

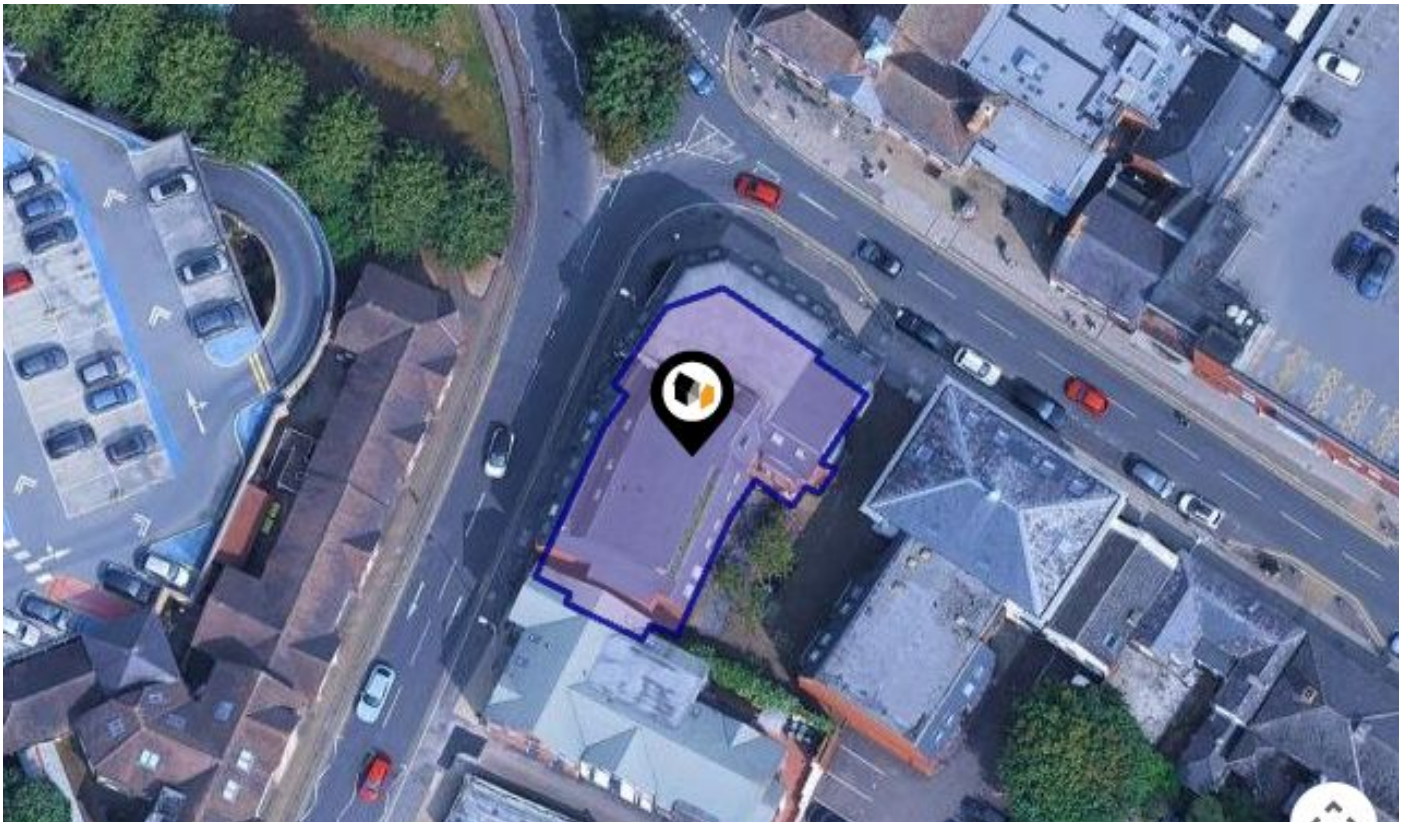


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 24th July 2025



BRAND STREET, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

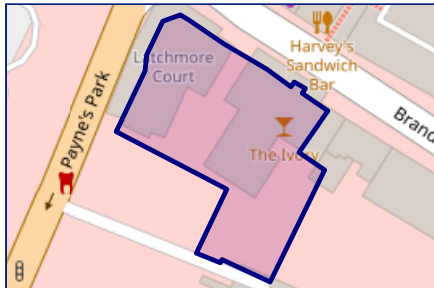
01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk

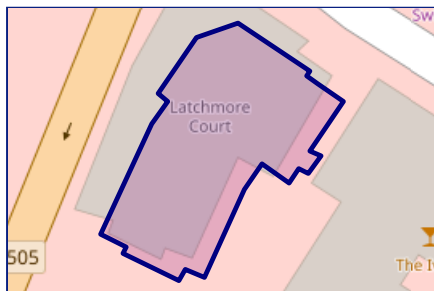


Freehold Title Plan



HD440756

Leasehold Title Plan



HD580610

Start Date: 03/01/2019
End Date: 31/01/2143
Lease Term: 125 years from and including 1 February 2018 and Exp. on 31 January 2143
Term Remaining: 117 years

Planning records for: **7-8 Brand Street Hitchin SG5 1HX**

Reference - 11/00037/1AD	
Decision:	Decided
Date:	27th January 2011
Description:	Installation of non-illuminated projecting sign

Planning records for: **6 Brand Street Hitchin SG5 1HX**

Reference - 85/01808/1AD	
Decision:	Decided
Date:	09th December 1985
Description:	Internally illuminated fascia sign.

Reference - 77/00076/1	
Decision:	Decided
Date:	18th January 1977
Description:	Illuminated projecting box sign and additional illuminated box sign displayed through window

Reference - 77/00075/1	
Decision:	Decided
Date:	21st January 1977
Description:	Proposed new shopfront

Planning records for: **6 Brand Street Hitchin SG5 1HX**

Reference - 86/00653/1AD	
Decision:	Decided
Date:	01st May 1986
Description:	Internally illuminated double sided projecting sign.

Reference - 82/01165/1	
Decision:	Decided
Date:	24th August 1982
Description:	Internally illuminated fascia sign.

Reference - 85/00308/1	
Decision:	Decided
Date:	27th February 1985
Description:	Erection of single storey rear extension.

Planning records for: **8 Brand Street Hitchin SG5 1HX**

Reference - 82/01143/1	
Decision:	Decided
Date:	20th August 1982
Description:	installation of a new shop front.

Planning records for: **8 Brand Street Hitchin SG5 1HX**

Reference - 88/01531/1LB
<p>Decision: Decided</p>
<p>Date: 30th August 1988</p>
<p>Description: Conservation Area Consent: to demolish rear boundary wall.</p>
Reference - 04/00175/1
<p>Decision: Decided</p>
<p>Date: 10th February 2004</p>
<p>Description: Change of use of ground floor premises from Class A1 retail to Class A2 estate agents</p>
Reference - 88/01530/1
<p>Decision: Decided</p>
<p>Date: 30th August 1988</p>
<p>Description: Single storey rear extension and replacement rear boundary wall following demolition of existing wall.</p>
Reference - 84/01707/1
<p>Decision: Decided</p>
<p>Date: 14th November 1984</p>
<p>Description: Section 53 Automated teller machine into existing shopfront</p>

Planning records for: **8 Brand Street Hitchin SG5 1HX**

Reference - 82/01148/1	
Decision:	Decided
Date:	20th August 1982
Description:	internally illuminated fascia and double sided projecting box signs.

Planning records for: **Land O/S Latchmore Court Brand Street Hitchin SG5 1HX**

Reference - 12/00027/1TD	
Decision:	Decided
Date:	11th January 2012
Description:	Installation of equipment cabinet

Reference - 14/02310/1DOC	
Decision:	Decided
Date:	28th August 2014
Description:	Condition 4 - Details of the coving and cornice treatment to the boxing in of the services, together with the pipework and supports to the warm air curtains in the entrance foyer of the Town Hall (discharge of condition attached to listed building ref 14/01633/1LB granted consent 18th August 2014)

Reference - 14/01633/1LB	
Decision:	Decided
Date:	19th June 2014
Description:	Internal alterations forming part of the services installation relating to the refurbishment and extension of the Town Hall (as amended and amplified by drawing nos. (06)002C2, (06)004C2, (24)002C2 & (45)010C1, revised Design and Access statement, Supplementary Planning Statement and manufacturers information re modern services installations (received 16th and 17th July 2104).

Planning records for: *Town Hall Brand Street Hitchin SG5 1HX*

Reference - 11/00267/1LB	
Decision:	Decided
Date:	28th January 2011
Description:	Erection of two-storey glazed entrance and link structure including new staircase and lift, roof terrace with glazed balustrade and flank wall to number 15 Brand Street. Addition of first floor including provision of roof top plant equipment to facilitate change of use of gymnasium (D2) and associated changing facilities, store and activity room to museum (D1). Internal alterations to existing buildings to provide cafe, display area and ancillary facilities including alterations to layout of toilets and kitchen area. Inside existing Town Hall building provision of lift, alterations to stage to create museum storage. Alterations to first floor balcony with new floor, glass balustrade and new access way replacing existing window opening. Provision of ramped and stepped access to principal elevation of Town Hall.
Reference - 14/02311/1DOC	
Decision:	Decided
Date:	29th August 2014
Description:	Condition 5- Details of the access and maintenance hatches to the boxed in services in the entrance foyer (discharge of condition attached to listed building ref 14/01633/1LB granted consent 18th August 2014)
Reference - 11/00449/1TD	
Decision:	Decided
Date:	22nd February 2011
Description:	Installation of equipment cabinet
Reference - 13/02755/1DOC	
Decision:	Decided
Date:	14th November 2013
Description:	Condition 3 - Materials (as discharge of condition attached to planning reference 12/02796/1 granted permission on 26/02/2013)

Planning records for: *Town Hall Brand Street Hitchin SG5 1HX*

Reference - 14/02247/1DOC
Decision: Decided
Date: 18th August 2014
Description: Condition 6 - Retention and re-use of doors and ironmongery (as discharge of condition attached to listed building ref 12/02797/1LB granted consent 26/02/2013)

Reference - 15/01940/1AD
Decision: Decided
Date: 22nd July 2015
Description: Erection of sign to frontage of museum

