

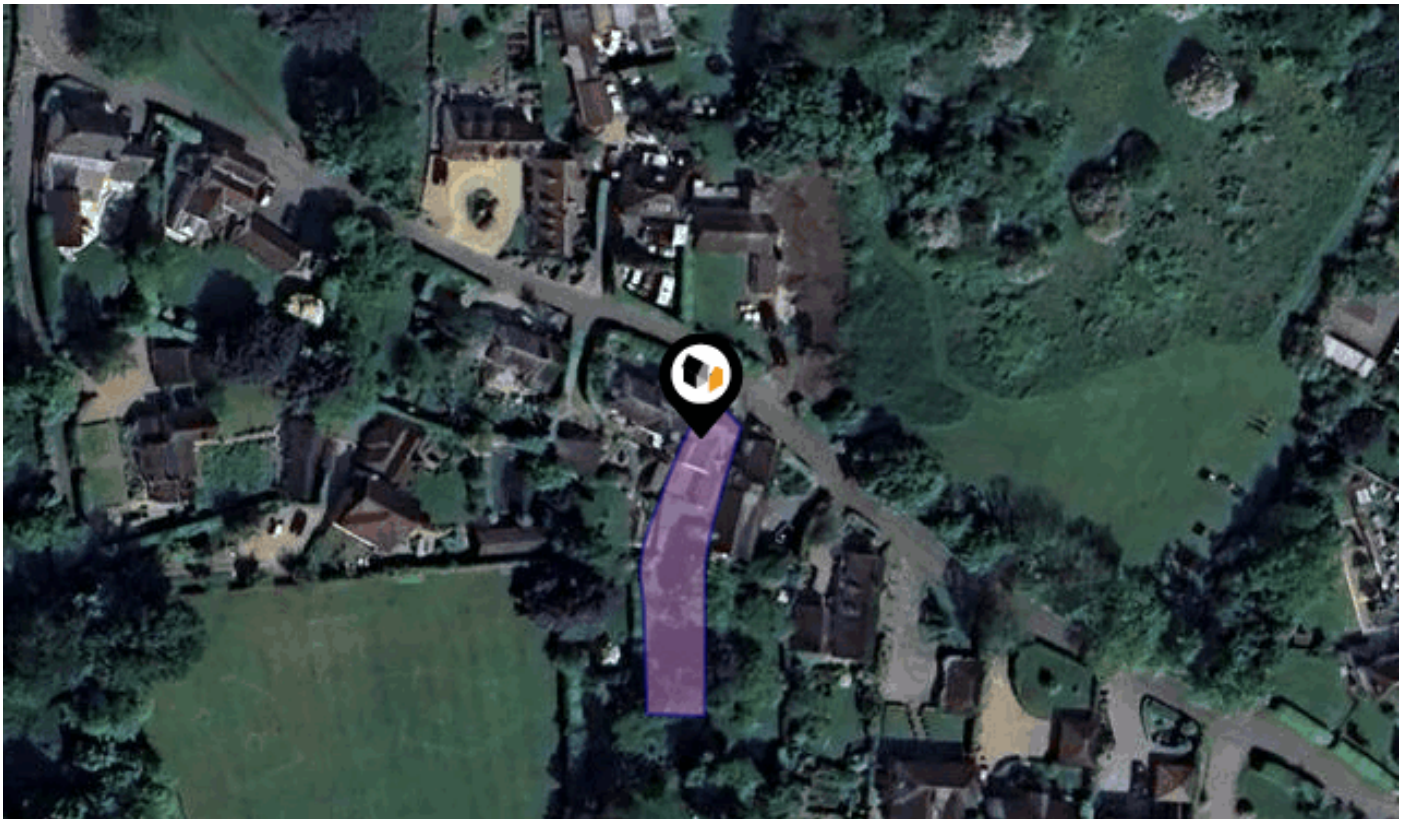


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MIR: Material Info

The Material Information Affecting this Property

Thursday 05th December 2024



STEVENAGE ROAD, ST. IPPOLYTS, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

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www.country-properties.co.uk





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,076 ft ² / 100 m ²		
Plot Area:	0.13 acres		
Year Built :	Before 1900		
Council Tax :	Band D		
Annual Estimate:	£2,226		
Title Number:	HD275421		

Local Area

Local Authority:	North hertfordshire
Conservation Area:	St Ippolyts
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	35 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Libet Stevenage Road St Ippolyts Hitchin SG4 7PE*

