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## MIR: Material Info

The Material Information Affecting this Property

Wednesday 18<sup>th</sup> September 2024



**PRIORY LANE, LITTLE WYMONDLEY, HITCHIN, SG4**

### Country Properties

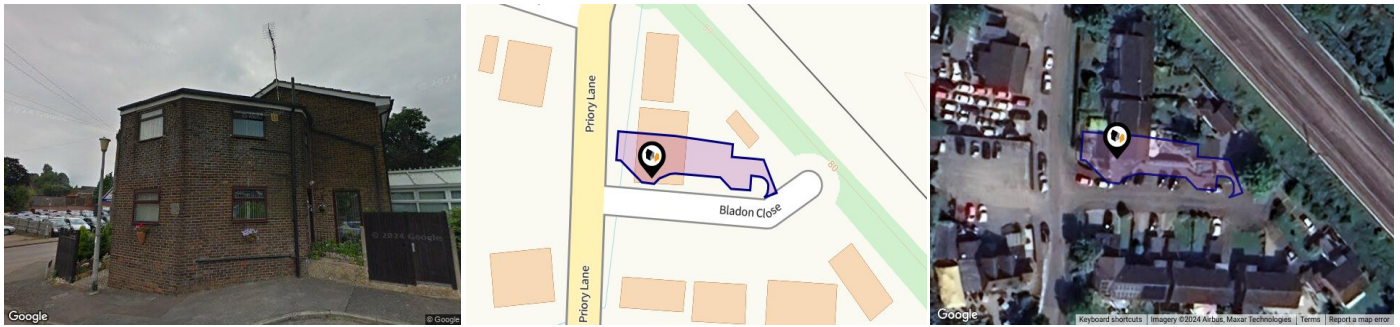
6 Brand Street Hitchin SG5 1HX

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## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	0		
<b>Floor Area:</b>	1,829 ft <sup>2</sup> / 170 m <sup>2</sup>		
<b>Plot Area:</b>	0.08 acres		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,226		
<b>Title Number:</b>	HD243529		

## Local Area

<b>Local Authority:</b>	Hertfordshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Medium
● Surface Water	High

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>2</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



Planning records for: *Priory Lane, Little Wymondley, Hitchin, SG4*

Reference - 08/01405/1HH
<b>Decision:</b> Decided
<b>Date:</b> 23rd June 2008
<b>Description:</b> Rear Conservatory

Reference - 12/00650/1
<b>Decision:</b> Decided
<b>Date:</b> 20th March 2012
<b>Description:</b> Change of use of land behind site address for storage of cars for retail sale.

Reference - 81/01099/1
<b>Decision:</b> Decided
<b>Date:</b> 16th July 1981
<b>Description:</b> Erection of two storey side extension.

Planning records for: *Land Part Of Hall Farm Priory Lane Little Wymondley SG4 7HE*

Reference - 85/01805/1	
Decision:	Decided
Date:	09th December 1985
Description:	Erection of stable.

Planning records for: *3 Priory Lane Little Wymondley Hitchin SG4 7HE*

Reference - 12/00015/1	
Decision:	Decided
Date:	20th January 2012
Description:	Change of use of land behind site address for storage of cars for retail sale.

Planning records for: *8 Priory Lane Little Wymondley SG4 7HE*

Reference - 80/01074/1	
Decision:	Decided
Date:	20th June 1980
Description:	Erection of two storey side extension.

Reference - 79/01803/1	
Decision:	Decided
Date:	05th January 1980
Description:	Change of use from residential to police station offices

Planning records for: *Wymondley Hall Priory Lane Little Wymondley Hitchin SG4 7HE*

<b>Reference - 15/02886/1LB</b>
<b>Decision:</b> Decided
<b>Date:</b> 03rd December 2015
<b>Description:</b> Internal and external alterations together with single storey link extension to facilitate conversion of existing apple room into a carer's accommodation.
<b>Reference - 91/00651/1LB</b>
<b>Decision:</b> Decided
<b>Date:</b> 27th January 1992
<b>Description:</b> Single storey rear extension with cellar
<b>Reference - 91/00650/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 28th May 1991
<b>Description:</b> Single storey rear extension with cellar
<b>Reference - 18/00109/DOC</b>
<b>Decision:</b> Decided
<b>Date:</b> 14th December 2017
<b>Description:</b> 0Condition 4 - Details or sample of external finish to all new external door and window joinery (as Discharge of Condition of Listed Building Consent 15/02886/1LB granted 28/01/2016)

