

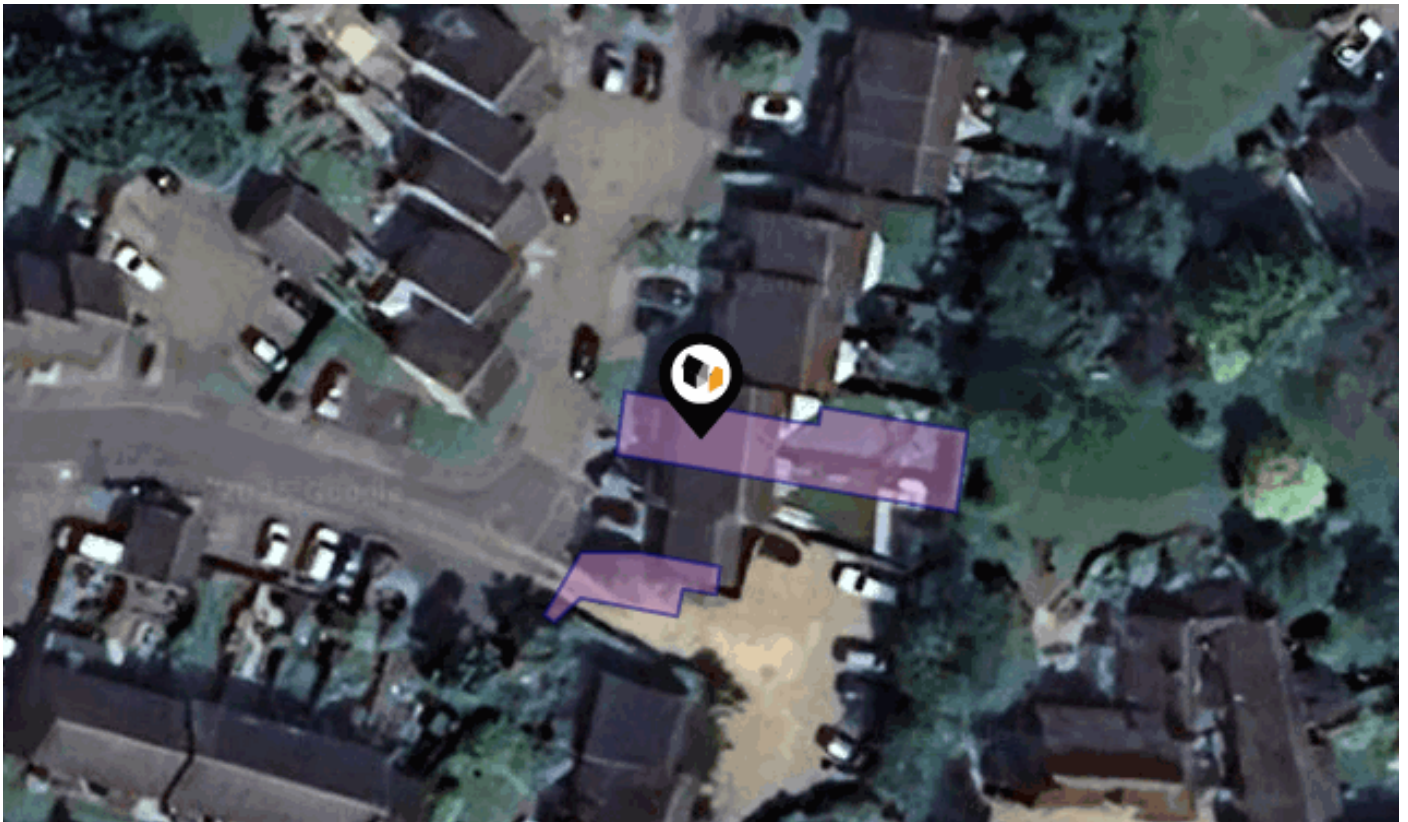


See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 25th February 2025



ELMS CLOSE, LITTLE WYMONDLEY, HITCHIN, SG4

Country Properties

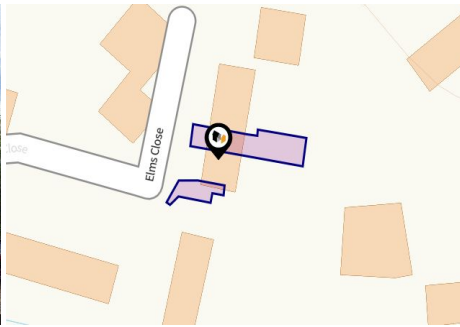
6 Brand Street Hitchin SG5 1HX

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	807 ft ² / 75 m ²		
Plot Area:	0.05 acres		
Year Built :	1983-1990		
Council Tax :	Band C		
Annual Estimate:	£1,979		
Title Number:	HD314755		

Local Area

Local Authority:	Hertfordshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	1	80	1000
Flood Risk:		mb/s	mb/s	mb/s
● Rivers & Seas	Medium			
● Surface Water	Low			

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			
			
			

Planning History

This Address

Planning records for: *Elms Close, Little Wymondley, Hitchin, SG4*

Reference - 94/01182/1HH	
Decision:	Decided
Date:	04th November 1994
Description:	Retention of rear conservatory

Planning records for: *Willow Barn Elms Close Little Wymondley SG4 7HP*

Reference - 07/00551/1LB	
Decision:	Decided
Date:	28th February 2007
Description:	Insertion of window in north elevation.

Planning records for: *5 Elms Close LT. Wymondley SG4 7HP*

Reference - 09/02006/1HH	
Decision:	Decided
Date:	21st October 2009
Description:	Two storey side extension

Reference - 08/00906/1HH	
Decision:	Decided
Date:	23rd April 2008
Description:	Two storey side extension.

Planning records for: *25 Elms Close Little Wymondley Hitchin Hertfordshire SG4 7HP*