Reference - 05/00484/1HH
Decision: Decided
Date: 30th March 2005
Description: Two storey rear extension and new side wall to part of existing garage to form store
Reference - 05/00170/1
Decision: Decided
Date: 07th February 2005
Description: Replacement dwelling with detached double garage and oil tank store to front garden (as a variation of planning permission Ref. No. 04/000767/1 granted 22 September 2004) (as amended by plans received 11.05.05).
Reference - 79/00401/1
Decision: Decided
Date: 14th March 1979
Description: Erection of detached double garage
Reference - 75/01589/1
Decision: Decided
Date: 18th November 1975
Description: Provision of two bedroom house.

Planning records for: *Libet Stevenage Road St Ippolyts SG4 7PE*

Reference - 05/01224/1HH
Decision: Decided
Date: 19th August 2005
Description: Two storey rear extension and partial rebuilding of existing garage to form store
Reference - 07/01330/1HH
Decision: Decided
Date: 22nd May 2007
Description: Single storey orangery to rear
Reference - 04/00767/1
Decision: Decided
Date: 12th May 2004
Description: Replacement 5 bedroom dwelling with detached double garage to front garden (as amended by plan received 15/09/04)
Reference - 87/01499/1
Decision: Decided
Date: 15th August 1987
Description: Erection of field shelter.

Planning records for: *Hill Rise Stevenage Road St Ippolyts Hitchin SG4 7PE*

Reference - 16/00973/1TCA	
Decision:	Decided
Date:	19th April 2016
Description:	Remove one Robina tree (T1)

Reference - 91/01466/1	
Decision:	Decided
Date:	19th December 1991
Description:	Two storey side and rear extension and detached garage (as amended by plans recieved 13th February 1992)

Planning records for: *20 Stevenage Road St. Ippolyts Hitchin SG4 7PE*

Reference - 93/00558/1HH	
Decision:	Decided
Date:	21st May 1993
Description:	Alterations to first floor to allow conversion of chalet bungalow to two storey dwelling and construction of two storey rear extension, and front canopy.

Reference - 94/00340/1HH	
Decision:	Decided
Date:	28th March 1994
Description:	Two storey side and rear extension. Single storey rear extension and alterations to roof.

Planning records for: *41 Stevenage Road St Ippolyts Hitchin Hertfordshire SG4 7PE*

Reference - 24/00699/FPH
Decision: Decided
Date: 09th April 2024
Description: Erection of detached garage and workshop
Reference - 23/01560/FP
Decision: Registered
Date: 18th July 2023
Description: Erection of one detached 2-bed dwelling including creation of vehicular access off Stevenage road.
Reference - 16/00447/1
Decision: Decided
Date: 22nd February 2016
Description: Erection of 1 x 2 bed dwelling and creation of new vehicular access off Stevenage Road.
Reference - 23/02695/FP
Decision: Decided
Date: 01st December 2023
Description: Erection of one detached 2-bed dwelling including creation of vehicular access off Stevenage road

Planning records for: **41 Stevenage Road St. Ippolyts Hitchin SG4 7PE**

Reference - 04/00140/1HH	
Decision:	Decided
Date:	05th February 2004
Description:	Two storey rear extension

Reference - 18/01064/FP	
Decision:	Decided
Date:	25th April 2018
Description:	Erection of one 2-bed dwelling including creation of new vehicular access off Stevenage road.

Planning records for: **47 Stevenage Road St. Ippolyts Hitchin SG4 7PE**

Reference - 03/01570/1HH	
Decision:	Decided
Date:	06th October 2003
Description:	Two storey rear and single storey side extensions.

Planning records for: **49 Stevenage Road St Ippolyts SG4 7PE**

Reference - 86/00752/1	
Decision:	Decided
Date:	16th May 1986
Description:	Erection of single storey rear extension.

Planning records for: **49 Stevenage Road St Ippolyts Hitchin SG4 7PE**

Reference - 74/00855/1
Decision: Decided
Date: 29th August 1974
Description: Erection of domestic garage.
Reference - 94/00579/1HH
Decision: Decided
Date: 19th May 1994
Description: Replace first floor rear extension flat roof with pitched roof.
Reference - 75/00340/1
Decision: Decided
Date: 09th April 1975
Description: Two storey extension for dining room and bedroom.
Reference - 92/01122/1
Decision: Decided
Date: 13th October 1992
Description: Single storey detached building incorporating single garage, sauna, garden room and study.

