

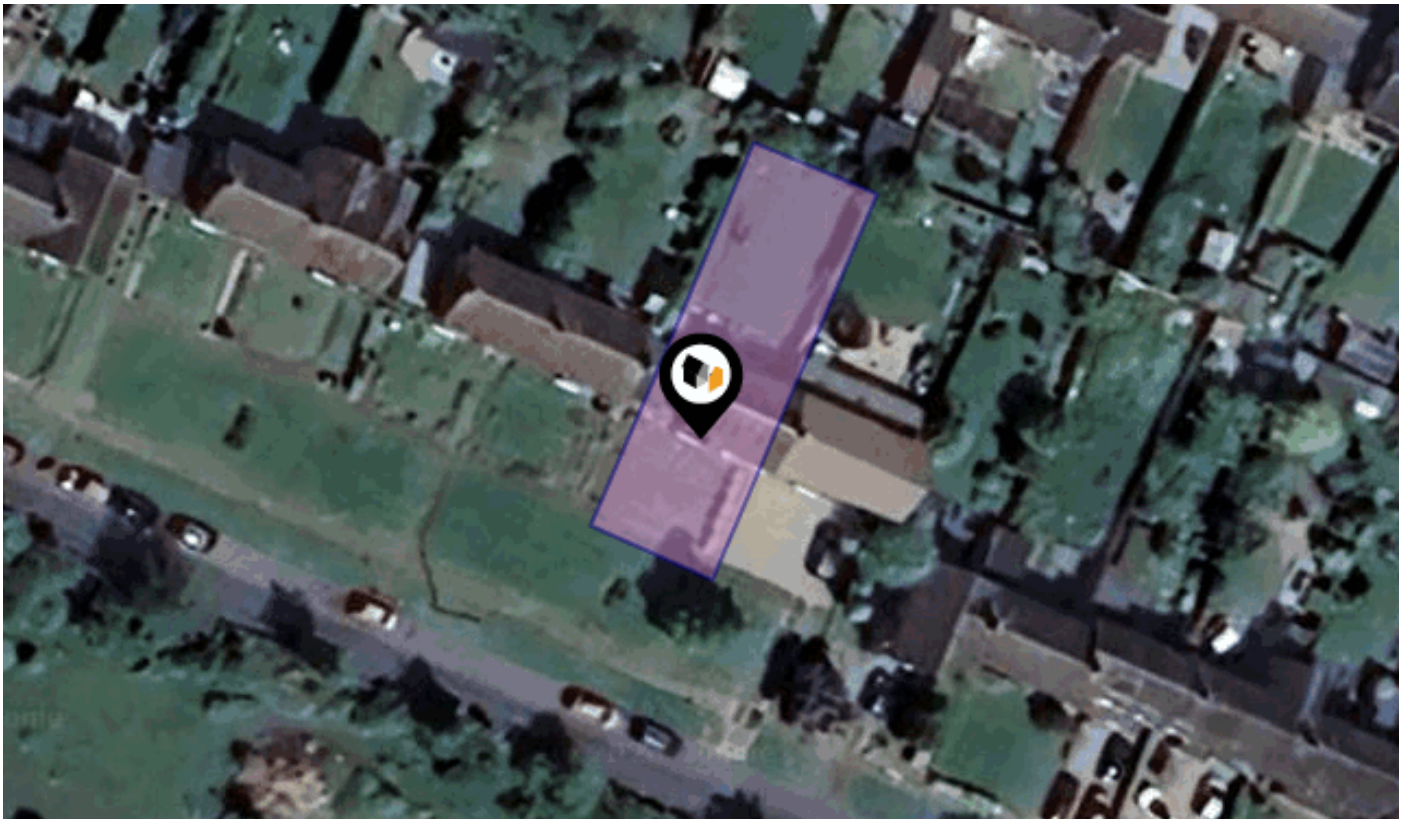


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## MIR: Material Info

The Material Information Affecting this Property

Wednesday 13<sup>th</sup> November 2024



**PURWELL LANE, HITCHIN, SG4**

### Country Properties

6 Brand Street Hitchin SG5 1HX

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www.country-properties.co.uk





