



See More Online

MIR: Material Info

The Material Information Affecting this Property
Tuesday 24th February 2026



SPERRERRY HILL, ST. IPPOLYTS, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



Planning records for: *Sperberry Hill, St. Ippolyts, Hitchin, SG4*

Reference - 00/01632/1HH	
Decision:	Decided
Date:	28th October 2000
Description:	Rear conservatory with single storey link extension. New roof to existing double garage, 2 front and 3 rear dormer windows. Front and rear balconies.

Reference - 01/01321/1HH	
Decision:	Decided
Date:	30th August 2001
Description:	Rear conservatory with single storey link extension. New roof to existing double garage. 2 front and 3 rear dormer windows. Front and rear balconies (as variation of application no. 00/01632/1HH granted 20.12.2000)

Planning records for: *West Orchard Sperberry Hill St Ippolyts Hitchin Hertfordshire SG4 7NZ*

Reference - 24/01852/LDCP
Decision: Decided
Date: 19th August 2024
Description: Erection of detached double garage in rear garden
Reference - 79/01755/1
Decision: Decided
Date: 15th July 1979
Description: Site and layout of detached house with double garage and formation of new vehicular access
Reference - 00/01704/1HH
Decision: Decided
Date: 09th November 2000
Description: First floor rear extension
Reference - 18/01298/FPH
Decision: Decided
Date: 14th May 2018
Description: Single storey rear extension

Planning records for: *West Orchard Sperberry Hill St Ippolyts Hitchin Herts SG4 7NZ*

Reference - 95/00197/1HH	
Decision:	Decided
Date:	20th February 1995
Description:	Two and single storey extensions

Planning records for: *Sperberry Hill Bungalow Sperberry Hill St Ippolyts Hitchin Hertfordshire SG4 7NZ*

Reference - 18/00078/FPH	
Decision:	Decided
Date:	09th January 2018
Description:	Two storey detached, habitable outbuilding in rear garden.

Reference - 18/00737/FPH	
Decision:	Registered
Date:	13th March 2018
Description:	Erection of open fronted triple garage building for agricultural vehicles

Reference - 07/00247/1HH	
Decision:	Decided
Date:	30th January 2007
Description:	Detached building to provide workshop and garage.

Planning records for: *Sperberry Hill Bungalow Sperberry Hill St Ippolyts Hitchin SG4 7NZ*

Reference - 14/03164/1HH
Decision: Decided
Date: 02nd December 2014
Description: First floor extension and alterations to roof pitch to form first floor with front and rear dormer windows and rooflights. Single storey rear extension

Reference - 13/01961/1
Decision: Decided
Date: 13th August 2013
Description: Replacement storage outbuilding following demolition of existing.

Reference - 13/01083/1
Decision: Decided
Date: 13th May 2013
Description: Change of use of paddock land to extend residential curtilage. New storage outbuilding following demolition of existing outbuilding.

Planning records for: *Lanacombe Sperberry Hill St Ippolyts Hitchin SG4 7NZ*

Reference - 08/01428/1HH
Decision: Decided
Date: 25th June 2008
Description: Two storey side extension and first floor front extension following demolition of existing double garage

Planning records for: *Lanacombe Sperberry Hill St Ippolyts SG4 7NZ*

Reference - 08/00704/1HH	
Decision:	Decided
Date:	31st March 2008
Description:	First floor extension over existing flat roof side extension, first floor front extension and two storey side extension following demolition of existing double garage. (Amended plan received 21.04.08).

Sperberry Hill, St. Ippolyts, HITCHIN, SG4

Energy rating

D

Valid until 16.10.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	63 D
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very poor
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Time and temperature zone control
Main Heating Controls Energy:	Very good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	303 m ²

Building Safety

No building safety aspects to report

Accessibility / Adaptations

Not suitable for wheelchair users

Restrictive Covenants

The seller intends to include an overage provision in the transfer relating to future development of the garden land. Further details can be obtained from the selling agent.

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

None Specified

Other

None specified

Electricity Supply

YES - Mains

Gas Supply

No gas supply

Central Heating

Oil heating and electric underfloor heating in kitchen, conservatory, master bedroom and ensuite plus shower room for bedroom 2.

