

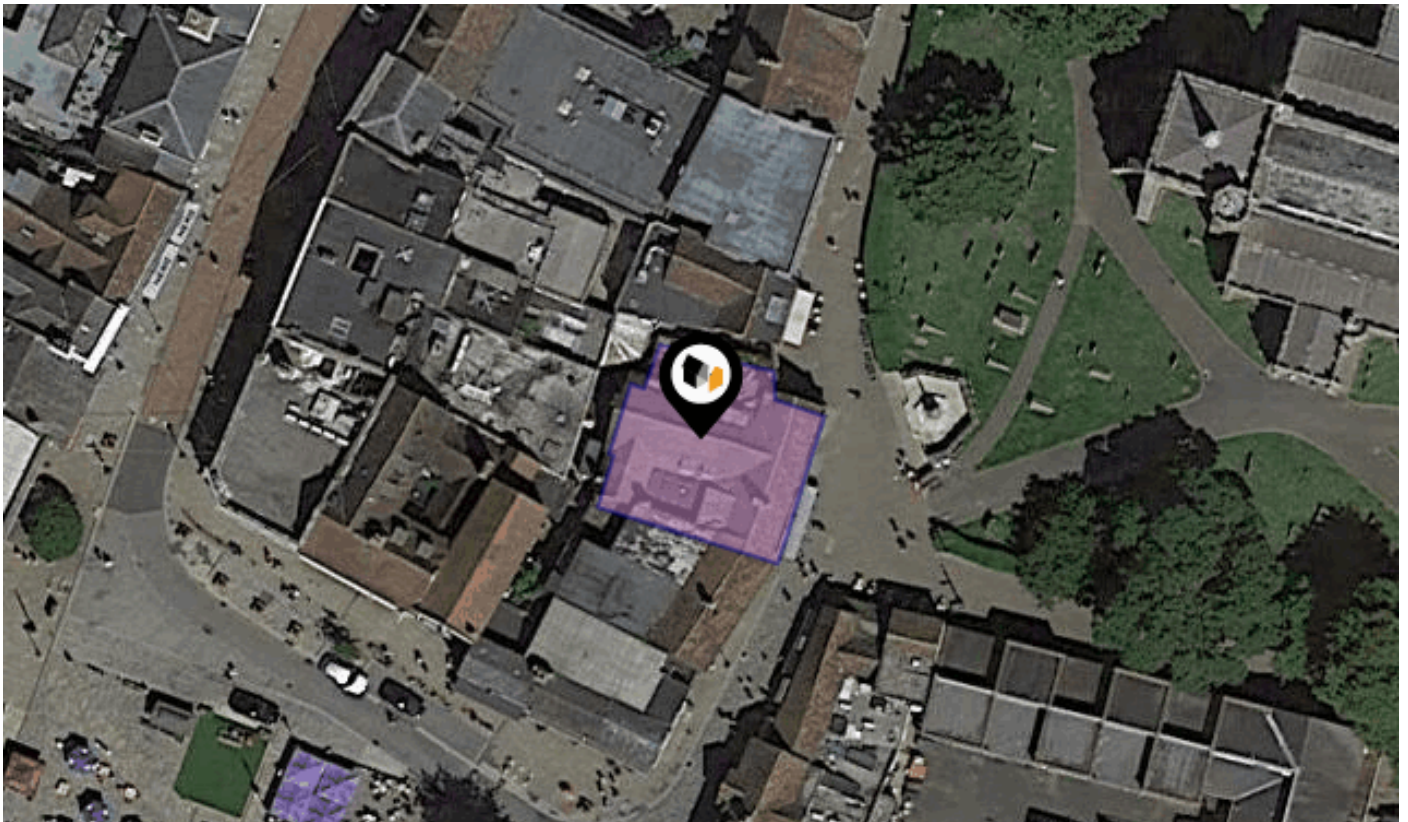


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 11th September 2024



CHURCHYARD, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

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Freehold Title Plan



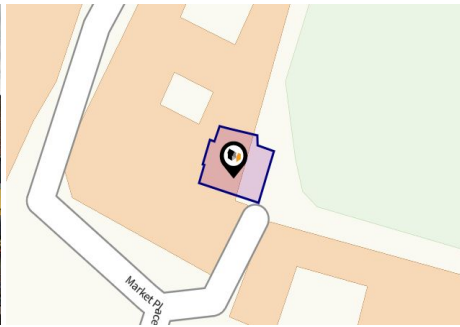
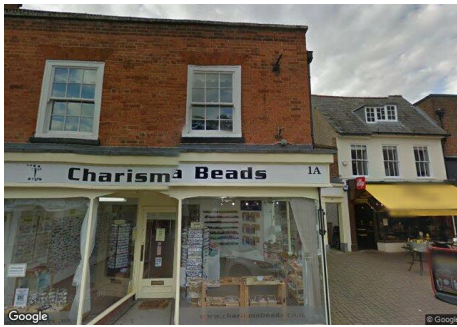
HD444158

Leasehold Title Plan



HD521493

Start Date: 08/11/2012
End Date: 09/11/3011
Lease Term: 999 years from and including 9 November 2012
Term Remaining: 987 years



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	3	Start Date:	08/11/2012
Plot Area:	0.06 acres	End Date:	09/11/3011
Year Built :	Before 1900	Lease Term:	999 years from and including 9 November 2012
Council Tax :	Band B	Term Remaining:	987 years
Annual Estimate:	£1,731		
Title Number:	HD521493		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

Satellite/Fibre TV Availability:

Planning records for: *Churchyard, Hitchin, SG5*

Reference - 05/00652/1LB
Decision: Decided
Date: 29th April 2005
Description: Alterations to existing roof dormer window to form roof entrance. Removal of part of existing flat roof covering and replacement with timber decking (as amended by plan received 15/06/2005)
Reference - 05/00735/1
Decision: Decided
Date: 14th May 2005
Description: Alterations to existing roof dormer window to form roof entrance. Removal of part of existing flat roof covering and replace with timber decking (as amended by plans 02 and 03 received 15/06/2005)
Reference - 03/01994/1LB
