

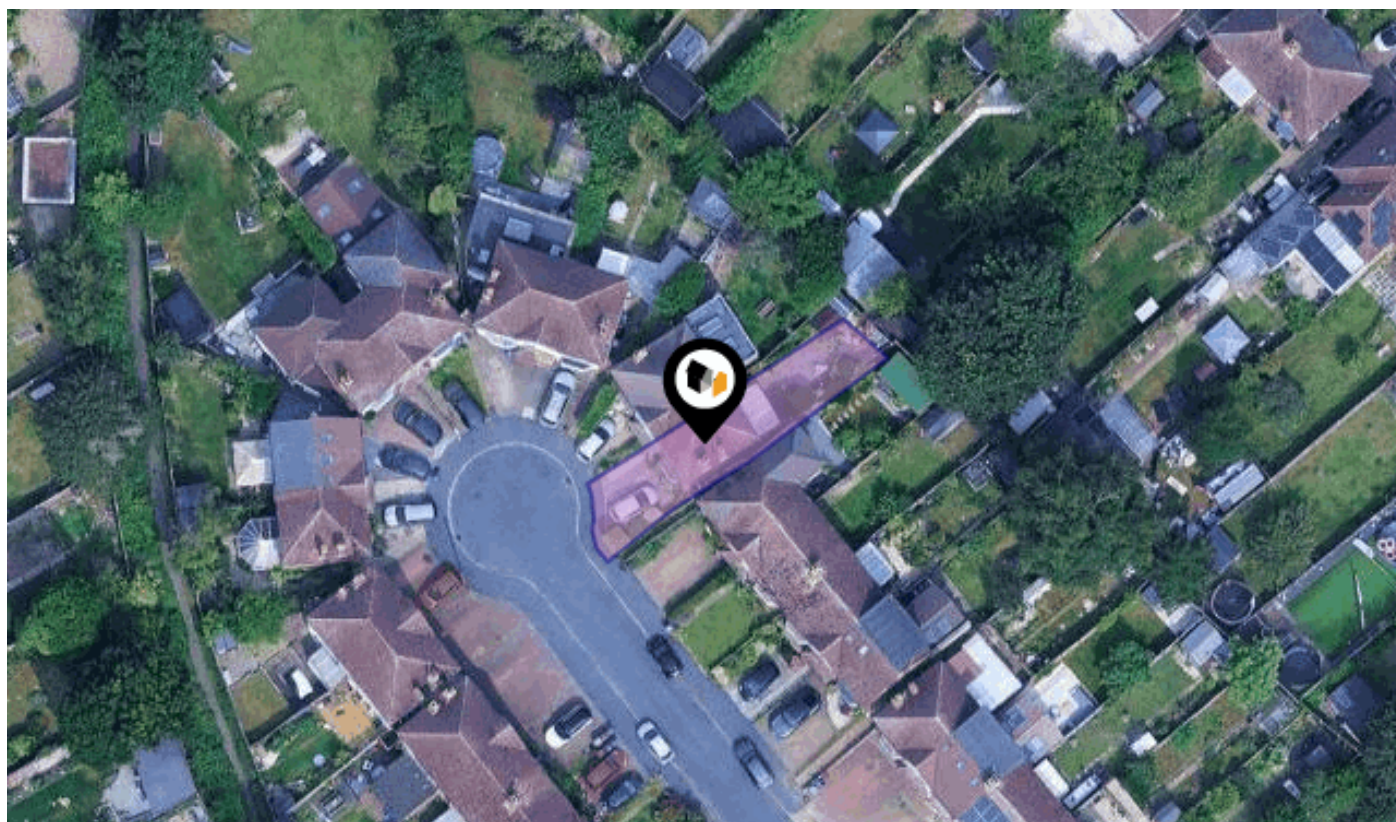


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 18th September 2025



WILTON ROAD, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk



Planning records for: **1 Wilton Road Hitchin SG5 1SS**

| Reference - 15/01163/1HH | |
|--------------------------|------------------------------|
| Decision: | Decided |
| Date: | 27th April 2015 |
| Description: | Single storey rear extension |

| Reference - 92/00471/1 | |
|------------------------|----------------------------|
| Decision: | Decided |
| Date: | 16th April 1992 |
| Description: | Two storey side extension. |

Planning records for: **4 Wilton Road Hitchin Hertfordshire SG5 1SS**

| Reference - 22/03291/LDCP | |
|---------------------------|---|
| Decision: | Decided |
| Date: | 21st December 2022 |
| Description: | Insertion of rear dormer window including Juliet balcony and 3no front rooflights to facilitate loft conversion |

Planning records for: **5 Wilton Road Hitchin Hertfordshire SG5 1SS**

| Reference - 19/00894/LDCP | |
|---------------------------|---|
| Decision: | Decided |
| Date: | 15th April 2019 |
| Description: | Roof extension to form gable end and insertion of rear dormer window to facilitate loft conversion. |

Planning records for: **5 Wilton Road Hitchin Hertfordshire SG5 1SS**

| Reference - 22/02243/LDCP | |
|---------------------------|---|
| Decision: | Decided |
| Date: | 05th September 2022 |
| Description: | Installation of external wall insulation to existing dwelling |

| Reference - 09/02254/1HH | |
|--------------------------|------------------------------|
| Decision: | Decided |
| Date: | 03rd December 2009 |
| Description: | Single storey rear extension |

| Reference - 22/02328/FPH | |
|--------------------------|------------------------------------|
| Decision: | Decided |
| Date: | 05th September 2022 |
| Description: | Erection of front elevation porch. |

Planning records for: **10 Wilton Road Hitchin Hertfordshire SG5 1SS**

| Reference - 20/01735/FPH | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 11th August 2020 |
| Description: | Single storey rear extension and insertion of dormer window to facilitate conversion of loft space into habitable accommodation |

Planning records for: **11 Wilton Road Hitchin Hertfordshire SG5 1SS**

| Reference - 19/00503/FPH | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 11th March 2019 |
| Description: | Hip to gable roof extension with rear dormer windows and rooflights to facilitate conversion of loft into habitable space. Alterations to existing first floor rear extension. Single storey rear extension. |

| Reference - 14/02789/1HH | |
|--------------------------|----------------------------|
| Decision: | Decided |
| Date: | 20th October 2014 |
| Description: | Two storey rear extension. |

Planning records for: **19 Wilton Road Hitchin SG5 1SS**

| Reference - 10/02473/1HH | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 25th October 2010 |
| Description: | Retention of existing structure and additional building works to provide domestic outbuilding and garden store |

Planning records for: **21 Wilton Road Hitchin SG5 1SS**

| Reference - 17/02349/1NCS | |
|---------------------------|--|
| Decision: | Decided |
| Date: | 19th September 2017 |
| Description: | Single storey rear extension with the following dimension: Length (measured from rear wall of original house) - 3.8m |

Planning records for: **23 Wilton Road Hitchin SG5 1SS**

| Reference - 14/02388/1NCS | |
|---------------------------|---|
| Decision: | Decided |
| Date: | 08th September 2014 |
| Description: | Single storey rear extension with the following dimensions: Length (measured from rear wall of original house) - 4.00 metres. Maximum height - 3.60 metres (to top of roof lights). Maximum height of the eaves - 2.65 metres |

Planning records for: **24 Wilton Road Hitchin SG5 1SS**

| Reference - 16/00569/1PUD | |
|---------------------------|--|
| Decision: | Decided |
| Date: | 09th March 2016 |
| Description: | Insertion of rear dormer window in roof space to create additional accommodation |

| Reference - 14/01827/1HH | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 07th July 2014 |
| Description: | Single storey front extension and single storey rear extension following demolition of rear conservatory |

Planning records for: **25 Wilton Road Hitchin Hertfordshire SG5 1SS**

| Reference - 21/00699/NCS | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 22nd April 2021 |
| Description: | Single storey rear extension (following removal of existing conservatory) with the following dimension: Length as measured from rear wall of original dwelling - 5.0 metres |

Planning records for: **25 Wilton Road Hitchin Hertfordshire SG5 1SS**

| Reference - 19/02359/NCS |
|--|
| <p>Decision: Decided</p> |
| <p>Date: 01st October 2019</p> |
| <p>Description: Single storey rear extension (following removal of existing conservatory) with the following dimension: Length as measured from rear wall of original dwelling - 4.0 metres</p> |
| Reference - 21/00709/FPH |
| <p>Decision: Decided</p> |
| <p>Date: 05th March 2021</p> |
| <p>Description: Single storey front extension (amended by plans received 29 June 2021).</p> |
| Reference - 19/02261/FPH |
| <p>Decision: Decided</p> |
| <p>Date: 18th September 2019</p> |
| <p>Description: Single storey front extension</p> |
| Reference - 19/02260/LDCP |
| <p>Decision: Decided</p> |
| <p>Date: 18th September 2019</p> |
| <p>Description: Loft conversion to form habitable roof accommodation including rear dormer window and rooflights in front roofslope</p> |

