

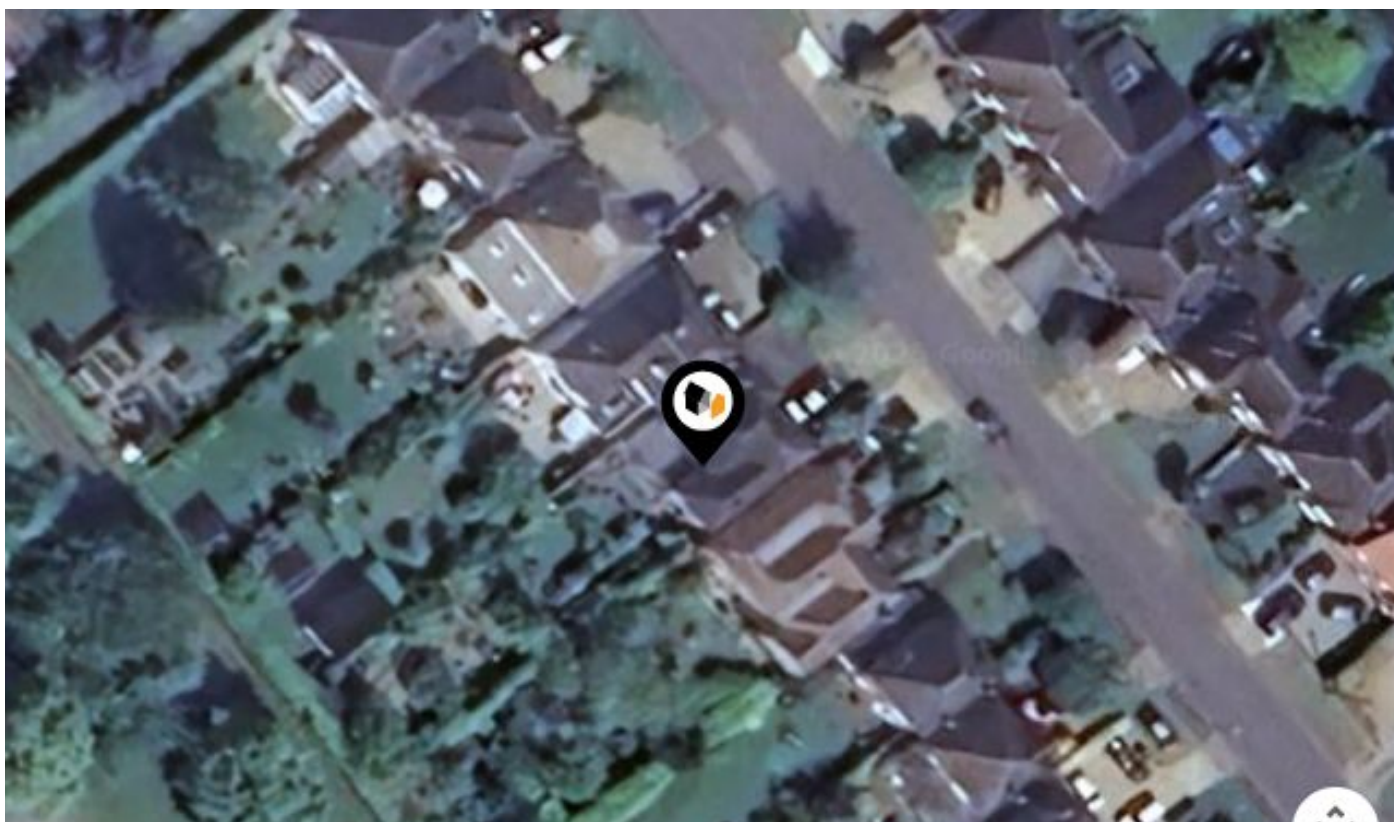


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## MIR: Material Info

The Material Information Affecting this Property

**Monday 24<sup>th</sup> March 2025**



**MILLARD WAY, HITCHIN, SG4**

### Country Properties

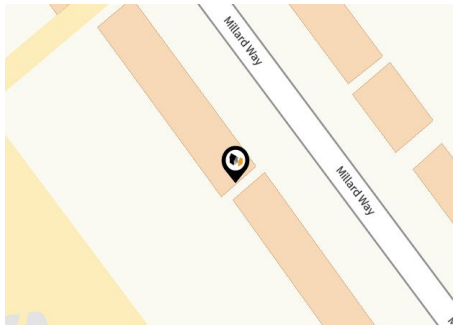
6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk





## Property

Type:	Detached
Bedrooms:	5
Floor Area:	1,593 ft <sup>2</sup> / 148 m <sup>2</sup>
Council Tax :	Band E
Annual Estimate:	£2,721

## Local Area

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

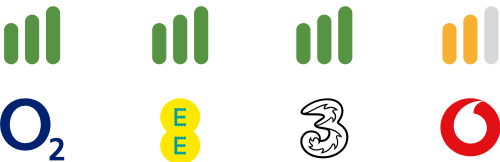
### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

<b>7</b> mb/s	<b>79</b> mb/s	<b>1800</b> mb/s

### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:



Planning records for: *Millard Way, Hitchin, SG4*

Reference - 09/00615/1HH	
Decision:	Decided
Date:	17th April 2009
Description:	Replacement garage to side with canopy roof extending across front entrance

Reference - 17/00681/1HH	
Decision:	Decided
Date:	20th March 2017
Description:	First floor side and rear extension.

Reference - 90/00105/1	
Decision:	Decided
Date:	03rd April 1990
Description:	Single storey rear extension

Planning records for: **2 Millard Way Hitchin Hertfordshire SG4 0QE**

Reference - 21/01257/FP	
Decision:	Decided
Date:	26th April 2021
Description:	Erection of one detached 5-bed dwelling following demolition of existing dwelling (as amended by plans received 17th August 2021).

Planning records for: **3 Millard Way Hitchin SG4 0QE**

Reference - 07/01752/1HH	
Decision:	Decided
Date:	16th July 2007
Description:	Two storey side and rear extension, single storey front extension

Planning records for: **4 Millard Way Hitchin SG4 0QE**

Reference - 15/00343/1HH	
Decision:	Decided
Date:	04th February 2015
Description:	Single storey rear extension

Reference - 18/03239/FP	
Decision:	Decided
Date:	11th December 2018
Description:	Erection of detached outbuilding in rear garden to facilitate dog grooming studio with associated parking

Planning records for: **4 Millard Way Hitchin Hertfordshire SG4 0QE**

Reference - 18/02152/FP	
Decision:	-
Date:	10th August 2018
Description:	Erection of detached outbuilding in rear garden to facilitate dog grooming studio with associated parking.

Reference - 04/00777/1HH	
Decision:	Decided
Date:	13th May 2004
Description:	Two storey side and rear extensions. (As amended by drawing no. 01A received 05.07.04)

Reference - 20/03044/NMA	
Decision:	Decided
Date:	22nd December 2020
Description:	Change of roof material from roof tiles to standing seam (as non material amendment to planning permission reference 20/02403/FPH granted on 23.11.2020)

Planning records for: **5 Millard Way Hitchin SG4 0QE**

Reference - 79/01135/1	
Decision:	Decided
Date:	07th July 1979
Description:	Erection of single storey rear extension

Planning records for: **6 Millard Way Hitchin SG4 0QE**

Reference - 89/00072/1
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 18th January 1989</p>
<p><b>Description:</b> First floor side extension (as amended by plans recieved 14.4.89)</p>
Reference - 90/00154/1
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 06th February 1990</p>
<p><b>Description:</b> Single storey rear extension</p>
Reference - 89/01679/1DC
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 21st November 1989</p>
<p><b>Description:</b> Single storey rear extension. (Amended plans received 21st November 1989)</p>
Reference - 03/01222/1HH
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 22nd July 2003</p>
<p><b>Description:</b> Single storey front extension and first floor side extension (as amplified by car parking plan received 12/08/2003).</p>

Planning records for: **7 Millard Way Hitchin SG4 0QE**

Reference - 07/02036/1HH	
Decision:	Decided
Date:	17th August 2007
Description:	Two storey side extension, single storey front and rear extensions

Planning records for: **8 Millard Way Hitchin Hertfordshire SG4 0QE**

Reference - 18/02563/FPH	
Decision:	Decided
Date:	28th September 2018
Description:	First floor side extension and single storey rear extension following demolition of existing conservatory.

Reference - 21/02015/FPH	
Decision:	Decided
Date:	15th July 2021
Description:	Insertion of dormer to existing rear roofslope to facilitate conversion of loftspace into habitable accommodation (as amended by plans received on 12/10/2021)

Planning records for: **10 Millard Way Hitchin Hertfordshire SG4 0QE**

Reference - 02/00254/1HH	
Decision:	Decided
Date:	14th February 2002
Description:	Part single, part two storey side extension

Planning records for: **12 Millard Way Hitchin Hertfordshire SG4 0QE**

Reference - 01/00571/1HH	
Decision:	Decided
Date:	11th April 2001
Description:	Single storey side extension, rear conservatory, new pitch roof to existing attached garage (as a variation of planning permission ref: 00/00320/1HH granted 13.4.2000)

Reference - 00/00320/1HH	
Decision:	Decided
Date:	28th February 2000
Description:	Single storey rear/side extension to incorporate garage

Reference - 14/02057/1HH	
Decision:	Decided
Date:	30th July 2014
Description:	First floor side and rear extension.

