

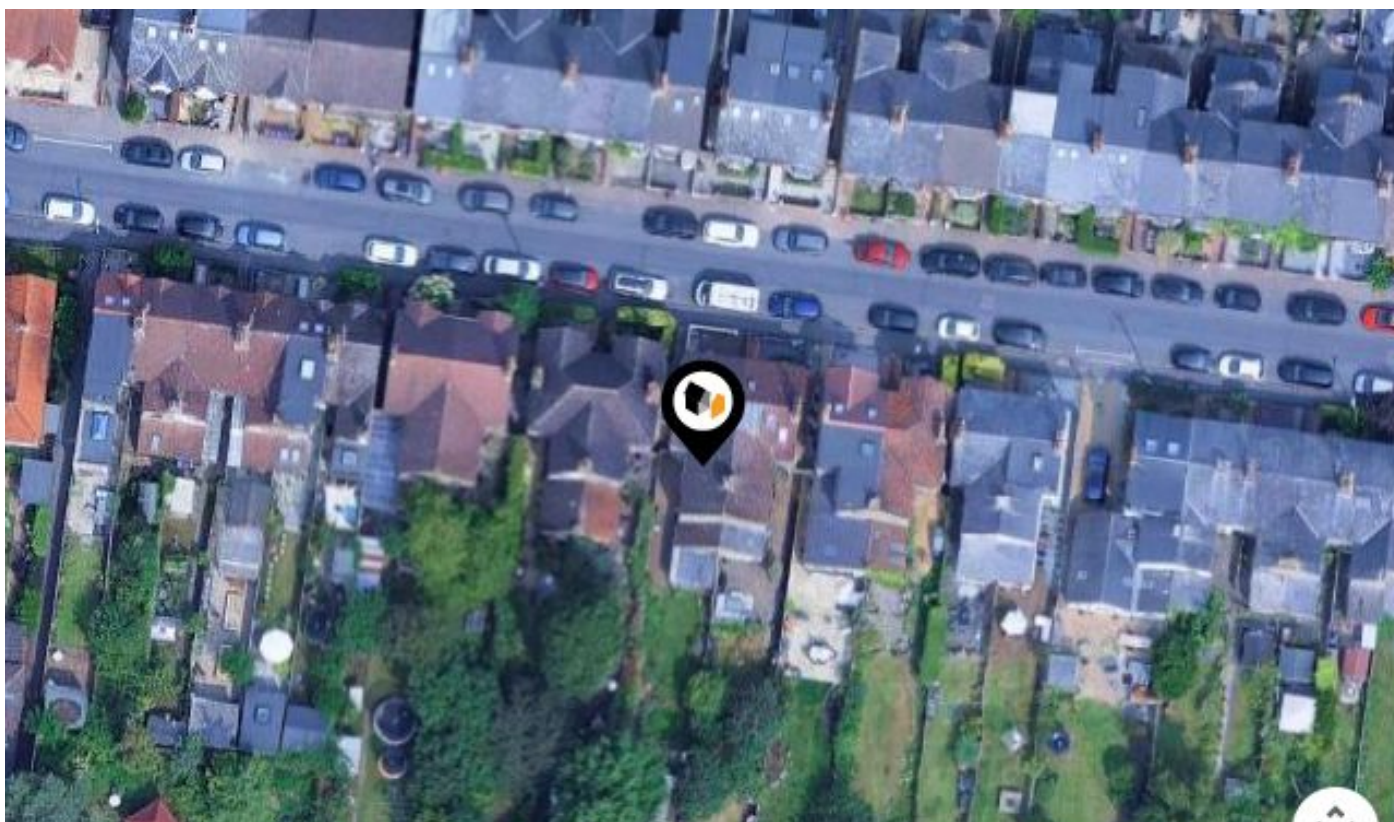


See More Online

## MIR: Material Info

The Material Information Affecting this Property

Thursday 31<sup>st</sup> July 2025



**LANCASTER ROAD, HITCHIN, SG5**

### Country Properties

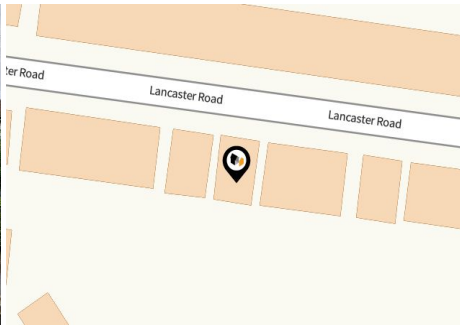
6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk





## Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,302 ft <sup>2</sup> / 121 m <sup>2</sup>
Council Tax :	Band C
Annual Estimate:	£2,073

## Local Area

Local Authority:	North hertfordshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Medium

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

14	55	1800
mb/s	mb/s	mb/s

### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:



Planning records for: **23 Lancaster Road Hitchin Hertfordshire SG5 1PD**

<b>Reference - 21/01469/FPH</b>
<b>Decision:</b> Decided
<b>Date:</b> 07th May 2021
<b>Description:</b> Single storey side/rear extension

<b>Reference - 77/00620/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 20th June 1977
<b>Description:</b> Two storey rear extension

<b>Reference - 21/01150/LDCP</b>
<b>Decision:</b> Decided
<b>Date:</b> 12th April 2021
<b>Description:</b> Insertion of rooflight to existing front elevation and dormer to existing rear elevation roofslopes to facilitate conversion of loftspace into habitable accommodation and alteration to chimney breast (as a variation of lawful development certificate permission 21/00359/LDCP)

<b>Reference - 21/00359/LDCP</b>
<b>Decision:</b> Awaiting decision
<b>Date:</b> 02nd February 2021
<b>Description:</b> Single storey rear extension and roof extensions to facilitate loft conversion.

Planning records for: **29 Lancaster Road Hitchin Herts SG5 1PD**

Reference - 93/01159/1	
Decision:	Decided
Date:	24th September 1993
Description:	Change of use of existing dwelling into 4 bedsitting rooms with ancillary kitchen and bathroom facilities.

Planning records for: **31 Lancaster Road Hitchin Hertfordshire SG5 1PD**

Reference - 18/00755/FPH	
Decision:	Decided
Date:	23rd March 2018
Description:	Roof extension comprising a rear dormer window and the insertion of two rooflights to the front elevation to facilitate the conversion of the loft to ancillary habitable accommodation.

Reference - 16/00004/1PUD	
Decision:	Decided
Date:	05th January 2016
Description:	Replacement flat roof to orangery

Planning records for: **35 Lancaster Road Hitchin SG5 1PD**

Reference - 83/01524/1	
Decision:	Decided
Date:	21st September 1982
Description:	Erection of first floor rear extension with front and rear dormer extensions

Planning records for: **36 Lancaster Road Hitchin Hertfordshire SG5 1PD**

Reference - 18/01898/FPH	
Decision:	Decided
Date:	12th July 2018
Description:	Rear dormer window to facilitate loft conversion

Reference - 18/02461/NMA	
Decision:	Decided
Date:	14th September 2018
Description:	Change of hung tiles to brick wall to flank wall (as Non-Material Amendment to planning permission 18/01898/FPH granted 15/08/2018)

Reference - 17/01428/1HH	
Decision:	Decided
Date:	06th June 2017
Description:	Single storey rear extension.

Planning records for: **37 Lancaster Road Hitchin Hertfordshire SG5 1PD**

Reference - 25/00722/FPH	
Decision:	Decided
Date:	17th March 2025
Description:	Single storey side/rear extension (renewal of previously approved planning permission 21/02746/FPH granted 09.11.2021)

Planning records for: **37 Lancaster Road Hitchin Hertfordshire SG5 1PD**

Reference - 21/02746/FPH	
Decision:	Decided
Date:	24th September 2021
Description:	Single storey side/rear extension

Reference - 00/01752/1HH	
Decision:	Decided
Date:	15th November 2000
Description:	Single and first floor rear extensions

Reference - 21/02745/LDCP	
Decision:	Decided
Date:	27th September 2021
Description:	Insertion of rooflights to existing front and dormers to existing side/rear roof slopes to facilitate conversion of loftspace into habitable accommodation

Planning records for: **38 Lancaster Road Hitchin SG5 1PD**

Reference - 91/01373/1DC	
Decision:	Decided
Date:	15th November 1991
Description:	Internal alterations to provide five bed sitting rooms with shared kitchen and bathroom facilities with no more than 6 residents.

Planning records for: **41 Lancaster Road Hitchin SG5 1PD**

Reference - 15/03235/1PUD	
Decision:	Decided
Date:	24th December 2015
Description:	Dormer window in rear roofslope to facilitate conversion of loft to habitable accommodation

Planning records for: **43 Lancaster Road Hitchin SG5 1PD**

Reference - 17/00570/1PUD	
Decision:	Decided
Date:	09th March 2017
Description:	Single storey rear/ side extension

Reference - 17/00872/1NCS	
Decision:	Decided
Date:	04th April 2017
Description:	Single storey rear extension with the following dimension: Length (measured from rear wall of existing property) - 4.62m

Planning records for: **46 Lancaster Road Hitchin Hertfordshire SG5 1PD**

Reference - 21/03398/FPH	
Decision:	Decided
Date:	09th December 2021
Description:	Retention of outbuilding in rear garden.