Reference - 00/01694/1HH	
Decision:	Decided
Date:	06th November 2000
Description:	Rear conservatory

Planning records for: **25 Elms Close Little Wymondley Hitchin SG4 7HP**

Reference - 13/01027/1HH	
Decision:	Decided
Date:	08th May 2013
Description:	First floor side extension above garage. Rooflight to front and rear dormer window to facilitate loft conversion (as amended by plans received 08/07/13).

Reference - 06/00990/1HH	
Decision:	Decided
Date:	15th June 2006
Description:	Rear dormer window.

Planning records for: **29 Elms Close Wymondley Hitchin SG4 7HP**

Reference - 10/03094/1DOC	
Decision:	Decided
Date:	22nd December 2010
Description:	Condition 3: Details and/or samples of materials to be used on all external elevations and the roof

Reference - 10/00419/1HH	
Decision:	Decided
Date:	01st March 2010
Description:	Two storey and first floor side extension. Rear conservatory

Planning records for: ***Mulberry Cottage 33 Elms Close Wymondley SG4 7HP***

Reference - 09/00155/1LB	
Decision:	Decided
Date:	27th January 2009
Description:	Retention of patio doors to replace window in West elevation and of new first floor window in North elevation.

Planning records for: ***40 Elms Close Little Wymondley Hitchin Hertfordshire SG4 7HP***

Reference - 18/01944/NMA	
Decision:	Decided
Date:	20th July 2018
Description:	Addition of a domed skylight as a Non Material Amendment to Planning application 17/04288/FPH granted on 16/02/2018.

