

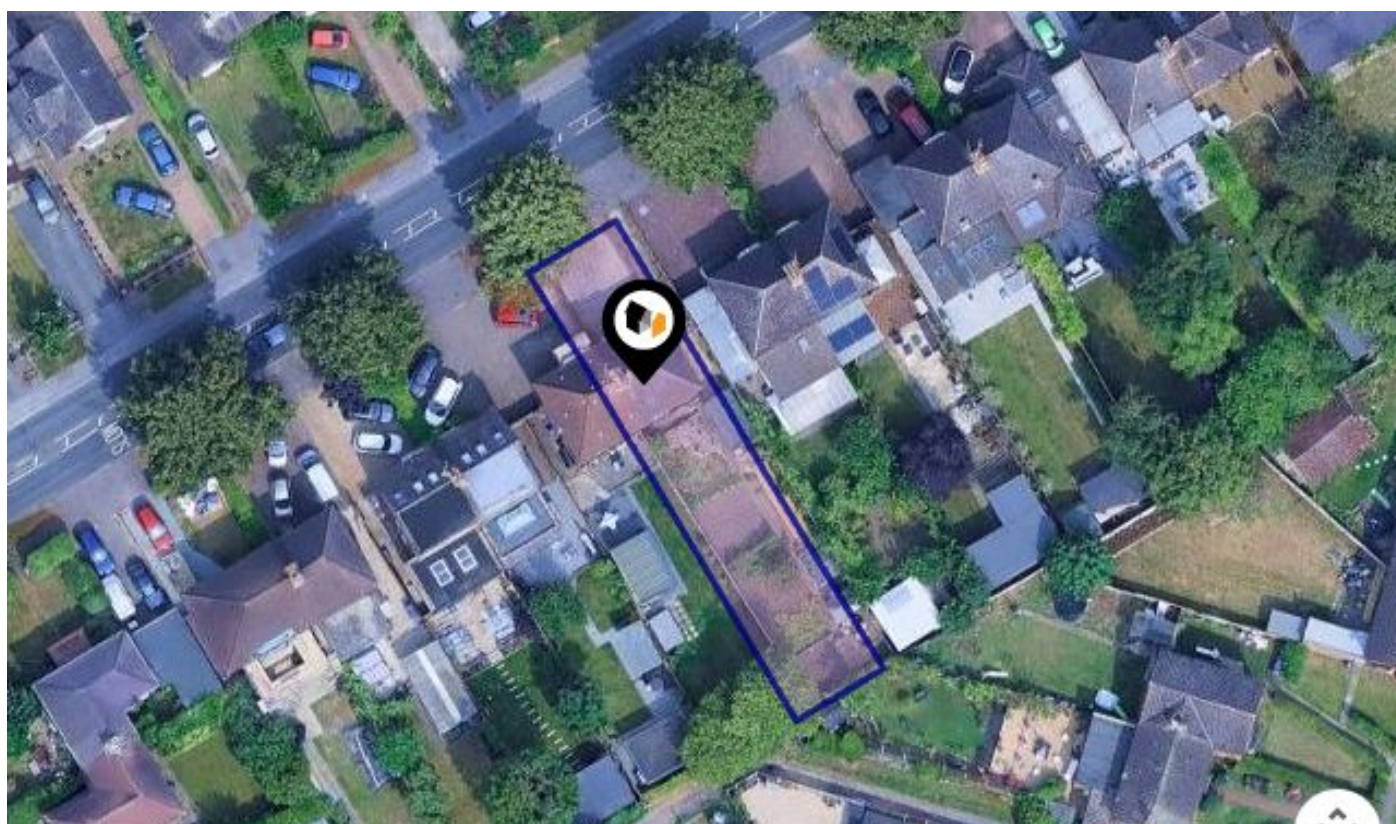


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MIR: Material Info

The Material Information Affecting this Property

Tuesday 25th November 2025



WILLIAN ROAD, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

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Planning records for: **North Hertfordshire College Centre For The Arts Willian Road Hitchin SG4 0LS**

Reference - 16/01240/1DOC
Decision: Decided
Date: 13th May 2016
Description: Condition 8 - No development shall take place until the final details of the mitigation measures stated in the submitted FRA is completed and sent to the LPA for approval (as Discharge of Condition of Planning Permission 15/02069/1 granted 12/05/2016).
Reference - 16/01190/1DOC
Decision: Decided
Date: 13th May 2016
Description: Condition 7 - No development shall take place until the final design of the permeable pavements, underground attenuation tanks and downstream defenders is completed and sent to the LPA for approval (as Discharge of Condition of Planning Permission of 15/02069/1 granted 12/05/2016)
Reference - 16/01188/1DOC
Decision: Decided
Date: 13th May 2016
Description: Discharge of Condition 3: Details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced (as attached to planning permission reference 15/02069/1 granted 13/05/2016)
Reference - 16/01239/1DOC
Decision: Decided
Date: 13th May 2016
Description: Condition 14 - Construction Method Statement (as Discharge of Condition of Planning Permission 15/02069/1 granted 12/05/2016)

Planning records for: **North Hertfordshire College Willian Road Hitchin SG4 0LS**

Reference - 15/02069/1
Decision: Decided
Date: 14th August 2015
Description: Residential development of 85 dwellings comprising 6 apartment blocks to accommodate 75 x 1 and 2 bedroom apartments together with two terraces of 3 x 3 bed houses and 1 terrace of 4 x 3 bed houses, provision of 120 parking spaces, associated landscaping and vehicular access from Cambridge Road, Willian Road and Hampden Road following demolition of existing college building (as amended by plan nos. P(0)_001A, 012, 022 A, 005A, 020A, 070A, 010B, 021A, 011B, LP (90) 100A, LP (90) 200C, LP(90) 300, & SK01 A) and as amended on 22/1/16 and 21/4/16.
Reference - 16/03252/1TPO
Decision: Decided
Date: 22nd December 2016
Description: Walnut (T15) - Reduce crown by up to approximately 2m radially in all directions. Remove lowest two branches in order to raise crown.
Reference - 16/01193/1DOC
Decision: Decided
Date: 13th May 2016
Description: Condition 16 - Prior to the occupation of the dwellings hereby permitted, full details of the on-site storage facilities for waste including waste for recycling shall be submitted to and approved in writing by the Local Planning Authority (as Discharge of Condition of Planning Permission 15/02069/1 granted 12/05/2016).
Reference - 16/01192/1DOC
Decision: Decided
Date: 13th May 2016
Description: Condition 17 - Written Scheme of Investigation (as Discharge of Condition of Planning Permission 15/02069/1 granted 12/05/2016).

Planning records for: **North Hertfordshire College Centre For The Arts Willian Road Hitchin SG4 0LS**

Reference - 16/01191/1DOC	
Decision:	Decided
Date:	13th May 2016
Description:	Discharge of Condition 4: (a) 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 has been submitted to and approved by the Local Planning Authority. (as attached to planning permission 15/02069/1 granted 13/05/2016)

Reference - 16/01194/1DOC	
Decision:	Decided
Date:	13th May 2016
Description:	Condition 13 - Construction Traffic Management Plan (as Discharge of Condition of Planning Permission 15/02069/1 granted 12/05/2016)

Reference - 16/01241/1DOC	
Decision:	Decided
Date:	13th May 2016
Description:	Condition 9 - Prior to the occupation of the development hereby permitted, full details of a maintenance and adoption plan concerning the proposed the surface water drainage system including underground attenuation features shall be submitted to and approved in writing by the Local Planning Authority (as Discharge of Condition of Planning Permission 15/02069/1 granted 12/05/2016).

Planning records for: **20 Willian Road Hitchin SG4 0LS**

Reference - 87/00627/1	
Decision:	Decided
Date:	22nd April 1987
Description:	Erection of single storey front extension

Planning records for: **20 Willian Road Hitchin SG4 0LS**

Reference - 78/00475/1	
Decision:	Decided
Date:	07th April 1978
Description:	Erection of detached double garage

Planning records for: **22 Willian Road Hitchin SG4 0LS**

Reference - 08/00377/1HH	
Decision:	Decided
Date:	21st February 2008
Description:	Single storey side extension

Reference - 22/03149/FPH	
Decision:	Decided
Date:	05th December 2022
Description:	Part two storey and part single storey rear extension, front porch with steps and front canopy following demolition of existing single storey extension (as amended by plans received 02.02.2023)

Reference - 13/02765/1HH	
Decision:	Decided
Date:	18th November 2013
Description:	Single storey rear extension and first floor side extension

Planning records for: **22 Willian Road Hitchin Hertfordshire SG4 0LS**

Reference - 22/03150/FPH	
Decision:	Decided
Date:	05th December 2022
Description:	Single storey front extension, two storey side, and part two storey and part single storey rear extension.

Planning records for: **24 Willian Road Hitchin Hertfordshire SG4 0LS**

Reference - 23/00951/FPH	
Decision:	Decided
Date:	25th April 2023
Description:	First floor rear extension including Juliet balcony

Reference - 80/00944/1	
Decision:	Decided
Date:	28th May 1980
Description:	Erection of single storey rear extension.

Reference - 03/00369/1HH	
Decision:	Decided
Date:	04th March 2003
Description:	Single storey side extension with single storey canopy to existing front elevation. First floor rear extension as amended by drawing 25/02/2003 as revised received on 28/05/2003)

Planning records for: **26 Willian Road Hitchin SG4 0LS**

Reference - 16/00295/1HH	
Decision:	Decided
Date:	08th February 2016
Description:	Single storey rear extension following demolition of existing

Reference - 16/00296/1PUD	
Decision:	Decided
Date:	08th February 2016
Description:	Roof extension from hip to gabel end, dormer window in rear roofslope and two rooflights in front roofslope to facilitate conversion of loft to habitable accommodation

Planning records for: **28 Willian Road Hitchin SG4 0LS**

Reference - 09/02078/1HH	
Decision:	Decided
Date:	04th November 2009
Description:	Single storey rear extension following demolition of existing detached garage

Reference - 05/00585/1HH	
Decision:	Decided
Date:	14th April 2005
Description:	Single storey rear extension

Planning records for: **28 Willian Road Hitchin SG4 0LS**

Reference - 05/00181/1PUD	
Decision:	Decided
Date:	08th February 2005
Description:	Lawful Development Certificate - Proposed: Single storey rear extension

Reference - 20/00852/LDCP	
Decision:	Decided
Date:	20th April 2020
Description:	Hip to gable roof extension, insertion of dormer window in rear roofslope and insertion of three rooflights in front roofslope to facilitate conversion of loft space into habitable accommodation.

Reference - 15/01436/1PUD	
Decision:	Decided
Date:	28th May 2015
Description:	Hip to gable roof extension, insertion of dormer window in rear roofslope, insertion of three rooflights in front roofslope and insertion of second floor window to north-east facing elevation to facilitate conversion of loft to habitable accommodation.

