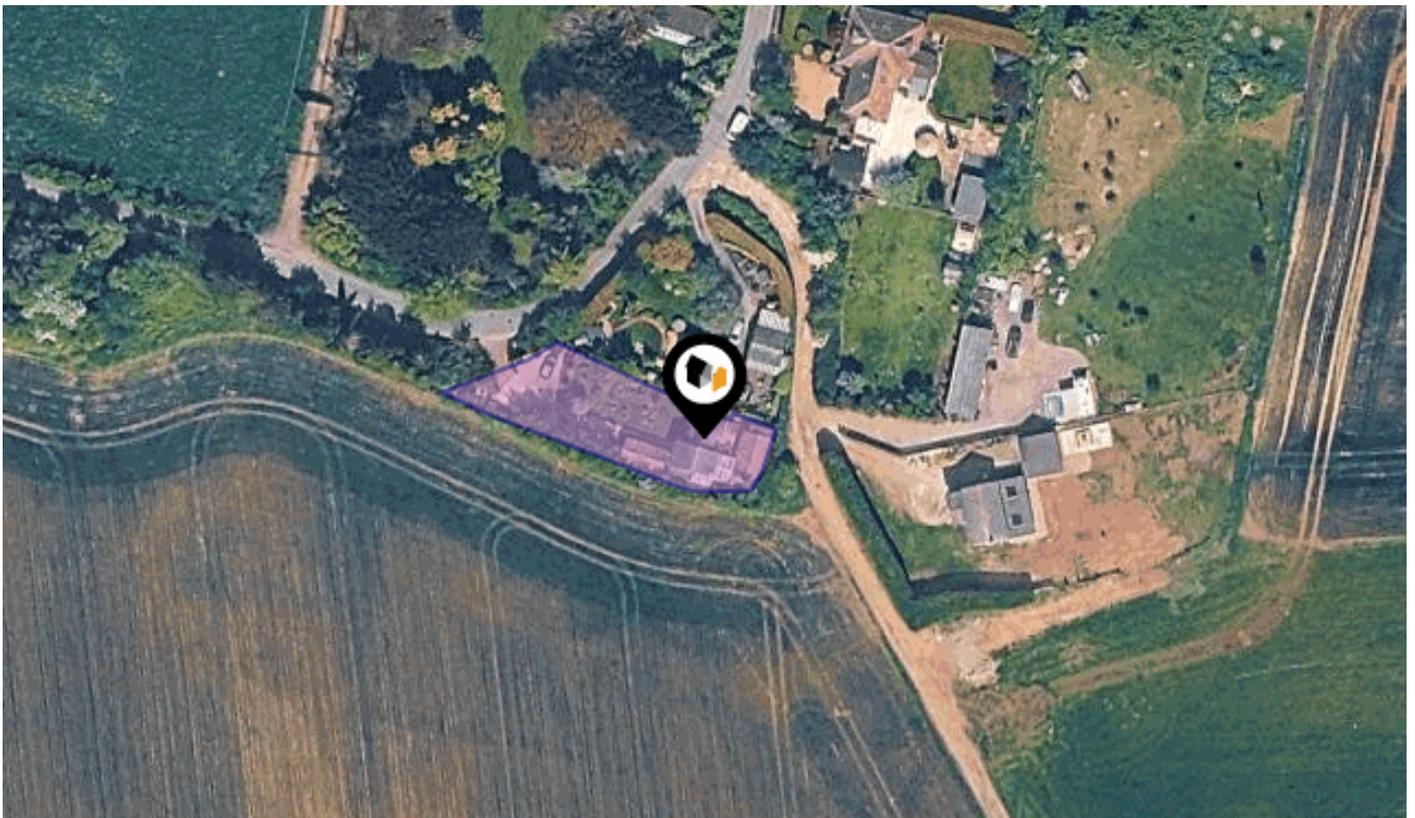




See More Online

## MIR: Material Info

The Material Information Affecting this Property  
**Wednesday 25th February 2026**



**PIRTON ROAD, HOLWELL, HITCHIN, SG5**

### Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



Planning records for: *Pirton Road, Holwell, Hitchin, SG5*

<b>Reference - 88/00515/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 24th March 1988
<b>Description:</b> Erection of two storey side and single storey rear extension.
<b>Reference - 03/01330/1HH</b>
<b>Decision:</b> Decided
<b>Date:</b> 14th August 2003
<b>Description:</b> Rear conservatory to link house to existing outbuilding, following partial demolition of outbuilding (as amended by drawing number 04B received 15/09/2003).
<b>Reference - 03/00622/1HH</b>
<b>Decision:</b> Decided
<b>Date:</b> 11th April 2003
<b>Description:</b> Two storey rear extension following partial demolition of existing outbuilding.

Planning records for: *New Court Pirton Road Holwell SG5 3SS*

Reference - 81/01218/1	
Decision:	Decided
Date:	28th June 1981
Description:	Erection of single storey side extension.

Reference - 81/01774/1	
Decision:	Decided
Date:	08th December 1981
Description:	Erection of detached garage

Planning records for: *Meadow View Pirton Road Holwell Hitchin Hertfordshire SG5 3SS*

Reference - 18/00434/LDCP	
Decision:	Decided
Date:	09th March 2018
Description:	Erection of wooden summerhouse in rear garden.

Reference - 18/01207/LDCP	
Decision:	Decided
Date:	01st May 2018
Description:	Erection of wooden summerhouse in rear garden

Planning records for: *Land West Of Pirton Road Holwell Hertfordshire SG5 3SS*

Reference - 20/02359/PIP	
Decision:	Decided
Date:	19th October 2020
Description:	Permission in Principle: Erection of up to four dwellings

Planning records for: *Ashroy Pirton Road Holwell SG5 3SS*

Reference - 76/00278/1	
Decision:	Decided
Date:	27th February 1976
Description:	Erection of detached double garage

Reference - 78/00830/1	
Decision:	Decided
Date:	06th June 1978
Description:	Provision of two rooms in roof and installation of 3 dormer windows

Reference - 81/01644/1	
Decision:	Decided
Date:	09th November 1981
Description:	Erection of rear dormer window extension.

Planning records for: *Ashroy Pirton Road Holwell Hitchin Hertfordshire SG5 3SS*

Reference - 01/01354/1HH	
Decision:	Decided
Date:	28th August 2001
Description:	Two storey side extension to incorporate double garage following demolition of existing porch and garage.

Reference - 76/00473/1	
Decision:	Decided
Date:	31st March 1976
Description:	Two storey side extension and alterations to existing bungalow

Planning records for: *Colindale Pirton Road Holwell SG5 3SS*

Reference - 85/01803/1	
Decision:	Decided
Date:	09th December 1985
Description:	Erection of single storey and first floor extensions with alterations to the roof.

Reference - 82/01197/1	
Decision:	Decided
Date:	01st September 1982
Description:	Erection of single storey rear extensions to dwelling and garage.

Planning records for: *Colindale Pirton Road Holwell Hitchin SG5 3SS*

<b>Reference - 91/00278/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 07th March 1991
<b>Description:</b> Single storey rear extension and new roof to existing single storey extension
<b>Reference - 86/00243/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 17th February 1986
<b>Description:</b> Change of use from agricultural land to garden within the curtailage of existing dwelling.
<b>Reference - 10/02881/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 19th November 2010
<b>Description:</b> Erection of 5 bedroom detached dwelling with integral garage following demolition of existing bungalow and garages.
<b>Reference - 11/00417/1DOC</b>
<b>Decision:</b> Decided
<b>Date:</b> 21st February 2011
<b>Description:</b> Condition 3 - Details and/or samples of materials

Planning records for: *Deblins Green Pirton Road Holwell Hitchin SG5 3SS*

<b>Reference - 17/01894/1HH</b>
<b>Decision:</b> Decided
<b>Date:</b> 24th July 2017
<b>Description:</b> Single storey rear extension.
<b>Reference - 79/00289/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 19th February 1979
<b>Description:</b> Erection of single storey side extension to garage
<b>Reference - 24/02251/FPH</b>
<b>Decision:</b> Decided
<b>Date:</b> 28th October 2024
<b>Description:</b> Erection of detached front garage including storage space and insertion of rear solar roof panels
<b>Reference - 76/01512/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 21st October 1976
<b>Description:</b> Erection of a single storey rear extension

Planning records for: *Finchden Pirton Road Holwell Hitchin SG5 3SS*

<b>Reference - 17/00930/1HH</b>
<b>Decision:</b> Decided
<b>Date:</b> 11th April 2017
<b>Description:</b> Side extension including extension of existing roof
<b>Reference - 82/01616/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 07th December 1982
<b>Description:</b> Installation of 1200 litre above ground liquid propane storage tank in front garden.
<b>Reference - 19/01656/FPH</b>
<b>Decision:</b> Decided
<b>Date:</b> 09th July 2019
<b>Description:</b> Erection of detached single garage at front
<b>Reference - 10/03103/1HH</b>
<b>Decision:</b> Decided
<b>Date:</b> 23rd December 2010
<b>Description:</b> Insertion of front dormer window and rear dormer window and balcony to facilitate loft conversion.

Planning records for: *Glebe Lodge Pirton Road Holwell Hitchin Hertfordshire SG5 3SS*

<b>Reference - 21/01179/FP</b>
<b>Decision:</b> Decided
<b>Date:</b> 14th April 2021
<b>Description:</b> Erection of one detached 3-bed dwelling following demolition of existing farm building.
<b>Reference - 24/01548/FP</b>
<b>Decision:</b> Registered
<b>Date:</b> 22nd July 2024
<b>Description:</b> Erection of one detached 3-bedroom self-build dwelling with associated parking and garden land. Existing farm building restored and converted into environmentally friendly plant room to store battery packs, solar panels and associated equipment to serve new dwelling.
<b>Reference - 22/00146/FP</b>
<b>Decision:</b> Decided
<b>Date:</b> 18th January 2022
<b>Description:</b> Erection of one detached 4-bed dwelling with associated parking and garden land following the demolition of the existing farm building.
<b>Reference - 24/00466/FPH</b>
<b>Decision:</b> Decided
<b>Date:</b> 28th February 2024
<b>Description:</b> Single storey rear extension following demolition of existing boiler cupboard and detached garage/workshop. Erection of detached double garage and shed/workshop. External render and cladding and alterations to fenestration.

