

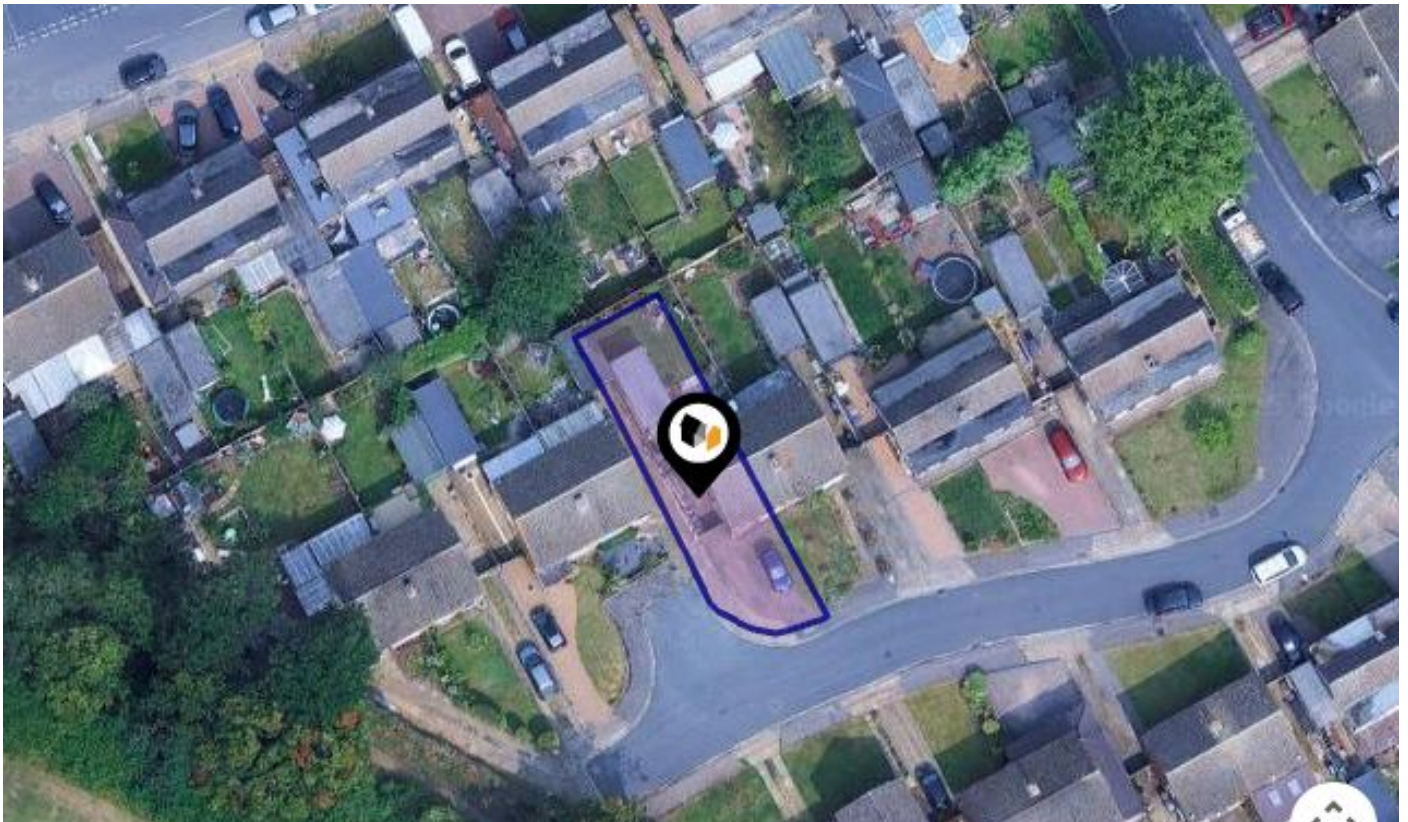


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 02nd April 2025



FRIDAY FURLONG, 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
Plot Area: 0.06 acres
Council Tax : Band D
Annual Estimate: £2,333
Title Number: HD75494

Tenure: Freehold

Local Area

Local Authority: Hertfordshire
Conservation Area: No
Flood Risk:
 ● Rivers & Seas Very low
 ● Surface Water Very low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:
 (based on calls indoors)

Satellite/Fibre TV Availability:

Planning records for: *2 Friday Furlong Hitchin SG5 2ND*

Reference - 17/02473/1NCS	
Decision:	Decided
Date:	17th October 2017
Description:	Single storey rear extension with the following dimension: Length (from rear wall of original dwelling) - 3.5 metres

Planning records for: *4 Friday Furlong Hitchin SG5 2ND*

Reference - 06/02456/1PUD	
Decision:	Decided
Date:	01st February 2007
Description:	Lawful Development Certificate (Proposed) - Single storey rear extension

Planning records for: *6 Friday Furlong Hitchin Hertfordshire SG5 2ND*

Reference - 19/03029/LDCP	
Decision:	Decided
Date:	20th December 2019
Description:	Single storey rear extension

Planning records for: *7 Friday Furlong Hitchin SG5 2ND*

Reference - 85/00362/1	
Decision:	Decided
Date:	11th March 1985
Description:	Erection of rear conservatory.

Planning records for: *10 Friday Furlong Hitchin Hertfordshire SG5 2ND*

Reference - 21/01279/FPH	
Decision:	Decided
Date:	28th April 2021
Description:	Single storey side extension following demolition of existing detached garage

Reference - 93/00186/1	
Decision:	Decided
Date:	06th February 1993
Description:	Single storey front extension.

Planning records for: *13 Friday Furlong Hitchin Herts SG5 2ND.*

Reference - 93/00854/1HH	
Decision:	Decided
Date:	28th July 1993
Description:	Front entrance porch.

Planning records for: *14 Friday Furlong Hitchin Hertfordshire SG5 2ND*

Reference - 21/01313/FPH	
Decision:	Decided
Date:	23rd April 2021
Description:	Development A - Single storey side extension, reduction in width of existing rear elevation extension, replace existing rear elevation extension flat roof with a pitched roof with roof windows and glazed panels, rear windows altered/replaced, full height glazed panel added to existing side elevation, erection of wall to side/rear elevation; Development B - existing front elevation boundary fence re-positioned following demolition of existing detached garage

Planning records for: *14 Friday Furlong Hitchin SG5 2ND*

Reference - 79/00593/1	
Decision:	Decided
Date:	11th February 1979
Description:	Erection of single storey rear extension

Building Safety

None Specified

Accessibility / Adaptations

Front Door - 2021
Windows/Doors - 2015

Restrictive Covenants

None Specified

Rights of Way (Public & Private)