Reference - 17/04288/FPH	
Decision:	Decided
Date:	08th December 2017
Description:	Single storey rear extension

Planning records for: ***44 Elms Close Little Wymondley Hitchin Herts SG4 7HP***

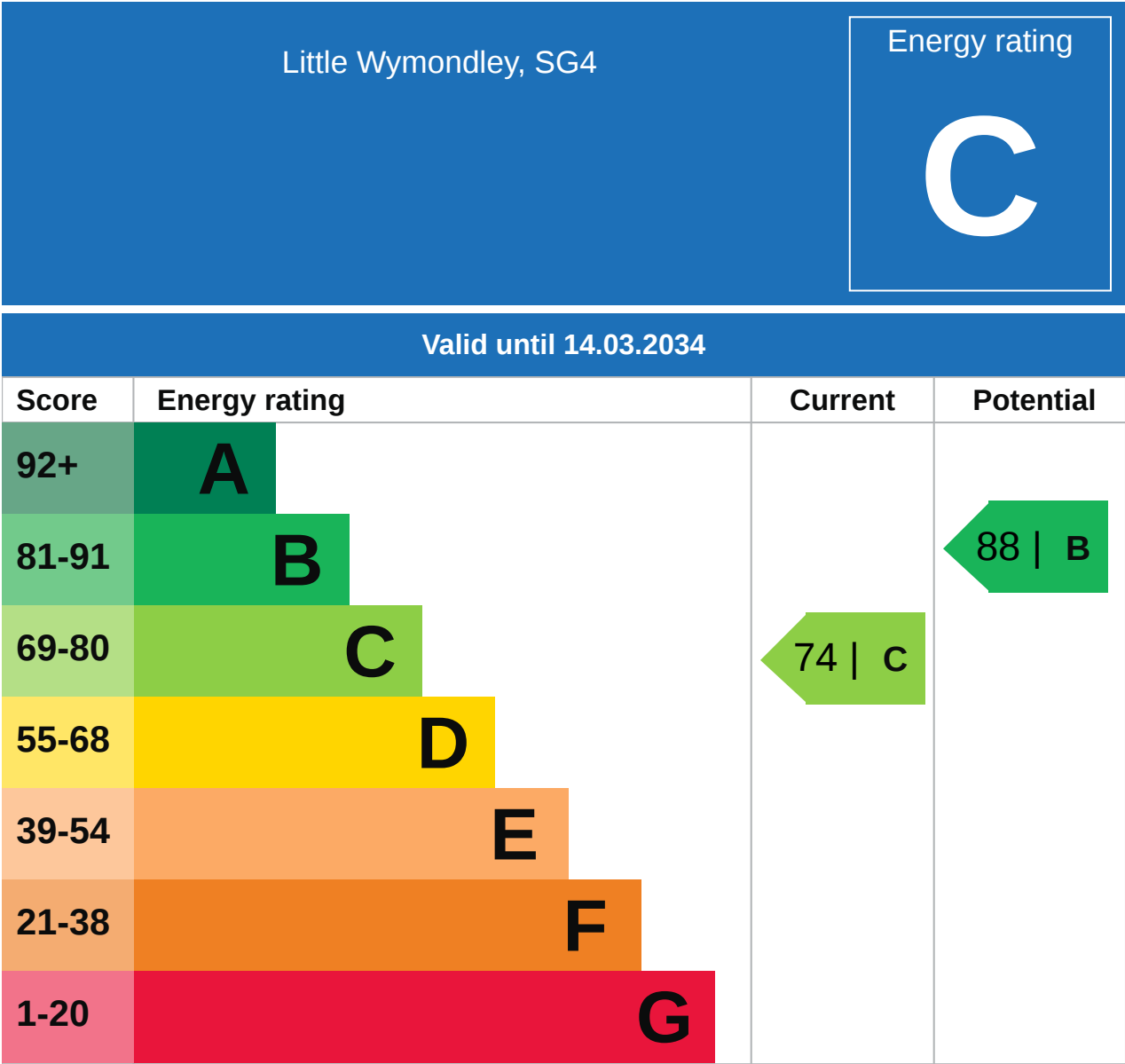
Reference - 01/00067/1HH	
Decision:	Decided
Date:	16th January 2001
Description:	Two storey side extension

Planning records for: **1 Elms Close Little Wymondley Hitchin Hertfordshire SG4 7HP**

Reference - 25/00280/FPH
<p>Decision: Registered</p>
<p>Date: 29th January 2025</p>
<p>Description: Two storey side extension and replace existing attached garage door with a window and insertion of No.2 side windows to facilitate conversion of garage into habitable accommodation.</p>
Reference - 02/01668/1HH
<p>Decision: Decided</p>
<p>Date: 08th November 2002</p>
<p>Description: Two storey and first floor side extensions</p>
Reference - 06/00765/1HH
<p>Decision: Decided</p>
<p>Date: 09th May 2006</p>
<p>Description: Rear conservatory</p>
Reference - 03/00630/1HH
<p>Decision: Decided</p>
<p>Date: 14th April 2003</p>
<p>Description: Two storey and first floor side extensions</p>

Planning records for: *1 Elms Close Little Wymondley Hitchin Hertfordshire SG4 7HP*

Reference - 24/02734/FPH	
Decision:	Decided
Date:	05th December 2024
Description:	Single storey side extension following demolition of existing attached garage



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:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 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 91% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	75 m ²

Building Safety

Not specified

Accessibility / Adaptations

Replaced kitchen – 2011

Replaced Bathroom – 2011

Original windows replaced with double glazing, and new front door – 2020

10 year guarantee on windows.

Replaced gas combi boiler – date not specified

Restrictive Covenants

Not specified

Rights of Way (Public & Private)

Not specified

Construction Type

Standard Brick

Property Lease Information

FREEHOLD

Listed Building Information

Wall to rear of garden is Grade II listed

Stamp Duty

Not specified

Other

Not specified

Other

Not specified

Electricity Supply

YES - EDF

Gas Supply

YES - EDF

Central Heating

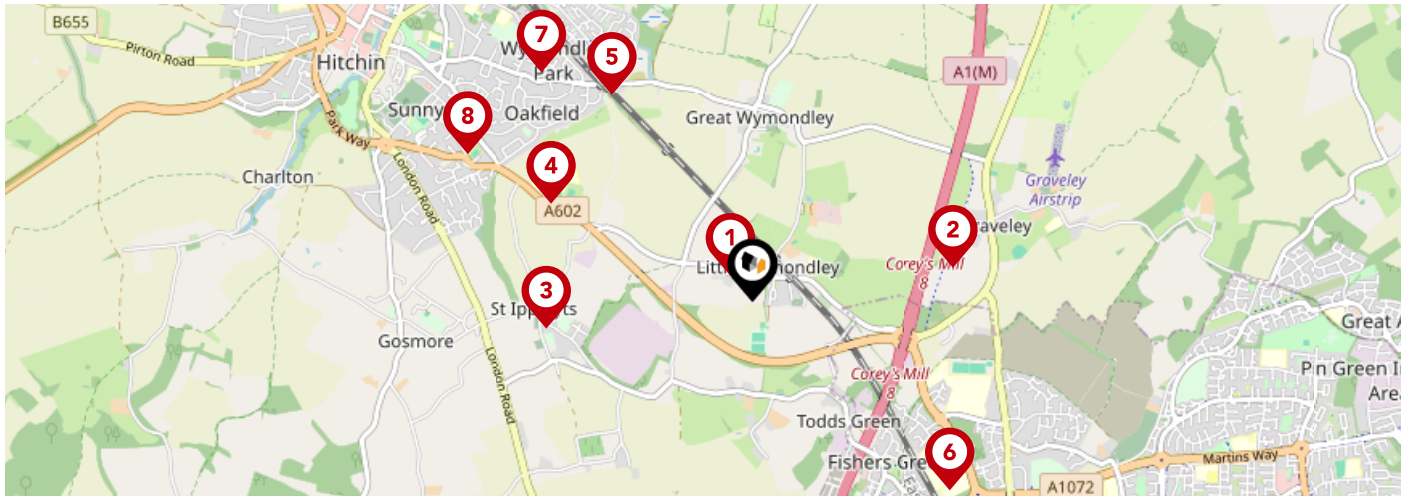
YES - GCH

Water Supply

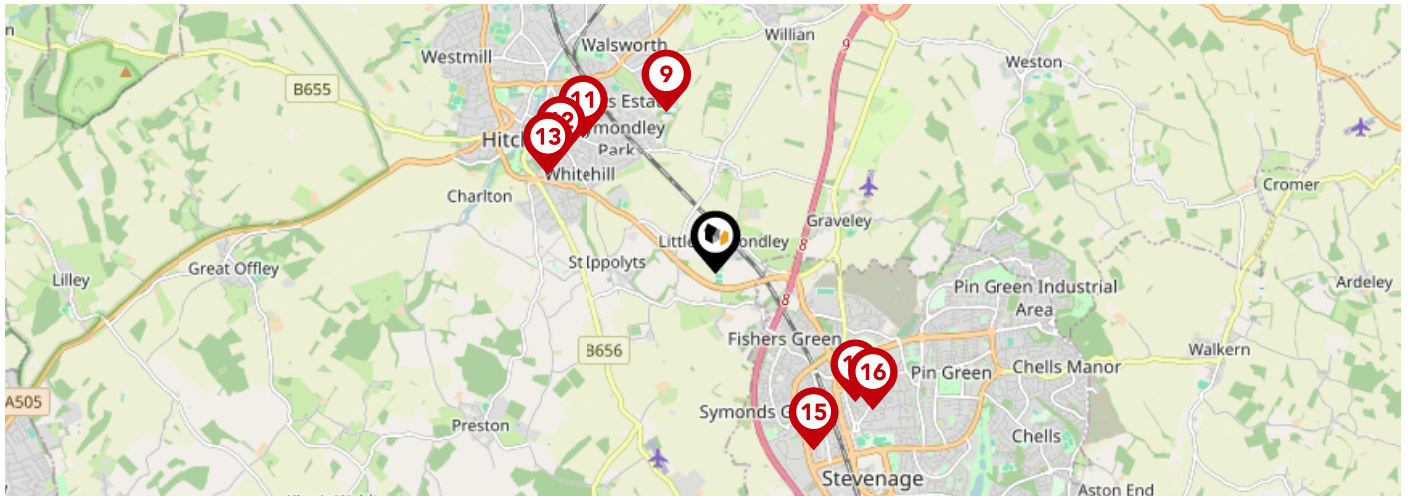
YES - Anglian Water









Drainage

YES - Mains



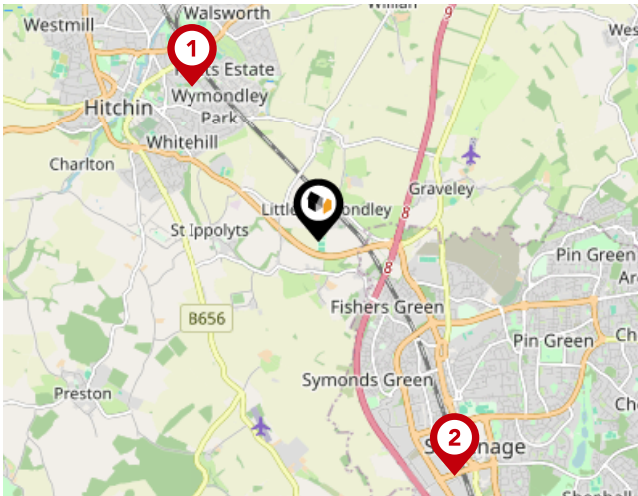
		Nursery	Primary	Secondary	College	Private
1	Wymondley Junior Mixed and Infant School Ofsted Rating: Good Pupils: 102 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Graveley Primary School Ofsted Rating: Good Pupils: 96 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Ippolyts Church of England Aided Primary School Ofsted Rating: Good Pupils: 175 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Saint John Henry Newman Catholic School Ofsted Rating: Good Pupils: 1603 Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Thomas Alleyne Academy Ofsted Rating: Good Pupils: 1011 Distance:1.72	<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: 252 Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:1.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Woolenwick Junior School Ofsted Rating: Good Pupils: 234 Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Woolenwick Infant and Nursery School Ofsted Rating: Outstanding Pupils: 217 Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barclay Academy Ofsted Rating: Good Pupils: 916 Distance:1.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

