

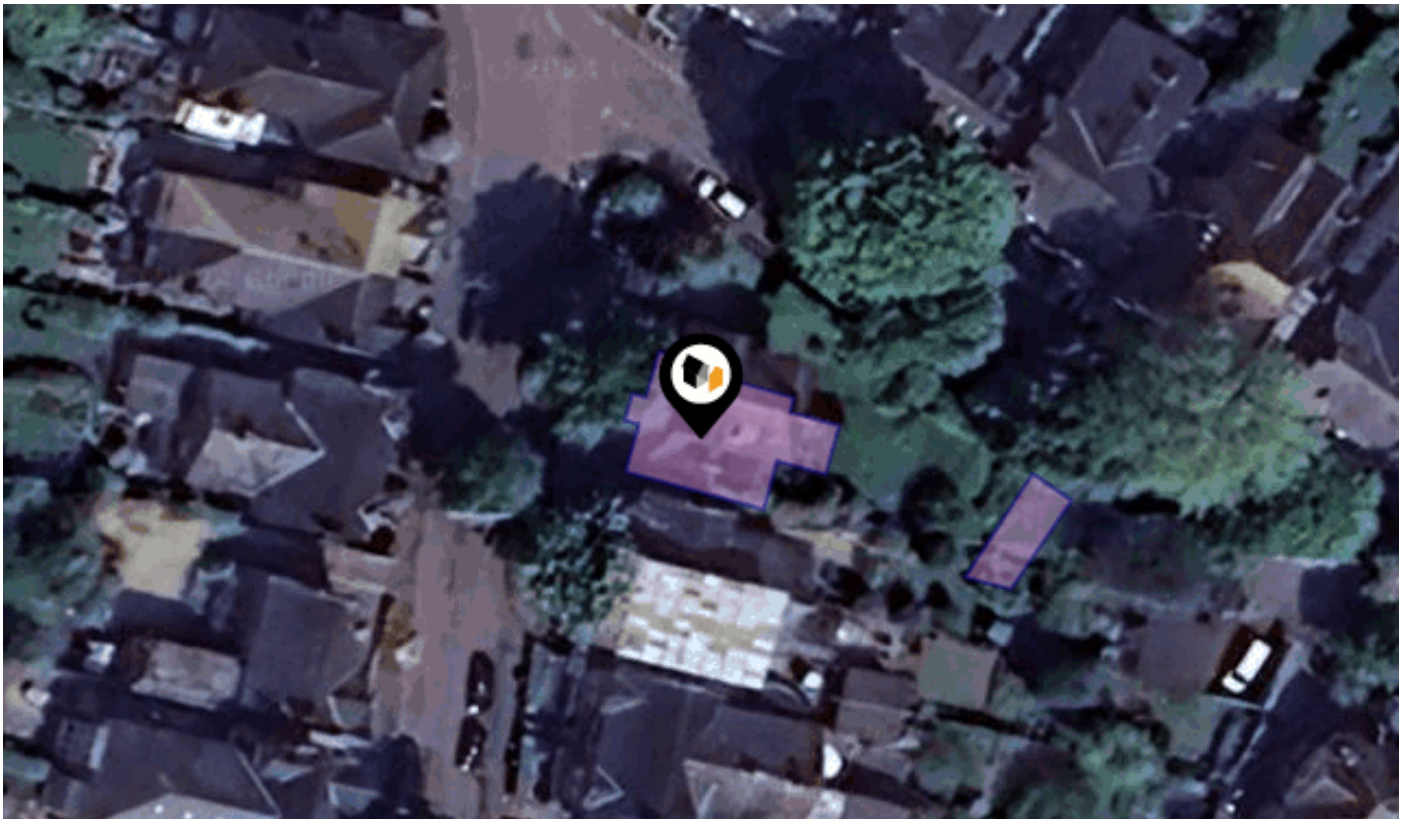


See More Online

## MIR: Material Info

The Material Information Affecting this Property

Tuesday 19<sup>th</sup> November 2024



**11, THE AVENUE, HITCHIN, SG4**

### Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

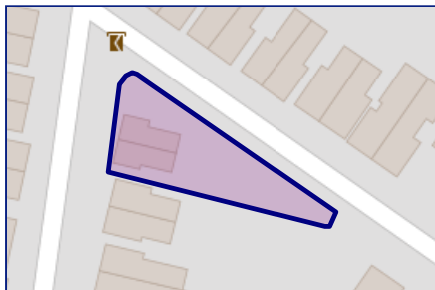
phurren@country-properties.co.uk

www.country-properties.co.uk



### Freehold Title Plan

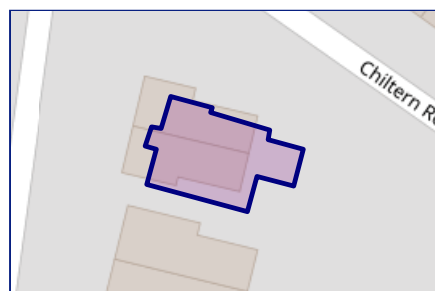
---



**HD506340**

### Leasehold Title Plan

---



**HD550678**

Start Date: 08/10/2015  
End Date: 30/06/2140  
Lease Term: 125 years from and including 1 July 2015 up to and including 30 June 2140  
Term Remaining: 115 years



## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	1	<b>Start</b>	08/10/2015
<b>Floor Area:</b>	441 ft <sup>2</sup> / 41 m <sup>2</sup>	<b>Date:</b>	
<b>Plot Area:</b>	0.05 acres	<b>End Date:</b>	30/06/2140
<b>Council Tax :</b>	Band B	<b>Lease</b>	125 years from and including 1 July
<b>Annual Estimate:</b>	£1,731	<b>Term:</b>	2015 up to and including 30 June 2140
<b>Title Number:</b>	HD550678	<b>Term</b>	115 years
		<b>Remaining:</b>	

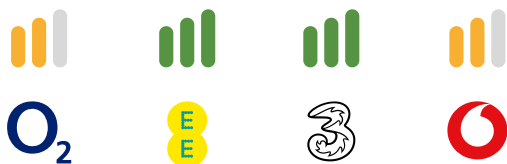
## Local Area

<b>Local Authority:</b>	North hertfordshire
<b>Conservation Area:</b>	Hitchin
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	High

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

<b>16</b> mb/s	<b>80</b> mb/s	<b>9000</b> mb/s

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



### Satellite/Fibre TV Availability:



Planning records for: **12 The Avenue Hitchin SG4 9RJ**

Reference - 04/00384/1TCA	
Decision:	Decided
