

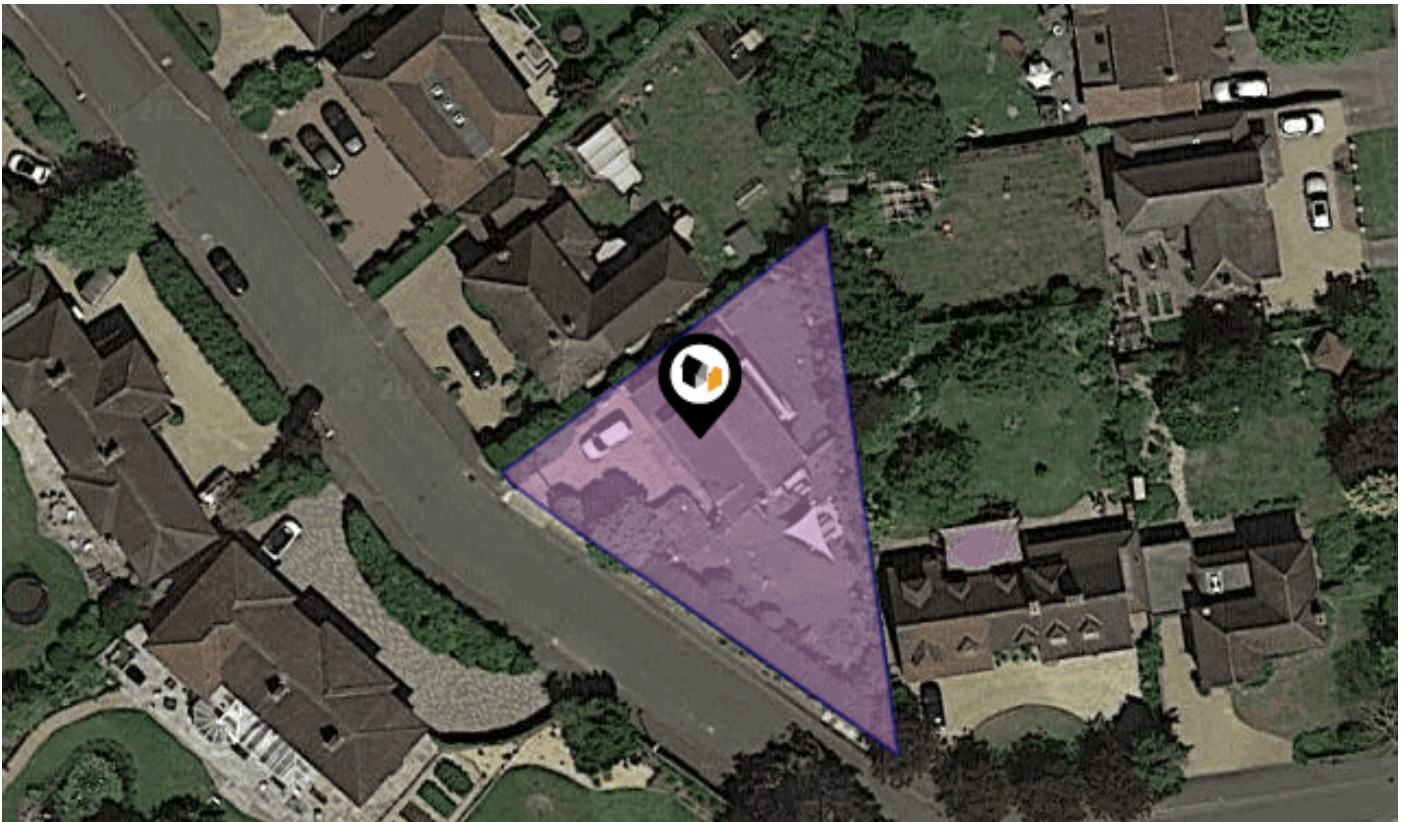


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 02nd October 2024



PRIORY WAY, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

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Property

| | | | |
|-------------------------|--|----------------|----------|
| Type: | Detached | Tenure: | Freehold |
| Bedrooms: | 2 | | |
| Floor Area: | 1,808 ft ² / 168 m ² | | |
| Plot Area: | 0.17 acres | | |
| Year Built : | 1991-1995 | | |
| Council Tax : | Band G | | |
| Annual Estimate: | £3,710 | | |
| Title Number: | HD284284 | | |

