

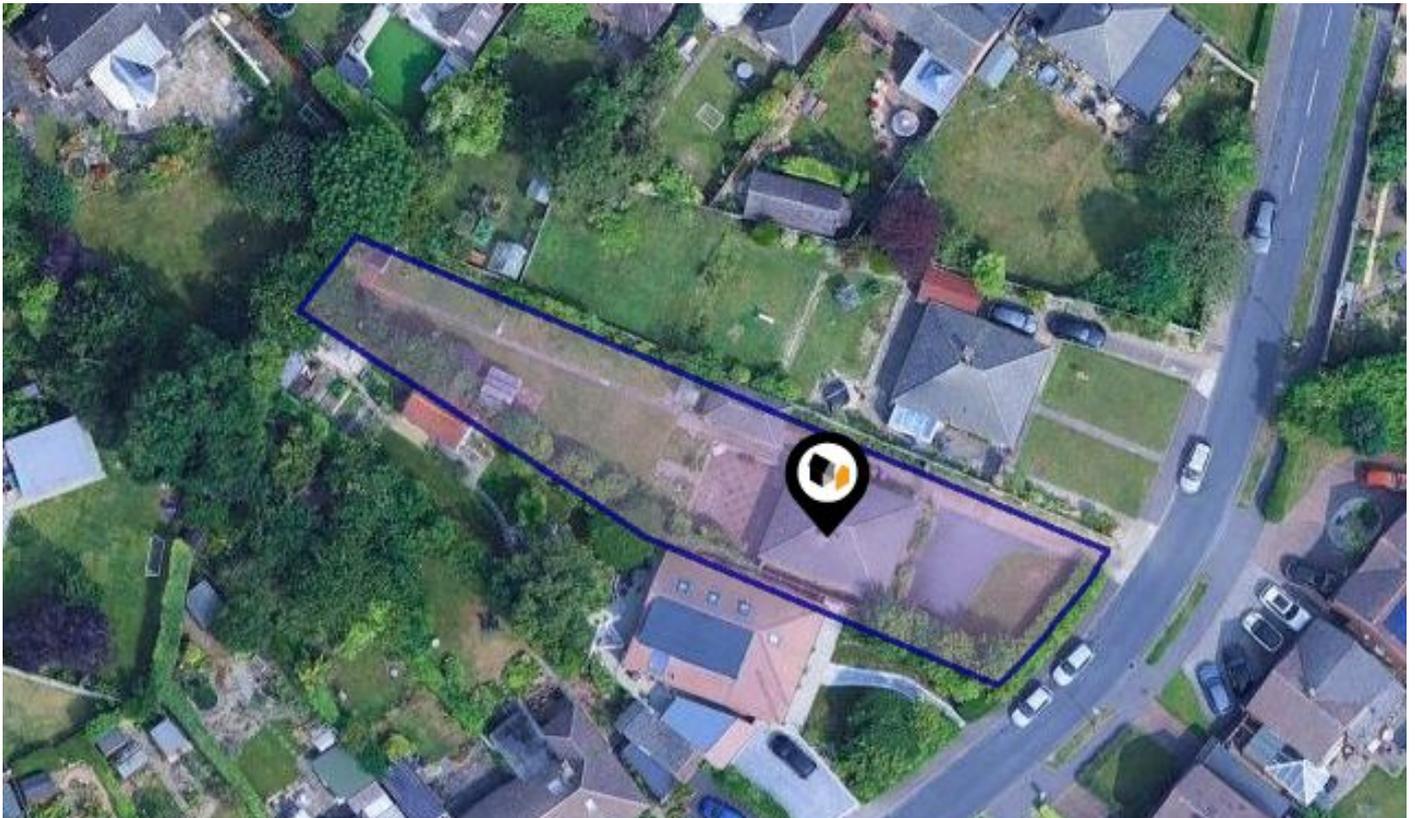


See More Online

## MIR: Material Info

The Material Information Affecting this Property

Wednesday 11<sup>th</sup> February 2026



**UPLANDS AVENUE, 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: **36 Uplands Avenue Hitchin SG4 9NL**

Reference - 13/00743/1PUD	
Decision:	Decided
Date:	02nd April 2013
Description:	Insertion of dormer window in rear roofslope and velux windows in front roofslope to facilitate conversion of loft to habitable accommodation.

Reference - 03/01078/1HH	
Decision:	Decided
Date:	26th June 2003
Description:	Rear conservatory.

Planning records for: **38 Uplands Avenue Hitchin SG4 9NL**

Reference - 16/00806/1HH	
Decision:	Decided
Date:	30th March 2016
Description:	Two and first floor side extension, ground floor front extension and single story rear link extension

Planning records for: **40 Uplands Avenue Hitchin SG4 9NL**

Reference - 91/01329/1	
Decision:	Decided
Date:	11th November 1991
Description:	Two storey side extension (as amended by plans recieved 18th December 1991)

Planning records for: **42 Uplands Avenue Hitchin Hertfordshire SG4 9NL**

<b>Reference - 23/00073/TCA</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	12th January 2023
<b>Description:</b>	Apple - Crown Reduction by 50% (17-18-feet/5-6-meters) with thinning and balancing. Plum - 50% Crown Reduction (7-8-feet/2-meters). Eucalyptus - 30-40% (10-12-feet/3-4-meters) Crown Reduction.

<b>Reference - 23/00072/LDCP</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	12th January 2023
<b>Description:</b>	Insertion of rear dormer window including Juliet Balcony and 3no rooflights in existing front roof slope to facilitate loft conversion. Alterations to existing fenestration.

Planning records for: **44 Uplands Avenue Hitchin SG4 9NL**

<b>Reference - 06/00554/1PUD</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	03rd April 2006
<b>Description:</b>	Alterations to garage roof and extension to rear of garage following demolition of existing garden shed.

Planning records for: **49 Uplands Avenue Hitchin SG4 9NL**

<b>Reference - 88/00941/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	24th May 1988
<b>Description:</b>	Single storey rear extension.

Planning records for: **52 Uplands Avenue Hitchin SG4 9NL**

<b>Reference - 11/01702/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	11th July 2011
<b>Description:</b>	Part single and part two storey rear extension

Planning records for: **53 Uplands Avenue Hitchin Hertfordshire SG4 9NL**

<b>Reference - 24/02716/FPH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	28th November 2024
<b>Description:</b>	Insertion of rear box dormer including Juliet balcony and 3no rooflights on front roof slope, and hip to gable conversion to facilitate extension of loft space. Single storey rear extension following demolition of existing rear extension.

Planning records for: **54 Uplands Avenue Hitchin SG4 9NL**

<b>Reference - 16/00541/1PUD</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	21st March 2016
<b>Description:</b>	Extension of rear dormer window

Planning records for: **55 Uplands Avenue Hitchin Hertfordshire SG4 9NL**

<b>Reference - 20/02432/FPH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	23rd November 2020
<b>Description:</b>	Single storey front, side and rear elevation extensions and extension of existing side dormer windows to facilitate additional accommodation at first floor level

Planning records for: *55 Uplands Avenue Hitchin Hertfordshire SG4 9NL*

Reference - 18/00526/FPH	
Decision:	Decided
Date:	26th March 2018
Description:	Erection of front, side and rear extensions and insertion of two side dormer windows to facilitate additional accommodation at first floor level.

Reference - 74/01014/1	
Decision:	Decided
Date:	27th November 1974
Description:	Dormer window and alterations to roof to provide first floor living accommodation

Reference - 18/03260/FPH	
Decision:	Decided
Date:	13th December 2018
Description:	Retention of outbuilding in rear garden

Planning records for: *56 Uplands Avenue Hitchin Herts SG4 9NL*

Reference - 93/01257/1HH	
Decision:	Decided
Date:	09th November 1993
Description:	1.8 m satellite dish to rear of garage.

