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MIR: Material Info

The Material Information Affecting this Property
Tuesday 24th March 2026



LONDON ROAD, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

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www.country-properties.co.uk



Freehold Title Plan



HD172576

Leasehold Title Plan



HD349007

Start Date: 07/09/1996
End Date: 01/01/2987
Lease Term: 999 years from 1 January 1988
Term Remaining: 961 years

Planning records for: *Land At 2 London Road Hitchin Hertfordshire SG4 9EX*

Reference - 18/02020/DOC
Decision: Decided
Date: 18th July 2018
Description: Discharge of Condition 4: The following landscape details to be submitted shall be submitted prior to the commencement of the development (as attached to planning permission reference 17/02604/1 granted 19/12/2017)
Reference - 89/00781/1
Decision: Decided
Date: 15th May 1989
Description: single storey rear extension and conservatory
Reference - 18/01920/DOC
Decision: Decided
Date: 18th July 2018
Description: Discharge of Condition 3: Details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site. (as attached to planning permission reference 17/02604/1 granted 19/12/2017)
Reference - 94/00316/1TPO
Decision: Decided
Date: 22nd March 1994
Description: Pruning of Beech.

Planning records for: **Former Dower House Site London Road Hitchin SG4 9EX**

Reference - 87/01453/1	
Decision:	Decided
Date:	19th September 1987
Description:	Erection of three storey building to provide 9 two bedroom flats, provision of 14 parking spaces, widening of London Road vehicular access, closure of Stevenage Road access and ancillary works (Amended by plans recieved on 4/11/87 and 21/12/87)

Reference - 87/00656/1	
Decision:	Decided
Date:	28th April 1987
Description:	Erection of 10 terraced houses with 16 parking spaces, widening of London Road access and ancillary works

Reference - 21/02421/S73	
Decision:	Decided
Date:	12th August 2021
Description:	Section 73 Application: Variation of Condition 9 (Turning Space) of planning permission 17/02604/1 granted on 19 December 2017 for detached 4 bed dwelling together with associated parking following demolition of existing garage serving no. 2 London Road

Reference - 02/01200/1TPO	
Decision:	Decided
Date:	05th August 2002
Description:	Pruning of Copper Beech and 2 Lime Trees (as amplified by letter received 9th September 2002)

Planning records for: *Dower Court London Road Hitchin SG4 9EX*

Reference - 86/01063/1	
Decision:	Decided
Date:	02nd July 1986
Description:	Erection of 10 no terraced houses with associated car parking following demolition of existing houses

Reference - 03/00342/1TPO	
Decision:	Decided
Date:	27th February 2003
Description:	Prune and crown 1 Beech Tree. Prune, thin and crown 2 Lime Trees.

Reference - 19/01485/NMA	
Decision:	Decided
Date:	19th June 2019
Description:	Revised parapet wall heights, replacement door to utility room in lieu of window, and revised internal layout and additional trellis screen along boundary with No. 4 Coach Drive (as non material amendment to planning permission reference 17/02604/1 granted 19/12/2017)

Reference - 86/01848/1TPO	
Decision:	Decided
Date:	14th November 1986
Description:	Erection of 8 semi detached houses, 1 garage, 19 parking spaces & widening of existing vehicular access

Planning records for: *The Dower House London Road Hitchin SG4 9EX*

Reference - 85/01629/1	
Decision:	Decided
Date:	31st October 1985
Description:	Erection of three storey and single storey rear extensions together with alterations and conversion of dwelling into 5 flats, provision of 13 parking spaces, alterations to existing vehicular access. Outline application (design, external appearance and landscaping reserved) for erection of 5 dwellings.

Reference - 18/02021/DOC	
Decision:	Decided
Date:	18th July 2018
Description:	Discharge of Condition 6: Prior to the commencement of the development the developer shall carry out a noise assessment in accordance with relevant guidance and standards and a scheme for sound insulation and noise control measures shall be submitted for the Councils written approval. Once implemented the scheme of measures shall be maintained in accordance with the approved details. (as attached to planning permission reference 17/02604/1 granted 19/12/2017)

Reference - 17/02604/1	
Decision:	Decided
Date:	13th October 2017
Description:	Detached 4 bed dwelling together with associated parking following demolition of existing garage serving no. 2 London Road (as amended by drawing 15711-P01E received 28/11/2017 and drawing 15711-P02D received 01/12/2017).

Planning records for: *Montserrat 17 London Road Hitchin SG4 9EX*

Reference - 12/00167/1LB	
Decision:	Decided
Date:	24th January 2012
Description:	Form new internal doorway between existing kitchen and store to create new shower room/wc. Replace existing timber stud wall with blockwall, clad in timber. Replace existing double glazed timber kitchen windows with timber box sliding sash windows. Replace existing corrugated asbestos cement roof structure with slate roof incorporating one solar panel. Lead flashing capping to existing adjacent yard wall.

Planning records for: **2A London Road Hitchin Hertfordshire SG4 9EX**

Reference - 20/00894/S73	
Decision:	Decided
Date:	27th April 2020
Description:	Detached 4 bed dwelling together with associated parking following demolition of existing garage serving no. 2 London Road (as amended by drawing 15711-P01E received 28/11/2017 and drawing 15711-P02D received 01/12/2017).Variation of conditions 2 and 10 of planning permission 17/02604/1 granted 19.12.2017 by removing requirement for obscure glazing of first floor window.

Planning records for: **4 London Road Hitchin SG4 9EX**

Reference - 91/01075/1	
Decision:	Decided
Date:	09th September 1991
Description:	Single storey front and side extensions.

Planning records for: **Dower Court London Road (2) Hitchin SG4 9EX**

Reference - 09/01108/1TPO	
Decision:	Decided
Date:	11th June 2009
Description:	T1 Copper Beech tree - reduce back from building by 2.5 metres and reduction of remaining tree to balance T2 Lime tree - remove lowest limb growing towards Dower Court

Planning records for: **Land Adj To 9 Dower Court London Road Hitchin Hertfordshire SG4 9EX**

Reference - 25/02438/TPO	
Decision:	Decided
Date:	23rd September 2025
Description:	T1: Purple Beech - Crown reduction by approx 2m from branch tips, back to previous reduction points.

