

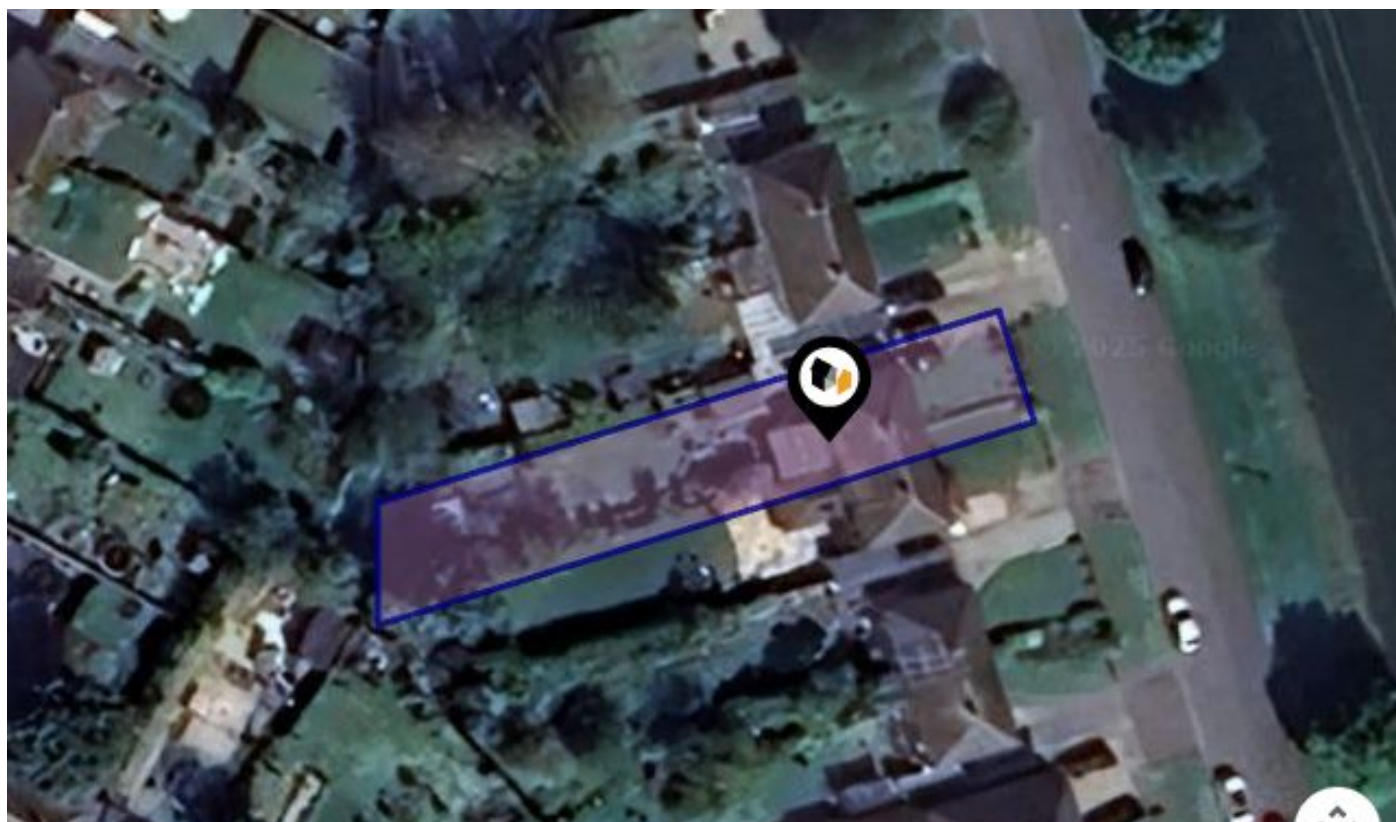


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 19th March 2025



KINGSWOOD AVENUE, HITCHIN, SG4

Country Properties

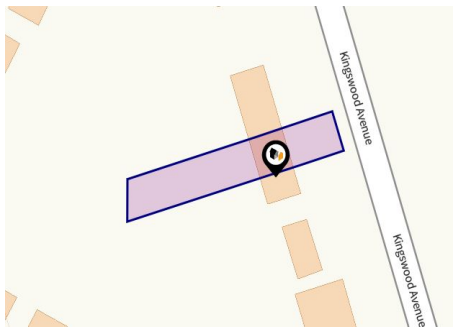
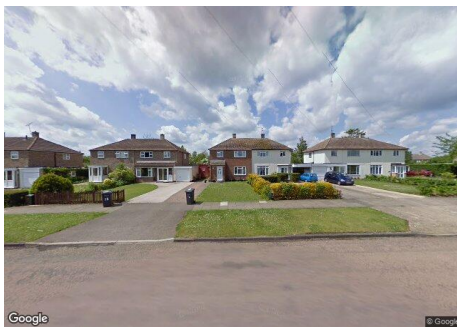
6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,151 ft ² / 107 m ²		
Plot Area:	0.14 acres		
Year Built :	1950-1966		
Council Tax :	Band A		
Annual Estimate:	£1,484		
Title Number:	HD310744		

Local Area

Local Authority:	Hertfordshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	6	40	10000
• Surface Water	Very low	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

Planning records for: *Kingswood Avenue, Hitchin, SG4*

Reference - 21/00343/LDCP	
Decision:	Decided
Date:	01st February 2021
Description:	Single storey side rear extension following demolition of existing outbuilding.
Reference - 19/01764/LDCP	
Decision:	-
Date:	01st August 2019
Description:	Single storey rear extension 4 metres by 4 metres by 3.5 metres high. Pitched roof with two Velux windows. Bi-folding door to back and one side window facing inwards.
Reference - 14/02283/1PUD	
Decision:	Decided
Date:	19th September 2014
Description:	Single storey rear extension and detached summer house. Amended plans to 281/03.v2
Reference - 19/02125/NCS	
Decision:	Decided
Date:	03rd September 2019
Description:	Single storey rear extension with the following dimension: Length as measured from rear wall of original dwelling - 4.0 metres

Planning records for: **10 Kingswood Avenue Hitchin SG4 0PA**

Reference - 92/00914/1	
Decision:	Decided
Date:	10th August 1992
Description:	Removal of pre-cast concrete panels and reinstating with brick cavity walls.

Reference - 93/00804/1HH	
Decision:	Decided
Date:	15th July 1993
Description:	Single storey side extension.

Planning records for: **12 Kingswood Avenue Hitchin SG4 0PA**

Reference - 77/00748/1	
Decision:	Decided
Date:	11th May 1977
Description:	Erection of single storey rear extension.

Planning records for: **17 Kingswood Avenue Hitchin Hertfordshire SG4 0PA**

Reference - 17/04366/FPH	
Decision:	Decided
Date:	18th December 2017
Description:	Part single, part two storey side and rear extensions following demolition of existing garage and storage room.

Planning records for: **18 Kingswood Avenue Hitchin SG4 0PA**

Reference - 14/02000/1HH	
Decision:	Decided
Date:	11th August 2014
Description:	Two storey side extension, two and single storey rear extension and single storey front extension. Insulate walls externally and finish with brickwork

