

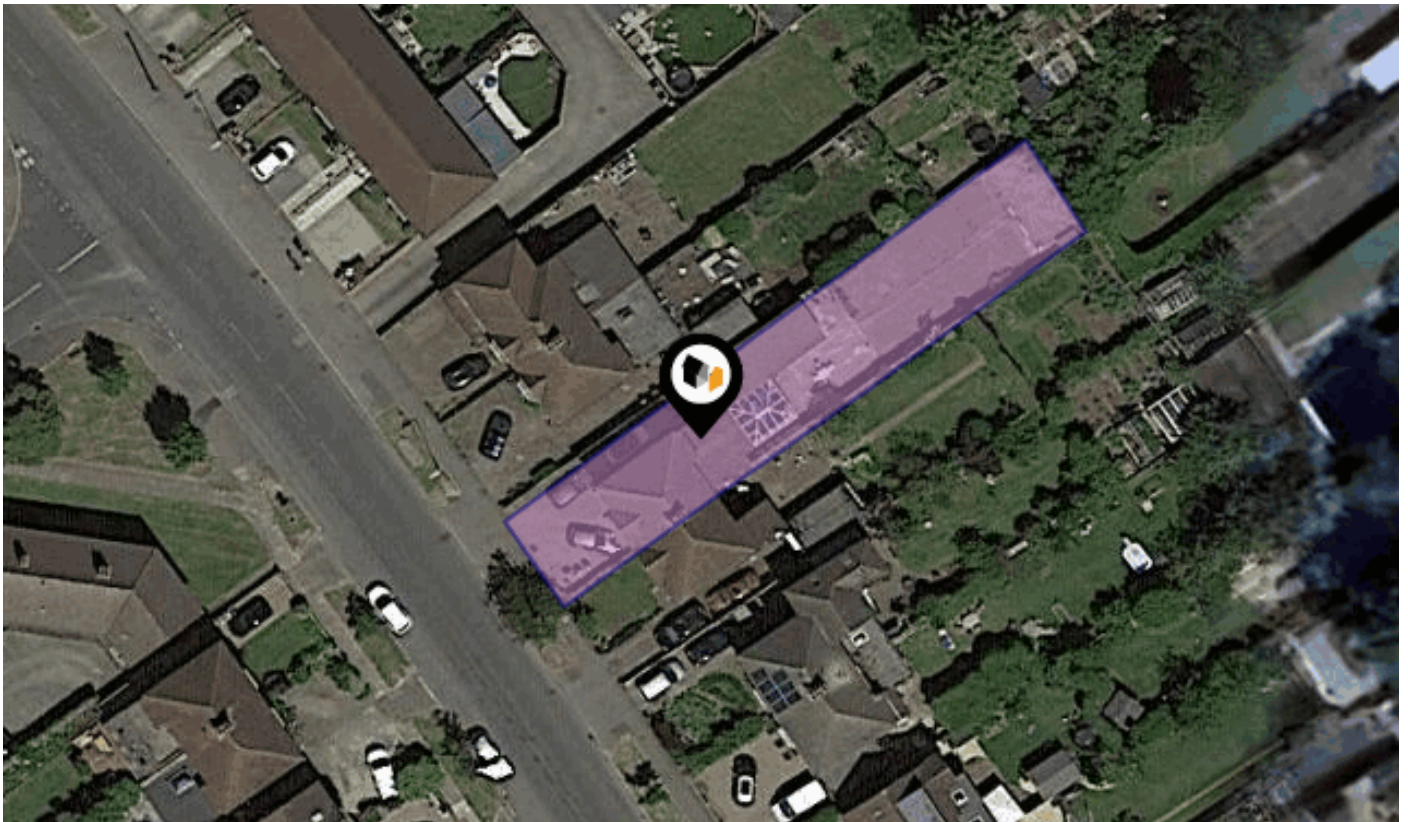


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MIR: Material Info

The Material Information Affecting this Property

Friday 20th December 2024



STRATHMORE AVENUE, HITCHIN, SG5

Country Properties

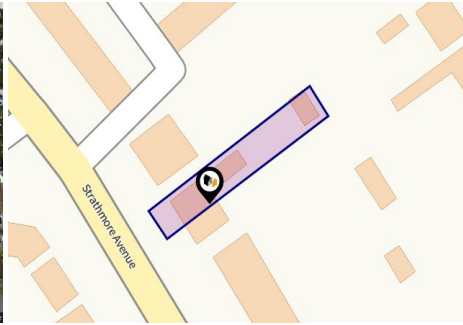
6 Brand Street Hitchin SG5 1HX

01462 452951

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,485 ft ² / 138 m ²		
Plot Area:	0.12 acres		
Council Tax :	Band D		
Annual Estimate:	£2,226		
Title Number:	HD298356		

Local Area

Local Authority:	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: *Strathmore Avenue, Hitchin, SG5*

Reference - 12/00679/1HH
Decision: Decided
Date: 22nd March 2012
Description: Replacement garage/workshop following demolition of existing
Reference - 13/01361/1HH
Decision: Decided
Date: 10th June 2013
Description: Rear conservatory
Reference - 01/01452/1HH
Decision: Decided
Date: 06th September 2001
Description: Single storey rear extension (Amended by plans received 05.11.01)
Reference - 12/01410/1HH
Decision: Decided
Date: 19th June 2012
Description: Replacement garage/workshop following demolition of existing

Planning records for: **19 Strathmore Avenue Hitchin SG5 1SN**

Reference - 09/02384/1HH	
Decision:	Decided
Date:	12th January 2010
Description:	Single storey rear extension

Planning records for: **21 Strathmore Avenue Hitchin SG5 1SN**

Reference - 05/01311/1HH	
Decision:	Decided
Date:	07th September 2005
Description:	Single storey rear extension (as amended by plans signed and dated 20/10/05).

Reference - 17/01817/1HH	
Decision:	Decided
Date:	20th July 2017
Description:	Single storey side extension.

Planning records for: **22 Strathmore Avenue Hitchin SG5 1SN**

Reference - 78/00515/1	
Decision:	Decided
Date:	17th June 1978
Description:	Detached double garage and alterations to existing access.

Planning records for: **22 Strathmore Avenue Hitchin SG5 1SN**