Planning records for: **13 Millard Way Hitchin Hertfordshire SG4 0QE**

Reference - 21/00762/FPH	
Decision:	Decided
Date:	15th March 2021
Description:	First floor side extension over existing carport and two storey rear extension



Planning records for: **13 Millard Way Hitchin SG4 0QE**

Reference - 14/02994/1HH	
Decision:	Decided
Date:	10th November 2014
Description:	Single storey rear extension

Planning records for: **14 Millard Way Hitchin SG4 0QE**

Reference - 07/00013/1HH	
Decision:	Decided
Date:	02nd January 2007
Description:	Two storey side and rear extension including first floor extension over existing garage with canopy roof to front elevation. Single storey rear extension to existing family room. (As amended by plans received 20.02.07)

Planning records for: **16 Millard Way Hitchin SG4 0QE**

Reference - 14/03060/1HH	
Decision:	Decided
Date:	17th November 2014
Description:	Part two storey, part single storey rear extension, first floor side extension and front entrance porch (as amended by plan PL-02B received 18/12/2014 and PL-03C received 06/01/2015)

Reference - 15/00481/1HH	
Decision:	Decided
Date:	19th February 2015
Description:	Single storey front extension to facilitate garage conversion.

Planning records for: **17 Millard Way Hitchin SG4 0QE**

Reference - 15/02553/1HH	
Decision:	Decided
Date:	05th October 2015
Description:	Two storey side and single storey rear extensions

Planning records for: **18 Millard Way Hitchin SG4 0QE**

Reference - 90/01183/1DC	
Decision:	Decided
Date:	21st August 1990
Description:	Single storey rear extension

Planning records for: **19 Millard Way Hitchin SG4 0QE**

Reference - 15/00217/1HH	
Decision:	Decided
Date:	23rd January 2015
Description:	Two storey side extension following demolition of existing garage and store and single storey rear extension following demolition of existing conservatory.

Planning records for: **20 Millard Way Hitchin SG4 0QE**

Reference - 12/01932/1DOC	
Decision:	Decided
Date:	23rd August 2012
Description:	Condition 3: Materials

Planning records for: **20 Millard Way Hitchin SG4 0QE**

Reference - 91/00147/1DC	
Decision:	Decided
Date:	07th February 1991
Description:	To raise part of the roof of an existing single storey extension by 360mm (as amended by plans recieved 12th March 1991)

Reference - 10/01300/1HH	
Decision:	Decided
Date:	10th June 2010
Description:	Part single and part two storey rear extension, two storey side extension and single storey front extension

Reference - 10/02183/1HH	
Decision:	Decided
Date:	23rd August 2010
Description:	Part single and part two storey rear extension, two storey side extension and single storey front extension

Planning records for: **22 Millard Way Hitchin SG4 0QE**

Reference - 04/01373/1HH	
Decision:	Decided
Date:	24th August 2004
Description:	Two storey side and single storey front extension following demolition of existing garage

Planning records for: **22 Millard Way Hitchin Hertfordshire SG4 0QE**

Reference - 19/00525/NMA	
Decision:	Decided
Date:	07th March 2019
Description:	Install 3 x roof lanterns (150cm x 100cm each) in place of 6 x sky lights (80cm x 80cm each). Dining room - install 2 x external windows (120cm width x 150cm height each) in place of 1 door and 1 window (as non material amendment to planning permission 18/01285/FPH granted 21/06/2018)

Reference - 18/01285/FPH	
Decision:	Decided
Date:	11th May 2018
Description:	Single storey rear extension following demolition of existing conservatory

Planning records for: **24 Millard Way Hitchin Hertfordshire SG4 0QE**

Reference - 22/00011/PNQ	
Decision:	Decided
Date:	07th January 2022
Description:	Conversion of existing agricultural barn to provide one 4-bed dwelling

Reference - 16/00446/1HH	
Decision:	Decided
Date:	22nd February 2016
Description:	Part two storey, part first floor side extension, following demolition of existing garage, single storey front and rear extensions (variation of Planning application 14/01492/1HH granted 21/07/2014).

Planning records for: **24 Millard Way Hitchin SG4 0QE**

Reference - 05/00632/1HH	
Decision:	Decided
Date:	26th April 2005
Description:	Single storey rear extension following demolition of conservatory. Two storey side extension following demolition of garage and side extension (as amended by plans received 06/05/05)

Reference - 14/01492/1HH	
Decision:	Decided
Date:	02nd June 2014
Description:	Part two storey, part first floor side extension following demolition of existing garage

Reference - 12/01191/1HH	
Decision:	Decided
Date:	21st May 2012
Description:	Single storey rear extension, increase in height of flat roof to garage and pitched roof canopy to front elevation

Planning records for: **25 Millard Way Hitchin SG4 0QE**

Reference - 13/02218/1PUD	
Decision:	Decided
Date:	12th September 2013
Description:	Internal alterations to existing detached garage to facilitate use for domestic purposes

Planning records for: **26 Millard Way Hitchin SG4 0QE**

Reference - 07/00917/1HH	
Decision:	Decided
Date:	05th April 2007
Description:	Dormer extension in rear roofslope

Planning records for: **29 Millard Way Hitchin Hertfordshire SG4 0QE**

Reference - 00/01761/1HH	
Decision:	Decided
Date:	20th November 2000
Description:	Two storey side and rear extensions to include garage and front, side and rear canopy roof

Planning records for: **30 Millard Way Hitchin Hertfordshire SG4 0QE**

Reference - 19/01938/FPH	
Decision:	Decided
Date:	13th August 2019
Description:	Two storey side and rear extension; addition of first floor window in existing south east (side) elevation and ancillary works, following demolition of existing detached garage.

Reference - 20/02158/NMA	
Decision:	Decided
Date:	24th September 2020
Description:	The applicant proposes to change the existing brown roof tiles to red roof tiles (Lincoln Clay Marley Eternit Natural Red) same size and shape as the existing (as non material amendment to planning permission reference 19/01938/FPH granted on 14.10.2019) The immediate and surrounding context of the application site is a mix of red and brown roofs so the proposed colour change will not be incongruous to the setting of the area.

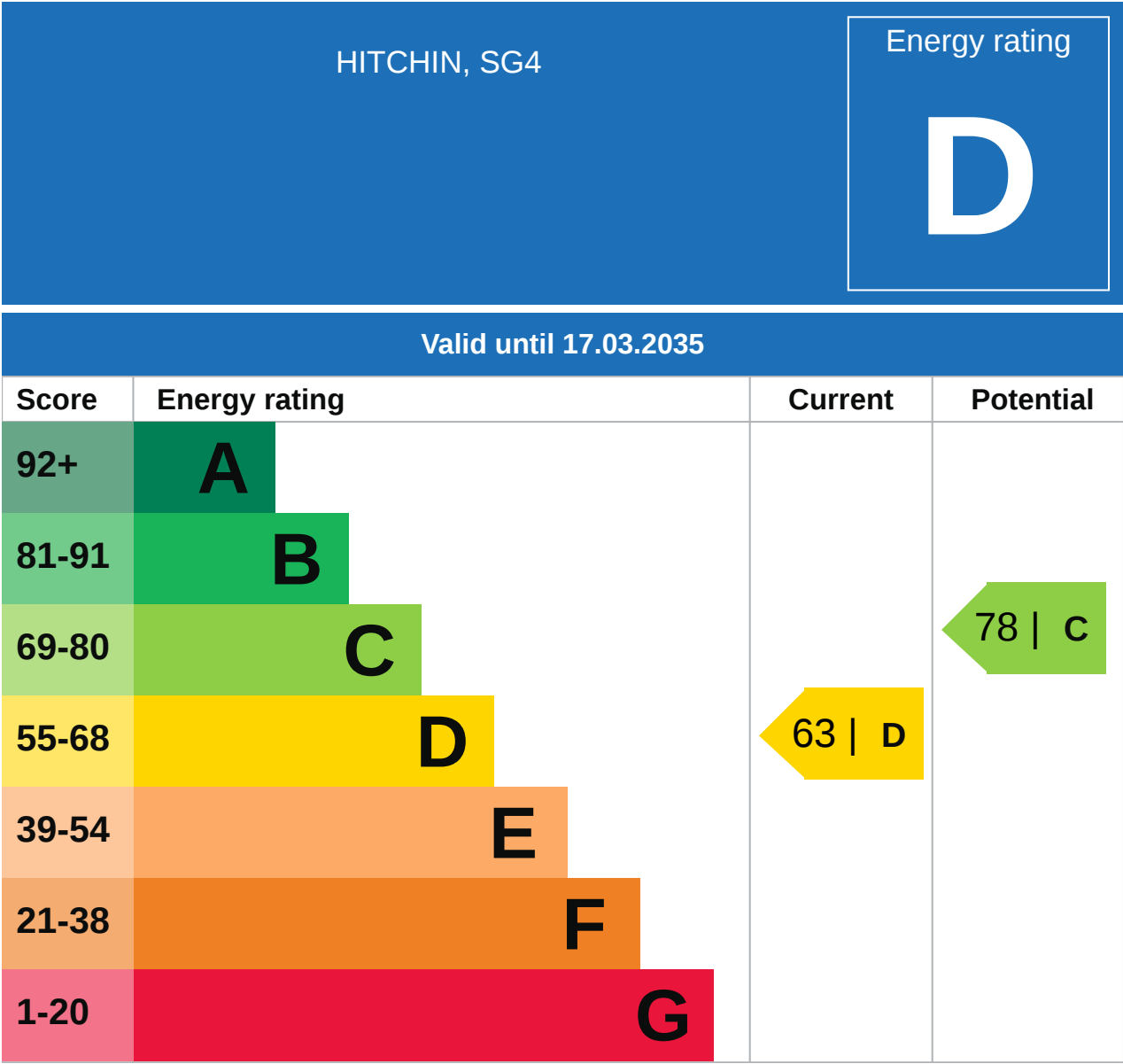
Planning records for: **31 Millard Way Hitchin Herts SG4 0QE**

Reference - 98/01246/1HH	
Decision:	Decided
Date:	16th September 1998
Description:	Single storey front porch extension and first floor side extension over existing garage. (as a variation of previous permission 98/0433/1 granted 19.05.98) (as amended by drawings received 8.12.98)

Reference - 87/01889/1	
Decision:	Decided
Date:	16th December 1987
Description:	Erection of single storey side and rear extension

Planning records for: **33 Millard Way Hitchin SG4 0QE**

Reference - 92/00977/1	
Decision:	Decided
Date:	26th August 1992
Description:	Two storey side extension incorporating garage and front porch





## Additional EPC Data

<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 88% of fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, anthracite
<b>Total Floor Area:</b>	148 m <sup>2</sup>

## Building Safety

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None Specified

## Accessibility / Adaptations

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1st Extension to the ground floor at the rear of the property (extended Kitchen and Family room) was completed in 1990.

