

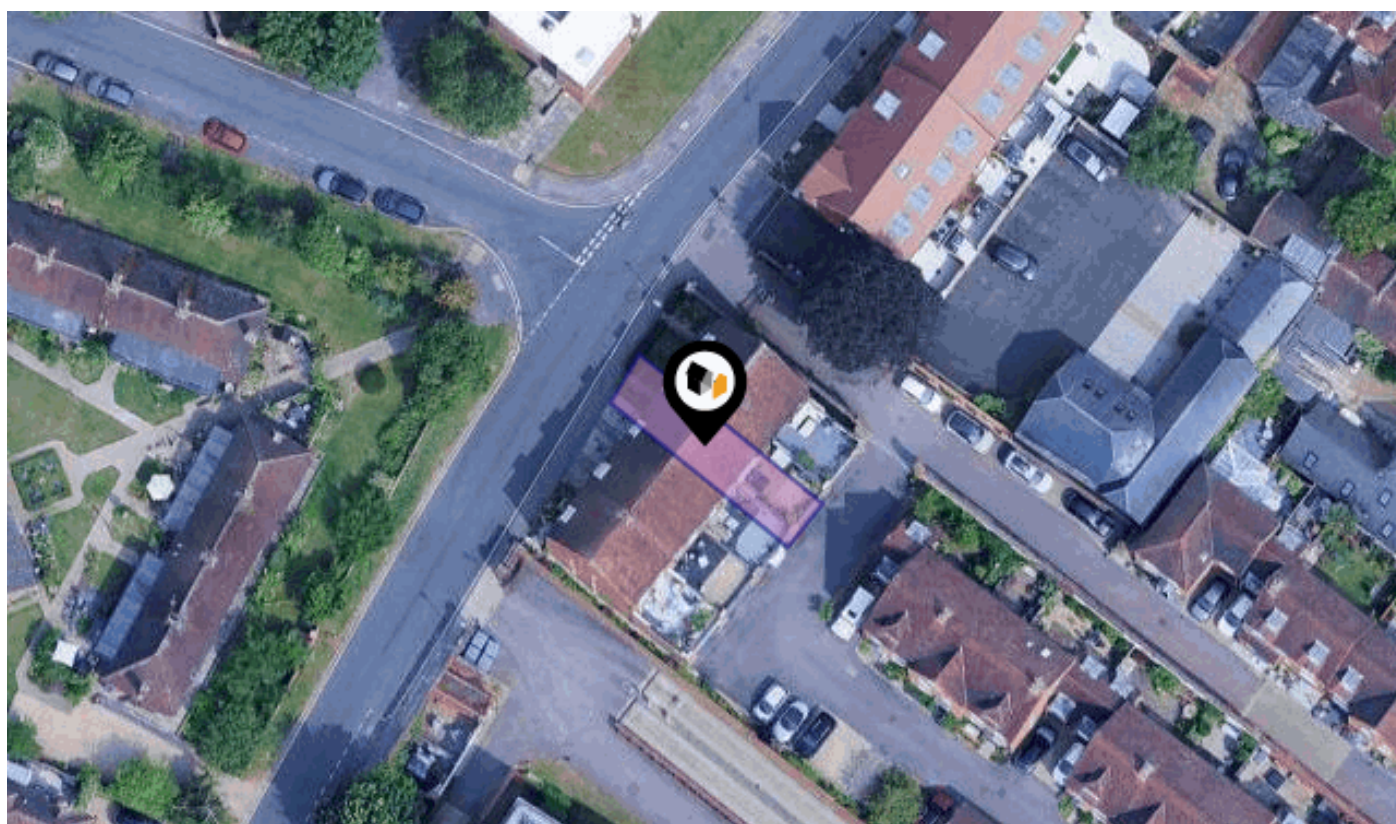


See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 23rd September 2025



KITCHEN GARDEN COURT, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

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www.country-properties.co.uk



Planning records for: **1 Kitchen Garden Court Old Charlton Road Hitchin SG5 2BY**

Reference - 12/00491/1HH	
Decision:	Decided
Date:	29th February 2012
Description:	Insertion of 5 new windows on side elevation

Reference - 11/01704/1HH	
Decision:	Decided
Date:	11th July 2011
Description:	Insertion of 5 new windows on side elevation

Planning records for: **6 Kitchen Garden Court Old Charlton Road Hitchin SG5 2BY**

Reference - 07/02380/1HH	
Decision:	Decided
Date:	25th October 2007
Description:	Rear conservatory

Reference - 16/00444/1HH	
Decision:	Decided
Date:	22nd February 2016
Description:	Erection of front porch.

Planning records for: **7 Kitchen Garden Court Old Charlton Road Hitchin SG5 2BY**

Reference - 08/01495/1HH	
Decision:	Decided
Date:	07th August 2008
Description:	Glazed and steel ornamental canopy to rear

Reference - 10/01442/1HH	
Decision:	Decided
Date:	09th July 2010
Description:	Glazed garden veranda to rear

Reference - 15/00943/1HH	
Decision:	Decided
Date:	07th April 2015
Description:	Insertion of double doors and Juliet balcony at first floor level on front elevation.

Planning records for: **9 Kitchen Garden Court Old Charlton Road Hitchin SG5 2BY**

Reference - 10/00967/1HH	
Decision:	Decided
Date:	05th May 2010
Description:	Single storey rear extension

Planning records for: **14 Kitchen Garden Court Old Charlton Road Hitchin SG5 2BY**

Reference - 12/00300/1HH	
Decision:	Decided
Date:	09th February 2012
Description:	Single storey rear extension, insertion of two roof lights to rear roof elevation, two windows to first and second floor side elevation, one window to front elevation.

Reference - 13/01138/1HH	
Decision:	Decided
Date:	22nd May 2013
Description:	Insertion of ground floor window in side (south) elevation

Planning records for: **17 Kitchen Garden Court Old Charlton Road Hitchin SG5 2BY**

Reference - 16/00045/1HH	
Decision:	Decided
Date:	11th January 2016
Description:	Insertion of ground floor window on front elevation to facilitate conversion of existing garage to habitable accommodation. As amended by drawings HET1411/01A and HET1411/02A received 25th of February 2016.

Reference - 15/03110/1PUD	
Decision:	Decided
Date:	10th December 2015
Description:	Conversion of garage to habitable accommodation

Planning records for: **19 Kitchen Garden Court Old Charlton Road Hitchin Hertfordshire SG5 2BY**

Reference - 21/01721/FPH	
Decision:	Decided
Date:	01st June 2021
Description:	Single storey rear extension following demolition of existing rear extension

Planning records for: **20 Kitchen Garden Court Old Charlton Road Hitchin SG5 2BY**

Reference - 09/01857/1HH	
Decision:	Decided
Date:	09th October 2009
Description:	Replacment rear conservatory and balcony above at first floor level (as amended by plan received 12/11/09)

Reference - 13/01939/1DOC	
Decision:	Decided
Date:	09th August 2013
Description:	Condition 2 - Window details and glazing bars (as discharge of condition attached to listed building reference 13/00453/1LB granted consent on 17/04/13)

