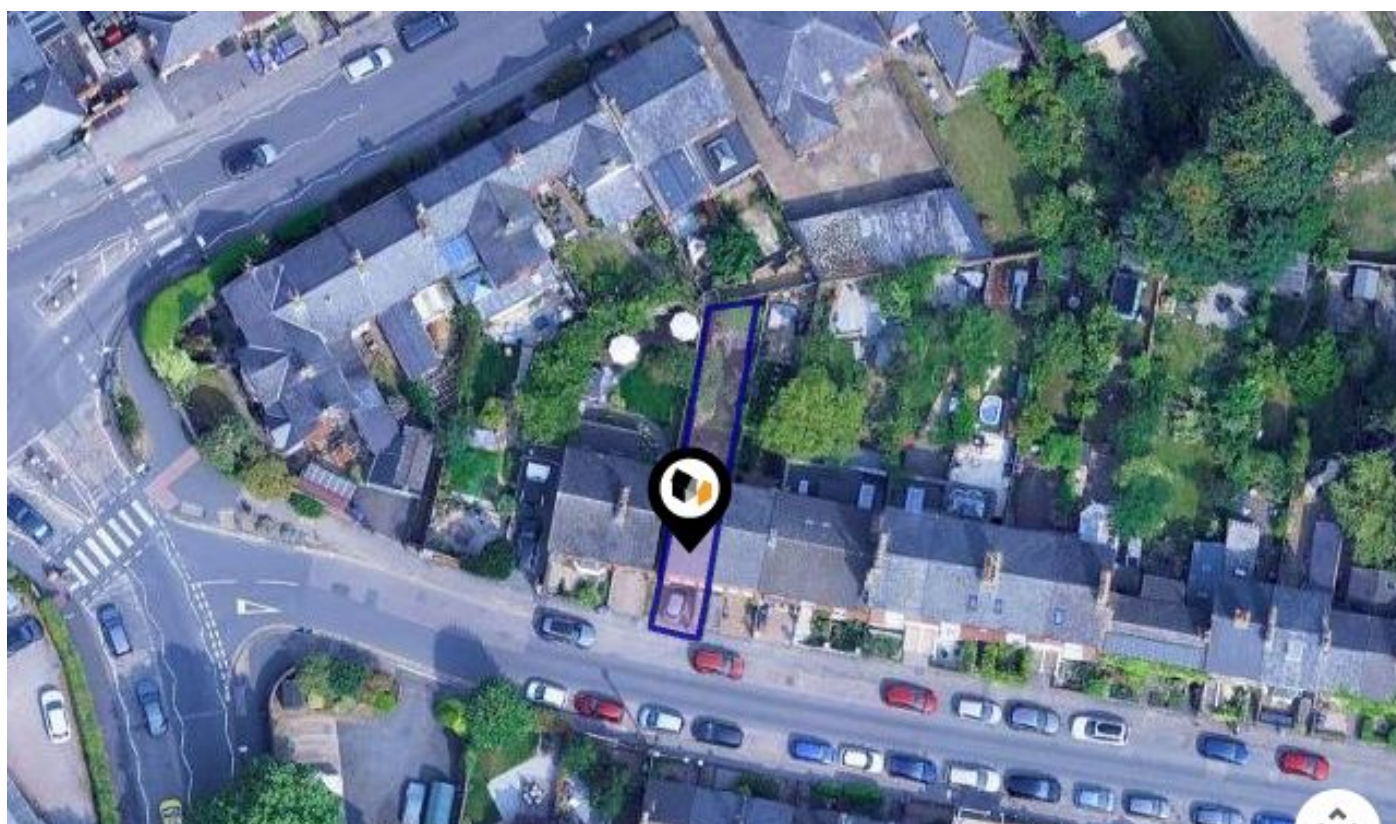




# MIR: Material Info

The Material Information Affecting this Property

**Wednesday 23<sup>rd</sup> April 2025**



**BENSLOW LANE, HITCHIN, SG4**

## Country Properties

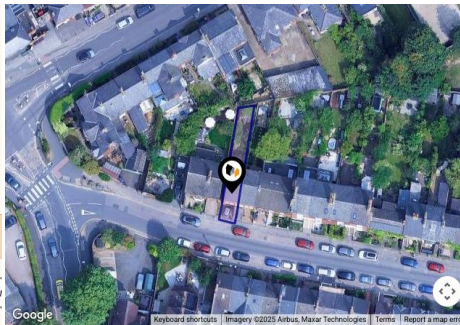
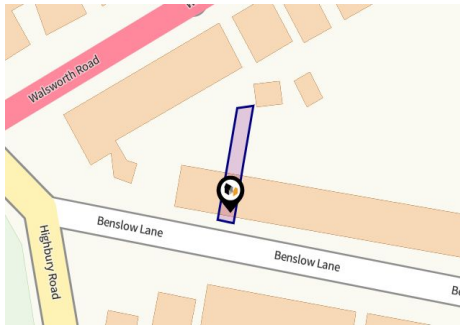
6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk





## Property

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

Tenure: Freehold

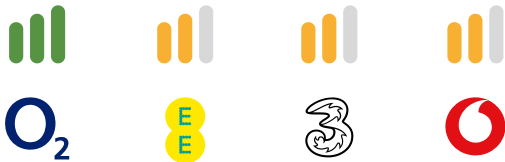
## Local Area

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

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

17	80	10000
mb/s	mb/s	mb/s

Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:



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
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 03rd March 2014</p>
<p><b>Description:</b> Crown reduction and thinning by 5ft of Pear tree and removal of Leyland Cypress</p>
Reference - 22/02191/TCA
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 15th August 2022</p>
<p><b>Description:</b> 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.</p>
Reference - 18/01359/FPH
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 18th May 2018</p>
<p><b>Description:</b> Single storey rear extension</p>
Reference - 22/02189/LDCP
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 15th August 2022</p>
<p><b>Description:</b> Alterations to existing fenestration and replace existing entrance door.</p>



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
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 29th October 1998</p>
<p><b>Description:</b> Removal of Western Red Cedar</p>
Reference - 23/02872/FPH
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 15th December 2023</p>
<p><b>Description:</b> Insertion of rear dormer window and two front rooflights to facilitate loft conversion.</p>
Reference - 18/02609/FPH
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 02nd October 2018</p>
<p><b>Description:</b> Single storey rear extension and insertion of rear dormer window to facilitate loft conversion</p>
Reference - 18/01675/FPH
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 28th June 2018</p>
<p><b>Description:</b> Part two storey and part single storey rear extension.</p>

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
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 30th May 2024</p>
<p><b>Description:</b> 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.</p>
Reference - 09/01587/1TCA
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 24th August 2009</p>
<p><b>Description:</b> Fell 1 Leylandii tree</p>
Reference - 24/00399/FPH
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 04th March 2024</p>
<p><b>Description:</b> 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.</p>
Reference - 07/01691/1TCA
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 09th July 2007</p>
<p><b>Description:</b> Fell 1 Holly tree</p>

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 elderley 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***