None Specified

Construction Type

Standard Brick

Property Lease Information

Freehold

Listed Building Information

Not listed

Stamp Duty

None Specified

Other

None Specified

Other

None Specified

Electricity Supply

YES - British Gas

Gas Supply

YES - British Gas

Central Heating

YES - Affinity

Water Supply

YES - Mains

Drainage

Mains

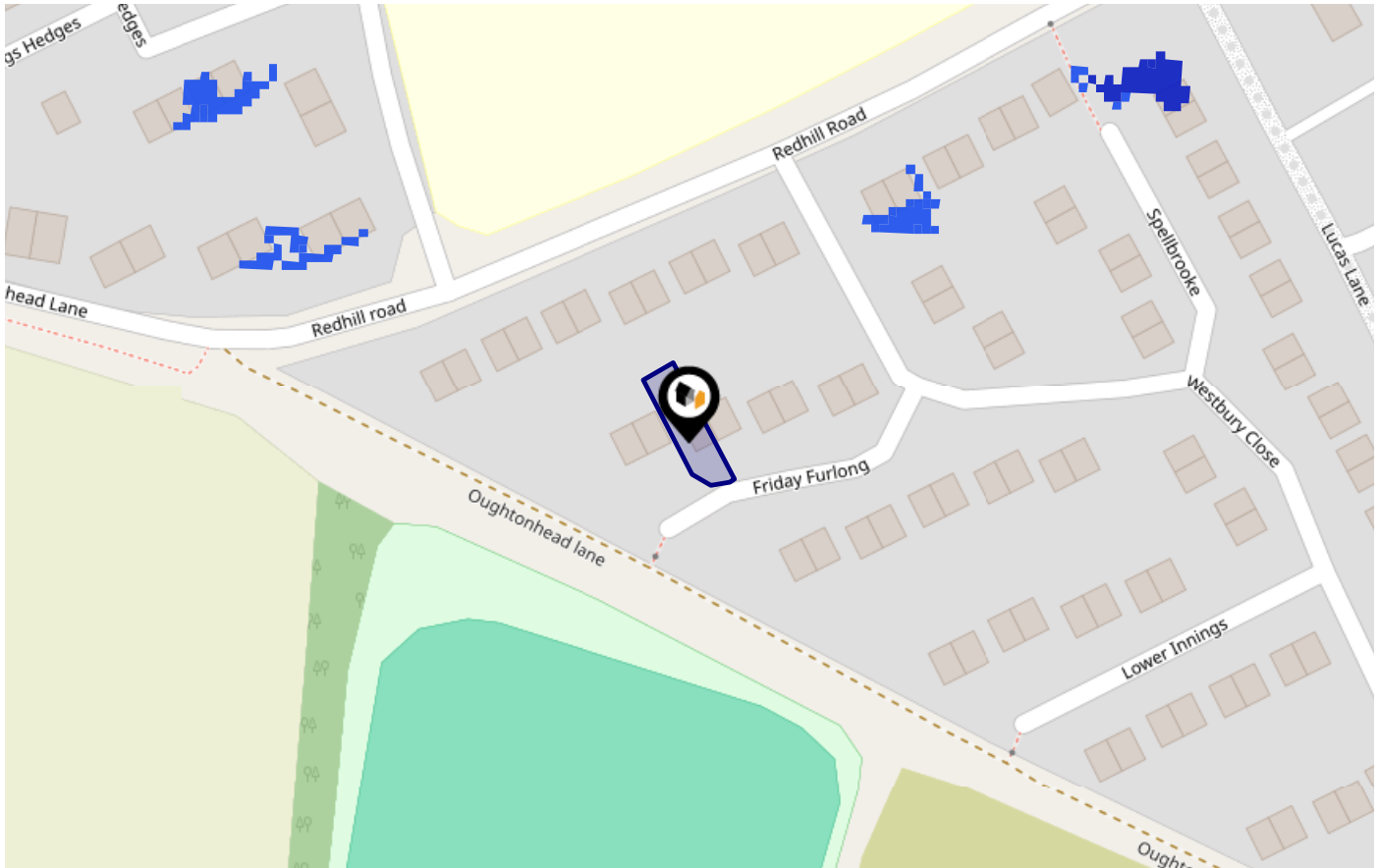
Important - Please read

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

Flood Risk

Surface Water - Flood Risk

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



Risk Rating: 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 (0.25%) in any one year.
- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

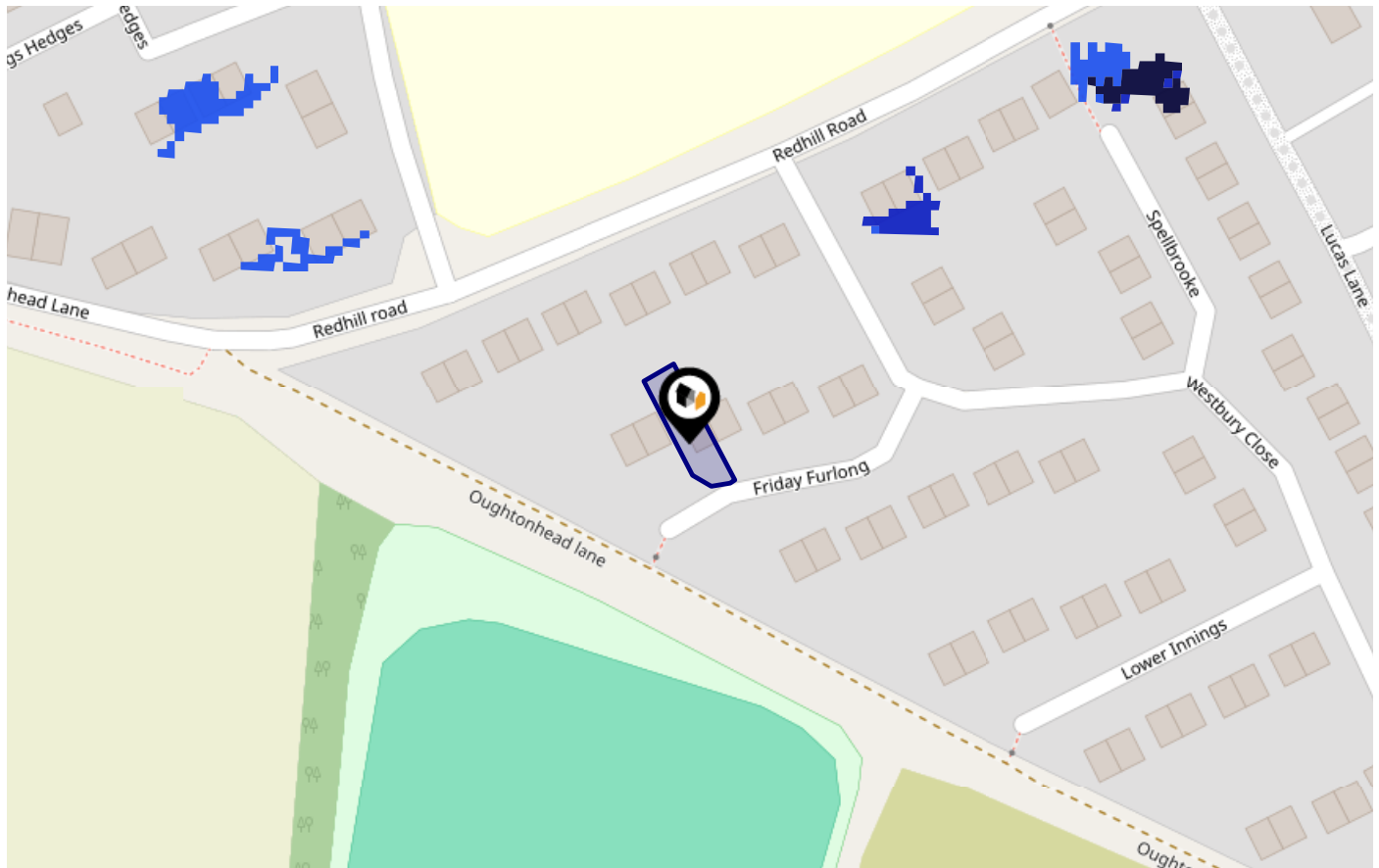
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: **Very low**