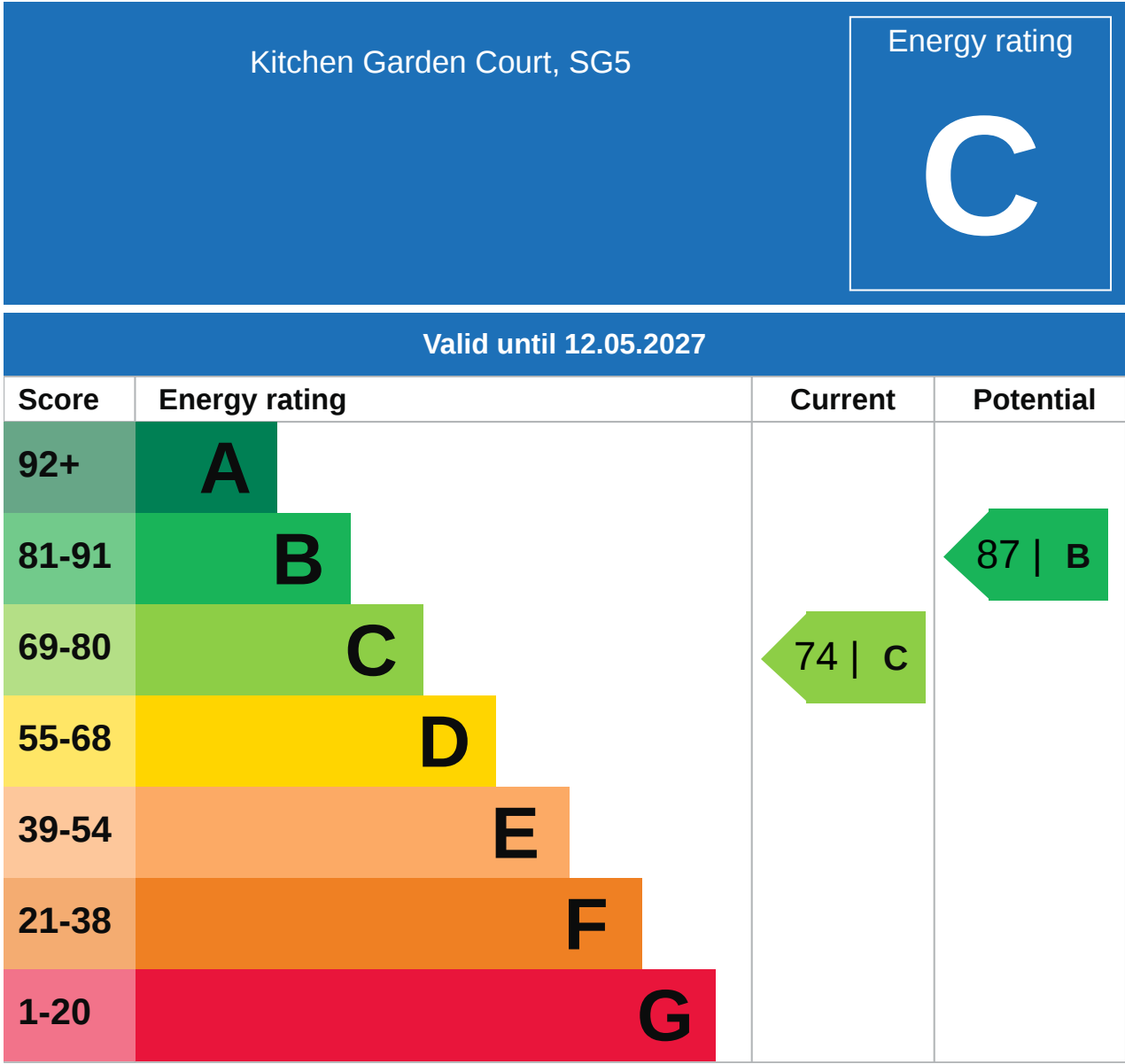
Reference - 13/00453/1LB	
Decision:	Decided
Date:	26th February 2013
Description:	Insertion of door and window into existing openings on south west and south east elevations and formation of new door opening in north west elevation.

Planning records for: **20 Kitchen Garden Court Old Charlton Road Hitchin SG5 2BY**

Reference - 13/01935/1DOC
<p>Decision: Decided</p>
<p>Date: 08th August 2013</p>
<p>Description: Condition 3 - Glazing screen details (as discharge of condition 3 attached to planning reference 12/02055/1HH granted permission 18/10/12).</p>
Reference - 12/02610/1
<p>Decision: Decided</p>
<p>Date: 19th November 2012</p>
<p>Description: Change of use from Use Class B8 (Storage and Distribution) to Use Class C3 (residential), insertion of a door and a window into existing openings on South West and South East elevations and formation of new door opening in North West elevation.</p>
Reference - 08/00239/1HH
<p>Decision: Decided</p>
<p>Date: 04th February 2008</p>
<p>Description: Insertion of two velux windows in side roofslope</p>
Reference - 12/02055/1HH
<p>Decision: Decided</p>
<p>Date: 10th September 2012</p>
<p>Description: Replacement rear conservatory and balcony above at first floor level (extension of time limit of planning permission 09/01857/1HH granted 02/12/2009)</p>

Planning records for: *20 Kitchen Garden Court Old Charlton Road Hitchin SG5 2BY*

Reference - 10/01437/1HH	
Decision:	Decided
Date:	08th July 2010
Description:	Insertion of window in front elevation



Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
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:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Roof room(s), insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 28% of fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	98 m ²

Building Safety

No building safety aspects to report

Accessibility / Adaptations

Not suitable for wheelchair users

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Standrad Brick build

Property Lease Information

Freehold

Estate/Maintenance charge of £624 per annum

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

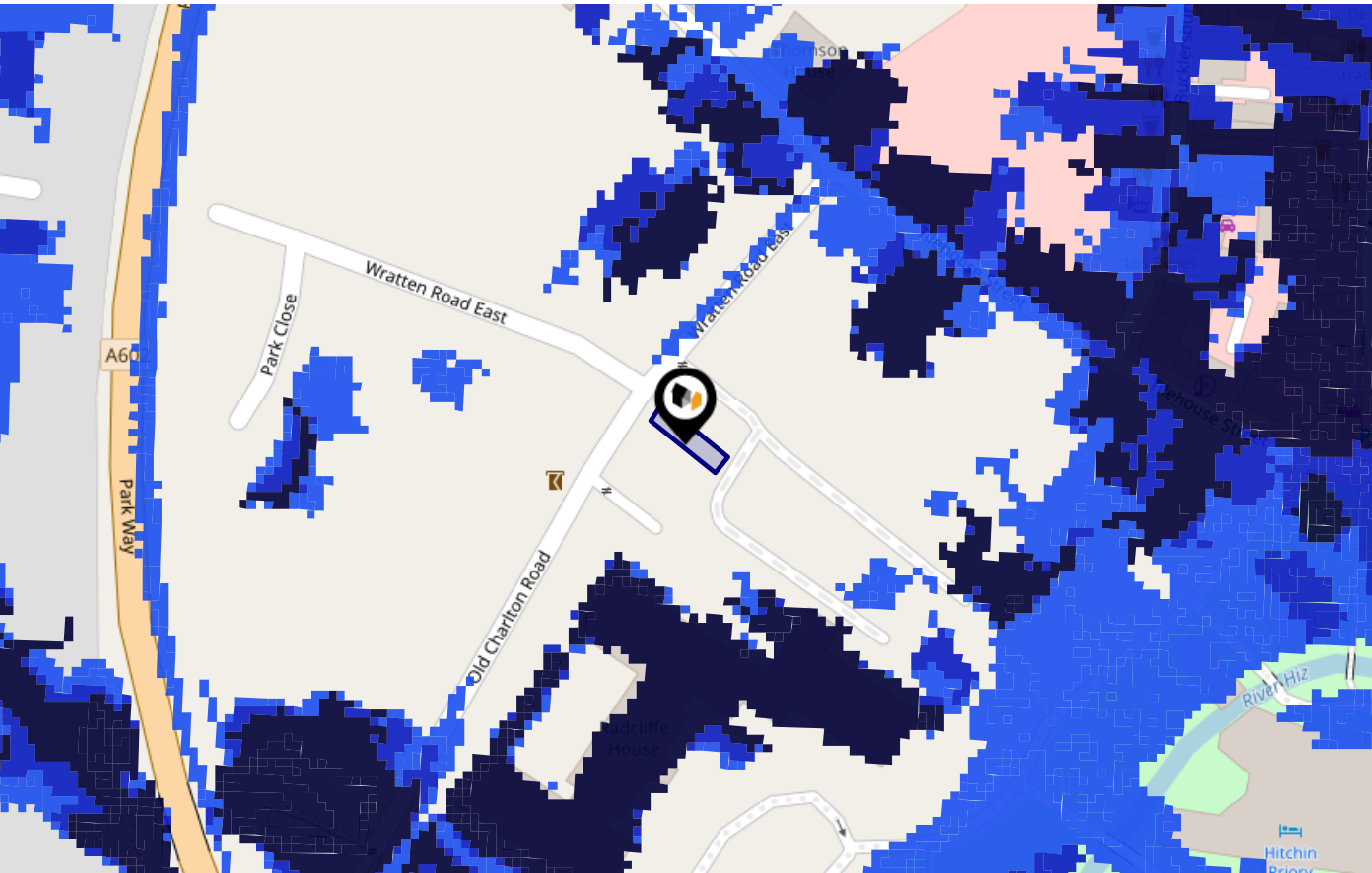
Important - Please read

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.