Planning records for: **49 Stevenage Road St Ippolyts Hitchin SG4 7PE**

Reference - 17/01601/1HH	
Decision:	Decided
Date:	21st June 2017
Description:	Replacement hipped roof over existing first floor rear flat roof.

Reference - 06/01360/1	
Decision:	Decided
Date:	25th July 2006
Description:	Conversion of dwelling into two self contained flats.

Planning records for: **55 Stevenage Road St. Ippolyts Hitchin Hertfordshire SG4 7PE**

Reference - 00/01133/1HH	
Decision:	Decided
Date:	28th July 2000
Description:	Two and single storey rear extension. Single storey garage to side

Reference - 03/00845/1HH	
Decision:	Decided
Date:	20th May 2003
Description:	Two storey and single storey rear extension. Single storey side extension. Rear conservatory

Planning records for: *55 Stevenage Road St. Ippolyts Hitchin Hertfordshire SG4 7PE*

Reference - 01/01367/1HH	
Decision:	Decided
Date:	03rd September 2001
Description:	Two and single storey rear extension, single storey side extension to provide garage

Planning records for: *Gaddesden Stevenage Road St Ippolyts Hitchin SG4 7PE*

Reference - 11/02442/1TCA	
Decision:	Decided
Date:	06th October 2011
Description:	Reduce height by 50% of 3 Leylandii trees (T1), fell 1 Leylandii tree (T2), remove deadwood of 1 Robinia tree (T3), reduce weight of 1 Apple tree by 40% (T4), pollard 1 Plum tree (T5), reduce height by 50% of 1 Leylandii tree (T6), fell 1 Lombard Poplar tree (T7), pollard 7 Apple trees (T8)

Reference - 17/01439/1TCA	
Decision:	Decided
Date:	02nd June 2017
Description:	Fell to ground level 3 Lawson Cypress trees (T1, T2, T3)

Reference - 10/02090/1TCA	
Decision:	Decided
Date:	04th November 2010
Description:	Crown reduction by 30% of 1 Blue Cyprus tree

Planning records for: *Gaddesdon Stevenage Road St Ippolyts Herts SG4 7PE*

Reference - 95/01155/1TCA
Decision: Decided
Date: 13th October 1995
Description: Removal of diseased Walnut tree
Reference - 11/02374/1TCA
Decision: Decided
Date: 29th September 2011
Description: Fell 1 Ash tree (T1)
Reference - 90/00881/1
Decision: Decided
Date: 15th June 1990
Description: Two storey side extension and detached double garage (as amended by plans received 1st August 1990)
Reference - 78/01065/1
Decision: Decided
Date: 08th July 1978
Description: Erection of first floor side extension

Planning records for: *Gaddeston Stevenage Road St Ippolyts SG4 7PE*

Reference - 79/00185/1	
Decision:	Decided
Date:	08th February 1979
Description:	Erection of two storey side extension and entrance porch

Planning records for: *Dellview Stevenage Road St. Ippolyts Hitchin SG4 7PE*

Reference - 02/01052/1HH	
Decision:	Decided
Date:	05th July 2002
Description:	First floor side and rear extension

Reference - 80/01595/1	
Decision:	Decided
Date:	06th October 1980
Description:	Erection of single storey side extension.

Reference - 17/04363/FP	
Decision:	Decided
Date:	18th December 2017
Description:	Erection of one 5-bed detached dwelling and double garage following demotion of existing dwelling.

Planning records for: *Garden Field Stevenage Road St Ippolyts SG4 7PE*

Reference - 86/02128/1
Decision: Decided
Date: 22nd December 1986
Description: Erection of pitched roof to garage.
Reference - 18/00955/FP
Decision: Decided
Date: 24th April 2018
Description: Erection of one 5-bed detached dwelling and double garage following demotion of existing dwelling.
Reference - 92/01001/1
Decision: Decided
Date: 03rd September 1992
Description: Single storey side extension
Reference - 84/00709/1
Decision: Decided
Date: 30th April 1984
Description: Alterations to existing front extension and new side extension to provide conservatory and additional bedroom

Planning records for: *Dellview Stevenage Road St. Ippolyts Hitchin SG4 7PE*

Reference - 03/00291/1TCA	
Decision:	Decided
Date:	20th February 2003
Description:	Felling of 1 Eucalyptus tree.

