

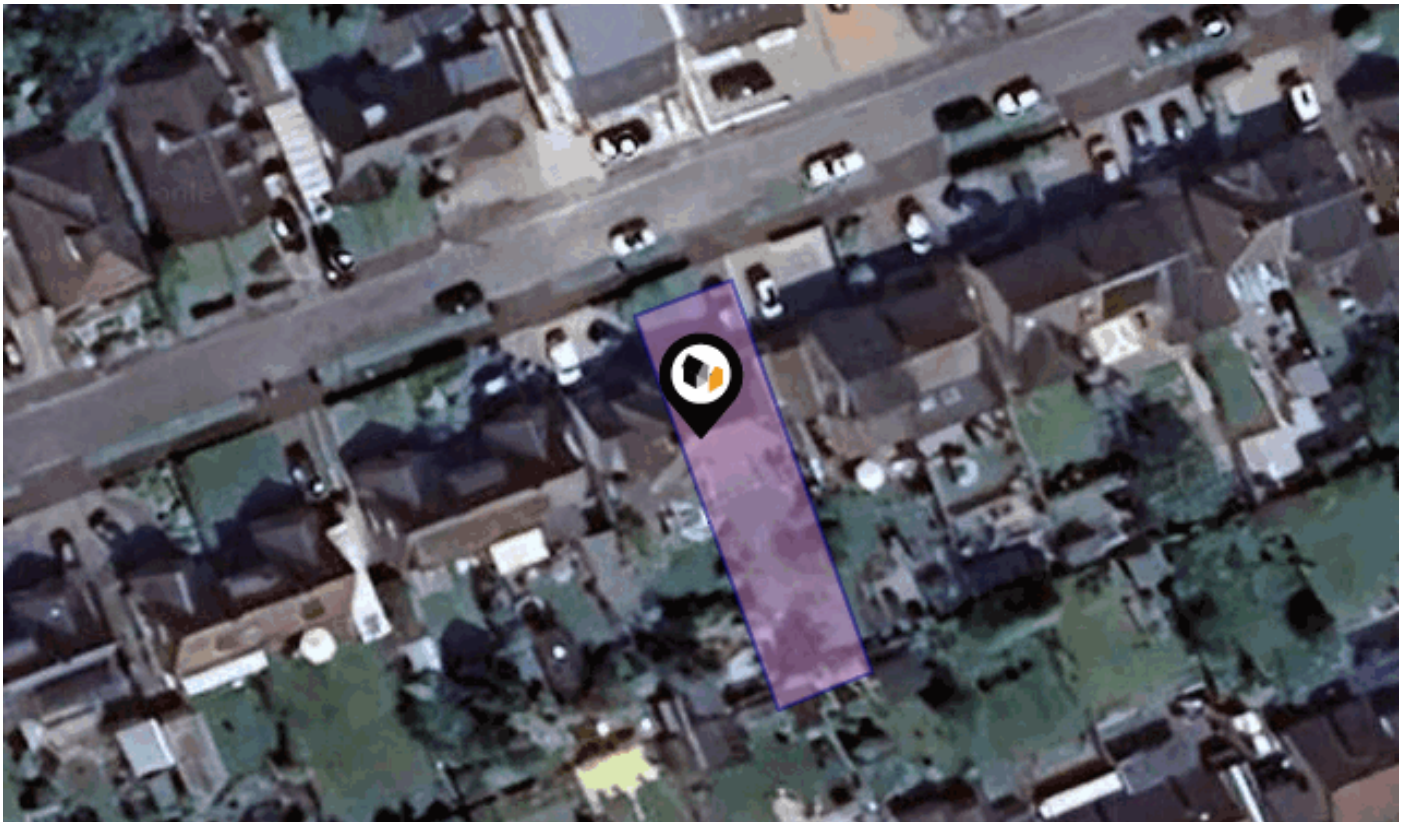


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 28th August 2024



MANTON ROAD, HITCHIN, SG4

Country Properties

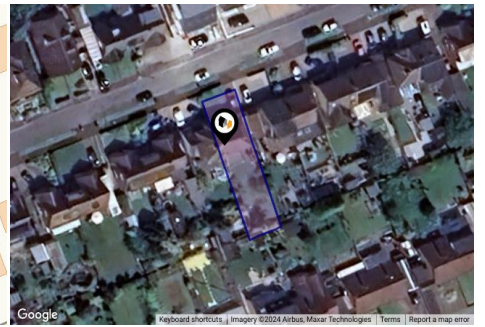
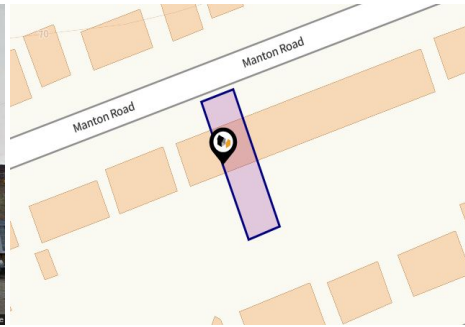
6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk





Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 904 ft² / 84 m²
Plot Area: 0.07 acres
Council Tax : Band D
Annual Estimate: £2,226
Title Number: HD21957

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

12 mb/s	52 mb/s	1000 mb/s

Mobile Coverage:
 (based on calls indoors)

Satellite/Fibre TV Availability:

Planning records for: **33 Manton Road Hitchin SG4 9NP**

Reference - 04/01667/1HH	
Decision:	Decided
Date:	20th January 2002
Description:	Single storey rear extension (as amended by plans received 13.12.04)

Planning records for: **34 Manton Road Hitchin SG4 9NP**

Reference - 05/01211/1HH	
Decision:	Decided
Date:	19th August 2005
Description:	Two storey side extension with the insertion of front and rear dormer windows and single storey rear extension

Reference - 04/00768/1HH	
Decision:	Decided
Date:	10th May 2004
Description:	Two storey side and single storey rear extensions and first floor rear dormer extension

Reference - 11/02073/1HH	
Decision:	Decided
Date:	02nd September 2011
Description:	Installation of 16 solar panels on rear dormer roof

Planning records for: **34 Manton Road Hitchin SG4 9NP**

Reference - 04/01728/1PUD	
Decision:	Decided
Date:	29th October 2004
Description:	Lawful Development Certificate - Proposed: Rear dormer window

Reference - 04/00101/1HH	
Decision:	Decided
Date:	29th January 2004
Description:	Two storey side/rear extension and first floor rear dormer extension (as amplified by plans received 02/03/2004)

