

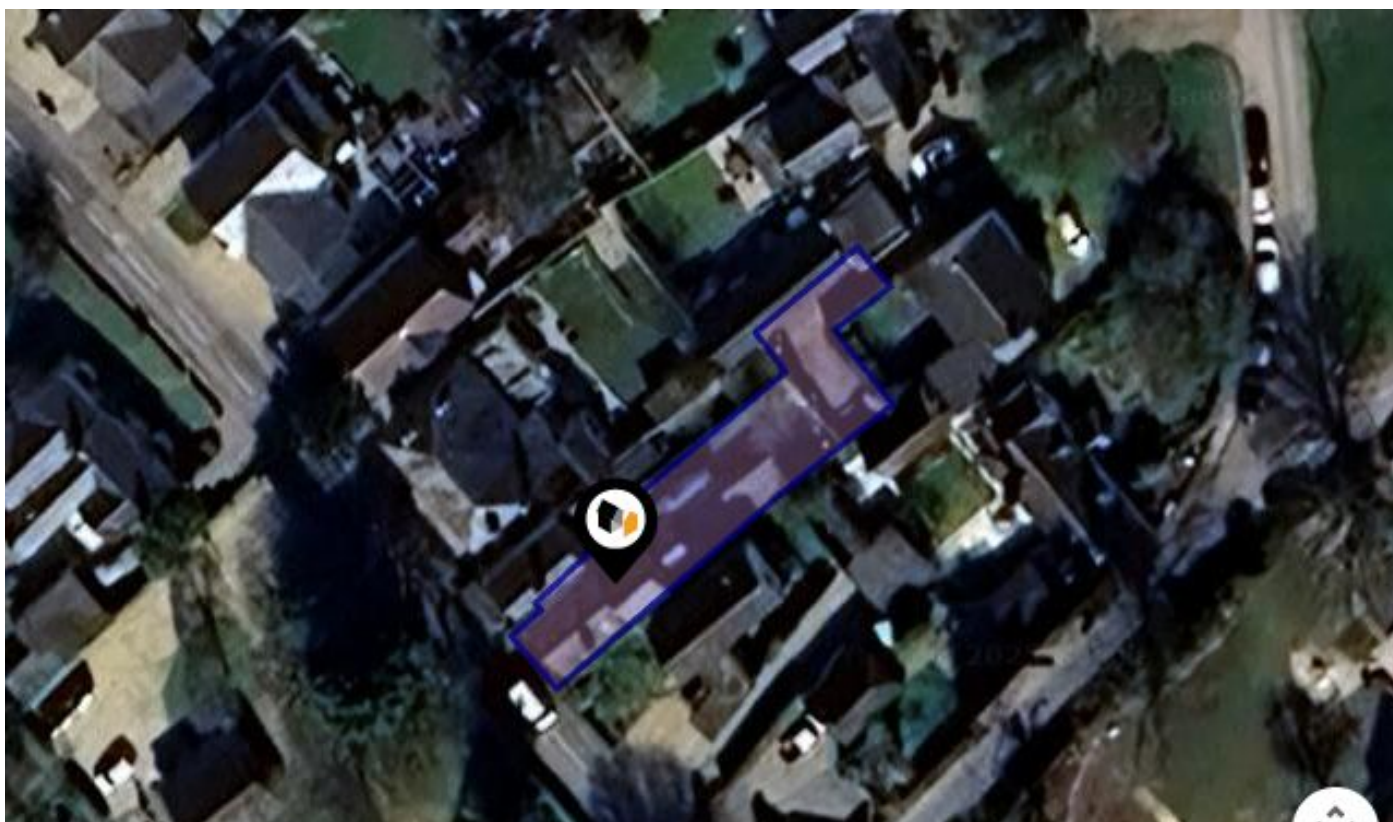


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 18th August 2025



PRIORS HILL, PIRTON, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



Planning records for: **Priors Hill, Pirton, Hitchin, SG5**

Reference - 13/00171/1HH	
Decision:	Decided
Date:	28th January 2013
Description:	Two and single storey rear extension following demolition of existing single storey extension. Detached oak frame outbuilding. Single storey front extension.

Reference - 12/00482/1HH	
Decision:	Decided
Date:	06th March 2012
Description:	Two and single storey rear extension following demolition of existing single storey extension. Detached oak frame outbuilding. Single storey front extension. (as amended by plans received 27.4.12)

Reference - 10/00549/1TCA	
Decision:	Decided
Date:	15th March 2010
Description:	Fell 1 Norwegian Spruce tree

Planning records for: **12 Priors Hill Pirton Hitchin SG5 3QA**

Reference - 08/00655/1TCA	
Decision:	Decided
Date:	20th March 2008
Description:	Remove one Sycamore Tree

Reference - 09/00676/1HH	
Decision:	Decided
Date:	09th April 2009
Description:	New vehicular access and driveway onto Priors Hill

Reference - 25/01282/FPH	
Decision:	Decided
Date:	13th May 2025
Description:	Insertion of first floor front balcony area with glass balustrade. Alterations to fenestration.

Planning records for: **1 Priors Hill Pirton Hitchin SG5 3QA**

Reference - 03/00690/1TCA	
Decision:	Decided
Date:	25th April 2003
Description:	Reduce canopy by 25-30% on 4 Chestnut trees, reduce canopy by 20-30% on 1 Beech tree and reduce the main stem canopy by 25% and the secondary stem by 40% to 50% on a further Beech tree. Prune and shape 1 Walnut tree and cut back all longer branches by 3 to 4m. Shorten branches of trees overhanging roadside.

Planning records for: **Pirton Court 1 Priors Hill Pirton Hitchin Hertfordshire SG5 3QA**

Reference - 21/01004/FPH
<p>Decision: Decided</p>
<p>Date: 29th March 2021</p>
<p>Description: Amended design and reduced scheme. Demolish 1980s extensions and construction of single storey extensions to provide utility, link, orangery, changing room and plant room. Clad and convert garage to provide games room. Provide outdoor swimming pool (as a variation of planning permission 18/02338/FPH granted on 05.02.2019)</p>
Reference - 18/02338/FPH
<p>Decision: Decided</p>
<p>Date: 31st August 2018</p>
<p>Description: Single storey rear extension to existing garage to provide utility room, indoor swimming pool, changing and plant rooms and link to main dwelling following demolition of existing single storey extension. Conversion and re-cladding of existing triple garage to provide games room. (as amended by drawings 1702 PD 201B, 202C, 203B, 204D, and 207A received 08/01/2019).</p>
Reference - 18/00760/FPH
<p>Decision: Decided</p>
<p>Date: 16th March 2018</p>
<p>Description: Erection of detached garage and storage building including home office at first floor level (as amended by drawings 171174B/001B, 002B and 003B received 22/05/2018).</p>
Reference - 19/02417/NMA
<p>Decision: Decided</p>
<p>Date: 11th October 2019</p>
<p>Description: Insertion of six rooflights (as Non-Material Amendment of Planning permission 18/00760/FPH granted 23.05.2018)</p>

Planning records for: **1 Priors Hill Pirton Hitchin SG5 3QA**

Reference - 88/00398/1	
Decision:	Decided
Date:	08th March 1988
Description:	Erection of single storey rear extension for covered swimming pool.

Reference - 25/01061/FP	
Decision:	Decided
Date:	17th April 2025
Description:	Change of use of first floor of existing outbuilding to a studio holiday let/annexe and enlargement of three dormer windows (Development and change of use already carried out).

Planning records for: **Apple Tree Barn 6A Priors Hill Pirton Hitchin SG5 3QA**

Reference - 16/02954/1TCA	
Decision:	Decided
Date:	17th November 2016
Description:	Remove one Beech tree (A), reduce one Birch tree by 25% and remove dead branches (B), crown lift by approximately one metre to one Yew tree (C)

Planning records for: **Pirton Court Priors Hill Pirton SG5 3QA**

Reference - 07/02657/1	
Decision:	Decided
Date:	06th November 2007
Description:	Single storey replacement side extension

Planning records for: *Pirton Court Priors Hill Pirton SG5 3QA*

Reference - 82/00611/1
Decision: Decided
Date: 14th May 1982
Description: Erection of detached triple garage

Reference - 07/02795/1TCA
Decision: Decided
Date: 23rd November 2007
Description: Removal of 4 Leylandi Cypress trees

Reference - 92/01003/1
Decision: Decided
Date: 03rd September 1992
Description: Single storey side extension following the demolition of existing garage/store.

Reference - 82/00399/1
Decision: Decided
Date: 22nd March 1982
Description: Erection of detached triple garage.

Planning records for: **3 Priors Hill Pirton SG5 3QA**

Reference - 08/01144/1
<p>Decision: Decided</p>
<p>Date: 19th May 2008</p>
<p>Description: Change of use of agricultural land to form part of residential garden.</p>
Reference - 83/00049/1
<p>Decision: Decided</p>
<p>Date: 14th January 1983</p>
<p>Description: Erection of two storey rear extension</p>
Reference - 03/01267/1HH
<p>Decision: Decided</p>
<p>Date: 01st August 2003</p>
<p>Description: Rear conservatory</p>
Reference - 13/00666/1HH
<p>Decision: Decided</p>
<p>Date: 21st March 2013</p>
<p>Description: Two storey side extension and front entrance porch</p>

Planning records for: **3 Priors Hill Pirton Hitchin SG5 3QA**

Reference - 12/02591/1HH	
Decision:	Decided
Date:	04th January 2013
Description:	Two storey side extension and front entrance porch

Planning records for: **4 Priors Hill Pirton Hitchin SG5 3QA**

Reference - 12/02399/1HH	
Decision:	Decided
Date:	23rd October 2012
Description:	Part two storey and part single storey rear extension following demolition of existing single storey extension (as amended by plans received 31.10.12).