Boiler installed 2014 – serviced annually

Water Supply

YES - Mains

Drainage

YES - Mains

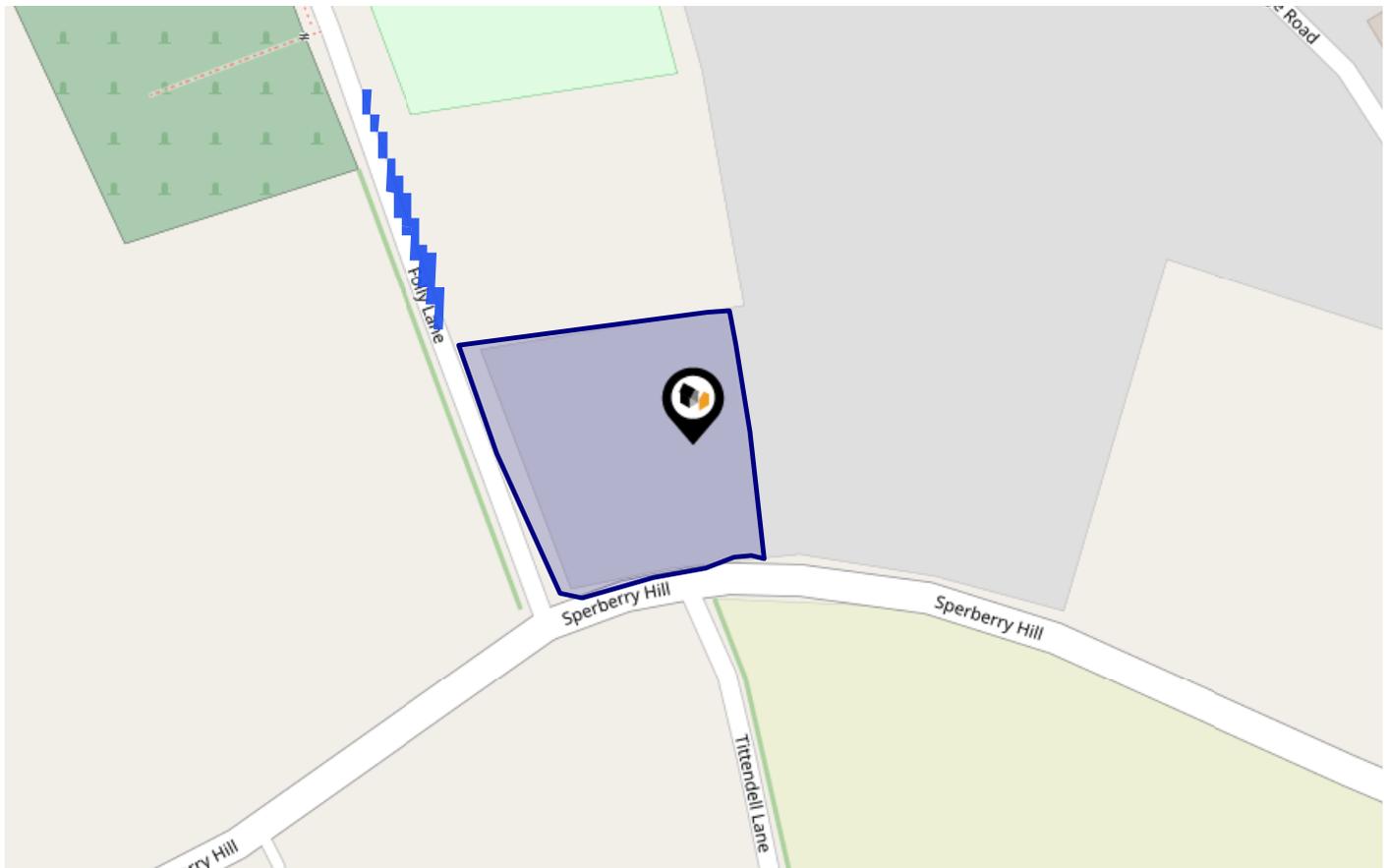
Important - Please read

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: **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.

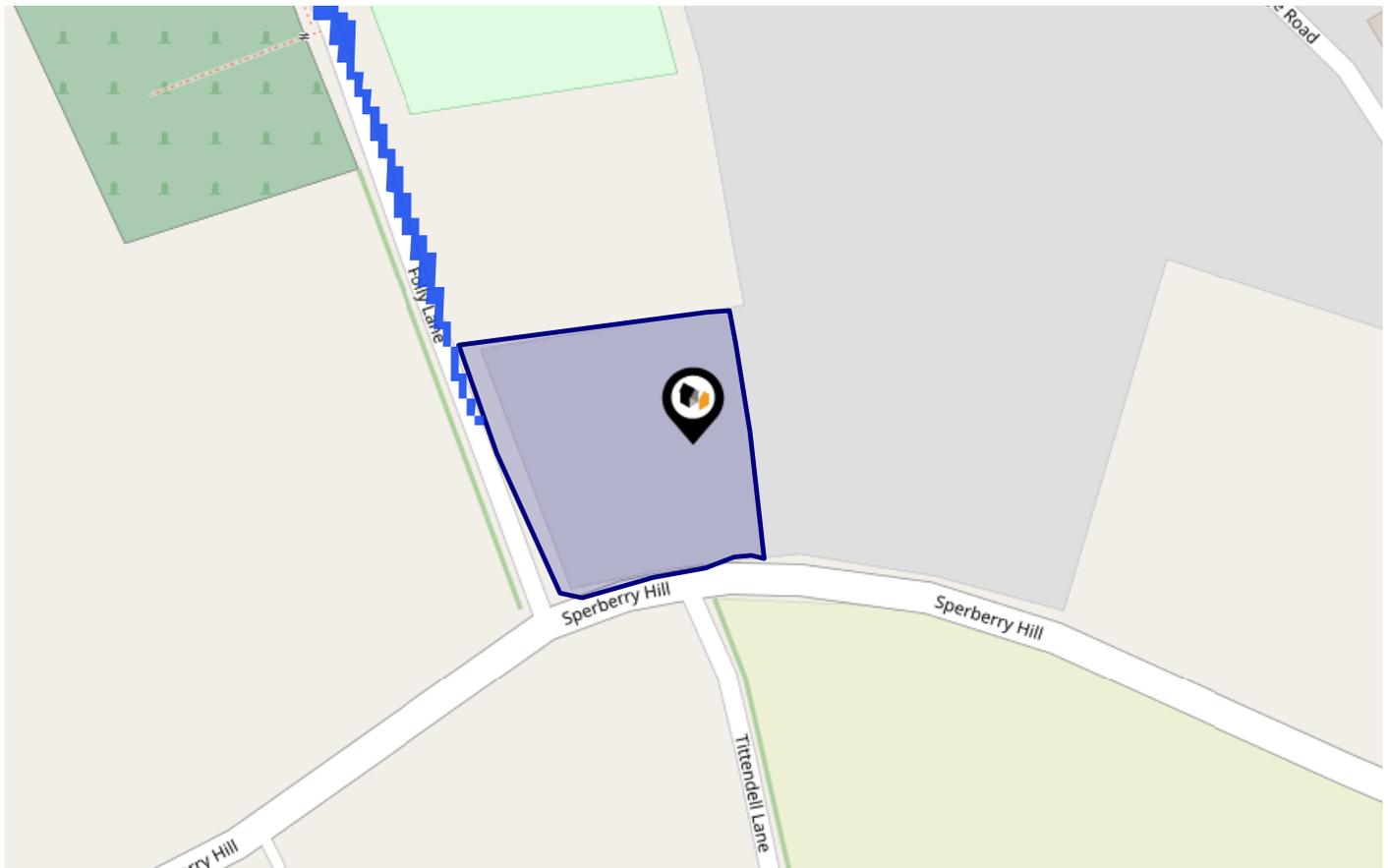
Chance of flooding to the following depths at this property:



Flood Risk

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: **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.

