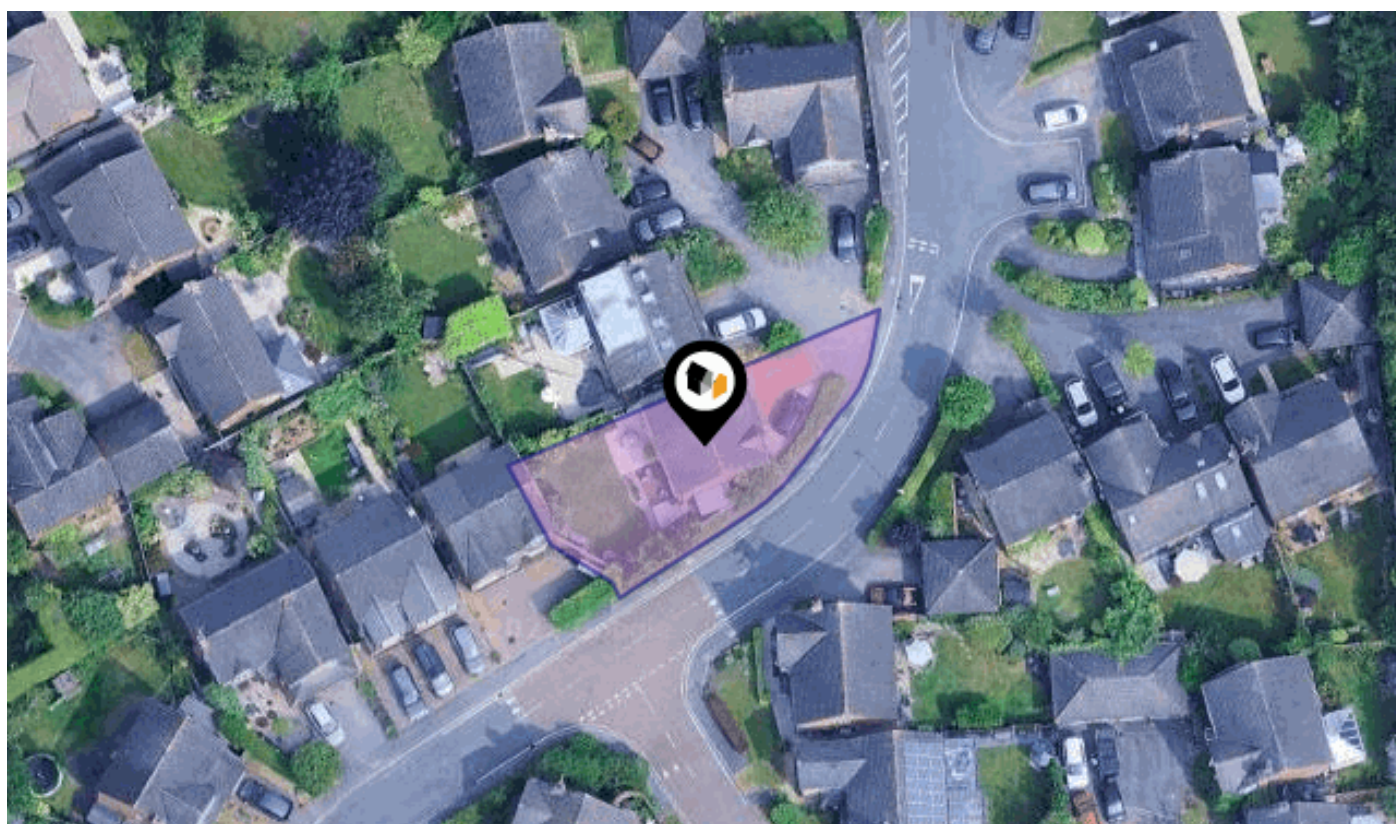




MIR: Material Info

The Material Information Affecting this Property

Thursday 08th January 2026



SYCAMORE CLOSE, ST. IPPOLYTS, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk



Planning records for: *Sycamore Close, St. Ippolyts, Hitchin, SG4*

Reference - 02/01117/1HH	
Decision:	Decided
Date:	22nd July 2002
Description:	First floor side extension and front porch (as amended by plan received 8th October 2002)

Reference - 02/00618/1HH	
Decision:	Decided
Date:	17th April 2002
Description:	First floor side extension and front porch

Planning records for: ***Land Off Sycamore Close Hitchin SG4 7SN***

Reference - 13/01983/1	
Decision:	Decided
Date:	19th August 2013
Description:	Outline application for residential development of up to 14 new homes with access from Sycamore Close, Hitchin (appearance, landscaping, layout and scale reserved) (as amended by plan nos. SK02D & 1095-04)

Planning records for: ***4 Sycamore Close St Ippolyts SG4 7SN***

Reference - 06/00180/1HH	
Decision:	Decided
Date:	13th February 2006
Description:	Single storey rear extension (as amended by plans received 10th March 2006).

Reference - 00/00102/1HH	
Decision:	Decided
Date:	19th January 2000
Description:	First floor front, single storey rear extensions (as amended by drawing no. HET/606.01A received 6/3/00)

Planning records for: ***8 Sycamore Close St. Ippolyts Hitchin Hertfordshire SG4 7SN***

Reference - 00/00233/1HH	
Decision:	Decided
Date:	17th February 2000
Description:	First floor side extension

Planning records for: **11 Sycamore Close Hitchin SG4 7SN**

Reference - 16/02338/1HH	
Decision:	Decided
Date:	14th September 2016
Description:	Part two storey, part first floor front extension

Planning records for: **15 Sycamore Close St Ippolyts Hitchin SG4 7SN**

Reference - 08/01612/1HH	
Decision:	Decided
Date:	12th August 2008
Description:	First floor side and front extension and single storey rear extension

Planning records for: **19 Sycamore Close Hitchin Hertfordshire SG4 7SN**

Reference - 19/02518/FPH	
Decision:	Decided
Date:	17th October 2019
Description:	First floor side extension

Reference - 19/02519/LDCP	
Decision:	Decided
Date:	17th October 2019
Description:	Addition of 3 rooflights to existing front elevation to facilitate conversion of loft space into habitable accommodation. Dormer in rear roof slope.

Planning records for: **20 Sycamore Close Hitchin Hertfordshire SG4 7SN**

Reference - 20/00449/FPH	
Decision:	Decided
Date:	24th February 2020
Description:	Single storey rear extension

Planning records for: **21 Sycamore Close St. Ippolyts Hitchin Hertfordshire SG4 7SN**

Reference - 00/00996/1HH	
Decision:	Decided
Date:	03rd July 2000
Description:	Single storey rear extension

Planning records for: **27 Sycamore Close Hitchin Hertfordshire SG4 7SN**

Reference - 22/00835/FPH	
Decision:	Decided
Date:	22nd March 2022
Description:	Single storey rear extension

Planning records for: **28 Sycamore Close Hitchin Hertfordshire SG4 7SN**

Reference - 18/02551/LDCP	
Decision:	Decided
Date:	21st September 2018
Description:	Insertion of window following removal of one garage door to facilitate conversion of one existing garage to additional living accommodation.

Planning records for: **29 Sycamore Close Hitchin Hertfordshire SG4 7SN**

Reference - 25/00512/FPH	
Decision:	Decided
Date:	20th February 2025
Description:	Alterations to fenestration and insertion of side rooflight to existing detached garage to facilitate partial conversion of garage into habitable accommodation

Reference - 18/01364/FPH	
Decision:	Decided
Date:	18th May 2018
Description:	Single storey rear and side extensions. Front entrance porch.

Planning records for: **31 Sycamore Close Hitchin SG4 7SN**

Reference - 15/01200/1	
Decision:	Decided
Date:	30th April 2015
Description:	Proposed detached 3-bedroom dwelling

Reference - 14/03202/1	
Decision:	Decided
Date:	04th December 2014
Description:	Proposed detached 3-bedroom dwelling

Planning records for: **32 Sycamore Close St Ippolyts Hitchin SG4 7SN**

Reference - 08/01025/1HH	
Decision:	Decided
Date:	06th May 2008
Description:	Single storey side extension

Planning records for: **34 Sycamore Close Hitchin Hertfordshire SG4 7SN**

Reference - 18/00254/FPH	
Decision:	Decided
Date:	24th January 2018
Description:	Part two storey, part single storey side extension

Planning records for: **35 Sycamore Close Hitchin SG4 7SN**

Reference - 10/00544/1TPO	
Decision:	Decided
Date:	24th March 2010
Description:	Reduce crown and shape 1 Sycamore tree by approximately 4 metres

Reference - 15/01924/1TPO	
Decision:	Decided
Date:	15th July 2015
Description:	Reduce 1 Sycamore Tree by 30% (T2)

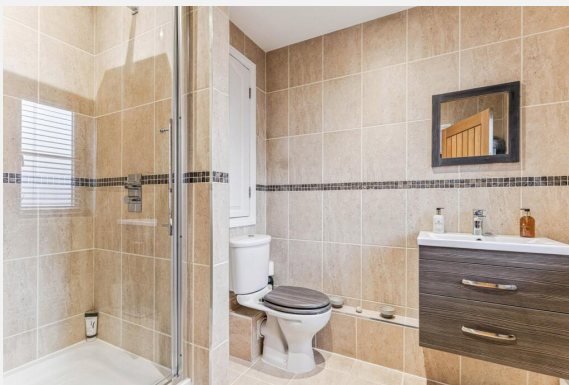
Planning records for: **35 Sycamore Close Hitchin Hertfordshire SG4 7SN**

Reference - 22/03170/TPO	
Decision:	Decided
Date:	07th December 2022
Description:	T2 Sycamore - Reduce by 3m and shape