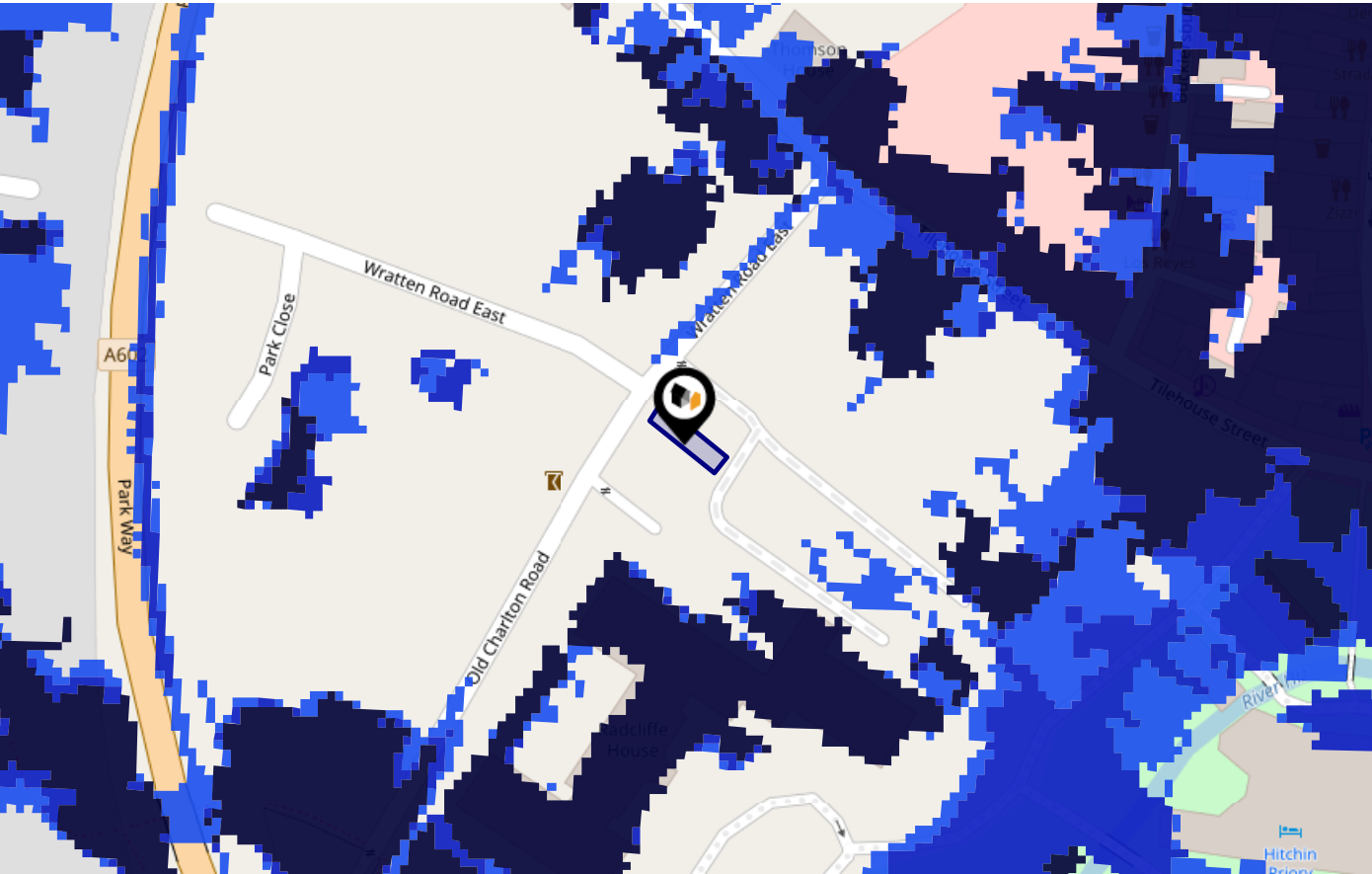
Chance of flooding to the following depths at this property:



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.

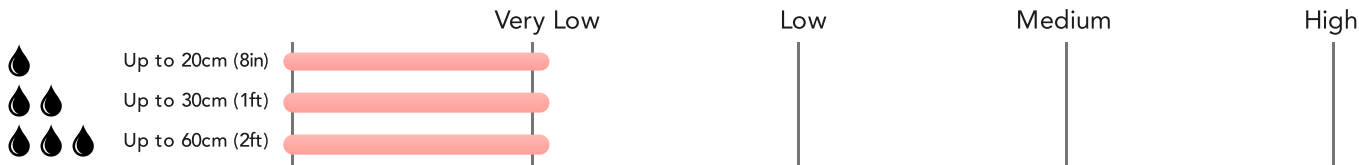


Risk Rating: Very low

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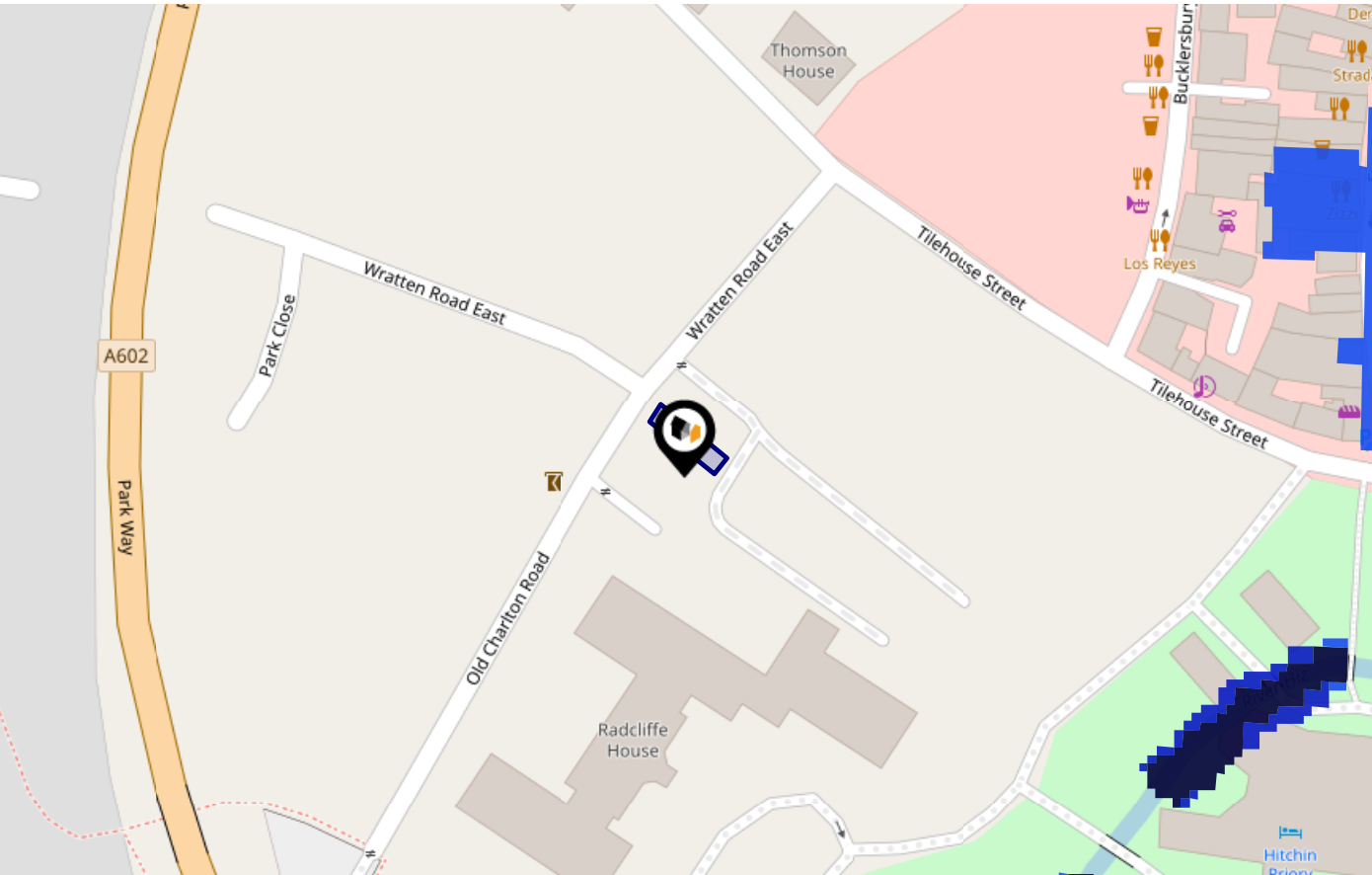
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