Planning records for: **30 Wilton Road Hitchin Hertfordshire SG5 1SS**

| Reference - 21/01699/FPH | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 27th May 2021 |
| Description: | Two storey rear extension following demolition of existing conservatory |

Planning records for: **35 Wilton Road Hitchin SG5 1SS**

| Reference - 94/00975/1 | |
|------------------------|------------------------------|
| Decision: | Decided |
| Date: | 07th September 1994 |
| Description: | Single storey rear extension |

Planning records for: **38 Wilton Road Hitchin SG5 1SS**

| Reference - 15/02310/1HH | |
|--------------------------|---------------------------------------|
| Decision: | Decided |
| Date: | 01st October 2015 |
| Description: | Single storey rear and side extension |

Planning records for: **40 Wilton Road Hitchin SG5 1SS**

| Reference - 07/01063/1HH | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 16th April 2007 |
| Description: | Part single, part two storey side extension, first floor rear extension and rear conservatory following removal of existing conservatory. |

Planning records for: **40 Wilton Road Hitchin Hertfordshire SG5 1SS**

| Reference - 19/02573/FPH | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 24th October 2019 |
| Description: | Rear conservatory following removal of existing |

| Reference - 07/02379/1HH | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 01st October 2007 |
| Description: | Part two storey, part single storey side extension and first floor rear extension and rear conservatory (as amended by plan nos 01A and 01B received on 15th October 2007) |

| Reference - 00/00541/1HH | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 14th April 2000 |
| Description: | Single storey rear extension, side conservatory |

Planning records for: **42 Wilton Road Hitchin SG5 1SS**

| Reference - 75/00751/1 | |
|------------------------|--|
| Decision: | Decided |
| Date: | 27th September 1975 |
| Description: | Use of part of house as a pre-school playgroup for up to 8 children. |

Planning records for: **42 Wilton Road Hitchin SG5 1SS**

| Reference - 16/02103/1HH | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 30th August 2016 |
| Description: | Two storey rear and side extension and part single storey side extension following demolition of existing conservatory (as amended by plans received 28/09/2016) |

Building Safety

None specified

Accessibility / Adaptations

Level access

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Standard brick

Property Lease Information

Not applicable

Listed Building Information

Not applicable

Stamp Duty

Ask agent

Electricity Supply

Yes

Gas Supply

Yes

Central Heating

Yes

Water Supply

Yes - Mains supply

Drainage

Yes - Mains supply

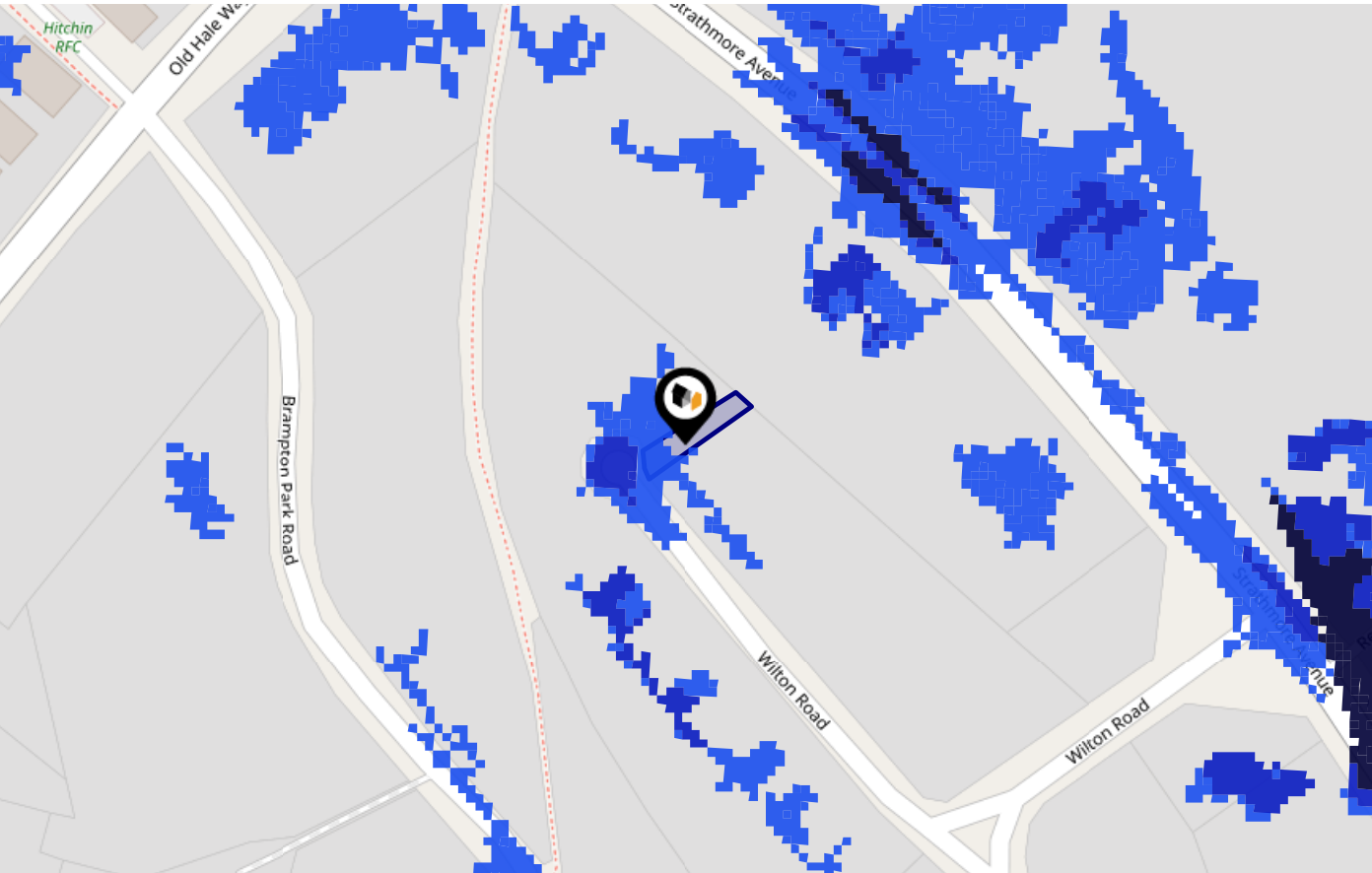
Important - Please read

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.

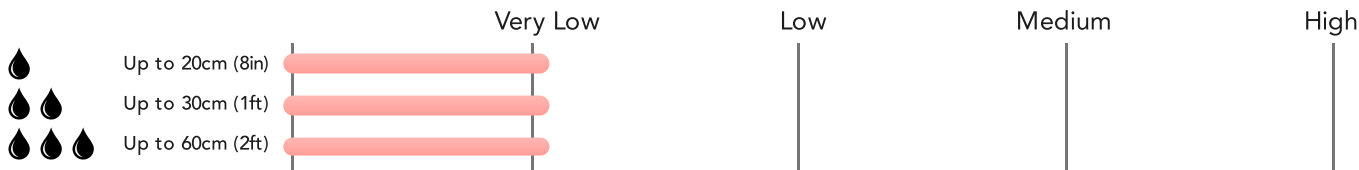


Risk Rating: Very low

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.

