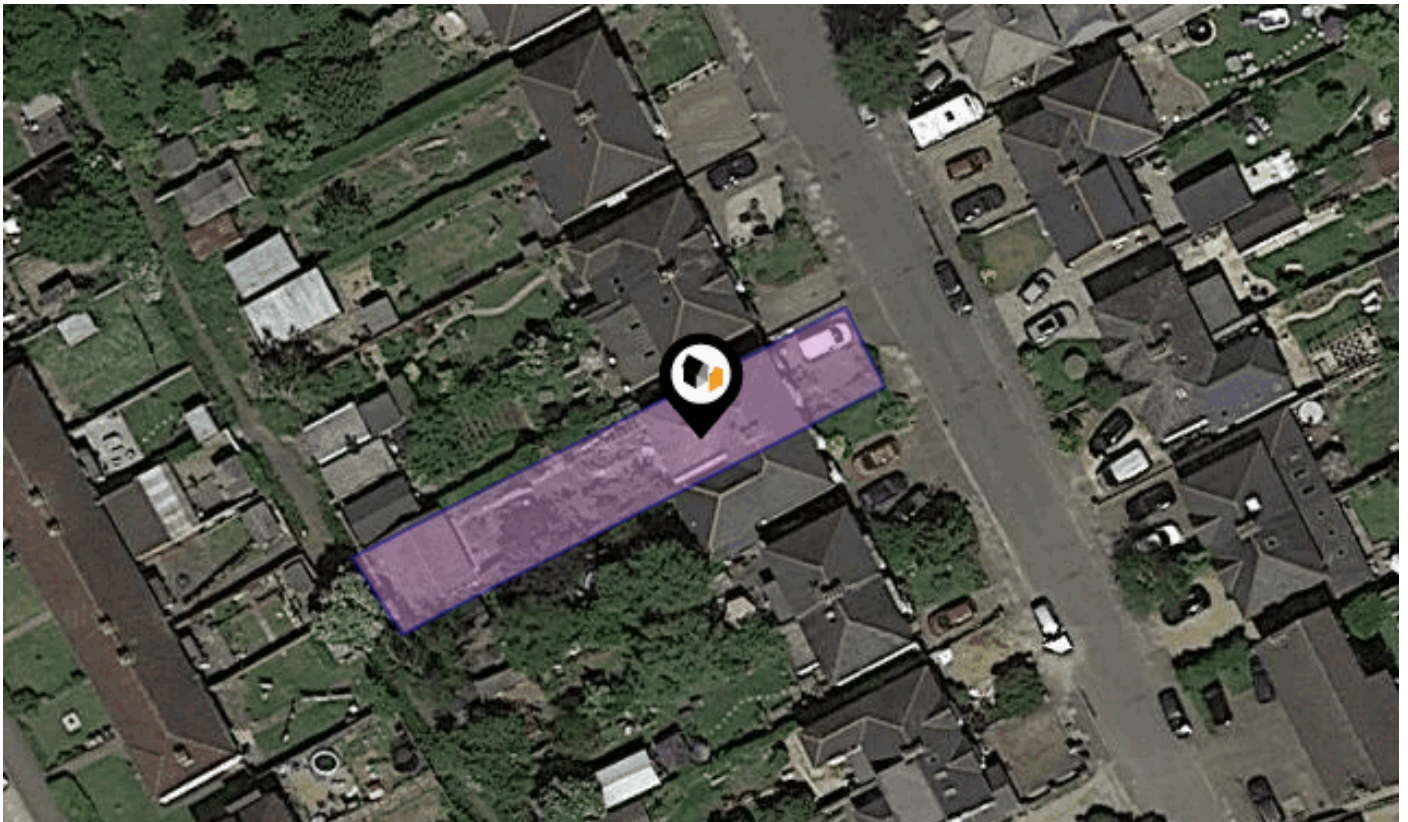




MIR: Material Info

The Material Information Affecting this Property

Thursday 15th August 2024



NUTLEIGH GROVE, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk



street-view-image



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,291 ft ² / 120 m ²		
Plot Area:	0.09 acres		
Council Tax :	Band D		
Annual Estimate:	£2,226		
Title Number:	HD343979		

