

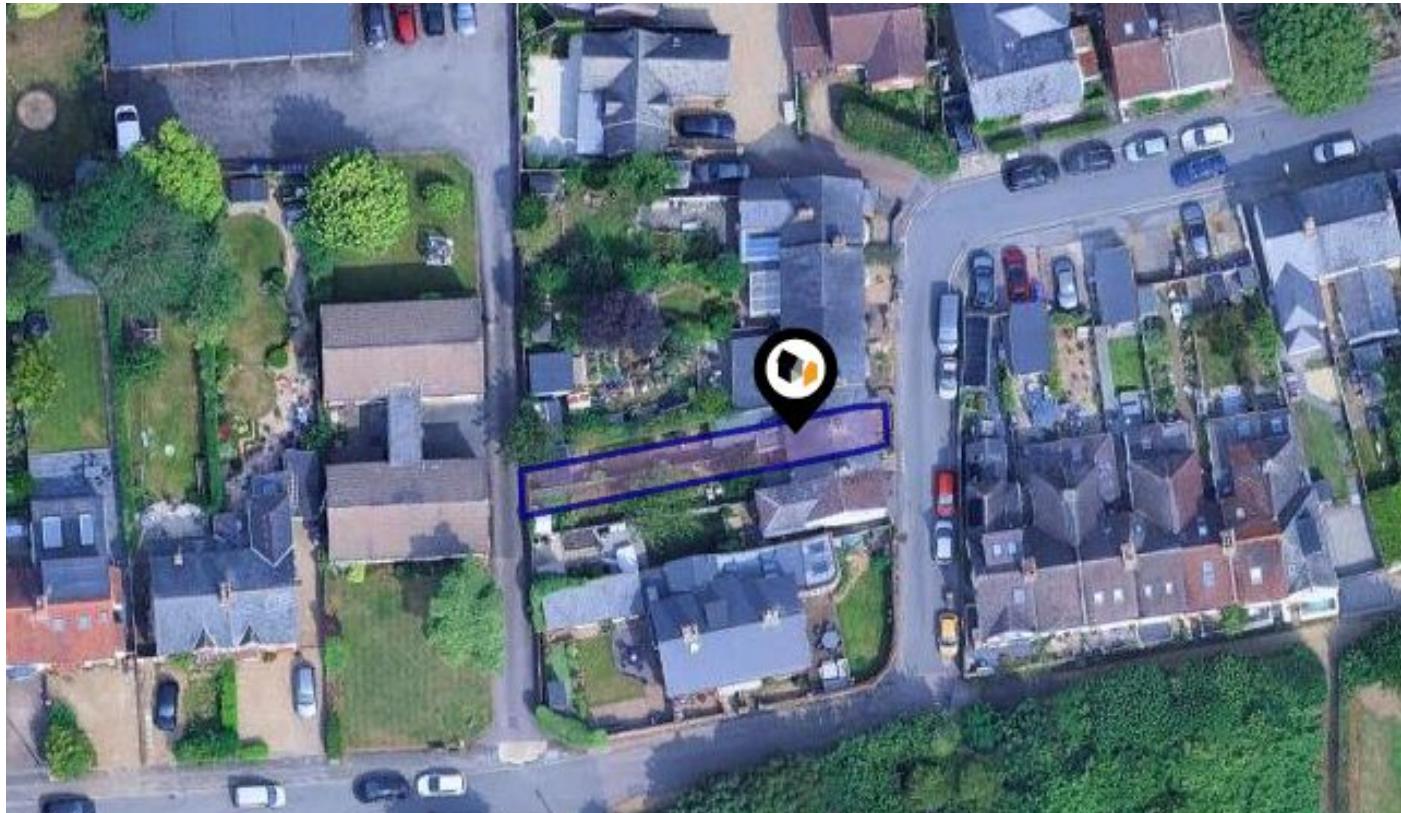


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 04th 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 History This Address

country
properties

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 received 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 received 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

Bedford Street, SG5

Energy rating

C

Valid until 13.01.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Very Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	53 m ²

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

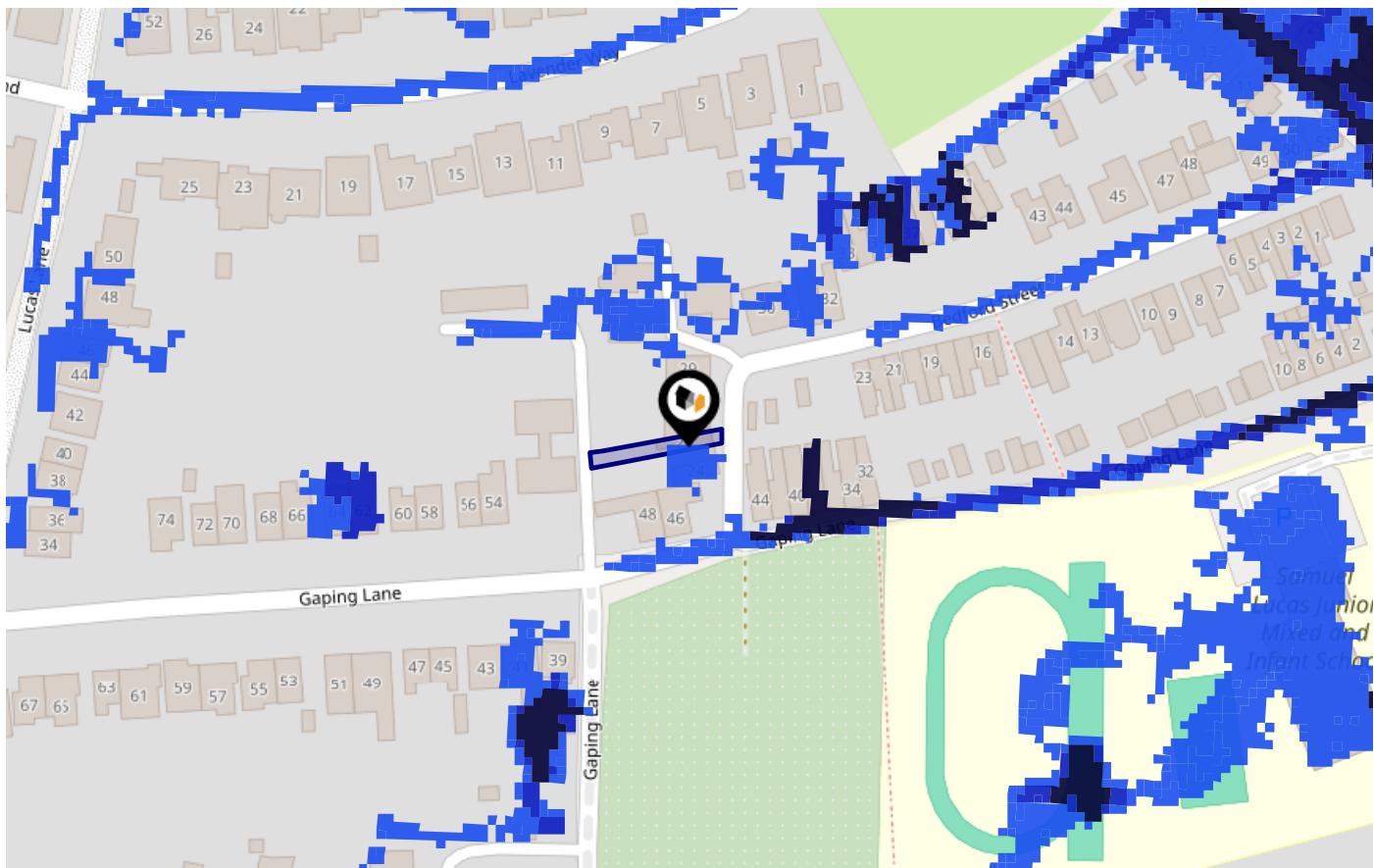
The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

