

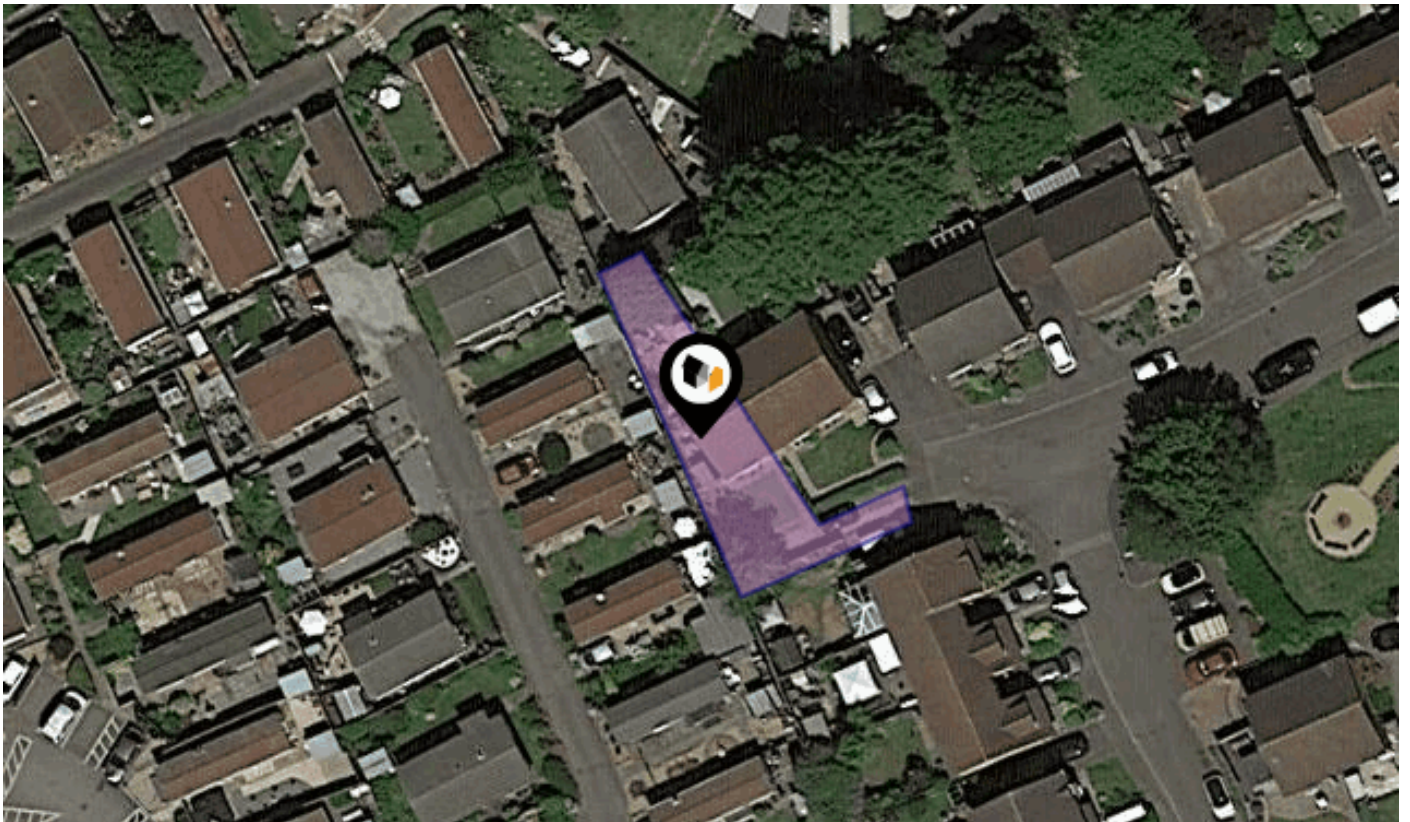


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MIR: Material Info

The Material Information Affecting this Property

Tuesday 16th July 2024



SYMONDS ROAD, HITCHIN, SG5

Country Properties

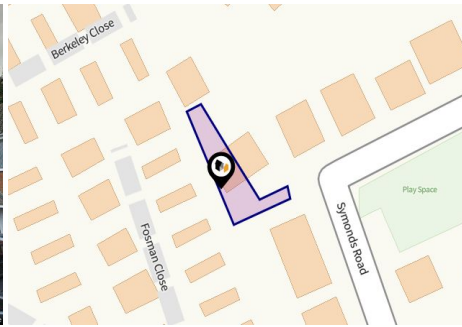
6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk





Property

| | | | |
|-------------------------|---|----------------|----------|
| Type: | Terraced | Tenure: | Freehold |
| Bedrooms: | 3 | | |
| Floor Area: | 645 ft ² / 60 m ² | | |
| Plot Area: | 0.05 acres | | |
| Year Built : | 1995 | | |
| Council Tax : | Band C | | |
| Annual Estimate: | £1,979 | | |
| Title Number: | HD336108 | | |

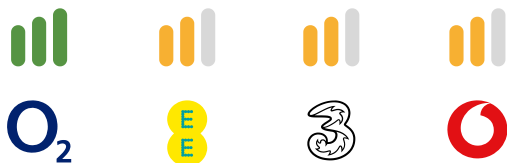
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|------------------|
| 16 mb/s | 68 mb/s | - mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Symonds Road, Hitchin, SG5*

| Reference - 05/01574/1TPO | |
|---------------------------|--|
| Decision: | Decided |
| Date: | 28th October 2005 |
| Description: | Crown reduction and pollard one Lime tree (as amended by letter received 13 December 2005) |

Planning records for: **Public Amenity Land At St Marys Park Royston Hertfordshire**

| Reference - 22/00321/TPO | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 07th February 2022 |
| Description: | T1 Lime - Remove approx 95% of the branches |

Planning records for: **3 Silver Birches Symonds Road Hitchin SG5 2JL**

| Reference - 01/00166/1HH | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 06th February 2001 |
| Description: | Single storey side extension to incorporate garage, repositioning of side boundary garden fence and garden shed (as amended by drawing no. 00/2634/01B received 27.2.2001) |

| Reference - 01/01417/1HH | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 07th September 2001 |
| Description: | First floor side extension (as amplified by site layout plan received 17.9.01) |

Planning records for: **8 Symonds Road Hitchin SG5 2JL**

| Reference - 14/01910/1TPO | |
|---------------------------|-------------------------|
| Decision: | Decided |
| Date: | 14th July 2014 |
| Description: | Remove 1 Lime tree (T1) |

Planning records for: *10 Symonds Road Hitchin Hertfordshire SG5 2JL*

| Reference - 20/01298/TPO | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 22nd June 2020 |
| Description: | T1 Lime - Re pollard back previous points. |

Planning records for: *12 Symonds Road Hitchin SG5 2JL*

| Reference - 14/02878/1TPO | |
|---------------------------|--------------------------------|
| Decision: | Decided |
| Date: | 27th October 2014 |
| Description: | Reduce 1 Lime tree (T1) by 50% |

| Reference - 20/02979/LDCP | |
|---------------------------|------------------------------|
| Decision: | Decided |
| Date: | 16th December 2020 |
| Description: | Single storey side extension |

| Reference - 07/24/0357/LDP | |
|----------------------------|---|
| Decision: | Registered |
| Date: | 12th April 2024 |
| Description: | Lawful development certificate for proposed single storey front porch extension with a 3.2m footprint |

Planning records for: *12 Symonds Road Hitchin Hertfordshire SG5 2JL*

| | |
|---------------------------------|--|
| Reference - 24/00831/TPO | |
| Decision: | Decided |
| Date: | 12th April 2024 |
| Description: | Lime - Reduce back to old points removing 2.5m of growth |

| | |
|----------------------------------|--|
| Reference - 3/24/0721/LBC | |
| Decision: | Decided |
| Date: | 12th April 2024 |
| Description: | Removal of manege and alterations to landscaping, Creation of tennis court and erection of changing/storage outbuilding, external steps and creation of seating areas, pergola, greenhouse and utility area. Replacement of bridge and alterations to parking. |

| | |
|----------------------------------|--|
| Reference - 3/24/0721/LBC | |
| Decision: | Decided |
| Date: | 12th April 2024 |
| Description: | Removal of manege and alterations to landscaping, Creation of tennis court and erection of changing/storage outbuilding, external steps and creation of seating areas, pergola, greenhouse and utility area. Replacement of bridge and alterations to parking. |

Planning records for: *14 Symonds Road Hitchin Hertfordshire SG5 2JL*

| | |
|---------------------------------|---|
| Reference - 18/00993/FPH | |
| Decision: | Decided |
| Date: | 17th April 2018 |
| Description: | Single storey rear and front extensions |