Local Area

Local Authority:	Hertfordshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Nutleigh Grove, Hitchin, SG5*

Reference - 02/00592/1HH	
Decision:	Decided
Date:	15th April 2002
Description:	Two storey rear extension (as amplified by drawing received 14.06.02)

Planning records for: **6 Nutleigh Grove Hitchin SG5 2NH**

Reference - 10/00067/1HH	
Decision:	Decided
Date:	15th January 2010
Description:	Two storey side extension, first floor rear extension, single storey front extension to create entrance porch, rear conservatory and the extension of roof from hip to gable and insertion of rooflights in front, side and rear rooflopes to facilitate conversion of loft to habitable accommodation. (Amended plans received 05.03.10).

Reference - 10/01541/1PUD	
Decision:	Decided
Date:	08th July 2010
Description:	Single storey side extension, first floor rear extension, porch, outbuilding to rear, hip to gable extension and rear box dormer with rooflights to front (as amended by plans received 19th August 2010).

Planning records for: **7 Nutleigh Grove Hitchin SG5 2NH**

Reference - 84/00589/1	
Decision:	Decided
Date:	14th May 1984
Description:	Erection of single storey rear extension and detached garage

Planning records for: **8 Nutleigh Grove Hitchin SG5 2NH**

Reference - 90/00675/1DC	
Decision:	Decided
Date:	04th May 1990
Description:	Single storey rear extension

Planning records for: **8 Nutleigh Grove Hitchin SG5 2NH**

Reference - 87/01347/1	
Decision:	Decided
Date:	25th August 1987
Description:	Erection of two storey rear extension

Reference - 87/01697/1	
Decision:	Decided
Date:	11th November 1987
Description:	Erection of two storey rear extension

Planning records for: **10 Nutleigh Grove Hitchin SG5 2NH**

Reference - 09/01757/1HH	
Decision:	Decided
Date:	01st October 2009
Description:	Single storey rear extension

Planning records for: **12 Nutleigh Grove Hitchin SG5 2NH**

Reference - 09/01720/1HH	
Decision:	Decided
Date:	19th October 2009
Description:	Single storey rear extension

Planning records for: **13 Nutleigh Grove Hitchin SG5 2NH**

Reference - 84/01010/1	
Decision:	Decided
Date:	25th June 1984
Description:	Erection of two storey rear extension

Planning records for: **14 Nutleigh Grove Hitchin SG5 2NH**

Reference - 78/00948/1	
Decision:	Decided
Date:	21st June 1978
Description:	Detached garage at rear

Planning records for: **16 Nutleigh Grove Hitchin SG5 2NH**

Reference - 78/01180/1	
Decision:	Decided
Date:	07th August 1978
Description:	Erection of detached garage

Planning records for: **17 Nutleigh Grove Hitchin SG5 2NH**

Reference - 16/02764/1PUD	
Decision:	Decided
Date:	01st November 2016
Description:	Proposed rear conservatory.

Planning records for: **17 Nutleigh Grove Hitchin SG5 2NH**

Reference - 15/01142/1PUD	
Decision:	Decided
Date:	23rd April 2015
Description:	Replace garage door with window and ancillary works to facilitate conversion of garage into habitable accommodation.

Reference - 16/02276/1NCS	
Decision:	Decided
Date:	07th September 2016
Description:	Single storey rear conservatory extension with the following dimension: Length (measured from wall of original house) - maximum 4m

Reference - 77/01584/1	
Decision:	Decided
Date:	19th November 1977
Description:	Erection of single storey side extension

Planning records for: **18 Nutleigh Grove Hitchin SG5 2NH**

Reference - 07/00795/1PUD	
Decision:	Decided
Date:	23rd March 2007
Description:	Single storey rear extension and single storey side extension (as amended by plans received 03.05.07 and e-mails received 16.05.07).