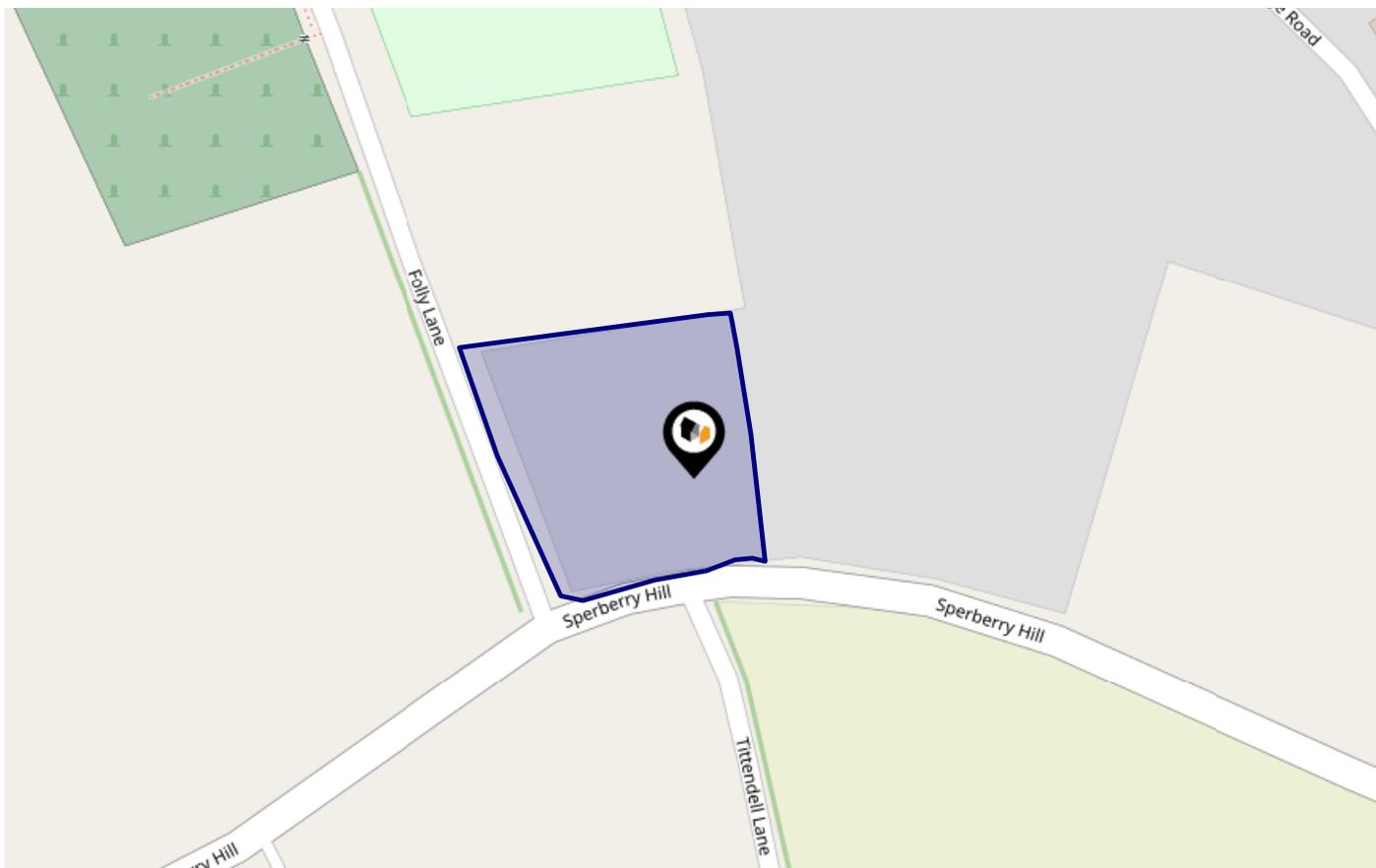
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

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

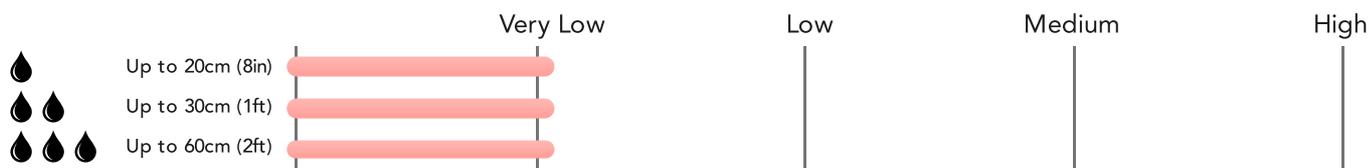


Risk Rating: Very low

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.

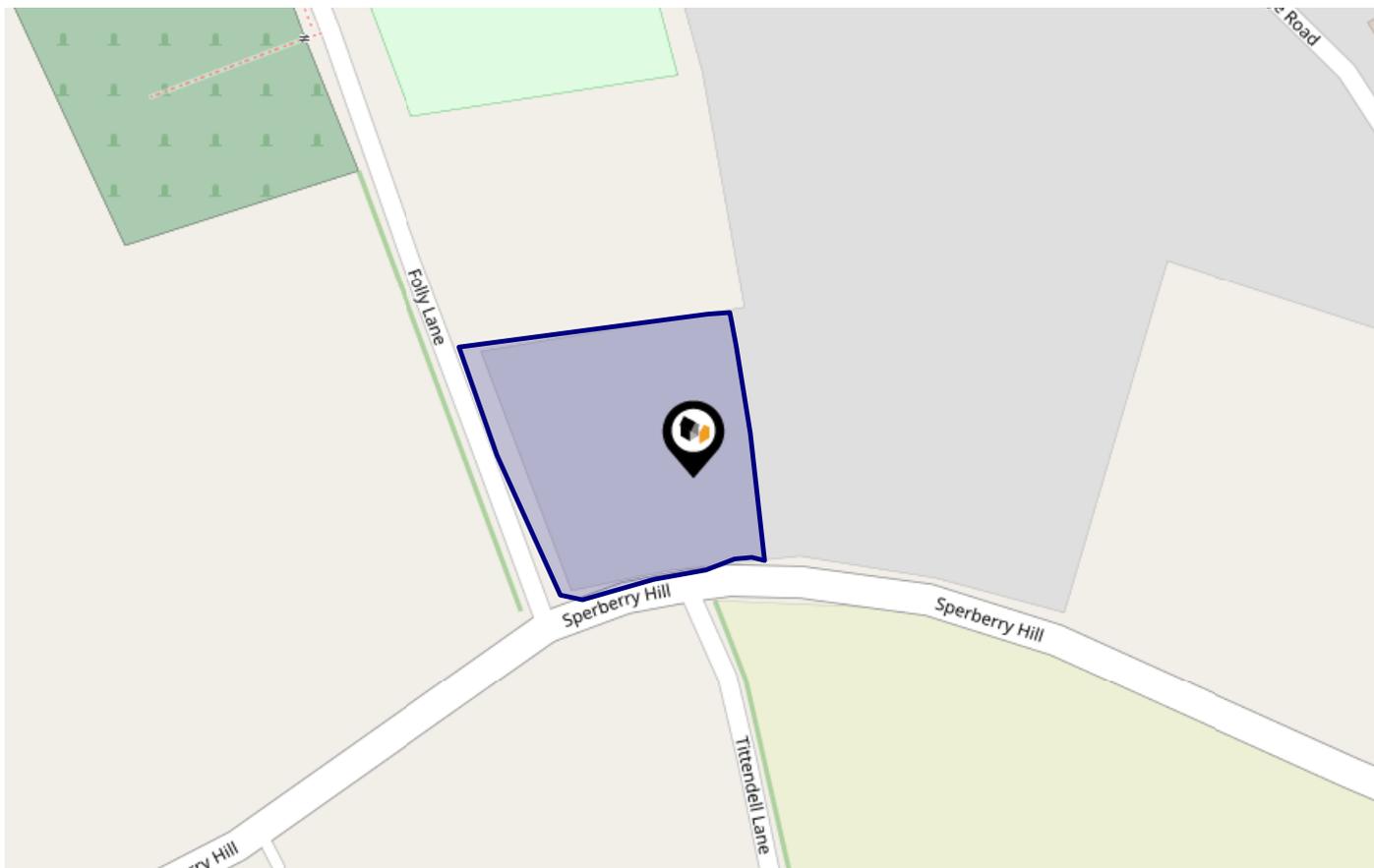
Chance of flooding to the following depths at this property:



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**

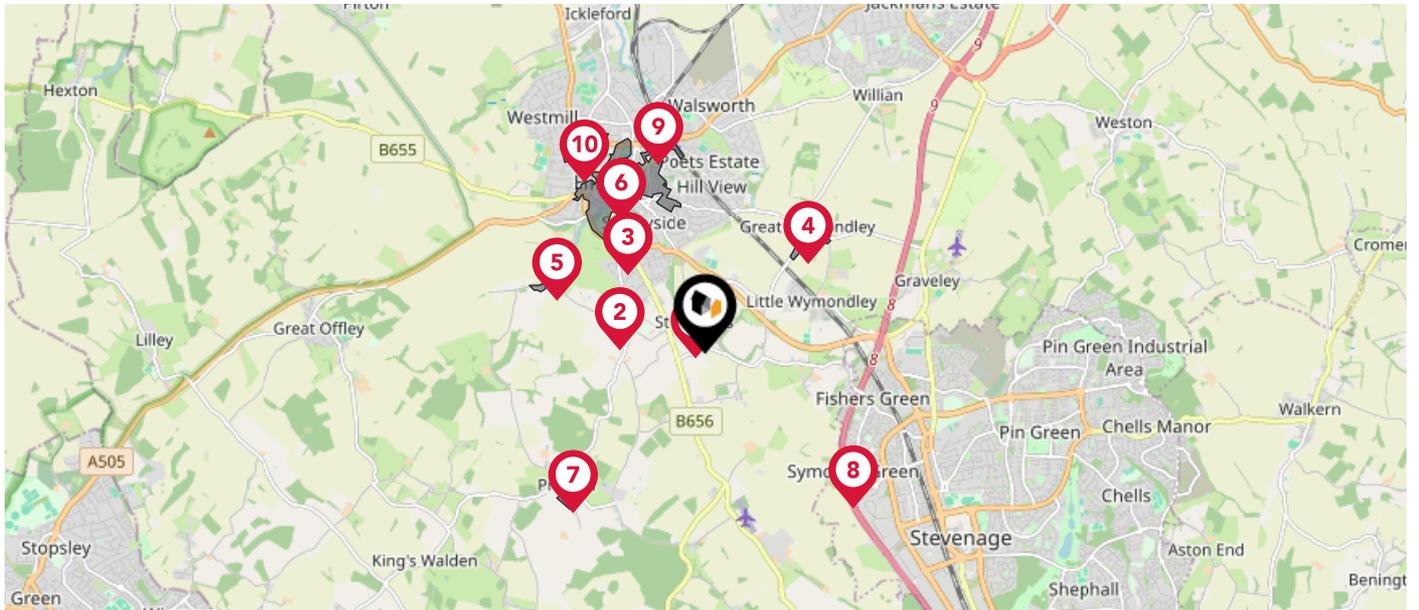
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **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:



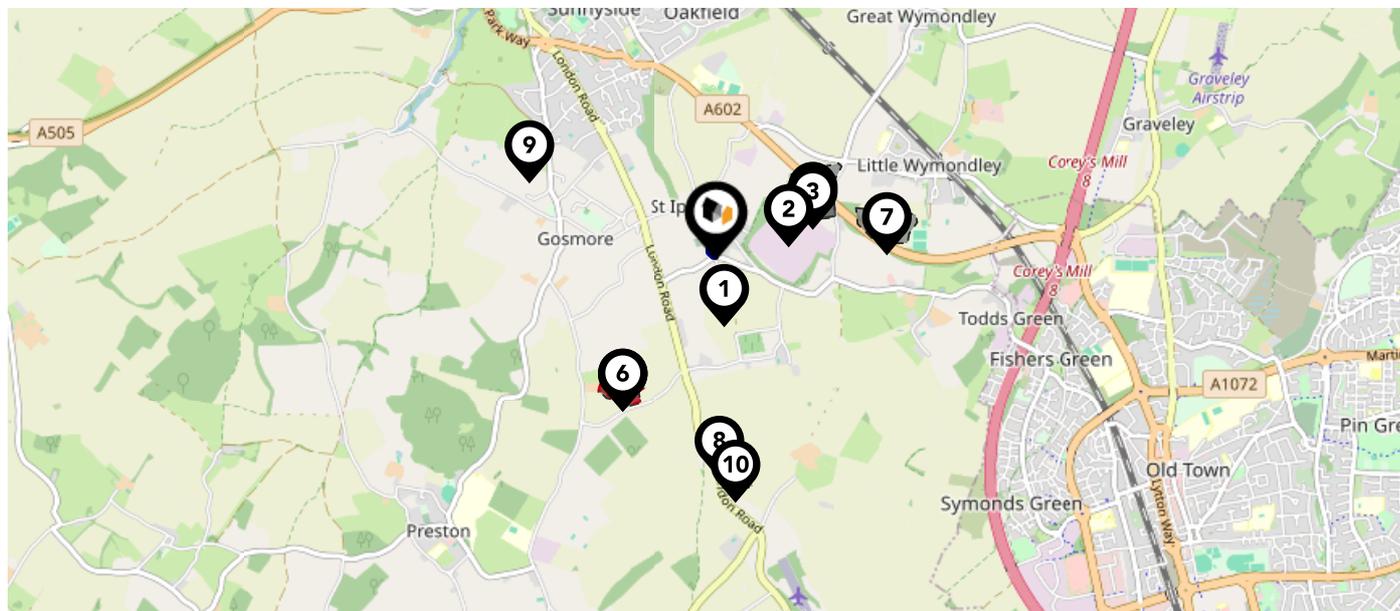
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  St Ippolyts
-  Gosmore
-  Hitchin Hill Path
-  Great Wymondley
-  Charlton
-  Hitchin
-  Preston
-  Symonds Green
-  Hitchin Railway and Ransom's Recreation Ground
-  Butts Close, Hitchin

