

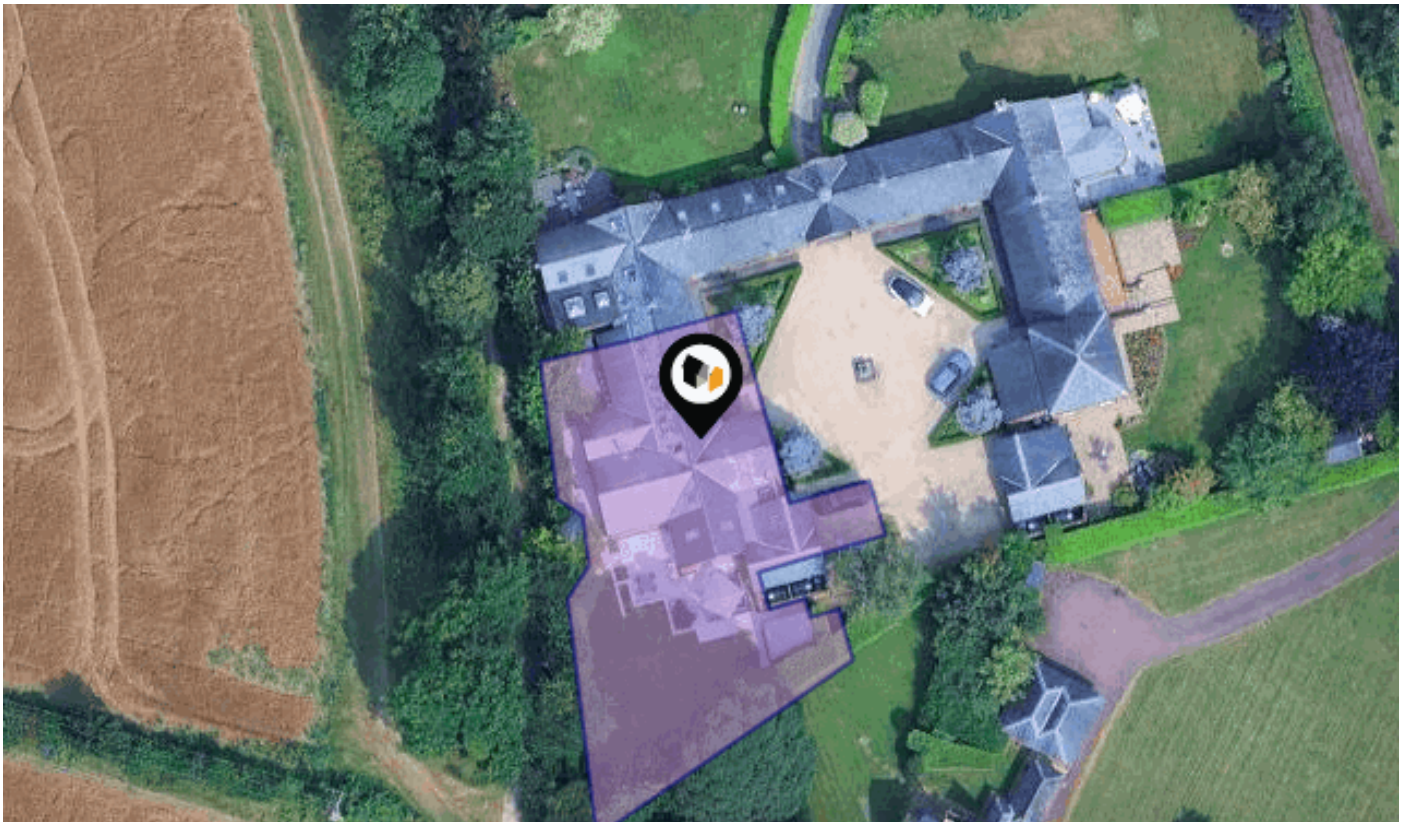


See More Online

## MIR: Material Info

The Material Information Affecting this Property

Thursday 24<sup>th</sup> July 2025



**ROXLEY COURT, WILLIAN, LETCHWORTH GARDEN CITY,  
SG6**

### Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



Planning records for: **Roxley Court, Willian, Letchworth Garden City, SG6**

Reference - 16/03065/1HH
<b>Decision:</b> Decided
<b>Date:</b> 02nd December 2016
<b>Description:</b> Single storey rear extensions and insertion of 4 rooflights in rear roofslope following removal of 1 rooflight

Reference - 17/01023/1HH
<b>Decision:</b> Decided
<b>Date:</b> 24th April 2017
<b>Description:</b> Single storey extension to replace existing conservatory

Reference - 12/02703/1HH
<b>Decision:</b> Decided
<b>Date:</b> 13th December 2012
<b>Description:</b> Single storey front and rear extensions (as amended by plan received on 30 January 2013)

Reference - 13/00701/1NMA
<b>Decision:</b> Decided
<b>Date:</b> 02nd April 2013
<b>Description:</b> Omission of window in rear gable elevation and insertion of roof truss in rear gable end with glazing between truss members, relocation of roof lights in rear roof slope (as a non-material amendment to planning permission ref no.12/02703/1HH granted on 6 February 2013).

Planning records for: ***Roxley Court, Willian, Letchworth Garden City, SG6***

Reference - 16/01321/1HH	
Decision:	Decided
Date:	27th May 2016
Description:	Single storey rear extension and insertion of 6 rooflights to existing rear roof.

Reference - 20/02275/FPH	
Decision:	Decided
Date:	14th October 2020
Description:	Erection of timber framed garden studio/store following demolition of existing garden shed

Reference - 10/01104/1HH	
Decision:	Decided
Date:	19th May 2010
Description:	Rear conservatory (as amended by plans received 15.07.10).

Planning records for: ***Roxley Court Stables Willian Letchworth SG6 2AJ***

Reference - 00/00357/1	
Decision:	Decided
Date:	08th March 2000
Description:	Conversion and alterations and extension to existing stable block building into four residential properties. Provision of 11 car parking spaces

Planning records for: ***The Cottage Roxley Court Road Willian Letchworth Garden City Hertfordshire SG6 2AJ***

Reference - 24/02733/FPH	
Decision:	Decided
Date:	10th December 2024
Description:	Single storey rear extension and alterations to existing fenestration following demolition of existing rear extensions.

Reference - 02/01000/1	
Decision:	Decided
Date:	26th June 2002
Description:	Erection of 2 pairs of double garages, parking, oil tanks and storage area.

Reference - 25/00684/S73	
Decision:	Decided
Date:	25th March 2025
Description:	Variation of condition 2 (revised plans) of planning permission 24/02733/FPH granted for single storey rear extension and alterations to existing fenestration following demolition of existing rear extensions.

Planning records for: ***Roxley Court Stables Roxley Court Road Willian Letchworth SG6 2AJ***

Reference - 02/00243/1	
Decision:	Decided
Date:	12th February 2002
Description:	Conversion and alteration to existing stable block into 4 residential properties, provision of 10 parking spaces and ancillary works as a variation of previous planning permission granted on 14.05.2001 under reference 01/00411/1

Reference - 01/00411/1	
Decision:	Decided
Date:	19th March 2001
Description:	Conversion and alteration to existing stable block building into four residential properties. Provision of 9 parking spaces (in accordance with amended site plan received on 10th May 2001)

Planning records for: ***3 The Old Stables Roxley Court Road Willian Letchworth Garden City SG6 2AJ***

Reference - 12/02702/1HH	
Decision:	Decided
Date:	13th December 2012
Description:	Single storey side extension (as amended by plan received on 30 January 2013)

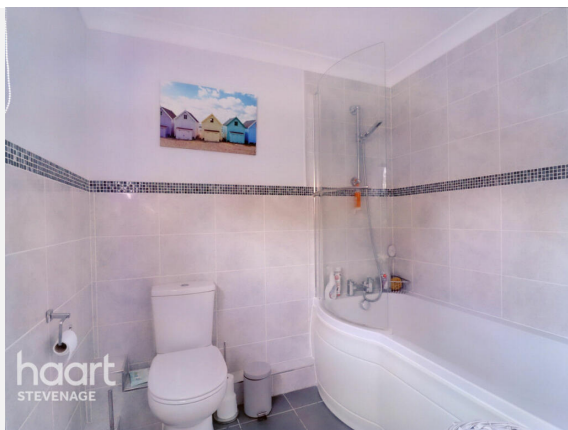
Planning records for: ***Convent Of Our Lady Of Peace Roxley Court Willian Letchworth SG6 2AJ***

Reference - 81/00995/1	
Decision:	Decided
Date:	24th June 1981
Description:	Erection of wooden summer house.





