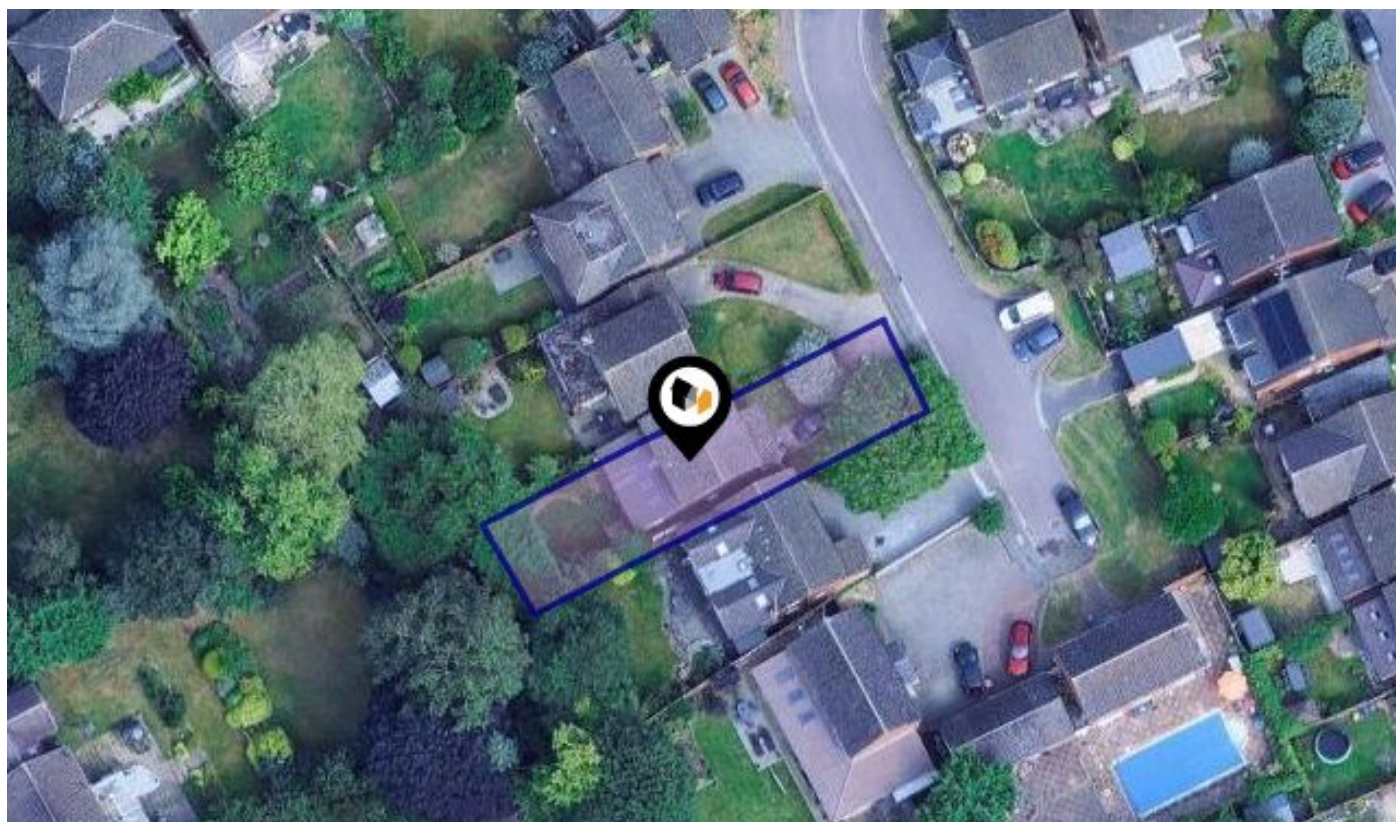




MIR: Material Info

The Material Information Affecting this Property

Wednesday 04th February 2026



GRANGE CLOSE, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



Planning records for: **Grange Close, Hitchin, SG4**

Reference - 14/01394/1HH	
Decision:	Decided
Date:	20th May 2014
Description:	Single storey rear extension and replacement of flat roof to existing rear extension with pitched roof.

Planning records for: **1 Grange Close Hitchin Hertfordshire SG4 9HD**

Reference - 25/00108/FPH	
Decision:	Decided
Date:	14th January 2025
Description:	Single storey front extension including alterations to existing garage roof and fenestration to facilitate garage conversion following demolition of existing front porch.

Planning records for: **4 Grange Close Hitchin SG4 9HD**

Reference - 91/00306/1	
Decision:	Decided
Date:	02nd July 1991
Description:	Two storey rear extension

Planning records for: **6 Grange Close St Ippolyts SG4 9HD**

Reference - 81/01746/1	
Decision:	Decided
Date:	16th December 1981
Description:	Erection of single storey side and rear extension.

Planning records for: **9 Grange Close Hitchin Hertfordshire SG4 9HD**

Reference - 21/00256/LDCP	
Decision:	Decided
Date:	26th January 2021
Description:	Single storey rear extension

Planning records for: **10 Grange Close Hitchin SG4 9HD**

Reference - 88/00506/1
<p>Decision: Decided</p>
<p>Date: 23rd March 1988</p>
<p>Description: Erection of two and single storey rear extension (amended by plans received on 20th May 1988)</p>
Reference - 18/01069/FPH
<p>Decision: Decided</p>
<p>Date: 19th April 2018</p>
<p>Description: First floor rear extension</p>
Reference - 15/01390/1HH
<p>Decision: Decided</p>
<p>Date: 21st May 2015</p>
<p>Description: Replace garage door with bay window to facilitate conversion of garage to habitable accommodation.</p>
Reference - 90/00528/1
<p>Decision: Decided</p>
<p>Date: 06th April 1990</p>
<p>Description: Single storey rear extension</p>

Planning records for: **12 Grange Close Hitchin SG4 9HD**

Reference - 88/00198/1	
Decision:	Decided
Date:	09th February 1988
Description:	Erection of single storey side and rear extension

Reference - 85/01530/1	
Decision:	Decided
Date:	14th October 1985
Description:	Erection of front entrance canopy.

Reference - 93/00598/1HH	
Decision:	Decided
Date:	02nd June 1993
Description:	Rear conservatory

Planning records for: **14 Grange Close Hitchin SG4 9HD**

Reference - 89/00052/1	
Decision:	Decided
Date:	20th January 1989
Description:	Removal of Hornbeam tree

Planning records for: **18 Grange Close Hitchin SG4 9HD**

Reference - 83/01631/1
<p>Decision: Decided</p>
<p>Date: 10th October 1983</p>
<p>Description: Erection of side extension for double garage associated with conversion of existing garage into living accommodation</p>
Reference - 88/01918/1A
<p>Decision: Decided</p>
<p>Date: 14th November 1988</p>
<p>Description: Renewal of planning permission 1/1631/83(1033) for side extension for double garage incorporating conversion of existing garage into living accommodation dated 17.11.83</p>
Reference - 23/01941/FPH
<p>Decision: Decided</p>
<p>Date: 15th August 2023</p>
<p>Description: Two storey side extension and single storey rear extension. Front mono-pitched roof and front porch extension following demolition of existing porch.</p>
Reference - 23/00925/FPH
<p>Decision: Decided</p>
<p>Date: 21st April 2023</p>
<p>Description: Two storey side extension and single storey rear extension. Front mono-pitched roof and front porch extension following demolition of existing porch.</p>

Planning records for: **22 Grange Close Hitchin Hertfordshire SG4 9HD**

Reference - 20/00926/FPH	
Decision:	Decided
Date:	04th May 2020
Description:	Single storey rear extension following demolition of existing rear conservatory

Planning records for: **24 Grange Close Hitchin SG4 9HD**

Reference - 82/00966/1	
Decision:	Decided
Date:	20th July 1982
Description:	Erection of first floor front extension, covered patio, detached garage at rear with new vehicular access.

Reference - 82/01339/1	
Decision:	Decided
Date:	06th October 1982
Description:	Erection of two storey rear extension and chimney

Reference - 85/00387/1	
Decision:	Decided
Date:	13th March 1985
Description:	Erection of single storey front extension.

Planning records for: **25 Grange Close Hitchin SG4 9HD**

Reference - 83/00455/1	
Decision:	Decided
Date:	11th April 1983
Description:	Erection of front entrance porch

Reference - 87/00461/1	
Decision:	Decided
Date:	24th March 1987
Description:	Erection of rear conservatory extension

Reference - 87/00295/1	
Decision:	Decided
Date:	27th February 1987
Description:	Erection of rear conservatory

Planning records for: **26 Grange Close Hitchin SG4 9HD**

Reference - 80/01090/1	
Decision:	Decided
Date:	19th June 1980
Description:	Erection of two storey side extension.

