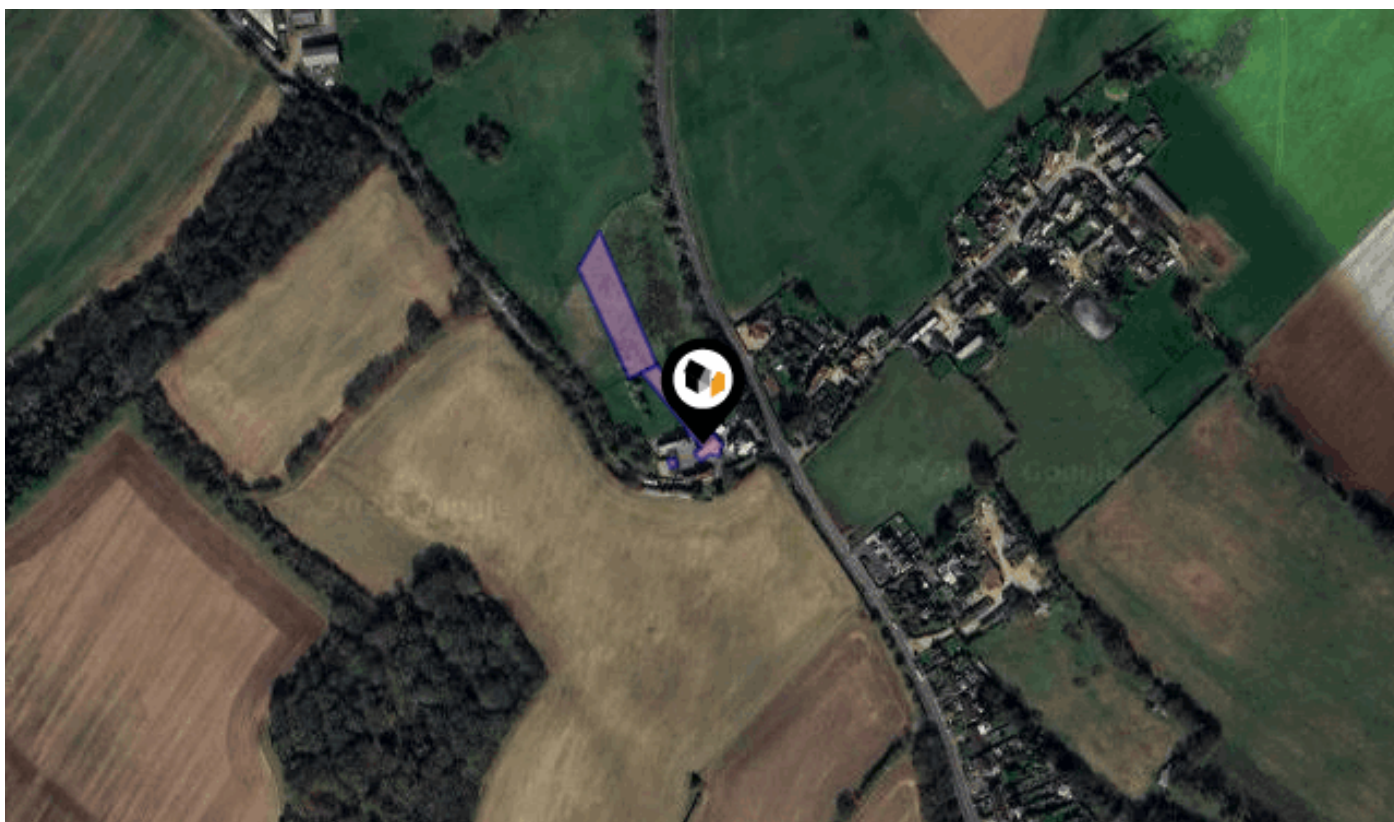




## MIR: Material Info

The Material Information Affecting this Property

**Tuesday 11<sup>th</sup> February 2025**



### LANGLEY LANE, LANGLEY, HITCHIN, SG4

**Price Estimate :** £1,034,000

#### Country Properties

6 Brand Street Hitchin SG5 1HX

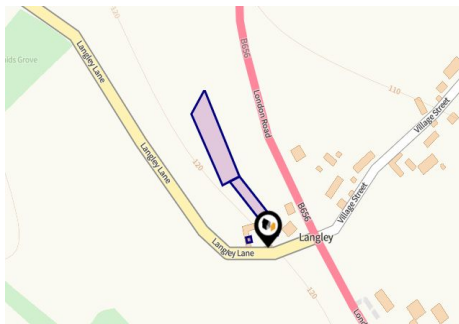
01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk







## Property

|                  |  |
|------------------|--|
| Type:            | Detached                                   |
| Bedrooms:        | 4  |
| Floor Area:      | 1,743 ft <sup>2</sup> / 162 m <sup>2</sup> |
| Plot Area:       | 0.73 acres                                 |
| Council Tax :    | Band G                                     |
| Annual Estimate: | £3,710                                     |
| Title Number:    | HD577518                                   |

|                  |            |
|------------------|------------|
| Price Estimate:  | £1,034,000 |
| Rental Estimate: | £3,600     |
| Yield:           | 4.18 %     |
| Tenure:          | Freehold   |

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

|      |      |
|------|------|
| 30   | -    |
| mb/s | mb/s |
|      |      |

### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:





Planning records for: **Langley Farm Langley Lane Langley Hitchin SG4 7PS**

| Reference - 15/00732/1   |
|--|
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 16th April 2015</p>  |
| <p><b>Description:</b><br/>Conversion of existing barns to form 3 residential dwellings. New carport. (As amended by drawings received 9th October 2015)</p>   |
| Reference - 16/00361/1AG   |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 11th February 2016</p>   |
| <p><b>Description:</b><br/>Erection of open fronted barn for hay, straw, machinery and equipment</p>   |
| Reference - 16/01341/1HH   |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 31st May 2016</p>  |
| <p><b>Description:</b><br/>Erection of porch canopy to south west elevation following demolition of existing conservatory. Erection of detached double car port.</p>   |
| Reference - 16/02418/1DOC  |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 23rd September 2016</p>  |
| <p><b>Description:</b><br/>Discharge of Condition 9: With regard to Barn B2 on drawing no. 11705-P011-D where it states that the 'door formed in the existing wall with existing visible beam raised', the horizontal frame section in the midstrey that is proposed to be raised shall not be raised any higher than the lowest point of the diagonal brace immediately above in the same part of the midstrey (as attached to listed building consent reference 15/00733/1LB granted 23/10/2015)</p> |



Planning records for: **Langley Farm Langley Lane Langley Hitchin SG4 7PS**

| Reference - 17/00722/1DOC  |
|--|
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 27th March 2017</p>  |
| <p><b>Description:</b><br/>Discharge of Condition 6 (Parts A &amp; B (i &amp; ii)) - Provision and agreement of a Remediation method statement and Remediation verification report - as attached to planning reference 16/01839/1 granted on 06.10.2016</p>  |
| Reference - 16/01925/1LB   |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 11th August 2016</p>   |
| <p><b>Description:</b><br/>Conversion of existing barns to 3 residential dwellings including demolition of adjoining barns and new car port, as variation of Listed Building consent 15/00733/1LB granted 23/10/2015 (as amended by drawings received 16/09/2016 and letter dated 21/07/2016).</p> |
| Reference - 15/01000/1HH   |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 13th April 2015</p>  |
| <p><b>Description:</b><br/>Erection of porch canopy to new external door (south east elevation).</p>   |
| Reference - 15/00733/1LB   |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 17th March 2015</p>  |
| <p><b>Description:</b><br/>Conversion of existing barns to form 3 residential dwellings including demolition of adjoining barns. New Carport. (As amended by drawings received 9th October 2015.)</p>  |







Planning records for: **Langley Farm Langley Lane Langley Hitchin SG4 7PS**

| Reference - 16/01857/1DOC |  |
|---------------------------|--|
| <b>Decision:</b>          | Decided  |
| <b>Date:</b>              | 21st July 2016   |
| <b>Description:</b>       | <p>Discharge of Condition 7: (a) No development approved by this permission shall be commenced prior to the submission to, and agreement of the Local Planning Authority of a written preliminary environmental risk assessment (Phase I) report containing a Conceptual Site Model that indicates sources, pathways and receptors. It should identify the current and past land uses of this site (and adjacent sites) with view to determining the presence of contamination likely to be harmful to human health and the built and natural environment. (b) If the Local Planning Authority is of the opinion that the report which discharges condition (a), above, indicates a reasonable likelihood of harmful contamination then no development approved by this permission shall be commenced until a Site Investigation (Phase II environmental risk assessment) report has been submitted to and approved by the Local Planning Authority which includes: (i) A full identification of the location and concentration of all pollutants on this site and the presence of relevant receptors, and, (ii) The results from the application of an appropriate risk assessment methodology (c) No development approved by this permission (other than that necessary for the discharge of this condition) shall be commenced until a Remediation Method Statement report, if required as a result of (b), above, has been submitted to and approved by the Local Planning Authority. (as attached to planning permission reference 15/00732/1 granted 23/10/2015)</p> |