Planning records for: **19 Kingswood Avenue Hitchin SG4 0PA**

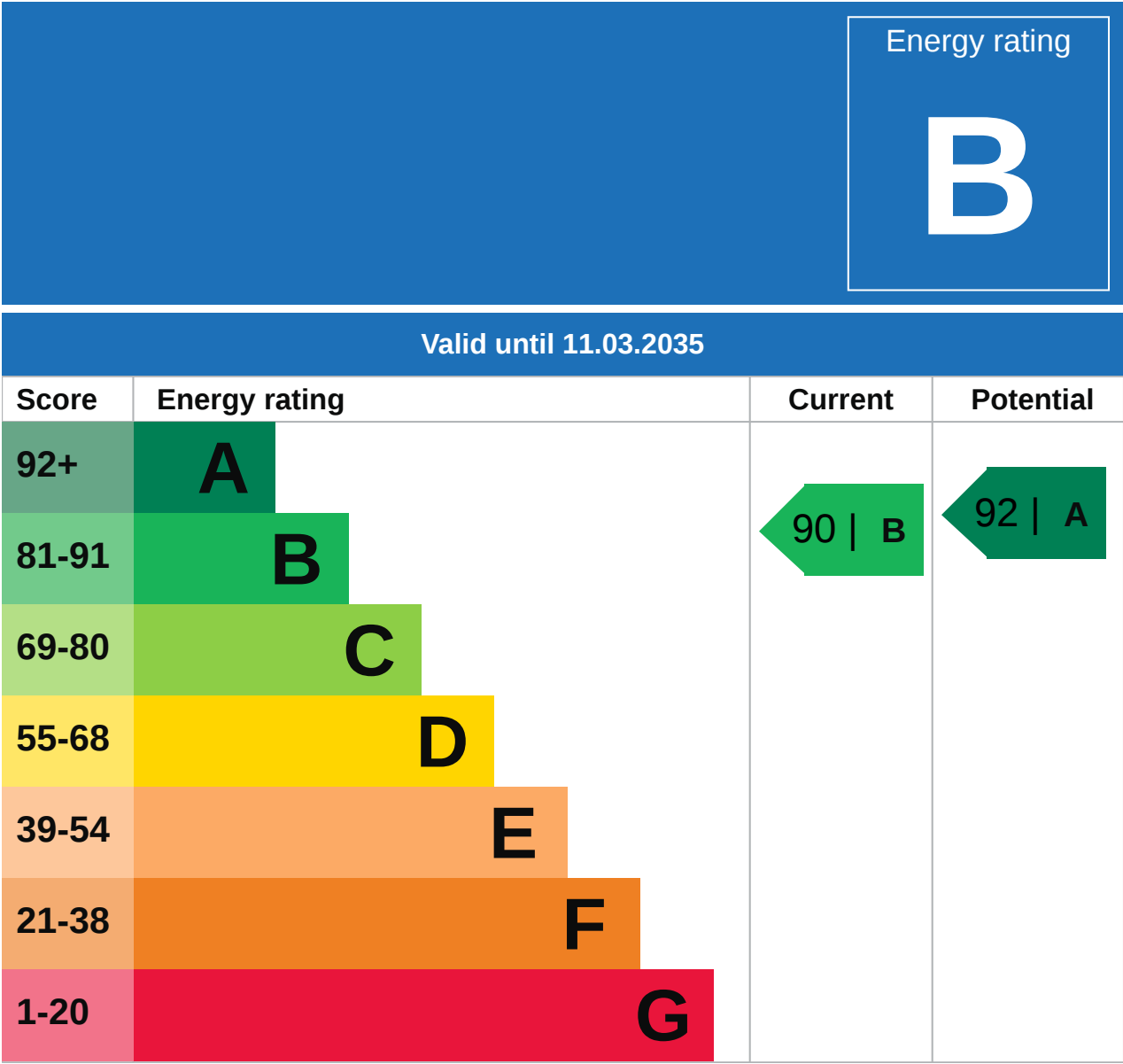
Reference - 17/02456/1HH	
Decision:	Decided
Date:	29th September 2017
Description:	Single storey front extension.

Planning records for: **23 Kingswood Avenue Hitchin SG4 0PA**

Reference - 08/00724/1HH	
Decision:	Decided
Date:	02nd April 2008
Description:	Single storey rear extension

Planning records for: **25 Kingswood Avenue Hitchin SG4 0PA**

Reference - 05/00075/1HH	
Decision:	Decided
Date:	21st January 2005
Description:	Rear conservatory



Building Safety

Not specified

Accessibility / Adaptations

The house was originally a PRC build. The PRC repair was done in 2014. External concrete walls removed and replaced with breeze blocks and bricks. Soffits and facers replaced. All windows replaced. Side extension – Utility area and shower room with WC Rear extension – Living space

Restrictive Covenants

Not specified

Rights of Way (Public & Private)

Not specified

Construction Type

Brick

Property Lease Information

Freehold

Listed Building Information

Not listed

Stamp Duty

Not specified

Other

Not specified

Other

Not specified

Electricity Supply

YES - OCTOPUS

Gas Supply

YES - OCTOPUS

Central Heating

YES - GCH

Water Supply

YES - AFFINITY

Drainage

MAINS

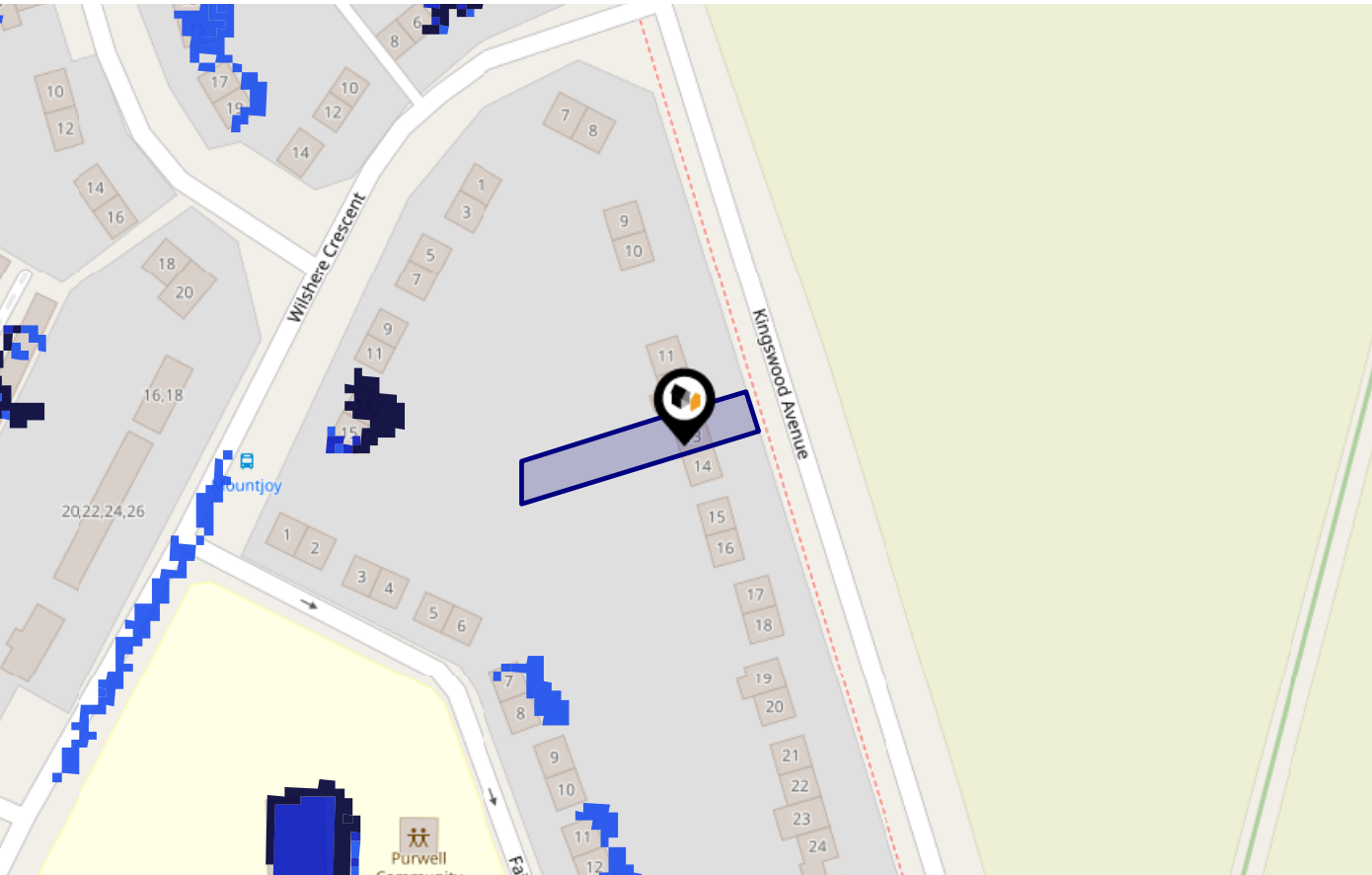
Important - Please read

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.

