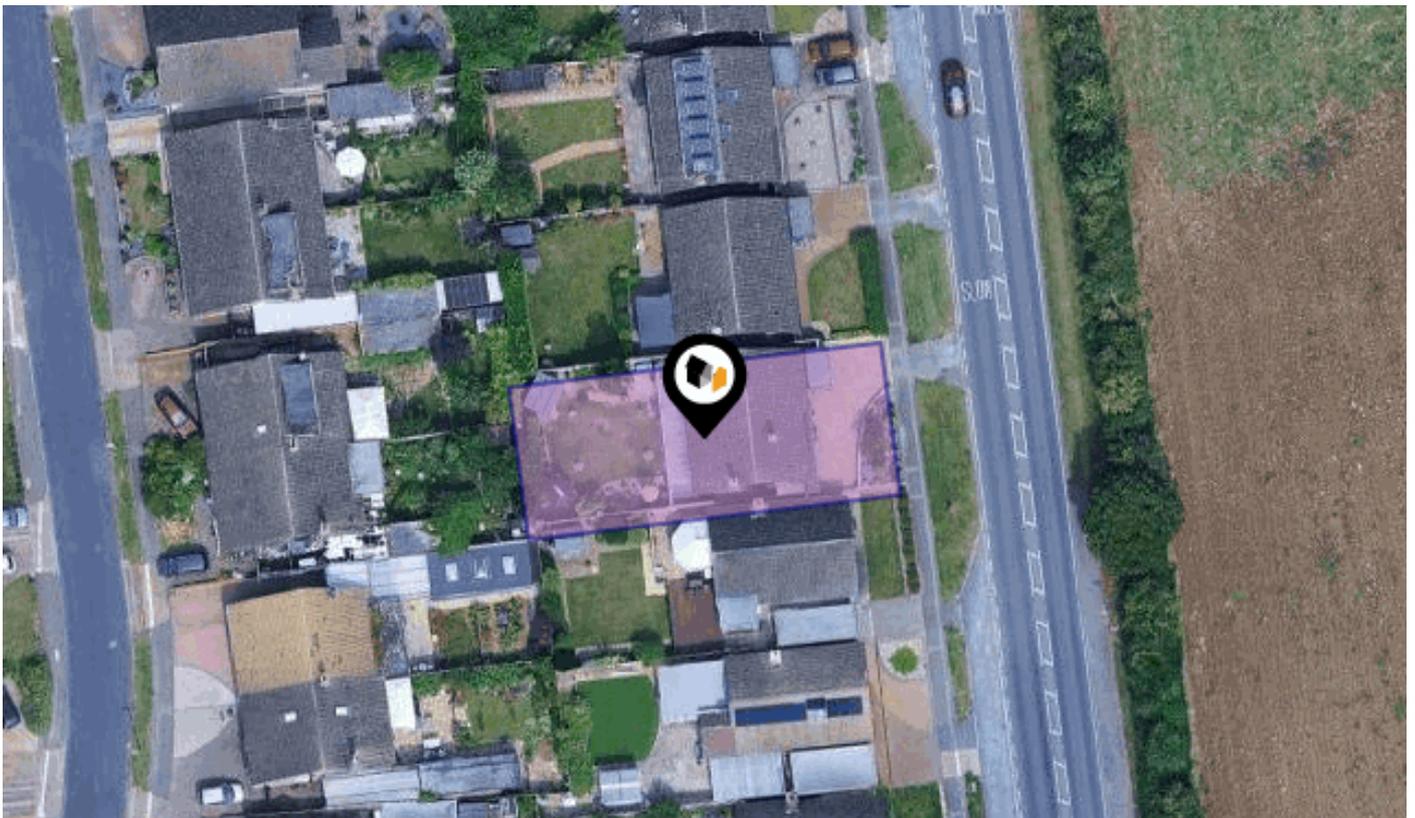




See More Online

MIR: Material Info

The Material Information Affecting this Property
Friday 27th February 2026



STOTFOLD ROAD, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk



Planning records for: *Stotfold Road, Hitchin, SG4*

Reference - 74/00029/1	
Decision:	Decided
Date:	01st January 1974
Description:	Rear Varandah with screen walls at either end

Planning records for: **37 Stotfold Road Hitchin Hertfordshire SG4 0QW**

Reference - 22/01884/FPH	
Decision:	Decided
Date:	13th July 2022
Description:	Single storey rear extension.

Planning records for: **45 Stotfold Road Hitchin SG4 0QW**

Reference - 12/01498/1HH	
Decision:	Decided
Date:	23rd July 2012
Description:	Retention of 5 number photovoltaic solar units (comprising 10 solar panels) on rear dormer flat roof

Planning records for: **51 Stotfold Road Hitchin Hertfordshire SG4 0QW**

Reference - 24/01713/FPH	
Decision:	Decided
Date:	01st August 2024
Description:	Single storey rear extension.

Reference - 22/00109/FPH	
Decision:	Decided
Date:	17th January 2022
Description:	Provision of vehicular access to property via dropped kerb and vehicle crossover

Planning records for: **51 Stotfold Road Hitchin SG4 0QW**

Reference - 09/01577/1PUD	
Decision:	Decided
Date:	11th September 2009
Description:	Single storey side extension

Planning records for: **53 Stotfold Road Hitchin SG4 0QW**

Reference - 06/02371/1PUD	
Decision:	Decided
Date:	19th October 2006
Description:	Side dormer window

Reference - 21/02743/FPH	
Decision:	Decided
Date:	24th September 2021
Description:	Extension to existing dormer on the southern elevation, and insertion of dormer to existing northern roofslope

Planning records for: **55 Stotfold Road Hitchin SG4 0QW**

Reference - 12/00586/1HH	
Decision:	Decided
Date:	13th March 2012
Description:	Insertion of dormer window and rooflights to facilitate conversion of loft to habitable accommodation

Planning records for: *57 Stotfold Road Hitchin SG4 0QW*

Reference - 16/01098/1HH	
Decision:	Decided
Date:	10th May 2016
Description:	Single storey side extension.

Reference - 16/02925/1NMA	
Decision:	Decided
Date:	17th November 2016
Description:	Reduction in size of side extension from 5 metres deep to 4.6 metres deep (as non material amendment to planning permission reference 16/01098/1HH granted 16/06/2016).

