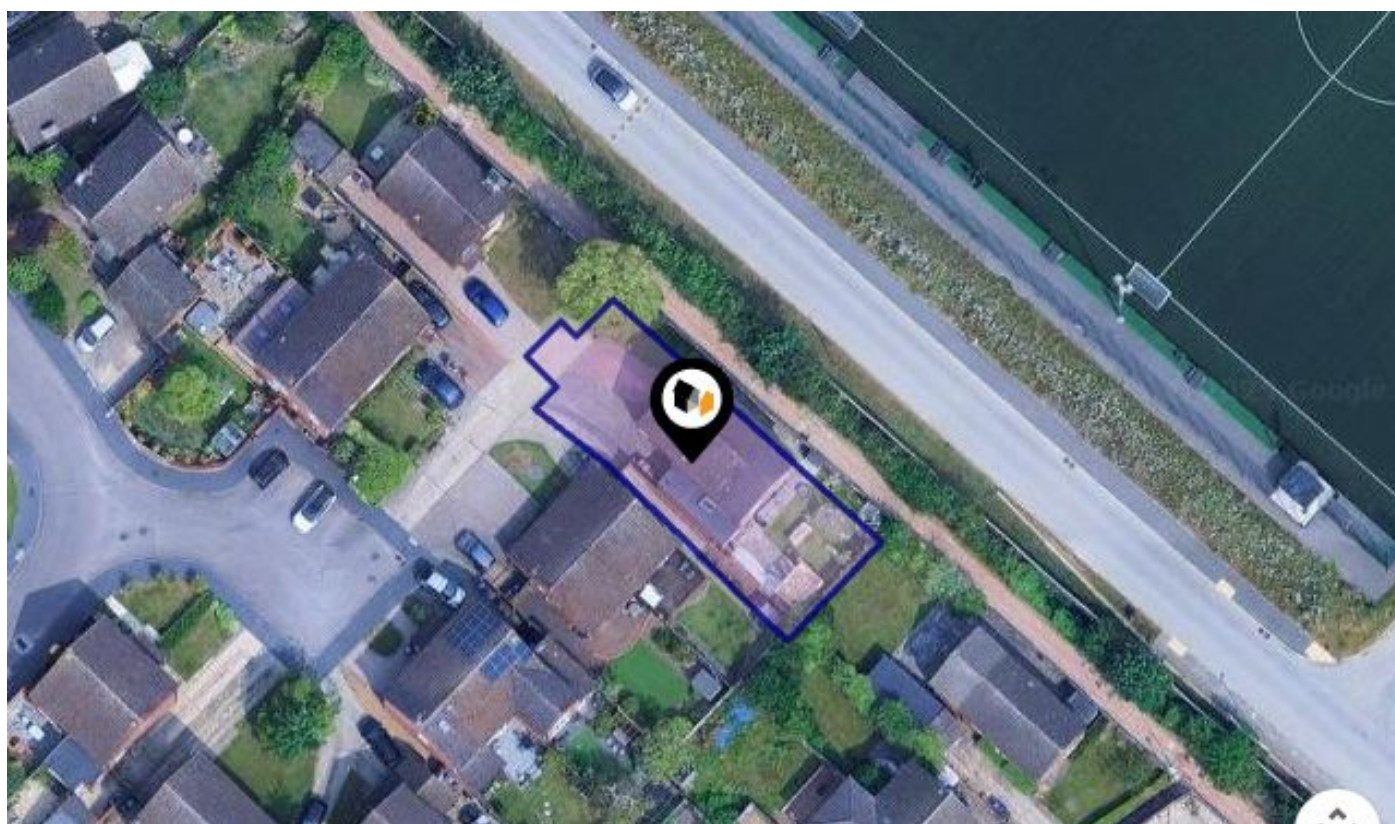




MIR: Material Info

The Material Information Affecting this Property

Monday 21st July 2025



BROWNING DRIVE, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



Planning records for: ***Browning Drive, Hitchin, SG4***

Reference - 19/00428/FP	
Decision:	Decided
Date:	26th February 2019
Description:	Two storey rear extension and single storey side extension

Reference - 19/00428/FPH	
Decision:	Decided
Date:	26th February 2019
Description:	Two storey rear extension and single storey side extension

Planning records for: *Land Adjacent Browning Drive Hitchin SG4 0QR*

Reference - 77/00114/1A	
Decision:	Decided
Date:	14th June 1980
Description:	Erection of non-illuminated signboard for a period of 5 years.

Reference - 80/01022/1A	
Decision:	Decided
Date:	14th June 1980
Description:	Non-illuminated signboard for a period of 5 years.

Planning records for: *2 Browning Drive Hitchin SG4 0QR*

Reference - 92/00429/1	
Decision:	Decided
Date:	08th April 1992
Description:	Front and rear two storey extension.

Reference - 19/00920/FPH	
Decision:	Decided
Date:	18th April 2019
Description:	Single storey side extension and replacement front canopy roof (as amended by plans received 17 June 2019).

Planning records for: **3 Browning Drive Hitchin SG4 0QR**

Reference - 15/00271/1HH	
Decision:	Decided
Date:	29th January 2015
Description:	Part single and part two storey front/side extension, repositioning of front retaining wall and new hardstanding for parking space. Amended plans HM - 14341/03, received 31 March 2015.

Planning records for: **5 Browning Drive Hitchin SG4 0QR**

Reference - 05/00264/1HH	
Decision:	Decided
Date:	17th February 2005
Description:	Single storey side extension, rear roof extension to facilitate loft conversion

Planning records for: **7 Browning Drive Hitchin SG4 0QR**

Reference - 05/00422/1HH	
Decision:	Decided
Date:	18th March 2005
Description:	Part two storey, part single storey side extension and single storey front extension.

Reference - 17/01991/1HH	
Decision:	Decided
Date:	03rd August 2017
Description:	Single storey side extension, rear dormer window with Juliet balcony and two roof lights to front elevation to facilitate conversion of loft into habitable space.

Planning records for: **8 Browning Drive Hitchin SG4 0QR**

Reference - 03/01088/1HH	
Decision:	Decided
Date:	27th June 2003
Description:	Single storey front extension

Planning records for: **10 Browning Drive Hitchin SG4 0QR**

Reference - 90/00576/1	
Decision:	Decided
Date:	19th April 1990
Description:	Two storey side extension

Planning records for: **12 Browning Drive Hitchin Herts SG4 0QR**

Reference - 93/01230/1HH	
Decision:	Decided
Date:	02nd November 1993
Description:	Single storey front extension.

Reference - 02/01824/1HH	
Decision:	Decided
Date:	04th December 2002
Description:	Rear Conservatory

Planning records for: **12 Browning Drive Hitchin SG4 0QR**

Reference - 85/01593/1	
Decision:	Decided
Date:	24th October 1985
Description:	Erection of first floor side extension with covered area below.

Reference - 19/01109/FPH	
Decision:	Decided
Date:	09th May 2019
Description:	Single storey rear extension following demolition of existing conservatory and front entrance porch.

Reference - 81/00176/1	
Decision:	Decided
Date:	03rd February 1981
Description:	Erection of single storey side extension.

Planning records for: **14 Browning Drive Hitchin SG4 0QR**

Reference - 88/01022/1	
Decision:	Decided
Date:	22nd July 1988
Description:	Erection of front entrance porch.

Planning records for: **16 Browning Drive Hitchin SG4 0QR**

Reference - 02/01755/1HH	
Decision:	Decided
Date:	22nd November 2002
Description:	First floor rear extension

Planning records for: **18 Browning Drive Hitchin Hertfordshire SG4 0QR**

Reference - 00/00839/1HH	
Decision:	Decided
Date:	26th May 2000
Description:	Single storey rear extension

Planning records for: **30 Browning Drive Hitchin Hertfordshire SG4 0QR**

Reference - 02/00208/1HH	
Decision:	Decided
Date:	07th February 2002
Description:	Two storey side extension.

Reference - 17/02029/1HH	
Decision:	Decided
Date:	07th August 2017
Description:	Single storey rear extension to existing conservatory and changing to a solid roof with 2 roof light windows.

Planning records for: **36 Browning Drive Hitchin Hertfordshire SG4 0QR**

Reference - 19/02243/FPH	
Decision:	Awaiting decision
Date:	17th September 2019
Description:	Two storey side and roof extension and addition of front and rear rooflights to facilitate conversion of loft space into habitable accommodation following demolition of existing single storey side element.

Planning records for: **37 Browning Drive Hitchin SG4 0QR**

Reference - 86/01303/1	
Decision:	Decided
Date:	12th August 1986
Description:	Erection of two storey side extension following demolition of existing garage

Reference - 87/00108/1	
Decision:	Decided
Date:	27th January 1987
Description:	Erection of single storey side and two storey rear extensions following demolition of existing garage. (Revised by plans recieved 11th March 1987)

Reference - 00/00388/1HH	
Decision:	Decided
Date:	09th March 2000
Description:	Two storey side extension to incorporate garage

Planning records for: **38 Browning Drive Hitchin Hertfordshire SG4 0QR**

Reference - 24/02607/FPH	
Decision:	Decided
Date:	18th November 2024
Description:	Single storey side and rear extension following demolition of existing shed

Reference - 25/00081/LDCP	
Decision:	Decided
Date:	09th January 2025
Description:	Partial garage conversion and insertion of obscure glazed side window to facilitate WC

Planning records for: **39 Browning Drive Hitchin SG4 0QR**

Reference - 04/02019/1HH	
Decision:	Decided
Date:	22nd December 2004
Description:	Single storey rear extension, two storey side extension incorporating single garage and rear dormer window. Demolition of detached single garage.