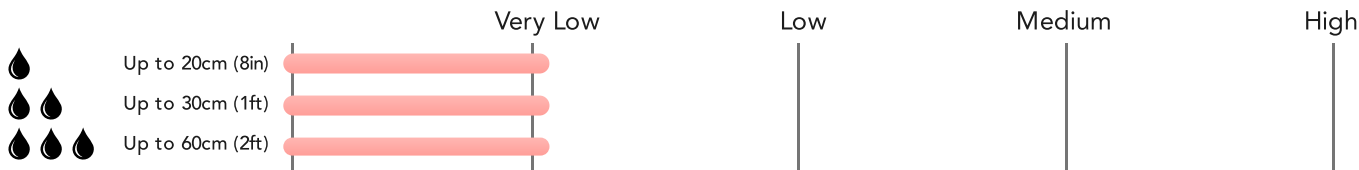


Risk Rating: Very low

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

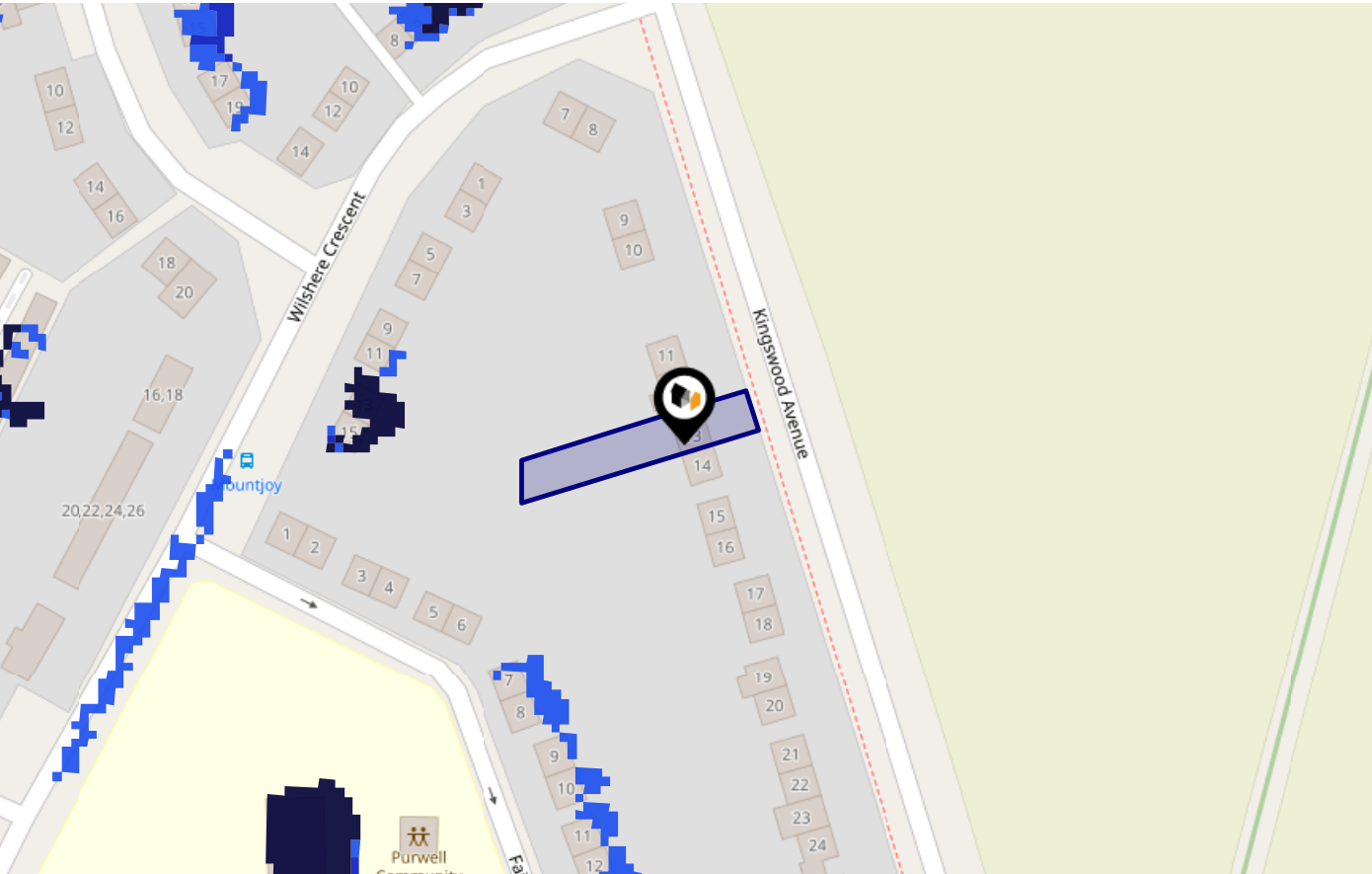
Chance of flooding to the following depths at this property:



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.

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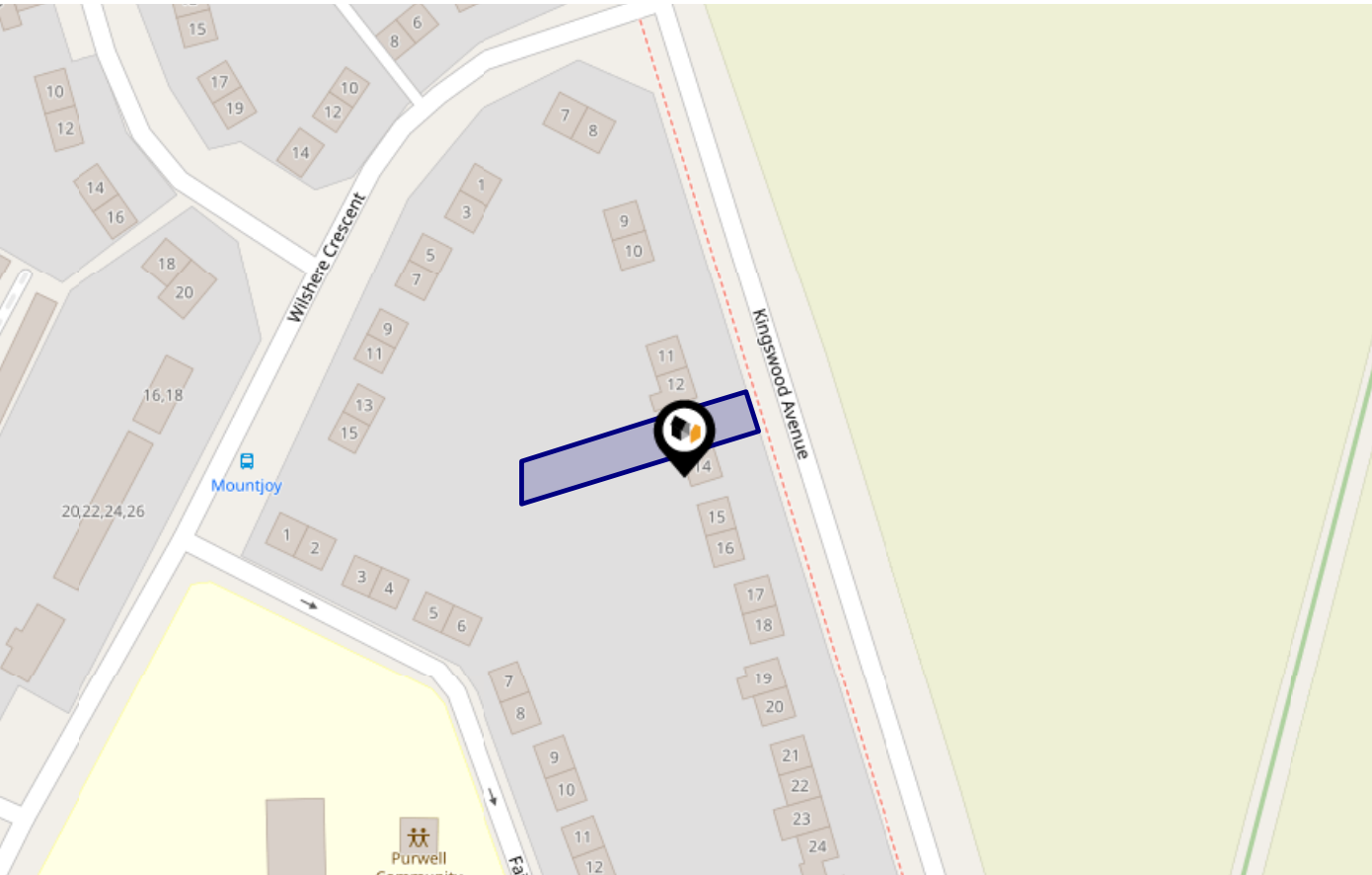
Chance of flooding to the following depths at this property:



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.