Planning records for: *61 Stotfold Road Hitchin SG4 0QW*

Reference - 93/00120/1	
Decision:	Decided
Date:	15th January 1993
Description:	Rear conservatory

SG4

Energy rating

D

Valid until 23.07.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Air Tightness:	(not tested)
Total Floor Area:	85 m ²

Building Safety

None specified

Accessibility / Adaptations

None specified

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Brick

Property Lease Information

Not applicable

Listed Building Information

Not applicable

Stamp Duty

Ask agent

Other

Other

Electricity Supply

Yes

Gas Supply

Yes

Central Heating

Yes

Water Supply

Mains supply

Drainage

Mains supply

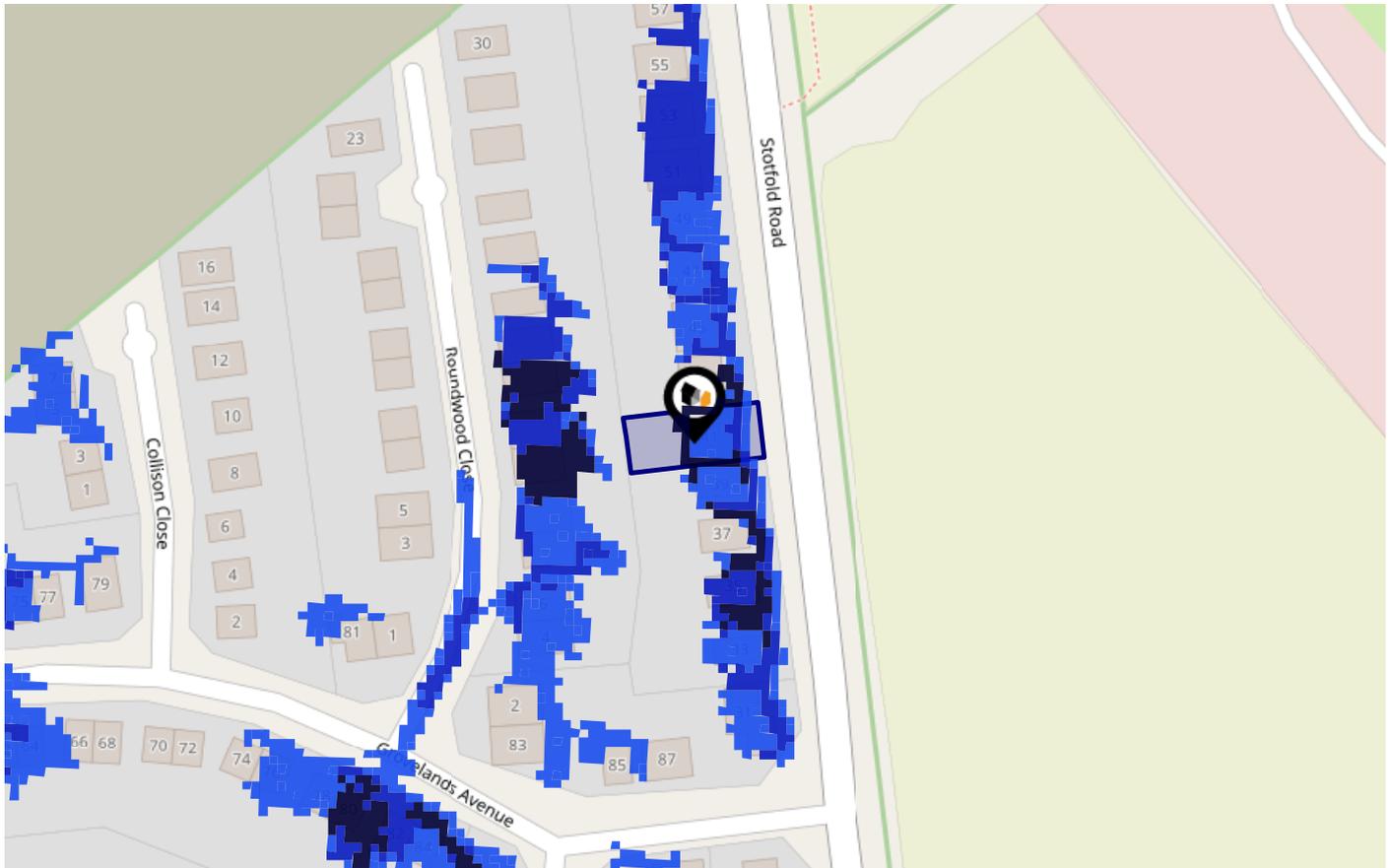
Important - Please read

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

Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: 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.

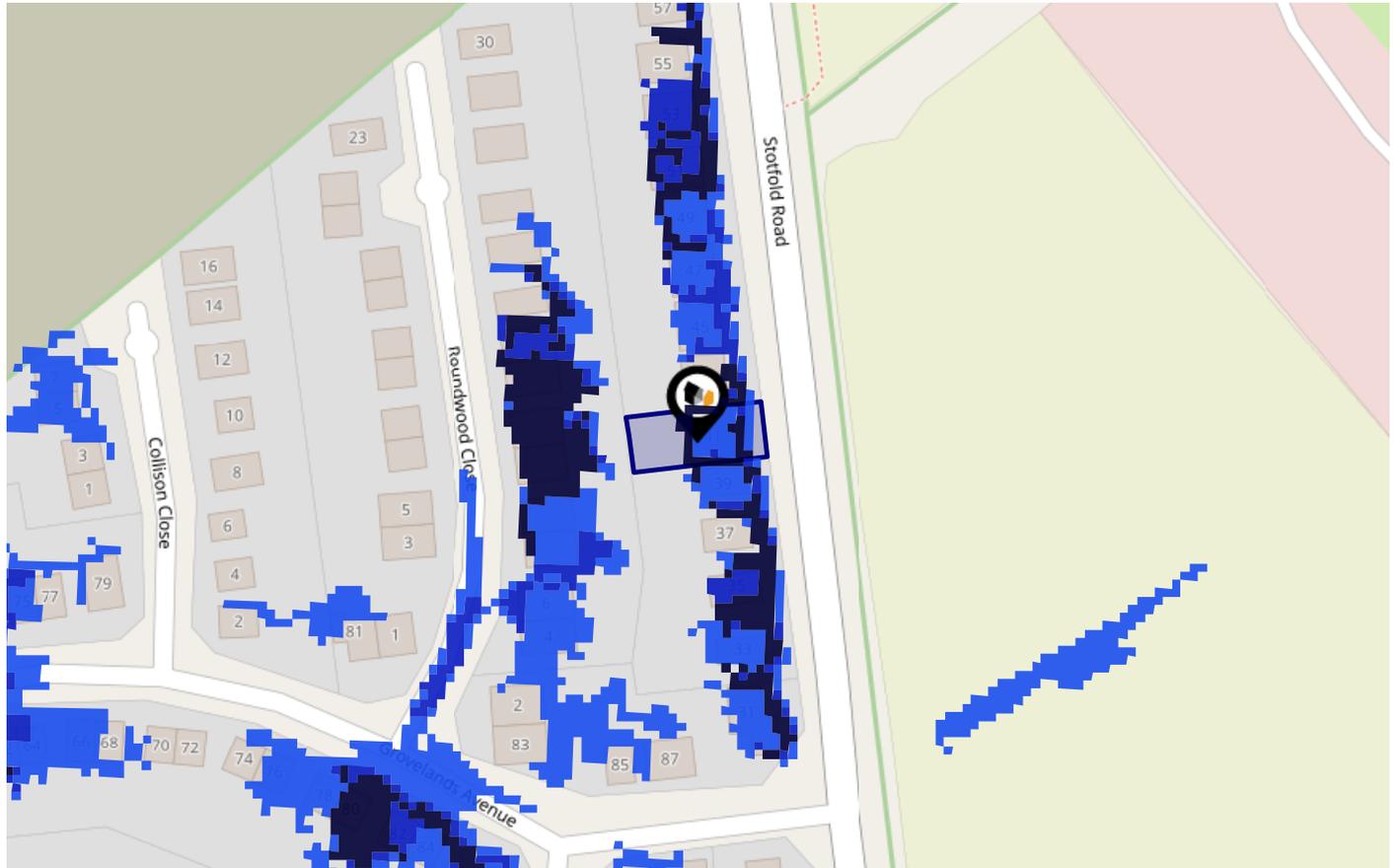
Chance of flooding to the following depths at this property:



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.

