

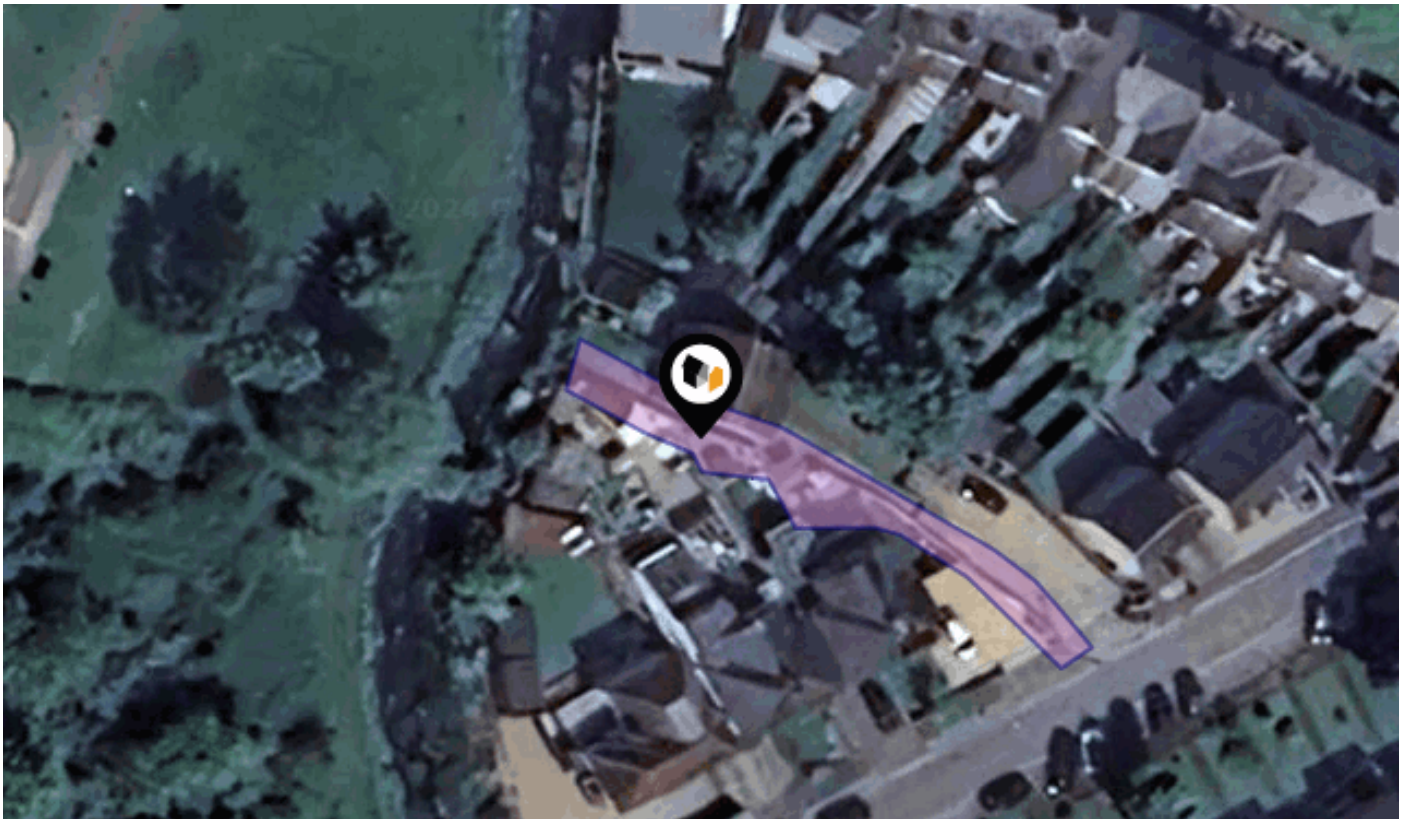


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MIR: Material Info

The Material Information Affecting this Property

Thursday 21st November 2024



GREEN LANE, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

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Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	592 ft ² / 55 m ²
Plot Area:	0.05 acres
Year Built :	1983-1990
Council Tax :	Band D
Annual Estimate:	£2,226
Title Number:	HD364828

Tenure: Freehold

Local Area

Local Authority:	Hertfordshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	High
• Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

11 mb/s	80 mb/s	9000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **3 Green Lane Hitchin SG4 0BU**

Reference - 91/01180/1	
Decision:	Decided
Date:	02nd October 1991
Description:	Single storey front extension

Planning records for: **Brookside 1 Green Lane Hitchin Hertfordshire SG4 0BU**

Reference - 23/01003/FPH	
Decision:	Decided
Date:	12th May 2023
Description:	Single storey side extension with accommodation in roof space and addition of two rooflights to existing front roof slope to facilitate conversion of existing loft space into habitable accommodation following demolition of existing side conservatory.

