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MIR: Material Info

The Material Information Affecting this Property

Monday 28th April 2025



TILEHOUSE STREET, HITCHIN, SG5

Country Properties

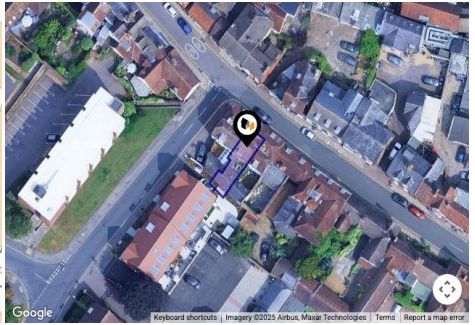
6 Brand Street Hitchin SG5 1HX

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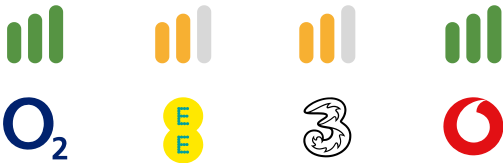


Property

| | | | |
|------------------|------------|---------|----------|
| Type: | Terraced | Tenure: | Freehold |
| Bedrooms: | 3 | | |
| Plot Area: | 0.02 acres | | |
| Council Tax : | Band D | | |
| Annual Estimate: | £2,333 | | |
| Title Number: | HD224238 | | |

Local Area

| | | | | |
|--------------------------|---------------|------------------------------------|------|------|
| Local Authority: | Hertfordshire | Estimated Broadband Speeds | | |
| Conservation Area: | Hitchin | (Standard - Superfast - Ultrafast) | | |
| Flood Risk: | | | | |
| • Rivers & Seas | Very low | 17 | 80 | 1800 |
| • Surface Water | Low | mb/s | mb/s | mb/s |
| | | | | |
| Mobile Coverage: | | Satellite/Fibre TV Availability: | | |
| (based on calls indoors) | | | | |



Planning records for: *Tilehouse Street, Hitchin, SG5*

| Reference - 87/01705/1 |
|---|
| Decision: Decided |
| Date: 12th November 1987 |
| Description: Change of use of ground floor from residential to offices (use class A2) |

| Reference - 03/00657/1LB |
|---|
| Decision: Decided |
| Date: 16th April 2003 |
| Description: Replacement dormer window to rear elevation. |

| Reference - 23/00129/LBC |
|--|
| Decision: Decided |
| Date: 19th January 2023 |
| Description: Internal alterations to facilitate reordering of loft space and installation of sun pipe to proposed ensuite. |

| Reference - 87/00046/1 |
|--|
| Decision: Decided |
| Date: 15th January 1987 |
| Description: Change of use of first and second floor offices to residential as extension of ground floor dwelling. |

Planning records for: **88 Tilehouse Street Hitchin SG5 2DU**

| Reference - 92/00619/1 |
|--|
| <p>Decision: Decided</p> |
| <p>Date: 08th June 1992</p> |
| <p>Description: Change of use of part of ground floor from residential to hairdressing salon. (Class A1)</p> |
| Reference - 92/00631/1LB |
| <p>Decision: Decided</p> |
| <p>Date: 01st June 1992</p> |
| <p>Description: Internal alterations to facilitate change of use of part of ground floor from residential into hairdressing salon.</p> |
| Reference - 16/01787/1LB |
| <p>Decision: Decided</p> |
| <p>Date: 14th July 2016</p> |
| <p>Description: Internal alterations to facilitate conversion of ground floor hair salon into 2-bed self-contained apartment.</p> |
| Reference - 16/01786/1 |
| <p>Decision: Decided</p> |
| <p>Date: 14th July 2016</p> |
| <p>Description: Change of use of basement and ground floor (part) from A1 (Hair Salon) to C3 (residential dwelling) together with internal alterations to facilitate provision of 1 x 2-bed self-contained apartment.</p> |

Planning records for: **88 Tilehouse Street Hitchin SG5 2DU**

| Reference - 06/01563/1 | |
|------------------------|---|
| Decision: | Decided |
| Date: | 03rd August 2006 |
| Description: | Two storey front and first floor extension to facilitate change of use of garage/store to two bedroom dwelling. New pitched roof to existing triple garage |

Planning records for: **10 Tilehouse Street Hitchin SG5 2DU**

| Reference - 08/01220/1LB | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 19th June 2008 |
| Description: | Listed Building Consent: Replacement of existing corrugated flat roof with lead roof with timber rolls |

| Reference - 08/01298/1LB | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 19th June 2008 |
| Description: | Listed Building Consent: Replacement front bay window |

Planning records for: **11 Tilehouse Street Hitchin SG5 2DU**

| Reference - 07/01508/1LB | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 13th June 2007 |
| Description: | Replacement of existing glazed conservatory roof with reclaimed peg tiles to match existing and installation of conservation rooflight |

Planning records for: **11 Tilehouse Street Hitchin SG5 2DU**

| Reference - 84/01493/1 |
|---|
| <p>Decision: Decided</p> |
| <p>Date: 01st October 1984</p> |
| <p>Description: Demolition of front part of storage building</p> |
| Reference - 84/00579/1 |
| <p>Decision: Decided</p> |
| <p>Date: 09th April 1984</p> |
| <p>Description: Erection of single storey rear extension</p> |
| Reference - 88/00807/1 |
| <p>Decision: Decided</p> |
| <p>Date: 09th May 1988</p> |
| <p>Description: Change of use of garage/store to Art Gallery/Exhibition Rooms.</p> |
| Reference - 84/00580/1 |
| <p>Decision: Decided</p> |
| <p>Date: 09th April 1984</p> |
| <p>Description: Erection of single storey rear extension</p> |

Planning records for: **11 Tilehouse Street Hitchin Hertfordshire SG5 2DU**

| Reference - 02/00239/1LB | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 08th February 2002 |
| Description: | Installation of waterproof membrane and pump apparatus within underground cellar |

| Reference - 81/00936/1LB | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 12th June 1981 |
| Description: | Application for Listed Building Consent for refurbishment and alterations to provide three- bedroom dwelling involving demolition of one chimney and outbuilding. |

| Reference - 84/01058/1 | |
|------------------------|---|
| Decision: | Decided |
| Date: | 02nd July 1984 |
| Description: | Refurbishment and alterations to provide three bedroom dwelling as variation of previous consent (1/936/81 (612)LB) |

Planning records for: **12 Tilehouse Street Hitchin SG5 2DU**

| Reference - 04/00446/1LB | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 19th March 2004 |
| Description: | Installation of two solar panels on rear roof slope |

Planning records for: **14 Tilehouse Street Hitchin SG5 2DU**

| Reference - 17/01874/1LB |
|--|
| <p>Decision: Decided</p> |
| <p>Date: 27th July 2017</p> |
| <p>Description: Retention of works to property including, demolition of outbuilding and erection of new garden store, installation of 2no. sash windows, replacement slate roof to rear & internal alterations.</p> |
| Reference - 97/01463/1LB |
| <p>Decision: Decided</p> |
| <p>Date: 07th November 1997</p> |
| <p>Description: Replacement of existing asbestos roof to rear lean-to</p> |
| Reference - 17/01875/1LB |
| <p>Decision: Decided</p> |
| <p>Date: 27th July 2017</p> |
| <p>Description: External alterations to include replacement basement window and removal of vent to first floor window in front extension. Internal alterations to include replacement basement staircase and alterations to first floor bathroom/ensuite (as amended by drawing no. PL.107-A received on 14/09/2017).</p> |
| Reference - 99/00152/1LB |
| <p>Decision: Decided</p> |
| <p>Date: 03rd February 1999</p> |
| <p>Description: Re-opening of bricked up external door way (as amended by drawing received on 4.5.99)</p> |

Planning records for: **15 Tilehouse Street Hitchin SG5 2DU**

| Reference - 87/00242/1 | |
|------------------------|---|
| Decision: | Decided |
| Date: | 13th February 1987 |
| Description: | Change of use from offices to residential |

| Reference - 96/01257/1LB | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 25th October 1996 |
| Description: | Internal and external alterations including roof repairs, replacement of rear windows and demolition of single storey rear addition and rear dormer window (as amended by letter and plans received 25.11.96) |

Planning records for: **17 Tilehouse Street Hitchin SG5 2DU**

| Reference - 13/00762/1LB | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 04th April 2013 |
| Description: | Replacement glazed link to rear, replacement rainwater goods, existing render painted and removal existing fascias and soffits. |

| Reference - 21/01792/LBC | |
|--------------------------|---------------------------------|
| Decision: | Decided |
| Date: | 21st June 2021 |
| Description: | Replacement glazed link to rear |

Planning records for: **17 Tilehouse Street Hitchin SG5 2DU**

| Reference - 85/00820/1 |
|--|
| <p>Decision: Decided</p> |
| <p>Date: 23rd May 1985</p> |
| <p>Description: Section 53 determination for internal alterations, replacement windows and rear conservatory.</p> |
| Reference - 13/00761/1HH |
| <p>Decision: Decided</p> |
| <p>Date: 03rd April 2013</p> |
| <p>Description: Replacement glazed link to rear</p> |
| Reference - 13/01880/1DOC |
| <p>Decision: Decided</p> |
| <p>Date: 02nd August 2013</p> |
| <p>Description: Condition 3 - Details of change of render colour (as discharge of condition attached to listed building 13/00762/1LB granted consent 16/06/13).</p> |
| Reference - 85/00873/1LB |
| <p>Decision: Decided</p> |
| <p>Date: 04th June 1985</p> |
| <p>Description: Internal alterations, replacement windows and erection of rear conservatory.</p> |

Planning records for: **17 Tilehouse Street Hitchin Hertfordshire SG5 2DU**

| Reference - 21/01791/FPH | |
|--------------------------|---------------------------------|
| Decision: | Decided |
| Date: | 21st June 2021 |
| Description: | Replacement glazed link to rear |

Planning records for: **87 Tilehouse Street Hitchin SG5 2DU**

| Reference - 86/00123/1HH | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 01st February 1986 |
| Description: | Change of use of ground floor front room from residential to retailing of small antiques. |

| Reference - 83/01645/1 | |
|------------------------|---|
| Decision: | Decided |
| Date: | 13th October 1983 |
| Description: | Section 53 use of two ground floor rooms for osteopath practice |

| Reference - 81/01155/1 | |
|------------------------|---|
| Decision: | Decided |
| Date: | 17th July 1981 |
| Description: | Change of use of basement and ground floor to office accommodation. |

