

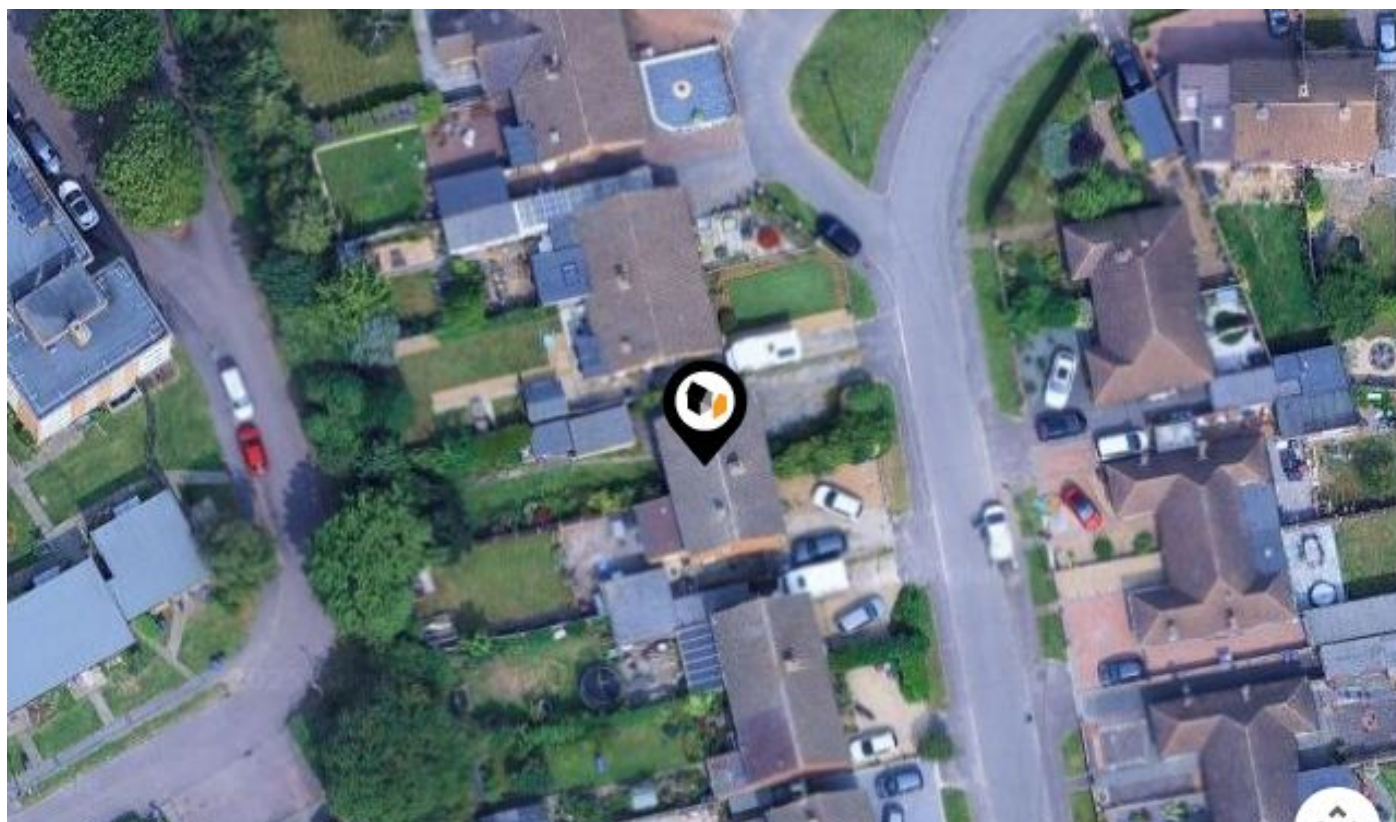


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 27th August 2025



WELLINGHAM AVENUE, 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: **18 Wellingham Avenue Hitchin SG5 2UL**

Reference - 74/00117/1	
Decision:	Decided
Date:	28th January 1974
Description:	Double Garage and Widen Access

Reference - 74/00217/1	
Decision:	Decided
Date:	18th January 1974
Description:	Double garage and widening of access.

Reference - 24/00330/FPH	
Decision:	Decided
Date:	14th February 2024
Description:	Single storey side extension incorporating double garage

Planning records for: **28 Wellingham Avenue Hitchin SG5 2UL**

Reference - 13/00912/1HH	
Decision:	Decided
Date:	18th April 2013
Description:	Dormer windows in front and rear roofslopes to facilitate conversion of loft to habitable accommodation together with side extension with velux window in front roofslope to provide first floor accommodation.

Planning records for: **30 Wellingham Avenue Hitchin SG5 2UL**

Reference - 14/01345/1NCS	
Decision:	Decided
Date:	27th May 2014
Description:	Single storey rear extension with the following dimensions: Length (measured from rear wall of original house) - 3.5 metres. Maximum height - 2.4 metres Maximum height of the eaves - 2.4 metres

Planning records for: **33 Wellingham Avenue Hitchin SG5 2UL**

Reference - 11/00530/1HH	
Decision:	Decided
Date:	02nd March 2011
Description:	Single storey front porch extension

Reference - 90/00686/1	
Decision:	Decided
Date:	09th May 1990
Description:	Dormer window to front elevation

Reference - 85/01587/1	
Decision:	Decided
Date:	23rd October 1985
Description:	Section 53 determination - Replacement pitched roof to detached garage.

Planning records for: **35 Wellingham Avenue Hitchin Hertfordshire SG5 2UL**

Reference - 00/01063/1HH	
Decision:	Decided
Date:	17th July 2000
Description:	Front dormer window

Planning records for: **38 Wellingham Avenue Hitchin SG5 2UL**

Reference - 15/03185/1HH	
Decision:	Decided
Date:	13th January 2016
Description:	Single storey rear extension after demolition of existing conservatory

Planning records for: **39 Wellingham Avenue Hitchin SG5 2UL**

Reference - 86/01833/1	
Decision:	Decided
Date:	10th November 1986
Description:	Section 53 determination - Erection of single storey rear extension.

Reference - 91/00169/1	
Decision:	Decided
Date:	11th February 1991
Description:	First floor rear extension

Planning records for: **40 Wellingham Avenue Hitchin Hertfordshire SG5 2UL**

Reference - 21/01298/FPH	
Decision:	Decided
Date:	21st April 2021
Description:	Single storey rear extension

Planning records for: **44 Wellingham Avenue Hitchin SG5 2UL**

Reference - 14/00767/1NCS	
Decision:	Decided
Date:	24th March 2014
Description:	Single storey rear extension with the following dimensions: Length (measured from rear wall of original house): 4.075m Maximum height: 2.83m Maximum height of the eaves: 2.29m

Reference - 89/00069/1	
Decision:	Decided
Date:	16th January 1989
Description:	Single storey side extension

Planning records for: **47 Wellingham Avenue Hitchin SG5 2UL**

Reference - 91/01457/1	
Decision:	Decided
Date:	18th December 1991
Description:	Single storey side extension. (Amended plan recieved 31.1.92)

Planning records for: **47 Wellingham Avenue Hitchin SG5 2UL**

Reference - 04/00762/1HH	
Decision:	Decided
Date:	12th May 2004
Description:	Two storey rear extension. Insertion of roof lights to front and rear roof slope to create bedroom.

Planning records for: **51 Wellingham Avenue Hitchin SG5 2UL**

Reference - 12/01550/1HH	
Decision:	Decided
Date:	05th July 2012
Description:	Single storey front extension

Reference - 06/00781/1HH	
Decision:	Decided
Date:	10th May 2006
Description:	Single storey front extension incorporating canopy over side access.

Planning records for: **53 Wellingham Avenue Hitchin SG5 2UL**

Reference - 15/02253/1HH	
Decision:	Decided
Date:	27th August 2015
Description:	Two storey side and part two storey, part single storey rear extension following demolition of existing garage (as amended by plans received 14/10/15).

Planning records for: **57 Wellingham Avenue Hitchin SG5 2UL**

Reference - 81/01793/1	
Decision:	Decided
Date:	14th December 1981
Description:	Erection of single storey rear extension.

Reference - 91/00221/1	
Decision:	Decided
Date:	25th February 1991
Description:	Retention of replacement of flat roof to existing rear extension with pitched roof

Reference - 78/01576/1	
Decision:	Decided
Date:	10th October 1978
Description:	Erection of two storey side extension

Planning records for: **67 Wellingham Avenue Hitchin SG5 2UL**

Reference - 15/01998/1NCS	
Decision:	Decided
Date:	23rd July 2015
Description:	Single storey rear extension (following removal of existing conservatory) with the following dimension: Length (measured from rear wall of original house) - 3.75 metres.