Date:	12th March 2004
Description:	Pruning of 3 fruit trees and 1 holly tree

Reference - 86/01109/1	
Decision:	Decided
Date:	28th April 1986
Description:	Erection of double garage.

Reference - 23/02598/TCA	
Decision:	Decided
Date:	06th November 2023
Description:	T1 Ash, T2 Cherry, T4 Pear, T5 Apple, T6 Holly, T7 Hawthorn - Routine pruning. T3 Silver Birch - Removal.

Planning records for: **13 The Avenue Hitchin SG4 9RJ**

Reference - 10/03034/1HH	
Decision:	Decided
Date:	11th January 2011
Description:	Dormer window in rear roofslope

Planning records for: *13 The Avenue Hitchin SG4 9RJ*

<b>Reference - 05/00660/1HH</b>
<b>Decision:</b> Decided
<b>Date:</b> 03rd May 2005
<b>Description:</b> Single storey rear extension following demolition of existing
<b>Reference - 01/00461/1TCA</b>
<b>Decision:</b> Decided
<b>Date:</b> 27th March 2001
<b>Description:</b> Pruning of Yew, Laburnam and Whitebeam trees
<b>Reference - 17/00876/1TCA</b>
<b>Decision:</b> Decided
<b>Date:</b> 05th April 2017
<b>Description:</b> T1 Yew - crown reduce by 1 - 2 metres. T2 Whitebeam - crown reduce 1 metre
<b>Reference - 10/02535/1HH</b>
<b>Decision:</b> Decided
<b>Date:</b> 12th October 2010
<b>Description:</b> Single storey rear extension

Planning records for: **13 The Avenue Hitchin SG4 9RJ**

<b>Reference - 11/00522/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	03rd March 2011
<b>Description:</b>	Single storey rear extension

<b>Reference - 23/02303/TCA</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	29th September 2023
<b>Description:</b>	Yew - Trim by 10-20% and remove dead growth.