Planning records for: *Harcourt Stevenage Road St. Ippolyts Hitchin SG4 7PE*

Reference - 01/01187/1HH	
Decision:	Decided
Date:	25th July 2001
Description:	Two storey side, single storey front and rear extensions as variation of planning permission ref. 01/00681/1HH granted 15.6.01.

Reference - 01/00681/1HH	
Decision:	Decided
Date:	01st May 2001
Description:	Two storey side, single storey front and rear extensions

Reference - 05/01276/1HH	
Decision:	Decided
Date:	31st August 2005
Description:	Two storey front, rear and side extension. Single storey pitched roof entrance canopy. Detached double garage to front garden. (As variation of planning permission ref 04/01892/1HH) As amended by plan received 12/10/05.

Planning records for: *Harcourt Stevenage Road St Ippolyts Hitchin SG4 7PE*

Reference - 04/01892/1HH	
Decision:	Decided
Date:	29th November 2004
Description:	Two storey front, rear and side extension. Single storey pitched roof entrance canopy. Detached double garage to front garden (as amended by plans received 31.01.05)

Planning records for: *The Olive Branch Stevenage Road St Ippolyts SG4 7PE*

Reference - 79/00837/1	
Decision:	Decided
Date:	21st February 1979
Description:	Erection of two storey and single storey rear extension

Reference - 83/01937/1	
Decision:	Decided
Date:	16th December 1983
Description:	Erection of single storey rear extension

Reference - 84/00205/1	
Decision:	Decided
Date:	10th February 1984
Description:	Erection of two storey rear extension

Planning records for: *Olive Branch Stevenage Road St Ippolyts SG4 7PE*

Reference - 83/01973/1LB
Decision: Decided
Date: 28th December 1983
Description: Application for Listed Building Consent for erection of single storey rear extension
Reference - 87/01261/1
Decision: Decided
Date: 05th August 1987
Description: Erection of single storey side extension and detached building for workshop and open fronted garage following demolition of existing porch and shed
Reference - 87/01262/1LB
Decision: Decided
Date: 05th August 1987
Description: Application for consent to demolish porch and shed together with erection of single storey side extension and detached building for workshop and open fronted garage
Reference - 84/00206/1
Decision: Decided
Date: 10th February 1984
Description: Erection of two storey rear extension

Planning records for: *Wainwood Stevenage Road St Ippolyts Hitchin Hertfordshire SG4 7PE*

Reference - 17/04064/FPH	
Decision:	Decided
Date:	21st November 2017
Description:	Two storey side and rear extension and single storey rear extension.

Reference - 81/00934/1	
Decision:	Decided
Date:	12th June 1981
Description:	Erection of detached building for garden pavillion and hay loft.

Planning records for: *1 Jolly Tailors Stevenage Road St Ippolyts Hitchin SG4 7PE*

Reference - 92/00020/1	
Decision:	Decided
Date:	17th January 1992
Description:	Two storey side extension with new front dormer window and single storey rear extension (amended by plans recieved 14th April 1992).

Reference - 92/00019/1LB	
Decision:	Decided
Date:	17th January 1992
Description:	Two storey side extension with new front dormer window and single storey rear extension (Amended by plans received 14th April 1992)

Planning records for: *Jolly Tailors 1 Stevenage Road St Ippolyts Hitchin SG4 7PE*

Reference - 91/00632/1	
Decision:	Decided
Date:	21st May 1991
Description:	Replacement boundary wall (Amended plan recieved 23.7.91)

Planning records for: *Calebs Cottage Stevenage Road St Ippolyts Hertfordshire SG4 7PE*

Reference - 23/02840/NMA	
Decision:	Decided
Date:	29th November 2023
Description:	Non Material amendment to planning permission 23/00975/FHA .(Internal Alterations, Single Storey Rear Extension, Attic conversion including rear dormer window and front rooflights. Garage conversion and extension to form garden room and studio).

Reference - 94/00703/1HH	
Decision:	Decided
Date:	17th June 1994
Description:	Two storey side extension incorporating replacement garage and single storey rear extension

Reference - 12/01705/1HH	
Decision:	Decided
Date:	23rd July 2012
Description:	Single storey side extension to provide attached garage. Insertion of bow window into existing garage to facilitate conversion to living accommodation.

