

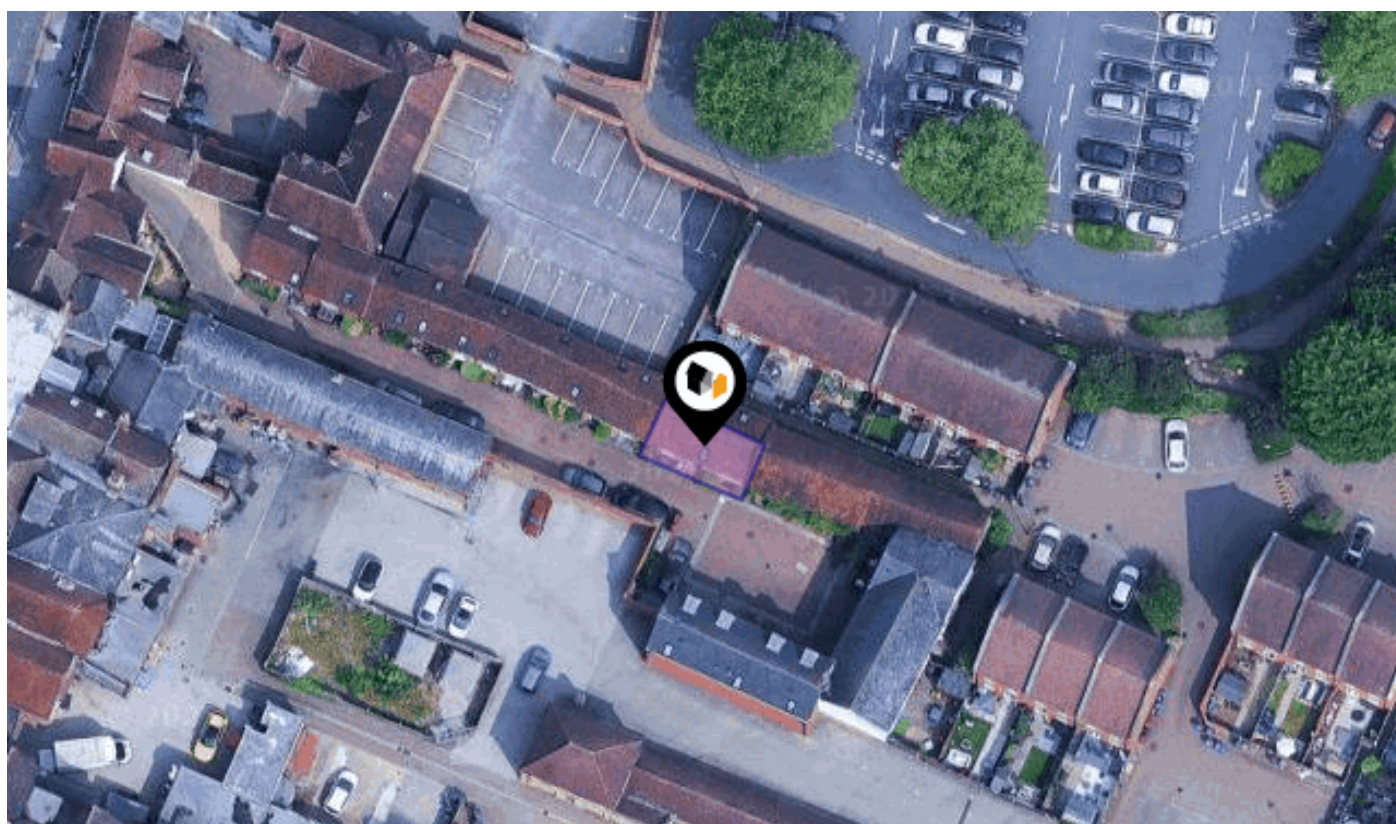


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 28th August 2025



BANCROFT, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

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www.country-properties.co.uk



Planning records for: **6 Ransom Yard Bancroft Hitchin Hertfordshire SG5 1NB**

Reference - 22/00061/LBC	
Decision:	Decided
Date:	10th January 2022
Description:	Internal alterations.

Planning records for: **107A-107B Bancroft Hitchin Hertfordshire SG5 1NB**

Reference - 19/01169/LBC	
Decision:	Decided
Date:	15th May 2019
Description:	Internal alterations to facilitate change of use from Class A3 (Restaurant/Cafe) to Dental Orthodontic Practice (Class D1) and installation of 2no. air conditioning condensers on rear wall

Reference - 19/01009/FP	
Decision:	Decided
Date:	15th May 2019
Description:	Change of Use from Class A3 (Restaurant/Cafe) to Dental Orthodontic Practice (Class D1) and installation of air conditioning condensers on rear wall.

Planning records for: **103C Bancroft Hitchin SG5 1NB**

Reference - 12/00854/1	
Decision:	Decided
Date:	13th April 2012
Description:	Retention of change of use from offices (Class B1) to Holistic Centre (Class D1)

Planning records for: **102A Bancroft Hitchin SG5 1NB**

Reference - 90/00301/1	
Decision:	Decided
Date:	05th November 1990
Description:	Change of use from residential flat to offices

Planning records for: **102 Bancroft Hitchin Herts SG5 1NB**

Reference - 96/01101/1LB	
Decision:	Decided
Date:	18th September 1996
Description:	Internal alterations to provide two new doorways on ground floor.

Planning records for: **105 Bancroft Hitchin Hertfordshire SG5 1NB**

Reference - 21/00229/DOC	
Decision:	Decided
Date:	28th January 2021
Description:	Confirmation that Condition 3 of Planning Permission ref: 09/02126/1 granted 23.03.2010 and Conditions 2, 3 and 4 of Listed Building Consent ref: 09/02155/1LB granted 23.03.2010 have been discharged.

Reference - 01/00036/1	
Decision:	Decided
Date:	08th January 2001
Description:	Change of use from offices (Class B1) to retail (Class A1)

Planning records for: **105 Bancroft Hitchin SG5 1NB**

Reference - 10/02309/1DOC
<p>Decision: Decided</p>
<p>Date: 03rd September 2010</p>
<p>Description: Condition 4 Timber frame replacement</p>
Reference - 10/02307/1DOC
<p>Decision: Decided</p>
<p>Date: 03rd September 2010</p>
<p>Description: Condition 2 Details of Materials (Bricks)</p>
Reference - 97/01524/1LB
<p>Decision: Decided</p>
<p>Date: 09th December 1997</p>
<p>Description: Non illuminated sign over archway entrance</p>
Reference - 09/02126/1
<p>Decision: Decided</p>
<p>Date: 26th January 2010</p>
<p>Description: Change of use from commercial use (B2) to residential dwelling (C3) to provide one 2-bedroom dwelling. Erection of close boarded fence at rear to enclose garden area. (As amended by drawing nos 01, 02, 03 submitted by AKS Ward Lister Beare and amended Schedule of Works dated March 2010)</p>

Planning records for: **105 Bancroft Hitchin SG5 1NB**

Reference - 10/02308/1DOC	
Decision:	Decided
Date:	03rd September 2010
Description:	Condition 3 Details of Joinery Works (Windows)

Reference - 09/02155/1LB	
Decision:	Decided
Date:	28th January 2010
Description:	Internal alterations and refurbishment including removal of pebble dash and replace with lime rich render on rear walls, internal and external repairs to roof, replacement bathroom facilities, installation of boiler and wet radiator system, replace internal doors with oak ledged and braced doors (or similar), replace kitchen and other windows as required (as amended by drawing nos. 01, 02, 03 by AKS Ward Lister Beare and amended Schedule of Works dated March 2010)

Planning records for: **109 Bancroft Hitchin SG5 1NB**

Reference - 87/01784/1LB	
Decision:	Decided
Date:	26th November 1987
Description:	Application for Listed Building consent for internal alterations.

Planning records for: **110 Bancroft Hitchin SG5 1NB**

Reference - 76/01493/1	
Decision:	Decided
Date:	19th October 1976
Description:	Installation of replacement shopfront

Planning records for: **110 Bancroft Hitchin SG5 1NB**

Reference - 88/01652/1A	
Decision:	Decided
Date:	23rd September 1988
Description:	Externally illuminated fascia sign

Reference - 76/01437/1	
Decision:	Decided
Date:	05th October 1976
Description:	Continued use of premises as restaurant

Planning records for: **The Light Refreshment Co Ltd 107 Bancroft Hitchin SG5 1NB**

Reference - 97/00752/1LB	
Decision:	Decided
Date:	25th June 1997
Description:	Internally illuminated projecting sign on front fascia (as amended by drawing Rev A received 6.8.97 and supporting fax of 6.8.97)

Reference - 11/02858/1	
Decision:	Decided
Date:	24th November 2011
Description:	Change of use from office (Class A2) to Pilates studio (Class D2)

Planning records for: *The Light Refreshment Co Ltd 107 Bancroft Hitchin SG5 1NB*

Reference - 96/00478/1LB	
Decision:	Decided
Date:	12th April 1996
Description:	New shopfront with four swan neck fascia lamps and internal alterations

Planning records for: *101 Bancroft Hitchin SG5 1NB*

Reference - 13/03004/1LB	
Decision:	Decided
Date:	13th December 2013
Description:	Internal alterations and replacement of external door, to facilitate change of use of ground floor offices (A2) to one residential two bedroom dwelling.

Reference - 13/03003/1	
Decision:	Decided
Date:	13th December 2013
Description:	Change of use of ground floor offices (A2) to one residential one bed dwelling.

Reference - 09/00248/1LB	
Decision:	Decided
Date:	11th February 2009
Description:	Replace non-illuminated fascia sign and installation of non-illuminated projecting sign

Planning records for: **101 Bancroft Hitchin SG5 1NB**

Reference - 14/02755/1TCA
Decision: Decided
Date: 15th October 2014
Description: Fell 1 Robinia tree (T1)
Reference - 89/01301/1A
Decision: Decided
Date: 17th August 1989
Description: Externally illuminated fascia sign and 2 wall mounted boards (plans and letter recieved 2.10.89) details of lights recieved 3.10.89)
Reference - 08/01955/1
Decision: Decided
Date: 12th September 2008
Description: Change of use of ground floor Class A1 (Retail) to Class A2 (Financial & Professional Services)
Reference - 81/00023/1LB
Decision: Decided
Date: 02nd January 1981
Description: Application for listed building consent for alterations to ground floor front windows.