<b>Reference - 09/00829/1TCA</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	07th May 2009
<b>Description:</b>	Reduction by 25% of 1 Yew tree (A), 1 Whitebeam (B) and 1 Laburnum (C)

Planning records for: **15 The Avenue Hitchin Hertfordshire SG4 9RJ**

<b>Reference - 23/00098/TCA</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	13th January 2023
<b>Description:</b>	T1 Ginko bilboa - 20% reduction, remove any limbs overextending towards garden and neighbouring garden, reduce the rest to shape

Planning records for: *17 The Avenue Hitchin Herts SG4 9RJ*

Reference - 99/00539/1TCA	
Decision:	Decided
Date:	21st April 1999
Description:	Removal of Horse Chestnut tree

Reference - 74/01005/1	
Decision:	Decided
Date:	21st November 1974
Description:	Erection of 4 bedroom house.

Reference - 99/00267/1TCA	
Decision:	Decided
Date:	02nd March 1999
Description:	Pruning of Horse Chestnut tree

Planning records for: *20 The Avenue Hitchin SG4 9RJ*

Reference - 91/01240/1	
Decision:	Decided
Date:	28th October 1991
Description:	Single storey front extension to provide garage/workshop and kitchen First floor side extension (as amended by plann received 17.12.1991)

Planning records for: *21 The Avenue Hitchin SG4 9RJ*

<b>Reference - 10/00327/1HH</b>
<b>Decision:</b> Decided
<b>Date:</b> 17th February 2010
<b>Description:</b> Dormer window in side roofslope

<b>Reference - 12/01183/1TCA</b>
<b>Decision:</b> Decided
<b>Date:</b> 21st May 2012
<b>Description:</b> Fell and grind stump of 1 Common Whitebeam (T2) and 1 Midland Hawthorn tree (T6)

<b>Reference - 92/00331/1TPO</b>
<b>Decision:</b> Decided
<b>Date:</b> 02nd March 1992
<b>Description:</b> Pruning of Purple Sycamore

<b>Reference - 18/01377/TPO</b>
<b>Decision:</b> Decided
<b>Date:</b> 19th May 2018
<b>Description:</b> T1, T2 Sycamore - Reduce height by up to 3m and reduce lateral limbs to shape approx 2.5m



Planning records for: *21 The Avenue Hitchin SG4 9RJ*

<b>Reference - 15/01030/1NMA</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	15th April 2015
<b>Description:</b>	Removal of basement (as non-material amendment to Planning application 13/01689/1HH granted 23/08/2013)

<b>Reference - 13/02674/1NMA</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	12th November 2013
<b>Description:</b>	Repositioning of door and windows (non-material amendment to Planning application 13/01689/1HH granted 27.08.2013)

<b>Reference - 13/00312/1TPO</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	11th February 2013
<b>Description:</b>	Fell 1 Sycamore tree (T3)

<b>Reference - 18/00337/TPO</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	01st February 2018
<b>Description:</b>	T1, T2 Sycamore - Fell

Planning records for: *21 The Avenue Hitchin SG4 9RJ*

Reference - 13/01689/1HH	
Decision:	Decided
Date:	15th July 2013
Description:	Single storey front/side extension following demolition of existing conservatory

Planning records for: *26 The Avenue Hitchin SG4 9RJ*

Reference - 16/01580/1TCA	
Decision:	Decided
Date:	21st June 2016
Description:	Reduce height by 2m and shape and balance one Maple tree (T1) and reduce the height by 50% and prune back the side to reform hedgerow of one Hornbeam tree (T2).

Reference - 22/1084/FUL	
Decision:	Decided
Date:	22nd June 2022
Description:	Retention of self-contained mobile home.

Reference - 22/02956/FPH	
Decision:	Decided
Date:	06th December 2022
Description:	Single storey rear extension following demolition of existing conservatory and conversion of existing garage to utility/store (as amended by plans received 31 January 2023).

