

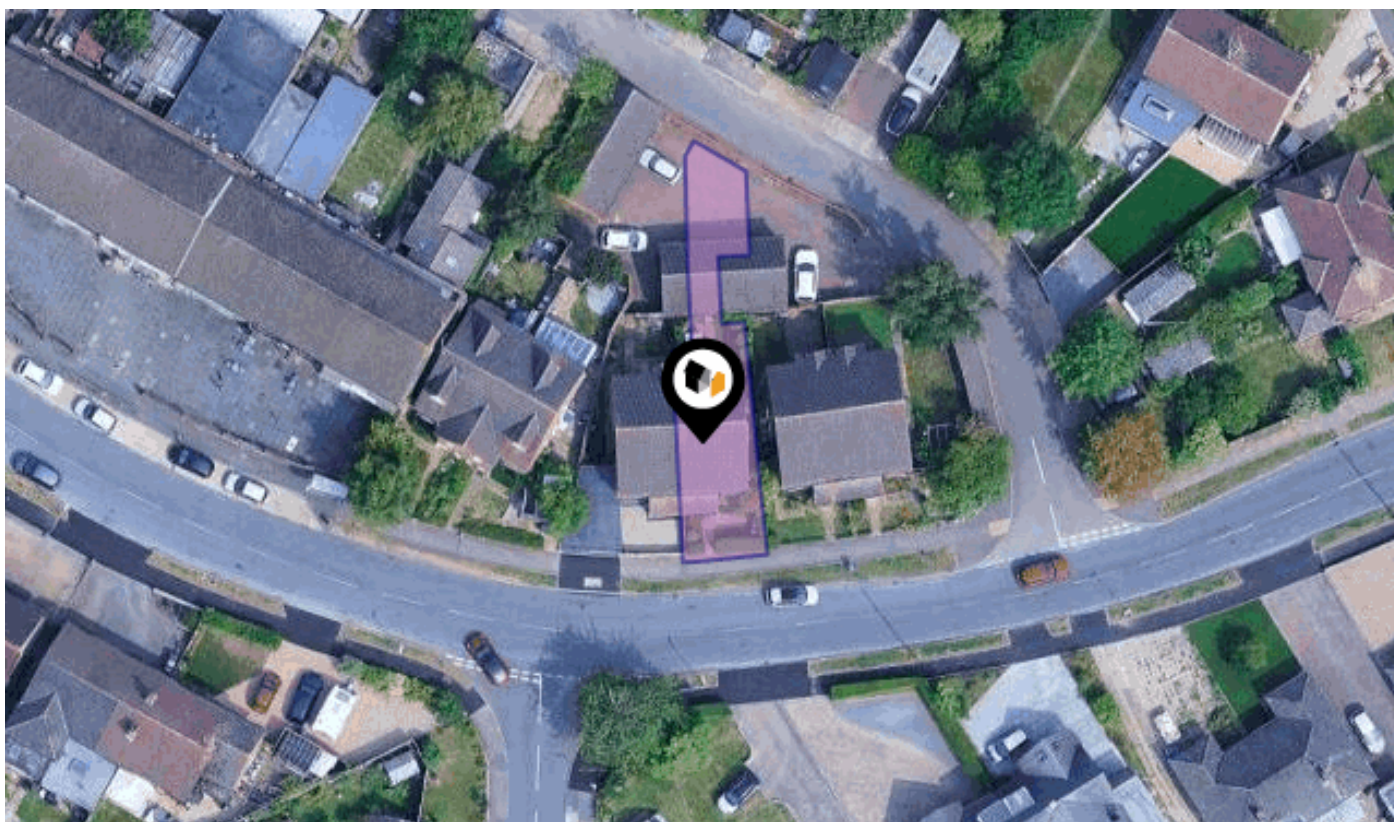


See More Online

# MIR: Material Info

The Material Information Affecting this Property

Friday 25<sup>th</sup> April 2025



**NINESPRINGS WAY, HITCHIN, SG4**

## Country Properties

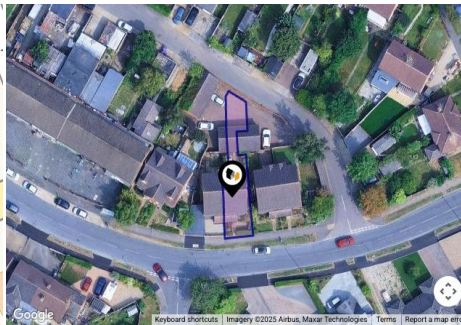
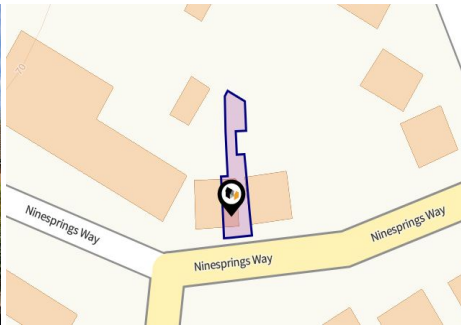
6 Brand Street Hitchin SG5 1HX

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk





## Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,044 ft <sup>2</sup> / 97 m <sup>2</sup>		
Plot Area:	0.05 acres		
Year Built :	2007		
Council Tax :	Band D		
Annual Estimate:	£2,333		
Title Number:	HD464382		

## Local Area

Local Authority:	Hertfordshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		15	80	1800
● Rivers & Seas	Very low	mb/s	mb/s	mb/s
● Surface Water	Very low			

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

Planning records for: **3 Fountain Row Ninesprings Way Hitchin Hertfordshire SG4 9NR**

Reference - 23/02676/LDCP	
Decision:	Decided
Date:	16th November 2023
Description:	Creation of driveway and installation of vehicular crossover

Reference - 24/01231/FPH	
Decision:	Decided
Date:	12th June 2024
Description:	Erection of carport structure and installation of front boundary fence. (Development already carried out).

Planning records for: **2 Fountain Row Ninesprings Way Hitchin SG4 9NR**

Reference - 17/02028/1HH	
Decision:	Decided
Date:	07th August 2017
Description:	Single storey rear conservatory extension.

Planning records for: **25 Ninesprings Way Hitchin SG4 9NR**

Reference - 78/00910/1	
Decision:	Decided
Date:	14th June 1978
Description:	Two storey side extension and formation of new vehicular access

Planning records for: **25 Ninesprings Way Hitchin SG4 9NR**

Reference - 11/00343/1HH	
Decision:	Decided
Date:	08th March 2011
Description:	Front entrance porch

Reference - 16/01954/1EC	
Decision:	Decided
Date:	05th August 2016
Description:	Installation of cabinet

Planning records for: **29 Ninesprings Way Hitchin SG4 9NR**

Reference - 89/01749/1	
Decision:	Decided
Date:	04th December 1989
Description:	Detached double garage following demolition of existing garage

Reference - 15/01605/1EC	
Decision:	Decided
Date:	15th June 2015
Description:	Installation of one cabinet (6L929)

Planning records for: **31 Ninesprings Way Hitchin SG4 9NR**

Reference - 86/01038/1	
Decision:	Decided
Date:	30th June 1986
Description:	Erection of detached double garage.

Planning records for: **33 Ninesprings Way Hitchin SG4 9NR**

Reference - 15/00584/1HH	
Decision:	Decided
Date:	09th March 2015
Description:	Single storey front extension and single storey rear extension (as amended by drawing no.102(P)102A received 13/04/2015)

Planning records for: **37 Ninesprings Way Hitchin Hertfordshire SG4 9NR**

Reference - 24/02579/FPH	
Decision:	Decided
Date:	13th November 2024
Description:	Insertion of rear dormer window including Juliet balcony and two roof lights to facilitate loft conversion

Reference - 23/01532/LDCP	
Decision:	Decided
Date:	03rd July 2023
Description:	Single storey rear extension

Planning records for: **38 Ninesprings Way Hitchin SG4 9NR**

Reference - 86/00639/1	
Decision:	Decided
Date:	30th April 1986
Description:	Erection of single storey rear extension following demolition of existing garage.

Planning records for: **40 Ninesprings Way Hitchin SG4 9NR**

Reference - 81/00449/1	
Decision:	Decided
Date:	30th March 1981
Description:	Single storey extension.

Planning records for: **42 Ninesprings Way Hitchin SG4 9NR**

Reference - 87/00859/1	
Decision:	Decided
Date:	29th May 1987
Description:	Erection of single storey rear extension

Reference - 21/00994/FPH	
Decision:	Decided
Date:	26th March 2021
Description:	Single storey front and side extension and insertion of rooflight to existing side elevation roofslope following demolition of existing front elevation porch

Planning records for: **46 Ninesprings Way Hitchin SG4 9NR**

Reference - 86/00714/1	
Decision:	Decided
Date:	13th May 1986
Description:	Erection of single storey front and two storey side extension.

