

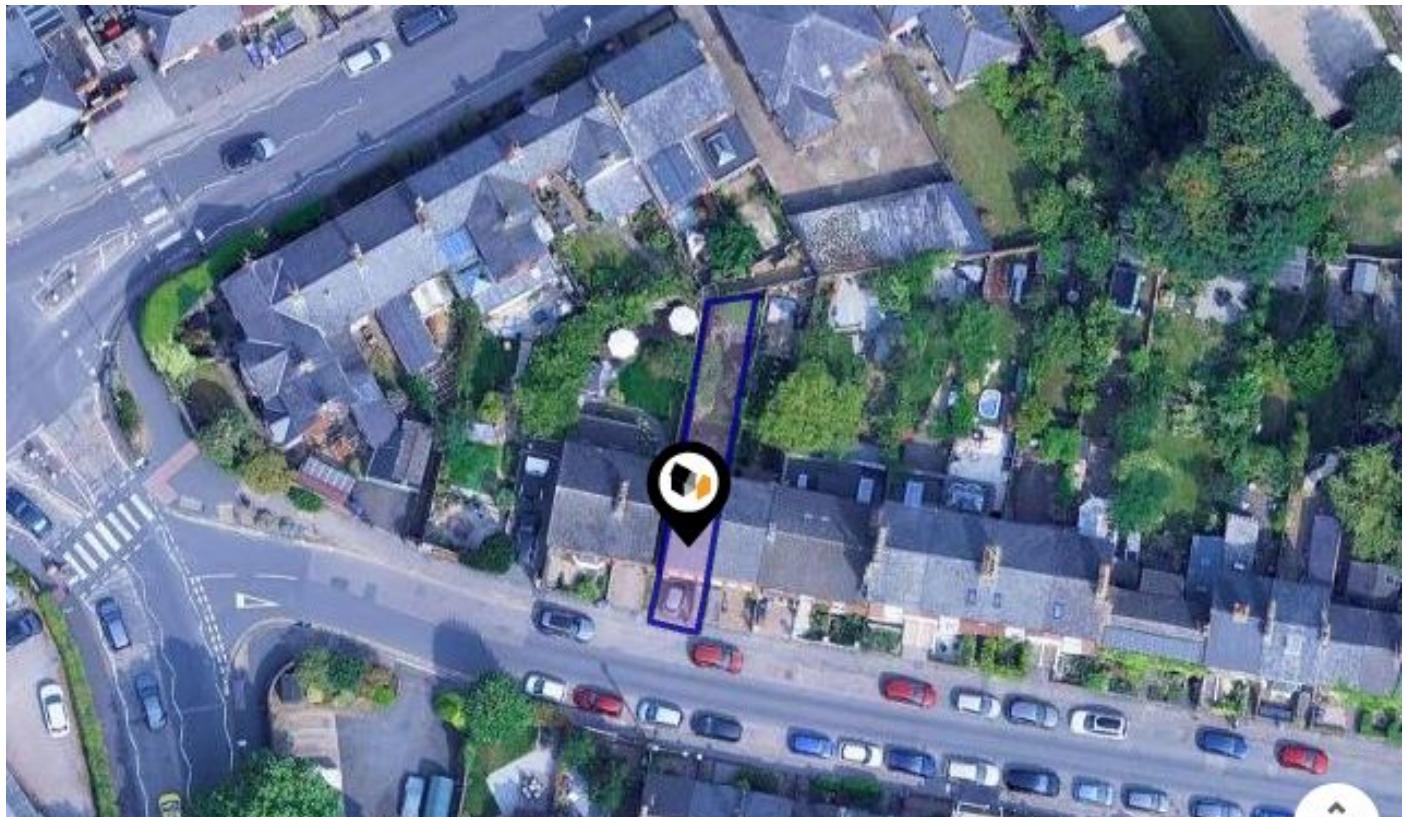


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 23rd April 2025



BENSLOW LANE, HITCHIN, SG4

Country Properties

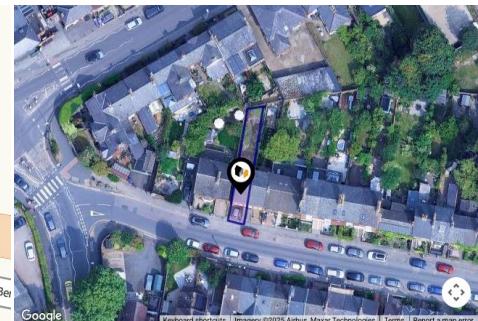
6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk





Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	753 ft ² / 70 m ²
Plot Area:	0.03 acres
Year Built :	1983-1990
Council Tax :	Band C
Annual Estimate:	£2,073
Title Number:	HD260514

Tenure:

Freehold

Local Area

Local Authority:	Hertfordshire
Conservation Area:	Hitchin
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

17
mb/s



80
mb/s

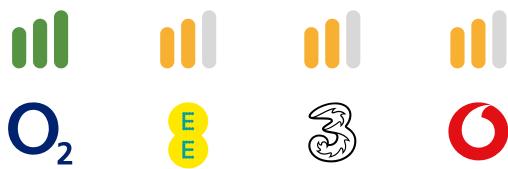


10000
mb/s



Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address

country
properties

Planning records for: ***Benslow Lane, Hitchin, SG4***

Reference - 77/01651/1	
Decision:	Decided
Date:	13th December 1977
Description:	Erection of 2 terrace houses with integral garages

Planning records for: **1b Benslow Lane Hitchin Hertfordshire SG4 9RE**

Reference - 22/02637/FPH

Decision: Registered

Date: 06th October 2022

Description:

Front porch extension and installation of solar panels to side roofslope. Retention of second floor rear window.

Reference - 22/02472/FPH

Decision: Decided

Date: 06th October 2022

Description:

Insertion of replacement garage door

Planning records for: **1 Benslow Lane Hitchin SG4 9RE**

Reference - 09/00610/1PUD

Decision: Decided

Date: 01st April 2009

Description:

Replacement single storey rear extension

Reference - 83/01702/1

Decision: Decided

Date: 24th September 1983

Description:

Erection of two storey side extension following demolition of existing garage.

Planning records for: **1 Benslow Lane Hitchin SG4 9RE**

Reference - 84/00655/1

Decision: Decided

Date: 19th April 1984

Description:

Erection of two storey side extension following demolition of existing garage

Planning records for: **2 Benslow Lane Hitchin Hertfordshire SG4 9RE**

Reference - 19/01323/FPH

Decision: Decided

Date: 04th June 2019

Description:

Single storey rear & part side extension

Planning records for: **3 Benslow Lane Hitchin Hertfordshire SG4 9RE**

Reference - 21/01604/FPH

Decision: Decided

Date: 19th May 2021

Description:

Single storey rear extension at garden level, with ground level rear enclosure to new staircase following demolition of existing rear elevation element

Reference - 5/2023/1798

Decision: Decided

Date: 24th August 2023

Description:

Installation of rear dormer. External alterations and installation of rooflights.

Planning records for: **3 Benslow Lane Hitchin Hertfordshire SG4 9RE**

Reference - 21/02949/FPH

Decision: Decided

Date: 20th October 2021

Description:

Replace the existing concrete driveway to place new electric and gas utilities from the mains network to the house; this must go under the driveway to conform with regulations

Reference - 23/02012/TCA

Decision: Decided

Date: 24th August 2023

Description:

Removal of one Eucalyptus.

Planning records for: **4 Benslow Lane Hitchin Hertfordshire SG4 9RE**

Reference - 01/00260/1TCA

Decision: Decided

Date: 23rd February 2001

Description:

Felling of two Ornamental Conifer trees

Planning records for: **5 Benslow Lane Hitchin SG4 9RE**

Reference - 13/00594/1HH

Decision: Decided

Date: 25th March 2013

Description:

Single storey rear extension

Planning records for: **5 Benslow Lane Hitchin SG4 9RE**

Reference - 15/01172/1HH	
Decision:	Decided
Date:	30th April 2015
Description:	Replacement windows on the front elevation.

Planning records for: **6 Benslow Lane Hitchin SG4 9RE**

Reference - 13/03025/1HH	
Decision:	Decided
Date:	16th December 2013
Description:	Single storey rear infill extension incorporating pitched roof to replace existing flat roof, insertion of first floor side window

Planning records for: **7 Benslow Lane Hitchin SG4 9RE**

Reference - 12/00267/1HH	
Decision:	Decided
Date:	06th February 2012
Description:	Single storey rear extension

Reference - 08/00053/1TCA	
Decision:	Decided
Date:	10th January 2008
Description:	Reduction of Wild Cherry tree by 30%

Planning records for: **9 Benslow Lane Hitchin SG4 9RE**

Reference - 14/00565/1TCA

Decision: Decided

Date: 03rd March 2014

Description:

Crown reduction and thinning by 5ft of Pear tree and removal of Leyland Cypress

Reference - 22/02191/TCA

Decision: Decided

Date: 15th August 2022

Description:

T1 Pear - Reduce height by max of 10ft. Thin where appropriate and remove existing dead wood. T2 Quince - Reduce height by max of 5ft. Thin and remove crossing branches. T3 Japanese maple - Reduce height by max of 3ft. Thin and remove crossing branches.

Reference - 18/01359/FPH

Decision: Decided

Date: 18th May 2018

Description:

Single storey rear extension

Reference - 22/02189/LDCP

Decision: Decided

Date: 15th August 2022

Description:

Alterations to existing fenestration and replace existing entrance door.

Planning records for: **10 Benslow Lane Hitchin Hertfordshire SG4 9RE**

Reference - 00/01318/1HH

Decision: Decided

Date: 31st August 2000

Description:

Replacement detached garage following demolition of existing

Reference - 10/02680/1HH

Decision: Decided

Date: 28th October 2010

Description:

Part single and part first floor rear extension

Reference - 11/01087/1HH

Decision: Decided

Date: 28th April 2011

Description:

First floor rear extension

Planning records for: **11 Benslow Lane Hitchin Hertfordshire SG4 9RE**

Reference - 18/01568/TCA

Decision: Decided

Date: 12th June 2018

Description:

T1: Crown reduction of one Cherry tree to a height of approx 3.6-4.5m.

