

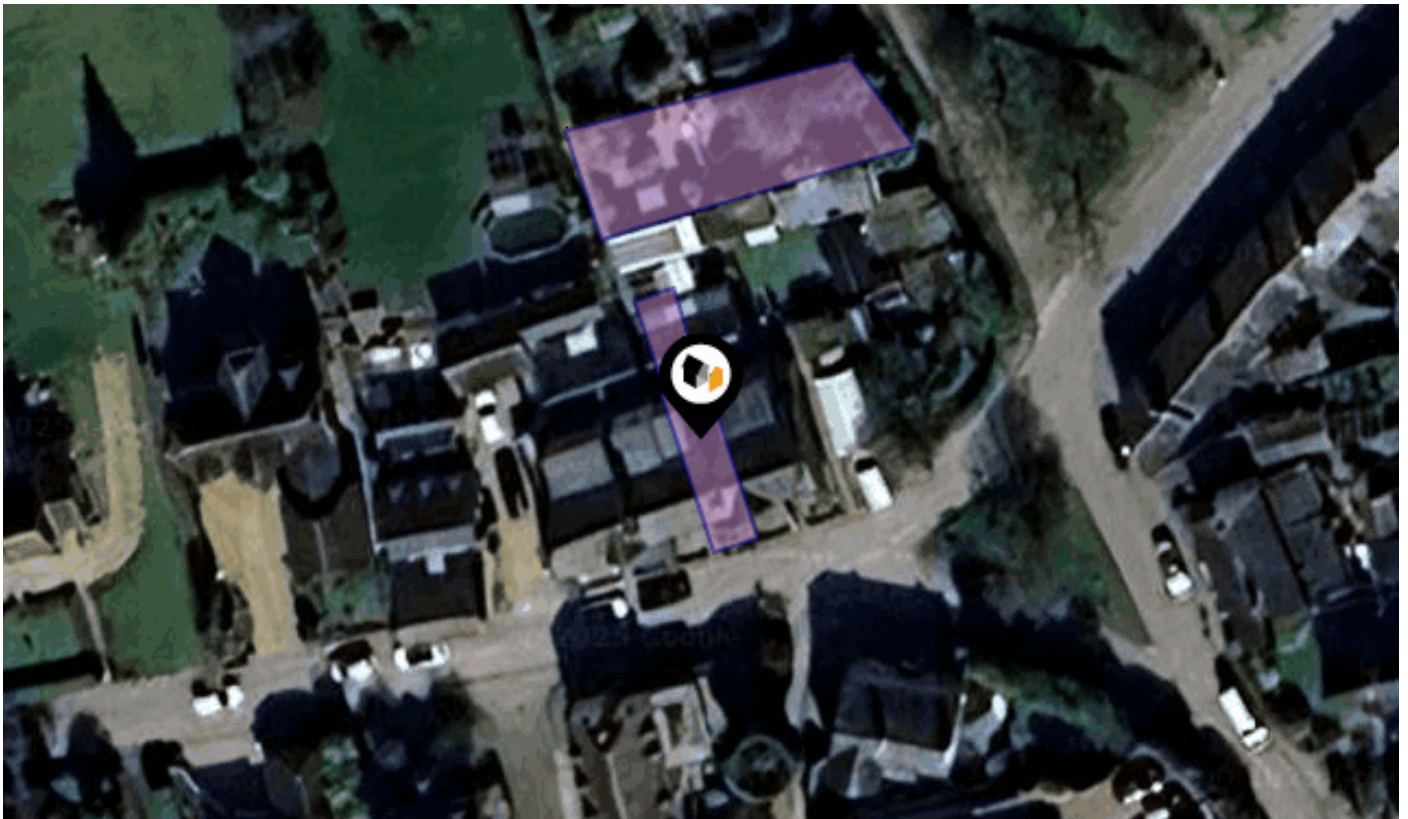


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MIR: Material Info

The Material Information Affecting this Property

Thursday 17th July 2025



SHILLINGTON ROAD, PIRTON, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

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Planning History

This Address

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

Reference - 89/00875/1	
Decision:	Decided
Date:	09th June 1989
Description:	First floor rear extension

Planning records for: *The Coach House Shillington Road Pirton Hitchin SG5 3QJ*

Reference - 16/00066/1DOC
<p>Decision: Decided</p>
<p>Date: 12th January 2016</p>
<p>Description:</p> <p>Discharge of Condition 10: Archaeological Condition A No development shall commence until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions, and: 1. The programme and methodology of site investigation and recording 2. The programme for post investigation assessment 3. Provision to be made for analysis of the site investigation and recording 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation 5. Provision to be made for archive deposition of the analysis and records of the site investigation 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation. as per planning permission 15/00758/1 granted 27/08/2015</p>
Reference - 11/01476/1TCA
<p>Decision: Decided</p>
<p>Date: 10th June 2011</p>
<p>Description:</p> <p>Remove one Yew Tree (T1 on plan), four Leylandi Trees (T2, 3, 4 and 7 on plan), two Holly Trees (T5 and 6 on plan) and one Privet bush (H1 on plan).</p>
Reference - 16/01314/1DOC
<p>Decision: Decided</p>
<p>Date: 25th May 2016</p>
<p>Description:</p> <p>Condition 7 - Details of landscaping (as Discharge of Condition of Planning Permission 15/00758/1 granted 27/08/2015)</p>
Reference - 16/01289/1DOC
<p>Decision: Decided</p>
<p>Date: 23rd May 2016</p>
<p>Description:</p> <p>Condition 3 - Details and samples of materials to be used on all external elevations and the roof of the development (as Discharge of Condition of Planning Permission 15/00758/1 granted 27/08/2015).</p>

Planning records for: *The Coach House Shillington Road Pirton Hitchin SG5 3QJ*

Reference - 16/01316/1DOC
<p>Decision: Decided</p>
<p>Date: 25th May 2016</p>
<p>Description: Condition 10 - Written Scheme of Investigation (as Discharge of Condition of Planning Permission 15/00758/1 granted 27/08/2015).</p>
Reference - 16/02284/1NMA
<p>Decision: Decided</p>
<p>Date: 07th September 2016</p>
<p>Description: Relating to the siting and levels of the development, following the commission of an updated topographical site survey (as non material amendment to planning permission reference 15/00758/1 granted 27/08/2015).</p>
Reference - 11/01496/1HH
<p>Decision: Decided</p>
<p>Date: 14th June 2011</p>
<p>Description: Alterations to existing vehicular access onto Shillington Road, as a variation to planning permission number 04/00071/1HH granted 29 April 2004 (as amended by plan received 13th October 2011).</p>
Reference - 16/01315/1DOC
<p>Decision: Decided</p>
<p>Date: 25th May 2016</p>
<p>Description: Condition 9 - Route for refuse collection vehicles (as Discharge of Condition of Planning Permission 15/00758/1 granted 27/8/2015).</p>

Planning records for: *The Coach House Shillington Road Pirton Hitchin SG5 3QJ*

Reference - 04/00071/1HH
Decision: Decided
Date: 20th January 2004
Description: Detached double garage and new vehicular access. (As amended by location and site layout plan received 13.04.04).

Reference - 16/00103/1DOC
Decision: Decided
Date: 12th January 2016
Description: Discharge of Condition 11: Archaeological Condition B i) The development shall take place in accordance with the Written Scheme of Investigation approved under condition (A). ii) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured as per planning permission 15/00758/1 granted 27/08/2015.

Reference - 15/00758/1
Decision: Decided
Date: 01st April 2015
Description: One detached 4 bedroom dwelling with double garage and one detached 3 bedroom dwelling with double garage. Access road, parking and landscaping (as amended by plans received 26/8/15).

Reference - 17/00098/1NMA
Decision: Decided
Date: 16th January 2017
Description: Relocate position of Plot 2 dwelling rearward by 3 metres and relocate driveway (as non-material amendment to planning permission reference 15/00758/1 granted 27/08/2015 and to subsequent non-material amendment 16/02284/1NMA granted 15/09/2016).

Planning records for: *The Coach House Shillington Road Pirton Hitchin SG5 3QJ*

Reference - 16/00697/1NMA	
Decision:	Decided
Date:	22nd March 2016
Description:	Amended design of kitchen windows, extend utility room beneath the existing roof structure, replicate dormer on right hand side of bedroom 4, maintain existing dormer window on left hand of bedroom 4 & install timber cladding to front elevation in lieu of brick (As Non Material Amendment to Planning application 15/00758/1 granted 27/08/2015).

Planning records for: *Part Of Garden The Old Bakery High Street Pirton SG5 3QJ*

Reference - 86/00731/1	
Decision:	Decided
Date:	14th May 1986
Description:	Erection of detached house with garages and formation of new vehicular access.

Planning records for: *Land To Rear Of 18-22 Shillington Road Pirton Hitchin SG5 3QJ*

Reference - 11/00585/1	
Decision:	Decided
Date:	08th March 2011
Description:	Erection of a 3 bedroom detached dwelling, 2 undercroft parking spaces with existing vehicular access onto Shillington Road.

Reference - 91/00836/1	
Decision:	Decided
Date:	06th August 1991
Description:	Detached dwelling with garage for agricultural worker. Storage building. New vehicular and pedestrian access. (Outline - all matters reserved) (Amended plan received 17.9.91)

Planning records for: **1A Shillington Road Pirton Hitchin SG5 3QJ**

Reference - 04/00242/1HH	
Decision:	Decided
Date:	19th February 2004
Description:	Side dormer window and replacement rear window

Planning records for: **1 Shillington Road Pirton SG5 3QJ**

Reference - 87/01093/1	
Decision:	Decided
Date:	27th June 1987
Description:	Alterations, conversion and erection of two and single storey extensions to facilitate use of barn as two bedroom dwelling together with detached double garage to serve existing house (as amended by revised plans received 12.8.87). This property is now known as 1A) Condition 3 of 87/1093/1 appears to remove Permitted Development rights.

Reference - 16/02453/1HH	
Decision:	Decided
Date:	28th September 2016
Description:	Single storey side conservatory following demolition of existing conservatory

Planning records for: **3 Shillington Road Pirton SG5 3QJ**

Reference - 97/00326/1TCA	
Decision:	Decided
Date:	01st April 1997
Description:	Removal of 1 Silver Birch tree

Planning records for: **3 Shillington Road Pirton Hitchin SG5 3QJ**

Reference - 14/02571/1TCA	
Decision:	Decided
Date:	08th October 2014
Description:	Remove one Beech tree (T1). Remove one Fir tree (T2).

Reference - 14/00633/1HH	
Decision:	Decided
Date:	10th March 2014
Description:	First floor side extension.

Planning records for: **5 Shillington Road Pirton Hitchin SG5 3QJ**

Reference - 13/01147/1HH	
Decision:	Decided
Date:	24th May 2013
Description:	Two storey rear extension following demolition of existing single storey rear extension. Mono-pitch roof to existing single storey front extension. Demolition of detached garage, oil tank and shed. (as amended by plans received 04/07/2013)

Reference - 17/00969/1HH	
Decision:	Decided
Date:	26th April 2017
Description:	Replacement of garden shed in front driveway

Planning records for: **7 Shillington Road Pirton SG5 3QJ**

Reference - 85/01807/1LB	
Decision:	Decided
Date:	09th December 1985
Description:	Demolition of four cottages.

