

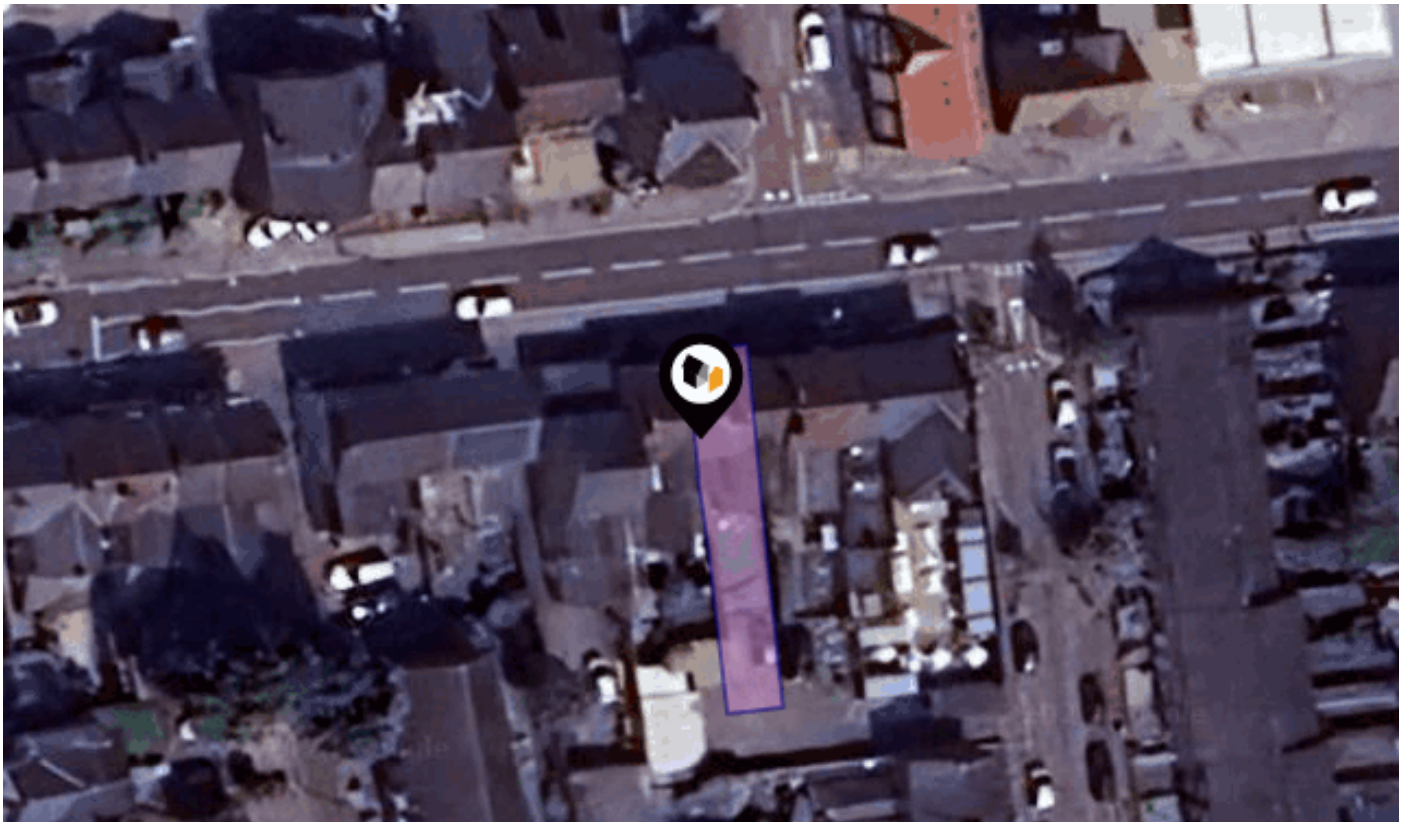


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 31st July 2024



NIGHTINGALE ROAD, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	904 ft ² / 84 m ²		
Plot Area:	0.04 acres		
Year Built :	1900-1929		
Council Tax :	Band C		
Annual Estimate:	£1,979		
Title Number:	HD225801		