Planning records for: **90 Tilehouse Street Hitchin SG5 2DU**

| Reference - 77/00191/1 | |
|------------------------|---|
| Decision: | Decided |
| Date: | 11th February 1977 |
| Description: | Change of use from residential to offices |

| Reference - 94/00556/1 | |
|------------------------|---------------------|
| Decision: | Decided |
| Date: | 10th May 1994 |
| Description: | Rear dormer window. |

Planning records for: **8 Tilehouse Street Hitchin SG5 2DU**

| Reference - 90/01071/1 | |
|------------------------|--|
| Decision: | Decided |
| Date: | 19th July 1990 |
| Description: | Change of use from residential to offices (amended plans recieved 26th september 1990. |

| Reference - 93/01000/1LB | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 31st August 1993 |
| Description: | Replacement door and new fanlight to East elevation. |

Planning records for: **8 Tilehouse Street Hitchin SG5 2DU**

| Reference - 90/01534/1 |
|---|
| <p>Decision: Decided</p> |
| <p>Date: 12th November 1990</p> |
| <p>Description: Change of use from residential to offices with parking for 2 vehicles</p> |
| Reference - 90/01535/1LB |
| <p>Decision: Decided</p> |
| <p>Date: 02nd January 1990</p> |
| <p>Description: Internal and external alterations for use of dwelling as offices. (As variation to Listed building consent 90/1070/1LB</p> |
| Reference - 91/00594/1LB |
| <p>Decision: Decided</p> |
| <p>Date: 28th June 1991</p> |
| <p>Description: Removal of ceiling and joists to first floor front room</p> |
| Reference - 01/00467/1AD |
| <p>Decision: Decided</p> |
| <p>Date: 23rd March 2001</p> |
| <p>Description: Retention of non-illuminated sign boards on front elevation</p> |

Planning records for: **8 Tilehouse Street Hitchin SG5 2DU**

| Reference - 90/01070/1LB |
|--|
| <p>Decision: Decided</p> |
| <p>Date: 19th July 1990</p> |
| <p>Description: Internal and external alterations for use of dwelling as offices (amended plans recieved 26th September 1990)</p> |
| Reference - 01/00468/1LB |
| <p>Decision: Decided</p> |
| <p>Date: 23rd March 2001</p> |
| <p>Description: Retention of non-illuminated sign boards on front elevation</p> |
| Reference - 91/00665/1LB |
| <p>Decision: Decided</p> |
| <p>Date: 28th June 1991</p> |
| <p>Description: Reduction in height of chimney to east elevation</p> |
| Reference - 91/00680/1LB |
| <p>Decision: Decided</p> |
| <p>Date: 28th June 1991</p> |
| <p>Description: External and internal alterations of existing building</p> |

Planning records for: **8 Tilehouse Street Hitchin SG5 2DU**

| Reference - 91/00581/1LB | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 28th June 1991 |
| Description: | Removal of fireplace to first floor rear room. |

| Reference - 91/00564/1LB | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 28th June 1991 |
| Description: | Reduction of ground floor level by approximately 150mm. New hardwood door and two stone steps |

Planning records for: **91 Tilehouse Street Hitchin SG5 2DU**

| Reference - 93/00348/1EU | |
|--------------------------|-----------------------------|
| Decision: | Decided |
| Date: | 31st March 1993 |
| Description: | Use of premises as offices. |

Planning records for: **Land At Rear Of 13 Tilehouse Street Hitchin SG5 2DU**

| Reference - 05/00103/1LB | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 17th January 2005 |
| Description: | Two storey extension to existing single storey rear extension and alterations to provide two bedroom dwelling |

Planning records for: **13 Tilehouse Street Hitchin SG5 2DU**

| Reference - 04/00445/1LB |
|---|
| <p>Decision: Decided</p> |
| <p>Date: 18th March 2004</p> |
| <p>Description: Two storey extension to existing single storey rear extension plus alterations to provide 2 bedroom self-contained residential annex (as amended by drawing No. 115P101A received 18th May 2004)</p> |
| Reference - 05/00102/1 |
| <p>Decision: Decided</p> |
| <p>Date: 17th January 2005</p> |
| <p>Description: Two storey extension to existing single storey rear extension and alterations to provide two bedroom dwelling</p> |
| Reference - 07/00344/1HH |
| <p>Decision: Decided</p> |
| <p>Date: 07th February 2007</p> |
| <p>Description: Two storey rear extension to provide a double garage and one 1 bedroom self contained flat for ancillary use to the main dwelling, installation of vehicle turntable in rear courtyard (as amended by drawing RF1006/103/A received 14 March 2007)</p> |
| Reference - 04/01580/1 |
| <p>Decision: Decided</p> |
| <p>Date: 01st October 2004</p> |
| <p>Description: Erection of new "Spiders Web" design gates</p> |

Planning records for: **13 Tilehouse Street Hitchin SG5 2DU**

| |
|---|
| Reference - 04/00444/1 |
| Decision: Decided |
| Date: 18th March 2004 |
| Description: Two storey extension to existing single storey rear extension to provide 2 bedroom self-contained residential annex (as amended by drawing no. 115P101A received 18th May 2004) |
| Reference - 03/00389/1 |
| Decision: Decided |
| Date: 07th March 2003 |
| Description: Change of use from office to single dwelling |
| Reference - 05/01040/1 |
| Decision: Decided |
| Date: 15th July 2005 |
| Description: Conversion of part of ground and first floors at rear of building to provide self contained 2 bedroom dwelling as amplified by drawing No115 (PC) 002 received 7th October 2005 and layout plan No 4 received 14/12/05 |
| Reference - 74/00683/1 |
| Decision: Decided |
| Date: 20th July 1974 |
| Description: Change of use of part of 2nd floor to offices. |

Planning records for: **13 Tilehouse Street Hitchin SG5 2DU**

| Reference - 07/00339/1LB |
|--|
| <p>Decision: Decided</p> |
| <p>Date: 07th February 2007</p> |
| <p>Description: Two storey rear extension and internal alterations and conversion of existing toilet block to create double garage and one 1 bedroom self contained flat for ancillary use to the main dwelling (as amended by drawing RF1006/103/A received 14 March 2007)</p> |
| Reference - 04/01097/1LB |
| <p>Decision: Decided</p> |
| <p>Date: 25th June 2004</p> |
| <p>Description: Repositioning of existing entrance gates (as amended by letter and photograph received 06.09.04).</p> |
| Reference - 03/00296/1 |
| <p>Decision: Decided</p> |
| <p>Date: 20th February 2003</p> |
| <p>Description: Installation of 1.7m entrance gates (as amended by plans received 03/04/2003 and 15/04/2003)</p> |
| Reference - 04/01581/1LB |
| <p>Decision: Decided</p> |
| <p>Date: 01st October 2004</p> |
| <p>Description: Listed Building Consent: Erection of new "Spiders Web" design gates</p> |

Planning records for: **13 Tilehouse Street Hitchin SG5 2DU**

| Reference - 05/01041/1LB |
|---|
| <p>Decision: Decided</p> |
| <p>Date: 15th July 2005</p> |
| <p>Description: Internal and external alterations to part of ground and first floors at rear of building to provide self contained 2 bedroom dwelling as amplified by drawing No 115 (PC) 002 received 7th October 2005 and layout plan No 4 received 14 December 2005</p> |
| Reference - 07/00392/1LB |
| <p>Decision: Decided</p> |
| <p>Date: 13th February 2007</p> |
| <p>Description: Internal alterations including replacement fire places to restore property to single residential dwelling (as amended by plan received 10 April 2007).</p> |
| Reference - 16/00246/1HH |
| <p>Decision: Decided</p> |
| <p>Date: 03rd February 2016</p> |
| <p>Description: Part 2 storey (including basement) and part single storey rear extension following demolition of existing rear annexe (amended by plans received 13/07/2016).</p> |
| Reference - 03/00297/1LB |
| <p>Decision: Decided</p> |
| <p>Date: 20th February 2003</p> |
| <p>Description: Installation of 1.7m entrance gates (as amended by plans received 03/04/2003 and 15/04/2003)</p> |

Planning records for: **13 Tilehouse Street Hitchin SG5 2DU**

| Reference - 07/02203/1LB |
|---|
| <p>Decision: Decided</p> |
| <p>Date: 31st August 2007</p> |
| <p>Description: Removal of section of front wall of disused toilet block to create open loggia and window to shower room.</p> |
| Reference - 07/01728/1HH |
| <p>Decision: Decided</p> |
| <p>Date: 12th July 2007</p> |
| <p>Description: Erection of dwarf retaining walls to form planting beds following demolition of existing extension</p> |
| Reference - 16/00247/1LB |
| <p>Decision: Decided</p> |
| <p>Date: 03rd February 2016</p> |
| <p>Description: Part 2 storey (including basement) and part single storey rear extension following demolition of existing rear annexe, reinstate historic opening for new sash window at first floor level on rear elevation (as amended by drawings received 13th July 2016).</p> |
| Reference - 04/01697/1PUD |
| <p>Decision: Decided</p> |
| <p>Date: 26th October 2004</p> |
| <p>Description: Security Fence Panel.</p> |

Planning records for: **13 Tilehouse Street Hitchin SG5 2DU**

| Reference - 04/01096/1HH | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 25th June 2004 |
| Description: | Repositioning of existing entrance gates (as amended by letter and photograph received 06.09.04). |

Planning records for: **92 Tilehouse Street Hitchin SG5 2DU**

| Reference - 79/01995/1 | |
|------------------------|--|
| Decision: | Decided |
| Date: | 26th October 1979 |
| Description: | Continued use of first floor as dentist laboratory and associated office |

| Reference - 83/00777/1 | |
|------------------------|--|
| Decision: | Decided |
| Date: | 17th May 1983 |
| Description: | Change of use of first floor from dental laboratory and associated offices |

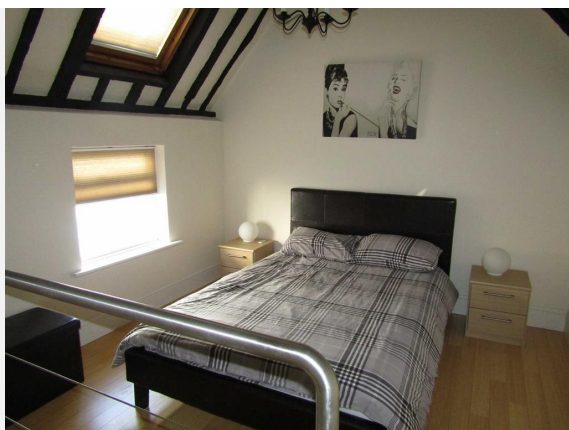
| Reference - 03/00824/1 | |
|------------------------|--|
| Decision: | Decided |
| Date: | 19th May 2003 |
| Description: | Change of use of part of first floor from office to hairdressing |