Planning records for: **46 Lancaster Road Hitchin Hertfordshire SG5 1PD**

Reference - 21/01050/FPH	
Decision:	Decided
Date:	31st March 2021
Description:	Erection of detached outbuilding in rear garden

Planning records for: **47 Lancaster Road Hitchin Hertfordshire SG5 1PD**

Reference - 21/02553/LDCP	
Decision:	Registered
Date:	31st August 2021
Description:	Replace existing rear elevation window and door with French doors and replace rear elevation extension monopitch roof with GRP resin flat roof

Reference - 94/00178/1HH	
Decision:	Decided
Date:	17th February 1994
Description:	Single storey rear extension.

Reference - 18/02789/LDCP	
Decision:	Decided
Date:	19th October 2018
Description:	Insertion of rear dormer windows to create additional accommodation in roof space



Planning records for: **47 Lancaster Road Hitchin Hertfordshire SG5 1PD**

Reference - 21/03148/FPH	
Decision:	Decided
Date:	08th November 2021
Description:	Replace pitch roof of existing single storey rear extension with a flat roof and replace existing fenestration

Planning records for: **48 Lancaster Road Hitchin Hertfordshire SG5 1PD**

Reference - 23/00362/LDCP	
Decision:	Decided
Date:	14th February 2023
Description:	Insertion of rear dormer window and 2no front rooflights to facilitate loft conversion

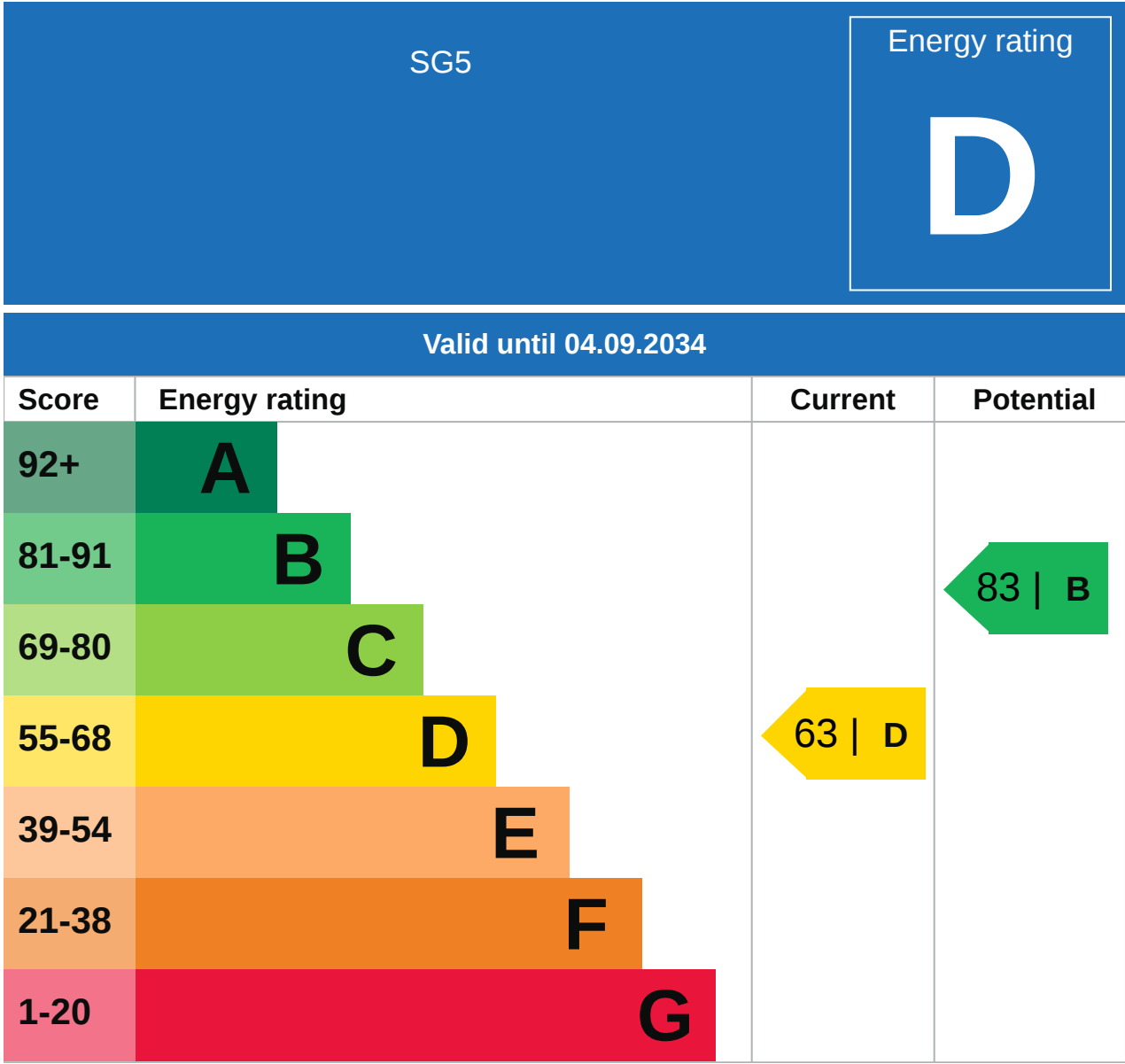
Reference - 23/01005/FPH	
Decision:	Decided
Date:	01st May 2023
Description:	Single storey side and rear extension

Planning records for: **52 Lancaster Road Hitchin SG5 1PD**

Reference - 14/01313/1PUD	
Decision:	Decided
Date:	13th May 2014
Description:	Lawful Development Certificate (proposed): Rear dormer window and insertion of one rooflight to front roof slope to facilitate the conversion of the loft space to ancillary habitable accommodation.

Planning records for: **53 Lancaster Road Hitchin Hertfordshire SG5 1PD**

Reference - 23/01269/FPH	
Decision:	Decided
Date:	16th June 2023
Description:	Rear roof extension above existing bathroom to create ensuite at second floor level. Insertion of two front rooflights and length doors in existing rear dormer window.



## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<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, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	121 m <sup>2</sup>

## Building Safety

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None specified

## Accessibility / Adaptations

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None specified

## Restrictive Covenants

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None specified

## Rights of Way (Public & Private)

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None specified

## Construction Type

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Brick

## Property Lease Information

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Not applicable - Freehold

## Listed Building Information

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Not applicable

## Stamp Duty

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Ask Agent

## Electricity Supply

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Main Supply

## Gas Supply

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Main Supply

## Central Heating

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Gas to radiator

## Water Supply

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Main supply

## Drainage

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Main supply



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## **Important - Please read**

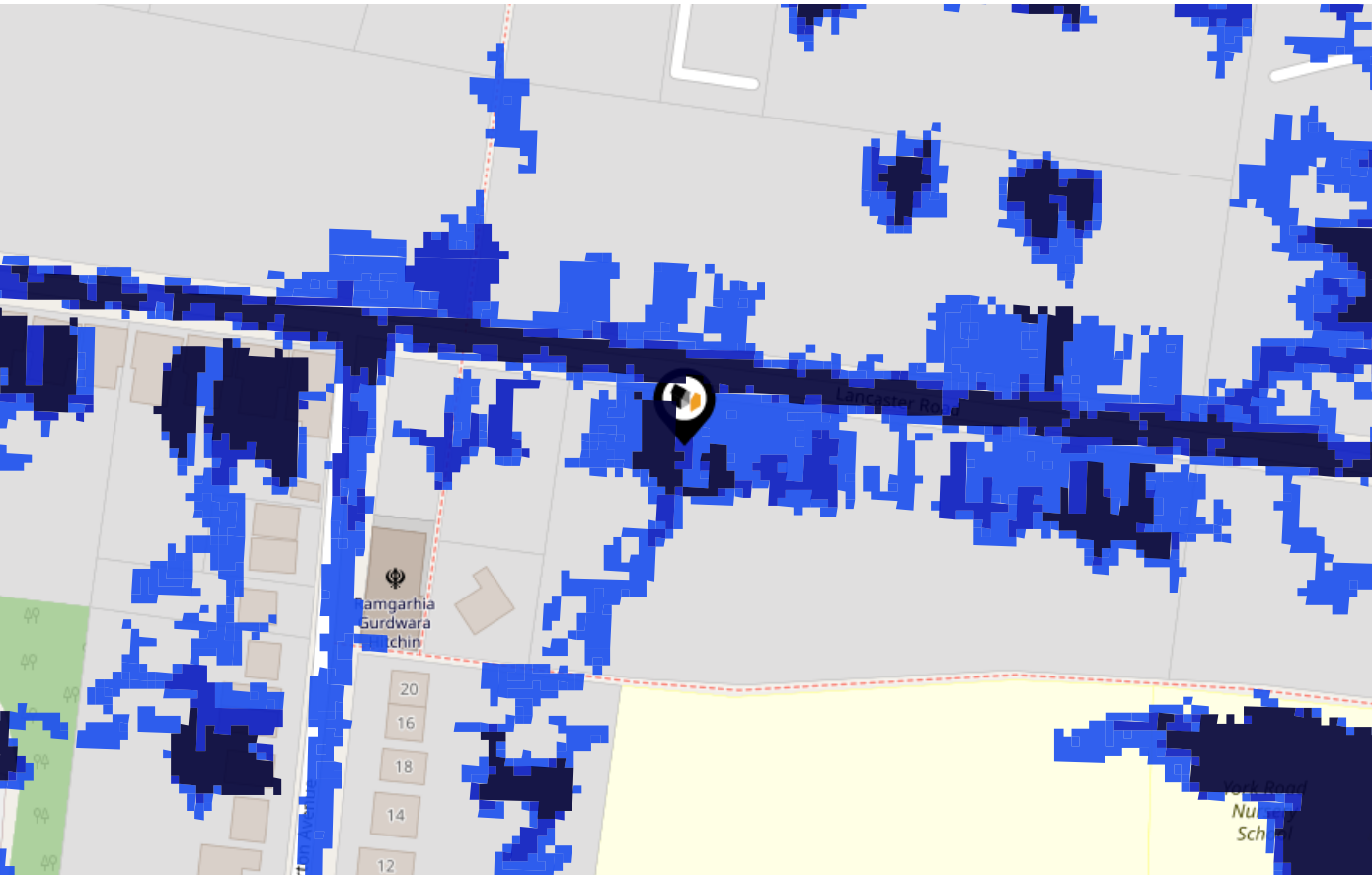
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The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