Planning records for: *26 The Avenue Hitchin SG4 9RJ*

<b>Reference - 13/01558/1HH</b>
<b>Decision:</b> Decided
<b>Date:</b> 26th July 2013
<b>Description:</b> Single storey side extension with painted timber lantern rooflight
<b>Reference - 04/01049/1HH</b>
<b>Decision:</b> Decided
<b>Date:</b> 26th April 2004
<b>Description:</b> Greenhouse
<b>Reference - 11/01495/1HH</b>
<b>Decision:</b> Decided
<b>Date:</b> 11th July 2011
<b>Description:</b> Oak-framed open-sided canopy to rear of existing coach house
<b>Reference - 03/00259/1TCA</b>
<b>Decision:</b> Decided
<b>Date:</b> 13th February 2003
<b>Description:</b> Removal of branches to Pine tree.

Planning records for: **26 The Avenue Hitchin Hertfordshire SG4 9RJ**

<b>Reference - 24/00451/TCA</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	27th February 2024
<b>Description:</b>	T1 Beech - Fell. T2 Common Horse Chestnut - Fell

<b>Reference - 22/03057/FPH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	06th December 2022
<b>Description:</b>	Erection of front boundary wall together with automated iron gates and gated pedestrian entrance following demolition of the existing front boundary wall and creation of vehicular access (as amended by plans received on 14th April and 23rd May 2023).

Planning records for: **27 The Avenue Hitchin SG4 9RJ**

<b>Reference - 06/00736/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	04th May 2006
<b>Description:</b>	Replacement detached garage following demolition of existing (as amended by drawing NH/288/01 received 5 December 2007)

Planning records for: **28 The Avenue Hitchin SG4 9RJ**

<b>Reference - 15/02627/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	12th October 2015
<b>Description:</b>	Single storey side extension, two storey rear bay window and insertion of rear dormer window. Removal of two existing chimneys on the north elevation.

Planning records for: *28 The Avenue Hitchin SG4 9RJ*

Reference - 13/02068/1TCA	
Decision:	Decided
Date:	28th August 2013
Description:	Reduce back and shape by 3m 1 Laurel tree (T1), fell 2 Prunus trees (T2, T3)

Planning records for: *31 The Avenue Hitchin Hertfordshire SG4 9RJ*

Reference - 00/00629/1TCA	
Decision:	Decided
Date:	28th April 2000
Description:	Removal of 1 Holly and 1 Conifer trees

Reference - 90/00188/1DC	
Decision:	Decided
Date:	09th January 1990
Description:	Section 53 Determination: single storey rear extension.

Reference - 12/02839/1HH	
Decision:	Decided
Date:	18th December 2012
Description:	Single storey rear extension following partial demolition of existing rear extension

Planning records for: **32 The Avenue Hitchin SG4 9RJ**

Reference - 13/01470/1TCA	
Decision:	Decided
Date:	21st June 2013
Description:	Fell 1 Plum tree (T1) and reduce 1 Pear tree (T2) by 25%.

Planning records for: **33 The Avenue Hitchin Herts SG4 9RJ**

Reference - 99/01304/1TCA	
Decision:	Decided
Date:	20th September 1999
Description:	Removal of Conifer and Ash tree.

Planning records for: **34 The Avenue Hitchin SG4 9RJ**

Reference - 04/01023/1HH	
Decision:	Decided
Date:	23rd June 2004
Description:	Single storey side extension following demolition of existing side conservatory

Reference - 24/00193/TCA	
Decision:	Decided
Date:	08th February 2024
Description:	3x Apple, Cherry - Prune to previous points. Lime - Fell. Fig - Fell. Cherry - Removal of 2 Limbs.

Planning records for: *Flat 3 The Avenue Hitchin SG4 9RJ*

Reference - 76/00959/1	
Decision:	Decided
Date:	23rd July 1976
Description:	Change of use for curtain making.

Planning records for: *11 The Avenue Hitchin SG4 9RJ*

Reference - 17/02404/1TCA	
Decision:	Decided
Date:	22nd September 2017
Description:	T1, T2 Sycamore - Fell to ground level. T3 Common Horse Chestnut - Fell to ground level.

