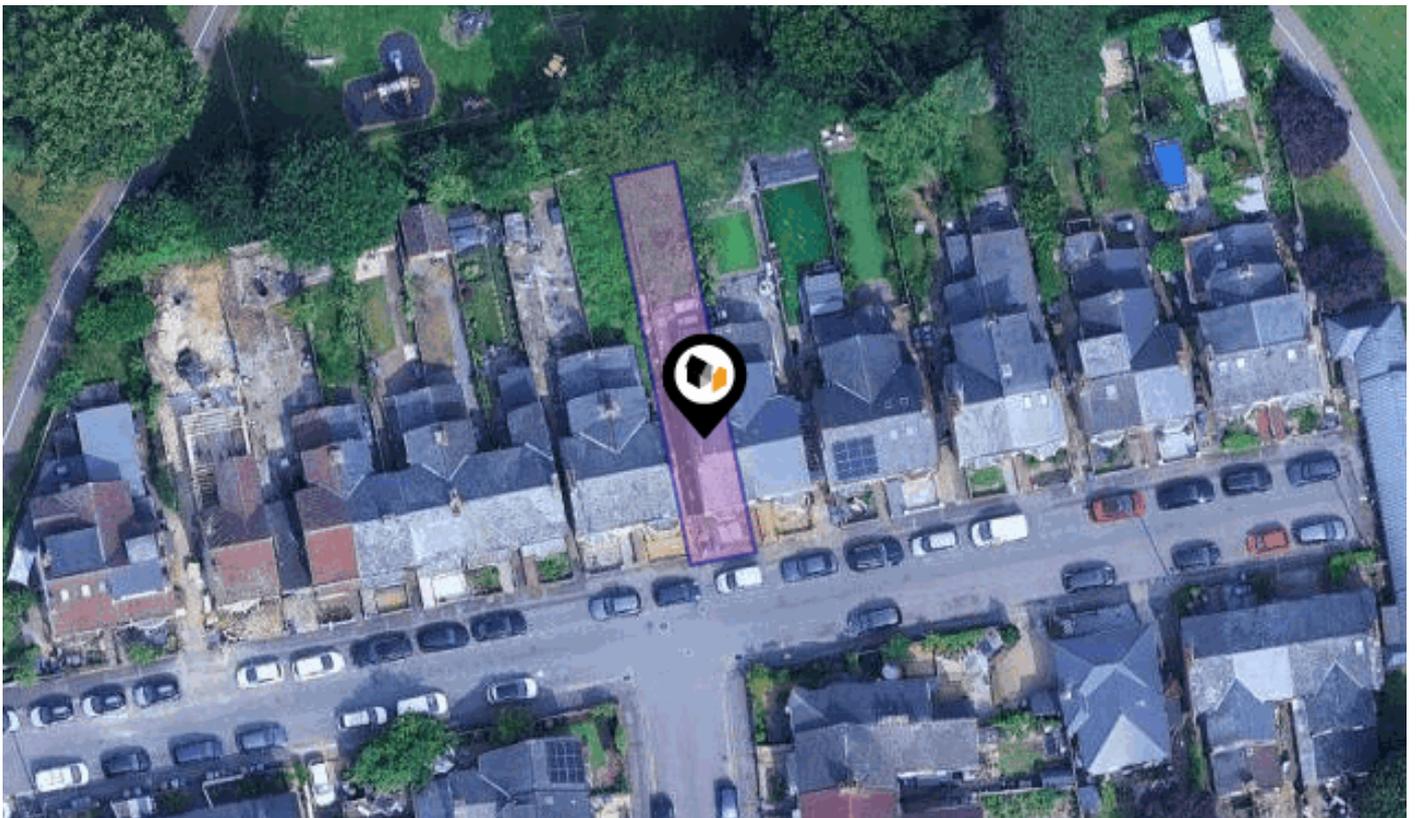




See More Online

MIR: Material Info

The Material Information Affecting this Property
Thursday 05th March 2026



ALEXANDRA ROAD, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk



Planning records for: *Alexandra Auto Repair 36 Alexandra Road Hitchin Hertfordshire SG5 1RB*

Reference - 24/01022/FP	
Decision:	Decided
Date:	08th May 2024
Description:	Erection of extraction flues to spray booth. (Development already carried out).

Reference - 03/00289/1	
Decision:	Decided
Date:	19th February 2003
Description:	Retention of existing and installation of additional extract flues / external ducting.

Planning records for: *2 Alexandra Road Hitchin SG5 1RB*

Reference - 16/02189/1HH	
Decision:	Decided
Date:	05th September 2016
Description:	Part two storey and part single storey side/rear extension

Reference - 04/01178/1	
Decision:	Decided
Date:	07th July 2004
Description:	Single storey rear and second floor rear extensions, front roof extension to facilitate conversion of existing single dwelling to 2 one bedroom flats and one studio flat. External rear staircase.

Planning records for: **2 Alexandra Road Hitchin SG5 1RB**

Reference - 16/02188/1PUD	
Decision:	Decided
Date:	05th September 2016
Description:	Rear dormer window (as amended by plan received 16/09/2016)

Planning records for: **3 Alexandra Road Hitchin SG5 1RB**

Reference - 14/00382/1PUD	
Decision:	Decided
Date:	11th February 2014
Description:	Single storey side/rear infill extension

Planning records for: **4 Alexandra Road Hitchin Hertfordshire SG5 1RB**

Reference - 24/01192/FPH	
Decision:	Decided
Date:	30th May 2024
Description:	Single storey rear and side extension following demolition of existing garage. Insertion of two ground floor side windows and first floor rear balcony doors with glazed balustrade.

Reference - 24/01687/LDCP	
Decision:	Decided
Date:	31st July 2024
Description:	Insertion of rear L-shaped box dormer with French doors and Juliet balcony to facilitate conversion of loft into habitable accommodation

Planning records for: **4 Alexandra Road Hitchin Hertfordshire SG5 1RB**

Reference - 25/01388/FPH	
Decision:	Decided
Date:	05th June 2025
Description:	
Single storey rear and side extension following demolition of existing garage. Insertion of first floor rear balcony doors with glazed balustrade. Installation of rear raised patio and replacement side boundary fence. (as variation of permission approved under 24/01192/FPH granted 12.07.2024) (Development already carried out).	

Reference - 24/01193/LDCP	
Decision:	Decided
Date:	30th May 2024
Description:	
Single storey side and rear extensions. Insertion of 2no ground floor obscured windows to side elevation with first floor rear double doors with Juliet balcony. Conversion of existing detached garage into garden room and insertion of rear L-shaped box dormer window with Juliet balcony to facilitate loft conversion.	