Reference - 14/00349/1HH
Decision: Decided
Date: 10th February 2014
Description: Two storey side and part two storey / part single storey rear extension.

Planning records for: **24 Strathmore Avenue Hitchin SG5 1SN**

Reference - 14/00559/1HH
Decision: Decided
Date: 12th March 2014
Description: Two storey side extension, single storey rear extension and single storey front extension

Reference - 14/02555/1NMA
Decision: Decided
Date: 29th September 2014
Description: Insertion of side door (as non-material amendment to planning ref 14/013171/HH for two storey side extension, single storey rear extension and single storey front extension granted permission 08/07/2014)

Reference - 14/01317/1HH
Decision: Decided
Date: 13th May 2014
Description: Two storey side extension, single storey rear extension and single storey front extension

Planning records for: *25 Strathmore Avenue Hitchin Hertfordshire SG5 1SN*

Reference - 23/02281/FPH
Decision: Decided
Date: 27th September 2023
Description: Single storey rear extension following demolition of existing conservatory.
Reference - 05/01277/1HH
Decision: Decided
Date: 06th September 2005
Description: Gable extension to main roof, with rear dormer window to facilitate loft conversion.
Reference - 94/00606/1HH
Decision: Decided
Date: 27th May 1994
Description: First floor side and rear extension.
Reference - 88/01392/1
Decision: Decided
Date: 08th August 1988
Description: First floor side and single storey rear extensions

Planning records for: **25 Strathmore Avenue Hitchin SG5 1SN**

Reference - 04/01063/1HH	
Decision:	Decided
Date:	28th June 2004
Description:	First floor side extension and rear dormer window to facilitate conversion of loft space to provide additional bedroom and shower room, ground floor front extension to garage and to provide entrance porch (as amended by drawing no 77-04 Rev A received 11 August 2004)