Planning records for: **42 Sycamore Close Hitchin SG4 7SN**

Reference - 07/02727/1HH	
Decision:	Decided
Date:	13th November 2007
Description:	Rear conservatory







SYCAMORE CLOSE, ST. IPPOLYTS, HITCHIN, SG4

Approximate Gross Internal Area
Ground Floor = 60.3 sq m / 649 sq ft
First Floor = 55.1 sq m / 593 sq ft
Total = 115.4 sq m / 1,242 sq ft

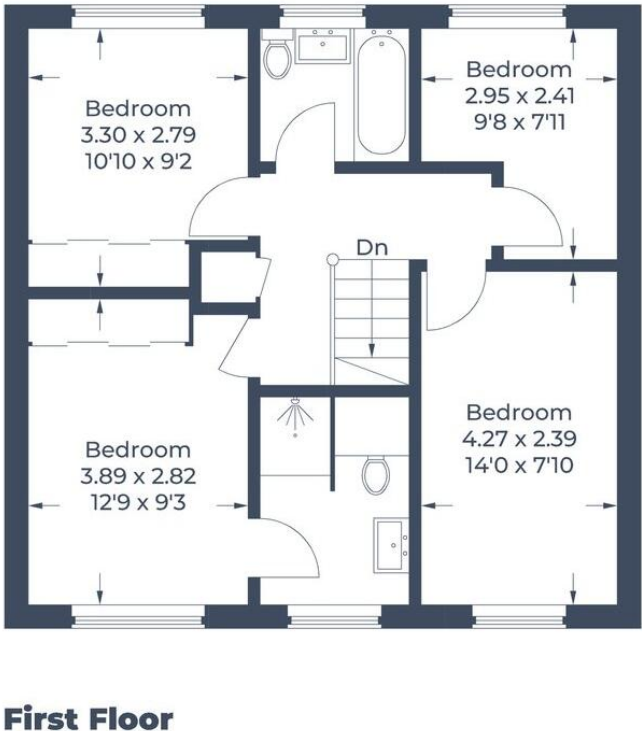
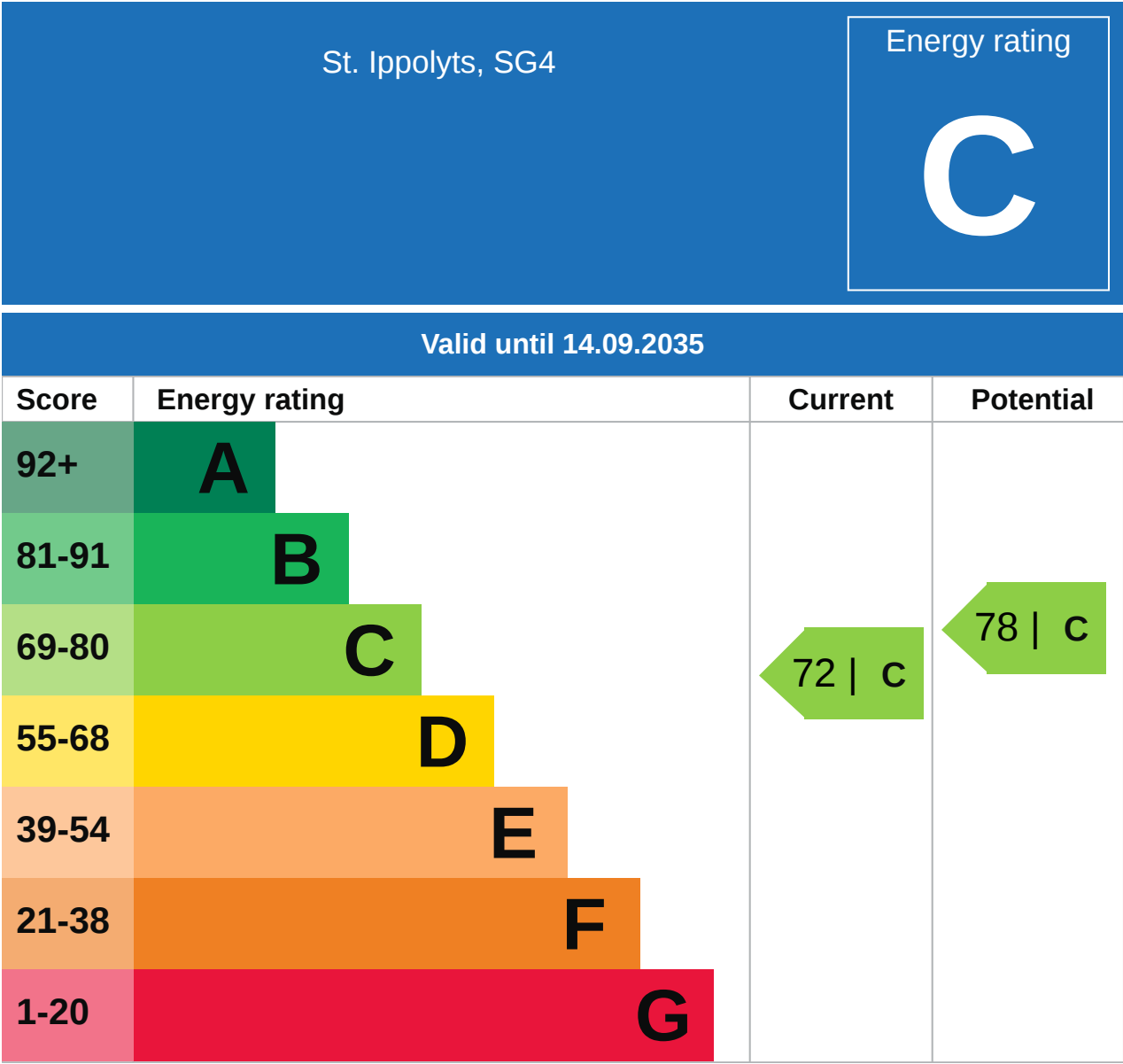


Illustration for identification purposes only,
measurements are approximate, not to scale.
© CJ Property Marketing Produced for Country Properties



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	1
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
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:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	102 m ²

Building Safety

Non specified

Accessibility / Adaptations

Not suitable for wheelchair users

Restrictive Covenants

Yes - original estate developer covenants

Rights of Way (Public & Private)

The occupants of the house abutting our back garden have the right of access to maintain the side of their property but notice required to be given for any such work