Planning records for: **30 Willian Road Hitchin SG4 0LS**

Reference - 10/00198/1HH	
Decision:	Decided
Date:	02nd February 2010
Description:	Single storey side and rear extension

Planning records for: **30 Willian Road Hitchin SG4 0LS**

Reference - 09/02114/1HH	
Decision:	Decided
Date:	11th November 2009
Description:	Single storey side and rear extension

Planning records for: **36 Willian Road Hitchin Herts SG4 0LS**

Reference - 01/01033/1HH	
Decision:	Decided
Date:	29th June 2001
Description:	Two storey side and single storey front and side extensions

Planning records for: **38 Willian Road Hitchin SG4 0LS**

Reference - 03/01243/1HH	
Decision:	Decided
Date:	30th July 2003
Description:	Single storey side and rear extension to include single garage (as amended by plans received 08/12/04)

Planning records for: **40 Willian Road Hitchin SG4 0LS**

Reference - 02/01526/1HH	
Decision:	Decided
Date:	11th October 2002
Description:	Single storey front, side and rear extension incorporating single garage

Planning records for: **40 Willian Road Hitchin SG4 0LS**

Reference - 09/00726/1HH	
Decision:	Decided
Date:	17th April 2009
Description:	Single storey front, side and rear extensions

Reference - 92/00237/1	
Decision:	Decided
Date:	28th February 1992
Description:	Rear conservatory

Reference - 06/00629/1HH	
Decision:	Decided
Date:	18th April 2006
Description:	Single storey side and rear extension following demolition of existing garage

Planning records for: **44 Willian Road Hitchin Hertfordshire SG4 0LS**

Reference - 25/01968/FPH	
Decision:	Decided
Date:	07th August 2025
Description:	Single storey rear extension

Planning records for: **44 Willian Road Hitchin Hertfordshire SG4 0LS**

Reference - 00/01279/1HH
Decision: Decided
Date: 22nd August 2000
Description: Single storey side extension to incorporate garage, new front porch
Reference - 90/00156/1
Decision: Decided
Date: 06th February 1990
Description: Two storey side extension
Reference - 00/00885/1HH
Decision: Decided
Date: 07th June 2000
Description: Two storey side extension incorporating garage and rear conservatory
Reference - 05/01234/1HH
Decision: Decided
Date: 24th August 2005
Description: Single storey rear extension. Side and rear dormer windows to facilitate loft conversion.

Planning records for: **46 Willian Road Hitchin SG4 0LS**

Reference - 84/01015/1	
Decision:	Decided
Date:	29th June 1984
Description:	Erection of single storey rear extension

Planning records for: **48 Willian Road Hitchin SG4 0LS**

Reference - 81/00600/1	
Decision:	Decided
Date:	31st March 1981
Description:	Erection of side extension for garage, front and rear dormer extensions to provide additional living accommodation in roof space.

Reference - 87/01500/1	
Decision:	Decided
Date:	29th September 1987
Description:	Erection of front dormer window

Reference - 83/01150/1	
Decision:	Decided
Date:	11th July 1983
Description:	Erection of single storey extension for garage and loft conversion as variation of previous permission

Planning records for: **50 Willian Road Hitchin Hertfordshire SG4 0LS**

Reference - 01/01361/1HH	
Decision:	Decided
Date:	30th August 2001
Description:	Two storey side extension and rear conservatory

Reference - 17/00581/1HH	
Decision:	Decided
Date:	09th March 2017
Description:	Conversion of existing conservatory to a single storey rear extension including alterations to party wall.

Planning records for: **53 Willian Road Hitchin SG4 0LS**

Reference - 86/00336/1	
Decision:	Decided
Date:	10th February 1986
Description:	Erection of two storey rear extension and detached double garage.

Reference - 94/01158/1	
Decision:	Decided
Date:	28th October 1994
Description:	Roof extension

Planning records for: **53 Willian Road Hitchin SG4 0LS**

Reference - 03/00963/1HH	
Decision:	Decided
Date:	09th June 2003
Description:	Rear conservatory.

Planning records for: **54 Willian Road Hitchin Hertfordshire SG4 0LS**

Reference - 18/01614/FPH	
Decision:	Decided
Date:	23rd June 2018
Description:	Two storey side extension and insertion of rear dormer window to facilitate loft conversion

Reference - 06/00009/1HH	
Decision:	Decided
Date:	04th January 2006
Description:	Single storey rear and side extension, replacement garage

Planning records for: **55 Willian Road Hitchin SG4 0LS**

Reference - 78/01182/1	
Decision:	Decided
Date:	03rd August 1978
Description:	Erection of single storey rear extension for kitchen and garage

Planning records for: **57 Willian Road Hitchin SG4 0LS**

Reference - 05/00938/1HH
Decision: Decided
Date: 28th June 2005
Description: Two Storey Rear & Single Storey Side Extension (as amended plans received 08/08/2005)
Reference - 05/01272/1HH
Decision: Decided
Date: 06th September 2005
Description: Part two storey, part single storey rear extensions (as amended by plans "Proposed North & South Elevations" Rev A received 12/10/2005)
Reference - 04/01080/1HH
Decision: Decided
Date: 29th June 2004
Description: Two storey side extension, ground floor front and rear extensions, following demolition of existing rear conservatory
Reference - 06/00384/1HH
Decision: Decided
Date: 09th March 2006
Description: Part two storey, part single storey rear extensions as amended by plans received on 20th June 2006 and 26th July 2006.

Planning records for: **58 Willian Road Hitchin SG4 0LS**

Reference - 09/01739/1HH	
Decision:	Decided
Date:	15th September 2009
Description:	Single storey side extension to provide replacement garage and cloakroom following demolition of existing detached garage

Reference - 10/01189/1HH	
Decision:	Decided
Date:	27th May 2010
Description:	Rear conservatory

Planning records for: **59 Willian Road Hitchin SG4 0LS**

Reference - 88/00387/1	
Decision:	Decided
Date:	07th March 1988
Description:	Erection of detached garage.

Reference - 89/00946/1	
Decision:	Decided
Date:	09th June 1989
Description:	First floor side dormer window (amended by plan received 7th August 1989)

Planning records for: **60 Willian Road Hitchin Hertfordshire SG4 0LS**

Reference - 21/03393/LDCP	
Decision:	Decided
Date:	09th December 2021
Description:	Insertion of dormer to existing rear roofslope to facilitate conversion of loftspace into habitable accommodation following removal of existing rear dormer (as amended by plan received on 6 January 2022)

Reference - 09/00775/1HH	
Decision:	Decided
Date:	28th April 2009
Description:	Single storey front, side and rear extension and dormer windows in side and rear roofslapes.

Planning records for: **62 Willian Road Hitchin SG4 0LS**

Reference - 94/00140/1	
Decision:	Decided
Date:	03rd February 1994
Description:	Two, two storey side extensions to existing dwelling to form two additional dwellings. Parking for eight vehicles and construction of 2m high brick wall with fencing panels to the front boundary (as amended by plans

Planning records for: **63 Willian Road Hitchin Herts SG4 0LS**

Reference - 01/00894/1HH	
Decision:	Decided
Date:	11th June 2001
Description:	Two storey side extension

Planning records for: **63 Willian Road Hitchin Hertfordshire SG4 0LS**

Reference - 01/01471/1HH	
Decision:	Decided
Date:	19th September 2001
Description:	Two storey side extension

Planning records for: **67 Willian Road Hitchin Herts SG4 0LS**

Reference - 01/00763/1HH	
Decision:	Decided
Date:	15th May 2001
Description:	Replacement detached garage

Reference - 12/00529/1PUD	
Decision:	Decided
Date:	13th March 2012
Description:	Siting of mobile home in rear garden

Reference - 04/00684/1HH	
Decision:	Decided
Date:	29th April 2004
Description:	Two storey rear extension

Planning records for: **69 Willian Road Hitchin SG4 0LS**

Reference - 04/00880/1HH	
Decision:	Decided
Date:	28th May 2004
Description:	Retention of pitch roof to front dormer. Replacement and additional first floor roof extension to rear elevation

Reference - 03/00132/1HH	
Decision:	Decided
Date:	30th January 2003
Description:	Retention of pitch roof to front dormer. Replacement first floor roof extension.

Planning records for: **71 Willian Road Hitchin SG4 0LS**

Reference - 04/00837/1HH	
Decision:	Decided
Date:	24th May 2004
Description:	First floor rear extension. (As amended by plan received 30.07.04)

Reference - 01/01663/1HH	
Decision:	Decided
Date:	24th October 2001
Description:	Rear conservatory

Planning records for: **73 Willian Road Hitchin SG4 0LS**

Reference - 92/00360/1	
Decision:	Decided
Date:	31st March 1992
Description:	Single storey side and rear extension. (Amended plan recieved 11.5.92)

Reference - 14/03393/1HH	
Decision:	Decided
Date:	23rd December 2014
Description:	Hip to gable end side roof extension with new rooflight in front roofslope and hip to gable end rear roof extension

Reference - 25/00612/FPH	
Decision:	Decided
Date:	06th March 2025
Description:	Single storey rear extension and installation of raised decking area with balustrade and under deck storage (amended plans received 09.05.2025)

Planning records for: **75 Willian Road Hitchin SG4 0LS**

Reference - 04/00359/1HH	
Decision:	Decided
Date:	08th March 2004
Description:	Two storey side and rear extension, single storey rear extension

Planning records for: **77 Willian Road Hitchin Hertfordshire SG4 0LS**

Reference - 01/00583/1HH
Decision: Decided
Date: 17th April 2001
Description: Two storey side, first floor rear extension (as a variation of planning permission ref: 00/00789/1HH granted 26.07.00)
Reference - 91/00049/1
Decision: Decided
Date: 18th January 1991
Description: First floor side extension
Reference - 00/00789/1HH
Decision: Decided
Date: 19th May 2000
Description: First floor rear and side extension
Reference - 16/02602/1HH
Decision: Decided
Date: 13th October 2016
Description: Side roof extension to facilitate conversion of loft space into habitable accommodation and single storey rear extension.

Planning records for: **79 Willian Road Hitchin Hertfordshire SG4 0LS**

Reference - 20/01230/FPH	
Decision:	Decided
Date:	12th June 2020
Description:	Single storey side extension, replacement walls and roof to existing rear conservatory, insertion of rooflights to existing front and rear roofslopes and replace existing attached single storey garage doors with windows to facilitate conversion into habitable accommodation

Planning records for: **81 Willian Road Hitchin Hertfordshire SG4 0LS**

Reference - 24/00200/NMA	
Decision:	Decided
Date:	23rd February 2024
Description:	Amendment to roof arrangement (as Non-Material Amendment to planning permission 23/01804/FPH granted 27.09.2023).

Reference - 23/01804/FPH	
Decision:	Decided
Date:	02nd August 2023
Description:	Single storey rear and side extension with rear terrace. Alterations to existing garage including raised roof height and insertion of front window following removal of garage door to facilitate conversion of garage into habitable accommodation (amended by plan received 06/09/23)

Reference - 23/01812/NMA	
Decision:	Decided
Date:	02nd August 2023
Description:	The approved planning drawings showed dummy chimneys to be built but these are to be omitted (as non-material amendment to planning permission 20/00408/FP granted on 27.03.2020).

