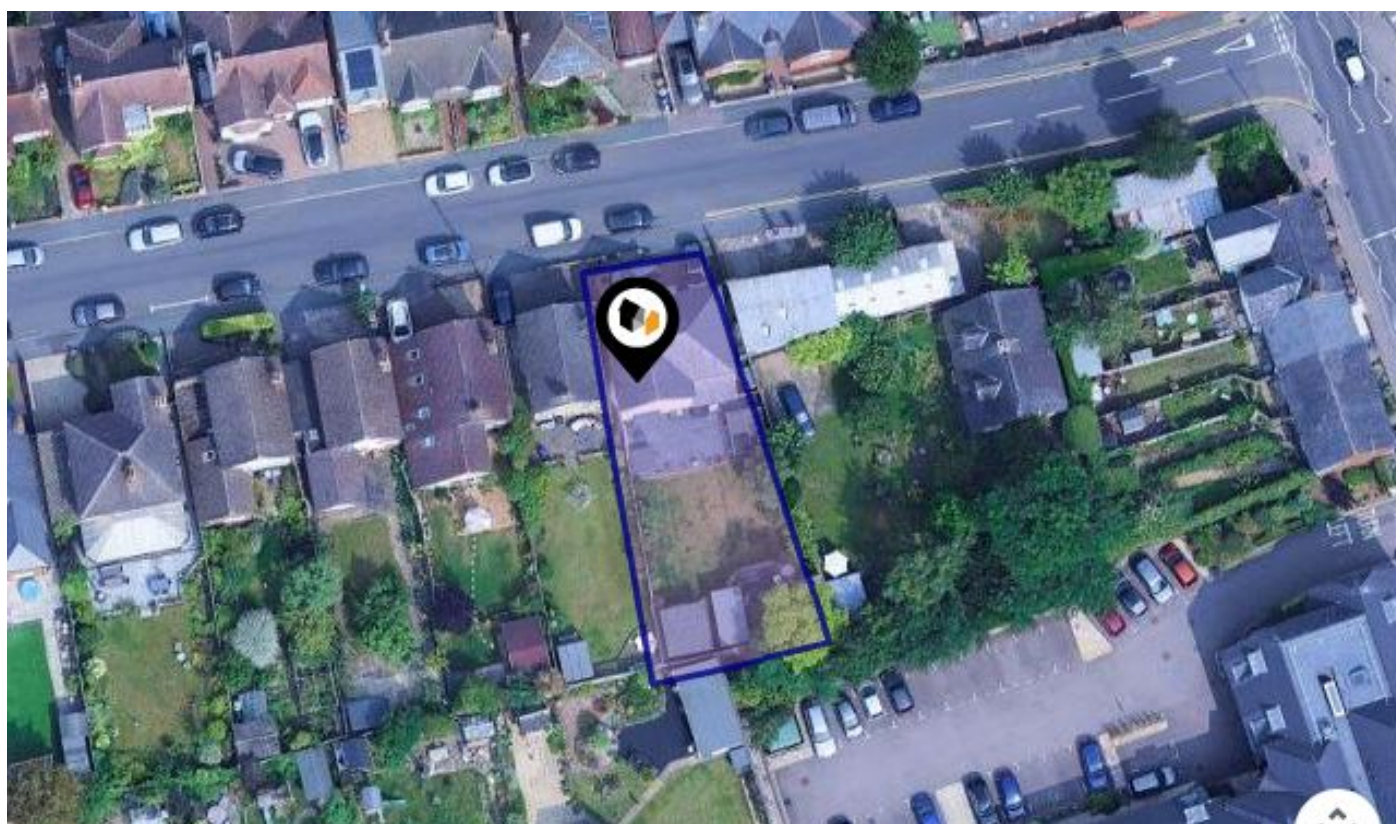




MIR: Material Info

The Material Information Affecting this Property

Friday 04th April 2025



WEST HILL, HITCHIN, SG5

Country Properties

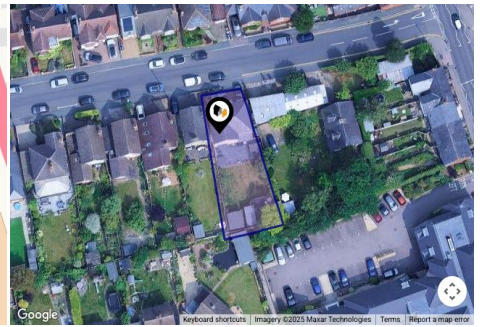
6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



















Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,704 ft ² / 158 m ²		
Plot Area:	0.11 acres		
Council Tax :	Band E		
Annual Estimate:	£2,851		
Title Number:	HD315549		

Local Area

Local Authority:	Hertfordshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	15 mb/s	80 mb/s	1800 mb/s
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

Planning records for: **West Hill, Hitchin, SG5**

Reference - 15/02859/1HH	
Decision:	Decided
Date:	09th November 2015
Description:	First floor rear extension

Reference - 04/01203/1HH	
Decision:	Decided
Date:	19th July 2004
Description:	Two storey side and single storey rear extensions.

Planning records for: **1 West Hill Hitchin SG5 2HZ**

Reference - 81/00702/1	
Decision:	Decided
Date:	12th May 1981
Description:	Construction of two rooms in new roof space by raising existing ridge line and installation of 2 dormer windows.

Planning records for: **6 West Hill Hitchin SG5 2HZ**

Reference - 03/01383/1HH	
Decision:	Decided
Date:	26th August 2003
Description:	Detached double garage with ancillary domestic accommodation on the first floor

Reference - 04/00085/1HH	
Decision:	Decided
Date:	23rd January 2004
Description:	Detached double garage with ancillary domestic accommodation over.

Planning records for: **7 West Hill Hitchin SG5 2HZ**

Reference - 03/01272/1HH	
Decision:	Decided
Date:	04th August 2003
Description:	Part two and part single storey rear and side extensions (as amended by plan no. HM03087-01 rev A received 15.01.04)

Planning records for: **8 West Hill Hitchin Hertfordshire SG5 2HZ**

Reference - 18/03114/FPH	
Decision:	Decided
Date:	27th November 2018
Description:	Two storey side extension and single storey rear extension.

Planning records for: **9 West Hill Hitchin SG5 2HZ**

Reference - 86/00683/1	
Decision:	Decided
Date:	08th May 1986
Description:	Erection of single storey side and rear extension.

Planning records for: **10 West Hill Hitchin Hertfordshire SG5 2HZ**

Reference - 25/00599/FPH	
Decision:	Registered
Date:	13th March 2025
Description:	Single storey extension to existing summer house and replace existing roof.

Reference - 17/00631/1HH	
Decision:	Decided
Date:	14th March 2017
Description:	Single storey rear extension (as amended by drawings NCA.228.PL005A, 006A, 007A, 008A, 009A and 010A received 12/04/2017).

Planning records for: **10 West Hill Hitchin SG5 2HZ**

Reference - 16/03162/1HH	
Decision:	Decided
Date:	22nd December 2016
Description:	Single storey summerhouse with hipped roof in rear garden.

Planning records for: **11 West Hill Hitchin SG5 2HZ**

Reference - 78/01663/1	
Decision:	Decided
Date:	06th November 1978
Description:	Erection of single storey side and rear extension

Planning records for: **12 West Hill Hitchin Hertfordshire SG5 2HZ**

Reference - 18/01775/FPH	
Decision:	Decided
Date:	03rd July 2018
Description:	Single storey rear extension

Planning records for: **13 West Hill Hitchin SG5 2HZ**

Reference - 89/00237/1	
Decision:	Decided
Date:	10th February 1989
Description:	Single storey rear extension

Planning records for: **14 West Hill Hitchin SG5 2HZ**

Reference - 81/01284/1	
Decision:	Decided
Date:	24th August 1981
Description:	Erection of two storey rear extension.

Planning records for: **15A West Hill Hitchin Hertfordshire SG5 2HZ**

Reference - 19/02283/FPH	
Decision:	Decided
Date:	20th September 2019
Description:	Single storey rear/side extension following demolition of existing rear extension

Reference - 79/01914/1	
Decision:	Decided
Date:	19th November 1979
Description:	Erection of two storey side extension

Reference - 86/00218/1	
Decision:	Decided
Date:	19th January 1986
Description:	Erection of two storey side extension and single storey rear extension.

Planning records for: **15A West Hill Hitchin SG5 2HZ**

Reference - 16/03163/1HH	
Decision:	Decided
Date:	14th December 2016
Description:	Single storey rear extension

Planning records for: **15 West Hill Hitchin Hertfordshire SG5 2HZ**

Reference - 18/00250/FPH	
Decision:	Decided
Date:	24th January 2018
Description:	Part two storey, part single storey side and rear extensions following demolition of existing garage and conservatory.

