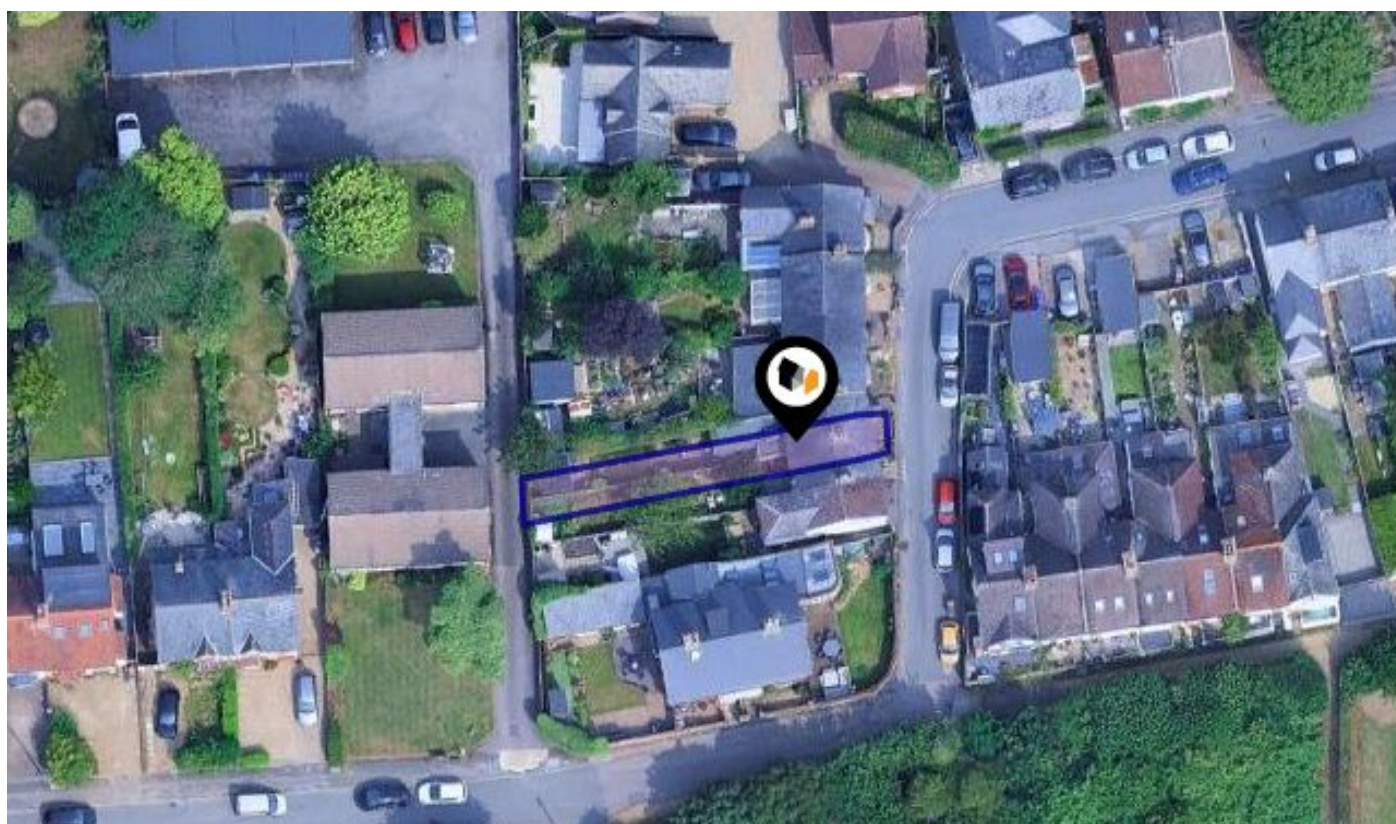




## MIR: Material Info

The Material Information Affecting this Property

**Wednesday 04<sup>th</sup> February 2026**



**BEDFORD STREET, HITCHIN, SG5**

### Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



Planning records for: **Bedford Street, Hitchin, SG5**

Reference - 12/01620/1PUD	
Decision:	Decided
Date:	17th July 2012
Description:	Single storey rear extension following demolition of small lean to. Remove corrugated asbestos roof and replace with new flat asphalt roof with rooflight over existing single storey rear extension

Planning records for: **29C Bedford Street Hitchin SG5 2JG**

Reference - 16/01434/1HH	
Decision:	Decided
Date:	06th June 2016
Description:	Single storey side and rear extension (as amended by plans received 4/8/16)

Planning records for: **Land And Garage At The Rear Of 41 Bedford Street Hitchin Hertfordshire SG5 2JG**

Reference - 24/01233/TCA	
Decision:	Decided
Date:	04th June 2024
Description:	Sycamore - Cut down branches which overhang the garage roof space.

Reference - 22/00030/LDCP	
Decision:	Decided
Date:	20th January 2022
Description:	Erection of 1m high fencing either side of driveway at the front of garage doors and installation of folding parking security bollards, and new access onto Oughton Head Green

Reference - 25/01301/TCA	
Decision:	Decided
Date:	15th May 2025
Description:	Sycamore - Fell

Planning records for: ***Land And Garage At The Rear Of 41 Bedford Street Hitchin Hertfordshire SG5 2JG***

Reference - 22/01642/LDCP	
Decision:	Decided
Date:	17th June 2022
Description:	Erection of 1m high fencing either side of driveway at the front of garage doors and installation of folding parking security bollards, and new access onto Oughton Head Green

Planning records for: ***10 Bedford Street Hitchin Hertfordshire SG5 2JG***

Reference - 00/00867/1HH	
Decision:	Decided
Date:	06th June 2000
Description:	Two storey rear extension and detached double garage

Planning records for: ***11 Bedford Street Hitchin SG5 2JG***

Reference - 87/00140/1	
Decision:	Decided
Date:	30th January 1987
Description:	Erection of detached double garage

Planning records for: ***Land Adjacent To 13 Bedford Street Hitchin SG5 2JG***

Reference - 84/01668/1	
Decision:	Decided
Date:	05th November 1984
Description:	Outline application (all matters reserved) for erection of one dwelling with double garage

Planning records for: **13 Bedford Street Hitchin SG5 2JG**

Reference - 87/00152/1	
Decision:	Decided
Date:	02nd February 1987
Description:	Erection of detached double garage

Planning records for: **14 Bedford Street Hitchin SG5 2JG**

Reference - 91/00793/1	
Decision:	Decided
Date:	25th June 1991
Description:	Rear detached double garage

Planning records for: **16 Bedford Street Hitchin SG5 2JG**

Reference - 91/01104/1	
Decision:	Decided
Date:	30th September 1991
Description:	Single storey front extension to existing garage

Planning records for: **19 Bedford Street Hitchin SG5 2JG**

Reference - 92/00808/1	
Decision:	Decided
Date:	28th September 1992
Description:	Two storey rear extension (amended plan recieved 25th September 1992)

Planning records for: **20 Bedford Street Hitchin SG5 2JG**

Reference - 92/00799/1	
Decision:	Decided
Date:	13th July 1992
Description:	Two storey rear extension (Amended plan recieved 25th September 1992)

Planning records for: **21 Bedford Street Hitchin SG5 2JG**

Reference - 87/01655/1	
Decision:	Decided
Date:	03rd November 1987
Description:	Erection of detached garage

Planning records for: **24 Bedford Street Hitchin SG5 2JG**

Reference - 14/02077/1HH	
Decision:	Decided
Date:	07th August 2014
Description:	Two storey rear extension following demolition of existing single storey rear extension

Planning records for: **27 Bedford Street Hitchin Hertfordshire SG5 2JG**

Reference - 17/04101/NCS	
Decision:	Decided
Date:	21st November 2017
Description:	Single storey rear extension following removal of existing outrigger and with the following dimension: Length (measured from rear wall of existing dwelling) - 4.0m

Planning records for: **30 Bedford Street Hitchin SG5 2JG**

Reference - 07/01279/1HH	
Decision:	Decided
Date:	15th May 2007
Description:	Part two storey, part single storey rear extension, following demolition of existing conservatory, and single storey side extension, replacement entrance porch with slate canopy roof over existing front door and bay window (amended plan received 20.06.07)

Reference - 19/01793/FPH	
Decision:	Decided
Date:	23rd July 2019
Description:	First floor rear extension and insertion of first floor window to east elevation

Planning records for: **31 Bedford Street Hitchin SG5 2JG**

Reference - 83/01579/1	
Decision:	Decided
Date:	28th September 1983
Description:	Alterations to roof to provide second floor living area

Planning records for: **37 Bedford Street Hitchin Hertfordshire SG5 2JG**

Reference - 18/02967/LDCP	
Decision:	Decided
Date:	07th November 2018
Description:	Rear dormer window and two front roof light windows to facilitate conversion of loft into habitable space.