Planning records for: **22 Nutleigh Grove Hitchin SG5 2NH**

Reference - 10/02424/1HH	
Decision:	Decided
Date:	24th September 2010
Description:	Two storey rear and side extension.

Planning records for: **23 Nutleigh Grove Hitchin SG5 2NH**

Reference - 17/01357/1PUD	
Decision:	Decided
Date:	26th May 2017
Description:	Hip to gable roof conversion and a rear dormer window to facilitate conversion of loft into habitable space.

Planning records for: **25 Nutleigh Grove Hitchin SG5 2NH**

Reference - 16/02145/1HH	
Decision:	Decided
Date:	25th August 2016
Description:	Part two storey, part single storey and part two storey rear extension and two storey side extension and ancillary works.

Reference - 75/00881/1	
Decision:	Decided
Date:	20th April 1975
Description:	Single storey rear extension.

Planning records for: **26 Nutleigh Grove Hitchin SG5 2NH**

Reference - 11/02561/1HH	
Decision:	Decided
Date:	25th October 2011
Description:	Single storey side and rear extensions following demolition of existing garage

Planning records for: **27 Nutleigh Grove Hitchin SG5 2NH**

Reference - 03/00881/1HH	
Decision:	Decided
Date:	27th May 2003
Description:	Single storey side and rear extension following demolition of existing garage.

SG5

Energy rating

C

Valid until 30.04.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	80 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:	Marketed sale
Energy Tariff:	Unknown
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, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas, Boiler and underfloor heating, 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 83% of fixed outlets
Floors:	Suspended, insulated
Total Floor Area:	120 m ²

Building Safety

None specified

Accessibility / Adaptations

None specified

Restrictive Covenants

None

Rights of Way (Public & Private)

None specified

Construction Type

Standard brick

Property Lease Information

Not applicable

Listed Building Information

Not listed

Electricity Supply

EON

Gas Supply

EON

Central Heating

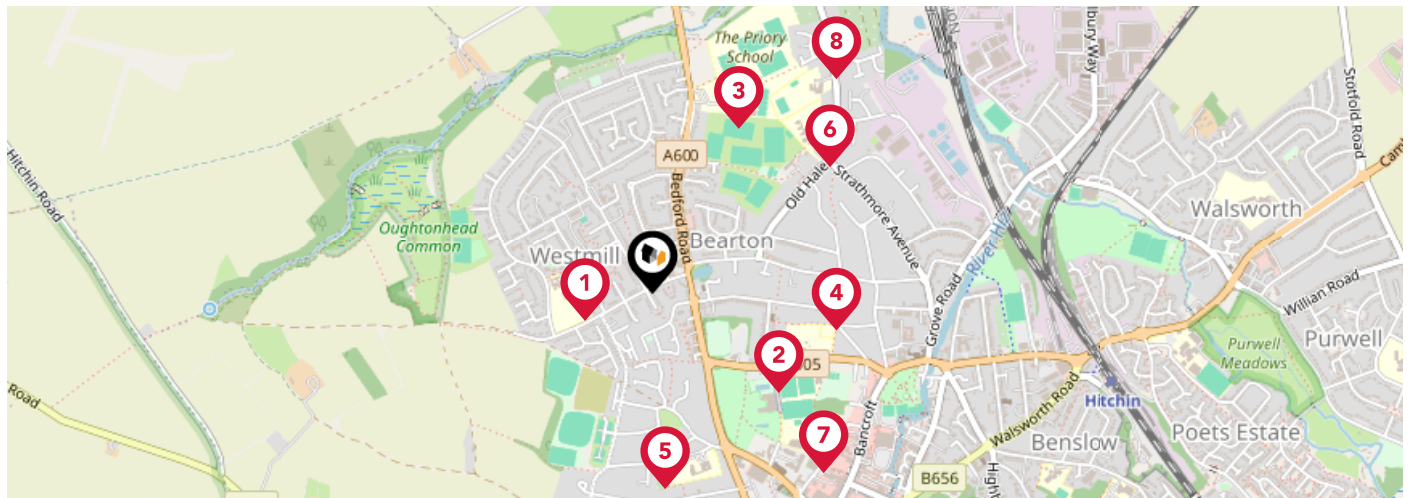
Yes - gas central heating and underfloor heating to kitchen

Water Supply

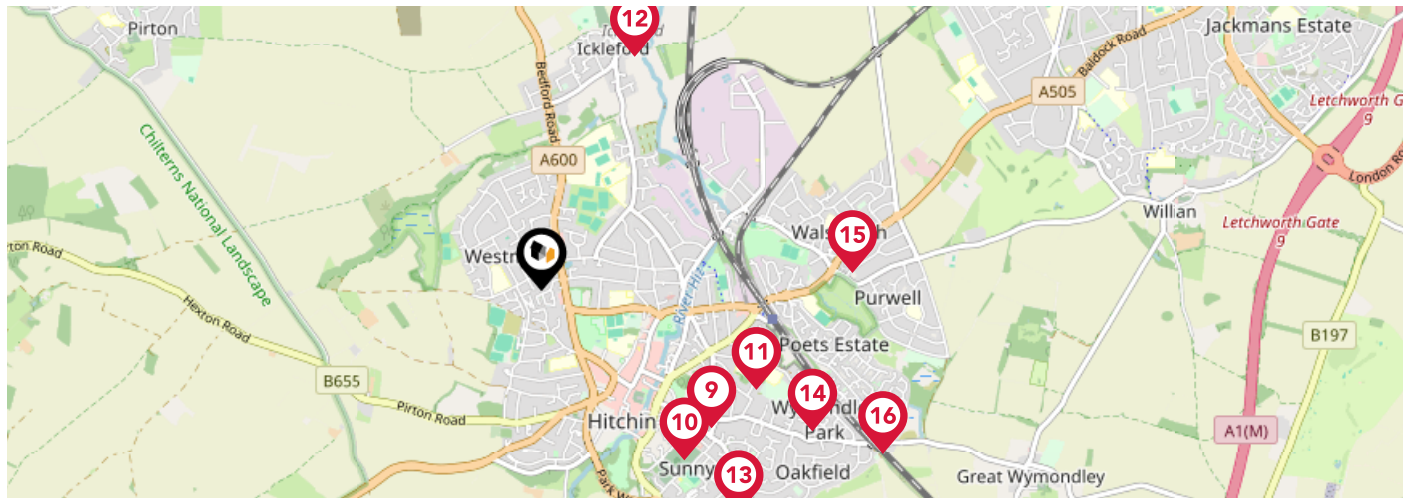
Anglian Water

Drainage

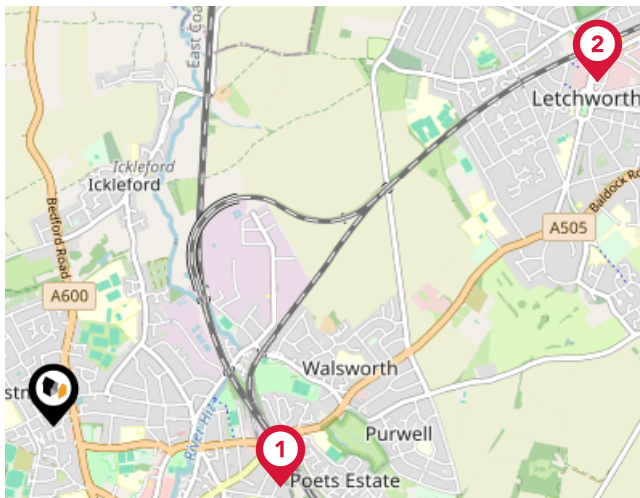
Anglian Water



		Nursery	Primary	Secondary	College	Private
1	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.43	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

