



## MIR: Material Info

The Material Information Affecting this Property

**Tuesday 03<sup>rd</sup> February 2026**



**RIDDY HILL CLOSE, HITCHIN, SG4**

### Country Properties

6 Brand Street Hitchin SG5 1HX

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www.country-properties.co.uk



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

Reference - 23/02883/FPH
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 14th December 2023</p>
<p><b>Description:</b> External insulation and render finish to existing elevations</p>
Reference - 02/01301/1HH
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 23rd August 2002</p>
<p><b>Description:</b> Two storey and first floor side extension</p>
Reference - 23/1757/HSE
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 14th December 2023</p>
<p><b>Description:</b> Construction of outbuilding at rear of dwelling (Part-Retrospective). (ADDITIONAL DOCUMENTS RECEIVED 16/01/2024 - flood risk assessment)</p>
Reference - 24/00350/FPH
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 23rd February 2024</p>
<p><b>Description:</b> Single storey front/side extension (as amended by plans received on 15/03/2024).</p>

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)

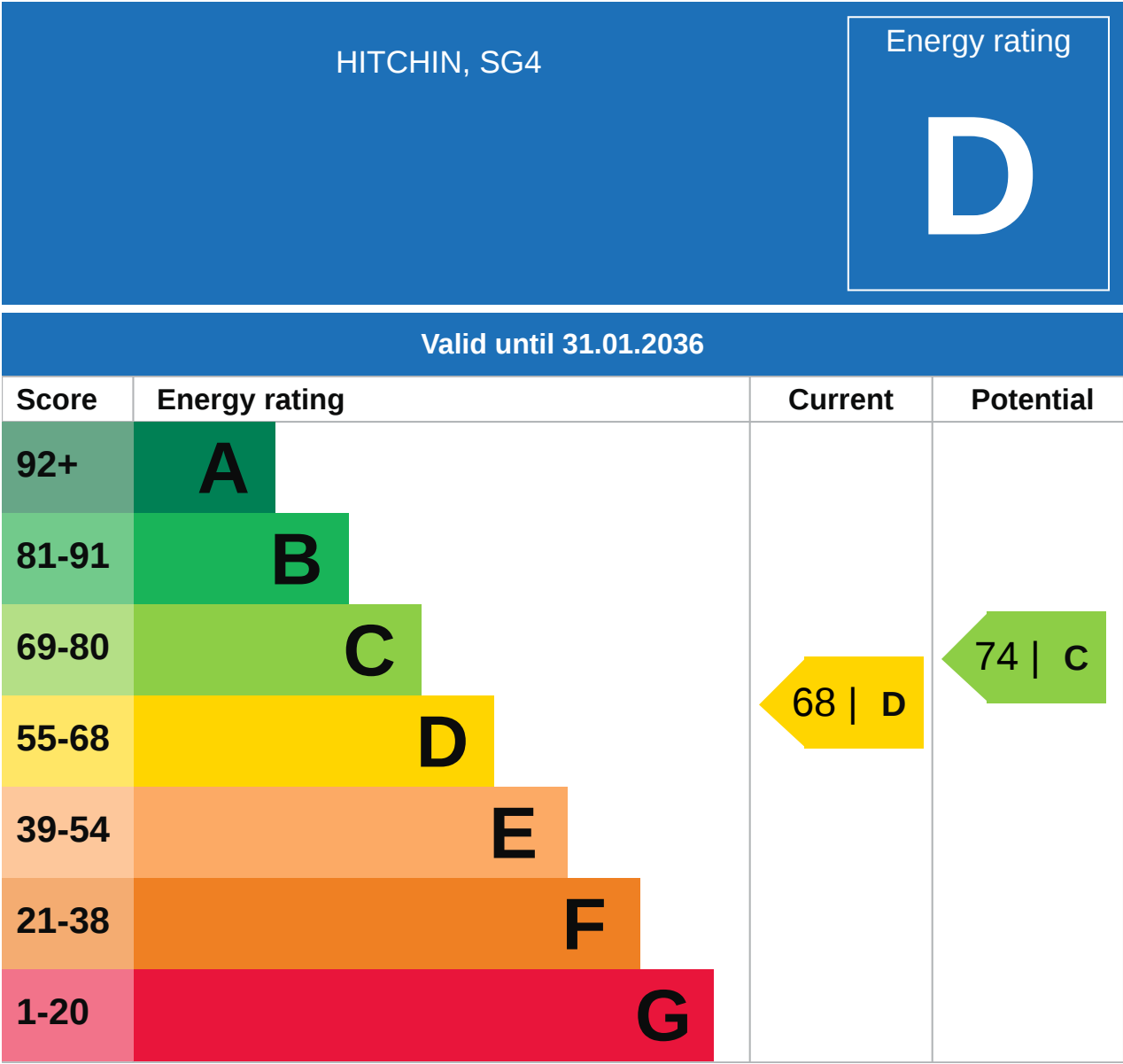
Reference - 03/01361/1HH	
Decision:	Decided
Date:	21st August 2003
Description:	Two storey side extension.

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



## Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Roof room(s), limited insulation (assumed)
<b>Roof Energy:</b>	Poor
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Poor
<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>	Good lighting efficiency
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	74 m <sup>2</sup>

## Building Safety

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No building safety aspects to report

## Accessibility / Adaptations

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Not suitable for wheelchair users