Reference - 16/02919/1HH	
Decision:	Decided
Date:	17th November 2016
Description:	Single box dormer in rear roofslope to replace existing and insertion of 3 rooflights in front roofslope

Planning records for: **26 Strathmore Avenue Hitchin SG5 1SN**

Reference - 06/00867/1HH	
Decision:	Decided
Date:	23rd May 2006
Description:	Gable end to main roof (variation of planning ref 05/01225/1HH granted permission on 18/10/05)

Reference - 05/01225/1HH	
Decision:	Decided
Date:	23rd August 2005
Description:	Part two storey, single storey and first floor side and rear extensions. Pitch roof to part of existing single storey rear extension. (As amplified by plans received 26.09.05.)

Planning records for: **27 Strathmore Avenue Hitchin SG5 1SN**

Reference - 92/00527/1	
Decision:	Decided
Date:	05th May 1992
Description:	Single storey rear extension.

Planning records for: **28 Strathmore Avenue Hitchin SG5 1SN**

Reference - 90/01160/1	
Decision:	Decided
Date:	17th August 1990
Description:	first floor side extension

Planning records for: **30 Strathmore Avenue Hitchin Hertfordshire SG5 1SN**

Reference - 23/02467/FPH	
Decision:	Decided
Date:	19th October 2023
Description:	Part two storey and part single storey rear and side extensions, single storey front extension following demolition of existing conservatory and garage. Installation of front hardstanding to facilitate two parking spaces

Planning records for: **31 Strathmore Avenue Hitchin SG5 1SN**

Reference - 02/01322/1HH	
Decision:	Decided
Date:	30th August 2002
Description:	Single storey side extension, two storey rear extension and rear conservatory (as amplified by drawing no. GFH/02/12 Rev A received 14/10/02)

Planning records for: **31 Strathmore Avenue Hitchin SG5 1SN**

Reference - 04/00156/1HH	
Decision:	Decided
Date:	09th February 2004
Description:	Single storey side extension, two storey rear extension (incorporating 3 floors of accommodation) and rear conservatory extension (as amended by parking plan received 06.04.04).

Planning records for: **32 Strathmore Avenue Hitchin SG5 1SN**

Reference - 80/00459/1	
Decision:	Decided
Date:	14th March 1980
Description:	Erection of first floor side extension.

Reference - 80/00286/1	
Decision:	Decided
Date:	19th February 1980
Description:	Section 53 determination as to whether erection of first floor side extension requires planning permission.

Planning records for: **33 Strathmore Avenue Hitchin Hertfordshire SG5 1SN**

Reference - 00/01428/1HH	
Decision:	Decided
Date:	19th September 2000
Description:	Two storey side extension to incorporate integral garage

Planning records for: **33 Strathmore Avenue Hitchin Hertfordshire SG5 1SN**

Reference - 00/00384/1HH	
Decision:	Decided
Date:	08th March 2000
Description:	Two storey side extension to incorporate integral garage

Reference - 05/00370/1HH	
Decision:	Decided
Date:	07th March 2005
Description:	Single storey rear extension. Rear dormer window and side gable roof extension. (As amended by plans received 12.05.05, drawing nos. 3C and 4C.)

Planning records for: **34 Strathmore Avenue Hitchin SG5 1SN**

Reference - 03/01385/1HH	
Decision:	Decided
Date:	26th August 2003
Description:	Two storey side extension. Part single storey rear extension.

Reference - 04/00145/1HH	
Decision:	Decided
Date:	06th February 2004
Description:	Two storey side and rear extension, single storey rear extension. (As amended by plans received 15th March 2004, drawing no. M5/MK/39).

Planning records for: **34 Strathmore Avenue Hitchin SG5 1SN**

Reference - 04/02024/1HH	
Decision:	Decided
Date:	24th December 2004
Description:	Two storey side and rear extension. Single storey rear extension

Planning records for: **35 Strathmore Avenue Hitchin SG5 1SN**

Reference - 12/02323/1NMA	
Decision:	Decided
Date:	11th October 2012
Description:	Reduction in width of rear/side extension, removal of flat roof section, insertion of external door at rear of garage, insertion of window in north elevation, removal of door from south elevation, repositioning of two roof lights in north roof slope, (non-material amendment to planning permission ref no. 10/01625/1HH granted on 15 September 2010 for single storey side and rear extensions).