Planning records for: **6 Priors Hill Pirton SG5 3QA**

Reference - 09/01993/1TCA	
Decision:	Decided
Date:	21st October 2009
Description:	Remove 4 Sycamore trees (T1 and T2). Crown reduce one Birch tree by 30% (T3).

Reference - 14/01042/1PUD	
Decision:	Decided
Date:	16th April 2014
Description:	Single storey rear extension

Planning records for: **Land Adjacent 6 Priors Hill Pirton SG5 3QA**

Reference - 81/01533/1
<p>Decision: Decided</p>
<p>Date: 13th October 1981</p>
<p>Description: Outline application (siting, design, external appearance and landscaping reserved) for one dwelling following demolition of existing garage.</p>
Reference - 12/00282/1DOC
<p>Decision: Decided</p>
<p>Date: 06th February 2012</p>
<p>Description: Condition 12 - Archaeological Survey</p>
Reference - 14/01131/1TCA
<p>Decision: Decided</p>
<p>Date: 28th April 2014</p>
<p>Description: Fell 1 Apple Tree</p>
Reference - 16/02228/1HH
<p>Decision: Decided</p>
<p>Date: 02nd September 2016</p>
<p>Description: Single storey side extension (as amended)</p>

Planning records for: *Land Adjacent To 6 Priors Hill Pirton Hitchin SG5 3QA*

Reference - 12/00285/1DOC
<p>Decision: Decided</p>
<p>Date: 06th February 2012</p>
<p>Description: Condition 13: Archaeological Investigation</p>
Reference - 12/00276/1DOC
<p>Decision: Decided</p>
<p>Date: 06th February 2012</p>
<p>Description: Condition 11 - Sample materials</p>
Reference - 11/01504/1
<p>Decision: Decided</p>
<p>Date: 22nd June 2011</p>
<p>Description: Erection of 3 bedroom detached dwelling, 2 associated parking spaces, use of existing vehicular access onto Priors Hill and landscaping following demolition of existing garage and outbuilding.</p>
Reference - 14/01486/1HH
<p>Decision: Decided</p>
<p>Date: 30th May 2014</p>
<p>Description: Single storey side extension</p>

Planning records for: **8 Priors Hill Pirton Hitchin SG5 3QA**

Reference - 04/01076/1HH	
Decision:	Decided
Date:	29th June 2004
Description:	Two storey front and side extensions, single storey front, side and rear extensions following partial demolition of existing house (as amended by drawing no. 0423/2A received 23 August 2004)

Planning records for: **10 Priors Hill Pirton Hitchin SG5 3QA**

Reference - 82/00231/1	
Decision:	Decided
Date:	24th February 1982
Description:	Erection of two storey side extension.

Reference - 84/00649/1	
Decision:	Decided
Date:	19th April 1984
Description:	Erection of single storey rear extension to provide self-contained granny annexe

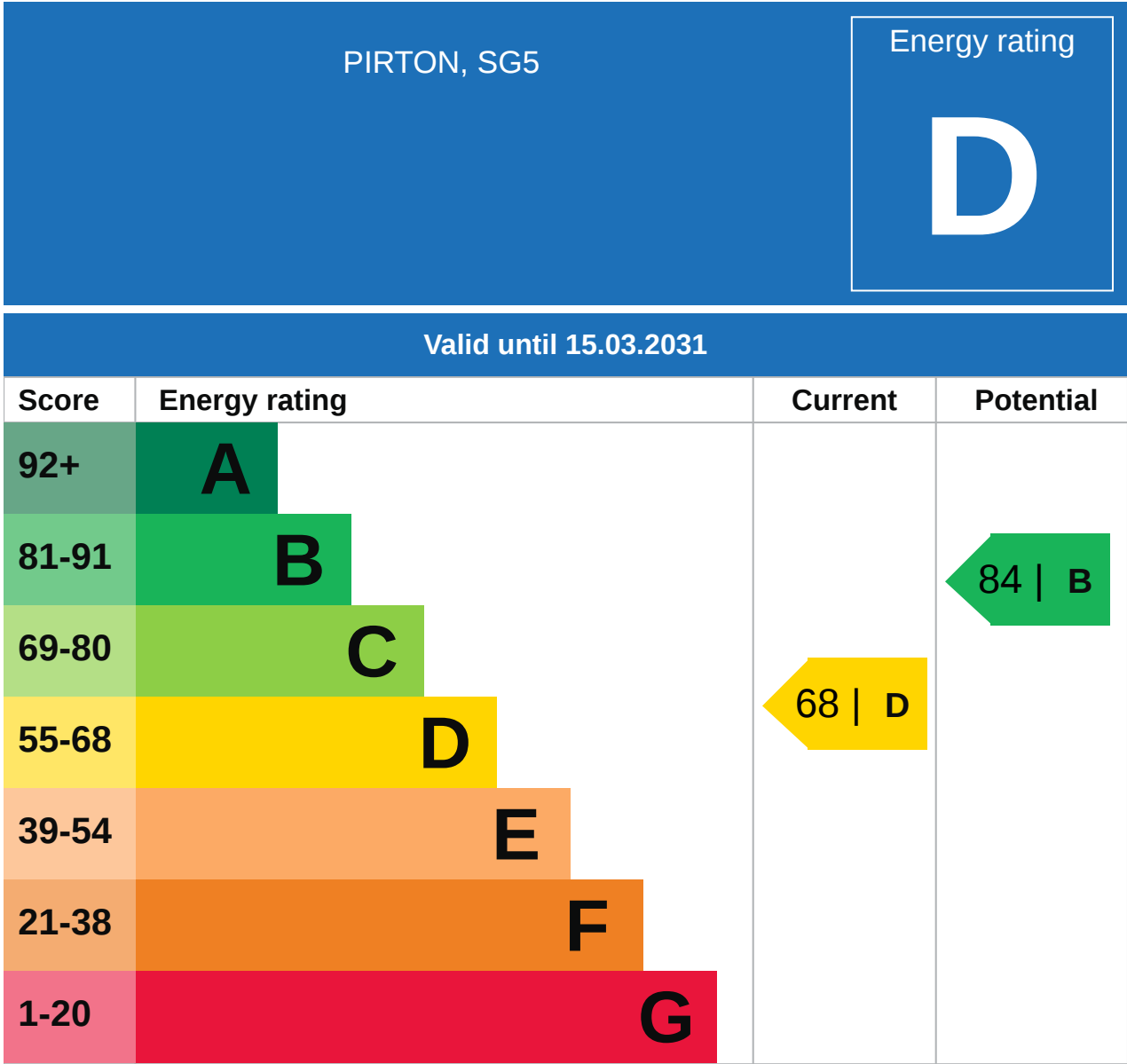
Reference - 23/00766/TCA	
Decision:	Decided
Date:	30th March 2023
Description:	T1 Cherry, T2 Rowan - Reductions of approx. 25-30% to suitable lateral growth points

Planning records for: **Red House 14 Priors Hill Pirton SG5 3QA**

Reference - 78/01879/1
<p>Decision: Decided</p>
<p>Date: 10th November 1978</p>
<p>Description: Erection of two storey side and single storey side extension</p>
Reference - 10/02177/1TCA
<p>Decision: Decided</p>
<p>Date: 24th August 2010</p>
<p>Description: Removal of one Conifer tree 1m from garage</p>
Reference - 80/00261/1
<p>Decision: Decided</p>
<p>Date: 18th February 1980</p>
<p>Description: Erection of replacement detached double garage.</p>
Reference - 12/00867/1HH
<p>Decision: Decided</p>
<p>Date: 25th April 2012</p>
<p>Description: Development A: First floor side extension, front entrance porch Development B: Formation of new vehicular access from Priors Hill</p>

Planning records for: *14 Priors Hill Pirton Hitchin SG5 3QA*

Reference - 86/00028/1HH	
Decision:	Decided
Date:	01st January 1986
Description:	Erection of single storey side extension.



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
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:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 88% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	104 m ²

Building Safety

No building safety aspects to report

Accessibility / Adaptations

Rear single story extension.