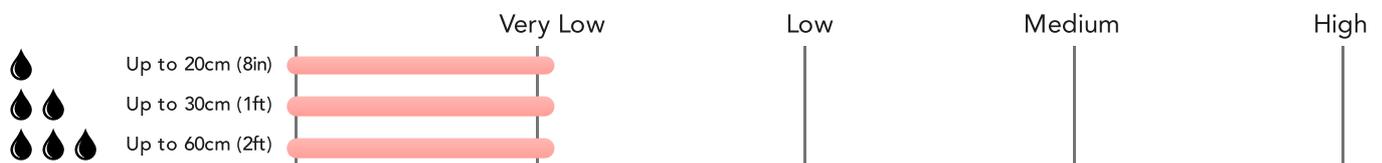


Risk Rating: **Low**

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
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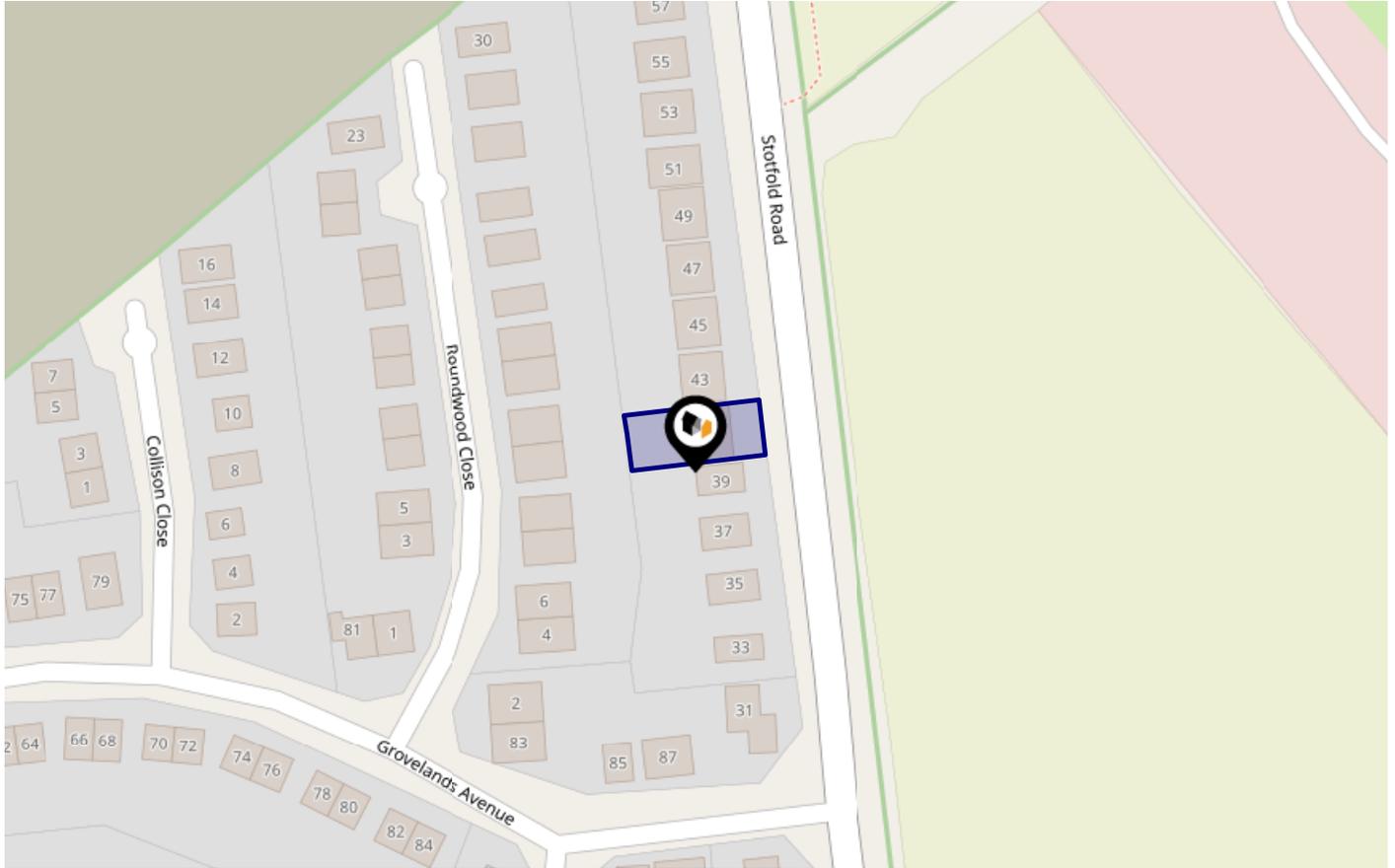
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