Planning records for: *Calebs Cottage Stevenage Road St Ippolyts Hitchin SG4 7PE*

Reference - 12/00517/1HH
Decision: Decided
Date: 02nd April 2012
Description: Single storey side extension
Reference - 81/01364/1
Decision: Decided
Date: 10th September 1981
Description: Construction of roof to provide covered way between garage and house.
Reference - 84/01129/1
Decision: Decided
Date: 17th July 1984
Description: Conversion and alterations to workshop/store to facilitate its use as additional living accommodation together with erection of single storey link extension to existing dwelling
Reference - 23/02770/TCA
Decision: Decided
Date: 29th November 2023
Description: T1 Oak - Pollard by 5m

Planning records for: *Calebs Cottage Stevenage Road St. Ippolyts Hitchin SG4 7PE*

Reference - 94/00824/1TCA	
Decision:	Decided
Date:	04th August 1994
Description:	Removal of Hawthorn and Cherry trees

Reference - 23/01148/TCA	
Decision:	Decided
Date:	17th May 2023
Description:	T1 Beech - Fell.

Reference - 77/00652/1LB	
Decision:	Decided
Date:	11th June 1977
Description:	Change of use from shop to residential incorporating renovations, single storey extension and formation of new vehicular access.

Reference - 12/00606/1TCA	
Decision:	Decided
Date:	15th March 2012
Description:	Reduce 2 Laburnum trees (T1, T2) by 20%, thin and reduce 2 Apple trees (T3, T4) by 25%, reduce stems of Hawthorn tree to 2m and reduce remaining stem to shape (T5), crown reduction and shape Pear tree (T6) and Hawthorn tree (T7)

Planning records for: *The Cottage Loaf Stevenage Road St Ippolyts SG4 7PE*

Reference - 81/01365/1LB
Decision: Decided
Date: 10th September 1981
Description: Application for Listed Building Consent for construction of roof to provide covered way between garage and house.
Reference - 90/00409/1TCA
Decision: Decided
Date: 12th March 1990
Description: Removal of two Christmas trees
Reference - 79/00671/1
Decision: Decided
Date: 27th January 1979
Description: Erection of front entrance porch and single storey rear and side extension
Reference - 95/01391/1LB
Decision: Decided
Date: 19th December 1995
Description: Rear conservatory (as amended by drawings G643/04 rev 1, 06 rev 1 and 2 received 5.2. 96)

Planning records for: *The Cottage Loaf Stevenage Road St Ippolyts SG4 7PE*

Reference - 84/01130/1LB
Decision: Decided
Date: 17th July 1984
Description: Conversion and alterations to workshop/store to facilitate its use as additional living accomodation together with erection of single storey link extension to existing dwelling
Reference - 81/00241/1
Decision: Decided
Date: 16th February 1981
Description: Erection of detached double garage.
Reference - 13/01472/1TCA
Decision: Decided
Date: 21st June 2013
Description: Reduce crown of 1 Oak tree (T1) by 25% to create compact crown

St. Ippolyts, HITCHIN, SG4

Energy rating

D

Valid until 19.11.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, wood logs
Total Floor Area:	100 m ²