Reference - 14/00802/1PUD	
Decision:	Decided
Date:	26th March 2014
Description:	Single storey rear extension

Planning records for: **9 Shillington Road Pirton Hitchin SG5 3QJ**

Reference - 10/02199/1TCA	
Decision:	Decided
Date:	26th August 2010
Description:	Remove one Silver Birch

Planning records for: **10 Shillington Road Pirton Hitchin SG5 3QJ**

Reference - 16/02851/1HH	
Decision:	Decided
Date:	15th November 2016
Description:	First floor rear extension and insertion of two roof windows in rear roof slope

Planning records for: **10 Shillington Road Pirton SG5 3QJ**

Reference - 82/01347/1	
Decision:	Decided
Date:	11th September 1982
Description:	Section 53 determination as to whether the erection of a first floor rear extension requires planning permission.

Reference - 82/01454/1	
Decision:	Decided
Date:	29th October 1982
Description:	First floor rear extension.

Planning records for: **11 Shillington Road Pirton Hitchin SG5 3QJ**

Reference - 15/02609/1TCA	
Decision:	Decided
Date:	19th October 2015
Description:	Pollard by 40% 1 Apple Tree (T1), Prune by 35% 1 Apple Tree (T2)

Planning records for: **12 Shillington Road Pirton SG5 3QJ**

Reference - 82/01455/1	
Decision:	Decided
Date:	28th October 1982
Description:	Erection of first floor rear extension.

Planning records for: **13A Shillington Road Pirton Hitchin Hertfordshire SG5 3QJ**

Reference - 02/00040/1HH	
Decision:	Decided
Date:	10th January 2002
Description:	New roof with two storey front extension to provide additional first floor accommodation

Reference - 01/00322/1HH	
Decision:	Decided
Date:	02nd March 2002
Description:	New roof with front and rear dormer windows together with two storey front extension to provide additional first floor accommodation (as amplified by drawing received 02.05.01)

Reference - 02/01423/1HH	
Decision:	Decided
Date:	18th September 2002
Description:	Alteration and extension to part of roof of bungalow to facilitate conversion to two storey dwelling together with two storey front extension.

Planning records for: **15 Shillington Road Pirton Hitchin Hertfordshire SG5 3QJ**

Reference - 21/00991/FP	
Decision:	Decided
Date:	26th March 2021
Description:	Single storey side extension and alterations to window/door arrangement of existing dwelling. Erection of one detached 2-bed dwelling following demolition of existing outbuildings

Planning records for: **15 Shillington Road Pirton Hitchin Hertfordshire SG5 3QJ**

Reference - 25/00377/TCA	
Decision:	Decided
Date:	10th February 2025
Description:	Conifer - Prune up to 2m

Reference - 24/00553/FP	
Decision:	Decided
Date:	29th March 2024
Description:	Single storey side extension and alterations to window/door arrangement of existing dwelling. Erection of one detached 2-bed dwelling following demolition of existing outbuildings

Planning records for: **Part Of Garden 16 Shillington Road Pirton SG5 3QJ**

Reference - 86/01761/1	
Decision:	Decided
Date:	27th October 1986
Description:	Outline application (all matters reserved) for erection of 1 detached house with double garage. Granted Conditional Permission 4.12.1986. Approval of details for erection of 1 detached house with double garage and formation of new vehicular access. Approved 12.3.1987.

Reference - 16/01253/1	
Decision:	Decided
Date:	18th May 2016
Description:	Outline application (all matters reserved) for residential development of four 3 bed detached dwellings and associated access road.

Planning records for: **16 Shillington Road Pirton Hitchin SG5 3QJ**

Reference - 16/00583/1	
Decision:	Decided
Date:	08th March 2016
Description:	Erection of one detached three bed dwelling and detached double garage. Creation of new vehicular access off Shillington Road.

Reference - 02/01123/1HH	
Decision:	Decided
Date:	22nd July 2002
Description:	Two storey rear extension

Reference - 90/00648/1	
Decision:	Decided
Date:	12th May 1990
Description:	Erection of house and bungalow with garages and parking for 8 vehicles. New vehicular and pedestrian access and crossover (Outline - design external appearance and landscaping reserved)

Planning records for: **17 Shillington Road Pirton Hitchin SG5 3QJ**

Reference - 02/01973/1	
Decision:	Decided
Date:	31st December 2002
Description:	Detached 3 and 4 bedroom dwellings with detached double garages (as amended by drawing no. 2B and 3B received 19/05/2003)

Planning records for: **17 Shillington Road Pirton Hitchin Hertfordshire SG5 3QJ**

Reference - 25/00365/TCA
<p>Decision: Decided</p>
<p>Date: 10th February 2025</p>
<p>Description: Sycamore, Prunus, Apple, Silver Birch - Up to a 1m reduction. Cherry - Up to 1.5m Reduction</p>
Reference - 03/00388/1CAC
<p>Decision: Decided</p>
<p>Date: 07th March 2003</p>
<p>Description: Demolition of existing dwelling and garage</p>
Reference - 03/01274/1
<p>Decision: Decided</p>
<p>Date: 04th August 2003</p>
<p>Description: Detached 4 bedroom dwelling and double garage following demolition of existing dwelling (as amended by drawing no. 4A received 06/10/2003)</p>
Reference - 02/00896/1
<p>Decision: Decided</p>
<p>Date: 07th June 2002</p>
<p>Description: Pair of 4 bedroom dwellings with single integral garages and parking spaces. Alterations to existing access following demolition of existing detached dwelling</p>

Planning records for: *Molehill House Shillington Road Pirton Hitchin Hertfordshire SG5 3QJ*

Reference - 18/02412/FPH	
Decision:	Decided
Date:	10th September 2018
Description:	Two storey front extension following demolition of existing porch.

Planning records for: *19 Shillington Road Pirton Hitchin SG5 3QJ*

Reference - 10/01669/1HH	
Decision:	Decided
Date:	28th July 2010
Description:	Insertion of two front dormer windows in roof slope to create additional accommodation

Reference - 11/01809/1DOC	
Decision:	Decided
Date:	18th July 2011
Description:	Conditon 3: Details and samples of materials to be used on all external elevations and the roof

Reference - 11/00064/1HH	
Decision:	Decided
Date:	11th January 2011
Description:	Insertion of two flat roof front dormer windows (as amended by plans received on 4th April 2011)

Planning records for: **19 Shillington Road Pirton Hitchin SG5 3QJ**

Reference - 10/02972/1TCA
Decision: Decided
Date: 02nd December 2010
Description: Removal of fir tree to front garden

Reference - 17/01967/1DOC
Decision: Decided
Date: 04th August 2017
Description: Condition 3 - Written Scheme of Investigation (as Discharge of Condition of Planning Permission 17/01211/1HH granted 04/07/2017).

Reference - 17/01211/1HH
Decision: Decided
Date: 15th May 2017
Description: Extension to existing outbuilding to create garage and utility room

Reference - 09/01113/1HH
Decision: Decided
Date: 06th July 2009
Description: Development A - First floor rear extension with gable ended pitched roof over this and existing two-storey flat roof extension, conversion of resultant loft area to habitable room. Development B - Two pitched roof dormer windows to front roofslope.

Planning records for: **21 Shillington Road Pirton SG5 3QJ**

Reference - 90/01147/1LB
<p>Decision: Decided</p>
<p>Date: 10th August 1990</p>
<p>Description: Listed Building Consent: Two storey rear extension following part demolition of existing building, conservatory and replacement garage following demolition of existing garage (as variation of 1/1343/89LB granted 8.3.90)</p>
Reference - 21/03071/TCA
<p>Decision: Decided</p>
<p>Date: 29th October 2021</p>
<p>Description: CT01 Cherry - Prune the lower branches. Prune the central leader from the trunk and leave it level with the other branches. Remove any suckers or limbs that begin to grow below the level of the main branches,</p>
Reference - 13/02922/1HH
<p>Decision: Decided</p>
<p>Date: 12th December 2013</p>
<p>Description: Detached Garage/Garden Room following demolition of existing garage (as amended by plans received 23rd January 2014)</p>
Reference - 13/02923/1LB
<p>Decision: Decided</p>
<p>Date: 12th December 2013</p>
<p>Description: Block up kitchen window in north-east elevation and externally paint cottage using Farrow and Ball colour 'Hardwick White'.</p>

Planning records for: **21 Shillington Road Pirton SG5 3QJ**

Reference - 89/01343/1LB
<p>Decision: Decided</p>
<p>Date: 29th August 1989</p>
<p>Description: Two storey rear extension following part demolition of existing building, conservatory and replacement garage following demolition of existing garage (Amended plans recieved 9.2.90)</p>
Reference - 03/01337/1TCA
<p>Decision: Decided</p>
<p>Date: 14th August 2003</p>
<p>Description: Felling of 1 Rowan, 1 Maple, 1 Beech, 1 Honey Locust and 1 Weeping Willow (identified as T1 to T6 on drawing ref L:00038/167085/McPherson)</p>
Reference - 91/00229/1LB
<p>Decision: Decided</p>
<p>Date: 08th March 1991</p>
<p>Description: Reduction in height of rear thatched dormer window as a variation of previous consent ref 89/1343/1LB.</p>
Reference - 11/00675/1HH
<p>Decision: Decided</p>
<p>Date: 15th April 2011</p>
<p>Description: Replacement outward opening vehicle access gates to northern boundary, proposed granite sett cross-over, proposed ranch style fence to western boundary and proposed block paving/gravel to driveway.</p>

Planning records for: **21 Shillington Road Pirton SG5 3QJ**

Reference - 09/00214/1TCA
<p>Decision: Decided</p>
<p>Date: 02nd February 2009</p>
<p>Description: Remove one Fir tree, reduce height of two Cherry trees by 2 metres and shape, thin one Laburnum tree and one Silver Birch tree by 25% and reduce height of tree (identified as Tree 4 on Block plan) by one metre and shape.</p>
Reference - 10/00451/1LB
<p>Decision: Decided</p>
<p>Date: 03rd March 2010</p>
<p>Description: Removal of existing outside toilet door and frame. Installation of single glazed timber window together with infilling cavity wall below cill level. Replacement window in natural oak finish to eyebrow dormer</p>
Reference - 89/01342/1
<p>Decision: Decided</p>
<p>Date: 29th August 1989</p>
<p>Description: Two storey rear extension, conservatory and replacement garage (amended plans recieved 9.2.90)</p>
Reference - 07/00549/1LB
<p>Decision: Decided</p>
<p>Date: 28th February 2007</p>
<p>Description: Demolition and rebuilding of end flank wall to first floor level.</p>

Planning records for: **22 Shillington Road Pirton SG5 3QJ**

Reference - 92/00967/1TCA	
Decision:	Decided
Date:	20th August 1992
Description:	To pollard Elm tree and prune Ash and Horse Chestnut.

Planning records for: **24 Shillington Road Pirton SG5 3QJ**

Reference - 88/02076/1	
Decision:	Decided
Date:	15th December 1988
Description:	Two storey rear and single storey side extensions.

Planning records for: **25 Shillington Road Pirton Hitchin SG5 3QJ**

Reference - 17/02644/1TCA	
Decision:	Decided
Date:	17th October 2017
Description:	G1 - Lawsons Cypress - Fell all trees and bushes in this group to ground level. T1 Lawsons Cypress - Fell to ground level. T2 Fir - Fell to ground level. T3 Leyland Cypress - Fell to ground level.

