

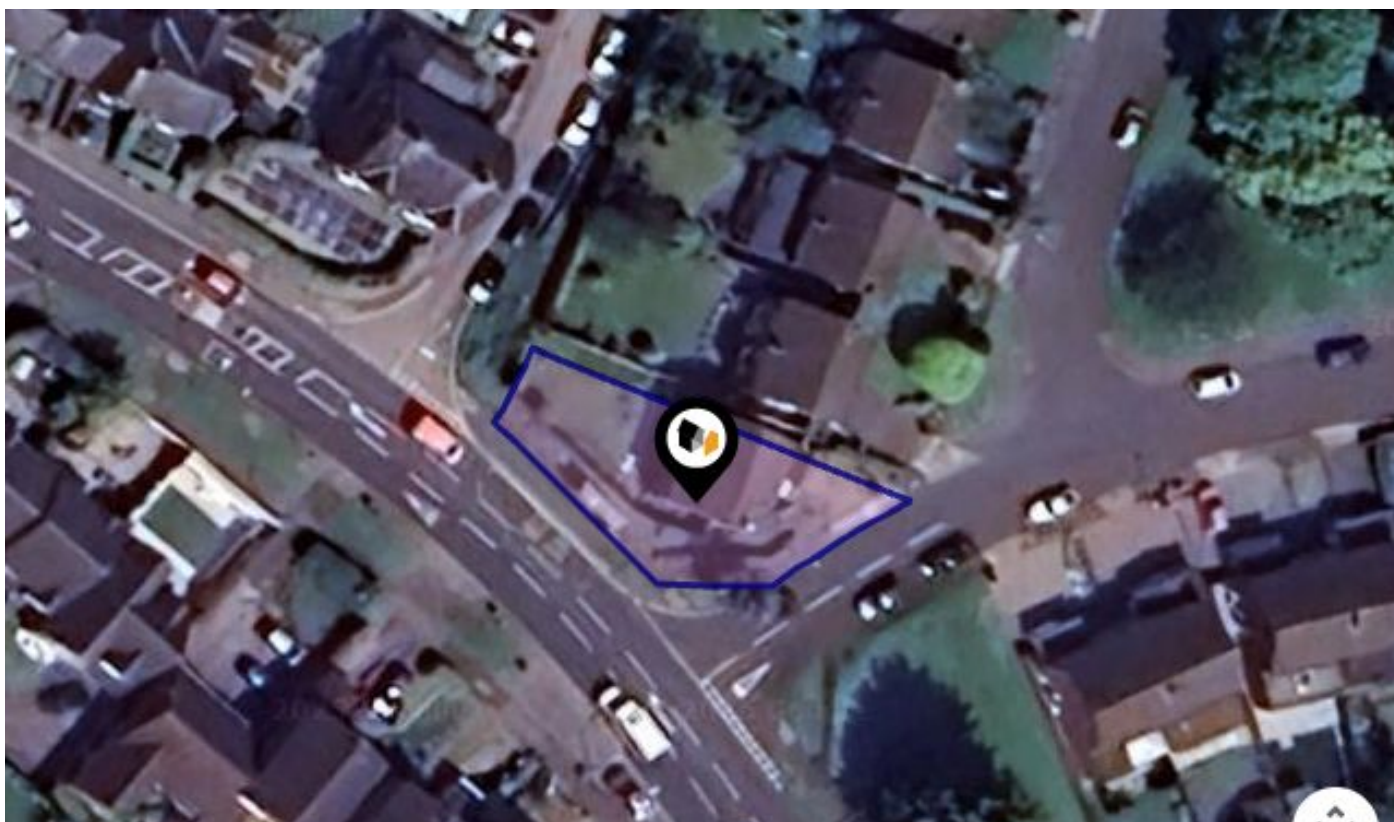


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 19th March 2025



PASSINGHAM AVENUE, HITCHIN, SG4

Country Properties

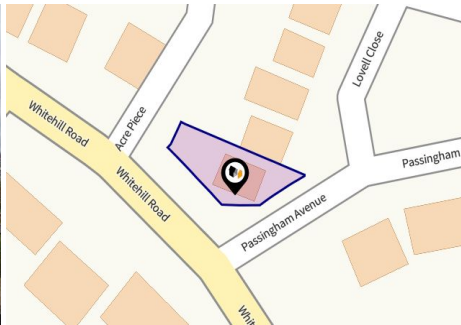
6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,130 ft ² / 105 m ²		
Plot Area:	0.09 acres		
Council Tax :	Band E		
Annual Estimate:	£2,721		
Title Number:	HD51927		

Local Area

Local Authority:	North hertfordshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

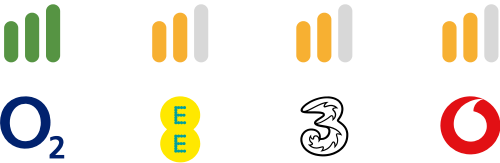
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

17	80	1800
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:

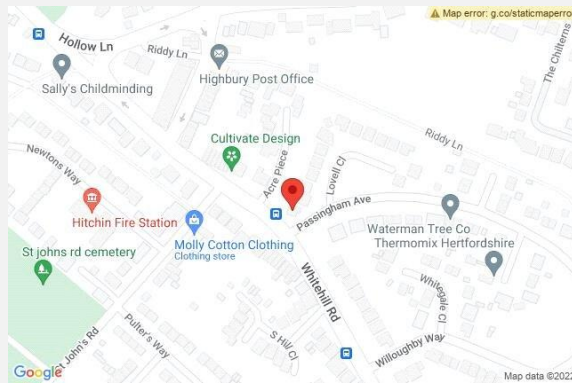


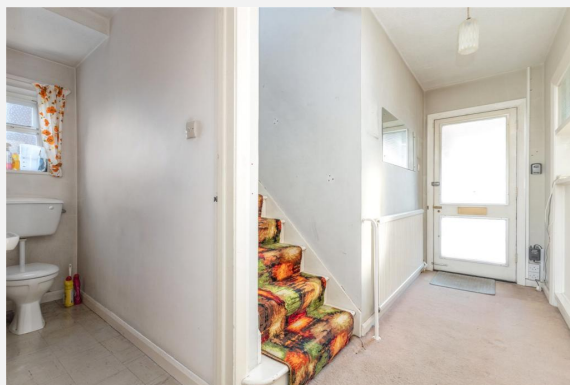
Planning records for: *Passingham Avenue, Hitchin, SG4*

Reference - 24/00256/FPH	
Decision:	Decided
Date:	16th February 2024
Description:	Replacement fence to side (South/West) and rear boundary.

Reference - 3/24/0300/VAR	
Decision:	Decided
Date:	16th February 2024
Description:	Variation of Condition 2 (Approved Plans) and condition 11 (Materials of construction) of planning approval 3/23/1510/FUL (Demolition of workshop and erection of three, 3 bedroom, two-storey terraced dwellings with parking and amenity space) - Amendment from brickwork and render to all brickwork, change the brick cills to stone and windows to be in grey

Reference - 24/01579/FPH	
Decision:	Decided
Date:	29th July 2024
Description:	Single storey front porch extension with replacement pitched roof over existing garage to facilitate partial conversion of garage into utility room. External cladding to existing front elevation.



