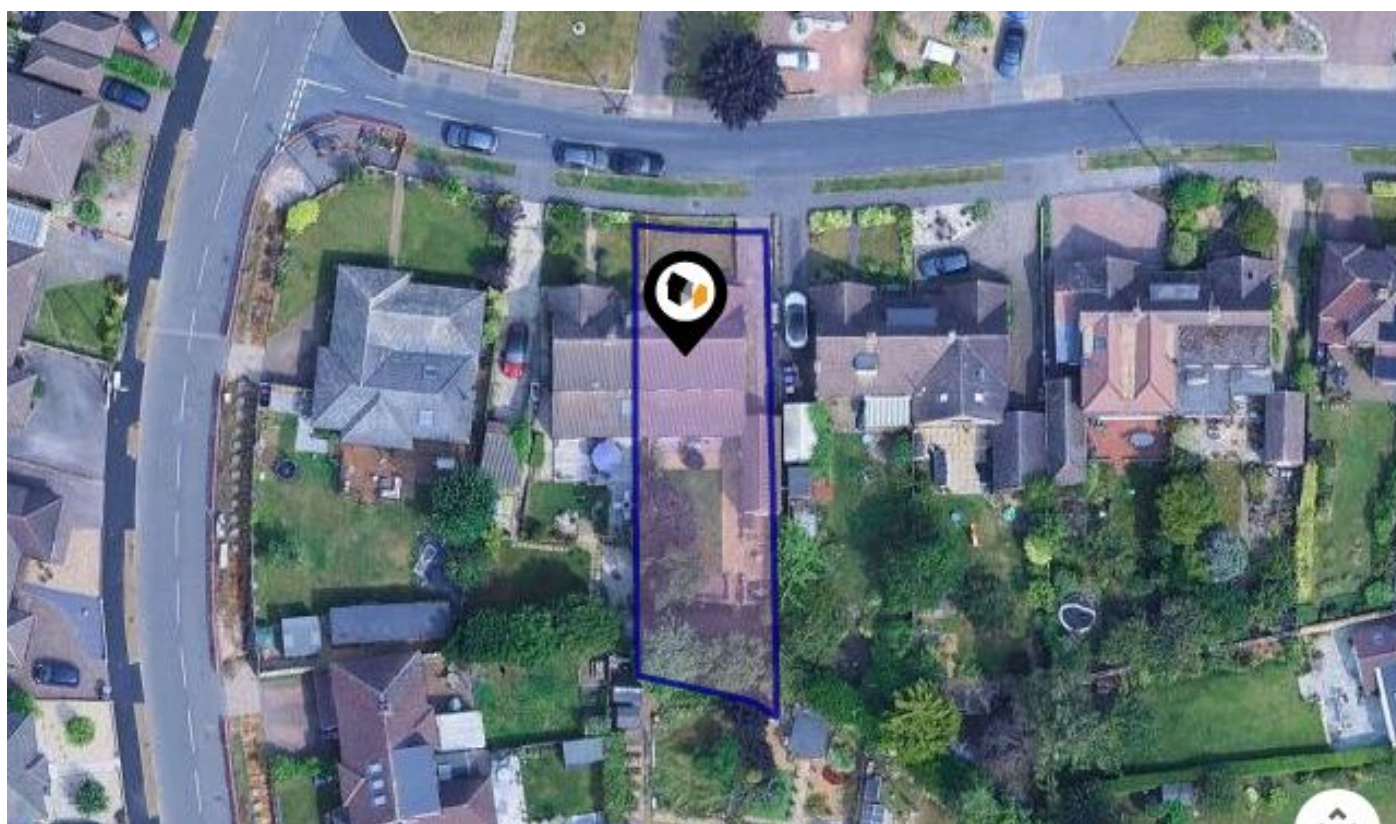




MIR: Material Info

The Material Information Affecting this Property

Friday 19th September 2025



UPLANDS AVENUE, 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: *Uplands Avenue, Hitchin, SG4*

Reference - 17/01245/1HH
Decision: Decided
Date: 30th May 2017
Description: Storm porch canopy across front elevation gable together with replacement of two upvc windows with proprietary bay windows.

Reference - 88/01398/1
Decision: Decided
Date: 09th August 1988
Description: Single storey rear extension

Reference - 08/00683/1HH
Decision: Decided
Date: 27th March 2008
Description: Dormer window in rear roofslope and replacement pitched roof to existing rear extension

Reference - 17/00978/1PUD
Decision: Decided
Date: 19th April 2017
Description: Storm porch canopy across front elevation gable together with replacement of two upvc windows with proprietary bay windows

Planning records for: *Uplands Avenue, Hitchin, SG4*

Reference - 88/00847/1	
Decision:	Decided
Date:	16th May 1988
Description:	Erection of rear first floor dormer and single storey extensions

Planning records for: **1 Uplands Avenue Hitchin SG4 9NH**

Reference - 80/00868/1	
Decision:	Decided
Date:	12th May 1980
Description:	Erection of single storey rear extension and replacement roof to facilitate use of roof space for living accommodation.

Planning records for: **2 Uplands Avenue Hitchin SG4 9NH**

Reference - 10/01161/1DOC	
Decision:	Decided
Date:	26th May 2010
Description:	Condition 3 - External Materials

Reference - 09/01477/1HH	
Decision:	Decided
Date:	05th August 2009
Description:	Single storey rear extension

Planning records for: **3 Uplands Avenue Hitchin Hertfordshire SG4 9NH**

Reference - 22/02872/FPH	
Decision:	Decided
Date:	07th November 2022
Description:	Single storey rear extension including following demolition of existing detached rear garage. Change to land levels in rear garden and rendering of side and rear elevations of dwelling

Planning records for: **3 Uplands Avenue Hitchin Hertfordshire SG4 9NH**

Reference - 22/02592/LDCP	
Decision:	Decided
Date:	30th September 2022
Description:	Roof extension to form gable end. Insertion of rear dormer with two windows and three rooflights in the front roofslope to facilitate loft conversion

Reference - 22/02868/FPH	
Decision:	Decided
Date:	07th November 2022
Description:	Insertion of rooflight to existing first floor to south (front) elevation, insertion of ground floor window to north (rear) elevation, installation of No.2 EV charging points to existing driveway and relocation of existing shed to rear garden.

Planning records for: **4 Uplands Avenue Hitchin SG4 9NH**

Reference - 08/00682/1HH	
Decision:	Decided
Date:	28th March 2008
Description:	Dormer window in rear roofslope and replacement pitched roof to existing rear extension

Reference - 88/00846/1	
Decision:	Decided
Date:	16th May 1988
Description:	Erection of rear first floor dormer and single storey extension.

Planning records for: **4 Uplands Avenue Hitchin Hertfordshire SG4 9NH**

Reference - 25/00450/FPH	
Decision:	Decided
Date:	17th February 2025
Description:	First floor rear extension over existing rear extension, reinstate first floor side window and insertion of window to front gable.

Reference - 88/01397/1	
Decision:	Decided
Date:	09th August 1988
Description:	Single storey rear extension

Planning records for: **5 Uplands Avenue Hitchin Hertfordshire SG4 9NH**

Reference - 18/02013/FPH	
Decision:	Decided
Date:	16th August 2018
Description:	Erection of single storey rear extension following demolition of rear conservatory and garage. Extension of existing roof to form gable end and insertion of rear dormer window to facilitate loft conversion.

Planning records for: **7 Uplands Avenue Hitchin Hertfordshire SG4 9NH**

Reference - 19/00432/FPH	
Decision:	Decided
Date:	26th February 2019
Description:	Single storey side extension following demolition of existing garage. Insertion of velux windows in roof slopes to facilitate loft conversion.

Planning records for: **7 Uplands Avenue Hitchin Hertfordshire SG4 9NH**

Reference - 19/00819/FPH	
Decision:	Decided
Date:	05th April 2019
Description:	Single storey rear/side extension following demolition of existing garage.

Reference - 18/02135/FPH	
Decision:	Decided
Date:	09th August 2018
Description:	Single storey side extension following demolition of existing garage. Insertion of velux windows in roof slopes to facilitate loft conversion.

Planning records for: **9 Uplands Avenue Hitchin SG4 9NH**

Reference - 16/02575/1HH	
Decision:	Decided
Date:	10th October 2016
Description:	Single storey front and side extension

Planning records for: **10 Uplands Avenue Hitchin SG4 9NH**

Reference - 13/00688/1PUD	
Decision:	Decided
Date:	02nd April 2013
Description:	Two storey rear extension

Planning records for: **11 Uplands Avenue Hitchin SG4 9NH**

Reference - 92/00818/1	
Decision:	Decided
Date:	16th July 1992
Description:	Replacement of existing flat roof with hipped roof

Reference - 11/03027/1HH	
Decision:	Decided
Date:	12th December 2011
Description:	Single storey front extension

Planning records for: **12 Uplands Avenue Hitchin SG4 9NH**

Reference - 84/00777/1	
Decision:	Decided
Date:	10th May 1984
Description:	Erection of single storey rear extensions to dwelling and garage

Reference - 21/00421/FPH	
Decision:	Decided
Date:	08th February 2021
Description:	First floor rear and single storey side extension

Planning records for: **13 Uplands Avenue Hitchin SG4 9NH**

Reference - 15/02556/1HH	
Decision:	Decided
Date:	01st October 2015
Description:	Single storey front and rear extensions (as amended by drawing 172015/3B received 19/11/2015).

Planning records for: **14 Uplands Avenue Hitchin SG4 9NH**

Reference - 87/00893/1	
Decision:	Decided
Date:	03rd June 1987
Description:	Erection of rear single storey and dormer extensions

Planning records for: **15 Uplands Avenue Hitchin SG4 9NH**

Reference - 16/01542/1NMA	
Decision:	Decided
Date:	24th June 2016
Description:	Insertion of two velux windows to flank roof slope (as Non - Material Amendment to Planning Permission 16/00775/1HH granted 20/05/2016).