Flood Risk

Surface Water - Flood Risk

country
properties

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

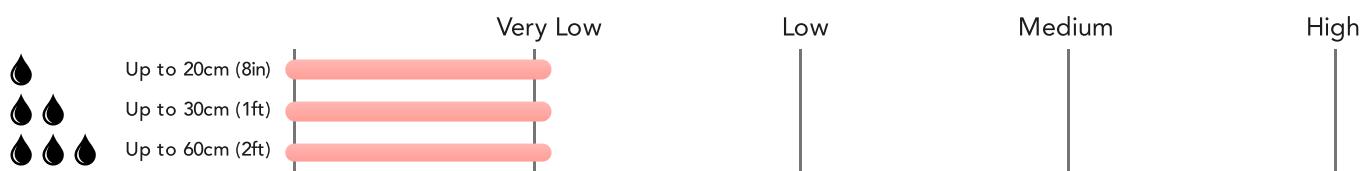


Risk Rating: Very low

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.

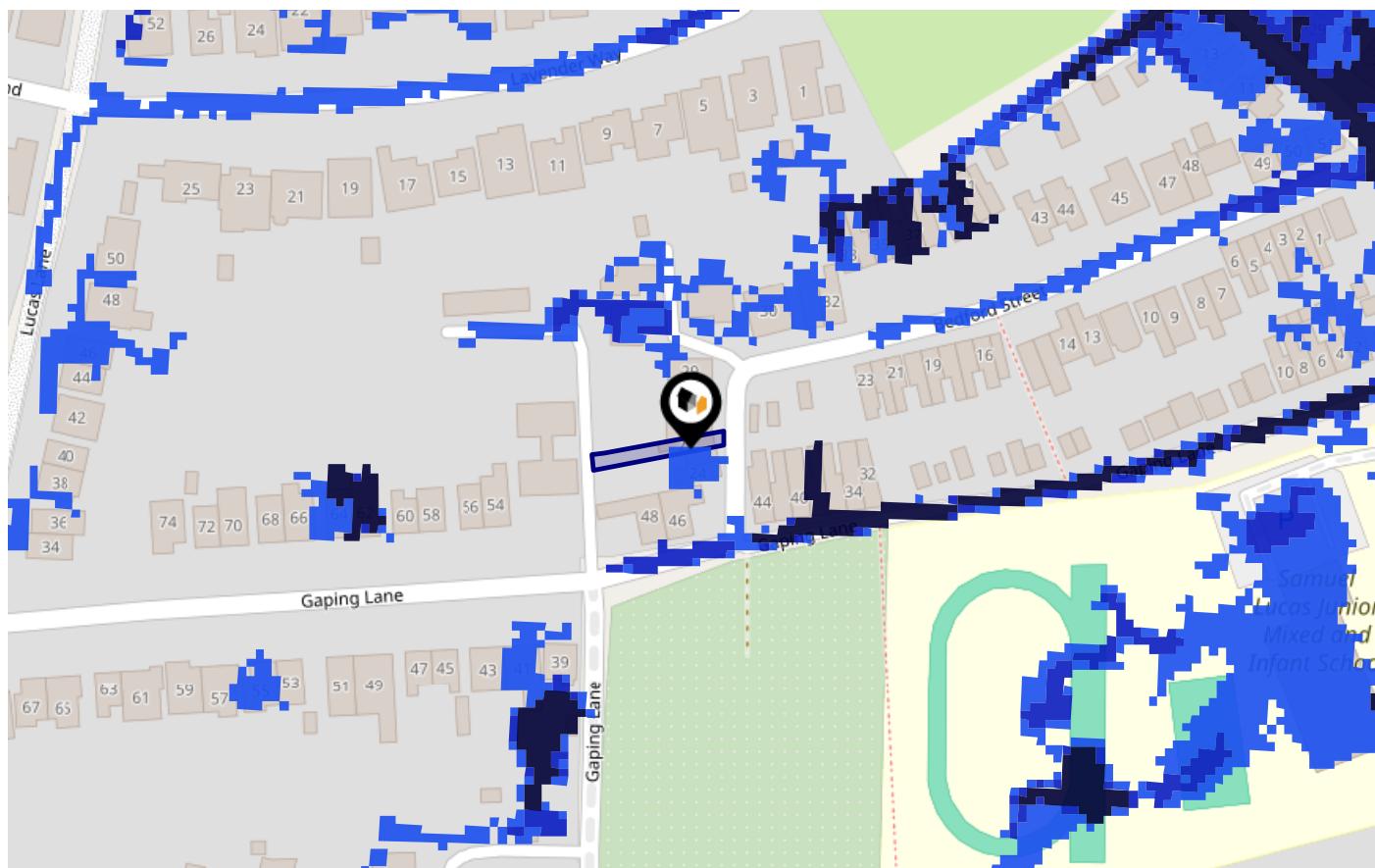
Chance of flooding to the following depths at this property:



Flood Risk Surface Water - Climate Change

country
properties

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.

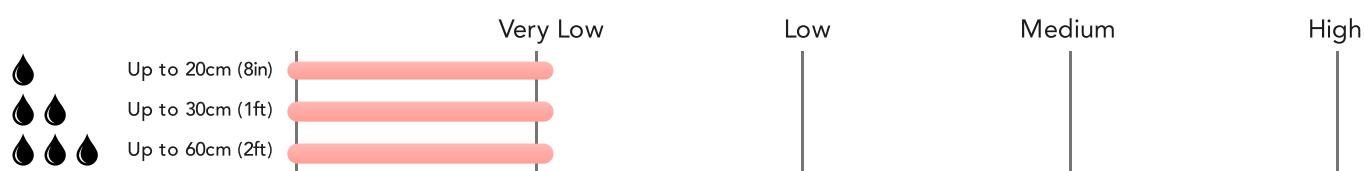


Risk Rating: Very low

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.