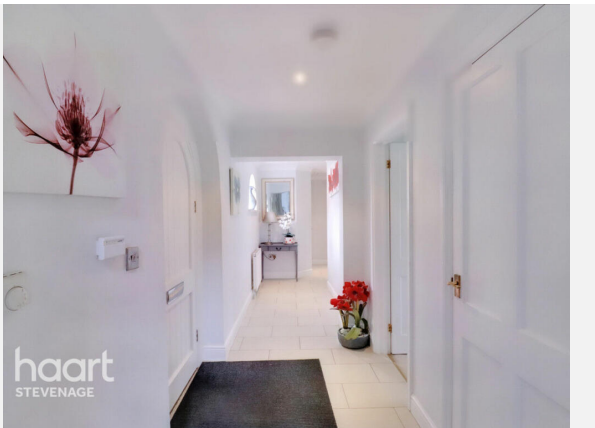






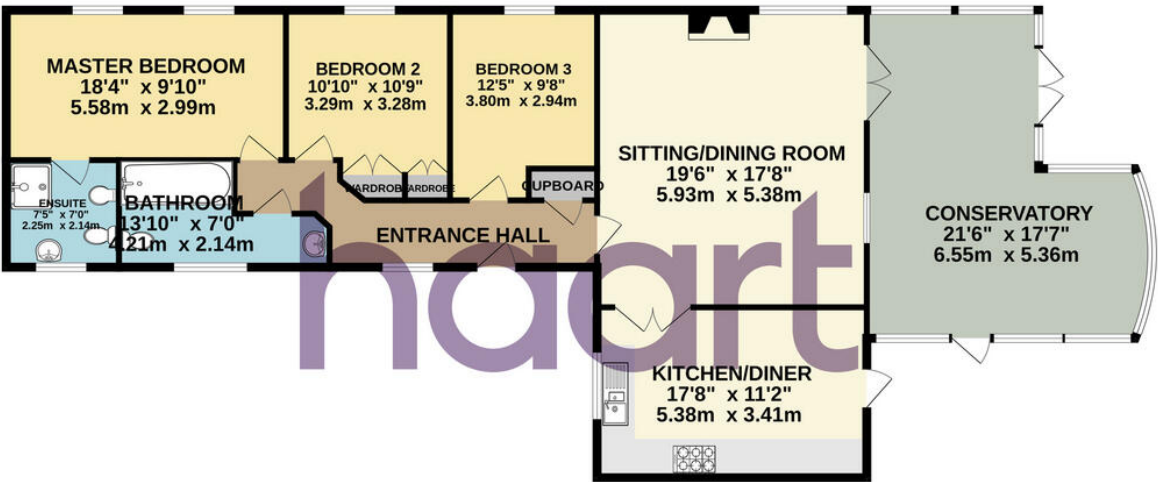






ROXLEY COURT, WILLIAN, LETCHWORTH GARDEN CITY,  
SG6

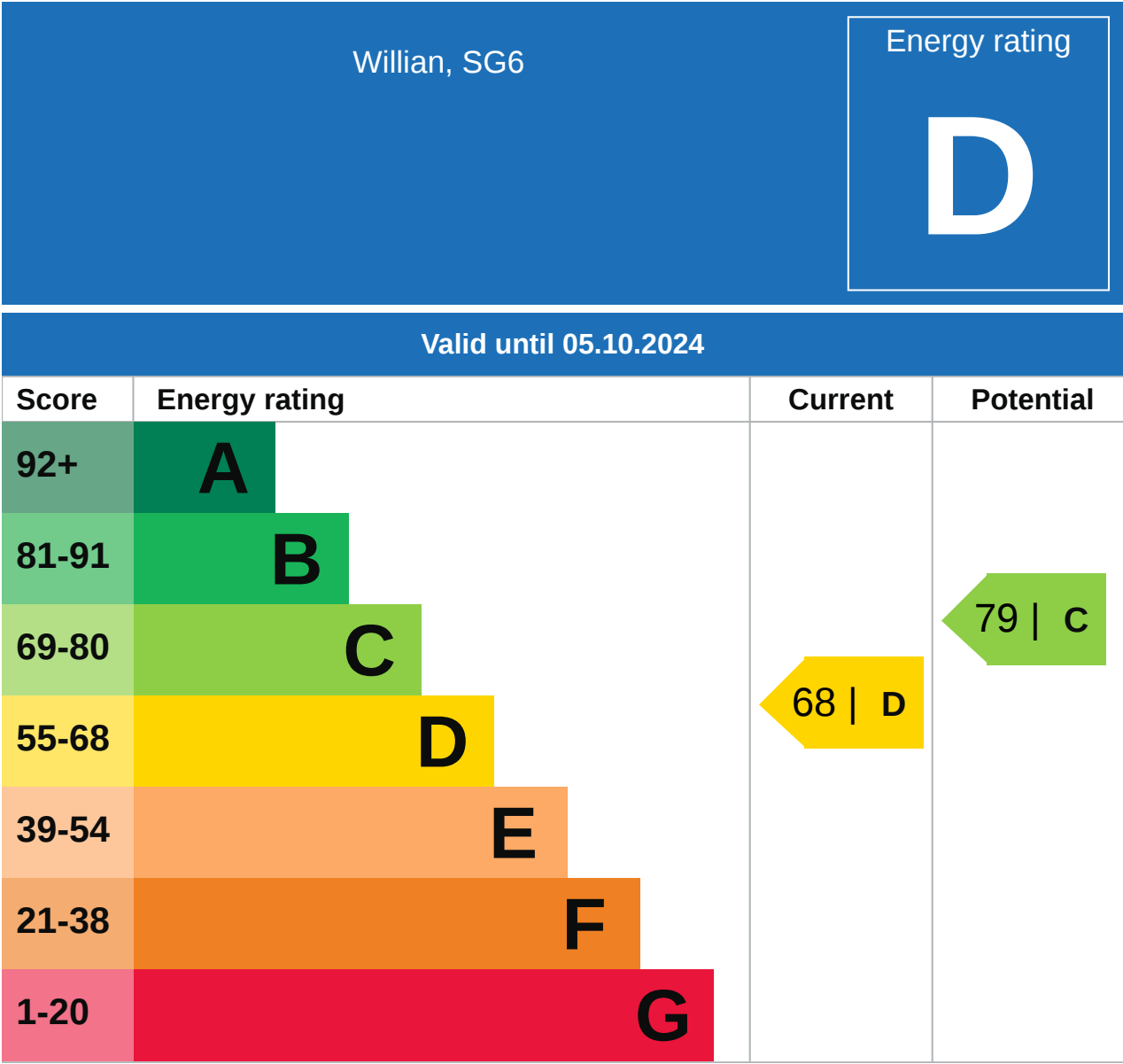
GROUND FLOOR  
1507 sq.ft. (140.0 sq.m.) approx.



TOTAL FLOOR AREA: 1507 sq.ft. (140.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Additional EPC Data

<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 70% of fixed outlets
<b>Floors:</b>	Solid, insulated (assumed)
<b>Total Floor Area:</b>	181 m <sup>2</sup>



## Building Safety

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No building safety aspects to report

## Accessibility / Adaptations

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not suitable for wheel chair users

Property has undertaken changes from original build details available via agent on request

## Restrictive Covenants

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Located in Green belt conservation area

## Rights of Way (Public & Private)

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Communal areas

Others none

## Property Lease Information

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Freehold

There is a communal courtyard area with communal charge of approx £150 per month (for courtyard and common area management/maintenance)

## Listed Building Information

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not listed

## Stamp Duty

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Not specified

## Other

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Nine specified



## Electricity Supply

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mains supply

## Gas Supply

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No gas - Oil supplied

## Central Heating

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Oil central heating

## Water Supply

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Mains supply

## Drainage

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Mains

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## **Important - Please read**

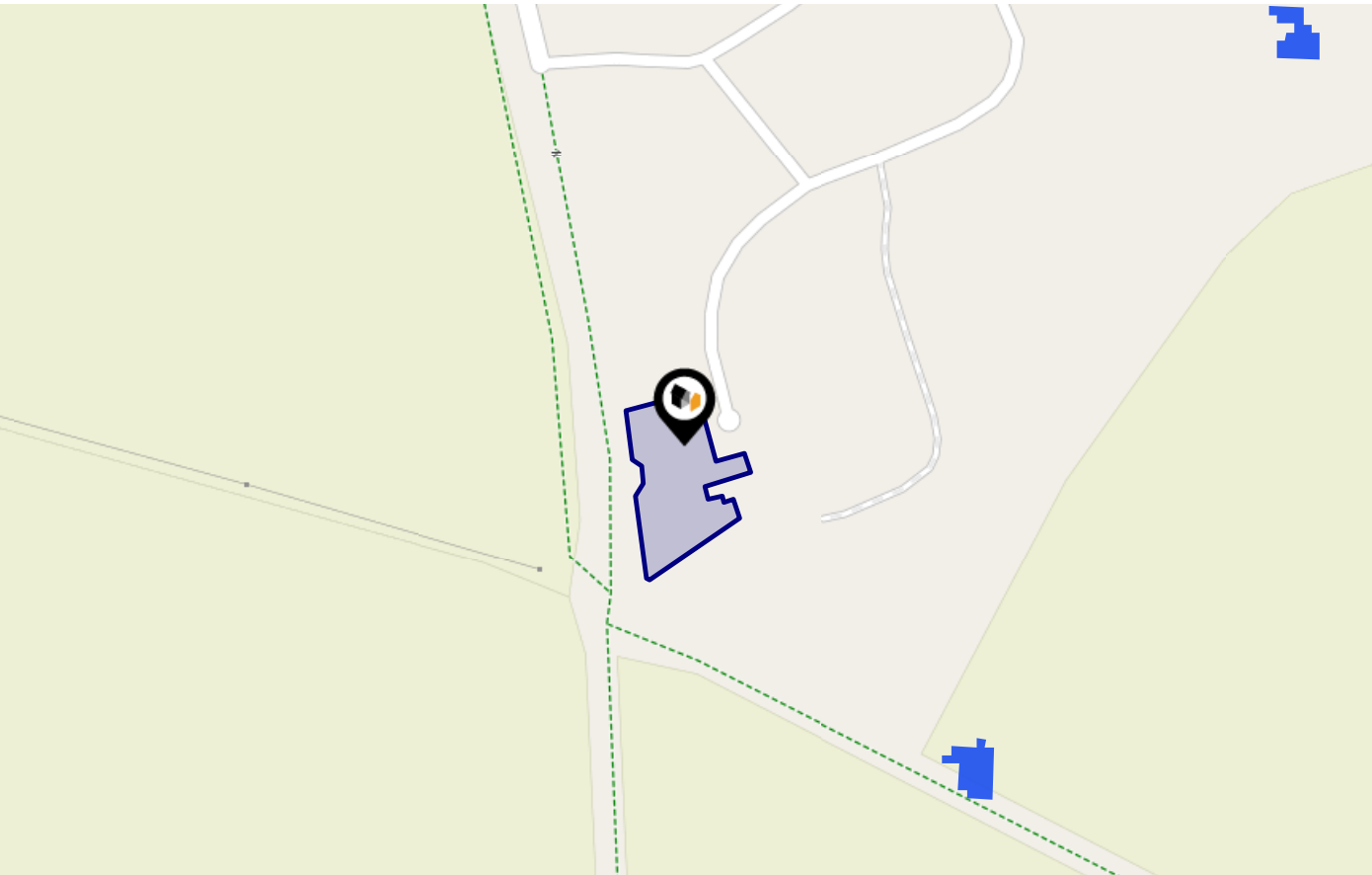
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The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