## Property

<b>Type:</b>	Terraced
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	914 ft <sup>2</sup> / 85 m <sup>2</sup>
<b>Plot Area:</b>	0.1 acres
<b>Year Built :</b>	1950-1966
<b>Council Tax :</b>	Band C
<b>Annual Estimate:</b>	£1,979
<b>Title Number:</b>	HD279928

**Tenure:** Freehold

## Local Area

<b>Local Authority:</b>	Hertfordshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Low

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

<b>7</b> mb/s	<b>79</b> mb/s	<b>9000</b> mb/s

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



**Satellite/Fibre TV Availability:**



Planning records for: **30 Purwell Lane Hitchin SG4 0NF**

<b>Reference - 08/01565/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	14th July 2008
<b>Description:</b>	Dormer window in rear roofslope to facilitate loft conversion

Planning records for: **35 Purwell Lane Hitchin Hertfordshire SG4 0NF**

<b>Reference - 23/02167/FPH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	15th September 2023
<b>Description:</b>	Single storey front extension and roof alteration to existing bay window

Planning records for: **40 Purwell Lane Hitchin SG4 0NF**

<b>Reference - 07/03013/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	24th December 2007
<b>Description:</b>	Two storey rear extension (as amended by plan no. 104 A, 103 A, 105 A)

Planning records for: **47 Purwell Lane Hitchin SG4 0NF**

<b>Reference - 89/00539/1DC</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	07th April 1989
<b>Description:</b>	Front entrance porch

Planning records for: *Mill Cottage Purwell Lane Hitchin SG4 0NF*

<b>Reference - 78/00085/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 18th January 1978
<b>Description:</b> Erection of two storey side extension
<b>Reference - 76/01475/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 13th October 1976
<b>Description:</b> Alterations and the erection of a two storey side extension.
<b>Reference - 79/00690/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 27th January 1979
<b>Description:</b> Erection of rear entrance porch
<b>Reference - 09/00519/1LB</b>
<b>Decision:</b> Decided
<b>Date:</b> 18th March 2009
<b>Description:</b> Listed Building Consent: Internal and external alterations to form habitable accommodation

Planning records for: *Mill Cottage Purwell Lane Hitchin SG4 0NF*

<b>Reference - 05/01638/1HH</b>
<b>Decision:</b> Decided
<b>Date:</b> 04th November 2005
<b>Description:</b> Alterations and extensions to existing single storey detached outbuilding to provide garages and storage space following demolition of part of existing building
<b>Reference - 05/01106/1LB</b>
<b>Decision:</b> Decided
<b>Date:</b> 22nd July 2005
<b>Description:</b> Removal of modern internal partitions to ground and first floors and other minor alterations. Repair sole plate to front elevation and new structural ties to North gable end.
<b>Reference - 99/01479/1LB</b>
<b>Decision:</b> Decided
<b>Date:</b> 29th October 1999
<b>Description:</b> Internal alterations to ground floor
<b>Reference - 13/03087/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 17th January 2013
<b>Description:</b> 13/03087/1

Planning records for: *Mill Cottage Purwell Lane Hitchin SG4 0NF*

<b>Reference - 03/01011/1LB</b>
<b>Decision:</b> Decided
<b>Date:</b> 16th June 2003
<b>Description:</b> Internal and external alterations to facilitate use of existing integral garage as habitable room
<b>Reference - 05/01639/1LB</b>
<b>Decision:</b> Decided
<b>Date:</b> 04th November 2005
<b>Description:</b> Alterations and extensions to existing single storey detached outbuilding to provide garages and storage space following demolition of part of existing building
<b>Reference - 09/00518/1HH</b>
<b>Decision:</b> Decided
<b>Date:</b> 18th March 2009
<b>Description:</b> Conversion of garage to home office (Class C3 Use)
<b>Reference - 08/00932/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 25th April 2008
<b>Description:</b> Alterations to existing outbuilding to create residential annexe to main dwelling (as amended by drawing no. 0817 EP01 Rev B)

Planning records for: *Mill Cottage Purwell Lane Hitchin SG4 0NF*

Reference - 82/01460/1LB	
Decision:	Decided
Date:	29th October 1982
Description:	Application for Listed Building Consent for internal alterations and alterations to front and rear elevations.