## 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 construction, UPVC windows/doors

## Property Lease Information

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Freehold

## Listed Building Information

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Not listed

## Stamp Duty

---

Not specified

## Other

---

None specified

## Other

---

None specified

## Electricity Supply

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YES - Mains

## Gas Supply

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YES - Mains

## Central Heating

---

YES - GCH

## Water Supply

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YES - Mains

## Drainage

---

YES - Mains

## **Important - Please read**

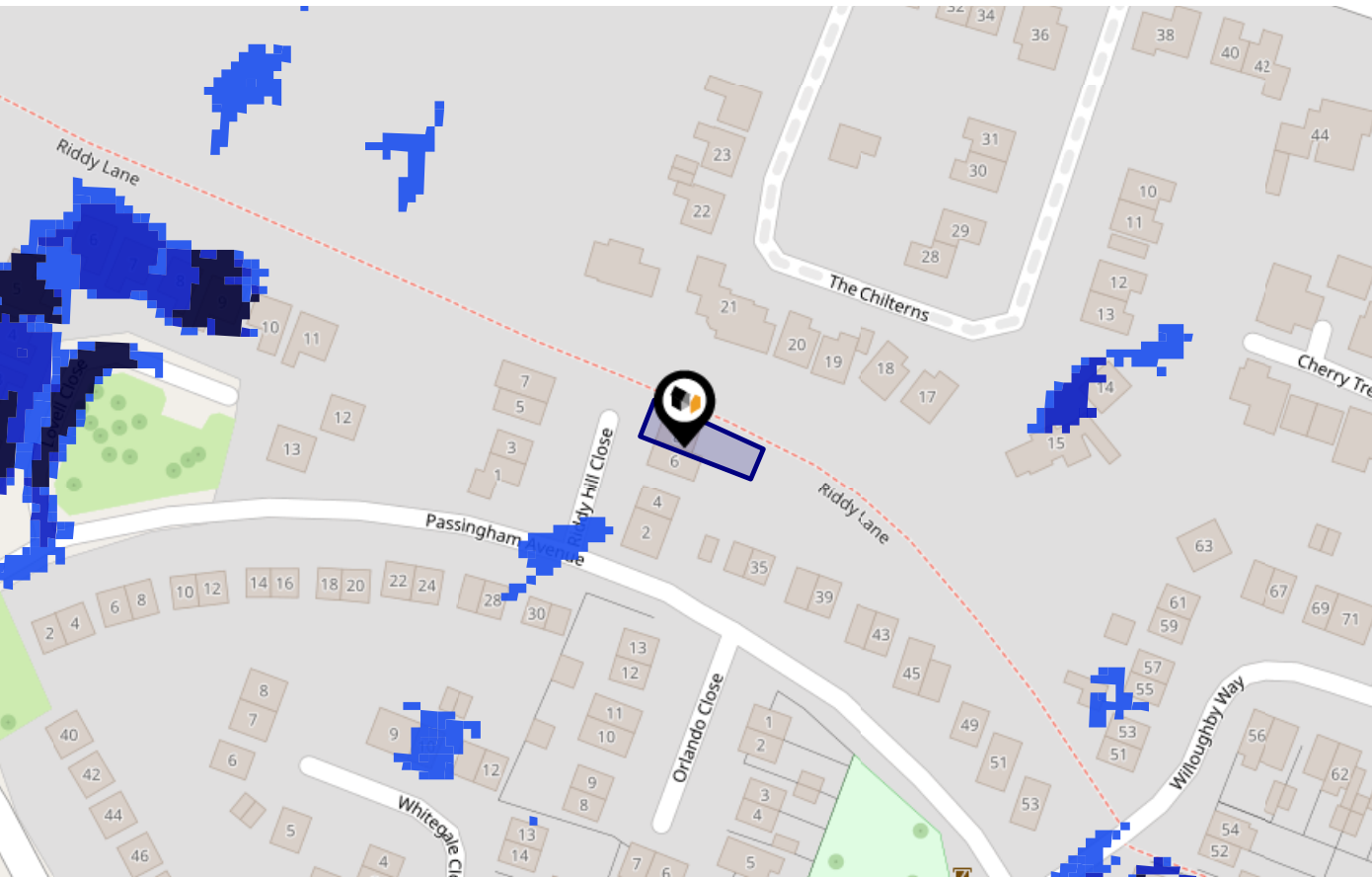
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The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

# 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.

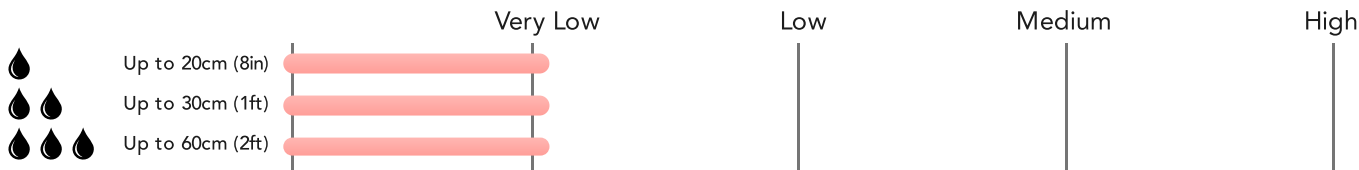


Risk Rating: **Very low**

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

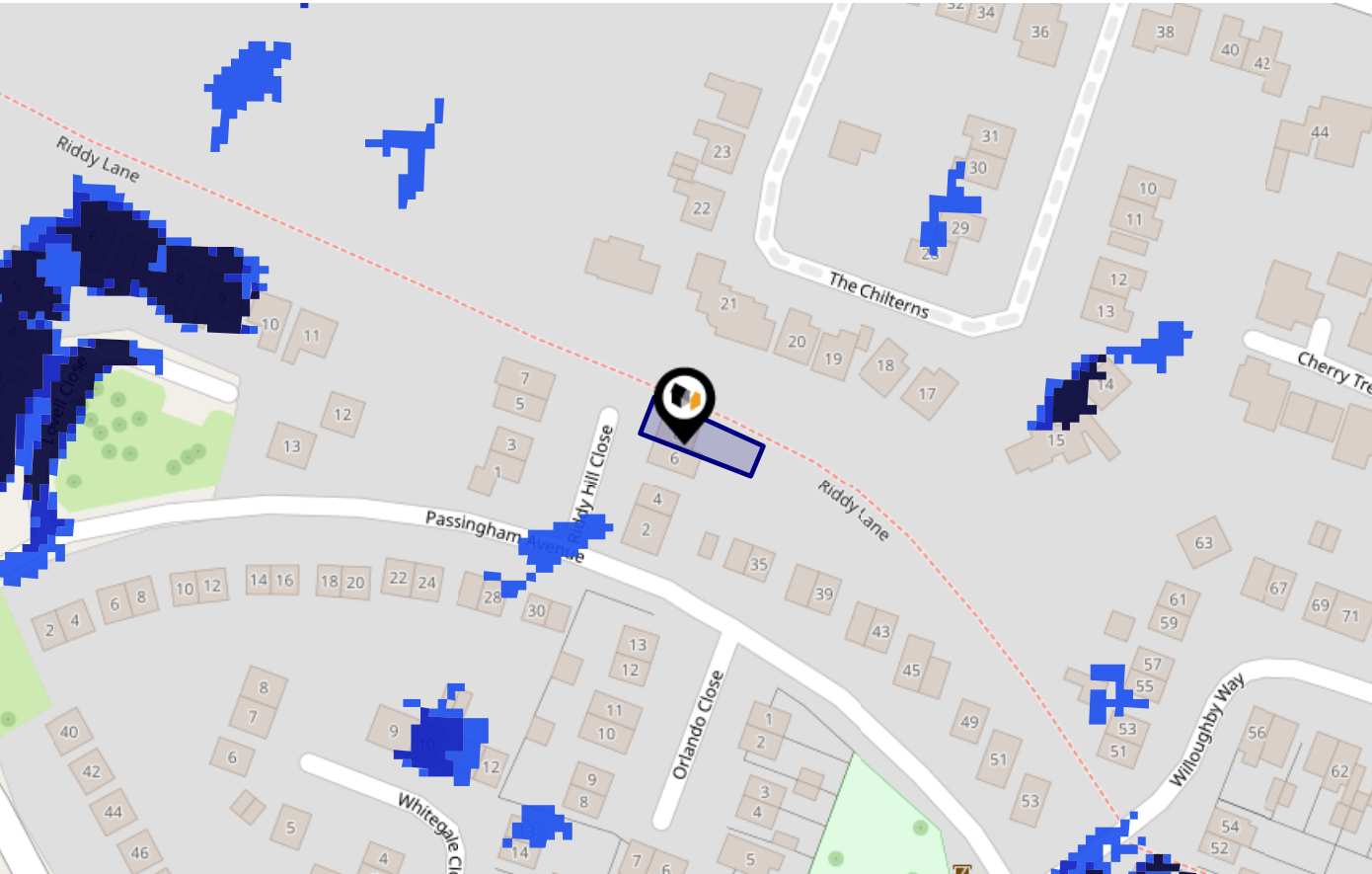
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Climate Change