Planning records for: **38 Bedford Street Hitchin SG5 2JG**

Reference - 03/01386/1HH	
Decision:	Decided
Date:	27th August 2003
Description:	Part two, part single storey side extension and rear dormer window (as amplified by plan received 15/10/2003)

Reference - 19/02509/LDCP	
Decision:	Decided
Date:	16th October 2019
Description:	Internal alterations and insertion of roof lights to north west elevation

Reference - 19/02537/LDCP	
Decision:	Decided
Date:	23rd October 2019
Description:	Proposed part conversion of front lawn for off road parking space & proposed drop kerb

Planning records for: **45 Bedford Street Hitchin Hertfordshire SG5 2JG**

Reference - 25/03242/FPH	
Decision:	Registered
Date:	02nd January 2026
Description:	Insertion of 1 no. dormer window and 2 no. rooflights to front roofslope and 3 no. dormer windows to rear roofslope to facilitate loft conversion to habitable space. Alterations to fenestration including installation of 1st floor rear balcony with glass balustrade. Alterations to existing outbuilding including replacement dual pitch roof and fenestration and external cladding.



Planning records for: **45 Bedford Street Hitchin Herts SG5 2JG**

Reference - 01/00847/1HH	
Decision:	Decided
Date:	01st June 2001
Description:	Single storey rear extension, detached garage

Planning records for: **49 Bedford Street Hitchin Hertfordshire SG5 2JG**

Reference - 22/02041/FPH	
Decision:	Decided
Date:	01st August 2022
Description:	Installation of dormer window to existing rear roofslope and rooflight to existing side roofslope to facilitate conversion of loftspace into habitable accommodation.

Reference - 21/00279/LDCP	
Decision:	Decided
Date:	29th January 2021
Description:	Single storey side extension and insertion of rear dormer window and two front velux windows to facilitate loft conversion.

Reference - 22/00243/FPH	
Decision:	Decided
Date:	26th January 2022
Description:	Insertion of rear dormer window and two front velux windows to facilitate loft conversion.

Planning records for: **49 Bedford Street Hitchin Hertfordshire SG5 2JG**

Reference - 22/01960/FPH	
Decision:	Decided
Date:	01st August 2022
Description:	Insertion of rear dormer window and two front velux windows to facilitate loft conversion (as a resubmission of planning application 22/00243/FPH refused on 23.03.2022).

Reference - 24/01569/FPH	
Decision:	Decided
Date:	05th August 2024
Description:	Single storey front extension to existing garage to link garage with main dwelling and alterations to garage roof.

Planning records for: **9 Bedford Street Hitchin SG5 2JG**

Reference - 07/02056/1HH	
Decision:	Decided
Date:	23rd August 2007
Description:	Single storey rear extension and replacement detached garage

Planning records for: **14A Bedford Street Hitchin SG5 2JG**

Reference - 15/02892/1PUD	
Decision:	Decided
Date:	12th November 2015
Description:	Single storey rear extension following demolition of existing conservatory.

Planning records for: **29B Bedford Street Hitchin SG5 2JG**

Reference - 05/01550/1	
Decision:	Decided
Date:	21st October 2005
Description:	Erection of 1 three bedroom dwelling with two parking spaces and 1 three bedroom dwelling with integral garage following demolition of existing dwelling as amended by plans received on 04.01.06

Planning records for: **23 Bedford Street Hitchin SG5 2JG**

Reference - 12/02393/1HH	
Decision:	Decided
Date:	22nd October 2012
Description:	Part two storey and part single storey rear extension

Planning records for: **32 Bedford Street Hitchin Hertfordshire SG5 2JG**

Reference - 23/02781/FPH	
Decision:	Decided
Date:	11th December 2023
Description:	Part two storey part single storey rear extension following demolition of rear conservatory. Insertion of rear dormer window and two front and two rear rooflight to facilitate loft conversion.

Planning records for: **39 Bedford Street Hitchin SG5 2JG**

Reference - 79/02024/1	
Decision:	Decided
Date:	02nd November 1979
Description:	Two storey rear extension

Planning records for: **39 Bedford Street Hitchin SG5 2JG**

Reference - 11/02614/1TCA	
Decision:	Decided
Date:	24th October 2011
Description:	Remove one Sycamore tree at rear of property

Reference - 13/02249/1HH	
Decision:	Decided
Date:	17th January 2014
Description:	Retention of 1.8 metre high fencing to front boundary

Planning records for: **47 Bedford Street Hitchin SG5 2JG**

Reference - 08/02925/1HH	
Decision:	Decided
Date:	01st December 2008
Description:	Two storey rear extension

Reference - 21/02328/FPH	
Decision:	Decided
Date:	18th August 2021
Description:	Single storey rear extension.

Planning records for: **47 Bedford Street Hitchin Hertfordshire SG5 2JG**

Reference - 01/00254/1HH	
Decision:	Decided
Date:	20th February 2001
Description:	Two storey side extension and rear conservatory (as amended by drawing rev A received 21st May 2001)

Planning records for: **7 Bedford Street Hitchin SG5 2JG**

Reference - 90/00064/1	
Decision:	Decided
Date:	08th January 1990
Description:	Retention of detached double garage currently under construction.

Reference - 89/00473/1	
Decision:	Decided
Date:	28th March 1989
Description:	First floor rear extension

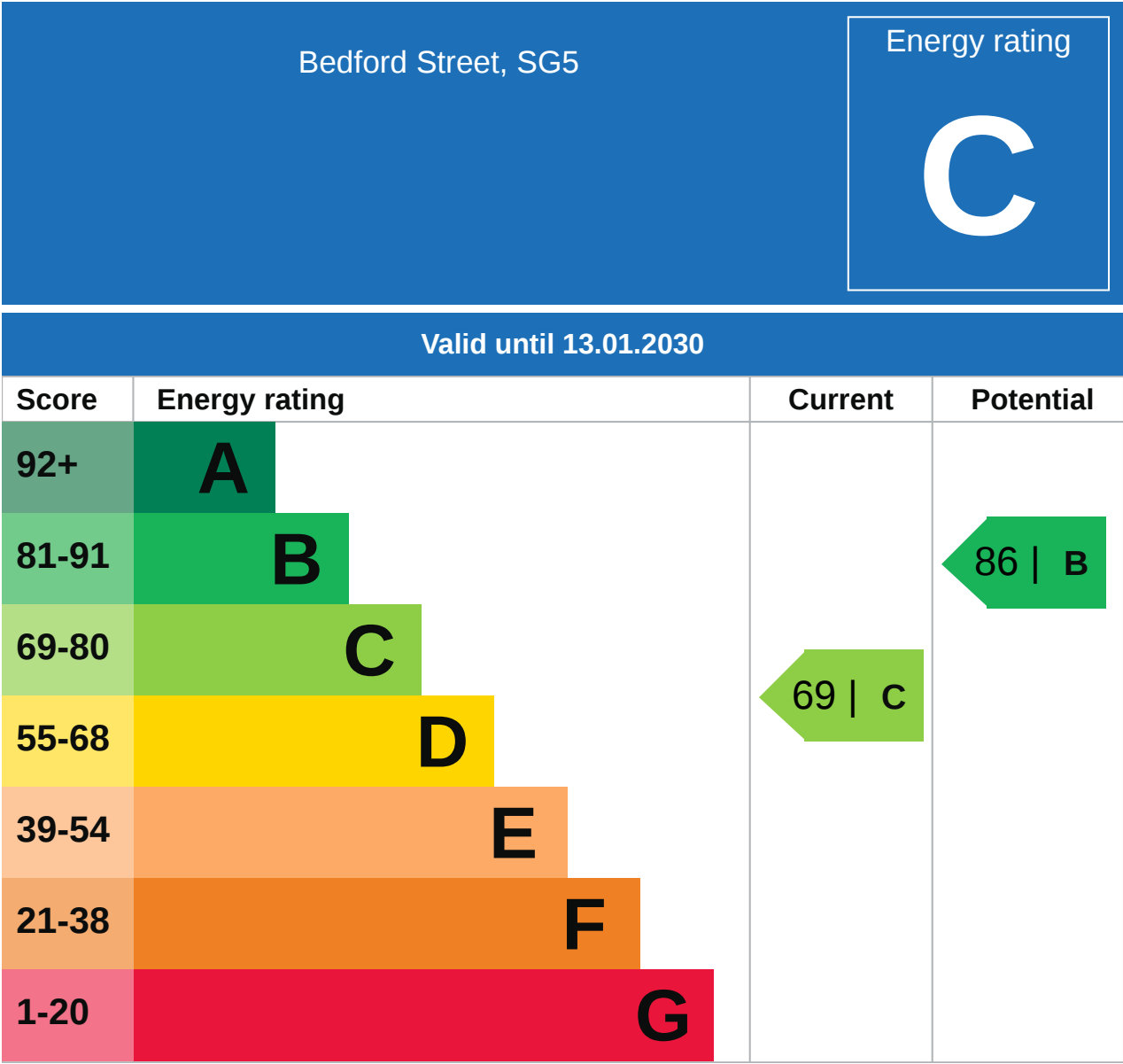
Planning records for: **29A Bedford Street Hitchin SG5 2JG**

Reference - 80/01678/1	
Decision:	Decided
Date:	27th October 1980
Description:	Erection of detached house with detached garage.

