

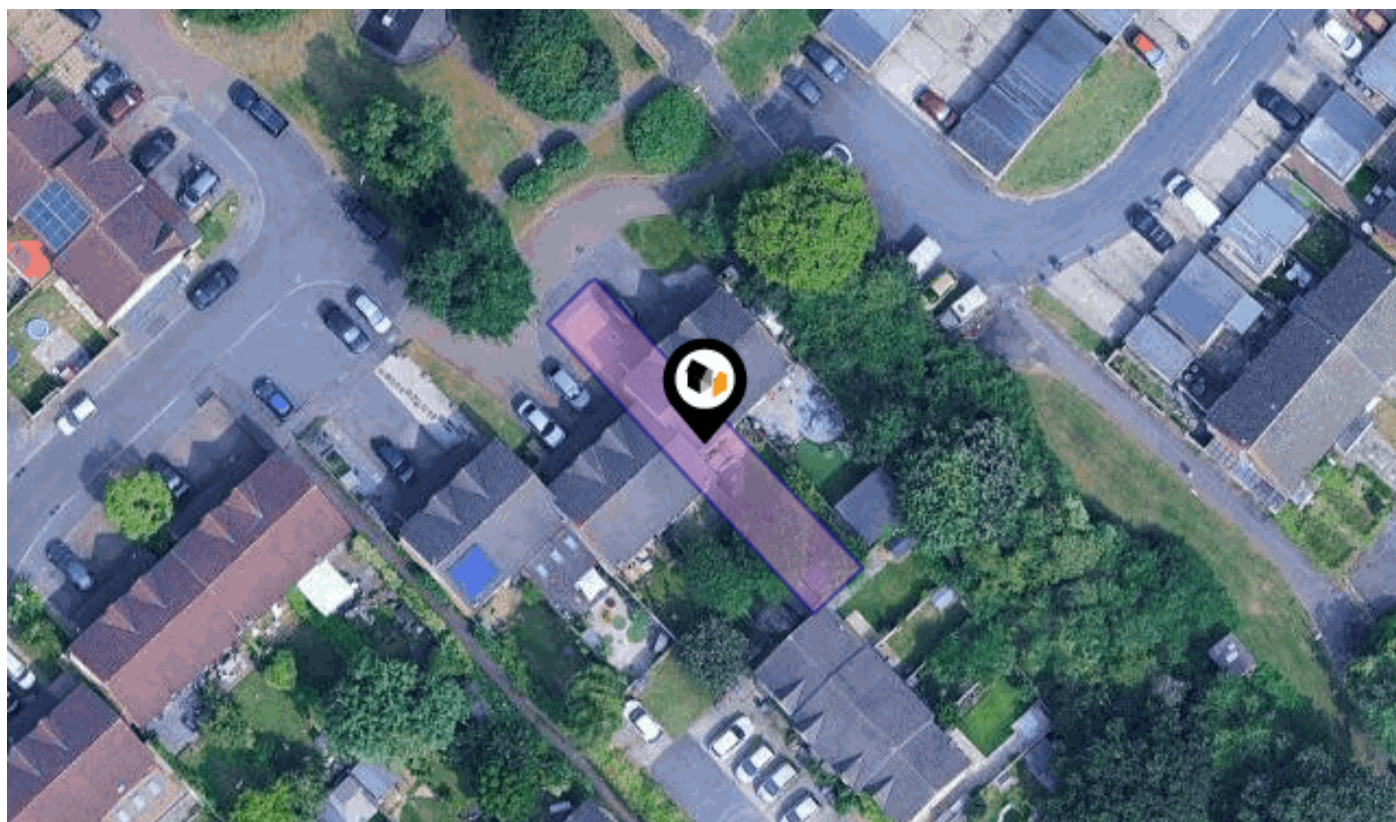


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 17th September 2025



STURROCK WAY, 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: **17 Sturrock Way Hitchin SG4 0EP**

Reference - 16/01371/1HH	
Decision:	Decided
Date:	31st May 2016
Description:	Single storey front infill extension

Planning records for: **16 Sturrock Way Hitchin SG4 0EP**

Reference - 15/02639/1HH	
Decision:	Decided
Date:	12th October 2015
Description:	Single storey front, side and rear extension

Reference - 13/00456/1	
Decision:	Decided
Date:	06th March 2013
Description:	Change of use of amenity land to residential garden. (Amended plan received 21/05/13).

Reference - 14/02249/1HH	
Decision:	Decided
Date:	15th September 2014
Description:	Part single and part two storey front, side and rear extension

Planning records for: **3 Sturrock Way Hitchin SG4 0EP**

Reference - 12/01110/1HH	
Decision:	Decided
Date:	10th May 2012
Description:	Single storey rear extension

Planning records for: **4 Sturrock Way Hitchin Hertfordshire SG4 0EP**

Reference - 25/01873/LDCP	
Decision:	Decided
Date:	25th July 2025
Description:	Single storey rear extension and insertion of single door to existing side elevation

Planning records for: **6 Sturrock Way Hitchin SG4 0EP**

Reference - 12/01453/1HH	
Decision:	Decided
Date:	20th June 2012
Description:	Single storey front extension

Planning records for: **11 Sturrock Way Hitchin Hertfordshire SG4 0EP**

Reference - 22/01946/DOC	
Decision:	Decided
Date:	15th July 2022
Description:	Discharge of Condition 6 (Site investigation) at attached to Planning Application 21/00931/FP granted on 18.05.2021

Planning records for: **11 Sturrock Way Hitchin Hertfordshire SG4 0EP**

Reference - 22/01896/FPH	
Decision:	Decided
Date:	15th July 2022
Description:	Two storey rear and side extension following removal of existing garage. Front porch extension.

Planning records for: **14 Sturrock Way Hitchin SG4 0EP**

Reference - 03/01932/1PUD	
Decision:	Decided
Date:	05th December 2003
Description:	Single storey rear extension and conversion of existing garage for residential purposes

Planning records for: **21 Sturrock Way Hitchin SG4 0EP**

Reference - 06/02485/1HH	
Decision:	Decided
Date:	28th November 2006
Description:	Single storey rear extension

Planning records for: **1 Sturrock Way Hitchin SG4 0EP**

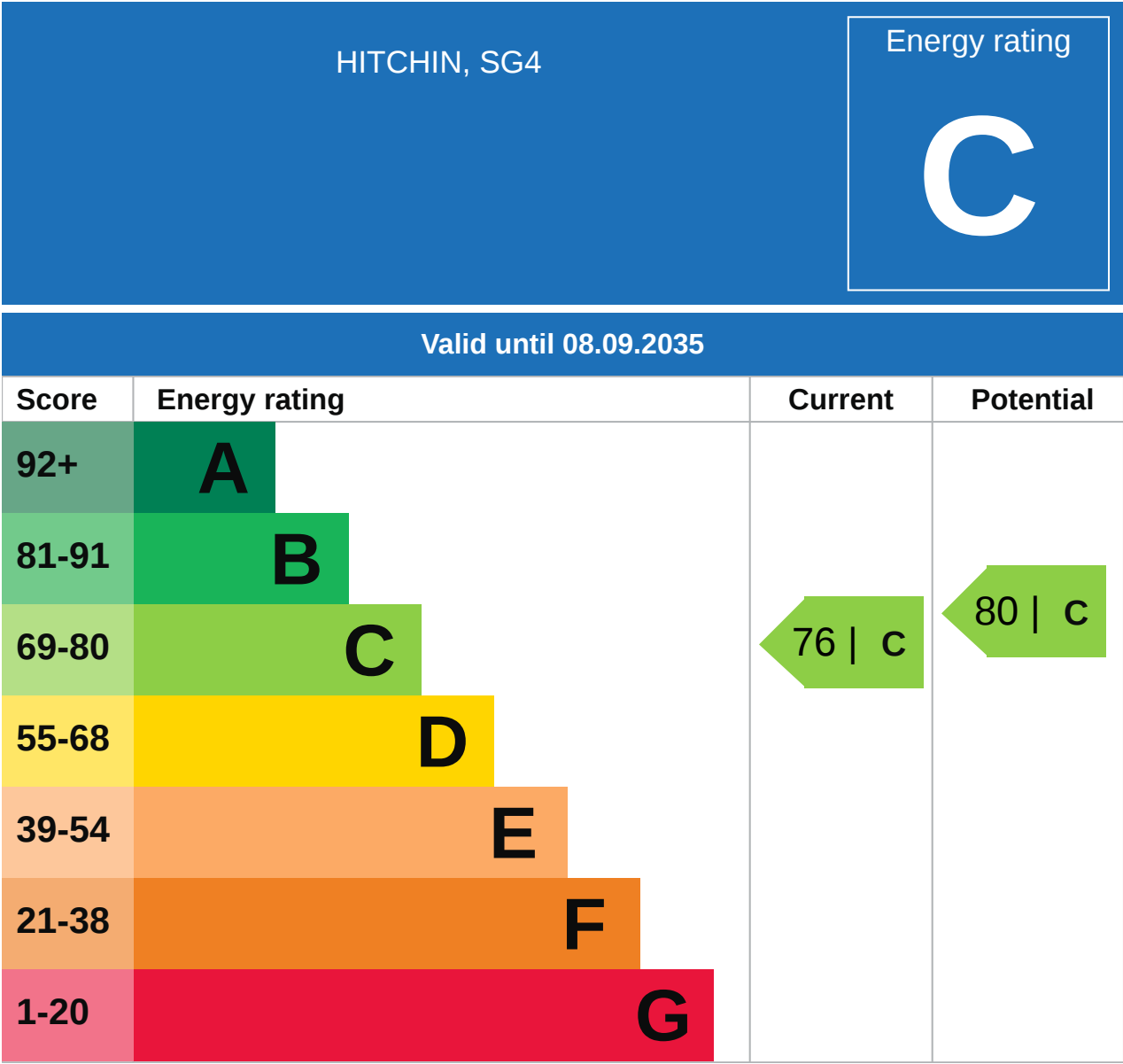
Reference - 17/00147/1HH	
Decision:	Decided
Date:	20th January 2017
Description:	Single storey front, side and rear extension, with ancillary works.

