



MIR: Material Info

The Material Information Affecting this Property

Friday 07th February 2025



PURWELL LANE, HITCHIN, SG4

Price Estimate : £594,000

Country Properties

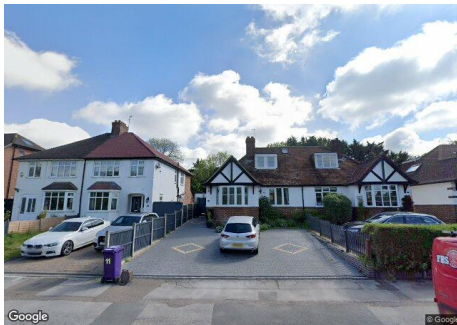
6 Brand Street Hitchin SG5 1HX

01462 452951

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Property

| | |
|------------------|--|
| Type: | Semi-Detached |
| Bedrooms: | 3 |
| Floor Area: | 1,097 ft ² / 102 m ² |
| Plot Area: | 0.1 acres |
| Year Built : | 1930-1949 |
| Council Tax : | Band D |
| Annual Estimate: | £2,226 |
| Title Number: | HD222318 |

| | |
|------------------|----------|
| Price Estimate: | £594,000 |
| Rental Estimate: | £2,100 |
| Yield: | 4.24 % |
| 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)

| | | |
|------|------|------|
| 4 | 80 | 1000 |
| mb/s | mb/s | mb/s |
| | | |

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **1A Purwell Lane Hitchin SG4 0NE**

| Reference - 03/00705/1HH | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 29th April 2003 |
| Description: | First floor side extension and rear conservatory. |

Planning records for: **1B Purwell Lane Hitchin Herts SG4 0NE**

| Reference - 01/01042/1HH | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 03rd July 2001 |
| Description: | Two and single storey side extensions. |

Planning records for: **1 Purwell Lane Hitchin Hertfordshire SG4 0NE**

| Reference - 01/01607/1HH | |
|--------------------------|-------------------------------|
| Decision: | Decided |
| Date: | 12th October 2001 |
| Description: | Single storey side extension. |

| Reference - 21/00647/FPH | |
|--------------------------|------------------------------|
| Decision: | Decided |
| Date: | 01st March 2021 |
| Description: | Single storey side extension |

Planning records for: **3 Purwell Lane Hitchin SG4 0NE**

| Reference - 93/00499/1HH | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 10th May 1993 |
| Description: | Pitched roof over existing rear extension. |

| Reference - 77/00181/1 | |
|------------------------|----------------------------------|
| Decision: | Decided |
| Date: | 11th February 1977 |
| Description: | Erection of porch and bay window |

Planning records for: **4 Purwell Lane Hitchin SG4 0NE**

| Reference - 93/00491/1HH | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 07th May 1993 |
| Description: | Front porch and pitched roof over existing bay window. |

| Reference - 88/00320/1 | |
|------------------------|-------------------------------|
| Decision: | Decided |
| Date: | 26th February 1988 |
| Description: | Single storey rear extension. |

Planning records for: **4 Purwell Lane Hitchin SG4 0NE**

| Reference - 88/00080/1 | |
|------------------------|------------------------------|
| Decision: | Decided |
| Date: | 22nd January 1988 |
| Description: | Single storey rear extension |

Planning records for: **5 Purwell Lane Hitchin SG4 0NE**

| Reference - 84/00495/1 | |
|------------------------|--|
| Decision: | Decided |
| Date: | 26th March 1984 |
| Description: | Erection of replacement single storey rear extension |

Planning records for: **7 Purwell Lane Hitchin SG4 0NE**

| Reference - 94/00024/1HH | |
|--------------------------|-----------------------------|
| Decision: | Decided |
| Date: | 05th January 1994 |
| Description: | First floor rear extension. |

| Reference - 89/00158/1 | |
|------------------------|------------------------------|
| Decision: | Decided |
| Date: | 30th January 1989 |
| Description: | Single storey rear extension |

Planning records for: **8 Purwell Lane Hitchin SG4 0NE**

| Reference - 14/02007/1HH | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 25th July 2014 |
| Description: | Part first floor and part single storey rear extension and two storey side extension. Side roof extension and insertion of rear dormer window, rear roof light and two front roof lights to facilitate conversion of roof space into habitable accommodation following demolition of existing detached garage. |

| Reference - 93/01165/1HH | |
|--------------------------|-------------------------------|
| Decision: | Decided |
| Date: | 15th October 1993 |
| Description: | Single storey rear extension. |

