

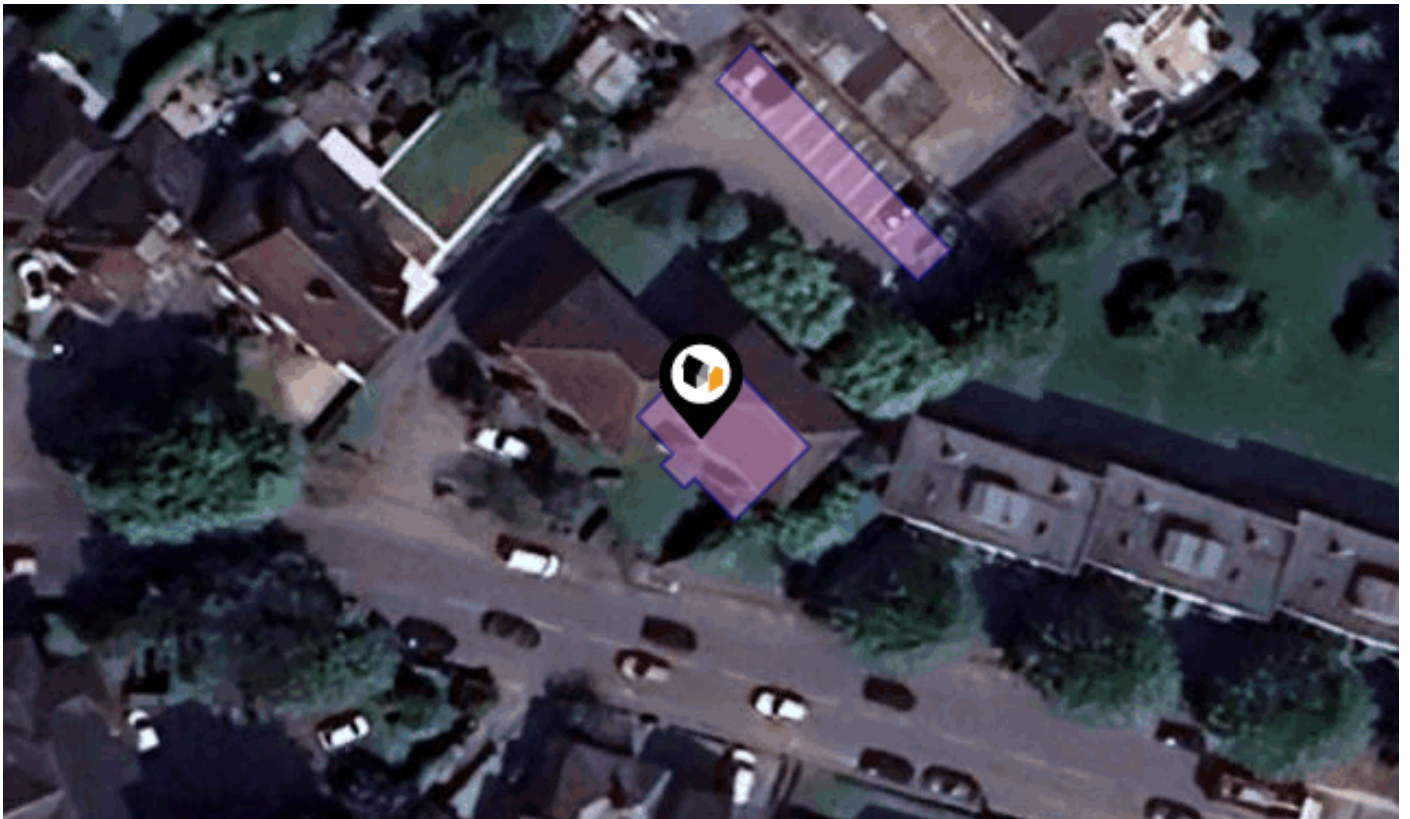


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## MIR: Material Info

The Material Information Affecting this Property

Tuesday 28<sup>th</sup> January 2025



### WESTBROOK COURT, STEVENAGE ROAD, HITCHIN, SG4

Price Estimate : £221,000

#### Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

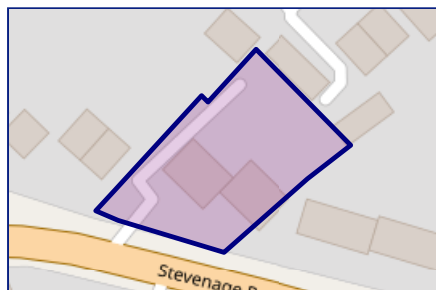
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### Freehold Title Plan