| Reference - 16/02877/1DOC |  |
|---------------------------|--|
| <b>Decision:</b>          | Decided  |
| <b>Date:</b>              | 09th November 2016   |
| <b>Description:</b>       | <p>Discharge of Condition 7: Details of all new rainwater goods shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved (as attached to listed building consent 16/01925/1LB granted 06/10/2016)</p> |

| Reference - 16/01872/1DOC |  |
|---------------------------|--|
| <b>Decision:</b>          | Decided  |
| <b>Date:</b>              | 21st July 2016   |
| <b>Description:</b>       | <p>Discharge of Condition 5: Notwithstanding the annotation on drawing nos. 11705-P010-E &amp; 11705-P011-D where it states the following in relation to the road facing wall of Barn B1, 'the unstable leaning out walls are to be rebuilt, reusing the existing bricks, and traditional mortar', this section of wall shall only be rebuilt if further justification is provided on structural grounds that the wall is not sufficiently sound to form part of the conversion works and subject to this justification being submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved. (as attached to Listed Building Consent reference 15/00733/1LB granted 23/10/2015)</p> |

| Reference - 17/00772/1DOC |                 |
|---------------------------|-----------------|
| <b>Decision:</b>          | Decided         |
| <b>Date:</b>              | 27th March 2017 |
| <b>Description:</b>       |                 |



Confirmation that Conditions 5, 7 and 10 pursuant to Listed Building Consent reference 16/01925/1LB have been satisfied and discharged.

Powered by



**MIR** - Material Info



Planning records for: **Langley Farm Langley Lane Langley Hitchin SG4 7PS**

|  |
|--|
| <b>Reference - 16/01851/1DOC</b>   |
| <b>Decision:</b> Decided   |
| <b>Date:</b> 21st July 2016  |
| <b>Description:</b><br>Discharge of Condition 3: No principal timber roof truss members in Barns B1, B2 and B3 shall be removed without a justification for doing so being submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved. Furthermore, timber frame members proposed to be replaced shall be identified (either by drawing or photograph) and those details shall be submitted to and approved in writing prior to the commencement of the replacement framing. The work shall be carried out as approved. (as attached to Listed Building Consent reference 15/00733/1LB granted 23/10/2015) |
| <b>Reference - 16/01829/1DOC</b>   |
| <b>Decision:</b> Decided   |
| <b>Date:</b> 21st July 2016  |
| <b>Description:</b><br>Discharge of Condition 3: Prior to the commencement of work on site, a planting plan, in accordance with the landscaping details described on Proposed Site Plan 11705 P010E, shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt, the information shall include the size and density of planting and which of the existing vegetation is to be removed and which is to be retained (as attached to planning permission reference 15/00732/1 granted 23/10/2015)  |
| <b>Reference - 16/02849/1DOC</b>   |
| <b>Decision:</b> Decided   |
| <b>Date:</b> 09th November 2016  |
| <b>Description:</b><br>Discharge of Condition 5: Notwithstanding the reference to Flemish Bond for the new screen wall at South East Elevation A on drawing no. 19A, a sample brick panel indicating brick type and mortar mix shall be erected on site and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved (as attached to listed building consent 16/01925/1LB granted 06/10/2016)   |
| <b>Reference - 16/01871/1DOC</b>   |
| <b>Decision:</b> Decided   |
| <b>Date:</b> 21st July 2016  |
| <b>Description:</b><br>Discharge of Condition 4: Details of all roof and wall insulation works shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved. The work shall be carried out as approved (as attached to Listed Building Consent reference 15/00733/1LB granted 23/10/2015)   |