LONDON ROAD, HITCHIN, SG4

Energy rating

C

Valid until 28.10.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	73 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 10 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	02
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 8% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	85 m ²

Building Safety

No building safety aspects to report

Accessibility / Adaptations

Not suitable for wheelchair users

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Standard brick

Property Lease Information

LEASEHOLD:

We have been advised by the vendor that the remaining lease on the property is 961 years (from 1st January 2026)

There is an Annual Service Charge of £2,000

With a Peppercorn Ground Rent

Listed Building Information

Not listed

Stamp Duty

Not specified

Other

Not specified

Other

Not specified

Electricity Supply

YES - Mains

Gas Supply

YES - Mains

Central Heating

YES - GCH

Water Supply

YES - Mains

Drainage

YES - Mains

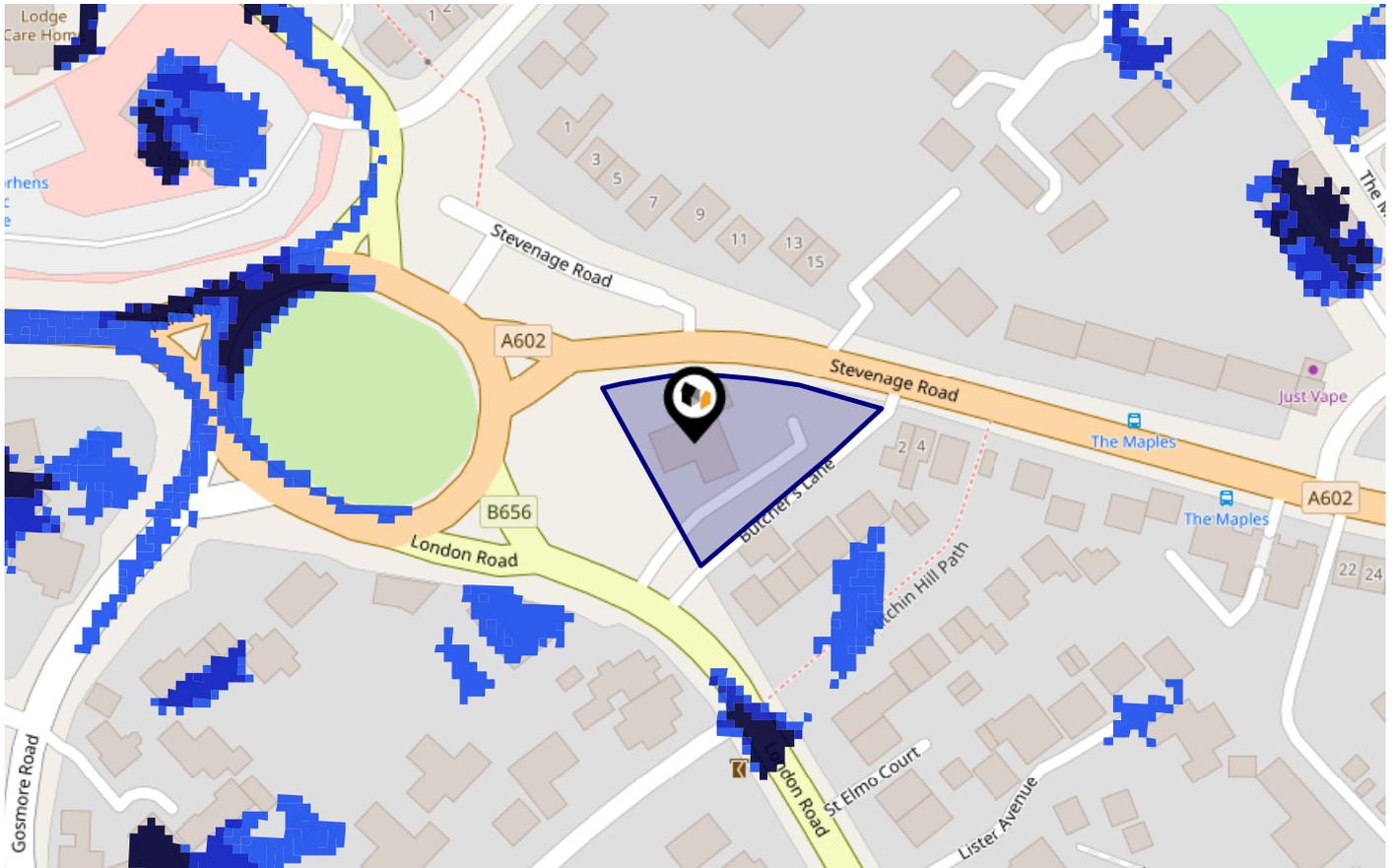
Important - Please read

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.

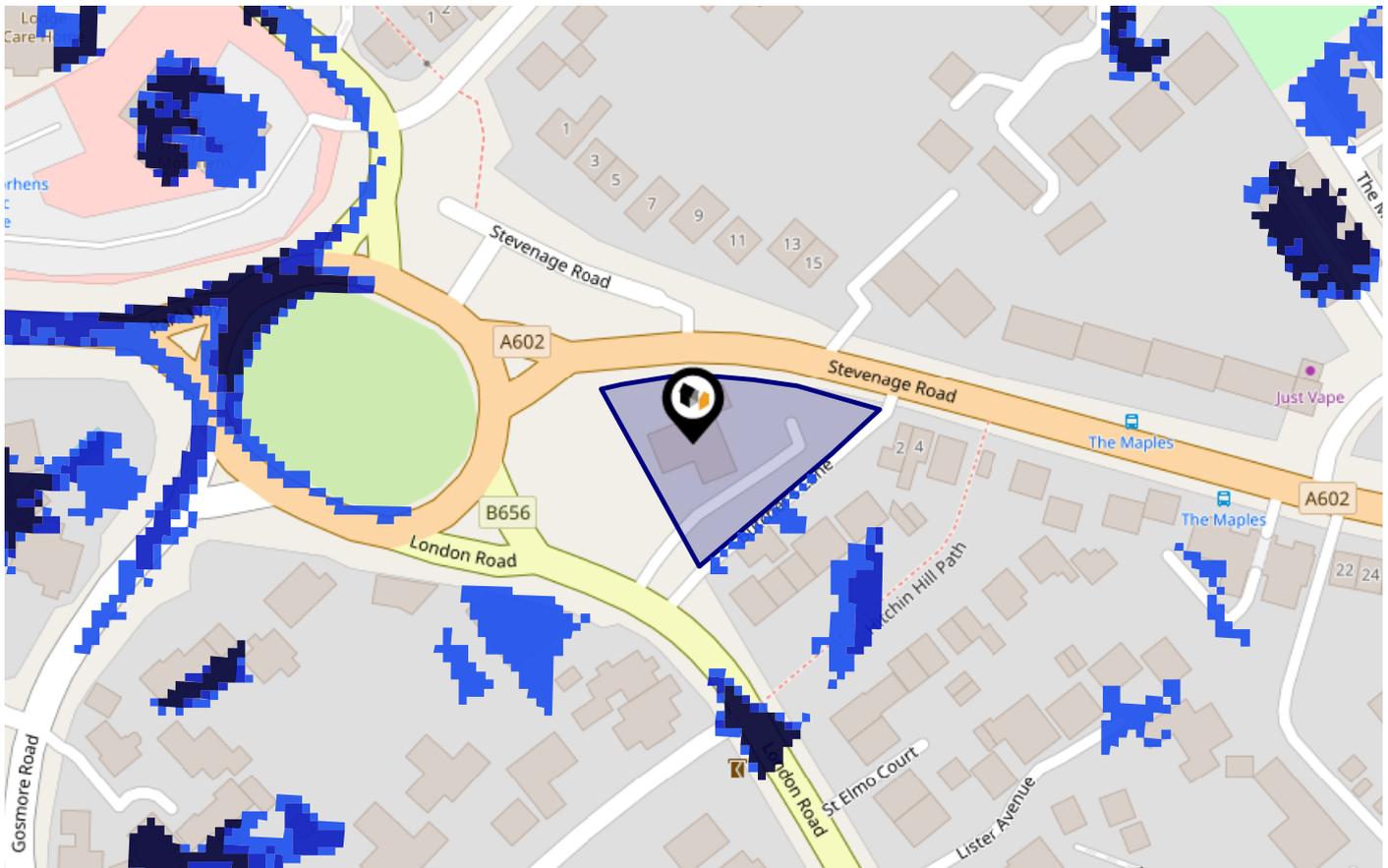
Chance of flooding to the following depths at this property:



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.

