

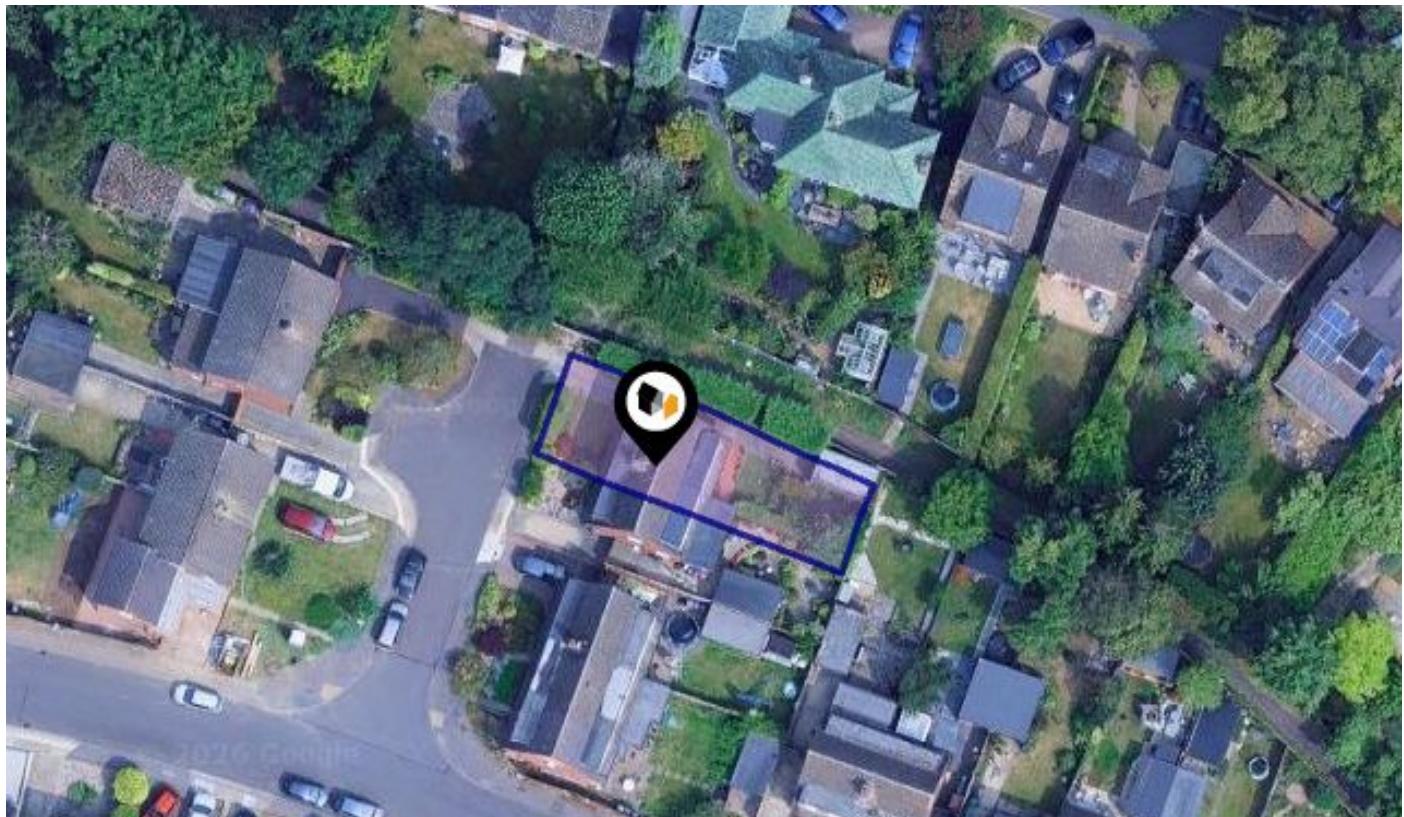


See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 03rd February 2026



RIDDY HILL CLOSE, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



Planning records for: **1 Riddy Hill Close Hitchin Hertfordshire SG4 9LE**

Reference - 23/02883/FPH

Decision: Decided

Date: 14th December 2023

Description:

External insulation and render finish to existing elevations

Reference - 02/01301/1HH

Decision: Decided

Date: 23rd August 2002

Description:

Two storey and first floor side extension

Reference - 23/1757/HSE

Decision: Decided

Date: 14th December 2023

Description:

Construction of outbuilding at rear of dwelling (Part-Retrospective). (ADDITIONAL DOCUMENTS RECEIVED 16/01/2024 - flood risk assessment)

Reference - 24/00350/FPH

Decision: Decided

Date: 23rd February 2024

Description:

Single storey front/side extension (as amended by plans received on 15/03/2024).

Planning records for: **2 Riddy Hill Close Hitchin SG4 9LE**

Reference - 76/01214/1	
Decision:	Decided
Date:	18th August 1976
Description: Re-siting of boundary fence (as shown on amended drawing A.A/43.16(B) Rev A)	

Reference - 04/00683/1HH	
Decision:	Decided
Date:	29th April 2004
Description: Two storey side extension (as amended by parking layout plan DRH/6A received 04/05/2004)	

Reference - 03/01361/1HH	
Decision:	Decided
Date:	21st August 2003
Description: Two storey side extension.	

Planning records for: **3 Riddy Hill Close Hitchin Hertfordshire SG4 9LE**

Reference - 23/02330/FPH	
Decision:	Decided
Date:	03rd October 2023
Description: Part two storey and part single storey rear extension and two storey side extension following demolition of existing detached garage. Insertion of solar panels to front roofslope and external rendering (as amended by plan nos. 20E and 21E received 14.12.23) .	

Planning records for: **7 Riddy Hill Close Hitchin SG4 9LE**

Reference - 84/01102/1

Decision: Decided

Date: 10th July 1984

Description:

Erection of first floor side and single storey rear extensions, and replacement detached double garage

HITCHIN, SG4

Energy rating

D

Valid until 31.01.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	74 C
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Roof room(s), limited insulation (assumed)
Roof Energy:	Poor
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	74 m ²

Building Safety

No building safety aspects to report

Accessibility / Adaptations

Not suitable for wheelchair users

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Standard brick construction, UPVC windows/doors