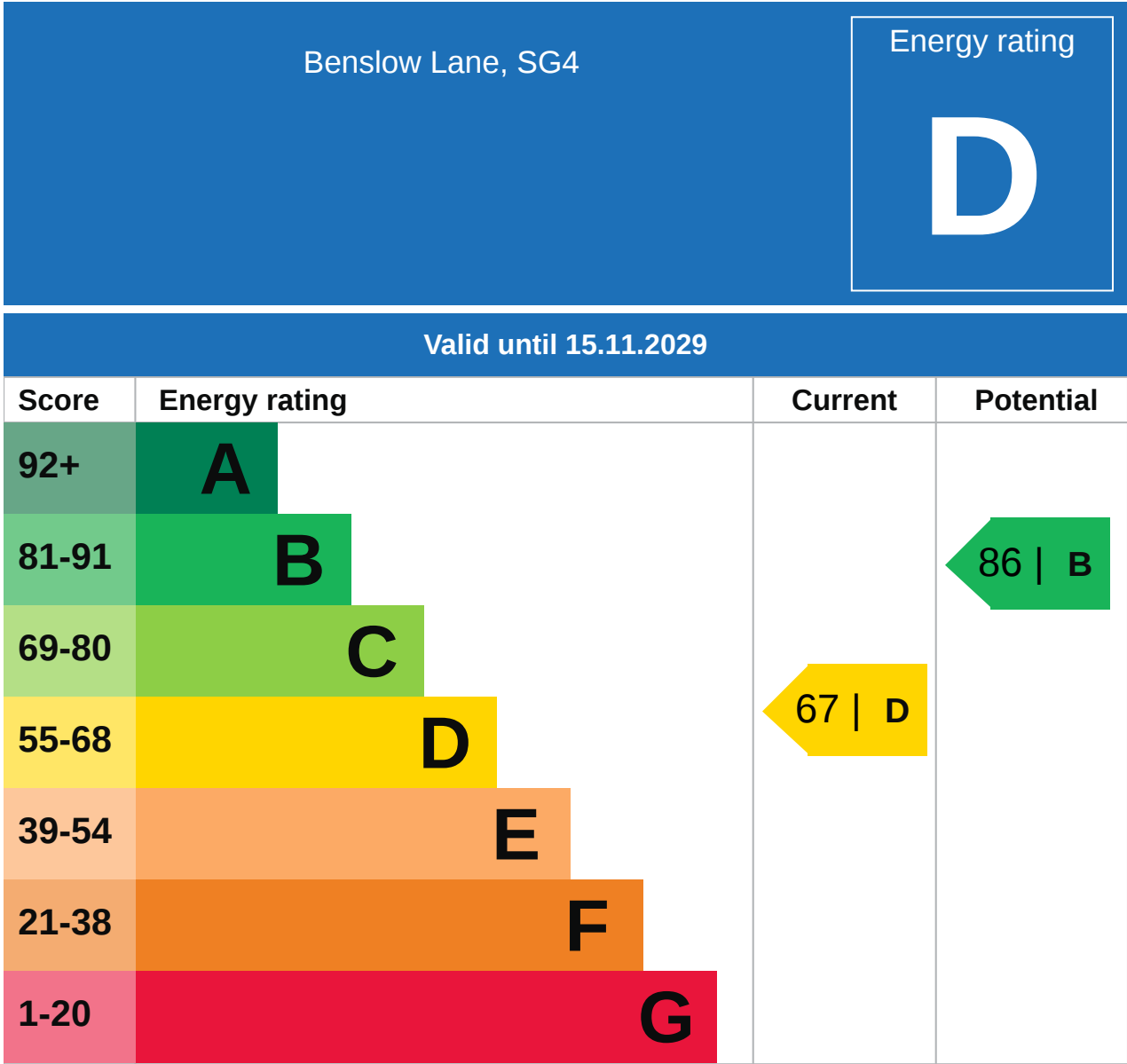
Reference - 24/00567/TCA	
Decision:	Decided
Date:	13th March 2024
Description:	T1 Holly - Reduce up to 20% and shape

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



## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 67% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	70 m <sup>2</sup>



## Building Safety

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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**

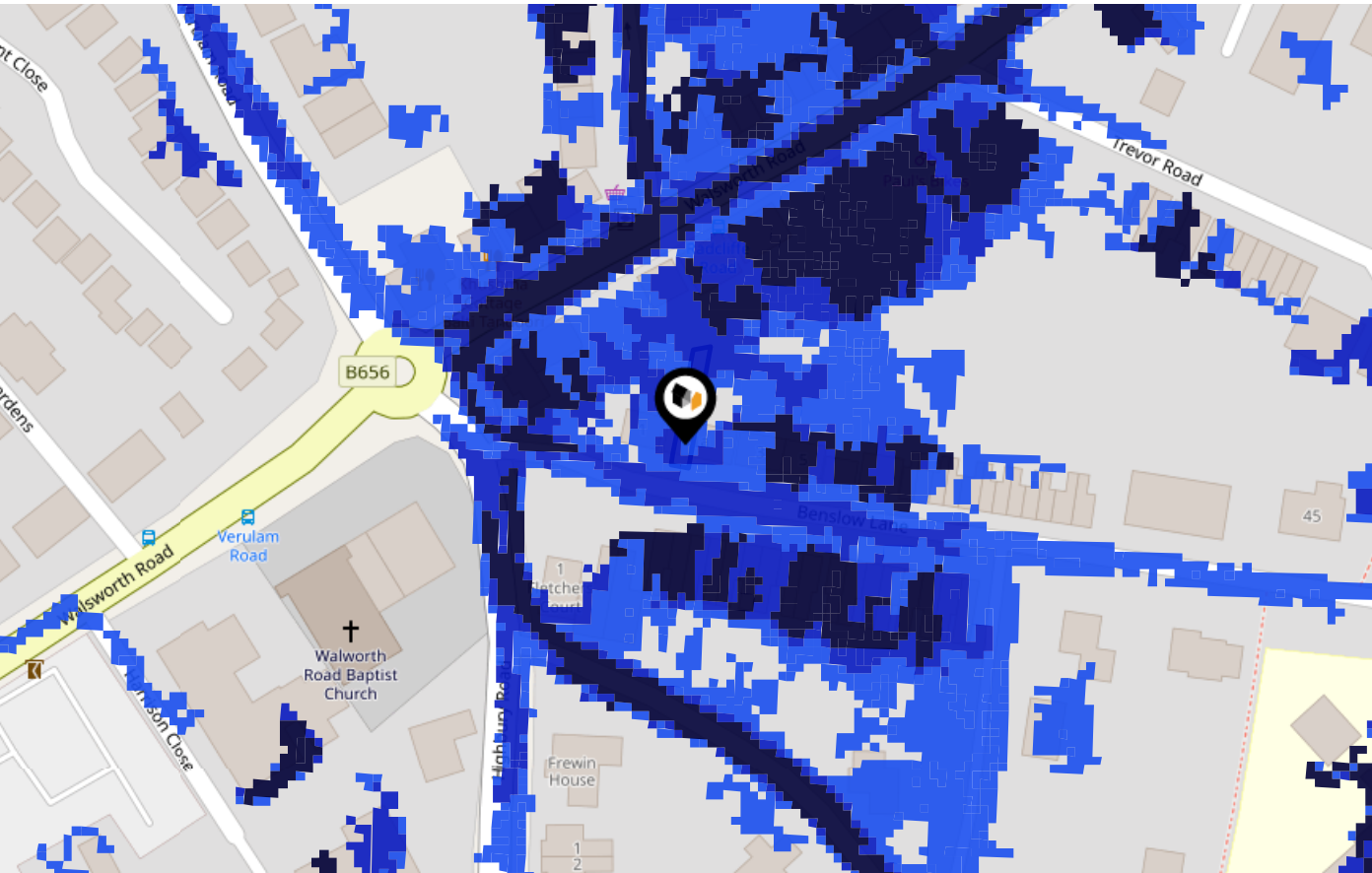
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The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

