

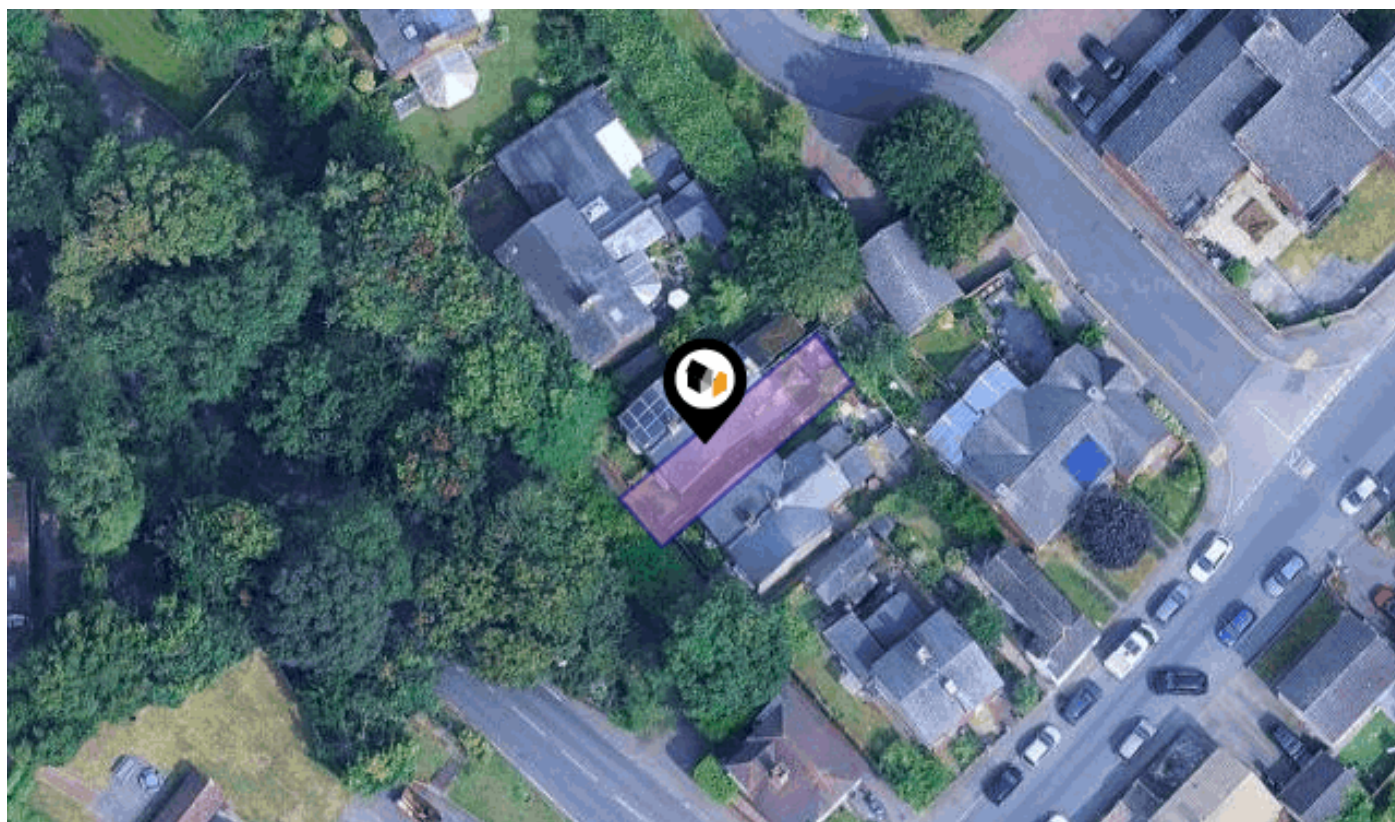


See More Online

# MIR: Material Info

The Material Information Affecting this Property

Friday 14<sup>th</sup> November 2025



**ST. JOHNS PATH, 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: **4 St. Johns Path Hitchin SG4 9DA**

Reference - 93/00829/1HH	
Decision:	Decided
Date:	16th July 1993
Description:	Single storey detached building to provide studio/workshop.

Reference - 88/00489/1	
Decision:	Decided
Date:	21st March 1988
Description:	Erection of two storey side and single storey rear conservatory extensions.

Planning records for: **1 St Johns Path Hitchin Hertfordshire SG4 9DA**

Reference - 21/00759/TCA	
Decision:	Decided
Date:	10th March 2021
Description:	Birch - Remove 2 lowest branches and reduce side branching.

Reference - 99/00862/1TCA	
Decision:	Decided
Date:	21st June 1999
Description:	Felling of 1 Yew, 1 Cypress and and 2 Apple trees

Planning records for: **8 St Johns Path Hitchin SG4 9DA**

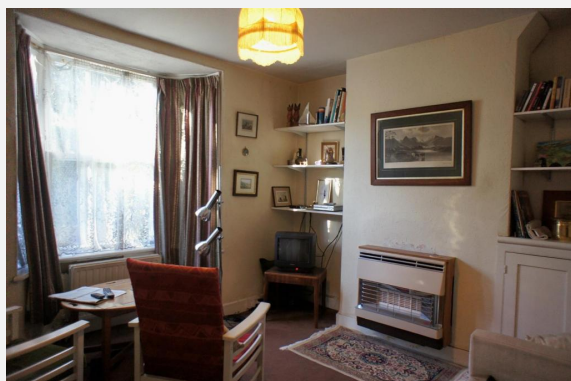
Reference - 11/01964/1TCA	
Decision:	Decided
Date:	04th August 2011
Description:	Fell 1 Cedar tree (T1) and reduce height of 1 Conifer tree by 30% (T2)

Reference - 21/00801/TCA	
Decision:	Decided
Date:	12th March 2021
Description:	T1 Willow - Fell to ground level

Reference - 12/01956/1TCA	
Decision:	Decided
Date:	28th August 2012
Description:	Remove 2 Conifer trees (T1 and T2)

Planning records for: **2 St. Johns Path Hitchin SG4 9DA**

Reference - 02/01568/1TCA	
Decision:	Decided
Date:	18th October 2002
Description:	Removal of Cherry tree.

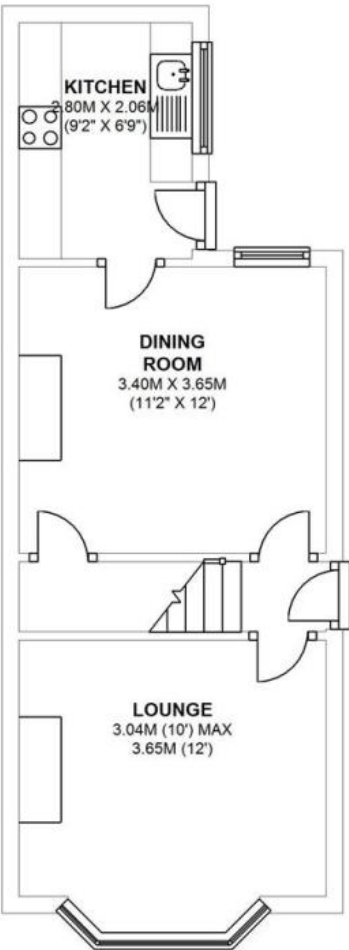




**ST. JOHNS PATH, HITCHIN, SG4**

**GROUND FLOOR**

APPROX. 34.1 SQ. METRES (366.7 SQ. FEET)



**FIRST FLOOR**

APPROX. 34.0 SQ. METRES (366.3 SQ. FEET)



TOTAL AREA: APPROX. 68.1 SQ. METRES (732.9 SQ. FEET)

## Building Safety

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None specified

## Accessibility / Adaptations

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Not suitable for wheelchair users

## Restrictive Covenants

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Windows should be in keeping with the style of property and similar houses on the path

## Rights of Way (Public & Private)

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None specified

## Construction Type

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Brick for walls

Slate tiles for the roof

2 wonder Sasch windows remaining at the property, rest replaced with UPVC double glazing

## 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

---

Yes

## Central Heating

---

Yes

## Water Supply

---

Yes - mains

## Drainage

---

Yes - mains



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## **Important - Please read**