Planning records for: *56 Uplands Avenue Hitchin SG4 9NL*

Reference - 02/01974/1HH	
Decision:	Decided
Date:	31st December 2002
Description:	Single storey rear extension and first floor rear roof extension.

Planning records for: *58 Uplands Avenue Hitchin SG4 9NL*

Reference - 74/00006/1	
Decision:	Decided
Date:	01st January 1974
Description:	Ground floor rear extension

Reference - 04/00470/1HH	
Decision:	Decided
Date:	23rd March 2004
Description:	First floor rear extension. (As amended by plan received 8th July 04)

Reference - 01/01020/1HH	
Decision:	Decided
Date:	28th June 2001
Description:	First floor rear extension.

Planning records for: *59 Uplands Avenue Hitchin Hertfordshire SG4 9NL*

Reference - 24/00729/FPH	
Decision:	Decided
Date:	28th March 2024
Description:	Single storey rear and side extensions following demolition of existing side element and detached garage.

Planning records for: *60 Uplands Avenue Hitchin SG4 9NL*

Reference - 76/01200/1	
Decision:	Decided
Date:	10th July 1976
Description:	Single storey rear extension.

Reference - 82/00257/1HH	
Decision:	Decided
Date:	25th January 1982
Description:	First floor side extension.

Planning records for: *62 Uplands Avenue Hitchin SG4 9NL*

Reference - 84/00553/1	
Decision:	Decided
Date:	04th April 1984
Description:	Erection of two storey and single storey side extensions with formation of new vehicular access following demolition of existing garage

Planning records for: **64 Uplands Avenue Hitchin Herts SG4 9NL**

Reference - 94/00155/1HH	
Decision:	Decided
Date:	11th February 1994
Description:	Side conservatory.

Reference - 11/00955/1HH	
Decision:	Decided
Date:	11th April 2011
Description:	Part two storey, part single storey side and single storey rear extensions

Planning records for: **66 Uplands Avenue Hitchin SG4 9NL**

Reference - 09/01107/1HH	
Decision:	Decided
Date:	11th June 2009
Description:	Single storey side and rear extensions

## Building Safety

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No building safety aspects to report

## Accessibility / Adaptations

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suitable for wheelchair users/lateral living/ wet room

## Restrictive Covenants

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none specified

## Rights of Way (Public & Private)

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none specified

## Construction Type

---

Standard brick

## Property Lease Information

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Freehold

## Listed Building Information

---

not listed

## Stamp Duty

---

not specified

## Other

---

none specified

## Other

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none specified

## Electricity Supply

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YES - Mains

## Gas Supply

---

YES - Mains

## Central Heating

---

YES - GCH

## Water Supply

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YES - Mains

## Drainage

---

YES - Mains

## **Important - Please read**

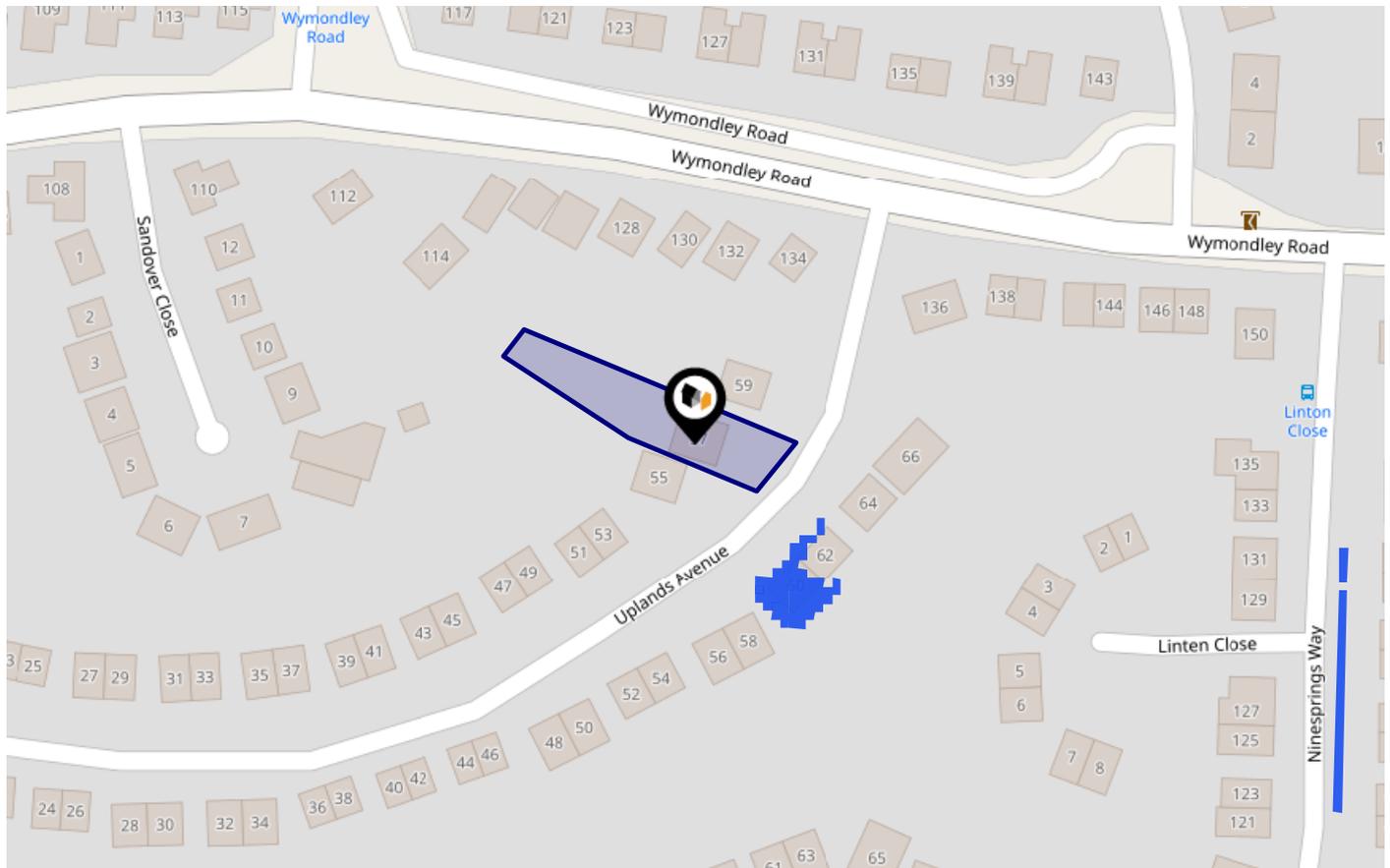
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The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

