

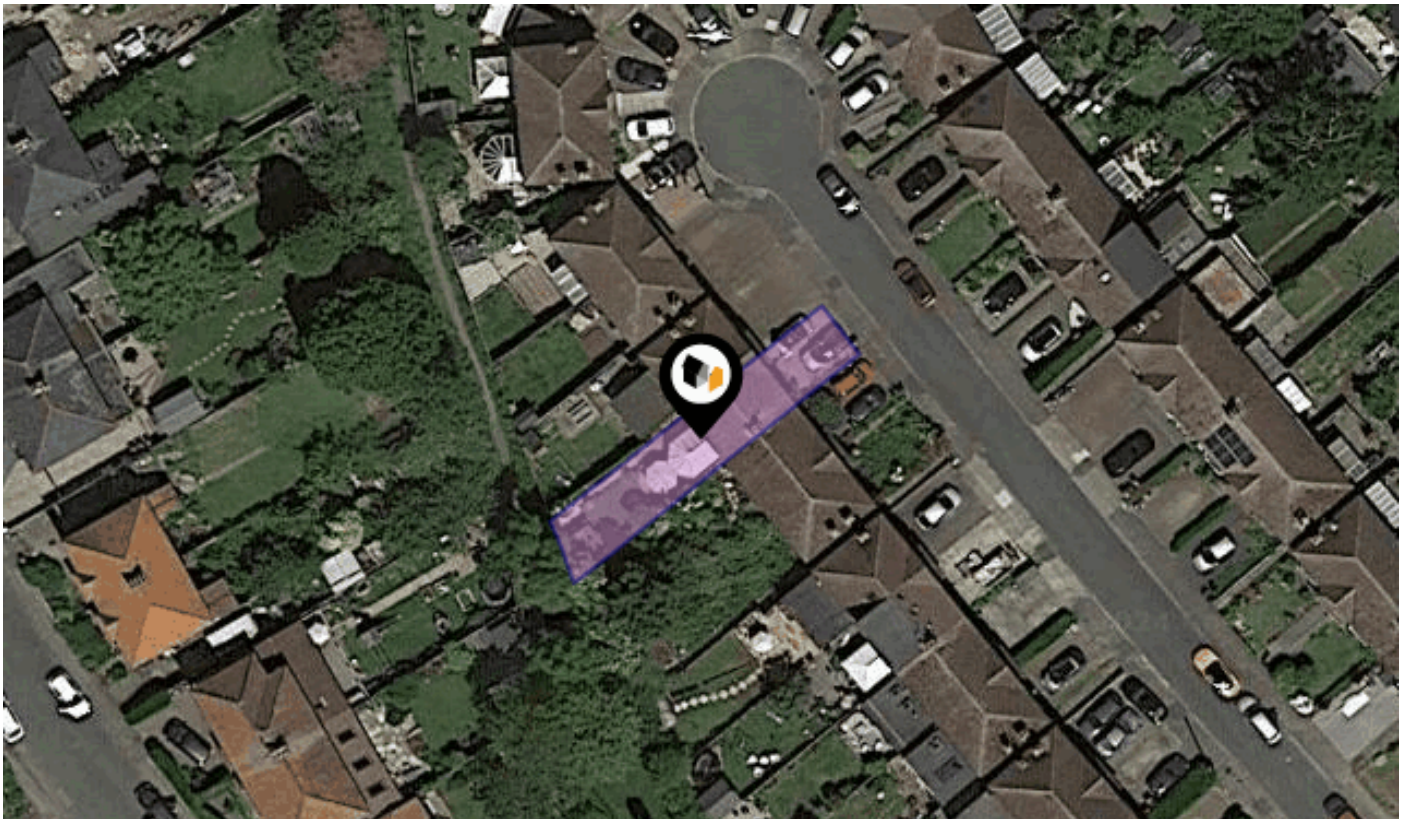


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 04th December 2024



WILTON ROAD, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

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Property

Type:	Terraced
Bedrooms:	3
Floor Area:	871 ft ² / 81 m ²
Plot Area:	0.04 acres
Council Tax :	Band C
Annual Estimate:	£1,979
Title Number:	HD16251

Tenure: Freehold

Local Area

Local Authority:	Hertfordshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Medium

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

14 mb/s	58 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *1 Wilton Road Hitchin SG5 1SS*

Reference - 15/01163/1HH	
Decision:	Decided
Date:	27th April 2015
Description:	Single storey rear extension

Reference - 92/00471/1	
Decision:	Decided
Date:	16th April 1992
Description:	Two storey side extension.