Planning records for: *Glebe Lodge Pirton Road Holwell Hitchin Hertfordshire SG5 3SS*

<b>Reference - 20/00869/PNQ</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	23rd April 2020
<b>Description:</b>	Prior Approval Notification - Class Q: Conversion of agricultural building into one 2-bed dwelling.

Planning records for: *Harvest Farm Pirton Road Holwell Hitchin SG5 3SS*

<b>Reference - 14/01407/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	21st May 2014
<b>Description:</b>	Erection of bin store and log/cycle store in front garden

<b>Reference - 85/00741/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	11th May 1985
<b>Description:</b>	Erection of first floor side and single storey rear extensions.

<b>Reference - 15/03000/1DOC</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	02nd December 2015
<b>Description:</b>	Discharge of Condition 4 - Details showing the precise position and species of the new planting indicated on drawing TM/LL/090915/01SP for Planning application 15/02363/1HH granted 03.11.2015.

Planning records for: *Harvest Farm Pirton Road Holwell SG5 3SS*

<b>Reference - 06/02303/1HH</b>
<b>Decision:</b> Decided
<b>Date:</b> 09th October 2006
<b>Description:</b> Two storey side extension following demolition of existing garages, shed and utility room. Pitched roof to existing side extension incorporating 2 front and rear dormers. Hipped roofs to existing two storey rear extension. Replacement front porch. Double garage to rear garden. (As amplified by letter received 23.11.06)
<b>Reference - 82/00337/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 17th March 1982
<b>Description:</b> Erection of single storey side extension.
<b>Reference - 22/02232/FPH</b>
<b>Decision:</b> Decided
<b>Date:</b> 19th August 2022
<b>Description:</b> Erection of detached double garage including installation of photovoltaic panels on front and rear roofslopes. Installation of photovoltaic panels to rear roofslope of existing garage.
<b>Reference - 10/00524/1DOC</b>
<b>Decision:</b> Decided
<b>Date:</b> 11th March 2010
<b>Description:</b> Condition 3 - Sample Materials

Planning records for: *Harvest Farm Pirton Road Holwell SG5 3SS*

<b>Reference - 09/00244/1HH</b>
<b>Decision:</b> Decided
<b>Date:</b> 09th February 2009
<b>Description:</b> Development A: Two storey side extension following demolition of existing garages, shed and utility room. Pitched roof to existing side extension incorporating 2 front and rear dormers. Hipped roofs to existing two storey rear extension. Replacement front porch. Development B: Detached garage and workshop to rear garden, with first floor accommodation.
<b>Reference - 06/01039/1HH</b>
<b>Decision:</b> Decided
<b>Date:</b> 23rd June 2006
<b>Description:</b> Two storey side extension following demolition of existing garages, shed and utility room. Pitched roof to existing side extension incorporating 2 front and rear dormers. Hipped roofs to existing two storey rear extension. Replacement front porch. Double garage to rear garden.
<b>Reference - 14/02279/1HH</b>
<b>Decision:</b> Decided
<b>Date:</b> 04th September 2014
<b>Description:</b> Erection of outbuilding for storage of cycles, wood and waste/recycling (as amended by plans received 19th December 2014)
<b>Reference - 23/01886/FPH</b>
<b>Decision:</b> Decided
<b>Date:</b> 09th August 2023
<b>Description:</b> Single storey detached double car port.

Planning records for: *Harvest Farm Pirton Road Holwell Hitchin SG5 3SS*

<b>Reference - 15/02987/1DOC</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	02nd December 2015
<b>Description:</b>	Discharge of Condition 3 - Samples or details of materials for planning application 15/02363/1HH granted 3.11.2015.

<b>Reference - 79/00815/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	11th April 1979
<b>Description:</b>	Erection of front entrance porch and single storey side extension to provide additional garage.

Planning records for: *Kingsmead Pirton Road Holwell SG5 3SS*

<b>Reference - 06/00410/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	13th March 2006
<b>Description:</b>	Two storey side and rear extensions. Rear dormer window

<b>Reference - 05/01135/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	03rd August 2005
<b>Description:</b>	Two storey side and rear extensions including roof alterations to rear dormer window (as amended by plans received 23.08.05, drawing no. 0517P01/B)

Planning records for: *Kingsmead Pirton Road Holwell Hitchin Hertfordshire SG5 3SS*

<b>Reference - 20/02237/FPH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	02nd October 2020
<b>Description:</b>	Single storey side and rear extensions, replace existing attached garage door with a window to facilitate conversion of garage into habitable accommodation and erection of detached double garage to front elevation (As amended by plans recieved on 15/01/2021)

Planning records for: *Lordship Farm Pirton Road Holwell Hitchin Hertfordshire SG5 3SS*

<b>Reference - 18/01186/FP</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	30th April 2018
<b>Description:</b>	Conversion of a grade II listed building and associated curtilage listed building to two semi-detached residential dwellings including demolition of modern extension and replacement single storey extension. Conversion of further un-listed agricultural building to two semi-detached residential dwellings following its part-demolition and extension. Use of cart shed for covered parking. Associated car parking and landscaping, Minor alteration to existing vehicular access and partial widening of access road (as amended by drawings received 04/09/2018).

<b>Reference - 17/01696/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	07th July 2017
<b>Description:</b>	Demolition of existing structures. Conversion of retained buildings to form four residential dwellings including replacement extension to Listed building. Re-use and alterations to existing cart shed as covered parking area. Alterations to existing access road, provision of parking areas and ancillary works.

<b>Reference - 17/01697/1LB</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	07th July 2017
<b>Description:</b>	Demolition of existing structures. Conversion of retained buildings to form four residential dwellings, including replacement extension to Listed Building. Re-use and alterations to existing cart shed as covered parking area.

Planning records for: *Lordship Farm Pirton Road Holwell Hitchin Hertfordshire SG5 3SS*

<b>Reference - 22/02985/PNQ</b>
<b>Decision:</b> Registered
<b>Date:</b> 30th November 2022
<b>Description:</b> Conversion of existing agricultural barn to provide 2x four-bedroom dwellings with all associated building works.
<b>Reference - 18/03023/PNQ</b>
<b>Decision:</b> Decided
<b>Date:</b> 15th November 2018
<b>Description:</b> Prior Approval Notification - Class Q: Conversion of agricultural building into one single storey five bedroom dwelling.
<b>Reference - 19/02963/PNQ</b>
<b>Decision:</b> Decided
<b>Date:</b> 12th December 2019
<b>Description:</b> Prior Approval Notification - Class Q: Conversion of agricultural building into two 4-bed dwellings.
<b>Reference - 21/02103/DOC</b>
<b>Decision:</b> Decided
<b>Date:</b> 09th July 2021
<b>Description:</b> Discharge of Condition 6 (Construction Management Plan) as attached to Planning Application 18/01186/FP granted on 27.09.2018

Planning records for: *Lordship Farm Pirton Road Holwell Hitchin Hertfordshire SG5 3SS*

Reference - 21/02153/DOC	
<b>Decision:</b>	Decided
<b>Date:</b>	09th July 2021
<b>Description:</b>	Discharge of Condition 7 (Archaeological WSI) as attached to Planning Application 18/01186/FP granted on 27.09.2018

Reference - 21/02154/DOC	
<b>Decision:</b>	Decided
<b>Date:</b>	09th July 2021
<b>Description:</b>	Discharge of Condition 11 (Waste Management) as attached to Planning Application 18/01186/FP granted on 27.09.2018

Reference - 21/01369/DOC	
<b>Decision:</b>	Decided
<b>Date:</b>	27th April 2021
<b>Description:</b>	Discharge of Condition 9 (Permanent Barn Owl boxes) as attached to Planning Application 18/01186/FP granted on 27.09.2018

Reference - 21/01346/DOC	
<b>Decision:</b>	Decided
<b>Date:</b>	27th April 2021
<b>Description:</b>	Discharge of Condition 8 (Temporary Barn Owl boxes) as attached to Planning Application 18/01186/FP granted on 27.09.2018

Planning records for: *Lordship Farm Pirton Road Holwell Hitchin SG5 3SS*

<b>Reference - 15/03073/1PN</b>
<b>Decision:</b> Decided
<b>Date:</b> 07th December 2015
<b>Description:</b> Change of use of agricultural building to one 6 bedroom dwelling and external alterations involving the installation/replacement of windows, doors, roofs and exterior walls.
<b>Reference - 22/03124/TCA</b>
<b>Decision:</b> Registered
<b>Date:</b> 30th November 2022
<b>Description:</b> Walnut - Reduce crown by approx 15%
<b>Reference - 21/00593/DOC</b>
<b>Decision:</b> Decided
<b>Date:</b> 24th February 2021
<b>Description:</b> Discharge of Condition 3 (Contamination) as attached to Planning Application 18/01186/FP granted on 27.09.2018
<b>Reference - 18/01187/LBC</b>
<b>Decision:</b> Decided
<b>Date:</b> 30th April 2018
<b>Description:</b> Alterations and extension to grade II listed barn and alterations to adjacent curtilage-listed building to facilitate conversion to two semi-detached residential dwellings (as amended by drawings received 04/09/2018).