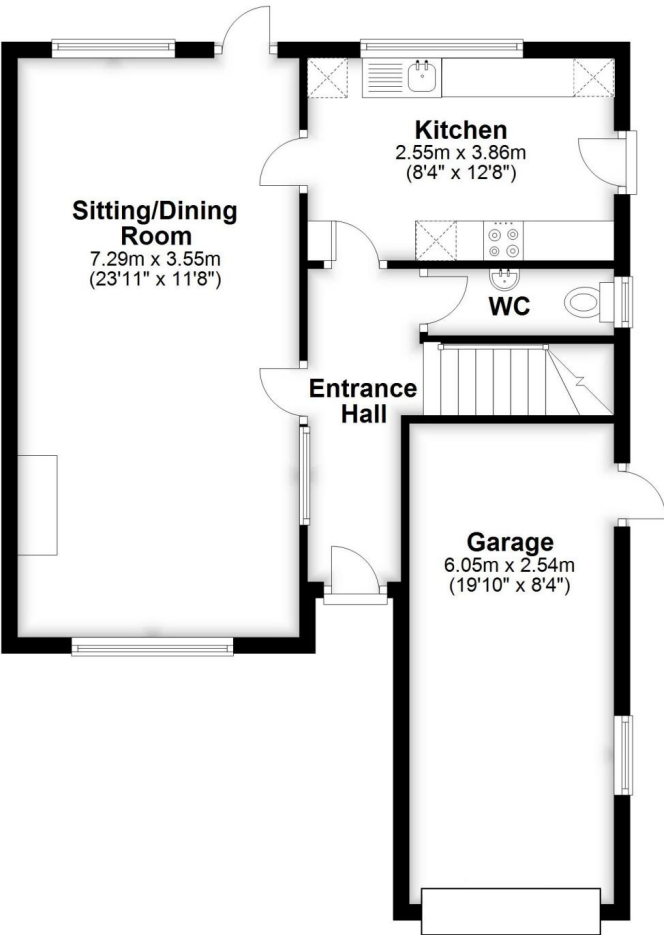




PASSINGHAM AVENUE, HITCHIN, SG4

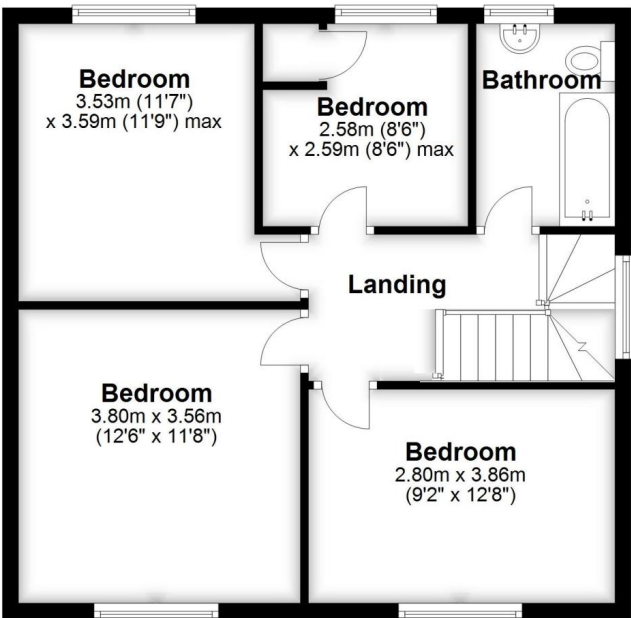
Ground Floor

Approx. 62.2 sq. metres (669.6 sq. feet)

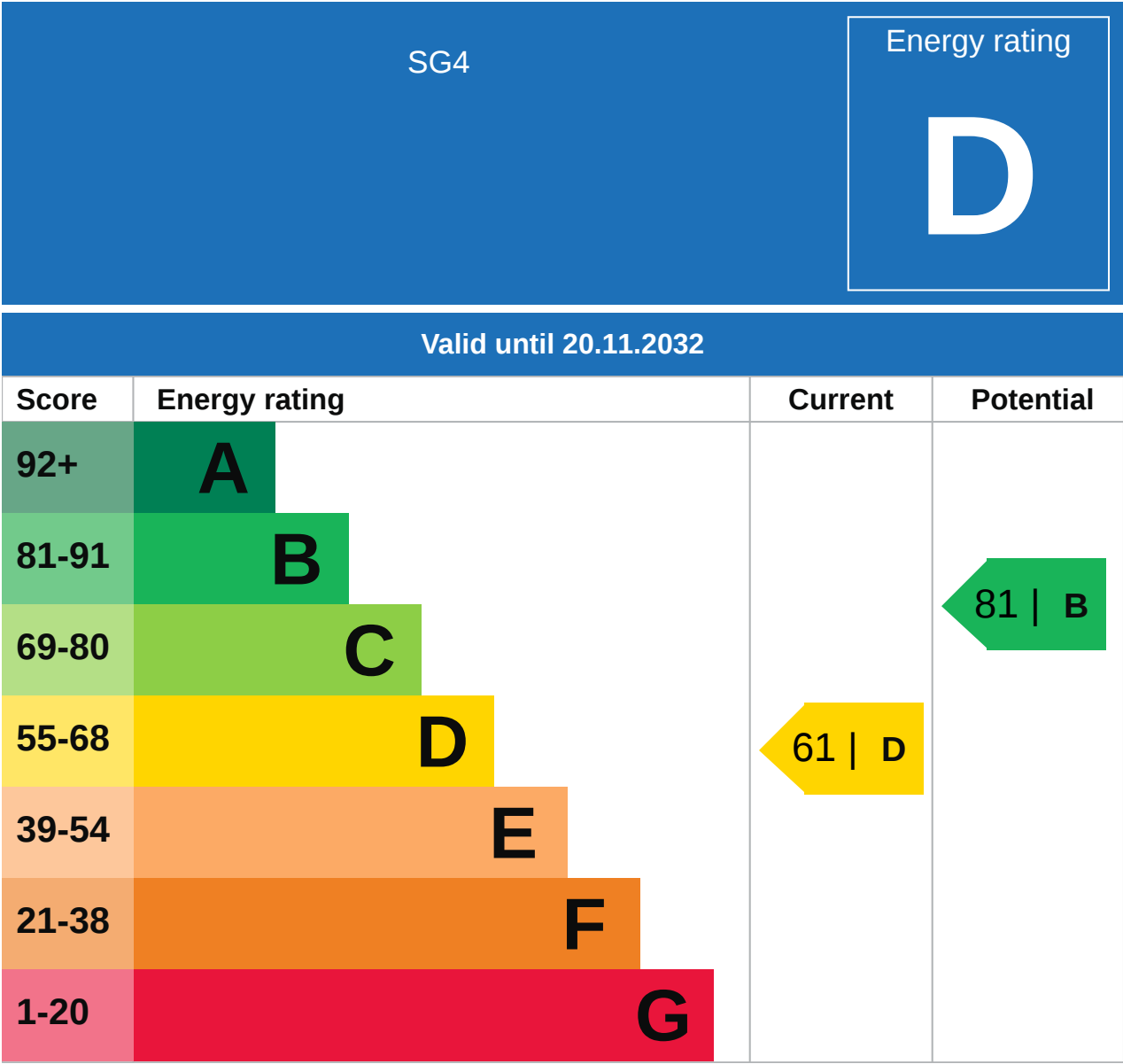


First Floor

Approx. 55.6 sq. metres (598.5 sq. feet)



Total area: approx. 117.8 sq. metres (1268.1 sq. feet)



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Secondary glazing
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 82% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	105 m ²

Building Safety

Asbestos: Ceilings – these have been replastered and covered.
Otherwise, asbestos has been removed where found (eg. floor tiles).
Cavity wall insulation was installed in 2023. This was not foam spray.

Accessibility / Adaptations

2023 - Complete re-wire and new consumer unit, all new gas central heating including new combi boiler and all new pipework, new double glazed windows and doors, loft insulation and cavity wall insulation.
2024 - Extension of the boundary fence line

Restrictive Covenants

Not specified

Rights of Way (Public & Private)