Reference - 16/00775/1HH	
Decision:	Decided
Date:	08th April 2016
Description:	Single storey rear extension

Planning records for: **21 Uplands Avenue Hitchin Hertfordshire SG4 9NH**

Reference - 21/02808/FPH	
Decision:	Decided
Date:	01st October 2021
Description:	Single storey rear extension

Reference - 21/02534/LDCP	
Decision:	Decided
Date:	26th August 2021
Description:	Single storey rear extension

Planning records for: **22 Uplands Avenue Hitchin SG4 9NH**

Reference - 84/00479/1	
Decision:	Decided
Date:	23rd March 1984
Description:	Erection of two storey side & single storey rear extension following demolition of existing garage

Planning records for: **23 Uplands Avenue Hitchin Herts SG4 9NH**

Reference - 01/00824/1HH	
Decision:	Decided
Date:	22nd May 2001
Description:	Roof alteration with rear dormer window to facilitate loft conversion

Planning records for: **24 Uplands Avenue Hitchin Herts SG4 9NH**

Reference - 93/00453/1HH	
Decision:	Decided
Date:	27th April 1993
Description:	Single storey side extension incorporating garage.

Planning records for: **25 Uplands Avenue Hitchin SG4 9NH**

Reference - 16/00688/1NCS	
Decision:	Decided
Date:	16th March 2016
Description:	Single storey rear extension with the following dimension: Length (measured from rear wall of original house) - 3.3 metres

Planning records for: **27 Uplands Avenue Hitchin Hertfordshire SG4 9NH**

Reference - 24/02449/FPH	
Decision:	Decided
Date:	30th October 2024
Description:	Alterations to roof including roof extension and insertion of rear box dormer and front rooflights to facilitate loft conversion. Single storey rear extension linking to existing garage and alterations to roof and fenestration of existing garage to facilitate conversion of garage to office/utility following partial demolition.. Alterations to fenestration

Reference - 25/00715/FPH	
Decision:	Decided
Date:	14th March 2025
Description:	Single storey rear extension linking to existing garage and alterations to roof and fenestration of garage to facilitate garage conversion following partial demolition. Single storey side extension. Hard landscaping works and alterations to fenestration.

Planning records for: **28 Uplands Avenue Hitchin SG4 9NH**

Reference - 10/03066/1PUD	
Decision:	Decided
Date:	16th December 2010
Description:	Rear dormer window

Planning records for: **30 Uplands Avenue Hitchin Hertfordshire SG4 9NH**

Reference - 25/00601/FPH	
Decision:	Decided
Date:	05th March 2025
Description:	Two storey rear extension following demolition of existing outbuilding. Insertion of rooflights to existing front element roofslope to provide storage space at first floor level. Timber side storage and alterations to fenestration to include insertion of side elevation first floor window.

Reference - 24/02463/FPH	
Decision:	Decided
Date:	11th November 2024
Description:	Two storey rear extension following demolition of existing outbuilding. Insertion of rooflights to existing front element roofslope to provide storage space at first floor level. Timber side storage and alterations to fenestration.

Planning records for: **31 Uplands Avenue Hitchin SG4 9NH**

Reference - 84/00112/1	
Decision:	Decided
Date:	25th January 1984
Description:	Erection of single storey rear extension

Planning records for: **32 Uplands Avenue Hitchin SG4 9NH**

Reference - 09/00088/1HH
<p>Decision: Decided</p>
<p>Date: 19th January 2009</p>
<p>Description: Part two storey, part single storey rear extension and single storey side extension incorporating existing garage following demolition of existing conservatory</p>
Reference - 08/02818/1HH
<p>Decision: Decided</p>
<p>Date: 17th November 2008</p>
<p>Description: Part single, part two storey rear extension</p>
Reference - 18/00252/FPH
<p>Decision: Decided</p>
<p>Date: 24th January 2018</p>
<p>Description: Part two storey and part single storey rear extension following demolition of existing conservatory</p>
Reference - 08/00193/1HH
<p>Decision: Decided</p>
<p>Date: 28th January 2008</p>
<p>Description: Two storey rear and single storey side extension following demolition of existing garage and conservatory</p>

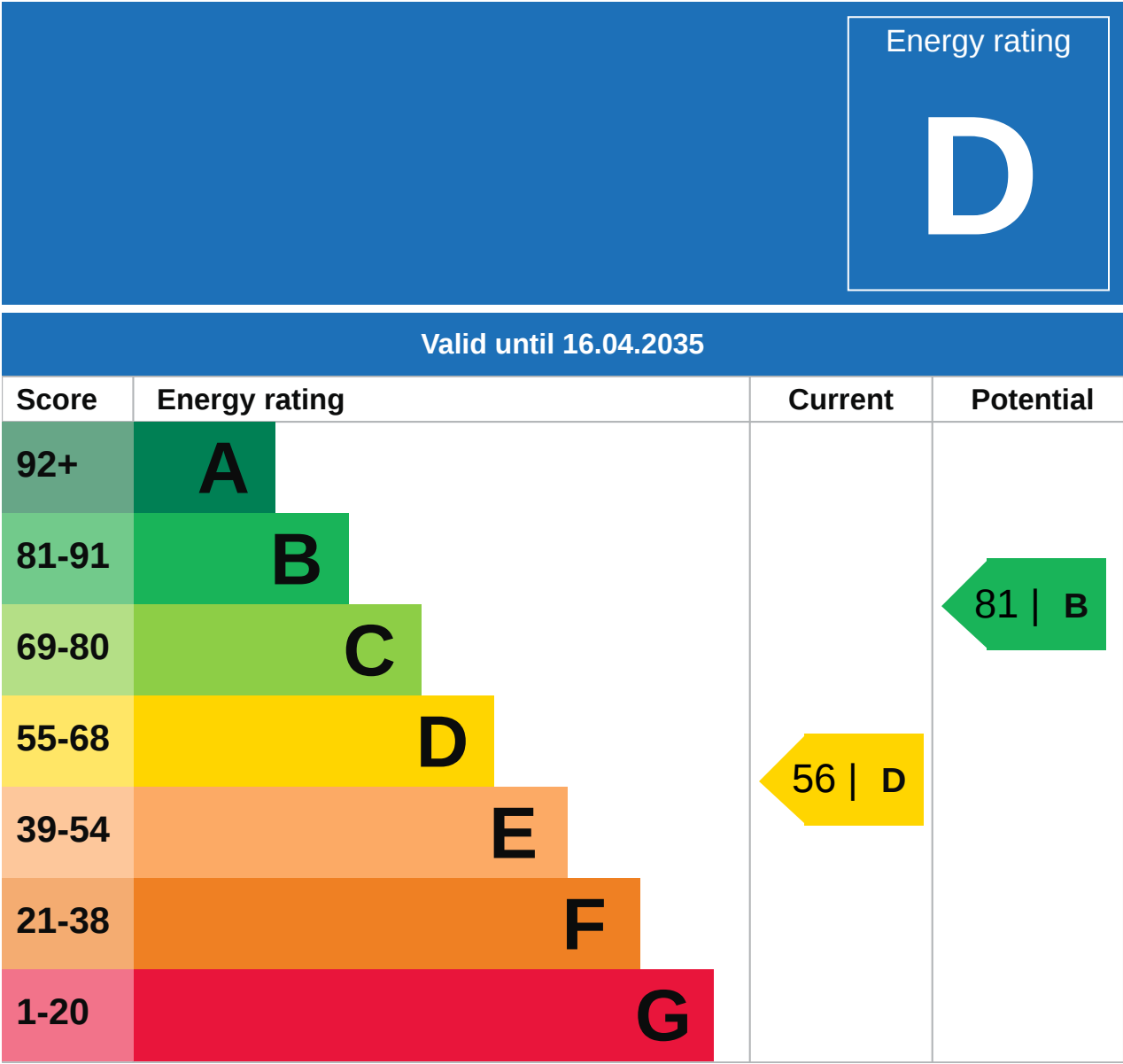
Planning records for: **33 Uplands Avenue Hitchin Hertfordshire SG4 9NH**

Reference - 25/02108/LDCP	
Decision:	Registered
Date:	04th September 2025
Description:	Hip to gable roof extension and rear box dormer to facilitate conversion of loft conversion

Reference - 21/01849/LDCP	
Decision:	Decided
Date:	24th June 2021
Description:	Insertion of rear dormer window

Planning records for: **34 Uplands Avenue Hitchin SG4 9NH**

Reference - 16/00250/1HH	
Decision:	Decided
Date:	29th January 2016
Description:	Part single and part two storey rear extension



Additional EPC Data

Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, insulated (assumed)
Roof Energy:	Pitched, insulated (assumed)
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:	From main system
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	133 m ²