Planning records for: *Lordship Farm Pirton Road Holwell Hitchin Hertfordshire SG5 3SS*

<b>Reference - 21/02155/DOC</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	09th July 2021
<b>Description:</b>	Discharge of Condition 13 (Landscaping) as attached to Planning Application 18/01186/FP granted on 27.09.2018

Planning records for: *Mount Pleasant Pirton Road Holwell Hitchin Herts SG5 3SS*

<b>Reference - 94/00908/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	16th August 1994
<b>Description:</b>	Side and rear extensions to bungalow

<b>Reference - 04/01615/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	08th October 2004
<b>Description:</b>	Rear conservatory

Planning records for: *Orchard Cottage Pirton Road Holwell Hitchin SG5 3SS*

<b>Reference - 13/00405/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	21st February 2013
<b>Description:</b>	Single storey side/front extension

Planning records for: *Orchard Cottage Pirton Road Holwell SG5 3SS*

<b>Reference - 77/00866/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 22nd June 1977
<b>Description:</b> Erection of brick wall with archway and gate to enclose side of bungalow
<b>Reference - 16/00044/1HH</b>
<b>Decision:</b> Decided
<b>Date:</b> 18th January 2016
<b>Description:</b> Two storey side and single storey rear extensions following demolition of existing garage
<b>Reference - 18/02891/FPH</b>
<b>Decision:</b> Decided
<b>Date:</b> 30th October 2018
<b>Description:</b> Two storey side extension and front storm porch
<b>Reference - 21/01476/FPH</b>
<b>Decision:</b> Decided
<b>Date:</b> 13th May 2021
<b>Description:</b> First floor side extension over existing garage and enlarge existing front elevation box dormer window

Planning records for: *Orchard Cottage Pirton Road Holwell Hitchin SG5 3SS*

<b>Reference - 11/00441/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	22nd February 2011
<b>Description:</b>	Single storey side extension to provide garage facility. Two storey and single storey front extension. Raising of the roof by 0.4 metres to incorporate pitched roof to existing flat roof front dormer window. Enlargement of central part of rear dormer window.

Planning records for: *Roseacre Pirton Road Holwell Hitchin SG5 3SS*

<b>Reference - 16/00513/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	10th March 2016
<b>Description:</b>	Two storey side extension, single storey rear extension, front porch and two front dormer windows (as amended by plan no. P05A).

<b>Reference - 16/01974/1NMA</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	08th August 2016
<b>Description:</b>	Increase eaves and ridge height to side wing (as Non-Material Amendment of Planning permission 16/00513/1HH granted 10/03/2016).

<b>Reference - 18/01150/FP</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	26th April 2018
<b>Description:</b>	Change of use from agricultural land to residential amenity garden land

Planning records for: *Roseacre Pirton Road Holwell Hitchin Hertfordshire SG5 3SS*

<b>Reference - 18/00456/DOC</b>
<b>Decision:</b> Decided
<b>Date:</b> 19th February 2018
<b>Description:</b> Condition 3 - Details and/or samples of materials to be used on all external elevations and the roof (as Discharge of Condition of Planning permission 16/03085/1 granted 20/01/2017)
<b>Reference - 18/00908/NMA</b>
<b>Decision:</b> Decided
<b>Date:</b> 12th April 2018
<b>Description:</b> Changes to windows and removal of integrated garage (as non material amendment to planning permission reference 16/03085/1 granted 20/01/2017)
<b>Reference - 18/00638/DOC</b>
<b>Decision:</b> Decided
<b>Date:</b> 19th February 2018
<b>Description:</b> Condition 4 - Prior to the commencement of any works on site, details of all underground services and excavations, including the foundation design of the main dwelling, and the implications that these may have for existing planting, shall be submitted for approval (as Discharge of Condition of Planning permission 16/03085/1 granted 20/01/2017)
<b>Reference - 17/04408/FP</b>
<b>Decision:</b> Decided
<b>Date:</b> 21st December 2017
<b>Description:</b> Change of use from agricultural land to residential amenity garden land

Planning records for: *Roseacre Pirton Road Holwell Hitchin SG5 3SS*

<b>Reference - 16/03085/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	20th January 2017
<b>Description:</b>	Erection of a 4 bedroom detached dwelling and ancillary works following demolition of existing chalet bungalow. Provision of additional vehicular access. (as amended by plan nos. P03A & P04A received 22/2/17)

<b>Reference - 18/00639/DOC</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	19th February 2018
<b>Description:</b>	Condition 7 - Prior to the commencement of the development hereby permitted full details (in the form of scaled plan(s) and written specifications) shall be submitted in relation to the proposed new vehicular access and alterations to the existing access onto Pirton Road to illustrate the exact access width(s) and location. This is to be in accordance with the current specification of Hertfordshire County Council (HCC) and to the Local Planning Authority's satisfaction (as Discharge of Condition of Planning permission 16/03085/1 granted 20/01/2017)

<b>Reference - 17/02319/1NMA</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	12th September 2017
<b>Description:</b>	Raising the ridge and front eaves (as Non-Material Amendment to Planning Permission 16/03085/1 granted 14/06/2017).

Planning records for: *Waysmeet Pirton Road Holwell SG5 3SS*

<b>Reference - 84/01792/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	30th November 1984
<b>Description:</b>	Erection of single storey rear extension

Planning records for: *Waysmeet Pirton Road Holwell Hitchin Herts SG5 3SS*

<b>Reference - 94/00968/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	01st September 1994
<b>Description:</b>	Single storey side extension, 2 rooflights to facilitate loft conversion and rear extension to garage to provide workshop

Planning records for: *Westland Pirton Road Holwell SG5 3SS*

<b>Reference - 85/00608/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	15th May 1985
<b>Description:</b>	Construction of first floor with alterations to roof on rear elevation.

Planning records for: *1 Primrose Hill Holwell SG5 3SS*

<b>Reference - 81/00169/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	02nd February 1981
<b>Description:</b>	Formation of new vehicular access from Waterloo Lane.

Planning records for: *2 Primrose Hill Cottages Pirton Road Holwell Hitchin SG5 3SS*

<b>Reference - 05/00528/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	08th April 2005
<b>Description:</b>	Side/rear extension following demolition of existing garage (Amended Plan Received 13/05/05 Drawing No. - TM/JB/040405/02)

Planning records for: *2 Primrose Hill Cottages Pirton Road Holwell SG5 3SS*

<b>Reference - 84/01320/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	20th August 1984
<b>Description:</b>	Erection of replacement detached double garage and store

PIRTON ROAD, HOLWELL, SG5

Energy rating

**D**

Valid until 17.03.2031

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		76   C
55-68	<b>D</b>	59   D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Off-peak 7 hour
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 67% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	157 m <sup>2</sup>

## Building Safety

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No building safety aspects to report

## Accessibility / Adaptations

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Not suitable for wheelchair users