Not specified

Construction Type

Brick

Property Lease Information

Freehold

Listed Building Information

Not llisted

Stamp Duty

Not specified

Other

Not specified

Other

Not specified

Electricity Supply

YES - OCTOPUS

Gas Supply

YES - OCTOPUS

Central Heating

YES _ GCH

Water Supply

YES

Drainage

YES mains

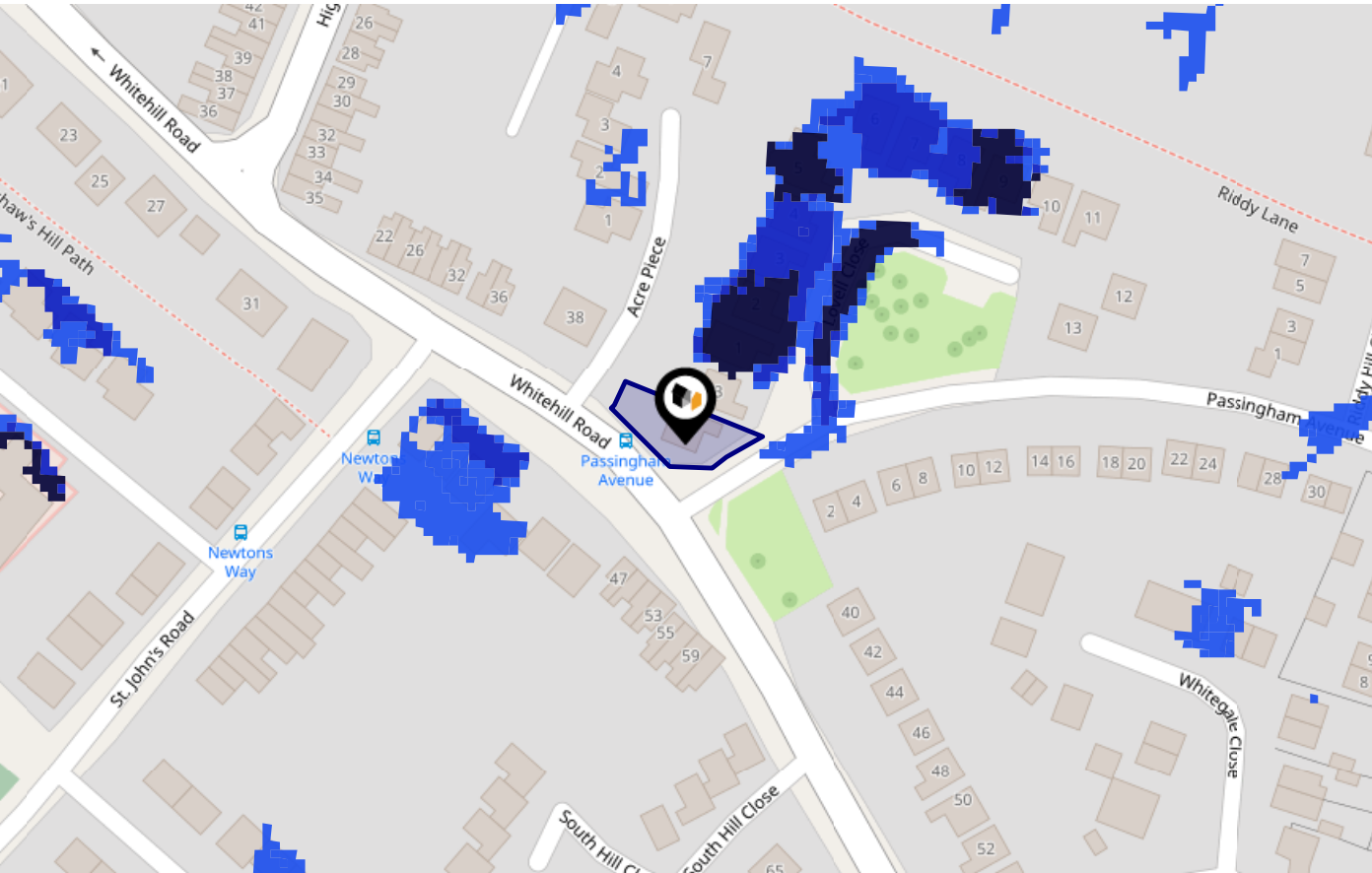
Important - Please read

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.

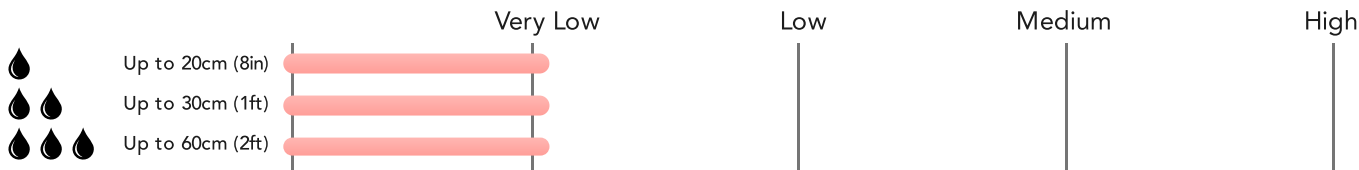


Risk Rating: **Very low**

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.

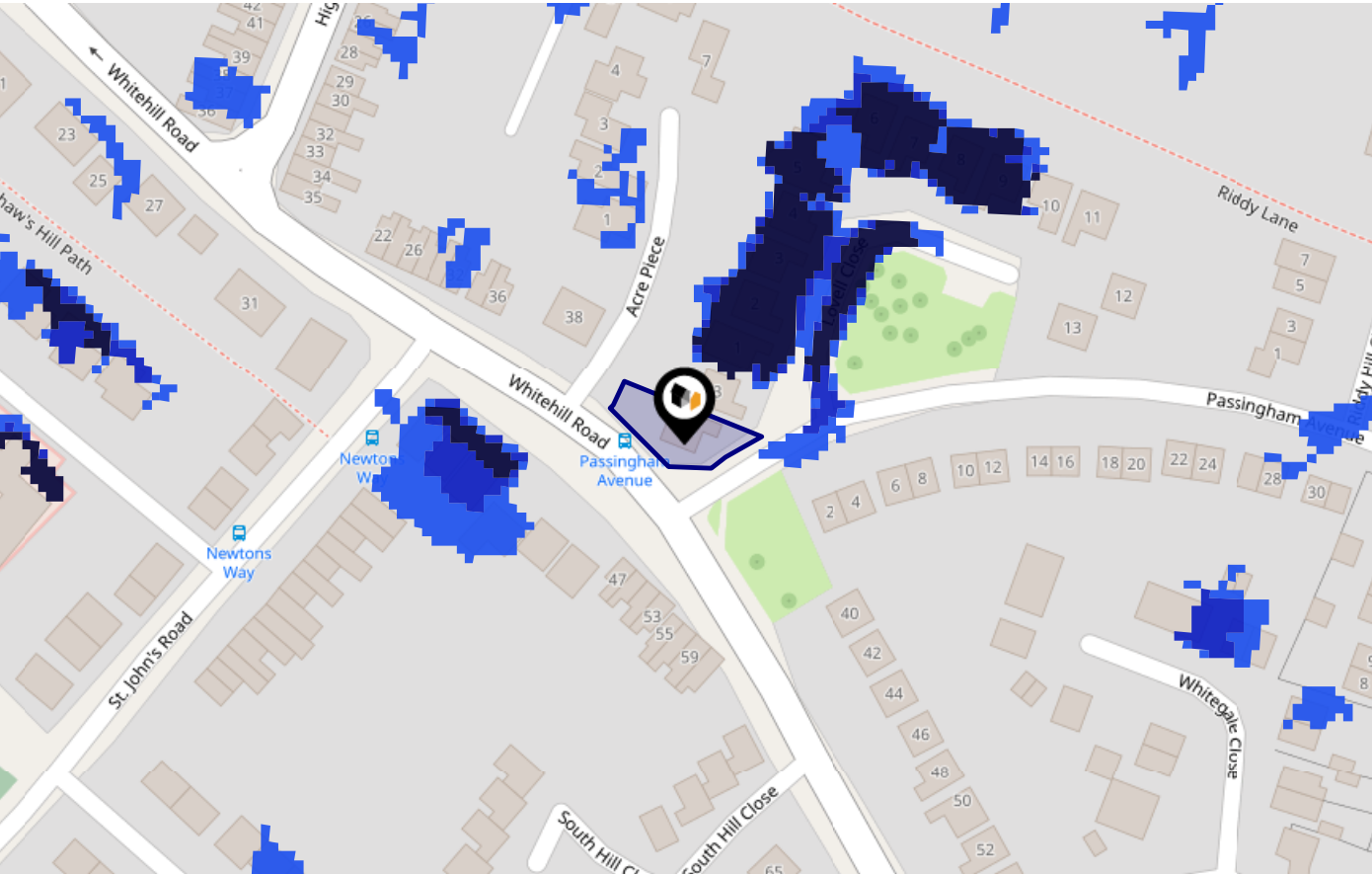
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

