

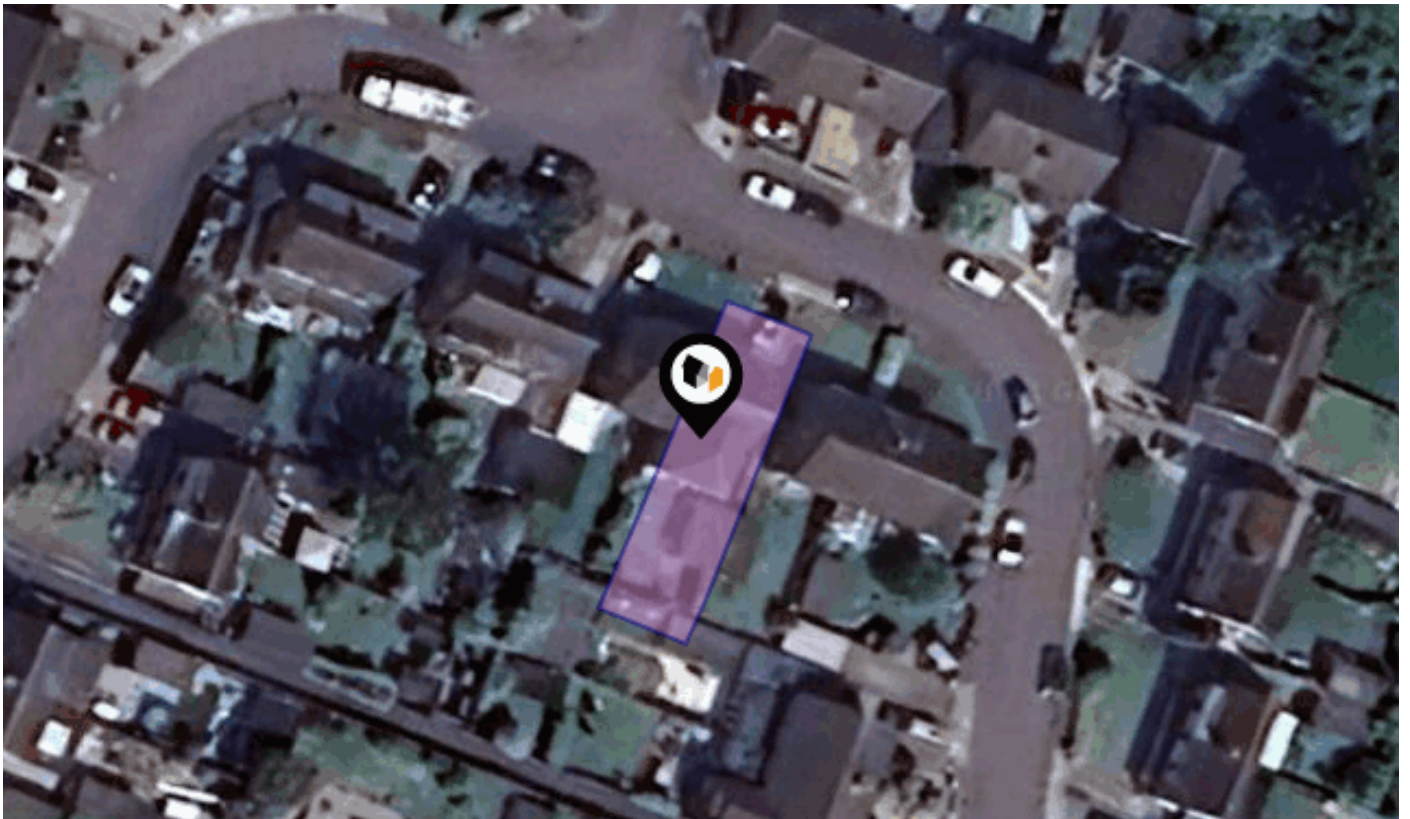


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 31st July 2024



WESTWOOD AVENUE, HITCHIN, SG4

Country Properties

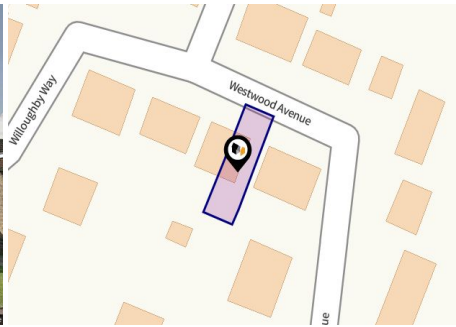
6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,130 ft ² / 105 m ²		
Plot Area:	0.05 acres		
Year Built :	1950-1966		
Council Tax :	Band D		
Annual Estimate:	£2,226		
Title Number:	HD51331		