Planning records for: *Wymondley Hall Priory Lane Little Wymondley Hitchin SG4 7HE*

<b>Reference - 91/00824/1LB</b>
<b>Decision:</b> Decided
<b>Date:</b> 09th July 1991
<b>Description:</b> Listed Building Consent:- replacement of existing sub-divided window with two timber windows
<b>Reference - 14/00082/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 13th January 2014
<b>Description:</b> New vehicular crossover into Wymondley Hall Farm via Priory Lane.
<b>Reference - 95/01349/1LB</b>
<b>Decision:</b> Decided
<b>Date:</b> 06th December 1995
<b>Description:</b> Rear conservatory (as amended by drawing received on 29.2.96 Rev A)
<b>Reference - 17/04334/DOC</b>
<b>Decision:</b> Decided
<b>Date:</b> 14th December 2017
<b>Description:</b> Condition 2 - A sample panel indicating brick type, bond and mortar mix for the part blocked up openings and for the link extension (as Discharge of Condition of Listed Building Consent 15/02886/1LB granted 28/01/2016)

Planning records for: *Wymondley Hall Priory Lane Little Wymondley Hitchin SG4 7HE*

<b>Reference - 15/02879/1PUD</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	27th November 2015
<b>Description:</b>	Single storey mono pitch link extension

<b>Reference - 86/00182/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	06th February 1986
<b>Description:</b>	Erection of replacement dairy unit.

<b>Reference - 90/01108/1LB</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	09th August 1990
<b>Description:</b>	Listed Building Consent: Internal and external alterations to facilitate use of The Priory and Tithe Barn as a residential training centre. Erection of two storey building with glazed link to The Priory following demolition of existing cottage and single storey lean-to extension to The Priory. Erection of single storey extensions to Tithe Barn following demolition of out-buildngs (amended plans received 3rd December 1990 and 21 January 1991)

<b>Reference - 18/00108/DOC</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	14th December 2017
<b>Description:</b>	Condition 3 - Replacement window details (as Discharge of Condition of Listed Building Consent 15/02886/1LB granted 28/01/2016).

Planning records for: *Wymondley Hall Priory Lane Little Wymondley Hitchin SG4 7HE*

<b>Reference - 90/01109/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	09th August 1990
<b>Description:</b>	Alterations to facilitate use of The Priory and the Tithe Barn as a residential training centre. Erection of detached two storey building to provide 30 single study bedrooms. Erection of two storey building with glazed link to the Priory to provide common room and caretaker's flat. Erection of single storey extension to Tithe Barn following demolition of out buildings. Parking for 37 vehicles. Widening of existing entrance and formation of 4 passing places in Priory Lane. (amended plans received 03/12/1991)

<b>Reference - 79/00744/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	02nd February 1979
<b>Description:</b>	Erection of circular storage tank to hold dairy cow slurry

Planning records for: *1 Priory Lane Little Wymondley Hitchin Hertfordshire SG4 7HE*

<b>Reference - 23/01019/DOC</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	24th April 2023
<b>Description:</b>	Details reserved by Condition 4- Landscaping (relating to planning permission 21/02383/FP granted 30.01.2023)

<b>Reference - 24/00798/DOC</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	08th April 2024
<b>Description:</b>	Details reserved by Condition 10 (Archaeological Work) of planning permission reference 21/02383/FP granted on 30.01.2023.



Planning records for: *1 Priory Lane Little Wymondley Hitchin Hertfordshire SG4 7HE*

<b>Reference - 23/0835/FUL</b>	
<b>Decision:</b>	Registered
<b>Date:</b>	19th May 2023
<b>Description:</b>	Demolition of existing conservatory and construction of single storey rear extension.