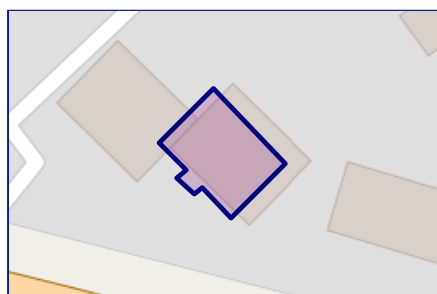
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**HD268553**

### Leasehold Title Plan

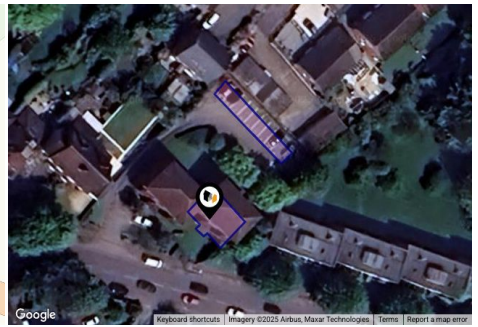
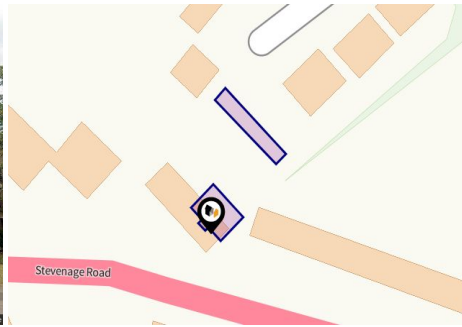
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**HD235742**

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Start Date: 29/10/1987  
End Date: 24/06/2986  
Lease Term: 999 years from 24 June 1987  
Term Remaining: 962 years



## Property

<b>Type:</b>	Flat / Maisonette	<b>Price Estimate:</b>	£221,000
<b>Bedrooms:</b>	2	<b>Rental Estimate:</b>	£1,050
<b>Floor Area:</b>	409 ft <sup>2</sup> / 38 m <sup>2</sup>	<b>Yield:</b>	5.7 %
<b>Plot Area:</b>	0.05 acres	<b>Tenure:</b>	Leasehold
<b>Year Built :</b>	1983-1990	<b>Start Date:</b>	29/10/1987
<b>Council Tax :</b>	Band B	<b>End Date:</b>	24/06/2986
<b>Annual Estimate:</b>	£1,731	<b>Lease Term:</b>	999 years from 24 June 1987
<b>Title Number:</b>	HD235742	<b>Term Remaining:</b>	962 years

## Local Area

<b>Local Authority:</b>	Hertfordshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>16</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



Planning records for: *Westbrook Court Stevenage Road Hitchin SG4 9DH*

<b>Reference - 83/01355/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 12th August 1983
<b>Description:</b> Outline application for two and three storey block of 14 flats, 19 parking spaces following demolition of existing dwelling.

<b>Reference - 77/01195/1A</b>
<b>Decision:</b> Decided
<b>Date:</b> 27th July 1978
<b>Description:</b> Illumination of pole sign and price display box

<b>Reference - 87/00101/1A</b>
<b>Decision:</b> Decided
<b>Date:</b> 26th January 1987
<b>Description:</b> Non-illuminated free standing developers advertisement board

Planning records for: *1 Stevenage Road Hitchin SG4 9DH*

<b>Reference - 06/02184/1HH</b>
<b>Decision:</b> Decided
<b>Date:</b> 20th November 2006
<b>Description:</b> Section 73 Application: Two storey side extension, single storey rear extension (as variation of planning permission ref. 01/00409/1HH granted on 27.09.01) (as amended by plans received 03.02.04, drawing no. DP 22/01/Rev D) (without compliance with Condition 3 relating to car parking of planning permission 03/01137/1HH granted 08.09.04)

Planning records for: **1 Stevenage Road Hitchin SG4 9DH**

<b>Reference - 03/01137/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	04th July 2003
<b>Description:</b>	Two storey side extension, single storey rear extension (as variation of planning permission ref. 01/00409/1HH granted on 27.09.01) (as amended by plans received 03.02.04, drawing no. DP 22/01/Rev D)

<b>Reference - 01/00409/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	19th March 2001
<b>Description:</b>	Two storey side extension to include garage, single storey rear extension (as amended by drawing nos L100/01A and 02B received 20.7.2001)

<b>Reference - 22/02250/LDCP</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	22nd August 2022
<b>Description:</b>	Alterations to ground floor windows, doors and rooflights, following removal of part of existing rear extension.