2nd Extension to the first floor at the side and rear of the property (2x additional bedrooms and 1x ensuite) was completed in 2017.

All windows and doors were replaced as part of the 2nd Extension project and completed in 2017.

## Restrictive Covenants

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None Specified

## Rights of Way (Public & Private)

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None Specified

## Construction Type

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Standard Brick

## Property Lease Information

---

FREEHOLD

## Listed Building Information

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Not listed

## Stamp Duty

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Not Specified

## Other

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None Specified

## Other

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None Specified

## Electricity Supply

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YES \_ EON

## Gas Supply

---

YES \_ BRITISH GAS

## Central Heating

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YES \_ GCH

## Water Supply

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YES MAINS

## Drainage

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MAINS



### Country Properties

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Since opening our first branch in 1974, Country Properties have set to break new ground in the estate agency industry. In 2015, Country Properties formed a new partnership with one of the UK's largest estate agency groups, Hunters. This new partnership puts Country Properties streets ahead when it comes to buying and selling property.

We have 15 independently managed branches across Bedfordshire and Hertfordshire. The partnership with Hunters means all our branches also benefit from nationwide publicity meaning your property reaches more potential buyers.

Country Properties looks forward to welcoming you at your local branch in the near future.



### Paul Hurren | Valuation Manager

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Paul has been with Country Properties for 8 years as a sales negotiator and is our expert in the local flats/apartments market. With over a decade worth of experience in both the Bedfordshire and Hertfordshire property markets Paul is best placed to accurately value your home.

### Testimonial 1



I had such a positive experience with Country Properties. I had to move very quickly and everyone I dealt with there (in particular Kali, Chloe and Becky) could not have been more helpful. They were reassuring and worked hard to make things work for me and be patient with my stressy phone calls! I've had appalling experiences with agents before and they were the absolute opposite of that, and so understanding of my position. I really recommend

### Testimonial 2



Country Properties did a great job selling my flat in Hitchin. Excellent communication from everyone in the office even during lockdown and Becky ensured the sale went as smoothly as possible!

### Testimonial 3



An excellent service from the Hitchin branch of country properties when both selling and buying. Would highly recommend!



/countryproperties



/countrypropHQ

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## **Important - Please read**

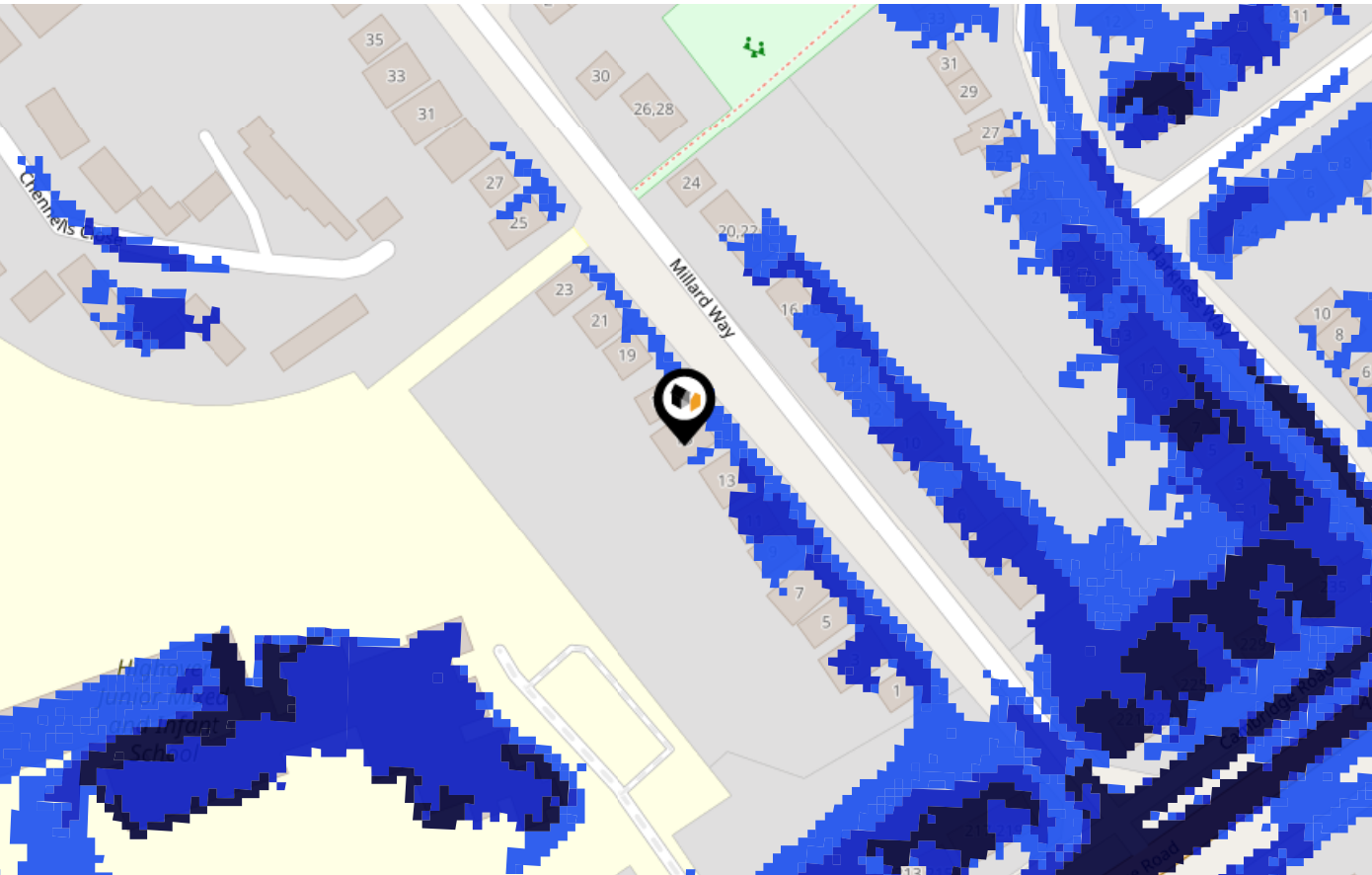
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The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