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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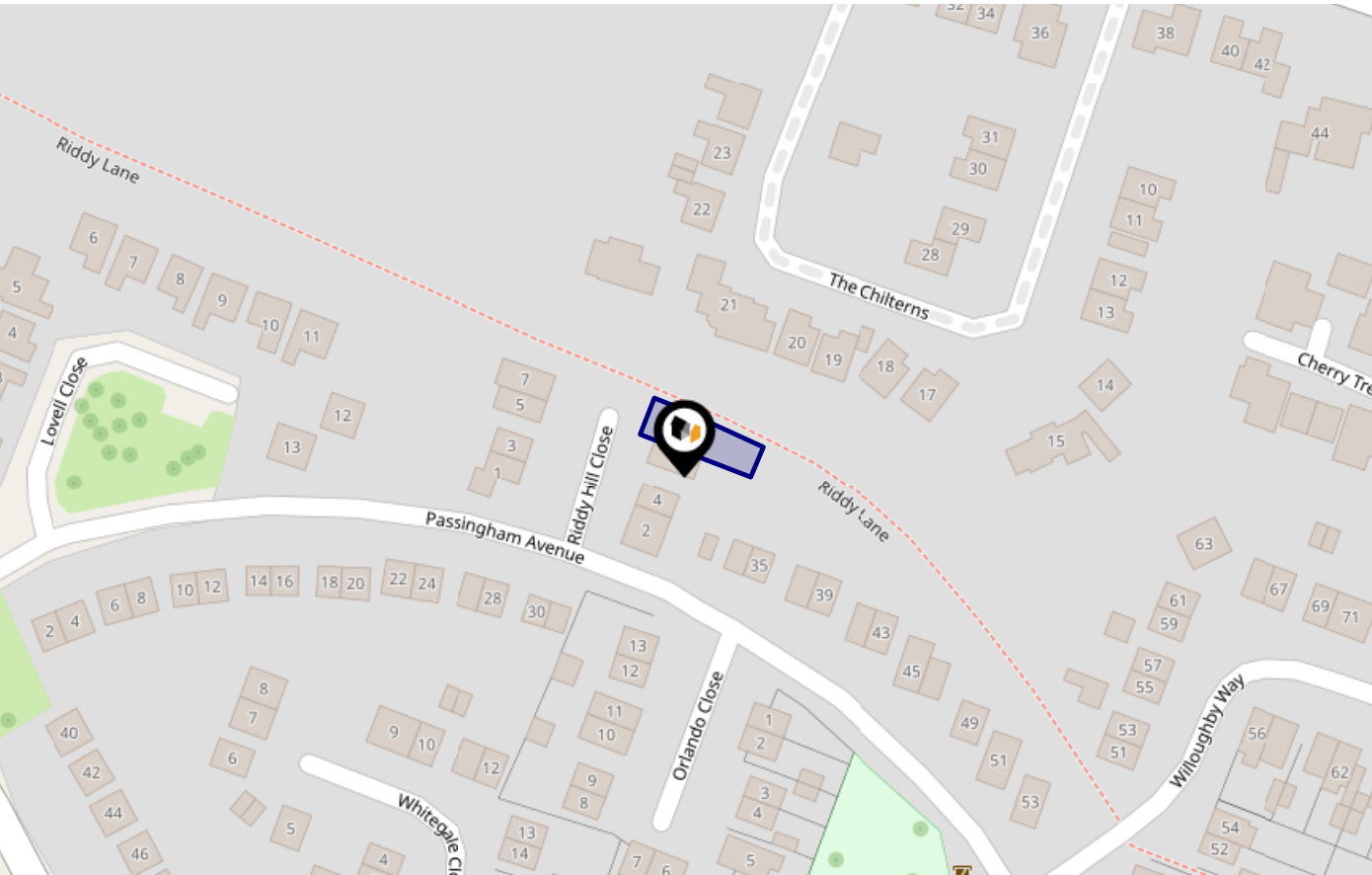
Chance of flooding to the following depths at this property:



# 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.

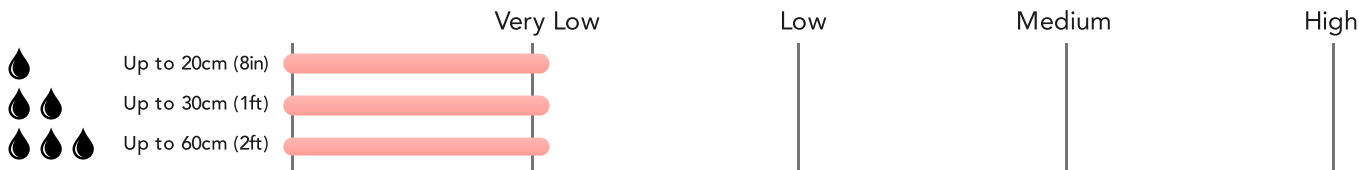


Risk Rating: **Very low**

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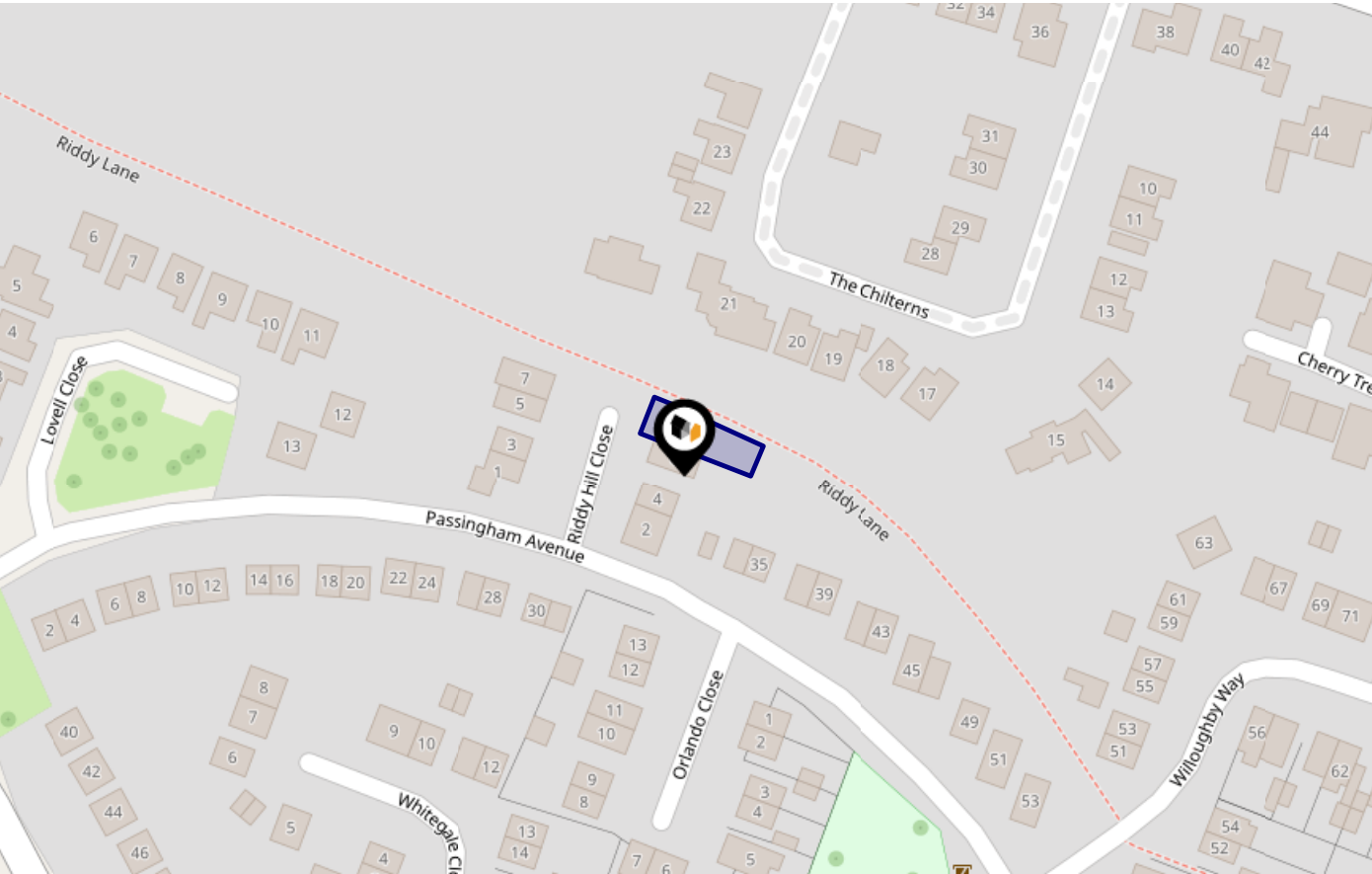
Chance of flooding to the following depths at this property:



# 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.

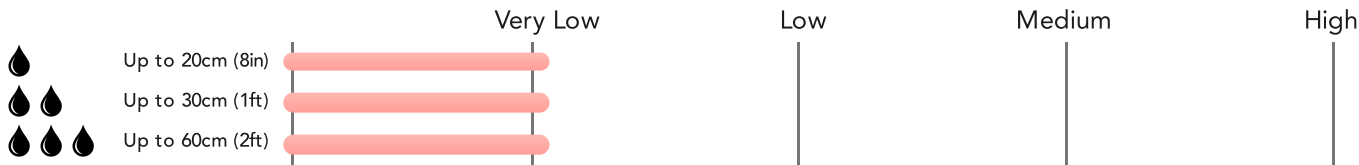


**Risk Rating:** Very low

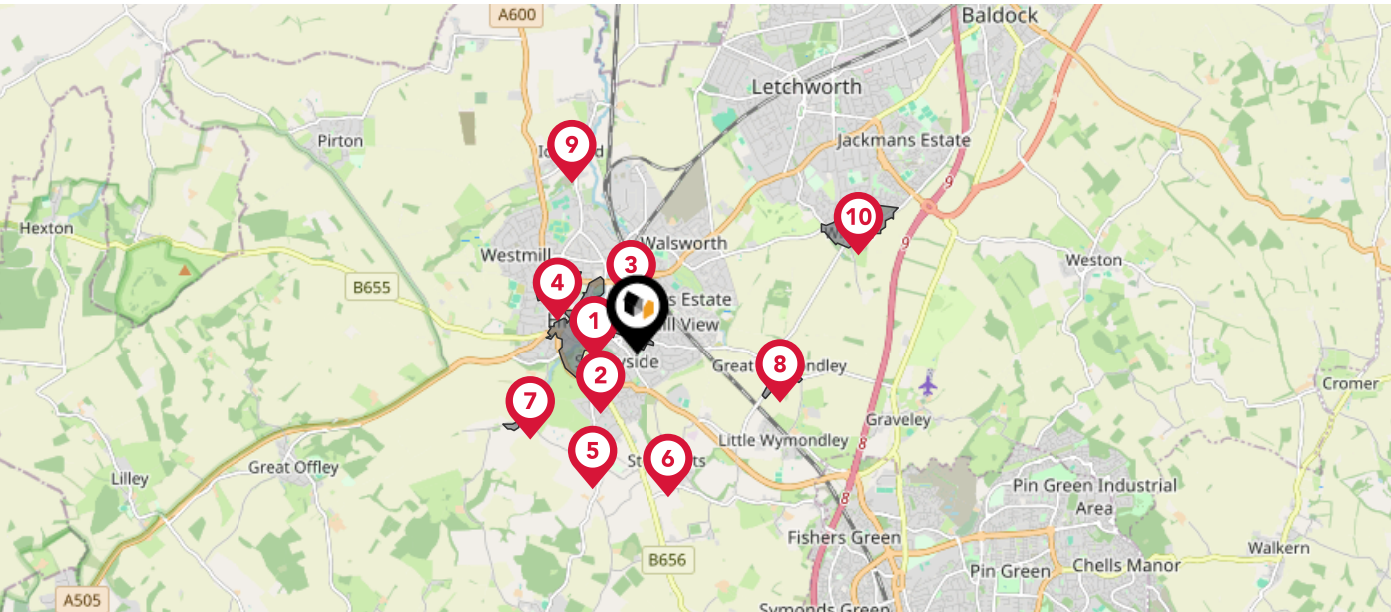
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Chance of flooding to the following depths at this property:

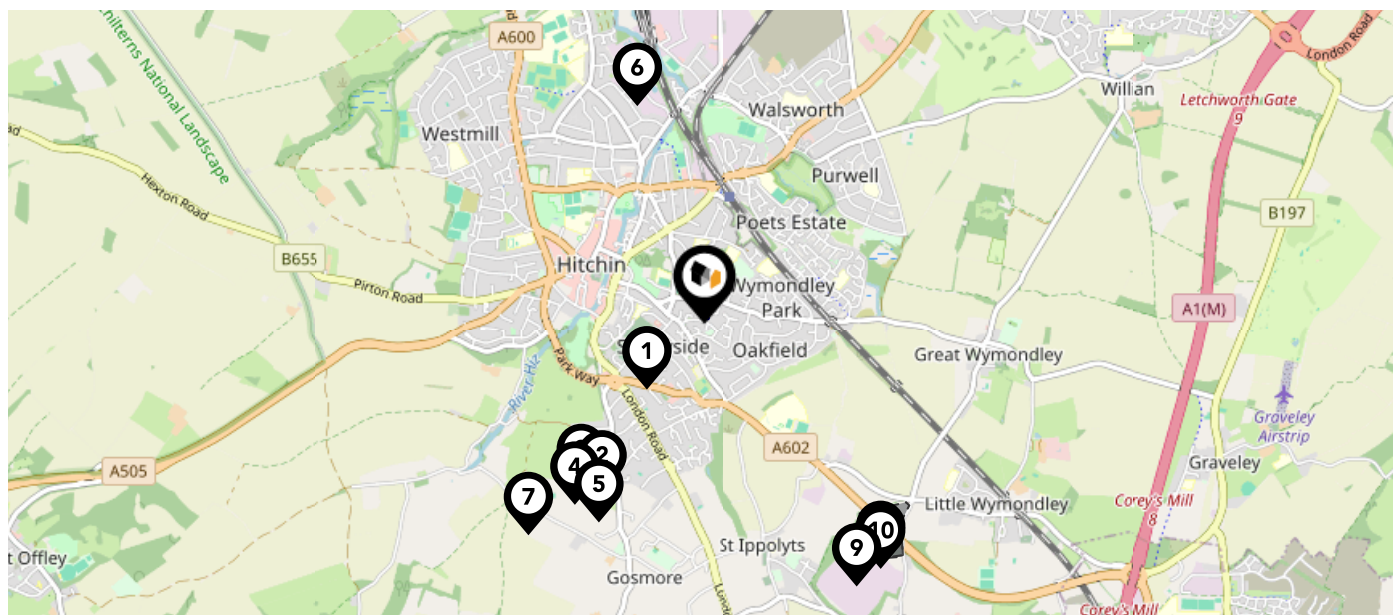


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



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

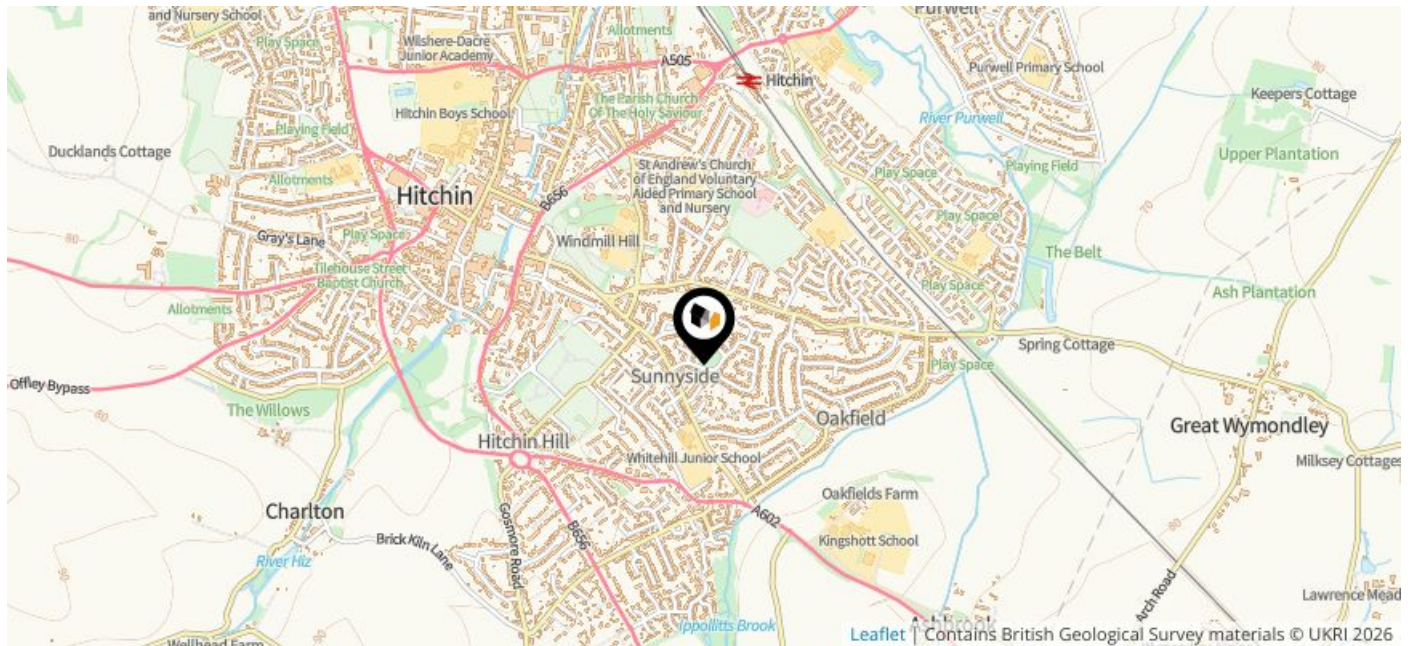
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

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

This map displays nearby coal mine entrances and their classifications.



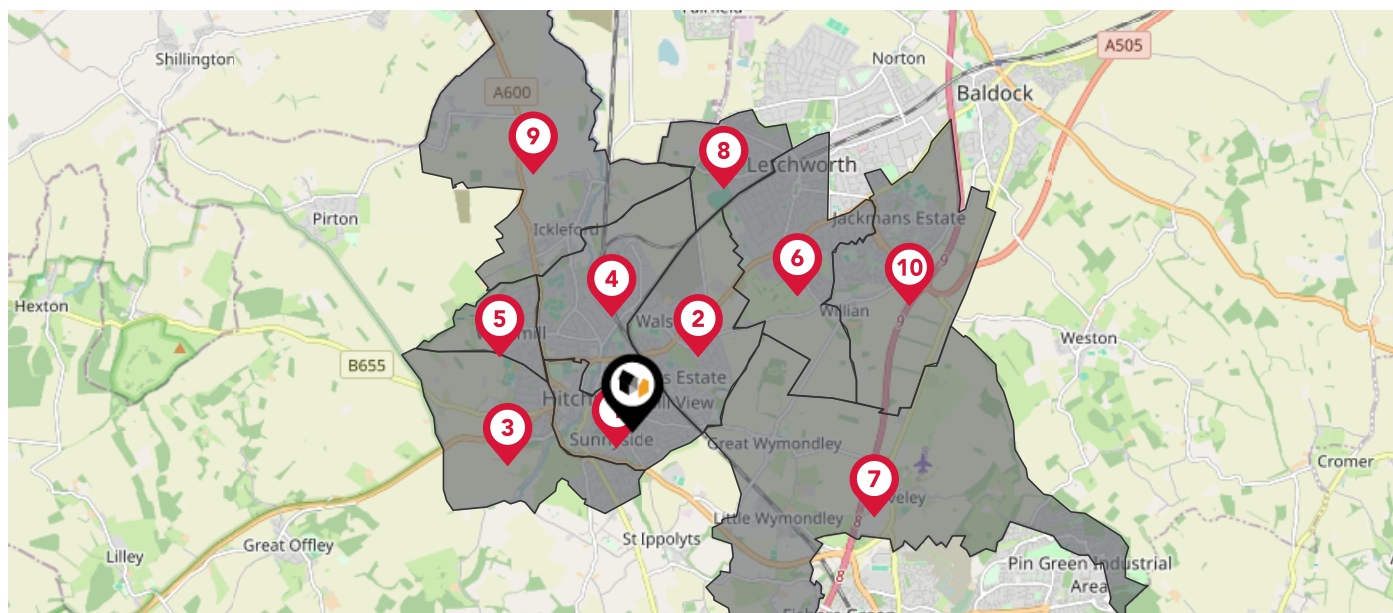
### Mine Entry

- ✕ 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 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