Local Area

Local Authority:	Hertfordshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Nightingale Road, Hitchin, SG5*

Reference - 15/01700/1HH	
Decision:	Decided
Date:	24th June 2015
Description:	Single and two storey rear extension following demolition of existing rear extension

Reference - 14/03110/1HH	
Decision:	Decided
Date:	21st November 2014
Description:	Single and two storey rear extension following demolition of existing rear extension (as amended by plans received 3/2/15)

Planning records for: ***Building At The Rear Of 122 Nightingale Road Hitchin Hertfordshire SG5 1RG***

Reference - 23/01233/LDCP	
Decision:	Decided
Date:	29th May 2023
Description:	Internal alterations to facilitate conversion of existing 1-bed and 2-bed dwellings into one 4-bed dwelling

Reference - 23/01243/FP	
Decision:	Decided
Date:	29th May 2023
Description:	Change of use from storage to offices including insertion of dormer window to facilitate office space at first floor level.

Planning records for: ***120 Nightingale Road Hitchin Hertfordshire SG5 1RG***

Reference - 20/01479/FPH	
Decision:	Decided
Date:	10th July 2020
Description:	Single storey rear extension following demolition of existing outbuilding

Planning records for: ***121 Nightingale Road Hitchin SG5 1RG***

Reference - 92/00773/1	
Decision:	Decided
Date:	06th July 1992
Description:	First floor rear extension.

Planning records for: *121 Nightingale Road Hitchin SG5 1RG*

Reference - 92/00440/1	
Decision:	Decided
Date:	09th April 1992
Description:	First floor rear extension

Planning records for: *122 Nightingale Road Hitchin SG5 1RG*

Reference - 77/01459/1	
Decision:	Decided
Date:	24th October 1977
Description:	Erection of two storey rear extension

Reference - 22/02594/FP	
Decision:	Registered
Date:	03rd October 2022
Description:	Erection of one detached 2-bed dwelling, parking and hard and soft landscaping following demolition of existing garages and outbuilding

Reference - X/22/0420/CND	
Decision:	Registered
Date:	03rd October 2022
Description:	Discharge of Condition 51 (Phase Drainage Strategy) attached to 3/21/1749/VAR.

Planning records for: *125A Nightingale Road Hitchin Hertfordshire SG5 1RG*

Reference - 24/01207/FP
Decision: Registered
Date: 10th June 2024
Description: Insertion of dormer window in rear roofslope to facilitate loft conversion
Reference - 23/02667/FHA
Decision: Decided
Date: 03rd November 2023
Description: Demolition of existing garage and store and construction of a single storey side/rear extension.
Reference - 23/02589/FP
Decision: Decided
Date: 03rd November 2023
Description: Insertion of dormer window in rear roofslope to facilitate loft conversion.
Reference - 23/02661/AGD
Decision: Decided
Date: 03rd November 2023
Description: Formation of New Winery Building

Planning records for: **127 Nightingale Road Hitchin SG5 1RG**

Reference - 89/01794/1
Decision: Decided
Date: 14th December 1989
Description: Change of use from haberdashery to West Indian "Take Away"

Reference - 92/00945/1
Decision: Decided
Date: 18th August 1992
Description: First floor rear extension

Reference - 91/01073/1
Decision: Decided
Date: 04th October 1991
Description: Change of use of former grocery shop to Indian take-away

Planning records for: **135 Nightingale Road Hitchin SG5 1RG**

Reference - 81/01756/1
Decision: Decided
Date: 02nd December 1981
Description: Erection of first floor rear extension and conversion of dwelling into 2 self contained flats.

Planning records for: **136 Nightingale Road Hitchin SG5 1RG**

Reference - 82/00896/1	
Decision:	Decided
Date:	05th July 1982
Description:	Erection of two storey rear extension and conversion of house into two self-contained flats.