Planning records for: **Laneside Green Lane Hitchin SG4 0BU**

Reference - 03/01991/1HH	
Decision:	Decided
Date:	17th December 2003
Description:	Single storey rear extension following demolition of existing

Planning records for: **Orchard View Green Lane Hitchin SG4 0BU**

Reference - 09/01558/1HH	
Decision:	Decided
Date:	07th September 2009
Description:	Part two storey, part single storey side/front extension together with first floor rear extension

Planning records for: *Orchard View Green Lane Hitchin SG4 OBU*

Reference - 77/00219/1	
Decision:	Decided
Date:	21st February 1977
Description:	Erection of two storey rear extension

Planning records for: *Otterburn Green Lane Hitchin SG4 OBU*

Reference - 79/01747/1	
Decision:	Decided
Date:	23rd October 1979
Description:	Erection of front entrance porch

Reference - 17/04235/FPH	
Decision:	Decided
Date:	15th December 2017
Description:	Single storey side and rear extension.

Planning records for: *Rippledene Green Lane Hitchin SG4 OBU*

Reference - 12/00646/1HH	
Decision:	Decided
Date:	20th March 2012
Description:	Two storey side extension following demolition of existing conservatory. Part first floor, part two storey rear extension (as amended by Plan Nos. 01A and 02A received 10th April 2012 and Location Plan 03A received 17/4/12)

Planning records for: *Rippledene Green Lane Hitchin SG4 OBU*

Reference - 06/02055/1HH	
Decision:	Decided
Date:	11th September 2006
Description:	Two storey side extension following demolition of existing conservatory, front entrance porch

Reference - 00/01659/1HH	
Decision:	Decided
Date:	31st October 2000
Description:	Two storey side extension following demolition of conservatory, front porch

Planning records for: *Riversmead Green Lane Hitchin SG4 OBU*

Reference - 84/00581/1	
Decision:	Decided
Date:	09th April 1984
Description:	Erection of single storey side extension

Planning records for: *2 Green Lane Hitchin Hertfordshire SG4 OBU*

Reference - 23/01506/S73	
Decision:	Decided
Date:	28th June 2023
Description:	Variation of Condition 2 - Drawing Numbers (Drawing L1213/11B to be replaced with Drawing L1213/11C and Drawing L1213/12B to be replaced with Drawing L1213/12C) of planning permission 23/00275/FPH granted on 13.03.2023 for Addition of a first floor to the existing bungalow and part two storey and part single storey rear extension and provision of an additional car parking space.

Planning records for: *2 Green Lane Hitchin Hertfordshire SG4 0BU*

Reference - 23/00275/FPH
Decision: Decided
Date: 06th February 2023
Description: Addition of a first floor to the existing bungalow and part two storey and part single storey rear extension and provision of an additional car parking space (as a variation of planning permission 22/03076/FPH granted 25.01.2023)
Reference - 5/2023/1387
Decision: Decided
Date: 28th June 2023
Description: Single storey rear extension
Reference - 22/02861/TCA
Decision: Decided
Date: 28th November 2022
Description: T2 Sycamore - Fell to ground level.
Reference - 22/03076/FPH
Decision: Decided
Date: 28th November 2022
Description: Addition of a first floor to the existing bungalow and part two storey and part single storey rear extension and provision of an additional car parking space

Green Lane, SG4

Energy rating

C

Valid until 10.08.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 50% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	55 m ²