Planning records for: **50 Ninesprings Way Hitchin SG4 9NR**

Reference - 17/01166/1HH	
Decision:	Decided
Date:	05th May 2017
Description:	Single storey rear extension, insertion of dormer windows in rear roof slope to create additional accommodation in roof space. Front porch extension.

Planning records for: **52 Ninesprings Way Hitchin Hertfordshire SG4 9NR**

Reference - 24/02639/FPH	
Decision:	Decided
Date:	20th November 2024
Description:	Two storey side extension following demotion of existing attached garage. Front mono-pitch roof and alterations fenestration.

Reference - 77/01355/1	
Decision:	Decided
Date:	06th September 1977
Description:	Erection of single storey side extension for garage



Planning records for: **54 Ninesprings Way Hitchin SG4 9NR**

Reference - 14/01807/1HH	
Decision:	Decided
Date:	04th July 2014
Description:	Part two storey and part single storey front/side/rear extension with continuation canopy roof across front elevation porch and bay window, part two storey and part single storey rear extension (as amended by plan received 26th August 2014).

Reference - 04/00193/1AD	
Decision:	Decided
Date:	16th February 2004
Description:	Two internally illuminated poster panels as integral part of replacement bus shelter.

Reference - 15/01867/1NMA	
Decision:	Decided
Date:	14th July 2015
Description:	Alterations to fenestration on front and side elevations (as non-material amendment to planning ref 14/01807/1HH for Part two storey and part single storey front/side/rear extension with continuation canopy roof across front elevation porch and bay window, part two storey and part single storey rear extension granted permission on 28/08/2014)

Planning records for: **56 Ninesprings Way Hitchin Hertfordshire SG4 9NR**

Reference - 18/00812/FPH	
Decision:	Decided
Date:	09th April 2018
Description:	Single storey rear extension (as amended by plans received 26 April 2018)



Planning records for: **56 Ninesprings Way Hitchin SG4 9NR**

Reference - 05/01578/1HH	
Decision:	Decided
Date:	28th October 2005
Description:	Two storey side and single storey rear extensions, rear conservatory

Planning records for: **43 Ninesprings Way Hitchin SG4 9NR**

Reference - 17/02315/1AD	
Decision:	Decided
Date:	12th September 2017
Description:	Integral illumination and screen to the ATM fascia, Internally illuminated 'Free Cash Withdrawals' sign above the ATM fascia, blue LED halo illumination to the ATM surround.

Reference - 77/00648/1	
Decision:	Decided
Date:	13th May 1977
Description:	Construction of concrete hardstanding and erection of gates

Reference - 17/02314/1	
Decision:	Decided
Date:	12th September 2017
Description:	Retention of an ATM installed through existing glazing to the left hand side of the shop front. Replacing part of the existing glazing with white laminate composite security panel.

Planning records for: **45 Ninesprings Way Hitchin SG4 9NR**

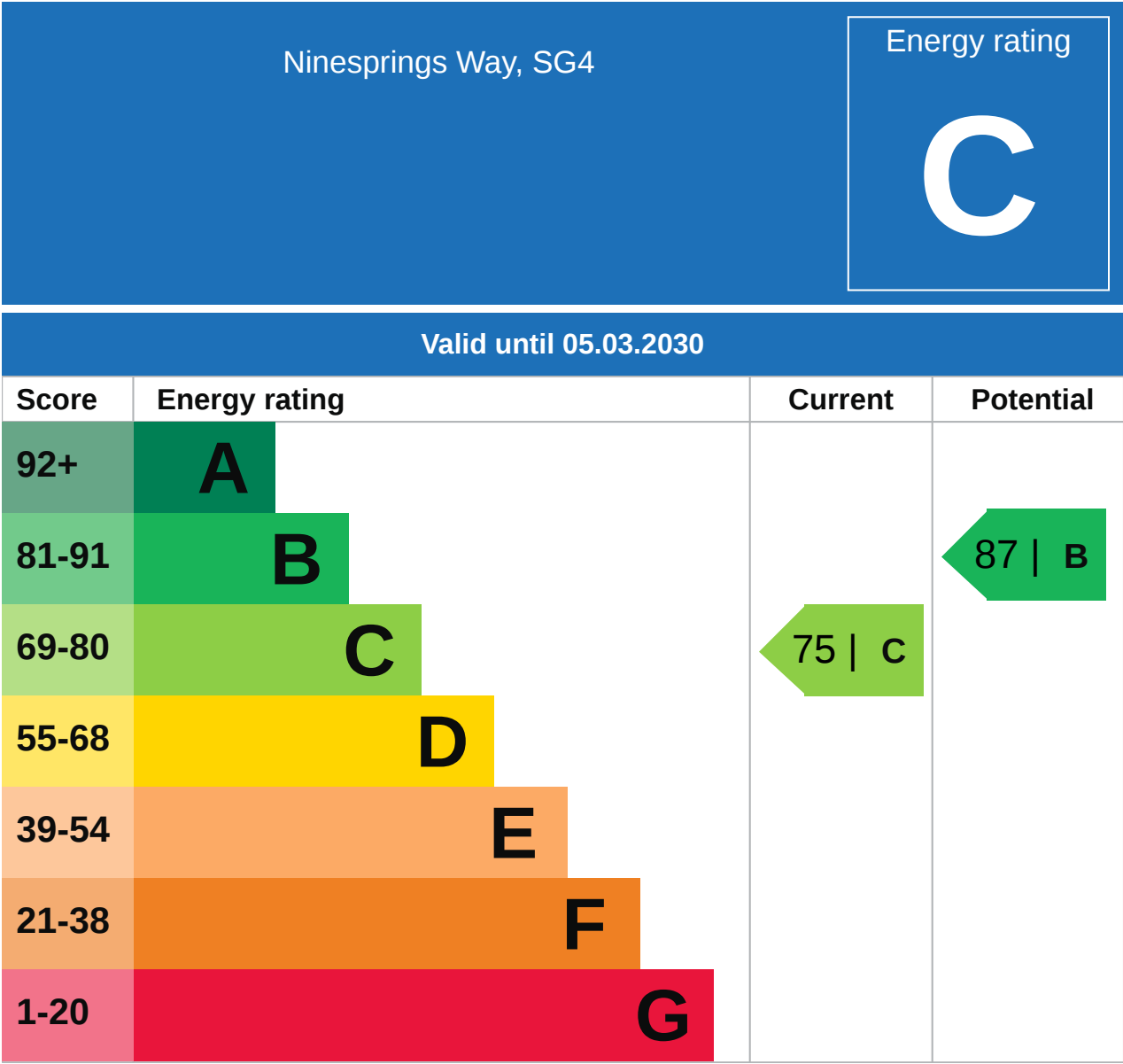
Reference - 07/02093/1	
Decision:	Decided
Date:	24th August 2007
Description:	Extension of opening hours to 22.30 (Mondays-Saturdays) and 16.30 to 21.30 (Sundays) (as variation of condition 3 of planning reference 92/00840/1 granted 03/09/02)

Reference - 92/00840/1	
Decision:	Decided
Date:	22nd July 1992
Description:	Change of use from hardware shop to fish and chip shop (A3)

Planning records for: **47 Ninesprings Way Hitchin Herts SG4 9NR**

Reference - 93/00498/1	
Decision:	Decided
Date:	07th May 1993
Description:	Change of use from Class A1 (Shop) to Class A3 (Food and Drink).

Reference - 88/00883/1	
Decision:	Decided
Date:	17th May 1988
Description:	Change of use of wool shop to fish and chip shop.



## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Single
<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>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 350 mm loft insulation
<b>Roof Energy:</b>	Very 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 88% of fixed outlets
<b>Floors:</b>	Suspended, insulated (assumed)
<b>Total Floor Area:</b>	97 m <sup>2</sup>

## Building Safety

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None specified

## Accessibility / Adaptations

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None specified

## 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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Not applicable

## Listed Building Information

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Not applicable

## Stamp Duty

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Ask agent

## Electricity Supply

---

Yes

## Gas Supply

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Yes

## Central Heating

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Yes

## Water Supply

---

Yes

## Drainage

---

Yes



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## **Important - Please read**

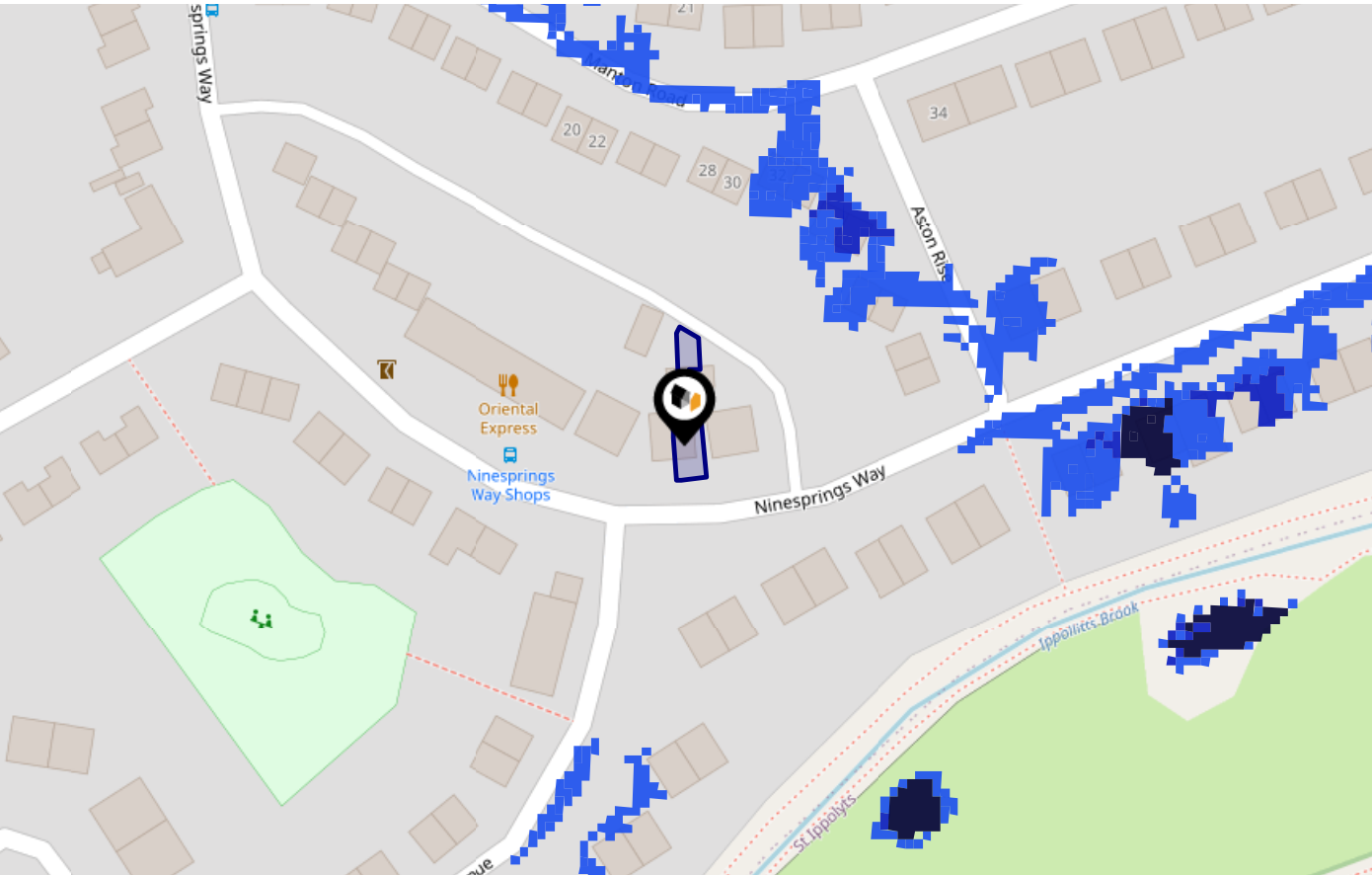
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The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

# 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.

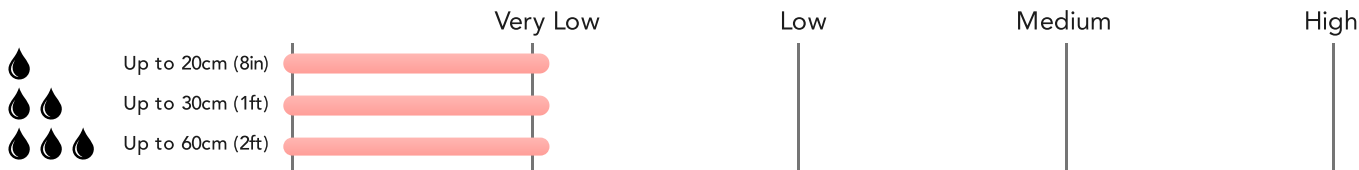


Risk Rating: Very low

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

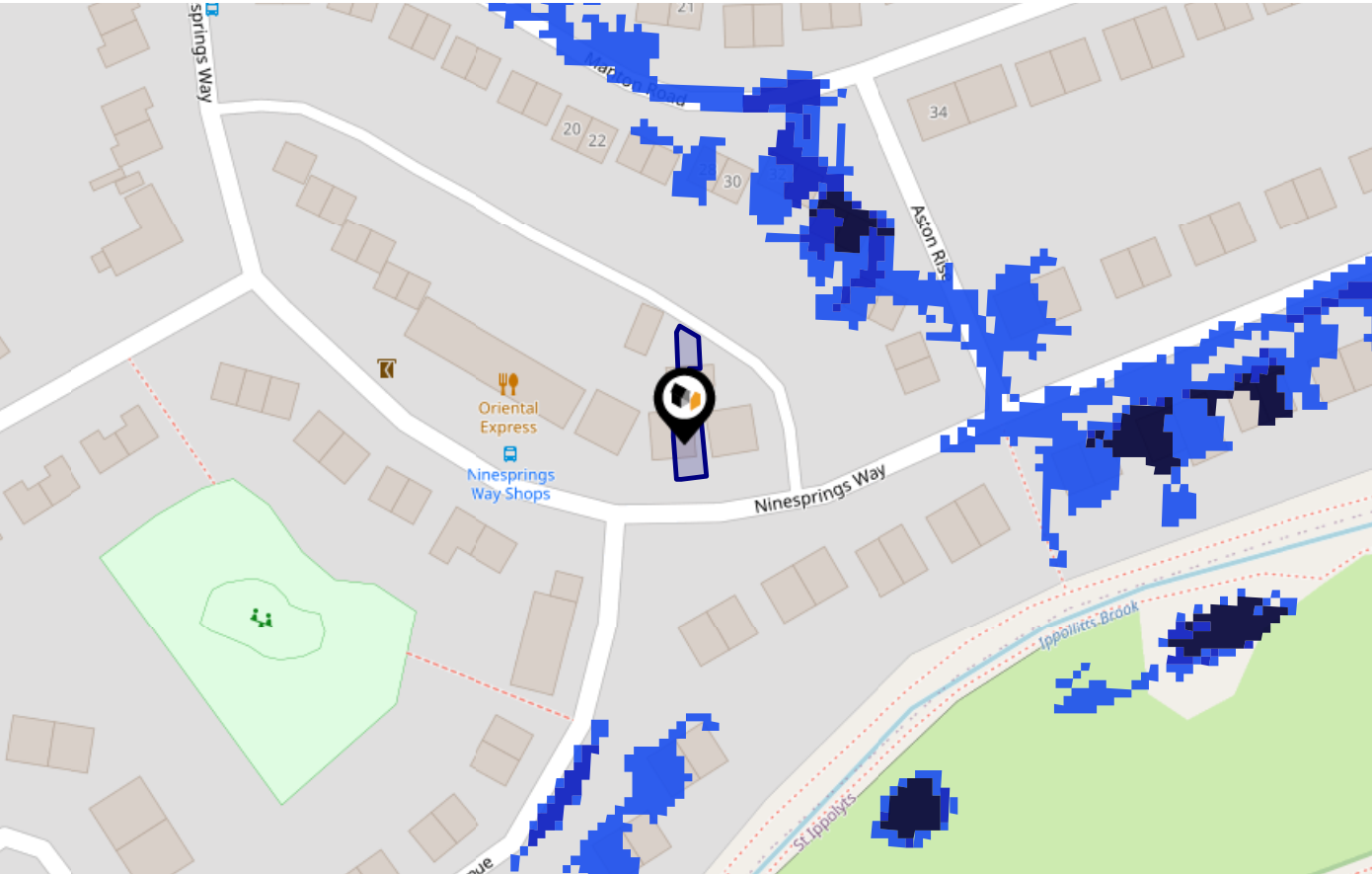
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