Planning records for: **144 Nightingale Road Hitchin SG5 1RG**

Reference - 02/00973/1	
Decision:	Decided
Date:	21st June 2002
Description:	Two storey rear extension to provide additional kitchen and storage space associated with use of premises as hot food takeaway (as amended by plans received on 2nd October and 18th October 2002)

Reference - 00/00304/1	
Decision:	Decided
Date:	23rd February 2000
Description:	Change of use of ground floor from retail (Class A1) to hot food take away (Class A3)

Planning records for: **146 Nightingale Road Hitchin SG5 1RG**

Reference - 83/00273/1	
Decision:	Decided
Date:	24th February 1983
Description:	Internally illuminated projecting box sign

Planning records for: **146 Nightingale Road Hitchin SG5 1RG**

Reference - 81/01477/1	
Decision:	Decided
Date:	02nd October 1981
Description:	Change of use of ground floor from shop to cafe.

Planning records for: **145 Nightingale Road Hitchin SG5 1RG**

Reference - 81/01476/1	
Decision:	Decided
Date:	02nd October 1981
Description:	Change of use of ground floor from shop to fish and chip shop.

Reference - 85/01448/1AD	
Decision:	Decided
Date:	01st August 1985
Description:	Internally illuminated double sided projecting sign and fascia lettering.

Planning records for: **141 Nightingale Road Hitchin Herts SG5 1RG**

Reference - 96/00211/1HH	
Decision:	Decided
Date:	21st February 1996
Description:	Single storey rear extension and alterations to shopfront to facilitate change of use to 2 self contained flats.

Planning records for: *Verulam Road Opp 147 Nightingale Road Hitchin Herts SG5 1RG*

Reference - 11/00209/1EC	
Decision:	Decided
Date:	24th January 2011
Description:	Installation of electronic communication cabinet.

Reference - 78/00763/1	
Decision:	Decided
Date:	23rd May 1978
Description:	Change of use of ground floor from shop to indian restaurant/sweets centre

Planning records for: *141A Nightingale Road Hitchin SG5 1RG*

Reference - 82/00791/1	
Decision:	Decided
Date:	14th June 1982
Description:	Erection of replacement single storey rear extension.

Planning records for: *118 Nightingale Road Hitchin SG5 1RG*

Reference - 03/00754/1	
Decision:	Decided
Date:	08th May 2003
Description:	Change of use of shop to ground floor two bedroom flat. Ground floor front bay extension.

Planning records for: *118 Nightingale Road Hitchin Hertfordshire SG5 1RG*

Reference - 17/04284/FPH	
Decision:	Decided
Date:	08th December 2017
Description:	Rear dormer window to facilitate conversion of loft into habitable space.

Reference - 87/00739/1	
Decision:	Decided
Date:	08th May 1987
Description:	Erection of single storey rear extension to shop.

Reference - 86/01378/1	
Decision:	Decided
Date:	26th August 1986
Description:	Installation of new shopfront.

Planning records for: *123 Nightingale Road Hitchin Hertfordshire SG5 1RG*

Reference - 23/2107/FUL	
Decision:	Decided
Date:	08th December 2023
Description:	Installation of 2no. Air Source Heat Pump units.

Planning records for: *123 Nightingale Road Hitchin SG5 1RG*

Reference - 82/01610/1
Decision: Decided
Date: 06th December 1982
Description: Section 53 Use of ground floor as doctors surgery.

Reference - 23/02850/FPH
Decision: Decided
Date: 08th December 2023
Description: Part two storey and part single storey rear extension following demolition of existing rear extensions. Insertion of two first floor front elevation windows.

Planning records for: *Nightingale Newsagents 124 Nightingale Road Hitchin SG5 1RG*

Reference - 03/01462/1HH
Decision: Decided
Date: 11th September 2003
Description: Two bay windows and roof canopy to front elevation and single storey rear extension.