Reference - 13/02223/1TCA	
Decision:	Decided
Date:	27th September 2013
Description:	Overhanging branches of 1 Sycamore tree (T1), 1 Horse Chestnut tree (T2) and 1 Silver Birch tree (T3) to be reduced back by 2-3m.

Reference - 11/00911/1TCA	
Decision:	Decided
Date:	07th April 2011
Description:	Fell 1 Thuja tree

Planning records for: *19 The Avenue Hitchin SG4 9RJ*

<b>Reference - 17/01182/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	25th May 2017
<b>Description:</b>	Erection of replacement front boundary wall and garden landscaping.



11 The Avenue, SG4

Energy rating

**D**

Valid until 29.01.2033

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		77   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>	Flat
<b>Build Form:</b>	End-Terrace
<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>Floor Level:</b>	01
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Not defined
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	41 m <sup>2</sup>

## Building Safety

---

Not specified

## Accessibility / Adaptations

---

Not specified

## Restrictive Covenants

---

Not specified

## Rights of Way (Public & Private)

---

None - only communal areas (hall ways, entrance hall and garden)

## Construction Type

---

Standard Brick

## Property Lease Information

---

Lease details:

116 Years remaining on the lease from 2024

Service Charge - Not specified - ask agent

Ground Rent - £200 per annum payable to Freeholder

## Listed Building Information

---

Not listed