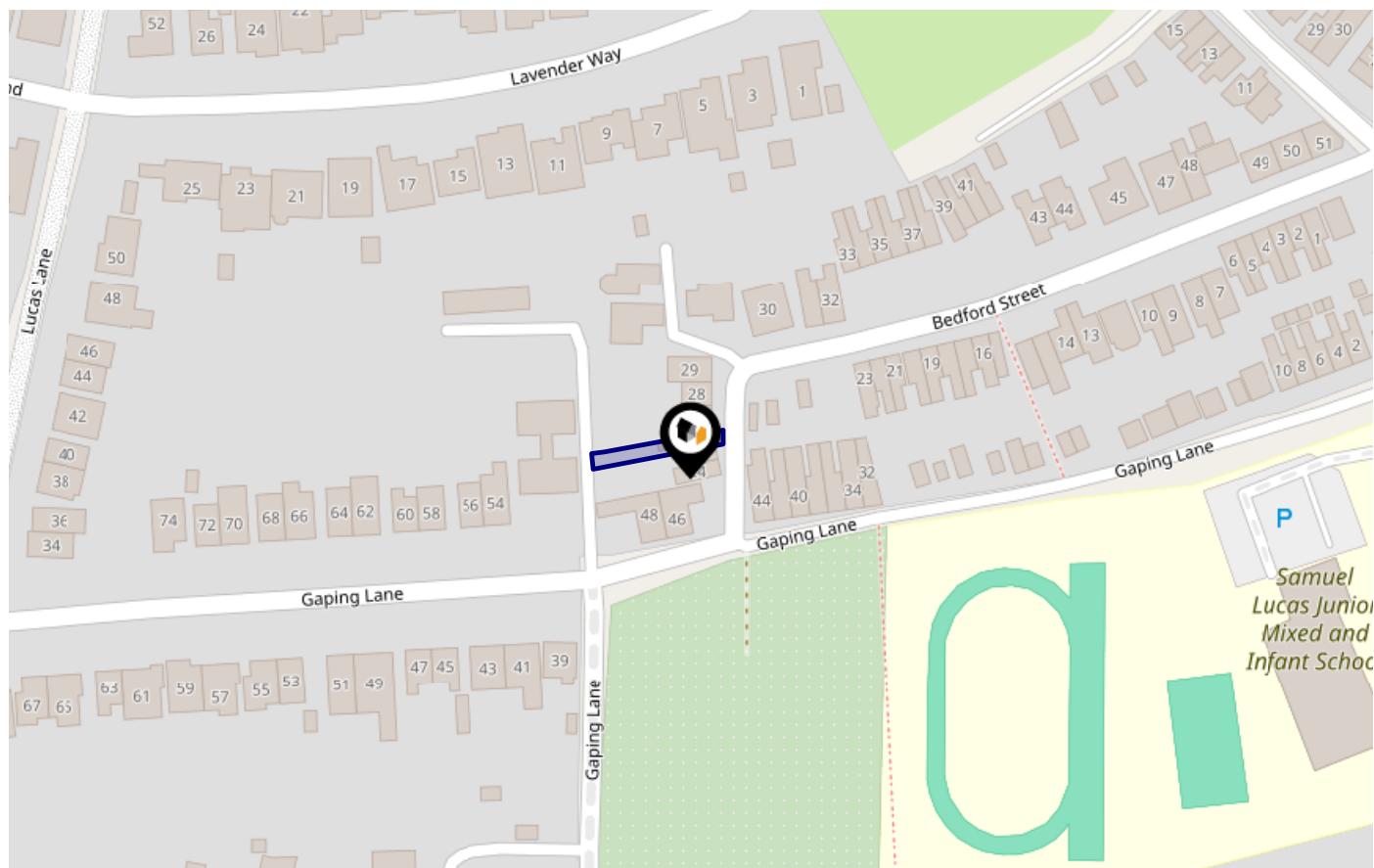
Chance of flooding to the following depths at this property:



Flood Risk Rivers & Seas - Flood Risk

country
properties

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

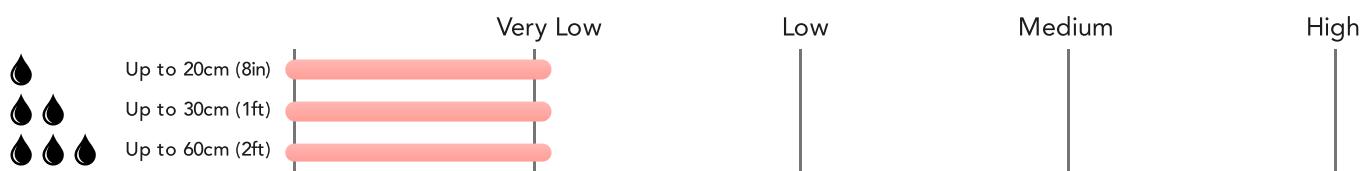


Risk Rating: Very low

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.

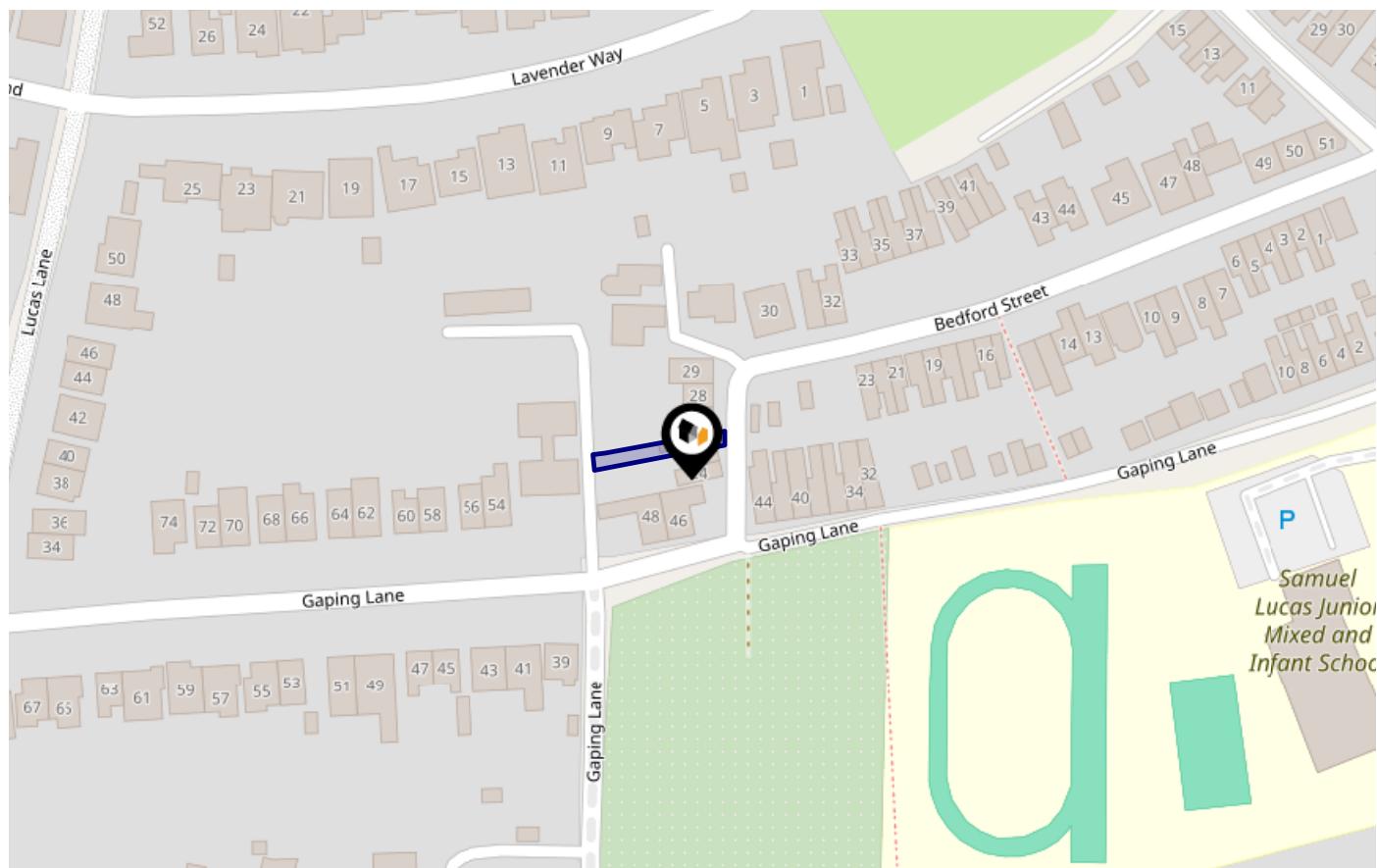
Chance of flooding to the following depths at this property:



Flood Risk Rivers & Seas - Climate Change

country
properties

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.

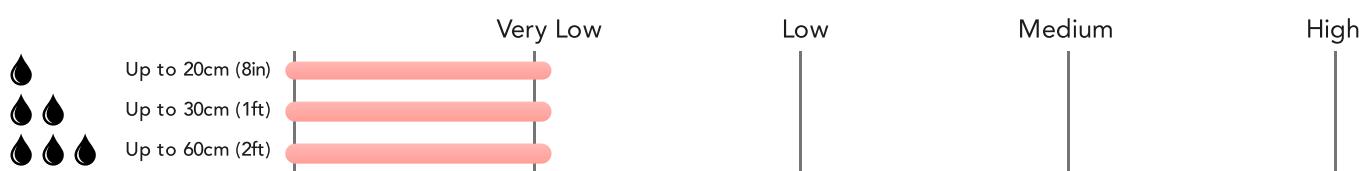


Risk Rating: Very low

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:

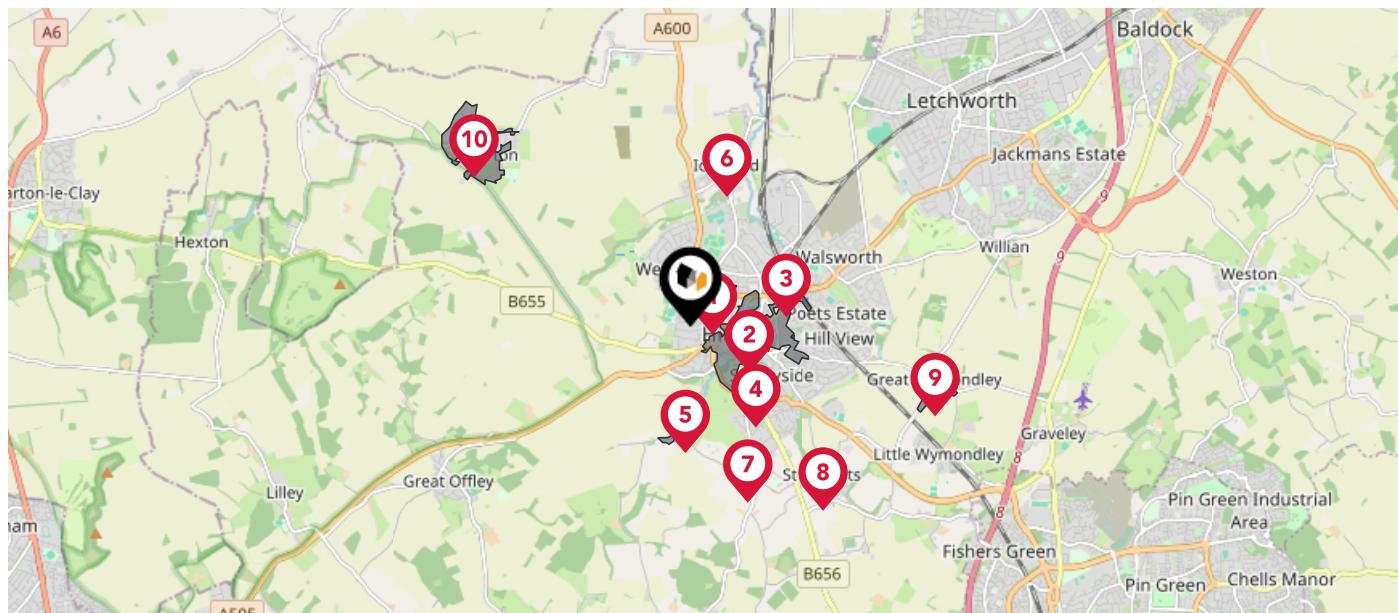


Maps

Conservation Areas

country
properties

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

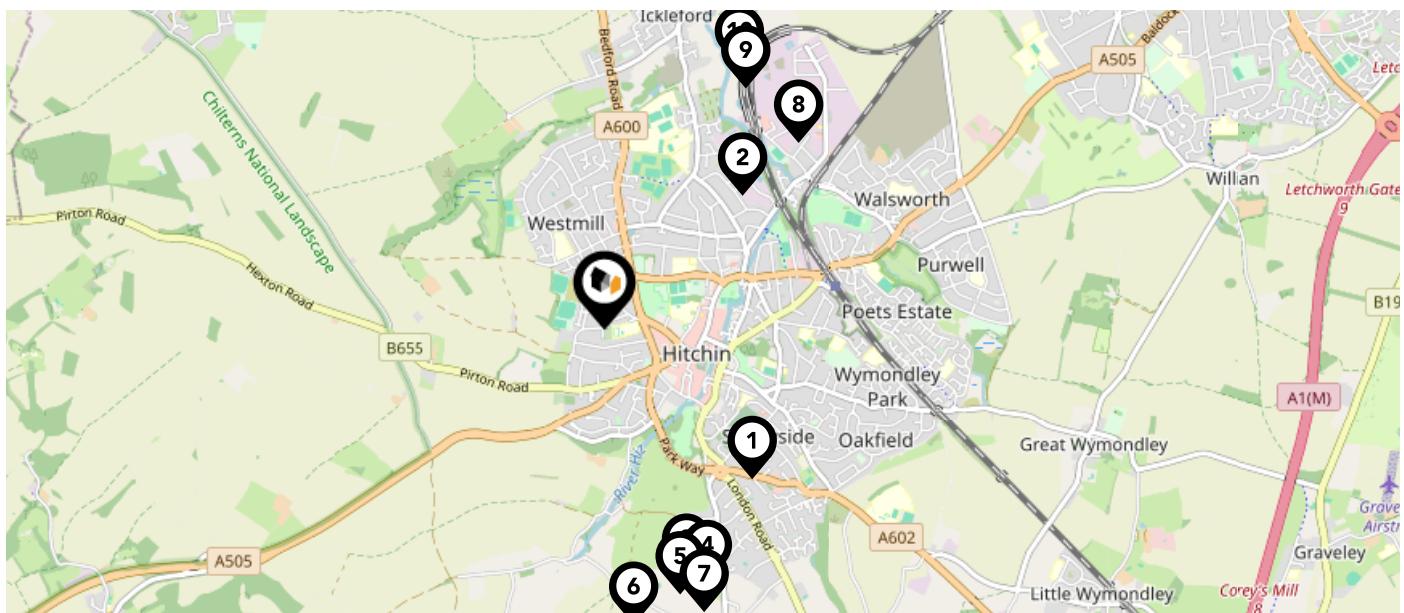
1	Butts Close, Hitchin
2	Hitchin
3	Hitchin Railway and Ransom's Recreation Ground
4	Hitchin Hill Path
5	Charlton
6	Ickleford
7	Gosmore
8	St Ippolys
9	Great Wymondley
10	Pirton