Decision: Decided
Date: 16th December 2003
Description: Replacement sash windows to front elevation first floor (as amended by letter and plans received 10th February 2004)

Planning records for: **8 Churchyard Hitchin SG5 1HR**

Reference - 84/01717/1
Decision: Decided
Date: 11th April 2008
Description: Change of use of wool shop to estate agents office

Planning records for: **Paul Marshalls Bliss Bakery 6-7 Churchyard Hitchin SG5 1HR**

Reference - 74/00393/1
Decision: Decided
Date: 21st April 1974
Description: Conversion of first floor into offices, new shop fronts and internal alterations.

Planning records for: **1A Churchyard Hitchin SG5 1HR**

Reference - 16/02618/1LB
Decision: Decided
Date: 14th October 2016
Description: Internal alterations

Planning records for: **10-11 Churchyard Hitchin SG5 1HR**

Reference - 78/00666/1LB
Decision: Decided
Date: 09th May 1978
Description: Installation of replacement shopfront

Planning records for: *Paul Marshalls Bliss Bakery 6-7 Churchyard Hitchin SG5 1HR (First Floor Over 5 6 And 7)*

Reference - 75/01433/1
Decision: Decided
Date: 29th August 1975
Description: Part change of use to consulting rooms for Eye Specialist (first floor over 5, 6 and 7).

Planning records for: *16 Churchyard Hitchin SG5 1HR*

Reference - 87/00443/1A
Decision: Decided
Date: 23rd March 1987
Description: Non-illuminated fascia sign

Reference - 86/01780/1AD
Decision: Decided
Date: 30th October 1986
Description: Non-illuminated fascia and projecting box signs.

