

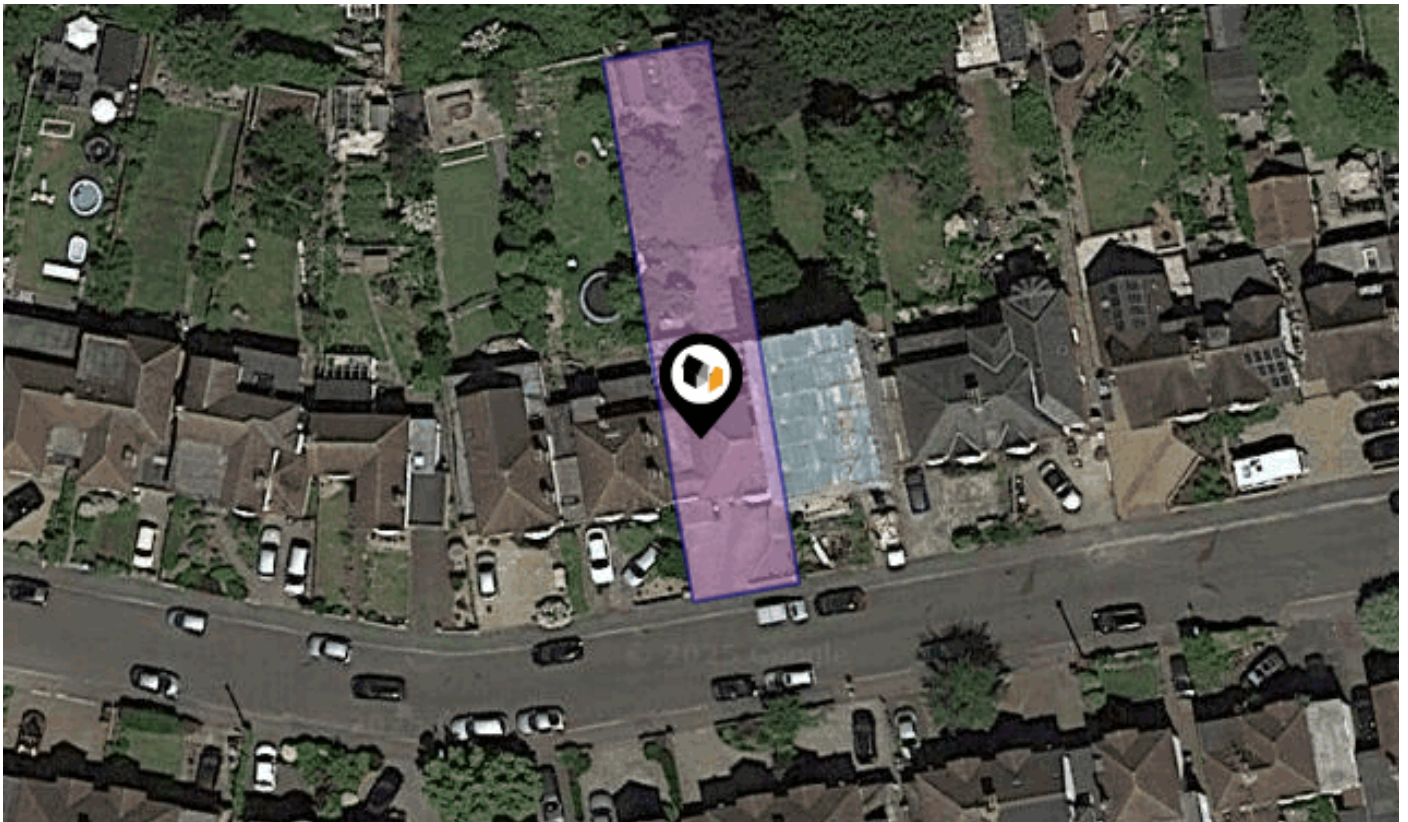


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 12th February 2025



WEST HILL, HITCHIN, SG5

Price Estimate : £955,000

Country Properties

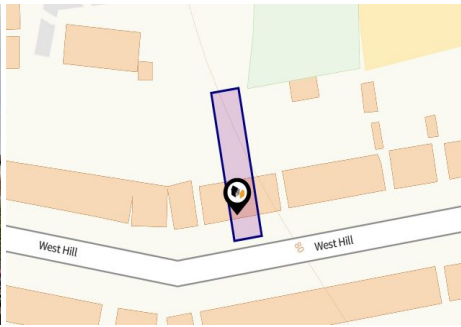
6 Brand Street Hitchin SG5 1HX

01462 452951

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www.country-properties.co.uk





Property

Type:	Terraced	Price Estimate:	£955,000
Bedrooms:	4	Rental Estimate:	£3,250
Floor Area:	1,722 ft ² / 160 m ²	Yield:	4.08 %
Plot Area:	0.1 acres	Tenure:	Freehold
Year Built :	1930-1949		
Council Tax :	Band E		
Annual Estimate:	£2,721		
Title Number:	HD409022		

Local Area

Local Authority:	Hertfordshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		15	80	1000
• Rivers & Seas	No Risk	mb/s	mb/s	mb/s
• Surface Water	Medium			