Planning records for: **11 Benslow Lane Hitchin Hertfordshire SG4 9RE**

Reference - 25/00860/FPH

Decision: Registered

Date: 27th March 2025

Description:

Single storey rear extension following demolition of existing conservatory.

Reference - 18/01360/FPH

Decision: Decided

Date: 18th May 2018

Description:

Single storey rear extension following demolition of existing conservatory

Planning records for: **12 Benslow Lane Hitchin SG4 9RE**

Reference - 07/00794/1PUD

Decision: Decided

Date: 23rd March 2007

Description:

Single storey rear extension to replace existing

Reference - 93/01284/1HH

Decision: Decided

Date: 15th November 1993

Description:

Single storey rear extensions.

Planning records for: **13 Benslow Lane Hitchin SG4 9RE**

Reference - 06/00692/1HH

Decision: Decided

Date: 28th April 2006

Description:

Two storey rear extension and rear conservatory

Reference - 00/00086/1TCA

Decision: Decided

Date: 01st February 2000

Description:

Felling of one Sallow and one Silver Birch trees

Planning records for: **14 Benslow Lane Hitchin SG4 9RE**

Reference - 14/01889/1HH

Decision: Decided

Date: 11th July 2014

Description:

Single storey rear extension

Reference - 84/01589/1

Decision: Decided

Date: 22nd October 1984

Description:

Erection of replacement detached garage

Planning records for: **14 Benslow Lane Hitchin Hertfordshire SG4 9RE**

Reference - 18/01237/FPH

Decision: Decided

Date: 15th May 2018

Description:

Erection of pitch roof over existing garage.

Reference - 21/01212/FPH

Decision: Decided

Date: 15th April 2021

Description:

Insertion of rooflights to existing front elevation and dormer to existing rear elevation roofslopes to facilitate conversion of loftspace into habitable accommodation

Reference - 14/00792/1HH

Decision: Decided

Date: 24th March 2014

Description:

Single storey rear extension

Planning records for: **16 Benslow Lane Hitchin SG4 9RE**

Reference - 14/01888/1HH

Decision: Decided

Date: 11th July 2014

Description:

Single storey rear extension

Planning records for: **19 Benslow Lane Hitchin SG4 9RE**

Reference - 06/00284/1TCA

Decision: Decided

Date: 17th February 2006

Description:

Removal of 20 Leylandii trees.

Reference - 18/02104/TCA

Decision: Decided

Date: 07th August 2018

Description:

T1 Beech - Fell

Reference - 86/00042/1

Decision: Decided

Date: 01st January 1986

Description:

Erection of replacement single storey rear extension.

Planning records for: **20 Benslow Lane Hitchin SG4 9RE**

Reference - 84/00086/1

Decision: Decided

Date: 20th January 1984

Description:

No details

Planning records for: **20 Benslow Lane Hitchin SG4 9RE**

Reference - 84/00001/1

Decision: Decided

Date: 03rd January 1984

Description:

Erection of single storey rear extension

Reference - 13/01408/1HH

Decision: Decided

Date: 17th June 2013

Description:

Dormer window in rear roofslope, lantern light to rear single storey flat roof and small side extension.

Reference - 92/00382/1

Decision: Decided

Date: 26th March 1992

Description:

Single garage

Planning records for: **21 Benslow Lane Hitchin Hertfordshire SG4 9RE**

Reference - 18/01202/TCA

Decision: Decided

Date: 04th May 2018

Description:

T1 Weeping Willow - Reduce by 30%

Planning records for: **22 Benslow Lane Hitchin SG4 9RE**

Reference - 13/01131/1TCA

Decision: Decided

Date: 16th May 2013

Description:

Remove 1 Pine tree (T1)

Reference - 12/01568/1HH

Decision: Decided

Date: 06th July 2012

Description:

Single storey rear extension

Reference - 00/00643/1HH

Decision: Decided

Date: 28th April 2000

Description:

Insertion of rear dormer window to facilitate loft conversion

Planning records for: **23 Benslow Lane Hitchin Hertfordshire SG4 9RE**

Reference - 23/00649/TCA

Decision: Registered

Date: 17th March 2023

Description:

T1 Ash - Crown reduce all round by 4-5m. T2 Plum - Crown reduce by 2m

Planning records for: **24 Benslow Lane Hitchin SG4 9RE**

Reference - 17/00105/1TCA

Decision: Decided

Date: 16th January 2017

Description:

T1 Ash - Remove stem and small limb

Reference - 24/01926/FPH

Decision: Decided

Date: 03rd October 2024

Description:

Replacement ground floor front bay window and window sill; first floor front window and ground floor rear window.

Planning records for: **25 Benslow Lane Hitchin SG4 9RE**

Reference - 02/00572/1HH

Decision: Decided

Date: 10th April 2002

Description:

First floor rear extension

Reference - 17/01340/1TCA

Decision: Decided

Date: 22nd May 2017

Description:

T4 Beech - prune lowest limb and reduce remaining crown by 25%.

Planning records for: **25 Benslow Lane Hitchin Hertfordshire SG4 9RE**

Reference - 24/00283/FPH

Decision: Decided

Date: 16th February 2024

Description:

Replacement of two wooden sash windows on front elevation with heritage style uPVC windows

Planning records for: **26 Benslow Lane Hitchin Hertfordshire SG4 9RE**

Reference - 21/00447/FPH

Decision: Decided

Date: 10th February 2021

Description:

Insertion of two rooflights to existing front elevation roofslope and dormer window to existing rear roofslope to facilitate of conversion of loft space into habitable accommodation

Reference - 17/01554/1TCA

Decision: Decided

Date: 14th June 2017

Description:

T1 Ash - sectional fell to ground level, T2 Juniper - fell to ground level and T3 Purple Plumb - crown reduction by up to 1.5m.

Planning records for: **28 Benslow Lane Hitchin SG4 9RE**

Reference - 17/00513/1HH

Decision: Decided

Date: 07th March 2017

Description:

Rear dormer window to facilitate conversion of loft into habitable accommodation. Single storey rear extension following demolition of existing shed.

Planning records for: **28 Benslow Lane Hitchin Hertfordshire SG4 9RE**

Reference - 21/00980/TCA

Decision: Decided

Date: 29th March 2021

Description:

1x Ilex Aquifolium , 3x Forsythia - Remove

Planning records for: **29 Benslow Lane Hitchin Hertfordshire SG4 9RE**

Reference - 22/03227/FPH

Decision: Decided

Date: 04th January 2023

Description:

Increase width of rear dormer (previously approved under planning permission 22/01710/FPH), replacement front door, resurfacing of front pathway and addition of front garden boundary fencing incorporating gate, following removal of existing fencing and hedge.

Planning records for: **32 Benslow Lane Hitchin Hertfordshire SG4 9RE**

Reference - 24/00438/FPH

Decision: Decided

Date: 08th March 2024

Description:

Insertion of rear dormer window and two front rooflights to facilitate loft conversion (as a variation of planning permission 23/02872/FPH granted 07.02.2024).

Reference - 02/00479/1TCA

Decision: Decided

Date: 08th March 2002

Description:

Removal of Western Red Cedar

Planning records for: **32 Benslow Lane Hitchin Herts SG4 9RE**

Reference - 98/01457/1TCA

Decision: Decided

Date: 29th October 1998

Description:

Removal of Western Red Cedar

Reference - 23/02872/FPH

Decision: Decided

Date: 15th December 2023

Description:

Insertion of rear dormer window and two front rooflights to facilitate loft conversion.

Reference - 18/02609/FPH

Decision: Decided

Date: 02nd October 2018

Description:

Single storey rear extension and insertion of rear dormer window to facilitate loft conversion

Reference - 18/01675/FPH

Decision: Decided

Date: 28th June 2018

Description:

Part two storey and part single storey rear extension.

Planning records for: **34 Benslow Lane Hitchin Hertfordshire SG4 9RE**

Reference - 25/00403/FPH

Decision: Awaiting decision

Date: 12th February 2025

Description:

Alterations to existing fenestration, infilling of two side windows and erection of detached garden room/store following demolition of existing rear detached garage/store. Alterations to existing chimney.

Planning records for: **Land To The Rear Of 35 Benslow Lane Hitchin Hertfordshire SG4 9RE**

Reference - 23/01432/TCA

Decision: Decided

Date: 05th July 2023

Description:

T1 Plum - Reshape by 1/3, 30% Prune overhangs back to fenceline. T2 Small self-set Sycamore - Remove to ground level. T3 Sycamore - Prune overhangs back to fence line, thin canopy out by 30%

Reference - 24/01450/TCA

Decision: Decided

Date: 02nd July 2024

Description:

T1 Leylandii - Fell to ground level

Reference - 12/02580/1TCA

Decision: Decided

Date: 15th November 2012

Description:

Removal of one Conifer tree from rear garden

Planning records for: **35 Benslow Lane Hitchin SG4 9RE**

Reference - 94/01305/1HH

Decision: Decided

Date: 02nd December 1994

Description:

garage extension

Planning records for: **36 Benslow Lane Hitchin SG4 9RE**

Reference - 80/01912/1

Decision: Decided

Date: 14th December 1980

Description:

Erection of replacement detached double garage.

Reference - 22/02413/FPH

Decision: Decided

Date: 09th September 2022

Description:

Part two storey and part single storey side extension. Installation of solar panels to existing rear roofslopes and insertion of rooflight to existing side roofslope. Alterations to fenestration following removal of ground floor rear bay window. Additional window to first floor side elevation. Repaint existing external rendering.

Reference - 85/00341/1

Decision: Decided

Date: 06th March 1985

Description:

Erection of first floor rear extension.

