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MIR: Material Info

The Material Information Affecting this Property

Thursday 09th January 2025



WHITEHILL CLOSE, HITCHIN, SG4

Country Properties

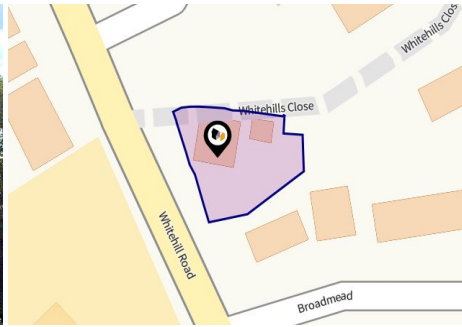
6 Brand Street Hitchin SG5 1HX

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk





Property

Type:	Detached
Bedrooms:	3
Floor Area:	1,367 ft ² / 127 m ²
Plot Area:	0.16 acres
Council Tax :	Band G
Annual Estimate:	£3,710
Title Number:	HD438779

Tenure: Freehold

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	80 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Whitehill Close, Hitchin, SG4*

Reference - 80/00295/1
Decision: Decided
Date: 26th February 1980
Description: Erection of 2 storey rear extension.
Reference - 09/00156/1PUD
Decision: Decided
Date: 17th February 2009
Description: Lawful Development Certificate (Proposed): Single storey rear extension
Reference - 77/01663/1
Decision: Decided
Date: 16th December 1977
Description: Erection of front entrance porch

Planning records for: **4 Whitehill Close Hitchin SG4 9HX**

Reference - 16/01591/1HH	
Decision:	Decided
Date:	23rd June 2016
Description:	Insertion of door to enclose existing porch together with canopy roof above, insertion of bay window in front elevation

Reference - 16/01145/1PUD	
Decision:	Decided
Date:	16th May 2016
Description:	Enclose existing porch, insertion of front bay window and entrance door with canopy above on the side elevation.

Planning records for: **6 Whitehill Close Hitchin SG4 9HX**

Reference - 08/01520/1HH	
Decision:	Decided
Date:	18th July 2008
Description:	Front entrance canopy

Reference - 07/01177/1HH	
Decision:	Decided
Date:	03rd May 2007
Description:	Erection of pitch roof car port

Planning records for: *2 Whitehill Close Hitchin SG4 9HX*

Reference - 13/02645/1PUD	
Decision:	Decided
Date:	13th November 2013
Description:	Lawful Development Certificate (Proposed) Single storey rear extension, roof lights in rear roofslope, infill extension to rear

Planning records for: *7 Whitehill Close Hitchin SG4 9HX*

Reference - 08/01172/1HH	
Decision:	Decided
Date:	16th June 2008
Description:	Storm canopy to front of existing storm porch

Planning records for: *Armar Whitehill Close Hitchin SG4 9HX*

Reference - 77/01286/1	
Decision:	Decided
Date:	22nd September 1977
Description:	Alterations to garage to facilitate its use as a private studio/workshop

Planning records for: *Pine Trees Whitehill Close Hitchin SG4 9HX*

Reference - 06/01600/1HH	
Decision:	Decided
Date:	07th August 2006
Description:	Single storey side extension

Planning records for: *The Cottage Whitehill Close Hitchin Hertfordshire SG4 9HX*

Reference - 22/02998/FPH	
Decision:	Decided
Date:	21st November 2022
Description:	Erection of front elevation portico with a first floor over and two storey rear extension following demolition of existing rear single storey extension.

Reference - 22/03000/FP	
Decision:	Decided
Date:	21st November 2022
Description:	Formation of vehicular access off Newnham Road as an addition to planning application 21/00433/FP granted on 13.09.2021.

Planning records for: *Wymley Whitehill Close Whitehill Road Hitchin Herts SG4 9HX*

Reference - 01/00991/1HH	
Decision:	Decided
Date:	22nd June 2001
Description:	Single storey side and rear extensions. Extension to existing detached garage.

Reference - 02/00082/1HH	
Decision:	Decided
Date:	18th January 2002
Description:	Single storey rear extension

Whitehill Close, HITCHIN, SG4

Energy rating

D

Valid until 08.01.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Full secondary glazing
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:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	127 m ²