Planning records for: **9 Purwell Lane Hitchin SG4 0NE**

| Reference - 12/01412/1HH | |
|--------------------------|-------------------|
| Decision: | Decided |
| Date: | 16th July 2012 |
| Description: | Rear conservatory |

Planning records for: **12 Purwell Lane Hitchin SG4 0NE**

| Reference - 16/02704/1HH | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 24th October 2016 |
| Description: | Rear dormer window (as amplified by additional information received 09/12/2016). |

Planning records for: **12 Purwell Lane Hitchin Hertfordshire SG4 0NE**

| Reference - 21/01180/FPH | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 16th April 2021 |
| Description: | Single storey rear extension, replace existing windows, recladding of the existing front elevation dormer, and insertion of rooflights to existing side (south west and south east) elevations |

Planning records for: **15 Purwell Lane Hitchin SG4 0NE**

| Reference - 83/00557/1 | |
|------------------------|--|
| Decision: | Decided |
| Date: | 11th April 1983 |
| Description: | Erection of single storey rear extension |

| Reference - 83/00358/1 | |
|------------------------|---|
| Decision: | Decided |
| Date: | 10th March 1983 |
| Description: | Section 53 single storey rear extension |

Planning records for: **17 Purwell Lane Hitchin SG4 0NE**

| Reference - 16/02320/1HH | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 13th September 2016 |
| Description: | Single storey side and rear extension and removal of existing rear chimney |

Planning records for: **18 Purwell Lane Hitchin Herts SG4 0NE**

| Reference - 94/01291/1HH | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 30th November 1994 |
| Description: | Single storey side and front extension |

| Reference - 00/00163/1HH | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 07th February 2000 |
| Description: | Front bay window to facilitate conversion of garage to extra living accommodation |

Planning records for: **19 Purwell Lane Hitchin Hertfordshire SG4 0NE**

| Reference - 23/01257/FPH | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 31st May 2023 |
| Description: | Raise existing side elevation roof and single storey rear extension. |

Planning records for: **26 Purwell Lane Hitchin SG4 0NE**

| Reference - 05/01260/1 | |
|------------------------|---|
| Decision: | Decided |
| Date: | 02nd September 2005 |
| Description: | Detached two bedroom dwelling with integral single garage and new vehicular access off Benchley Hill (as amended by drawings received on 25th October 2005) |

Planning records for: **26 Purwell Lane Hitchin SG4 0NE**

| Reference - 05/01881/1 | |
|------------------------|--|
| Decision: | Decided |
| Date: | 14th December 2005 |
| Description: | Erection of attached two bedroom dwelling with two associated car parking spaces and new vehicular access off Benchley Hill. |