Planning records for: **26 Grange Close St Ippolyts SG4 9HD**

Reference - 81/01080/1	
Decision:	Decided
Date:	28th July 1981
Description:	Erection of sigle storey side and rear extension and conversion of existing garage into living accommodation.

Reference - 84/00621/1	
Decision:	Decided
Date:	13th April 1984
Description:	Erection of single storey front extension and external chimney on side elevation

Planning records for: **27 Grange Close Hitchin SG4 9HD**

Reference - 05/01693/1HH	
Decision:	Decided
Date:	11th November 2005
Description:	Single storey front extension.

Planning records for: **28 Grange Close Hitchin SG4 9HD**

Reference - 86/02142/1	
Decision:	Decided
Date:	23rd December 1986
Description:	Erection of single storey rear extension. (As amended by plan received 27th February 1987).

Planning records for: **29 Grange Close Hitchin SG4 9HD**

Reference - 89/00767/1	
Decision:	Decided
Date:	11th May 1989
Description:	Single storey front and two storey rear extensions

Planning records for: **32 Grange Close Hitchin SG4 9HD**

Reference - 87/01696/1	
Decision:	Decided
Date:	11th November 1987
Description:	Erection of single storey front extension

Planning records for: **34 Grange Close Hitchin Hertfordshire SG4 9HD**

Reference - 25/00717/FPH	
Decision:	Decided
Date:	14th March 2025
Description:	Single storey front infill extension.

Reference - 00/00642/1HH	
Decision:	Decided
Date:	28th April 2000
Description:	Single storey rear extension

Planning records for: **35 Grange Close Hitchin SG4 9HD**

Reference - 89/01817/1	
Decision:	Decided
Date:	18th December 1990
Description:	Single storey part side extension

Planning records for: **36 Grange Close Hitchin SG4 9HD**

Reference - 11/01659/1PUD	
Decision:	Decided
Date:	04th July 2011
Description:	Single storey rear extension and addition of pitched roof to existing single storey rear element.

Planning records for: **39 Grange Close Hitchin Hertfordshire SG4 9HD**

Reference - 18/00902/FPH	
Decision:	Decided
Date:	28th March 2018
Description:	Single story front extension and works to existing garage to facilitate conversion into habitable space.

Planning records for: **40 Grange Close Hitchin SG4 9HD**

Reference - 13/00528/1HH	
Decision:	Decided
Date:	07th March 2013
Description:	Rear conservatory

Planning records for: **40 Grange Close Hitchin SG4 9HD**

Reference - 87/00318/1	
Decision:	Decided
Date:	04th March 1987
Description:	Erection of single storey front and two storey side extension

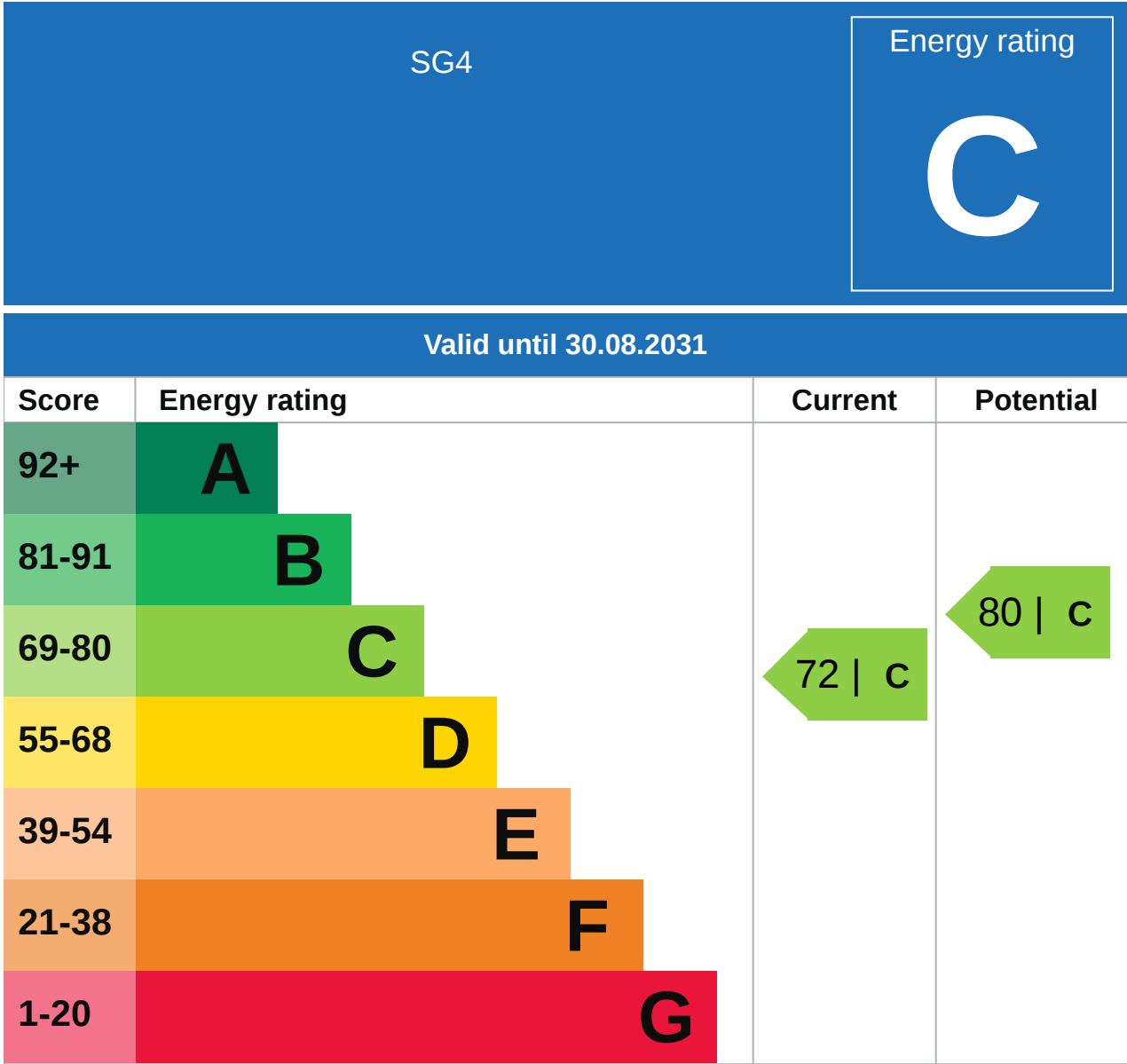
Reference - 81/00581/1	
Decision:	Decided
Date:	31st March 1981
Description:	Erection of single storey rear extension.

Planning records for: **41 Grange Close Hitchin SG4 9HD**

Reference - 17/00011/1PUD	
Decision:	Decided
Date:	03rd January 2017
Description:	Single story rear extension

Planning records for: **43 Grange Close Hitchin SG4 9HD**

Reference - 88/00575/1	
Decision:	Decided
Date:	05th April 1988
Description:	Erection of two storey side extension and front entrance porch.



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Not sale or rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
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 all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	145 m ²