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|---------------------|
| 14 mb/s | 56 mb/s | 1000 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Priory Way, Hitchin, SG4*

| Reference - 06/02111/1HH | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 18th September 2006 |
| Description: | Single storey rear extension, increase in ridge height of roof above existing garage with new dormer window on rear roof slope to create additional bedroom |

| Reference - 17/00952/1HH | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 13th April 2017 |
| Description: | Single storey rear extension. Reclad front entrance porch and render existing brickwork elevations. |

Planning records for: *1A Priory Way Hitchin Herts SG4 9BH*

| Reference - 93/01115/1TPO | |
|---------------------------|---|
| Decision: | Decided |
| Date: | 17th September 1993 |
| Description: | Reduction of canopy to one Copper Beech tree. |

| Reference - 16/00580/1HH | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 08th March 2016 |
| Description: | First floor side extension and single storey side extension, front roof canopy and conversion of one integral garage to an additional family room. |

| Reference - 97/00914/1TPO | |
|---------------------------|---|
| Decision: | Decided |
| Date: | 04th August 1997 |
| Description: | Pruning lower branches of a Beech tree by 2 to 3 feet |

Planning records for: *2 Priory Way Hitchin SG4 9BH*

| Reference - 02/00938/1HH | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 14th June 2002 |
| Description: | First floor rear extension, replacement roof to existing single storey rear extension, single storey side extension to provide garage & store (as amended plan drawing no. 02/31/2A received 01 August 2002) |

Planning records for: *Part Of Garden Of 2 Priory Way Hitchin SG4 9BH*

| |
|--|
| Reference - 80/00829/1 |
| Decision: Decided |
| Date: 11th March 1980 |
| Description: Site and layout of detached dwelling and garage fronting Gosmore Road and formation of new vehicular access there from. |
| Reference - 84/00990/1 |
| Decision: Decided |
| Date: 20th June 1984 |
| Description: Erection of single storey rear extension |
| Reference - 81/01557/1 |
| Decision: Decided |
| Date: 19th October 1981 |
| Description: Erection of single storey rear extension. |
| Reference - 81/01355/1 |
| Decision: Decided |
| Date: 08th September 1981 |
| Description: Application for determination under Section 53 of the Town and Country Planning Act 1971 as to whether the construction of a single storey rear extension requires planning permission. |

Planning records for: *2 Priory Way Hitchin SG4 9BH*

| Reference - 88/01293/1 | |
|------------------------|------------------------------|
| Decision: | Decided |
| Date: | 18th July 1988 |
| Description: | Single storey side extension |

Planning records for: *3 Priory Way Hitchin SG4 9BH*

| Reference - 02/00460/1HH | |
|--------------------------|--------------------|
| Decision: | Decided |
| Date: | 20th March 2002 |
| Description: | Rear conservatory. |

| Reference - 01/01213/1HH | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 09th August 2001 |
| Description: | Two storey side extension incorporating double garage and rear conservatory (as amended by plan 01/55/2A dated 5.9.01) |

Planning records for: *4 Priory Way Hitchin SG4 9BH*

| Reference - 12/00307/1HH | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 08th February 2012 |
| Description: | Two storey side extension and insertion of dormer window in front roofslope following demolition of existing garage, single storey rear extension and insertion of two dormer windows in rear roofslope following demolition of existing study, pitched roof to existing utility room on side elevation. |

Planning records for: *5 Priory Way Hitchin Hertfordshire SG4 9BH*

| |
|---|
| Reference - 01/00506/1HH |
| Decision: Decided |
| Date: 02nd April 2001 |
| Description: Two storey and single storey side extensions following demolition of existing garage (as amended by drawing JPW/4A and 5A received 4.6.01) |

| |
|--|
| Reference - 85/01144/1 |
| Decision: Decided |
| Date: 24th July 1985 |
| Description: Erection of single storey front, side and rear extension incorporating existing garage. |

Planning records for: *The Beeches 6A Priory Way Hitchin SG4 9BH*

| |
|--|
| Reference - 17/00956/1DOC |
| Decision: Decided |
| Date: 24th April 2017 |
| Description: Details reserved by condition 3 (horizontal timber cladding sample) of planning permission reference no. 16/03172/1HH granted on 1 February 2017. |

| |
|---|
| Reference - 16/03172/1HH |
| Decision: Decided |
| Date: 15th December 2016 |
| Description: Single storey rear extension, first floor rear extension, and insertion of first floor window. |

