

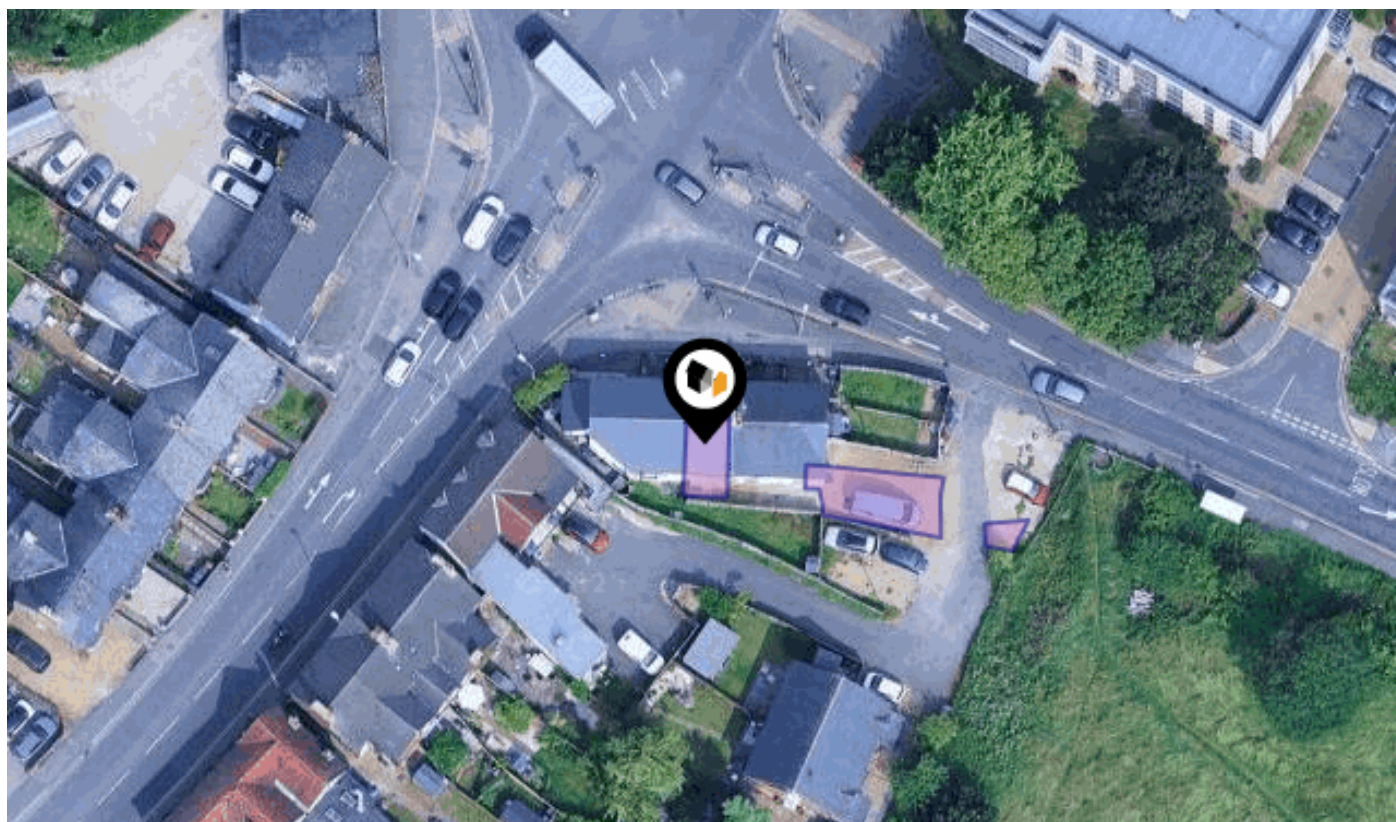


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 05th November 2025



WILLIAN ROAD, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

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www.country-properties.co.uk



Planning records for: **2 Willian Road Hitchin SG4 0LW**

Reference - 16/02493/1	
Decision:	Decided
Date:	30th September 2016
Description:	Single storey side extension and first floor rear extension to facilitate conversion of existing 3-bedroom property into two separate dwellings.

Reference - 17/00112/1	
Decision:	Decided
Date:	16th January 2017
Description:	Single storey side extension and first floor rear extension to facilitate conversion of existing 3-bedroom property into two separate dwellings.

Planning records for: **6 Willian Road Hitchin SG4 0LW**

Reference - 11/00755/1DOC	
Decision:	Decided
Date:	24th March 2011
Description:	Condition 5 - Noise Mitigation (as discharge of condition attached to planning reference 10/00370/1 granted permission 07/05/2010)

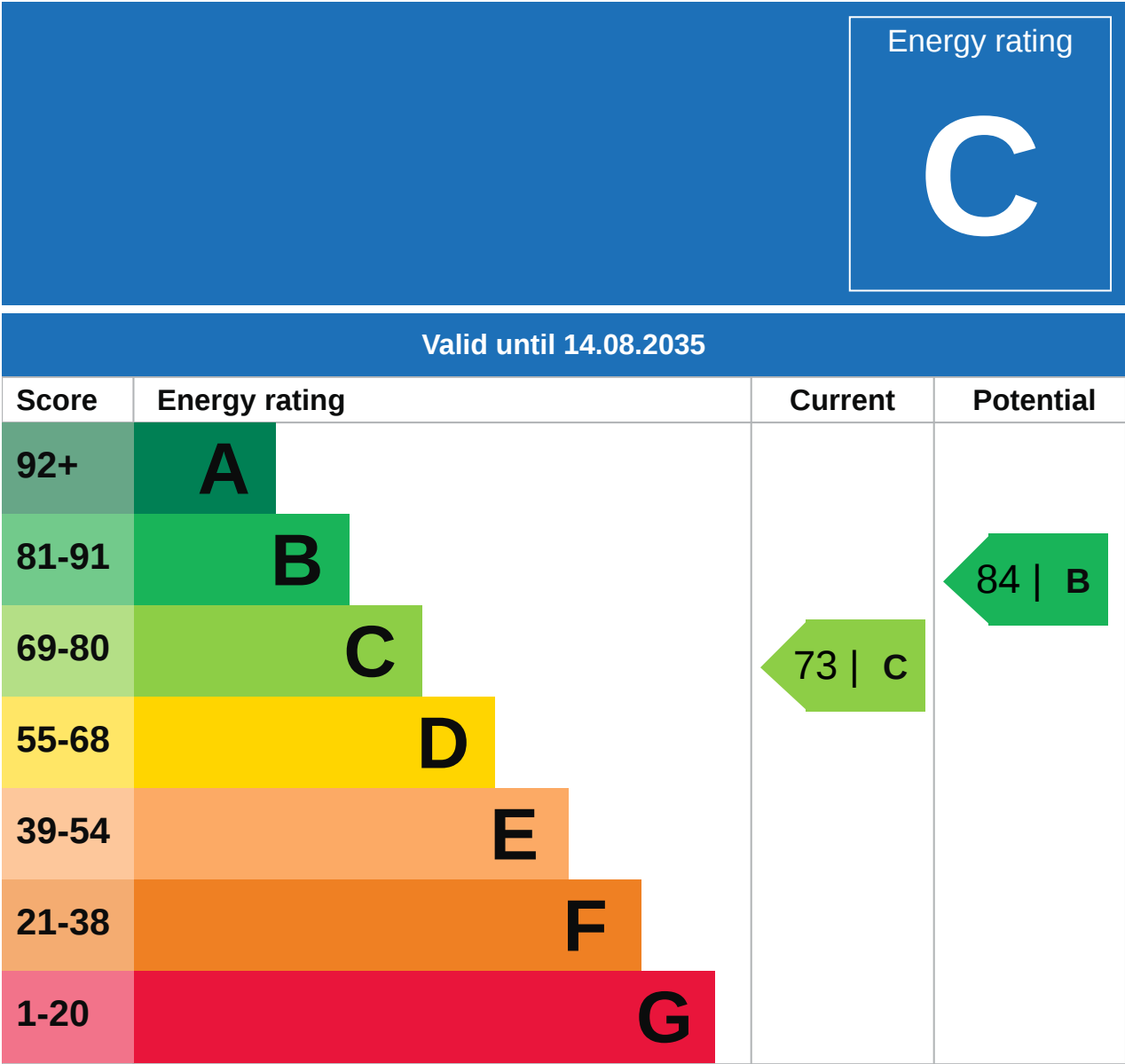
Reference - 11/00915/1DOC	
Decision:	Decided
Date:	08th April 2011
Description:	Condition 6 - Environmental Risk Assessment Phase 1 Report