# 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.

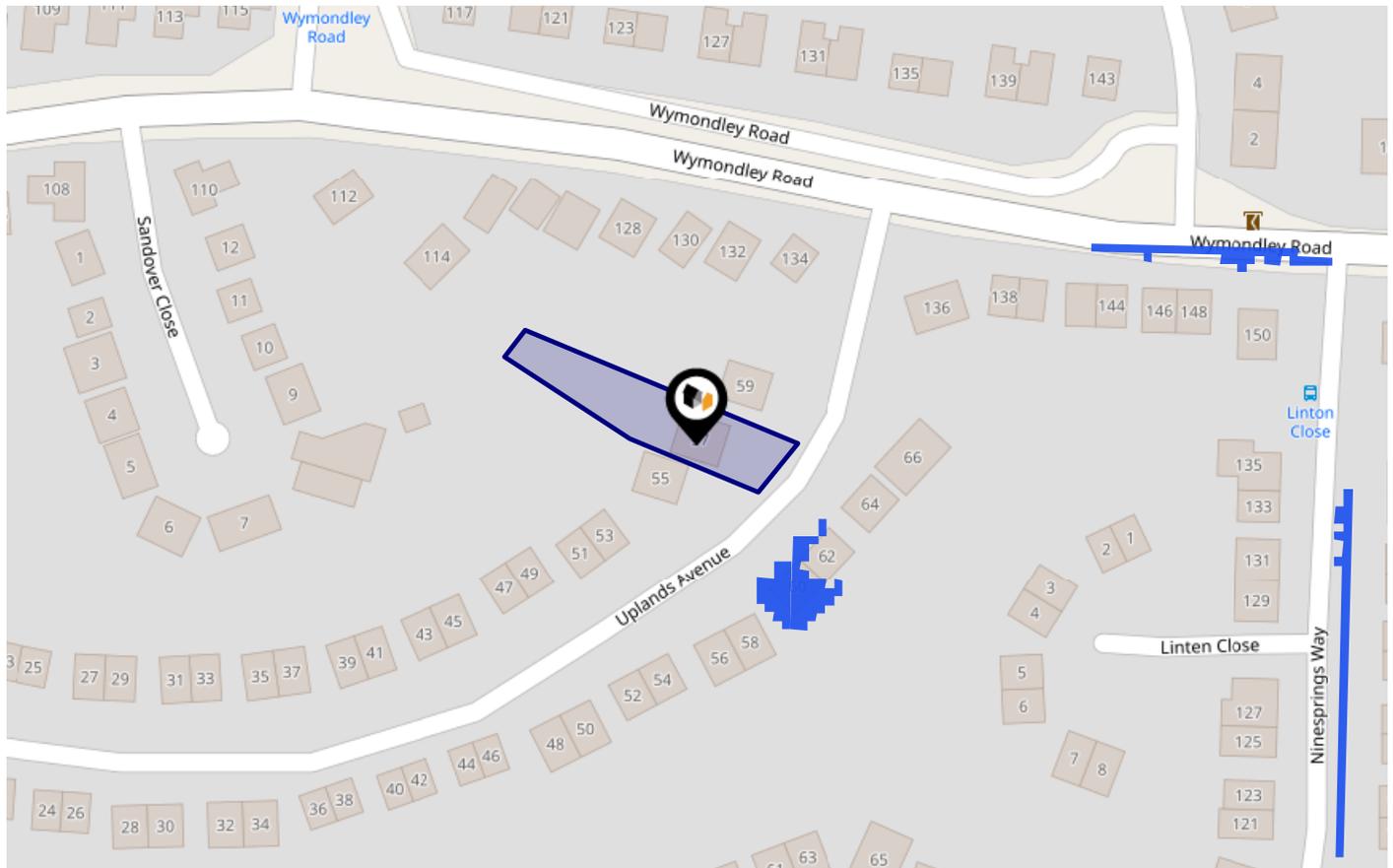
Chance of flooding to the following depths at this property:



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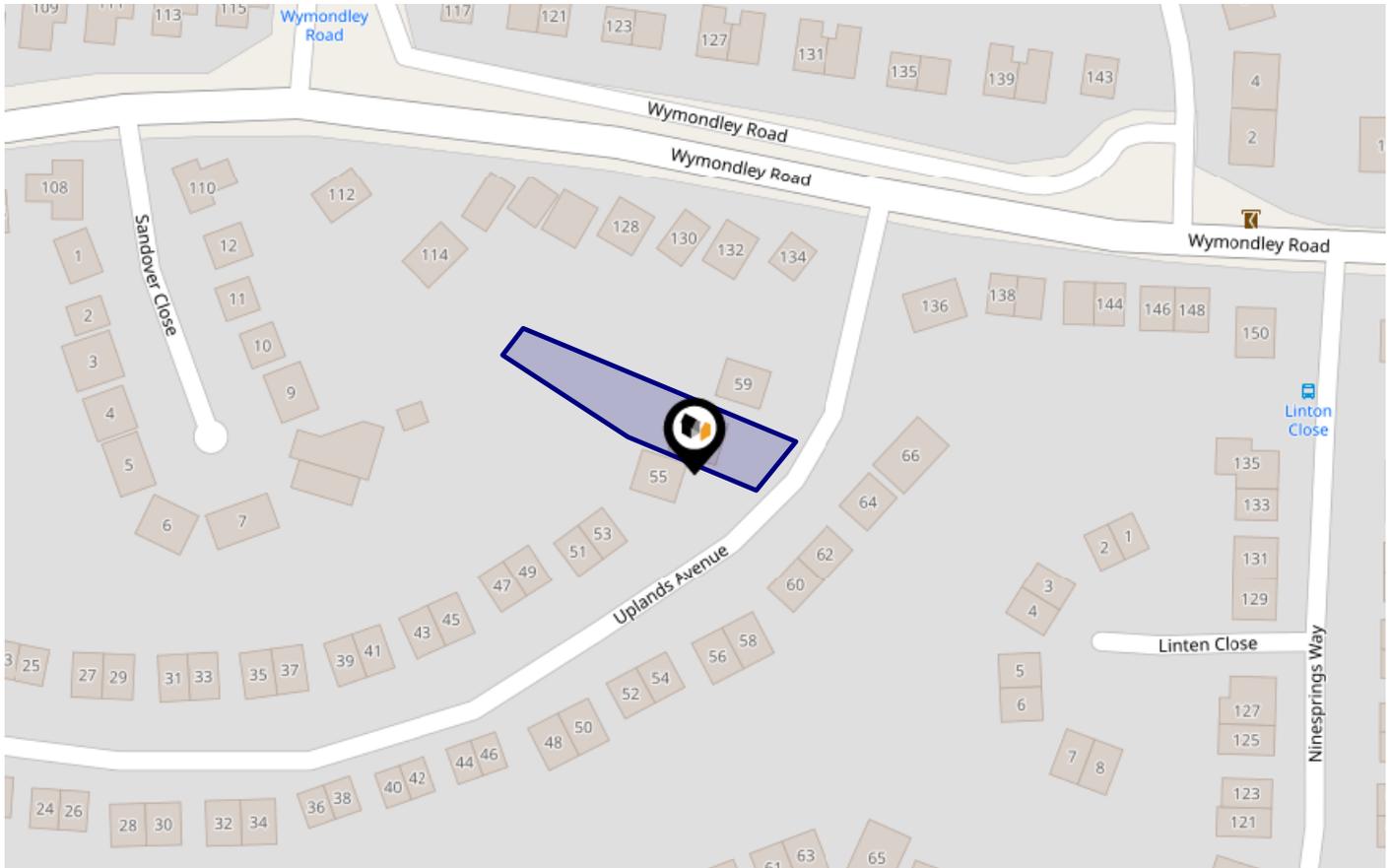
Chance of flooding to the following depths at this property:



# 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**

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

- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- Low Risk** - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.
- Very Low Risk** - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

