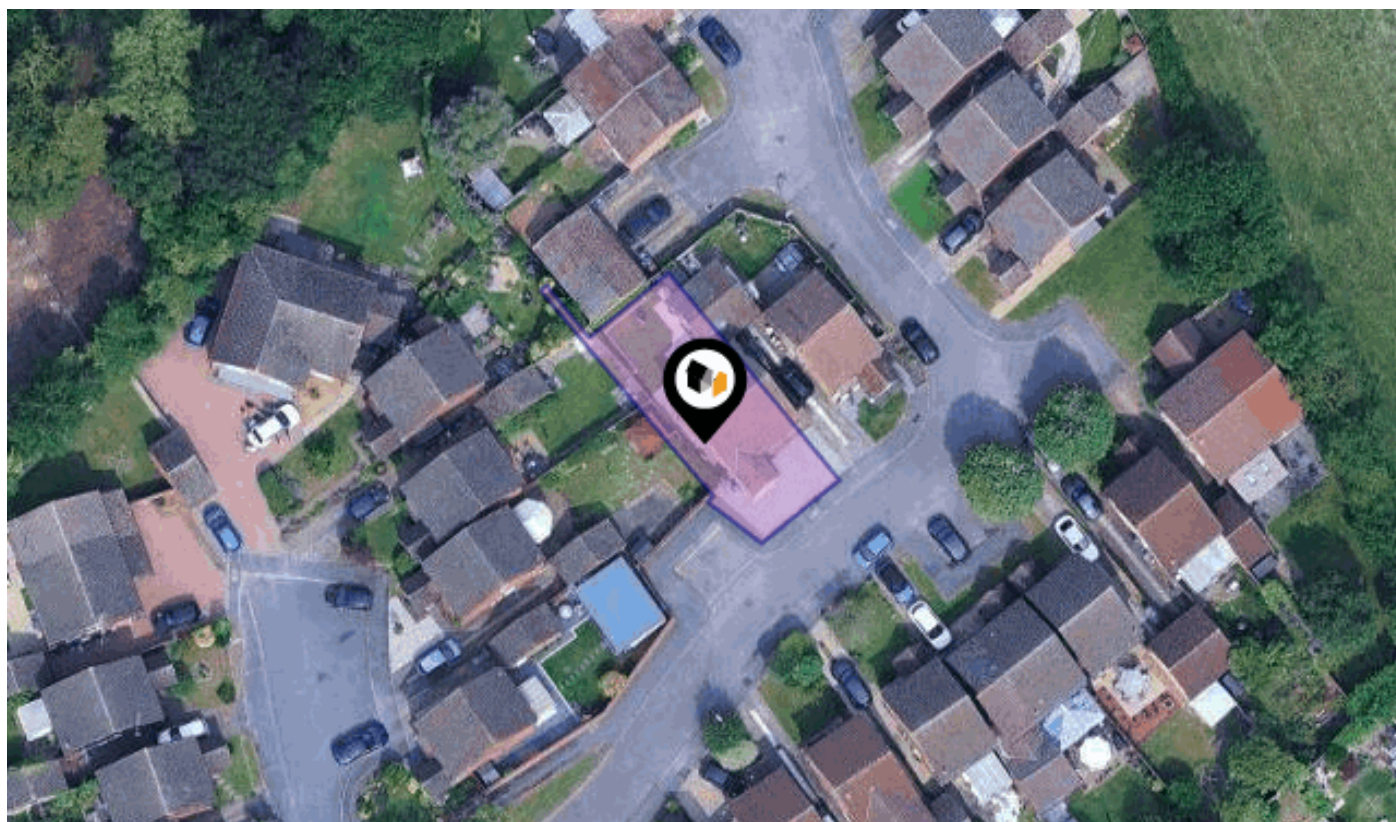




MIR: Material Info

The Material Information Affecting this Property

Monday 14th April 2025



ARMOUR RISE, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,184 ft ² / 110 m ²		
Plot Area:	0.05 acres		
Year Built :	1983-1990		
Council Tax :	Band D		
Annual Estimate:	£2,333		
Title Number:	HD231509		

Local Area

Local Authority:	Hertfordshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	7	60	1800
• Surface Water	Very low	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

Planning records for: *Armour Rise, Hitchin, SG4*

Reference - 15/01445/1HH	
Decision:	Decided
Date:	29th May 2015
Description:	Part single, part two storey side extension and first floor front extension. Insertion of two high level windows to existing side elevation.

Planning records for: **8 Armour Rise Hitchin SG4 0RJ**

Reference - 87/00439/1	
Decision:	Decided
Date:	23rd March 1987
Description:	Erection of two storey side and single storey front extension

Planning records for: **9 Armour Rise Hitchin SG4 0RJ**

Reference - 92/00262/1	
Decision:	Decided
Date:	10th July 1992
Description:	Two storey side extension (amended by plans recieved 19th June 1992)

Planning records for: **12 Armour Rise Hitchin SG4 0RJ**

Reference - 86/01044/1	
Decision:	Decided
Date:	06th April 1986
Description:	Repositioning of 1.8m boundary fence.

Planning records for: **18 Armour Rise Hitchin SG4 0RJ**

Reference - 17/02012/1HH	
Decision:	Decided
Date:	04th August 2017
Description:	Single storey rear extension

Planning records for: **19 Armour Rise Hitchin Hertfordshire SG4 0RJ**

Reference - 19/00850/FPH	
Decision:	Decided
Date:	10th April 2019
Description:	Two storey rear extension and enlargement of existing front entrance porch, alterations to openings.

Planning records for: **20 Armour Rise Hitchin SG4 0RJ**

Reference - 09/00843/1HH	
Decision:	Decided
Date:	08th May 2009
Description:	Two storey side extension

Planning records for: **28 Armour Rise Hitchin Hertfordshire SG4 0RJ**

Reference - 01/01858/1HH	
Decision:	Decided
Date:	21st November 2001
Description:	Single storey front extension

Reference - 10/00093/1HH	
Decision:	Decided
Date:	08th February 2010
Description:	Two storey side extension

Planning records for: **31 Armour Rise Hitchin SG4 0RJ**

Reference - 10/02515/1HH	
Decision:	Decided
Date:	12th October 2010
Description:	Part two storey, part single storey front and side extension

Planning records for: **34 Armour Rise Hitchin SG4 0RJ**

Reference - 89/01560/1	
Decision:	Decided
Date:	20th October 1989
Description:	Single storey front extension

Planning records for: **35 Armour Rise Hitchin Herts SG4 0RJ**

Reference - 94/00363/1HH	
Decision:	Decided
Date:	14th March 1994
Description:	Single storey front extension.

Reference - 20/00343/FPH	
Decision:	Decided
Date:	12th February 2020
Description:	First floor front extension and insertion of first floor window to existing north east elevation

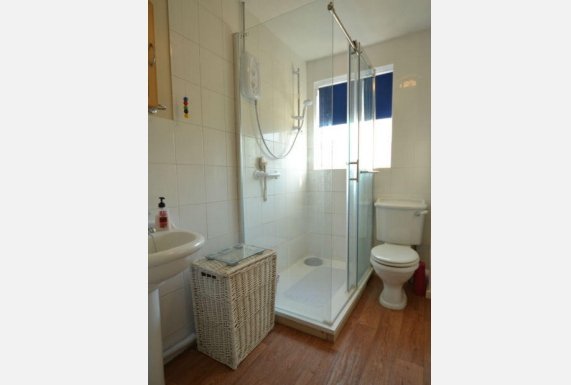
Planning records for: **37 Armour Rise Hitchin Hertfordshire SG4 0RJ**

Reference - 24/01065/FPH	
Decision:	Decided
Date:	14th May 2024
Description:	Insertion of ground floor front window following removal of existing garage doors and insertion of double doors on side elevation to facilitate garage conversion (Development already carried out).

Reference - 23/02499/LDCP	
Decision:	Decided
Date:	24th October 2023
Description:	Replace existing garage door with front ground floor window and insertion of double doors to side elevation to facilitate conversion of detached garage into habitable accommodation.

Planning records for: **41 Armour Rise Hitchin SG4 0RJ**

Reference - 13/01683/1NCS	
Decision:	Decided
Date:	16th July 2013
Description:	Rear conservatory with the following dimensions: Length (measured from rear wall of original house) - 4.2 metres Maximum height - 2.9 metres Maximum height of the eaves - 2.1 metres