# 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.

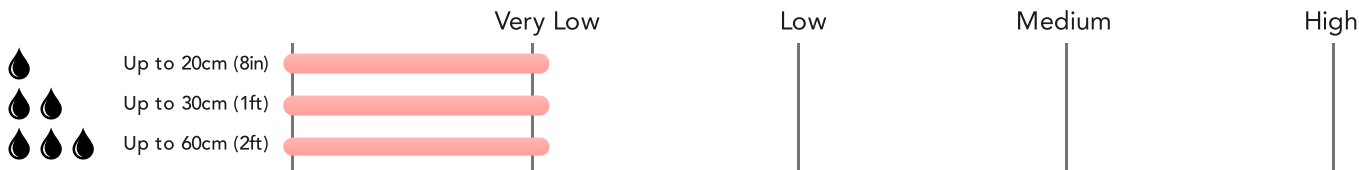


Risk Rating: Low

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

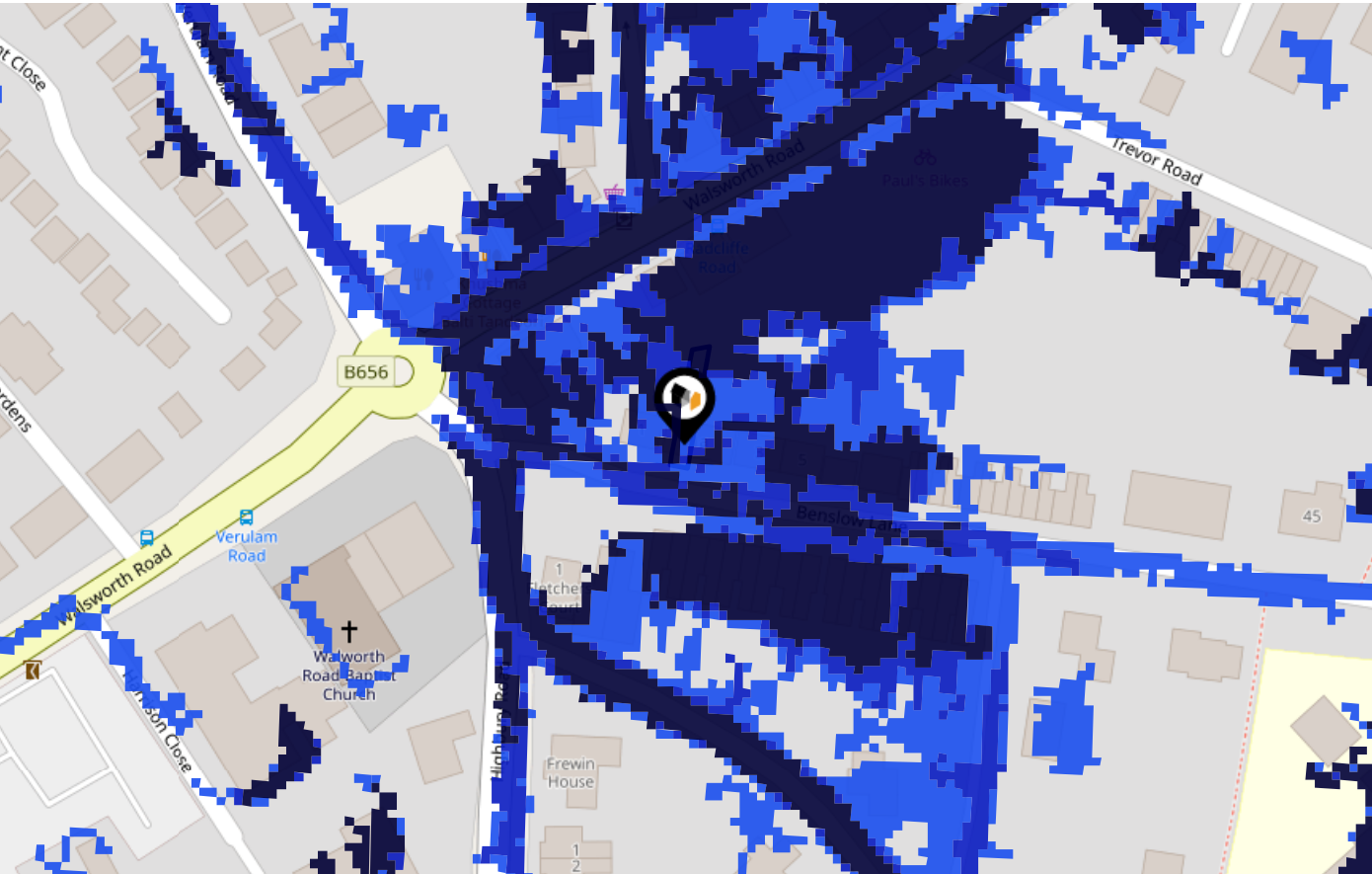
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Climate Change

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

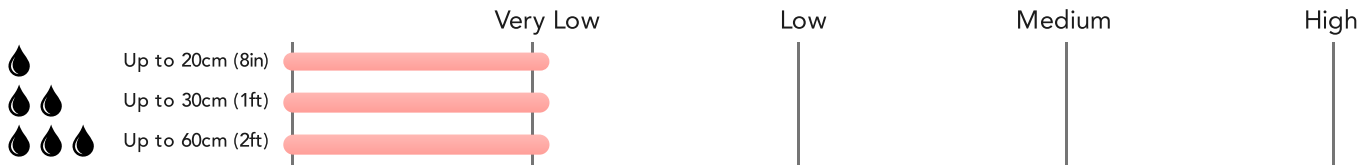


Risk Rating: Low

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.

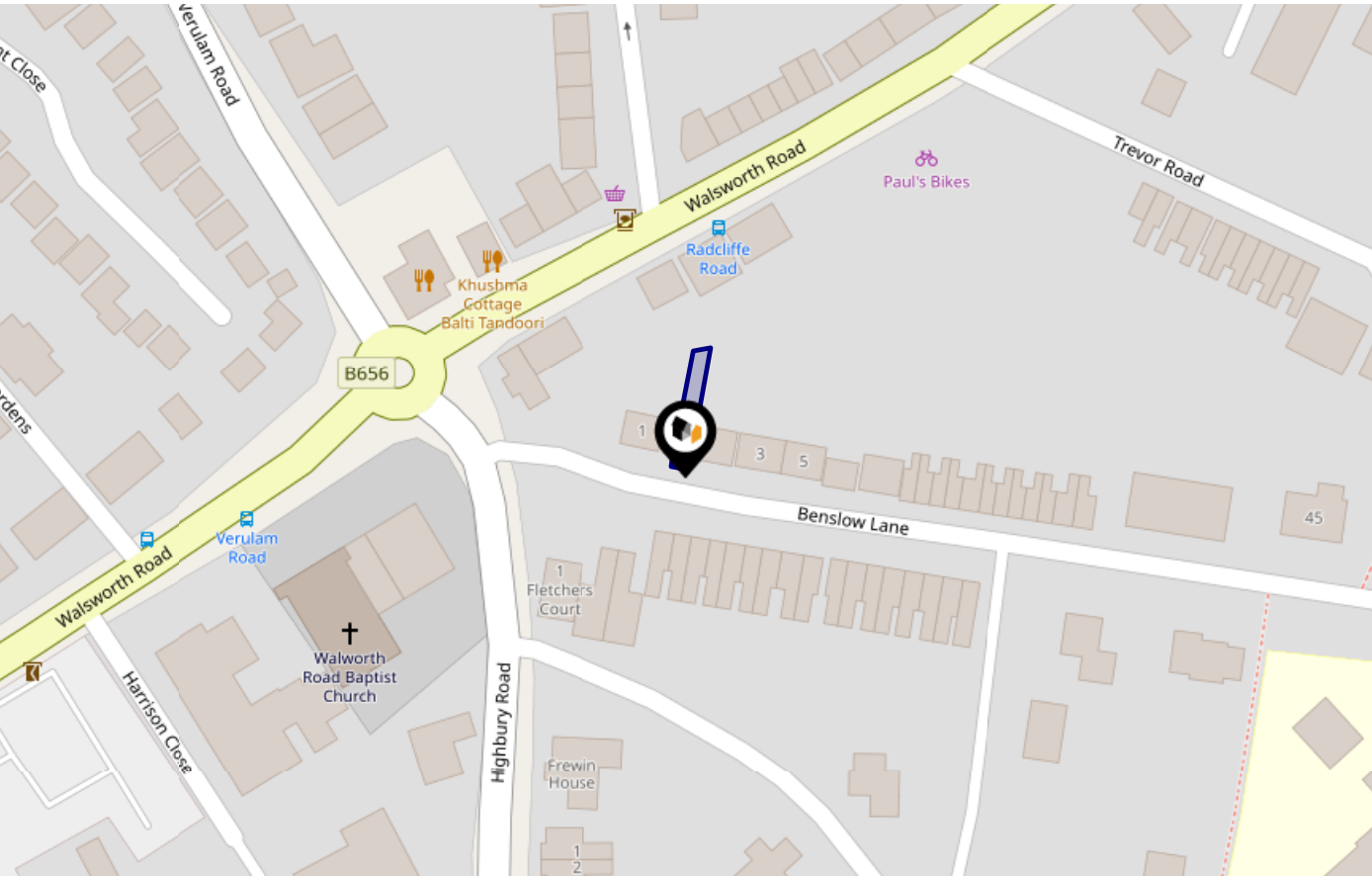
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Flood Risk

