

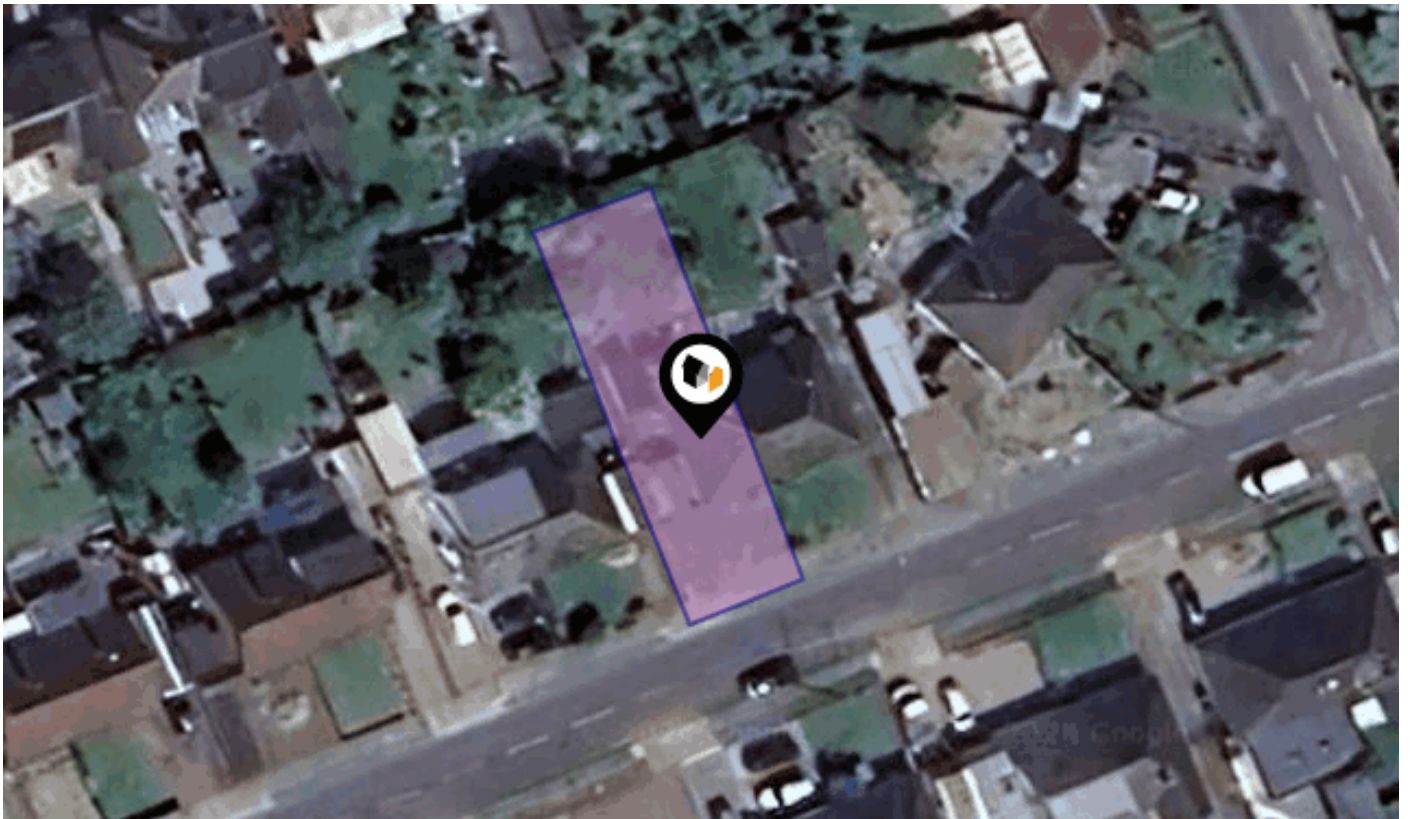


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 28th August 2024



NINESPRINGS WAY, HITCHIN, SG4

Country Properties

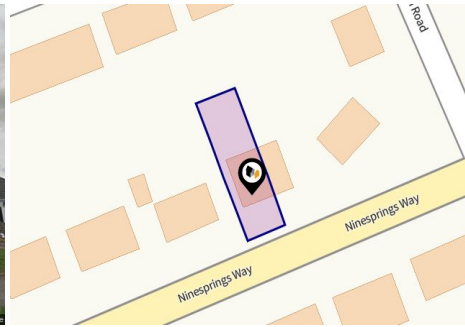
6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk





Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 796 ft² / 74 m²
Plot Area: 0.09 acres
Council Tax : Band C
Annual Estimate: £1,979
Title Number: HD18043

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

13 mb/s	75 mb/s	1000 mb/s

Mobile Coverage:
 (based on calls indoors)

Satellite/Fibre TV Availability:

Planning records for: *60 Ninesprings Way Hitchin Hertfordshire SG4 9NU*

Reference - 24/00233/FPH
Decision: Decided
Date: 05th February 2024
Description: Single storey rear extension to existing garage and alterations to existing garage roof and fenestration to facilitate the conversion of garage to self-contained 1-bed annexe ancillary to main dwelling.

Reference - 15/02229/1HH
Decision: Decided
Date: 19th August 2015
Description: Single storey rear extension, extension of roof from hipped to gable end together with insertion of rear dormer and velux window in front roofslope to facilitate loft conversion, repositioning of garage.

Reference - 24/00945/FPH
Decision: Decided
Date: 09th May 2024
Description: First floor side extension including juliet balcony. Single storey front and rear extensions to existing garage and alterations to fenestration to facilitate the conversion of garage to self-contained 1-bed annexe ancillary to main dwelling.

Planning records for: *62 Ninesprings Way Hitchin SG4 9NU*

Reference - 16/00951/1HH
Decision: Decided
Date: 15th April 2016
Description: Single storey rear extension, extension of roof from hipped to gable end together with insertion of rear dormer, velux windows in front elevation to facilitate loft conversion, repositioning of garage (as amended by drawings received 3rd June 2016).

Planning records for: *66 Ninesprings Way Hitchin SG4 9NU*

Reference - 10/00884/1HH	
Decision:	Decided
Date:	04th May 2010
Description:	Single storey side and rear extension

Planning records for: *68 Ninesprings Way Hitchin SG4 9NU*

Reference - 13/01733/1HH	
Decision:	Decided
Date:	26th July 2013
Description:	Two storey side and single storey rear extensions.

Planning records for: *69 Ninesprings Way Hitchin Hertfordshire SG4 9NU*

Reference - 24/01494/FPH	
Decision:	Registered
Date:	17th July 2024
Description:	Refurbishment of existing bungalow including alterations to fenestration and demolition of existing porch and chimney

Reference - 85/01646/1	
Decision:	Decided
Date:	11th September 1985
Description:	Erection of single storey side extensions.

Planning records for: **69 Ninesprings Way Hitchin SG4 9NU**

Reference - 12/00264/1HH	
Decision:	Decided
Date:	27th February 2012
Description:	Single storey side extension

Planning records for: **71 Ninesprings Way Hitchin SG4 9NU**

Reference - 03/00385/1HH	
Decision:	Decided
Date:	06th March 2003
Description:	Single storey rear extension. Replacement garage. Rear dormer window and front rooflight to create room in loft space. (As amended by plans received 8th and 13th May 2003)

Planning records for: **72 Ninesprings Way Hitchin SG4 9NU**

Reference - 07/02069/1HH	
Decision:	Decided
Date:	27th September 2007
Description:	Single storey rear extension

Planning records for: **74 Ninesprings Way Hitchin SG4 9NU**

Reference - 11/02219/1HH	
Decision:	Decided
Date:	20th September 2011
Description:	Single storey rear extension, installation of double doors in first floor roofslope to replace existing dormer window and replacement of existing ground floor rear window with full length double doors

Planning records for: **74 Ninesprings Way Hitchin SG4 9NU**

Reference - 74/00360/1	
Decision:	Decided
Date:	22nd April 1974
Description:	Erection of storm porch