Planning records for: **67 Wellingham Avenue Hitchin SG5 2UL**

Reference - 15/01903/1PUD	
Decision:	Decided
Date:	14th July 2015
Description:	Single storey rear extension following demolition of existing conservatory

Planning records for: **71 Wellingham Avenue Hitchin SG5 2UL**

Reference - 92/00304/1	
Decision:	Decided
Date:	16th March 1992
Description:	Single storey rear extension to existing garage.

Building Safety

No building safety aspects to report

Accessibility / Adaptations

None specified

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 - mains

Gas Supply

YES - mains

Central Heating

YES - GCH

Water Supply

YES - mains

Drainage

YES - mains

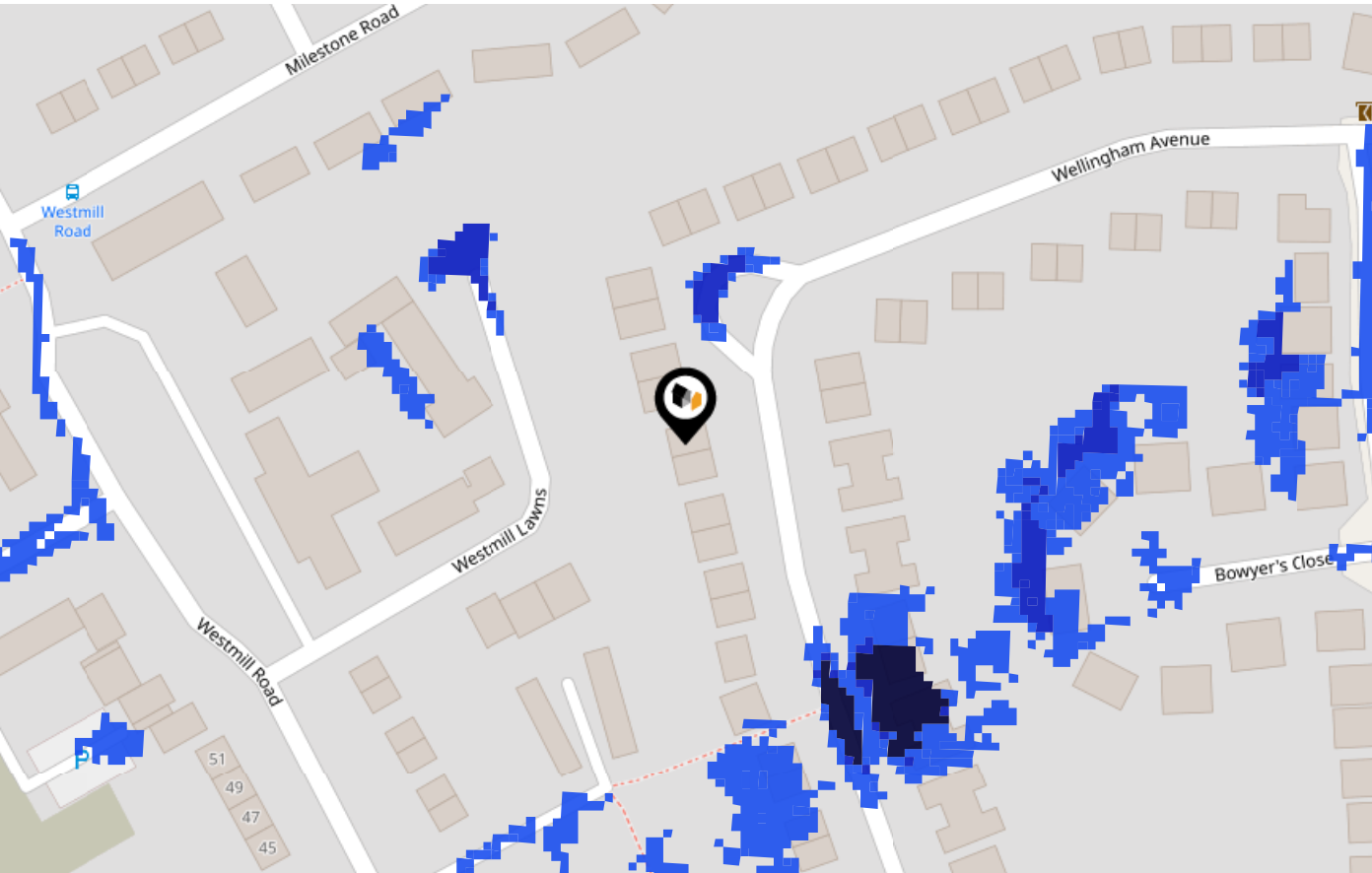
Important - Please read

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.

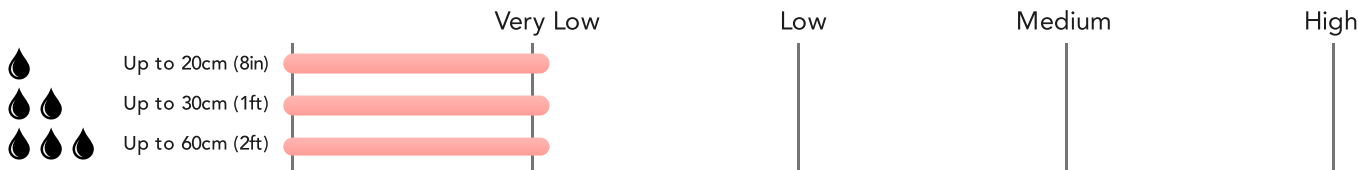


Risk Rating: **Very low**

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.

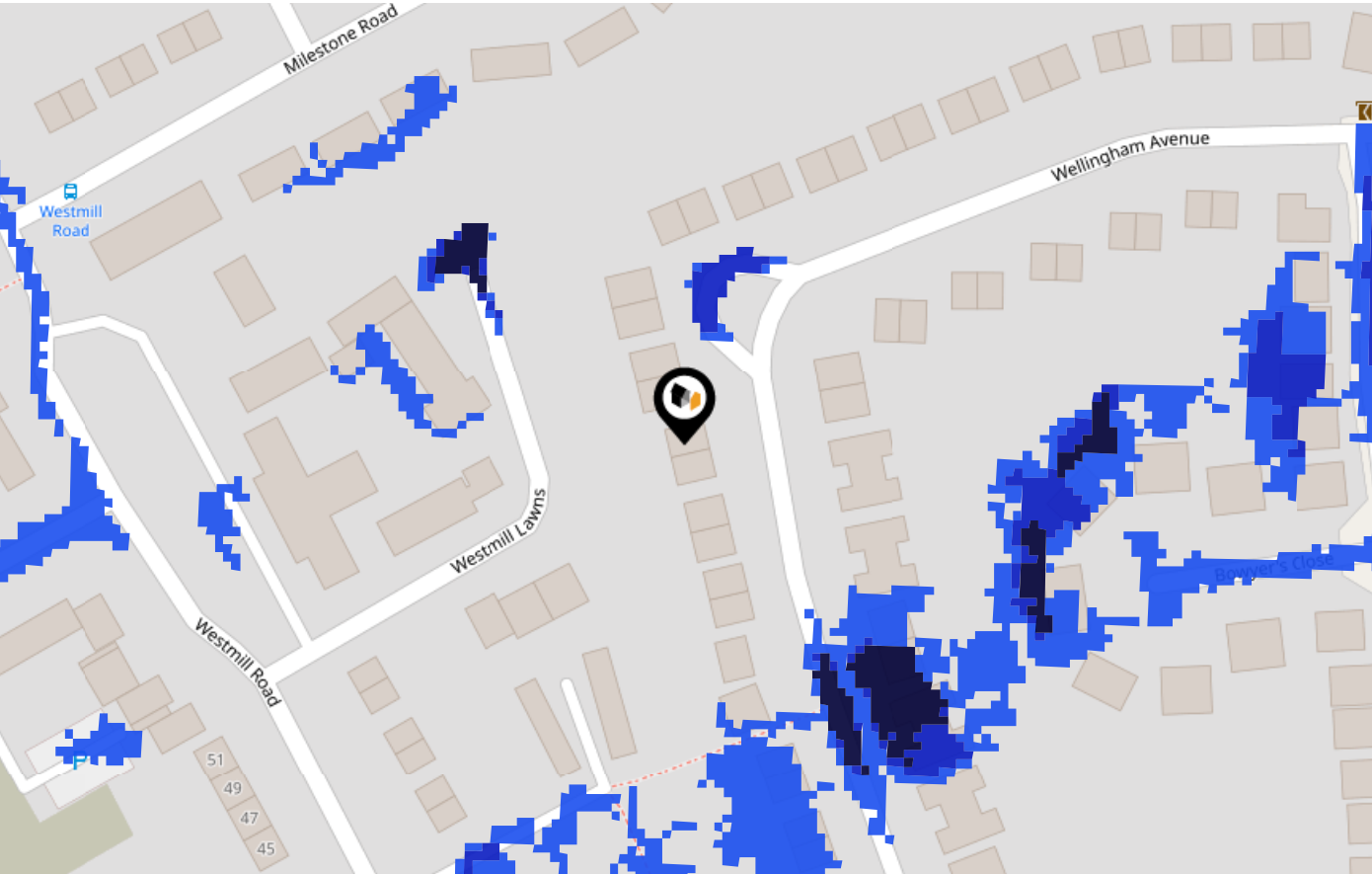
Chance of flooding to the following depths at this property:



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.

