

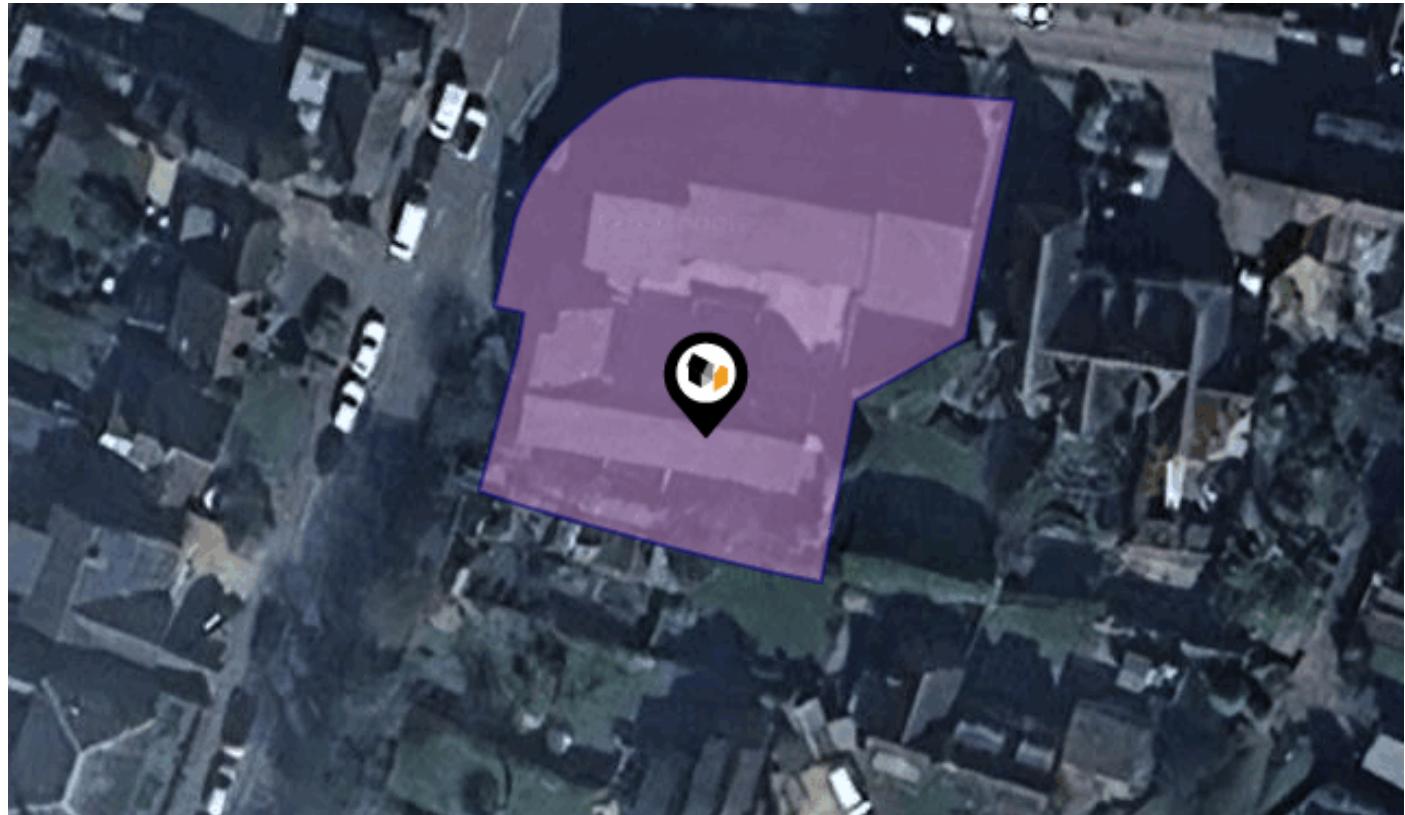


See More Online

MIR: Material Info

The Material Information Affecting this Property

Scheduled for: Wednesday 21st January 2026 @ 10:58am



**OLD HALL COURT, 1, HORN HILL, WHITWELL, HITCHIN,
SG4**

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

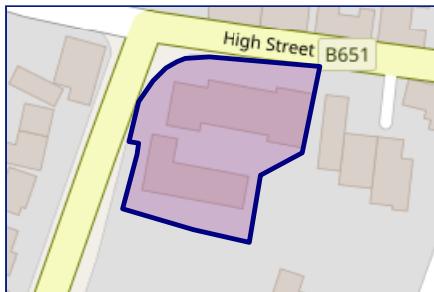
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Property Multiple Title Plans

country
properties

Freehold Title Plan



HD115244

Leasehold Title Plan



HD410661

Start Date: 25/04/2002
End Date: 25/03/2980
Lease Term: 999 years from 25 March 1981
Term Remaining: 954 years

Planning records for: **2 Horn Hill Whitwell SG4 8AS**

Reference - 76/01255/1

Decision: Decided

Date: 26th August 1976

Description:

Two vehicular accesses

Reference - 79/00672/1

Decision: Decided

Date: 26th April 1979

Description:

Erection of single storey rear extension

Reference - 20/02103/FPH

Decision: Decided

Date: 18th September 2020

Description:

Conversion of existing detached garage to habitable accommodation, erection of detached car port and outbuilding following demolition of existing detached shed and existing outside staircase

Reference - 91/01195/1

Decision: Decided

Date: 07th October 1991

Description:

Two storey rear extension

Planning records for: **2 Horn Hill Whitwell Hitchin SG4 8AS**

Reference - 13/03073/1PUD

Decision: Decided

Date: 20th December 2013

Description:

Alteration of existing single storey rear extension - change from lean-to roof to flat roof with roof lanterns.

Reference - 76/00203/1

Decision: Decided

Date: 09th July 1976

Description:

Proposed alterations, construction of vehicular access, erection of two garages and conversion of one dwelling

Reference - 77/01359/1

Decision: Decided

Date: 29th September 1977

Description:

Partial excavation of garden to facilitate construction of garage with access from Lilley bottom road, reinstatement of earth bank and of garden on the garage roof

Planning records for: **6 Horn Hill Whitwell Hitchin Hertfordshire SG4 8AS**

Reference - 20/00011/LBC

Decision: Decided

Date: 03rd January 2020

Description:

Single storey rear extension following partial demolition of existing rear structure. Internal alterations.

Planning records for: **6 Horn Hill Whitwell Hitchin Hertfordshire SG4 8AS**

Reference - 20/00010/FPH

Decision: Decided

Date: 03rd January 2020

Description:

Single storey rear extension following partial demolition of existing rear structure.

Planning records for: **8 Horn Hill Whitwell SG4 8AS**

Reference - 91/01181/1

Decision: Decided

Date: 10th October 1991

Description:

Single storey rear extension (amended by plans received 4th December 1991)

Reference - 91/01189/1LB

Decision: Decided

Date: 10th October 1991

Description:

Single storey rear extension (amended by plans received 4th December 1991)

Reference - 92/00633/1LB

Decision: Decided

Date: 02nd June 1992

Description:

External and internal alterations to include new rooflight to rear. Single storey rear extension. New boundary fence (Variation to consent granted 9th January 1991, 91/1189/1LB)

Planning records for: **12 Horn Hill Whitwell SG4 8AS**

Reference - 80/01316/1

Decision: Decided

Date: 06th August 1980

Description:

Erection of car port on side of house.

Planning records for: **16 Horn Hill Whitwell Herts SG4 8AS**

Reference - 98/00722/1TCA

Decision: Decided

Date: 28th May 1998

Description:

Remove two Ash trees

Reference - 90/00444/1TCA

Decision: Decided

Date: 23rd March 1990

Description:

Crown reduce two Ash trees

Planning records for: **18 Horn Hill Whitwell SG4 8AS**

Reference - 85/01480/1

Decision: Decided

Date: 05th September 1985

Description:

Single storey rear extension for disabled person.

Planning records for: **18 Horn Hill Whitwell SG4 8AS**

Reference - 86/00465/1

Decision: Decided

Date: 23rd February 1986

Description:

Single storey rear extension (var. 1/1480/85(1020)).

Reference - 96/01095/1LB

Decision: Decided

Date: 16th September 1996

Description:

Insertion of two rooflights to existing roof

Reference - 96/00727/1LB

Decision: Decided

Date: 14th June 1996

Description:

Single storey rear extension to provide garage following demolition of existing garage

Reference - 25/01185/LBC

Decision: Decided

Date: 23rd May 2025

Description:

Replacement of existing timber sash windows with double glazed heritage style timber sash windows and facilitating works

Planning records for: **22 Horn Hill Whitwell SG4 8AS**

Reference - 07/00431/1HH

Decision: Decided

Date: 16th February 2007

Description:

Single storey rear extension (as amended by drawing nos. HH03 rev A and HH04 rev A received on 30th April 2007).

