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MIR: Material Info

The Material Information Affecting this Property

Wednesday 27th August 2025



GRAYS LANE, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

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www.country-properties.co.uk



Planning records for: **Grays Lane, Hitchin, SG5**

Reference - 81/01028/1	
Decision:	Decided
Date:	07th July 1981
Description:	Erection of single storey rear extension.

Reference - 74/00882/1	
Decision:	Decided
Date:	14th October 1974
Description:	Extension to dwelling to form garage.

Reference - 74/00366/.	
Decision:	Decided
Date:	22nd April 1974
Description:	Ground extension and garage

Planning records for: **22 Grays Lane Hitchin SG5 2HH**

Reference - 87/00440/1	
Decision:	Decided
Date:	23rd March 1987
Description:	Erection of single storey rear extension

Planning records for: **23 Grays Lane Hitchin Hertfordshire SG5 2HH**

Reference - 21/02237/FP	
Decision:	Decided
Date:	06th August 2021
Description:	Replace existing front garage door with a window to facilitate conversion of garage of first floor maisonette into habitable accommodation

Planning records for: **24 Grays Lane Hitchin Herts SG5 2HH**

Reference - 94/00551/1HH	
Decision:	Decided
Date:	10th May 1994
Description:	Two storey rear extension.

Reference - 05/01491/1HH	
Decision:	Decided
Date:	13th October 2005
Description:	Front porch and single storey side extension.

Planning records for: **25 Grays Lane Hitchin SG5 2HH**

Reference - 80/00766/1	
Decision:	Decided
Date:	22nd April 1980
Description:	Erection of first floor and part two storey front extension.

Planning records for: **26 Grays Lane Hitchin SG5 2HH**

Reference - 07/01751/1HH	
Decision:	Decided
Date:	16th July 2007
Description:	Two storey side extension and pitched roof over existing rear extension

Reference - 76/01545/1	
Decision:	Decided
Date:	27th October 1976
Description:	Erection of a two storey rear extension

Reference - 14/02874/1HH	
Decision:	Decided
Date:	27th October 2014
Description:	Single storey rear extension

Planning records for: **26 Grays Lane Hitchin SG5 2HH**

Reference - 81/01748/1	
Decision:	Decided
Date:	01st December 1981
Description:	Erection of front entrance porch.

Planning records for: **29 Grays Lane Hitchin SG5 2HH**

Reference - 15/01333/1PUD	
Decision:	Decided
Date:	08th June 2015
Description:	Rear dormer window to facilitate the conversion of the loft space to ancillary habitable accommodation.

Reference - 11/00966/1HH	
Decision:	Decided
Date:	14th April 2011
Description:	Part two storey, part single storey side extension, replacement of flat roof of existing rear extension with pitched roof, single storey front entrance porch.

Reference - 11/02212/1HH	
Decision:	Decided
Date:	07th September 2011
Description:	Single storey side extension, replacement of flat roof of existing rear extension with pitched roof, single storey front entrance porch.

Planning records for: **30 Grays Lane Hitchin Herts SG5 2HH**

Reference - 94/00571/1HH	
Decision:	Decided
Date:	13th May 1994
Description:	Two storey rear and single storey side extensions.

Planning records for: **31 Grays Lane Hitchin SG5 2HH**

Reference - 10/00317/1HH	
Decision:	Decided
Date:	16th February 2010
Description:	First floor side extension

Reference - 07/02816/1HH	
Decision:	Decided
Date:	28th November 2007
Description:	Single storey rear conservatory

Reference - 77/00358/1	
Decision:	Decided
Date:	18th March 1977
Description:	Erection of single storey rear extension and two storey side extension

Planning records for: **33 Grays Lane Hitchin SG5 2HH**

Reference - 86/01248/1	
Decision:	Decided
Date:	04th August 1986
Description:	Erection of two storey side extension following demolition of existing garage.