# 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.

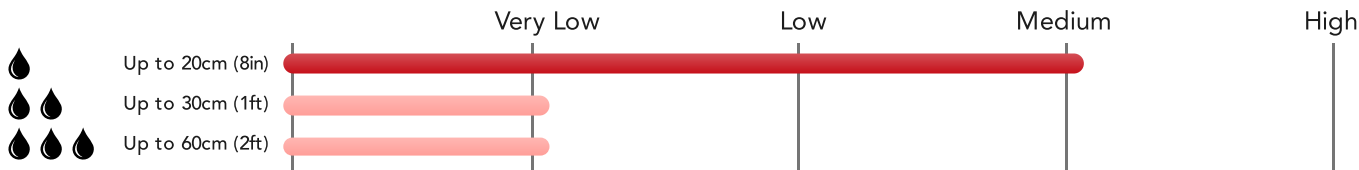


Risk Rating: Medium

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.

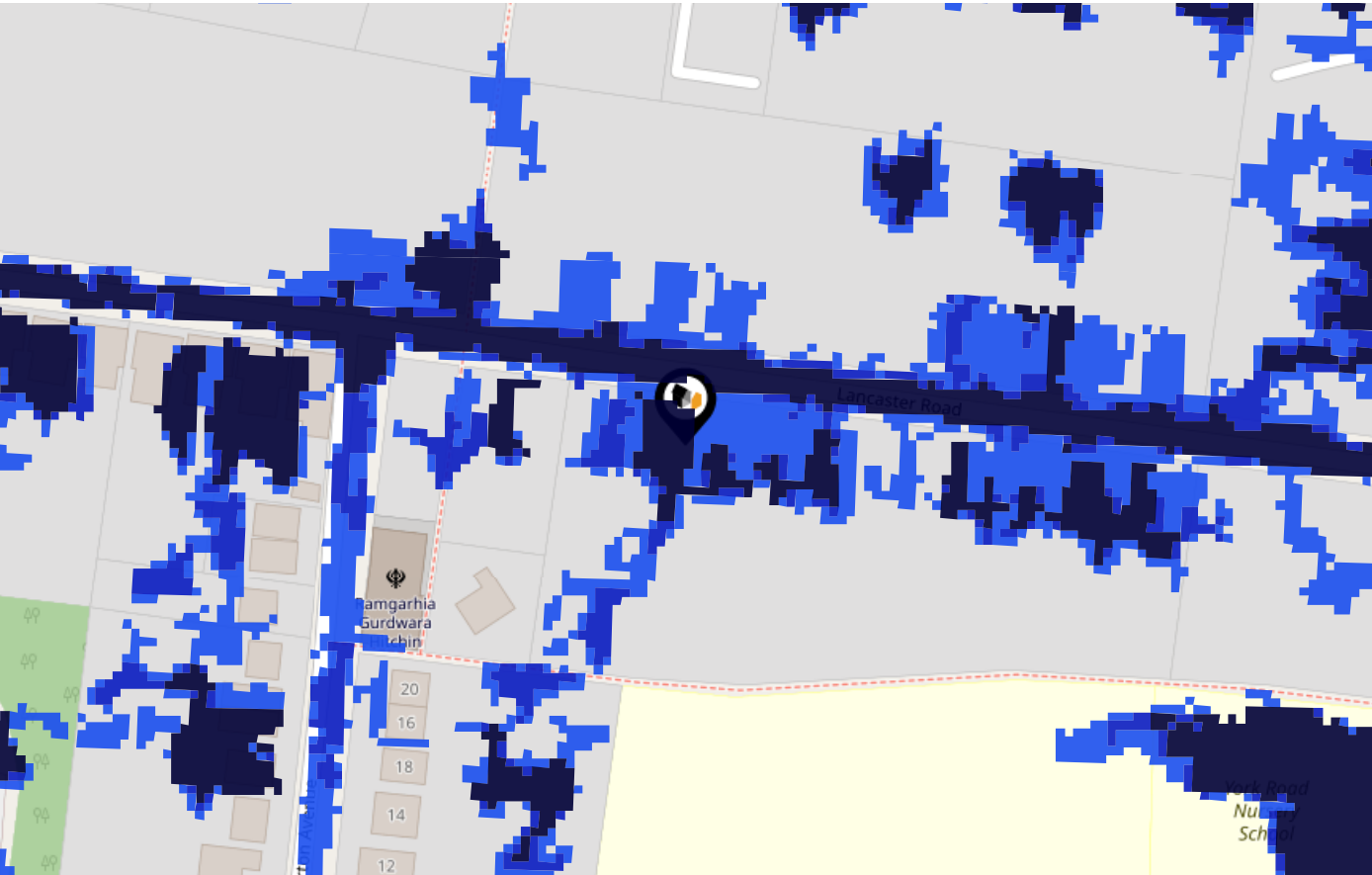
Chance of flooding to the following depths at this property:



# 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.

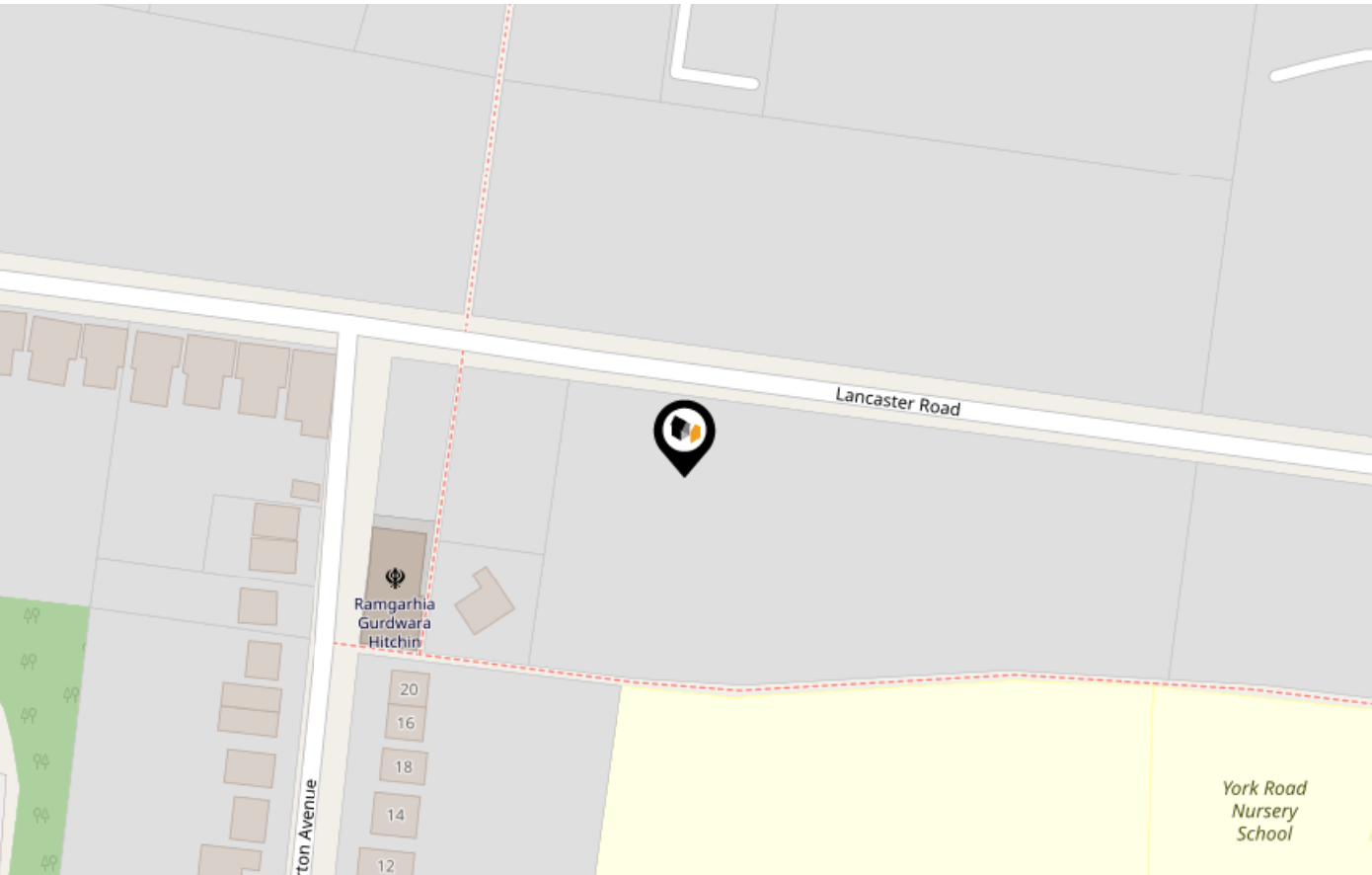
Chance of flooding to the following depths at this property:



# 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.

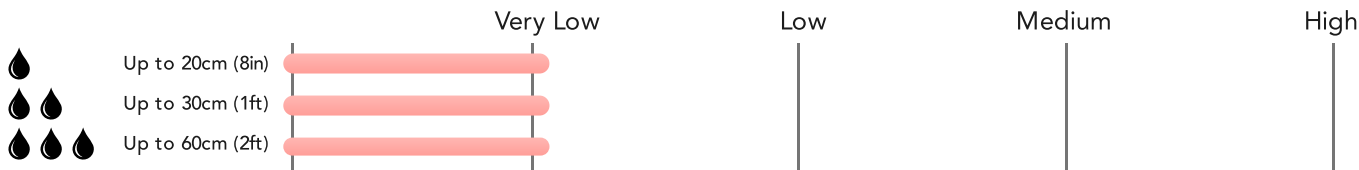


Risk Rating: Very low

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.
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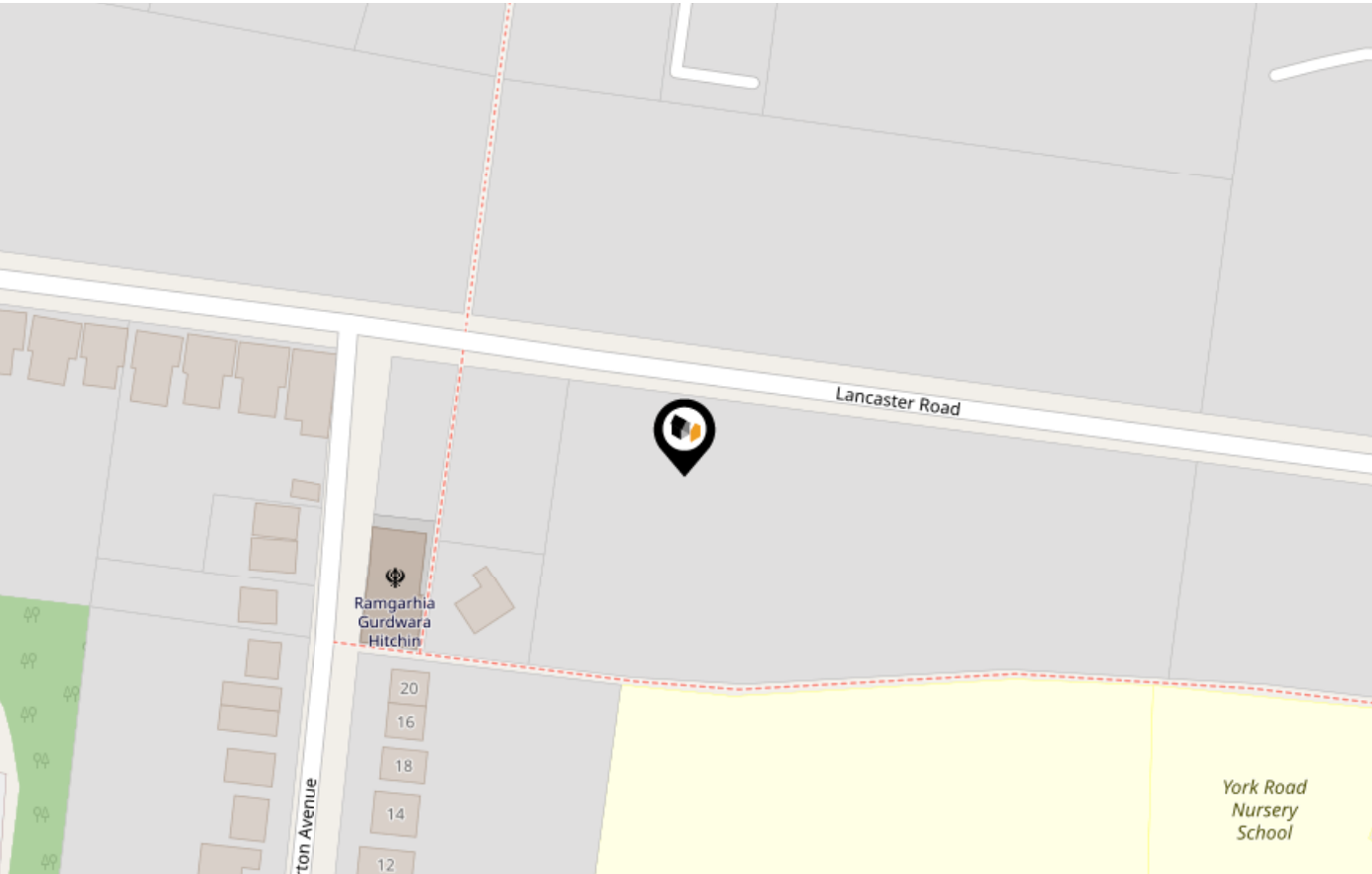
Chance of flooding to the following depths at this property:



# 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.

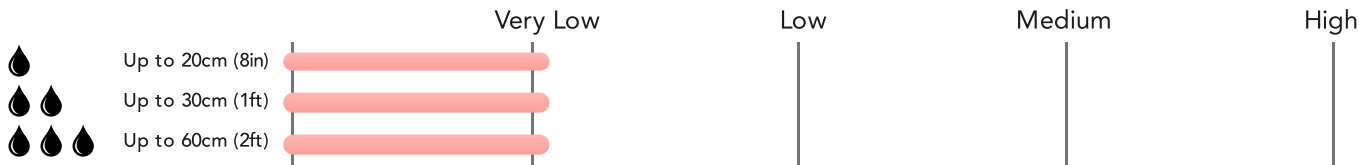


**Risk Rating:** Very low

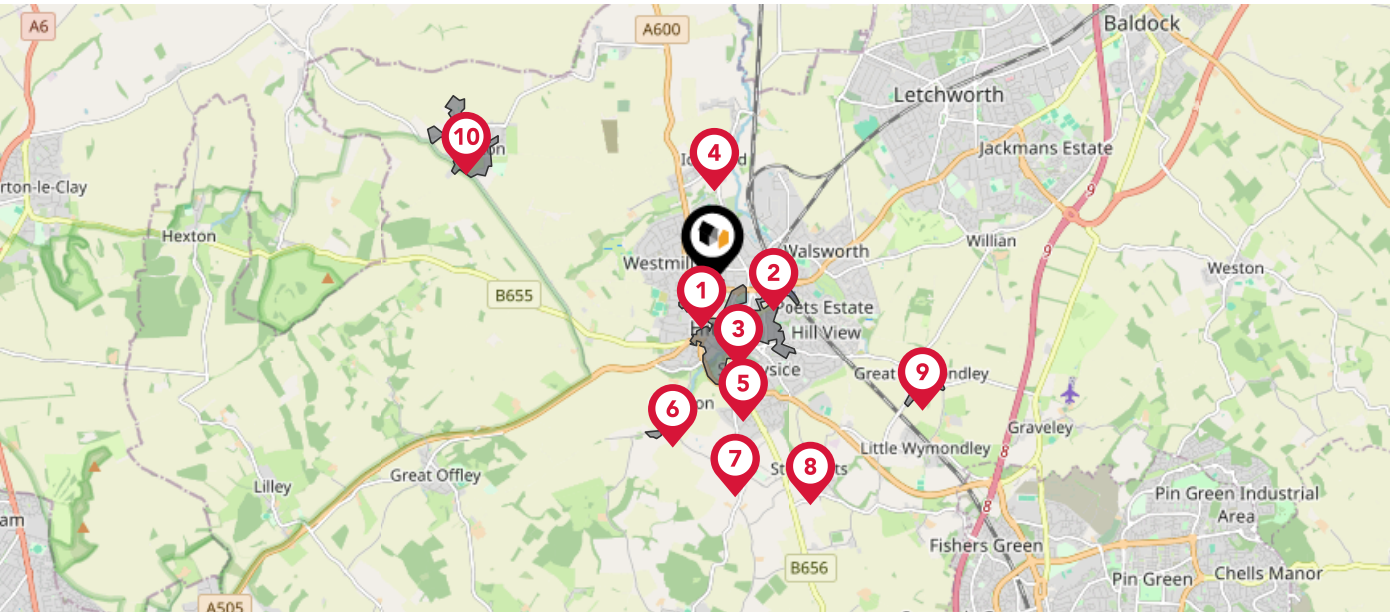
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

Chance of flooding to the following depths at this property:



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



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

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.