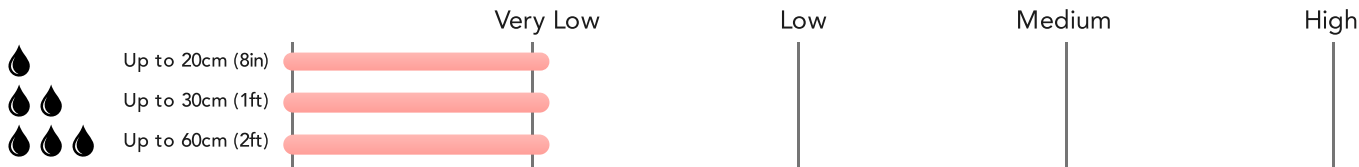


Risk Rating: **Very low**

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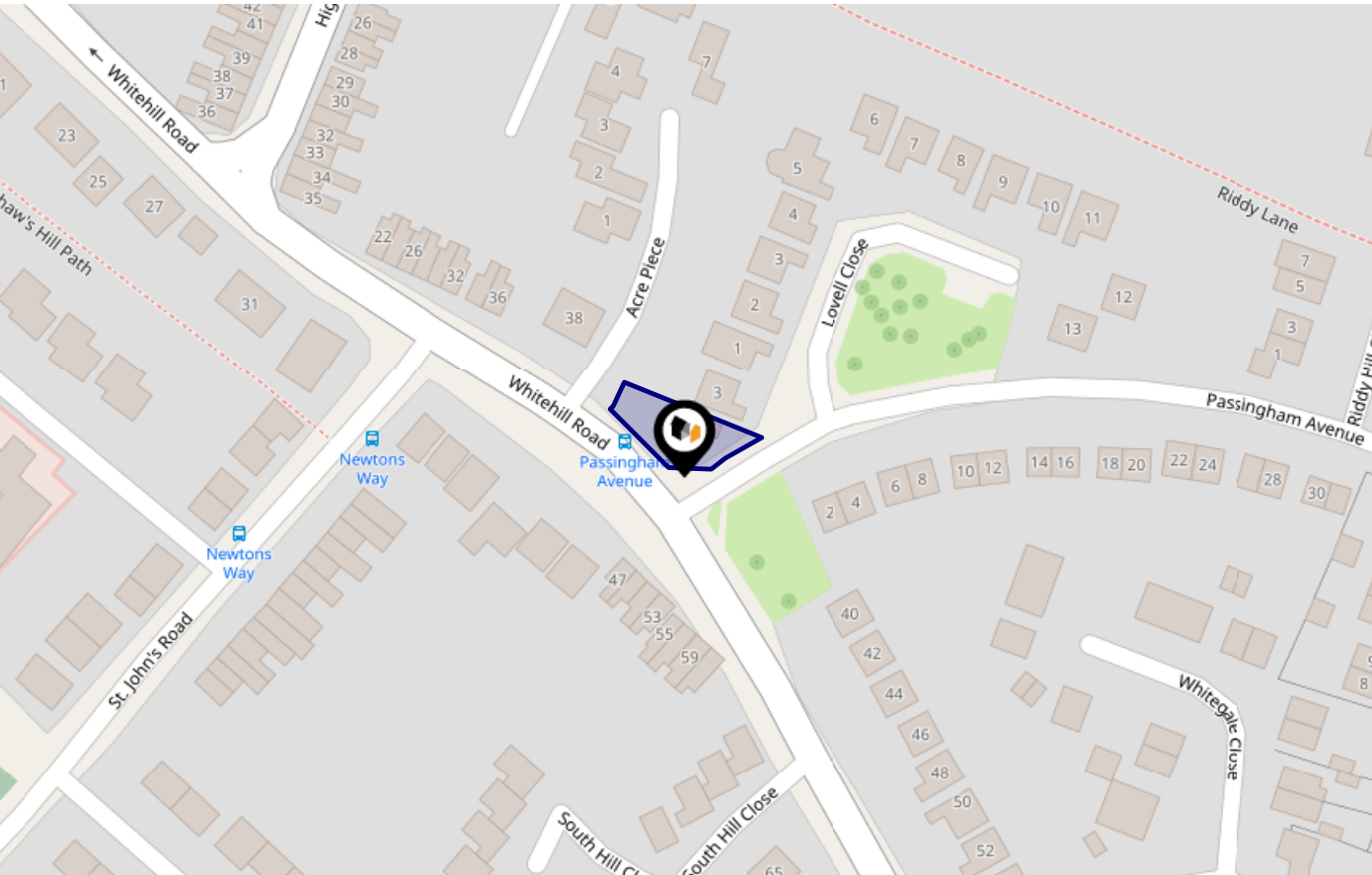
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

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

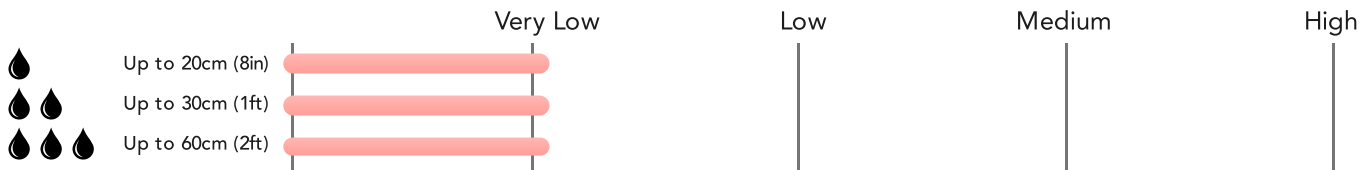


Risk Rating: **Very low**

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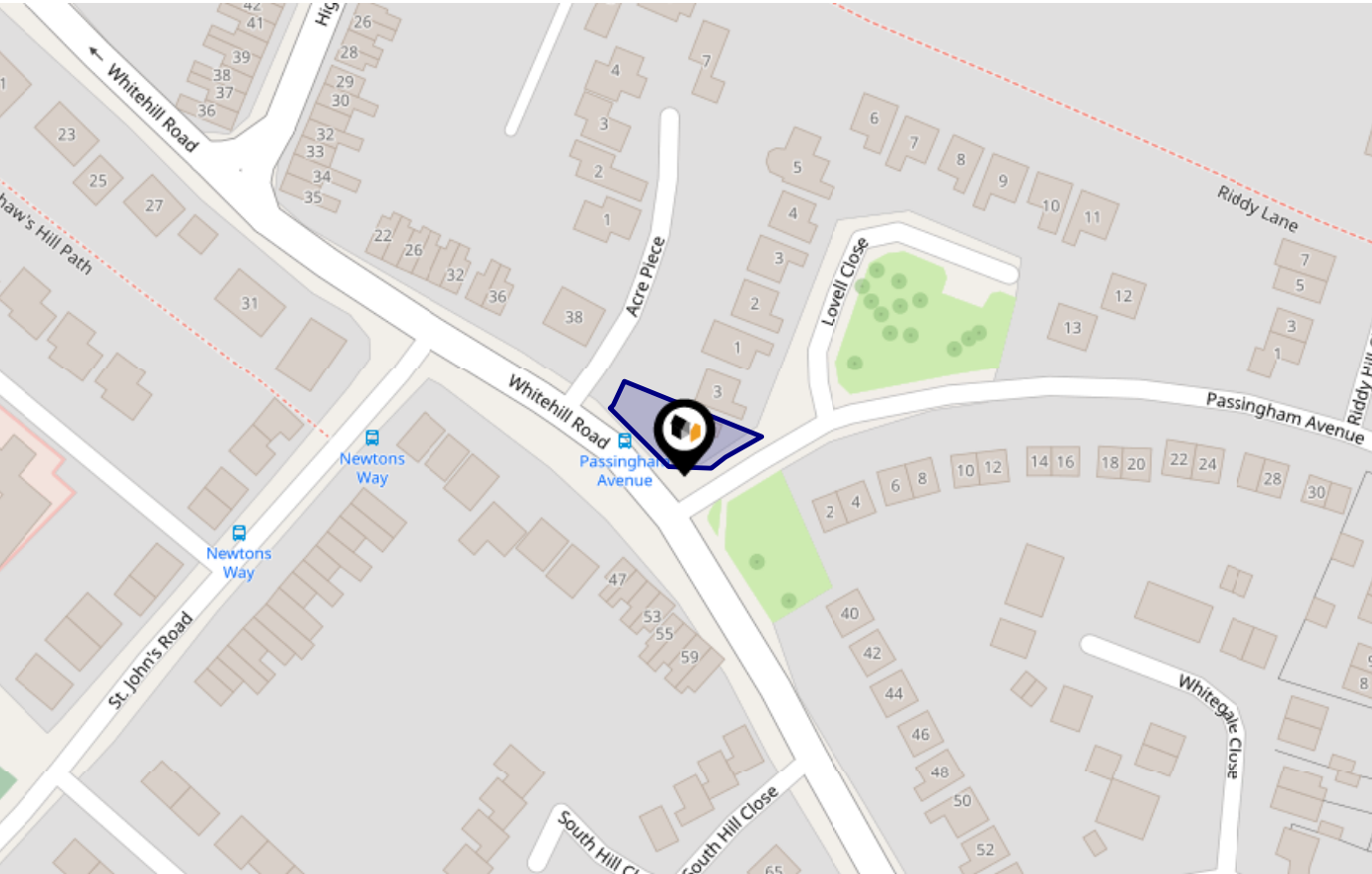
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