Reference - 16/00137/1HH	
Decision:	Decided
Date:	25th January 2016
Description:	Single storey rear extension following demoltion of existing conservatory

Reference - 77/00593/1	
Decision:	Decided
Date:	19th April 1977
Description:	Erection of a two storey side extension

Planning records for: **37 Grays Lane Hitchin SG5 2HH**

Reference - 77/00782/1	
Decision:	Decided
Date:	02nd June 1977
Description:	Rebuilding and enlargement of single storey utility room, W.C and stores

Planning records for: **38 Grays Lane Hitchin SG5 2HH**

Reference - 86/00746/1	
Decision:	Decided
Date:	15th May 1986
Description:	Section 53 determination - Erection of single storey rear extension following demolition of existing lean-to and rebuilding of garage.

Reference - 86/00922/1	
Decision:	Decided
Date:	12th June 1986
Description:	Section 53 determination - Erection of single storey side and rear extension.

Planning records for: **39 Grays Lane Hitchin SG5 2HH**

Reference - 11/00485/1NMA	
Decision:	Decided
Date:	25th February 2011
Description:	Addition of solar panels in roof (non-material amendment to planning reference 10/00666/1 granted permission on 21 May 2010 for Erection of 5-bedroom detached dwelling following demolition of existing (variation of planning reference 09/00785/1 granted permission on 14/08/09))

Reference - 10/00666/1	
Decision:	Decided
Date:	29th March 2010
Description:	Erection of 5-bedroom detached dwelling following demolition of existing (variation of planning reference 09/00785/1 granted permission on 14/08/09)

Planning records for: **39 Grays Lane Hitchin SG5 2HH**

Reference - 09/00785/1	
Decision:	Decided
Date:	12th May 2009
Description:	Erection of 5 bedroom detached dwelling following demolition of existing (as amended by plan nos. 19185A-102E and 19185A-104C received 14th July 2009)

Planning records for: **40 Grays Lane Hitchin SG5 2HH**

Reference - 89/00336/1	
Decision:	Decided
Date:	02nd March 1989
Description:	Detached dwelling, double garage and 3 parking spaces (Outline-siting design, means of access external appearance and landscaping reserved)

Reference - 77/01587/1	
Decision:	Decided
Date:	25th November 1977
Description:	Erection of two storey side extension double garage & conservatory with resiting of vehicular access

Planning records for: **41 Grays Lane Hitchin SG5 2HH**

Reference - 88/00978/1	
Decision:	Decided
Date:	31st May 1988
Description:	Erection of single storey side extension for garage

Planning records for: **41 Grays Lane Hitchin SG5 2HH**

Reference - 02/01435/1HH	
Decision:	Decided
Date:	23rd September 2002
Description:	Rear conservatory. (As amended by drawing number 3013/01 Revision A received 01/11/02)

Planning records for: **42 Grays Lane Hitchin SG5 2HH**

Reference - 09/00101/1HH	
Decision:	Decided
Date:	23rd January 2009
Description:	First and second floor side extension and rear dormer window to facilitate loft conversion

Reference - 09/01176/1HH	
Decision:	Decided
Date:	10th July 2009
Description:	Roof alterations to side and rear flat roof extensions together with removal of chimney on west elevation

Reference - 15/02723/1NMA	
Decision:	Decided
Date:	22nd October 2015
Description:	Change of rooflight to tipped, glazed rooflight (as non-material amendment to planning reference 15/01446/1HH granted permission 15/07/2015 for pitched roof with polycarbonate rooflight to replace flat roof to existing rear extension).

Planning records for: **42 Grays Lane Hitchin SG5 2HH**

Reference - 78/00592/1	
Decision:	Decided
Date:	26th April 1978
Description:	Erection of single storey rear extension

Reference - 15/01446/1HH	
Decision:	Decided
Date:	29th May 2015
Description:	Pitched roof with polycarbonate rooflight to replace flat roof to existing rear extension.