Reference - 10/01625/1HH	
Decision:	Decided
Date:	21st July 2010
Description:	Single storey side and rear extensions

Reference - 04/00336/1HH	
Decision:	Decided
Date:	04th March 2004
Description:	Extension to roof and installation of dormer window in rear roofslope to provide additional bedroom in loft.

Planning records for: **36 Strathmore Avenue Hitchin SG5 1SN**

Reference - 10/02390/1HH	
Decision:	Decided
Date:	21st September 2010
Description:	Single storey rear extension

Reference - 14/00534/1HH	
Decision:	Decided
Date:	26th February 2014
Description:	First floor side extension and rear dormer window to facilitate loft conversion.

Reference - 14/02254/1NMA	
Decision:	Decided
Date:	20th August 2014
Description:	New windows to be aluminium, dormer cheeks to be cedar wood, window to side elevation enlarged, part render to side and rear elevation instead of faced brickwork previously advised (as non-material amendment to planning ref 14/00534/1HH for first floor side extension and rear dormer window to facilitate loft conversion granted permission 29/04/2014)

Planning records for: **37 Strathmore Avenue Hitchin SG5 1SN**

Reference - 12/02006/1HH	
Decision:	Decided
Date:	31st August 2012
Description:	Two storey side and rear extension, single storey rear extension, dormer window in rear roofslope and front entrance porch (as amended by plan no. 001A received 10/10/12)

Planning records for: **37 Strathmore Avenue Hitchin SG5 1SN**

Reference - 09/00700/1HH
Decision: Decided
Date: 16th April 2009
Description: Two storey side and rear extension and single storey rear extension following demolition of existing garage and shed (as amended by plan no. 0801-SK4 rev B received 28th May 2009)

Reference - 09/01101/1HH
Decision: Decided
Date: 27th August 2009
Description: Single storey outbuilding in rear garden

Reference - 08/00943/1HH
Decision: Decided
Date: 16th June 2008
Description: Part single, part two storey rear extension and replacement detached garage at the rear

Planning records for: **39 Strathmore Avenue Hitchin SG5 1SN**

Reference - 14/03059/1HH
Decision: Decided
Date: 18th November 2014
Description: Single storey rear extension following demolition of existing conservatory

Planning records for: **39 Strathmore Avenue Hitchin SG5 1SN**

Reference - 04/01016/1HH	
Decision:	Decided
Date:	22nd June 2004
Description:	Gable roof extension plus front rooflight and rear dormer. (As amended by plans received 20th July 2004, drawing no. STR:01 Rev A)

Reference - 14/02652/1NCS	
Decision:	Decided
Date:	01st October 2014
Description:	Single storey rear extension with the following dimensions: Length (measured from rear wall of original house) - 4.1 metres. Maximum height - 3.4 metres Maximum height of the eaves - 2.7 metres

Reference - 05/00808/1HH	
Decision:	Decided
Date:	31st May 2005
Description:	Retention of rear dormer window (as variation of part of 04/01016/1HH granted 10 August 2004).

Planning records for: **40 Strathmore Avenue Hitchin SG5 1SN**

Reference - 02/00674/1HH	
Decision:	Decided
Date:	25th April 2002
Description:	Two storey side and rear extensions. (As amended by drawing number PBD 1251 Sht 1/B received 18/07/2002).

Planning records for: **40 Strathmore Avenue Hitchin SG5 1SN**

Reference - 80/00624/1	
Decision:	Decided
Date:	30th March 1980
Description:	Erection of single storey rear extension.