Reference - 98/00070/1LB

Decision: Decided

Date: 09th January 1998

Description:

Replace 2 ground and first floor front windows (as amended by letter and drawings received on 26.3.98, letter and sketch received 7.4.98 and letter and sketch received 24.4.98)

Reference - 07/00432/1LB

Decision: Decided

Date: 16th February 2007

Description:

Proposal A:- Single storey rear extension with associated internal alterations, replacement side entrance door (as amended by drawing nos. HH03 rev A and HH04 rev A received on 30th April 2007). Proposal B:- Relocation of internal staircase following demolition of existing staircase

Planning records for: **Chapel House 24a Horn Hill Whitwell Hitchin Hertfordshire SG4 8AS**

Reference - 23/00651/FPH

Decision: Decided

Date: 17th March 2023

Description:

Part two storey and part single storey front extension. Two storey rear extension following demolition of existing conservatory. Replacement roof to include side dormer window and rooflights to facilitate loft conversion.

Planning records for: ***Chapel House 24a Horn Hill Whitwell Hitchin Hertfordshire SG4 8AS***

Reference - 22/00831/FPH

Decision: Decided

Date: 22nd March 2022

Description:

Raise roof height and alterations to roof including insertion of side dormer window and front rooflight to facilitate loft conversion

Reference - 84/00609/1

Decision: Decided

Date: 11th April 1984

Description:

Outline application (all matters reserved) for erection of one dwelling with garage following demolition of existing garage

Reference - 13/00076/1PUD

Decision: Decided

Date: 15th January 2013

Description:

Replace garage door with french windows to facilitate conversion of garage to habitable accommodation.

Reference - 18/02674/FPH

Decision: Decided

Date: 05th October 2018

Description:

Raised replacement roof with side dormer windows and rear rooflight to facilitate loft conversion

Planning records for: ***Chapel House 24a Horn Hill Whitwell Hitchin Hertfordshire SG4 8AS***

Reference - 22/01663/FPH

Decision: Decided

Date: 21st June 2022

Description:

Two storey front extension. Two storey rear extension including balcony area above following demolition of existing conservatory. Replacement raised roof including insertion of side dormer window and rooflights to front and side roof slopes to facilitate loft conversion. One additional side window at first floor level. Rendering of walls, and alterations to openings

Planning records for: ***24 Horn Hill Whitwell Hitchin SG4 8AS***

Reference - 10/00829/1TCA

Decision: Decided

Date: 19th April 2010

Description:

Remove one Ash tree

Reference - 03/01617/1LB

Decision: Decided

Date: 13th October 2003

Description:

Replacement of existing metal windows in front elevation with timber sash windows.

Reference - 84/01413/1

Decision: Decided

Date: 12th September 1984

Description:

Erection of three bedroom detached dwellinghouse

Planning records for: **24 Horn Hill Whitwell SG4 8AS**

Reference - 06/02416/1TCA

Decision: Decided

Date: 27th October 2006

Description:

Reduce Ash tree by 20%.

Planning records for: **1 Oldhall Court 1 Horn Hill Whitwell Hitchin Hertfordshire SG4 8AS**

Reference - 23/01939/TCA

Decision: Decided

Date: 15th August 2023

Description:

3x Hornbeam - Reduce approx as previously 2-3ft

Reference - 21/02705/TCA

Decision: Decided

Date: 20th September 2021

Description:

3 x Hornbeams - Reduce to previous points

Planning records for: **Old Hall Court Horn Hill Whitwell SG4 8AS**

Reference - 76/00110/1

Decision: Decided

Date: 14th August 1976

Description:

Demolition of village hall and erection of residential development comprising 7 one bedroom units and 5 two bedroom and 12 garages.

Planning records for: ***Old Hall Court Horn Hill Whitwell Hitchin SG4 8AS***

Reference - 01/01305/1TCA

Decision: Decided

Date: 16th August 2001

Description:

Pruning of three Hornbeam trees.

Reference - 04/01903/1TCA

Decision: Decided

Date: 01st December 2004

Description:

Three hornbeams to be reduced in height by 25%, removal of 1 Elder tree.

Planning records for: ***Flat 11 Old Hall Court 1 Horn Hill Whitwell SG4 8AS***

Reference - 00/01579/1TCA

Decision: Decided

Date: 18th October 2000

Description:

Pruning of various trees

Building Safety

No building safety aspects to report.

Accessibility / Adaptations

Not suitable for wheelchair users.

Restrictive Covenants

Conservation Area.

Rights of Way (Public & Private)

None specified.

Construction Type

Standard brick construction.

Property Lease Information

Leasehold:

Lease Length: 999 years. (virtual freehold) granted on 25th March 1981 The owners of the properties in Old Hall Court are Shareholders of Old Hall Court (Whitwell) Ltd

There are 954 years remaining on the lease from Jan 2026

Listed Building Information

Not listed.

Stamp Duty

Not specified.

Other

None specified

Other

None specified

Electricity Supply

YES - Mains

Gas Supply

NO GAS

Central Heating

YES - Mains

Water Supply

YES - Mains

Drainage

YES - Mains

Important - Please read

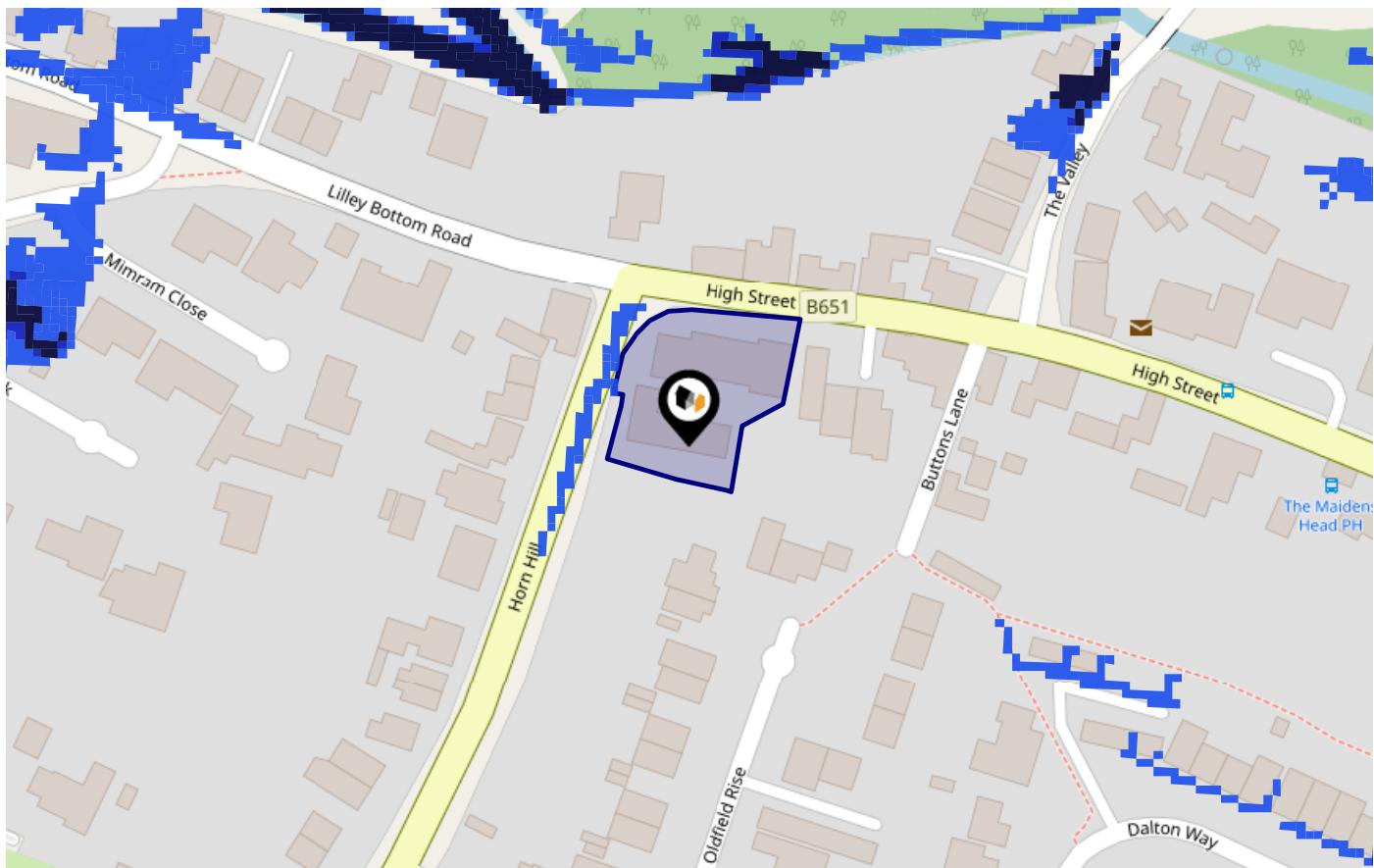
The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

Flood Risk

Surface Water - Flood Risk

country
properties

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

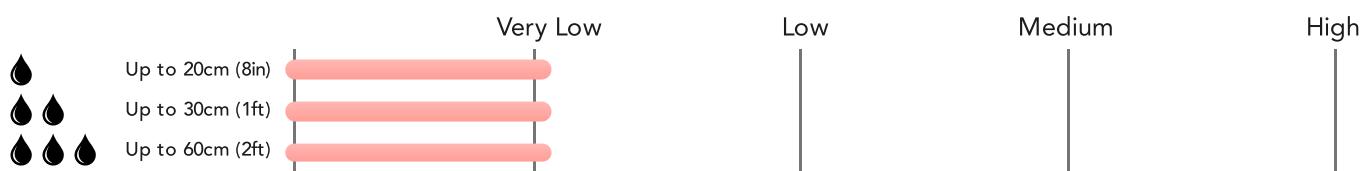


Risk Rating: Very low

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.