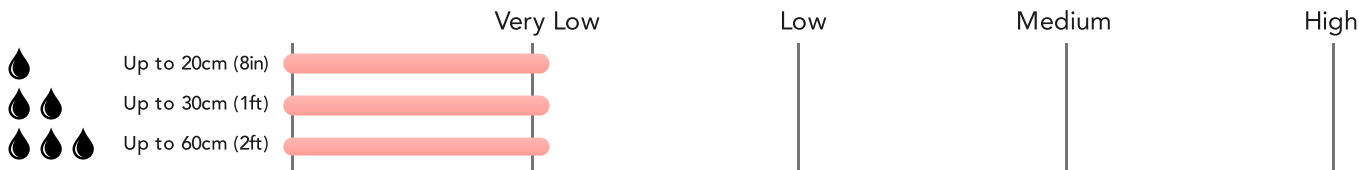


Risk Rating: Very low

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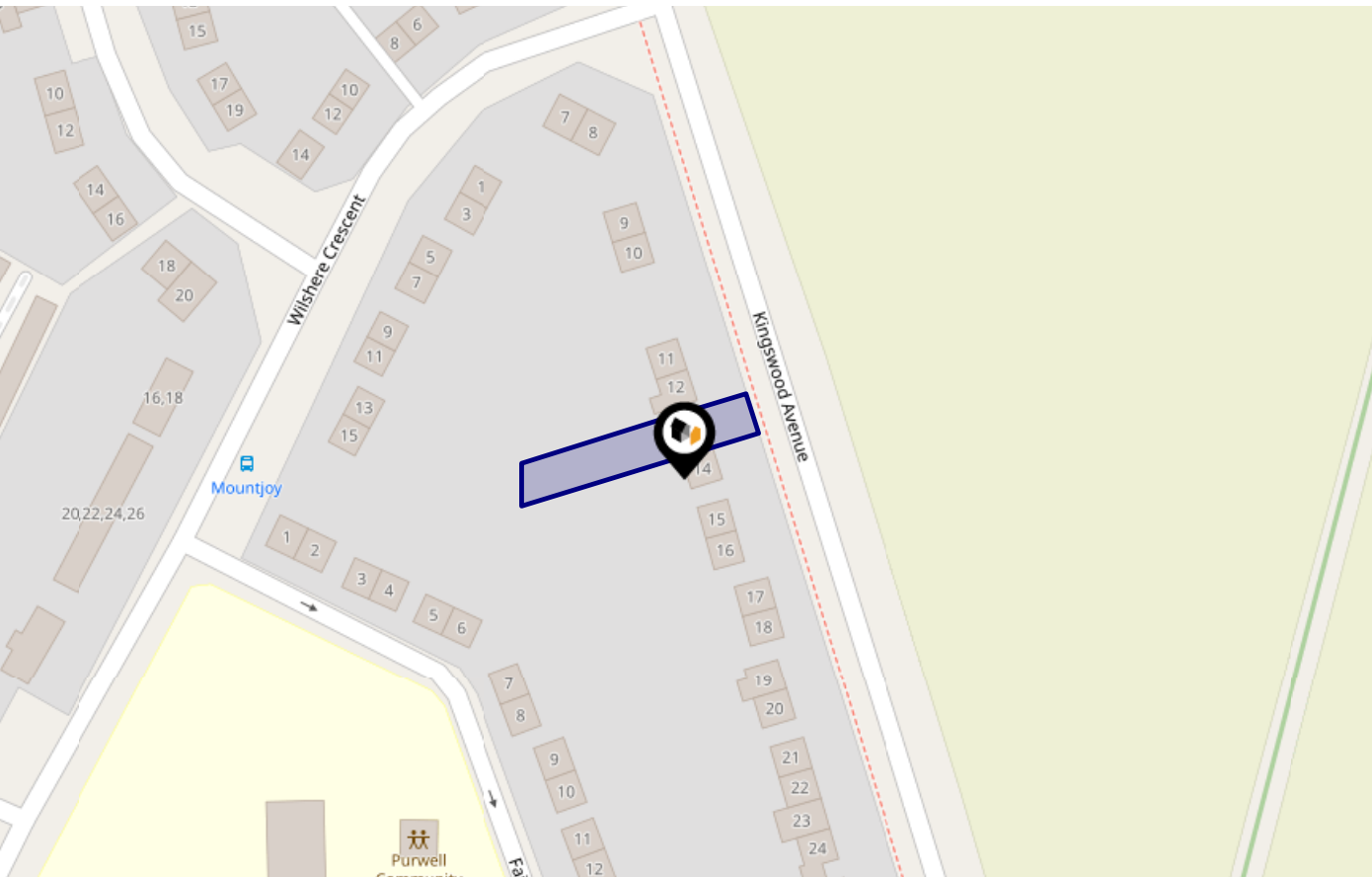
Chance of flooding to the following depths at this property:



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.

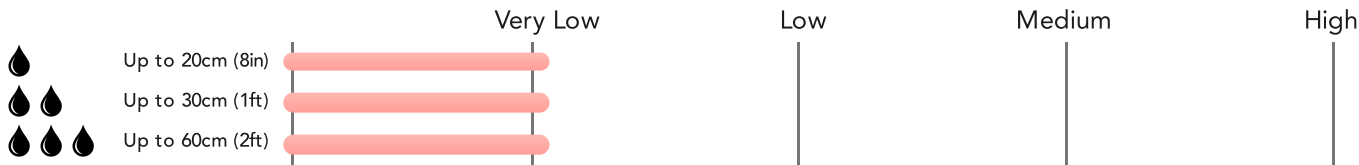


Risk Rating: Very low

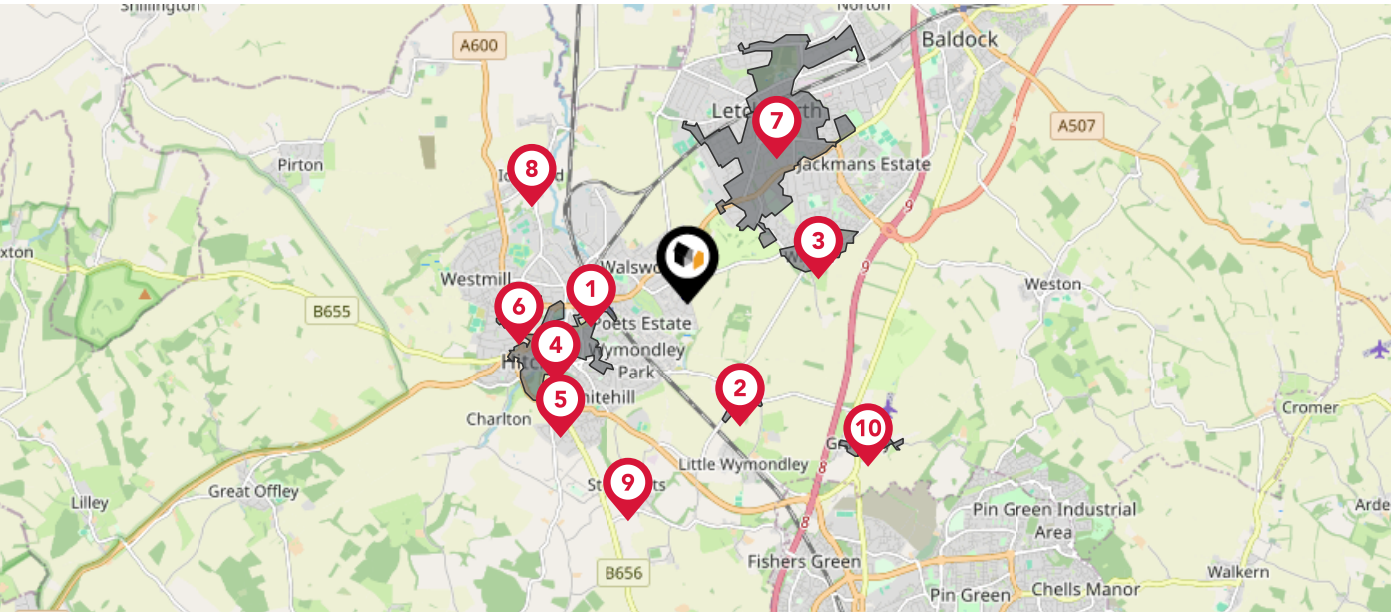
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