Reference - 01/00050/1HH	
Decision:	Decided
Date:	12th January 2001
Description:	Two storey side/rear extension to incorporate garage, single storey side extension following demolition of existing garage. Rear dormer window to facilitate loft conversion

Reference - 00/01104/1HH	
Decision:	Decided
Date:	24th July 2000
Description:	Two storey and single storey side extension, first floor rear extension. Rear and side dormer windows (as amended by drawing no, 00.06.101rev0A received on 18/9/00)

Planning records for: **41 Strathmore Avenue Hitchin SG5 1SN**

Reference - 08/01209/1HH	
Decision:	Decided
Date:	28th May 2008
Description:	Two storey and single storey rear extensions following demolition of existing conservatory

Planning records for: **41 Strathmore Avenue Hitchin SG5 1SN**

Reference - 09/00578/1HH	
Decision:	Decided
Date:	27th March 2009
Description:	Single storey rear extension following demolition of existing conservatory

Reference - 16/02973/1NCS	
Decision:	Decided
Date:	06th December 2016
Description:	Single storey rear extension with the following dimension: Length (measured from rear wall of original house) - 4.66 metres

Planning records for: **43 Strathmore Avenue Hitchin SG5 1SN**

Reference - 15/00002/1PUD	
Decision:	Decided
Date:	31st December 2014
Description:	Hip to gable end roof extension, insertion of one rooflight in front roof slope, insertion of domer window in rear roof slope and insertion of second floor window to flank elevation to facilitate conversion of loft to habitable accommodation.

Planning records for: **46 Strathmore Avenue Hitchin SG5 1SN**

Reference - 87/00153/1	
Decision:	Decided
Date:	02nd February 1987
Description:	Erection of single storey rear extension

Planning records for: **48 Strathmore Avenue Hitchin SG5 1SN**

Reference - 06/00669/1HH
Decision: Decided
Date: 26th April 2006
Description: Retention of pitched roof over existing single storey rear extension with an alteration to provide a flat roof below the existing first floor rear window (as amplified by plan received 8th June 2006 and amended by plans received 15th June 2006).
Reference - 01/01435/1HH
Decision: Decided
Date: 06th September 2001
Description: Front garage extension and porch
Reference - 90/01102/1
Decision: Decided
Date: 06th August 1990
Description: Single storey and part two storey extension and first floor side extension to facilitate conversion of existing dwelling into 4 one-bedroomed flats with 6 parking spaces.

HITCHIN, SG5

Energy rating

D

Valid until 18.12.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	138 m ²

Building Safety

None specified

Accessibility / Adaptations

Rear conservatory - 2013
Replacement garage/workshop/bedroom/study - 2012
Ground floor single extension - 2002
Storage/Games room - 1999