Planning records for: **Land Rear Of 101 Bancroft Hitchin SG5 1NB**

Reference - 08/01243/1EUD
Decision: Decided
Date: 02nd June 2008
Description: Lawful Development Certificate (Existing): Continued use as 7 car parking spaces
Reference - 09/00219/1AD
Decision: Decided
Date: 11th February 2009
Description: Replacement non-illuminated fascia sign and installation of one non-illuminated projecting sign
Reference - 80/01914/1
Decision: Decided
Date: 06th December 1980
Description: Alterations to ground floor front elevation and change of use from offices to retail carpet shop.
Reference - 06/00927/1LB
Decision: Decided
Date: 01st June 2006
Description: Replace render to gable end and part rear elevation and remedial works to timber frame

Planning records for: **101 Bancroft Hitchin SG5 1NB**

Reference - 85/01455/1
<p>Decision: Decided</p>
<p>Date: 27th September 1985</p>
<p>Description: Change of use of rear offices to retail associated with existing shop.</p>
Reference - 85/01595/1LB
<p>Decision: Decided</p>
<p>Date: 24th October 1985</p>
<p>Description: Internal alterations and replacing near external door with a window.</p>
Reference - 89/01302/1LB
<p>Decision: Decided</p>
<p>Date: 17th August 1989</p>
<p>Description: Retention of externally illuminated fascia sign and two wall mounted sign boards. Two wall mounted white finish spot lights (plans and letter received 2.10.89) (details of lights received 3.10.89)</p>
Reference - 78/00786/1
<p>Decision: Decided</p>
<p>Date: 31st May 1978</p>
<p>Description: Change of use and conversion of ground floor from dental surgery to office</p>

Planning records for: **103 Bancroft Hitchin Herts SG5 1NB**

Reference - 98/00126/1LB	
Decision:	Decided
Date:	19th January 1998
Description:	Retention of satellite dish on rear elevation of chimney stack
Reference - 08/00417/1EUD	
Decision:	Decided
Date:	26th February 2008
Description:	Lawful Development Certificate (Existing): Continued use of ground floor of premises as hot food take-away outlet (Class A5)
Reference - 07/03012/1AD	
Decision:	Decided
Date:	24th December 2007
Description:	Replacement externally illuminated fascia sign
Reference - 07/03015/1LB	
Decision:	Decided
Date:	24th December 2007
Description:	Replacement fascia sign and external light

Planning records for: **103 Bancroft Hitchin SG5 1NB**

Reference - 88/00049/1
Decision: Decided
Date: 14th January 1988
Description: Change of use from shop to Estate Agents.

Reference - 20/02792/LBC
Decision: Decided
Date: 30th November 2020
Description: Replacement externally illuminated fascia sign

Reference - 20/02797/AD
Decision: Decided
Date: 30th November 2020
Description: Replacement externally illuminated fascia sign

Reference - 91/00554/1LB
Decision: Decided
Date: 18th April 1991
Description: To replace defective tile and slate roof and all necessary timbers with second hand plain clay roof tiles.

Planning records for: **103 Bancroft Hitchin Hertfordshire SG5 1NB**

Reference - 20/03038/FP	
Decision:	Decided
Date:	21st December 2020
Description:	Change of use of ground floor from financial and professional services (formerly Use Class A2, now Use Class E) to a mixed use of cafe/restaurant (Use Class E) and hot food takeaway (Sui Generis). Internal alterations. (As amended by details of recirculation unit and plan 2202-5-LMH-Proposed received on 15/02/2021)

Reference - 20/03039/LBC	
Decision:	Decided
Date:	21st December 2020
Description:	Internal and external alterations (as amended by plan 2202-5-LMH-Proposed received on 15/02/2021)

Reference - 97/01057/1LB	
Decision:	Decided
Date:	14th August 1997
Description:	Retention of ventilation duct to side roof slope

Planning records for: **108 Bancroft Hitchin SG5 1NB**

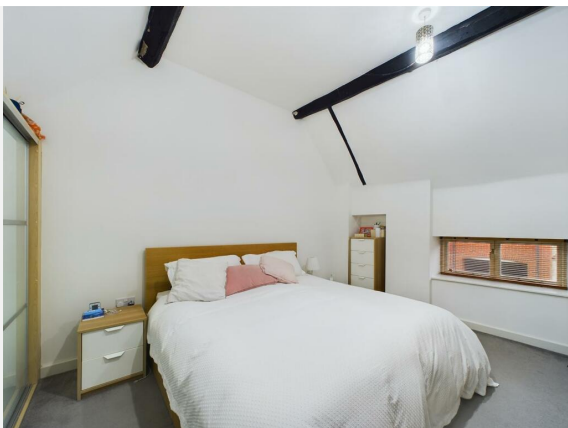
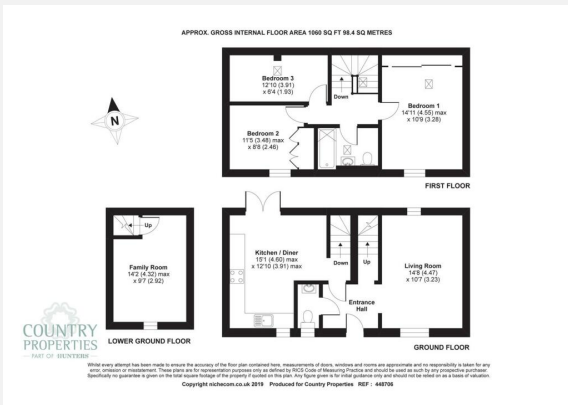
Reference - 87/01870/1LB	
Decision:	Decided
Date:	10th December 1987
Description:	Application for Listed Building consent for alterations to shopfront.

Planning records for: *Taylor's Estate Agents 108 Bancroft Hitchin SG5 1NB*

Reference - 91/00933/1
<p>Decision: Decided</p>
<p>Date: 09th October 1991</p>
<p>Description: Advertisement Consent: Static externally illuminated fascia and projecting sign. (As amended by plan received 9th October 1991)</p>
Reference - 87/01495/1A
<p>Decision: Decided</p>
<p>Date: 28th September 1987</p>
<p>Description: Illuminated fascia and double sided projecting box sign (Amended drawing 27522 received 9/10/87)</p>
Reference - 87/00813/1
<p>Decision: Decided</p>
<p>Date: 21st May 1987</p>
<p>Description: Change of use of ground floor shop to Estate Agents offices.</p>
Reference - 87/01869/1
<p>Decision: Decided</p>
<p>Date: 10th December 1987</p>
<p>Description: Alterations to shopfront</p>

Planning records for: **102C Bancroft Hitchin SG5 1NB**

Reference - 11/02632/1AD	
Decision:	Decided
Date:	08th November 2011
Description:	Installation of 2 non-illuminated signs