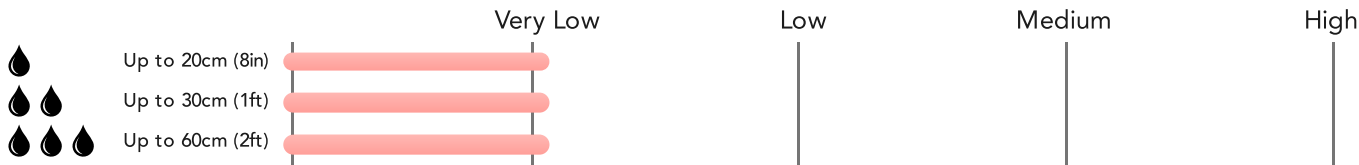


Risk Rating: Very low

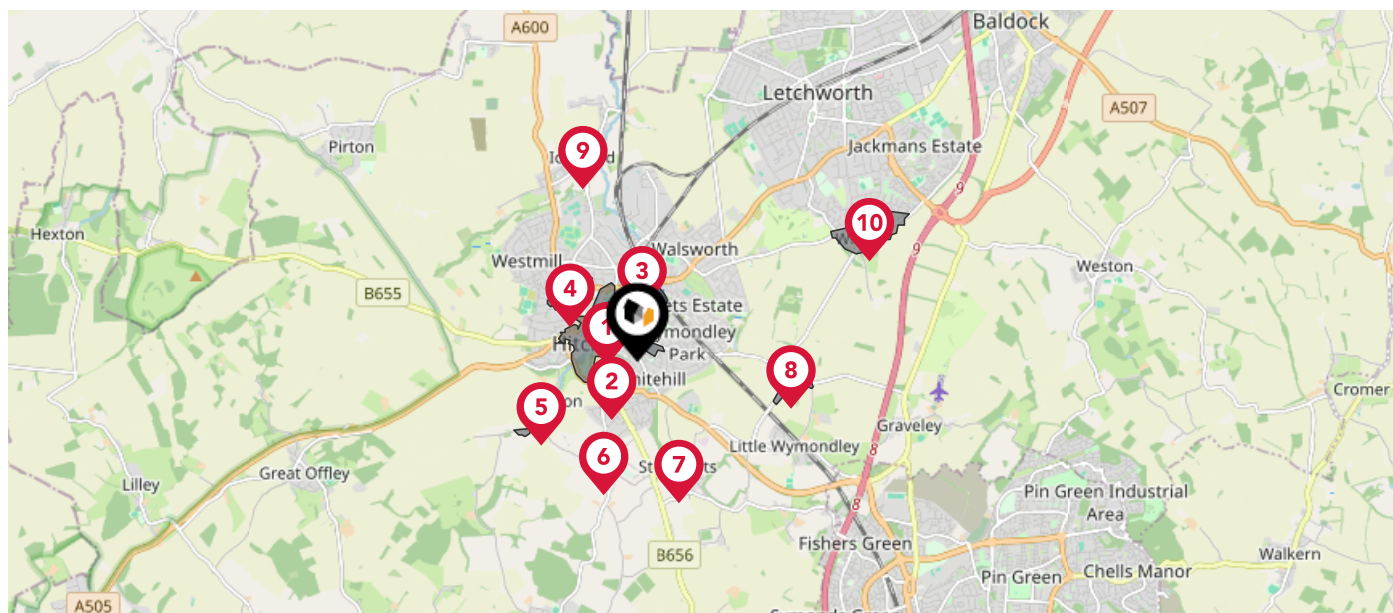
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Chance of flooding to the following depths at this property:



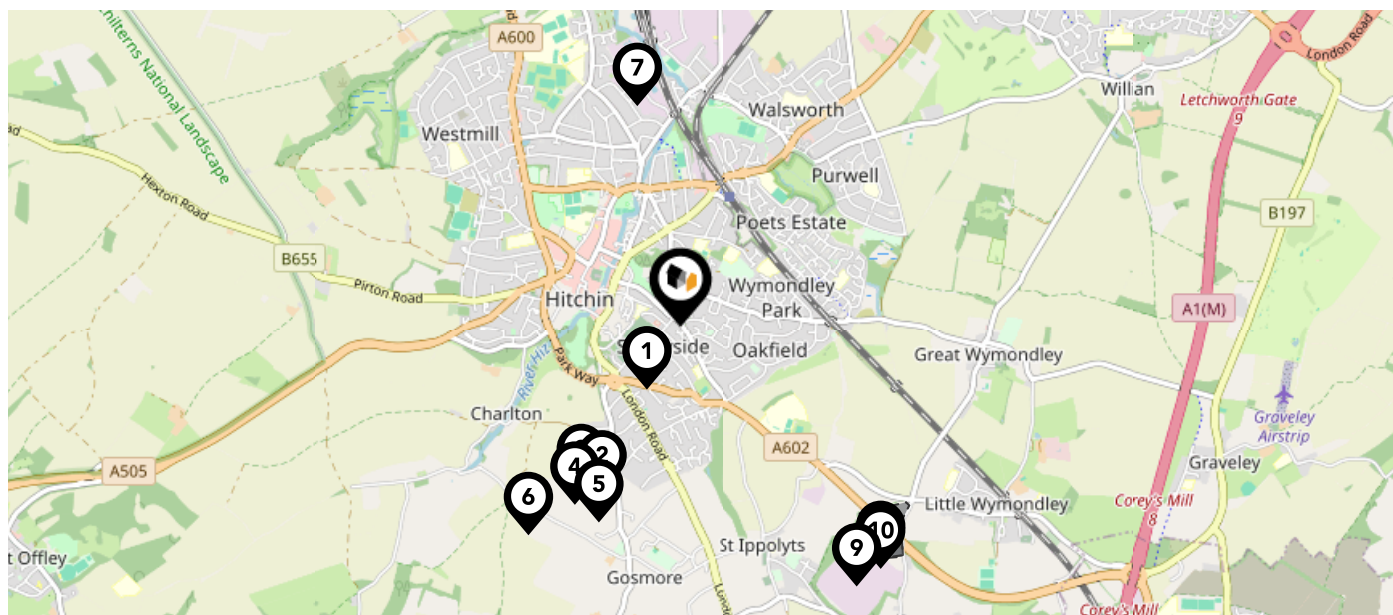
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

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



Nearby Landfill Sites

1	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	
2	Maydencroft Manor-Gosmore, Hitchin	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	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill	
8	Little Wymondley Gravel Pit-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	
9	Titmore Green Road-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.