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

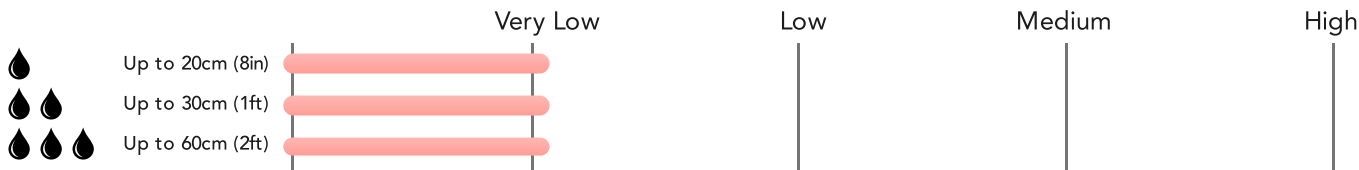


Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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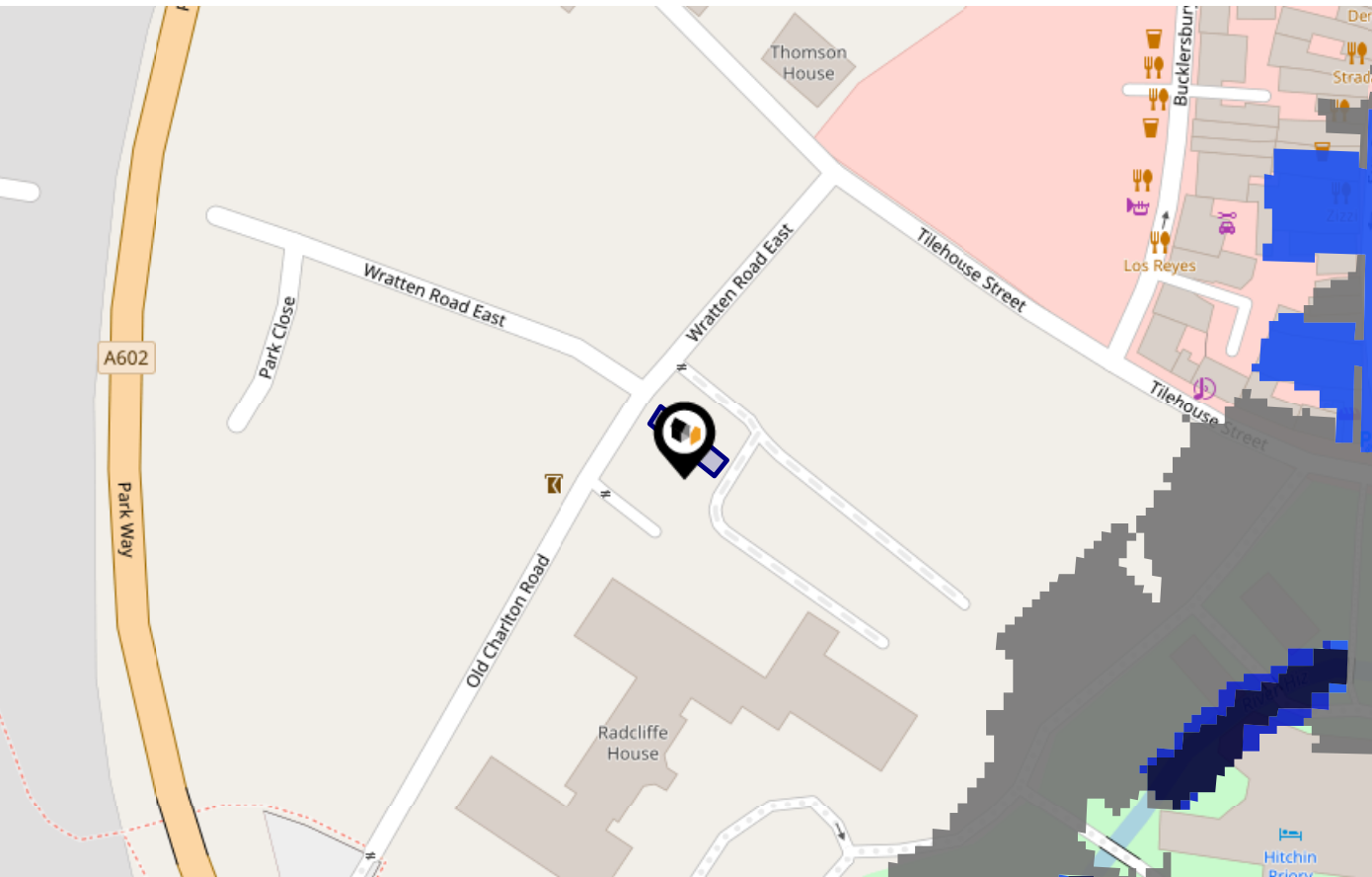
Chance of flooding to the following depths at this property:



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.

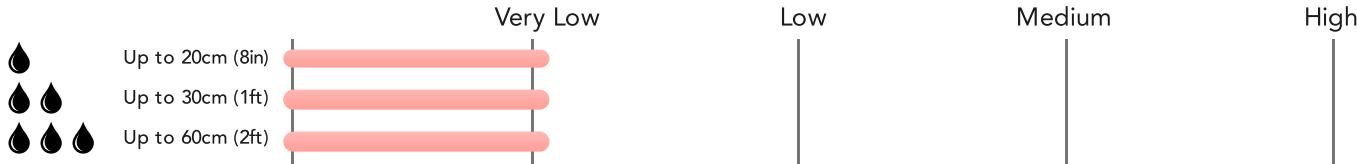


Risk Rating: Very low

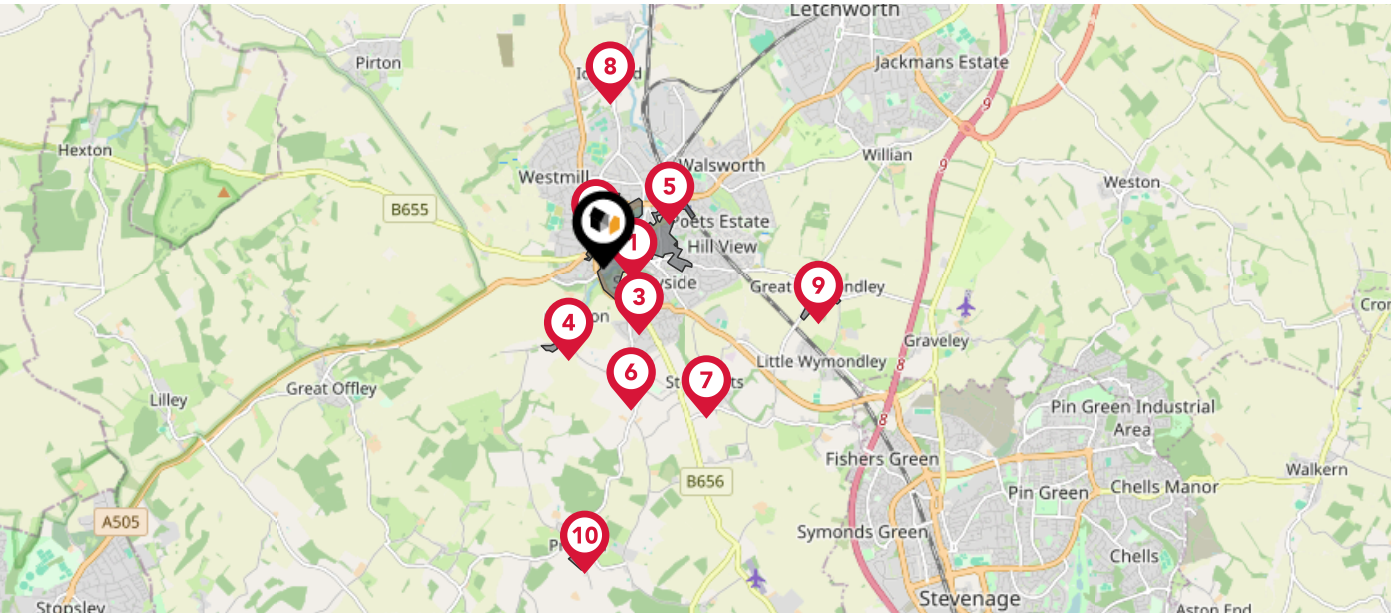
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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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.



