

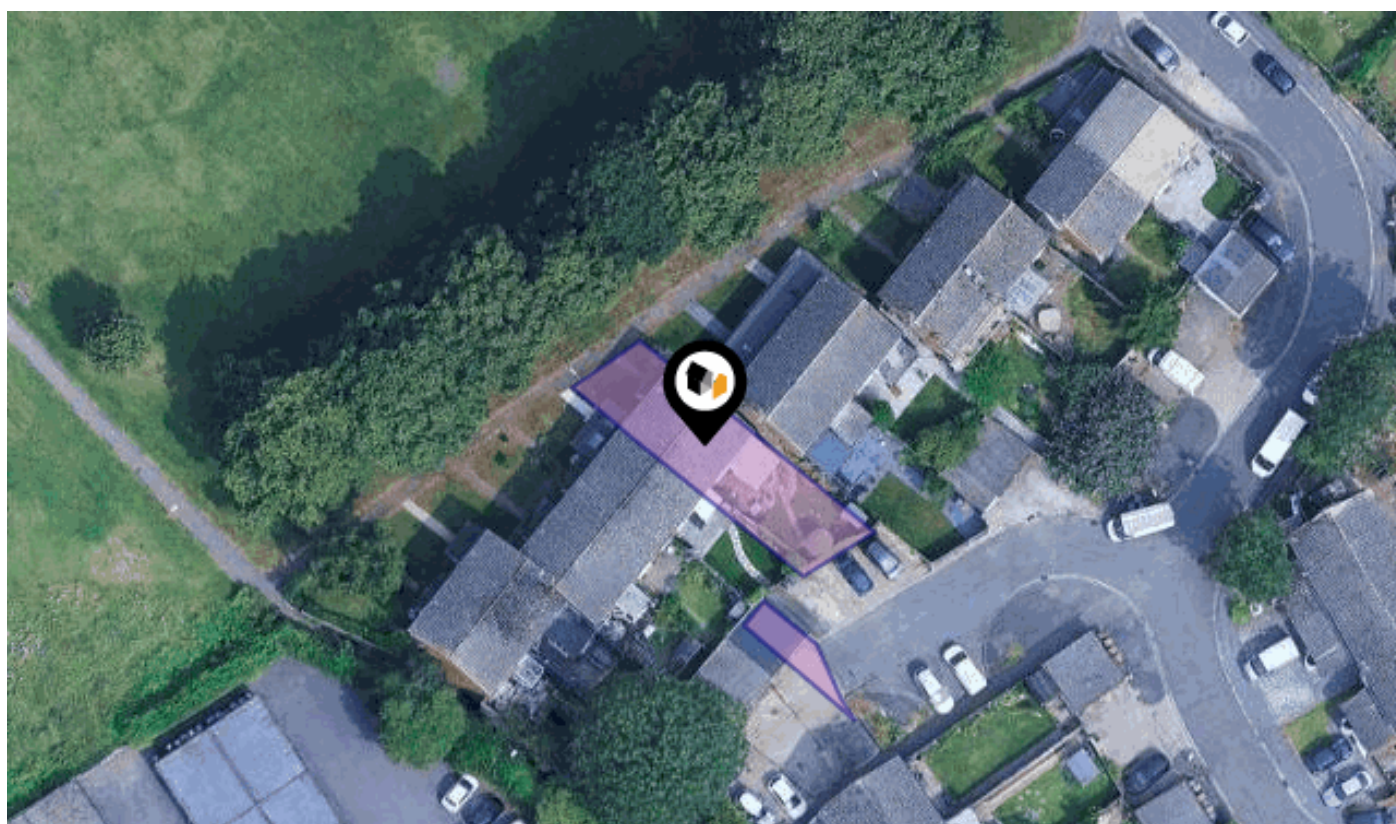


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 04th June 2025



EYNSFORD COURT, HITCHIN, SG4

Country Properties

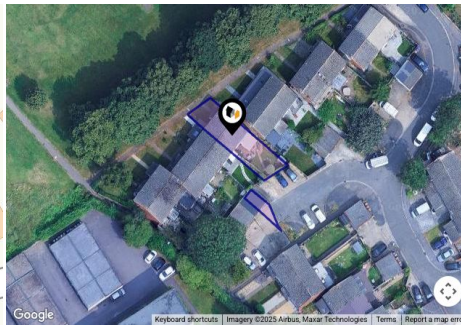
6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.05 acres		
Council Tax :	Band C		
Annual Estimate:	£2,073		
Title Number:	HD79383		

Local Area

Local Authority:	Hertfordshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		16	58	1800
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				

Planning records for: **1 Eynsford Court Hitchin SG4 9JS**

Reference - 09/02222/1HH	
Decision:	Decided
Date:	17th December 2009
Description:	Single storey front extension

Planning records for: **2 Eynsford Court Hitchin SG4 9JS**

Reference - 16/01782/1HH	
Decision:	Decided
Date:	13th July 2016
Description:	Single storey front extension

Reference - 16/02202/1NMA	
Decision:	Decided
Date:	31st August 2016
Description:	Addition of rooflight to proposed single storey front extension (as non-material amendment to planning reference 16/01782/HH granted permission 10 August 2016)

Planning records for: **3 Eynsford Court Hitchin Hertfordshire SG4 9JS**

Reference - 21/01632/FPH	
Decision:	Decided
Date:	27th May 2021
Description:	Replace existing retaining wall and mesh fence above with brickwork, hit and miss fencing and ironmongery (as amended by plans received 20/10/21).

Planning records for: **3 Eynsford Court Hitchin SG4 9JS**

Reference - 79/00396/1	
Decision:	Decided
Date:	13th January 1979
Description:	Repositioning of boundary fence

Planning records for: **5 Eynsford Court Hitchin SG4 9JS**

Reference - 16/00226/1PUD	
Decision:	Decided
Date:	28th January 2016
Description:	Single storey rear extension

Planning records for: **10 Eynsford Court Hitchin SG4 9JS**

Reference - 07/01293/1HH	
Decision:	Decided
Date:	13th June 2007
Description:	Replacement front entrance porch and bin store

Planning records for: **11 Eynsford Court Hitchin SG4 9JS**

Reference - 88/01852/1	
Decision:	Decided
Date:	31st October 1988
Description:	Single storey rear extension (as amended by plans recieved 9.1.89)

Planning records for: **16 Eynsford Court Hitchin Hertfordshire SG4 9JS**

Reference - 19/01067/FPH	
Decision:	Decided
Date:	03rd May 2019
Description:	Single storey front extension following demolition of existing front porch

Planning records for: **17 Eynsford Court Hitchin SG4 9JS**

Reference - 89/01435/1	
Decision:	Decided
Date:	13th September 1989
Description:	First floor rear extension

Planning records for: **19 Eynsford Court Hitchin Hertfordshire SG4 9JS**

Reference - 00/01373/1	
Decision:	Decided
Date:	04th September 2000
Description:	Single storey rear extension to provide bedroom for disabled person

Planning records for: **22 Eynsford Court Hitchin SG4 9JS**

Reference - 17/00529/1HH	
Decision:	Decided
Date:	06th March 2017
Description:	Single storey front and rear extension.

Planning records for: **25 Eynsford Court Hitchin Hertfordshire SG4 9JS**

Reference - 19/02677/FPH	
Decision:	Decided
Date:	07th November 2019
Description:	Single storey front extension, rear ground floor bay window, first floor rear extension and rear roof extension including dormer window to facilitate conversion of loft space into habitable accommodation. Addition of solar panels to existing front roof slope, following demolition of existing front porch.

Planning records for: **27 Eynsford Court Hitchin SG4 9JS**

Reference - 14/01990/1HH	
Decision:	Decided
Date:	24th July 2014
Description:	Single storey front and rear extensions. Plans amended 10/09/14.