Planning records for: *14 Symonds Road Hitchin SG5 2JL*

| Reference - 14/02876/1TPO | |
|---------------------------|--------------------------------|
| Decision: | Decided |
| Date: | 27th October 2014 |
| Description: | Reduce by 50% 1 Lime tree (T1) |

| Reference - 20/00231/TPO | |
|--------------------------|-----------------------------|
| Decision: | Decided |
| Date: | 03rd February 2020 |
| Description: | Lime - Reduce 50% of canopy |

| Reference - 24/00795/TPO | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 08th April 2024 |
| Description: | Lime - Re pollard back to old points removing around 2m of growth |

| Reference - 24/0466/CLE | |
|-------------------------|---|
| Decision: | Registered |
| Date: | 08th April 2024 |
| Description: | Construction of front porch extension and conversion of loft to habitable space to include rear dormer, 2x front rooflight, removal of chimney stack and alterations to fenestration Certificate of Lawful Development (Existing) |

Planning records for: *14 Symonds Road Hitchin Hertfordshire SG5 2JL*

| | |
|----------------------------------|---|
| Reference - 24/00256/COND | |
| Decision: | Registered |
| Date: | 08th April 2024 |
| Description: | Discharge of Condition 12 (Borehole works) attached to planning permission 17/00862/OPM |

| | |
|-----------------------------------|--|
| Reference - 6/2024/0658/TC | |
| Decision: | Registered |
| Date: | 08th April 2024 |
| Description: | Removal of approx. 2.5m high maple tree which is on the front boundary in preparation for hardstanding area / vehicle access |

| | |
|----------------------------------|---|
| Reference - 3/24/0686/VAR | |
| Decision: | Awaiting decision |
| Date: | 08th April 2024 |
| Description: | Demolition of detached dwelling, erection of new detached 4 bedroom dwelling, associated landscaping and new vehicular access. Variation of Condition 2 (approved plans) of planning permission 3/23/2272/FUL Amended to floor plans to include a basement. |

| | |
|---------------------------------|--|
| Reference - 3/24/0684/HH | |
| Decision: | Awaiting decision |
| Date: | 08th April 2024 |
| Description: | Demolition of garage. Erection of a two storey side extension, single storey rear extension Incorporating roof lantern. Reconfiguration of front door with creation of open porch with balcony above. Insertion of door at first floor with external alterations. to all elevations. Erection of double garage |

Planning records for: *14 Symonds Road Hitchin Hertfordshire SG5 2JL*

| |
|---|
| Reference - 3/24/0686/VAR |
| Decision: Awaiting decision |
| Date: 08th April 2024 |
| Description: Demolition of detached dwelling, erection of new detached 4 bedroom dwelling, associated landscaping and new vehicular access. Variation of Condition 2 (approved plans) of planning permission 3/23/2272/FUL Amended to floor plans to include a basement. |
| Reference - 3/24/0684/HH |
| Decision: Awaiting decision |
| Date: 08th April 2024 |
| Description: Demolition of garage. Erection of a two storey side extension, single storey rear extension Incorporating roof lantern. Reconfiguration of front door with creation of open porch with balcony above. Insertion of door at first floor with external alterations. to all elevations. Erection of double garage |
| Reference - 3/24/0684/HH |
| Decision: Awaiting decision |
| Date: 08th April 2024 |
| Description: Demolition of garage. Erection of a two storey side extension, single storey rear extension Incorporating roof lantern. Reconfiguration of front door with creation of open porch with balcony above. Insertion of door at first floor with external alterations. to all elevations. Erection of double garage |
| Reference - 3/24/0686/VAR |
| Decision: Awaiting decision |
| Date: 08th April 2024 |
| Description: Demolition of detached dwelling, erection of new detached 4 bedroom dwelling, associated landscaping and new vehicular access. Variation of Condition 2 (approved plans) of planning permission 3/23/2272/FUL Amended to floor plans to include a basement. |