Planning records for: **10 Alexandra Road Hitchin SG5 1RB**

Reference - 88/00072/1	
Decision:	Decided
Date:	21st January 1988
Description:	
Alterations and conversion of dwelling into 2 self contained flats.	

Planning records for: **17 Alexandra Road Hitchin SG5 1RB**

Reference - 14/02118/1HH	
Decision:	Decided
Date:	06th August 2014
Description:	
Single storey side and rear extension	

Planning records for: *17 Alexandra Road Hitchin SG5 1RB*

Reference - 11/00887/1HH	
Decision:	Decided
Date:	05th April 2011
Description:	Dormer window in rear roofslope to facilitate conversion of loft into habitable accommodation

Planning records for: *18 Alexandra Road Hitchin SG5 1RB*

Reference - 88/00435/1	
Decision:	Decided
Date:	14th March 1988
Description:	Alterations and conversion of dwelling into 2 flats.

Reference - 08/00684/1PUD	
Decision:	Decided
Date:	28th March 2008
Description:	Lawful Development Certificate (Proposed): Dormer window in rear roofslope and one rooflight to front roofslope

Reference - 15/00824/1PUD	
Decision:	Decided
Date:	31st March 2015
Description:	Single storey rear extension

Planning records for: **20 Alexandra Road Hitchin Hertfordshire SG5 1RB**

Reference - 19/02128/FPH	
Decision:	Decided
Date:	03rd September 2019
Description:	Single storey rear/side extension and ancillary works

Reference - 16/01619/1PUD	
Decision:	Decided
Date:	24th June 2016
Description:	Dormer window in rear roofslope and two velux windows in front roofslope to facilitate conversion of loft to habitable accommodation

Planning records for: **21 Alexandra Road Hitchin SG5 1RB**

Reference - 07/02081/1PUD	
Decision:	Decided
Date:	21st August 2007
Description:	Rear dormer window to facilitate loft conversion

Reference - 25/00920/FPH	
Decision:	Decided
Date:	22nd May 2025
Description:	Part two storey and part single storey rear extension. Insertion of first floor side window and side rooflight. Alterations to fenestration.

Planning records for: **21 Alexandra Road Hitchin Hertfordshire SG5 1RB**

Reference - 26/00217/NMA	
Decision:	Decided
Date:	27th January 2026
Description:	Change to extension wall material from painted brickwork to white camtech bricks. (as Non-Material Amendment to application reference 25/00920/FPH granted 01.07.2025)

Planning records for: **28 Alexandra Road Hitchin Herts SG5 1RB**

Reference - 01/00959/1HH	
Decision:	Decided
Date:	02nd July 2001
Description:	Single storey rear extension.

Reference - 18/03134/FPH	
Decision:	Decided
Date:	29th November 2018
Description:	First floor rear extension

Planning records for: **29 Alexandra Road Hitchin SG5 1RB**

Reference - 02/01552/1HH	
Decision:	Decided
Date:	17th October 2002
Description:	Detached single garage following demolition of existing. New front entrance porch.

Planning records for: *35 Alexandra Road Hitchin SG5 1RB*

Reference - 87/01706/1	
Decision:	Decided
Date:	12th November 1987
Description:	Installation of entrance door and first floor window in side elevation to facilitate the use as 2 self contained flats

SG5

Energy rating
E

Valid until 24.03.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	103 m ²

Building Safety

None specified

Accessibility / Adaptations

None specified

Restrictive Covenants

None specified

Rights of Way (Public & Private)

Yes - shared drain access with No 13

Construction Type

Brick

Property Lease Information

Not applicable

Listed Building Information

Not applicable

Stamp Duty

Ask agent

Other

Other

Electricity Supply

Yes

Gas Supply

Yes

Central Heating

Yes

Water Supply

Mains supply

Drainage

Mains supply

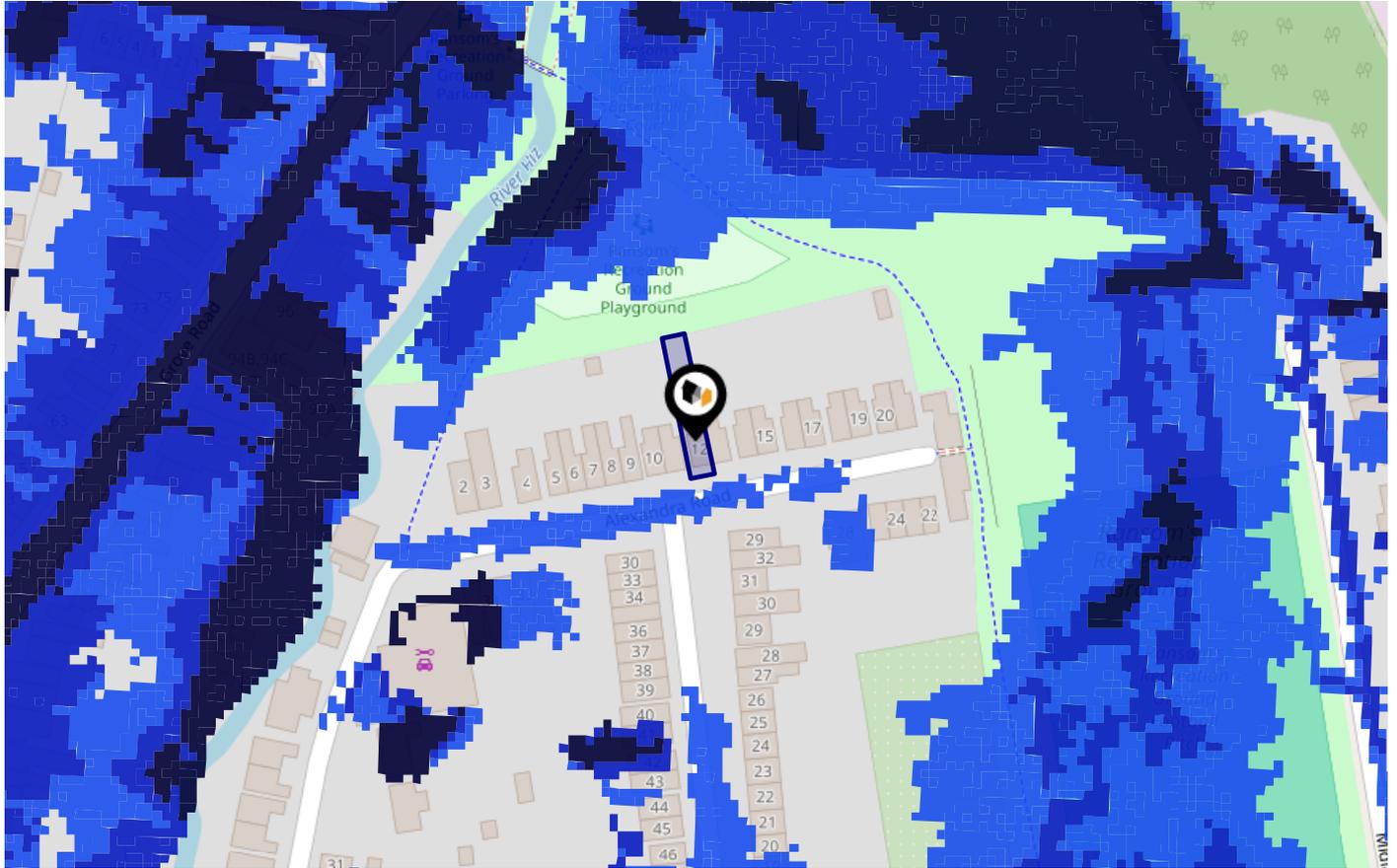
Important - Please read

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.