## Restrictive Covenants

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None specified

## Rights of Way (Public & Private)

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None specified

## Construction Type

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Standard brick

## Property Lease Information

---

Freehold

## Listed Building Information

---

Not listed

## Stamp Duty

---

Not specified

## Other

---

None specified

## Other

---

None specified

## Electricity Supply

---

YES - Mains

## Gas Supply

---

YES - Mains

## Central Heating

---

YES - GCH

## Water Supply

---

YES - Mains

## Drainage

---

YES - Mains

## **Important - Please read**

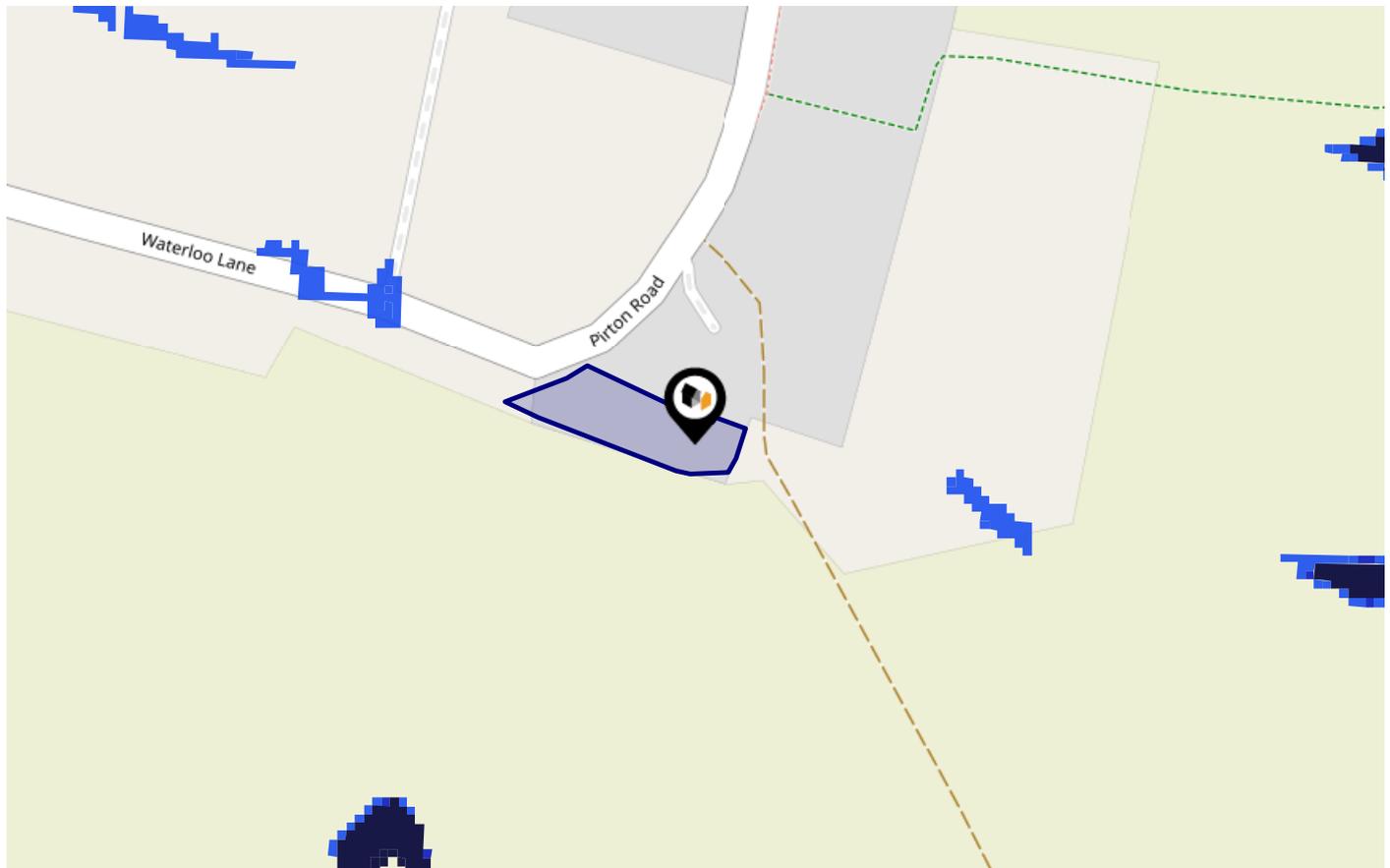
---

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

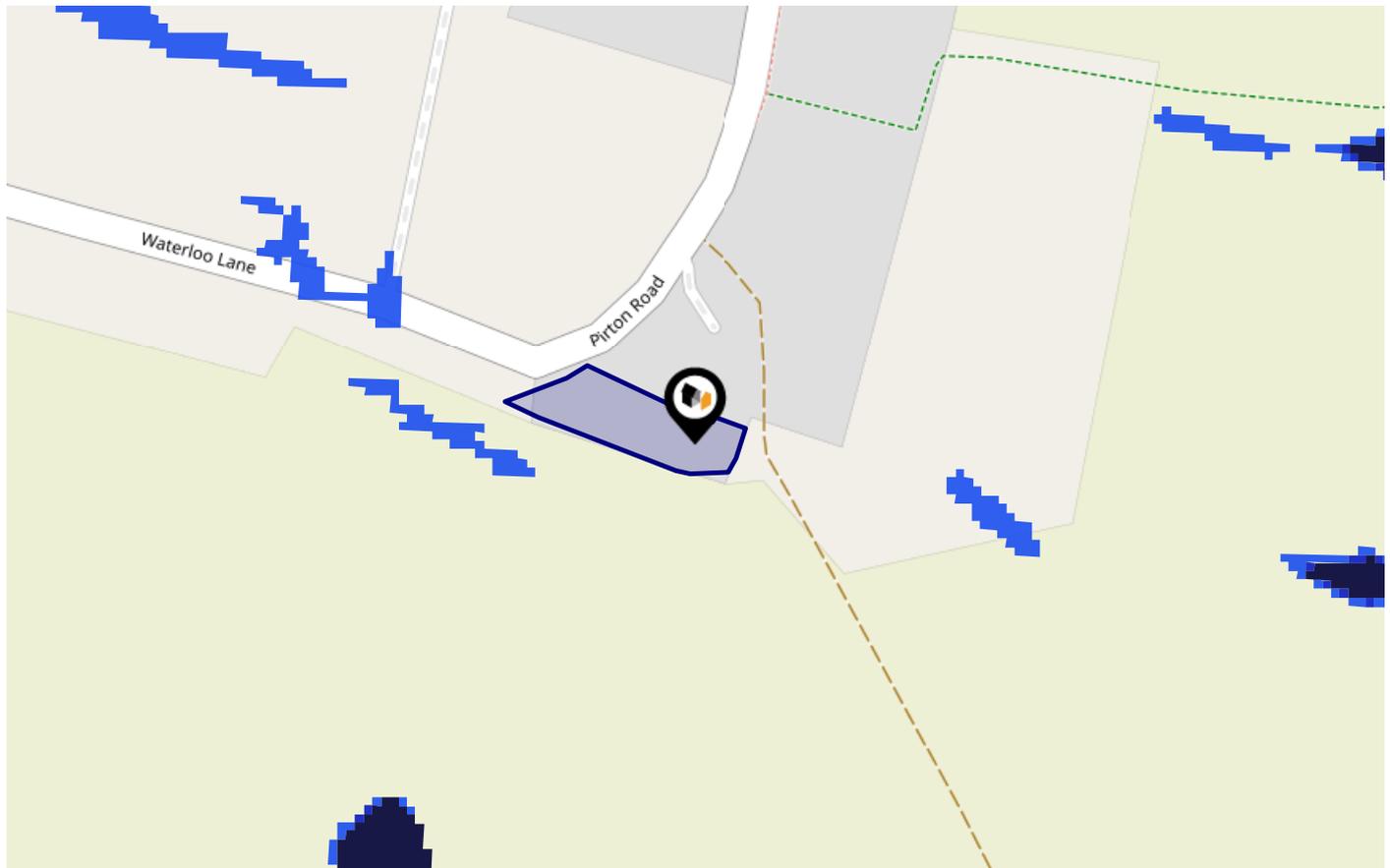
Chance of flooding to the following depths at this property:



# 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.
- 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.

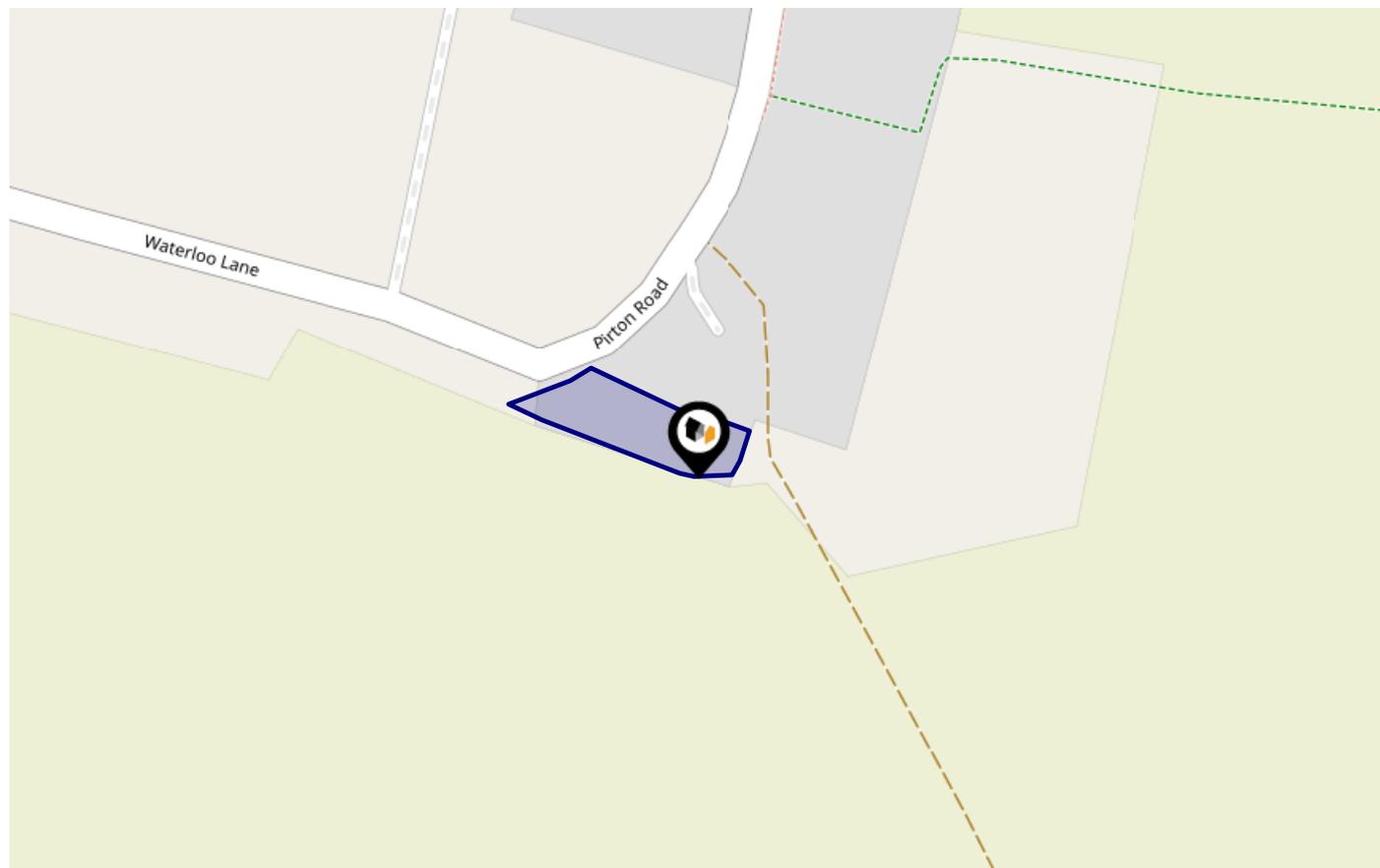
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Flood Risk

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

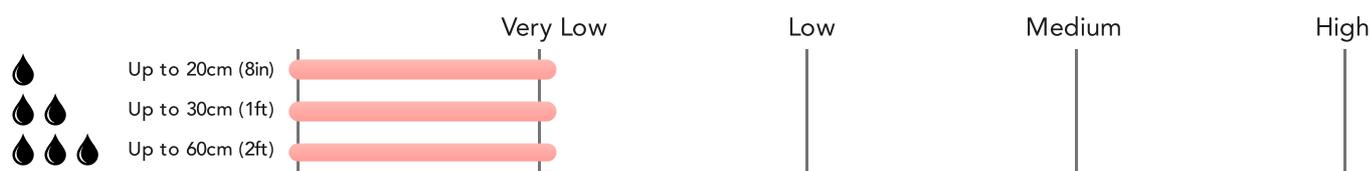


Risk Rating: Very low

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.