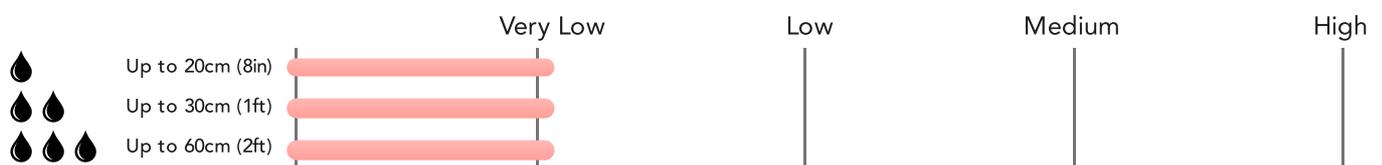


Risk Rating: **Very low**

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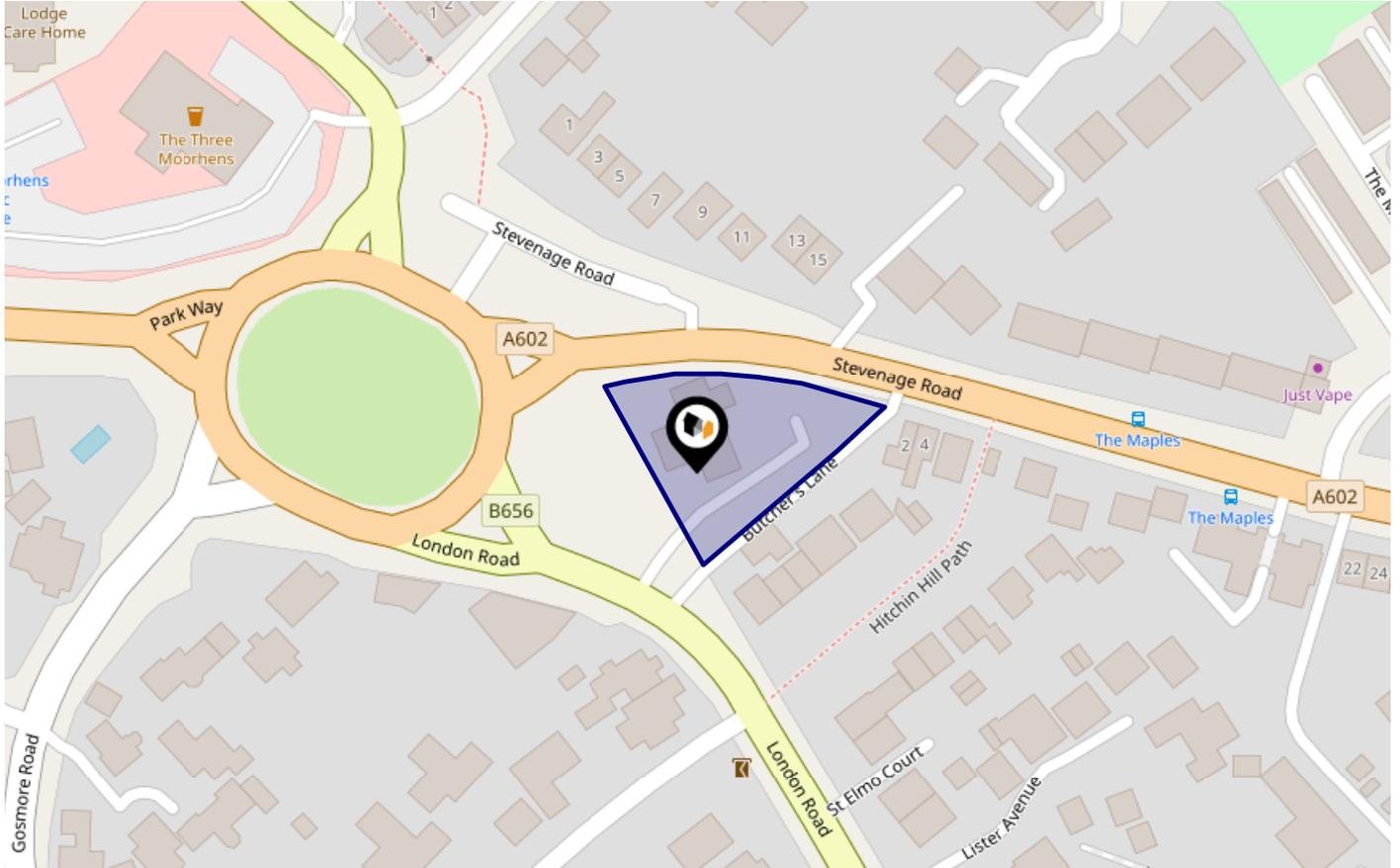
Chance of flooding to the following depths at this property:



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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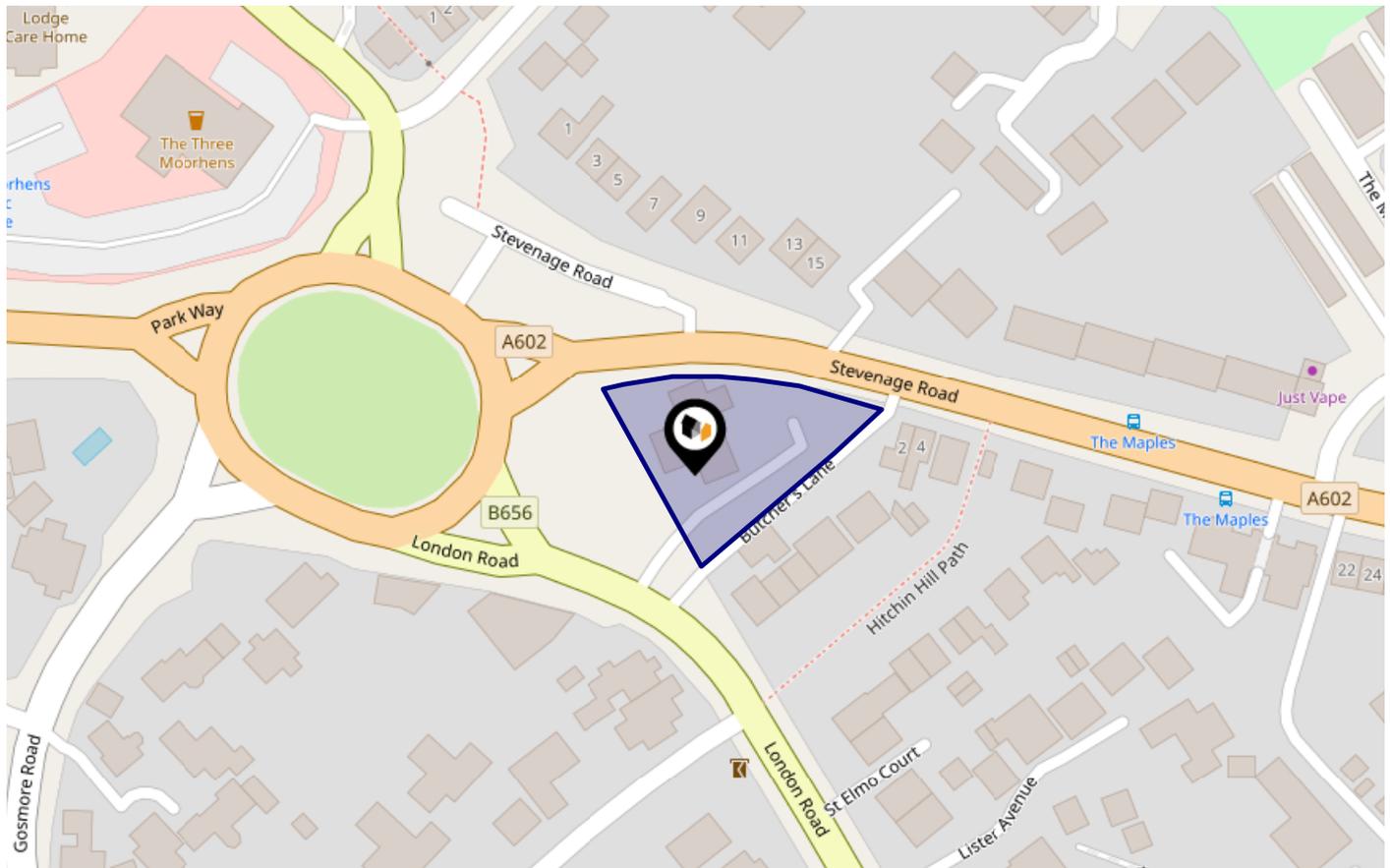
Chance of flooding to the following depths at this property:



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

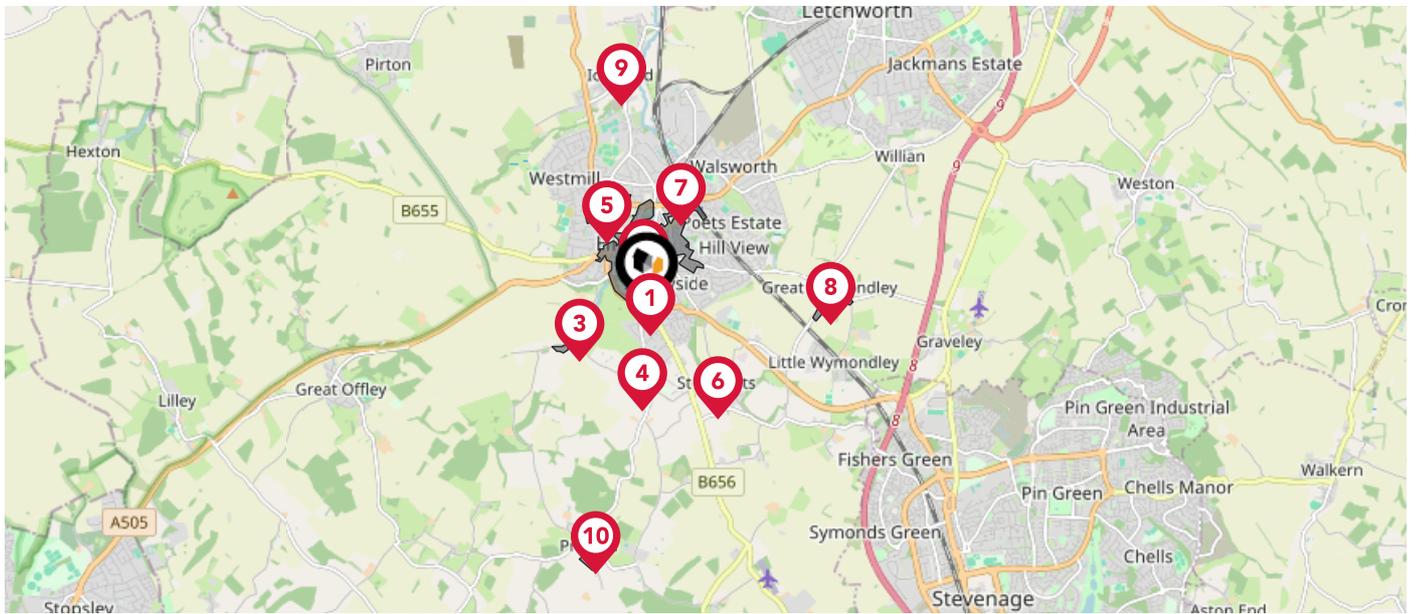
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Chance of flooding to the following depths at this property:



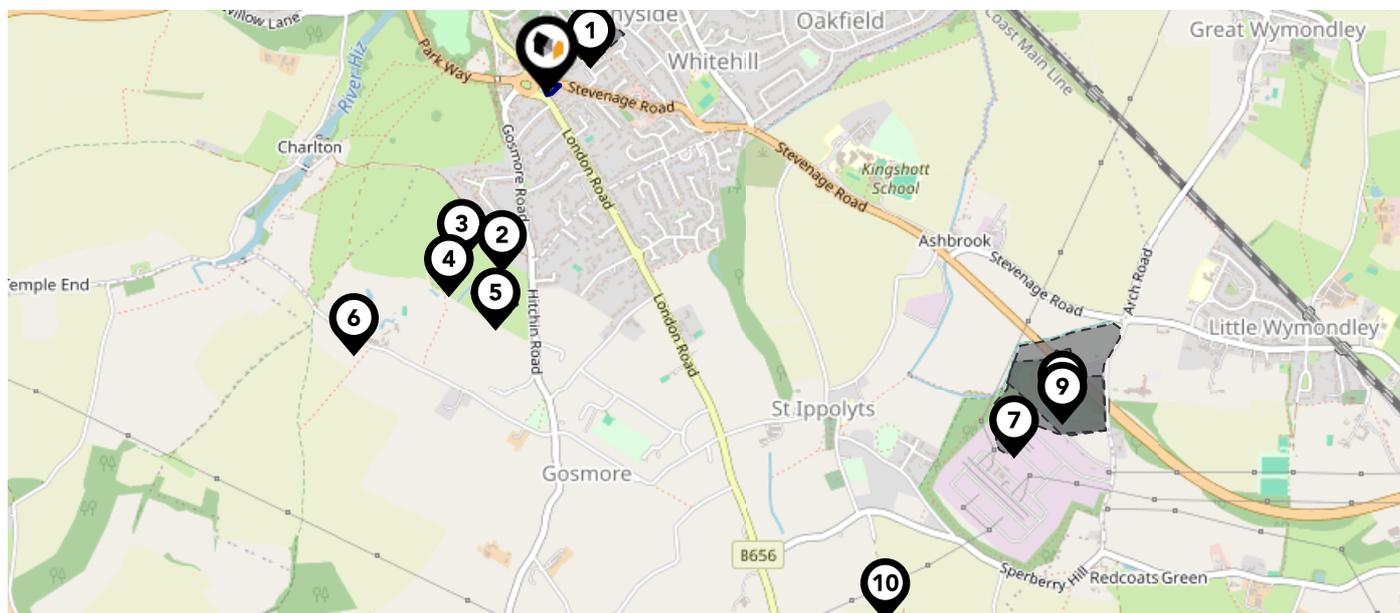
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