Building Safety

None specified

Accessibility / Adaptations

Extension and garage constructed 1990s

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Brick

Property Lease Information

Not applicable

Listed Building Information

Not applicable

Stamp Duty

Please contact agent

Electricity Supply

Yes - EDF

Gas Supply

No

Central Heating

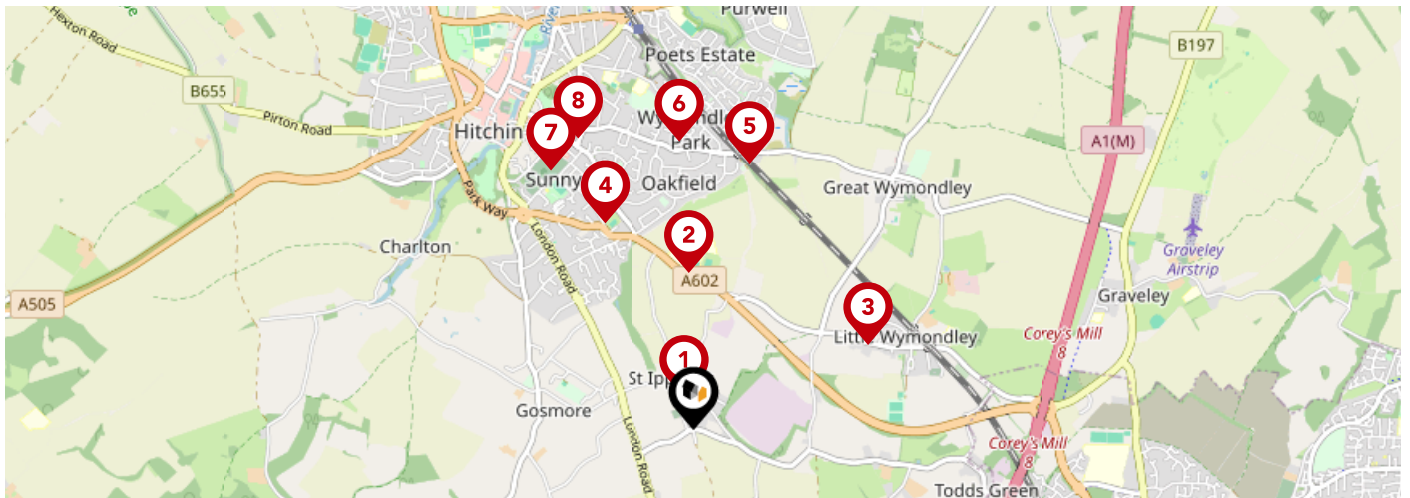
Yes - oil fired boiler

Water Supply

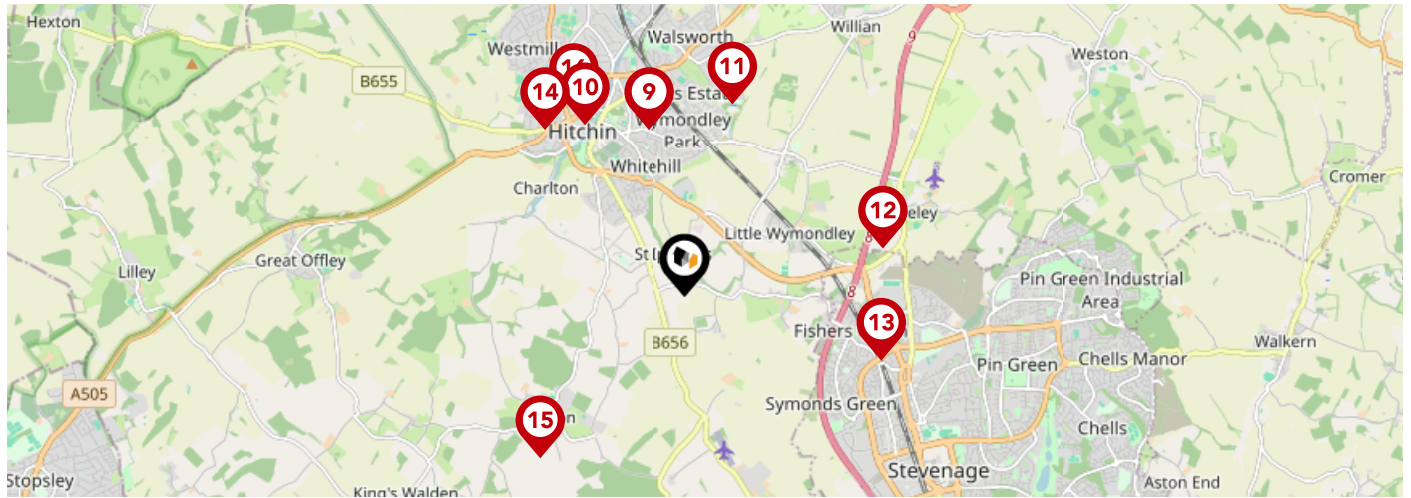
Yes - Affinity

Drainage

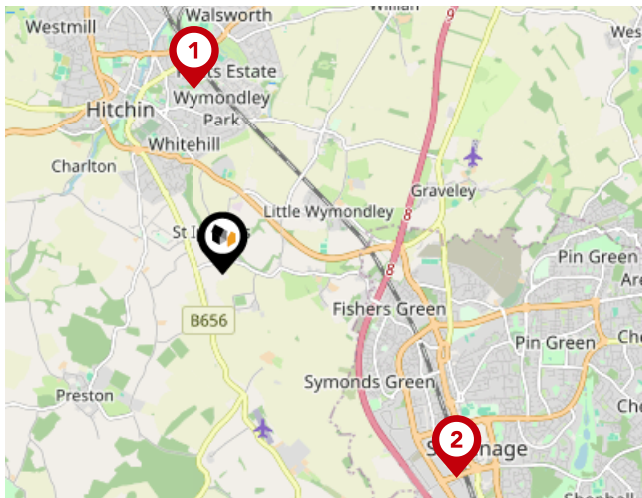
Yes



	Nursery	Primary	Secondary	College	Private
<p>1 St Ippolyts Church of England Aided Primary School Ofsted Rating: Good Pupils: 175 Distance:0.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.72</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Wymondley Junior Mixed and Infant School Ofsted Rating: Good Pupils: 102 Distance:0.89</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:1.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:1.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:1.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:1.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:1.43</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