Planning records for: **35 Manton Road Hitchin SG4 9NP**

Reference - 87/01653/1	
Decision:	Decided
Date:	03rd November 1987
Description:	Erection of two storey rear extension

Planning records for: **36 Manton Road Hitchin Hertfordshire SG4 9NP**

Reference - 23/00429/FPH	
Decision:	Decided
Date:	22nd February 2023
Description:	Single storey side extension following demolition of existing outbuilding. Alterations to fenestration.

Planning records for: **36 Manton Road Hitchin Hertfordshire SG4 9NP**

Reference - 01/00188/1HH	
Decision:	Decided
Date:	08th February 2001
Description:	Rear conservatory

Reference - 23/00330/FPH	
Decision:	Decided
Date:	22nd February 2023
Description:	Retention of solar panels on existing rear flat roof dormer extension

Planning records for: **37 Manton Road Hitchin Hertfordshire SG4 9NP**

Reference - 00/00532/1HH	
Decision:	Decided
Date:	10th April 2000
Description:	Two storey rear extension, raising pitch of roof to provide first floor living accommodation, new chimney.

Reference - 00/00921/1HH	
Decision:	Decided
Date:	14th June 2000
Description:	Rear extension and extension of existing roof with 2 side dormer windows to provide first floor accommodation

Planning records for: **39 Manton Road Hitchin SG4 9NP**

Reference - 15/01012/1HH
Decision: Decided
Date: 14th April 2015
Description: Single storey side extension and pitched roof over existing garage. Raise roof height of front gable and insertion of rear dormer window facilitate additional living accommodation at first floor level.

Reference - 77/01120/1
Decision: Decided
Date: 05th July 1977
Description: Erection of garage.

Planning records for: **41 Manton Road Hitchin SG4 9NP**

Reference - 11/02932/1HH
Decision: Decided
Date: 20th December 2011
Description: Retention of single storey rear extension with lantern roof.