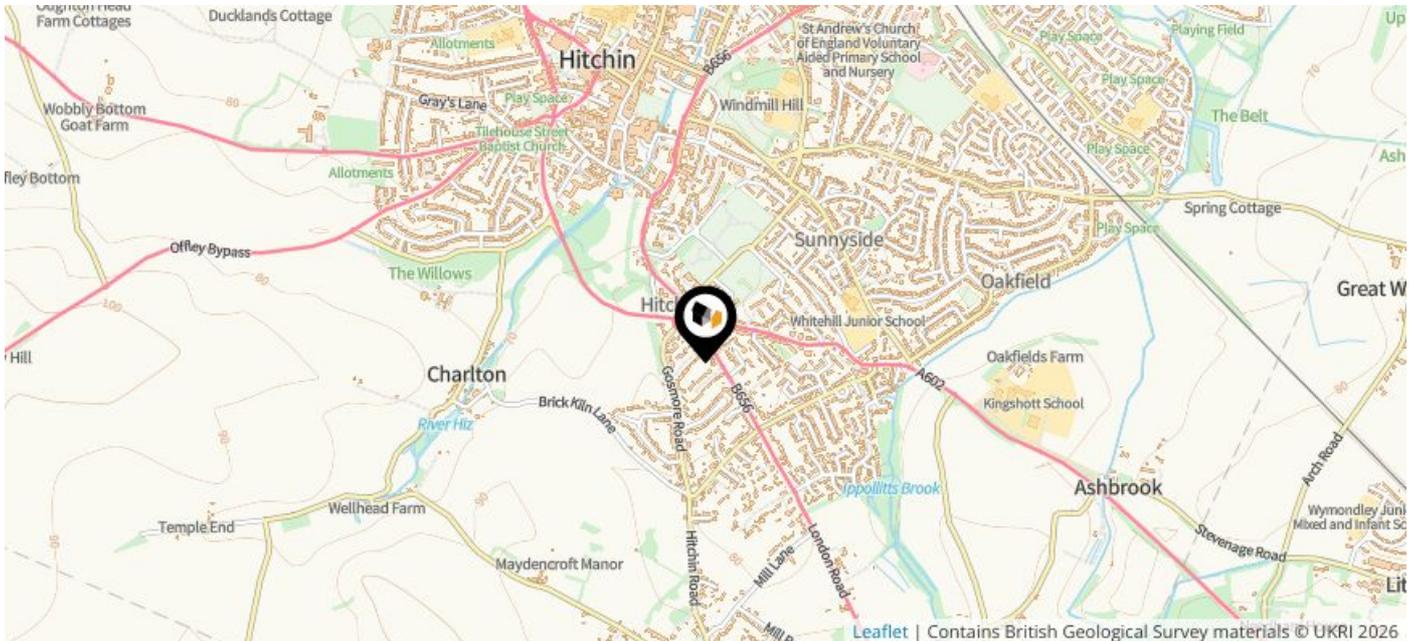
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill
2	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
3	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
4	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
5	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
6	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
7	Titmore Green Road-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill
8	Little Wymondley Gravel Pit-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill
9	Little Wymondley Quarry-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill
10	Tittendell-Tittendell Street, St Ippollits, Hertfordshire	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