Reference - 12/02796/1
Decision: Decided
Date: 02nd January 2013
Description: Erection of two storey glazed entrance and link structure, roof terrace with glazed balustrade. Addition of first floor including provision of roof top plant equipment to facilitate change of use of gymnasium (Class D2) and associated changing facilities, store and activity room to museum (Class D1). Internal alterations to existing buildings to provide cafe, shop, display area and ancillary facilities. Rear staircase and refuse enclosure and alteration to existing steps to provide disabled access to Town Hall. (as amended by plan nos. PL01B, PL02A, PL03A, PL04A & PL06A received 26th January 2013)

Reference - 14/02301/1DOC
Decision: Decided
Date: 26th August 2014
Description: Condition 4 - Details of colour scheme for re-painting of Mountford Hall and the Lucas Room (as discharge of condition attached to listed building ref 12/02797/1LB granted consent 26/02/2013)

Planning records for: *Town Hall Brand Street Hitchin SG5 1HX*

Reference - 14/02302/1DOC
<p>Decision: Decided</p>
<p>Date: 28th August 2014</p>
<p>Description:</p> <p>Condition 2- Details of the painting and decoration finishes to the boxing in of the services to the perimeter of the foyer ceiling, metal conduit to west wall of the Mountford Hall, boxing in of the ventilation equipment above the Mountford Hall gallery and the stage plenum (as discharge of condition attached to listed building ref 14/01633/1LB granted consent 18th August 2014)</p>
Reference - 12/02797/1LB
<p>Decision: Decided</p>
<p>Date: 02nd January 2013</p>
<p>Description:</p> <p>Erection of two-storey glazed entrance and link structure, roof terrace with glazed balustrade and flank wall to No. 16 Brand Street. Addition of first floor including provision of roof top plant equipment to facilitate change of use of gymnasium (D2) and associated changing facilities, store and activity room to museum (D1). Internal alterations to existing buildings to provide cafe, display area and ancillary facilities including alterations to layout of toilets and kitchen area. Inside existing Town Hall building provision of lift, alterations to stage to create museum storage. Alterations to first floor balcony with new floor, glass balustrade and new access way replacing existing window opening. Alterations to stepped access to Town Hall.</p>
Reference - 13/02758/1DOC
<p>Decision: Decided</p>
<p>Date: 14th November 2013</p>
<p>Description:</p> <p>Condition 7 - Noise Survey (as discharge of condition attached to planning reference 12/02796/1 granted permission on 26/02/2013)</p>
Reference - 13/02760/1DOC
<p>Decision: Decided</p>
<p>Date: 14th November 2013</p>
<p>Description:</p> <p>Condition 9 - Details of fascia/soffit construction on front extension (as discharge of condition attached to planning reference 12/02797/1LB granted consent on 26/02/2013)</p>

Planning records for: *Town Hall Brand Street Hitchin SG5 1HX*

Reference - 14/03270/1DOC
<p>Decision: Decided</p>
<p>Date: 09th December 2014</p>
<p>Description: Condition 7: Detailed drawings, including sections, to show the appearance of any repaired or replaced windows in the Town Hall and Working Mens Hall shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the works hereby approved. The development shall be carried out in accordance with the approved details. (as a discharge of condition 7 of planning permission ref: 12/02797/1LB granted 26th February 2013)</p>
Reference - 14/03271/1DOC
<p>Decision: Decided</p>
<p>Date: 09th December 2014</p>
<p>Description: Condition 8: Prior to the commencement of the relevant phase of the development detailed drawings shall be submitted to and approved in writing by the Local Planning Authority relating to the following works: the balustrading to the roof terrace and Mountford Hall balcony external metal cladding to the gymnasium extension glazed screen to the front of the entrance foyer infill extension</p>
Reference - 13/02757/1DOC
<p>Decision: Decided</p>
<p>Date: 14th November 2013</p>
<p>Description: Condition 4 - Archaeology (as discharge of condition attached to planning reference 12/02796/1 granted permission on 26/02/2013)</p>
Reference - 66/00100/1DC
<p>Decision: Decided</p>
<p>Date: 06th April 2001</p>
<p>Description: This is a test case to print a master copy of all DC documents</p>

Planning records for: **Latchmore Court Brand Street Hitchin SG5 1HX**

Reference - 17/01156/1
<p>Decision: Decided</p>
<p>Date: 05th May 2017</p>
<p>Description: Provision of additional two bedroom flat above unit 6 (level 6) Pursuant to Prior Approval Notification ref: 16/02542/1PN</p>
Reference - 13/02761/1DOC
<p>Decision: Decided</p>
<p>Date: 14th November 2013</p>
<p>Description: Condition 3 - Details of additional skin of brickwork (as discharge of condition attached to conservation area consent 13/00066/1CAC granted consent on 26/02/2013)</p>
Reference - 89/00671/1
<p>Decision: Decided</p>
<p>Date: 29th April 1989</p>
<p>Description: Erection of radio aerial.</p>
Reference - 13/02756/1DOC
<p>Decision: Decided</p>
<p>Date: 14th November 2013</p>
<p>Description: Condition 3 - Materials (as discharge of condition attached to listed building application 12/02797/1LB granted consent on 26/02/2013)</p>

Planning records for: **Hitchin Town Hall Brand Street Hitchin Hertfordshire SG5 1HX**

Reference - 21/00227/DOC	
Decision:	Decided
Date:	25th January 2021
Description:	Condition 3 - Details of existing floor disposal and source of new oak floor (as Discharge of Condition of Listed Building Consent 20/02371/LBC granted 18.12.2020)

Reference - 13/02759/1DOC	
Decision:	Decided
Date:	14th November 2013
Description:	Condition 15 - Details of fascia/soffit construction on front extension (as discharge of condition attached to planning reference 12/02796/1 granted permission on 26/02/2013)

Planning records for: **7 Brand Street Hitchin Hertfordshire SG5 1HX**

Reference - 22/01947/AD	
Decision:	Decided
Date:	08th March 2023
Description:	Retention of externally illuminated hanging box sign

Reference - 93/01002/1A	
Decision:	Decided
Date:	02nd September 1993
Description:	Illuminated fascia sign and projecting box sign.

Planning records for: **7 Brand Street Hitchin SG5 1HX**

Reference - 87/00085/1A	
Decision:	Decided
Date:	22nd January 1987
Description:	Internally illuminated fascia and projecting box signs.

Reference - 91/01400/1A	
Decision:	Decided
Date:	10th December 1991
Description:	Non -illuminated projecting box sign and fascia illuminated by 3 swan neck lamps.

Planning records for: **Ground Floor 10 Brand Street Hitchin SG5 1HX**

Reference - 05/01176/1LB	
Decision:	Decided
Date:	09th August 2005
Description:	Internal alterations and new disabled access as amended by drawing no.s 01, 04, and 06 received on 12th September 2005

Reference - 25/01119/LBC	
Decision:	Registered
Date:	30th May 2025
Description:	External and internal alterations including extending/excavating existing basement, installation of two front basement glazed doors, and rear lightwell to form a new habitable space. Insertion of a mezzanine level. Repairs to roof and addition of roof light to existing roof. Alterations to windows on rear elevations including insertion of a new rear door. Addition of front railings.

Planning records for: *The Library 10 Brand Street Hitchin Hertfordshire SG5 1HX*

Reference - 25/01118/FPH	
Decision:	Registered
Date:	30th May 2025
Description:	Enlargement/excavation of basement, installation of two front basement glazed doors, and rear lightwell to facilitate conversion of basement into habitable accommodation. Addition of roof light to existing roof and addition of front railings. Enlargement/alteration to rear windows, including changing a rear window to a door.

Planning records for: *6A Brand Street Hitchin Herts SG5 1HX*

Reference - 95/00507/1LB	
Decision:	Decided
Date:	18th April 1995
Description:	New shopfront (proposal 2 as on approved plan) (as amended by letter dated 29.6.95)

Reference - 94/00609/1AD	
Decision:	Decided
Date:	26th May 1994
Description:	Non-illuminated fascia and internally illuminated projecting sign (as amended by letter and plan received 9.8.94)

Reference - 98/01211/1LB	
Decision:	Decided
Date:	04th September 1998
Description:	Affix wall plates to hold Christmas Decorations or Hanging Baskets.

Planning records for: *Duet Cafe 6A Brand Street Hitchin SG5 1HX*

Reference - 80/00392/1	
Decision:	Decided
Date:	04th March 1980
Description:	Erection of single storey rear extension.

Planning records for: *6B Brand Street Hitchin SG5 1HX*

Reference - 87/01184/1A	
Decision:	Decided
Date:	22nd July 1987
Description:	Internally illuminated projecting sign

Reference - 78/00423/1	
Decision:	Decided
Date:	18th February 1978
Description:	Use of former Retail showroom on first floor as additional office accommodation in connection with ground floor Estate Agents office.

Reference - 76/00635/1	
Decision:	Decided
Date:	01st May 1976
Description:	Proposed change of use from Retail shop to Chartered Surveyors and Estate Agents office.