Reference - 03/01909/1HH	
Decision:	Decided
Date:	04th December 2003
Description:	Side extension to provide ground and first floor accommodation. Single storey rear extension. Demolition of existing garage

Planning records for: **78 Ninesprings Way Hitchin Herts SG4 9NU**

Reference - 94/00450/1HH	
Decision:	Decided
Date:	18th April 1994
Description:	Single storey side and rear extension and front entrance porch (as amended by drawing no BDS 94307/1B received 13th June 1994)

Planning records for: **79 Ninesprings Way Hitchin SG4 9NU**

Reference - 83/00864/1	
Decision:	Decided
Date:	31st May 1983
Description:	Erection of ground floor rear extension

Planning records for: **80 Ninesprings Way Hitchin SG4 9NU**

Reference - 85/01170/1	
Decision:	Decided
Date:	30th July 1985
Description:	Erection of single storey side and rear extension and detached garage.

Planning records for: **81 Ninesprings Way Hitchin SG4 9NU**

Reference - 12/02453/1HH	
Decision:	Decided
Date:	31st October 2012
Description:	Single storey side and rear extension

Planning records for: **82 Ninesprings Way Hitchin SG4 9NU**

Reference - 12/02472/1NMA	
Decision:	Decided
Date:	31st October 2012
Description:	Flat roof to rear extension instead of pitched (as non-material amendment to planning reference 12/01789/1HH granted permission on 27/09/12)

Reference - 12/01789/1HH	
Decision:	Decided
Date:	02nd August 2012
Description:	Rear and side extension and alterations to existing roof.

Planning records for: **84 Ninesprings Way Hitchin SG4 9NU**

Reference - 05/00337/1HH	
Decision:	Decided
Date:	03rd March 2005
Description:	Single storey rear and side extensions to bungalow following demolition of existing rear conservatory, detached garage and garage shed

Planning records for: **85 Ninesprings Way Hitchin SG4 9NU**

Reference - 91/01450/1	
Decision:	Decided
Date:	18th December 1991
Description:	Single storey rear extension (amended by plan recieved 31.1.92)

Planning records for: **88 Ninesprings Way Hitchin Hertfordshire SG4 9NU**

Reference - 18/00878/NCS	
Decision:	Decided
Date:	26th March 2018
Description:	Single storey rear extension with the following dimension: Length (measured from rear wall of original house) - 6.0 metres

Planning records for: **90 Ninesprings Way Hitchin SG4 9NU**

Reference - 83/00447/1	
Decision:	Decided
Date:	23rd March 1983
Description:	Erection of single storey side extension and replacement detached garage

Planning records for: *91 Ninesprings Way Hitchin SG4 9NU*

Reference - 15/00815/1HH	
Decision:	Decided
Date:	27th March 2015
Description:	Single storey rear extension, dormer window in rear roofslope, rooflight in front roofslope and first floor window in side elevation to facilitate conversion of loft to habitable accommodation, insertion of bay window in front elevation.

Reference - 15/01584/1NMA	
Decision:	Decided
Date:	12th June 2015
Description:	Rooflights in proposed extension amended to single rooflight, proposed concertina doors at rear of extension amended to patio doors, window frames in proposed extension amended to Grey UPVC (RAL 7016) (as non-material amendment to planning refer 15/00815/1HH granted permission 22/05/2015 for "Single storey rear extension, dormer window in rear roofslope, rooflight in front roofslope and first floor window in side elevation to facilitate conversion of loft to habitable accommodation, insertion of bay window in front elevation")

Reference - 23/00689/TCA	
Decision:	Decided
Date:	22nd March 2023
Description:	Various works

Reference - 23/00593/LDCP	
Decision:	Decided
Date:	22nd March 2023
Description:	Erection of detached single storey garage, office and utility space following demolition of existing detached garage