Building Safety

None specified

Accessibility / Adaptations

Not suitable for wheelchair users
Ground and first floor extensions

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

Electricity Supply

Yes

Gas Supply

Yes

Central Heating

Yes

Water Supply

Yes - mains supply

Drainage

Yes - mains supply

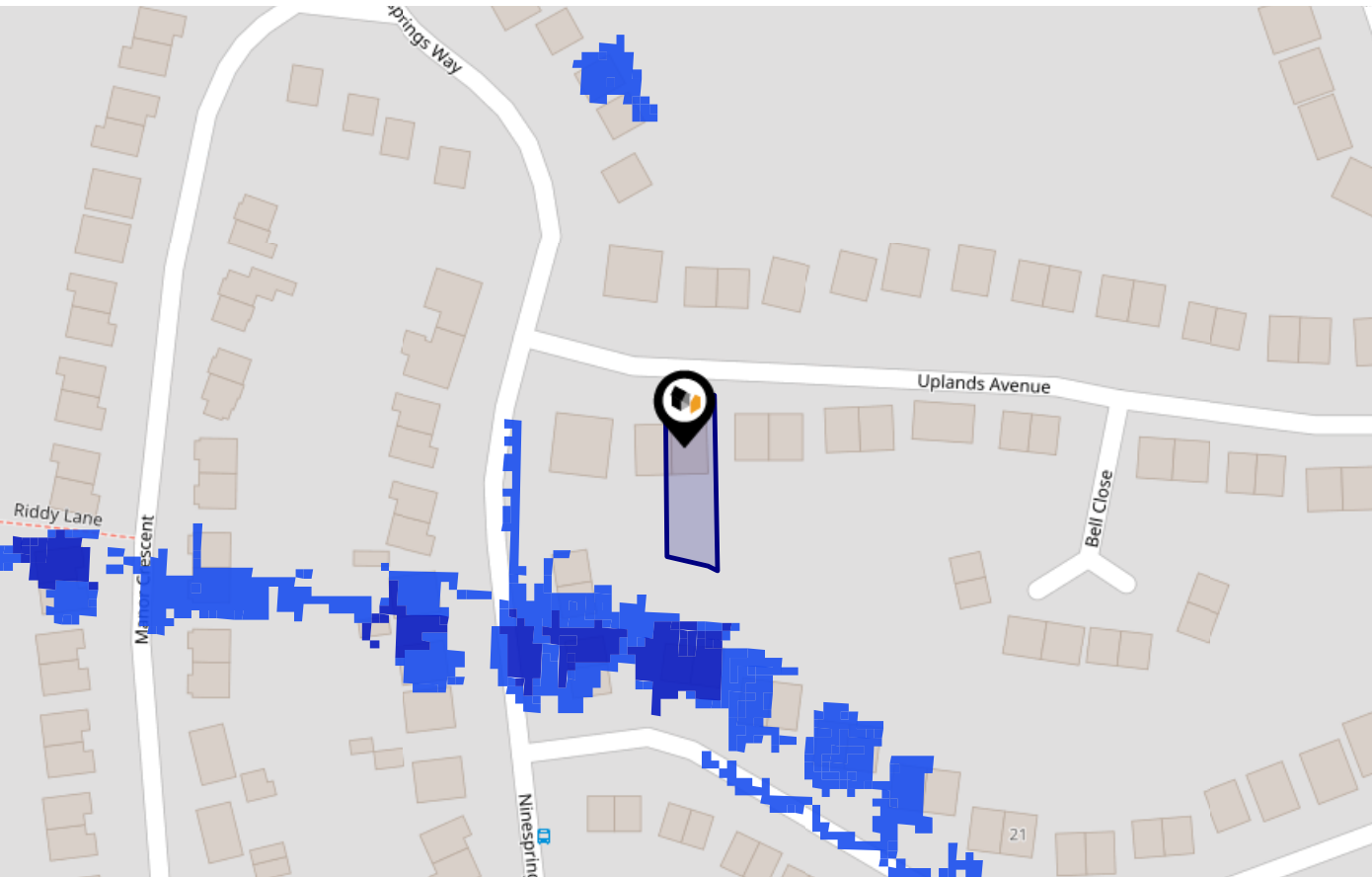
Important - Please read

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.

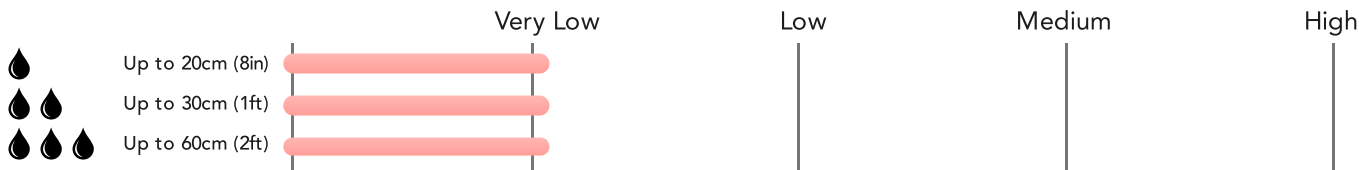


Risk Rating: **Very low**

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.

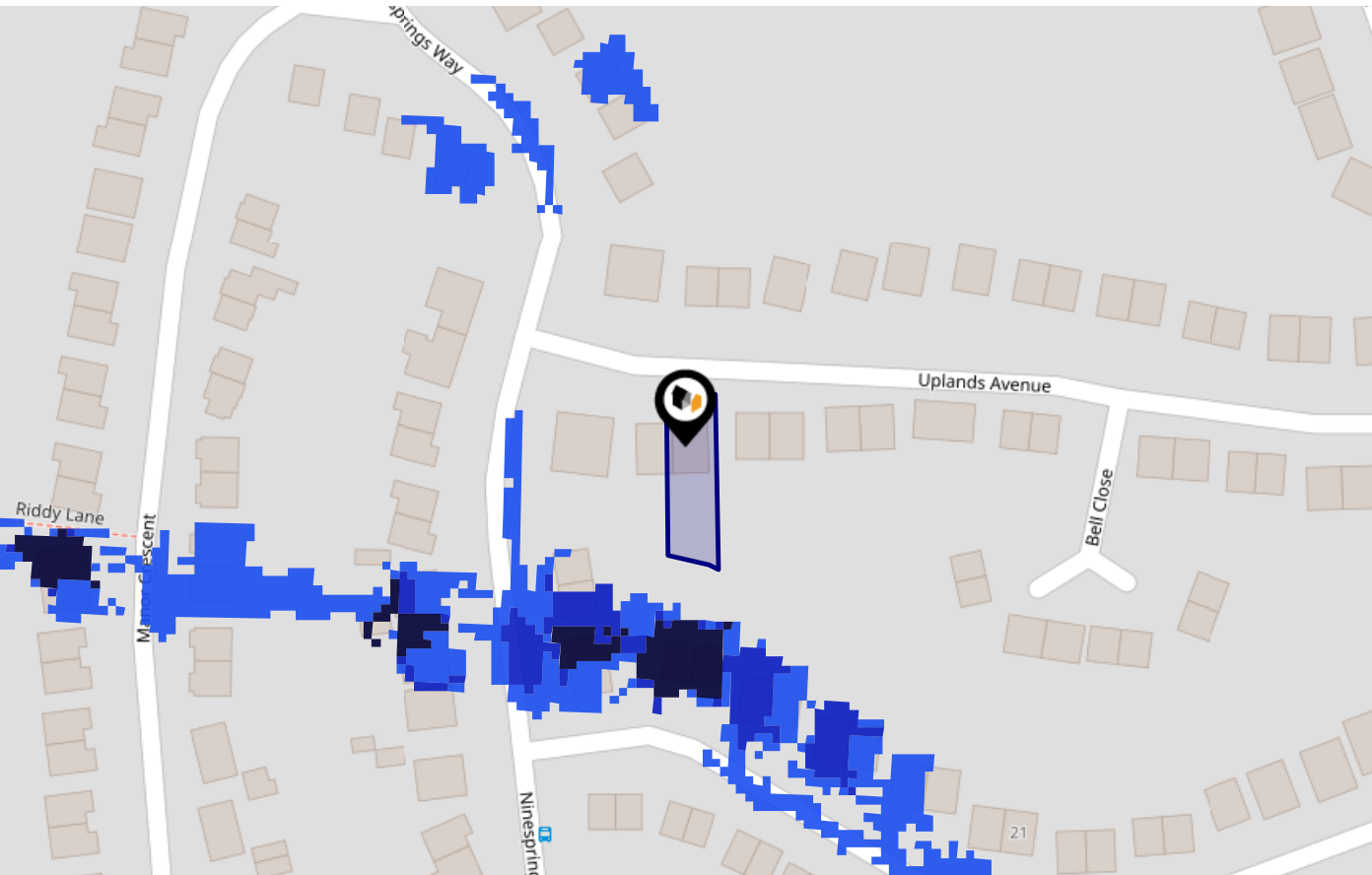
Chance of flooding to the following depths at this property:



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.