# Flood Risk

## Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

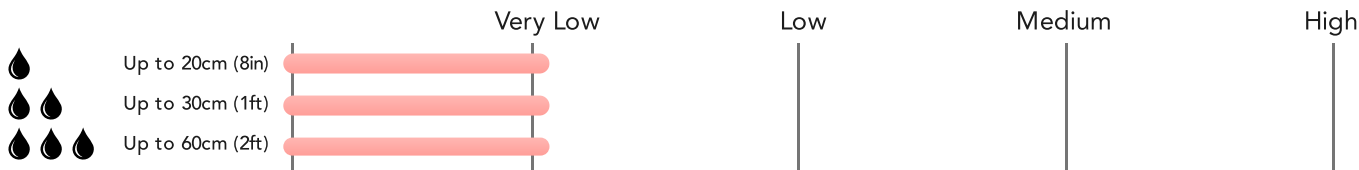


Risk Rating: **Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

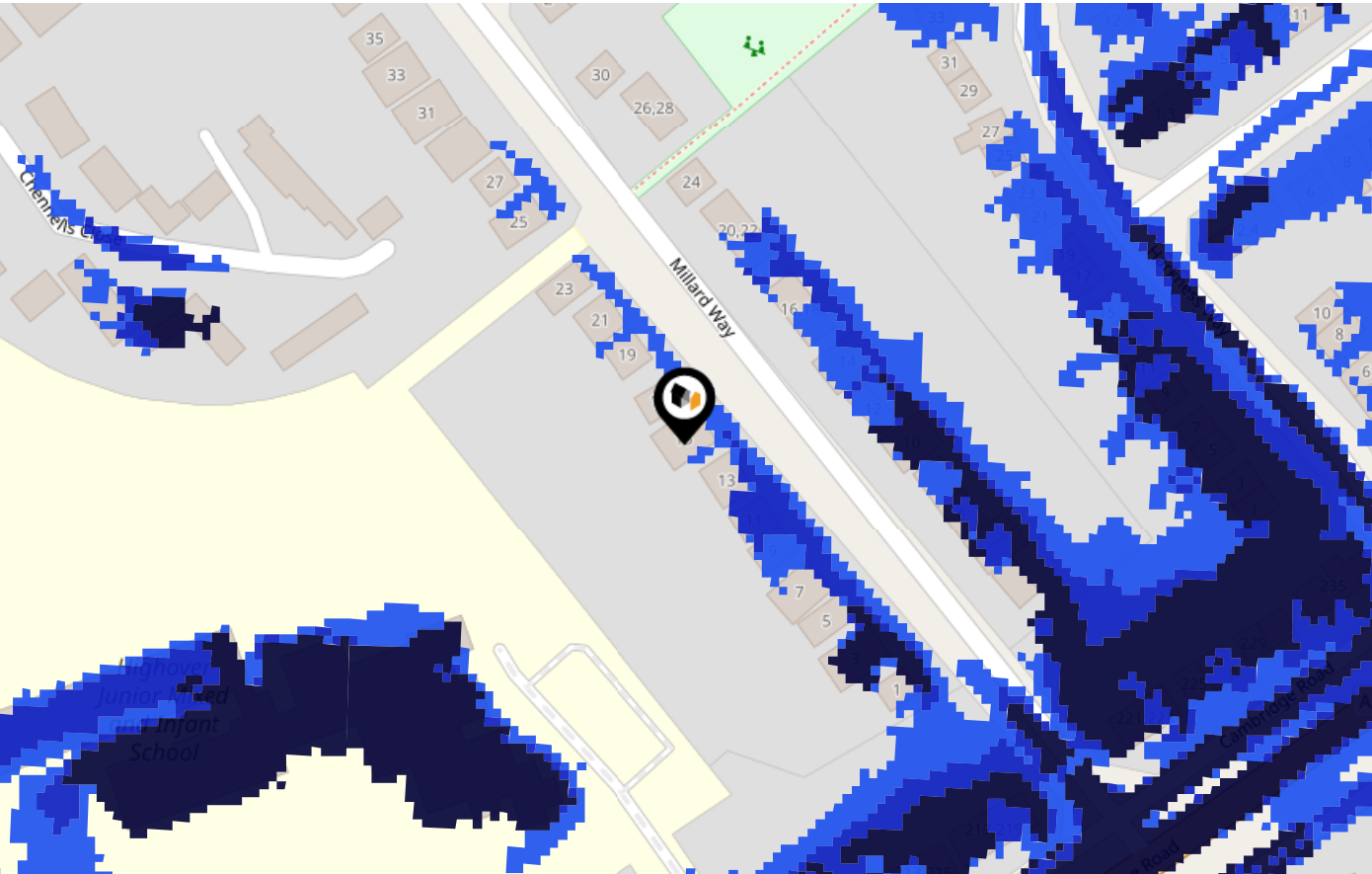




# Flood Risk

## Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

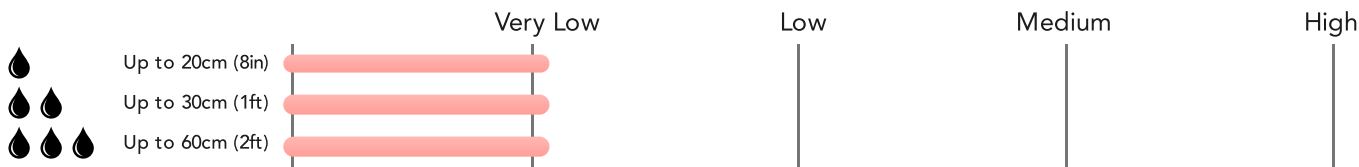


Risk Rating: Very low

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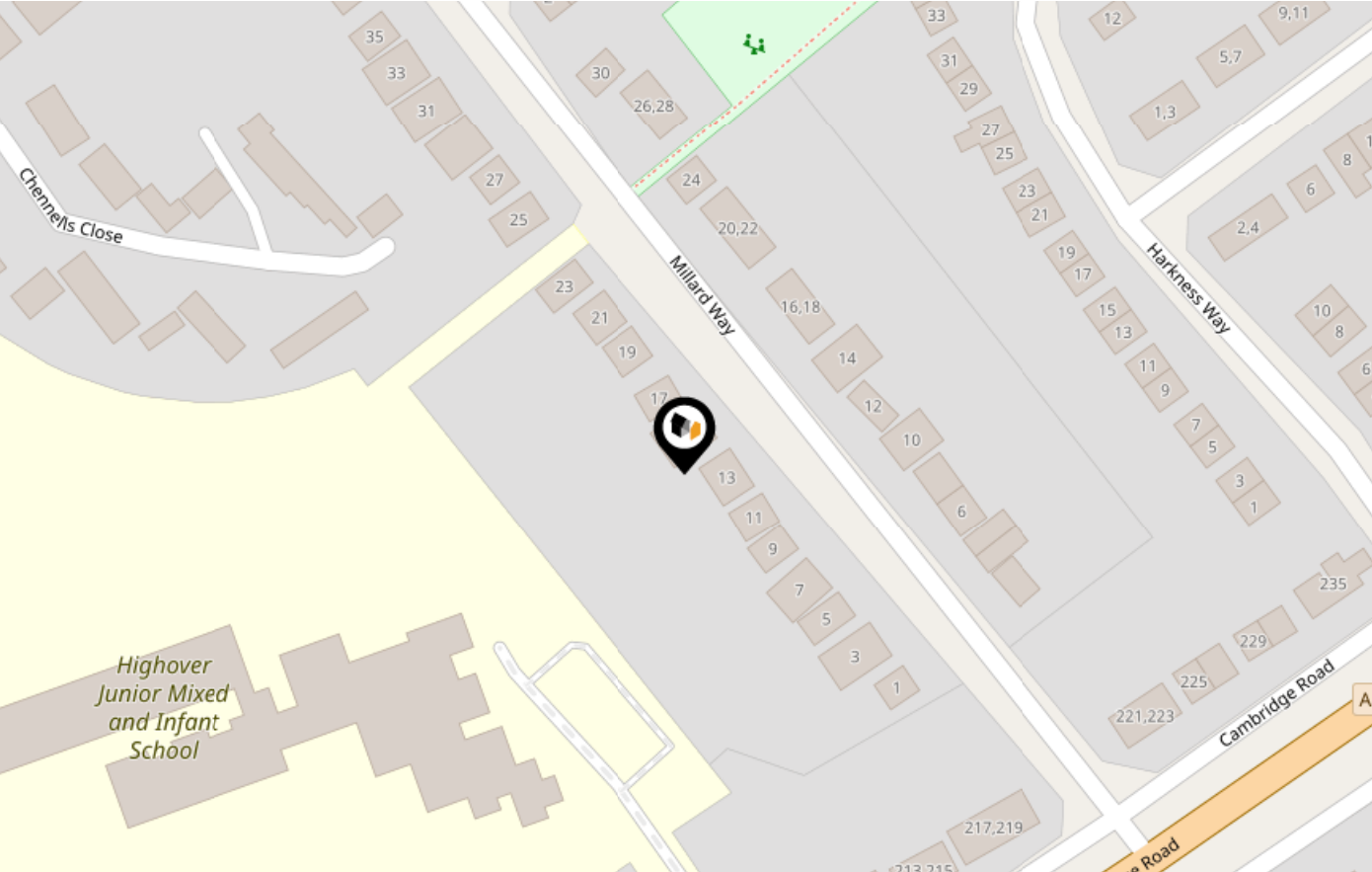
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

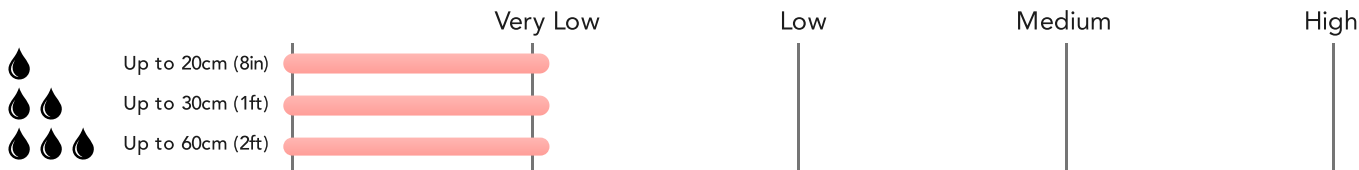


Risk Rating: **Very low**

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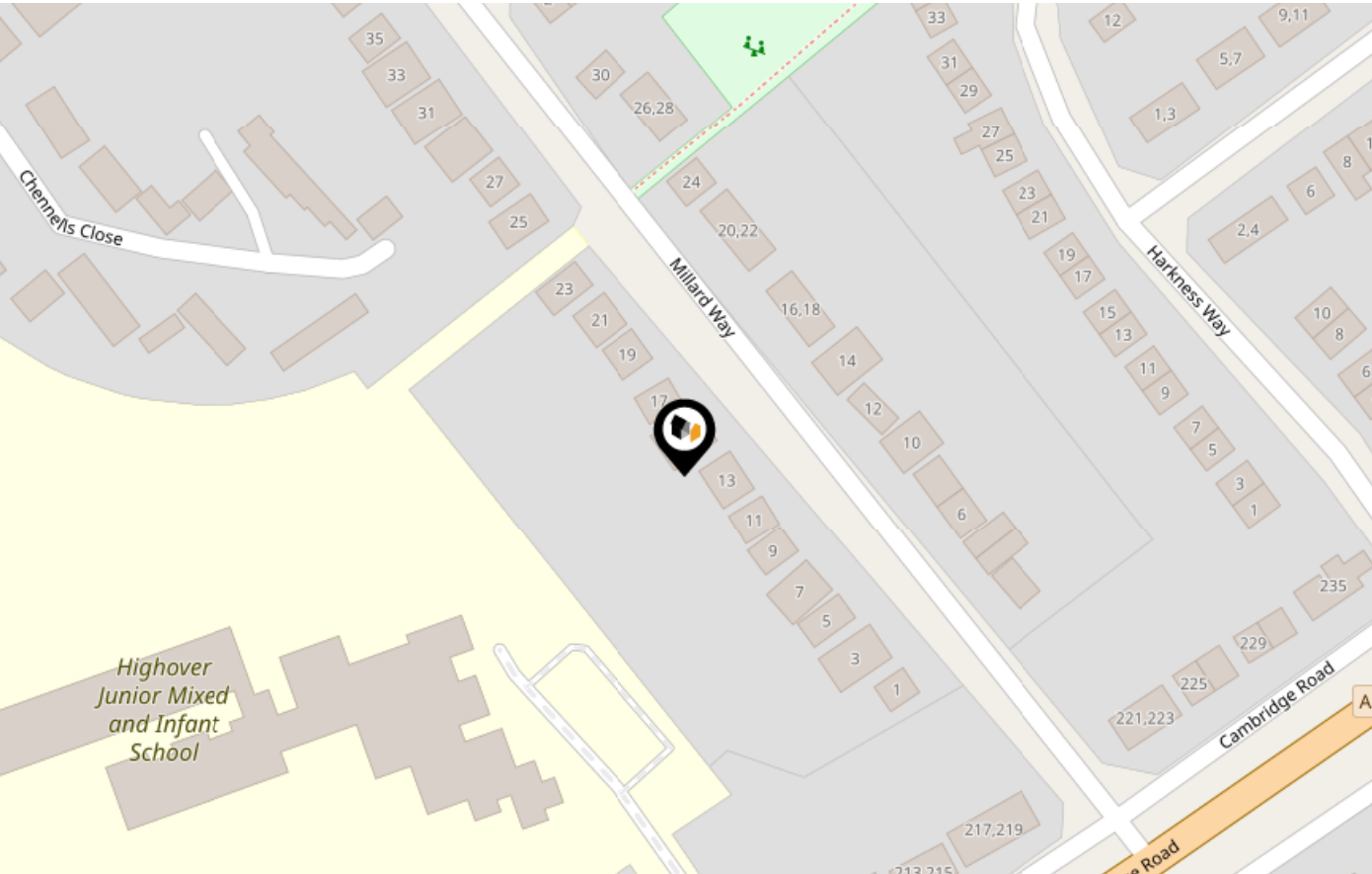
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