Reference - 13/02473/1HH	
Decision:	Decided
Date:	25th October 2013
Description:	Single storey side and rear extension

Planning records for: **43 Browning Drive Hitchin SG4 0QR**

Reference - 80/00963/1	
Decision:	Decided
Date:	28th May 1980
Description:	Resiting part of existing side boundary fence

Planning records for: **44 Browning Drive Hitchin SG4 0QR**

Reference - 15/00478/1HH	
Decision:	Decided
Date:	10th March 2015
Description:	Part single, part two storey side and rear extension with continuation canopy across front elevation following demolition of existing garage.

Planning records for: **47 Browning Drive Hitchin SG4 0QR**

Reference - 88/01373/1	
Decision:	Decided
Date:	01st August 1988
Description:	First floor side extension

Reference - 12/02235/1PUD	
Decision:	Decided
Date:	01st October 2012
Description:	Single storey side extension

Planning records for: **47 Browning Drive Hitchin SG4 0QR**

Reference - 12/02721/1HH	
Decision:	Decided
Date:	08th January 2013
Description:	Replacement single storey side extension

Reference - 80/00217/1	
Decision:	Decided
Date:	08th February 1980
Description:	Erection of single storey side extension.

Planning records for: **50 Browning Drive Hitchin Hertfordshire SG4 0QR**

Reference - 25/00013/FPH	
Decision:	Decided
Date:	17th January 2025
Description:	Single storey side extension and relocation of main entrance to front of house following demolition of existing garage.

Reference - 21/01658/LDCP	
Decision:	Decided
Date:	04th June 2021
Description:	Single storey rear extension, single storey side elevation porch, and insertion of roof lights to existing front elevation roofslope and dormer to existing rear elevation roofslope to facilitate conversion of loftspace into habitable accommodation

Planning records for: **52 Browning Drive Hitchin Hertfordshire SG4 0QR**

Reference - 23/01838/FPH	
Decision:	Decided
Date:	15th August 2023
Description:	Part two storey and part single storey rear and side extension following demolition of existing detached garage. Installation of additional front hardstanding.

Reference - 23/00438/FPH	
Decision:	Awaiting decision
Date:	27th February 2023
Description:	Part two storey and part single storey rear and side extension following demolition of existing garage. Installation of additional front hardstanding.

Reference - 23/02814/FPH	
Decision:	Decided
Date:	15th December 2023
Description:	Two storey front extension and single storey side and rear extensions following demolition of existing front porch and detached garage. Installation of fence to side boundary.

Planning records for: **53 Browning Drive Hitchin SG4 0QR**

Reference - 12/02527/1HH	
Decision:	Decided
Date:	08th November 2012
Description:	Two storey front and single storey side/rear extensions following demolition of existing garage.

Planning records for: **53 Browning Drive Hitchin SG4 0QR**

Reference - 13/00607/1DOC	
Decision:	Decided
Date:	15th March 2013
Description:	Condition 3 - Provision of off-street parking (as discharge of condition attached to planning reference 12/02527/1HH)

Planning records for: **54 Browning Drive Hitchin SG4 0QR**

Reference - 13/01262/1HH	
Decision:	Decided
Date:	30th May 2013
Description:	First floor front extension. Two storey rear extension following demolition of existing conservatory.

Reference - 12/02798/1HH	
Decision:	Decided
Date:	12th December 2012
Description:	First floor front extension. Single storey rear extension following demolition of existing conservatory.

Planning records for: **55 Browning Drive Hitchin SG4 0QR**

Reference - 13/03091/1HH	
Decision:	Decided
Date:	23rd December 2013
Description:	First floor rear/side extension

Planning records for: **55 Browning Drive Hitchin Hertfordshire SG4 0QR**

Reference - 00/01464/1HH	
Decision:	Decided
Date:	25th September 2000
Description:	Two storey side/rear extension to incorporate integral garage, Single storey rear extension, new front porch (as amended by drawing no. 00/79/2A received 16/1/01)

Planning records for: **56 Browning Drive Hitchin Hertfordshire SG4 0QR**

Reference - 17/04166/FPH	
Decision:	Decided
Date:	27th November 2017
Description:	Two storey side extension.

Reference - 21/01591/LDCP	
Decision:	Decided
Date:	07th June 2021
Description:	Replace existing attached garage door with a window to facilitate conversion of garage into habitable accommodation

Reference - 18/00452/FPH	
Decision:	Decided
Date:	13th February 2018
Description:	Part single, part two storey side and rear extension

Planning records for: **58 Browning Drive Hitchin Hertfordshire SG4 0QR**

Reference - 25/01723/FPH	
Decision:	Registered
Date:	07th July 2025
Description:	Two storey side extension following demolition of existing detached outbuilding

Reference - 80/01094/1	
Decision:	Decided
Date:	11th June 1980
Description:	Erection of detached garage.

Planning records for: **59 Browning Drive Hitchin SG4 0QR**

Reference - 82/00451/1	
Decision:	Decided
Date:	07th April 1982
Description:	Erection of detached garage.

Planning records for: **60 Browning Drive Hitchin SG4 0QR**

Reference - 93/00434/1HH	
Decision:	Decided
Date:	21st April 1993
Description:	Single storey rear extension.

Planning records for: **60 Browning Drive Hitchin SG4 0QR**

Reference - 14/01090/1HH	
Decision:	Decided
Date:	23rd April 2014
Description:	First floor front extension

Planning records for: **62 Browning Drive Hitchin SG4 0QR**

Reference - 10/00051/1HH	
Decision:	Decided
Date:	15th January 2010
Description:	Single storey extensions to front and rear

Reference - 14/00344/1HH	
Decision:	Decided
Date:	05th February 2014
Description:	Two storey front extension

Planning records for: **68 Browning Drive Hitchin SG4 0QR**

Reference - 85/01107/1	
Decision:	Decided
Date:	17th July 1985
Description:	Section 53 determination - Erection of single storey rear extension.

Planning records for: **71 Browning Drive Hitchin SG4 0QR**

Reference - 85/01434/1	
Decision:	Decided
Date:	24th September 1985
Description:	Erection of two storey rear extension.

Reference - 82/01579/1	
Decision:	Decided
Date:	26th November 1982
Description:	Section 53 - Rear garage extension.

Building Safety

N/a

Accessibility / Adaptations

Not suitable for wheelchair users

Restrictive Covenants

Shared driveway see right of way

Rights of Way (Public & Private)

Shared driveway to access the property – owner has right of access, ownership of portion in front of the house.

Construction Type

Standard Brick

Property Lease Information

Freehold

Listed Building Information

Not listed

Stamp Duty

Not specified

Other

N/a

Other

N/a

Electricity Supply

Mains supply

Gas Supply

Mains supply

Central Heating

GCH

Water Supply

Mains supply

Drainage

Mains drainage

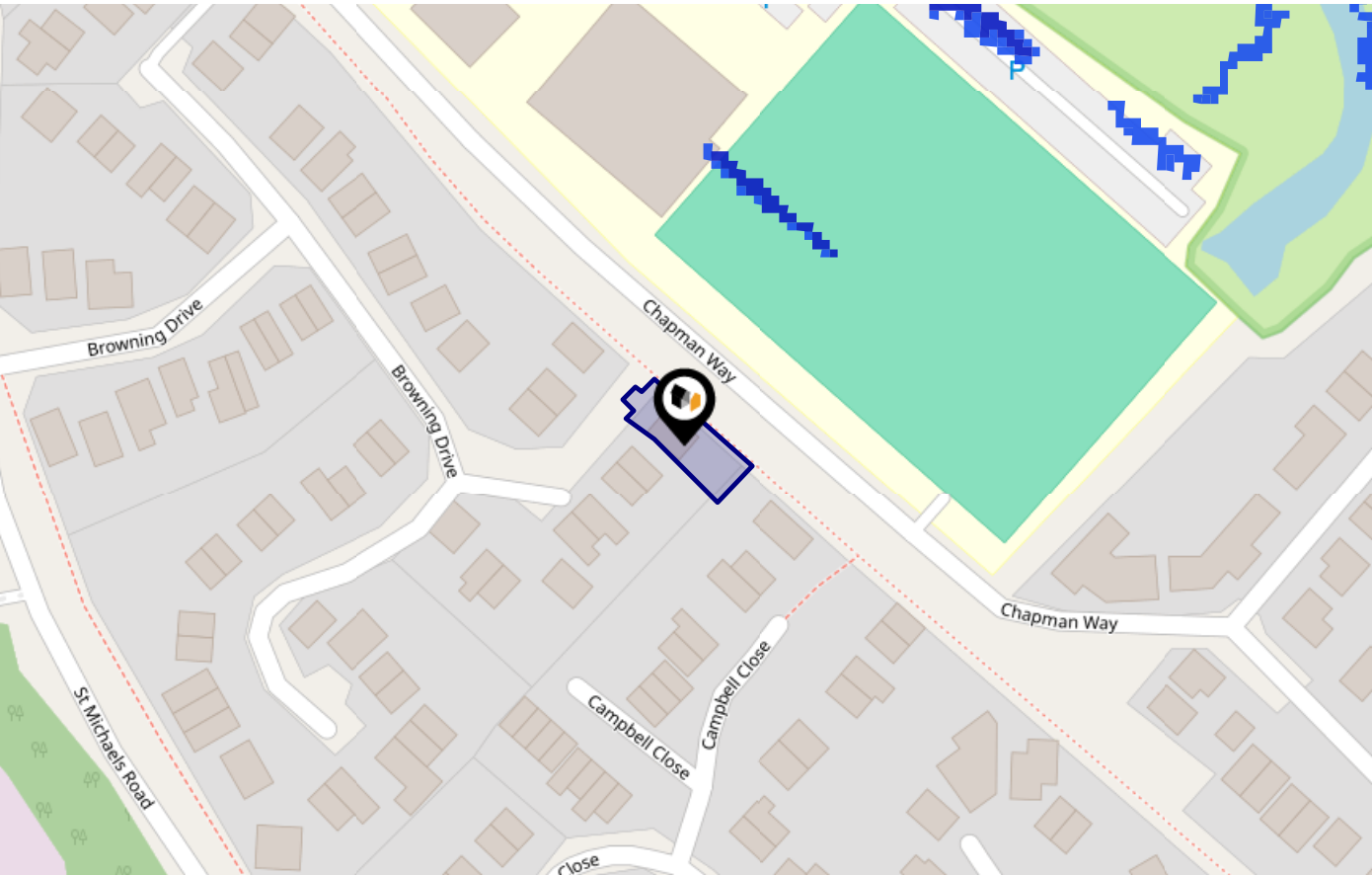
Important - Please read

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.