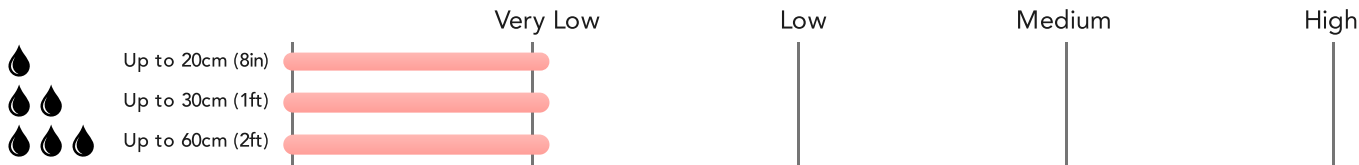


Risk Rating: **Very low**

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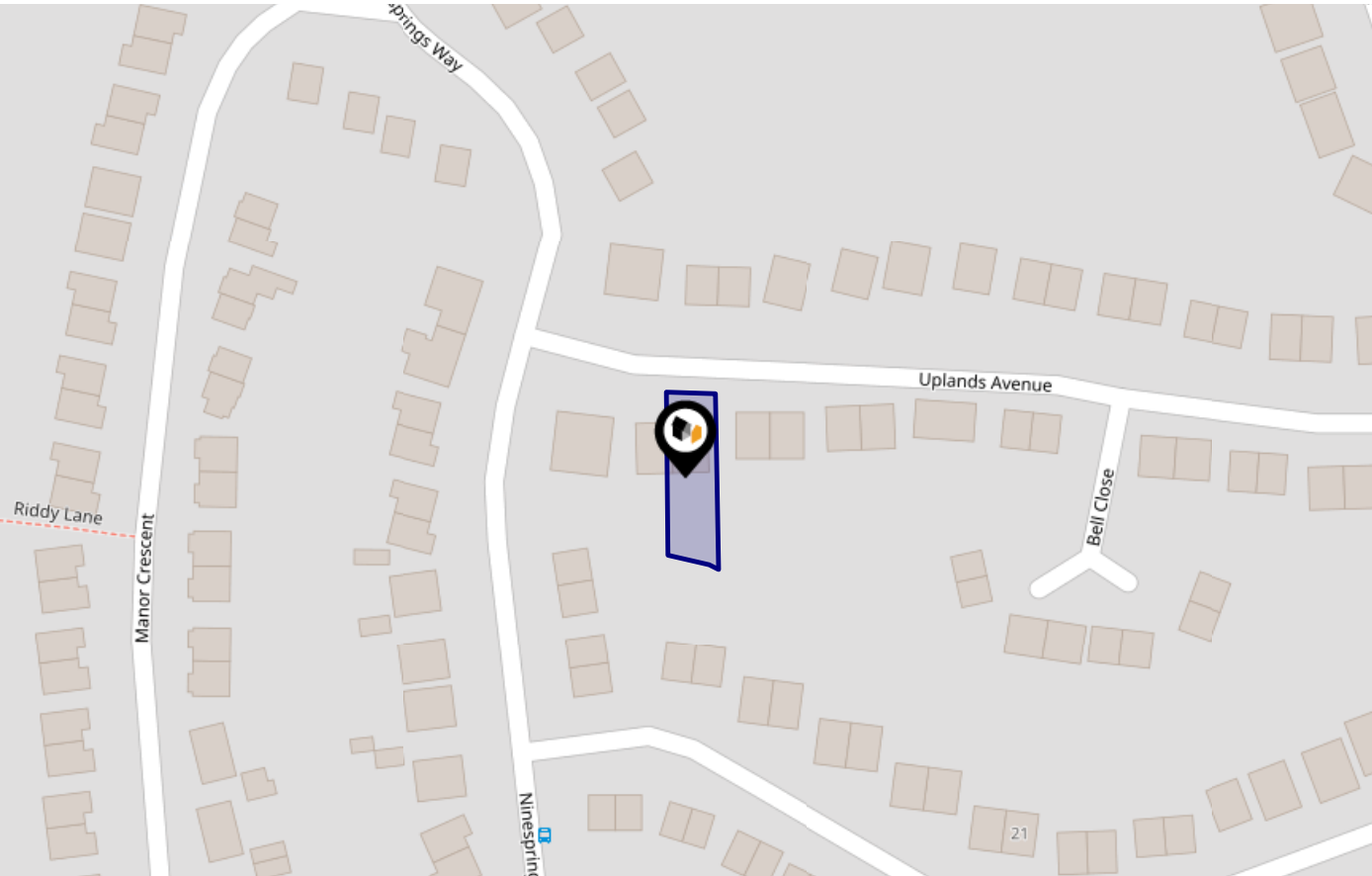
Chance of flooding to the following depths at this property:



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.

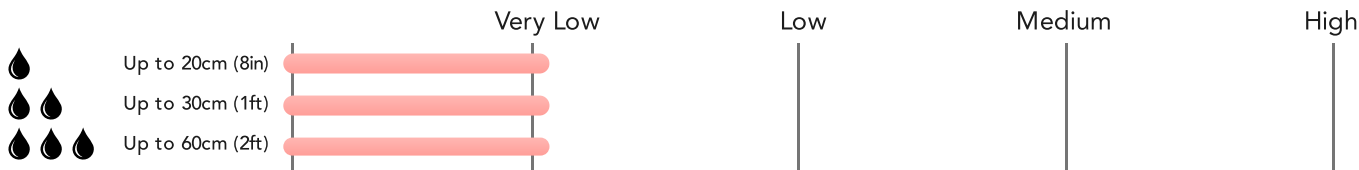


Risk Rating: **Very low**

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

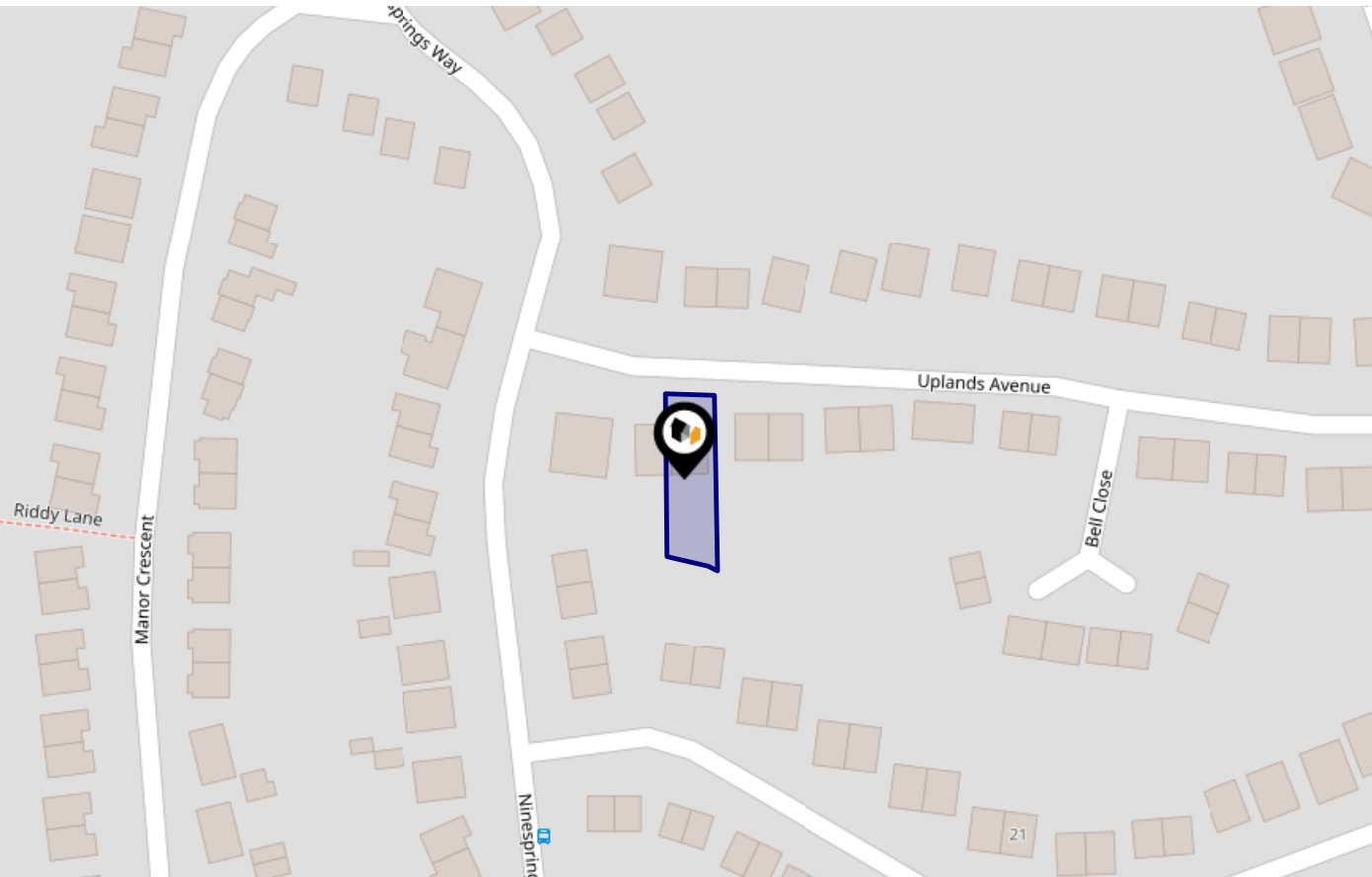
Chance of flooding to the following depths at this property:



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

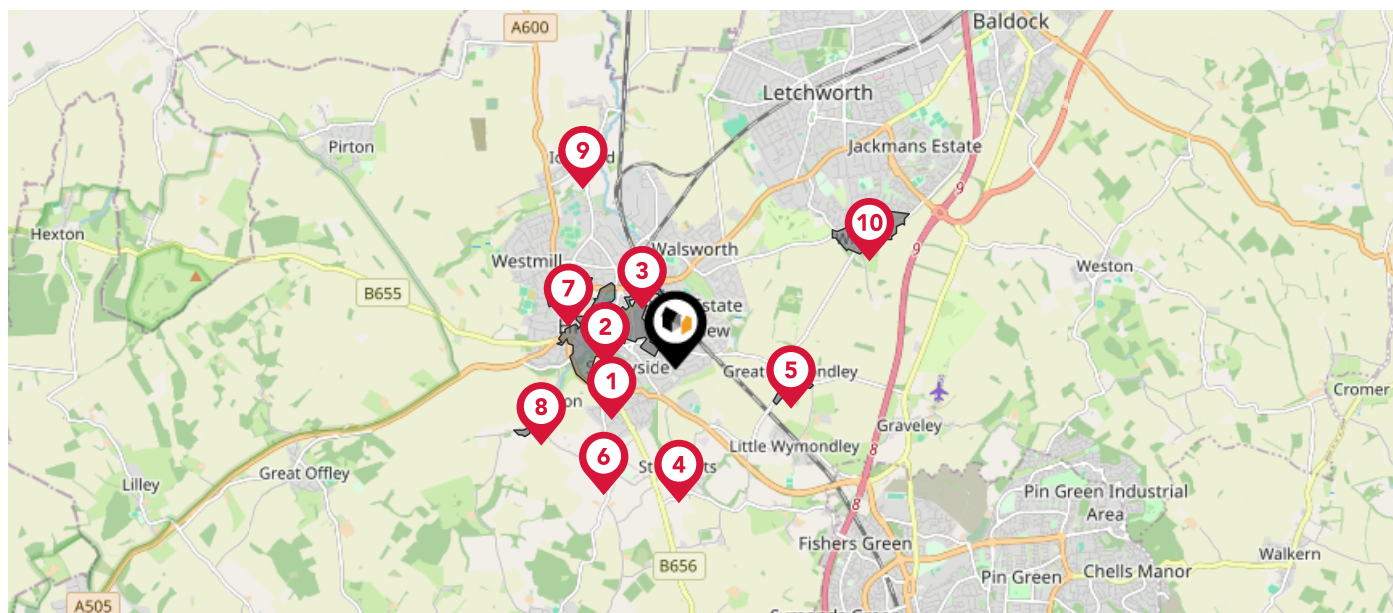
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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