Building Safety

None specified

Accessibility / Adaptations

Single storey extention 2011

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

Stamp Duty

Ask agent

Electricity Supply

Yes - EDF

Gas Supply

Yes - EDF

Central Heating

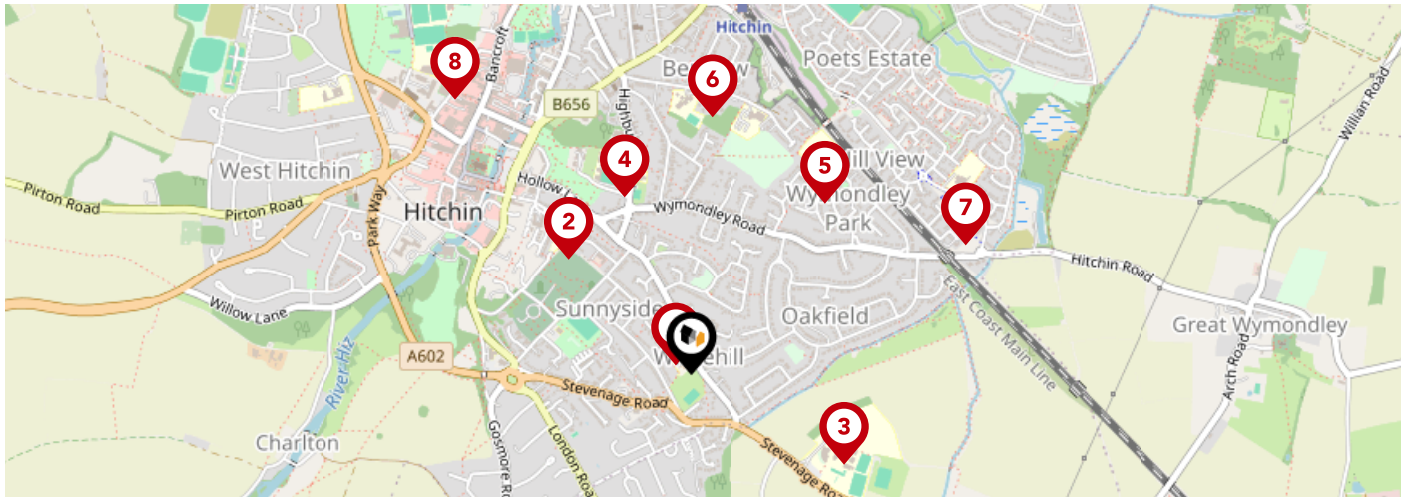
Yes

Water Supply

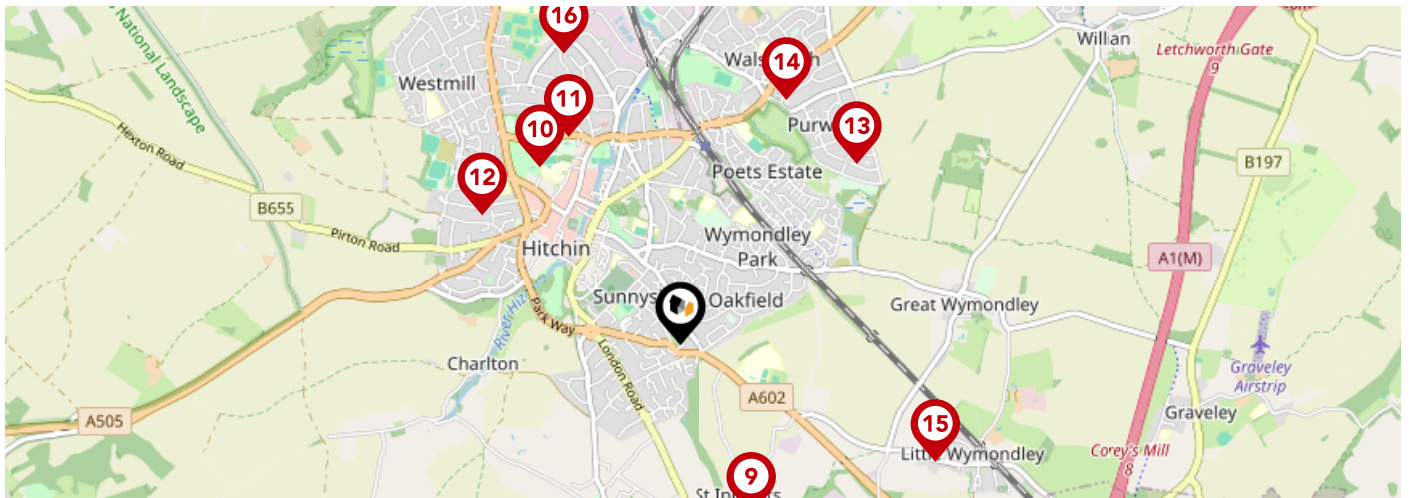
Yes

Drainage

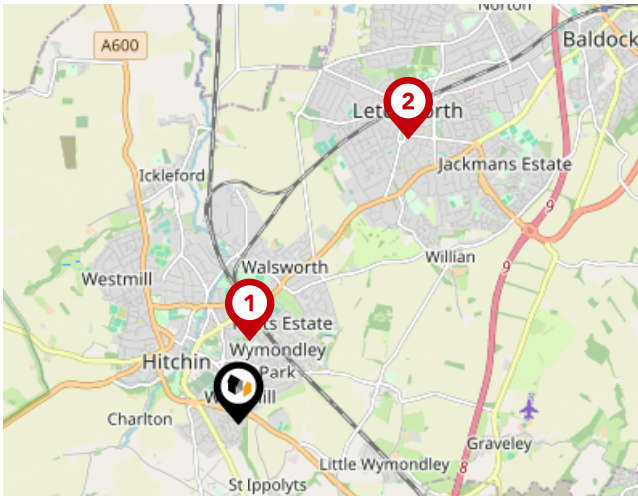
Yes



	Nursery	Primary	Secondary	College	Private
<p>1 Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.38</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.4</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.44</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:0.69</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.83</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