Building Safety

No building safety aspects to report

Accessibility / Adaptations

Downstairs wet room

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Standard brick constructio

Property Lease Information

Freehold

Listed Building Information

No

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

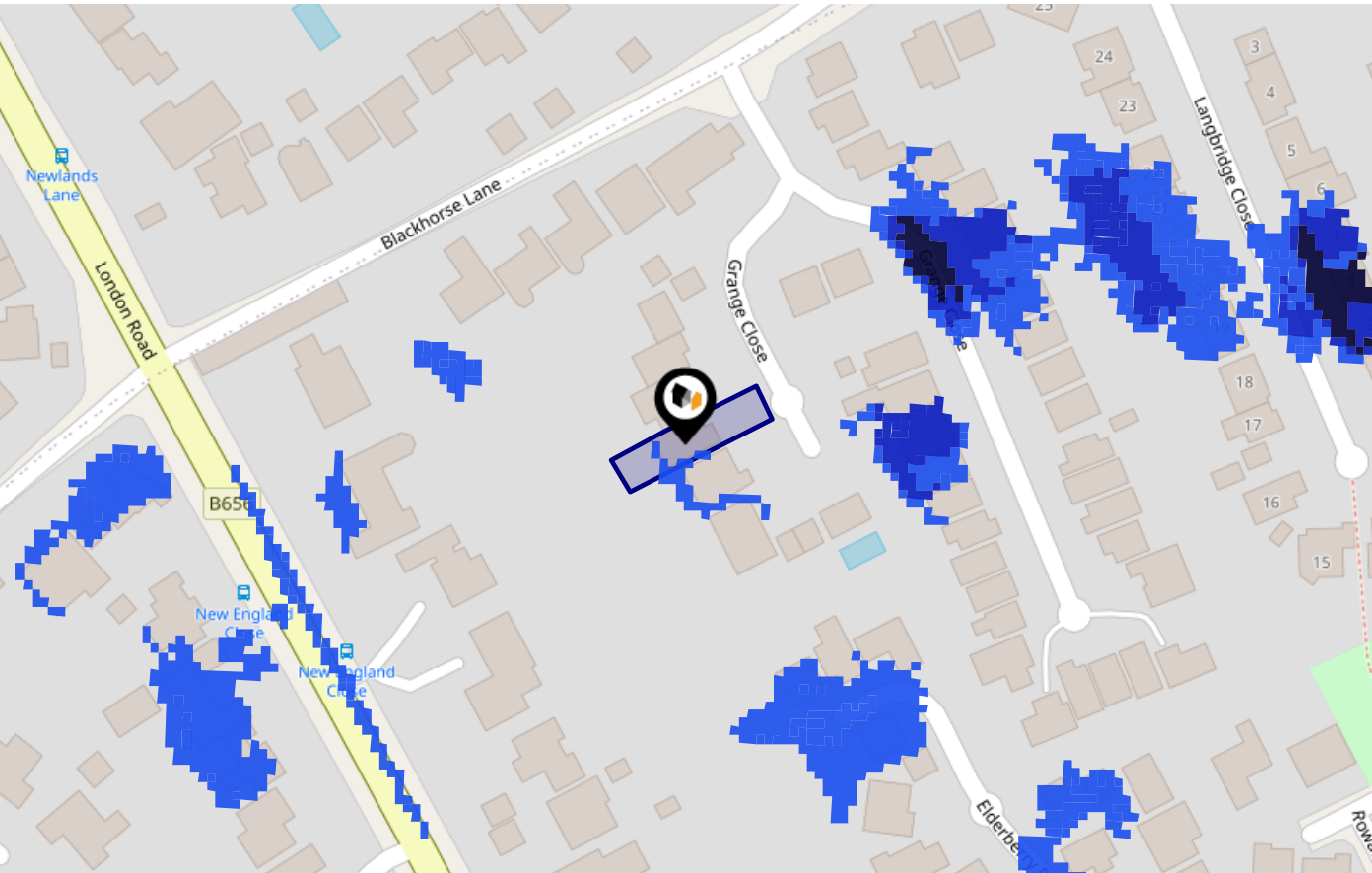
Important - Please read

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.

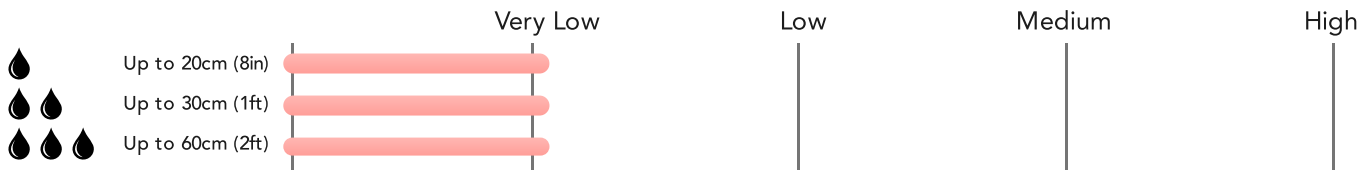


Risk Rating: **Very low**

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.

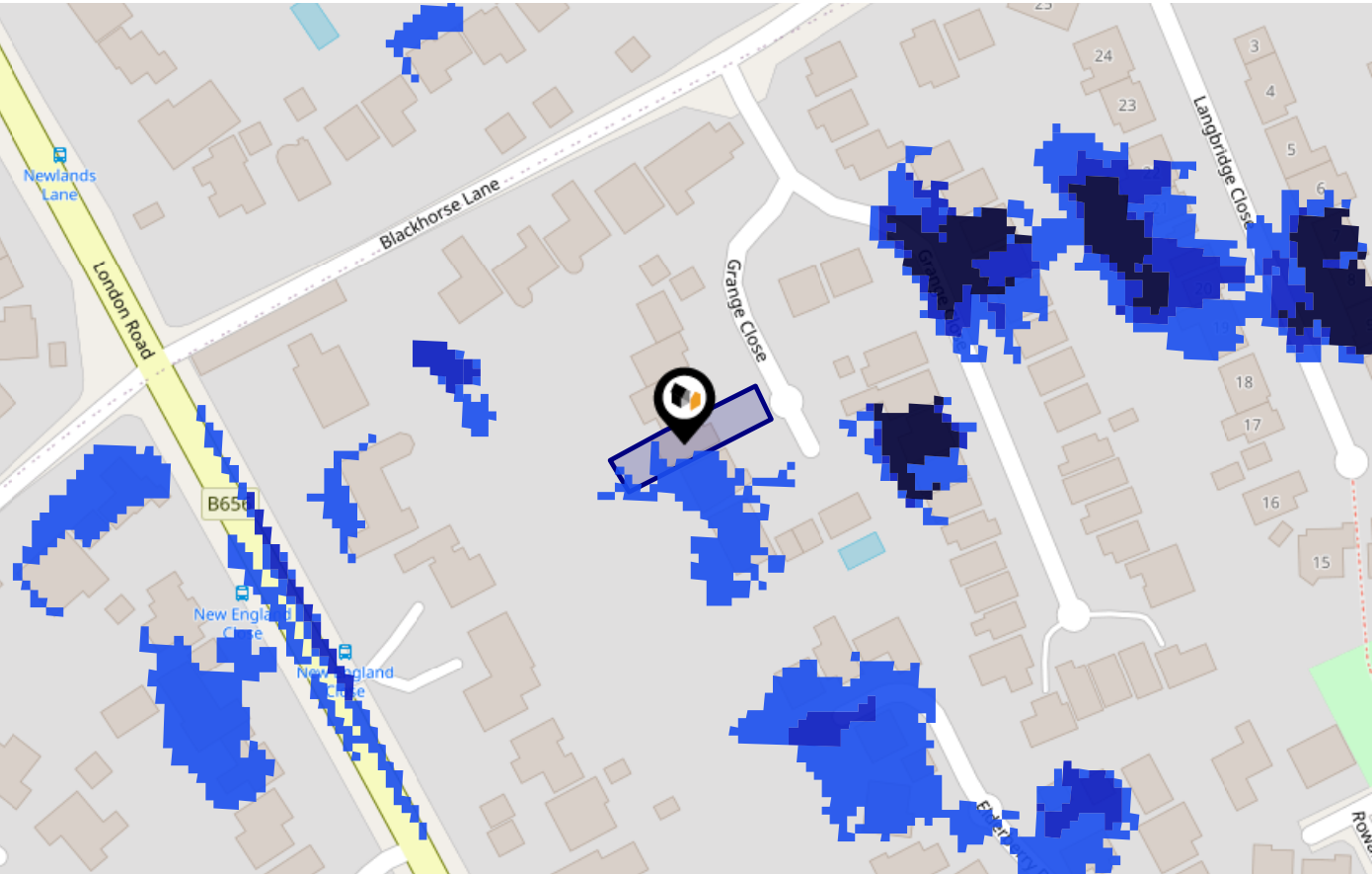
Chance of flooding to the following depths at this property:



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.

