

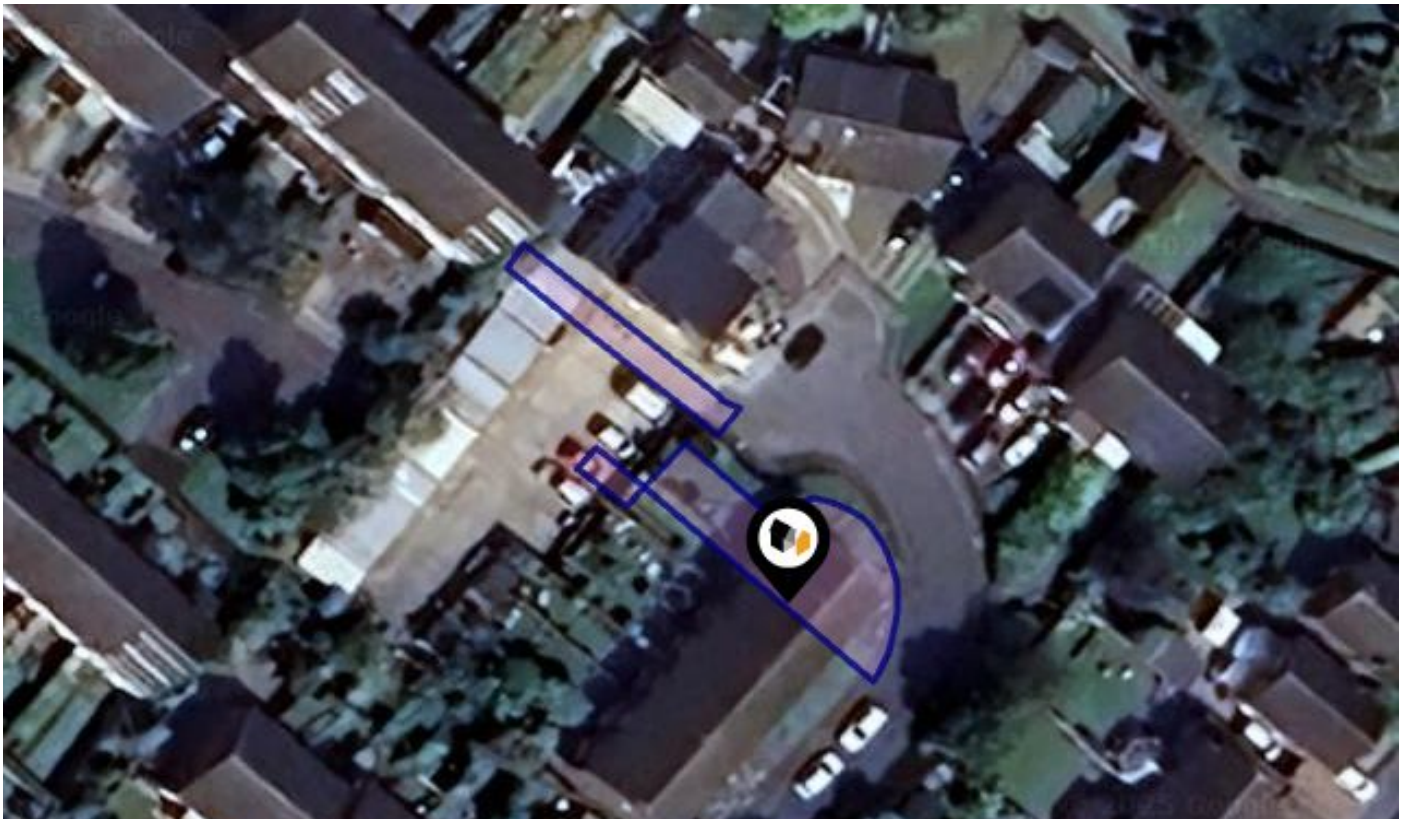


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MIR: Material Info

The Material Information Affecting this Property

Monday 20th January 2025



KIPLING CLOSE, HITCHIN, SG4

Country Properties

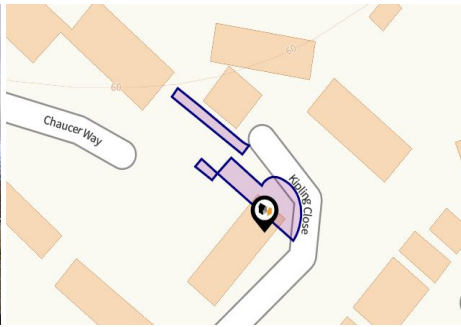
6 Brand Street Hitchin SG5 1HX

01462 452951

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Property

| | | | |
|-------------------------|-----------------------------------------|----------------|----------|
| Type: | Terraced | Tenure: | Freehold |
| Bedrooms: | 2 | | |
| Floor Area: | 678 ft ² / 63 m ² | | |
| Plot Area: | 0.05 acres | | |
| Year Built : | 1976-1982 | | |
| Council Tax : | Band C | | |
| Annual Estimate: | £1,979 | | |
| Title Number: | HD108361 | | |

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|------------------|-------------------|---------------------|
| 6 mb/s | 30 mb/s | 1000 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **3 Kipling Close Hitchin SG4 0DU**

| Reference - 83/00391/1 | |
|------------------------|---------------------------------------|
| Decision: | Decided |
| Date: | 15th March 1983 |
| Description: | Erection of two storey rear extension |

Planning records for: **4 Kipling Close Hitchin SG4 0DU**

| Reference - 91/00590/1 | |
|------------------------|---------------------------|
| Decision: | Decided |
| Date: | 14th May 1991 |
| Description: | Two storey side extension |

| Reference - 01/01574/1HH | |
|--------------------------|---------------------------|
| Decision: | Decided |
| Date: | 08th October 2001 |
| Description: | Two storey side extension |

Planning records for: **16 Kipling Close Hitchin Hertfordshire SG4 0DU**

| Reference - 01/01793/1HH | |
|--------------------------|--------------------|
| Decision: | Decided |
| Date: | 27th November 2001 |
| Description: | Garden aviary |

Planning records for: *22 Kipling Close Hitchin SG4 0DU*

| Reference - 03/01304/1HH | |
|--------------------------|-----------------------------------|
| Decision: | Decided |
| Date: | 11th August 2003 |
| Description: | Rear conservatory and side porch. |