Property Lease Information

Freehold

Listed Building Information

Not listed

Stamp Duty

Not specified

Other

None specified

Other

None specified

Electricity Supply

YES - Mains

Gas Supply

YES - Mains

Central Heating

YES - GCH

Water Supply

YES - Mains

Drainage

YES - Mains

Important - Please read

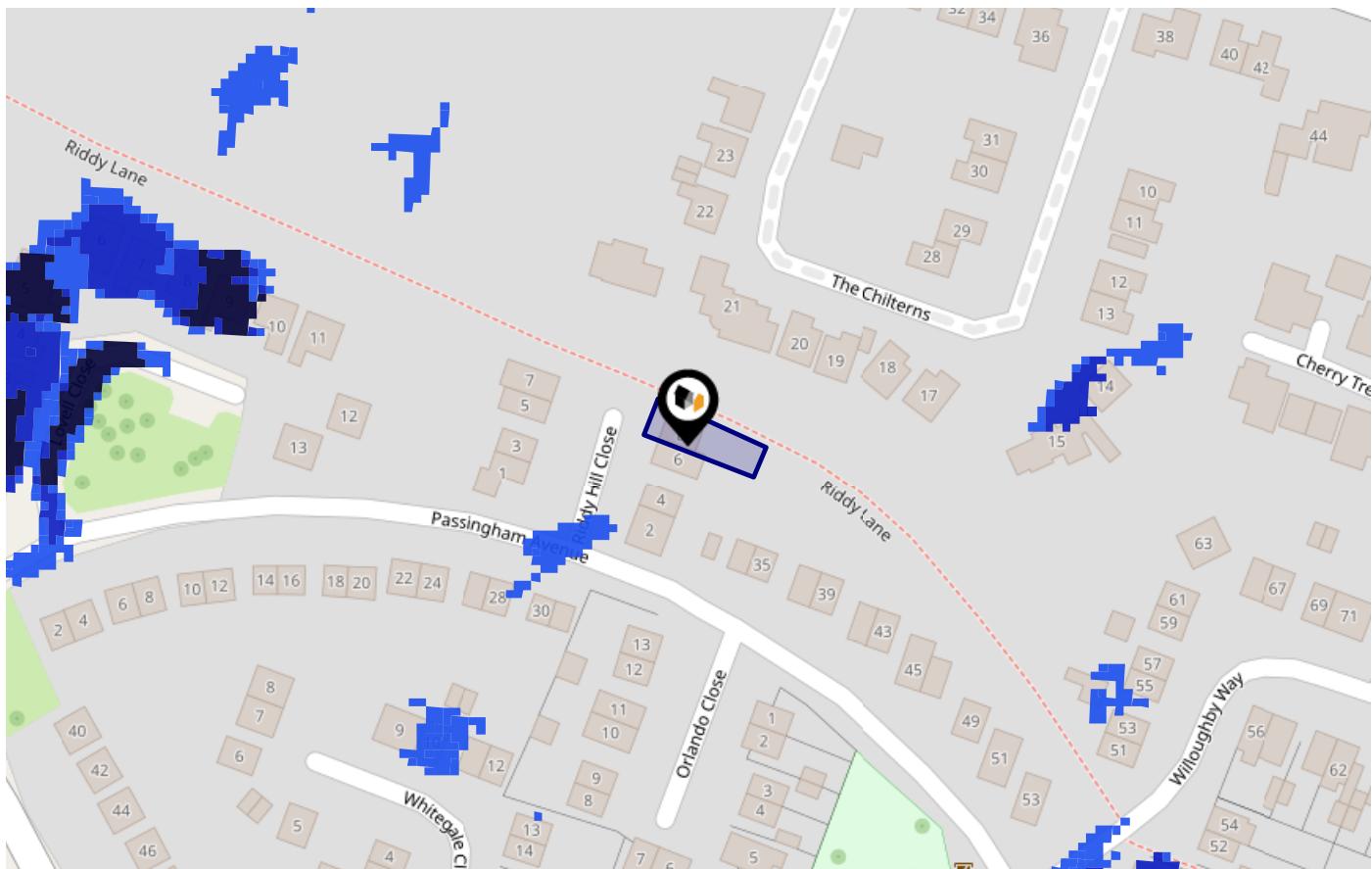
The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

Flood Risk

Surface Water - Flood Risk

country
properties

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

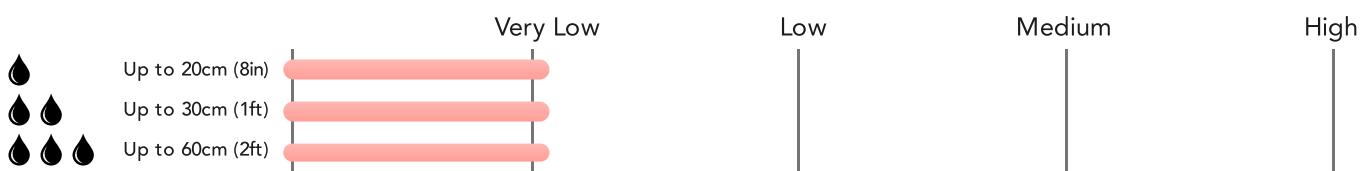


Risk Rating: Very low

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 (0.1%)** in any one year.
- Very Low Risk** - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

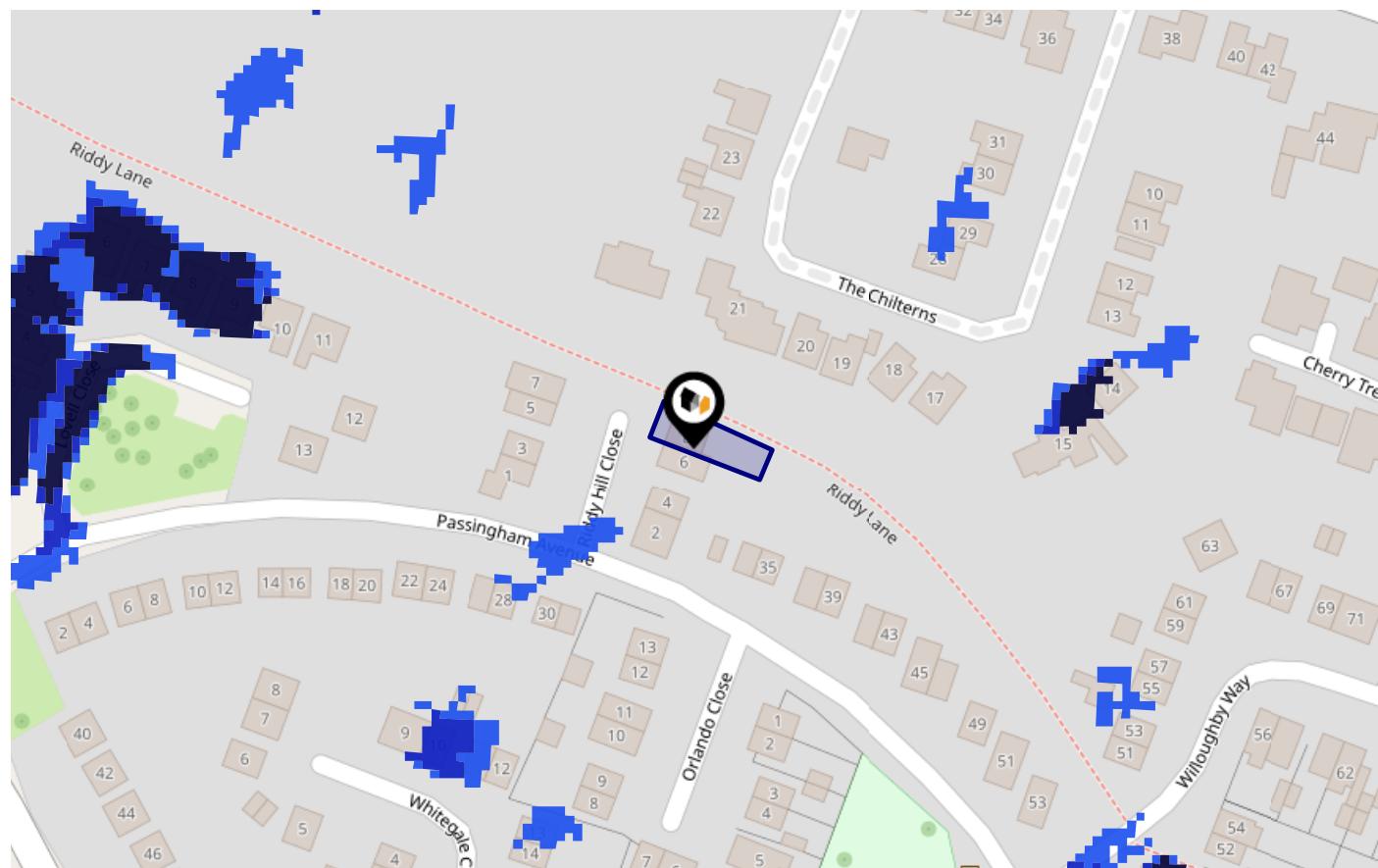


Flood Risk

Surface Water - Climate Change

country
properties

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.