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Standard Brick construction (Victorian)

Property Lease Information

Freehold

Listed Building Information

Not listed

Stamp Duty

Not specified

Other

None specified

Other

None specified

Electricity Supply

Yes - Mains

Gas Supply

Yes - Mains

Central Heating

Yes - GCH

Water Supply

Yes - Mains

Drainage

Yes - Mains

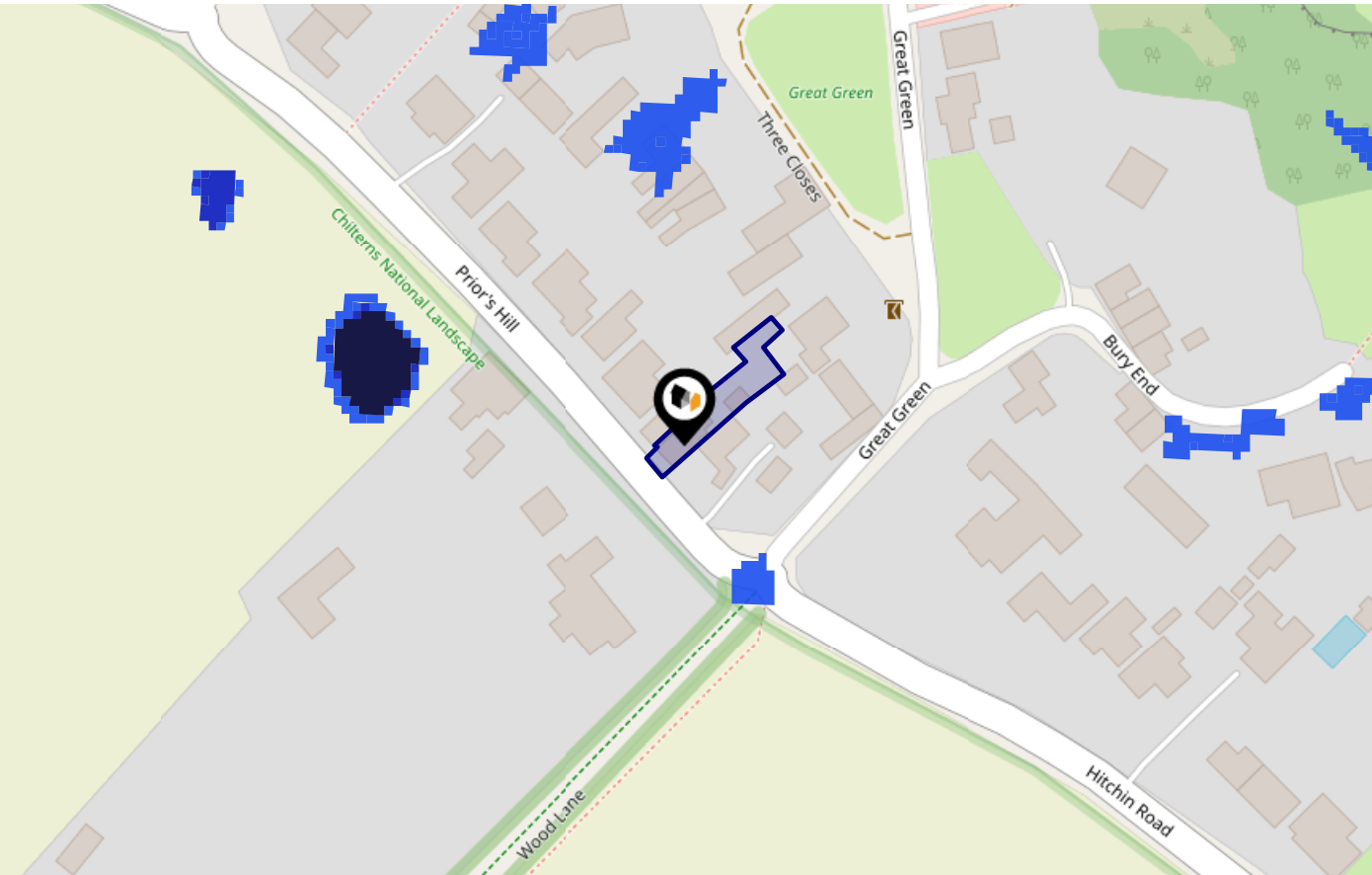
Important - Please read

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

Flood Risk





Surface Water - Flood Risk

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

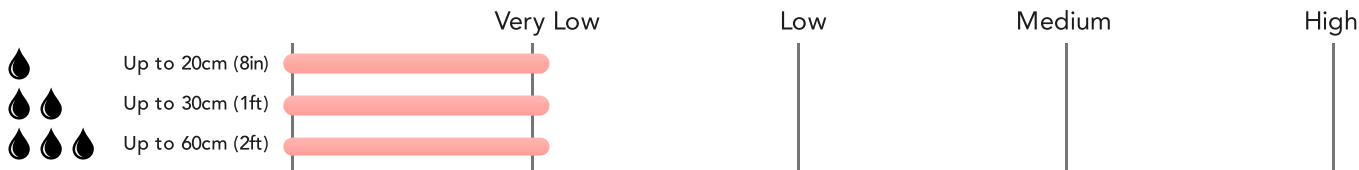


Risk Rating: Very low

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

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

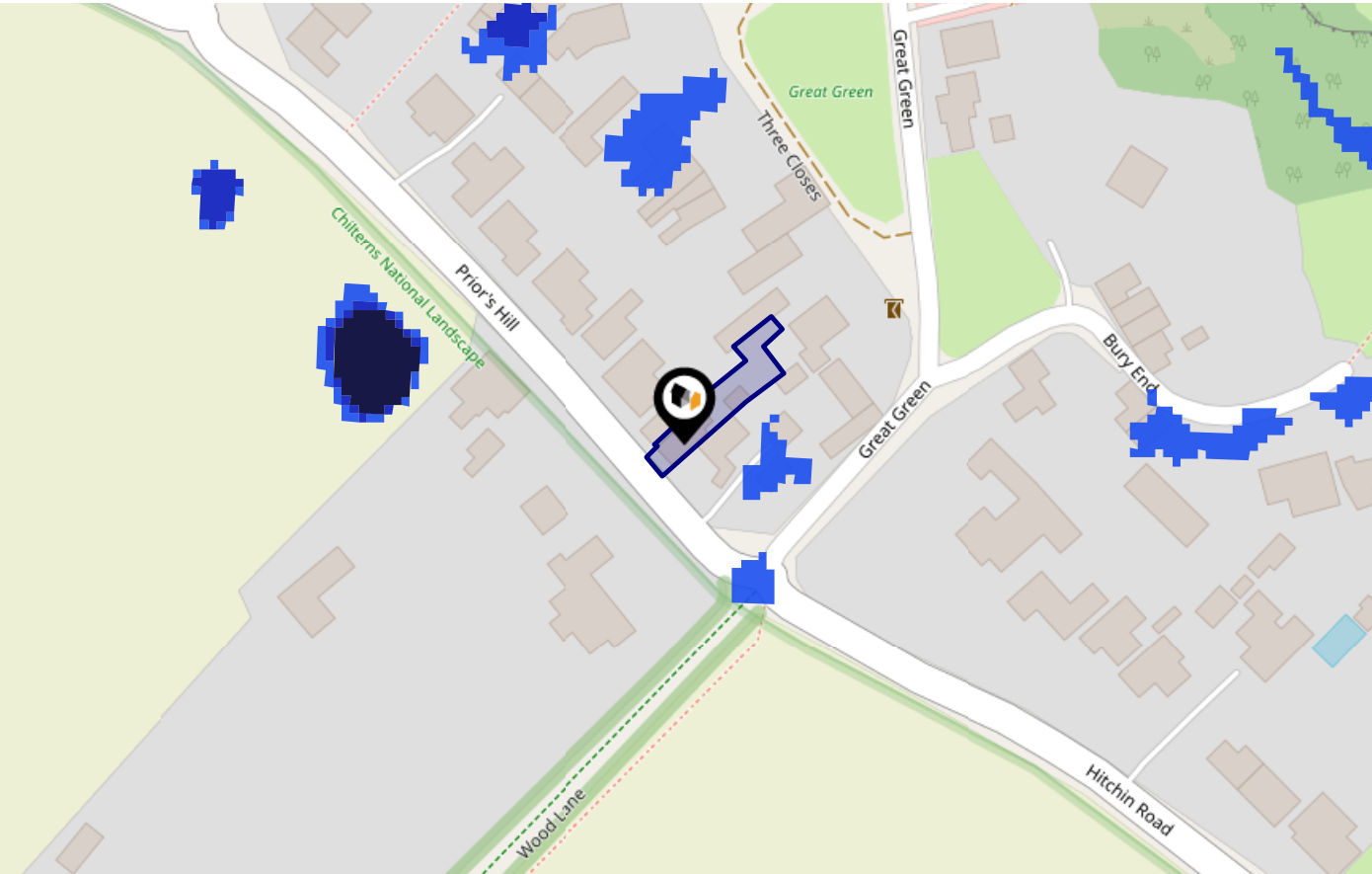
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