# Flood Risk

## Surface Water - Flood Risk

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

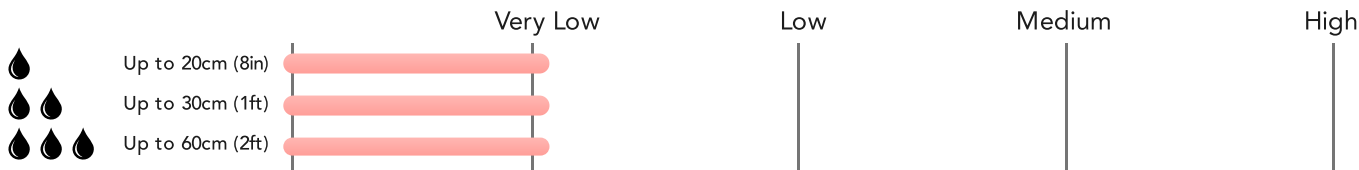


Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

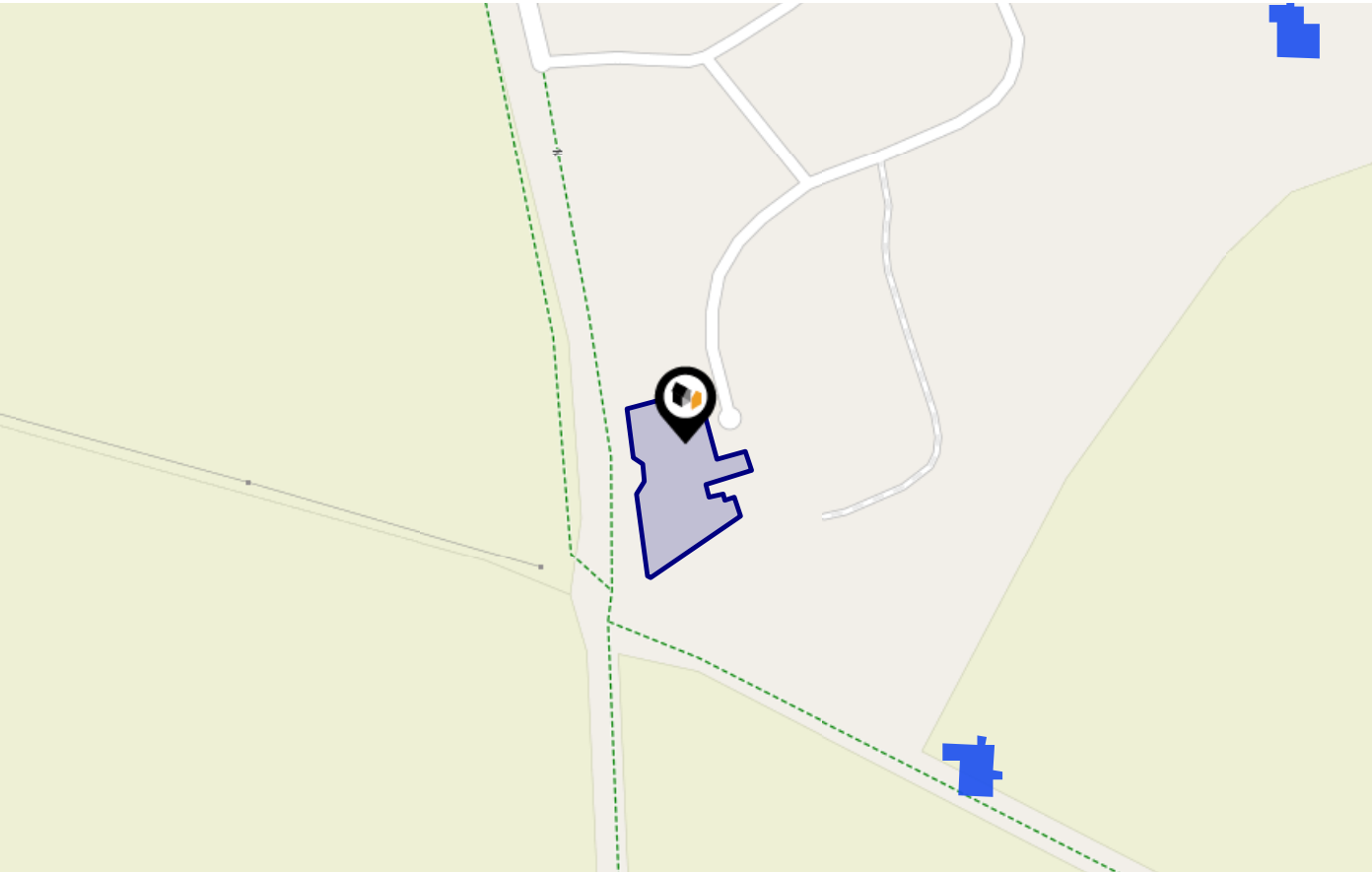




# Flood Risk

## Surface Water - Climate Change

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

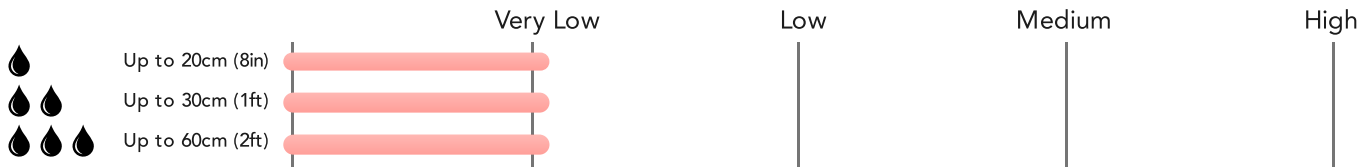


Risk Rating: **Very low**

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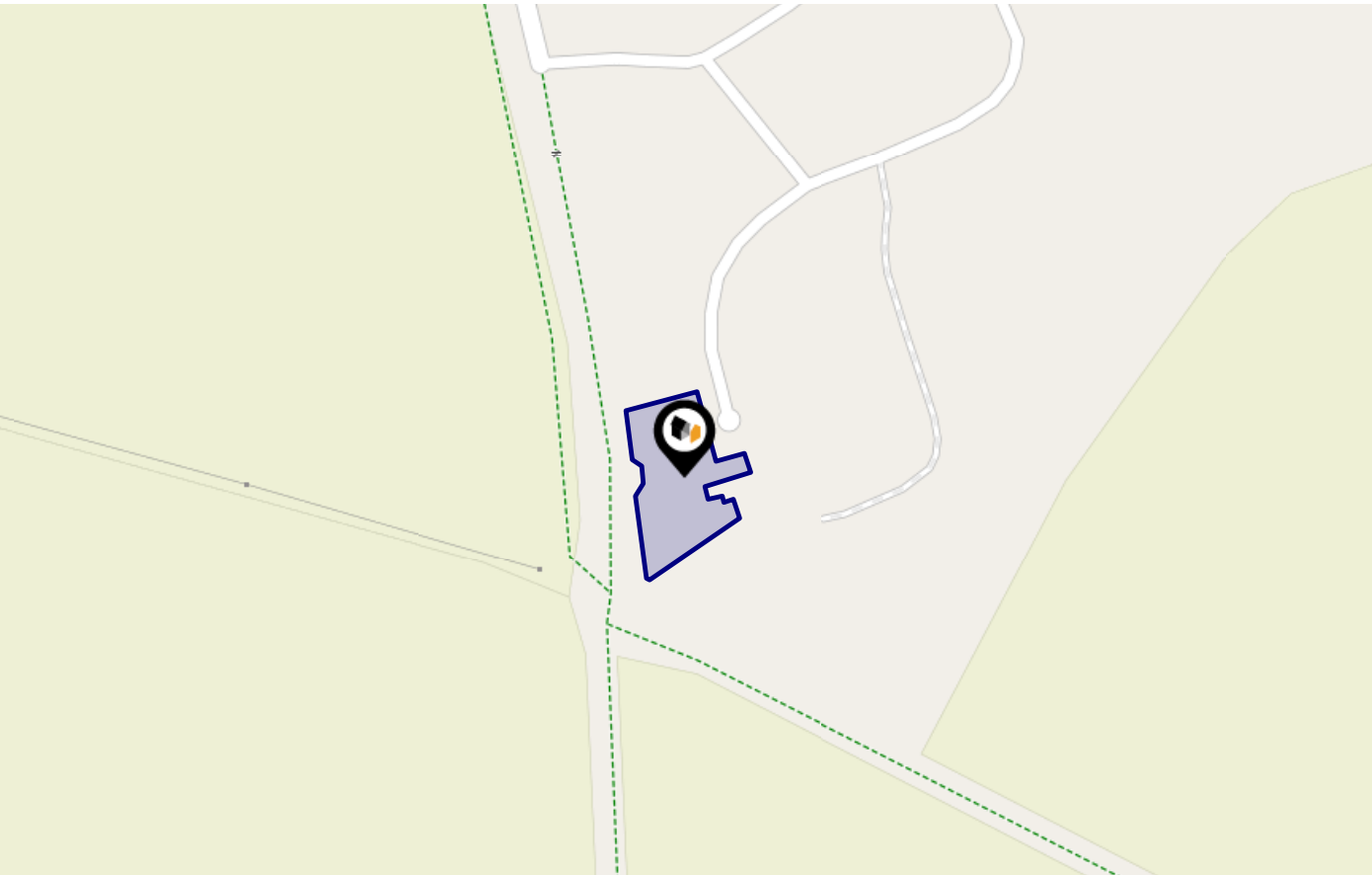
Chance of flooding to the following depths at this property:



# 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.

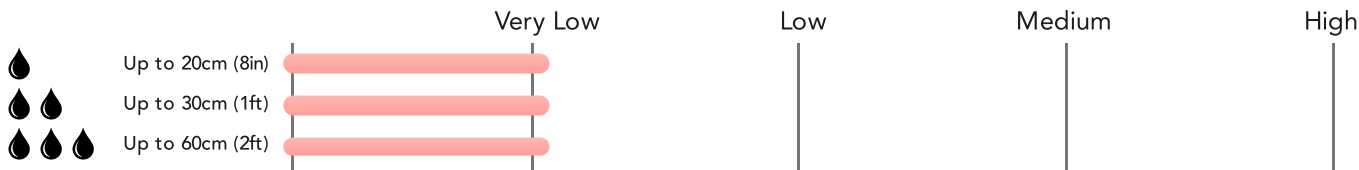


Risk Rating: Very low

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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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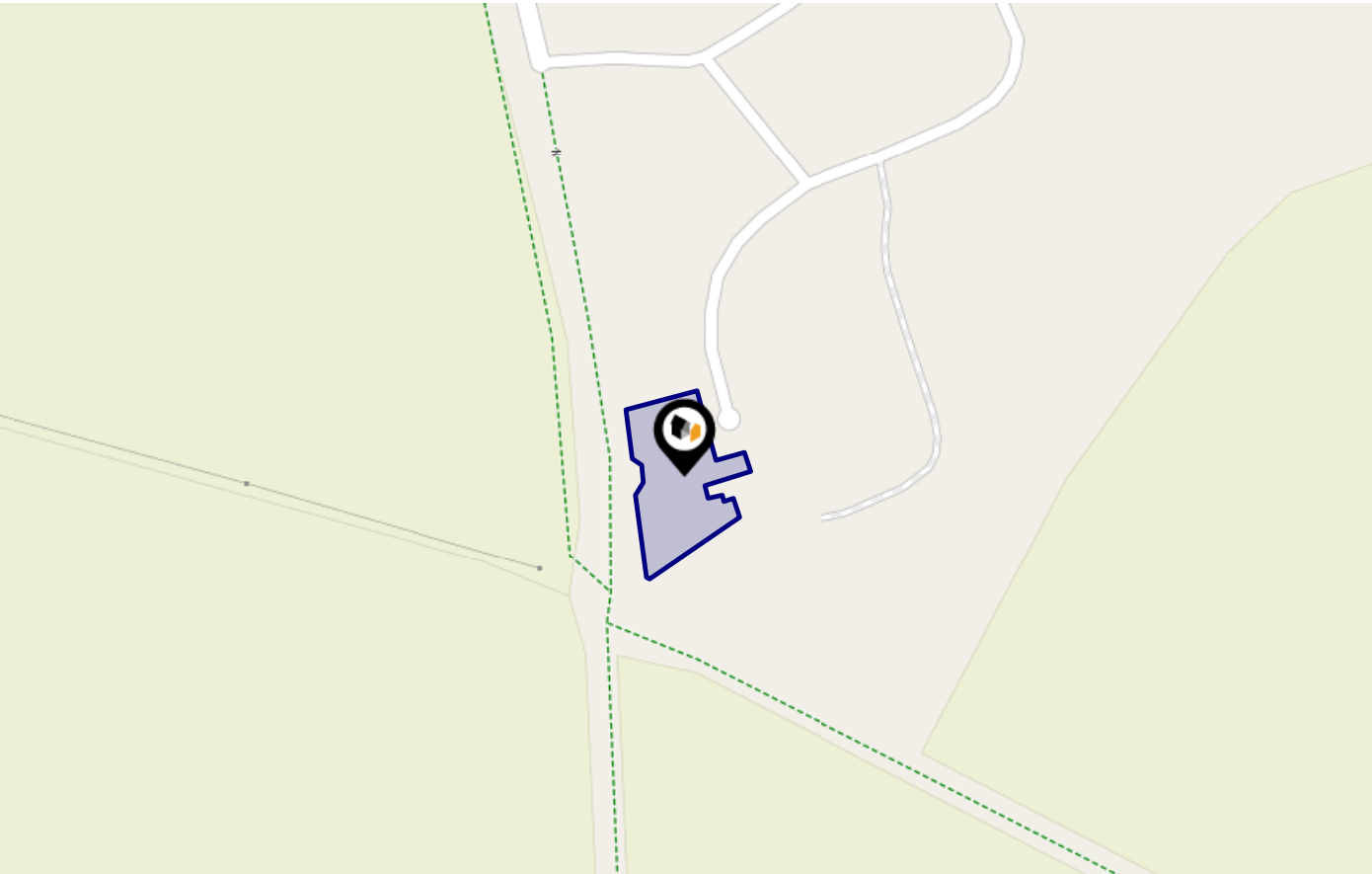
Chance of flooding to the following depths at this property:



# 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.

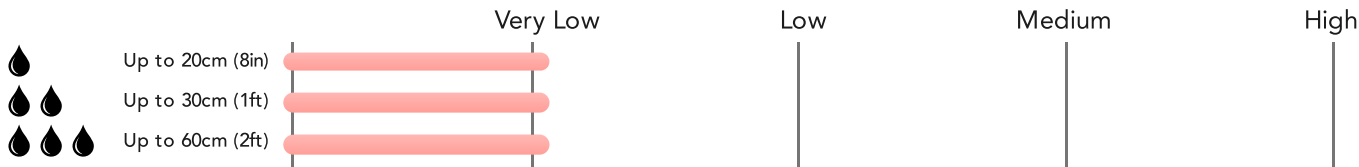


Risk Rating: **Very low**

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.

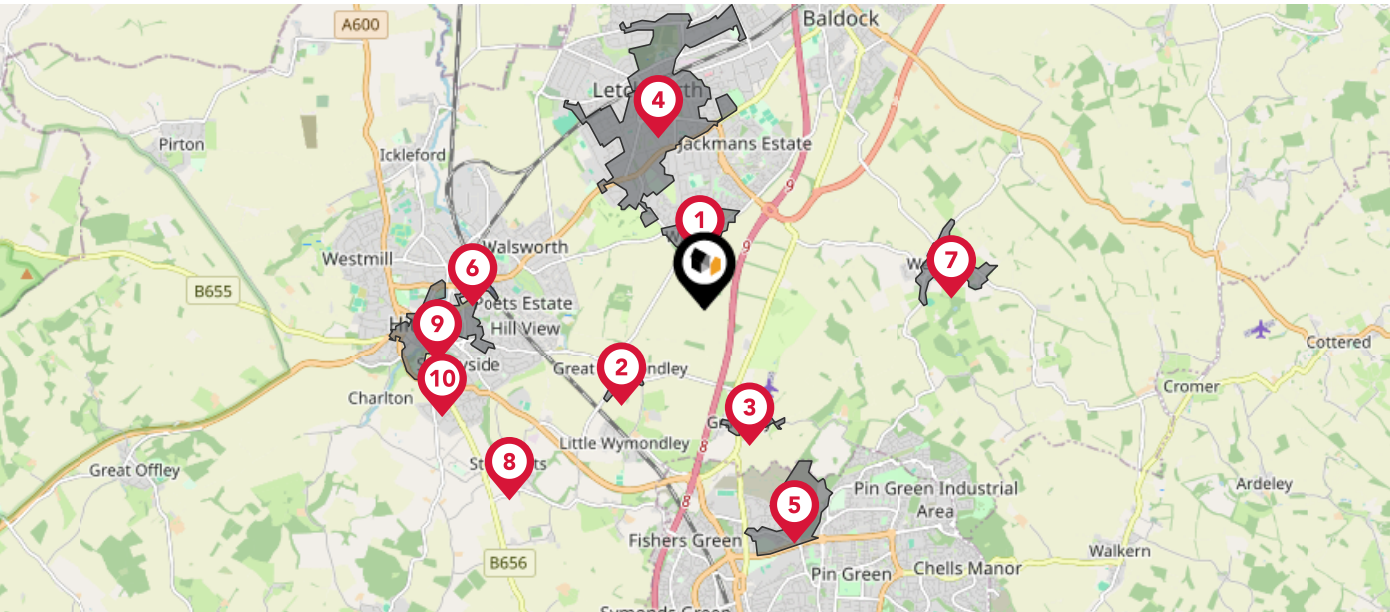
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Chance of flooding to the following depths at this property:



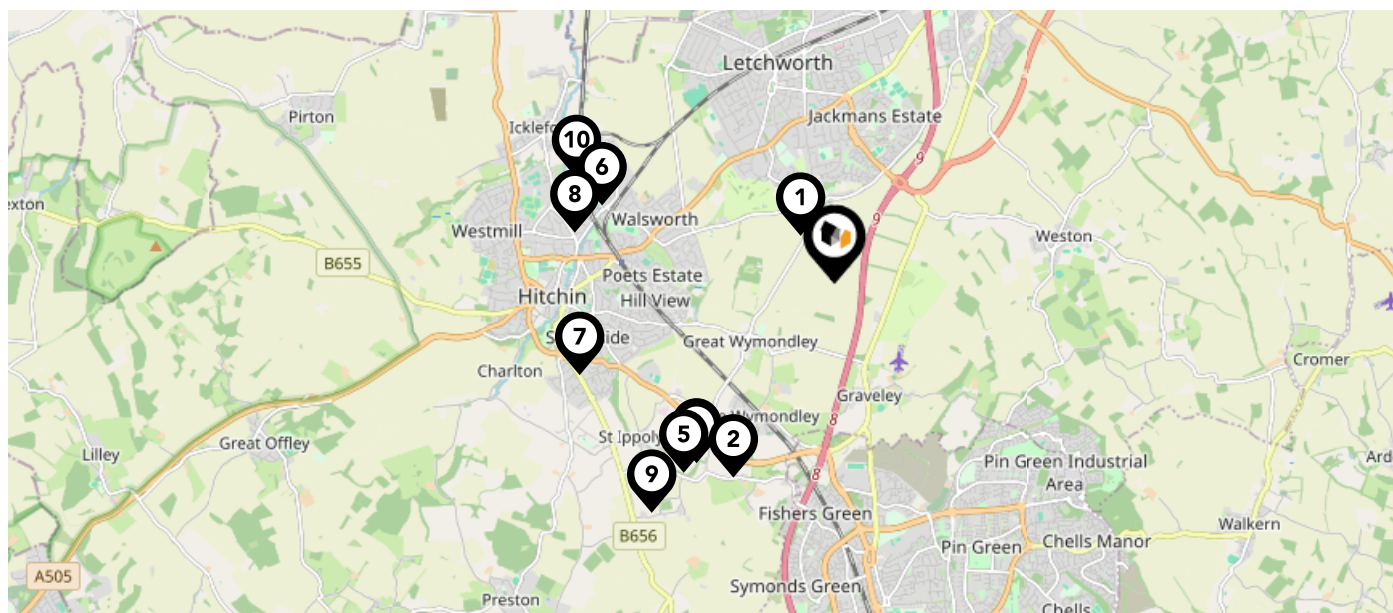


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Willian
2	Great Wymondley
3	Graveley
4	Letchworth
5	St Nicholas's and Rectory Lane
6	Hitchin Railway and Ransom's Recreation Ground
7	Weston
8	St Ippolyts
9	Hitchin
10	Hitchin Hill Path

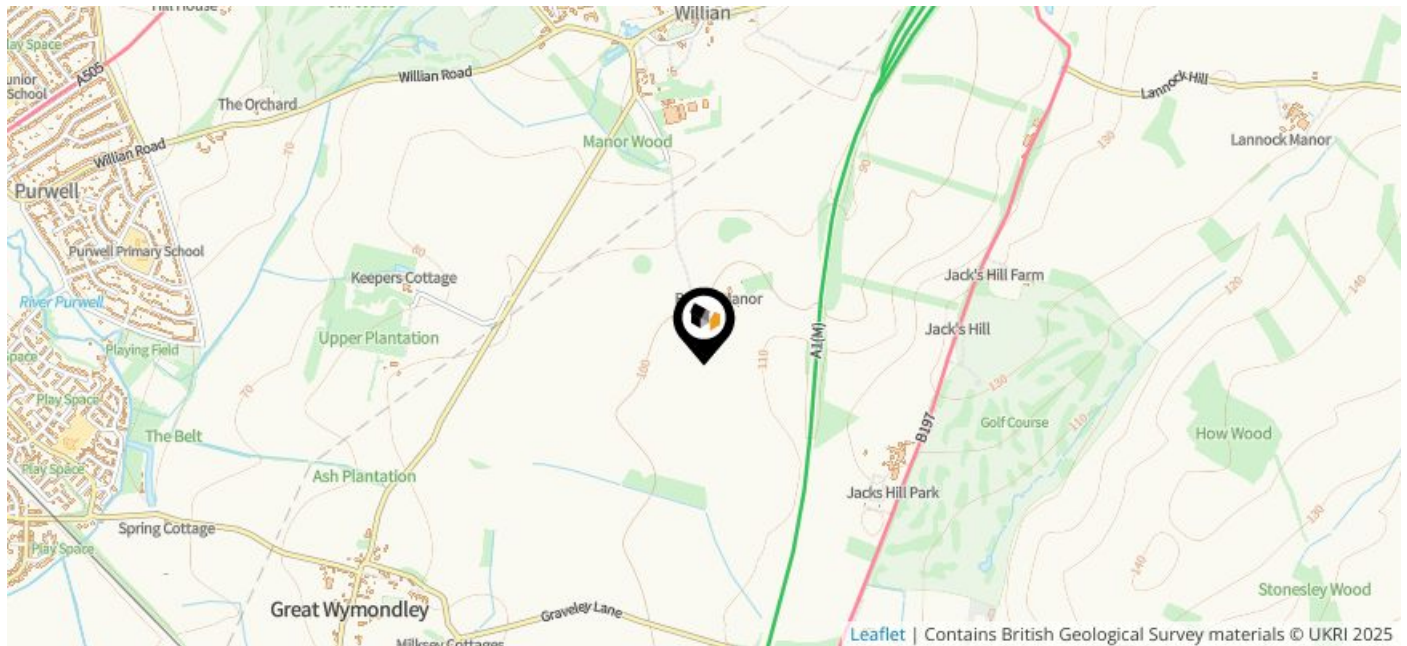
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

1	Willian Road-Letchworth, Hertfordshire	Historic Landfill	
2	Wymondleybury-Little Wymondley	Historic Landfill	
3	Little Wymondley Gravel Pit-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	
4	Little Wymondley Quarry-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	
5	Titmore Green Road-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	
6	Wallace Way-Hitchin, Hertfordshire	Historic Landfill	
7	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	
8	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill	
9	Tittendell-Tittendell Street, St Ippollits, Hertfordshire	Historic Landfill	
10	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

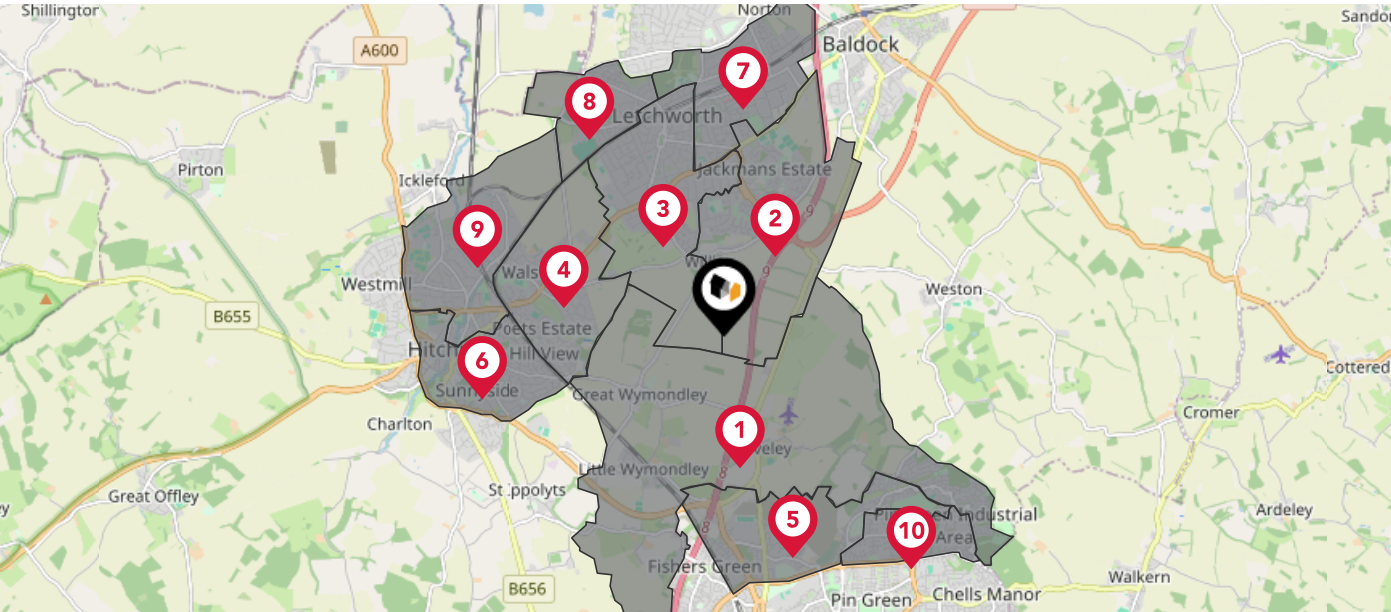
- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

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.



