

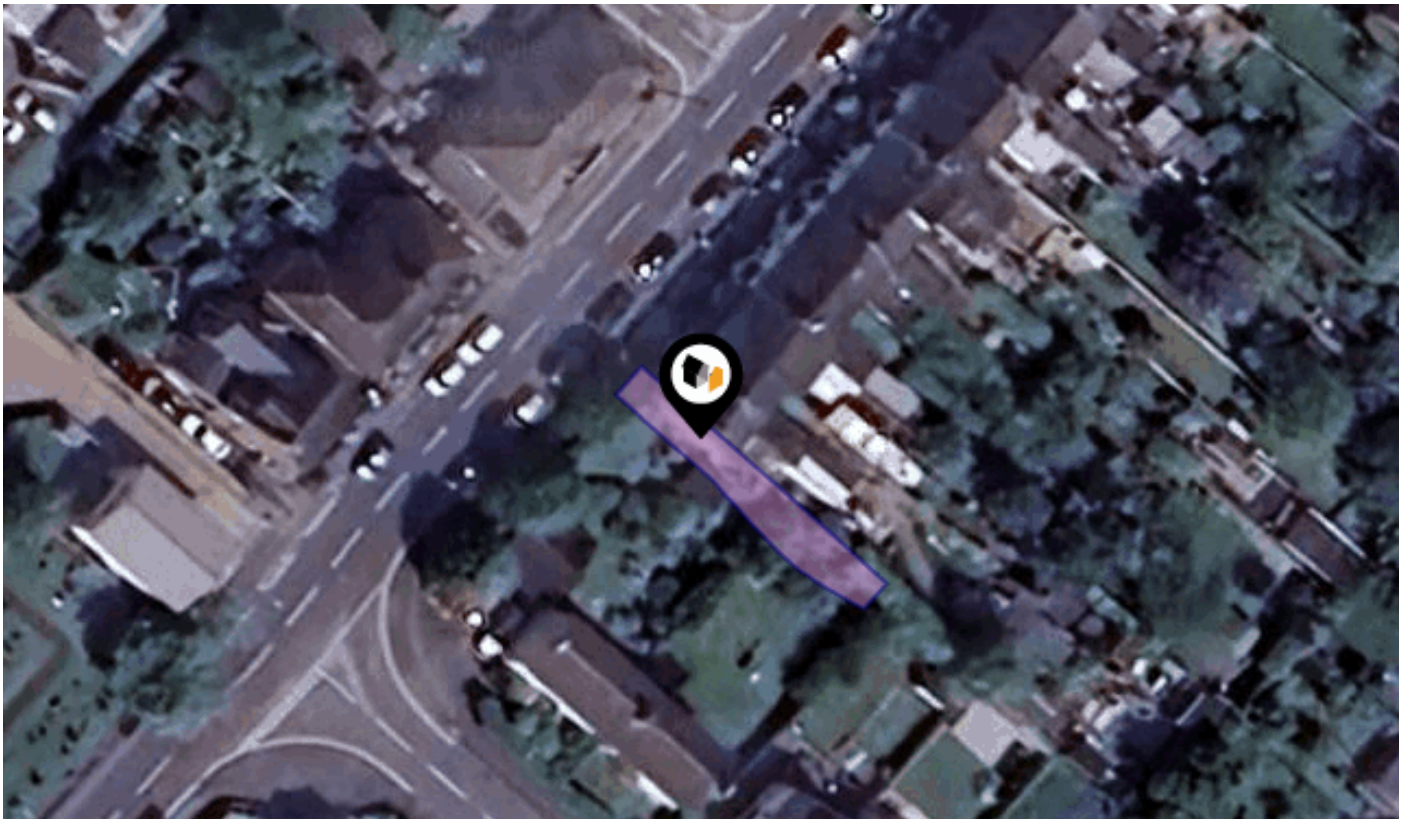


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## MIR: Material Info

The Material Information Affecting this Property

Monday 09<sup>th</sup> September 2024



**ST. JOHNS ROAD, HITCHIN, SG4**

### Country Properties

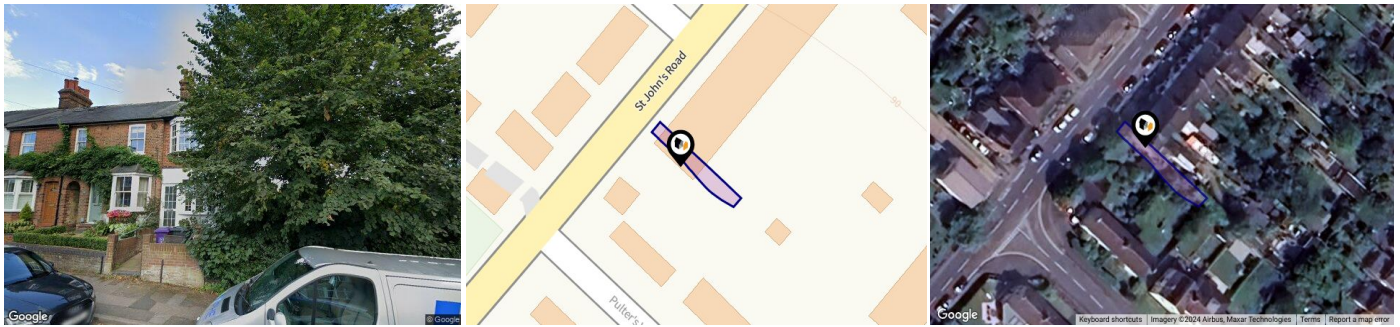
6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk





## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	1		
<b>Floor Area:</b>	505 ft <sup>2</sup> / 47 m <sup>2</sup>		
<b>Plot Area:</b>	0.02 acres		
<b>Year Built :</b>	Before 1900		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,731		
<b>Title Number:</b>	HD479361		

## Local Area

<b>Local Authority:</b>	North 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>17</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: *Recreation Ground St Johns Road Hitchin SG4 9JP*

<b>Reference - 85/01138/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	23rd July 1985
<b>Description:</b>	Erection of single storey and part two storey detached building for community centre with 26 parking spaces, alterations to vehicular access and ancillary works.

Planning records for: *11 St Johns Road Hitchin SG4 9JP*

<b>Reference - 06/02659/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	06th December 2006
<b>Description:</b>	Two storey side extension incorporating extension of roof to create gable end, part two storey and part single storey rear extension with dormer window at first floor level, single storey side and front extension incorporating canopy roof across front elevation. (As amended by plans received 30.01.07)

Planning records for: *14 St Johns Road Hitchin SG4 9JP*