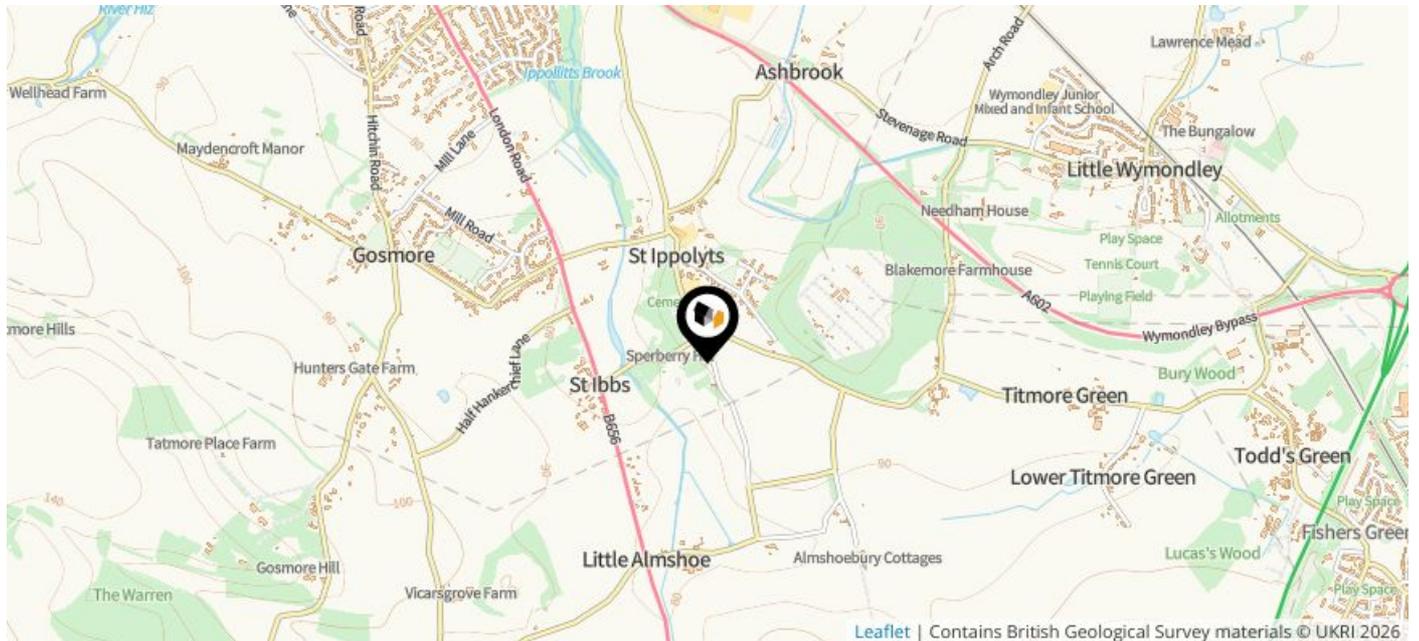
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Tittendell-Tittendell Street, St Ippollits, Hertfordshire	Historic Landfill
2	Titmore Green Road-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill
3	Little Wymondley Quarry-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill
4	Little Wymondley Gravel Pit-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill
5	EA/EPR/LB3303UD/T001 - Vicars Grove	Active Landfill
6	Kings Grove-St Ippollits, Hertfordshire	Historic Landfill
7	Wymondleybury-Little Wymondley	Historic Landfill
8	Chapel Foot Tip-Parish Of St Ippollits, Hitchin, Hertfordshire	Historic Landfill
9	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
10	Chapel Foot Gravel Pit-Langley, Hitchin, Hertfordshire	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