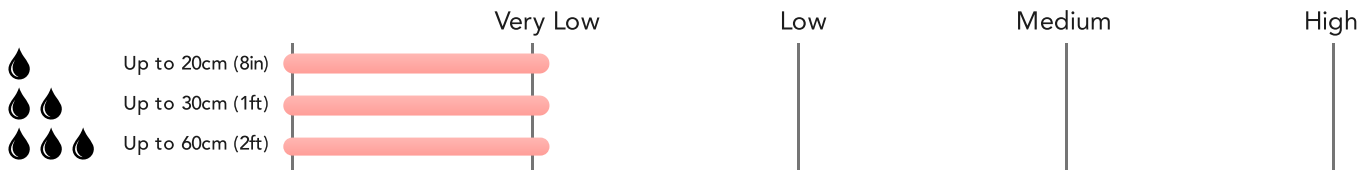


Risk Rating: **Very low**

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.

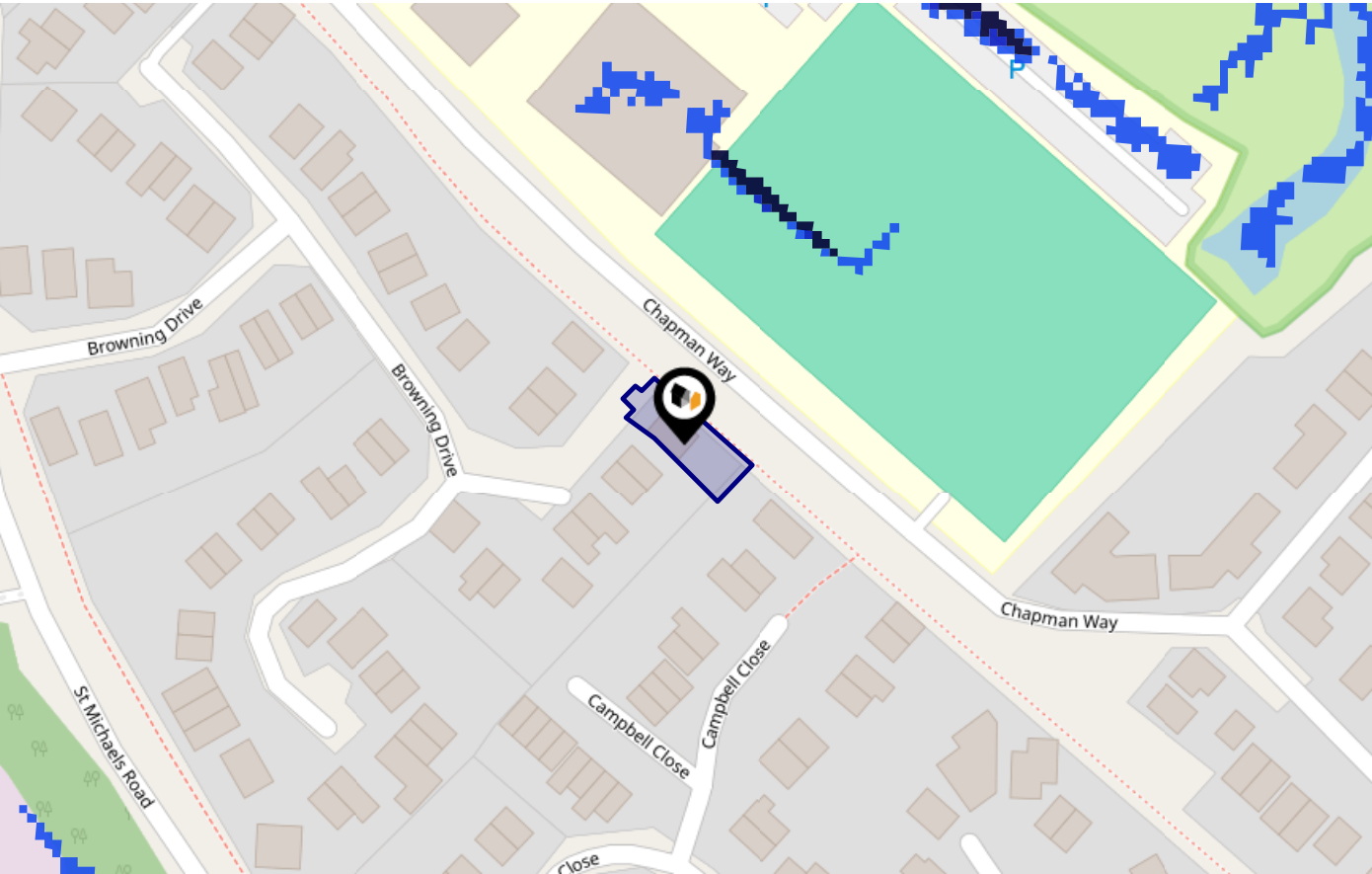
Chance of flooding to the following depths at this property:



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.

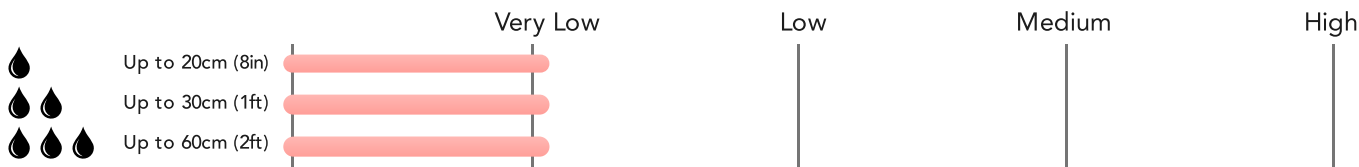


Risk Rating: Very low

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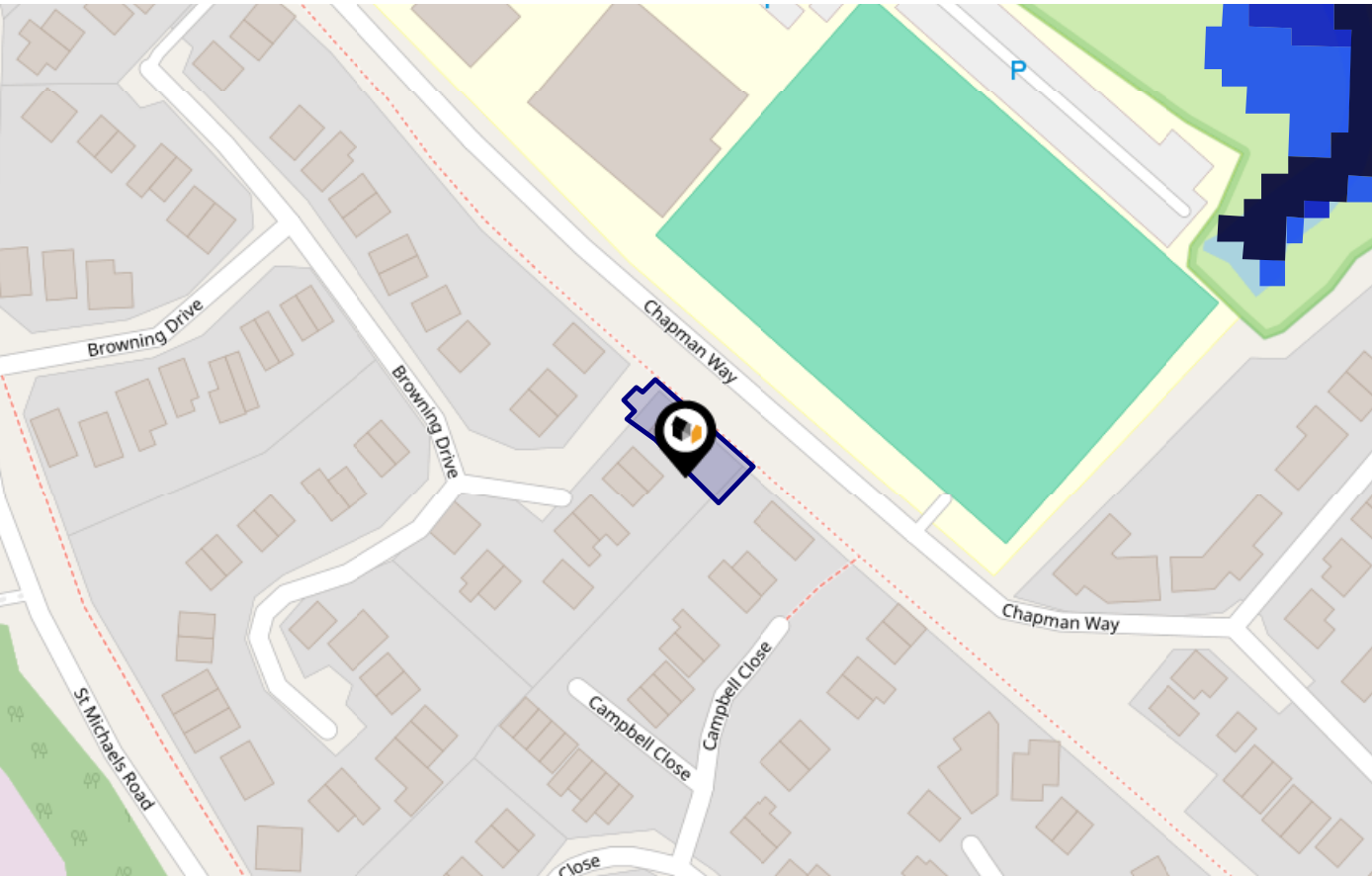
Chance of flooding to the following depths at this property:



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.