Planning records for: **2 Stevenage Road Hitchin SG4 9DH**

<b>Reference - 84/01727/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	19th November 1984
<b>Description:</b>	Erection of part two storey & single storey side extension

Planning records for: **2 Stevenage Road Hitchin SG4 9DH**

<b>Reference - 85/00186/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	15th January 1985
<b>Description:</b>	Erection of part two and single storey side extension and detached garage.

Planning records for: **5 Stevenage Road Hitchin SG4 9DH**

<b>Reference - 83/00203/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	14th February 1983
<b>Description:</b>	Erection of single storey rear extension

Planning records for: **7 Stevenage Road Hitchin SG4 9DH**

<b>Reference - 80/00571/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	26th March 1980
<b>Description:</b>	Erection of two storey rear extension.

<b>Reference - 81/01061/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	10th July 1981
<b>Description:</b>	Erection of detached double garage.

Planning records for: **9 Stevenage Road Hitchin SG4 9DH**

Reference - 14/03135/1HH	
Decision:	Decided
Date:	08th January 2015
Description:	First floor side extension, side dormer window, rear dormer window and roof alteration to facilitate loft conversion. Alterations to ground floor side extension roof.

Reference - 86/00931/1	
Decision:	Decided
Date:	13th June 1986
Description:	Erection of single storey front and side extension.

Reference - 82/01535/1	
Decision:	Decided
Date:	16th November 1982
Description:	Erection of single storey side and rear extension.

Planning records for: **11 Stevenage Road Hitchin SG4 9DH**

Reference - 06/00138/1HH	
Decision:	Decided
Date:	26th January 2006
Description:	Single storey rear extension

Planning records for: **11 Stevenage Road Hitchin SG4 9DH**

<b>Reference - 91/00582/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 24th May 1991
<b>Description:</b> Retention of window in West elevation of single storey rear extension currently under construction as variation of previous planning permission 90/1437/1

<b>Reference - 90/01437/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 22nd October 1990
<b>Description:</b> Single storey rear extension and replacement roof to garage

Planning records for: **13 Stevenage Road Hitchin SG4 9DH**

<b>Reference - 91/01229/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 11th November 1991
<b>Description:</b> Car Port

<b>Reference - 83/01244/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 29th July 1983
<b>Description:</b> Erection of two storey side extension following demolition of existing garage



Planning records for: *15 Stevenage Road Hitchin SG4 9DH*

<b>Reference - 86/01327/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	15th August 1986
<b>Description:</b>	Section 53 determination - Erection of single storey rear extension.

Stevenage Road, SG4

Energy rating

**C**

Valid until 05.01.2026

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	71   c	76   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	2nd
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	38 m <sup>2</sup>

## Building Safety

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Not Specified

## Accessibility / Adaptations

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Replacement Windows and Doors date not Specified

## Restrictive Covenants

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Not Specified

## Rights of Way (Public & Private)

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Not Specified

## Construction Type

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Standard Brick

## Property Lease Information

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### LEASE INFO:

Remaining lease - 99 Years

Service Charge - Vendor to confirm - Payable to D&J Lettings and Property Management

Building Insurance - vendor to confirm - Payable to D&J Lettings and Property Management (policy with Aviva)