Planning records for: **6 Willian Road Hitchin SG4 0LW**

Reference - 11/01816/1DOC
Decision: Decided
Date: 15th July 2011
Description: Condition 5 - Noise Mitigation
Reference - 10/00370/1
Decision: Decided
Date: 16th March 2010
Description: Provision of 2-bedroom dwelling attached to no 6 Willian Road following demolition of existing side extension
Reference - 09/00391/1
Decision: Decided
Date: 20th May 2009
Description: First floor side extension to facilitate conversion of existing dwelling into two 1-bedroom self contained flats together with two storey side extension to create additional 2-bedroom dwelling with associated parking
Reference - 83/01930/1
Decision: Decided
Date: 14th December 1983
Description: Erection of replacement single storey side extension

Planning records for: **6 Willian Road Hitchin SG4 0LW**

Reference - 09/02080/1	
Decision:	Decided
Date:	07th January 2010
Description:	First floor extension to facilitate conversion of existing dwelling to two 1-bedroom flats together with associated parking



Additional EPC Data

Property Type:	Mid-terrace house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Solid brick, as built, no insulation (assumed)
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Pitched, 200 mm loft insulation
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:	From main system
Lighting:	Good lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	49 m ²

Building Safety

No building safety aspects to report

Accessibility / Adaptations

Newly fitted combi boiler
Updated Roof (slate) Windows and Doors replaced (last 24-36 months)
Not suitable for wheelchair users

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Standard brick

Property Lease Information

Freehold

Listed Building Information

Not listed

Stamp Duty

Not specified

Other

None specified

Other

None specified

Electricity Supply

YES - Mains

Gas Supply

YES - Mains

Central Heating

YES - GCH

Water Supply

YES - Mains

Drainage

YES - Mains

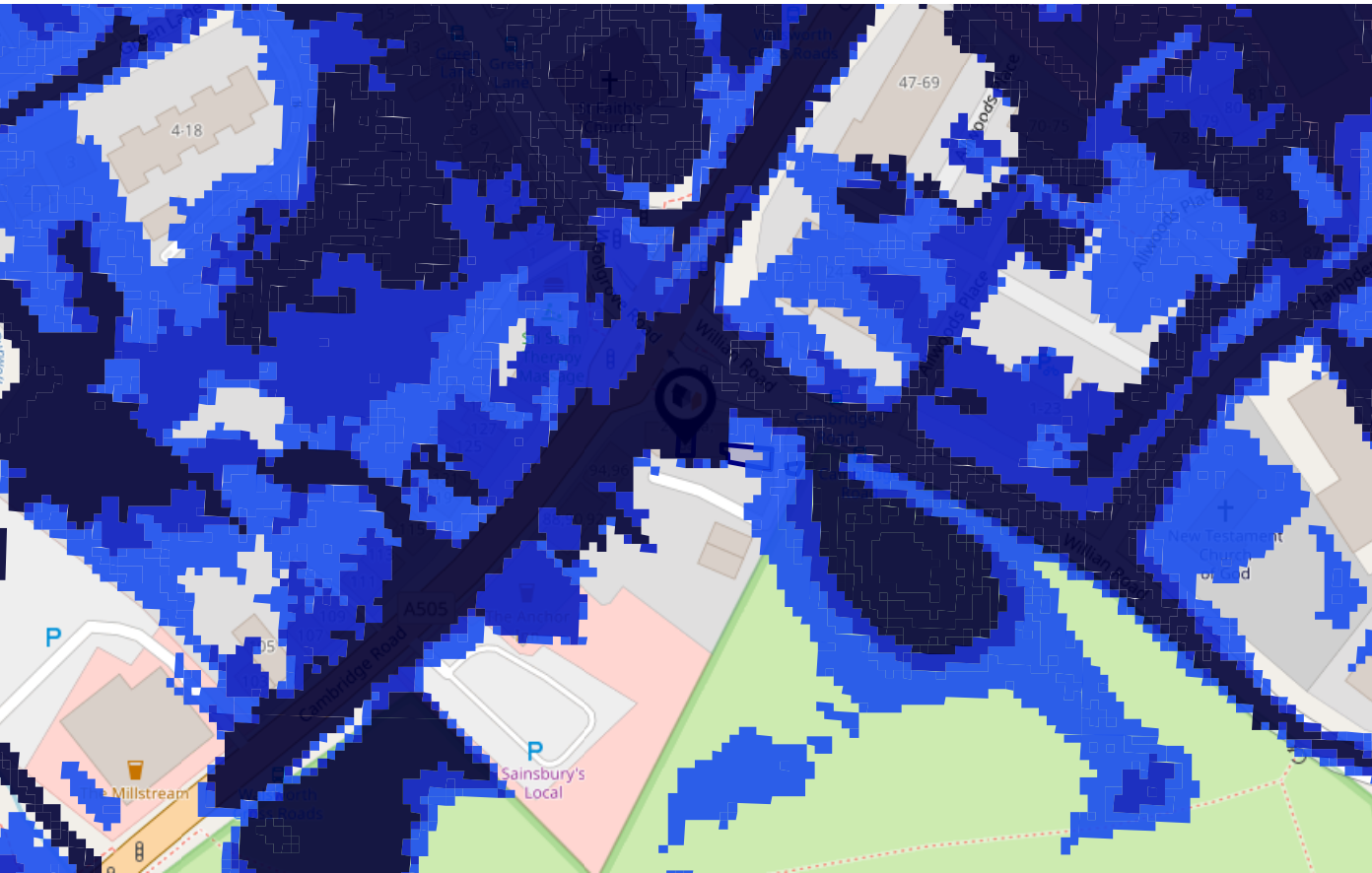
Important - Please read

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

Flood Risk

Surface Water - Flood Risk

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

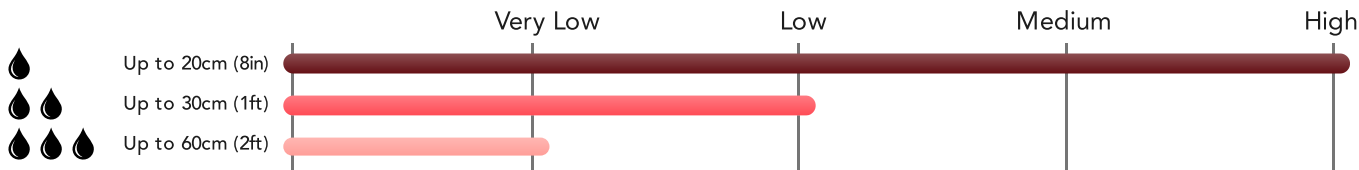


Risk Rating: High

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.

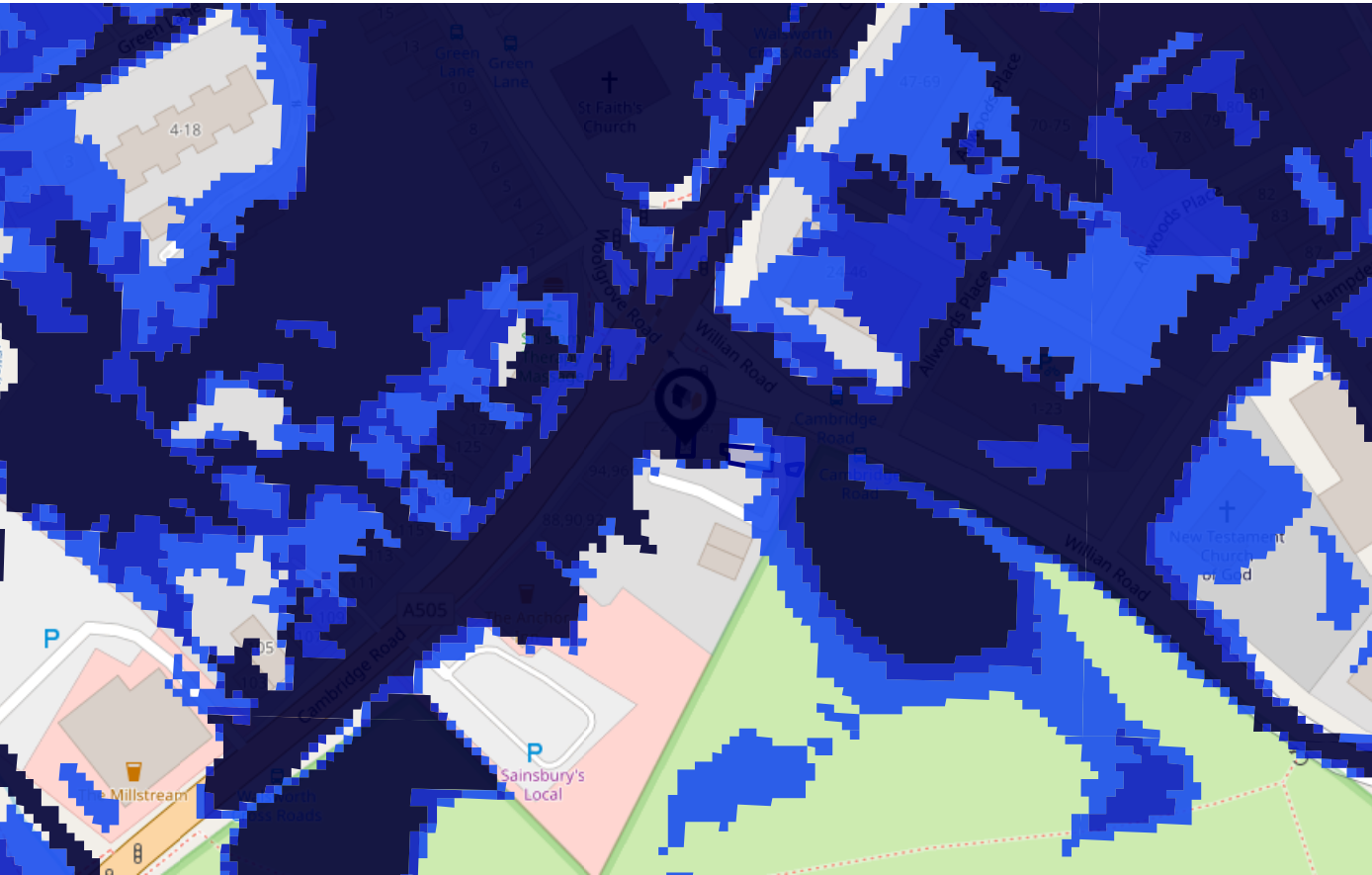
Chance of flooding to the following depths at this property:



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.

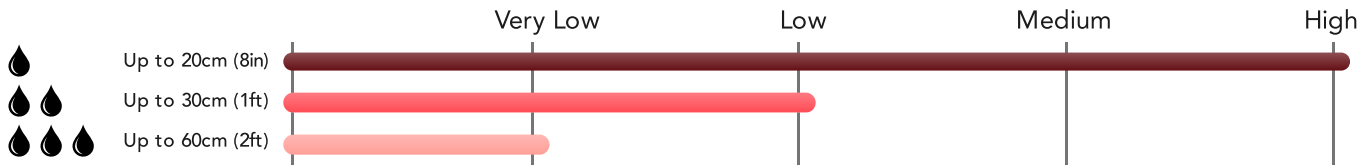


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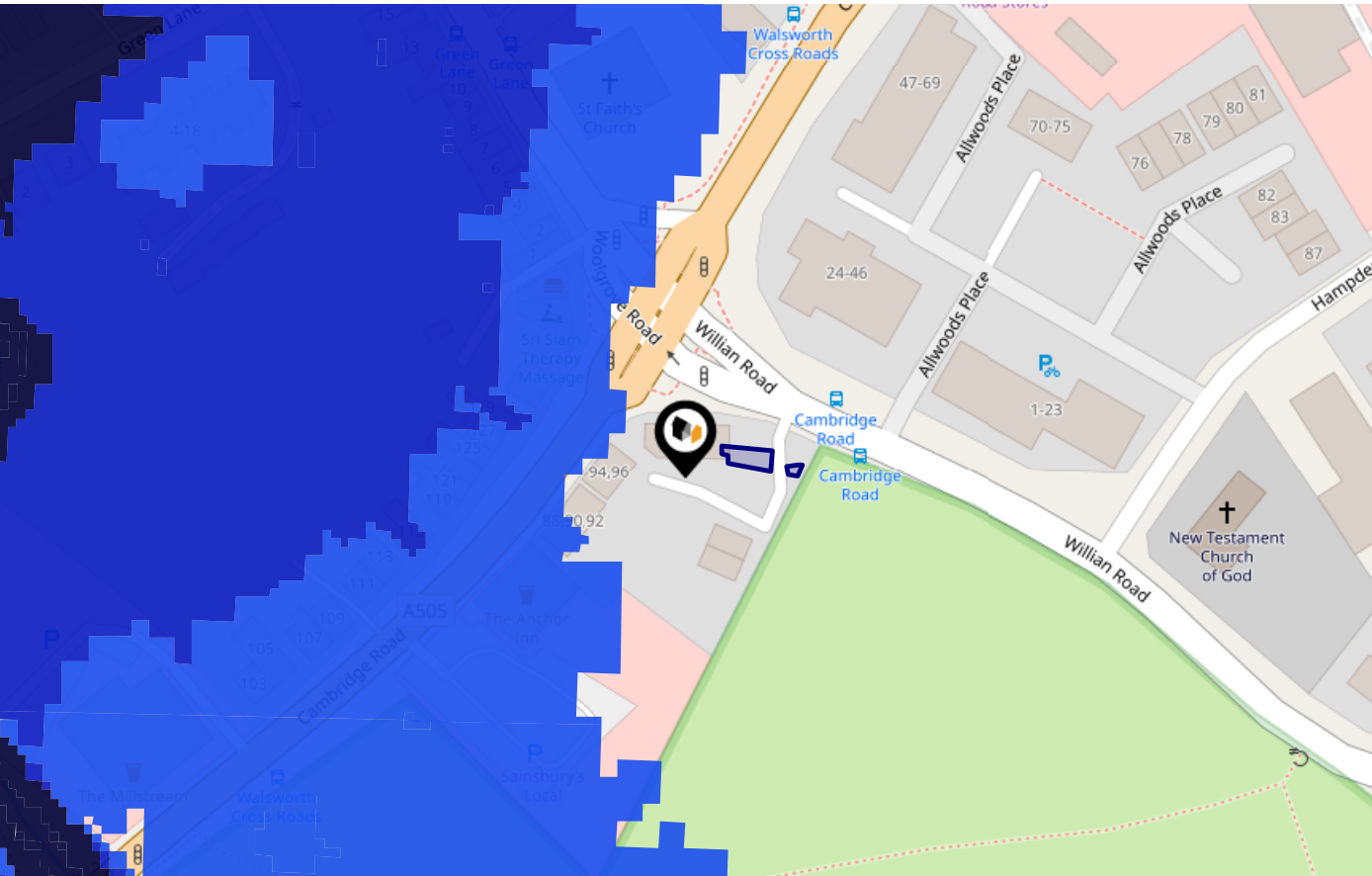
Chance of flooding to the following depths at this property:



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.

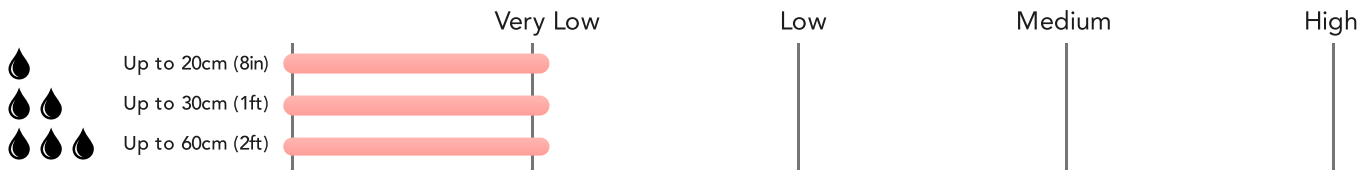


Risk Rating: Very low

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.