Hitchin Hill Path



Hitchin



Hitchin Railway and Ransom's Recreation Ground



St Ippolyts



Great Wymondley



Gosmore



Butts Close, Hitchin



Charlton

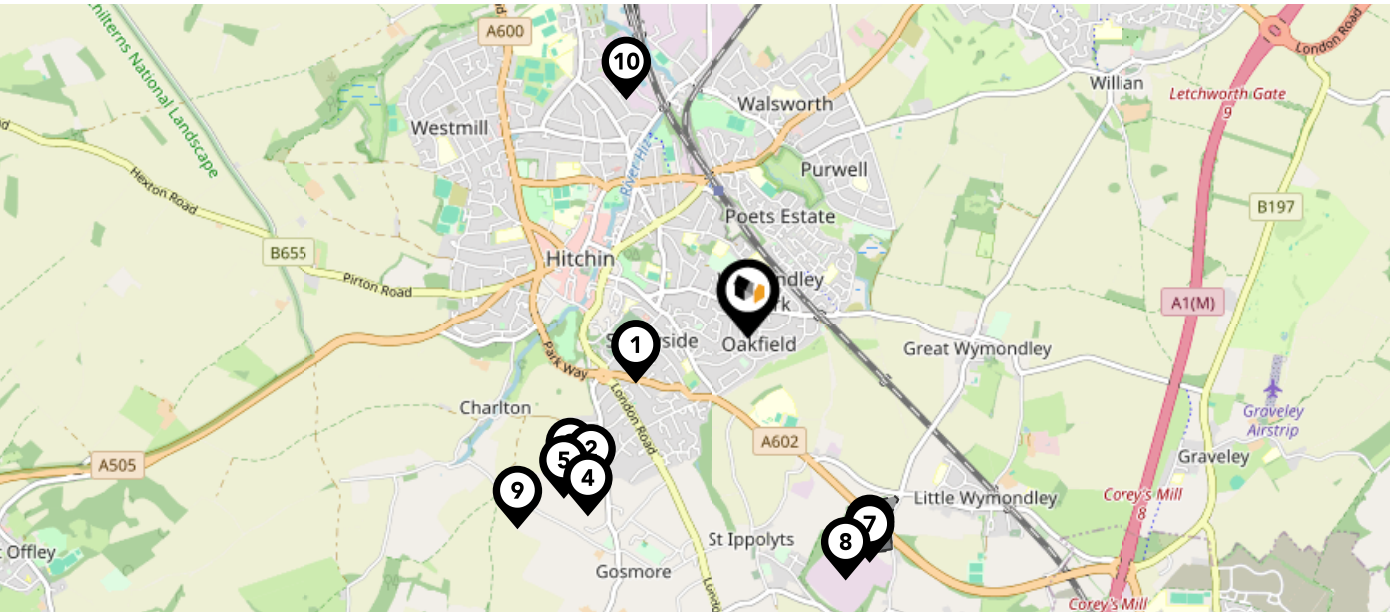


Ickleford



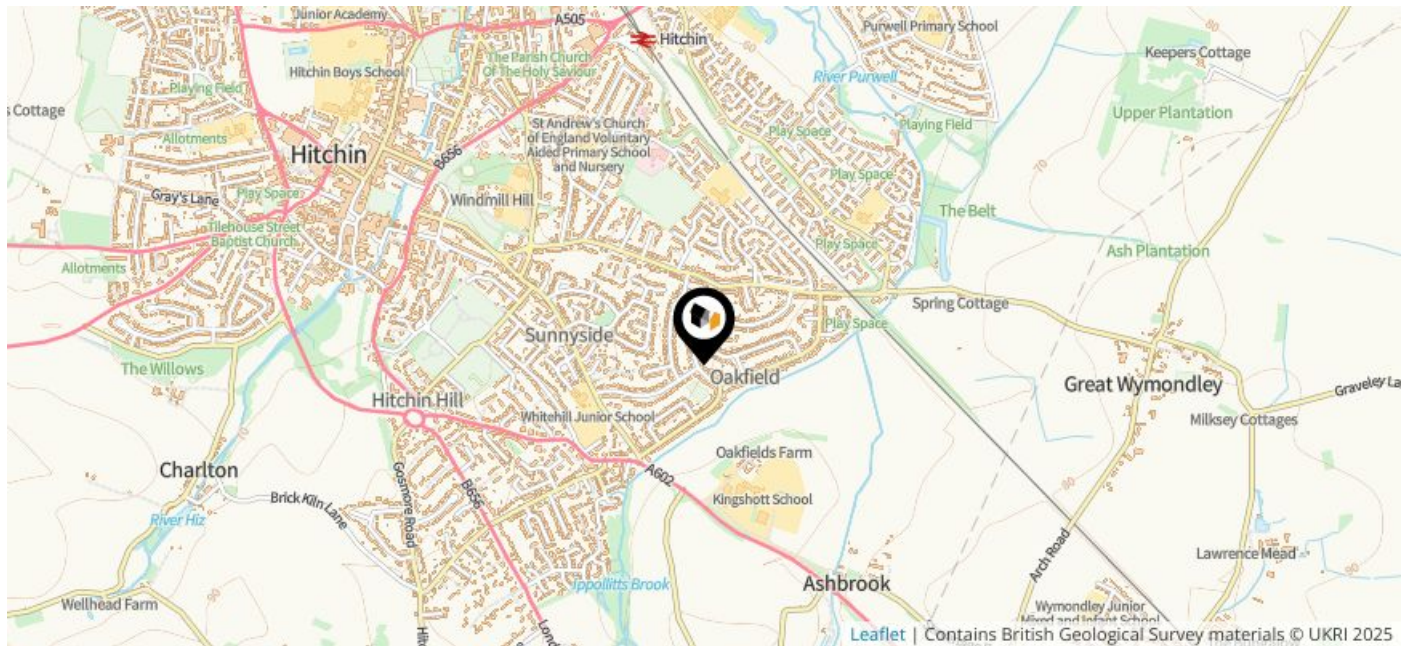
Willian

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

This map displays nearby coal mine entrances and their classifications.