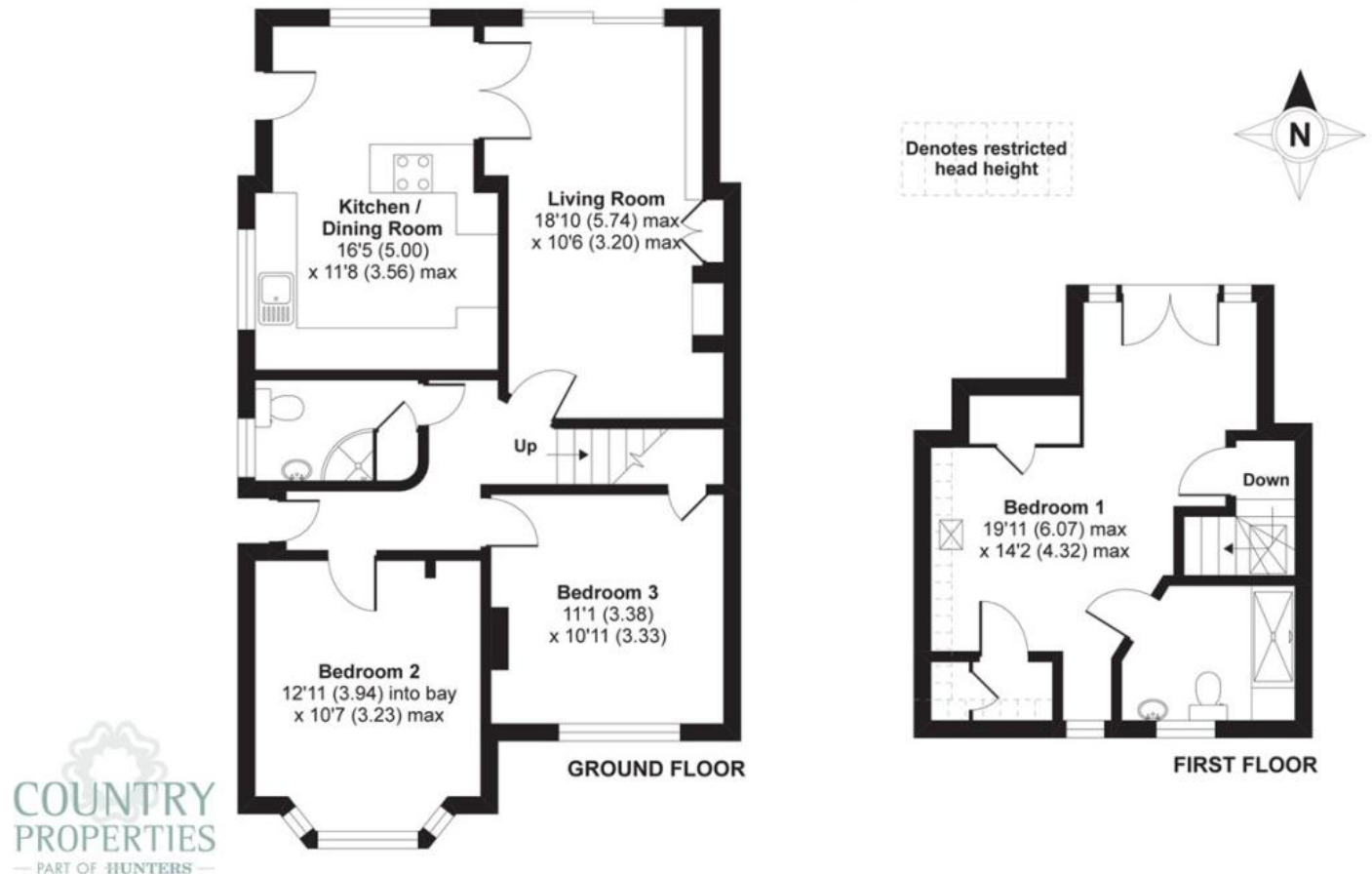
| Reference - 05/01886/1 | |
|------------------------|--|
| Decision: | Decided |
| Date: | 14th December 2005 |
| Description: | Link detached two bedroom house with 1 car parking space and new vehicular access off Benchley Hill. |