<b>Reference - 12/01207/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	22nd May 2012
<b>Description:</b>	Removal of condition 3 of planning permission 10/00185/1HH part two storey and part single storey side extension following demolition of existing garage granted permission 09/02/2010

<b>Reference - 10/00185/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	09th February 2010
<b>Description:</b>	Part two storey and part single storey side extension following demolition of existing garage

Planning records for: **14 St Johns Road Hitchin Hertfordshire SG4 9JP**

<b>Reference - 23/01830/FPH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	11th August 2023
<b>Description:</b>	Two storey rear extension following demolition of existing rear element

Planning records for: **15 St Johns Road Hitchin SG4 9JP**

<b>Reference - 17/00532/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	20th March 2017
<b>Description:</b>	Two storey side extension and single storey rear extension. Insertion of a rear dormer window, a and a rear roof light into existing roof slopes to facilitate conversion of loft space into habitable accommodation and ancillary works (as amended by drawings received 28/04/2017).

Planning records for: **16 St. Johns Road Hitchin SG4 9JP**

<b>Reference - 87/01233/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	30th July 1987
<b>Description:</b>	Erection of single storey rear extension

Planning records for: **17 St Johns Road Hitchin SG4 9JP**

<b>Reference - 80/01586/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	25th September 1980
<b>Description:</b>	Erection of first floor side extension over covered access to garage.