Planning records for: **Langley Farm Langley Lane Langley Hitchin SG4 7PS**

| Reference - 16/01873/1DOC   |
|---|
| <p><b>Decision:</b> Decided</p>   |
| <p><b>Date:</b> 21st July 2016</p>  |
| <p><b>Description:</b></p> <p>Discharge of Condition 7: All new windows and external doors shall be constructed in timber and the external finish of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved. The work shall be carried out as approved. (as attached to Listed Building Consent reference 15/00733/1LB granted 23/10/2015)</p>   |
| Reference - 16/02878/1DOC   |
| <p><b>Decision:</b> Decided</p>   |
| <p><b>Date:</b> 09th November 2016</p>  |
| <p><b>Description:</b></p> <p>Discharge of Condition 10: Details of all new staircases and gallery balustrades in terms of materials, finish and balustrade/handrail design shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved (as attached to listed building consent 16/01925/1LB granted 06/10/2016)</p>  |
| Reference - 16/01858/1DOC   |
| <p><b>Decision:</b> Decided</p>   |
| <p><b>Date:</b> 21st July 2016</p>  |
| <p><b>Description:</b></p> <p>Discharge of Condition 9: All new windows and external doors shall be constructed in timber and the external finish of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved. (as attached to planning permission reference 15/00732/1 granted 23/10/2015)</p>  |
| Reference - 16/01856/1DOC   |
| <p><b>Decision:</b> Decided</p>   |
| <p><b>Date:</b> 21st July 2016</p>  |
| <p><b>Description:</b></p> <p>Discharge of Condition 6: Before the commencement of any other works on the site, trees to be retained shall be protected by the erection of temporary chestnut paling or chain link fencing of a minimum height of 1.2 metres on a scaffolding framework, located at the appropriate minimum distance from the tree trunk in accordance with Section 4.6 of BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations, unless in any particular case the Local Planning Authority agrees to dispense with this requirement. (as attached to planning permission reference 15/00732/1 granted 23/10/2015)</p> |



Planning records for: *Langley Farm Langley Lane Langley Hitchin SG4 7PS*

| Reference - 16/01839/1 |   |
|------------------------|---|
| Decision:              | Decided   |
| Date:                  | 11th August 2016  |
| Description:           | Conversion of existing barns to form 3 residential dwellings including demolition of adjoining barns and new carport, as minor material amendment to planning permission application number 15/00732/1 granted 23/10/2015 (as amended by drawings received 16/09/2016 and letter dated 21/07/2016). |