Planning records for: **93 Ninesprings Way Hitchin Hertfordshire SG4 9NU**

Reference - 23/01661/DOC
Decision: Decided
Date: 16th August 2023
Description: Details reserved by condition 6 (Fence) of planning permission reference no. 23/00590/FP granted on 15.08.2023.
Reference - 23/00590/FP
Decision: Decided
Date: 20th March 2023
Description: Change of use of existing residential dwelling to registered Children's Home (C2)
Reference - 24/00713/FPH
Decision: Registered
Date: 25th April 2024
Description: Retention of single storey rear extension, hip to gable roof extension and insertion of dormer window to rear elevation and rooflights to existing front elevation roofslope to facilitate conversion of loftspace into habitable accommodation (revision of previously approved planning permission granted 02.12.2020)
Reference - 24/01252/FP
Decision: Decided
Date: 06th June 2024
Description: Single storey rear extension, hip to gable roof extension and insertion of dormer window to rear elevation and rooflights to existing front elevation roofslope to facilitate conversion of loftspace into habitable accommodation (revision of previously approved planning permission granted 02.12.2020) (Development already carried out).

Planning records for: **94 Ninesprings Way Hitchin SG4 9NU**

Reference - 92/00654/1	
Decision:	Decided
Date:	26th June 1992
Description:	Replacement single storey rear extension to existing bungalow.

Planning records for: **96 Ninesprings Way Hitchin Hertfordshire SG4 9NU**

Reference - 23/00901/FPH	
Decision:	Decided
Date:	18th April 2023
Description:	Single storey rear extension following demolition of existing rear conservatory

Reference - 13/01798/1HH	
Decision:	Decided
Date:	25th July 2013
Description:	Single storey side extension and single storey extension to existing rear conservatory.

Planning records for: **98 Ninesprings Way Hitchin SG4 9NU**

Reference - 79/00266/1	
Decision:	Decided
Date:	21st February 1979
Description:	Erection of single storey rear extension

Planning records for: *98 Ninesprings Way Hitchin SG4 9NU*

Reference - 76/00332/1	
Decision:	Decided
Date:	09th March 1976
Description:	Erection of detached garage

Ninesprings Way, HITCHIN, SG4

Energy rating

E

Valid until 05.11.2017

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Additional EPC Data

Walls:	Wall
Walls Energy:	Very poor
Roof:	Roof
Roof Energy:	Very poor
Window:	Window
Window Energy:	Good
Main Heating:	Main-Heating
Main Heating Energy:	Good
Main Heating Controls:	Main-Heating-Controls
Main Heating Controls Energy:	Poor
Hot Water System:	Hot-Water
Hot Water Energy Efficiency:	Good
Lighting:	Lighting
Lighting Energy:	Very poor
Floors:	Floor
Secondary Heating:	Secondary-Heating
Secondary Heating Energy:	Very poor
Total Floor Area:	74 m ²

Building Safety

Not specified

Accessibility / Adaptations

Not specified

Restrictive Covenants

None

Rights of Way (Public & Private)