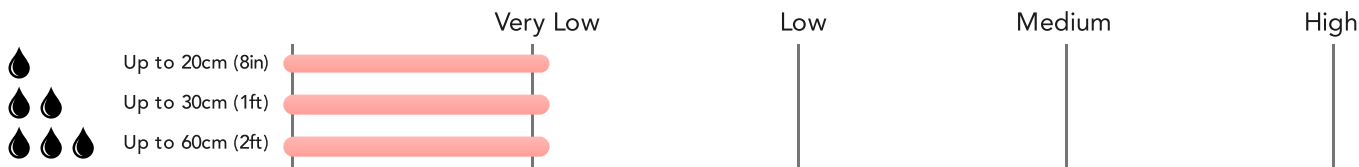


Risk Rating: Very low

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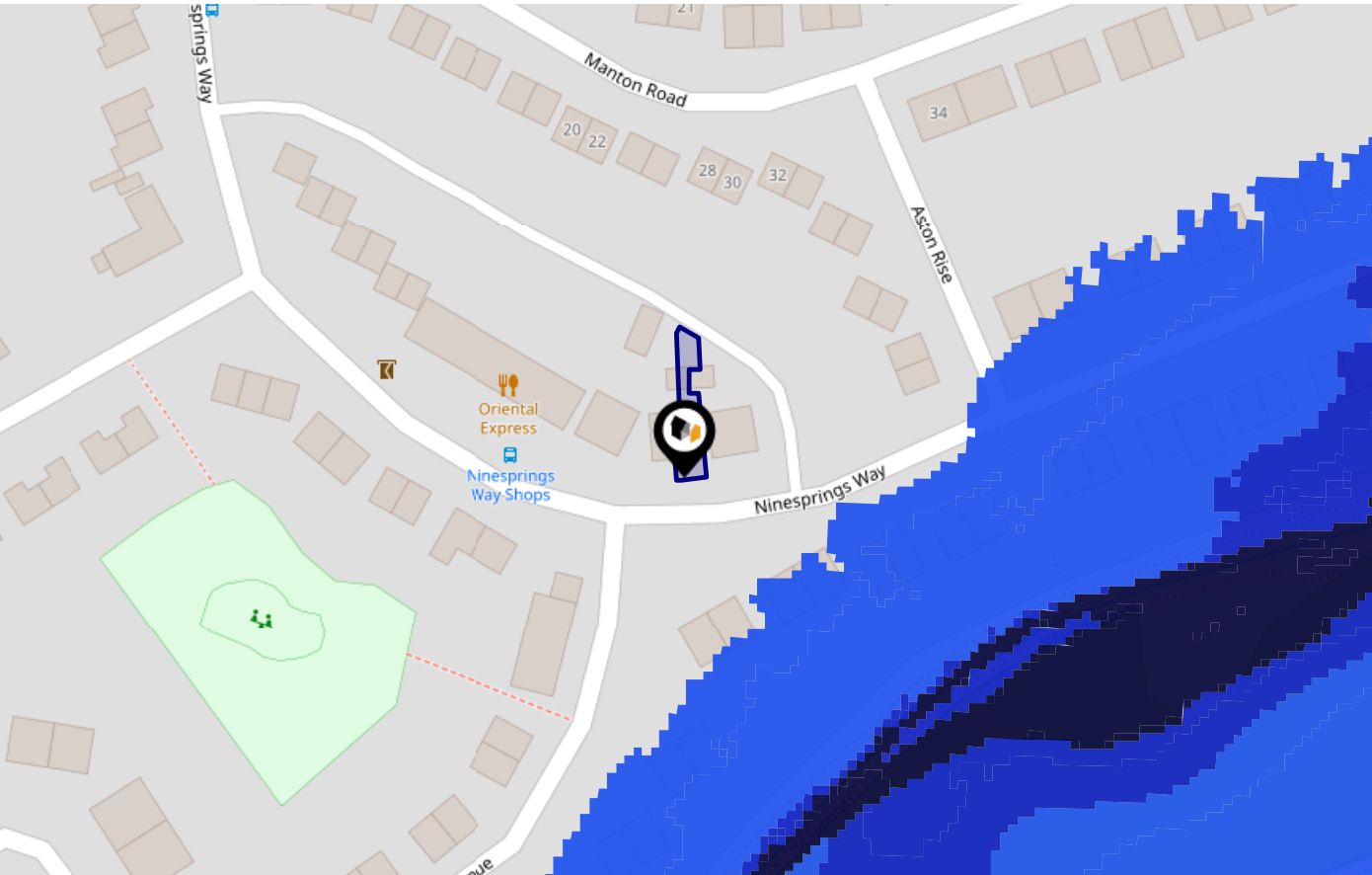
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Flood Risk

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

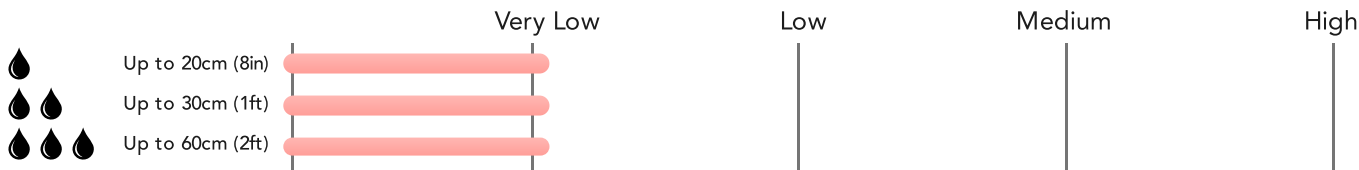


Risk Rating: Very low

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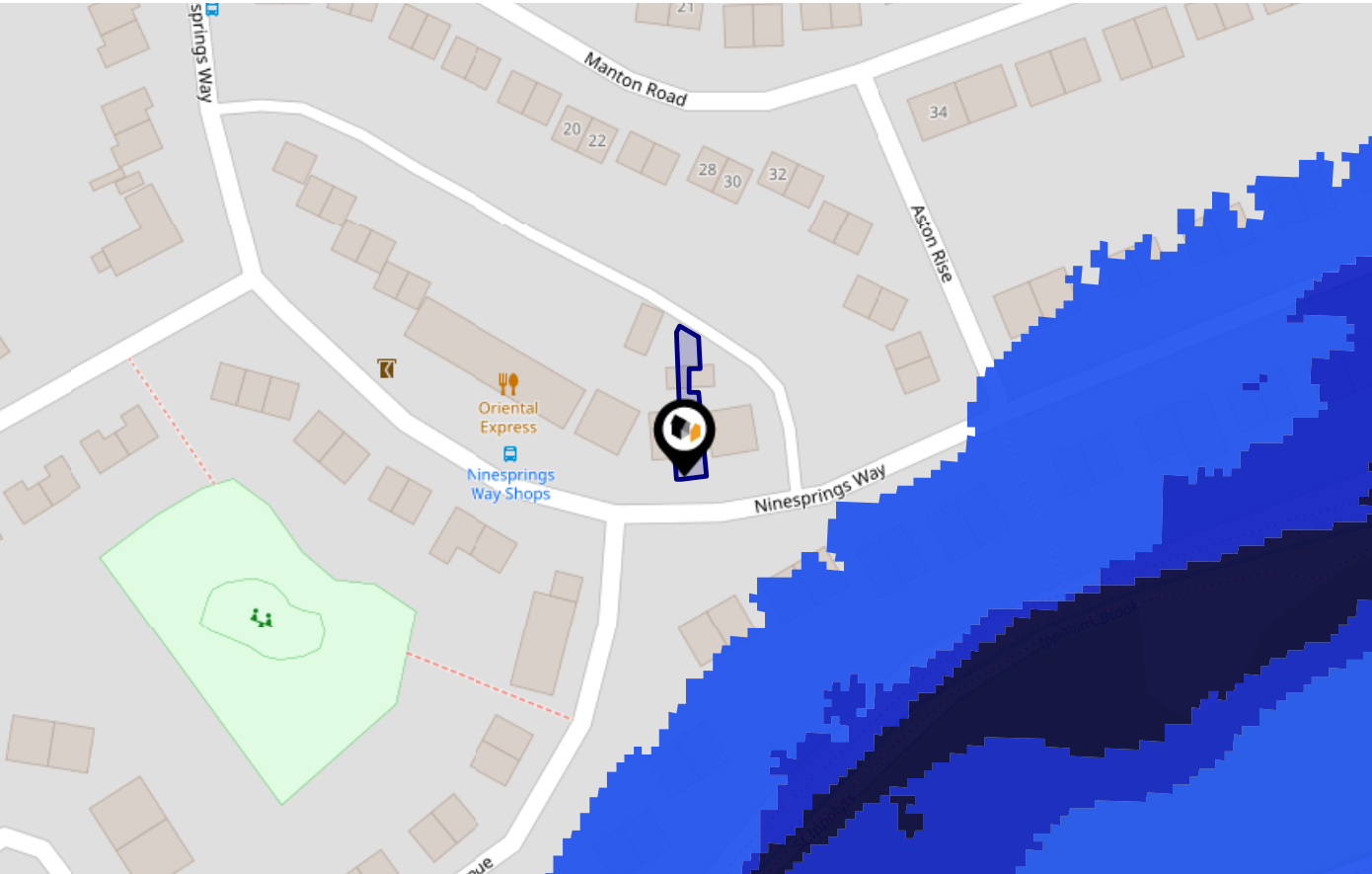
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Climate Change