Reference - 01/01084/1HH
Decision: Decided
Date: 09th July 2001
Description: First floor rear extension (as amended by drawing no 41/1/B received on 12th September 2001)

Planning records for: **43 Manton Road Hitchin Hertfordshire SG4 9NP**

Reference - 23/00615/FPH	
Decision:	Decided
Date:	13th March 2023
Description:	Alterations to roof including hip to gable roof extension to form crown roof, insertion of rear dormer window and rooflights to front roofslope to facilitate loft conversion to create habitable space at first floor level. Single storey rear extension, bicycle shed following demolition of existing garage. Addition of external render to front and side elevations. Alterations to fenestration (as amended by plans received 23/05/23).

Planning records for: **46 Manton Road Hitchin SG4 9NP**

Reference - 87/00225/1	
Decision:	Decided
Date:	16th February 1987
Description:	Erection of two and single storey front, side and rear extensions following demolition of existing conservatory.

Reference - 16/00542/1NCS	
Decision:	Decided
Date:	02nd March 2016
Description:	Single storey rear extension with the following dimension: Length (measured from rear wall of original house) - 5.5 metres

Reference - 87/00820/1	
Decision:	Decided
Date:	22nd May 1987
Description:	Erection of two and single storey front and side extensions and single storey rear extension following demolition of existing conservatory.

Planning records for: **47 Manton Road Hitchin SG4 9NP**

Reference - 89/00275/1	
Decision:	Decided
Date:	14th February 1989
Description:	Single storey rear extension, detached garage/store extension following demolition of existing garage

Planning records for: **49 Manton Road Hitchin SG4 9NP**

Reference - 92/01123/1	
Decision:	Decided
Date:	13th October 1992
Description:	Single storey rear extension to existing bungalow

Planning records for: **50 Manton Road Hitchin SG4 9NP**

Reference - 11/02818/1PUD	
Decision:	Decided
Date:	17th November 2011
Description:	Single storey side garage extension. Insertion of rear dormer windows to create additional accommodation in roof slope

Reference - 08/00049/1PUD	
Decision:	Decided
Date:	09th January 2008
Description:	Single storey rear extension

Planning records for: **51 Manton Road Hitchin SG4 9NP**

Reference - 02/00513/1HH	
Decision:	Decided
Date:	28th March 2002
Description:	Two storey rear extension. Detached garage.

Planning records for: **52 Manton Road Hitchin SG4 9NP**

Reference - 88/01214/1	
Decision:	Decided
Date:	08th July 1988
Description:	Single storey side and rear extension.

Reference - 16/01699/1HH	
Decision:	Decided
Date:	15th July 2016
Description:	Single storey rear extension and new roof to existing side extension following demolition of existing rear conservatory, detached single storey garden building (as amended by plans received 6/9/16).

Planning records for: **54 Manton Road Hitchin SG4 9NP**

Reference - 15/02097/1HH	
Decision:	Decided
Date:	10th August 2015
Description:	Part single and part two storey rear extension, two storey side and single storey front extensions, together with insertion of rooflights in rear roofslope to facilitate loft conversion.

Planning records for: **55 Manton Road Hitchin SG4 9NP**

Reference - 79/00662/1	
Decision:	Decided
Date:	24th January 1979
Description:	Erection of single storey rear extension

Planning records for: **56 Manton Road Hitchin SG4 9NP**

Reference - 07/02955/1HH	
Decision:	Decided
Date:	18th December 2007
Description:	Part two storey, single storey side extension and part single, part two storey rear extension

Reference - 18/00911/FPH	
Decision:	Decided
Date:	28th March 2018
Description:	Single storey rear extension following demolition of existing conservatory

Planning records for: **57 Manton Road Hitchin SG4 9NP**

Reference - 17/01165/1HH	
Decision:	Decided
Date:	09th May 2017
Description:	Hip to Gable roof conversion and rear dormer window to facilitate conversion of loft into habitable space.