Planning records for: **26 Shillington Road Pirton Hitchin Hertfordshire SG5 3QJ**

Reference - 22/02419/TCA	
Decision:	Decided
Date:	12th September 2022
Description:	T1 Liquid amber - 20% reduction, reduce height to the height of the gutter. T2, T4 Cherry, 30% reduction. T3 Purple plum - 30% reduction. T5 Plum - Fell.

Planning records for: **28 Shillington Road Pirton SG5 3QJ**

Reference - 88/01635/1LB	
Decision:	Decided
Date:	19th September 1988
Description:	Listed building consent: two storey side extensions (as revised by amended plans recieved 23rd November 1988)
Reference - 13/03015/1DOC	
Decision:	Decided
Date:	16th December 2013
Description:	Condition 3 - Archaeological Written Scheme of Investigation (as discharge of condition in relation to planning permission 13/02129/1HH granted 25/10/2013).
Reference - 19/01227/NMA	
Decision:	Decided
Date:	20th May 2019
Description:	Remove concrete cladding and replace with lime render between existing oak frame on south and east elevations. Remove timber cladding and replace with lime render between existing oak frame on north elevation. Replace all existing window with oak frame double glazing. 1 additional oak frame double glazed windows on east elevation. Oak sole plate repaired (as non material amendment to planning permission 18/02676/FPH granted 16/01/2019).
Reference - 77/00300/1	
Decision:	Decided
Date:	07th March 1977
Description:	Conversion of barn into garage and store-room on ground floor with studio office on first floor

Planning records for: **28 Shillington Road Pirton Hitchin SG5 3QJ**

Reference - 13/02129/1HH
Decision: Decided
Date: 05th September 2013
Description: Single storey side extension. Replace existing first floor rear window with french door and addition of first floor Juliet glass balcony (as amended by drawing no. TM/AW/151013/01 Rev C received on 22/10/2013).
Reference - 18/02677/LBC
Decision: Decided
Date: 05th October 2018
Description: Conversion of existing detached garage into 2-bed annexe including replacement roof lights to front roofslope and internal alterations (as amended by drawings WENH/10P/SK(A) 18B received 27/12/2018 and WENH/20P/SK(A) 18C received 16/01/2019).
Reference - 17/04040/FPH
Decision: Decided
Date: 18th December 2017
Description: Construction of Single Oak Framed Garage and 'Lean-to' Storage Structure in front garden. Dropped kerb onto Shillington Road
Reference - 88/01634/1
Decision: Decided
Date: 19th September 1988
Description: Two storey side extensions (as revised by amended plans recieved 23rd November 1988)

Planning records for: **28 Shillington Road Pirton Hitchin SG5 3QJ**

Reference - 74/00500/.
Decision: Decided
Date: 03rd June 1974
Description: Alterations and extensions to dwellinghouse and alterations to existing barn.

Reference - 18/02676/FPH
Decision: Decided
Date: 05th October 2018
Description: Conversion of existing detached garage into 2-bed annexe including replacement roof lights to front roofslope (as amended by drawings WENH/10P/SK(A) 18B received 27/12/2018 and WENH/20P/SK(A) 18C received 16/01/2019).

Reference - 19/01167/LBC
Decision: Decided
Date: 20th May 2019
Description: Internal and external alterations to facilitate conversion of existing barn into 2-bed annexe.

Reference - 13/02130/1LB
Decision: Decided
Date: 05th September 2013
Description: Single storey side extension. Replace existing first floor rear window with french door and addition of first floor Juliet balcony, with replacement ground floor window below. External alterations to ground floor of west elevation. Internal alterations including opening up of existing ground floor into extension and modifications to internal layout. Removal of existing modern staircase from rear extension (as amended by drawing no. TM/AW/151013/01 Rev C received on 22/10/2013).

Planning records for: **28 Shillington Road Pirton Hitchin SG5 3QJ**

Reference - 13/01818/1LB	
Decision:	Decided
Date:	26th July 2013
Description:	Replace all existing windows. Rebuild chimney stack on west gable and remove stud wall to existing kitchen.

Planning records for: **Wrights Farm Shillington Road Pirton Hitchin Hertfordshire SG5 3QJ**

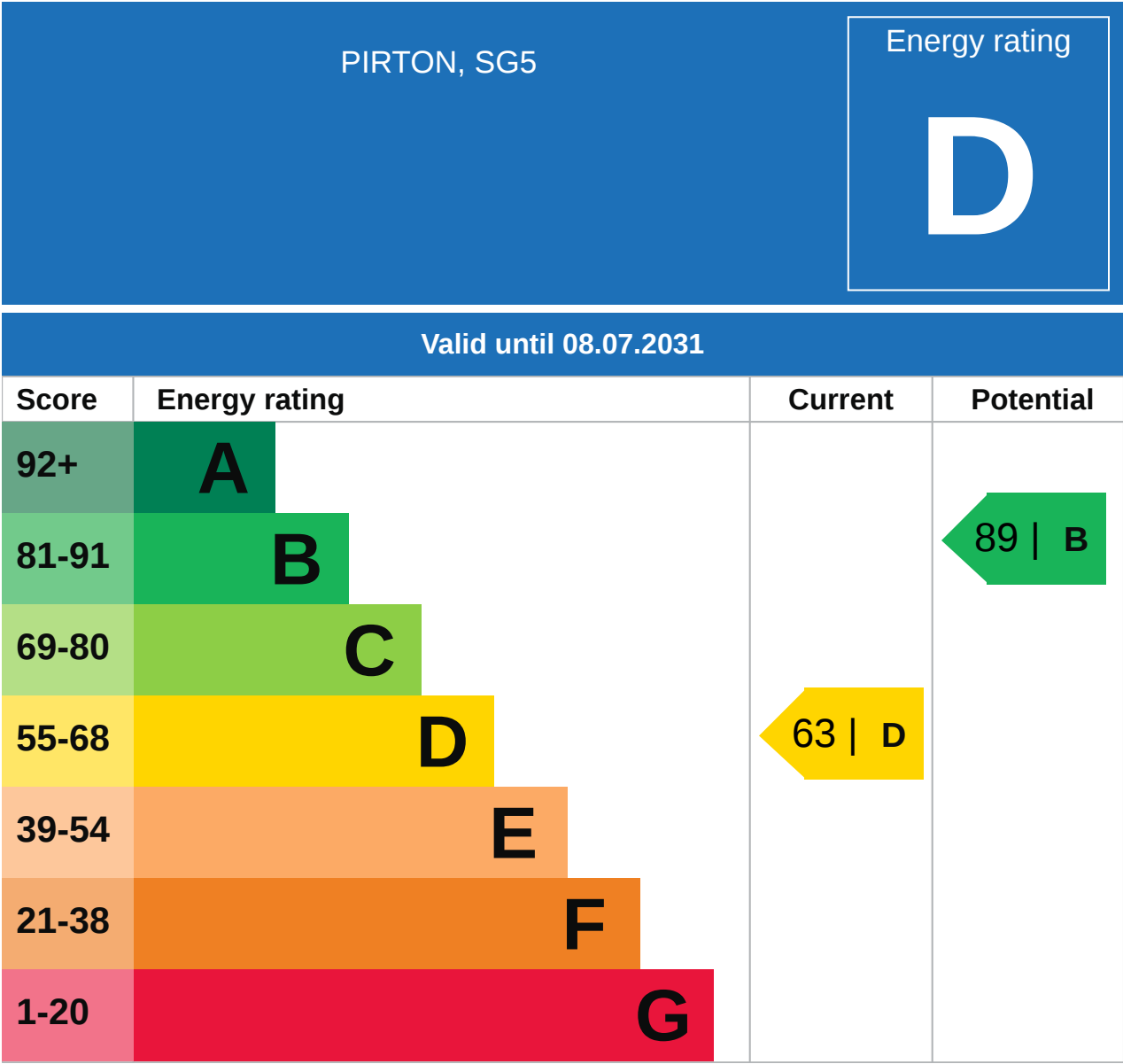
Reference - 24/0480/FUL	
Decision:	Registered
Date:	26th March 2024
Description:	Change of use of the land to residential curtilage and erection of timber fence and gate.

Reference - 24/00708/LBC	
Decision:	Registered
Date:	26th March 2024
Description:	Two storey extension and internal and external alterations to existing agricultural barn to facilitate conversion into one 4-bed dwelling.

Reference - 19/01275/OP	
Decision:	Decided
Date:	28th May 2019
Description:	Erection of four dwellings following demolition of existing farmhouse and associated farm buildings (all matters reserved except access) (amended description and plans received on 01/07/20 and 10/07/20).

Planning records for: *Wrights Farm Shillington Road Pirton Hitchin Hertfordshire SG5 3QJ*

Reference - 23/02838/FP	
Decision:	Registered
Date:	26th March 2024
Description:	Erection of 2 x 3-bed dwellings with detached single garages, 2 x 2-bed bungalows and conversion of Listed Barn into 1 x 4-bed dwelling with triple detached garage following demolition of existing farm buildings with associated hard surfacing and landscaping



Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
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, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 57% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	57 m ²

Building Safety

None specified

Accessibility / Adaptations

None specified

Restrictive Covenants

None specified

Rights of Way (Public & Private)