Planning records for: **83 Willian Road Hitchin SG4 0LS**

Reference - 89/00003/1	
Decision:	Decided
Date:	04th January 1989
Description:	Single storey side and rear extension

Reference - 91/00054/1	
Decision:	Decided
Date:	01st May 1991
Description:	Proposed extension

Planning records for: **85 Willian Road Hitchin SG4 0LS**

Reference - 93/00147/1	
Decision:	Decided
Date:	15th February 1993
Description:	Two storey rear and part side extension.

Reference - 92/00949/1	
Decision:	Decided
Date:	09th September 1992
Description:	Single storey rear extension

Planning records for: **89 Willian Road Hitchin Hertfordshire SG4 0LS**

Reference - 21/01858/NCS	
Decision:	Decided
Date:	15th June 2021
Description:	Single storey rear extension with the following dimension: Length as measured from rear wall of original dwelling - 3.5 metres

Reference - 17/00891/1PUD	
Decision:	Decided
Date:	06th April 2017
Description:	Hip to gable roof extension, insertion of dormer window to rear roofslope, insertion of two rooflights to front roofslope and insertion of second floor window to flank elevation, window to replace existing garage door and roof window to existing garage to facilitate conversion to habitable accommodation

Planning records for: **93 Willian Road Hitchin SG4 0LS**

Reference - 17/02441/1NMA	
Decision:	Decided
Date:	28th September 2017
Description:	Installation of 46cm x 35cm Velux sunlight tube to the top of the south west facing side roof pitch (as Non-Material Amendment of Planning Permission 16/02726/1HH granted 12/01/2017).

Reference - 17/01299/1DOC	
Decision:	Decided
Date:	18th May 2017
Description:	Discharge of Condition 3 (Sample Materials) as attached the planning reference 16/02726/1HH granted on 12.01.2017.

Planning records for: **93 Willian Road Hitchin SG4 0LS**

Reference - 06/02628/1HH	
Decision:	Decided
Date:	22nd November 2006
Description:	Single storey rear extension

Reference - 16/02726/1HH	
Decision:	Decided
Date:	27th October 2016
Description:	First floor side extension and alteration to roof of existing single storey rear extension (as amended by drawings received 3rd January 2017).

Planning records for: **95 Willian Road Hitchin Hertfordshire SG4 0LS**

Reference - 21/02054/FPH	
Decision:	Decided
Date:	05th July 2021
Description:	First floor side extension over existing attached garage and replace conservatory roof tiles with rooflights

Reference - 13/00051/1HH	
Decision:	Decided
Date:	21st January 2013
Description:	Pitched canopy porch to front elevation continuing across existing garage and incorporating pitched roof over front part of garage, pitched canopy roof across rear elevation to facilitate conversion of existing conservatory to sun room, provision of open garden room and incorporating pitched roof across rear wc.

Planning records for: **97 Willian Road Hitchin Hertfordshire SG4 0LS**

Reference - 25/01294/FPH	
Decision:	Decided
Date:	03rd June 2025
Description:	Part two storey and part first floor rear extension. Raise existing rear of garage roof to facilitate partial conversion of garage into habitable accommodation. Alterations to existing fenestration to include creation of front entrance.

Planning records for: **101 Willian Road Hitchin SG4 0LS**

Reference - 09/01930/1HH	
Decision:	Decided
Date:	12th October 2009
Description:	Rear conservatory

Reference - 15/02548/1HH	
Decision:	Decided
Date:	01st October 2015
Description:	Two storey and single storey rear extensions

Planning records for: **103 Willian Road Hitchin SG4 0LS**

Reference - 81/00961/1	
Decision:	Decided
Date:	17th June 1981
Description:	Section 53 - Erection of detached store building.

Planning records for: **103 Willian Road Hitchin SG4 0LS**

Reference - 13/01314/1HH	
Decision:	Decided
Date:	14th June 2013
Description:	Two storey rear extension and insertion of dormer window and rooflights in side roofslopes (as amended by plans received 19th July 2013).

Reference - 13/03108/1NMA	
Decision:	Decided
Date:	31st December 2013
Description:	Increase of ground floor depth by 0.4 metres, reduction of first floor depth by 1.3 metres. Replace hipped roof with gable end roof (non-material amendment for Planning application 13/13/01314/1HH granted 01.08.13)

Building Safety

No building safety aspects report

Accessibility / Adaptations

None specified

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Standard brick construction

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

GCH

Water Supply

Yes mains

Drainage

Yes mains

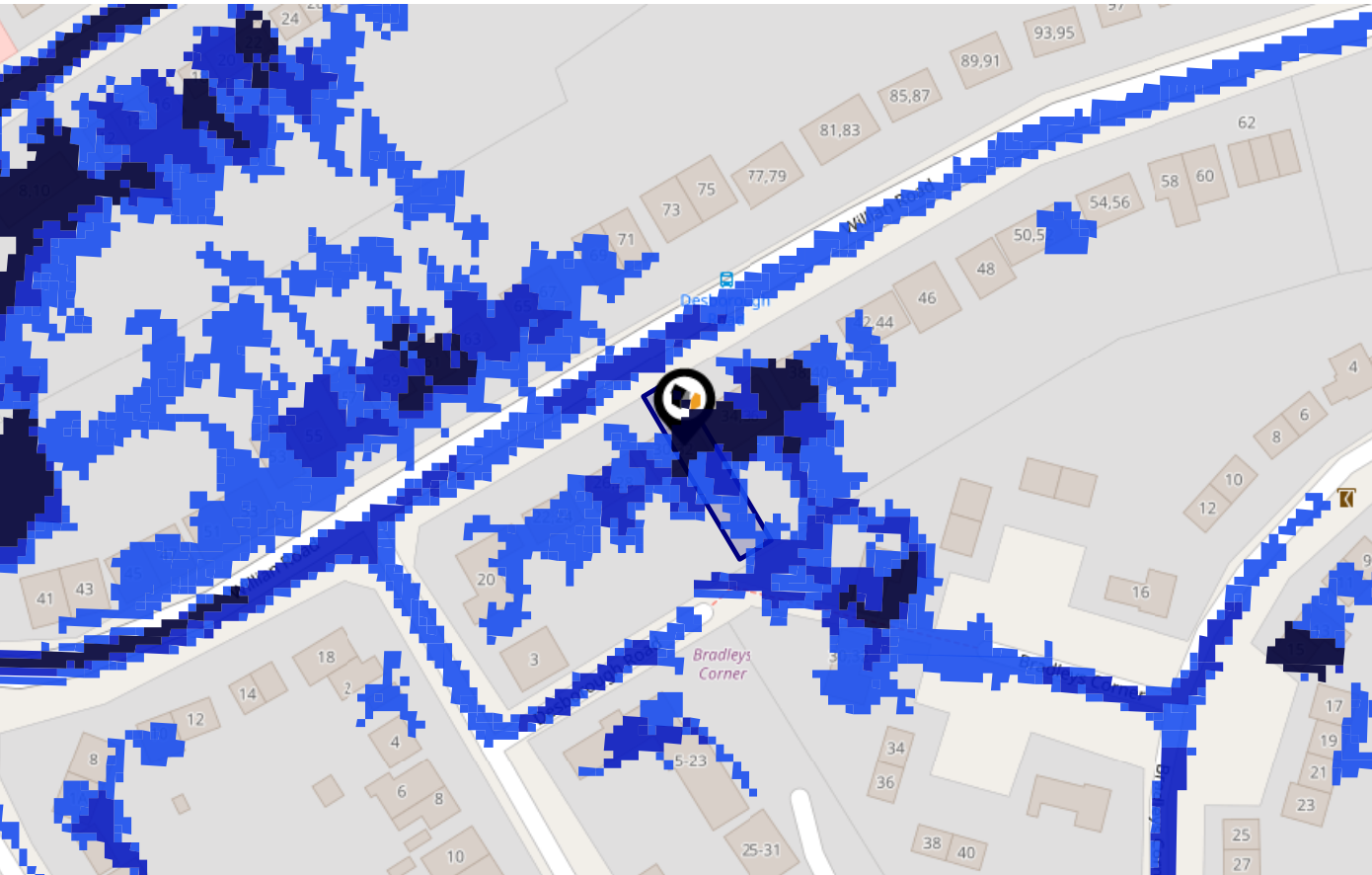
Important - Please read

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

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

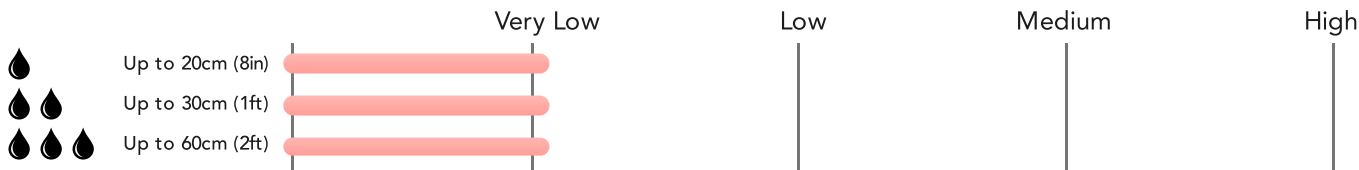


Risk Rating: High

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.