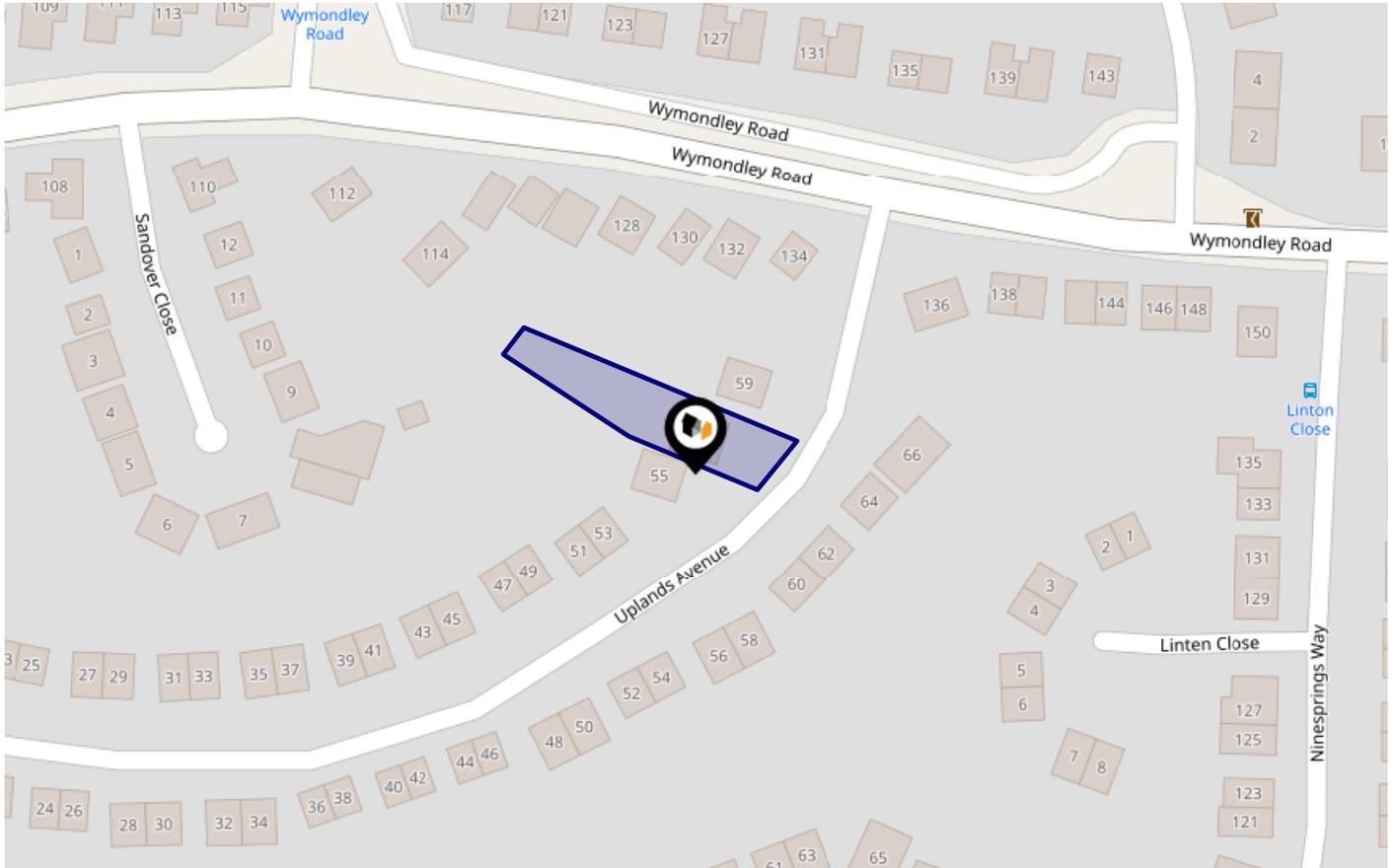
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - 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**

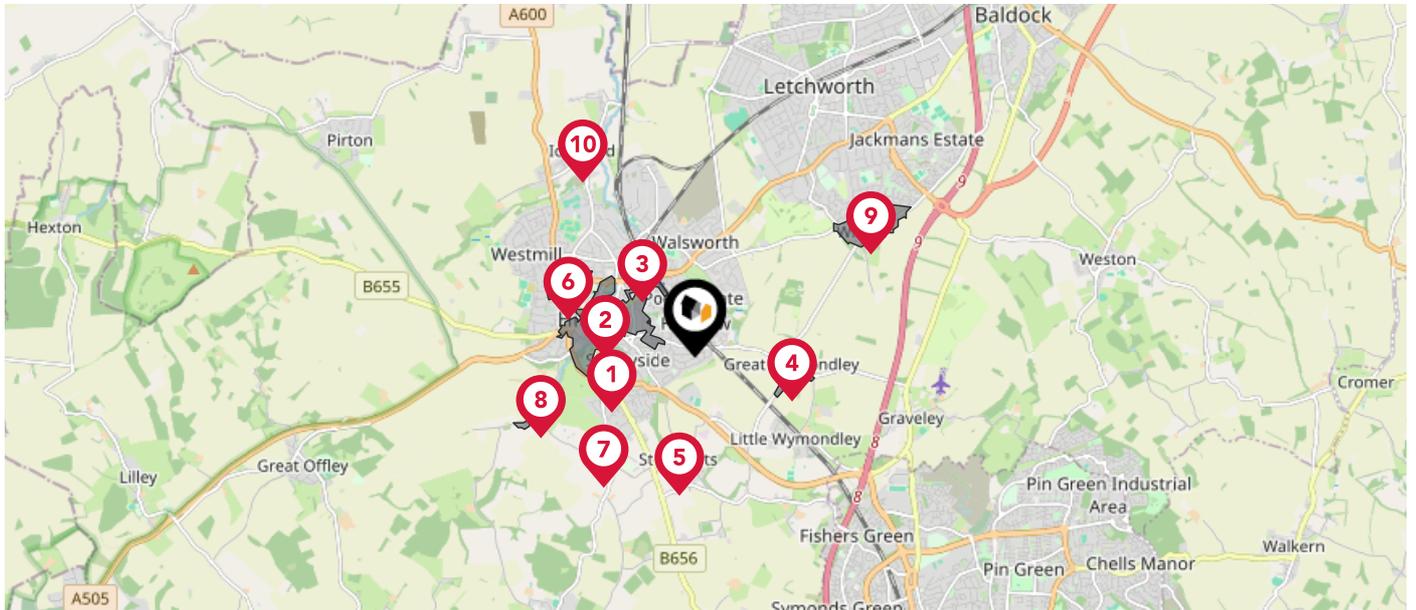
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



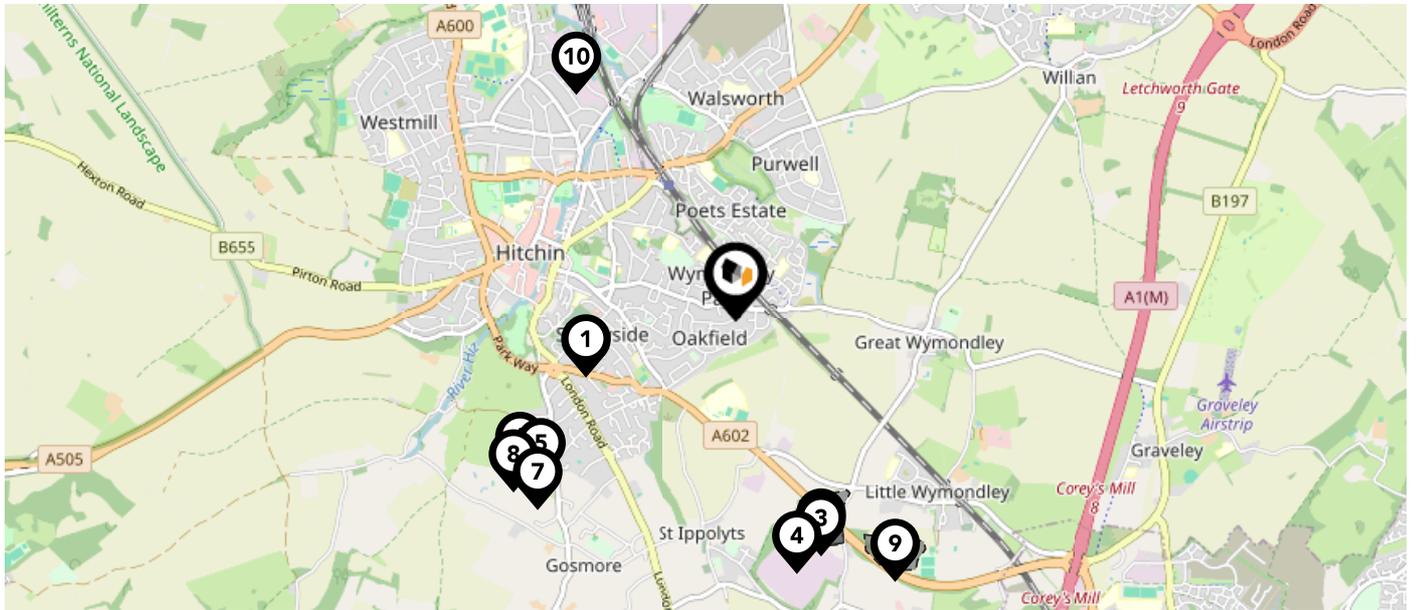
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