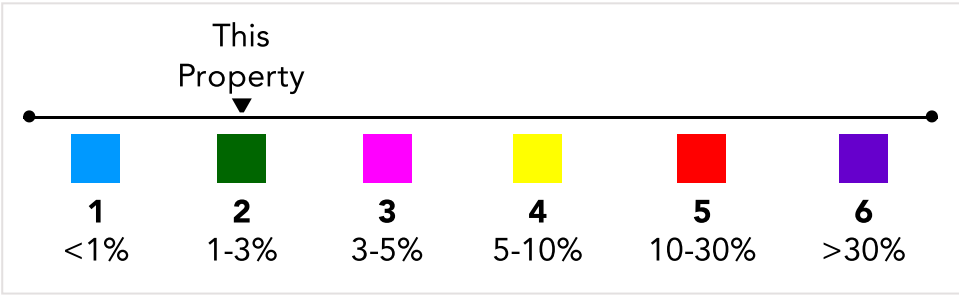
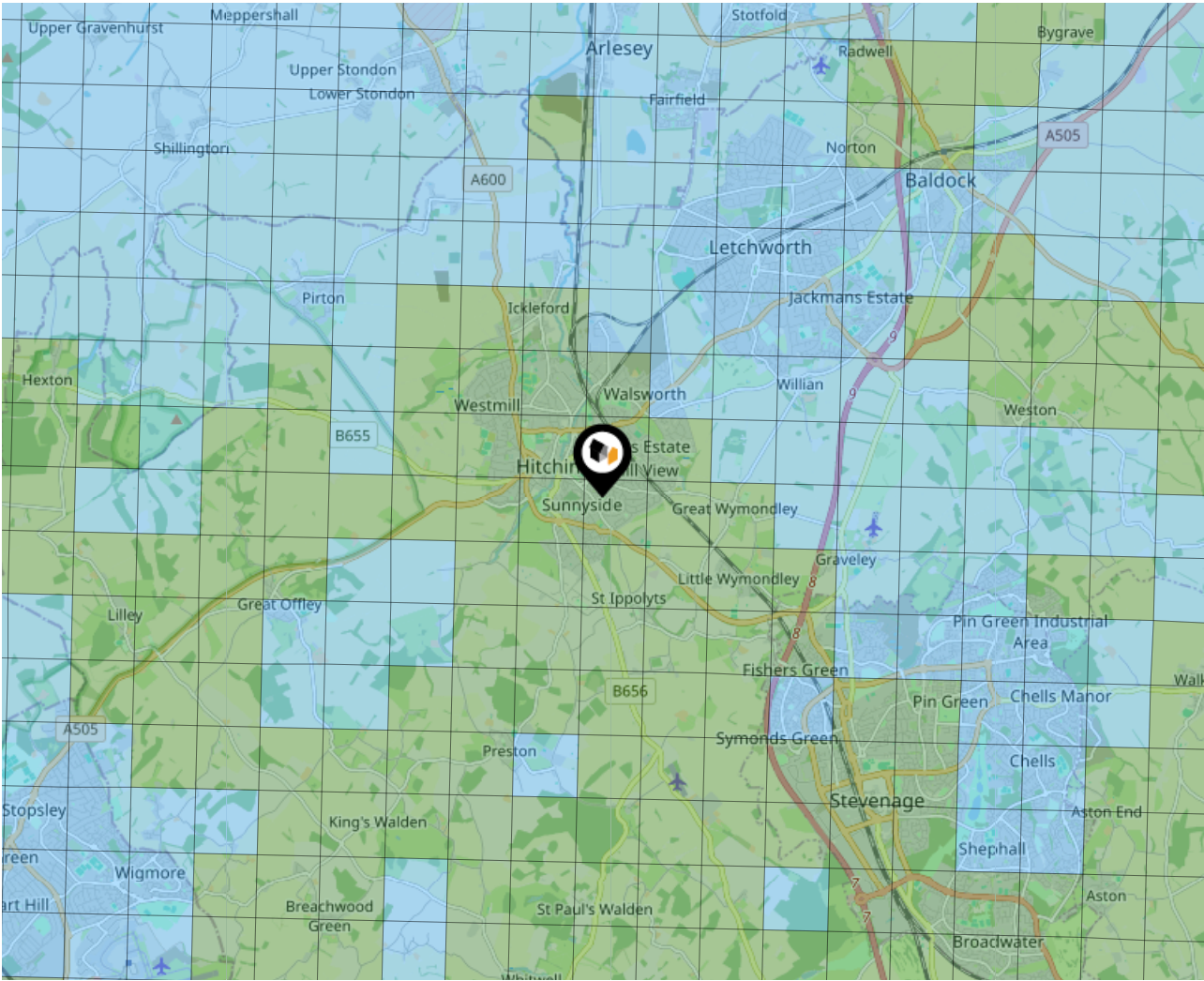
Cadwell Ward

10

Letchworth South East Ward

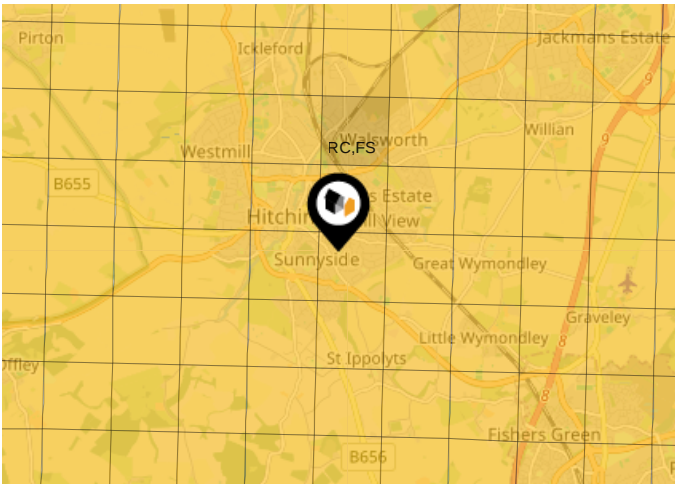
What is Radon?

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 - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		