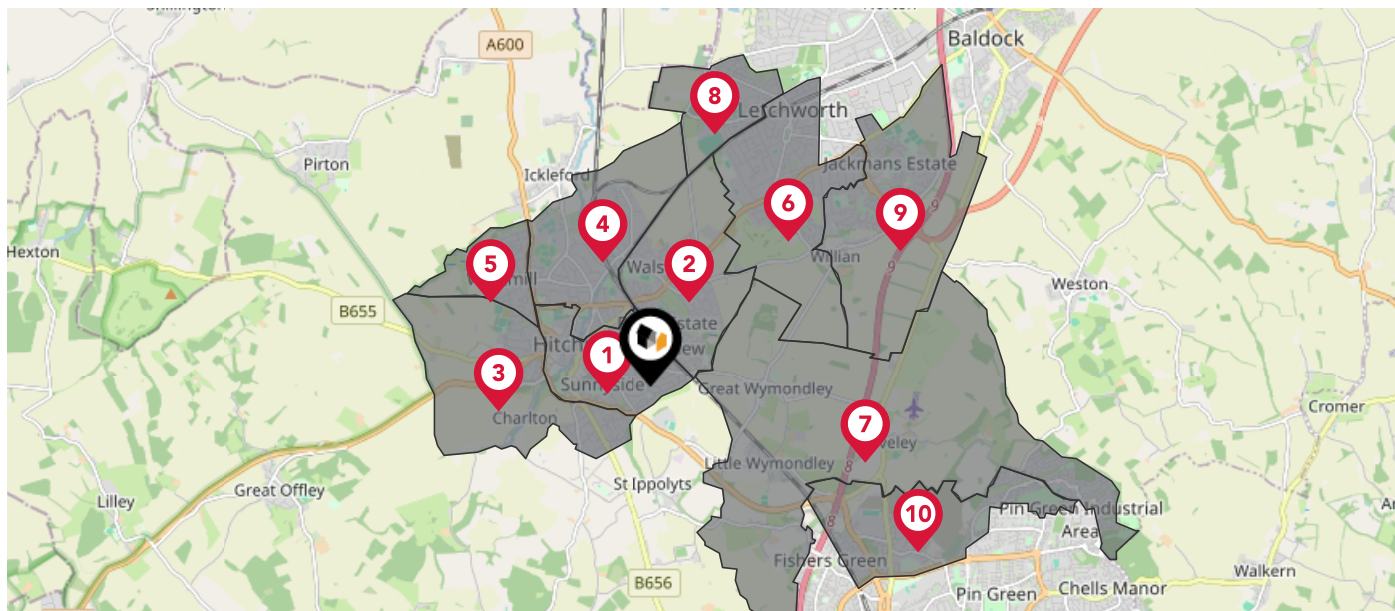
Mine Entry

- ✕ 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

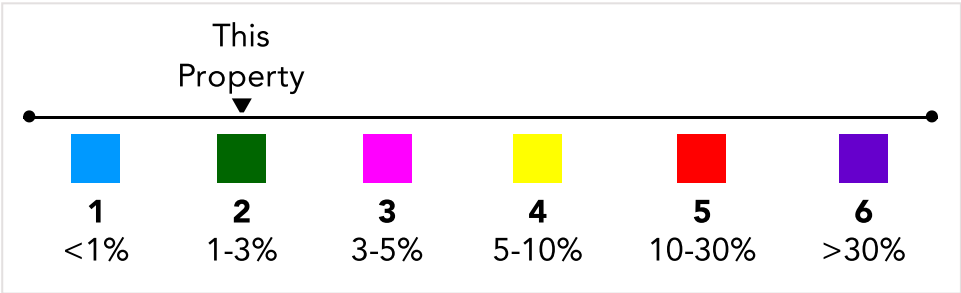
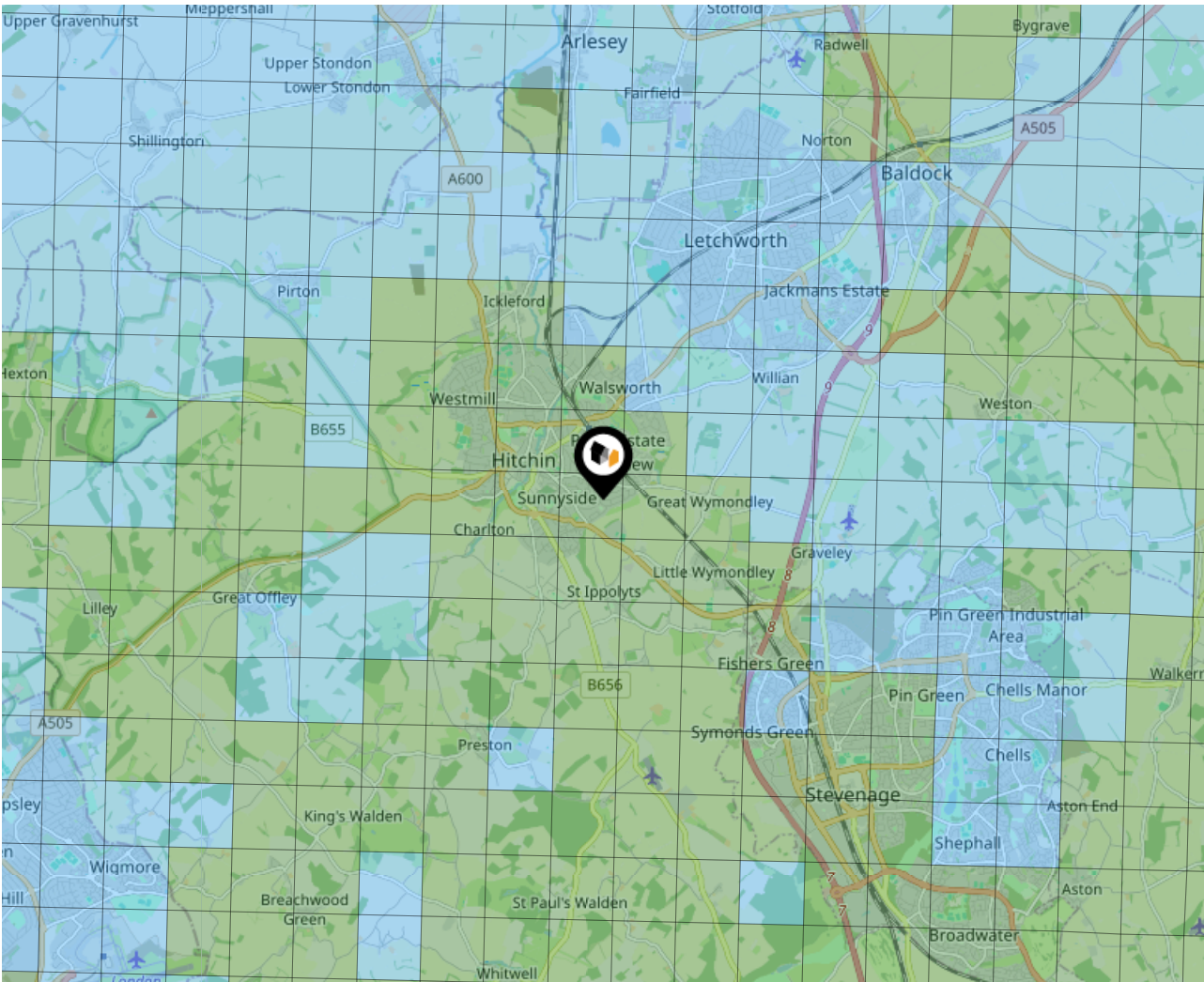


Nearby Council Wards

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

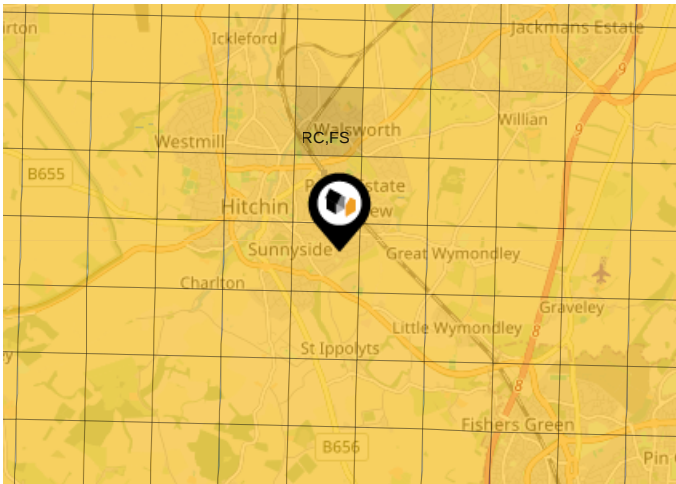
What is Radon?

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		

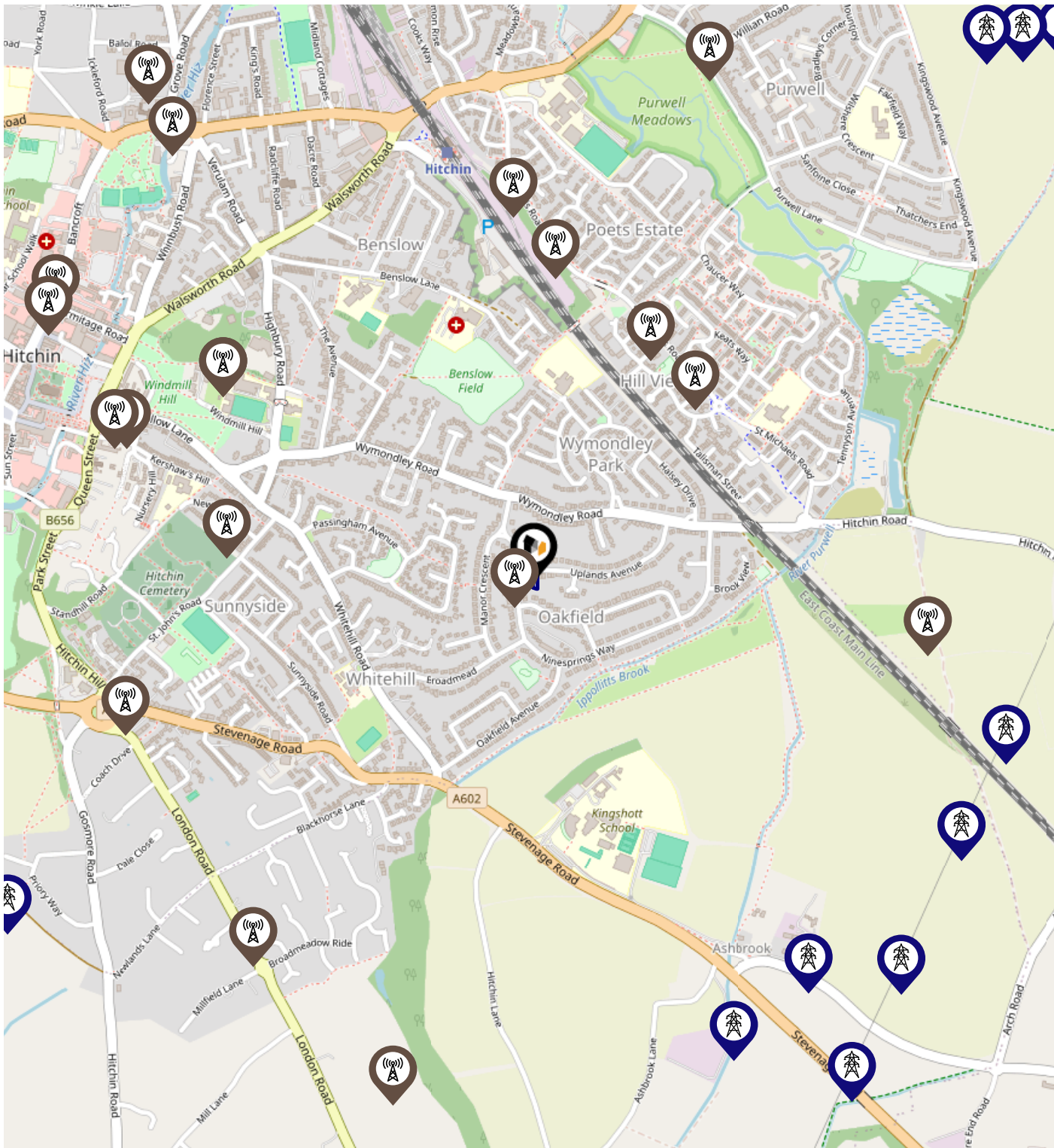


Primary Classifications (Most Common Clay Types)