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

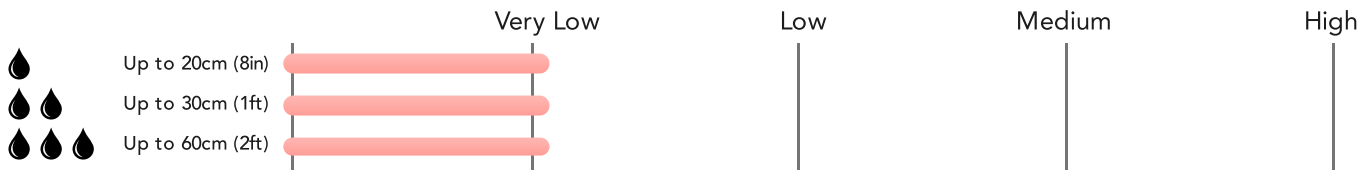


Risk Rating: **Very low**

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.

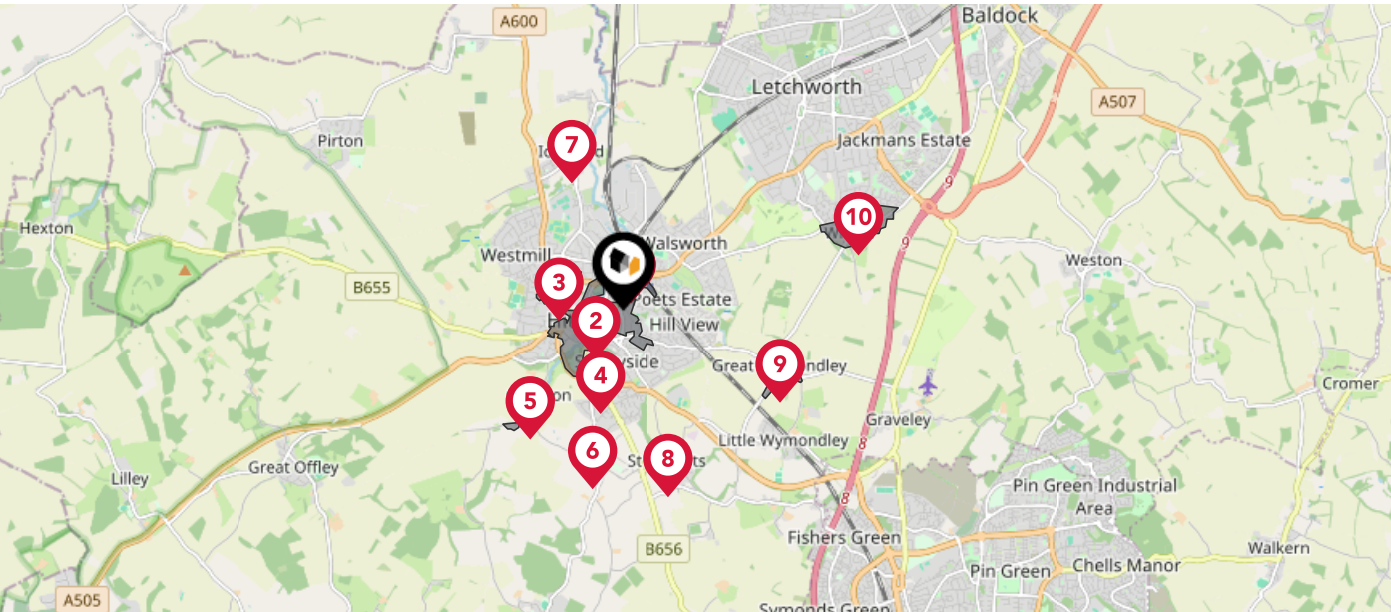
Chance of flooding to the following depths at this property:





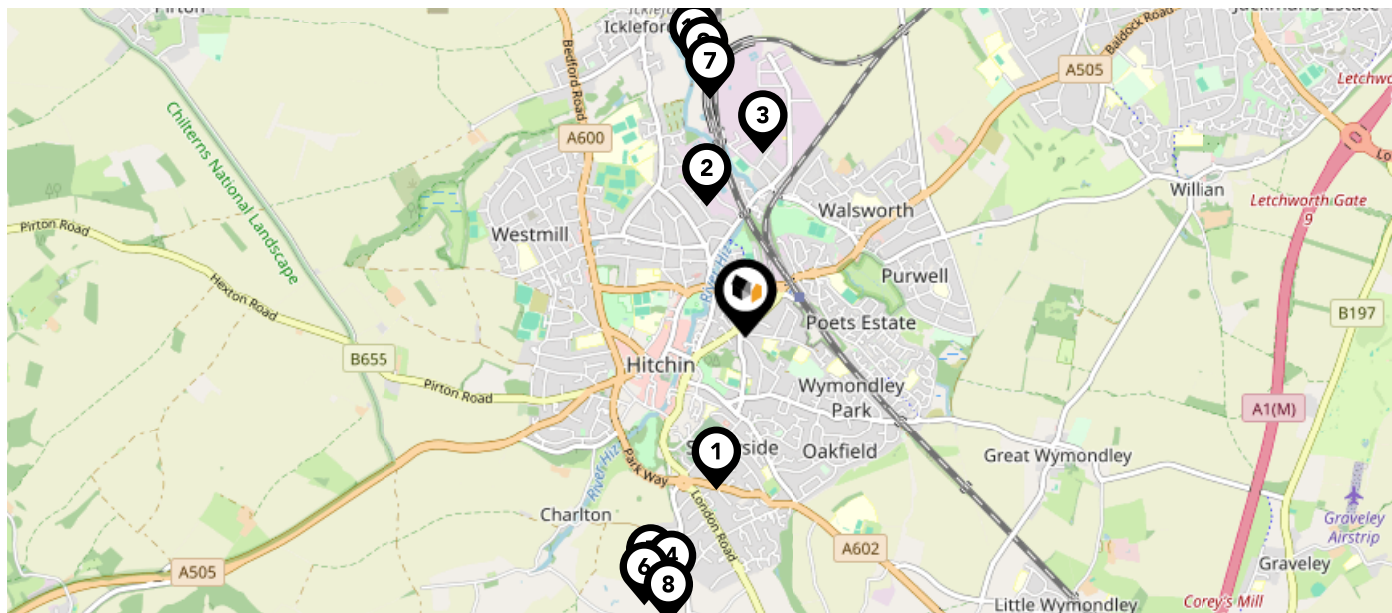
Depth	Risk Level
Up to 20cm (8in)	Very Low
Up to 30cm (1ft)	Very Low
Up to 60cm (2ft)	Very Low

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 Ippolyts
9	Great Wymondley
10	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	Wallace Way-Hitchin, Hertfordshire	Historic Landfill	
4	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
5	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
6	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
7	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill	
8	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
9	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill	
10	Gerry's Hole-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill	



This map displays nearby coal mine entrances and their classifications.



