

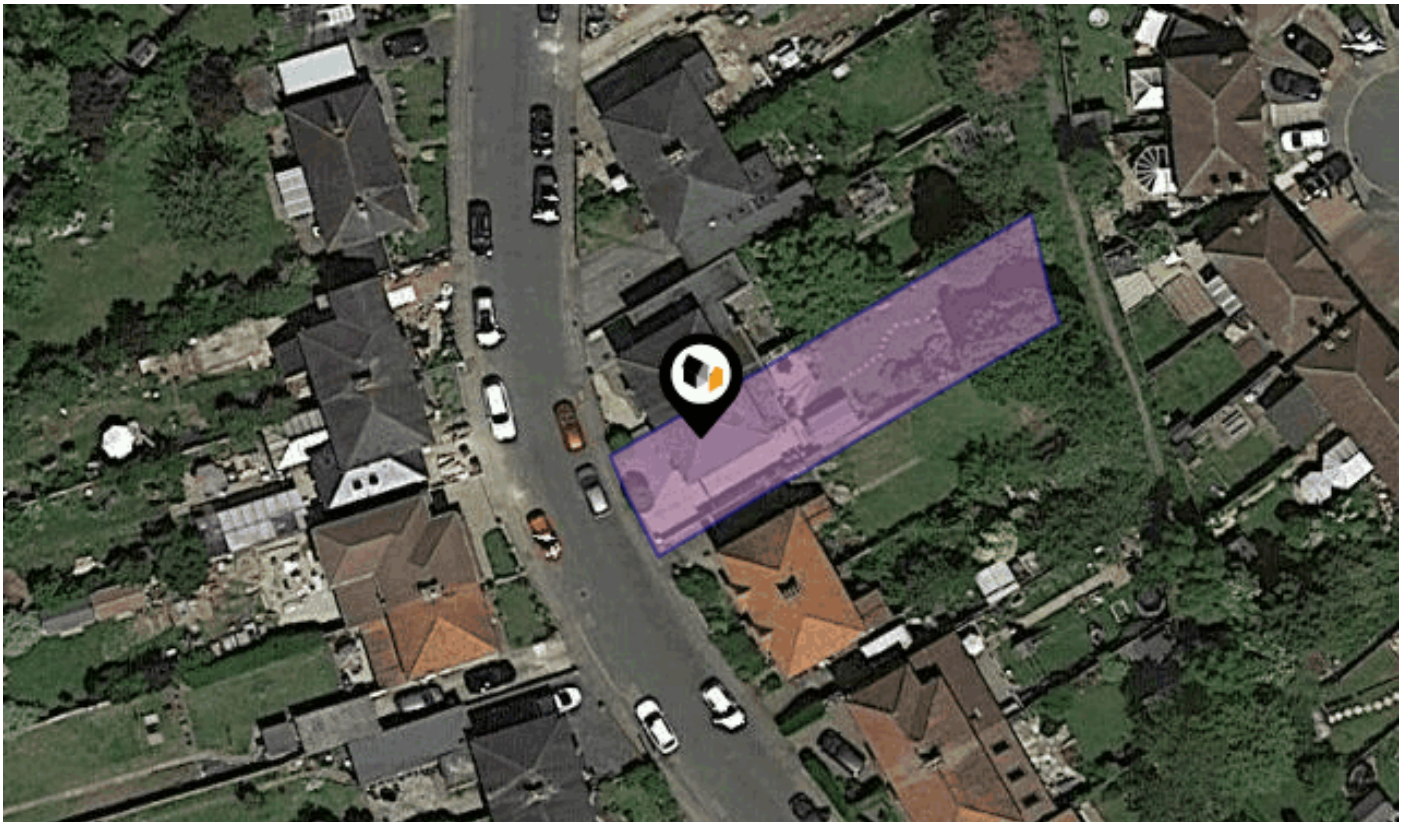


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 11th December 2024



BRAMPTON PARK ROAD, HITCHIN, SG5

Country Properties

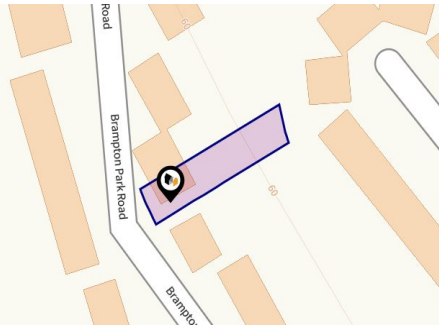
6 Brand Street Hitchin SG5 1HX

01462 452951

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Property

Type: Terraced
Bedrooms: 3
Plot Area: 0.09 acres
Council Tax : Band D
Annual Estimate: £2,226
Title Number: HD234562