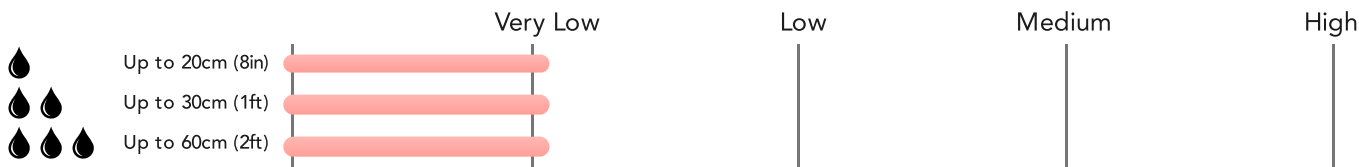


Risk Rating: **Very low**

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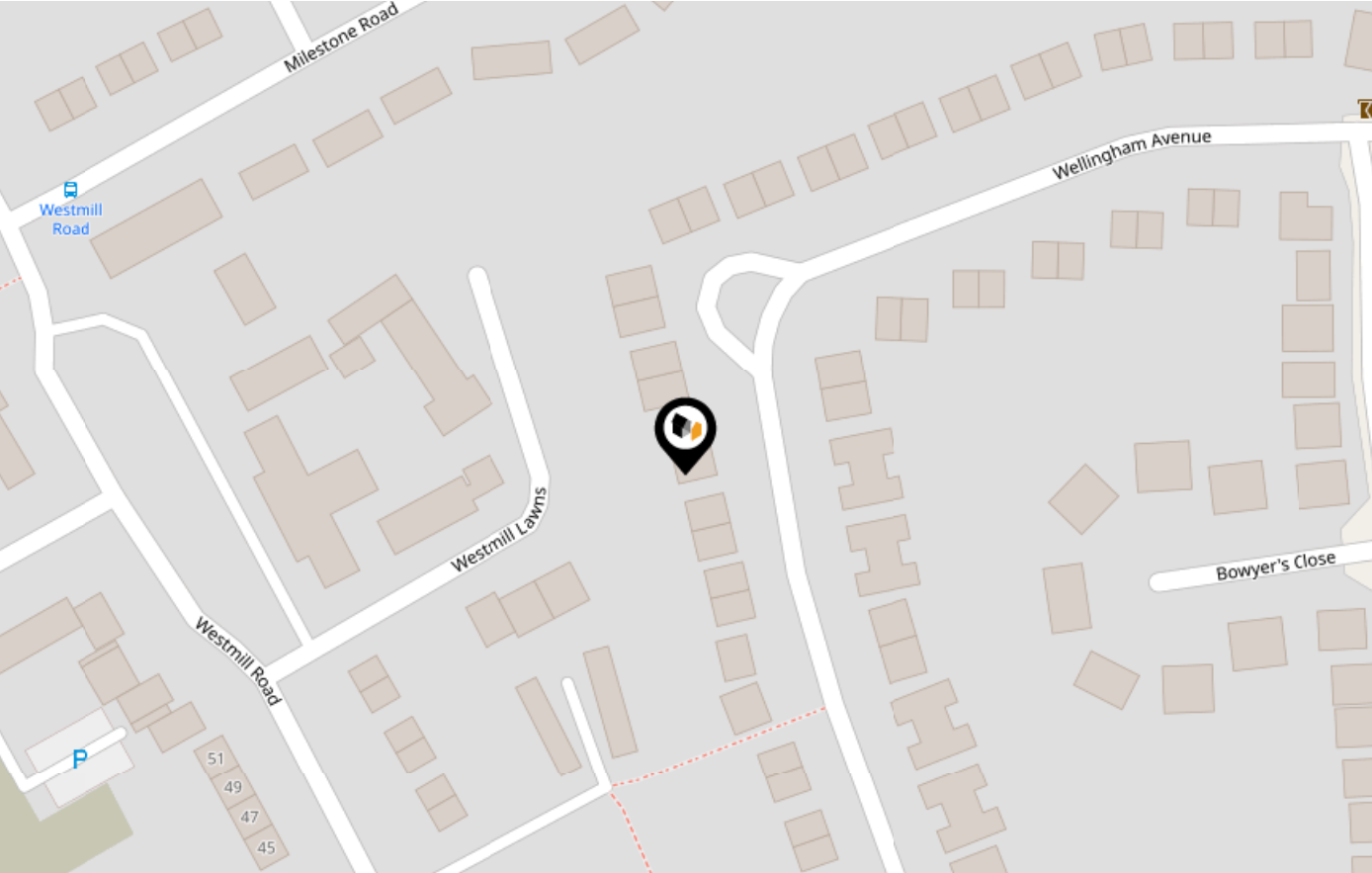
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

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

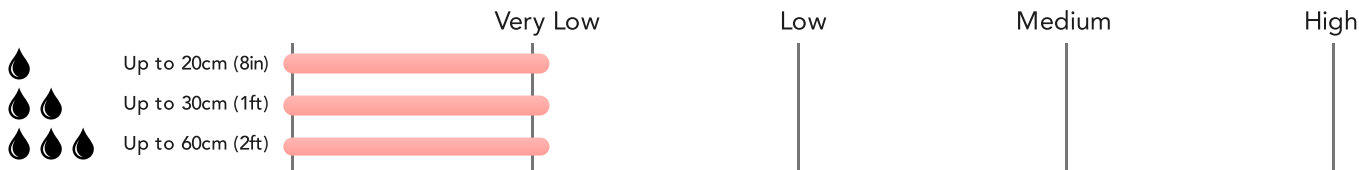


Risk Rating: **Very low**

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

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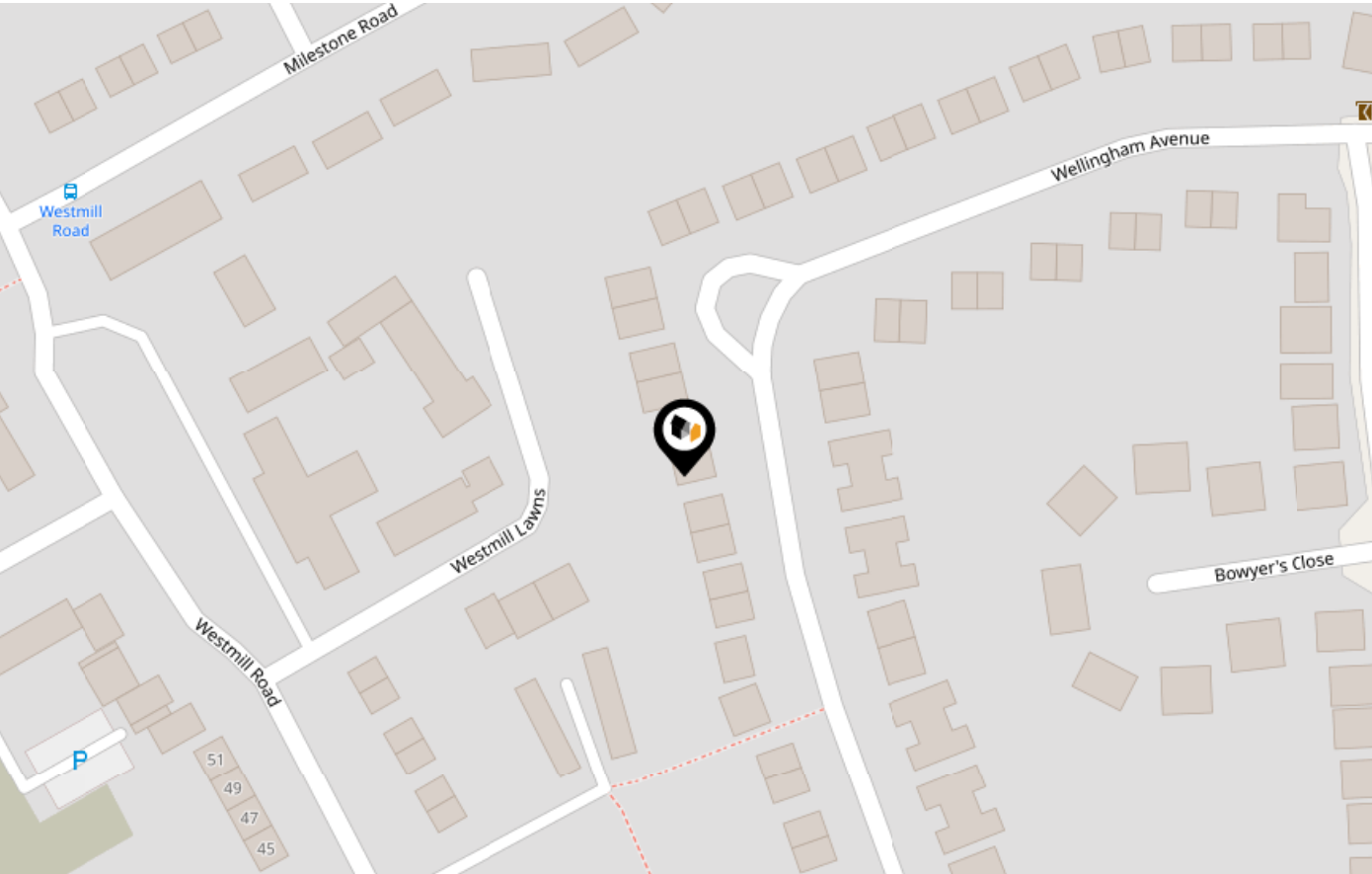
Chance of flooding to the following depths at this property:



Flood Risk





Rivers & Seas - Climate Change

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



Risk Rating: Very low

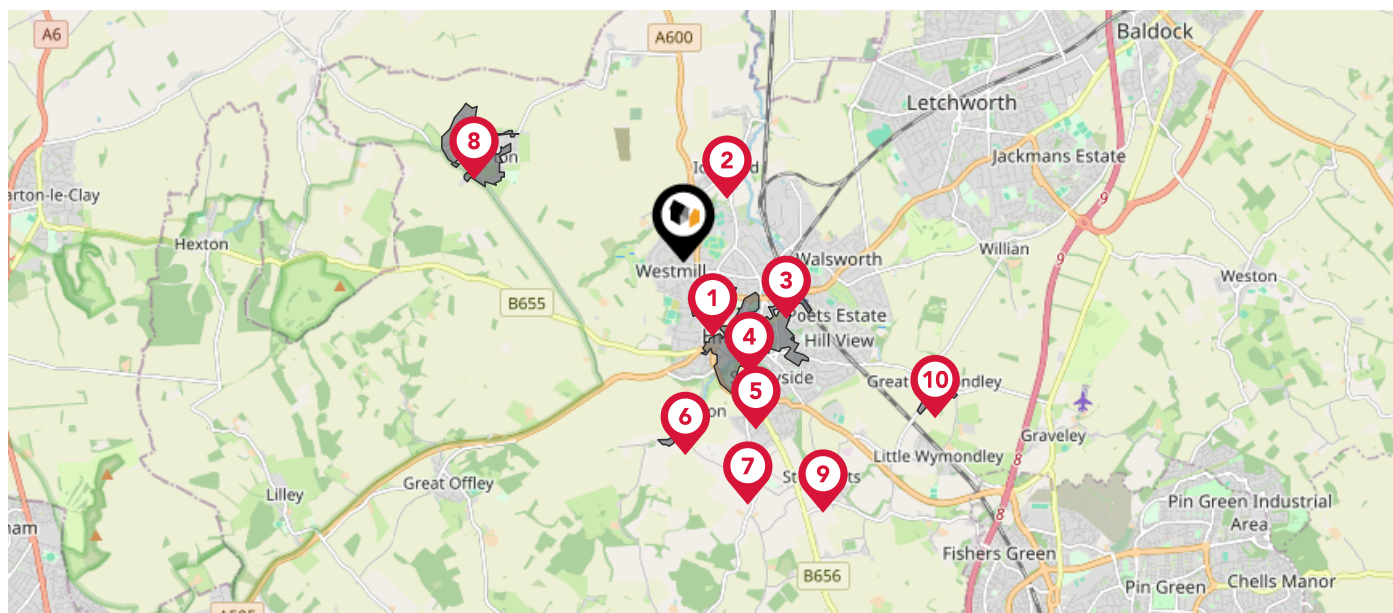
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



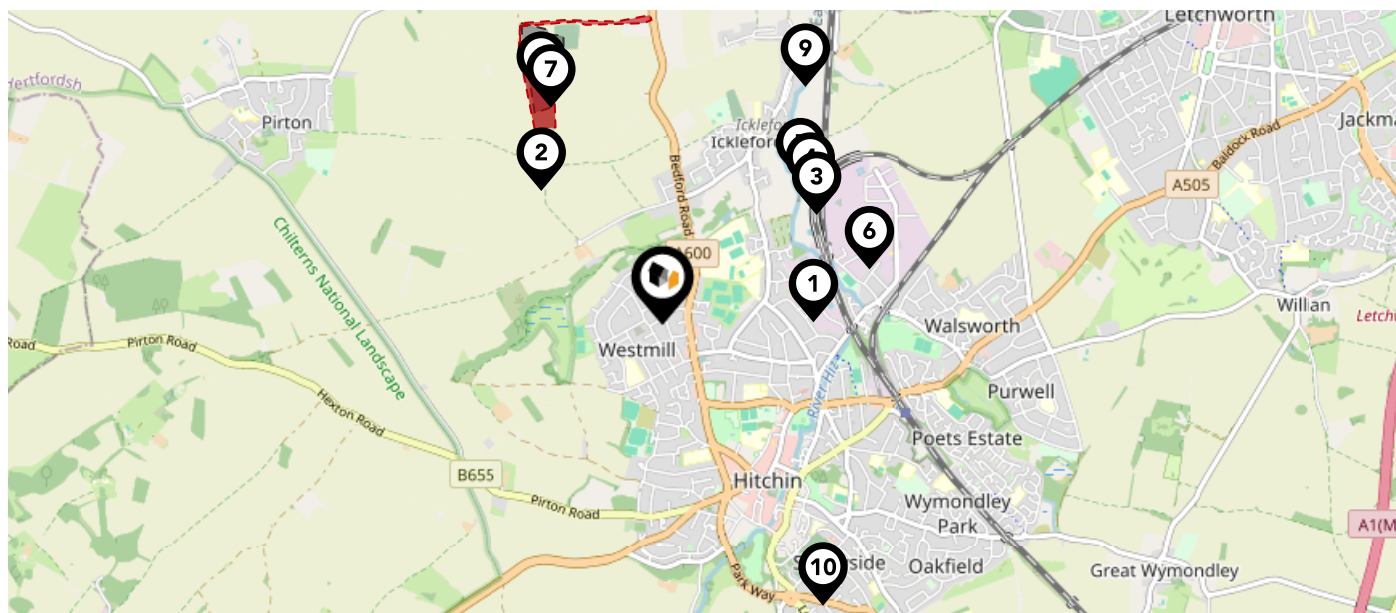
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