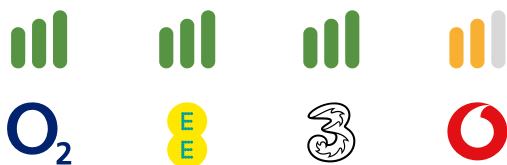
Local Area

Local Authority:	Hertfordshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	49 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Westwood Avenue, Hitchin, SG4*

Reference - 93/01161/1HH	
Decision:	Decided
Date:	14th October 1993
Description:	Front porch and single storey rear extension.

Planning records for: *1 Westwood Avenue Hitchin SG4 9LH*

Reference - 83/00596/1
Decision: Decided
Date: 19th April 1983
Description: Erection of single storey side extension
Reference - 86/02092/1
Decision: Decided
Date: 16th December 1986
Description: Erection of single storey side and rear extension.
Reference - 06/00567/1HH
Decision: Decided
Date: 05th April 2006
Description: Two storey side extension as amended by plans received on 9th May 2006.
Reference - 01/01170/1HH
Decision: Decided
Date: 03rd August 2001
Description: Replacement side boundary wall/fence.

Planning records for: *1 Westwood Avenue Hitchin SG4 9LH*

Reference - 06/00978/1HH	
Decision:	Decided
Date:	12th June 2006
Description:	Two storey side extension and front porch as amended by plans received on 18th July 2006.

Planning records for: *2 Westwood Avenue Hitchin SG4 9LH*

Reference - 15/00630/1PUD	
Decision:	Decided
Date:	06th March 2015
Description:	Dormer window in rear roofslope and velux window in front roofslope to facilitate conversion of loft to habitable accommodation.

Planning records for: *5 Westwood Avenue Hitchin SG4 9LH*

Reference - 17/01480/1HH	
Decision:	Decided
Date:	09th June 2017
Description:	Single storey front/side extension and conversion of existing garage to garden room

Reference - 03/00284/1HH	
Decision:	Decided
Date:	18th February 2003
Description:	Two storey side and rear extension (as amended by plan nos. 0302/01A, 02A, 04A, 06A and 07A received 25/03/2003 and 08 received 09/04/2003)

Planning records for: **8 Westwood Avenue Hitchin SG4 9LH**

Reference - 89/01057/1
Decision: Decided
Date: 27th June 1989
Description: Relocation of 6ft close boarded fence on east side of property to back of footpath (as amended by plans received 13th September 1989)
Reference - 22/00216/FPH
Decision: Decided
Date: 28th January 2022
Description: Two storey rear extension, side canopy roofs, garage conversion, front dormers, and alterations to openings including new bay window and Juliette balcony (as amended by plans received 24/03/22)
Reference - 5/2022/0260
Decision: Decided
Date: 28th January 2022
Description: Loft conversion with rear dormer window, front and rear rooflights and side window
Reference - 22/00268/FHA
Decision: Decided
Date: 28th January 2022
Description: Double storey side extension, single storey rear extension and front porch.

Planning records for: *10 Westwood Avenue Hitchin SG4 9LH*

Reference - 15/02219/1HH
Decision: Decided
Date: 28th August 2015
Description: Single storey side extension following demolition of existing car port.

Reference - 15/02755/1NMA
Decision: Decided
Date: 27th October 2015
Description: Increase depth of proposed extension (as non-material amendment to planning ref 15/02219/1HH granted permission 14/10/2015 for Single storey side extension following demolition of existing car port).

Reference - 82/00867/1
Decision: Decided
Date: 30th June 1982
Description: Section 53 Erection of single storey extension.