<b>Reference - 23/01021/DOC</b>	
<b>Decision:</b>	Registered
<b>Date:</b>	19th May 2023
<b>Description:</b>	Details reserved by condition 8 (Contamination) of planning permission reference no. 21/02383/FP granted on 30th January 2023

<b>Reference - 23/01022/DOC</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	24th April 2023
<b>Description:</b>	Details reserved by Condition 10- Written scheme of investigation (relating to planning permission 21/02383/FP granted 30.01.2023)

<b>Reference - 23/00946/DOC</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	24th April 2023
<b>Description:</b>	Details reserved by Condition 3- Materials (relating to planning permission 21/02383/FP granted 30.01.2023)

Planning records for: *1 Priory Lane Little Wymondley Hitchin Hertfordshire SG4 7HE*

<b>Reference - 23/01020/DOC</b>	
<b>Decision:</b>	Registered
<b>Date:</b>	24th April 2023
<b>Description:</b>	Details reserved by Condition 6-Electric Vehicle (relating to planning permission 21/02383/FP granted 30.01.2023)

Little Wymondley, SG4

Energy rating

**D**

Valid until 23.08.2033

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		76   C
55-68	<b>D</b>	66   D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 33% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	170 m <sup>2</sup>

## Building Safety

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None specified

## Accessibility / Adaptations

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Conservatory added - date not specified

## Restrictive Covenants

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None specified

## Rights of Way (Public & Private)

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None specified

## Construction Type

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Standard brick

## Property Lease Information

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Not applicable - FREEHOLD

## Listed Building Information

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Not listed

## Other

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None specified

## Other

---

None specified

## Other

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None specified

## Electricity Supply

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YES - OCTOPUS

## Gas Supply

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YES - OCTOPUS

## Central Heating

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YES - OCTOPUS

## Water Supply

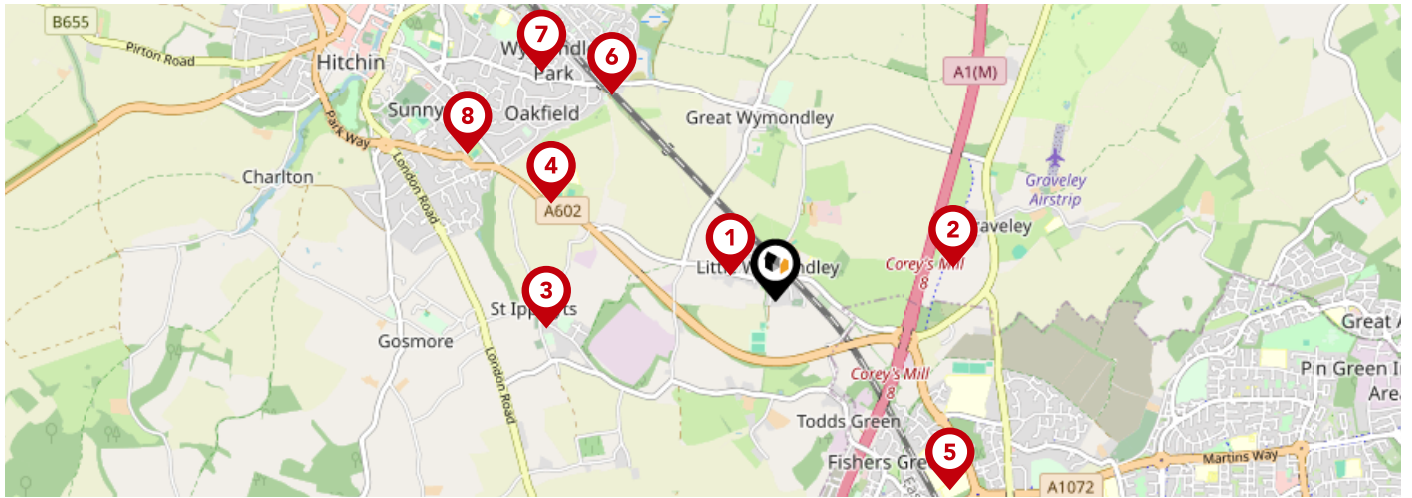
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YES - Anglian Water