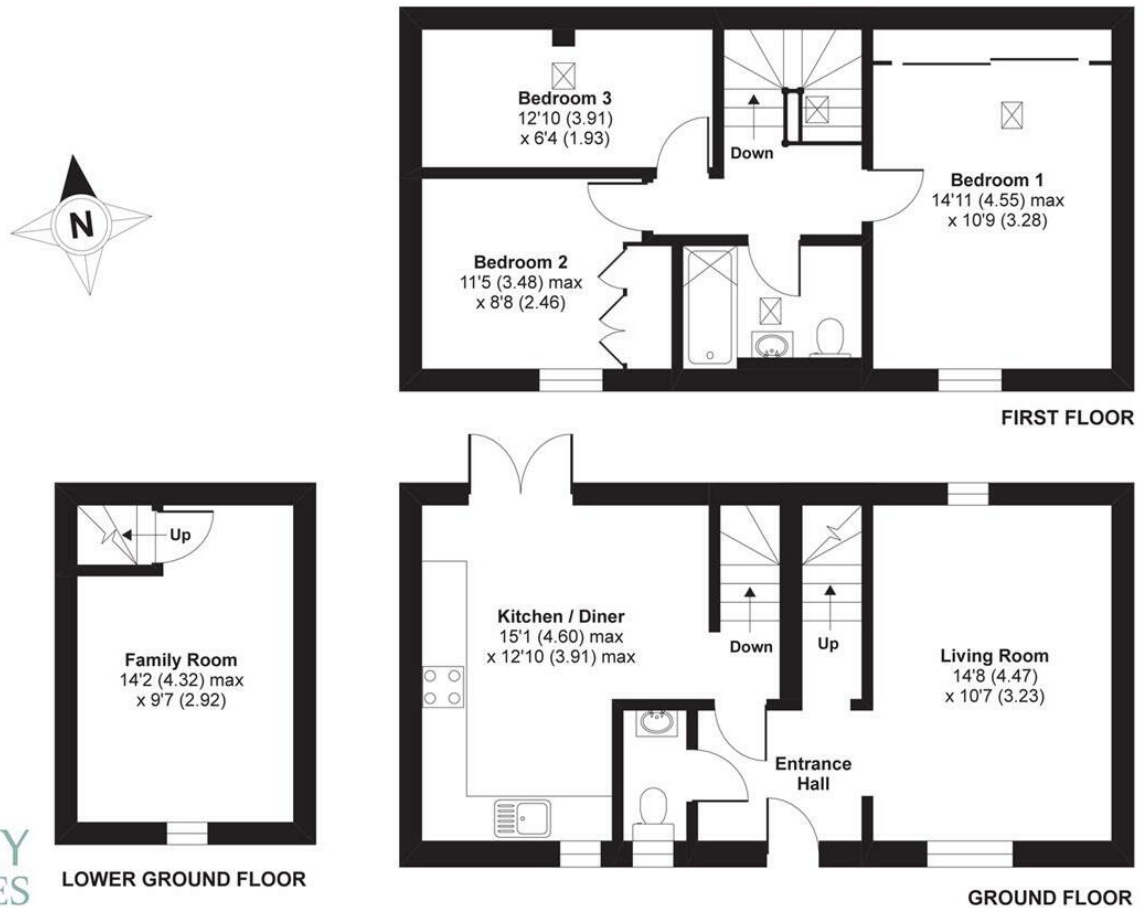






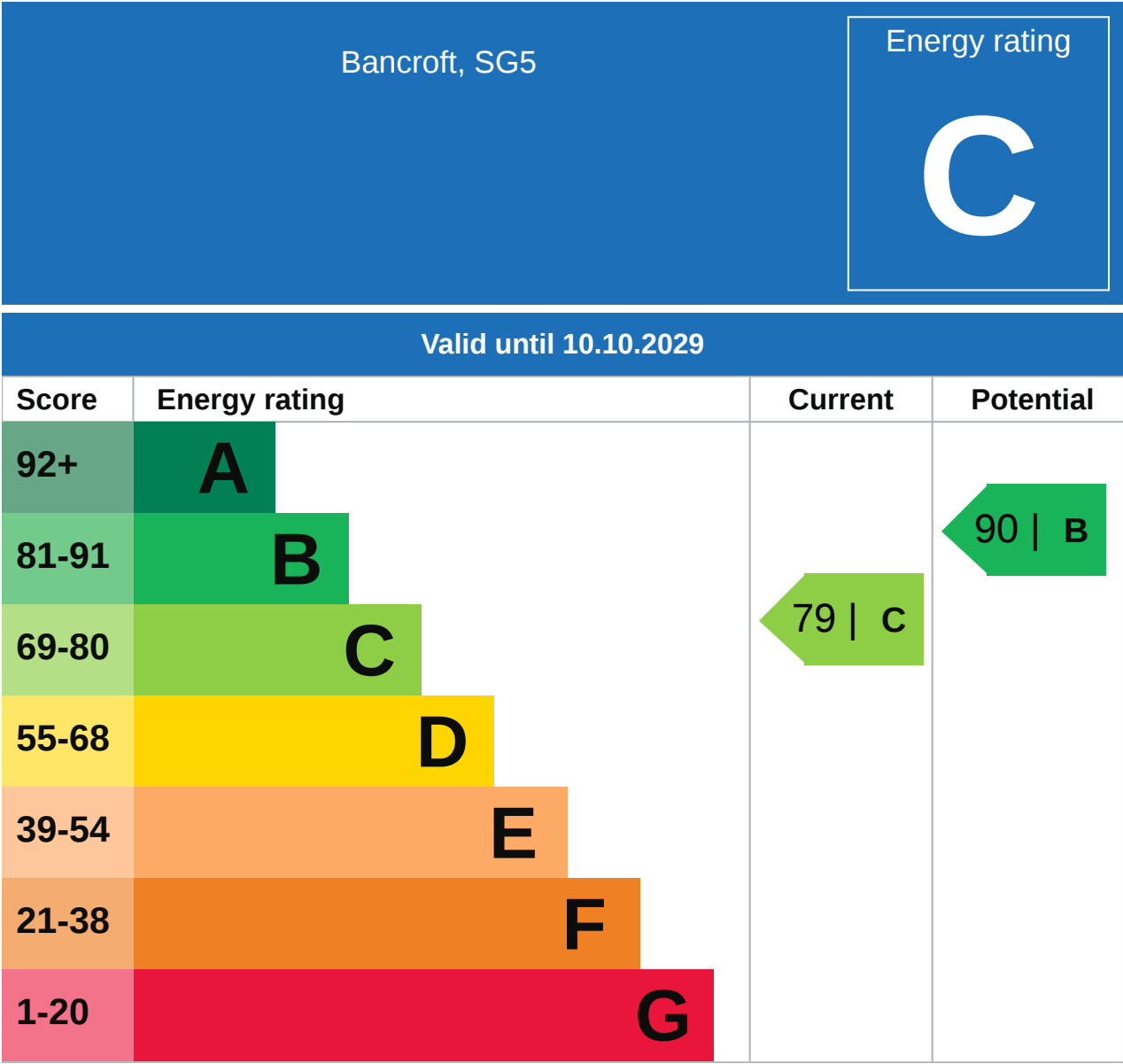
BANCROFT, HITCHIN, SG5

APPROX. GROSS INTERNAL FLOOR AREA 1060 SQ FT 98.4 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, with internal insulation
Walls Energy:	Very Good
Roof:	Pitched, insulated (assumed)
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:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	93 m ²

Building Safety

None specified

Accessibility / Adaptations

None specified

Restrictive Covenants

None specified

Rights of Way (Public & Private)

Shared driveway space

Construction Type

Brick

Property Lease Information

Service charge £900 per annum (approx)

Landlord building insurance £196 per annum (approx)

Listed Building Information

Not applicable

Stamp Duty

Ask agent

Electricity Supply

Yes

Gas Supply

Yes

Central Heating

Yes

Water Supply

Yes - mains supply

Drainage

Yes - mains supply

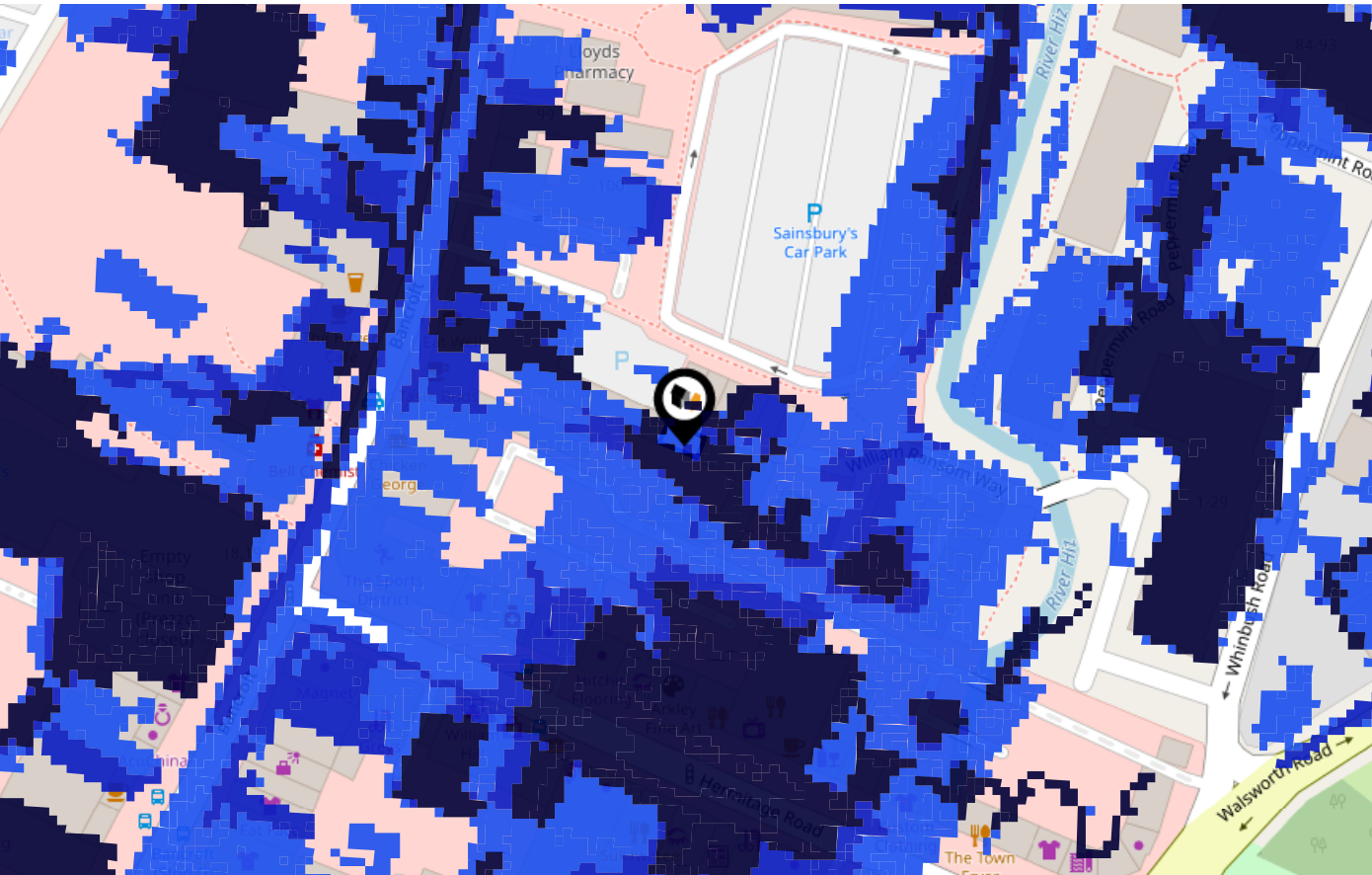
Important - Please read

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.

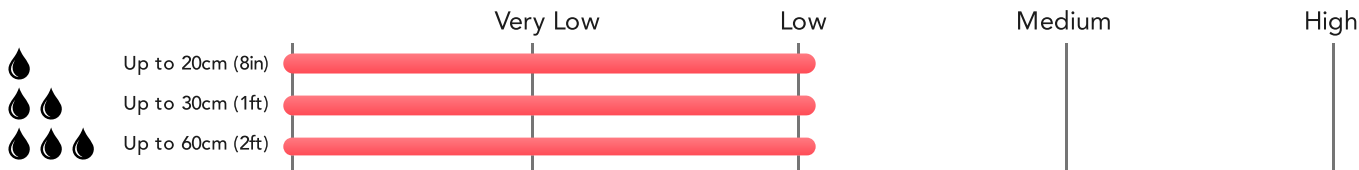


Risk Rating: Low

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.

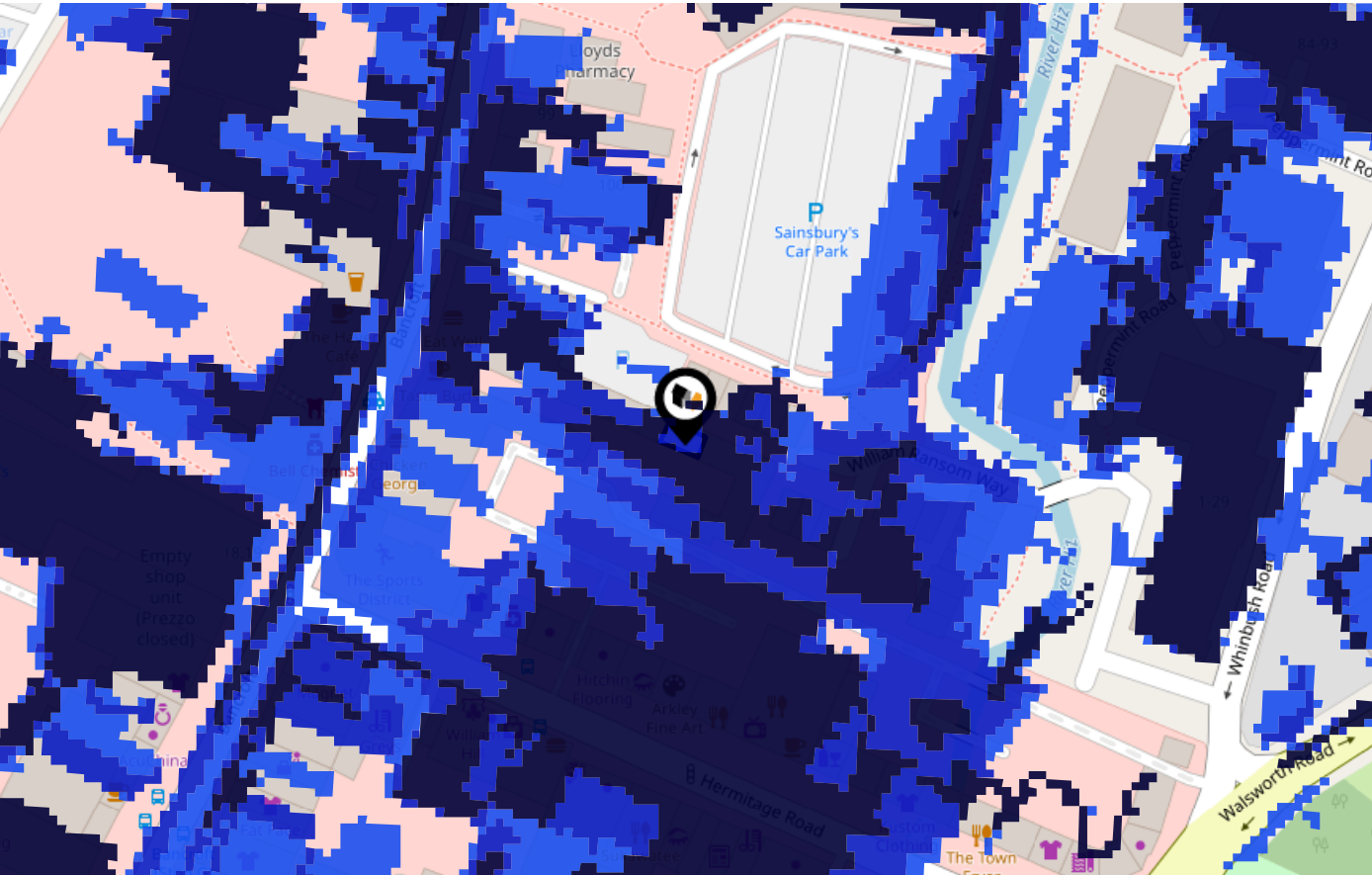
Chance of flooding to the following depths at this property:



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.