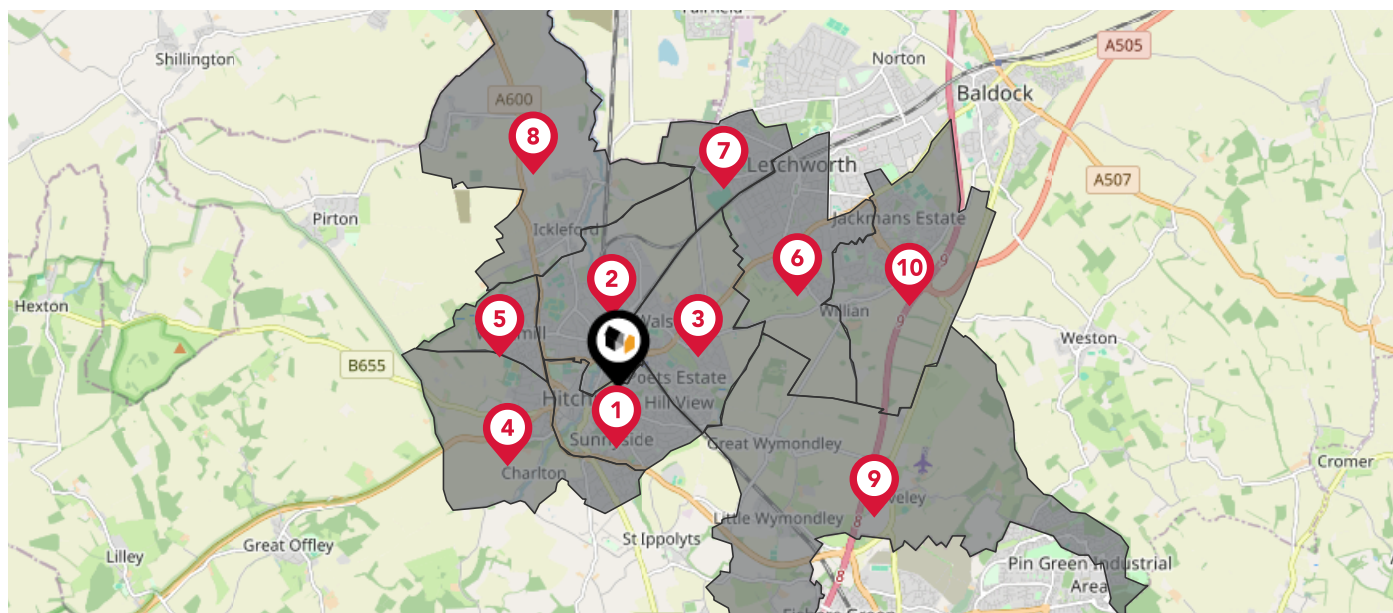
### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

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

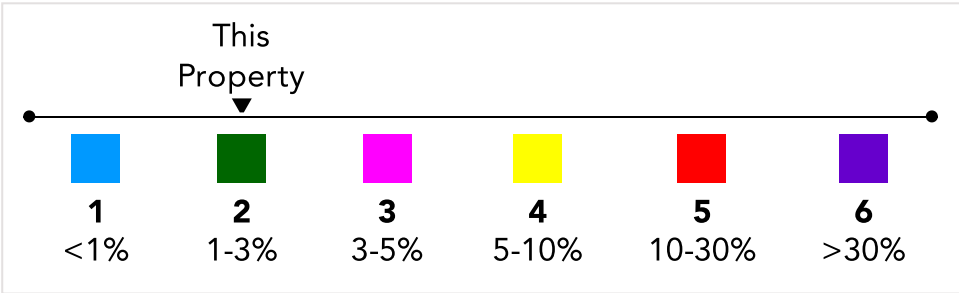
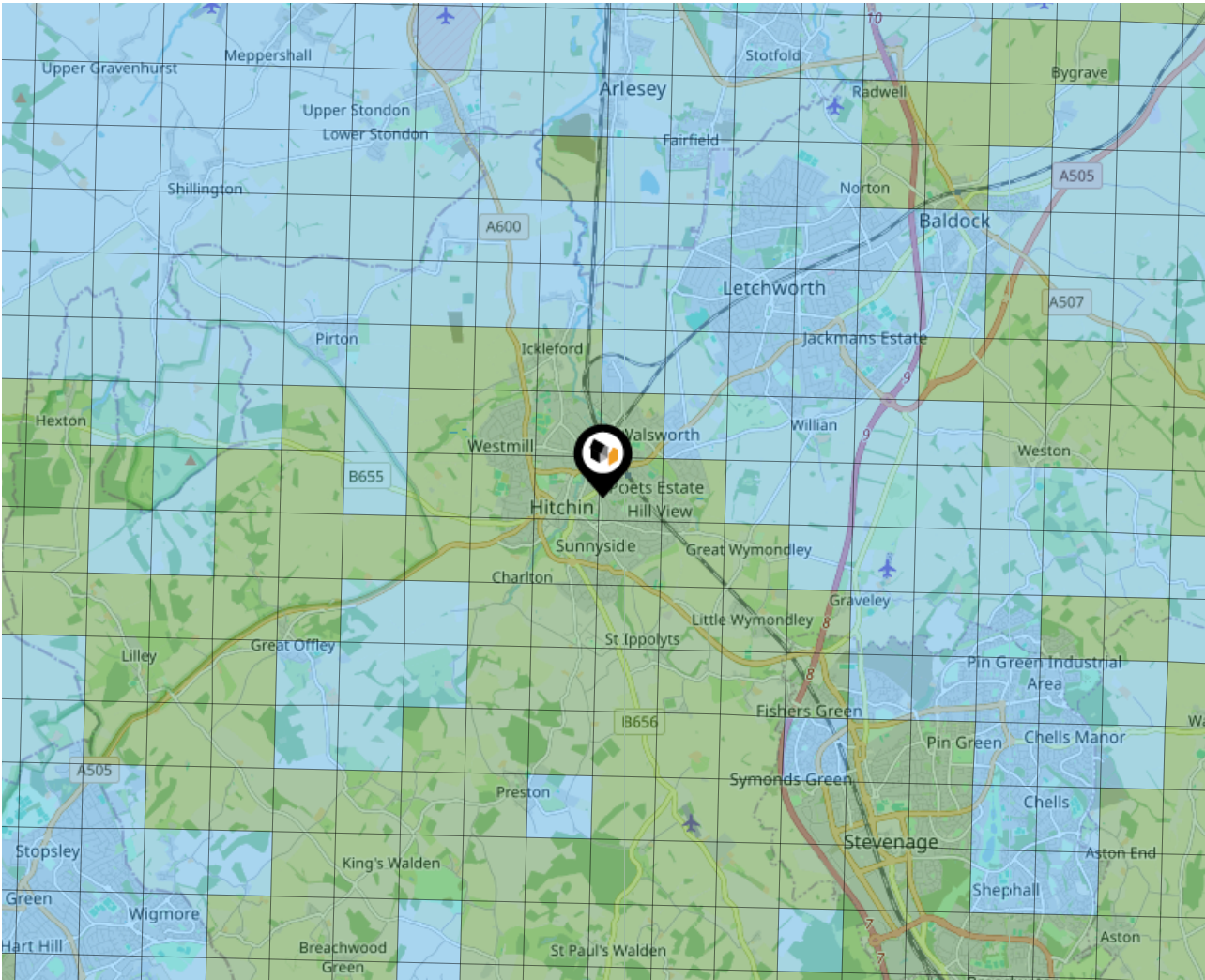
Chesfield Ward

10

Letchworth South East Ward

### What is Radon?

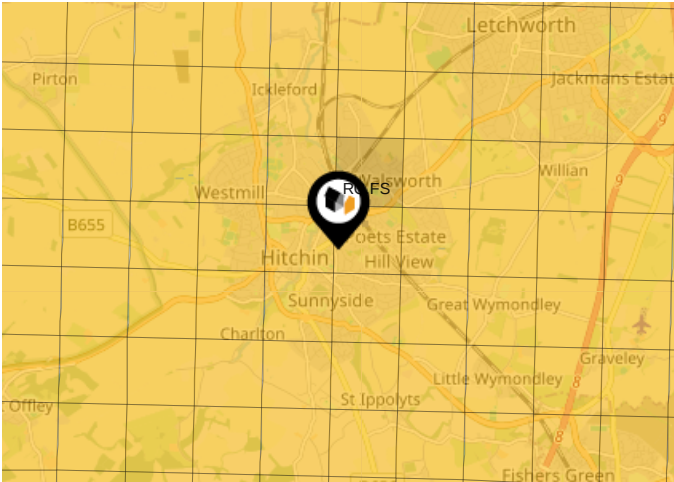
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).