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

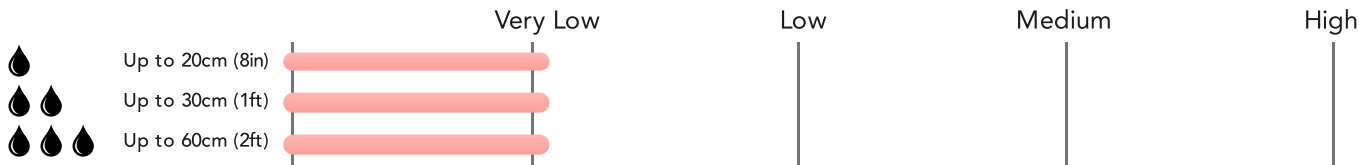


Risk Rating: Very low

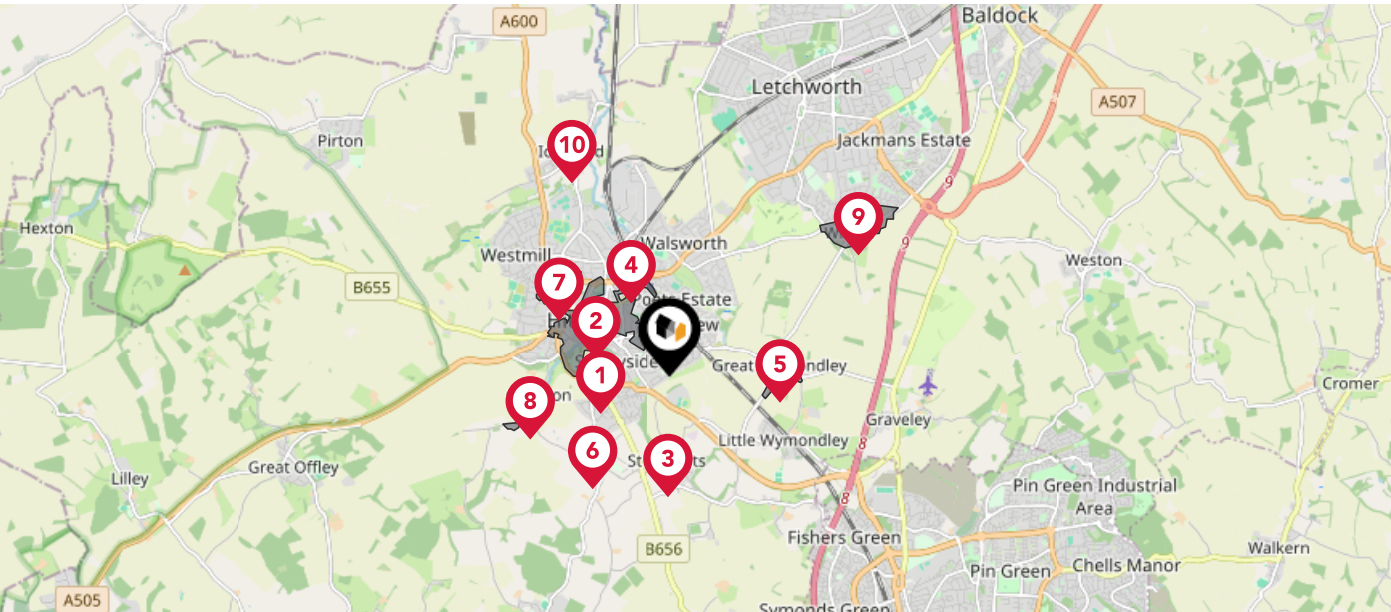
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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



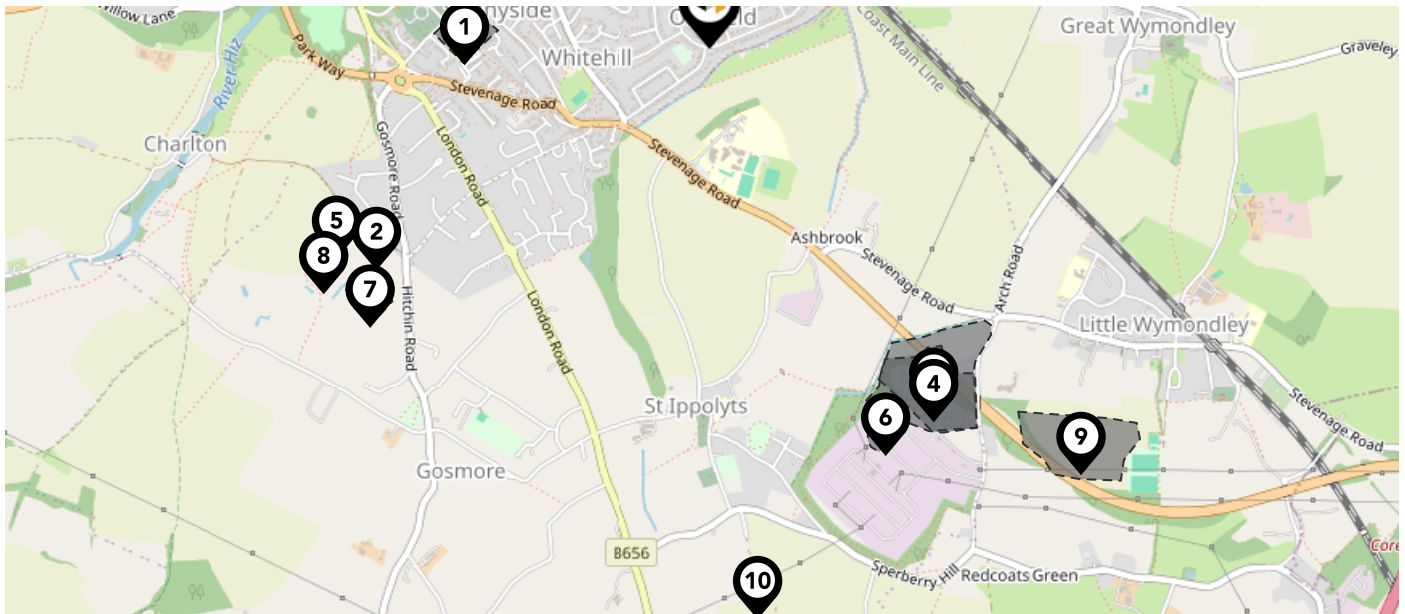
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



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

1	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
2	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	<input type="checkbox"/>
3	Little Wymondley Gravel Pit-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
4	Little Wymondley Quarry-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
5	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	<input type="checkbox"/>
6	Titmore Green Road-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
7	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	<input type="checkbox"/>
8	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	<input type="checkbox"/>
9	Wymondleybury-Little Wymondley	Historic Landfill	<input type="checkbox"/>
10	Tittendell-Tittendell Street, St Ippollits, Hertfordshire	Historic Landfill	<input type="checkbox"/>



This map displays nearby coal mine entrances and their classifications.