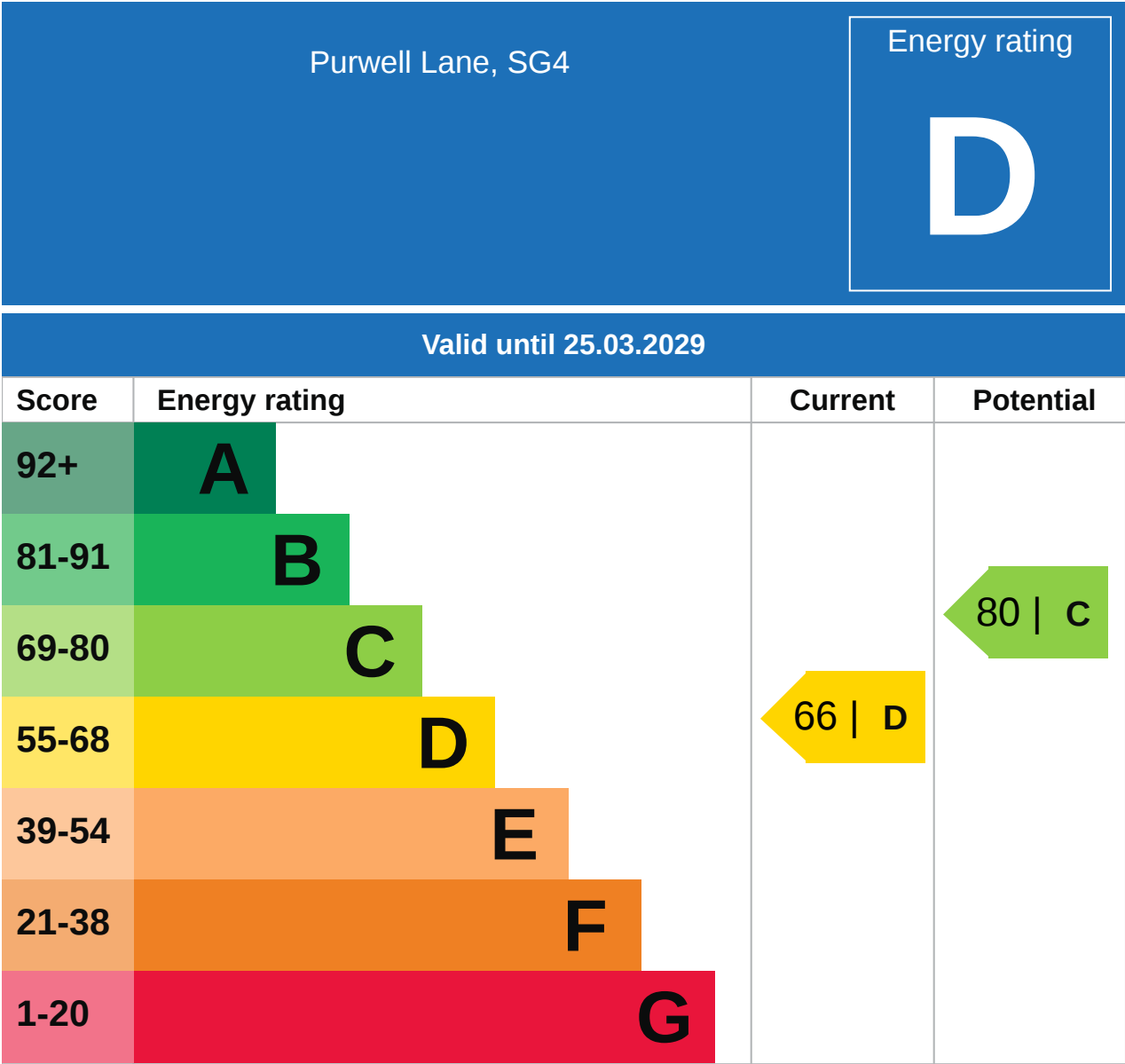
PURWELL LANE, HITCHIN, SG4

APPROX. GROSS INTERNAL FLOOR AREA 1066 SQ FT 99 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Additional EPC Data

| | |
|-------------------------------------|--|
| Property Type: | House |
| Build Form: | Semi-Detached |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing installed during or after 2002 |
| Previous Extension: | 1 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, as built, no insulation (assumed) |
| Walls Energy: | Poor |
| Roof: | Pitched, no insulation (assumed) |
| Roof Energy: | Very Poor |
| 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: | 102 m ² |