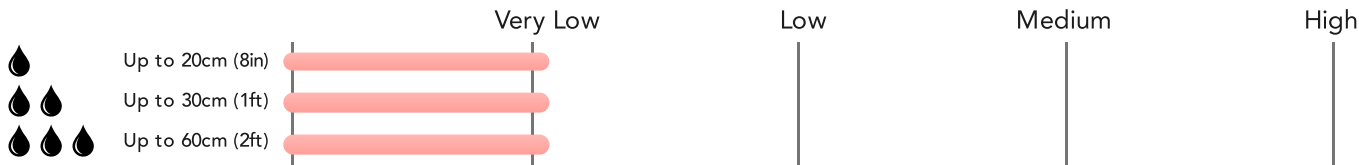


Risk Rating: Very low

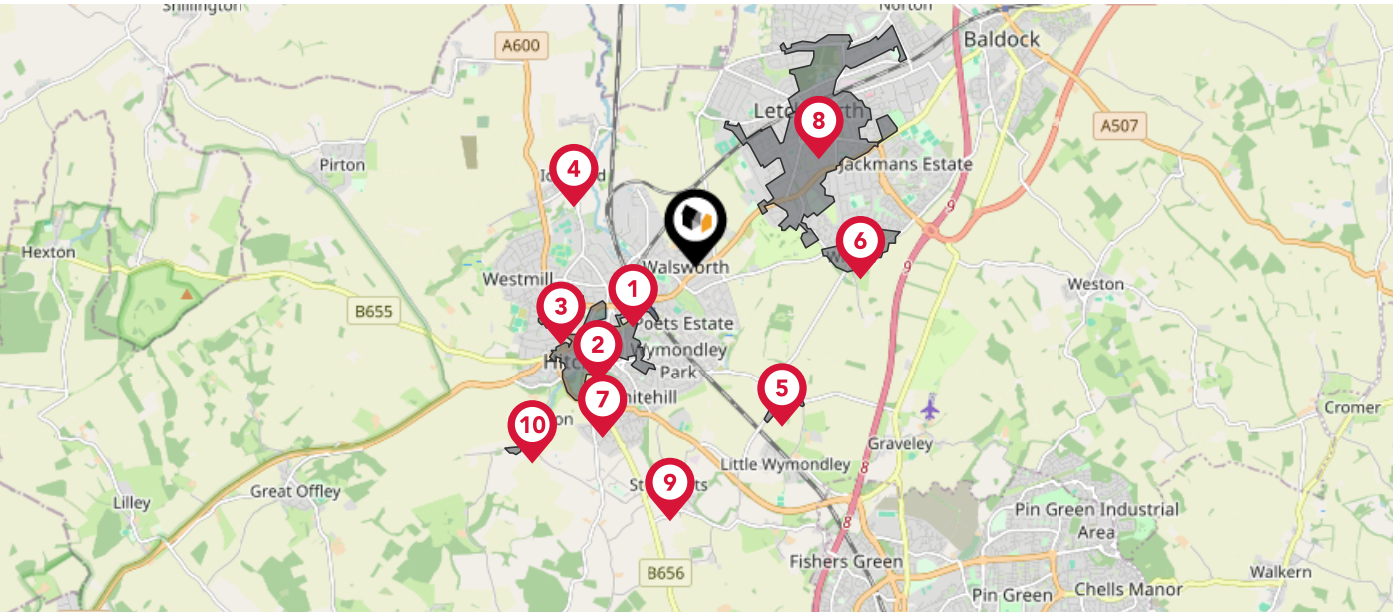
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Chance of flooding to the following depths at this property:



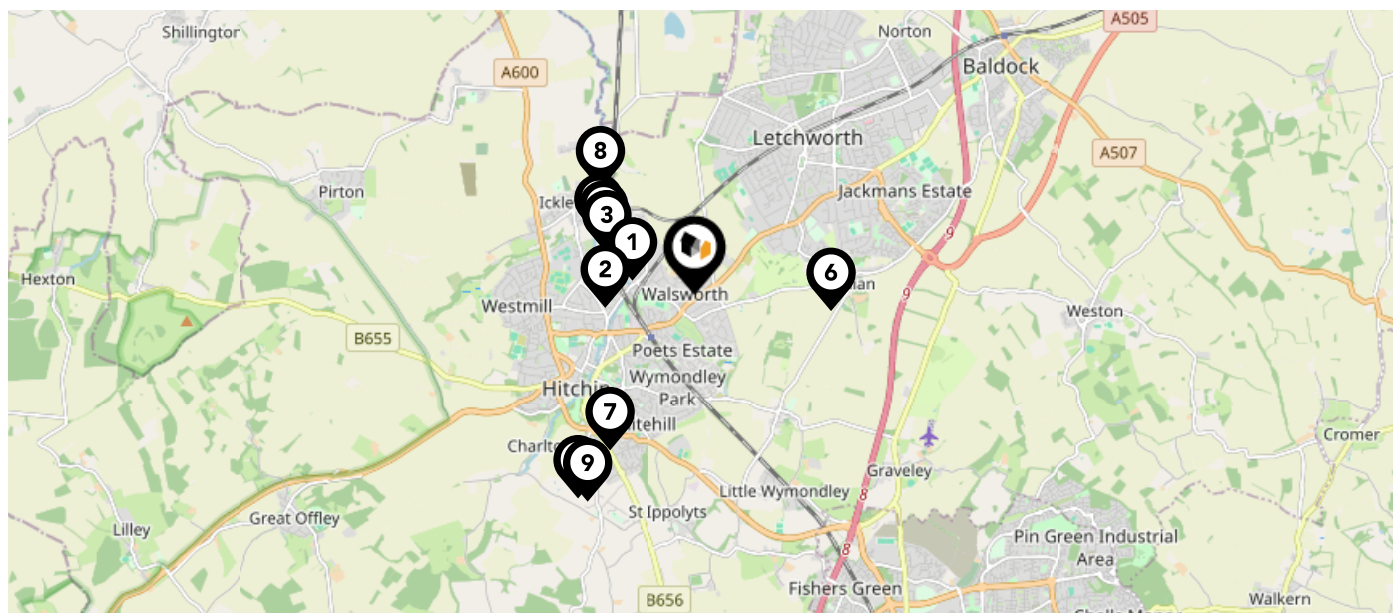
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Hitchin Railway and Ransom's Recreation Ground
2	Hitchin
3	Butts Close, Hitchin
4	Ickleford
5	Great Wymondley
6	Willian
7	Hitchin Hill Path
8	Letchworth
9	St Ippolyts
10	Charlton



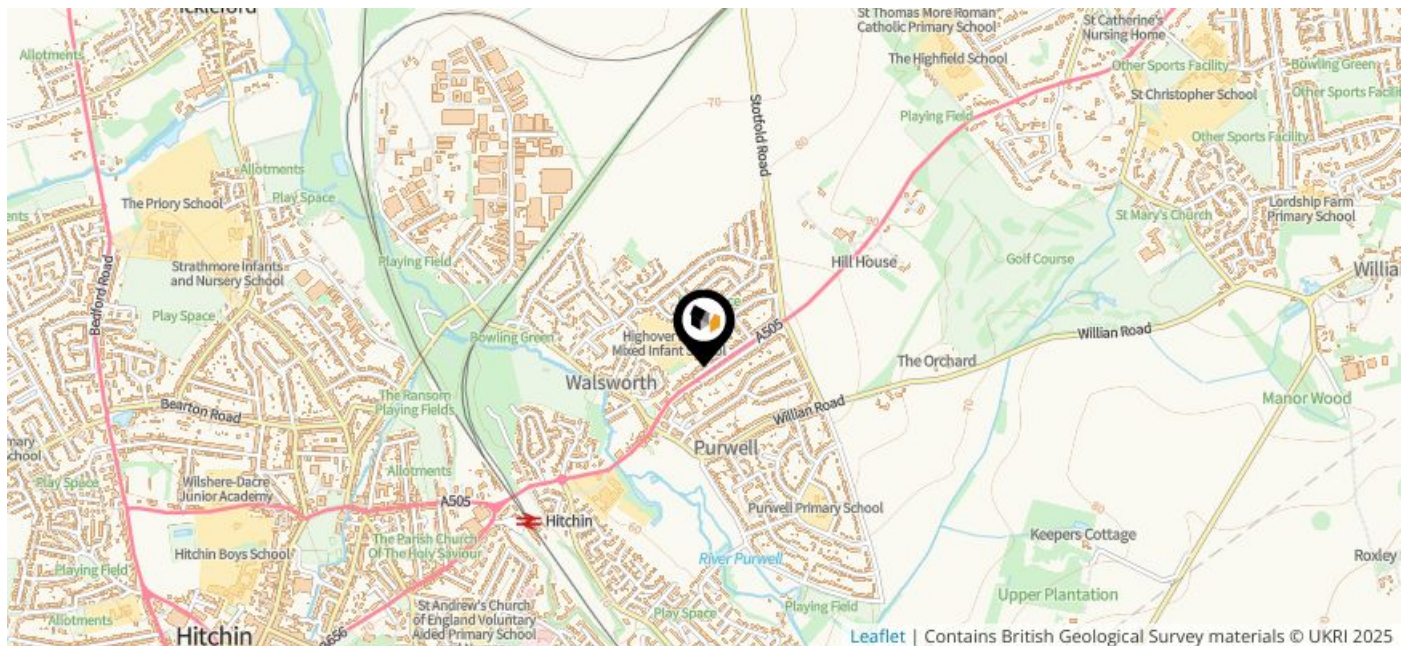
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