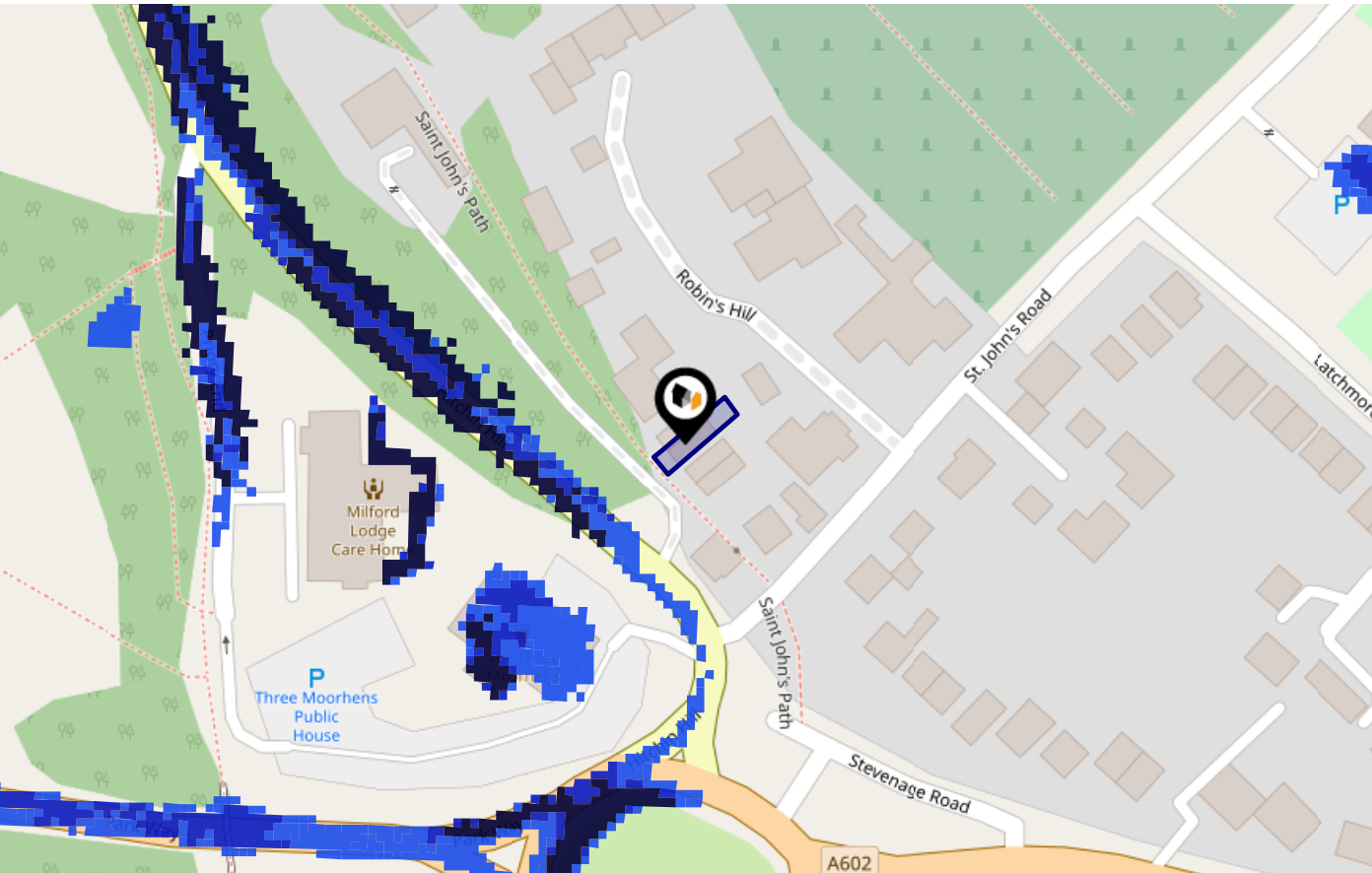
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The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

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

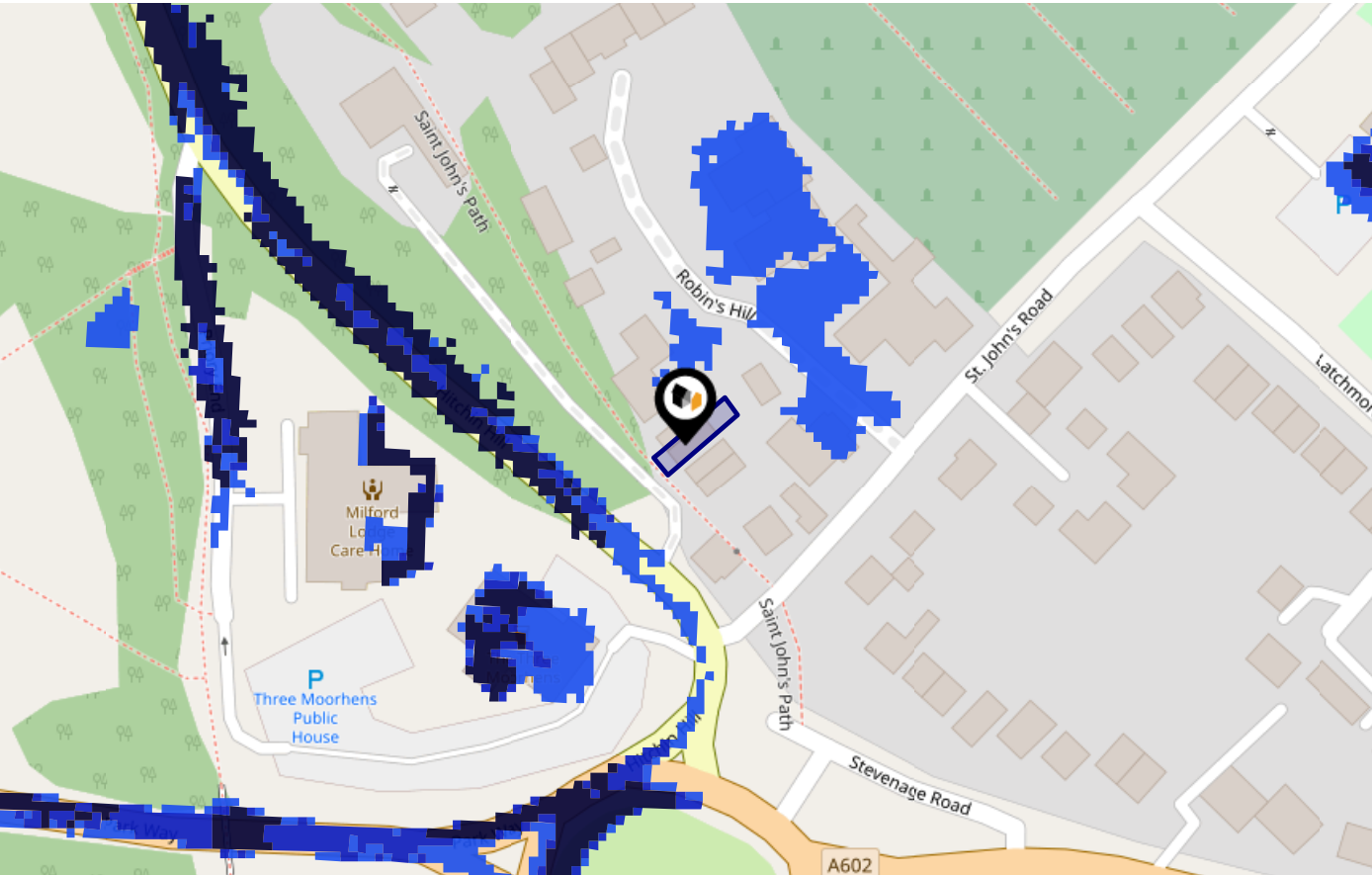
Chance of flooding to the following depths at this property:



# 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.

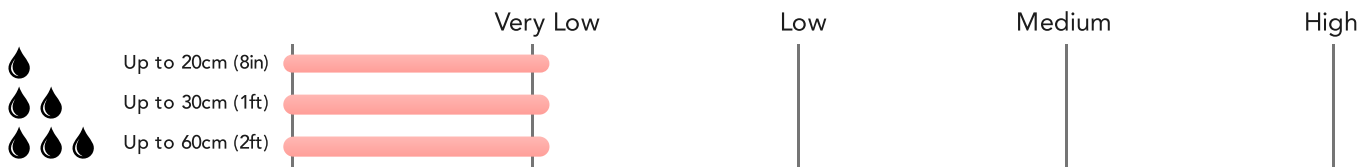


Risk Rating: Very low

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- 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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- 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.

