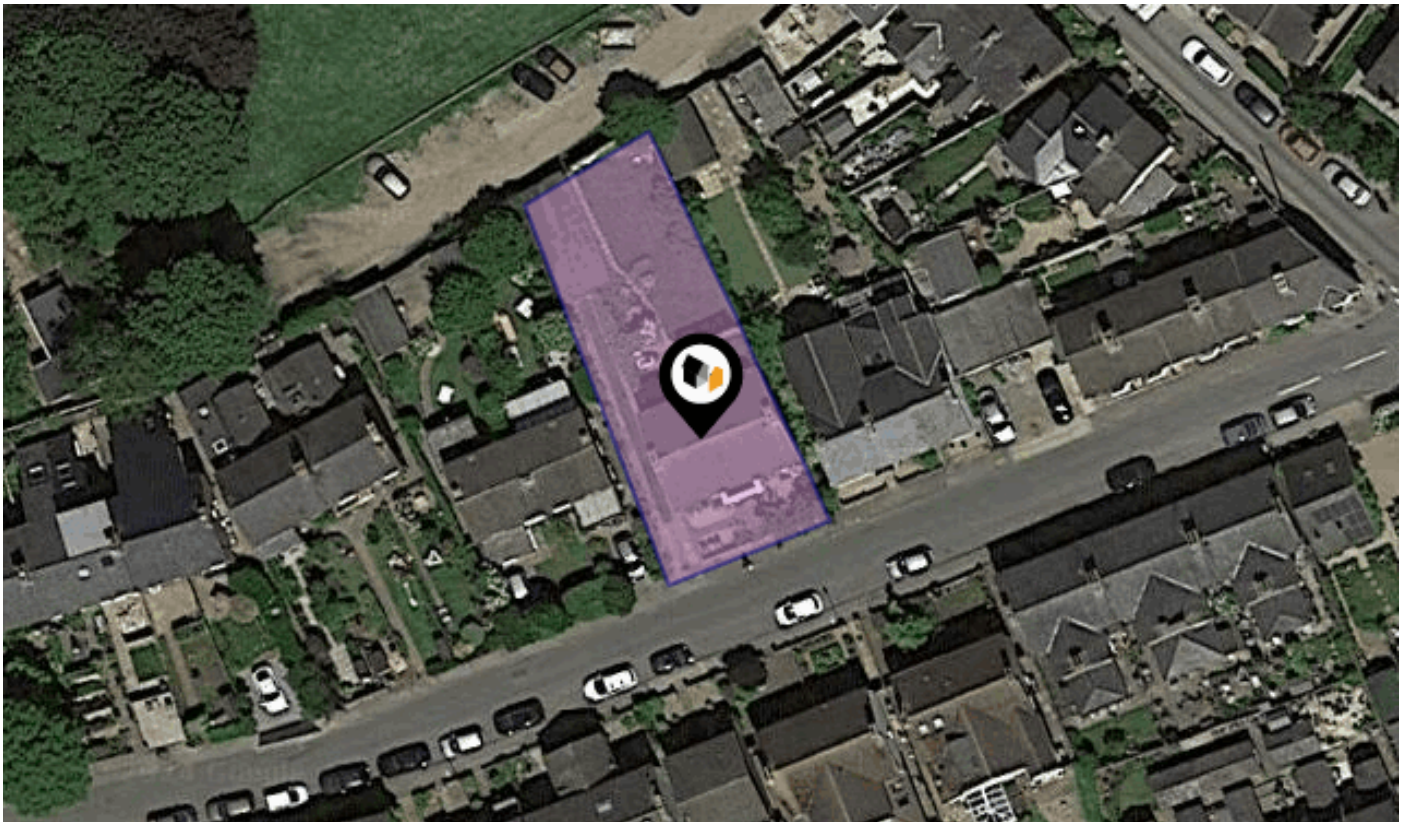




MIR: Material Info

The Material Information Affecting this Property

Friday 06th September 2024



BEDFORD STREET, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	2,217 ft ² / 206 m ²		
Plot Area:	0.12 acres		
Year Built :	Before 1900		
Council Tax :	Band F		
Annual Estimate:	£3,215		
Title Number:	HD393792		

Local Area

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

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: *Bedford Street, Hitchin, SG5*

Reference - 01/00847/1HH	
Decision:	Decided
Date:	01st June 2001
Description:	Single storey rear extension, detached garage

Planning records for: **29C Bedford Street Hitchin SG5 2JG**

Reference - 16/01434/1HH	
Decision:	Decided
Date:	06th June 2016
Description:	Single storey side and rear extension (as amended by plans received 4/8/16)

Planning records for: **Land And Garage At The Rear Of 41 Bedford Street Hitchin Hertfordshire SG5 2JG**

Reference - 24/01233/TCA	
Decision:	Decided
Date:	04th June 2024
Description:	Sycamore - Cut down branches which overhang the garage roof space.