1	Wallace Way-Hitchin, Hertfordshire	Historic Landfill	
2	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill	
3	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill	
4	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill	
5	Gerry's Hole-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill	
6	Willian Road-Letchworth, Hertfordshire	Historic Landfill	
7	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	
8	Lower Green-Ickleford, Hitchin, Surrey	Historic Landfill	
9	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
10	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



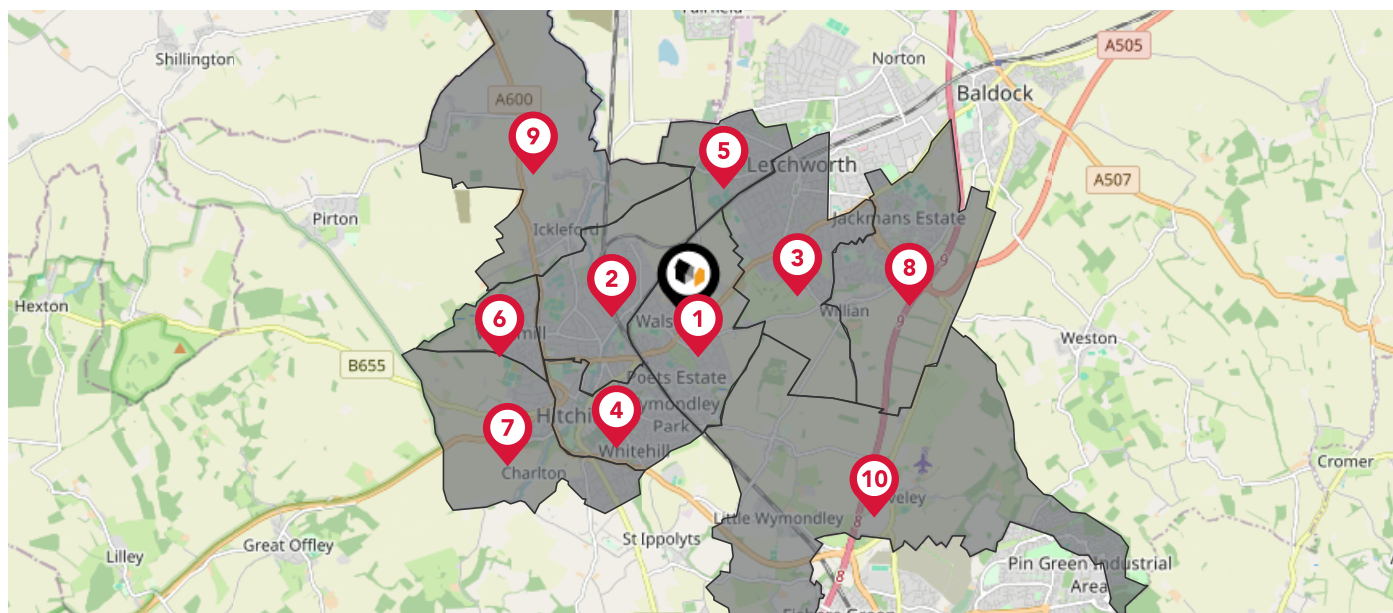
### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

1

Hitchin Walsworth Ward

2

Hitchin Bearton Ward

3

Letchworth South West Ward

4

Hitchin Highbury Ward

5

Letchworth Wilbury Ward

6

Hitchin Oughton Ward

7

Hitchin Priory Ward

8

Letchworth South East Ward

9

Cadwell Ward

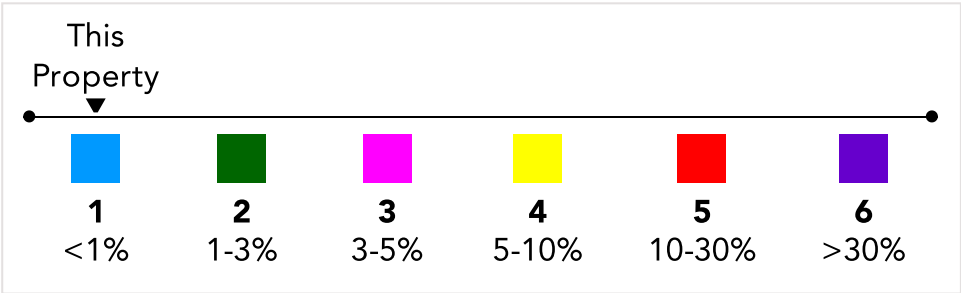
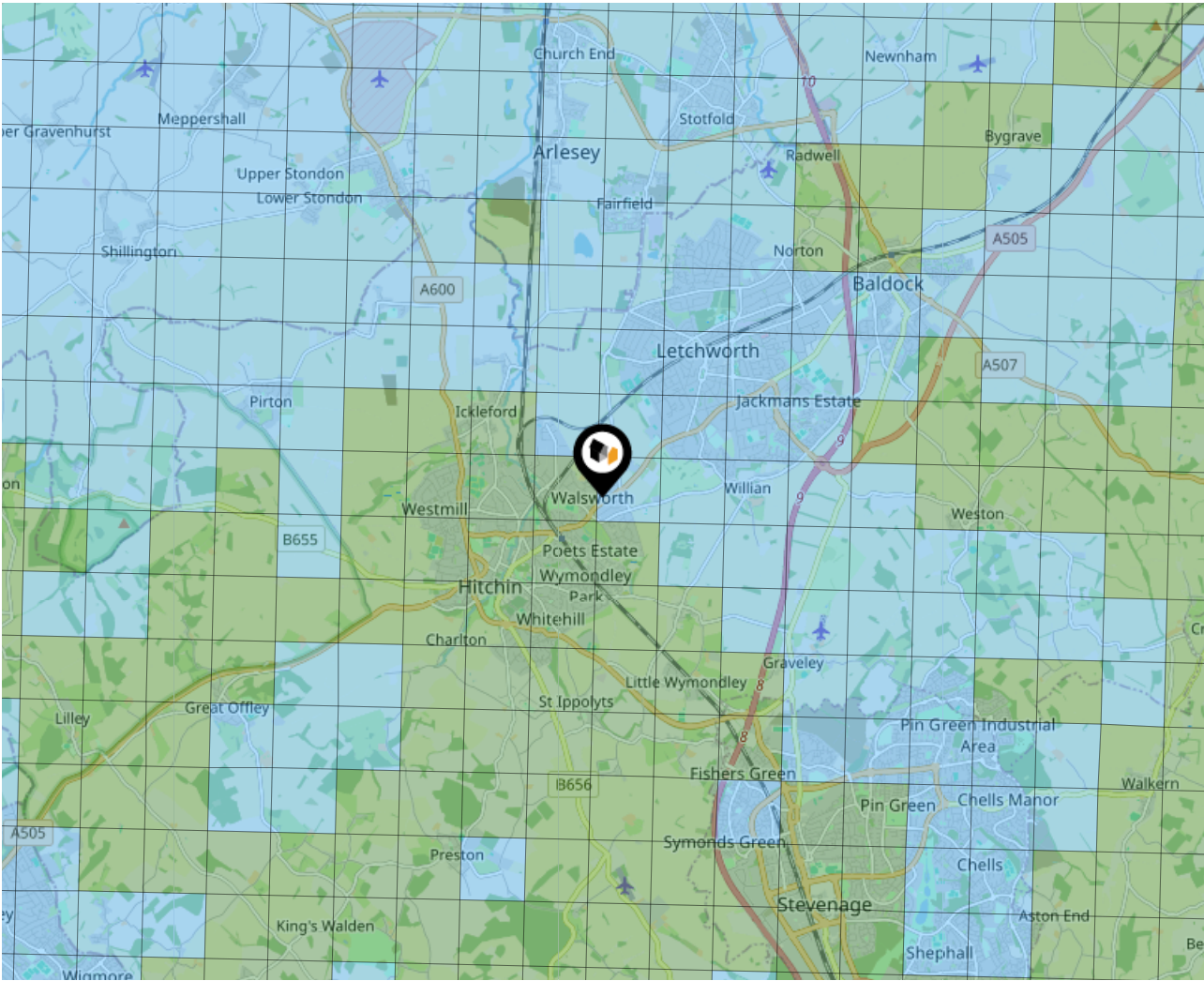
10

Chesfield Ward



What is Radon?