Planning records for: **58 Manton Road Hitchin SG4 9NP**

Reference - 88/01613/1	
Decision:	Decided
Date:	15th September 1988
Description:	Rear conservatory

Reference - 04/00460/1HH	
Decision:	Decided
Date:	23rd March 2004
Description:	Single storey rear and side extension incorporating single garage and front porch

Planning records for: **60 Manton Road Hitchin SG4 9NP**

Reference - 03/01549/1HH	
Decision:	Decided
Date:	30th September 2003
Description:	Single storey rear extension incorporating single garage and garden store following demolition of existing garage.

Reference - 23/02804/LDCP	
Decision:	Decided
Date:	05th December 2023
Description:	Roof extension to form gable end. Insertion of rear dormer window including Juliet balcony and 3no front rooflights to facilitate loft conversion

Planning records for: **60 Manton Road Hitchin SG4 9NP**

Reference - 03/01043/1HH	
Decision:	Decided
Date:	19th June 2003
Description:	Gable roof extension to provide additional second floor accommodation. Single storey rear extension incorporating single garage and garden store following demolition of existing garage.

Planning records for: **61 Manton Road Hitchin SG4 9NP**

Reference - 76/00199/1	
Decision:	Decided
Date:	15th February 1976
Description:	Single storey side extension

Planning records for: **62 Manton Road Hitchin SG4 9NP**

Reference - 81/00689/1	
Decision:	Decided
Date:	21st April 1981
Description:	Erection of two storey rear extension.

Reference - 81/01239/1	
Decision:	Decided
Date:	13th August 1981
Description:	Erection of single storey rear extension and alterations to roof to provide first floor accommodation.

Planning records for: **64 Manton Road Hitchin SG4 9NP**

Reference - 17/02335/1HH	
Decision:	Decided
Date:	02nd October 2017
Description:	Raising of ridge height of front gable together with the addition of one front roof light and one casement window to facilitate conversion of loft into habitable space. Part two storey, part single storey side and rear extension following demolition of existing garage and single storey rear extension.

Reference - 13/02309/1HH	
Decision:	Decided
Date:	25th September 2013
Description:	Raising of front gable to insert first floor window, insertion of rear dormer windows to create additional accommodation in roof space, replacement attached garage (as amended by plan received 13th November 2013)

Planning records for: **65 Manton Road Hitchin SG4 9NP**

Reference - 05/01922/1HH	
Decision:	Decided
Date:	23rd December 2005
Description:	Single storey side extension

Reference - 88/00008/1	
Decision:	Decided
Date:	05th January 1988
Description:	Erection of single storey rear extension

Planning records for: *67 Manton Road Hitchin SG4 9NP*

Reference - 90/00639/1	
Decision:	Decided
Date:	30th April 1990
Description:	Single storey rear extension

Planning records for: *71 Manton Road Hitchin SG4 9NP*

Reference - 02/01163/1HH	
Decision:	Decided
Date:	30th July 2002
Description:	First floor front extension, single storey and first floor rear extension and detached single garage. (As amended by drawings received 09/10/02)

Reference - 07/01088/1HH	
Decision:	Decided
Date:	25th April 2007
Description:	Single storey side extension to provide attached garage (as variation of planning ref 02/01163/1HH granted permission on 10/10/2002) (as amended by plans received 22.06.07)

HITCHIN, SG4

Energy rating

D

Valid until 10.08.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	84 m ²

Building Safety

Not specified

Accessibility / Adaptations

YES - Small extension to rear (1981)

Restrictive Covenants

None

Rights of Way (Public & Private)