Reference - 76/01337/1
Decision: Decided
Date: 20th September 1976
Description: Land rear of covered storage area

Planning records for: **139/140 Nightingale Road Hitchin Herts SG5 1RG**

Reference - 93/01175/1	
Decision:	Decided
Date:	18th October 1993
Description:	Change of use of part of ground floor from residential to retail/office.

Reference - 17/01398/1AD	
Decision:	Decided
Date:	30th May 2017
Description:	Replacing part of the existing glazing with white laminated composite security panel incorporating the ATM fascia with a black bezel surround and white internally illuminated lettering Free Cash Withdrawals out of black background. Blue LED halo illumination to the ATM surround (286.478cd/m). Integral illumination and screen to the ATM fascia Internally illumination Free Cash Withdrawals sign above the ATM fascia Blue LED halo illumination to the ATM surround.

Reference - 17/01397/1	
Decision:	Decided
Date:	30th May 2017
Description:	Retention of an ATM installed through existing glazing to the right hand side of the shop front.

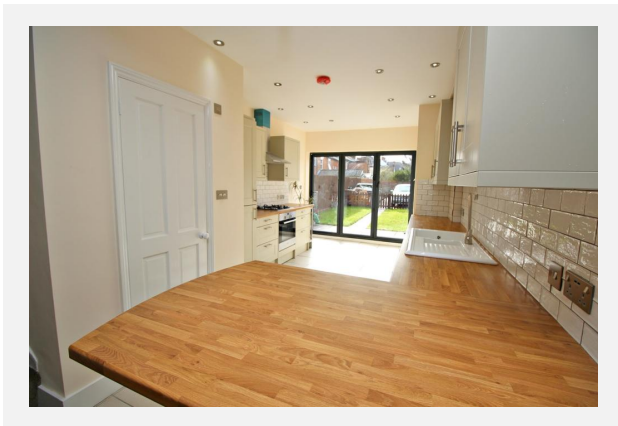
Planning records for: **143 Nightingale Road Hitchin SG5 1RG**

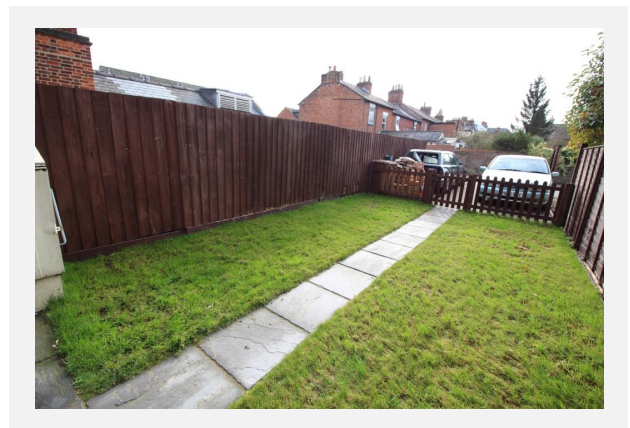
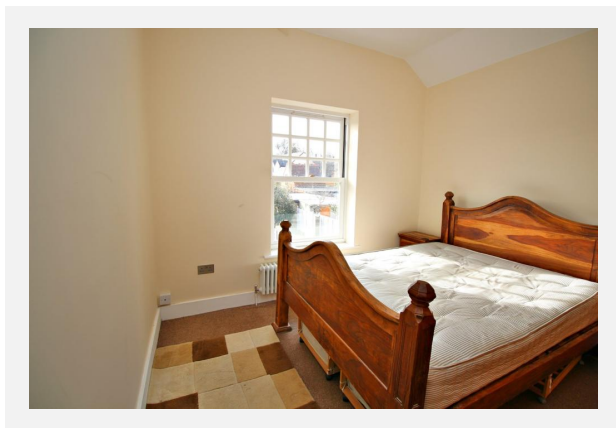
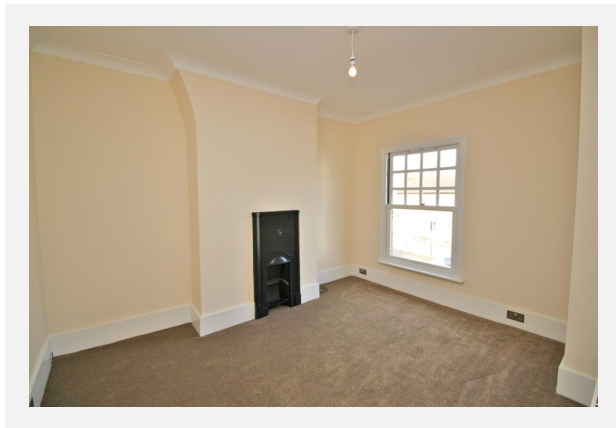
Reference - 84/00100/1	
Decision:	Decided
Date:	24th January 1984
Description:	Change of use to baked potato take-away food shop