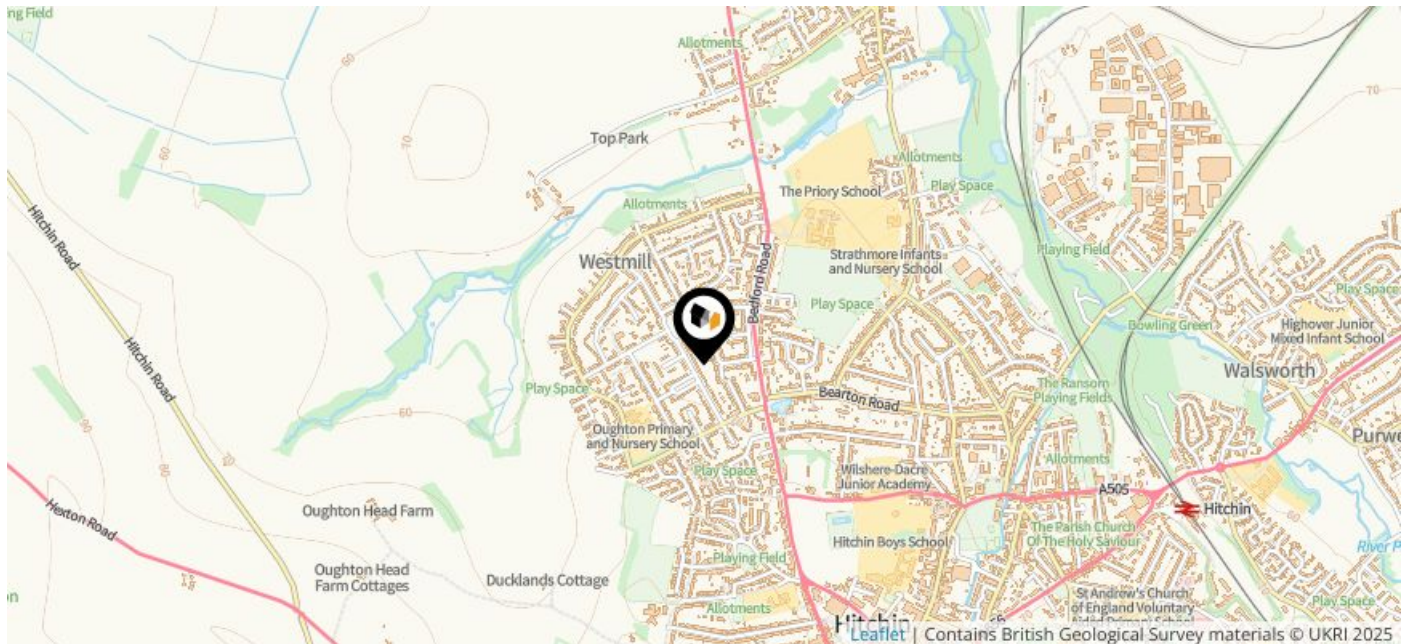
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill	
2	Hambridge Way-Pirton	Historic Landfill	
3	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	Wallace Way-Hitchin, Hertfordshire	Historic Landfill	
7	No name provided by source	Active Landfill	
8	Pit At Holwell-Hitchin, Hertfordshire	Historic Landfill	
9	Lower Green-Ickleford, Hitchin, Surrey	Historic Landfill	
10	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



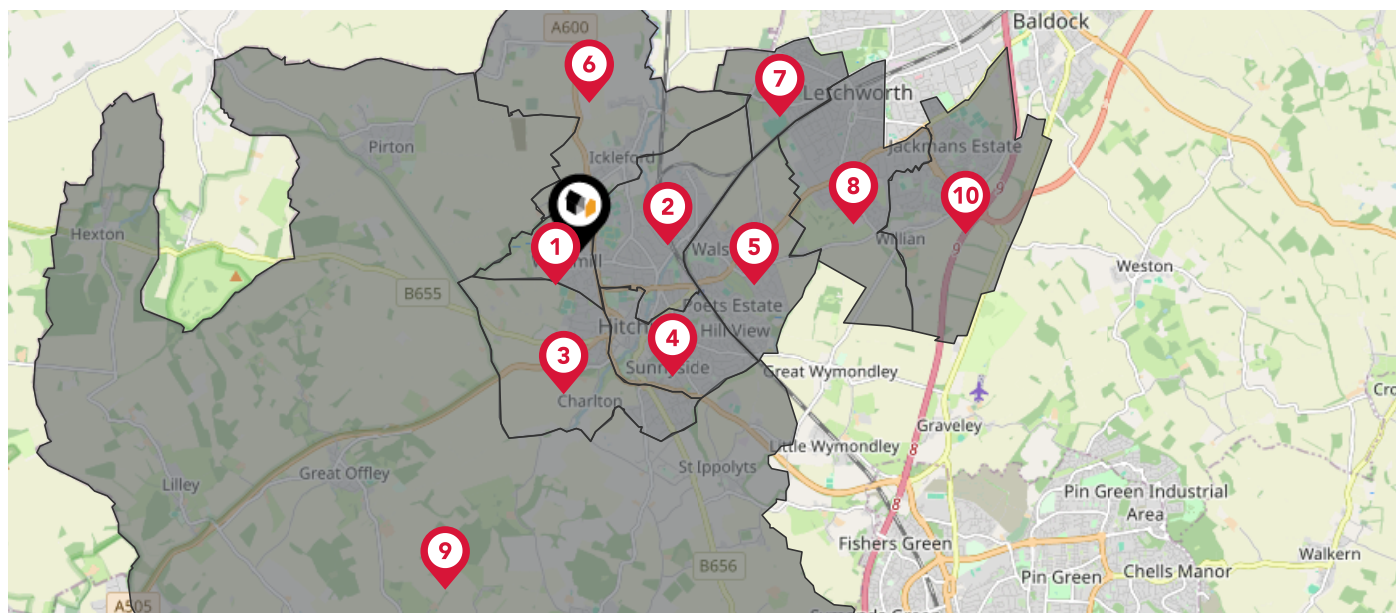
Mine Entry

- ✕ 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

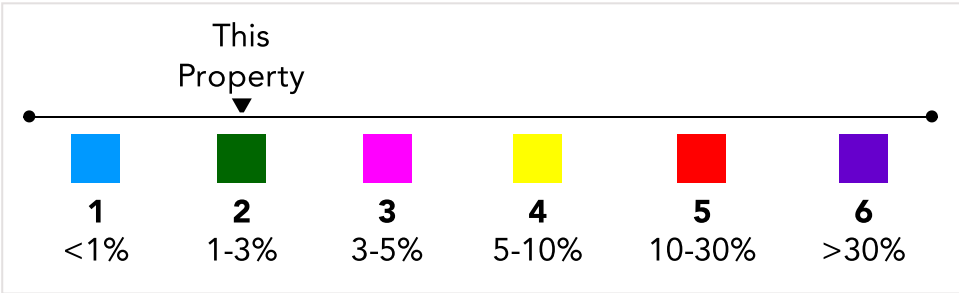
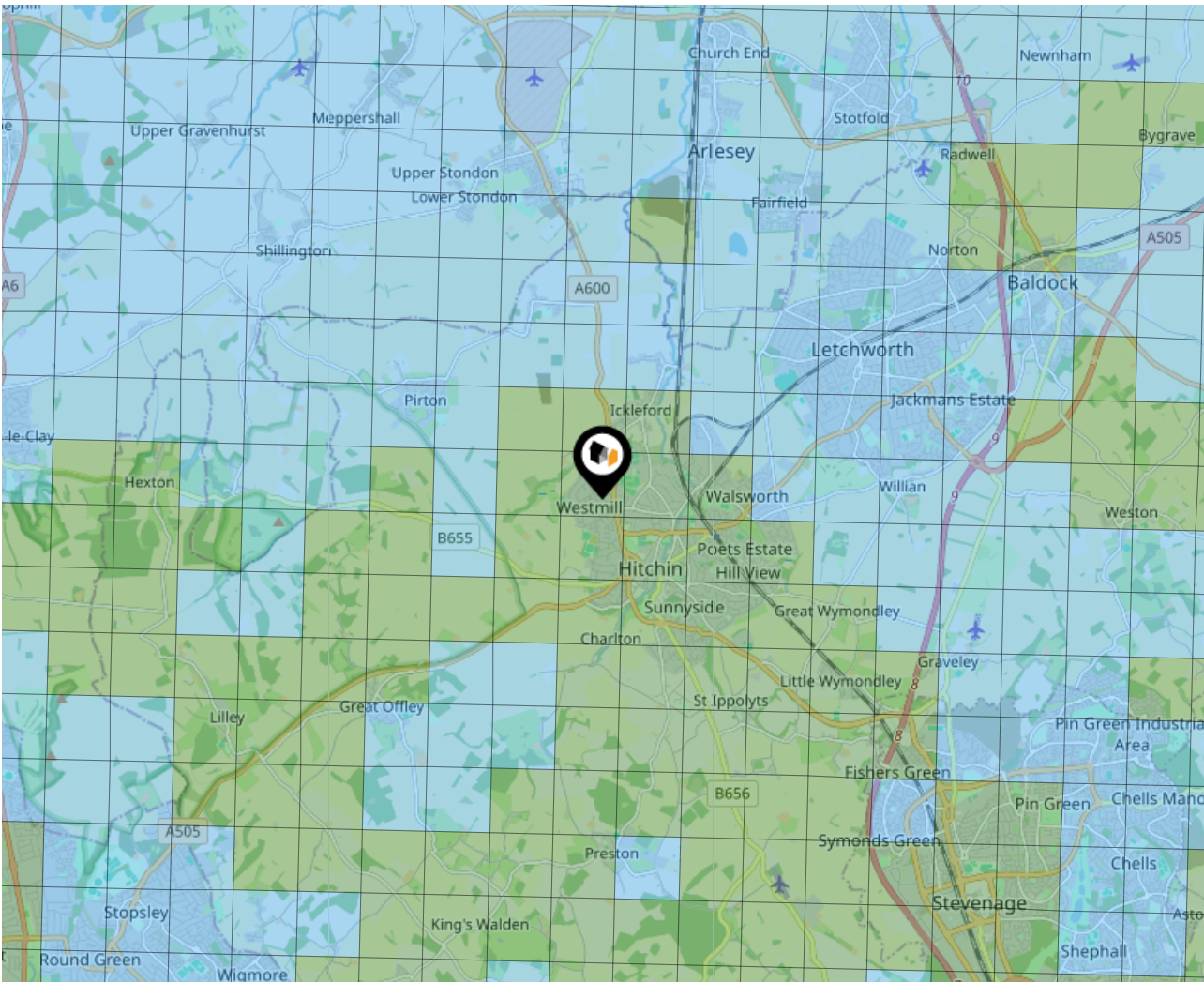