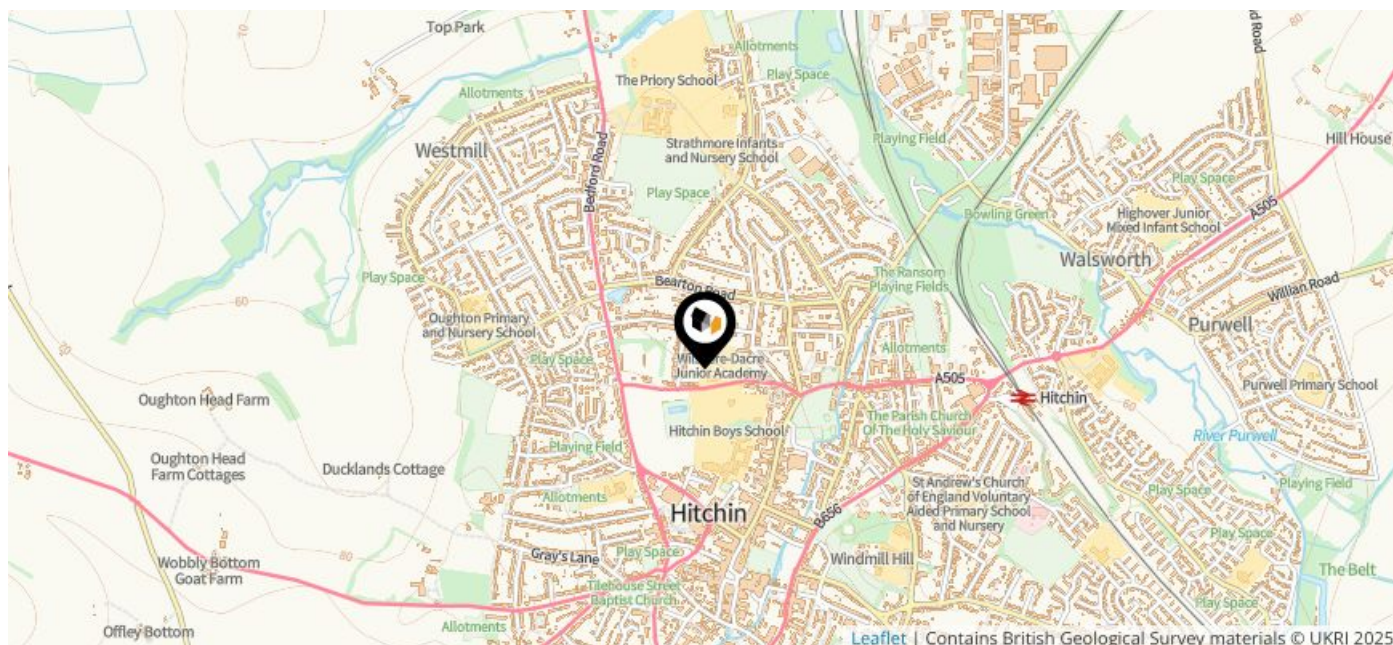


### Nearby Landfill Sites

1	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill	
2	Wallace Way-Hitchin, Hertfordshire	Historic Landfill	
3	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill	
4	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	
5	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill	
6	Gerry's Hole-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill	
7	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
8	Hambridge Way-Pirton	Historic Landfill	
9	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
10	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	



This map displays nearby coal mine entrances and their classifications.



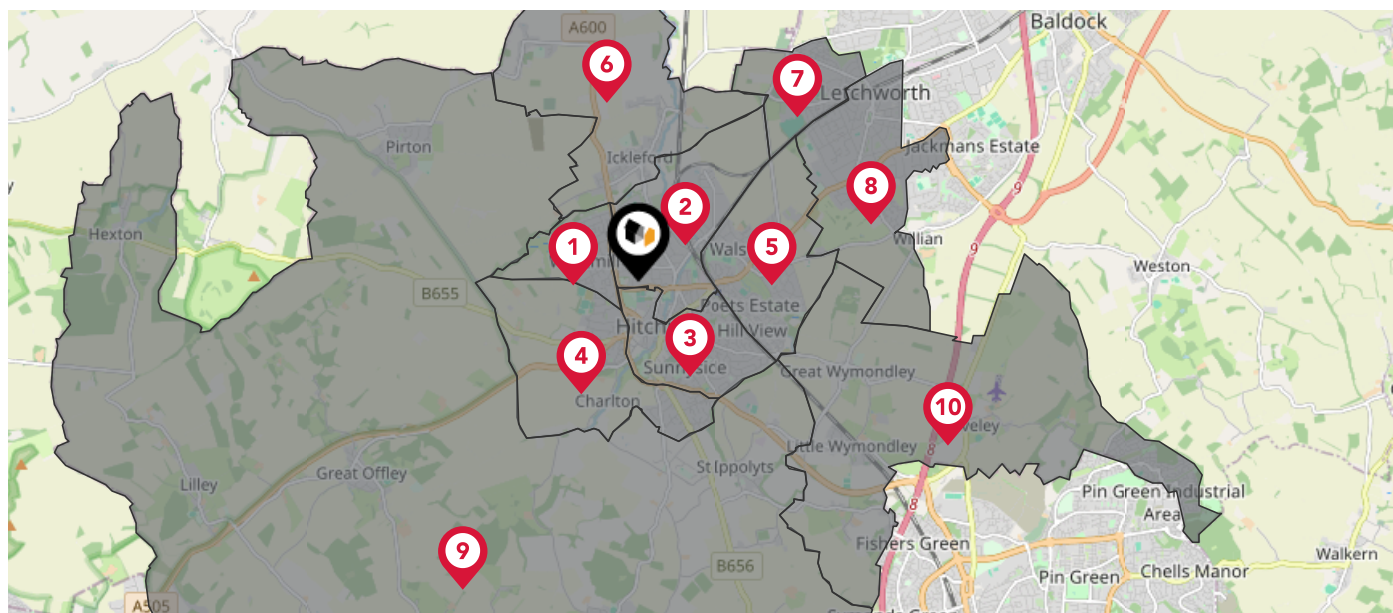
### Mine Entry

- ✕ 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

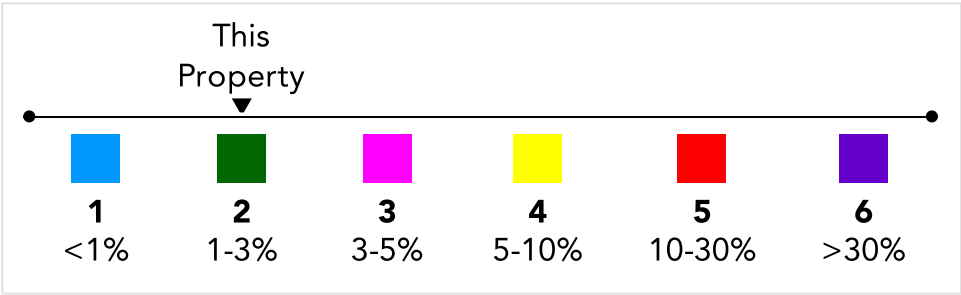
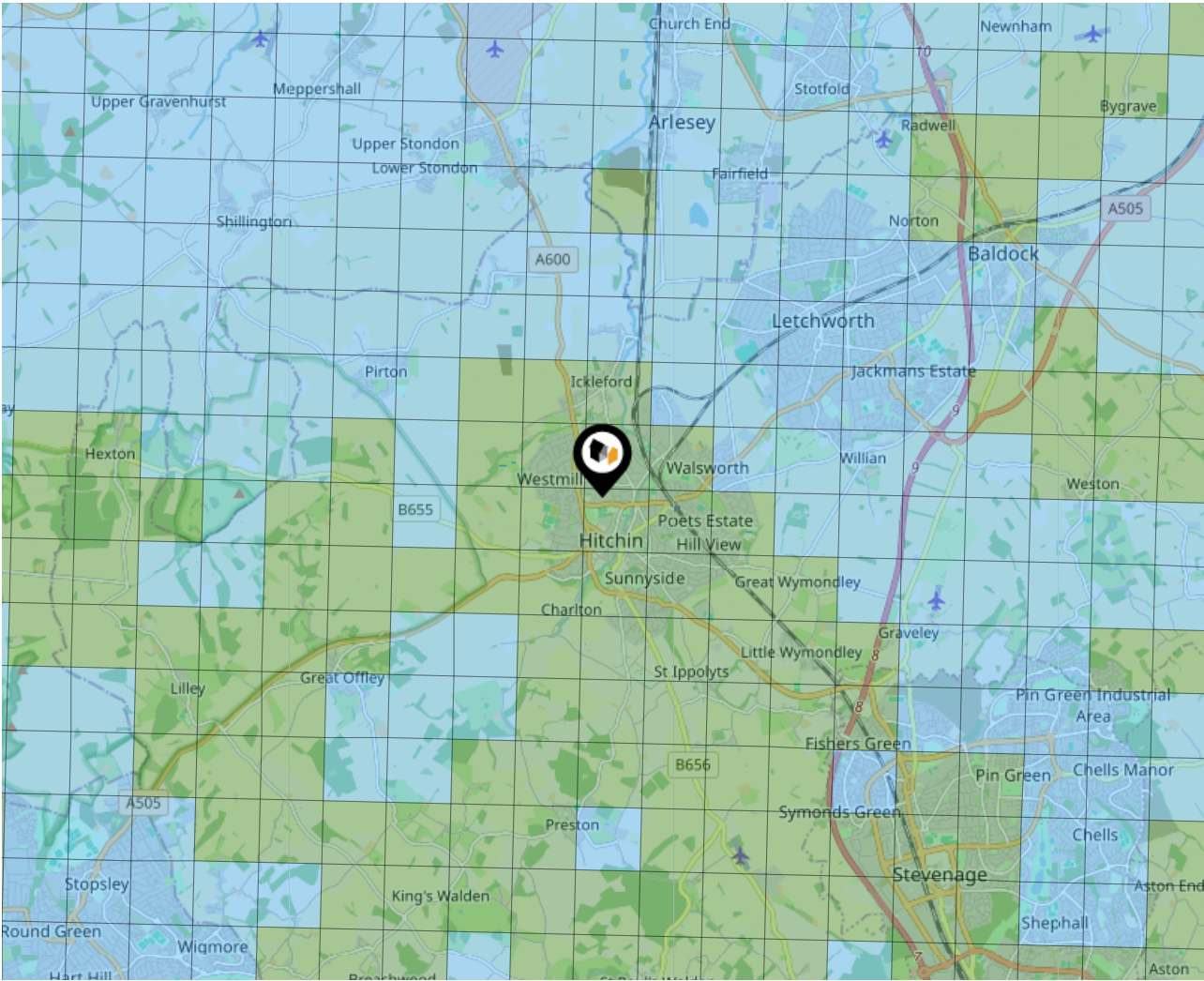