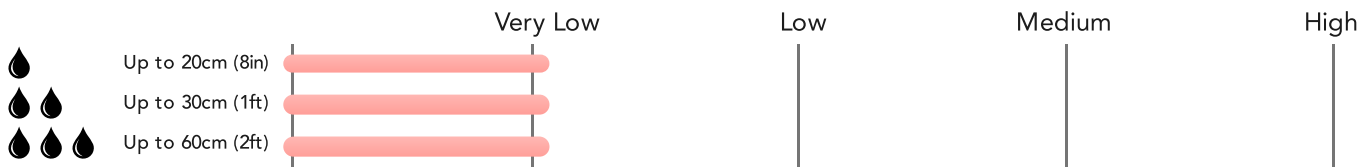


Risk Rating: Very low

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

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

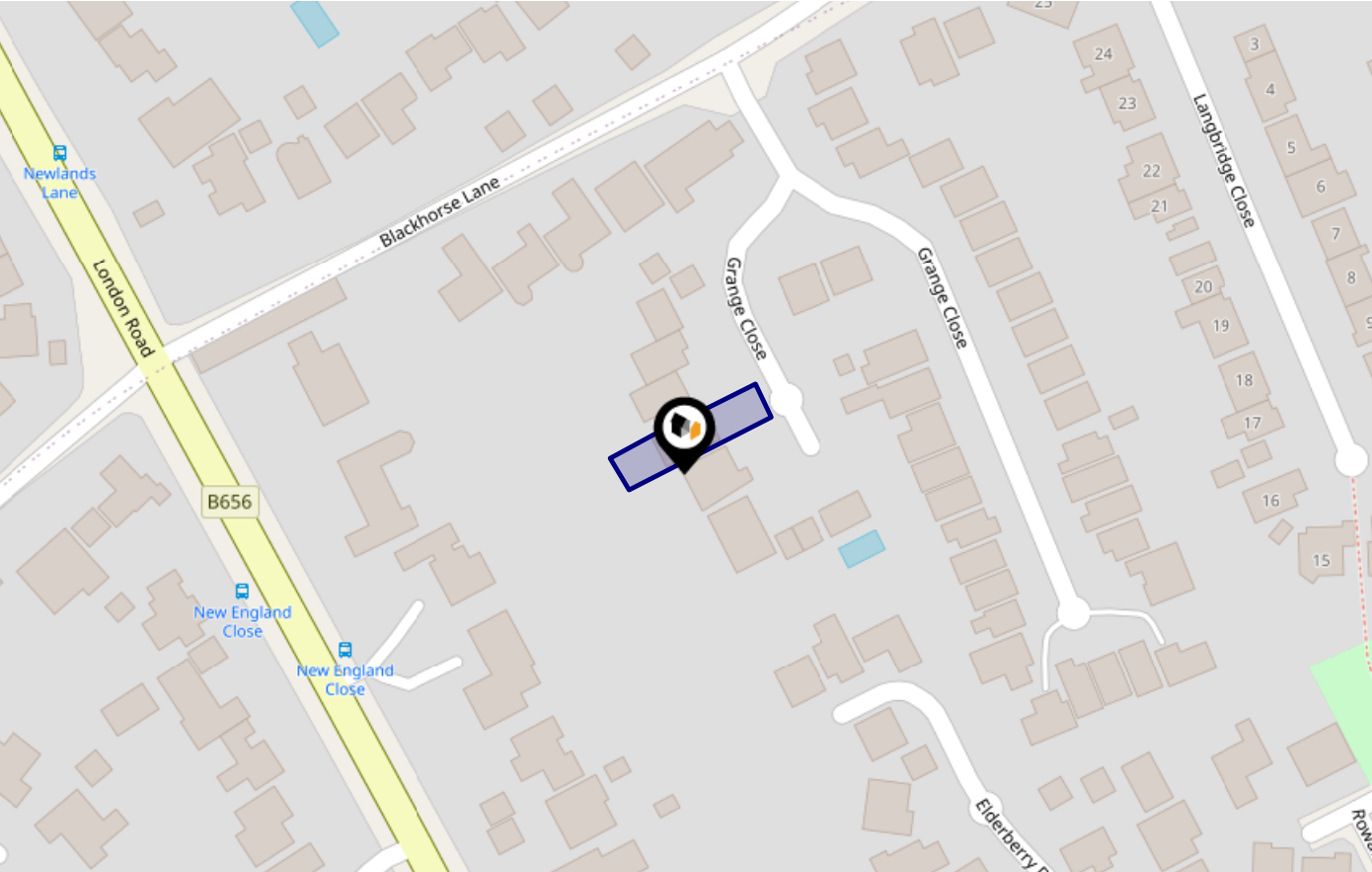
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

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

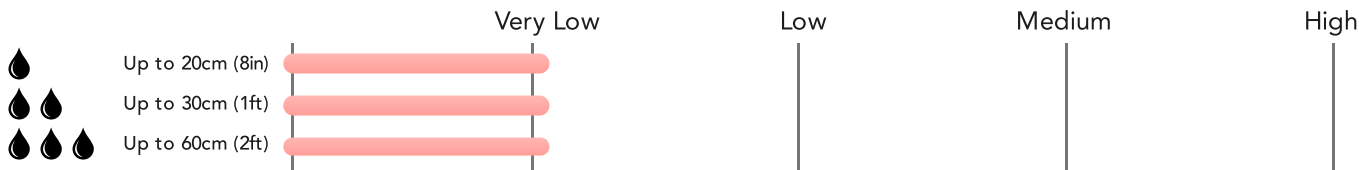


Risk Rating: **Very low**

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

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

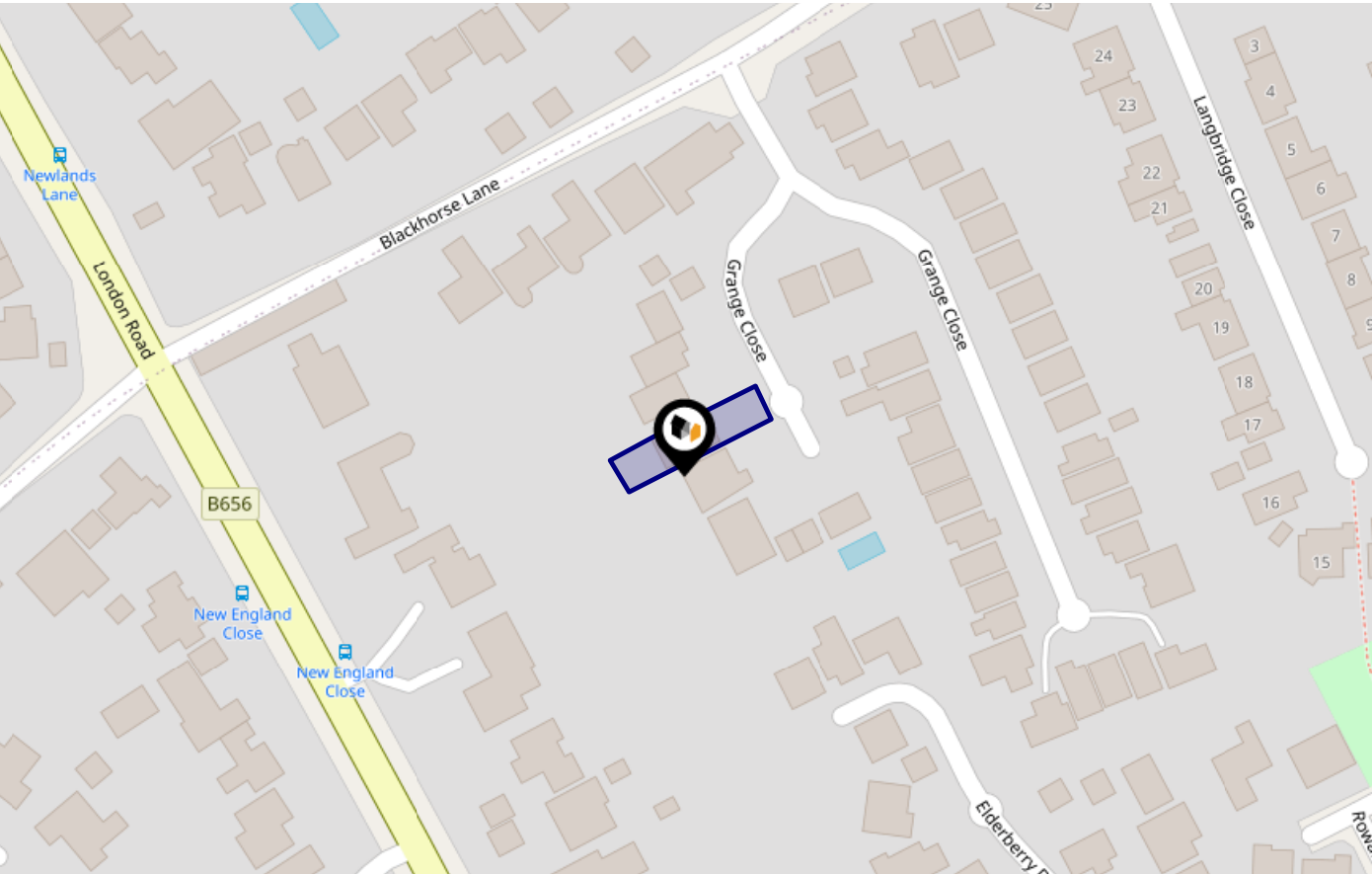
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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