Reference - 08/00933/1LB	
Decision:	Decided
Date:	25th April 2008
Description:	Listed Building Consent: Alterations to existing outbuilding to create residential annexe to main dwelling (as amended by drawing no. 0817 EP01 Rev B)

Planning records for: *Millstream Barn Purwell Lane Hitchin SG4 0NF*

Reference - 15/02861/1HH	
Decision:	Decided
Date:	23rd November 2015
Description:	Insert window at first floor

Reference - 14/03028/1HH	
Decision:	Decided
Date:	16th December 2014
Description:	Installation of full-length window into second bedroom.

Planning records for: *Purwell Mill Purwell Lane Hitchin SG4 0NF*

<b>Reference - 78/00764/1LB</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	20th May 1978
<b>Description:</b>	Conversion of former mill building into single dwelling.

<b>Reference - 77/00425/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	31st March 1977
<b>Description:</b>	Application for determination under section 53 of the town and country planning act 1971 as to whether the use of the existing forge in connection with a farriers business involves development requiring the grant of planning permission

<b>Reference - 74/01089/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	31st December 1974
<b>Description:</b>	Use of premises for the cutting, burning and welding of steelwork

<b>Reference - 74/00559/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	20th July 1974
<b>Description:</b>	Aquatic nursery.



Planning records for: *Purwell Mill Purwell Lane Hitchin SG4 0NF*

<b>Reference - 82/00248/1LB</b>
<b>Decision:</b> Decided
<b>Date:</b> 26th February 1982
<b>Description:</b> Application for listed building consent for erection of external fire escape staircase on side elevation.
<b>Reference - 05/00014/1LB</b>
<b>Decision:</b> Decided
<b>Date:</b> 10th January 2005
<b>Description:</b> Creation of internal partition on first floor
<b>Reference - 18/01108/FPH</b>
<b>Decision:</b> Decided
<b>Date:</b> 23rd April 2018
<b>Description:</b> Single storey side extension
<b>Reference - 98/00107/1LB</b>
<b>Decision:</b> Decided
<b>Date:</b> 26th January 1998
<b>Description:</b> French door to north east elevation, rooflight to south east roofslope and internal alterations (as amplified by letter received 11.3.98)

Planning records for: *Purwell Mill Purwell Lane Hitchin SG4 0NF*

<b>Reference - 86/00674/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 07th May 1986
<b>Description:</b> Erection of single storey side extension to detached garage following demolition of single garage.
<b>Reference - 86/00675/1LB</b>
<b>Decision:</b> Decided
<b>Date:</b> 07th May 1986
<b>Description:</b> Demolition of single garage and erection of replacement double garage.
<b>Reference - 81/01620/1LB</b>
<b>Decision:</b> Decided
<b>Date:</b> 04th November 1981
<b>Description:</b> Application for Listed Building Consent for internal alterations and 7 new second floor windows in front and rear elevations.
<b>Reference - 76/00790/1LB</b>
<b>Decision:</b> Decided
<b>Date:</b> 25th May 1976
<b>Description:</b> Change of use and conversion of builders store to dwellinghouse

Planning records for: *Purwell Mill Purwell Lane Hitchin SG4 0NF*

<b>Reference - 75/00573/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	22nd March 1975
<b>Description:</b>	Change of use from builders yard and depot to residential (first and second floor) and construction of sailing boats and associated woodwork (ground floor).