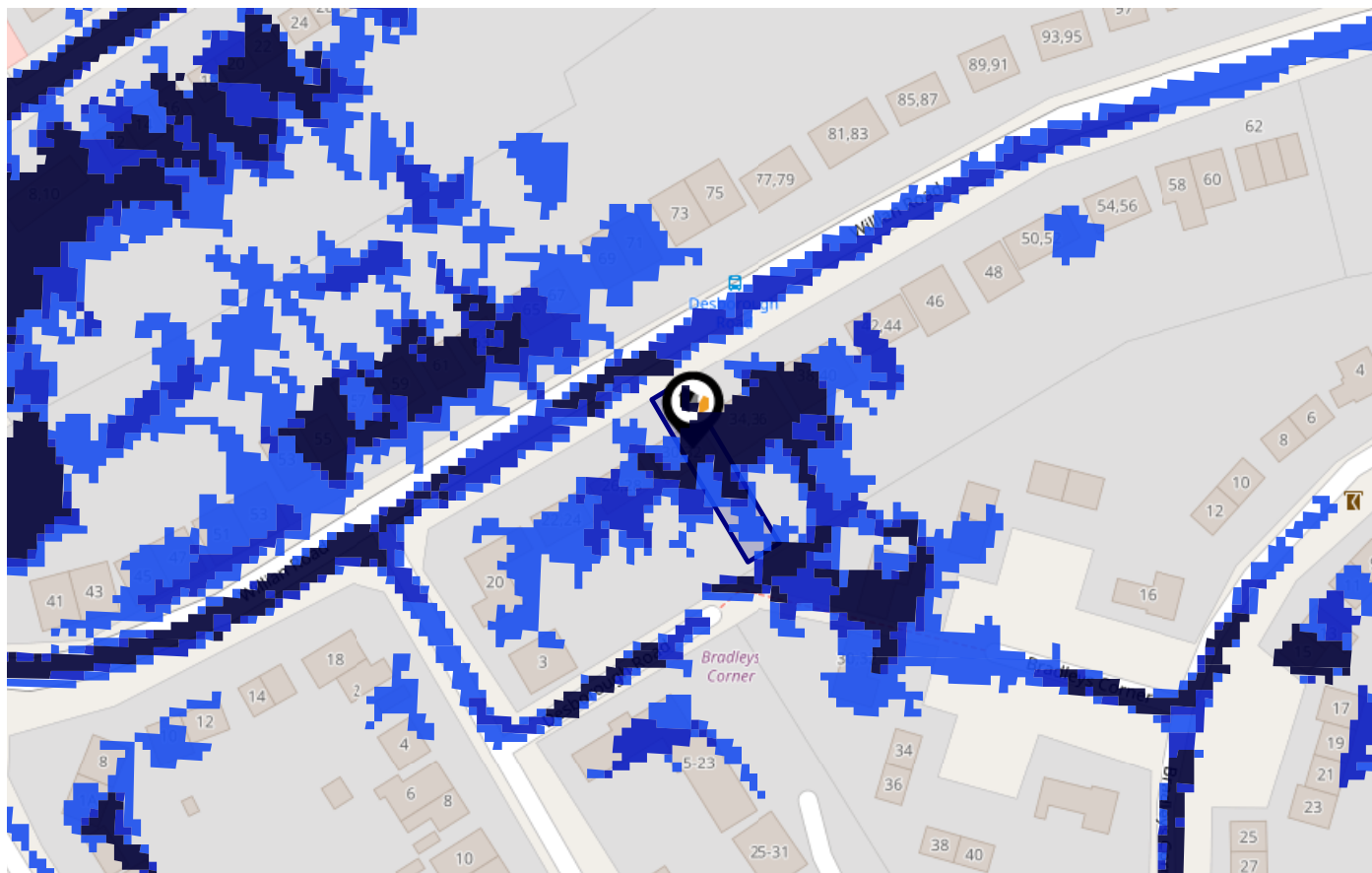
Chance of flooding to the following depths at this property:



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.

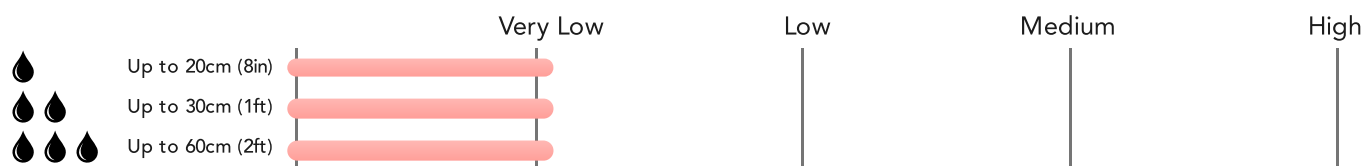


Risk Rating: High

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.

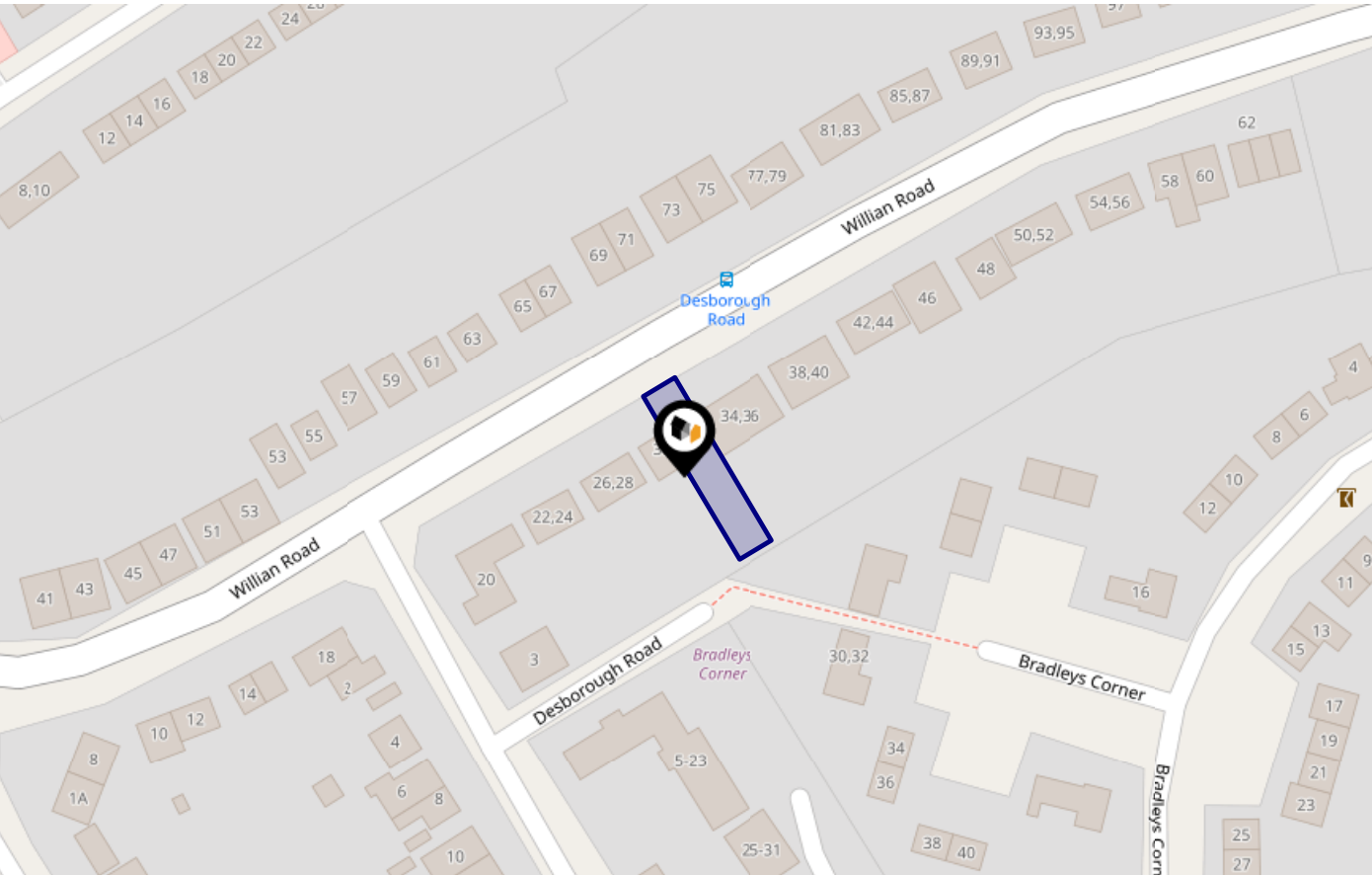
Chance of flooding to the following depths at this property:



Flood Risk

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.

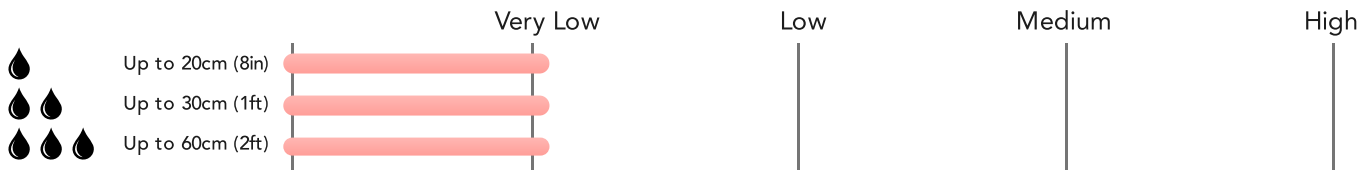


Risk Rating: Very low

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.

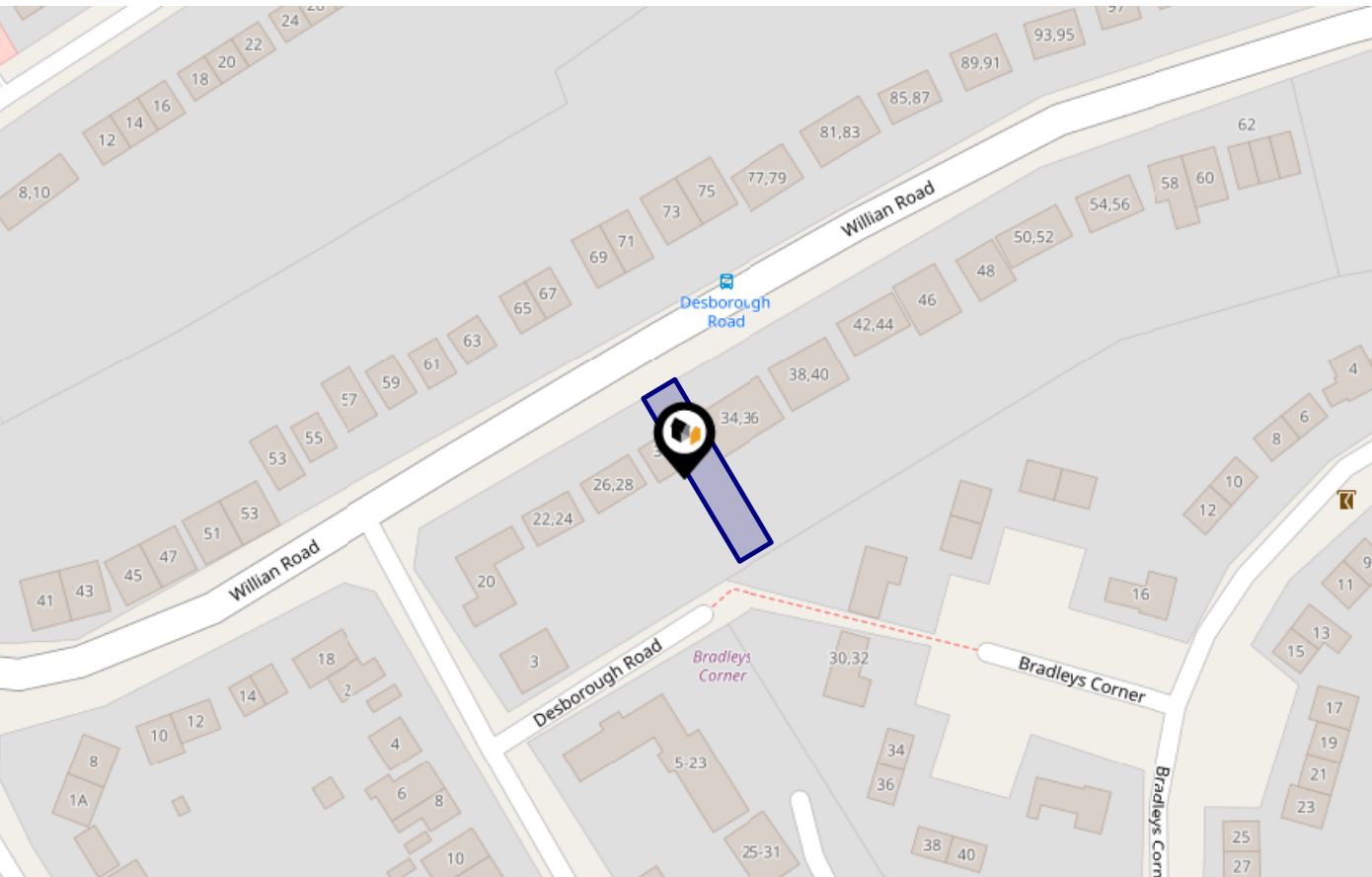
Chance of flooding to the following depths at this property:



Flood Risk

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.