Planning records for: *18 St. Johns Road Hitchin Hertfordshire SG4 9JP*

<b>Reference - 02/00177/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	04th February 2002
<b>Description:</b>	Two storey side extension and single storey rear extension as amended by parking layout plans received on 18/03/2002.

Planning records for: *Whitehill Road R/O 23 St Johns Road Hitchin SG4 9JP*

<b>Reference - 11/00226/1EC</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	24th January 2011
<b>Description:</b>	Installation of electronic communication cabinet

Planning records for: *24 St. Johns Road Hitchin SG4 9JP*

<b>Reference - 92/01247/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	19th November 1992
<b>Description:</b>	Three detached dwellings with integral garages and parking (As amended by plan nos 336.03B and 336.04B dated 4th January 1993)

Planning records for: *25 St Johns Road Hitchin SG4 9JP*

<b>Reference - 13/02422/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	22nd October 2013
<b>Description:</b>	Two storey side extension and single and two storey rear extension (as amended by site plan no.001A).

Planning records for: *25 St. Johns Road Hitchin SG4 9JP*

Reference - 03/01453/1HH	
Decision:	Decided
Date:	10th September 2003
Description:	Single storey rear extension.

Reference - 03/00722/1HH	
Decision:	Decided
Date:	01st May 2003
Description:	Single storey rear extension and rear roof extension incorporating balcony.

Planning records for: *36 St Johns Road Hitchin SG4 9JP*

Reference - 15/01908/1HH	
Decision:	Decided
Date:	20th July 2015
Description:	Dormer window in rear roofslope to facilitate conversion of loft to habitable accommodation.

Reference - 18/00634/NMA	
Decision:	Decided
Date:	01st March 2018
Description:	Insertion of two velux windows in front roofslope (as Non-Material Amendment of Planning Permission 15/001908/1HH granted 24/08/2015).

Planning records for: **37 St Johns Road Hitchin SG4 9JP**

<b>Reference - 12/00845/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	12th April 2012
<b>Description:</b>	Single storey rear extension

Planning records for: **38 St. Johns Road Hitchin SG4 9JP**

<b>Reference - 87/00664/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	29th April 1987
<b>Description:</b>	Erection of first floor side extension.

<b>Reference - 86/01908/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	19th November 1986
<b>Description:</b>	Erection of single storey side extension.

Planning records for: **40 St Johns Road Hitchin SG4 9JP**

<b>Reference - 14/01329/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	14th May 2014
<b>Description:</b>	Replacement front porch



Planning records for: *47 St. Johns Road Hitchin SG4 9JP*

Reference - 91/01244/1	
Decision:	Decided
Date:	18th October 1991
Description:	Two storey rear extension with conservatory

Reference - 88/01617/1	
Decision:	Decided
Date:	18th March 1991
Description:	No details

Reference - 17/00010/1PUD	
Decision:	Decided
Date:	03rd January 2017
Description:	Insertion of new French doors at ground floor level on rear elevation as a replacement for the existing rear casement window.

Planning records for: *Land To The Rear Of 48 St Johns Road Hitchin SG4 9JP*

Reference - 79/00613/1	
Decision:	Decided
Date:	05th July 1979
Description:	One detached dwelling house with garage



Planning records for: *Land To The Rear Of 48 St Johns Road Hitchin SG4 9JP*

<b>Reference - 79/00897/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	30th May 1979
<b>Description:</b>	Outline application for the erection of garages to accommodate private motor vehicles and vehicular access

<b>Reference - 03/01202/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	17th July 2003
<b>Description:</b>	Detached four bedroom dwelling. Two storey front extension and side conservatory to existing dwelling. New vehicular access.