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

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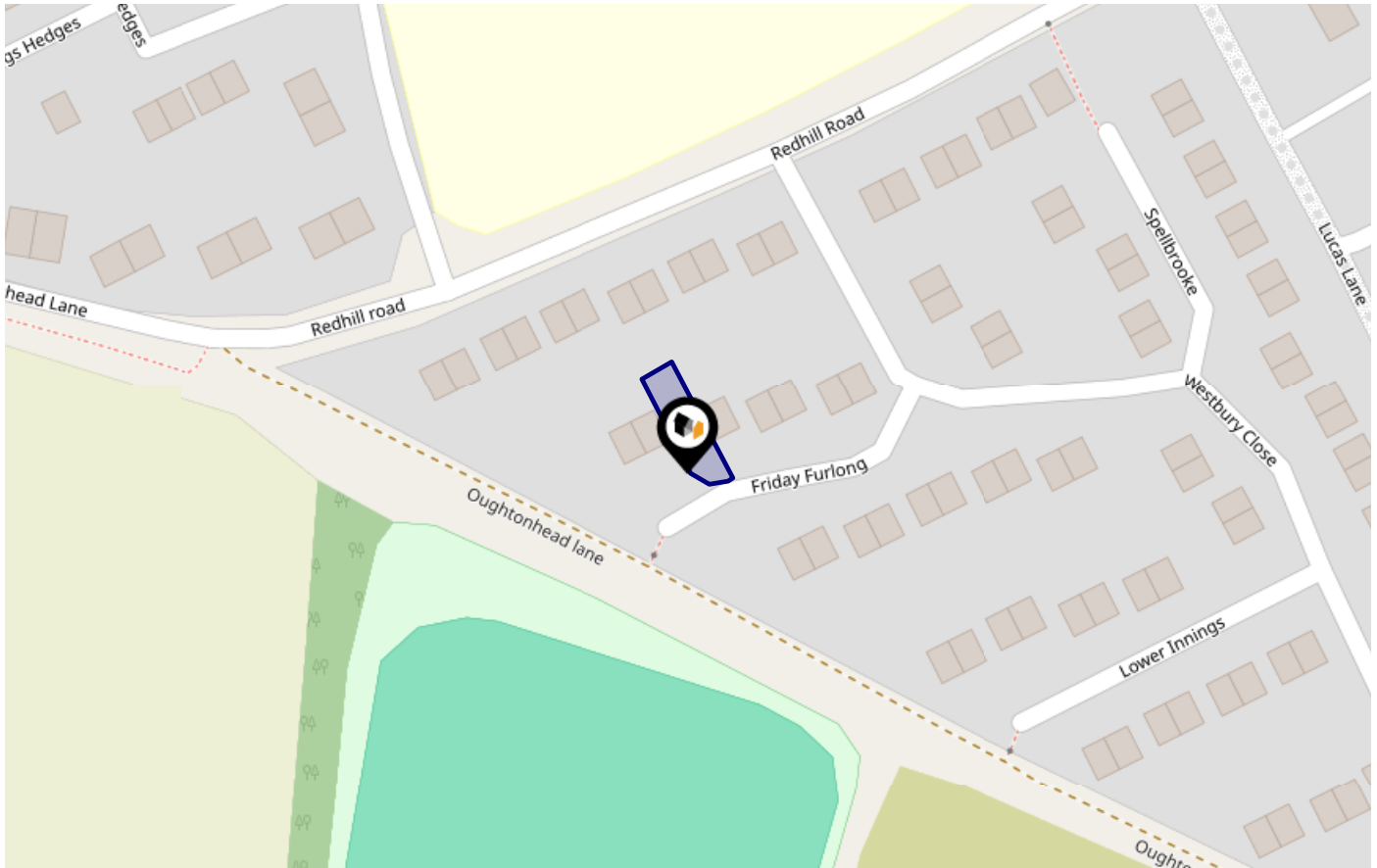
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

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



Risk Rating: Very low

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

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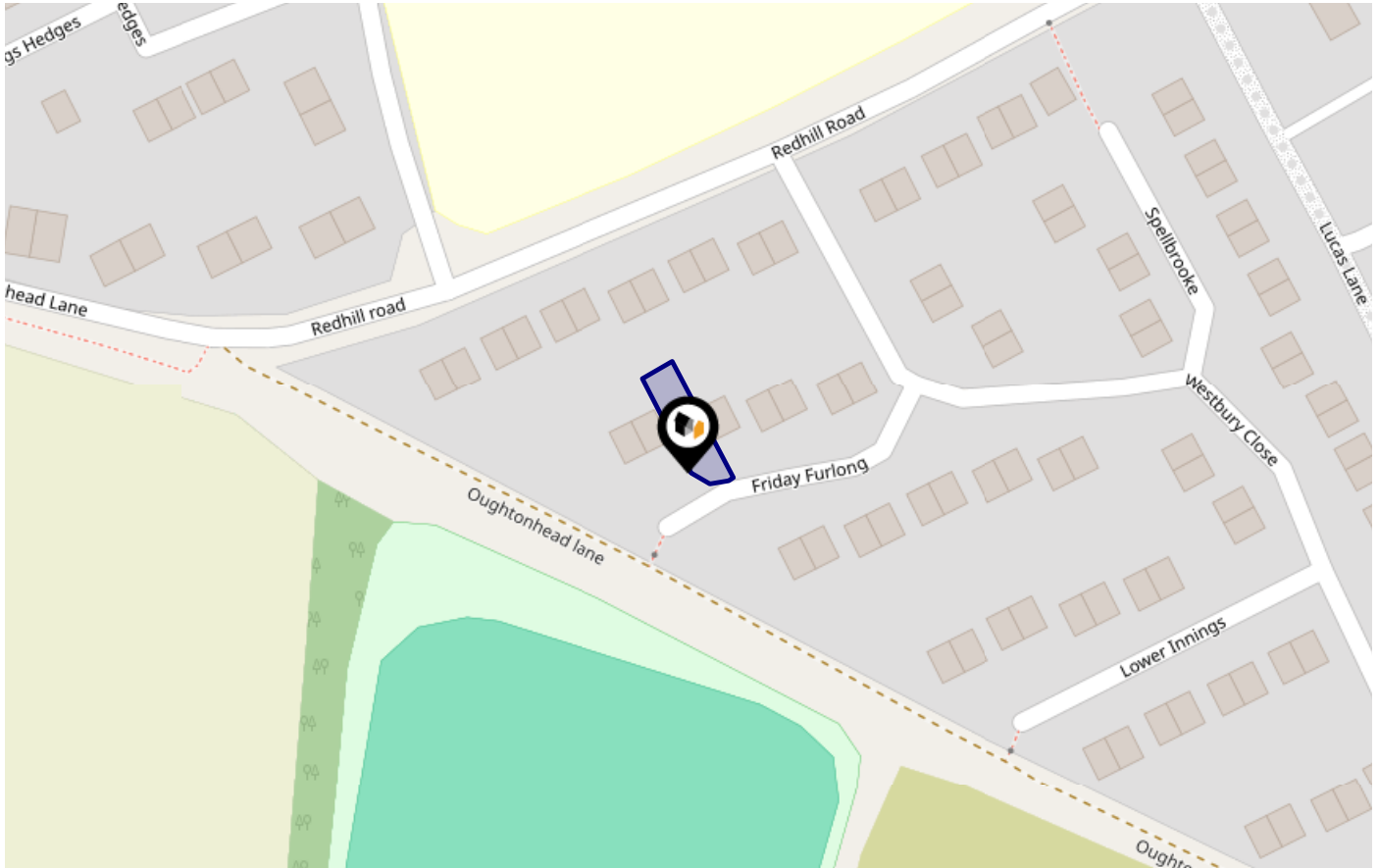
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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



Risk Rating: **Very low**

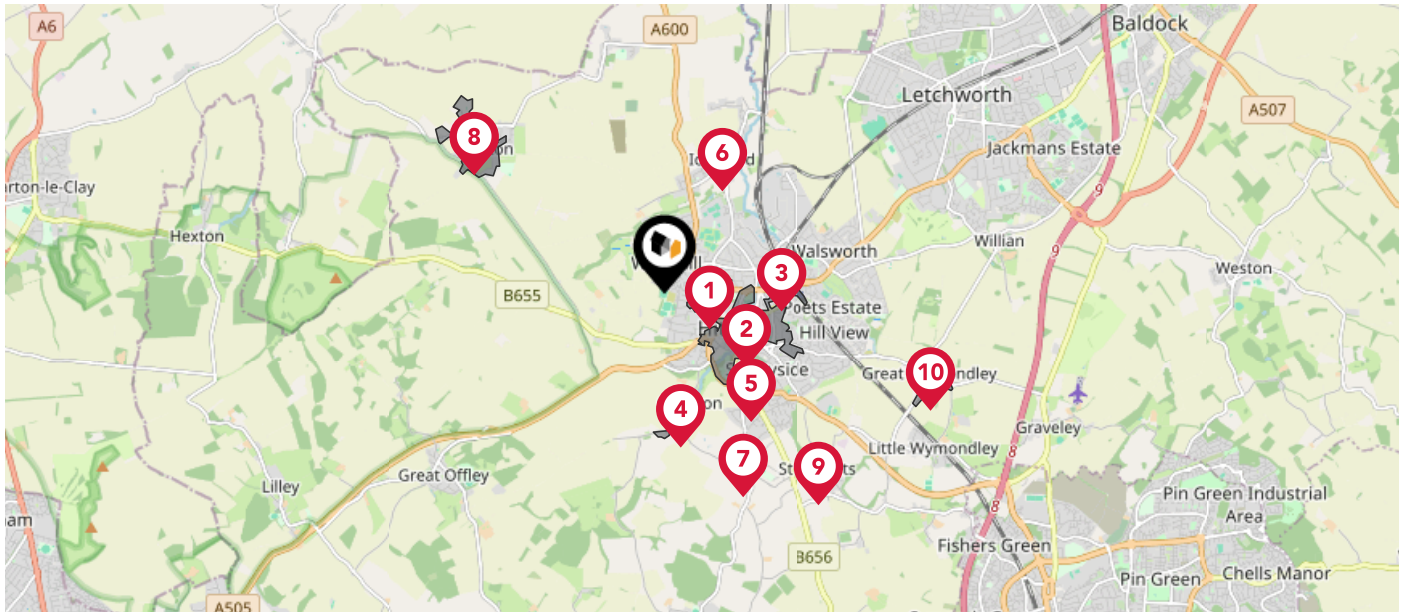
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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