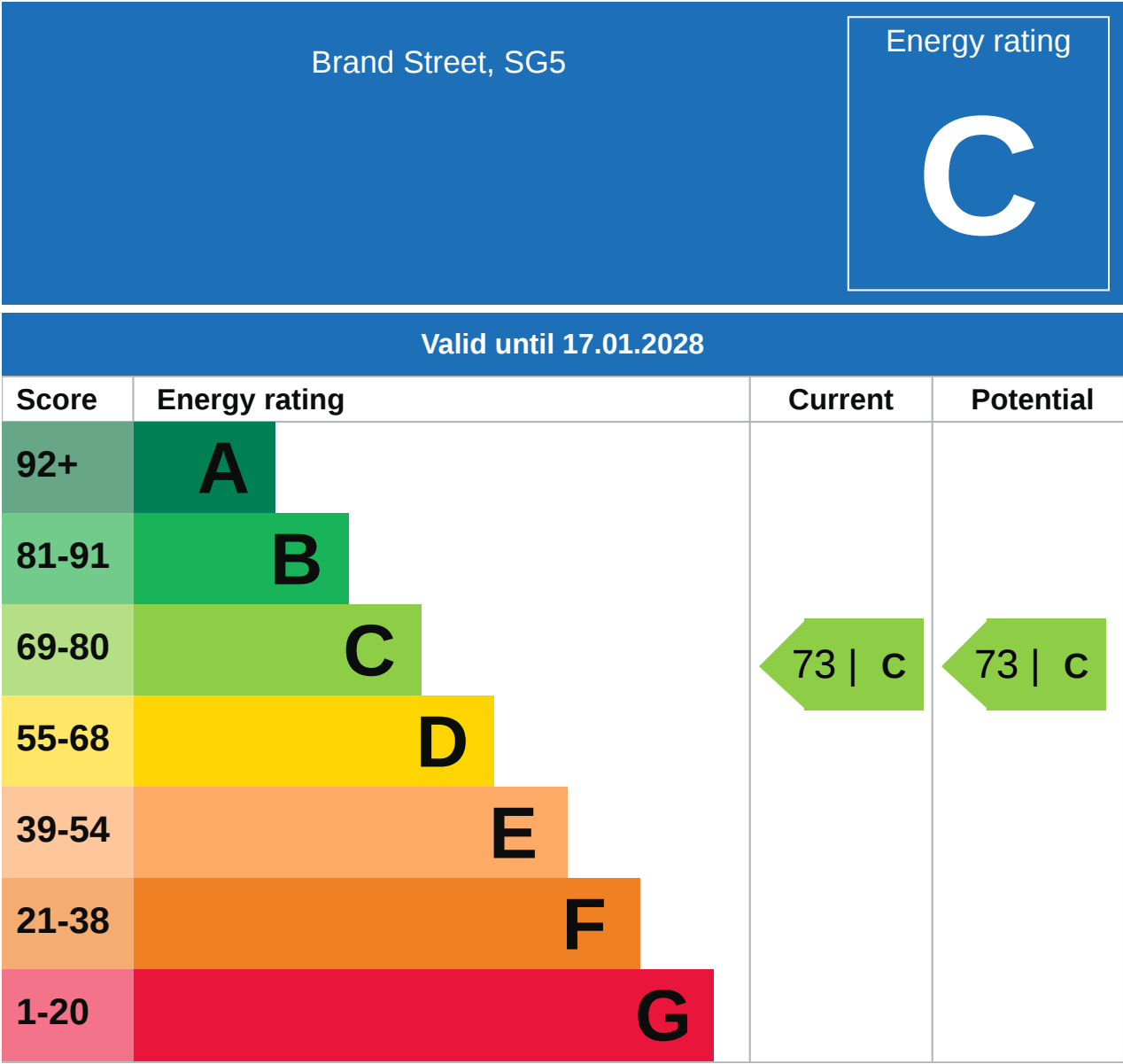
Planning records for: **6B Brand Street Hitchin SG5 1HX**

Reference - 83/00757/1	
Decision:	Decided
Date:	10th April 1983
Description:	Internally illuminated fascia sign.

Reference - 76/00654/1	
Decision:	Decided
Date:	01st May 1976
Description:	Proposed change of use from Retail shop to Chartered Surveyors and Estate Agents office.

Planning records for: **4 Brand Street Hitchin Hertfordshire SG5 1HX**

Reference - 19/01826/AD	
Decision:	Decided
Date:	26th July 2019
Description:	Installation of illuminated new fascia sign



Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Floor Level:	Mid floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.30 W/m-Â°K
Walls Energy:	Good
Roof:	Average thermal transmittance 0.18 W/m-Â°K
Roof Energy:	Good
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	60 m ²

Building Safety

None specified

Accessibility / Adaptations

None specified

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Brick

Property Lease Information

Lease details

Lease remaining: 118 years

Service charge: £1963.15 per annum

Ground rent: £300 per annum

Listed Building Information

Not applicable

Stamp Duty

Ask agent

Electricity Supply

Main supply

Gas Supply

No

Central Heating

Not specified

Water Supply

Main supply

Drainage

Mains supply

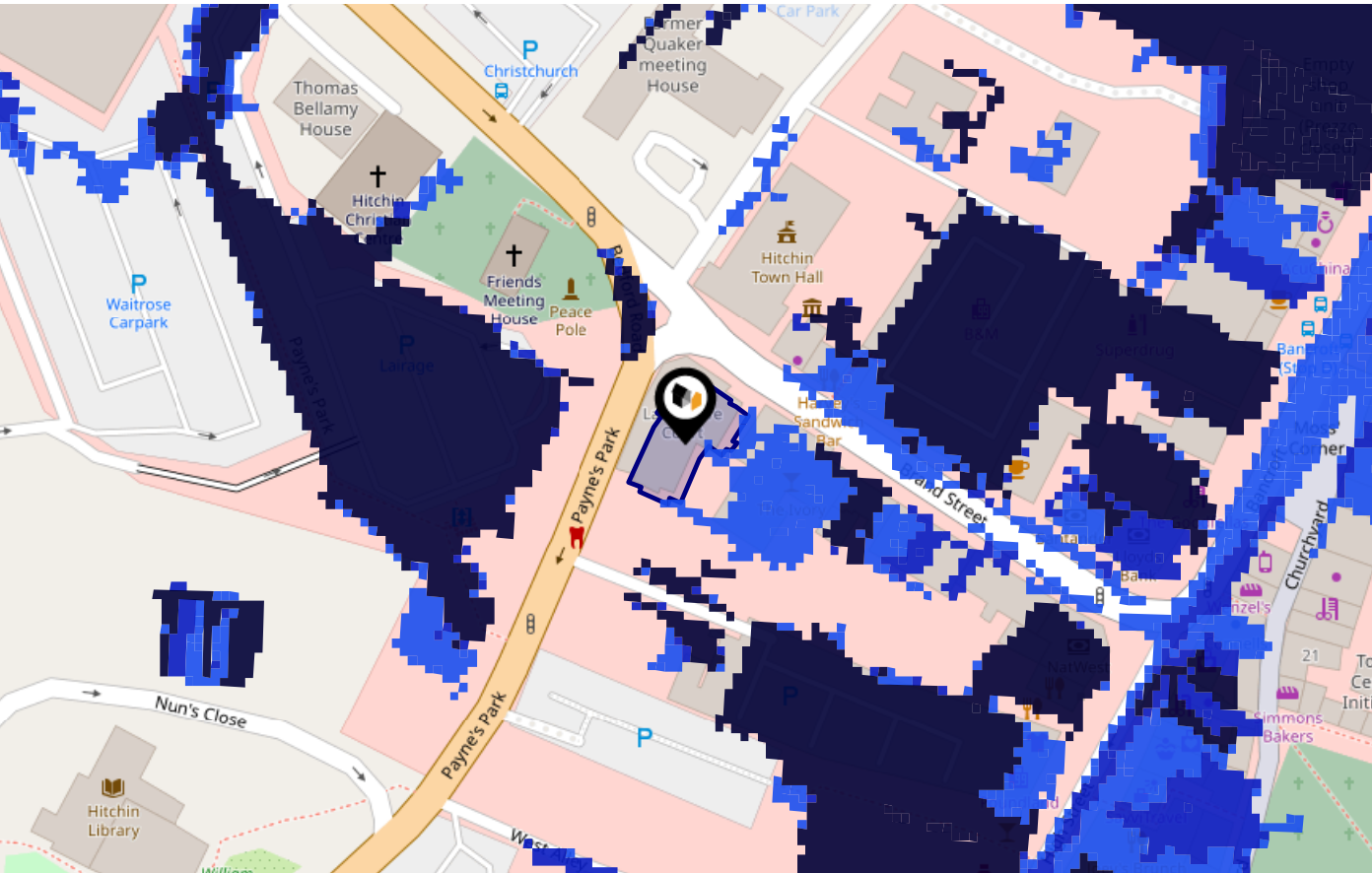
Important - Please read

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.

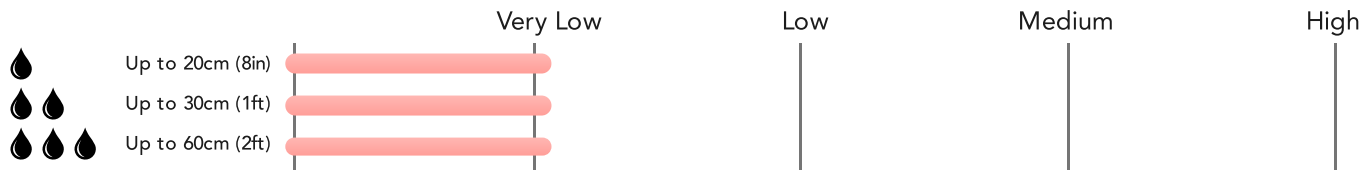


Risk Rating: Very low

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.