Reference - 18/01060/LDCP
Decision: Decided
Date: 18th April 2018
Description: Use of ground floor only from A1 (shops) to A2 (financial and professional services). No alterations to shop front required

Planning records for: **16 Churchyard Hitchin SG5 1HR**

Reference - 86/01779/1	
Decision:	Decided
Date:	30th October 1986
Description:	Installation of new shopfront.

Reference - 87/00442/1	
Decision:	Decided
Date:	23rd March 1987
Description:	Installation of new shopfront

Planning records for: **1 Churchyard Hitchin SG5 1HR**

Reference - 14/00375/1LB	
Decision:	Decided
Date:	10th February 2014
Description:	Retention of repainted shop frontage in "Hicks blue" and hand painted signboard.

Reference - 13/01957/1AD	
Decision:	Decided
Date:	30th August 2013
Description:	Installation of non-illuminated fascia signs on front and side elevation

Planning records for: *1 Churchyard Hitchin SG5 1HR*

Reference - 83/00724/1
Decision: Decided
Date: 09th May 1983
Description: Change of use from shop to additional accommodation for adjoining restaurant
Reference - 86/00665/1LB
Decision: Decided
Date: 06th May 1986
Description: Erection of replacement single storey rear extension.
Reference - 13/01748/1LB
Decision: Decided
Date: 30th August 2013
Description: Repaint front and side elevation and replacement fascia signs
Reference - 86/00662/1
Decision: Decided
Date: 06th May 1986
Description: Erection of replacement single storey rear extension.

Planning records for: **1 Churchyard Hitchin SG5 1HR**

Reference - 87/01822/1	
Decision:	Decided
Date:	03rd December 1987
Description:	Change of use of first floor from offices to 2 bed flat

Planning records for: **2 Churchyard Hitchin SG5 1HR**

Reference - 14/01493/1DOC	
Decision:	Decided
Date:	02nd June 2014
Description:	Condition 4 - Ventilation and Fume System Details (as discharge of condition attached to planning reference 14/00278/1 granted permission 28/04/2014)

Reference - 14/02813/1DOC	
Decision:	Decided
Date:	21st October 2014
Description:	Condition 5 - Bin Store Details (as discharge of condition attached to planning ref 14/00278/1 granted permission 28/04/2014)