Construction Type

Brick

Property Lease Information

Not applicable

Listed Building Information

Not applicable

Stamp Duty

Ask agent

Other

Other

Electricity Supply

Yes

Gas Supply

Yes

Central Heating

Yes

Water Supply

Mains supply

Drainage

Main supply

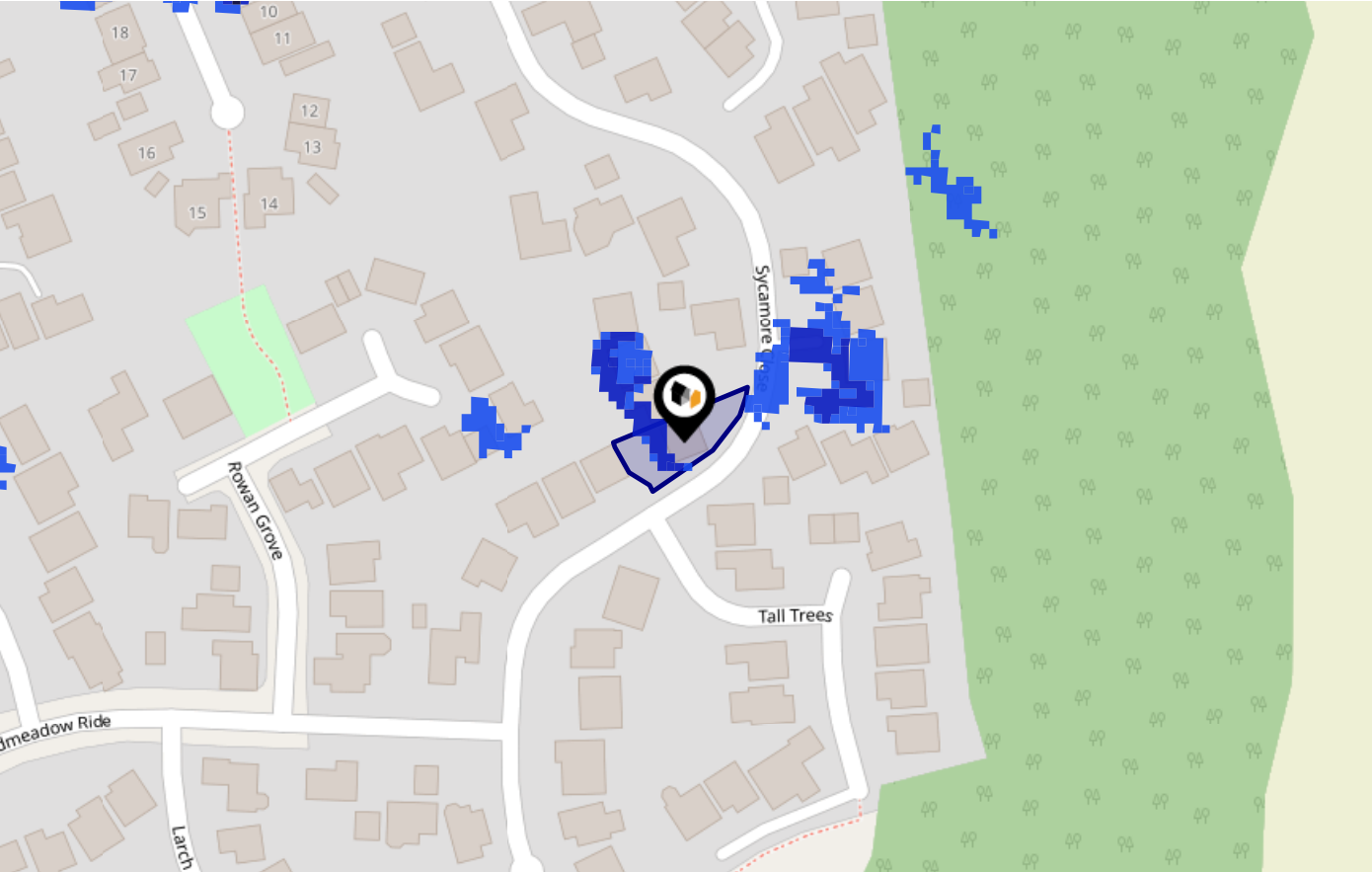
Important - Please read

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

Flood Risk

Surface Water - Flood Risk

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

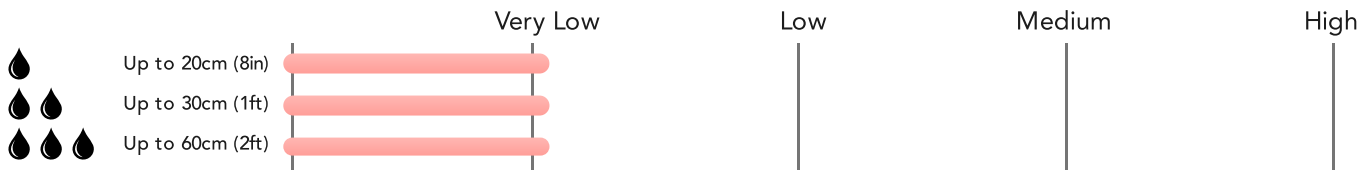


Risk Rating: Very low

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

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

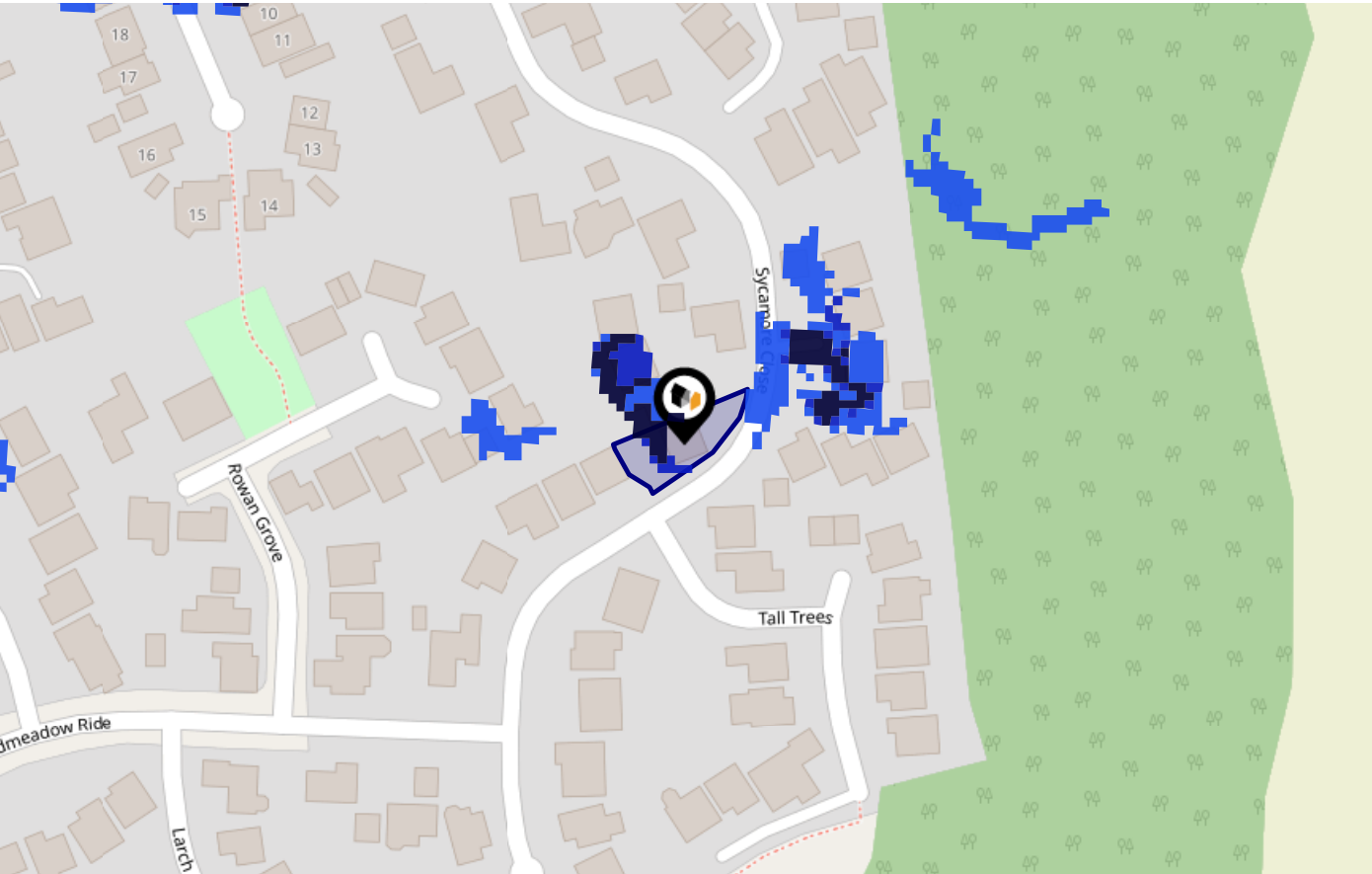
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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

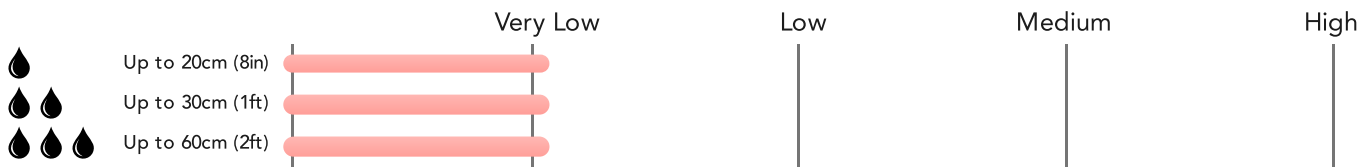


Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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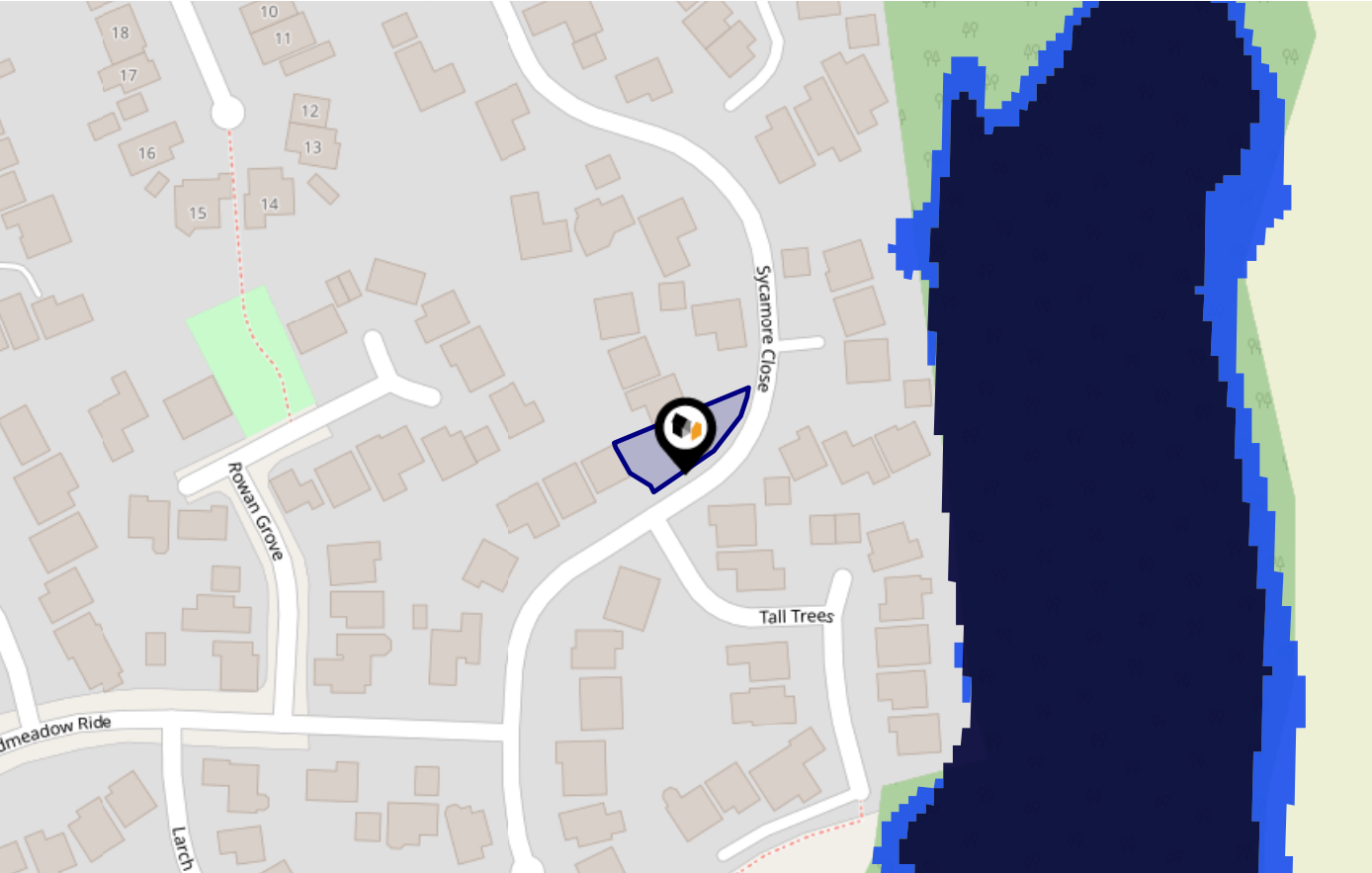
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