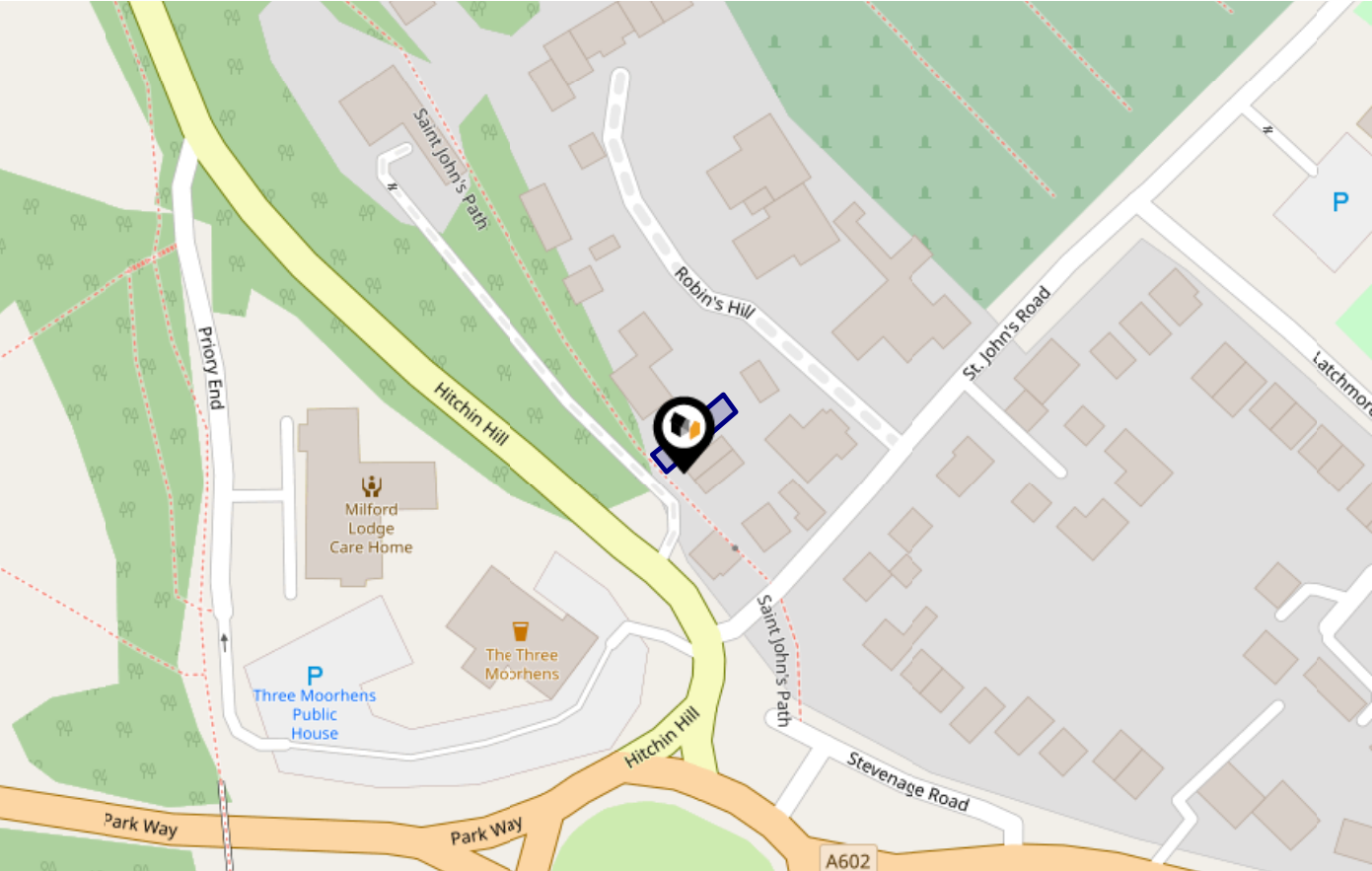
Chance of flooding to the following depths at this property:



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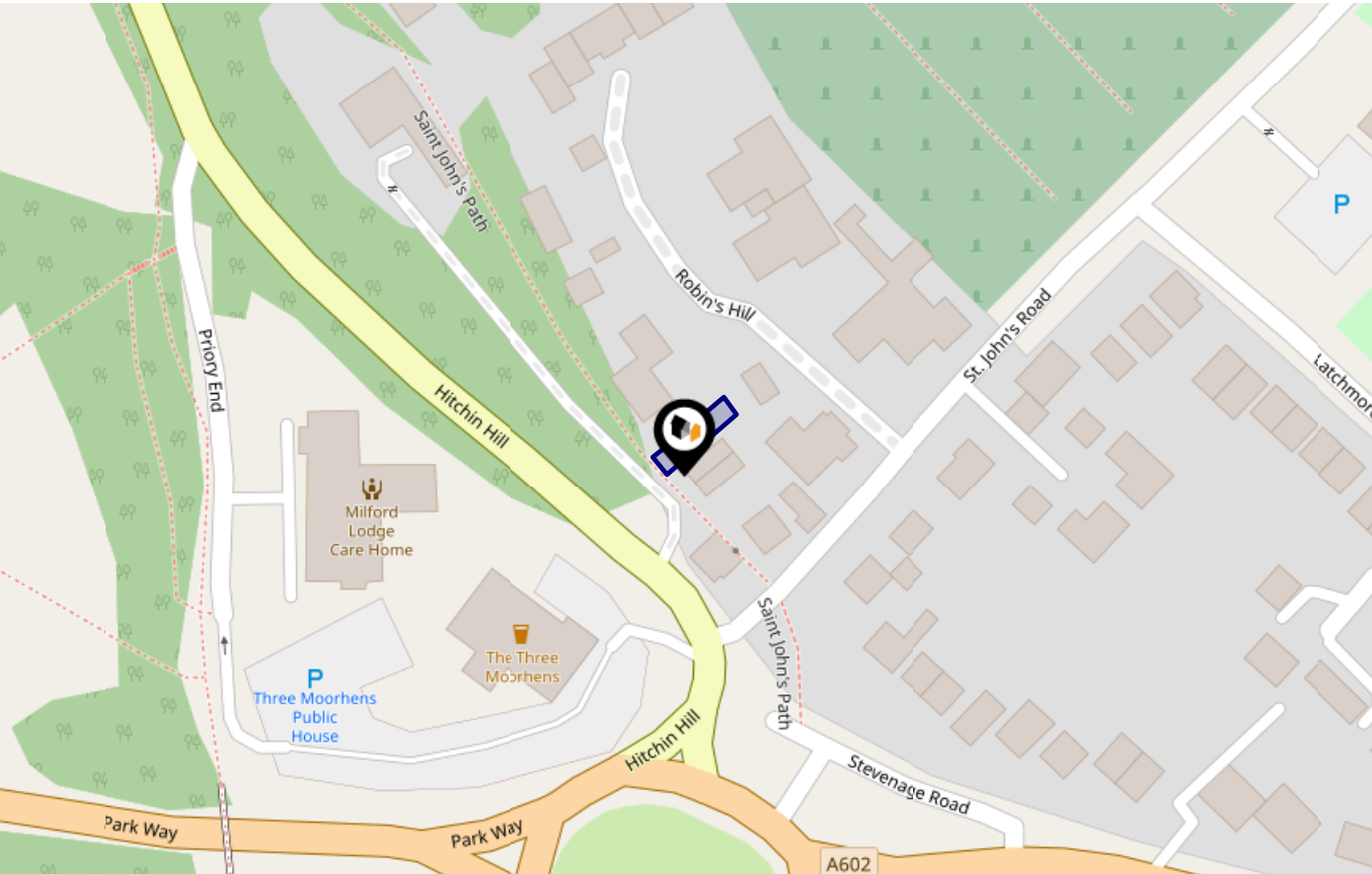
Chance of flooding to the following depths at this property:



# 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.

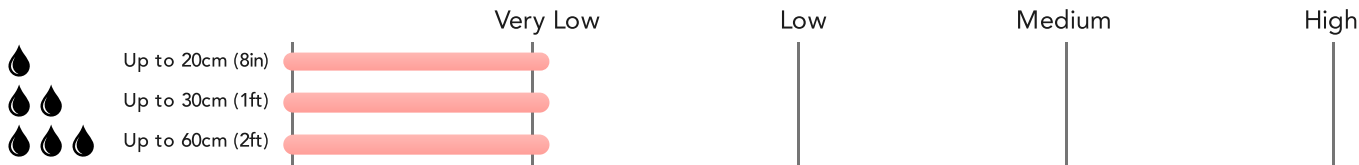


Risk Rating: Very low

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.