Planning records for: **10 Bedford Street Hitchin Hertfordshire SG5 2JG**

Reference - 00/00867/1HH	
Decision:	Decided
Date:	06th June 2000
Description:	Two storey rear extension and detached double garage

Planning records for: **11 Bedford Street Hitchin SG5 2JG**

Reference - 87/00140/1	
Decision:	Decided
Date:	30th January 1987
Description:	Erection of detached double garage

Planning records for: *13 Bedford Street Hitchin SG5 2JG*

Reference - 87/00152/1	
Decision:	Decided
Date:	02nd February 1987
Description:	Erection of detached double garage

Reference - 84/01668/1	
Decision:	Decided
Date:	05th November 1984
Description:	Outline application (all matters reserved) for erection of one dwelling with double garage

Planning records for: *14 Bedford Street Hitchin SG5 2JG*

Reference - 91/00793/1	
Decision:	Decided
Date:	25th June 1991
Description:	Rear detached double garage

Planning records for: *16 Bedford Street Hitchin SG5 2JG*

Reference - 91/01104/1	
Decision:	Decided
Date:	30th September 1991
Description:	Single storey front extension to existing garage

Planning records for: *19 Bedford Street Hitchin SG5 2JG*

Reference - 92/00808/1	
Decision:	Decided
Date:	28th September 1992
Description:	Two storey rear extension (amended plan recieved 25th September 1992)

Planning records for: *20 Bedford Street Hitchin SG5 2JG*

Reference - 92/00799/1	
Decision:	Decided
Date:	13th July 1992
Description:	Two storey rear extension (Amended plan recieved 25th September 1992)

Planning records for: *21 Bedford Street Hitchin SG5 2JG*

Reference - 87/01655/1	
Decision:	Decided
Date:	03rd November 1987
Description:	Erection of detached garage

Planning records for: *24 Bedford Street Hitchin SG5 2JG*

Reference - 14/02077/1HH	
Decision:	Decided
Date:	07th August 2014
Description:	Two storey rear extension following demolition of existing single storey rear extension

Planning records for: **27 Bedford Street Hitchin Hertfordshire SG5 2JG**

Reference - 17/04101/NCS	
Decision:	Decided
Date:	21st November 2017
Description:	Single storey rear extension following removal of existing outrigger and with the following dimension: Length (measured from rear wall of existing dwelling) - 4.0m

Planning records for: **30 Bedford Street Hitchin SG5 2JG**

Reference - 07/01279/1HH	
Decision:	Decided
Date:	15th May 2007
Description:	Part two storey, part single storey rear extension, following demolition of existing conservatory, and single storey side extension, replacement entrance porch with slate canopy roof over existing front door and bay window (amended plan received 20.06.07)

Planning records for: **31 Bedford Street Hitchin SG5 2JG**

Reference - 83/01579/1	
Decision:	Decided
Date:	28th September 1983
Description:	Alterations to roof to provide second floor living area

Planning records for: **38 Bedford Street Hitchin SG5 2JG**

Reference - 03/01386/1HH	
Decision:	Decided
Date:	27th August 2003
Description:	Part two, part single storey side extension and rear dormer window (as amplified by plan received 15/10/2003)

Planning records for: **49 Bedford Street Hitchin Hertfordshire SG5 2JG**

Reference - 22/02041/FPH	
Decision:	Decided
Date:	01st August 2022
Description:	Installation of dormer window to existing rear roofslope and rooflight to existing side roofslope to facilitate conversion of loftspace into habitable accommodation.

Reference - 24/01569/FPH	
Decision:	Registered
Date:	05th August 2024
Description:	Single storey front extension to existing garage to link garage with main dwelling and alterations to garage roof.

Planning records for: **9 Bedford Street Hitchin SG5 2JG**

Reference - 07/02056/1HH	
Decision:	Decided
Date:	23rd August 2007
Description:	Single storey rear extension and replacement detached garage

Planning records for: **14A Bedford Street Hitchin SG5 2JG**

Reference - 15/02892/1PUD	
Decision:	Decided
Date:	12th November 2015
Description:	Single storey rear extension following demolition of existing conservatory.