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		

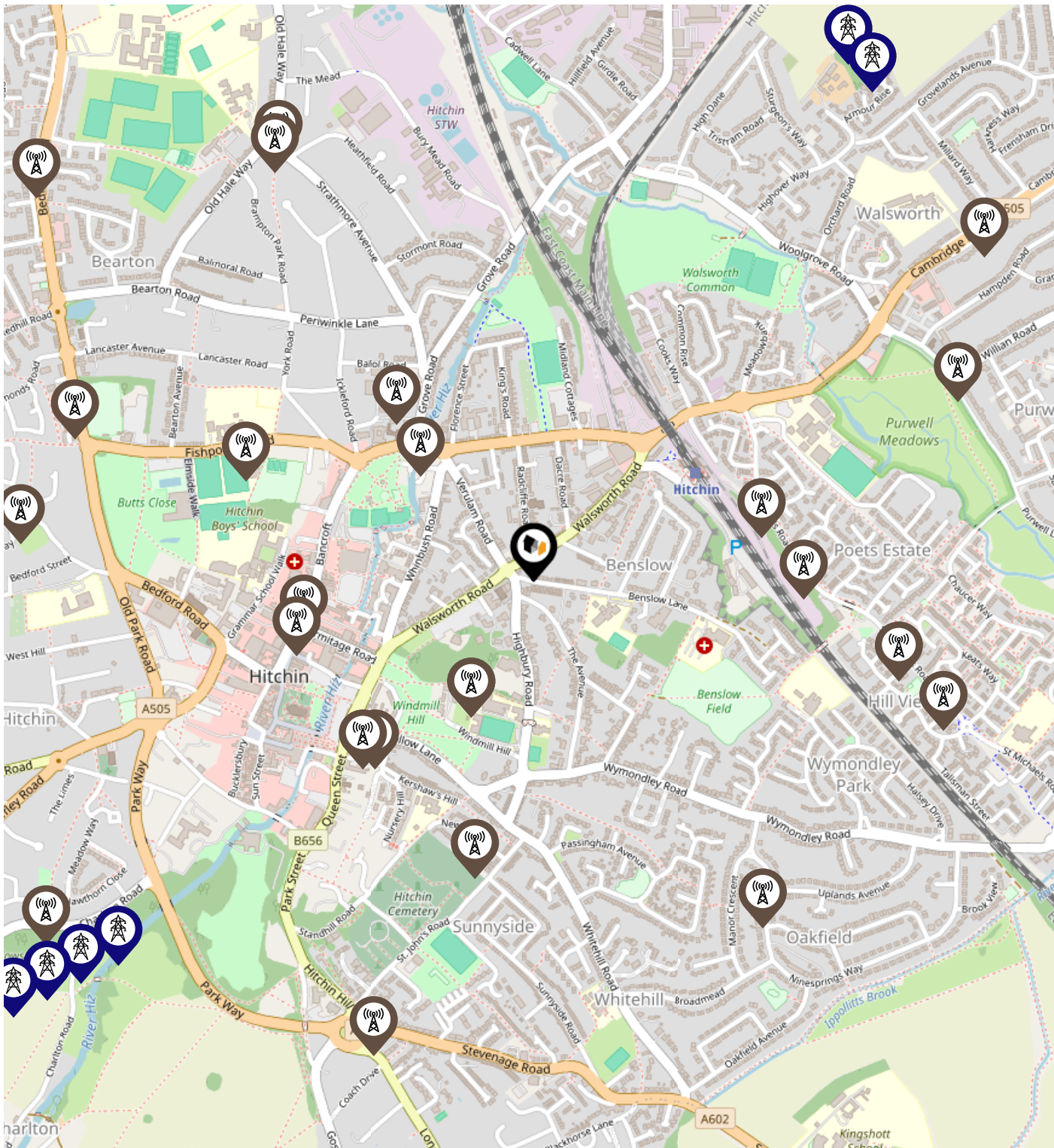


Primary Classifications (Most Common Clay Types)