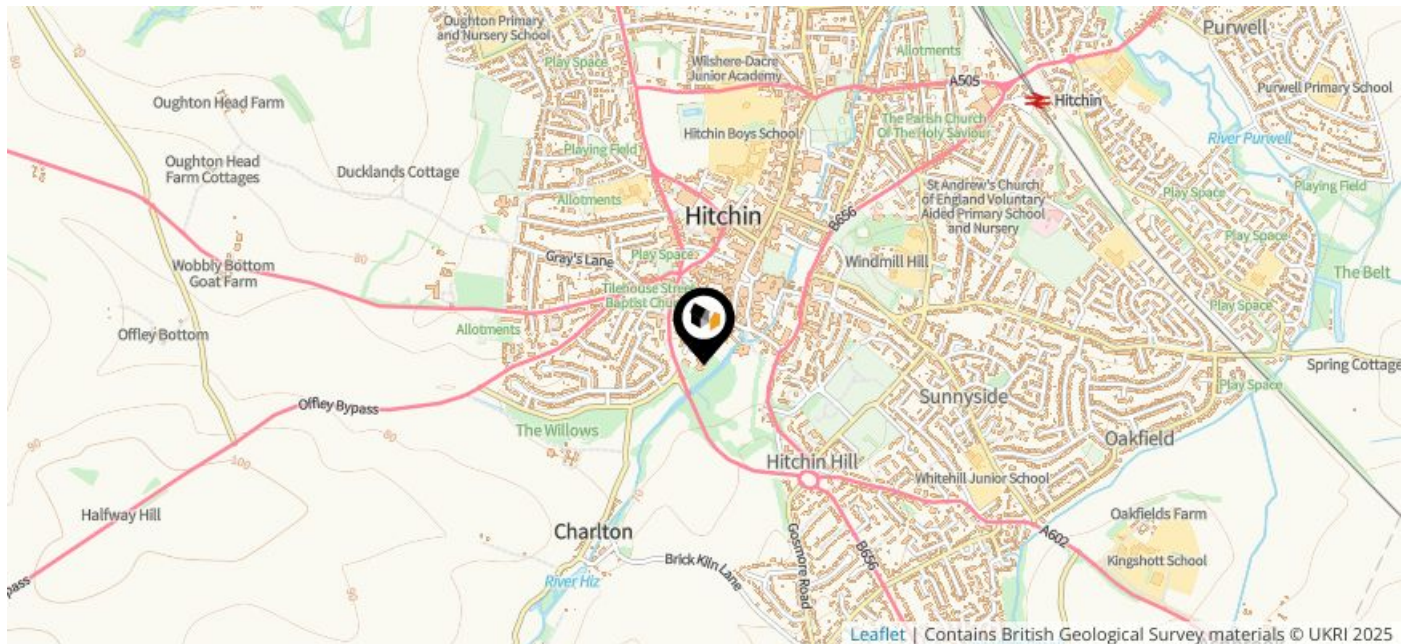
Nearby Conservation Areas	
1	Hitchin
2	Butts Close, Hitchin
3	Hitchin Hill Path
4	Charlton
5	Hitchin Railway and Ransom's Recreation Ground
6	Gosmore
7	St Ippolyts
8	Ickleford
9	Great Wymondley
10	Preston

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	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill <input type="checkbox"/>
4	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill <input type="checkbox"/>
5	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill <input type="checkbox"/>
6	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill <input type="checkbox"/>
7	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill <input type="checkbox"/>
8	Wallace Way-Hitchin, Hertfordshire	Historic Landfill <input type="checkbox"/>
9	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill <input type="checkbox"/>
10	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill <input type="checkbox"/>

This map displays nearby coal mine entrances and their classifications.



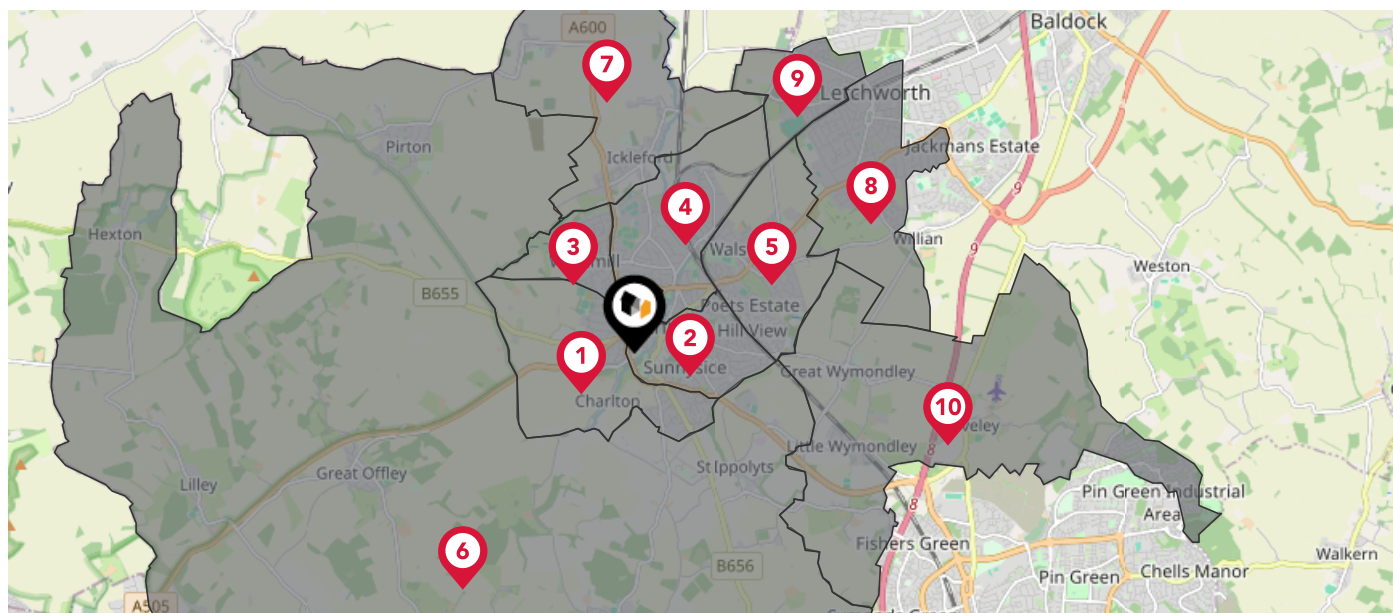
Mine Entry

- ✕ 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



Hitchin Priory Ward



Hitchin Highbury Ward



Hitchin Oughton Ward



Hitchin Bearton Ward



Hitchin Walsworth Ward



Hitchwood, Offa and Hoo Ward



Cadwell Ward



Letchworth South West Ward



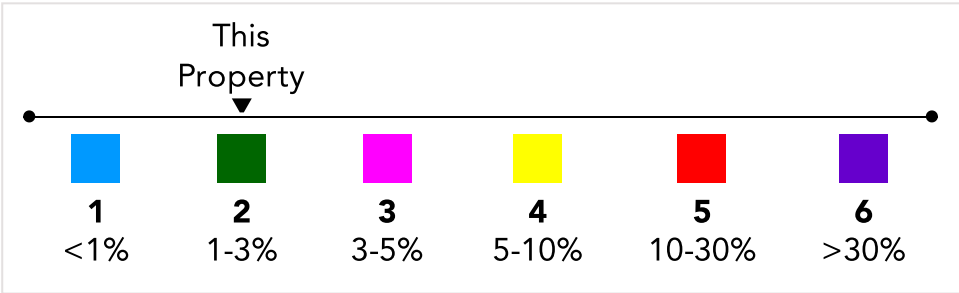
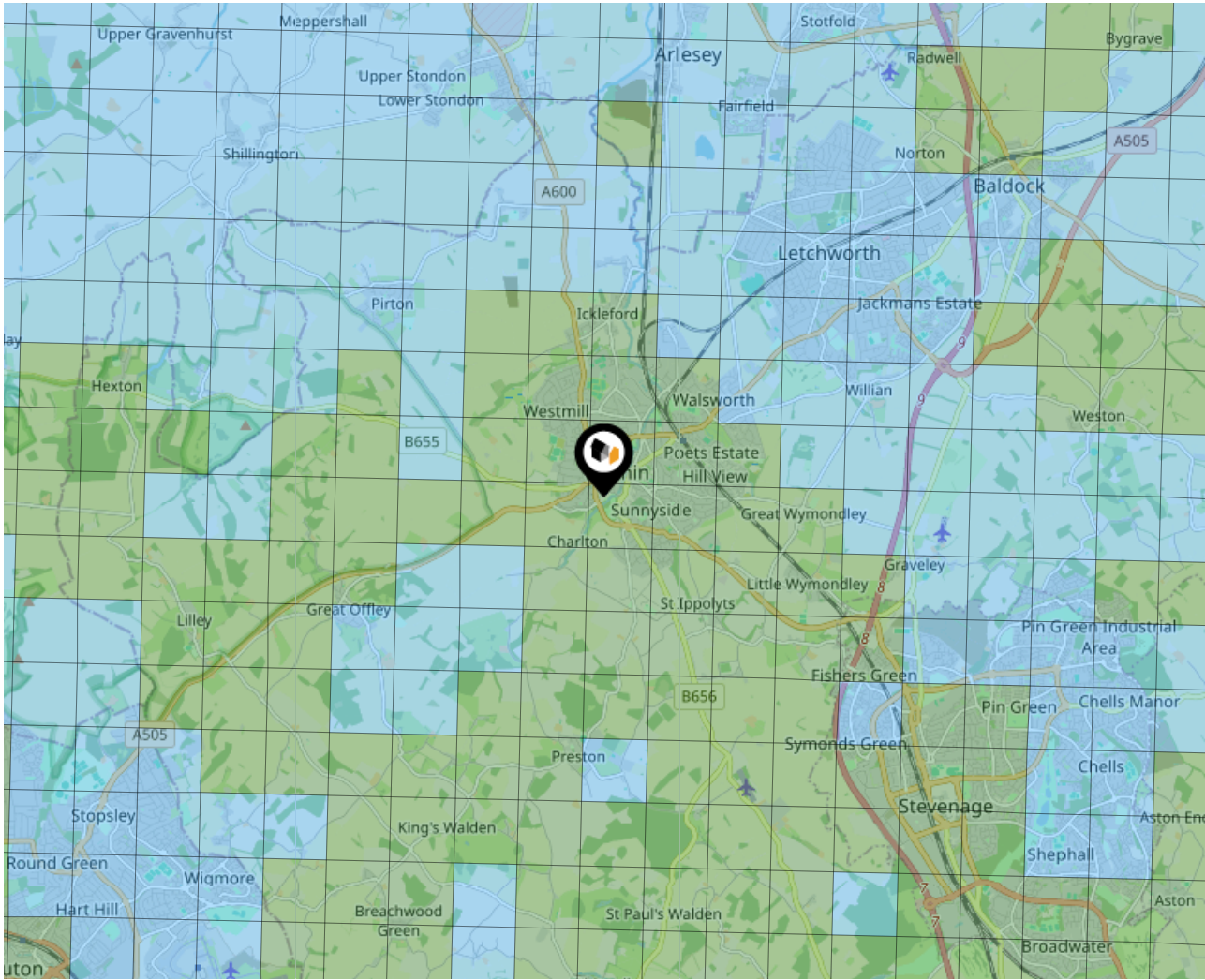
Letchworth Wilbury Ward



Chesfield Ward

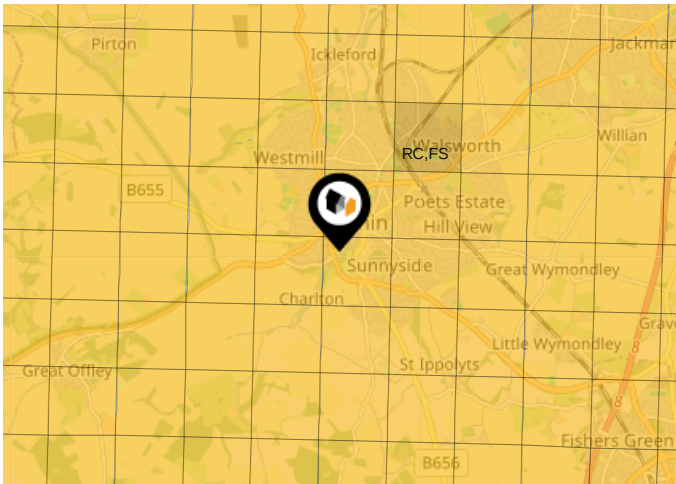
What is Radon?

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



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

Carbon Content:	HIGH	Soil Texture:	CHALKY, SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	SHALLOW
Soil Group:	ALL		

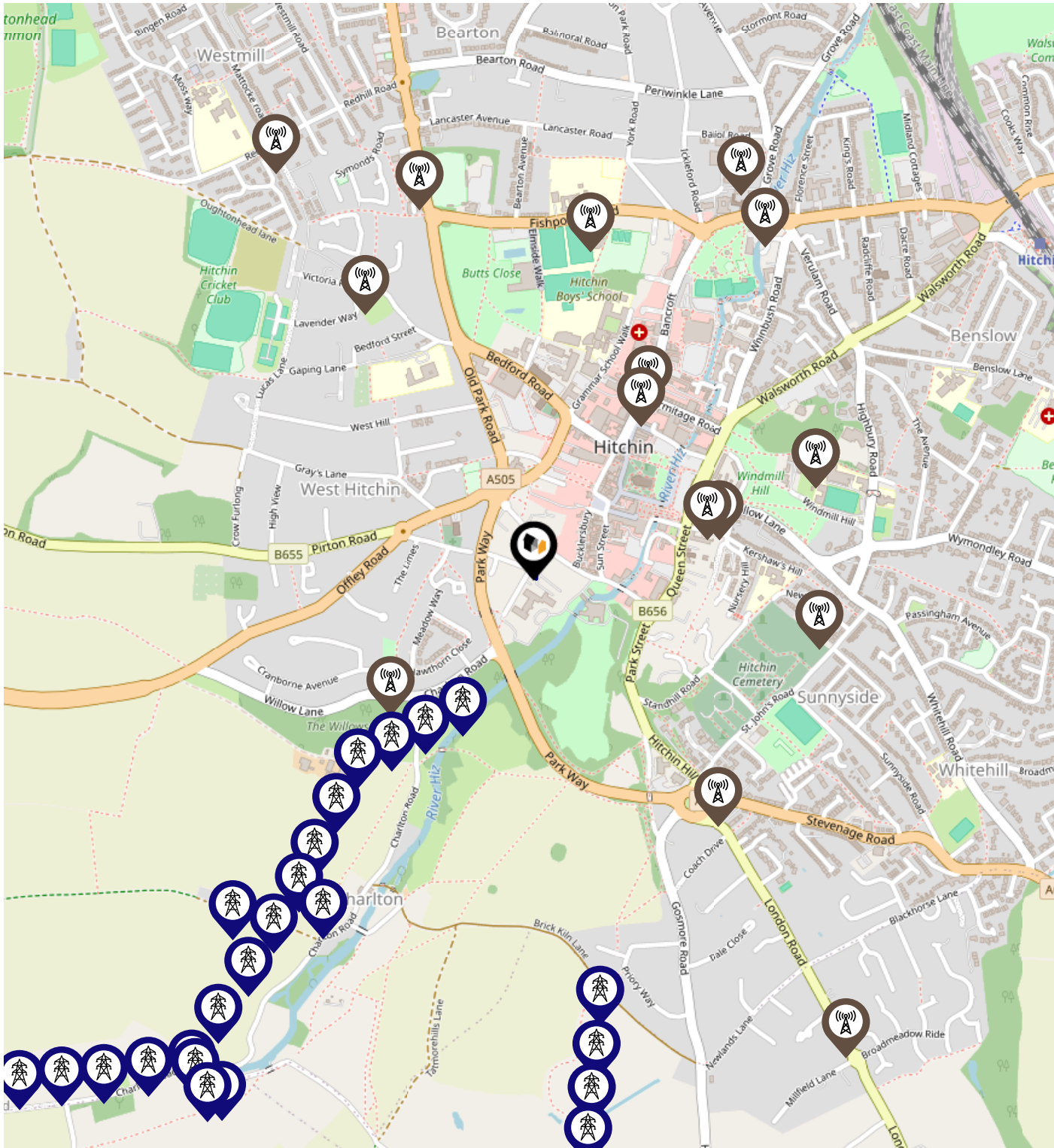


Primary Classifications (Most Common Clay Types)



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

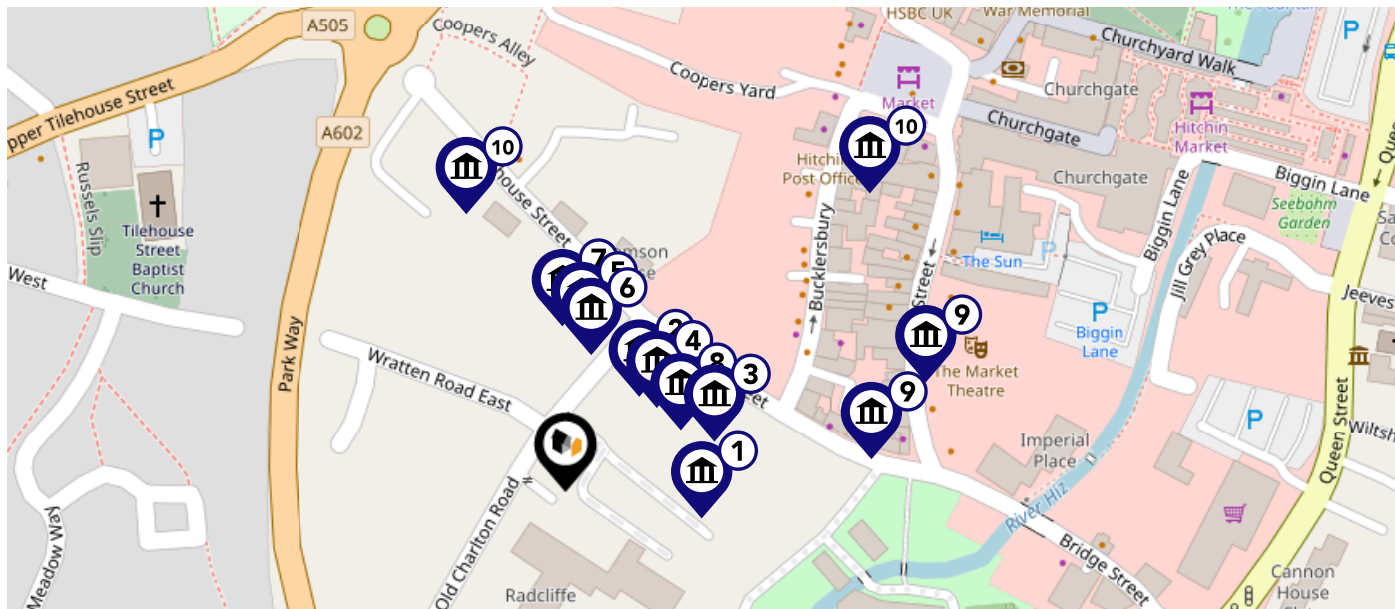
Masts & Pylons



Key:

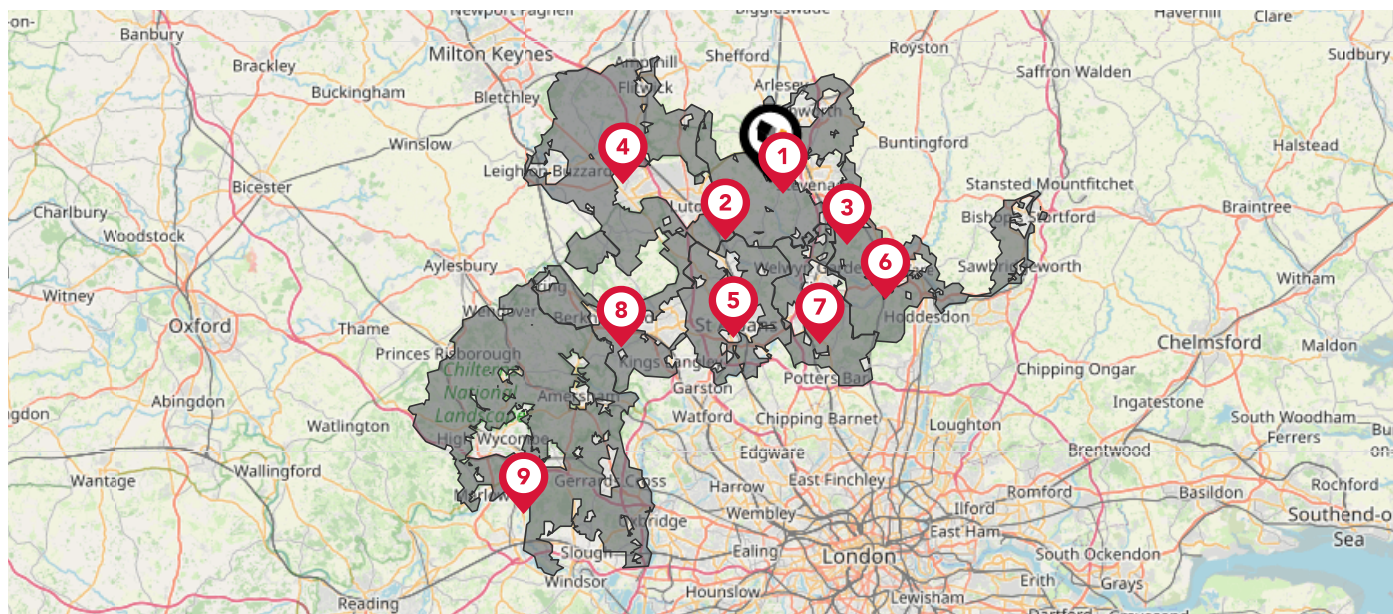
-  Power Pylons
-  Communication Masts

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
	1347619 - Tithe Barn Behind Number 8	Grade II	0.0 miles
	1102154 - 15-17 Tilehouse Street	Grade II	0.0 miles
	1102153 - 11 And 12, Tilehouse Street	Grade II	0.0 miles
	1347620 - 14, Tilehouse Street	Grade II	0.0 miles
	1102155 - 20, Tilehouse Street	Grade II	0.0 miles
	1296084 - 19, Tilehouse Street	Grade II	0.0 miles
	1173777 - 21, Tilehouse Street	Grade II	0.0 miles
	1296080 - 13, Tilehouse Street	Grade II	0.0 miles
	1347615 - 15, Sun Street	Grade II	0.1 miles
	1347593 - 24 And 25, Market Place	Grade II	0.1 miles
	1102142 - 7, Sun Street	Grade II	0.1 miles
	1102157 - 29, Tilehouse Street	Grade II	0.1 miles

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



Nearby Green Belt Land



London Green Belt - North Hertfordshire



London Green Belt - Luton



London Green Belt - Stevenage



London Green Belt - Central Bedfordshire



London Green Belt - St Albans



London Green Belt - East Hertfordshire



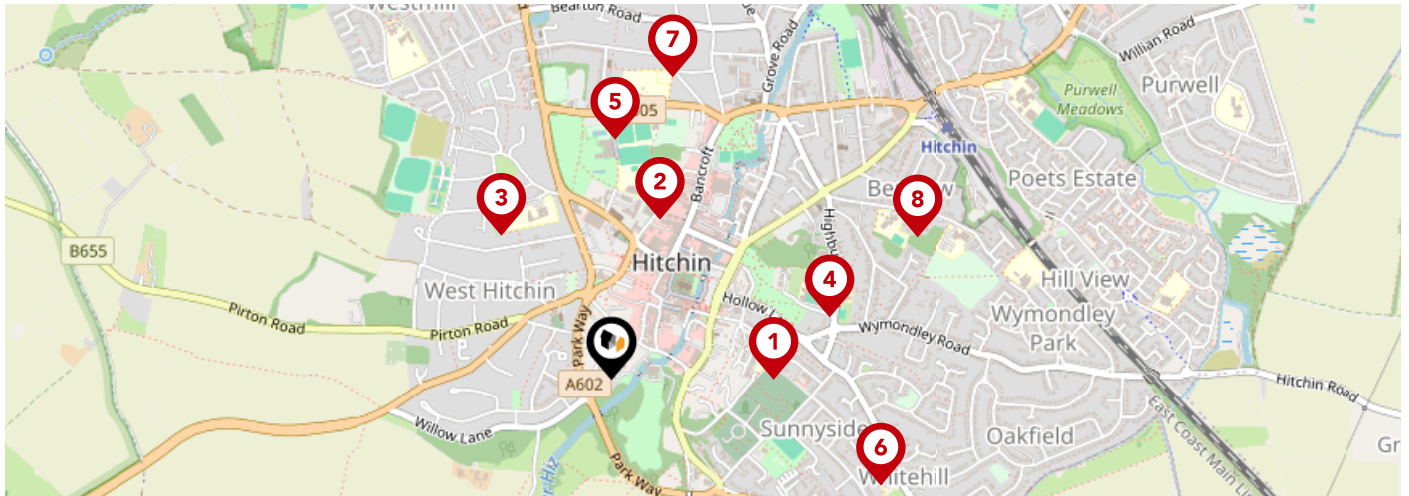
London Green Belt - Welwyn Hatfield



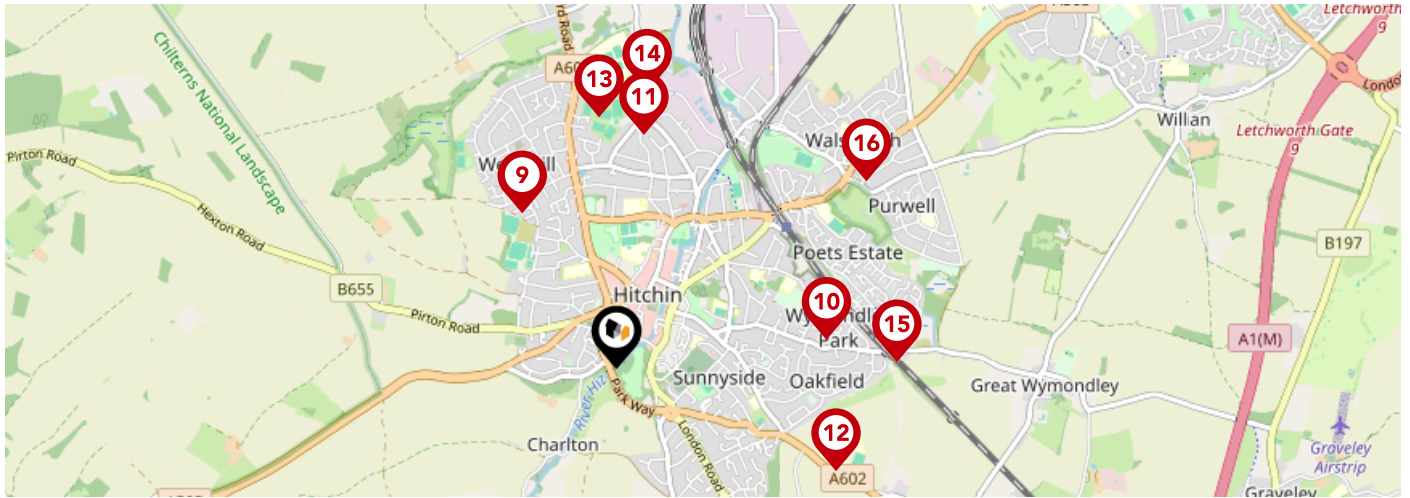
London Green Belt - Dacorum











London Green Belt - Buckinghamshire



		Nursery	Primary	Secondary	College	Private
1	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.83	<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:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:1.27	<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:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