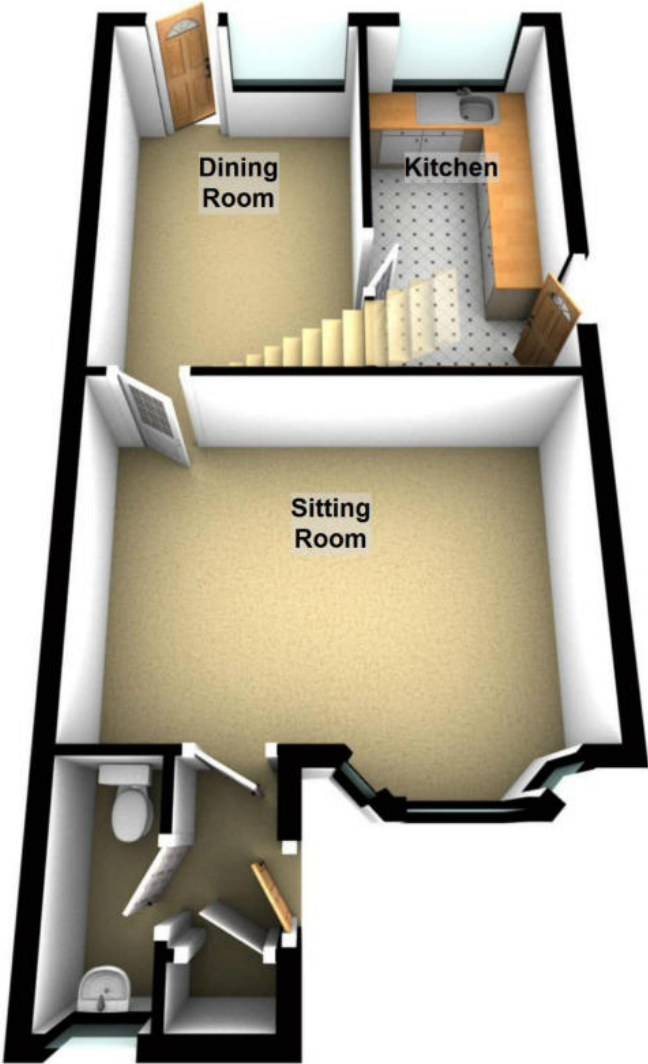






ARMOUR RISE, HITCHIN, SG4

Ground Floor

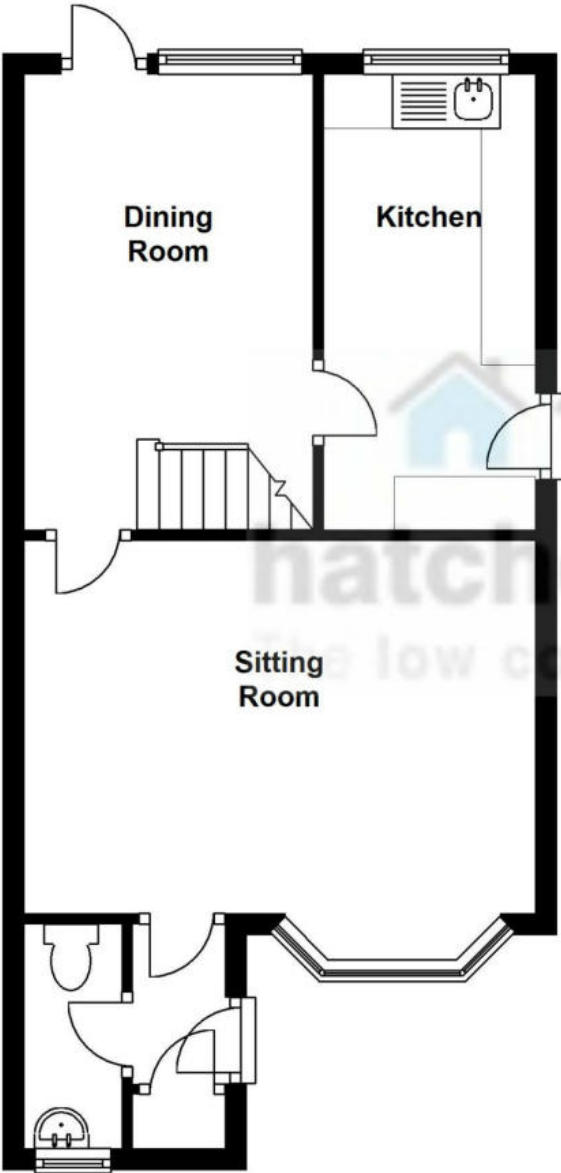


First Floor

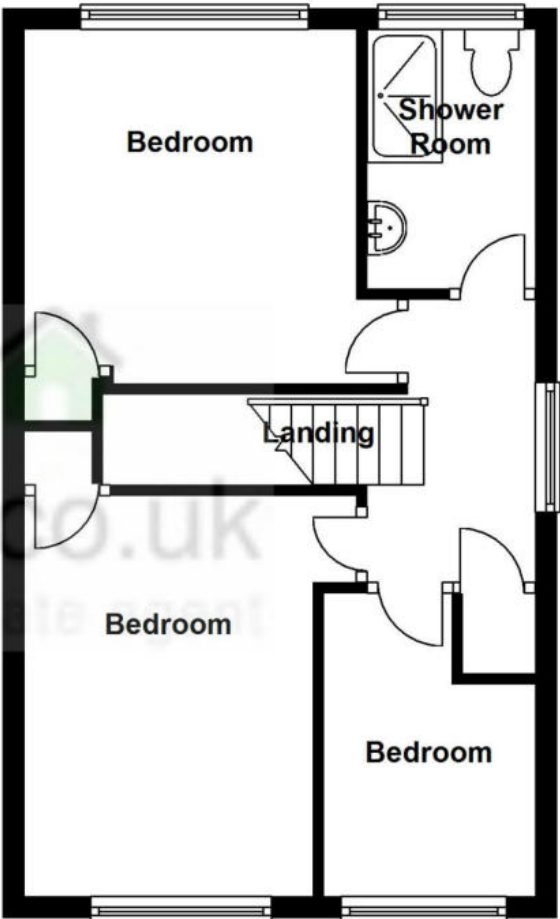


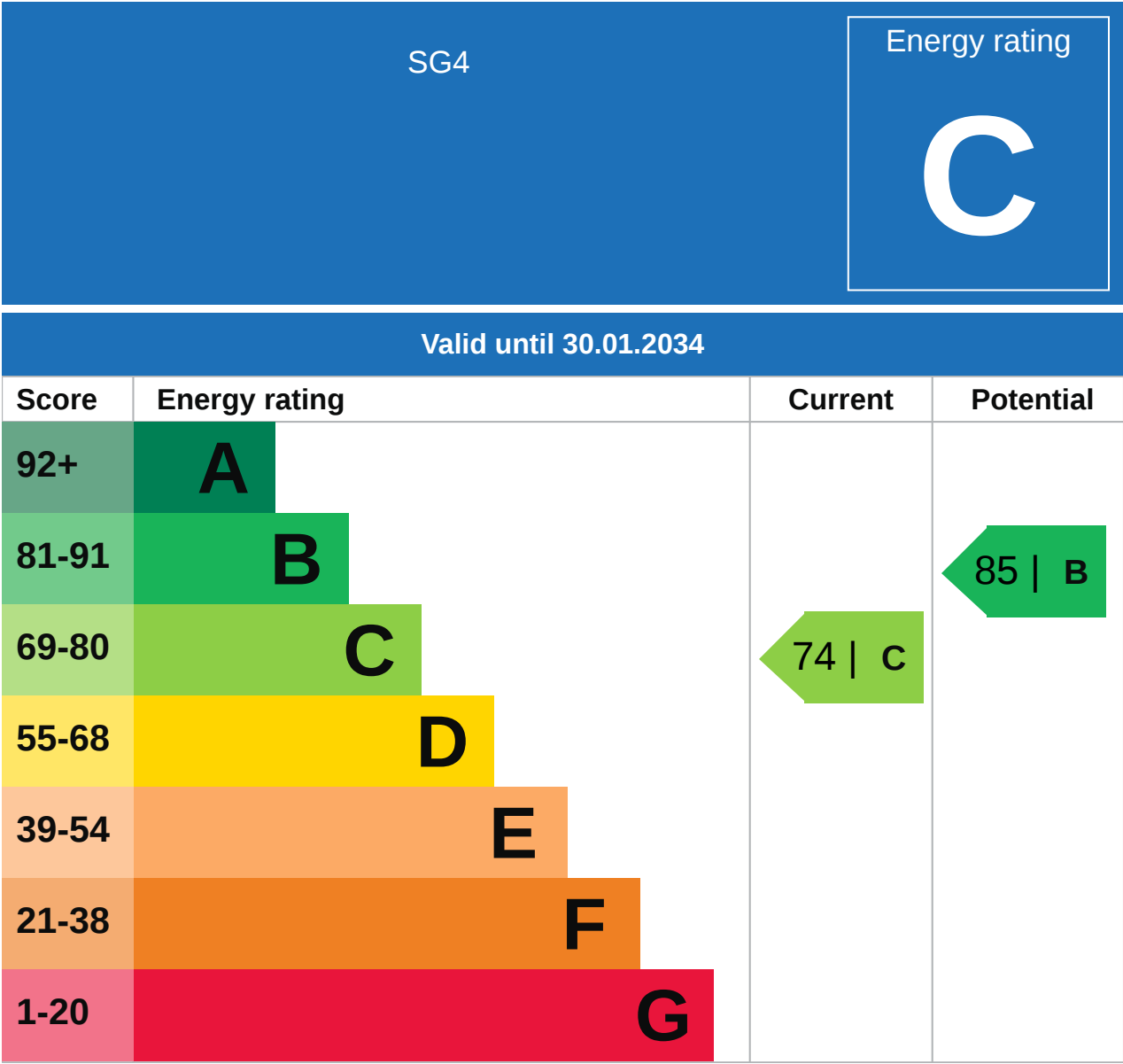
ARMOUR RISE, HITCHIN, SG4

Ground Floor



First Floor





Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
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:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
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:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	110 m ²