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

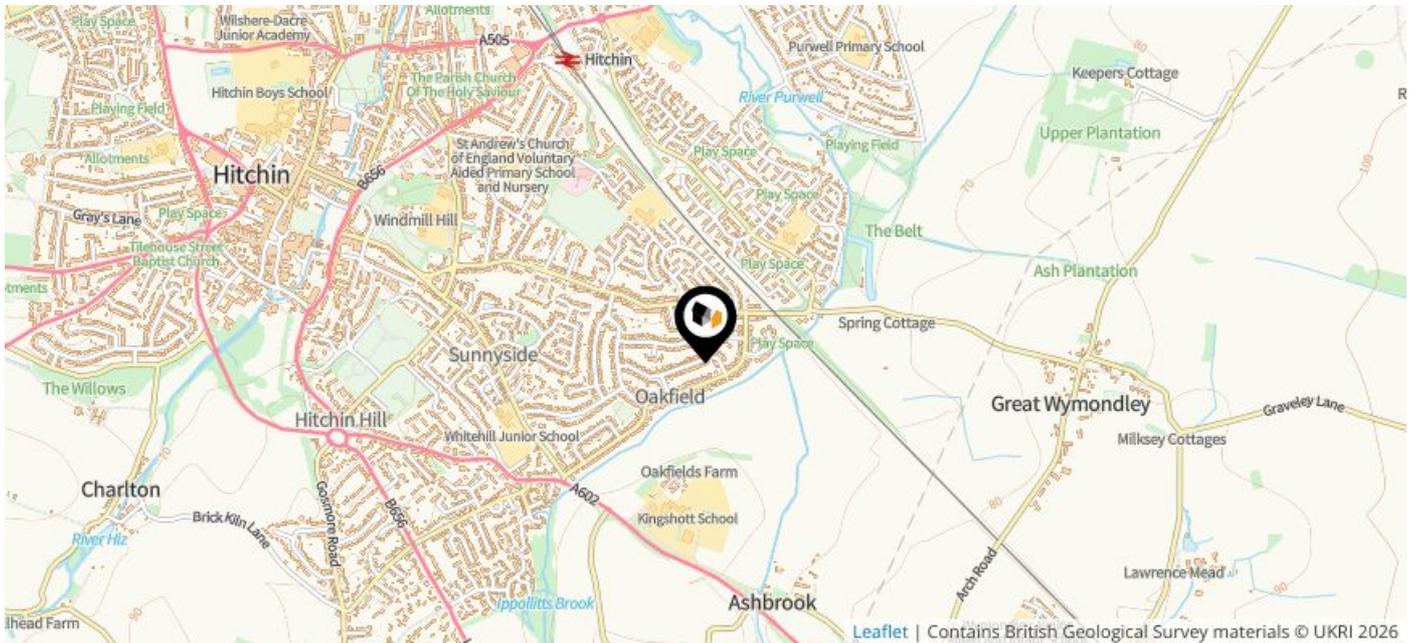
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

<b>1</b>	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill
<b>2</b>	Little Wymondley Gravel Pit-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill
<b>3</b>	Little Wymondley Quarry-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill
<b>4</b>	Titmore Green Road-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill
<b>5</b>	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
<b>6</b>	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
<b>7</b>	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
<b>8</b>	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
<b>9</b>	Wymondleybury-Little Wymondley	Historic Landfill
<b>10</b>	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