Building Safety

None specified

Accessibility / Adaptations

Rear and side extensions

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Standard brick

Property Lease Information

Not applicable

Listed Building Information

Not applicable

Stamp Duty

Ask agent

Electricity Supply

Yes - Octopus

Gas Supply

Yes - Octopus

Central Heating

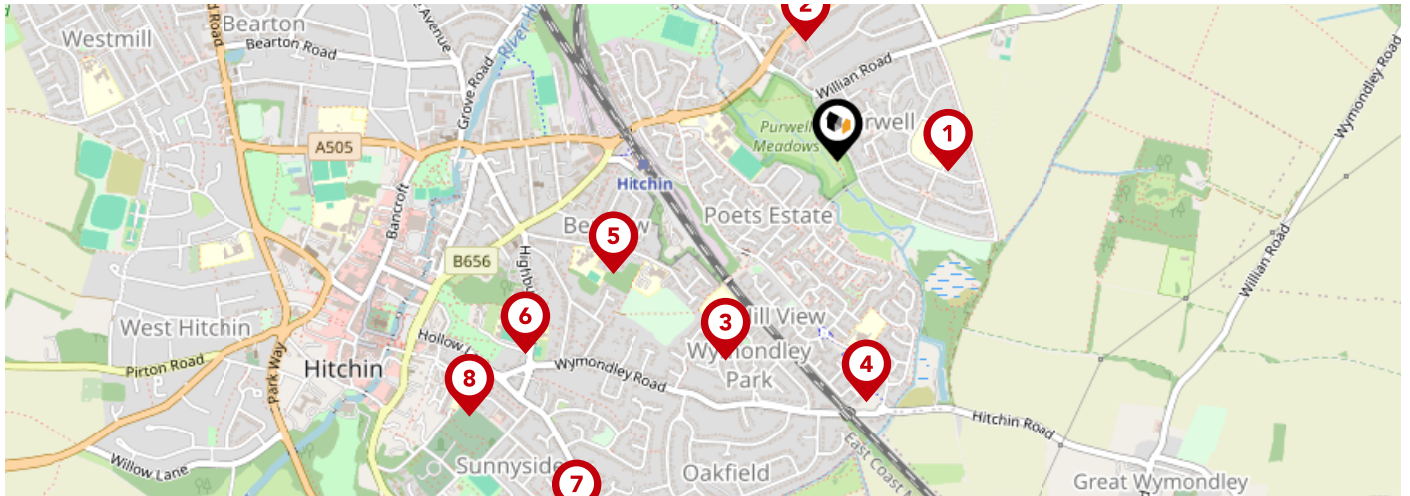
Yes - combi boiler

Water Supply

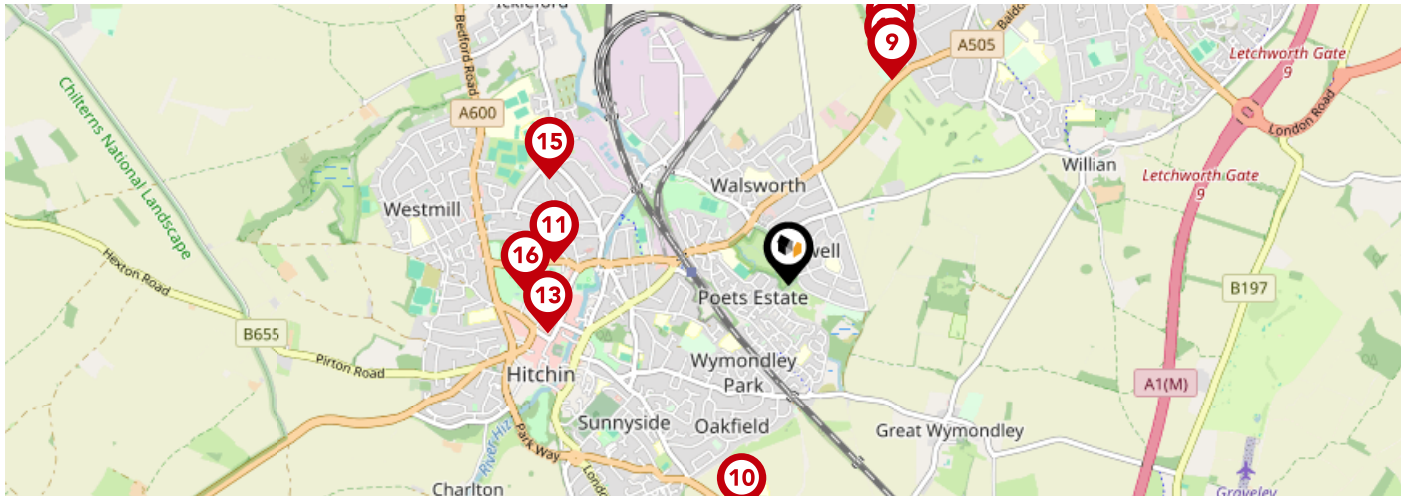
Yes - Affinity









Drainage

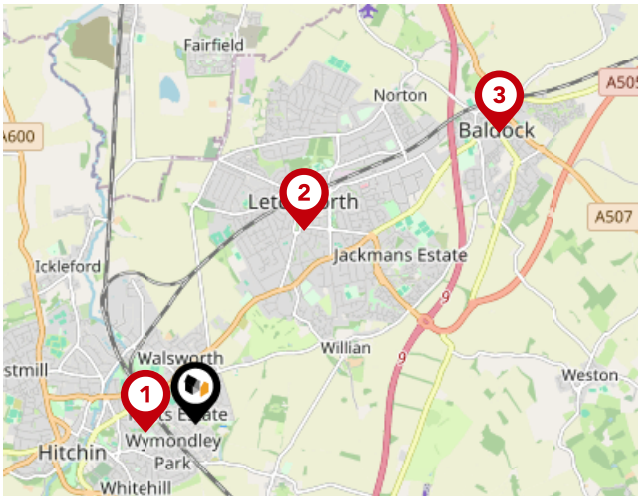
Yes - Affinity



| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:0.25 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:0.28 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.52 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:0.55 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.57 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.84 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:1.02 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | 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"/> |