Tenure: Freehold

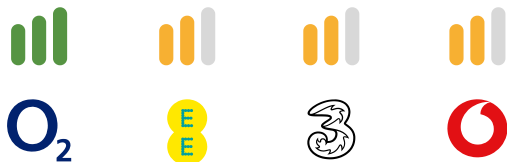
Local Area

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

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: *Brampton Park Road, Hitchin, SG5*

Reference - 06/01410/1HH	
Decision:	Decided
Date:	26th July 2006
Description:	Provision of car port on side elevation and timber shed in rear garden following removal of existing outbuildings

Planning records for: *24A Brampton Park Road Hitchin SG5 1XF*

Reference - 86/01877/1
Decision: Decided
Date: 17th November 1986
Description: Outline application (desin, external appearance and landscaping reserved) for erection of one detached bungalow with garage.
Reference - 85/01011/1
Decision: Decided
Date: 01st July 1985
Description: Outline application (design, external appearance and landscaping reserved) for erection of two detached bungalows with garages.
Reference - 10/03015/1
Decision: Decided
Date: 06th December 2010
Description: Erection of three detached 4-bedroom dwellings together with garages / parking for each dwelling and double garage to serve no. 25 Brampton Park Road, alterations to vehicular access from Brampton Park Road. As amended by plans received 23rd December 2013.
Reference - 85/01875/1
Decision: Decided
Date: 20th December 1985
Description: Outline application (design, external appearance and landscaping reserved) for erection of one detached bungalow with garage.

Planning records for: **24A Brampton Park Road Hitchin SG5 1XF**

Reference - 91/00758/1	
Decision:	Decided
Date:	18th June 1991
Description:	Extensions and refurbishment of existing detached garage, presently under construction. Amended plans recieved 17.7.91)

Planning records for: **25 Brampton Park Road Hitchin SG5 1XF**

Reference - 05/01903/1HH	
Decision:	Decided
Date:	20th December 2005
Description:	Single storey side and rear extension (as amended by plans received 23rd January 2006).

Planning records for: **26 Brampton Park Road Hitchin SG5 1XF**

Reference - 91/00968/1	
Decision:	Decided
Date:	07th August 1991
Description:	Retention of detached garage

Reference - 89/01586/1	
Decision:	Decided
Date:	20th October 1989
Description:	Detached Garage

Planning records for: **29 Brampton Park Road Hitchin SG5 1XF**

Reference - 14/03134/1HH	
Decision:	Decided
Date:	25th November 2014
Description:	Retention of detached games room

Planning records for: **30 Brampton Park Road Hitchin SG5 1XF**

Reference - 14/02325/1NMA	
Decision:	Decided
Date:	29th August 2014
Description:	Repositioning window on side ground floor elevation, repositioning two windows on n.w side elevation, change of external finish from brickwork to render on rear (s.w), side (n.w), front (n.e ground floor) elevations, replace roof tile on main house with concrete interlocking roof tile to be matched on extension (as non-material amendment to planning ref 14/01274/1HH for two storey side and rear extension and single storey rear extension, single storey front extension - granted permission 09/07/2014)

Reference - 14/01274/1HH	
Decision:	Decided
Date:	19th May 2014
Description:	Two storey side and rear extension and single storey rear extension. Single storey front extension

Planning records for: **32 Brampton Park Road Hitchin SG5 1XF**

Reference - 78/01424/1	
Decision:	Decided
Date:	17th September 1978
Description:	Erection of two storey side extension (in accordance with amended drawing recieved by Local Planning Authority, on 13th October 1978)

Planning records for: **33 Brampton Park Road Hitchin Hertfordshire SG5 1XF**

Reference - 22/02634/TCA	
Decision:	Decided
Date:	10th October 2022
Description:	T1-T5 Pine - Fell

Reference - 22/02646/FPH	
Decision:	Decided
Date:	10th October 2022
Description:	Extensions and alterations to existing roof including insertion of rear dormer window and four rooflights to front roofslope to facilitate loft conversion to create habitable space at first floor level. Single storey rear/side extension following demolition of existing conservatory.