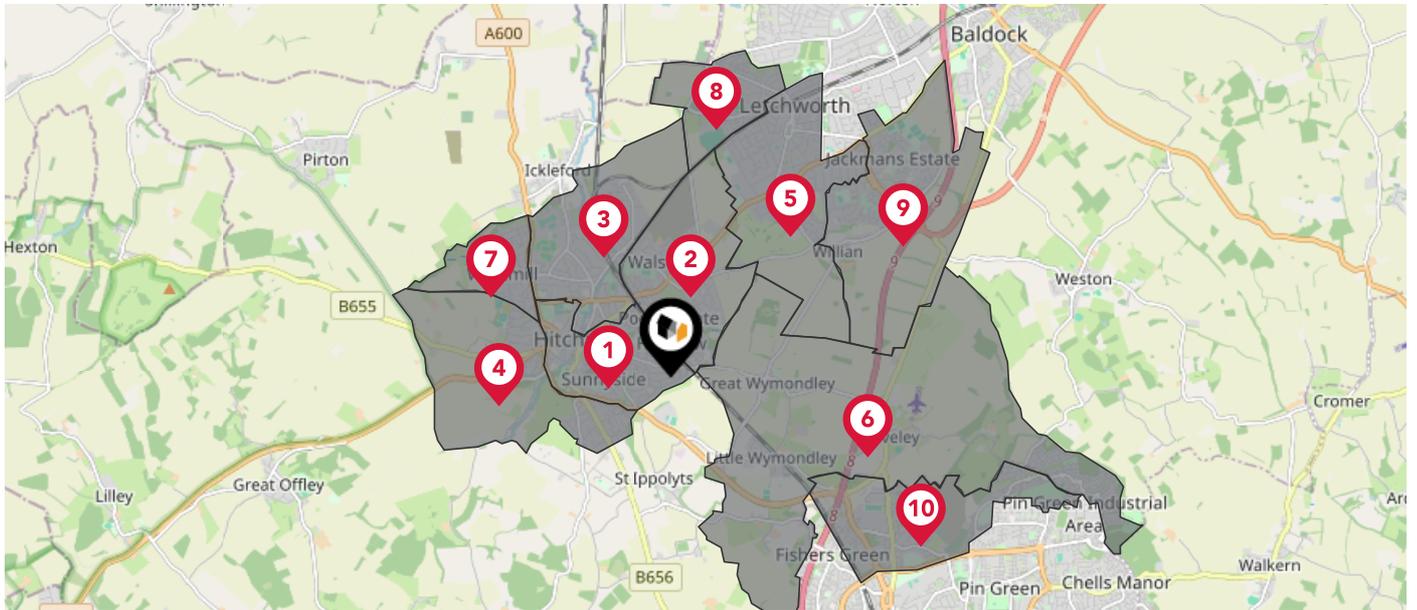
### Mine Entry

- ✕ 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

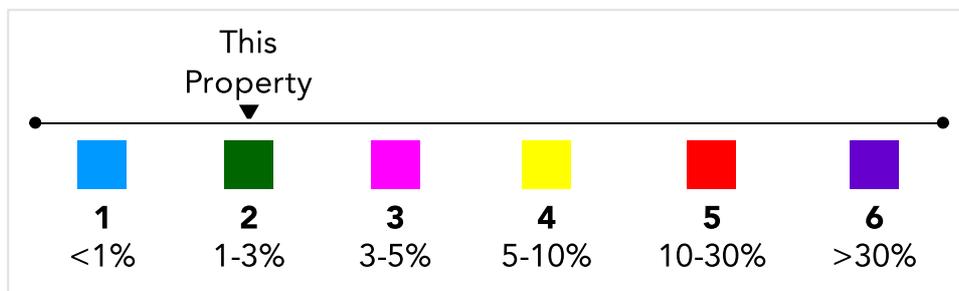
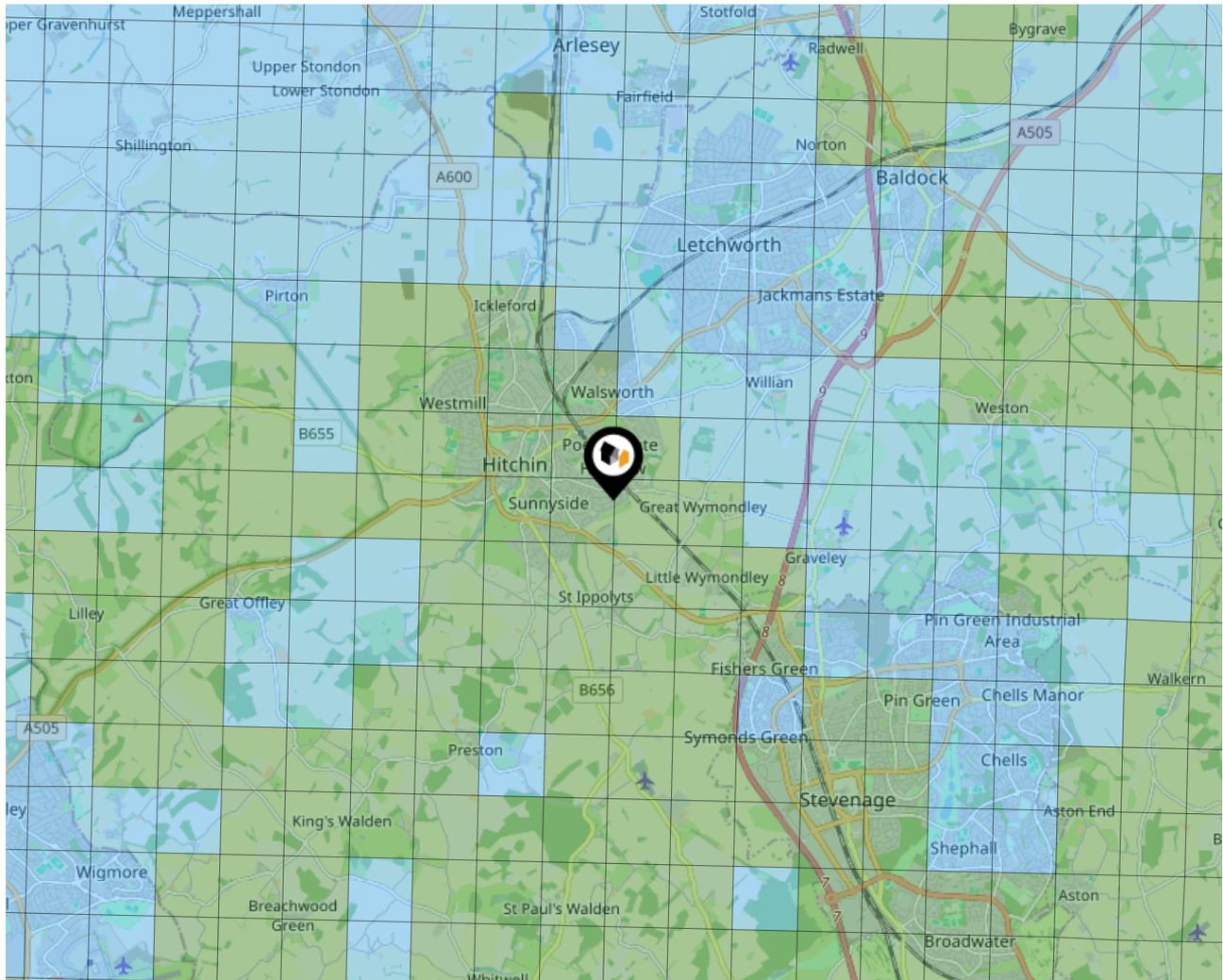


### Nearby Council Wards

-  Hitchin Highbury Ward
-  Hitchin Walsworth Ward
-  Hitchin Bearton Ward
-  Hitchin Priory Ward
-  Letchworth South West Ward
-  Chesfield Ward
-  Hitchin Oughton Ward
-  Letchworth Wilbury Ward
-  Letchworth South East Ward
-  Woodfield Ward

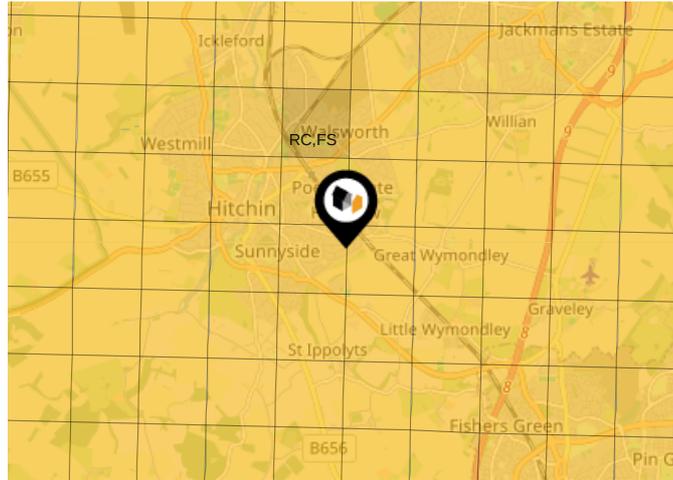
### What is Radon?

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/m<sup>3</sup>).



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

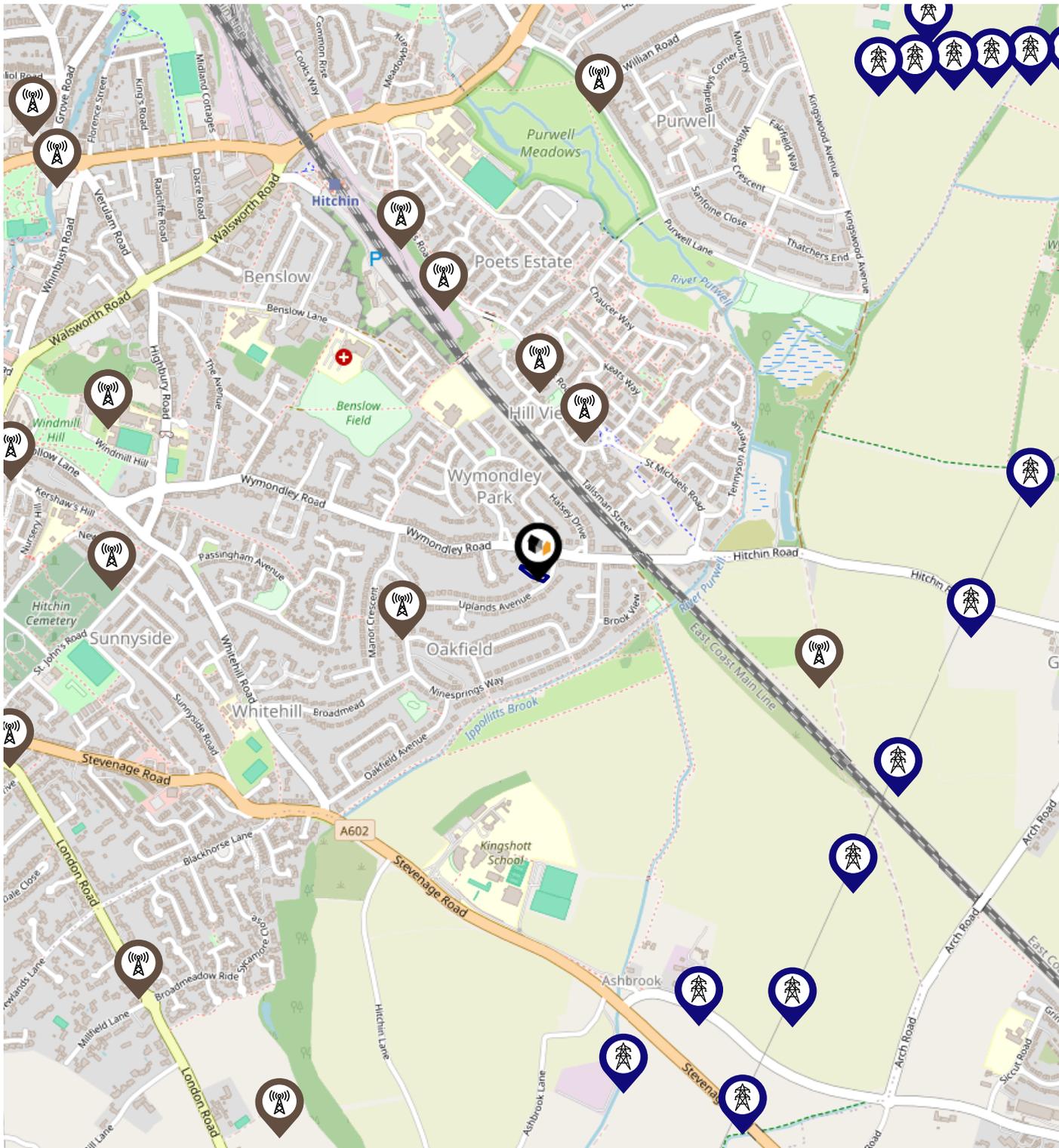
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAY TO SANDY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	ALL		