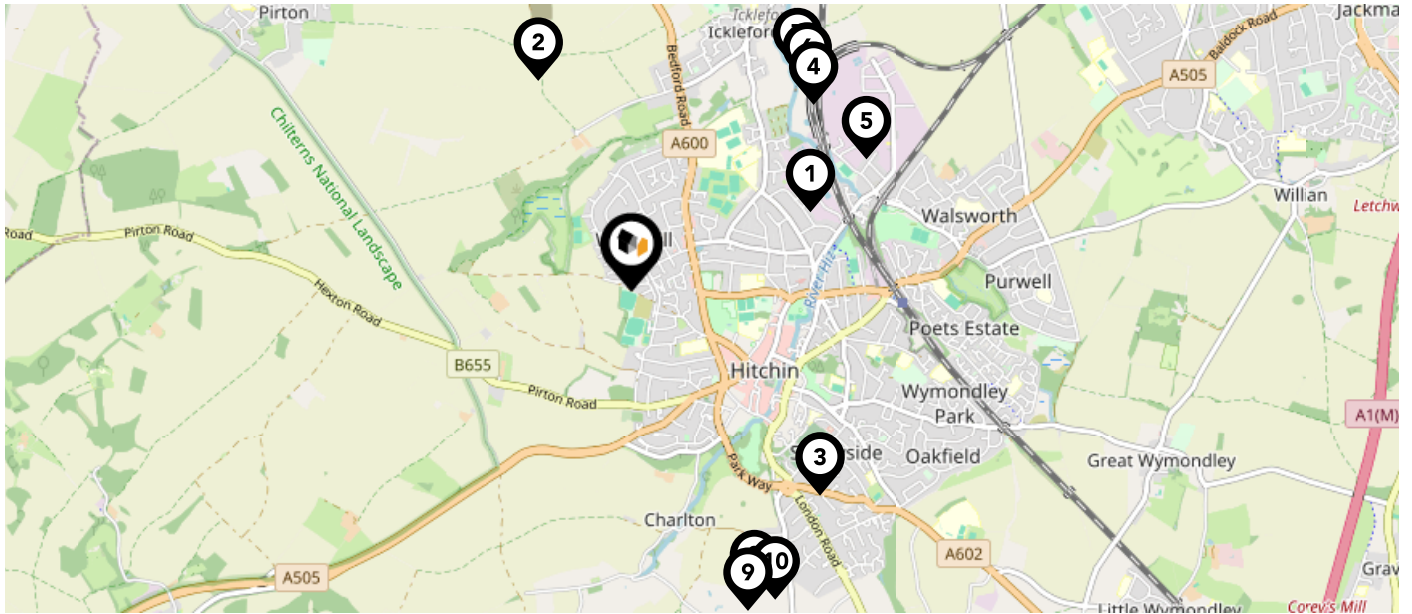
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

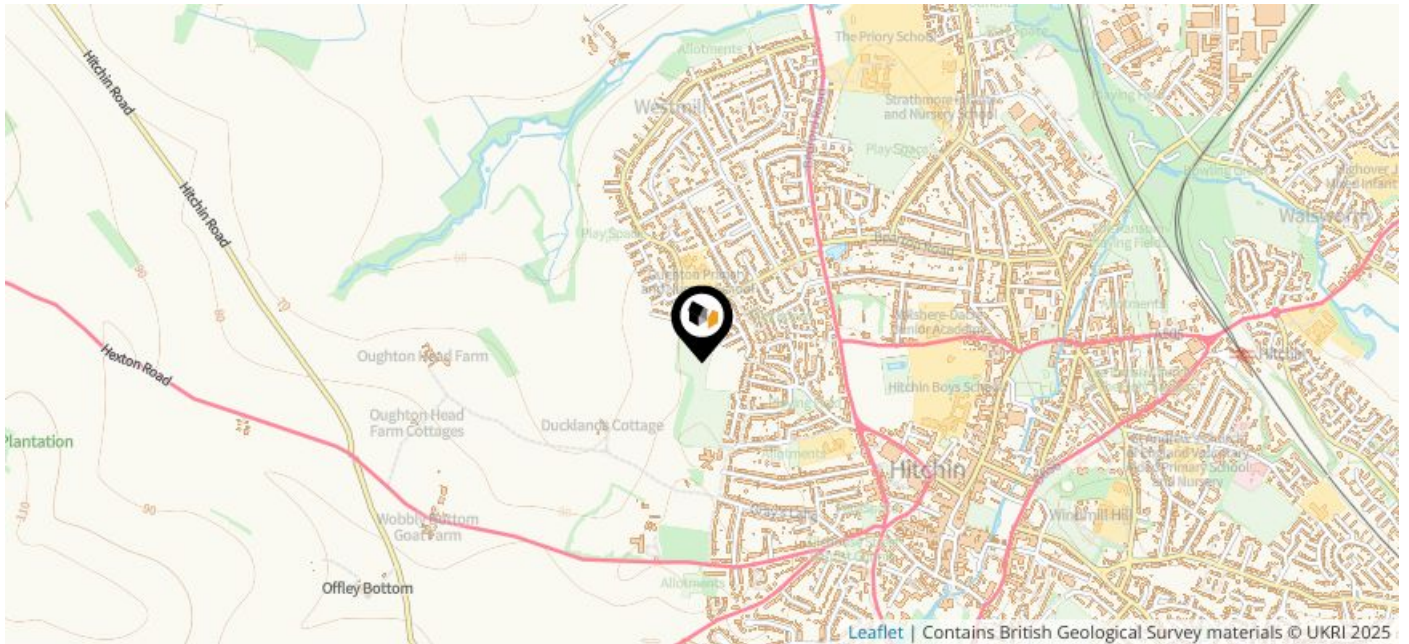
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

