

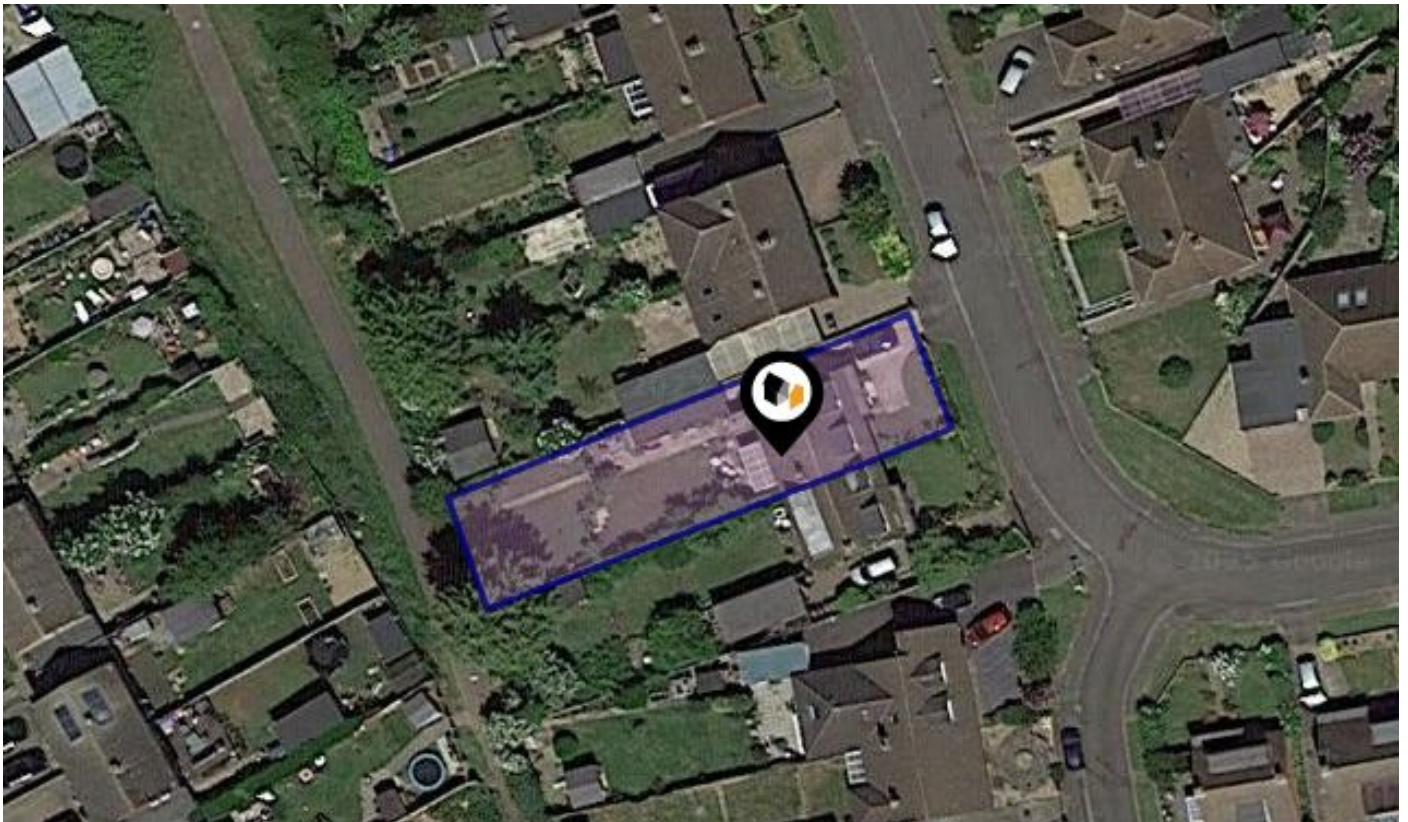


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MIR: Material Info

The Material Information Affecting this Property

Monday 17th February 2025



WELLINGHAM AVENUE, HITCHIN, SG5

Country Properties

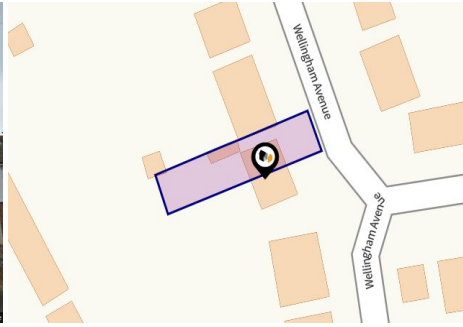
6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