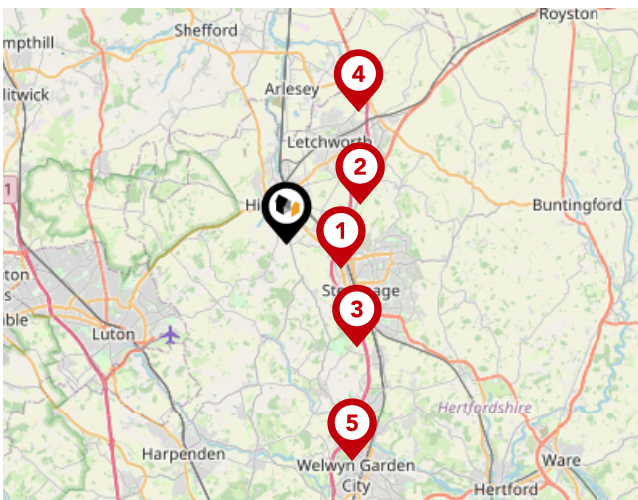


	Nursery	Primary	Secondary	College	Private
St Ippolyts Church of England Aided Primary School Ofsted Rating: Good Pupils: 175 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:1.08	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:1.16	<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:1.22	<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:1.29	<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:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



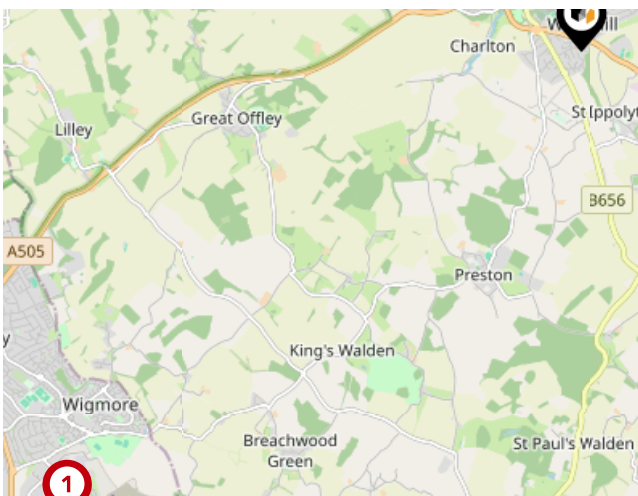
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.77 miles
2	Letchworth Rail Station	3.04 miles
3	Stevenage Rail Station	3.75 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.18 miles
2	A1(M) J9	3.02 miles
3	A1(M) J7	4.54 miles
4	A1(M) J10	5.5 miles
5	A1(M) J6	8.26 miles

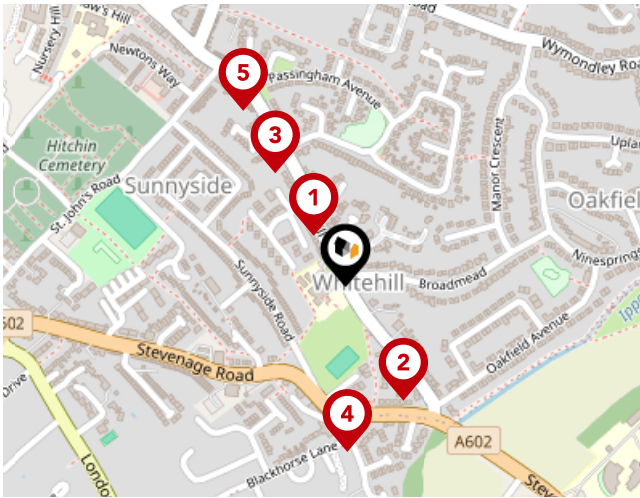


Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.37 miles
2	Heathrow Airport	33.32 miles
3	Stansted Airport	22.83 miles
4	Silvertown	33.23 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Maytrees	0.07 miles
2	Oakfield Avenue	0.15 miles
3	Maytrees	0.15 miles
4	Blackhorse Lane	0.19 miles
5	Passingham Avenue	0.23 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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6 Brand Street Hitchin SG5 1HX

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk



Valuation Office
Agency



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