No Ground Rent or Maintenance Charge applicable - as advised by the vendor

## Listed Building Information

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Not Listed

## Stamp Duty

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Not Specified

## Other

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Not Specified

## Other

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Not Specified

## Electricity Supply

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YES - Supplier unknown

## Gas Supply

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YES - Supplier unknown

## Central Heating

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YES - GCH

## Water Supply

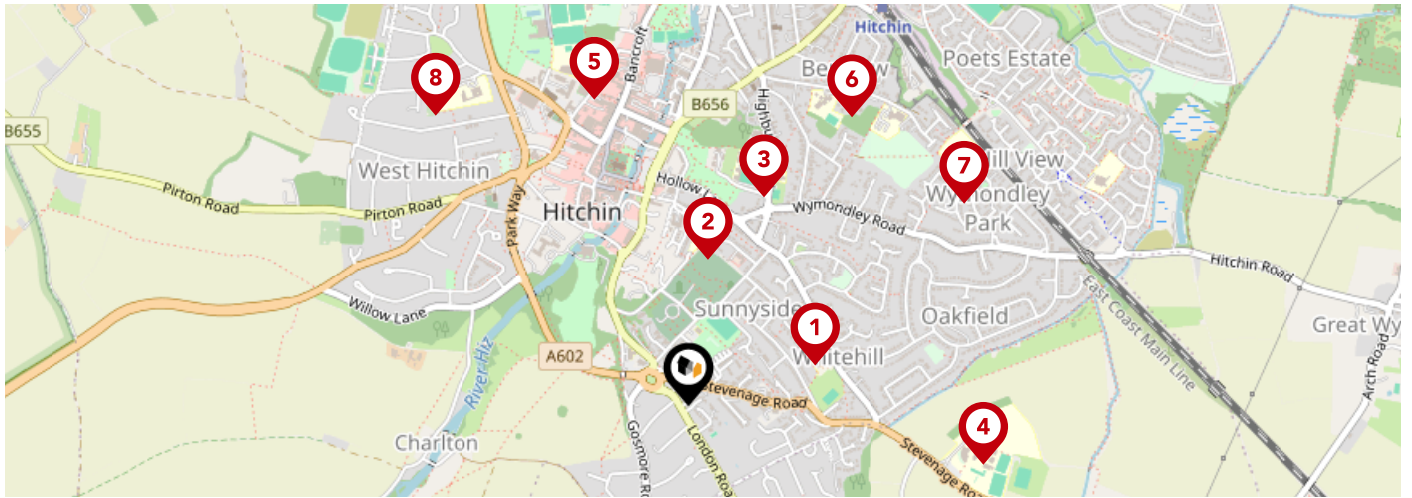
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YES - AFFINITY WATER