Planning records for: *The Beeches 6A Priory Way Hitchin Hertfordshire SG4 9BH*

| | |
|---------------------------------|--|
| Reference - 23/02591/FPH | |
| Decision: | Decided |
| Date: | 20th November 2023 |
| Description: | Two storey side extension for use as gym/home office/storeroom, single storey rear infill extension, render to side and alterations to front porch following demolition of existing garage (as amplified by plans received on 21 February 2024). |

Planning records for: *7 Priory Way Hitchin SG4 9BH*

| | |
|----------------------------------|-----------------------------------|
| Reference - 12/00293/1PUD | |
| Decision: | Decided |
| Date: | 08th February 2012 |
| Description: | Rear aluminium and glazed lean-to |

Planning records for: *8 Priory Way Hitchin SG4 9BH*

| | |
|---------------------------------|---|
| Reference - 15/00811/1HH | |
| Decision: | Decided |
| Date: | 24th March 2015 |
| Description: | Two storey side/rear extension incorporating existing detached garage to create integral garage. Insertion of first floor window on north west elevation. |

Planning records for: *9 Priory Way Hitchin SG4 9BH*

| | |
|---------------------------------|---|
| Reference - 15/02499/1HH | |
| Decision: | Decided |
| Date: | 16th October 2015 |
| Description: | Replace wrought iron panels with wood panels to front boundary wall |

Planning records for: *9 Priory Way Hitchin SG4 9BH*

| |
|---|
| Reference - 85/00255/1 |
| Decision: Decided |
| Date: 14th January 1985 |
| Description: Erection of first floor rear and single storey side extensions. |
| Reference - 83/00146/1 |
| Decision: Decided |
| Date: 02nd February 1983 |
| Description: Erection of single storey rear extension and conversion of garage into utility room |
| Reference - 04/01266/1HH |
| Decision: Decided |
| Date: 04th August 2004 |
| Description: Retention of single storey detached building to provide cover for swimming pool and ancillary facilities. |
| Reference - 03/01092/1HH |
| Decision: Decided |
| Date: 27th June 2003 |
| Description: Two storey rear and side extensions. Detached double garage. (As amended by plans received 14/10/03, drawing no. 02272-071 Rev B). |

Planning records for: *10 Priory Way Hitchin SG4 9BH*

| Reference - 05/01871/1HH | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 14th December 2005 |
| Description: | Two storey rear/side extension and single storey rear/side extension. |

Planning records for: *12 Priory Way Hitchin SG4 9BH*

| Reference - 79/00645/1 | |
|------------------------|-----------------------|
| Decision: | Decided |
| Date: | 15th March 1979 |
| Description: | Front entrance porch. |

| Reference - 10/02532/1HH | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 11th October 2010 |
| Description: | Two storey side extension following demolition of existing together with pitched roofs to existing bays on front elevation |

| Reference - 16/02724/1HH | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 03rd November 2016 |
| Description: | Part two storey, part single storey rear extension |

Planning records for: *12 Priory Way Hitchin SG4 9BH*

| | |
|---------------------------------|--|
| Reference - 10/01280/1HH | |
| Decision: | Decided |
| Date: | 15th June 2010 |
| Description: | Two storey side extension following demolition of existing together with pitched roofs to existing bays on front elevation |

Planning records for: *14 Priory Way Hitchin SG4 9BH*

| | |
|---------------------------------|--|
| Reference - 04/00184/1HH | |
| Decision: | Decided |
| Date: | 12th February 2004 |
| Description: | Two storey front and side extensions, first floor side extension, single storey side and rear extensions. (As amended by plans received 07.04.04 drawing nos. 1b, 8b and 9b) |

| | |
|---------------------------------|---|
| Reference - 16/00255/1HH | |
| Decision: | Decided |
| Date: | 01st February 2016 |
| Description: | Two storey side extension, single storey side extension together with the conversion of existing integral garage to provide ground-level bedroom/care facility for family member, detached double garage, single storey front porch, proposed gates and boundary wall along front driveway (as amended by drawings 4a, 5a, 6a, 7a, 8a, 9a, 11a, 12a, 13a, 14b, 15a received 22/03/2016) |

| | |
|---------------------------------|---|
| Reference - 04/01588/1HH | |
| Decision: | Decided |
| Date: | 04th October 2004 |
| Description: | Single Storey Rear extension / as variation of 04/00184/1HH granted 14/04/2004. |