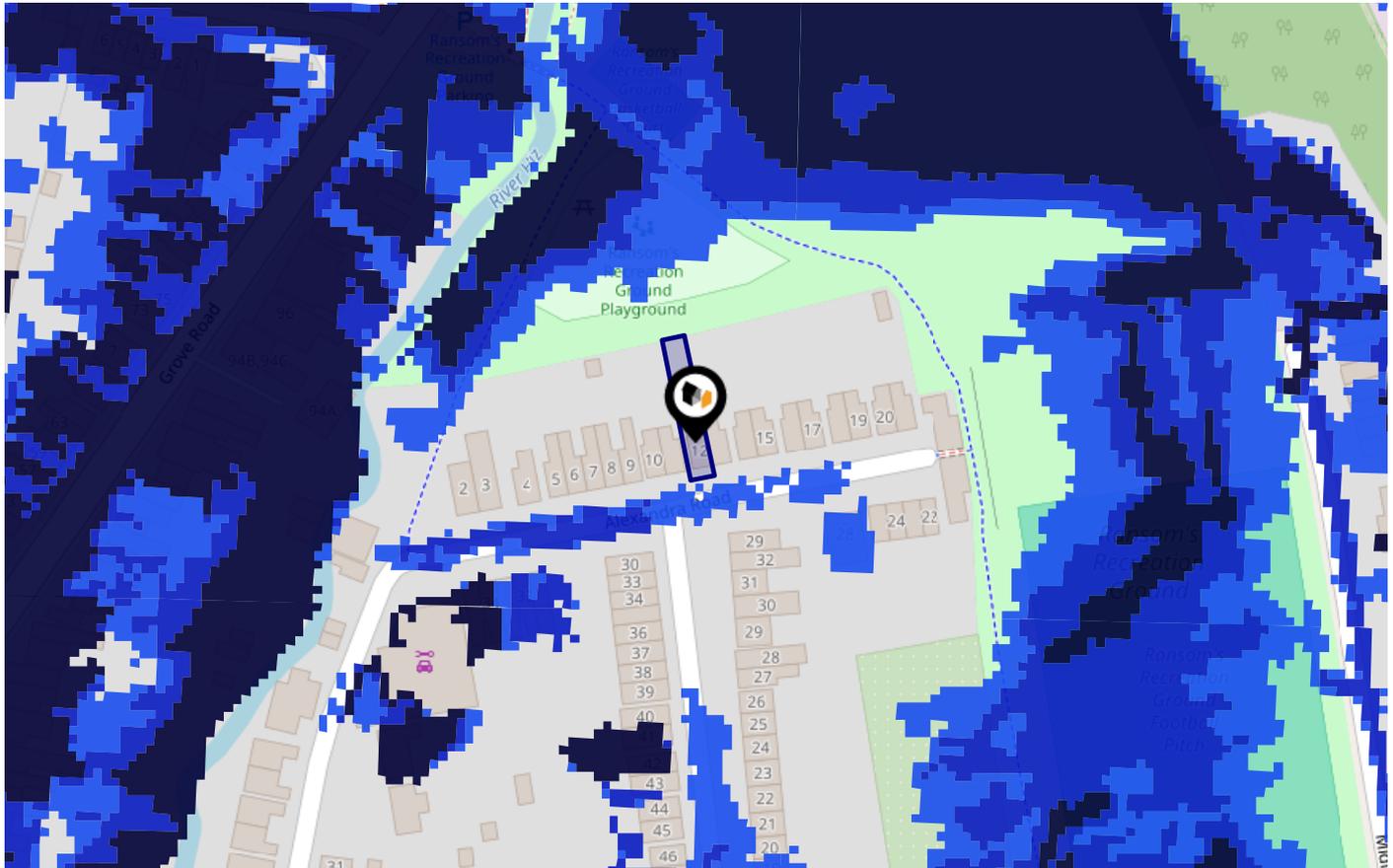
Chance of flooding to the following depths at this property:



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.