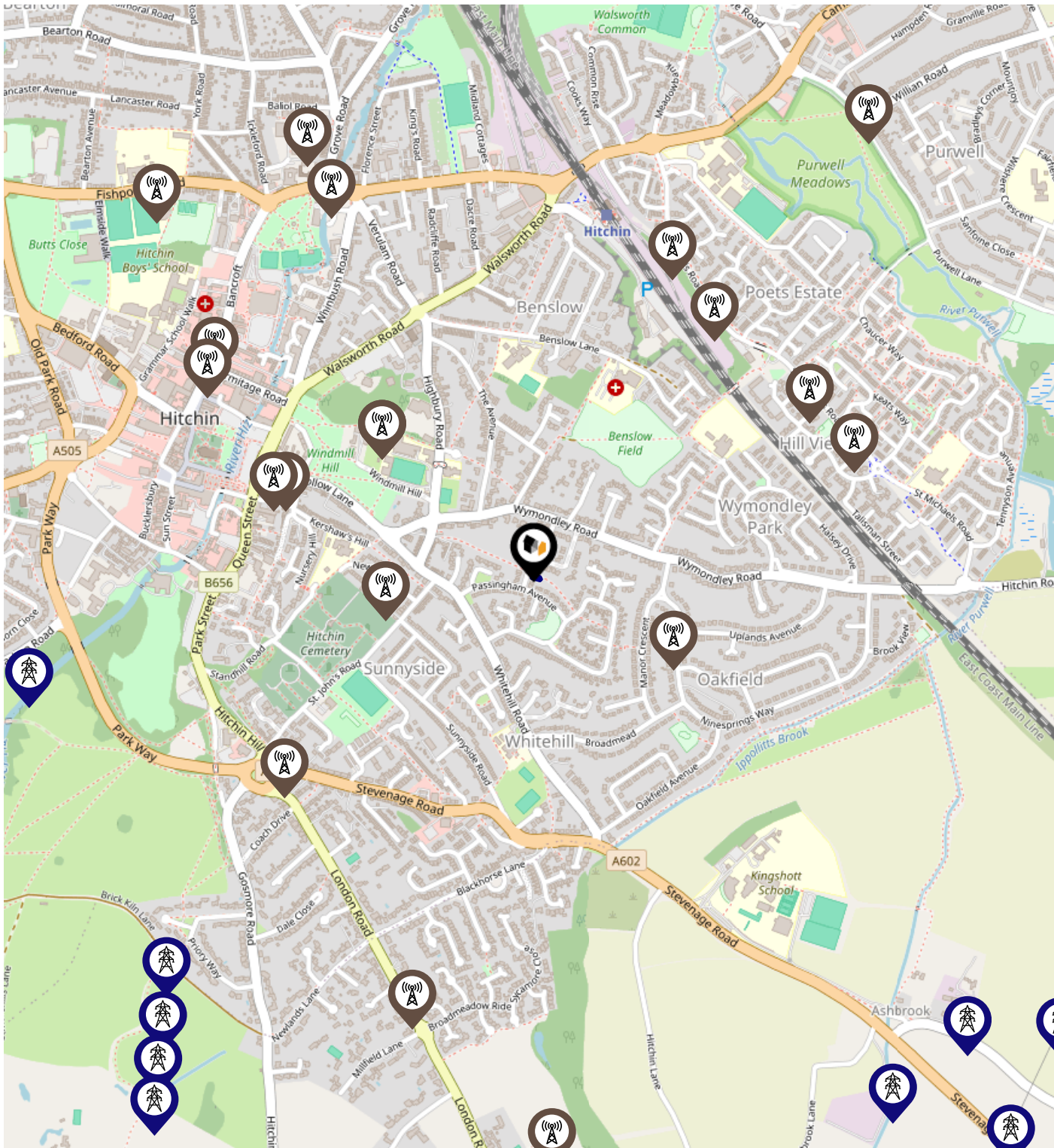


Primary Classifications (Most Common Clay Types)