Planning records for: *143 Nightingale Road Hitchin SG5 1RG*

Reference - 83/01948/1	
Decision:	Decided
Date:	20th December 1983
Description:	Change of use from shop to amusement arcade

Reference - 89/01471/1A	
Decision:	Decided
Date:	28th September 1989
Description:	Advertisement Consent: Retention of illuminated box and fascia signs.





Nightingale Road, SG5

Energy rating

D

Valid until 28.03.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 c
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
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:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very 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:	84 m ²

Building Safety

None specified

Accessibility / Adaptations

bifold doors added and windows replaced 2015/2010

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Standard brick

Property Lease Information

Freehold

Listed Building Information

not listed

Other

none

Other

none

Other

none

Electricity Supply

Yes - supplier unknown

Gas Supply

Yes - supplier unknown

Central Heating

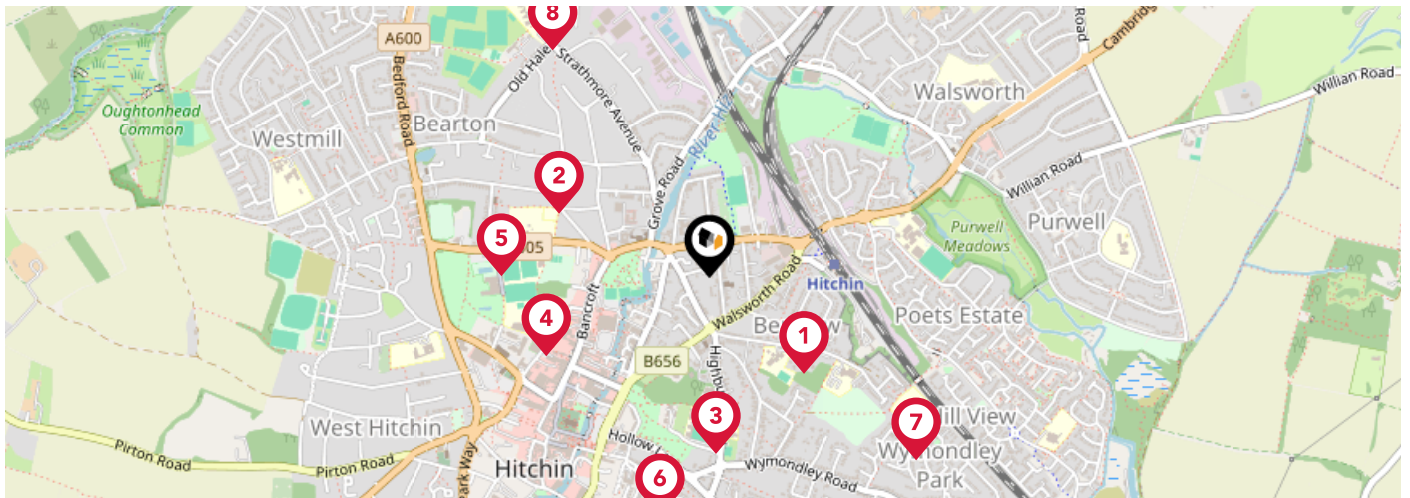
GCH

Water Supply

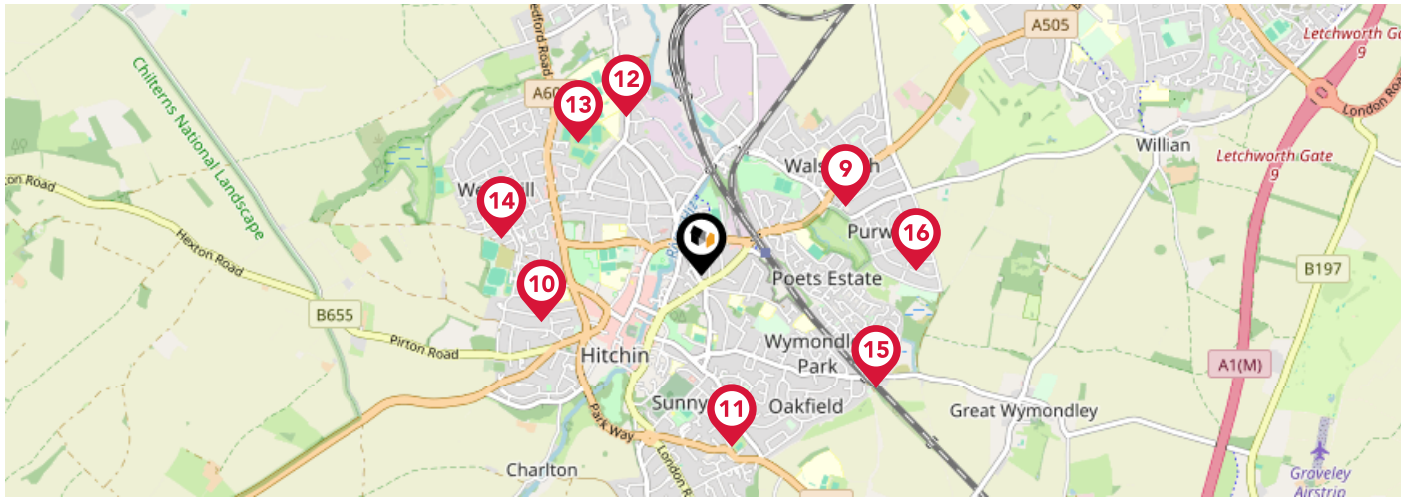
Yes - supplier unknown

Drainage

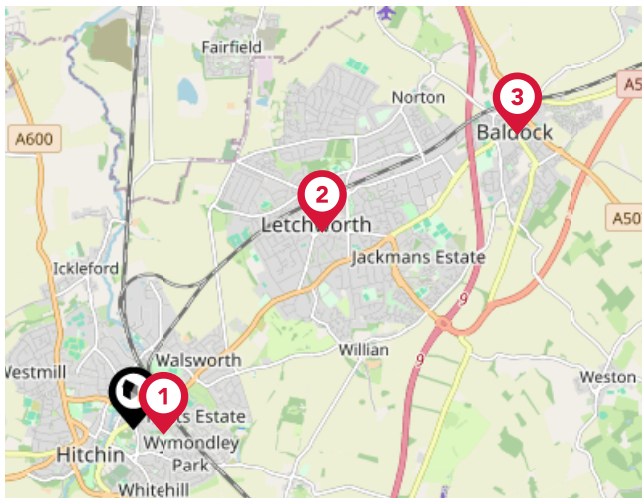
Mains



	Nursery	Primary	Secondary	College	Private
St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 269 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
York Road Nursery School Ofsted Rating: Outstanding Pupils: 131 Distance:0.37	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1188 Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1164 Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 266 Distance:0.47	<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: 224 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Ransom Primary School Ofsted Rating: Outstanding Pupils: 359 Distance:0.63	<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: 225 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