Building Safety

None specified

Accessibility / Adaptations

None specified

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Standard brick

Property Lease Information

Not applicable

Listed Building Information

Not applicable

Electricity Supply

Yes - Octopus

Gas Supply

Yes - Octopus

Central Heating

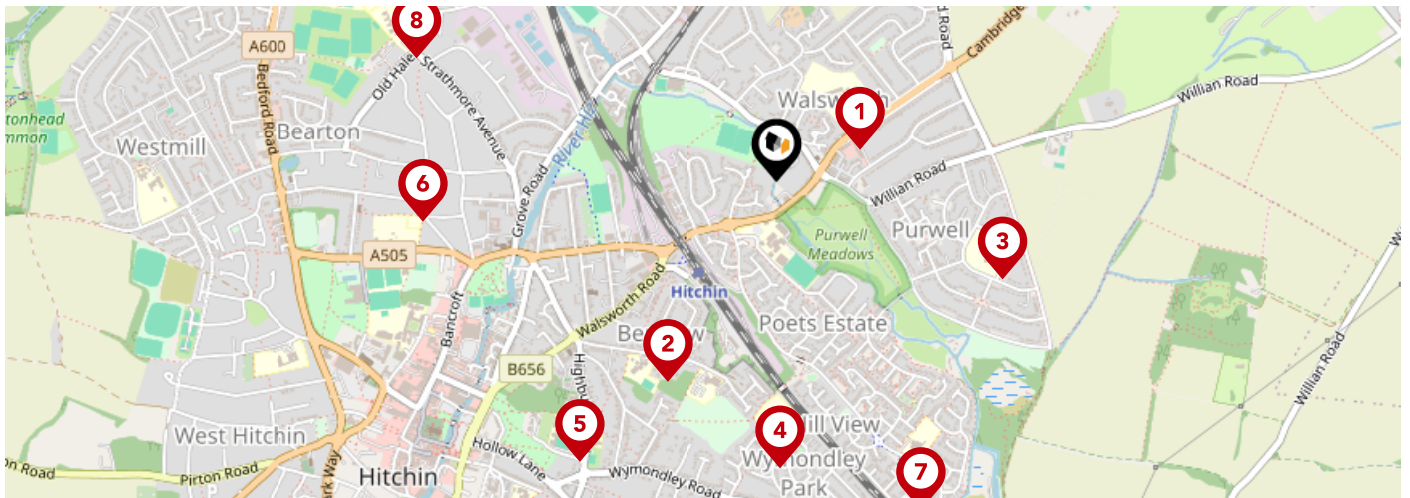
Yes

Water Supply

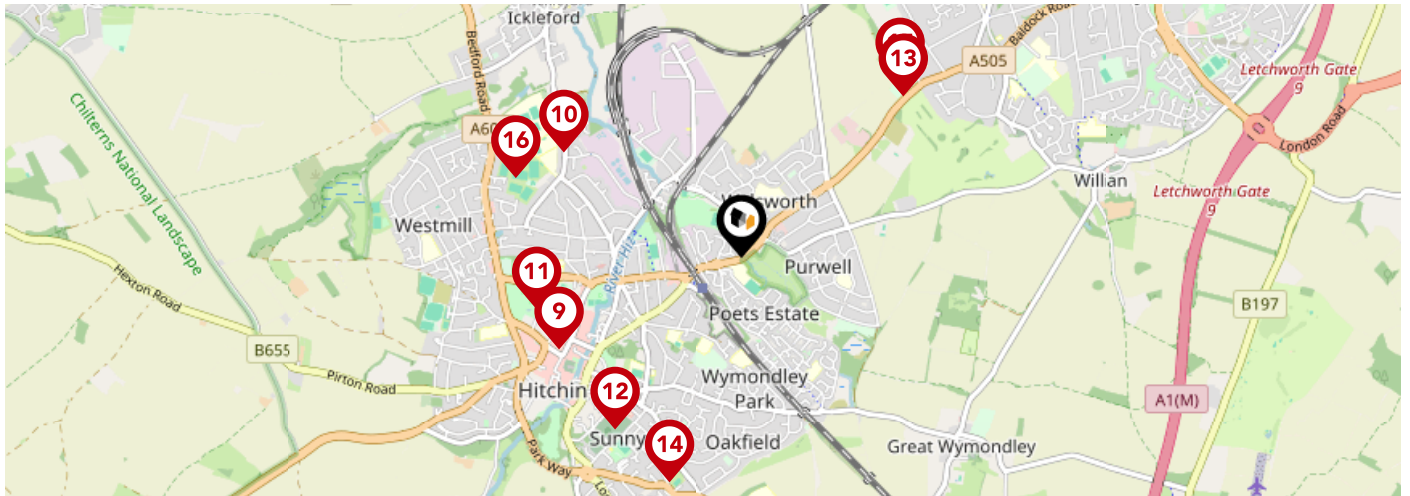
Yes - Affinity

Drainage

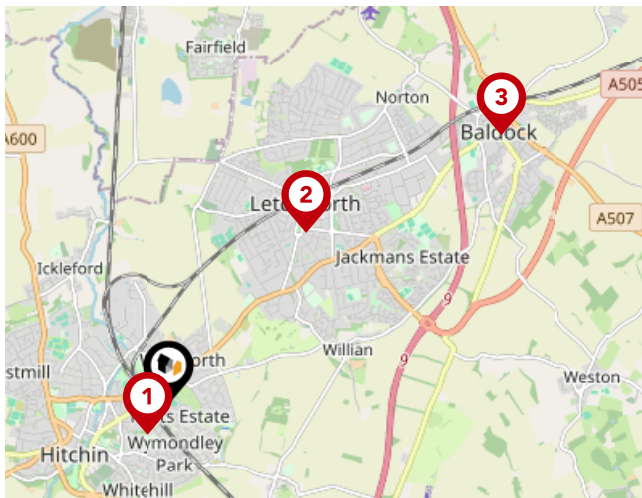
Yes - Affinity



		Nursery	Primary	Secondary	College	Private
1	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.81	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