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

Planning records for: **West Hill, Hitchin, SG5**

Reference - 05/00002/1HH	
Decision:	Decided
Date:	04th January 2004
Description:	Rear conservatory - Amended Plans 03/01/05

Reference - 84/01158/1	
Decision:	Decided
Date:	23rd July 1984
Description:	Sect 53 Single storey rear extension

Reference - 84/01447/1	
Decision:	Decided
Date:	20th September 1984
Description:	Erection of two storey side extension

Planning records for: **33 West Hill Hitchin SG5 2HY**

Reference - 08/01324/1HH	
Decision:	Decided
Date:	11th June 2008
Description:	Single storey rear extension including rear roof canopy

Planning records for: **35 West Hill Hitchin Hertfordshire SG5 2HY**

Reference - 02/00329/1HH	
Decision:	Decided
Date:	27th February 2002
Description:	New pitch roof over existing flat roof garage

Reference - 94/00578/1HH	
Decision:	Decided
Date:	29th April 1994
Description:	Single storey rear extension and detached garage.

Planning records for: **37 West Hill Hitchin Hertfordshire SG5 2HY**

Reference - 21/02479/FPH	
Decision:	Decided
Date:	19th August 2021
Description:	Single storey side/rear infill extension

Planning records for: **37 West Hill Hitchin SG5 2HY**

Reference - 88/01859/1	
Decision:	Decided
Date:	02nd November 1988
Description:	Two storey front extension

Reference - 81/00039/1	
Decision:	Decided
Date:	08th January 1981
Description:	Erection of two storey front extension.

Planning records for: **38 West Hill Hitchin SG5 2HY**

Reference - 12/02349/1HH	
Decision:	Decided
Date:	16th October 2012
Description:	Part two storey and part single storey rear extension, part two storey and part single storey side extension incorporating single garage and front porch following removal of existing detached garage and existing single storey rear extension. (Amended plan received 17/12/12).

Planning records for: **40 West Hill Hitchin SG5 2HY**

Reference - 07/02178/1HH	
Decision:	Decided
Date:	15th October 2007
Description:	Part single, part two storey side extension

Planning records for: **40 West Hill Hitchin Hertfordshire SG5 2HY**

Reference - 17/04266/FPH	
Decision:	Decided
Date:	06th December 2017
Description:	Two storey side extension, single storey rear extension and rear dormer window with two front rooflights and one side rooflight to facilitate conversion of loft into habitable space (as amended by plan nos. mp26564A, mp264A & mp2544A received 26th January 2018)

Planning records for: **42 West Hill Hitchin Herts SG5 2HY**

Reference - 01/00942/1HH	
Decision:	Decided
Date:	18th June 2001
Description:	Two and single storey rear extensions. Replacement single garage.

Planning records for: **43 West Hill Hitchin SG5 2HY**

Reference - 79/01131/1LB	
Decision:	Decided
Date:	09th April 1979
Description:	Erection of two storey side and rear extension

Planning records for: **45 West Hill Hitchin SG5 2HY**

Reference - 14/02335/1HH	
Decision:	Decided
Date:	01st September 2014
Description:	Part first floor and part two storey side/rear extension together with conversion of existing garage to habitable accommodation.

Planning records for: **45 West Hill Hitchin Hertfordshire SG5 2HY**

Reference - 18/01330/FPH	
Decision:	Decided
Date:	15th May 2018
Description:	Roof extension to form gable end and rear dormer window to facilitate loft conversion

Reference - 18/00769/LDCP	
Decision:	Decided
Date:	26th March 2018
Description:	Roof extension to form gable end and rear dormer window to facilitate loft conversion.

Planning records for: **46 West Hill Hitchin SG5 2HY**

Reference - 10/01481/1HH	
Decision:	Decided
Date:	15th July 2010
Description:	Single storey rear extension following demolition of existing

Planning records for: **48 West Hill Hitchin SG5 2HY**

Reference - 14/00545/1HH	
Decision:	Decided
Date:	26th February 2014
Description:	Two storey rear extension and single storey side extension, insertion of a roof light into existing front roof slope and ancillary works.

Planning records for: **49 West Hill Hitchin SG5 2HY**

Reference - 90/01460/1	
Decision:	Decided
Date:	30th October 1990
Description:	Single storey side and part rear extension

Planning records for: **50 West Hill Hitchin SG5 2HY**

Reference - 09/01780/1HH	
Decision:	Decided
Date:	21st September 2009
Description:	Two storey side and rear extension (variation of planning permission ref 09/00268/1HH approved 07/04/09 i.e. addition of first floor bay window to rear)

Reference - 09/00268/1HH	
Decision:	Decided
Date:	12th February 2009
Description:	Two storey side and rear extension

Planning records for: **51 West Hill Hitchin SG5 2HY**

Reference - 04/00390/1HH	
Decision:	Decided
Date:	12th March 2004
Description:	Rear conservatory

Planning records for: **51 West Hill Hitchin SG5 2HY**

Reference - 83/00865/1	
Decision:	Decided
Date:	31st May 1983
Description:	Erection of single storey rear extension