Accessibility / Adaptations

2 Storey side extension & internal alternations
Bi-fold doors added as part of extentsion to rear

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Standard brick

Property Lease Information

Freehold

Listed Building Information

Not listed

Stamp Duty

Not specified

Other

None specified

Other

None specified

Electricity Supply

YES - EON

Gas Supply

YES - EON

Central Heating

GCH

Water Supply

YES - AFFINITY

Drainage

MAINS

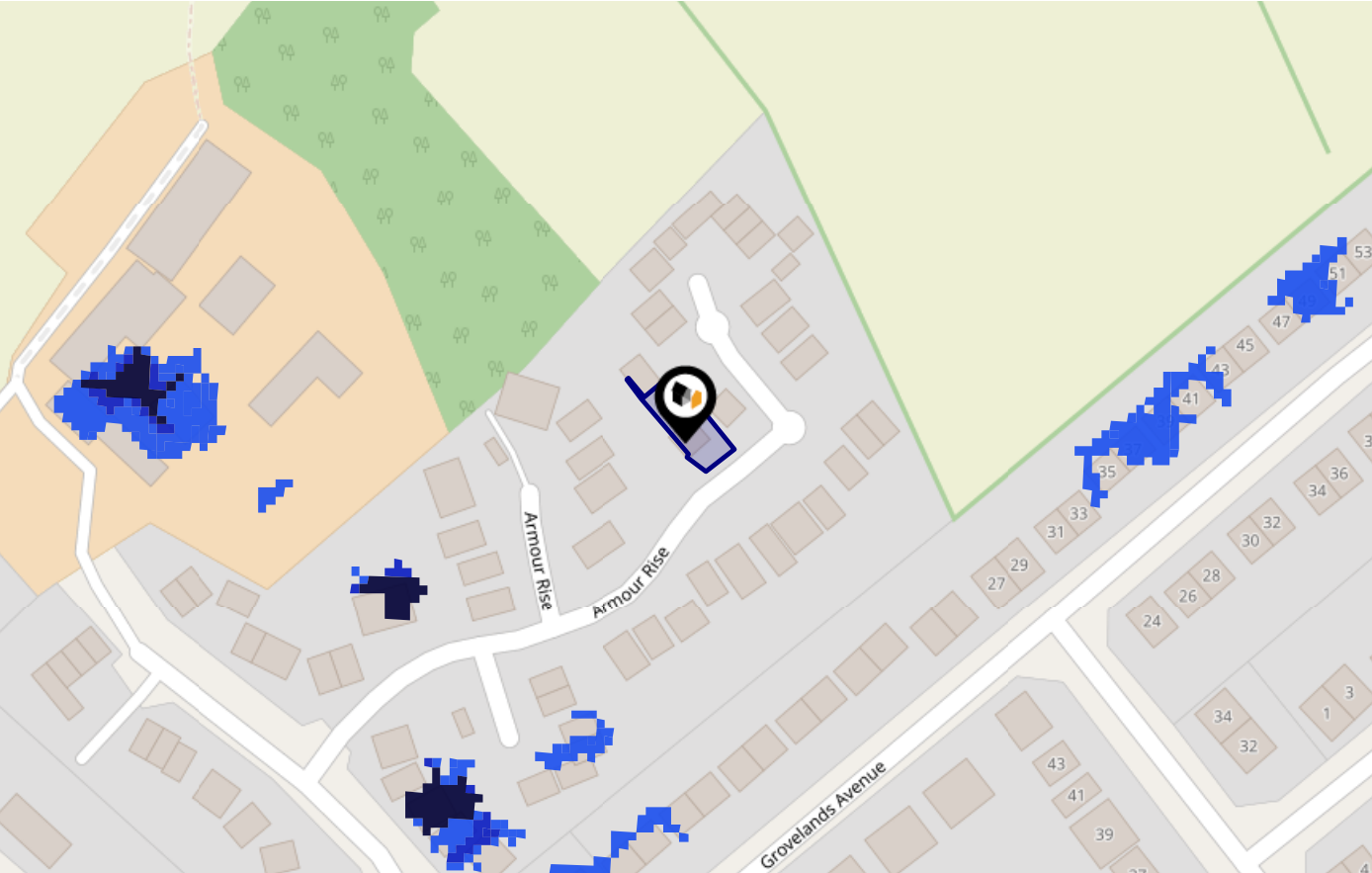
Important - Please read

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

Flood Risk

Surface Water - Flood Risk

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

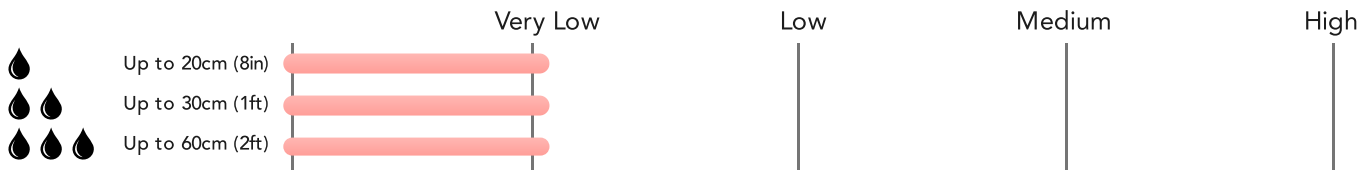


Risk Rating: **Very low**

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

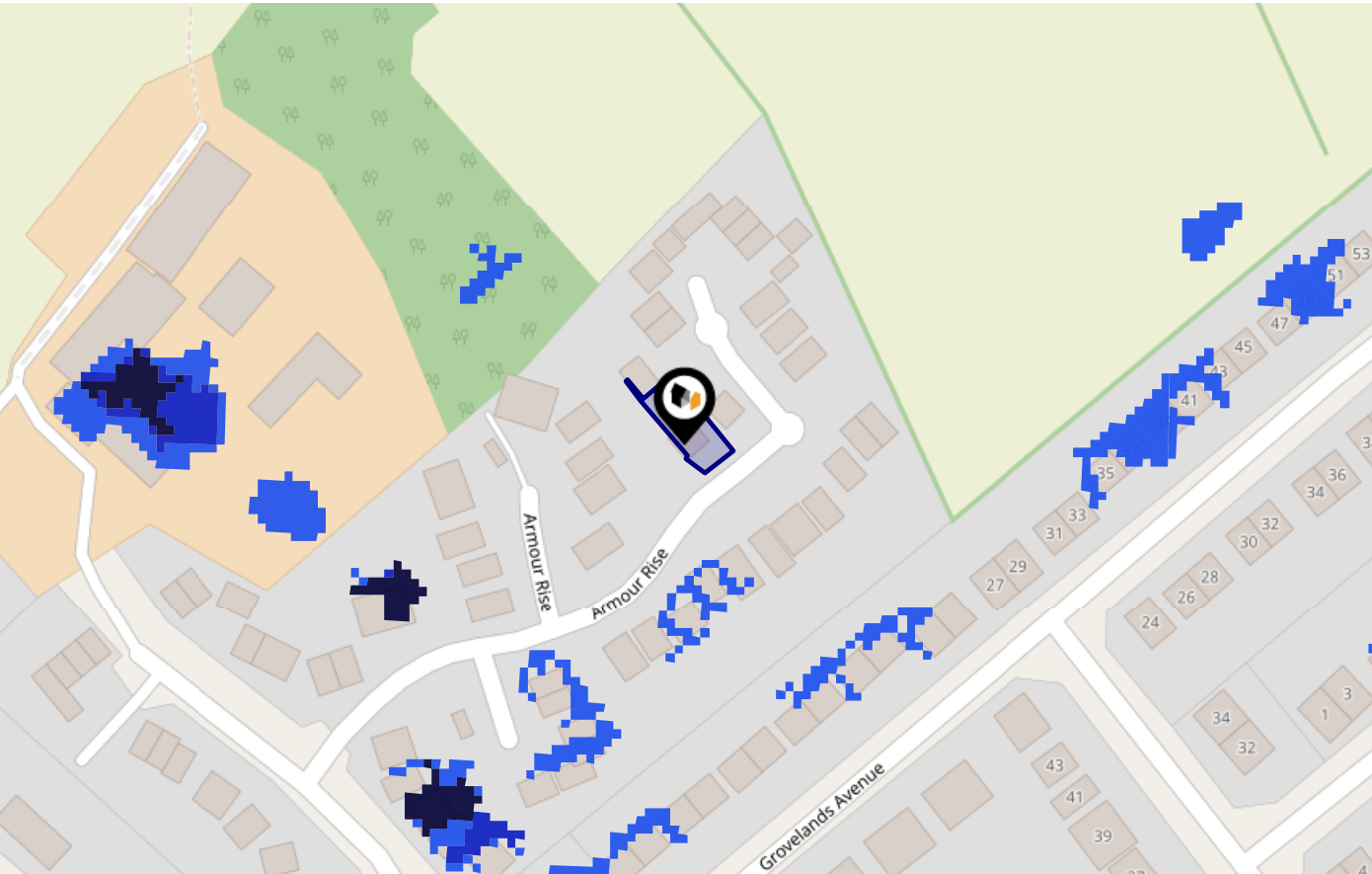
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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