Planning records for: **34 Brampton Park Road Hitchin SG5 1XF**

Reference - 17/02614/1HH	
Decision:	Decided
Date:	19th October 2017
Description:	Single storey side extension following demolition of existing garage

Planning records for: **35 Brampton Park Road Hitchin Hertfordshire SG5 1XF**

Reference - 24/0188/FUL	
Decision:	Decided
Date:	07th February 2024
Description:	Construction of part single, part two storey side extension, loft conversion including increase in ridge height with rear dormer windows and front/rear rooflights.

Planning records for: *35 Brampton Park Road Hitchin Hertfordshire SG5 1XF*

Reference - 23/00053/FPH
Decision: Decided
Date: 07th February 2023
Description: Raise existing roof ridge height to create accommodation at first floor and second floor level including alterations to existing fenestration.
Reference - 24/00266/S73
Decision: Decided
Date: 07th February 2024
Description: Variation of Condition 2 (Revised plans) of planning permission reference 22/01079/FPH granted on 22.08.2022 to Raise existing roof ridge height to create accommodation at first floor level and ground floor extensions and alterations.
Reference - 23/00263/FPH
Decision: Decided
Date: 07th February 2023
Description: Alterations to existing front door, single storey rear infill extension and single storey side and rear extension to existing detached garage to create workshop/office space and to link garage to existing dwelling, following demolition of existing front porch and rear conservatory (as a resubmission of 22/02323/FPH - withdrawn).
Reference - 23/02149/FPH
Decision: Decided
Date: 27th September 2023
Description: Raise existing roof ridge height to create accommodation at first floor level to include side balcony. Insertion of front and rear rooflights and rear solar panels, ground floor extensions and alterations. Erection of boundary wall (as amended by plan received 06/11/23)

Planning records for: **36 Brampton Park Road Hitchin SG5 1XF**

Reference - 15/00363/1
Decision: Decided
Date: 10th February 2015
Description: Replacement detached 4-bedroom chalet bungalow following demolition of existing (as amended by plan no. 1317/2B received 26/2/15).
Reference - 16/00566/1NMA
Decision: Decided
Date: 04th March 2016
Description: Change to roof material from slates to concrete interlocking tiles, re-positioning of one velux rooflight and the window and door positions on the L.H flank elevation. Two separate garage doors to be installed on the front elevation and insertion of two additional window on the R.H flank elevation (as Non-Material Amendment to Planning Permission 15/02352/1HH granted 9.11.2015).
Reference - 14/02628/1HH
Decision: Decided
Date: 02nd October 2014
Description: Detached garage with first floor accommodation following demolition of existing shed (as amended by plan no. 1317/3A received 28/11/14).
Reference - 11/01661/1
Decision: Decided
Date: 04th July 2011
Description: Extension of existing bungalow to create one additional dwelling, insertion of front dormer windows to facilitate accommodation at first floor level. Provision of ancillary car parking and alterations to existing access.

Planning records for: **36 Brampton Park Road Hitchin SG5 1XF**

Reference - 16/02648/1NMA
Decision: Decided
Date: 21st October 2016
Description: Insertion of first floor window in front elevation (as non-material amendment to planning ref. 15/02352/1HH granted permission 09/11/2015 for Erection of detached double garage including games room in roof space)
Reference - 05/00567/1
Decision: Decided
Date: 15th April 2005
Description: 2 two storey side extensions and raising of roof of existing bungalow to form pair of 2 three bedroom semi-detached chalet bungalows with 4 parking spaces (as amended by drawing no 01 Rev B received on 9th June 2005 and by drawing nos 02A and 03A received on 22 June 2005)
Reference - 16/01567/1NMA
Decision: Decided
Date: 22nd June 2016
Description: Raising of floor level/eaves/ridge height by 200mm, alterations to fenestration and doors including inserting two windows in south east elevation (non-material amendment to planning application 15/02352/1HH granted 09.11.2015).
Reference - 16/03183/1NMA
Decision: Decided
Date: 19th December 2016
Description: Dormer window to side (north west) elevation (as non-material amendment to planning ref. 15/02352/1HH granted permission 09/11/2015 for Erection of detached double garage including games room in roof space).

Planning records for: **37 Brampton Park Road Hitchin Hertfordshire SG5 1XF**

Reference - 00/01108/1HH	
Decision:	Decided
Date:	25th July 2000
Description:	Two storey side extension and pitched roof to single storey rear extension

Planning records for: **40 Brampton Park Road Hitchin Hertfordshire SG5 1XF**

Reference - 18/00071/FPH	
Decision:	Decided
Date:	09th January 2018
Description:	Two storey side and single storey rear extensions following demolition of existing detached garage and rear extensions.