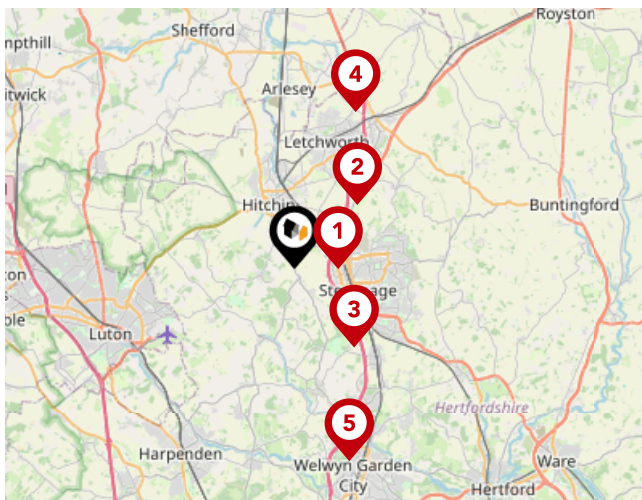


	Nursery	Primary	Secondary	College	Private
<p>9 St Andrew's Church of England Voluntary Aided Primary School, Hitchin</p> <p>Ofsted Rating: Outstanding Pupils: 252 Distance:1.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Hitchin Boys' School</p> <p>Ofsted Rating: Outstanding Pupils: 1317 Distance:1.8</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Purwell Primary School</p> <p>Ofsted Rating: Requires improvement Pupils: 167 Distance:1.8</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Graveley Primary School</p> <p>Ofsted Rating: Good Pupils: 96 Distance:1.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 The Saint John Henry Newman Catholic School</p> <p>Ofsted Rating: Good Pupils: 1603 Distance:1.9</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Samuel Lucas Junior Mixed and Infant School</p> <p>Ofsted Rating: Outstanding Pupils: 420 Distance:1.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Preston Primary School</p> <p>Ofsted Rating: Good Pupils: 67 Distance:1.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Wilshere-Dacre Junior Academy</p> <p>Ofsted Rating: Good Pupils: 267 Distance:2.01</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	1.71 miles
2	Stevenage Rail Station	2.84 miles
3	Letchworth Rail Station	3.73 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	1.62 miles
2	A1(M) J9	3.3 miles
3	A1(M) J7	3.57 miles
4	A1(M) J10	6.19 miles
5	A1(M) J6	7.27 miles

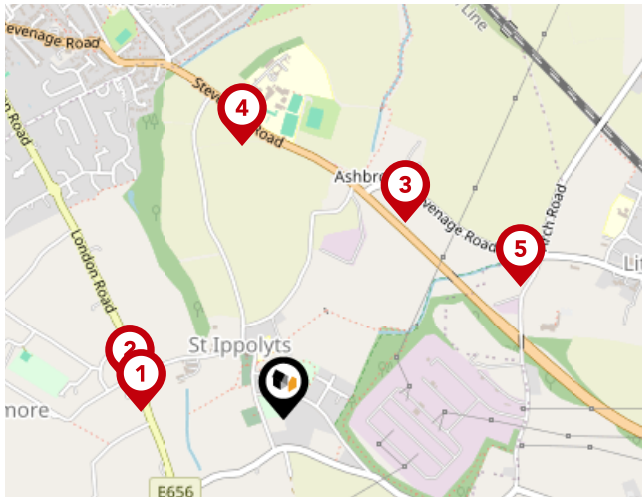


Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.09 miles
2	Heathrow Airport	32.52 miles
3	Stansted Airport	22.34 miles
4	Silvertown	32.23 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	London Road Crossroads	0.33 miles
2	London Road Crossroads	0.36 miles
3	Ashbrook House	0.53 miles
4	Kingshott School	0.63 miles
5	Blakemore End Road	0.62 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

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

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Valuation Office
Agency



Royal Mail