Planning records for: **52 West Hill Hitchin SG5 2HY**

Reference - 90/00827/1	
Decision:	Decided
Date:	04th June 1990
Description:	Single storey rear extension

Planning records for: **53 West Hill Hitchin SG5 2HY**

Reference - 11/02443/1HH	
Decision:	Decided
Date:	11th October 2011
Description:	Single storey rear extension following demolition of existing conservatory

Reference - 10/01331/1HH	
Decision:	Decided
Date:	22nd July 2010
Description:	Single storey rear extension following demolition of existing conservatory

Planning records for: **53 West Hill Hitchin SG5 2HY**

Reference - 74/00254/1	
Decision:	Decided
Date:	22nd February 1974
Description:	Two storey rear extension and car port

Planning records for: **54 West Hill Hitchin SG5 2HY**

Reference - 91/00718/1	
Decision:	Decided
Date:	10th June 1991
Description:	First floor two and single storey side extension and new front porch canopy (as a variation of permission ref 90/1515/1 granted on 10.12.90) (As amended by plan recieved on 4 July 1991)

Reference - 90/00464/1	
Decision:	Decided
Date:	29th March 1990
Description:	Front porch canopy and first floor side extension over existing garage

Reference - 90/01515/1	
Decision:	Decided
Date:	08th November 1990
Description:	First floor, two and single storey side extension and new front porch canopy

Planning records for: **55 West Hill Hitchin SG5 2HY**

Reference - 05/00543/1HH	
Decision:	Decided
Date:	12th April 2005
Description:	Part two storey, part first floor rear extension following partial demolition of existing detached garage

Planning records for: **57 West Hill Hitchin SG5 2HY**

Reference - 81/01672/1	
Decision:	Decided
Date:	13th November 1981
Description:	Erection of first floor side and rear extension.

Reference - 00/00612/1HH	
Decision:	Decided
Date:	18th April 2000
Description:	Rear conservatory

Reference - 78/01190/1	
Decision:	Decided
Date:	04th August 1978
Description:	Erection of single storey side extension for utility room and garage

Planning records for: **58 West Hill Hitchin SG5 2HY**

Reference - 82/00928/1	
Decision:	Decided
Date:	12th July 1982
Description:	Erection of two storey side and rear extension.

Planning records for: **60 West Hill Hitchin SG5 2HY**

Reference - 74/00927/1	
Decision:	Decided
Date:	28th October 1974
Description:	Single storey extension to dwelling to form utility room.

Reference - 12/02669/1HH	
Decision:	Decided
Date:	28th November 2012
Description:	Part two storey, part single storey rear extension and single storey side extension (as amended by plan no. WOO/12/02A received 17/12/12)

Planning records for: **61 West Hill Hitchin SG5 2HY**

Reference - 74/00281/1	
Decision:	Decided
Date:	12th March 1974
Description:	Ground floor rear extension and car port

Planning records for: **61 West Hill Hitchin SG5 2HY**

Reference - 79/00460/1	
Decision:	Decided
Date:	22nd January 1979
Description:	Erection of single storey rear extension and front entrance porch

Planning records for: **62 West Hill Hitchin SG5 2HY**

Reference - 13/02927/1HH	
Decision:	Decided
Date:	05th December 2013
Description:	Single storey side extension following removal of existing outbuilding

Planning records for: **63 West Hill Hitchin SG5 2HY**

Reference - 11/02381/1HH	
Decision:	Decided
Date:	29th September 2011
Description:	First floor side and rear extensions. (Amended plans received 07/11/11).

Reference - 79/00461/1	
Decision:	Decided
Date:	22nd January 1979
Description:	Erection of two storey side and single storey rear extension and front entrance porch

Planning records for: **63 West Hill Hitchin SG5 2HY**

Reference - 11/02812/1HH	
Decision:	Decided
Date:	09th November 2011
Description:	Retention of conservatory

Planning records for: **64 West Hill Hitchin SG5 2HY**

Reference - 03/01881/1HH	
Decision:	Decided
Date:	28th November 2003
Description:	Two storey rear extension

Reference - 08/03026/1HH	
Decision:	Decided
Date:	18th December 2008
Description:	Single storey detached studio/summerhouse in rear garden

Reference - 06/02152/1HH	
Decision:	Decided
Date:	21st September 2006
Description:	Two storey side extension.

Planning records for: **64 West Hill Hitchin SG5 2HY**

Reference - 91/00373/1	
Decision:	Decided
Date:	23rd April 1991
Description:	Two storey side extension

Reference - 91/00635/1	
Decision:	Decided
Date:	05th July 1991
Description:	Proposed single storey side extension

Planning records for: **65 West Hill Hitchin SG5 2HY**

Reference - 91/01444/1	
Decision:	Decided
Date:	13th December 1991
Description:	Two storey side extension to include replacement garage.