The property is within a conservation area so building restrictions may apply

## Other

---

Not specified

## Other

---

Not specified

## Other

---

Not specified

## Electricity Supply

---

YES - Supplier unknown

## Gas Supply

---

YES - Supplier unknown

## Central Heating

---

YES - GCH

## Water Supply

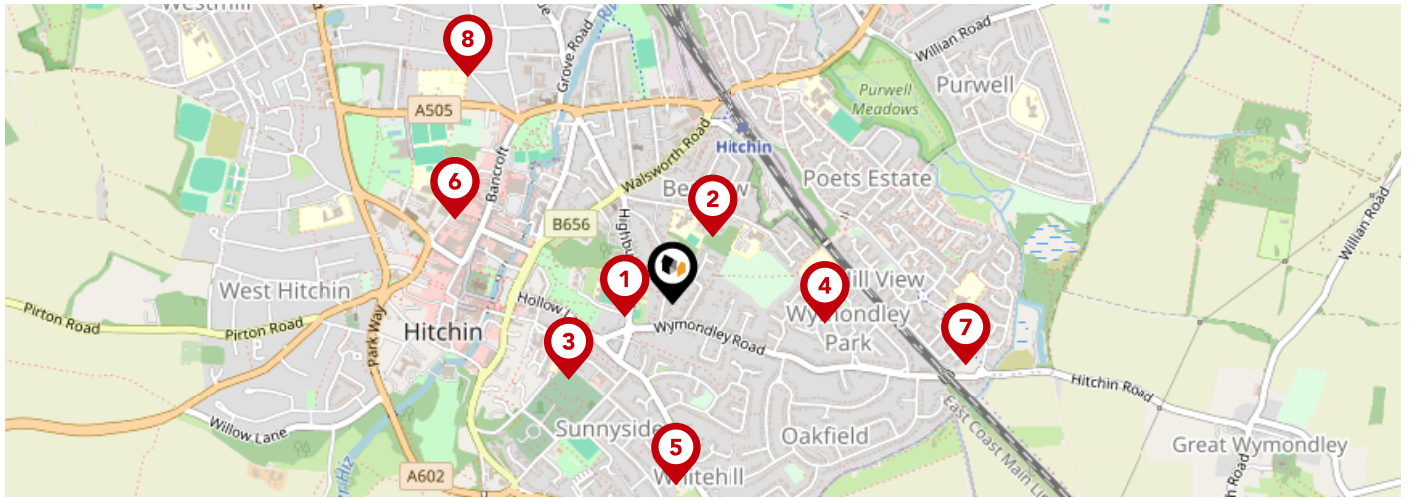
---

YES - Supplier unknown

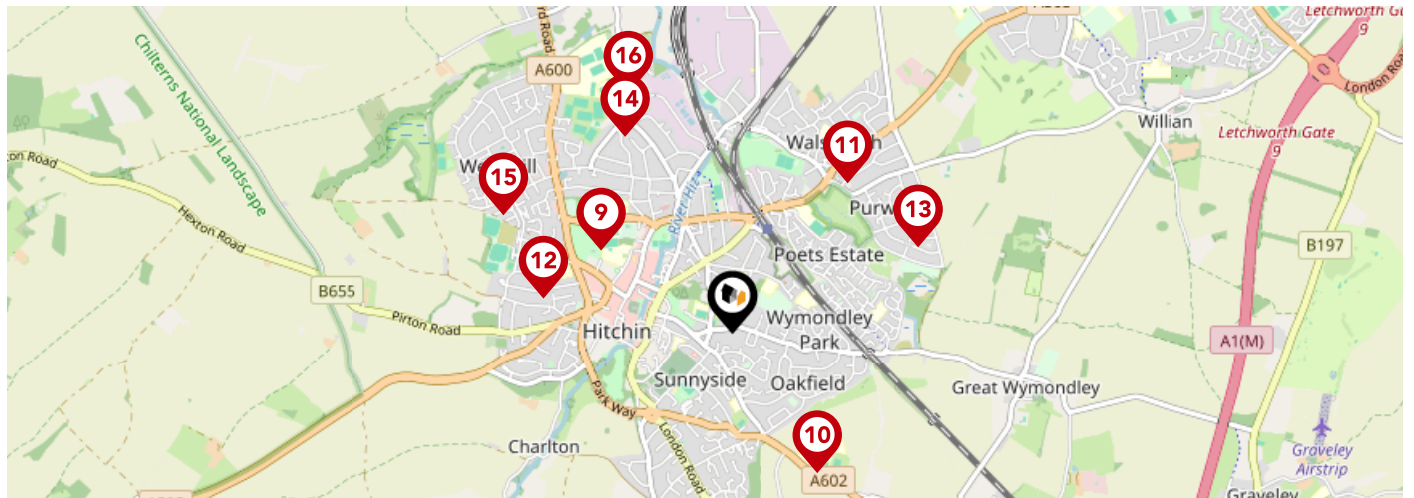
## Drainage

---

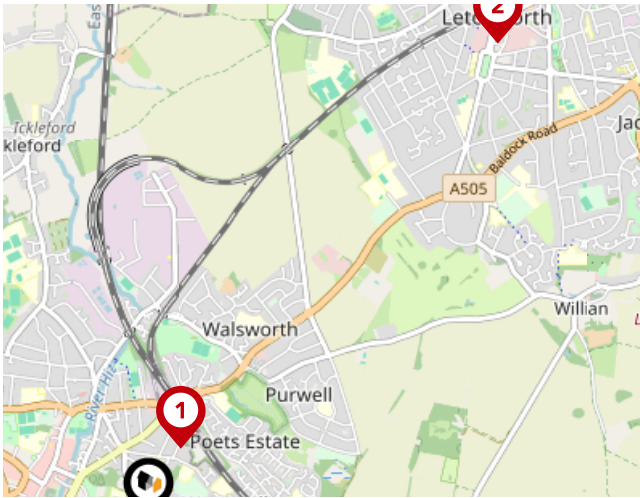
YES - mains



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Hitchin Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1355   Distance:0.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Andrew's Church of England Voluntary Aided Primary School, Hitchin</b> Ofsted Rating: Outstanding   Pupils: 252   Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Highbury Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 204   Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>William Ransom Primary School</b> Ofsted Rating: Outstanding   Pupils: 422   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Whitehill Junior School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Hitchin Boys' School</b> Ofsted Rating: Outstanding   Pupils: 1317   Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Mary Exton Primary School</b> Ofsted Rating: Good   Pupils: 181   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>York Road Nursery School</b> Ofsted Rating: Outstanding   Pupils: 107   Distance:0.7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