Planning records for: **43 Grays Lane Hitchin SG5 2HH**

Reference - 14/01009/1HH	
Decision:	Decided
Date:	14th April 2014
Description:	Single storey side/rear extension

Planning records for: **45 Grays Lane Hitchin SG5 2HH**

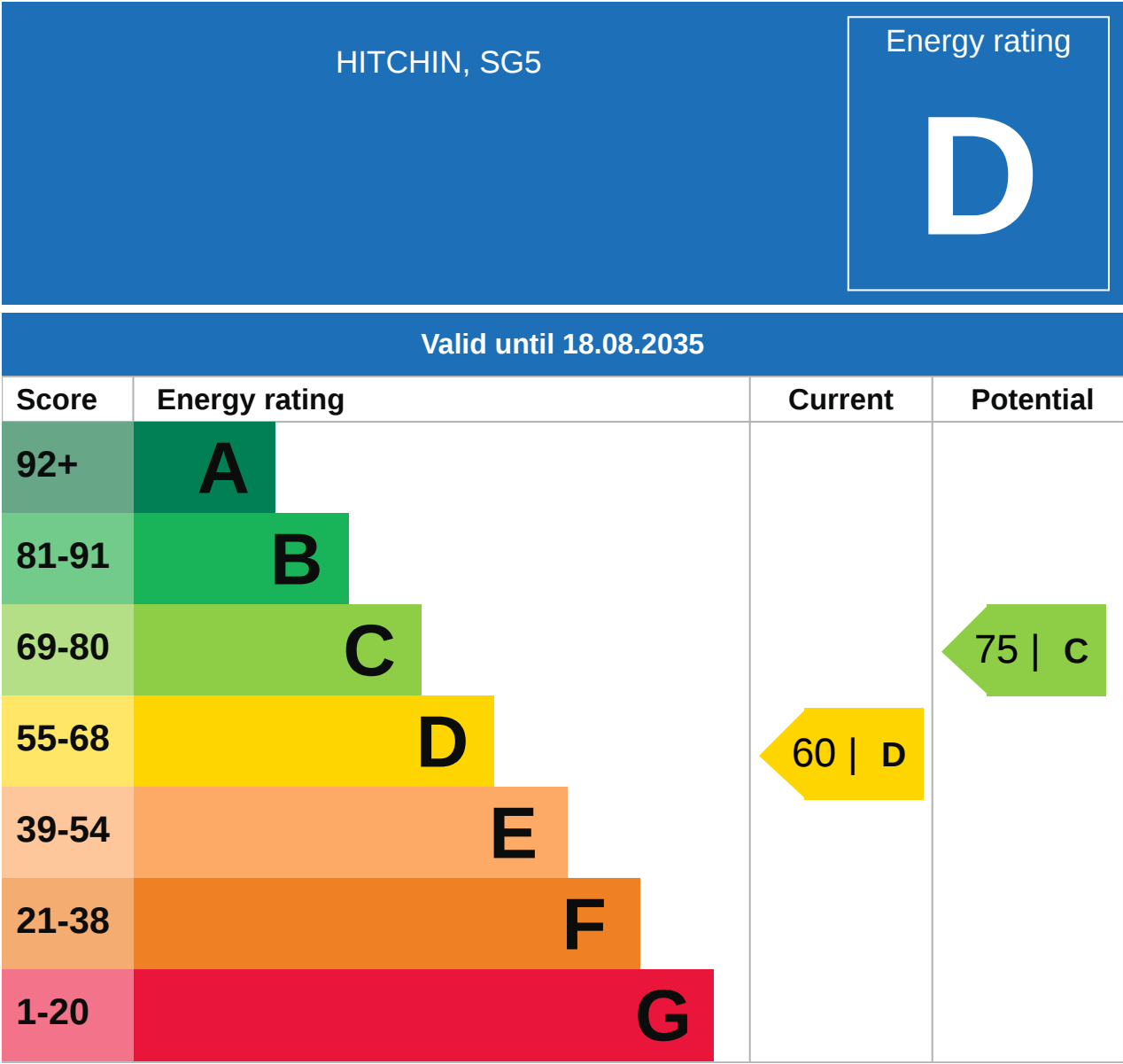
Reference - 17/00453/1HH	
Decision:	Decided
Date:	24th February 2017
Description:	Single storey front and rear extensions and two storey side and rear extension following demolition of existing single storey rear extension and detached garage.