Planning records for: **66 West Hill Hitchin Herts SG5 2HY**

Reference - 94/01327/1HH	
Decision:	Decided
Date:	12th December 1994
Description:	Two storey rear and side extension incorporating replacement garage

Planning records for: **67 West Hill Hitchin SG5 2HY**

Reference - 10/00563/1HH	
Decision:	Decided
Date:	16th March 2010
Description:	Single storey rear extension following demolition of existing

Reference - 82/00539/1	
Decision:	Decided
Date:	29th April 1982
Description:	Erection of first floor side and single storey rear extensions and detached garage.

Planning records for: **68 West Hill Hitchin SG5 2HY**

Reference - 16/02054/1HH	
Decision:	Decided
Date:	17th August 2016
Description:	Single storey side link extension and conversion of existing attached garage to living accommodation.

Reference - 16/01760/1PUD	
Decision:	Decided
Date:	12th July 2016
Description:	Single storey side link extension and conversion of existing attached garage to living accommodation.

Planning records for: **68 West Hill Hitchin SG5 2HY**

Reference - 76/00202/1	
Decision:	Decided
Date:	15th February 1976
Description:	Single storey rear extension and first floor side extension

Planning records for: **69 West Hill Hitchin Hertfordshire SG5 2HY**

Reference - 23/01766/LDCP	
Decision:	Registered
Date:	08th August 2023
Description:	Single storey rear extension

Reference - 05/00379/1HH	
Decision:	Decided
Date:	14th March 2005
Description:	Single storey side extension and addition of pitched roof to existing attached garage

Reference - 23/02170/FPH	
Decision:	Decided
Date:	20th September 2023
Description:	Single storey rear extension

Planning records for: **70 West Hill Hitchin Hertfordshire SG5 2HY**

Reference - 00/00113/1HH	
Decision:	Decided
Date:	25th January 2000
Description:	Two storey rear/side extension with single storey front extension to existing side attached garage

Planning records for: **71 West Hill Hitchin SG5 2HY**

Reference - 03/01612/1HH	
Decision:	Decided
Date:	10th October 2003
Description:	Single storey side and rear extension.

Reference - 24/02681/FPH	
Decision:	Registered
Date:	05th December 2024
Description:	Single storey rear extension and insertion of rooflights to existing rear element roofslope. Installation of front and rear ramp; stairs and raised patio. Installation of AC unit to existing side elevation. Alterations to fenestration

Planning records for: **72 West Hill Hitchin Hertfordshire SG5 2HY**

Reference - 22/03280/NMA	
Decision:	Decided
Date:	24th January 2023
Description:	Reduction of roof pitch from 40 degrees to 38 degrees over the two storey extension and the removal of the crown roof, omission of the store at the front of the single storey side extension, removal of part of rear extension (as Non-Material Amendment to planning permission 22/01131/FPH granted 08.06.2022)

Planning records for: **73 West Hill Hitchin SG5 2HY**

Reference - 80/00411/1	
Decision:	Decided
Date:	06th March 1980
Description:	Erection of detached garage, single storey rear extension and car port.

Planning records for: **74 West Hill Hitchin SG5 2HY**

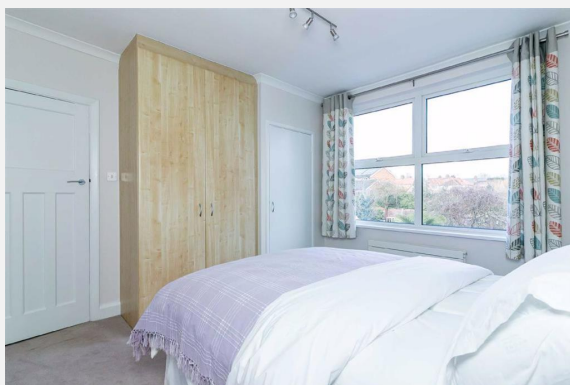
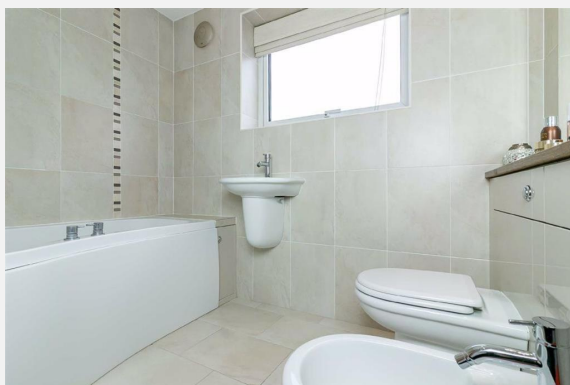
Reference - 09/00329/1HH	
Decision:	Decided
Date:	19th February 2009
Description:	Part single storey, part two storey side and rear extensions

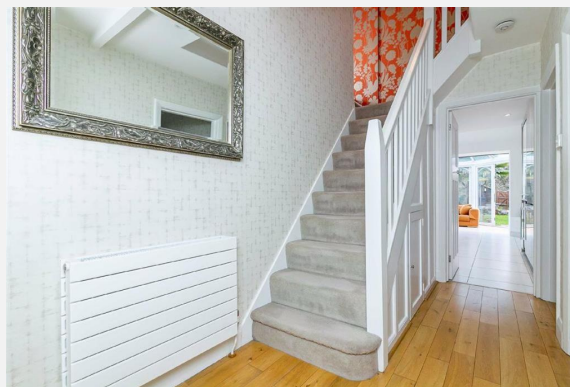
Reference - 09/01370/1HH	
Decision:	Decided
Date:	20th July 2009
Description:	Part single storey, part two storey side and rear extensions