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



Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
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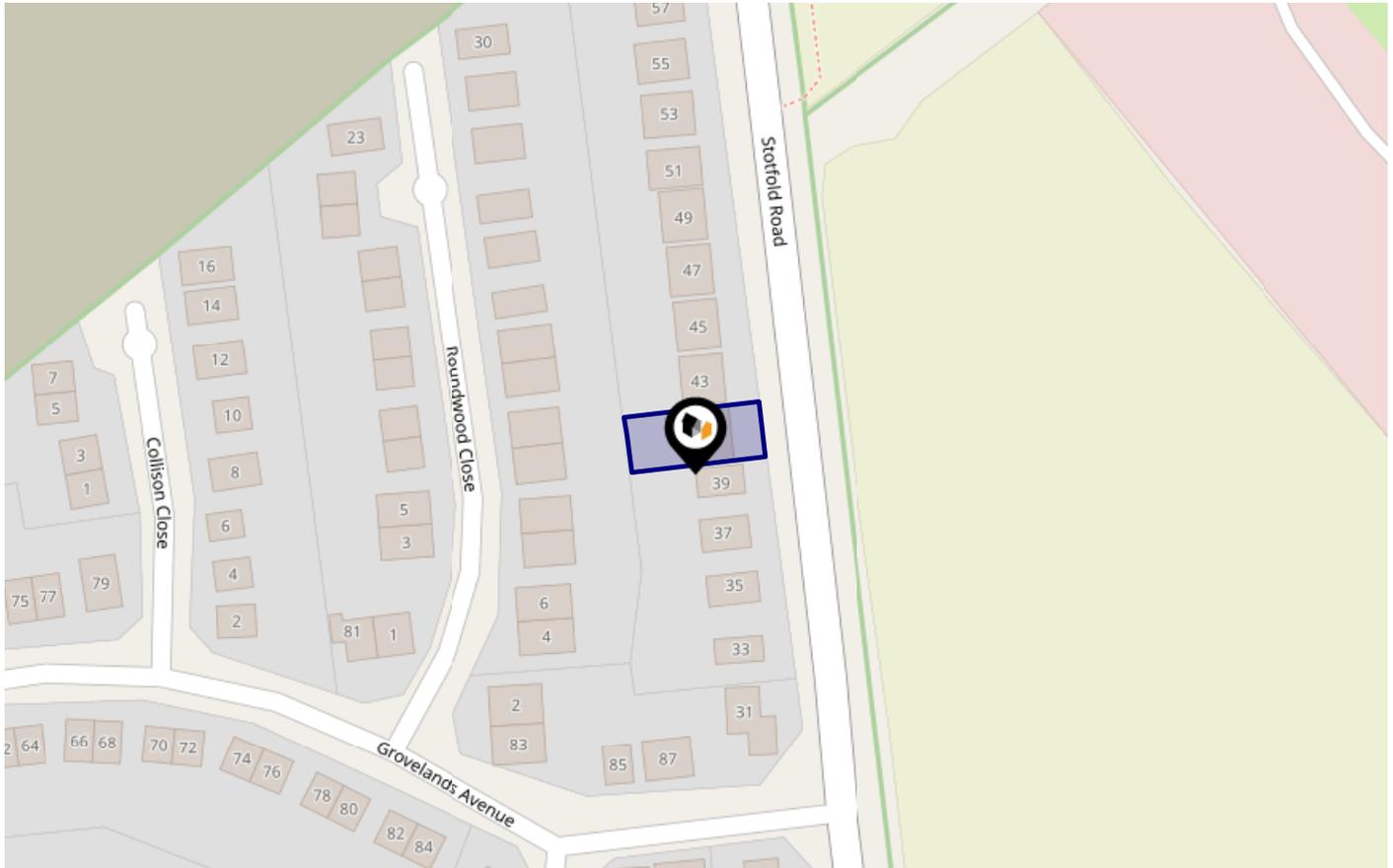
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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



Risk Rating: **Very low**

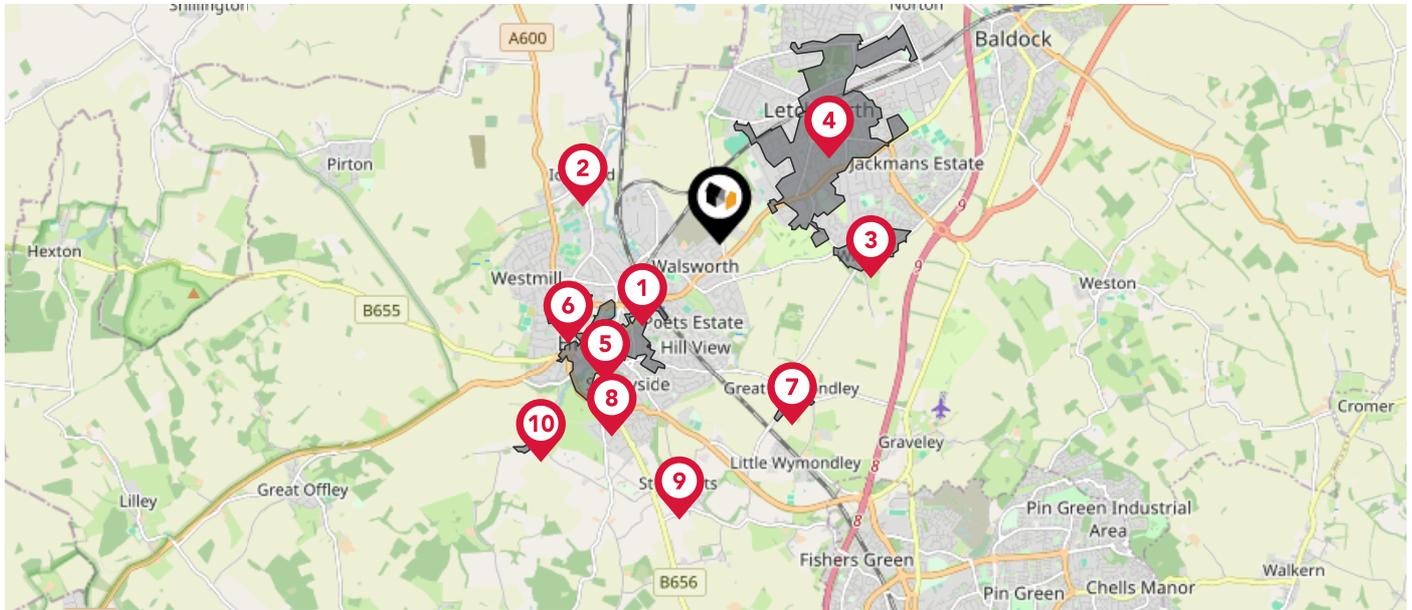
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Chance of flooding to the following depths at this property:



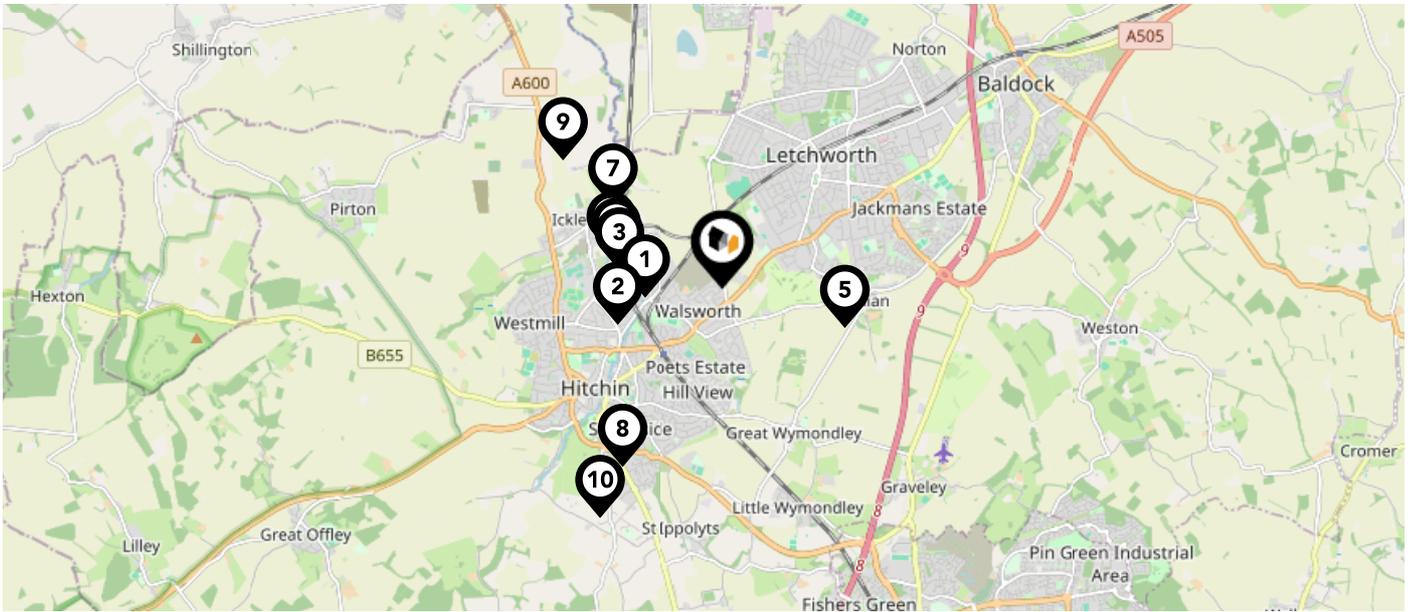
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