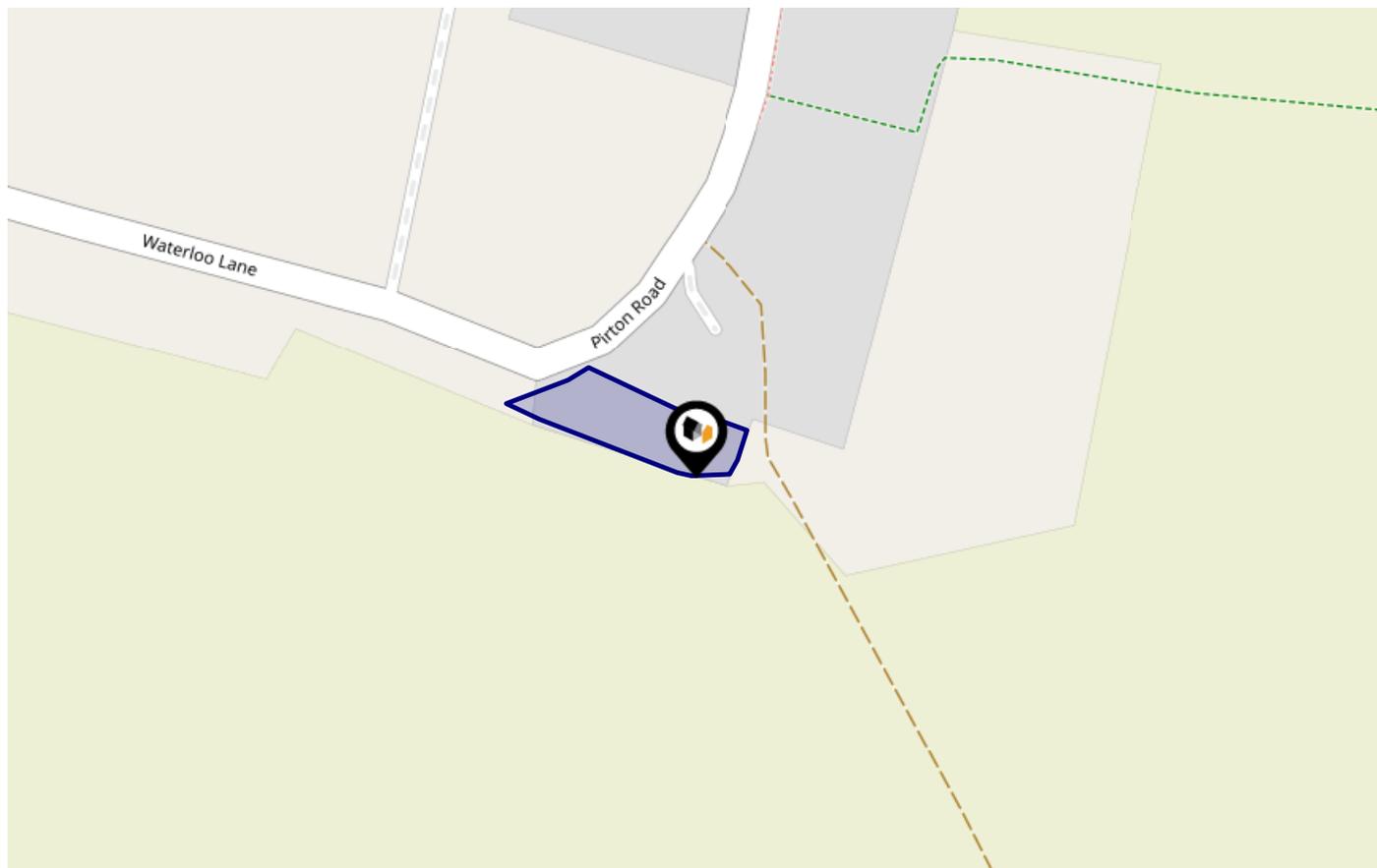
Chance of flooding to the following depths at this property:



# 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.

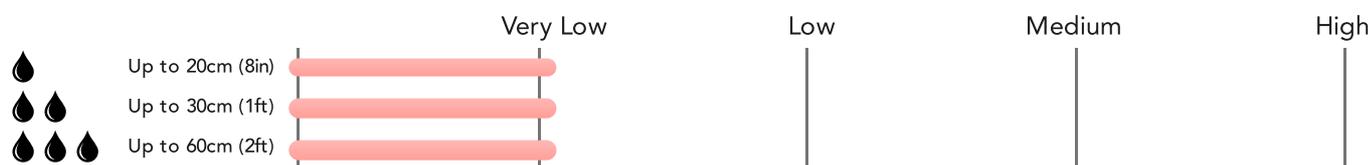


Risk Rating: **Very low**

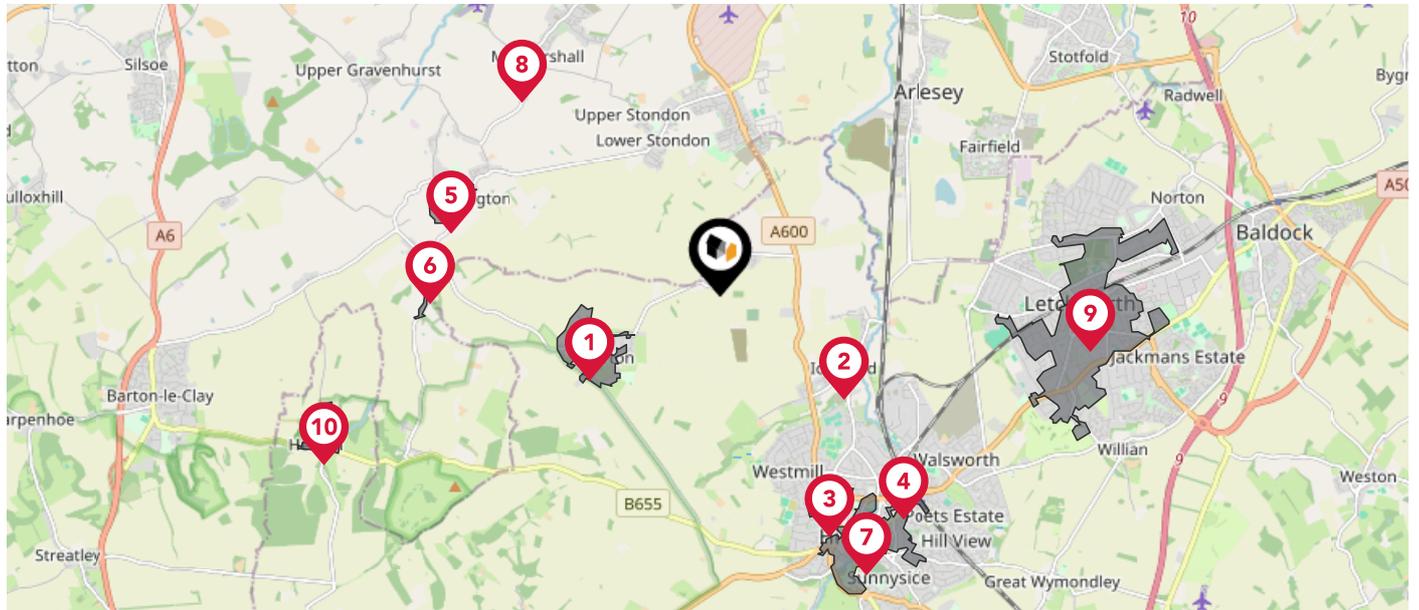
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- **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:



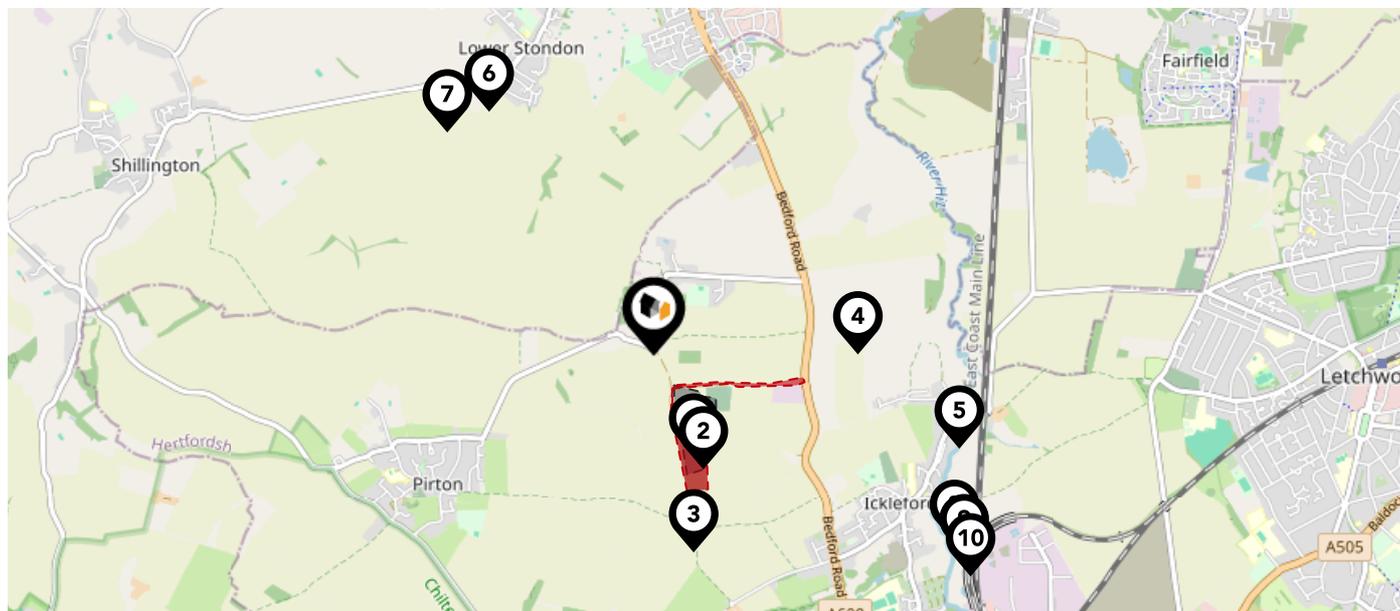
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