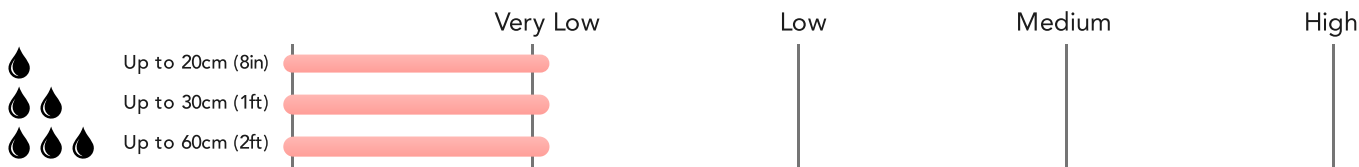


Risk Rating: Very low

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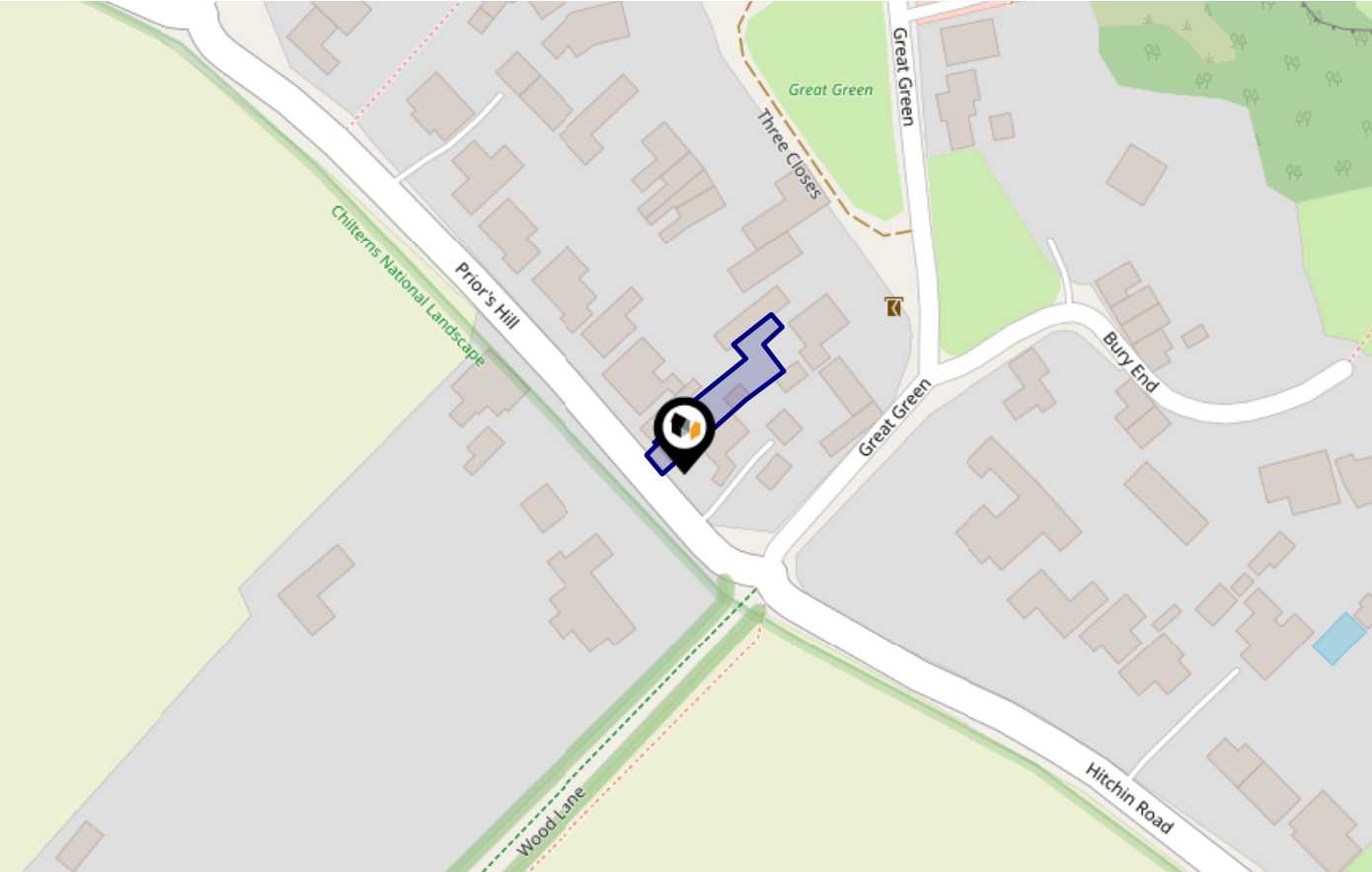
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

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

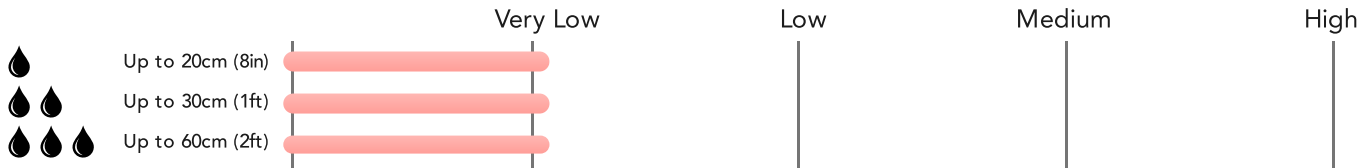


Risk Rating: **Very low**

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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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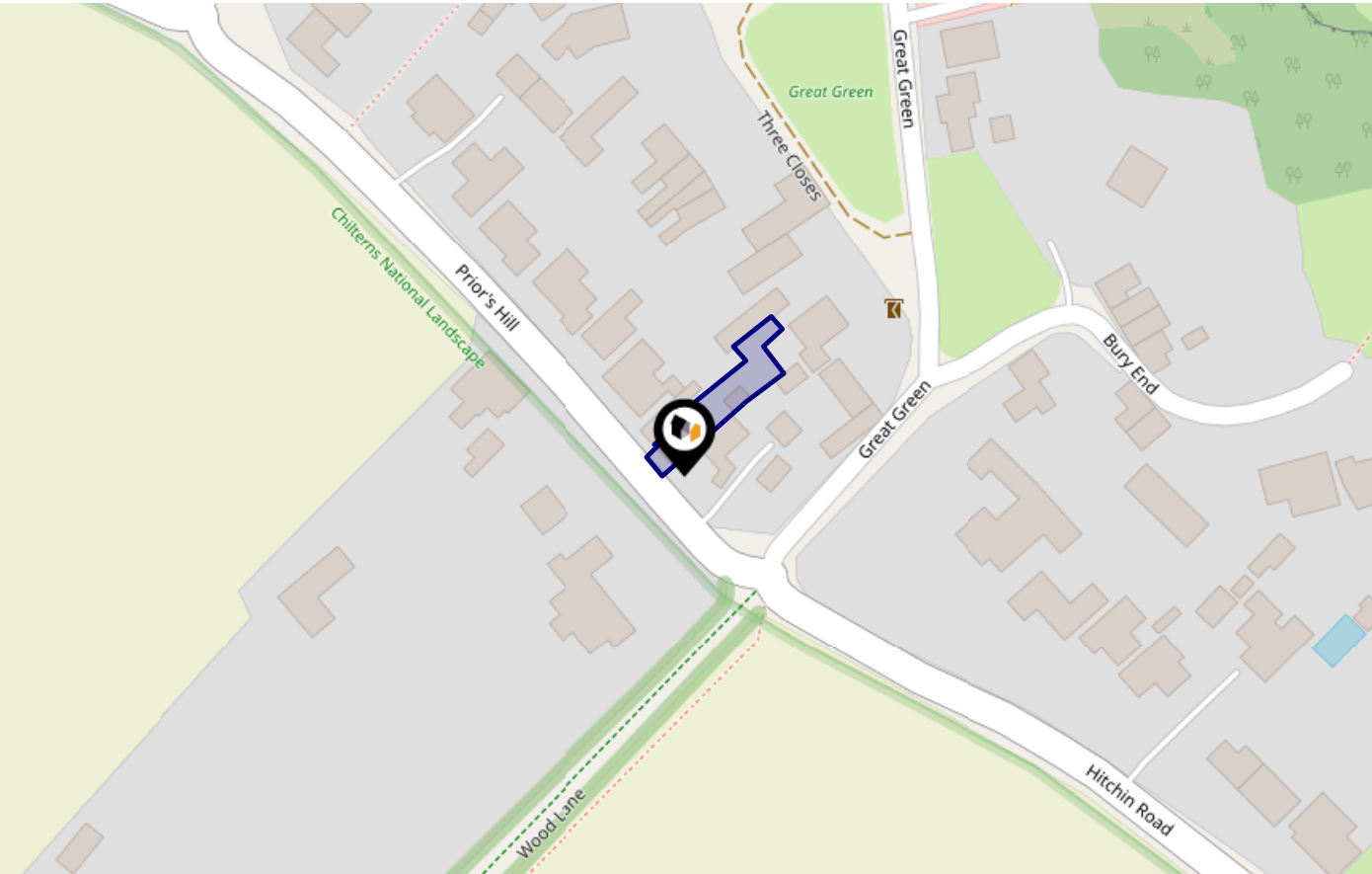
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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