Planning records for: *14 Symonds Road Hitchin Hertfordshire SG5 2JL*

| |
|---|
| Reference - 3/24/0684/HH |
| Decision: Awaiting decision |
| Date: 08th April 2024 |
| Description: Demolition of garage. Erection of a two storey side extension, single storey rear extension Incorporating roof lantern. Reconfiguration of front door with creation of open porch with balcony above. Insertion of door at first floor with external alterations. to all elevations. Erection of double garage |
| Reference - 3/24/0686/VAR |
| Decision: Awaiting decision |
| Date: 08th April 2024 |
| Description: Demolition of detached dwelling, erection of new detached 4 bedroom dwelling, associated landscaping and new vehicular access. Variation of Condition 2 (approved plans) of planning permission 3/23/2272/FUL Amended to floor plans to include a basement. |
| Reference - 3/24/0686/VAR |
| Decision: Awaiting decision |
| Date: 08th April 2024 |
| Description: Demolition of detached dwelling, erection of new detached 4 bedroom dwelling, associated landscaping and new vehicular access. Variation of Condition 2 (approved plans) of planning permission 3/23/2272/FUL Amended to floor plans to include a basement. |
| Reference - 3/24/0684/HH |
| Decision: Awaiting decision |
| Date: 08th April 2024 |
| Description: Demolition of garage. Erection of a two storey side extension, single storey rear extension Incorporating roof lantern. Reconfiguration of front door with creation of open porch with balcony above. Insertion of door at first floor with external alterations. to all elevations. Erection of double garage |

Planning records for: *16 Symonds Road Hitchin SG5 2JL*

| Reference - 15/02943/1TPO | |
|---------------------------|---|
| Decision: | Decided |
| Date: | 19th November 2015 |
| Description: | Reduce back by 10 metres approximately 1 Lime Tree (T1) |

| Reference - 21/01998/TPO | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 30th June 2021 |
| Description: | T1 Lime - Re-pollard and reduce in height by approx. 6ft. |

Planning records for: *18 Symonds Road Hitchin SG5 2JL*

| Reference - 14/01186/1TPO | |
|---------------------------|------------------------------|
| Decision: | Decided |
| Date: | 01st May 2014 |
| Description: | Reduce Lime Tree by 50% (T1) |

| Reference - 98/00285/1TPO | |
|---------------------------|--|
| Decision: | Decided |
| Date: | 04th March 1998 |
| Description: | Crown lifting of the Lime tree to 4.5 metres overall clearance and thinning by one third |

Planning records for: *18 Symonds Road Hitchin Hertfordshire SG5 2JL*

| Reference - 21/01999/TPO | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 30th June 2021 |
| Description: | T1 Lime - Re-pollard and reduce in height by approx. 6ft. |

Planning records for: *22 Symonds Road Hitchin Hertfordshire SG5 2JL*

| Reference - 21/02000/TPO | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 30th June 2021 |
| Description: | T1 Lime - Reduce by 30% to suitable lateral growth points. |

Planning records for: *28 Symonds Road Hitchin SG5 2JL*

| Reference - 12/00043/1TPO | |
|---------------------------|---|
| Decision: | Decided |
| Date: | 20th February 2012 |
| Description: | Reduce crown by 30% to 40% to one Lime tree |

| Reference - 19/00784/TPO | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 03rd April 2019 |
| Description: | T1 European Lime - Reduce overall crown by 30% to suitable points of regrowth. Raise crown to 2m height |

Planning records for: **30 Symonds Road Hitchin SG5 2JL**

| |
|--|
| Reference - 14/00363/1PUD |
| Decision: Decided |
| Date: 07th February 2014 |
| Description: Single storey rear extension |
| Reference - 23/00664/TPO |
| Decision: Awaiting decision |
| Date: 20th March 2023 |
| Description: T2 Lime - Reduce by up to 2m to balance crown |
| Reference - 23/0436/HSE |
| Decision: Awaiting decision |
| Date: 20th March 2023 |
| Description: Demolition of existing garage, construction of a single storey side, single storey front extension to include new front porch and alterations to fenestration following approval of application 23/0190/PD42. |
| Reference - 23/0463/FUL |
| Decision: Awaiting decision |
| Date: 20th March 2023 |
| Description: Construction of single storey rear extension and basement extension; side rooflights and alterations to rear fenestration. |