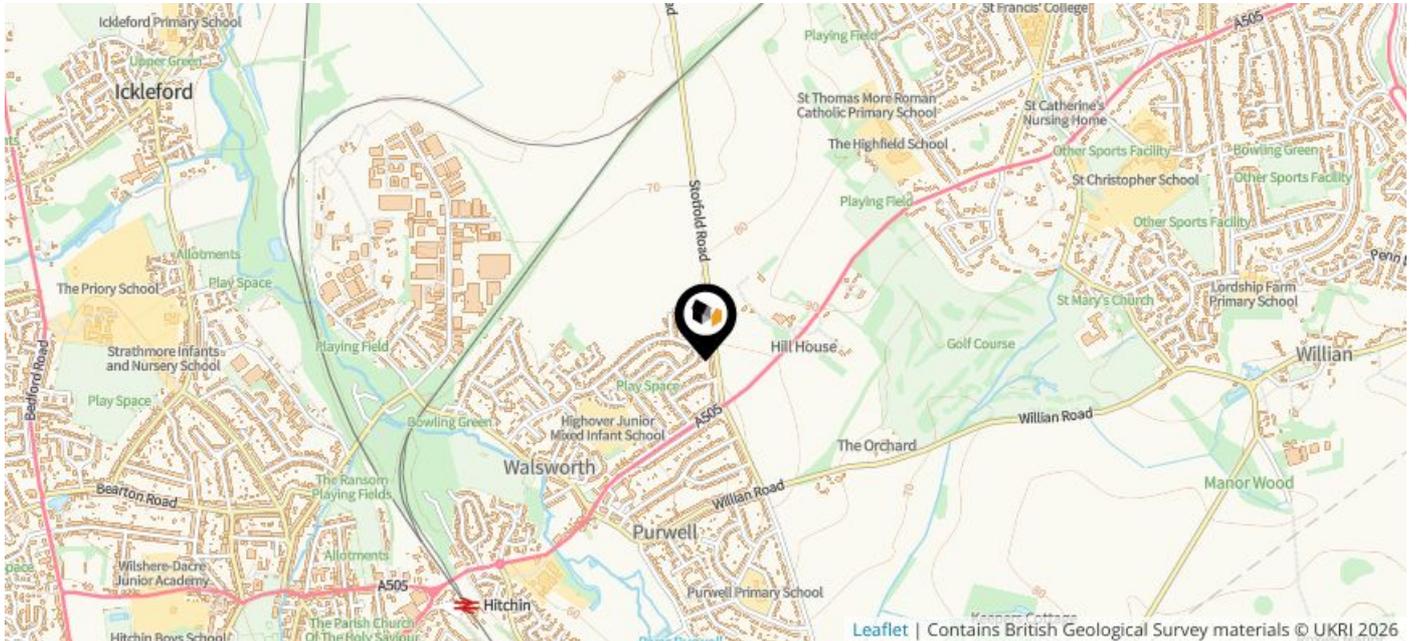
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Wallace Way-Hitchin, Hertfordshire	Historic Landfill	
2	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill	
3	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill	
4	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill	
5	Willian Road-Letchworth, Hertfordshire	Historic Landfill	
6	Gerry's Hole-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill	
7	Lower Green-Ickleford, Hitchin, Surrey	Historic Landfill	
8	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	
9	Ickleford Railway Cutting-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill	
10	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



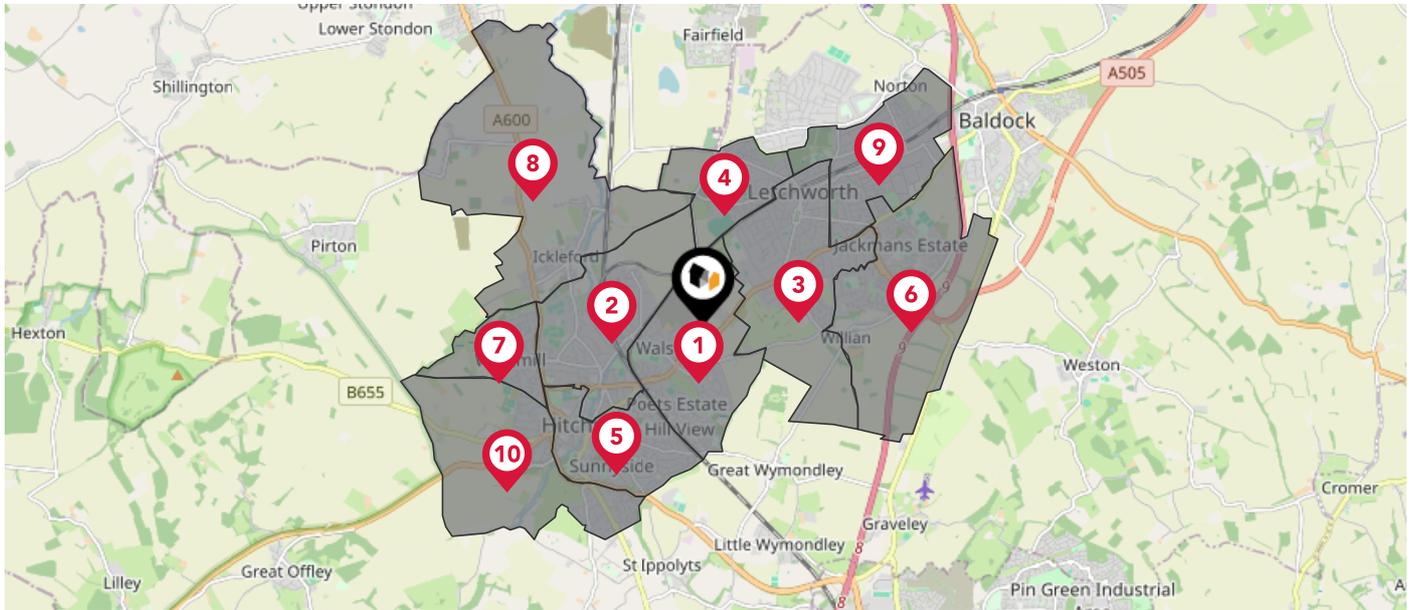
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