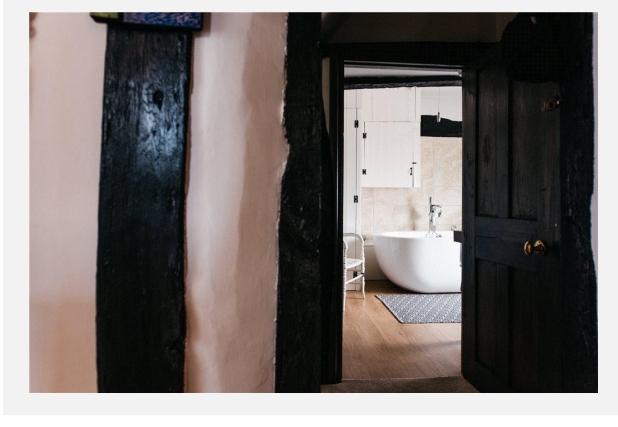
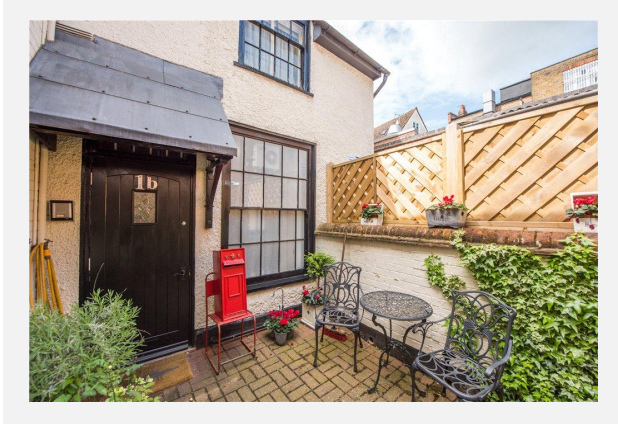
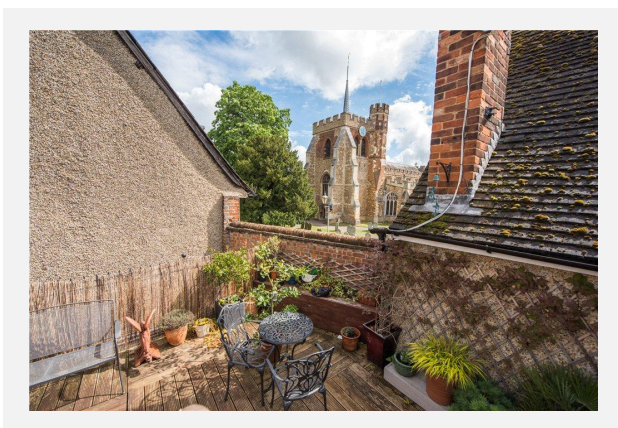
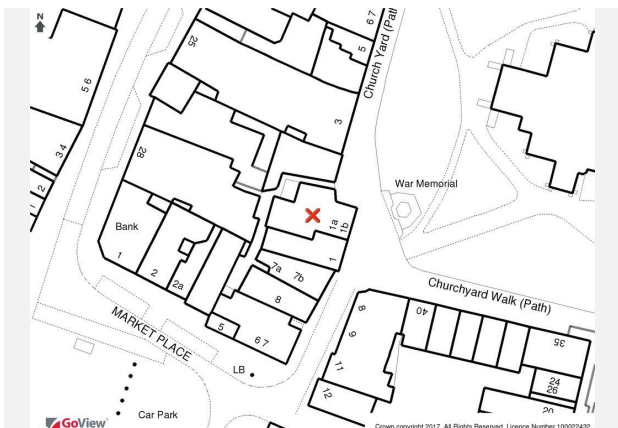
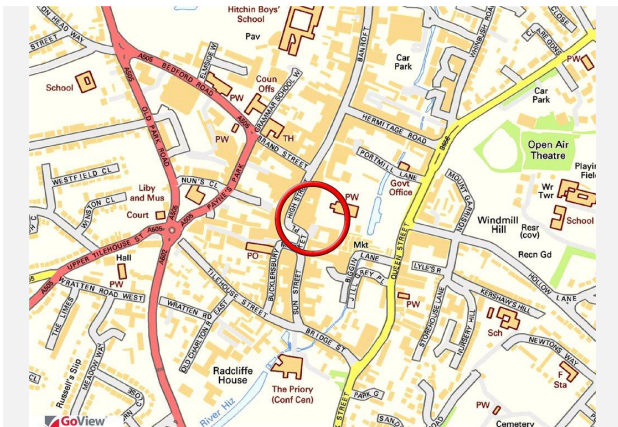
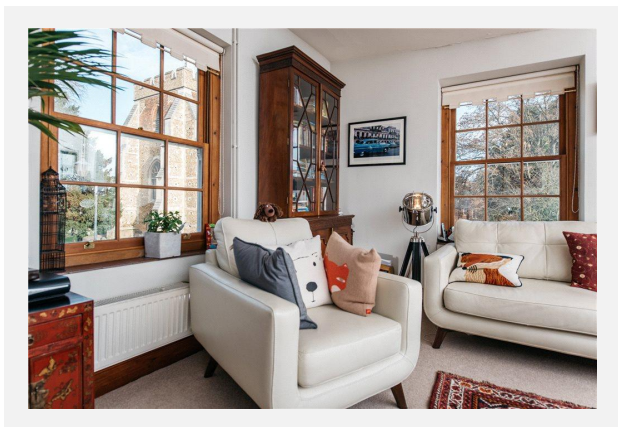
Reference - 14/00278/1	
Decision:	Decided
Date:	30th January 2014
Description:	Change of use of ground floor from A1 (retail) to A3 (restaurant) As amended by plan no. SHI/14/02 received 18th March 2014.