### Primary Classifications (Most Common Clay Types)

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

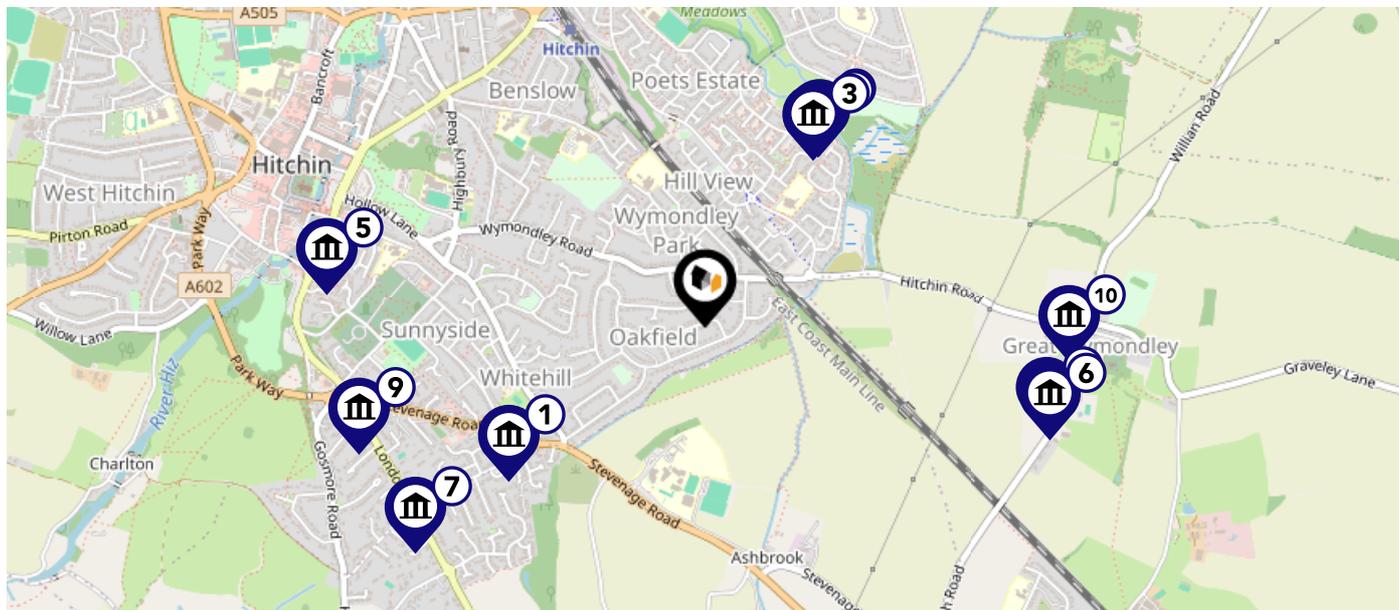
# Local Area Masts & Pylons



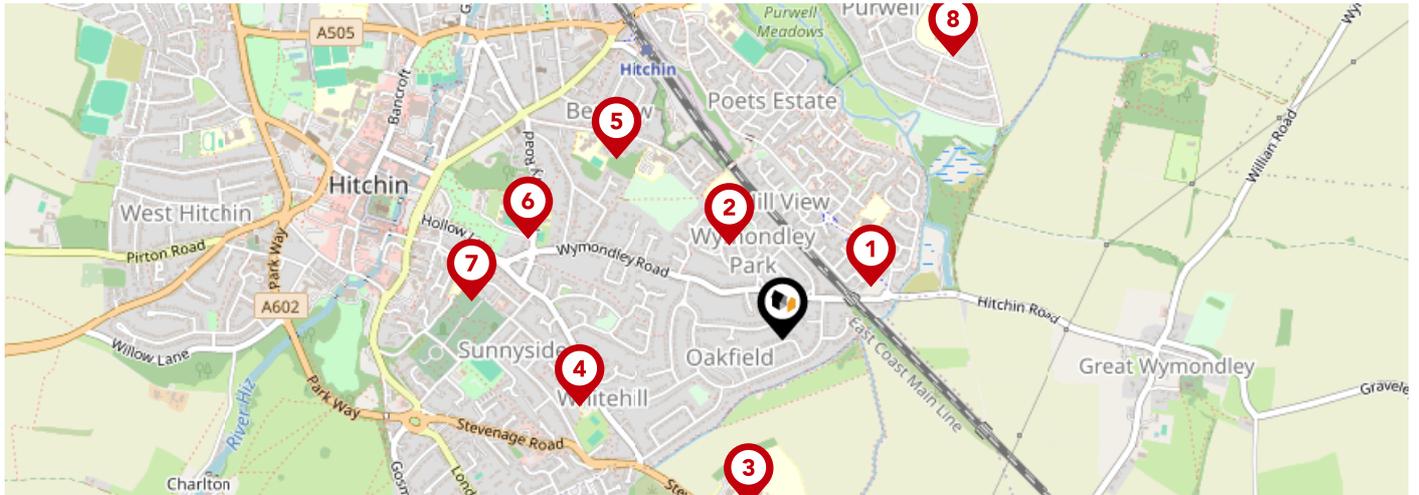
**Key:**

-  Power Pylons
-  Communication Masts

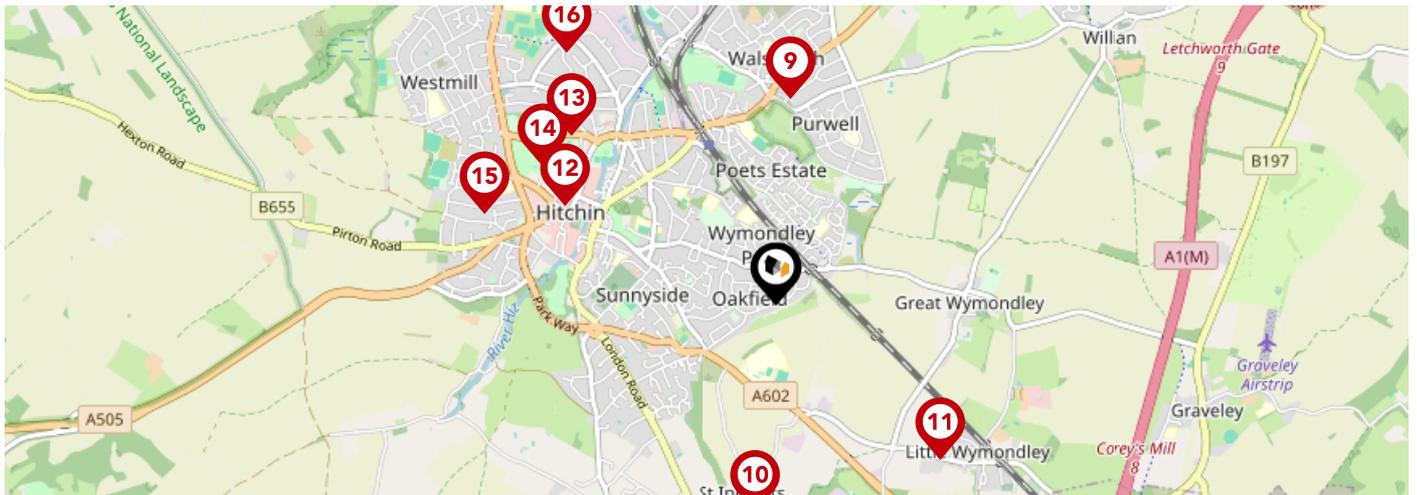
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



