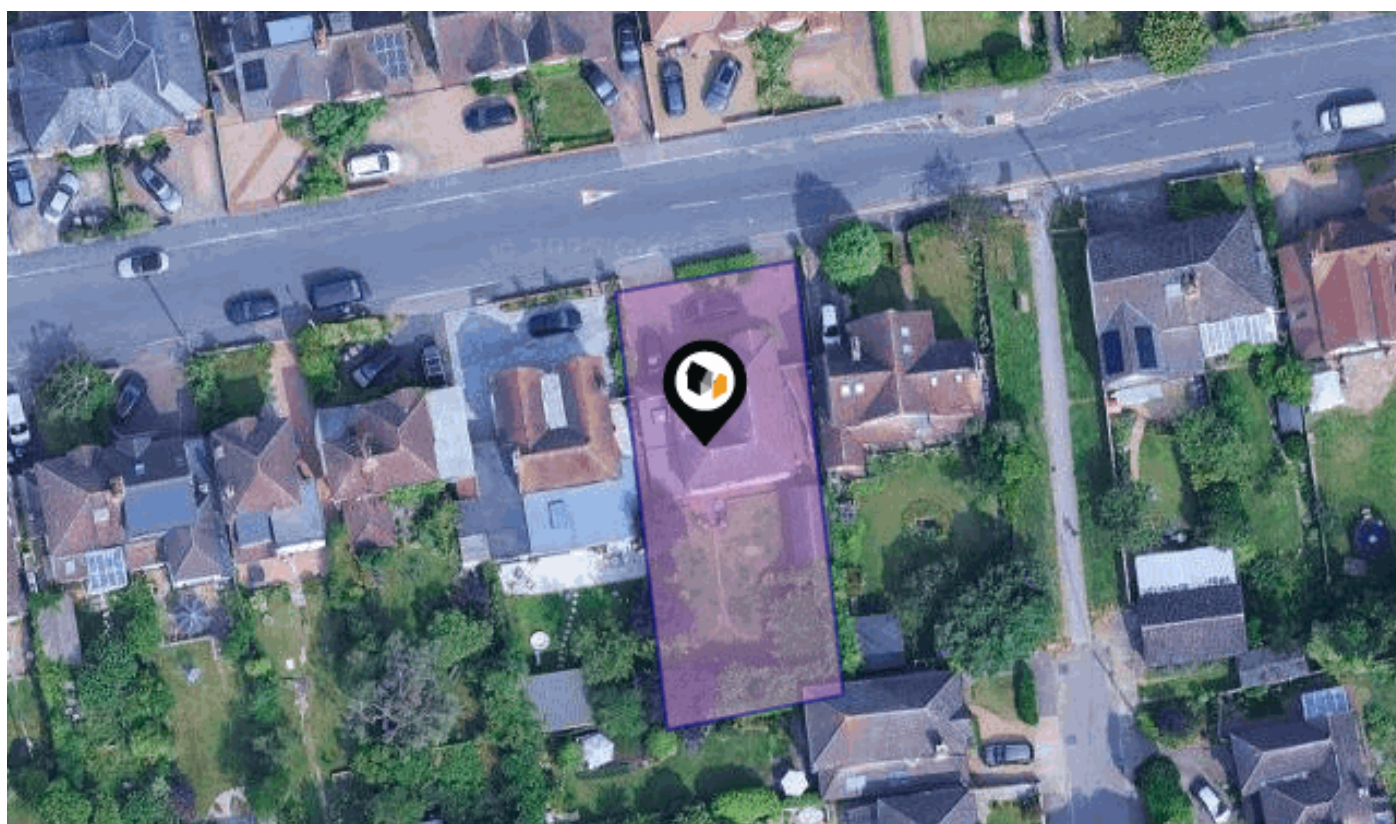




MIR: Material Info

The Material Information Affecting this Property

Thursday 23rd October 2025



WEST HILL, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk



Planning History

This Address

Planning records for: **West Hill, Hitchin, SG5**

Reference - 02/00329/1HH	
Decision:	Decided
Date:	27th February 2002
Description:	New pitch roof over existing flat roof garage

Reference - 94/00578/1HH	
Decision:	Decided
Date:	29th April 1994
Description:	Single storey rear extension and detached garage.

Planning records for: **33 West Hill Hitchin SG5 2HY**

Reference - 08/01324/1HH	
Decision:	Decided
Date:	11th June 2008
Description:	Single storey rear extension including rear roof canopy

Planning records for: **37 West Hill Hitchin Hertfordshire SG5 2HY**

Reference - 21/02479/FPH	
Decision:	Decided
Date:	19th August 2021
Description:	Single storey side/rear infill extension

Reference - 88/01859/1	
Decision:	Decided
Date:	02nd November 1988
Description:	Two storey front extension

Reference - 81/00039/1	
Decision:	Decided
Date:	08th January 1981
Description:	Erection of two storey front extension.

Planning records for: **38 West Hill Hitchin SG5 2HY**

Reference - 12/02349/1HH	
Decision:	Decided
Date:	16th October 2012
Description:	Part two storey and part single storey rear extension, part two storey and part single storey side extension incorporating single garage and front porch following removal of existing detached garage and existing single storey rear extension. (Amended plan received 17/12/12).

Planning records for: **40 West Hill Hitchin SG5 2HY**

Reference - 07/02178/1HH	
Decision:	Decided
Date:	15th October 2007
Description:	Part single, part two storey side extension

Reference - 21/02365/FPH	
Decision:	Decided
Date:	05th August 2021
Description:	Two storey side and rear extension, single storey rear extension following demolition of existing side extension and installation of raised patio area.

Reference - 17/04266/FPH	
Decision:	Decided
Date:	06th December 2017
Description:	Two storey side extension, single storey rear extension and rear dormer window with two front rooflights and one side rooflight to facilitate conversion of loft into habitable space (as amended by plan nos. mp26564A, mp264A & mp2544A received 26th January 2018)

Planning records for: **42 West Hill Hitchin Herts SG5 2HY**

Reference - 01/00942/1HH	
Decision:	Decided
Date:	18th June 2001
Description:	Two and single storey rear extensions. Replacement single garage.

Planning records for: **43 West Hill Hitchin Hertfordshire SG5 2HY**

Reference - 25/00619/FPH	
Decision:	Decided
Date:	06th March 2025
Description:	Part two storey and part single storey rear extension, enlargement of first floor rear dormer window following removal of rear chimney stack. Insertion of first floor side window. Alterations to fenestration and hard landscaping.

Reference - 79/01131/1LB	
Decision:	Decided
Date:	09th April 1979
Description:	Erection of two storey side and rear extension

Planning records for: **45 West Hill Hitchin SG5 2HY**

Reference - 14/02335/1HH	
Decision:	Decided
Date:	01st September 2014
Description:	Part first floor and part two storey side/rear extension together with conversion of existing garage to habitable accommodation.

Planning records for: **45 West Hill Hitchin Hertfordshire SG5 2HY**

Reference - 18/01330/FPH	
Decision:	Decided
Date:	15th May 2018
Description:	Roof extension to form gable end and rear dormer window to facilitate loft conversion

Reference - 18/00769/LDCP	
Decision:	Decided
Date:	26th March 2018
Description:	Roof extension to form gable end and rear dormer window to facilitate loft conversion.

Planning records for: **46 West Hill Hitchin SG5 2HY**

Reference - 10/01481/1HH	
Decision:	Decided
Date:	15th July 2010
Description:	Single storey rear extension following demolition of existing

Planning records for: **48 West Hill Hitchin Hertfordshire SG5 2HY**

Reference - 22/00125/FPH	
Decision:	Decided
Date:	17th January 2022
Description:	Insertion of rooflight to existing front roofslope, insertion of window to existing first floor side elevation and insertion of dormer and rooflight to existing rear roofslope to facilitate conversion of loftspace into habitable accommodation.

Planning records for: **48 West Hill Hitchin SG5 2HY**

Reference - 14/00545/1HH	
Decision:	Decided
Date:	26th February 2014
Description:	Two storey rear extension and single storey side extension, insertion of a roof light into existing front roof slope and ancillary works.

Planning records for: **49 West Hill Hitchin SG5 2HY**

Reference - 90/01460/1	
Decision:	Decided
Date:	30th October 1990
Description:	Single storey side and part rear extension

Planning records for: **50 West Hill Hitchin SG5 2HY**

Reference - 09/01780/1HH	
Decision:	Decided
Date:	21st September 2009
Description:	Two storey side and rear extension (variation of planning permission ref 09/00268/1HH approved 07/04/09 i.e. addition of first floor bay window to rear)

Reference - 09/00268/1HH	
Decision:	Decided
Date:	12th February 2009
Description:	Two storey side and rear extension

Planning records for: **51 West Hill Hitchin SG5 2HY**

Reference - 04/00390/1HH	
Decision:	Decided
Date:	12th March 2004
Description:	Rear conservatory

Reference - 83/00865/1	
Decision:	Decided
Date:	31st May 1983
Description:	Erection of single storey rear extension

Planning records for: **52 West Hill Hitchin SG5 2HY**

Reference - 90/00827/1	
Decision:	Decided
Date:	04th June 1990
Description:	Single storey rear extension

Planning records for: **53 West Hill Hitchin SG5 2HY**

Reference - 11/02443/1HH	
Decision:	Decided
Date:	11th October 2011
Description:	Single storey rear extension following demolition of existing conservatory

Planning records for: **53 West Hill Hitchin SG5 2HY**

Reference - 10/01331/1HH	
Decision:	Decided
Date:	22nd July 2010
Description:	Single storey rear extension following demolition of existing conservatory

Reference - 74/00254/1	
Decision:	Decided
Date:	22nd February 1974
Description:	Two storey rear extension and car port

Planning records for: **54 West Hill Hitchin SG5 2HY**

Reference - 91/00718/1	
Decision:	Decided
Date:	10th June 1991
Description:	First floor two and single storey side extension and new front porch canopy (as a variation of permission ref 90/1515/1 granted on 10.12.90) (As amended by plan recieved on 4 July 1991)

Reference - 20/01754/LDCP	
Decision:	Decided
Date:	10th August 2020
Description:	Hip to gable roof extensions, insertion of 2No. roof lights to existing front roof slope and insertion of box dormer to existing rear roof slope to facilitate conversion of loft into habitable accommodatiion

Planning records for: **54 West Hill Hitchin SG5 2HY**

Reference - 90/00464/1	
Decision:	Decided
Date:	29th March 1990
Description:	Front porch canopy and first floor side extension over existing garage

Reference - 90/01515/1	
Decision:	Decided
Date:	08th November 1990
Description:	First floor, two and single storey side extension and new front porch canopy

Reference - 20/01759/FPH	
Decision:	Decided
Date:	02nd September 2020
Description:	Single storey rear extension

Planning records for: **55 West Hill Hitchin SG5 2HY**

Reference - 05/00543/1HH	
Decision:	Decided
Date:	12th April 2005
Description:	Part two storey, part first floor rear extension following partial demolition of existing detached garage

Planning records for: **56 West Hill Hitchin SG5 2HY**

Reference - 05/00002/1HH	
Decision:	Decided
Date:	04th January 2004
Description:	Rear conservatory - Amended Plans 03/01/05

Reference - 84/01447/1	
Decision:	Decided
Date:	20th September 1984
Description:	Erection of two storey side extension

Reference - 84/01158/1	
Decision:	Decided
Date:	23rd July 1984
Description:	Sect 53 Single storey rear extension

Planning records for: **57 West Hill Hitchin SG5 2HY**

Reference - 81/01672/1	
Decision:	Decided
Date:	13th November 1981
Description:	Erection of first floor side and rear extension.