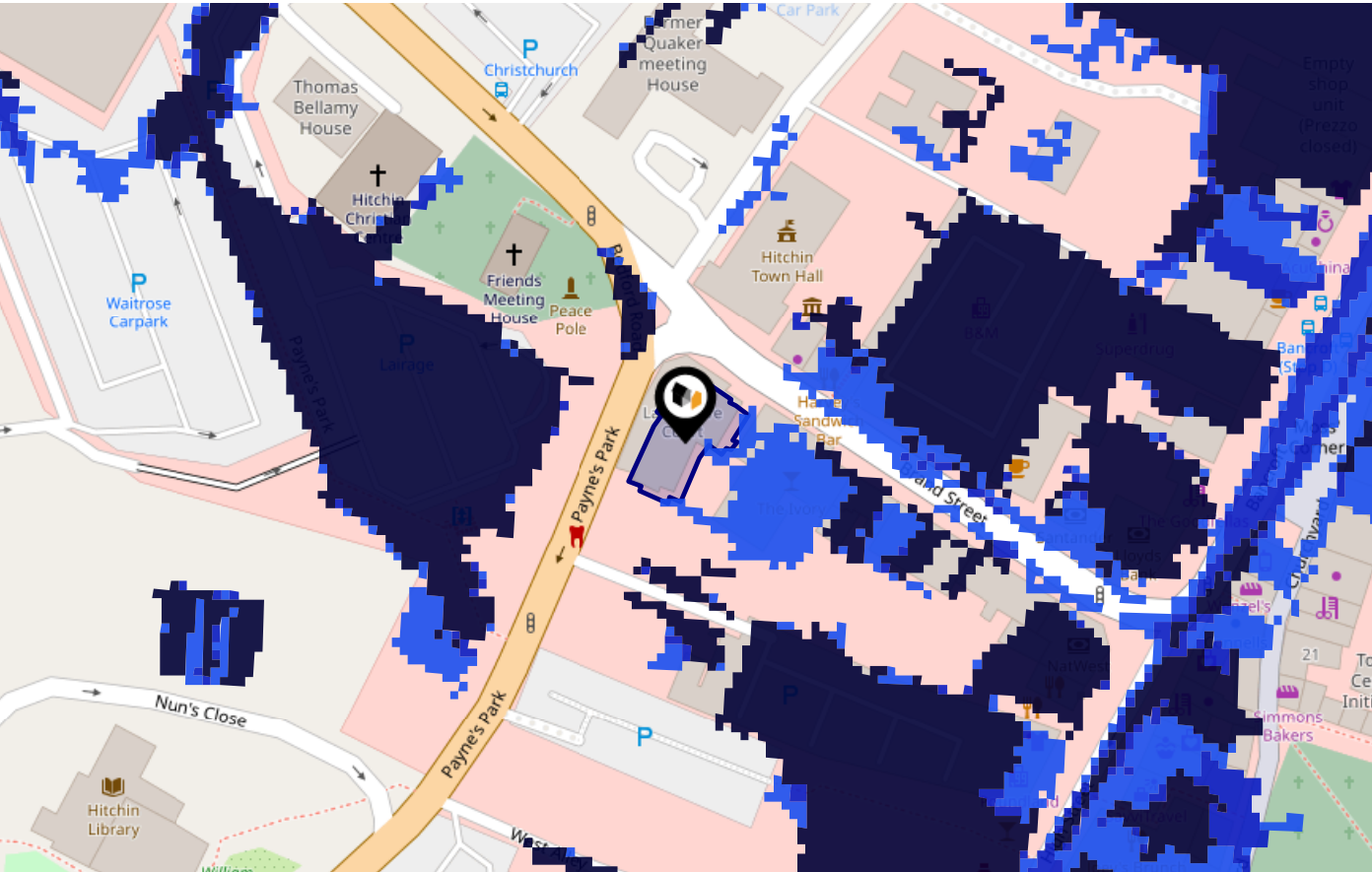
Chance of flooding to the following depths at this property:



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

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.
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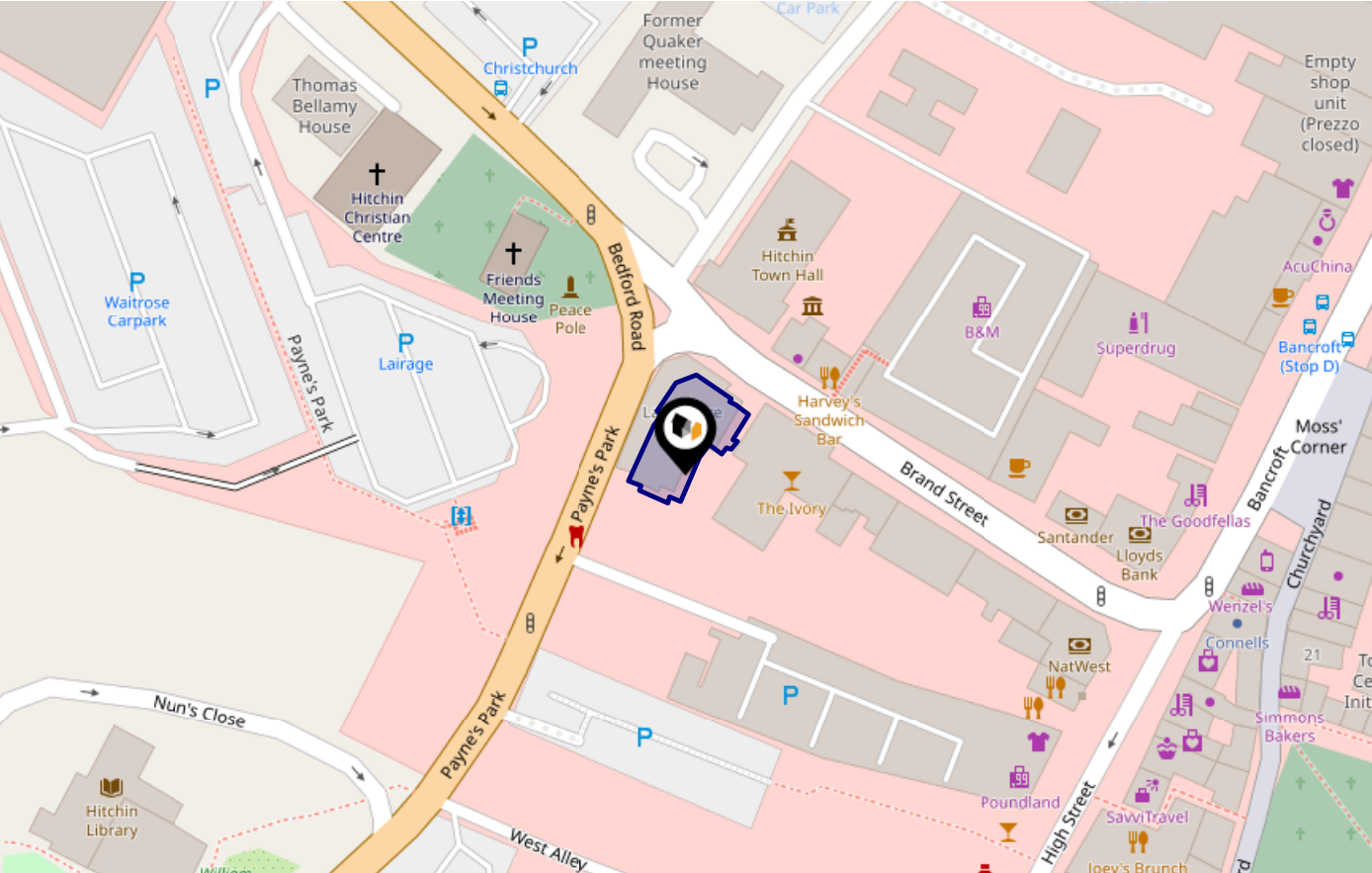
Chance of flooding to the following depths at this property:



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.

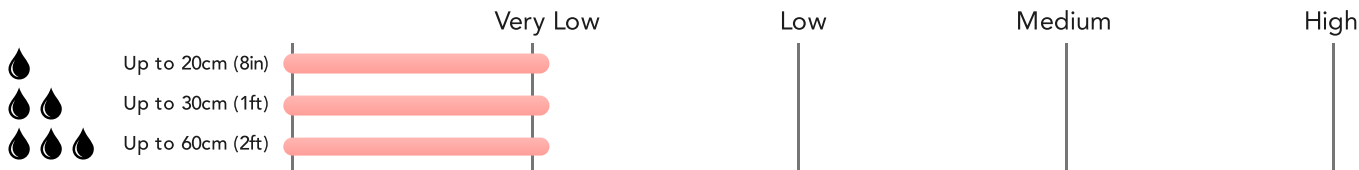


Risk Rating: Very low

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- 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.
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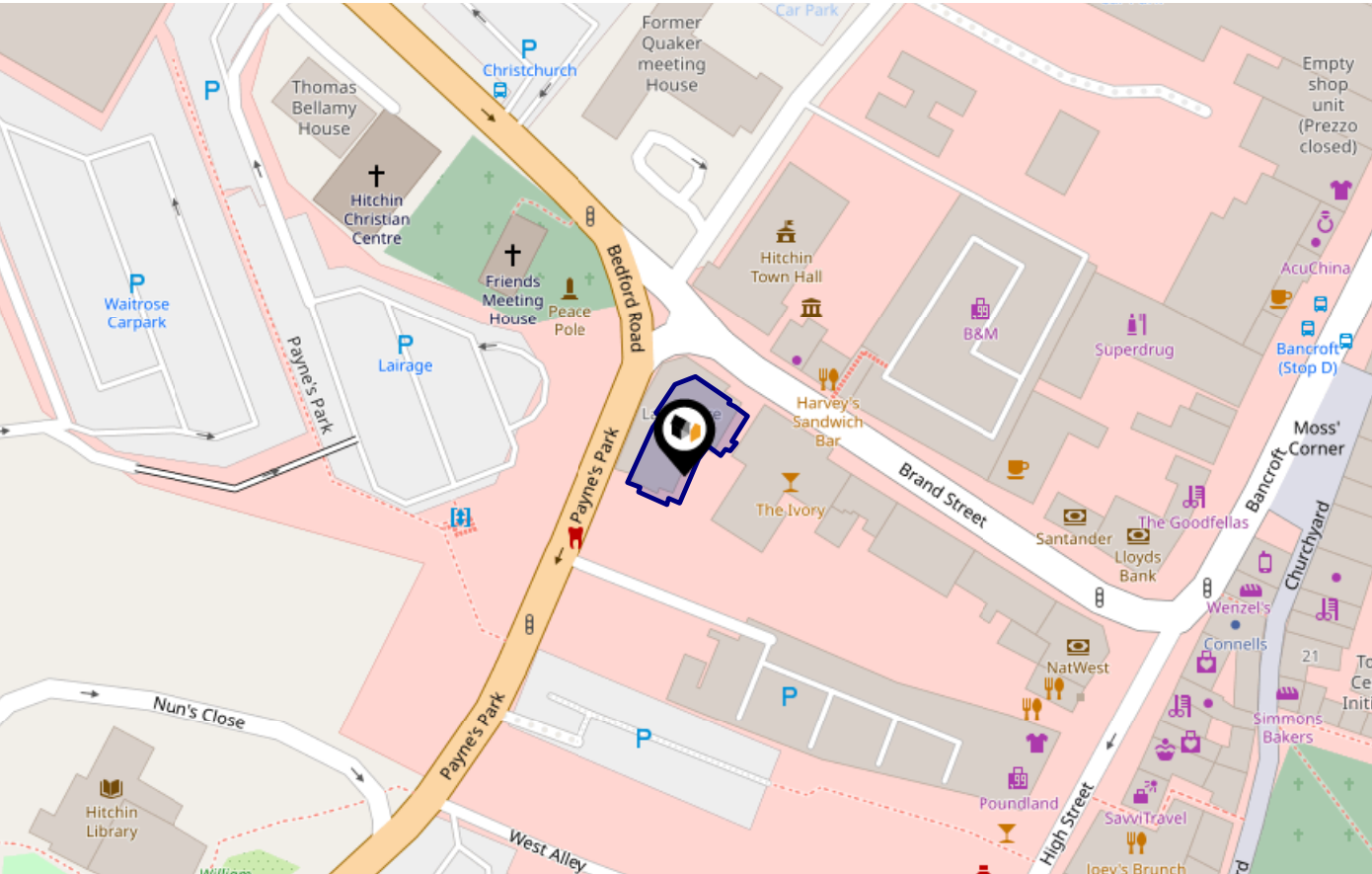
Chance of flooding to the following depths at this property:



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.