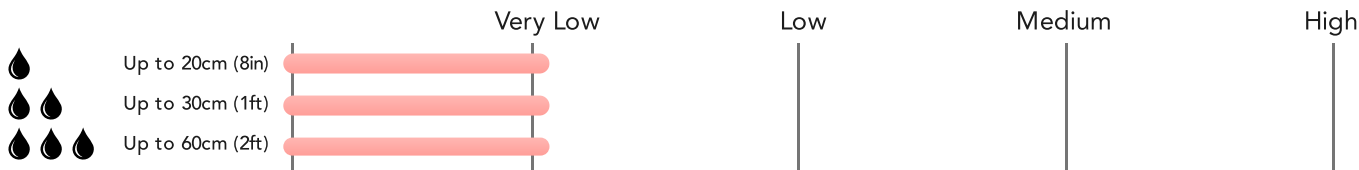


Risk Rating: Very low

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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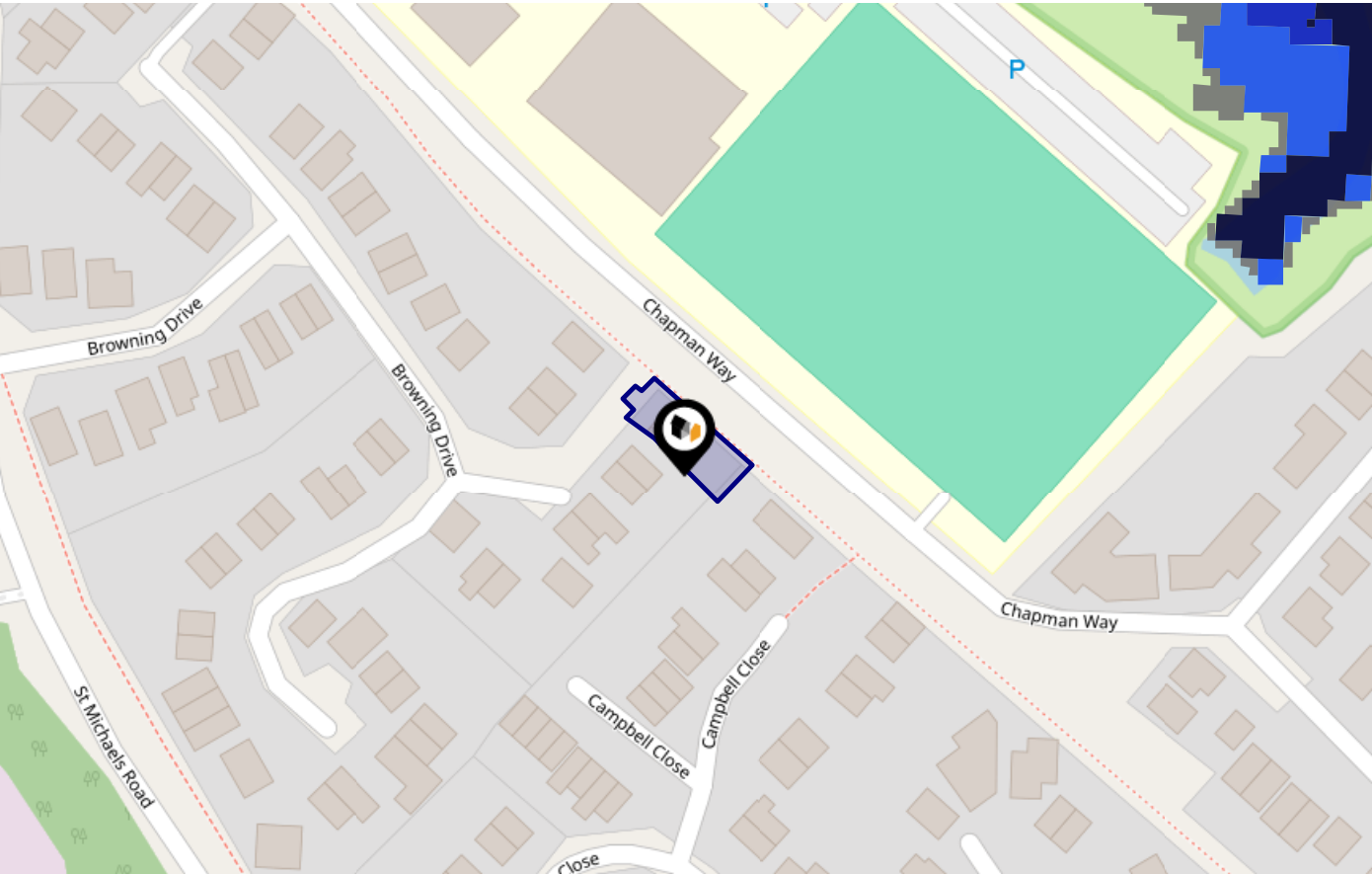
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - 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.

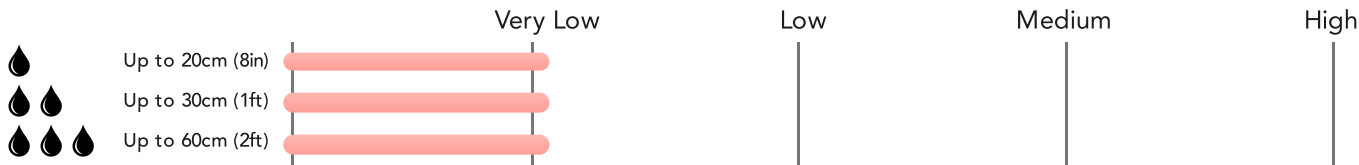


Risk Rating: **Very low**

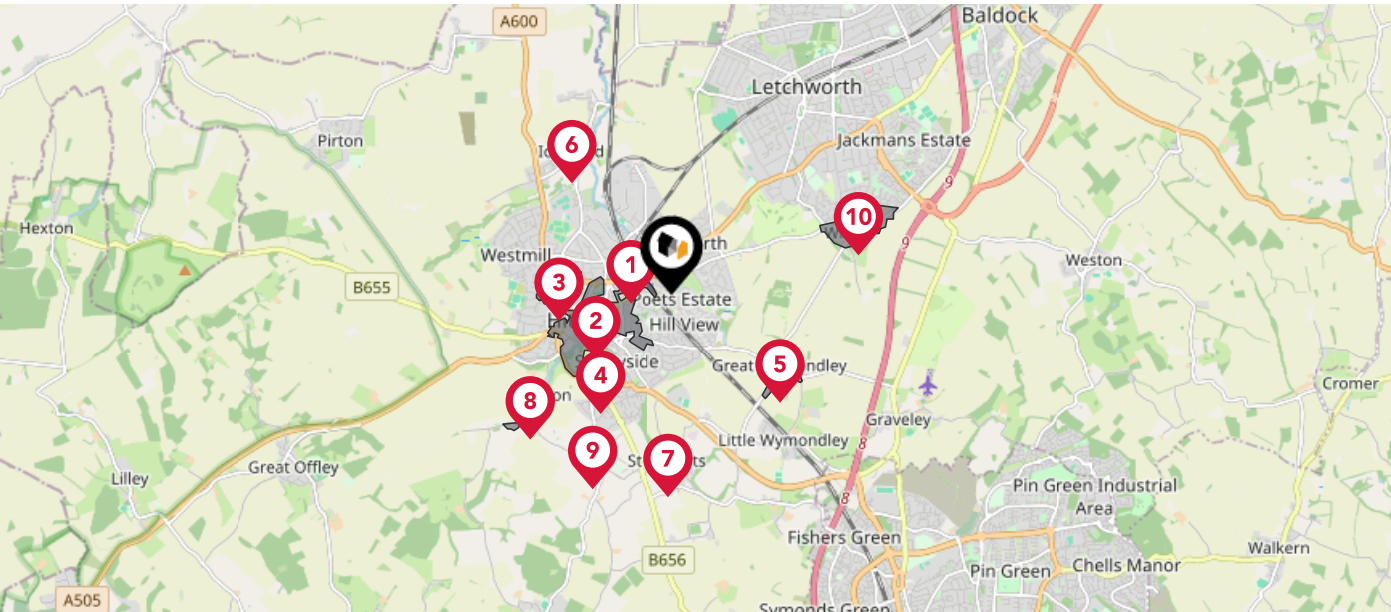
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