Planning records for: *30 Symonds Road Hitchin Hertfordshire SG5 2JL*

| |
|---|
| Reference - 23/0459/FUL |
| Decision: Awaiting decision |
| Date: 20th March 2023 |
| Description: Demolition of existing garage, front porch and conservatory, construction of part single, part two storey side to rear extension and single storey front extension; alterations to external materials including render and alterations to fenestration |
| Reference - 23/0471/DDD |
| Decision: Awaiting decision |
| Date: 20th March 2023 |
| Description: Scots Pine - dead - remove |
| Reference - 23/0463/FUL |
| Decision: Awaiting decision |
| Date: 20th March 2023 |
| Description: Construction of single storey rear extension and basement extension; side rooflights and alterations to rear fenestration. |
| Reference - 23/0431/HSE |
| Decision: Awaiting decision |
| Date: 20th March 2023 |
| Description: Roof extension; front and rear dormers and front and side rooflight. |

Planning records for: **30 Symonds Road Hitchin Hertfordshire SG5 2JL**

| Reference - 23/0431/HSE | |
|-------------------------|--|
| Decision: | Awaiting decision |
| Date: | 20th March 2023 |
| Description: | Roof extension; front and rear dormers and front and side rooflight. |

| Reference - 23/0431/HSE | |
|-------------------------|--|
| Decision: | Awaiting decision |
| Date: | 20th March 2023 |
| Description: | Roof extension; front and rear dormers and front and side rooflight. |

| Reference - 23/0431/HSE | |
|-------------------------|--|
| Decision: | Awaiting decision |
| Date: | 20th March 2023 |
| Description: | Roof extension; front and rear dormers and front and side rooflight. |

Planning records for: **32 Symonds Road Hitchin SG5 2JL**

| Reference - 04/01708/1TPO | |
|---------------------------|---|
| Decision: | Decided |
| Date: | 28th October 2004 |
| Description: | Reduce Crown of one Lime Tree in rear garden by approximately 25-30%. |

Planning records for: **32 Symonds Road Hitchin Hertfordshire SG5 2JL**

| Reference - 22/01141/TPO | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 26th April 2022 |
| Description: | T1 Lime - Reduce the crown by 2m all round to maintain size and shape. |

| Reference - 22/01333/FHA | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 26th April 2022 |
| Description: | Single storey rear extension with associated internal works. |

| Reference - 22/01330/LDP | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 26th April 2022 |
| Description: | Construction of two detached outbuildings to the rear of the dwelling |

Planning records for: **34 Symonds Road Hitchin Hertfordshire SG5 2JL**

| Reference - 00/00188/1TPO | |
|---------------------------|--------------------------------------|
| Decision: | Decided |
| Date: | 22nd February 2000 |
| Description: | Reduction of height of one Lime tree |

Planning records for: **36 Symonds Road Hitchin SG5 2JL**

| |
|---|
| Reference - 03/00459/1TPO |
| Decision: Decided |
| Date: 18th March 2003 |
| Description: Crown reduction of lime tree by 30%-40% (as amended by letter received 15/04/03) |
| Reference - 23/00661/TPO |
| Decision: Decided |
| Date: 20th March 2023 |
| Description: T1 Lime - Crown to be reduce in height by 3m and width by up to 2m. T2 Lime - Branches on western side to be reduced up to 2m to balance crown. |
| Reference - 6/2023/0617/EM |
| Decision: Decided |
| Date: 20th March 2023 |
| Description: Erection of single storey front extension, following demolition of existing porch and insertion of 2 No windows to side elevation, all including one-way privacy glass |
| Reference - 23/0435/TRC |
| Decision: Decided |
| Date: 20th March 2023 |
| Description: T1 HAZEL. Fell |

Planning records for: **36 Symonds Road Hitchin Hertfordshire SG5 2JL**

| Reference - 3/23/0545/CLXU | |
|----------------------------|--|
| Decision: | Decided |
| Date: | 20th March 2023 |
| Description: | Certificate of Lawful Existing Use in respect of the occupation of Kindle Warren for a continuous period in excess of 10 years and in breach of the Agricultural Occupancy Condition applied as condition 2i-iv of Planning Permission 3/02/0161/FP. |

| Reference - 23/00656/TPO | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 20th March 2023 |
| Description: | T1 Yew - Reduce the height and spread by up to 1m. T2 Lime - Re-Pollard back to previous pollard points. T3 Holly - Trim regrowth to shape approx. 5m. |

Planning records for: **40 Symonds Road Hitchin Hertfordshire SG5 2JL**

| Reference - 18/01073/TPO | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 02nd May 2018 |
| Description: | Lime (T1) - Re pollard to previous cuts at 10m |

| Reference - 16/02359/1TPO | |
|---------------------------|---------------------|
| Decision: | Decided |
| Date: | 16th September 2016 |
| Description: | Fell 1 Lime tree |