Planning records for: **16 West Hill Hitchin Hertfordshire SG5 2HZ**

Reference - 19/01668/NMA	
Decision:	Decided
Date:	09th July 2019
Description:	Alteration of two storey extension roof from a hip to gable, rear window replaced with double doors, insertion of roof window to rear extension; pier introduced between kitchen doors and window (as non material amendment to planning permission reference 19/00198/FPH granted 06/03/2019)

Reference - 80/00721/1	
Decision:	Decided
Date:	10th April 1980
Description:	Erection of two storey side extension.

Planning records for: **16 West Hill Hitchin Hertfordshire SG5 2HZ**

Reference - 19/00198/FPH	
Decision:	Decided
Date:	01st February 2019
Description:	Part two storey and part single rear extension following demolition of existing rear conservatory and single storey structure.

Reference - 15/01558/1HH	
Decision:	Decided
Date:	15th June 2015
Description:	Increase width of dormer on front elevation.

Planning records for: **17 West Hill Hitchin SG5 2HZ**

Reference - 13/01570/1HH	
Decision:	Decided
Date:	02nd July 2013
Description:	Rear roof extension to create additional second floor bedroom space, single storey side/rear extension.

Reference - 14/00151/1HH	
Decision:	Decided
Date:	20th January 2014
Description:	Single storey rear and side extension together with alterations to existing rear roof profile, insertion of two dormer windows in existing side (west) roof slope, one dormer window in existing rear slope, a third floor window in existing side (west) elevation and a third floor window in proposed rear elevation to facilitate conversion of loft space into habitable accommodation.

Planning records for: **17 West Hill Hitchin SG5 2HZ**

Reference - 13/02227/1PUD	
Decision:	Decided
Date:	13th September 2013
Description:	Alteration to existing rear roof profile, insertion of two dormer windows in existing side (west) roof slope, one dormer window in existing rear slope, a third floor window in existing side (west) elevation and a third floor window in proposed rear elevation to facilitate conversion of loft space into habitable accommodation.

Planning records for: **18 West Hill Hitchin SG5 2HZ**

Reference - 13/02942/1HH	
Decision:	Decided
Date:	16th December 2013
Description:	Single storey rear extension

Planning records for: **22 West Hill Hitchin Hertfordshire SG5 2HZ**

Reference - 22/02519/FPH	
Decision:	Decided
Date:	21st September 2022
Description:	Insertion of rear dormer window and two rooflights to front roofslope to facilitate loft conversion. Insertion of two storey rear bay window following removal of existing ground floor bay window.

Reference - 23/00262/NMA	
Decision:	Decided
Date:	06th February 2023
Description:	Amendment of material on dormer cheeks from slate to standing seam metal cladding colour dark grey (as Non-Material Amendment relating to planning permission 22/02519/FPH granted 05.12.2022)

Planning records for: **22 West Hill Hitchin Hertfordshire SG5 2HZ**

Reference - 23/00274/TPO	
Decision:	Decided
Date:	06th February 2023
Description:	T1 Cherry - Reduce in height by 3m. G2 2x Maple - Reduce in height by 3m. G3 5x Yews - Reduce in height by 3m. G4 3x Lime - Pollard removing 5m. T5 Horse Chestnut - Reduce back to previous reduction points removing 3m. G6 2x Silver Birch - Remove to ground level. T7 Cherry - Remove to ground level.

Planning records for: **23 West Hill Hitchin SG5 2HZ**

Reference - 03/00129/1HH	
Decision:	Decided
Date:	29th January 2003
Description:	Two storey rear extension and rear conservatory. Single storey side extension to existing garage.

Reference - 80/00466/1	
Decision:	Decided
Date:	12th March 1980
Description:	Erection of replacement garage and single storey side extension.

Planning records for: **25 West Hill Hitchin SG5 2HZ**

Reference - 16/01048/1HH	
Decision:	Decided
Date:	27th April 2016
Description:	Two and single storey rear extension, insertion of first floor window to front and ground floor and two first floor windows to side (east) elevation.

Planning records for: **26 West Hill Hitchin SG5 2HZ**

Reference - 76/01311/1	
Decision:	Decided
Date:	14th September 1976
Description:	Demolition of existing sheds and erection of double garage to side

Planning records for: **28 West Hill Hitchin SG5 2HZ**

Reference - 09/00671/1HH	
Decision:	Decided
Date:	09th April 2009
Description:	Dormer window with balcony in rear roofslope to facilitate loft conversion

Planning records for: **29 West Hill Hitchin SG5 2HZ**

Reference - 78/00356/1	
Decision:	Decided
Date:	08th March 1978
Description:	Erection of single storey rear and side extensions, front entrance porch and detached double garage (as amended on 17.4.78)

Reference - 15/03109/1HH	
Decision:	Decided
Date:	09th December 2015
Description:	First floor side and rear extension, and front porch canopy.

Planning records for: **32 West Hill Hitchin SG5 2HZ**

Reference - 16/00308/1HH	
Decision:	Decided
Date:	04th February 2016
Description:	Single storey rear extension (as amended by drawing 10A received 17/03/2016).

Planning records for: **34 West Hill Hitchin SG5 2HZ**

Reference - 79/00579/1	
Decision:	Decided
Date:	11th February 1979
Description:	Erection of single storey side and two storey rear extension following demolition of existing conservatory

Reference - 83/00933/1	
Decision:	Decided
Date:	09th June 1983
Description:	Erection of single storey rear extension

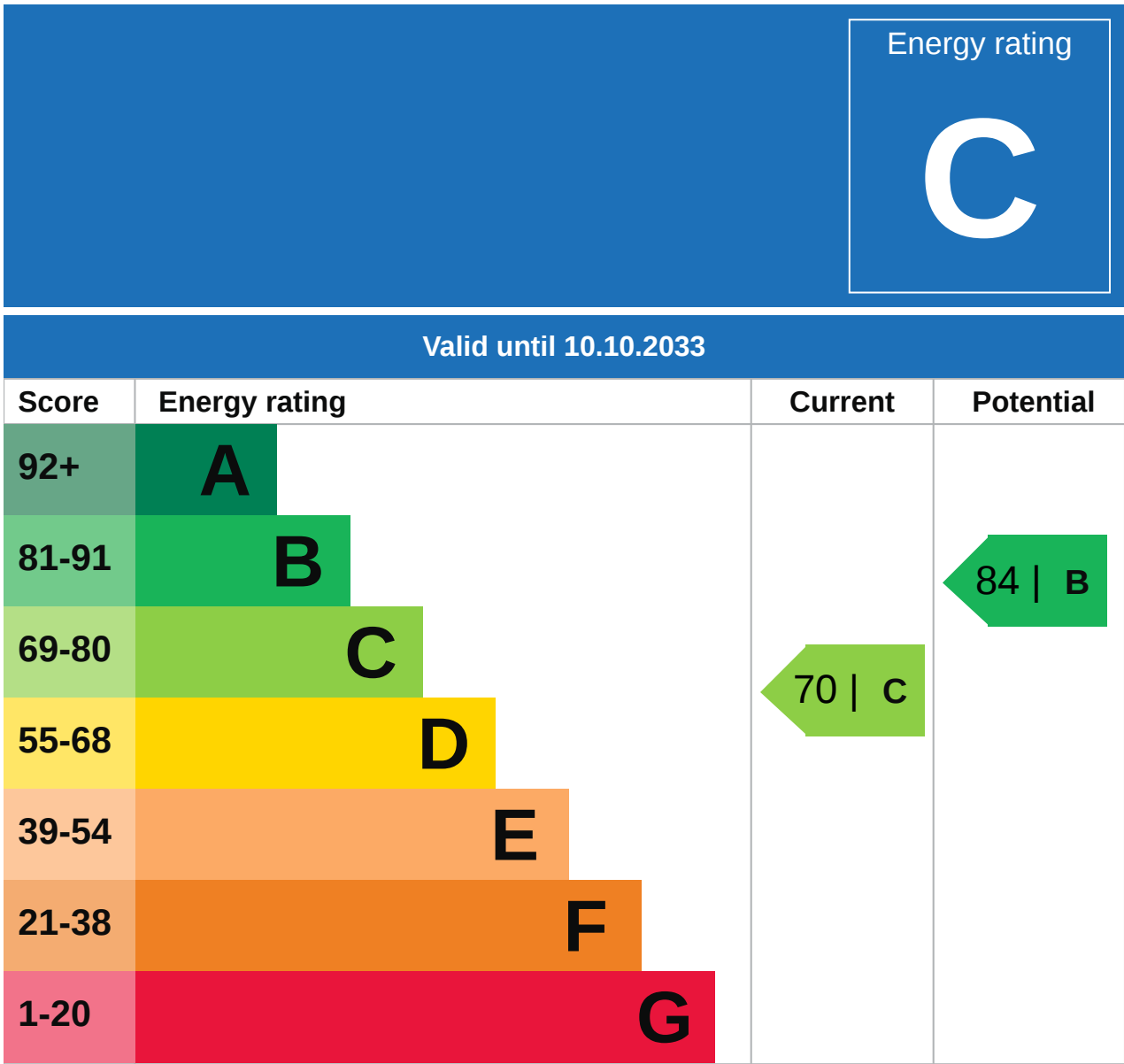
Reference - 94/01048/1HH	
Decision:	Decided
Date:	27th September 1994
Description:	Single storey side extension

Planning records for: **34 West Hill Hitchin SG5 2HZ**

Reference - 10/01586/1HH	
Decision:	Decided
Date:	14th July 2010
Description:	Pitched roof with 4 no. rooflights to existing side and rear extensions

Planning records for: **2 West Hill Hitchin Hertfordshire SG5 2HZ**

Reference - 19/00929/FPH	
Decision:	Decided
Date:	18th April 2019
Description:	Single storey side and rear extension following demolition of existing conservatory with new side and rear first floor windows.