### Nearby Council Wards

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

What is Radon?

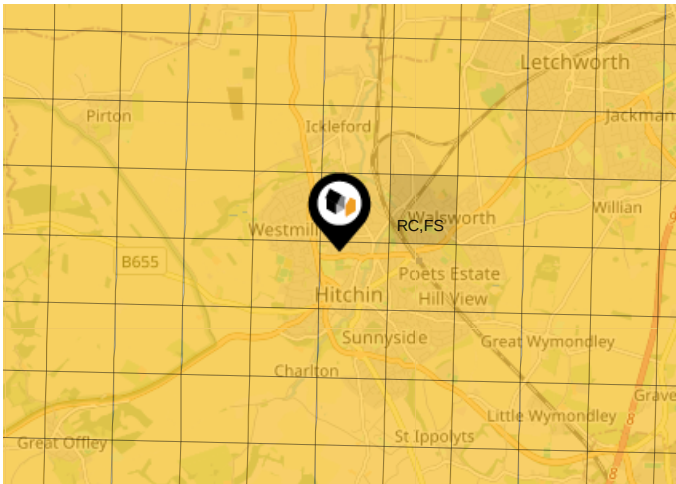
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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





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

<b>Carbon Content:</b>	HIGH	<b>Soil Texture:</b>	CHALKY CLAY TO CHALKY
<b>Parent Material Grain:</b>	ARGILLIC		LOAM
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY	<b>Soil Depth:</b>	DEEP-INTERMEDIATE

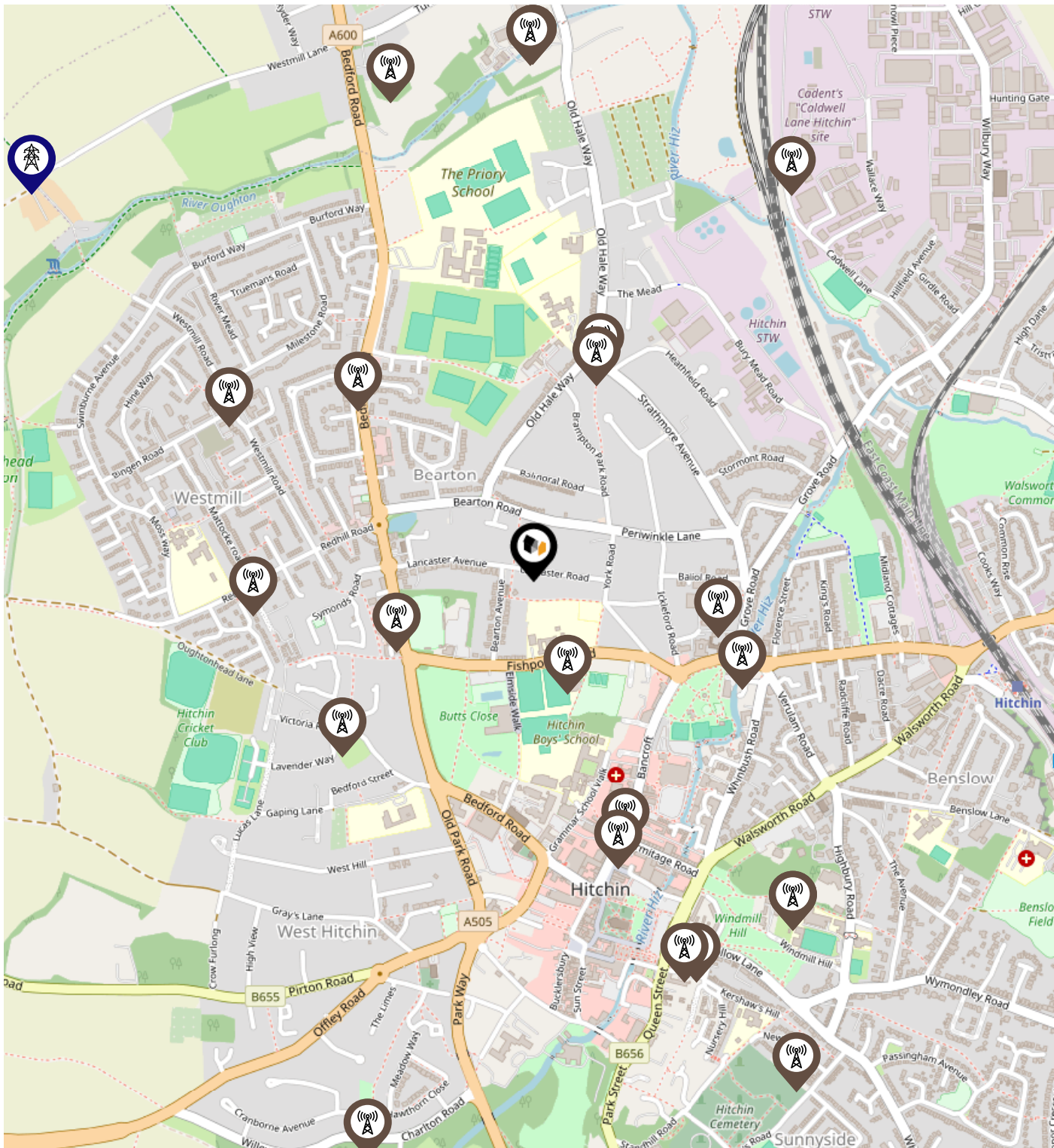


Primary Classifications (Most Common Clay Types)