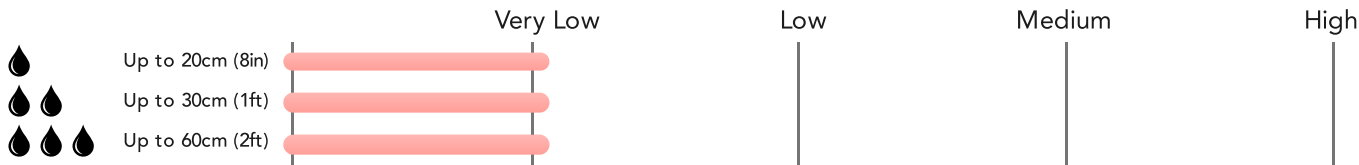


Risk Rating: Very low

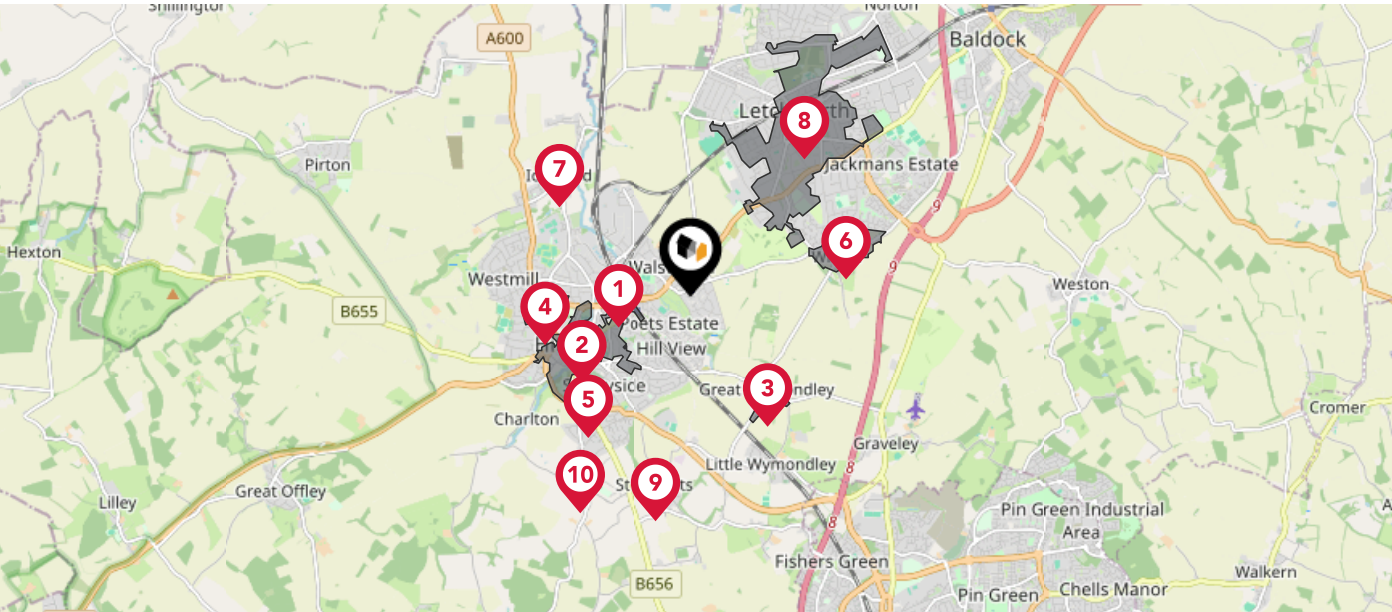
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:

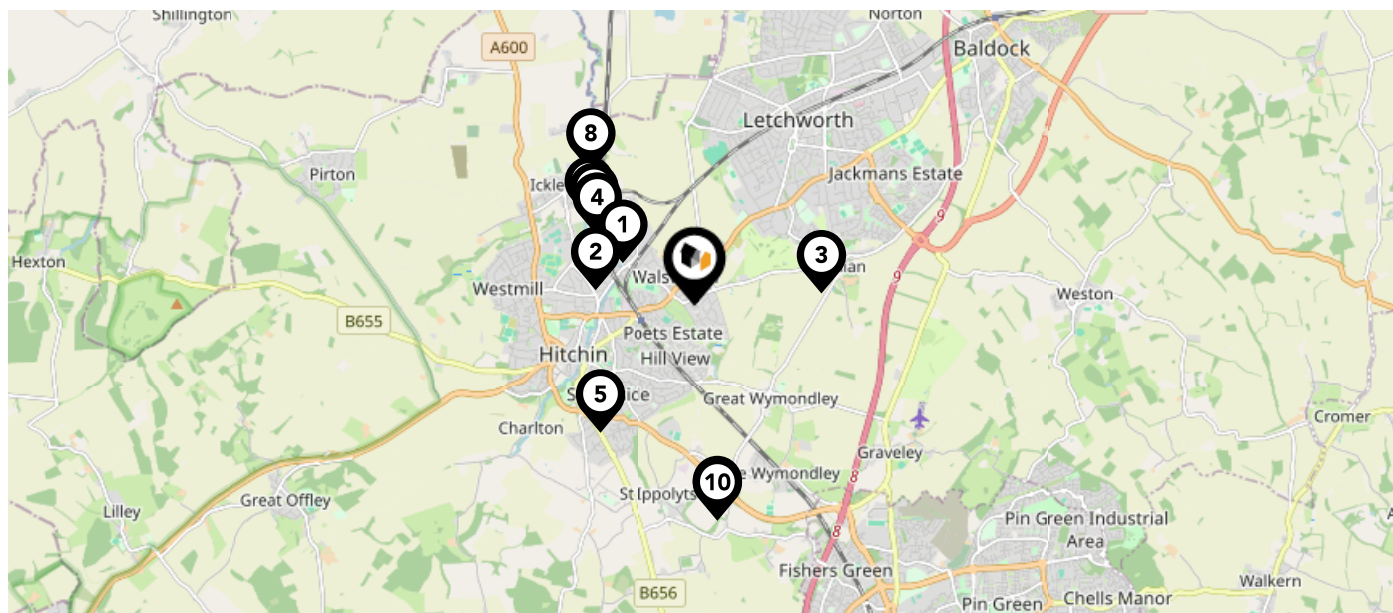


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



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

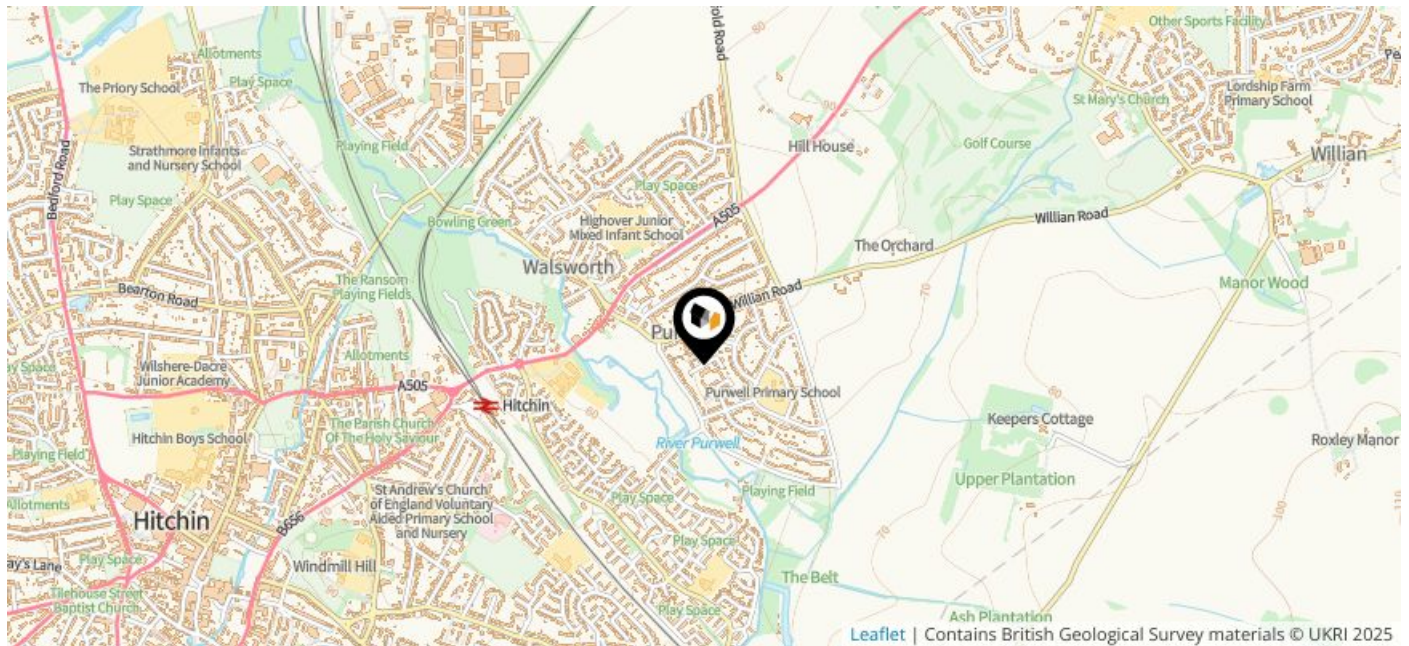
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

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

This map displays nearby coal mine entrances and their classifications.