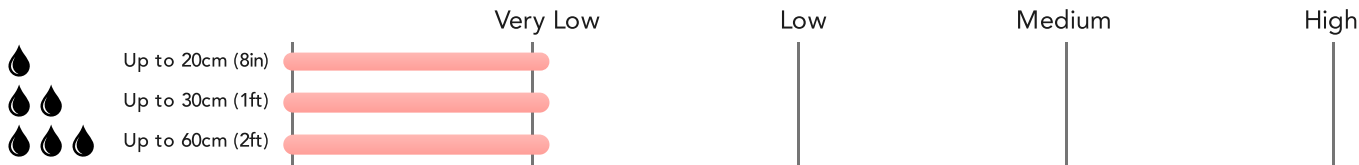


Risk Rating: Very low

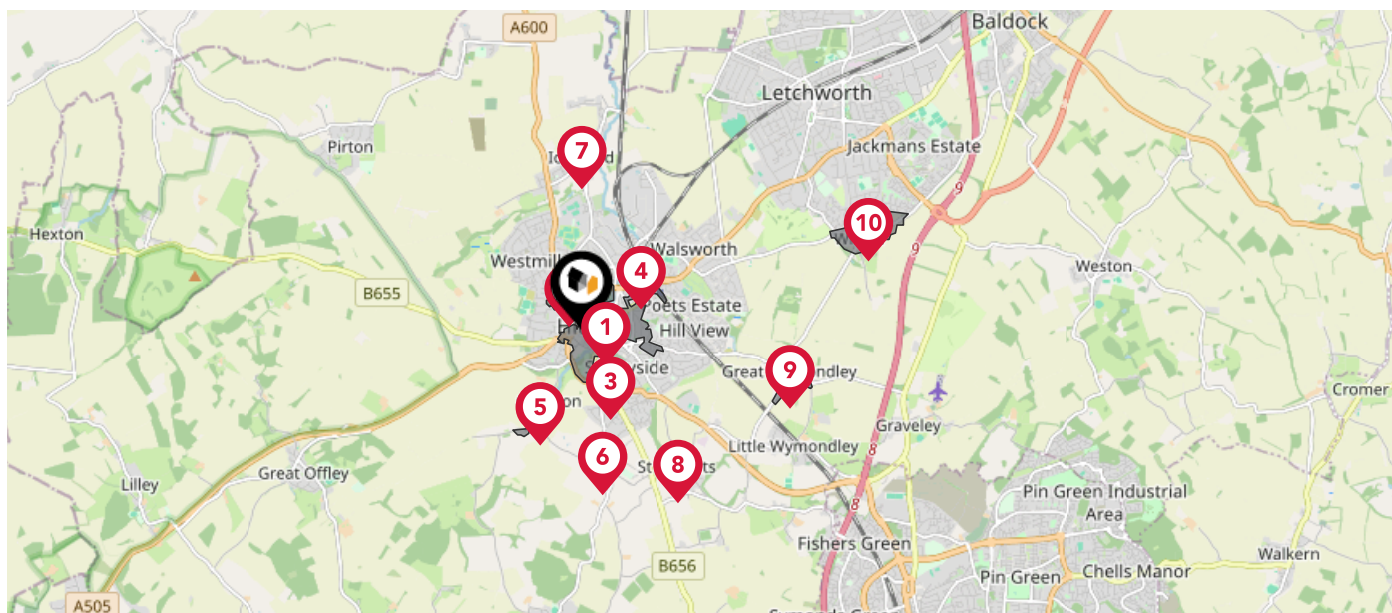
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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



Hitchin



Butts Close, Hitchin



Hitchin Hill Path



Hitchin Railway and Ransom's Recreation Ground



Charlton



Gosmore



Ickleford



St Ippolyts



Great Wymondley



Willian

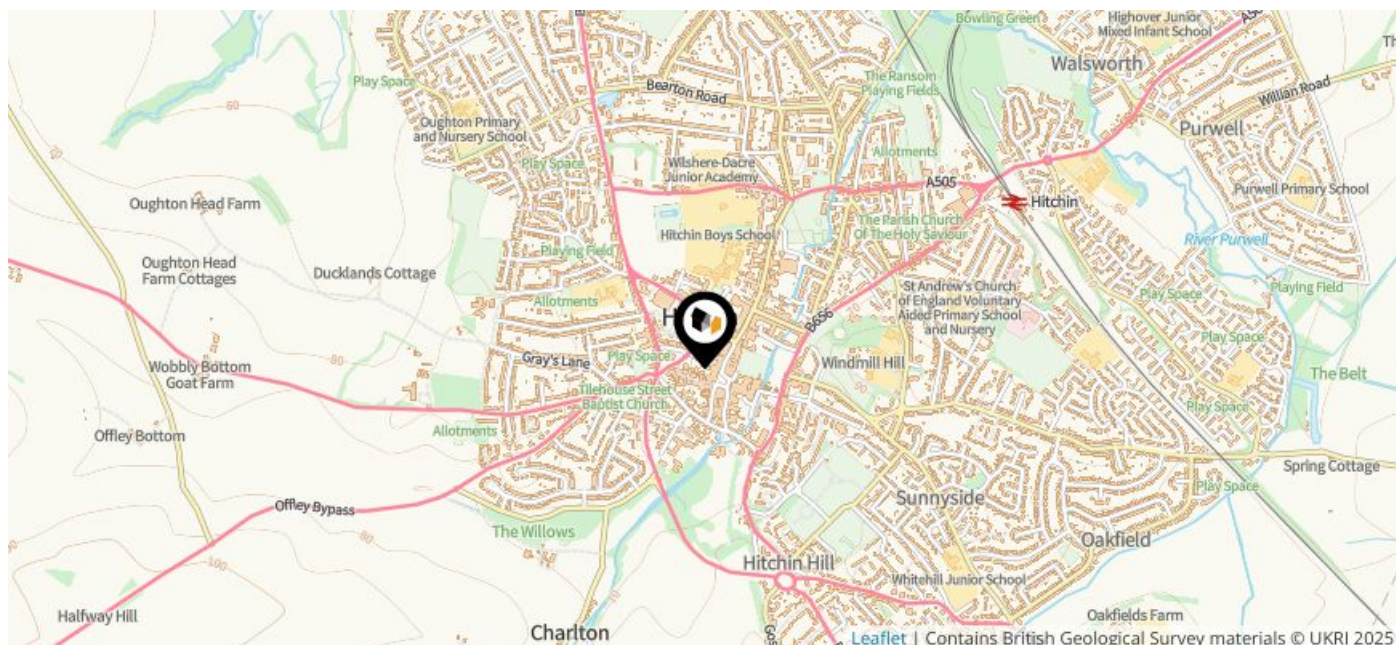
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	
2	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill	
3	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
4	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
5	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
6	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
7	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
8	Wallace Way-Hitchin, Hertfordshire	Historic Landfill	
9	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill	
10	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