Yes

Construction Type

Brick and timber

Property Lease Information

Not applicable

Listed Building Information

Not applicable

Stamp Duty

Ask agent

Electricity Supply

Mains supply

Gas Supply

Mains supply

Central Heating

Yes

Water Supply

Mains supply

Drainage

Mains supply

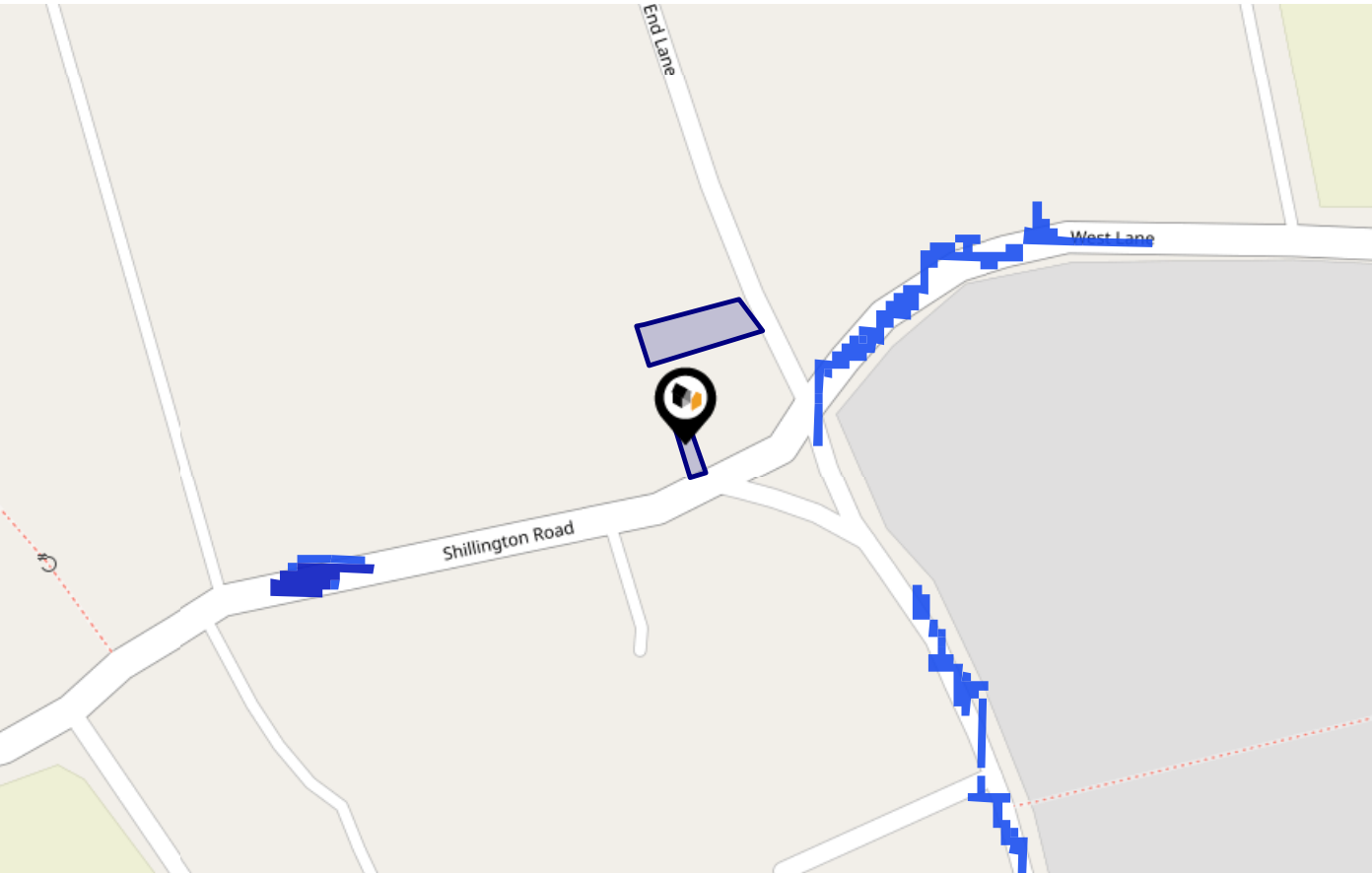
Important - Please read

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.

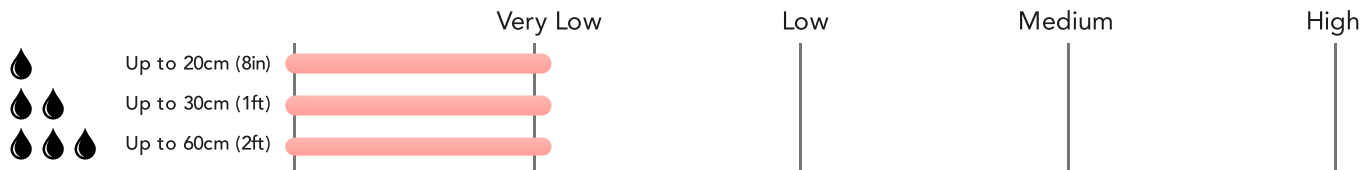


Risk Rating: Very low

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.

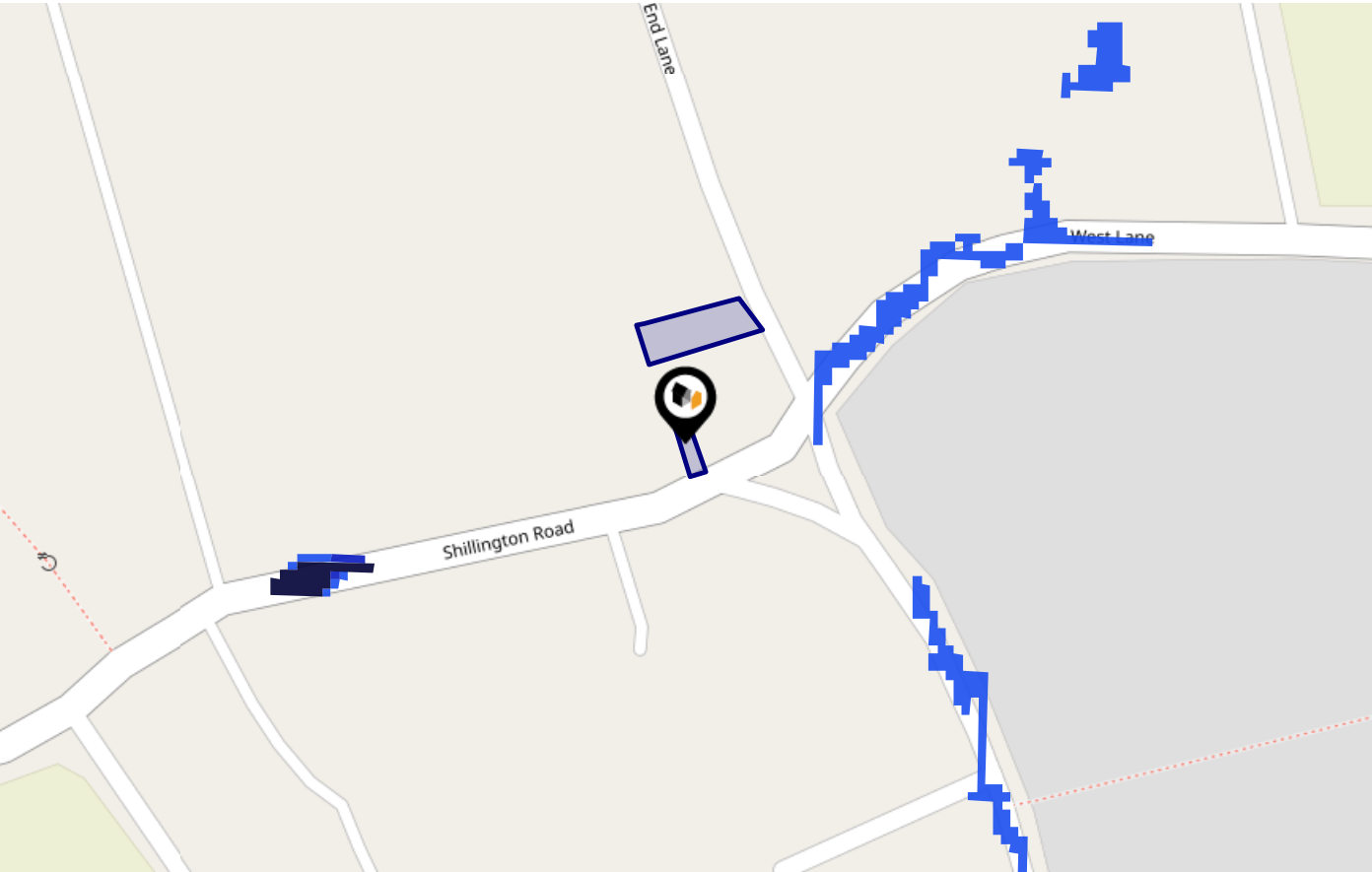
Chance of flooding to the following depths at this property:



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.

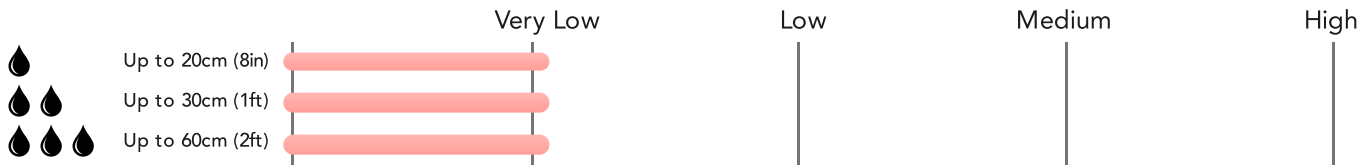


Risk Rating: **Very low**

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.
- 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.

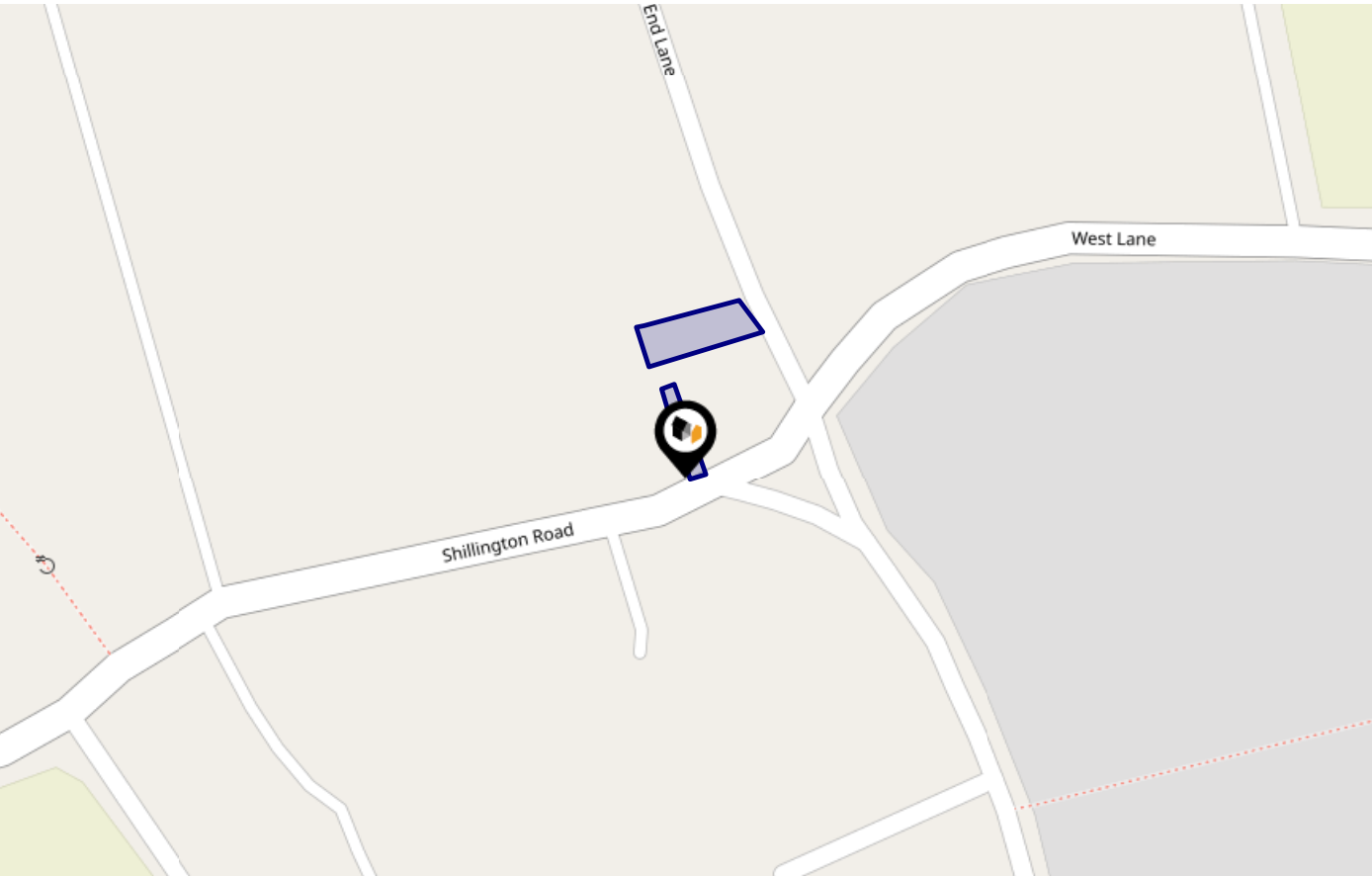
Chance of flooding to the following depths at this property:



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.