Planning records for: **57 West Hill Hitchin Hertfordshire SG5 2HY**

Reference - 00/00612/1HH	
Decision:	Decided
Date:	18th April 2000
Description:	Rear conservatory

Reference - 78/01190/1	
Decision:	Decided
Date:	04th August 1978
Description:	Erection of single storey side extension for utility room and garage

Planning records for: **58 West Hill Hitchin SG5 2HY**

Reference - 82/00928/1	
Decision:	Decided
Date:	12th July 1982
Description:	Erection of two storey side and rear extension.

Planning records for: **60 West Hill Hitchin SG5 2HY**

Reference - 74/00927/1	
Decision:	Decided
Date:	28th October 1974
Description:	Single storey extension to dwelling to form utility room.

Planning records for: **60 West Hill Hitchin SG5 2HY**

Reference - 12/02669/1HH	
Decision:	Decided
Date:	28th November 2012
Description:	Part two storey, part single storey rear extension and single storey side extension (as amended by plan no. WOO/12/02A received 17/12/12)

Planning records for: **61 West Hill Hitchin SG5 2HY**

Reference - 74/00281/1	
Decision:	Decided
Date:	12th March 1974
Description:	Ground floor rear extension and car port

Reference - 79/00460/1	
Decision:	Decided
Date:	22nd January 1979
Description:	Erection of single storey rear extension and front entrance porch

Planning records for: **62 West Hill Hitchin SG5 2HY**

Reference - 13/02927/1HH	
Decision:	Decided
Date:	05th December 2013
Description:	Single storey side extension following removal of existing outbuilding

Planning records for: **63 West Hill Hitchin SG5 2HY**

Reference - 11/02381/1HH	
Decision:	Decided
Date:	29th September 2011
Description:	First floor side and rear extensions. (Amended plans received 07/11/11).

Reference - 79/00461/1	
Decision:	Decided
Date:	22nd January 1979
Description:	Erection of two storey side and single storey rear extension and front entrance porch

Reference - 11/02812/1HH	
Decision:	Decided
Date:	09th November 2011
Description:	Retention of conservatory

Planning records for: **64 West Hill Hitchin SG5 2HY**

Reference - 03/01881/1HH	
Decision:	Decided
Date:	28th November 2003
Description:	Two storey rear extension

Planning records for: **64 West Hill Hitchin SG5 2HY**

Reference - 08/03026/1HH
Decision: Decided
Date: 18th December 2008
Description: Single storey detached studio/summerhouse in rear garden

Reference - 06/02152/1HH
Decision: Decided
Date: 21st September 2006
Description: Two storey side extension.

Reference - 91/00373/1
Decision: Decided
Date: 23rd April 1991
Description: Two storey side extension

Reference - 91/00635/1
Decision: Decided
Date: 05th July 1991
Description: Proposed single storey side extension

Planning records for: **64 West Hill Hitchin Hertfordshire SG5 2HY**

Reference - 18/03150/FPH	
Decision:	Decided
Date:	30th November 2018
Description:	Single storey rear extension

Planning records for: **65 West Hill Hitchin Hertfordshire SG5 2HY**

Reference - 19/01312/FPH	
Decision:	Decided
Date:	03rd June 2019
Description:	Part single, part two storey rear extension; part first floor side extension to form gable with loft dormer conversion and ancillary works

Reference - 91/01444/1	
Decision:	Decided
Date:	13th December 1991
Description:	Two storey side extension to include replacement garage.

Planning records for: **66 West Hill Hitchin Herts SG5 2HY**

Reference - 94/01327/1HH	
Decision:	Decided
Date:	12th December 1994
Description:	Two storey rear and side extension incorporating replacement garage

Planning records for: **67 West Hill Hitchin SG5 2HY**

Reference - 10/00563/1HH	
Decision:	Decided
Date:	16th March 2010
Description:	Single storey rear extension following demolition of existing

Reference - 82/00539/1	
Decision:	Decided
Date:	29th April 1982
Description:	Erection of first floor side and single storey rear extensions and detached garage.

Planning records for: **68 West Hill Hitchin SG5 2HY**

Reference - 16/02054/1HH	
Decision:	Decided
Date:	17th August 2016
Description:	Single storey side link extension and conversion of existing attached garage to living accommodation.

Reference - 16/01760/1PUD	
Decision:	Decided
Date:	12th July 2016
Description:	Single storey side link extension and conversion of existing attached garage to living accommodation.

Planning records for: **68 West Hill Hitchin SG5 2HY**

Reference - 76/00202/1	
Decision:	Decided
Date:	15th February 1976
Description:	Single storey rear extension and first floor side extension

Planning records for: **69 West Hill Hitchin Hertfordshire SG5 2HY**

Reference - 23/01766/LDCP	
Decision:	Registered
Date:	08th August 2023
Description:	Single storey rear extension

Reference - 05/00379/1HH	
Decision:	Decided
Date:	14th March 2005
Description:	Single storey side extension and addition of pitched roof to existing attached garage

Reference - 23/02170/FPH	
Decision:	Decided
Date:	20th September 2023
Description:	Single storey rear extension

Planning records for: **70 West Hill Hitchin Hertfordshire SG5 2HY**

Reference - 00/00113/1HH	
Decision:	Decided
Date:	25th January 2000
Description:	Two storey rear/side extension with single storey front extension to existing side attached garage

Planning records for: **71 West Hill Hitchin SG5 2HY**

Reference - 03/01612/1HH	
Decision:	Decided
Date:	10th October 2003
Description:	Single storey side and rear extension.

Reference - 24/02681/FPH	
Decision:	Decided
Date:	05th December 2024
Description:	Single storey rear extension and insertion of rooflights to existing rear element roofslope. Installation of front and rear ramp; stairs and raised patio. Installation of AC unit to existing side elevation. Alterations to fenestration.

Planning records for: **72 West Hill Hitchin Hertfordshire SG5 2HY**

Reference - 22/01131/FPH	
Decision:	Decided
Date:	25th April 2022
Description:	Single storey side extension and part two storey and part single storey rear extension

Planning records for: **72 West Hill Hitchin Hertfordshire SG5 2HY**

Reference - 22/03280/NMA	
Decision:	Decided
Date:	24th January 2023
Description:	Reduction of roof pitch from 40 degrees to 38 degrees over the two storey extension and the removal of the crown roof, omission of the store at the front of the single storey side extension, removal of part of rear extension (as Non-Material Amendment to planning permission 22/01131/FPH granted 08.06.2022)

Planning records for: **73 West Hill Hitchin SG5 2HY**

Reference - 80/00411/1	
Decision:	Decided
Date:	06th March 1980
Description:	Erection of detached garage, single storey rear extension and car port.

Planning records for: **74 West Hill Hitchin SG5 2HY**

Reference - 09/00329/1HH	
Decision:	Decided
Date:	19th February 2009
Description:	Part single storey, part two storey side and rear extensions

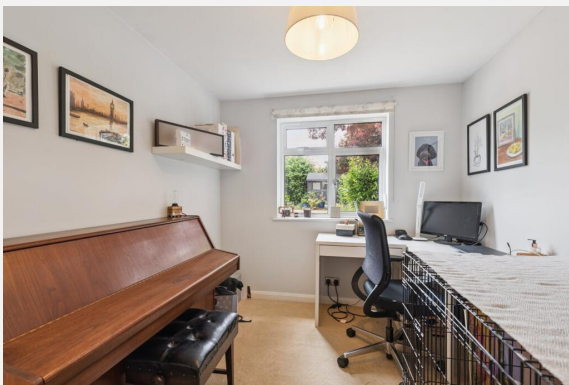
Reference - 09/01370/1HH	
Decision:	Decided
Date:	20th July 2009
Description:	Part single storey, part two storey side and rear extensions

Planning records for: **74 West Hill Hitchin SG5 2HY**

Reference - 10/00847/1HH	
Decision:	Decided
Date:	26th May 2010
Description:	Retention of revised roof profile to new extension

Reference - 08/02958/1HH	
Decision:	Decided
Date:	12th January 2009
Description:	Two storey rear and part two storey, part single storey side extension with continuation canopy roof across front entrance.