Planning records for: **41 Brampton Park Road Hitchin SG5 1XF**

Reference - 15/03246/1HH	
Decision:	Decided
Date:	31st December 2015
Description:	Part two storey and part single storey side extension

Reference - 16/00934/1NMA	
Decision:	Decided
Date:	27th April 2016
Description:	Replace proposed first floor side window with two rooflights and reduce size of bathroom window to rear (non-material amendment to planning application 15/03246/1HH granted 4.2.16)

Planning records for: **42 Brampton Park Road Hitchin SG5 1XF**

Reference - 86/01863/1	
Decision:	Decided
Date:	14th November 1986
Description:	Section 53 determination - Erection of single storey side extension for replacement garage.

Planning records for: **43 Brampton Park Road Hitchin SG5 1XF**

Reference - 80/01184/1	
Decision:	Decided
Date:	30th June 1980
Description:	Erection of single storey side extension (in accordance with amended drawings received by Local Planning Authority on 18th August 1980).

Planning records for: **45 Brampton Park Road Hitchin Hertfordshire SG5 1XF**

Reference - 22/00809/DOC	
Decision:	Decided
Date:	21st March 2022
Description:	Discharge of Condition 18 (Archaeological Works) as attached to Planning Application 20/01764/FP granted on 05.11.2021

Planning records for: **47 Brampton Park Road Hitchin SG5 1XF**

Reference - 88/01403/1	
Decision:	Decided
Date:	10th August 1988
Description:	Use of ground floor for child minding business.

Planning records for: **47 Brampton Park Road Hitchin SG5 1XF**

Reference - 86/01647/1	
Decision:	Decided
Date:	08th October 1986
Description:	Erection of single storey side and rear extension following demolition of existing garage.

Planning records for: **48 Brampton Park Road Hitchin SG5 1XF**

Reference - 16/01342/1HH	
Decision:	Decided
Date:	26th May 2016
Description:	Part first floor, part two storey and part single storey side and rear extension (as amended by plans received 21/7/16).

Reference - 04/00878/1HH	
Decision:	Decided
Date:	28th May 2004
Description:	Single storey side and rear extensions. Addition of pitched roof to existing garage

Planning records for: **49 Brampton Park Road Hitchin SG5 1XF**

Reference - 14/01739/1HH	
Decision:	Decided
Date:	27th June 2014
Description:	Single storey side extension to facilitate single garage and utility room following demolition of existing detached garage (as amended by drawing 03A received 30/07/2014)

Planning records for: *49 Brampton Park Road Hitchin Hertfordshire SG5 1XF*

Reference - 00/00841/1HH	
Decision:	Decided
Date:	18th May 2000
Description:	Two storey side extension (renewal of permission ref 95/0617/1HH granted 30.8.95)

Building Safety

Not Specified

Accessibility / Adaptations

Rear extension to dining room under permissive development together with alterations to the Kitchen done by previous owners possibly 1970s understairs WC 2006
Replacement windows and Bi-fold doors added - 2004/2012/13

Restrictive Covenants

None Specified

Rights of Way (Public & Private)