HITCHIN, SG4

Energy rating

B

Valid until 29.09.2034

| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | |
| 81-91 | B | 86 B | 88 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Additional EPC Data

| | |
|--------------------------------------|--|
| Property Type: | Detached house |
| Walls: | Cavity wall, as built, insulated (assumed) |
| Walls Energy: | Good |
| Roof: | Pitched, 100 mm loft insulation |
| Roof Energy: | Average |
| Window: | Fully double glazed |
| Window Energy: | Good |
| 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: | Solid, no insulation (assumed) |
| Secondary Heating: | None |
| Total Floor Area: | 168 m ² |

Building Safety

Not Specified

Accessibility / Adaptations

Kitchen extension - Doorways moved

Restrictive Covenants

Not Specified

Rights of Way (Public & Private)

Not Specified

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 - TOMATO ENERGY

Gas Supply

YES - BRITISH GAS

Central Heating

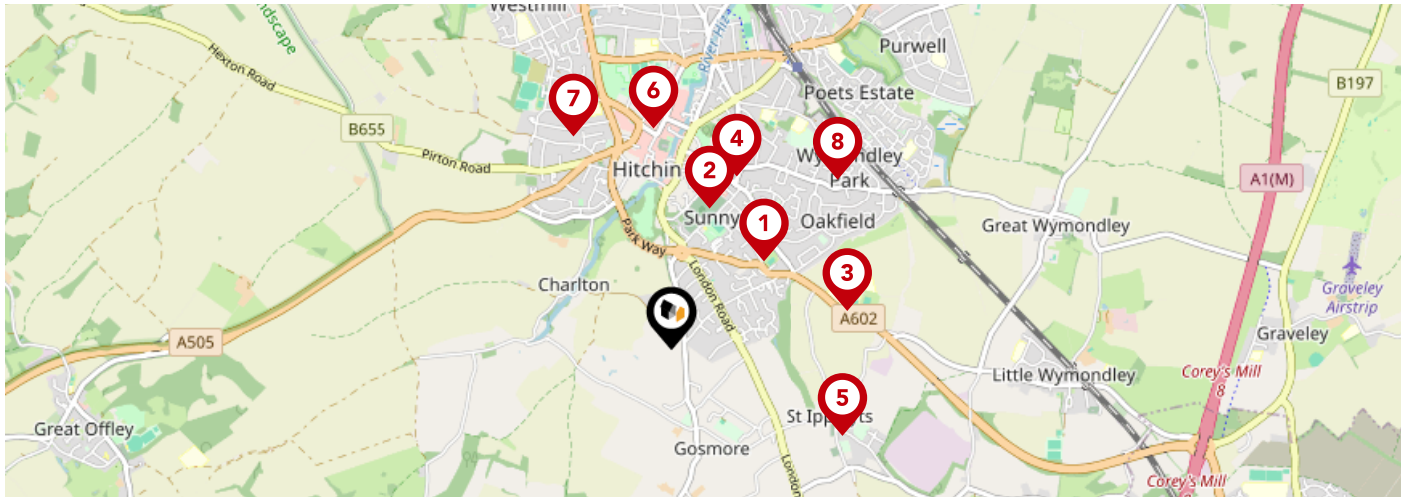
GCH

Water Supply

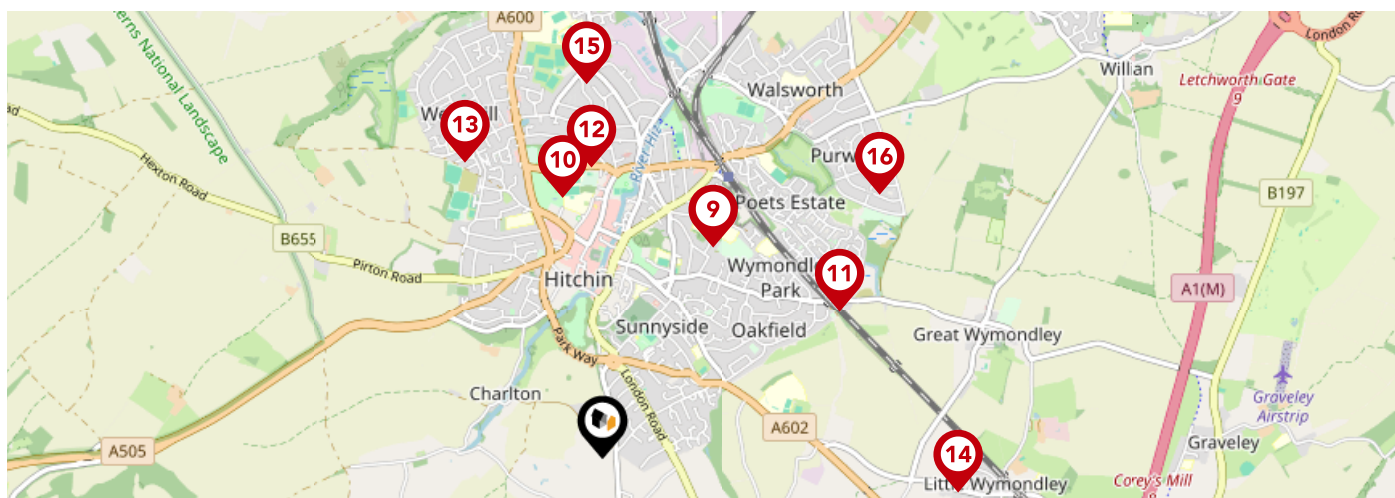
YES - AFFINITY WATER

Drainage

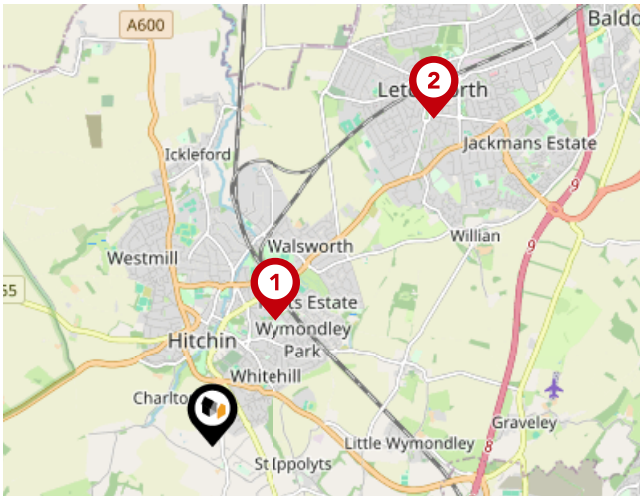
MAINS



| | | Nursery | Primary | Secondary | College | Private |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|---------|
| Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.59 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.67 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.83 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.85 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| St Ippolyts Church of England Aided Primary School Ofsted Rating: Good Pupils: 175 Distance:0.88 | <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:1.02 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:1.07 | <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:1.09 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