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

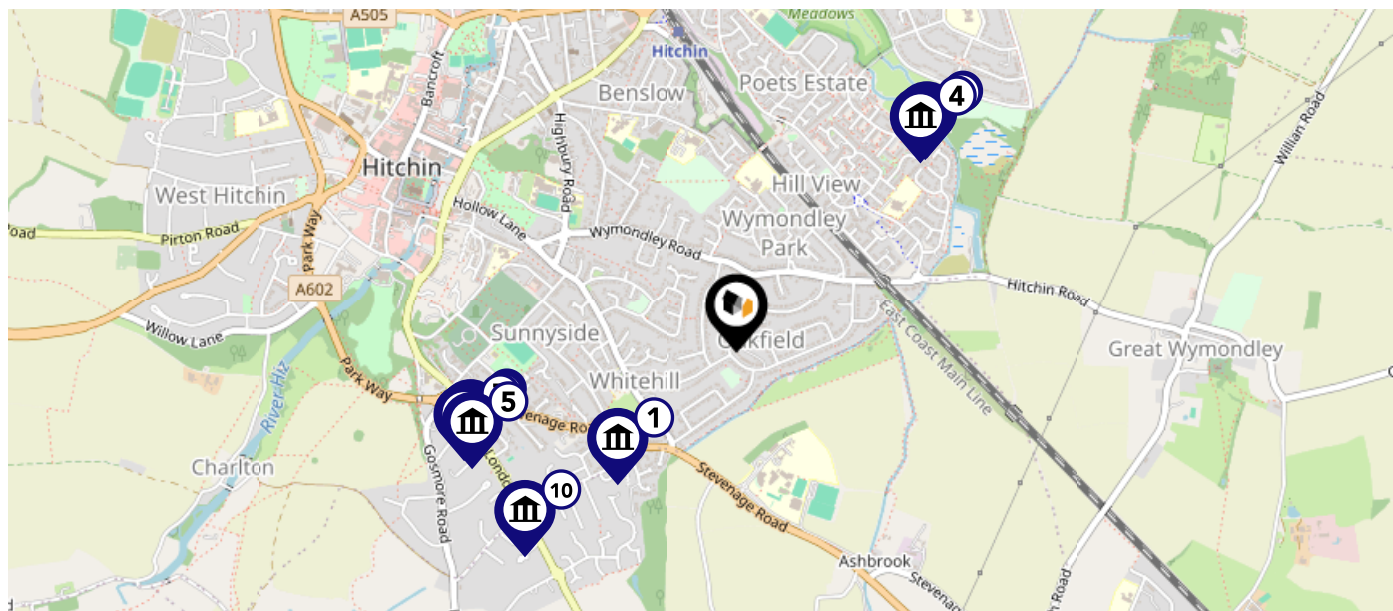
Masts & Pylons



Key:

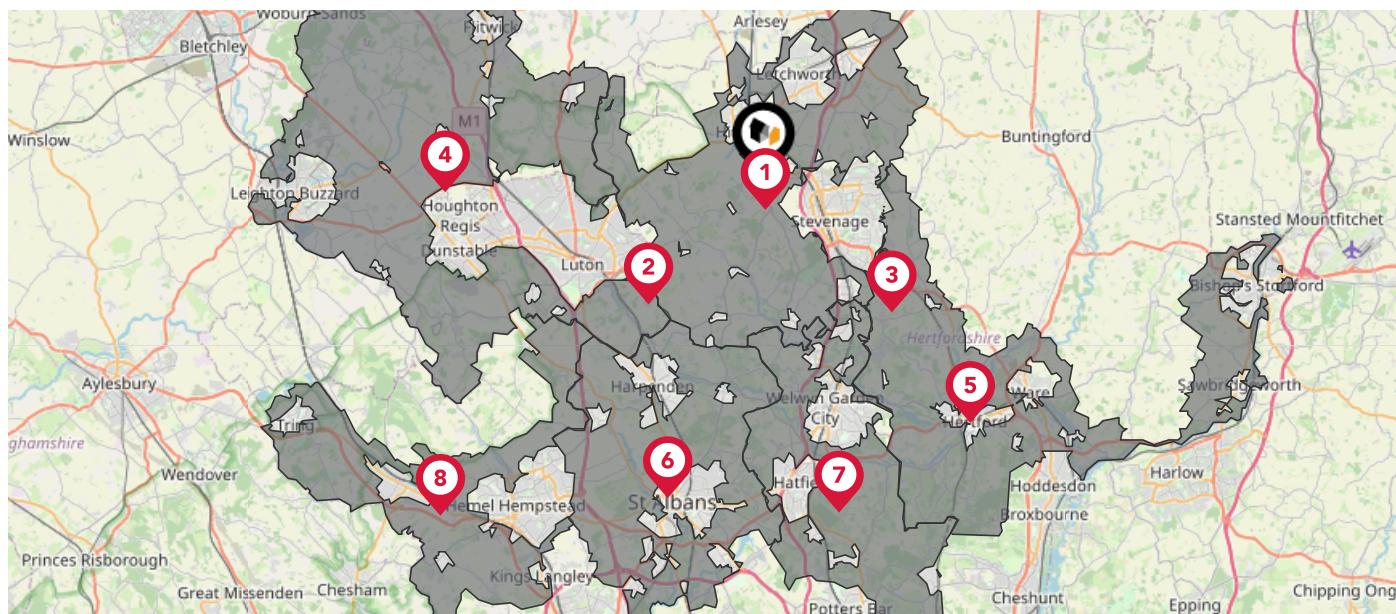
-  Power Pylons
-  Communication Masts

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
	1102138 - The New Found Out Public House	Grade II	0.4 miles
	1347590 - 7, Hitchin Hill Path	Grade II	0.6 miles
	1347596 - Purwell Mill	Grade II	0.6 miles
	1296130 - Mill Cottage At Purwell Farm	Grade II	0.6 miles
	1347591 - Saint Elmo	Grade II	0.6 miles
	1102171 - 8, Hitchin Hill Path	Grade II	0.6 miles
	1173474 - Montserrat	Grade II	0.6 miles
	1296212 - 5 And 6, Hitchin Hill Path	Grade II	0.6 miles
	1102180 - Mill House	Grade II	0.6 miles
	1347425 - The Grange House	Grade II	0.7 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 - East Hertfordshire