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 - EDF

Gas Supply

Yes - EDF

Central Heating

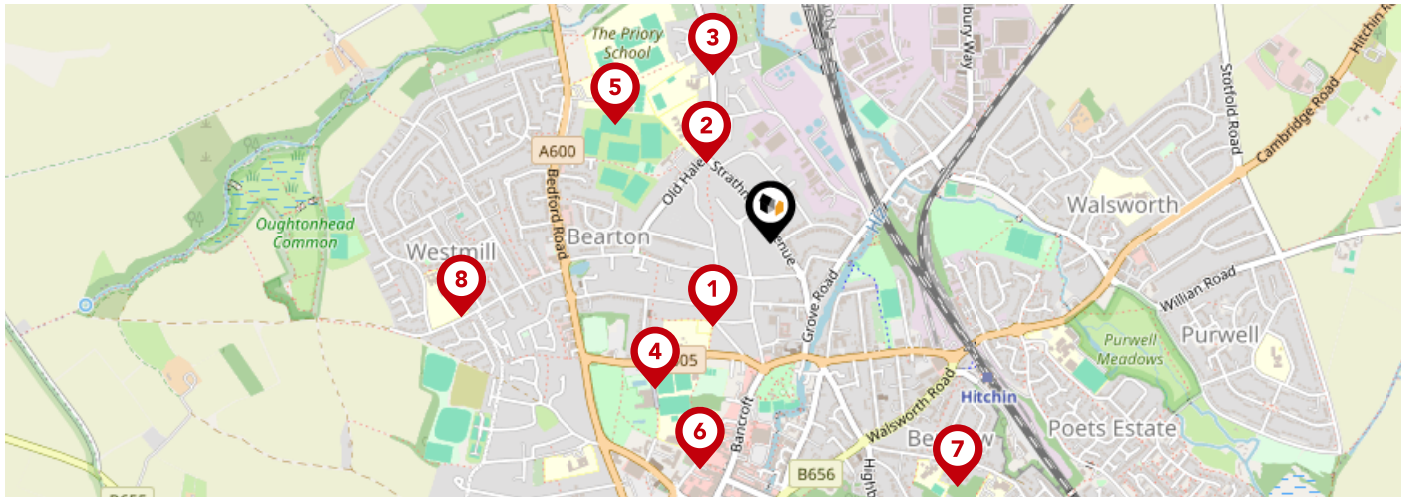
Yes - gas boiler

Water Supply

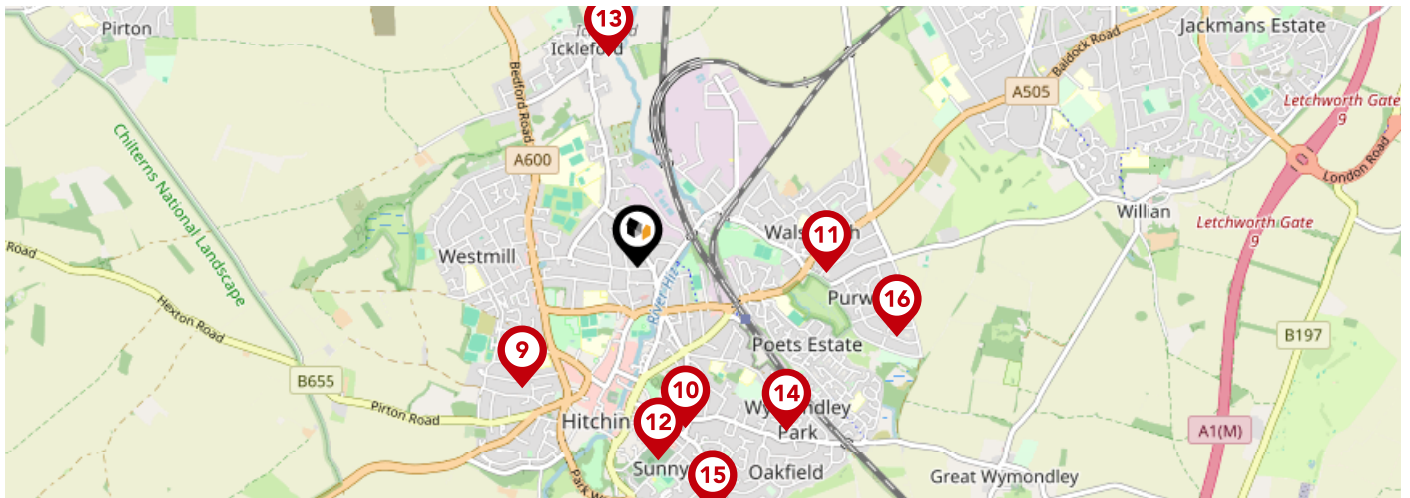
Yes - Affinity water

Drainage

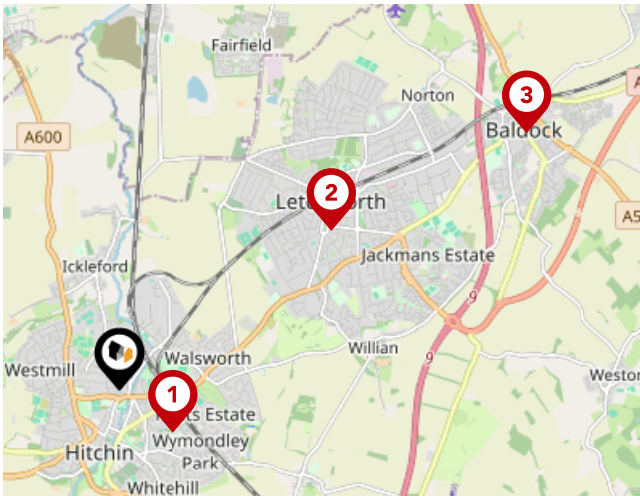
Yes - Affinity water



		Nursery	Primary	Secondary	College	Private
1	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