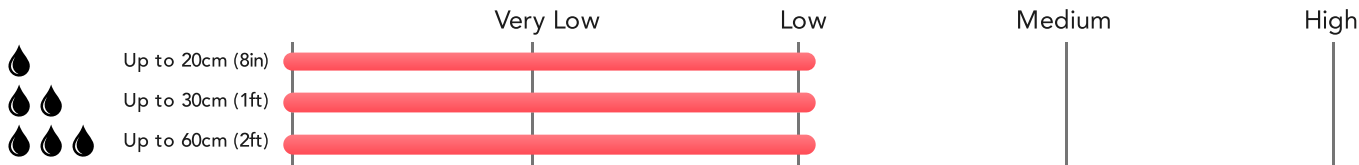


Risk Rating: Medium

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.

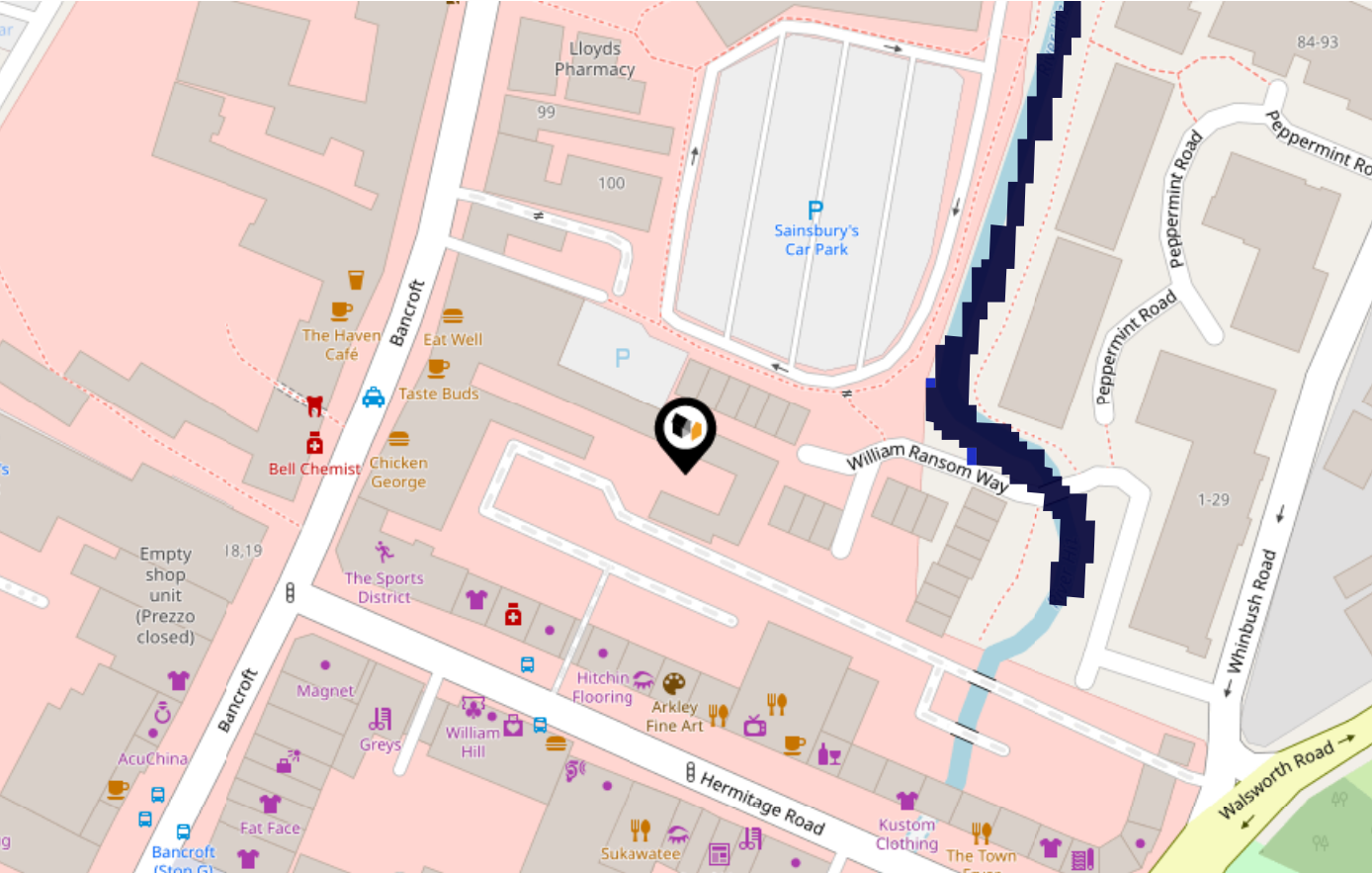
Chance of flooding to the following depths at this property:



Flood Risk

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.

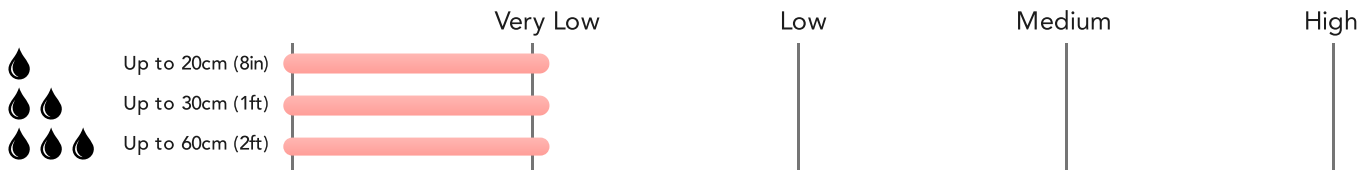


Risk Rating: Very low

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.
- 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.

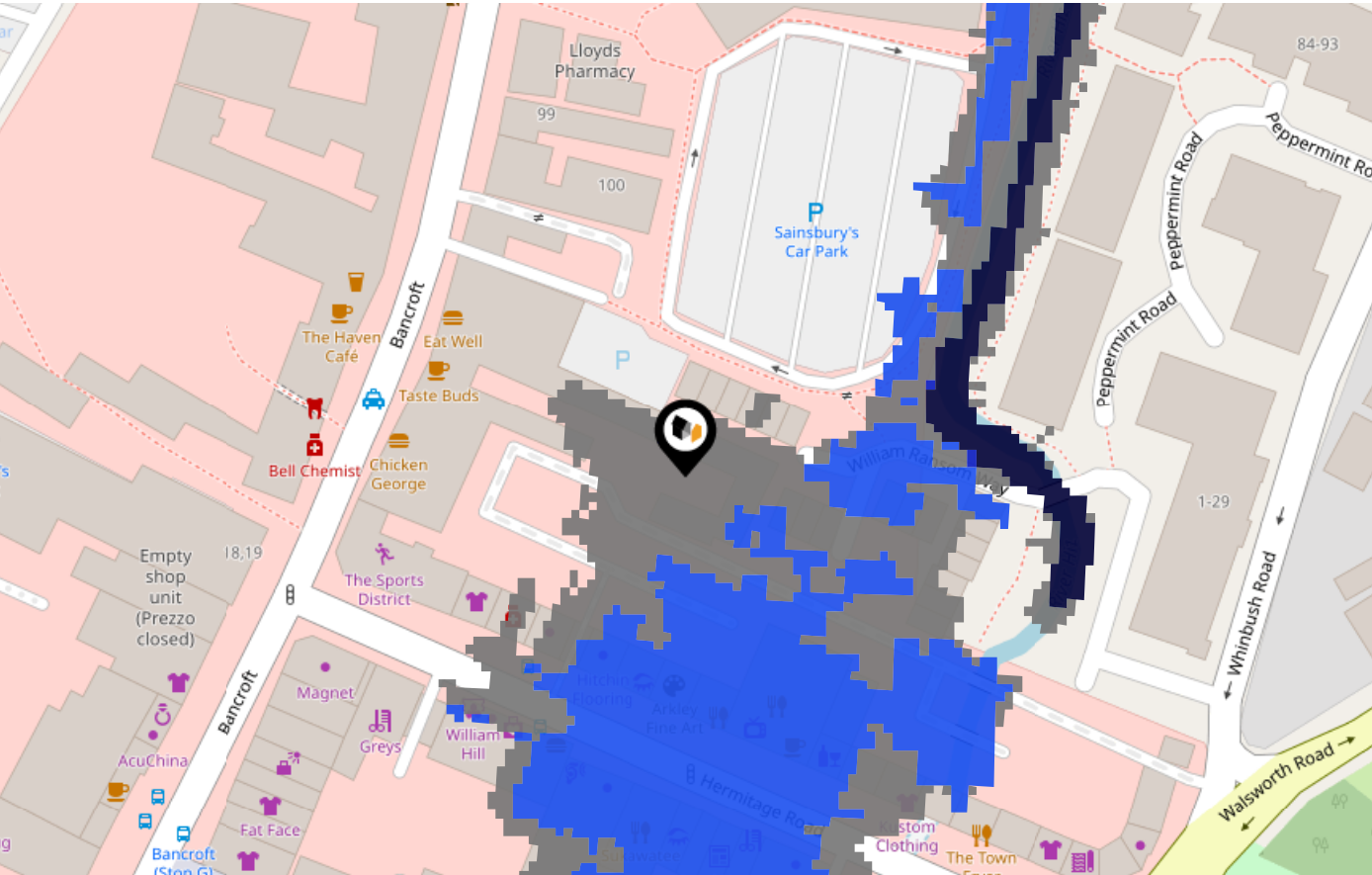
Chance of flooding to the following depths at this property:



Flood Risk

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.