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

# Local Area

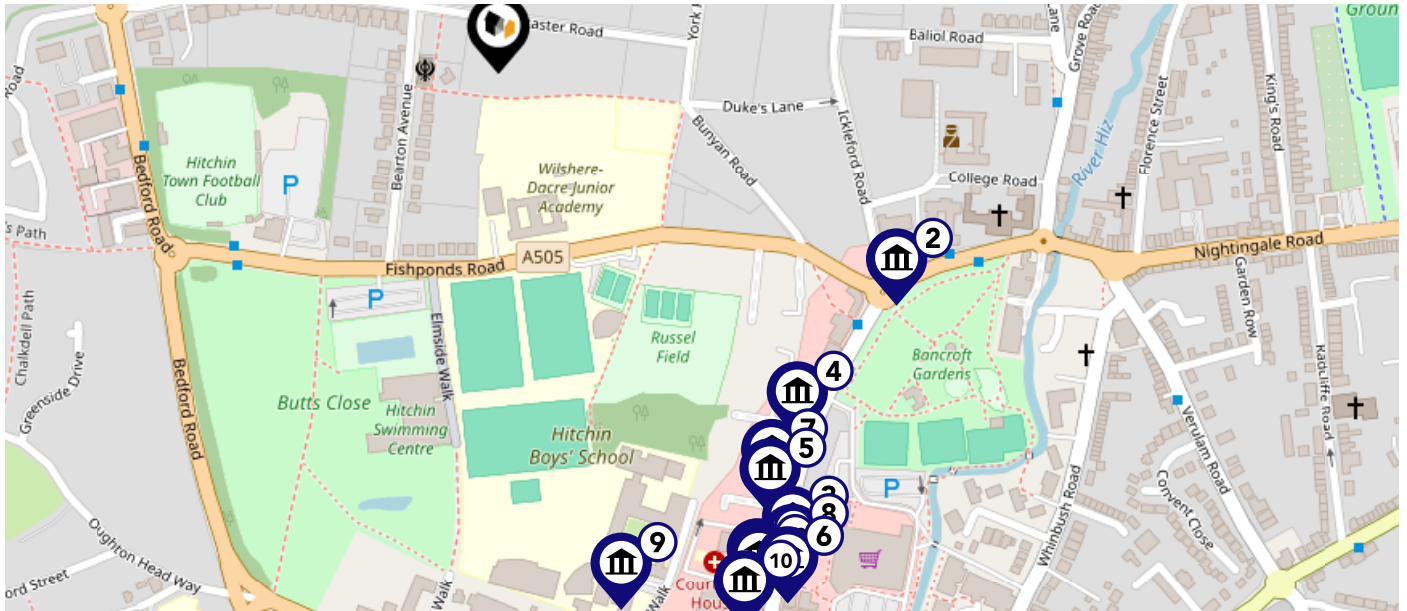
## Masts & Pylons



### Key:

-  Power Pylons
-  Communication Masts

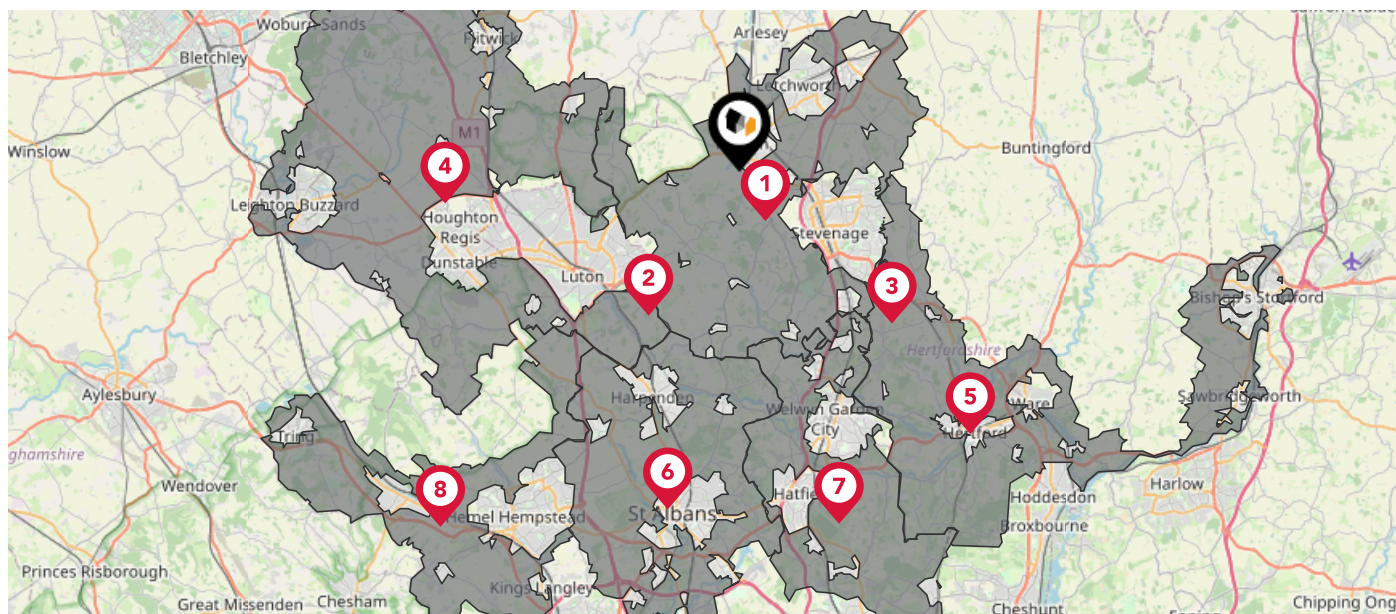
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1172987 - 34, Bancroft	Grade II	0.3 miles
	1347594 - Frythe Cottages	Grade II	0.3 miles
	1102222 - 86 And 87, Bancroft	Grade II	0.3 miles
	1347577 - 53, Bancroft	Grade II	0.3 miles
	1102221 - 45, 46 And 46a, Bancroft	Grade II	0.3 miles
	1347578 - 91 And 92, Bancroft	Grade II	0.3 miles
	1296455 - 47, Bancroft	Grade II	0.3 miles
	1173005 - Entrance Court Wall And Gateways To Skynner's Almshouses Skynner's Almshouses	Grade II	0.3 miles
	1102163 - Hitchin Boys Grammar School	Grade II	0.3 miles
	1172978 - 30, Bancroft	Grade II	0.3 miles
	1347576 - 32 And 33, 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