None

Construction Type

Standard Brick

Property Lease Information

Freehold

Listed Building Information

Not listed

Other

Not specified

Other

Not specified

Other

Not specified

Electricity Supply

YES -Supplier EDF

Gas Supply

YES -Supplier EDF

Central Heating

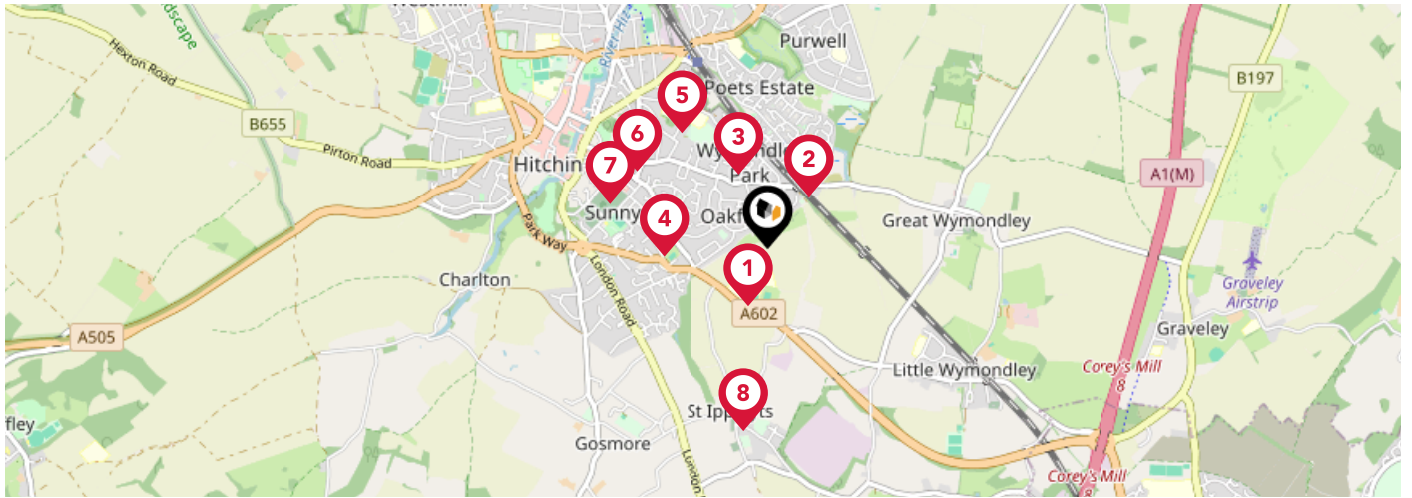
GCH

Water Supply

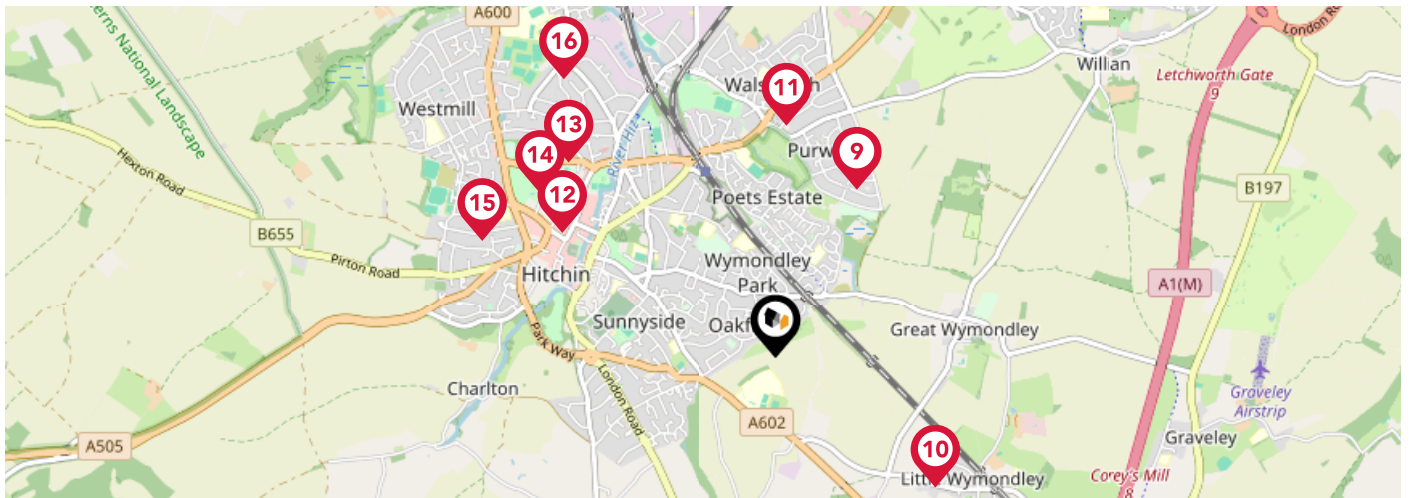
YES - Affinity

Drainage

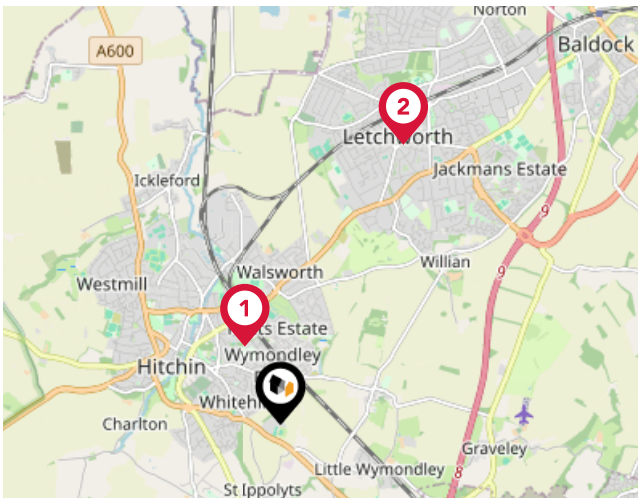
Mains



	Nursery	Primary	Secondary	College	Private
<p>1 Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.28</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:0.31</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.68</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.74</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 St Ippolyts Church of England Aided Primary School Ofsted Rating: Good Pupils: 175 Distance:0.84</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

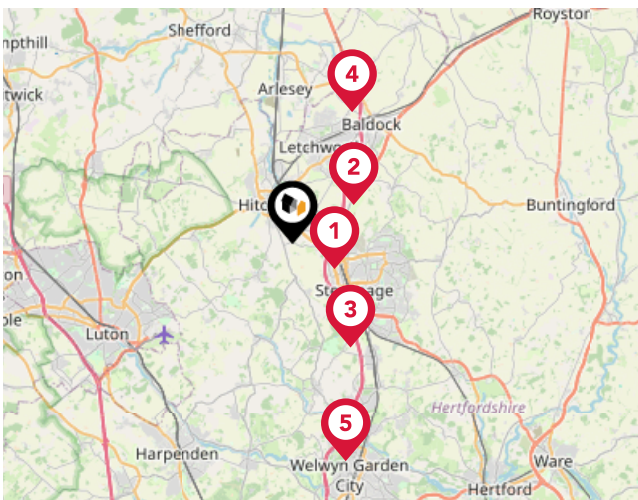


	Nursery	Primary	Secondary	College	Private
Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wymondley Junior Mixed and Infant School Ofsted Rating: Good Pupils: 102 Distance:0.95	<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:1.13	<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:1.3	<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:1.31	<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:1.44	<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:1.59	<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	0.78 miles