Planning records for: **38 Benslow Lane Hitchin SG4 9RE**

Reference - 05/01575/1TCA

Decision: Decided

Date: 28th October 2005

Description:

Reduce overall canopy by 3 to 5m of one multi trunked Thuja tree and felling to near ground level of one twin trunked Conifer tree

Reference - 15/00737/1TCA

Decision: Decided

Date: 17th March 2015

Description:

Fell 1 Western Cedar (T1), amended 13 April 2015.

Reference - 79/00222/1

Decision: Decided

Date: 12th February 1979

Description:

Outline application for one detached dwelling with garage and formation of new vehicular access

Planning records for: **39A Benslow Lane Hitchin SG4 9RE**

Reference - 15/00004/1HH

Decision: Decided

Date: 12th January 2015

Description:

Replacement windows on front elevation, removal of existing porch and insertion of replacement front door, replacement first floor windows on side elevation, removal of ground floor window on side elevation and brick up and make good.

Planning records for: **39A Benslow Lane Hitchin SG4 9RE**

Reference - 15/00485/1HH

Decision: Decided

Date: 19th February 2015

Description:

Single storey rear extension following demolition of existing lean-to, changes to rear fenestration comprising insertion of sash window at first floor level and replace existing upper floor window to match.

Reference - 79/01717/1

Decision: Decided

Date: 26th July 1979

Description:

Erection of front entrance porch

Planning records for: **39 Benslow Lane Hitchin SG4 9RE**

Reference - 14/03122/1HH

Decision: Decided

Date: 27th November 2014

Description:

Single storey rear extension and new front lightwell with railings.

Reference - 16/01853/1NMA

Decision: Decided

Date: 22nd July 2016

Description:

To adjoin with proposed neighbouring extension to form shared party wall (as non-material amendment to planning reference 14/03122/1HH granted permission 22/01/15 for Single storey rear extension and new front lightwell with railings)

Planning records for: **45 Benslow Lane Hitchin Hertfordshire SG4 9RE**

Reference - 24/01181/S73

Decision: Decided

Date: 30th May 2024

Description:

Variation of condition 2 (revised plans) of planning permission 24/00399/FPH granted 18.04.2024 for retention of replacement windows to front elevation. Single storey rear extension and alterations to roof and fenestration of existing garage to facilitate the conversion of garage into 1-bed ancillary annexe. Relocation of front gate post and widening of existing front entrance. Installation of etched glass panels to front door and entrance hall.

Reference - 09/01587/1TCA

Decision: Decided

Date: 24th August 2009

Description:

Fell 1 Leylandii tree

Reference - 24/00399/FPH

Decision: Decided

Date: 04th March 2024

Description:

Retention of replacement windows to front elevation. Single storey rear extension and alterations to roof and fenestration of existing garage to facilitate the conversion of garage into 1-bed ancillary annexe. Relocation of front gate post and widening of existing front entrance. Installation of etched glass panels to front door and entrance hall.

Reference - 07/01691/1TCA

Decision: Decided

Date: 09th July 2007

Description:

Fell 1 Holly tree

Planning records for: ***The Elms 45 Benslow Lane Hitchin SG4 9RE***

Reference - 82/00075/1

Decision: Decided

Date: 26th January 1982

Description:

Change of use of guest house to single family dwelling.

Planning records for: ***41 Benslow Lane Hitchin Herts SG4 9RE***

Reference - 94/01040/1HH

Decision: Decided

Date: 23rd September 1994

Description:

Detached double garage

Reference - 90/01617/1

Decision: Decided

Date: 04th December 1990

Description:

Two storey side and rear extensions to nursing home.

Reference - 16/01071/1TCA

Decision: Decided

Date: 29th April 2016

Description:

Reduce crown by 25% (3-4m) to one Beech tree in rear garden

Planning records for: **41 Benslow Lane Hitchin SG4 9RE**

Reference - 83/01975/1

Decision: Decided

Date: 28th December 1983

Description:

Use of dwelling as elderly persons home with associated self-contained second floor flat

Reference - 94/00384/1

Decision: Decided

Date: 23rd March 1994

Description:

Change of use from Residential Home for the Elderly to single dwelling.

Planning records for: **Caulfield Benslow Lane Hitchin Hertfordshire SG4 9RE**

Reference - 19/02141/TCA

Decision: Decided

Date: 05th September 2019

Description:

Tree group including Willow and Holly with other mixed vegetation - Reduce back to boundary by approx 20%

Reference - 00/00481/1HH

Decision: Decided

Date: 28th March 2000

Description:

Single storey rear/side extension

Planning records for: ***Caulfield Benslow Lane Hitchin Hertfordshire SG4 9RE***

Reference - 24/00567/TCA

Decision: Decided

Date: 13th March 2024

Description:

T1 Holly - Reduce up to 20% and shape

Planning records for: ***Robins Nest Benslow Lane Hitchin SG4 9RE***

Reference - 79/01512/1

Decision: Decided

Date: 02nd August 1979

Description:

Erection of detached bungalow as variation of previously approved plans.

Reference - 79/00416/1

Decision: Decided

Date: 17th March 1979

Description:

Rear of 36 Benslow Lane - Erection of detached bungalow.

Reference - 04/01256/1HH

Decision: Decided

Date: 30th July 2004

Description:

Raising of roof to facilitate the creation of 2 bedrooms at first floor level, single storey rear extension and front entrance porch

Benslow Lane, SG4

Energy rating

D

Valid until 15.11.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	End-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:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 67% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	70 m ²

Building Safety

None specified

Accessibility / Adaptations

None specified

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 - supplier unknown

Gas Supply

YES - supplier unknown

Central Heating

YES - GCH

Water Supply

YES - supplier unknown

Drainage

Mains

Important - Please read

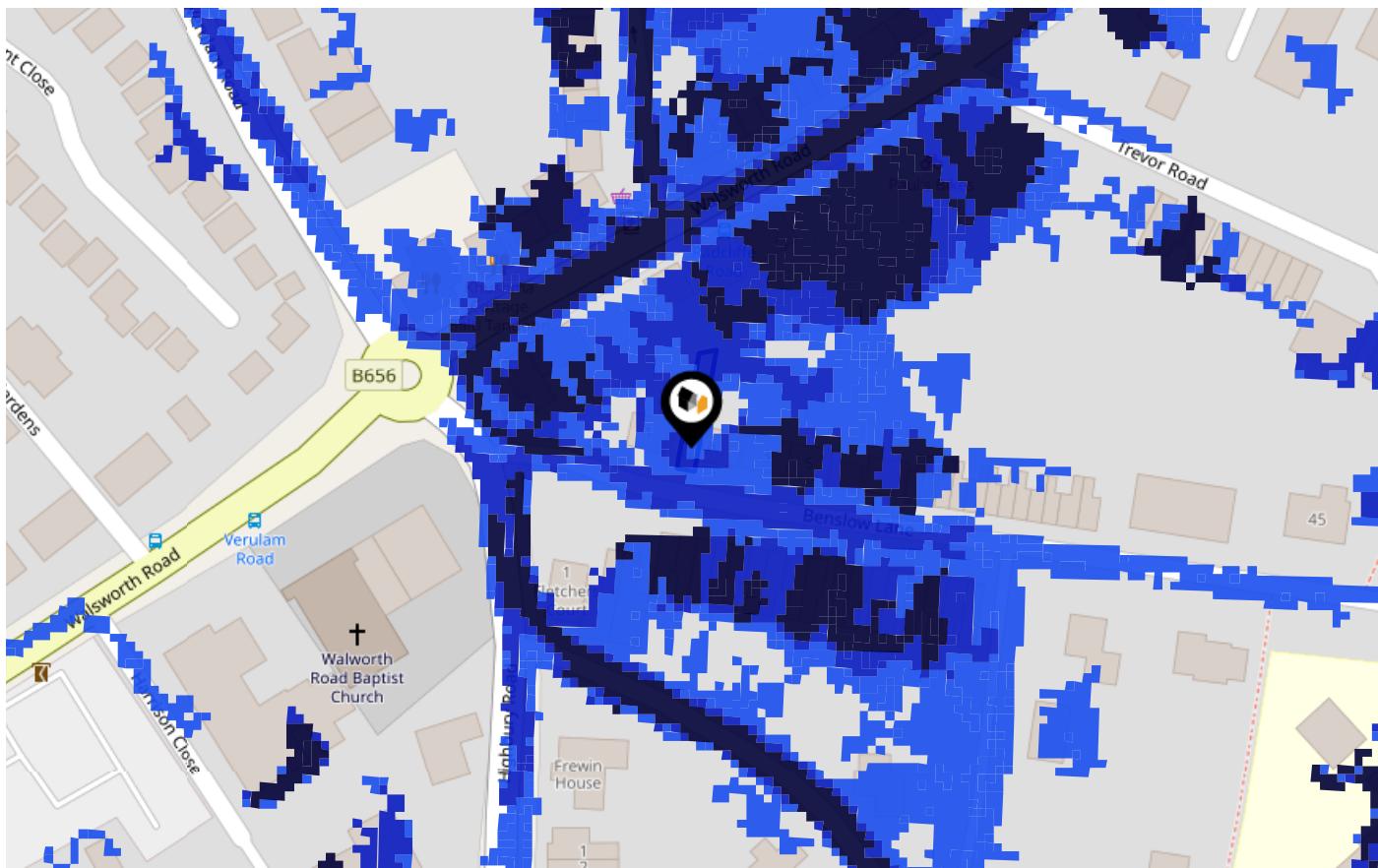
The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