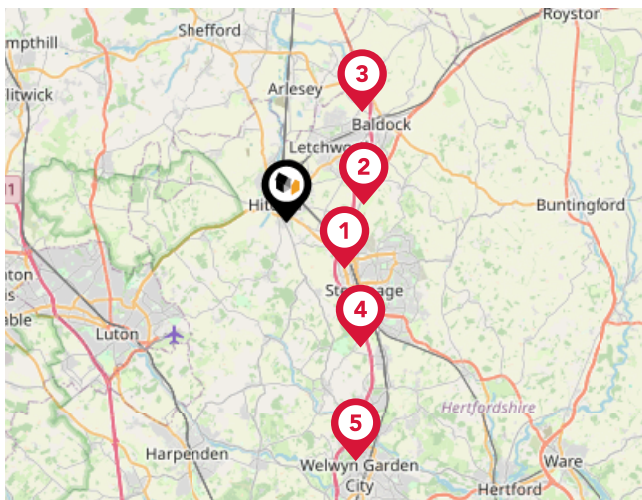


	Nursery	Primary	Secondary	College	Private
Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 439 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 422 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Whitehill Junior School Ofsted Rating: Good Pupils: 238 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 211 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Priory School Ofsted Rating: Good Pupils: 1206 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 228 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mary Exton Primary School Ofsted Rating: Requires Improvement Pupils: 201 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Purwell Primary School Ofsted Rating: Good Pupils: 198 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



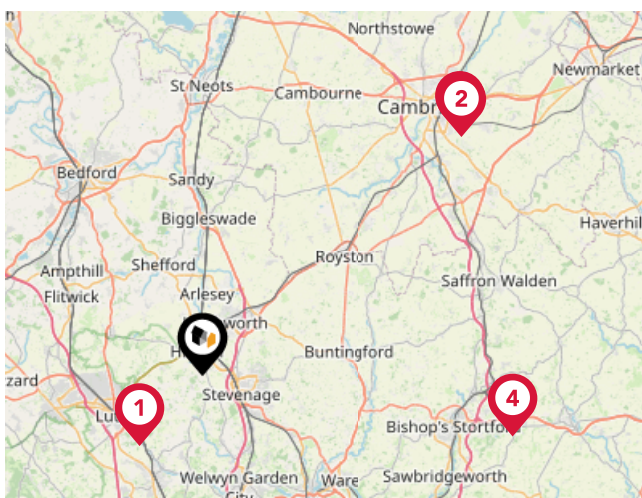
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.28 miles
2	Letchworth Rail Station	2.5 miles
3	Baldock Rail Station	4.43 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.75 miles
2	A1(M) J9	2.89 miles
3	A1(M) J10	4.9 miles
4	A1(M) J7	5.31 miles
5	A1(M) J6	9.09 miles

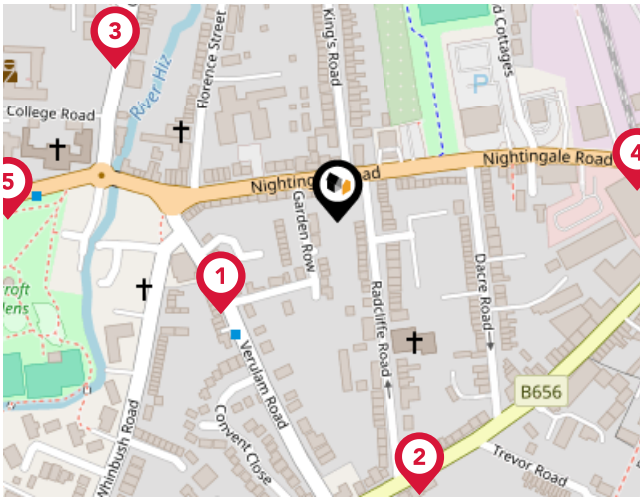


Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	6.83 miles
2	Cambridge Airport	25.72 miles
3	Cambridge Airport	25.86 miles
4	London Stansted Airport	23.14 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Convent Close	0.08 miles
2	Radcliffe Road	0.16 miles
3	Water Lane	0.15 miles
4	Hitchin Station	0.17 miles
5	Grove Road	0.19 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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Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk