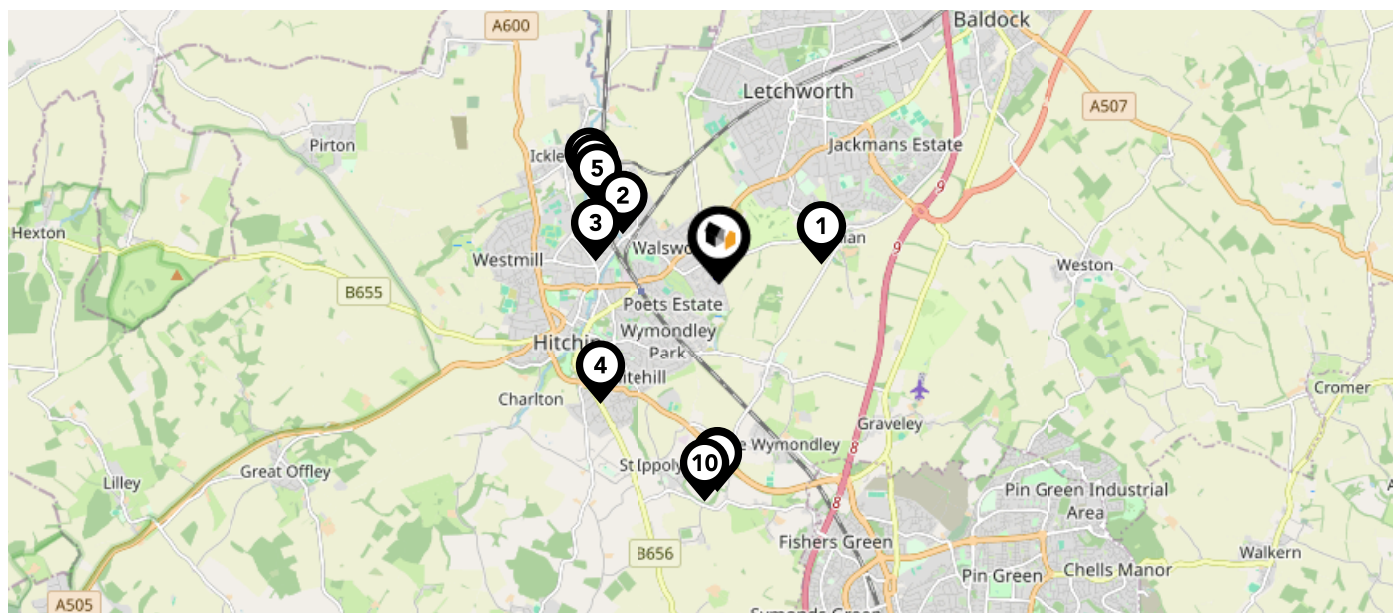


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



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

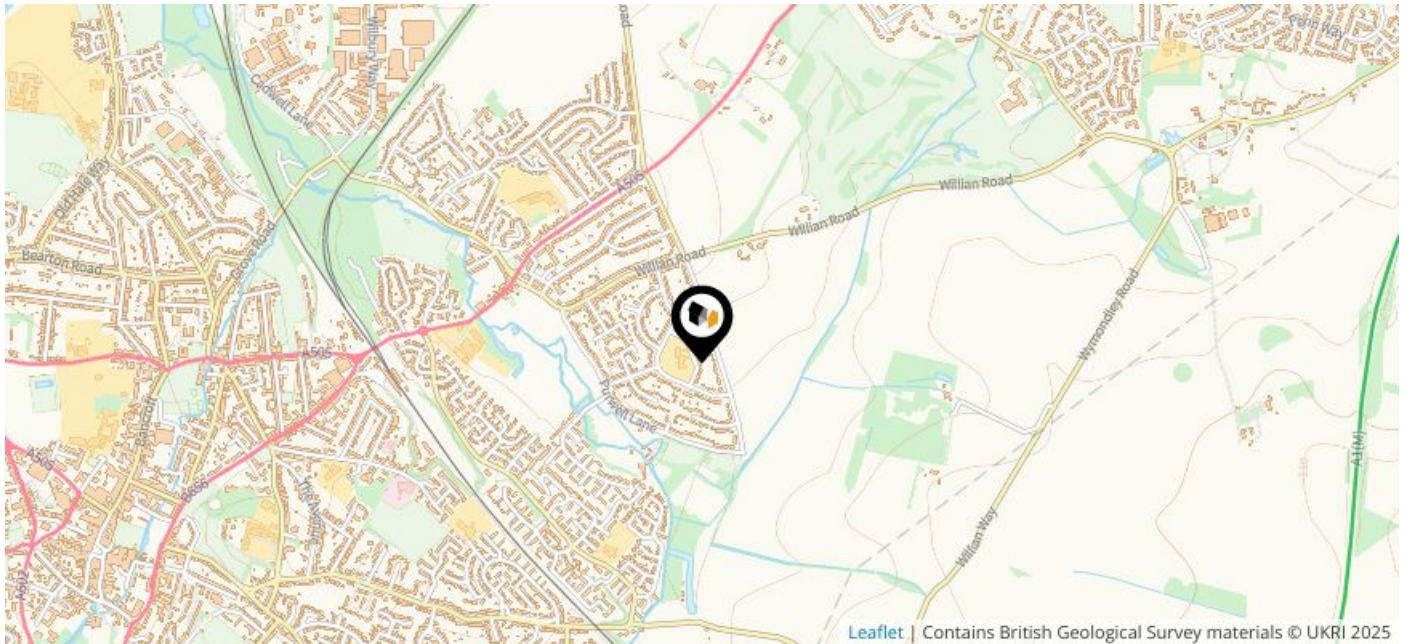
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Willian Road-Letchworth, Hertfordshire	Historic Landfill	
2	Wallace Way-Hitchin, Hertfordshire	Historic Landfill	
3	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill	
4	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	
5	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill	
6	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill	
7	Gerry's Hole-Ickleford, 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	Titmore Green Road-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