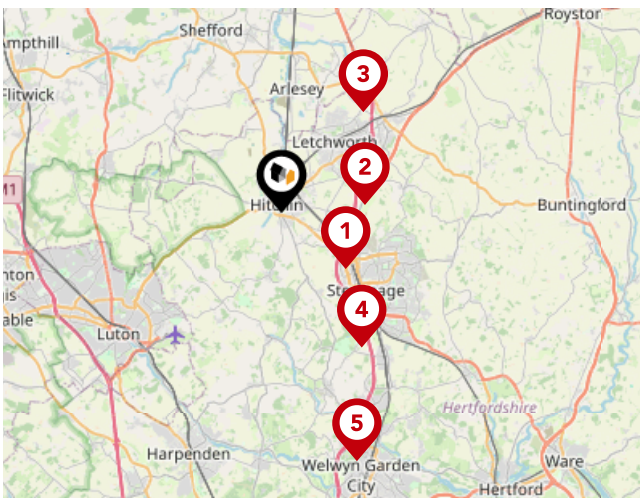


		Nursery	Primary	Secondary	College	Private
	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:0.87	<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:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ickleford Primary School Ofsted Rating: Good Pupils: 210 Distance:0.97	<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:1.02	<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:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



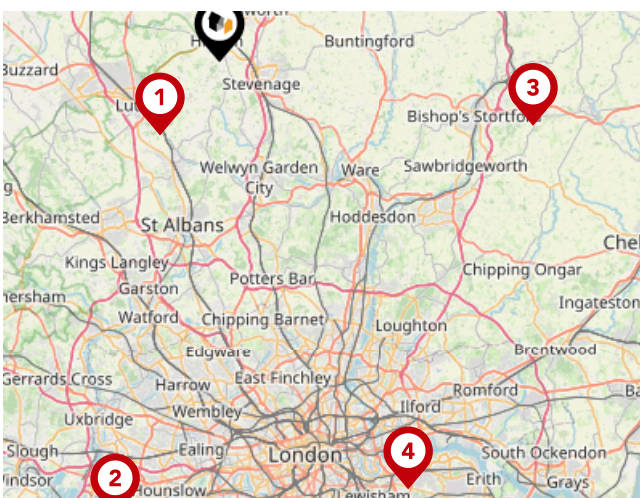
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.62 miles
2	Letchworth Rail Station	2.43 miles
3	Baldock Rail Station	4.41 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.12 miles
2	A1(M) J9	3.04 miles
3	A1(M) J10	4.76 miles
4	A1(M) J7	5.71 miles
5	A1(M) J6	9.47 miles

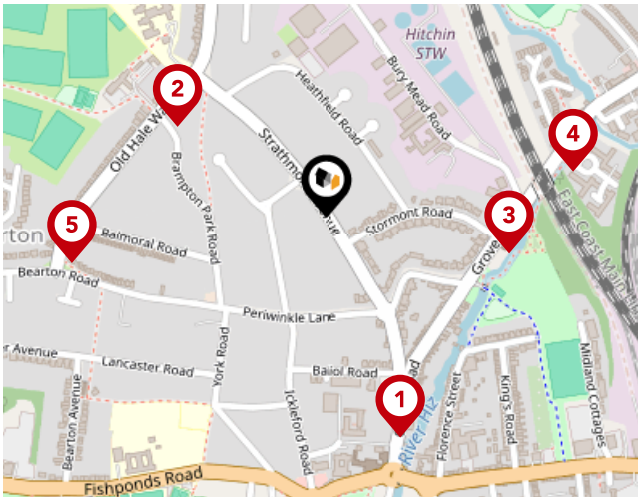


Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	6.95 miles
2	Heathrow Airport	34.35 miles
3	Stansted Airport	23.41 miles
4	Silverton	34.43 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Water Lane	0.26 miles
2	Strathmore School	0.2 miles
3	Stormont Road	0.21 miles
4	Millstream Close	0.29 miles
5	Balmoral Road	0.3 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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