2	Letchworth Rail Station	2.79 miles
3	Stevenage Rail Station	3.53 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	1.82 miles
2	A1(M) J9	2.62 miles
3	A1(M) J7	4.36 miles
4	A1(M) J10	5.25 miles
5	A1(M) J6	8.21 miles

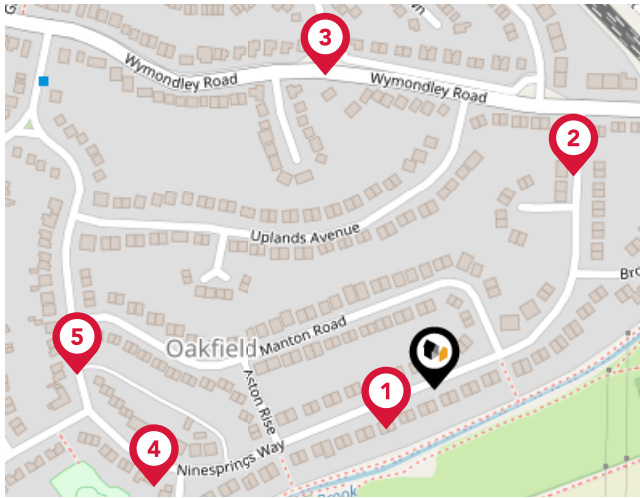


Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	6.73 miles
2	Cambridge Airport	25.8 miles
3	Cambridge Airport	25.95 miles
4	London Stansted Airport	22.42 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Aston Road	0.04 miles
2	Linton Close	0.15 miles
3	Wymondley Road	0.19 miles
4	Ninesprings Way Shops	0.17 miles
5	Manton Road	0.2 miles



Country Properties

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Country Properties looks forward to welcoming you at your local branch in the near future.



Paul Hurren | Valuation Manager

Paul has been with Country Properties for 8 years as a sales negotiator and is our expert in the local flats/apartments market. With over a decade worth of experience in both the Bedfordshire and Hertfordshire property markets Paul is best placed to accurately value your home.

Important - Please read

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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