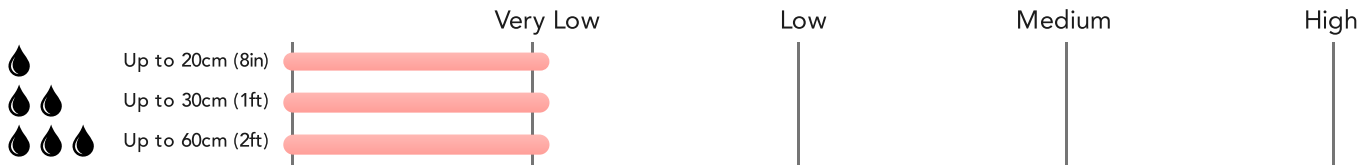


Risk Rating: Very low

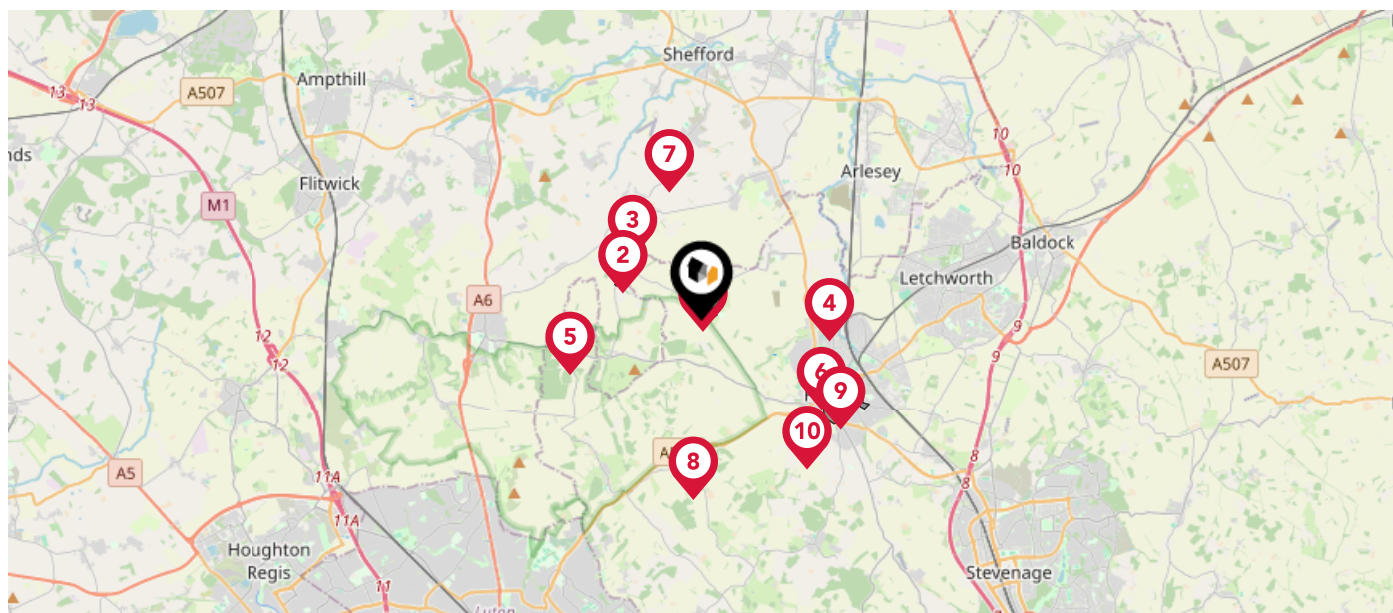
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



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



Nearby Conservation Areas



Pirton



Shillington (Aspley End) Conservation Area



Shillington Conservation Area



Ickleford



Hexton



Butts Close, Hitchin



Meppershall Conservation Area



Great Offley

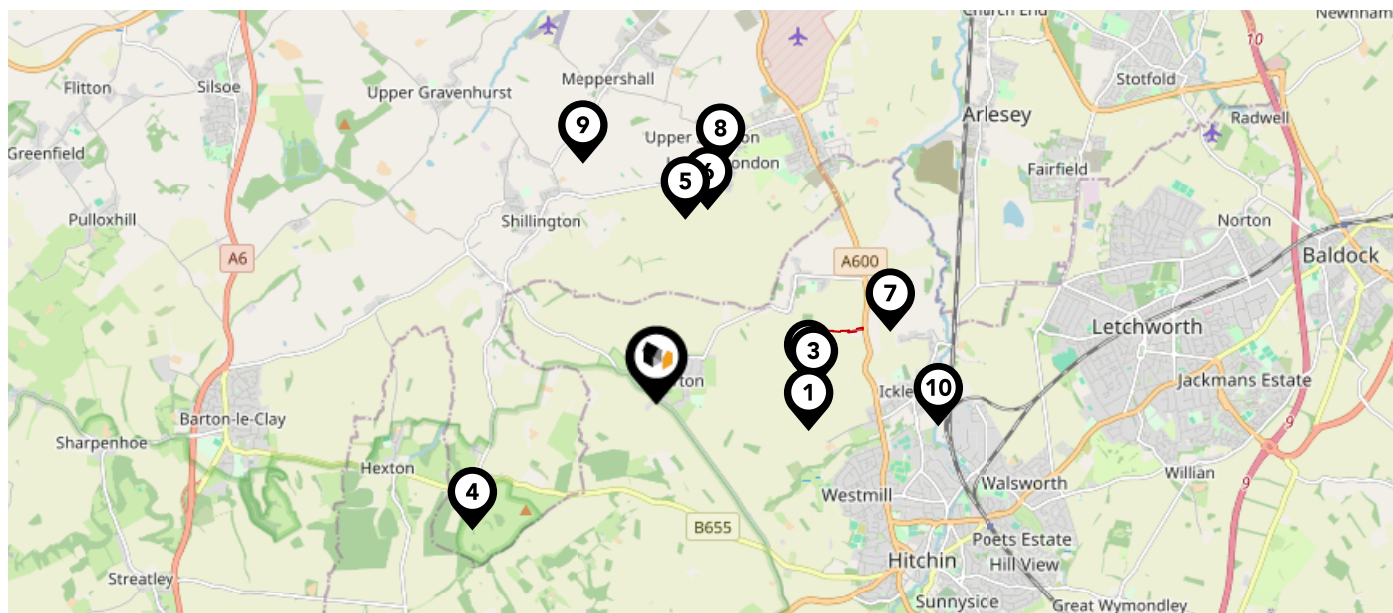


Hitchin



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

This map displays nearby coal mine entrances and their classifications.