None Specified

Construction Type

Standard Brick

Property Lease Information

Freehold

Listed Building Information

Not listed

Stamp Duty

Not Specified

Other

None Specified

Other

None Specified

Electricity Supply

YES - EON

Gas Supply

YES - British Gas

Central Heating

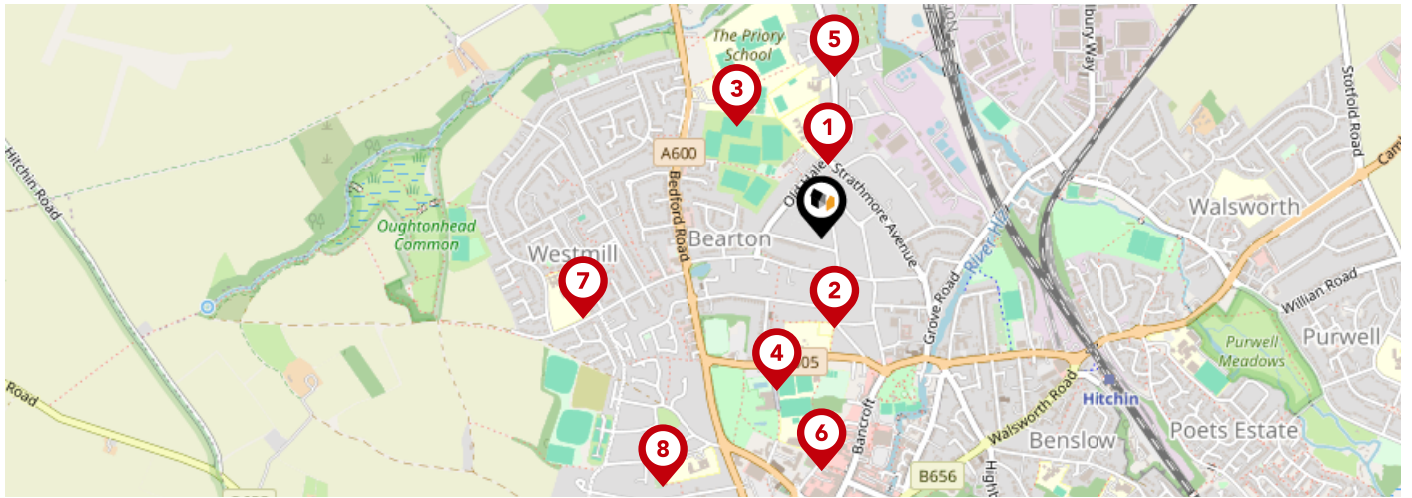
YES - GCH

Water Supply

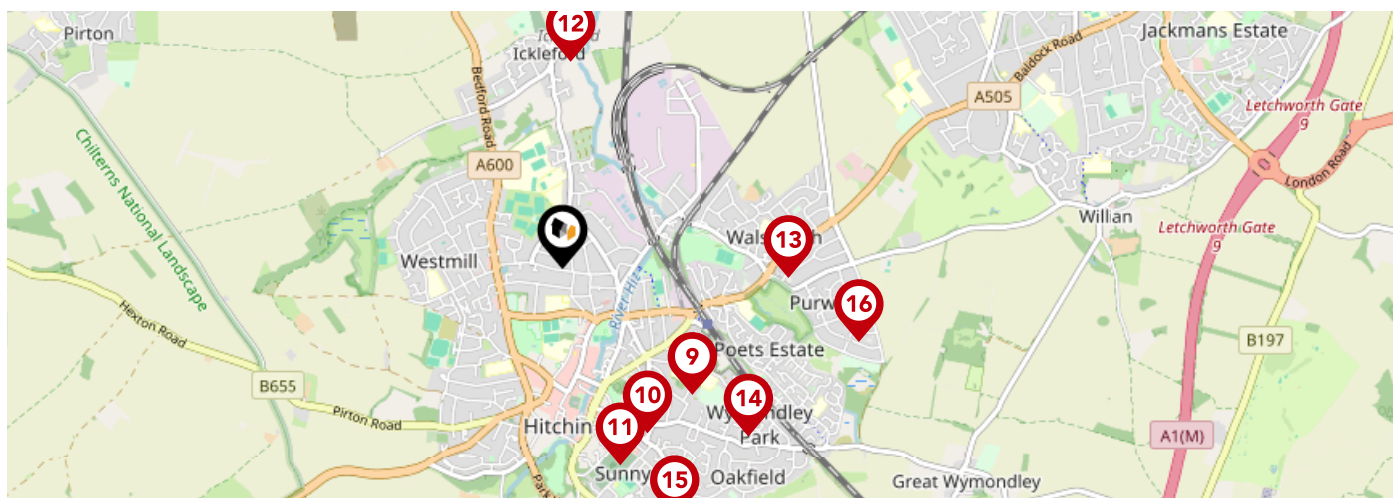
YES - AFFINITY WATER









Drainage

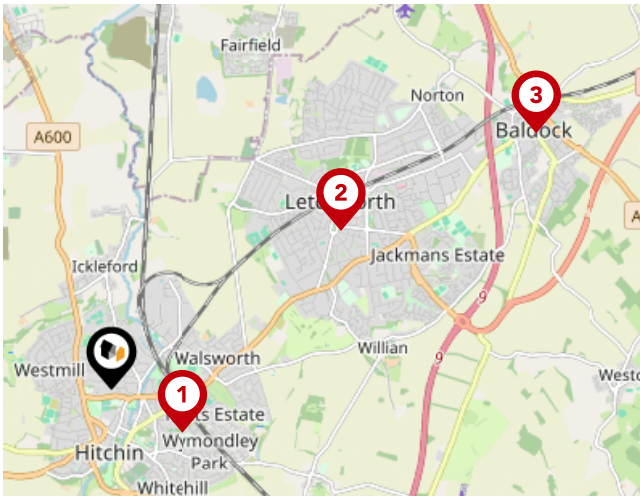
Mains



		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:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	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"/>
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:0.57	<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:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