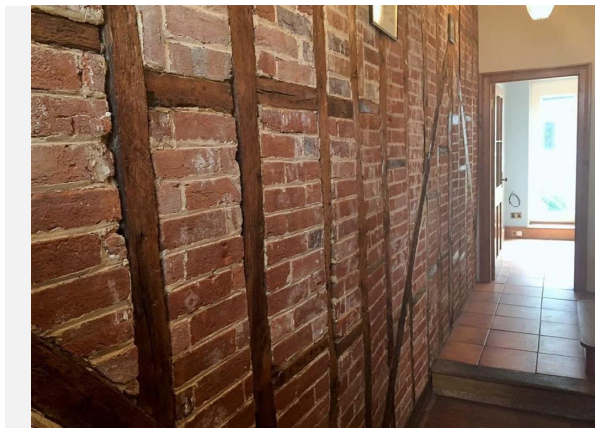
Planning records for: **92 Tilehouse Street Hitchin Herts SG5 2DU**

| Reference - 93/00342/1 | |
|------------------------|---|
| Decision: | Decided |
| Date: | 29th March 1993 |
| Description: | Change of use of ground floor from Hairdressing Salon to Chiropodist. |

| Reference - 01/00237/1 | |
|------------------------|--|
| Decision: | Decided |
| Date: | 08th February 2001 |
| Description: | Change of use from Chiropodist (Class D1) to Hair Salon (Class A1) |

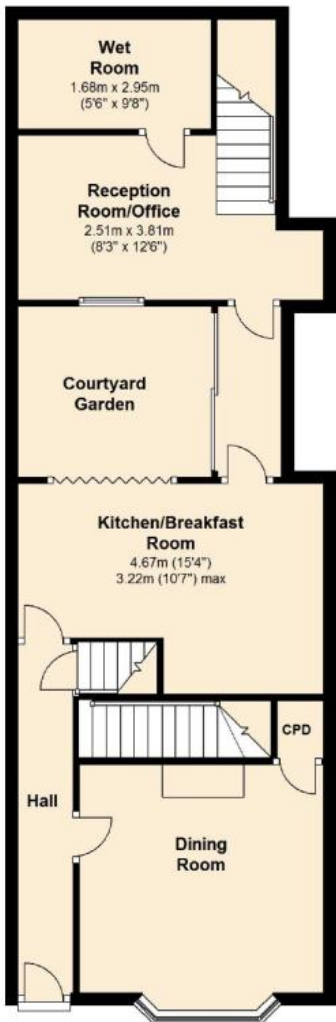
| Reference - 79/01994/1 | |
|------------------------|---|
| Decision: | Decided |
| Date: | 26th October 1979 |
| Description: | Change of use of ground floor to hairdressers |



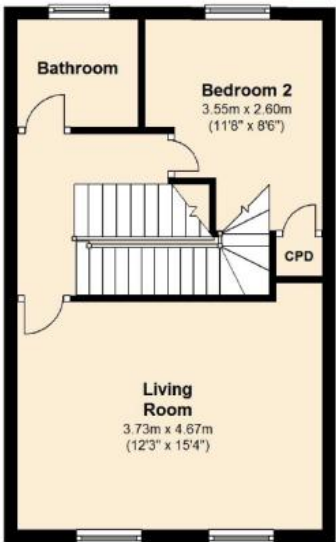
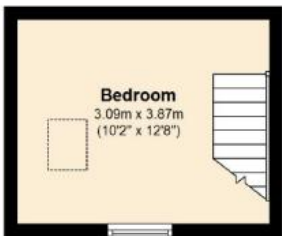


TILEHOUSE STREET, HITCHIN, SG5

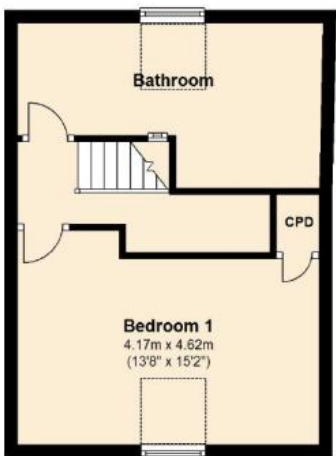
Ground Floor



First Floor



Second Floor



16 Tilehouse Street, Hitchin

Building Safety

None Specified

Accessibility / Adaptations

'jack and gill' shower room on the top floor between master bedroom and childrens bedroom.
Attic of master bedroom, ladder added for access, insulated and boarded for additional storage space and boiler access

Restrictive Covenants

None Specified

Rights of Way (Public & Private)

None Specified

Construction Type

Brick

Property Lease Information

Freehold

Listed Building Information

Yes Grade II

Stamp Duty

Not Specified

Other

None Specified

Other

None Specified

Electricity Supply

YES - Octopus

Gas Supply

YES - Octopus

Central Heating

Yes - GCH

Water Supply

MAINS (Affinity)

Drainage

MAINS

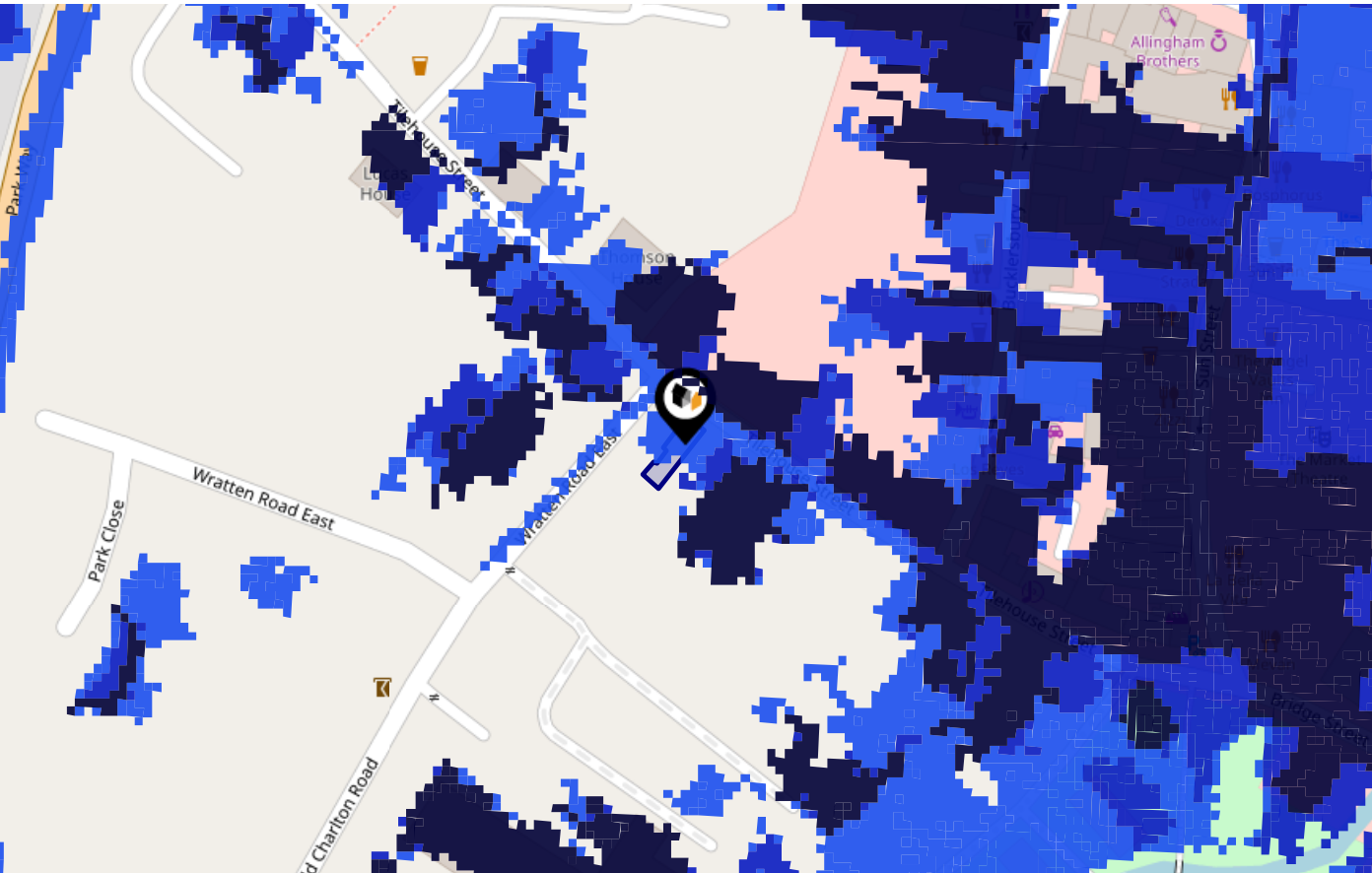
Important - Please read

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.

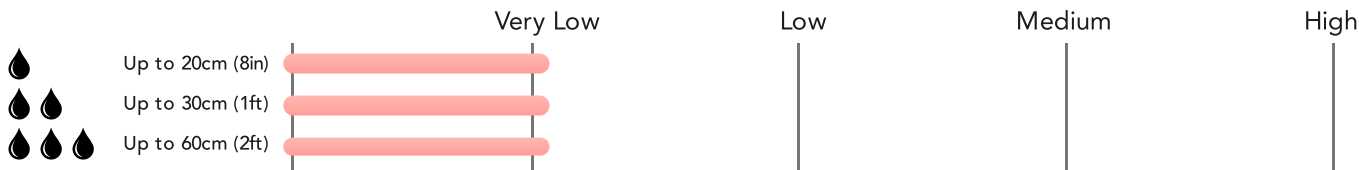


Risk Rating: Low

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.