Planning records for: **29B Bedford Street Hitchin SG5 2JG**

Reference - 05/01550/1	
Decision:	Decided
Date:	21st October 2005
Description:	Erection of 1 three bedroom dwelling with two parking spaces and 1 three bedroom dwelling with integral garage following demolition of existing dwelling as amended by plans received on 04.01.06

Planning records for: **23 Bedford Street Hitchin SG5 2JG**

Reference - 12/02393/1HH	
Decision:	Decided
Date:	22nd October 2012
Description:	Part two storey and part single storey rear extension

Planning records for: **26 Bedford Street Hitchin SG5 2JG**

Reference - 12/01620/1PUD	
Decision:	Decided
Date:	17th July 2012
Description:	Single storey rear extension following demolition of small lean to. Remove corrugated asbestos roof and replace with new flat asphalt roof with rooflight over existing single storey rear extension

Planning records for: **32 Bedford Street Hitchin Hertfordshire SG5 2JG**

Reference - 23/02781/FPH	
Decision:	Decided
Date:	11th December 2023
Description:	Part two storey part single storey rear extension following demolition of rear conservatory. Insertion of rear dormer window and two front and two rear rooflight to facilitate loft conversion.

Planning records for: **39 Bedford Street Hitchin SG5 2JG**

Reference - 79/02024/1	
Decision:	Decided
Date:	02nd November 1979
Description:	Two storey rear extension

Reference - 13/02249/1HH	
Decision:	Decided
Date:	17th January 2014
Description:	Retention of 1.8 metre high fencing to front boundary

Reference - 11/02614/1TCA	
Decision:	Decided
Date:	24th October 2011
Description:	Remove one Sycamore tree at rear of property

Planning records for: **47 Bedford Street Hitchin SG5 2JG**

Reference - 08/02925/1HH	
Decision:	Decided
Date:	01st December 2008
Description:	Two storey rear extension

Planning records for: **47 Bedford Street Hitchin Hertfordshire SG5 2JG**

Reference - 01/00254/1HH
Decision: Decided
Date: 20th February 2001
Description: Two storey side extension and rear conservatory (as amended by drawing rev A received 21st May 2001)

Planning records for: **7 Bedford Street Hitchin SG5 2JG**

Reference - 90/00064/1
Decision: Decided
Date: 08th January 1990
Description: Retention of detached double garage currently under construction.

Reference - 89/00473/1
Decision: Decided
Date: 28th March 1989
Description: First floor rear extension

Planning records for: **29A Bedford Street Hitchin SG5 2JG**

Reference - 80/01678/1
Decision: Decided
Date: 27th October 1980
Description: Erection of detached house with detached garage.

Planning records for: *29A Bedford Street Hitchin SG5 2JG*

Reference - 78/00264/1	
Decision:	Decided
Date:	21st February 1978
Description:	Erection of detached house with garage following demolition of existing bungalow

Reference - 78/01028/1	
Decision:	Decided
Date:	05th July 1978
Description:	Construction of a two storey dwellinghouse with integral garage incorporating part of existing timber framed bungalow

SG5

Energy rating

E

Valid until 19.04.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Rental
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:	2
Open Fireplace:	2
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
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 all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	206 m ²

Building Safety

None specified

Accessibility / Adaptations

Cellar dug out and tanked
New stairs and galleried landing
Single storey extension
New bathroom
Removed part of garage to create garden