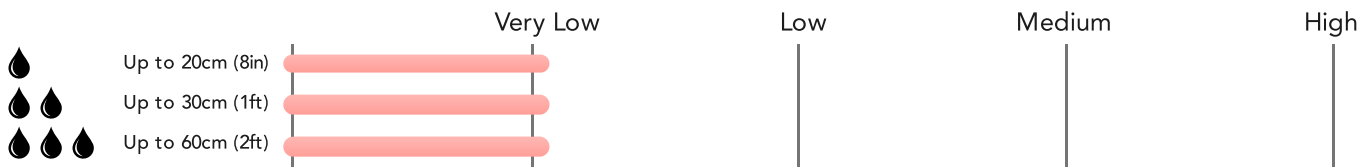


Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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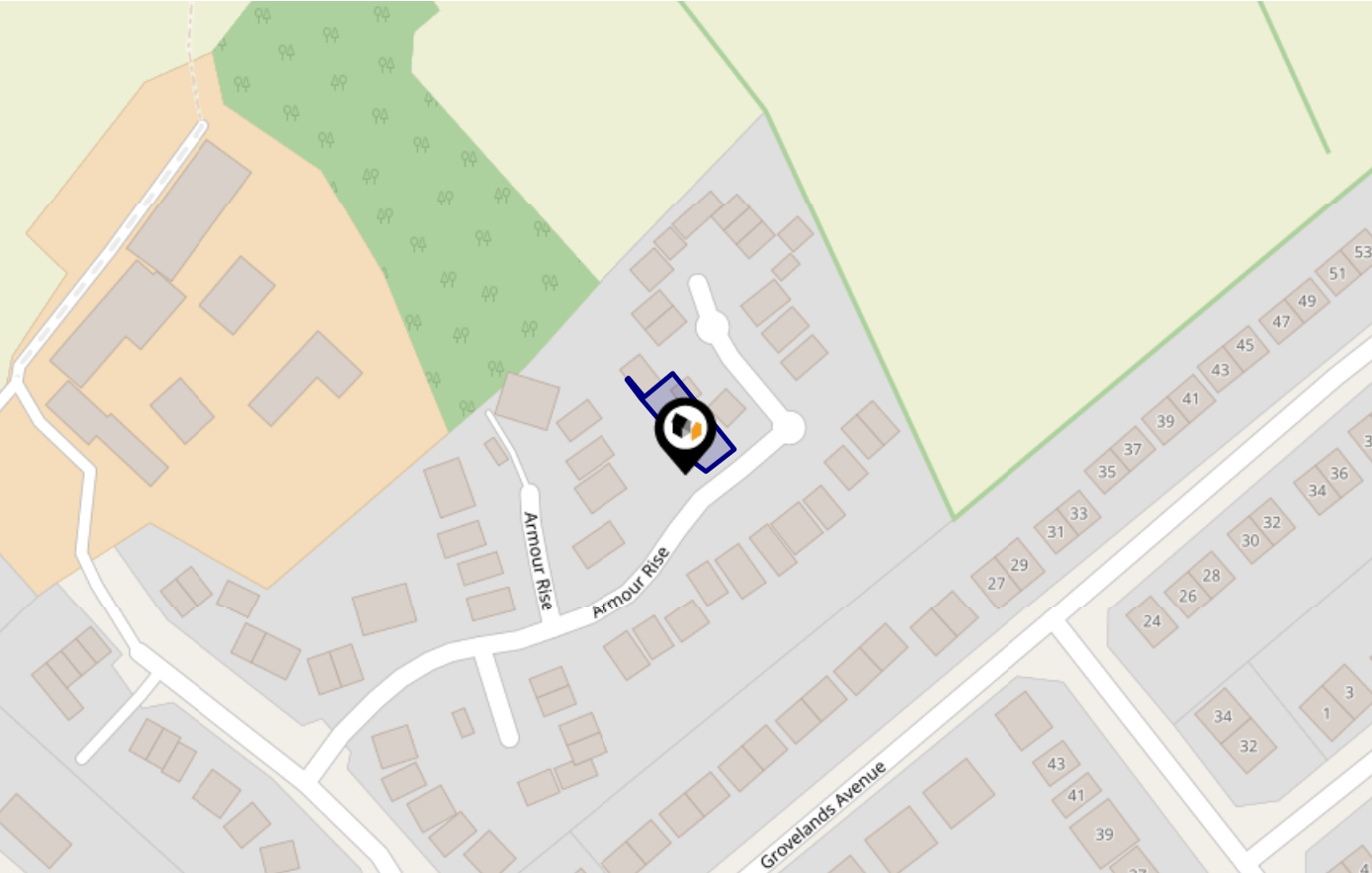
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

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

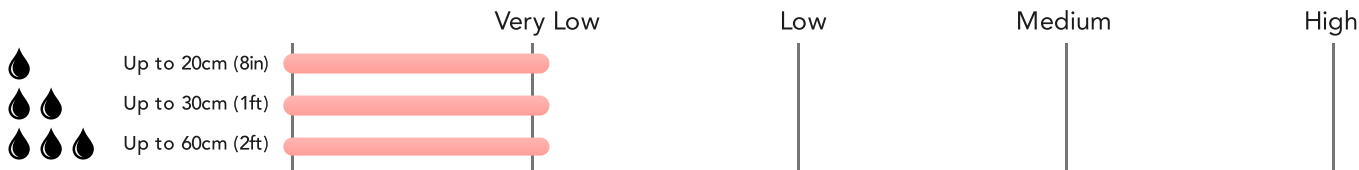


Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

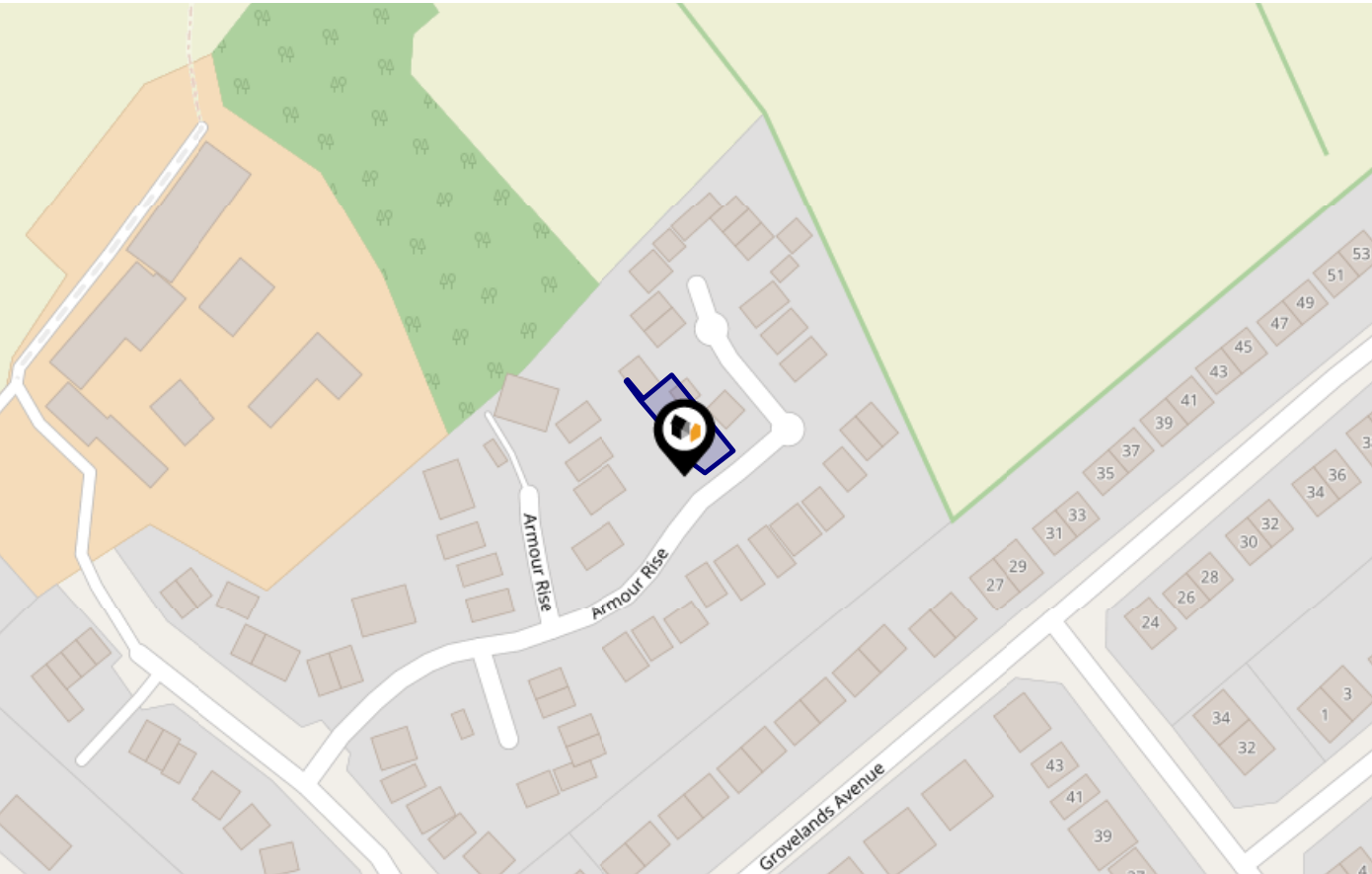
Chance of flooding to the following depths at this property:



Flood Risk

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.

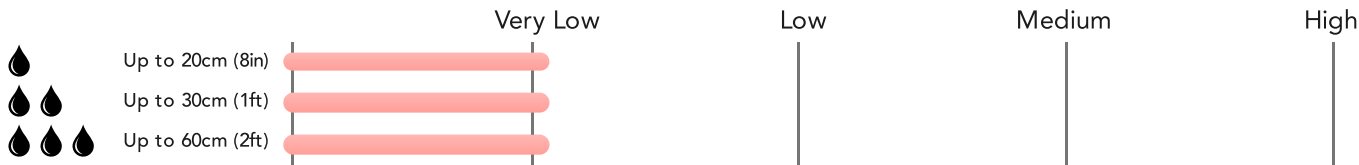


Risk Rating: **Very low**

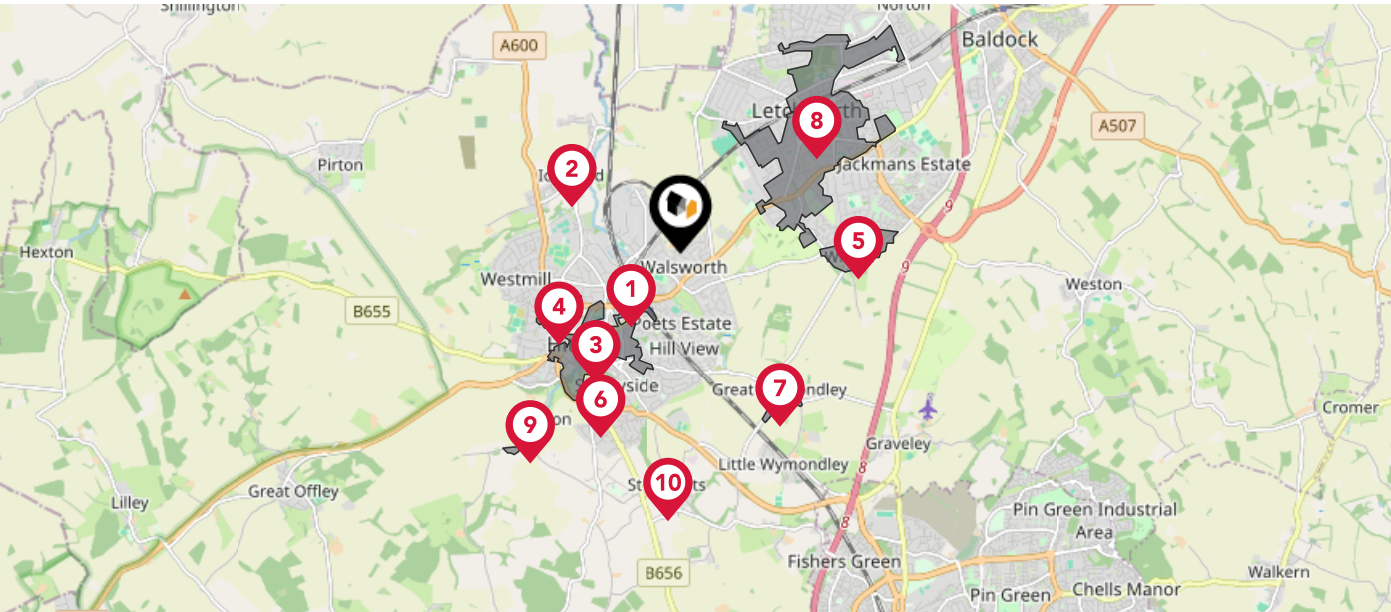
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:

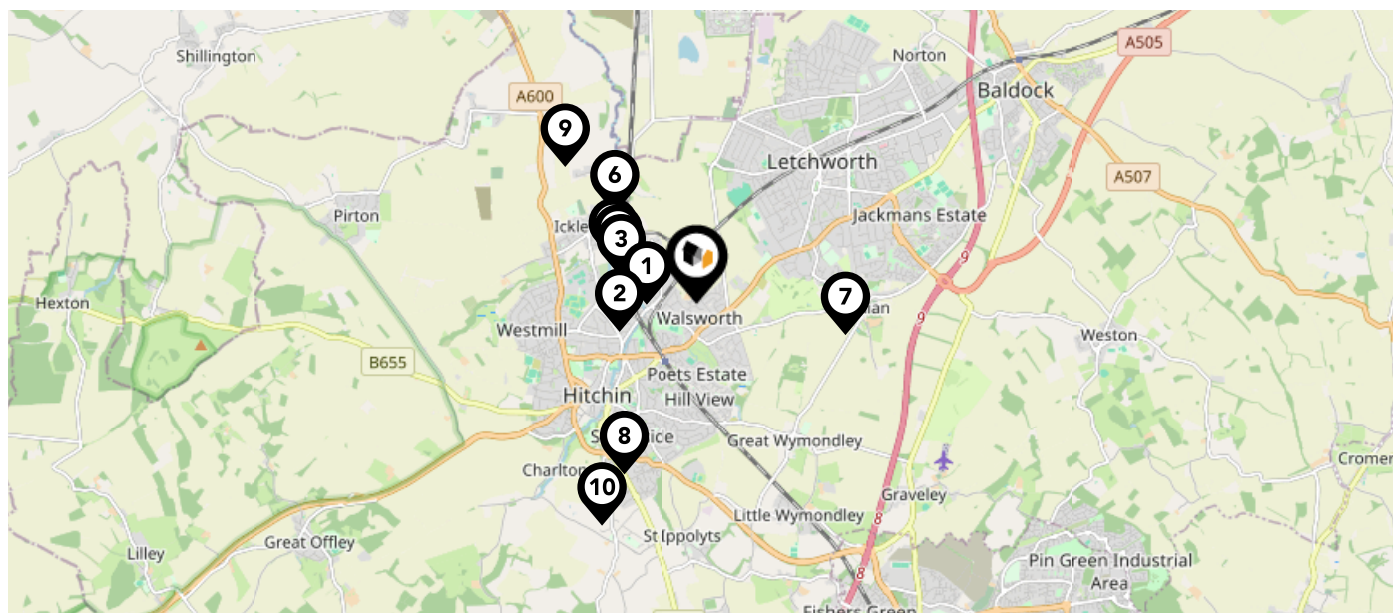


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Hitchin Railway and Ransom's Recreation Ground
2	Ickleford
3	Hitchin
4	Butts Close, Hitchin
5	Willian
6	Hitchin Hill Path
7	Great Wymondley
8	Letchworth
9	Charlton
10	St Ippolyts

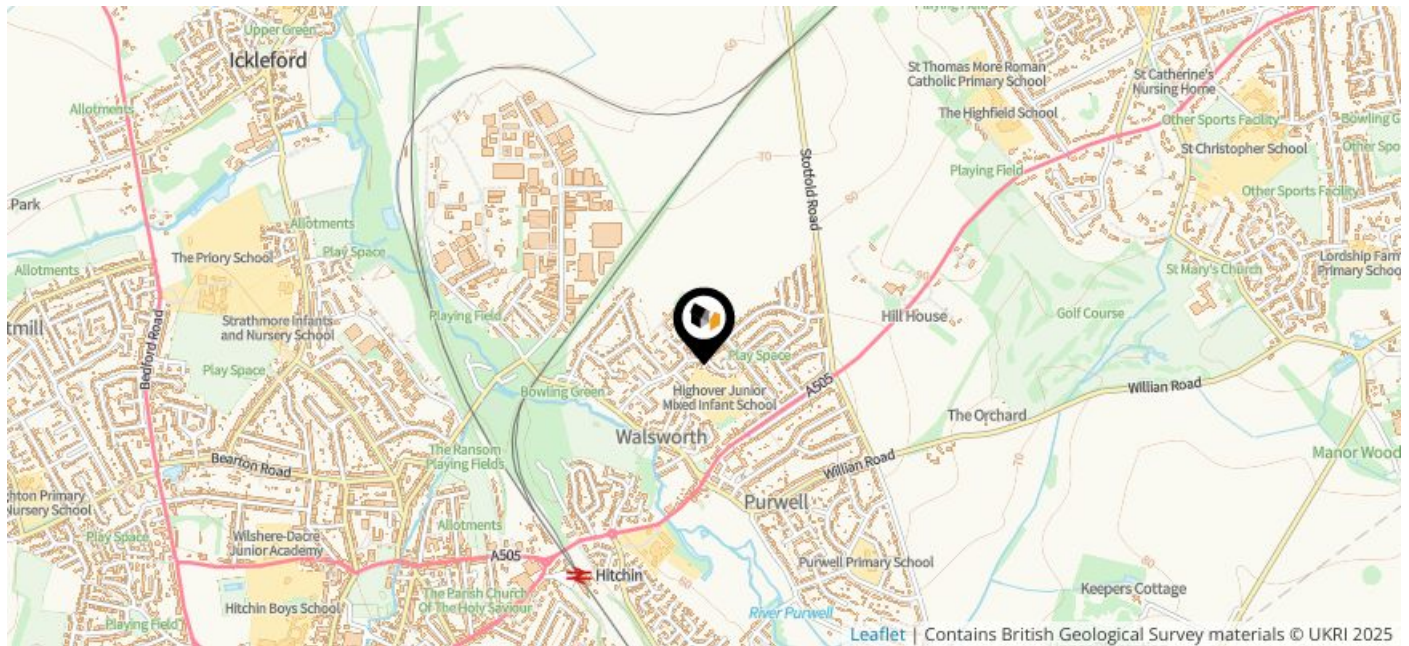
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Wallace Way-Hitchin, Hertfordshire	Historic Landfill	
2	Ickleford-Near 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	Lower Green-Ickleford, Hitchin, Surrey	Historic Landfill	
7	Willian Road-Letchworth, Hertfordshire	Historic Landfill	
8	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	
9	Ickleford Railway Cutting-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill	
10	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



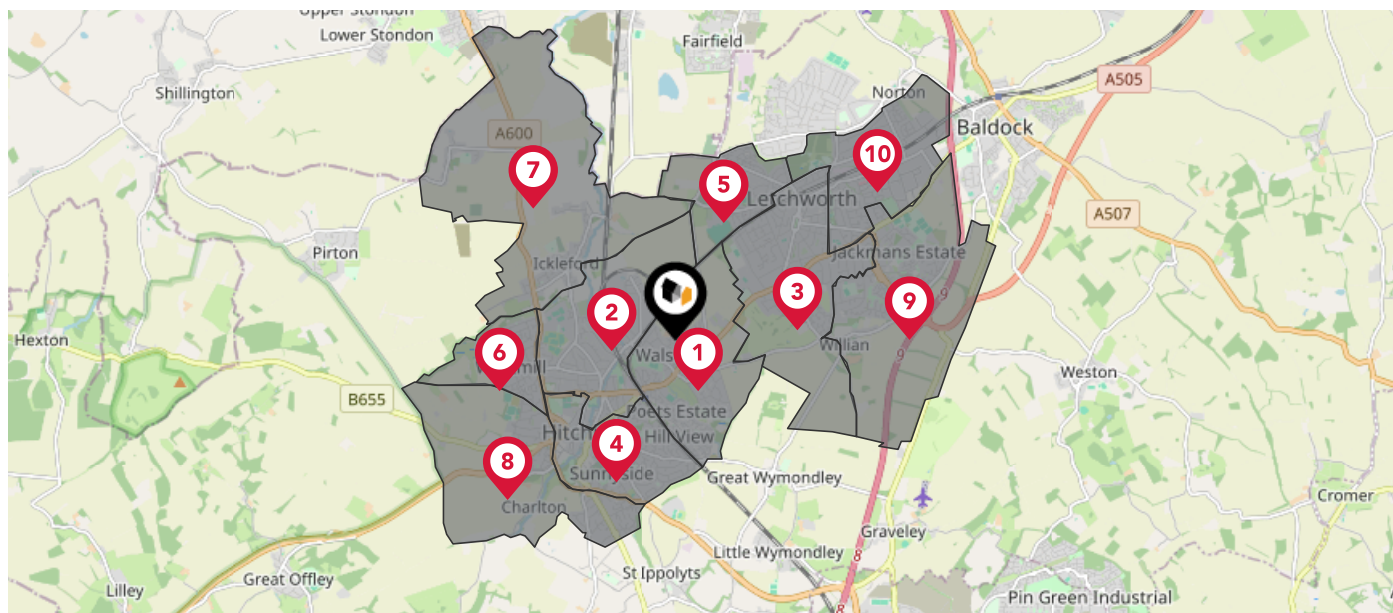
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards



Hitchin Walsworth Ward



Hitchin Bearton Ward



Letchworth South West Ward



Hitchin Highbury Ward



Letchworth Wilbury Ward



Hitchin Oughton Ward



Cadwell Ward



Hitchin Priory Ward



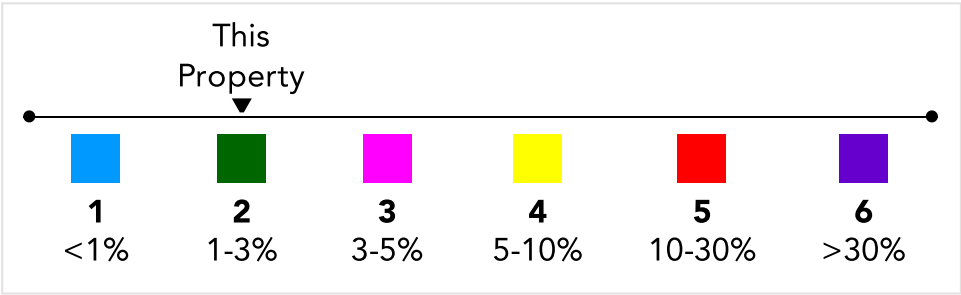
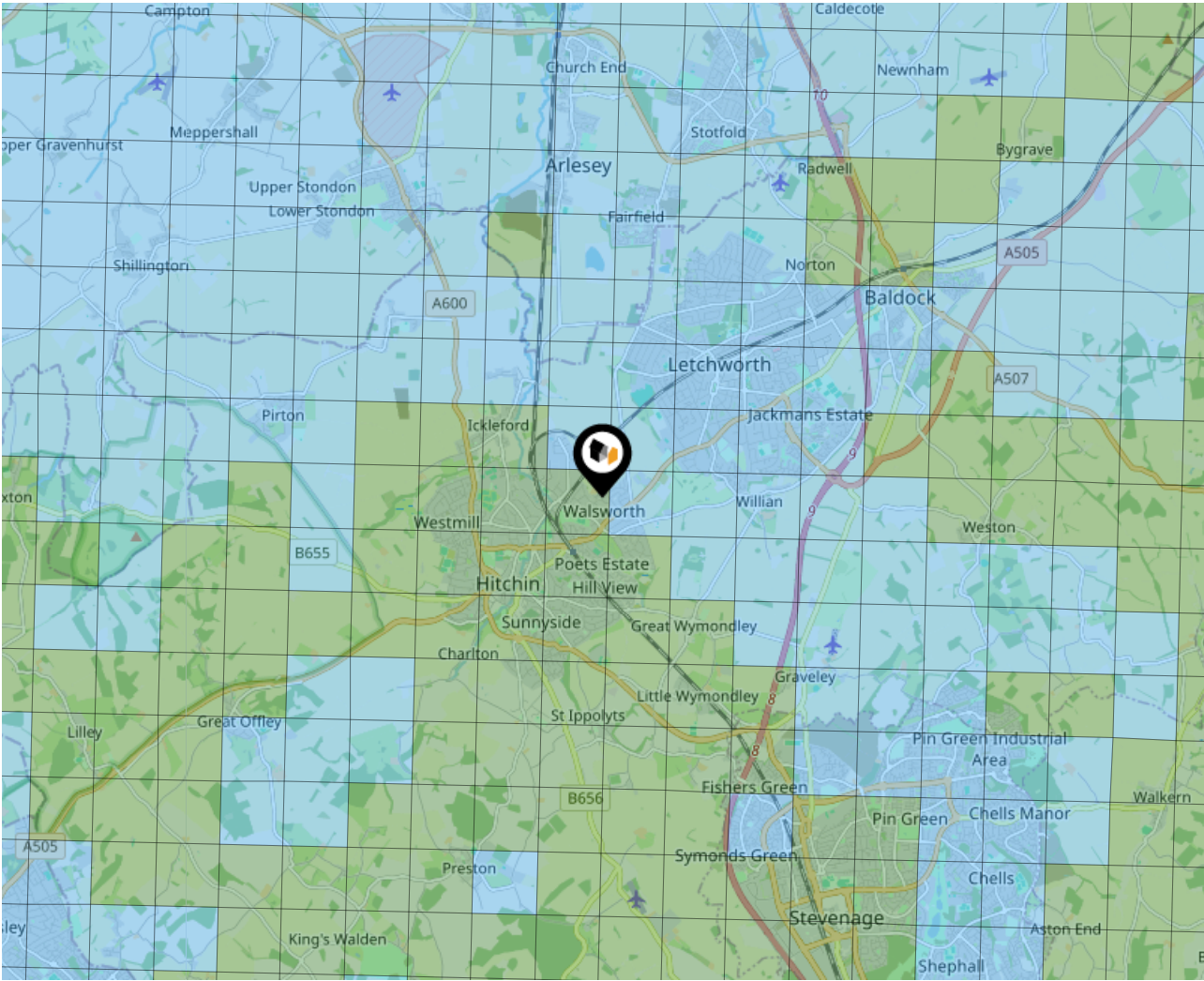
Letchworth South East Ward



Letchworth East Ward

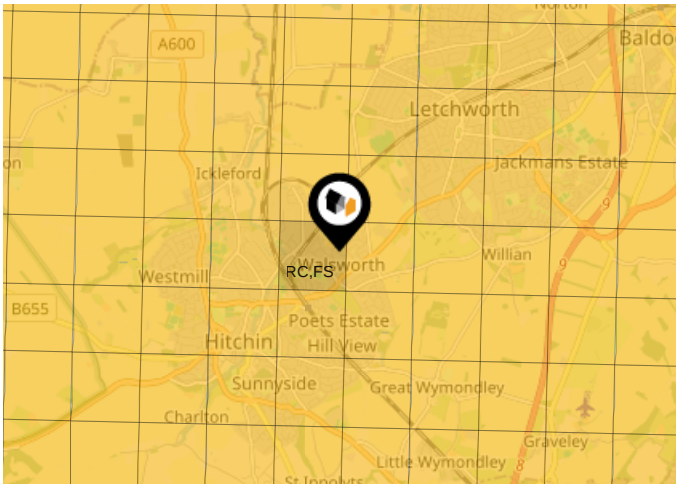
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		