Building Safety

None specified

Accessibility / Adaptations

Extension to rear of property - Garden room - Approx. 1986
Replacement windows - Approx. 2005
Porch Replace - Approx. 2013

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Standard brick construction

Property Lease Information

FREEHOLD

Listed Building Information

Not listed

Stamp Duty

Not specified

Other

n/a

Other

n/a

Electricity Supply

YES - OVO

Gas Supply

YES - OVO

Central Heating

YES - GCH

Water Supply

YES _ AFFINITY

Drainage

MAINS

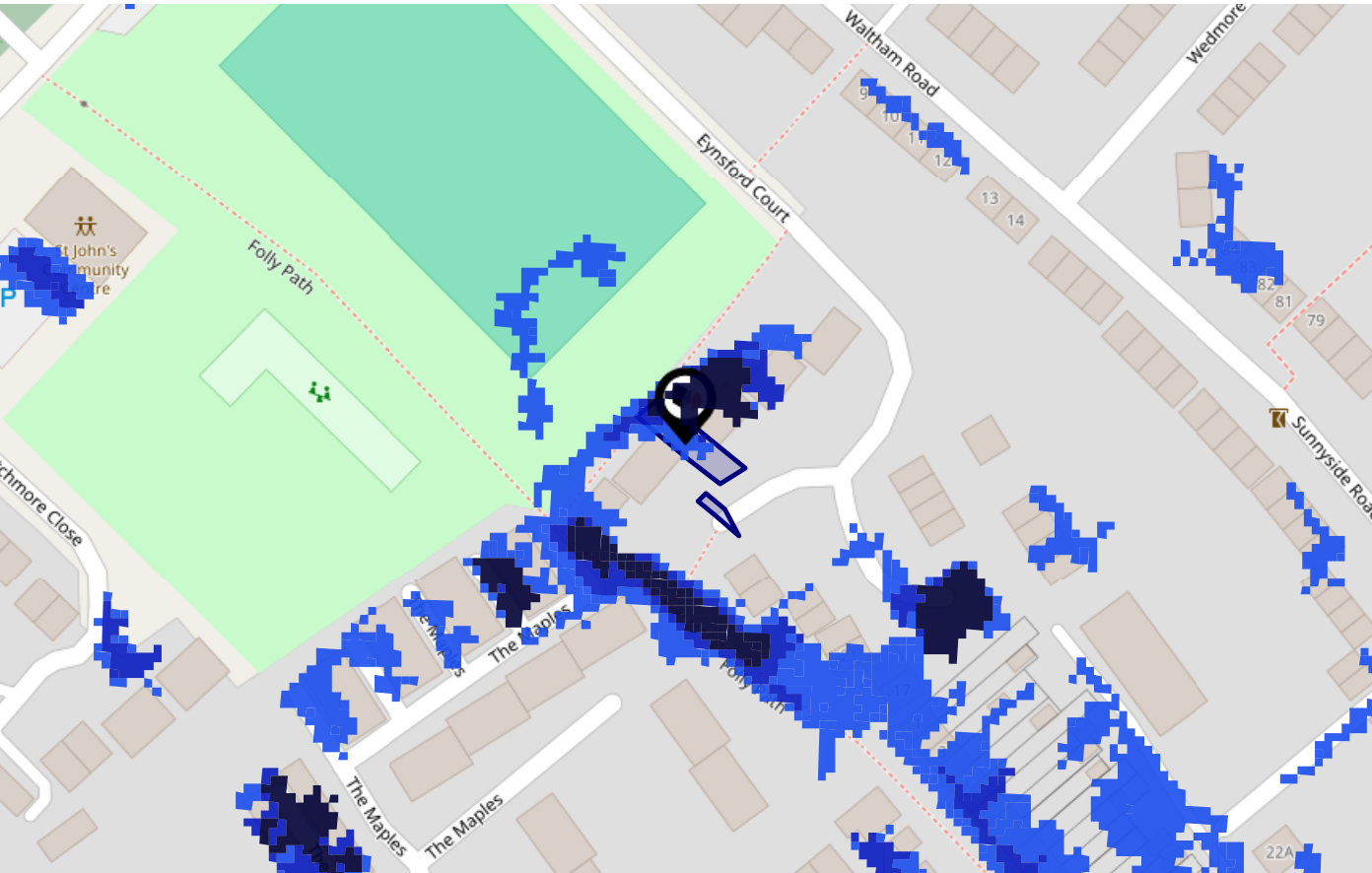
Important - Please read

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

Flood Risk

Surface Water - Flood Risk

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



Risk Rating: **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.

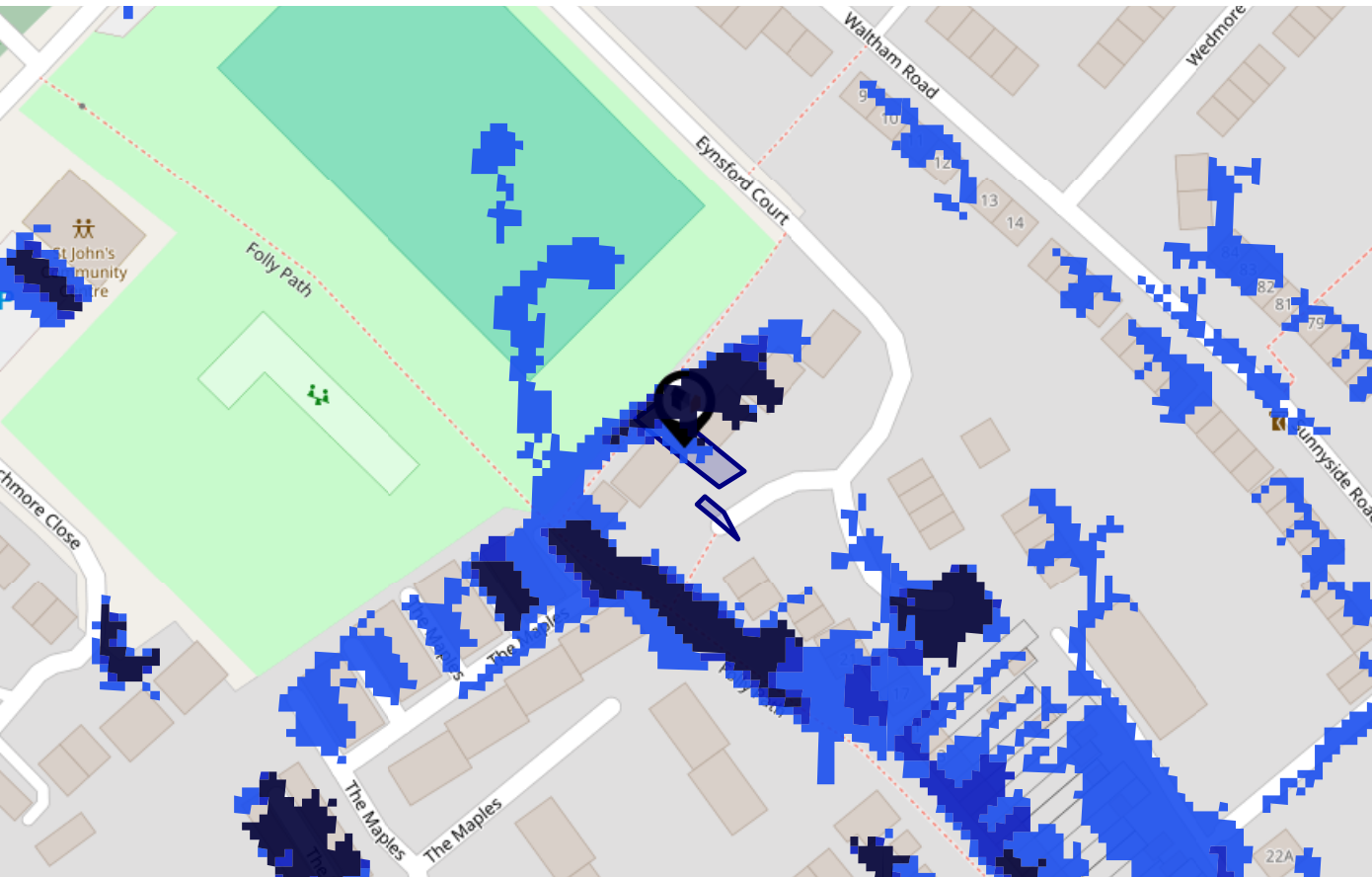
Chance of flooding to the following depths at this property:



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.