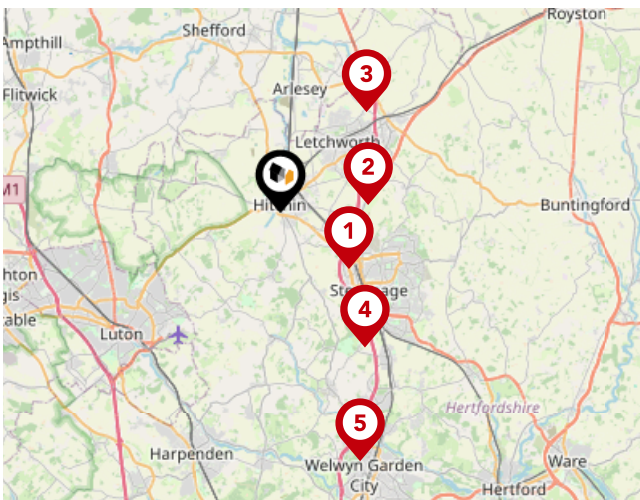


	Nursery	Primary	Secondary	College	Private
 St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.85	<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:0.94	<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:1.03	<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:1.14	<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:1.25	<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:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



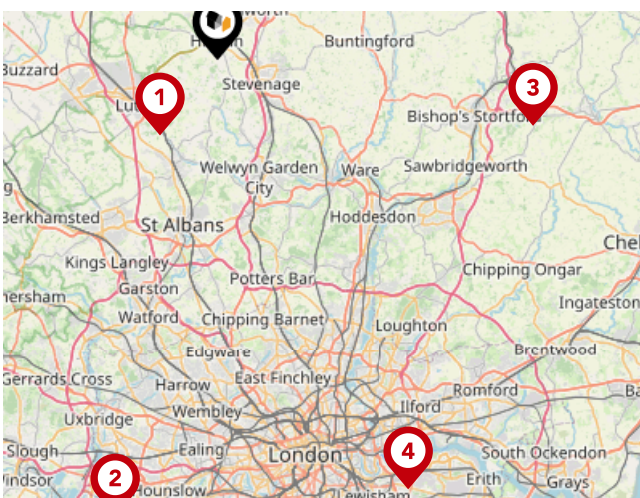
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.76 miles
2	Letchworth Rail Station	2.55 miles
3	Baldock Rail Station	4.54 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.26 miles
2	A1(M) J9	3.2 miles
3	A1(M) J10	4.85 miles
4	A1(M) J7	5.81 miles
5	A1(M) J6	9.53 miles

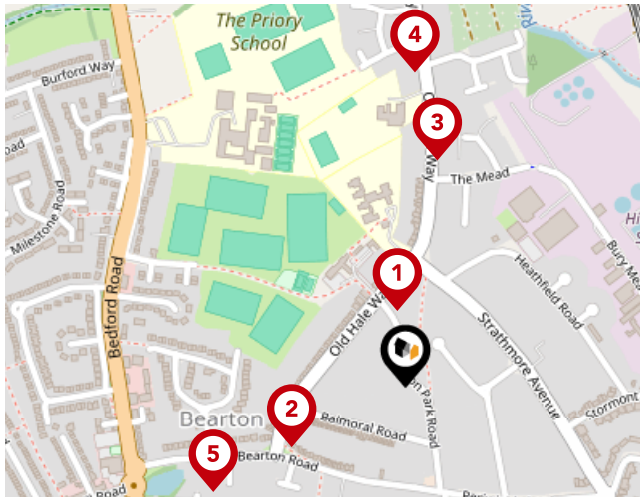


Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.86 miles
2	Heathrow Airport	34.33 miles
3	Stansted Airport	23.57 miles
4	Silvertown	34.51 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Strathmore School	0.09 miles
2	Balmoral Road	0.15 miles
3	Our Lady's School	0.26 miles
4	Our Lady's School	0.36 miles
5	Bearton Green	0.25 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

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