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

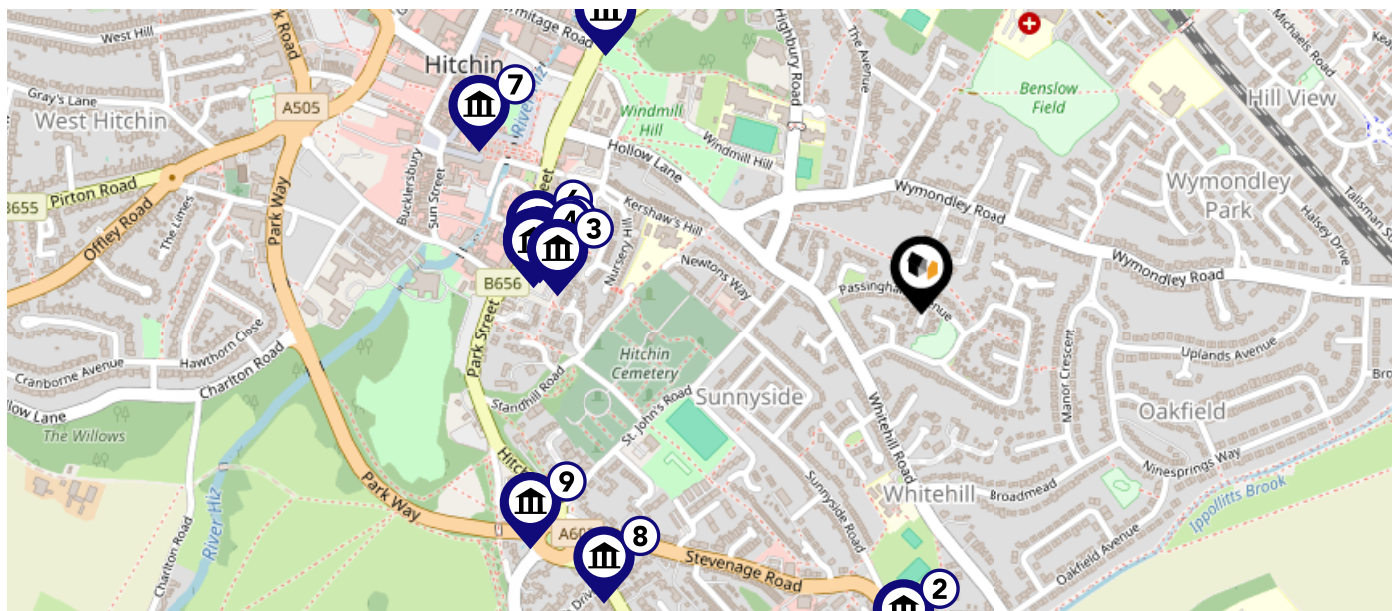
## Masts & Pylons













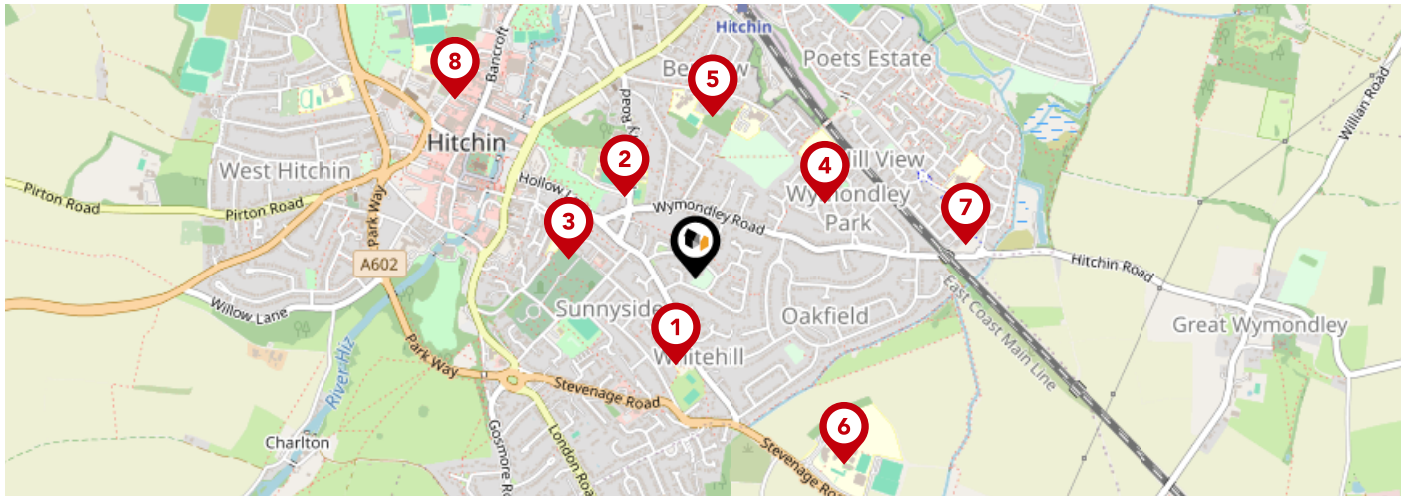
**Key:**

-  Power Pylons
-  Communication Masts

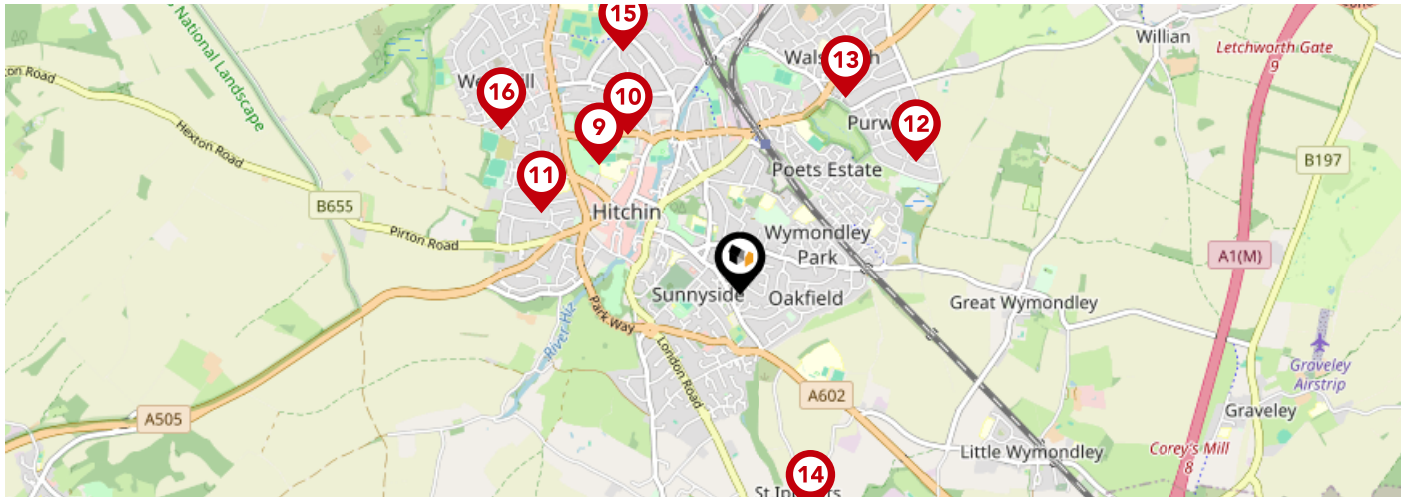
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











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



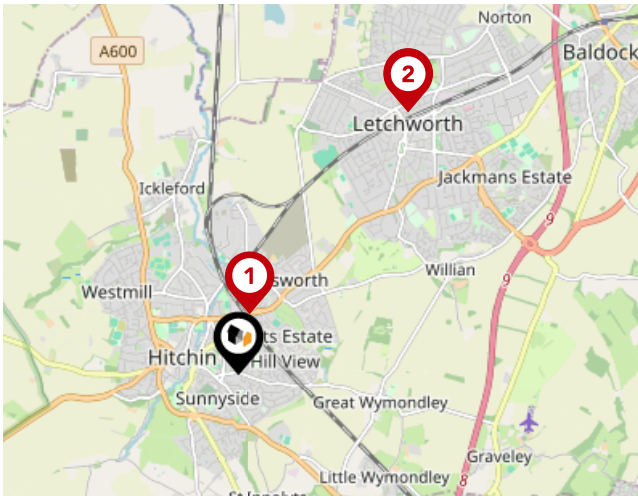
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Whitehill Junior School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hitchin Girls' School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



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

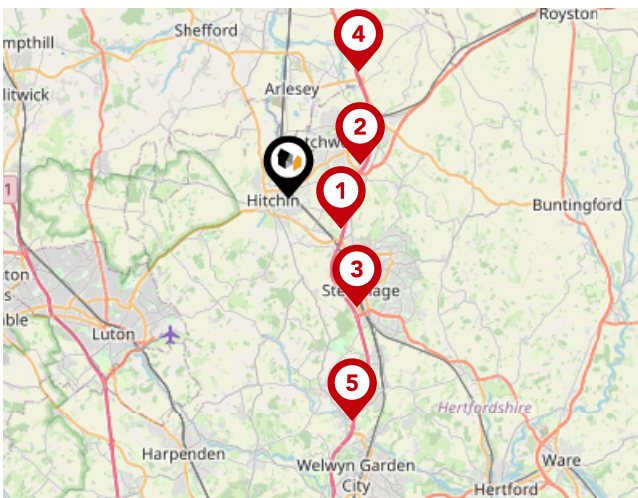
# Area

## Transport (National)



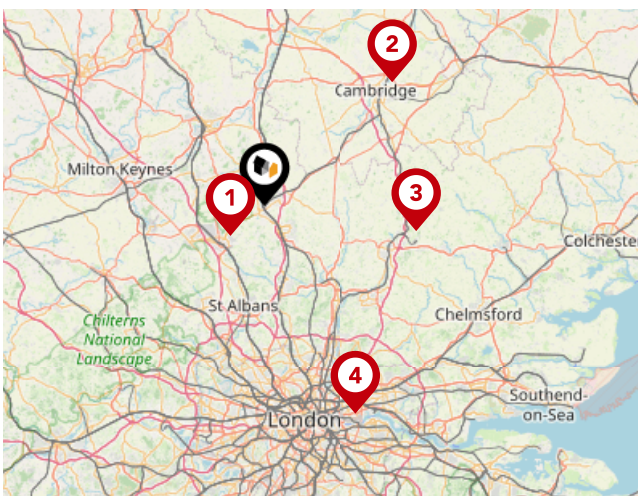
### National Rail Stations

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



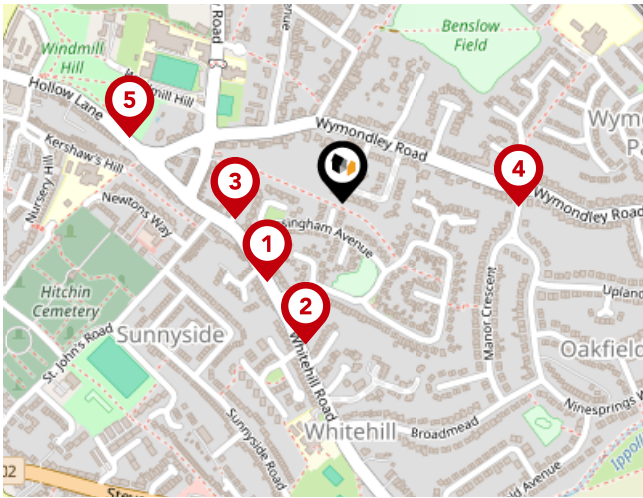
### Trunk Roads/Motorways

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/Helipads

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



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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#### Country Properties

6 Brand Street Hitchin SG5 1HX

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www.country-properties.co.uk



Valuation Office  
Agency