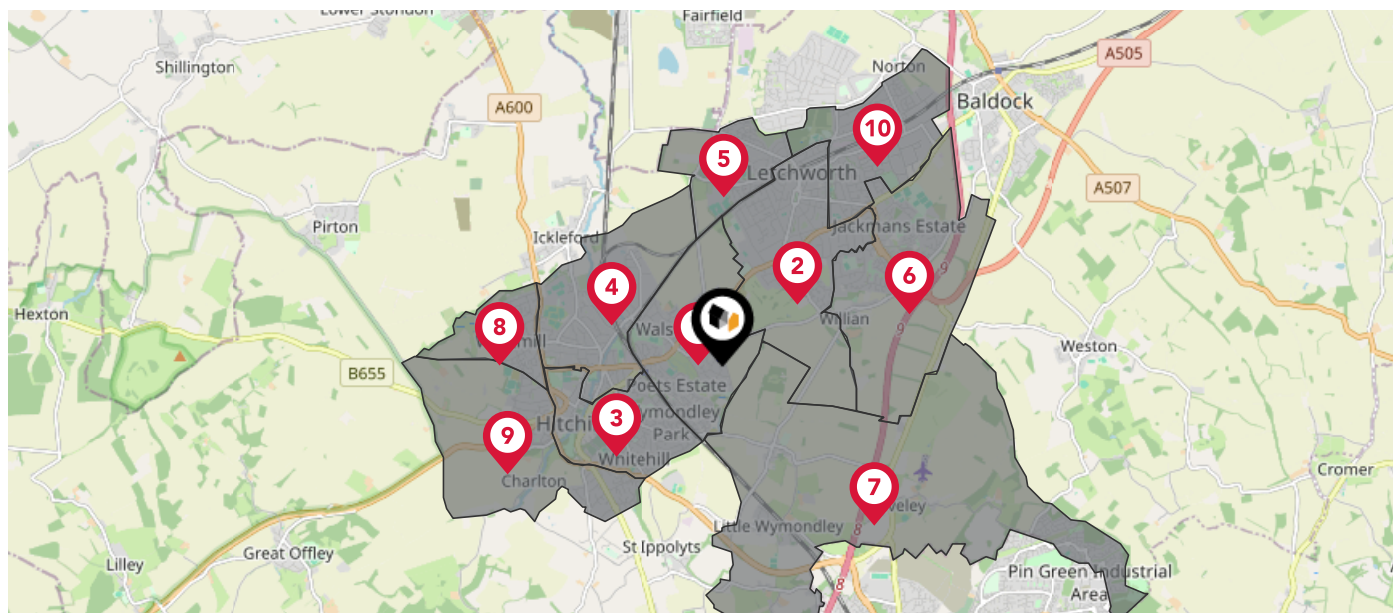
Mine Entry

- ✕ 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



Hitchin Walsworth Ward



Letchworth South West Ward



Hitchin Highbury Ward



Hitchin Bearton Ward



Letchworth Wilbury Ward



Letchworth South East Ward



Chesfield Ward



Hitchin Oughton Ward



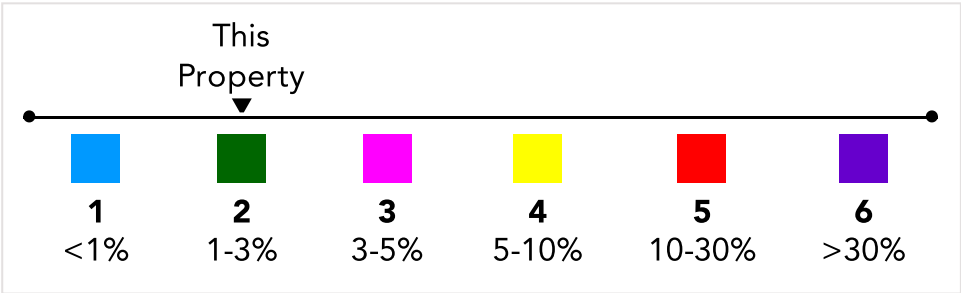
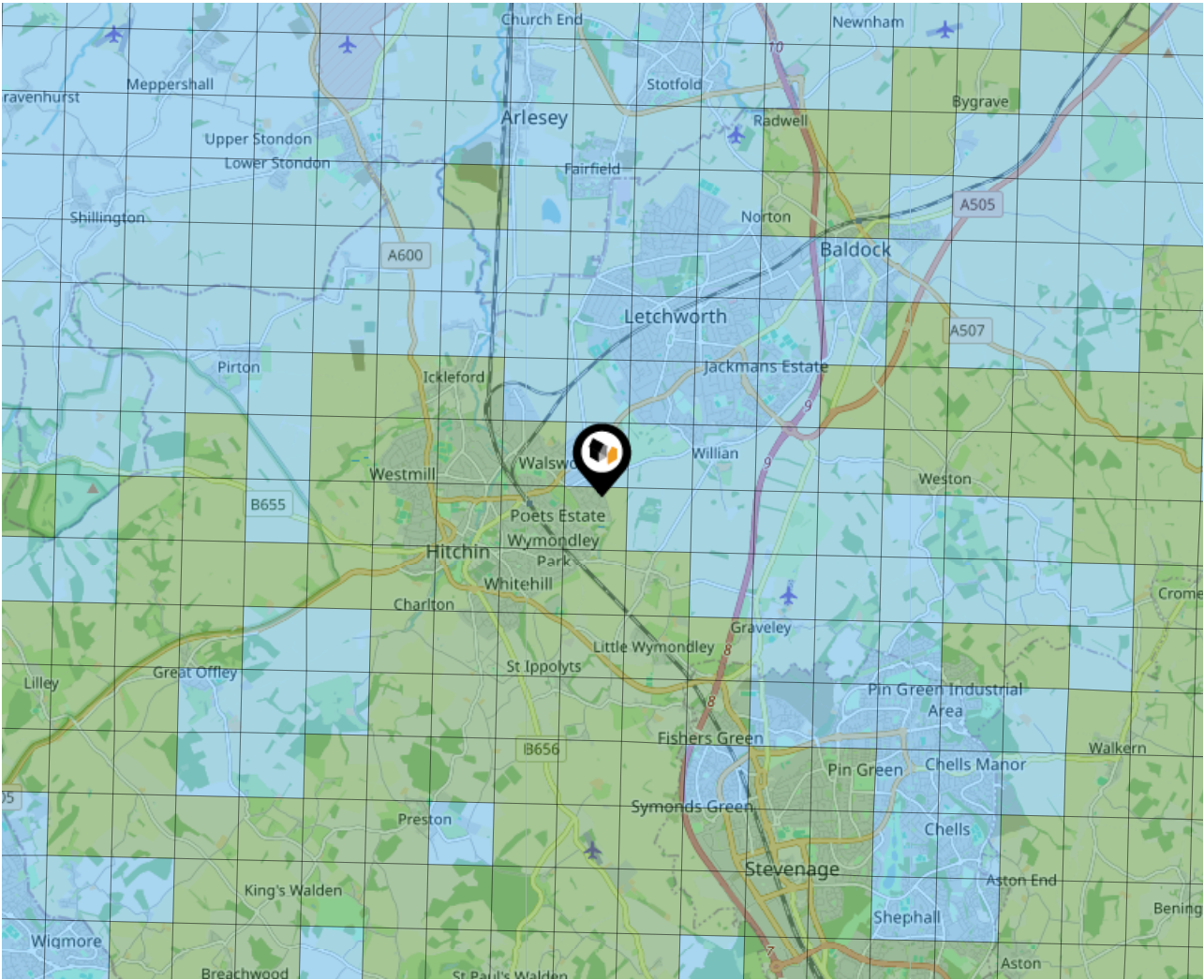
Hitchin Priory Ward



Letchworth East Ward

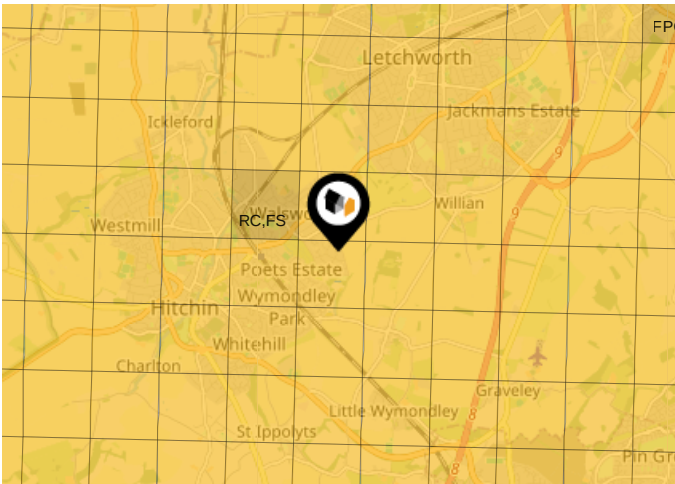
What is Radon?

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).