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

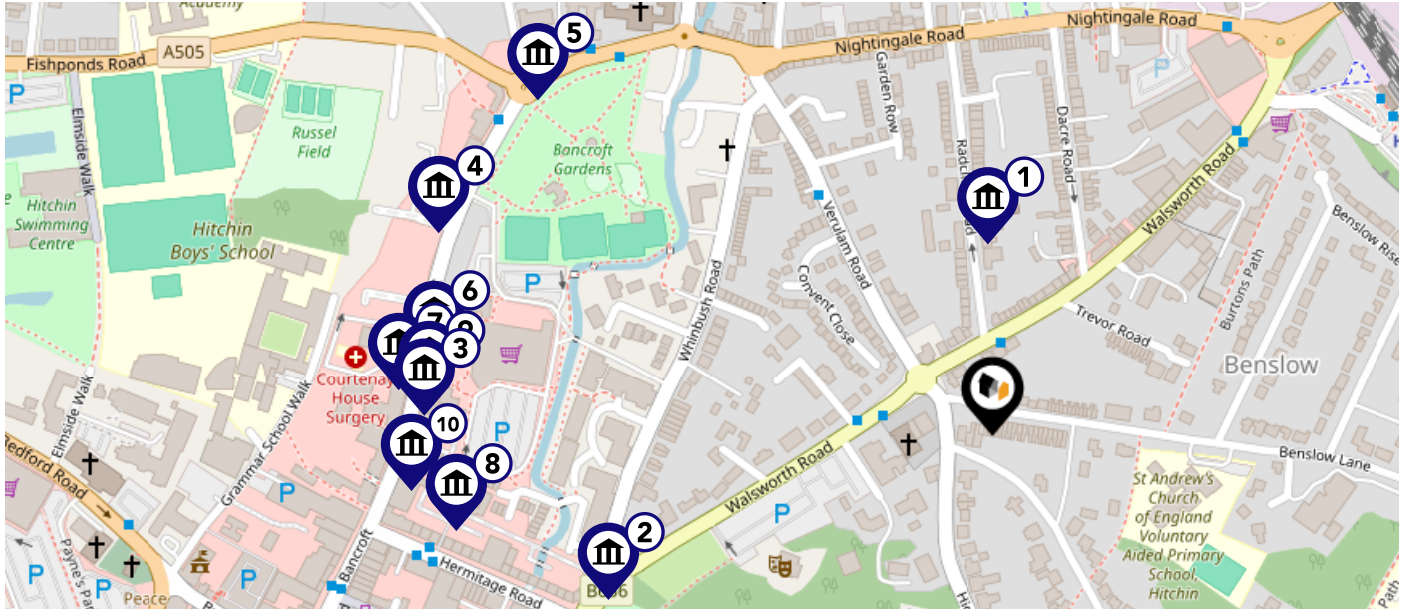












**Key:**

-  Power Pylons
-  Communication Masts

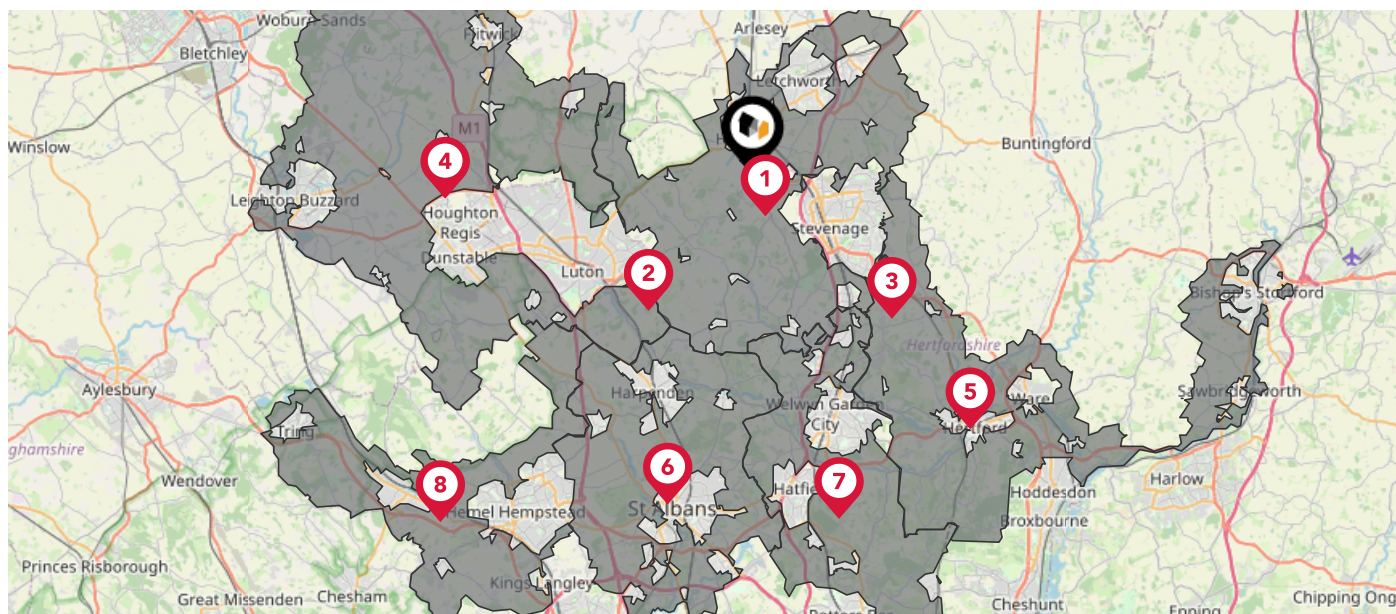


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











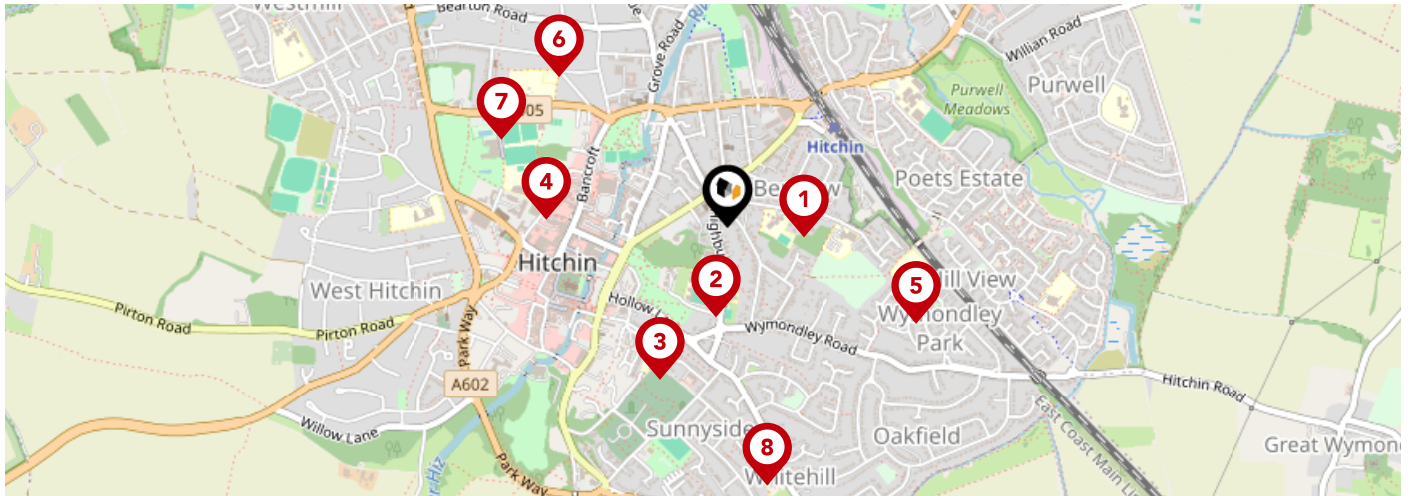
Listed Buildings in the local district		Grade	Distance
	1102182 - Church Of The Holy Saviour	Grade II	0.1 miles
	1102128 - 1, Walsworth Road	Grade II	0.2 miles
	1173028 - 93, Bancroft	Grade II	0.3 miles
	1347577 - 53, Bancroft	Grade II	0.3 miles
	1347594 - Frythe Cottages	Grade II	0.3 miles
	1102222 - 86 And 87, Bancroft	Grade II	0.3 miles
	1172987 - 34, Bancroft	Grade II	0.3 miles
	1390955 - Buildings On The Ransoms Site	Grade II	0.3 miles
	1347578 - 91 And 92, Bancroft	Grade II	0.3 miles
	1102224 - 102 And 102a, Bancroft	Grade II	0.3 miles

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



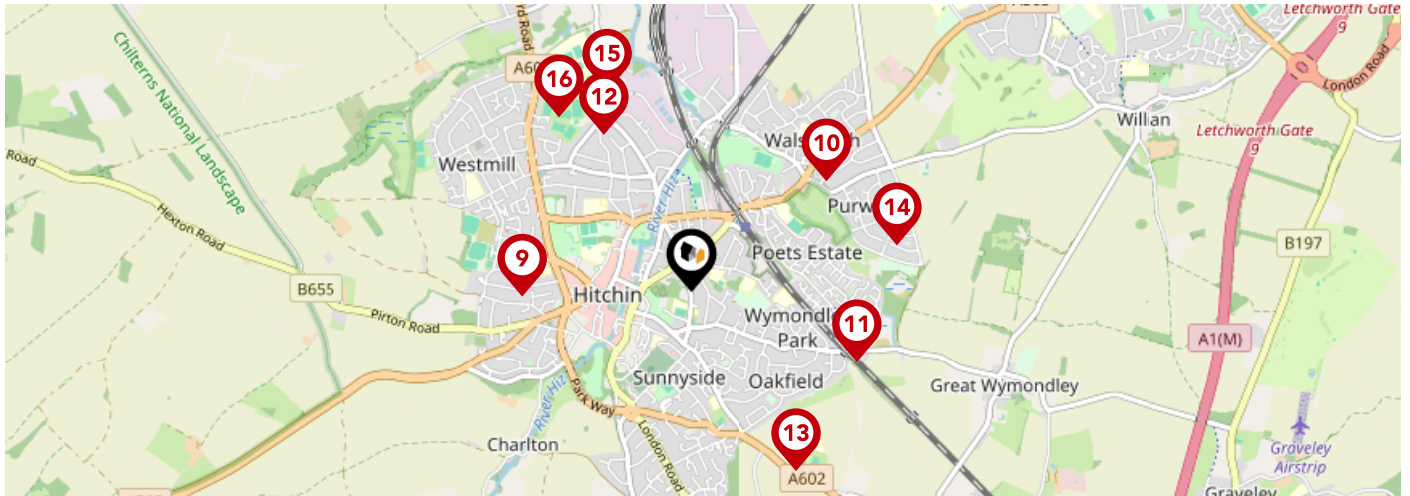
### Nearby Green Belt Land









-  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
<b>1</b>	<b>St Andrew's Church of England Voluntary Aided Primary School, Hitchin</b> Ofsted Rating: Outstanding   Pupils: 252   Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hitchin Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1355   Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Highbury Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 204   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Hitchin Boys' School</b> Ofsted Rating: Outstanding   Pupils: 1317   Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>William Ransom Primary School</b> Ofsted Rating: Outstanding   Pupils: 422   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>York Road Nursery School</b> Ofsted Rating: Outstanding   Pupils: 107   Distance:0.51	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Wilshire-Dacre Junior Academy</b> Ofsted Rating: Good   Pupils: 267   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Whitehill Junior School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