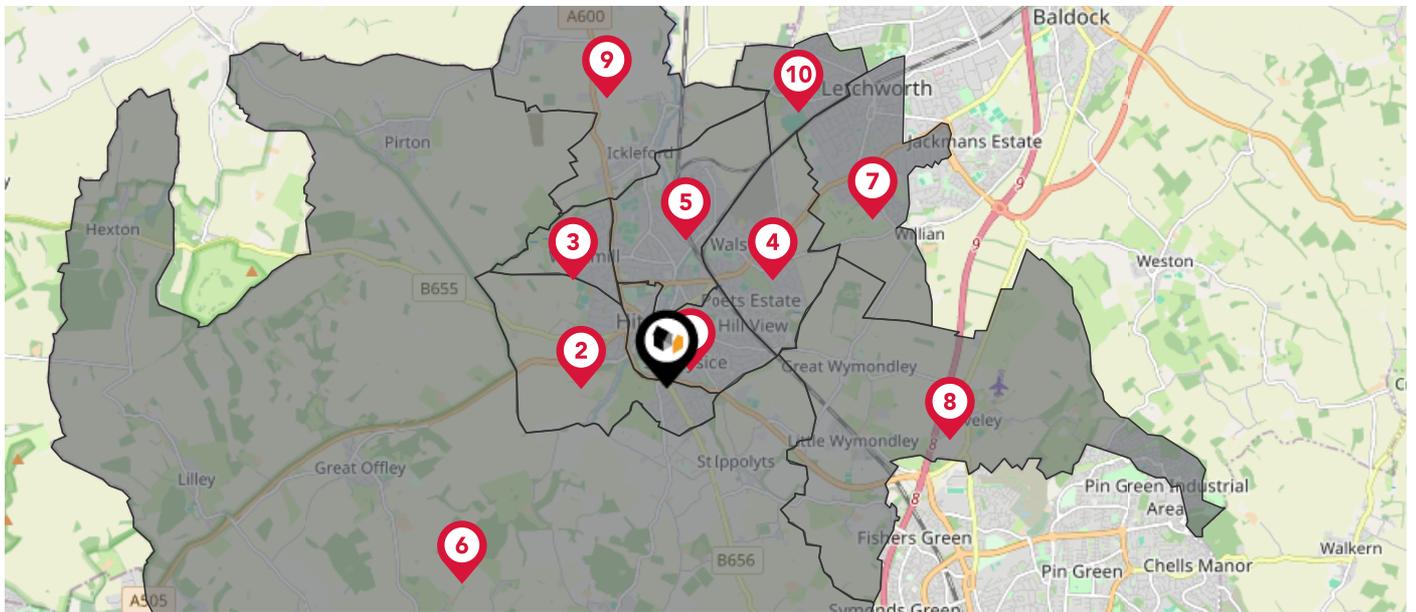
Mine Entry

- ✕ 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

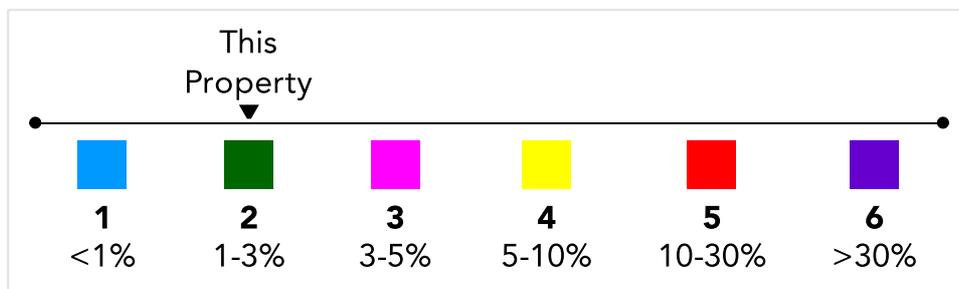
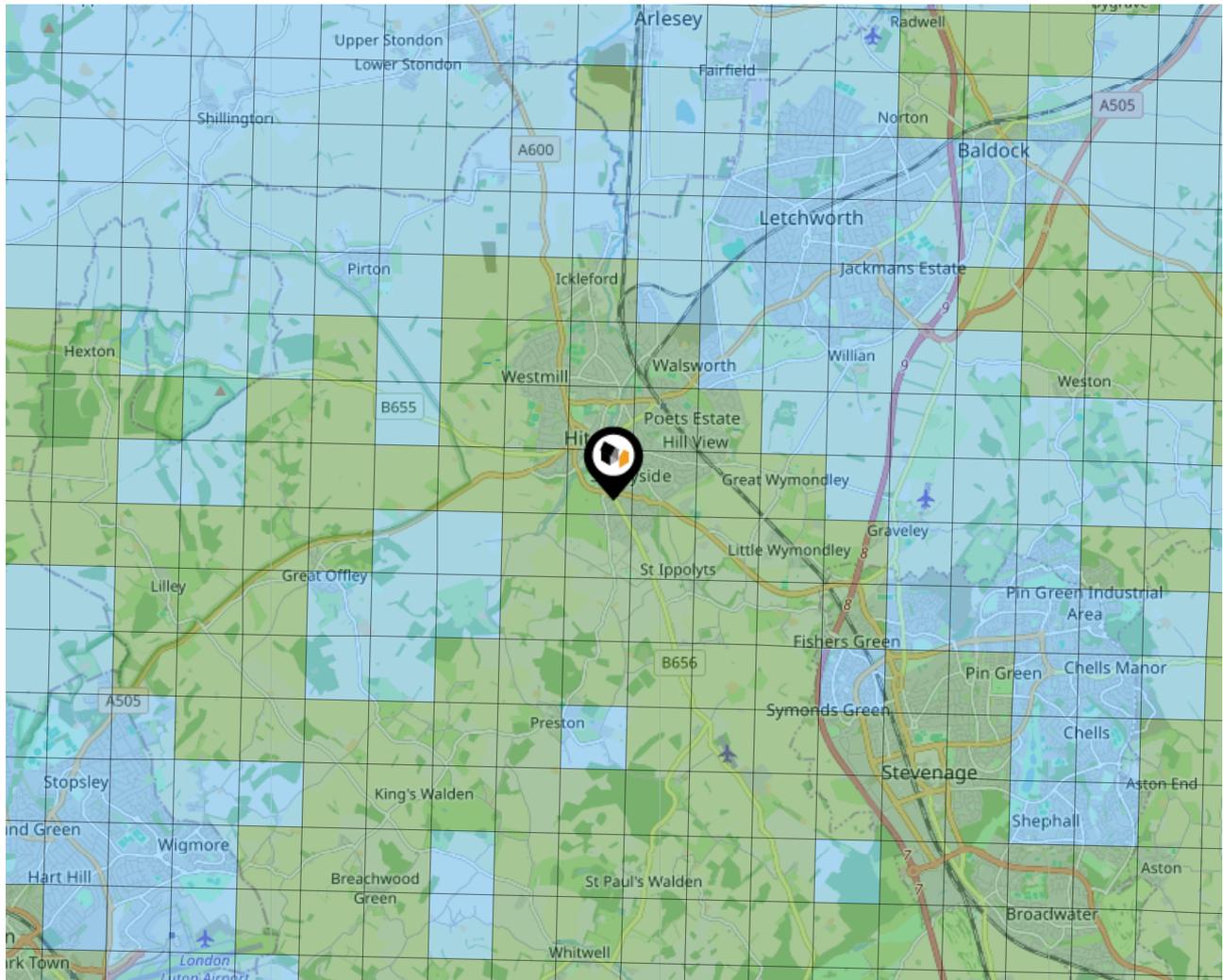


Nearby Council Wards

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

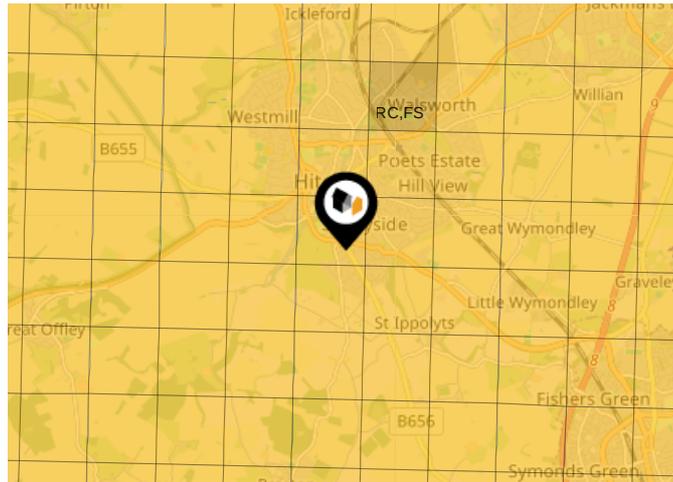
What is Radon?

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)