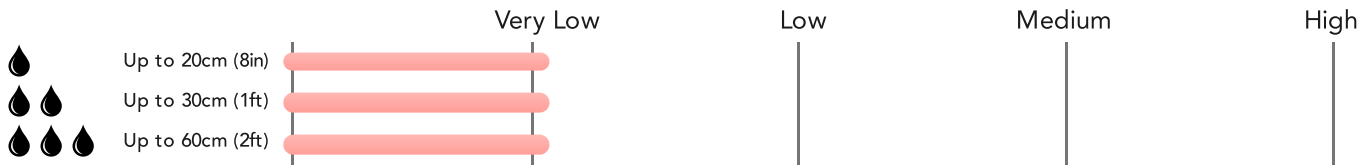


Risk Rating: **Very Low**

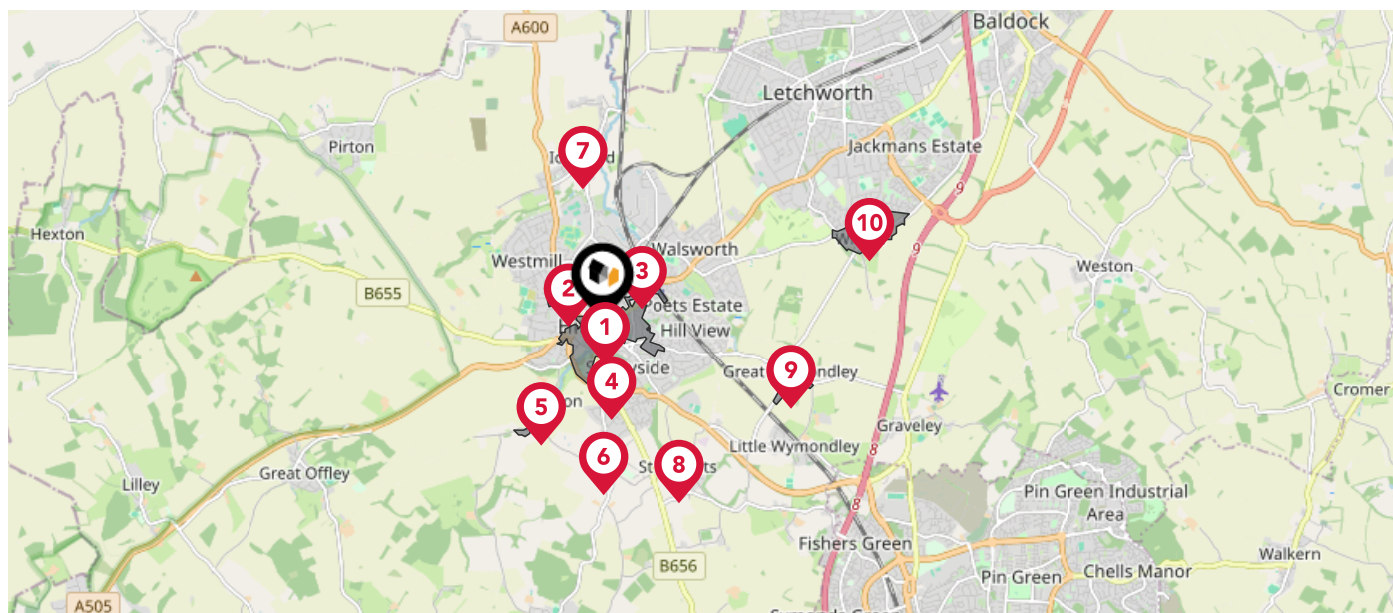
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



Hitchin



Butts Close, Hitchin



Hitchin Railway and Ransom's Recreation Ground



Hitchin Hill Path



Charlton



Gosmore



Ickleford



St Ippolyts

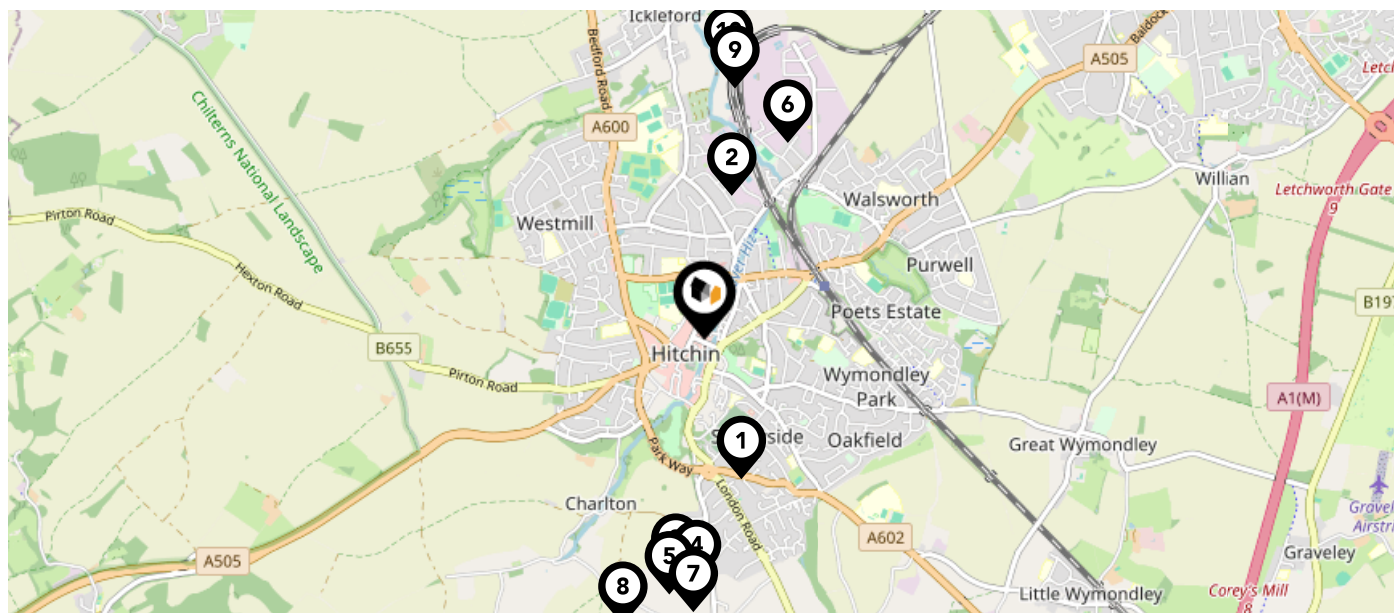


Great Wymondley



Willian

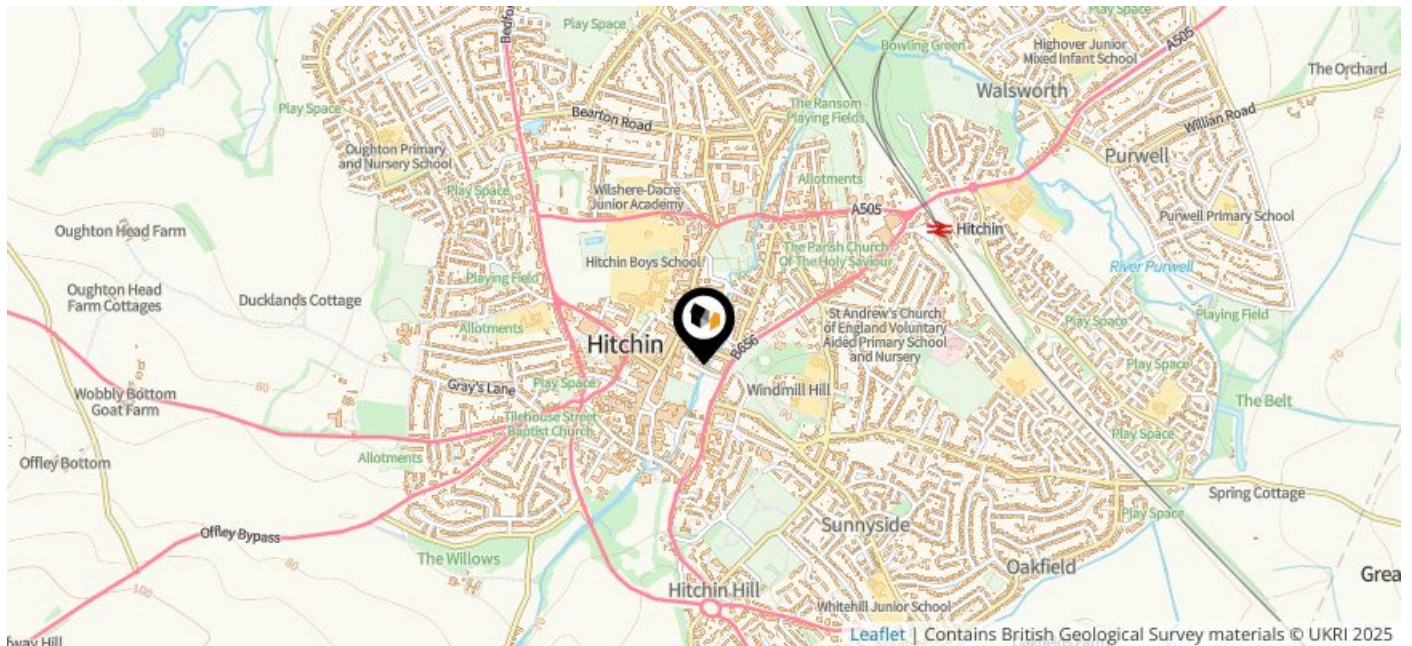
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	
2	Ickleford-Near 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	Wallace Way-Hitchin, Hertfordshire	Historic Landfill	
7	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
8	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
9	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill	
10	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