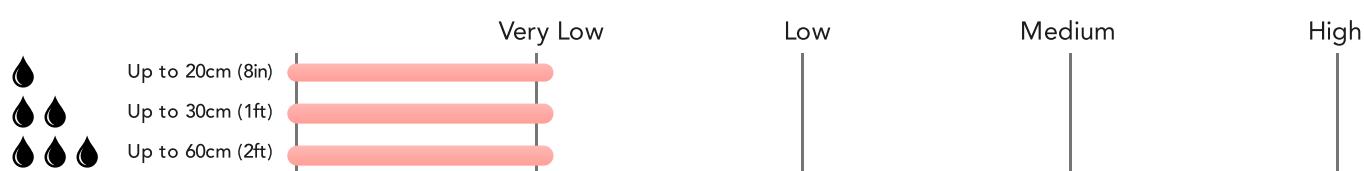


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Chance of flooding to the following depths at this property:

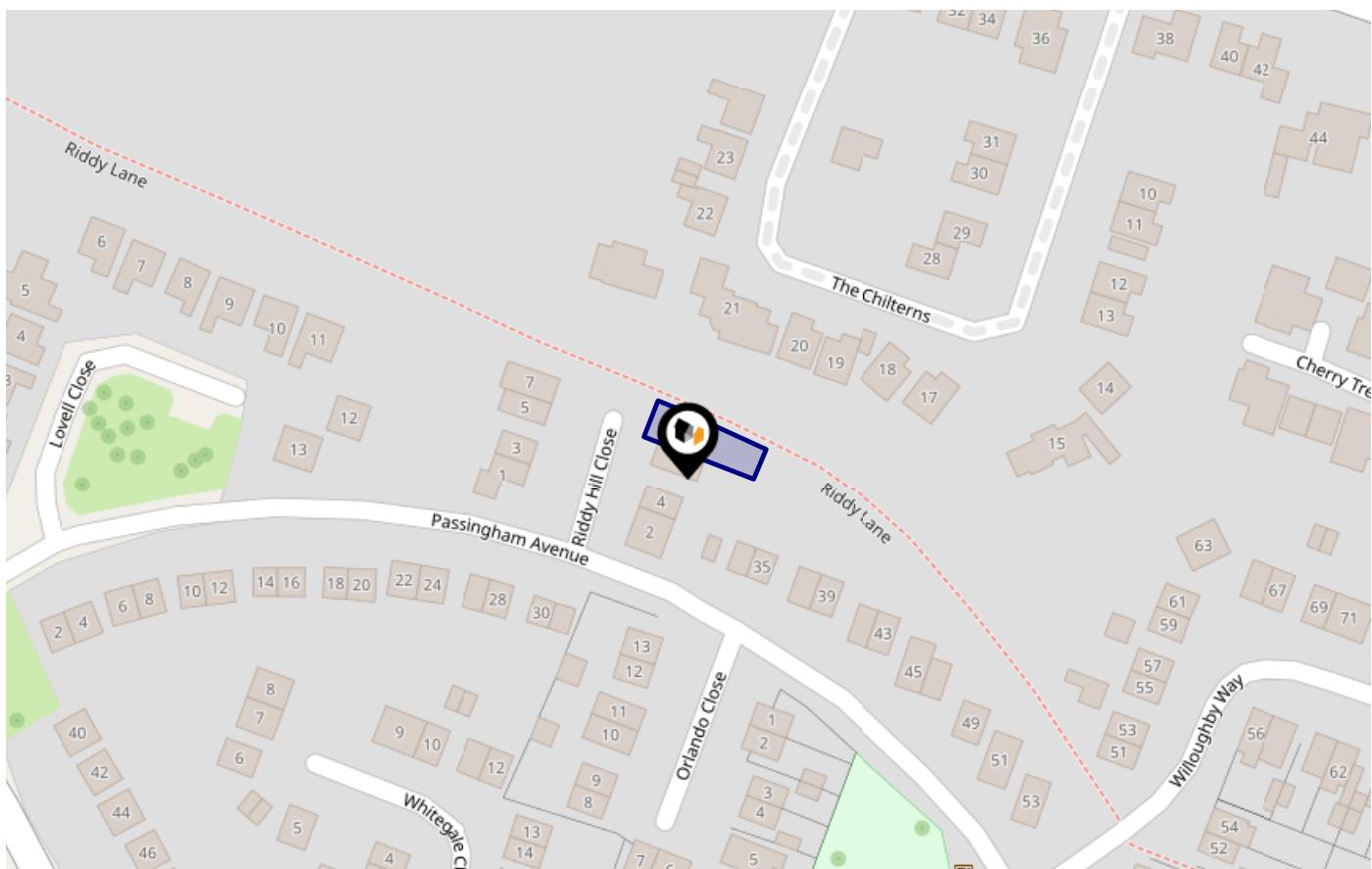


Flood Risk

Rivers & Seas - Flood Risk

country
properties

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

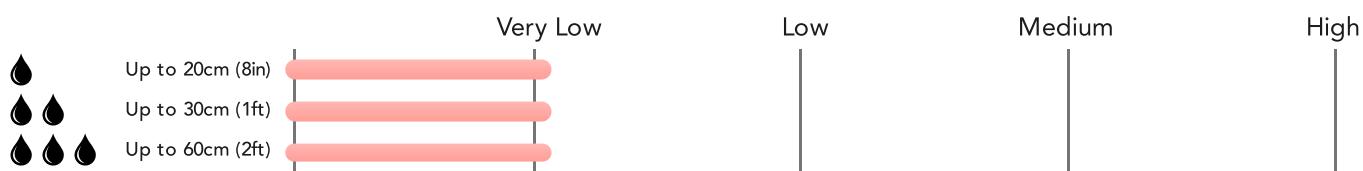


Risk Rating: Very low

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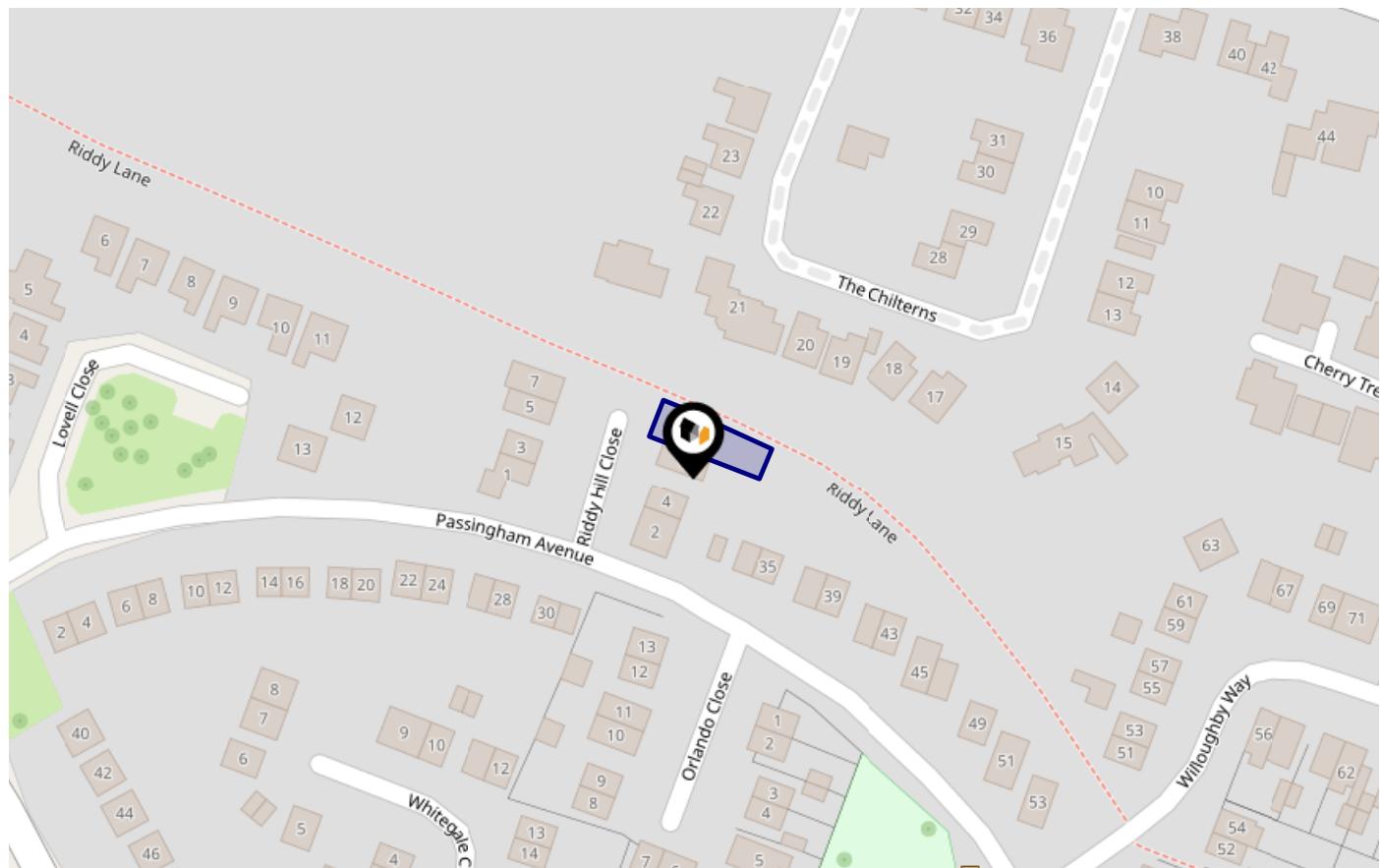
Chance of flooding to the following depths at this property:



Flood Risk Rivers & Seas - Climate Change

country
properties

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.

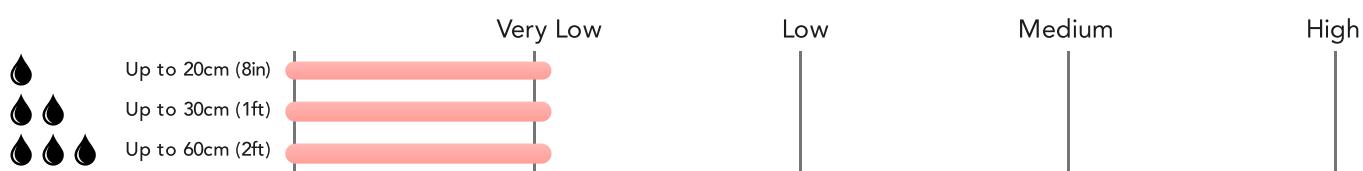


Risk Rating: Very low

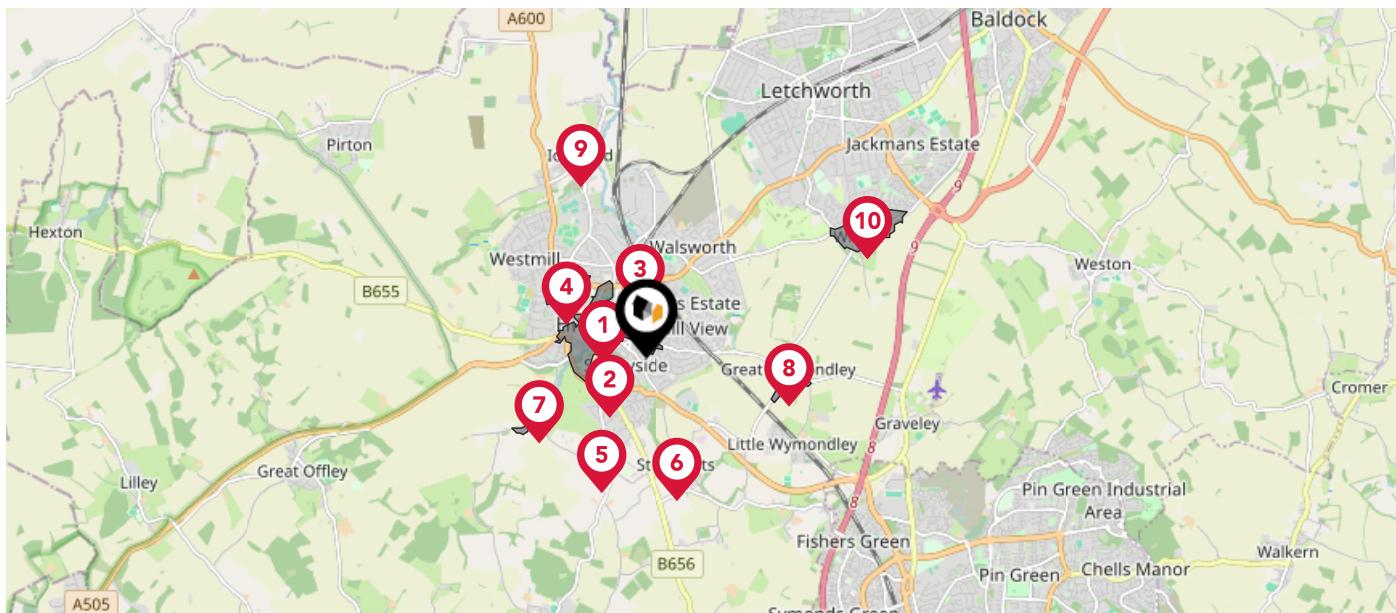
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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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

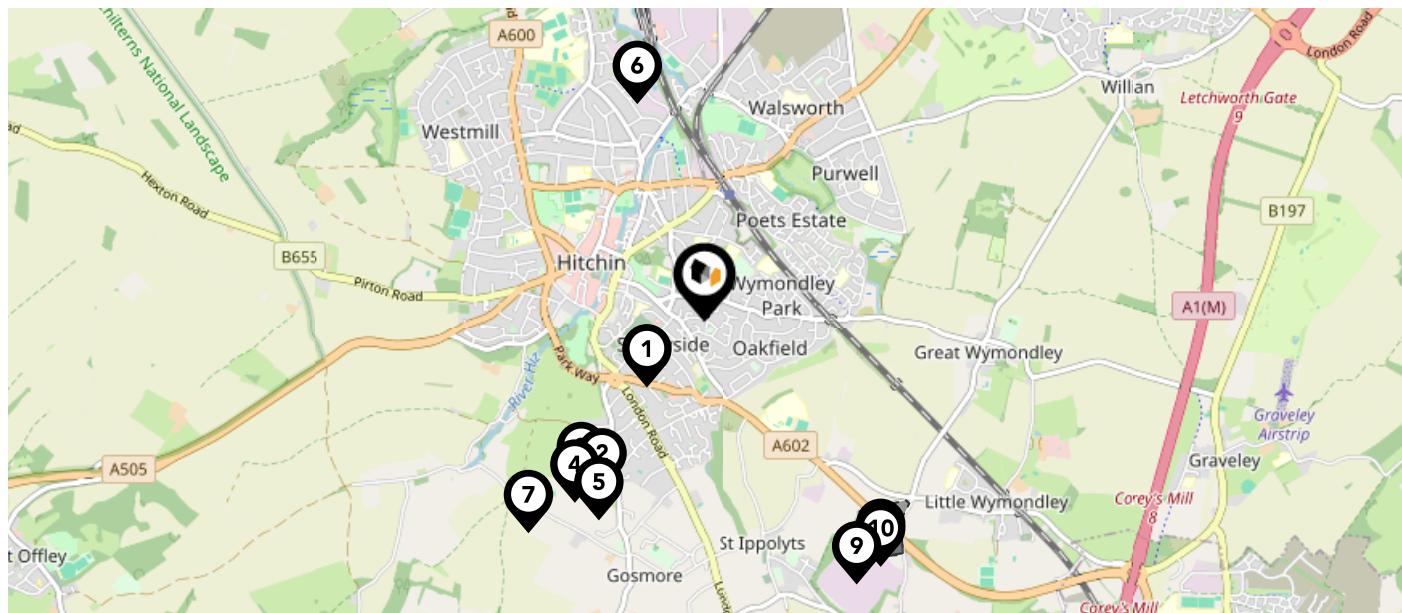
1	Hitchin
2	Hitchin Hill Path
3	Hitchin Railway and Ransom's Recreation Ground
4	Butts Close, Hitchin
5	Gosmore
6	St Ippolys
7	Charlton
8	Great Wymondley
9	Ickleford
10	Willian