Planning records for: **29A Bedford Street Hitchin SG5 2JG**

Reference - 78/00264/1	
Decision:	Decided
Date:	21st February 1978
Description:	Erection of detached house with garage following demolition of existing bungalow

Reference - 78/01028/1	
Decision:	Decided
Date:	05th July 1978
Description:	Construction of a two storey dwellinghouse with integral garage incorporating part of existing timber framed bungalow



## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<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 installed during or after 2002
<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, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<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>	Very Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	53 m <sup>2</sup>



## Building Safety

---

No building safety aspects

## Accessibility / Adaptations

---

Not suitable for wheelchair users

## Restrictive Covenants

---

None specified

## Rights of Way (Public & Private)

---

Legal access across neighbouring properties, 25 and 24 Bedford street typically for access for bins or gardeners.

## Construction Type

---

Standard brick construction

## Property Lease Information

---

Freehold

## Listed Building Information

---

Not listed

## Stamp Duty

---

Not specified

## Other

---

None specified

## Other

---

None specified

## Electricity Supply

---

YES - Mains

## Gas Supply

---

YES - Mains

## Central Heating

---

YES - GCH

## Water Supply

---

YES - Mains

## Drainage

---

YES - Mains

## **Important - Please read**

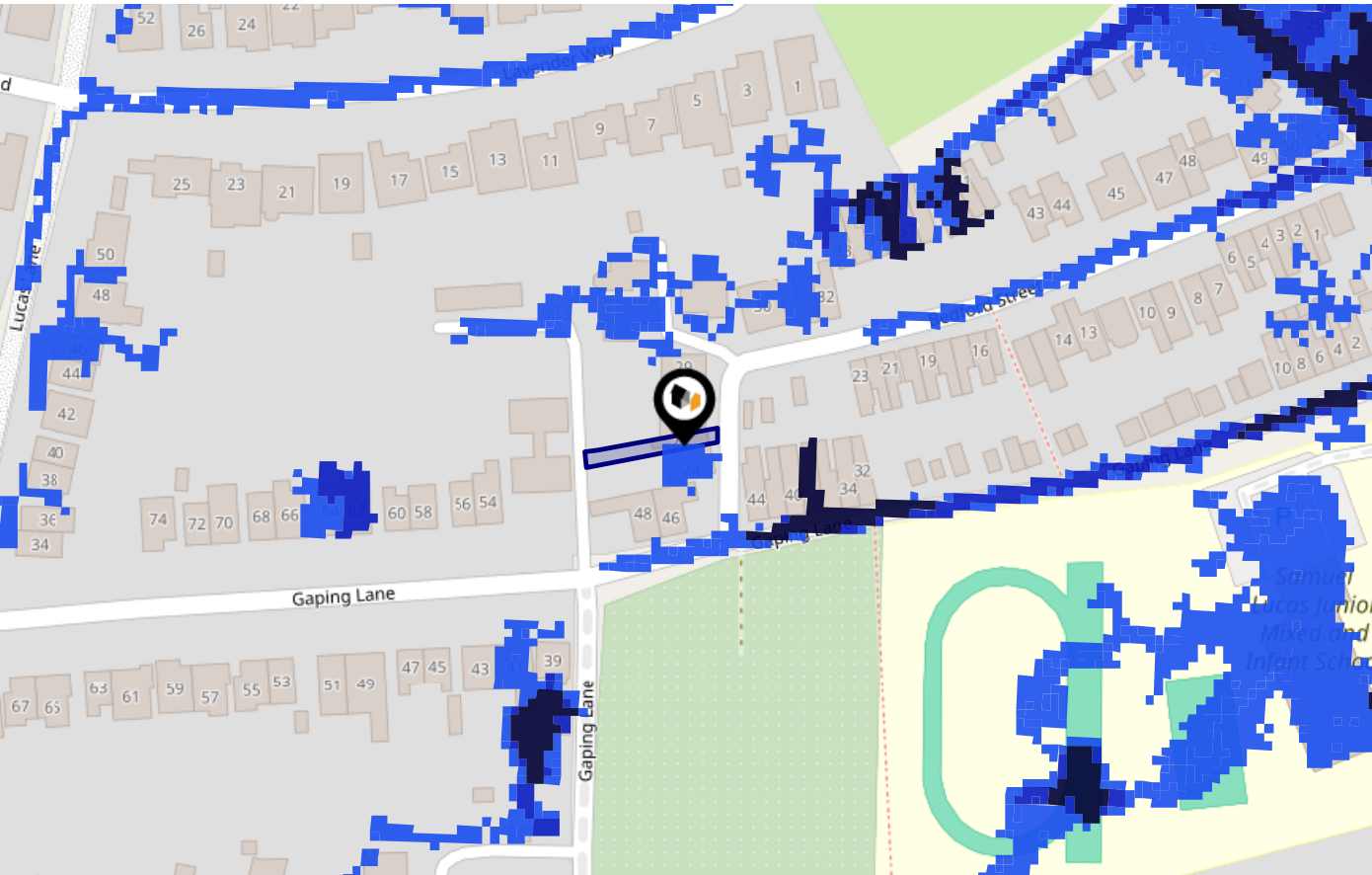
---

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.

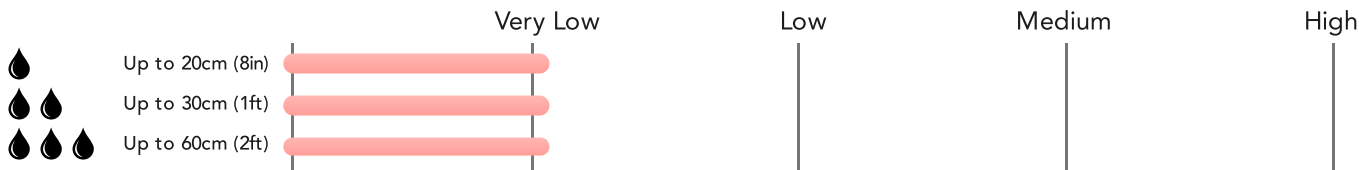


Risk Rating: Very low

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.

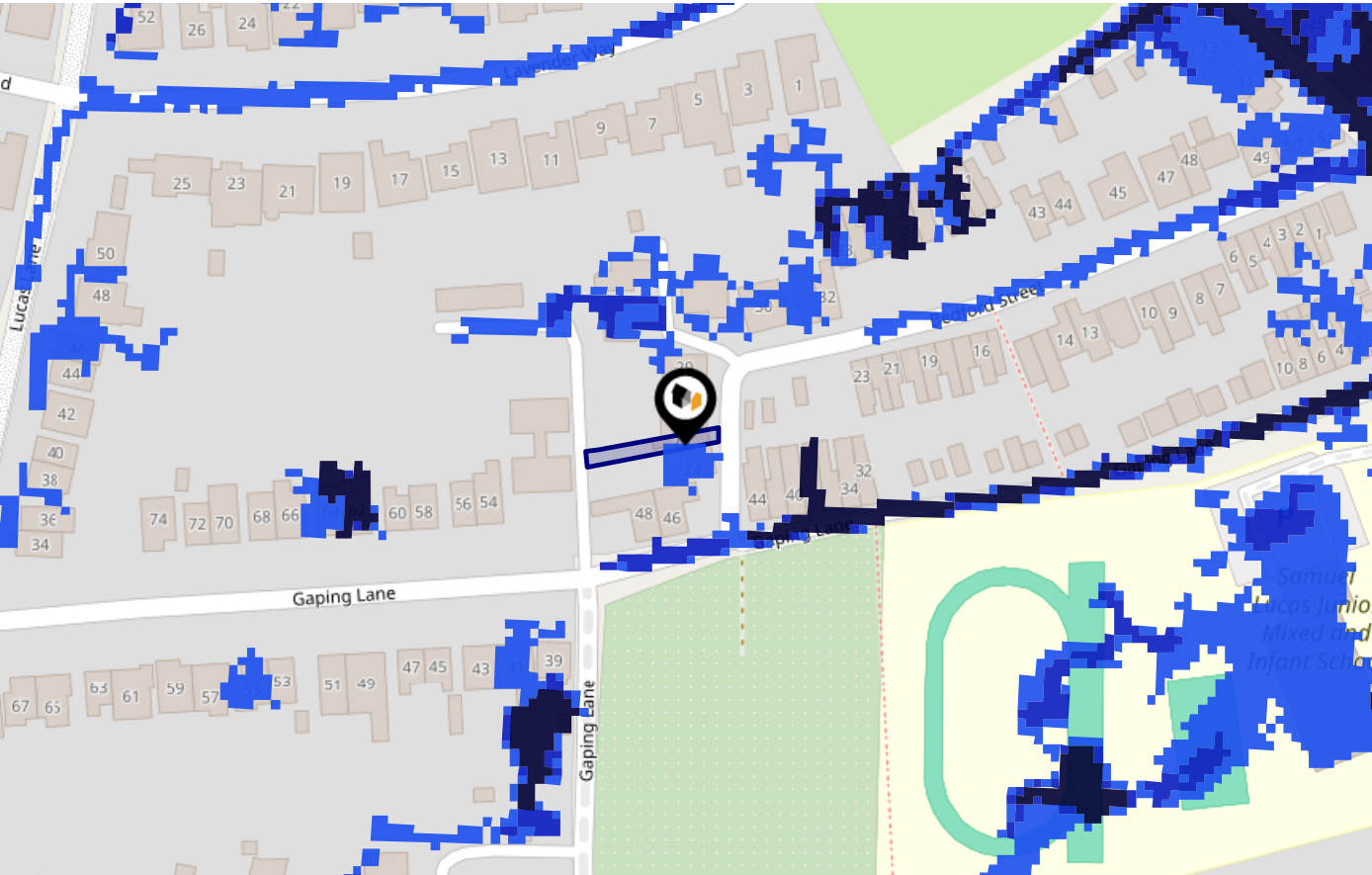
Chance of flooding to the following depths at this property:



# 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.

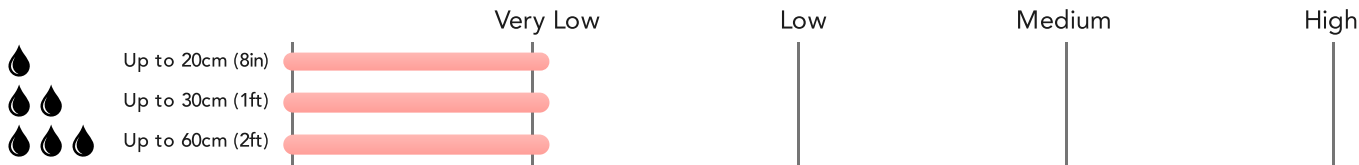


Risk Rating: Very low

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.