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

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

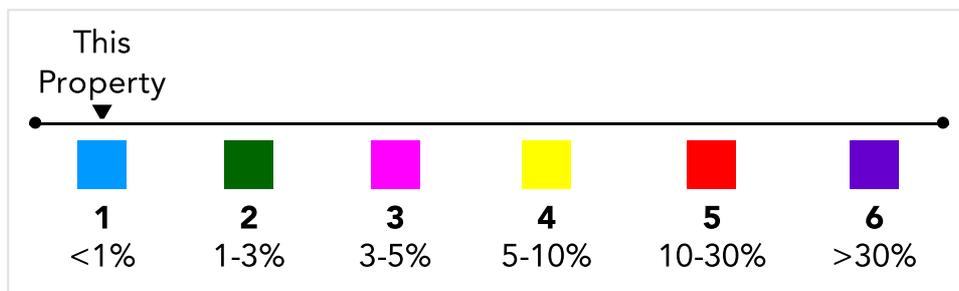
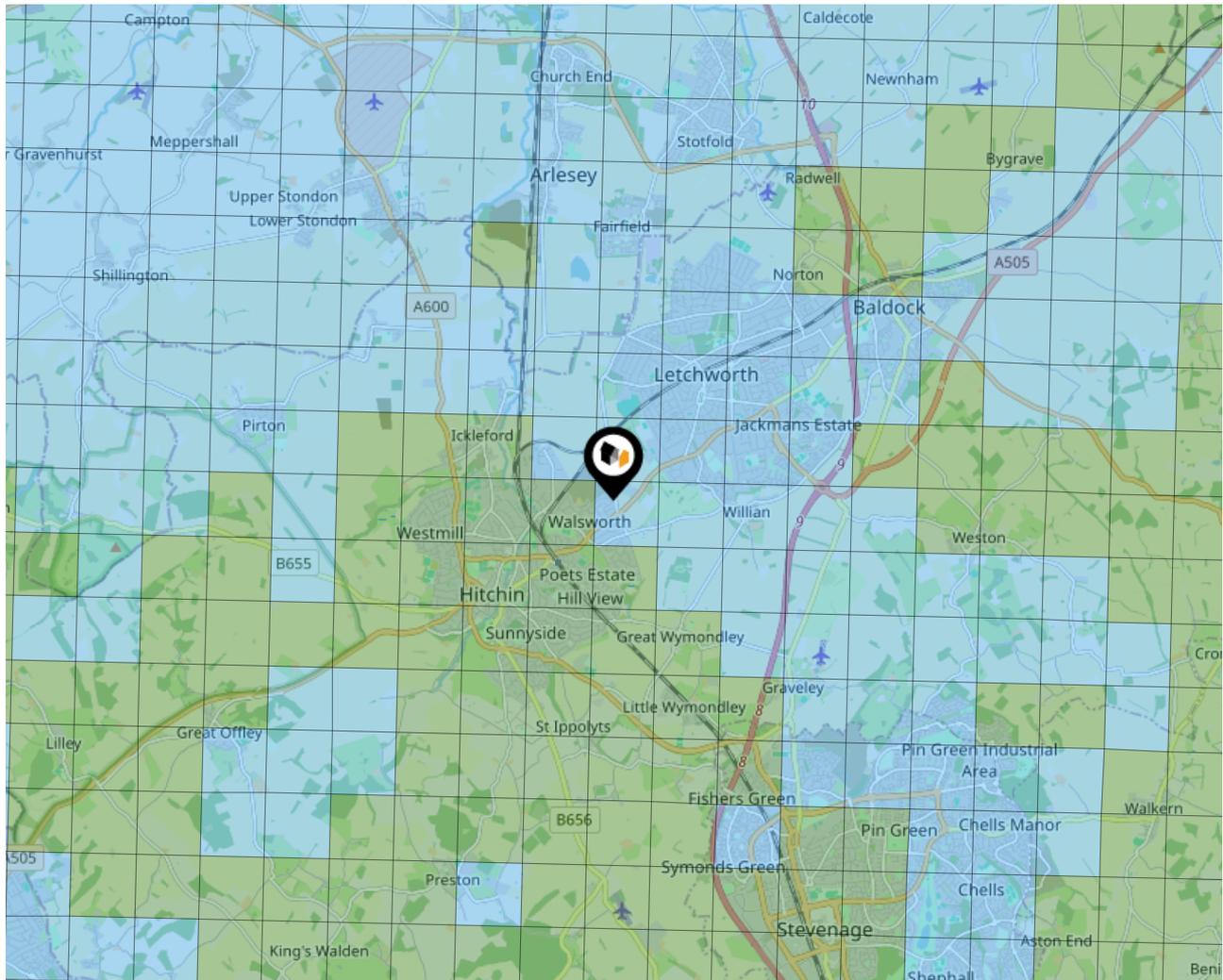


Nearby Council Wards

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

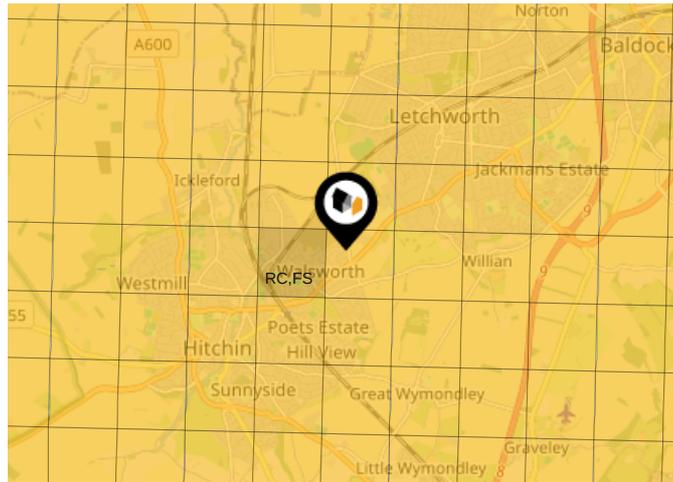
What is Radon?