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Property

Type: Semi-Detached
Bedrooms: 2
Plot Area: 0.1 acres
Council Tax : Band D
Annual Estimate: £2,226
Title Number: HD202324

Tenure: Freehold

Local Area

Local Authority: North hertfordshire
Conservation Area: No
Flood Risk:
 ● Rivers & Seas No Risk
 ● Surface Water Low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

14 mb/s	80 mb/s	1000 mb/s

Mobile Coverage:
 (based on calls indoors)

Satellite/Fibre TV Availability:

Planning History

This Address

Planning records for: *Wellingham Avenue, Hitchin, SG5*

Reference - 00/01063/1HH	
Decision:	Decided
Date:	17th July 2000
Description:	Front dormer window

Planning records for: *18 Wellingham Avenue Hitchin SG5 2UL*

Reference - 74/00117/1
Decision: Decided
Date: 28th January 1974
Description: Double Garage and Widen Access

Reference - 74/00217/1
Decision: Decided
Date: 18th January 1974
Description: Double garage and widening of access.

Reference - 24/00330/FPH
Decision: Decided
Date: 14th February 2024
Description: Single storey side extension incorporating double garage

Planning records for: *28 Wellingham Avenue Hitchin SG5 2UL*

Reference - 13/00912/1HH
Decision: Decided
Date: 18th April 2013
Description: Dormer windows in front and rear roofslopes to facilitate conversion of loft to habitable accommodation together with side extension with velux window in front roofslope to provide first floor accommodation.

Planning records for: *30 Wellingham Avenue Hitchin SG5 2UL*

Reference - 14/01345/1NCS	
Decision:	Decided
Date:	27th May 2014
Description:	Single storey rear extension with the following dimensions: Length (measured from rear wall of original house) - 3.5 metres. Maximum height - 2.4 metres Maximum height of the eaves - 2.4 metres

Planning records for: *33 Wellingham Avenue Hitchin SG5 2UL*

Reference - 11/00530/1HH	
Decision:	Decided
Date:	02nd March 2011
Description:	Single storey front porch extension

Reference - 90/00686/1	
Decision:	Decided
Date:	09th May 1990
Description:	Dormer window to front elevation

Reference - 85/01587/1	
Decision:	Decided
Date:	23rd October 1985
Description:	Section 53 determination - Replacement pitched roof to detached garage.

Planning records for: **38 Wellingham Avenue Hitchin SG5 2UL**

Reference - 15/03185/1HH	
Decision:	Decided
Date:	13th January 2016
Description:	Single storey rear extension after demolition of existing conservatory

Planning records for: **39 Wellingham Avenue Hitchin SG5 2UL**

Reference - 86/01833/1	
Decision:	Decided
Date:	10th November 1986
Description:	Section 53 determination - Erection of single storey rear extension.

Reference - 91/00169/1	
Decision:	Decided
Date:	11th February 1991
Description:	First floor rear extension

Planning records for: **40 Wellingham Avenue Hitchin Hertfordshire SG5 2UL**

Reference - 21/01298/FPH	
Decision:	Decided
Date:	21st April 2021
Description:	Single storey rear extension

Planning records for: **44 Wellingham Avenue Hitchin SG5 2UL**

Reference - 14/00767/1NCS	
Decision:	Decided
Date:	24th March 2014
Description:	Single storey rear extension with the following dimensions: Length (measured from rear wall of original house): 4.075m Maximum height: 2.83m Maximum height of the eaves: 2.29m

Reference - 89/00069/1	
Decision:	Decided
Date:	16th January 1989
Description:	Single storey side extension

Planning records for: **47 Wellingham Avenue Hitchin SG5 2UL**

Reference - 04/00762/1HH	
Decision:	Decided
Date:	12th May 2004
Description:	Two storey rear extension. Insertion of roof lights to front and rear roof slope to create bedroom.