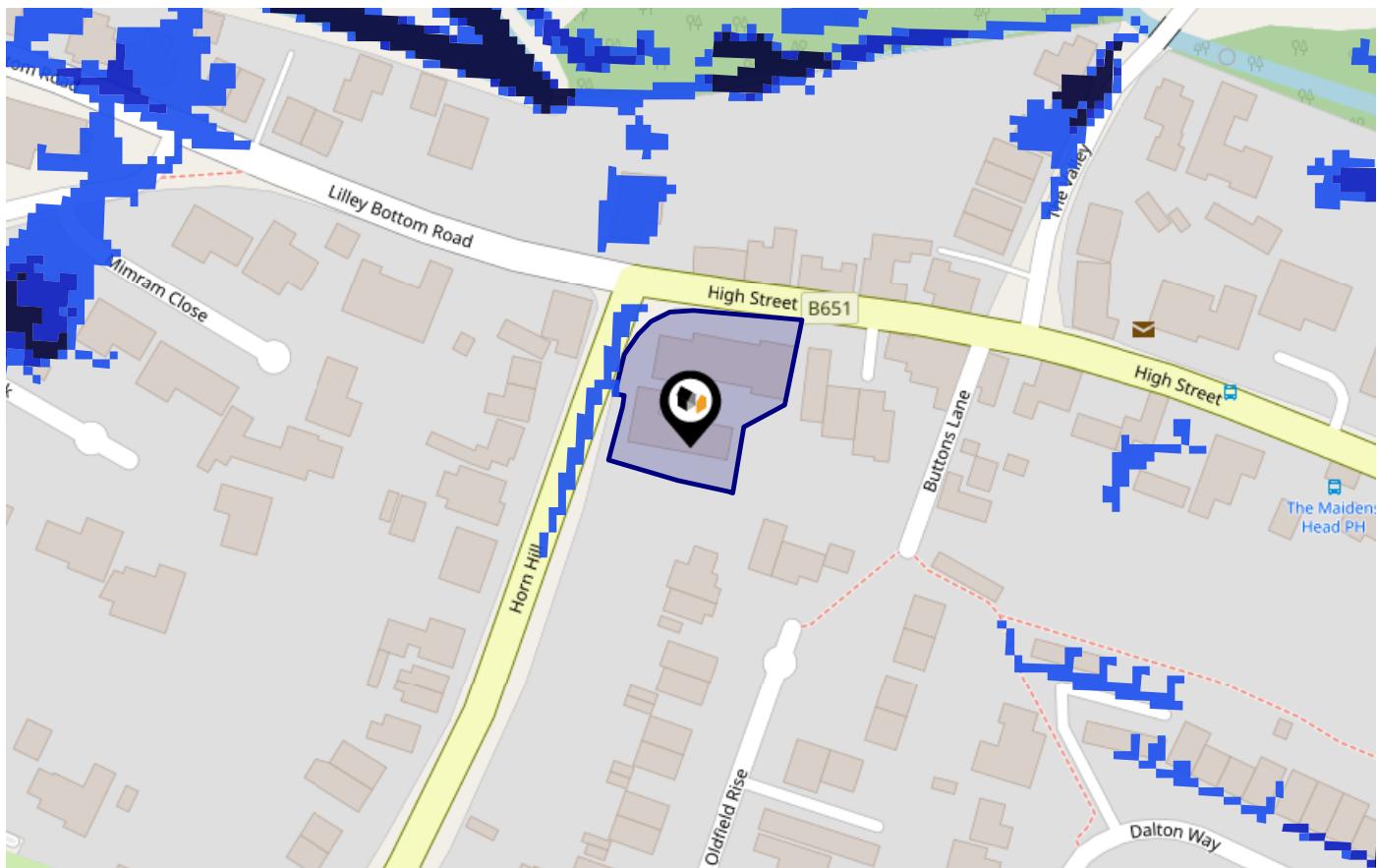
Chance of flooding to the following depths at this property:



Flood Risk Surface Water - Climate Change

country
properties

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.