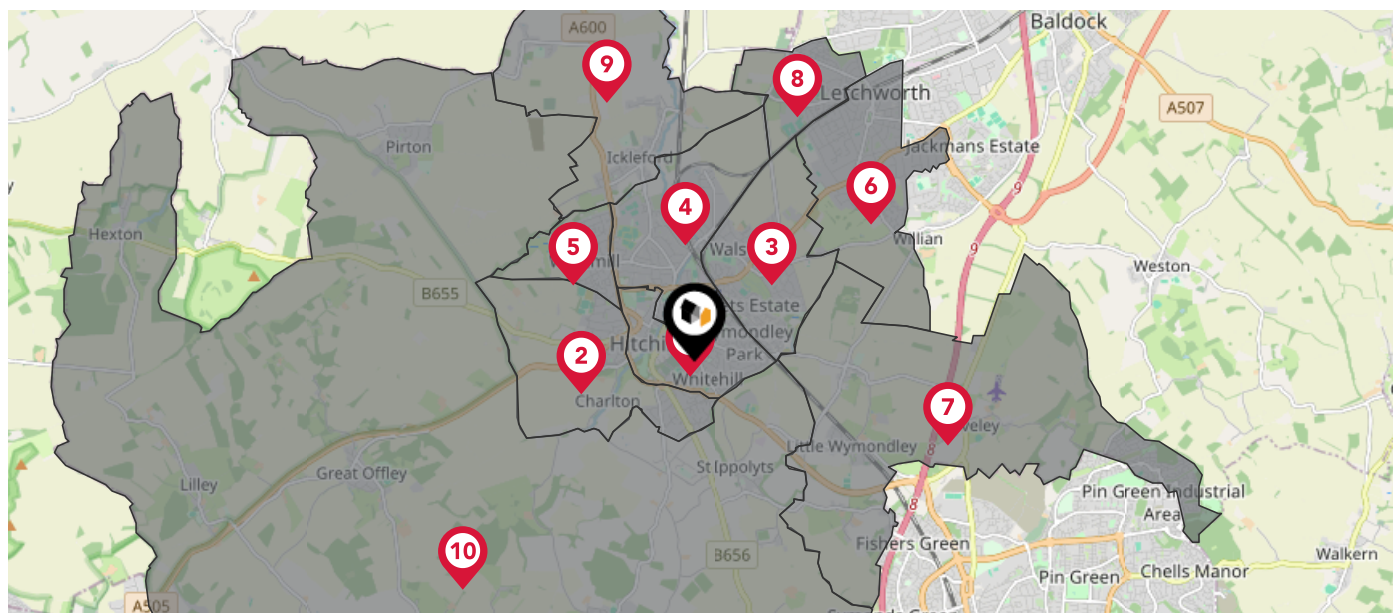
Mine Entry

- ✕ 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



Hitchin Highbury Ward



Hitchin Priory Ward



Hitchin Walsworth Ward



Hitchin Bearton Ward



Hitchin Oughton Ward



Letchworth South West Ward



Chesfield Ward



Letchworth Wilbury Ward



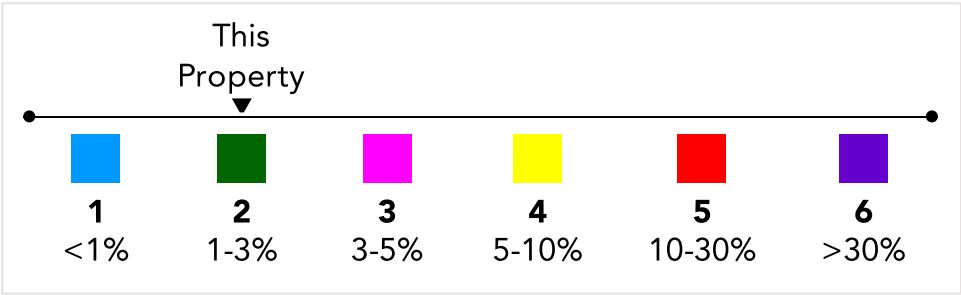
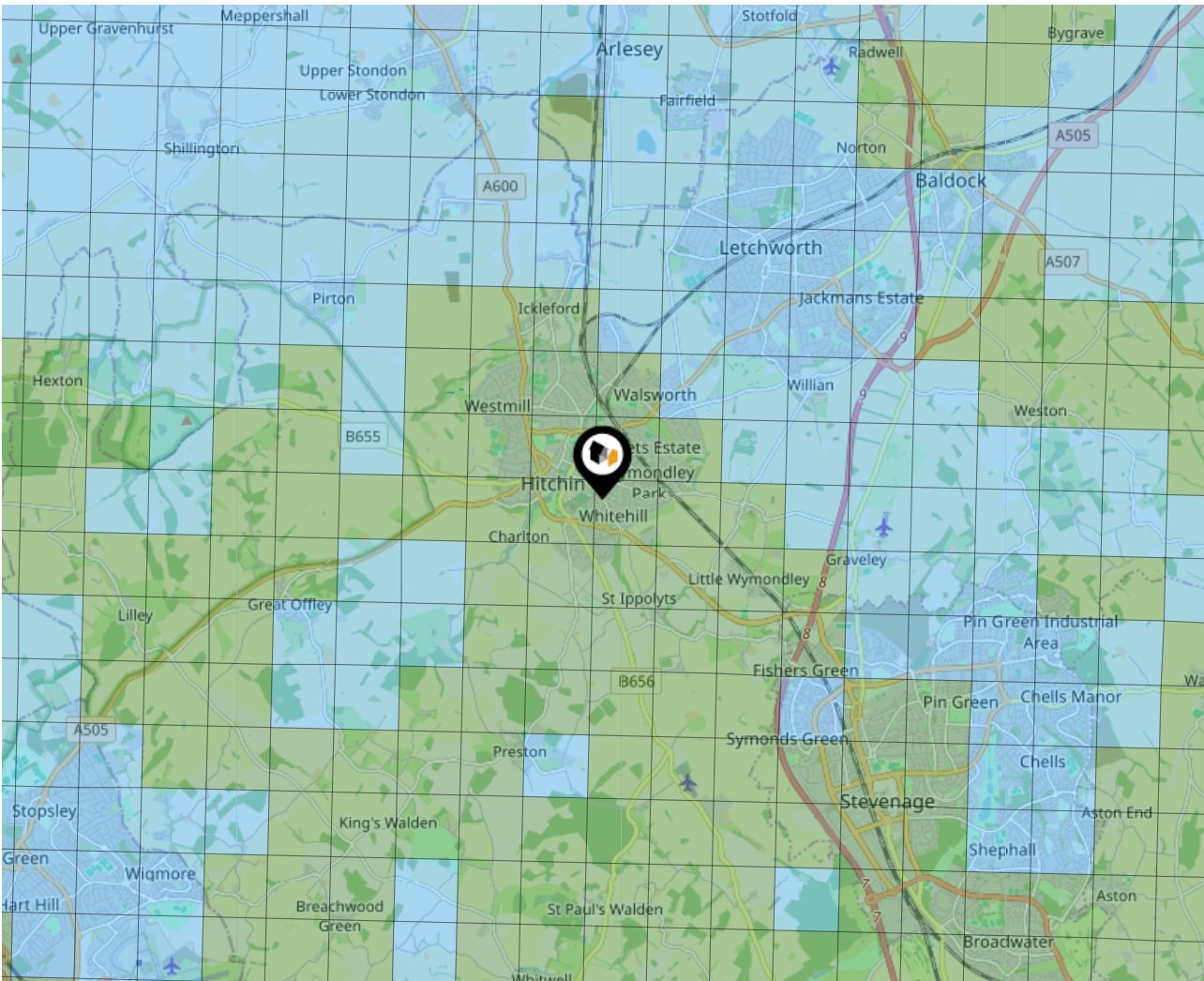
Cadwell Ward



Hitchwood, Offa and Hoo Ward

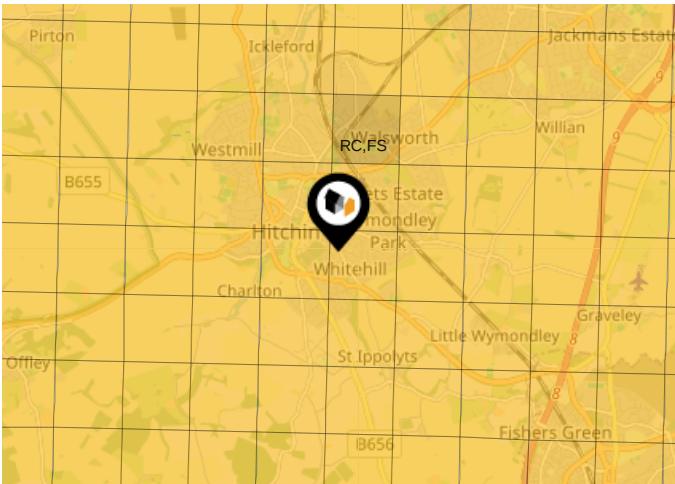
What is Radon?