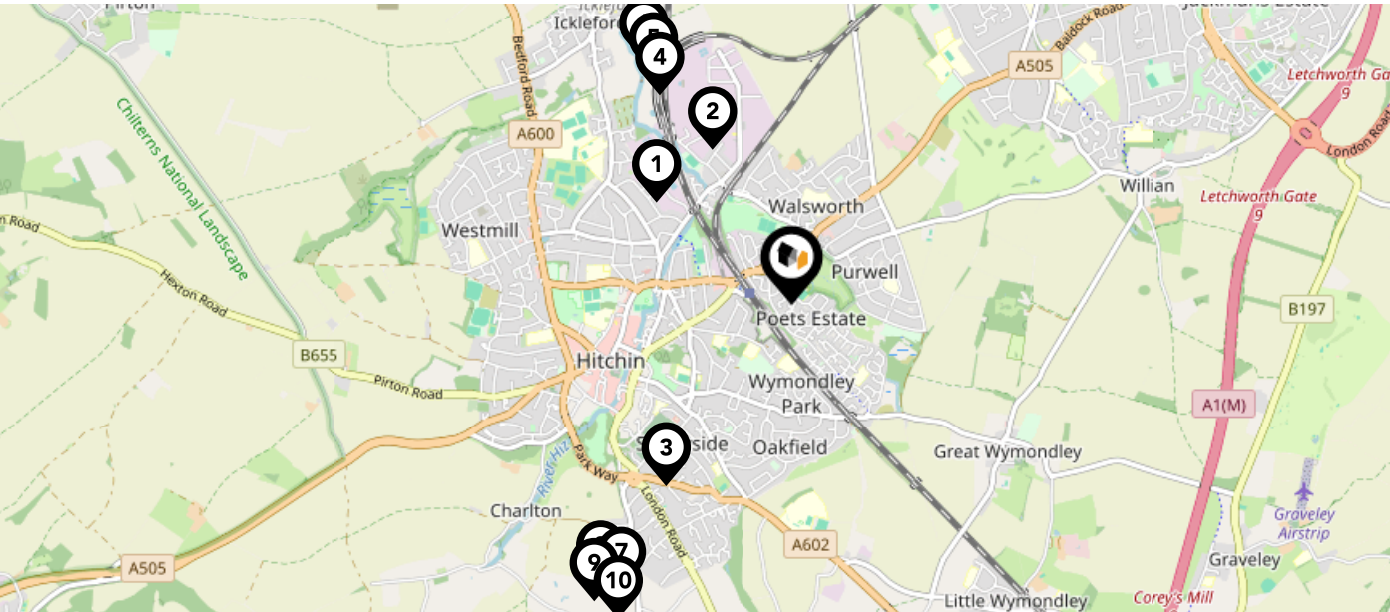


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



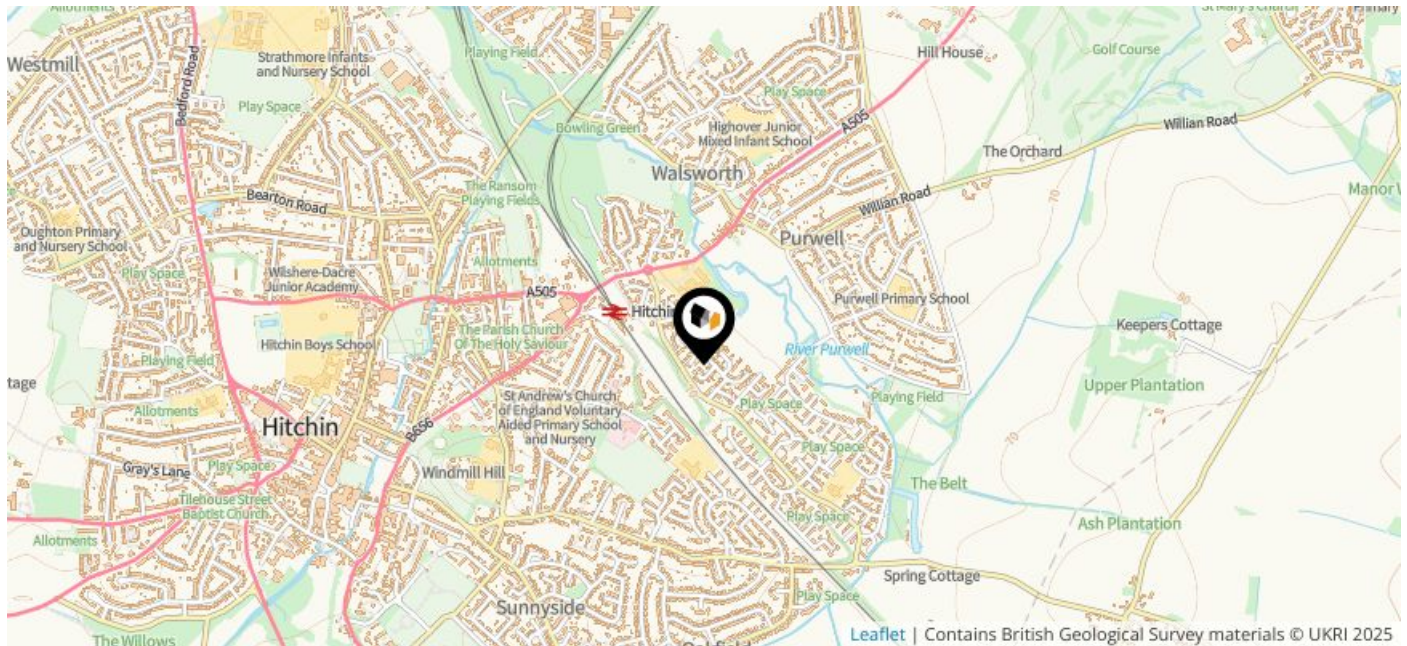
Nearby Conservation Areas	
1	Hitchin Railway and Ransom's Recreation Ground
2	Hitchin
3	Butts Close, Hitchin
4	Hitchin Hill Path
5	Great Wymondley
6	Ickleford
7	St Ippolyts
8	Charlton
9	Gosmore
10	Willian

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

This map displays nearby coal mine entrances and their classifications.