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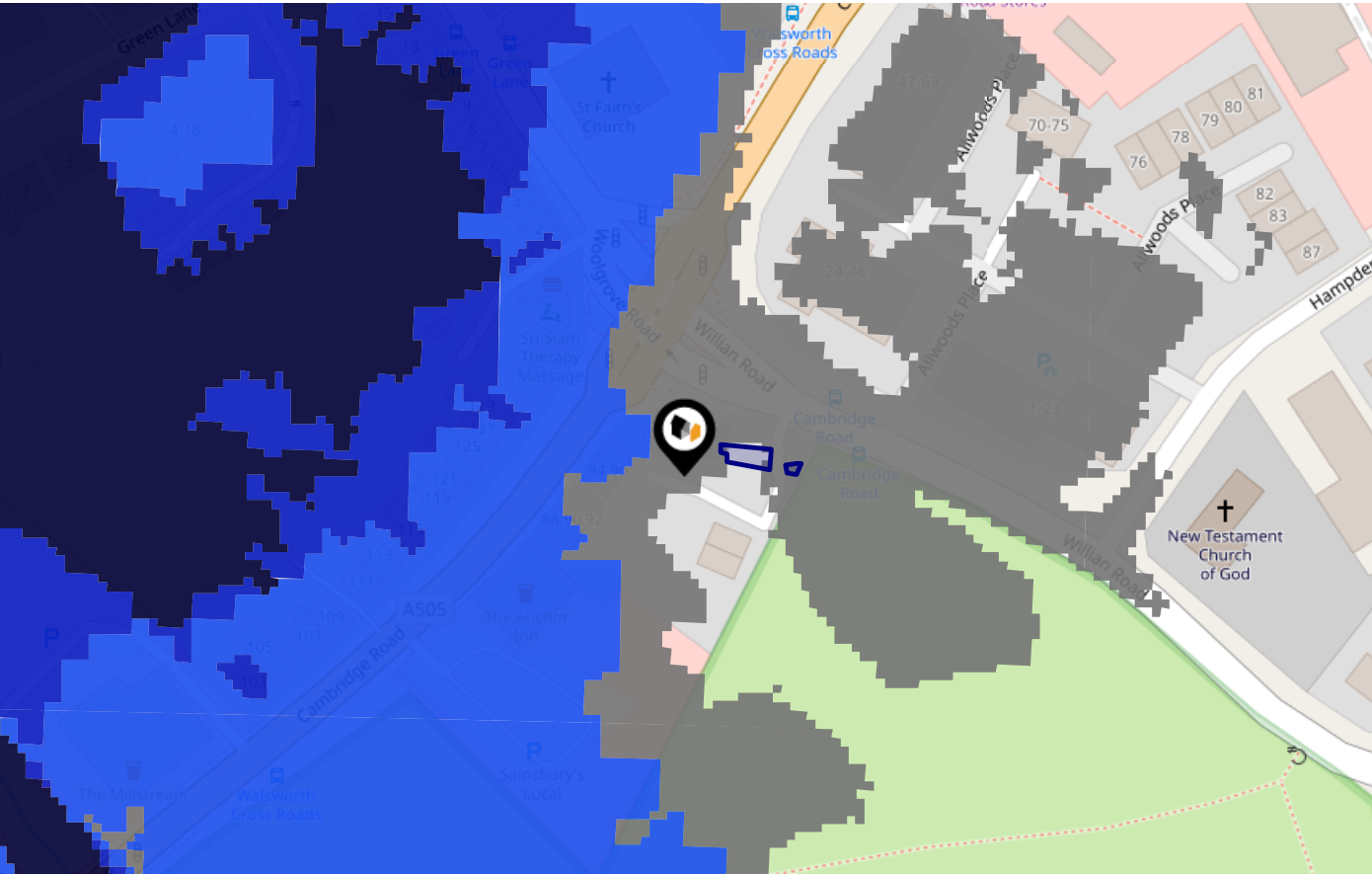
Chance of flooding to the following depths at this property:



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.

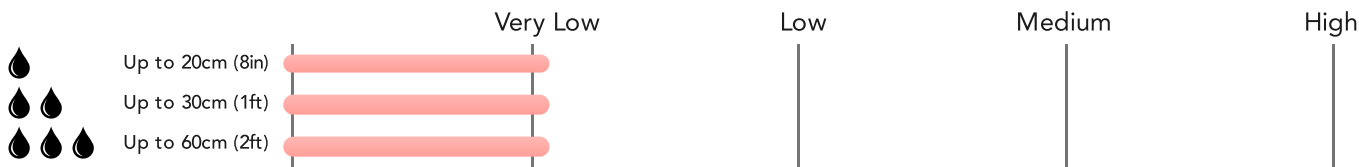


Risk Rating: **Very Low**

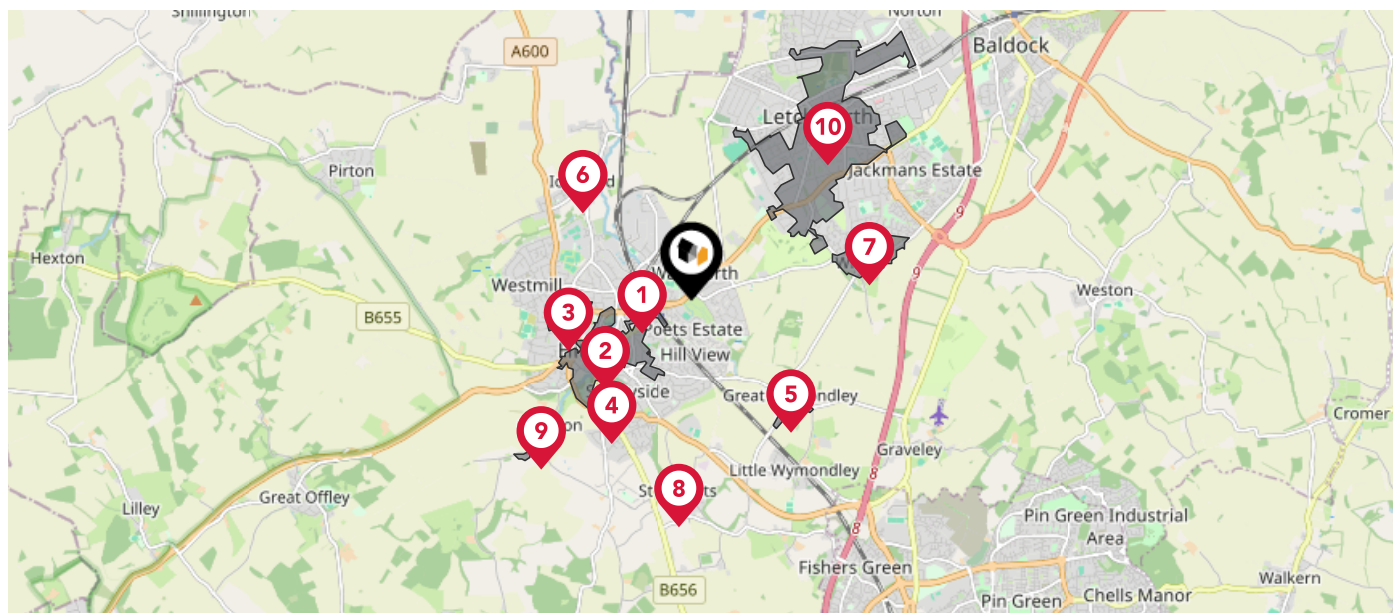
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Chance of flooding to the following depths at this property:



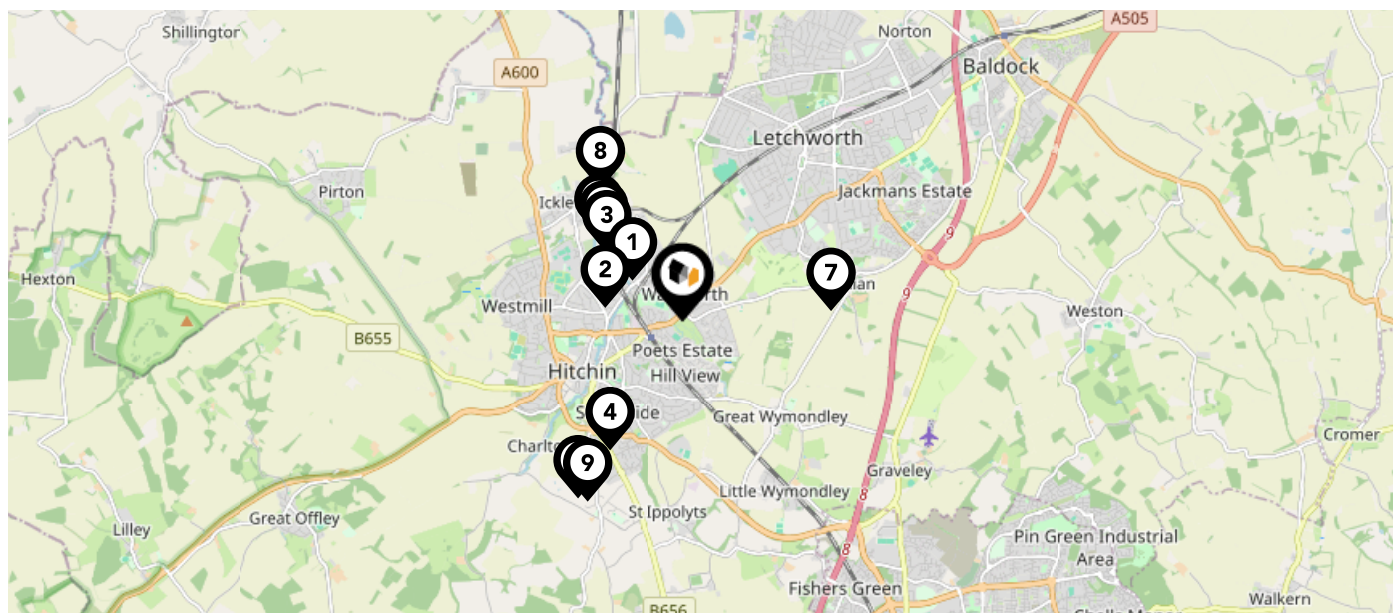
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