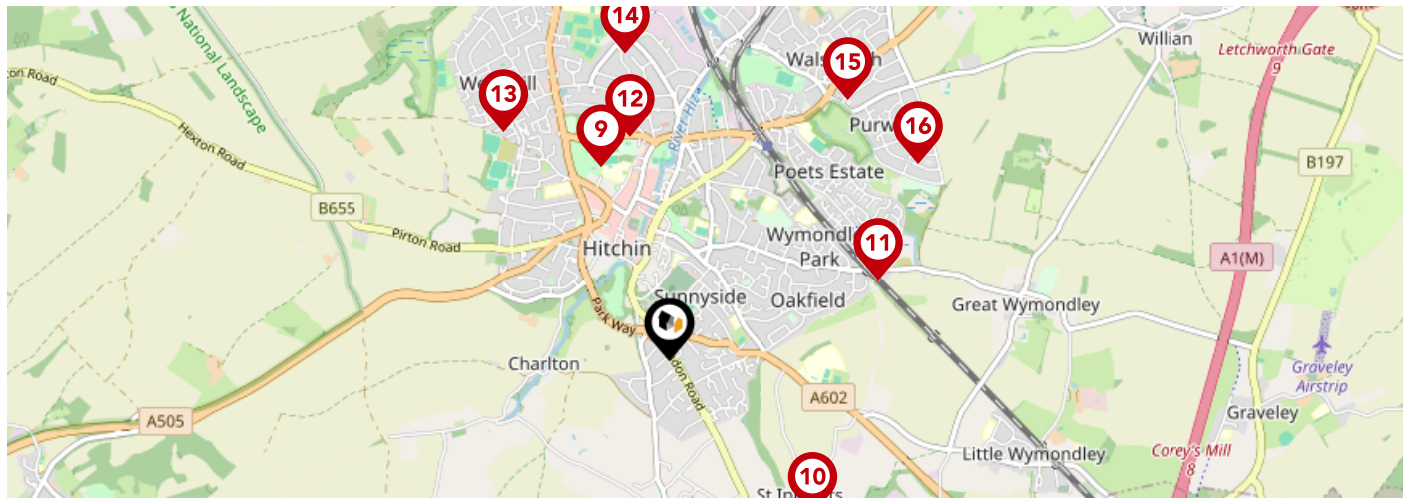
## Drainage

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MAINS

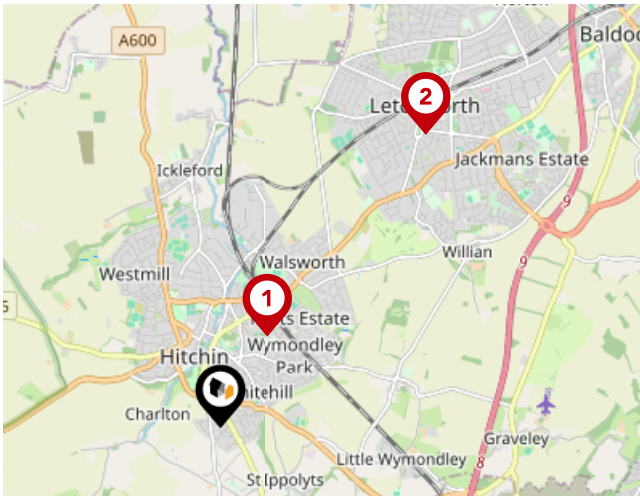


	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Whitehill Junior School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>Highbury Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 204   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Hitchin Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1355   Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Kingshott School</b> Ofsted Rating: Not Rated   Pupils: 400   Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Hitchin Boys' School</b> Ofsted Rating: Outstanding   Pupils: 1317   Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>St Andrew's Church of England Voluntary Aided Primary School, Hitchin</b> Ofsted Rating: Outstanding   Pupils: 252   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>William Ransom Primary School</b> Ofsted Rating: Outstanding   Pupils: 422   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Samuel Lucas Junior Mixed and Infant School</b> Ofsted Rating: Outstanding   Pupils: 420   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



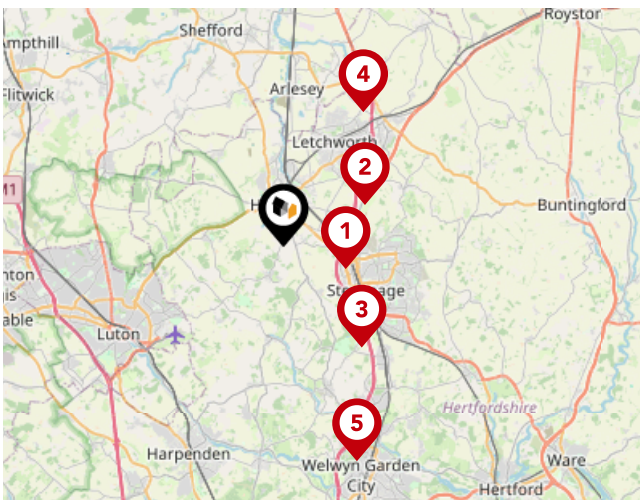
	Nursery	Primary	Secondary	College	Private
<b>Wilshere-Dacre Junior Academy</b> Ofsted Rating: Good   Pupils: 267   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Ippolyts Church of England Aided Primary School</b> Ofsted Rating: Good   Pupils: 175   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Mary Exton Primary School</b> Ofsted Rating: Good   Pupils: 181   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>York Road Nursery School</b> Ofsted Rating: Outstanding   Pupils: 107   Distance:1.04	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Oughton Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 218   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Strathmore Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 199   Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Highover Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 428   Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Purwell Primary School</b> Ofsted Rating: Requires improvement   Pupils: 167   Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





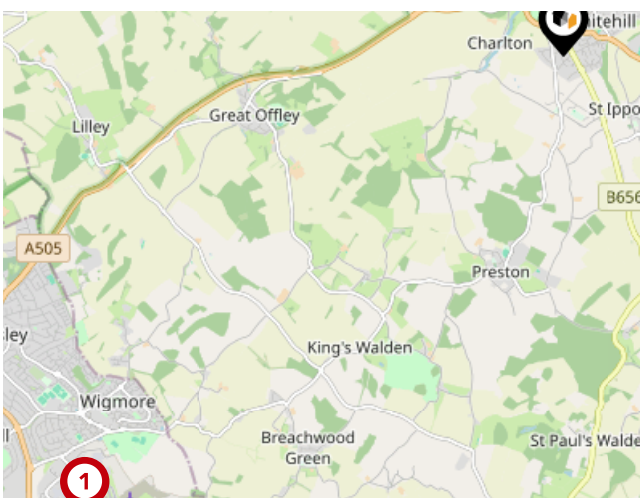
### National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.94 miles
2	Letchworth Rail Station	3.28 miles
3	Stevenage Rail Station	3.93 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.45 miles
2	A1(M) J9	3.34 miles
3	A1(M) J7	4.67 miles
4	A1(M) J10	5.72 miles
5	A1(M) J6	8.3 miles



### Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.09 miles
2	Heathrow Airport	33.18 miles
3	Stansted Airport	23.14 miles
4	Silvertown	33.3 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	The Maples	0.04 miles
2	The Maples	0.05 miles
3	Lister Avenue	0.1 miles
4	Coach Drive	0.2 miles
5	Coach Drive	0.2 miles

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## **Important - Please read**

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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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Valuation Office  
Agency



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