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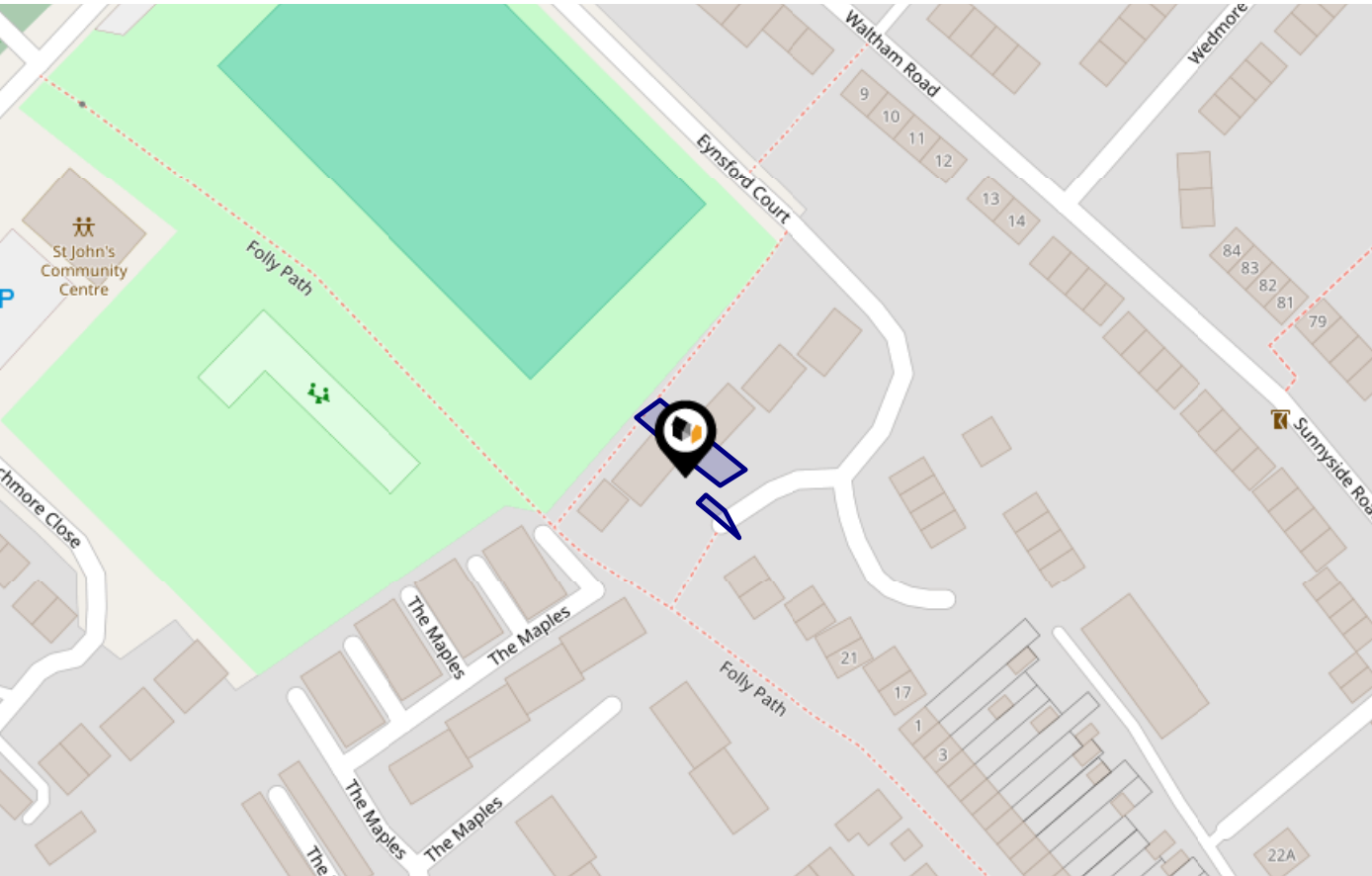
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

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

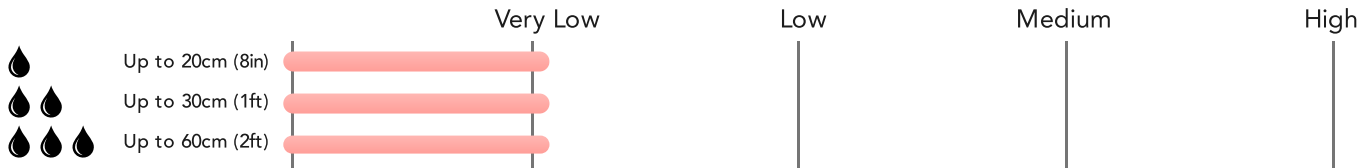


Risk Rating: **Very low**

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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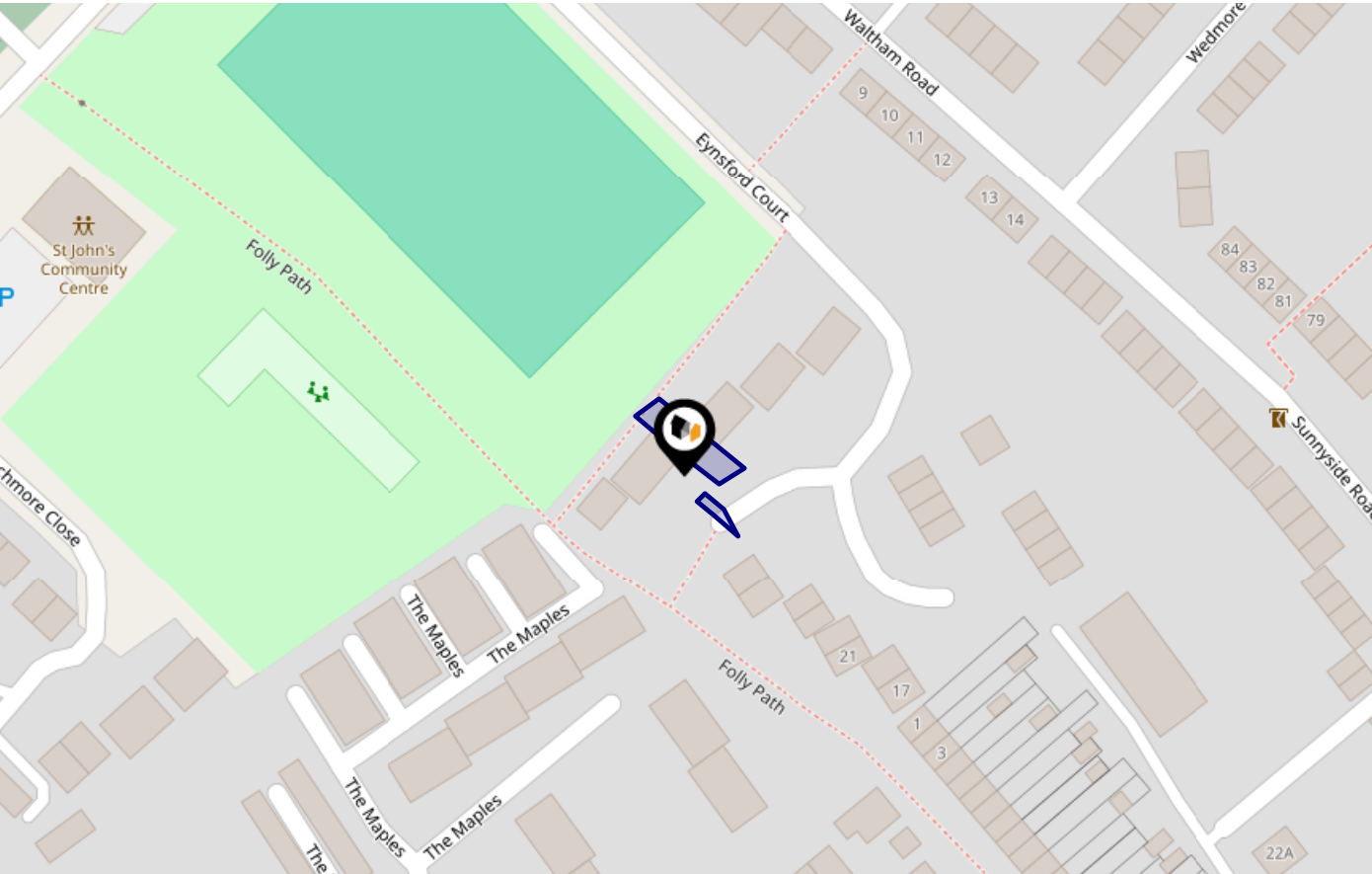
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