-  1 Pirton
-  2 Ickleford
-  3 Butts Close, Hitchin
-  4 Hitchin Railway and Ransom's Recreation Ground
-  5 Shillington Conservation Area
-  6 Shillington (Aspley End) Conservation Area
-  7 Hitchin
-  8 Meppershall Conservation Area
-  9 Letchworth
-  10 Hexton

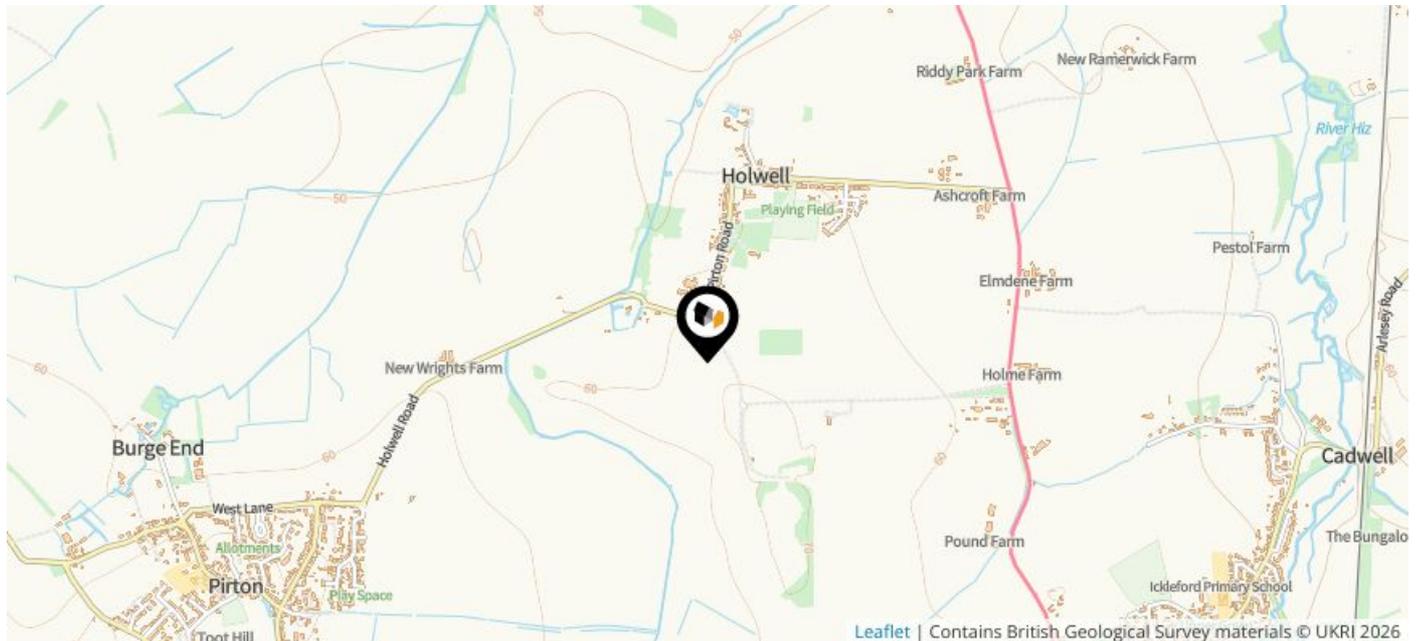
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

<b>1</b>	Pit At Holwell-Hitchin, Hertfordshire	Historic Landfill
<b>2</b>	No name provided by source	Active Landfill
<b>3</b>	Hambridge Way-Pirton	Historic Landfill
<b>4</b>	Ickleford Railway Cutting-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill
<b>5</b>	Lower Green-Ickleford, Hitchin, Surrey	Historic Landfill
<b>6</b>	Lower Stondon-Bedfordshire	Historic Landfill
<b>7</b>	Opposite Tyne Hill Farm-Lower Stondon, Bedfordshire	Historic Landfill
<b>8</b>	Gerry's Hole-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill
<b>9</b>	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill
<b>10</b>	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