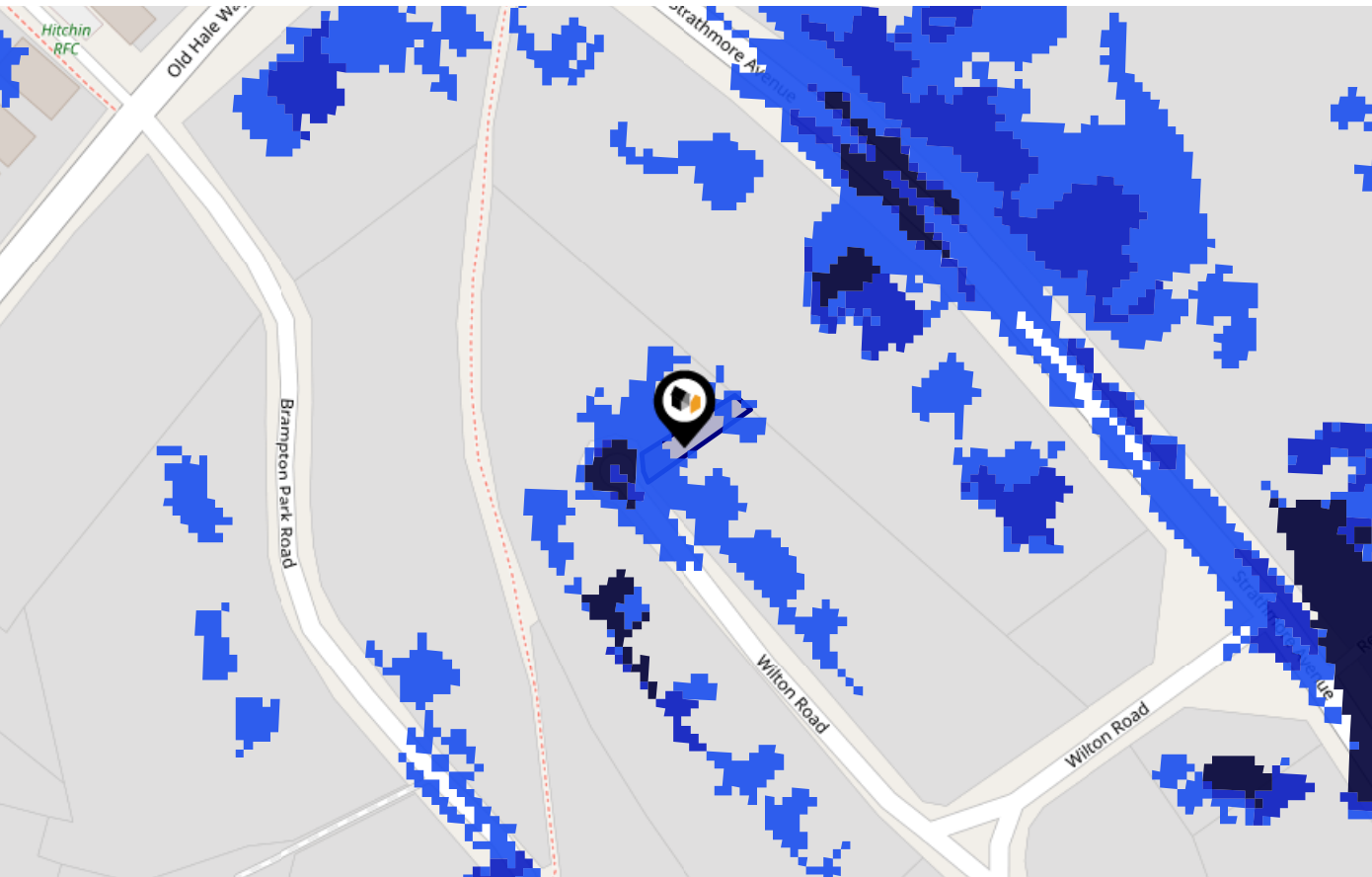
Chance of flooding to the following depths at this property:



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.

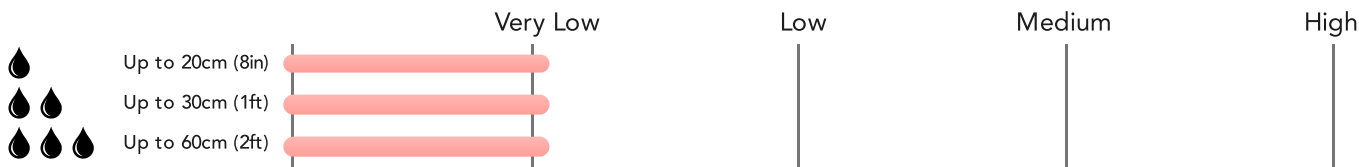


Risk Rating: **Very low**

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.

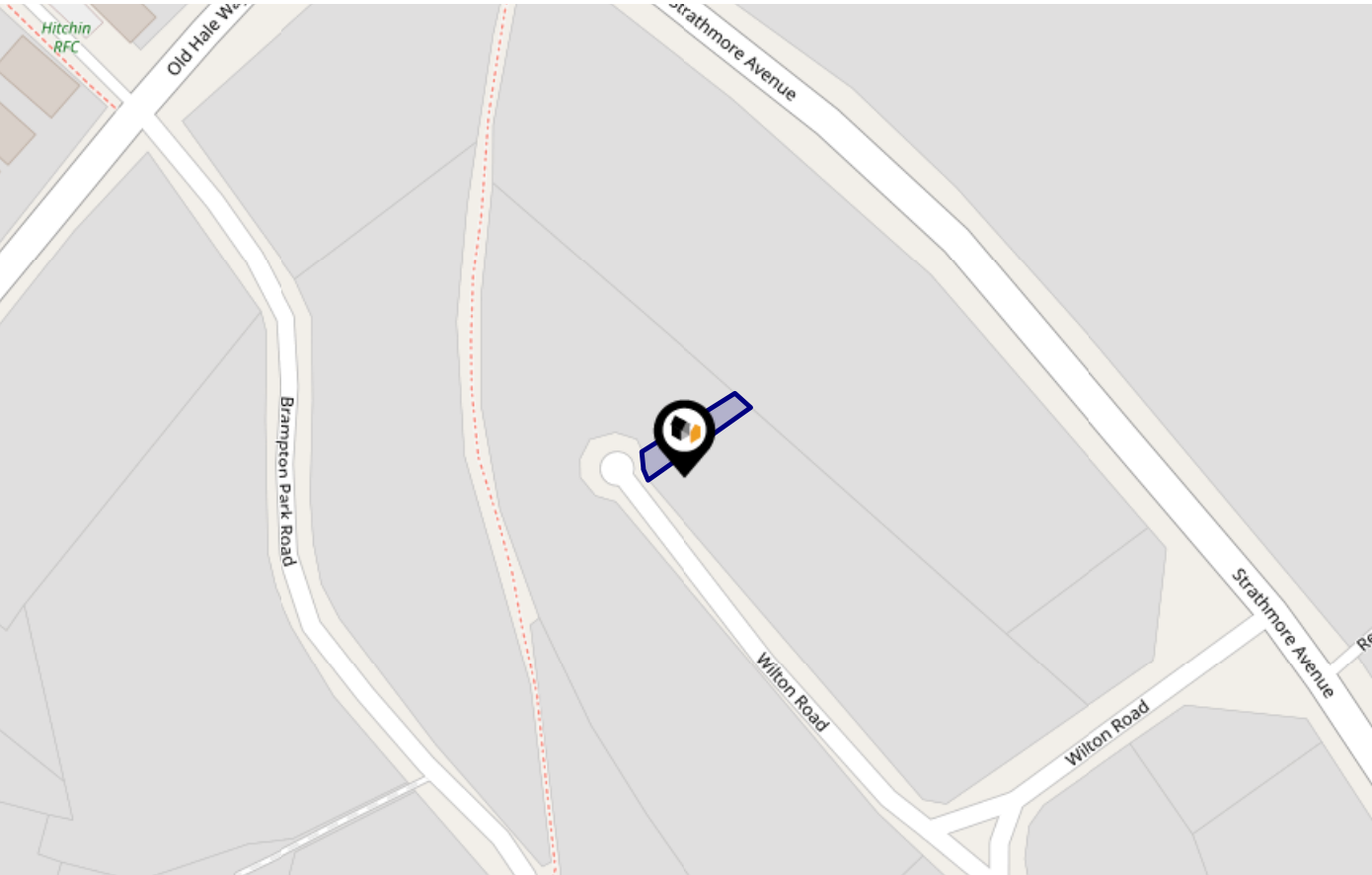
Chance of flooding to the following depths at this property:



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.

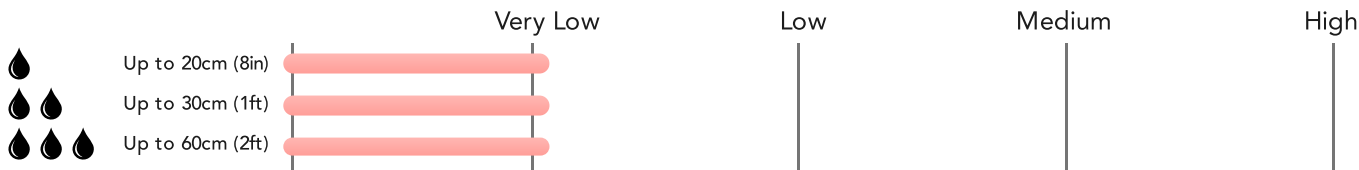


Risk Rating: Very low

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.