Planning records for: *4 Wilton Road Hitchin Hertfordshire SG5 1SS*

Reference - 22/03291/LDCP	
Decision:	Decided
Date:	21st December 2022
Description:	Insertion of rear dormer window including Juliet balcony and 3no front rooflights to facilitate loft conversion

Planning records for: *5 Wilton Road Hitchin SG5 1SS*

Reference - 09/02254/1HH	
Decision:	Decided
Date:	03rd December 2009
Description:	Single storey rear extension

Planning records for: *5 Wilton Road Hitchin Hertfordshire SG5 1SS*

Reference - 22/02328/FPH	
Decision:	Decided
Date:	05th September 2022
Description:	Erection of front elevation porch.

Planning records for: *11 Wilton Road Hitchin SG5 1SS*

Reference - 14/02789/1HH	
Decision:	Decided
Date:	20th October 2014
Description:	Two storey rear extension.

Planning records for: *19 Wilton Road Hitchin SG5 1SS*

Reference - 10/02473/1HH	
Decision:	Decided
Date:	25th October 2010
Description:	Retention of existing structure and additional building works to provide domestic outbuilding and garden store

Planning records for: *21 Wilton Road Hitchin SG5 1SS*

Reference - 17/02349/1NCS	
Decision:	Decided
Date:	19th September 2017
Description:	Single storey rear extension with the following dimension: Length (measured from rear wall of original house) - 3.8m

Planning records for: *23 Wilton Road Hitchin SG5 1SS*

Reference - 14/02388/1NCS	
Decision:	Decided
Date:	08th September 2014
Description:	Single storey rear extension with the following dimensions: Length (measured from rear wall of original house) - 4.00 metres. Maximum height - 3.60 metres (to top of roof lights). Maximum height of the eaves - 2.65 metres

Planning records for: *24 Wilton Road Hitchin SG5 1SS*

Reference - 16/00569/1PUD	
Decision:	Decided
Date:	09th March 2016
Description:	Insertion of rear dormer window in roof space to create additional accommodation

Reference - 14/01827/1HH	
Decision:	Decided
Date:	07th July 2014
Description:	Single storey front extension and single storey rear extension following demolition of rear conservatory

Planning records for: *35 Wilton Road Hitchin SG5 1SS*

Reference - 94/00975/1	
Decision:	Decided
Date:	07th September 1994
Description:	Single storey rear extension

Planning records for: **38 Wilton Road Hitchin SG5 1SS**

Reference - 15/02310/1HH	
Decision:	Decided
Date:	01st October 2015
Description:	Single storey rear and side extension

Planning records for: **40 Wilton Road Hitchin SG5 1SS**

Reference - 07/01063/1HH	
Decision:	Decided
Date:	16th April 2007
Description:	Part single, part two storey side extension, first floor rear extension and rear conservatory following removal of existing conservatory.

Reference - 07/02379/1HH	
Decision:	Decided
Date:	01st October 2007
Description:	Part two storey, part single storey side extension and first floor rear extension and rear conservatory (as amended by plan nos 01A and 01B received on 15th October 2007)

Reference - 00/00541/1HH	
Decision:	Decided
Date:	14th April 2000
Description:	Single storey rear extension, side conservatory

Planning records for: *42 Wilton Road Hitchin SG5 1SS*

Reference - 75/00751/1	
Decision:	Decided
Date:	27th September 1975
Description:	Use of part of house as a pre-school playgroup for up to 8 children.

Reference - 16/02103/1HH	
Decision:	Decided
Date:	30th August 2016
Description:	Two storey rear and side extension and part single storey side extension following demolition of existing conservatory (as amended by plans received 28/09/2016)

SG5

Energy rating

D

Valid until 08.04.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	1
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 67% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	81 m ²

Building Safety

Not specified

Accessibility / Adaptations

Internal Renovations and landscaping

Restrictive Covenants

None Specified

Rights of Way (Public & Private)