Reference - 91/01457/1	
Decision:	Decided
Date:	18th December 1991
Description:	Single storey side extension. (Amended plan recieved 31.1.92)

Planning records for: *51 Wellingham Avenue Hitchin SG5 2UL*

Reference - 12/01550/1HH	
Decision:	Decided
Date:	05th July 2012
Description:	Single storey front extension

Reference - 06/00781/1HH	
Decision:	Decided
Date:	10th May 2006
Description:	Single storey front extension incorporating canopy over side access.

Planning records for: *53 Wellingham Avenue Hitchin SG5 2UL*

Reference - 15/02253/1HH	
Decision:	Decided
Date:	27th August 2015
Description:	Two storey side and part two storey, part single storey rear extension following demolition of existing garage (as amended by plans received 14/10/15).

Planning records for: *57 Wellingham Avenue Hitchin SG5 2UL*

Reference - 91/00221/1	
Decision:	Decided
Date:	25th February 1991
Description:	Retention of replacement of flat roof to existing rear extension with pitched roof

Planning records for: *57 Wellingham Avenue Hitchin SG5 2UL*

Reference - 81/01793/1	
Decision:	Decided
Date:	14th December 1981
Description:	Erection of single storey rear extension.

Reference - 78/01576/1	
Decision:	Decided
Date:	10th October 1978
Description:	Erection of two storey side extension

Planning records for: *67 Wellingham Avenue Hitchin SG5 2UL*

Reference - 15/01998/1NCS	
Decision:	Decided
Date:	23rd July 2015
Description:	Single storey rear extension (following removal of existing conservatory) with the following dimension: Length (measured from rear wall of original house) - 3.75 metres.

Reference - 15/01903/1PUD	
Decision:	Decided
Date:	14th July 2015
Description:	Single storey rear extension following demolition of existing conservatory

Planning records for: *71 Wellingham Avenue Hitchin SG5 2UL*

Reference - 92/00304/1	
Decision:	Decided
Date:	16th March 1992
Description:	Single storey rear extension to existing garage.

Building Safety

Not specified

Accessibility / Adaptations

Pre 1985 Internal resturcture
1993 Replacement windows
2000 - dorma added for ensuite shower/wc
2010 - replacement front door
2016 - patio door

Restrictive Covenants

YES - original deeds covornants via land registry upon request

Rights of Way (Public & Private)