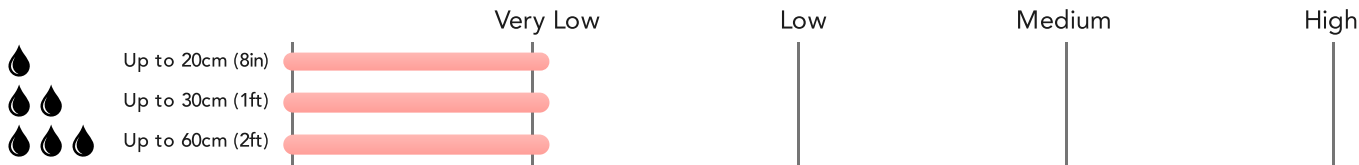


Risk Rating: **Very low**

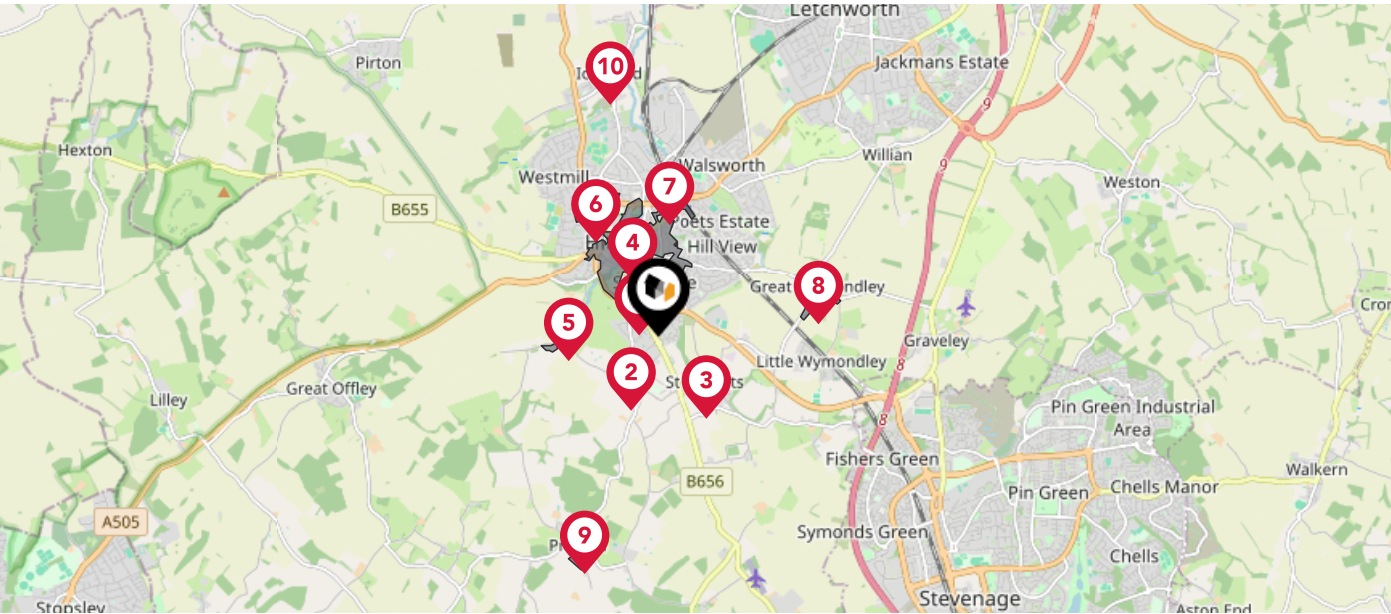
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

Chance of flooding to the following depths at this property:

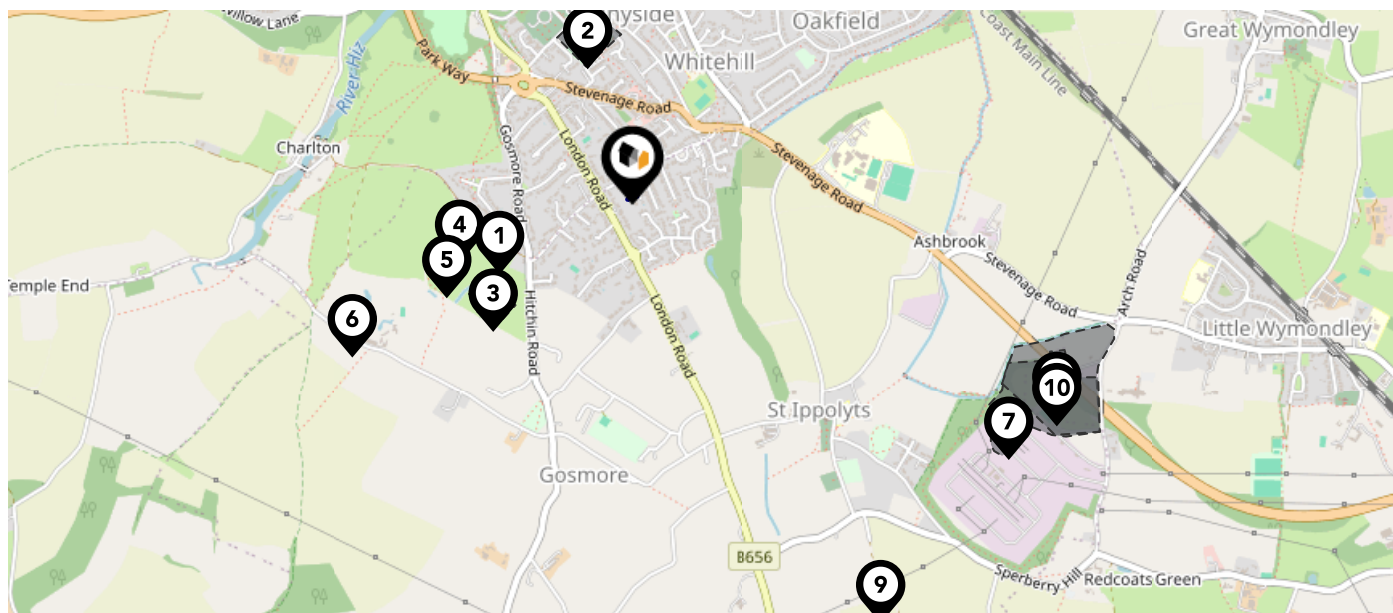


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



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

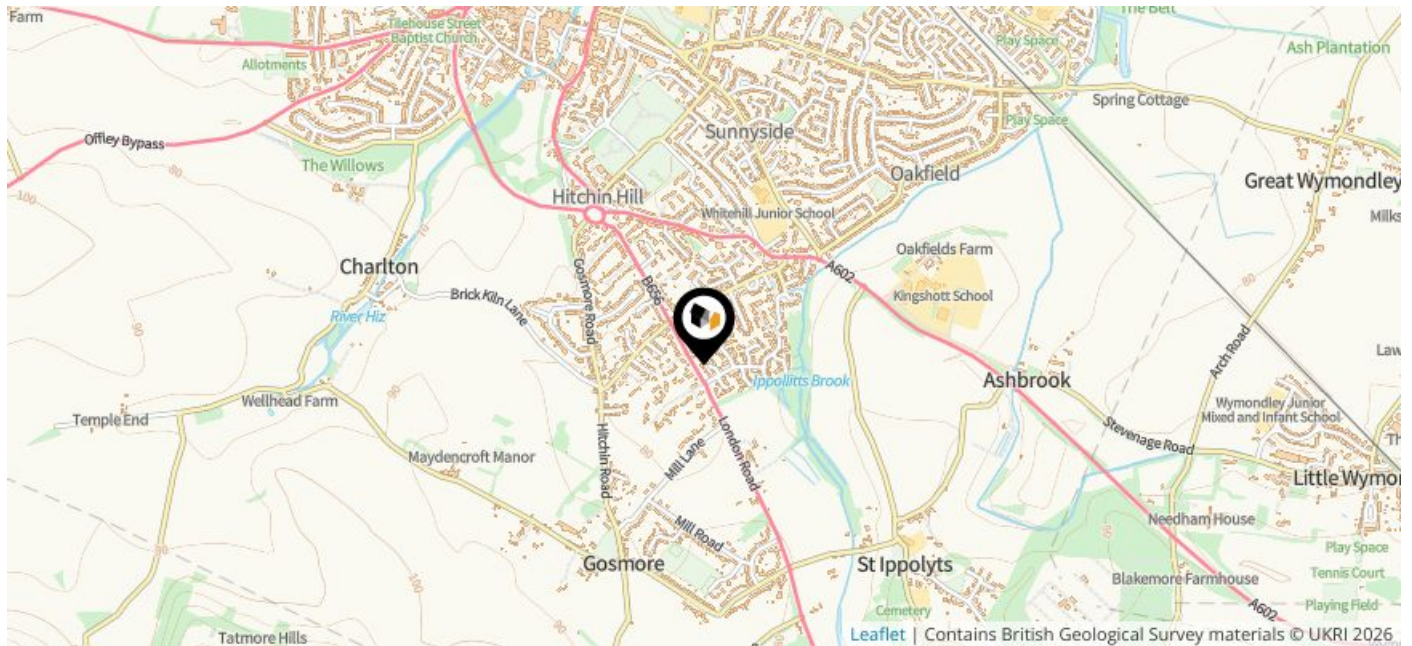
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
2	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	
3	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
4	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
5	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
6	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
7	Titmore Green Road-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	
8	Little Wymondley Gravel Pit-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	
9	Tittendell-Tittendell Street, St Ippollits, Hertfordshire	Historic Landfill	
10	Little Wymondley Quarry-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