Flood Risk

Surface Water - Flood Risk

country
properties

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

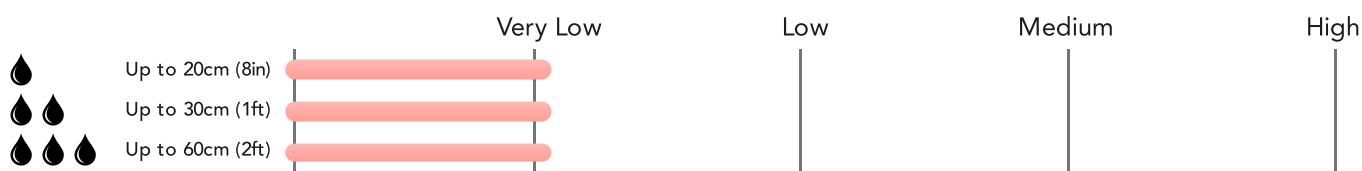


Risk Rating: Low

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

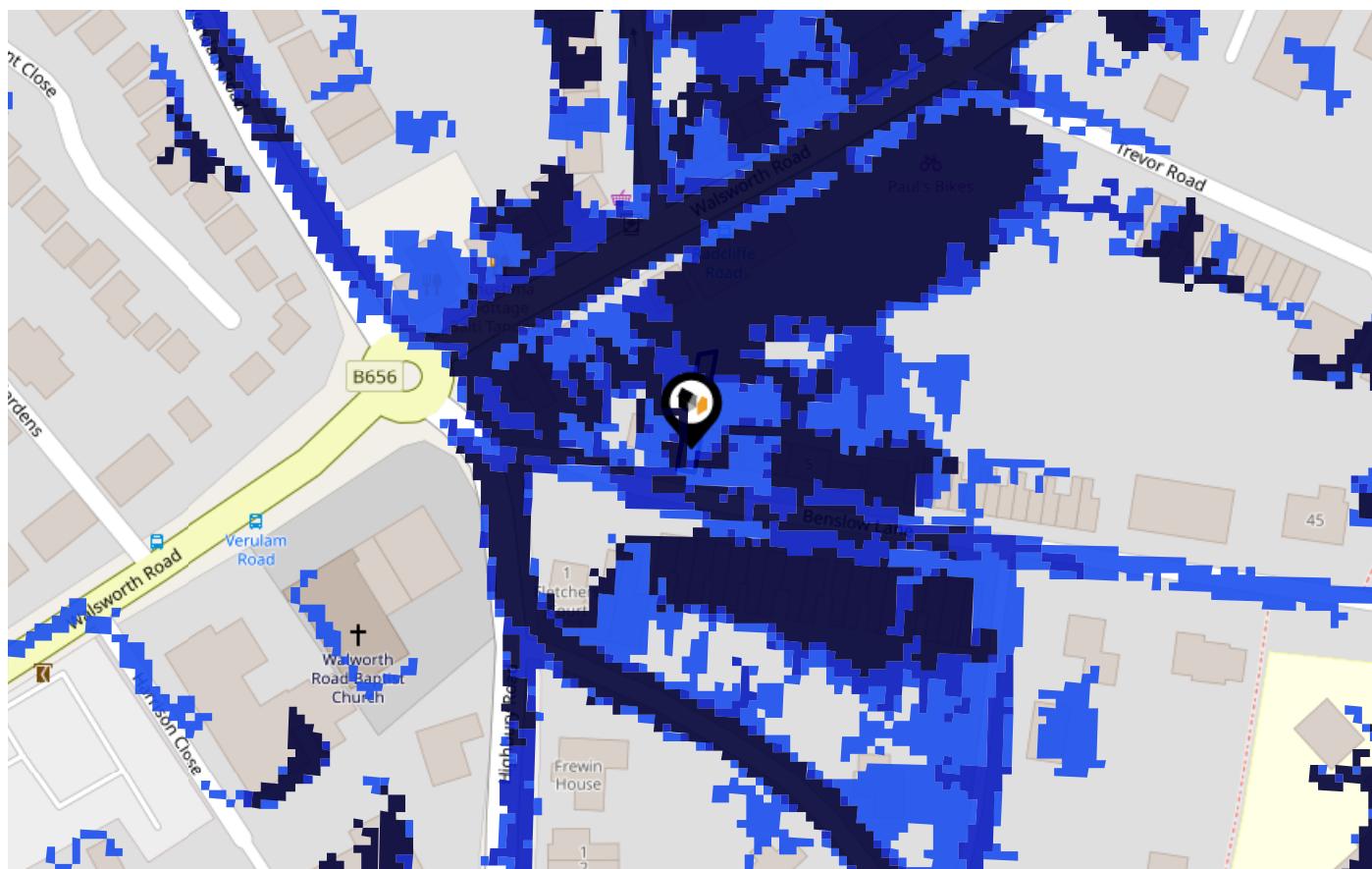
Chance of flooding to the following depths at this property:



Flood Risk Surface Water - Climate Change

country
properties

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.

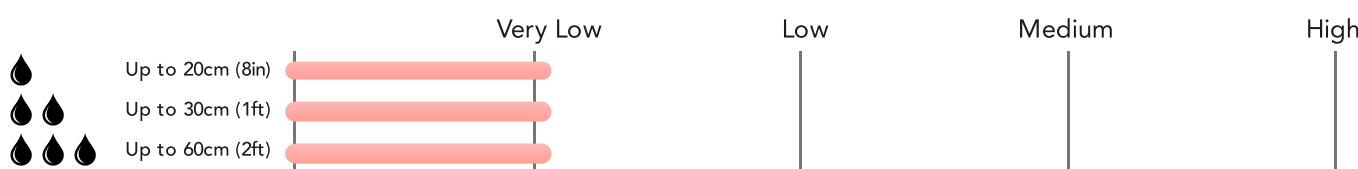


Risk Rating: Low

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:

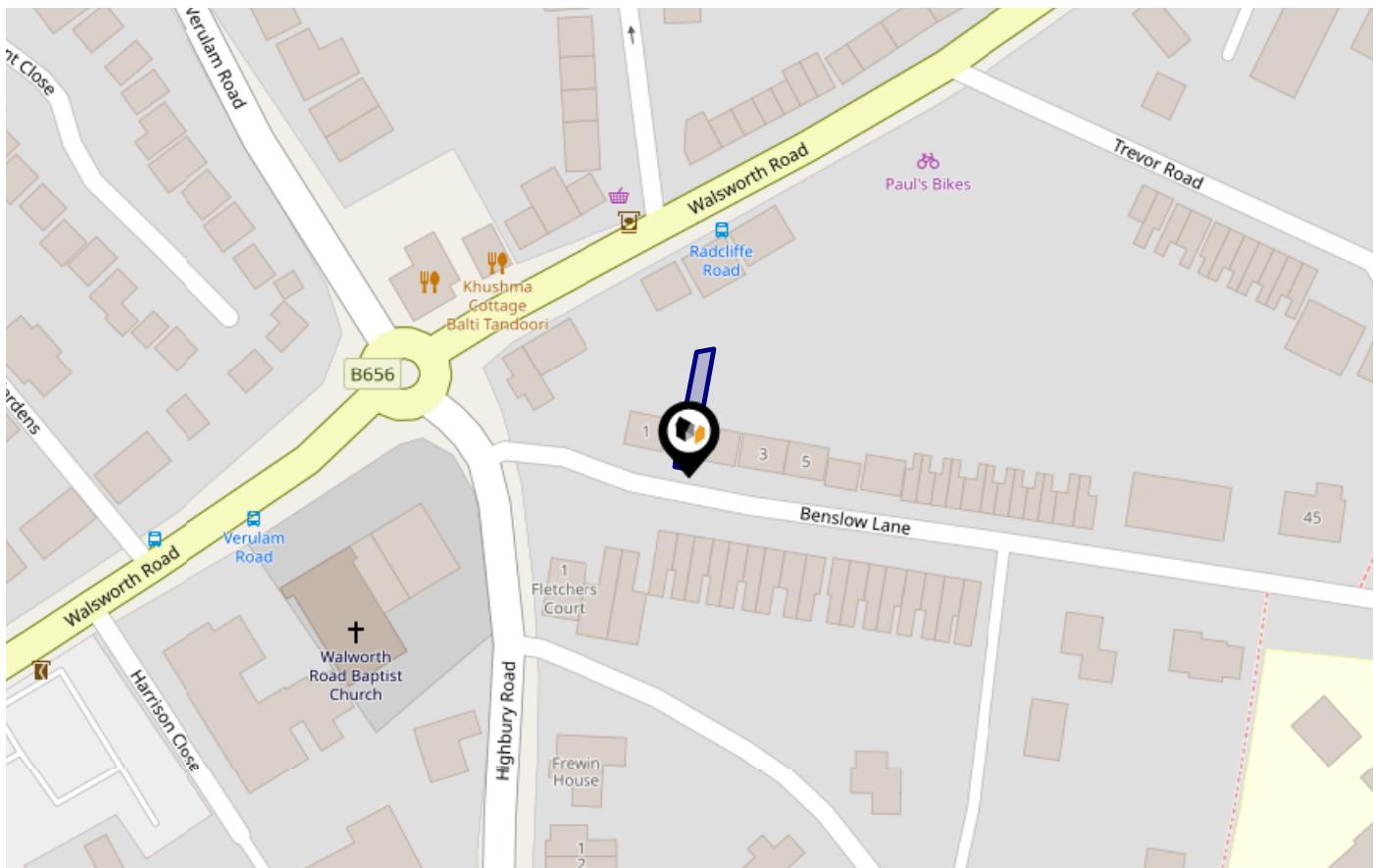


Flood Risk

Rivers & Seas - Flood Risk

country
properties

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

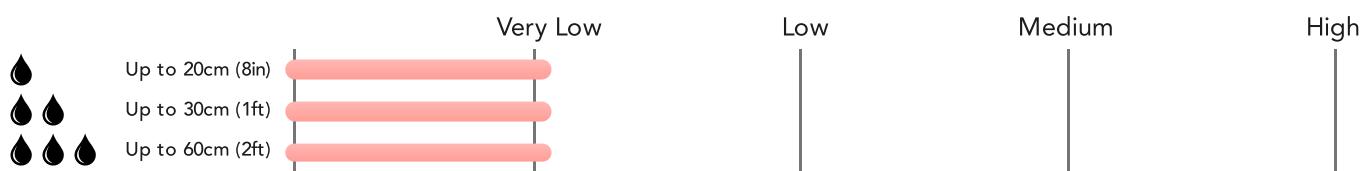


Risk Rating: Very low

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

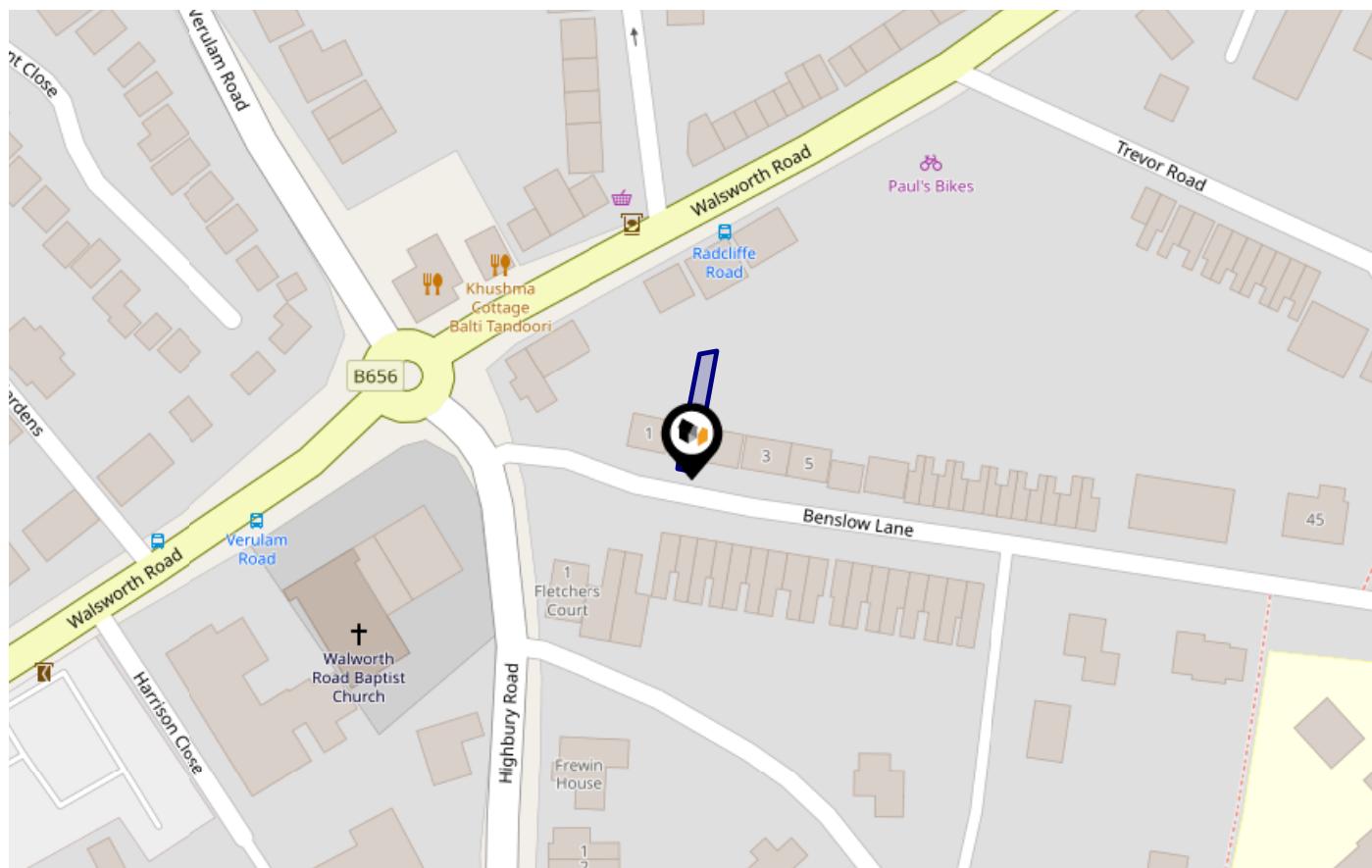
Chance of flooding to the following depths at this property:



Flood Risk Rivers & Seas - Climate Change

country
properties

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.

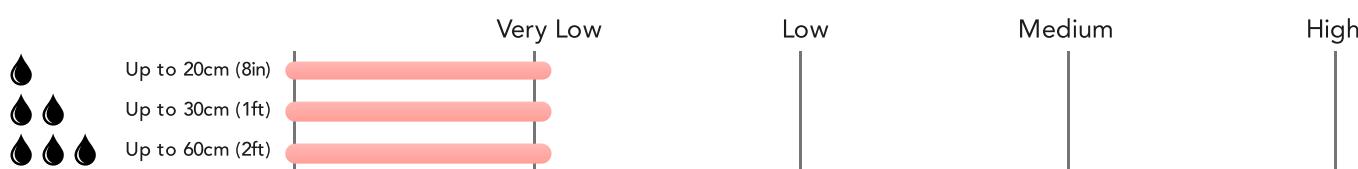


Risk Rating: Very low

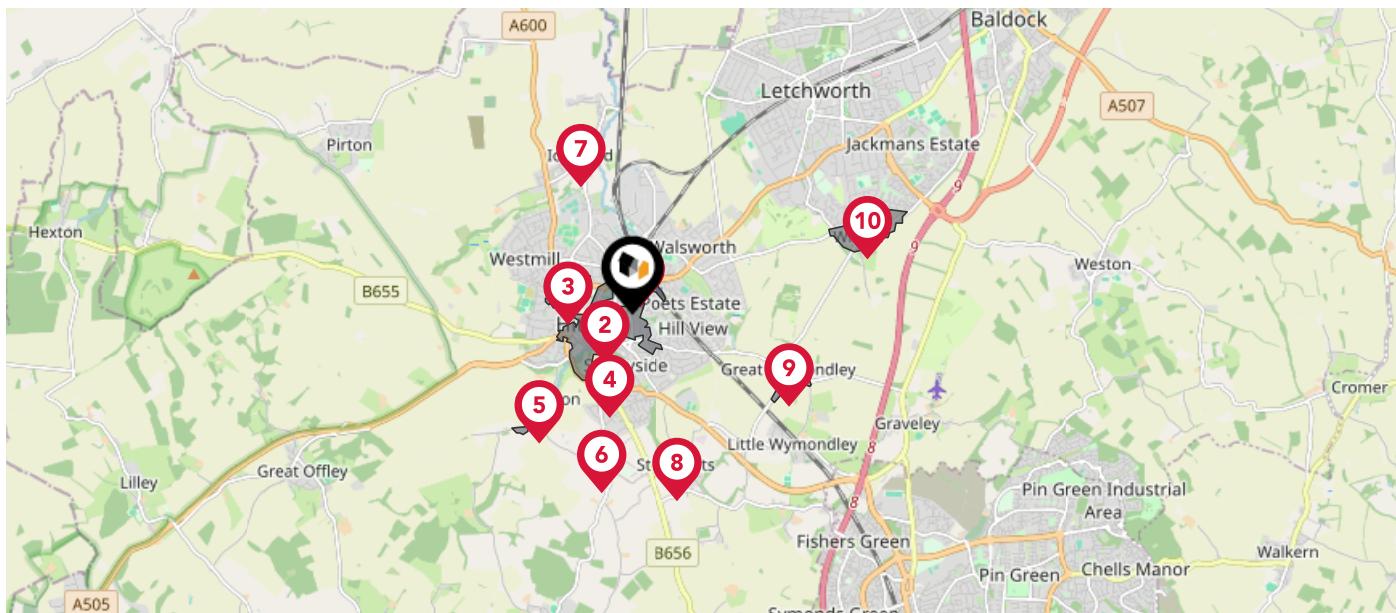
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

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

Maps

Landfill Sites

country
properties

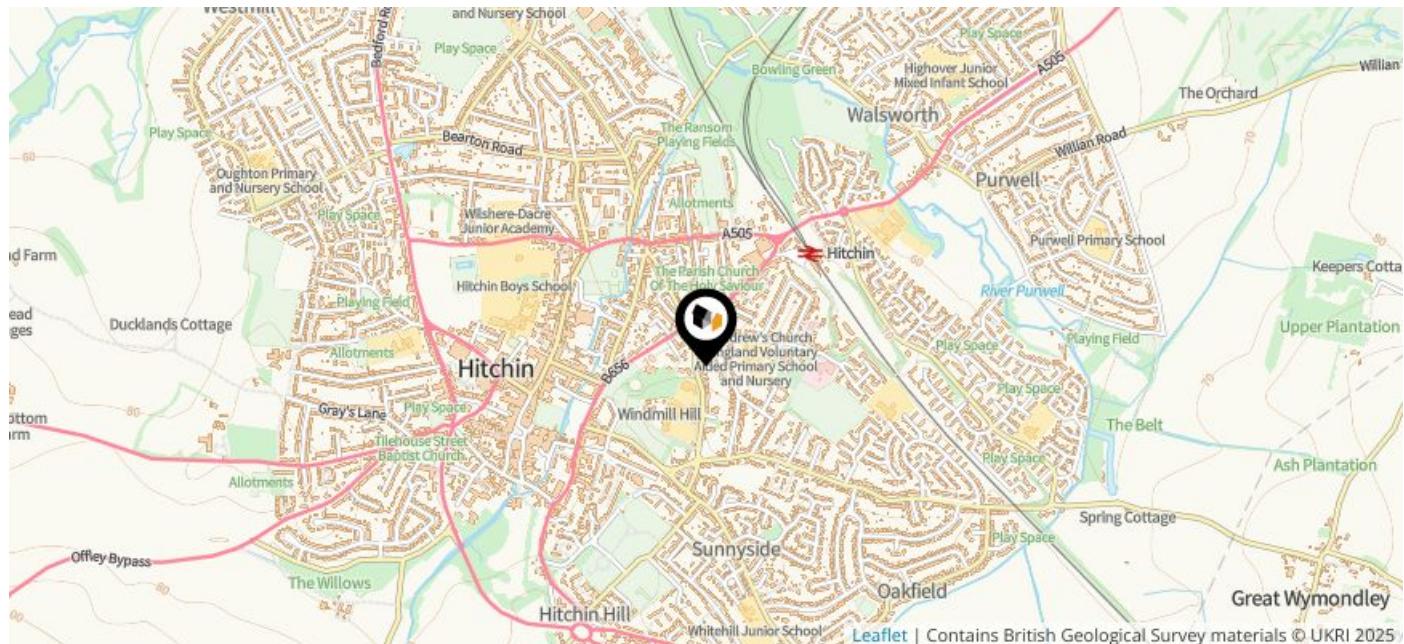
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
2	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
3	Wallace Way-Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
4	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	<input type="checkbox"/>
5	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	<input type="checkbox"/>
6	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	<input type="checkbox"/>
7	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
8	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	<input type="checkbox"/>
9	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
10	Gerry's Hole-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>

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.