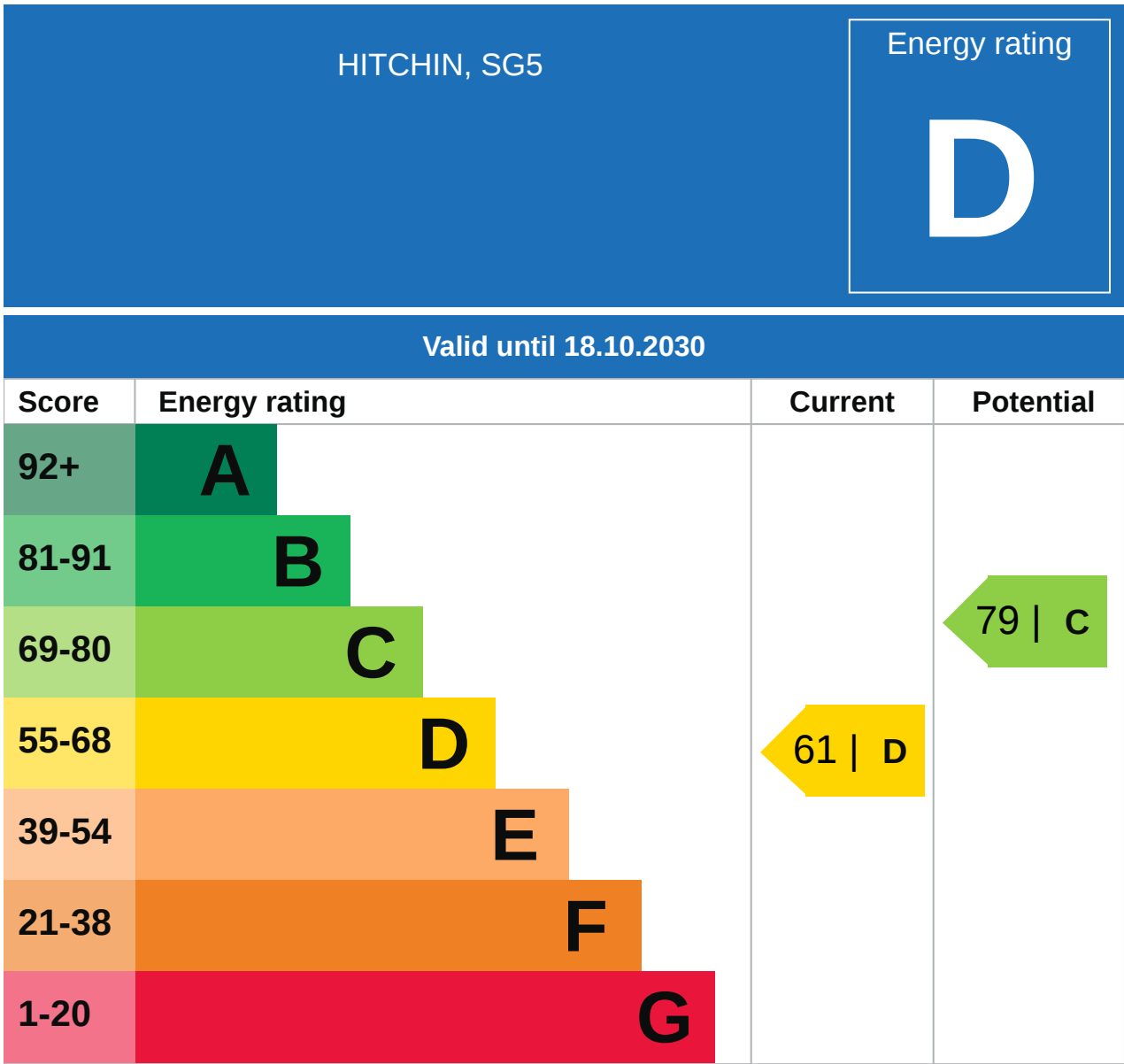


WEST HILL, HITCHIN, SG5

Approximate Gross Internal Area
Ground Floor = 106.4 sq m / 1,145 sq ft
First Floor = 83.2 sq m / 895 sq ft
Garage = 17.7 sq m / 190 sq ft
Total = 207.3 sq m / 2,230 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale.
© CJ Property Marketing



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	4
Open Fireplace:	1
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 48% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	191 m ²