Maps

Landfill Sites

country
properties

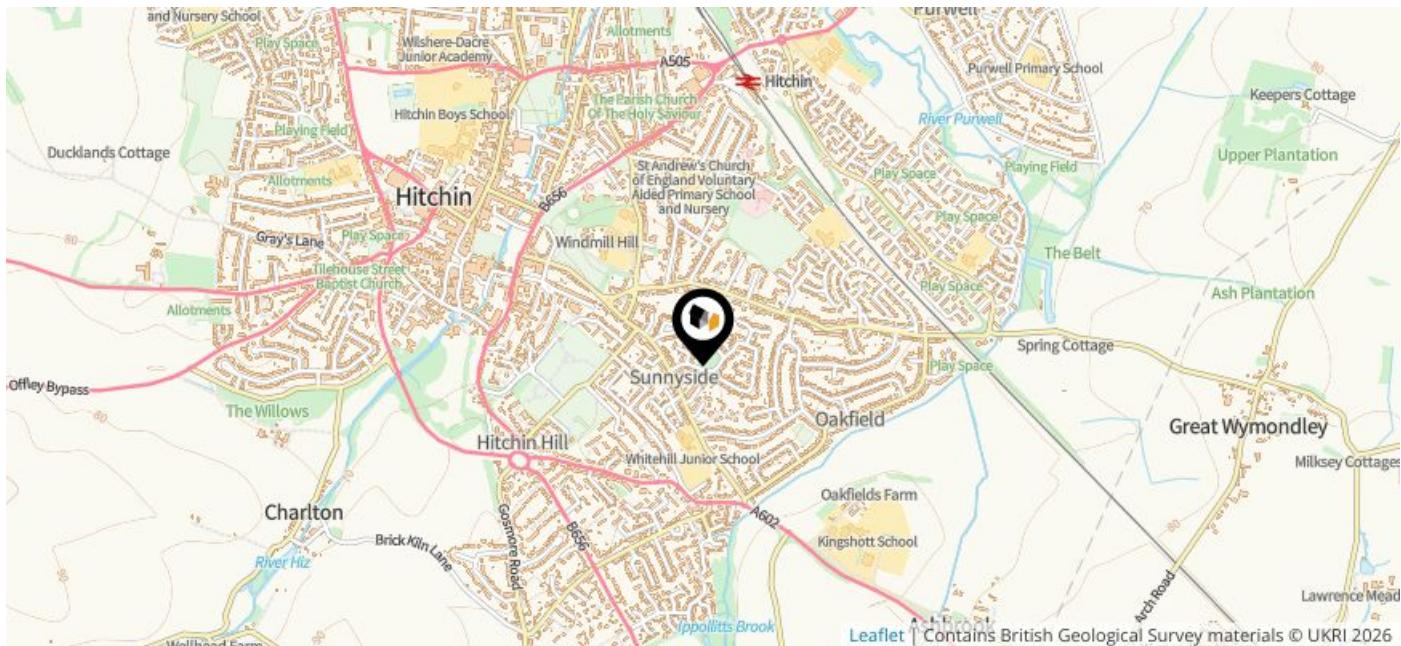
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
2	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	<input type="checkbox"/>
3	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	<input type="checkbox"/>
4	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	<input type="checkbox"/>
5	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	<input type="checkbox"/>
6	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
7	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	<input type="checkbox"/>
8	Little Wymondley Gravel Pit-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
9	Titmore Green Road-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
10	Little Wymondley Quarry-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>

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.

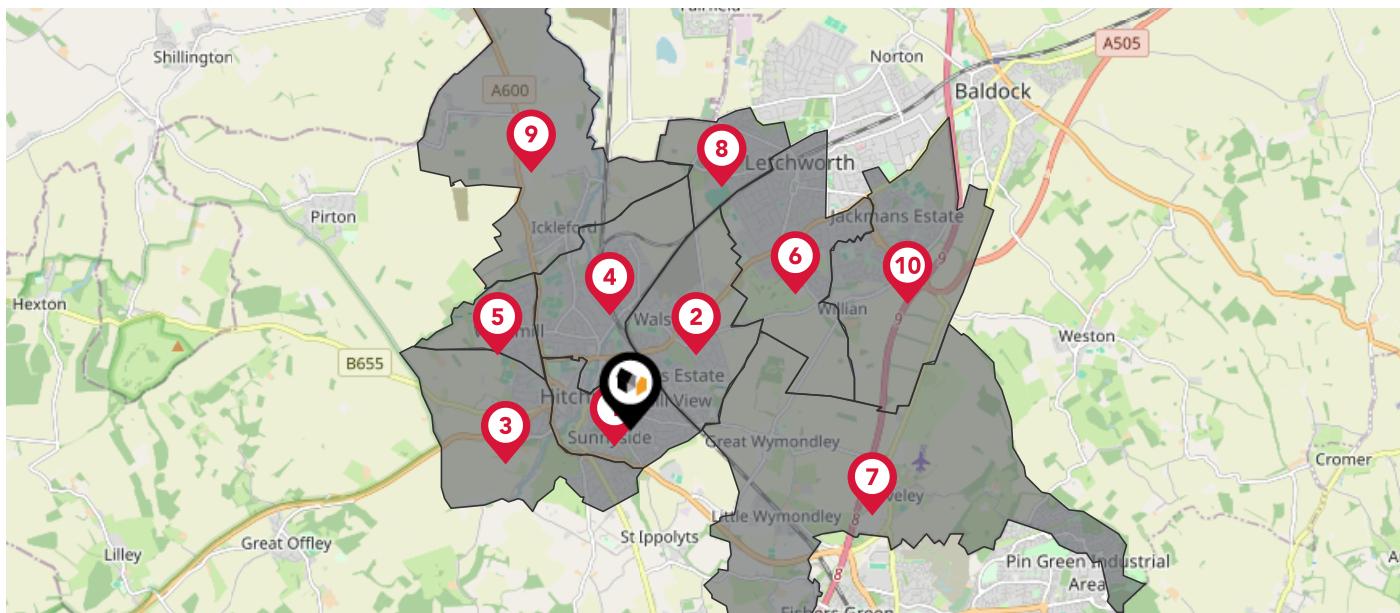
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Council Wards