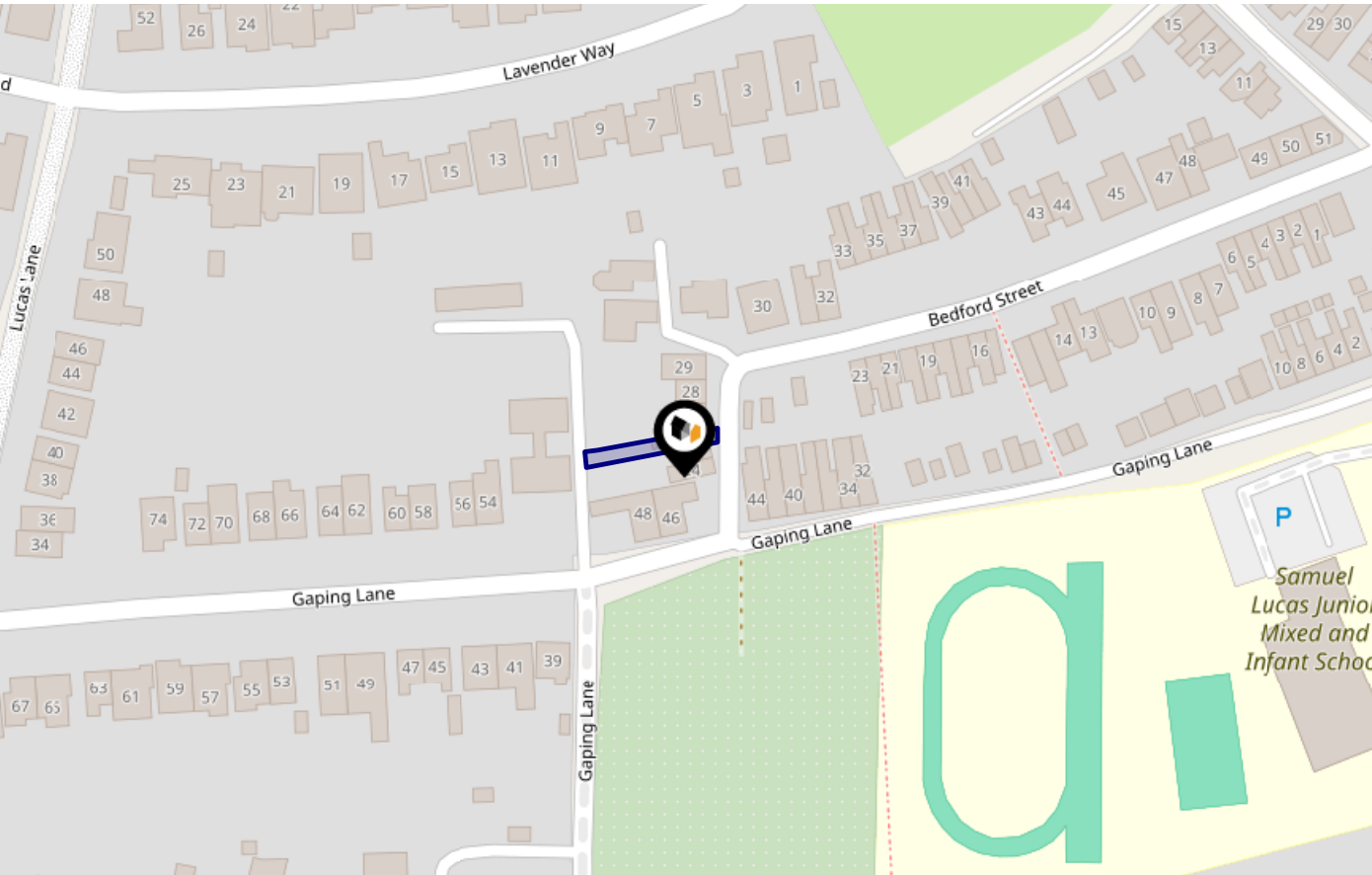
Chance of flooding to the following depths at this property:



# 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.

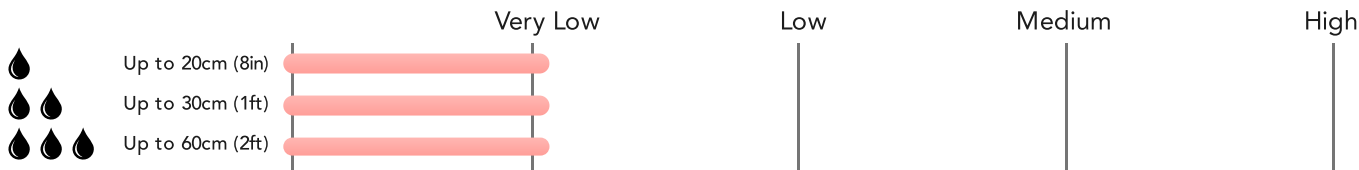


Risk Rating: Very low

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.

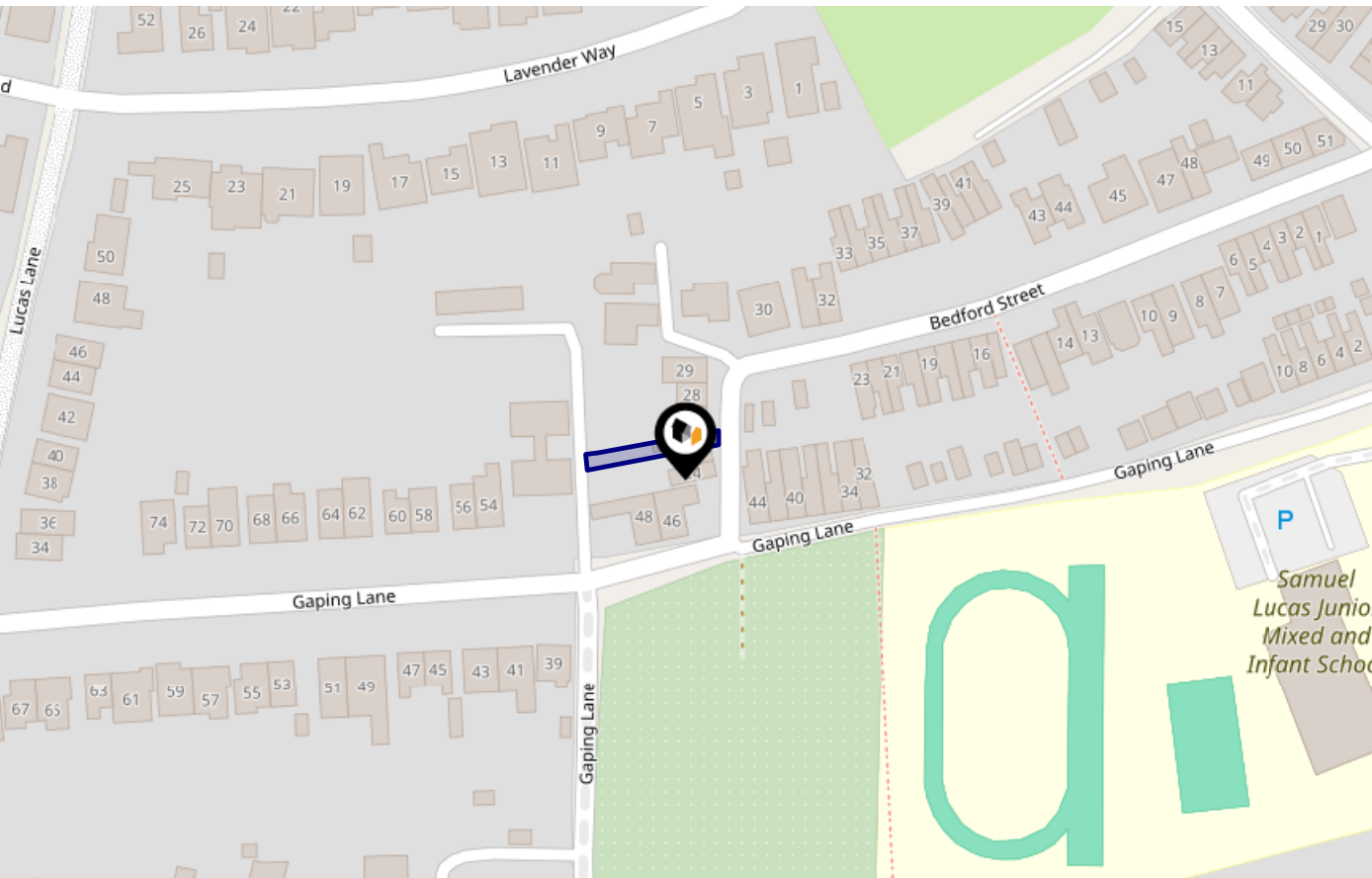
Chance of flooding to the following depths at this property:



# 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.

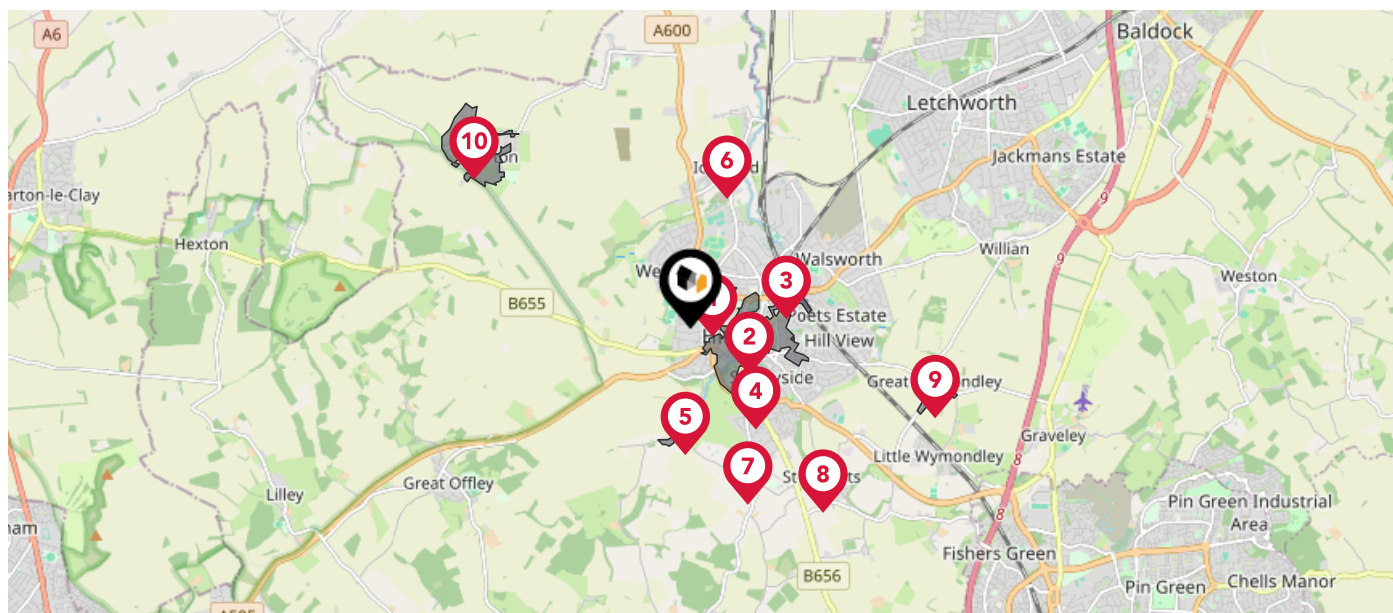
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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



Butts Close, Hitchin



Hitchin



Hitchin Railway and Ransom's Recreation Ground



Hitchin Hill Path



Charlton



Ickleford



Gosmore



St Ippolyts

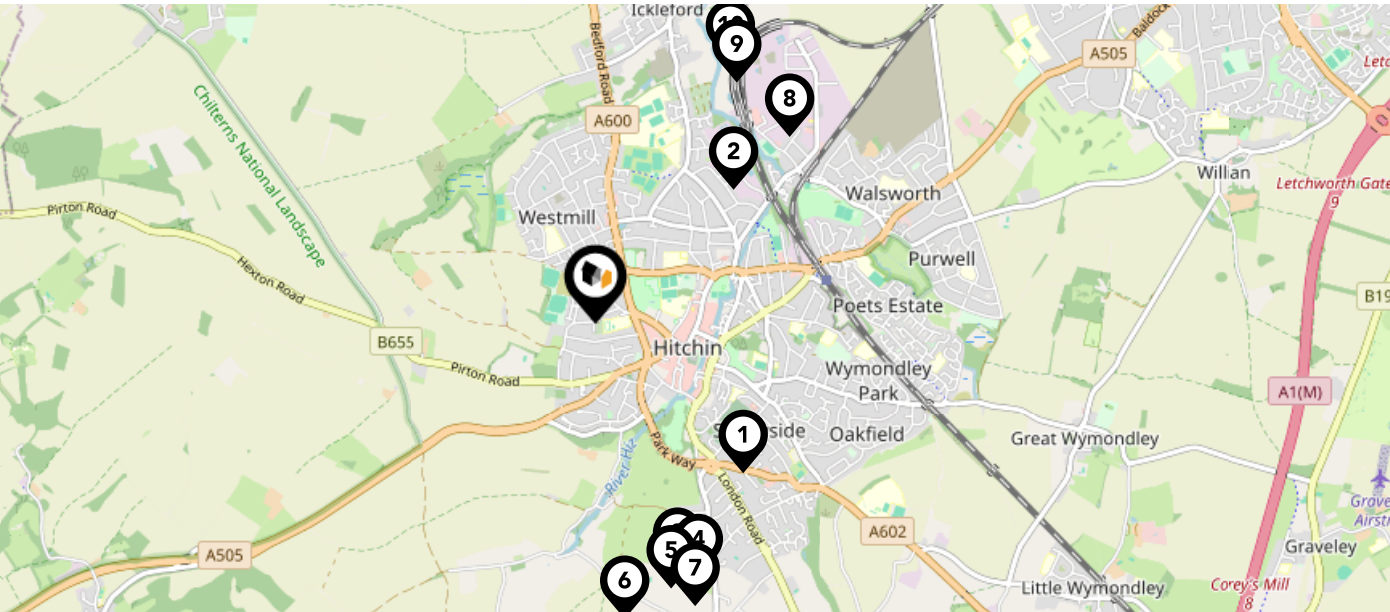


Great Wymondley



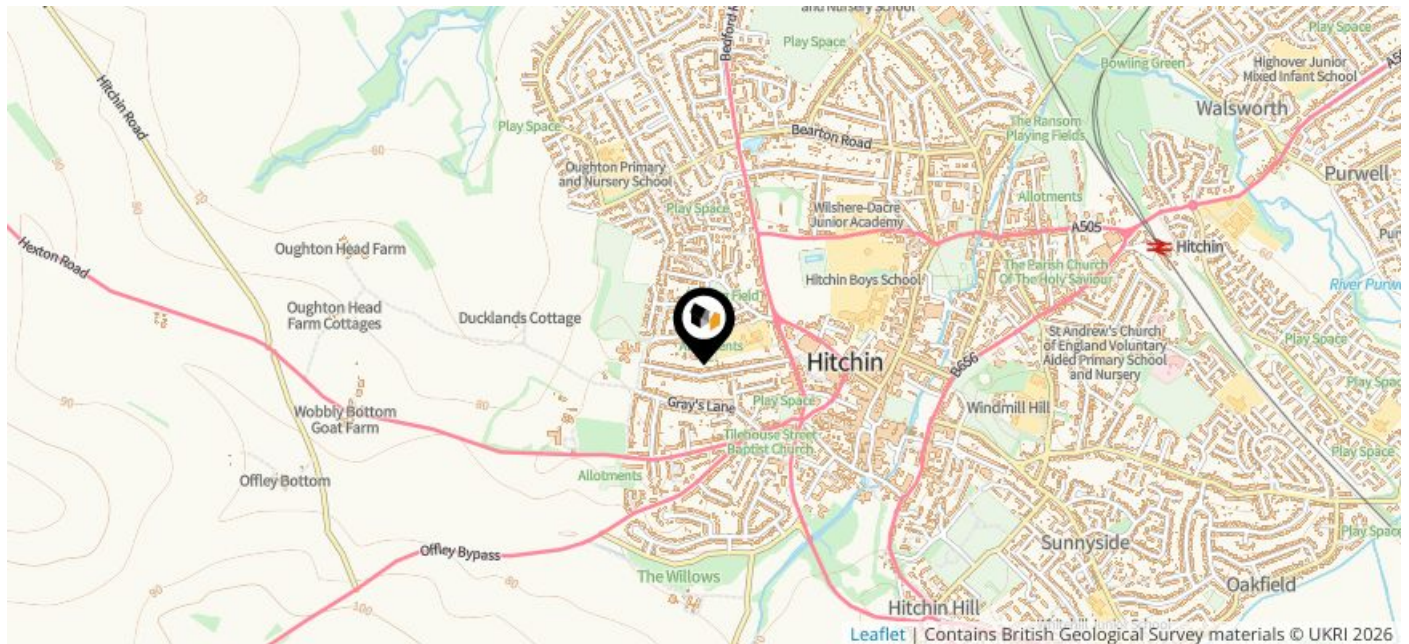
Pirton

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	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill <input type="checkbox"/>
2	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill <input type="checkbox"/>
3	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill <input type="checkbox"/>
4	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill <input type="checkbox"/>
5	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill <input type="checkbox"/>
6	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill <input type="checkbox"/>
7	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill <input type="checkbox"/>
8	Wallace Way-Hitchin, Hertfordshire	Historic Landfill <input type="checkbox"/>
9	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill <input type="checkbox"/>
10	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill <input type="checkbox"/>