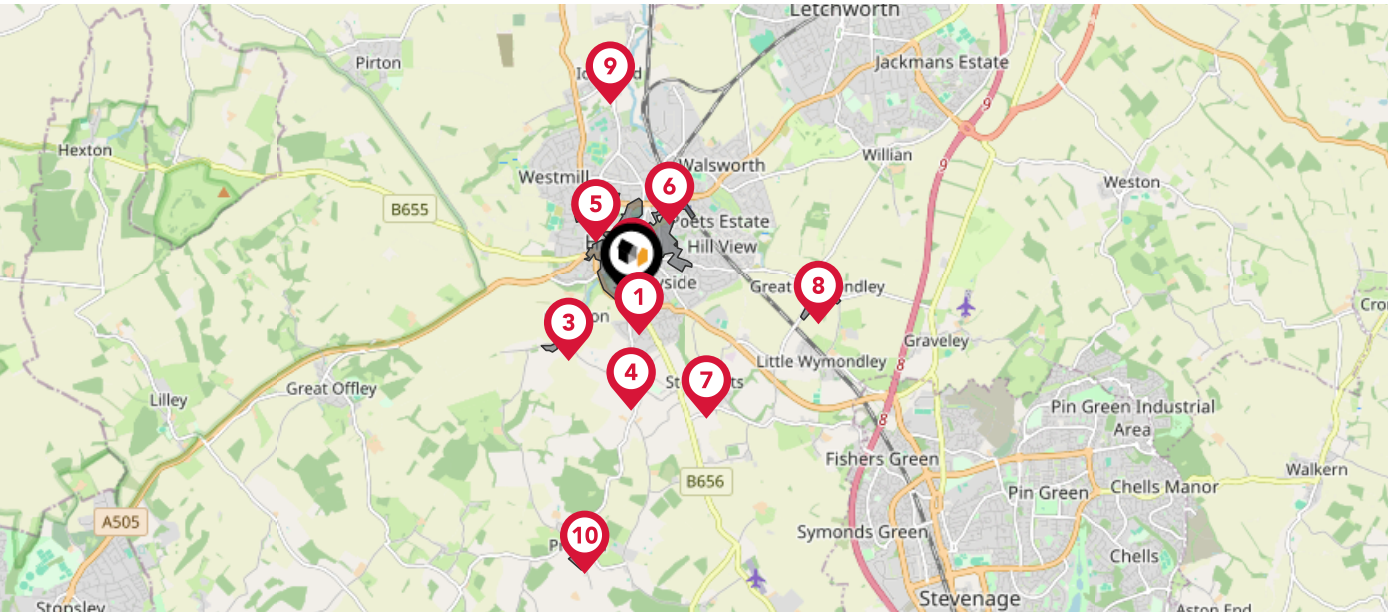
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:





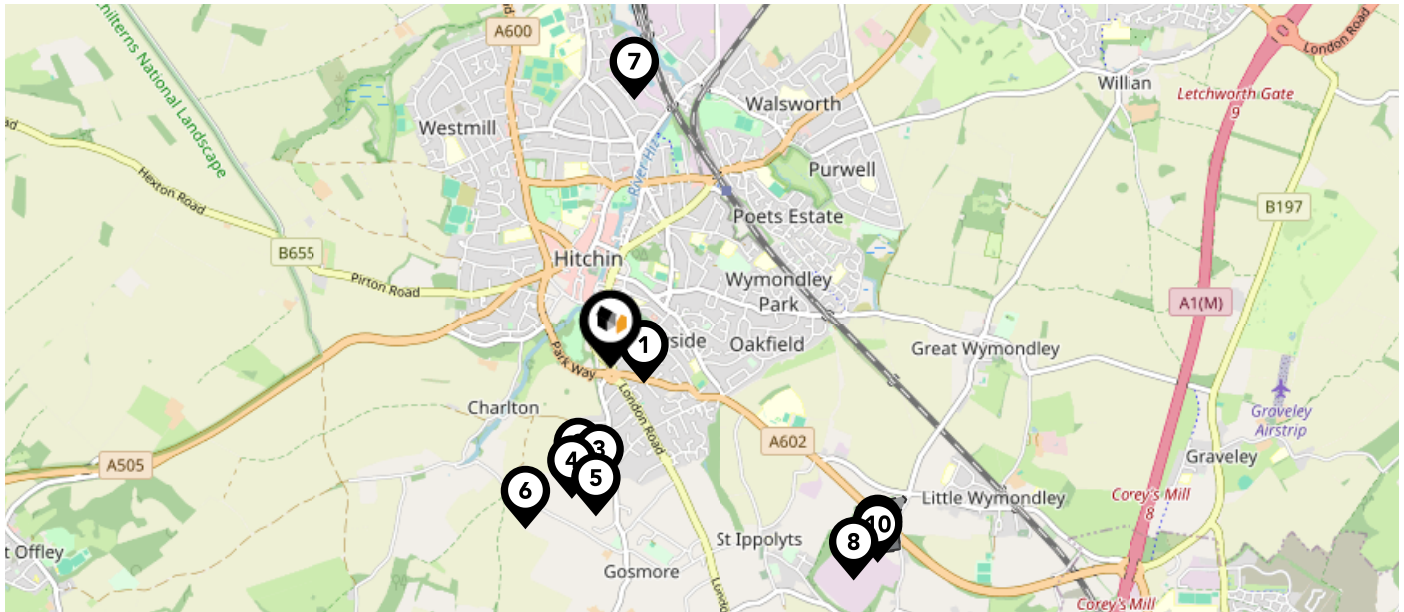
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



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



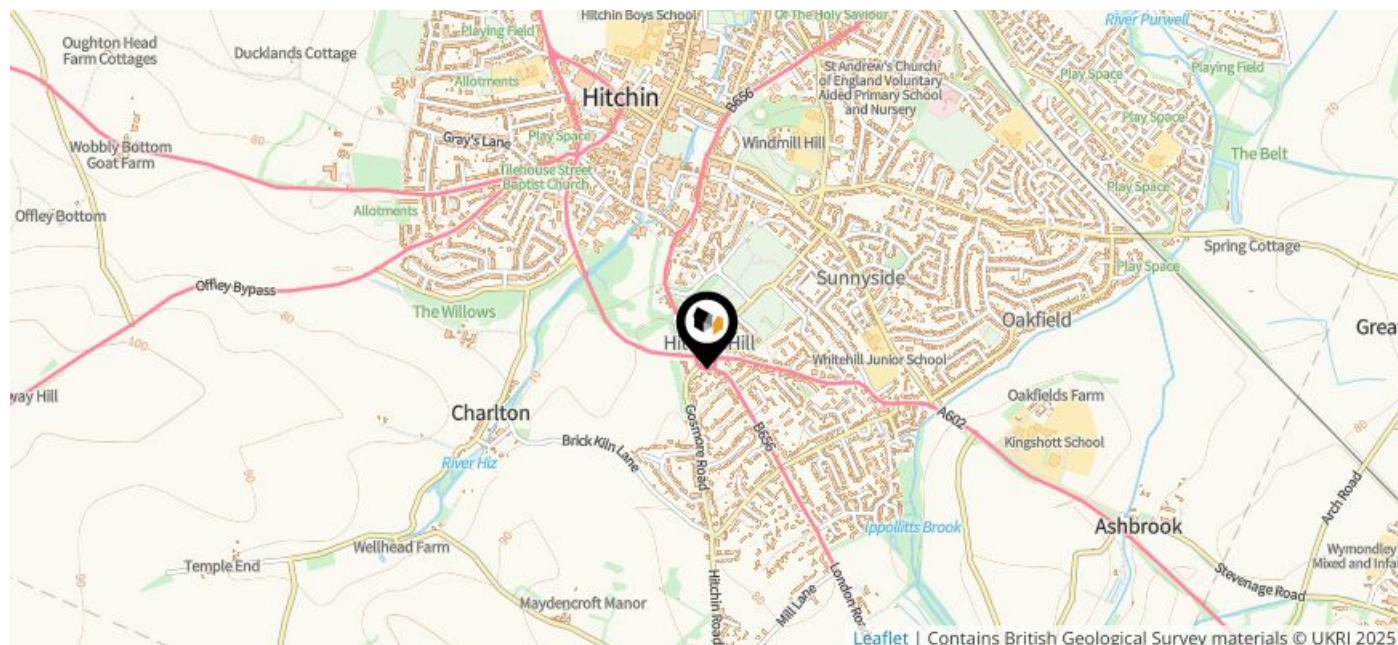
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

<b>1</b>	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	
<b>2</b>	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
<b>3</b>	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
<b>4</b>	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
<b>5</b>	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
<b>6</b>	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
<b>7</b>	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill	
<b>8</b>	Titmore Green Road-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	
<b>9</b>	Little Wymondley Gravel Pit-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	
<b>10</b>	Little Wymondley Quarry-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