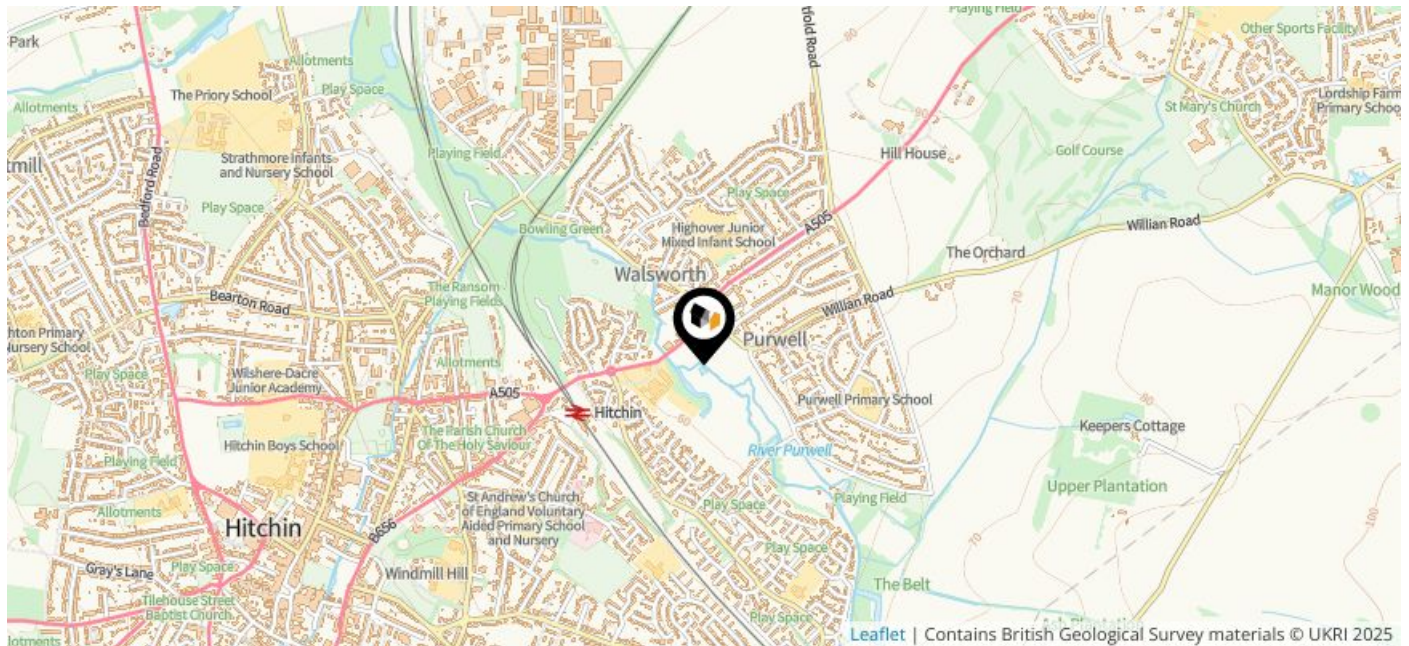
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Wallace Way-Hitchin, Hertfordshire	Historic Landfill	
2	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill	
3	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill	
4	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	
5	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill	
6	Gerry's Hole-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill	
7	Willian Road-Letchworth, Hertfordshire	Historic Landfill	
8	Lower Green-Ickleford, Hitchin, Surrey	Historic Landfill	
9	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
10	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



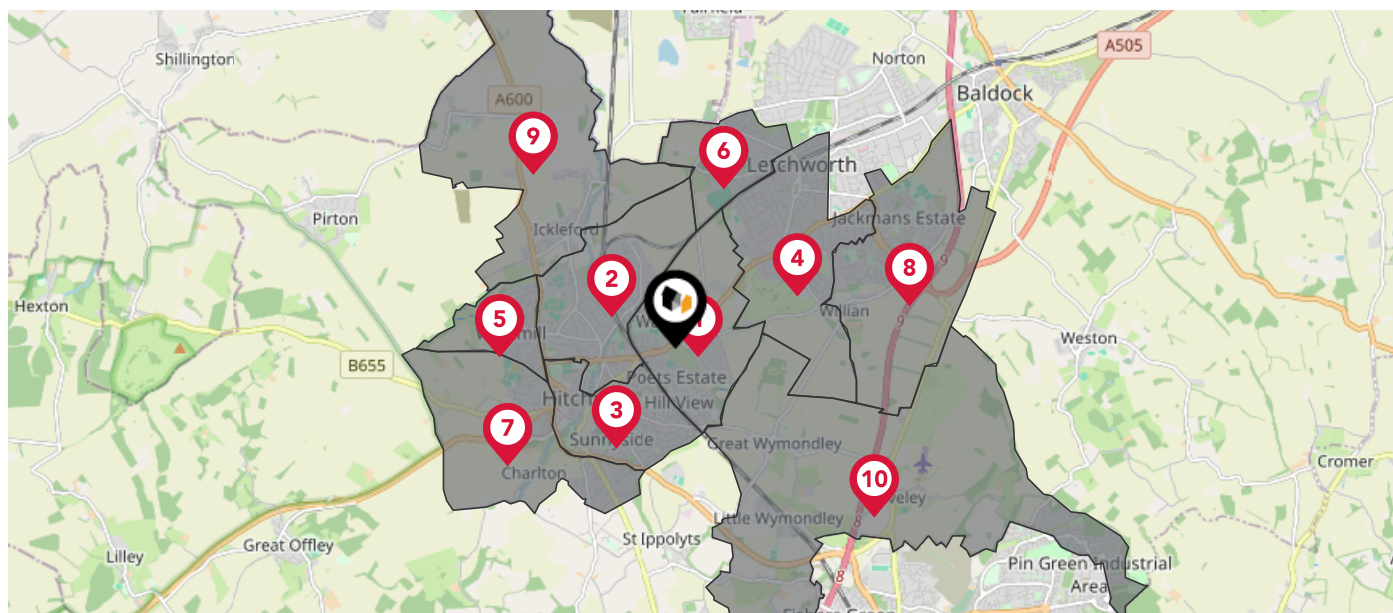
Mine Entry

- ✕ 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



Hitchin Bearton Ward



Hitchin Highbury Ward



Letchworth South West Ward



Hitchin Oughton Ward



Letchworth Wilbury Ward



Hitchin Priory Ward



Letchworth South East Ward



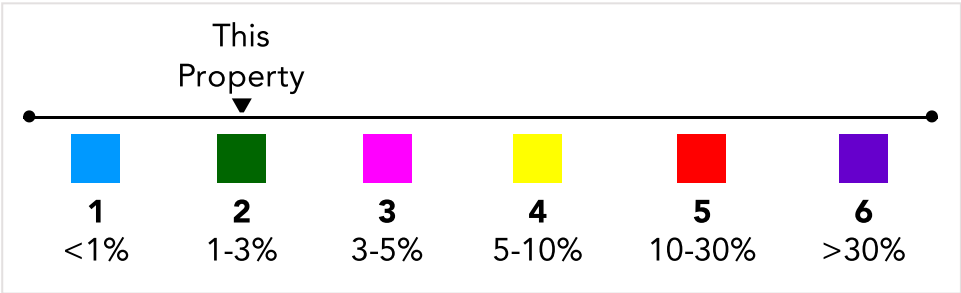
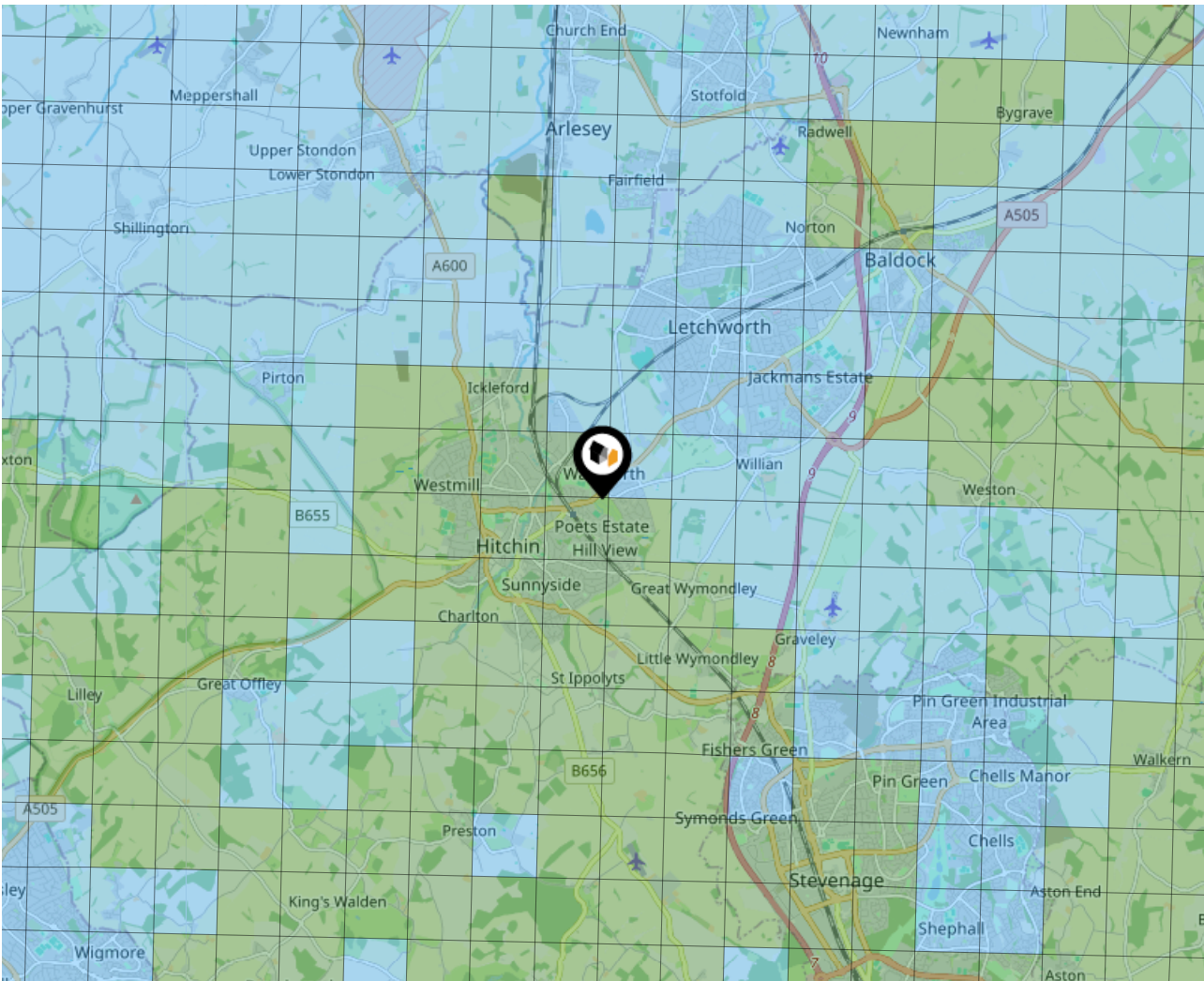
Cadwell Ward