Property has ROW through 35 for bins - none through 33

Construction Type

Standard Brick

Property Lease Information

Freehold

Listed Building Information

Not listed

Stamp Duty

Not specified

Other

Not specified

Other

Not specified

Electricity Supply

YES - Octopus

Gas Supply

YES - Octopus

Central Heating

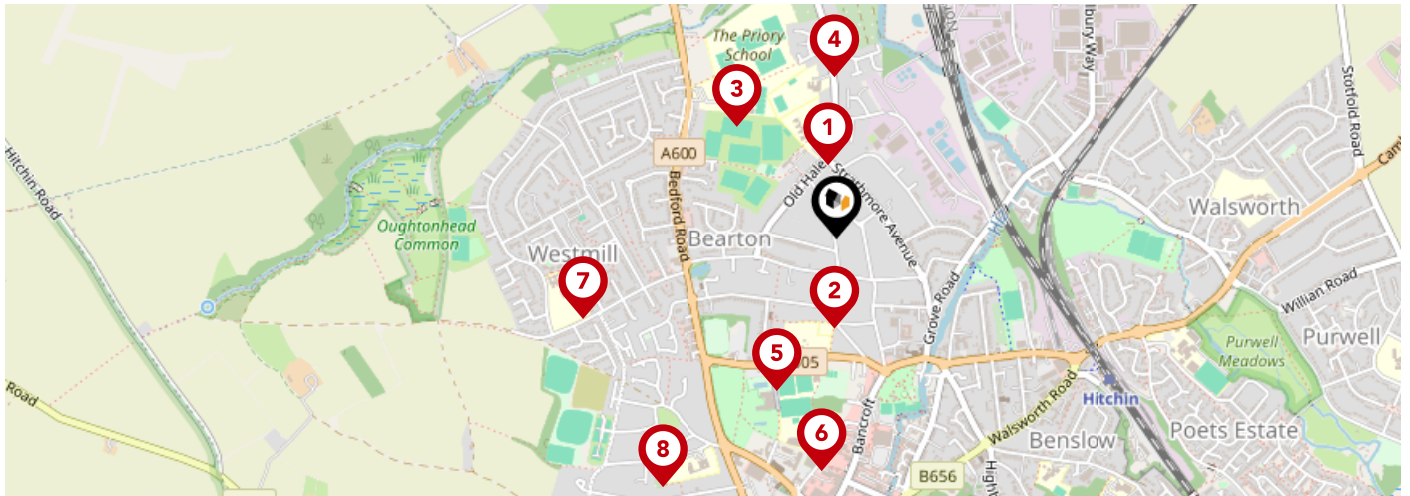
YES GCH

Water Supply

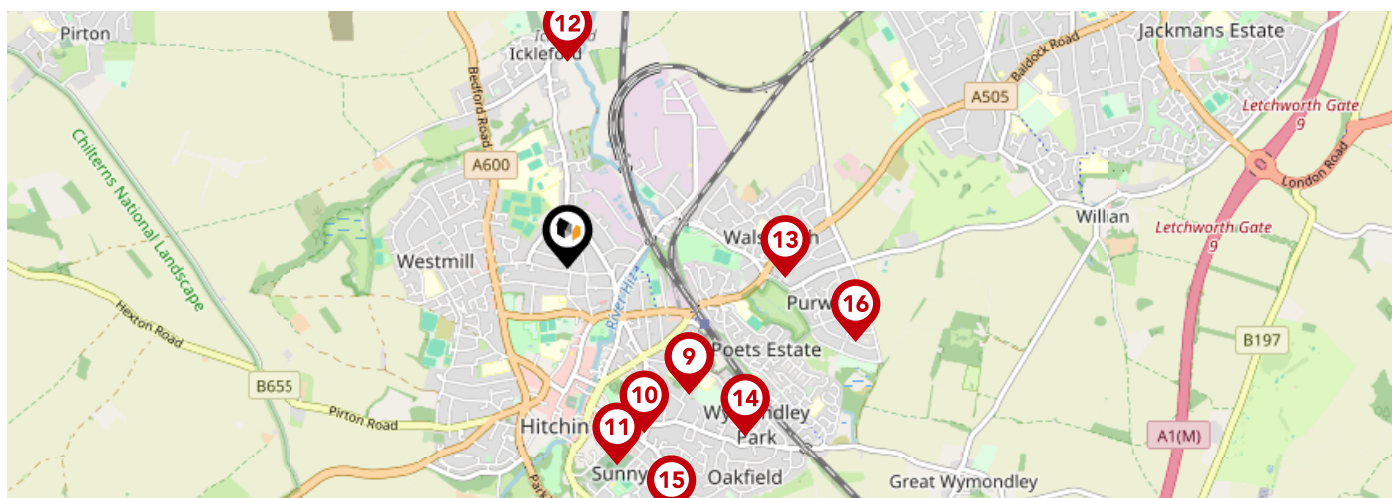
YES - supplier unknown









Drainage

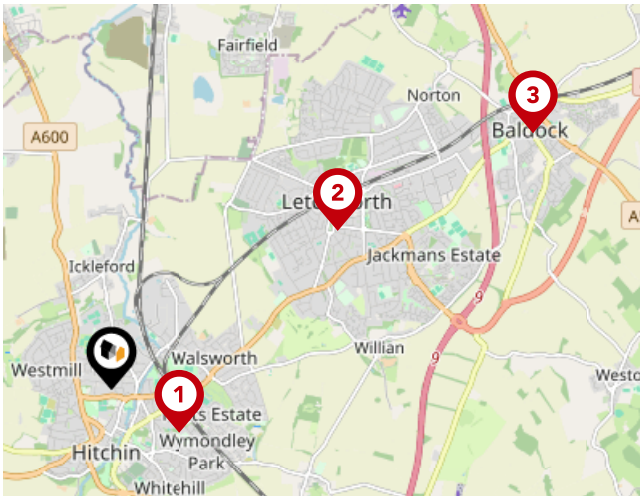
Mains



		Nursery	Primary	Secondary	College	Private
1	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

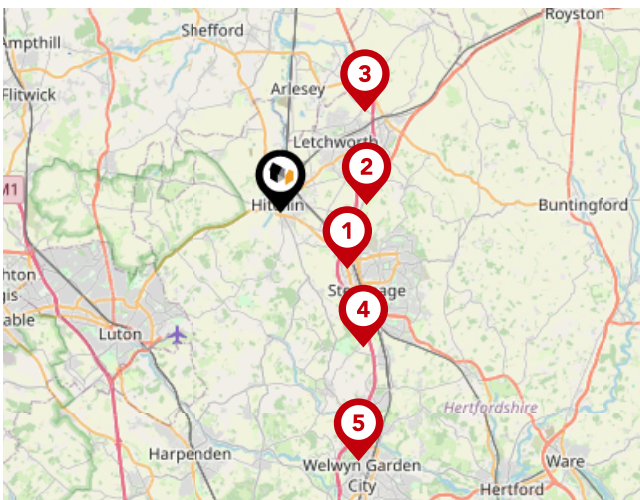


	Nursery	Primary	Secondary	College	Private
 St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Ickleford Primary School Ofsted Rating: Good Pupils: 210 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