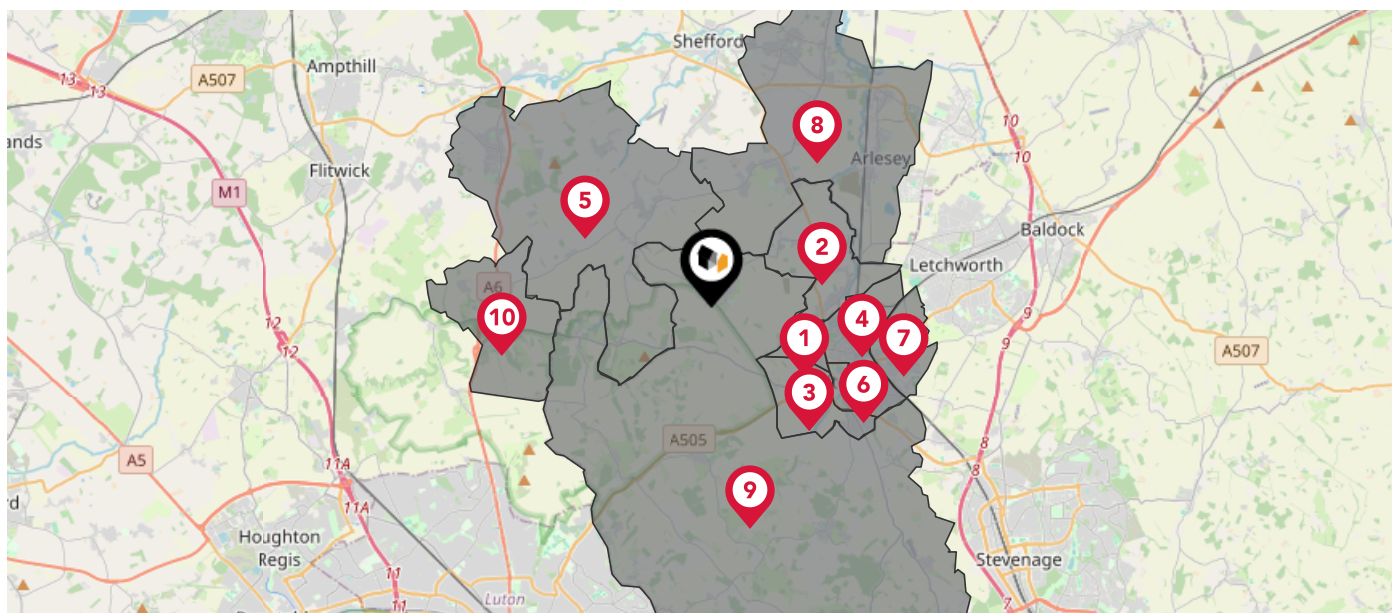
Mine Entry

- ✕ 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



Hitchin Oughton Ward



Cadwell Ward



Hitchin Priory Ward



Hitchin Bearton Ward



Silsoe and Shillington Ward



Hitchin Highbury Ward



Hitchin Walsworth Ward



Arlesey Ward



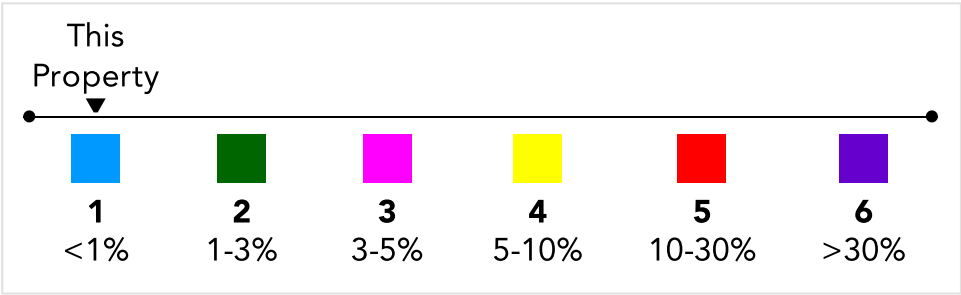
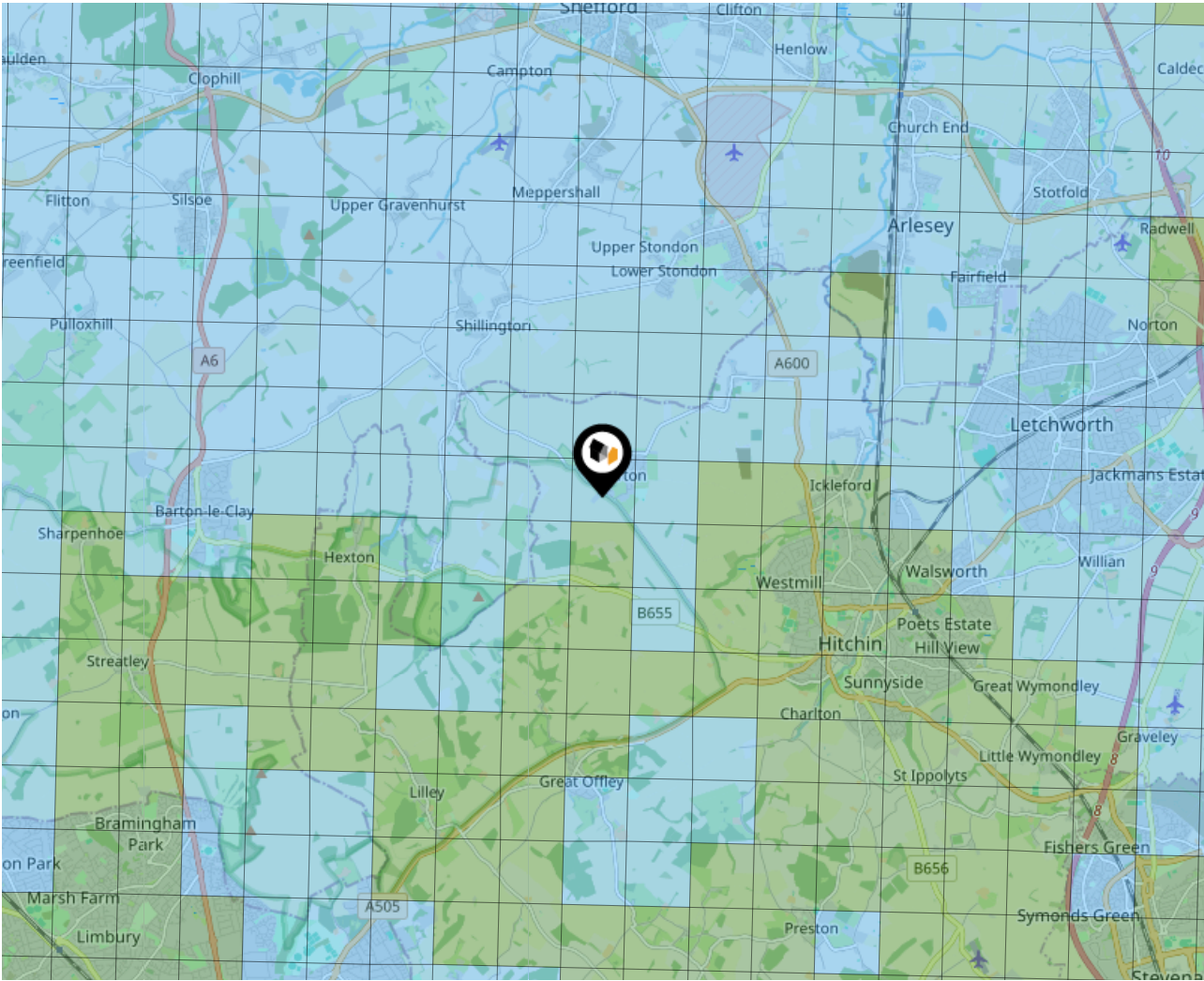
Hitchwood, Offa and Hoo Ward



Barton-le-Clay Ward

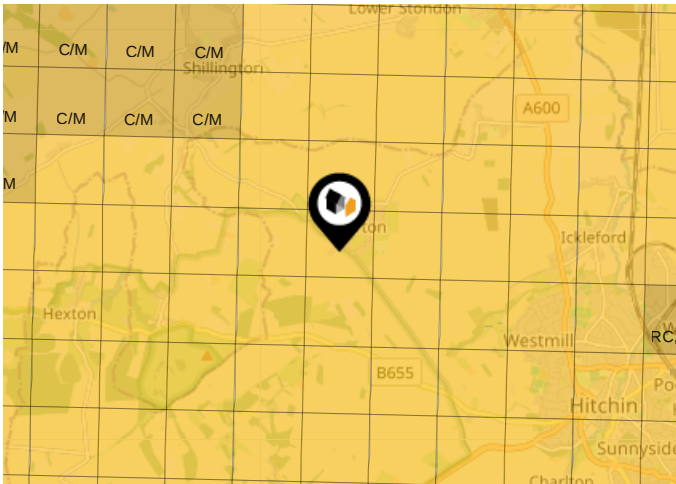
What is Radon?

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).



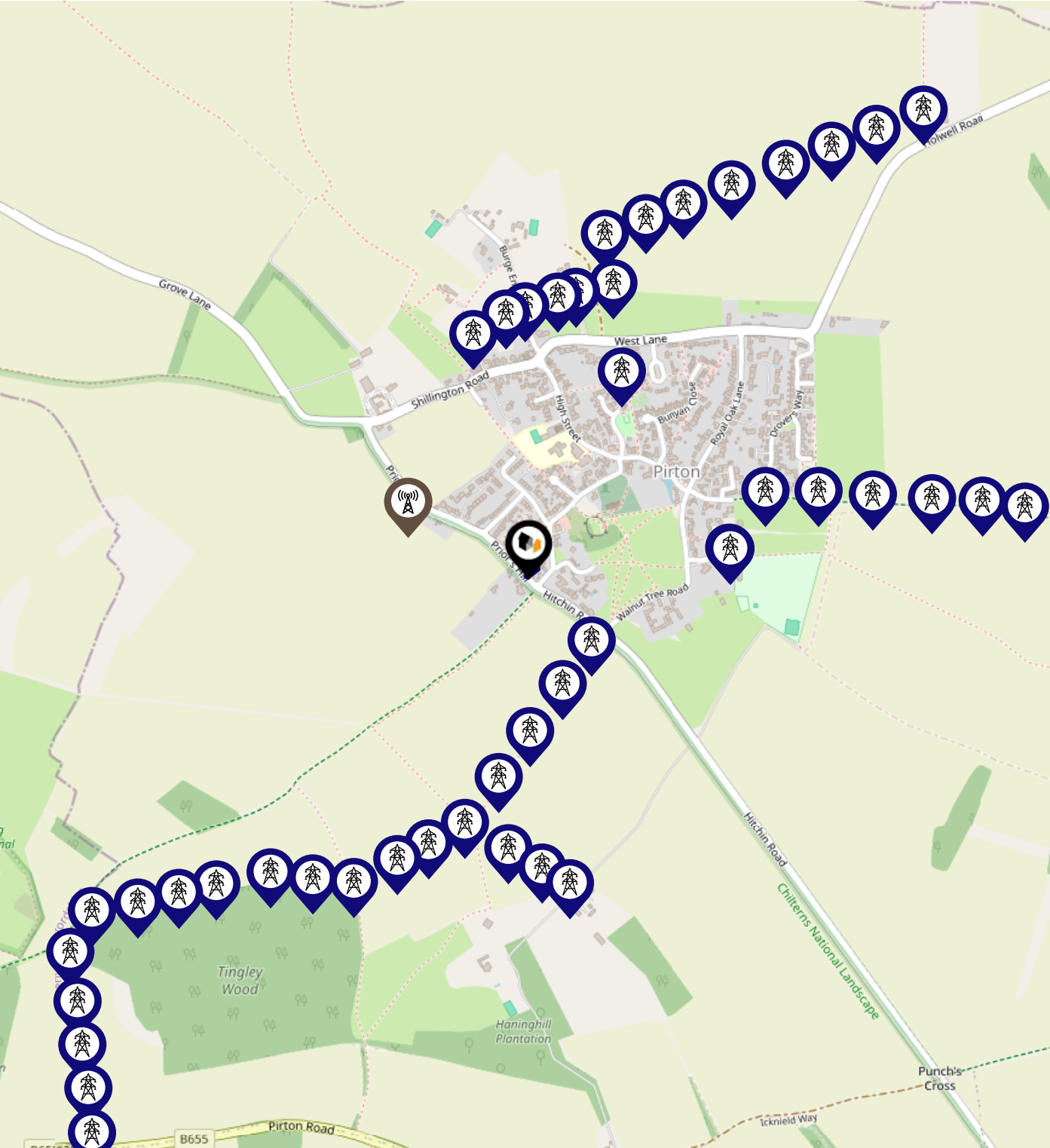
Ground Composition for this Address (Surrounding square kilometer zone around property)