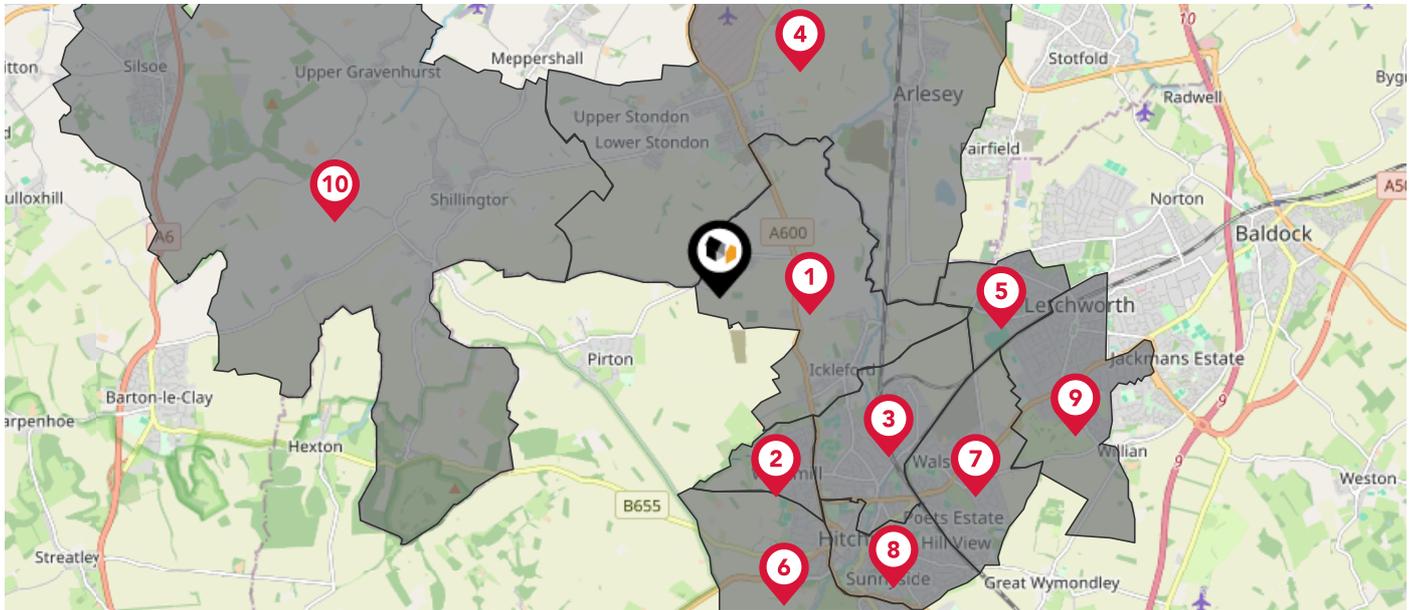
### Mine Entry

- ✕ 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

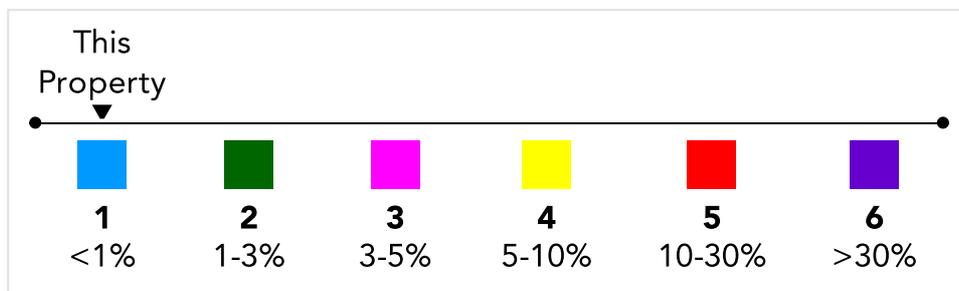
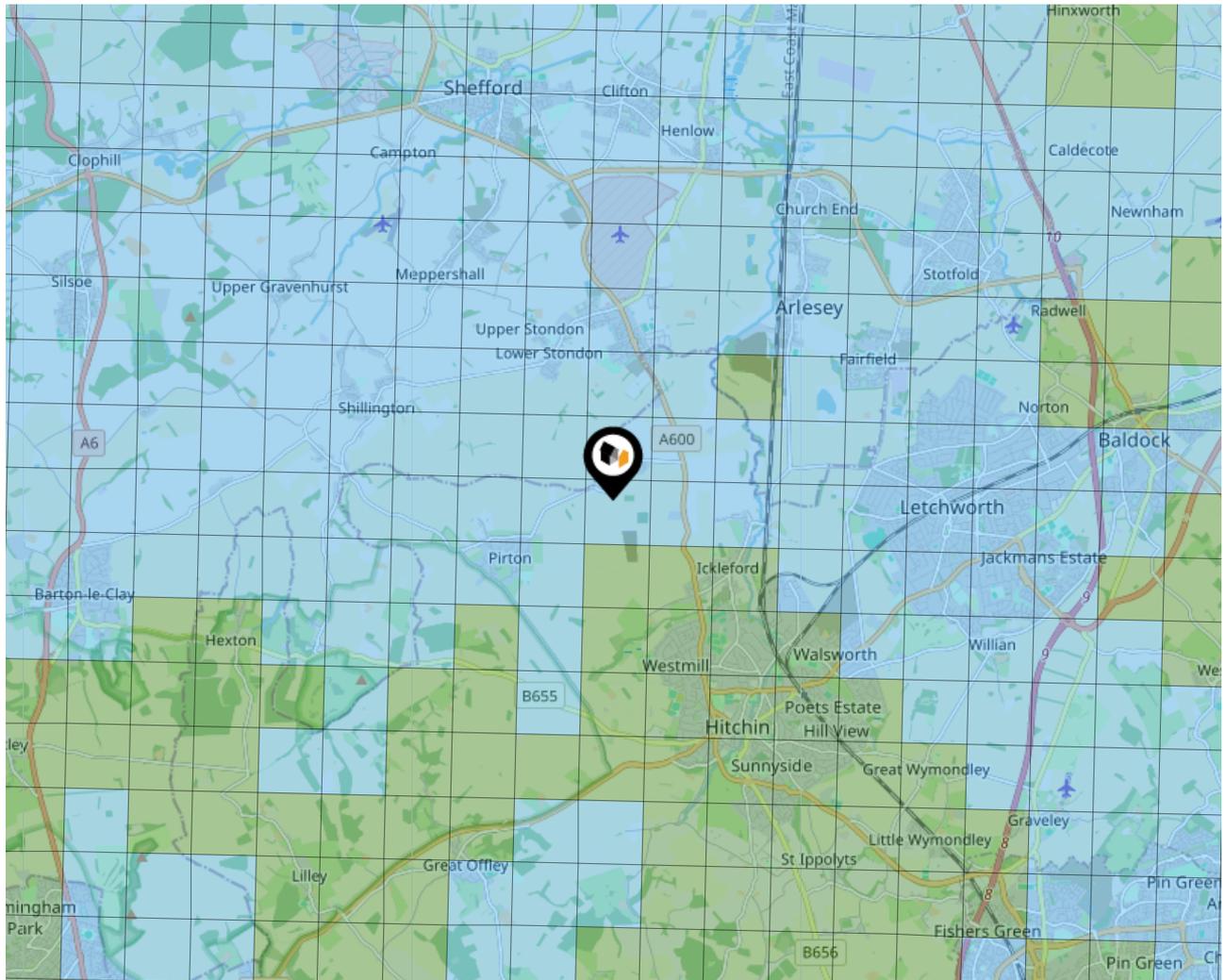


### Nearby Council Wards

-  Cadwell Ward
-  Hitchin Oughton Ward
-  Hitchin Bearton Ward
-  Arlesey Ward
-  Letchworth Wilbury Ward
-  Hitchin Priory Ward
-  Hitchin Walsworth Ward
-  Hitchin Highbury Ward
-  Letchworth South West Ward
-  Silsoe and Shillington Ward

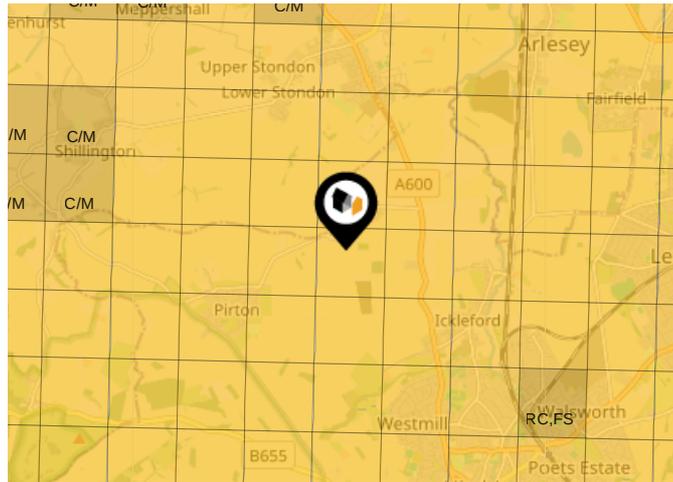
### What is Radon?

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>).



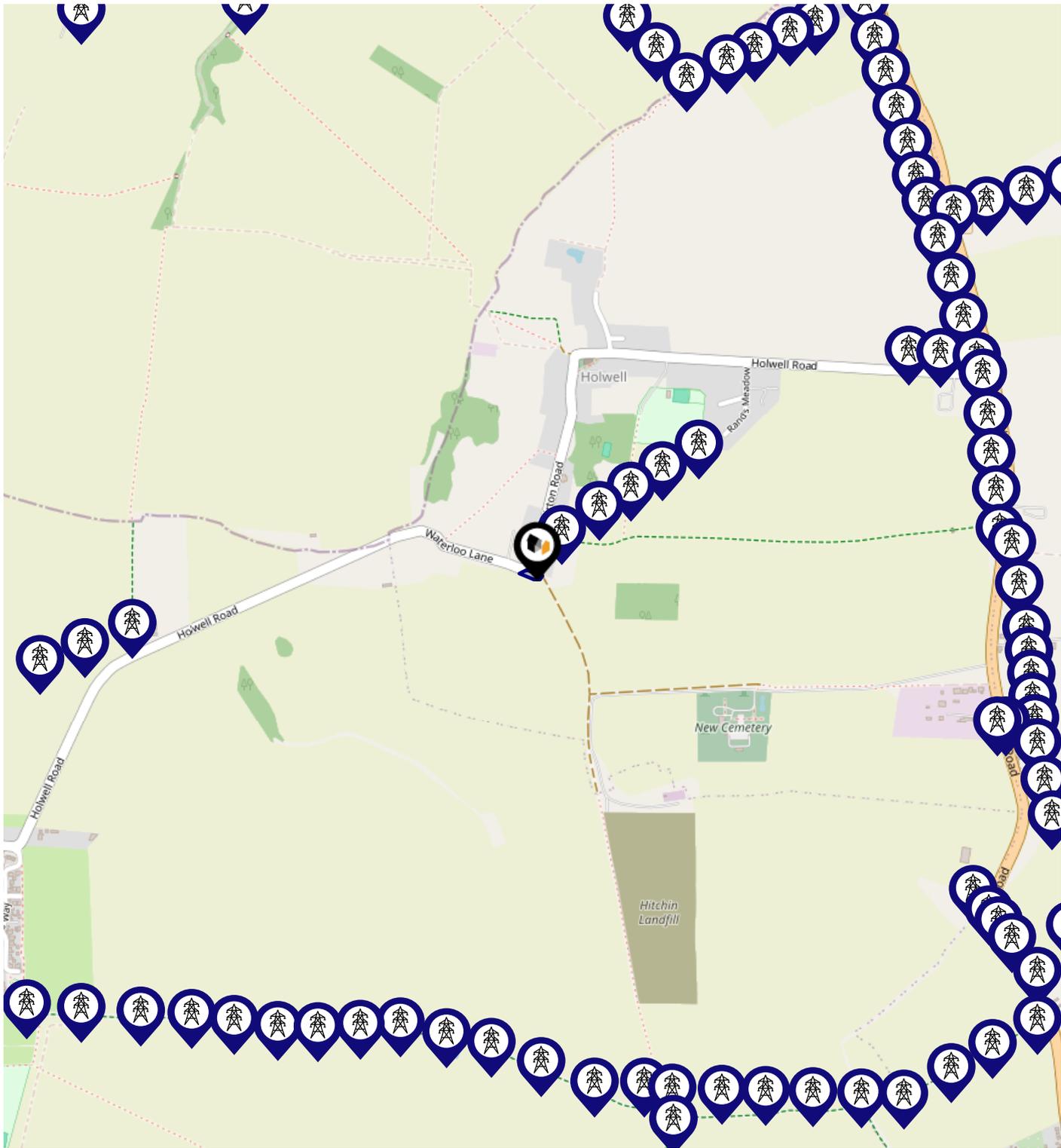
### Ground Composition for this Address (Surrounding square kilometer zone around property)