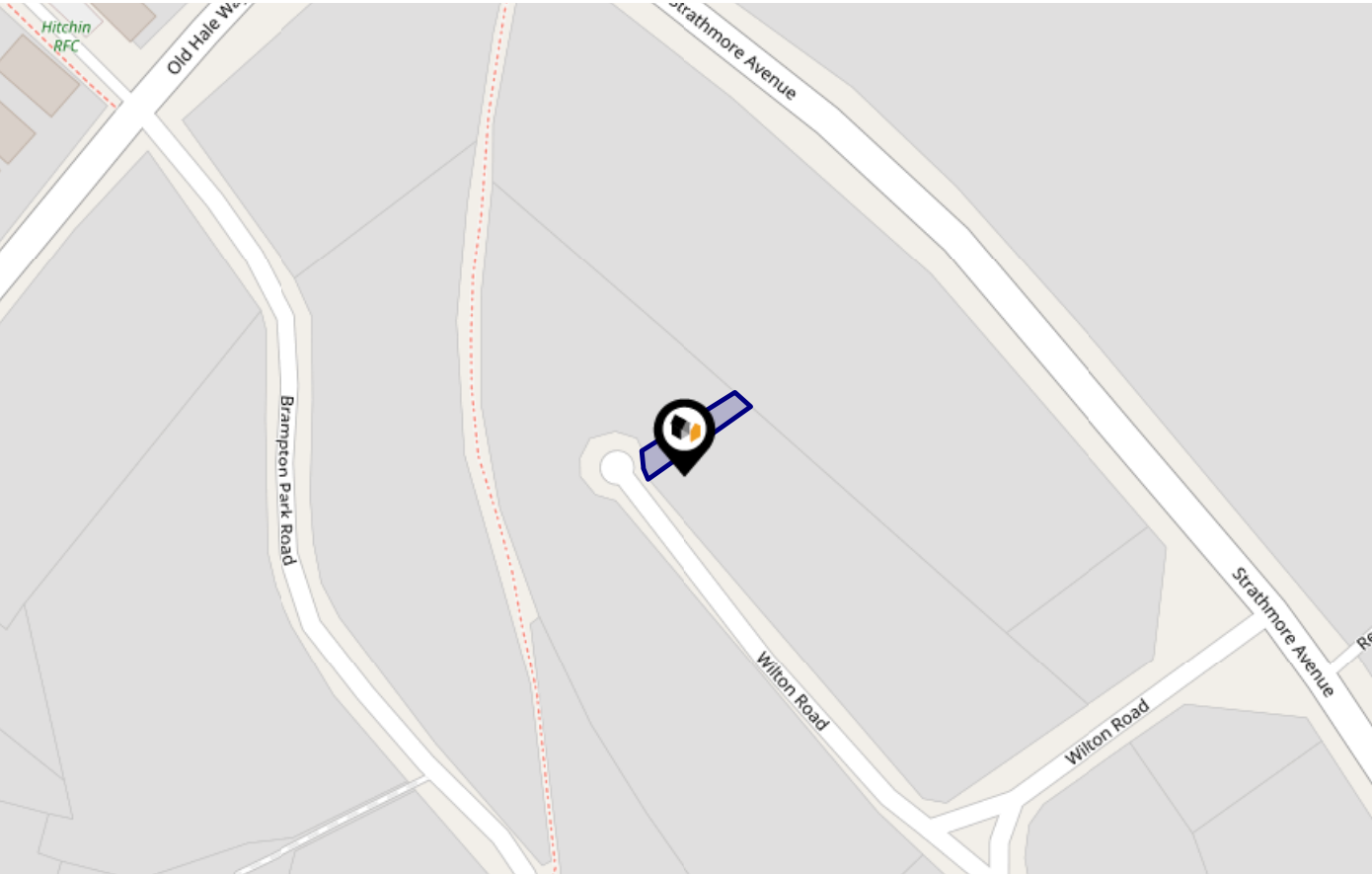
Chance of flooding to the following depths at this property:



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.

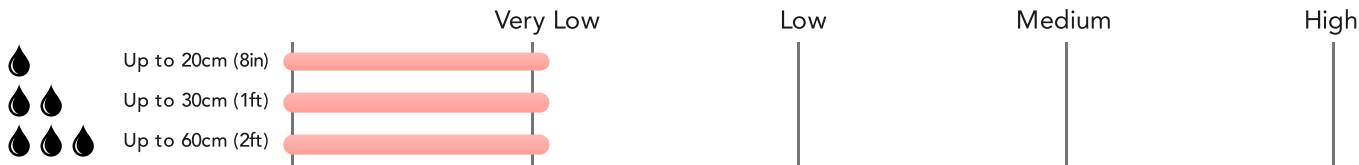


Risk Rating: **Very low**

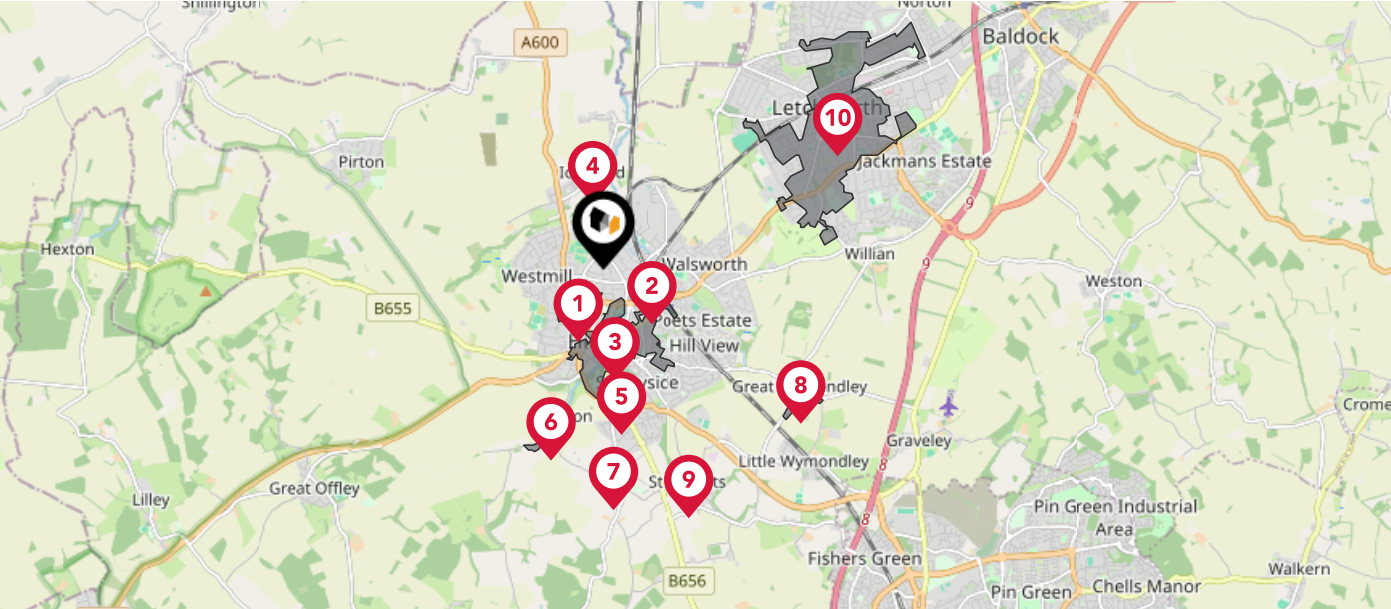
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 | |
|---------------------------|--|
| 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 | Great Wymondley |
| 9 | St Ippolyts |
| 10 | Letchworth |

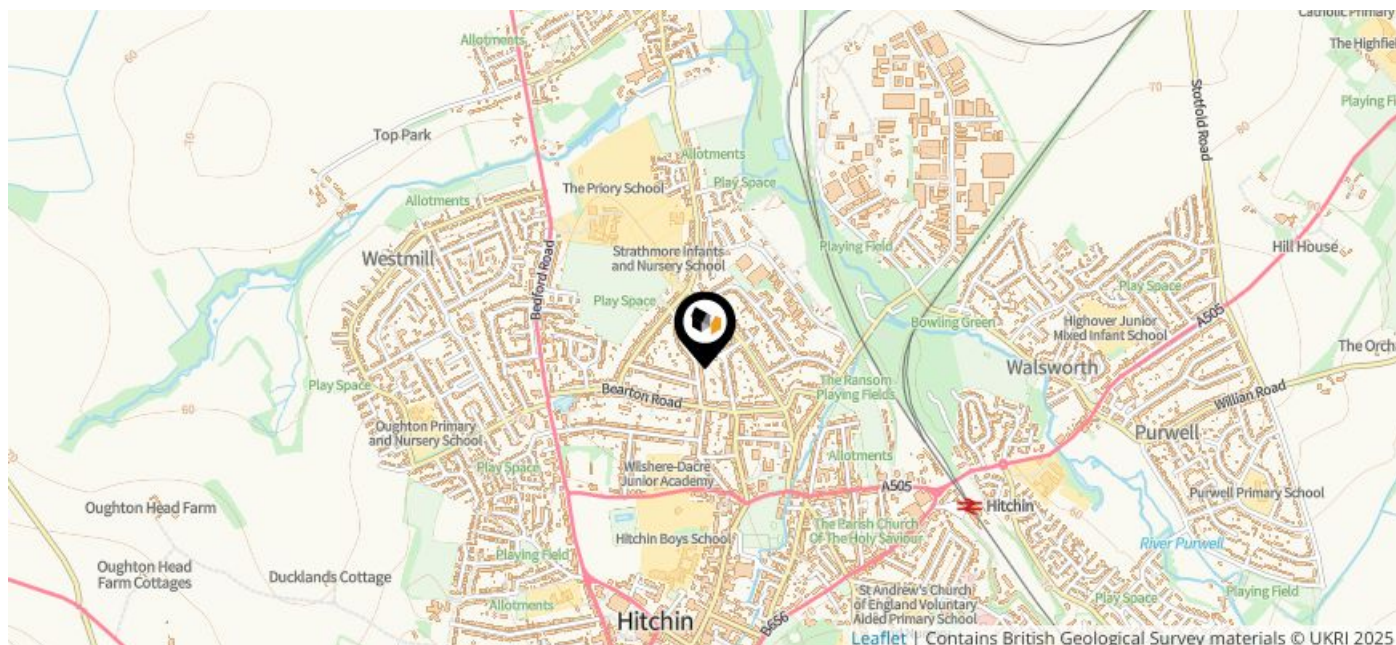
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



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 | Land off Cadwell lane-Hitchin, Hertfordshire | Historic Landfill | |
| 5 | Gerry's Hole-Ickleford, Near Hitchin, Hertfordshire | Historic Landfill | |
| 6 | Eynesford Court-Hitchin, Hertfordshire | Historic Landfill | |
| 7 | Lower Green-Ickleford, Hitchin, Surrey | Historic Landfill | |
| 8 | Hambridge Way-Pirton | Historic Landfill | |
| 9 | No name provided by source | Active Landfill | |
| 10 | Pit At Holwell-Hitchin, Hertfordshire | Historic Landfill | |

This map displays nearby coal mine entrances and their classifications.