Building Safety

None specified

Accessibility / Adaptations

Not suitable for wheelchair users

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Brick

Property Lease Information

Not applicable

Listed Building Information

Not applicable

Stamp Duty

Ask agent

Electricity Supply

Yes

Gas Supply

Yes

Central Heating

Yes

Water Supply

Yes - mains

Drainage

Yes - mains

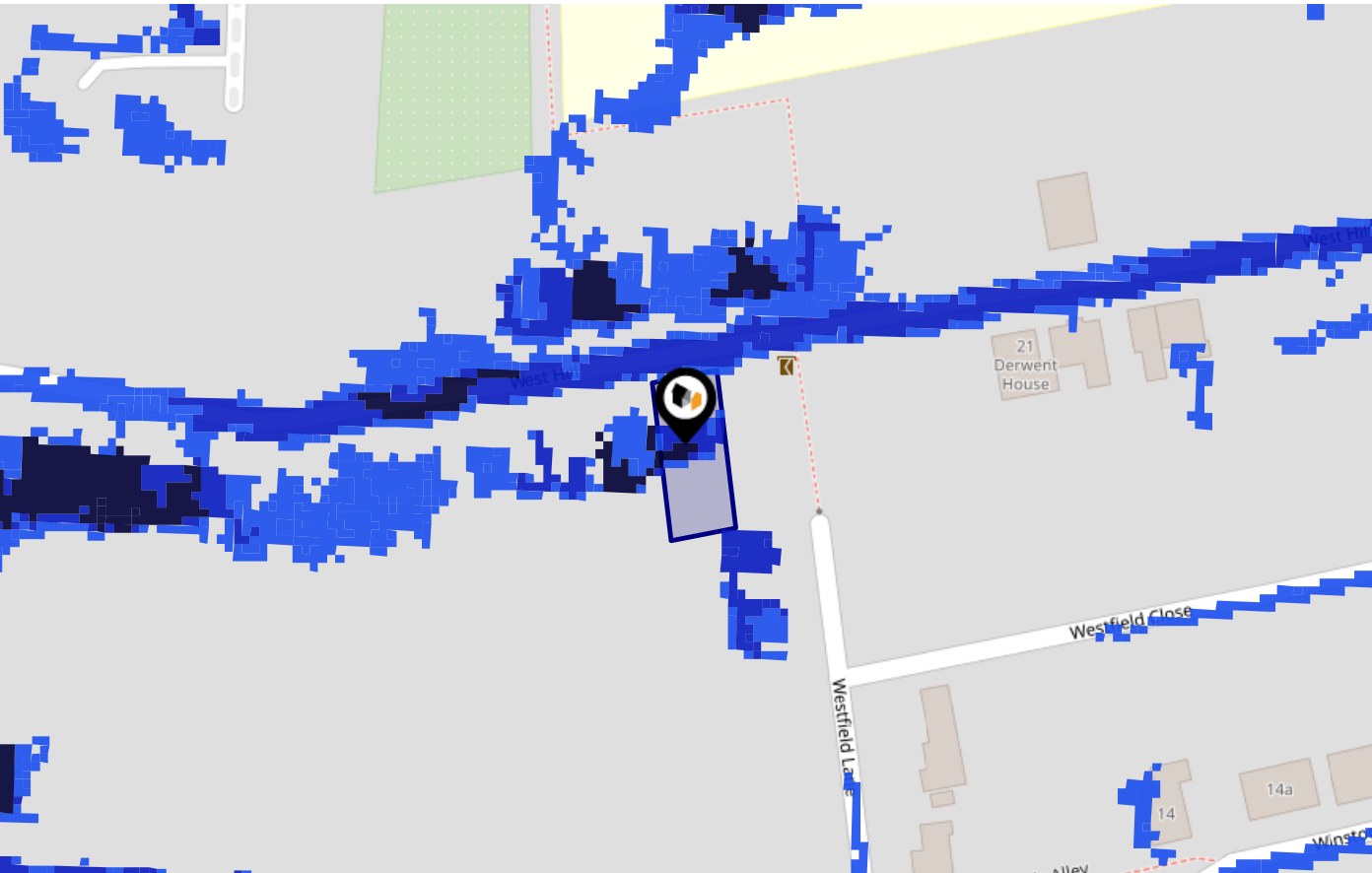
Important - Please read

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

Flood Risk

Surface Water - Flood Risk

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

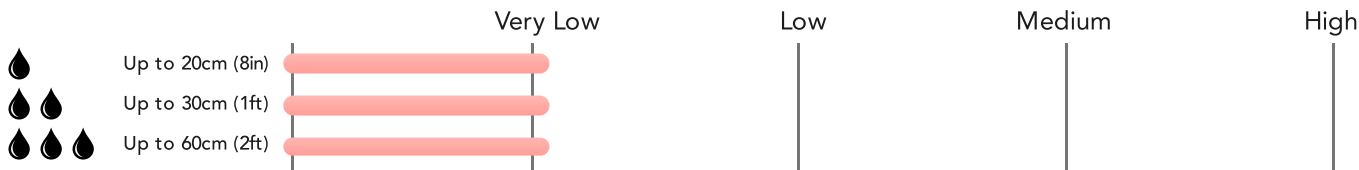


Risk Rating: Medium

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

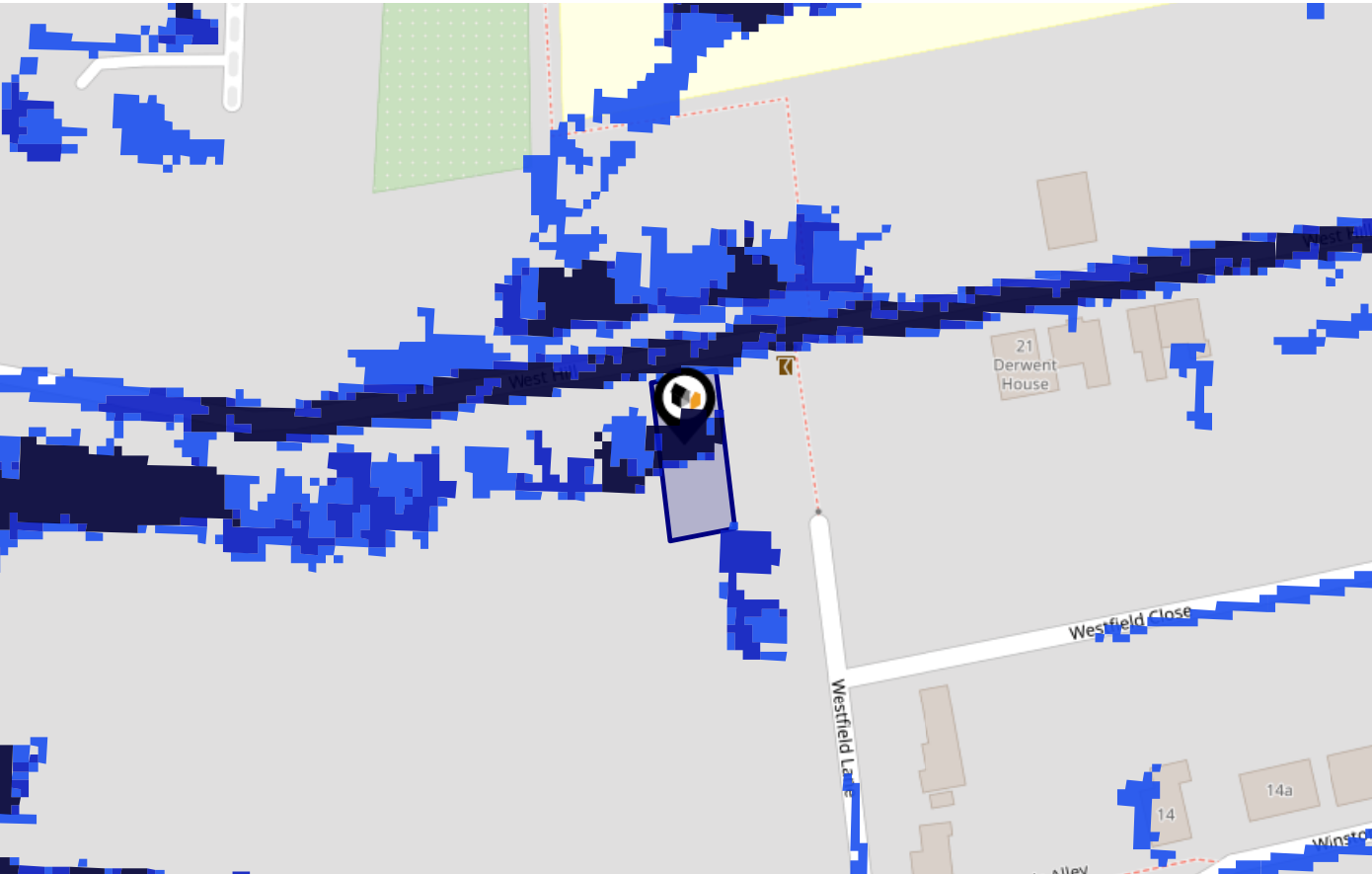
Chance of flooding to the following depths at this property:



Flood Risk

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.

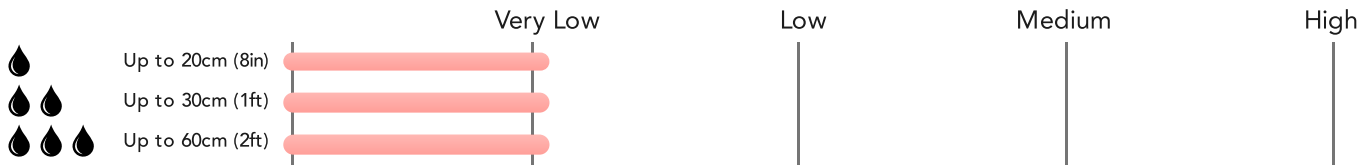


Risk Rating: High

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

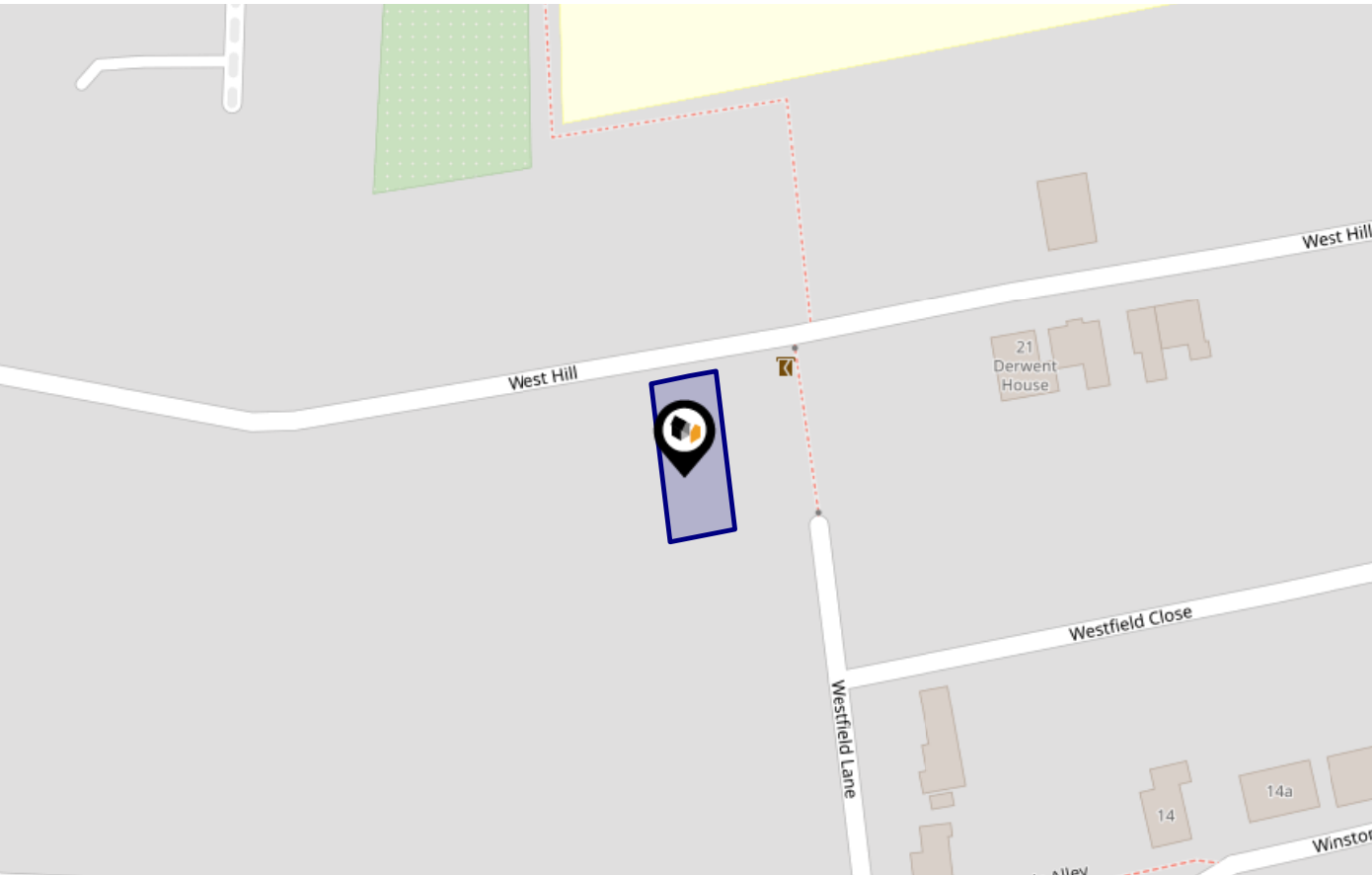
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

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

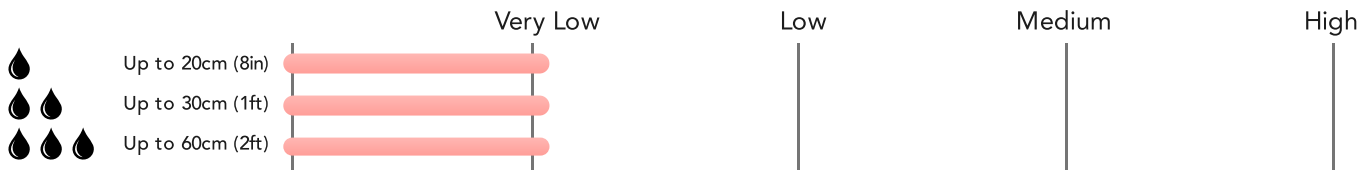


Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

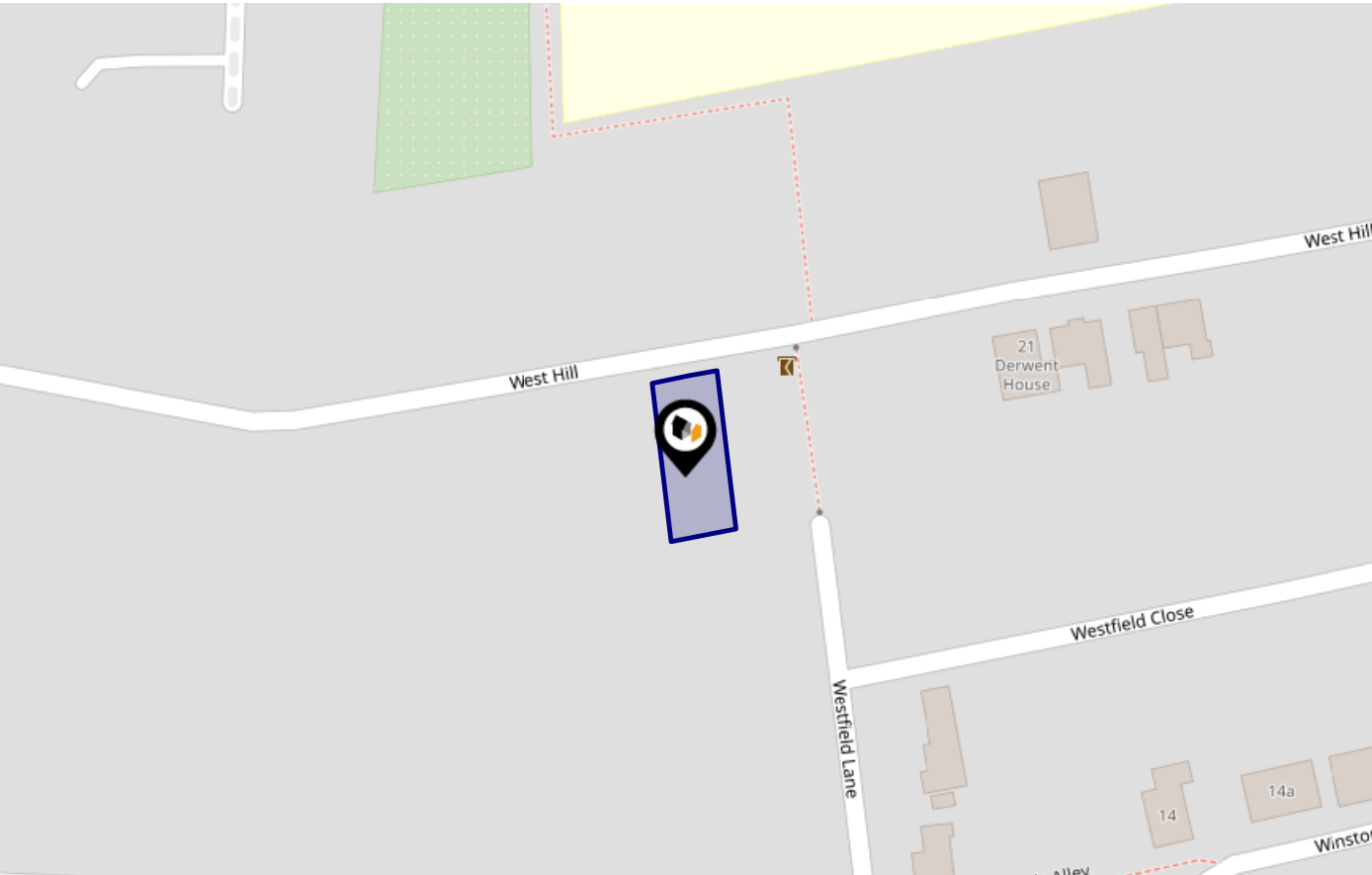
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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