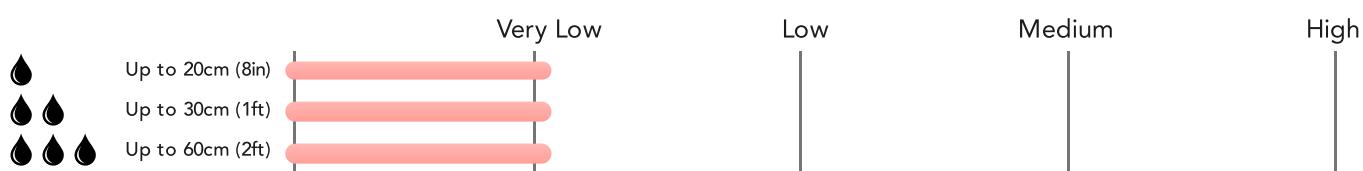


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

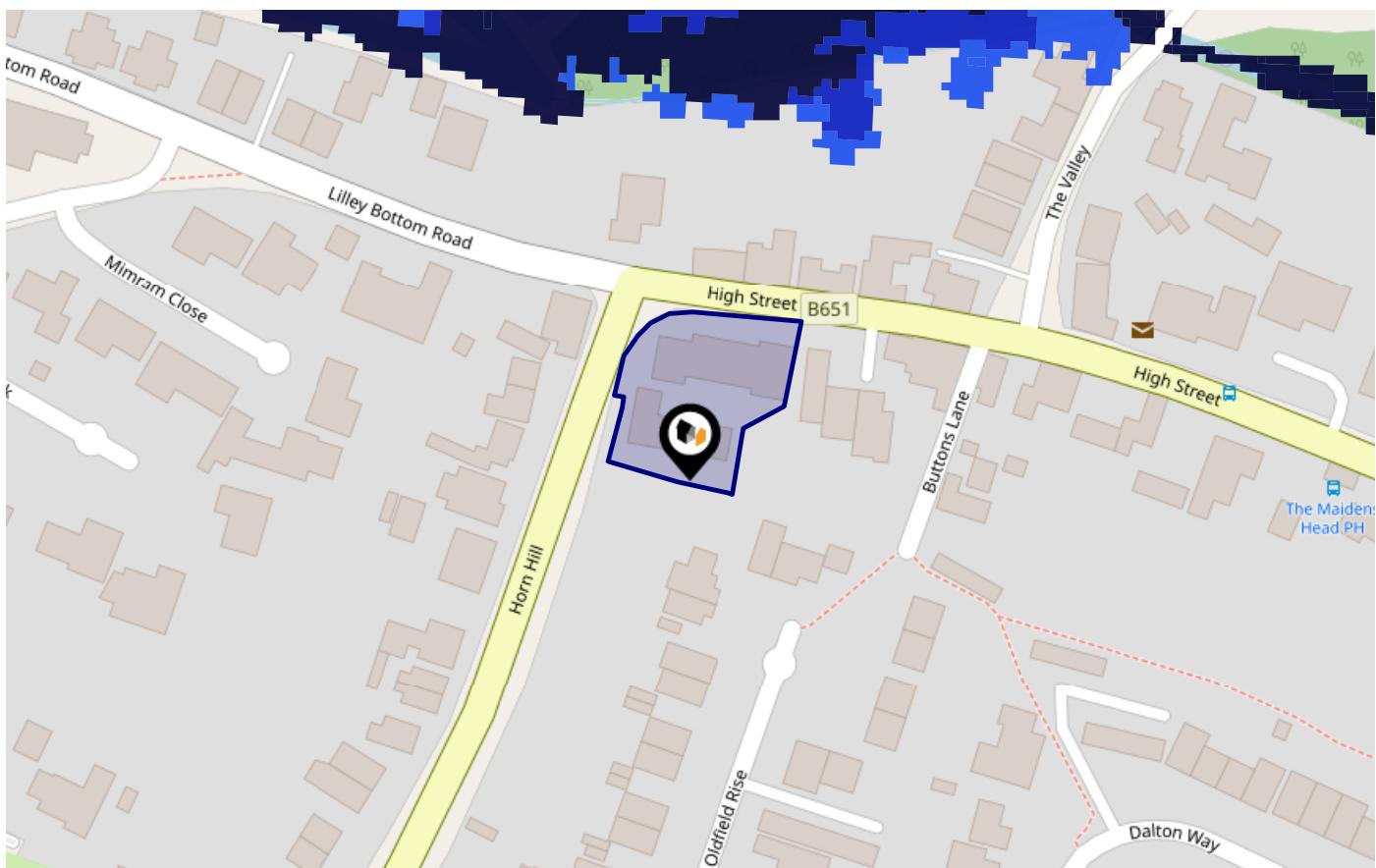


Flood Risk

Rivers & Seas - Flood Risk

country
properties

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

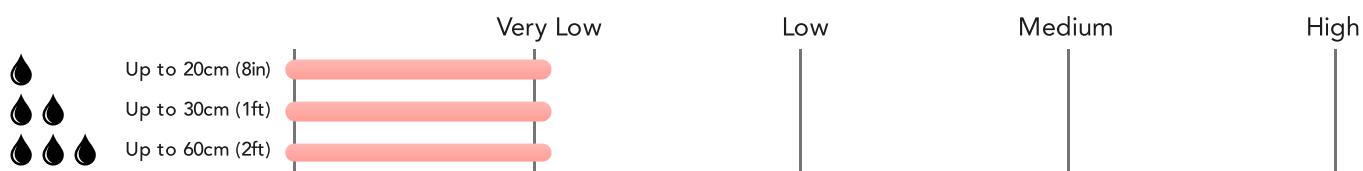


Risk Rating: Very low

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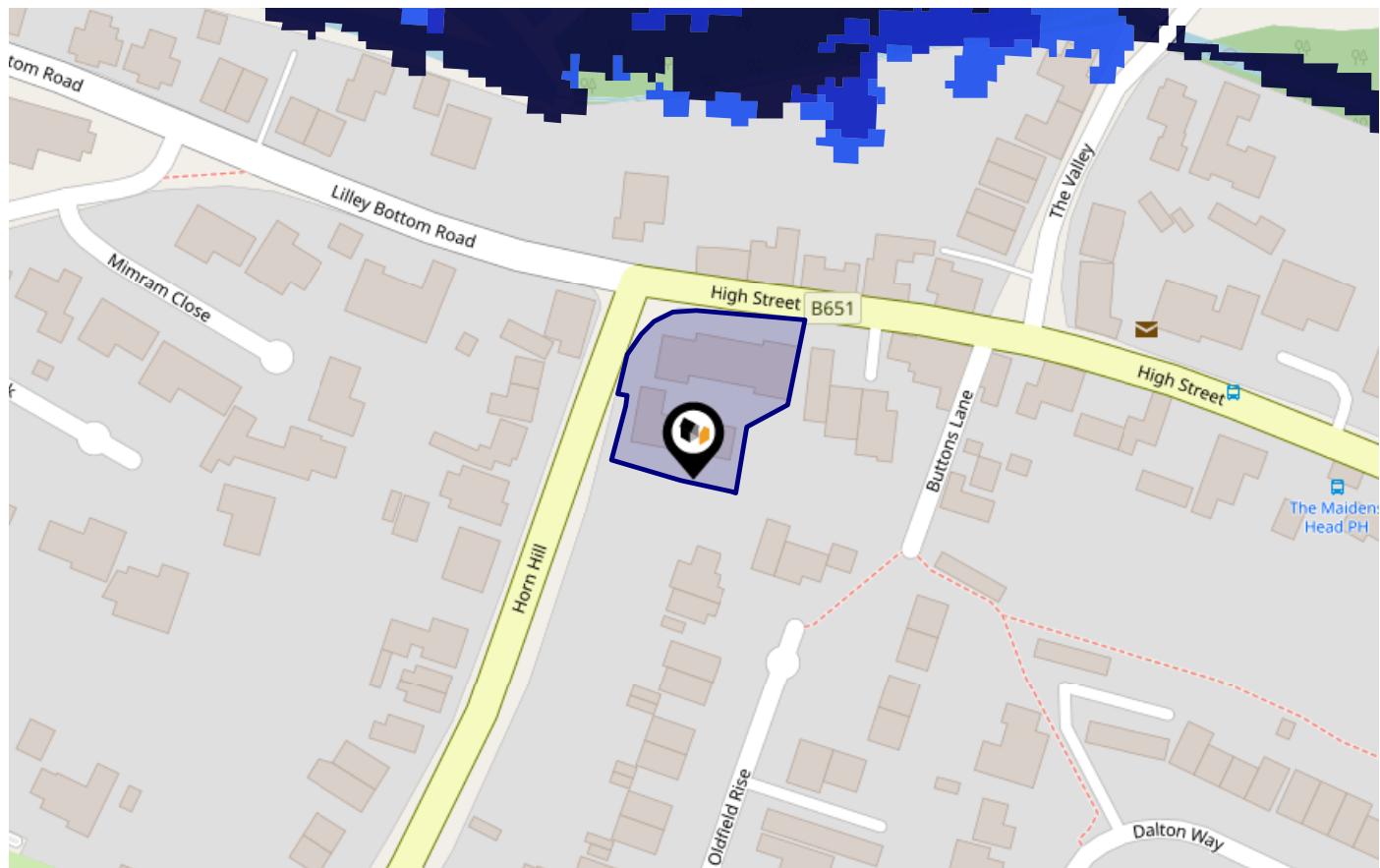
Chance of flooding to the following depths at this property:



Flood Risk Rivers & Seas - Climate Change

country
properties

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.

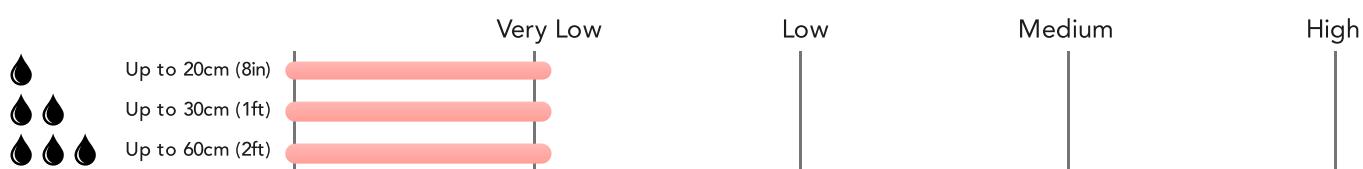


Risk Rating: Very low

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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Chance of flooding to the following depths at this property:

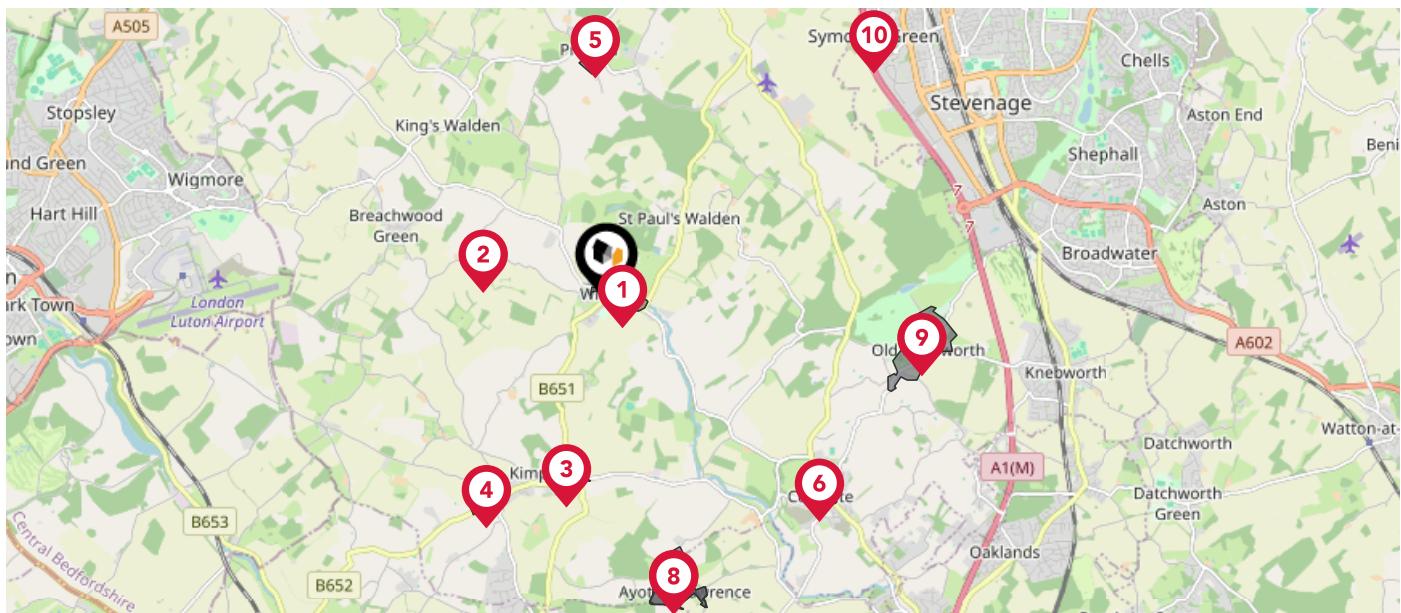


Maps

Conservation Areas

country
properties

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

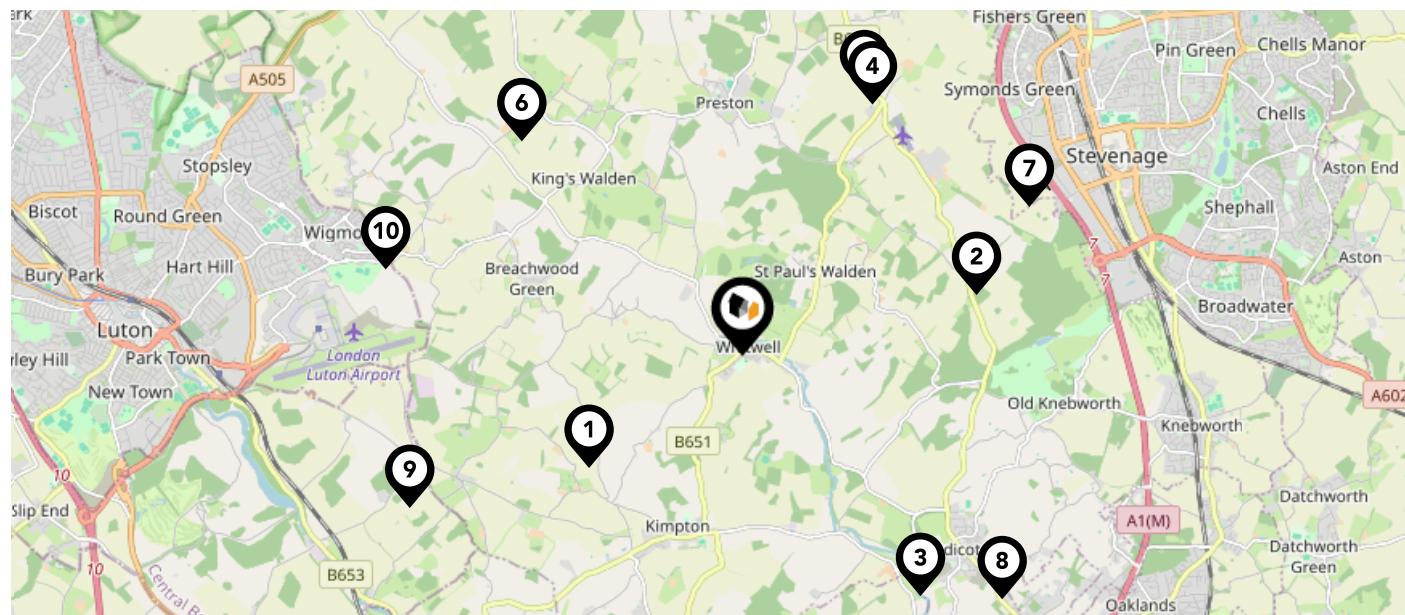
1	Whitwell
2	Bendish
3	Kimpton
4	Kimpton Bottom
5	Preston
6	Codicote
7	Ayot St Lawrence
8	Ayot St Lawrence
9	Old Knebworth
10	Symonds Green

Maps

Landfill Sites

country
properties

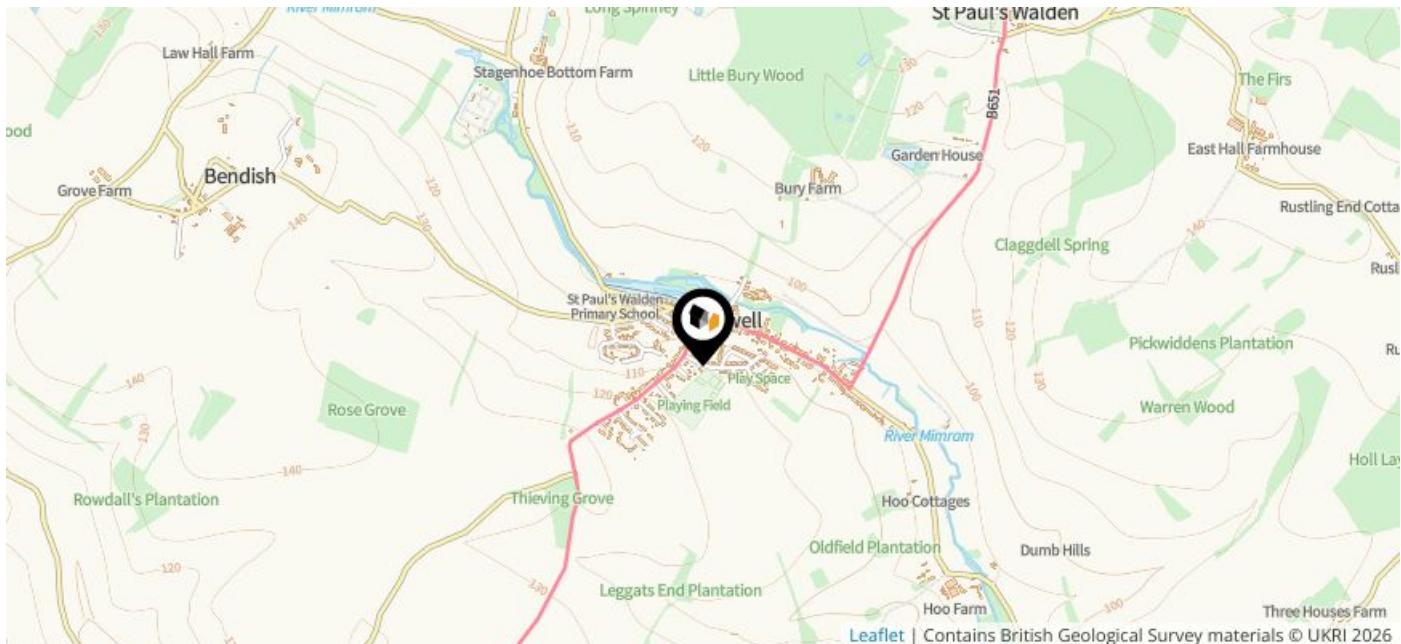
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Whiteway Bottom Lane-Kimpton, Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
2	Langley Pit-Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
3	Three Hills Pit-Heath Lane, Codicote, Hertfordshire	Historic Landfill	<input type="checkbox"/>
4	Chapel Foot Gravel Pit-Langleys, Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
5	Chapel Foot Tip-Parish Of St Ippollitts, Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
6	Lodge Farm-Kings Walden, Hertfordshire	Historic Landfill	<input type="checkbox"/>
7	Norton Green Landfill-Dyes Lane, Stevenage, Hertfordshire	Historic Landfill	<input type="checkbox"/>
8	Sisserverness Hill Pit-Codicote, Hertfordshire	Historic Landfill	<input type="checkbox"/>
9	Laburnum Farm-Chiltern Green, Luton, Bedfordshire	Historic Landfill	<input type="checkbox"/>
10	Wandon End Farm-Luton, Bedfordshire	Historic Landfill	<input type="checkbox"/>

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.