Planning records for: **10 Sturrock Way Hitchin Hertfordshire SG4 0EP**

Reference - 21/02799/FPH	
Decision:	Decided
Date:	11th October 2021
Description:	Two storey side extension following demolition of existing ground floor element.

Planning records for: **9 Sturrock Way Hitchin Hertfordshire SG4 0EP**

Reference - 21/02798/FPH	
Decision:	Decided
Date:	11th October 2021
Description:	Two storey side extension following demolition of existing ground floor element and single storey rear extension.



Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, limited insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	85 m ²

Building Safety

No building safety aspects to report

Accessibility / Adaptations

Not suitable for wheelchair users

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Standard Brick

Property Lease Information

Freehold

N.B: Estate Service/Maintenance fee of £128 per annum

Listed Building Information

Not listed

Stamp Duty

Not specified

Other

None specified

Other

None specified

Electricity Supply

Yes - Mains

Gas Supply

Yes - Mains

Central Heating

Yes - GCH

Water Supply

Yes - Mains

Drainage

Yes - Mains

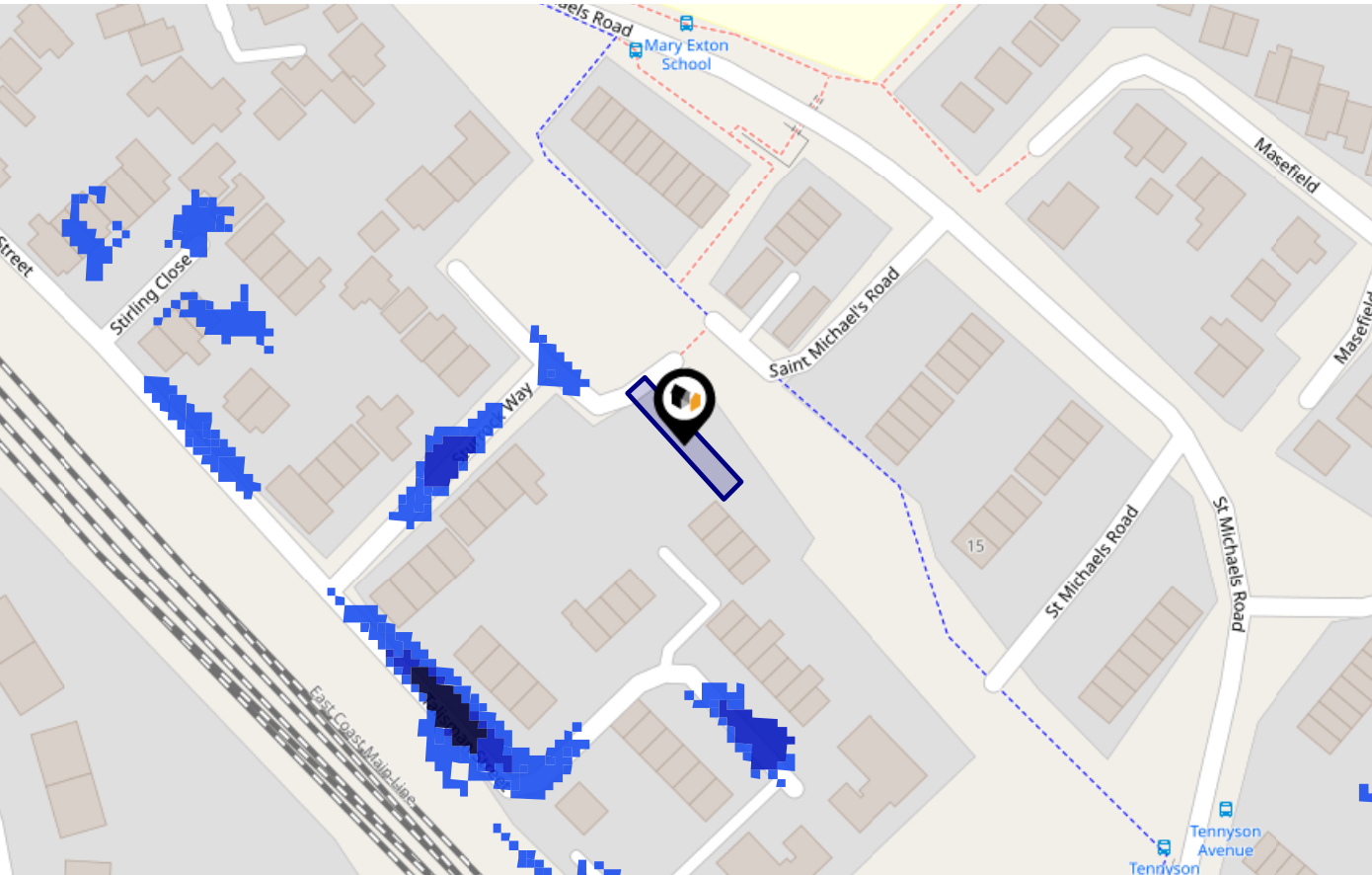
Important - Please read

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.

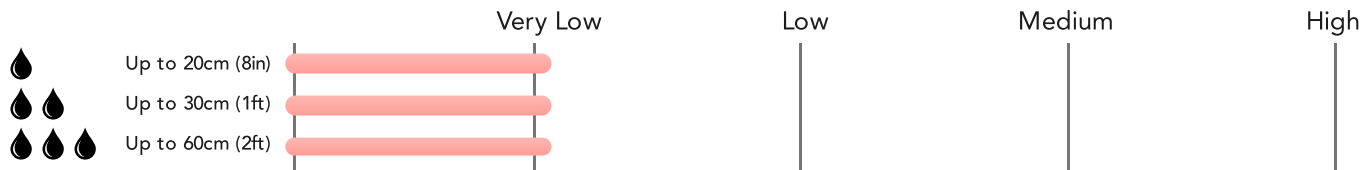


Risk Rating: Very low

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.