Planning records for: *26 Kipling Close Hitchin SG4 0DU*

| Reference - 17/02570/1HH | |
|--------------------------|---------------------------------------------|
| Decision: | Decided |
| Date: | 10th October 2017 |
| Description: | Single storey rear and part side extensions |

| Reference - 17/04251/LDCP | |
|---------------------------|---------------------------------------------------------------------------------------------|
| Decision: | Decided |
| Date: | 22nd December 2017 |
| Description: | Dormer window in rear roofslope to facilitate conversion of loft to habitable accommodation |

Planning records for: *27 Kipling Close Hitchin SG4 0DU*

| Reference - 91/00918/1 | |
|------------------------|-----------------------------------------------------------------------------------|
| Decision: | Decided |
| Date: | 08th August 1991 |
| Description: | Two storey side extension following demolition of existing single store extension |

Planning records for: *27 Kipling Close Hitchin Herts SG4 0DU*

| Reference - 93/01254/1HH | |
|--------------------------|--------------------------------------------------------------------------------|
| Decision: | Decided |
| Date: | 08th November 1993 |
| Description: | Part single storey and part two storey side extension with rear dormer window. |

| Reference - 15/00785/1HH | |
|--------------------------|------------------------------|
| Decision: | Decided |
| Date: | 16th April 2015 |
| Description: | Single storey rear extension |

| Reference - 80/01827/1 | |
|------------------------|------------------------------------------------------|
| Decision: | Decided |
| Date: | 01st December 1980 |
| Description: | Erection of single storey side extension for garage. |

Planning records for: *29 Kipling Close Hitchin SG4 0DU*

| Reference - 09/01922/1 | |
|------------------------|---------------------------------------------------------------------------------|
| Decision: | Decided |
| Date: | 26th November 2009 |
| Description: | Change of use of amenity land to residential garden (retrospective application) |

Planning records for: *29 Kipling Close Hitchin SG4 0DU*

| | |
|---------------------------------|------------------------------------------------------------------------------|
| Reference - 10/01496/1HH | |
| Decision: | Decided |
| Date: | 07th July 2010 |
| Description: | Two storey side extension (as amended by plan no. DD789A received on 3/8/10) |

| | |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Reference - 18/00599/LDCP | |
| Decision: | - |
| Date: | 07th March 2018 |
| Description: | Extension and conversion of existing detached garage to habitable accommodation ancillary to main dwelling together with erection of 1.8m high boundary fence |

| | |
|---------------------------------|----------------------------------------------------------------------|
| Reference - 14/02767/1HH | |
| Decision: | Decided |
| Date: | 16th October 2014 |
| Description: | Single storey front extension and single storey side/rear extension. |

Planning records for: *31 Kipling Close Hitchin SG4 0DU*

| | |
|-------------------------------|----------------------------------------------------|
| Reference - 90/00767/1 | |
| Decision: | Decided |
| Date: | 24th May 1990 |
| Description: | First floor side extension with rear dormer window |

Planning records for: **46 Kipling Close Hitchin Hertfordshire SG4 0DU**

| | |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Reference - 23/00114/FPH | |
| Decision: | Decided |
| Date: | 20th February 2023 |
| Description: | Two storey side extension and single storey rear extension following demolition of existing conservatory and garage. Insertion of dormer windows to the front and rear roof slopes to facilitate loft conversion to create habitable space at first floor level. Alterations to fenestration |

| | |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Reference - 23/00406/DOC | |
| Decision: | Decided |
| Date: | 20th February 2023 |
| Description: | Condition 16-Management of streets (as discharge of condition relating to planning permission 19/01244/FP granted 05.11.2020) |

Planning records for: **48 Kipling Close Hitchin SG4 0DU**

| | |
|---------------------------------|-----------------------------------------------------------------------------------|
| Reference - 05/00227/1HH | |
| Decision: | Decided |
| Date: | 15th February 2005 |
| Description: | Single storey side extension and rear dormer window to facilitate loft conversion |

| | |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Reference - 13/02555/1HH | |
| Decision: | Decided |
| Date: | 22nd October 2013 |
| Description: | Side and rear extension comprising part two storey, part first floor and part single storey. Balcony above side extension. Canopy porch to front entrance. Insertion of rooflight in front roof slope. |

Planning records for: *48 Kipling Close Hitchin SG4 0DU*

| |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Reference - 14/01487/1DOC |
| Decision: Decided |
| Date: 02nd June 2014 |
| Description: Condition 3 - Sample Materials (as discharge of condition attached to planning reference 14/00036/1HH granted permission 19/03/2014) |
| Reference - 14/00036/1HH |
| Decision: Decided |
| Date: 28th January 2014 |
| Description: Part two storey, part first floor and part single storey side and rear extension. Balcony above side extension. Canopy porch to front entrance. Insertion of two velux windows in front roofslope. |
| Reference - 14/02029/1NMA |
| Decision: Decided |
| Date: 31st July 2014 |
| Description: Extension in height of the proposed first floor rear extension together with the insertion of additional velux window in existing front roof slope and insertion of a window in south east elevation of detached single storey annex (non-material amendment to planning permission reference no. 14/00036/1HH granted on 13 March 2014 for part two storey, part first floor and part single storey side and rear extension. Balcony above side extension. Canopy porch to front entrance. Insertion of two velux windows in front roofslope). |
| Reference - 00/00107/1HH |
| Decision: Decided |
| Date: 20th January 2000 |
| Description: Single storey side extension (as amended by plan received 25th February 2000) |

Planning records for: *52 Kipling Close Hitchin SG4 0DU*

| | |
|---------------------------------|-------------------|
| Reference - 07/01019/1HH | |
| Decision: | Decided |
| Date: | 16th May 2007 |
| Description: | Rear conservatory |

Planning records for: *53 Kipling Close Hitchin SG4 0DU*

| | |
|-------------------------------|-------------------------------------------------------------------------------------------------------------|
| Reference - 11/02853/1 | |
| Decision: | Decided |
| Date: | 17th November 2011 |
| Description: | Retrospective change of use of amenity land to residential curtilage. Erection of fencing to north boundary |

| | |
|---------------------------------|----------------------------------------------------------------------------|
| Reference - 00/01402/1HH | |
| Decision: | Decided |
| Date: | 12th September 2000 |
| Description: | Two storey side extension following demolition of existing detached garage |

SG4

Energy rating

D

Valid until 07.05.2034

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Additional EPC Data

| | |
|-------------------------------------|-----------------------------------------------------|
| Property Type: | House |
| Build Form: | Semi-Detached |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing, unknown install date |
| Previous Extension: | 1 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, as built, partial insulation (assumed) |
| Walls Energy: | Average |
| Roof: | Pitched, 100 mm loft insulation |
| Roof Energy: | Average |
| 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 67% of fixed outlets |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 63 m ² |

Building Safety

Not Specified

Accessibility / Adaptations

Not Specified

Restrictive Covenants

Not Specified

Rights of Way (Public & Private)

Not Specified

Construction Type

Standard Brick

Property Lease Information

Freehold

Listed Building Information

Not listed

Stamp Duty

Not Specified

Other

Not Specified

Other

Not Specified

Electricity Supply

YES - EDF

Gas Supply

YES - EDF

Central Heating

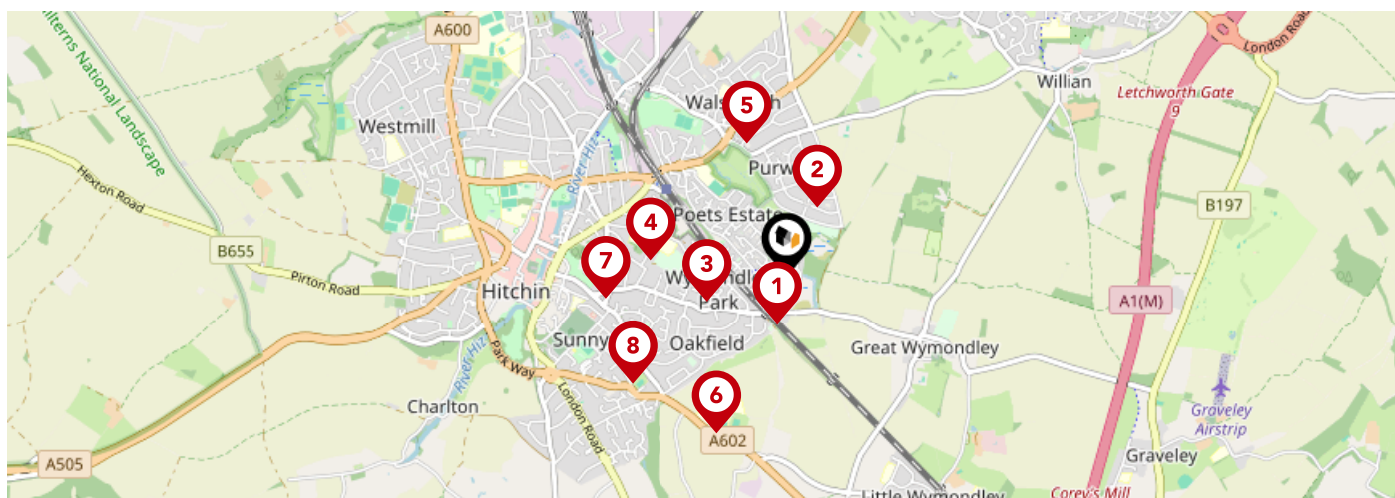
YES - GCH

Water Supply

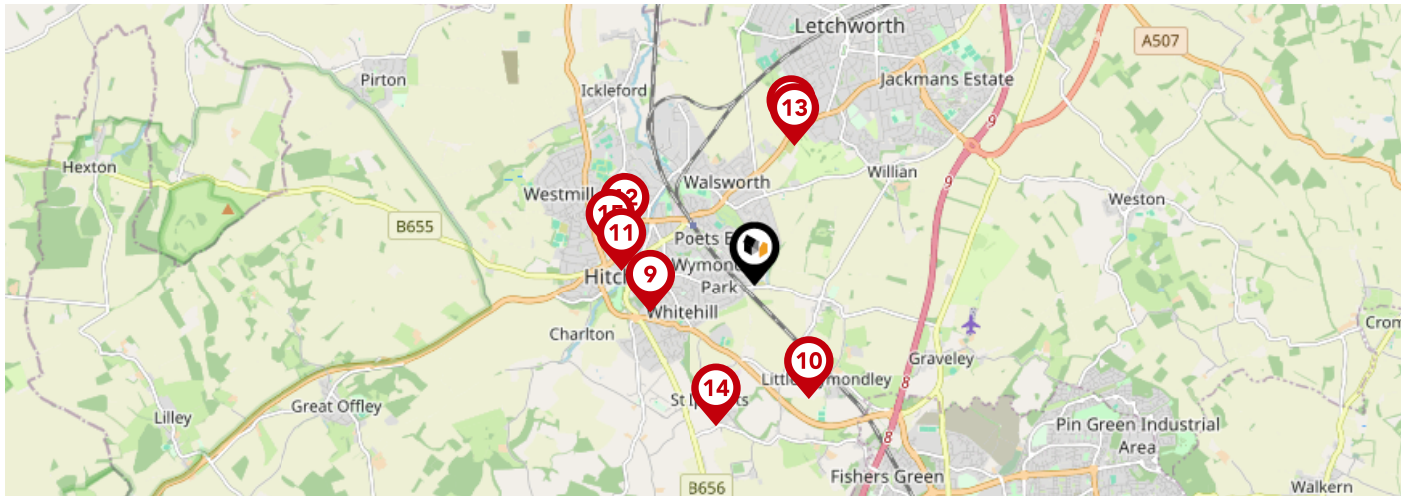
YES - AFFINTY WATER

Drainage

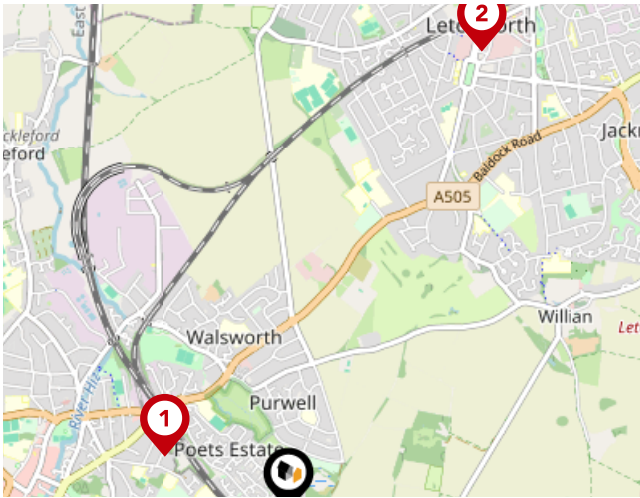
MAINS



| | | Nursery | Primary | Secondary | College | Private |
|------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:0.22 | | <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:0.34 | | <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:0.39 | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.63 | | <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:0.64 | | <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:0.78 | | <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:0.83 | | <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:0.86 | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