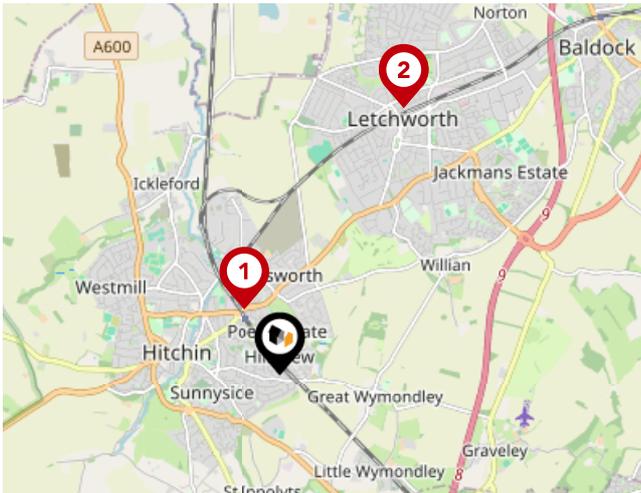
Listed Buildings in the local district	Grade	Distance
 1102138 - The New Found Out Public House	Grade II	0.5 miles
 1347596 - Purwell Mill	Grade II	0.5 miles
 1296130 - Mill Cottage At Purwell Farm	Grade II	0.5 miles
 1102180 - Mill House	Grade II	0.5 miles
 1102129 - North Western Block At The British School	Grade II	0.8 miles
 1347443 - 1, 2, 3, 4 And 5 Hornbeam Court, (howard Cottage, Seymour Cottage, Boleyn Cottage, Aragon Cottage, Cleeves Cottage)	Grade II	0.8 miles
 1347425 - The Grange House	Grade II	0.8 miles
 1175700 - Lavender Cottage	Grade II	0.8 miles
 1347590 - 7, Hitchin Hill Path	Grade II	0.8 miles
 1347429 - The Manor House	Grade II	0.8 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Mary Exton Primary School</b> Ofsted Rating: Good   Pupils: 181   Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>William Ransom Primary School</b> Ofsted Rating: Outstanding   Pupils: 422   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Kingshott School</b> Ofsted Rating: Not Rated   Pupils: 400   Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Whitehill Junior School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Andrew's Church of England Voluntary Aided Primary School, Hitchin</b> Ofsted Rating: Outstanding   Pupils: 252   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Hitchin Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1355   Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Highbury Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 204   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Purwell Primary School</b> Ofsted Rating: Requires improvement   Pupils: 167   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

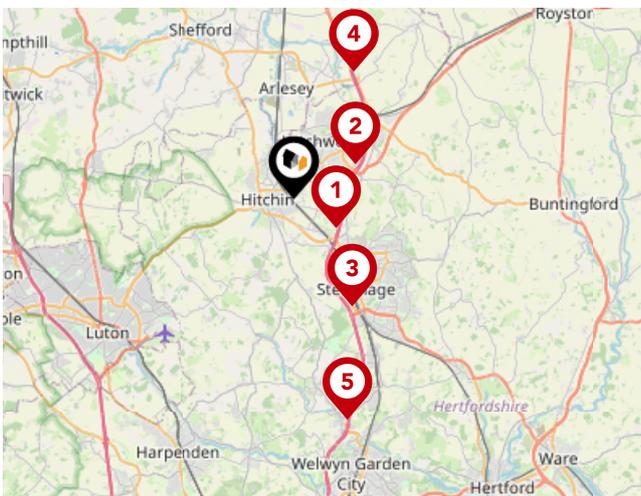


	Nursery	Primary	Secondary	College	Private
<b>Highover Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 428   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Ippolyts Church of England Aided Primary School</b> Ofsted Rating: Good   Pupils: 175   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Wymondley Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 102   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Hitchin Boys' School</b> Ofsted Rating: Outstanding   Pupils: 1317   Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>York Road Nursery School</b> Ofsted Rating: Outstanding   Pupils: 107   Distance:1.22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Wilshere-Dacre Junior Academy</b> Ofsted Rating: Good   Pupils: 267   Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Samuel Lucas Junior Mixed and Infant School</b> Ofsted Rating: Outstanding   Pupils: 420   Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Strathmore Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 199   Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



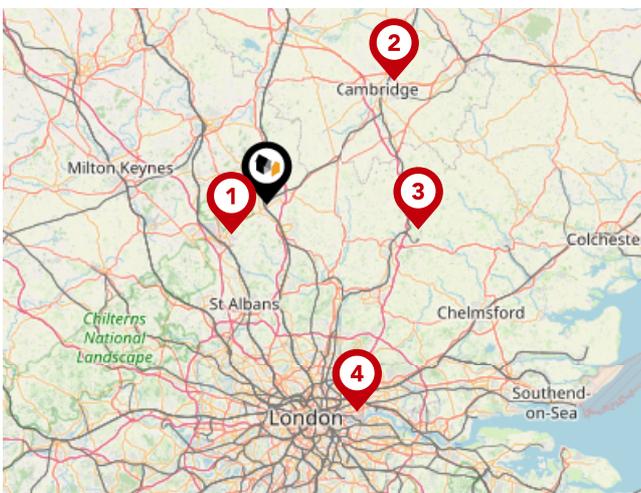
### National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.67 miles
2	Letchworth Rail Station	2.69 miles
3	Letchworth Rail Station	2.7 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	1.89 miles
2	A1(M) J9	2.57 miles
3	A1(M) J7	4.47 miles
4	A1(M) J10	5.15 miles
5	A1(M) J6	8.32 miles

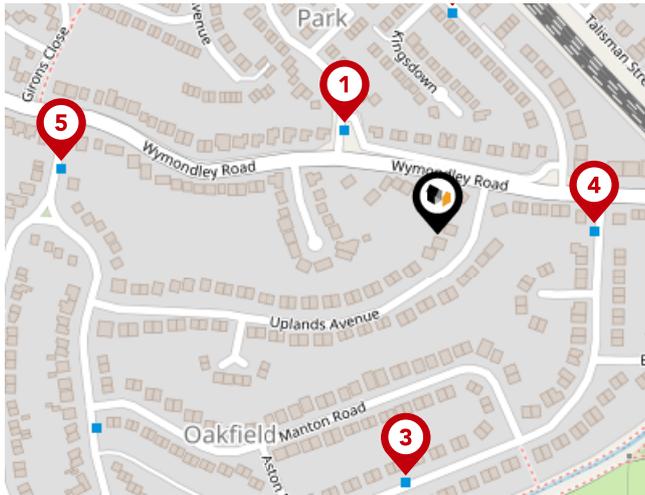


### Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	6.85 miles
2	Cambridge	25.73 miles
3	Stansted Airport	22.34 miles
4	Silvertown	33.21 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Wymondley Road	0.08 miles
2	Kingsdown	0.13 miles
3	Aston Road	0.14 miles
4	Linton Close	0.09 miles
5	Manor Crescent	0.22 miles

# 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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