Maps

Landfill Sites

country
properties

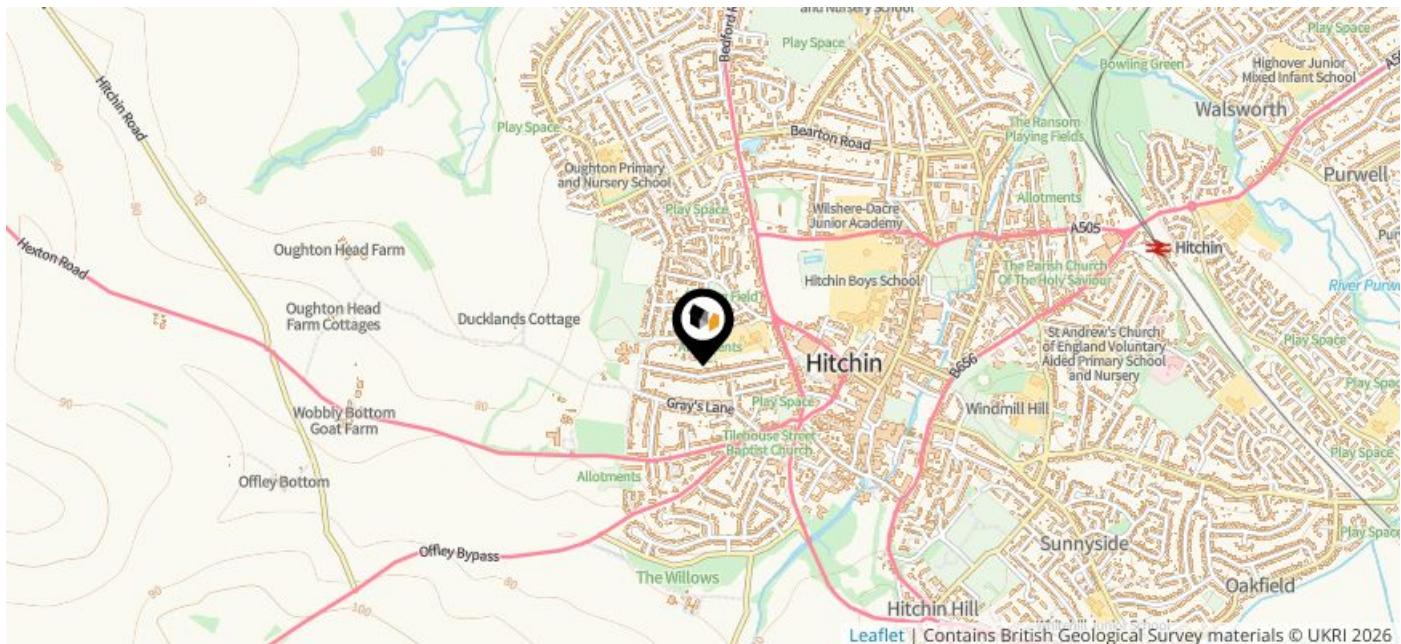
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



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.

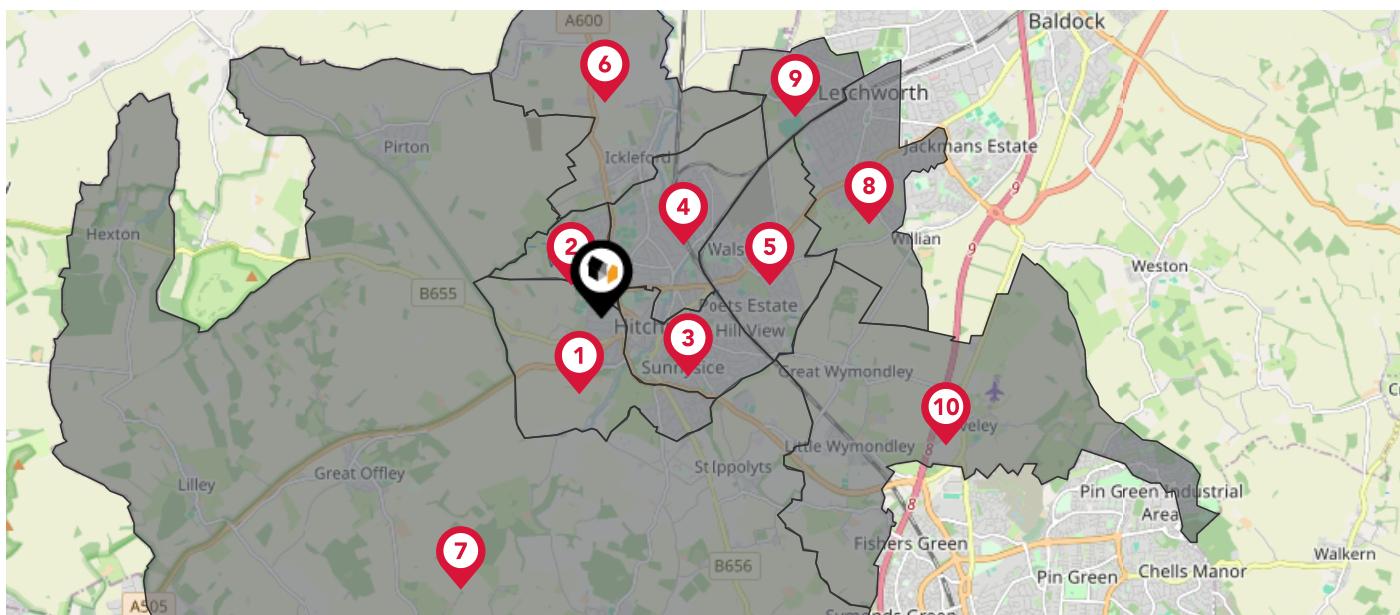
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Council Wards