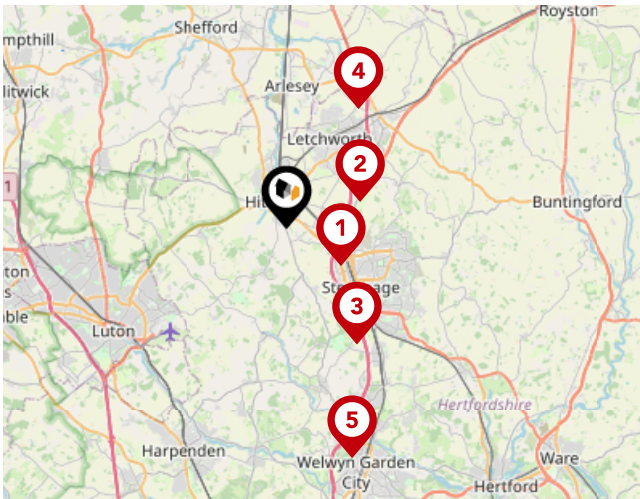


	Nursery	Primary	Secondary	College	Private
<b>Wilshere-Dacre Junior Academy</b> Ofsted Rating: Good   Pupils: 267   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Kingshott School</b> Ofsted Rating: Not Rated   Pupils: 400   Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Highover Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 428   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Samuel Lucas Junior Mixed and Infant School</b> Ofsted Rating: Outstanding   Pupils: 420   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Purwell Primary School</b> Ofsted Rating: Requires improvement   Pupils: 167   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Strathmore Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 199   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Oughton Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 218   Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Our Lady Catholic Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



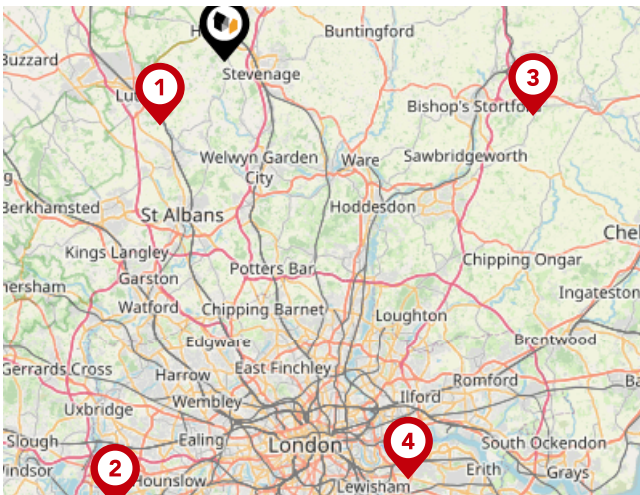
### National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.36 miles
2	Letchworth Rail Station	2.7 miles
3	Stevenage Rail Station	4.12 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.43 miles
2	A1(M) J9	2.88 miles
3	A1(M) J7	4.93 miles
4	A1(M) J10	5.15 miles
5	A1(M) J6	8.69 miles



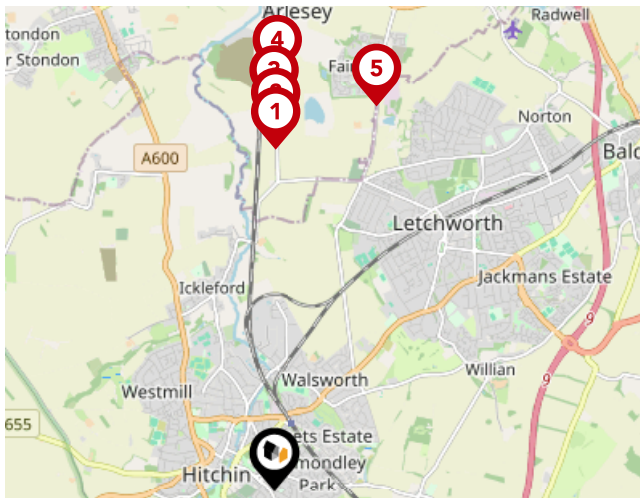
### Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	6.64 miles
2	Heathrow Airport	33.74 miles
3	Stansted Airport	22.95 miles
4	Silvertown	33.64 miles



# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Fountain Cottage	3.11 miles
2	The Cemetery	3.28 miles
3	Jubilee Crescent	3.49 miles
4	London Row	3.77 miles
5	Dickens Boulevard	3.63 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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



#### Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



Valuation Office  
Agency