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



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

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

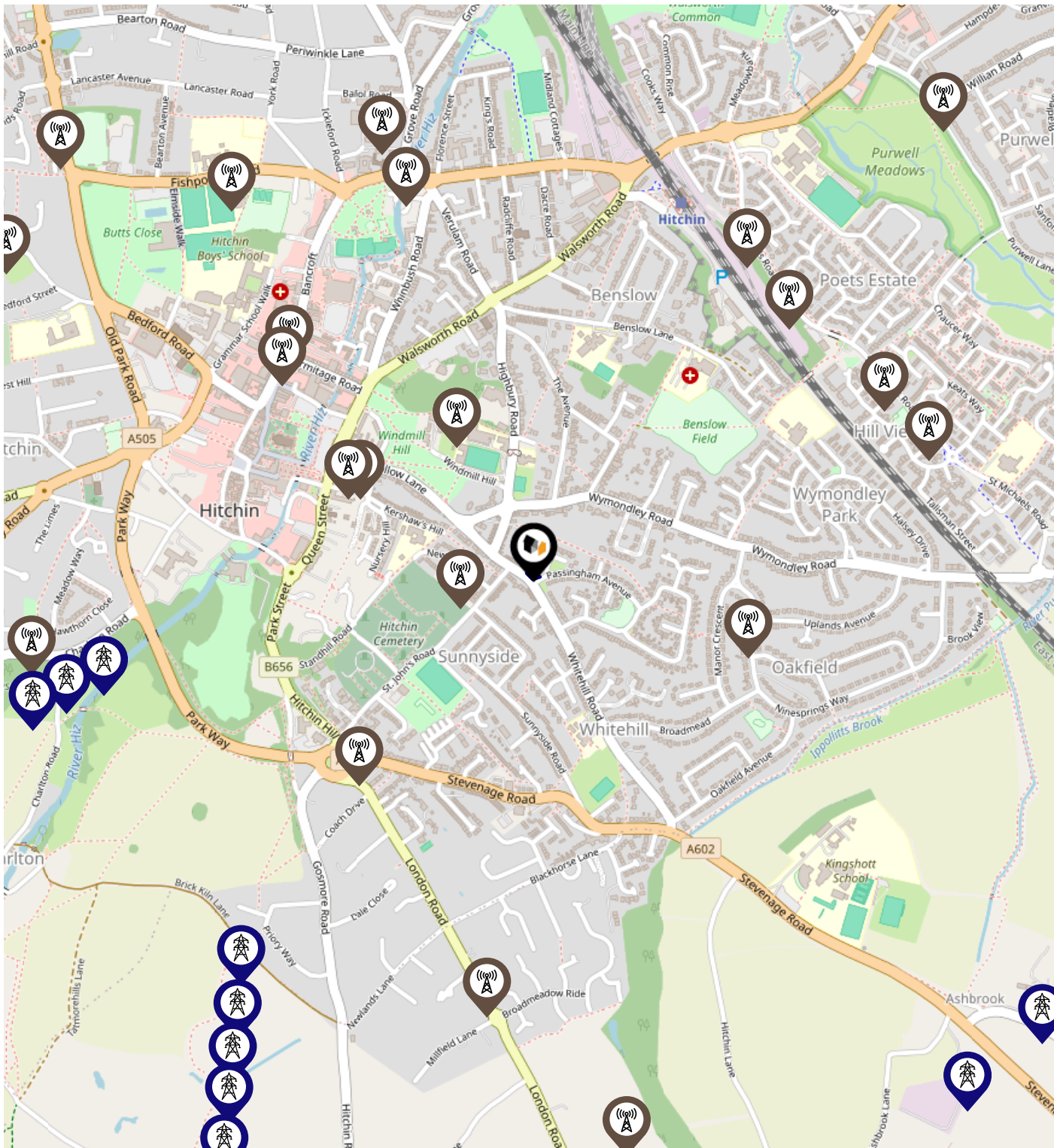


Primary Classifications (Most Common Clay Types)



C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

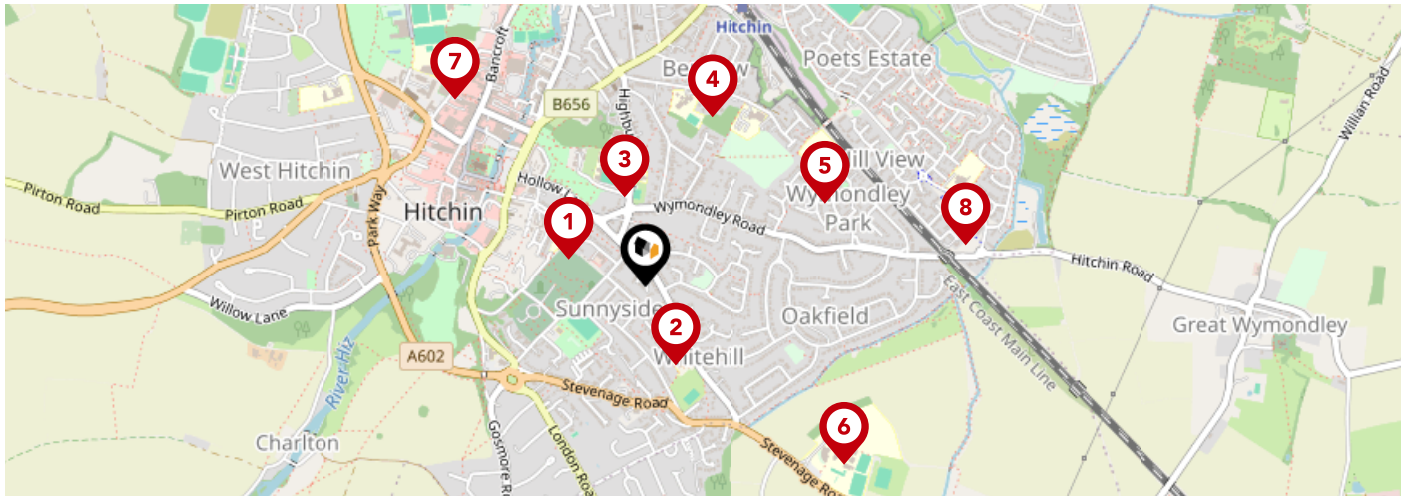
Local Area

Masts & Pylons

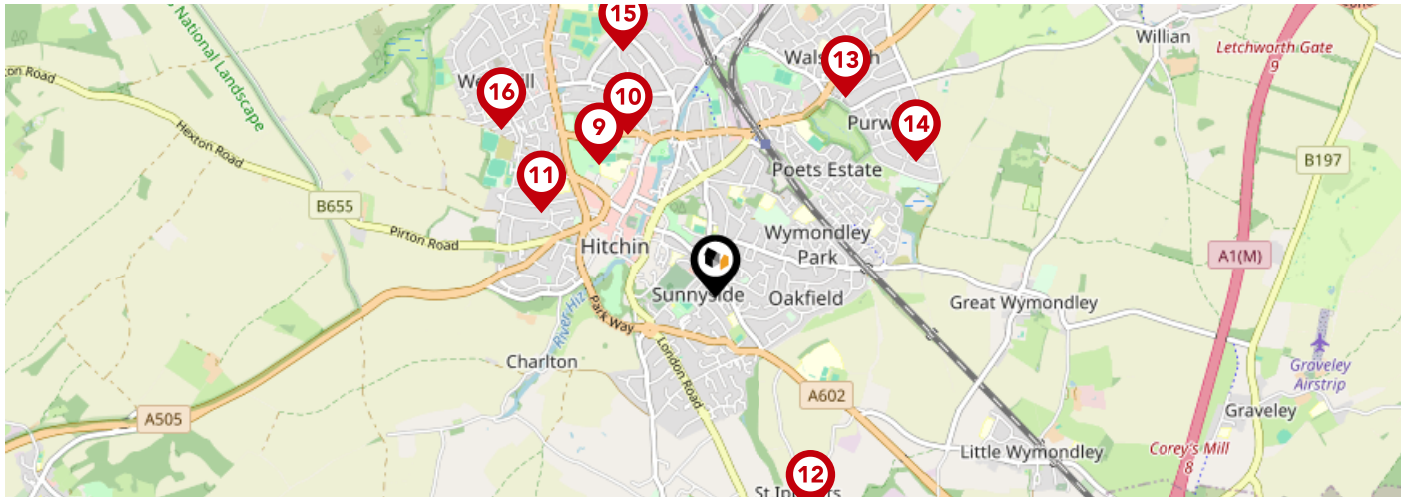










Key:

-  Power Pylons
-  Communication Masts



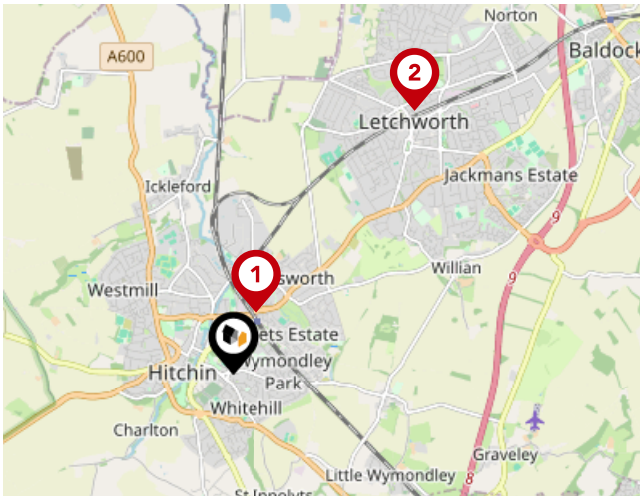
		Nursery	Primary	Secondary	College	Private
1	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.85	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Ippolyts Church of England Aided Primary School Ofsted Rating: Good Pupils: 175 Distance:1.07	<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:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:1.11	<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:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