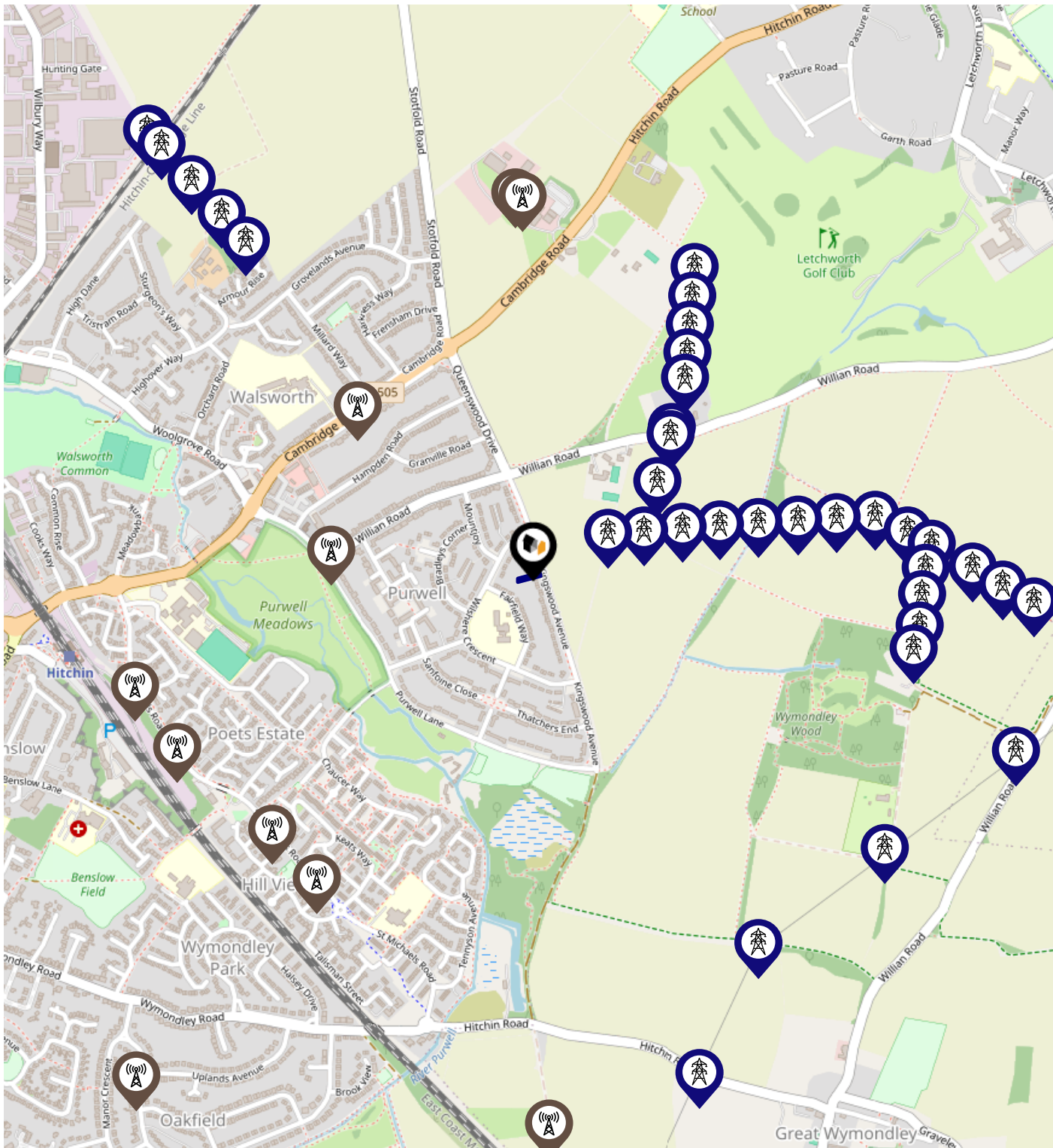
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		





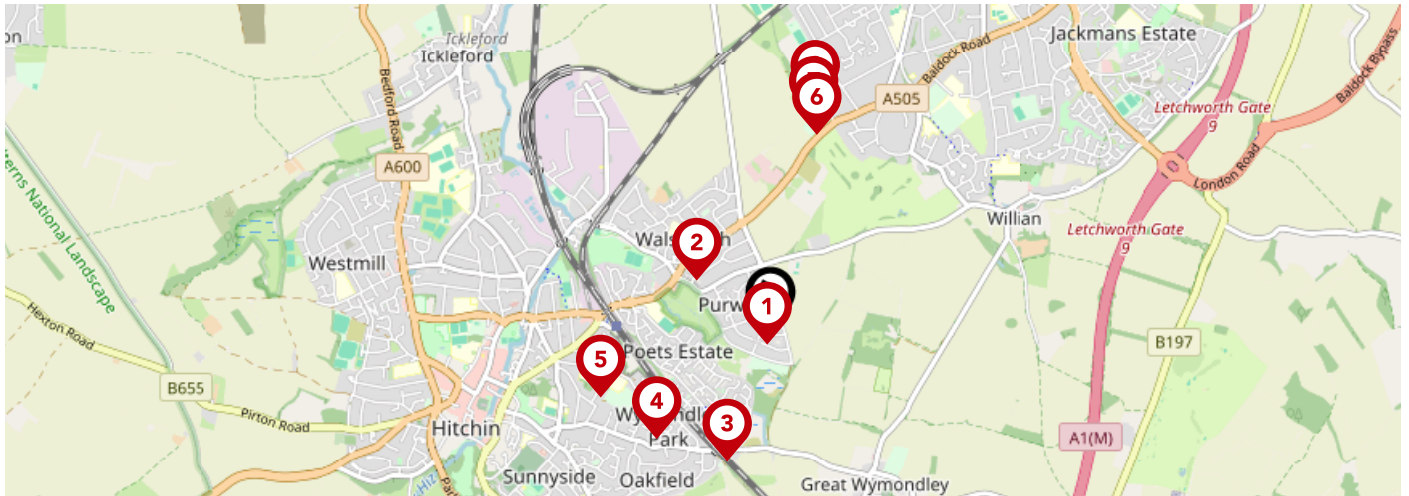
Primary Classifications (Most Common Clay Types)

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

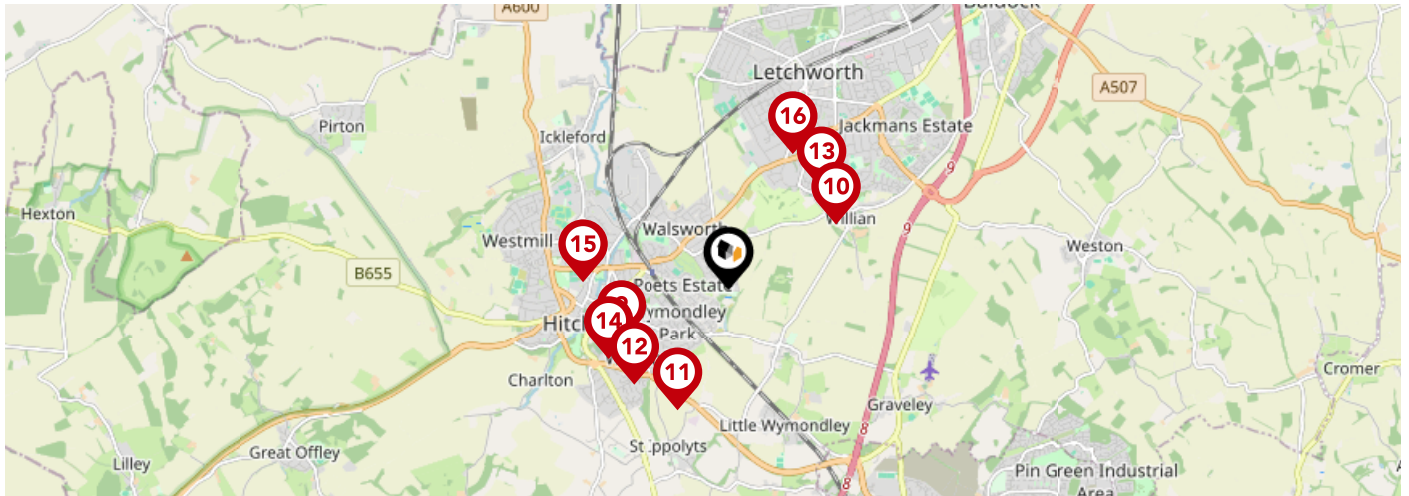










Key:

-  Power Pylons
-  Communication Masts



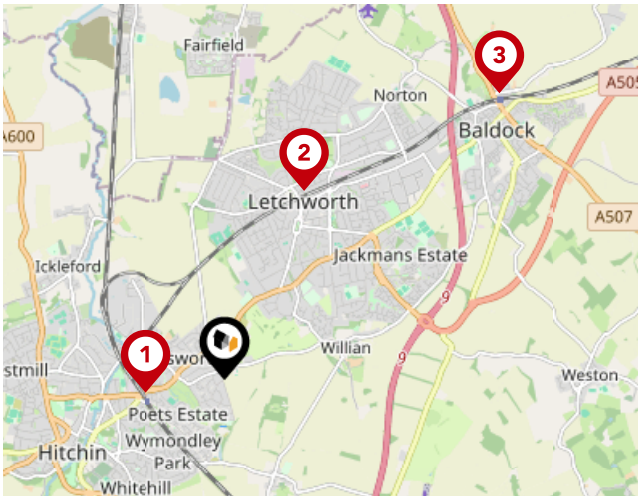
		Nursery	Primary	Secondary	College	Private
1	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:0.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	North Herts Education Support Centre Ofsted Rating: Outstanding Pupils: 1 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Highfield School Ofsted Rating: Good Pupils: 998 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Thomas More Roman Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>