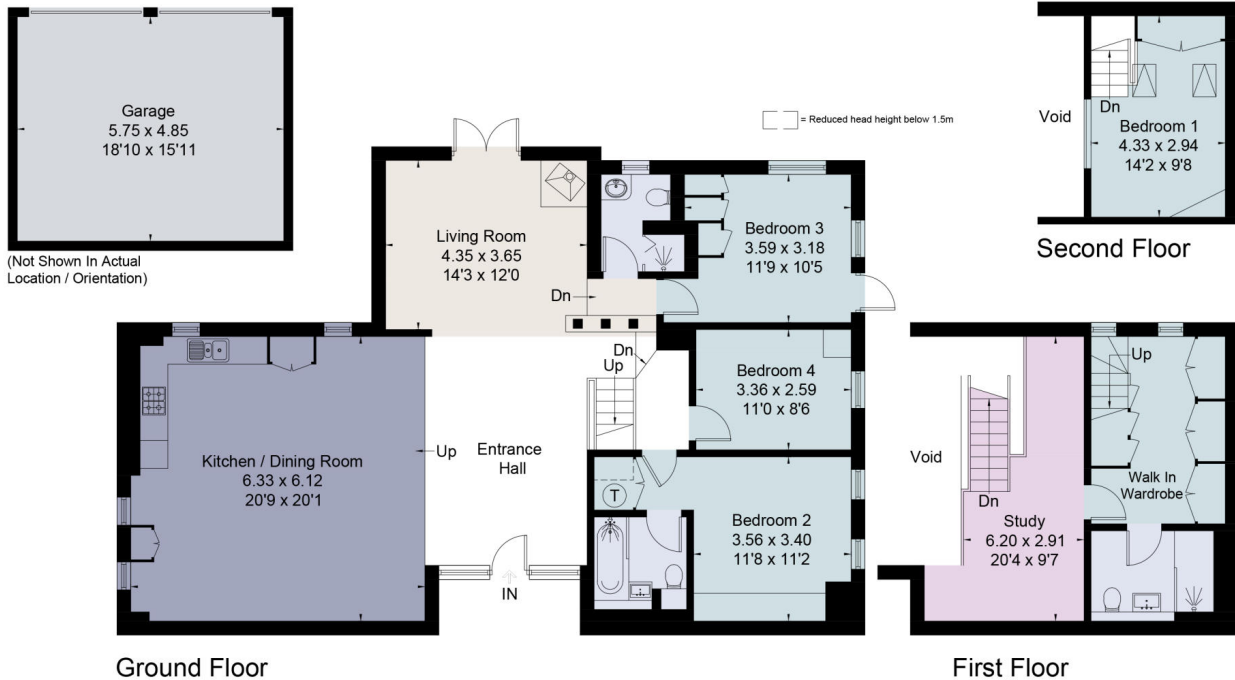






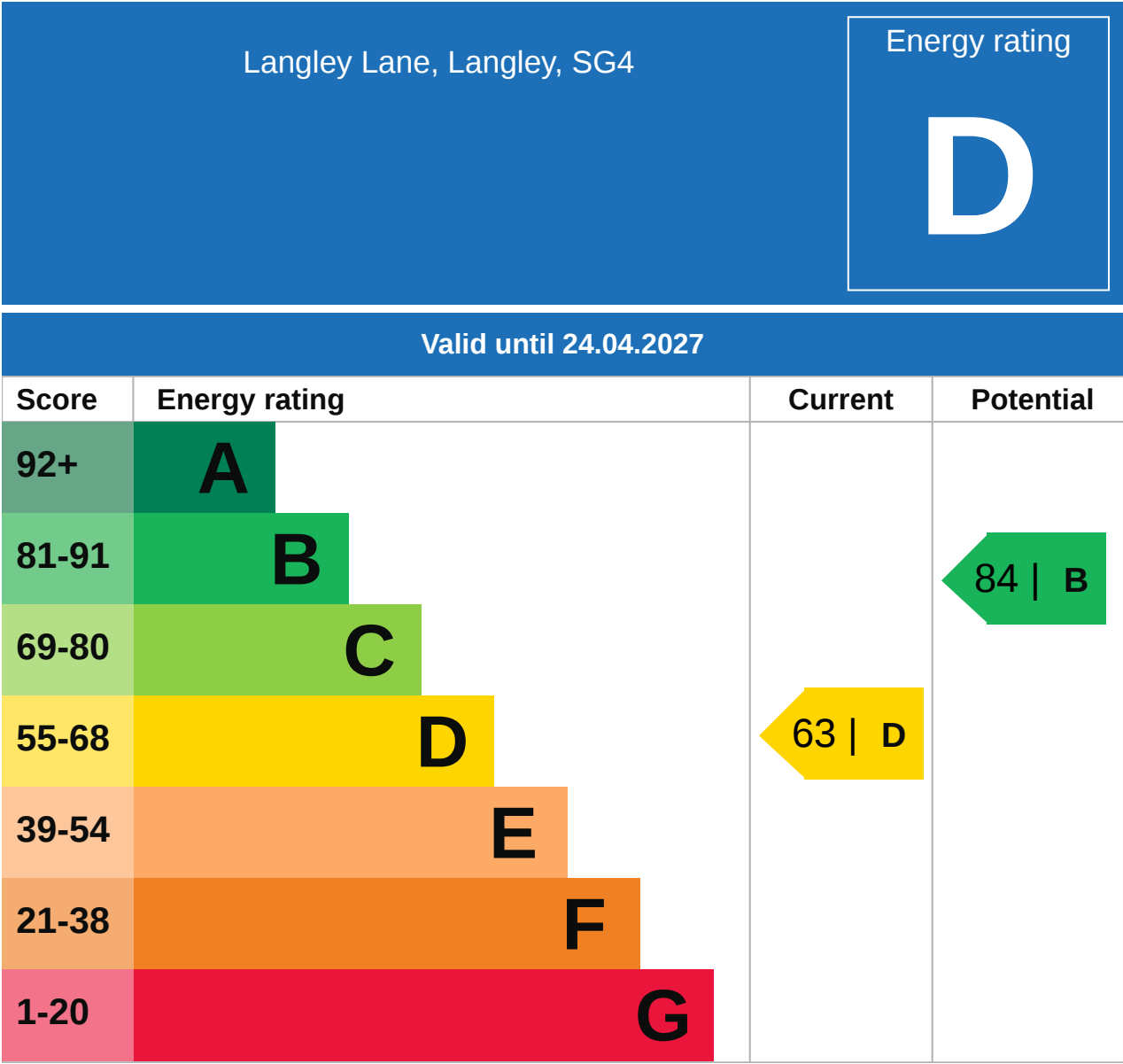
## LANGLEY LANE, LANGLEY, HITCHIN, SG4

Approximate Area = 173.4 sq m / 1866 sq ft  
 Garage = 27.9 sq m / 300 sq ft  
 Total = 201.3 sq m / 2166 sq ft  
 Including Limited Use Area (0.4 sq m / 4 sq ft)  
 For identification only. Not to scale.  
 © Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 311651