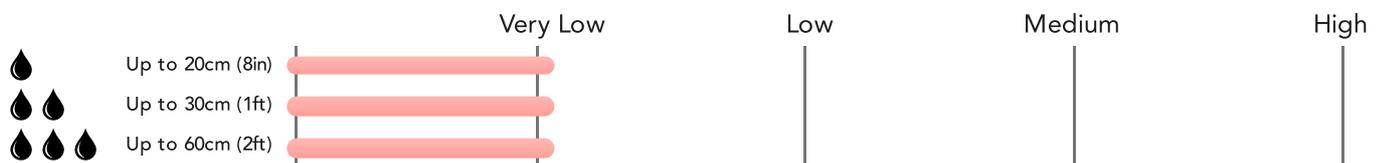


Risk Rating: **Very low**

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

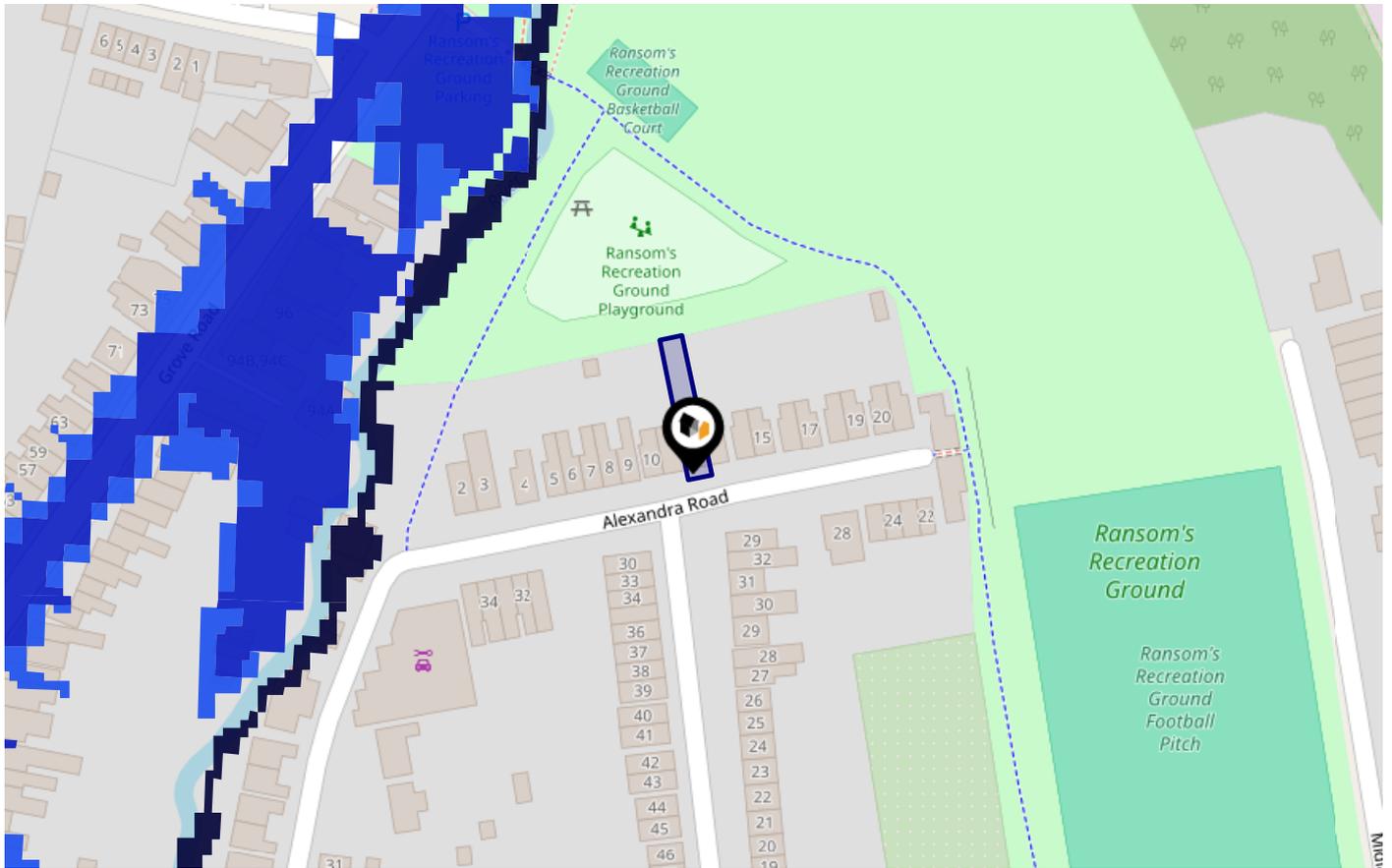
Chance of flooding to the following depths at this property:



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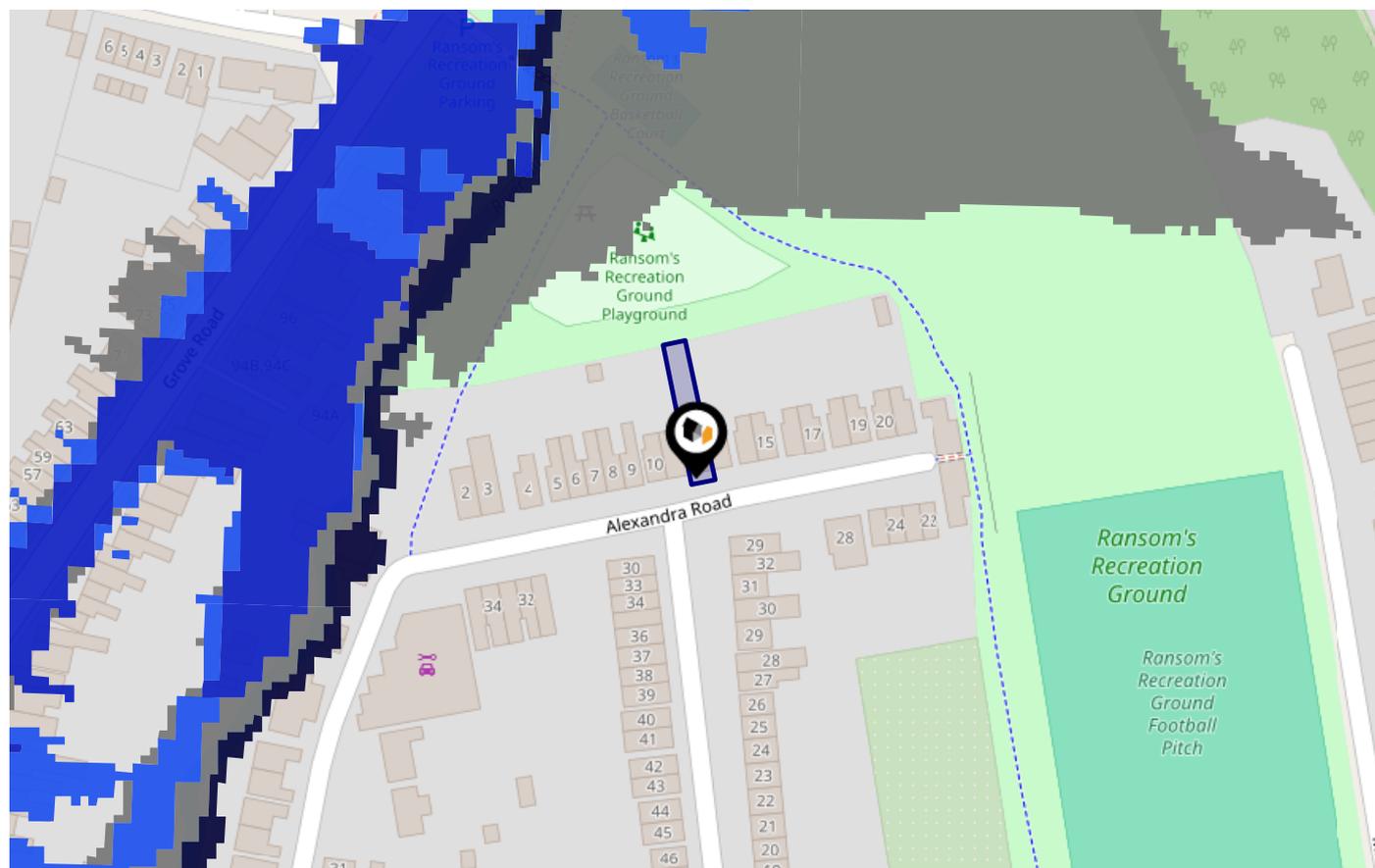
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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