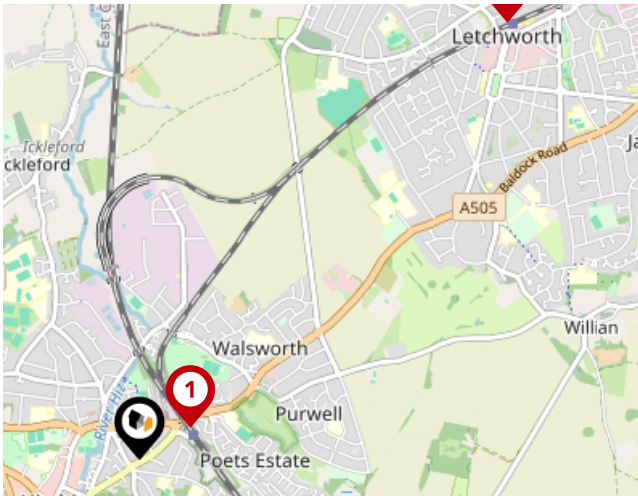




		Nursery	Primary	Secondary	College	Private
	<b>Samuel Lucas Junior Mixed and Infant School</b> Ofsted Rating: Outstanding   Pupils: 420   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Highover Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 428   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mary Exton Primary School</b> Ofsted Rating: Good   Pupils: 181   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Strathmore Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 199   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingshott School</b> 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"/>
	<b>Purwell Primary School</b> 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"/>
	<b>Our Lady Catholic Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Priory School</b> Ofsted Rating: Good   Pupils: 1231   Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

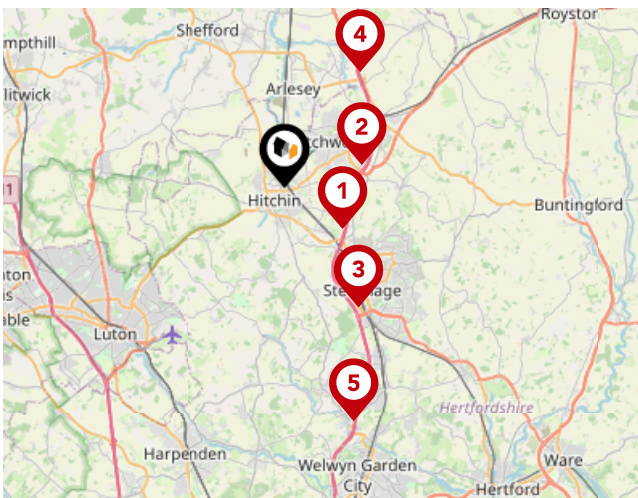
# Area

## Transport (National)



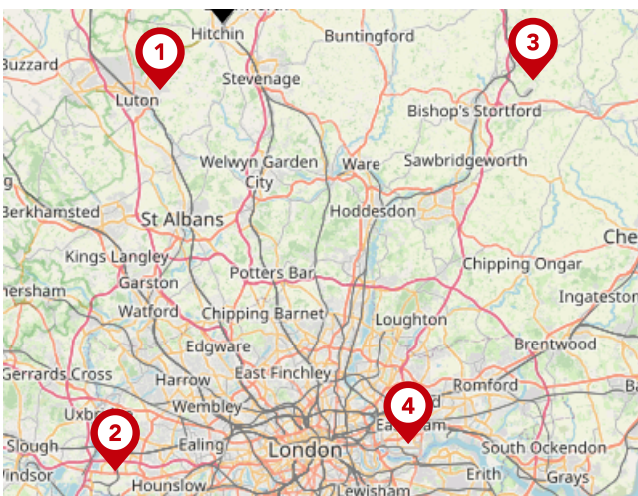
### National Rail Stations

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



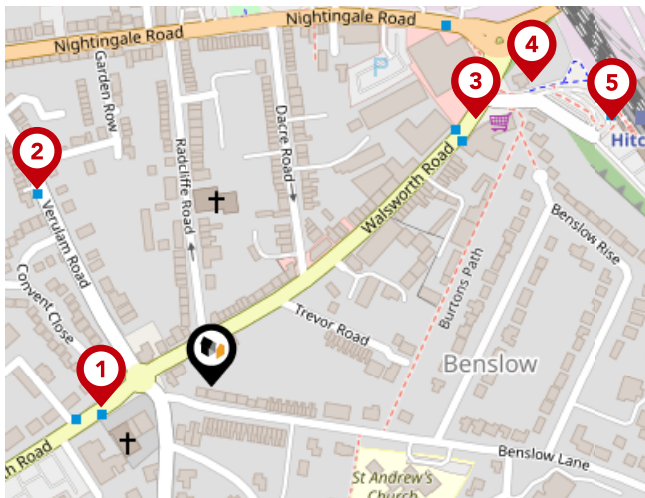
### Trunk Roads/Motorways

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



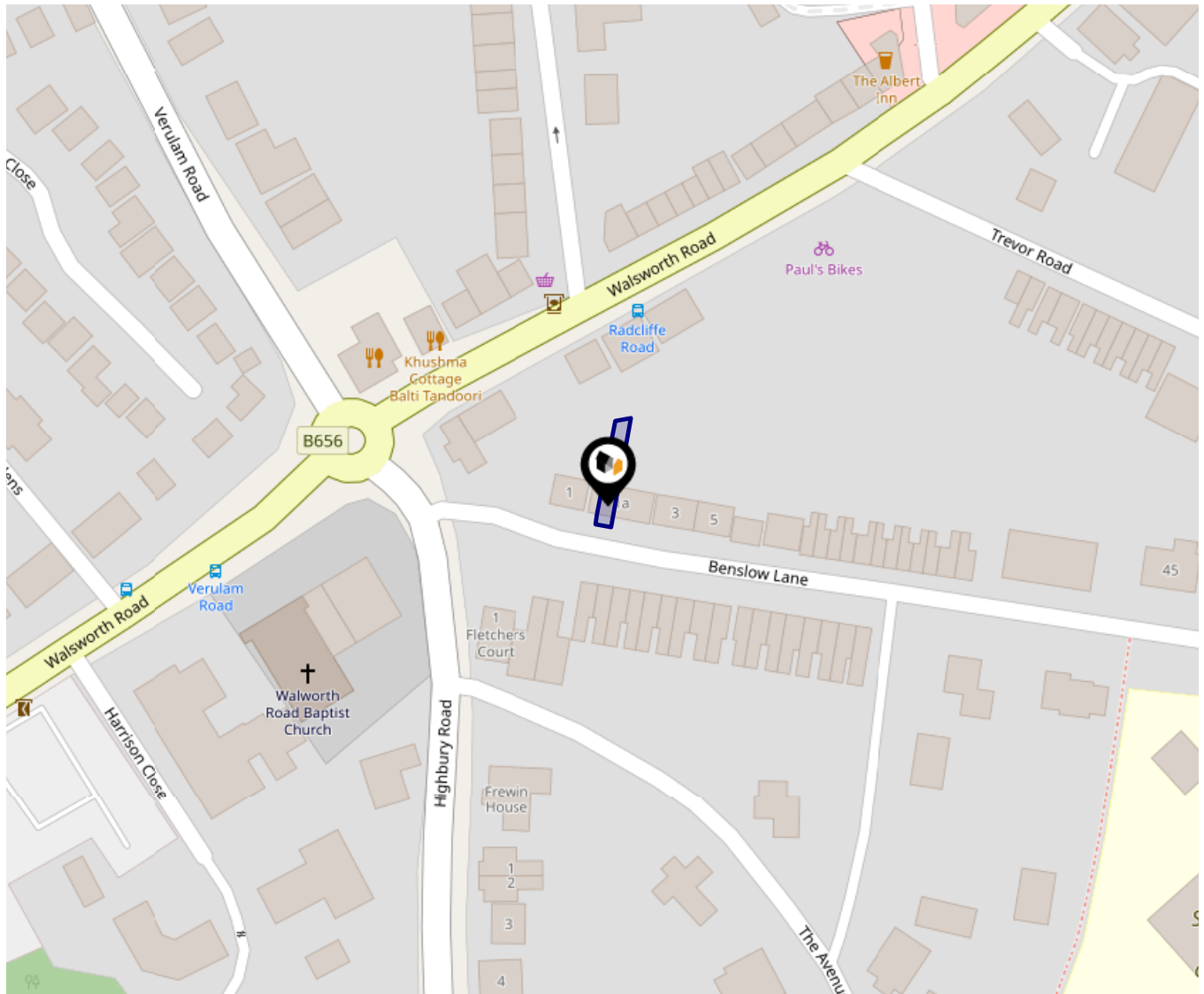
### Airports/Helipads

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



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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Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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#### **Country Properties**

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



Valuation Office  
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