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



### 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



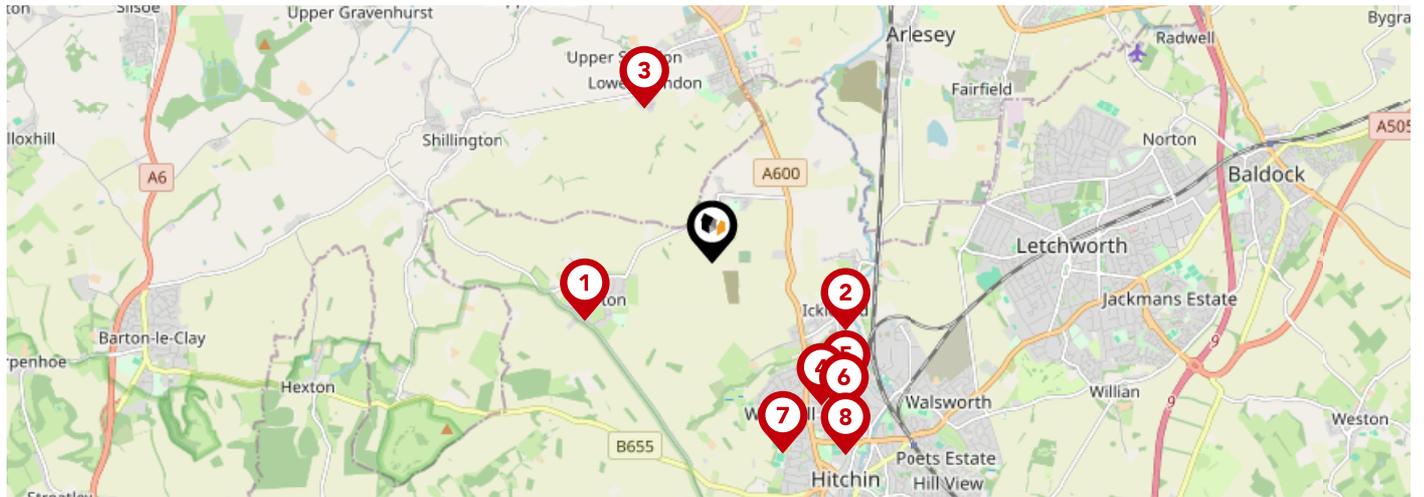
**Key:**

-  Power Pylons
-  Communication Masts

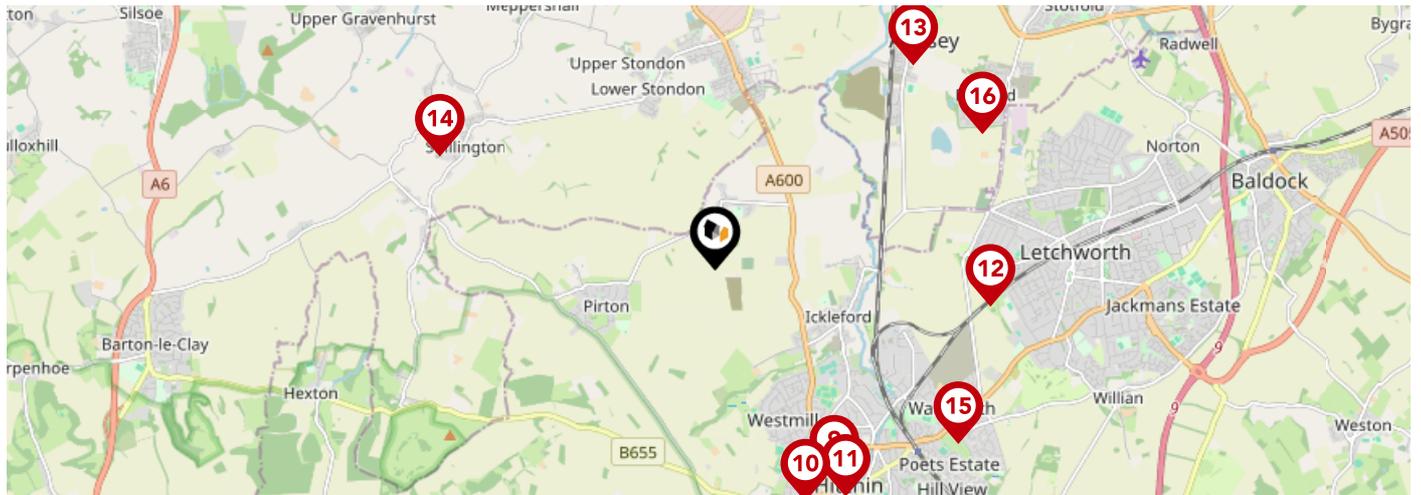
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



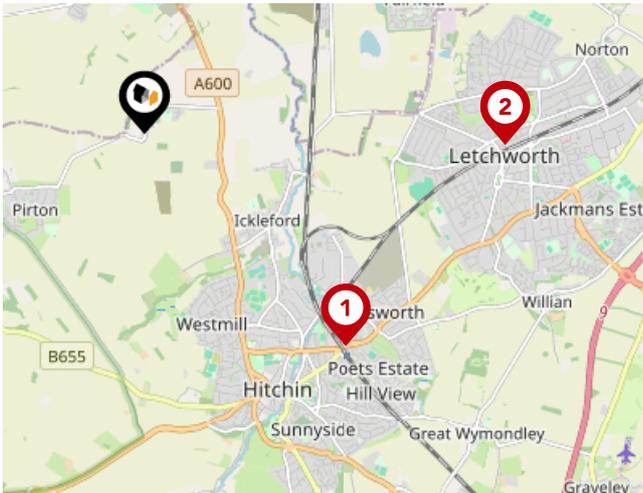
Listed Buildings in the local district	Grade	Distance
 1103222 - Lordship Farmhouse	Grade II	0.1 miles
 1103223 - Barn At Lordship Farm To Wnw Of Farmhouse	Grade II	0.1 miles
 1347088 - The Moat House	Grade II	0.2 miles
 1347087 - The Old Rectory	Grade II	0.2 miles
 1103221 - Rectory Gate Cottage	Grade II	0.2 miles
 1103220 - Church Of St Peter (c Of E) At Corner With Holwell Road	Grade II	0.3 miles
 1103219 - Ardwick Cottage	Grade II	0.4 miles
 1103218 - Church Farmhouse	Grade II	0.4 miles
 1103216 - Gurneys	Grade II	0.5 miles
 1103217 - West Barn At Gurneys	Grade II	0.5 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Pirton School</b> Ofsted Rating: Requires improvement   Pupils: 150   Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Ickleford Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Stondon Lower School</b> Ofsted Rating: Good   Pupils: 147   Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Priory School</b> Ofsted Rating: Good   Pupils: 1231   Distance:1.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Our Lady Catholic Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Strathmore Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 199   Distance:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Oughton Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 218   Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>York Road Nursery School</b> Ofsted Rating: Outstanding   Pupils: 107   Distance:2.14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

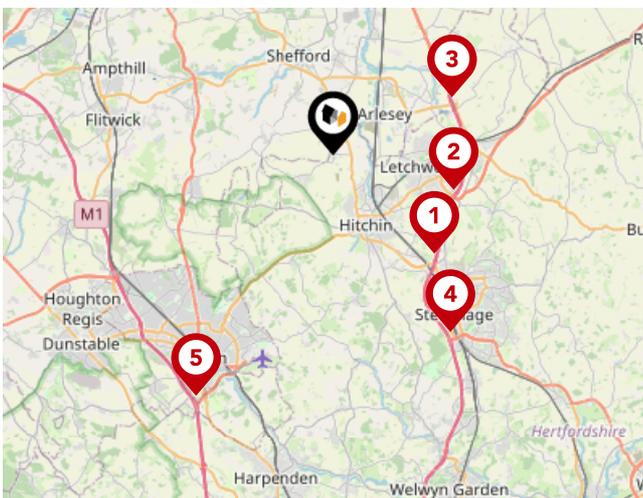


	Nursery	Primary	Secondary	College	Private
<b>Wilshere-Dacre Junior Academy</b> Ofsted Rating: Good   Pupils: 267   Distance:2.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Samuel Lucas Junior Mixed and Infant School</b> Ofsted Rating: Outstanding   Pupils: 420   Distance:2.28	<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:2.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Fearnhill School</b> Ofsted Rating: Good   Pupils: 596   Distance:2.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Gothic Mede Academy</b> Ofsted Rating: Good   Pupils: 315   Distance:2.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Shillington Lower School</b> Ofsted Rating: Good   Pupils: 126   Distance:2.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Highover Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 428   Distance:2.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Fairfield Park Lower School</b> Ofsted Rating: Good   Pupils: 497   Distance:2.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



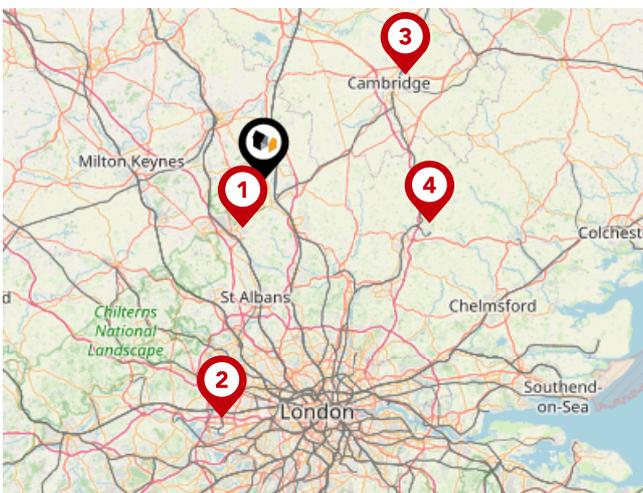
### National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	2.68 miles
2	Letchworth Rail Station	3.28 miles
3	Letchworth Rail Station	3.29 miles



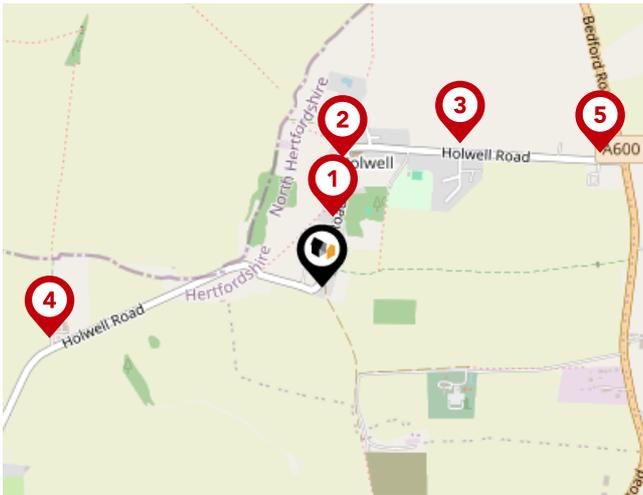
### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	5.18 miles
2	A1(M) J9	4.54 miles
3	A1(M) J10	4.84 miles
4	A1(M) J7	7.76 miles
5	M1 J10	10.14 miles



### Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	7.66 miles
2	Heathrow Airport	35.62 miles
3	Cambridge	25.68 miles
4	Stansted Airport	24.97 miles



### Bus Stops/Stations

Pin	Name	Distance
1	Rectory	0.16 miles
2	St Peter's Church	0.3 miles
3	Rand's Meadow	0.45 miles
4	New Wrights Farm	0.63 miles
5	Holwell Turn	0.7 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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