		Nursery	Primary	Secondary	College	Private
	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance: 1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lordship Farm Primary School Ofsted Rating: Good Pupils: 441 Distance: 1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance: 1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance: 1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Christopher School Ofsted Rating: Not Rated Pupils: 546 Distance: 1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance: 1.27	<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"/>
	St Francis College Ofsted Rating: Not Rated Pupils: 301 Distance: 1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

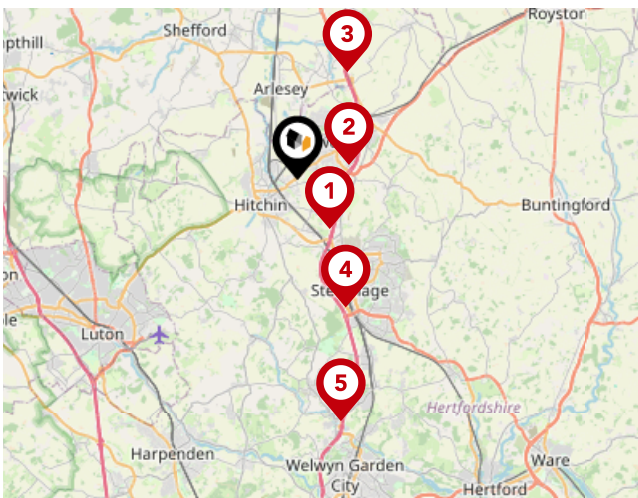
Area

Transport (National)








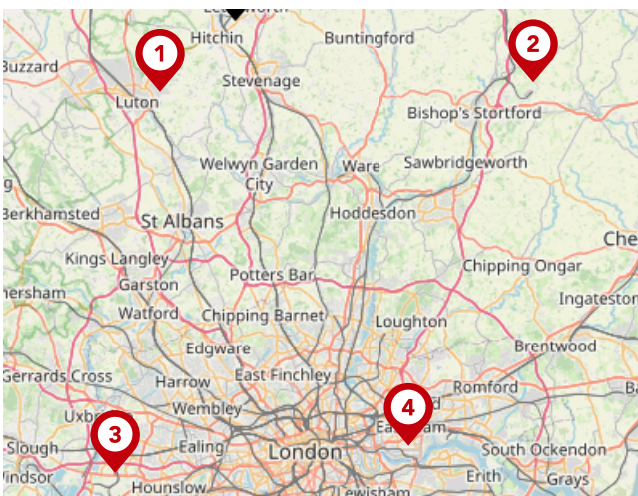
National Rail Stations

Pin	Name	Distance
	Hitchin Rail Station	0.73 miles
	Letchworth Rail Station	1.87 miles
	Baldock Rail Station	3.63 miles







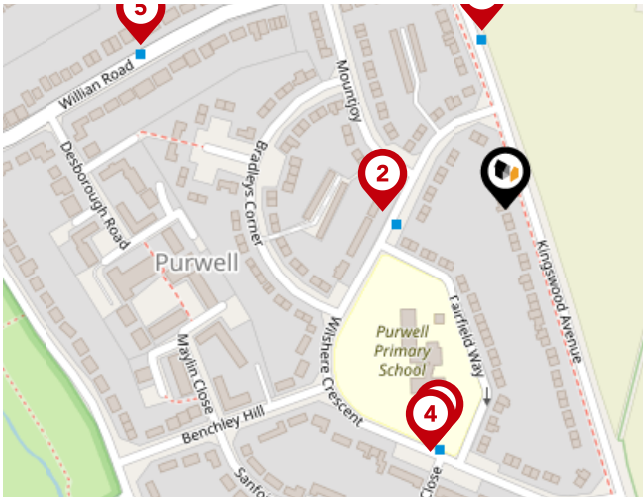
Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J8	2.13 miles
	A1(M) J9	1.91 miles
	A1(M) J10	4.34 miles
	A1(M) J7	4.96 miles
	A1(M) J6	8.94 miles



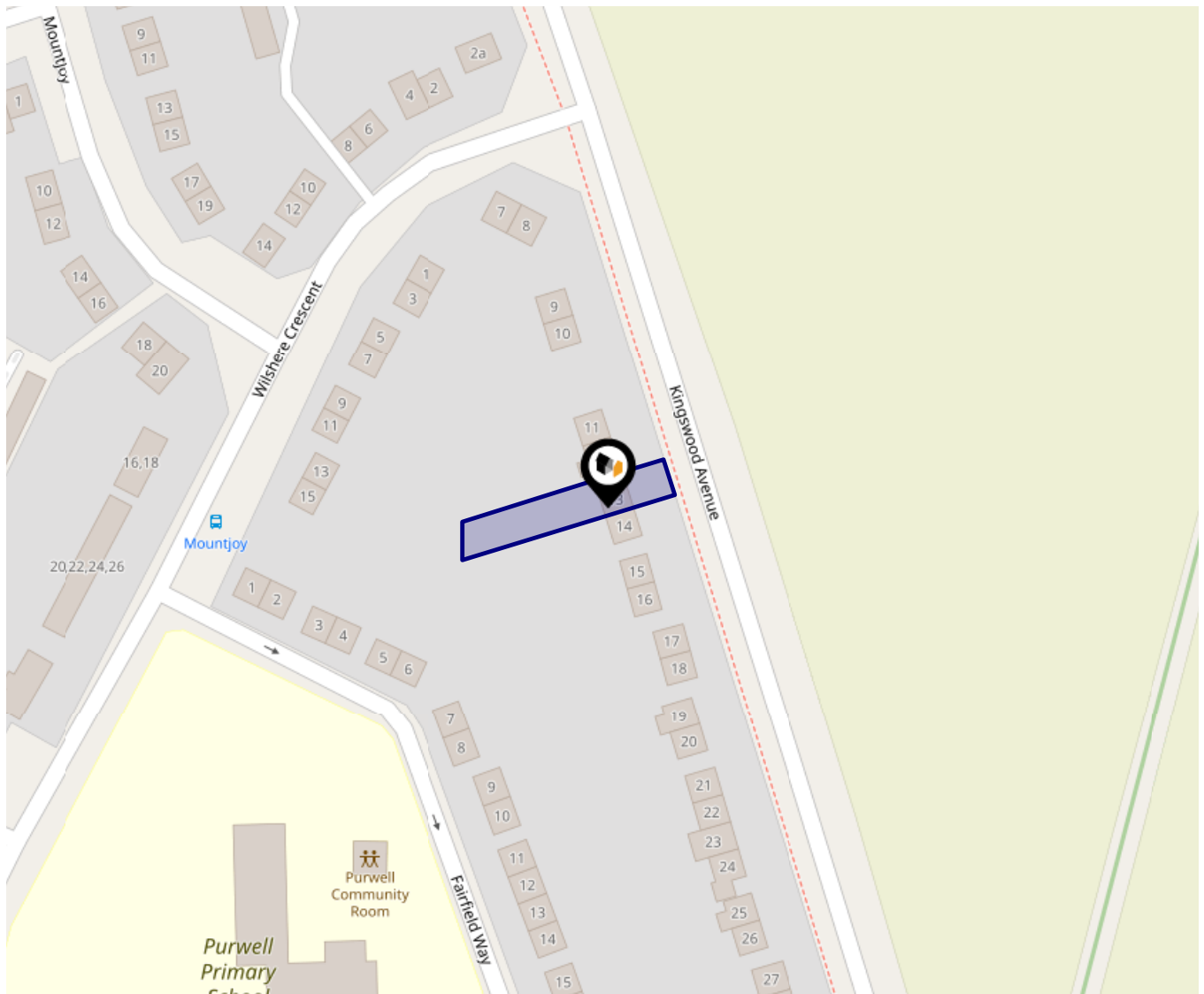
Airports/Helipads

Pin	Name	Distance
	Luton Airport	7.58 miles
	Stansted Airport	22.18 miles
	Heathrow Airport	34.39 miles
	Silvertown	33.72 miles



Bus Stops/Stations

Pin	Name	Distance
1	Willian Road	0.1 miles
2	Mountjoy	0.07 miles
3	Fairfield Way	0.14 miles
4	Fairfield Way	0.15 miles
5	Desborough Road	0.23 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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