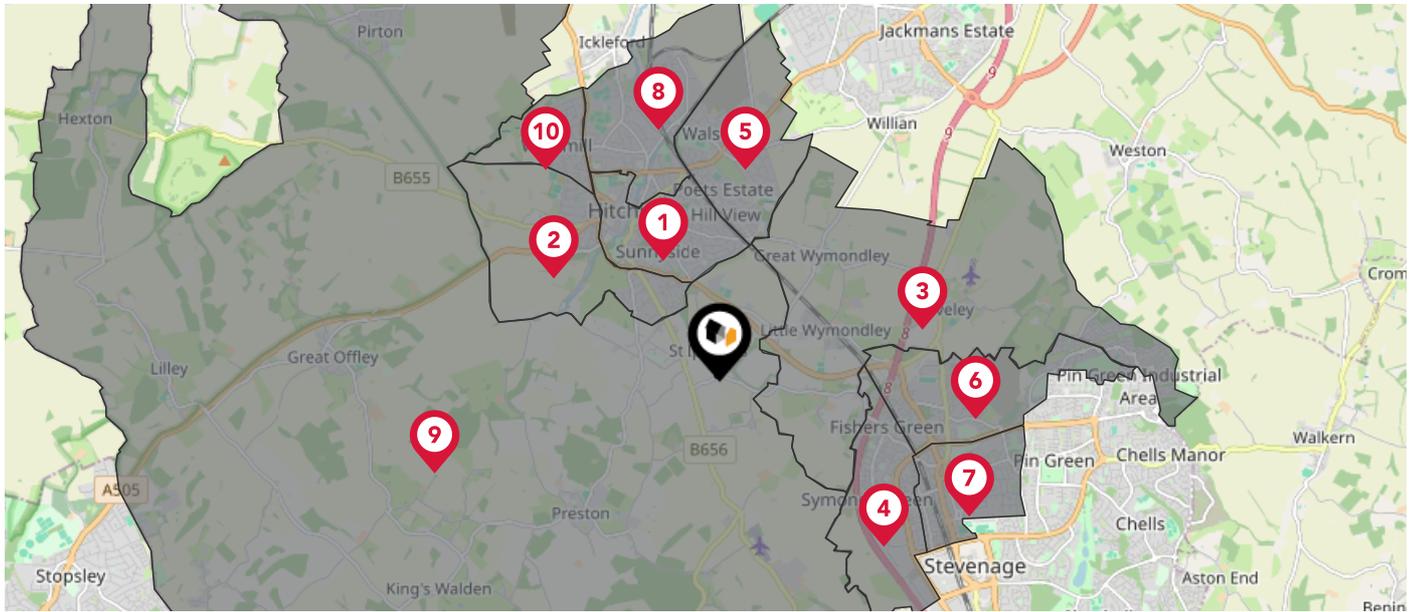
Mine Entry

- ✕ 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

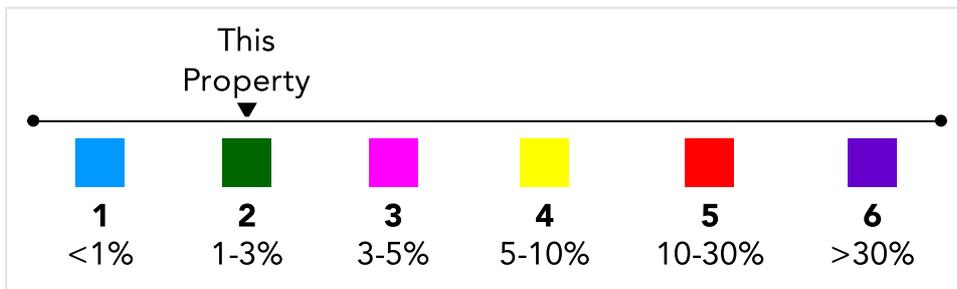
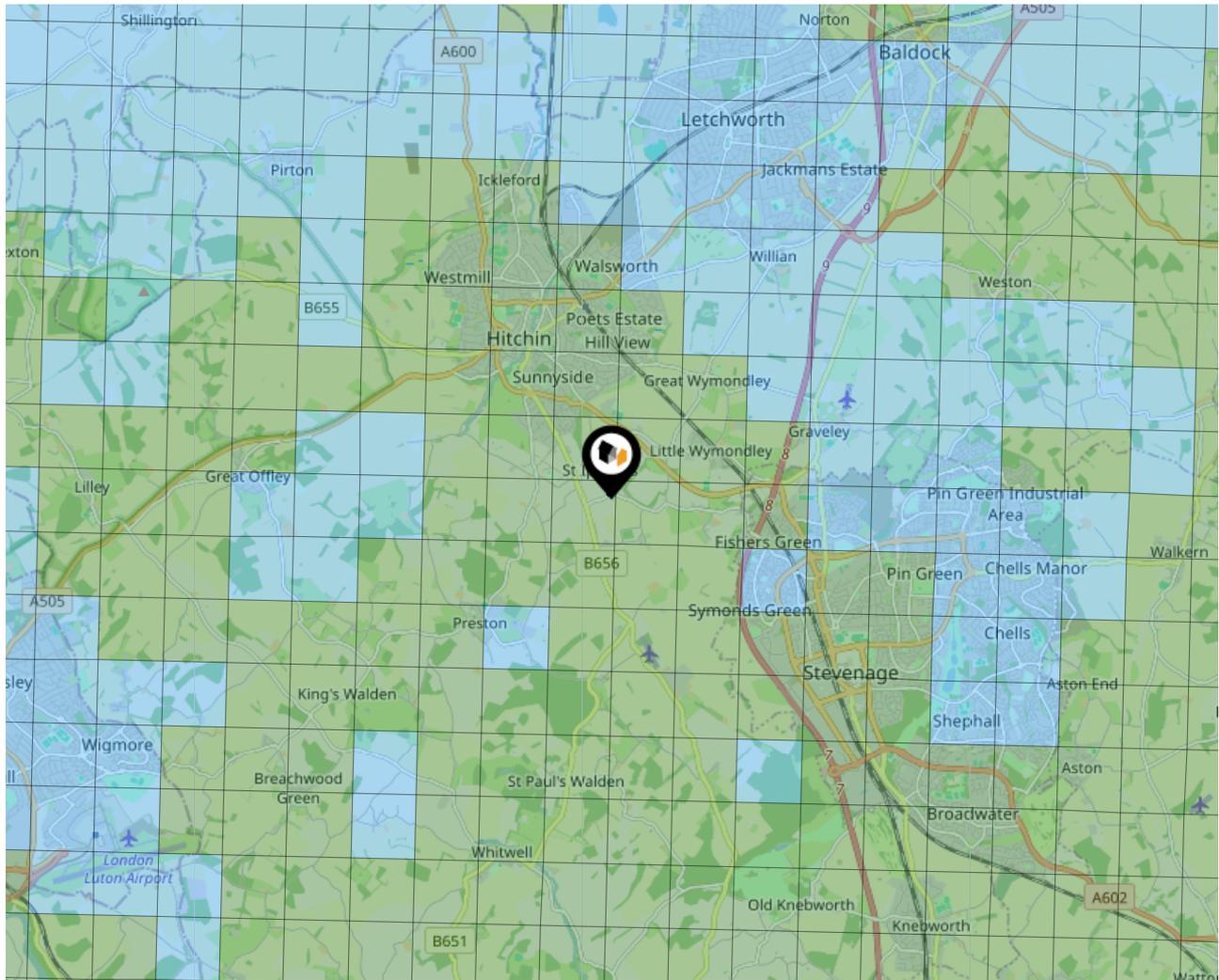


Nearby Council Wards

-  Hitchin Highbury Ward
-  Hitchin Priory Ward
-  Chesfield Ward
-  Symonds Green Ward
-  Hitchin Walsworth Ward
-  Woodfield Ward
-  Old Town Ward
-  Hitchin Bearton Ward
-  Hitchwood, Offa and Hoo Ward
-  Hitchin Oughton Ward

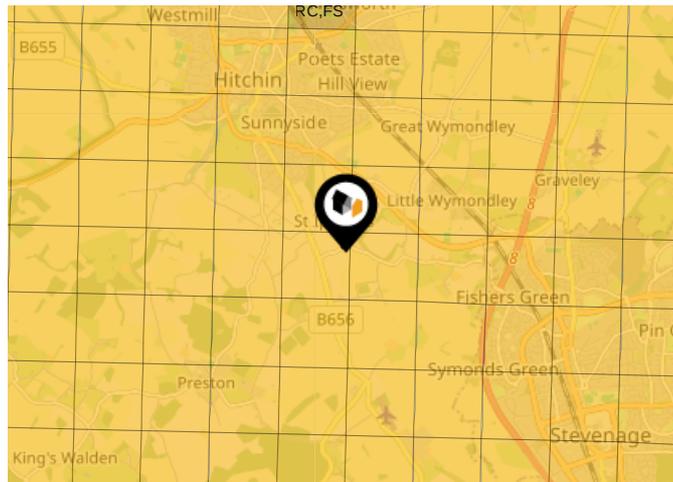
What is Radon?

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:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