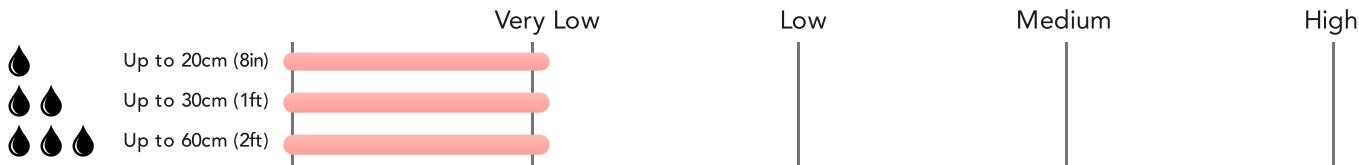


Risk Rating: **Very low**

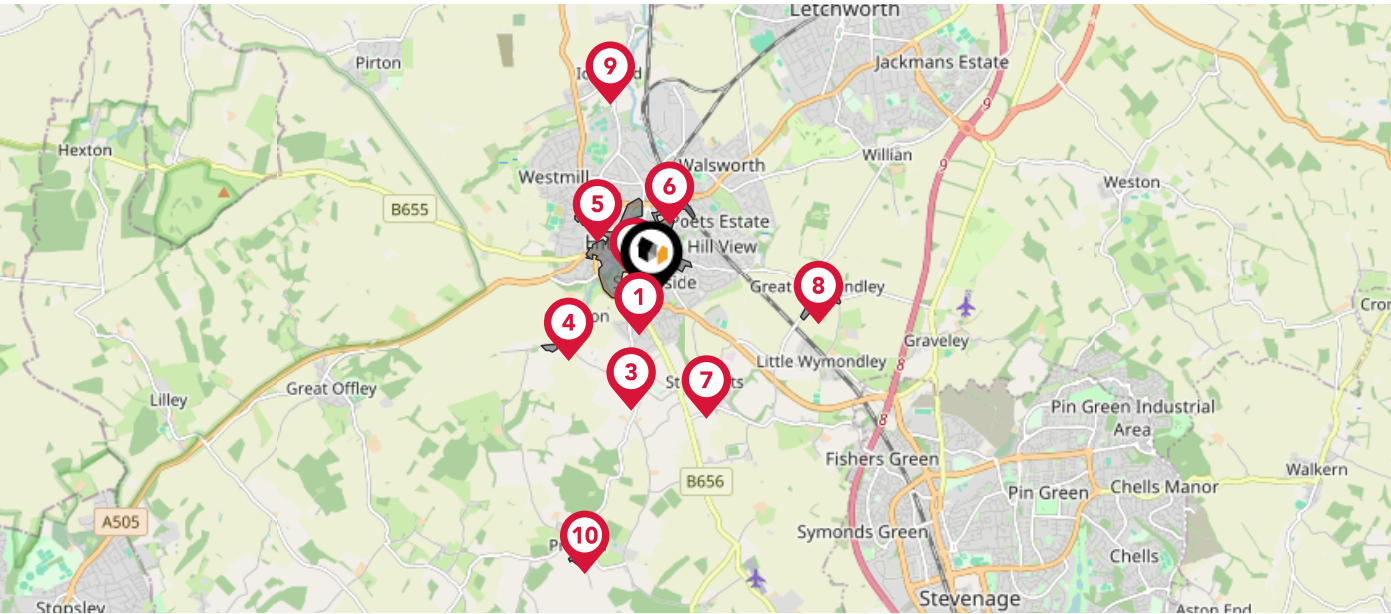
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Chance of flooding to the following depths at this property:

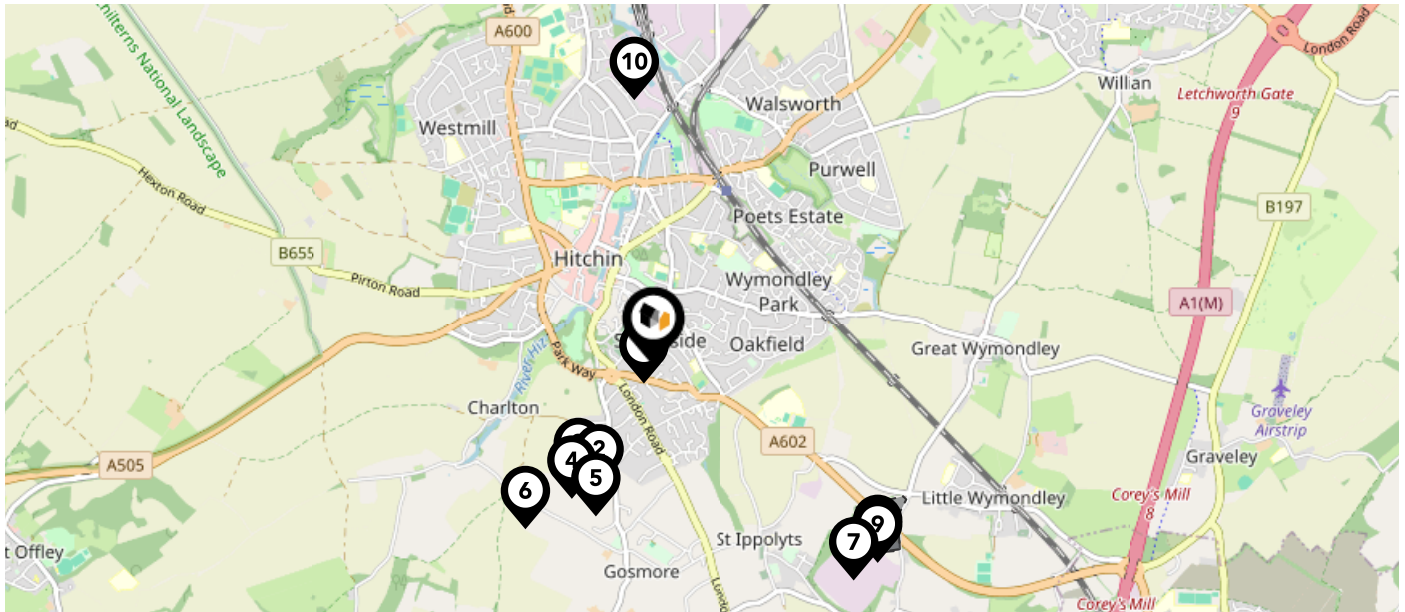


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



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

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	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
3	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
4	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
5	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
6	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
7	Titmore Green Road-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	
8	Little Wymondley Gravel Pit-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	
9	Little Wymondley Quarry-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	
10	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