Chesfield Ward

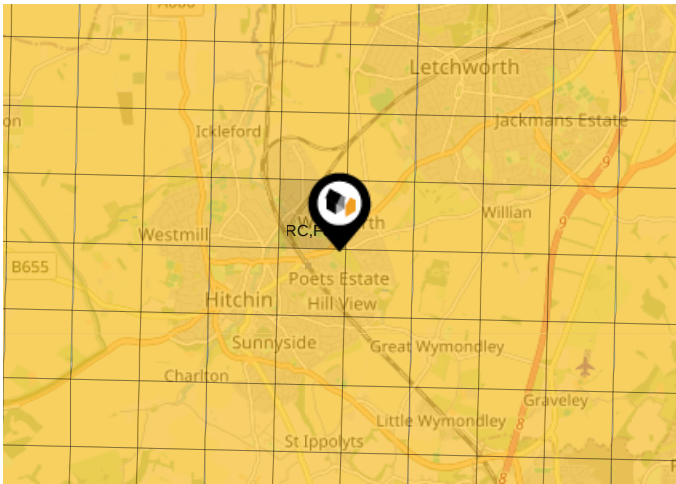
What is Radon?

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		

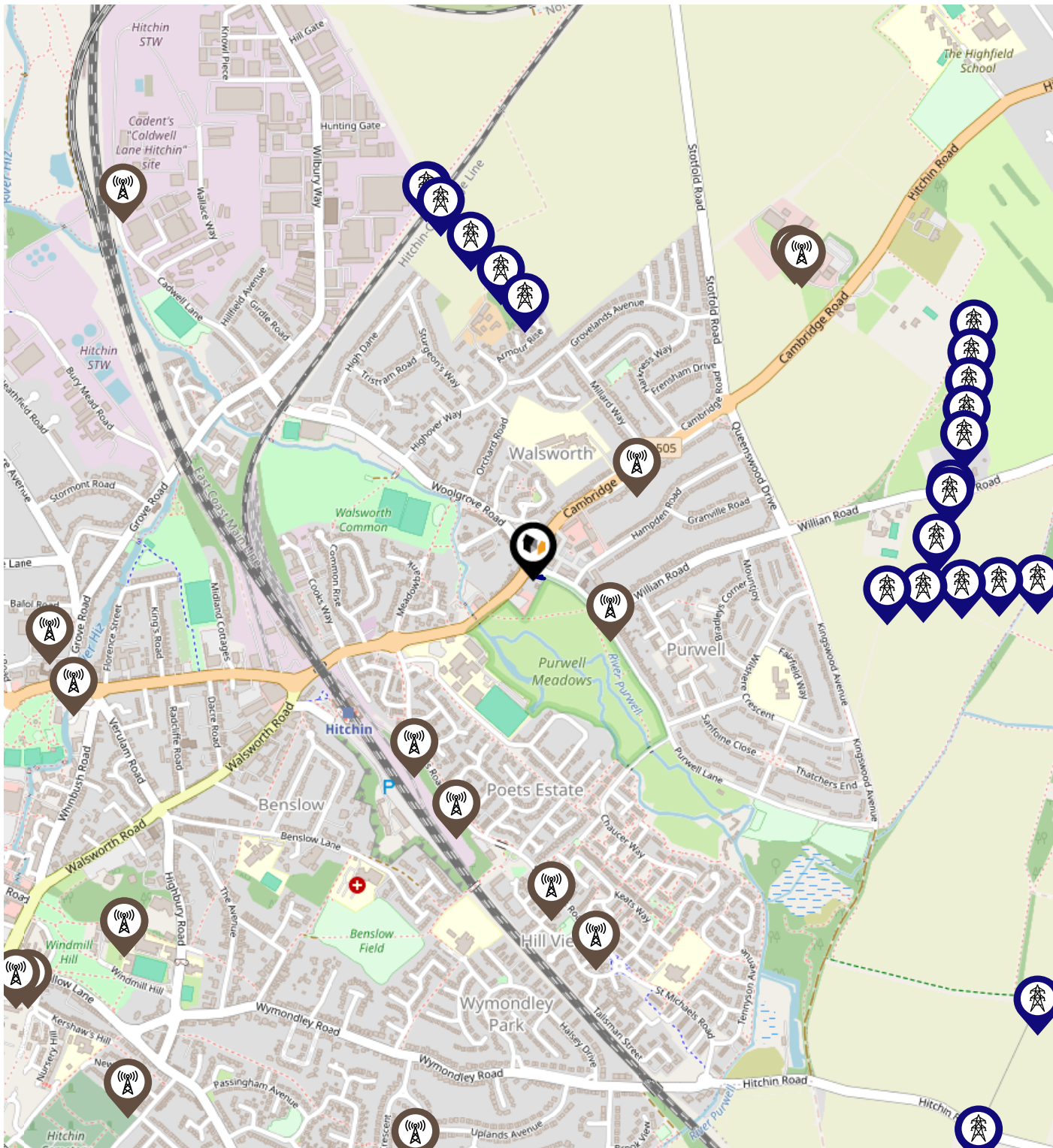


Primary Classifications (Most Common Clay Types)

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

Local Area

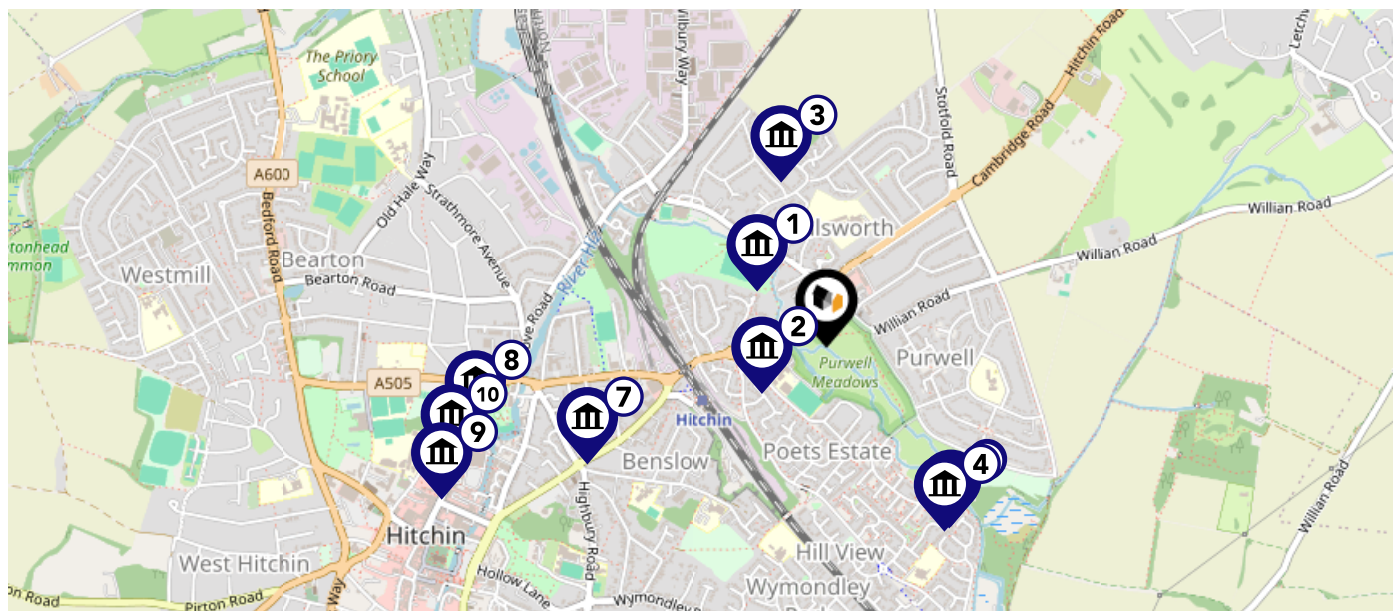
Masts & Pylons



Key:

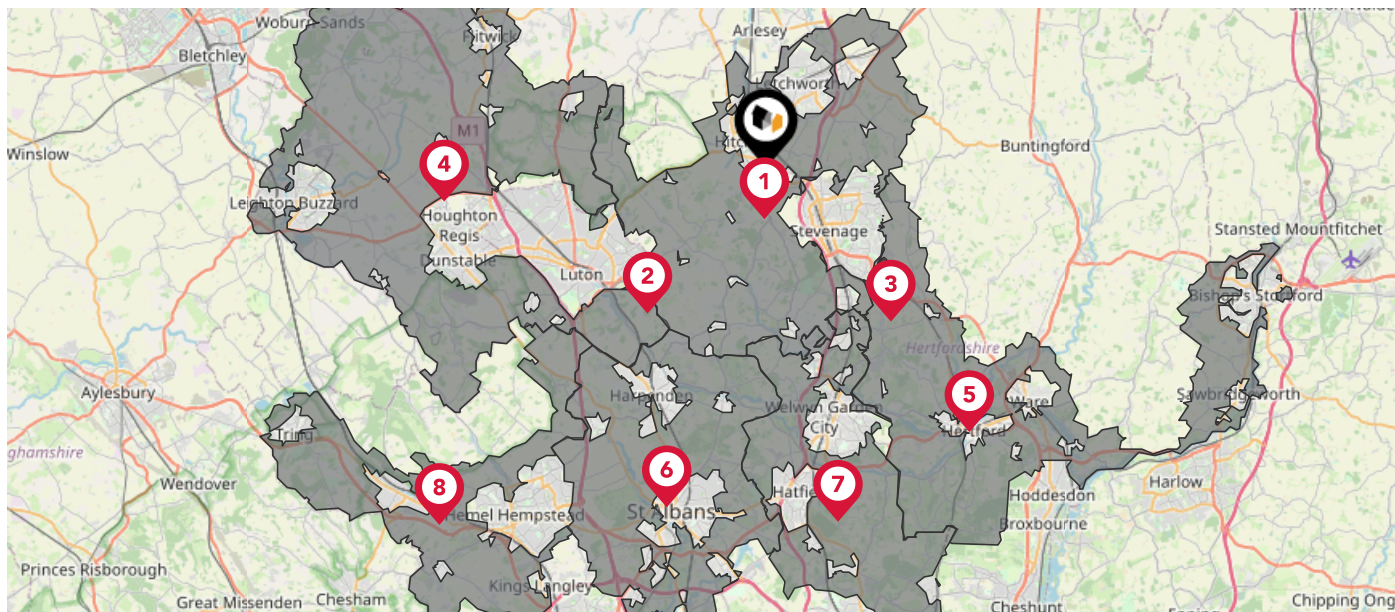
-  Power Pylons
-  Communication Masts

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
	1347608 - 91, Woolgrove Road	Grade II	0.2 miles
	1296215 - Walsworth House	Grade II	0.2 miles
	1452743 - Threshing Barn At Highover Farm	Grade II	0.4 miles
	1296130 - Mill Cottage At Purwell Farm	Grade II	0.5 miles
	1347596 - Purwell Mill	Grade II	0.5 miles
	1102180 - Mill House	Grade II	0.5 miles
	1102182 - Church Of The Holy Saviour	Grade II	0.6 miles
	1347594 - Frythe Cottages	Grade II	0.8 miles
	1172987 - 34, Bancroft	Grade II	0.9 miles
	1347577 - 53, Bancroft	Grade II	0.9 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