Planning records for: *Dairy House Ladygrove Farm Hitchin SG4 0NF*

<b>Reference - 91/00331/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	14th March 1991
<b>Description:</b>	Section 63 application to retain dwelling without compliance with agricultural worker occupancy condition. (LA ref 1/1467/77 (901) LB)

<b>Reference - 24/01912/DOC</b>	
<b>Decision:</b>	Registered
<b>Date:</b>	27th August 2024
<b>Description:</b>	Details reserved by Condition 2 (Sample Brick Panel) of Listed Building Consent permission reference 22/03068/LBC granted 22.05.2023

<b>Reference - 22/03067/FPH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	01st December 2022
<b>Description:</b>	Single storey side extension following demolition of existing WC (as amended by plans received on 16/05/23).

Planning records for: *Mill House Purwell Lane Hitchin Hertfordshire SG4 0NF*

<b>Reference - 22/03068/LBC</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	01st December 2022
<b>Description:</b>	Single storey side extension following demolition of existing WC and replacement door on North elevation (as amended by plans received on 16/05/23).

Purwell Lane, SG4

Energy rating

**D**

Valid until 26.02.2028

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	58   <b>D</b>	
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>	Rental (private)
<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, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 50% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	85 m <sup>2</sup>

## Building Safety

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None specified

## Accessibility / Adaptations

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Changes to:

kitchen and dining room - wall was removed

W/C and shower room - wall removed

Replacement patio doors and outbuilding doors replaced 2021

## Restrictive Covenants

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None specified

## Rights of Way (Public & Private)

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Nne specified

## Construction Type

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Standard Brick

## Property Lease Information

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Freehold

## Listed Building Information

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Not listed

## Other

---

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 - GCH

## Water Supply

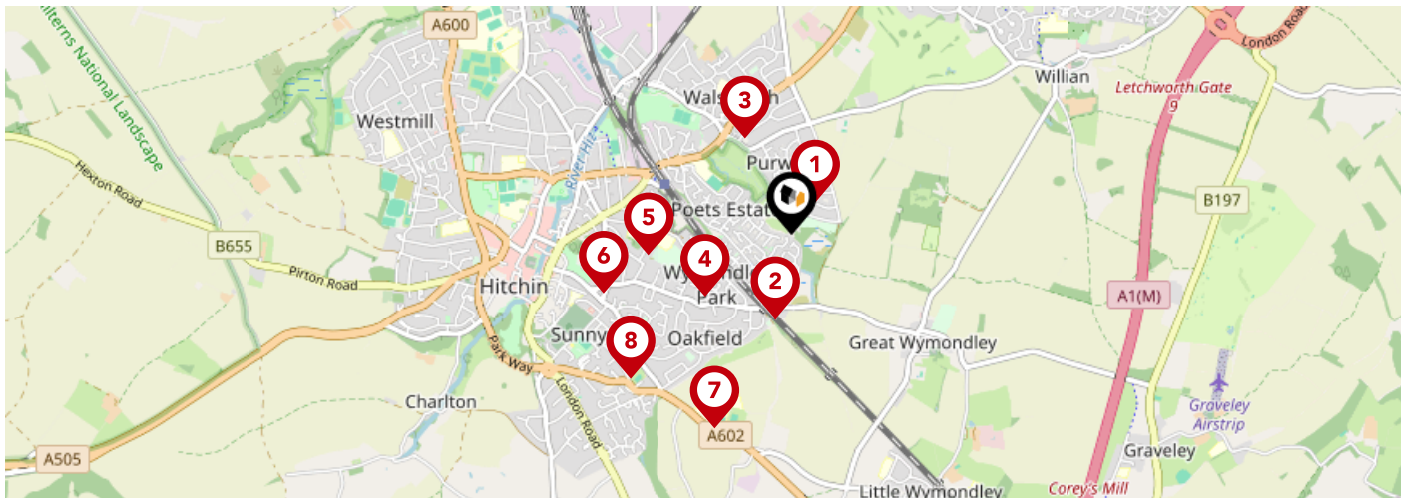
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YES - AFFINITY WATER