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

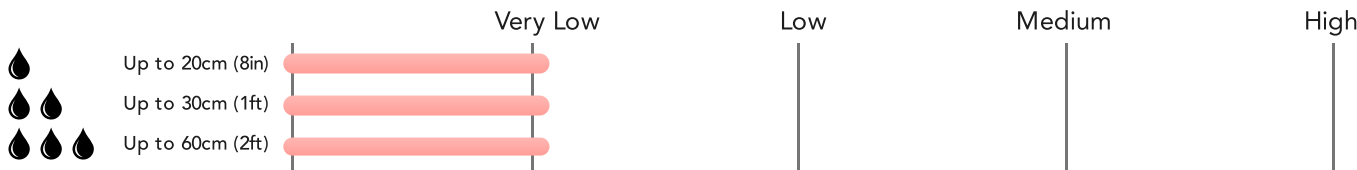


Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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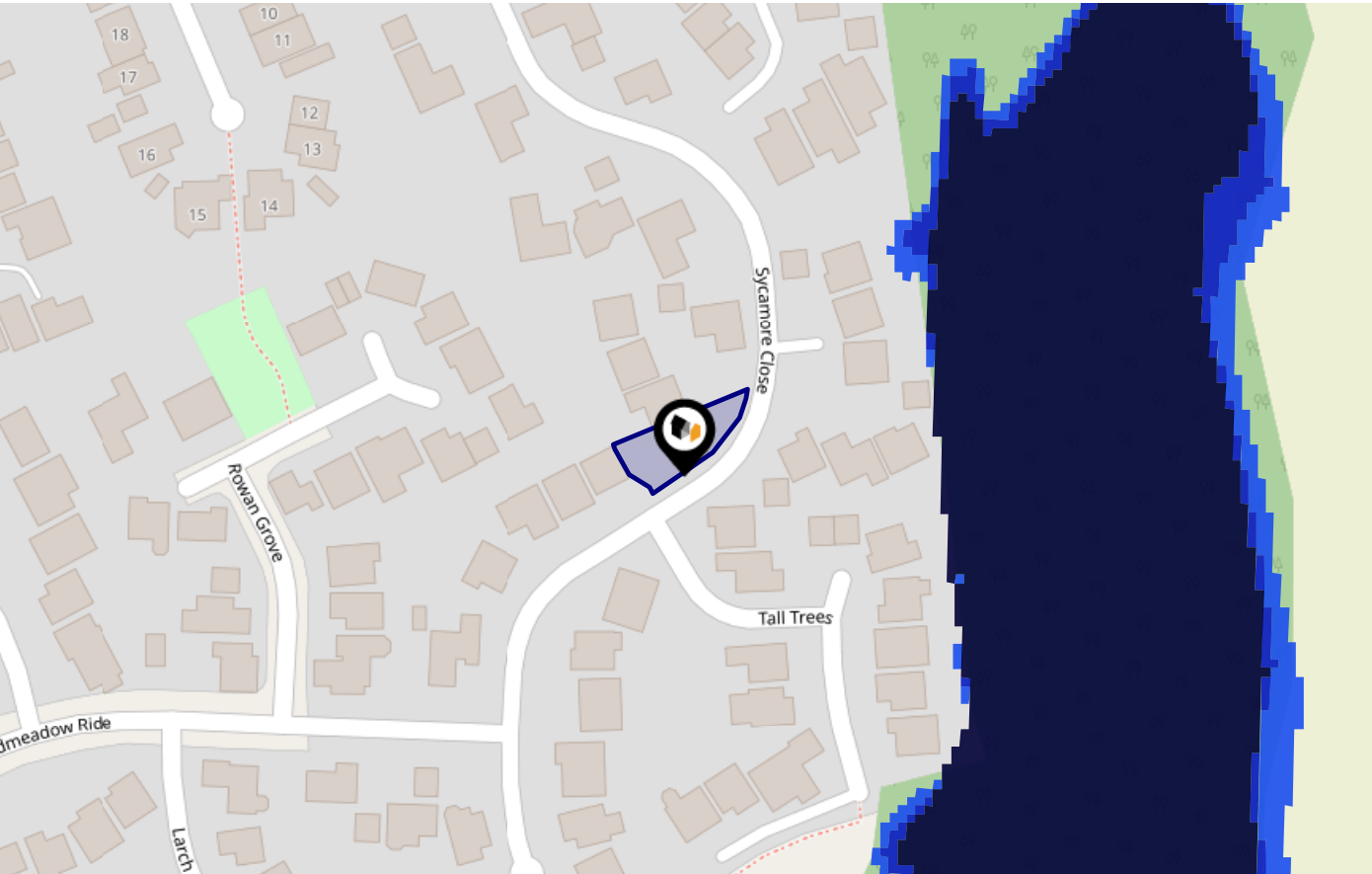
Chance of flooding to the following depths at this property:



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.

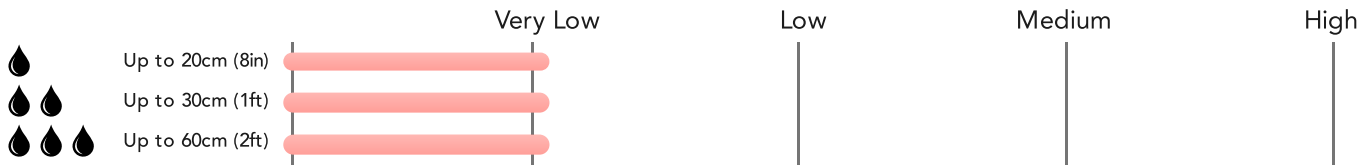


Risk Rating: Very low

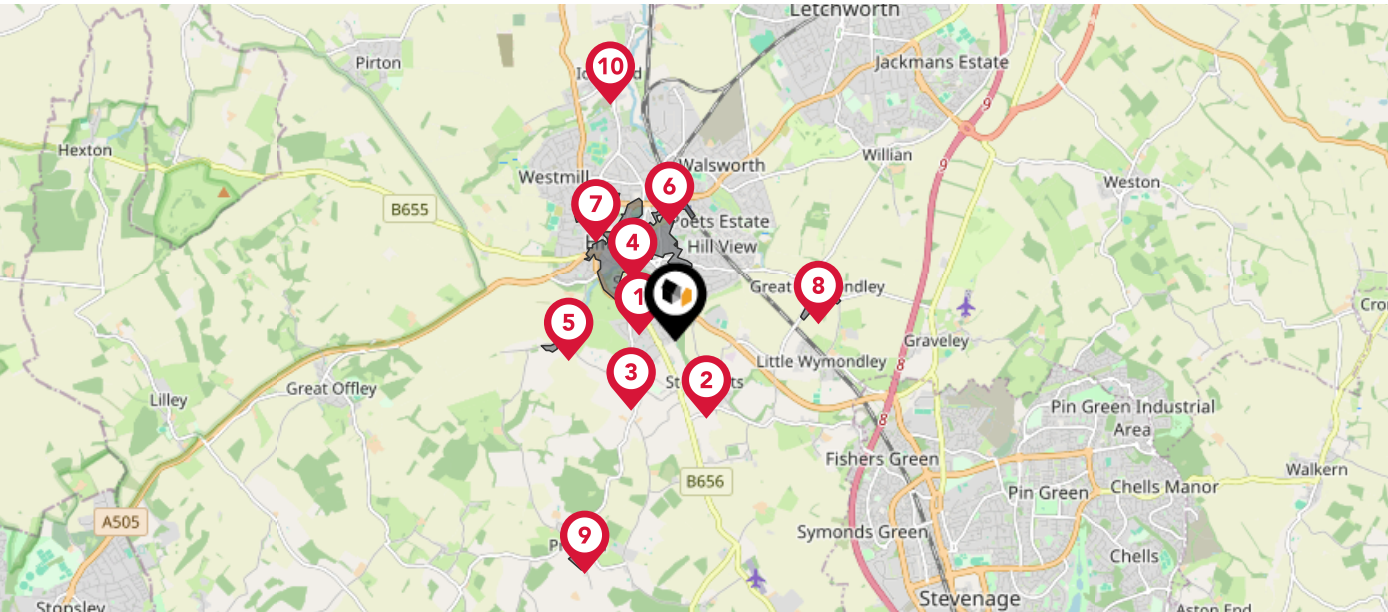
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Chance of flooding to the following depths at this property:

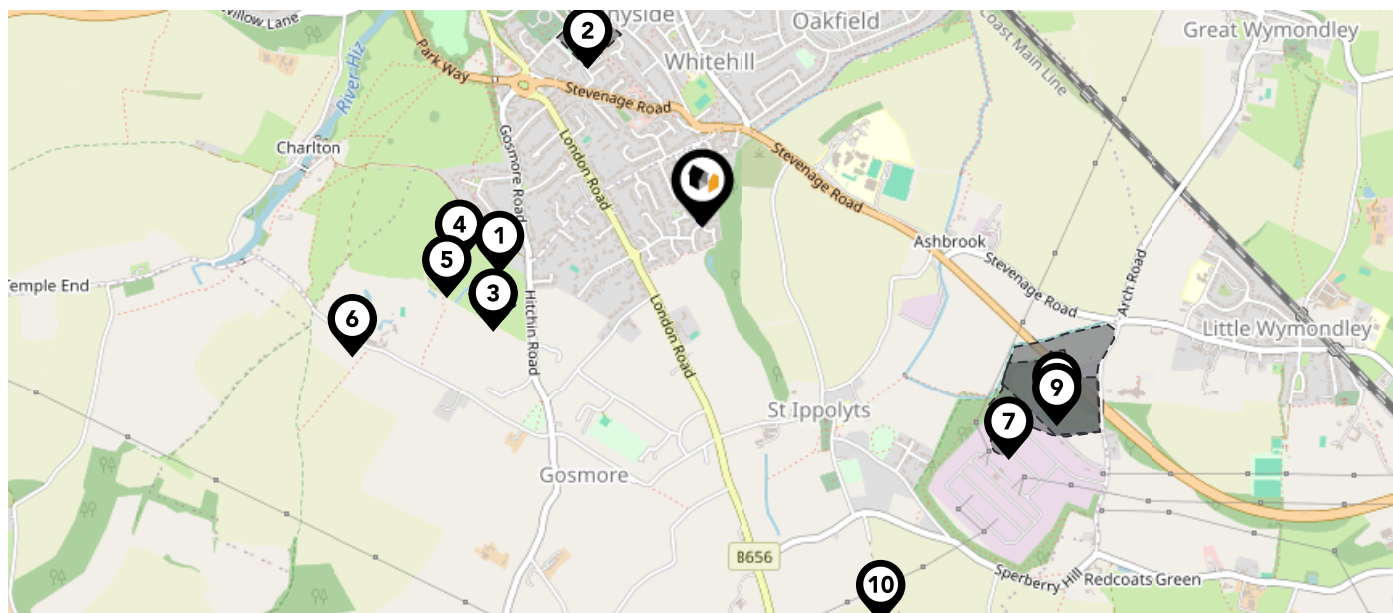


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



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

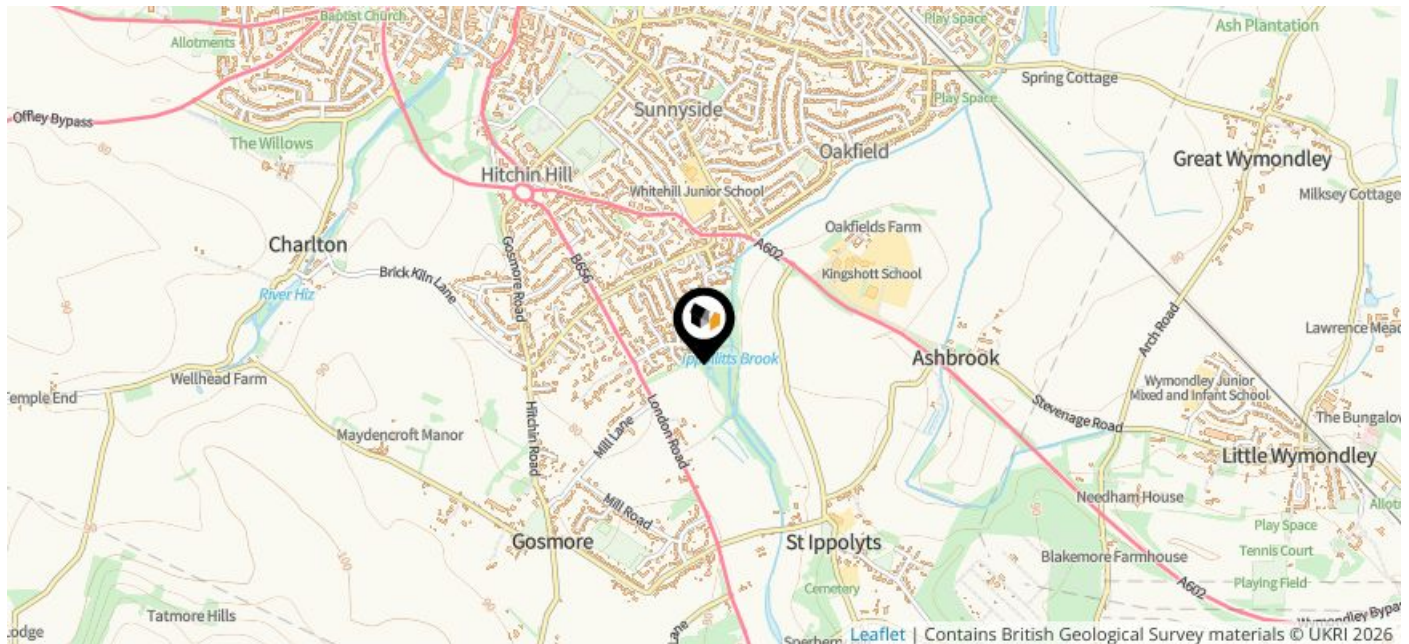
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



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	Little Wymondley Quarry-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	
10	Tittendell-Tittendell Street, St Ippollits, Hertfordshire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