None

Construction Type

Standard Brick

Property Lease Information

Freehold

Listed Building Information

Not listed

Other

None

Other

None

Other

None

Electricity Supply

YES - Supplier OVO

Gas Supply

YES - Supplier OVO

Central Heating

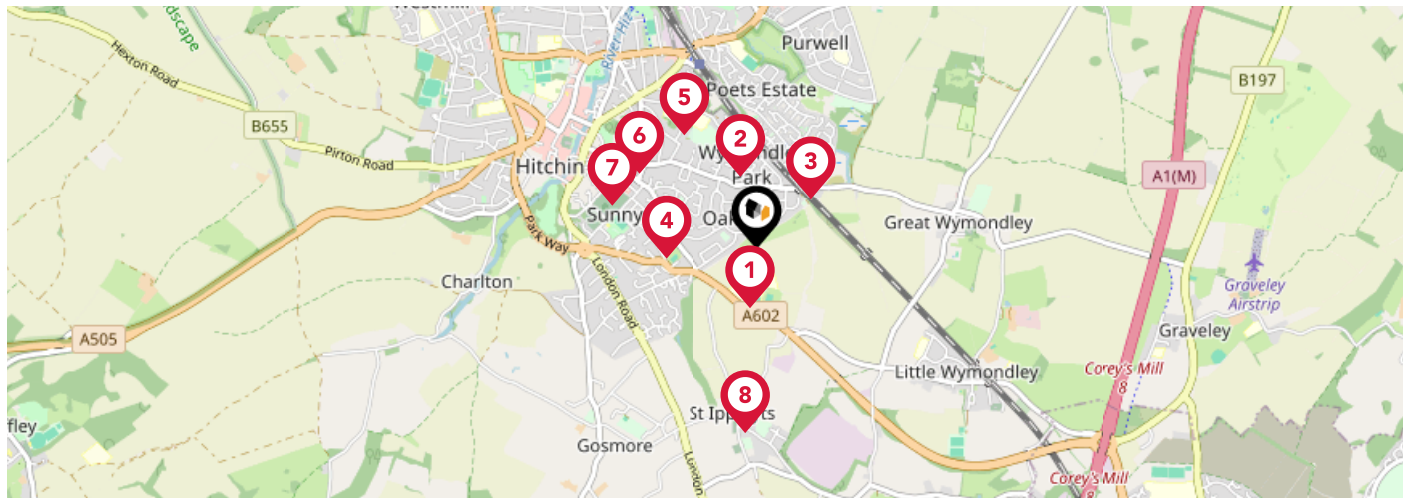
YES - GCH

Water Supply

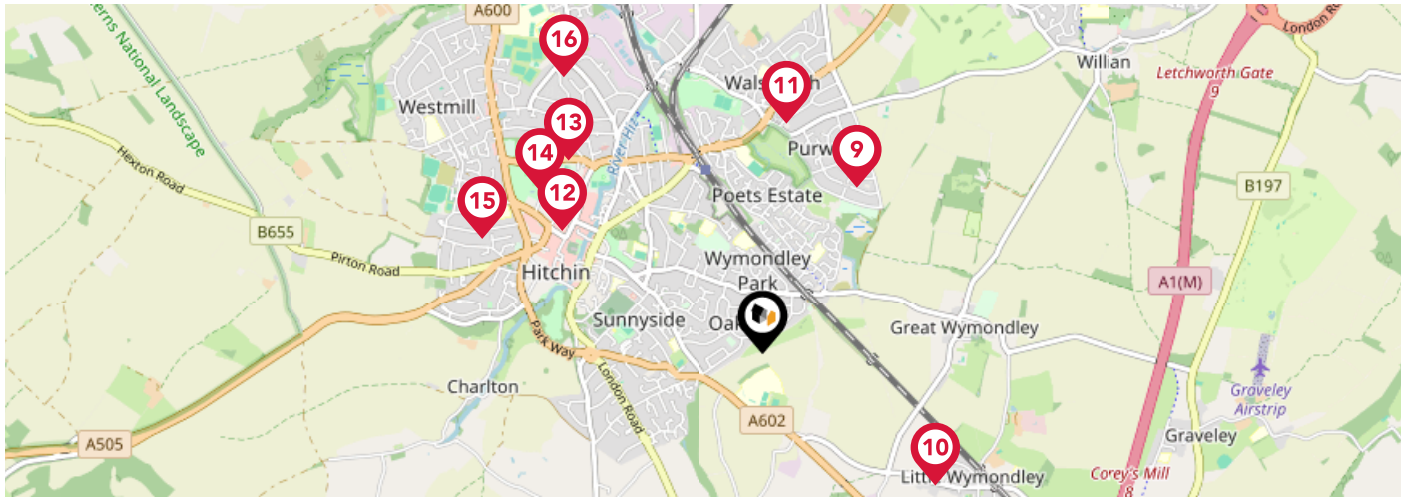
YES - Supplier not specified

Drainage

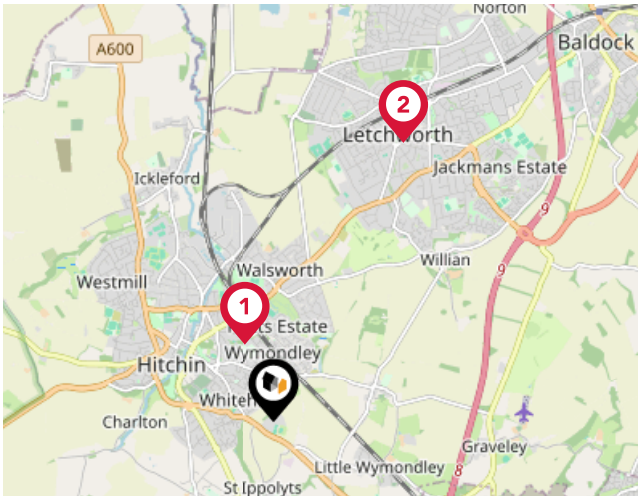
Mains



		Nursery	Primary	Secondary	College	Private
Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.27		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.33		<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:0.34		<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:0.41		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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:0.62		<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:0.63		<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:0.68		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Ippolyts Church of England Aided Primary School Ofsted Rating: Good Pupils: 175 Distance:0.85		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

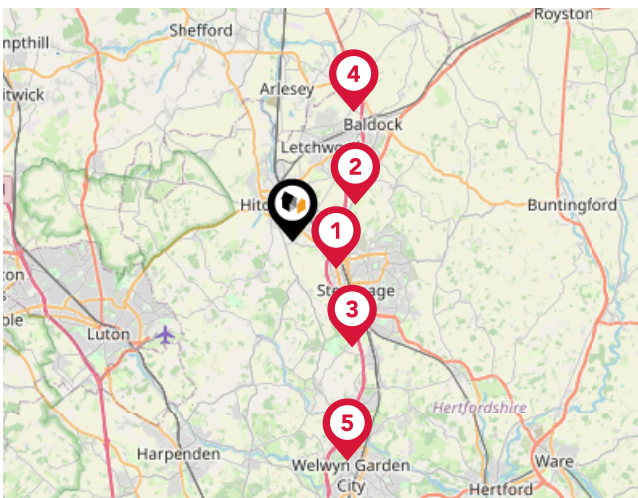