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

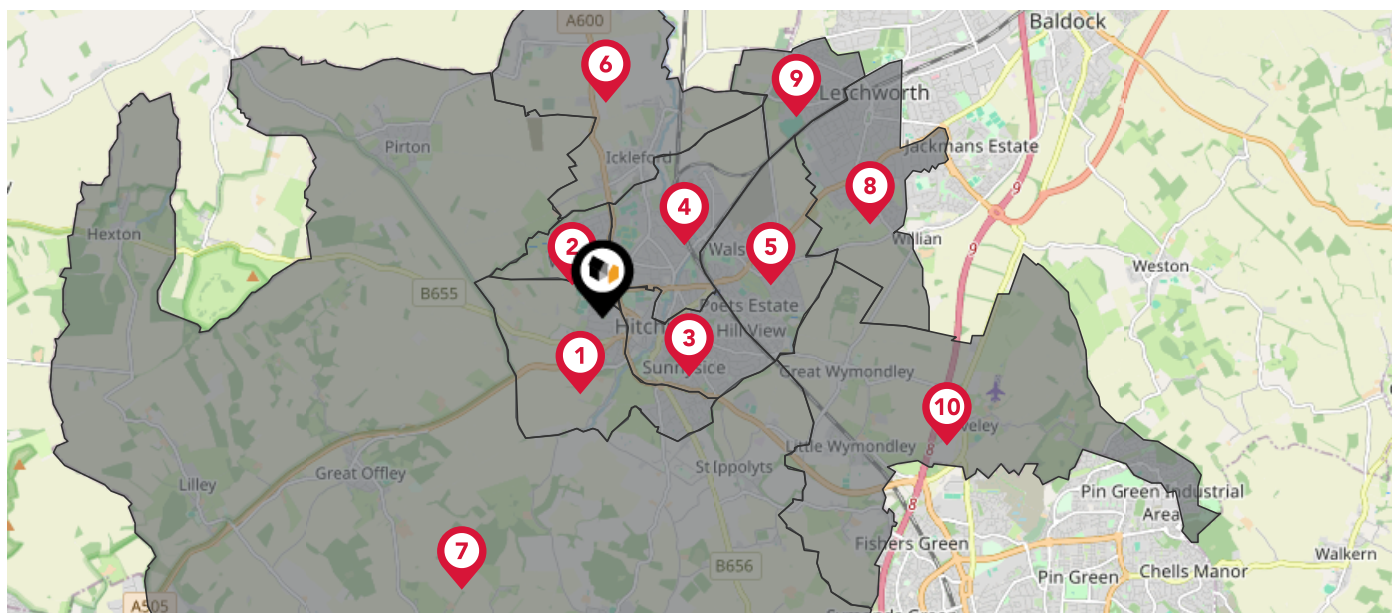
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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 Priory Ward



Hitchin Oughton Ward



Hitchin Highbury Ward



Hitchin Bearton Ward



Hitchin Walsworth Ward



Cadwell Ward



Hitchwood, Offa and Hoo Ward



Letchworth South West Ward



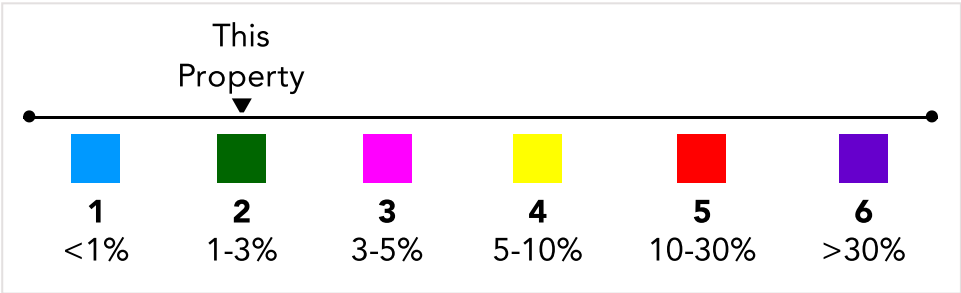
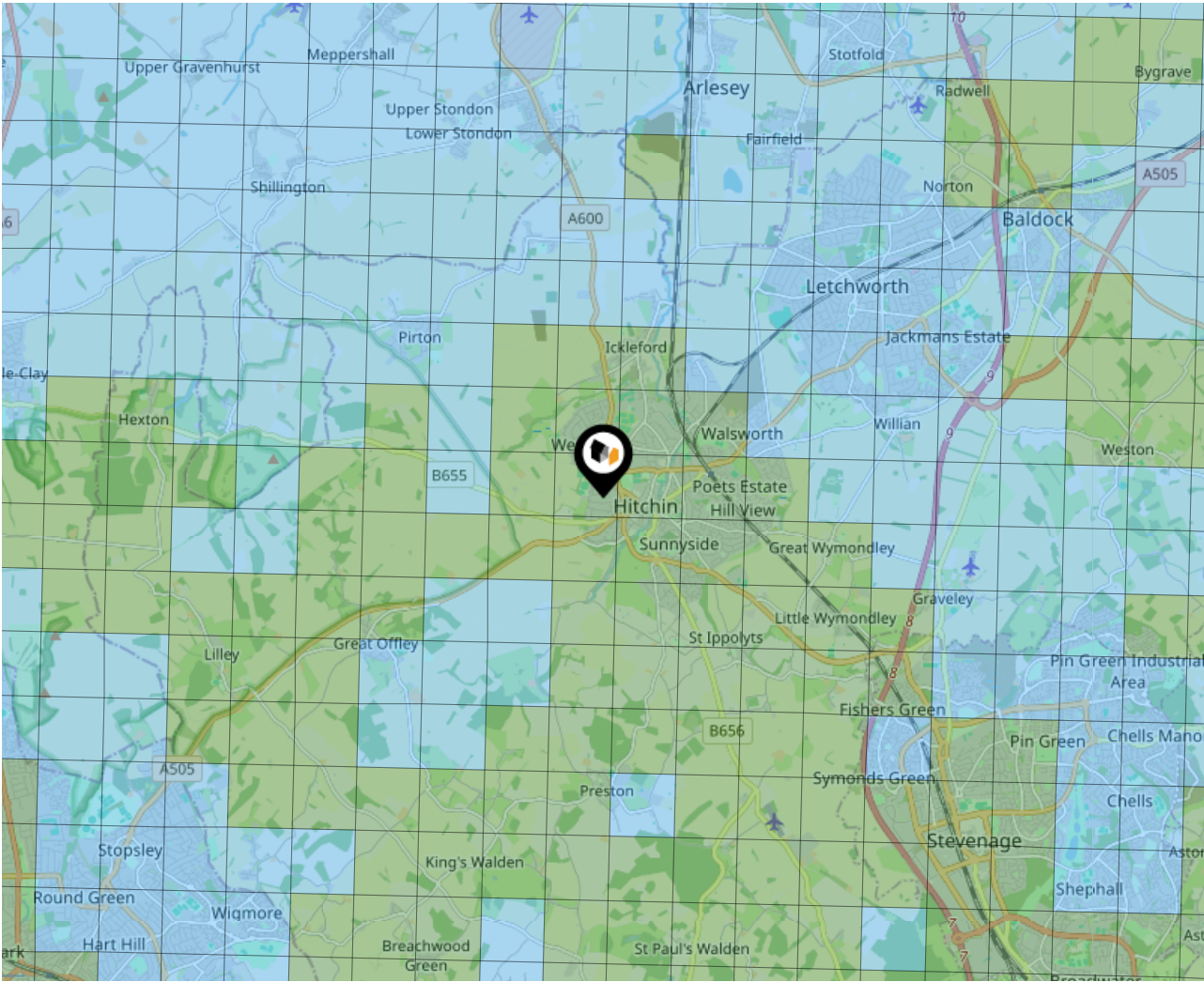
Letchworth Wilbury Ward



Chesfield Ward

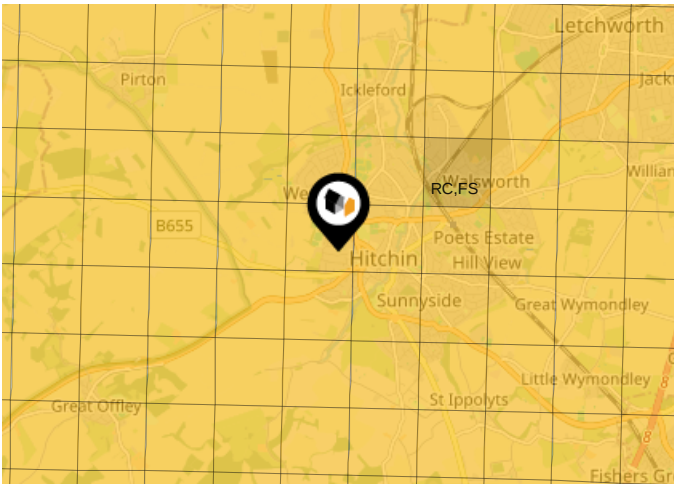
What is Radon?