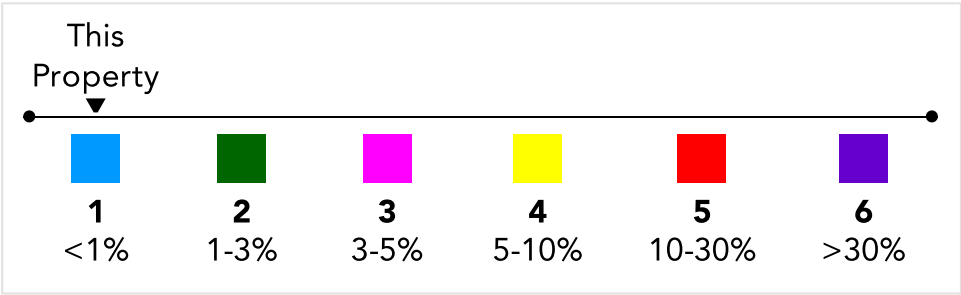
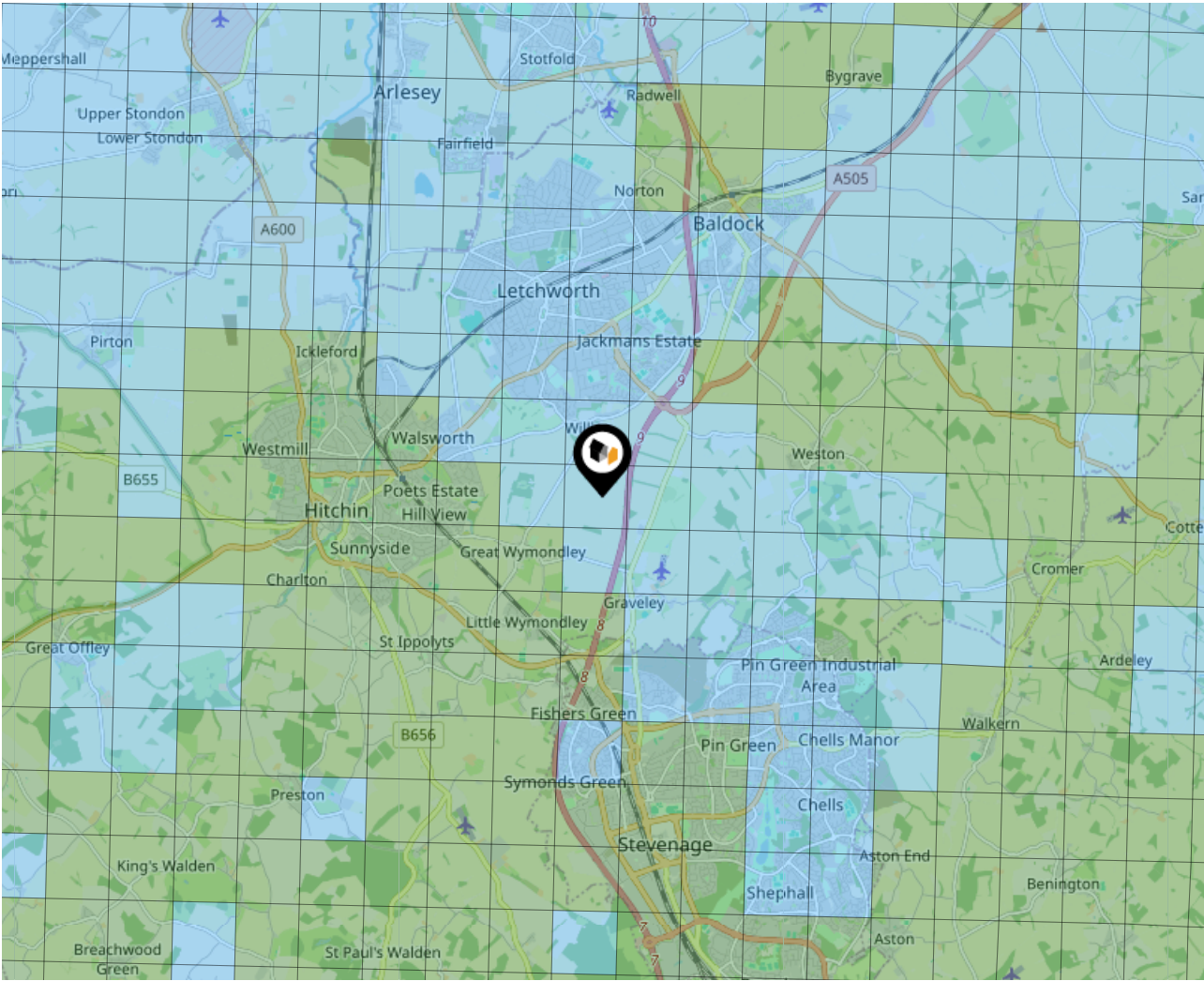
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards	
1	Chesfield Ward
2	Letchworth South East Ward
3	Letchworth South West Ward
4	Hitchin Walsworth Ward
5	Woodfield Ward
6	Hitchin Highbury Ward
7	Letchworth East Ward
8	Letchworth Wilbury Ward
9	Hitchin Bearton Ward
10	St. Nicholas Ward

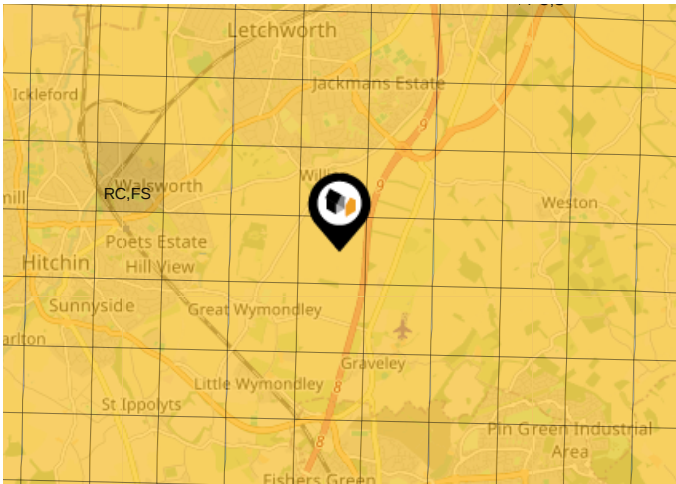
What is Radon?

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)

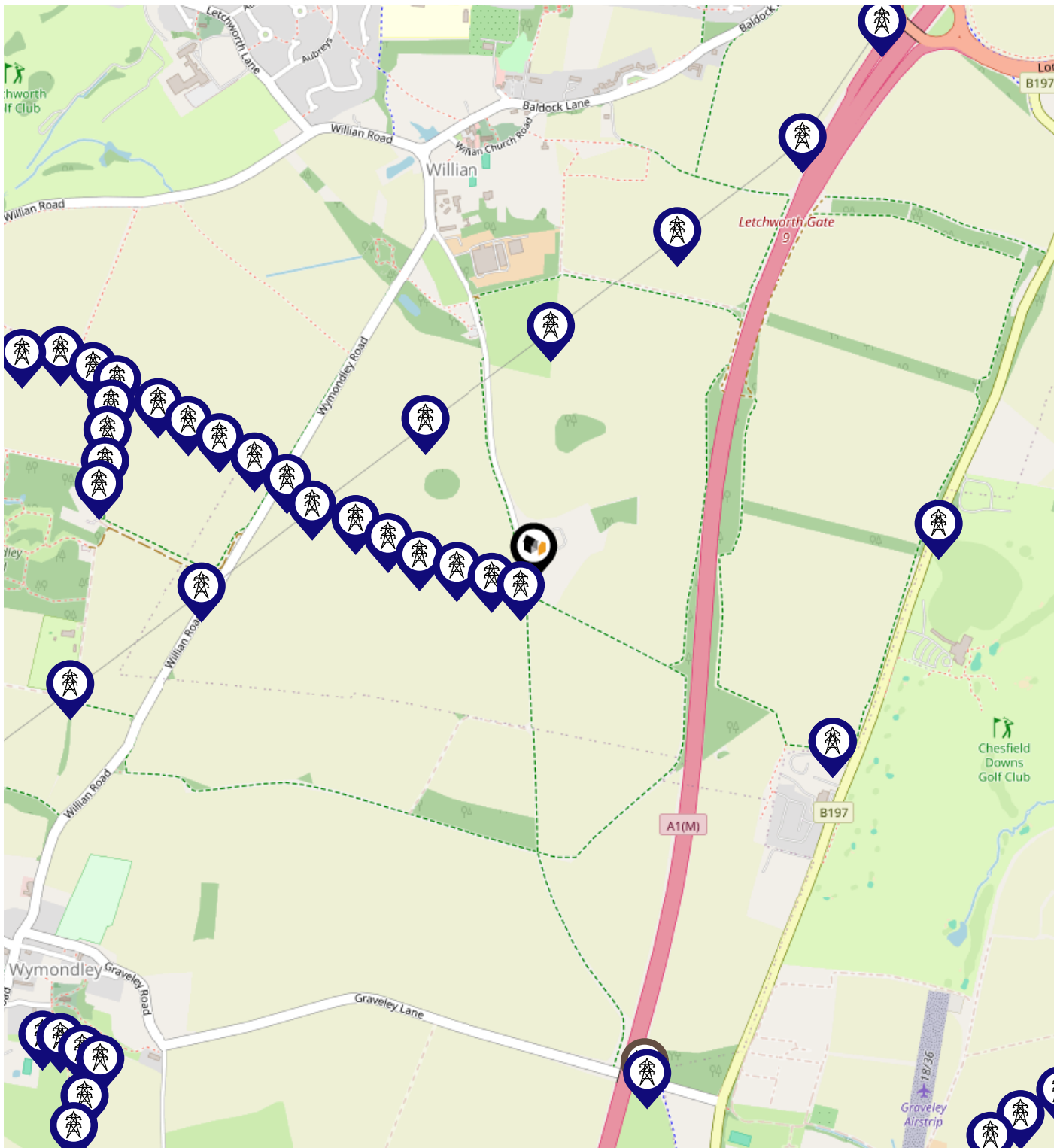
Carbon Content:	HIGH	Soil Texture:	CHALKY, SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	SHALLOW
Soil Group:	ALL		