Nearby Council Wards

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

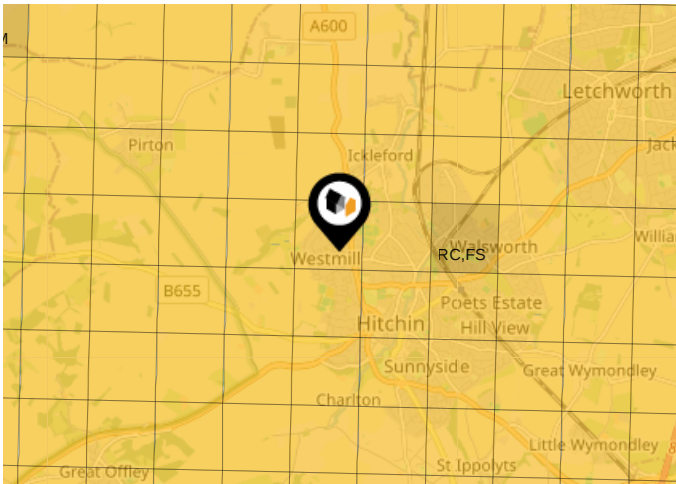
What is Radon?

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

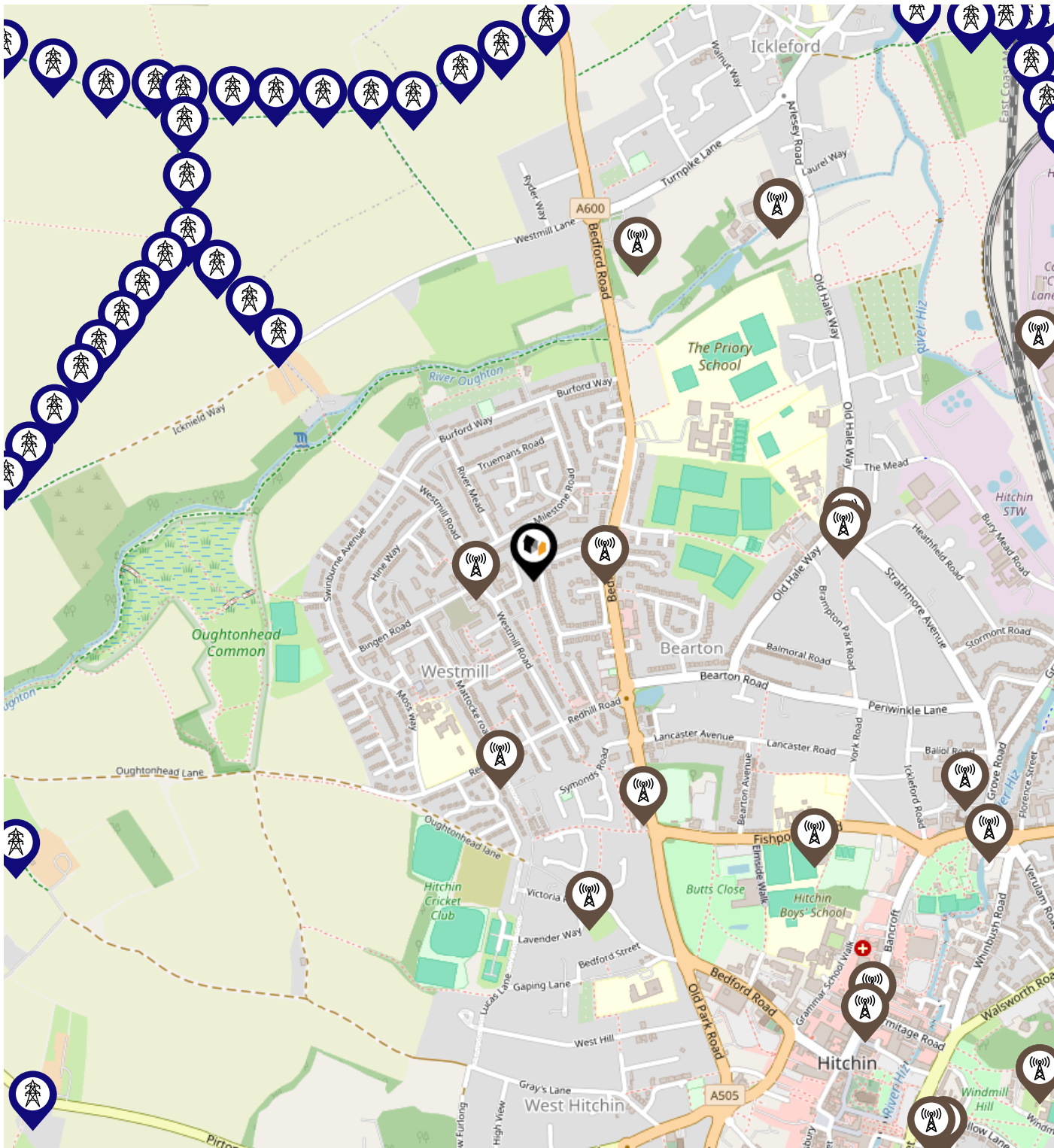


Primary Classifications (Most Common Clay Types)



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

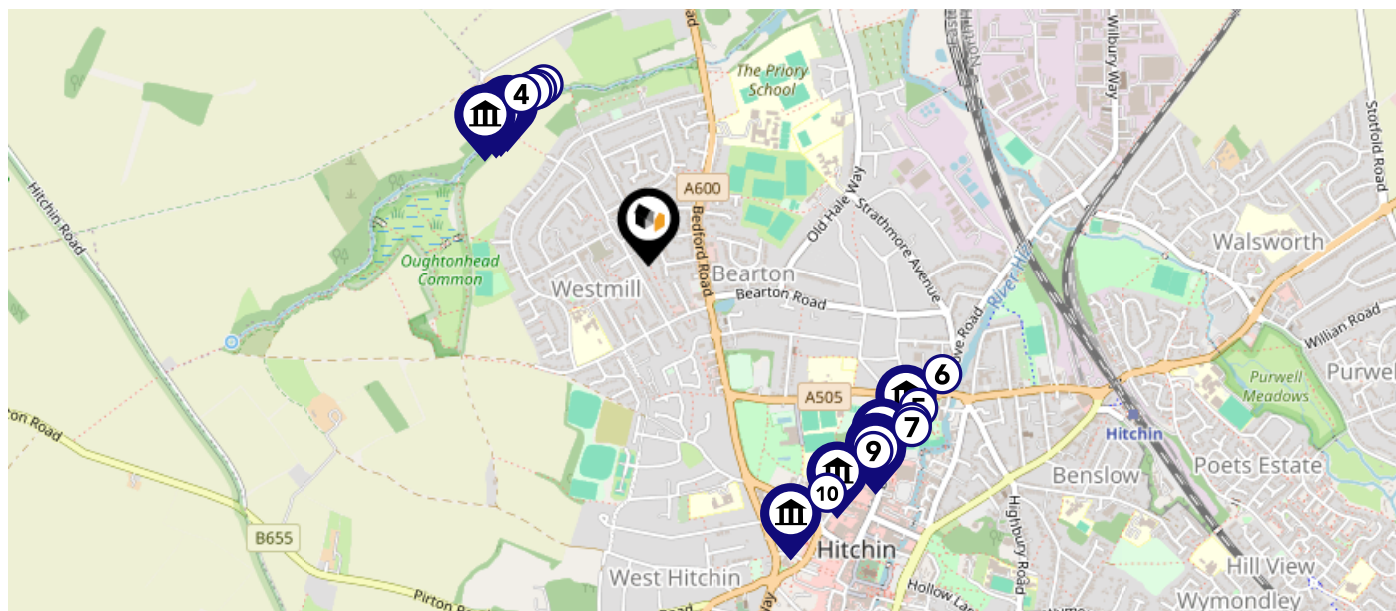
Masts & Pylons













Key:

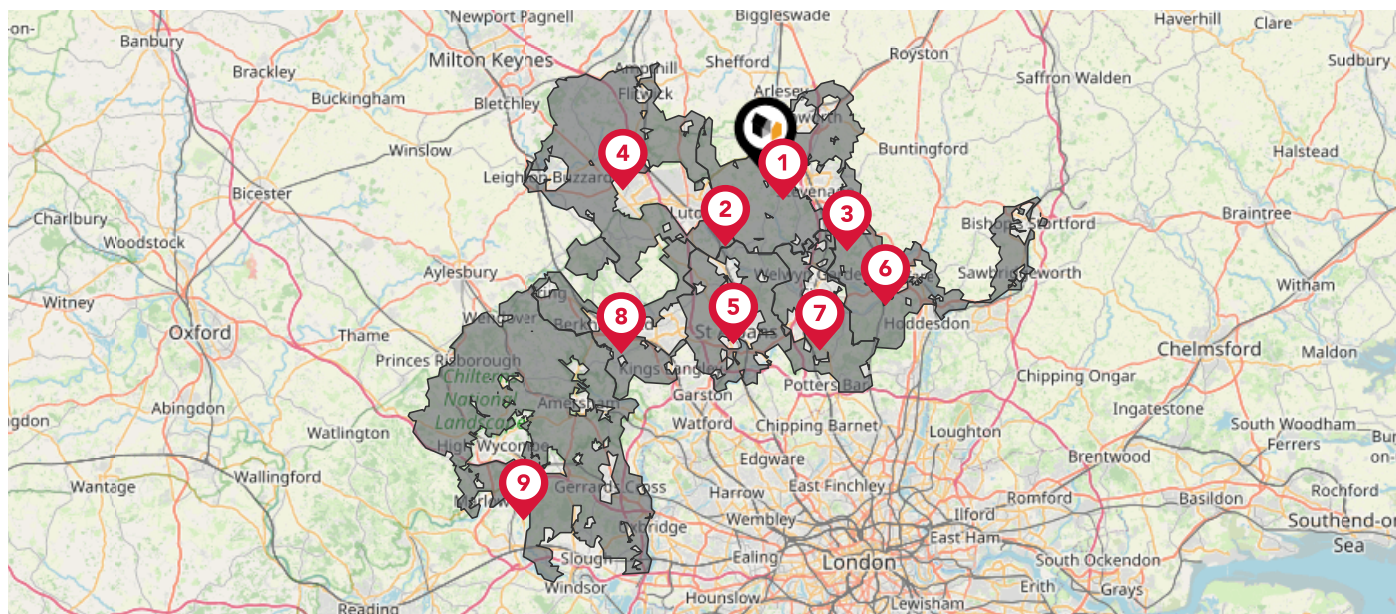
-  Power Pylons
-  Communication Masts

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
	1103235 - Large Barn To North East Of Coach House At Old Westmill Farm	Grade II	0.4 miles
	1295708 - Coach House At Old Westmill Farm	Grade II	0.4 miles
	1347060 - Old Westmill Farmhouse	Grade II	0.4 miles
	1103234 - Stable Block With Walls Of Walled Garden And Corner Gazebo, Attached On West, At Old Westmill Farm	Grade II	0.4 miles
	1347577 - 53, Bancroft	Grade II	0.7 miles
	1347594 - Frythe Cottages	Grade II	0.7 miles
	1102221 - 45, 46 And 46a, Bancroft	Grade II	0.7 miles
	1296455 - 47, Bancroft	Grade II	0.7 miles
	1102163 - Hitchin Boys Grammar School	Grade II	0.7 miles
	1102184 - Entrance Block At North Hertfordshire And South Bedfordshire Hospital	Grade II	0.7 miles

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



Nearby Green Belt Land



London Green Belt - North Hertfordshire



London Green Belt - Luton



London Green Belt - Stevenage



London Green Belt - Central Bedfordshire



London Green Belt - St Albans



London Green Belt - East Hertfordshire



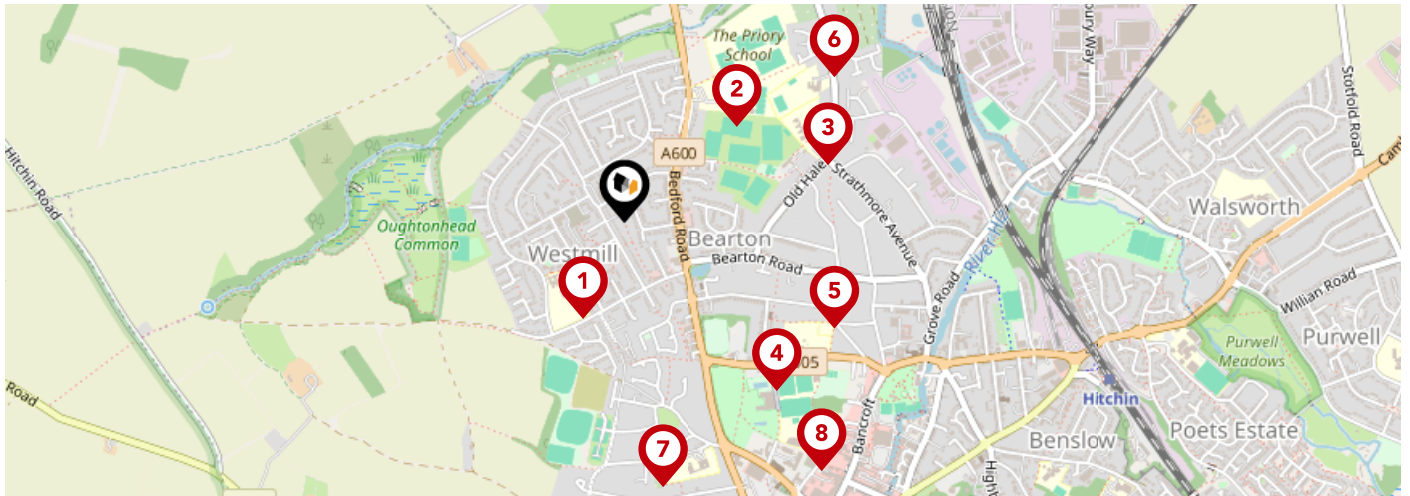
London Green Belt - Welwyn Hatfield



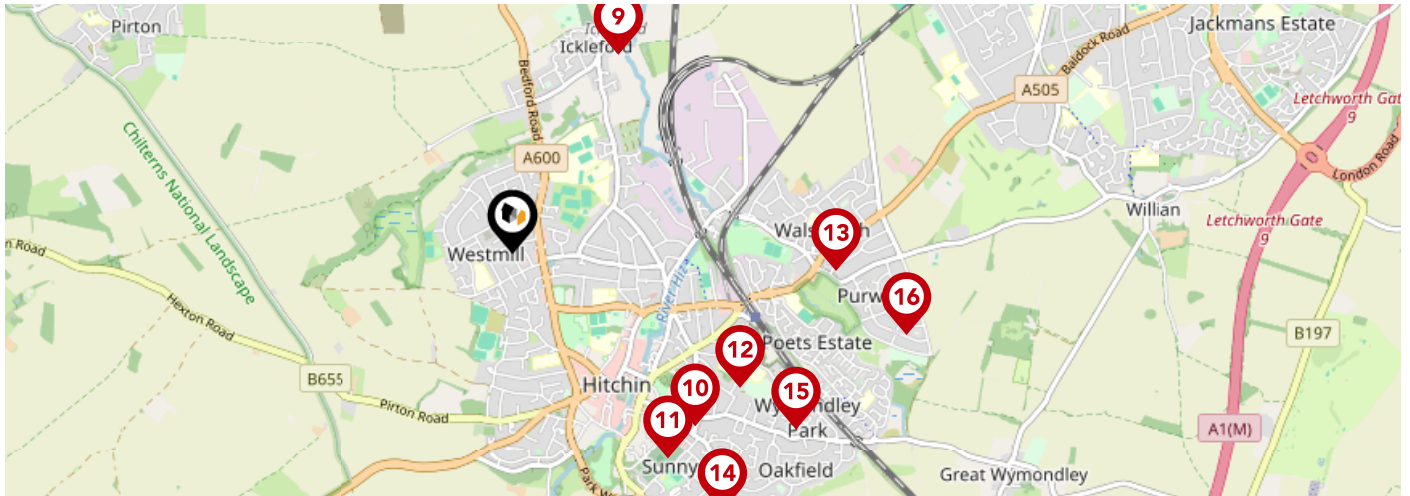
London Green Belt - Dacorum











London Green Belt - Buckinghamshire



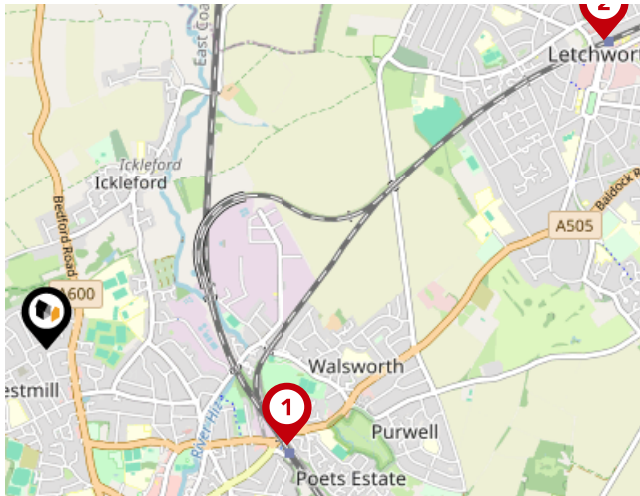
		Nursery	Primary	Secondary	College	Private
1	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.54	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Ickleford Primary School Ofsted Rating: Good Pupils: 210 Distance: 1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance: 1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance: 1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance: 1.21	<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: 1.48	<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: 1.52	<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: 1.53	<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: 1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