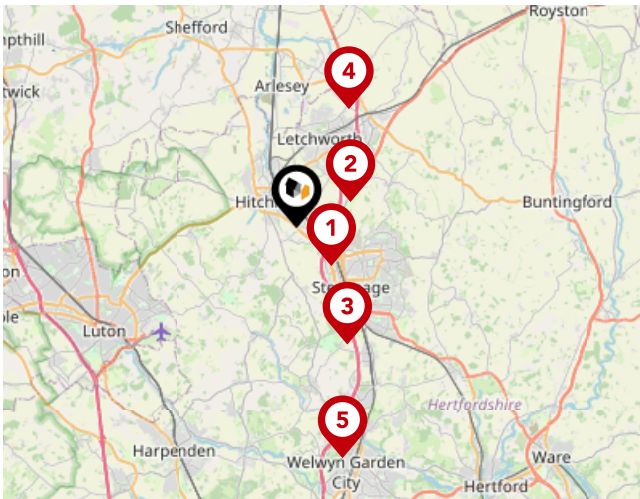


| | Nursery | Primary | Secondary | College | Private |
|----------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.99 | <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:1.16 | <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:1.22 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:1.27 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| North Herts Education Support Centre Ofsted Rating: Outstanding Pupils: 1 Distance:1.32 | <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:1.33 | <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:1.35 | <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:1.39 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



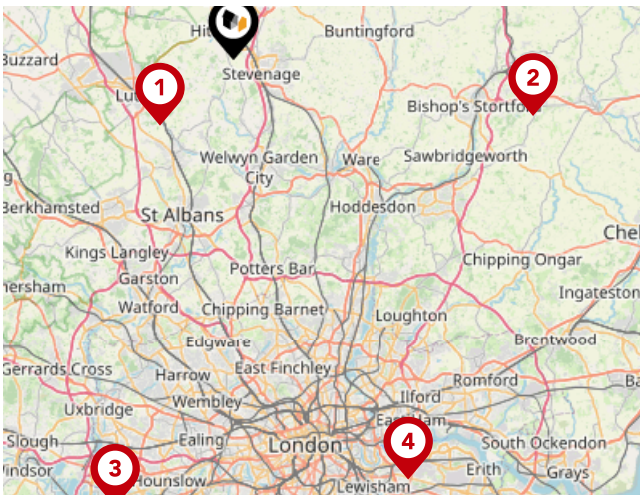
National Rail Stations

| Pin | Name | Distance |
|-----|-------------------------|------------|
| 1 | Hitchin Rail Station | 0.62 miles |
| 2 | Letchworth Rail Station | 2.28 miles |
| 3 | Stevenage Rail Station | 3.78 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|-----------|------------|
| 1 | A1(M) J8 | 1.92 miles |
| 2 | A1(M) J9 | 2.19 miles |
| 3 | A1(M) J7 | 4.66 miles |
| 4 | A1(M) J10 | 4.74 miles |
| 5 | A1(M) J6 | 8.59 miles |

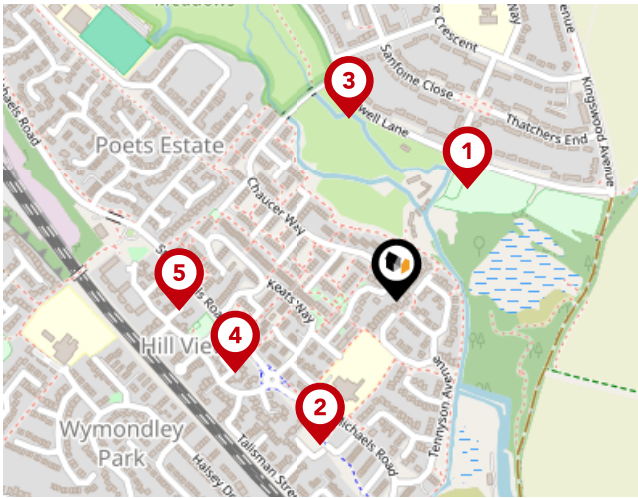


Airports/HELIPADS

| Pin | Name | Distance |
|-----|------------------|-------------|
| 1 | Luton Airport | 7.21 miles |
| 2 | Stansted Airport | 22.26 miles |
| 3 | Heathrow Airport | 33.98 miles |
| 4 | Silvertown | 33.43 miles |

Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-------------------|------------|
| 1 | Mill Close | 0.15 miles |
| 2 | Mary Exton School | 0.19 miles |
| 3 | Chaucer Way | 0.21 miles |
| 4 | Hardy Close | 0.2 miles |
| 5 | Gibson Close | 0.25 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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