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



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

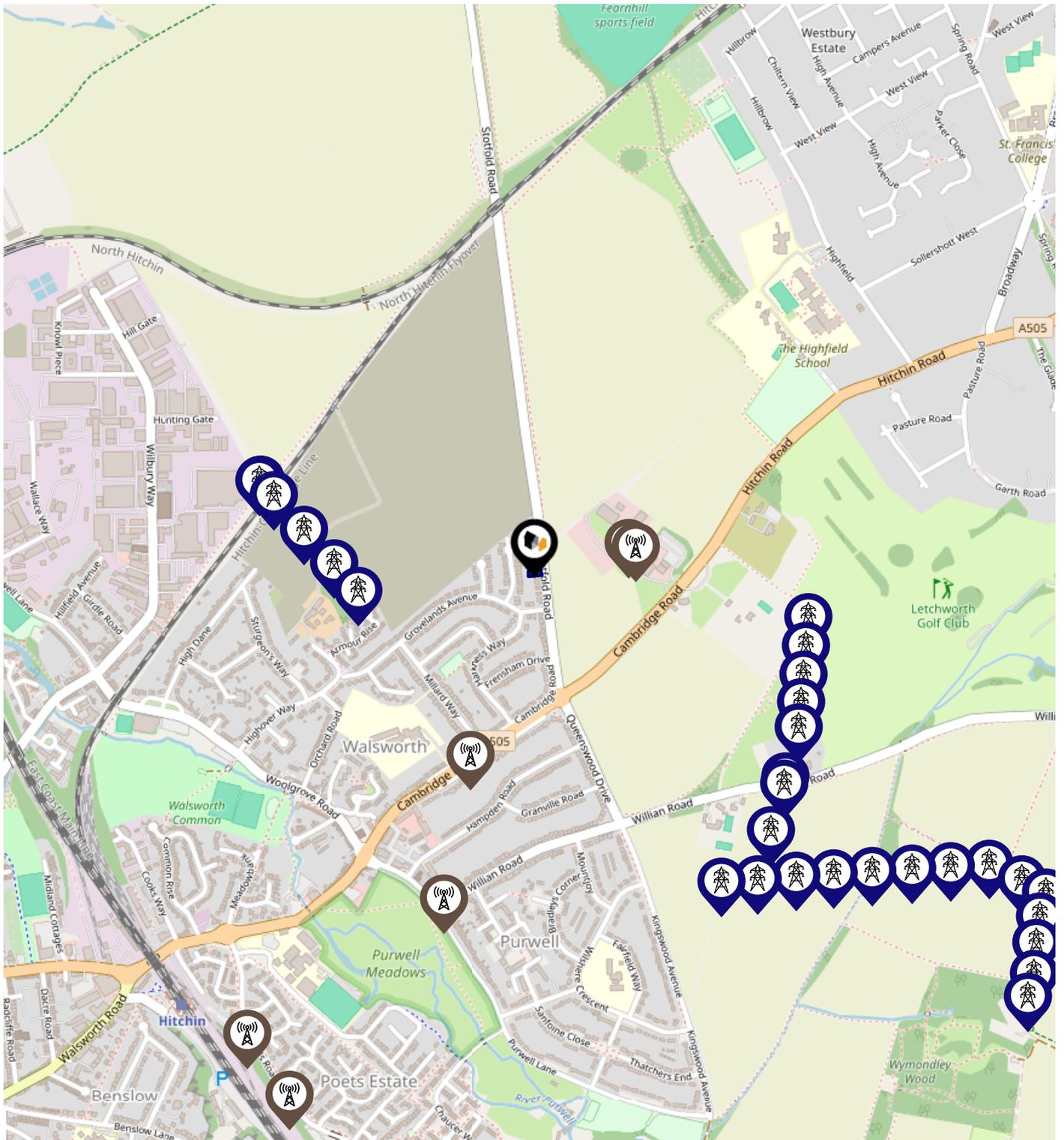
Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		



Primary Classifications (Most Common Clay Types)