Additional EPC Data

Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick as built no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Programmer room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended no insulation (assumed)
Total Floor Area:	146 m ²

Building Safety

None Specified

Accessibility / Adaptations

YES :

Previous owners extended to the rear and converted the garage
Bi-fold doors and double glazing - date not specified

Restrictive Covenants

None Specified

Rights of Way (Public & Private)

None Specified

Construction Type

Standard Brick

Property Lease Information

Freehold

Listed Building Information

Not listed

Stamp Duty

Not Specified

Other

None Specified

Other

None Specified

Electricity Supply

Yes - Supplier not specified

Gas Supply

Yes - Supplier not specified

Central Heating

Yes GCH

Water Supply

Yes - Mains - Supplier Not Specified

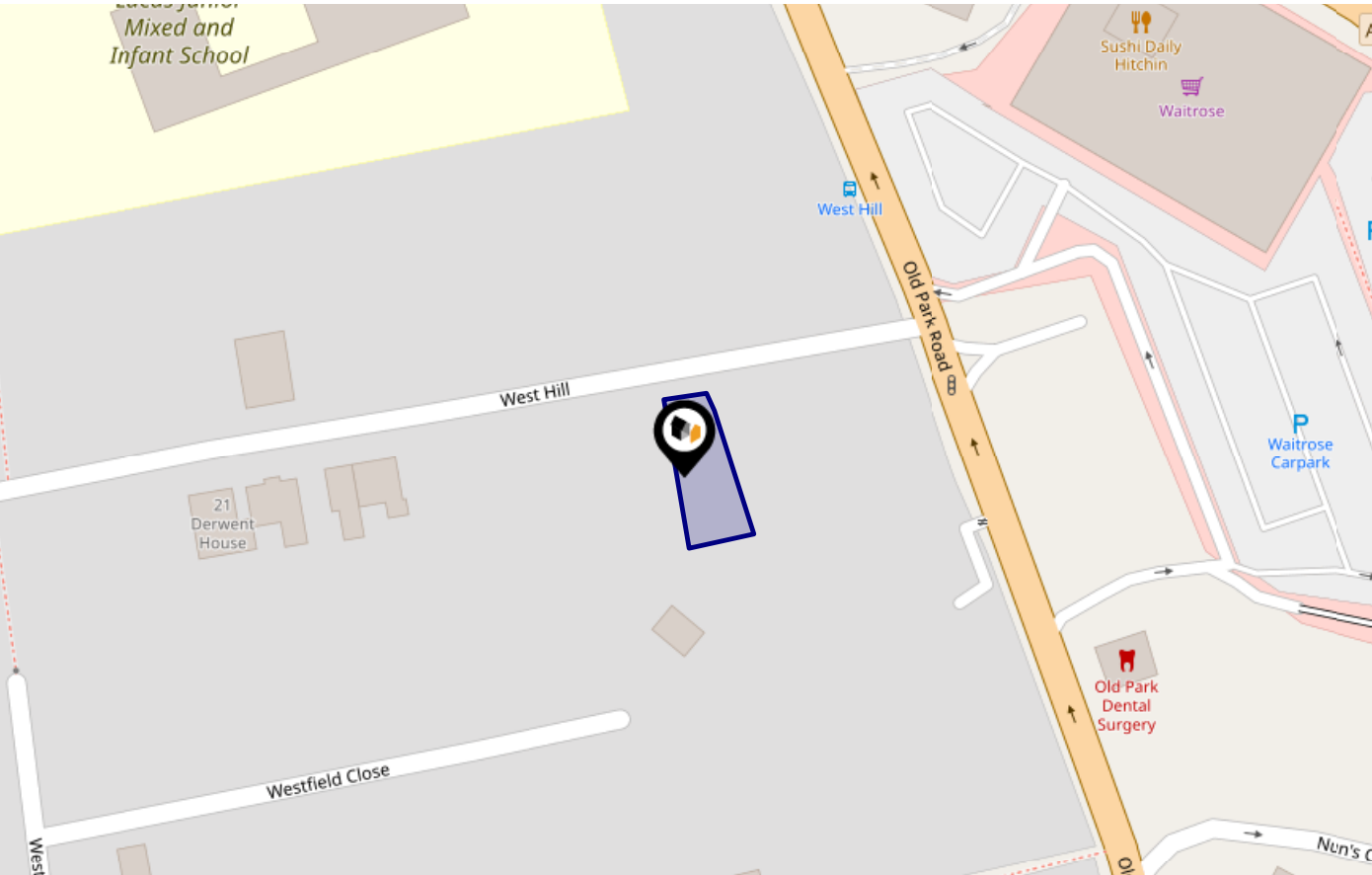
Drainage

Yes Mains

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.

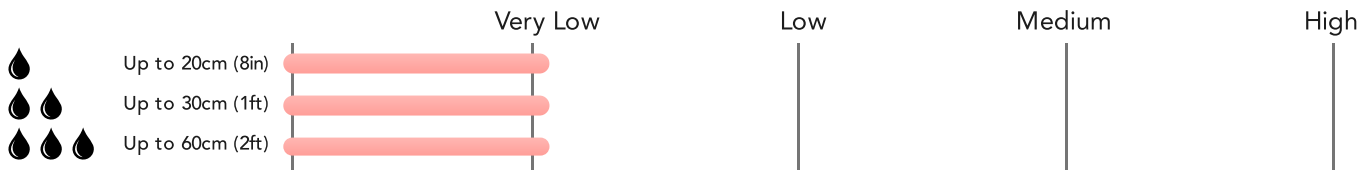


Risk Rating: Very low

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.

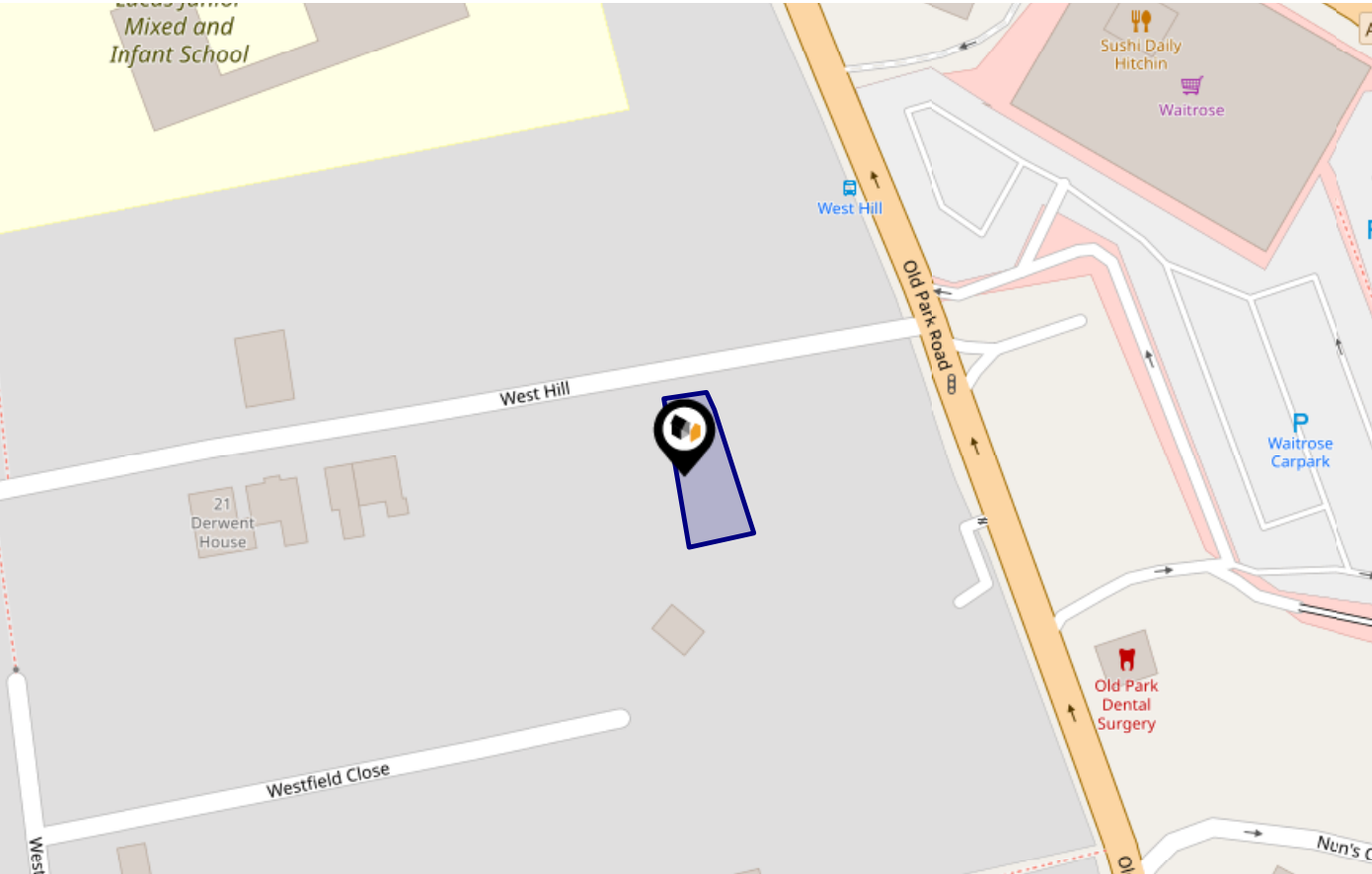
Chance of flooding to the following depths at this property:



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.

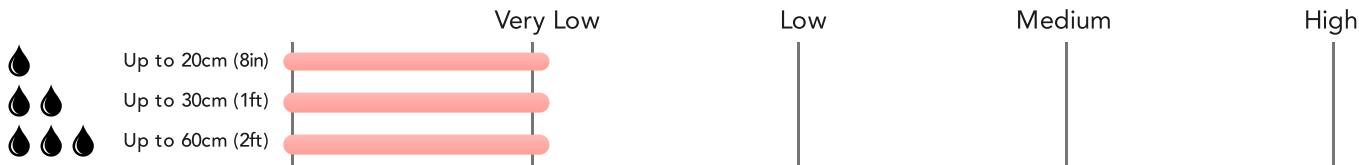


Risk Rating: Very low

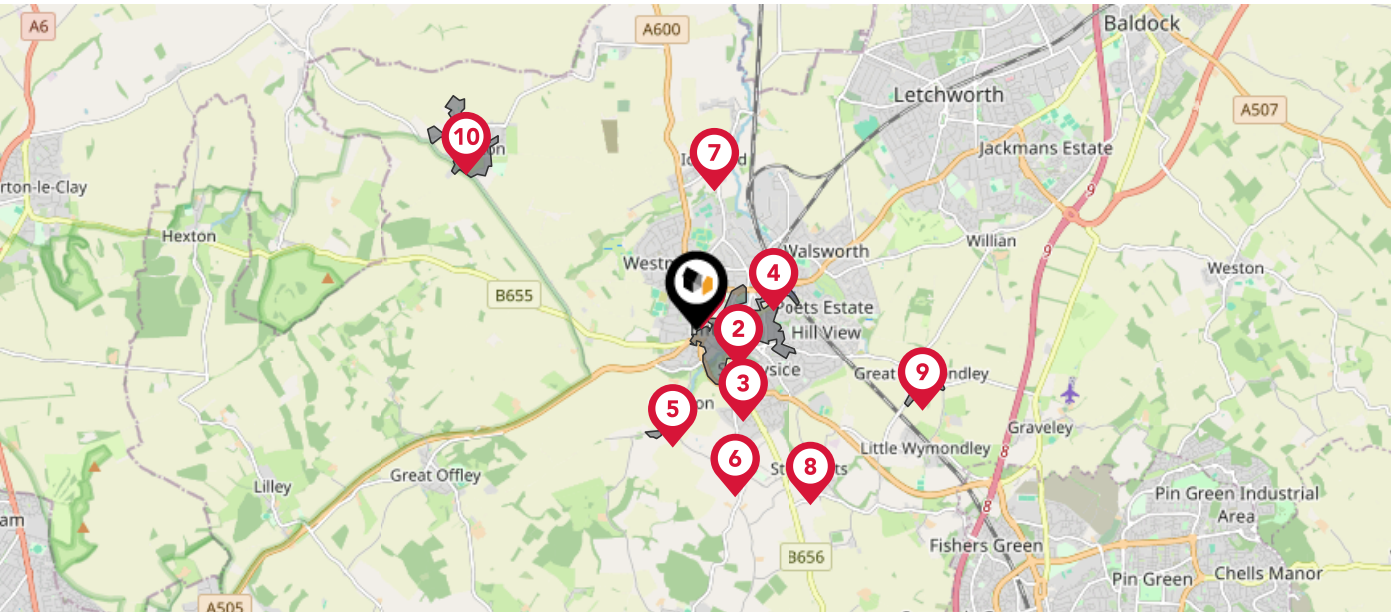
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:

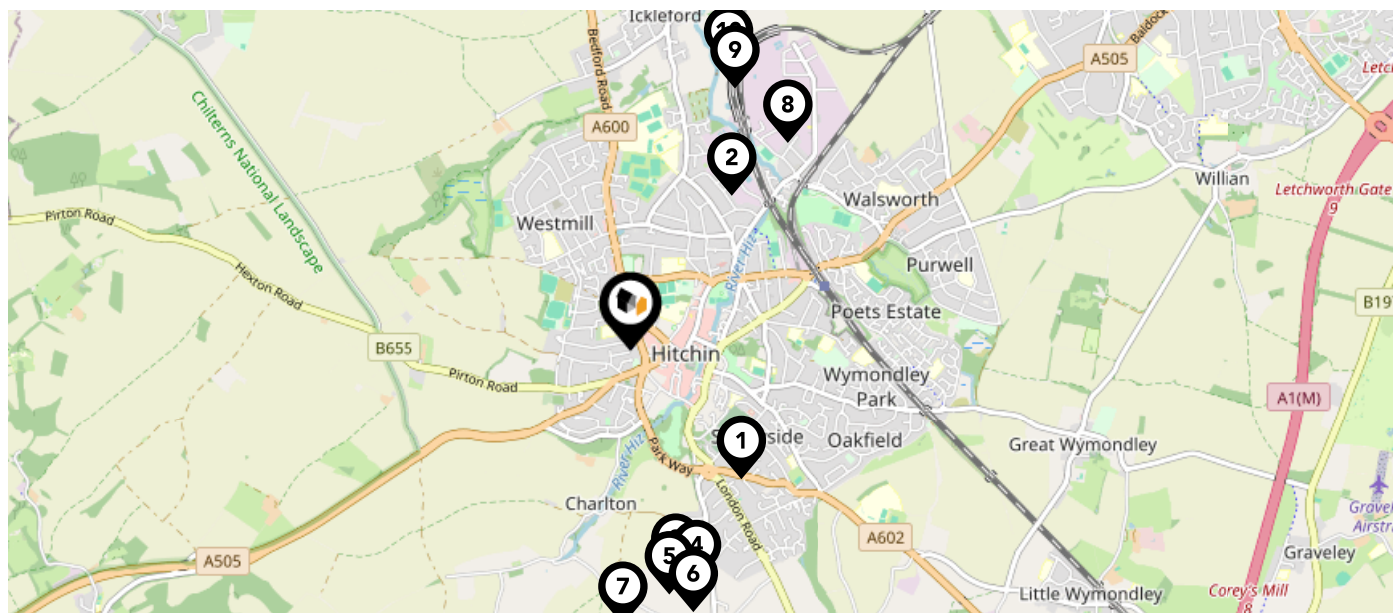


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



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

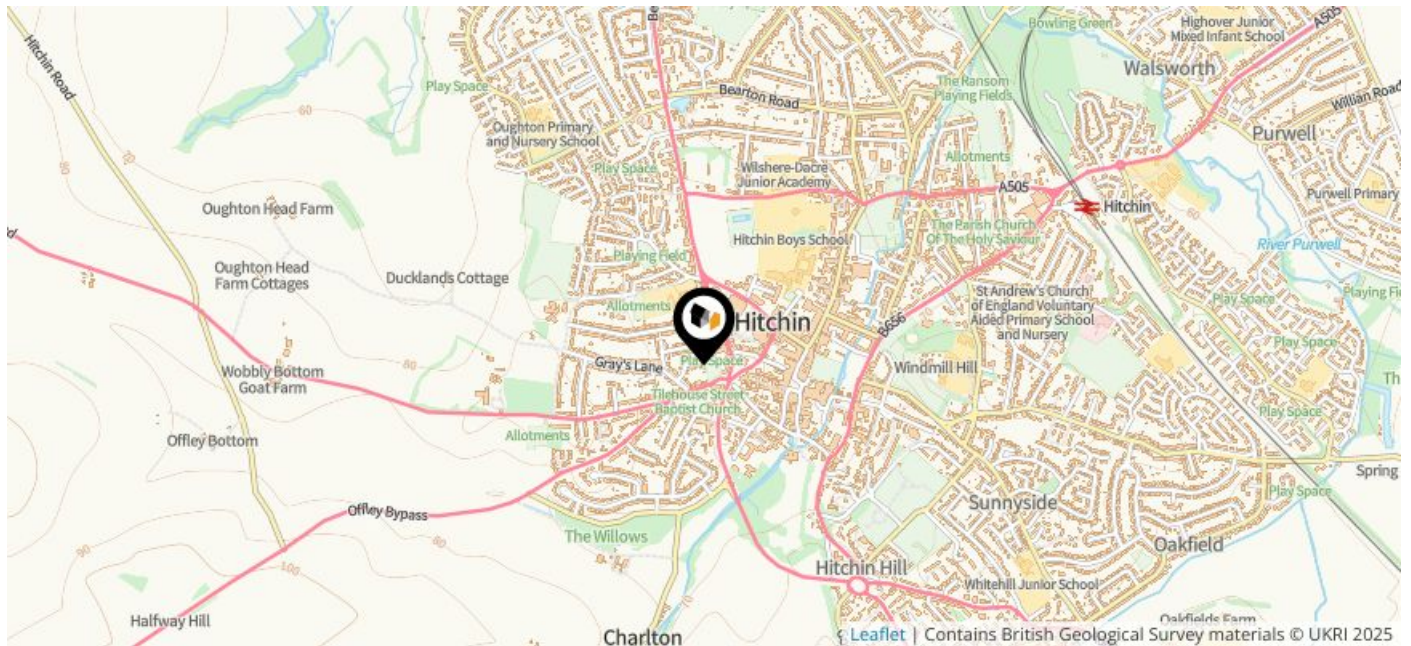
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	
	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill	
	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
	Wallace Way-Hitchin, Hertfordshire	Historic Landfill	
	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill	
	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



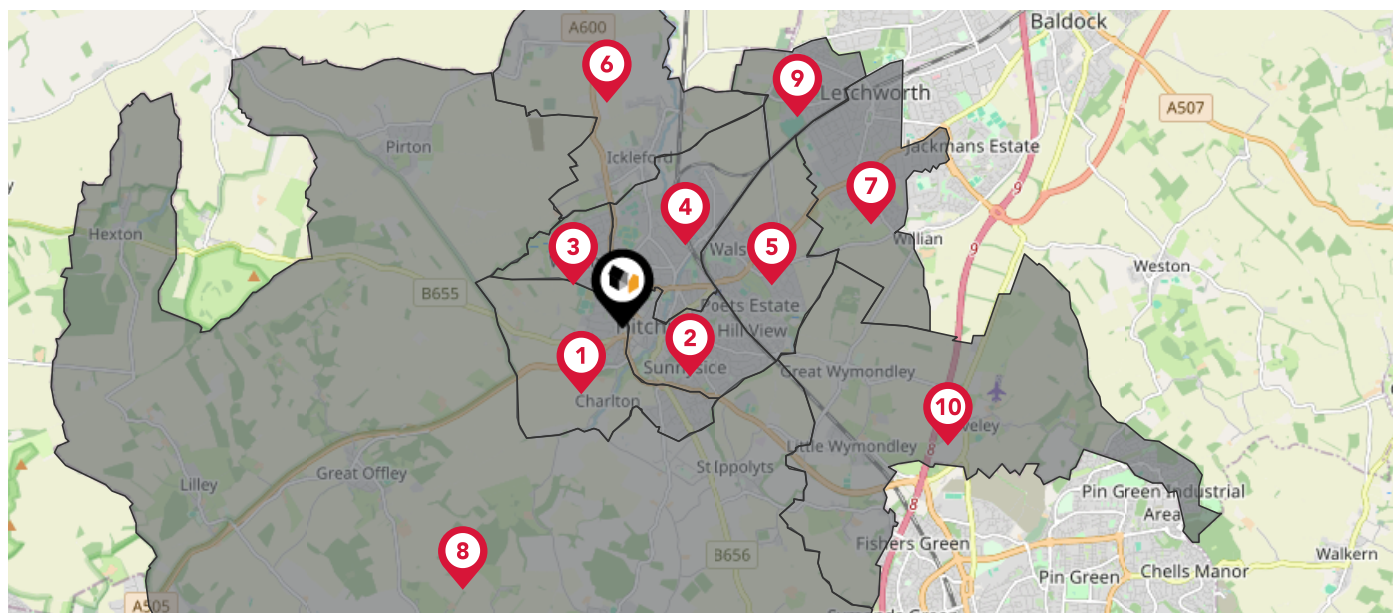
Mine Entry

- ✕ 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

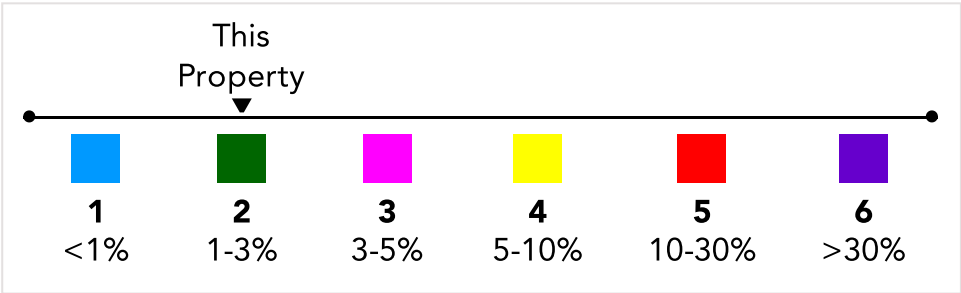
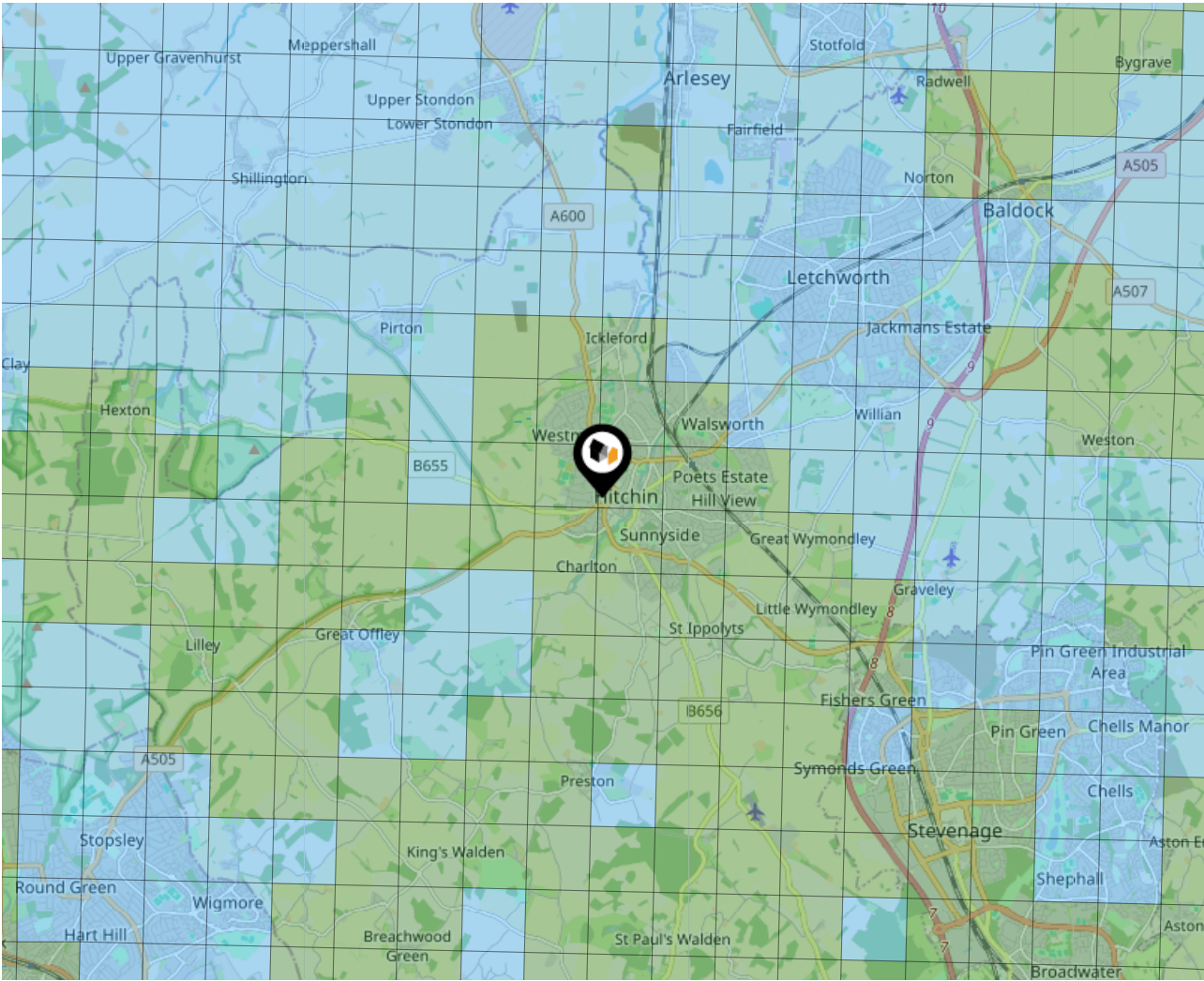