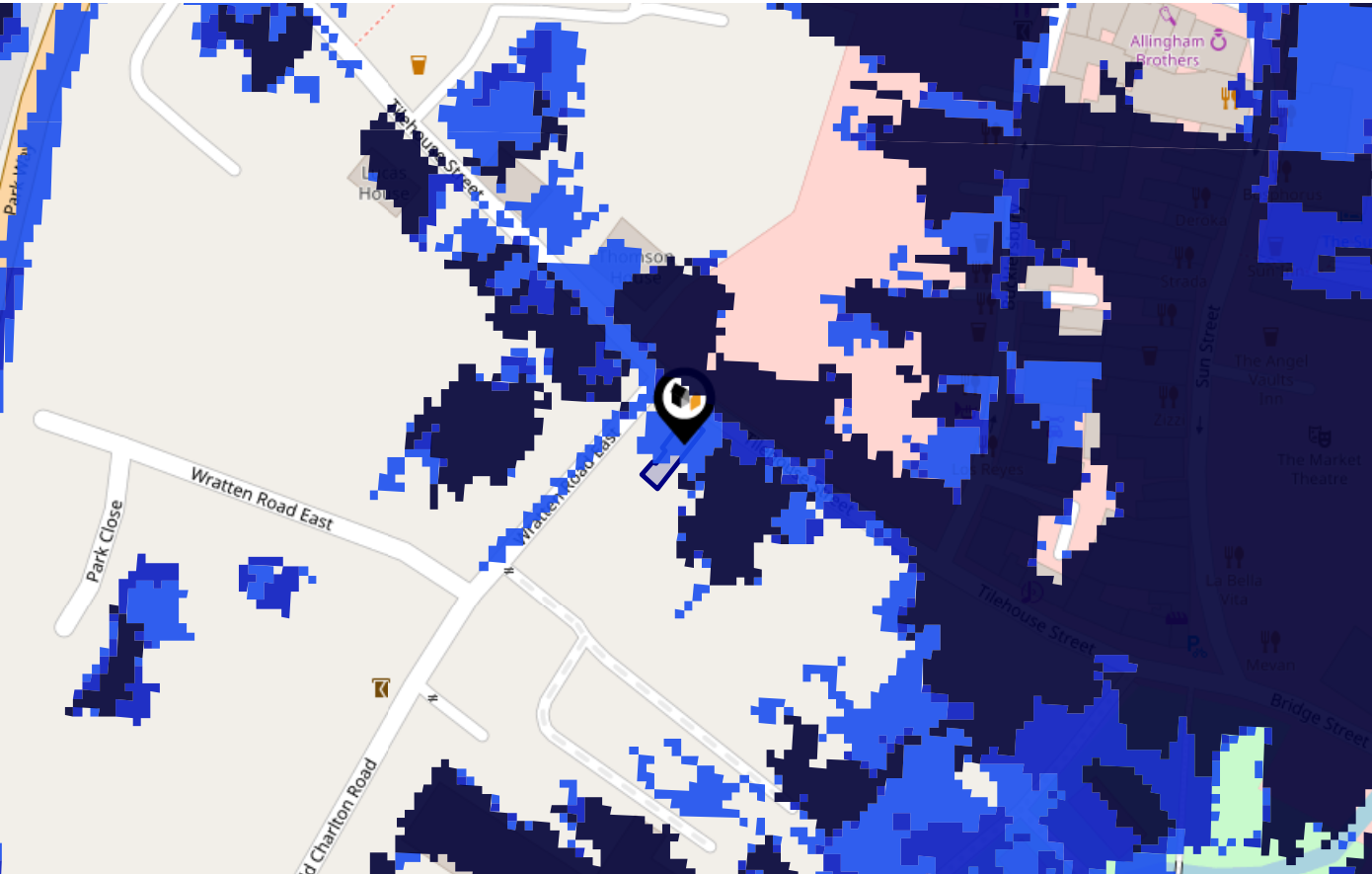
Chance of flooding to the following depths at this property:



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: 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.

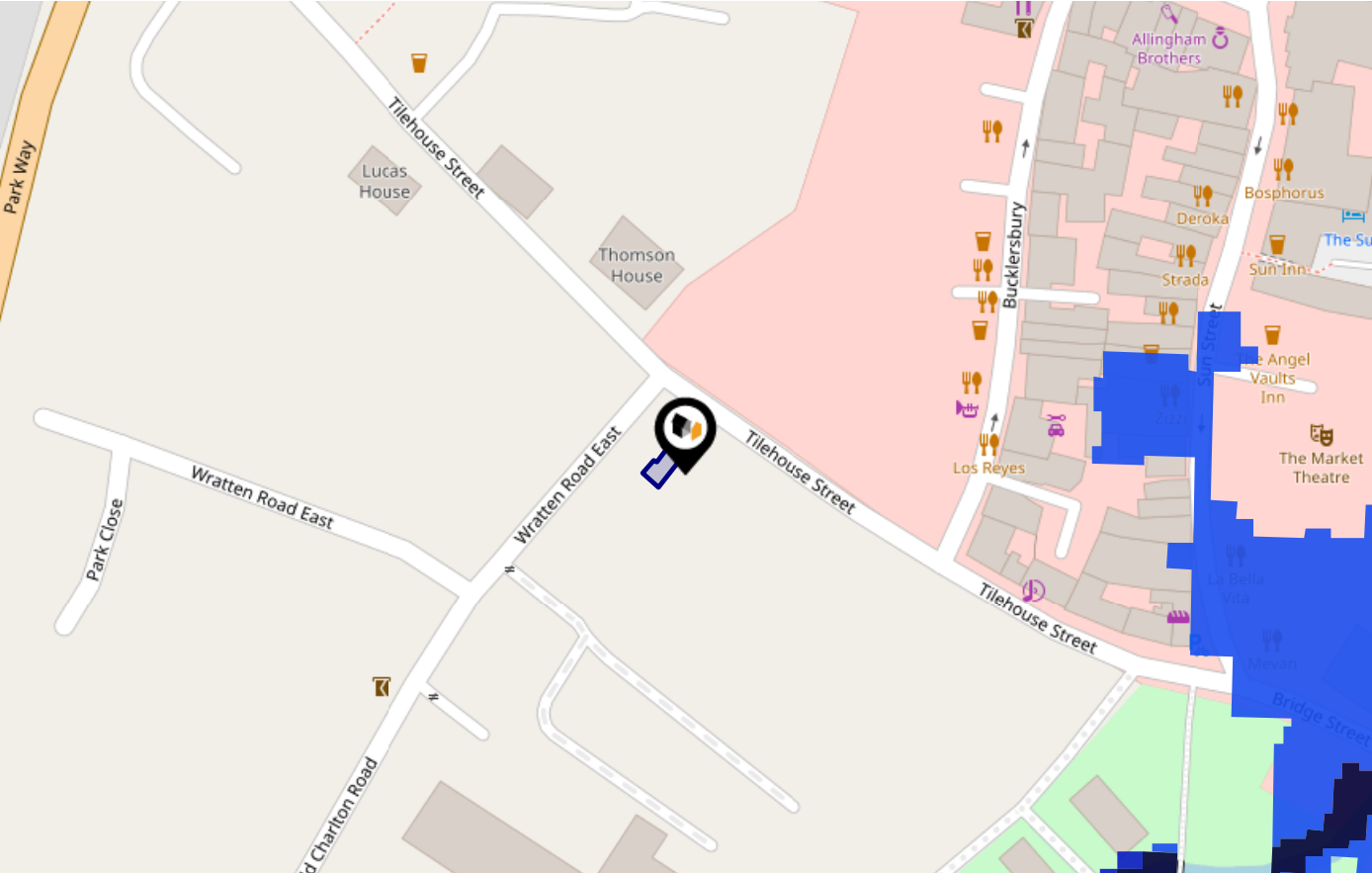
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - 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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

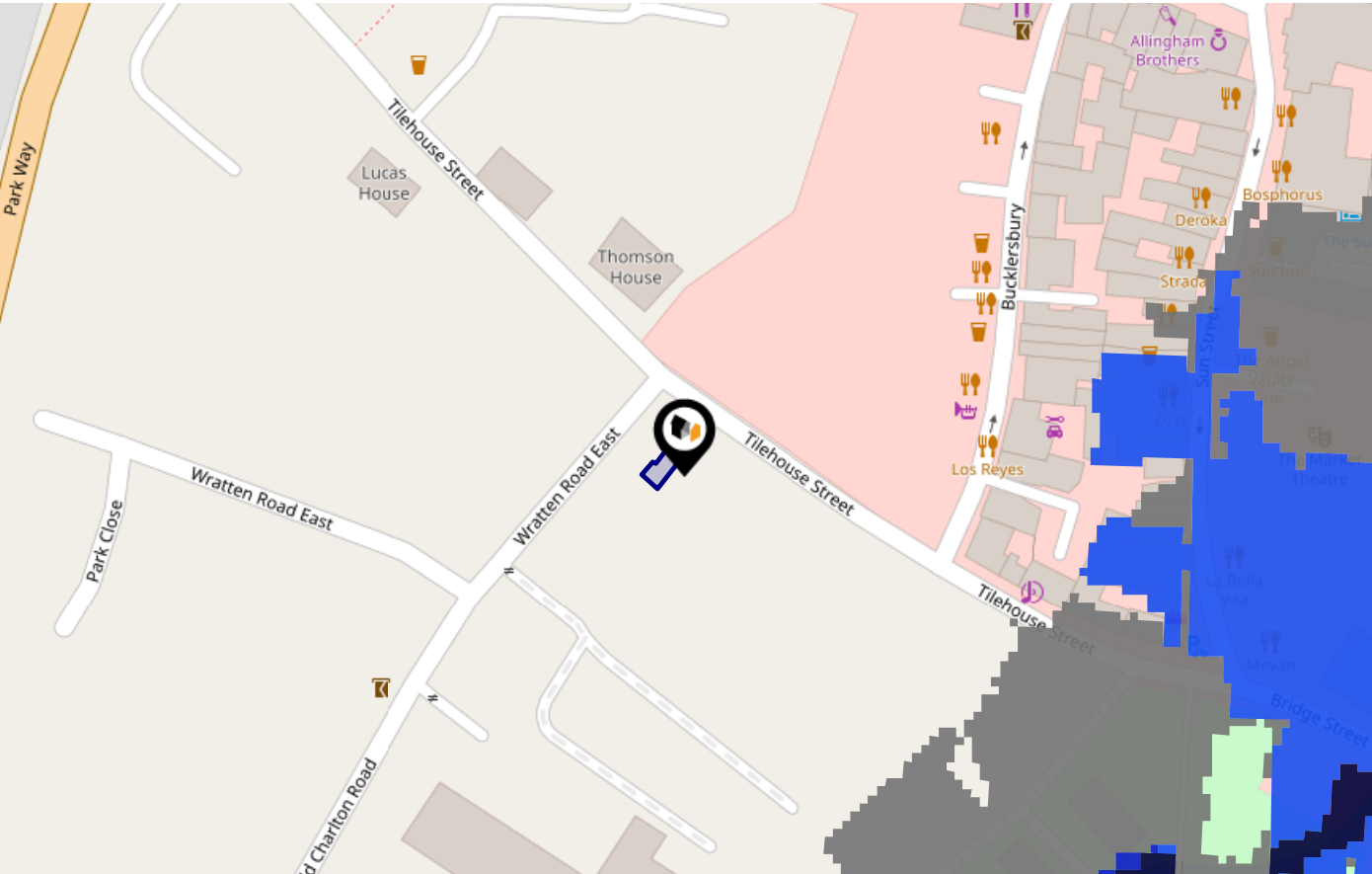
Chance of flooding to the following depths at this property:



Flood Risk

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.