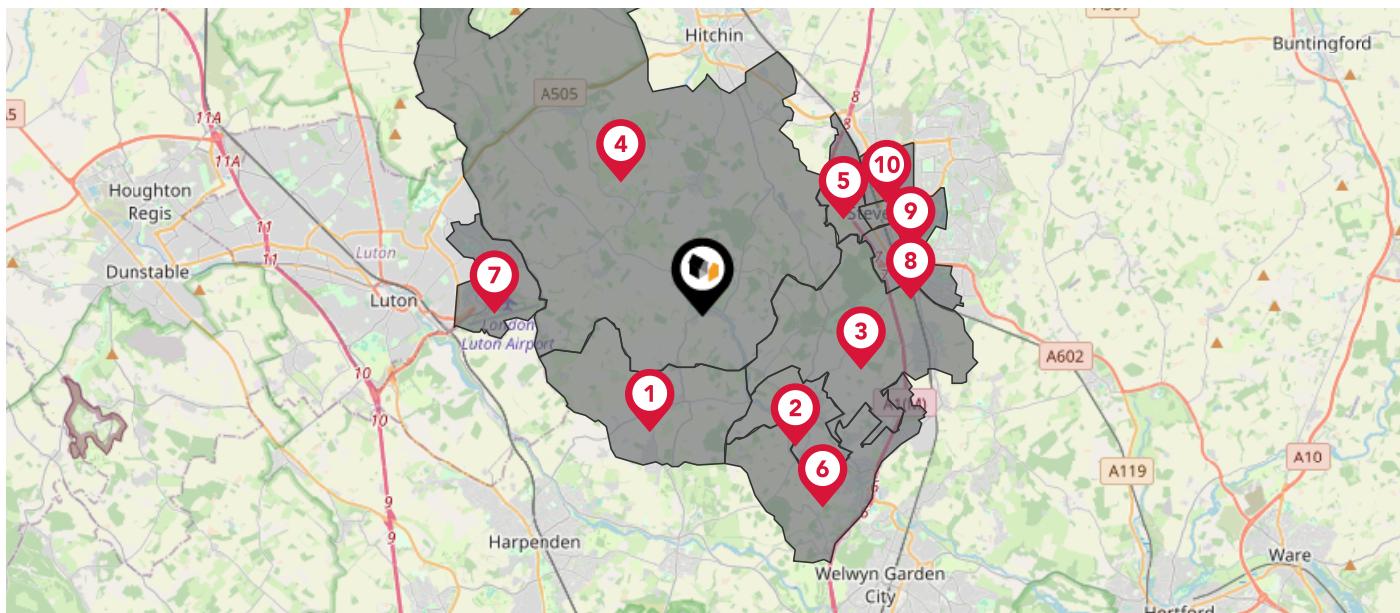
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Council Wards

country
properties

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

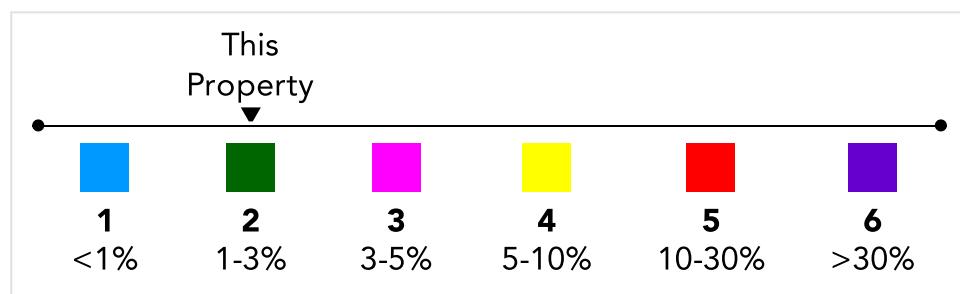
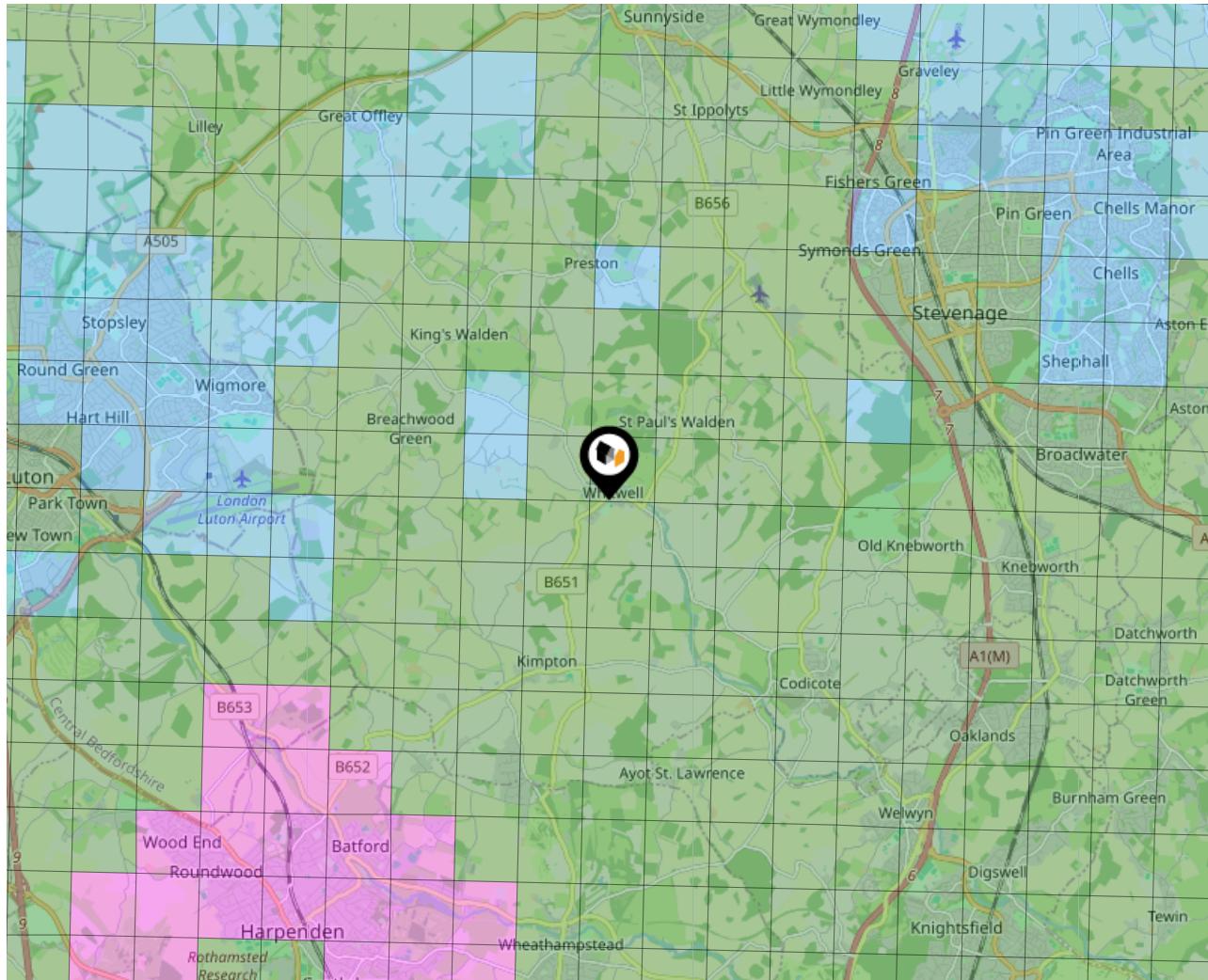


Nearby Council Wards

- 1 Kimpton Ward
- 2 Codicote Ward
- 3 Knebworth Ward
- 4 Hitchwood, Offa and Hoo Ward
- 5 Symonds Green Ward
- 6 Welwyn West Ward
- 7 Wigmore Ward
- 8 Roebuck Ward
- 9 Bedwell Ward
- 10 Old Town Ward

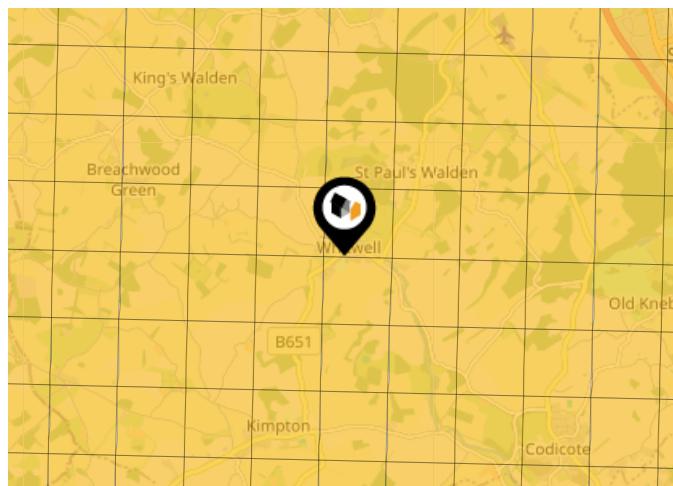
What is Radon?