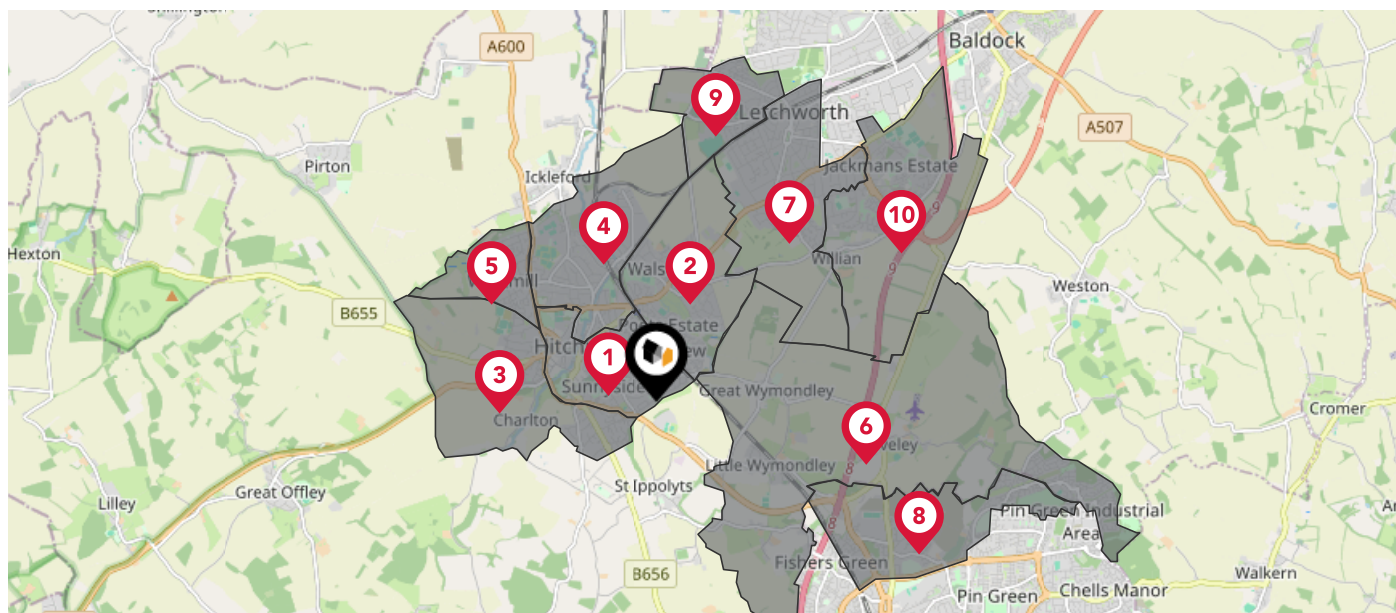
### Mine Entry

- ✕ 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 Highbury Ward

2

Hitchin Walsworth Ward

3

Hitchin Priory Ward

4

Hitchin Bearton Ward

5

Hitchin Oughton Ward

6

Chesfield Ward

7

Letchworth South West Ward

8

Woodfield Ward

9

Letchworth Wilbury Ward

10

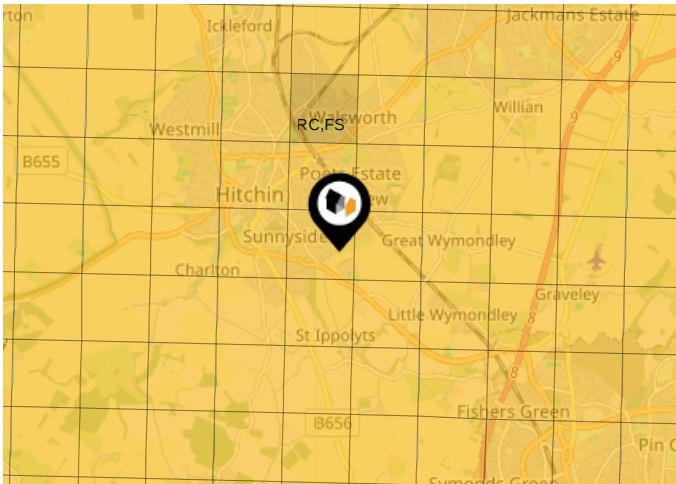
Letchworth South East Ward





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		

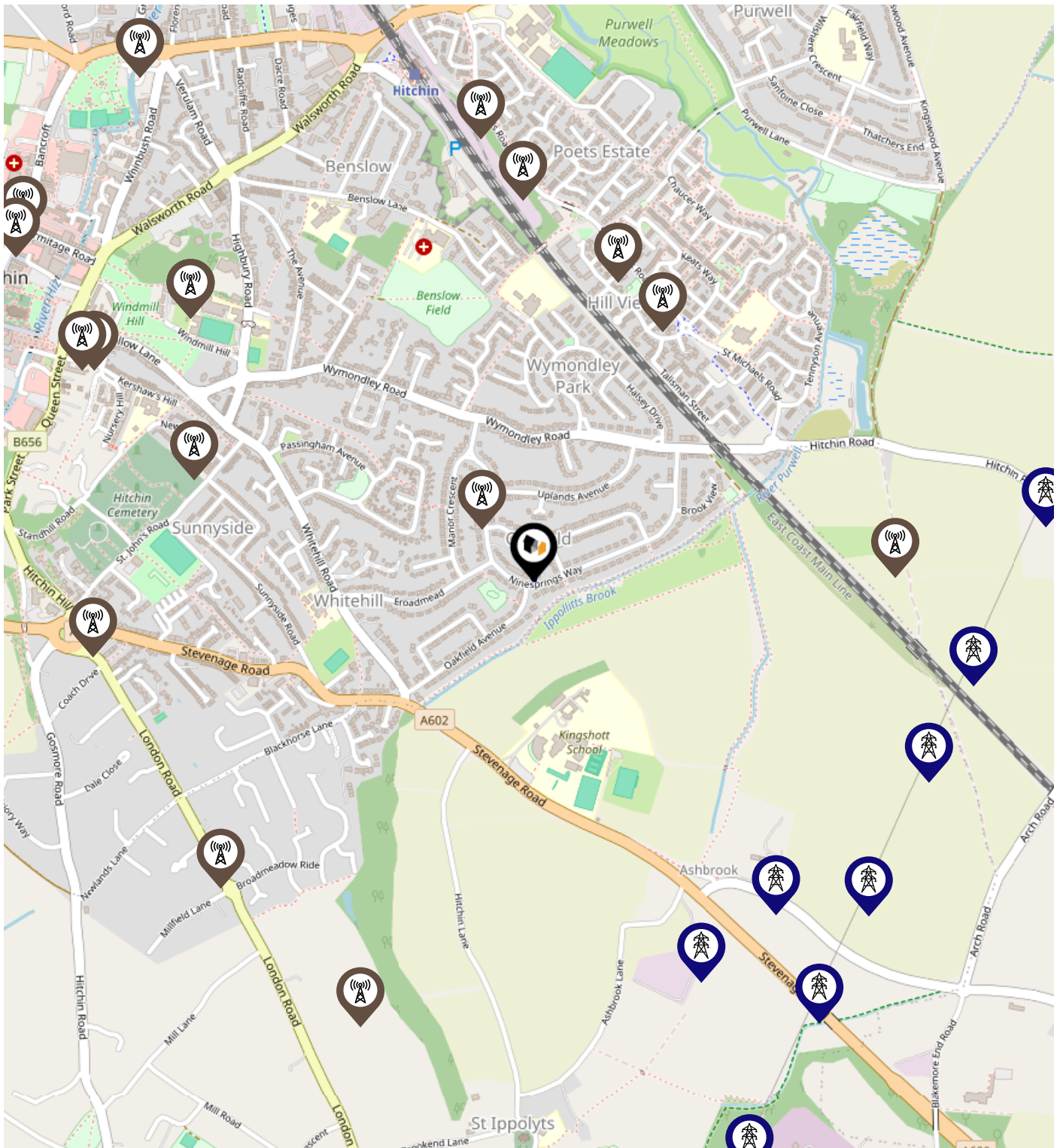


Primary Classifications (Most Common Clay Types)