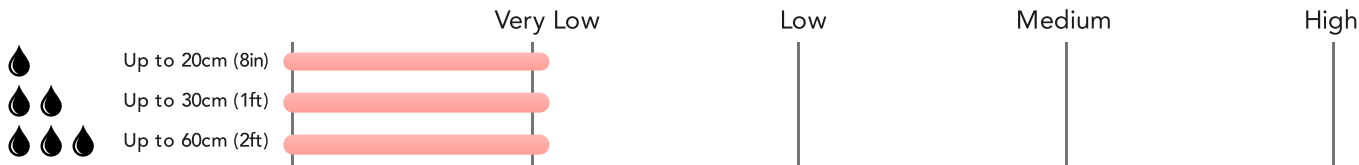


Risk Rating: Very low

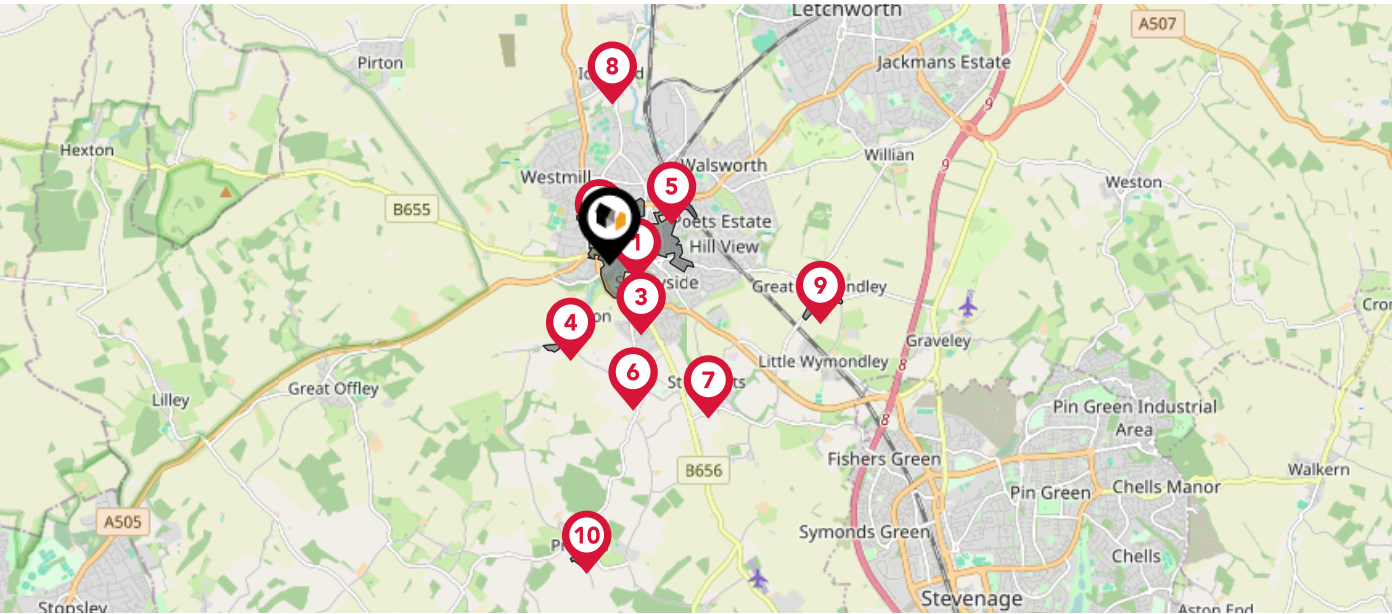
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

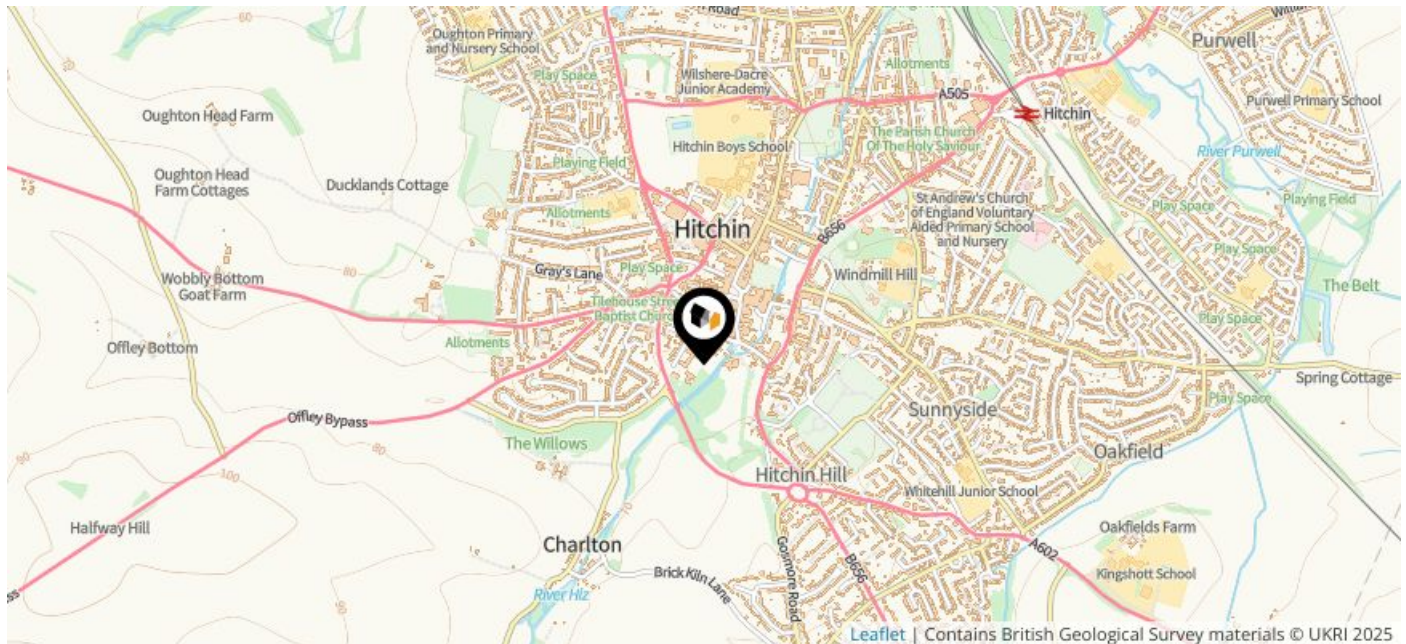
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



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 | Maydencroft Manor-Gosmore, Hitchin | Historic Landfill | <input type="checkbox"/> |
| 7 | Ickleford-Near Hitchin, Hertfordshire | Historic Landfill | <input type="checkbox"/> |
| 8 | Wallace Way-Hitchin, Hertfordshire | Historic Landfill | <input type="checkbox"/> |
| 9 | Cadwell Lane-Hitchin, Hertfordshire | Historic Landfill | <input type="checkbox"/> |
| 10 | Land off Cadwell lane-Hitchin, Hertfordshire | Historic Landfill | <input type="checkbox"/> |

This map displays nearby coal mine entrances and their classifications.



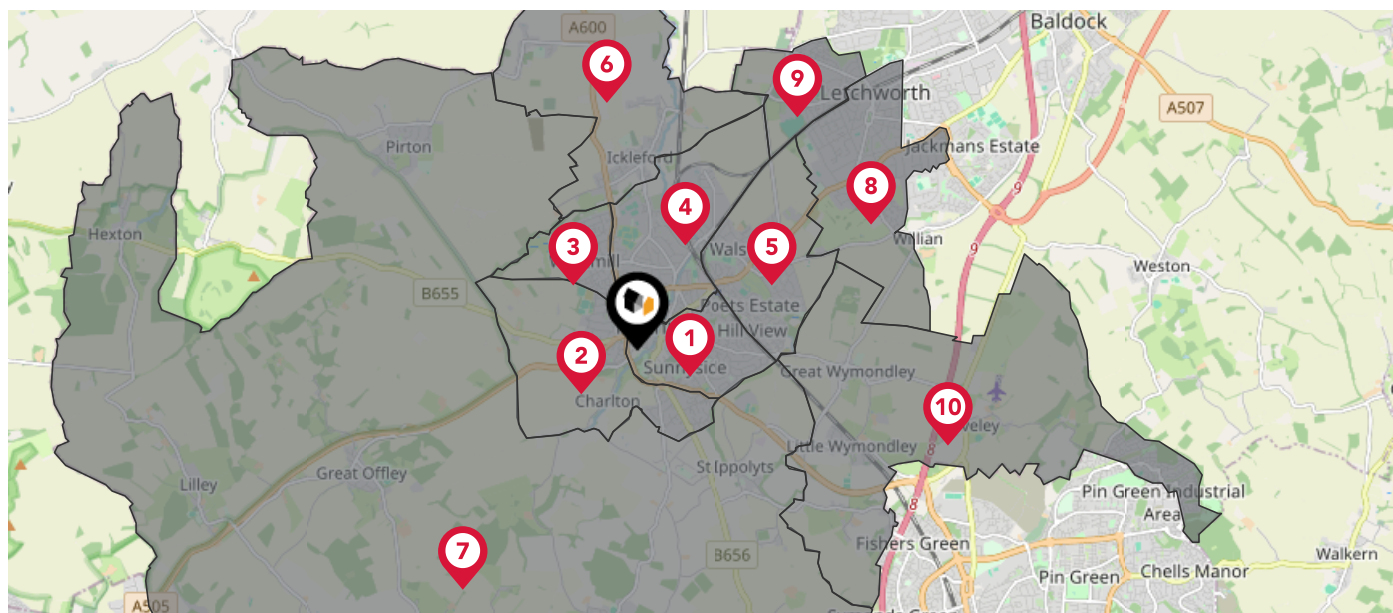
Mine Entry

- ✕ 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.