Nearby Council Wards

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

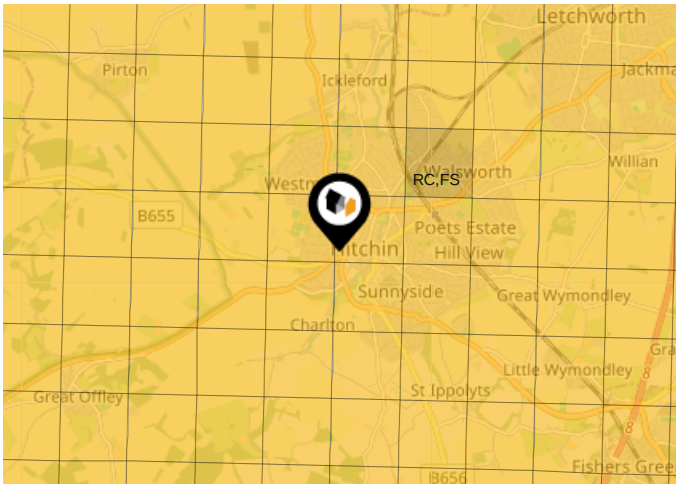
What is Radon?

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

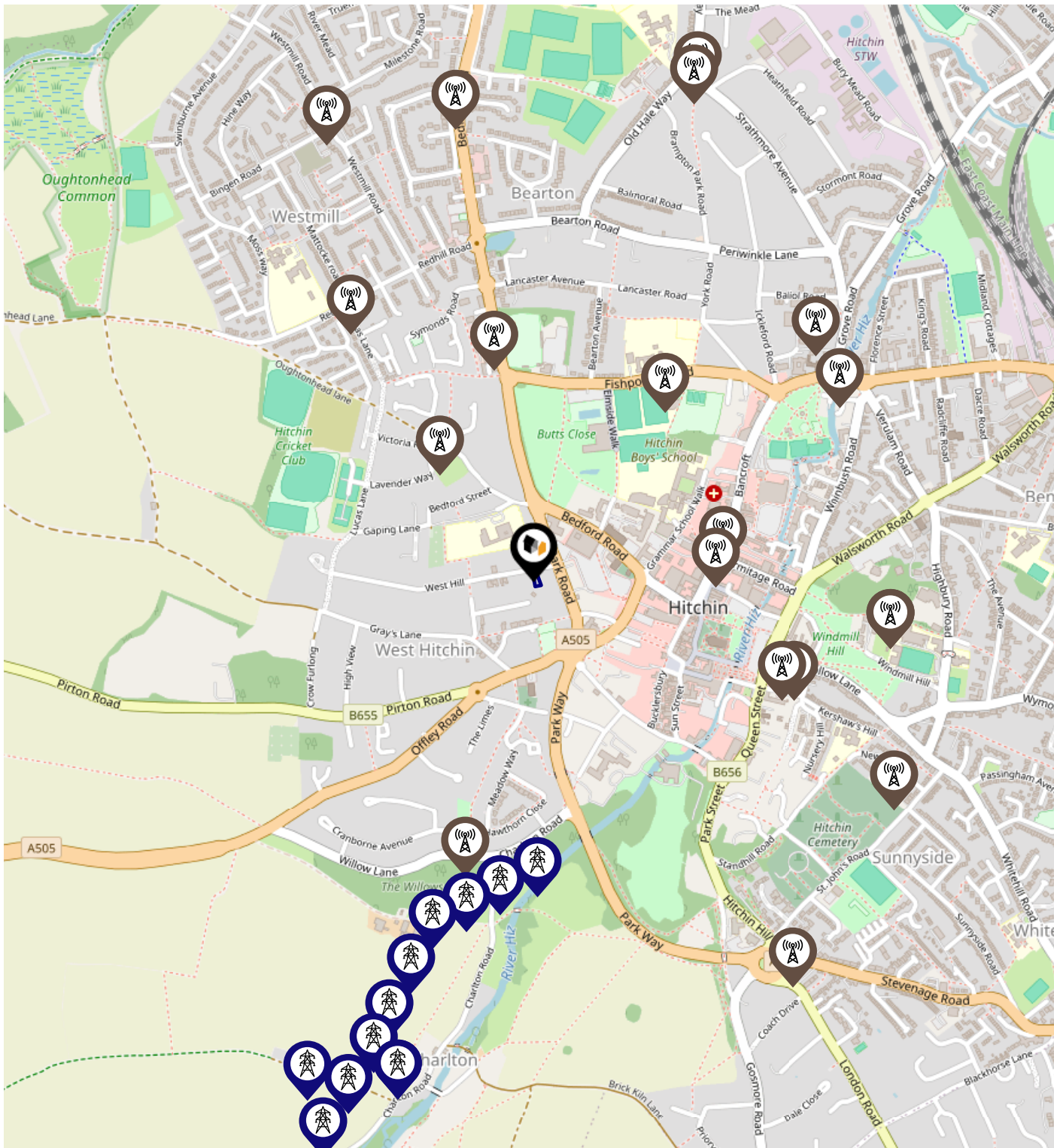


Primary Classifications (Most Common Clay Types)



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

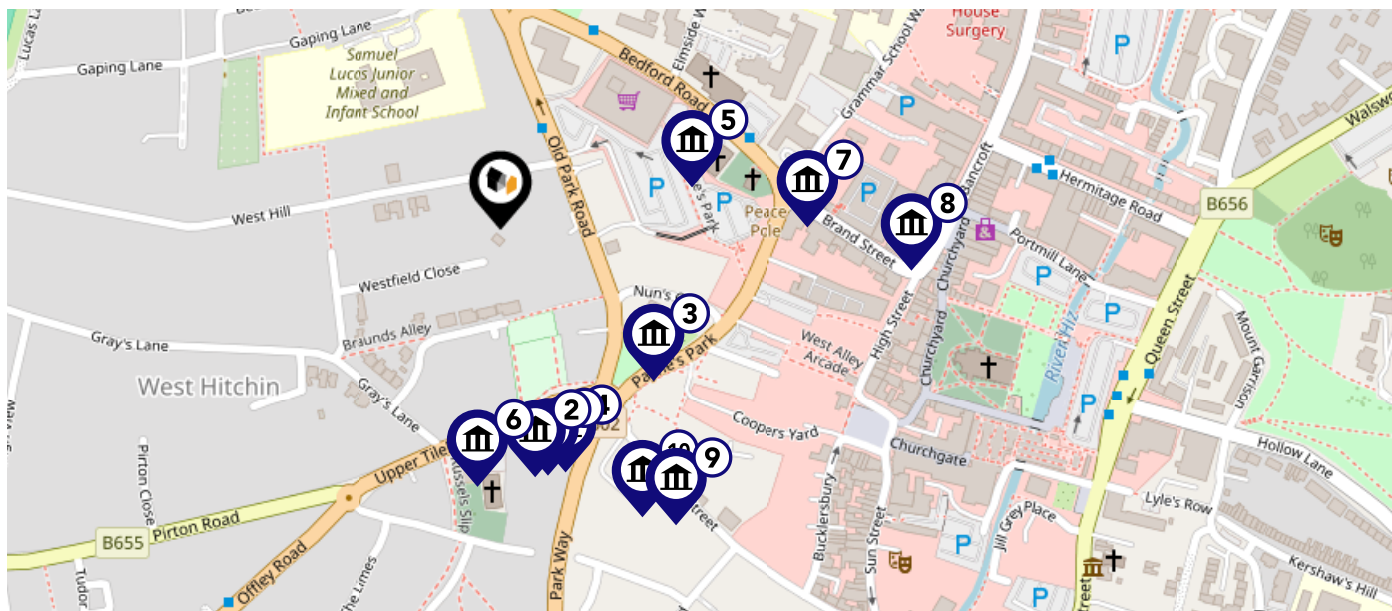
Masts & Pylons













Key:

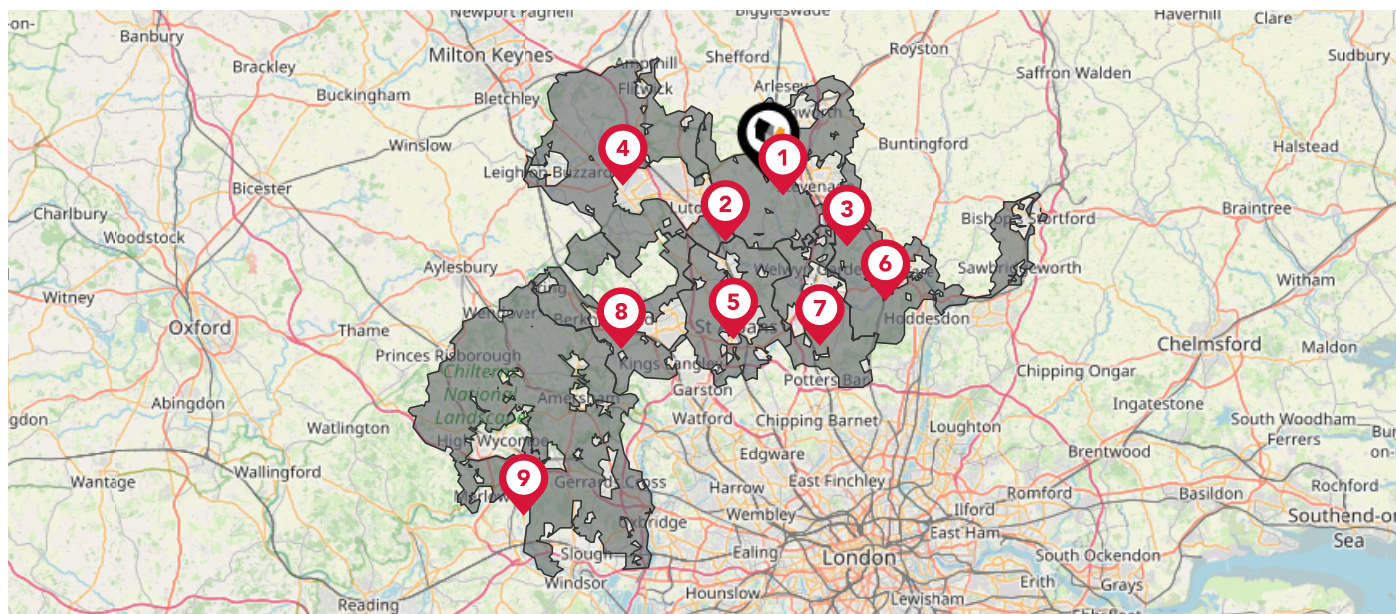
-  Power Pylons
-  Communication Masts

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



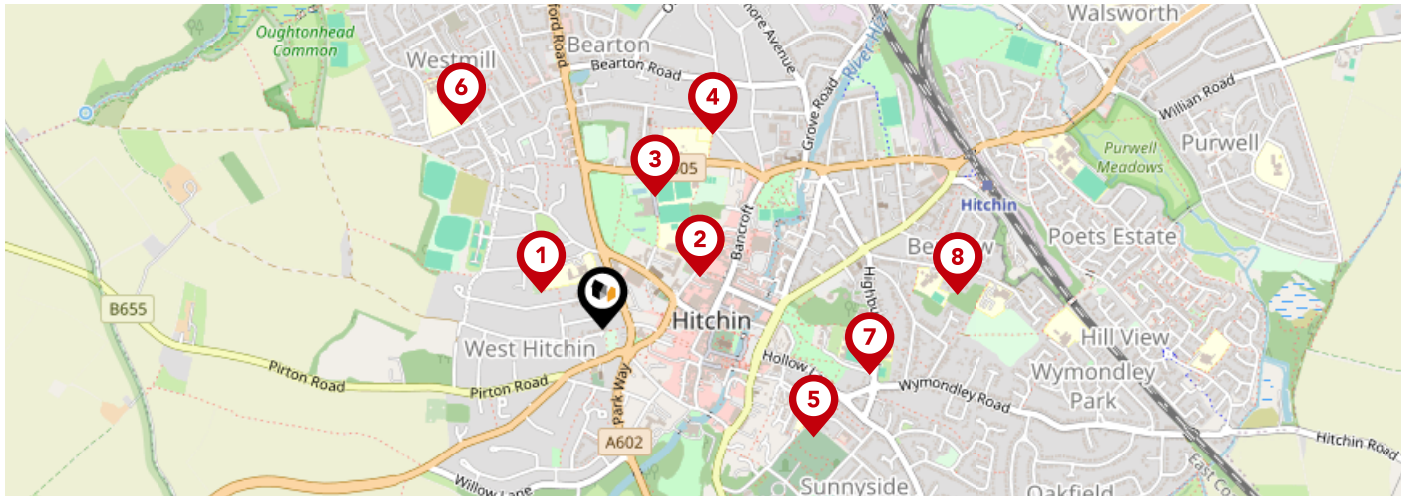
Listed Buildings in the local district	Grade	Distance
 1102159 - Number 42 (lewesford House) And Front Gate And Railings To Number 42	Grade II	0.1 miles
 1173822 - Number 43 (elm Lodge) And Front Railings To Number 43	Grade II	0.1 miles
 1102179 - Hitchin Museum	Grade II	0.1 miles
 1347586 - Number 41 (former Coach House To Number 42)	Grade II	0.1 miles
 1102184 - Entrance Block At North Hertfordshire And South Bedfordshire Hospital	Grade II	0.1 miles
 1102117 - Gateway To Baptist Chapel	Grade II	0.1 miles
 1394494 - Town Hall	Grade II	0.2 miles
 1102214 - 6-8, Bancroft	Grade II	0.2 miles
 1102122 - 81 And 82, Tilehouse Street	Grade II	0.2 miles
 1102157 - 29, Tilehouse Street	Grade II	0.2 miles

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

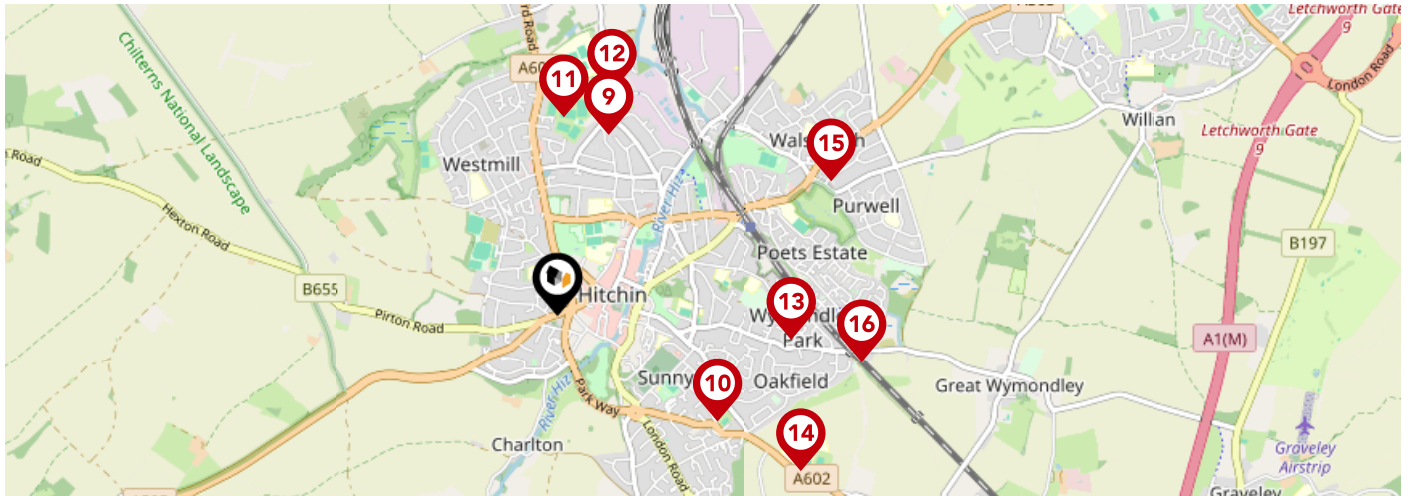










Nearby Green Belt Land

- 1 London Green Belt - North Hertfordshire
- 2 London Green Belt - Luton
- 3 London Green Belt - Stevenage
- 4 London Green Belt - Central Bedfordshire
- 5 London Green Belt - St Albans
- 6 London Green Belt - East Hertfordshire
- 7 London Green Belt - Welwyn Hatfield
- 8 London Green Belt - Dacorum
- 9 London Green Belt - Buckinghamshire