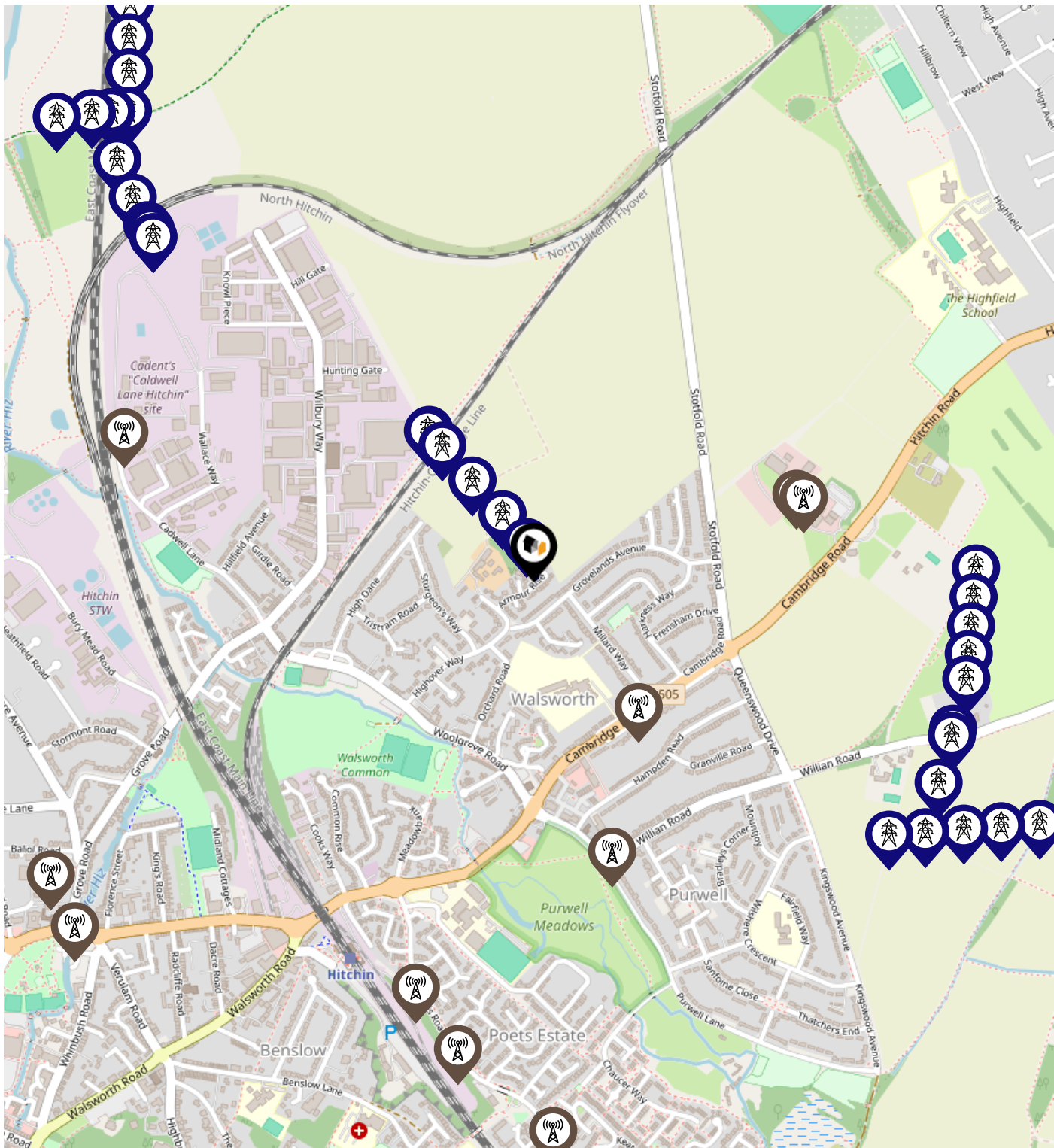


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

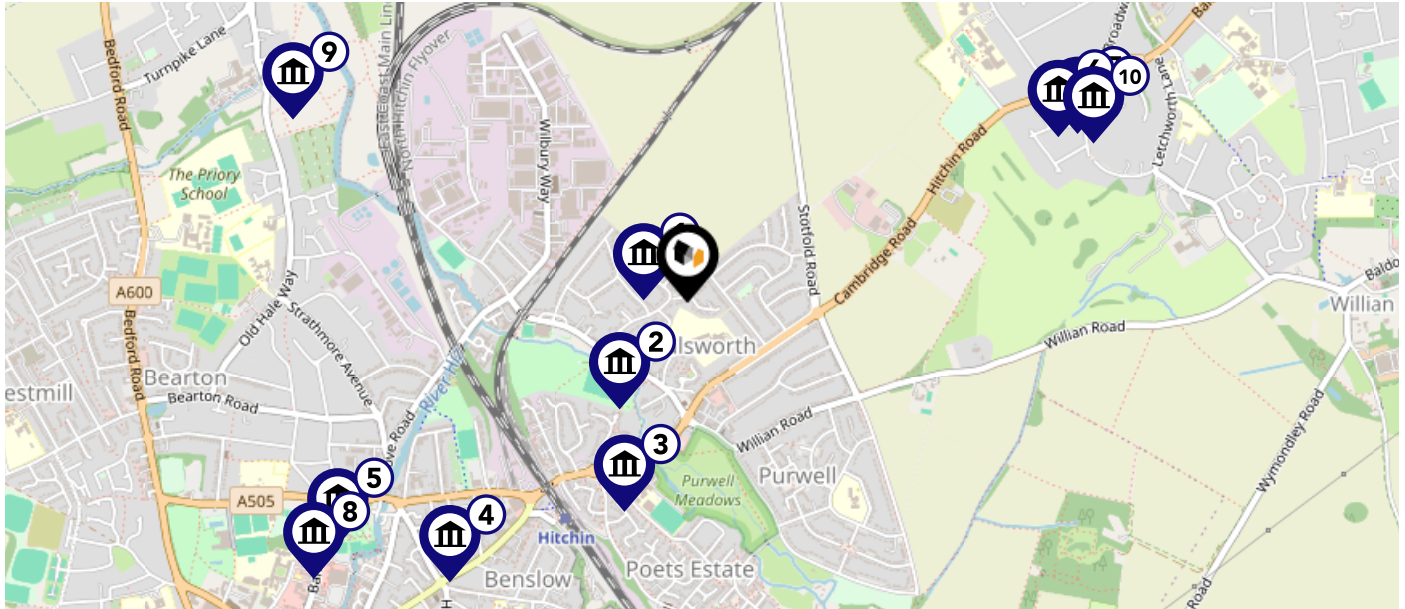
Local Area











Masts & Pylons



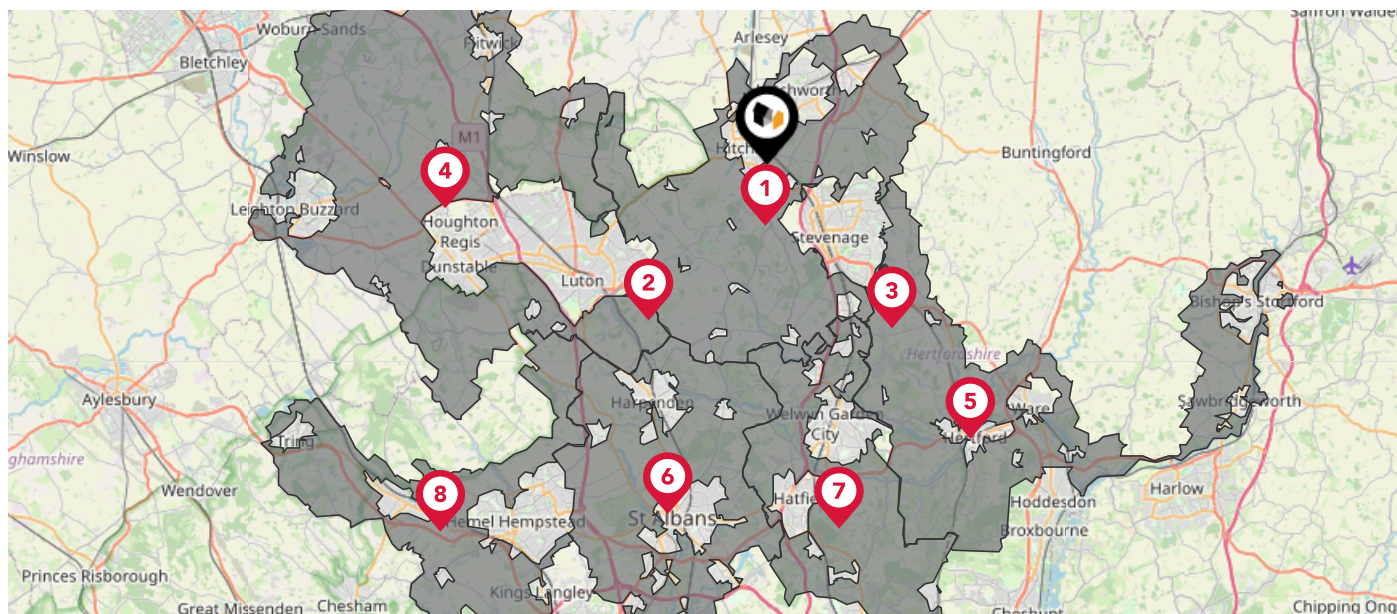
- Key:**
-  Power Pylons
 -  Communication Masts

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
 1452743 - Threshing Barn At Highover Farm	Grade II	0.1 miles
 1347608 - 91, Woolgrove Road	Grade II	0.3 miles
 1296215 - Walsworth House	Grade II	0.5 miles
 1102182 - Church Of The Holy Saviour	Grade II	0.8 miles
 1347594 - Frythe Cottages	Grade II	0.9 miles
 1101989 - Corrie Wood	Grade II	0.9 miles
 1295681 - The Coppice	Grade II	1.0 miles
 1347577 - 53, Bancroft	Grade II	1.0 miles
 1102177 - Hyde Mill Cottage	Grade II	1.0 miles
 1102004 - Deanrow	Grade II	1.0 miles