country
properties

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

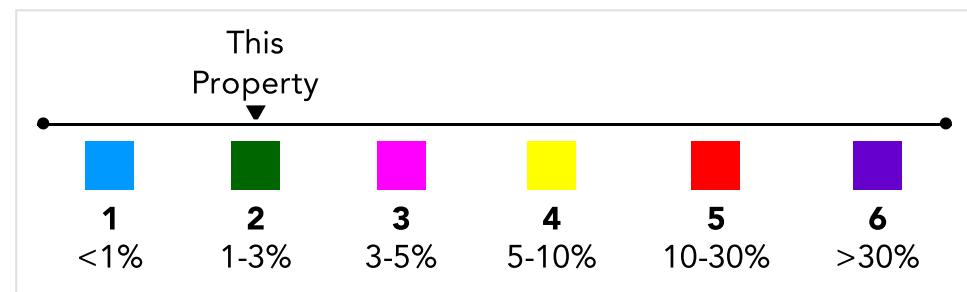
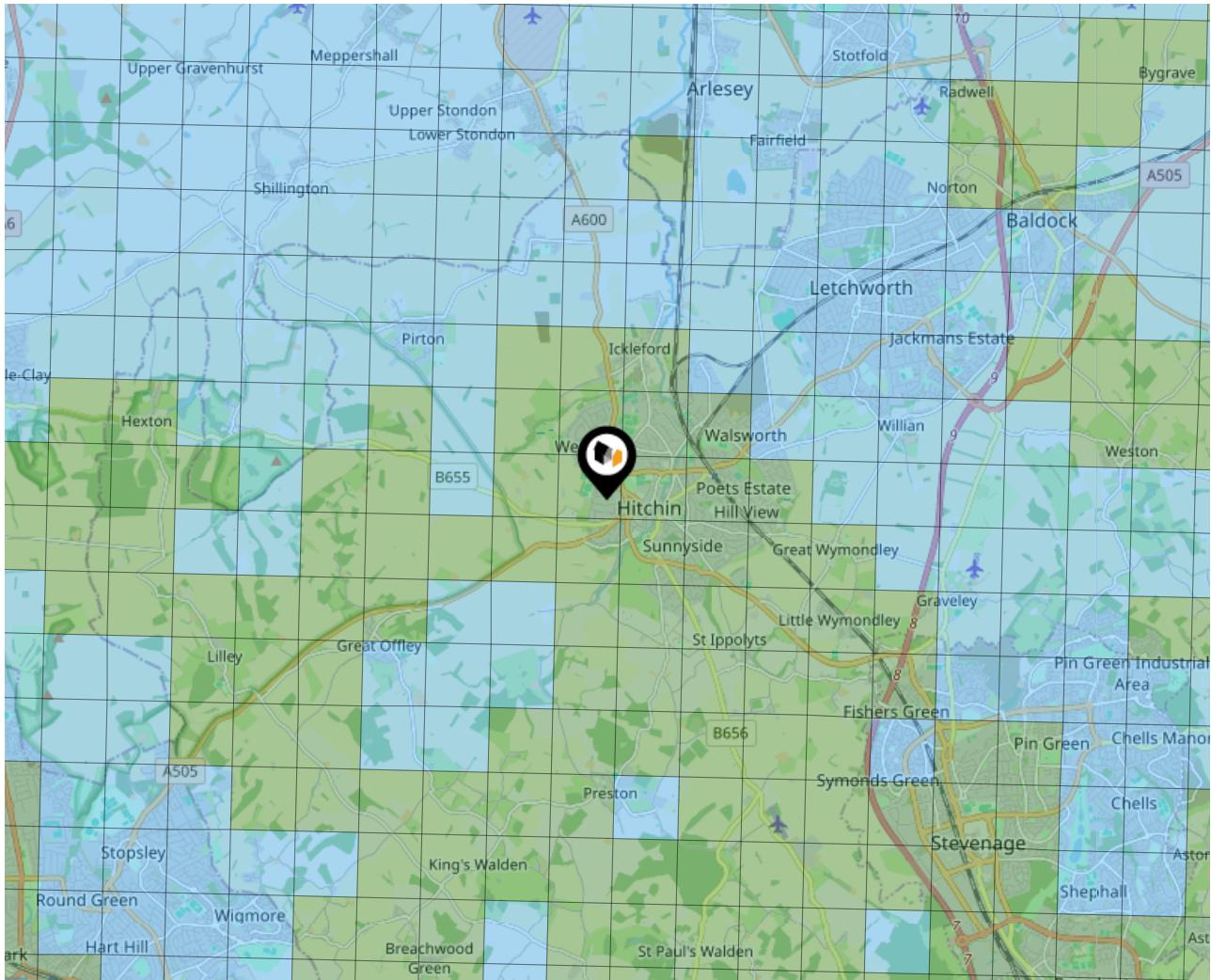


Nearby Council Wards

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

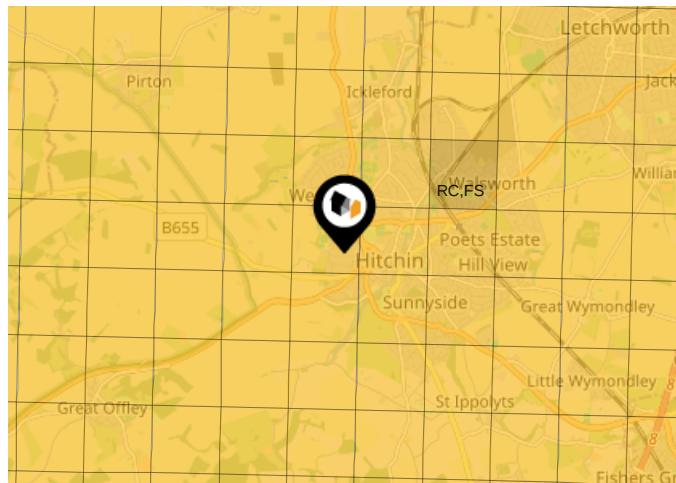
What is Radon?