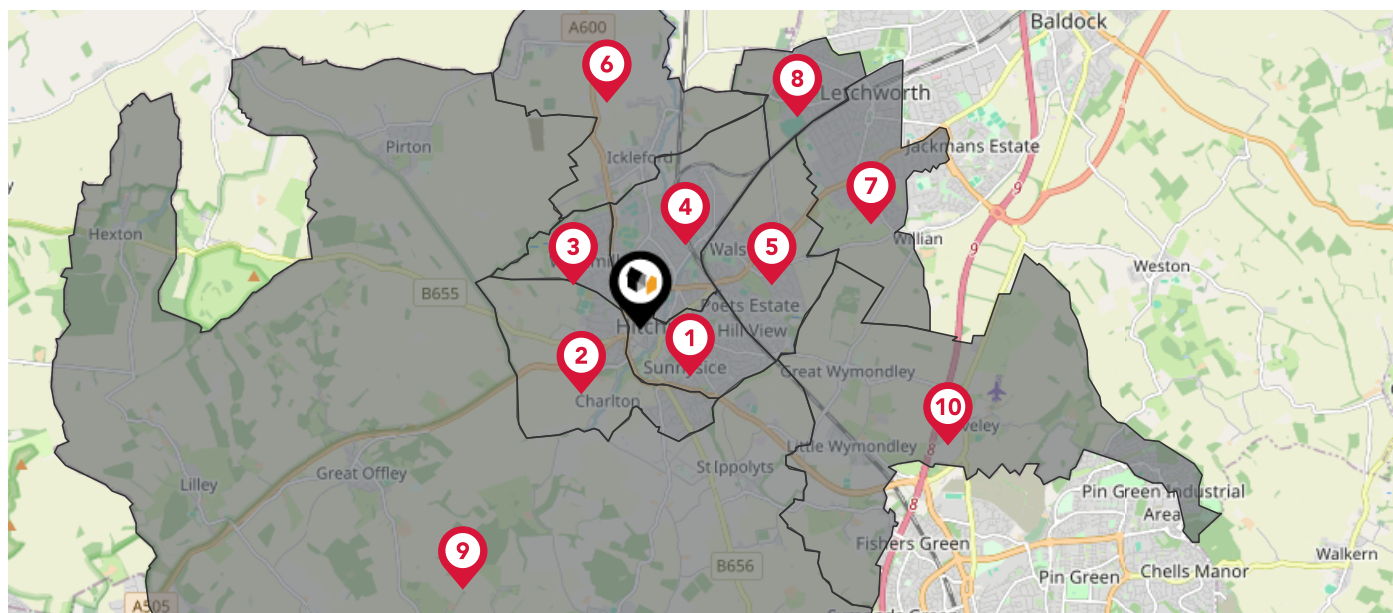
Mine Entry

- ✕ 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

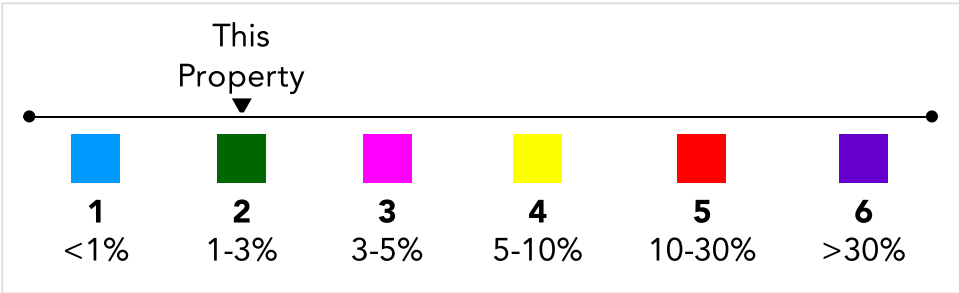
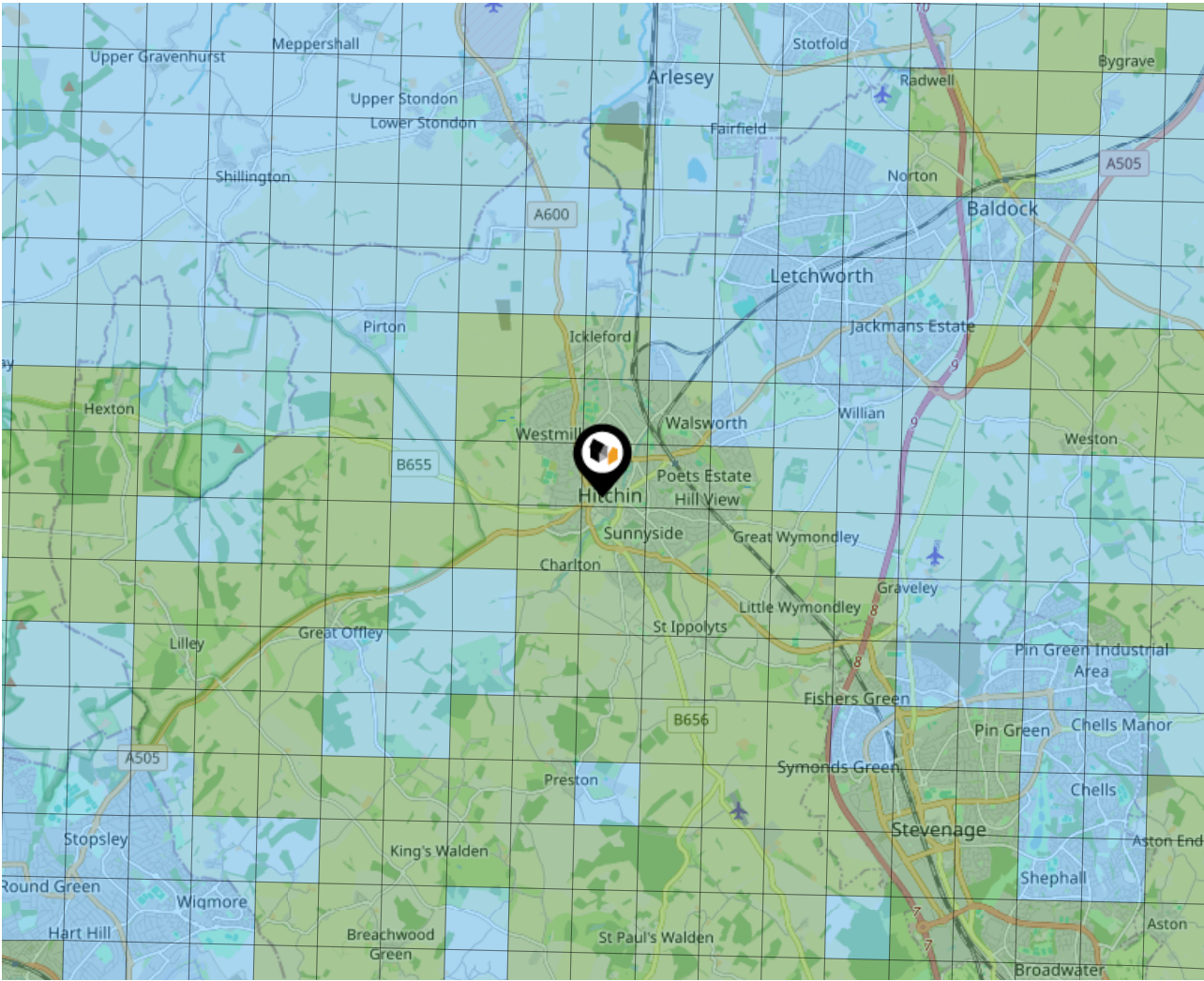


Nearby Council Wards

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

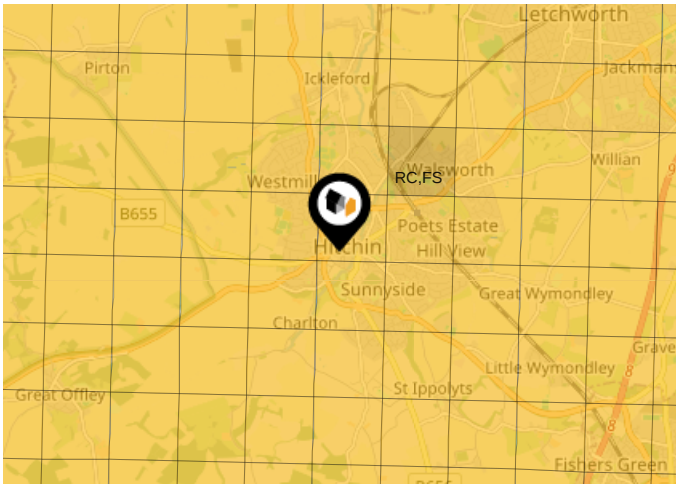
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



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

Carbon Content:	HIGH	Soil Texture:	CHALKY CLAY TO CHALKY
Parent Material Grain:	ARGILLIC		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP-INTERMEDIATE

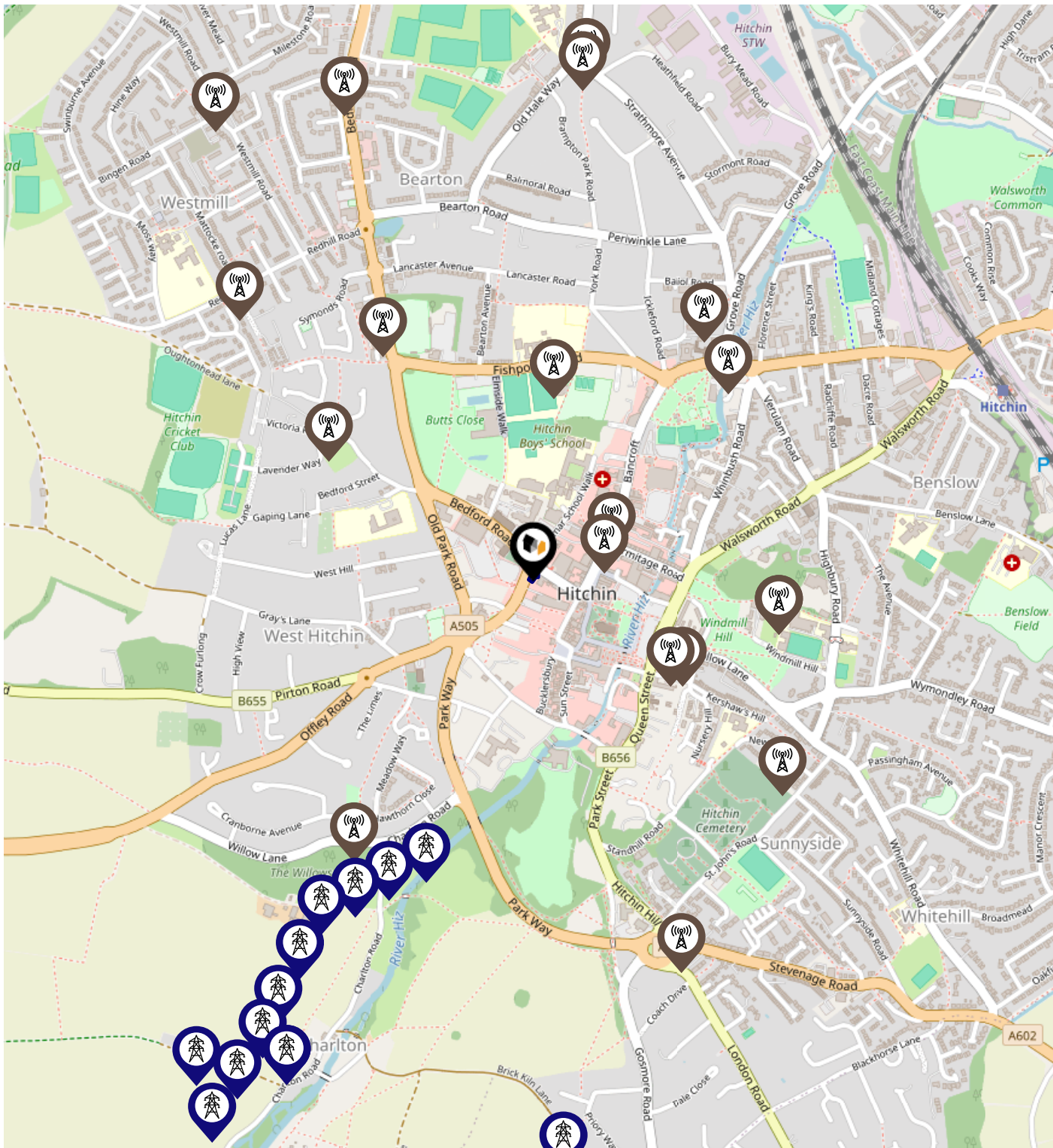


Primary Classifications (Most Common Clay Types)