	Nursery	Primary	Secondary	College	Private
Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wymondley Junior Mixed and Infant School Ofsted Rating: Good Pupils: 102 Distance:1	<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:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:1.25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:1.55	<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	0.75 miles
2	Letchworth Rail Station	2.81 miles
3	Stevenage Rail Station	3.57 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	1.88 miles
2	A1(M) J9	2.67 miles
3	A1(M) J7	4.4 miles
4	A1(M) J10	5.27 miles
5	A1(M) J6	8.23 miles

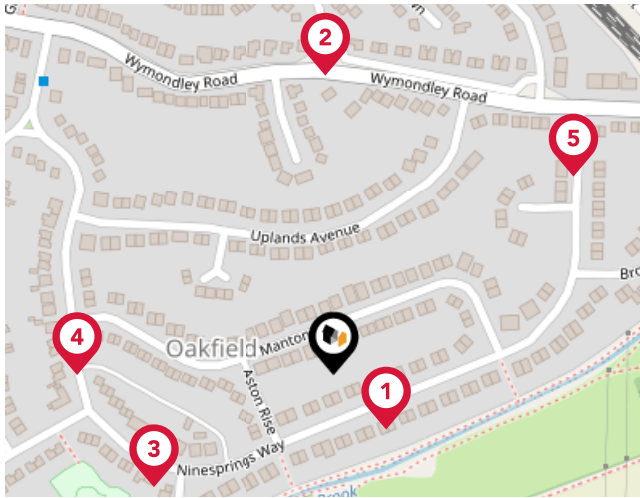


Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	6.7 miles
2	Cambridge Airport	25.84 miles
3	Cambridge Airport	25.98 miles
4	London Stansted Airport	22.47 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Aston Road	0.04 miles
2	Wymondley Road	0.17 miles
3	Ninesprings Way Shops	0.12 miles
4	Manton Road	0.15 miles
5	Linton Close	0.18 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

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



Valuation Office
Agency



Royal Mail