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Standrd brick

Property Lease Information

Not applicable

Listed Building Information

Not applicable

Electricity Supply

TBC

Gas Supply

TBC

Central Heating

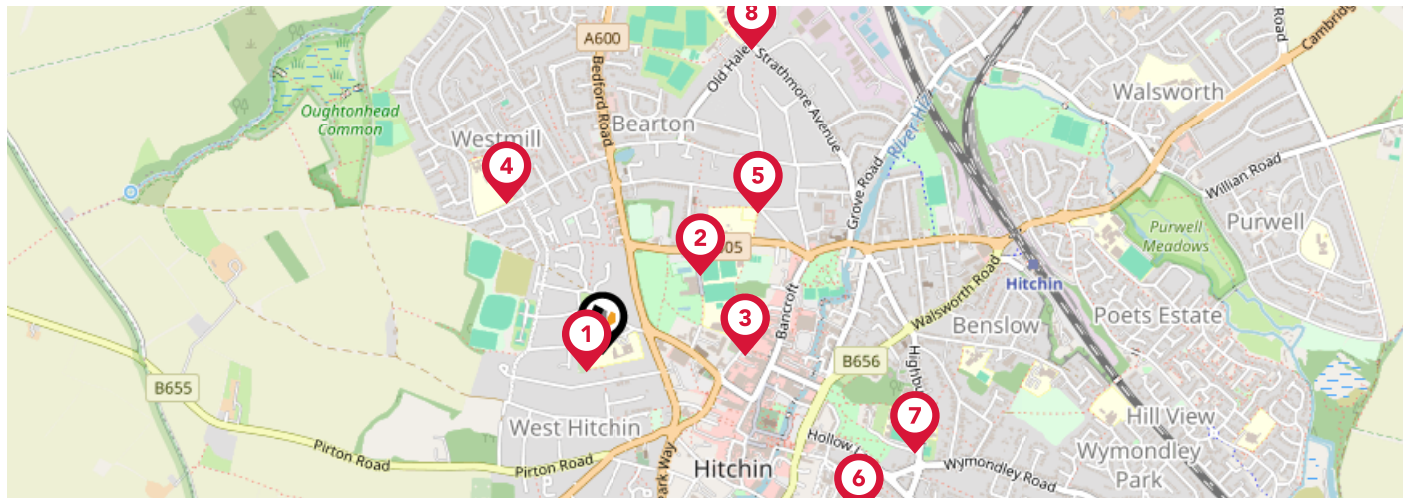
Gas central heating

Water Supply

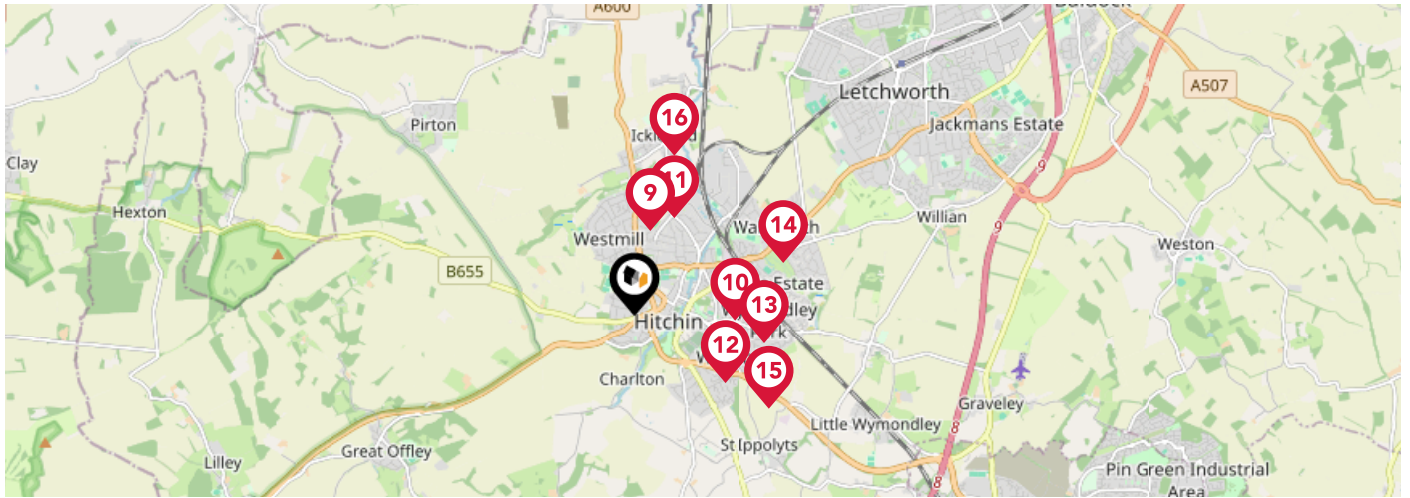
TBC

Drainage

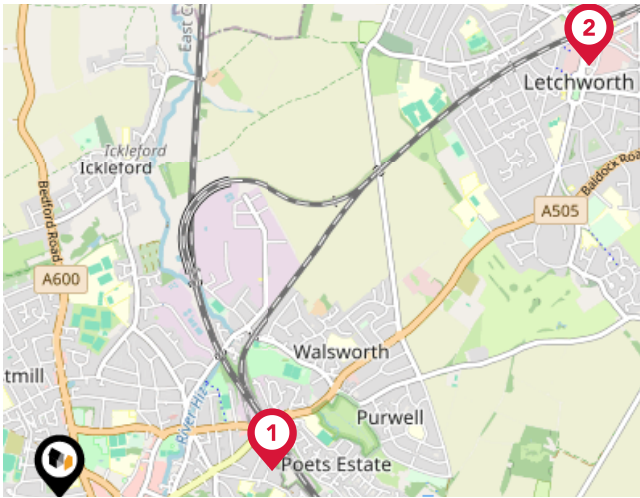
TBC



		Nursery	Primary	Secondary	College	Private
1	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.06	<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:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.48	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