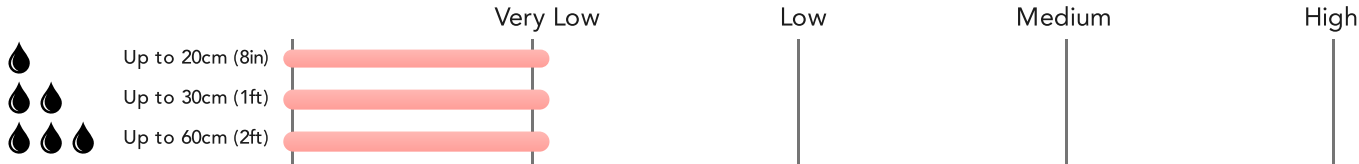


Risk Rating: Very low

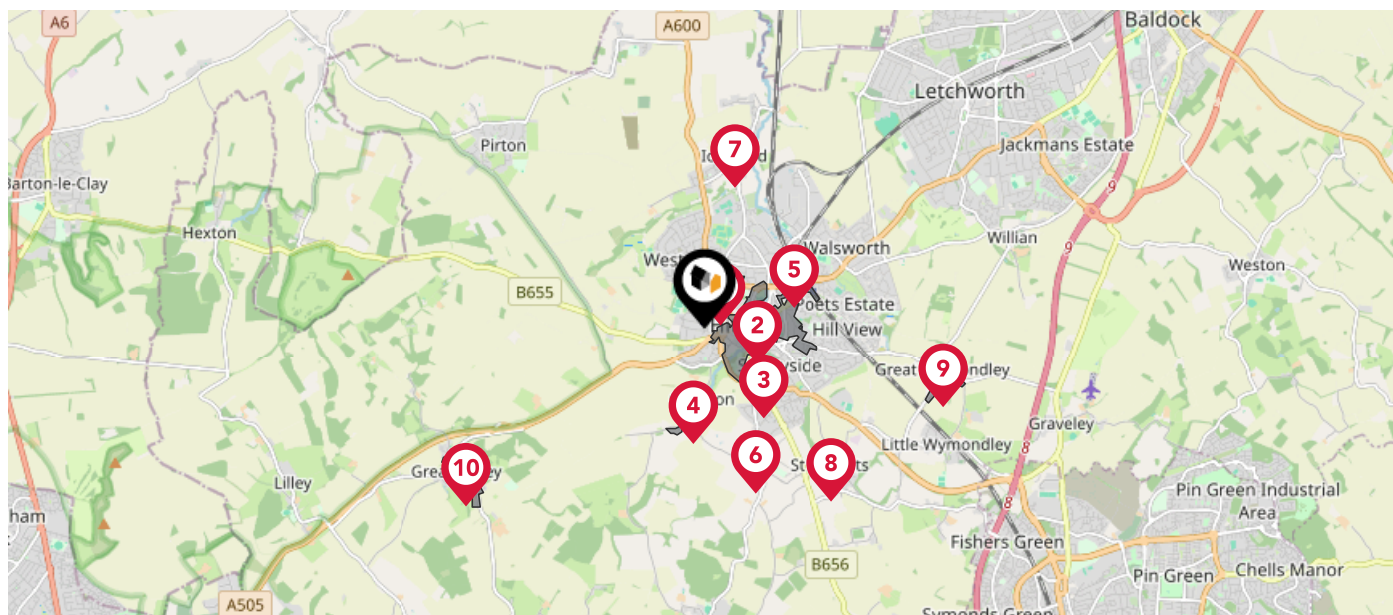
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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



Nearby Conservation Areas



Butts Close, Hitchin



Hitchin



Hitchin Hill Path



Charlton



Hitchin Railway and Ransom's Recreation Ground



Gosmore



Ickleford



St Ippolyts

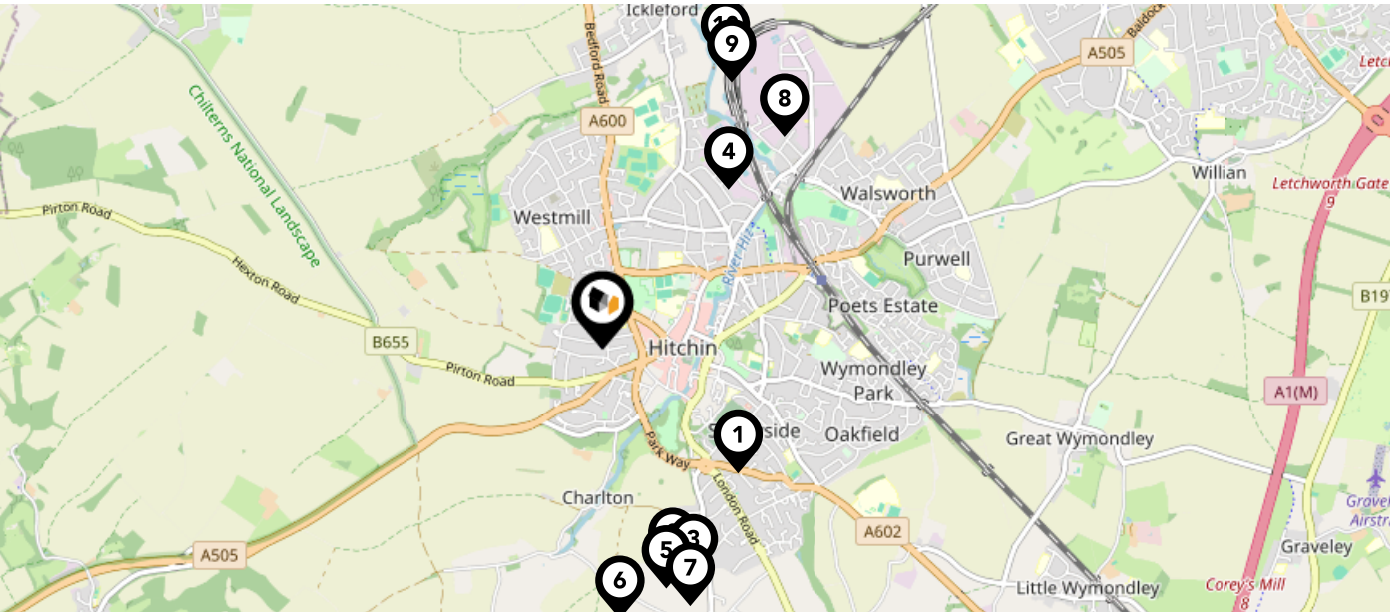


Great Wymondley



Great Offley

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	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill
5	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
6	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
7	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
8	Wallace Way-Hitchin, Hertfordshire	Historic Landfill
9	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill
10	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



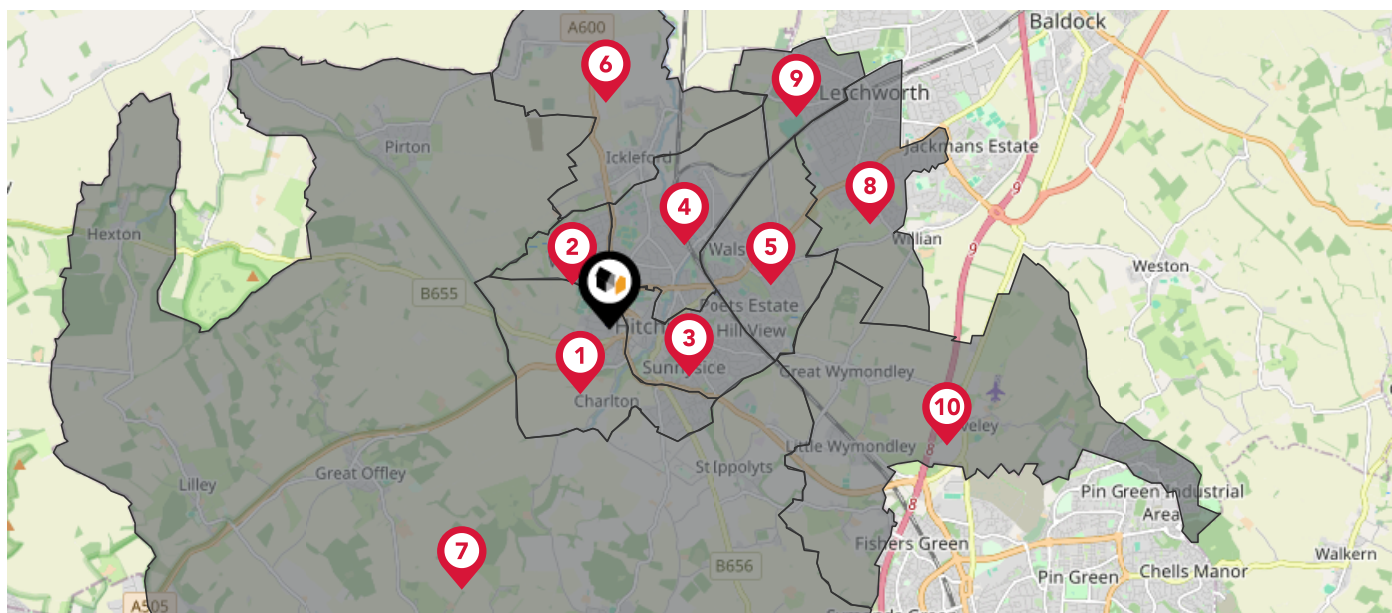
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