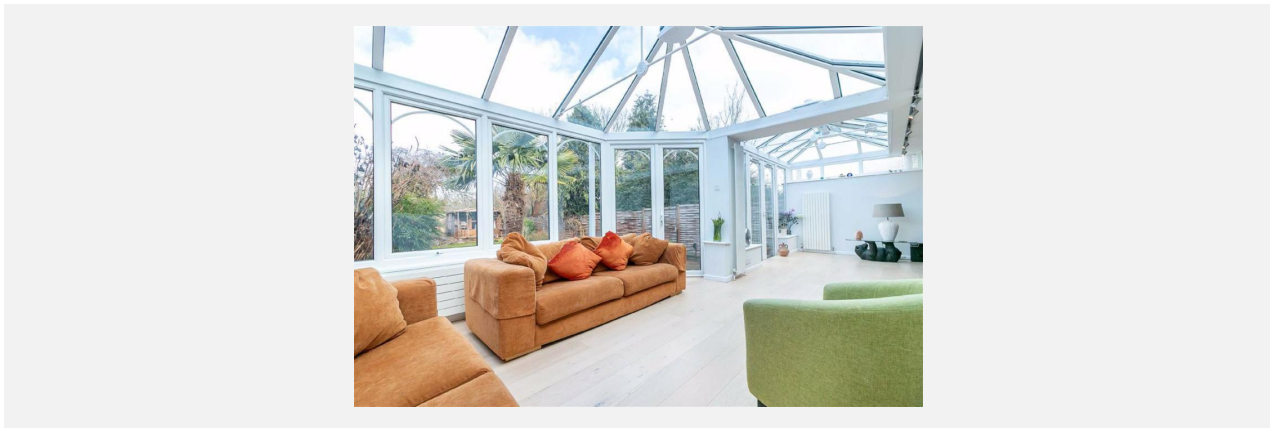
Reference - 10/00847/1HH	
Decision:	Decided
Date:	26th May 2010
Description:	Retention of revised roof profile to new extension

Planning records for: **74 West Hill Hitchin SG5 2HY**

Reference - 08/02958/1HH	
Decision:	Decided
Date:	12th January 2009
Description:	Two storey rear and part two storey, part single storey side extension with continuation canopy roof across front entrance.