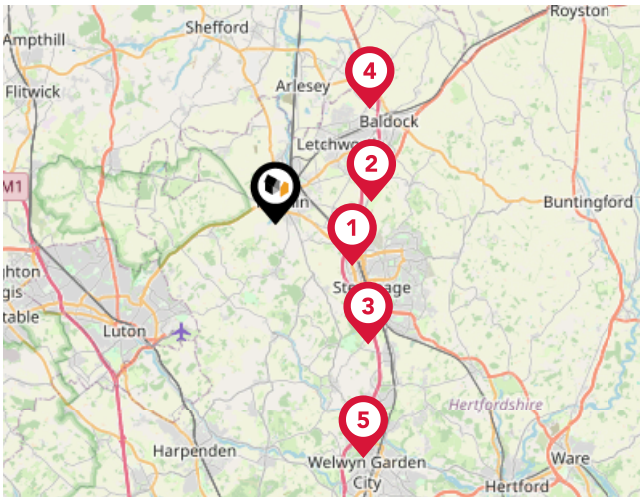


	Nursery	Primary	Secondary	College	Private
<p>9 The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.79</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.92</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:0.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:1.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:1.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:1.44</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:1.48</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Ickleford Primary School Ofsted Rating: Good Pupils: 210 Distance:1.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



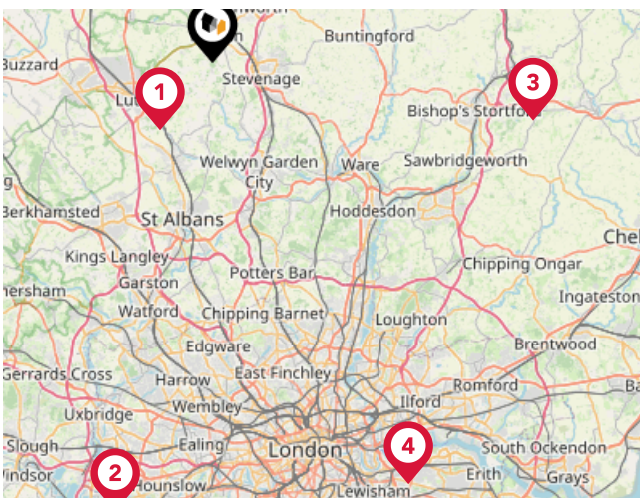
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.98 miles
2	Letchworth Rail Station	3.13 miles
3	Stevenage Rail Station	4.81 miles



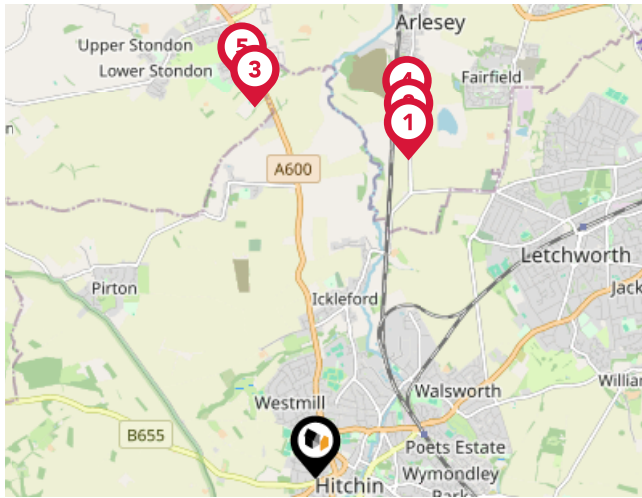
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.24 miles
2	A1(M) J9	3.61 miles
3	A1(M) J7	5.56 miles
4	A1(M) J10	5.46 miles
5	A1(M) J6	9.15 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.25 miles
2	Heathrow Airport	33.74 miles
3	Stansted Airport	23.8 miles
4	Silvertown	34.16 miles



Bus Stops/Stations

Pin	Name	Distance
1	Fountain Cottage	3.03 miles
2	The Cemetery	3.2 miles
3	Loganberry Way	3.44 miles
4	Jubilee Crescent	3.39 miles
5	Three Star Park	3.67 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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