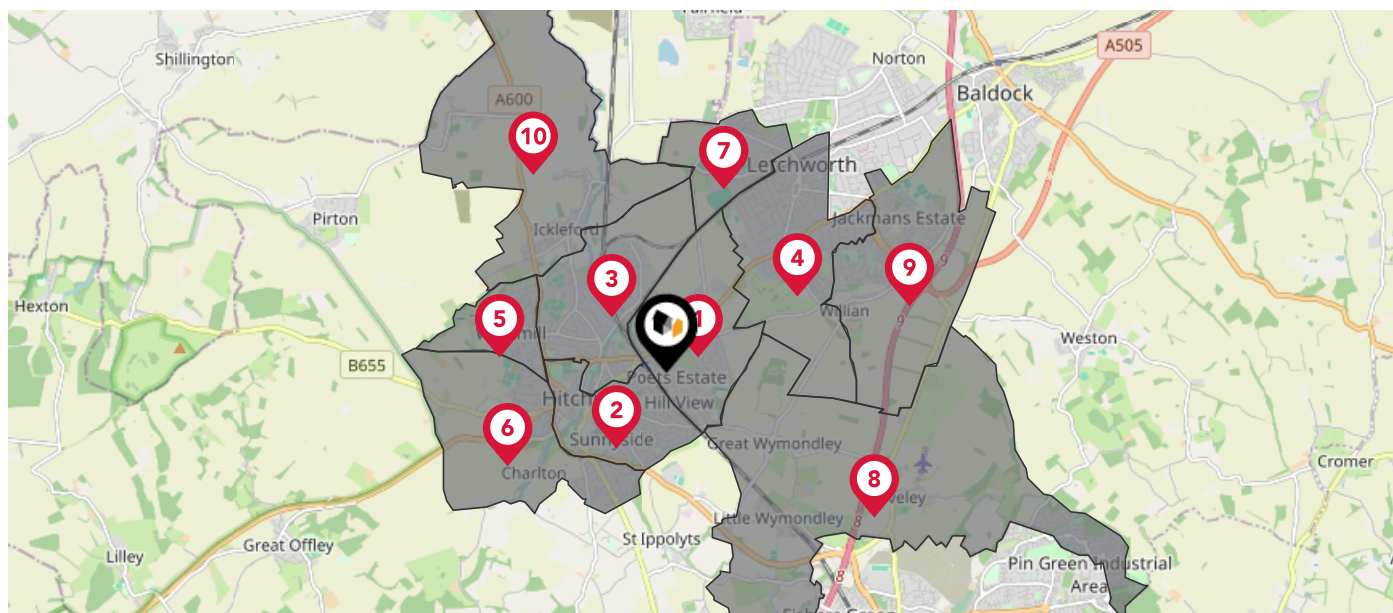
Mine Entry

- ✕ 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 Walsworth Ward



Hitchin Highbury Ward



Hitchin Bearton Ward



Letchworth South West Ward



Hitchin Oughton Ward



Hitchin Priory Ward



Letchworth Wilbury Ward



Chesfield Ward



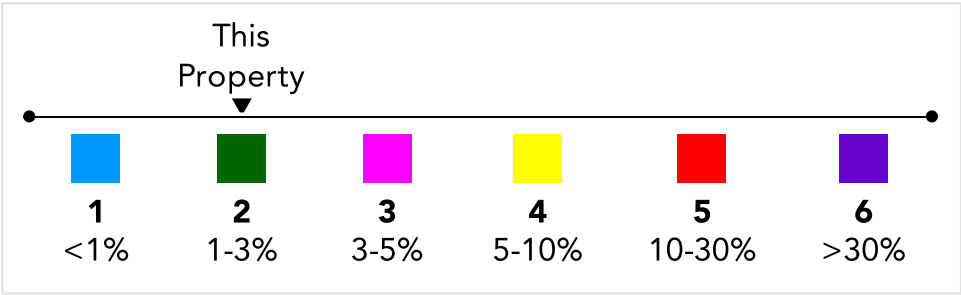
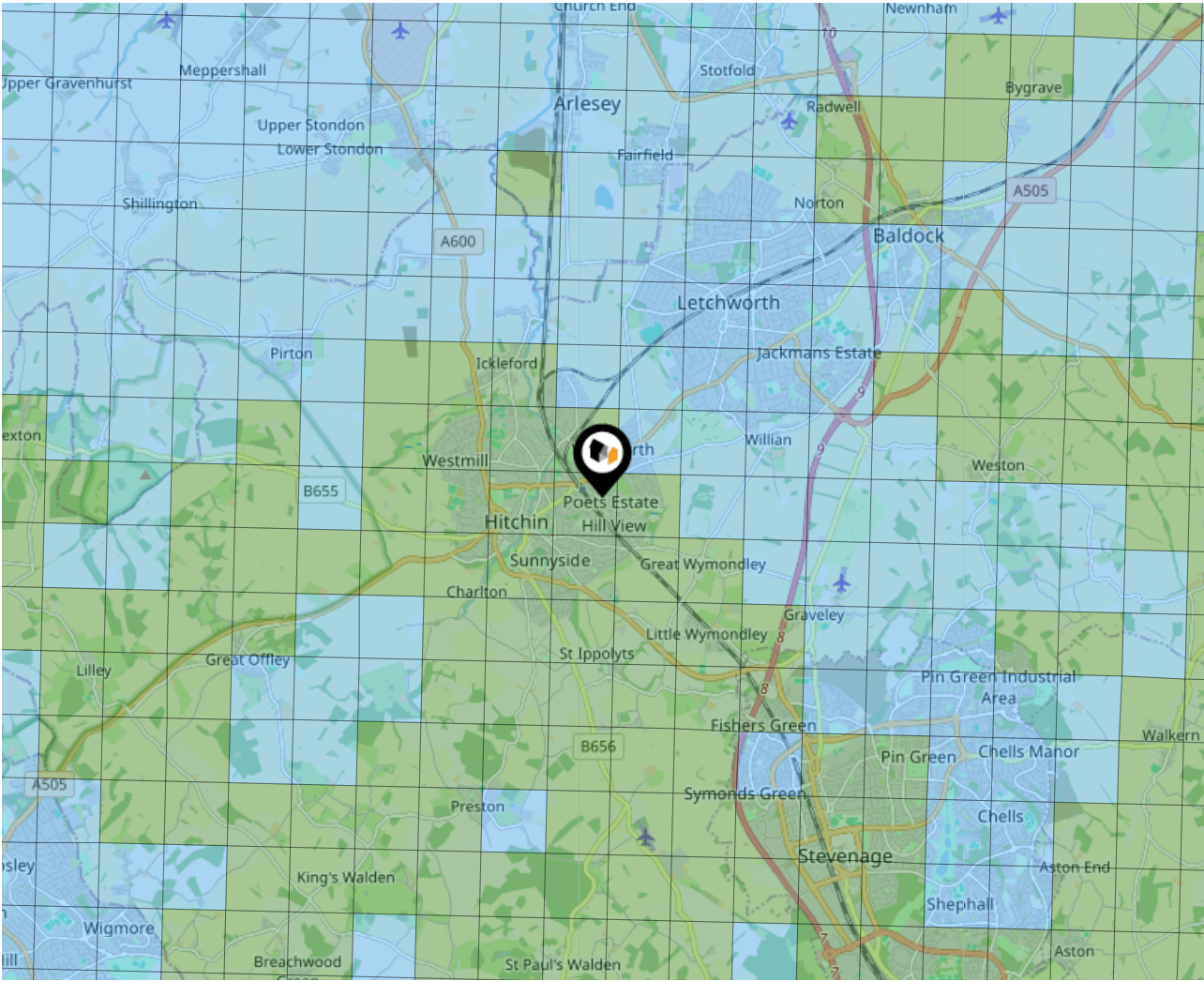
Letchworth South East Ward



Cadwell Ward

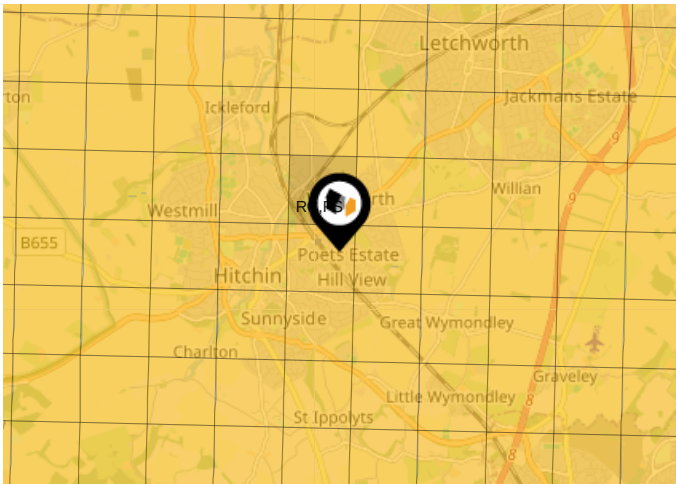
What is Radon?

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



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

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



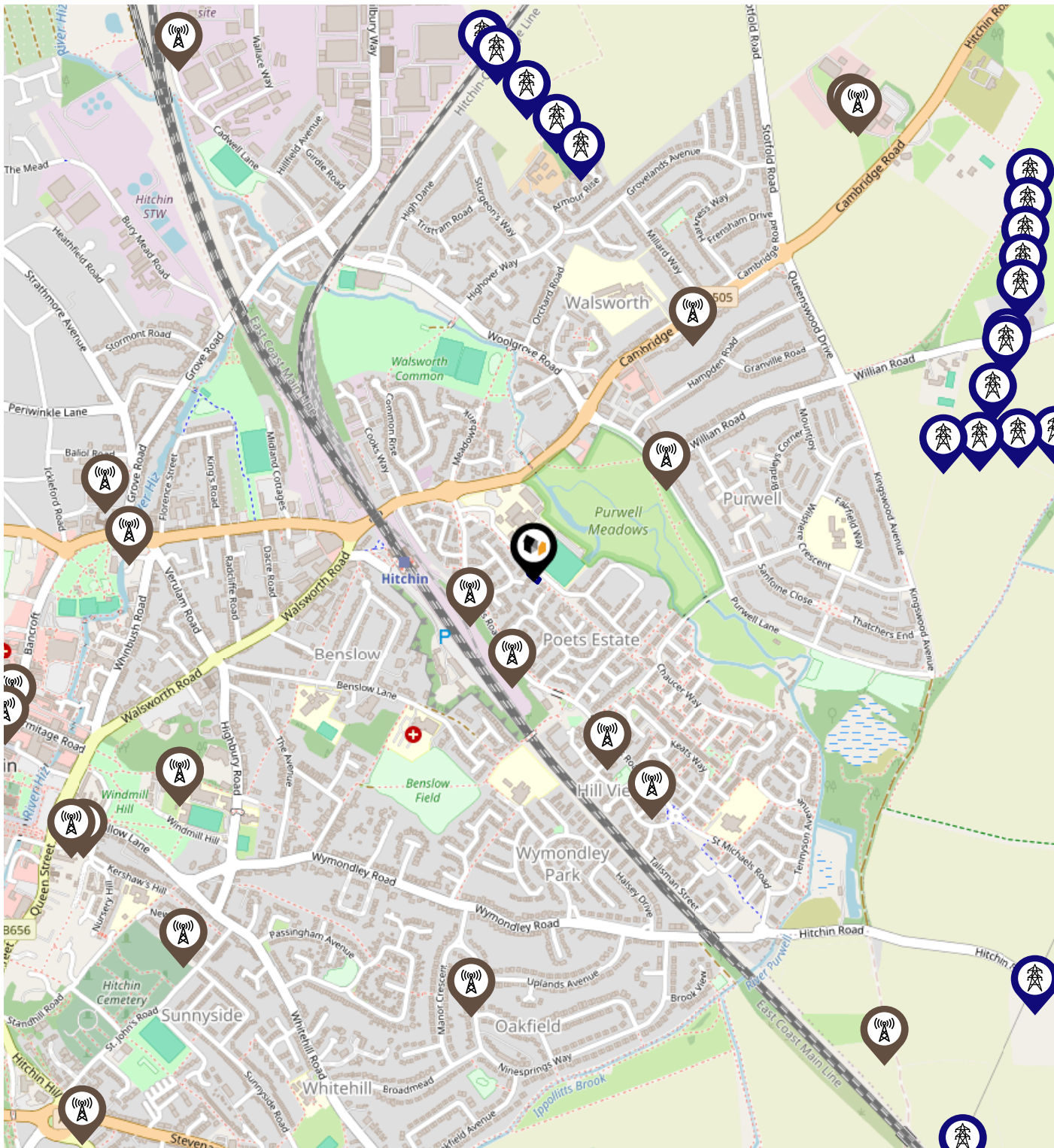
Primary Classifications (Most Common Clay Types)