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

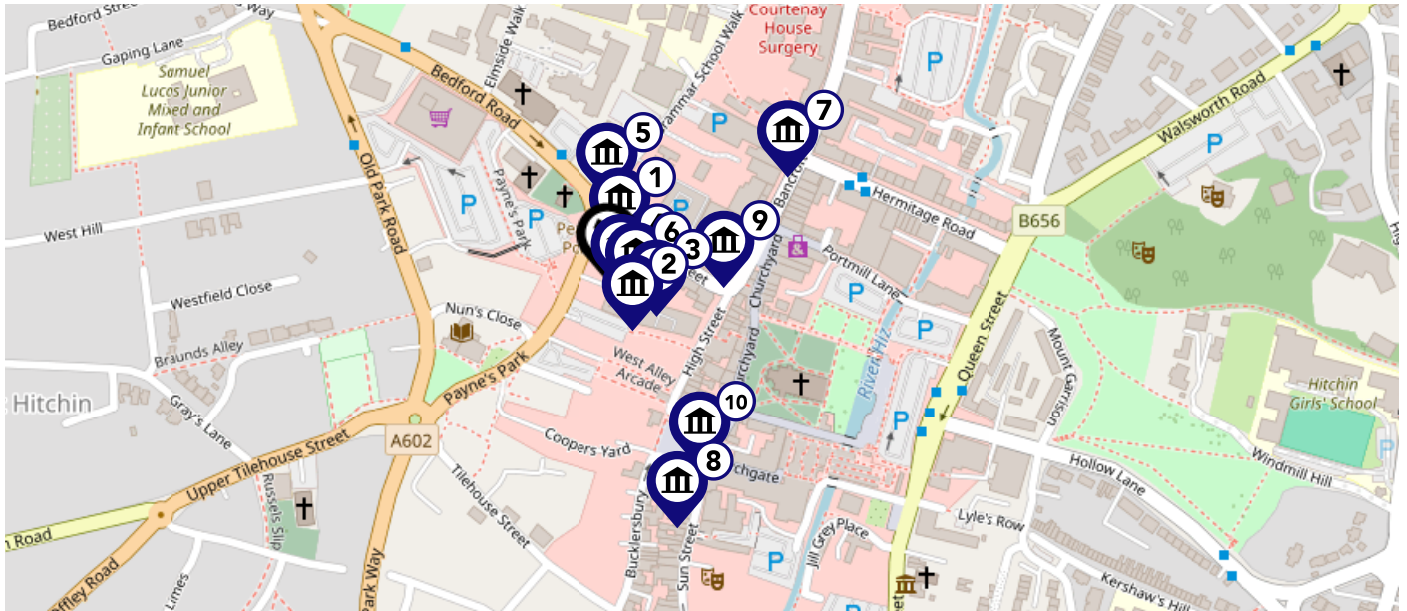
Masts & Pylons













Key:

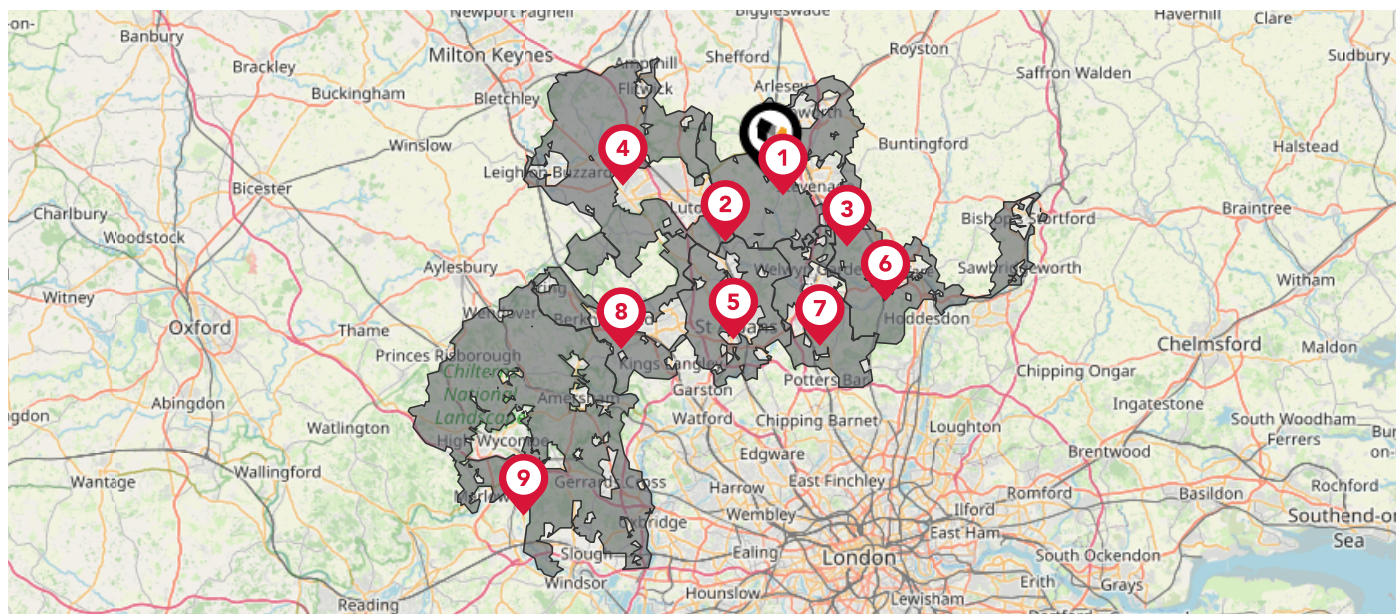
-  Power Pylons
-  Communication Masts

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
	1394494 - Town Hall	Grade II	0.0 miles
	1102131 - Green Hythe	Grade II	0.0 miles
	1102185 - Chesham House	Grade II	0.0 miles
	1102187 - North Hertfordshire District Council Offices	Grade II	0.0 miles
	1102188 - North Hertfordshire District Council Offices	Grade II	0.0 miles
	1102186 - Former Library Now Part Of North Hertfordshire District Council Offices	Grade II	0.0 miles
	1102216 - 21, Bancroft	Grade II	0.1 miles
	1173493 - 20, Market Place	Grade II	0.1 miles
	1102214 - 6-8, Bancroft	Grade II	0.1 miles
	1347592 - 5, Market Place	Grade II	0.1 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