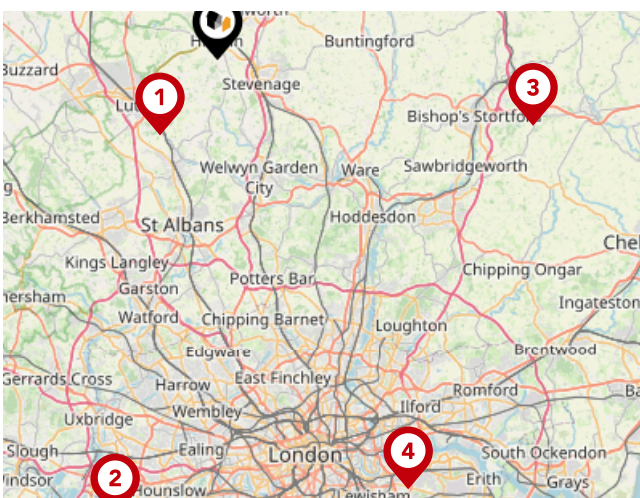
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.73 miles
2	Letchworth Rail Station	2.52 miles
3	Baldock Rail Station	4.51 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.23 miles
2	A1(M) J9	3.16 miles
3	A1(M) J10	4.83 miles
4	A1(M) J7	5.79 miles
5	A1(M) J6	9.52 miles



Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	6.88 miles
2	Heathrow Airport	34.34 miles
3	Stansted Airport	23.54 miles
4	Silverton	34.49 miles



Bus Stops/Stations

Pin	Name	Distance
1	Strathmore School	0.1 miles
2	Our Lady's School	0.26 miles
3	Balmoral Road	0.18 miles
4	Bearton Green	0.28 miles
5	Water Lane	0.34 miles

Important - Please read

The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

Country Properties

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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Valuation Office
Agency



Royal Mail