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)

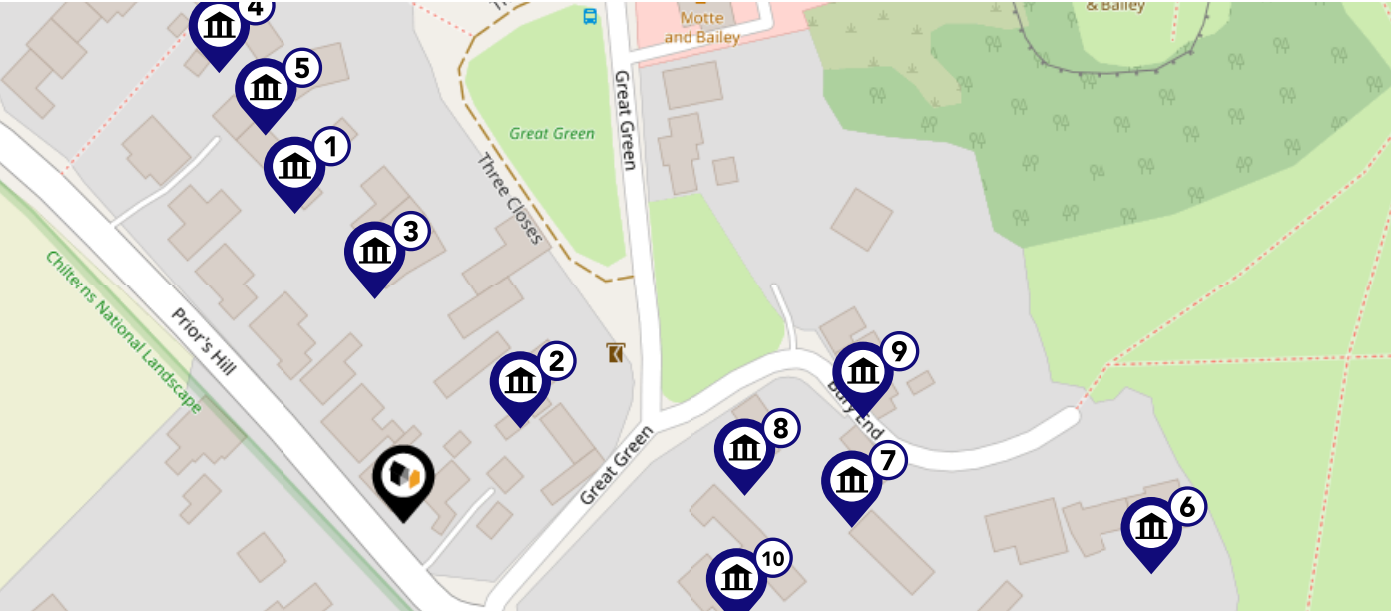
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

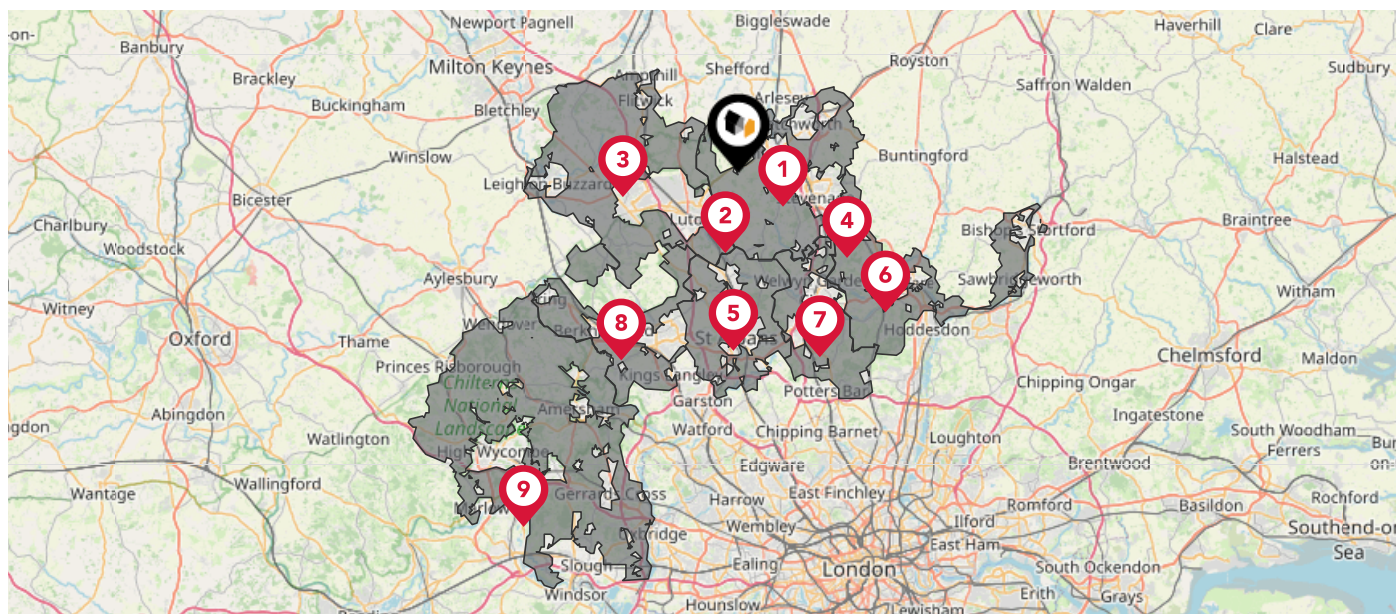
-  Power Pylons
-  Communication Masts

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
	1347111 - Sawford Cottage	Grade II	0.0 miles
	1103188 - The Cottage Tudor Cottage	Grade II	0.0 miles
	1295356 - 8, Great Green (see Details For Further Address Information)	Grade II	0.0 miles
	1103189 - 16, Great Green	Grade II	0.1 miles
	1308341 - 14, Great Green	Grade II	0.1 miles
	1295369 - Elm Cottage	Grade II	0.1 miles
	1103186 - 4-6, Bury End	Grade II	0.1 miles
	1103185 - Three Gables	Grade II	0.1 miles
	1295393 - 7-13, Bury End	Grade II	0.1 miles
	1175493 - Docwra Manor	Grade II	0.1 miles