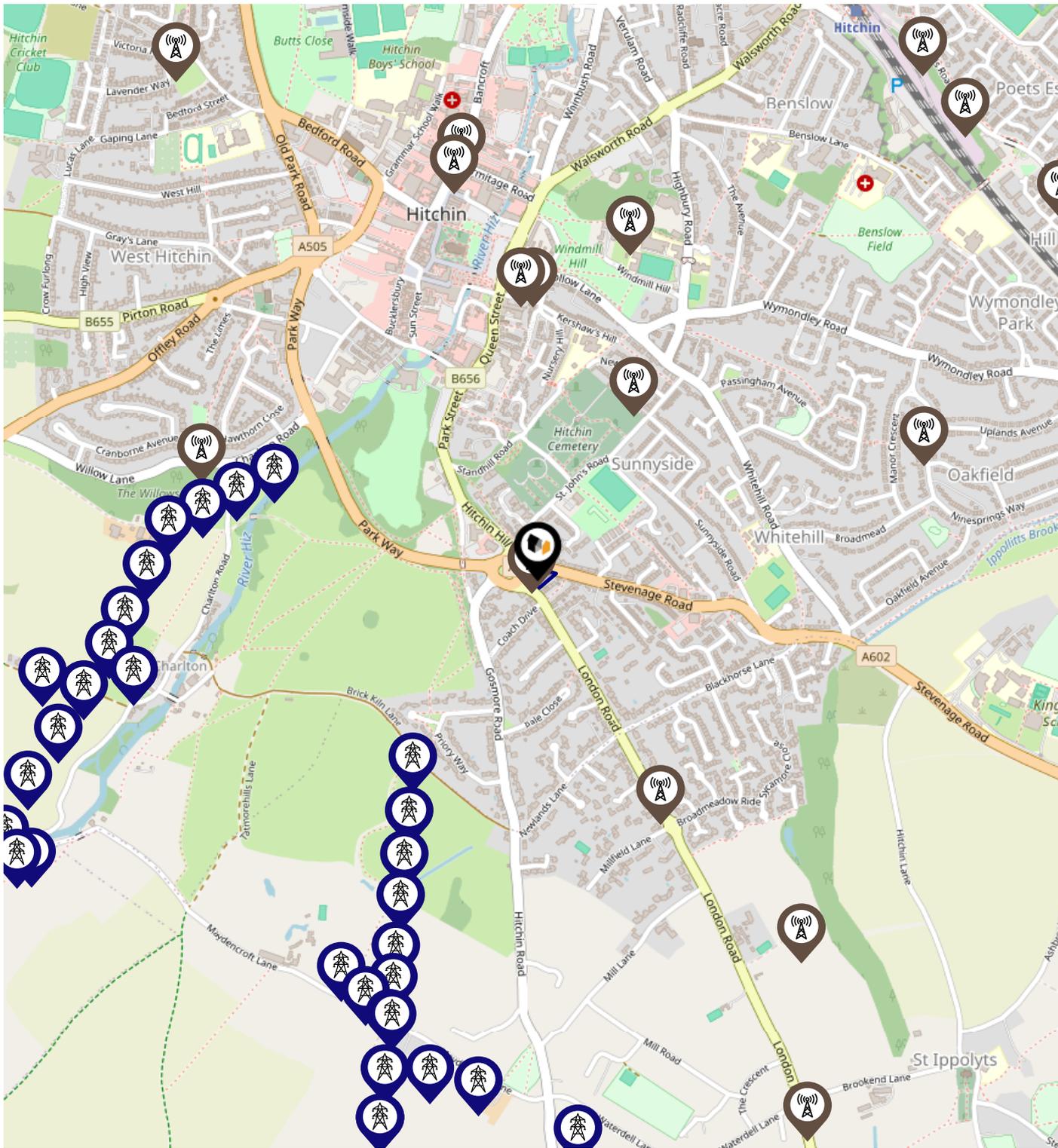
Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		



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

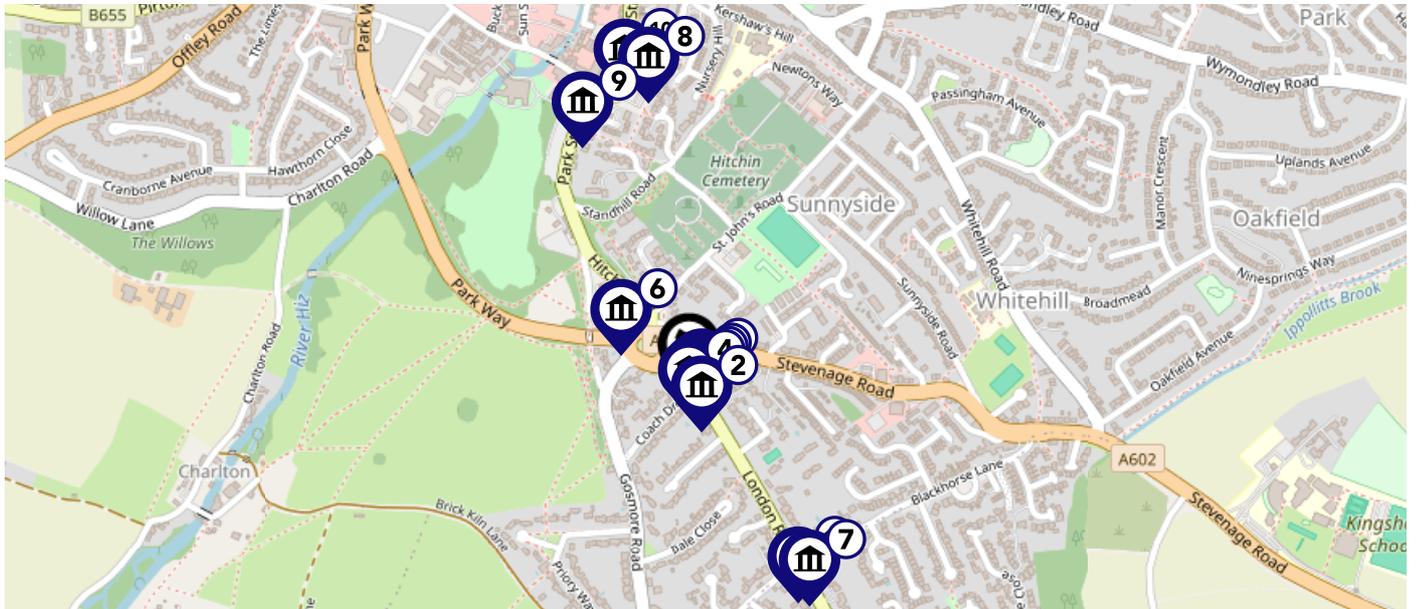
Local Area Masts & Pylons



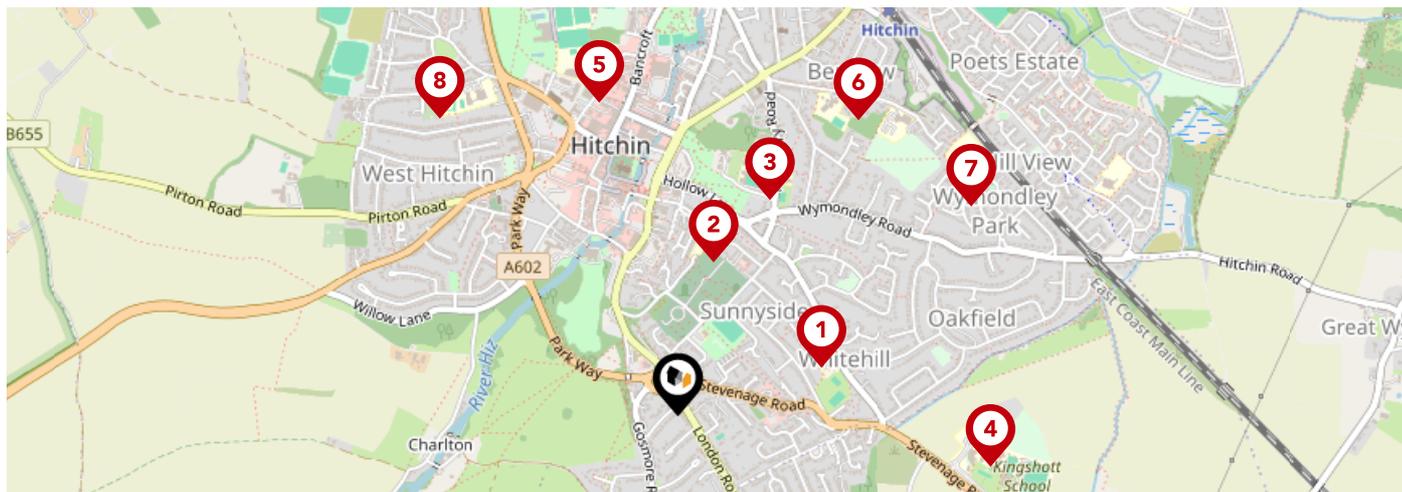
Key:

-  Power Pylons
-  Communication Masts

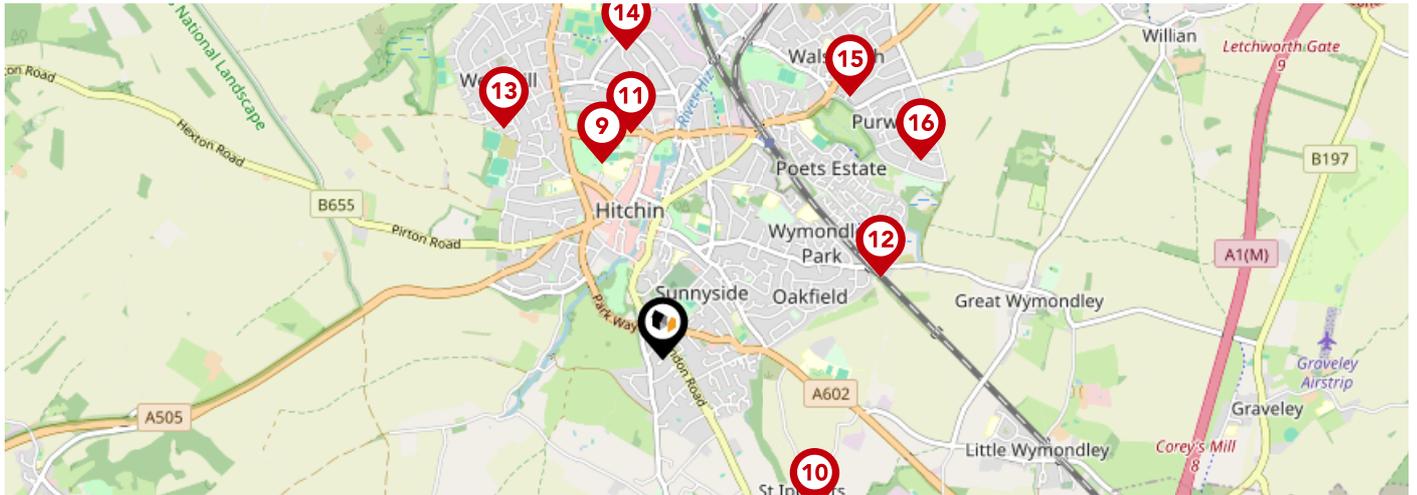
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1347590 - 7, Hitchin Hill Path	Grade II	0.0 miles
	1347591 - Saint Elmo	Grade II	0.0 miles
	1102171 - 8, Hitchin Hill Path	Grade II	0.0 miles
	1173474 - Montserrat	Grade II	0.0 miles
	1296212 - 5 And 6, Hitchin Hill Path	Grade II	0.0 miles
	1102172 - The Three Moorhens Public House	Grade II	0.1 miles
	1347425 - The Grange House	Grade II	0.3 miles
	1224711 - North Eastern Block Of Buildings At The British Schools	Grade II	0.3 miles
	1173579 - 2, Park Street	Grade II	0.3 miles
	1102130 - Mistress's House British Schools	Grade II	0.3 miles
	1175136 - Barn At The Grange House	Grade II	0.3 miles



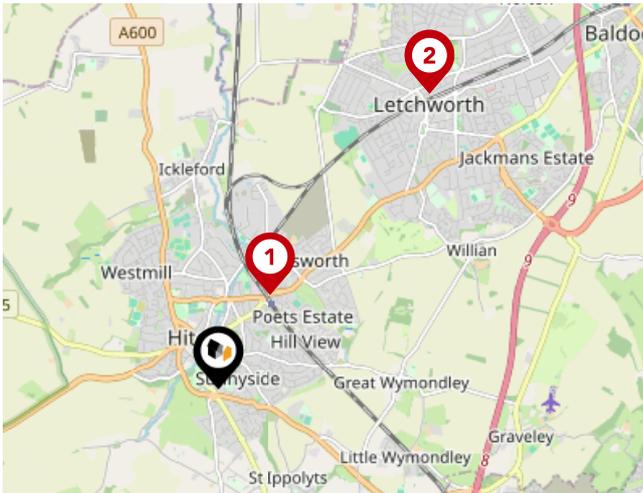
	Nursery	Primary	Secondary	College	Private
<p>1 Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.54</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.72</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.74</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.82</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Ippolyts Church of England Aided Primary School Ofsted Rating: Good Pupils: 175 Distance:0.97	<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:1.05	<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:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:1.43	<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"/>
	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:1.49	<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	0.97 miles
2	Letchworth Rail Station	3.31 miles
3	Letchworth Rail Station	3.32 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.48 miles
2	A1(M) J9	3.38 miles
3	A1(M) J7	4.68 miles
4	A1(M) J10	5.76 miles
5	A1(M) J6	8.29 miles

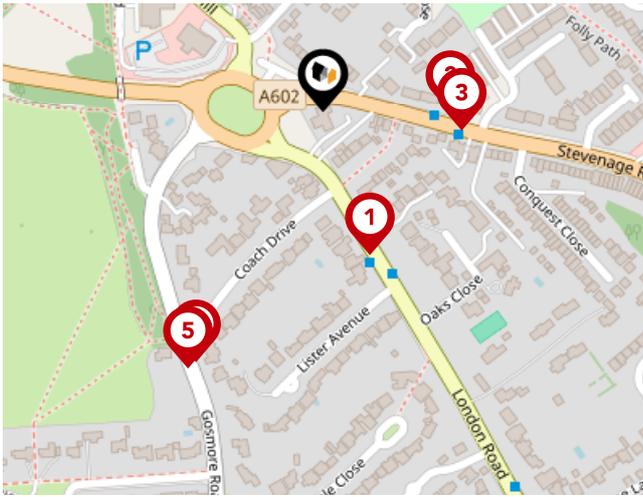


Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	6.1 miles
2	Heathrow Airport	33.15 miles
3	Cambridge	26.48 miles
4	Stansted Airport	23.08 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lister Avenue	0.09 miles
2	The Maples	0.07 miles
3	The Maples	0.08 miles
4	Coach Drive	0.16 miles
5	Coach Drive	0.17 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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