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

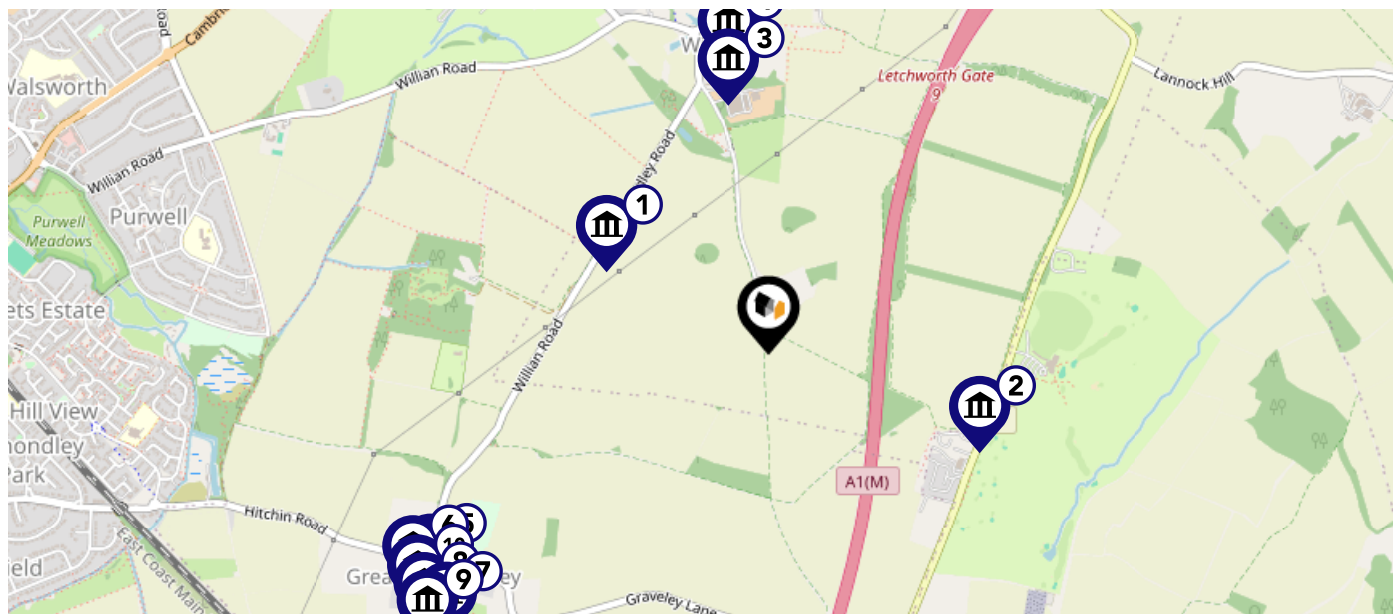














**Key:**

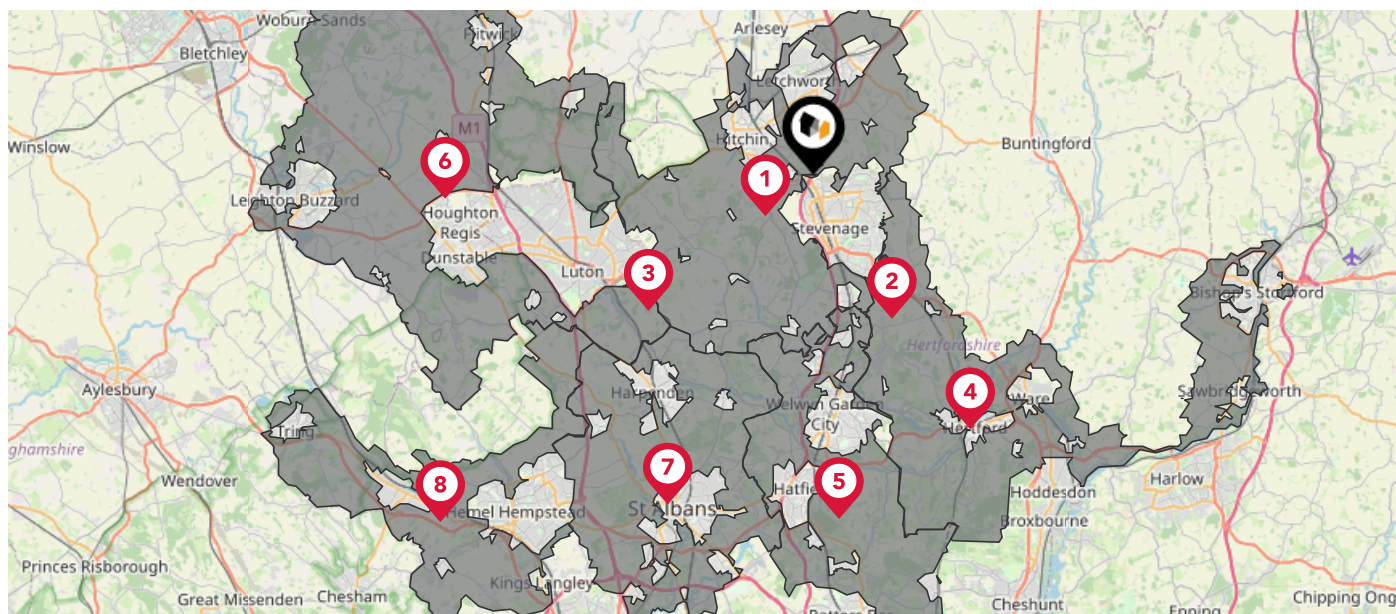
-  Power Pylons
-  Communication Masts

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
 1453935 - The Hamilton And Wyness Stuart Memorial Obelisk	Grade II	0.4 miles
 1175063 - Milestone On Roadside At Grid Reference Tl 2342 2926	Grade II	0.5 miles
 1102821 - Willian Bury	Grade II	0.6 miles
 1174914 - Church Of All Saints	Grade II	0.7 miles
 1175765 - Long Close	Grade II	0.9 miles
 1347429 - The Manor House	Grade II	1.0 miles
 1102497 - Church Of St Mary The Virgin (church Of England)	Grade I	1.0 miles
 1175728 - Manor Cottages	Grade II	1.0 miles
 1102498 - Castle Cottage	Grade II	1.0 miles
 1175687 - Box Tree Cottage	Grade II	1.0 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 - Stevenage



London Green Belt - Luton



London Green Belt - East Hertfordshire



London Green Belt - Welwyn Hatfield



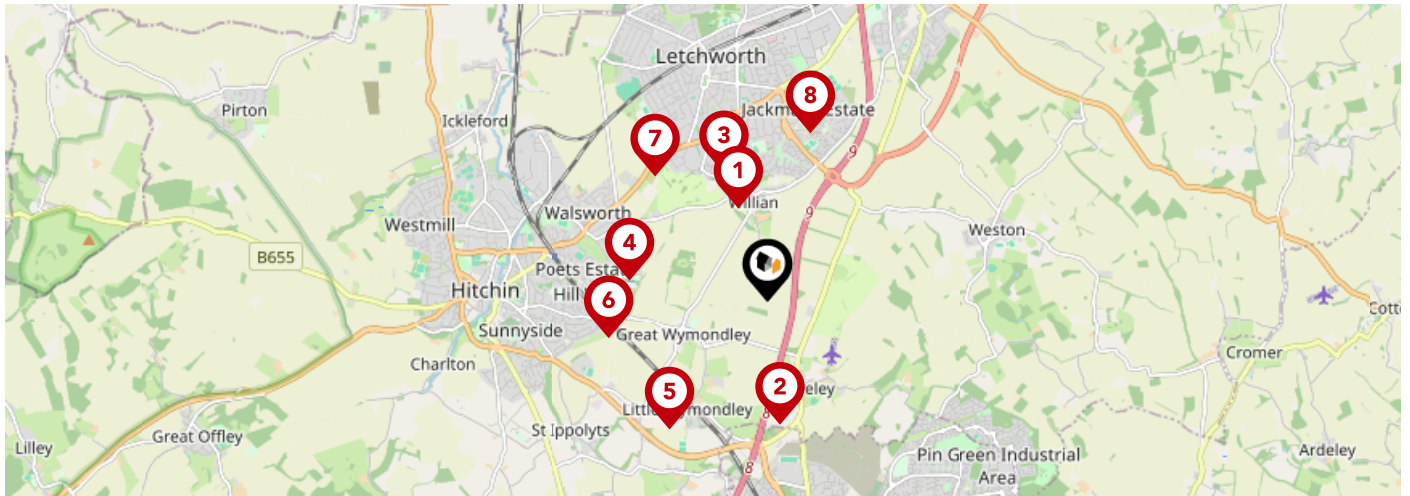
London Green Belt - Central Bedfordshire



London Green Belt - St Albans

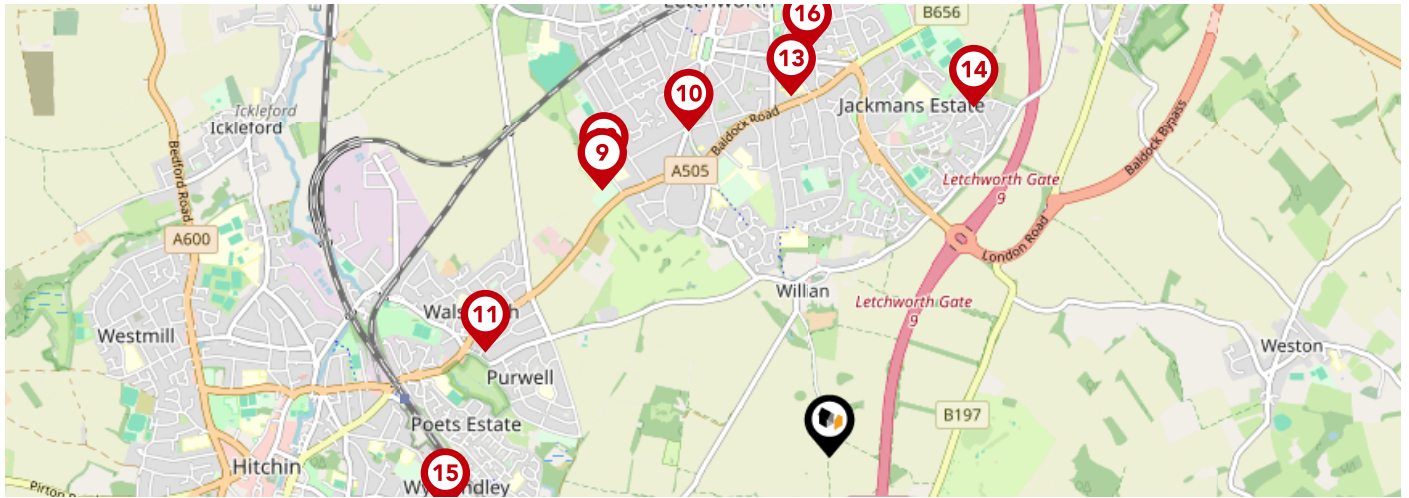










London Green Belt - Dacorum

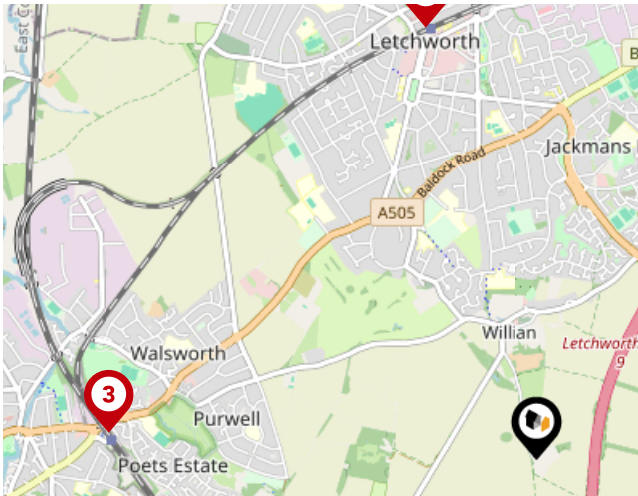


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Lordship Farm Primary School</b> Ofsted Rating: Good   Pupils: 441   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Graveley Primary School</b> Ofsted Rating: Good   Pupils: 96   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Christopher School</b> Ofsted Rating: Not Rated   Pupils: 546   Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Purwell Primary School</b> Ofsted Rating: Requires improvement   Pupils: 167   Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Wymondley Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 102   Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Mary Exton Primary School</b> Ofsted Rating: Good   Pupils: 181   Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>North Herts Education Support Centre</b> Ofsted Rating: Outstanding   Pupils: 1   Distance:1.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Garden City Academy</b> Ofsted Rating: Good   Pupils: 185   Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