Planning records for: *40 Symonds Road Hitchin SG5 2JL*

| |
|---|
| Reference - 15/02843/1TPO |
| Decision: Decided |
| Date: 06th November 2015 |
| Description: Crown lift by 4 meters and reduce lateral branches by 1.5 meters approximately 1 Lime Tree (T1) |
| Reference - 22/00346/FP |
| Decision: Decided |
| Date: 07th February 2022 |
| Description: Erection of a detached one 3-bed dwelling and erection of detached workshop/shed following demolition of existing workshop/shed on adjacent owned land |
| Reference - 22/00321/TPO |
| Decision: Decided |
| Date: 07th February 2022 |
| Description: T1 Lime - Remove approx 95% of the branches |
| Reference - 24/01292/TPO |
| Decision: Decided |
| Date: 13th June 2024 |
| Description: T1 Lime - Re pollard to previous cuts at 10m |

Planning records for: **52 Symonds Road Hitchin Hertfordshire SG5 2JL**

| | |
|---------------------------------|---|
| Reference - 18/00218/FPH | |
| Decision: | Decided |
| Date: | 22nd January 2018 |
| Description: | Two storey side extension and single storey rear extension following demolition of existing conservatory. |

Planning records for: **54 Symonds Road Hitchin Hertfordshire SG5 2JL**

| | |
|----------------------------------|--|
| Reference - 19/02256/LDCP | |
| Decision: | Decided |
| Date: | 18th September 2019 |
| Description: | Front porch extension and replace garage door with two front windows to facilitate conversion of garage into habitable space |

Planning records for: **56 Symonds Road Hitchin SG5 2JL**

| | |
|---------------------------------|--|
| Reference - 15/01505/1HH | |
| Decision: | Decided |
| Date: | 09th June 2015 |
| Description: | Single storey front extension together with the conversion of the existing garage to additional habitable accomodation. Single storey front porch. |

Planning records for: **58 Symonds Road Hitchin Hertfordshire SG5 2JL**

| | |
|---------------------------------|---|
| Reference - 00/01624/1HH | |
| Decision: | Decided |
| Date: | 23rd October 2000 |
| Description: | Two storey side extension, front porch with extended canopy, detached single garage |

Planning records for: *60 Symonds Road Hitchin SG5 2JL*

| Reference - 03/00311/1HH | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 24th February 2003 |
| Description: | Single storey front and side extensions |

| Reference - 03/00877/1HH | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 27th May 2003 |
| Description: | Single storey side extension (as detailed on amended plans referenced P2B, P3B, P4A and P5A received on 04/08/2003) |

Planning records for: *62 Symonds Road Hitchin Hertfordshire SG5 2JL*

| Reference - 22/02776/LDCP | |
|---------------------------|---|
| Decision: | Decided |
| Date: | 24th October 2022 |
| Description: | Conversion of garage to create storage, utility and W/C |

| Reference - 22/03219/FPH | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 19th December 2022 |
| Description: | First floor side extension and single storey rear extension. |

Planning records for: **62 Symonds Road Hitchin Hertfordshire SG5 2JL**

| | |
|---------------------------------|---|
| Reference - 22/02777/TCA | |
| Decision: | Decided |
| Date: | 24th October 2022 |
| Description: | T1 Variegated Norway Maple - Crown reduce by up to 2m to leave viable growth points. T2 Cotoneaster - Crown reduce by up to 2m to leave viable growth points. T3 Copper Sycamore - Crown reduce by up to 2m to leave viable growth points |

Planning records for: **80 Symonds Road Hitchin Hertfordshire SG5 2JL**

| | |
|----------------------------------|---|
| Reference - 18/00843/LDCP | |
| Decision: | Decided |
| Date: | 23rd March 2018 |
| Description: | Erection of single storey rear extension. |

Planning records for: **82 Symonds Road Hitchin Hertfordshire SG5 2JL**

| | |
|---------------------------------|--|
| Reference - 23/00010/FPH | |
| Decision: | Decided |
| Date: | 03rd January 2023 |
| Description: | 5Two storey rear extension and single storey side extension. |