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

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

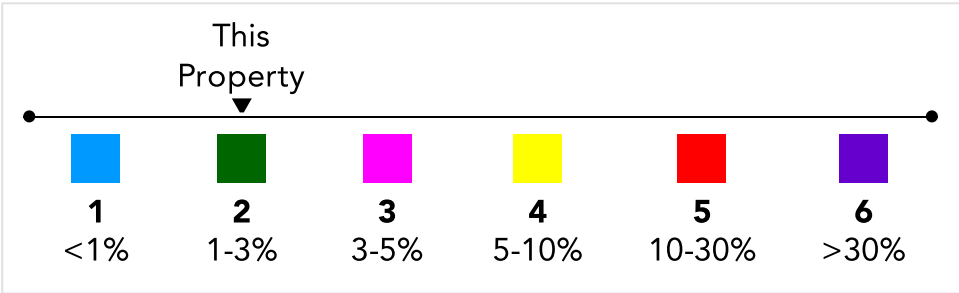
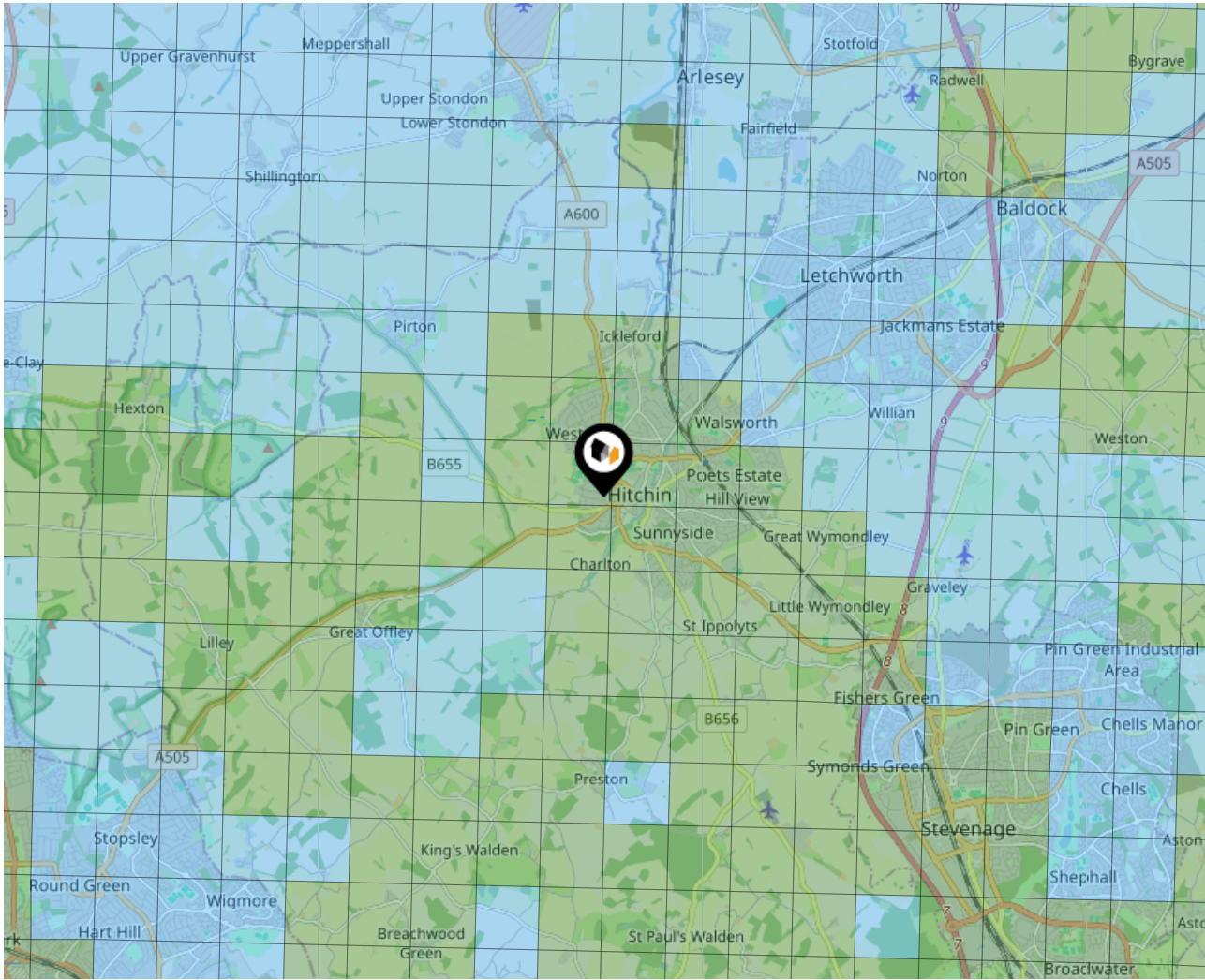


Nearby Council Wards

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

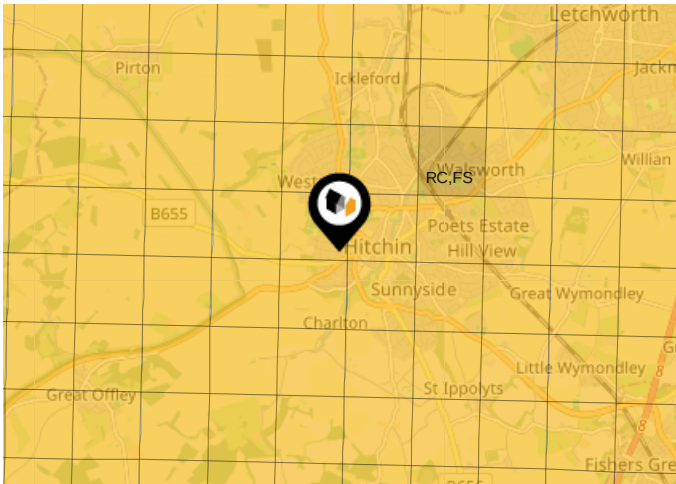
What is Radon?

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



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

Carbon Content:	HIGH	Soil Texture:	CHALKY, SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	SHALLOW
Soil Group:	ALL		

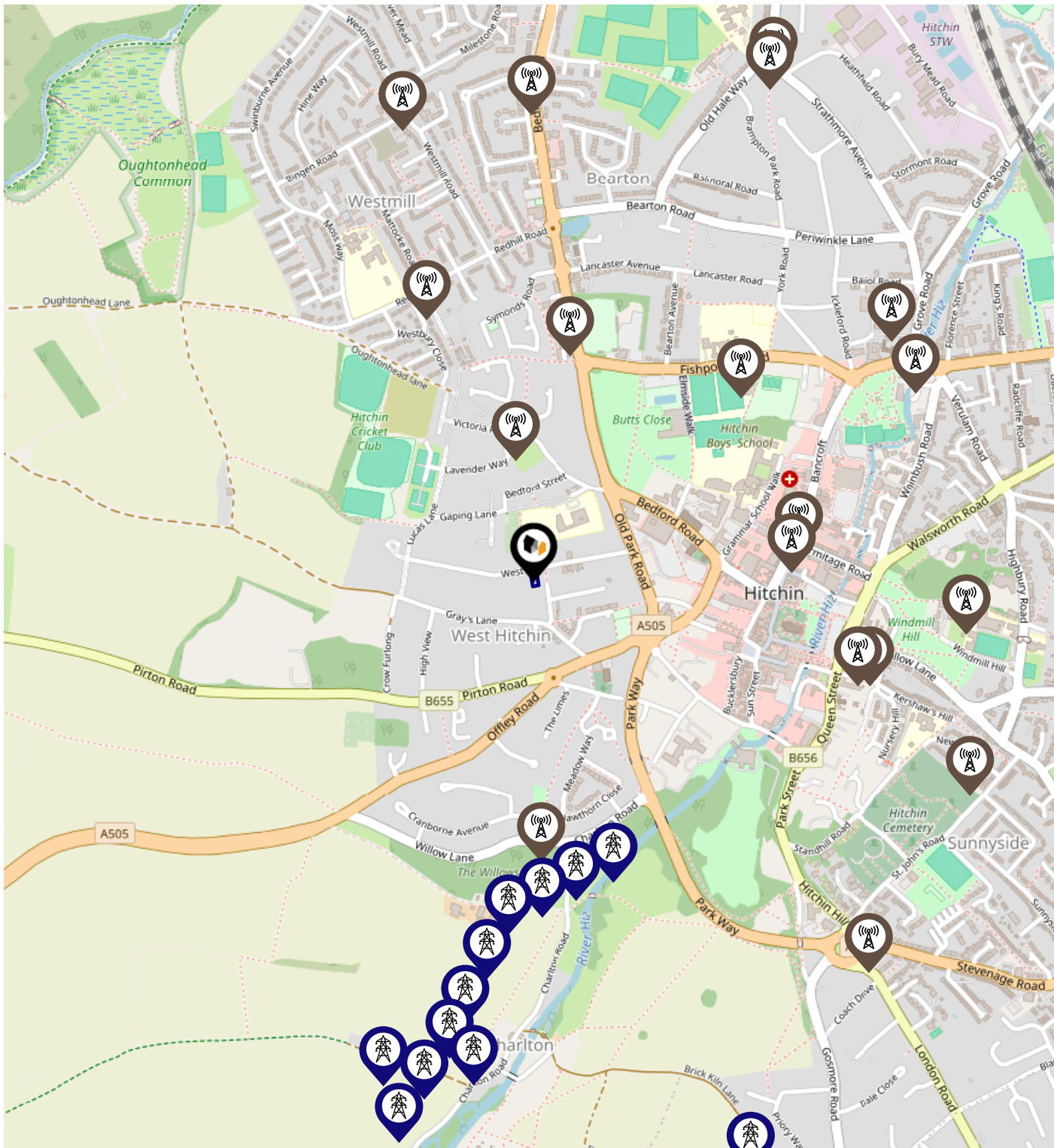


Primary Classifications (Most Common Clay Types)