Reference - 93/00043/1
Decision: Decided
Date: 02nd January 1993
Description: Single storey rear extension and single storey rear extension to existing garage

Planning records for: *10 Westwood Avenue Hitchin SG4 9LH*

Reference - 82/01114/1	
Decision:	Decided
Date:	16th August 1982
Description:	Erection of single storey side extension

Planning records for: *11 Westwood Avenue Hitchin SG4 9LH*

Reference - 80/01676/1	
Decision:	Decided
Date:	23rd October 1980
Description:	Erection of front entrance porch and ground floor kitchen extension.

Planning records for: *12 Westwood Avenue Hitchin SG4 9LH*

Reference - 06/00686/1HH	
Decision:	Decided
Date:	12th May 2006
Description:	Two storey side and rear extension incorporating single garage

Reference - 84/01696/1	
Decision:	Decided
Date:	12th November 1984
Description:	Erection of front entrance porch

Planning records for: *12 Westwood Avenue Hitchin SG4 9LH*

Reference - 84/01354/1	
Decision:	Decided
Date:	28th August 1984
Description:	Section 53 single storey front & rear extension

Planning records for: *31 Westwood Avenue Hitchin SG4 9LH*

Reference - 11/03014/1HH	
Decision:	Decided
Date:	08th December 2011
Description:	Two storey side/rear extension, single storey side extension and single storey rear extension (as amended by plan no. Sheet 1, Rev A received on 20th December 2011)

Westwood Avenue, SG4

Energy rating

D

Valid until 17.08.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 75% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	105 m ²

Building Safety

None / Not Applicable

Accessibility / Adaptations

None / Not Applicable

Restrictive Covenants

YES

The 1967 transfer of the freehold specifies covenants concerning 1) joint responsibility for maintaining sewers, drains and gutters with the party wall neighbour at #2; 2) restrictions of use to private residence only (offices for dentists, GPs, solicitors are excepted); 3) responsibility of owner to maintain fences on east and south property boundaries

Rights of Way (Public & Private)

None

Construction Type

Standard Brick

Property Lease Information

Freehold

Listed Building Information

Not Listed

Other

None

Other

None

Other

None

Electricity Supply

Yes - Supplier unknown by vendor

Gas Supply

Yes - Supplier unknown by vendor

Central Heating

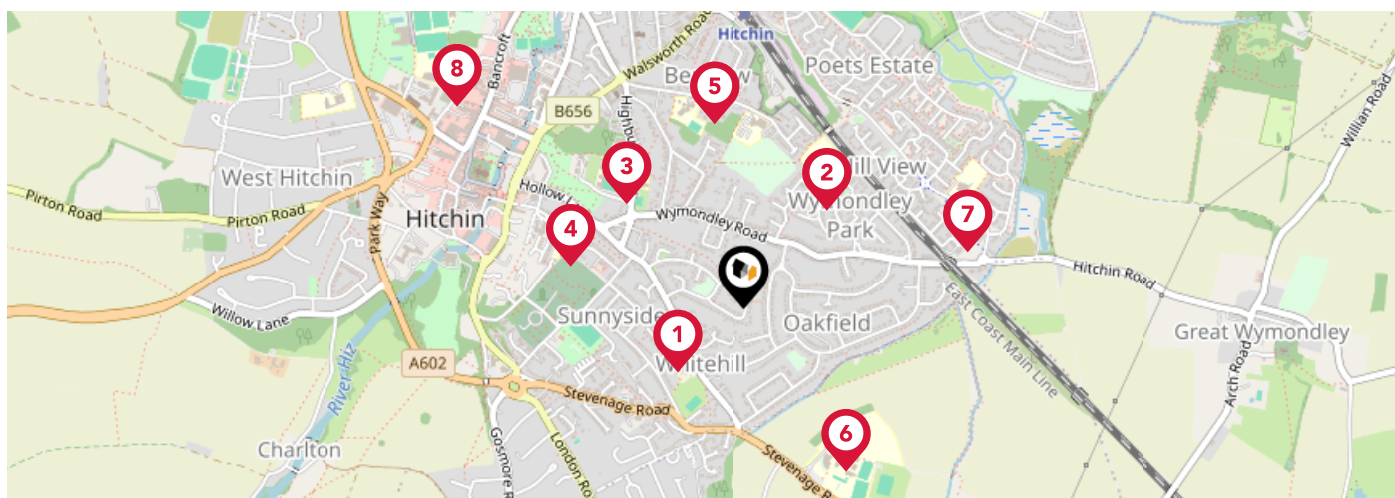
GCH

Water Supply

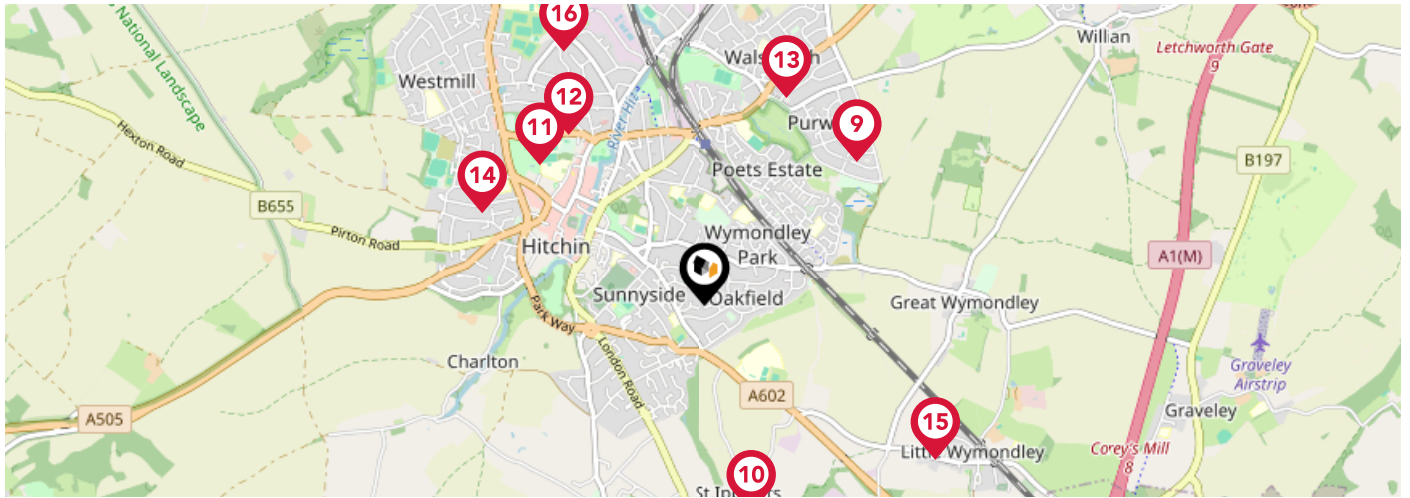
Yes - Affinity Water

Drainage

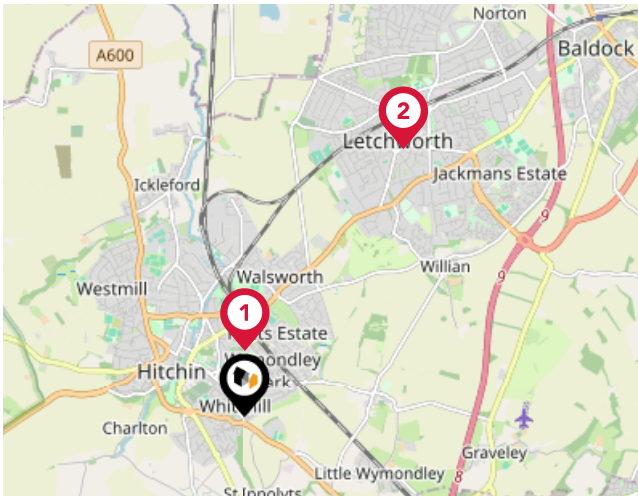
Yes - Mains



	Nursery	Primary	Secondary	College	Private
<p>1 Whitehill Junior School Ofsted Rating: Good Pupils: 238 Distance:0.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 William Ransom Primary School Ofsted Rating: Outstanding Pupils: 359 Distance:0.3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1188 Distance:0.36</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 224 Distance:0.4</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 269 Distance:0.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Kingshott School Ofsted Rating: Not Rated Pupils: 409 Distance:0.44</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Mary Exton Primary School Ofsted Rating: Requires Improvement Pupils: 201 Distance:0.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1164 Distance:0.8</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