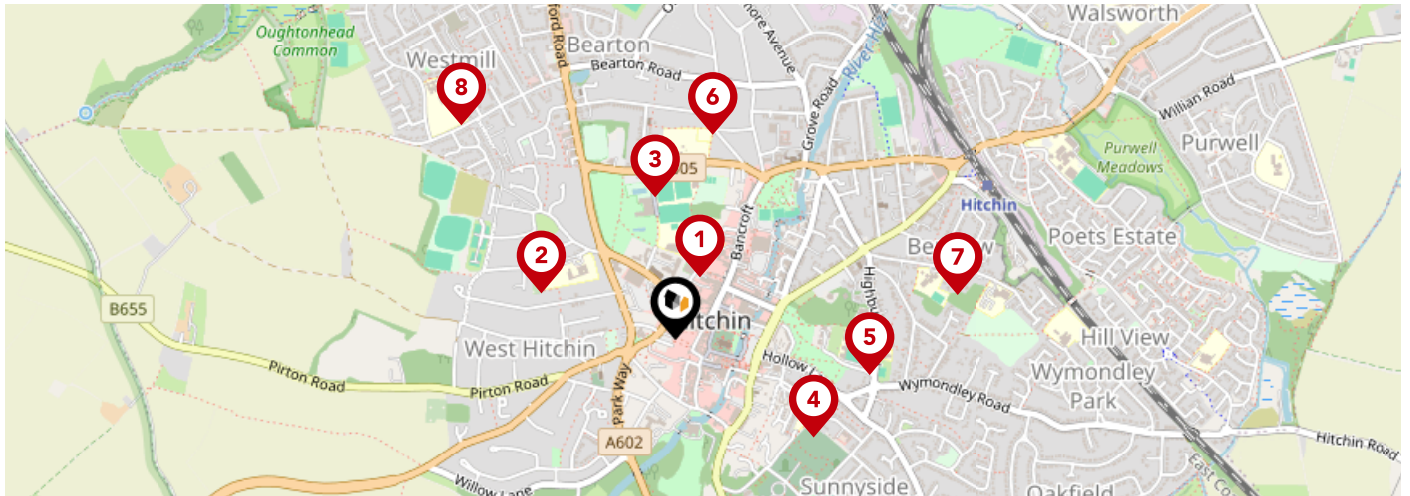
London Green Belt - Welwyn Hatfield



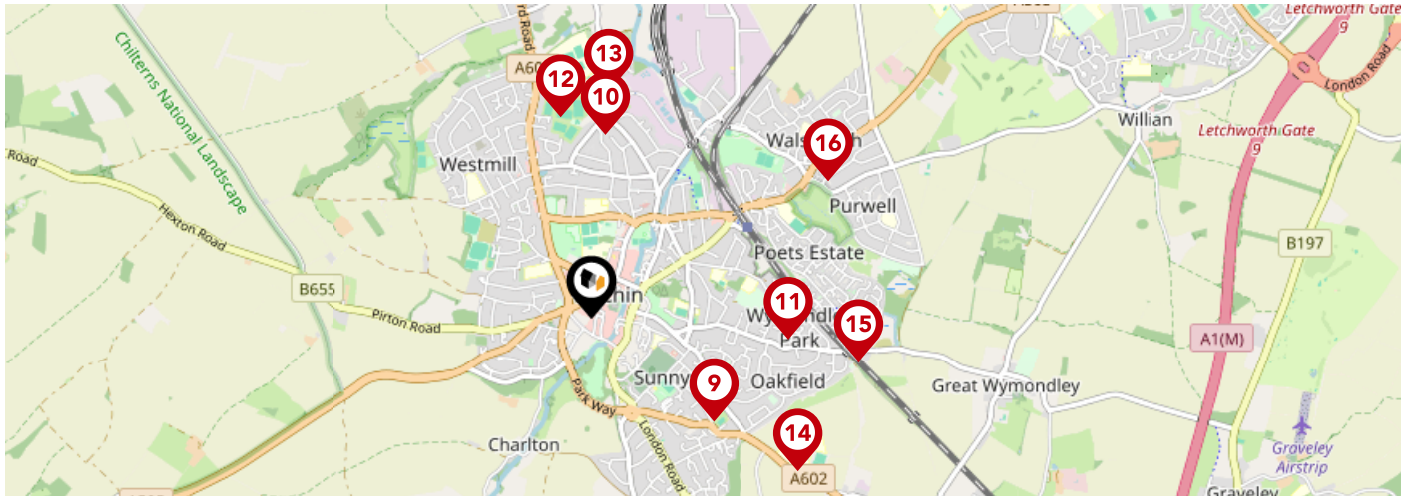
London Green Belt - Dacorum











London Green Belt - Buckinghamshire



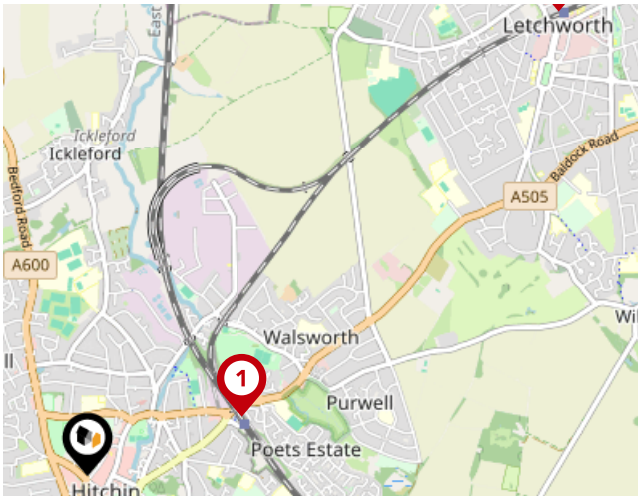
		Nursery	Primary	Secondary	College	Private
1	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.47	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.73	<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:0.84	<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:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.94	<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:1.05	<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:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:1.24	<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:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

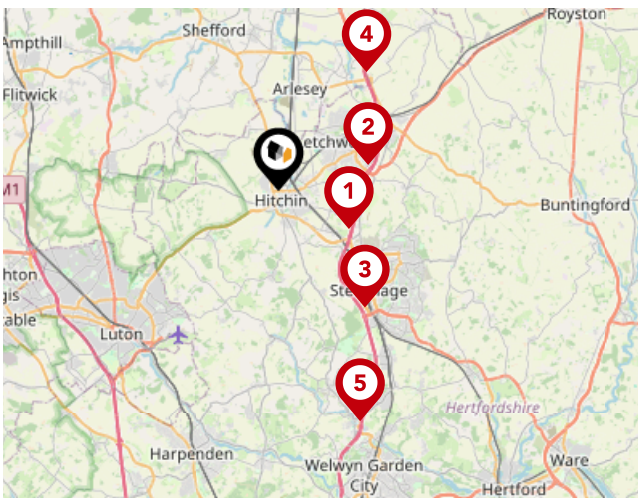
Area

Transport (National)



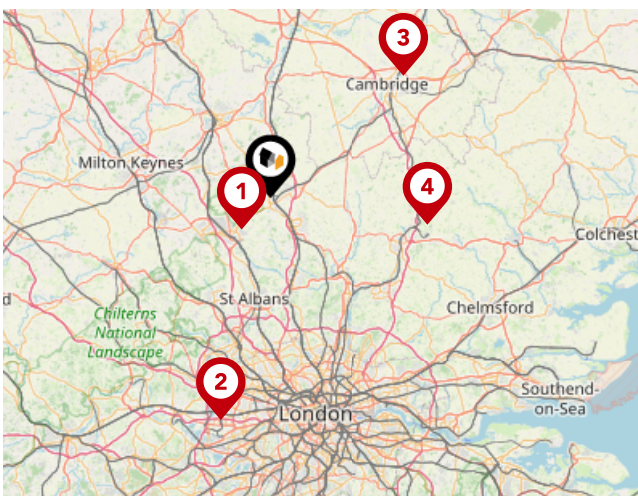
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.75 miles
2	Letchworth Rail Station	3.02 miles
3	Letchworth Rail Station	3.03 miles



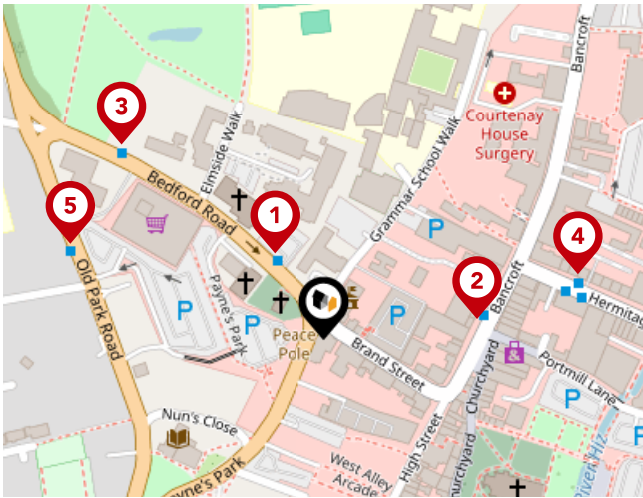
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.93 miles
2	A1(M) J9	3.38 miles
3	A1(M) J7	5.28 miles
4	A1(M) J10	5.41 miles
5	A1(M) J6	8.91 miles



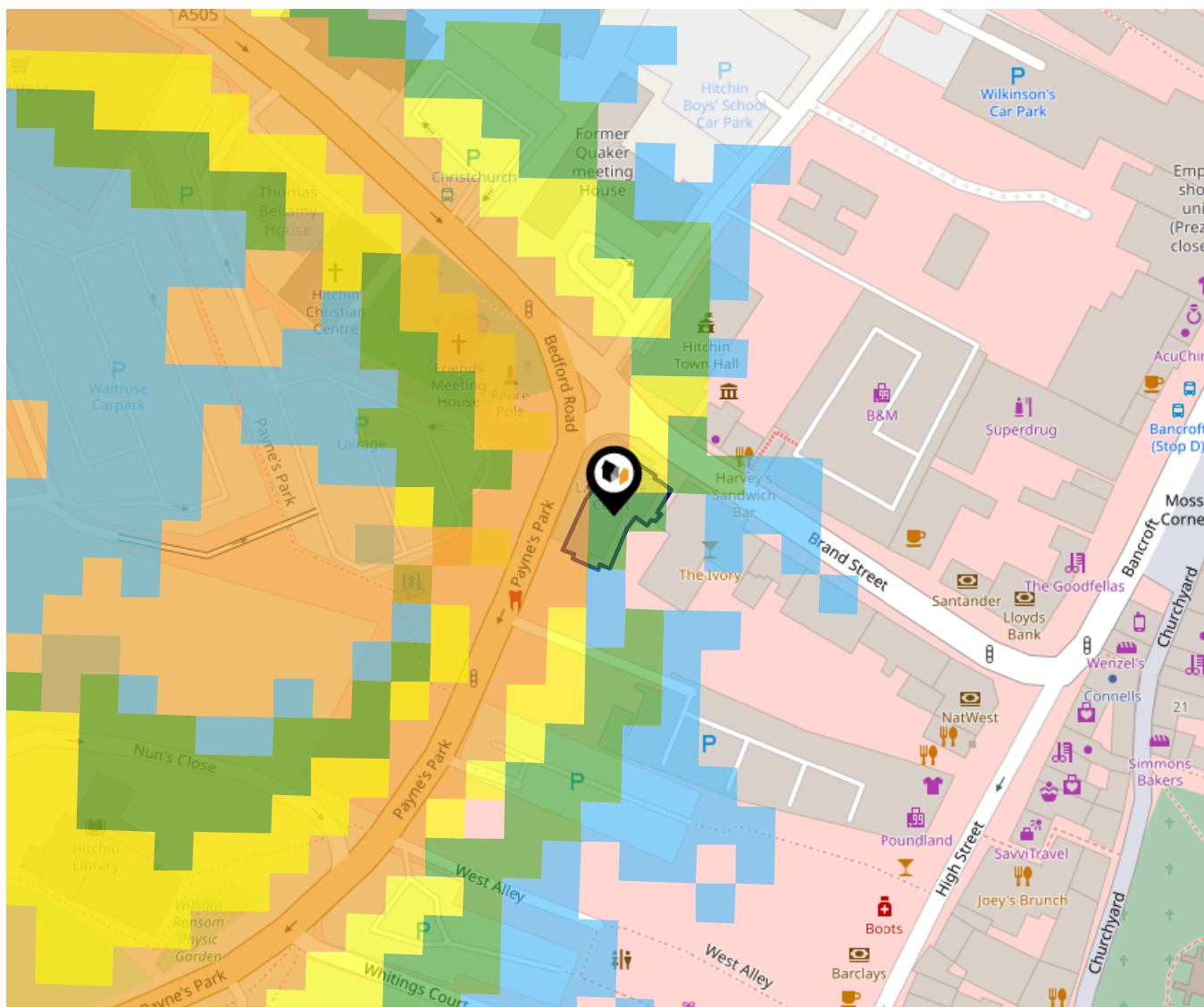
Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.35 miles
2	Heathrow Airport	33.66 miles
3	Cambridge	26.25 miles
4	Stansted Airport	23.4 miles



Bus Stops/Stations

Pin	Name	Distance
1	Grammar School Walk	0.06 miles
2	Bancroft	0.09 miles
3	Waitrose	0.16 miles
4	Hermitage Road	0.15 miles
5	West Hill	0.15 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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