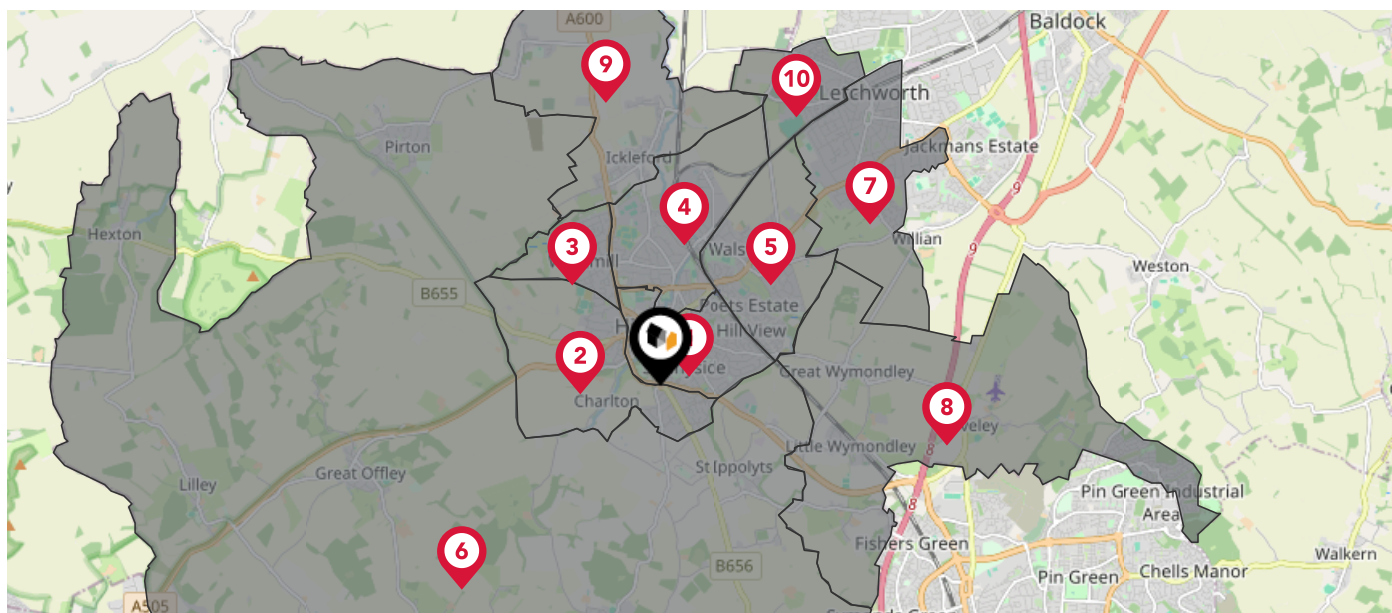
### Mine Entry

- ✕ 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



Hitchin Highbury Ward



Hitchin Priory Ward



Hitchin Oughton Ward



Hitchin Bearton Ward



Hitchin Walsworth Ward



Hitchwood, Offa and Hoo Ward



Letchworth South West Ward



Chesfield Ward



Cadwell Ward

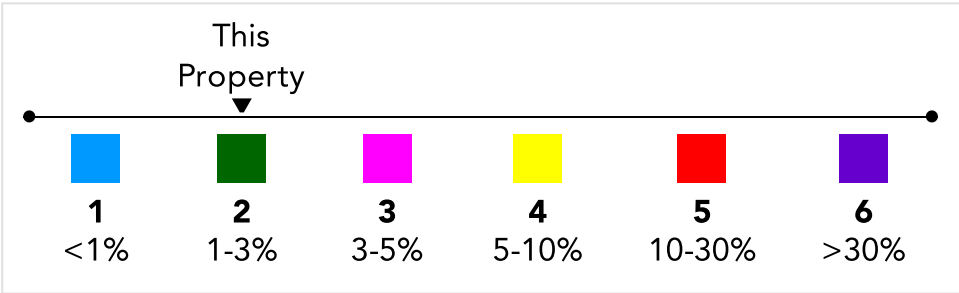
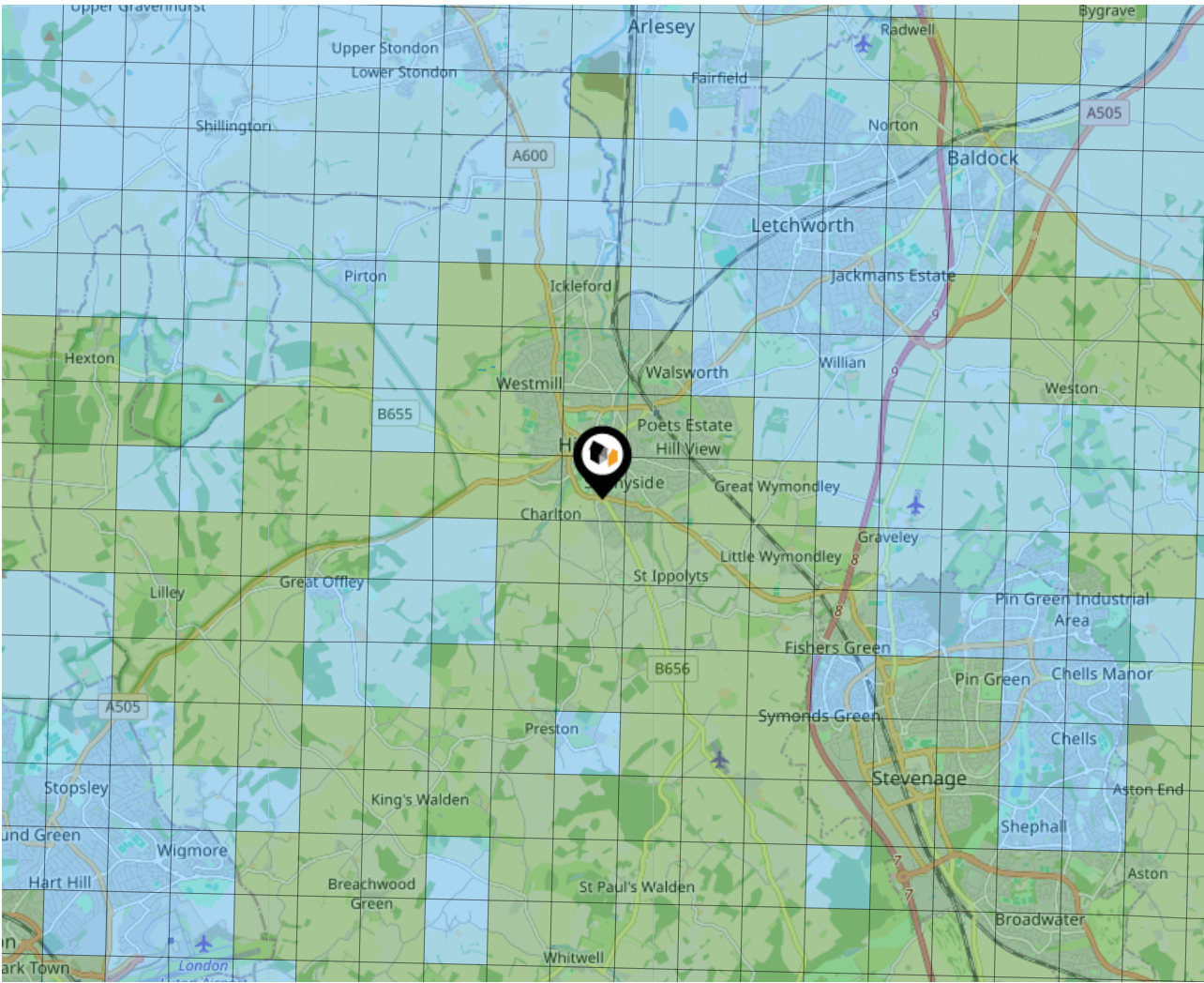


Letchworth Wilbury Ward



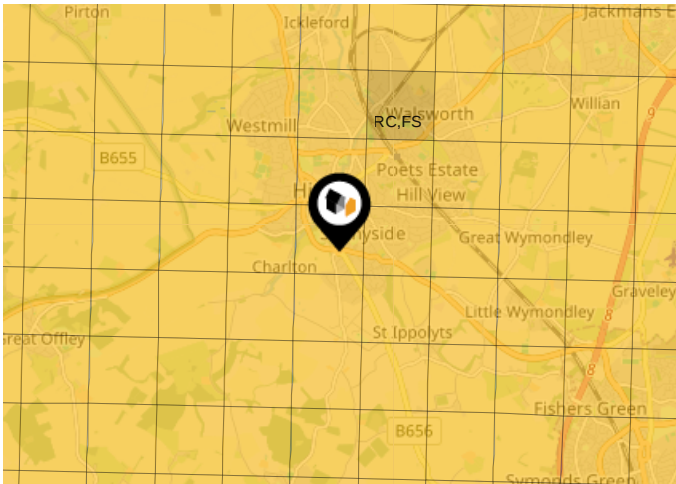
What is Radon?