Planning records for: **84 Symonds Road Hitchin SG5 2JL**

| | |
|----------------------------------|-------------------------------|
| Reference - 02/01457/1PUD | |
| Decision: | Decided |
| Date: | 26th September 2002 |
| Description: | Single storey side extension. |

Planning records for: **86 Symonds Road Hitchin Hertfordshire SG5 2JL**

| | |
|---------------------------------|-------------------------------|
| Reference - 24/00968/FHA | |
| Decision: | Registered |
| Date: | 29th April 2024 |
| Description: | Construction of open car port |

| | |
|----------------------------------|---|
| Reference - 24/00940/LDCP | |
| Decision: | Decided |
| Date: | 29th April 2024 |
| Description: | Replace existing front and rear garage doors with windows to facilitate garage conversion into dining, shower/utility rooms |

Planning records for: **88 Symonds Road Hitchin SG5 2JL**

| | |
|----------------------------------|--|
| Reference - 17/02405/1PUD | |
| Decision: | Decided |
| Date: | 27th September 2017 |
| Description: | Single storey rear extension and works to existing garage to facilitate conversion into habitable space. |

Planning records for: **88 And 90 Symonds Road Hitchin SG5 2JL**

| | |
|----------------------------------|--|
| Reference - 12/01934/1TPO | |
| Decision: | Decided |
| Date: | 23rd August 2012 |
| Description: | Reduce canopy by 1.5 to 2 metres to 2 Silver Birch trees (T1 and T2) |

Planning records for: *102 Symonds Road Hitchin SG5 2JL*

| Reference - 14/02293/1HH | |
|--------------------------|-----------------------------------|
| Decision: | Decided |
| Date: | 29th August 2014 |
| Description: | Single Storey side/rear extension |

Planning records for: *2 Symonds Road Hitchin SG5 2JL*

| Reference - 10/01612/1HH | |
|--------------------------|----------------------------|
| Decision: | Decided |
| Date: | 20th July 2010 |
| Description: | First floor side extension |

| Reference - 02/01078/1HH | |
|--------------------------|-------------------|
| Decision: | Decided |
| Date: | 11th July 2002 |
| Description: | Rear conservatory |

Symonds Road, HITCHIN, SG5

Energy rating

D

Valid until 03.12.2017

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Additional EPC Data

| | |
|--------------------------------------|-----------------------|
| Walls: | Wall |
| Walls Energy: | Good |
| Roof: | Roof |
| Roof Energy: | Average |
| Window: | Window |
| Window Energy: | Average |
| 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: | Average |
| Lighting: | Lighting |
| Lighting Energy: | Poor |
| Floors: | Floor |
| Secondary Heating: | Secondary-Heating |
| Secondary Heating Energy: | Very poor |
| Total Floor Area: | 60 m ² |

Building Safety

Not applicable

Accessibility / Adaptations

Not applicable

Restrictive Covenants

None

Rights of Way (Public & Private)