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

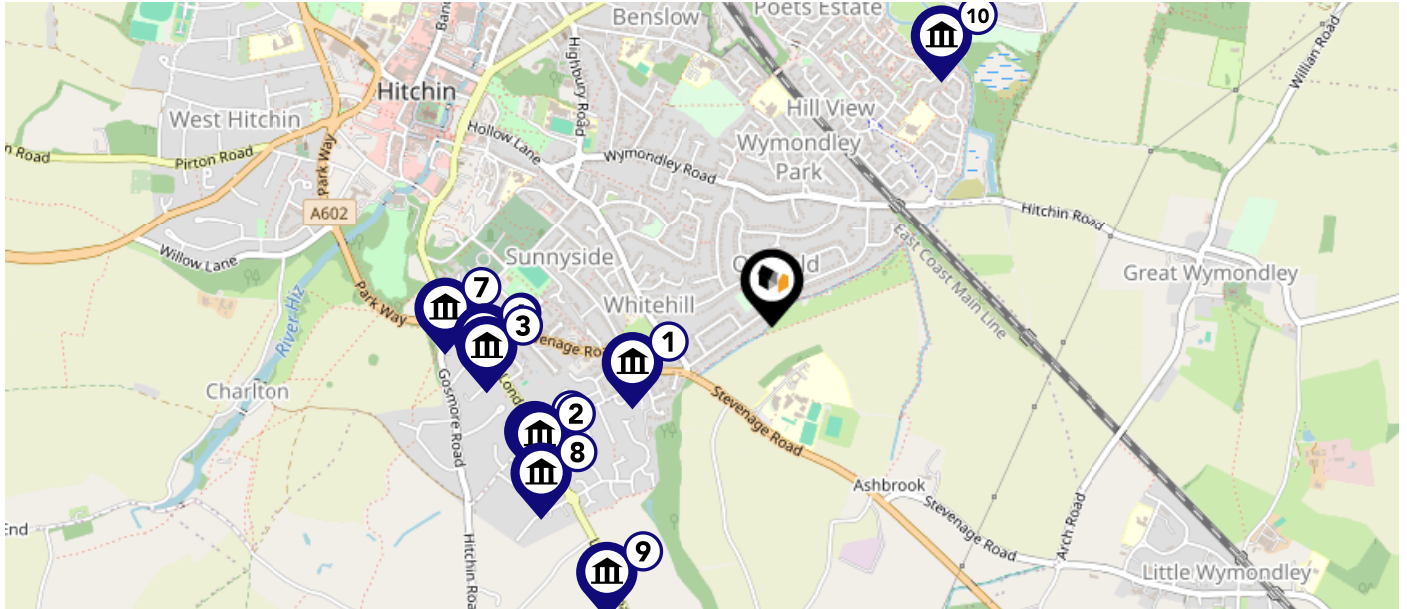
# Local Area











## Masts & Pylons



- Key:**
-  Power Pylons
  -  Communication Masts

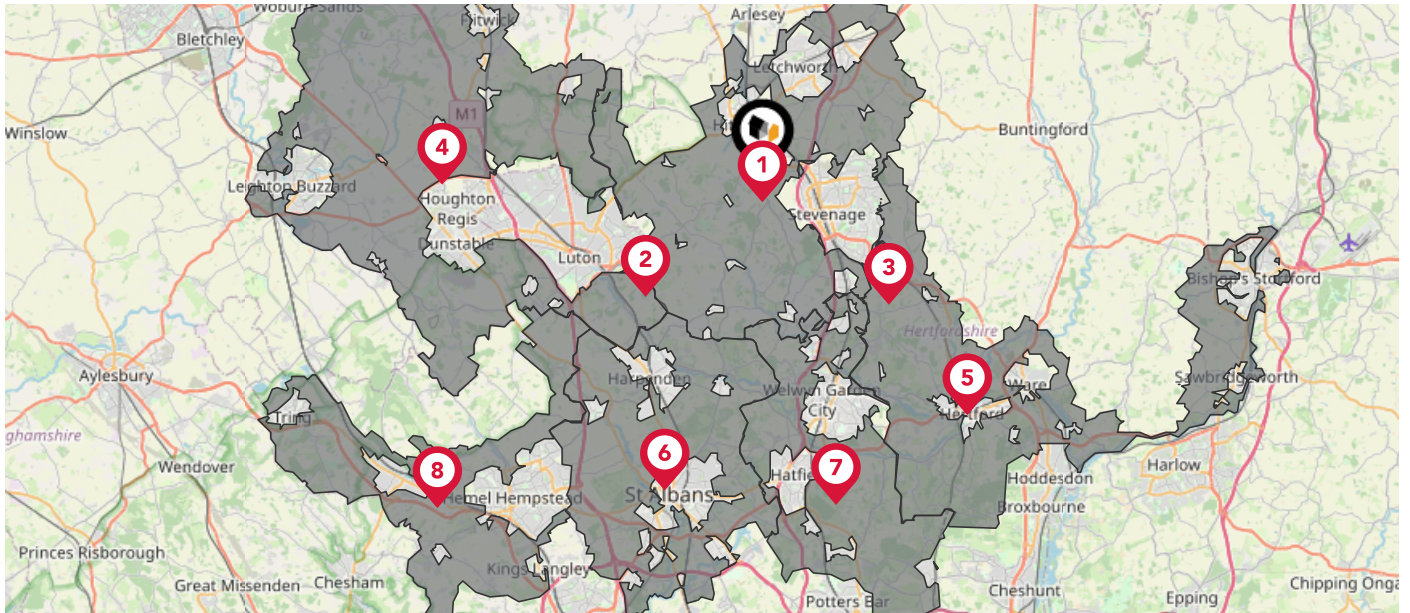
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1102138 - The New Found Out Public House	Grade II	0.3 miles
 1347425 - The Grange House	Grade II	0.6 miles
 1347591 - Saint Elmo	Grade II	0.6 miles
 1102171 - 8, Hitchin Hill Path	Grade II	0.6 miles
 1175136 - Barn At The Grange House	Grade II	0.6 miles
 1347590 - 7, Hitchin Hill Path	Grade II	0.7 miles
 1102172 - The Three Moorhens Public House	Grade II	0.7 miles
 1175154 - New England House, And New England Cottage	Grade II	0.7 miles
 1102539 - Pound Farmhouse	Grade II	0.7 miles
 1347596 - Purwell Mill	Grade II	0.7 miles



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



### Nearby Green Belt Land

1

London Green Belt - North Hertfordshire

2

London Green Belt - Luton

3

London Green Belt - Stevenage

4

London Green Belt - Central Bedfordshire

5

London Green Belt - East Hertfordshire

6

London Green Belt - St Albans

7

London Green Belt - Welwyn Hatfield

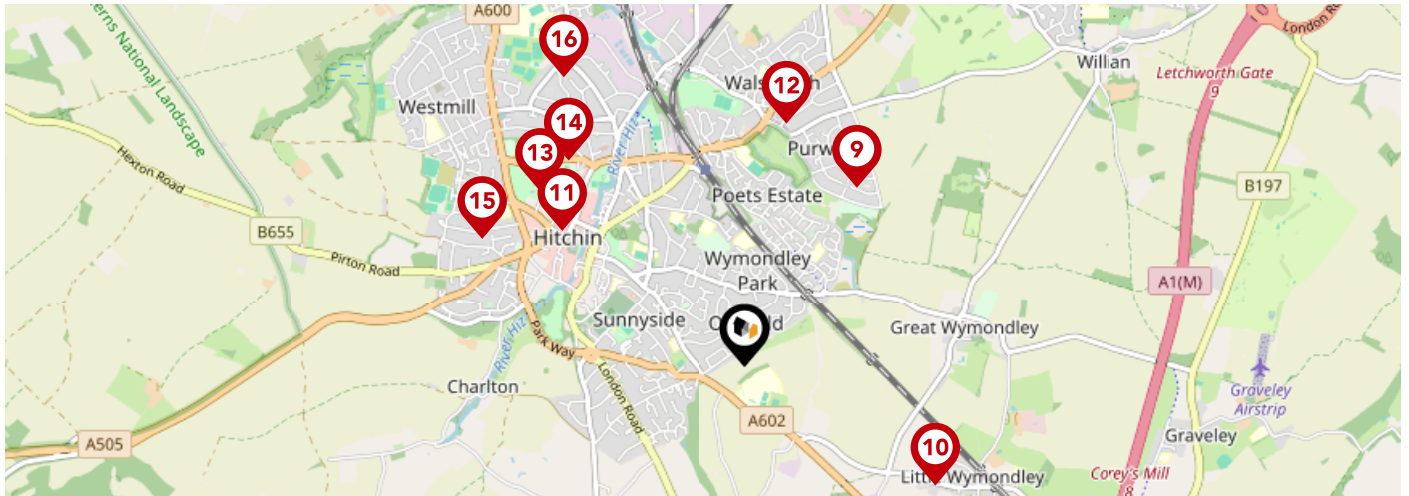
8









London Green Belt - Dacorum

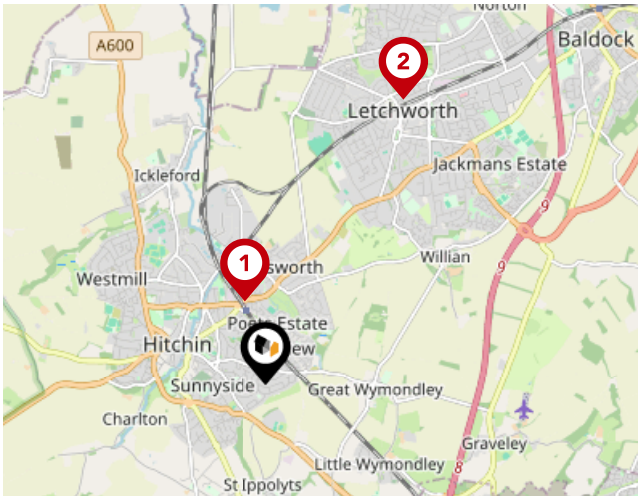




		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Kingshott School</b> Ofsted Rating: Not Rated   Pupils: 400   Distance:0.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Whitehill Junior School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>William Ransom Primary School</b> Ofsted Rating: Outstanding   Pupils: 422   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Mary Exton Primary School</b> Ofsted Rating: Good   Pupils: 181   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Hitchin Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1355   Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Highbury Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 204   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Andrew's Church of England Voluntary Aided Primary School, Hitchin</b> Ofsted Rating: Outstanding   Pupils: 252   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Ippolyts Church of England Aided Primary School</b> Ofsted Rating: Good   Pupils: 175   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