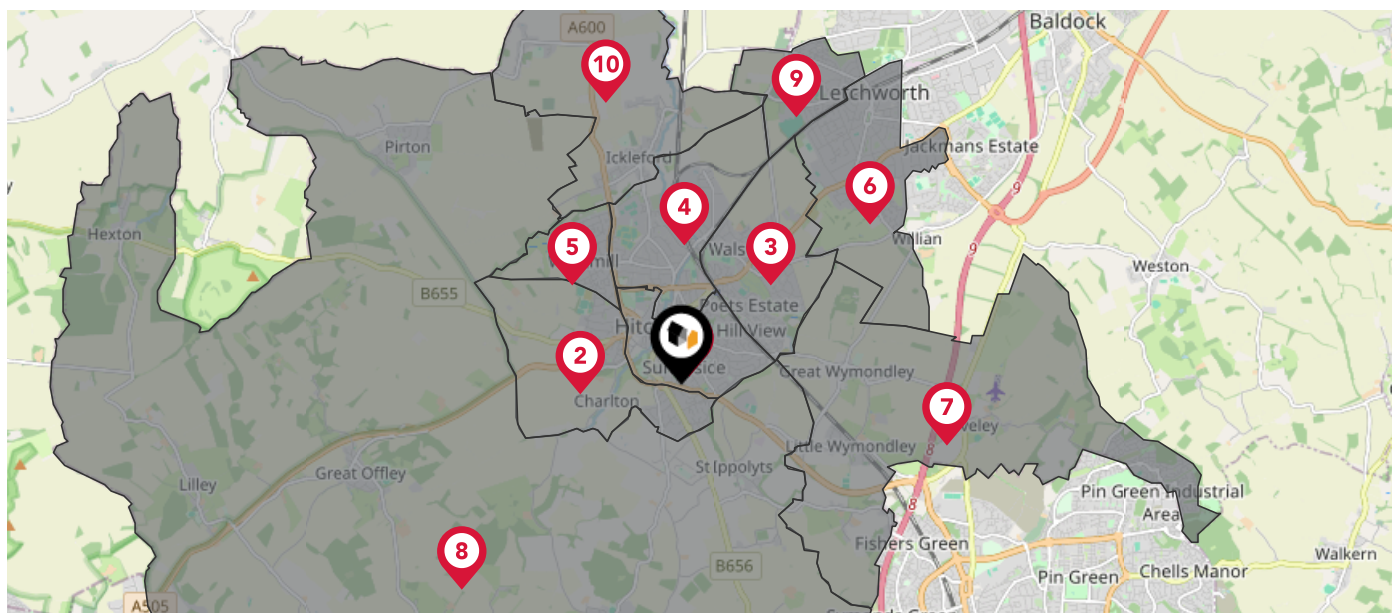
Mine Entry

- ✕ 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

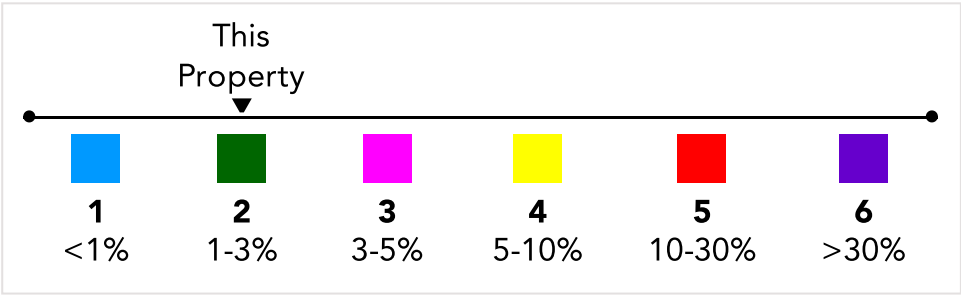
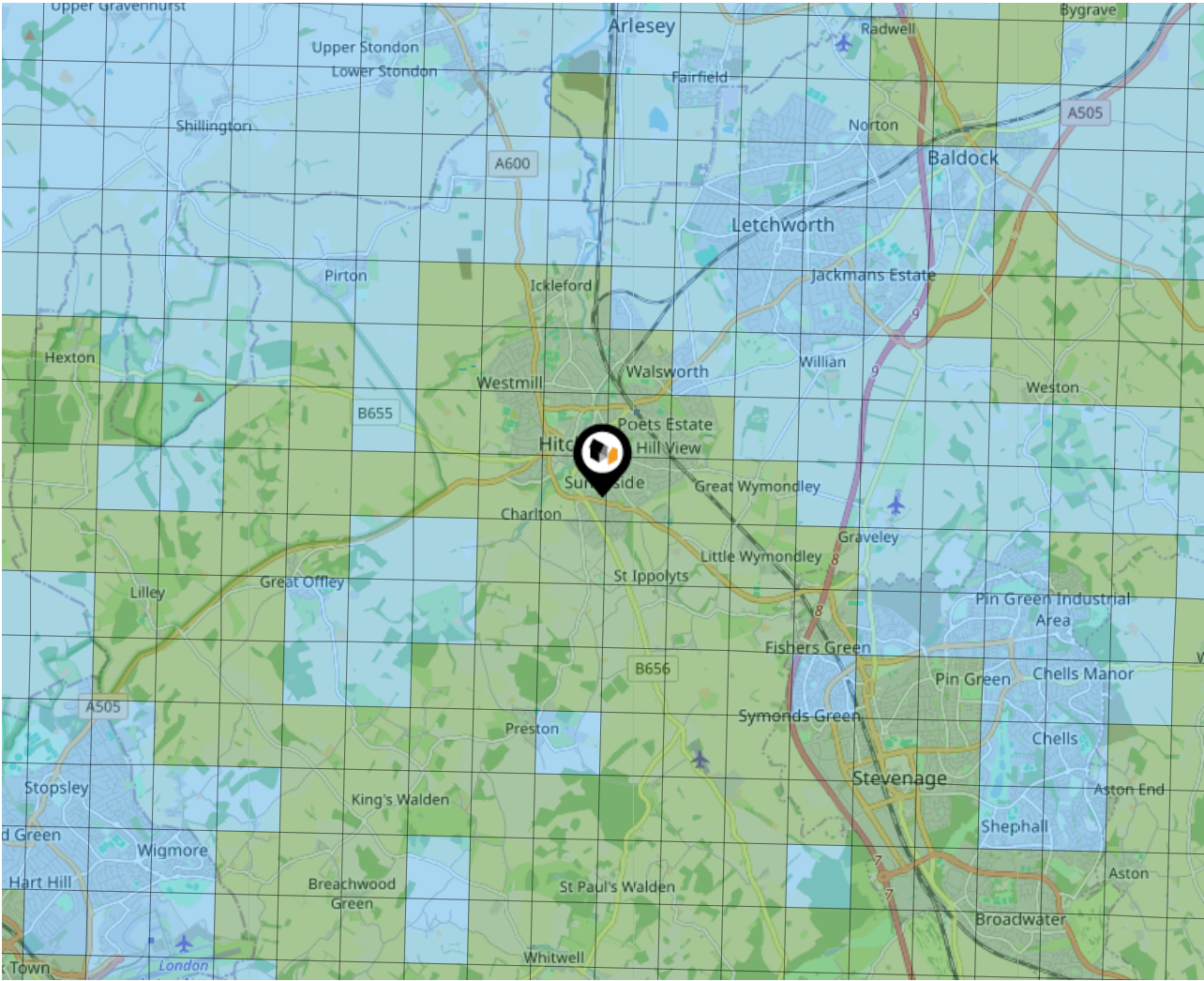


Nearby Council Wards

-  Hitchin Highbury Ward
-  Hitchin Priory Ward
-  Hitchin Walsworth Ward
-  Hitchin Bearton Ward
-  Hitchin Oughton Ward
-  Letchworth South West Ward
-  Chesfield Ward
-  Hitchwood, Offa and Hoo Ward
-  Letchworth Wilbury Ward
-  Cadwell Ward

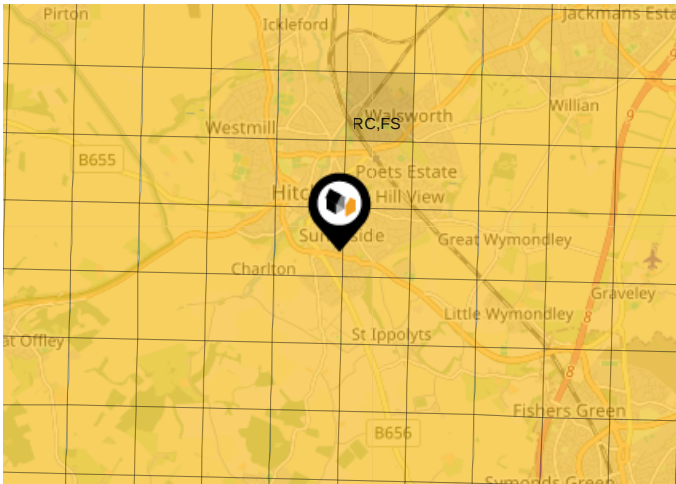
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