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:	SILT TO SAND
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

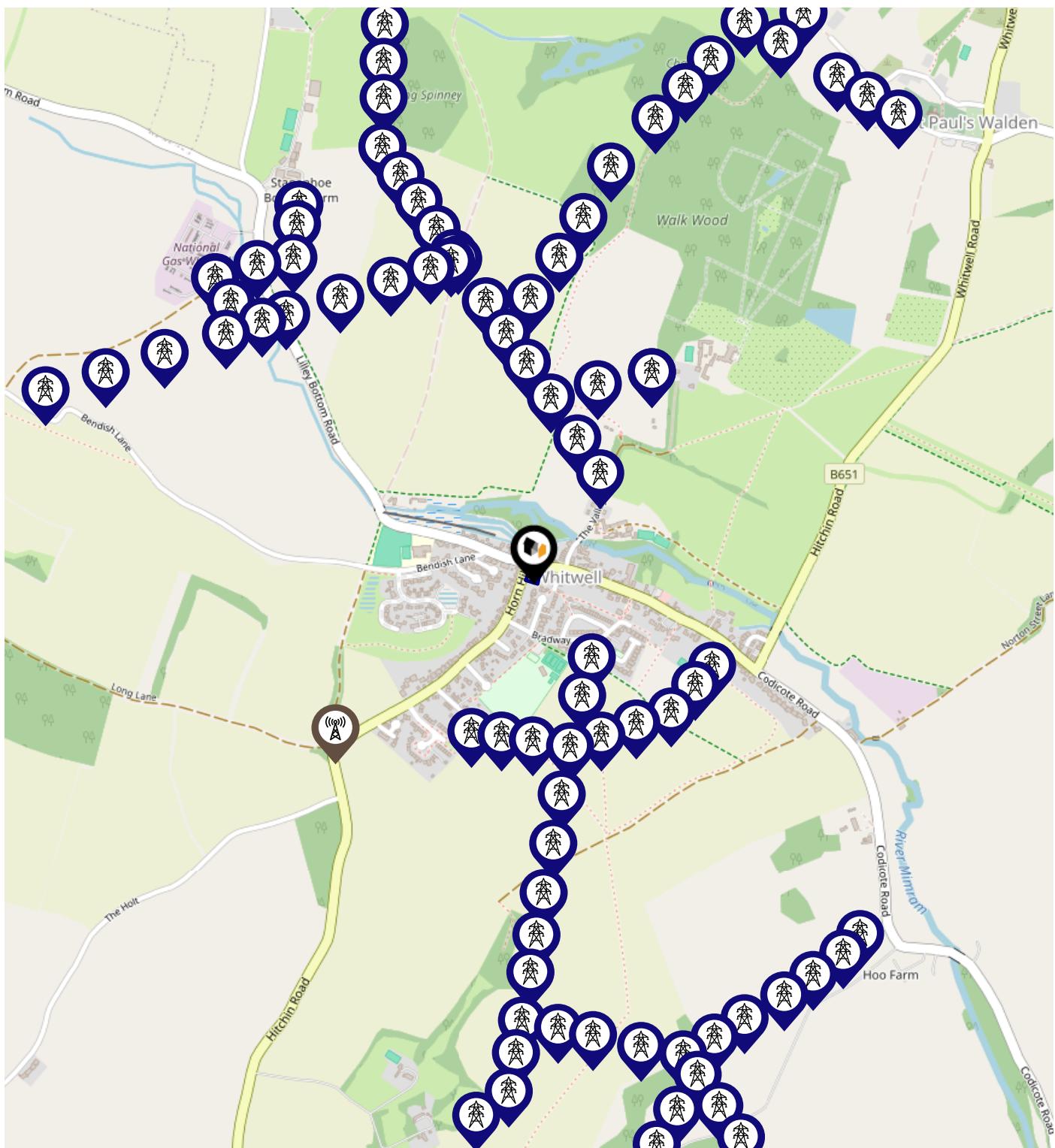


Primary Classifications (Most Common Clay Types)

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

country
properties



Key:

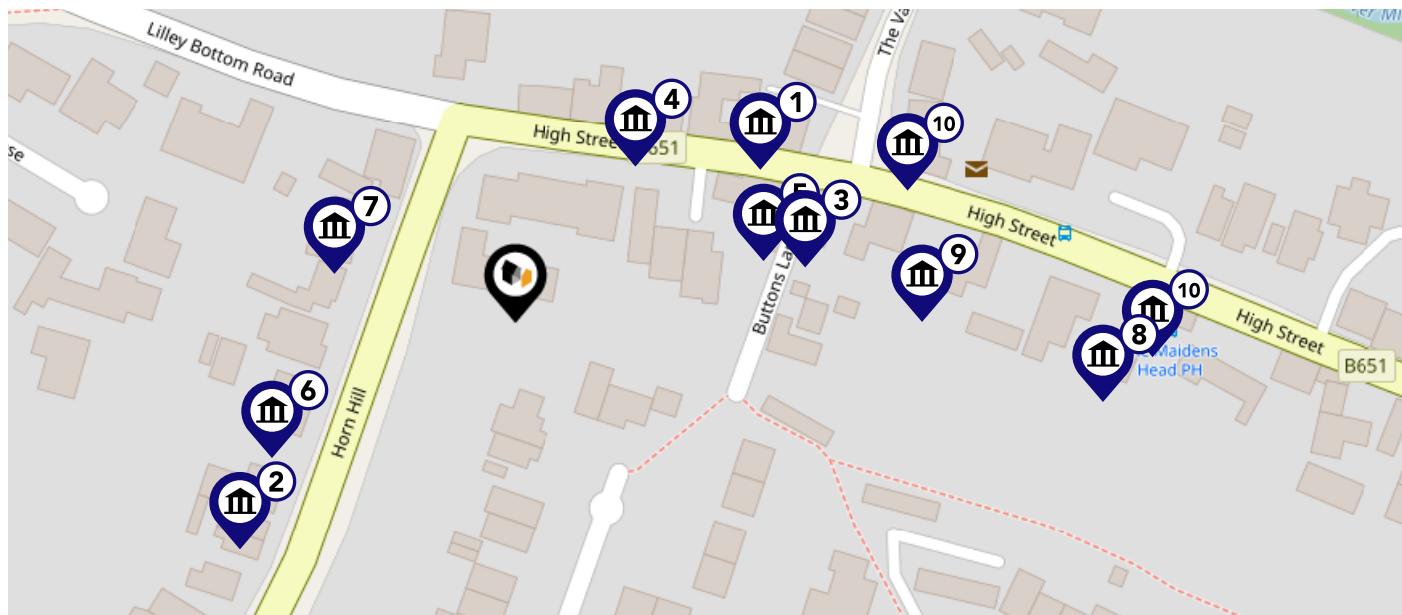
- Power Pylons
- Communication Masts

Maps

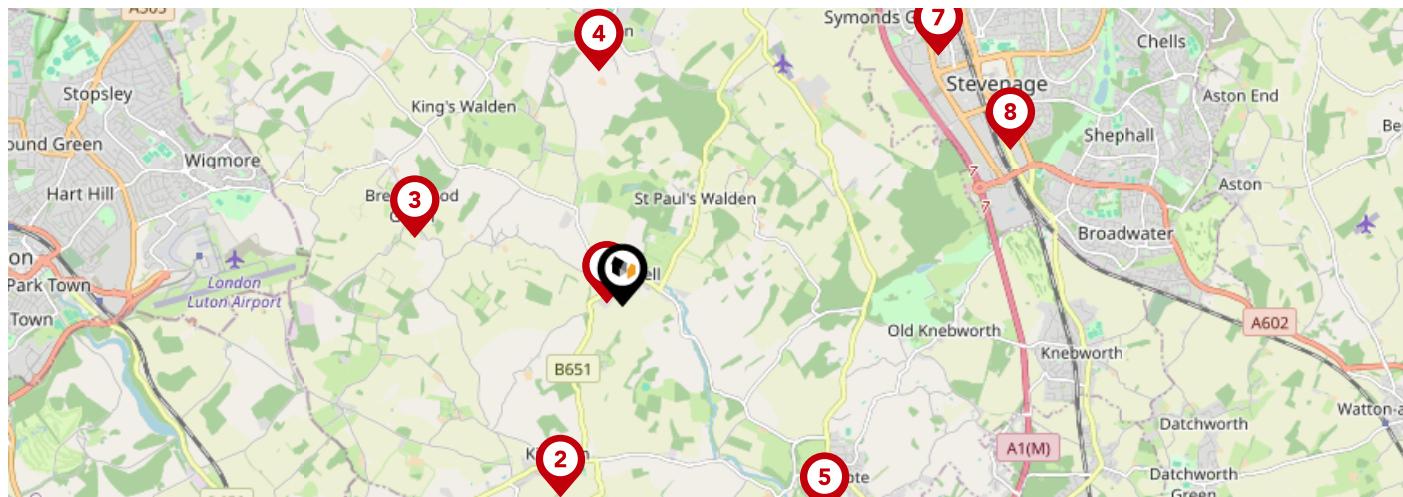
Listed Buildings

country
properties

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

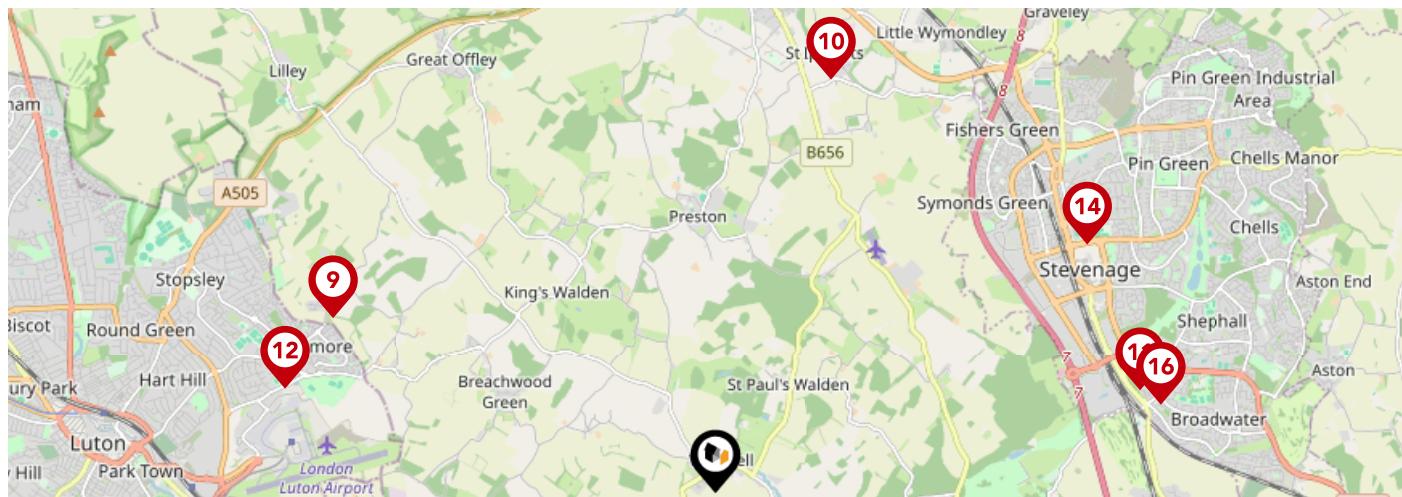


Listed Buildings in the local district	Grade	Distance
1347073 - 66, High Street	Grade II	0.0 miles
1177005 - Well House	Grade II	0.0 miles
1103269 - 79, High Street	Grade II	0.0 miles
1103265 - The Cottage	Grade II	0.0 miles
1176961 - Eagle And Child Public House	Grade II	0.0 miles
1103273 - Trafalgar Cottage	Grade II	0.0 miles
1103272 - Number 6 And Number 8 (fairmile)	Grade II	0.0 miles
1103268 - Barn At The Maiden's Public House	Grade II	0.1 miles
1176953 - Standing Back	Grade II	0.1 miles
1347038 - 69, High Street	Grade II	0.1 miles
1176902 - Number 64 (moonrakers) (including North Part Formerly Separately Listed As Moonrakers, Under The Valley)	Grade II	0.1 miles



Nursery Primary Secondary College Private

1	St Paul's Walden Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 70 Distance:0.14					
2	Kimpton Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 162 Distance:1.84					
3	Breachwood Green Junior Mixed and Infant School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 92 Distance:2.01					
4	Preston Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 67 Distance:2.16					
5	Codicote Church of England Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 262 Distance:2.67					
6	Woolenwick Junior School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 234 Distance:3.69					
7	Woolenwick Infant and Nursery School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 217 Distance:3.69					
8	North Hertfordshire College	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils:0 Distance:3.83					

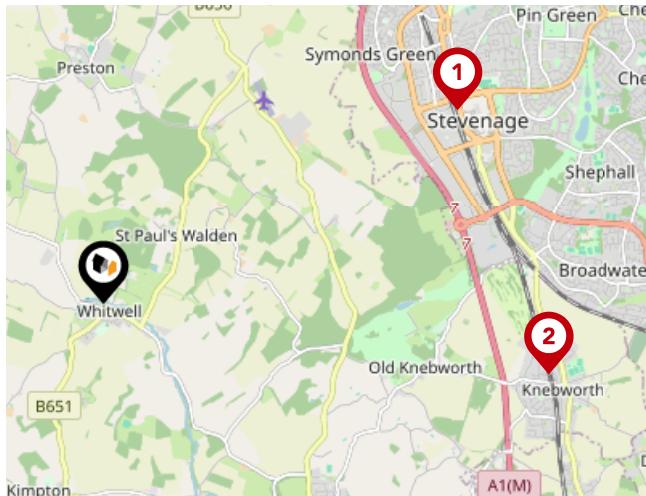


Nursery Primary Secondary College Private

	School Name	Ofsted Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
9	Cockernhoe Endowed CofE Primary School	Requires improvement	78	3.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	St Ippolyts Church of England Aided Primary School	Good	175	3.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	St Margaret Clitherow Roman Catholic Primary School	Good	237	4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Wigmore Primary	Good	604	4.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Sauncey Wood Primary School	Good	193	4.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Fairlands Primary School	Good	685	4.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Batford Nursery School	Outstanding	82	4.13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Roebuck Academy	Good	462	4.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

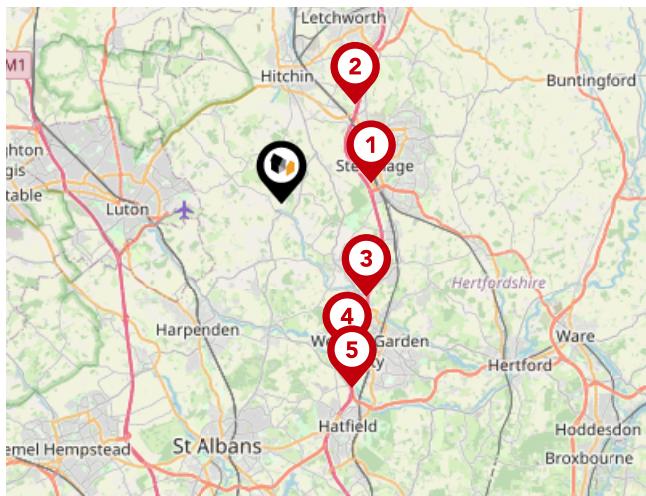
Area Transport (National)

country properties



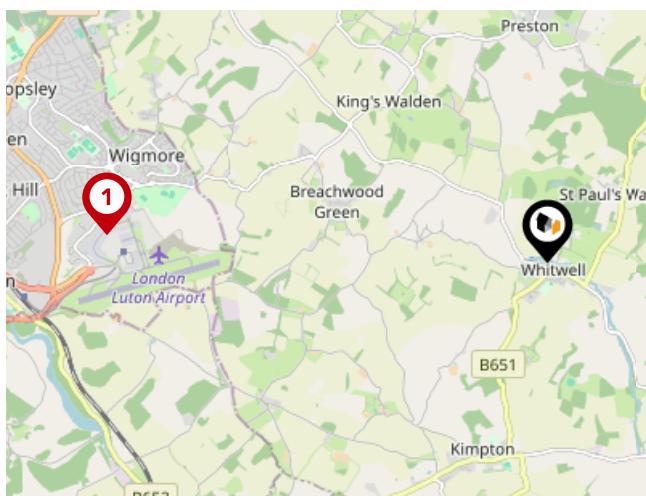
National Rail Stations

Pin	Name	Distance
1	Stevenage Railway Station	3.69 miles
2	Knebworth Rail Station	4.14 miles
3	Luton Airport Parkway Rail Station	4.84 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J7	3.37 miles
2	A1(M) J8	4.56 miles
3	A1(M) J6	4.58 miles
4	A1(M) J5	6.02 miles
5	A1(M) J4	7.18 miles



Airports/Helpads

Pin	Name	Distance
1	Luton Airport	4.03 miles
2	Heathrow Airport	28.73 miles
3	Silvertown	29.48 miles
4	Stansted Airport	23.22 miles

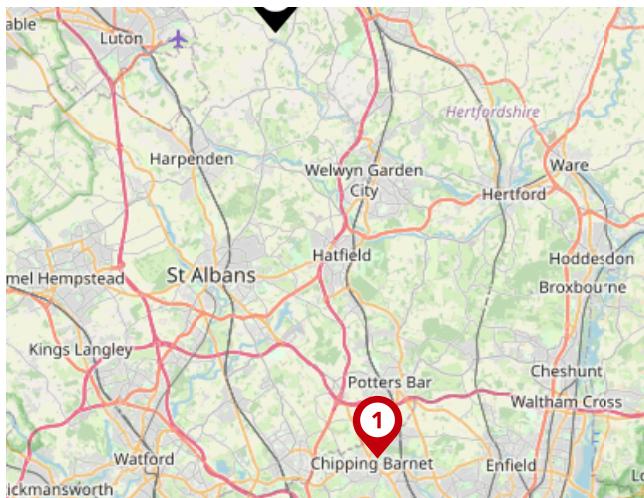
Area Transport (Local)

country properties



Bus Stops/Stations

Pin	Name	Distance
1	Post Office	0.08 miles
2	Post Office	0.1 miles
3	King George's Way	0.17 miles
4	King George's Way	0.18 miles
5	War Memorial	0.27 miles



Local Connections

Pin	Name	Distance
1	High Barnet Station	16.06 miles

Country Properties

Data Quality

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

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