Shared driveway
Public foorpath to the rear of the property

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

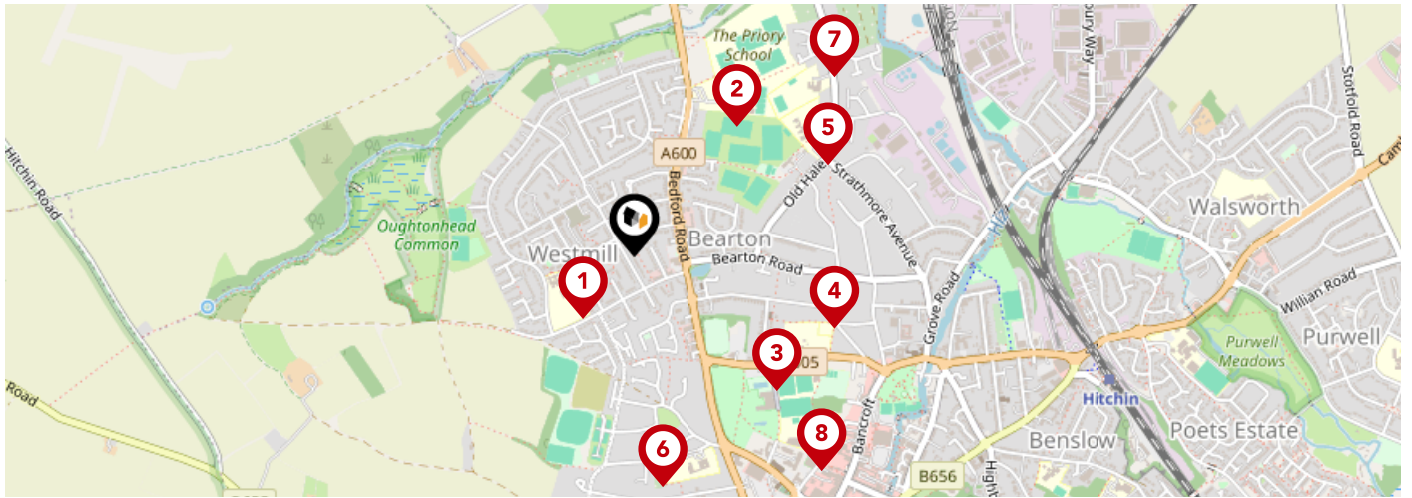
YES - GCH

Water Supply

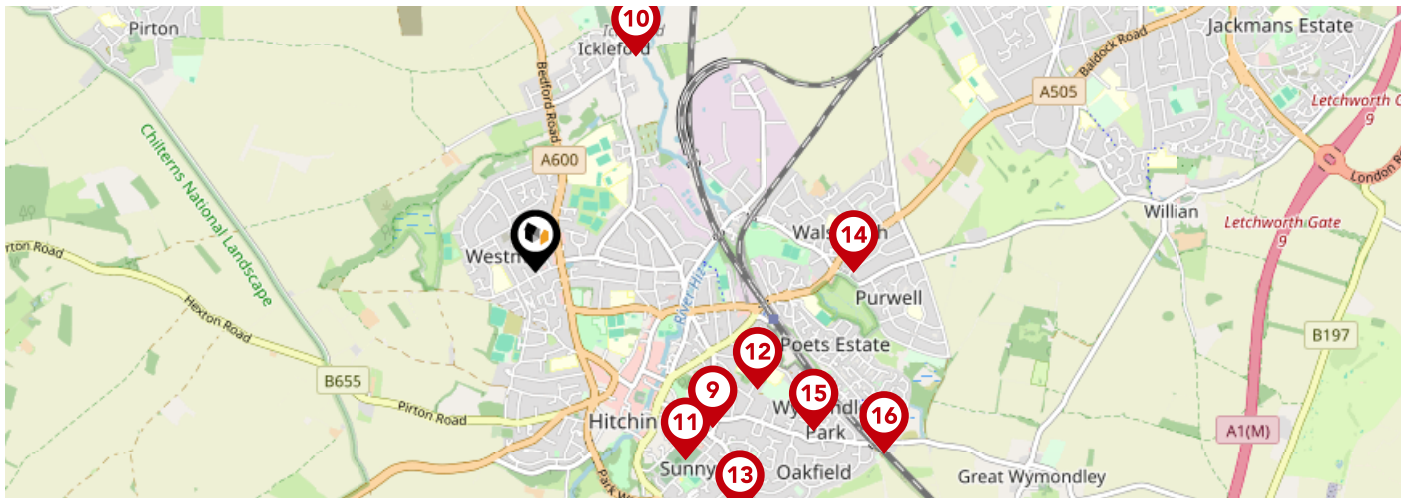
YES - AFFINITY WATER

Drainage

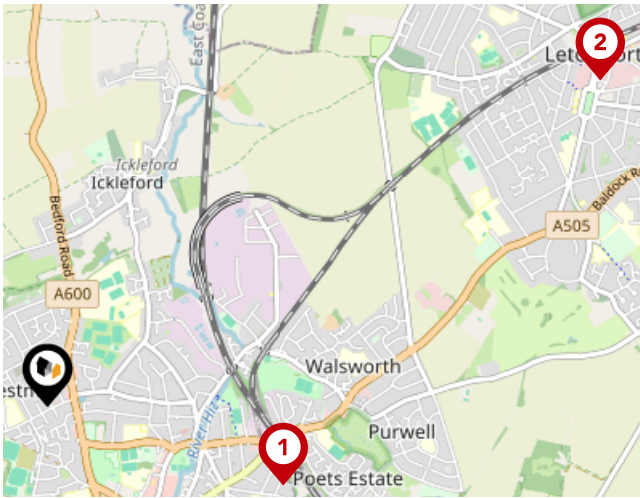
MAINS



		Nursery	Primary	Secondary	College	Private
1	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.49	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