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

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

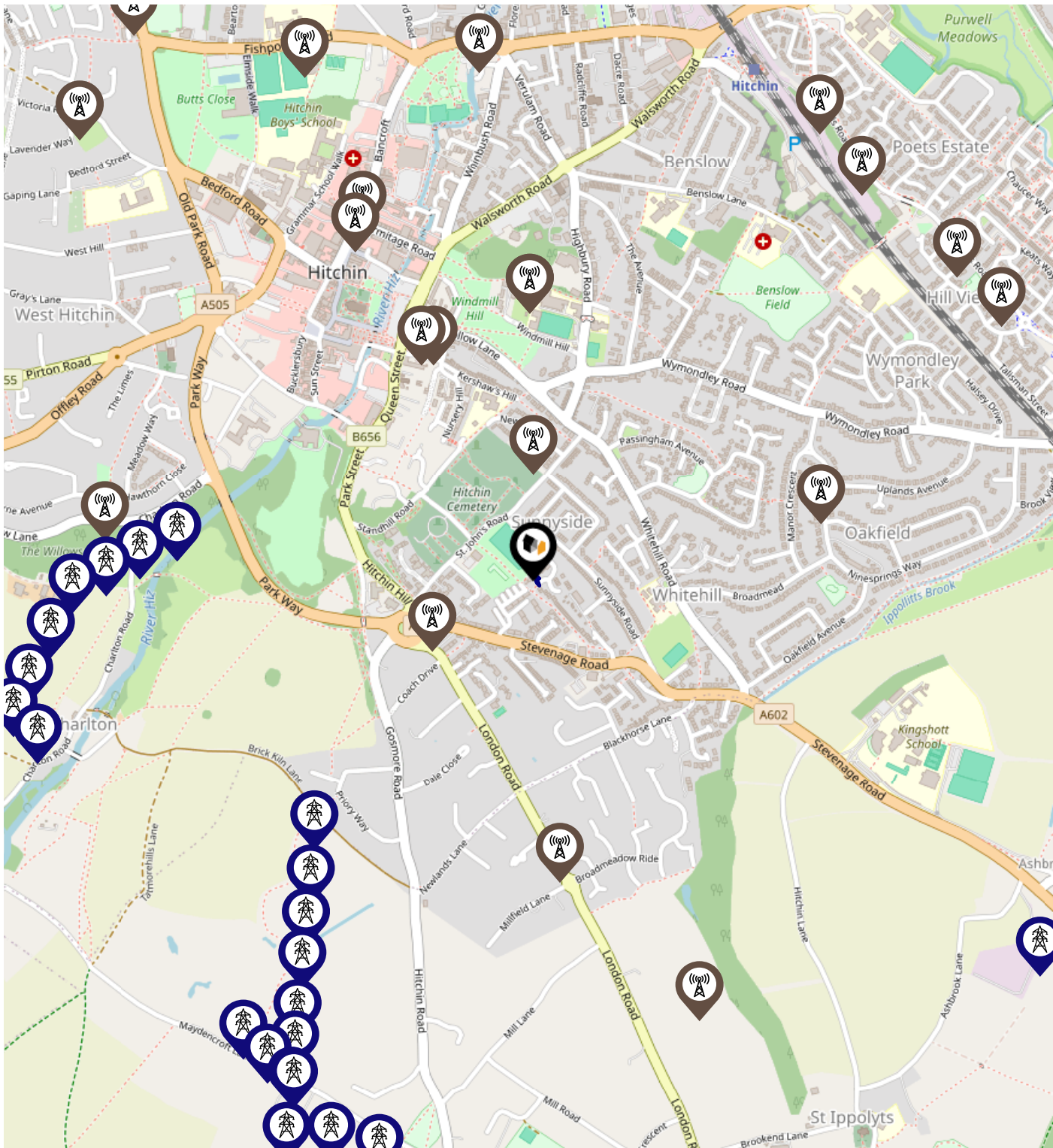


Primary Classifications (Most Common Clay Types)



C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Local Area

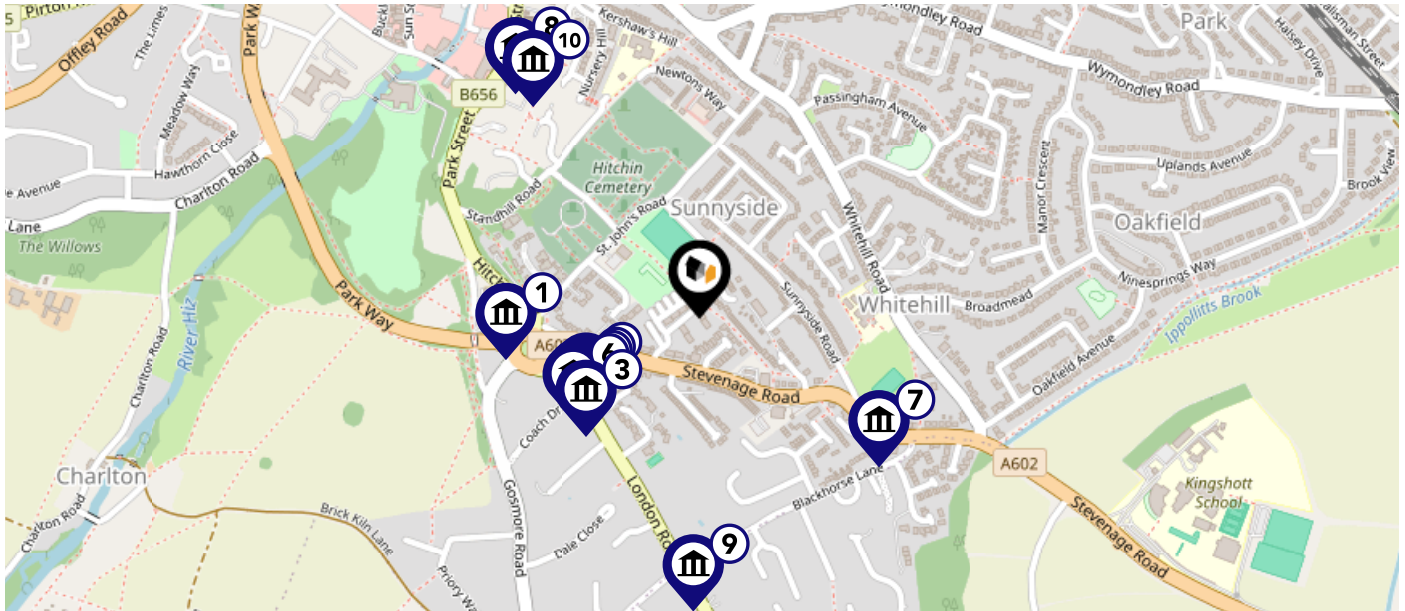
Masts & Pylons













Key:

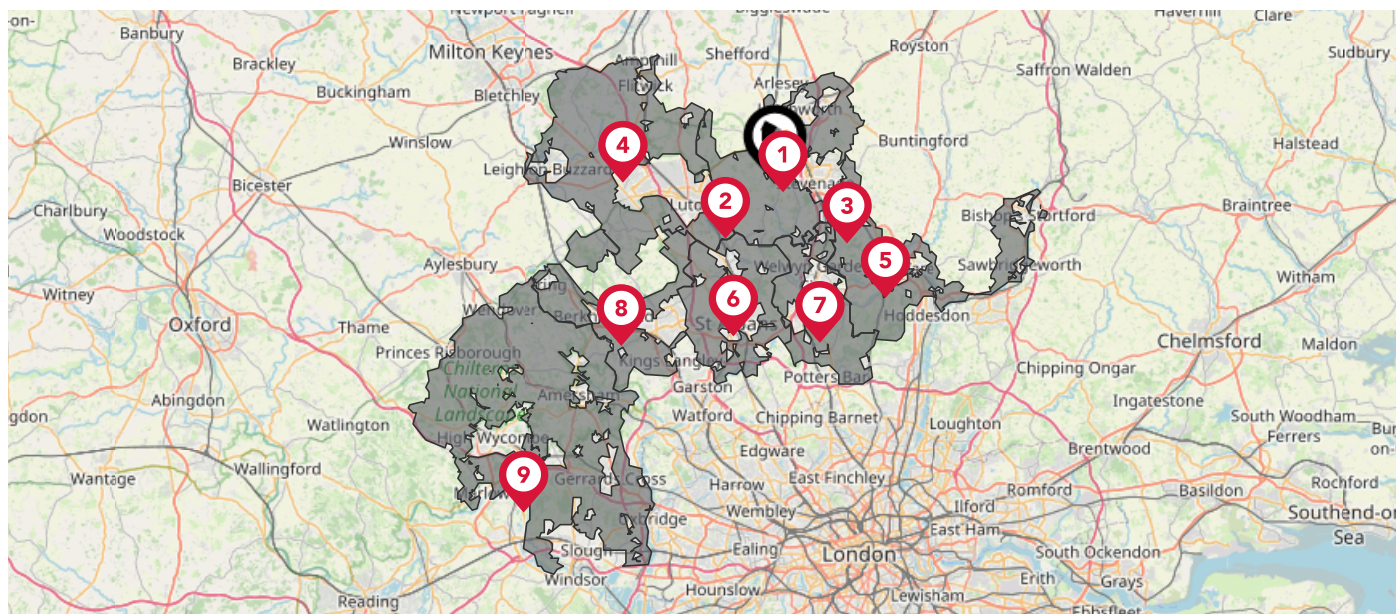
-  Power Pylons
-  Communication Masts

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



Listed Buildings in the local district		Grade	Distance
	1102172 - The Three Moorhens Public House	Grade II	0.2 miles
	1347590 - 7, Hitchin Hill Path	Grade II	0.2 miles
	1347591 - Saint Elmo	Grade II	0.2 miles
	1102171 - 8, Hitchin Hill Path	Grade II	0.2 miles
	1296212 - 5 And 6, Hitchin Hill Path	Grade II	0.2 miles
	1173474 - Montserrat	Grade II	0.2 miles
	1102138 - The New Found Out Public House	Grade II	0.3 miles
	1102129 - North Western Block At The British School	Grade II	0.3 miles
	1347425 - The Grange House	Grade II	0.3 miles
	1224711 - North Eastern Block Of Buildings At The British Schools	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



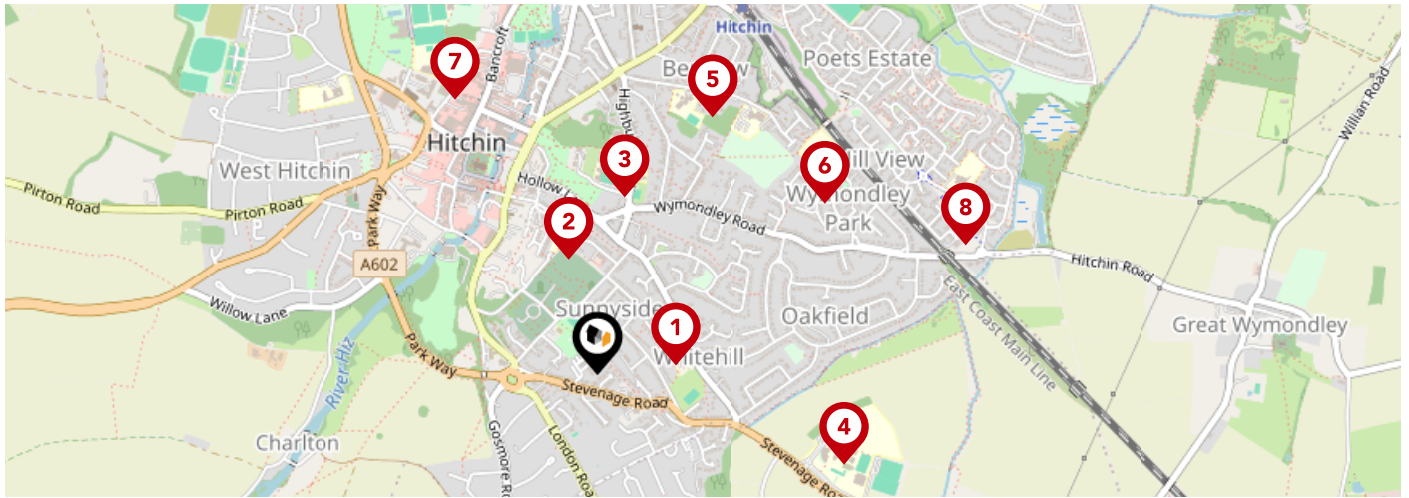
London Green Belt - Welwyn Hatfield



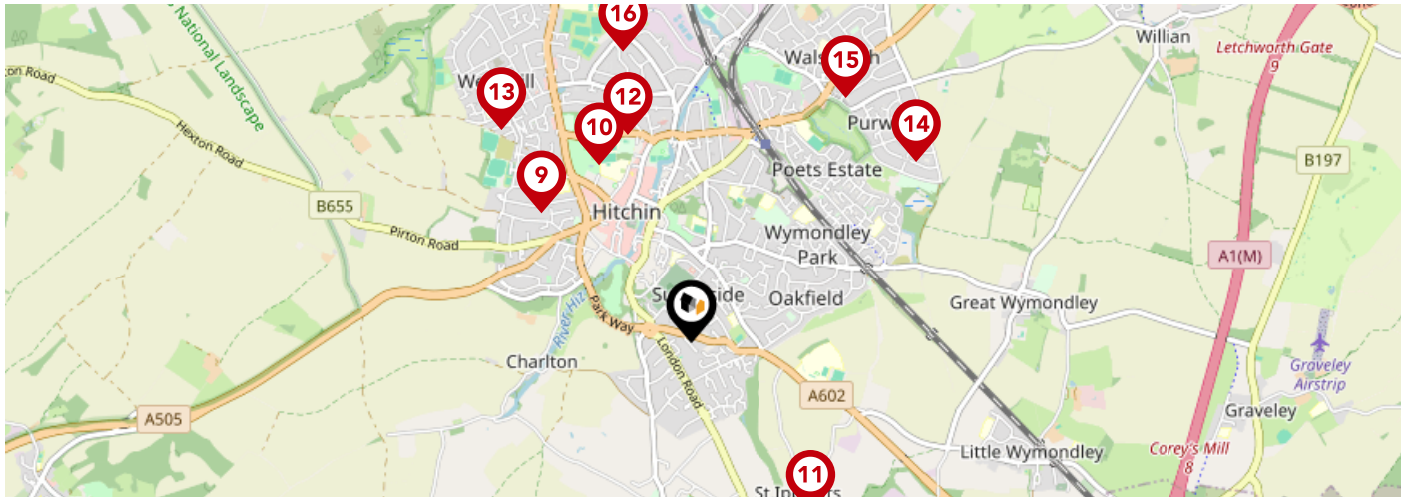
London Green Belt - Dacorum











London Green Belt - Buckinghamshire



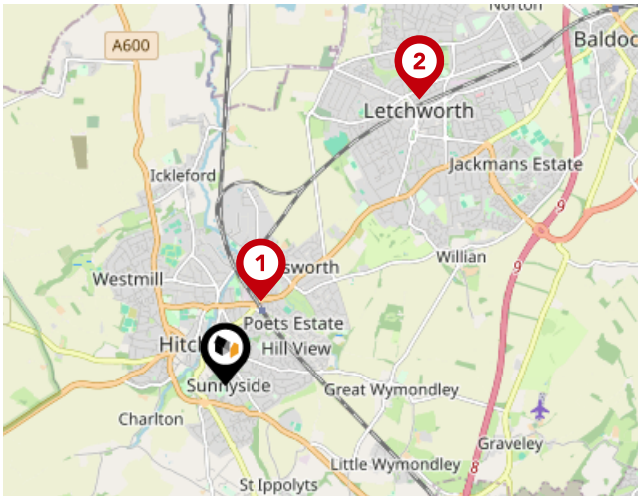
		Nursery	Primary	Secondary	College	Private
1	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Ippolyts Church of England Aided Primary School Ofsted Rating: Good Pupils: 175 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:1.32	<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:1.32	<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:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