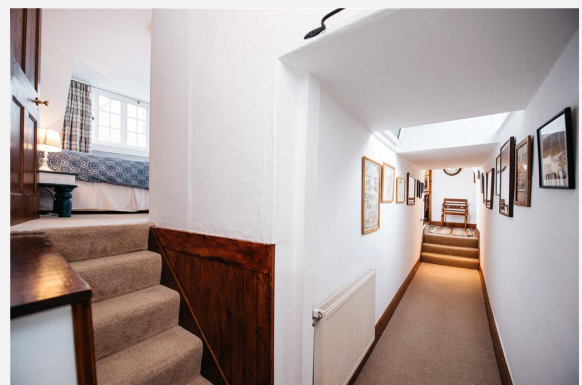
Planning records for: *2 Churchyard Hitchin SG5 1HR*

Reference - 14/02290/1	
Decision:	Decided
Date:	26th August 2014
Description:	Retention of air conditioning unit

Planning records for: *Treasure Chest 4 Churchyard Hitchin SG5 1HR*

Reference - 81/00102/1LB	
Decision:	Decided
Date:	10th October 1981
Description:	Alterations to the chimney breasts at ground floor and first floor.

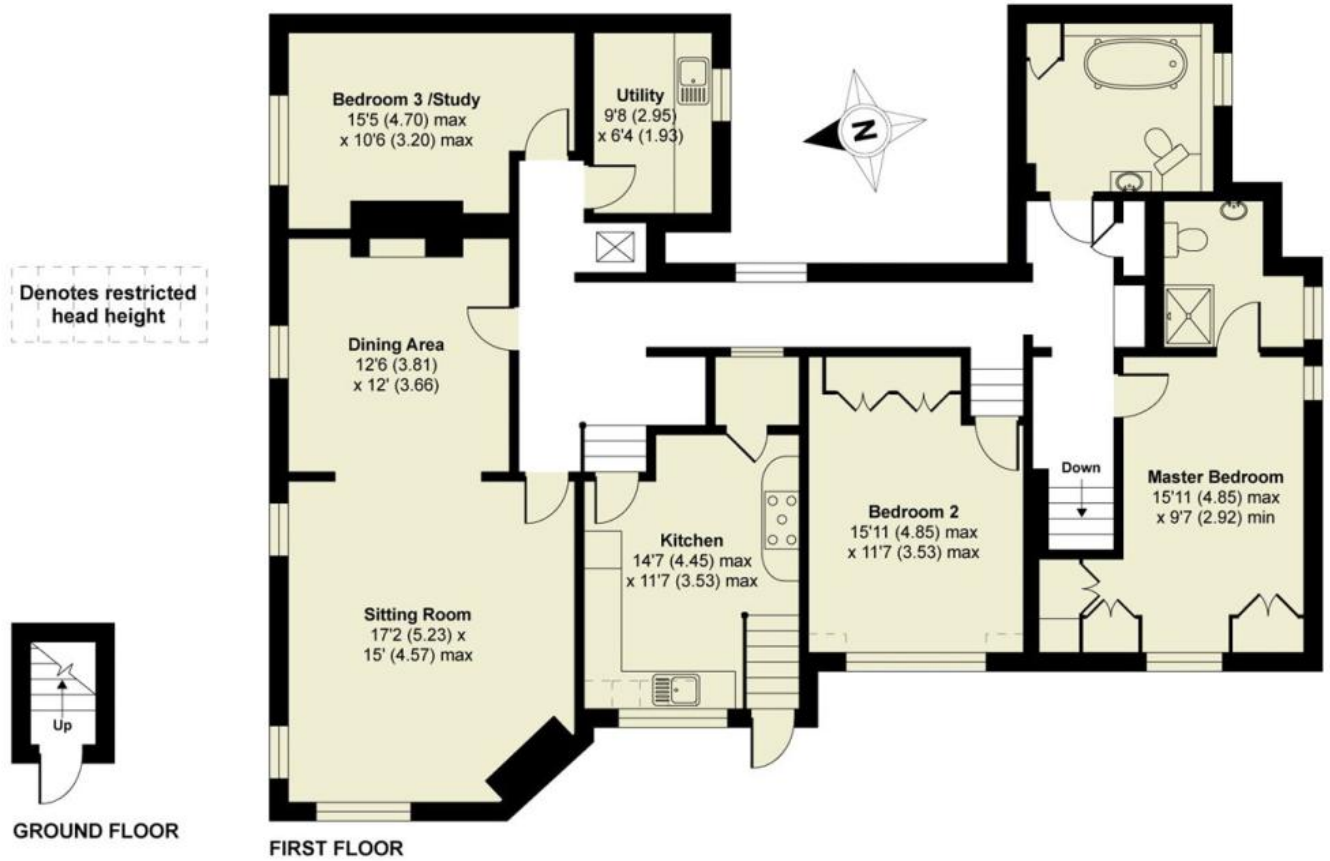








CHURCHYARD, HITCHIN, SG5



APPROX. GROSS INTERNAL FLOOR AREA 1676 SQ FT 155.7 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.
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Building Safety

None Specified

Accessibility / Adaptations

Window replacements

Restrictive Covenants

None

Rights of Way (Public & Private)

Shared access (Alley way)

Construction Type

Brick

Property Lease Information

No Lease - Freehold
(Flying Freehold in place)

Listed Building Information

Yes - Grade II

Other

None specified

Other

None specified

Other

None specified

Electricity Supply

YES - EON

Gas Supply

YES - EON

Central Heating

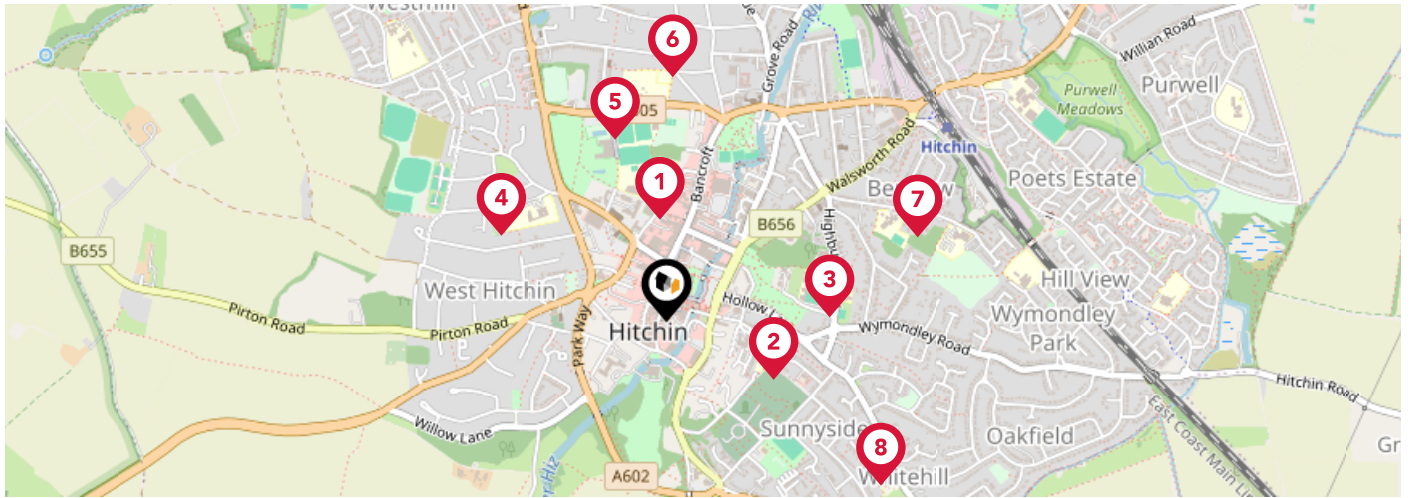
YES - GCH

Water Supply