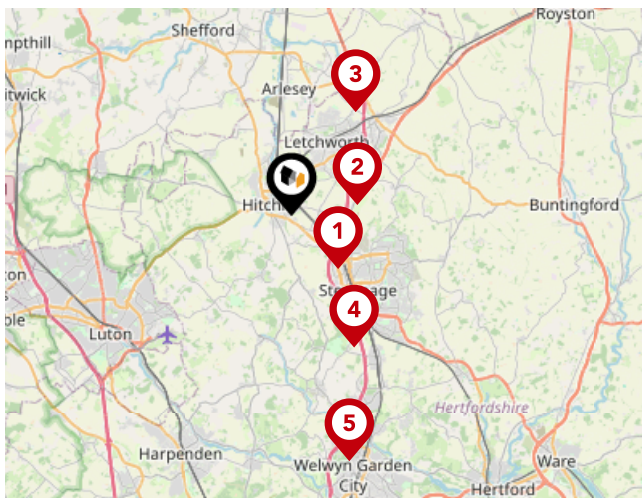


		Nursery	Primary	Secondary	College	Private
	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.97	<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:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	North Herts Education Support Centre Ofsted Rating: Outstanding Pupils: 1 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Highfield School Ofsted Rating: Good Pupils: 998 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



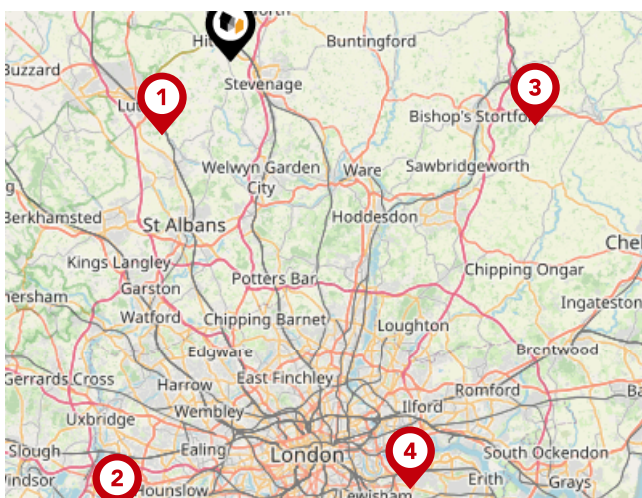
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.34 miles
2	Letchworth Rail Station	2.01 miles
3	Baldock Rail Station	3.92 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.58 miles
2	A1(M) J9	2.38 miles
3	A1(M) J10	4.45 miles
4	A1(M) J7	5.31 miles
5	A1(M) J6	9.2 miles

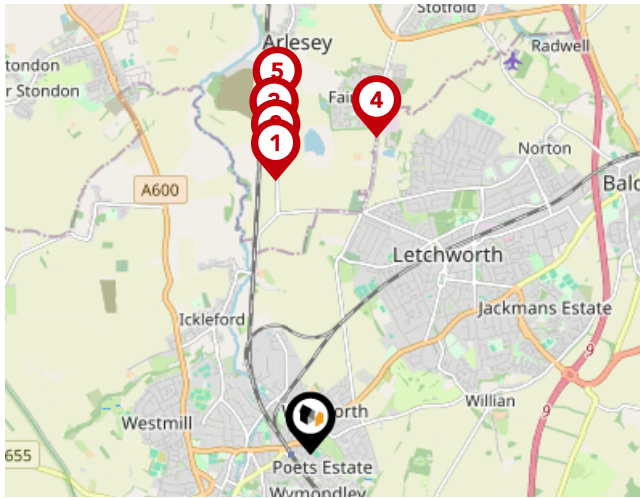


Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	7.32 miles
2	Heathrow Airport	34.41 miles
3	Stansted Airport	22.73 miles
4	Silvertown	34.07 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Fountain Cottage	2.52 miles
2	The Cemetery	2.69 miles
3	Jubilee Crescent	2.9 miles
4	Dickens Boulevard	2.96 miles
5	London Row	3.18 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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Valuation Office
Agency