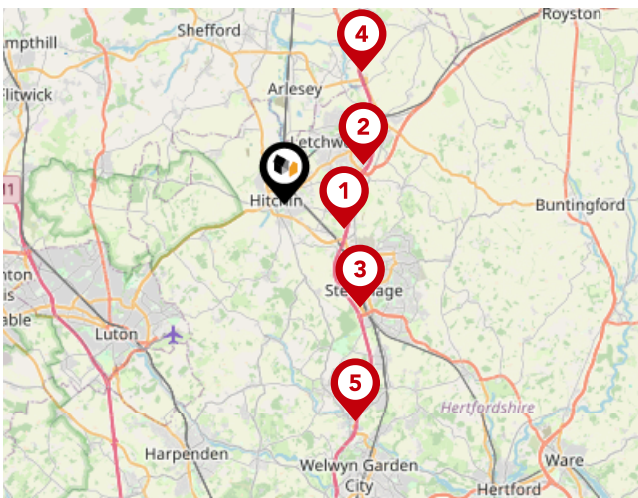
Area

Transport (National)



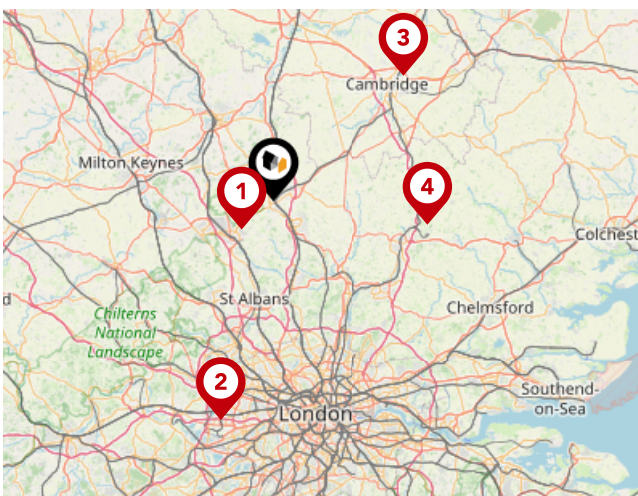
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.83 miles
2	Letchworth Rail Station	3.16 miles
3	Letchworth Rail Station	3.17 miles



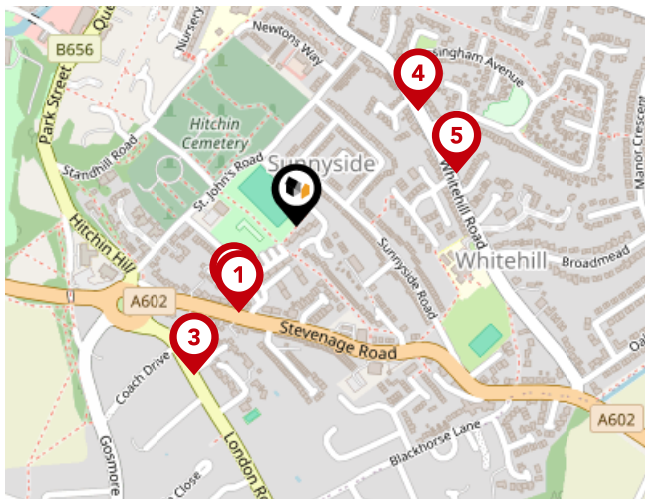
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.38 miles
2	A1(M) J9	3.21 miles
3	A1(M) J7	4.66 miles
4	A1(M) J10	5.61 miles
5	A1(M) J6	8.33 miles



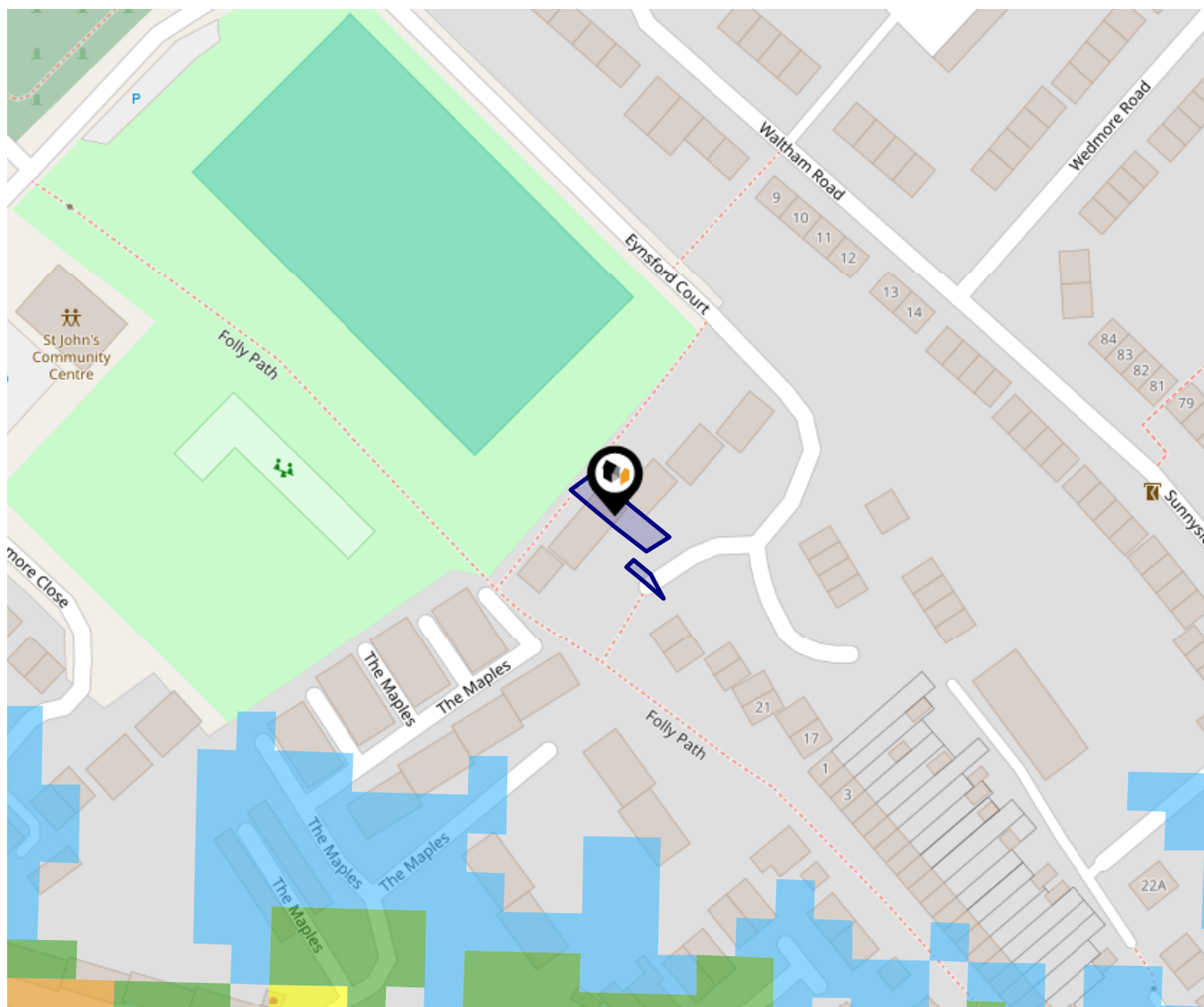
Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.26 miles
2	Heathrow Airport	33.27 miles
3	Cambridge	26.31 miles
4	Stansted Airport	22.95 miles



Bus Stops/Stations

Pin	Name	Distance
1	The Maples	0.12 miles
2	The Maples	0.11 miles
3	Lister Avenue	0.21 miles
4	Maytrees	0.19 miles
5	Maytrees	0.19 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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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