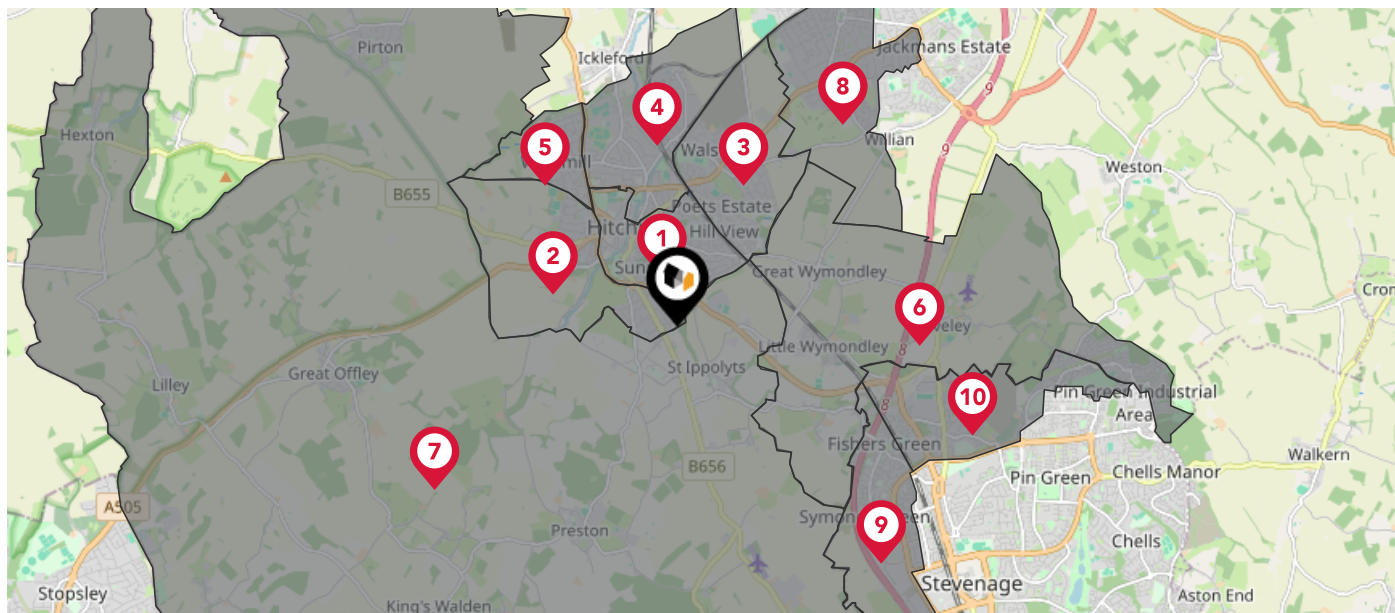
Mine Entry

- ✕ 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 Highbury Ward



Hitchin Priory Ward



Hitchin Walsworth Ward



Hitchin Bearton Ward



Hitchin Oughton Ward



Chesfield Ward



Hitchwood, Offa and Hoo Ward



Letchworth South West Ward



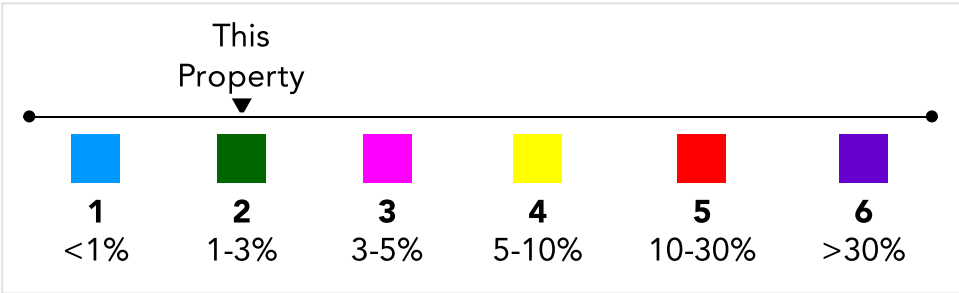
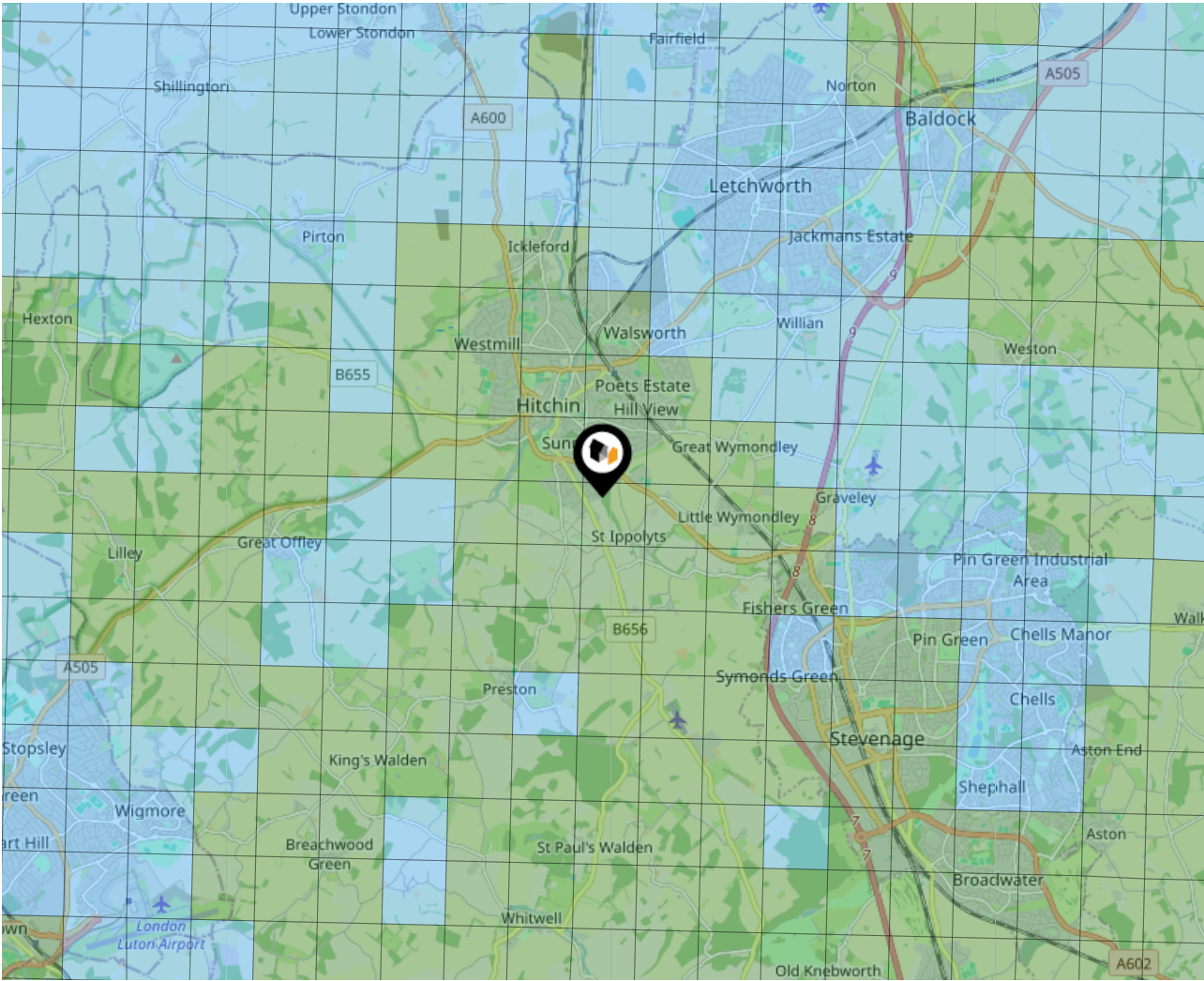
Symonds Green Ward



Woodfield Ward

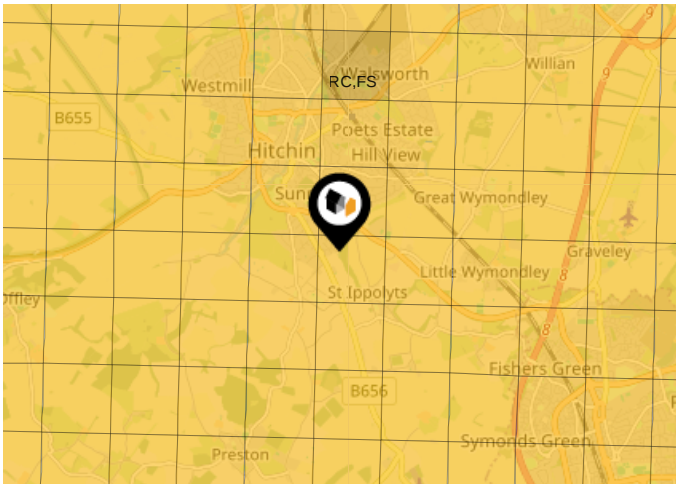
What is Radon?

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		

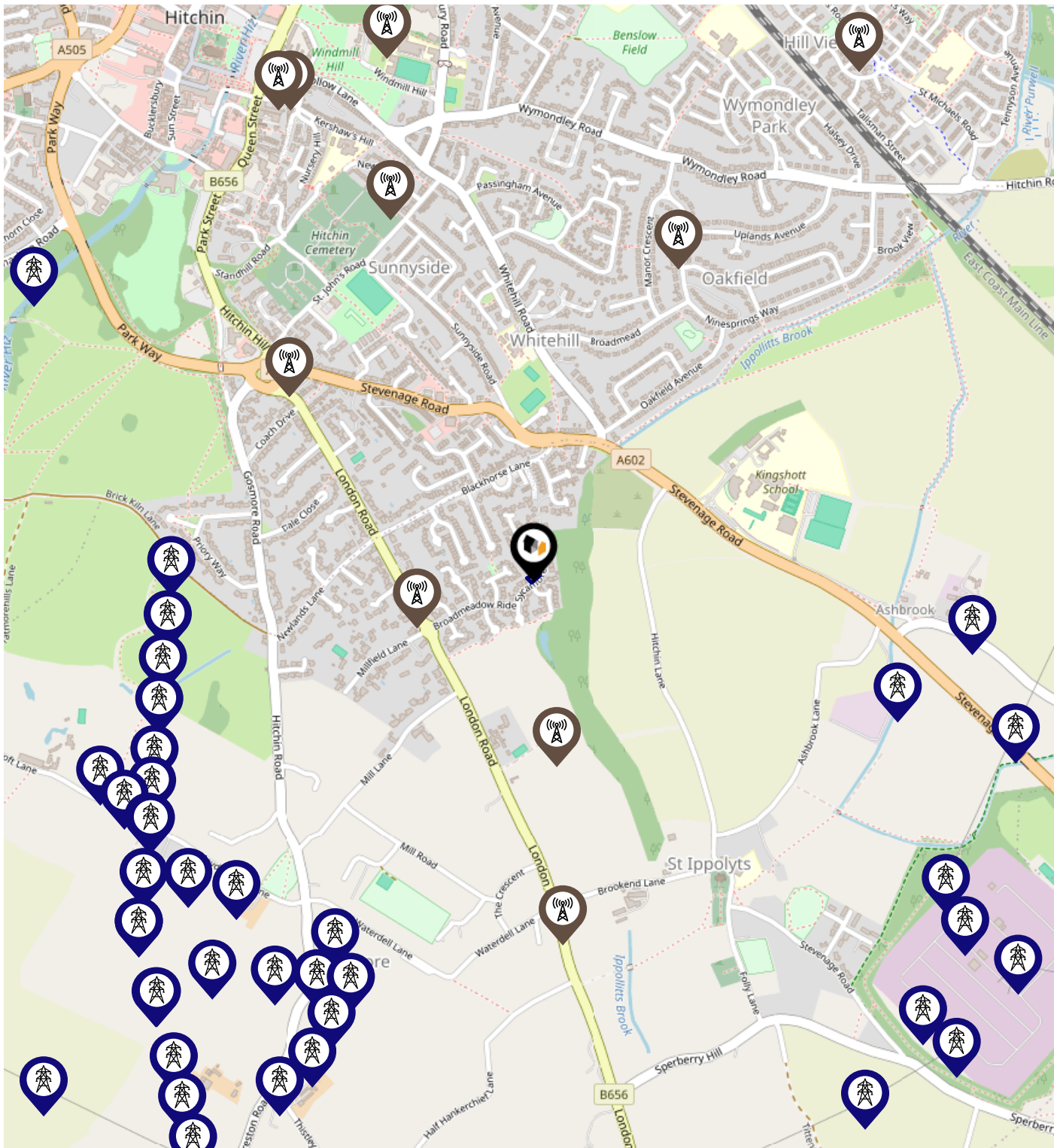


Primary Classifications (Most Common Clay Types)