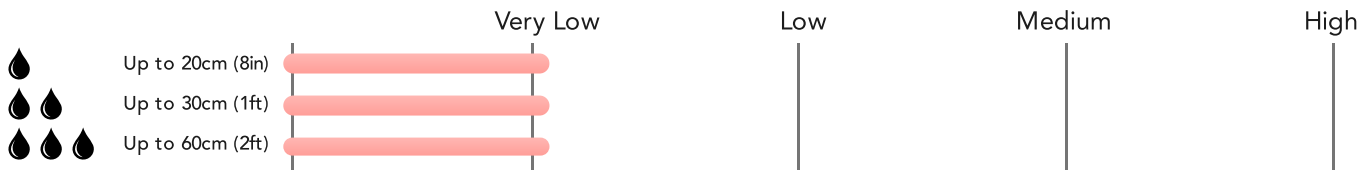


Risk Rating: Very low

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.

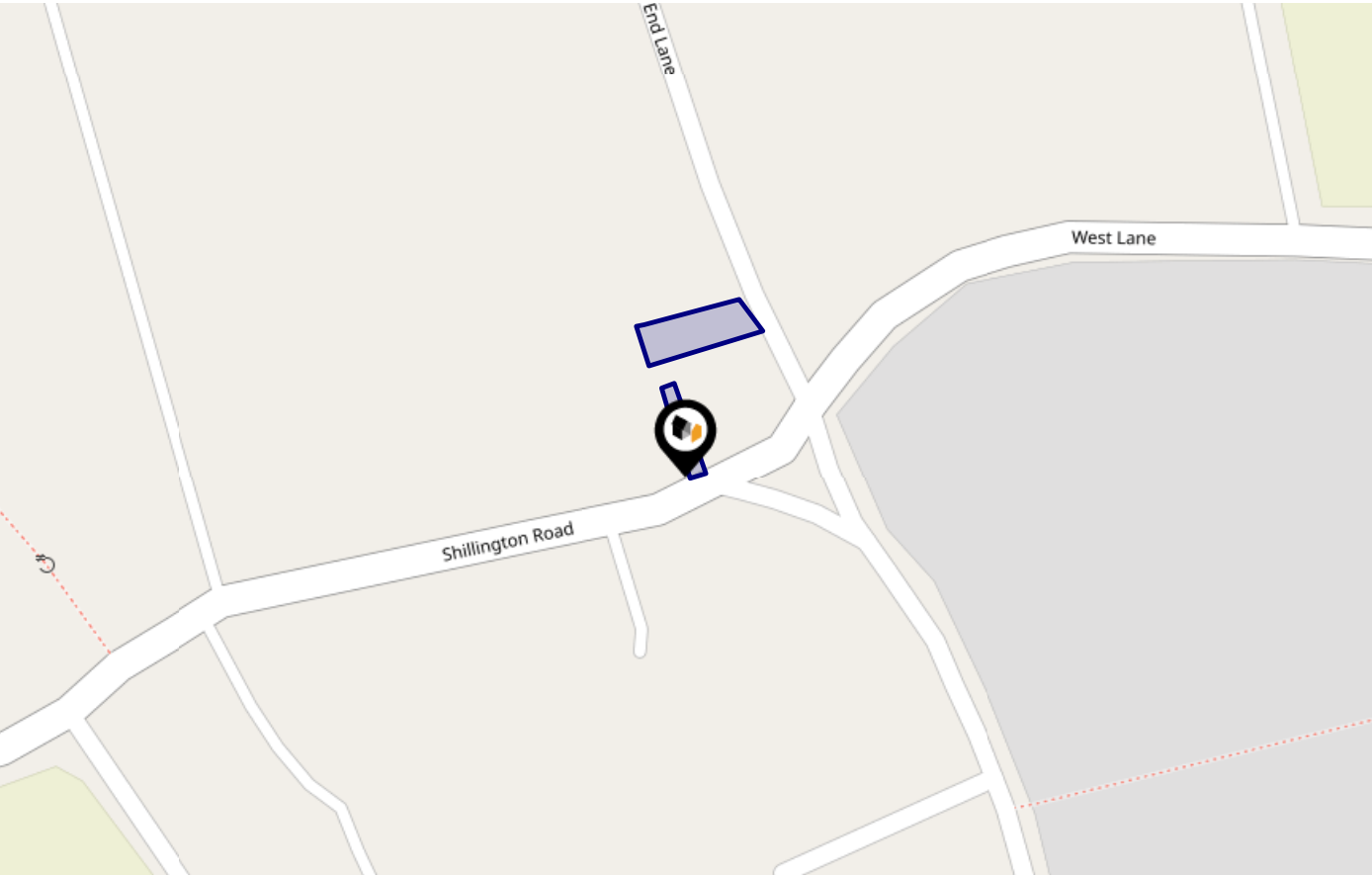
Chance of flooding to the following depths at this property:



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.

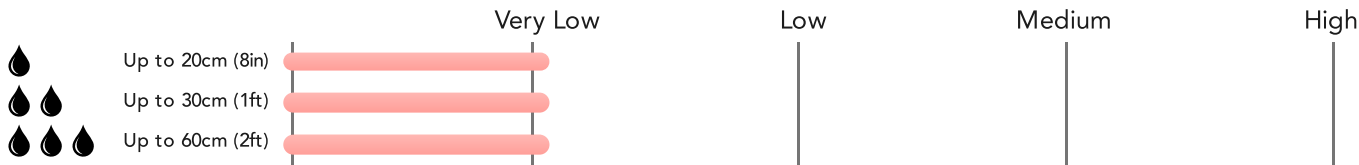


Risk Rating: **Very low**

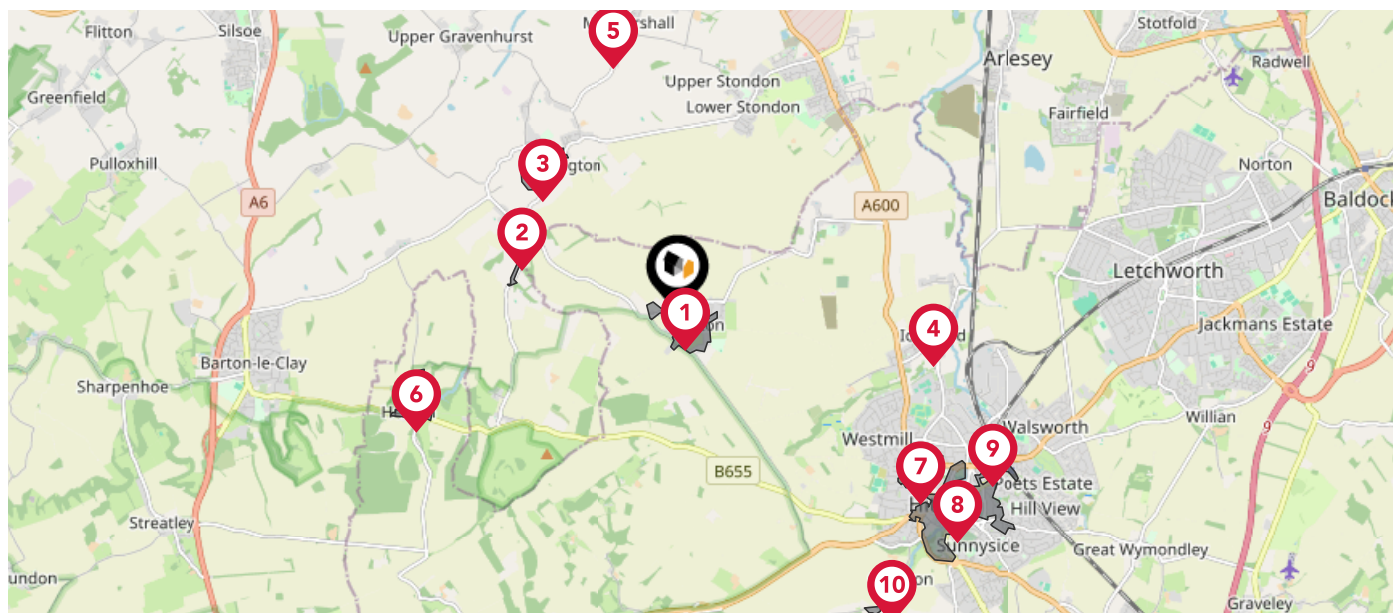
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



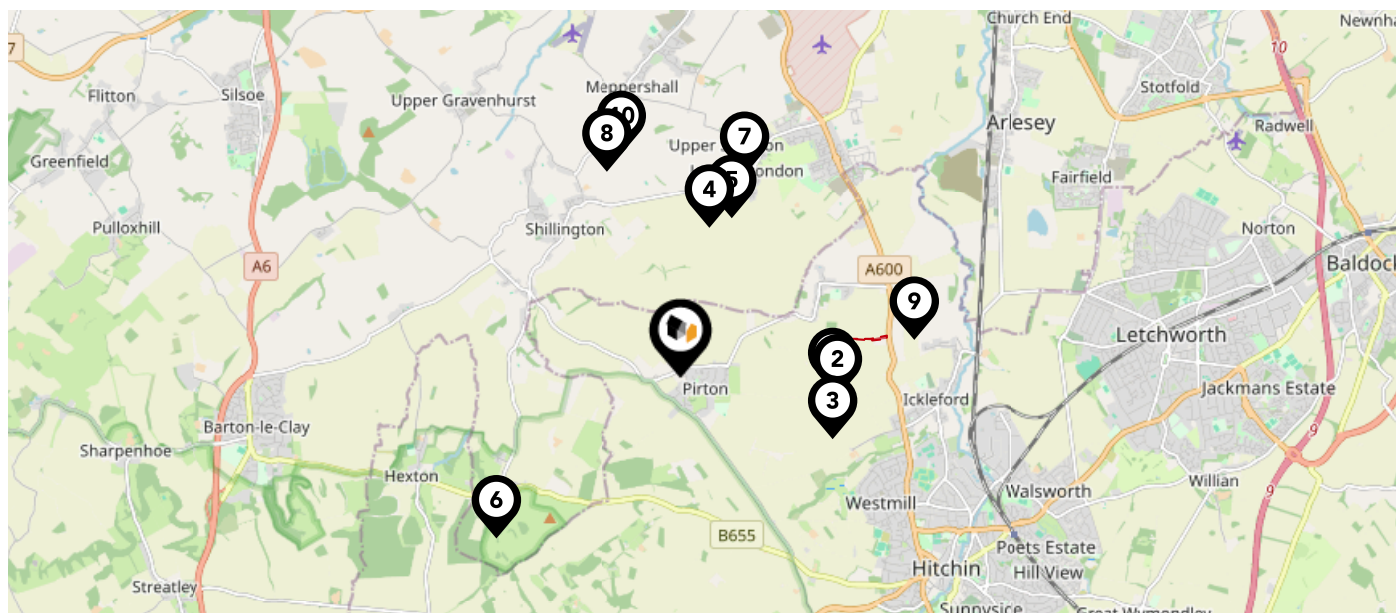
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- | | |
|----|--|
| 1 | Pirton |
| 2 | Shillington (Apsley End) |
| 3 | Shillington (Central Bedfordshire) |
| 4 | Ickleford |
| 5 | Meppershall |
| 6 | Hexton |
| 7 | Butts Close, Hitchin |
| 8 | Hitchin |
| 9 | Hitchin Railway and Ransom's Recreation Ground |
| 10 | Charlton |