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



Nearby Green Belt Land



London Green Belt - North Hertfordshire



London Green Belt - Luton



London Green Belt - Stevenage



London Green Belt - Central Bedfordshire



London Green Belt - East Hertfordshire



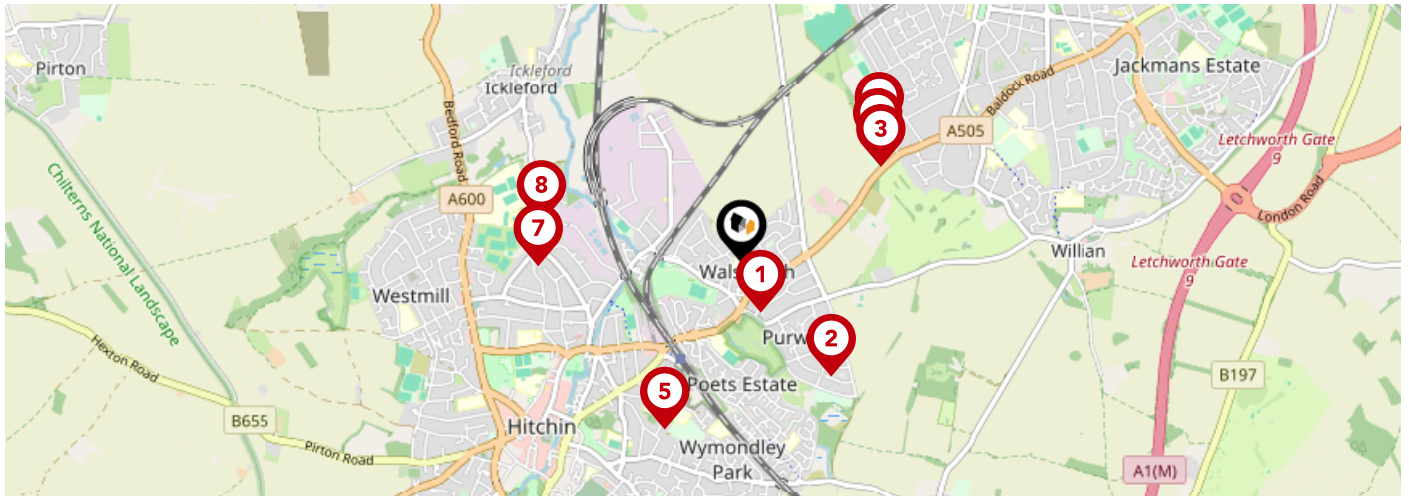
London Green Belt - St Albans



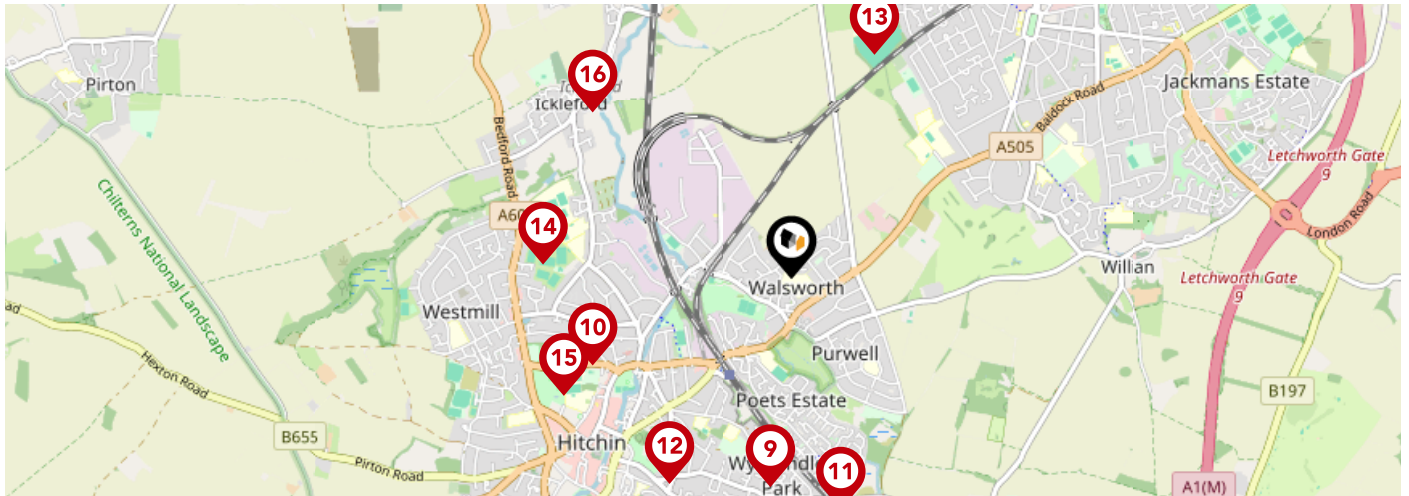
London Green Belt - Welwyn Hatfield











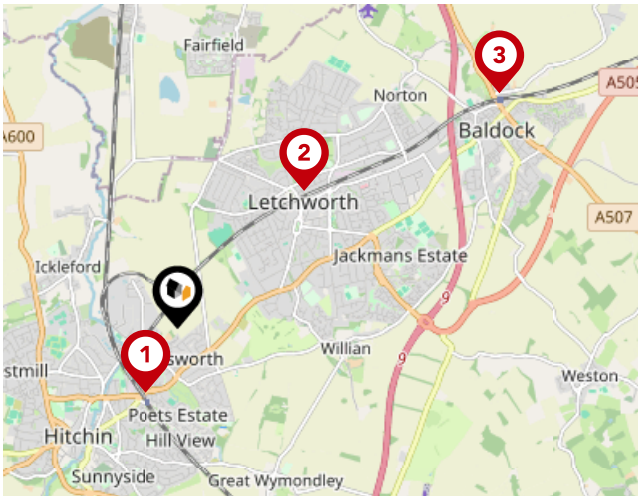
London Green Belt - Dacorum






		Nursery	Primary	Secondary	College	Private
1	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	North Herts Education Support Centre Ofsted Rating: Outstanding Pupils: 1 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Highfield School Ofsted Rating: Good Pupils: 998 Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Thomas More Roman Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

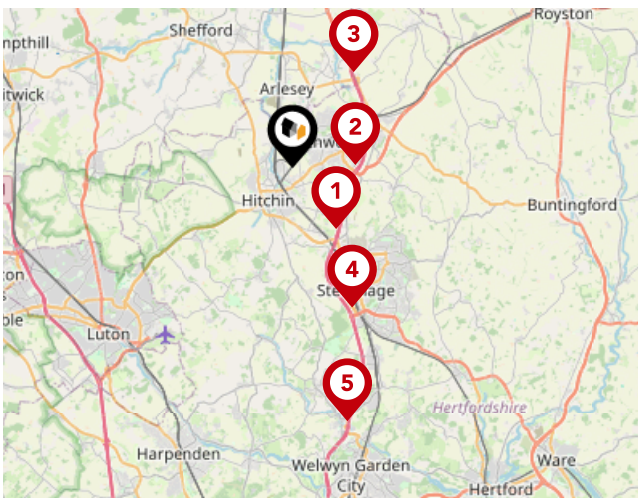


		Nursery	Primary	Secondary	College	Private
	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.99	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fearnhill School Ofsted Rating: Good Pupils: 596 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ickleford Primary School Ofsted Rating: Good Pupils: 210 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>








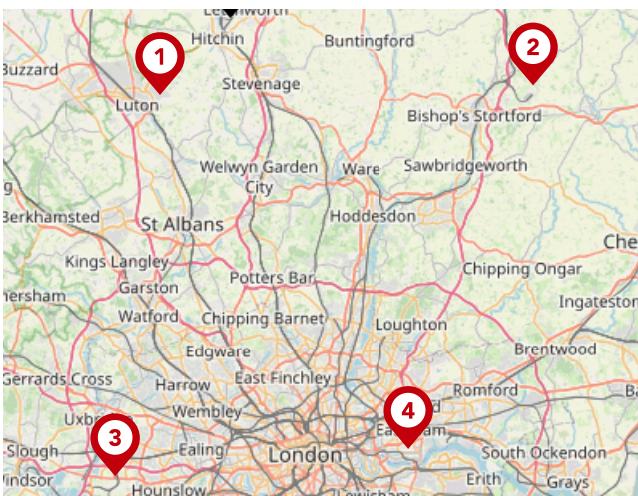
National Rail Stations

Pin	Name	Distance
	Hitchin Rail Station	0.65 miles
	Letchworth Rail Station	1.72 miles
	Baldock Rail Station	3.65 miles







Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J8	2.75 miles
	A1(M) J9	2.25 miles
	A1(M) J10	4.14 miles
	A1(M) J7	5.54 miles
	A1(M) J6	9.47 miles

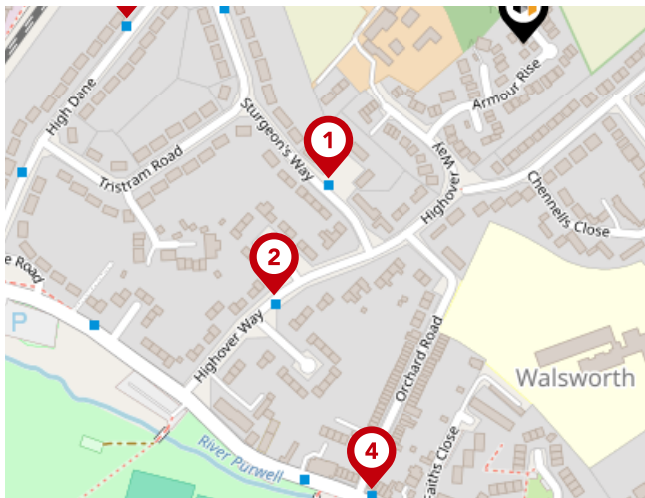


Airports/Helipads

Pin	Name	Distance
	Luton Airport	7.61 miles
	Stansted Airport	22.7 miles
	Heathrow Airport	34.73 miles
	Silvertown	34.31 miles

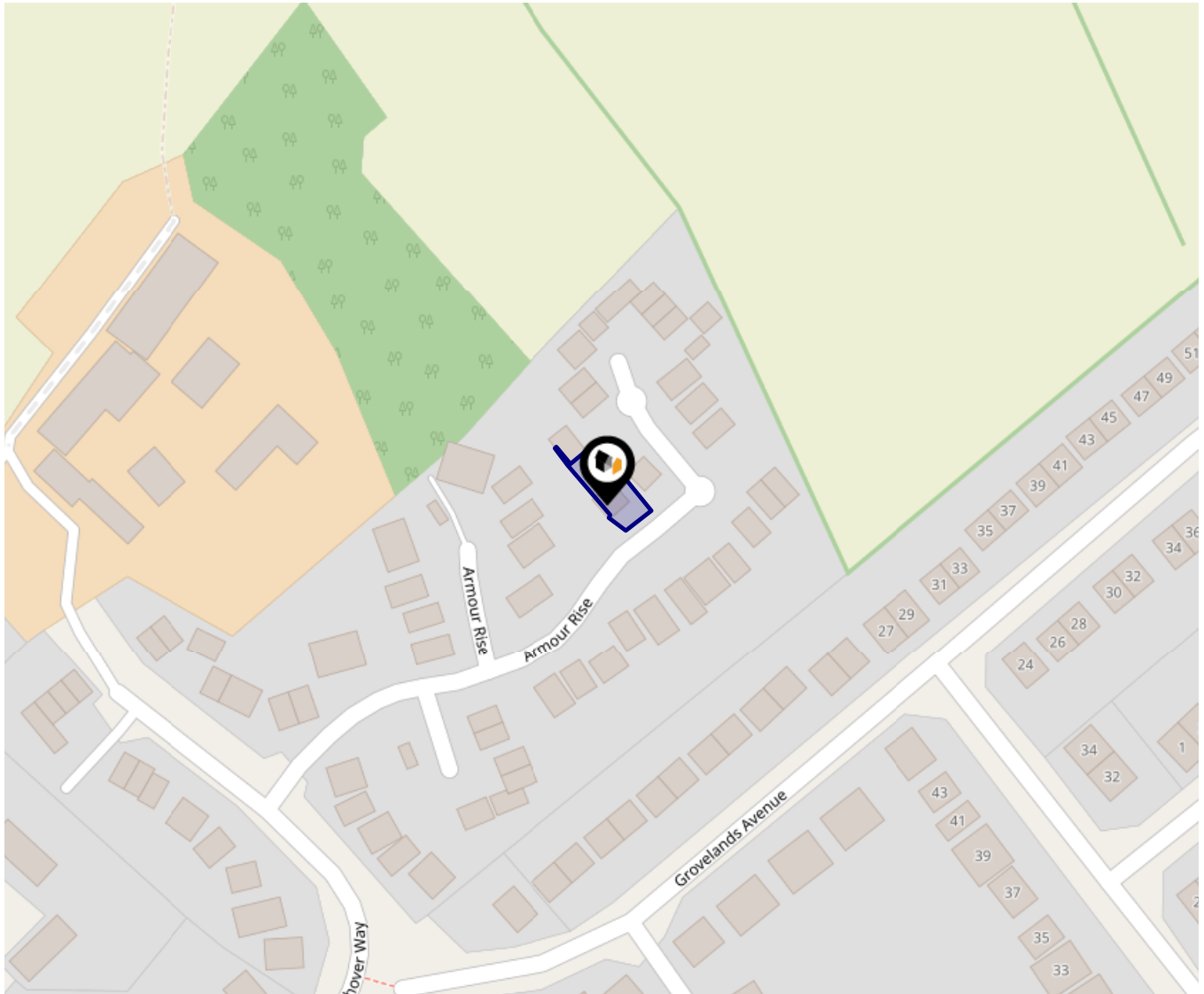
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Highover Way	0.14 miles
2	East Close	0.2 miles
3	High Dane	0.17 miles
4	Orchard Road	0.27 miles
5	Sturgeon's Way	0.23 miles



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

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

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

Country Properties

Data Quality

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



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