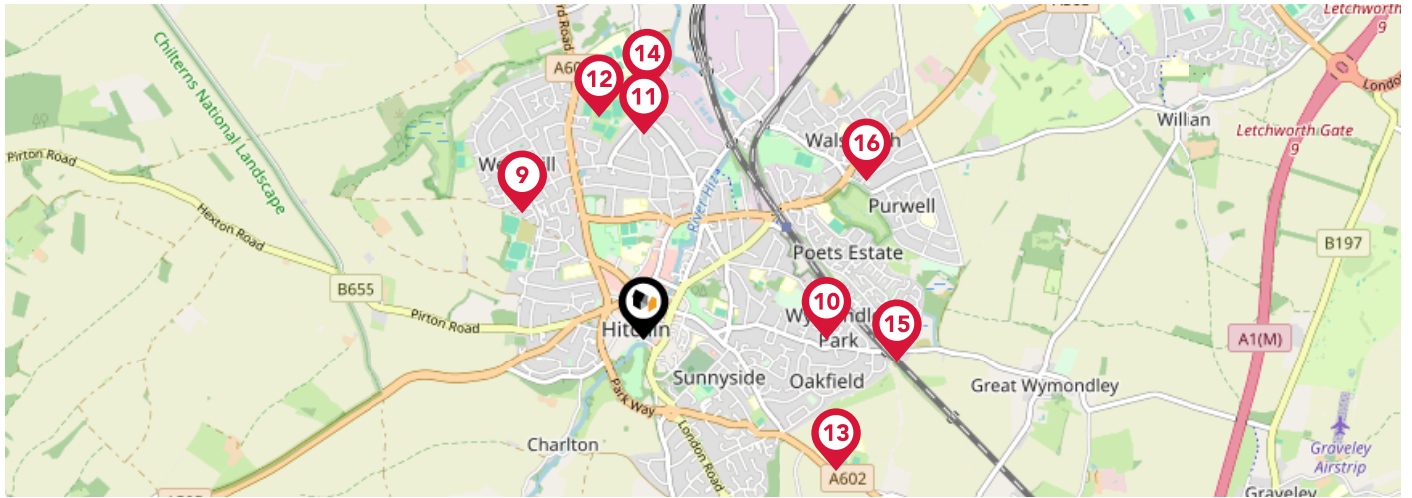
Affinity

Drainage

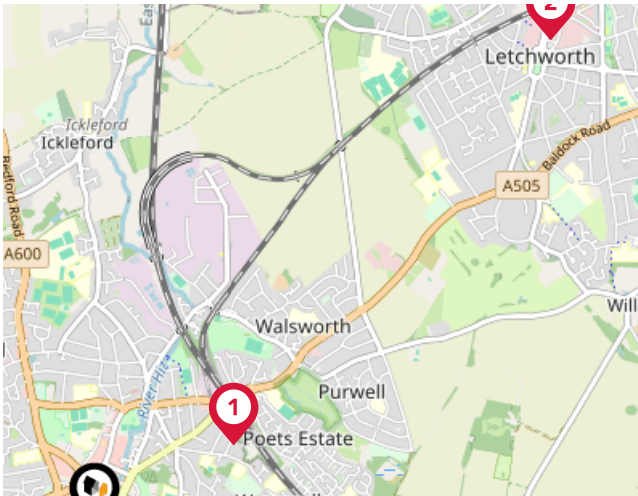
Mains



		Nursery	Primary	Secondary	College	Private
1	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.56	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