country
properties

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

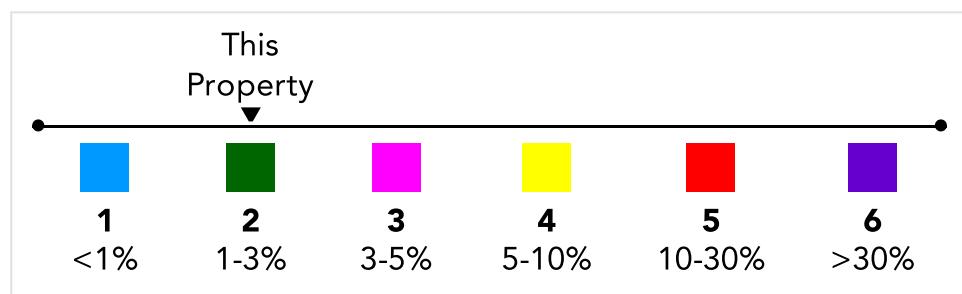
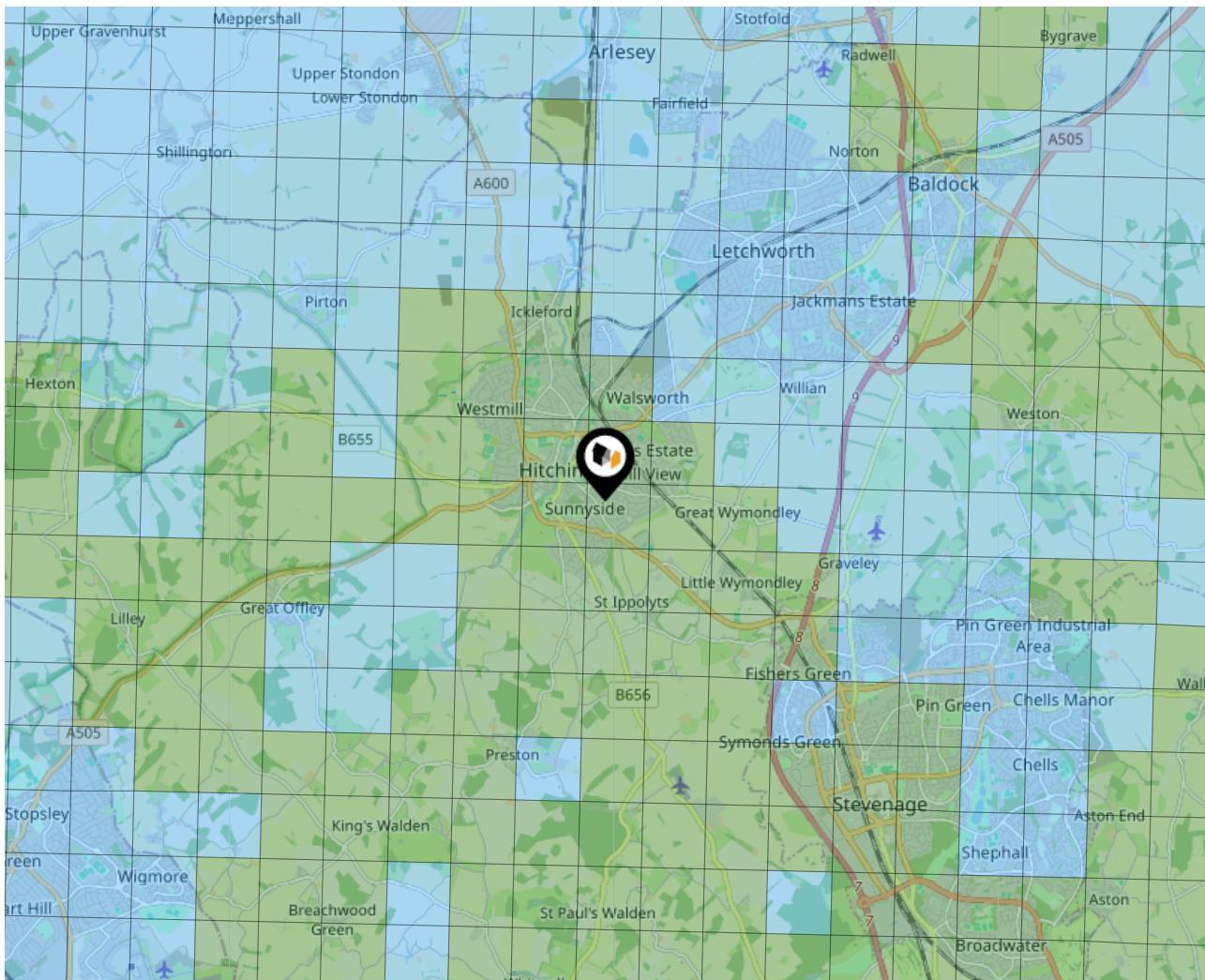


Nearby Council Wards

- 1 Hitchin Highbury Ward
- 2 Hitchin Walsworth Ward
- 3 Hitchin Priory Ward
- 4 Hitchin Bearton Ward
- 5 Hitchin Oughton Ward
- 6 Letchworth South West Ward
- 7 Chesfield Ward
- 8 Letchworth Wilbury Ward
- 9 Cadwell Ward
- 10 Letchworth South East Ward

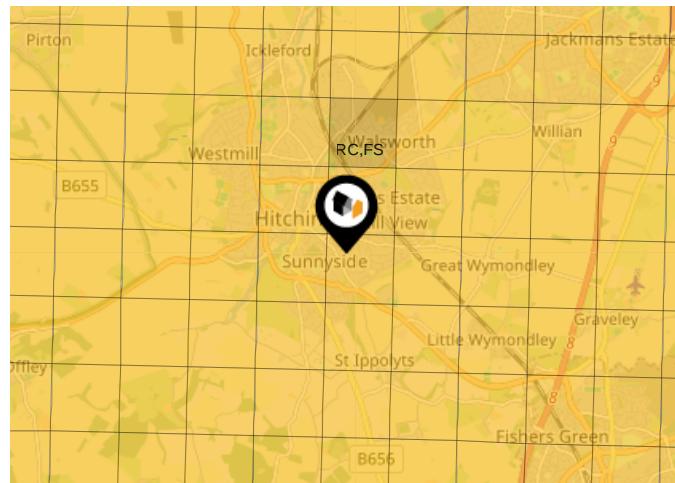
What is Radon?

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/m³).