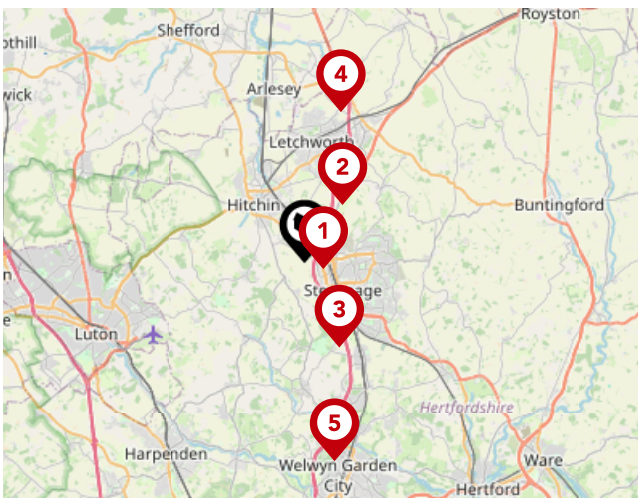
Area

Transport (National)



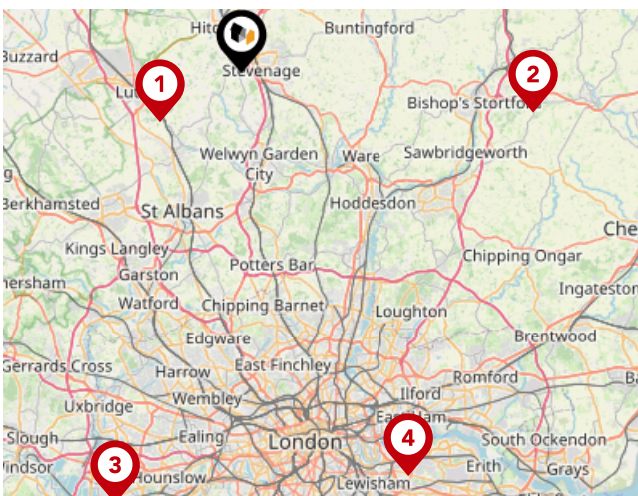
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	1.83 miles
2	Stevenage Rail Station	2.47 miles
3	Letchworth Rail Station	3.28 miles



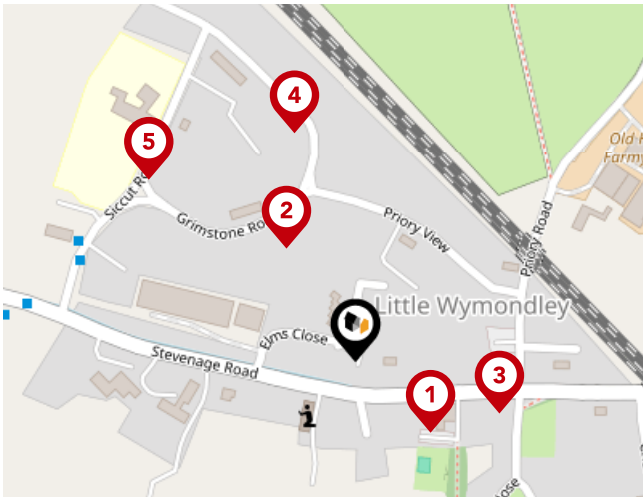
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	0.76 miles
2	A1(M) J9	2.53 miles
3	A1(M) J7	3.36 miles
4	A1(M) J10	5.65 miles
5	A1(M) J6	7.34 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	7 miles
2	Stansted Airport	21.48 miles
3	Heathrow Airport	33.03 miles
4	Silvertown	32.12 miles



Bus Stops/Stations

Pin	Name	Distance
1	Plume of Feathers PH	0.06 miles
2	Priory View	0.08 miles
3	Plume of Feathers PH	0.09 miles
4	Grimstone Road	0.14 miles
5	Wymondley School	0.16 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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