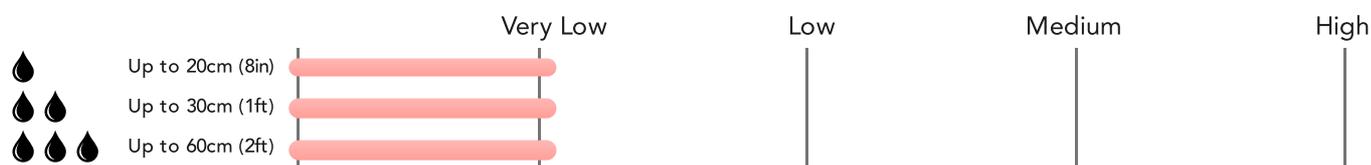


Risk Rating: Very low

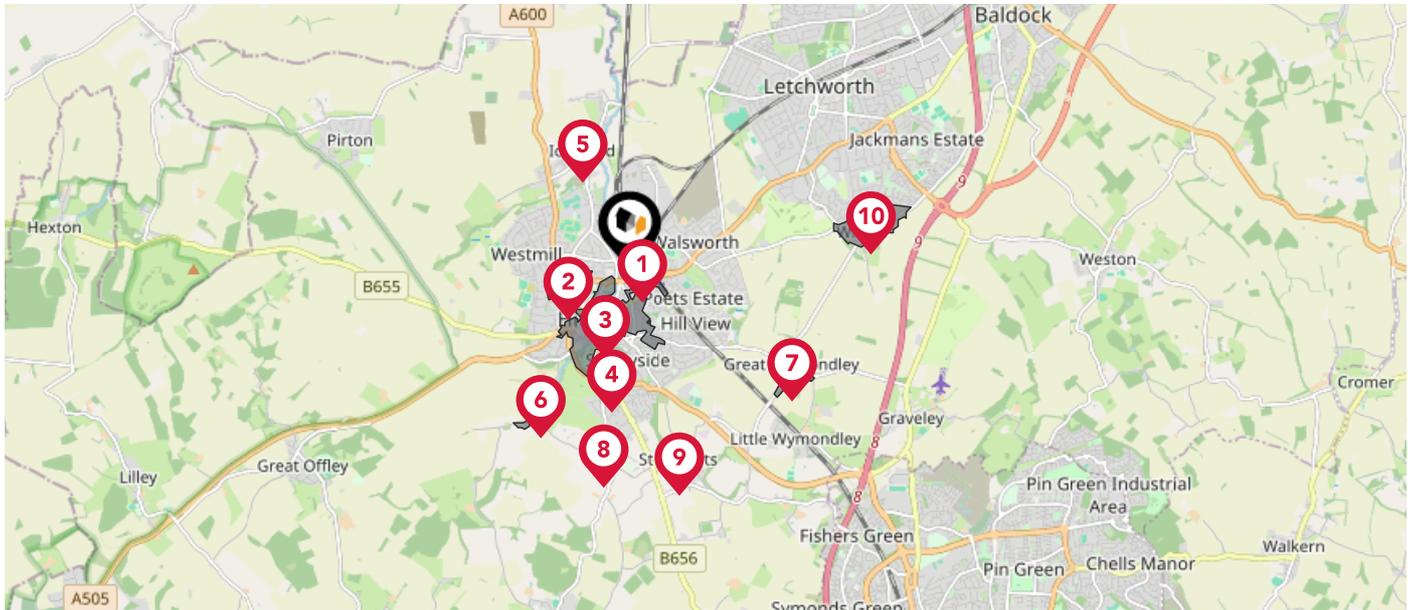
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



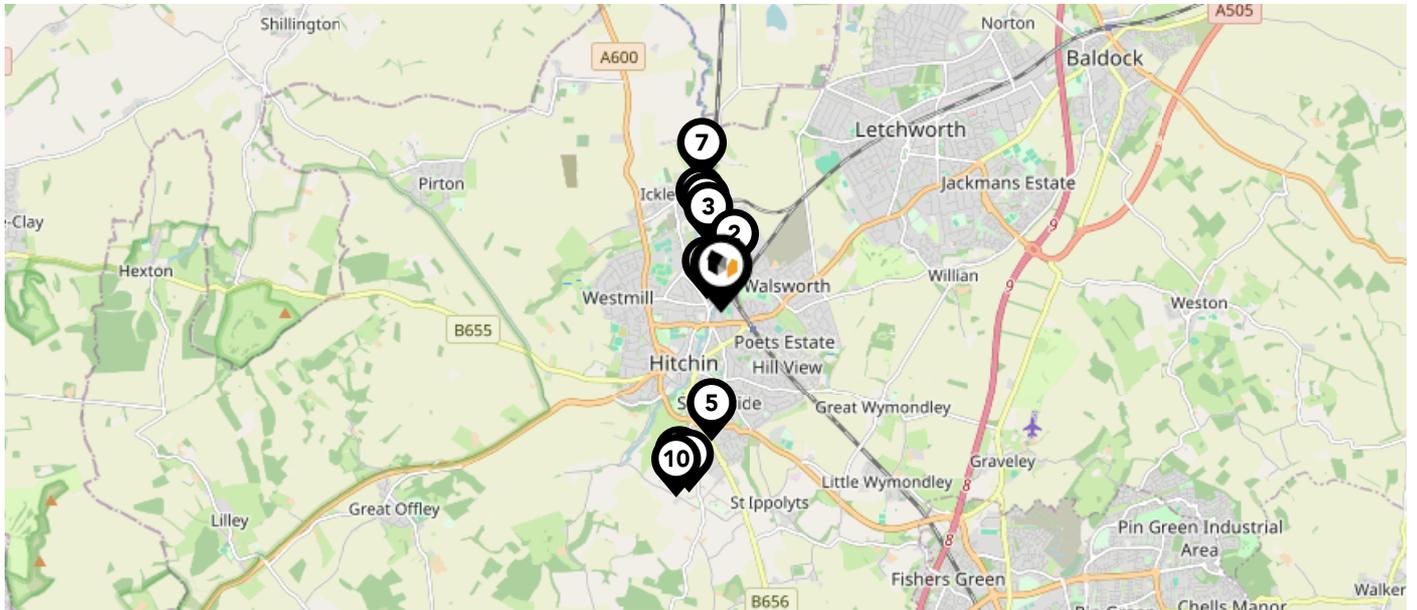
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

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



Nearby Landfill Sites

	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill
	Wallace Way-Hitchin, Hertfordshire	Historic Landfill
	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill
	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill
	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill
	Gerry's Hole-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill
	Lower Green-Ickleford, Hitchin, Surrey	Historic Landfill
	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