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		

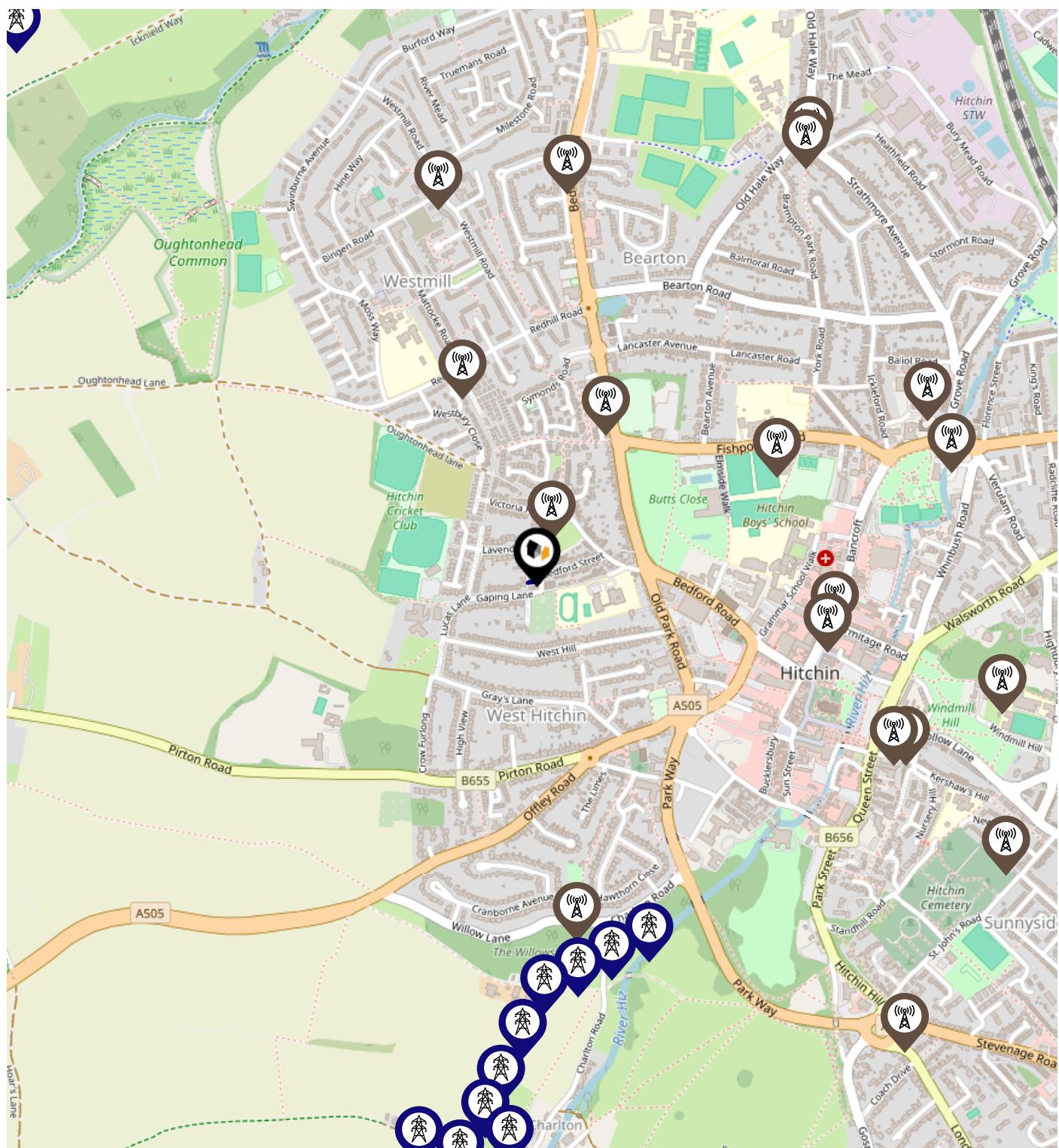


Primary Classifications (Most Common Clay Types)

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

country
properties



Key:

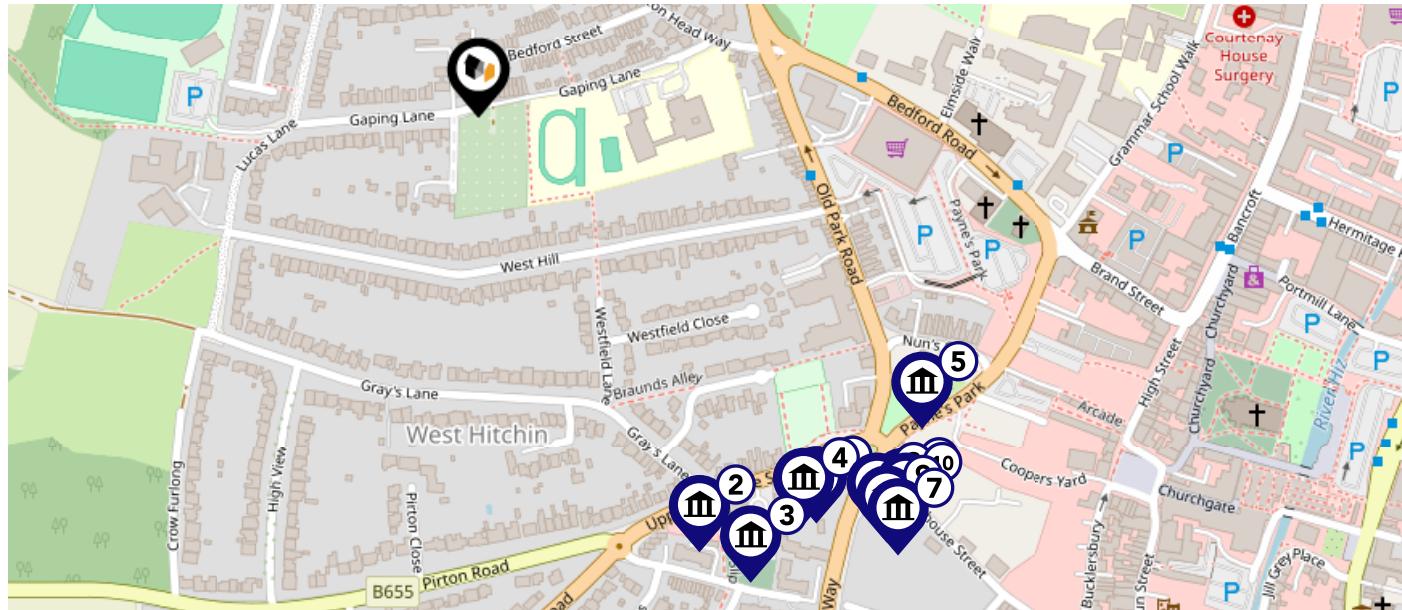
- Power Pylons
- Communication Masts

Maps

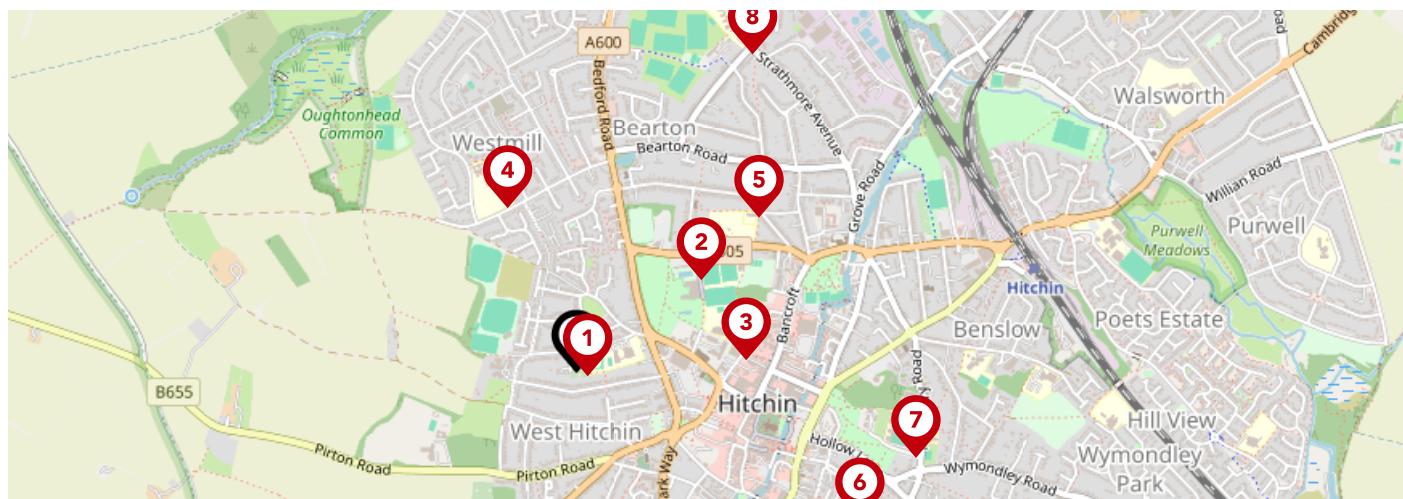
Listed Buildings

country properties

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 (lewesford 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
1	Samuel Lucas Junior Mixed and Infant School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 420 Distance:0.03					
2	Wilshire-Dacre Junior Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 267 Distance:0.36					
3	Hitchin Boys' School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 1317 Distance:0.39					
4	Oughton Primary and Nursery School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 218 Distance:0.41					
5	York Road Nursery School	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 107 Distance:0.55					
6	Highbury Infant School and Nursery	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 204 Distance:0.73					
7	Hitchin Girls' School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 1355 Distance:0.8					
8	Strathmore Infant and Nursery School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 199 Distance:0.83					

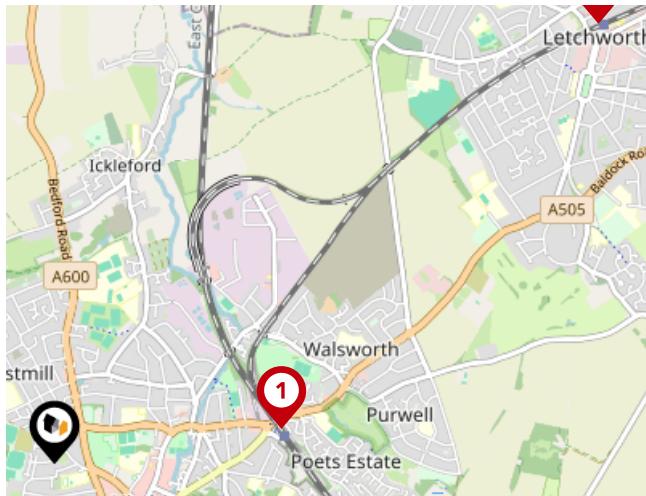


Nursery Primary Secondary College Private

9	The Priory School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 1231 Distance:0.84					
10	St Andrew's Church of England Voluntary Aided Primary School, Hitchin	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 252 Distance:0.98					
11	Our Lady Catholic Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 154 Distance:1.02					
12	Whitehill Junior School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 240 Distance:1.06					
13	William Ransom Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 422 Distance:1.25					
14	Highover Junior Mixed and Infant School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 428 Distance:1.51					
15	Kingshott School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils: 400 Distance:1.51					
16	Ickleford Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 210 Distance:1.57					

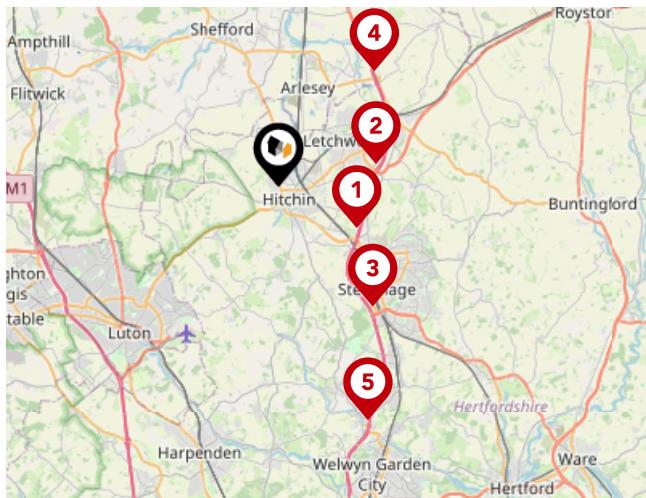
Area Transport (National)

country properties



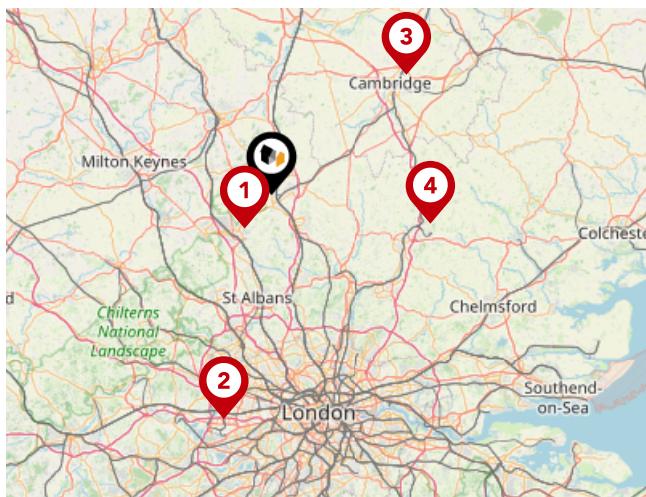
National Rail Stations

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

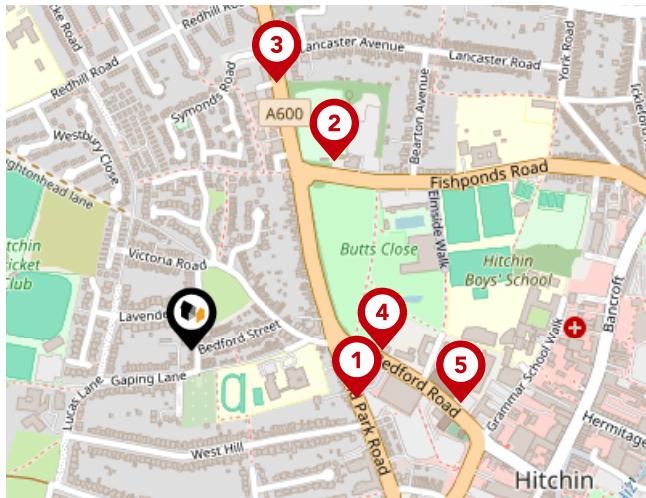


Airports/Helipads

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

Area Transport (Local)

country
properties



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.

Powered by



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

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



Land
Registry