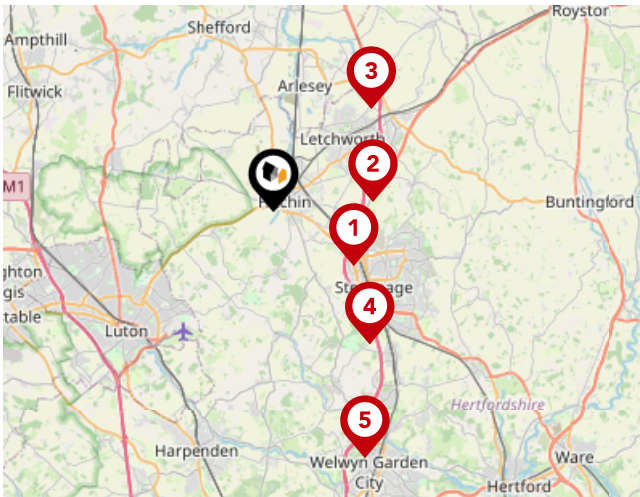


	Nursery	Primary	Secondary	College	Private
Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ickleford Primary School Ofsted Rating: Good Pupils: 210 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:1.1	<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:1.15	<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:1.44	<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:1.46	<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:1.47	<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:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



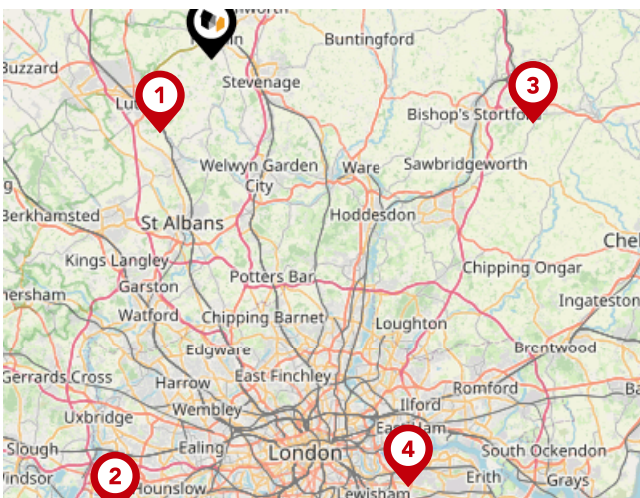
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	1.13 miles
2	Letchworth Rail Station	2.93 miles
3	Arlesey Rail Station	4.77 miles



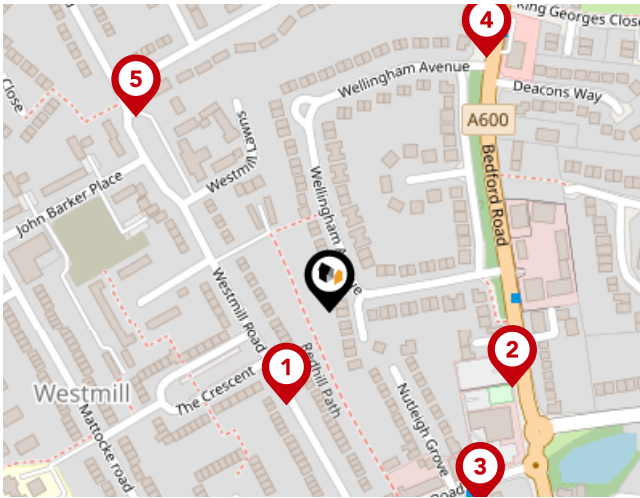
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.58 miles
2	A1(M) J9	3.63 miles
3	A1(M) J10	5.17 miles
4	A1(M) J7	6.01 miles
5	A1(M) J6	9.63 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.58 miles
2	Heathrow Airport	34.2 miles
3	Stansted Airport	23.99 miles
4	Silvertown	34.65 miles



Bus Stops/Stations

Pin	Name	Distance
1	The Crescent	0.06 miles
2	Angel's Reply PH	0.11 miles
3	Nutleigh Grove	0.14 miles
4	Wellingham Avenue	0.17 miles
5	Westmill Road	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

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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Valuation Office
Agency



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