## Drainage

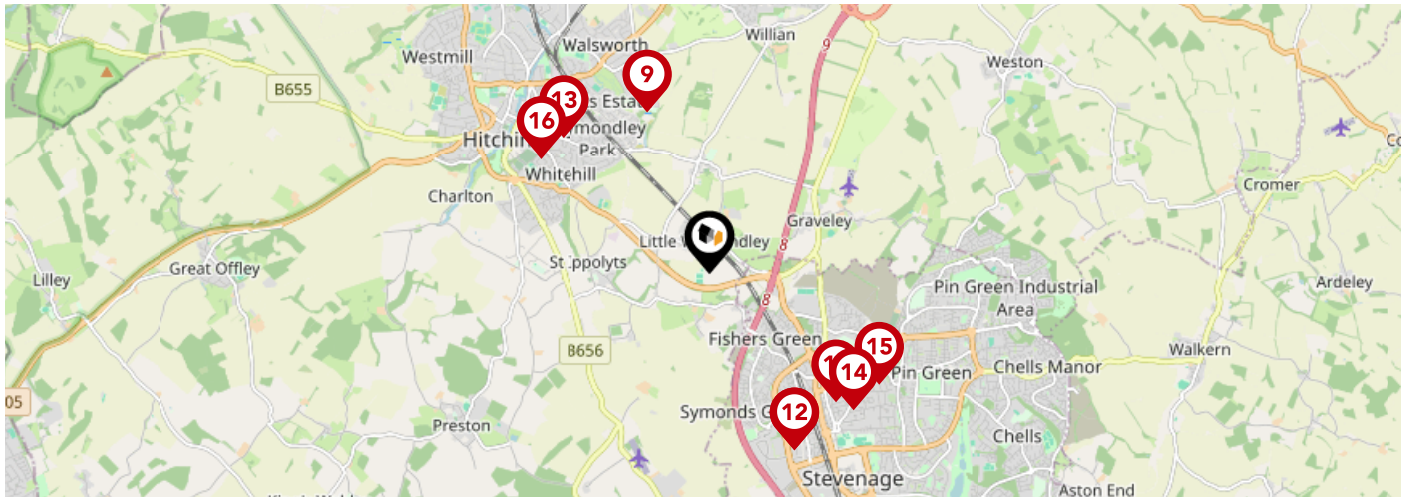
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Mains

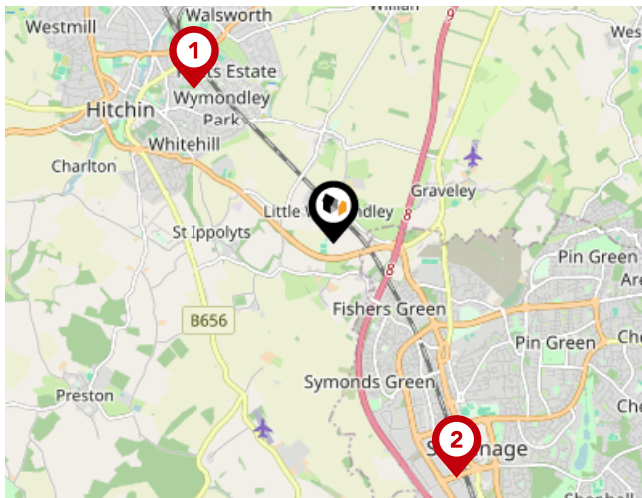


	Nursery	Primary	Secondary	College	Private
<b>Wymondley Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 102   Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Graveley Primary School</b> Ofsted Rating: Good   Pupils: 96   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Ippolyts Church of England Aided Primary School</b> Ofsted Rating: Good   Pupils: 175   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Kingshott School</b> Ofsted Rating: Not Rated   Pupils: 400   Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The Saint John Henry Newman Catholic School</b> Ofsted Rating: Good   Pupils: 1603   Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Mary Exton Primary School</b> Ofsted Rating: Good   Pupils: 181   Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>William Ransom Primary School</b> Ofsted Rating: Outstanding   Pupils: 422   Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Whitehill Junior School</b> Ofsted Rating: Good   Pupils: 240   Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