## Additional EPC Data

|                                     |  |
|-------------------------------------|--|
| <b>Property Type:</b>               | House  |
| <b>Build Form:</b>                  | Detached                                     |
| <b>Transaction Type:</b>            | New dwelling                                 |
| <b>Energy Tariff:</b>               | Standard tariff                              |
| <b>Main Fuel:</b>                   | Electricity: electricity, unspecified tariff |
| <b>Flat Top Storey:</b>             | No   |
| <b>Top Storey:</b>                  | 0  |
| <b>Previous Extension:</b>          | 0  |
| <b>Open Fireplace:</b>              | 0  |
| <b>Walls:</b>                       | Average thermal transmittance 0.30 W/m-Â°K   |
| <b>Walls Energy:</b>                | Good   |
| <b>Roof:</b>                        | Average thermal transmittance 0.18 W/m-Â°K   |
| <b>Roof Energy:</b>                 | Good   |
| <b>Main Heating:</b>                | Air source heat pump , electric              |
| <b>Main Heating Controls:</b>       | Time and temperature zone control            |
| <b>Hot Water System:</b>            | From main system                             |
| <b>Hot Water Energy Efficiency:</b> | Poor   |
| <b>Lighting:</b>                    | Low energy lighting in all fixed outlets     |
| <b>Floors:</b>                      | Average thermal transmittance 0.25 W/m-Â°K   |
| <b>Total Floor Area:</b>            | 162 m <sup>2</sup>                           |



## Building Safety

---

Not specified

## Accessibility / Adaptations

---

Property was converted to a residential home in 2017 by developer

## Restrictive Covenants

---

None specified

## Rights of Way (Public & Private)

---

Yes - to septic tank via path  
Shared Communal Courtyard to the front of the property