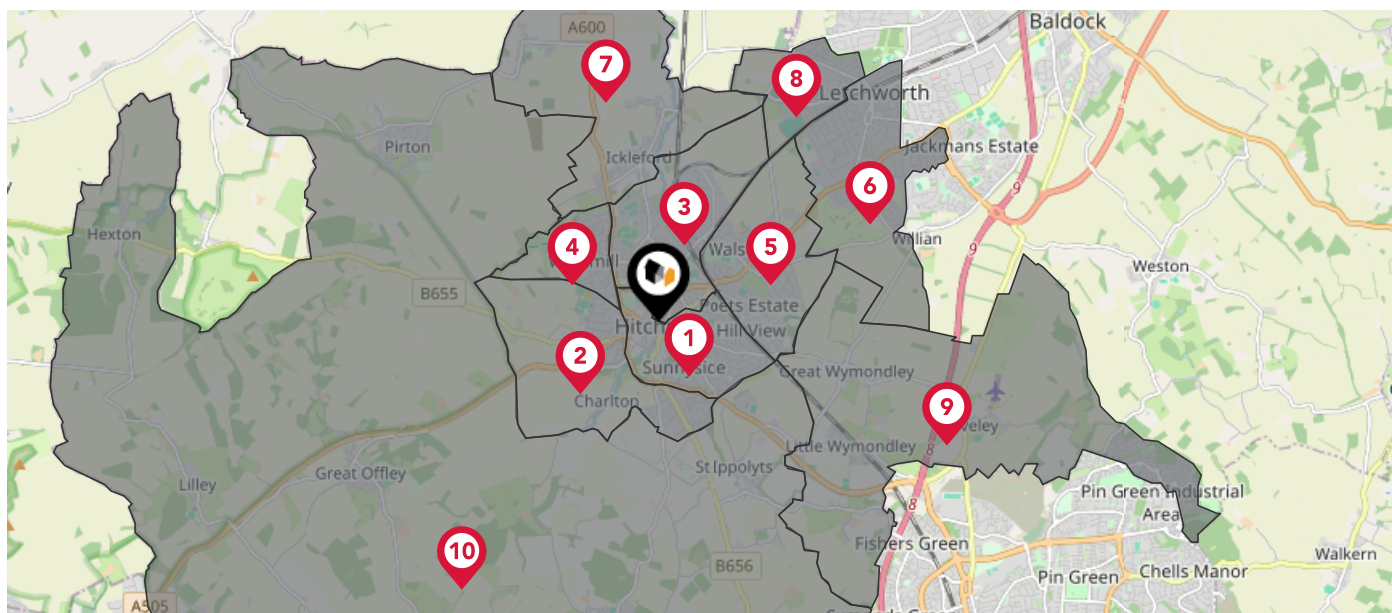
Mine Entry

- ✕ 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

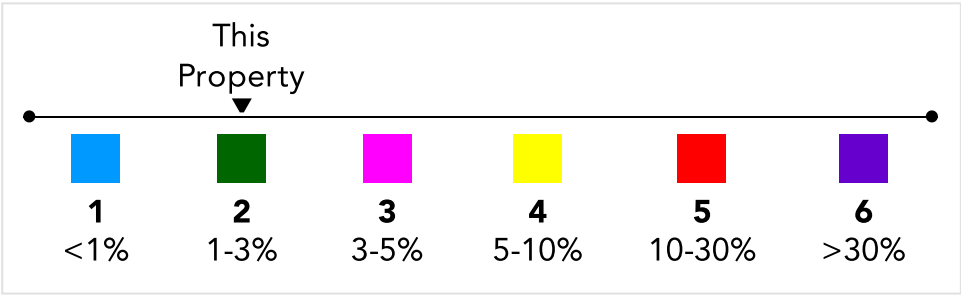
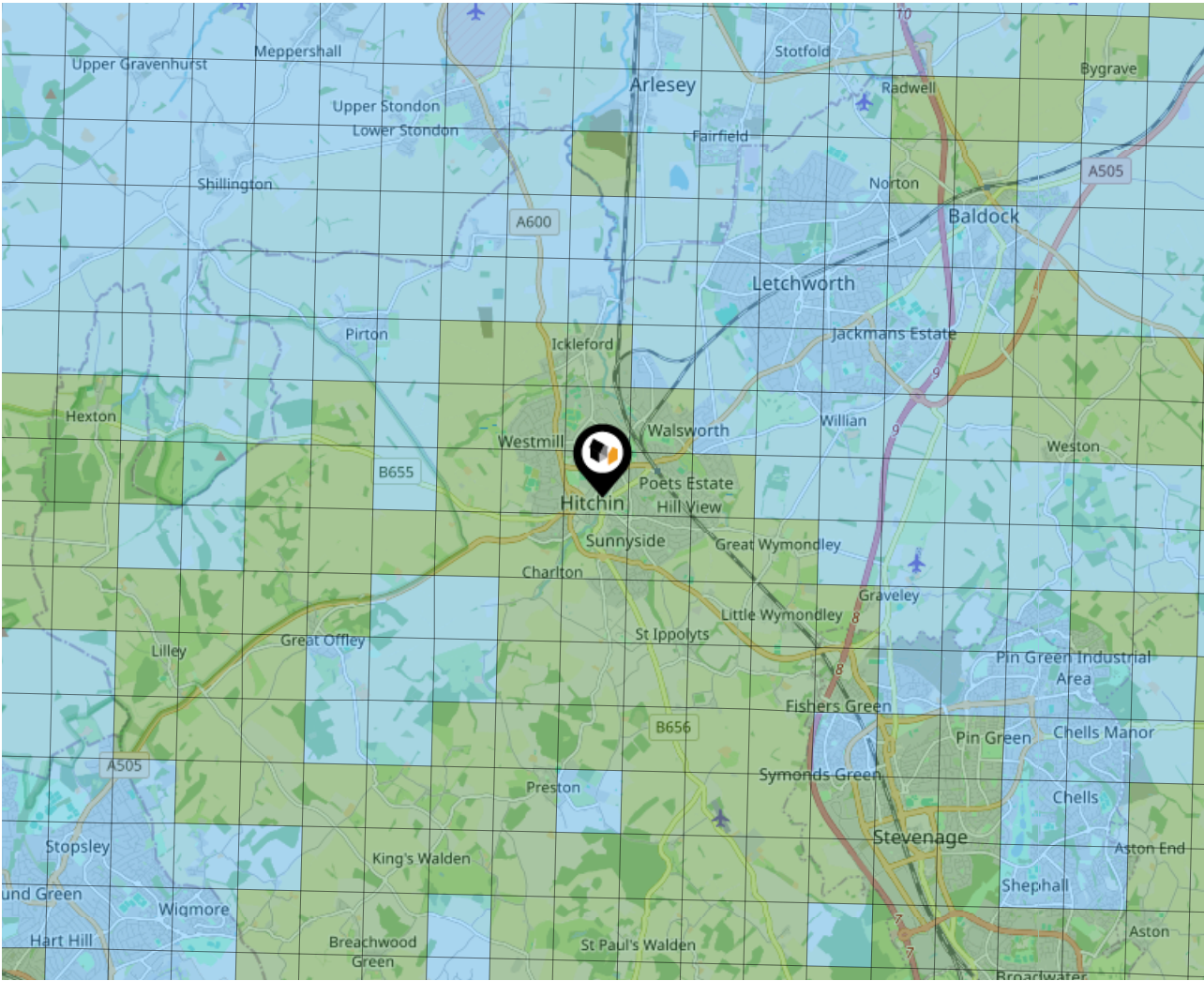


Nearby Council Wards

- 1 Hitchin Highbury Ward
- 2 Hitchin Priory Ward
- 3 Hitchin Bearton Ward
- 4 Hitchin Oughton Ward
- 5 Hitchin Walsworth Ward
- 6 Letchworth South West Ward
- 7 Cadwell Ward
- 8 Letchworth Wilbury Ward
- 9 Chesfield Ward
- 10 Hitchwood, Offa and Hoo Ward

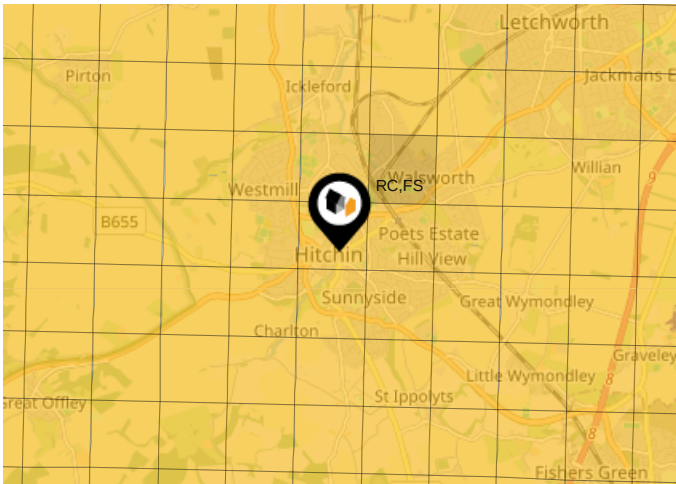
What is Radon?

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		



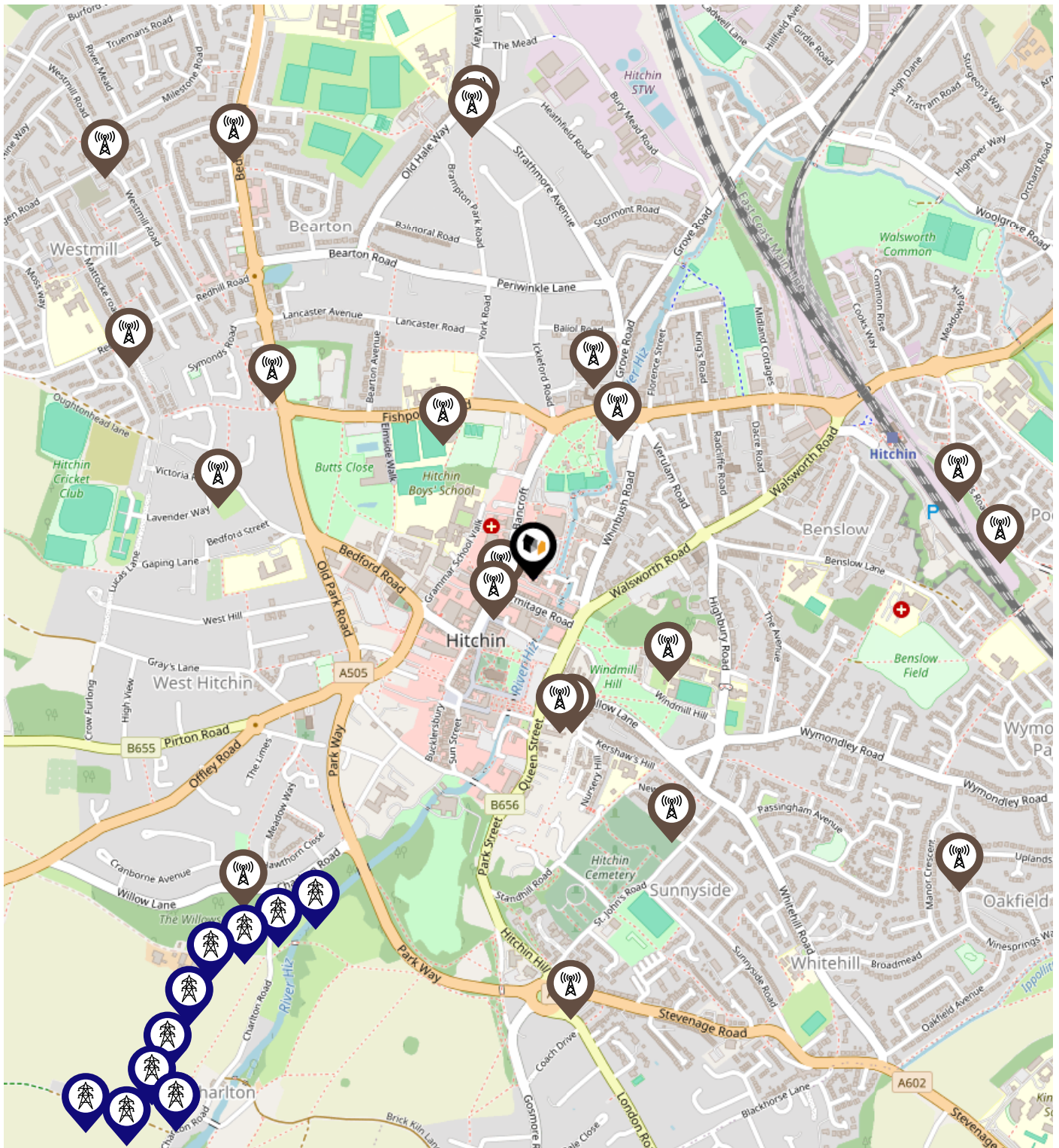
Primary Classifications (Most Common Clay Types)