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

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

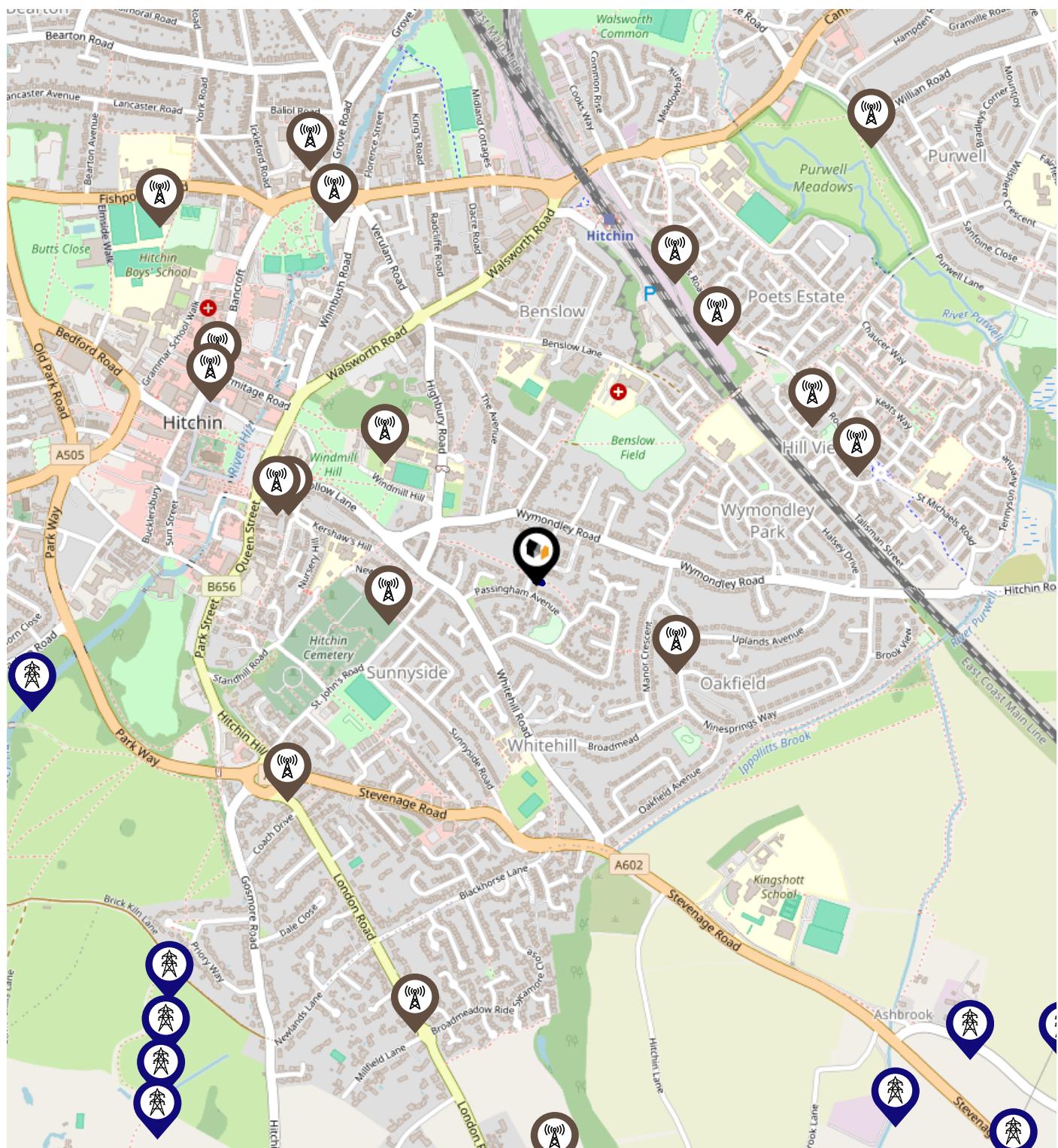


Primary Classifications (Most Common Clay Types)

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

country
properties



Key:

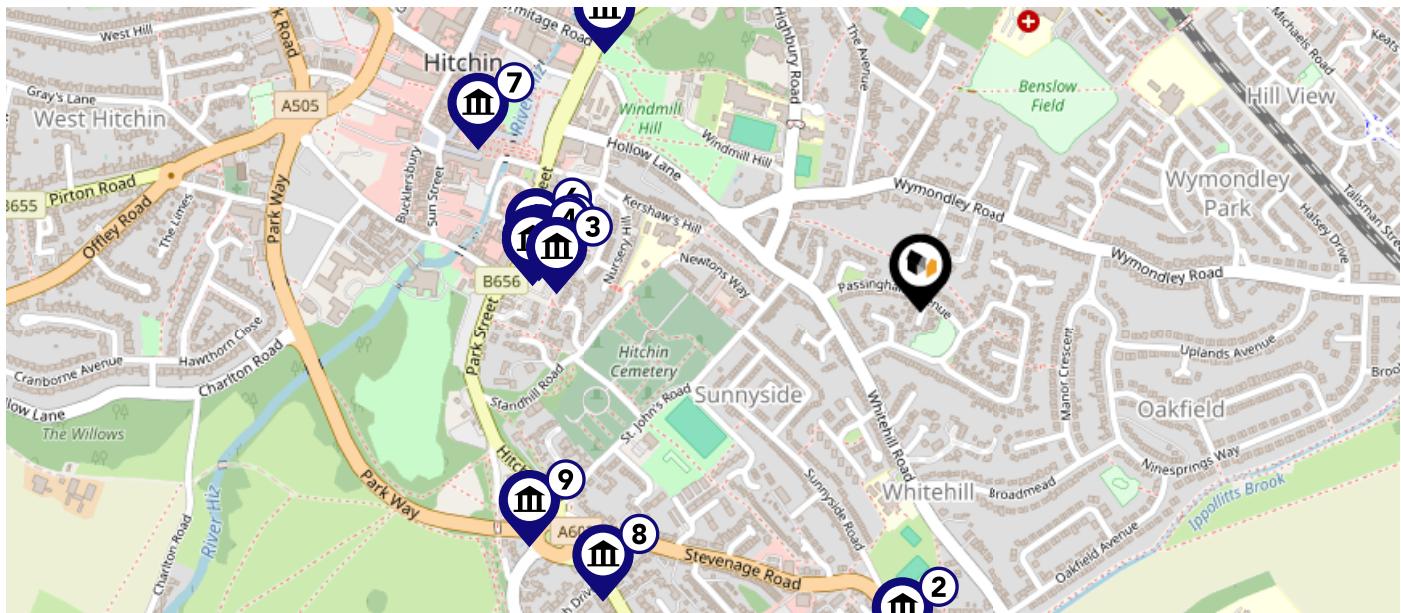
-  Power Pylons
-  Communication Masts

Maps

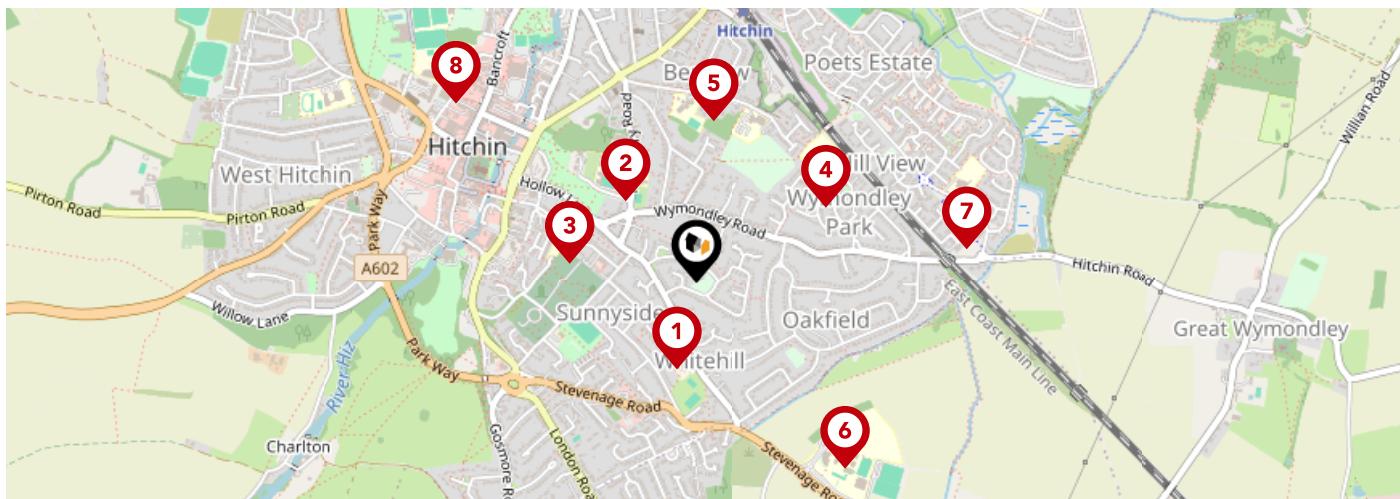
Listed Buildings

country
properties

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

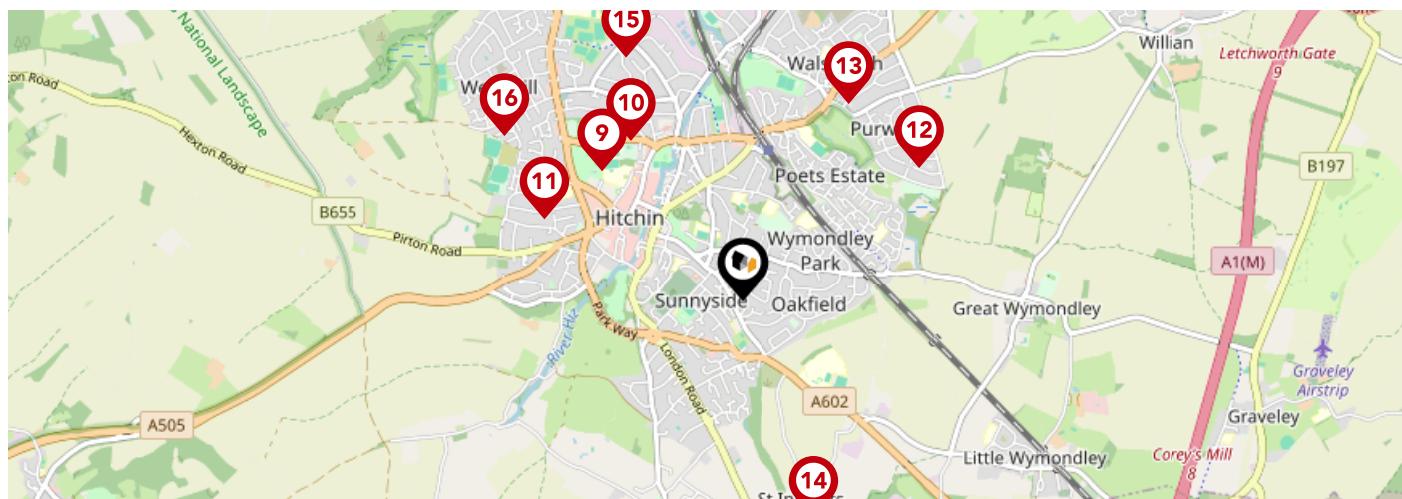


Listed Buildings in the local district	Grade	Distance
 1102129 - North Western Block At The British School	Grade II	0.4 miles
 1102138 - The New Found Out Public House	Grade II	0.4 miles
 1224711 - North Eastern Block Of Buildings At The British Schools	Grade II	0.4 miles
 1102130 - Mistress's House British Schools	Grade II	0.4 miles
 1347609 - Master's House, British Schools	Grade II	0.4 miles
 1347597 - 40, Queen Street	Grade II	0.4 miles
 1296273 - Church Of Saint Mary	Grade I	0.5 miles
 1347590 - 7, Hitchin Hill Path	Grade II	0.5 miles
 1102172 - The Three Moorhens Public House	Grade II	0.5 miles
 1102128 - 1, Walsworth Road	Grade II	0.5 miles



Nursery Primary Secondary College Private

1	Whitehill Junior School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 240 Distance:0.2					
2	Hitchin Girls' School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 1355 Distance:0.25					
3	Highbury Infant School and Nursery	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 204 Distance:0.29					
4	William Ransom Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 422 Distance:0.34					
5	St Andrew's Church of England Voluntary Aided Primary School, Hitchin	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 252 Distance:0.37					
6	Kingshott School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils: 400 Distance:0.54					
7	Mary Exton Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 181 Distance:0.62					
8	Hitchin Boys' School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 1317 Distance:0.69					

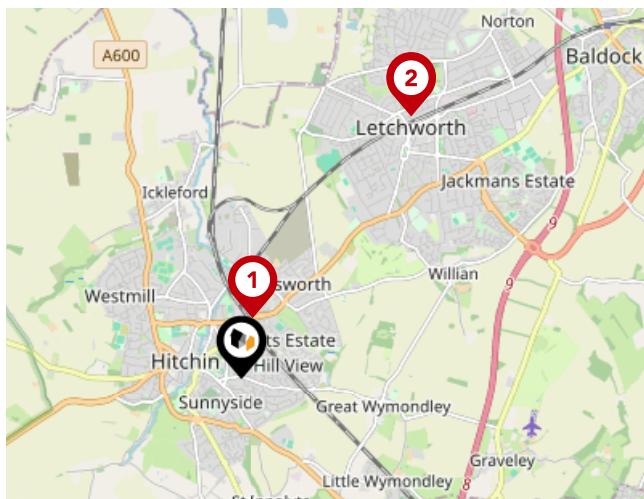


Nursery Primary Secondary College Private

9	Wilshire-Dacre Junior Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 267 Distance:0.88						
10	York Road Nursery School	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 107 Distance:0.9						
11	Samuel Lucas Junior Mixed and Infant School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 420 Distance:0.99						
12	Purwell Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 167 Distance:1.01						
13	Highover Junior Mixed and Infant School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 428 Distance:1.02						
14	St Ippolyts Church of England Aided Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 175 Distance:1.05						
15	Strathmore Infant and Nursery School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 199 Distance:1.23						
16	Oughton Primary and Nursery School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 218 Distance:1.33						

Area Transport (National)

country properties



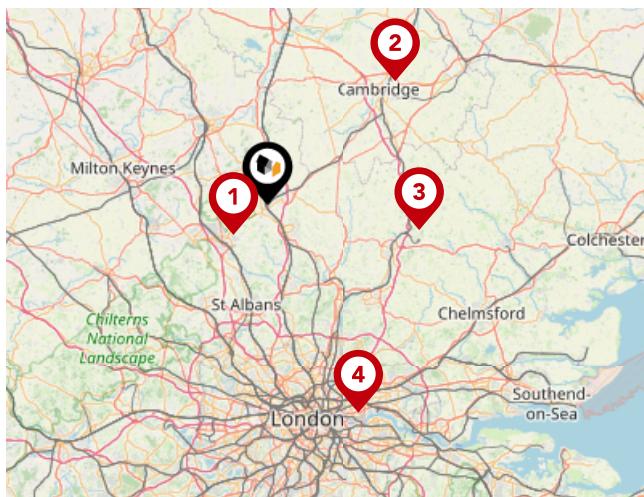
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.55 miles
2	Letchworth Rail Station	2.85 miles
3	Letchworth Rail Station	2.86 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.27 miles
2	A1(M) J9	2.92 miles
3	A1(M) J7	4.72 miles
4	A1(M) J10	5.31 miles
5	A1(M) J6	8.47 miles

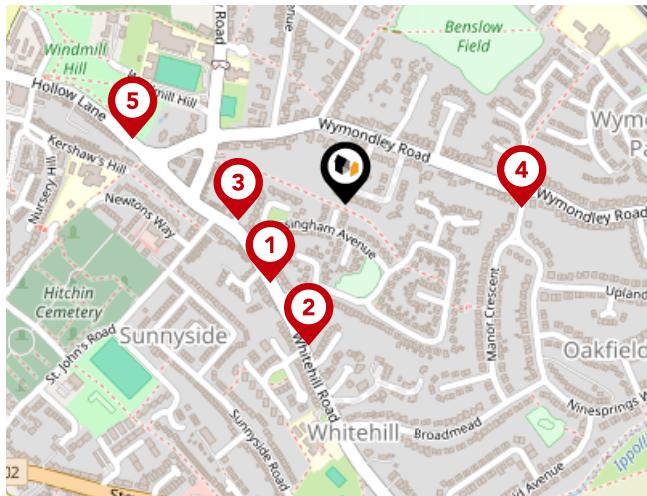


Airports/Helpads

Pin	Name	Distance
1	Luton Airport	6.58 miles
2	Cambridge	26 miles
3	Stansted Airport	22.76 miles
4	Silvertown	33.42 miles

Area Transport (Local)

country properties



Bus Stops/Stations

Pin	Name	Distance
1	Maytrees	0.12 miles
2	Maytrees	0.17 miles
3	Passingham Avenue	0.12 miles
4	Manor Crescent	0.2 miles
5	Hollow Lane	0.26 miles

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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Land
Registry