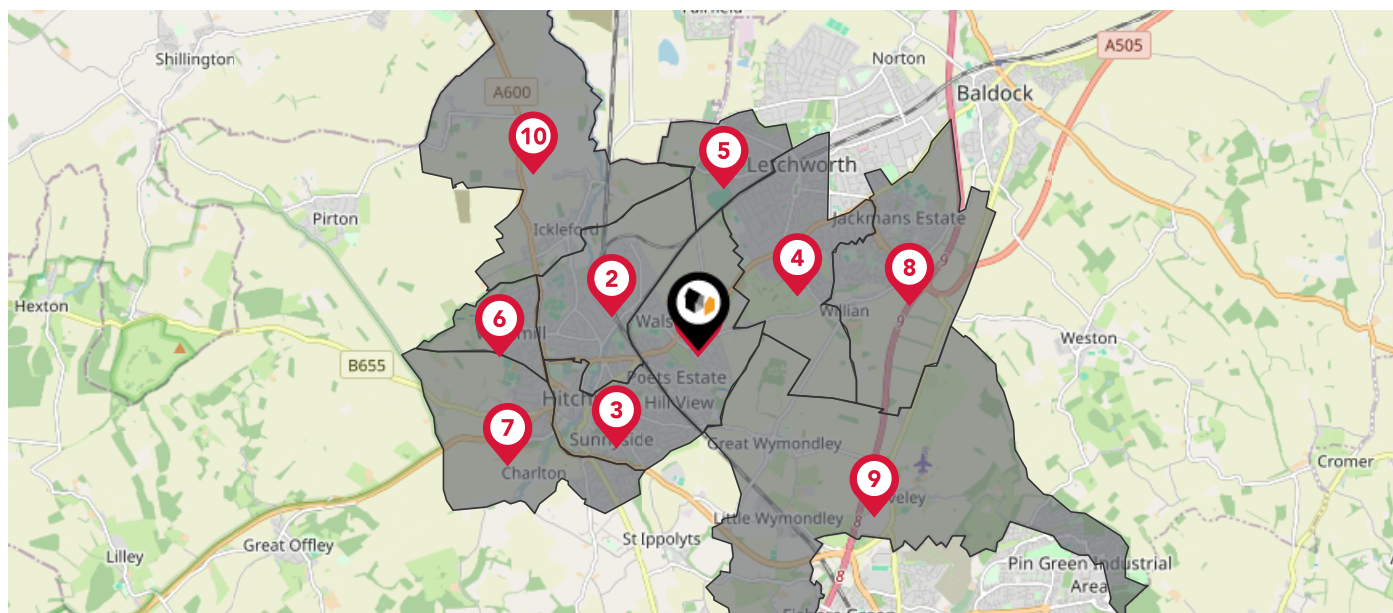
Mine Entry

- ✕ 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 Walsworth Ward

2

Hitchin Bearton Ward

3

Hitchin Highbury Ward

4

Letchworth South West Ward

5

Letchworth Wilbury Ward

6

Hitchin Oughton Ward

7

Hitchin Priory Ward

8

Letchworth South East Ward

9

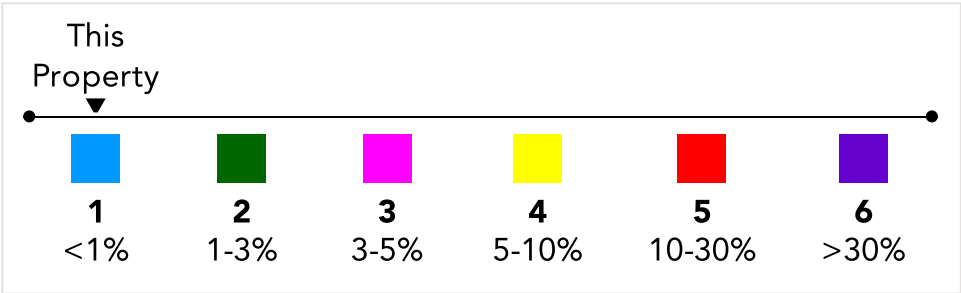
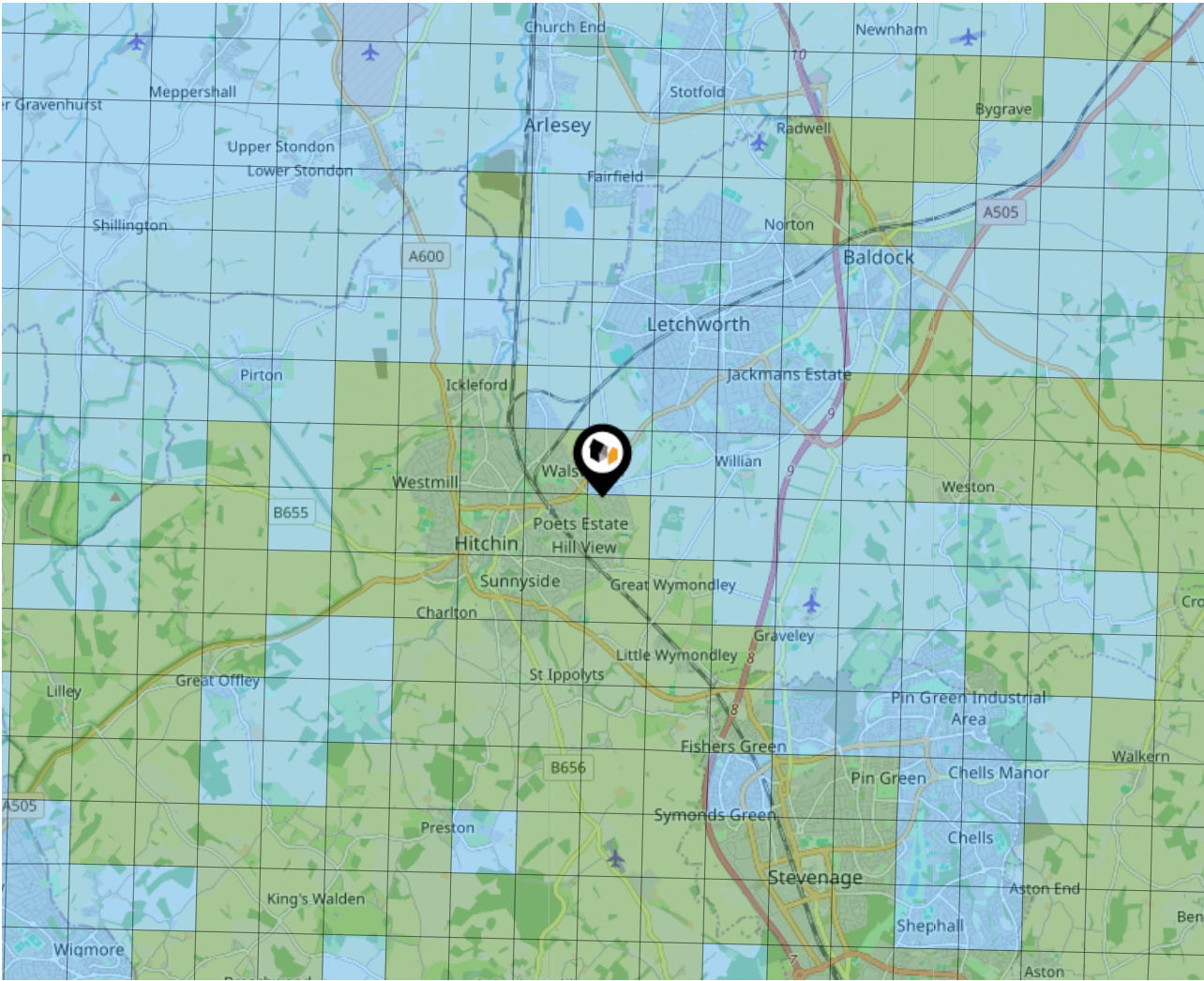
Chesfield Ward

10

Cadwell Ward

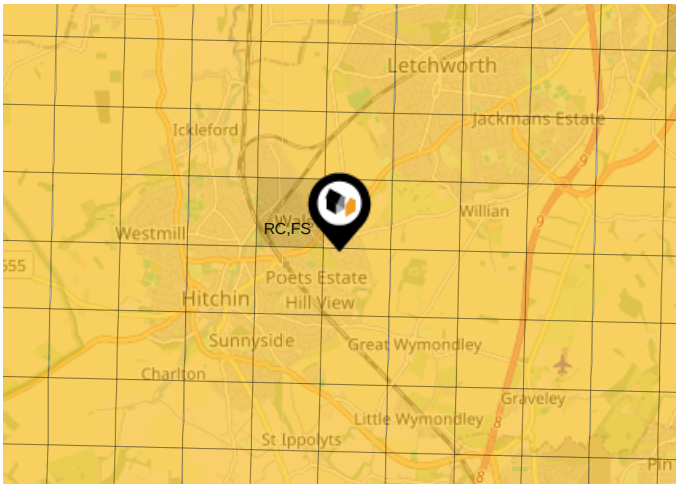
What is Radon?

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		



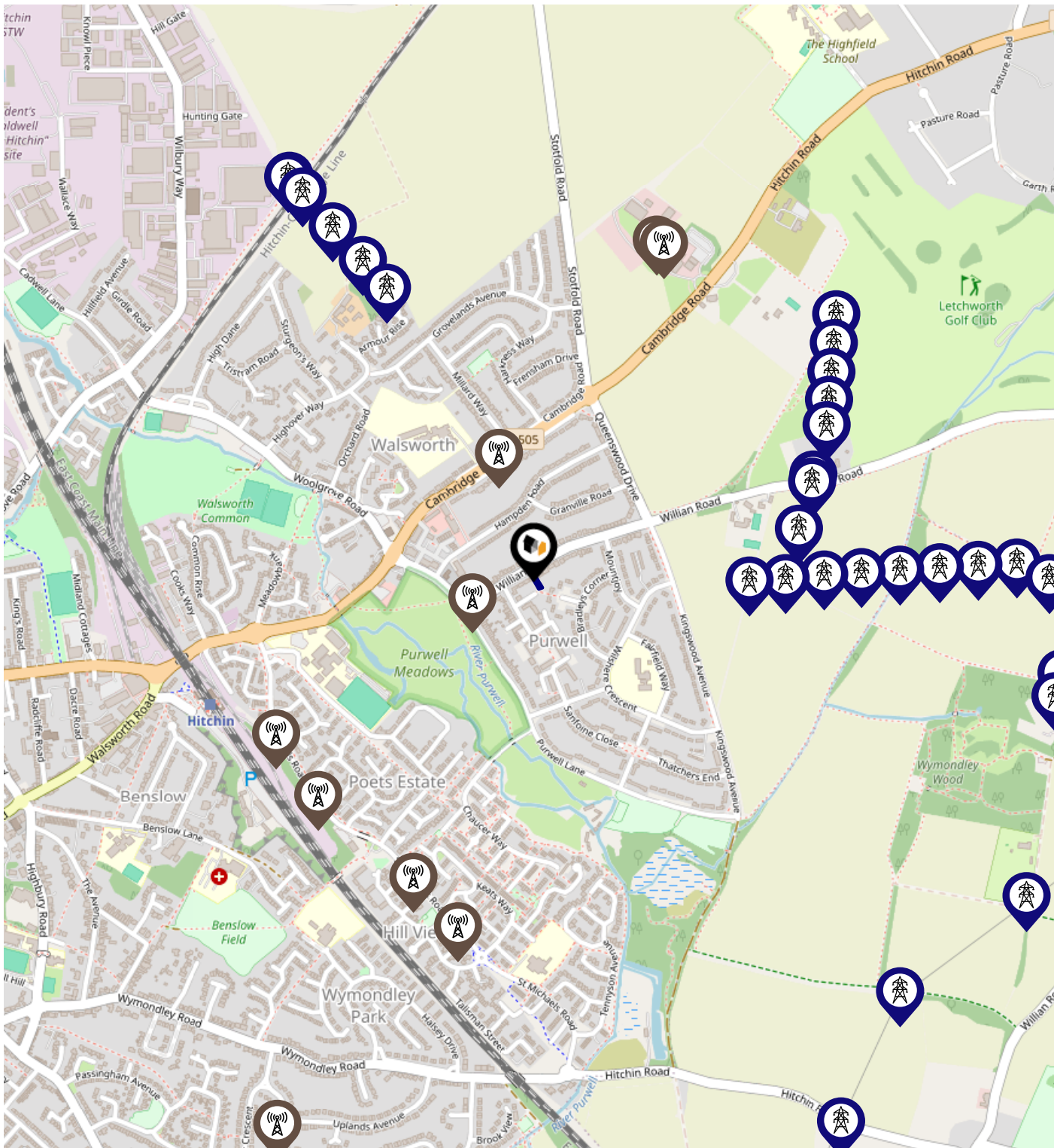
Primary Classifications (Most Common Clay Types)