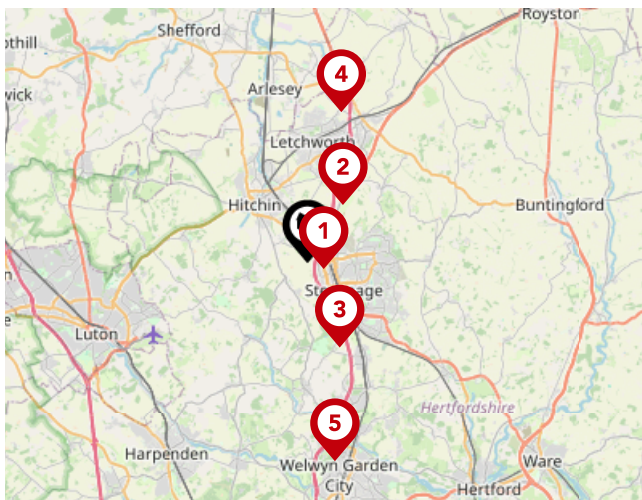


	Nursery	Primary	Secondary	College	Private
<b>Purwell Primary School</b> Ofsted Rating: Requires improvement   Pupils: 167   Distance: 1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The Thomas Alleyne Academy</b> Ofsted Rating: Good   Pupils: 1011   Distance: 1.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Woolenwick Junior School</b> Ofsted Rating: Good   Pupils: 234   Distance: 1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Woolenwick Infant and Nursery School</b> Ofsted Rating: Outstanding   Pupils: 217   Distance: 1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Andrew's Church of England Voluntary Aided Primary School, Hitchin</b> Ofsted Rating: Outstanding   Pupils: 252   Distance: 1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Barclay Academy</b> Ofsted Rating: Good   Pupils: 916   Distance: 1.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Almond Hill Junior School</b> Ofsted Rating: Good   Pupils: 338   Distance: 1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Hitchin Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1355   Distance: 1.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



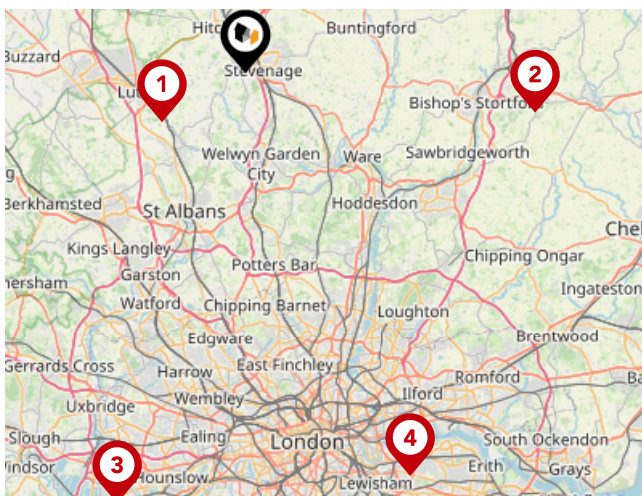
### National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	1.9 miles
2	Stevenage Rail Station	2.42 miles
3	Letchworth Rail Station	3.27 miles



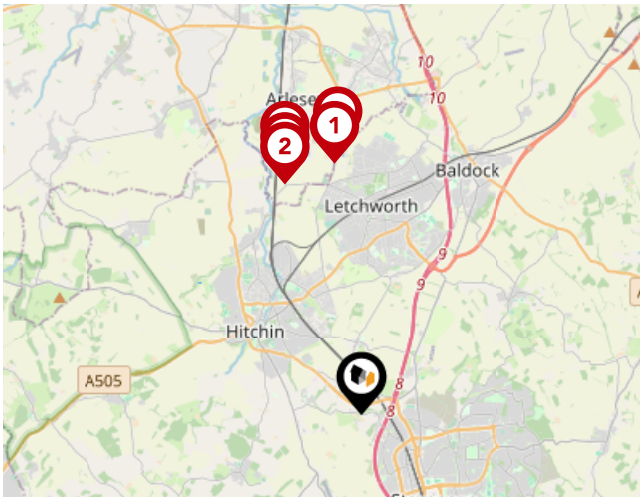
### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	0.66 miles
2	A1(M) J9	2.47 miles
3	A1(M) J7	3.32 miles
4	A1(M) J10	5.63 miles
5	A1(M) J6	7.33 miles



### Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	7.09 miles
2	Stansted Airport	21.38 miles
3	Heathrow Airport	33.06 miles
4	Silvertown	32.08 miles



### Bus Stops/Stations

Pin	Name	Distance
1	Dickens Boulevard	4.62 miles
2	Fountain Cottage	4.42 miles
3	North Drive	4.87 miles
4	The Cemetery	4.59 miles
5	Jubilee Crescent	4.79 miles

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## **Important - Please read**

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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