None

Construction Type

Brick

Property Lease Information

Freehold

Listed Building Information

Not Listed

Other

N/a

Other

N/a

Other

N/a

Electricity Supply

EON

Gas Supply

EON

Central Heating

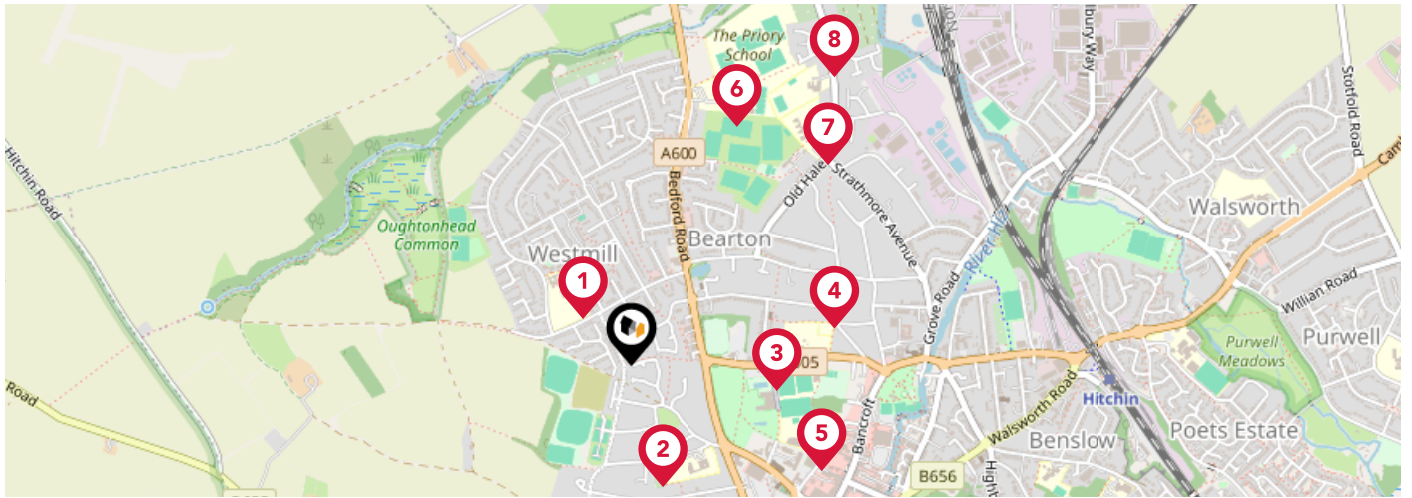
GCH

Water Supply

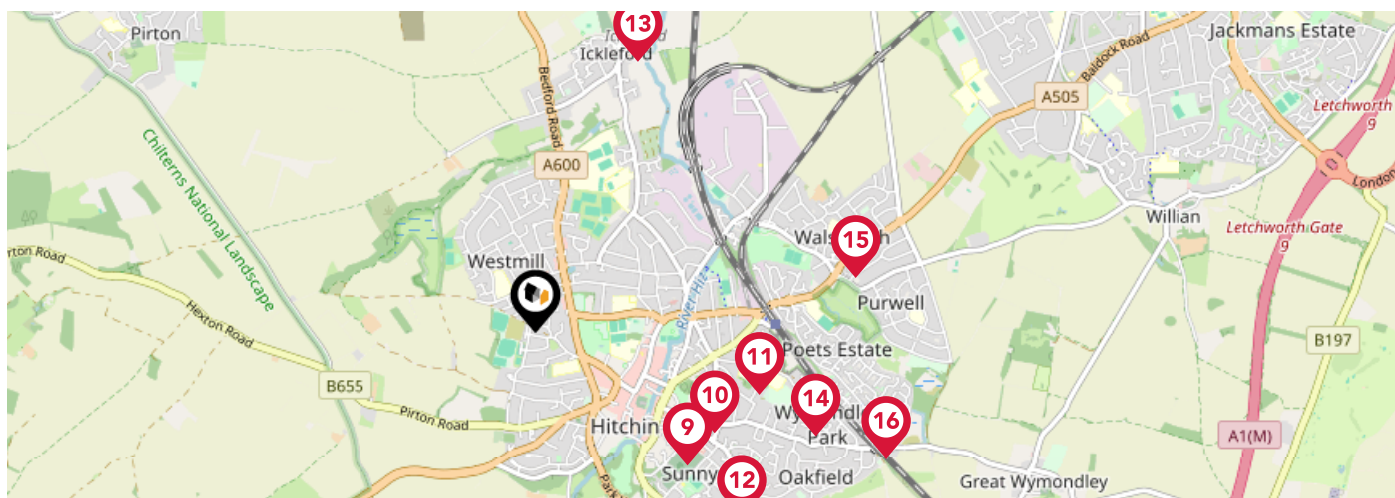
Affinity

Drainage

Main



| | | Nursery | Primary | Secondary | College | Private |
|--|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 228 Distance:0.15 | | <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: 422 Distance:0.29 | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 266 Distance:0.34 | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| York Road Nursery School Ofsted Rating: Outstanding Pupils: 131 Distance:0.47 | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1164 Distance:0.5 | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| The Priory School Ofsted Rating: Good Pupils: 1206 Distance:0.59 | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 225 Distance:0.64 | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 211 Distance:0.8 | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|---------|
| Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 224 Distance:0.92 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1188 Distance:0.94 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 269 Distance:1.06 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Whitehill Junior School Ofsted Rating: Good Pupils: 238 Distance:1.27 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Ickleford Primary School Ofsted Rating: Good Pupils: 208 Distance:1.32 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| William Ransom Primary School Ofsted Rating: Outstanding Pupils: 359 Distance:1.37 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Higover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 439 Distance:1.48 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Mary Exton Primary School Ofsted Rating: Requires Improvement Pupils: 201 Distance:1.7 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

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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Valuation Office
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