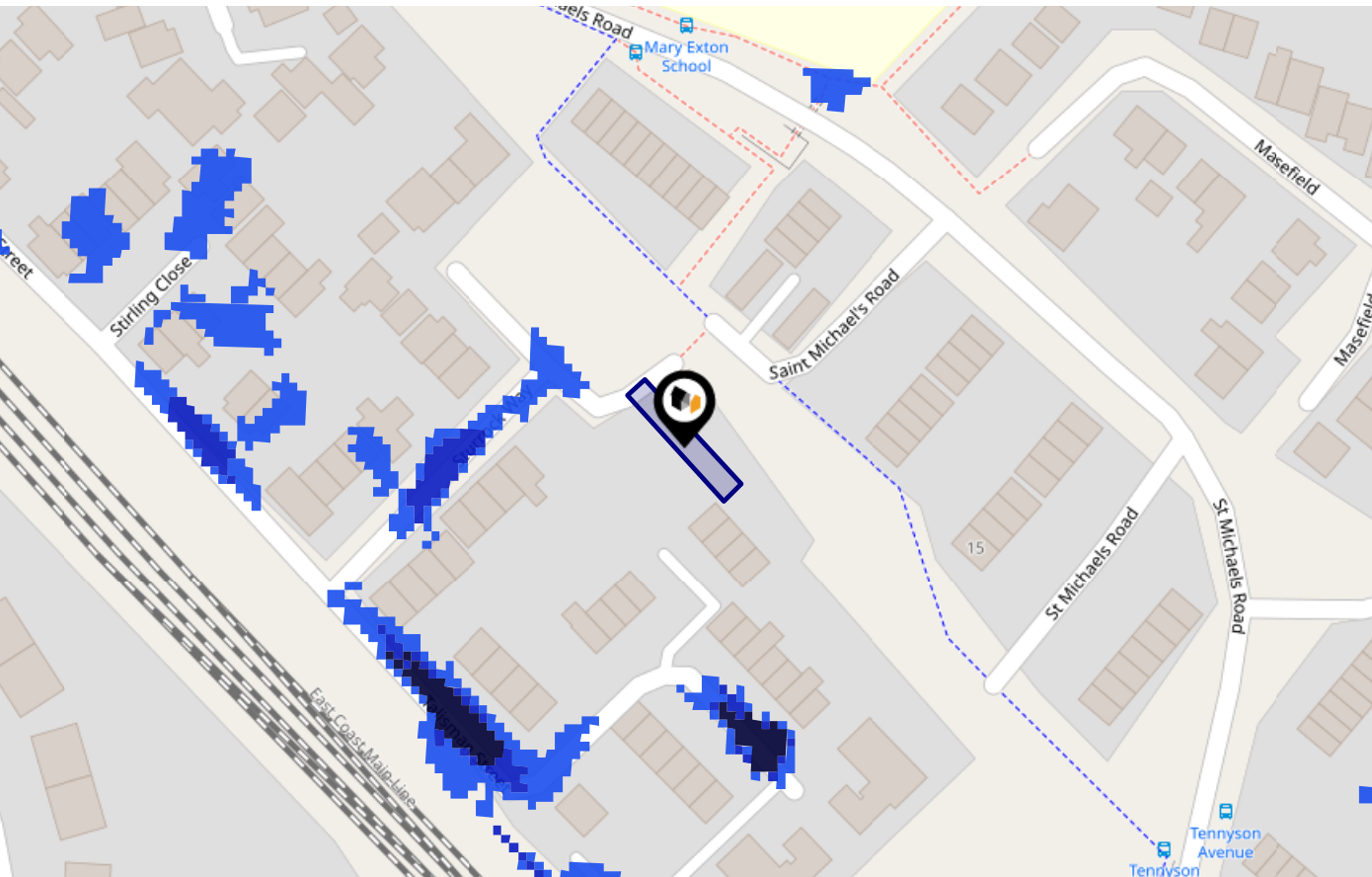
Chance of flooding to the following depths at this property:



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.

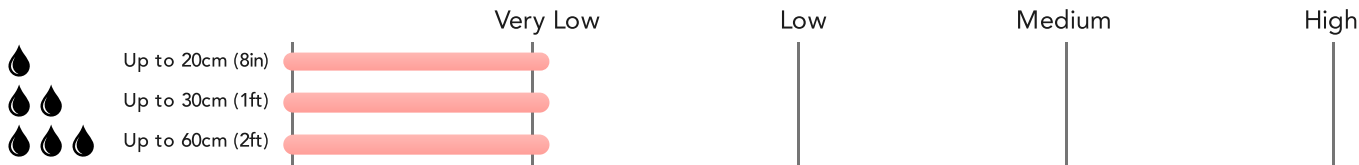


Risk Rating: **Very low**

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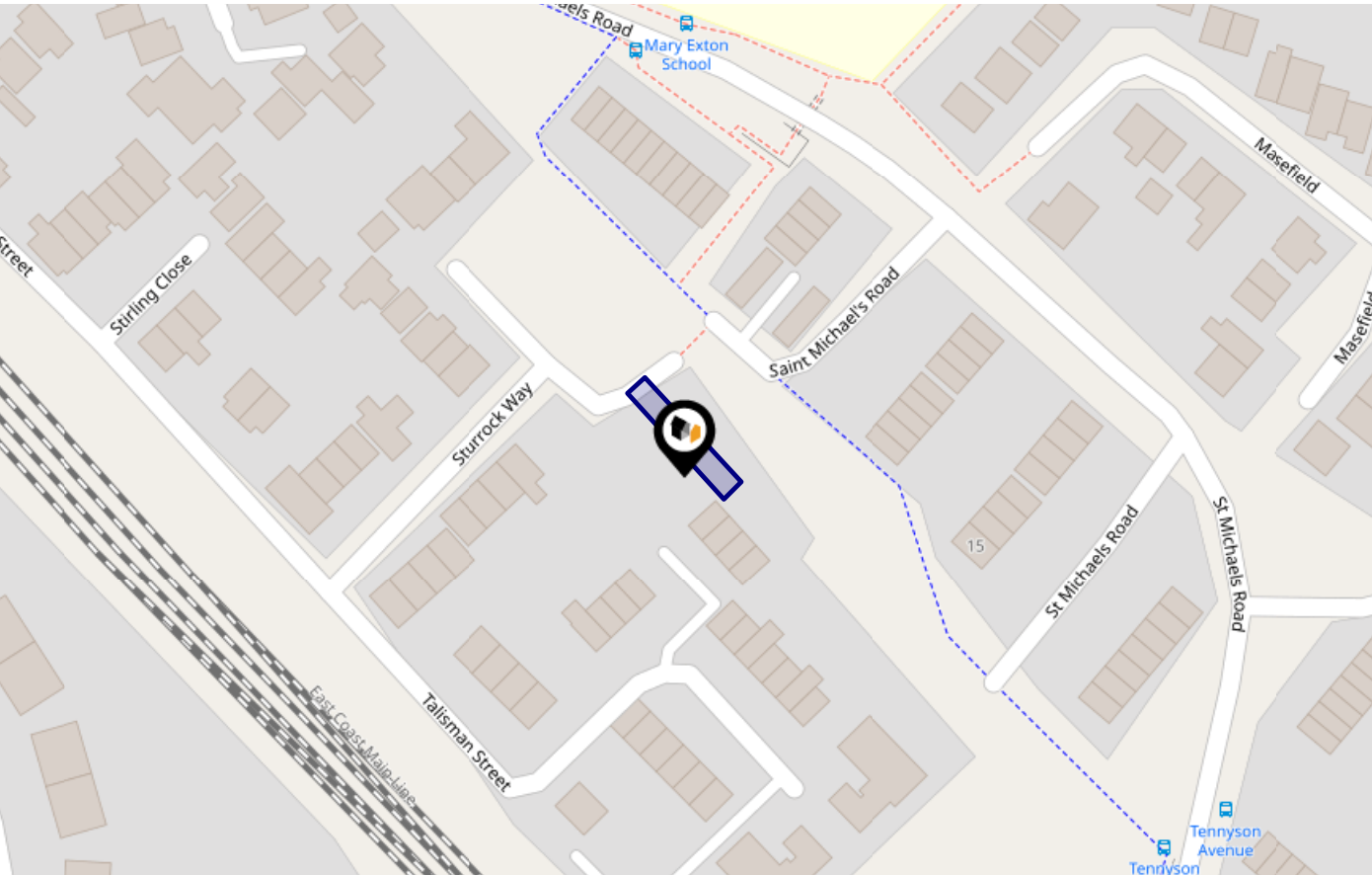
Chance of flooding to the following depths at this property:



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**

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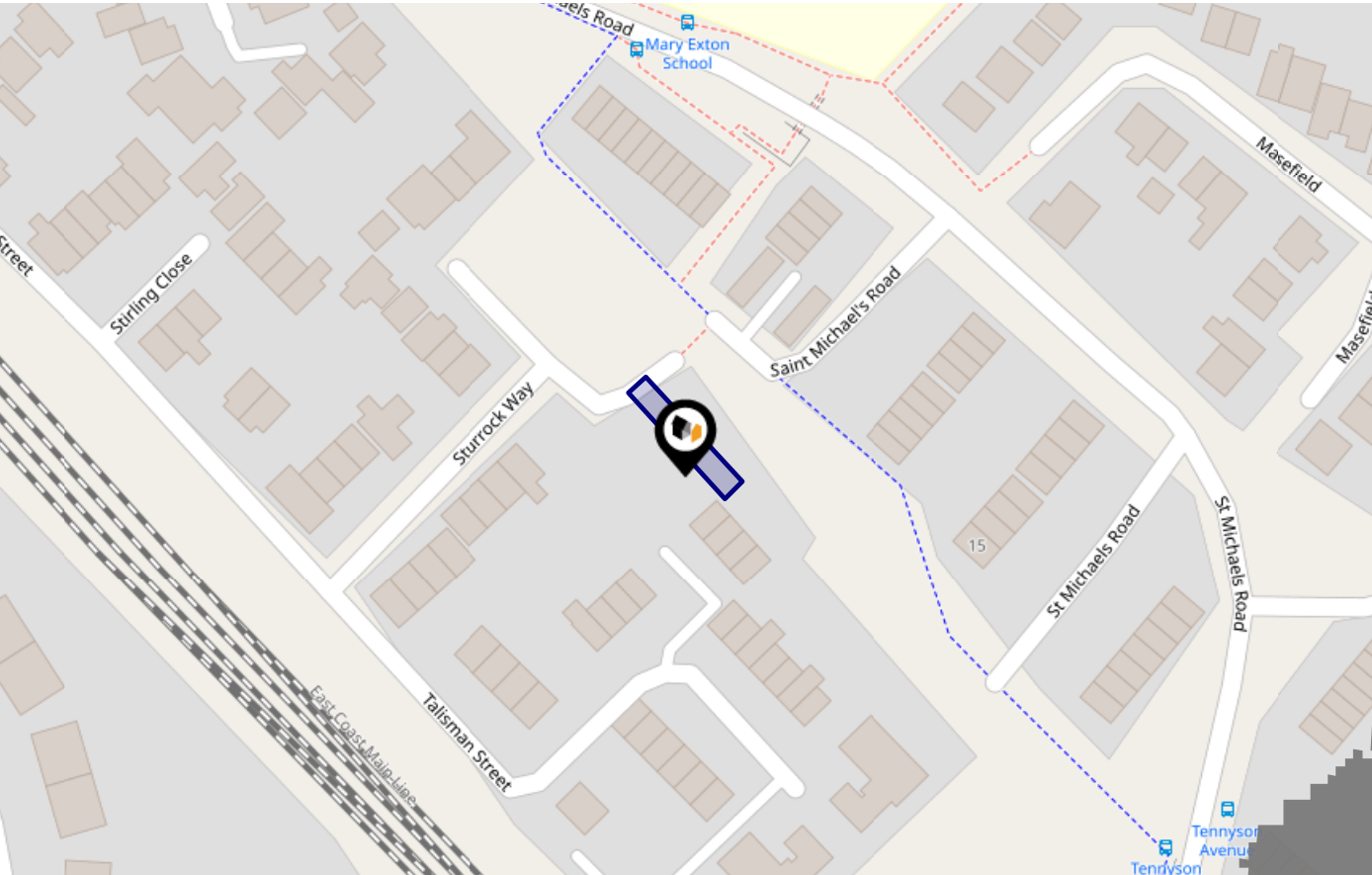
Chance of flooding to the following depths at this property:



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.

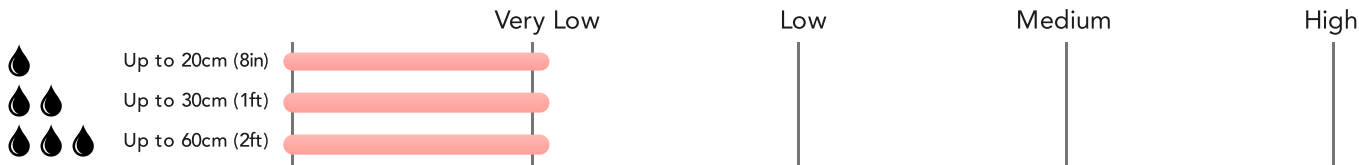


Risk Rating: **Very low**

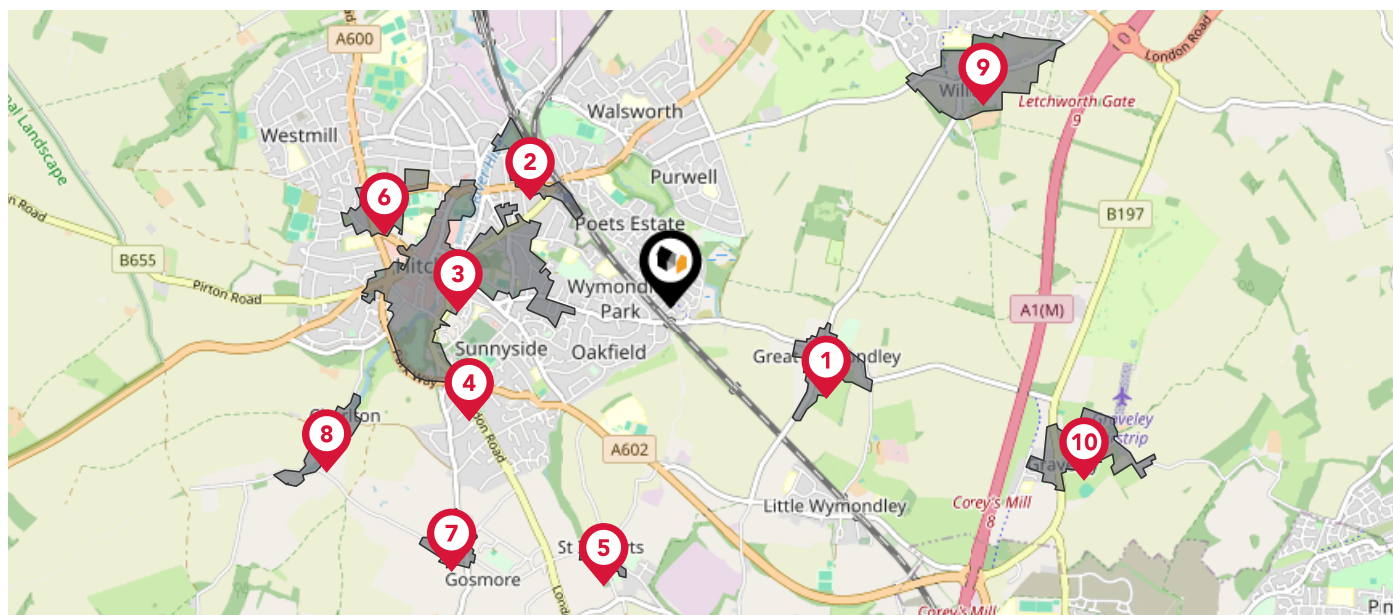
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Chance of flooding to the following depths at this property:



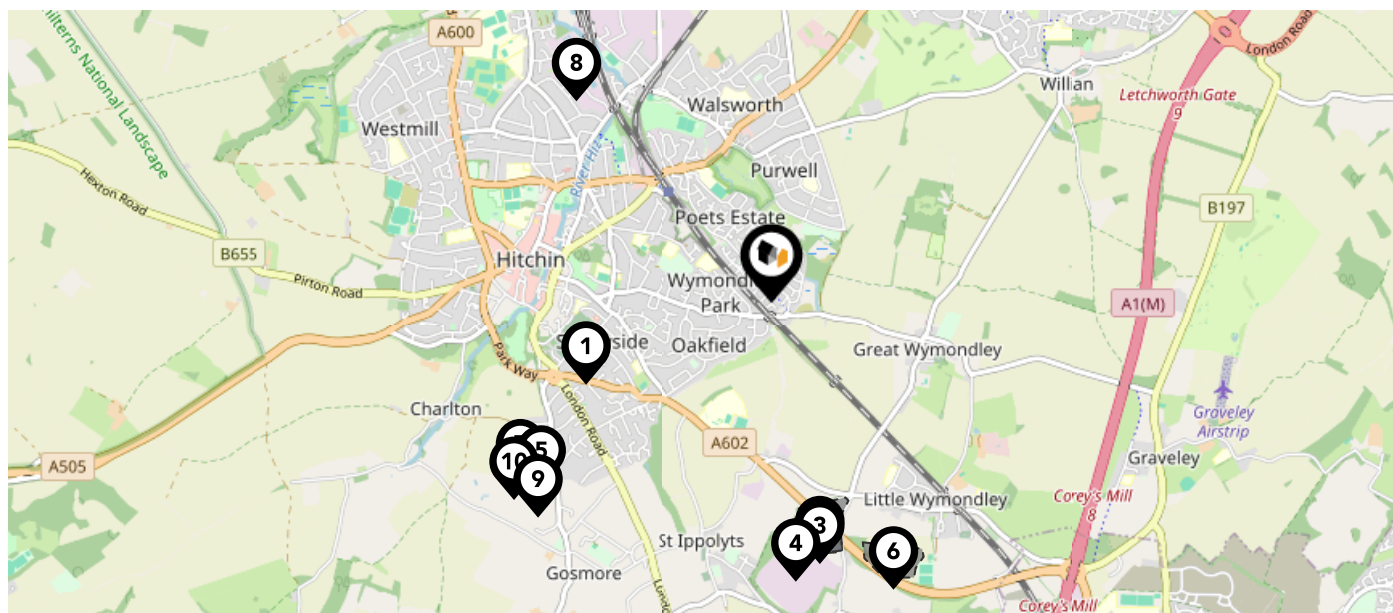
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Great Wymondley
- 2 Hitchin Railway and Ransom's Recreation Ground
- 3 Hitchin
- 4 Hitchin Hill Path
- 5 St Ippolyts
- 6 Butts Close, Hitchin
- 7 Gosmore
- 8 Charlton
- 9 Willian
- 10 Graveley