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

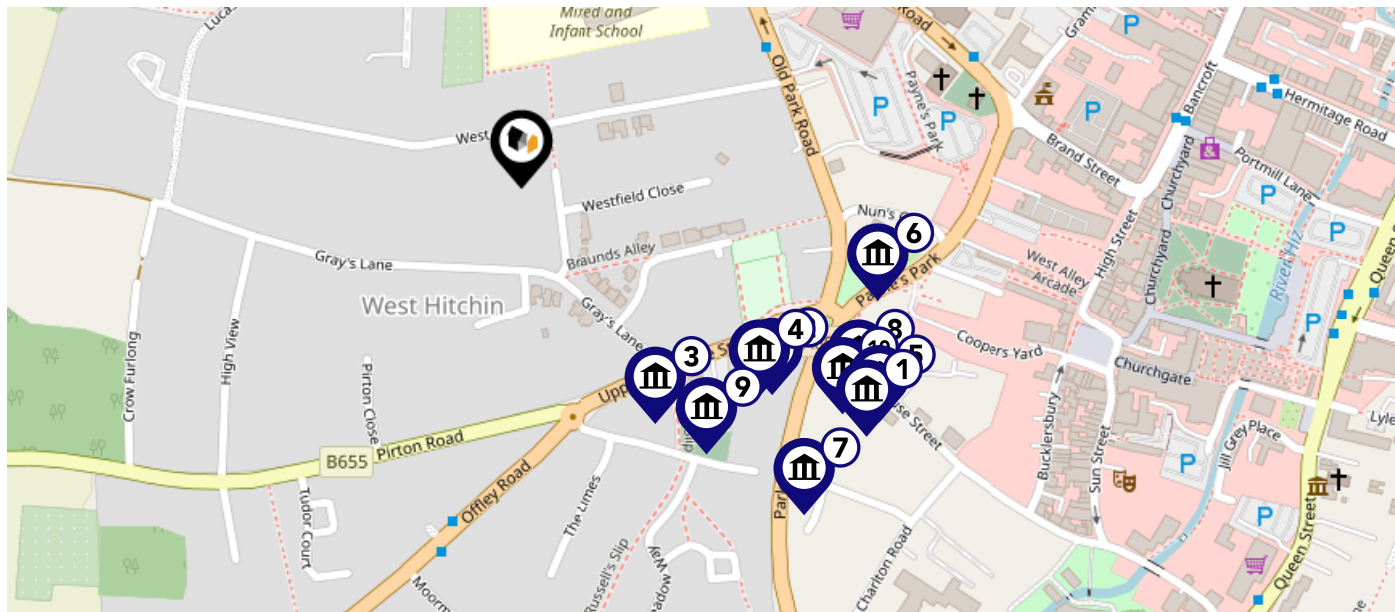
Masts & Pylons



Key:

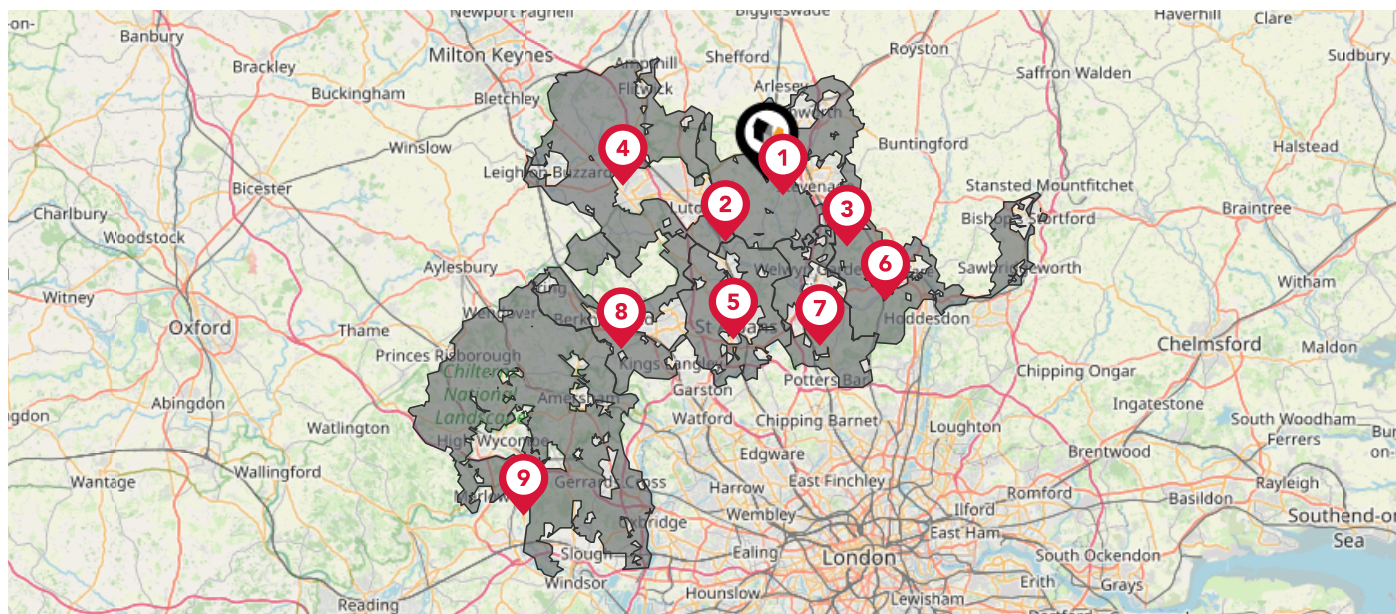
-  Power Pylons
-  Communication Masts

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
	1102157 - 29, Tilehouse Street	Grade II	0.2 miles
	1102159 - Number 42 (Iewesford House) And Front Gate And Railings To Number 42	Grade II	0.2 miles
	1102118 - The Highlander Public House	Grade II	0.2 miles
	1173822 - Number 43 (elm Lodge) And Front Railings To Number 43	Grade II	0.2 miles
	1102121 - 77 And 78, Tilehouse Street	Grade II	0.2 miles
	1102179 - Hitchin Museum	Grade II	0.2 miles
	1296002 - Wratten Cottage	Grade II	0.2 miles
	1102119 - 70, Tilehouse Street	Grade II	0.2 miles
	1102116 - Baptist Chapel	Grade II	0.2 miles
	1347585 - Western House	Grade II	0.2 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 - St Albans