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



Nearby Green Belt Land



London Green Belt - North Hertfordshire



London Green Belt - Luton



London Green Belt - Central Bedfordshire



London Green Belt - Stevenage



London Green Belt - St Albans



London Green Belt - East Hertfordshire



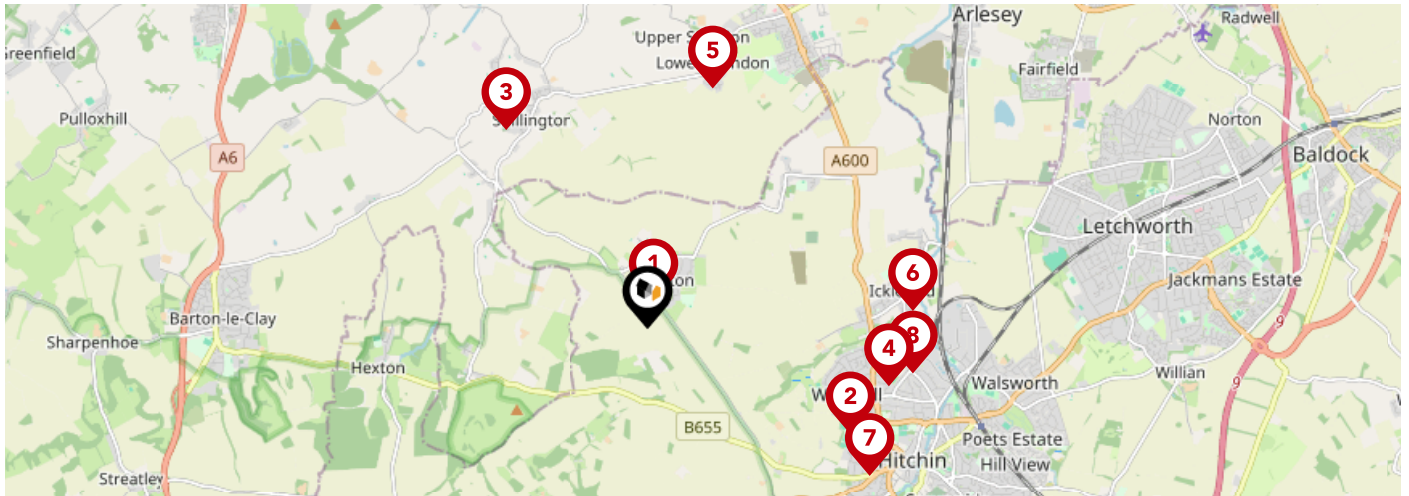
London Green Belt - Welwyn Hatfield



London Green Belt - Dacorum











London Green Belt - Buckinghamshire



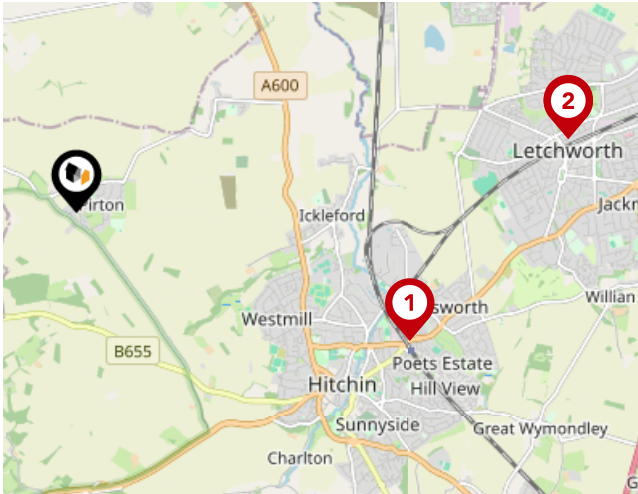
		Nursery	Primary	Secondary	College	Private
1	Pirton School Ofsted Rating: Requires improvement Pupils: 150 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:2.09	<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:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:2.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Stondon Lower School Ofsted Rating: Good Pupils: 147 Distance:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ickleford Primary School Ofsted Rating: Good Pupils: 210 Distance:2.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:2.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:2.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:2.48	<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:2.55	<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:2.62	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Offley Endowed Primary School and Nursery Ofsted Rating: Good Pupils: 165 Distance:2.69	<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:2.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meppershall Church of England Academy Ofsted Rating: Good Pupils: 212 Distance:3	<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:3.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:3.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

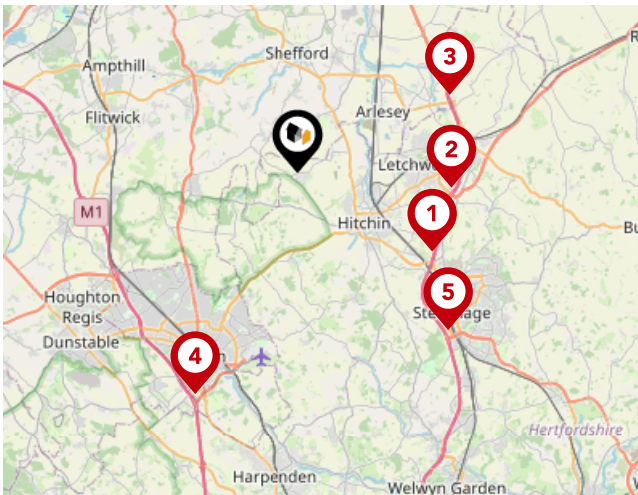
Area

Transport (National)



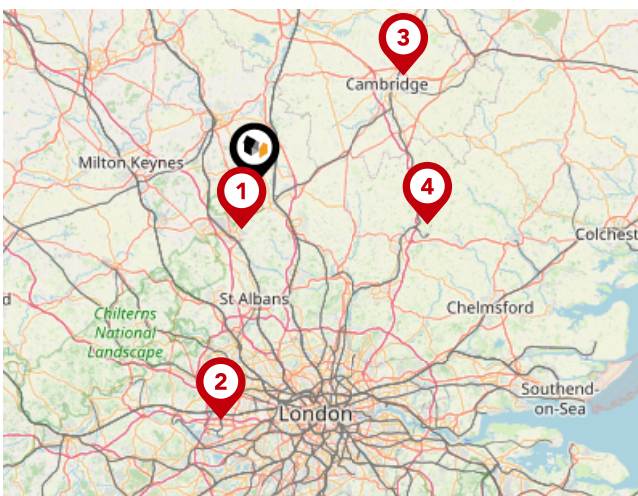
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	3.26 miles
2	Letchworth Rail Station	4.54 miles
3	Letchworth Rail Station	4.54 miles



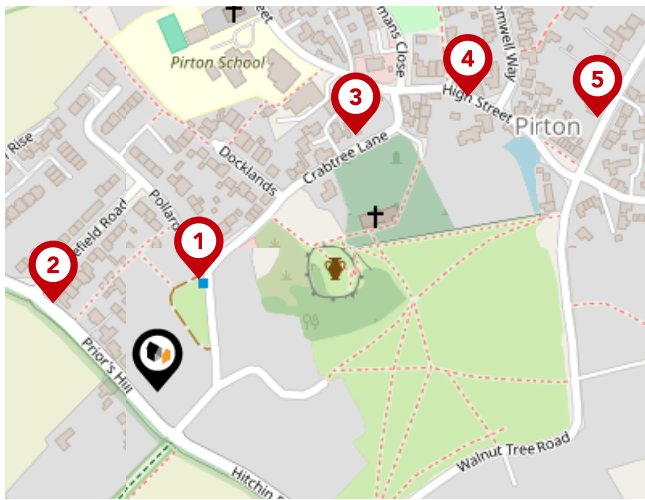
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	5.68 miles
2	A1(M) J9	5.59 miles
3	A1(M) J10	6.27 miles
4	M1 J10	8.89 miles
5	A1(M) J7	7.9 miles



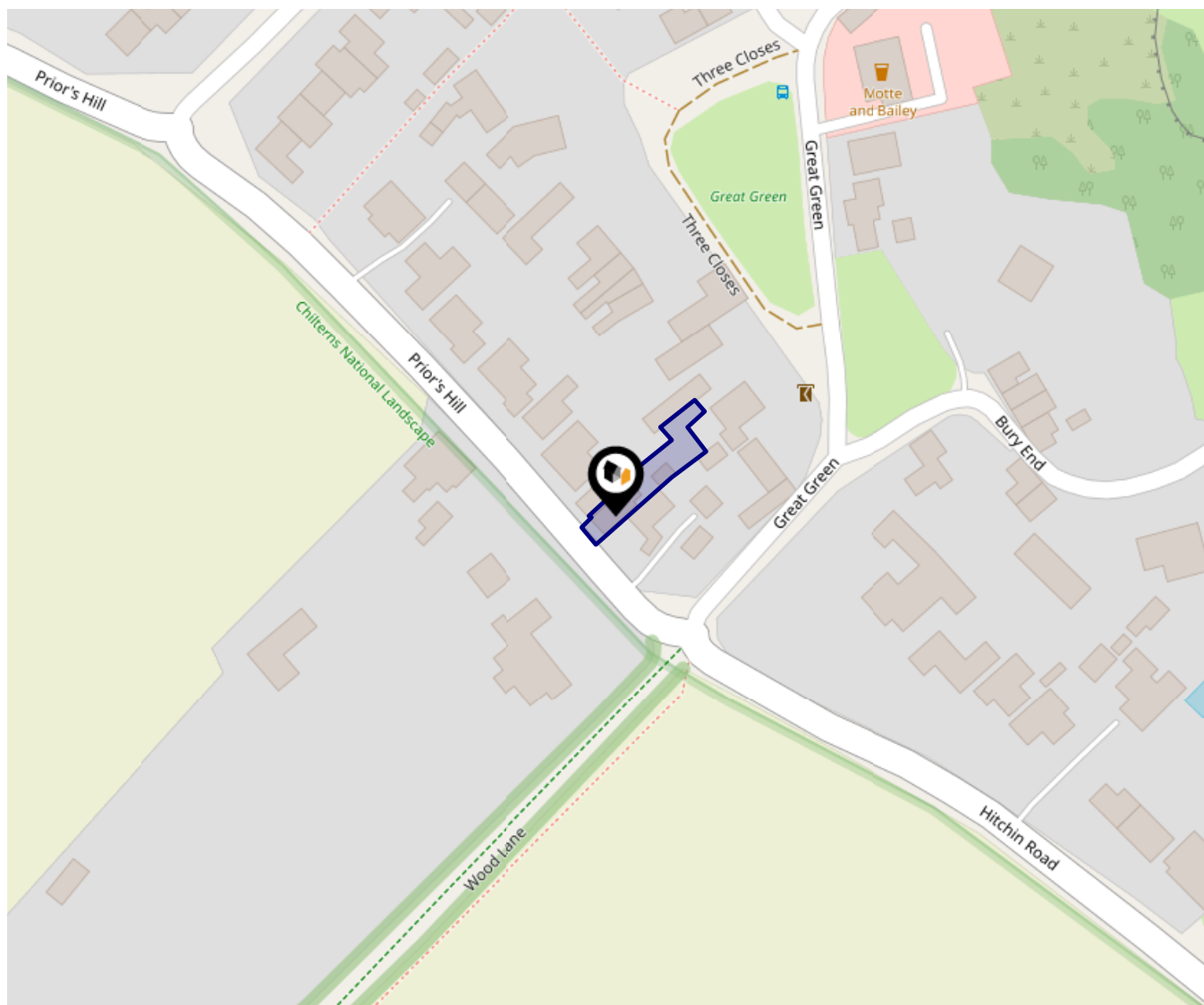
Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.52 miles
2	Heathrow Airport	34.66 miles
3	Cambridge	27.11 miles
4	Stansted Airport	25.97 miles



Bus Stops/Stations

Pin	Name	Distance
1	Motte & Bailey PH	0.07 miles
2	Danefield Road	0.08 miles
3	War Memorial	0.19 miles
4	Post Office	0.24 miles
5	High Street	0.3 miles



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

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

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

Country Properties

Data Quality

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



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Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



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