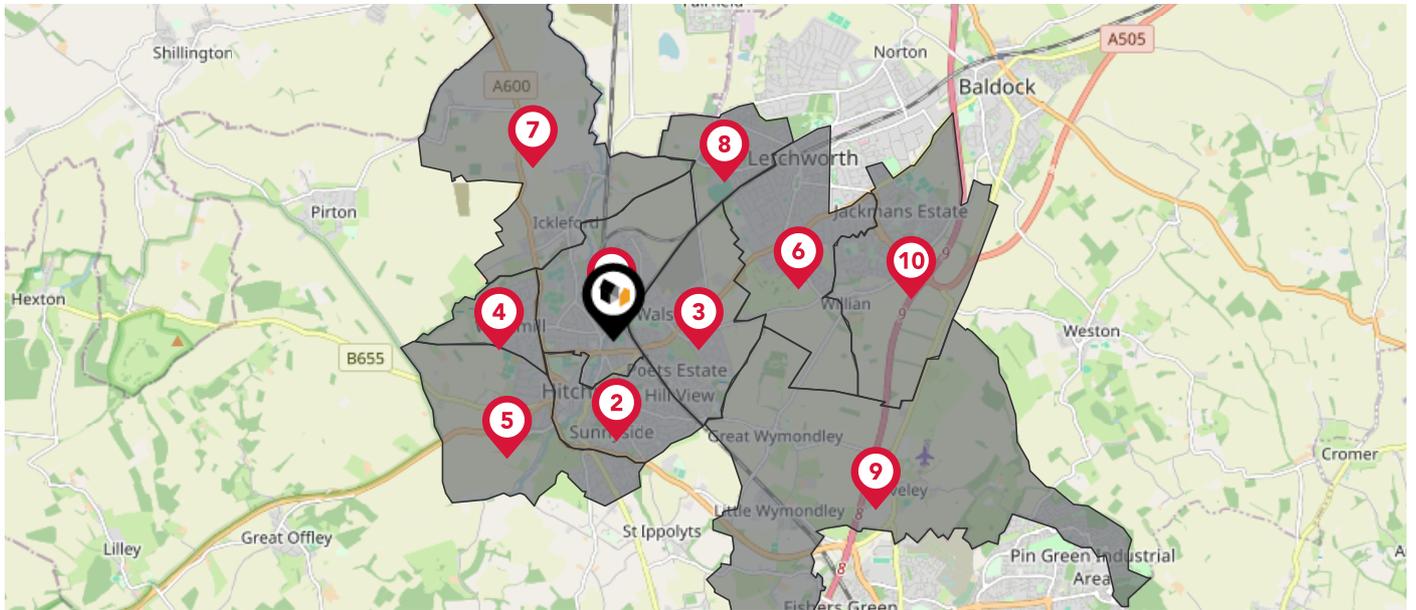
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

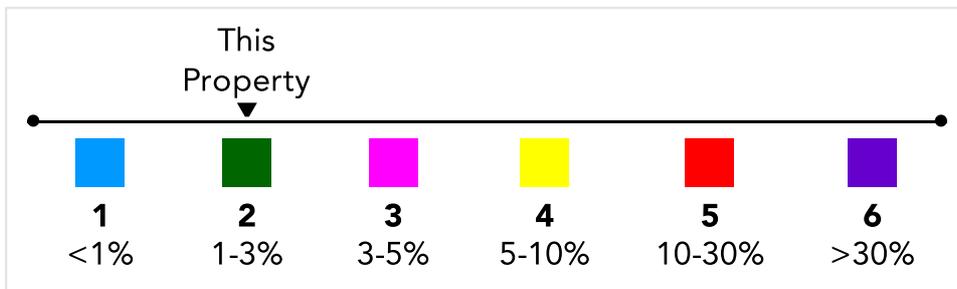
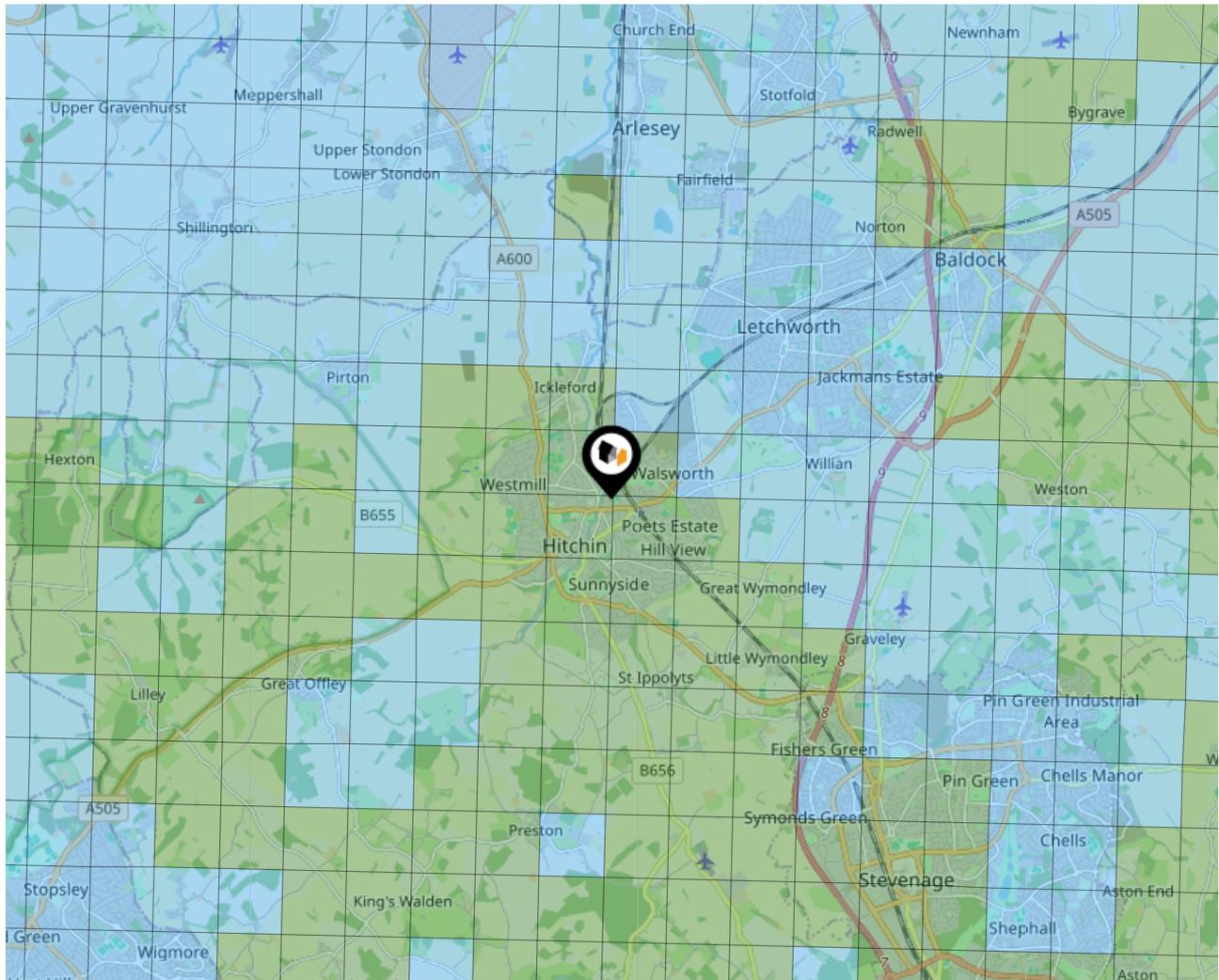


Nearby Council Wards

- 1 Hitchin Bearton Ward
- 2 Hitchin Highbury Ward
- 3 Hitchin Walsworth Ward
- 4 Hitchin Oughton Ward
- 5 Hitchin Priory Ward
- 6 Letchworth South West Ward
- 7 Cadwell Ward
- 8 Letchworth Wilbury Ward
- 9 Chesfield Ward
- 10 Letchworth South East Ward

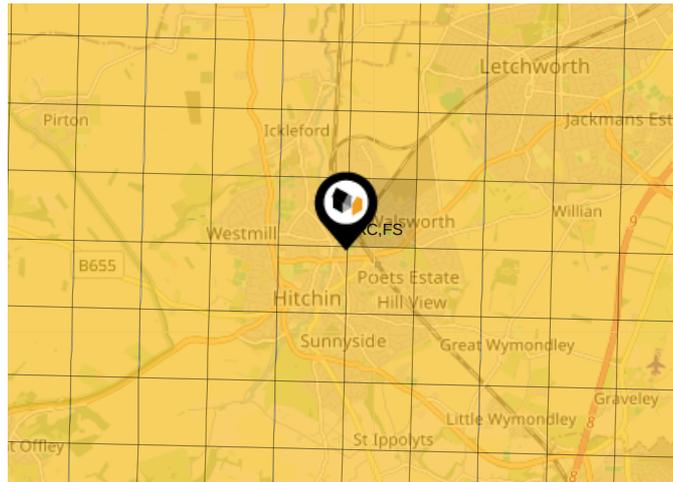
What is Radon?

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



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

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



Primary Classifications (Most Common Clay Types)

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

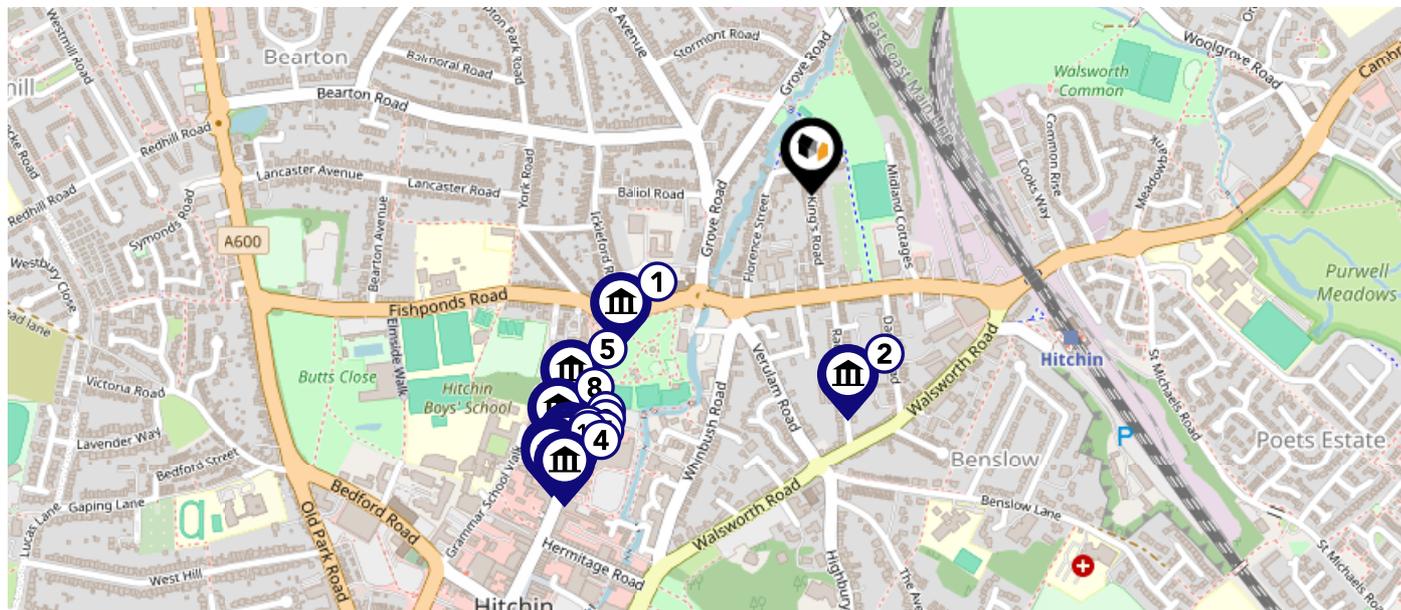
Local Area Masts & Pylons



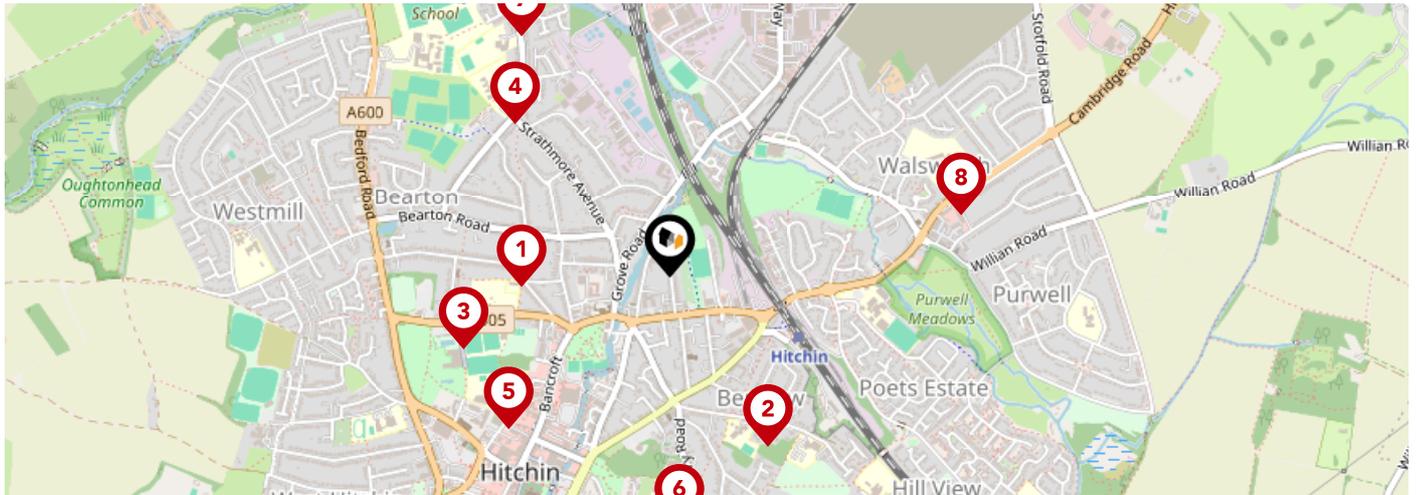
Key:

-  Power Pylons
-  Communication Masts

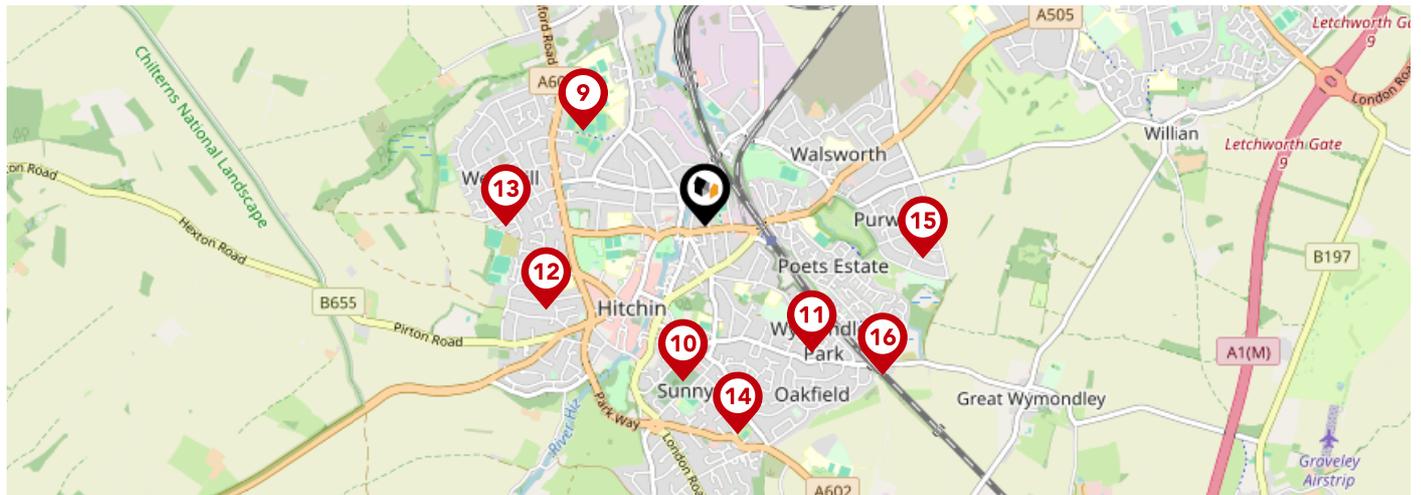
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



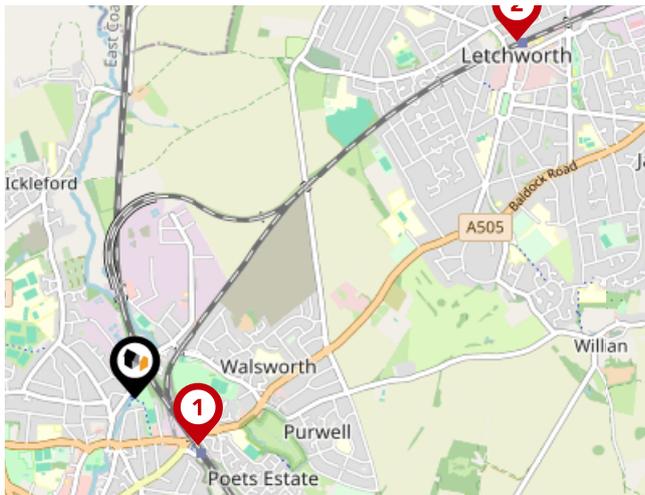
Listed Buildings in the local district	Grade	Distance
1347594 - Frythe Cottages	Grade II	0.3 miles
1102182 - Church Of The Holy Saviour	Grade II	0.3 miles
1102222 - 86 And 87, Bancroft	Grade II	0.4 miles
1173028 - 93, Bancroft	Grade II	0.4 miles
1347577 - 53, Bancroft	Grade II	0.4 miles
1172987 - 34, Bancroft	Grade II	0.4 miles
1347578 - 91 And 92, Bancroft	Grade II	0.4 miles
1102221 - 45, 46 And 46a, Bancroft	Grade II	0.4 miles
1173005 - Entrance Court Wall And Gateways To Skynner's Almshouses Skynner's Almshouses	Grade II	0.4 miles
1347576 - 32 And 33, Bancroft	Grade II	0.4 miles



		Nursery	Primary	Secondary	College	Private
1	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.33	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.72	<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:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.91	<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:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:1	<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:1.05	<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	0.35 miles
2	Letchworth Rail Station	2.38 miles
3	Letchworth Rail Station	2.39 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.86 miles
2	A1(M) J9	2.86 miles
3	A1(M) J10	4.77 miles
4	A1(M) J7	5.46 miles
5	A1(M) J6	9.25 miles

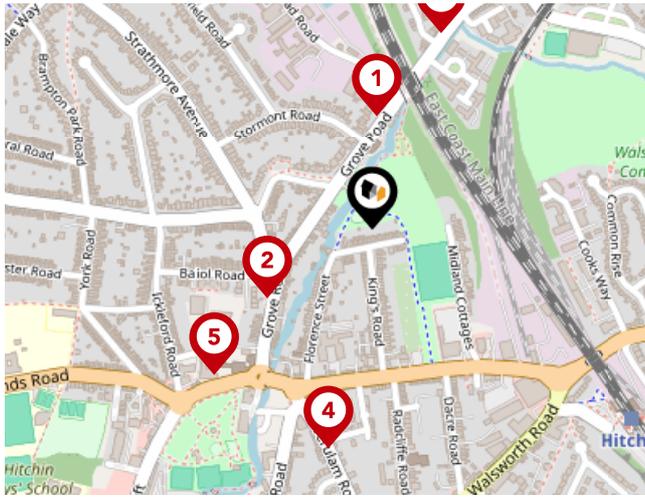


Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	7 miles
2	Cambridge	25.61 miles
3	Stansted Airport	23.08 miles
4	Silvertown	34.19 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stormont Road	0.13 miles
2	Water Lane	0.14 miles
3	Millstream Close	0.24 miles
4	Convent Close	0.26 miles
5	Grove Road	0.25 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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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