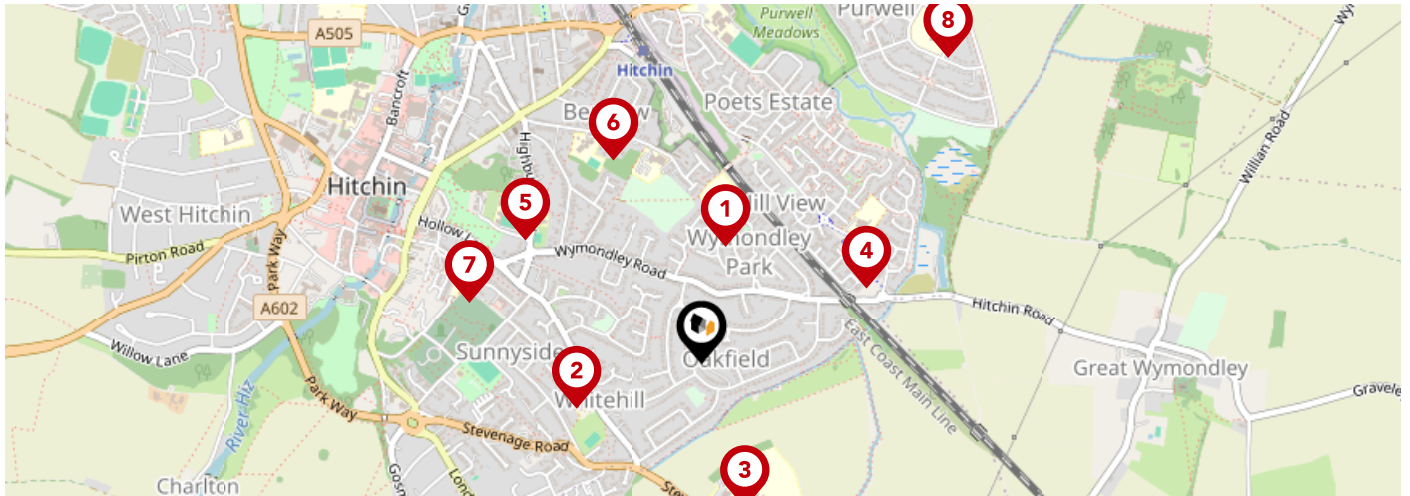
London Green Belt - St Albans



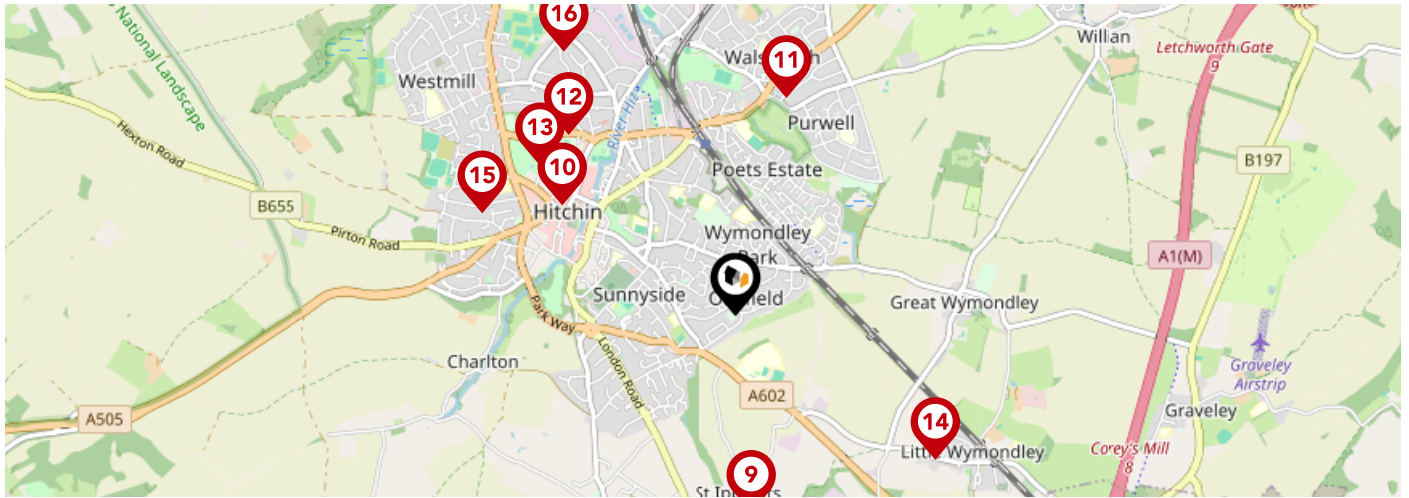
London Green Belt - Welwyn Hatfield











London Green Belt - Dacorum



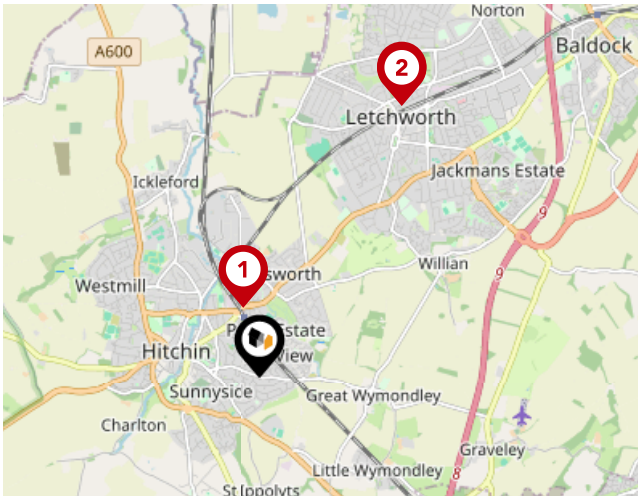
		Nursery	Primary	Secondary	College	Private
1	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	St Ippolyts Church of England Aided Primary School Ofsted Rating: Good Pupils: 175 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:1.02	<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:1.12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wymondley Junior Mixed and Infant School Ofsted Rating: Good Pupils: 102 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:1.25	<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:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

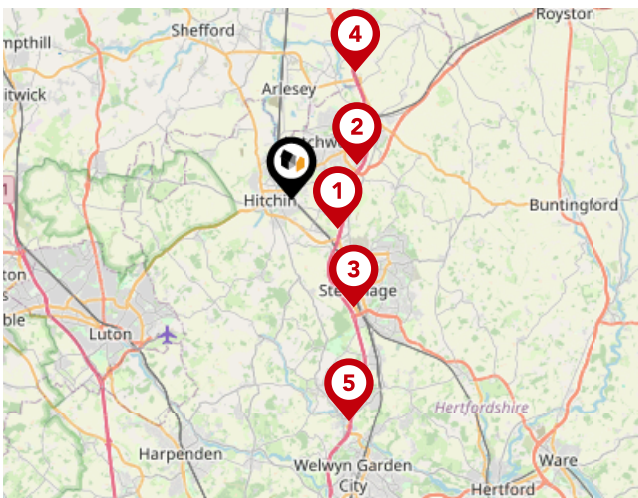
Area

Transport (National)



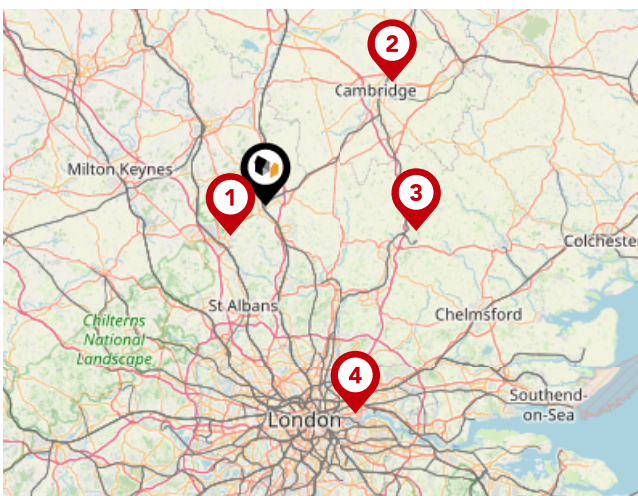
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.65 miles
2	Letchworth Rail Station	2.81 miles
3	Letchworth Rail Station	2.82 miles



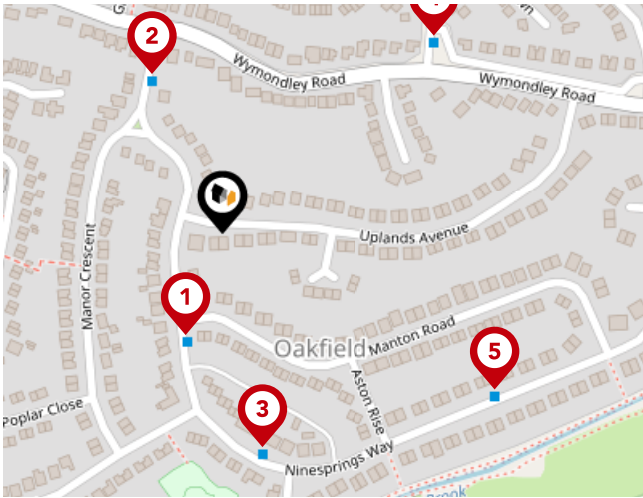
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.01 miles
2	A1(M) J9	2.74 miles
3	A1(M) J7	4.51 miles
4	A1(M) J10	5.27 miles
5	A1(M) J6	8.32 miles



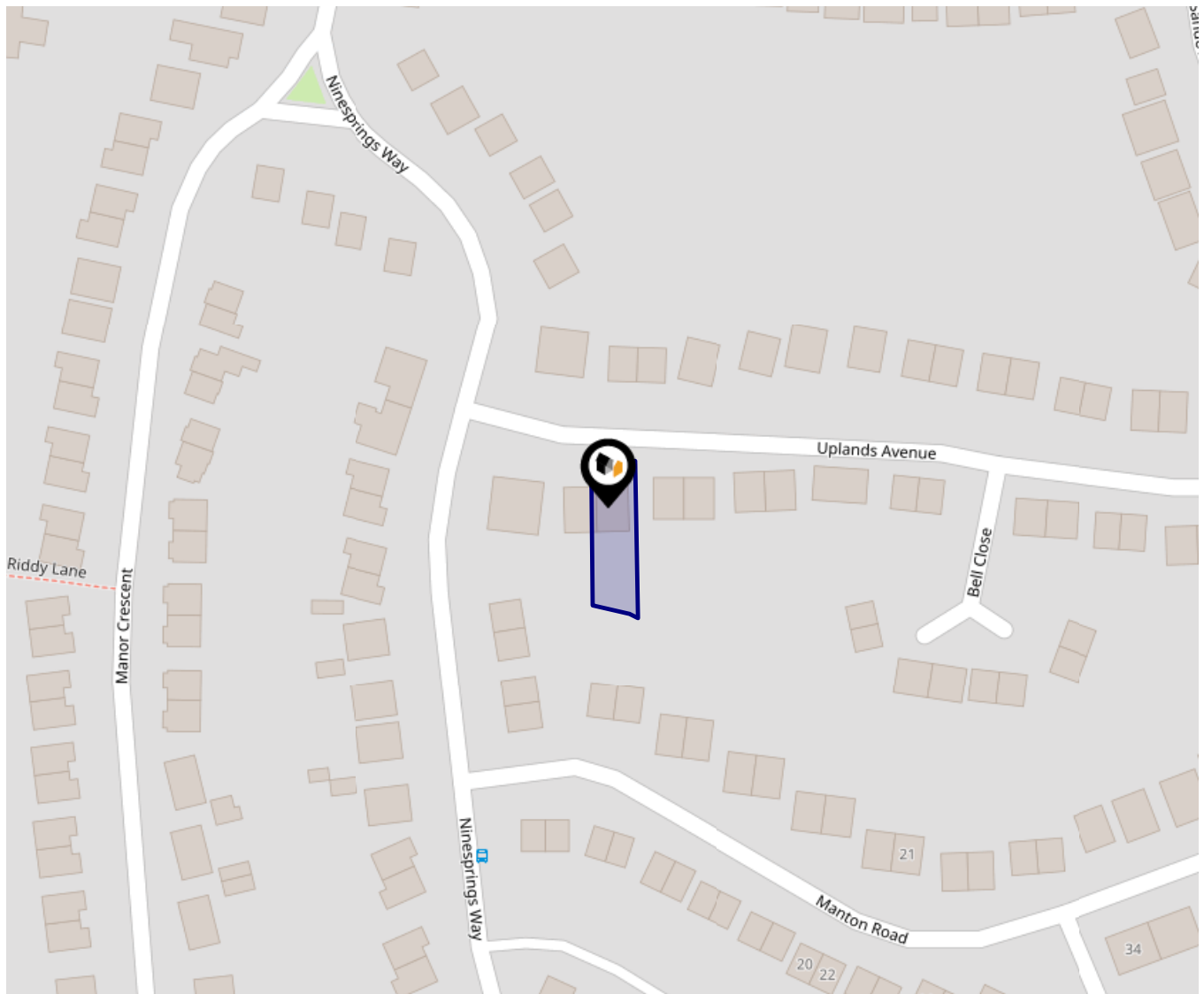
Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.69 miles
2	Cambridge	25.89 miles
3	Stansted Airport	22.51 miles
4	Silvertown	33.24 miles



Bus Stops/Stations

Pin	Name	Distance
1	Manton Road	0.06 miles
2	Manor Crescent	0.1 miles
3	Ninesprings Way Shops	0.12 miles
4	Wymondley Road	0.17 miles
5	Aston Road	0.18 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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