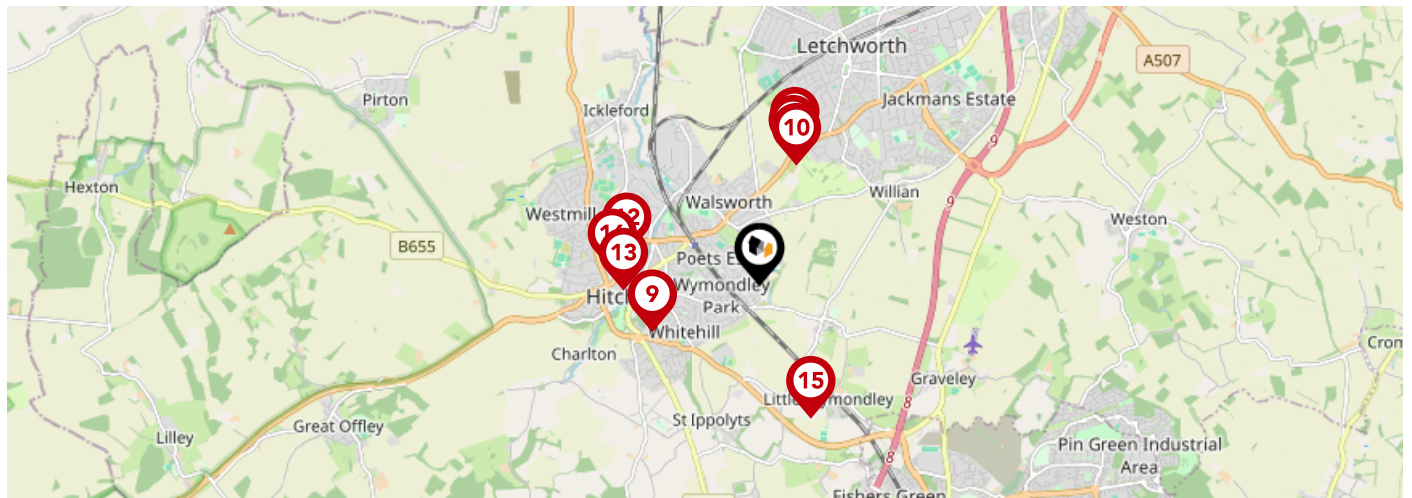
## Drainage

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MAINS



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Purwell Primary School</b></p> <p>Ofsted Rating: Requires improvement   Pupils: 167   Distance:0.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Mary Exton Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 181   Distance:0.39</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Highover Junior Mixed and Infant School</b></p> <p>Ofsted Rating: Good   Pupils: 428   Distance:0.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>William Ransom Primary School</b></p> <p>Ofsted Rating: Outstanding   Pupils: 422   Distance:0.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>St Andrew's Church of England Voluntary Aided Primary School, Hitchin</b></p> <p>Ofsted Rating: Outstanding   Pupils: 252   Distance:0.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Hitchin Girls' School</b></p> <p>Ofsted Rating: Outstanding   Pupils: 1355   Distance:0.9</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Kingshott School</b></p> <p>Ofsted Rating: Not Rated   Pupils: 400   Distance:0.95</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Whitehill Junior School</b></p> <p>Ofsted Rating: Good   Pupils: 240   Distance:0.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