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

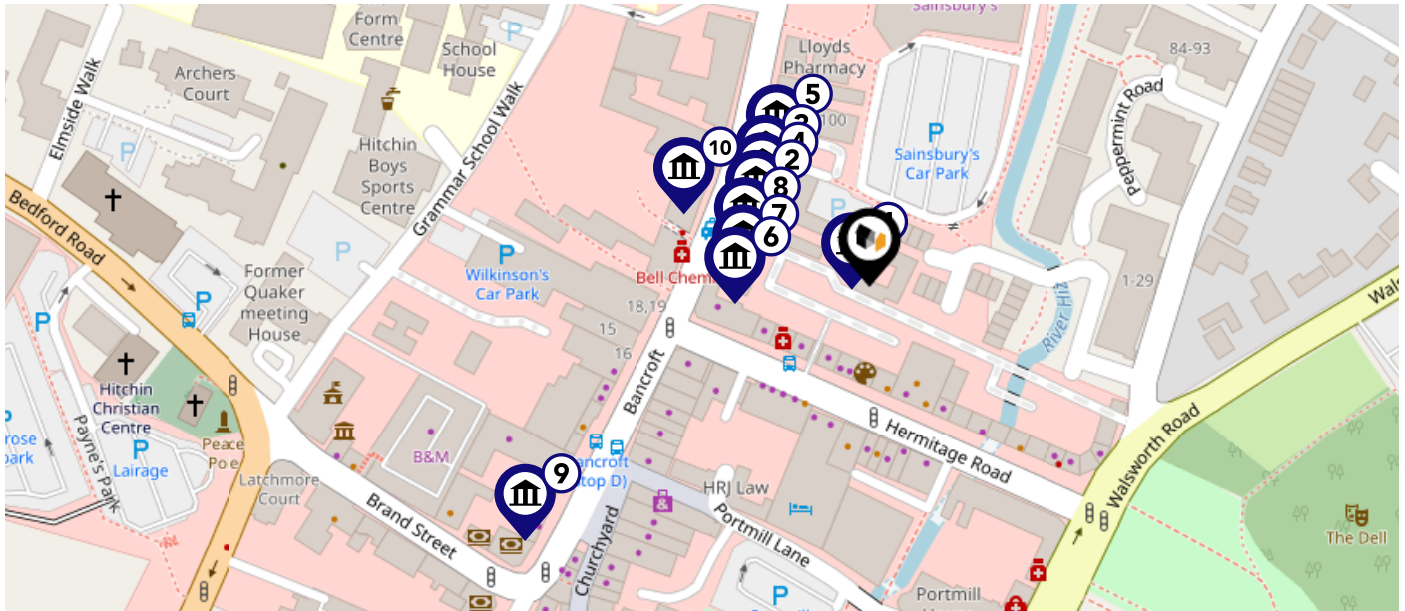
country
properties



Key:

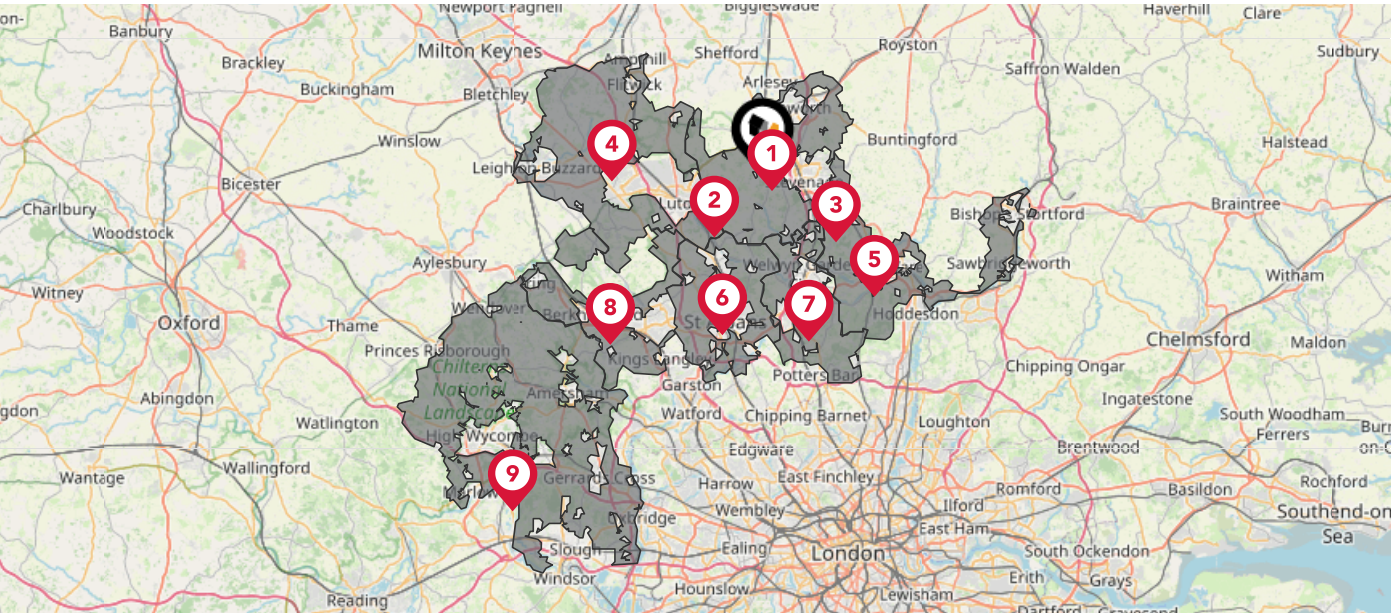
-  Power Pylons
-  Communication Masts

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



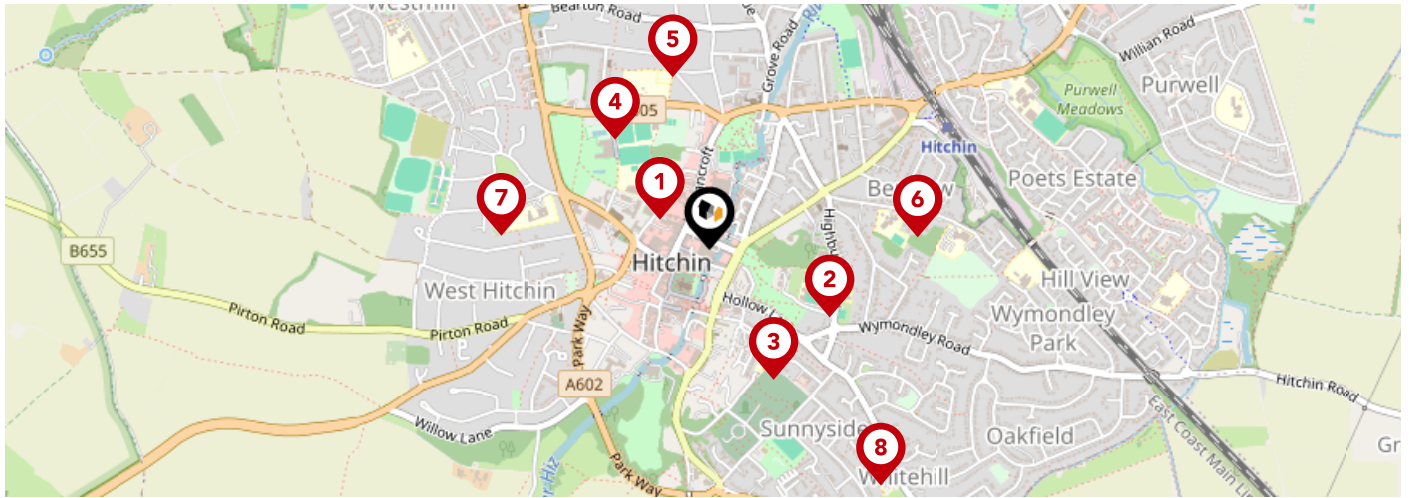
Listed Buildings in the local district		Grade	Distance
	1390955 - Buildings On The Ransoms Site	Grade II	0.0 miles
	1296363 - 103 And 103b, Bancroft	Grade II	0.0 miles
	1173040 - 101, Bancroft	Grade II	0.0 miles
	1102224 - 102 And 102a, Bancroft	Grade II	0.0 miles
	1347579 - Orford Lodge	Grade II	0.0 miles
	1173130 - 108 And 109, Bancroft	Grade II	0.0 miles
	1347580 - 107, 107a And 107b, Bancroft	Grade II	0.0 miles
	1102225 - 105 And 106, Bancroft	Grade II	0.0 miles
	1102214 - 6-8, Bancroft	Grade II	0.1 miles
	1102218 - 23 And 24, Bancroft	Grade II	0.1 miles