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



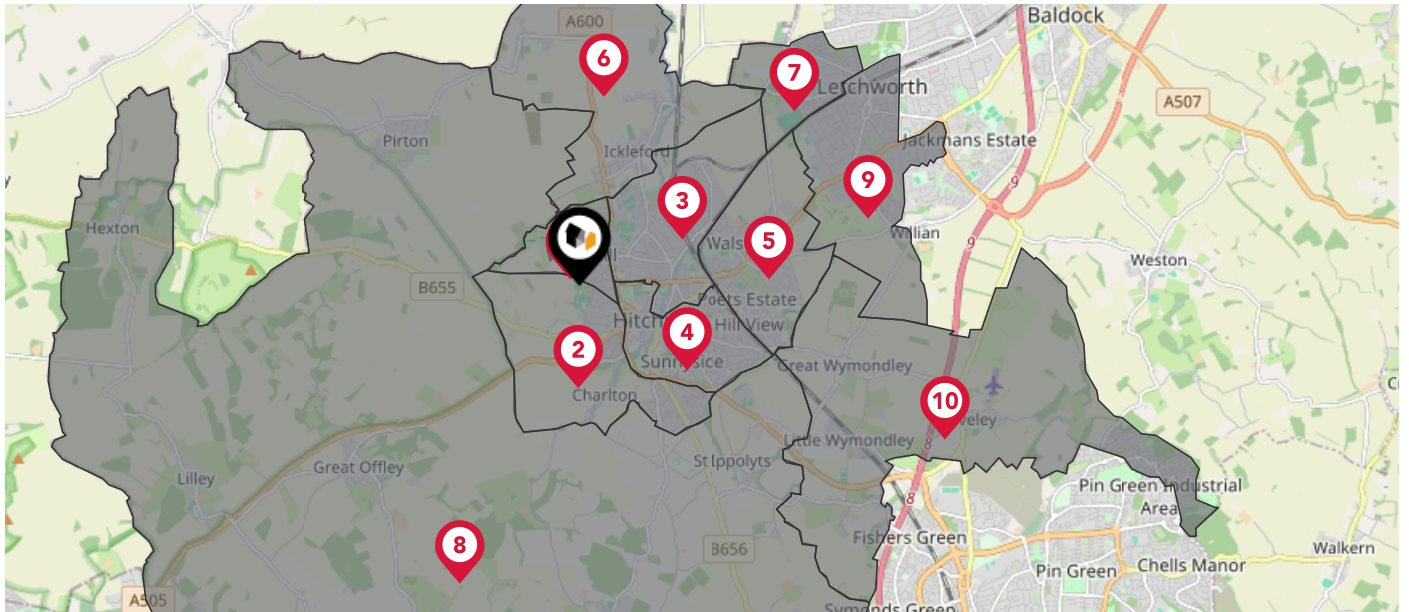
Mine Entry

- ✕ 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

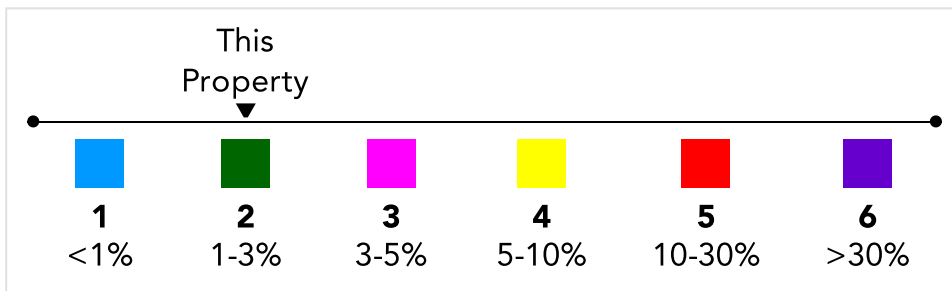
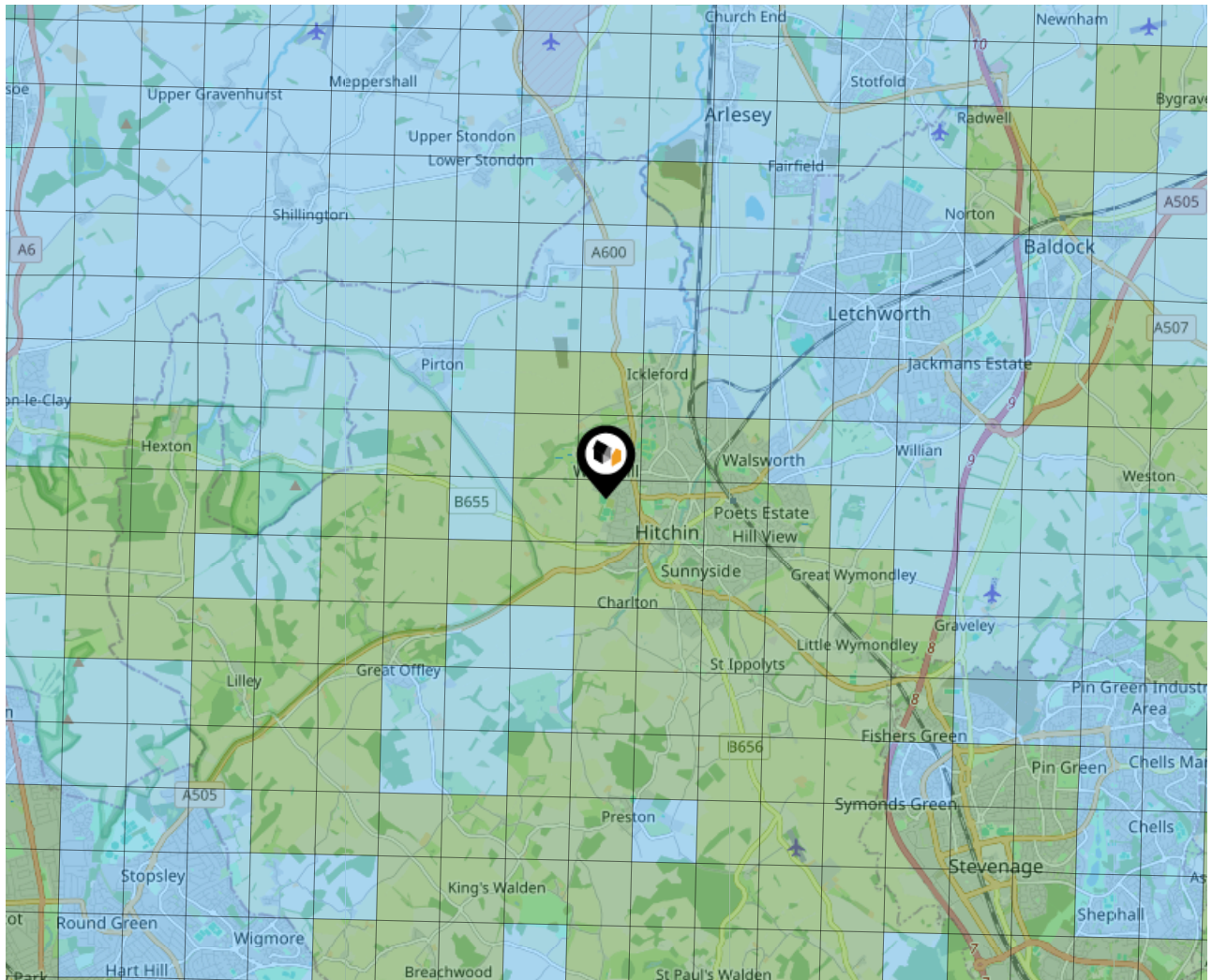


Nearby Council Wards

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

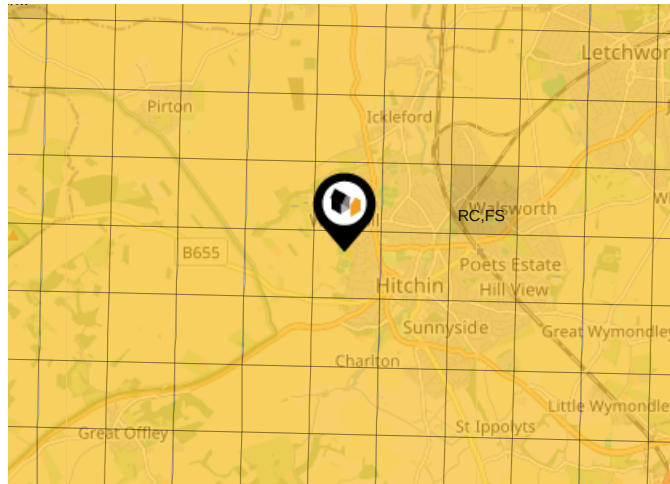
What is Radon?