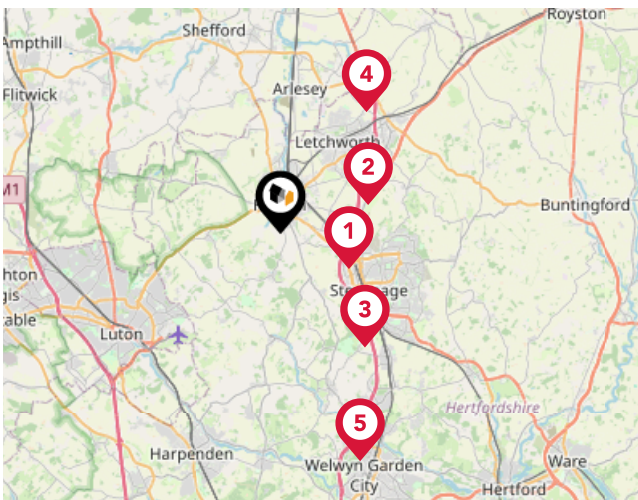


	Nursery	Primary	Secondary	College	Private
Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.83	<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:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Priory School Ofsted Rating: Good Pupils: 1231 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:1.13	<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:1.16	<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:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



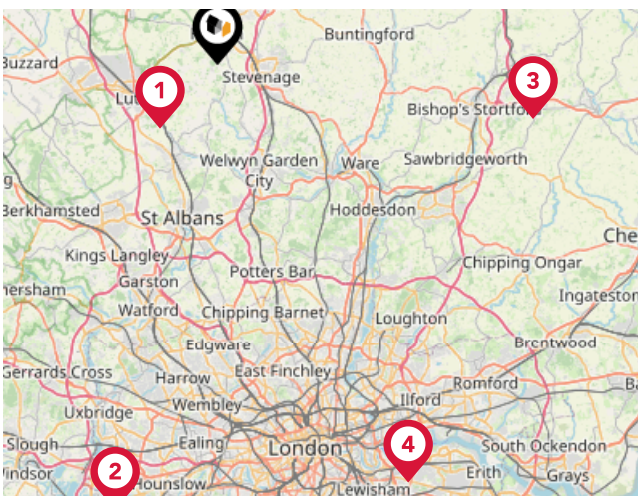
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.73 miles
2	Letchworth Rail Station	3.04 miles
3	Stevenage Rail Station	4.4 miles



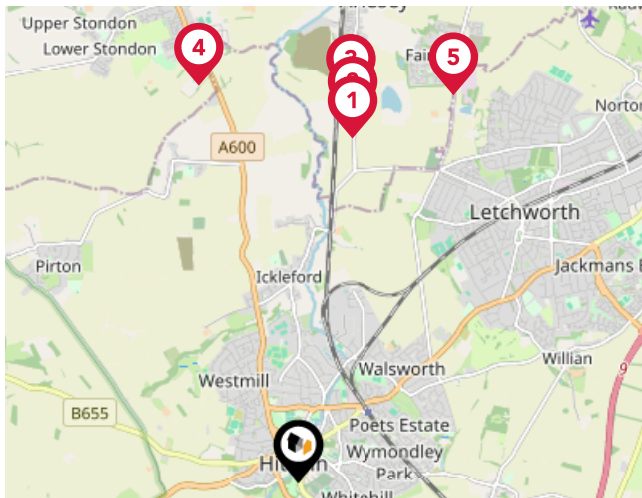
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.83 miles
2	A1(M) J9	3.35 miles
3	A1(M) J7	5.17 miles
4	A1(M) J10	5.44 miles
5	A1(M) J6	8.8 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.28 miles
2	Heathrow Airport	33.59 miles
3	Stansted Airport	23.42 miles
4	Silvertown	33.81 miles



Bus Stops/Stations

Pin	Name	Distance
1	Fountain Cottage	3.19 miles
2	The Cemetery	3.36 miles
3	Jubilee Crescent	3.56 miles
4	Loganberry Way	3.74 miles
5	Dickens Boulevard	3.82 miles

Important - Please read

SOLD BY COUNTRY PROPERTIES, The agent selected by more home owners in Hitchin than any other. Call us on 01462 452951 to see how we can help you.

Country Properties

Data Quality

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Valuation Office
Agency