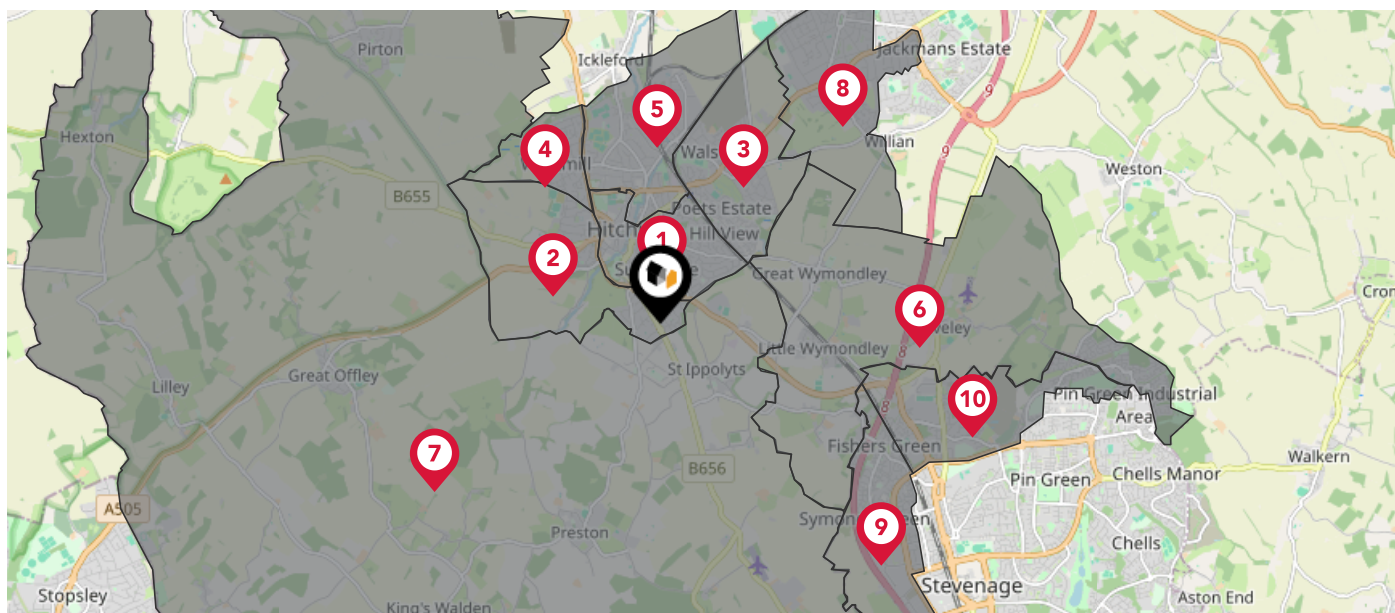
Mine Entry

- ✕ 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

1

Hitchin Highbury Ward

2

Hitchin Priory Ward

3

Hitchin Walsworth Ward

4

Hitchin Oughton Ward

5

Hitchin Bearton Ward

6

Chesfield Ward

7

Hitchwood, Offa and Hoo Ward

8

Letchworth South West Ward

9

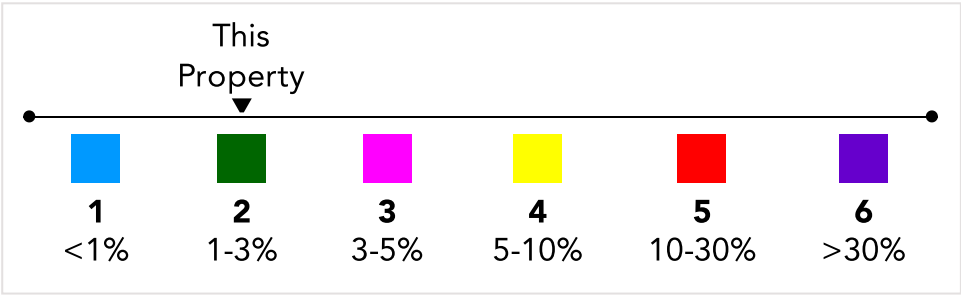
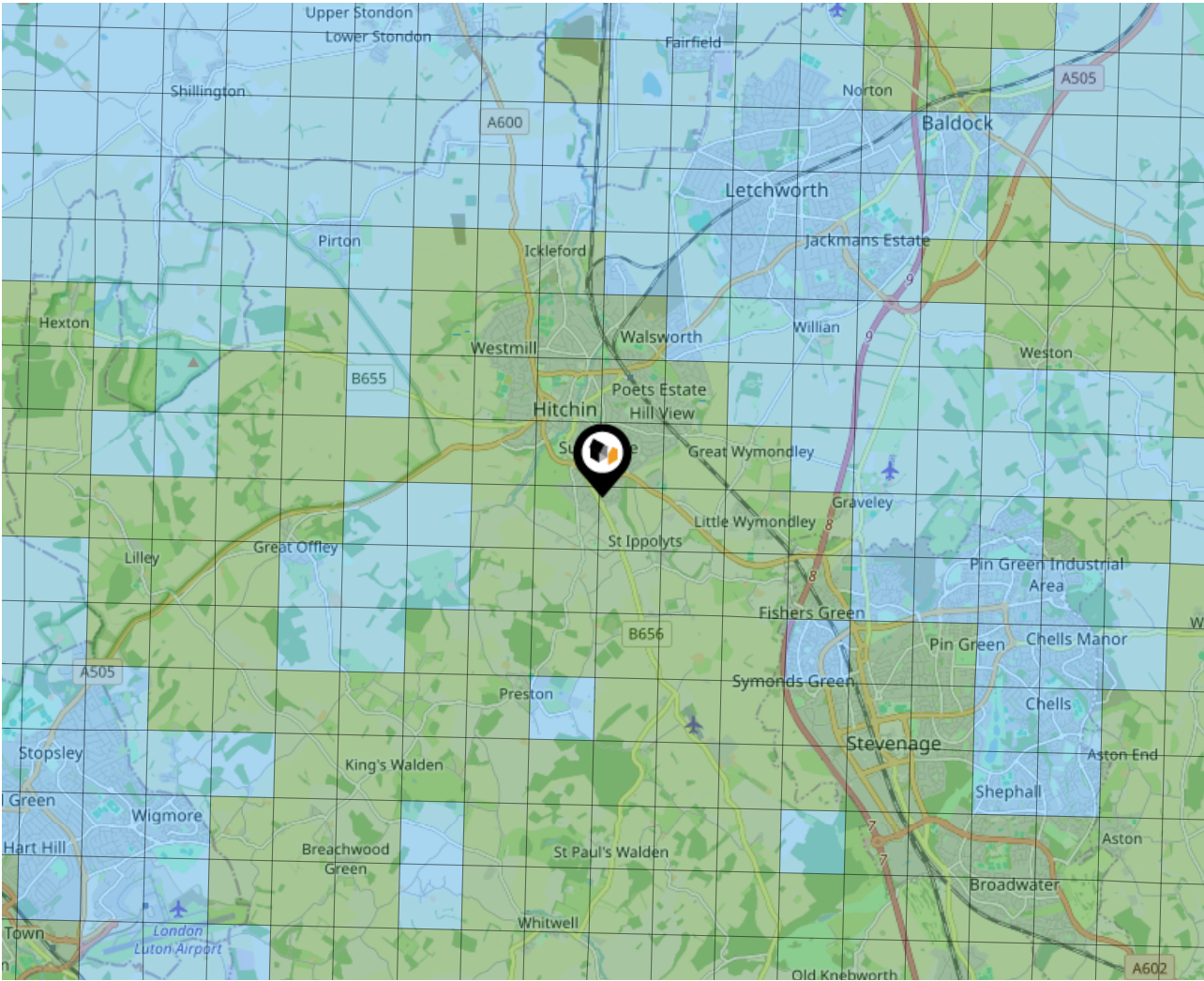
Symonds Green Ward

10

Woodfield Ward

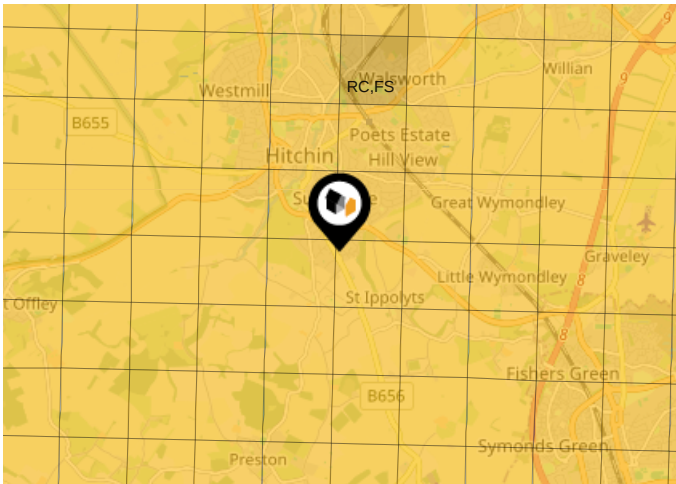
What is Radon?