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



Hitchin Highbury Ward



Hitchin Priory Ward



Hitchin Oughton Ward



Hitchin Bearton Ward



Hitchin Walsworth Ward



Cadwell Ward



Hitchwood, Offa and Hoo Ward



Letchworth South West Ward



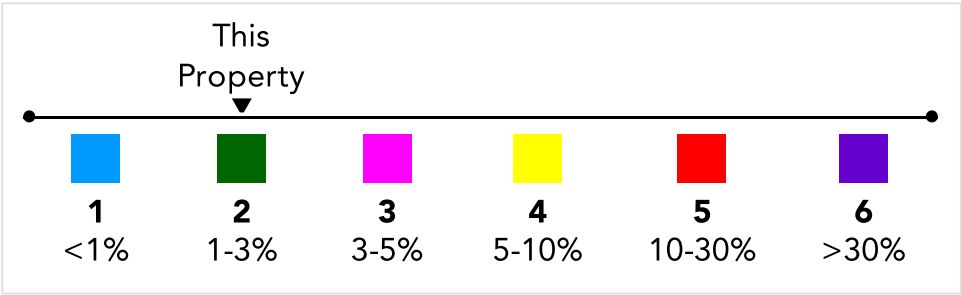
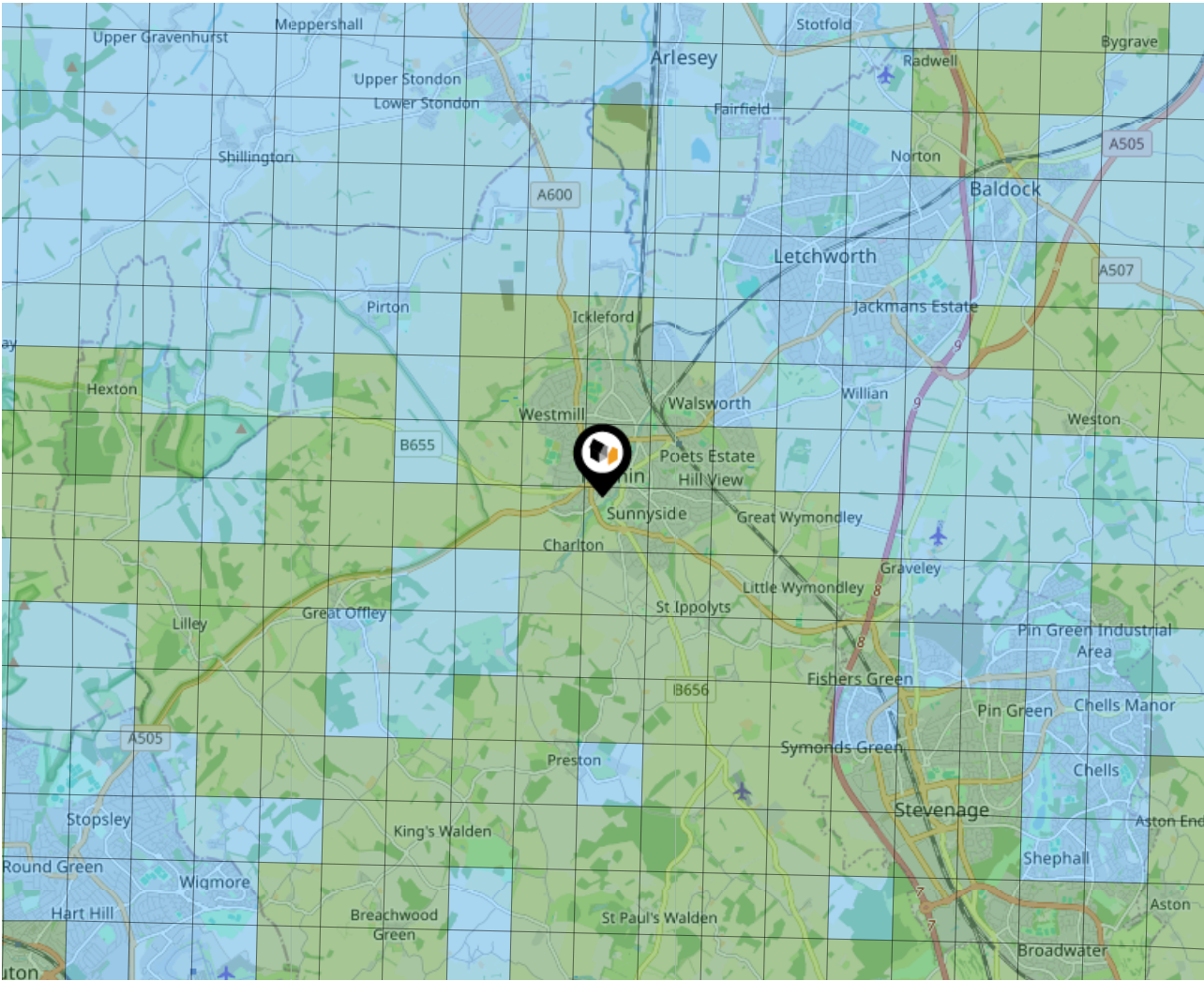
Letchworth Wilbury Ward



Chesfield Ward

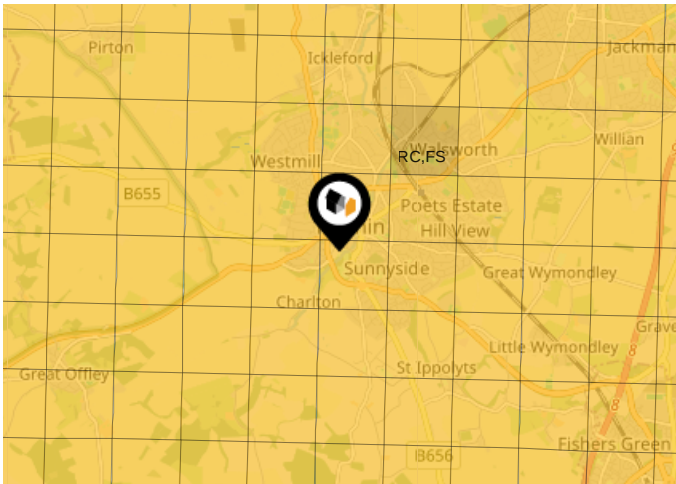
What is Radon?

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/m³).



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

| | | | |
|-------------------------------|--------------------------|----------------------|--------------------|
| Carbon Content: | HIGH | Soil Texture: | CHALKY, SILTY LOAM |
| Parent Material Grain: | ARGILLIC - ARENACEOUS | Soil Depth: | SHALLOW |
| Soil Group: | ALL | | |

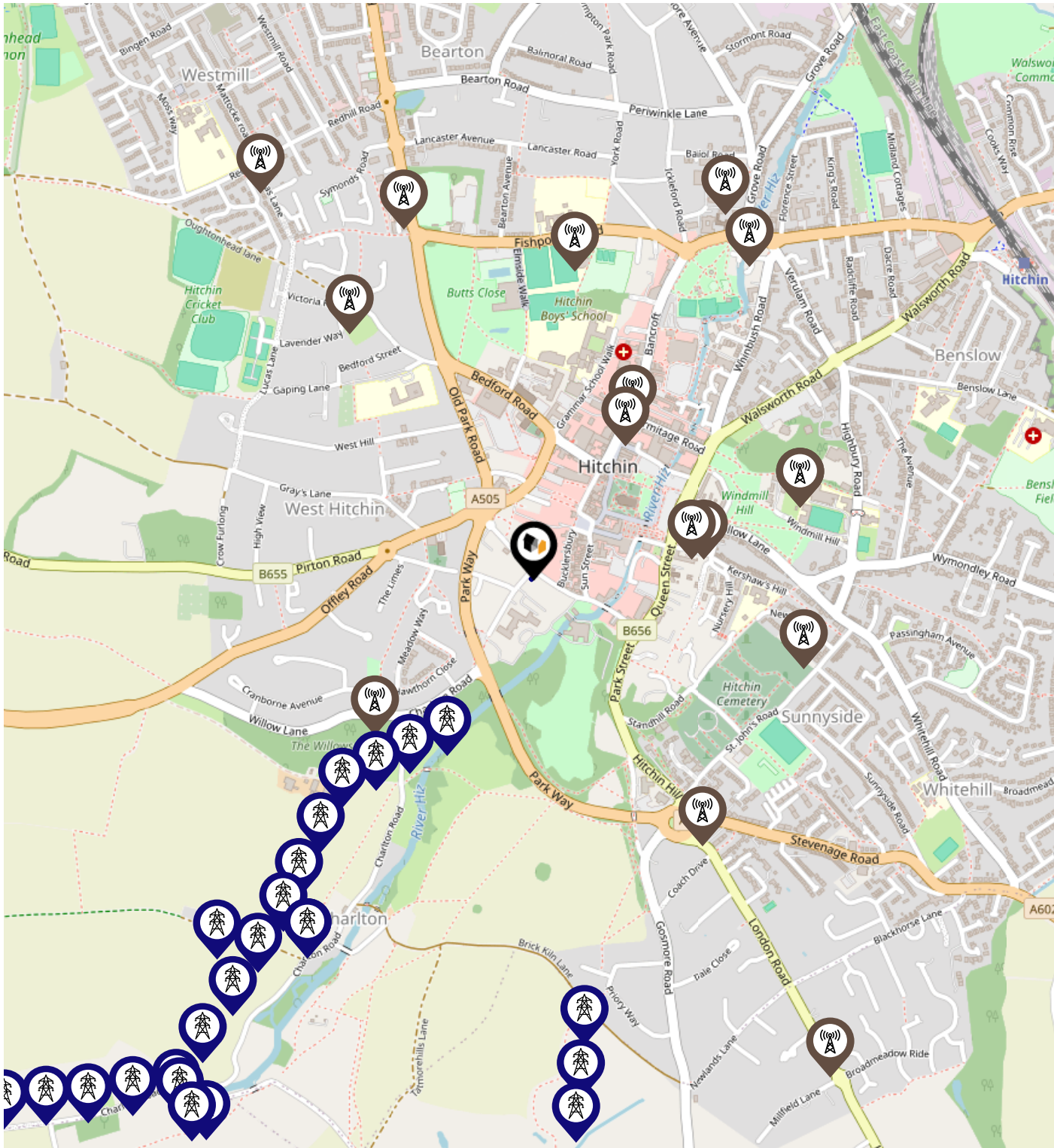


Primary Classifications (Most Common Clay Types)



| | |
|---------------|--|
| 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