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

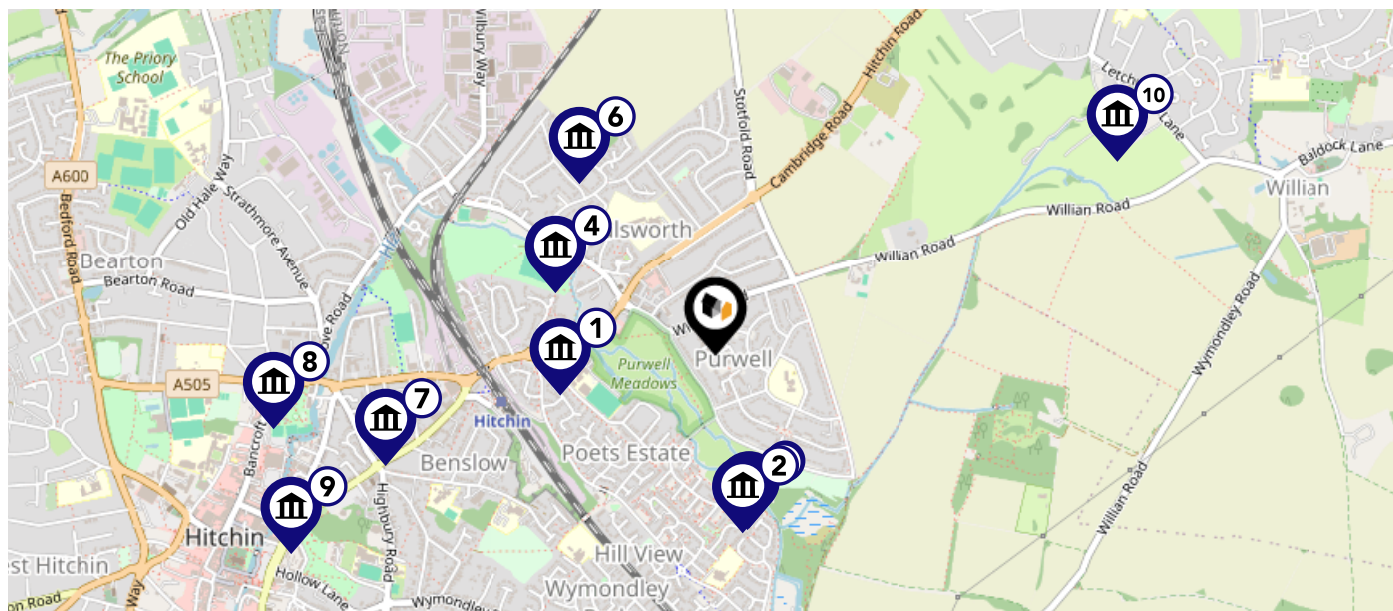
country
properties



Key:

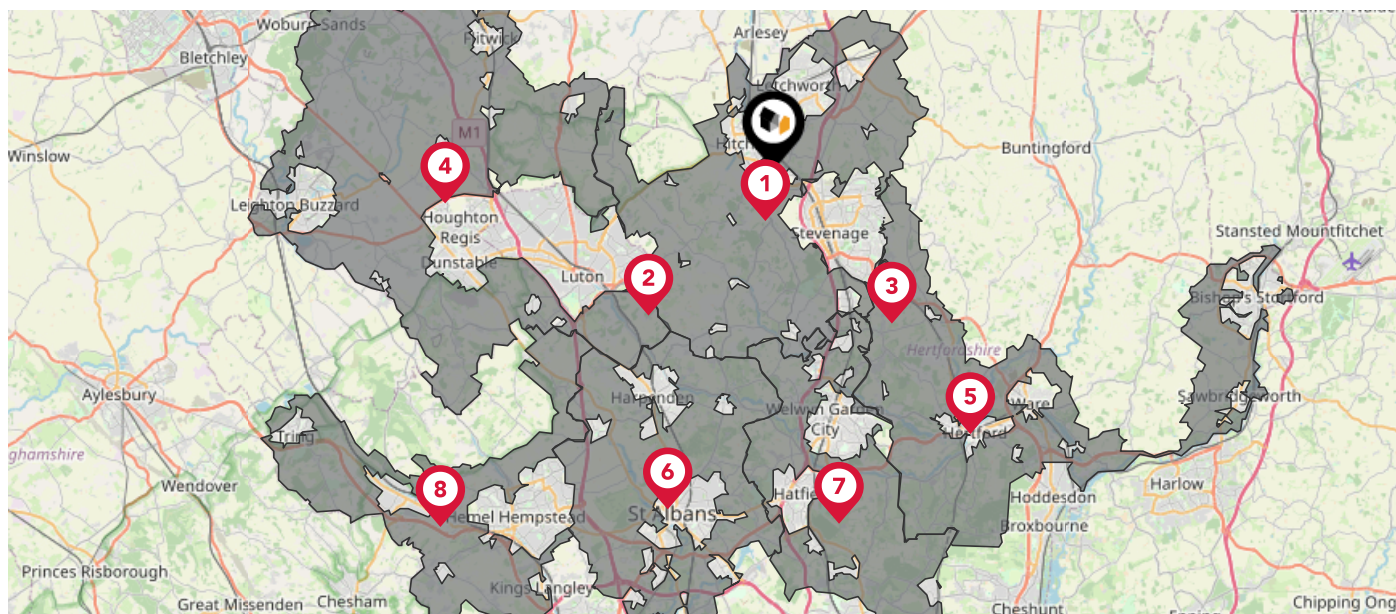
-  Power Pylons
-  Communication Masts

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
 1296215 - Walsworth House	Grade II	0.3 miles
 1296130 - Mill Cottage At Purwell Farm	Grade II	0.4 miles
 1347596 - Purwell Mill	Grade II	0.4 miles
 1347608 - 91, Woolgrove Road	Grade II	0.4 miles
 1102180 - Mill House	Grade II	0.4 miles
 1452743 - Threshing Barn At Highover Farm	Grade II	0.5 miles
 1102182 - Church Of The Holy Saviour	Grade II	0.8 miles
 1347594 - Frythe Cottages	Grade II	1.0 miles
 1102128 - 1, Walsworth Road	Grade II	1.0 miles
 1174314 - Letchworth Hall Hotel	Grade II	1.0 miles

This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land



London Green Belt - North Hertfordshire



London Green Belt - Luton



London Green Belt - Stevenage



London Green Belt - Central Bedfordshire



London Green Belt - East Hertfordshire



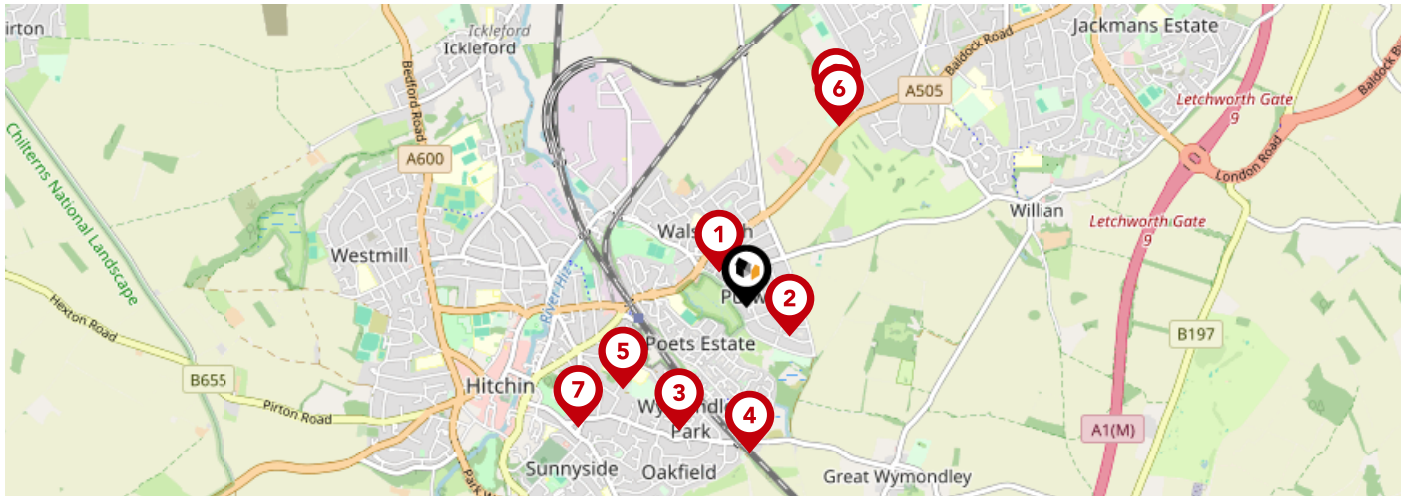
London Green Belt - St Albans



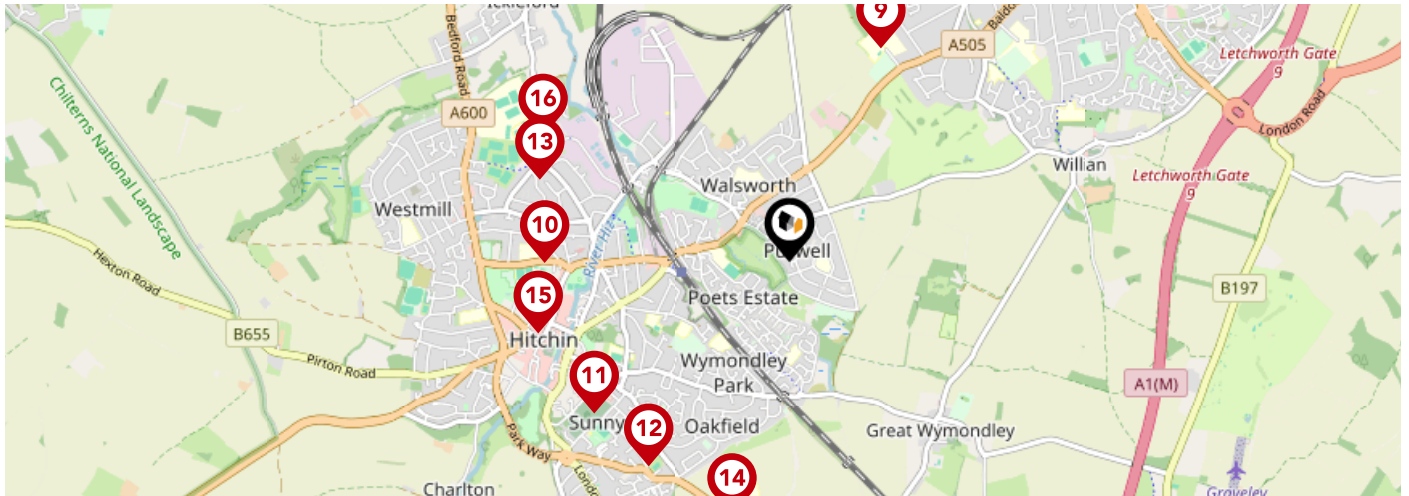
London Green Belt - Welwyn Hatfield



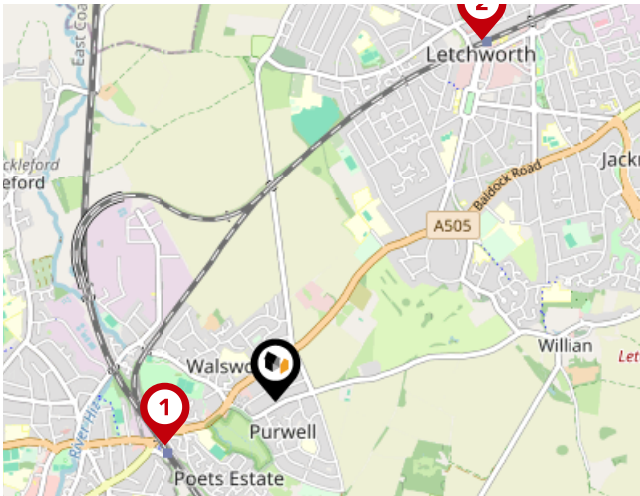
London Green Belt - Dacorum



		Nursery	Primary	Secondary	College	Private
1	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:0.2	☐	☒	☐	☐	☐
2	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:0.24	☐	☒	☐	☐	☐
3	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.65	☐	☒	☐	☐	☐
4	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:0.67	☐	☒	☐	☐	☐
5	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.67	☐	☒	☐	☐	☐
6	North Herts Education Support Centre Ofsted Rating: Outstanding Pupils: 1 Distance:0.93	☐	☐	☒	☐	☐
7	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.94	☐	☐	☒	☐	☐
8	The Highfield School Ofsted Rating: Good Pupils: 998 Distance:0.98	☐	☐	☒	☐	☐

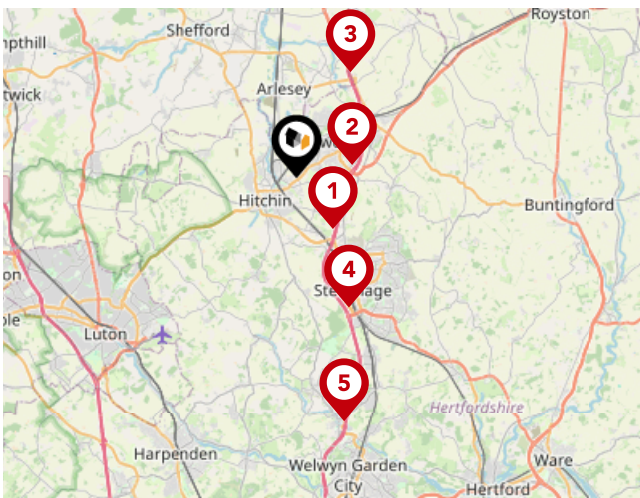


		Nursery	Primary	Secondary	College	Private
	St Thomas More Roman Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance: 1.05	☐	☒	☐	☐	☐
	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance: 1.12	☒	☐	☐	☐	☐
	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance: 1.13	☐	☒	☐	☐	☐
	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance: 1.14	☐	☒	☐	☐	☐
	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance: 1.19	☐	☒	☐	☐	☐
	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance: 1.2	☐	☐	☒	☐	☐
	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance: 1.2	☐	☐	☒	☐	☐
	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance: 1.26	☐	☒	☐	☐	☐



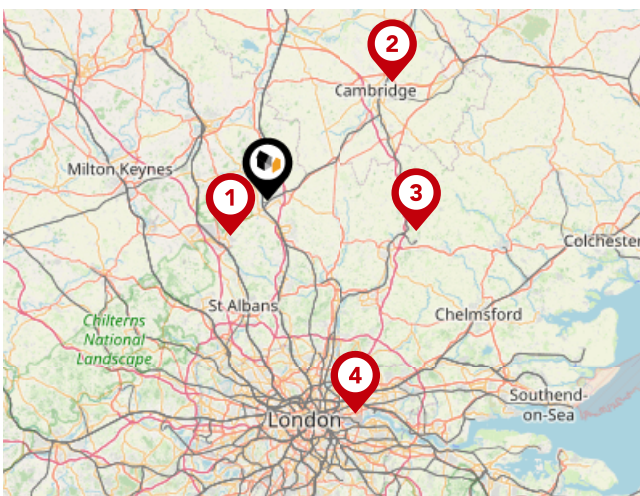
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.54 miles
2	Letchworth Rail Station	1.9 miles
3	Letchworth Rail Station	1.91 miles



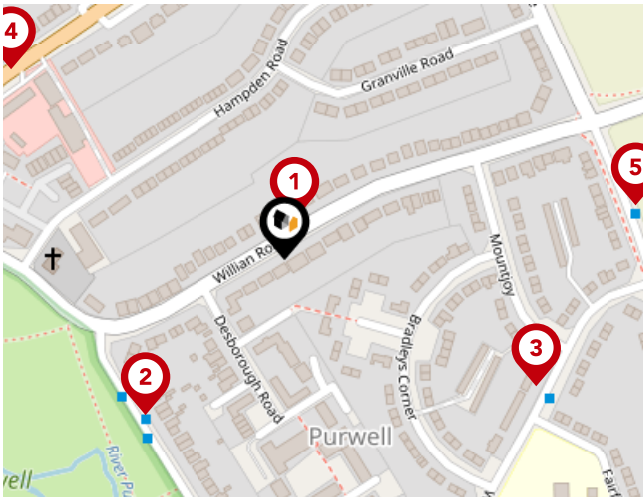
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.31 miles
2	A1(M) J9	2.09 miles
3	A1(M) J10	4.37 miles
4	A1(M) J7	5.1 miles
5	A1(M) J6	9.05 miles



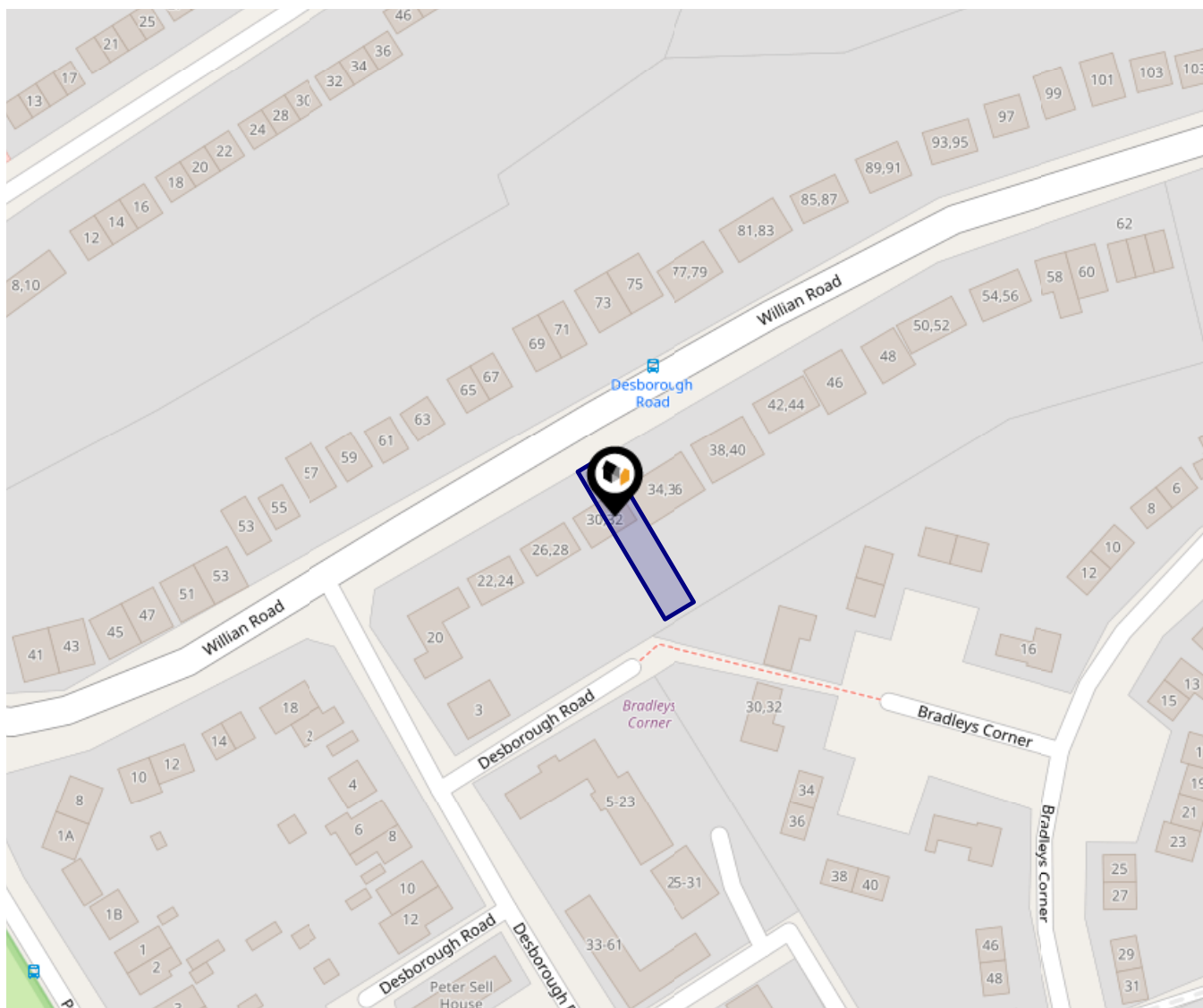
Airports/Helipads

Pin	Name	Distance
1	Luton Airport	7.53 miles
2	Cambridge	25.05 miles
3	Stansted Airport	22.3 miles
4	Silvertown	33.87 miles



Bus Stops/Stations

Pin	Name	Distance
1	Desborough Road	0.02 miles
2	Meadows	0.12 miles
3	Mountjoy	0.16 miles
4	Walsworth Cross Roads	0.19 miles
5	Willian Road	0.2 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

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