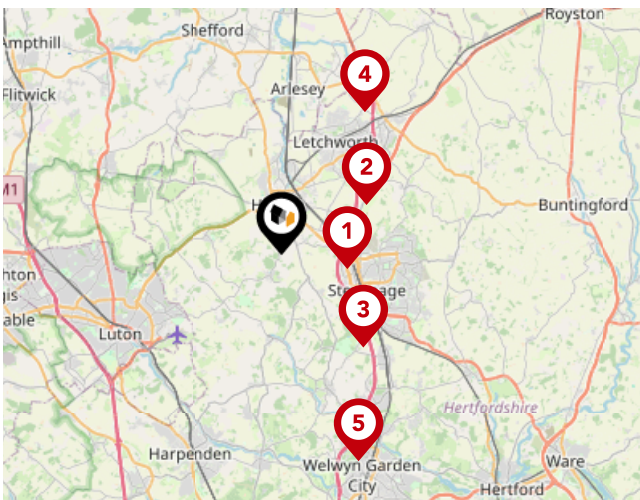


| | Nursery | Primary | Secondary | College | Private |
|--|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <p>9 St Andrew's Church of England Voluntary Aided Primary School, Hitchin</p> <p>Ofsted Rating: Outstanding Pupils: 252 Distance:1.09</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>10 Wilshere-Dacre Junior Academy</p> <p>Ofsted Rating: Good Pupils: 267 Distance:1.21</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>11 Mary Exton Primary School</p> <p>Ofsted Rating: Good Pupils: 181 Distance:1.28</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>12 York Road Nursery School</p> <p>Ofsted Rating: Outstanding Pupils: 107 Distance:1.34</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>13 Oughton Primary and Nursery School</p> <p>Ofsted Rating: Good Pupils: 218 Distance:1.5</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>14 Wymondley Junior Mixed and Infant School</p> <p>Ofsted Rating: Good Pupils: 102 Distance:1.64</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>15 Strathmore Infant and Nursery School</p> <p>Ofsted Rating: Good Pupils: 199 Distance:1.71</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>16 Purwell Primary School</p> <p>Ofsted Rating: Requires improvement Pupils: 167 Distance:1.75</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



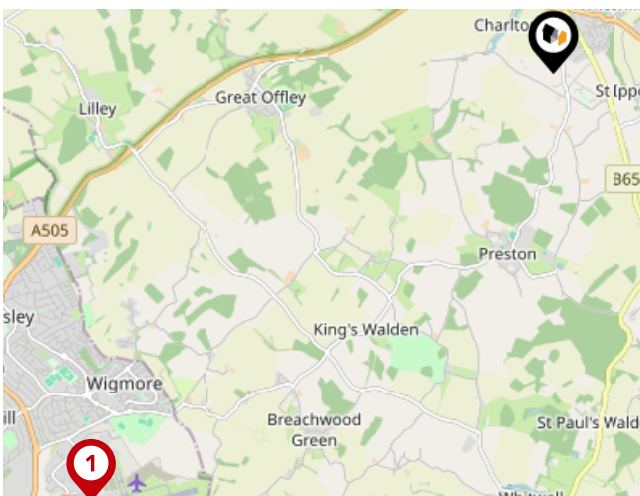
National Rail Stations

| Pin | Name | Distance |
|-----|-------------------------|------------|
| 1 | Hitchin Rail Station | 1.28 miles |
| 2 | Letchworth Rail Station | 3.61 miles |
| 3 | Stevenage Rail Station | 3.82 miles |



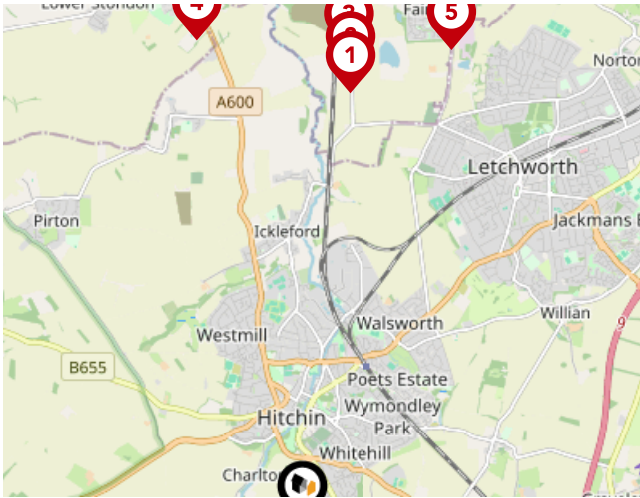
Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|-----------|------------|
| 1 | A1(M) J8 | 2.5 miles |
| 2 | A1(M) J9 | 3.61 miles |
| 3 | A1(M) J7 | 4.52 miles |
| 4 | A1(M) J10 | 6.06 miles |
| 5 | A1(M) J6 | 8.05 miles |



Airports/Helipads

| Pin | Name | Distance |
|-----|------------------|-------------|
| 1 | Luton Airport | 5.77 miles |
| 2 | Heathrow Airport | 32.84 miles |
| 3 | Stansted Airport | 23.23 miles |
| 4 | Silvertown | 33.07 miles |



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-------------------|------------|
| 1 | Fountain Cottage | 3.95 miles |
| 2 | The Cemetery | 4.12 miles |
| 3 | Jubilee Crescent | 4.33 miles |
| 4 | Loganberry Way | 4.51 miles |
| 5 | Dickens Boulevard | 4.53 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

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country properties

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