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

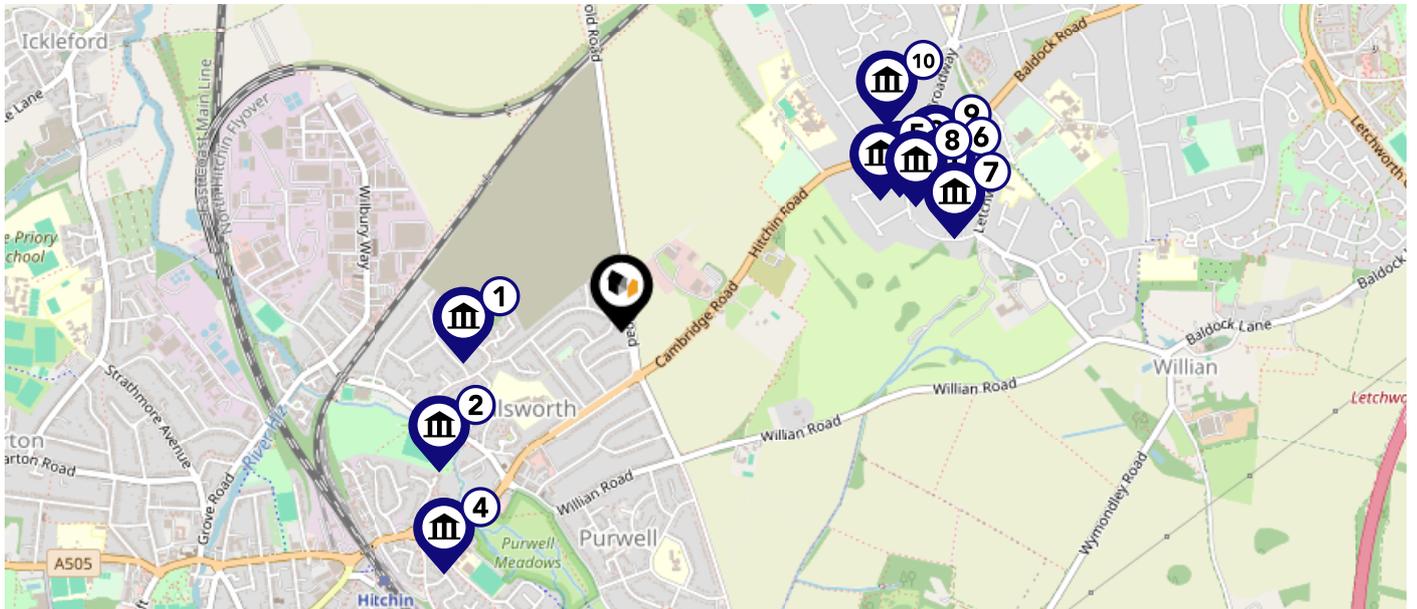
Local Area Masts & Pylons



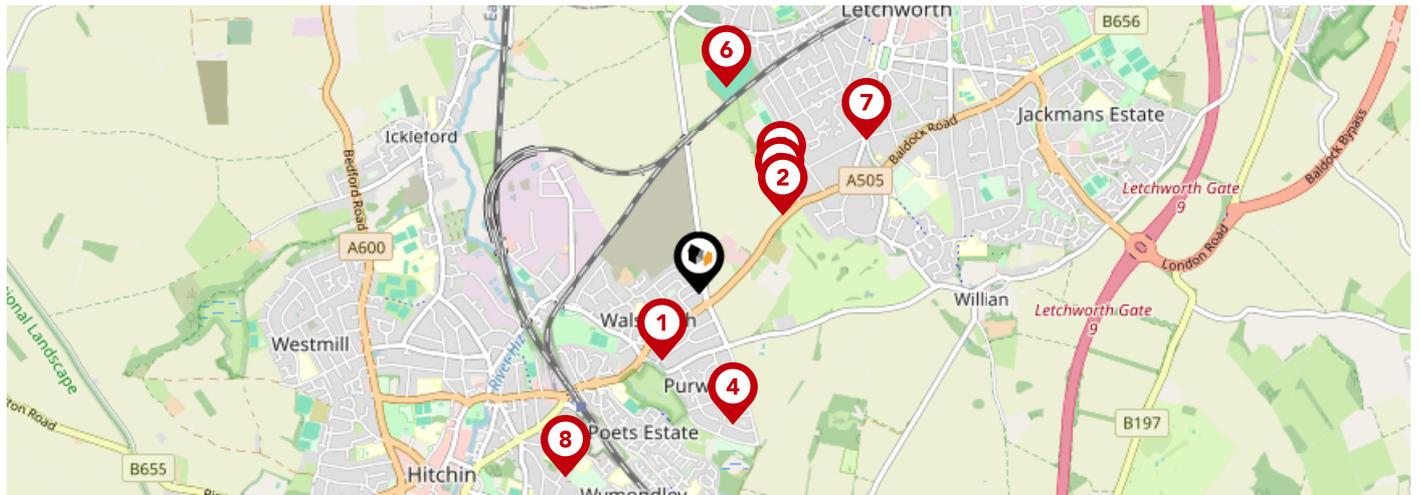
Key:

-  Power Pylons
-  Communication Masts

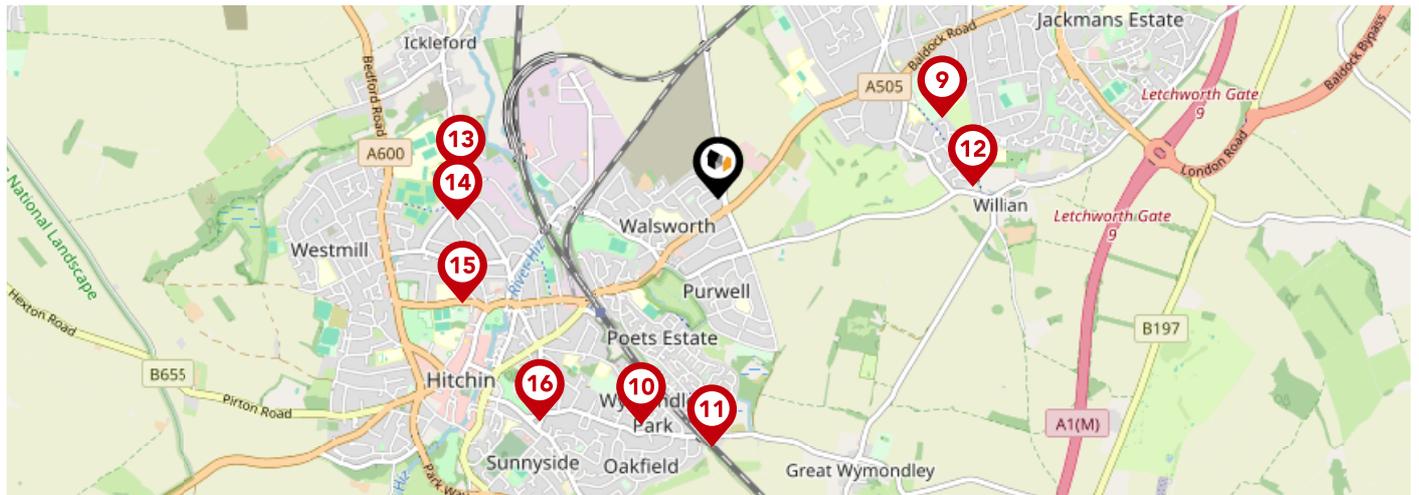
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



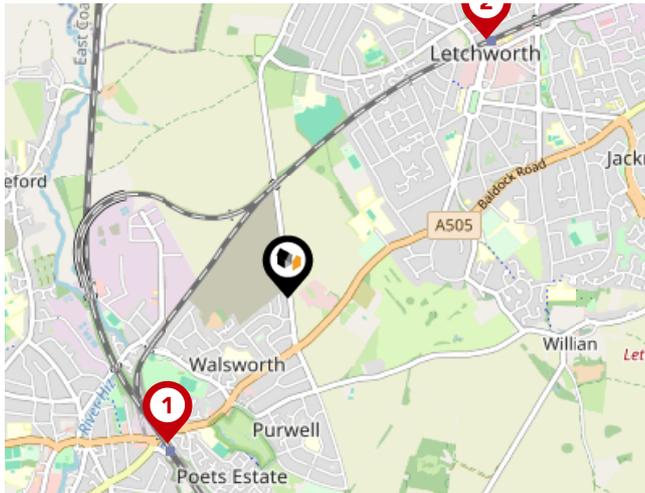
Listed Buildings in the local district	Grade	Distance
1452743 - Threshing Barn At Highover Farm	Grade II	0.3 miles
1347608 - 91, Woolgrove Road	Grade II	0.5 miles
1295681 - The Coppice	Grade II	0.7 miles
1296215 - Walsworth House	Grade II	0.7 miles
1101989 - Corrie Wood	Grade II	0.7 miles
1347695 - The Glade	Grade II	0.8 miles
1101985 - Hall Barn	Grade II	0.8 miles
1102004 - Deanrow	Grade II	0.8 miles
1101988 - West Field	Grade II	0.8 miles
1295596 - Tanglewood	Grade II	0.8 miles



	Nursery	Primary	Secondary	College	Private
<p>1 Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:0.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 North Herts Education Support Centre Ofsted Rating: Outstanding Pupils: 1 Distance:0.52</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 The Highfield School Ofsted Rating: Good Pupils: 998 Distance:0.56</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:0.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 St Thomas More Roman Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:0.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Fearnhill School Ofsted Rating: Good Pupils: 596 Distance:0.95</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 St Francis College Ofsted Rating: Not Rated Pupils: 301 Distance:1.03</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:1.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
St Christopher School Ofsted Rating: Not Rated Pupils: 546 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:1.09	<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:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lordship Farm Primary School Ofsted Rating: Good Pupils: 441 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:1.17	<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:1.19	<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:1.26	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.86 miles
2	Letchworth Rail Station	1.49 miles
3	Letchworth Rail Station	1.5 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.68 miles
2	A1(M) J9	1.99 miles
3	A1(M) J10	3.94 miles
4	A1(M) J7	5.52 miles
5	A1(M) J6	9.5 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	7.89 miles
2	Cambridge	24.69 miles
3	Stansted Airport	22.36 miles
4	Silvertown	34.28 miles



Bus Stops/Stations

Pin	Name	Distance
1	Queenswood Drive	0.22 miles
2	Hampden Road	0.26 miles
3	Rosehill Hospital	0.3 miles
4	Walsworth Cross Roads	0.41 miles
5	Rosehill Hospital	0.32 miles

Country Properties

Data Quality

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



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