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		

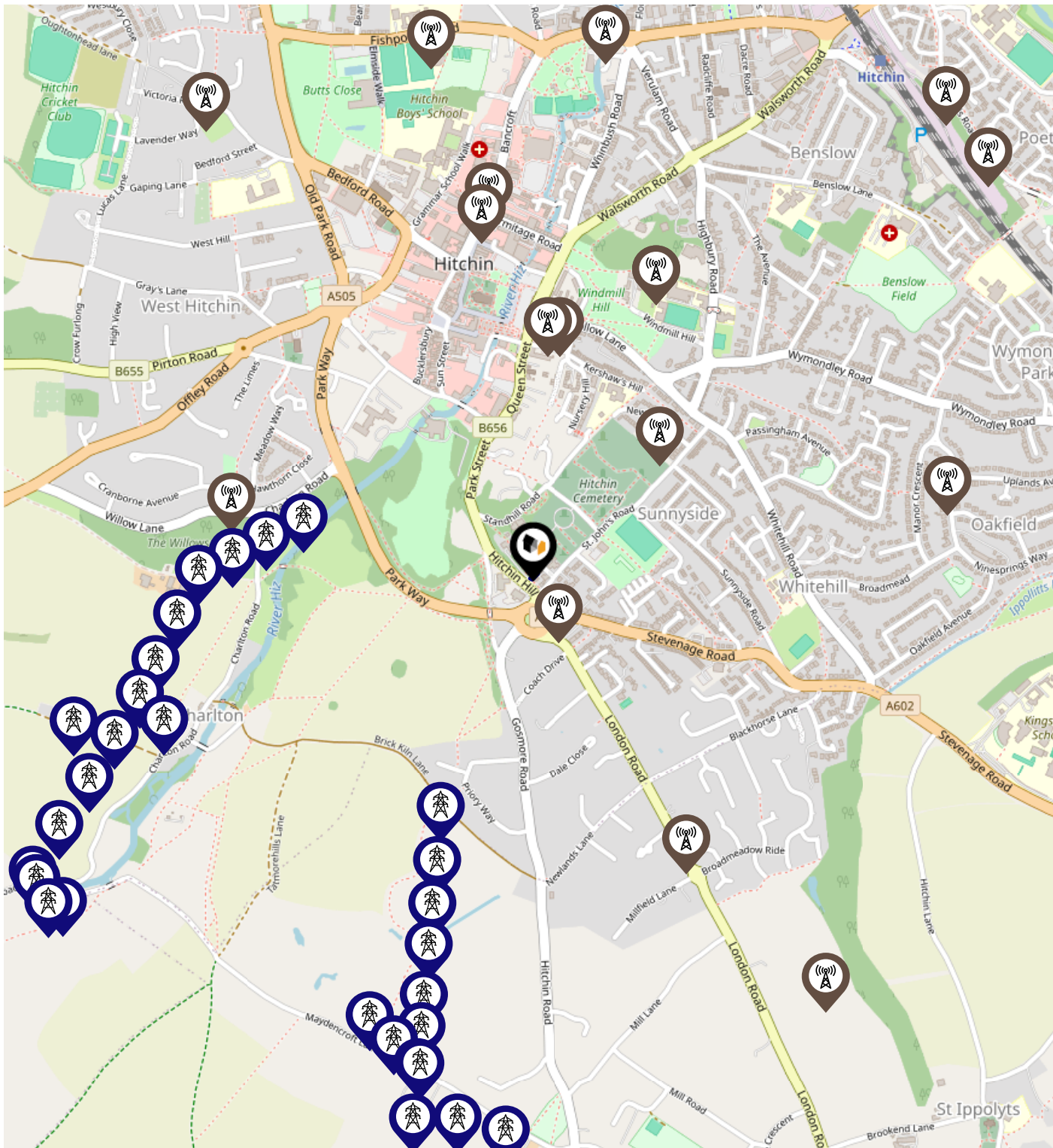


Primary Classifications (Most Common Clay Types)