<b>Reference - 06/00112/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	24th January 2006
<b>Description:</b>	Erection of 3-bedroom detached dwelling and two linked garages, one to serve new dwelling and one to serve no 48 St Johns Road, associated alterations to access

Planning records for: *St. Johns Community Centre St. Johns Road Hitchin SG4 9JP*

<b>Reference - 92/01320/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	16th December 1992
<b>Description:</b>	Single storey side extension

Planning records for: *St. Johns Community Centre St. Johns Road Hitchin SG4 9JP*

<b>Reference - 98/01077/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	04th August 1998
<b>Description:</b>	Single storey front extension to provide store

Planning records for: *42 St Johns Road Hitchin SG4 9JP*

<b>Reference - 00/00144/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	27th January 2000
<b>Description:</b>	Detached double garage (as amended by location plan received 7.3.00)

HITCHEN, SG4

Energy rating

**E**

Valid until 06.09.2021

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		62   D
39-54	<b>E</b>	49   E	
21-38	<b>F</b>		
1-20	<b>G</b>		

## Building Safety

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Not Specified

## Accessibility / Adaptations

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Rear kitchen door and window replacements  
Replacement Lead roof and slate repairs to Bay window  
New combi boiler installed - 2021

## Restrictive Covenants

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None

## Rights of Way (Public & Private)

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Access through neighbouring properties rear gardens

## Construction Type

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Standard Brick

## Property Lease Information

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Feehold

## Listed Building Information

---

Not listed

## Other

---

Not specified

## Other

---

Not specified

## Other

---

Not specified

## Electricity Supply

---

Yes - Supplier unknown

## Gas Supply

---

Yes - Supplier unknown

## Central Heating

---

GCH

## Water Supply

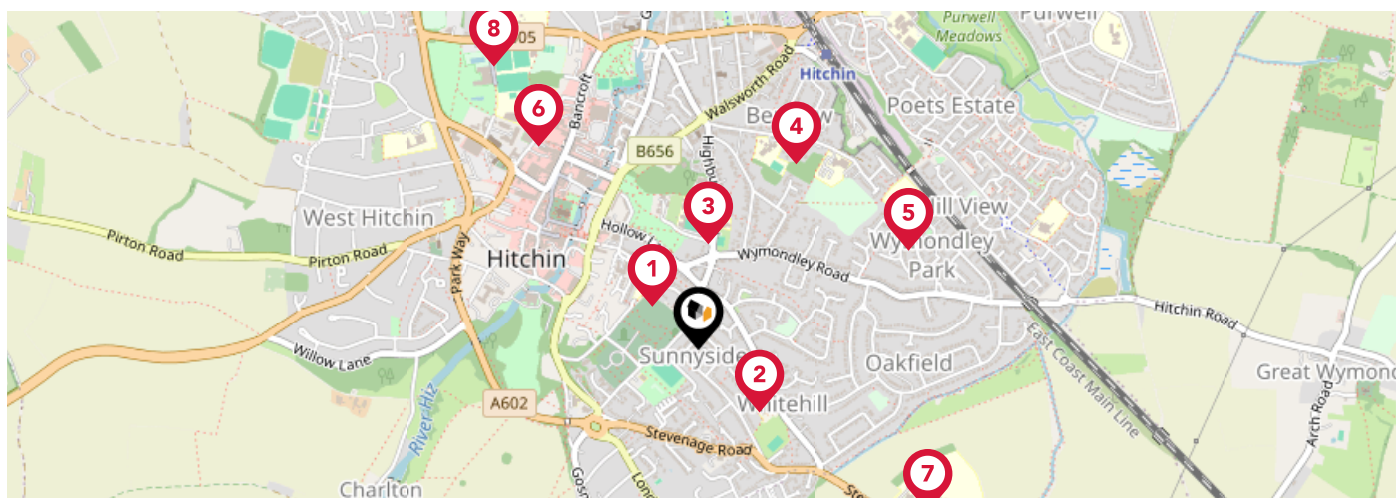
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Yes - Supplier unknown