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	Pit At Holwell-Hitchin, Hertfordshire	Historic Landfill	
2	No name provided by source	Active Landfill	
3	Hambridge Way-Pirton	Historic Landfill	
4	Opposite Tyne Hill Farm-Lower Stondon, Bedfordshire	Historic Landfill	
5	Lower Stondon-Bedfordshire	Historic Landfill	
6	Clark's Hill-Pegsdon, Bedfordshire	Historic Landfill	
7	Disused Sand Pit-Stondon Manor, Upper Stondon, Bedfordshire	Historic Landfill	
8	South of Windmill Farm-Meppershall Road, Meppershall, Bedfordshire	Historic Landfill	
9	Ickleford Railway Cutting-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill	
10	Upton End Farm-Shillington	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



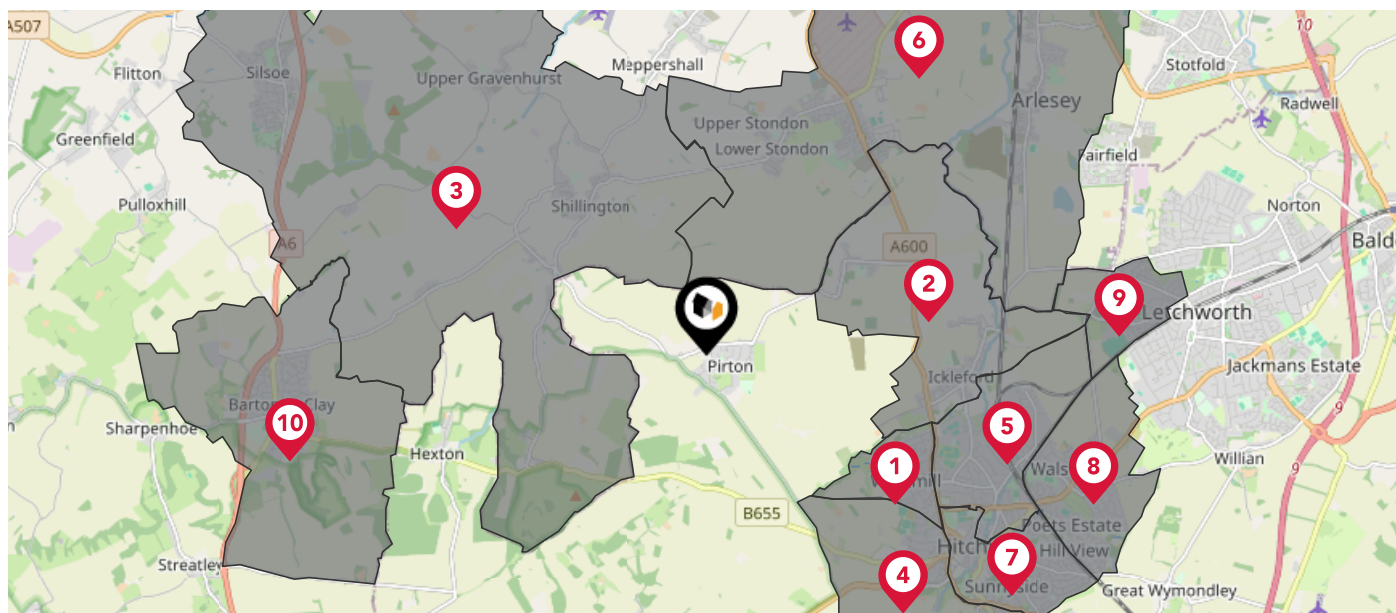
Mine Entry

- ✕ 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 Oughton Ward

2

Cadwell Ward

3

Silsoe and Shillington Ward

4

Hitchin Priory Ward

5

Hitchin Bearton Ward

6

Arlesey Ward

7

Hitchin Highbury Ward

8

Hitchin Walsworth Ward

9

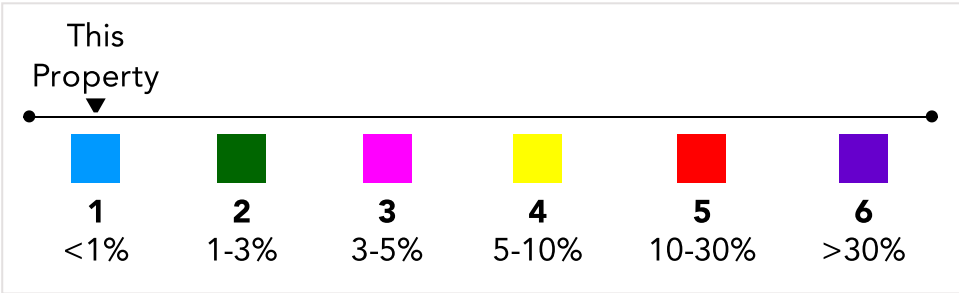
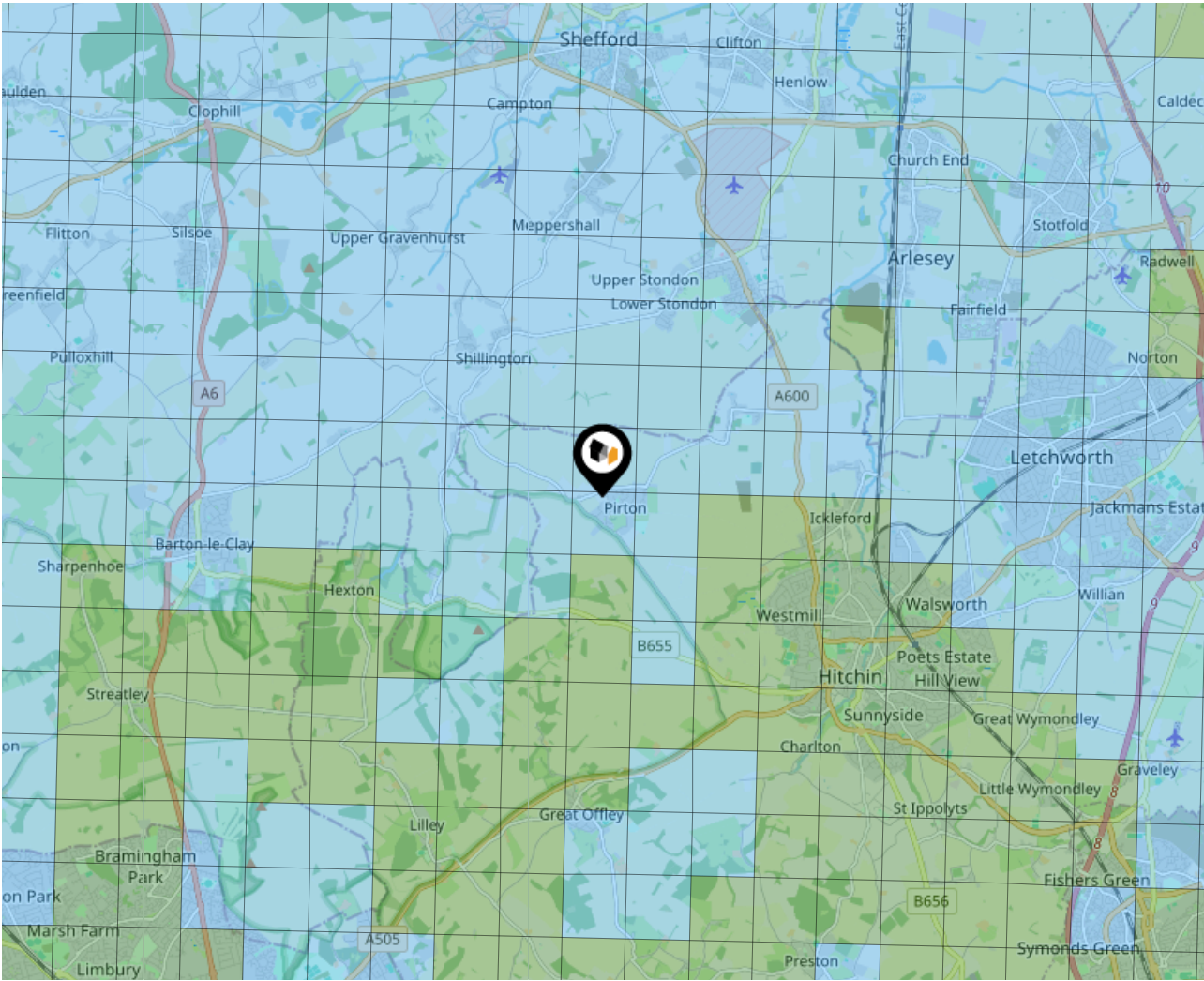
Letchworth Wilbury Ward

10

Barton-le-Clay Ward

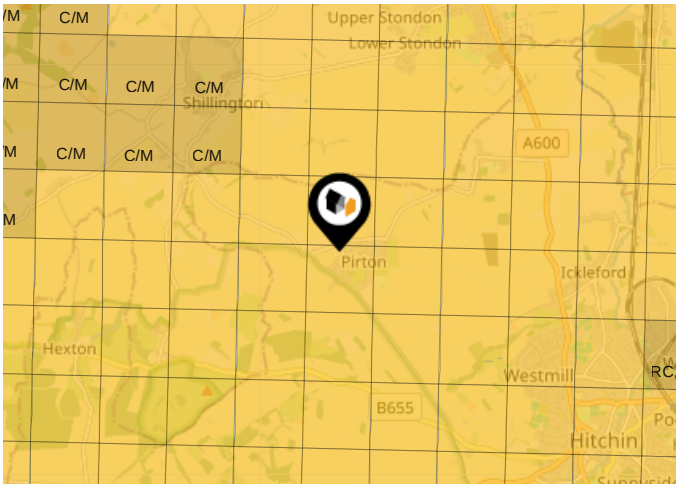
What is Radon?

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).