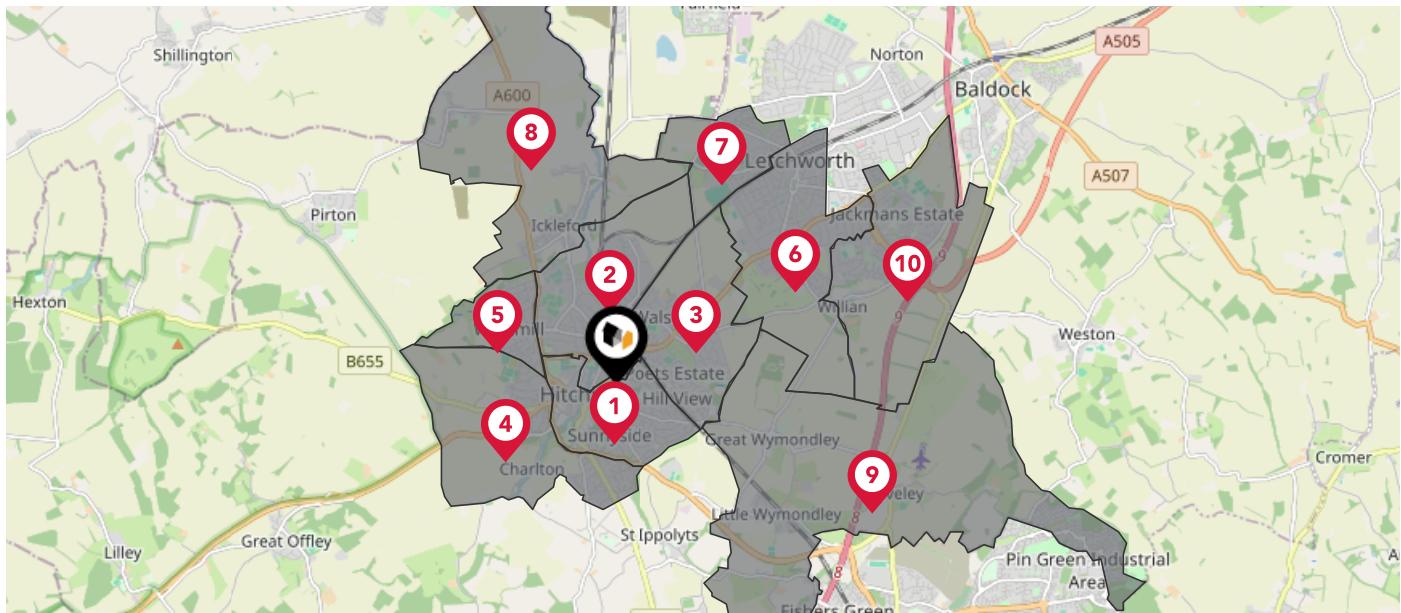
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Council Wards

country
properties

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

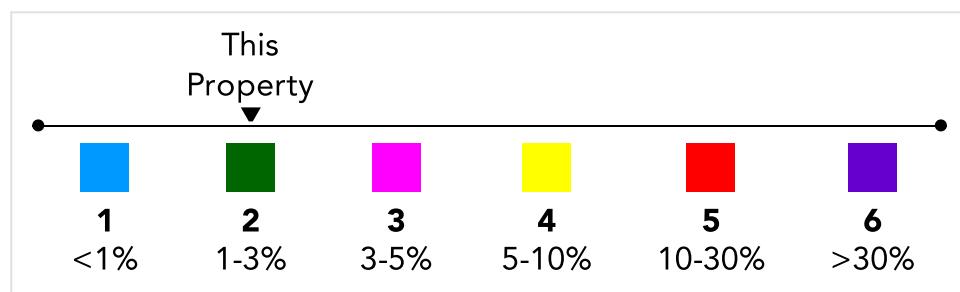
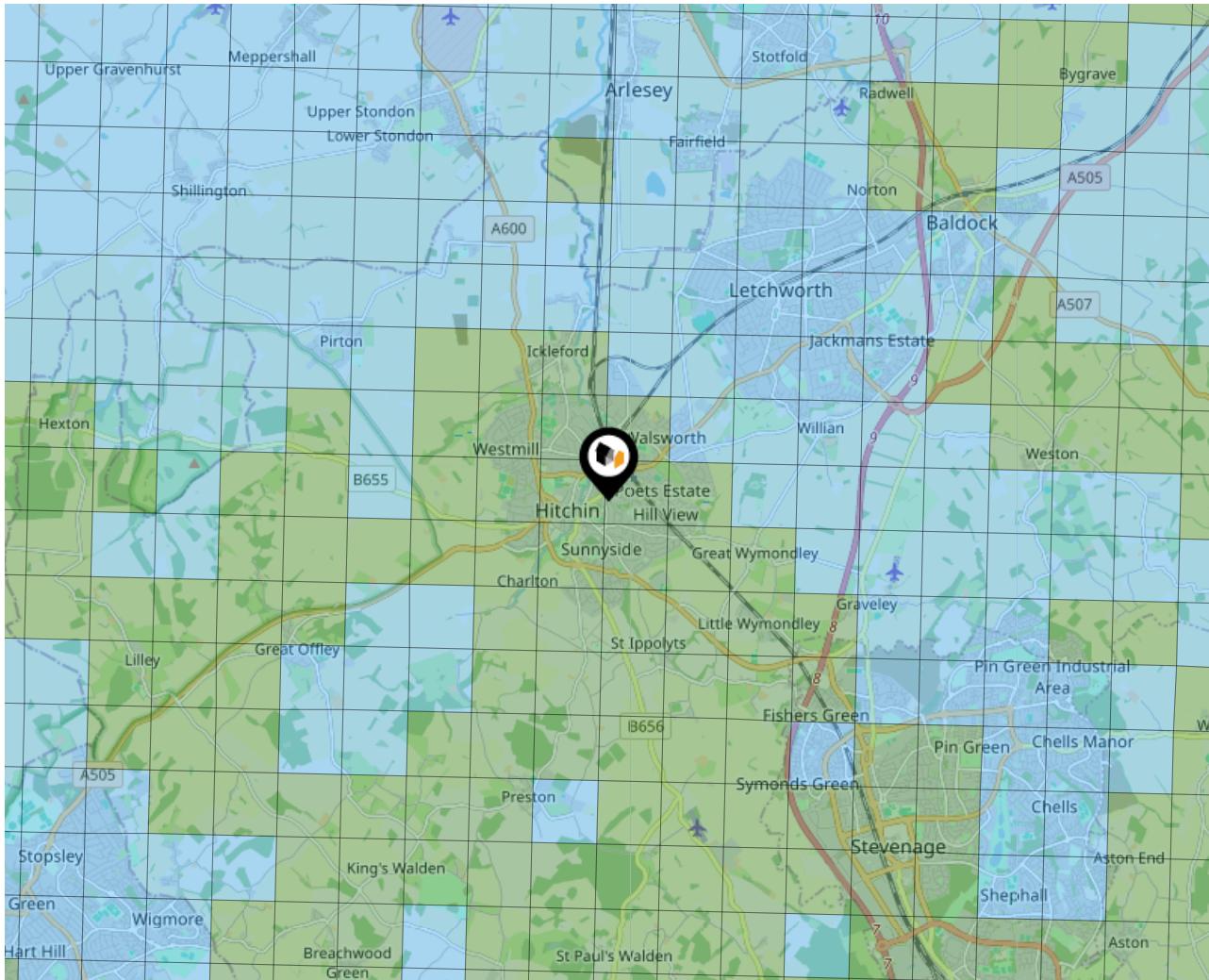


Nearby Council Wards

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

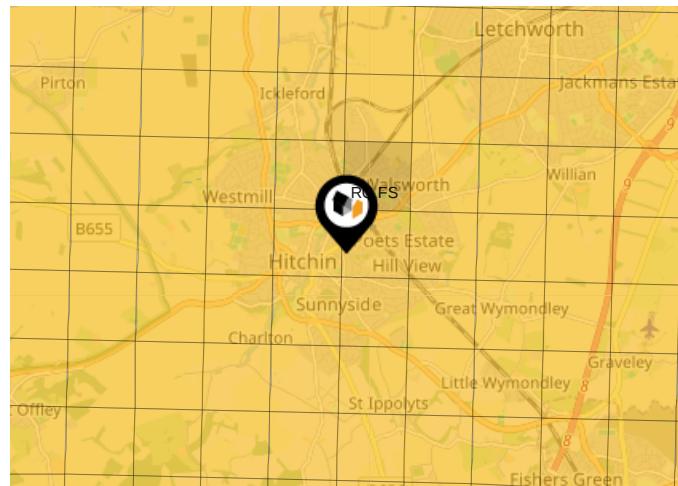
What is Radon?