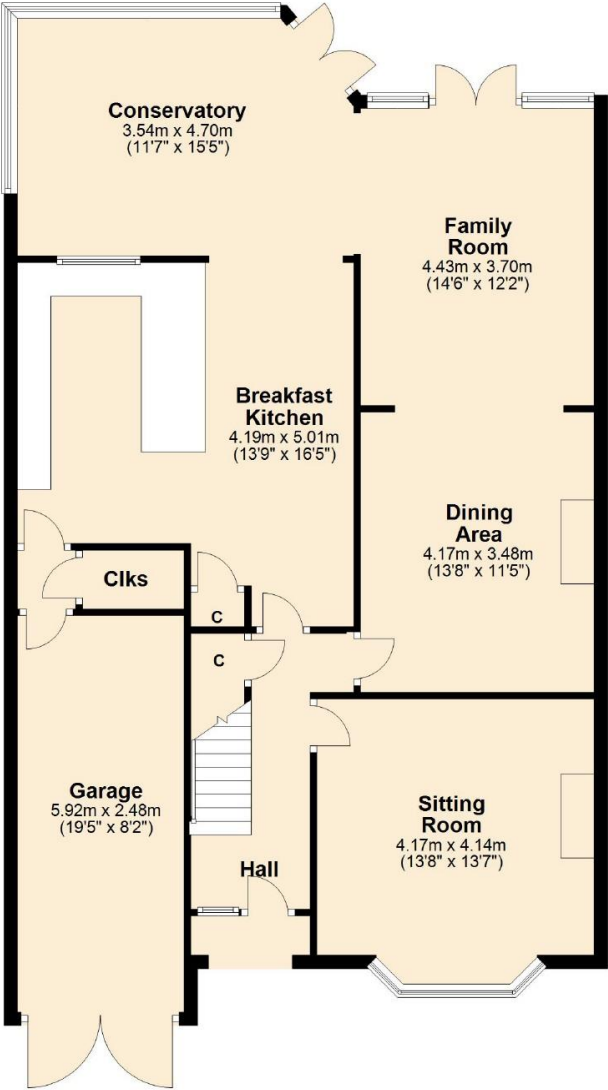




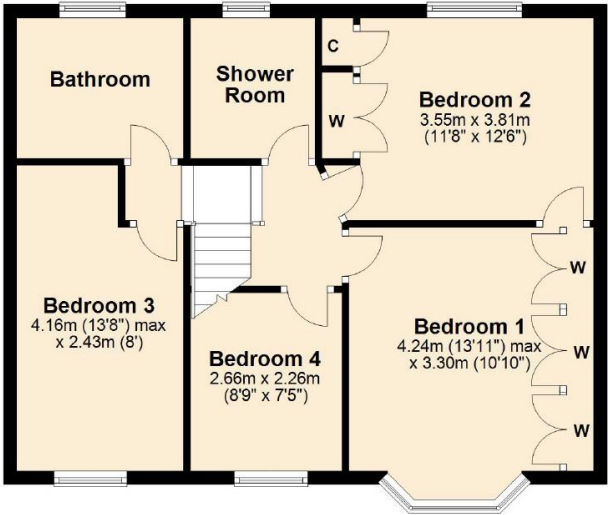


WEST HILL, HITCHIN, SG5

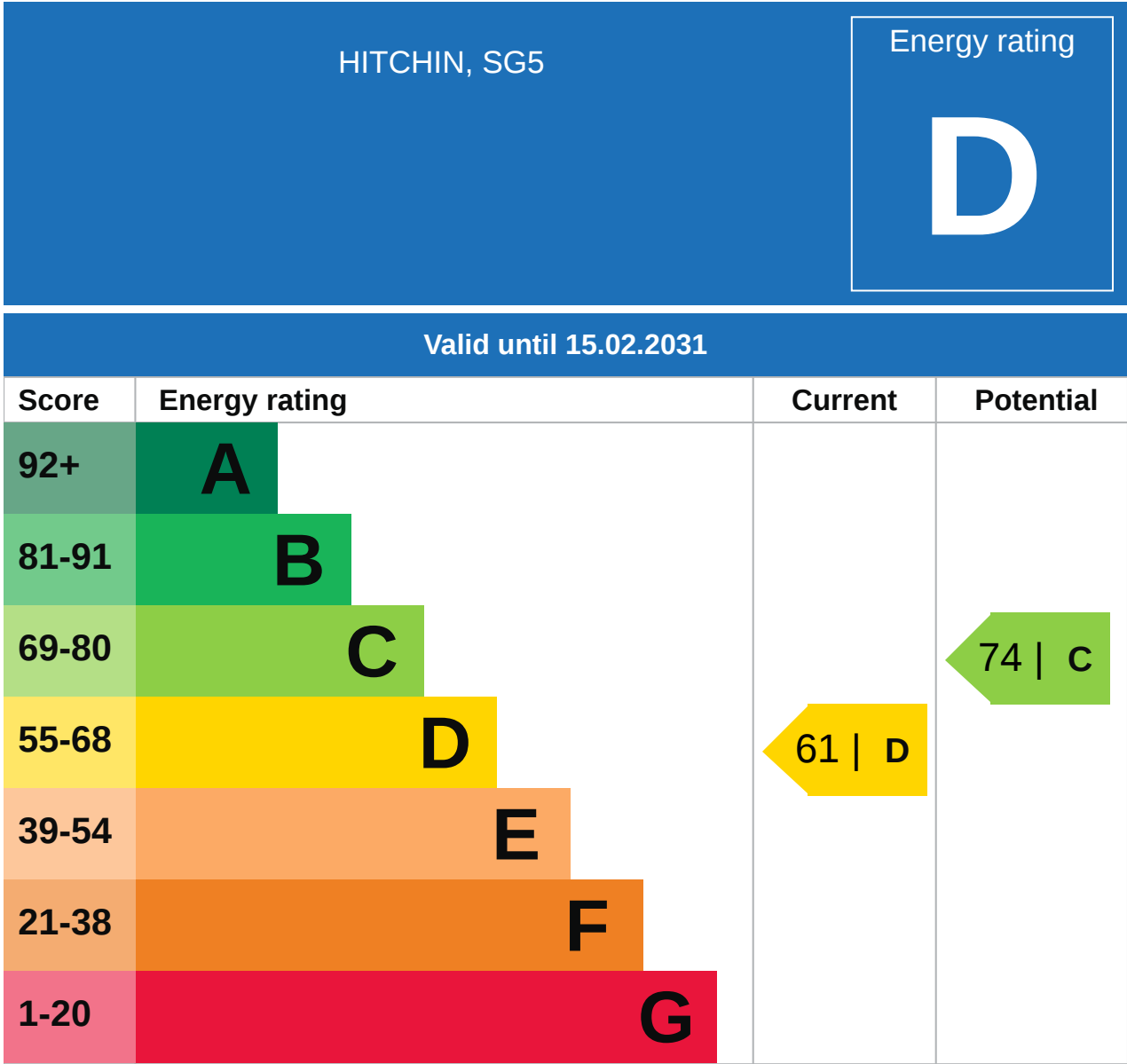
Ground Floor



First Floor



56 West Hill, Hitchin



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
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:	4
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 all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	160 m ²

Building Safety

Not specified

Accessibility / Adaptations

YES - Upper floor extension - Back & side of house extension - Conservatory

Restrictive Covenants

None specified

Rights of Way (Public & Private)