Planning records for: **47 Grays Lane Hitchin SG5 2HH**

Reference - 04/01446/1HH	
Decision:	Decided
Date:	06th September 2004
Description:	Two storey side extension. Single storey rear extension and rear conservatory (as amended by drawing no 4A received 30 September 2004)

Planning records for: **Land Adjacent 49 Grays Lane Hitchin SG5 2HH**

Reference - 82/00333/1	
Decision:	Decided
Date:	16th March 1982
Description:	Erection of detached bungalow with integral garage and formation of vehicular access.



Additional EPC Data

Property Type:	Detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 125 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Lighting Energy:	Poor
Floors:	(other premises below)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	126 m ²

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 construction , tiled roof

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

GCH

Water Supply

YES - Mains

Drainage

YES - Mains

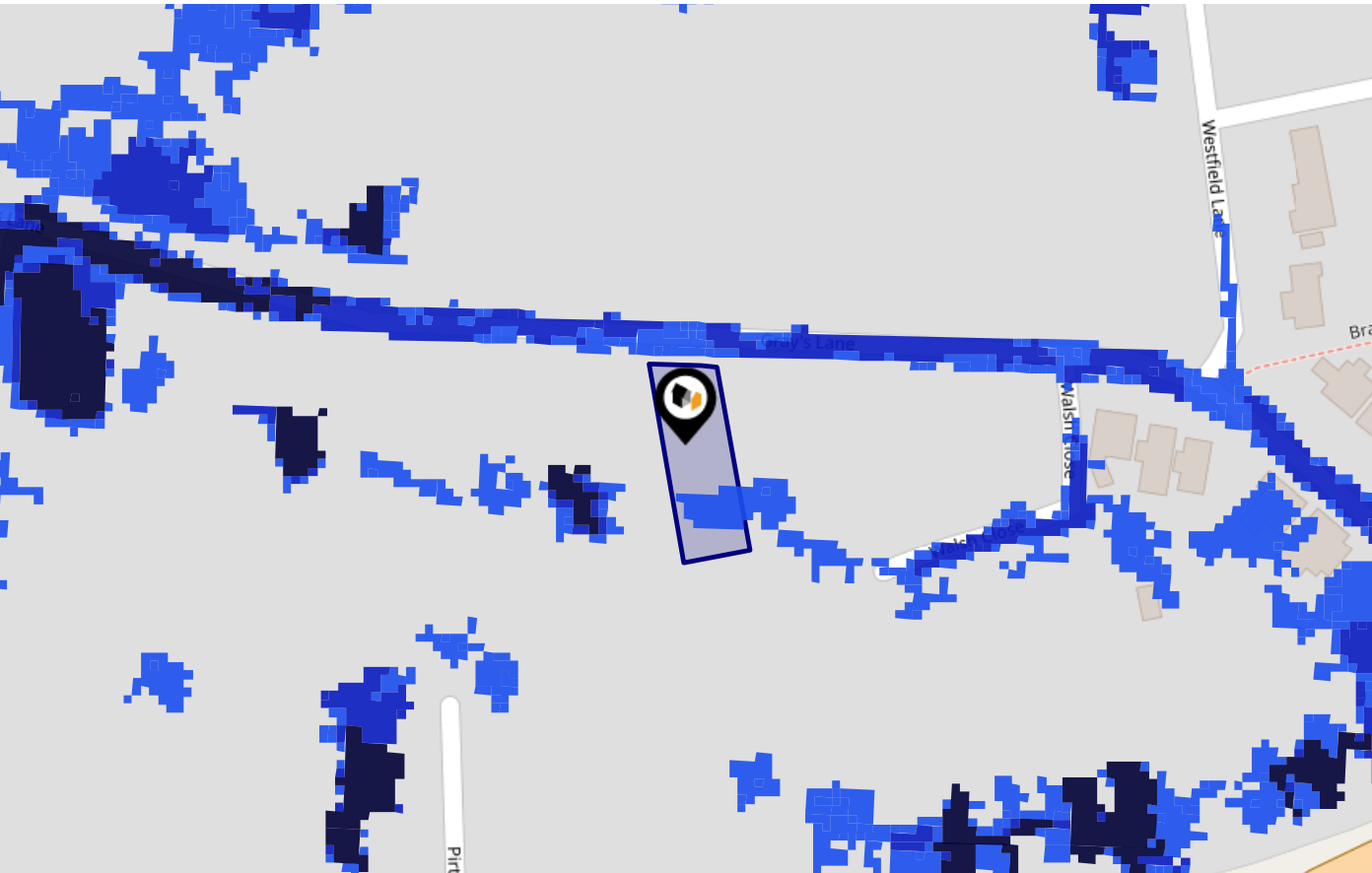
Important - Please read

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.

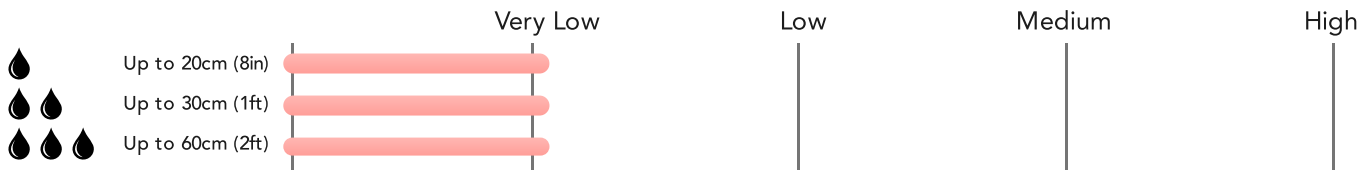


Risk Rating: Very low

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.

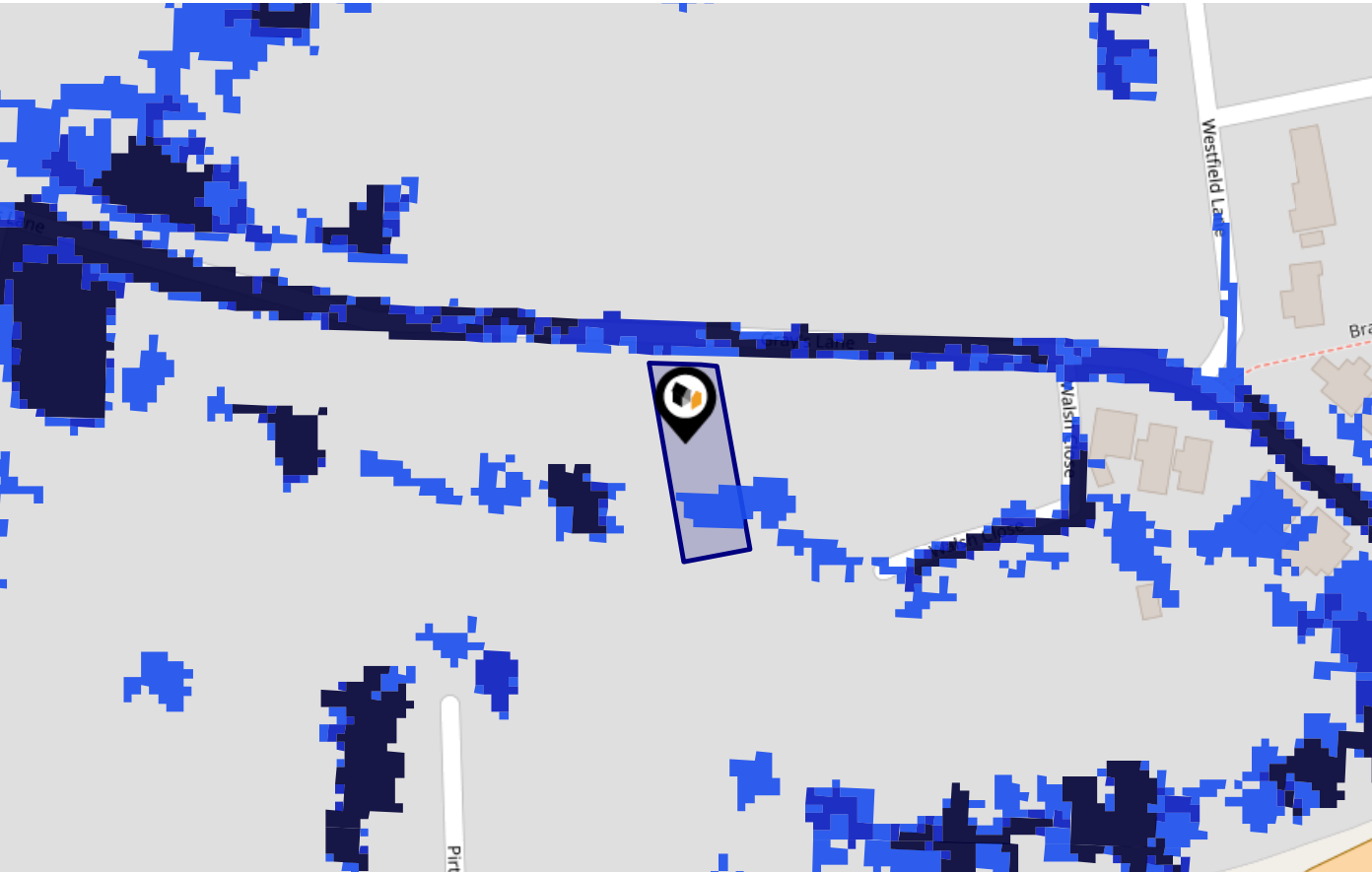
Chance of flooding to the following depths at this property:



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.

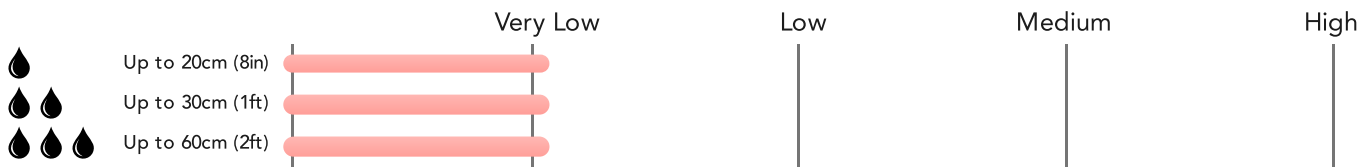


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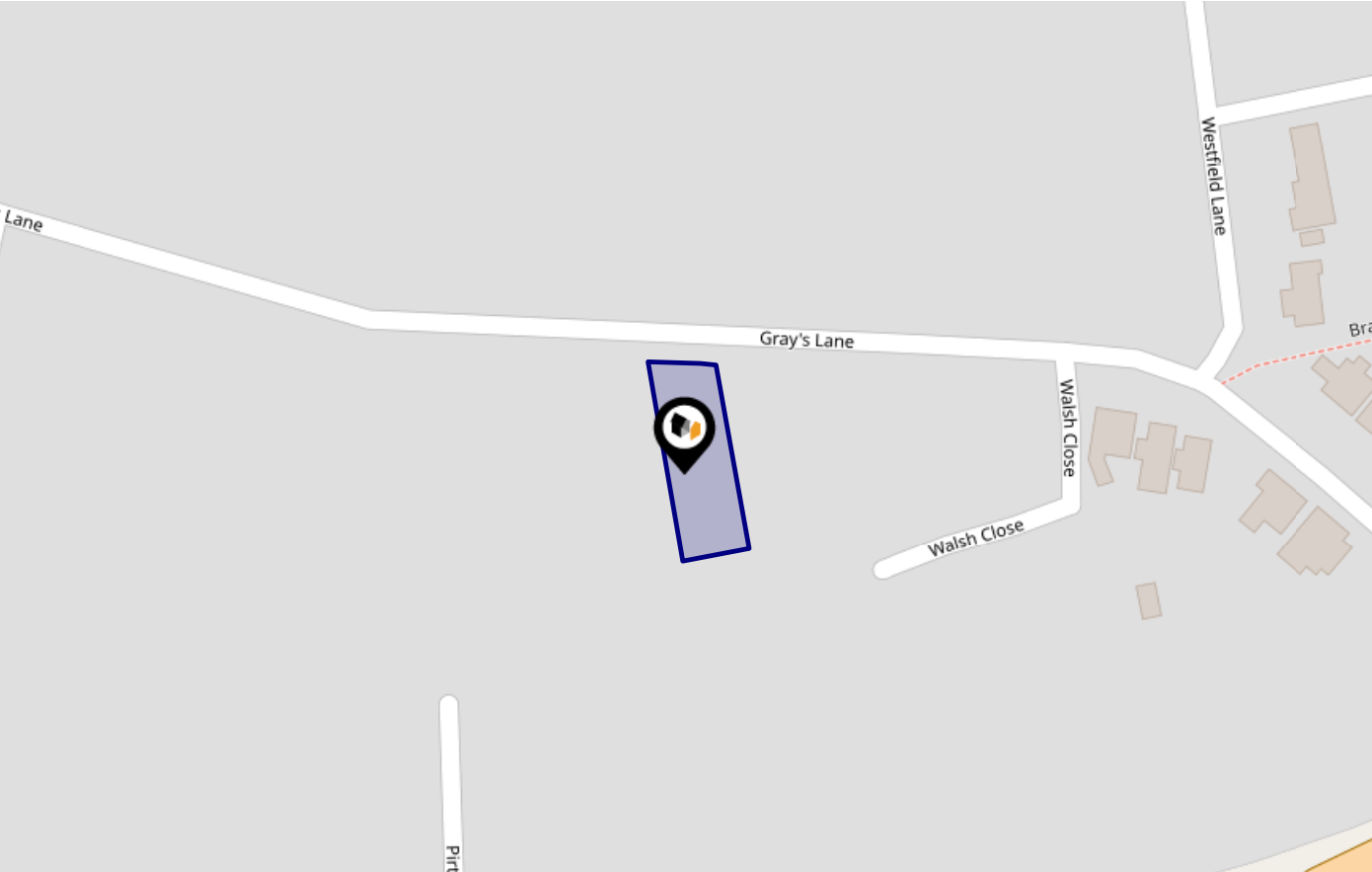
Chance of flooding to the following depths at this property:



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.