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		

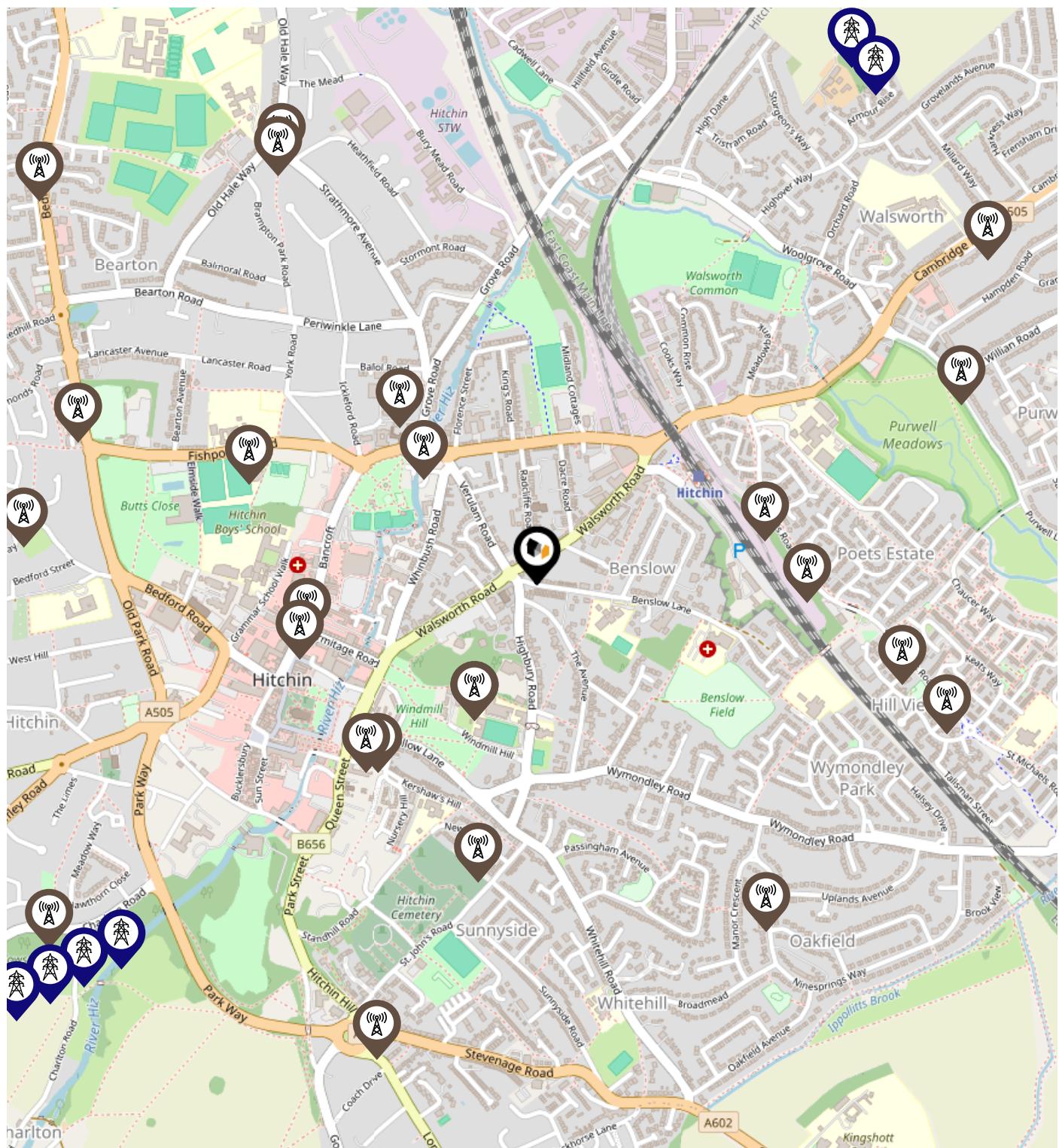


Primary Classifications (Most Common Clay Types)

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

Local Area Masts & Pylons

country
properties



Key:

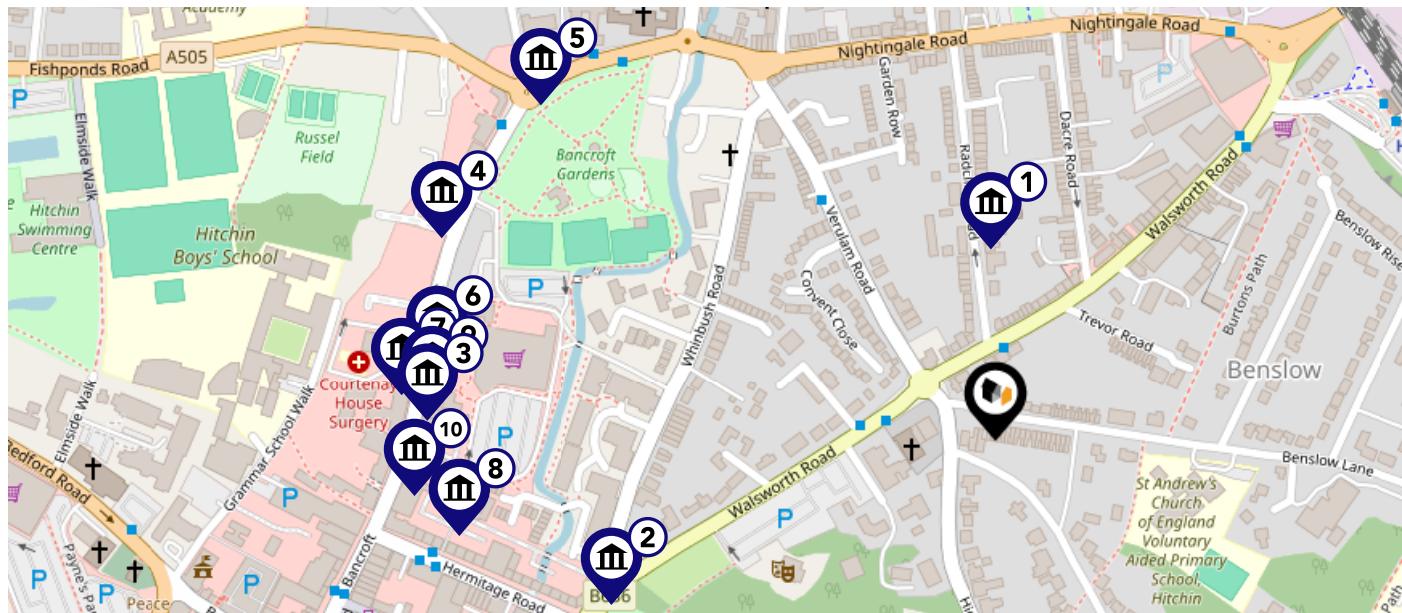
- Power Pylons
- Communication Masts

Maps

Listed Buildings

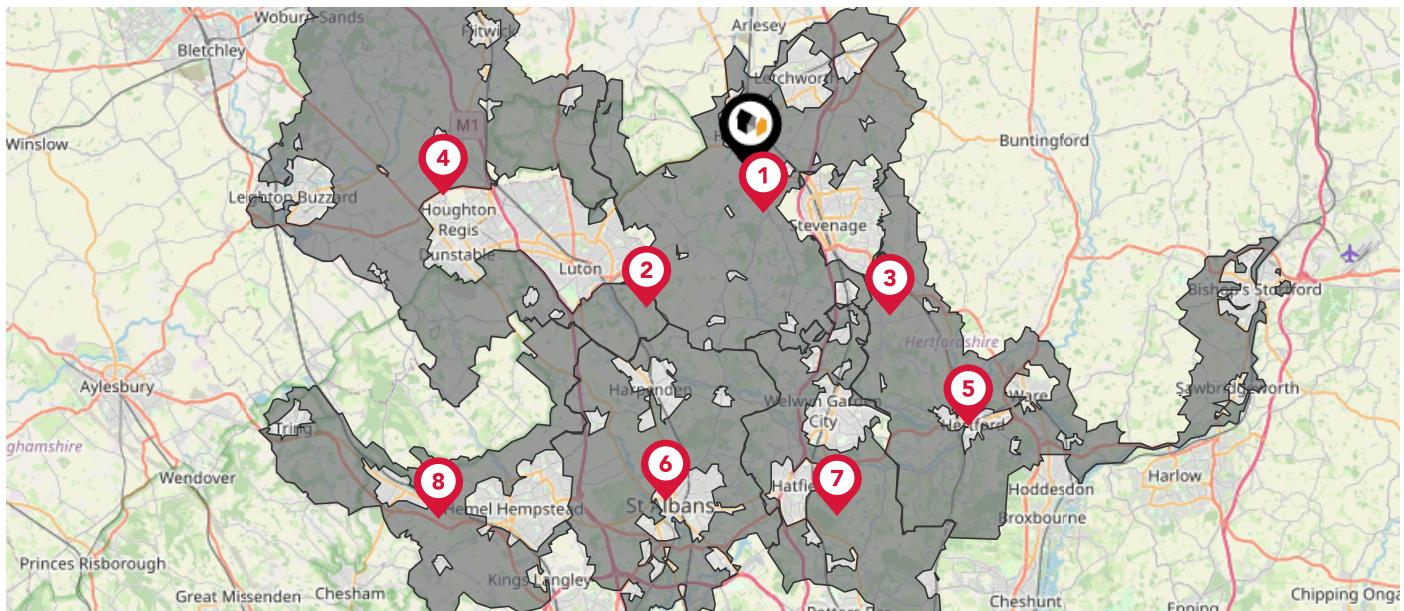
country
properties

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
 1 1102182 - Church Of The Holy Saviour	Grade II	0.1 miles
 2 1102128 - 1, Walsworth Road	Grade II	0.2 miles
 3 1173028 - 93, Bancroft	Grade II	0.3 miles
 4 1347577 - 53, Bancroft	Grade II	0.3 miles
 5 1347594 - Frythe Cottages	Grade II	0.3 miles
 6 1102222 - 86 And 87, Bancroft	Grade II	0.3 miles
 7 1172987 - 34, Bancroft	Grade II	0.3 miles
 8 1390955 - Buildings On The Ransoms Site	Grade II	0.3 miles
 9 1347578 - 91 And 92, Bancroft	Grade II	0.3 miles
 10 1102224 - 102 And 102a, Bancroft	Grade II	0.3 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