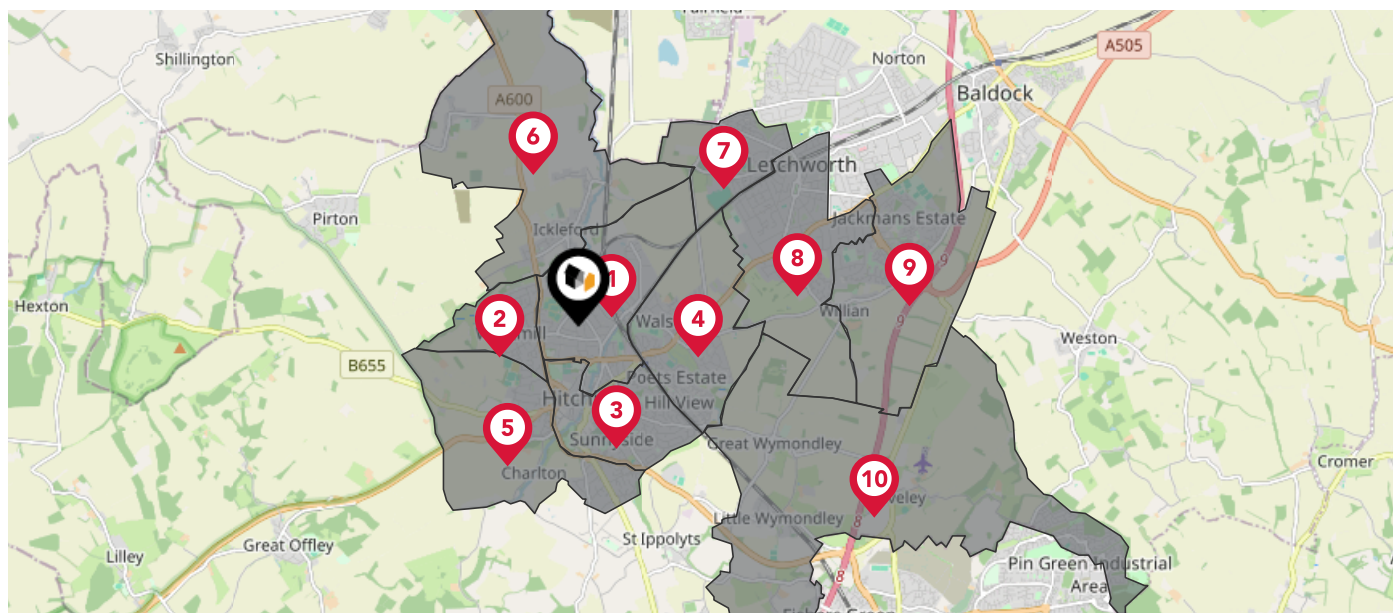
Mine Entry

- ✕ 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 Bearton Ward



Hitchin Oughton Ward



Hitchin Highbury Ward



Hitchin Walsworth Ward



Hitchin Priory Ward



Cadwell Ward



Letchworth Wilbury Ward



Letchworth South West Ward



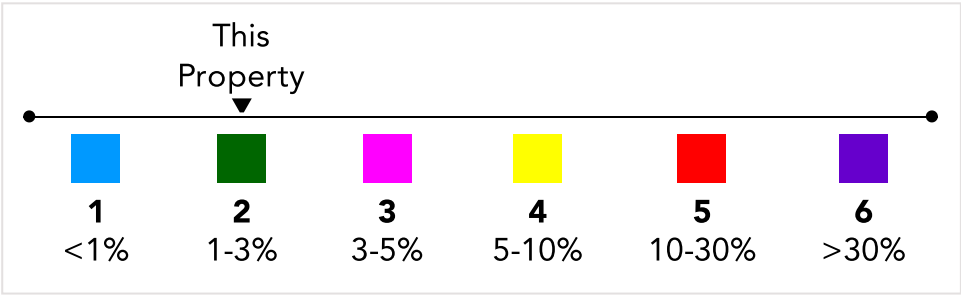
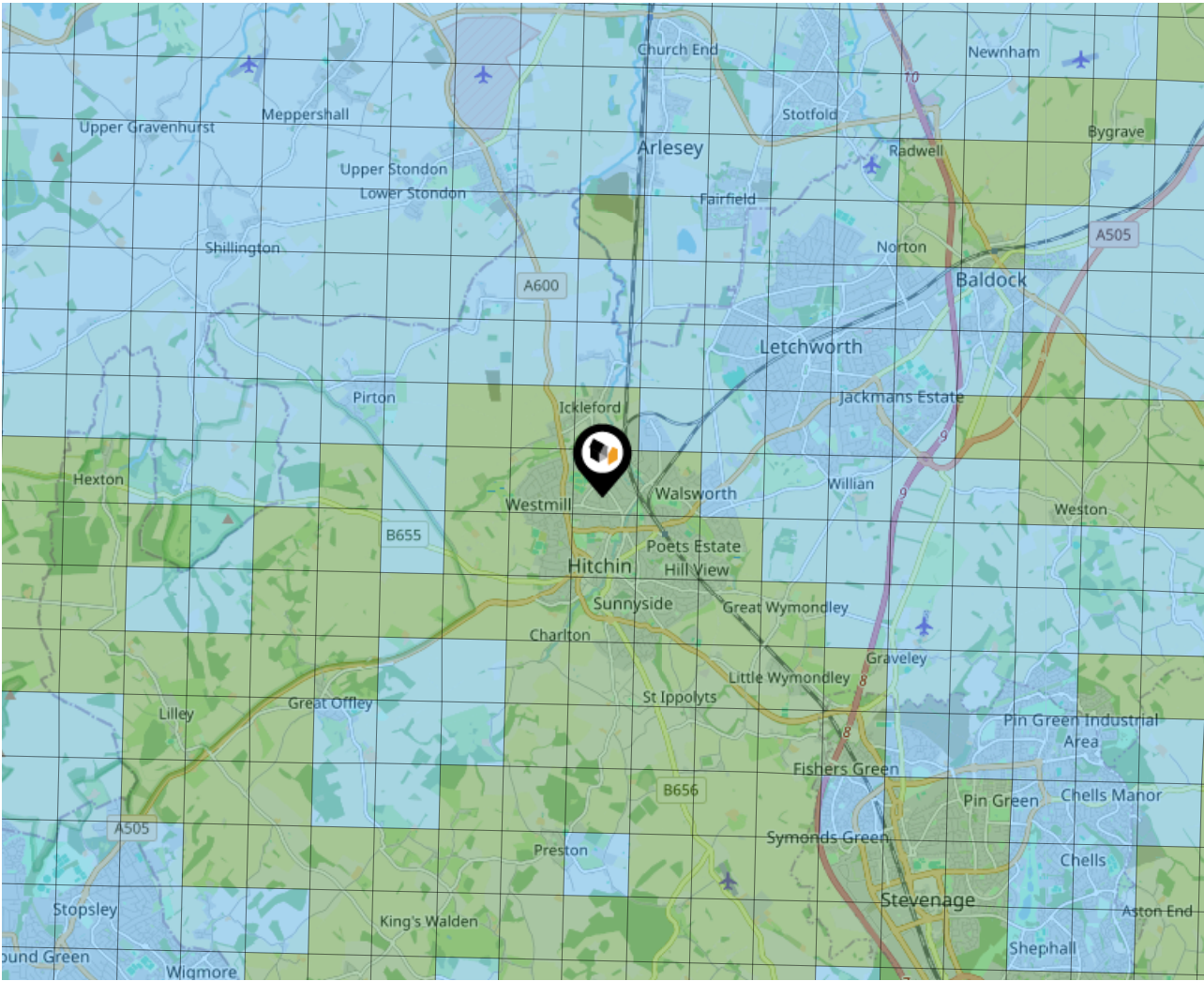
Letchworth South East Ward



Chesfield Ward

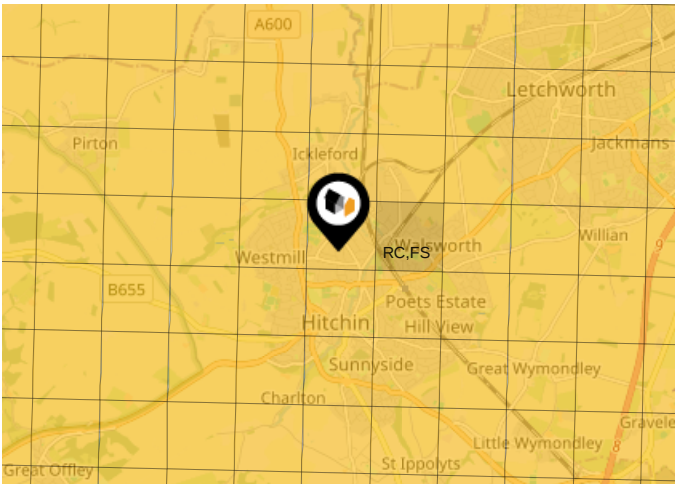
What is Radon?