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

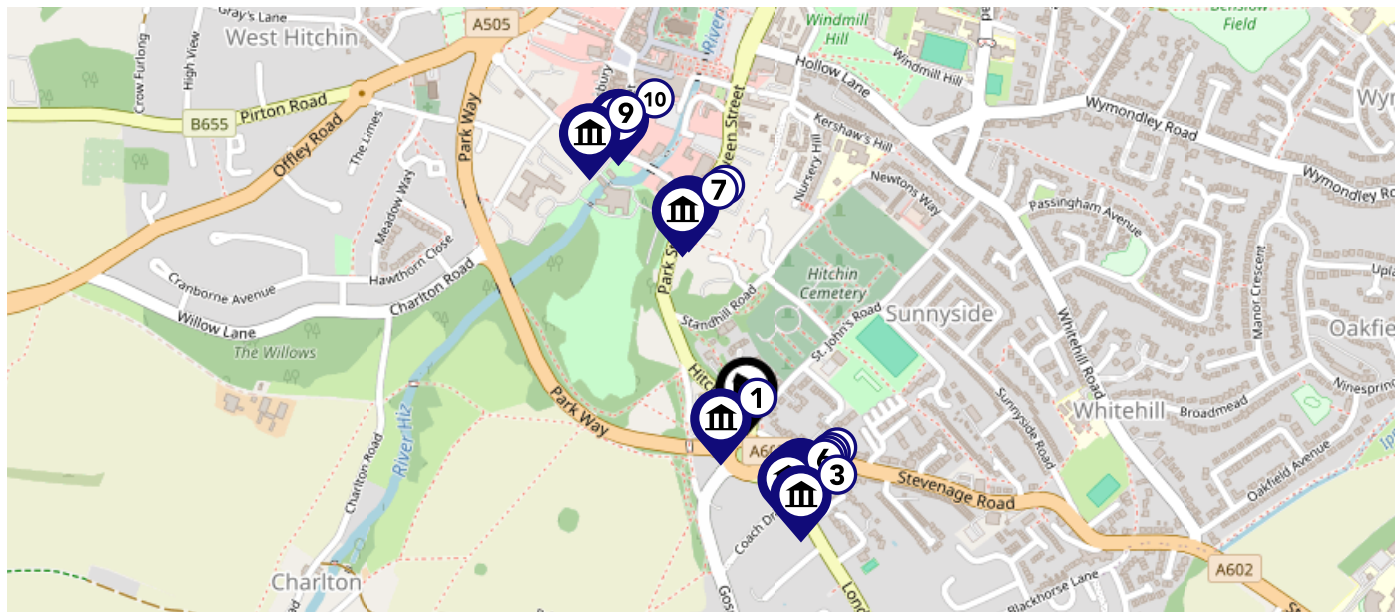
## Masts & Pylons













- Key:**
-  Power Pylons
  -  Communication Masts

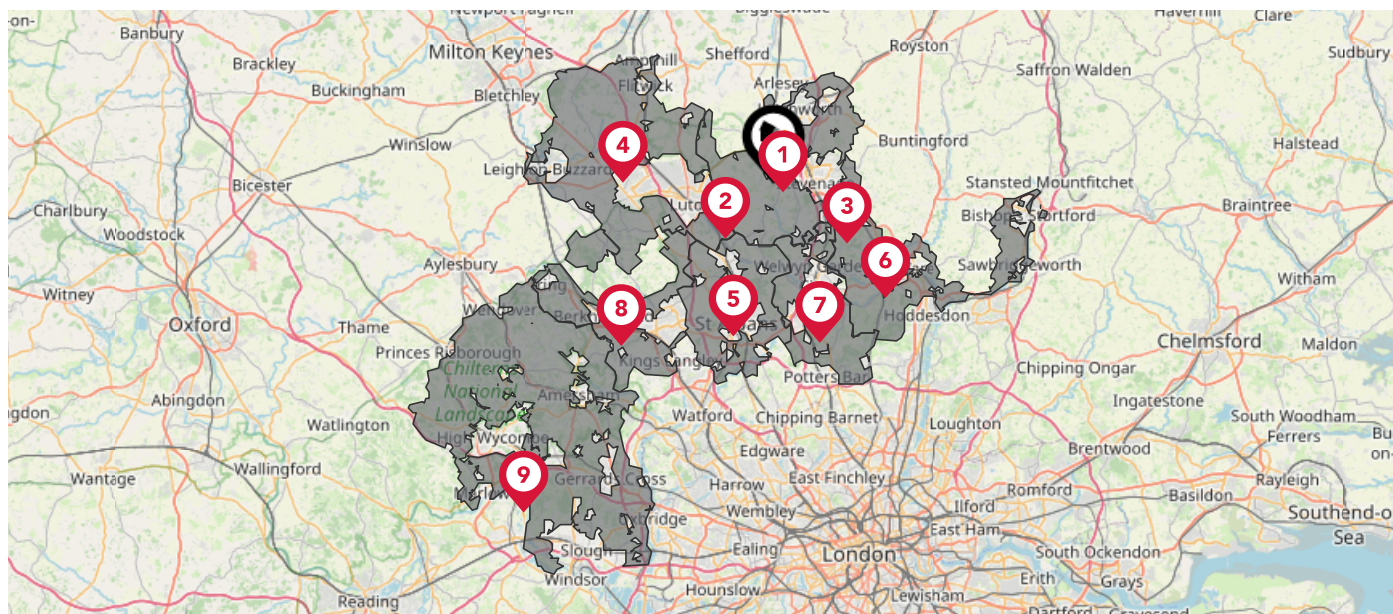


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



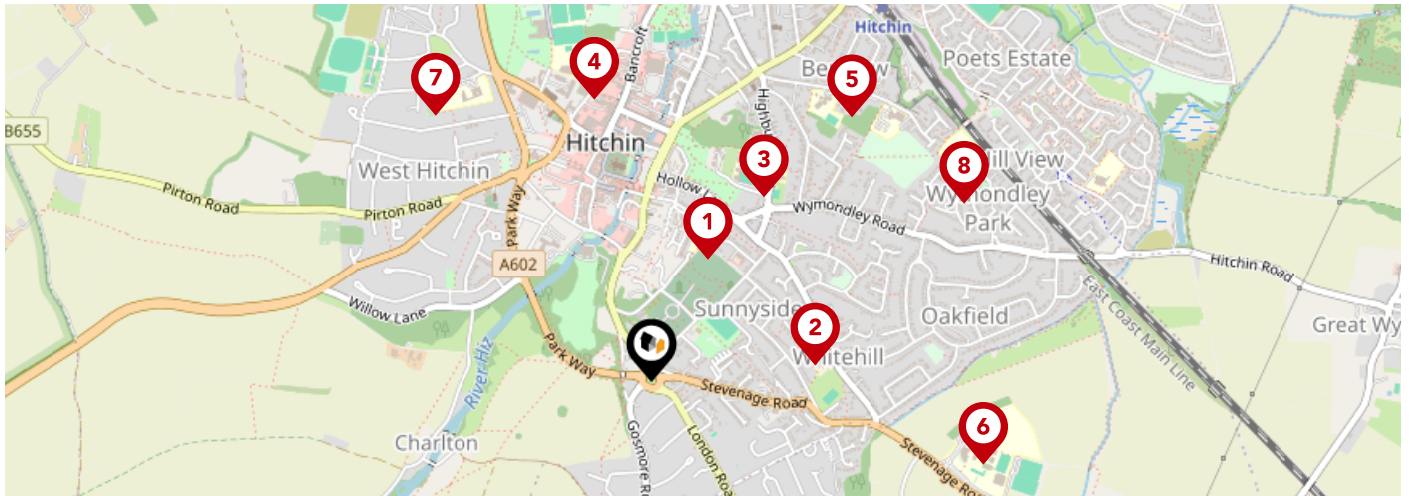
Listed Buildings in the local district		Grade	Distance
	1102172 - The Three Moorhens Public House	Grade II	0.0 miles
	1347590 - 7, Hitchin Hill Path	Grade II	0.1 miles
	1347591 - Saint Elmo	Grade II	0.1 miles
	1102171 - 8, Hitchin Hill Path	Grade II	0.1 miles
	1296212 - 5 And 6, Hitchin Hill Path	Grade II	0.1 miles
	1173474 - Montserrat	Grade II	0.1 miles
	1173579 - 2, Park Street	Grade II	0.2 miles
	1102178 - Lister House Hotel	Grade II	0.2 miles
	1102196 - 17 And 18, Bucklersbury	Grade II	0.3 miles
	1102142 - 7, Sun Street	Grade II	0.3 miles

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



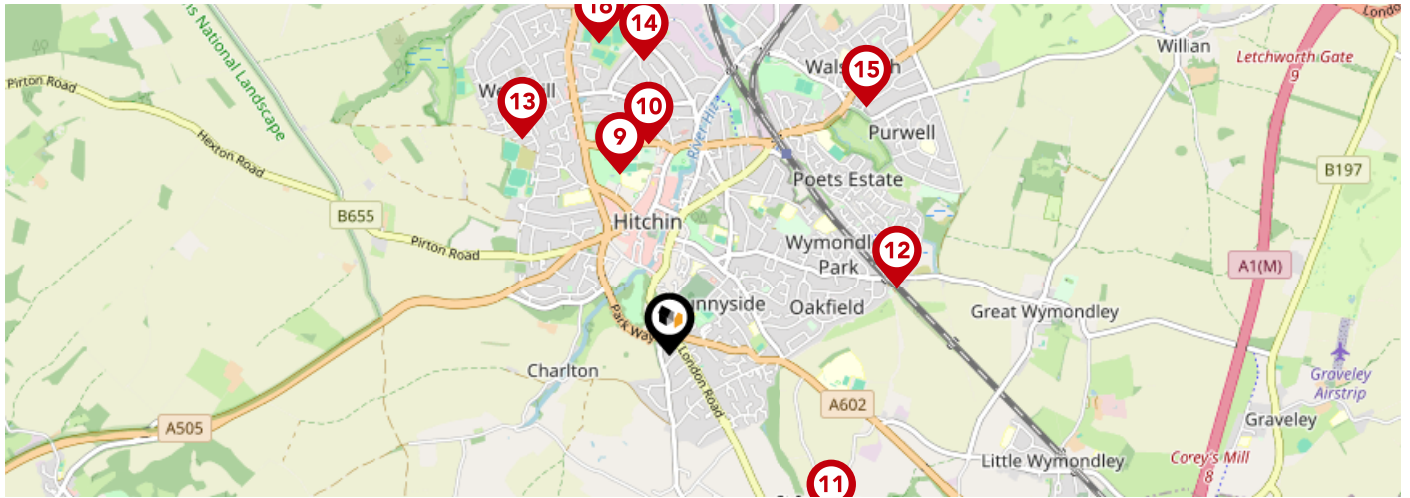
### Nearby Green Belt Land









- 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 - St Albans
- 6 London Green Belt - East Hertfordshire
- 7 London Green Belt - Welwyn Hatfield
- 8 London Green Belt - Dacorum
- 9 London Green Belt - Buckinghamshire



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Highbury Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 204   Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Whitehill Junior School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Hitchin Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1355   Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Hitchin Boys' School</b> Ofsted Rating: Outstanding   Pupils: 1317   Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Andrew's Church of England Voluntary Aided Primary School, Hitchin</b> Ofsted Rating: Outstanding   Pupils: 252   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Kingshott School</b> Ofsted Rating: Not Rated   Pupils: 400   Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Samuel Lucas Junior Mixed and Infant School</b> Ofsted Rating: Outstanding   Pupils: 420   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>William Ransom Primary School</b> Ofsted Rating: Outstanding   Pupils: 422   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

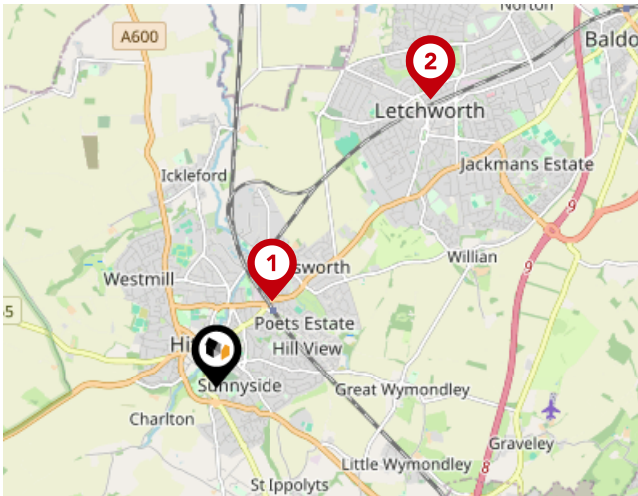




		Nursery	Primary	Secondary	College	Private
	<b>Wilshire-Dacre Junior Academy</b> Ofsted Rating: Good   Pupils: 267   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>York Road Nursery School</b> Ofsted Rating: Outstanding   Pupils: 107   Distance:0.97	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Ippolyts Church of England Aided Primary School</b> Ofsted Rating: Good   Pupils: 175   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mary Exton Primary School</b> Ofsted Rating: Good   Pupils: 181   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oughton Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 218   Distance:1.2	<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:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Highover Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 428   Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Priory School</b> Ofsted Rating: Good   Pupils: 1231   Distance:1.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