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

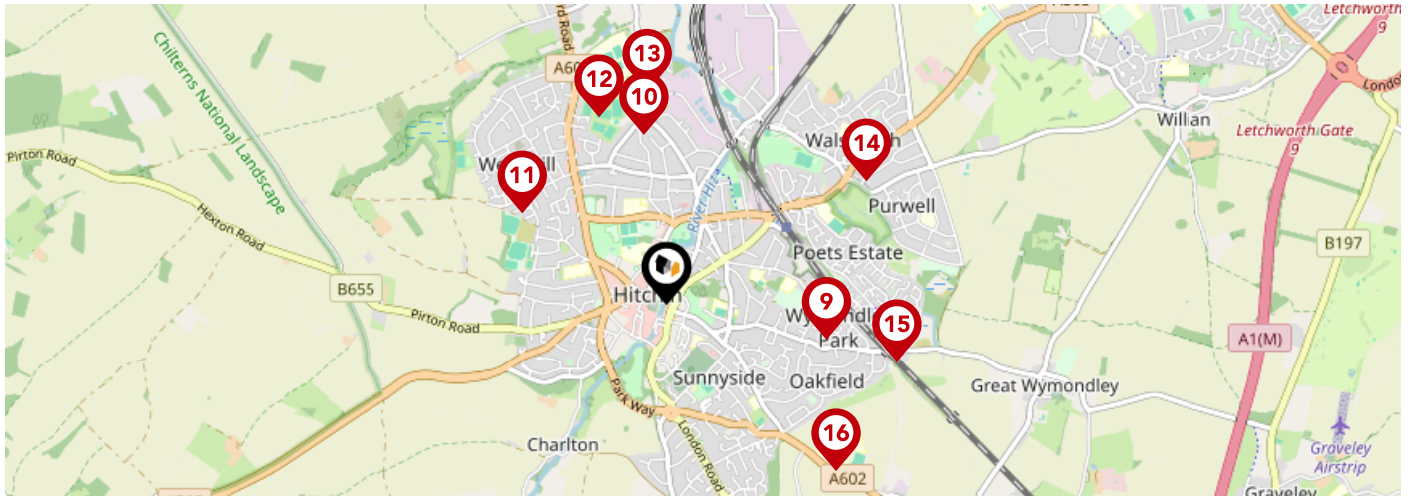










Nearby Green Belt Land

- 1 London Green Belt - North Hertfordshire
- 2 London Green Belt - Luton
- 3 London Green Belt - Stevenage
- 4 London Green Belt - Central Bedfordshire
- 5 London Green Belt - East Hertfordshire
- 6 London Green Belt - St Albans
- 7 London Green Belt - Welwyn Hatfield
- 8 London Green Belt - Dacorum
- 9 London Green Belt - Buckinghamshire



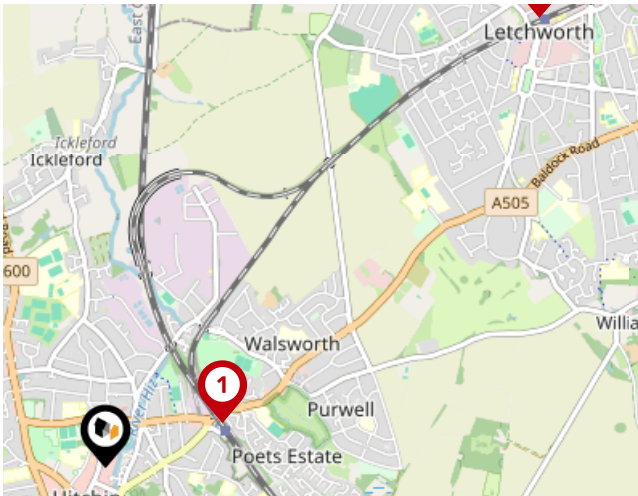
		Nursery	Primary	Secondary	College	Private
1	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>






		Nursery	Primary	Secondary	College	Private
	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.78	<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:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:0.97	<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:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:1.08	<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:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

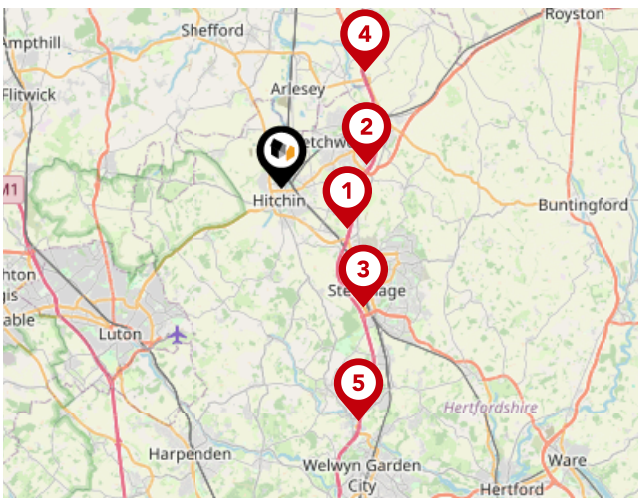
Area

Transport (National)








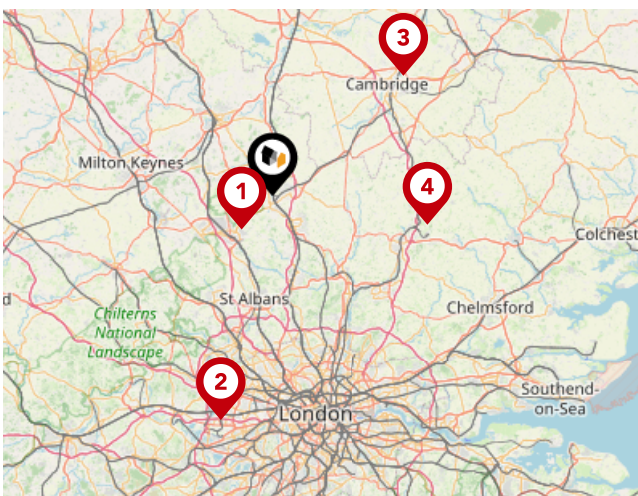
National Rail Stations

Pin	Name	Distance
	Hitchin Rail Station	0.57 miles
	Letchworth Rail Station	2.86 miles
	Letchworth Rail Station	2.86 miles







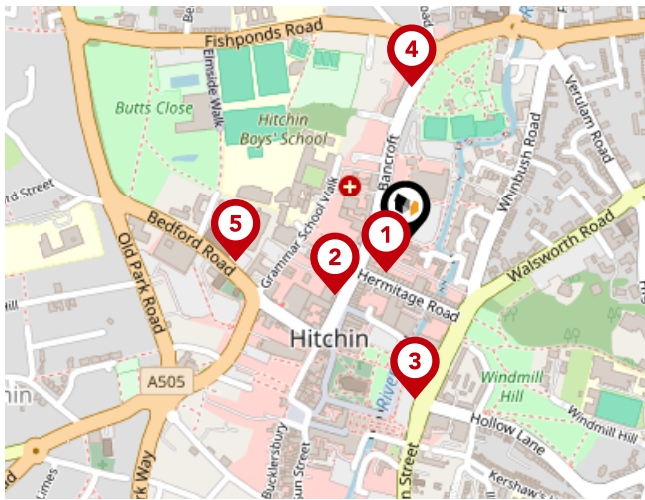
Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J8	2.82 miles
	A1(M) J9	3.2 miles
	A1(M) J7	5.24 miles
	A1(M) J10	5.25 miles
	A1(M) J6	8.93 miles



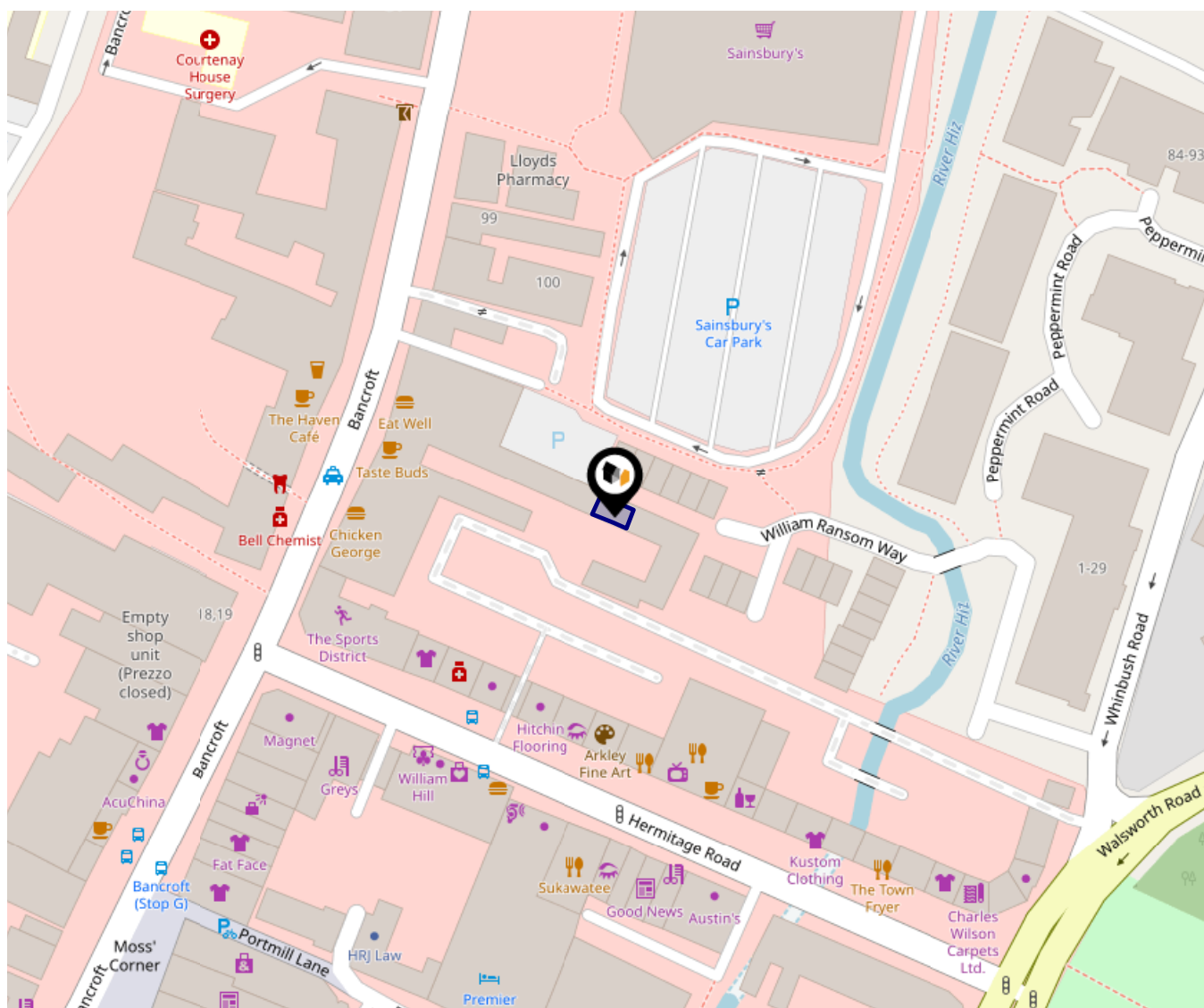
Airports/Helipads

Pin	Name	Distance
	Luton Airport	6.52 miles
	Heathrow Airport	33.77 miles
	Cambridge	26.08 miles
	Stansted Airport	23.25 miles



Bus Stops/Stations

Pin	Name	Distance
1	Hermitage Road	0.04 miles
2	Bancroft	0.1 miles
3	St Mary's Square	0.18 miles
4	Bunyan Road	0.18 miles
5	Grammar School Walk	0.2 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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