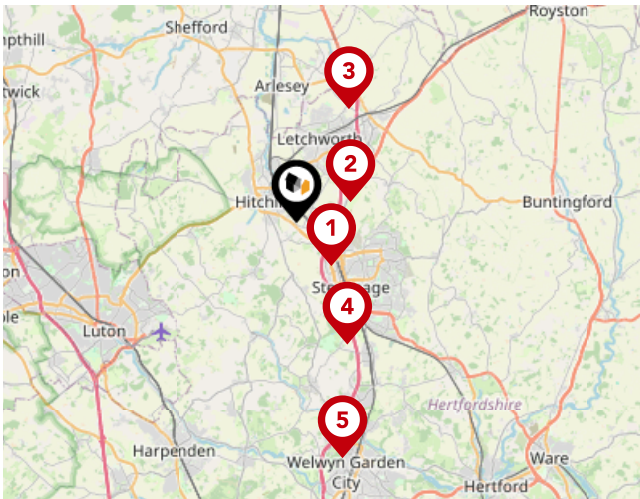


	Nursery	Primary	Secondary	College	Private
<b>Highbury Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 204   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>North Herts Education Support Centre</b> Ofsted Rating: Outstanding   Pupils: 1   Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The Highfield School</b> Ofsted Rating: Good   Pupils: 998   Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>York Road Nursery School</b> Ofsted Rating: Outstanding   Pupils: 107   Distance:1.24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Hitchin Boys' School</b> Ofsted Rating: Outstanding   Pupils: 1317   Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Thomas More Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Wymondley Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 102   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Wilshere-Dacre Junior Academy</b> Ofsted Rating: Good   Pupils: 267   Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



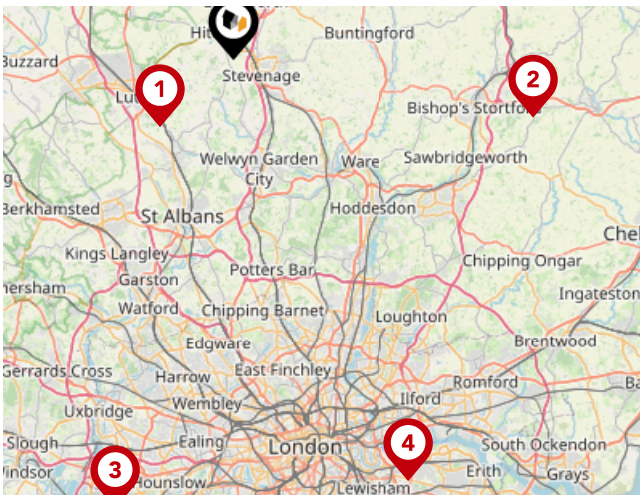
### National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.6 miles
2	Letchworth Rail Station	2.12 miles
3	Baldock Rail Station	3.87 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.03 miles
2	A1(M) J9	2.1 miles
3	A1(M) J10	4.58 miles
4	A1(M) J7	4.81 miles
5	A1(M) J6	8.75 miles

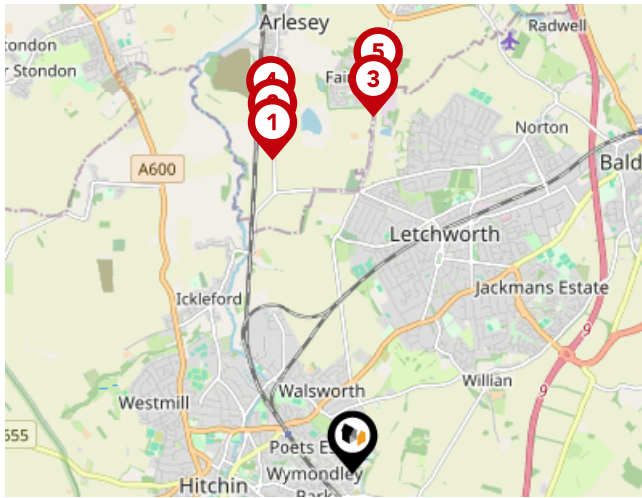


### Airports/Helipads

Pin	Name	Distance
1	Luton Airport	7.35 miles
2	Stansted Airport	22.26 miles
3	Heathrow Airport	34.16 miles
4	Silvertown	33.57 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Fountain Cottage	2.95 miles
2	The Cemetery	3.12 miles
3	Dickens Boulevard	3.27 miles
4	Jubilee Crescent	3.33 miles
5	North Drive	3.53 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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