## Drainage

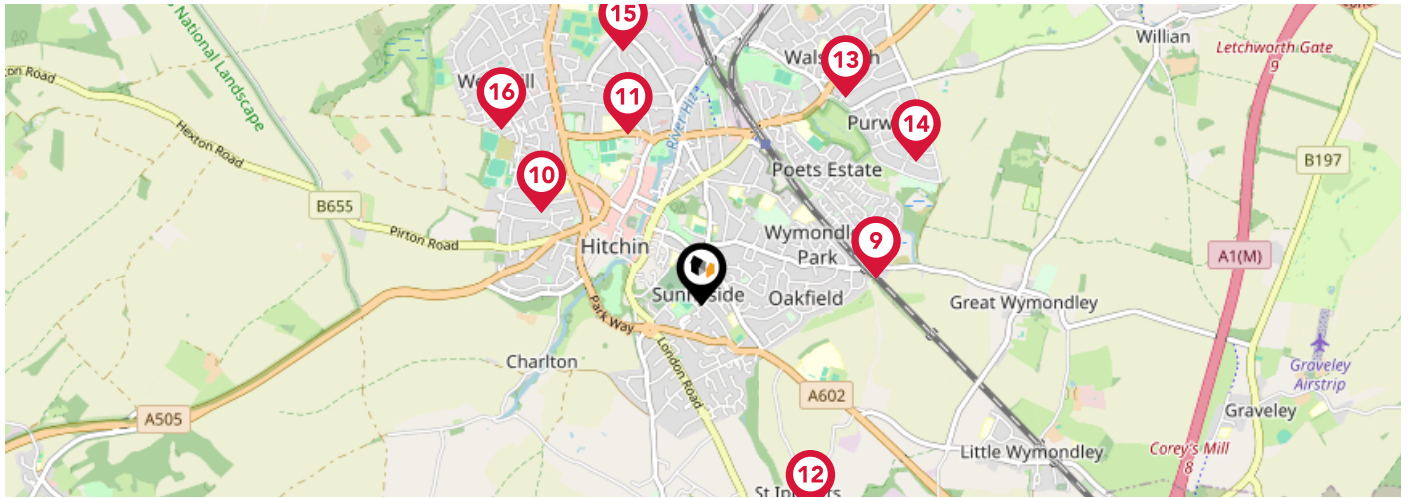
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Mains

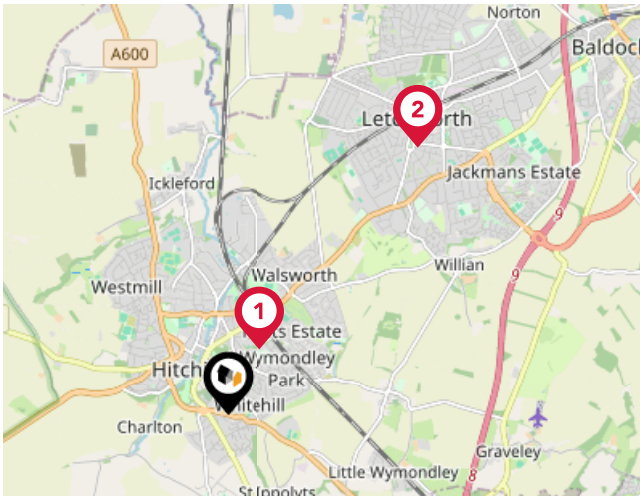


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Highbury Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 204   Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Whitehill Junior School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.2	<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:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Andrew's Church of England Voluntary Aided Primary School, Hitchin</b> Ofsted Rating: Outstanding   Pupils: 252   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>William Ransom Primary School</b> Ofsted Rating: Outstanding   Pupils: 422   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Hitchin Boys' School</b> Ofsted Rating: Outstanding   Pupils: 1317   Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Kingshott School</b> Ofsted Rating: Not Rated   Pupils: 400   Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Wilshere-Dacre Junior Academy</b> Ofsted Rating: Good   Pupils: 267   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