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:	HIGH	Soil Texture:	CHALKY, SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	SHALLOW
Soil Group:	ALL		

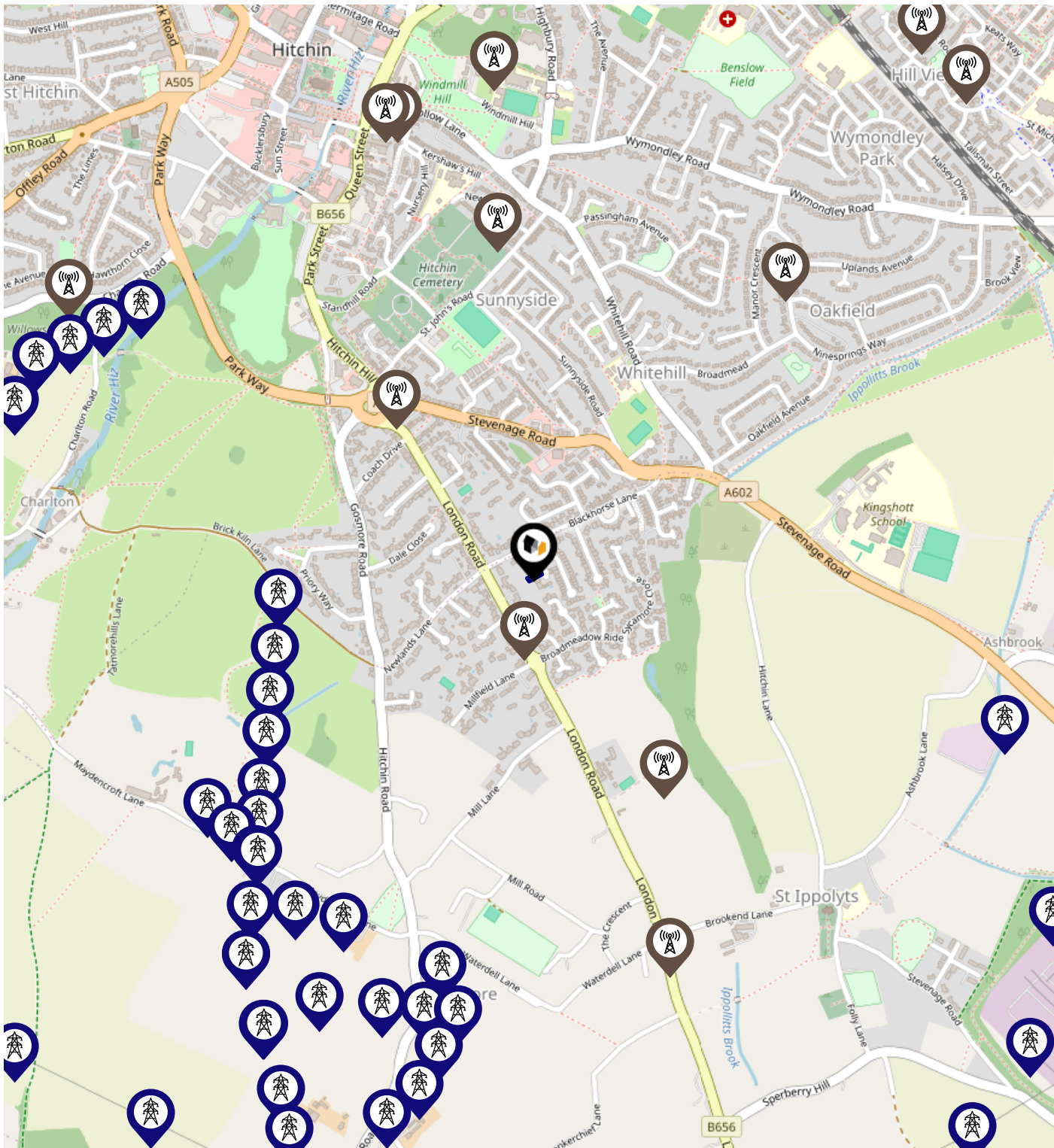


Primary Classifications (Most Common Clay Types)



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

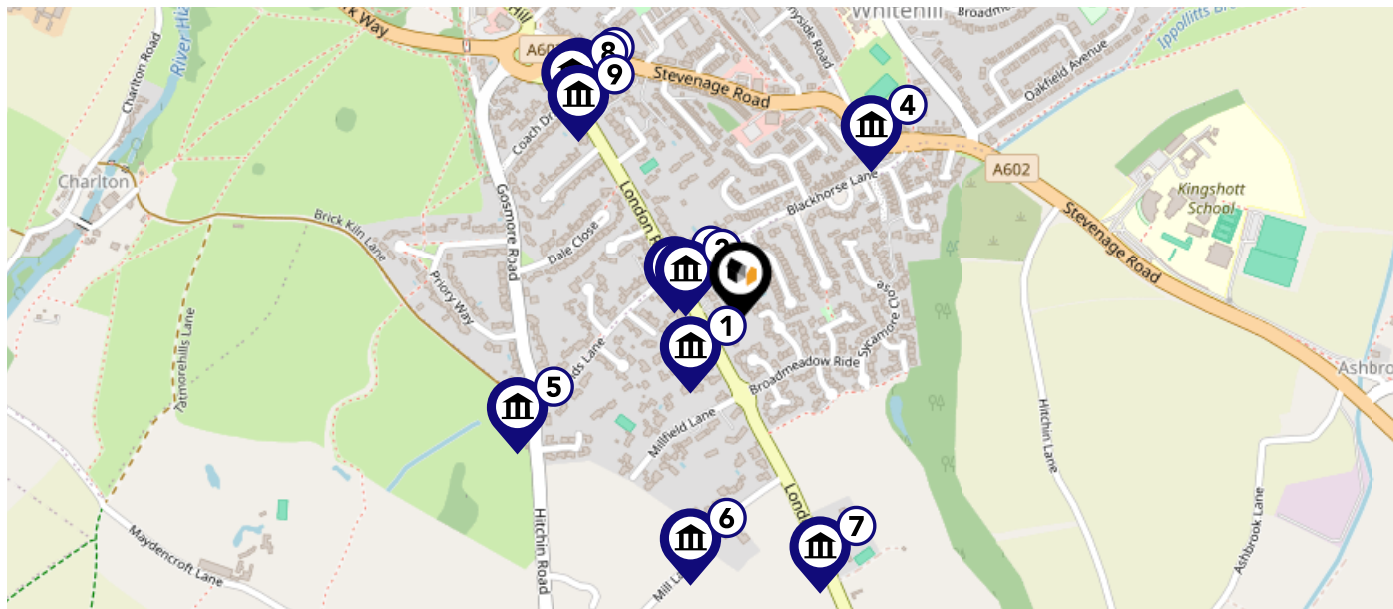
Masts & Pylons













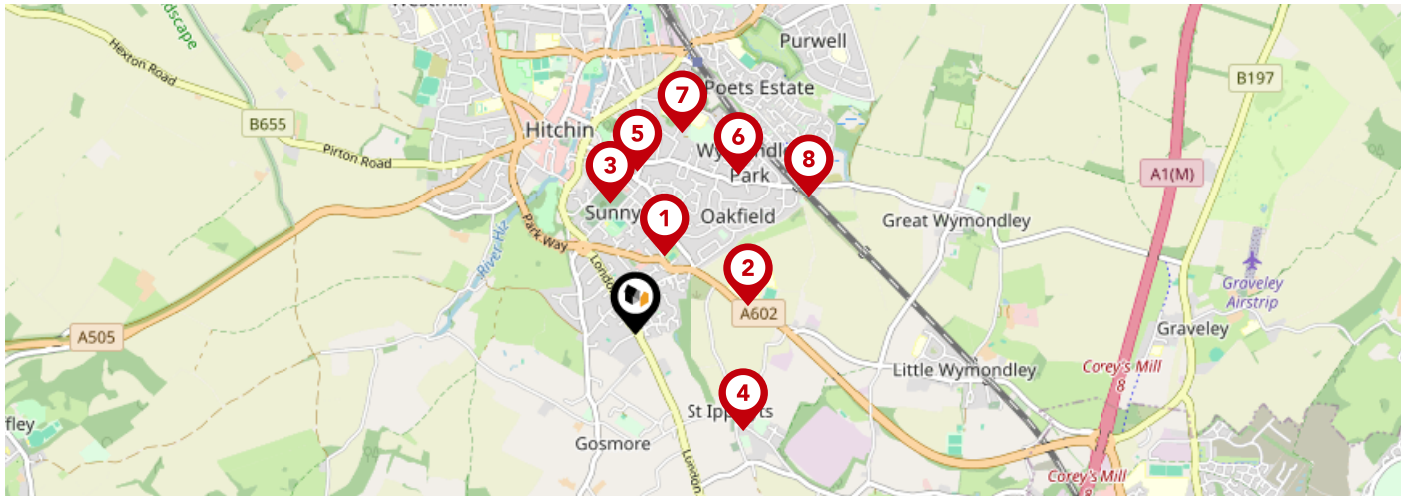
Key:

-  Power Pylons
-  Communication Masts

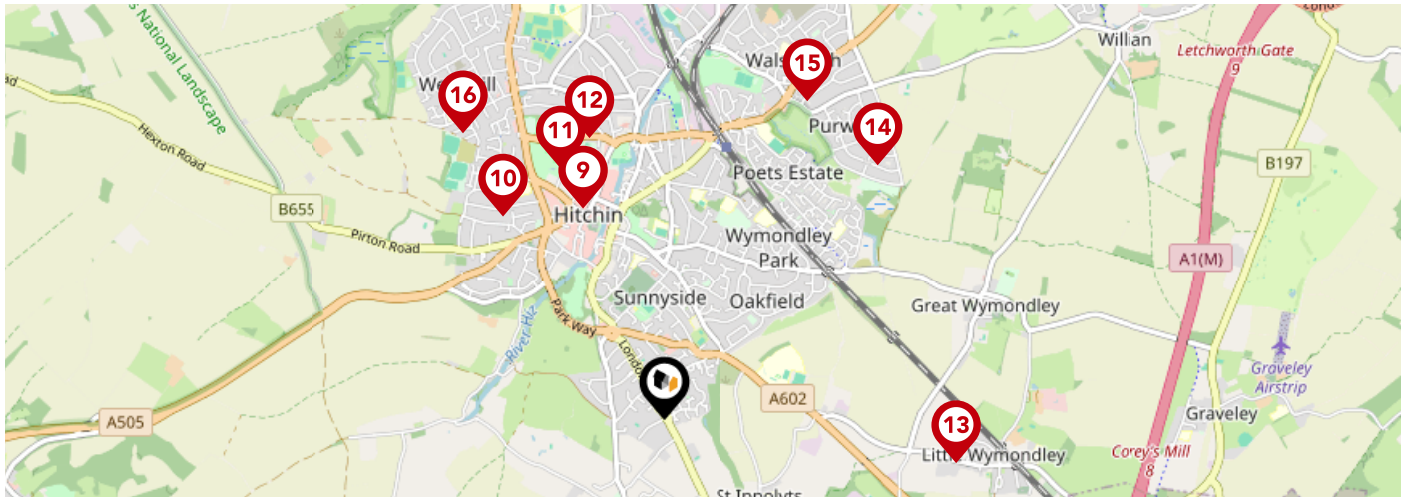
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1175154 - New England House, And New England Cottage	Grade II	0.1 miles
 1347425 - The Grange House	Grade II	0.1 miles
 1175136 - Barn At The Grange House	Grade II	0.1 miles
 1102138 - The New Found Out Public House	Grade II	0.2 miles
 1102538 - Rose View Opposite Newlands Lane	Grade II	0.3 miles
 1102506 - The Mill Farm	Grade II	0.3 miles
 1102539 - Pound Farmhouse	Grade II	0.3 miles
 1347590 - 7, Hitchin Hill Path	Grade II	0.3 miles
 1347591 - Saint Elmo	Grade II	0.3 miles
 1102171 - 8, Hitchin Hill Path	Grade II	0.3 miles



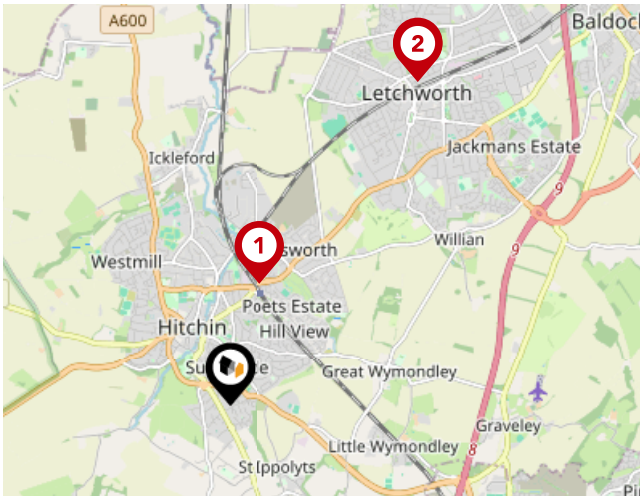
		Nursery	Primary	Secondary	College	Private
1	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Ippolyts Church of England Aided Primary School Ofsted Rating: Good Pupils: 175 Distance:0.65	<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:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:1.19	<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:1.25	<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:1.34	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wymondley Junior Mixed and Infant School Ofsted Rating: Good Pupils: 102 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Higover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

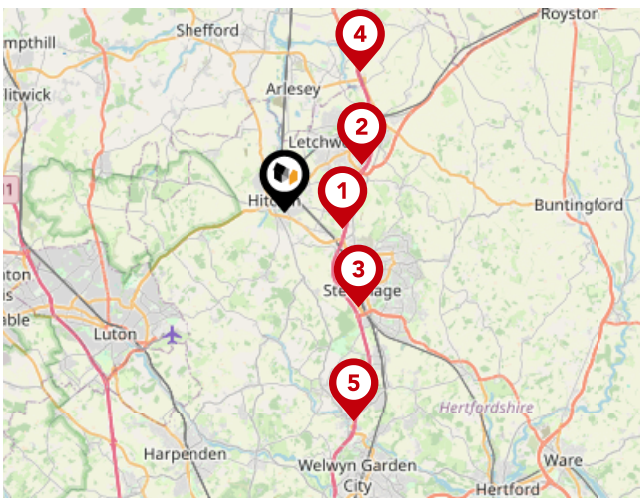
Area

Transport (National)



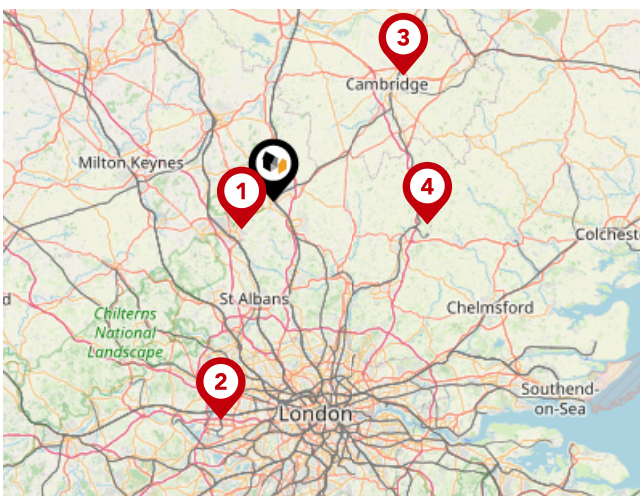
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	1.14 miles
2	Letchworth Rail Station	3.42 miles
3	Letchworth Rail Station	3.43 miles



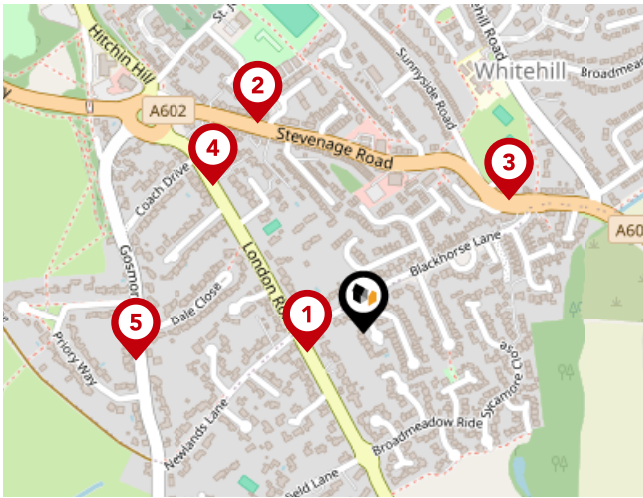
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.22 miles
2	A1(M) J9	3.34 miles
3	A1(M) J7	4.36 miles
4	A1(M) J10	5.88 miles
5	A1(M) J6	7.99 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.08 miles
2	Heathrow Airport	32.95 miles
3	Cambridge	26.51 miles
4	Stansted Airport	22.84 miles



Bus Stops/Stations

Pin	Name	Distance
1	New England Close	0.07 miles
2	The Maples	0.27 miles
3	Blackhorse Lane	0.22 miles
4	Lister Avenue	0.24 miles
5	Priory Way	0.26 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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk