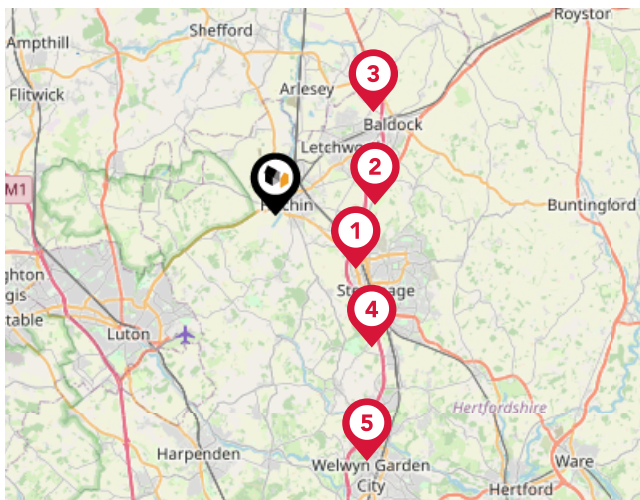


	Nursery	Primary	Secondary	College	Private
Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:1.02	<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:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ickleford Primary School Ofsted Rating: Good Pupils: 210 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:1.36	<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:1.4	<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:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



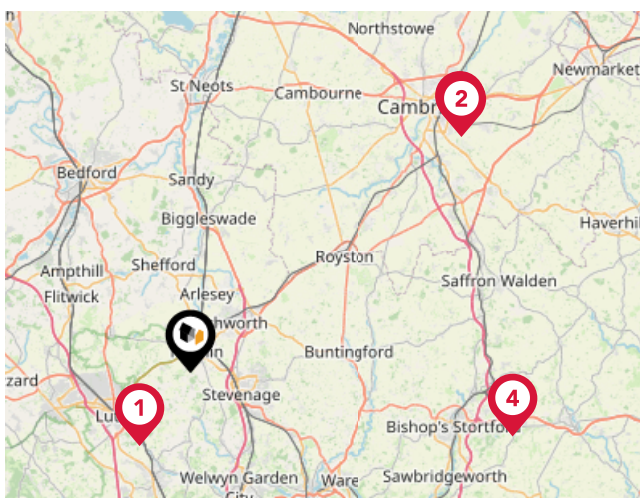
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	1.08 miles
2	Letchworth Rail Station	2.94 miles
3	Arlesey Rail Station	4.84 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.5 miles
2	A1(M) J9	3.6 miles
3	A1(M) J10	5.2 miles
4	A1(M) J7	5.93 miles
5	A1(M) J6	9.55 miles

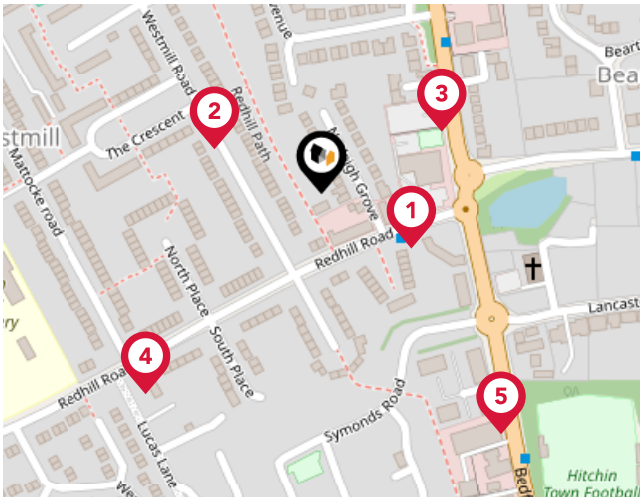


Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	6.53 miles
2	Cambridge Airport	26.13 miles
3	Cambridge Airport	26.26 miles
4	London Stansted Airport	23.94 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Nutleigh Grove	0.06 miles
2	The Crescent	0.07 miles
3	Angel's Reply PH	0.08 miles
4	Mattocke Road	0.15 miles
5	Fishponds Road	0.17 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

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Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk