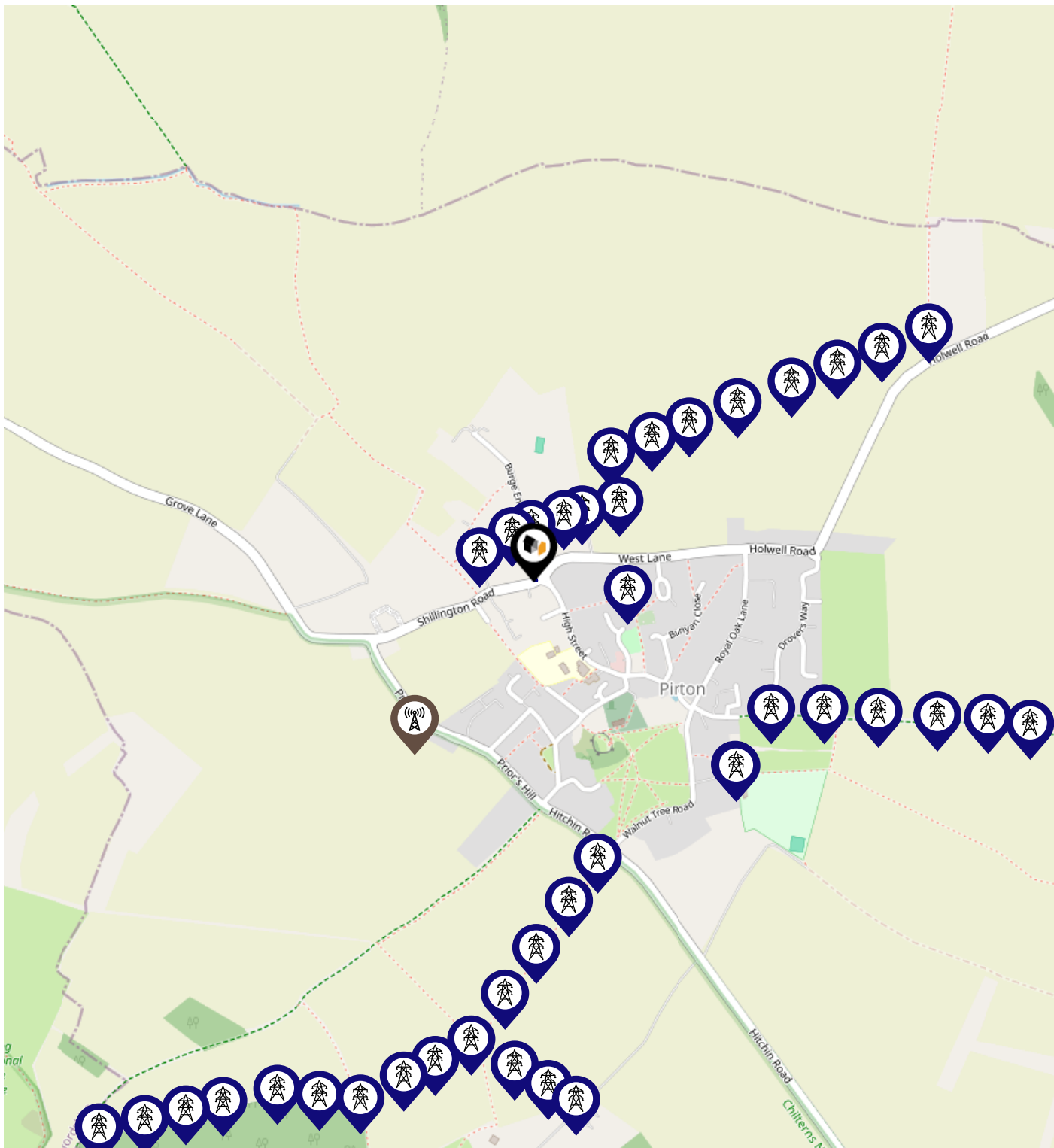
Ground Composition for this Address (Surrounding square kilometer zone around property)

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





Primary Classifications (Most Common Clay Types)

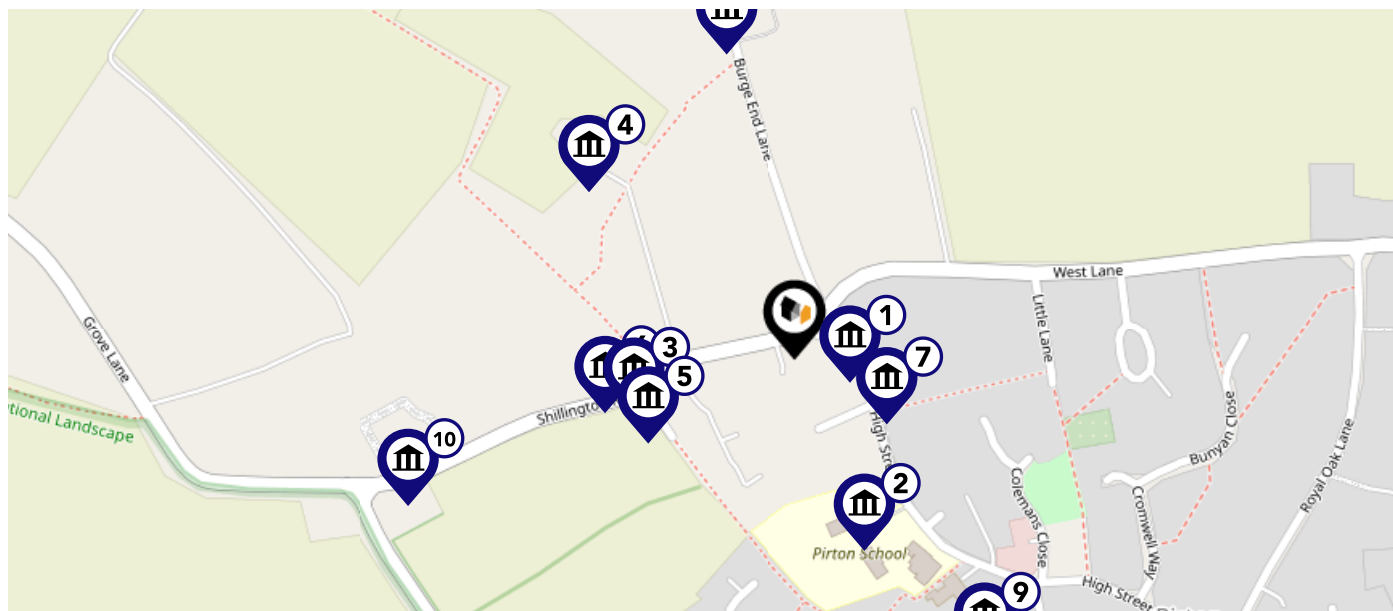
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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













Key:

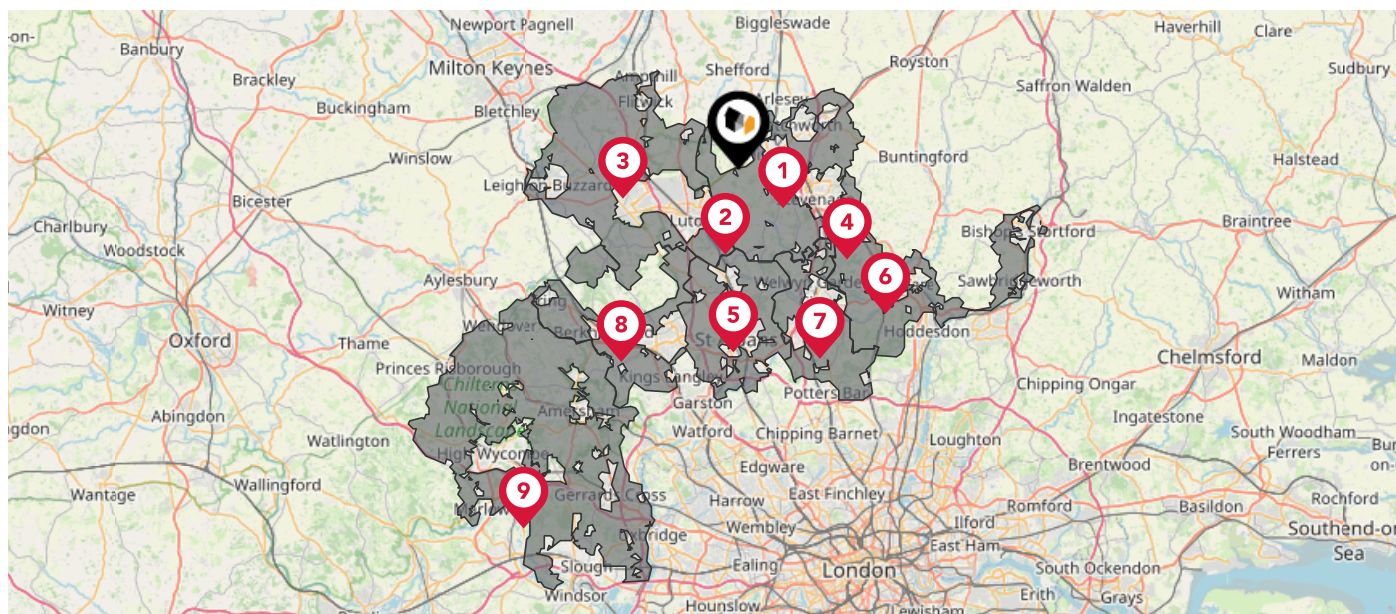
-  Power Pylons
-  Communication Masts

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
	1347112 - Orchard Cottage	Grade II	0.0 miles
	1175488 - Pirton Methodist Church	Grade II	0.1 miles
	1175526 - Barn At Number 28	Grade II	0.1 miles
	1466237 - Barn At Wright's Farm	Grade II	0.1 miles
	1347095 - Lavender Cottage	Grade II	0.1 miles
	1103157 - 28, Shillington Road	Grade II	0.1 miles
	1175469 - 17, High Street	Grade II	0.1 miles
	1295388 - Farm Building At Entrance To Yard At Hammond's Farm	Grade II	0.2 miles
	1347109 - Crabtree House	Grade II	0.2 miles
	1347094 - South Barn And Adjoining Stable At Rectory Farm	Grade II	0.2 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 - Central Bedfordshire



London Green Belt - Stevenage



London Green Belt - St Albans



London Green Belt - East Hertfordshire



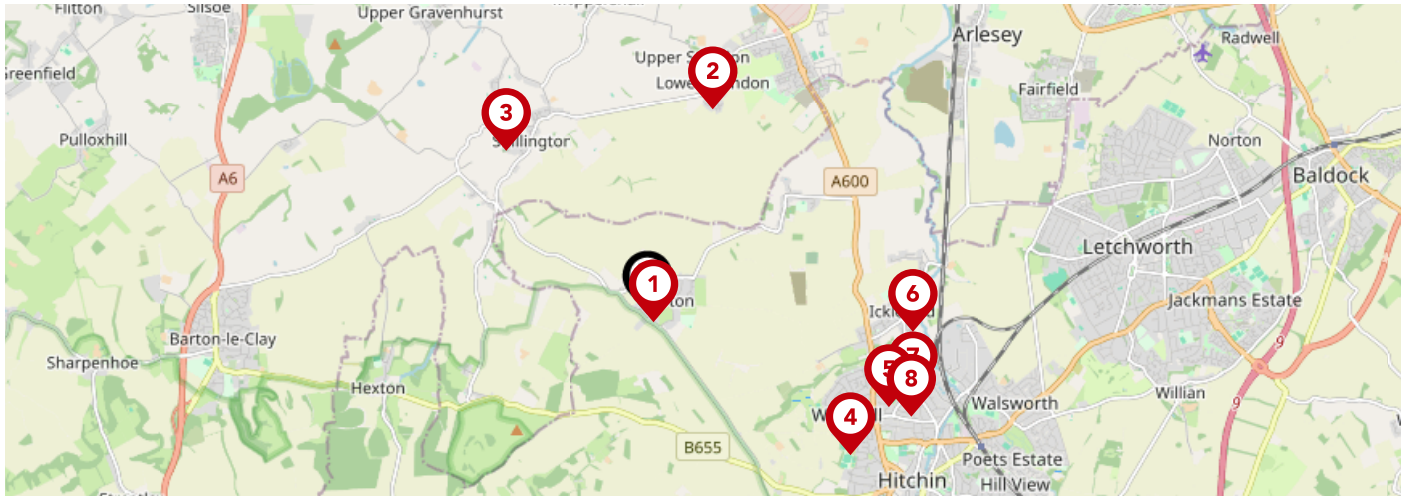
London Green Belt - Welwyn Hatfield



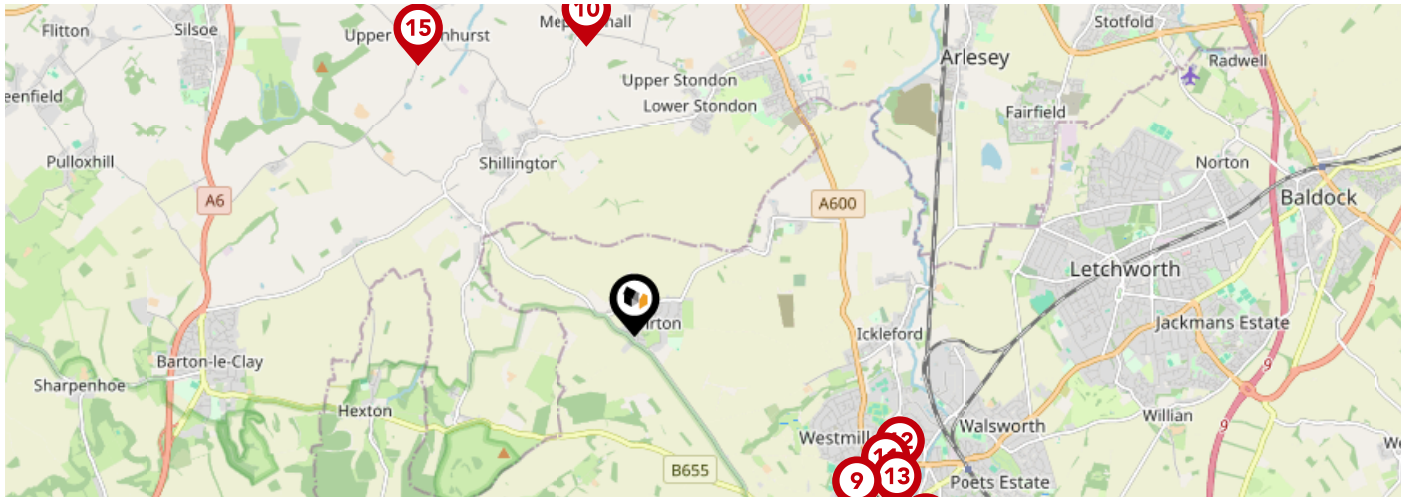
London Green Belt - Dacorum











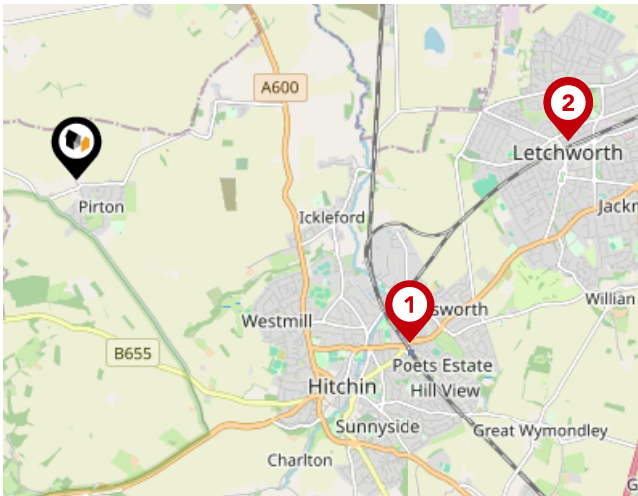
London Green Belt - Buckinghamshire



		Nursery	Primary	Secondary	College	Private
1	Pirton School Ofsted Rating: Requires improvement Pupils: 150 Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Stondon Lower School Ofsted Rating: Good Pupils: 147 Distance:1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Shillington Lower School Ofsted Rating: Good Pupils: 126 Distance:1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:2.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ickleford Primary School Ofsted Rating: Good Pupils: 210 Distance:2.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:2.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:2.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

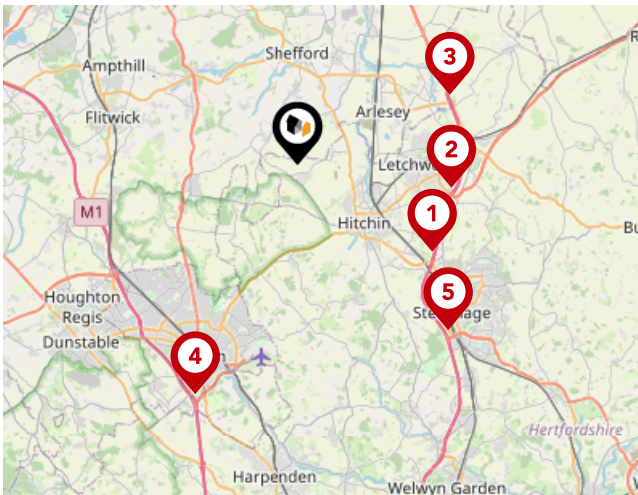


		Nursery	Primary	Secondary	College	Private
	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:2.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meppershall Church of England Academy Ofsted Rating: Good Pupils: 212 Distance:2.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:2.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:2.76	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:2.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Offley Endowed Primary School and Nursery Ofsted Rating: Good Pupils: 165 Distance:3.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gravenhurst Academy Ofsted Rating: Outstanding Pupils: 62 Distance:3.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:3.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



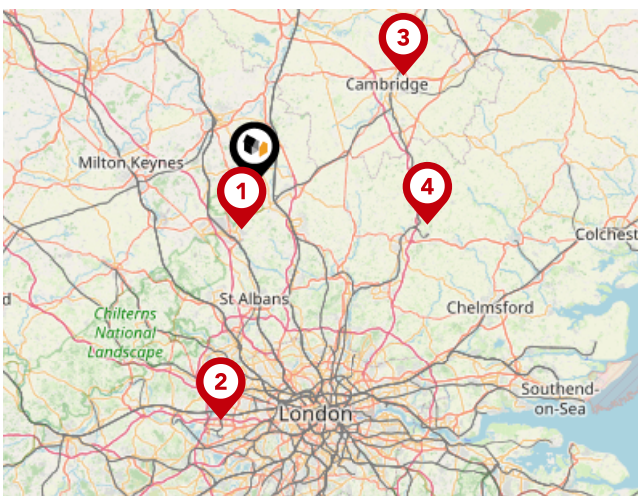
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	3.39 miles
2	Letchworth Rail Station	4.5 miles
3	Letchworth Rail Station	4.51 miles



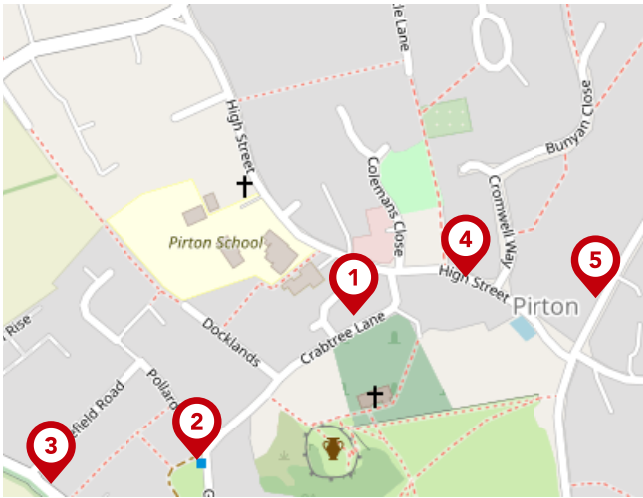
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	5.85 miles
2	A1(M) J9	5.63 miles
3	A1(M) J10	6.13 miles
4	M1 J10	9.19 miles
5	A1(M) J7	8.14 miles



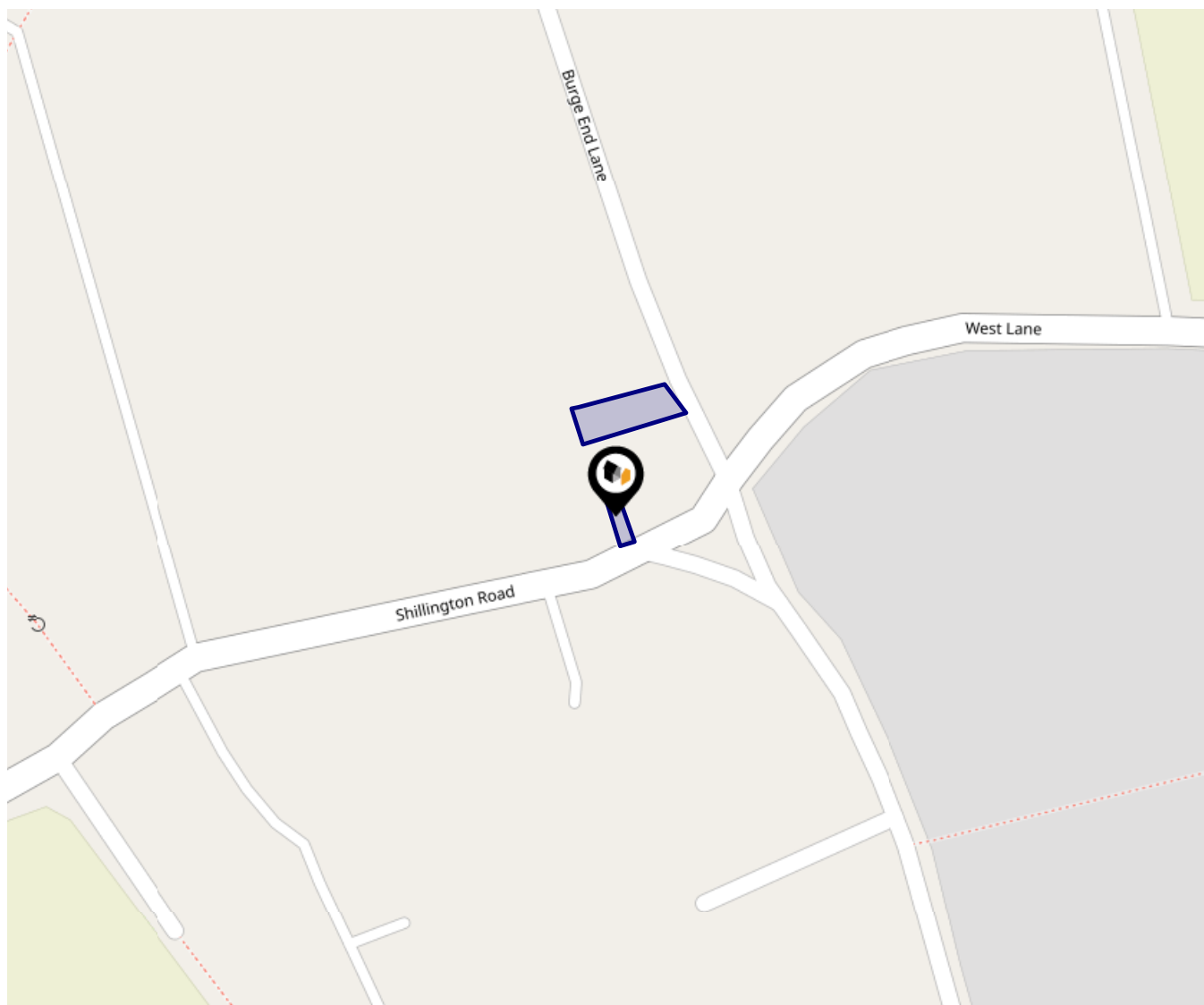
Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.83 miles
2	Heathrow Airport	34.98 miles
3	Cambridge	26.92 miles
4	Stansted Airport	26.04 miles



Bus Stops/Stations

Pin	Name	Distance
1	War Memorial	0.21 miles
2	Motte & Bailey PH	0.26 miles
3	Danefield Road	0.28 miles
4	Post Office	0.24 miles
5	High Street	0.31 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

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