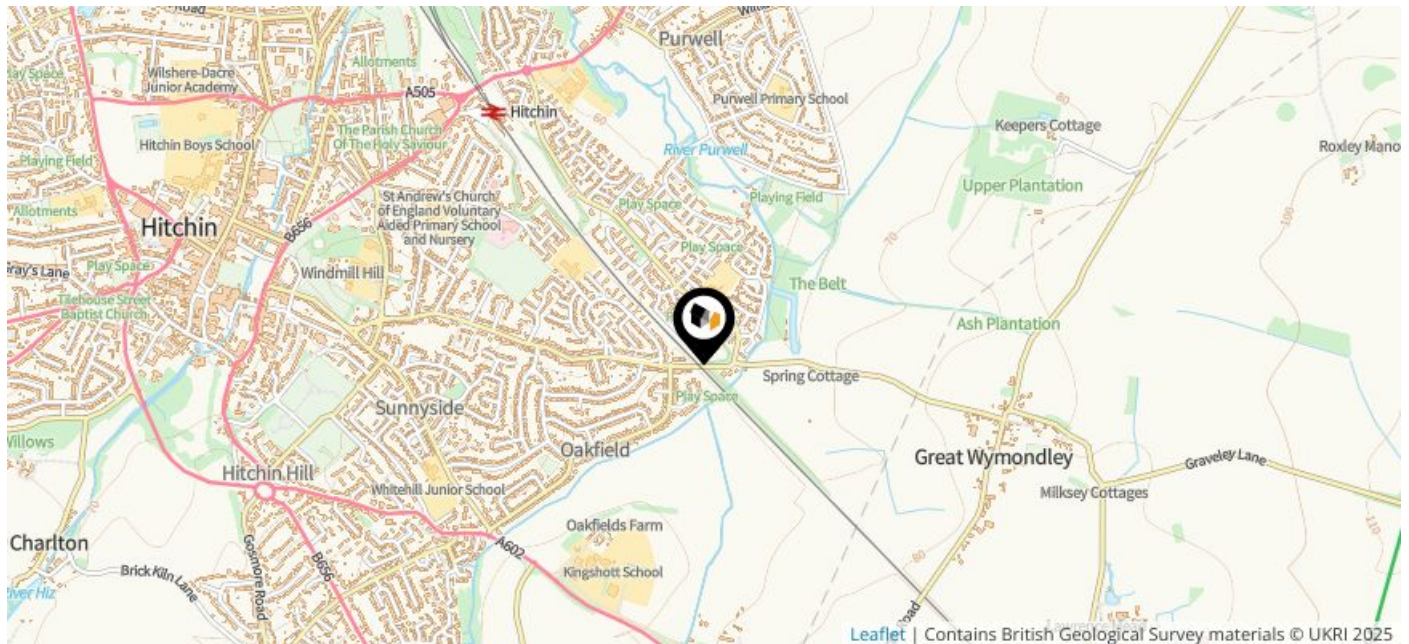
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	
2	Little Wymondley Gravel Pit-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	
3	Little Wymondley Quarry-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	
4	Titmore Green Road-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	
5	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
6	Wymondleybury-Little Wymondley	Historic Landfill	
7	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
8	Ickleford-Near Hitchin, Hertfordshire	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.



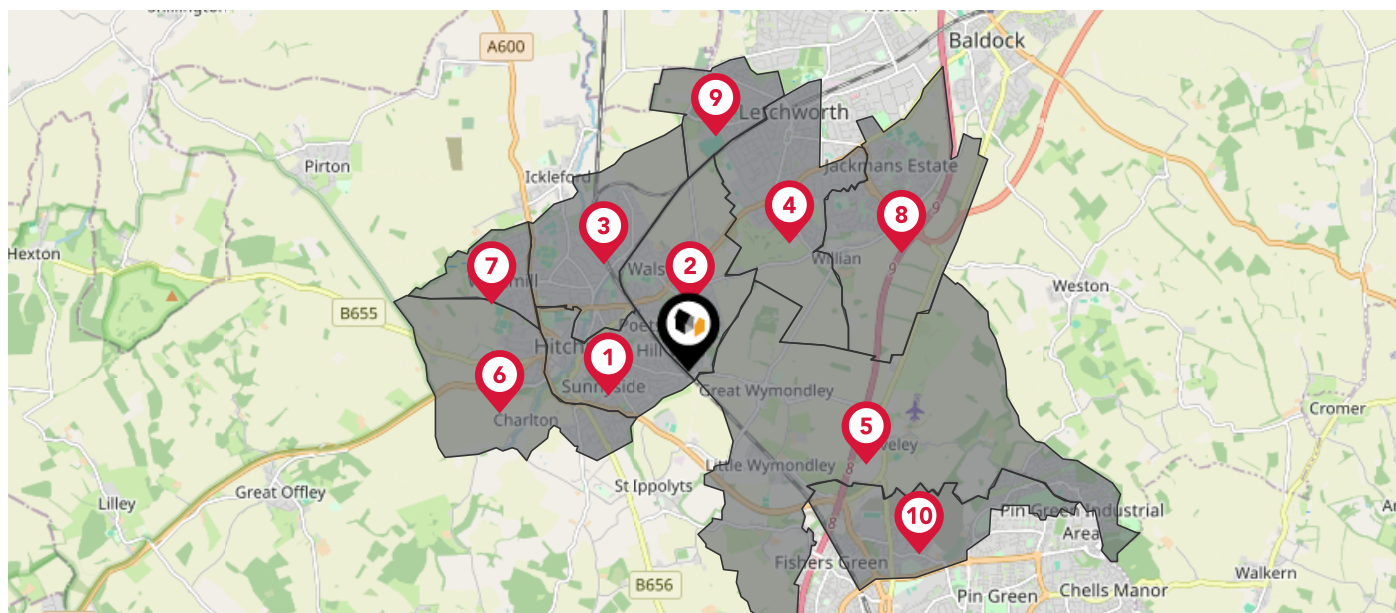
Mine Entry

- ✕ 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 Highbury Ward

2

Hitchin Walsworth Ward

3

Hitchin Bearton Ward

4

Letchworth South West Ward

5

Chesfield Ward

6

Hitchin Priory Ward

7

Hitchin Oughton Ward

8

Letchworth South East Ward

9

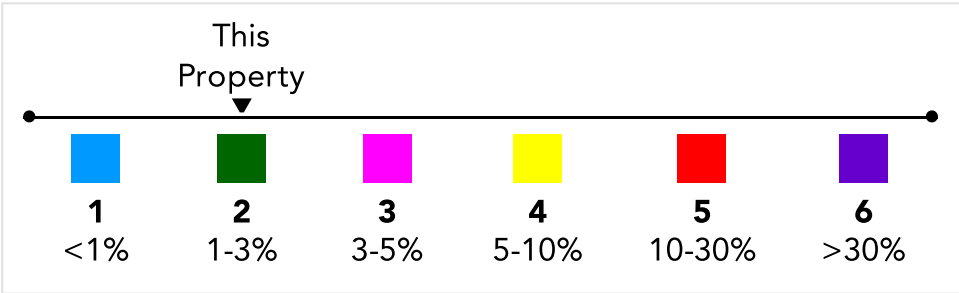
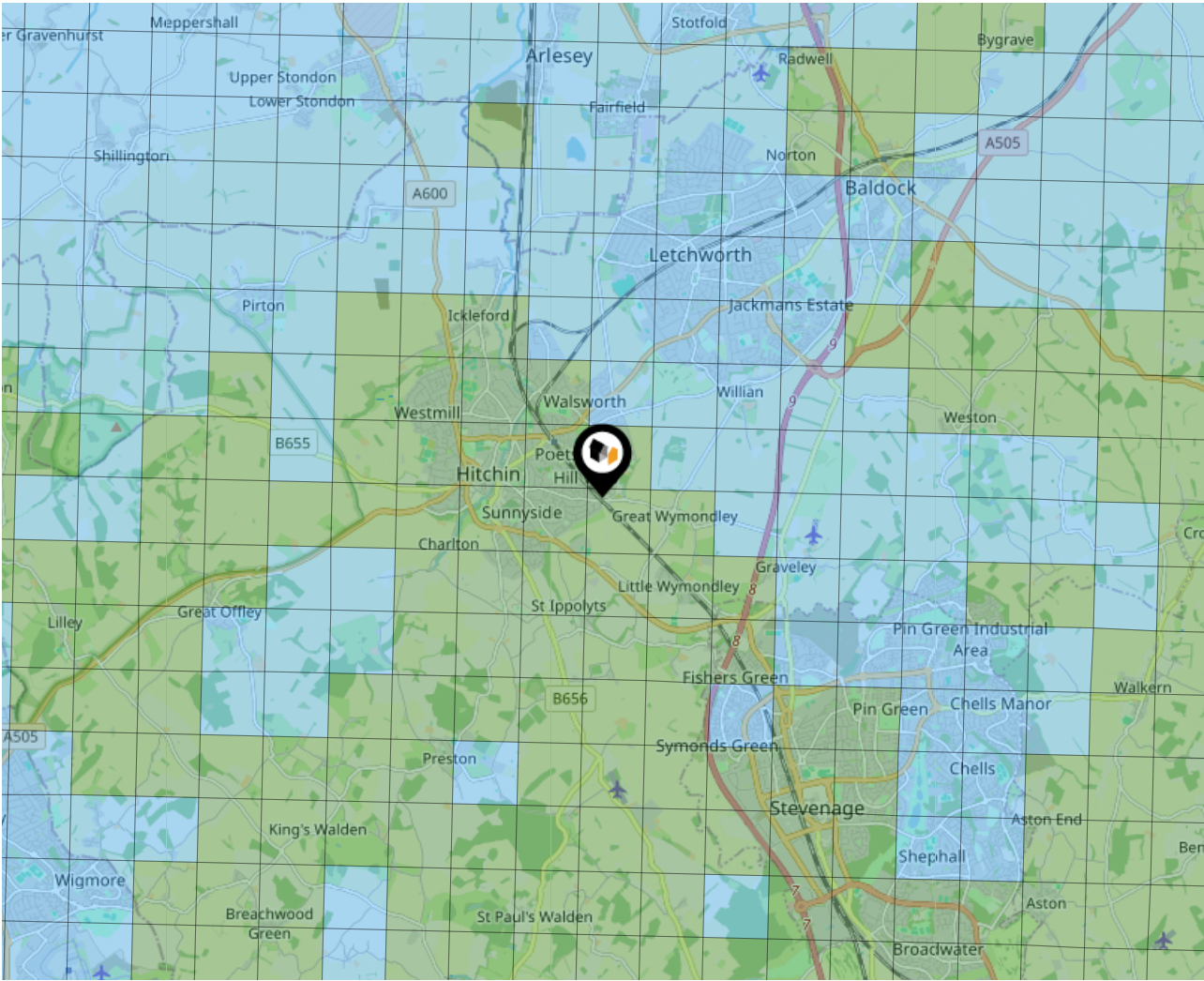
Letchworth Wilbury Ward