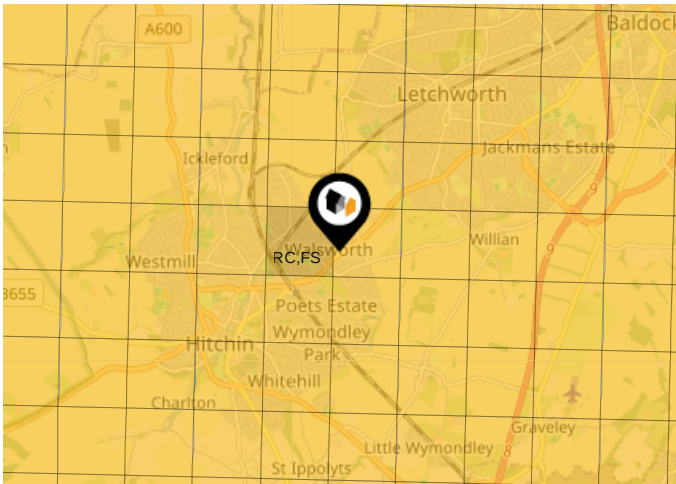
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).





Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		

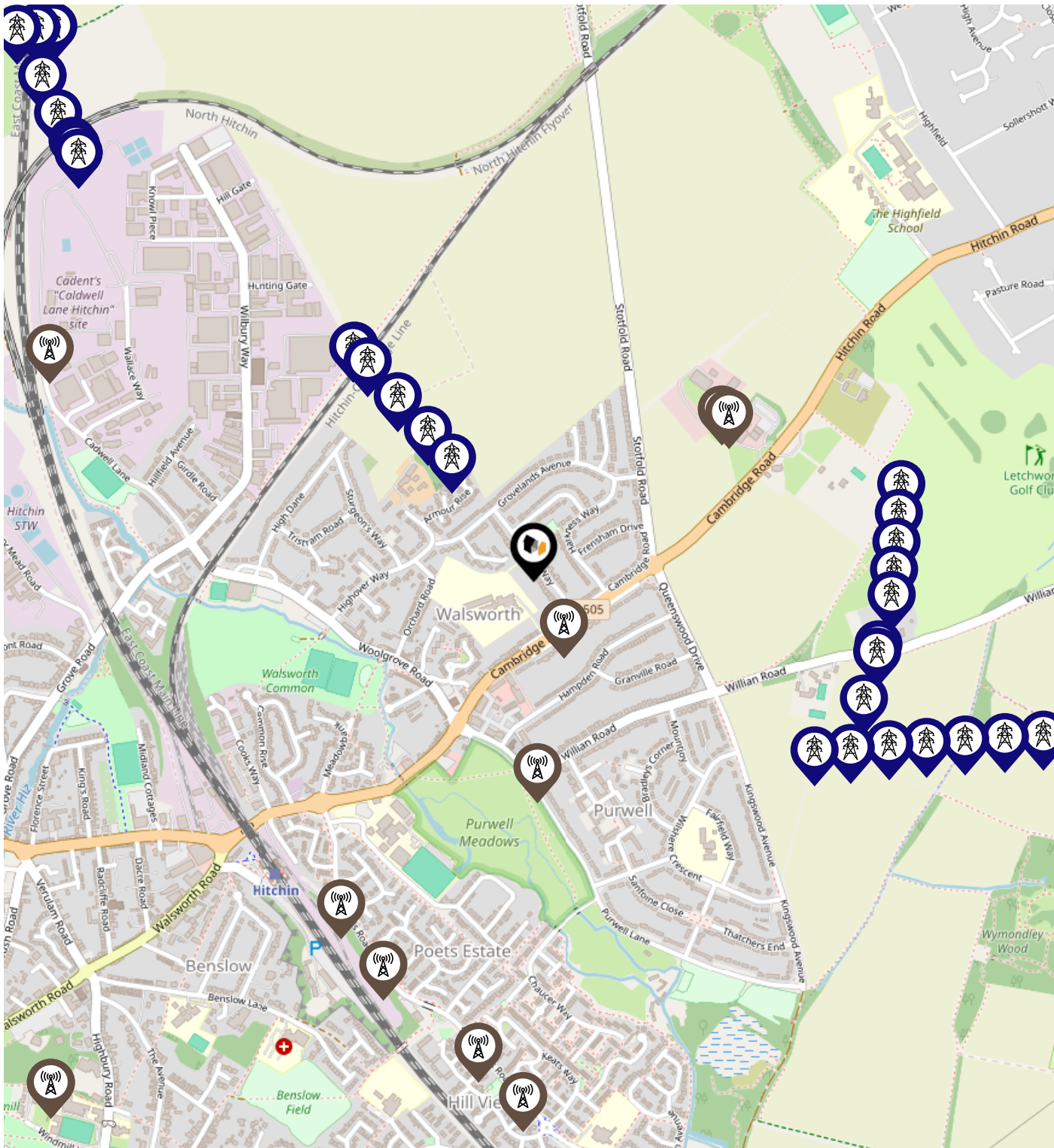


Primary Classifications (Most Common Clay Types)



C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

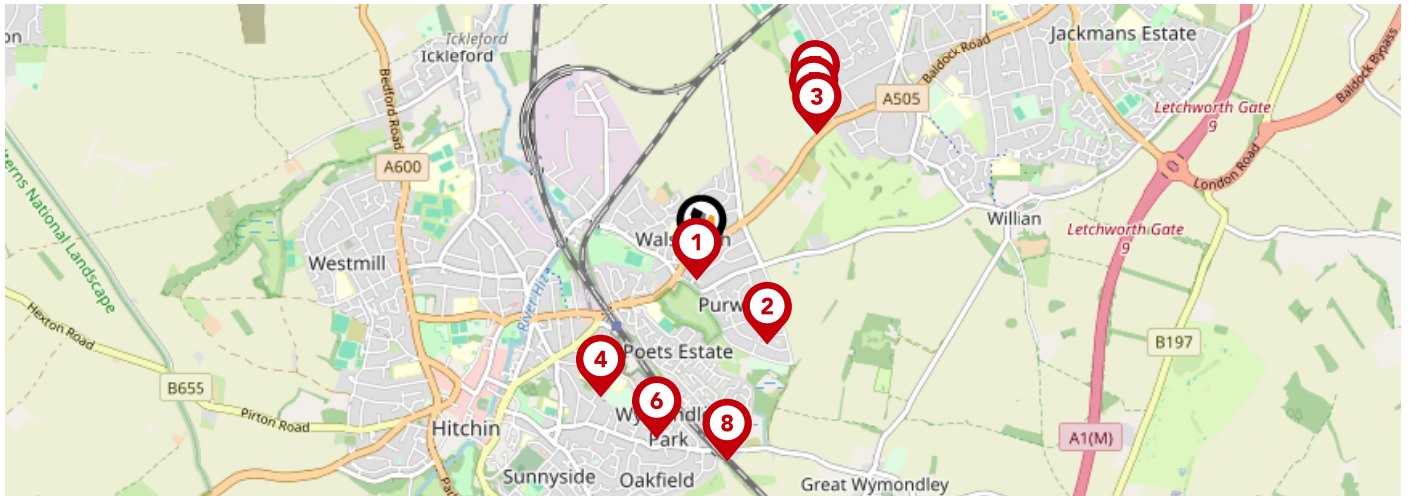
# Local Area

## Masts & Pylons

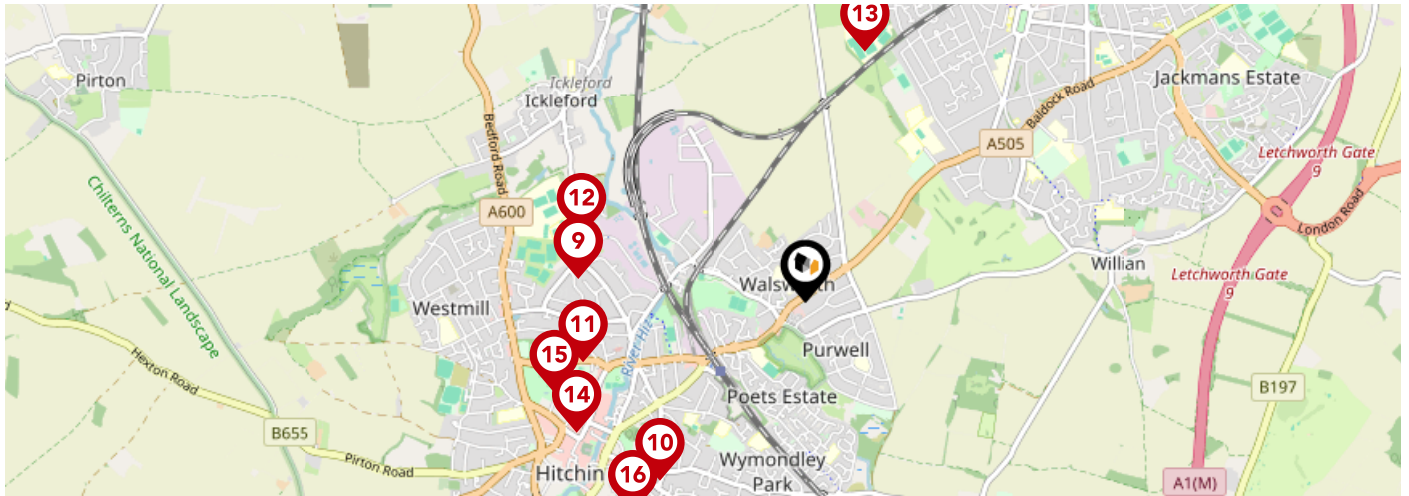










### Key:

-  Power Pylons
-  Communication Masts

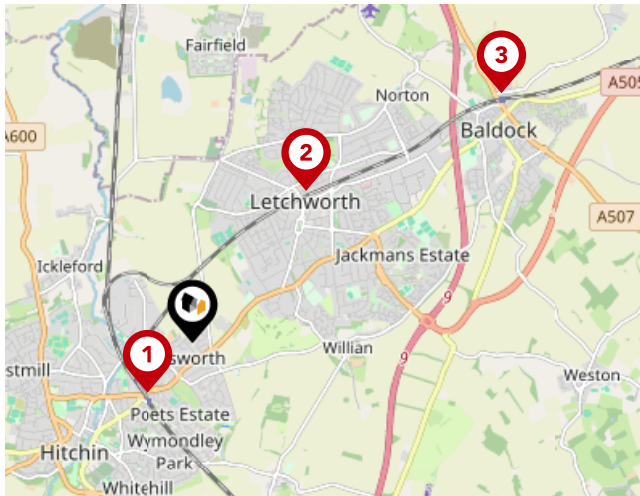


		Nursery	Primary	Secondary	College	Private
1	<b>Highover Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 428   Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	<b>Purwell Primary School</b> Ofsted Rating: Requires improvement   Pupils: 167   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	<b>North Herts Education Support Centre</b> Ofsted Rating: Outstanding   Pupils: 1   Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	<b>St Andrew's Church of England Voluntary Aided Primary School, Hitchin</b> Ofsted Rating: Outstanding   Pupils: 252   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	<b>The Highfield School</b> Ofsted Rating: Good   Pupils: 998   Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	<b>William Ransom Primary School</b> Ofsted Rating: Outstanding   Pupils: 422   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	<b>St Thomas More Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	<b>Mary Exton Primary School</b> Ofsted Rating: Good   Pupils: 181   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>