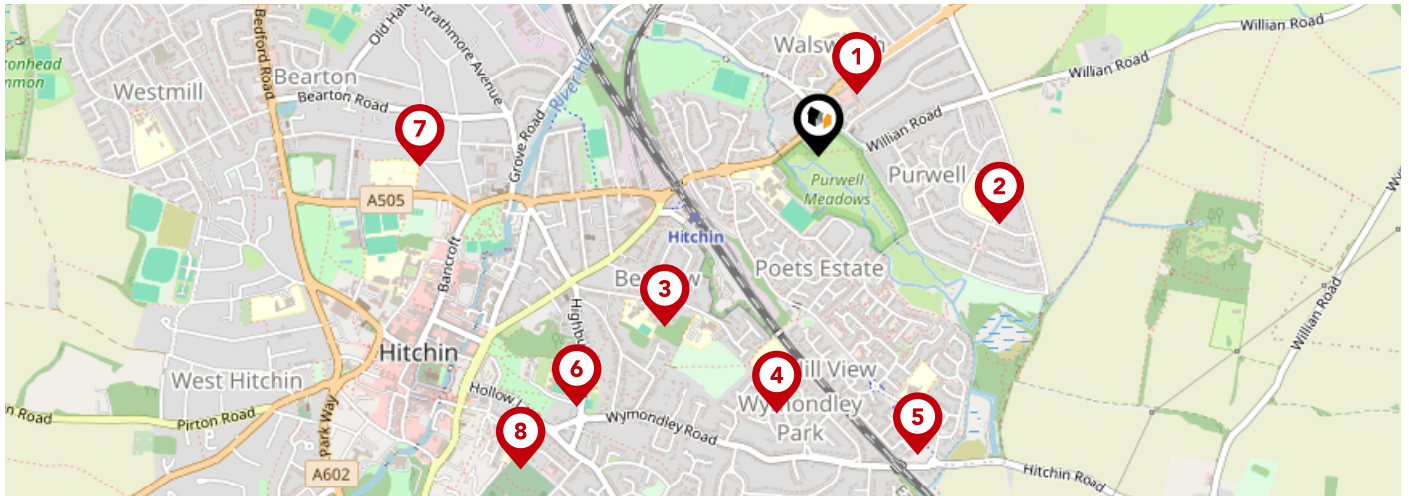
London Green Belt - St Albans



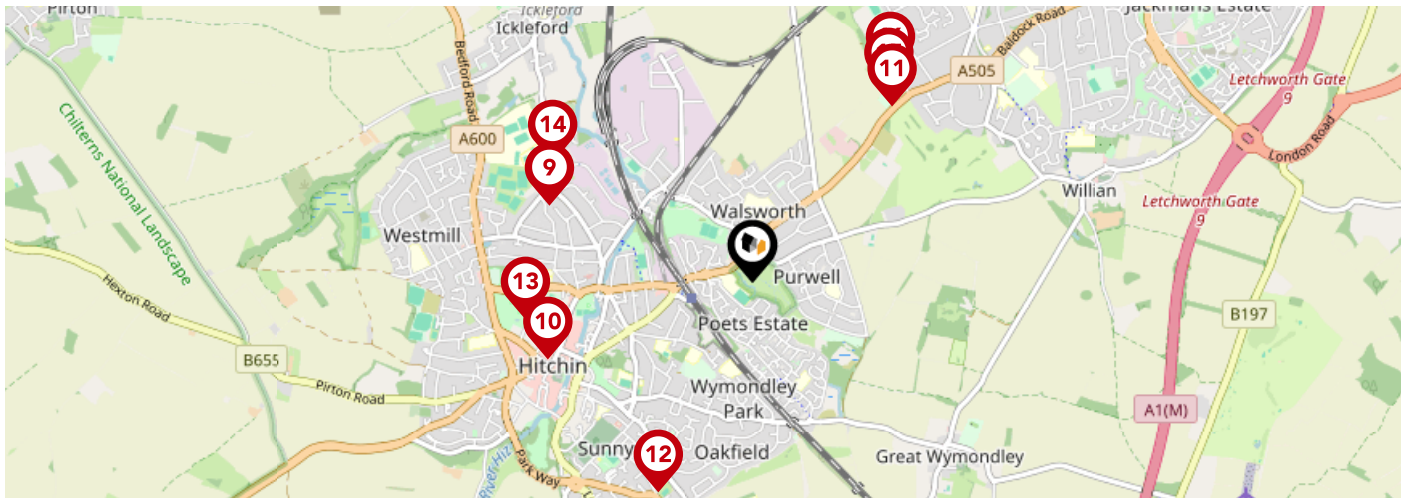
London Green Belt - Welwyn Hatfield



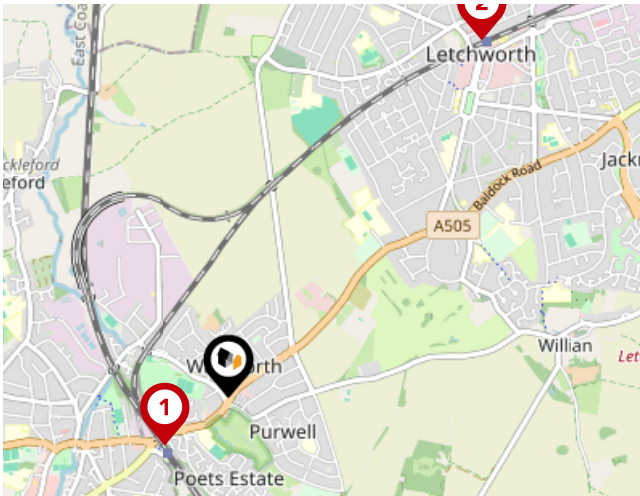
London Green Belt - Dacorum



		Nursery	Primary	Secondary	College	Private
1	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:0.17	☐	☒	☐	☐	☐
2	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:0.44	☐	☒	☐	☐	☐
3	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.52	☐	☒	☐	☐	☐
4	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.59	☐	☒	☐	☐	☐
5	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:0.72	☐	☒	☐	☐	☐
6	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.79	☐	☐	☒	☐	☐
7	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.91	☒	☐	☐	☐	☐
8	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.99	☐	☒	☐	☐	☐

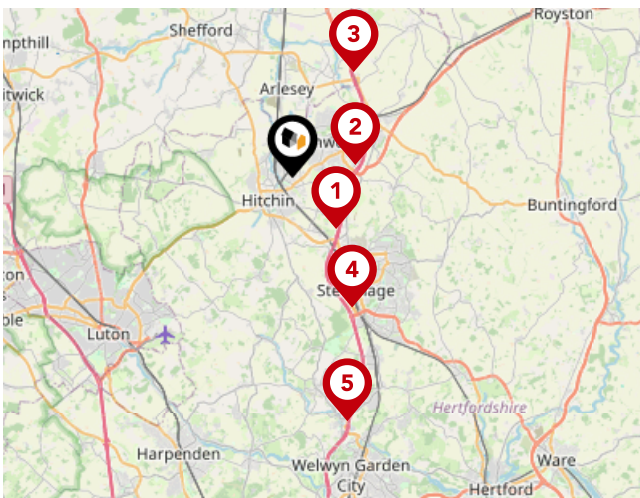


		Nursery	Primary	Secondary	College	Private
	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.99	☐	☒	☐	☐	☐
	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:1	☐	☐	☒	☐	☐
	North Herts Education Support Centre Ofsted Rating: Outstanding Pupils: 1 Distance:1.03	☐	☐	☒	☐	☐
	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:1.05	☐	☒	☐	☐	☐
	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:1.06	☐	☒	☐	☐	☐
	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:1.07	☐	☒	☐	☐	☐
	The Highfield School Ofsted Rating: Good Pupils: 998 Distance:1.07	☐	☐	☒	☐	☐
	St Thomas More Roman Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:1.14	☐	☒	☐	☐	☐



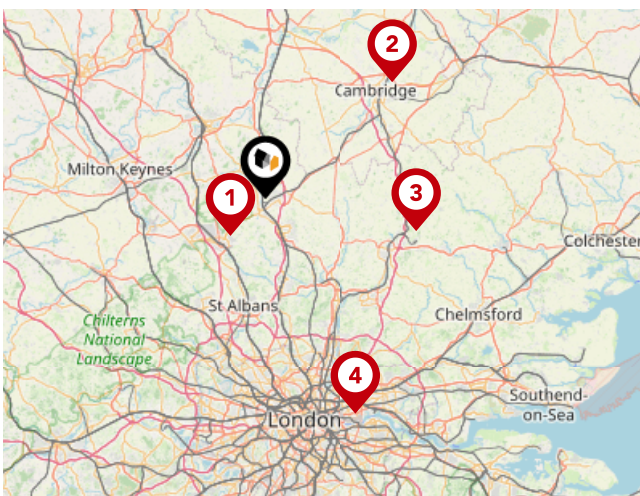
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.36 miles
2	Letchworth Rail Station	2 miles
3	Letchworth Rail Station	2.01 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.46 miles
2	A1(M) J9	2.3 miles
3	A1(M) J10	4.45 miles
4	A1(M) J7	5.2 miles
5	A1(M) J6	9.11 miles



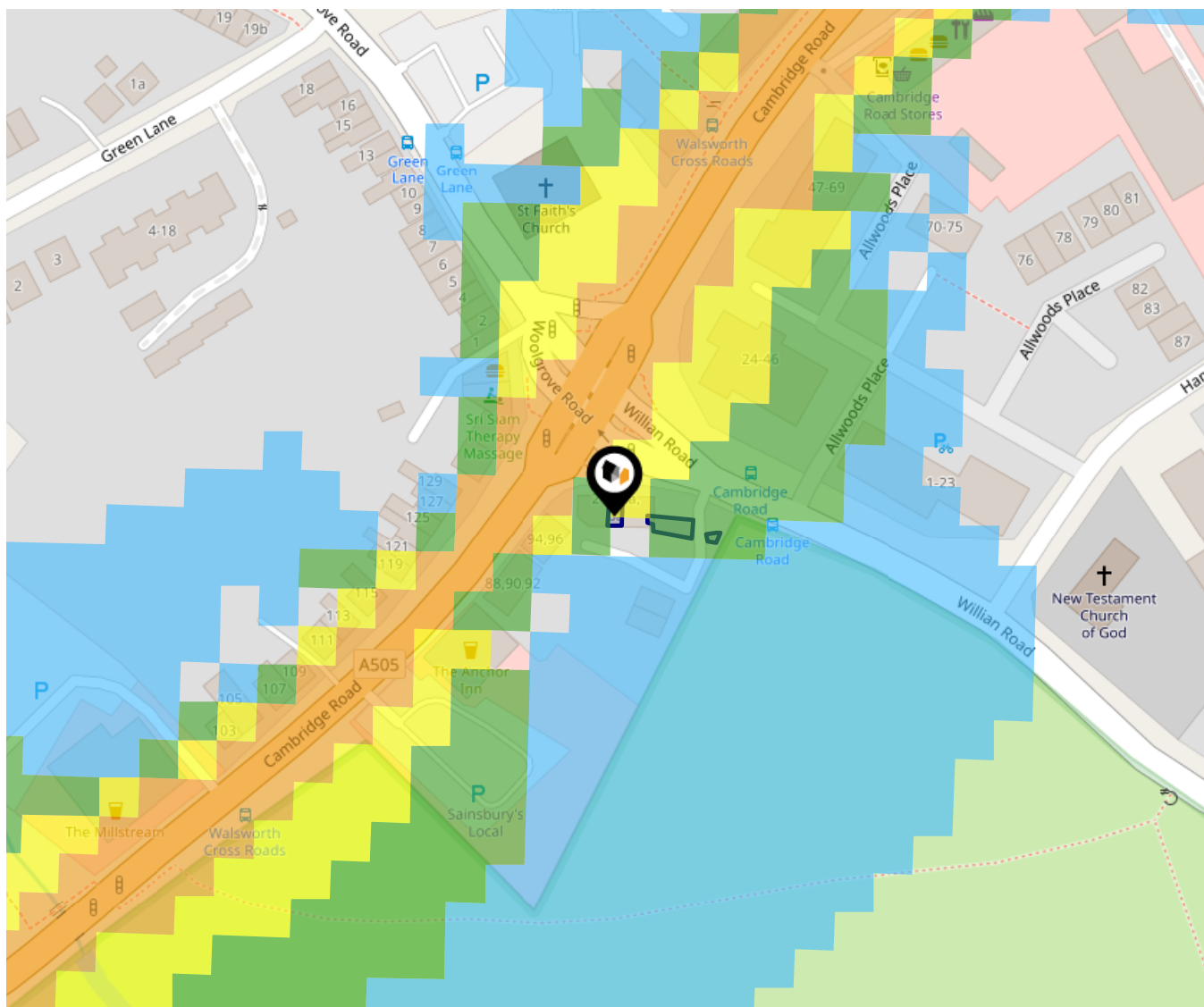
Airports/Helipads

Pin	Name	Distance
1	Luton Airport	7.39 miles
2	Cambridge	25.19 miles
3	Stansted Airport	22.51 miles
4	Silvertown	33.96 miles



Bus Stops/Stations

Pin	Name	Distance
1	Walsworth Cross Roads	0.06 miles
2	Green Lane	0.07 miles
3	Purwell Meadows	0.08 miles
4	Walsworth Cross Roads	0.11 miles
5	Orchard Road	0.15 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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Valuation Office
Agency