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

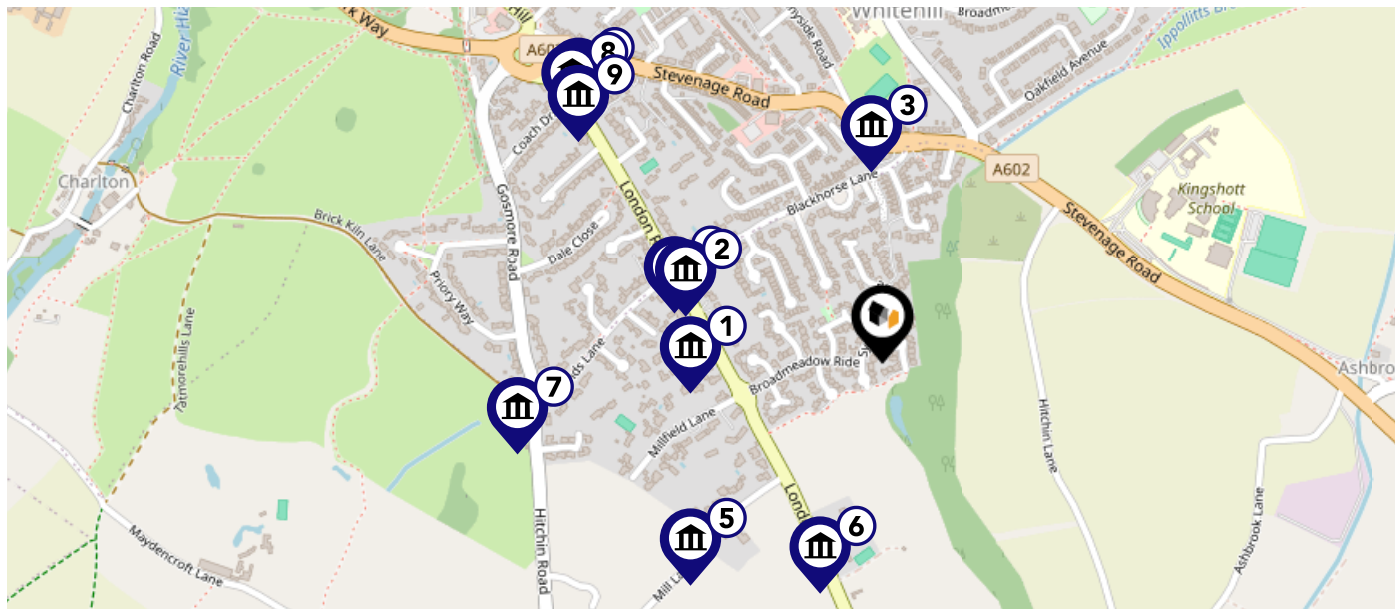
Masts & Pylons



Key:

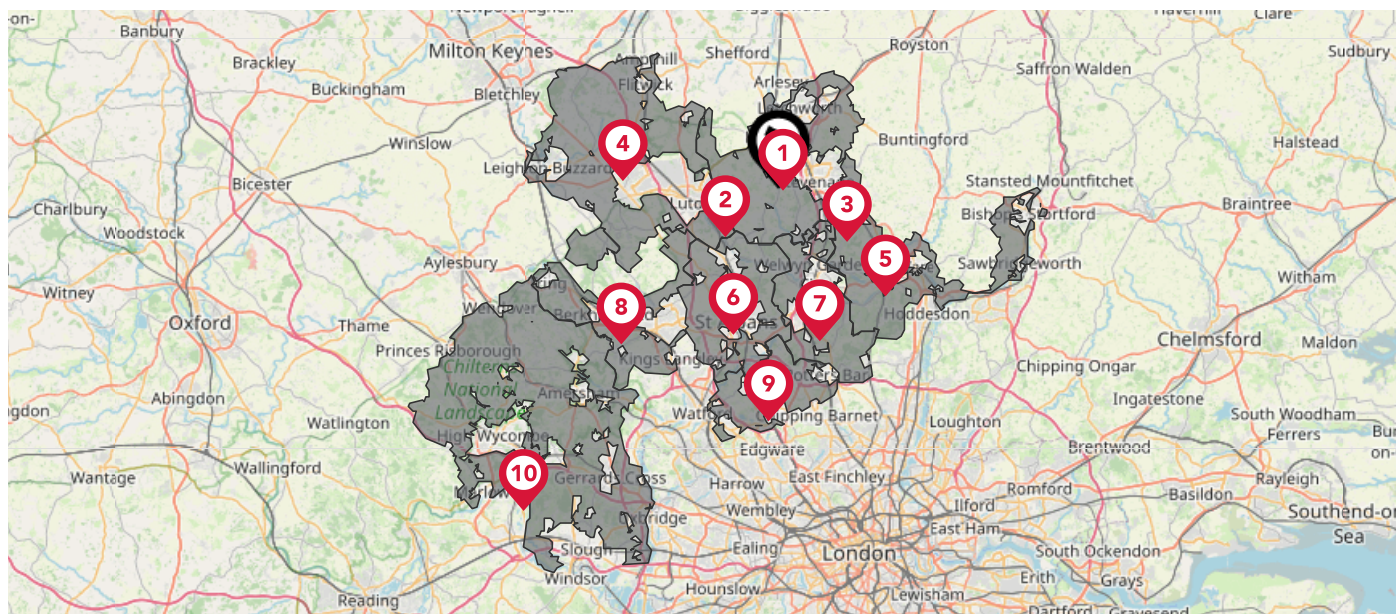
-  Power Pylons
-  Communication Masts

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	0.2 miles
	1347425 - The Grange House	Grade II	0.2 miles
	1102138 - The New Found Out Public House	Grade II	0.2 miles
	1175136 - Barn At The Grange House	Grade II	0.2 miles
	1102506 - The Mill Farm	Grade II	0.3 miles
	1102539 - Pound Farmhouse	Grade II	0.3 miles
	1102538 - Rose View Opposite Newlands Lane	Grade II	0.4 miles
	1347590 - 7, Hitchin Hill Path	Grade II	0.4 miles
	1347591 - Saint Elmo	Grade II	0.4 miles
	1102171 - 8, Hitchin Hill Path	Grade II	0.4 miles