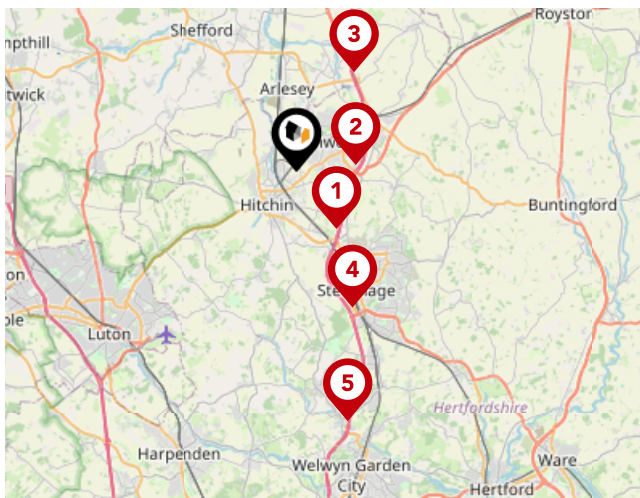
		Nursery	Primary	Secondary	College	Private
	<b>Strathmore Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 199   Distance: 1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hitchin Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1355   Distance: 1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>York Road Nursery School</b> Ofsted Rating: Outstanding   Pupils: 107   Distance: 1.06	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Our Lady Catholic Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance: 1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fearnhill School</b> Ofsted Rating: Good   Pupils: 596   Distance: 1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hitchin Boys' School</b> Ofsted Rating: Outstanding   Pupils: 1317   Distance: 1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wilshire-Dacre Junior Academy</b> Ofsted Rating: Good   Pupils: 267   Distance: 1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Highbury Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 204   Distance: 1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>










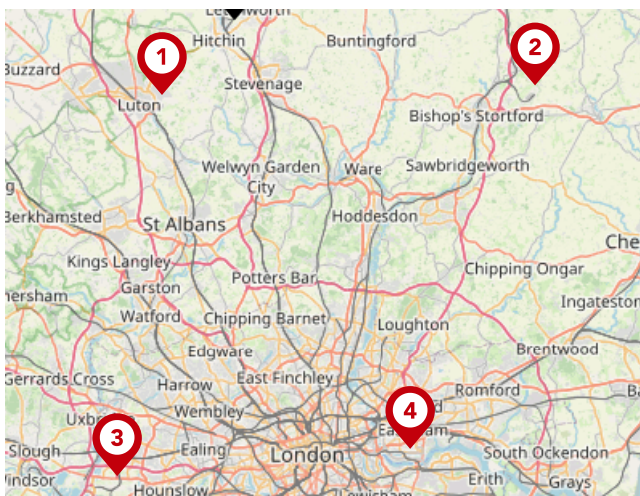
### National Rail Stations

Pin	Name	Distance
	Hitchin Rail Station	0.61 miles
	Letchworth Rail Station	1.74 miles
	Baldock Rail Station	3.64 miles







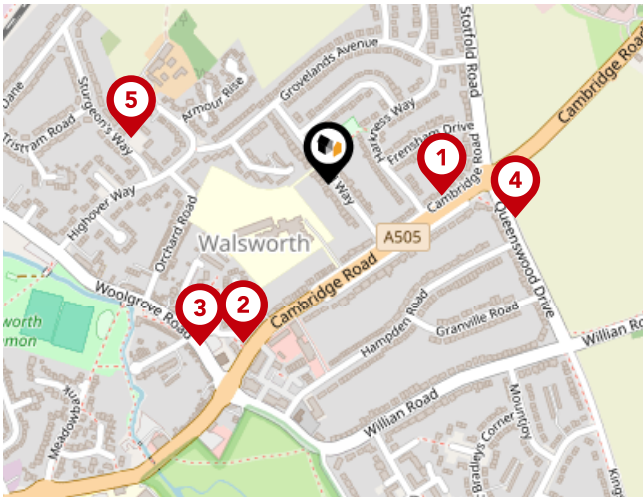
### Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J8	2.58 miles
	A1(M) J9	2.14 miles
	A1(M) J10	4.19 miles
	A1(M) J7	5.38 miles
	A1(M) J6	9.32 miles



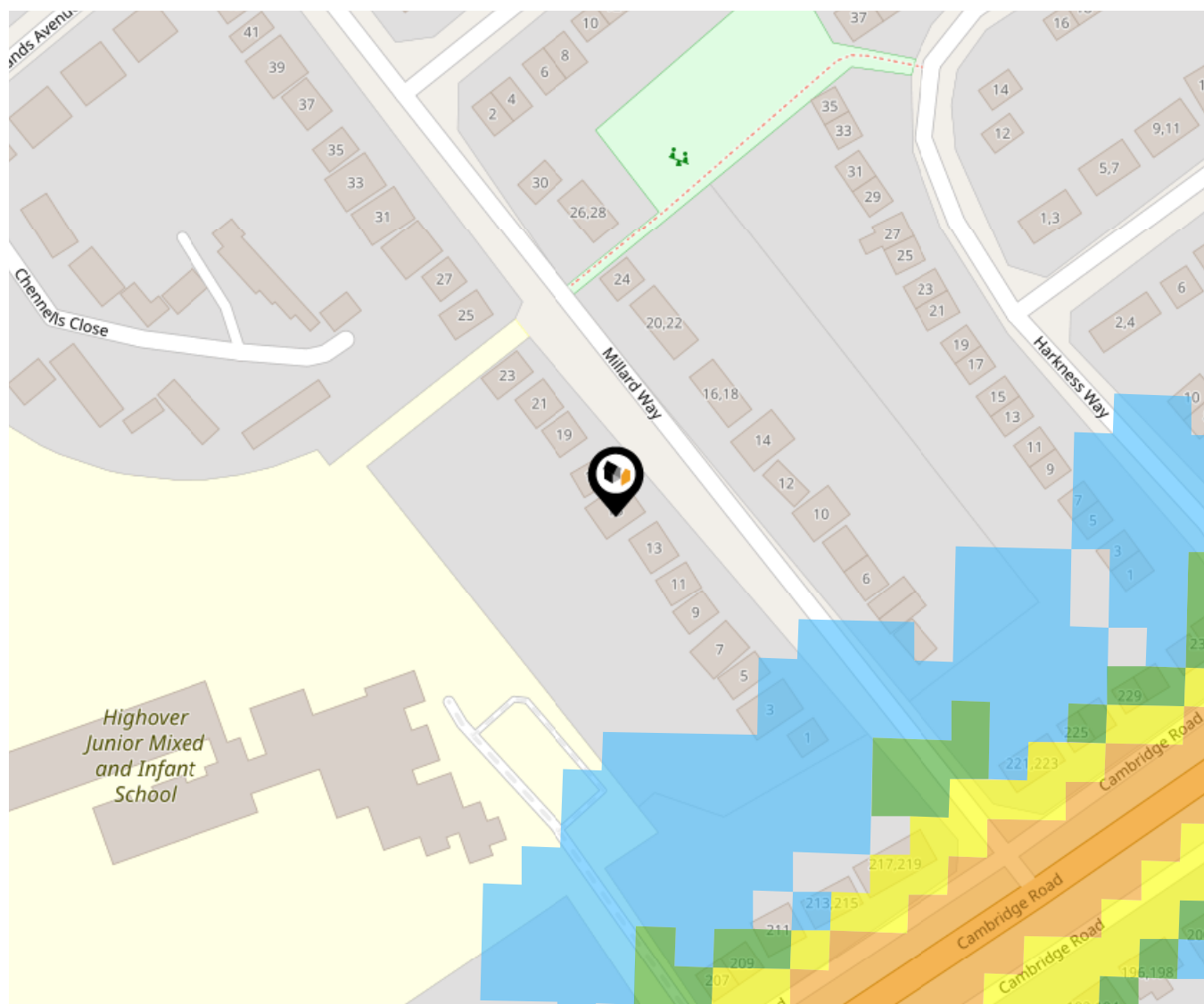
### Airports/Helipads

Pin	Name	Distance
	Luton Airport	7.59 miles
	Stansted Airport	22.56 miles
	Heathrow Airport	34.63 miles
	Silvertown	34.14 miles



Bus Stops/Stations

Pin	Name	Distance
1	Queenswood Drive	0.13 miles
2	Walsworth Cross Roads	0.21 miles
3	Green Lane	0.24 miles
4	Hampden Road	0.22 miles
5	Highover Way	0.23 miles



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

# 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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