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



Local Area

Masts & Pylons

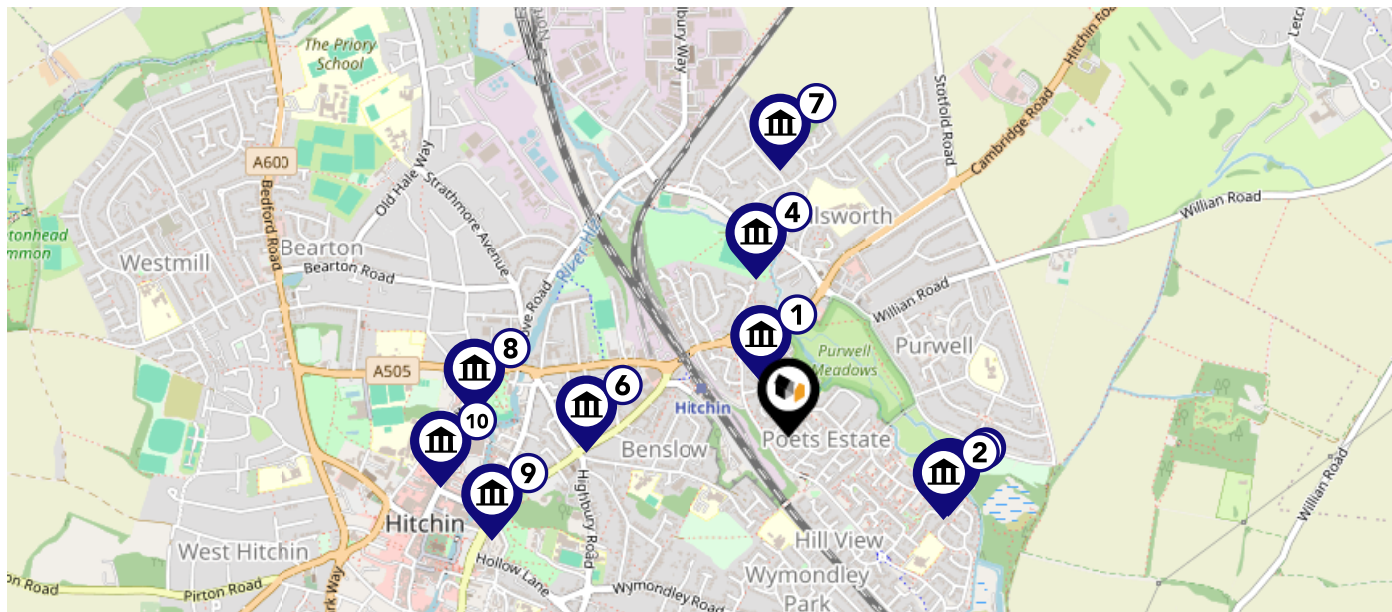
country
properties













Key:

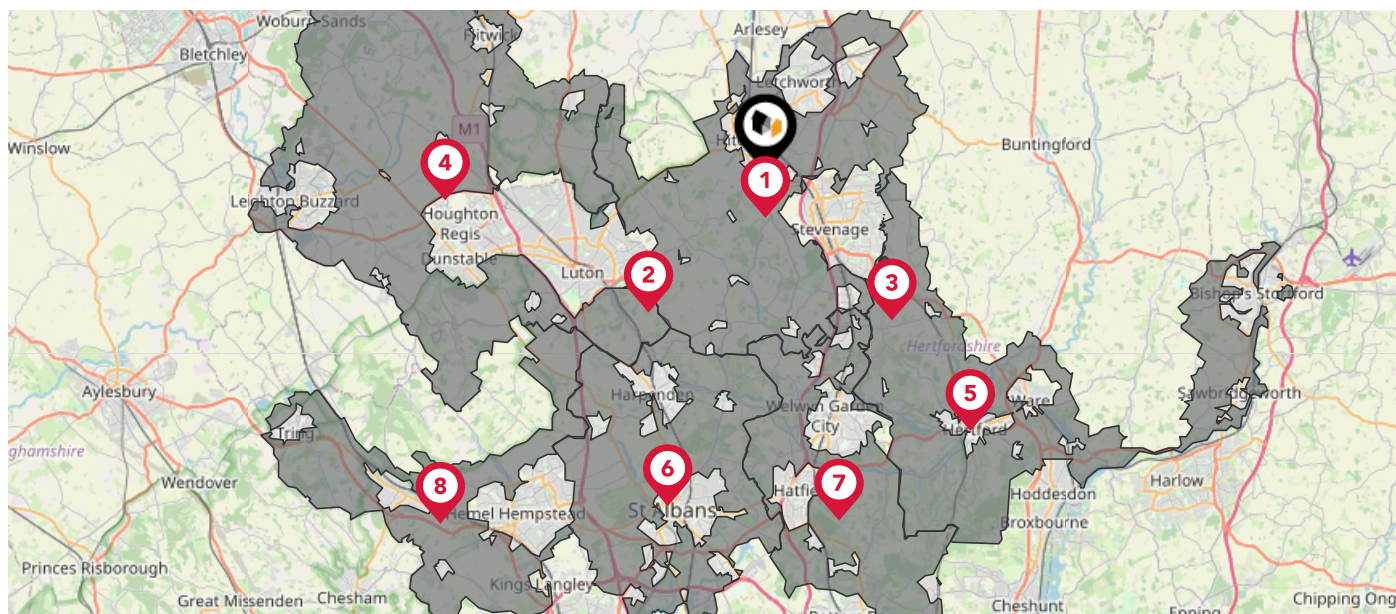
-  Power Pylons
-  Communication Masts

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



Listed Buildings in the local district		Grade	Distance
	1296215 - Walsworth House	Grade II	0.1 miles
	1296130 - Mill Cottage At Purwell Farm	Grade II	0.4 miles
	1347596 - Purwell Mill	Grade II	0.4 miles
	1347608 - 91, Woolgrove Road	Grade II	0.4 miles
	1102180 - Mill House	Grade II	0.4 miles
	1102182 - Church Of The Holy Saviour	Grade II	0.4 miles
	1452743 - Threshing Barn At Highover Farm	Grade II	0.6 miles
	1347594 - Frythe Cottages	Grade II	0.7 miles
	1102128 - 1, Walsworth Road	Grade II	0.7 miles
	1172987 - 34, Bancroft	Grade II	0.8 miles