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)

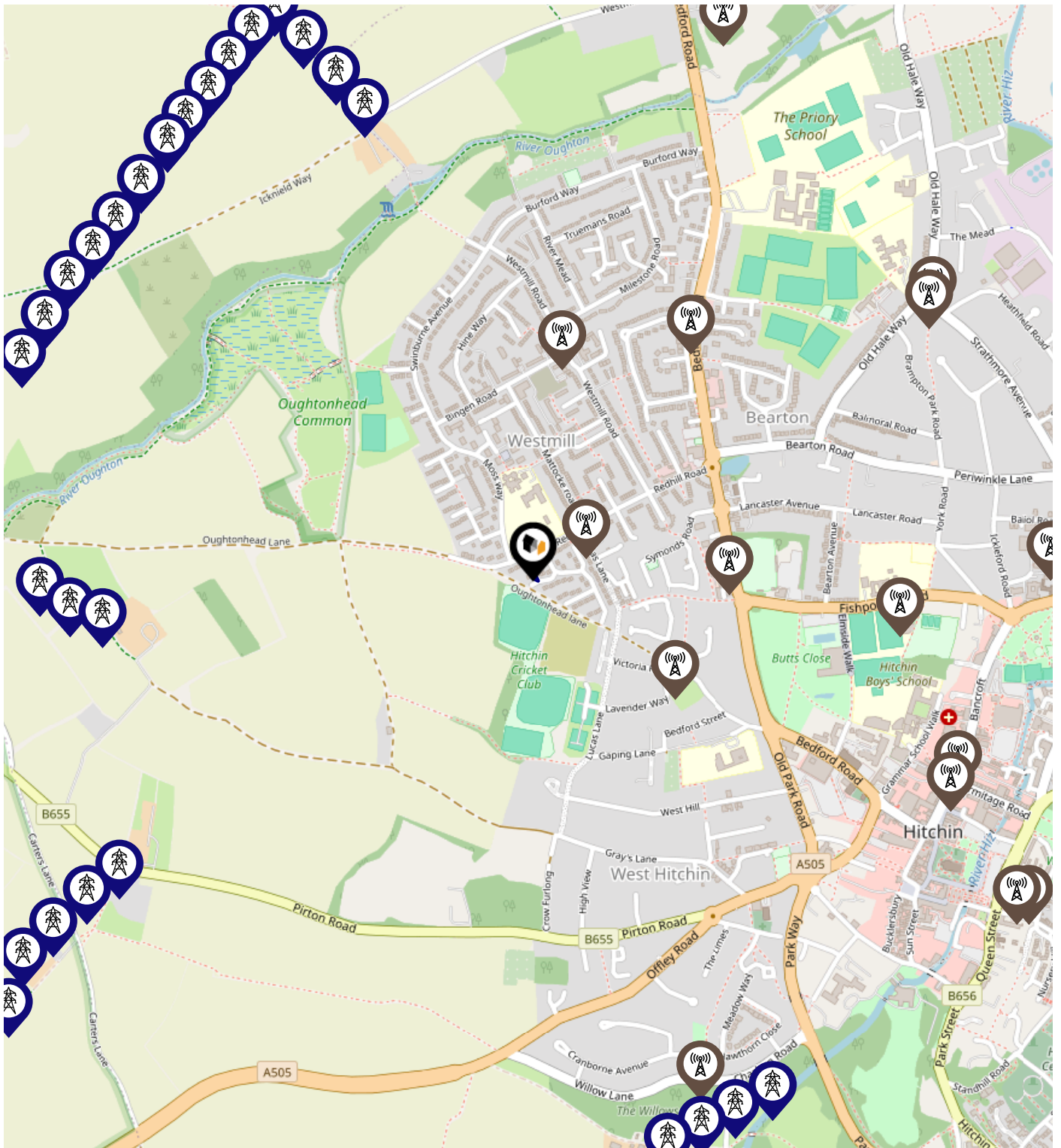
Carbon Content:	HIGH	Soil Texture:	CHALKY, SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	SHALLOW
Soil Group:	ALL		





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

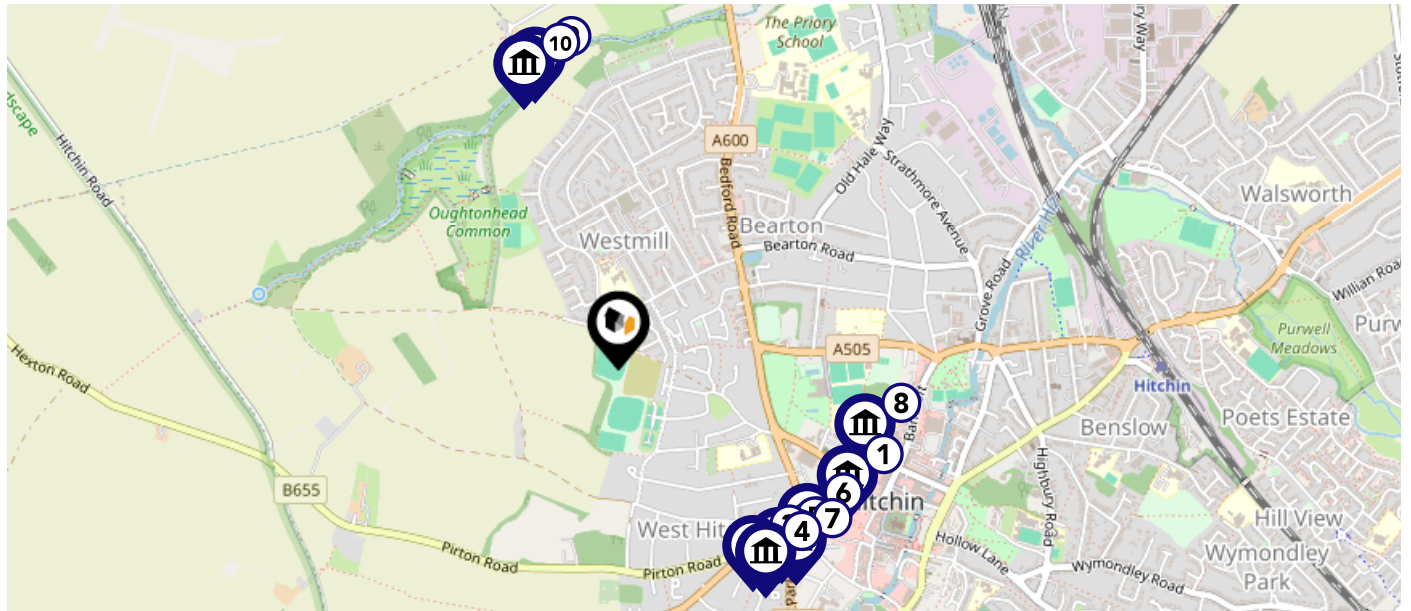
Local Area Masts & Pylons













Key:

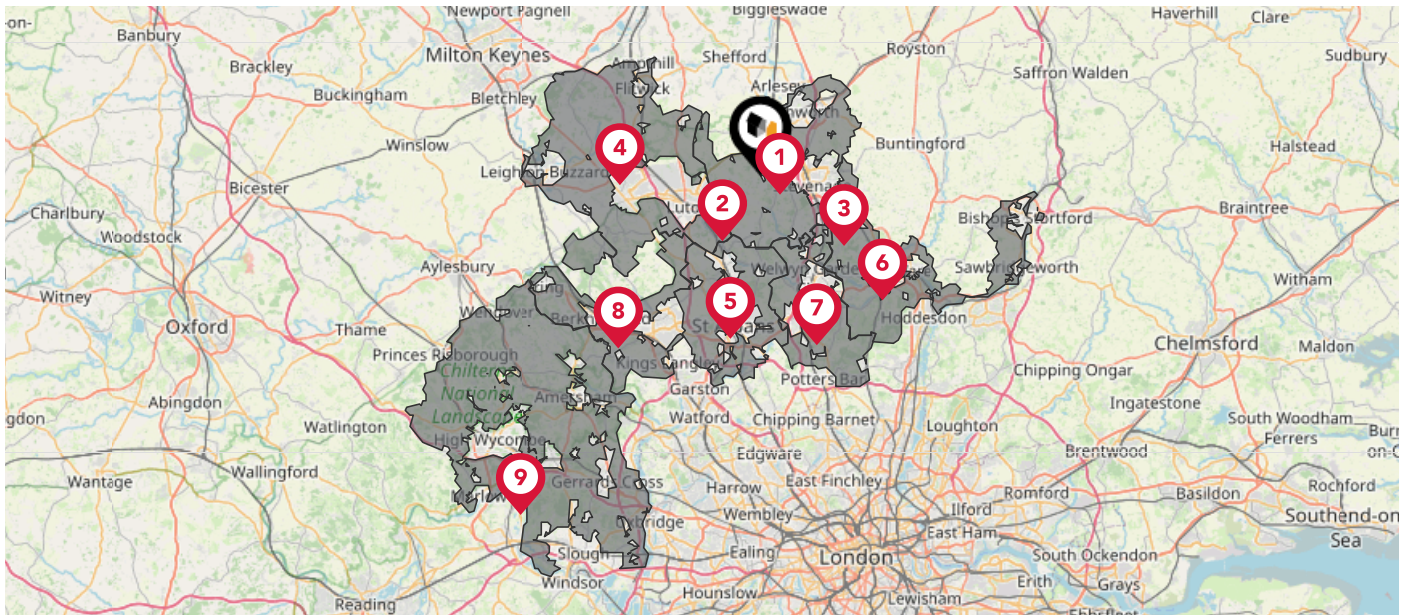
-  Power Pylons
-  Communication Masts

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












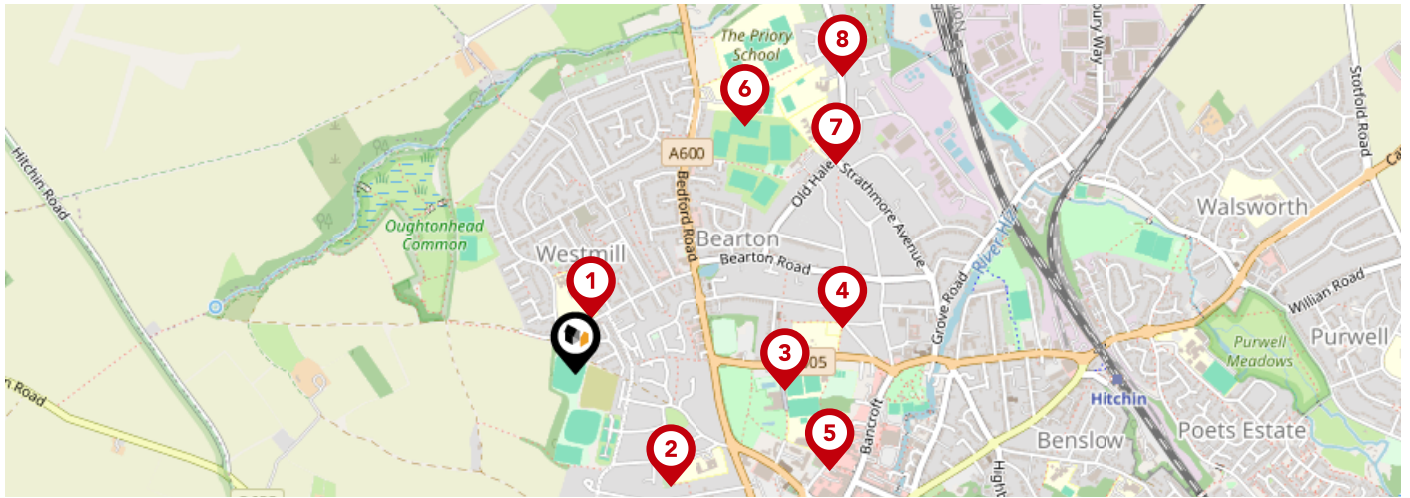
Listed Buildings in the local district	Grade	Distance
 1394494 - Town Hall	Grade II	0.6 miles
 1102159 - Number 42 (lewesford House) And Front Gate And Railings To Number 42	Grade II	0.6 miles
 1102118 - The Highlander Public House	Grade II	0.6 miles
 1102116 - Baptist Chapel	Grade II	0.6 miles
 1173822 - Number 43 (elm Lodge) And Front Railings To Number 43	Grade II	0.6 miles
 1102179 - Hitchin Museum	Grade II	0.6 miles
 1173805 - 36, Tilehouse Street	Grade II	0.6 miles
 1102163 - Hitchin Boys Grammar School	Grade II	0.6 miles
 1103235 - Large Barn To North East Of Coach House At Old Westmill Farm	Grade II	0.6 miles
 1347060 - Old Westmill Farmhouse	Grade II	0.6 miles

This map displays nearby areas that have been designated as Green Belt...

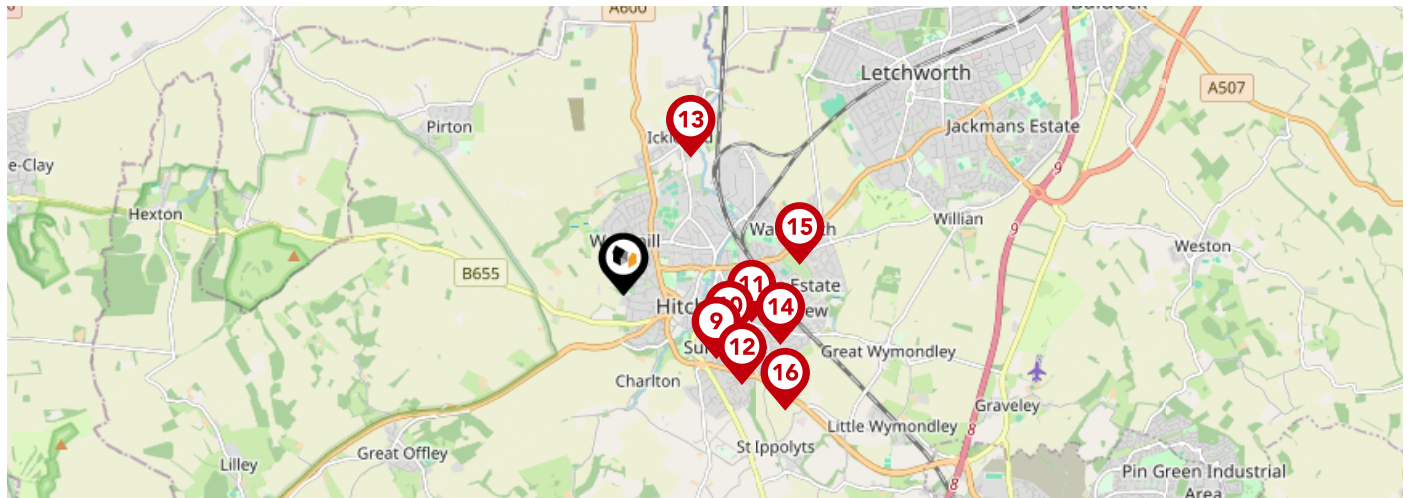


Nearby Green Belt Land

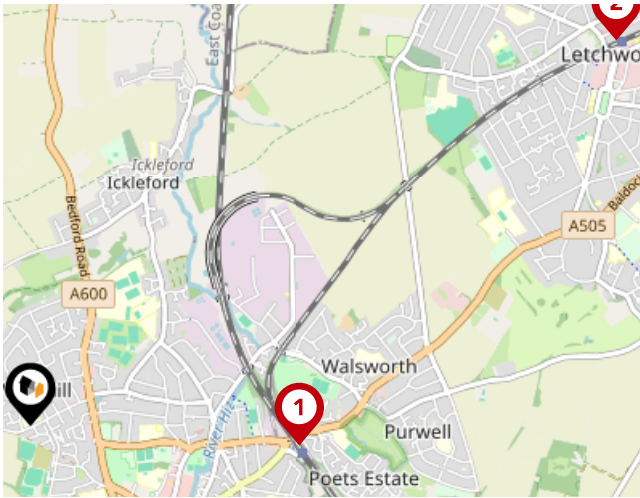
-  London Green Belt - North Hertfordshire
-  London Green Belt - Luton
-  London Green Belt - Stevenage
-  London Green Belt - Central Bedfordshire
-  London Green Belt - St Albans
-  London Green Belt - East Hertfordshire
-  London Green Belt - Welwyn Hatfield
-  London Green Belt - Dacorum
-  London Green Belt - Buckinghamshire