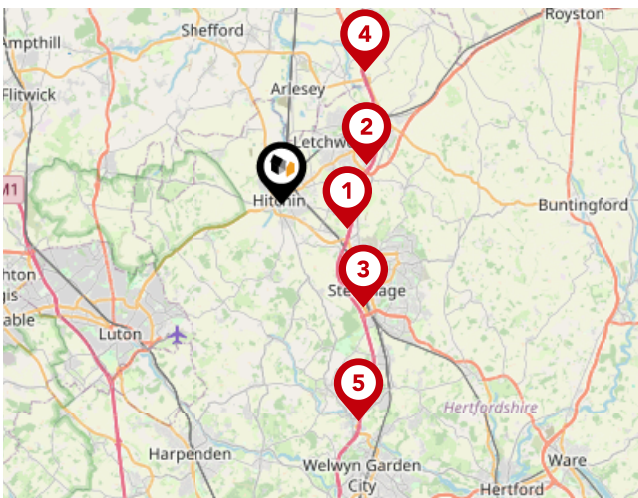
# Area

## Transport (National)



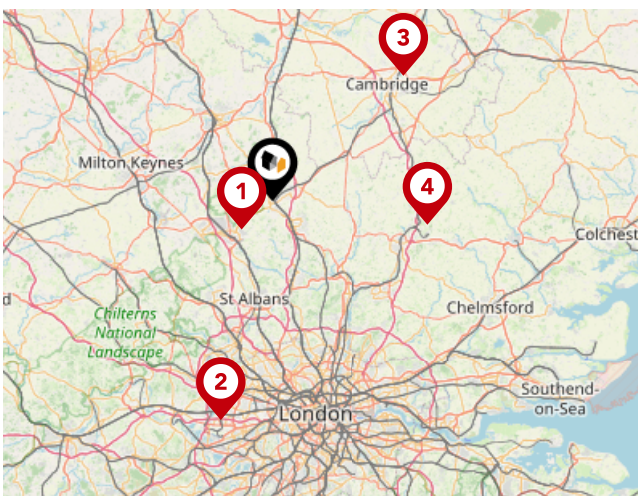
### National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.93 miles
2	Letchworth Rail Station	3.28 miles
3	Letchworth Rail Station	3.29 miles



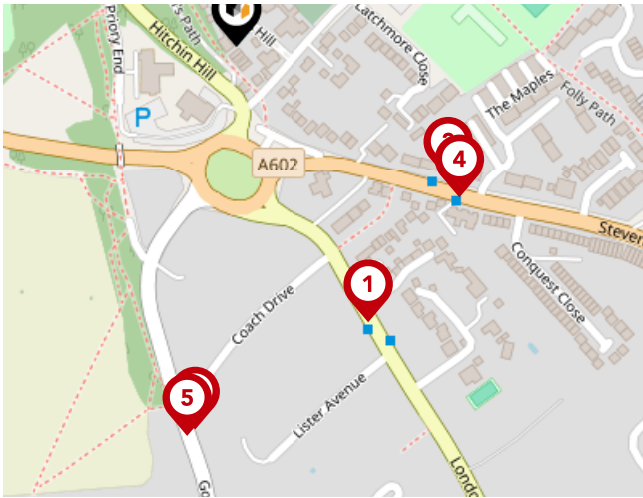
### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.55 miles
2	A1(M) J9	3.39 miles
3	A1(M) J7	4.77 miles
4	A1(M) J10	5.72 miles
5	A1(M) J6	8.38 miles



### Airports/Helipads

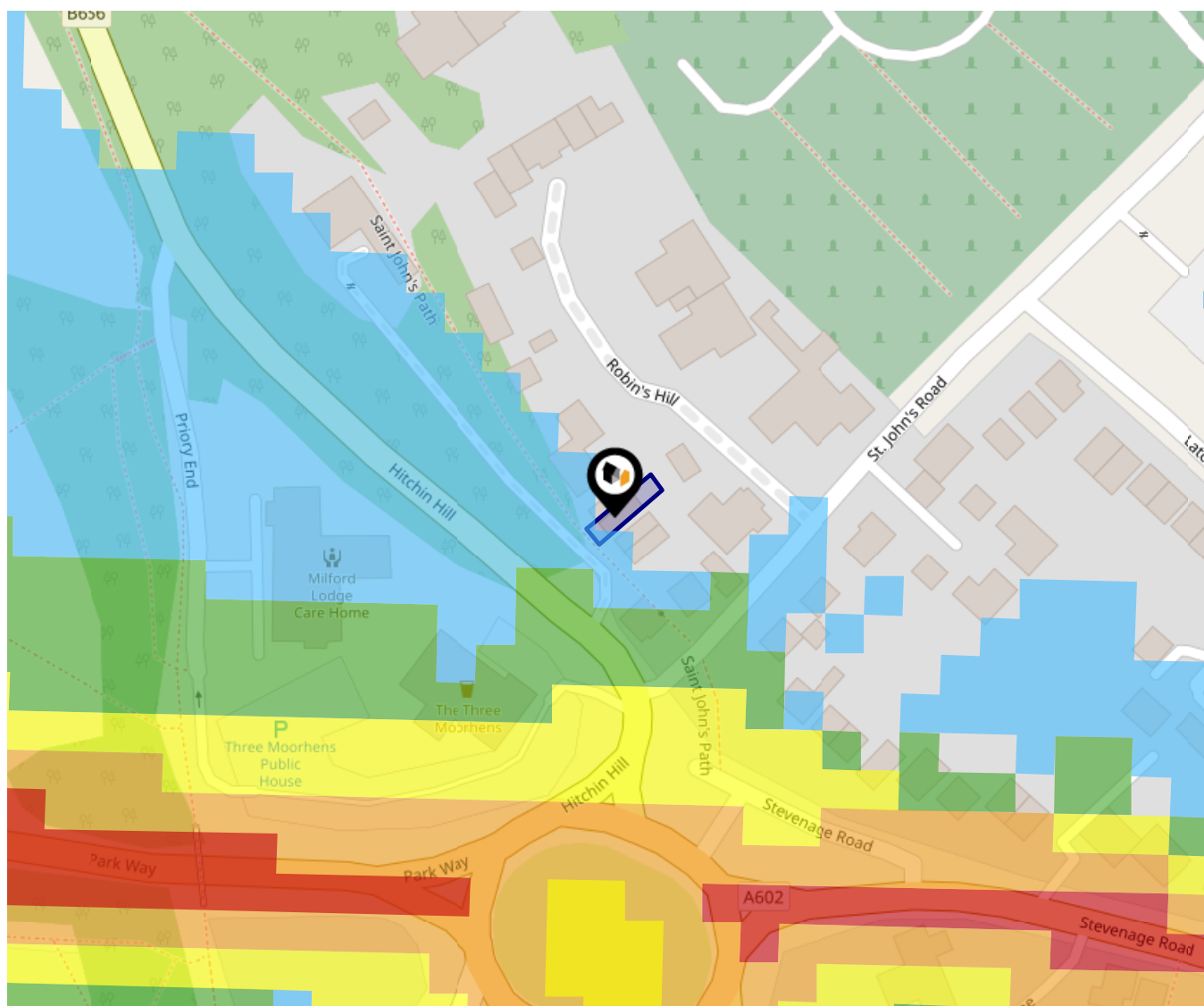
Pin	Name	Distance
1	Luton Airport	6.11 miles
2	Heathrow Airport	33.21 miles
3	Cambridge	26.46 miles
4	Stansted Airport	23.14 miles



Bus Stops/Stations

Pin	Name	Distance
1	Lister Avenue	0.17 miles
2	The Maples	0.14 miles
3	Coach Drive	0.22 miles
4	The Maples	0.15 miles
5	Coach Drive	0.22 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

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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



#### Country Properties

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Valuation Office  
Agency