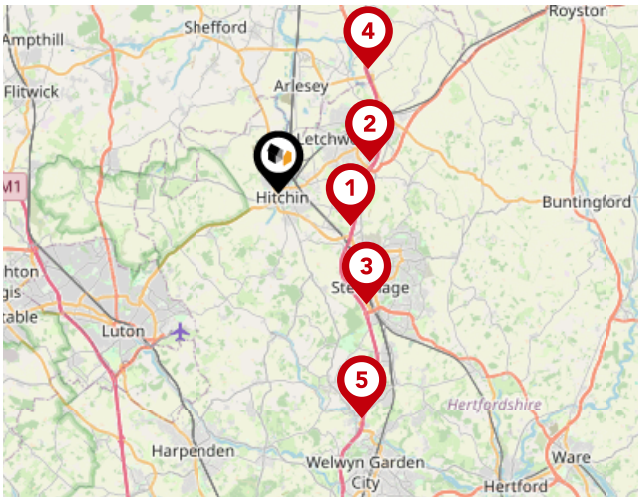
Area

Transport (National)



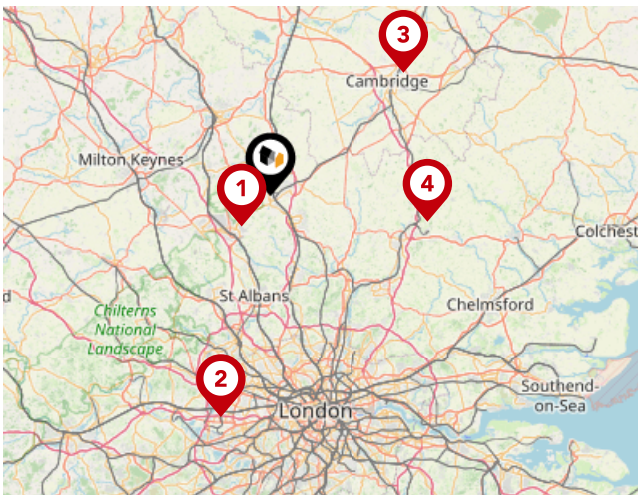
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.91 miles
2	Letchworth Rail Station	3.22 miles
3	Letchworth Rail Station	3.23 miles



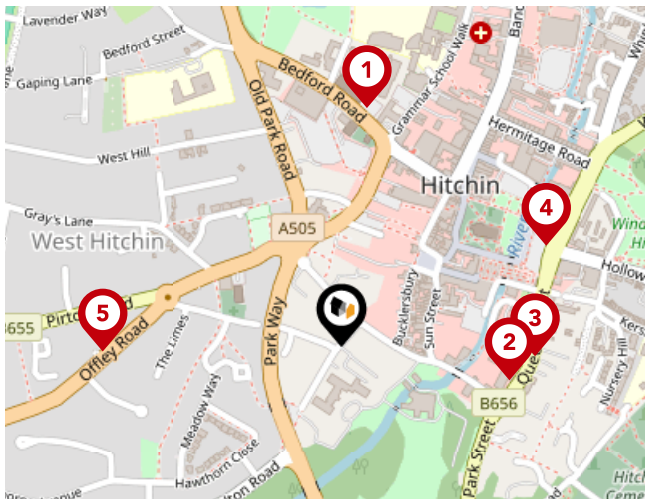
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.88 miles
2	A1(M) J9	3.51 miles
3	A1(M) J7	5.14 miles
4	A1(M) J10	5.62 miles
5	A1(M) J6	8.72 miles



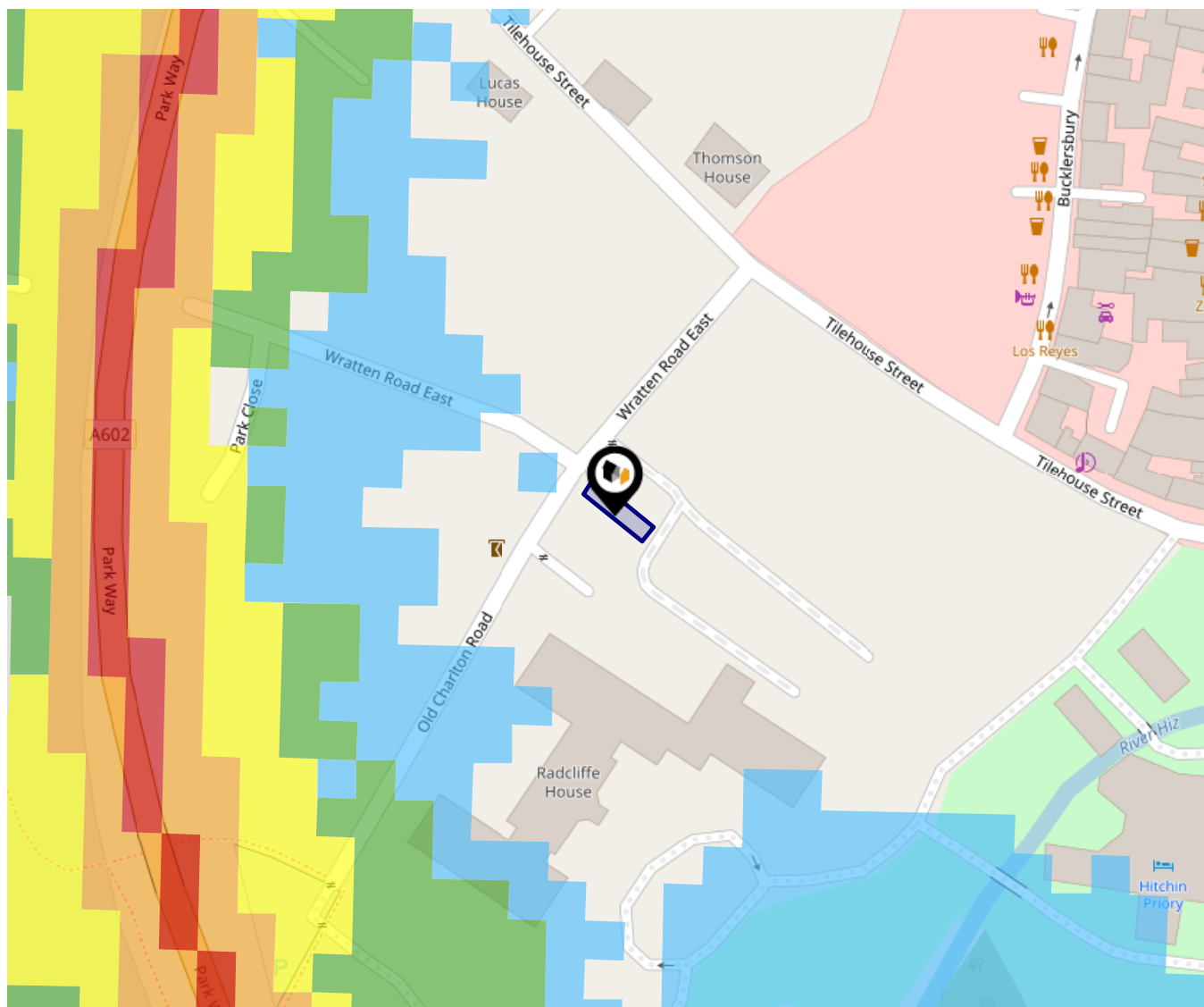
Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.15 miles
2	Heathrow Airport	33.43 miles
3	Cambridge	26.44 miles
4	Stansted Airport	23.42 miles



Bus Stops/Stations

Pin	Name	Distance
1	Grammar School Walk	0.27 miles
2	ASDA	0.2 miles
3	ASDA	0.22 miles
4	St Mary's Square	0.26 miles
5	Moormead Close	0.27 miles



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

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

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

Country Properties

Data Quality

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



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Country Properties

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