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



Nearby Green Belt Land



London Green Belt - North Hertfordshire



London Green Belt - Luton



London Green Belt - Stevenage



London Green Belt - Central Bedfordshire



London Green Belt - East Hertfordshire



London Green Belt - St Albans



London Green Belt - Welwyn Hatfield



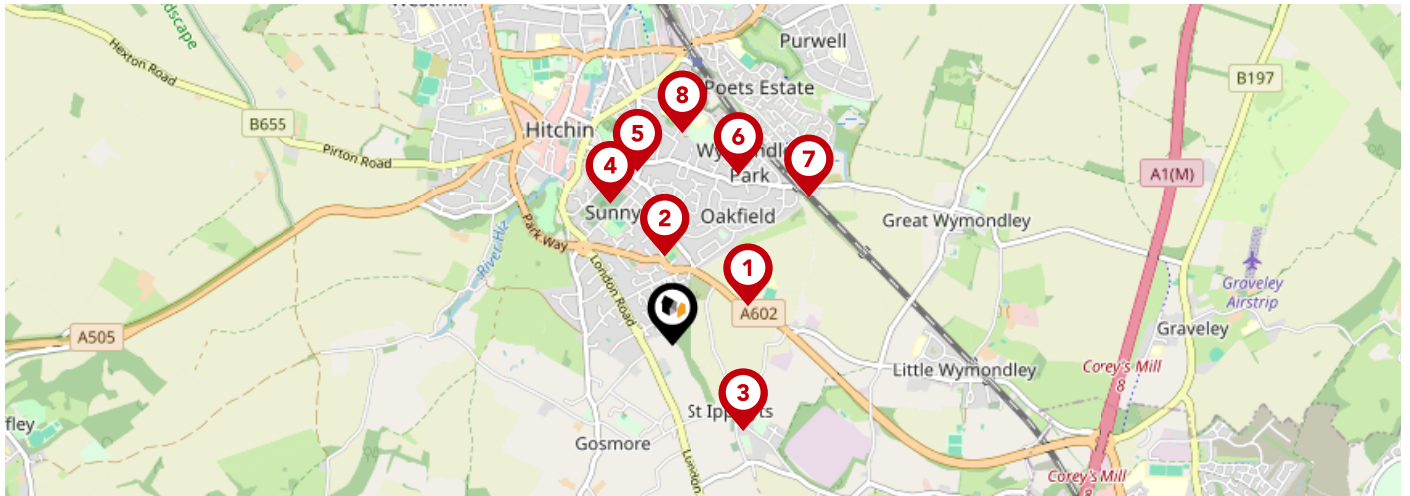
London Green Belt - Dacorum



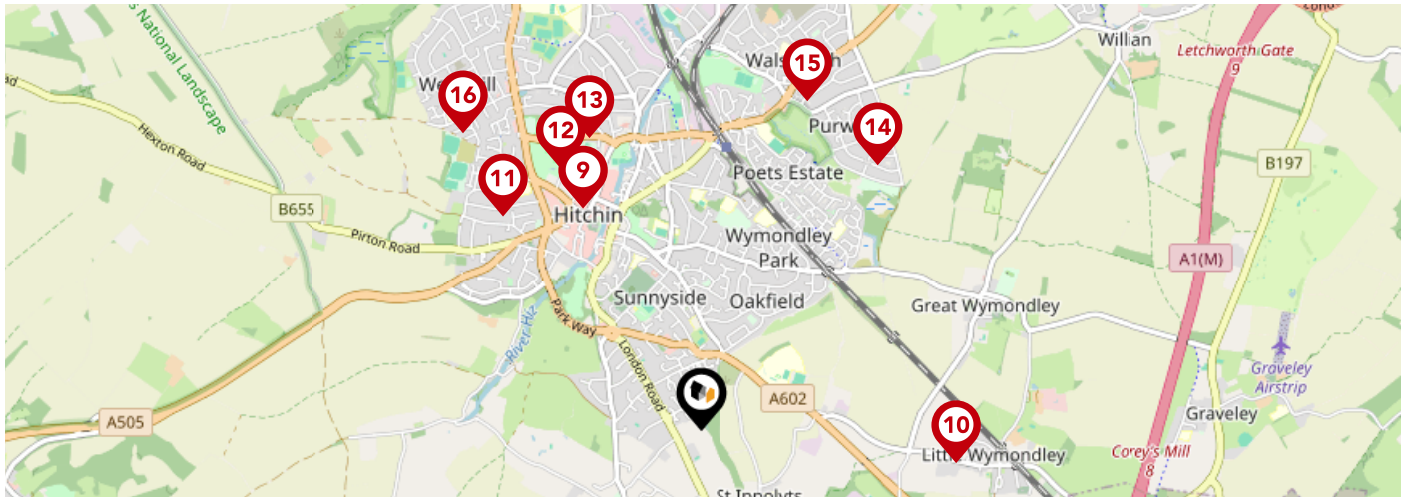
London Green Belt - Hertsmere











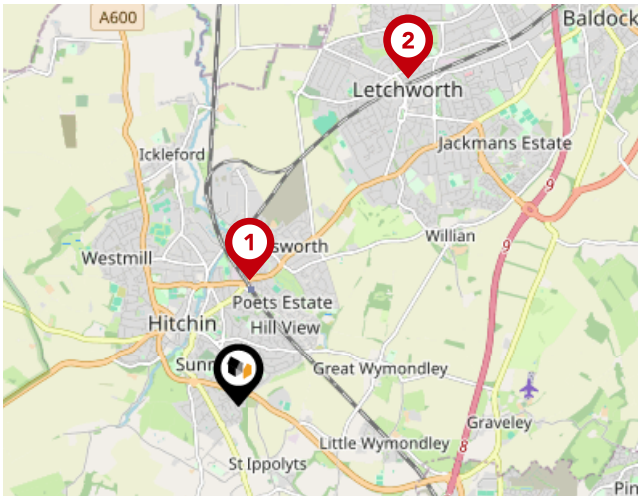
London Green Belt - Buckinghamshire



		Nursery	Primary	Secondary	College	Private
1	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Ippolyts Church of England Aided Primary School Ofsted Rating: Good Pupils: 175 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.71	<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:0.81	<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:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

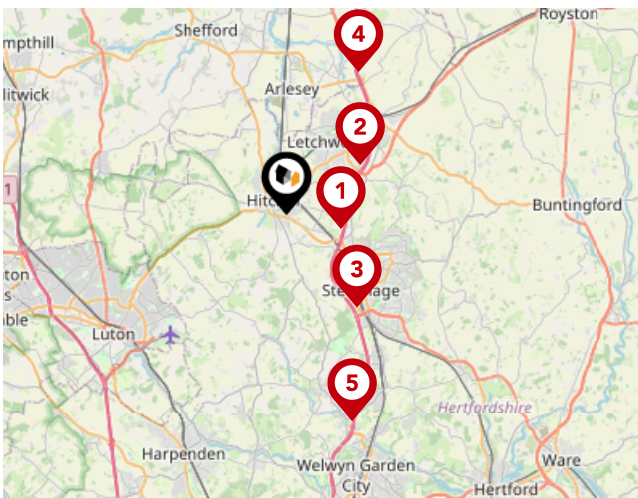


		Nursery	Primary	Secondary	College	Private
	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance: 1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wymondley Junior Mixed and Infant School Ofsted Rating: Good Pupils: 102 Distance: 1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance: 1.34	<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: 1.36	<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: 1.44	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance: 1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance: 1.59	<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: 1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



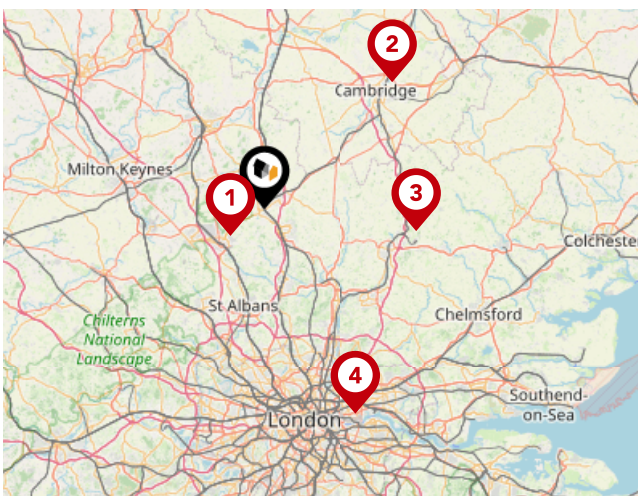
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	1.16 miles
2	Letchworth Rail Station	3.38 miles
3	Letchworth Rail Station	3.39 miles



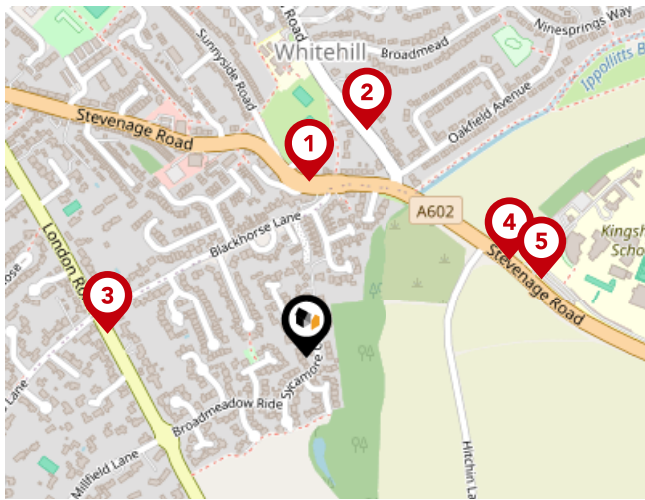
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.05 miles
2	A1(M) J9	3.23 miles
3	A1(M) J7	4.22 miles
4	A1(M) J10	5.85 miles
5	A1(M) J6	7.89 miles



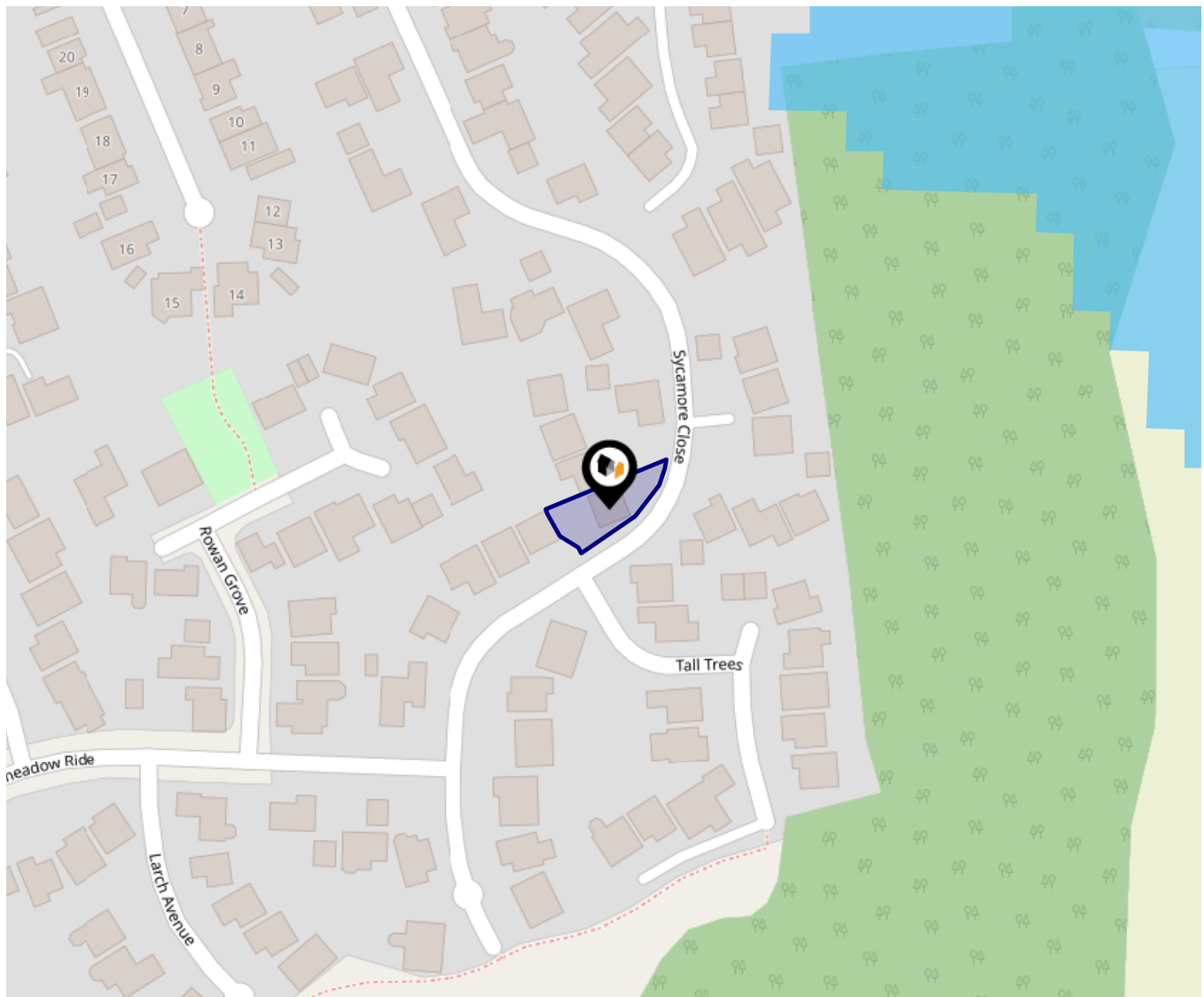
Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.17 miles
2	Cambridge	26.43 miles
3	Stansted Airport	22.68 miles
4	Silvertown	32.87 miles



Bus Stops/Stations

Pin	Name	Distance
1	Blackhorse Lane	0.2 miles
2	Oakfield Avenue	0.27 miles
3	New England Close	0.23 miles
4	Kingshott School	0.26 miles
5	Kingshott School	0.28 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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