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 CLAY TO CHALKY |
| Parent Material Grain: | ARGILLIC | | LOAM |
| Soil Group: | MEDIUM TO LIGHT(SILTY) TO HEAVY | Soil Depth: | DEEP-INTERMEDIATE |

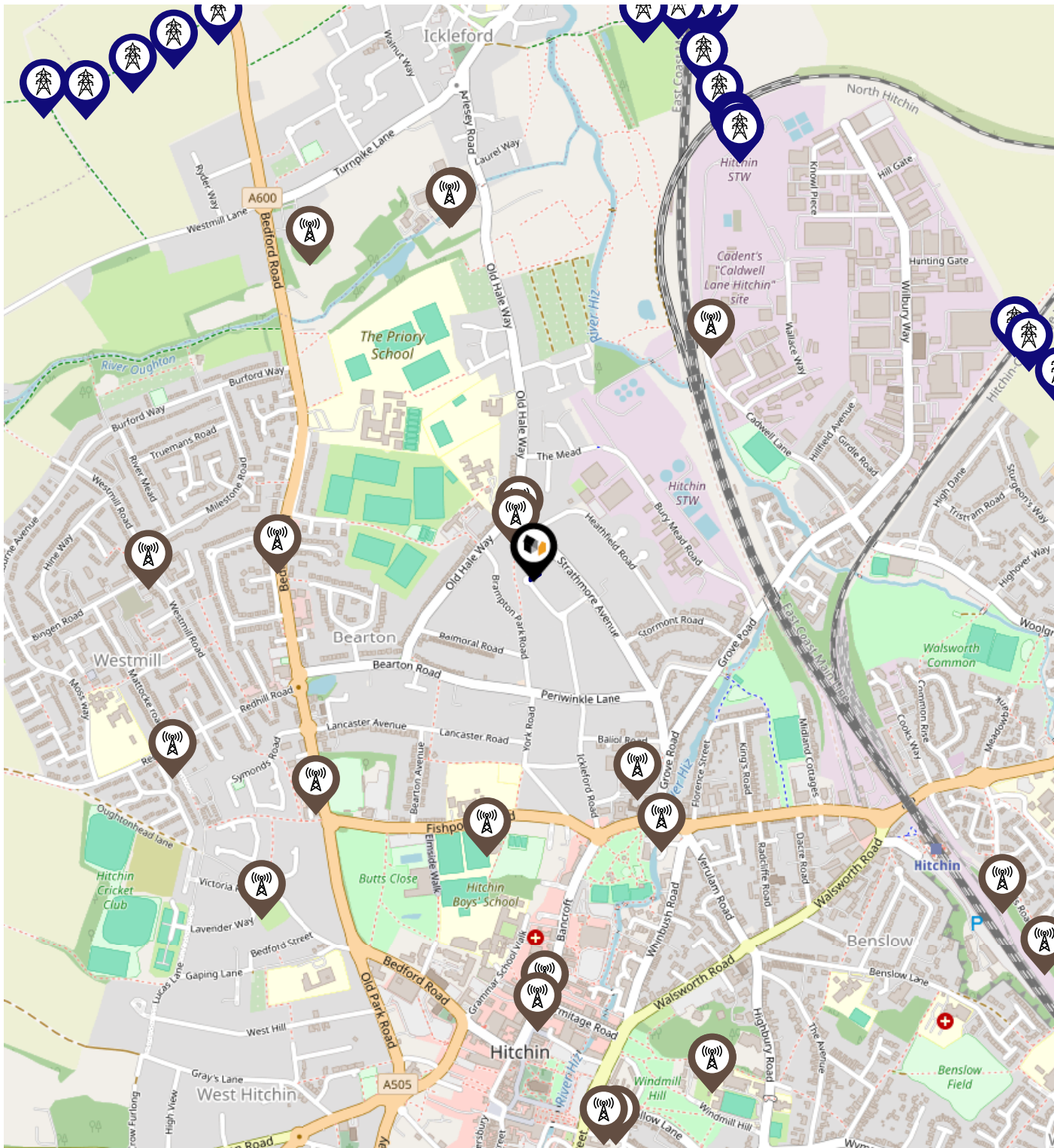


Primary Classifications (Most Common Clay Types)



| | |
|---------------|--|
| 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

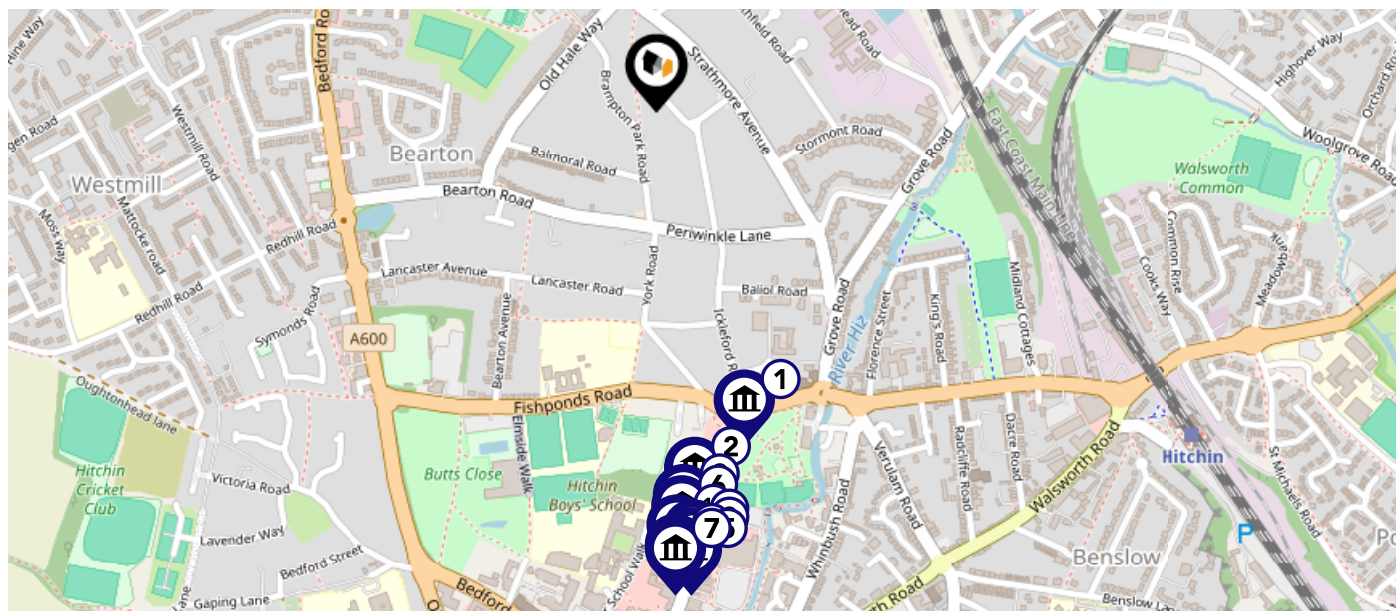
Masts & Pylons



Key:

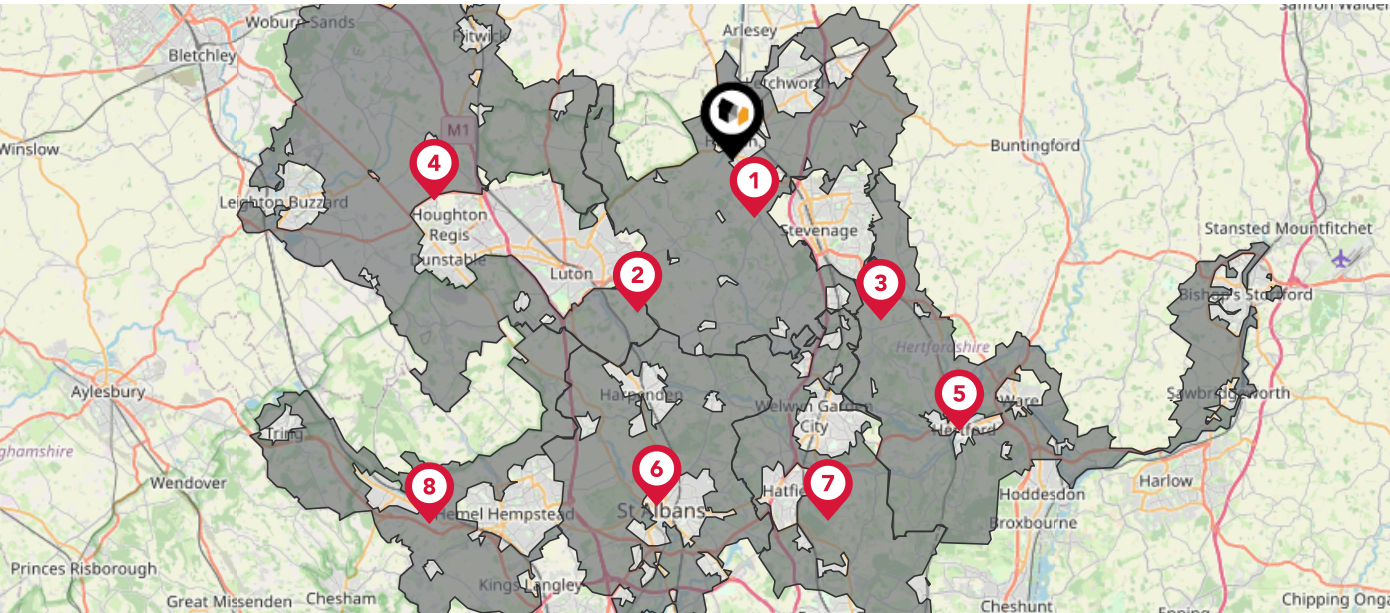
-  Power Pylons
-  Communication Masts

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

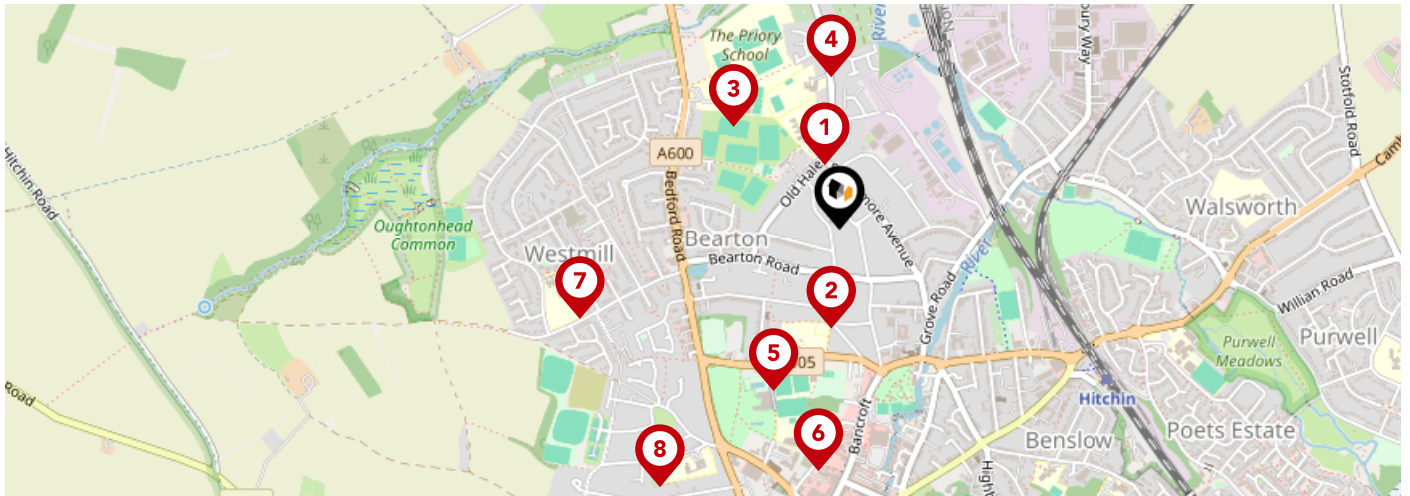


| Listed Buildings in the local district | | Grade | Distance |
|--|---|----------|-----------|
| | 1347594 - Frythe Cottages | Grade II | 0.4 miles |
| | 1347577 - 53, Bancroft | Grade II | 0.5 miles |
| | 1102222 - 86 And 87, Bancroft | Grade II | 0.5 miles |
| | 1172987 - 34, Bancroft | Grade II | 0.5 miles |
| | 1347578 - 91 And 92, Bancroft | Grade II | 0.5 miles |
| | 1102221 - 45, 46 And 46a, Bancroft | Grade II | 0.5 miles |
| | 1347576 - 32 And 33, Bancroft | Grade II | 0.5 miles |
| | 1173005 - Entrance Court Wall And Gateways To Skynner's Almshouses Skynner's Almshouses | Grade II | 0.5 miles |
| | 1296455 - 47, Bancroft | Grade II | 0.5 miles |
| | 1102220 - 38-40, Bancroft | Grade II | 0.5 miles |

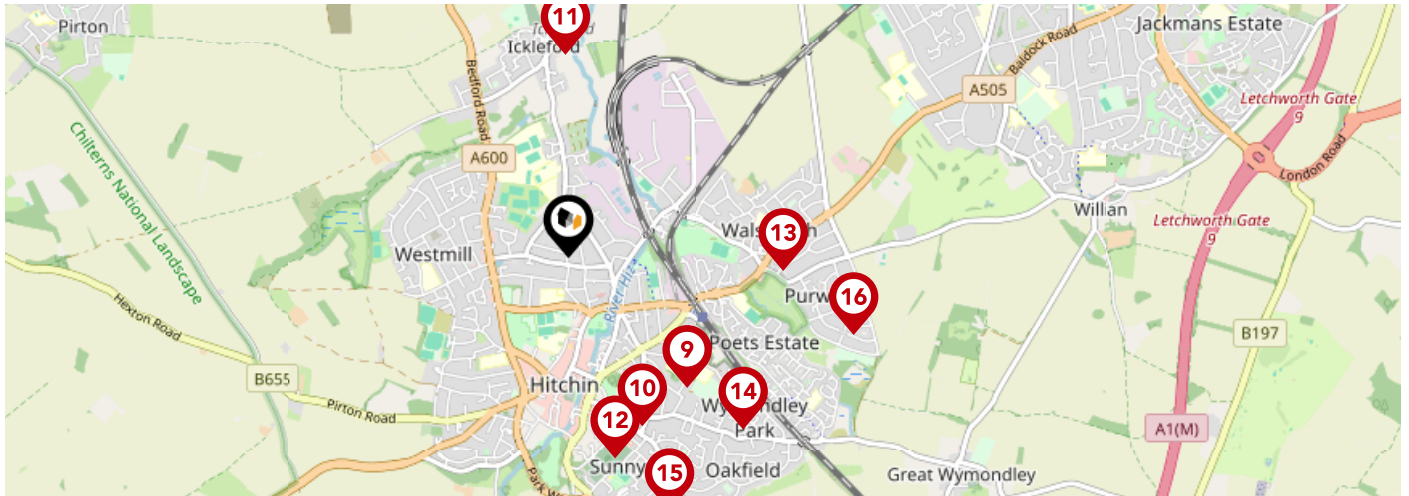
This map displays nearby areas that have been designated as Green Belt...