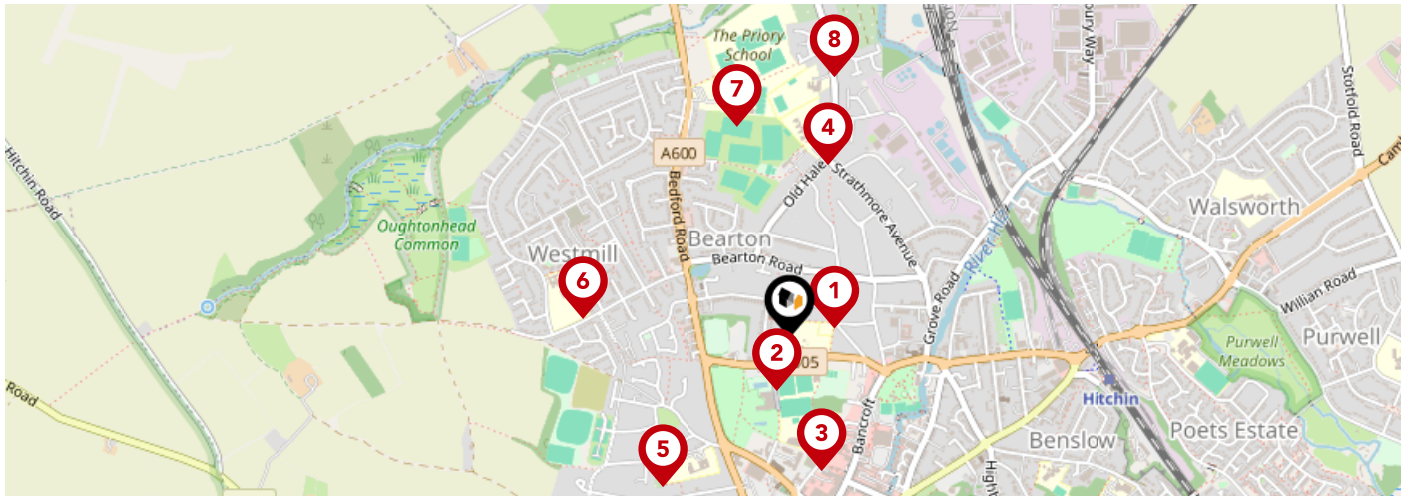


London Green Belt - Welwyn Hatfield

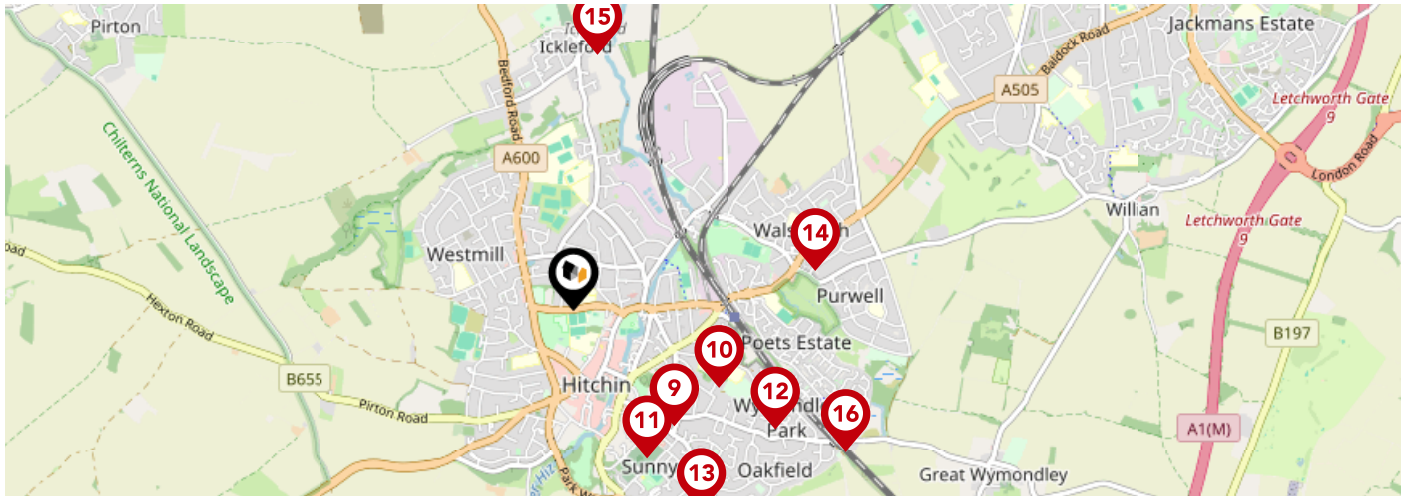










London Green Belt - Dacorum





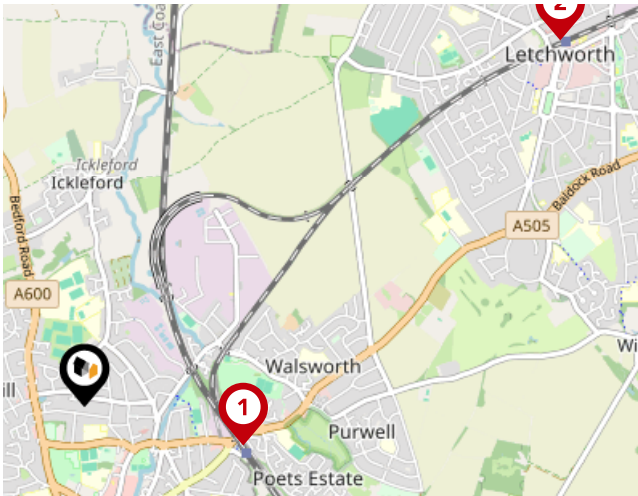
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>York Road Nursery School</b> Ofsted Rating: Outstanding   Pupils: 107   Distance:0.11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Wilshire-Dacre Junior Academy</b> Ofsted Rating: Good   Pupils: 267   Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Hitchin Boys' School</b> Ofsted Rating: Outstanding   Pupils: 1317   Distance:0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Strathmore Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 199   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Samuel Lucas Junior Mixed and Infant School</b> Ofsted Rating: Outstanding   Pupils: 420   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Oughton Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 218   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>The Priory School</b> Ofsted Rating: Good   Pupils: 1231   Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Our Lady Catholic Primary School</b> Ofsted Rating: Good   Pupils: 154   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>Hitchin Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1355   Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Andrew's Church of England Voluntary Aided Primary School, Hitchin</b> Ofsted Rating: Outstanding   Pupils: 252   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Highbury Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 204   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>William Ransom Primary School</b> Ofsted Rating: Outstanding   Pupils: 422   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whitehill Junior School</b> Ofsted Rating: Good   Pupils: 240   Distance:1.08	<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:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ickleford Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:1.18	<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:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

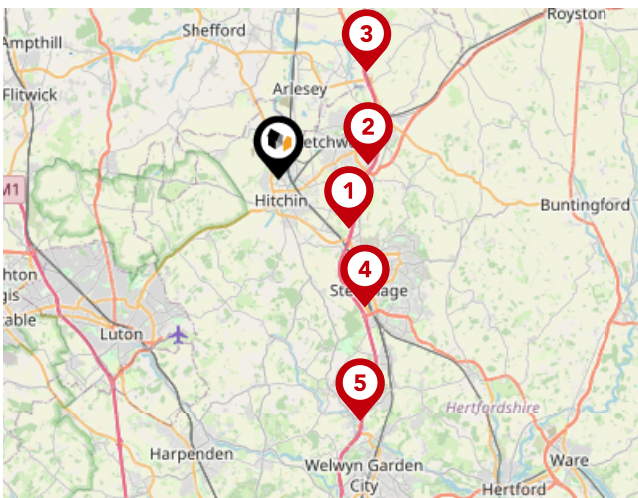
# Area

## Transport (National)



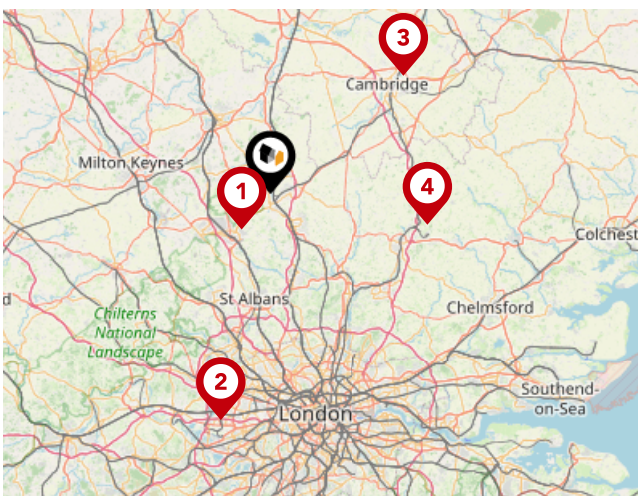
### National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.74 miles
2	Letchworth Rail Station	2.74 miles
3	Letchworth Rail Station	2.75 miles



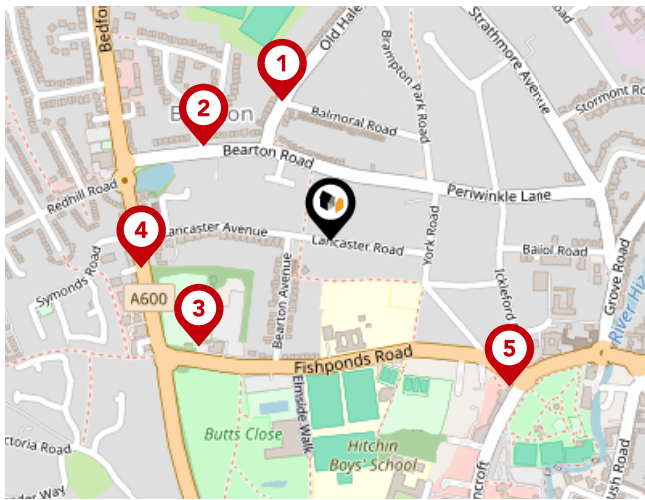
### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.18 miles
2	A1(M) J9	3.3 miles
3	A1(M) J10	5.07 miles
4	A1(M) J7	5.66 miles
5	A1(M) J6	9.34 miles



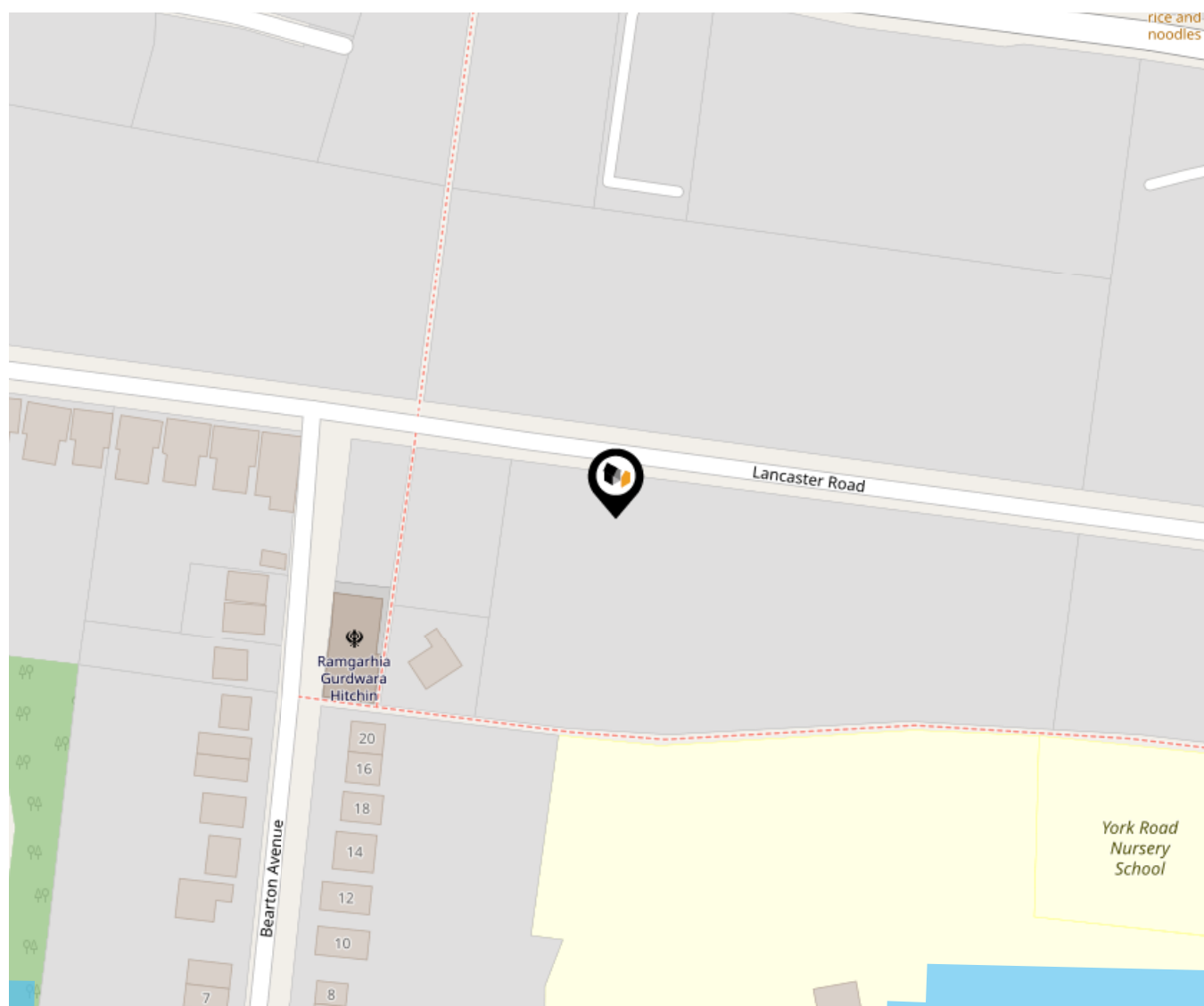
### Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.69 miles
2	Heathrow Airport	34.09 miles
3	Cambridge	25.96 miles
4	Stansted Airport	23.5 miles



Bus Stops/Stations

Pin	Name	Distance
1	Balmoral Road	0.17 miles
2	Bearton Green	0.18 miles
3	Football Club	0.19 miles
4	Fishponds Road	0.22 miles
5	Bunyan Road	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.



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