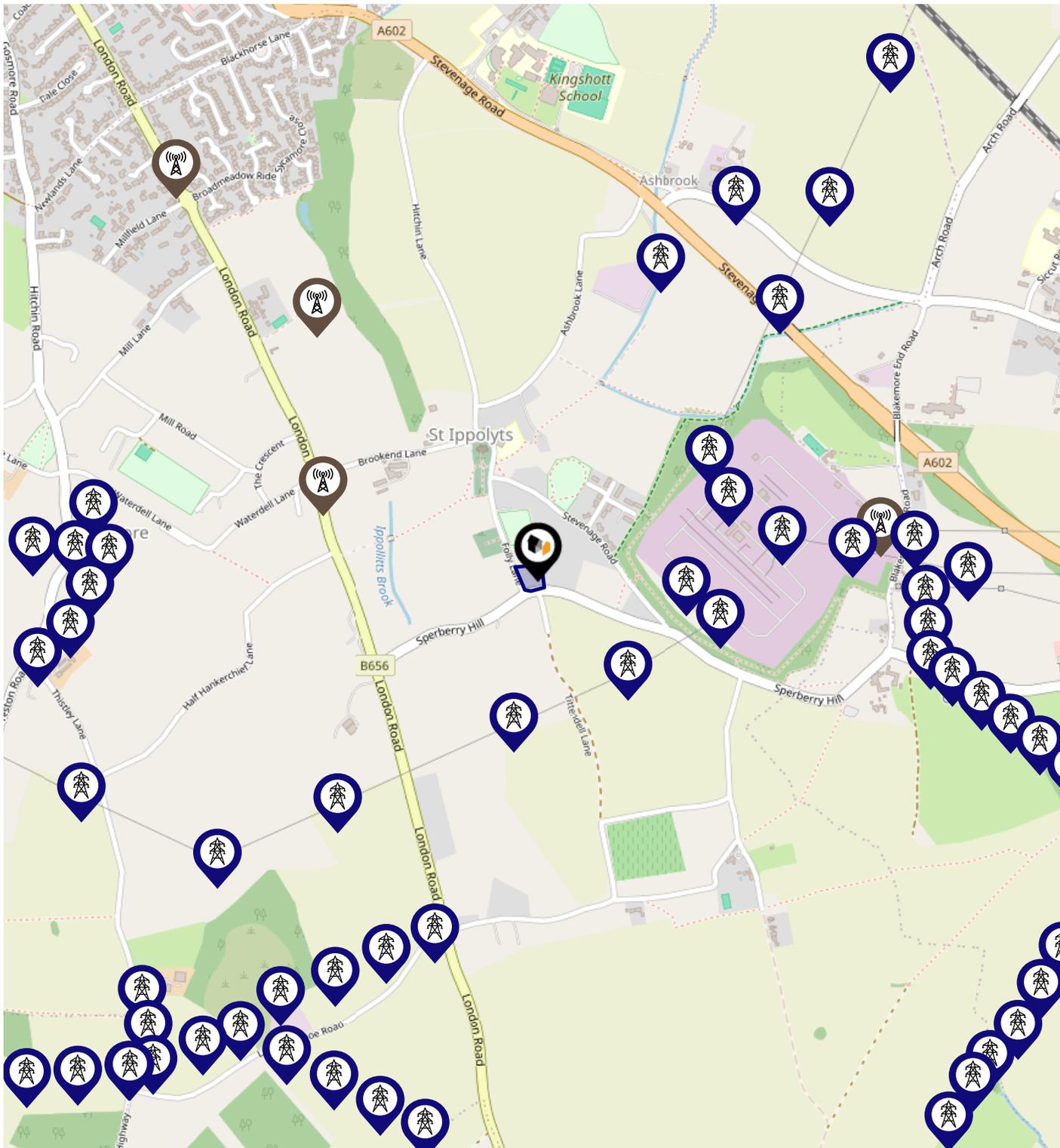


Primary Classifications (Most Common Clay Types)

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

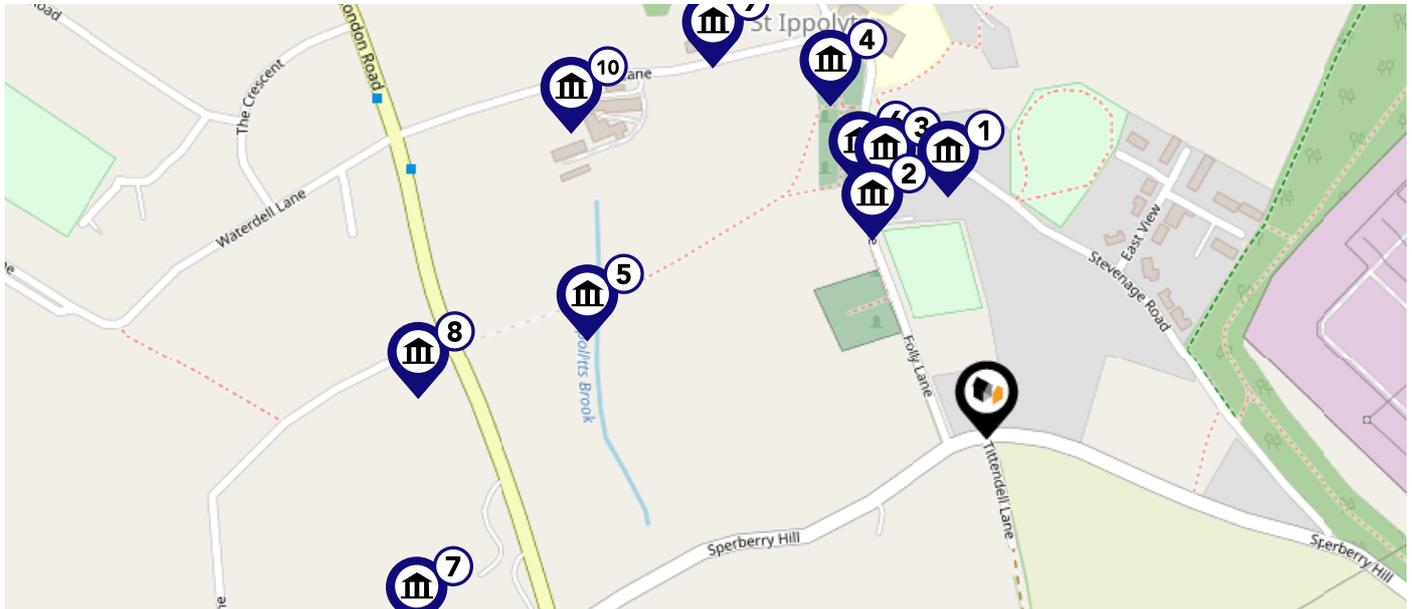
Masts & Pylons



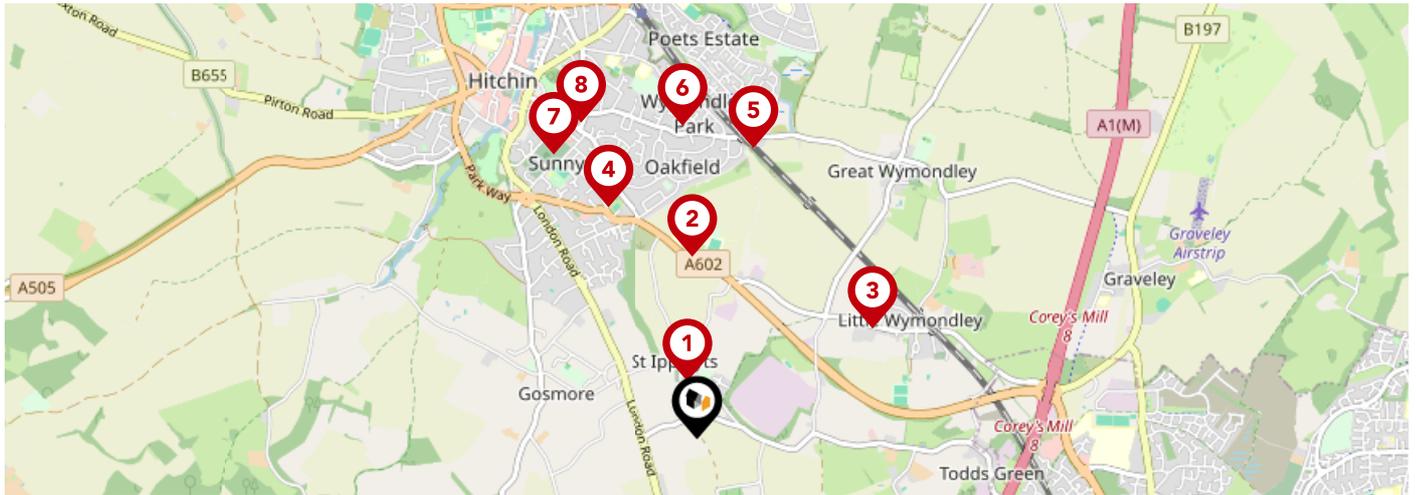
Key:

-  Power Pylons
-  Communication Masts

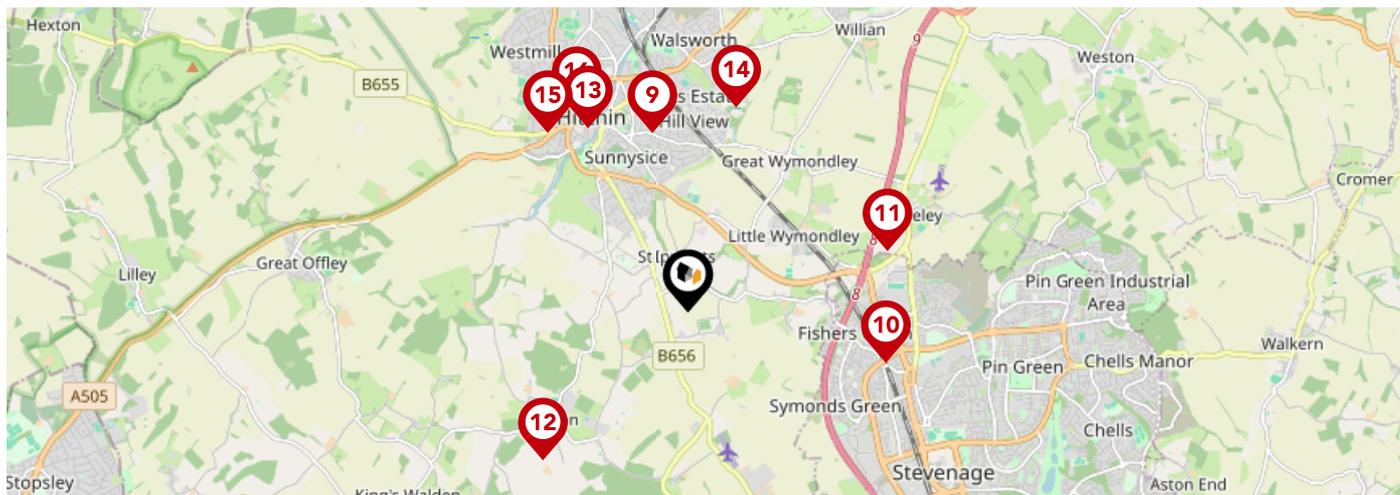
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



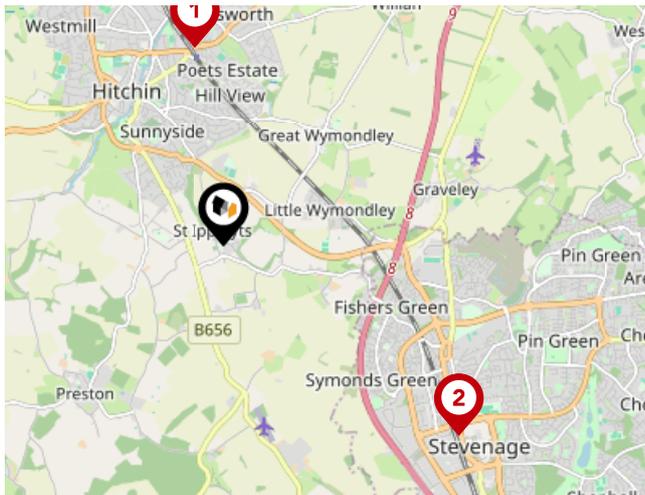
Listed Buildings in the local district		Grade	Distance
	1102511 - Jolly Tailors	Grade II	0.1 miles
	1102509 - Park View 60 Metres Along Lane Beside The Cottage Loaf	Grade II	0.1 miles
	1175345 - The Olive Branch	Grade II	0.2 miles
	1347411 - Church Of St Ippolyts (church Of England)	Grade I	0.2 miles
	1175140 - Bridge Over Ippollitts Brook In Park 160 Metres To East North East Of St Ibbs Lodge	Grade II	0.2 miles
	1347413 - The Cottage Loaf	Grade II	0.2 miles
	1102542 - Coach House And Walls Of Attached Walled Garden At West Wing, St Ibbs	Grade II	0.3 miles
	1175157 - St Ibbs Lodge	Grade II	0.3 miles
	1175336 - Barn At Brook End Farm 35 Metres To North East Of House	Grade II	0.3 miles
	1347412 - The Foundry House	Grade II	0.3 miles



		Nursery	Primary	Secondary	College	Private
1	St Ippolyts Church of England Aided Primary School Ofsted Rating: Good Pupils: 175 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Wymondley Junior Mixed and Infant School Ofsted Rating: Good Pupils: 102 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:1.36	<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:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:1.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Saint John Henry Newman Catholic School Ofsted Rating: Good Pupils: 1603 Distance:1.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Graveley Primary School Ofsted Rating: Good Pupils: 96 Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Preston Primary School Ofsted Rating: Good Pupils: 67 Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:1.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	1.82 miles
2	Stevenage Railway Station	2.77 miles
3	Letchworth Rail Station	3.84 miles



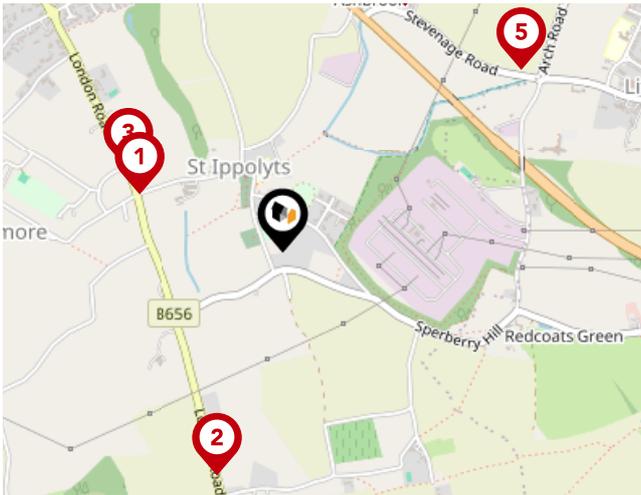
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	1.63 miles
2	A1(M) J7	3.48 miles
3	A1(M) J9	3.39 miles
4	A1(M) J10	6.29 miles
5	A1(M) J6	7.16 miles



Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	6.08 miles
2	Cambridge	26.64 miles
3	Stansted Airport	22.23 miles
4	Silvertown	32.13 miles



Bus Stops/Stations

Pin	Name	Distance
1	London Road Crossroads	0.35 miles
2	Crossroads	0.53 miles
3	London Road Crossroads	0.4 miles
4	Ashbrook House	0.63 miles
5	Blakemore End Road	0.68 miles

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
phurren@country-properties.co.uk
www.country-properties.co.uk