Nursery Primary Secondary College Private

	School Name	Ofsted Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	St Andrew's Church of England Voluntary Aided Primary School, Hitchin	Ofsted Rating: Outstanding	Pupils: 252	Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hitchin Girls' School	Ofsted Rating: Outstanding	Pupils: 1355	Distance:0.21	<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:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hitchin Boys' School	Ofsted Rating: Outstanding	Pupils: 1317	Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	William Ransom Primary School	Ofsted Rating: Outstanding	Pupils: 422	Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	York Road Nursery School	Ofsted Rating: Outstanding	Pupils: 107	Distance:0.51	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Wilshere-Dacre Junior Academy	Ofsted Rating: Good	Pupils: 267	Distance:0.55	<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:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

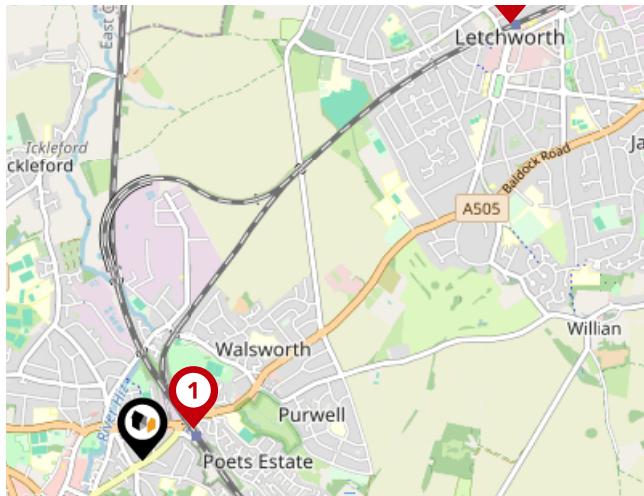


Nursery Primary Secondary College Private

	School Name	Ofsted Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
9	Samuel Lucas Junior Mixed and Infant School	Ofsted Rating: Outstanding	Pupils: 420	Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Highover Junior Mixed and Infant School	Ofsted Rating: Good	Pupils: 428	Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Mary Exton Primary School	Ofsted Rating: Good	Pupils: 181	Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Strathmore Infant and Nursery School	Ofsted Rating: Good	Pupils: 199	Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Kingshott School	Ofsted Rating: Not Rated	Pupils: 400	Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Purwell Primary School	Ofsted Rating: Requires improvement	Pupils: 167	Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Our Lady Catholic Primary School	Ofsted Rating: Good	Pupils: 154	Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	The Priory School	Ofsted Rating: Good	Pupils: 1231	Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)

country properties



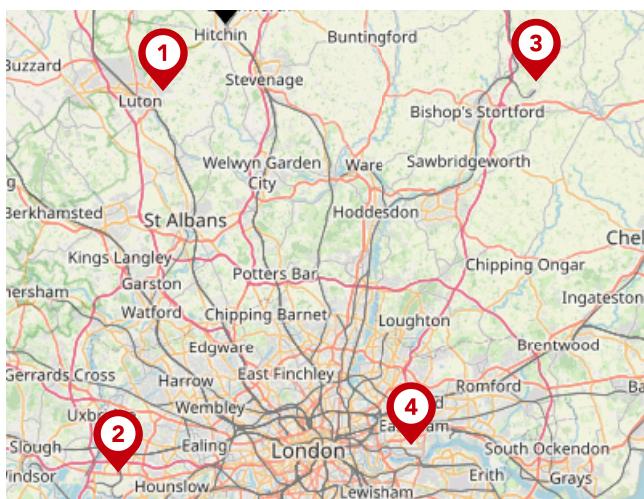
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.28 miles
2	Letchworth Rail Station	2.62 miles
3	Stevenage Rail Station	4.31 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.6 miles
2	A1(M) J9	2.9 miles
3	A1(M) J7	5.12 miles
4	A1(M) J10	5.04 miles
5	A1(M) J6	8.89 miles

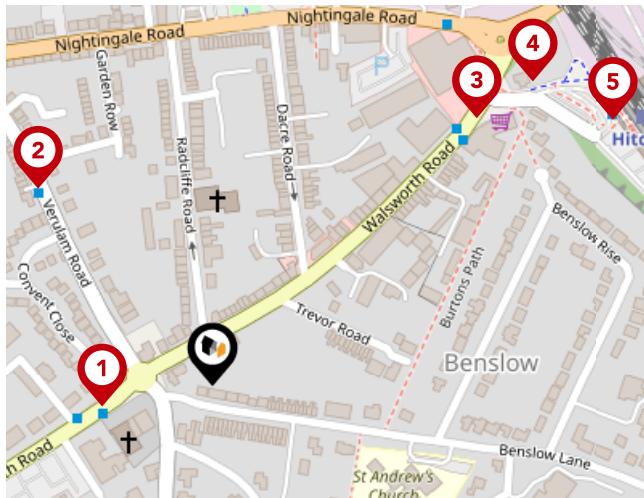


Airports/Helpads

Pin	Name	Distance
1	Luton Airport	6.71 miles
2	Heathrow Airport	33.89 miles
3	Stansted Airport	23.06 miles
4	Silvertown	33.84 miles

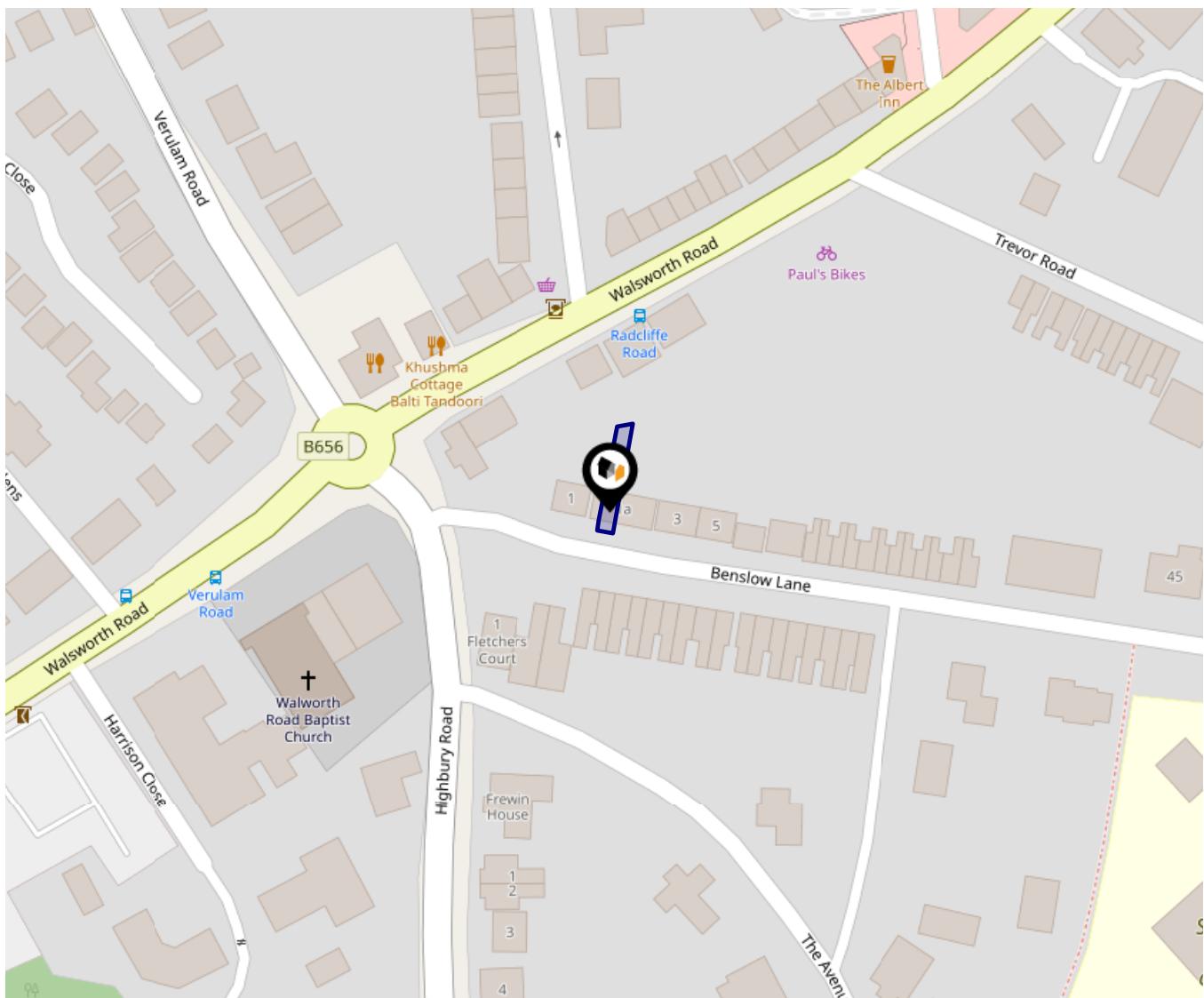
Area Transport (Local)

country
properties



Bus Stops/Stations

Pin	Name	Distance
1	Verulam Road	0.06 miles
2	Convent Close	0.15 miles
3	Hitchin Railway Station	0.21 miles
4	Hitchin Railway Station	0.25 miles
5	Hitchin Railway Station	0.27 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

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country properties

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