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/m<sup>3</sup>).



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		



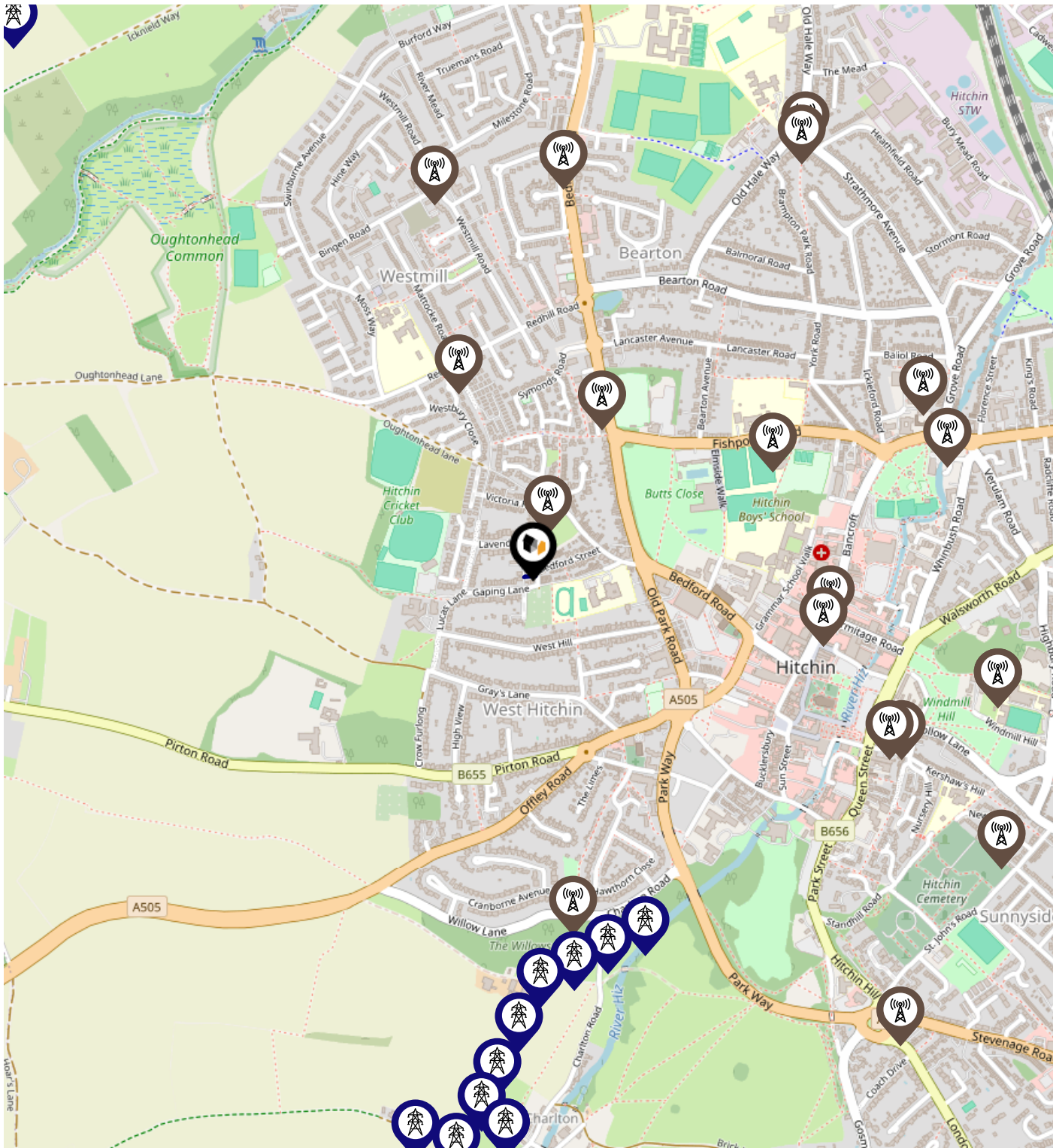
Primary Classifications (Most Common Clay Types)