10

Woodfield Ward

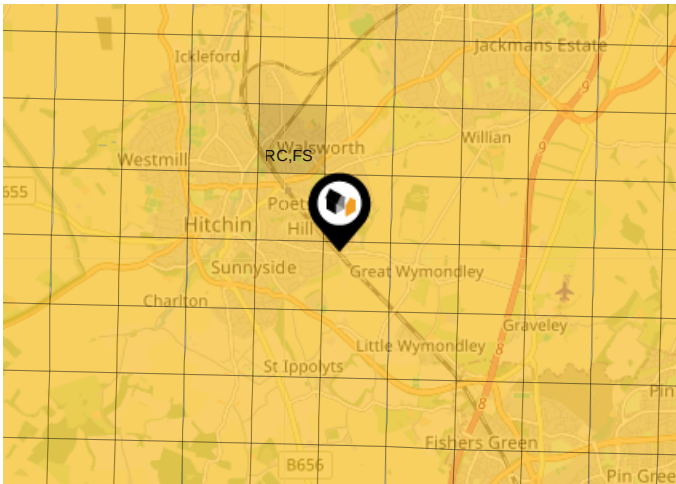
What is Radon?

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		



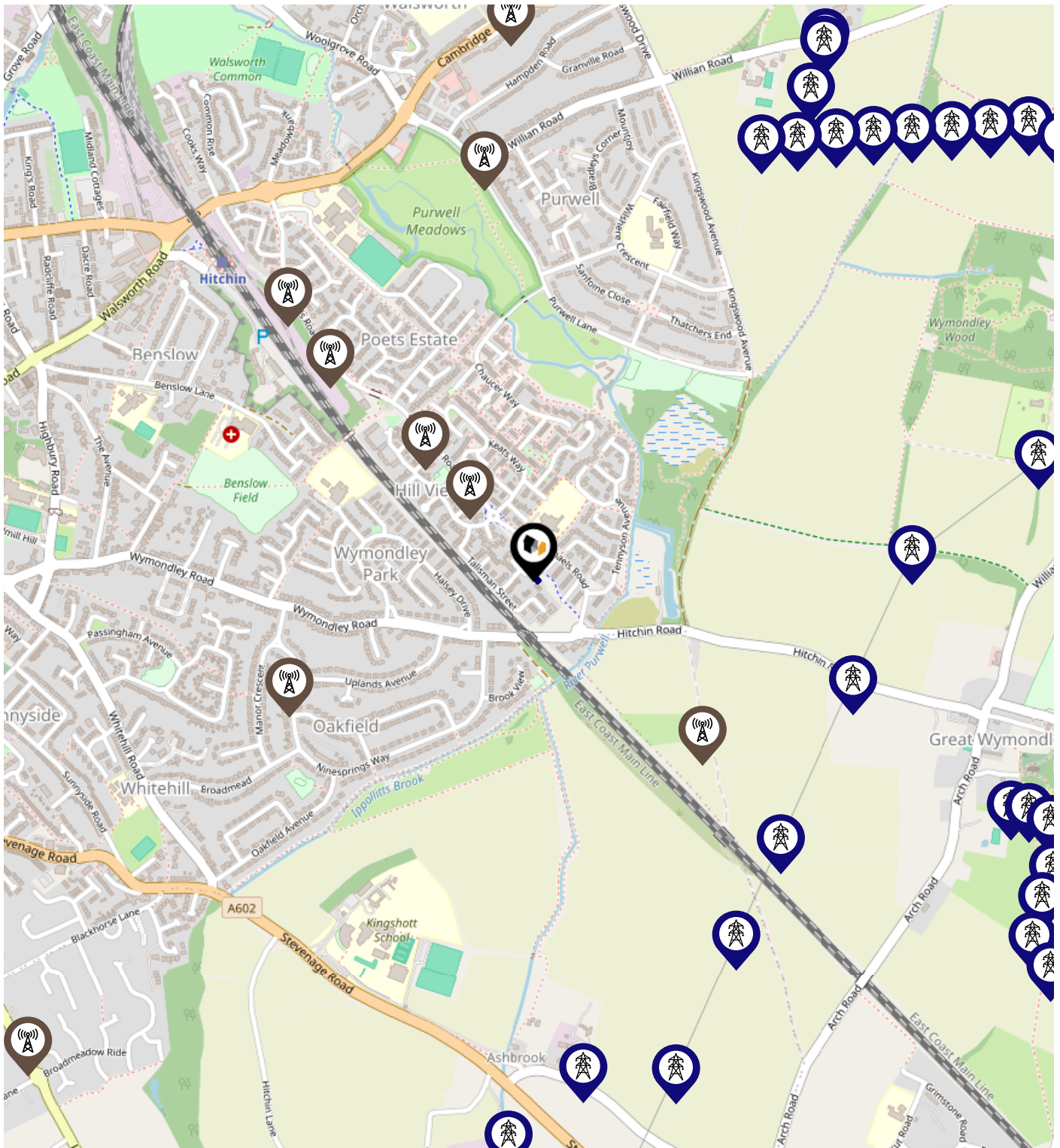
Primary Classifications (Most Common Clay Types)

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

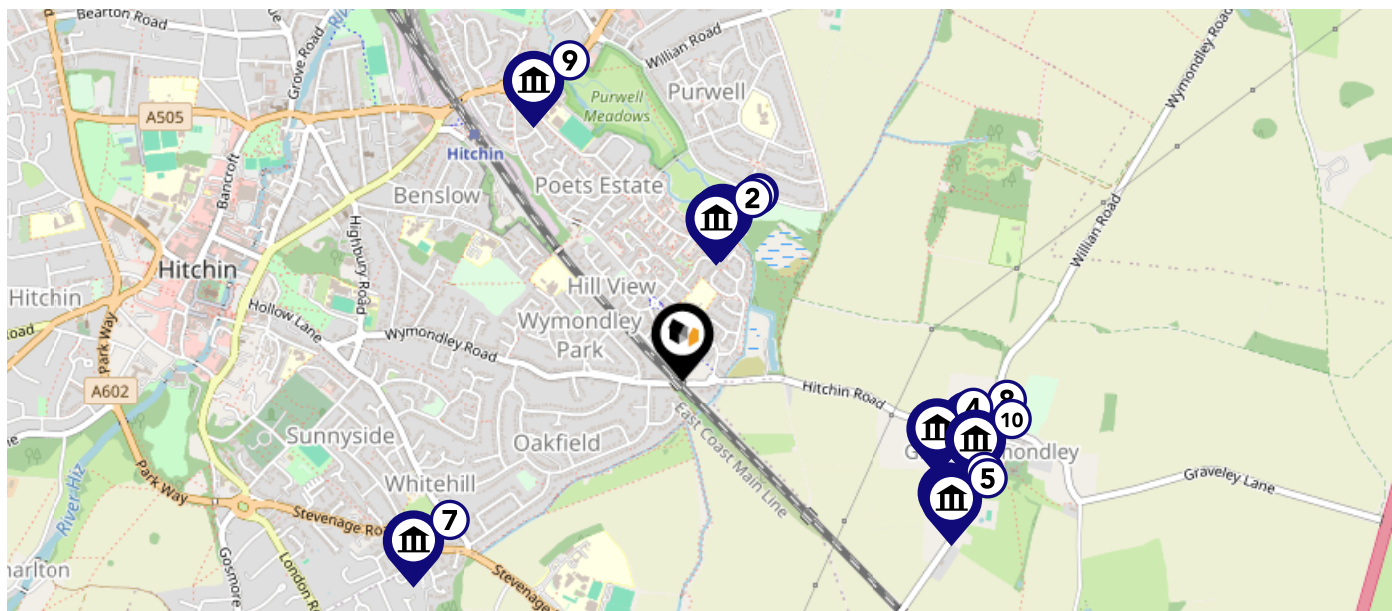
country
properties



Key:

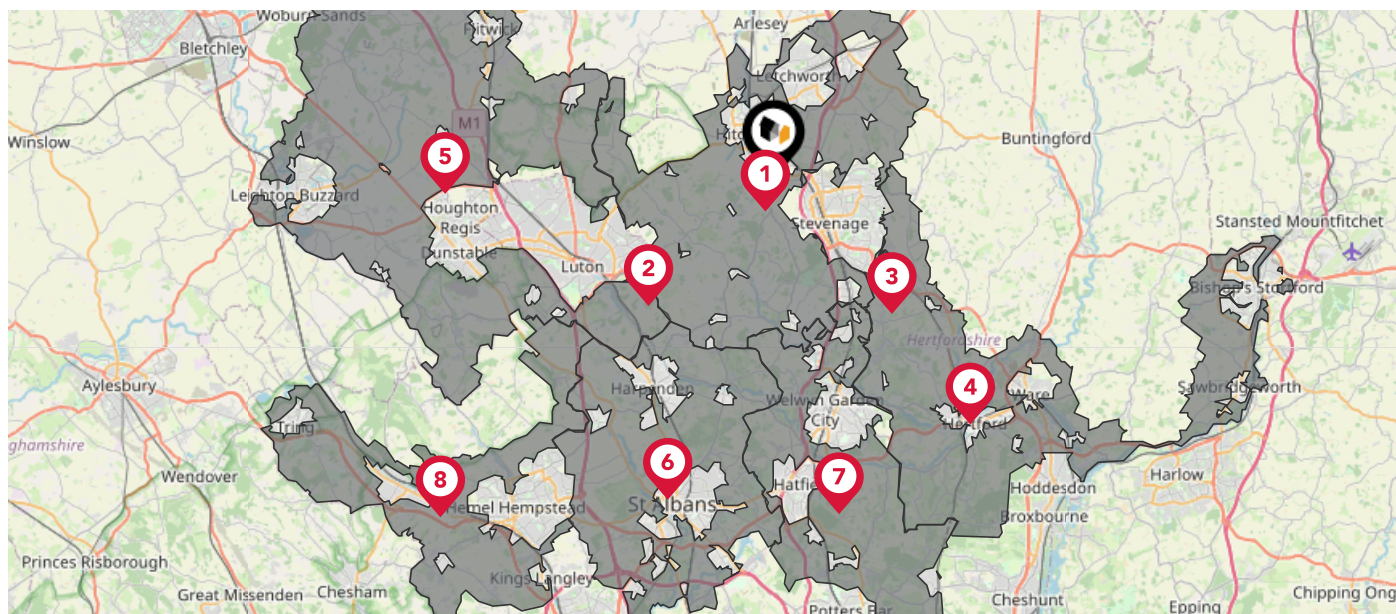
-  Power Pylons
-  Communication Masts

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
	1347596 - Purwell Mill	Grade II	0.3 miles
	1296130 - Mill Cottage At Purwell Farm	Grade II	0.3 miles
	1102180 - Mill House	Grade II	0.3 miles
	1102473 - The Grange	Grade II	0.6 miles
	1347443 - 1, 2, 3, 4 And 5 Hornbeam Court, (howard Cottage, Seymour Cottage, Boleyn Cottage, Aragon Cottage, Cleeves Cottage)	Grade II	0.7 miles
	1175700 - Lavender Cottage	Grade II	0.7 miles
	1102138 - The New Found Out Public House	Grade II	0.7 miles
	1347429 - The Manor House	Grade II	0.7 miles
	1296215 - Walsworth House	Grade II	0.7 miles
	1175687 - Box Tree Cottage	Grade II	0.7 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 - East Hertfordshire



London Green Belt - Central Bedfordshire



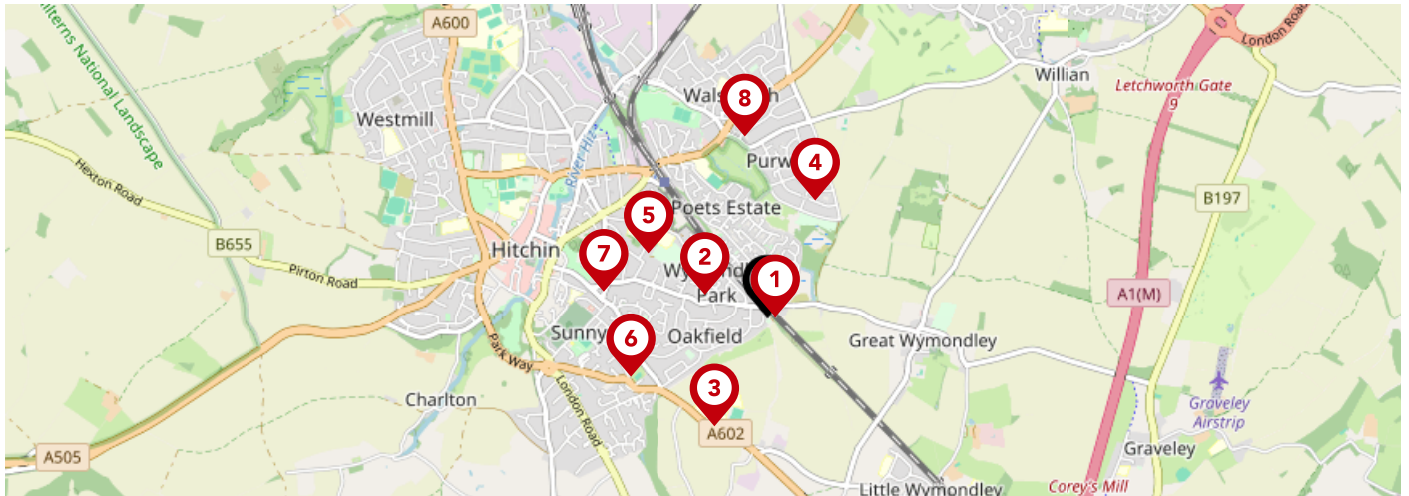
London Green Belt - St Albans



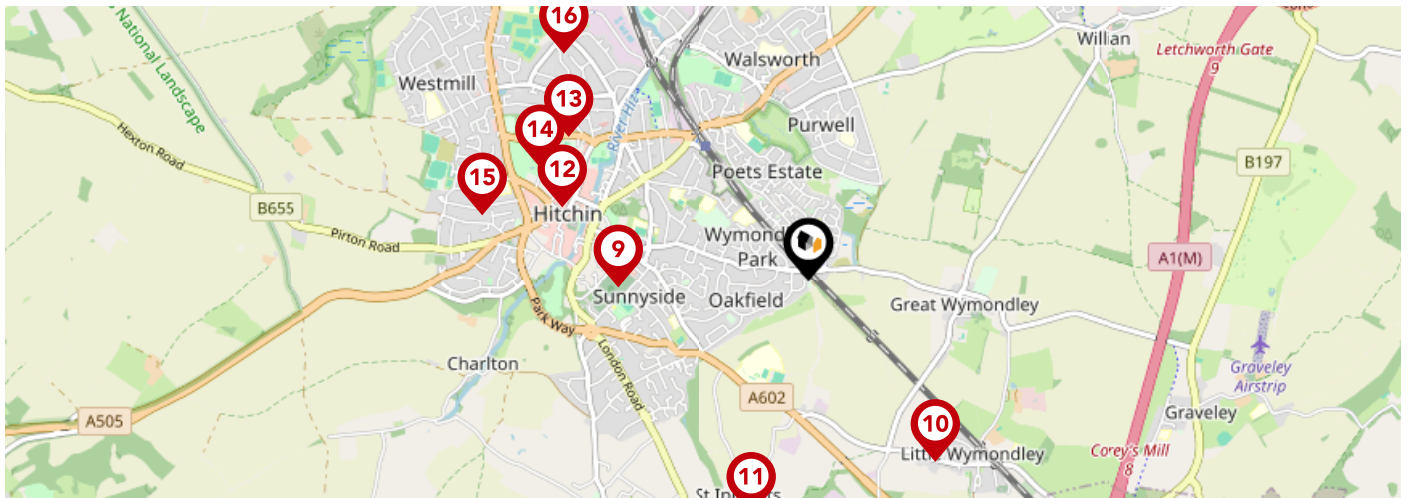
London Green Belt - Welwyn Hatfield











London Green Belt - Dacorum



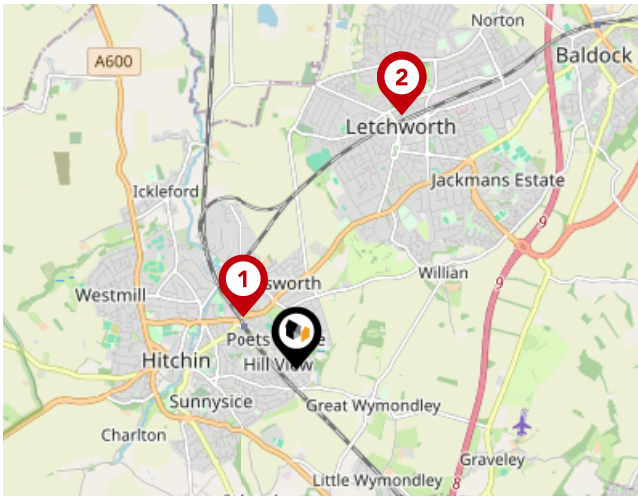
		Nursery	Primary	Secondary	College	Private
1	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:0.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wymondley Junior Mixed and Infant School Ofsted Rating: Good Pupils: 102 Distance:1.01	<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:1.1	<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:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:1.29	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:1.34	<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:1.53	<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:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