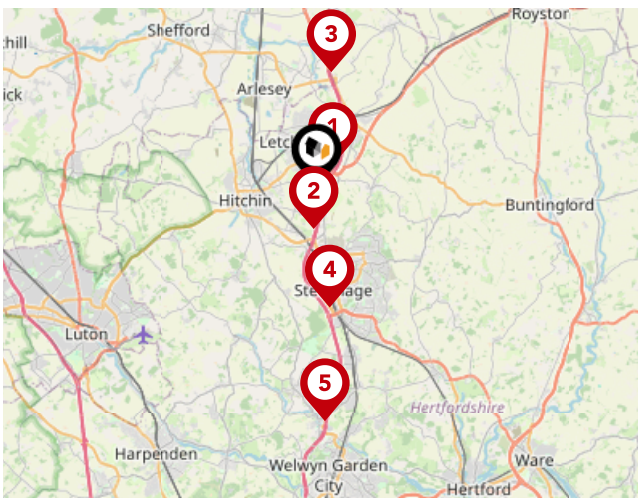


		Nursery	Primary	Secondary	College	Private
	<b>The Highfield School</b> Ofsted Rating: Good   Pupils: 998   Distance: 1.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Francis College</b> Ofsted Rating: Not Rated   Pupils: 301   Distance: 1.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Highover Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 428   Distance: 1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Thomas More Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance: 1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pixmore Junior School</b> Ofsted Rating: Good   Pupils: 237   Distance: 1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Woolgrove School, Special Needs Academy</b> Ofsted Rating: Good   Pupils: 125   Distance: 1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>William Ransom Primary School</b> Ofsted Rating: Outstanding   Pupils: 422   Distance: 1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hillshott Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 210   Distance: 1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



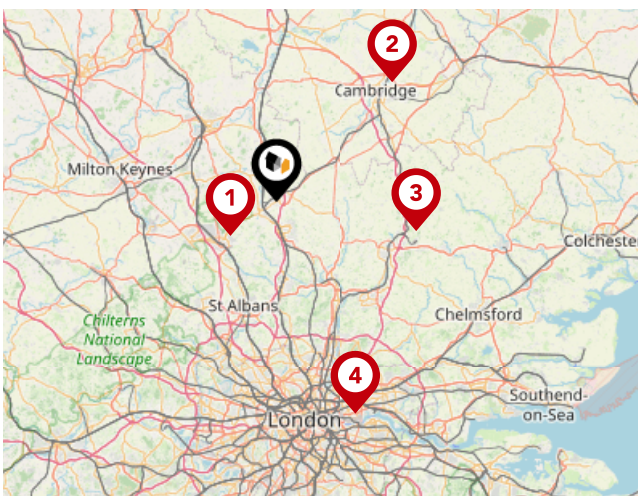
### National Rail Stations

Pin	Name	Distance
1	Letchworth Rail Station	2.04 miles
2	Letchworth Rail Station	2.05 miles
3	Hitchin Rail Station	1.96 miles



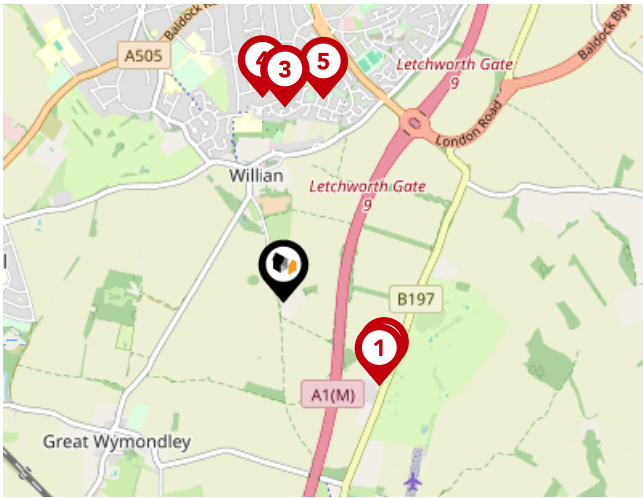
### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J9	1.01 miles
2	A1(M) J8	1.54 miles
3	A1(M) J10	4.23 miles
4	A1(M) J7	4.43 miles
5	A1(M) J6	8.56 miles



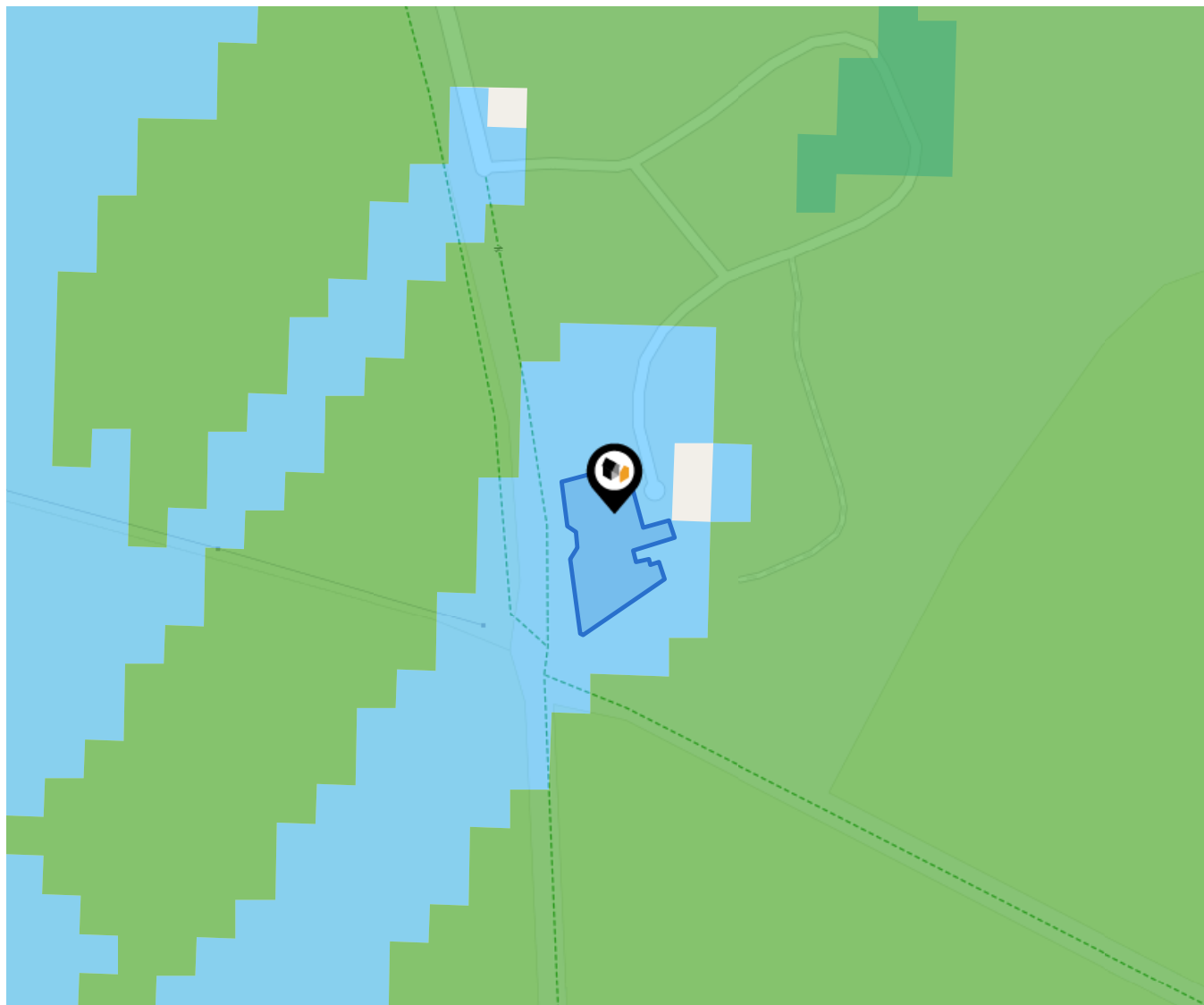
### Airports/Helipads

Pin	Name	Distance
1	Luton Airport	8.43 miles
2	Cambridge	24.25 miles
3	Stansted Airport	20.81 miles
4	Silvertown	33.04 miles



Bus Stops/Stations

Pin	Name	Distance
1	Jack's Hill Caravan Park	0.58 miles
2	Jack's Hill Caravan Park	0.58 miles
3	Thrusters Close	0.89 miles
4	Penn Way	0.94 miles
5	Netley Dell	0.94 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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