## Construction Type

---

Barn conversion/Tmber/Brick



## Property Lease Information

---

Freehold

## Listed Building Information

---

Yes - Grade II

## Stamp Duty

---

Not Specified

## Other

---

Not Specified

## Other

---

Not Specified



## Electricity Supply

---

YES - OCTOPUS

## Gas Supply

---

NONE

## Central Heating

---

YES - UNDERFLOW AIR SOURCE HEATING THROUGHOUT

## Water Supply

---

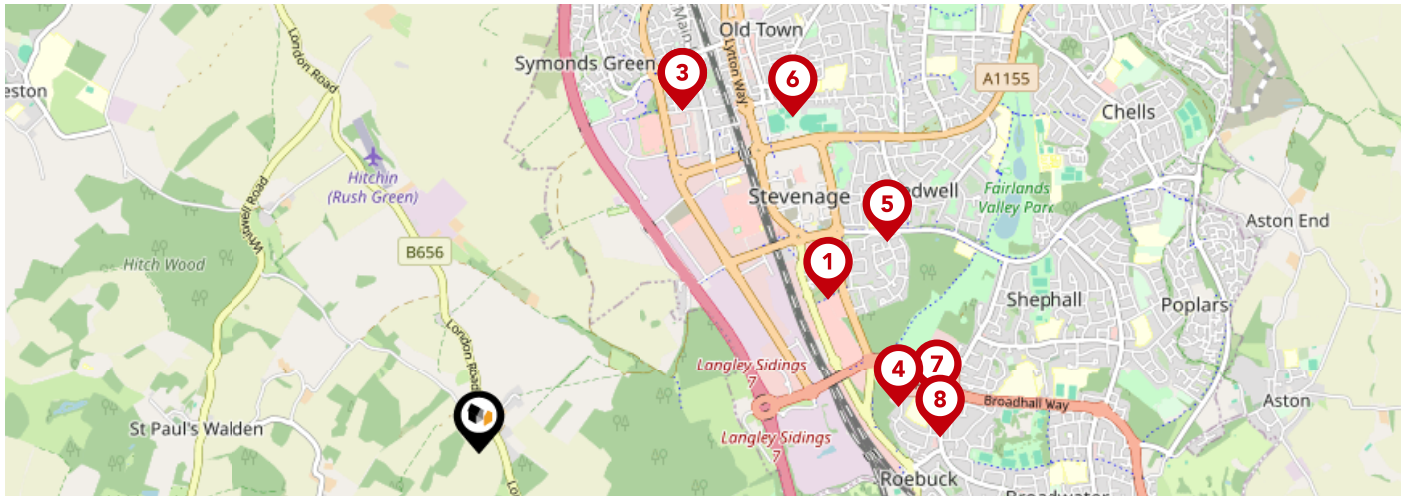
YES - AFFINITY

## Drainage

---

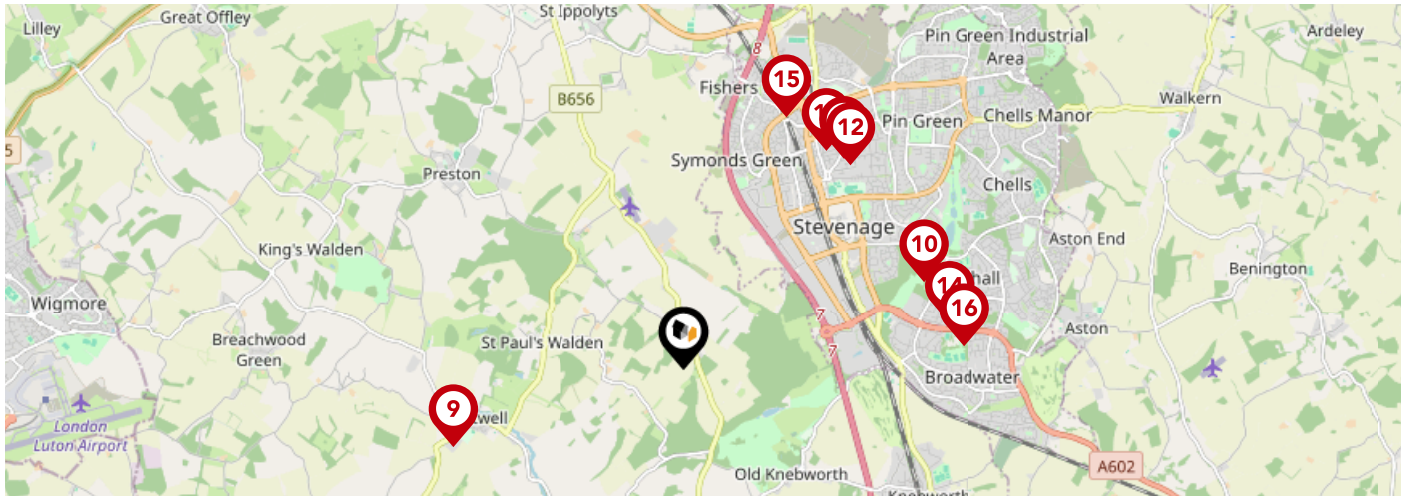
NO - PRIVATE SEPTIC TANK













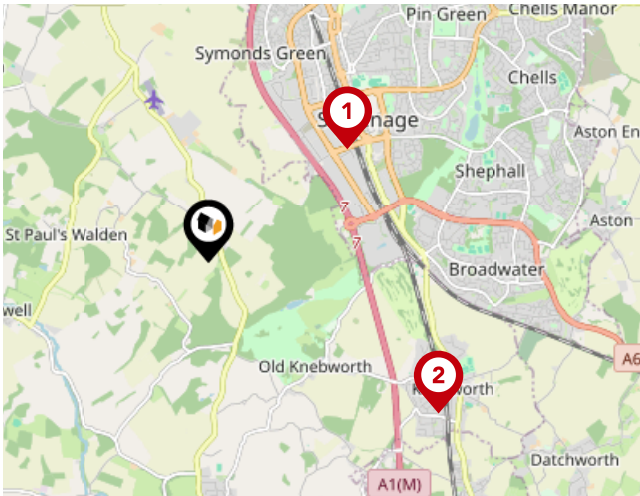
|          |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>North Hertfordshire College</b><br>Ofsted Rating: Good   Pupils:0   Distance:1.74                            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Woolenwick Junior School</b><br>Ofsted Rating: Good   Pupils: 234   Distance:1.82                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Woolenwick Infant and Nursery School</b><br>Ofsted Rating: Outstanding   Pupils: 217   Distance:1.82         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>St Margaret Clitherow Roman Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 237   Distance:1.93 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Broom Barns Primary School</b><br>Ofsted Rating: Good   Pupils: 236   Distance:2.1                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Fairlands Primary School</b><br>Ofsted Rating: Good   Pupils: 685   Distance:2.1                             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>The Valley School</b><br>Ofsted Rating: Good   Pupils: 180   Distance:2.11                                   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Roebuck Academy</b><br>Ofsted Rating: Good   Pupils: 462   Distance:2.11                                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |





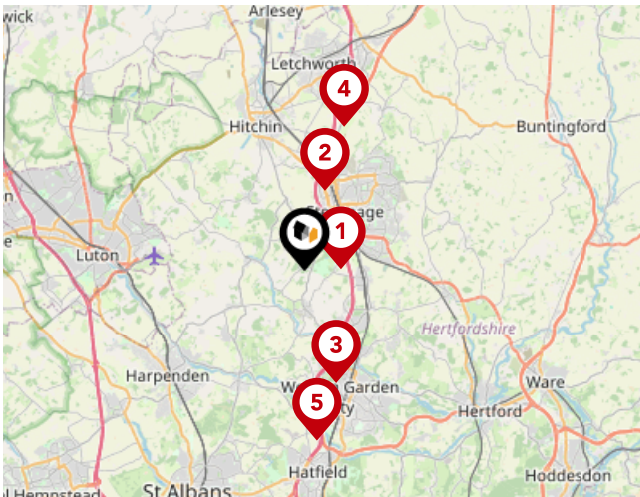
|   |  | Nursery                             | Primary                             | Secondary                           | College                  | Private                  |
|---|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|    | <b>St Paul's Walden Primary School</b><br>Ofsted Rating: Good   Pupils: 70   Distance:2.22                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|   | <b>St Nicholas CofE (VA) Primary School and Nursery</b><br>Ofsted Rating: Requires improvement   Pupils: 224   Distance:2.34 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The Thomas Alleyne Academy</b><br>Ofsted Rating: Good   Pupils: 1011   Distance:2.39                                      | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Letchmore Infants' and Nursery School</b><br>Ofsted Rating: Outstanding   Pupils: 301   Distance:2.41                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Barclay Academy</b><br>Ofsted Rating: Good   Pupils: 916   Distance:2.42  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Peartree Way Nursery School</b><br>Ofsted Rating: Good   Pupils: 87   Distance:2.47                                       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The Saint John Henry Newman Catholic School</b><br>Ofsted Rating: Good   Pupils: 1603   Distance:2.49                     | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Greenside School</b><br>Ofsted Rating: Good   Pupils: 179   Distance:2.57   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |





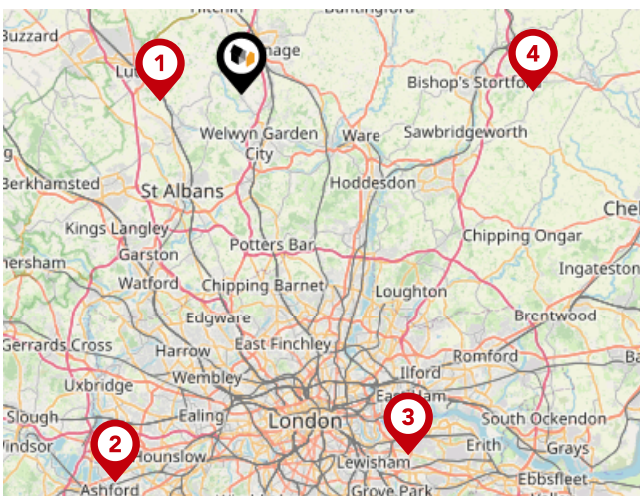
### National Rail Stations

| Pin | Name                   | Distance   |
|-----|------------------------|------------|
| 1   | Stevenage Rail Station | 1.64 miles |
| 2   | Knebworth Rail Station | 2.53 miles |
| 3   | Hitchin Rail Station   | 4.73 miles |



### Trunk Roads/Motorways

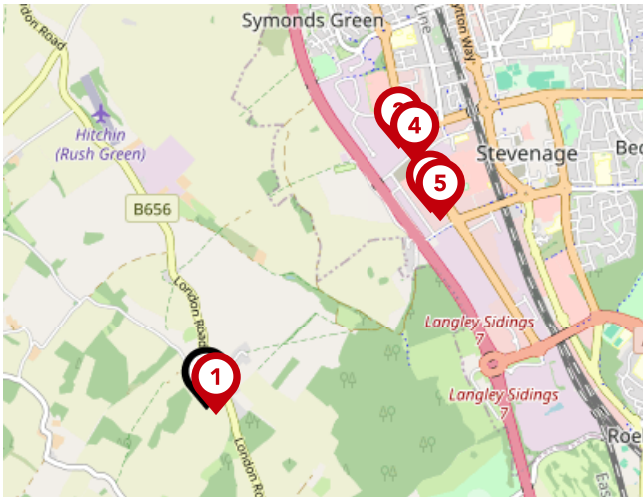
| Pin | Name     | Distance   |
|-----|----------|------------|
| 1   | A1(M) J7 | 1.31 miles |
| 2   | A1(M) J8 | 3.03 miles |
| 3   | A1(M) J6 | 4.24 miles |
| 4   | A1(M) J9 | 5.48 miles |
| 5   | A1(M) J5 | 6.26 miles |



### Airports/Helipads

| Pin | Name             | Distance    |
|-----|------------------|-------------|
| 1   | Luton Airport    | 5.95 miles  |
| 2   | Heathrow Airport | 29.98 miles |
| 3   | Silvertown       | 29.23 miles |
| 4   | Stansted Airport | 21.32 miles |





Bus Stops/Stations

| Pin | Name              | Distance   |
|-----|-------------------|------------|
| 1   | Village Street    | 0.05 miles |
| 2   | Cavendish Road    | 1.48 miles |
| 3   | Robertson House   | 1.36 miles |
| 4   | Gunnels Wood Road | 1.47 miles |
| 5   | Robertson House   | 1.37 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