London Green Belt - East Hertfordshire



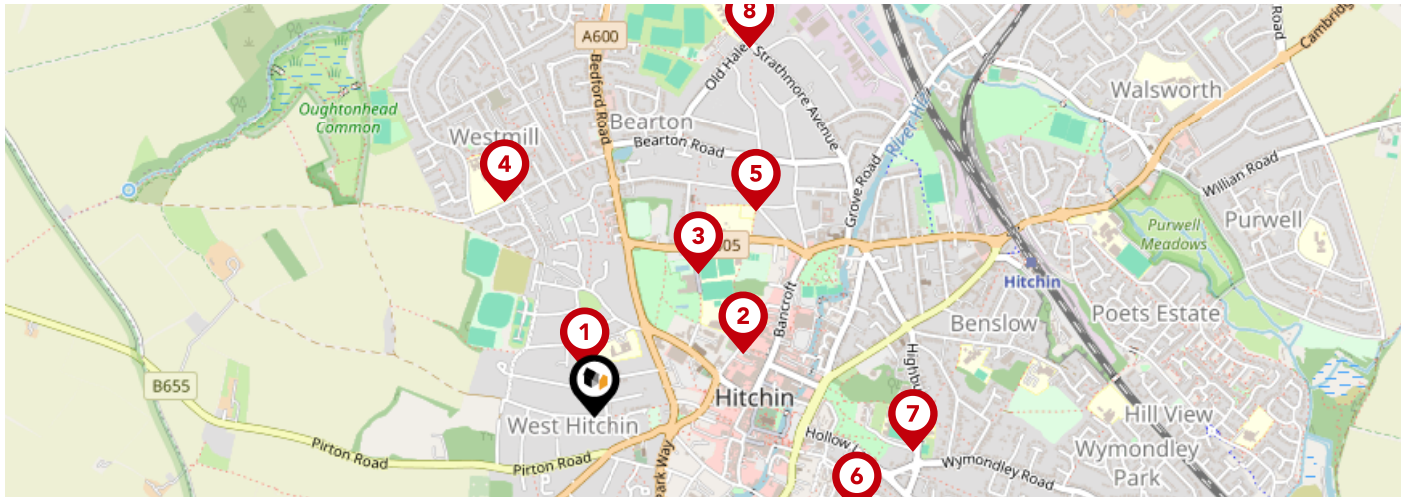
London Green Belt - Welwyn Hatfield



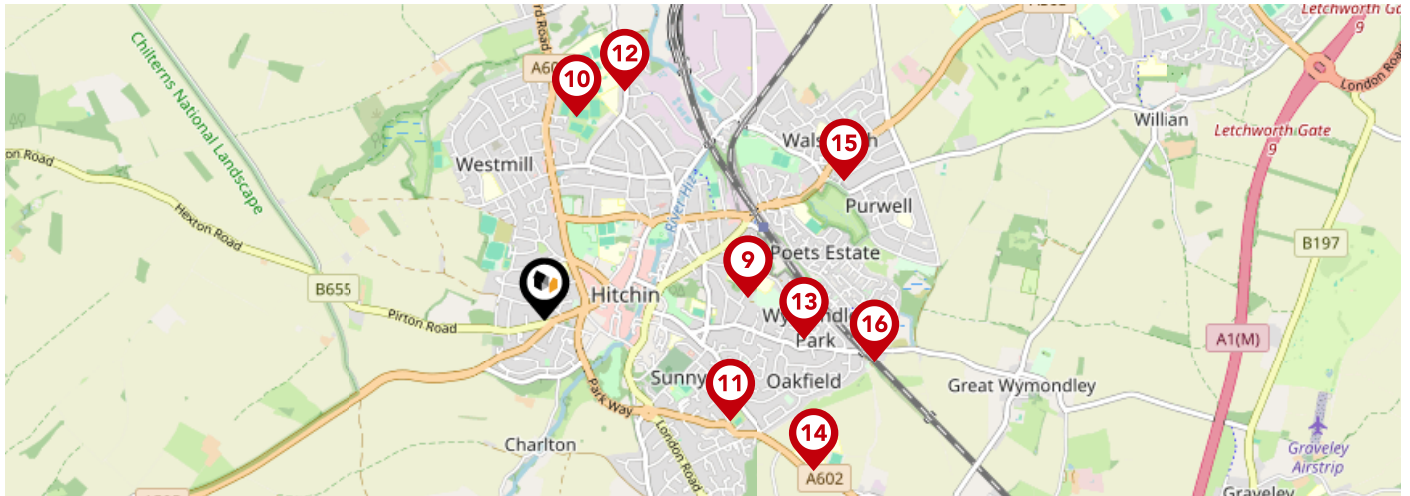
London Green Belt - Dacorum



London Green Belt - Buckinghamshire



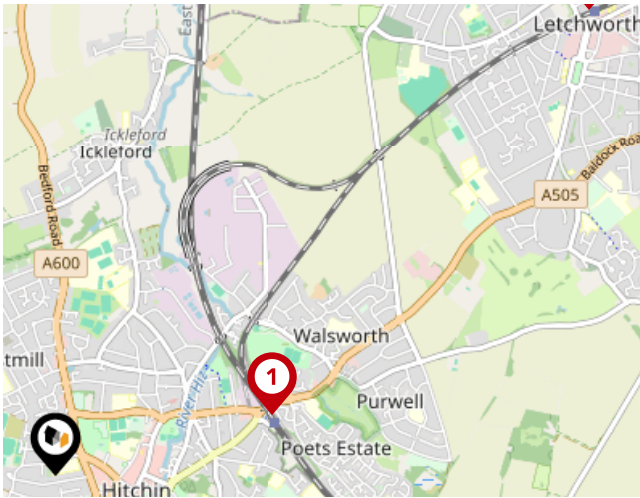
		Nursery	Primary	Secondary	College	Private
	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.11	☐	☒	☐	☐	☐
	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.37	☐	☐	☒	☐	☐
	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.41	☐	☒	☐	☐	☐
	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.53	☐	☒	☐	☐	☐
	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.6	☒	☐	☐	☐	☐
	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.64	☐	☒	☐	☐	☐
	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.73	☐	☐	☒	☐	☐
	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.91	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.94	☐	☒	☐	☐	☐
	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.94	☐	☐	☒	☐	☐
	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.96	☐	☒	☐	☐	☐
	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:1.11	☐	☒	☐	☐	☐
	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:1.19	☐	☒	☐	☐	☐
	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:1.41	☐	☐	☒	☐	☐
	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:1.51	☐	☒	☐	☐	☐
	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:1.52	☐	☒	☐	☐	☐

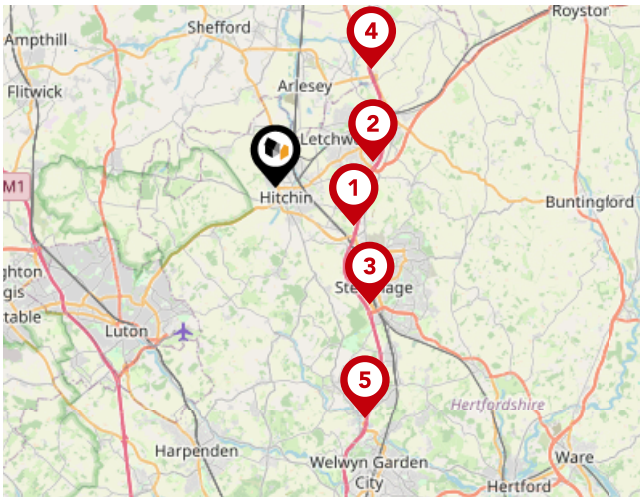
Area

Transport (National)



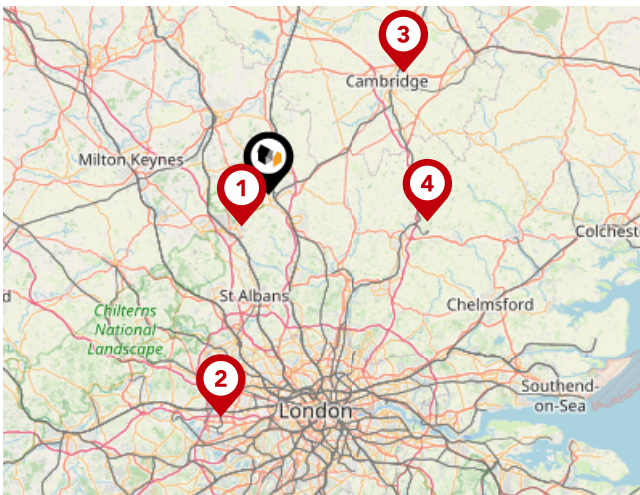
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	1.03 miles
2	Letchworth Rail Station	3.23 miles
3	Letchworth Rail Station	3.24 miles



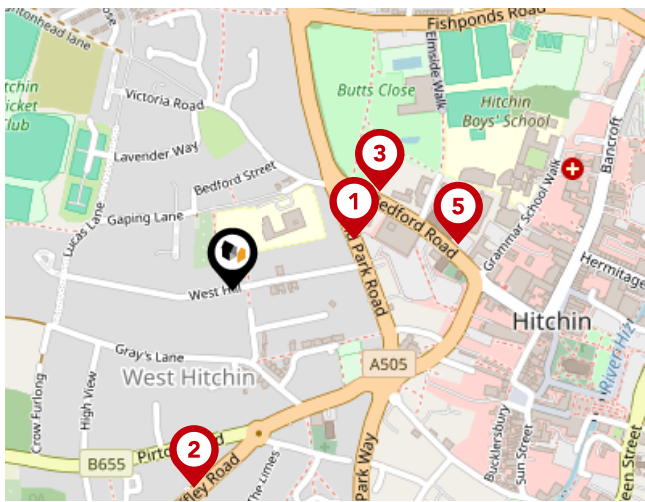
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.18 miles
2	A1(M) J9	3.66 miles
3	A1(M) J7	5.45 miles
4	A1(M) J10	5.59 miles
5	A1(M) J6	9.01 miles



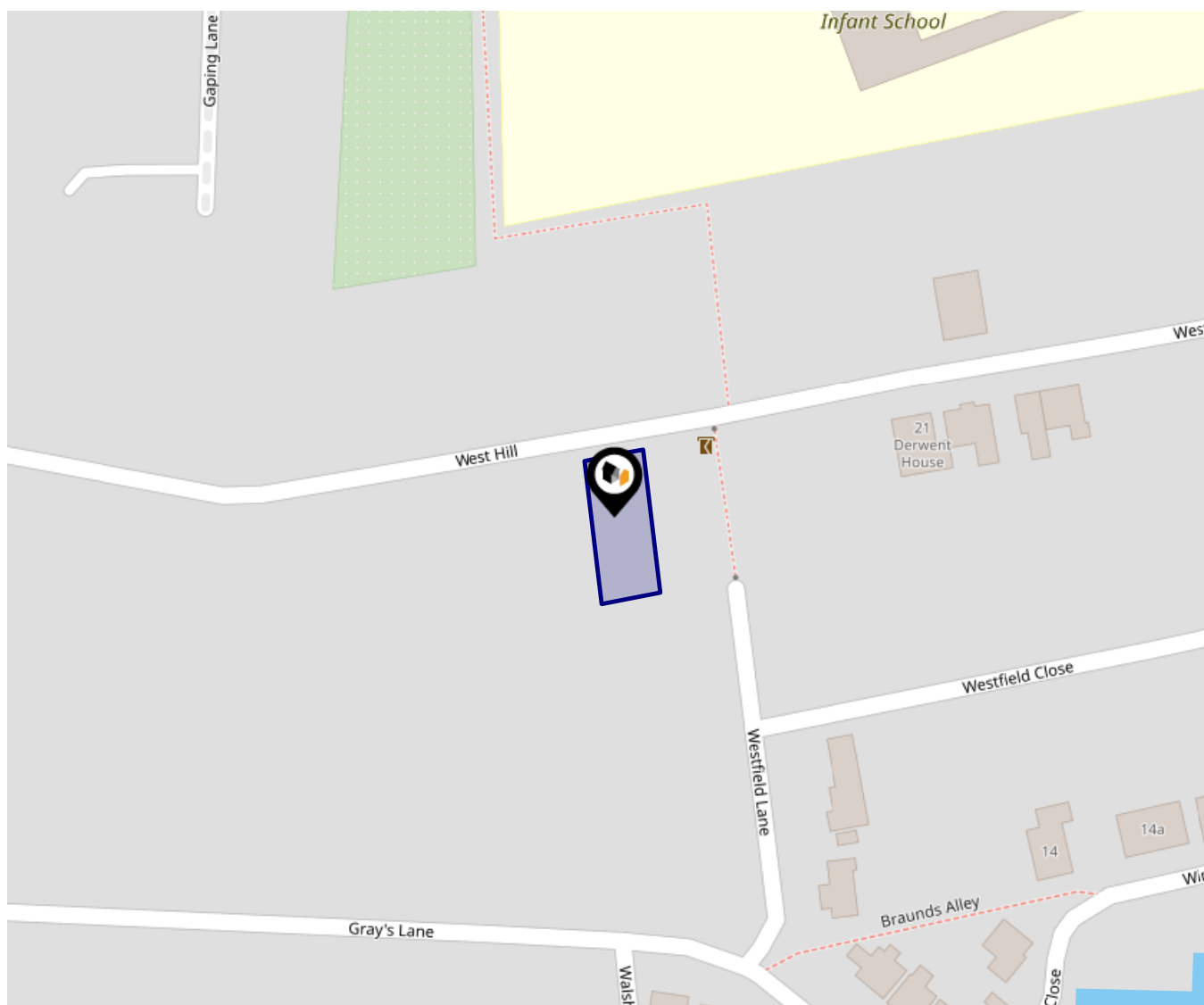
Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.17 miles
2	Heathrow Airport	33.59 miles
3	Cambridge	26.46 miles
4	Stansted Airport	23.68 miles



Bus Stops/Stations

Pin	Name	Distance
1	West Hill	0.15 miles
2	Moormead Close	0.23 miles
3	Waitrose	0.2 miles
4	Football Club	0.35 miles
5	Grammar School Walk	0.26 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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

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.

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.



Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk



Valuation Office
Agency