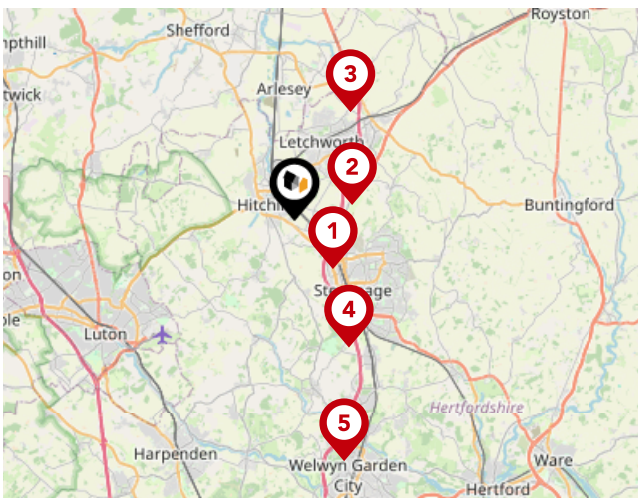


| | | Nursery | Primary | Secondary | College | Private |
|---|---|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | North Herts Education Support Centre Ofsted Rating: Outstanding Pupils: 1 Distance: 1.05 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance: 1.07 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance: 1.08 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | The Highfield School Ofsted Rating: Good Pupils: 998 Distance: 1.11 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance: 1.12 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Thomas More Roman Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance: 1.18 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance: 1.19 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance: 1.2 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



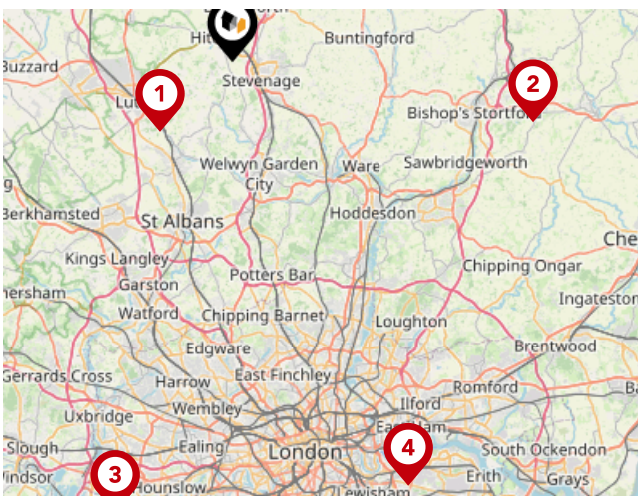
National Rail Stations

| Pin | Name | Distance |
|-----|-------------------------|------------|
| 1 | Hitchin Rail Station | 0.46 miles |
| 2 | Letchworth Rail Station | 2.03 miles |
| 3 | Baldock Rail Station | 3.85 miles |



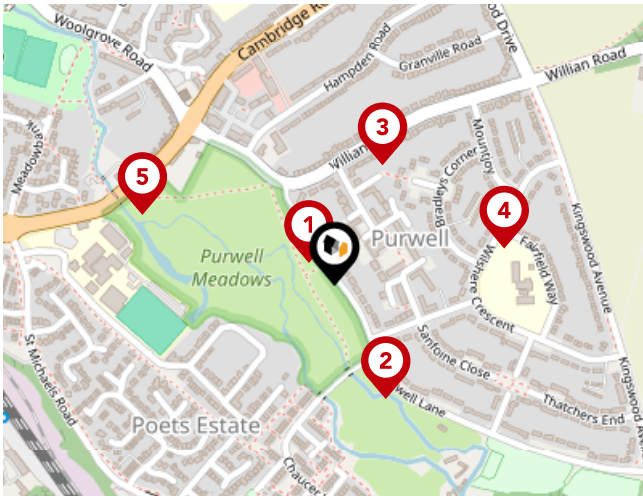
Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|-----------|------------|
| 1 | A1(M) J8 | 2.25 miles |
| 2 | A1(M) J9 | 2.17 miles |
| 3 | A1(M) J10 | 4.49 miles |
| 4 | A1(M) J7 | 5.02 miles |
| 5 | A1(M) J6 | 8.95 miles |



Airports/Helipads

| Pin | Name | Distance |
|-----|------------------|-------------|
| 1 | Luton Airport | 7.36 miles |
| 2 | Stansted Airport | 22.43 miles |
| 3 | Heathrow Airport | 34.28 miles |
| 4 | Silvertown | 33.78 miles |



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------------|------------|
| 1 | Meadows | 0.04 miles |
| 2 | Chaucer Way | 0.14 miles |
| 3 | Desborough Road | 0.15 miles |
| 4 | Mountjoy | 0.2 miles |
| 5 | Walsworth Cross Roads | 0.23 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