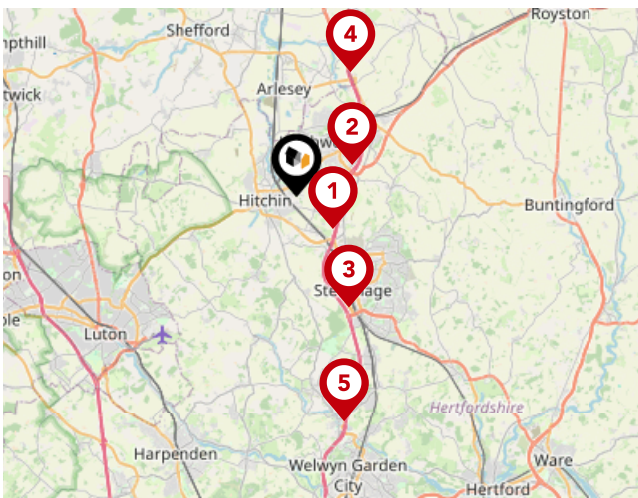
Area

Transport (National)



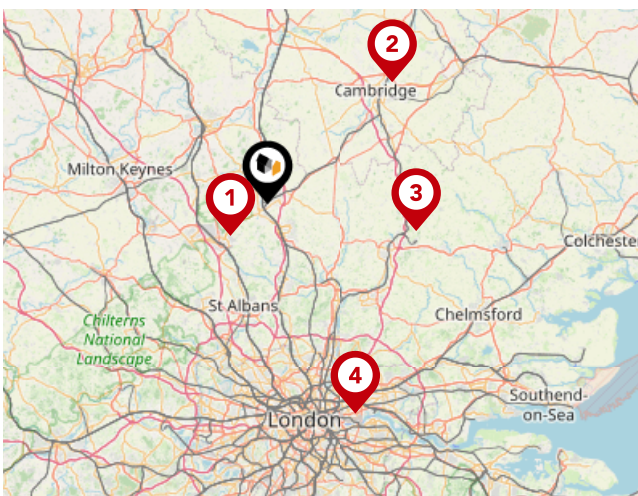
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.68 miles
2	Letchworth Rail Station	2.52 miles
3	Letchworth Rail Station	2.52 miles



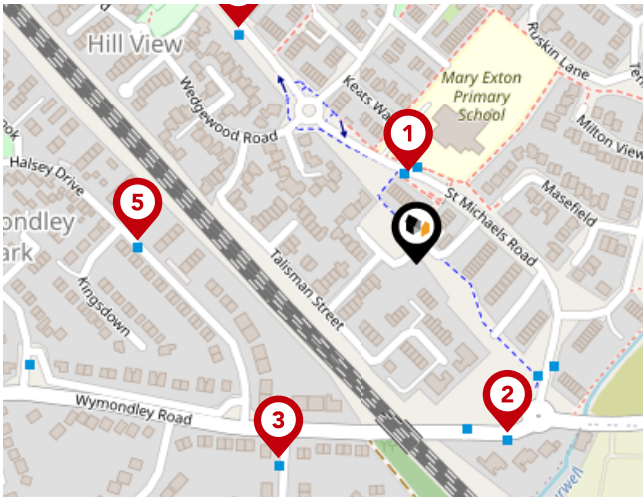
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	1.83 miles
2	A1(M) J9	2.36 miles
3	A1(M) J7	4.5 miles
4	A1(M) J10	4.98 miles
5	A1(M) J6	8.4 miles



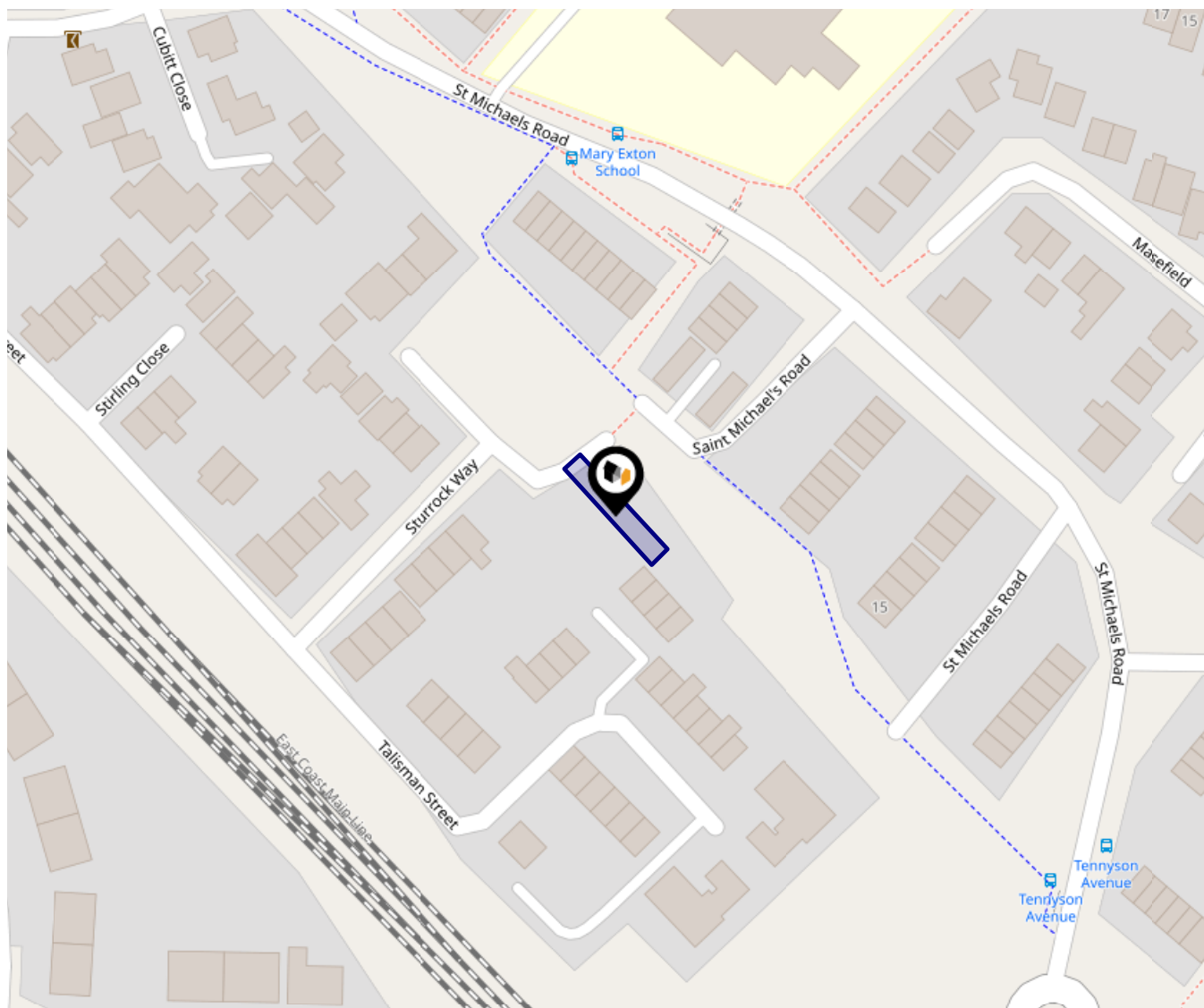
Airports/Helipads

Pin	Name	Distance
1	Luton Airport	7.06 miles
2	Cambridge	25.53 miles
3	Stansted Airport	22.2 miles
4	Silvertown	33.26 miles



Bus Stops/Stations

Pin	Name	Distance
1	Mary Exton School	0.05 miles
2	St Michaels Road	0.11 miles
3	Linton Close	0.14 miles
4	Hardy Close	0.17 miles
5	Kingsdown	0.16 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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Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



Valuation Office
Agency