No

Construction Type

Standard Brick Construction

Property Lease Information

Freehold

Listed Building Information

Not listed

Stamp Duty

Not specified

Other

Not specified

Other

Not specified

Electricity Supply

YES - SCOTTISH POWER

Gas Supply

YES - SCOTTISH POWER

Central Heating

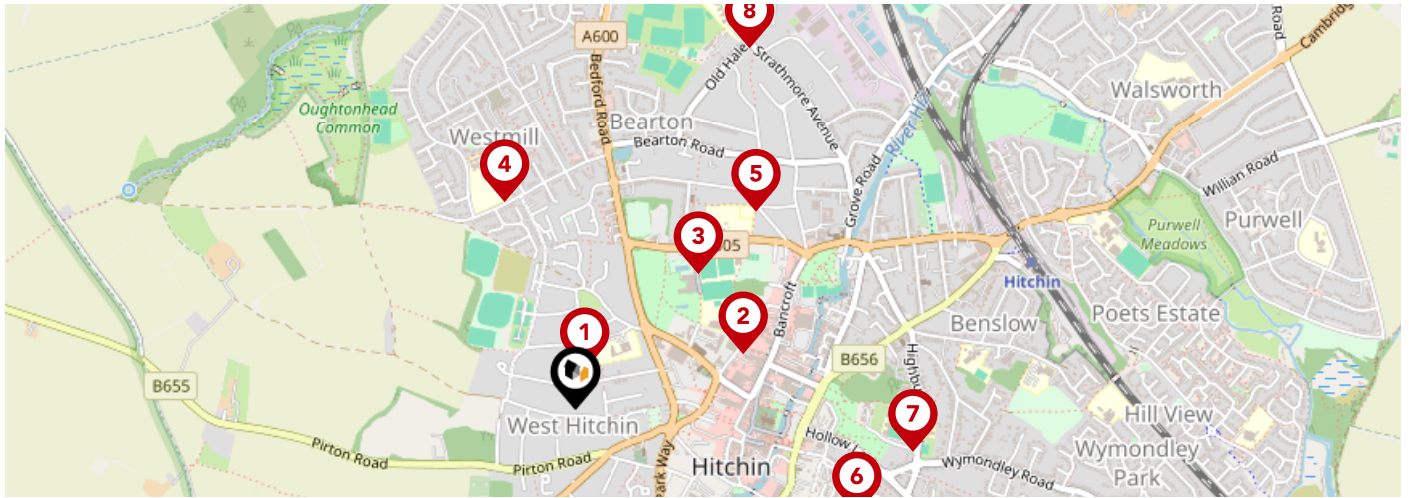
YES - GCH

Water Supply

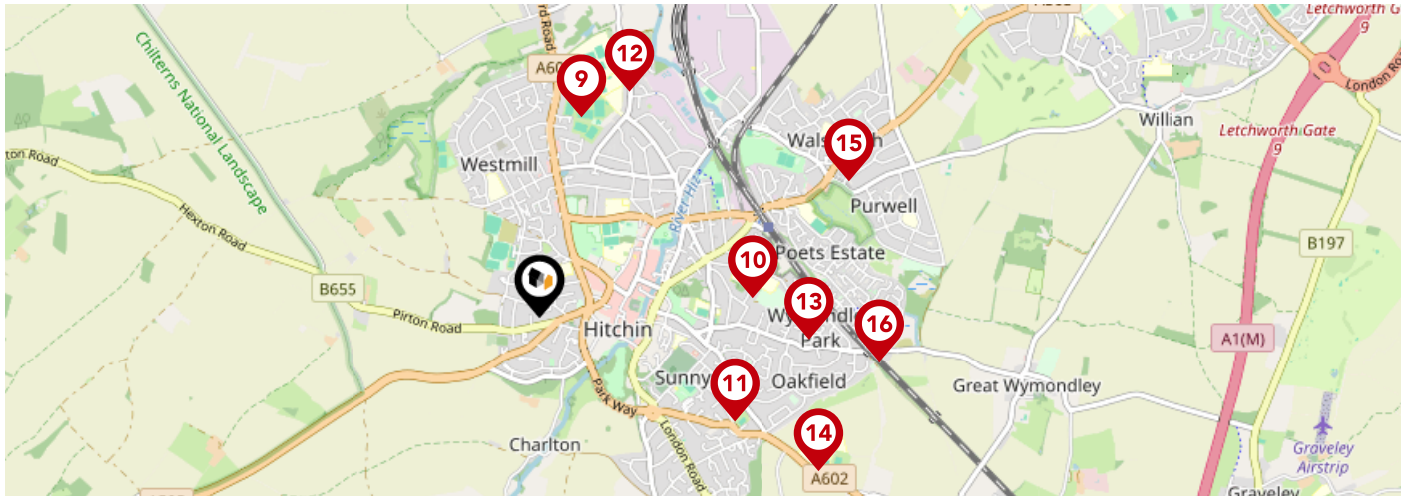
YES - AFFINITY WATER









Drainage

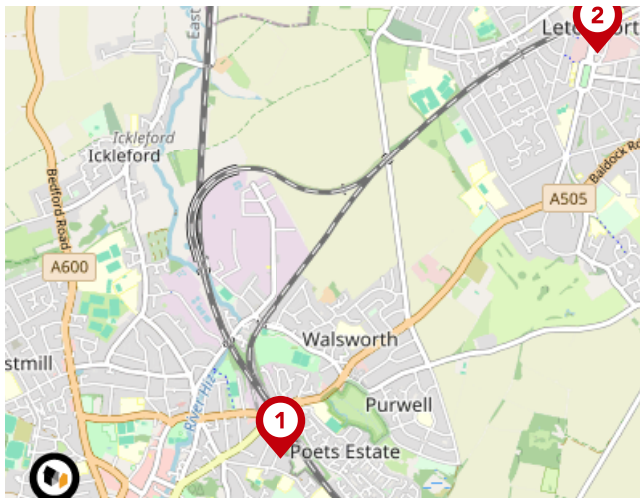
MAINS



		Nursery	Primary	Secondary	College	Private
1	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.62	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

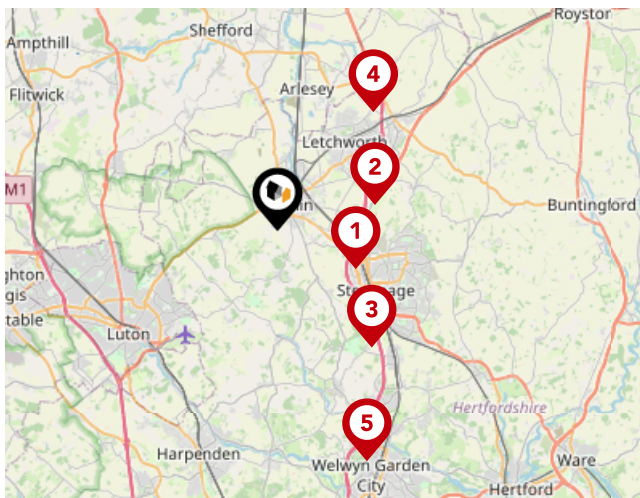


		Nursery	Primary	Secondary	College	Private
	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.98	<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:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:1.11	<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:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