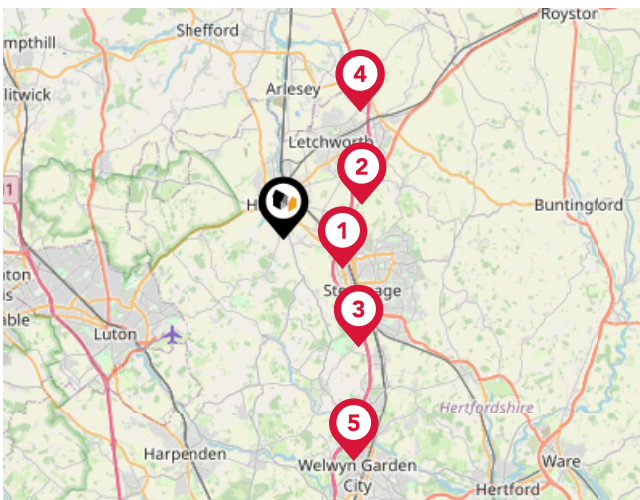


	Nursery	Primary	Secondary	College	Private
<b>Mary Exton Primary School</b> Ofsted Rating: Good   Pupils: 181   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Samuel Lucas Junior Mixed and Infant School</b> Ofsted Rating: Outstanding   Pupils: 420   Distance:0.85	<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:0.86	<input checked="" type="checkbox"/>	<input 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:1.07	<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:1.16	<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:1.18	<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:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Oughton Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 218   Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



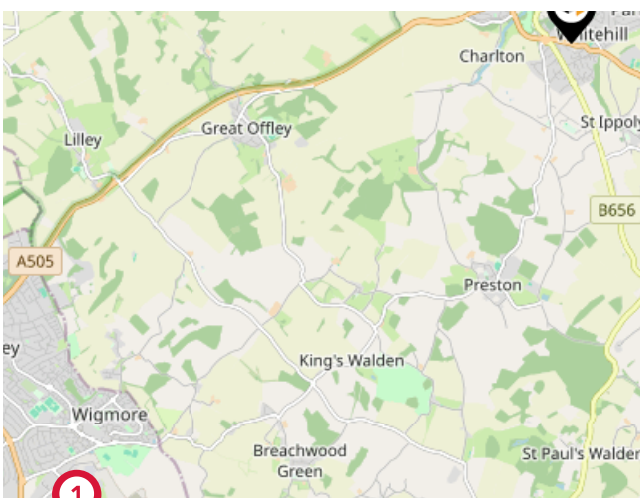
### National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.66 miles
2	Letchworth Rail Station	3 miles
3	Stevenage Rail Station	3.99 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.41 miles
2	A1(M) J9	3.1 miles
3	A1(M) J7	4.77 miles
4	A1(M) J10	5.44 miles
5	A1(M) J6	8.47 miles

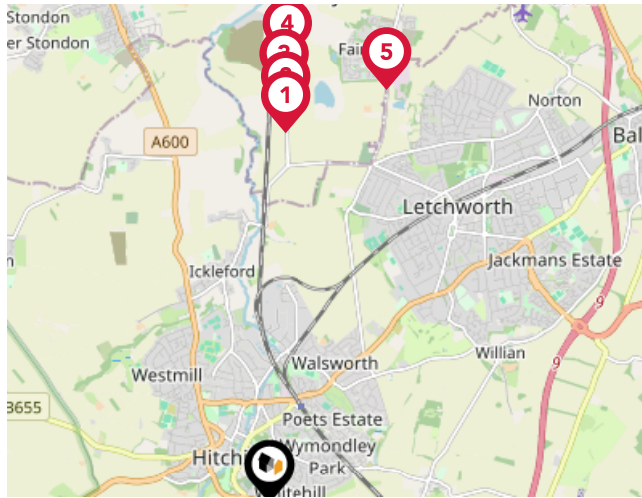


### Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.36 miles
2	Heathrow Airport	33.44 miles
3	Stansted Airport	23.03 miles
4	Silvertown	33.45 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Fountain Cottage	3.38 miles
2	The Cemetery	3.55 miles
3	Jubilee Crescent	3.76 miles
4	London Row	4.05 miles
5	Dickens Boulevard	3.93 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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# country properties

### Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



Valuation Office  
Agency



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