		Nursery	Primary	Secondary	College	Private
1	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.62	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

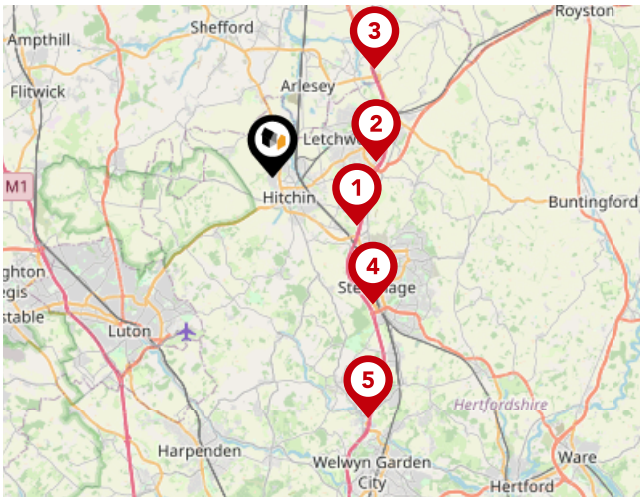


	Nursery	Primary	Secondary	College	Private
Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance: 1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance: 1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance: 1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance: 1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ickleford Primary School Ofsted Rating: Good Pupils: 210 Distance: 1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance: 1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Higover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance: 1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance: 1.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



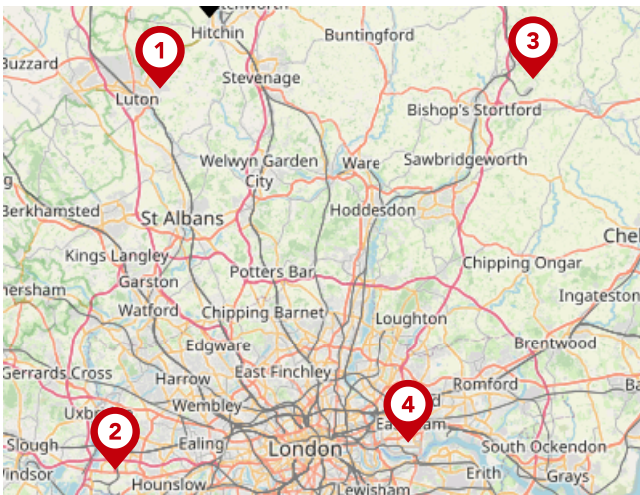
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	1.23 miles
2	Letchworth Rail Station	3.21 miles
3	Arlesey Rail Station	5.07 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.57 miles
2	A1(M) J9	3.81 miles
3	A1(M) J10	5.47 miles
4	A1(M) J7	5.89 miles
5	A1(M) J6	9.44 miles

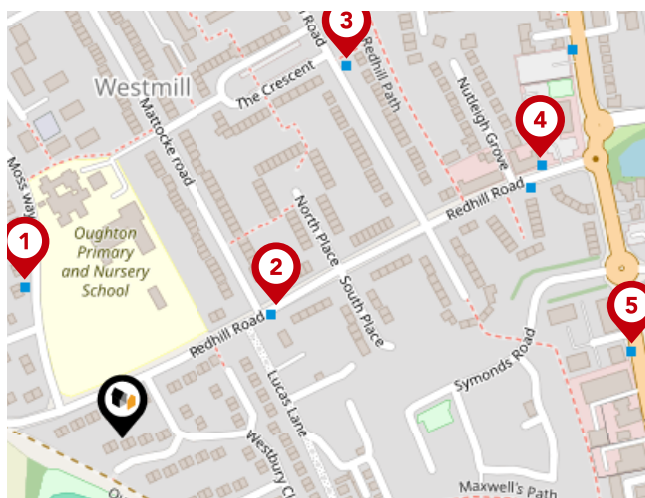


Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	6.27 miles
2	Heathrow Airport	33.9 miles
3	Stansted Airport	24.08 miles
4	Silvertown	34.47 miles

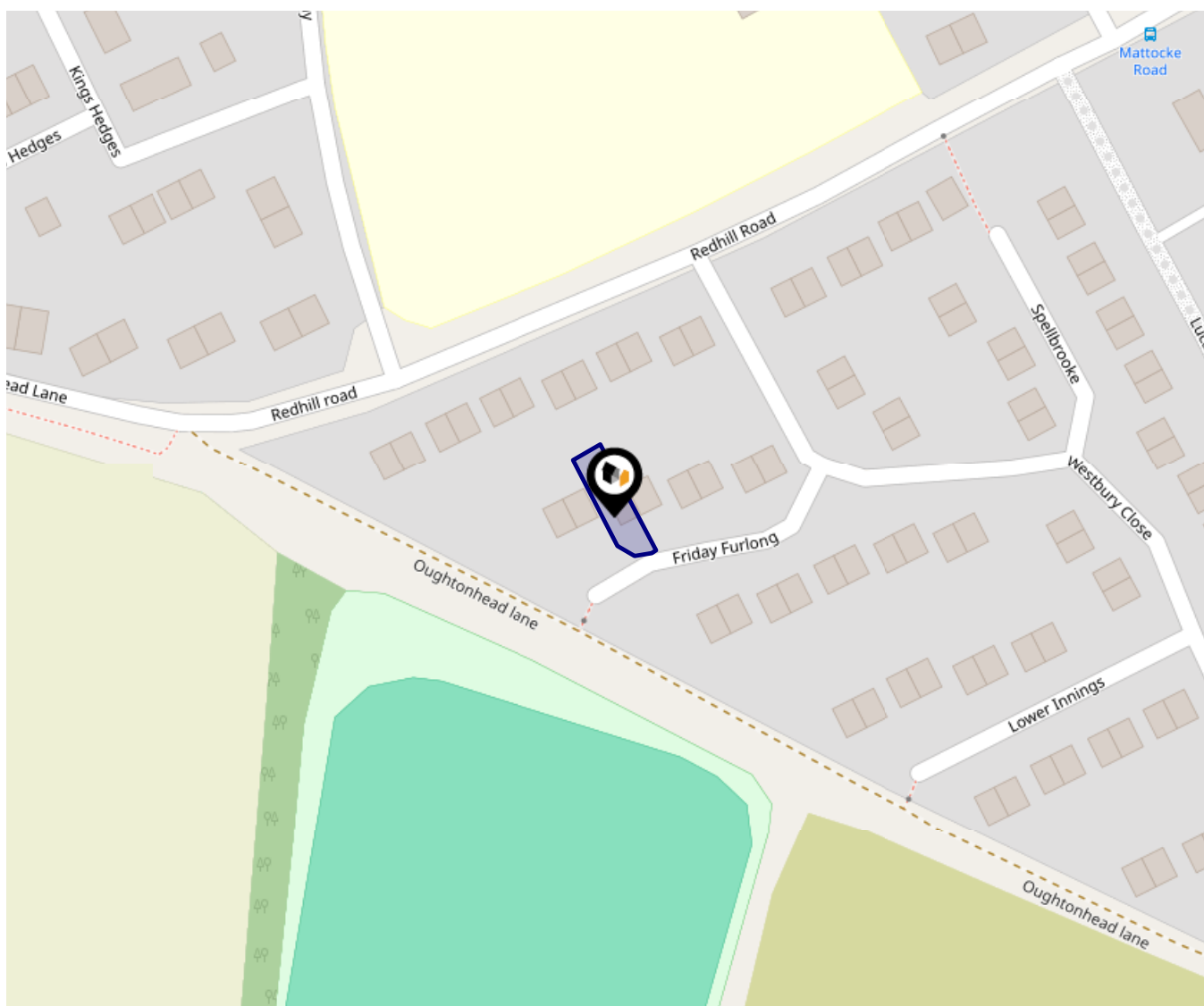
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Kings Hedges	0.11 miles
2	Mattocke Road	0.12 miles
3	The Crescent	0.25 miles
4	Nutleigh Grove	0.29 miles
5	Fishponds Road	0.3 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



Royal Mail