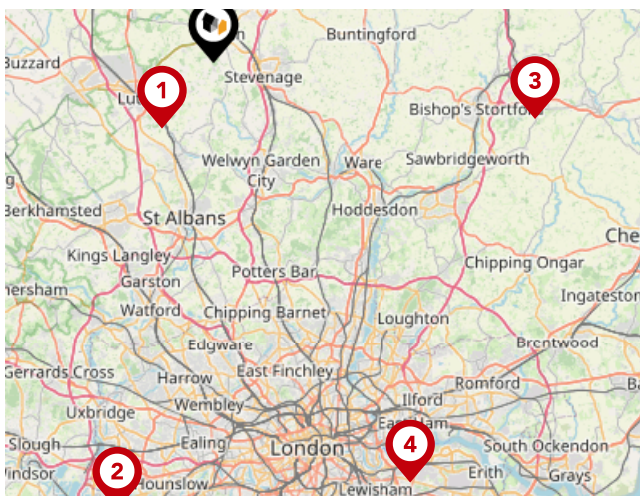
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	1.07 miles
2	Letchworth Rail Station	3.26 miles
3	Stevenage Rail Station	4.76 miles



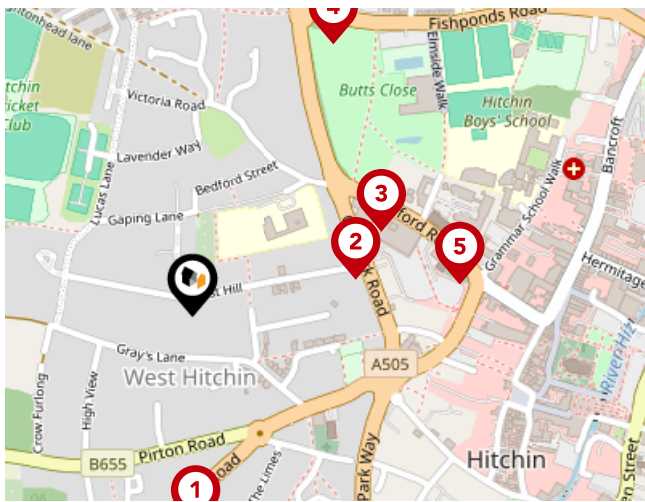
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.23 miles
2	A1(M) J9	3.7 miles
3	A1(M) J7	5.49 miles
4	A1(M) J10	5.6 miles
5	A1(M) J6	9.04 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.11 miles
2	Heathrow Airport	33.6 miles
3	Stansted Airport	23.83 miles
4	Silvertown	34.07 miles



Bus Stops/Stations

Pin	Name	Distance
1	Moorhead Close	0.24 miles
2	West Hill	0.19 miles
3	Waitrose	0.24 miles
4	Football Club	0.35 miles
5	Grammar School Walk	0.31 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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Country Properties

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Valuation Office
Agency