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

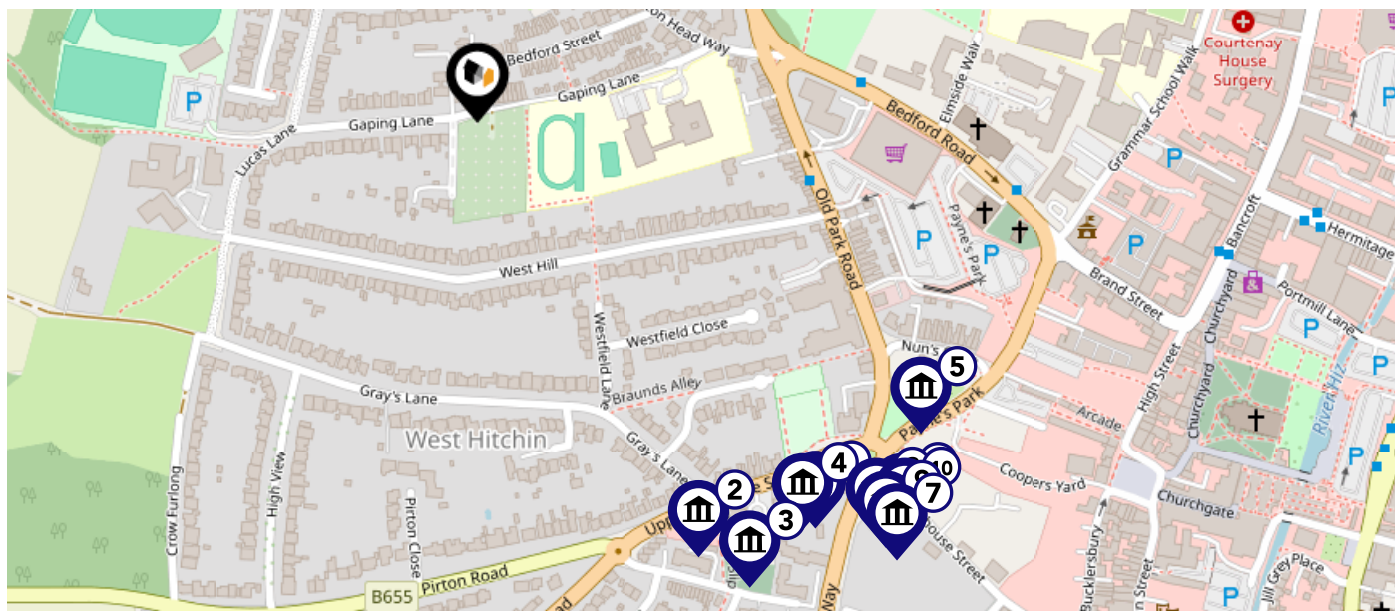
## Masts & Pylons



### Key:

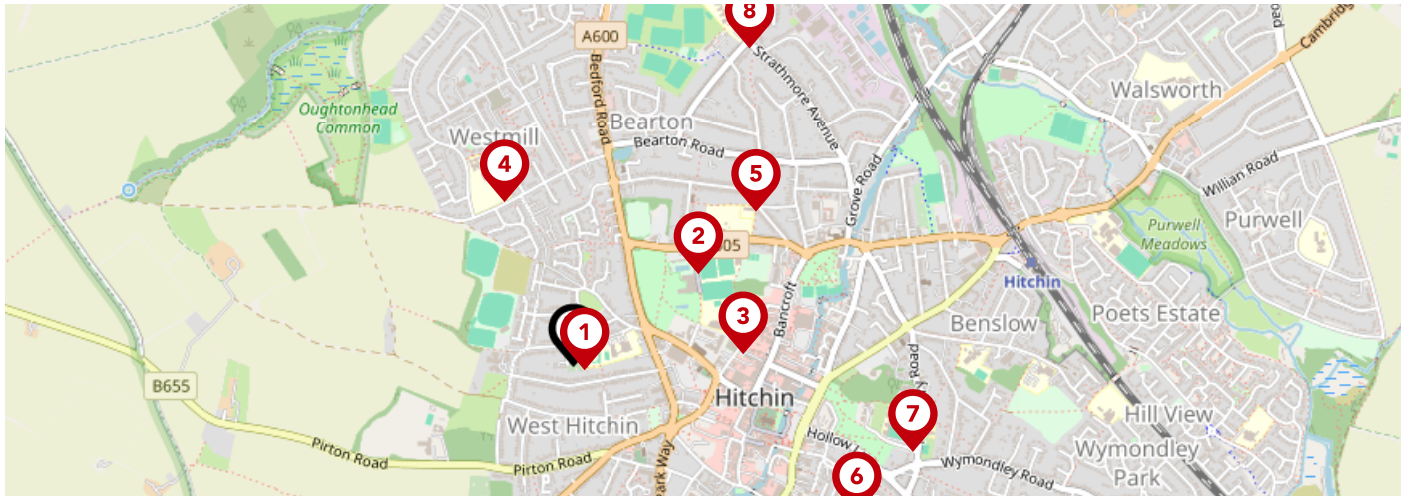
-  Power Pylons
-  Communication Masts

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

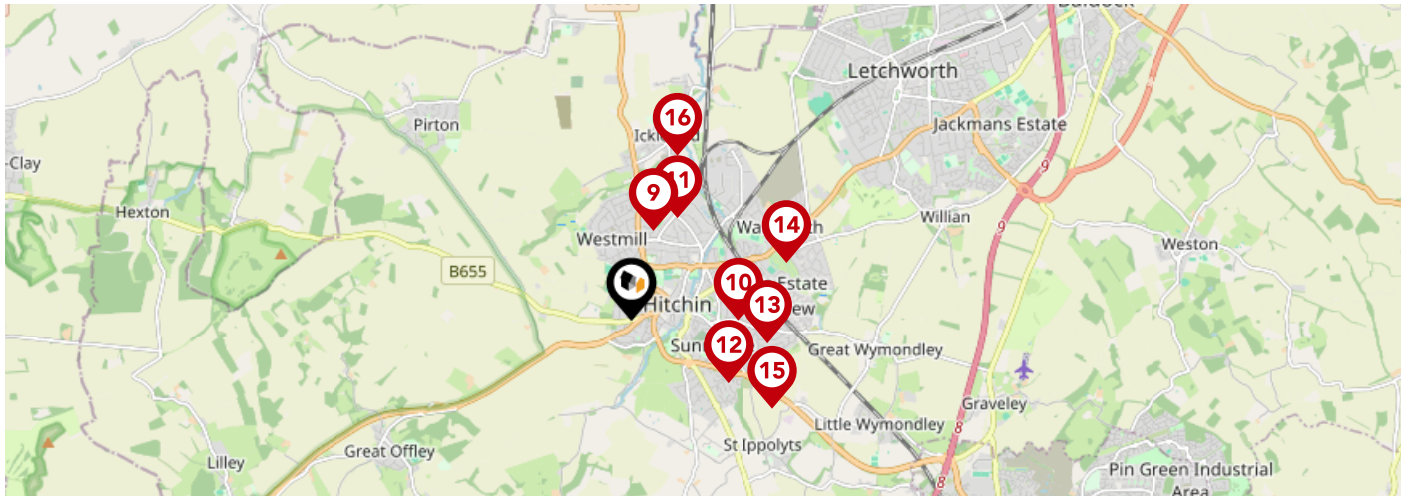










Listed Buildings in the local district		Grade	Distance
	1102159 - Number 42 (Iewesford House) And Front Gate And Railings To Number 42	Grade II	0.3 miles
	1102118 - The Highlander Public House	Grade II	0.3 miles
	1102116 - Baptist Chapel	Grade II	0.3 miles
	1173822 - Number 43 (elm Lodge) And Front Railings To Number 43	Grade II	0.3 miles
	1102179 - Hitchin Museum	Grade II	0.3 miles
	1102119 - 70, Tilehouse Street	Grade II	0.3 miles
	1102158 - 31 And 32, Tilehouse Street	Grade II	0.3 miles
	1173805 - 36, Tilehouse Street	Grade II	0.3 miles
	1347585 - Western House	Grade II	0.3 miles
	1102120 - 71-75, Tilehouse Street	Grade II	0.3 miles





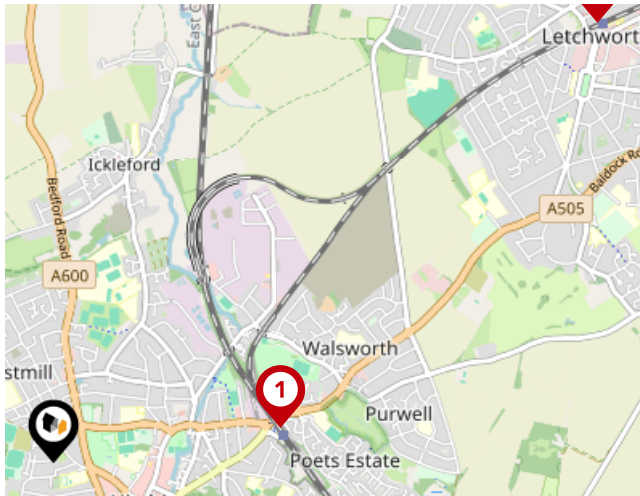
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Samuel Lucas Junior Mixed and Infant School</b> Ofsted Rating: Outstanding   Pupils: 420   Distance:0.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Wilshire-Dacre Junior Academy</b> Ofsted Rating: Good   Pupils: 267   Distance:0.36	<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:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Oughton Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 218   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>York Road Nursery School</b> Ofsted Rating: Outstanding   Pupils: 107   Distance:0.55	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Highbury Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 204   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Hitchin Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1355   Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Strathmore Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 199   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>The Priory School</b> Ofsted Rating: Good   Pupils: 1231   Distance:0.84	<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:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Our Lady Catholic Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance:1.02	<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:1.06	<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:1.25	<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:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingshott School</b> Ofsted Rating: Not Rated   Pupils: 400   Distance:1.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ickleford Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

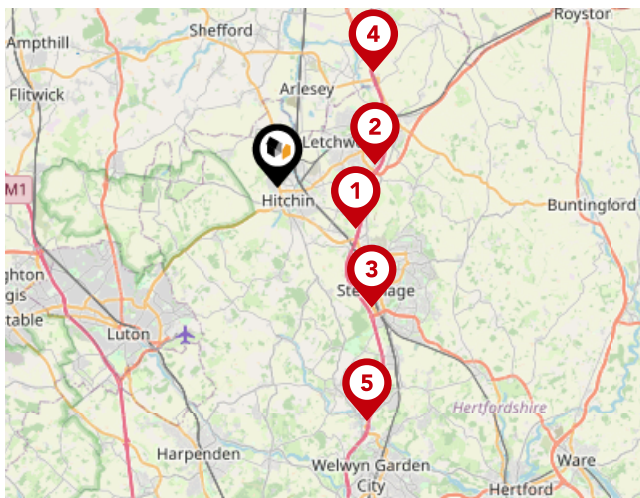
# Area

## Transport (National)



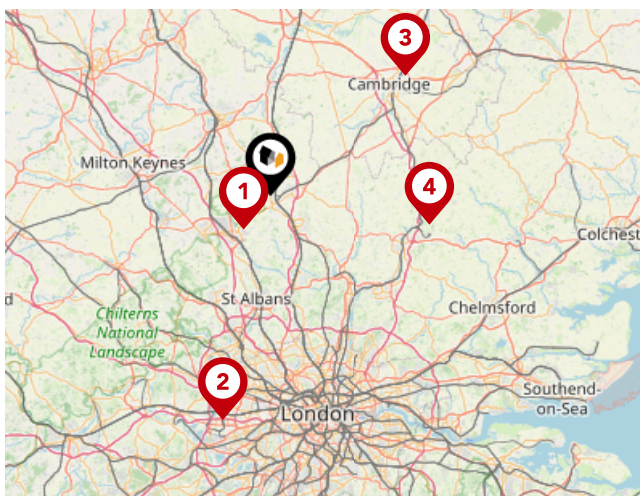
### National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	1.05 miles
2	Letchworth Rail Station	3.2 miles
3	Letchworth Rail Station	3.21 miles



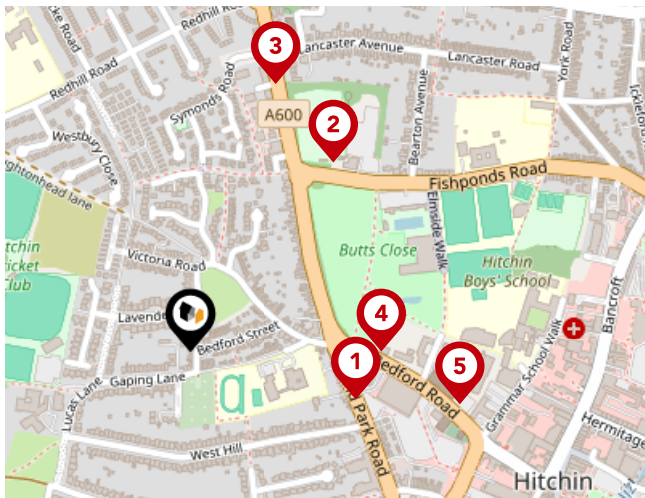
### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.28 miles
2	A1(M) J9	3.67 miles
3	A1(M) J7	5.57 miles
4	A1(M) J10	5.53 miles
5	A1(M) J6	9.13 miles



### Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.23 miles
2	Heathrow Airport	33.7 miles
3	Cambridge	26.42 miles
4	Stansted Airport	23.75 miles



Bus Stops/Stations

Pin	Name	Distance
1	West Hill	0.2 miles
2	Football Club	0.27 miles
3	Fishponds Road	0.32 miles
4	Waitrose	0.22 miles
5	Grammar School Walk	0.31 miles



# Country Properties

## Data Quality

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



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Valuation Office  
Agency