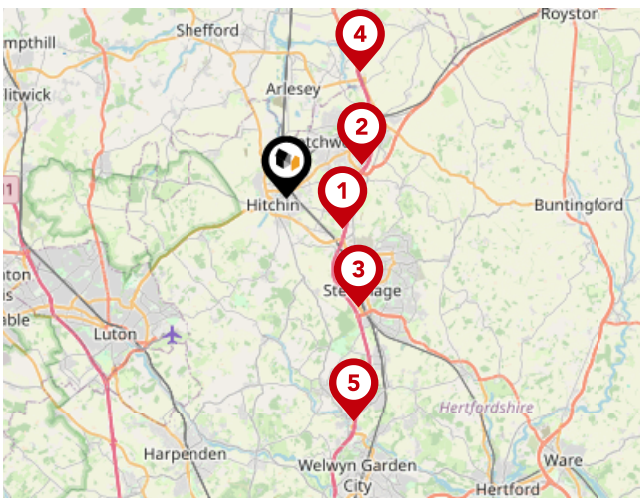
Area

Transport (National)



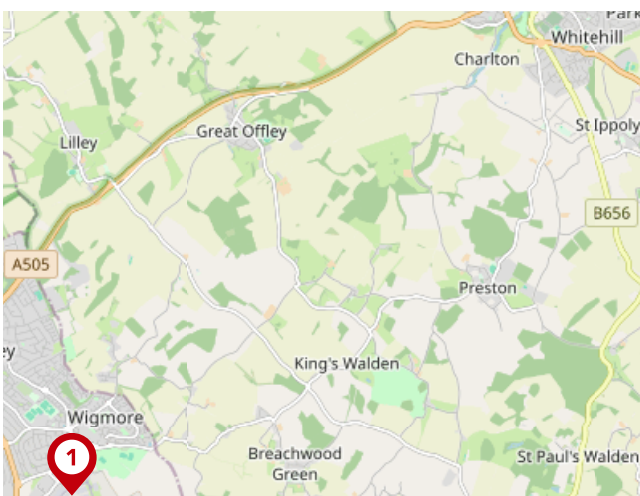
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.6 miles
2	Letchworth Rail Station	2.93 miles
3	Stevenage Rail Station	3.98 miles



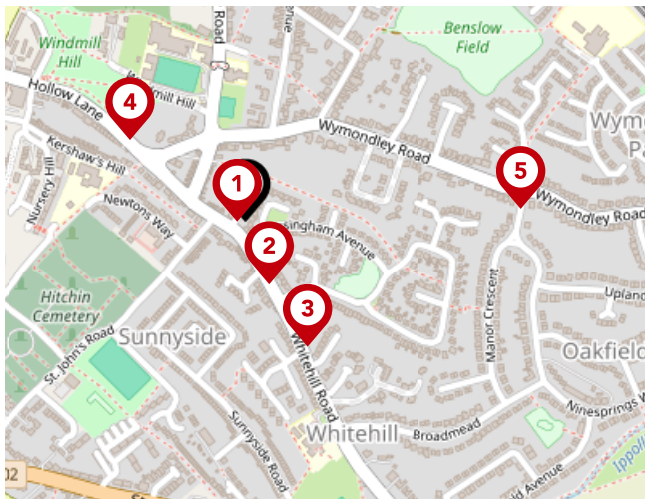
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.36 miles
2	A1(M) J9	3.03 miles
3	A1(M) J7	4.77 miles
4	A1(M) J10	5.38 miles
5	A1(M) J6	8.49 miles



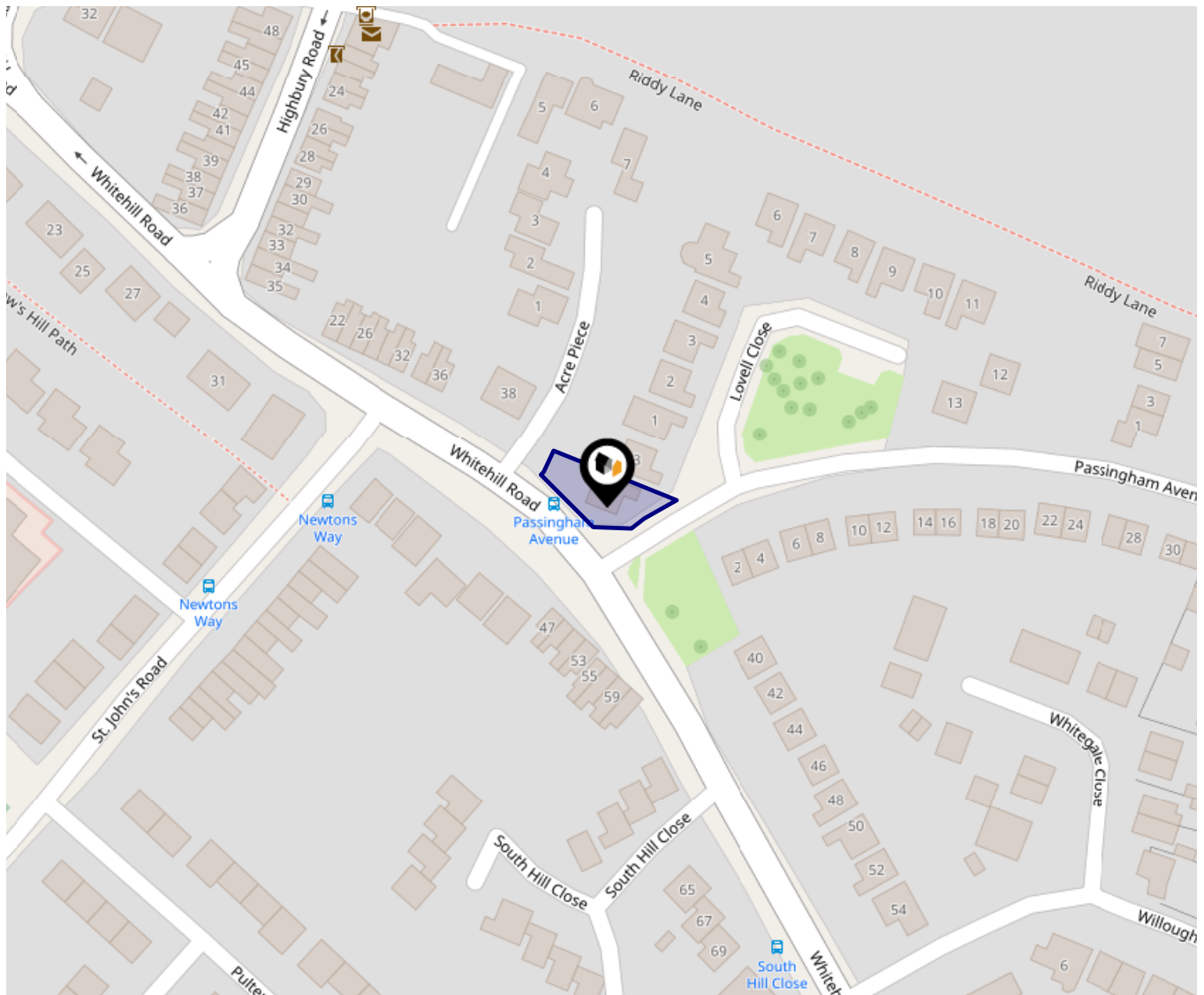
Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.43 miles
2	Heathrow Airport	33.49 miles
3	Stansted Airport	22.97 miles
4	Silvertown	33.45 miles



Bus Stops/Stations

Pin	Name	Distance
1	Passingham Avenue	0.01 miles
2	Maytrees	0.08 miles
3	Maytrees	0.16 miles
4	Hollow Lane	0.16 miles
5	Manor Crescent	0.32 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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The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

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.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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Valuation Office
Agency