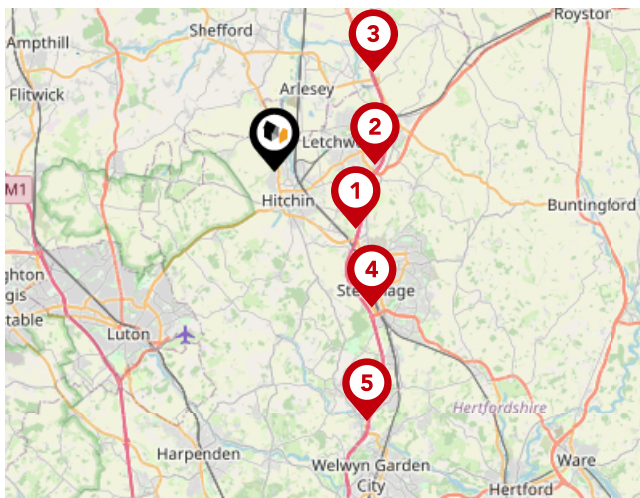
Area

Transport (National)



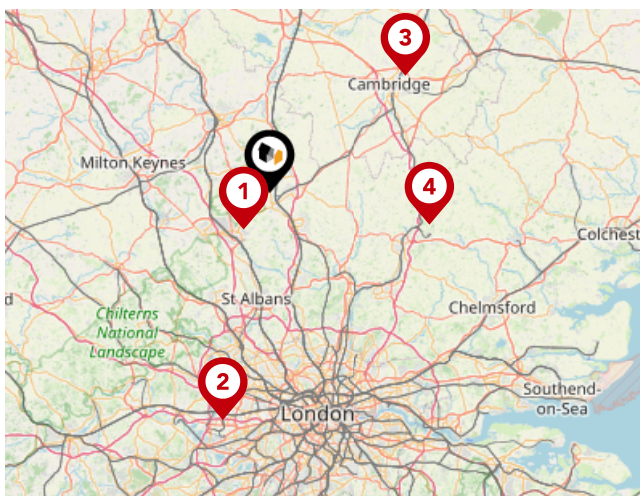
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	1.18 miles
2	Letchworth Rail Station	2.91 miles
3	Letchworth Rail Station	2.92 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.64 miles
2	A1(M) J9	3.64 miles
3	A1(M) J10	5.13 miles
4	A1(M) J7	6.09 miles
5	A1(M) J6	9.72 miles

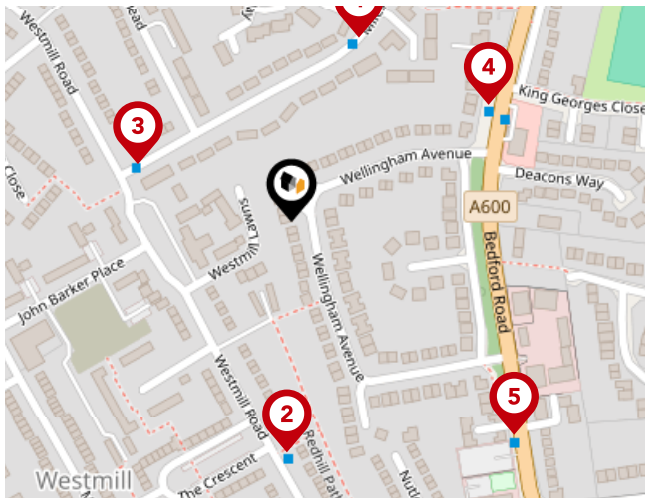


Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.68 miles
2	Heathrow Airport	34.27 miles
3	Cambridge	26.07 miles
4	Stansted Airport	23.92 miles

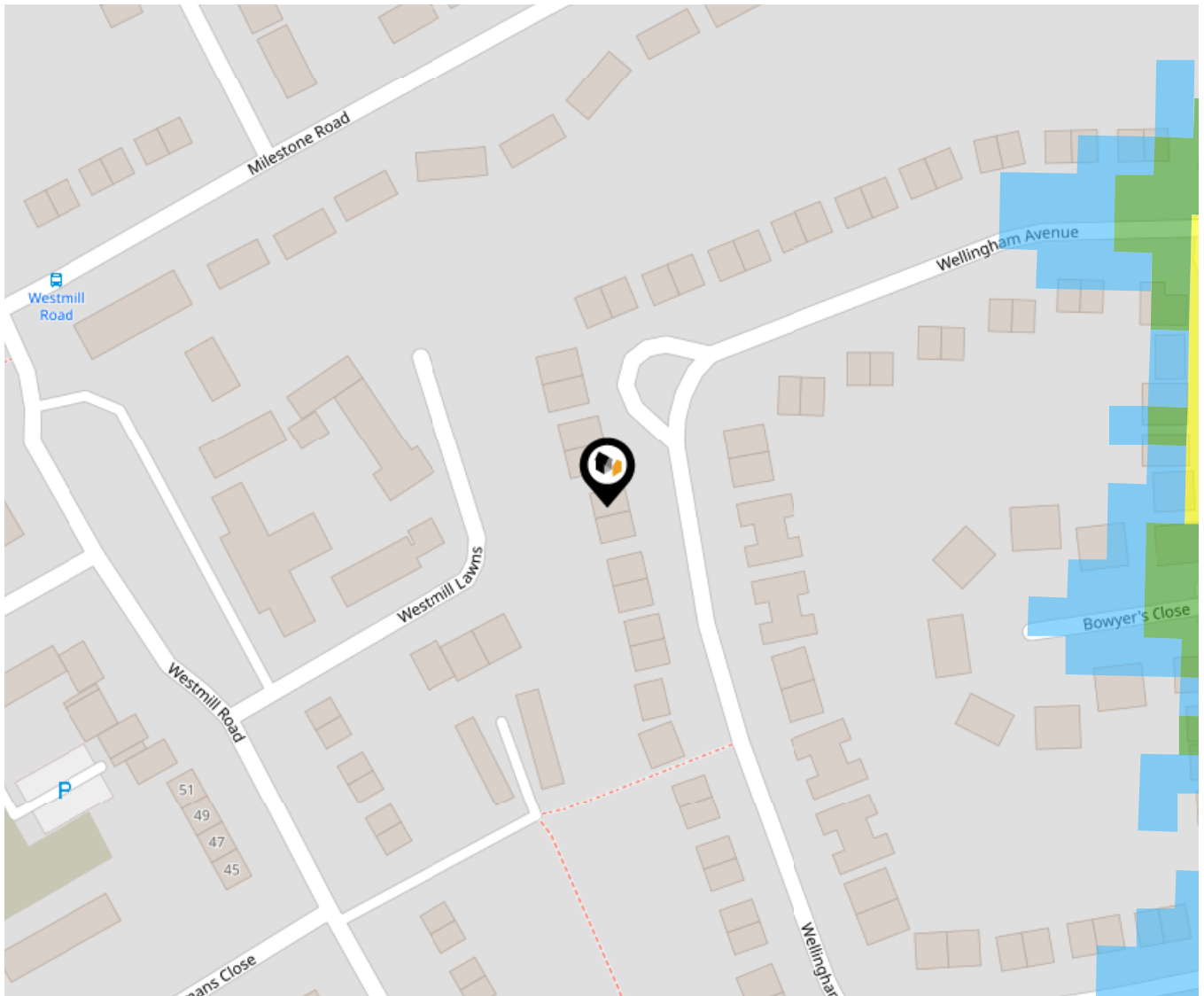
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Beechwood Close	0.11 miles
2	The Crescent	0.13 miles
3	Westmill Road	0.09 miles
4	Wellingham Avenue	0.13 miles
5	Angel's Reply PH	0.18 miles



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

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

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

Country Properties

Data Quality

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



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Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk