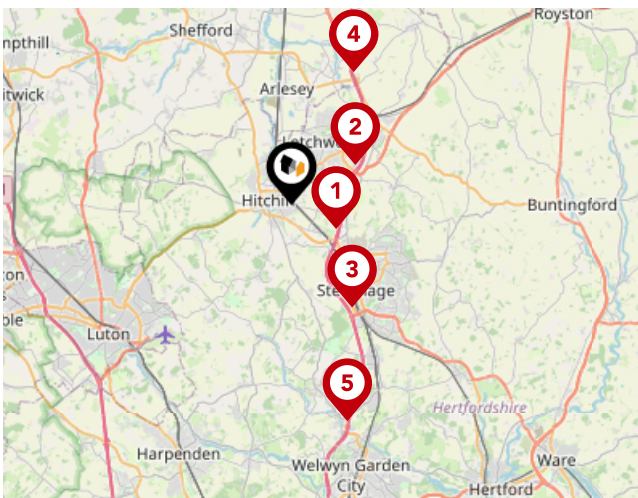


		Nursery	Primary	Secondary	College	Private
	<b>Purwell Primary School</b> Ofsted Rating: Requires improvement   Pupils: 167   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wymondley Junior Mixed 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:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Highover Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 428   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wilshire-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>York Road Nursery School</b> Ofsted Rating: Outstanding   Pupils: 107   Distance:1.25	<input checked="" type="checkbox"/>	<input 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:1.34	<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:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



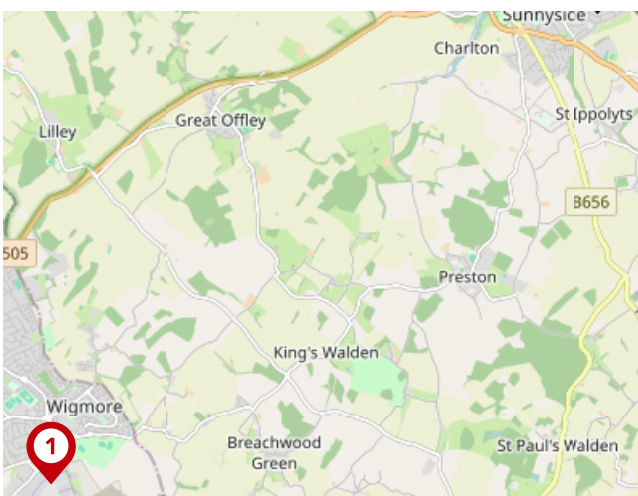
### National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.78 miles
2	Letchworth Rail Station	2.9 miles
3	Stevenage Rail Station	3.57 miles



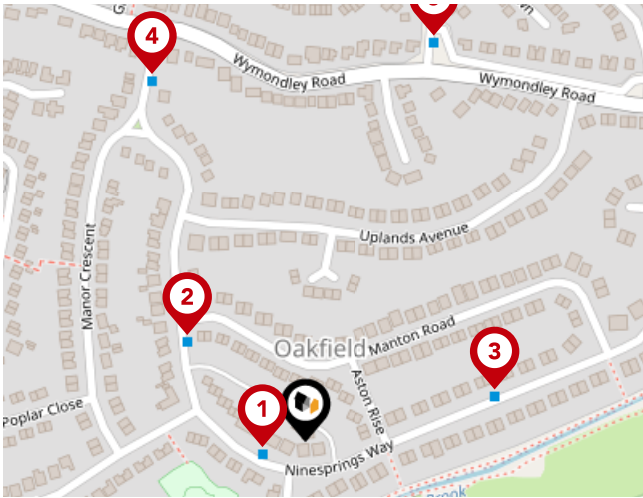
### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	1.91 miles
2	A1(M) J9	2.76 miles
3	A1(M) J7	4.38 miles
4	A1(M) J10	5.36 miles
5	A1(M) J6	8.19 miles



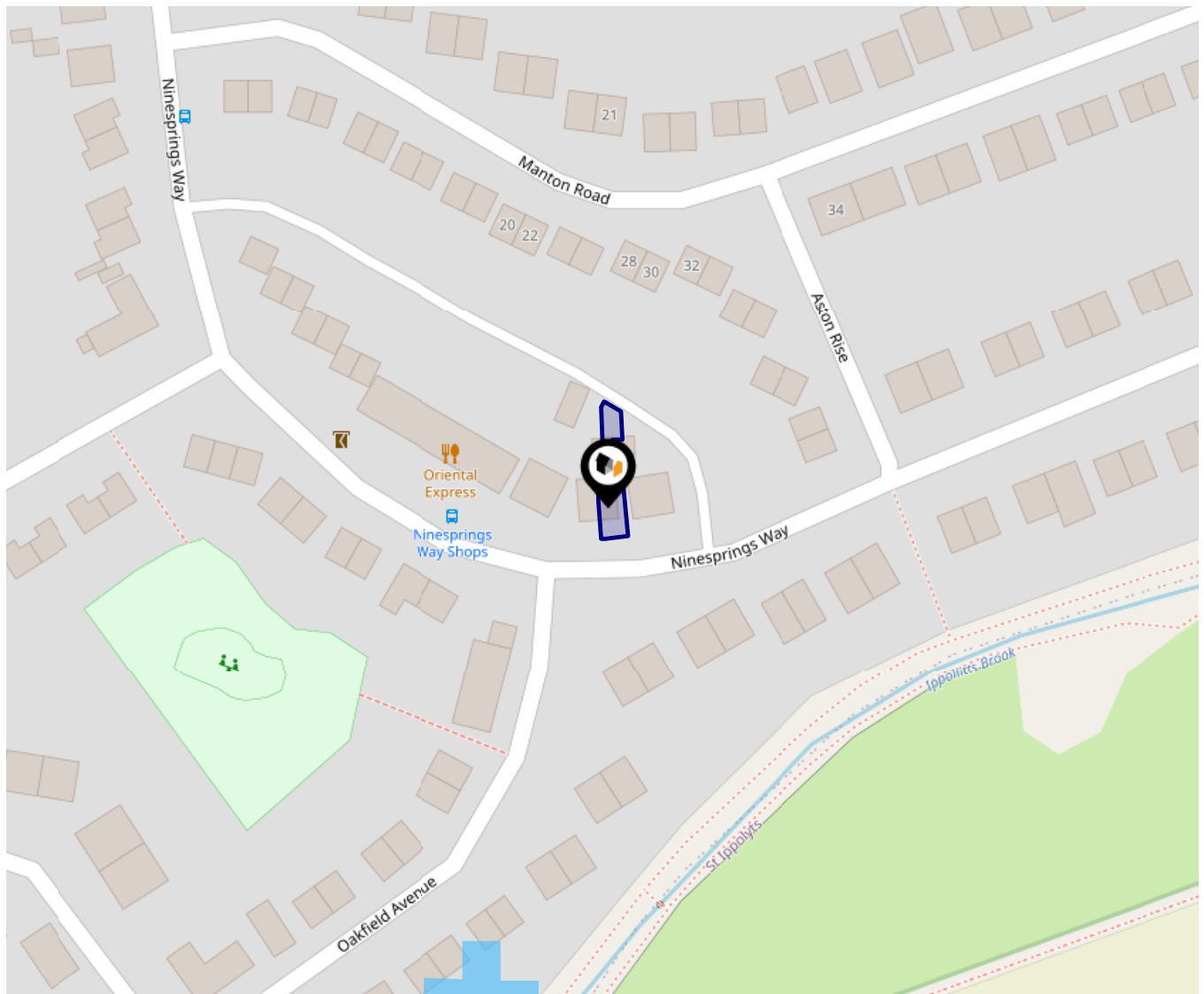
### Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.6 miles
2	Heathrow Airport	33.4 miles
3	Stansted Airport	22.54 miles
4	Silvertown	33.11 miles



Bus Stops/Stations

Pin	Name	Distance
1	Ninesprings Way Shops	0.03 miles
2	Manton Road	0.09 miles
3	Aston Road	0.11 miles
4	Manor Crescent	0.23 miles
5	Wymondley Road	0.24 miles



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB



# Country Properties

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



### **Contains public sector information licensed under the Open Government License v3.0**

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

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