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



Nearby Green Belt Land



London Green Belt - North Hertfordshire



London Green Belt - Luton



London Green Belt - Stevenage



London Green Belt - Central Bedfordshire



London Green Belt - East Hertfordshire



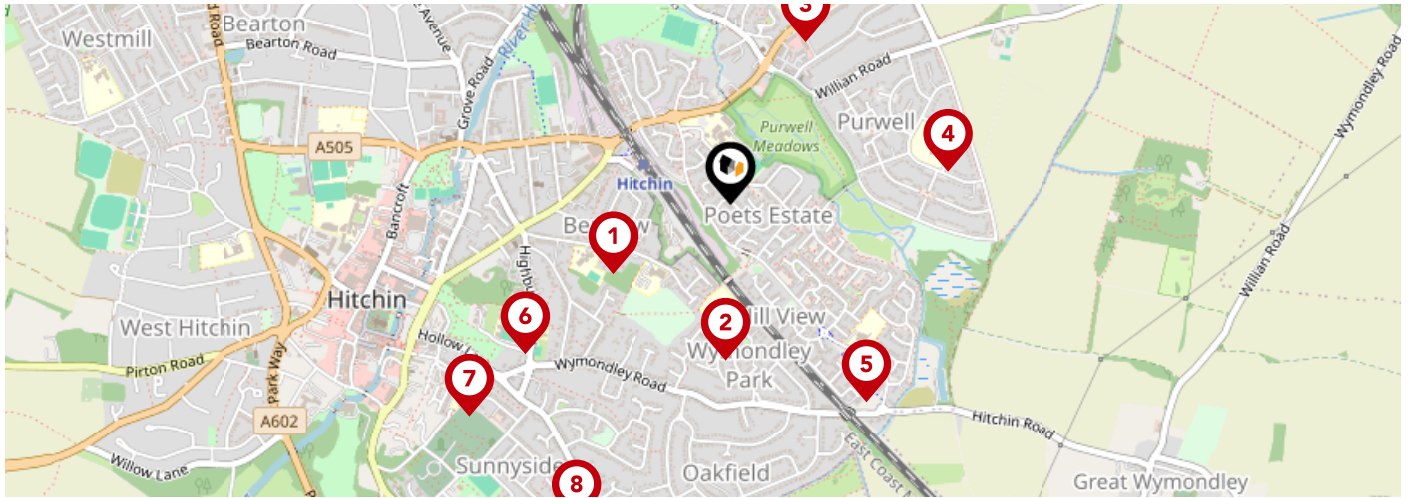
London Green Belt - St Albans



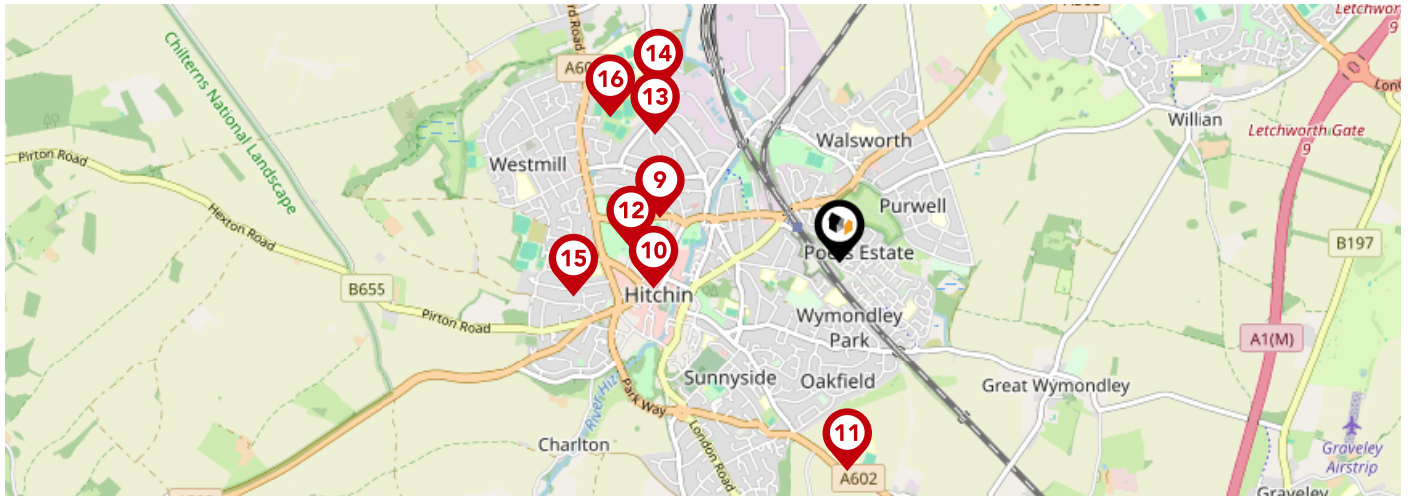
London Green Belt - Welwyn Hatfield











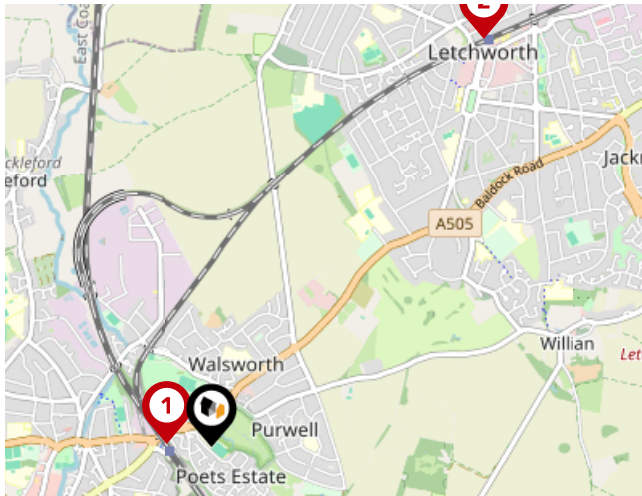
London Green Belt - Dacorum



		Nursery	Primary	Secondary	College	Private
1	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

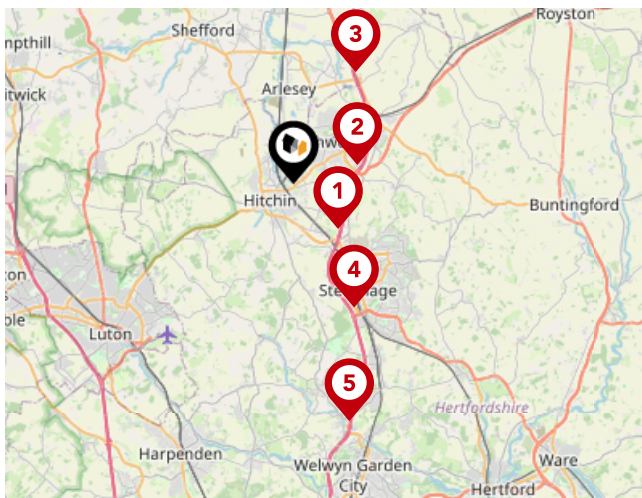


		Nursery	Primary	Secondary	College	Private
	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.85	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.96	<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:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:1.23	<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:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



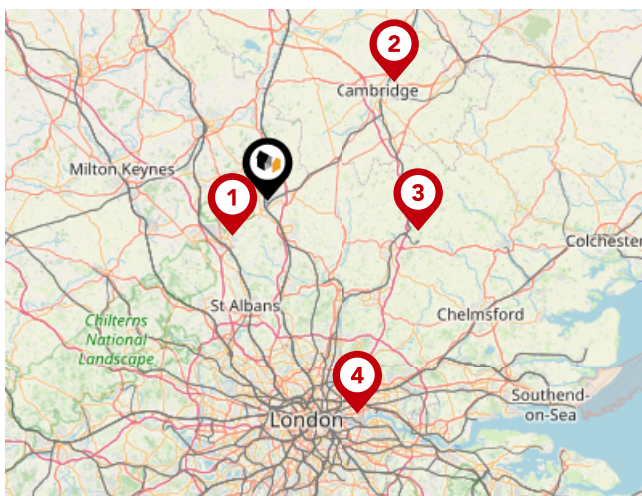
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.21 miles
2	Letchworth Rail Station	2.24 miles
3	Letchworth Rail Station	2.25 miles



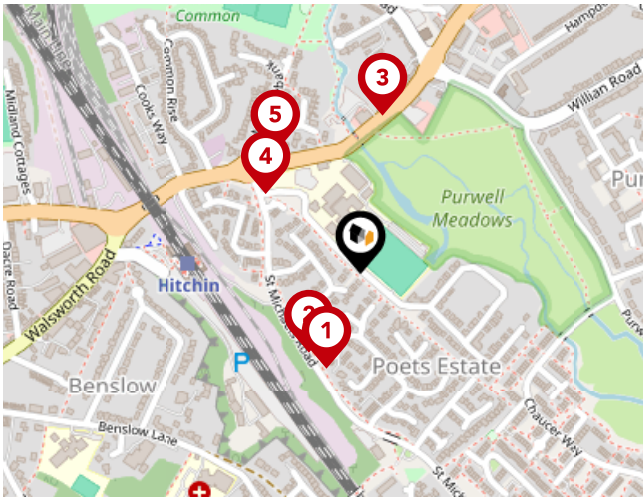
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.34 miles
2	A1(M) J9	2.44 miles
3	A1(M) J10	4.7 miles
4	A1(M) J7	5.03 miles
5	A1(M) J6	8.9 miles



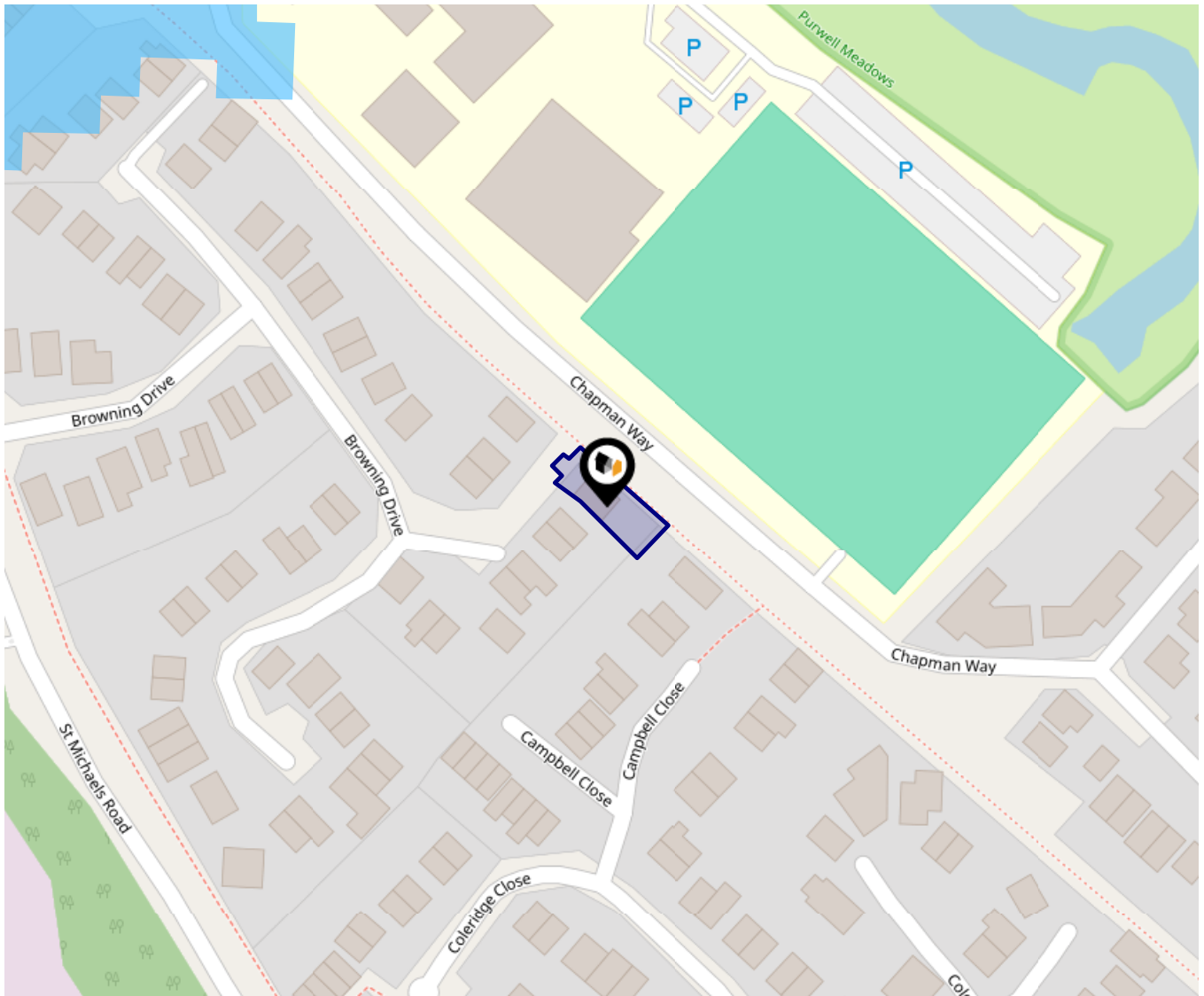
Airports/Helipads

Pin	Name	Distance
1	Luton Airport	7.17 miles
2	Cambridge	25.41 miles
3	Stansted Airport	22.55 miles
4	Silvertown	33.78 miles



Bus Stops/Stations

Pin	Name	Distance
1	Coleridge Close	0.11 miles
2	Coleridge Close	0.11 miles
3	Purwell Meadows	0.18 miles
4	North Herts College	0.14 miles
5	North Herts College	0.17 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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Valuation Office
Agency