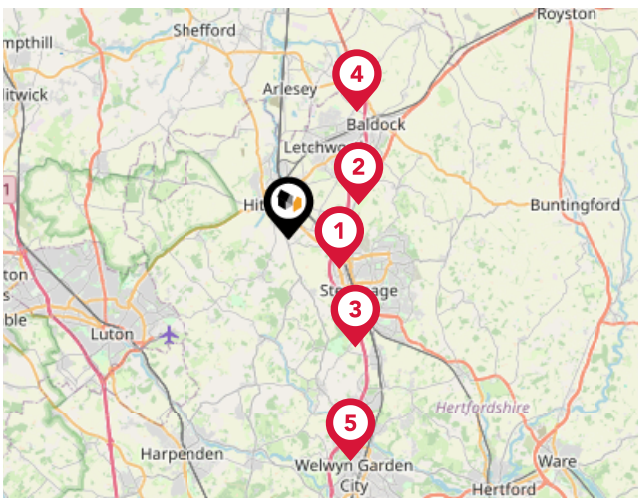


	Nursery	Primary	Secondary	College	Private
Purwell Primary School Ofsted Rating: Good Pupils: 198 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Ippolyts Church of England Aided Primary School Ofsted Rating: Good Pupils: 171 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 266 Distance:0.99	<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:1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 439 Distance:1.02	<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:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wymondley Junior Mixed and Infant School Ofsted Rating: Good Pupils: 102 Distance:1.27	<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:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



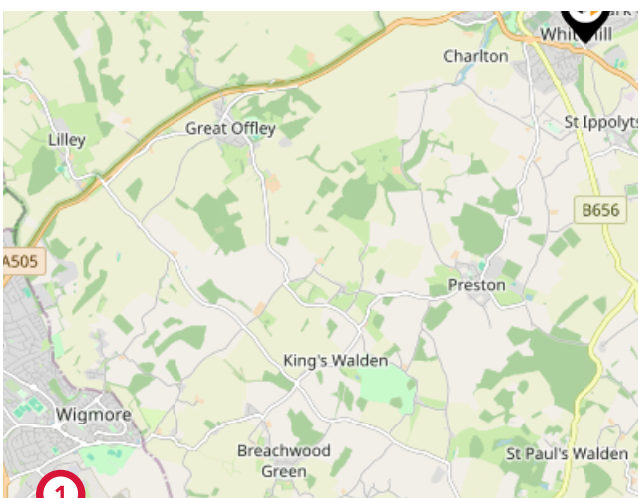
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.6 miles
2	Letchworth Rail Station	2.84 miles
3	Stevenage Rail Station	3.81 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.15 miles
2	A1(M) J9	2.84 miles
3	A1(M) J7	4.62 miles
4	A1(M) J10	5.3 miles
5	A1(M) J6	8.39 miles

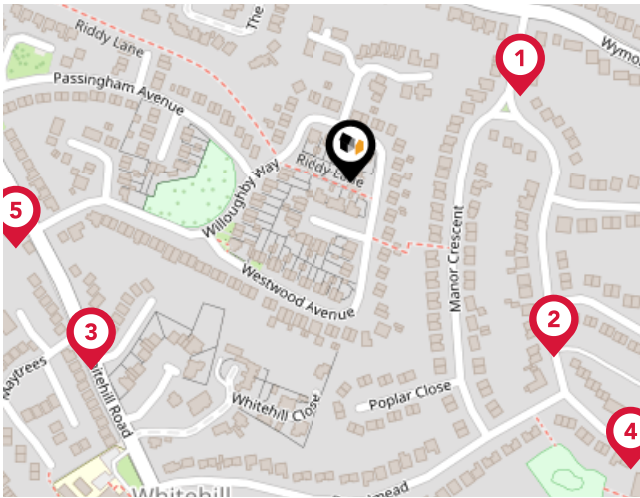


Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	6.57 miles
2	Cambridge Airport	25.96 miles
3	Cambridge Airport	26.1 miles
4	London Stansted Airport	22.75 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Manor Crescent	0.11 miles
2	Manton Road	0.15 miles
3	Maytrees	0.18 miles
4	Ninesprings Way Shops	0.23 miles
5	Maytrees	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.



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