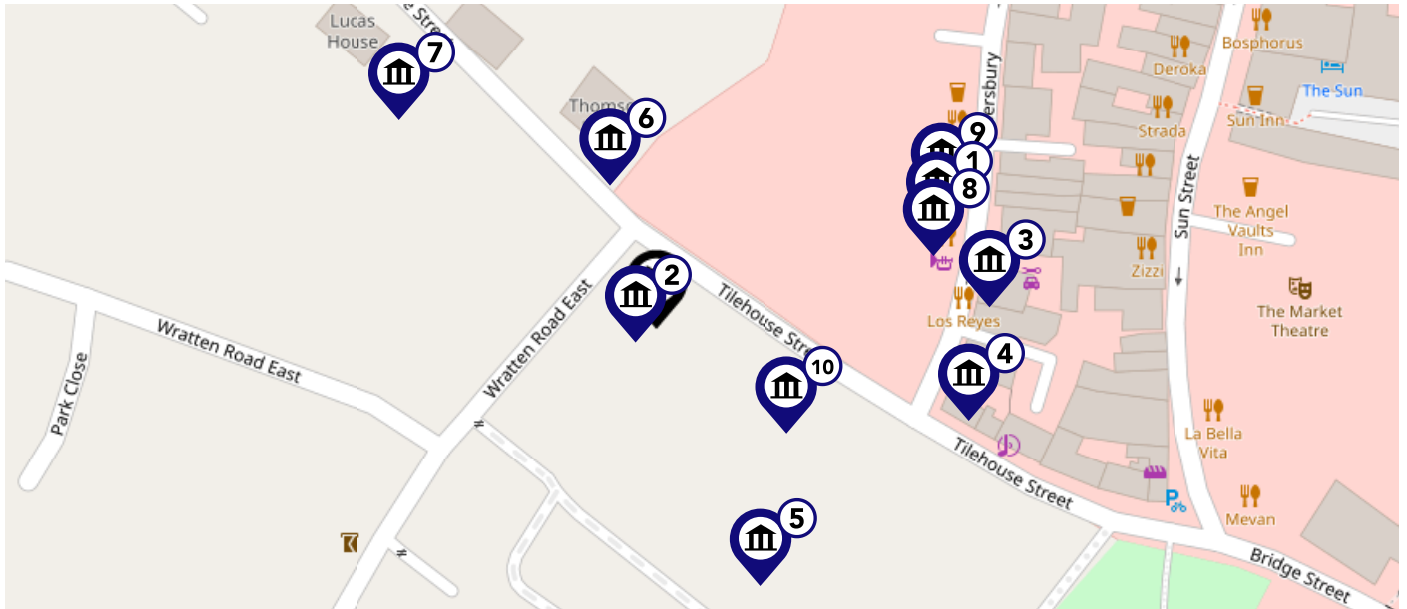
Masts & Pylons













Key:

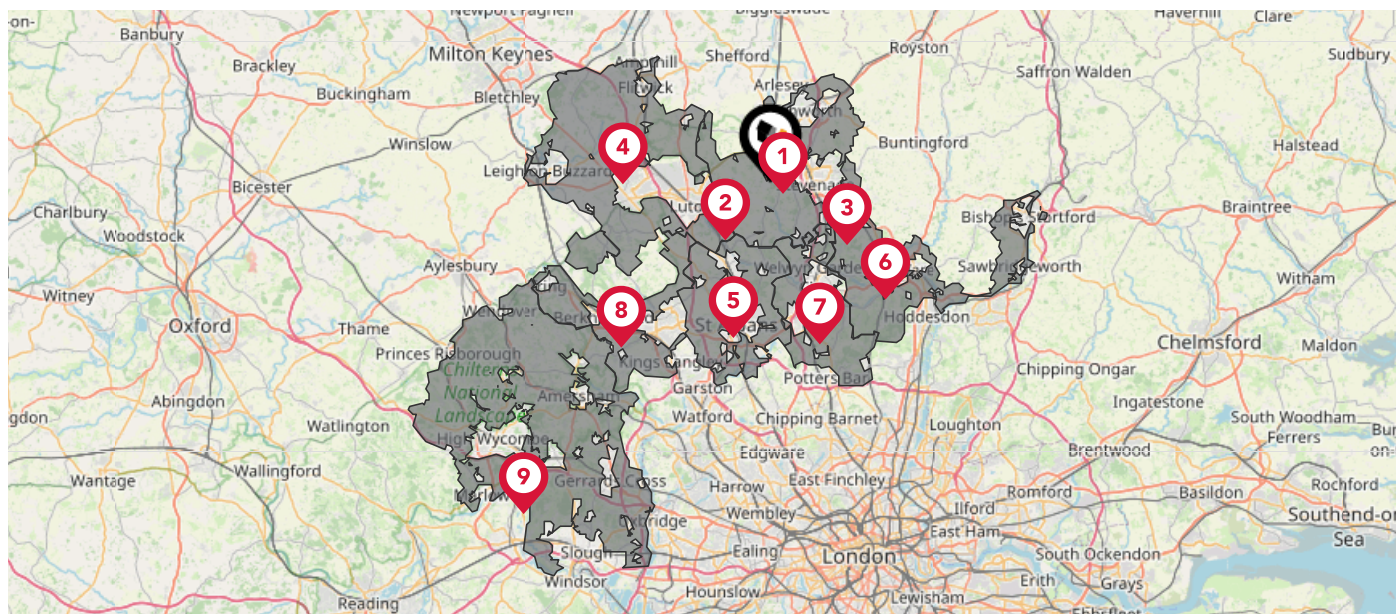
-  Power Pylons
-  Communication Masts

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 |
|---|---------------------------------------|----------|-----------|
|  | 1102198 - 28, Bucklersbury | Grade II | 0.0 miles |
|  | 1102154 - 15-17 Tilehouse Street | Grade II | 0.0 miles |
|  | 1173227 - 15, Bucklersbury | Grade II | 0.0 miles |
|  | 1102196 - 17 And 18, Bucklersbury | Grade II | 0.0 miles |
|  | 1347619 - Tithe Barn Behind Number 8 | Grade II | 0.0 miles |
|  | 1102124 - 84, Tilehouse Street | Grade II | 0.0 miles |
|  | 1102156 - 25 And 26, Tilehouse Street | Grade II | 0.0 miles |
|  | 1173256 - 27 And 27a, Bucklersbury | Grade II | 0.0 miles |
|  | 1102199 - 29, Bucklersbury | Grade II | 0.0 miles |
|  | 1102153 - 11 And 12, Tilehouse Street | Grade II | 0.0 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 - St Albans



London Green Belt - East Hertfordshire



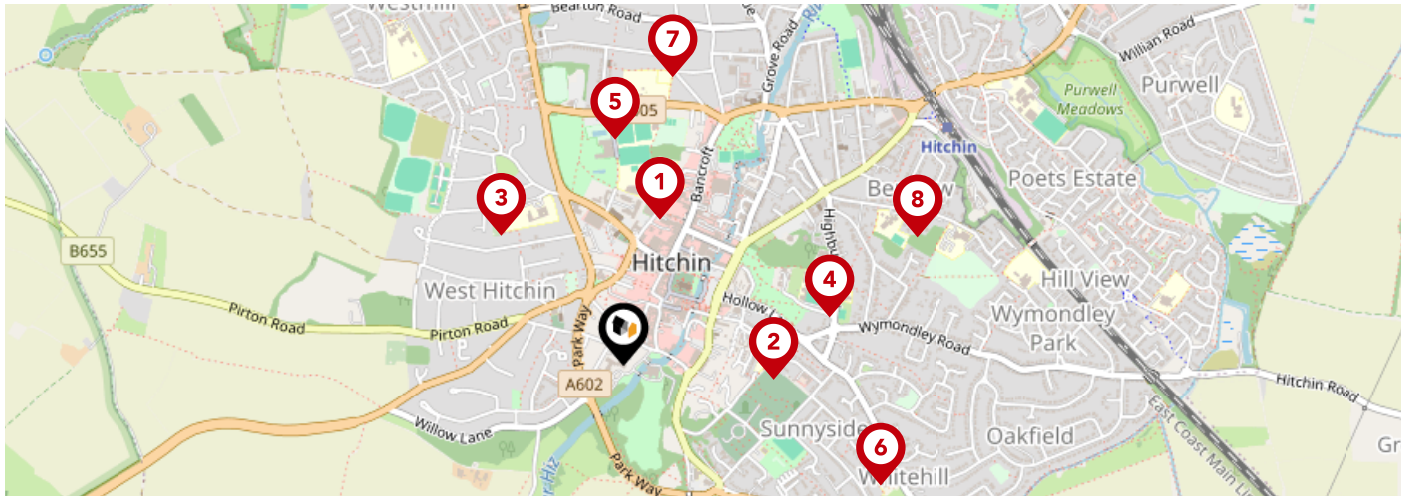
London Green Belt - Welwyn Hatfield



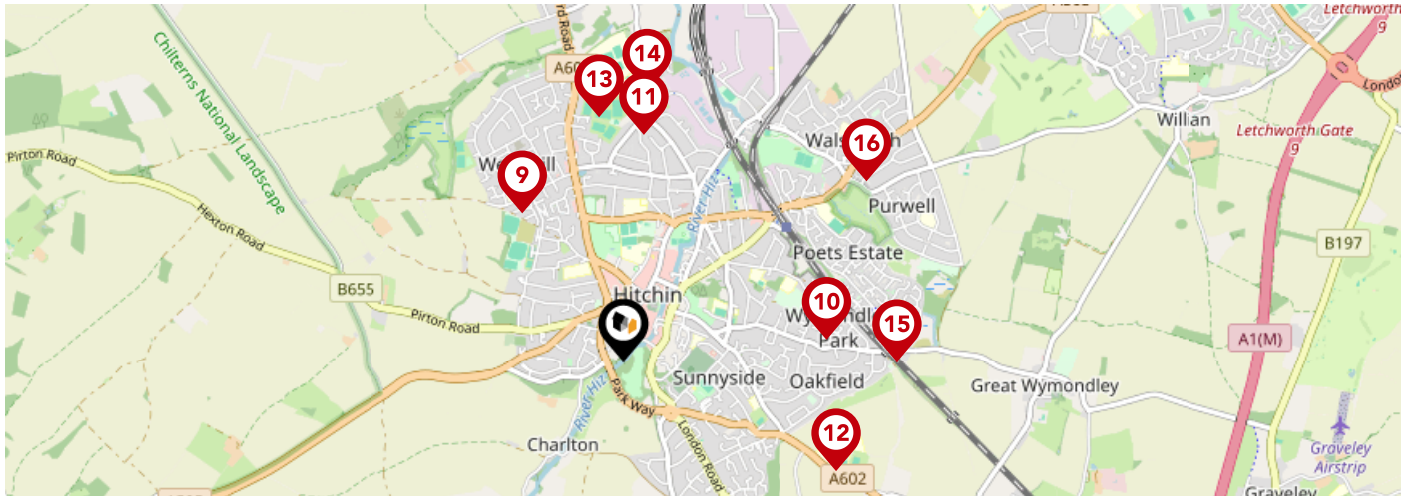
London Green Belt - Dacorum











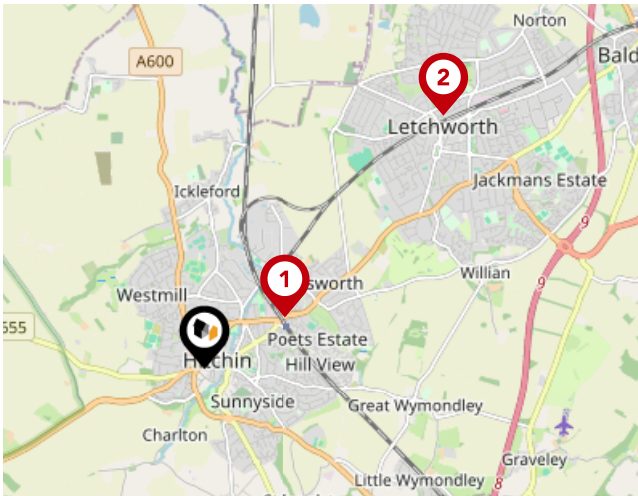
London Green Belt - Buckinghamshire



| | | Nursery | Primary | Secondary | College | Private |
|----------|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.35 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.35 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.41 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.49 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.52 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.65 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.67 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.74 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

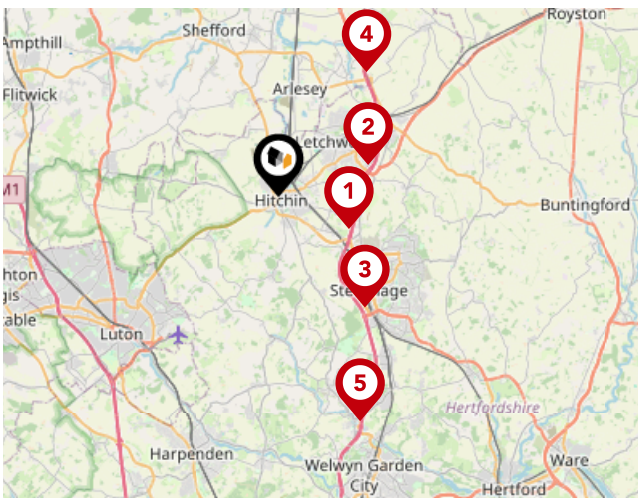


| | | Nursery | Primary | Secondary | College | Private |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.82 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.94 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:1.04 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:1.1 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | The Priory School Ofsted Rating: Good Pupils: 1231 Distance:1.12 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:1.24 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:1.25 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:1.39 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



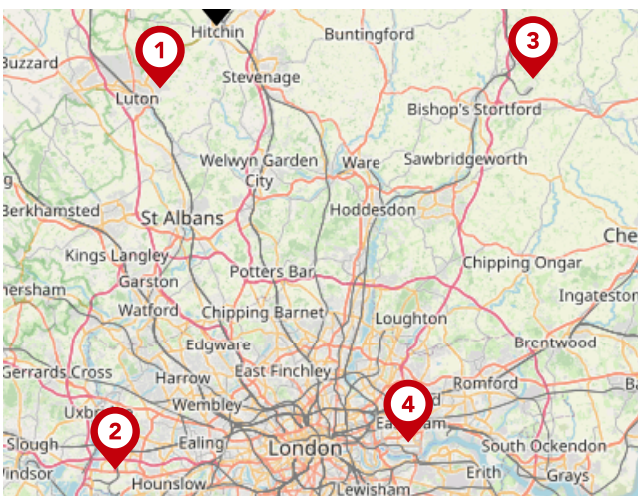
National Rail Stations

| Pin | Name | Distance |
|-----|-------------------------|------------|
| 1 | Hitchin Rail Station | 0.87 miles |
| 2 | Letchworth Rail Station | 3.18 miles |
| 3 | Stevenage Rail Station | 4.4 miles |



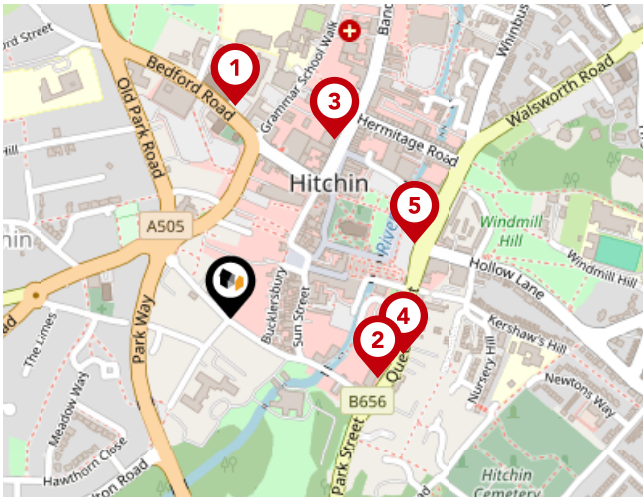
Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|-----------|------------|
| 1 | A1(M) J8 | 2.87 miles |
| 2 | A1(M) J9 | 3.47 miles |
| 3 | A1(M) J7 | 5.15 miles |
| 4 | A1(M) J10 | 5.58 miles |
| 5 | A1(M) J6 | 8.74 miles |



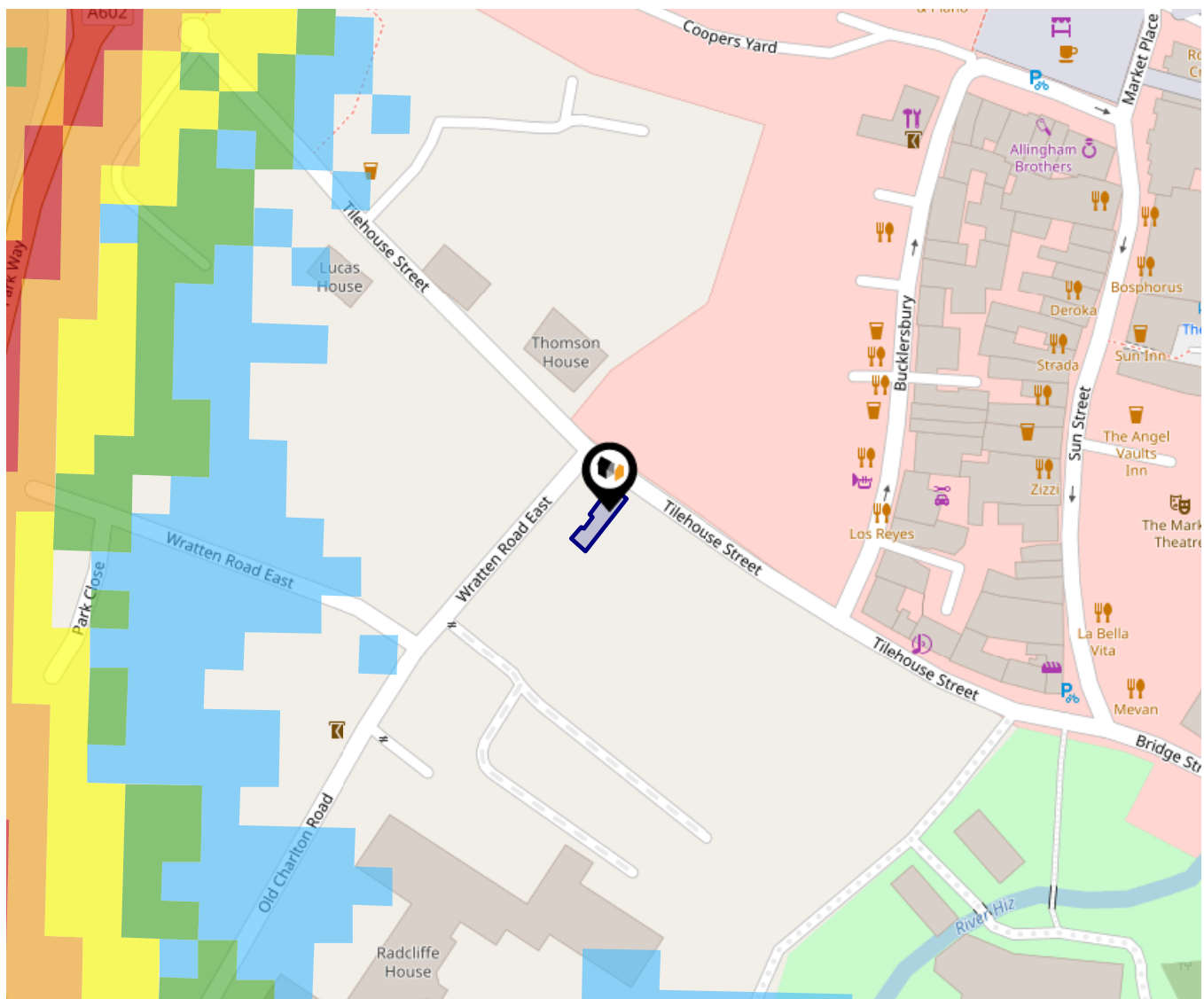
Airports/Helipads

| Pin | Name | Distance |
|-----|------------------|-------------|
| 1 | Luton Airport | 6.14 miles |
| 2 | Heathrow Airport | 33.47 miles |
| 3 | Stansted Airport | 23.5 miles |
| 4 | Silvertown | 33.75 miles |



Bus Stops/Stations

| Pin | Name | Distance |
|-----|---------------------|------------|
| 1 | Grammar School Walk | 0.24 miles |
| 2 | ASDA | 0.18 miles |
| 3 | Bancroft | 0.24 miles |
| 4 | ASDA | 0.2 miles |
| 5 | St Mary's Square | 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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Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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Valuation Office
Agency