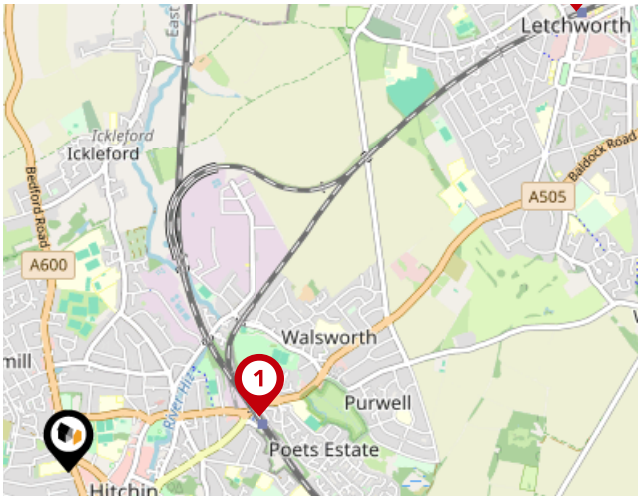
		Nursery	Primary	Secondary	College	Private
1	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.51	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>






		Nursery	Primary	Secondary	College	Private
	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.88	<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:0.91	<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"/>
	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:1.07	<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:1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

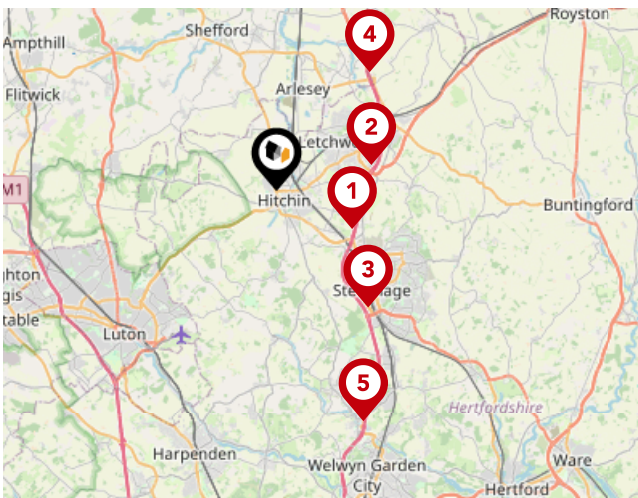
Area

Transport (National)








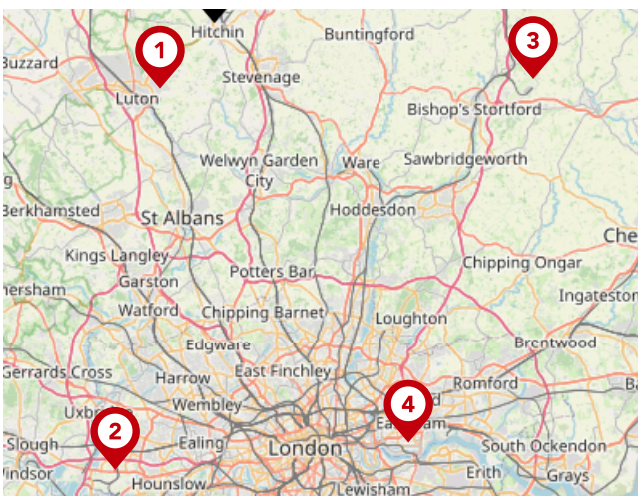
National Rail Stations

Pin	Name	Distance
	Hitchin Rail Station	0.91 miles
	Letchworth Rail Station	3.13 miles
	Stevenage Rail Station	4.65 miles







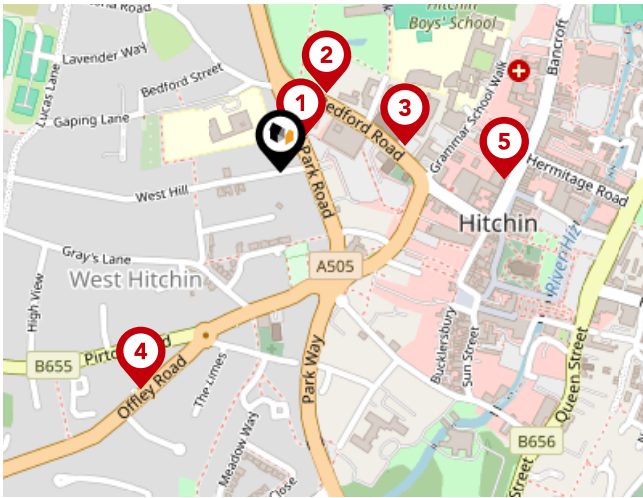
Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J8	3.09 miles
	A1(M) J9	3.54 miles
	A1(M) J7	5.4 miles
	A1(M) J10	5.5 miles
	A1(M) J6	8.99 miles



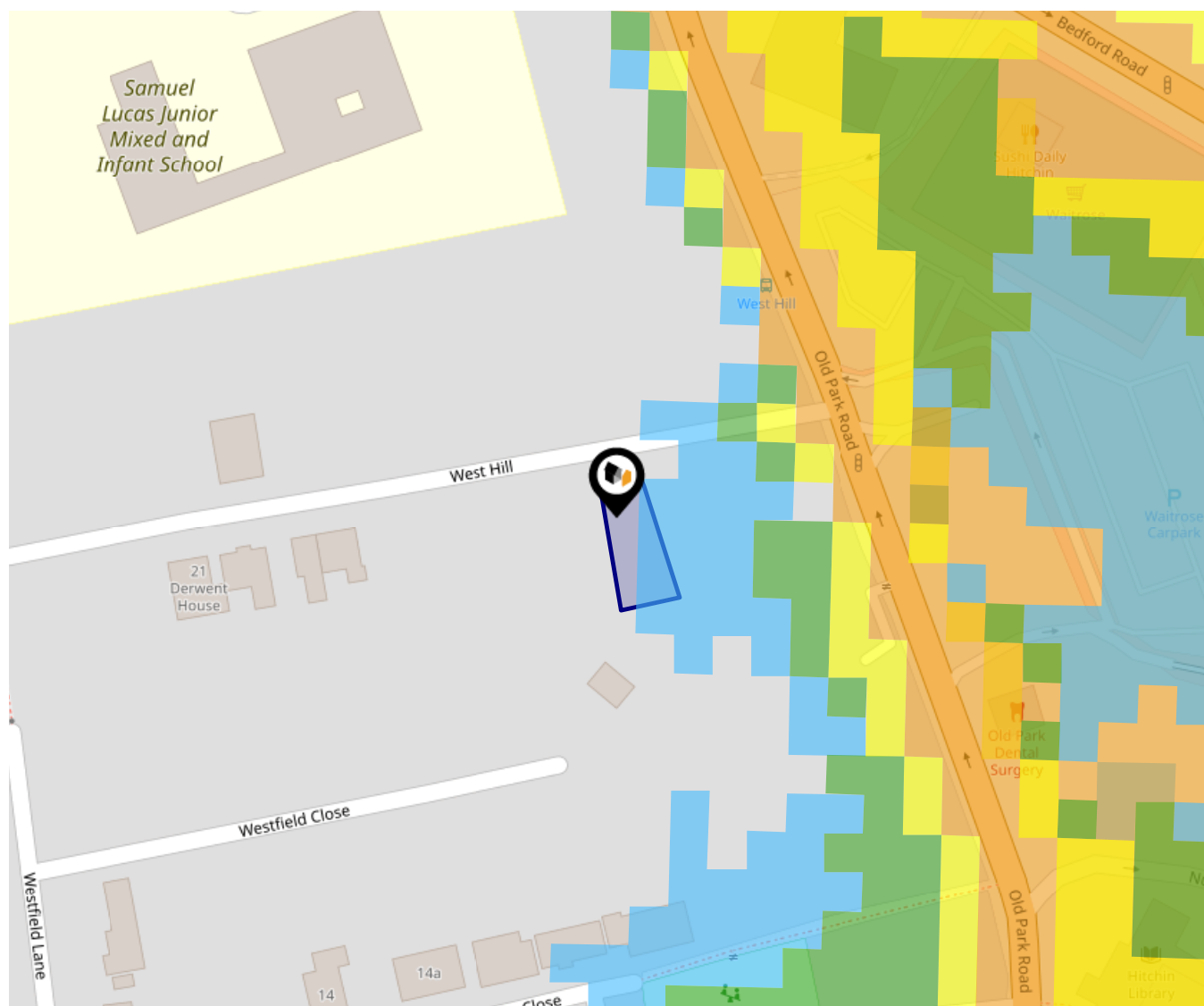
Airports/Helipads

Pin	Name	Distance
	Luton Airport	6.21 miles
	Heathrow Airport	33.64 miles
	Stansted Airport	23.67 miles
	Silvertown	34.01 miles



Bus Stops/Stations

Pin	Name	Distance
1	West Hill	0.04 miles
2	Waitrose	0.11 miles
3	Grammar School Walk	0.14 miles
4	Moormead Close	0.3 miles
5	Bancroft	0.26 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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