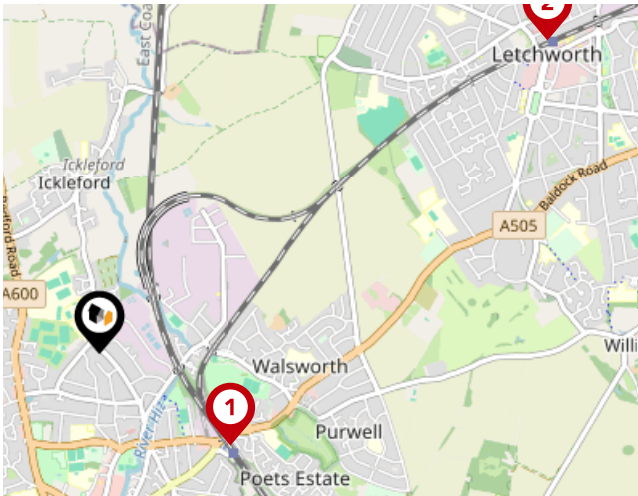
| Nearby Green Belt Land | |
|------------------------|--|
| 1 | London Green Belt - North Hertfordshire |
| 2 | London Green Belt - Luton |
| 3 | London Green Belt - Stevenage |
| 4 | London Green Belt - Central Bedfordshire |
| 5 | London Green Belt - East Hertfordshire |
| 6 | London Green Belt - St Albans |
| 7 | London Green Belt - Welwyn Hatfield |
| 8 | London Green Belt - Dacorum |



| | | Nursery | Primary | Secondary | College | Private |
|----------|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.15 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.23 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.33 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:0.35 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.4 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.55 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.63 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.72 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

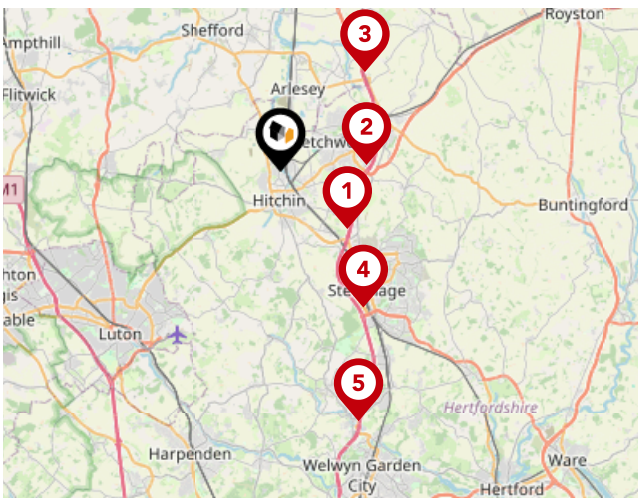


| | | Nursery | Primary | Secondary | College | Private |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.8 | <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:0.85 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Ickleford Primary School Ofsted Rating: Good Pupils: 210 Distance:0.93 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.94 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:0.98 | <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:1.12 | <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:1.25 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:1.35 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



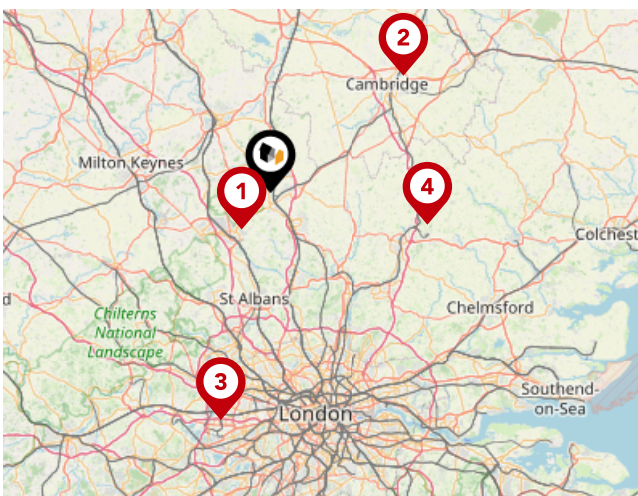
National Rail Stations

| Pin | Name | Distance |
|-----|-------------------------|------------|
| 1 | Hitchin Rail Station | 0.73 miles |
| 2 | Letchworth Rail Station | 2.5 miles |
| 3 | Letchworth Rail Station | 2.51 miles |



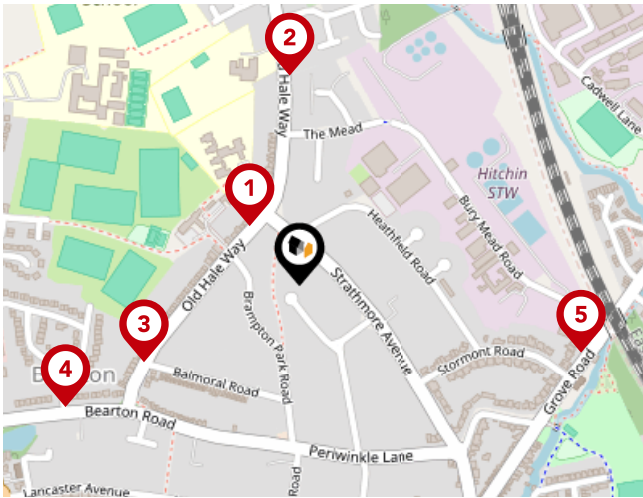
Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|-----------|------------|
| 1 | A1(M) J8 | 3.24 miles |
| 2 | A1(M) J9 | 3.15 miles |
| 3 | A1(M) J10 | 4.8 miles |
| 4 | A1(M) J7 | 5.8 miles |
| 5 | A1(M) J6 | 9.54 miles |



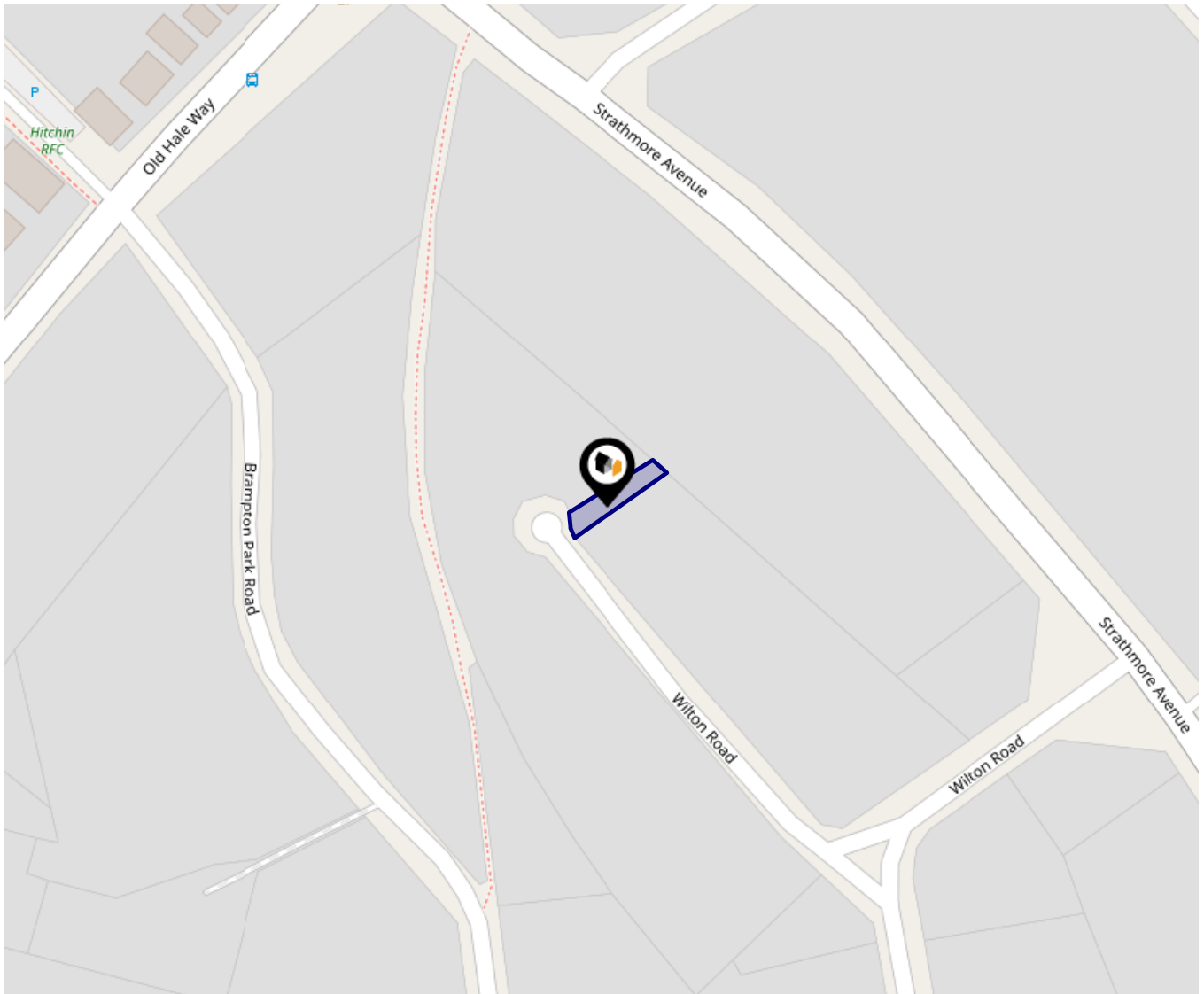
Airports/Helipads

| Pin | Name | Distance |
|-----|------------------|-------------|
| 1 | Luton Airport | 6.96 miles |
| 2 | Cambridge | 25.71 miles |
| 3 | Heathrow Airport | 34.36 miles |
| 4 | Stansted Airport | 23.43 miles |



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-------------------|------------|
| 1 | Strathmore School | 0.09 miles |
| 2 | Our Lady School | 0.24 miles |
| 3 | Balmoral Road | 0.2 miles |
| 4 | Bearton Green | 0.3 miles |
| 5 | Stormont Road | 0.33 miles |



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Country Properties

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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

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

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk



Valuation Office
Agency