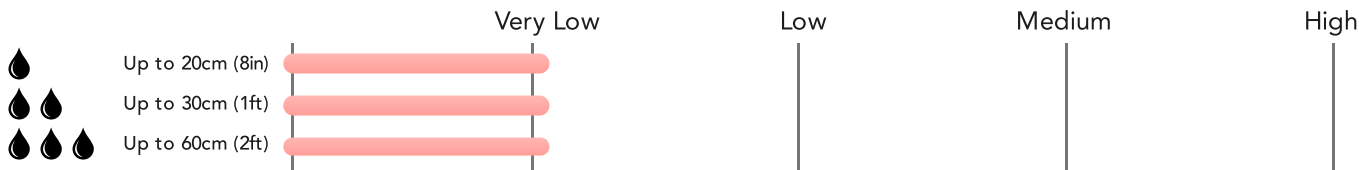


Risk Rating: Very low

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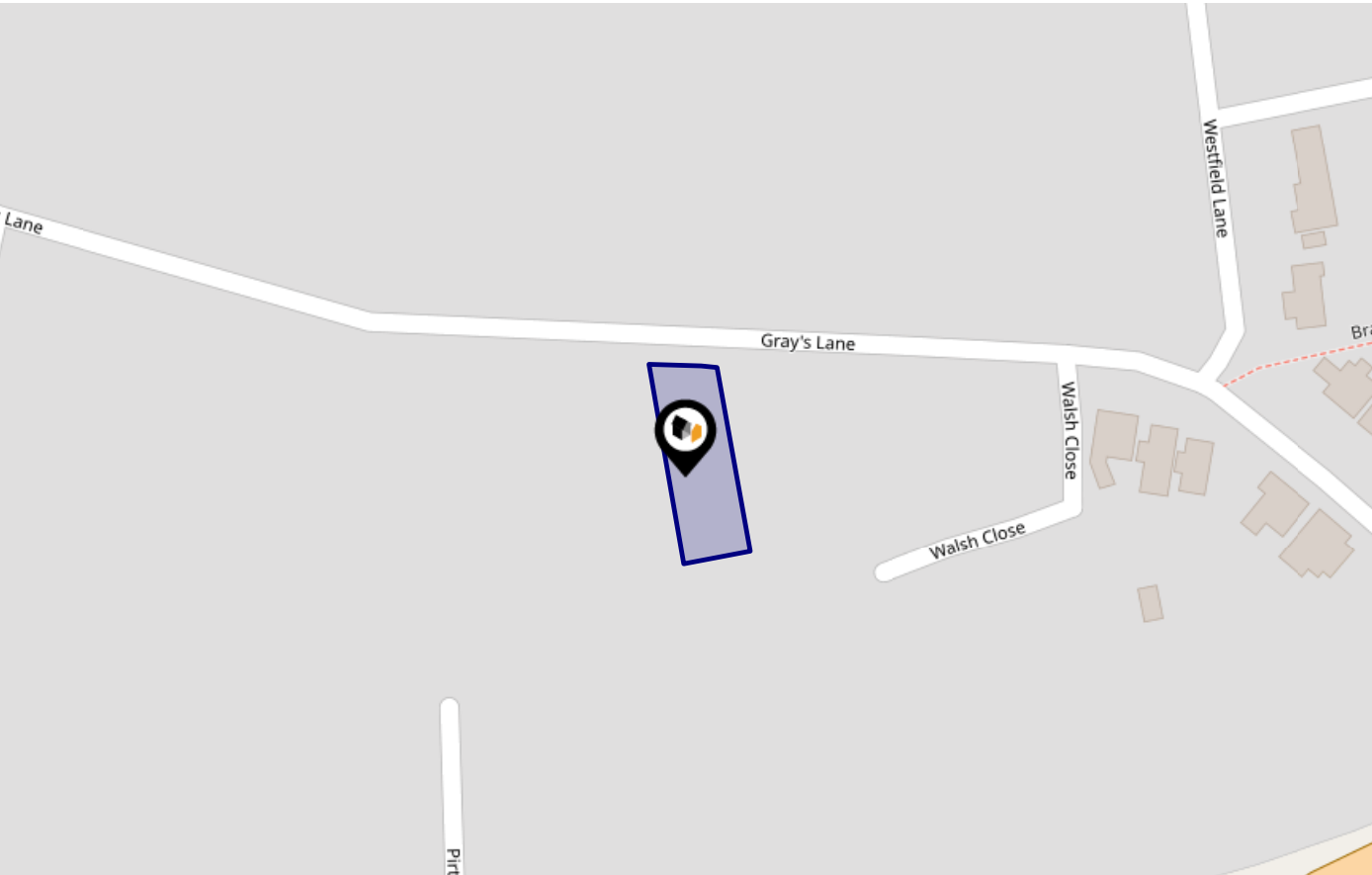
Chance of flooding to the following depths at this property:



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.

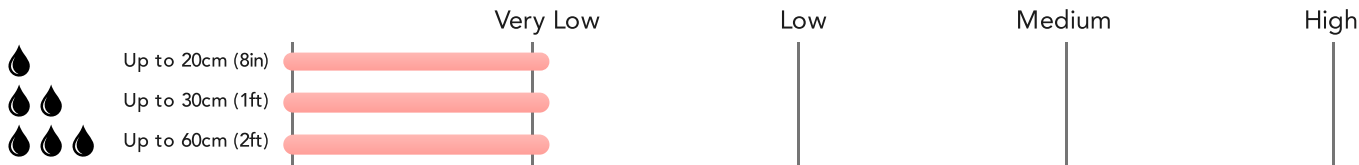


Risk Rating: **Very low**

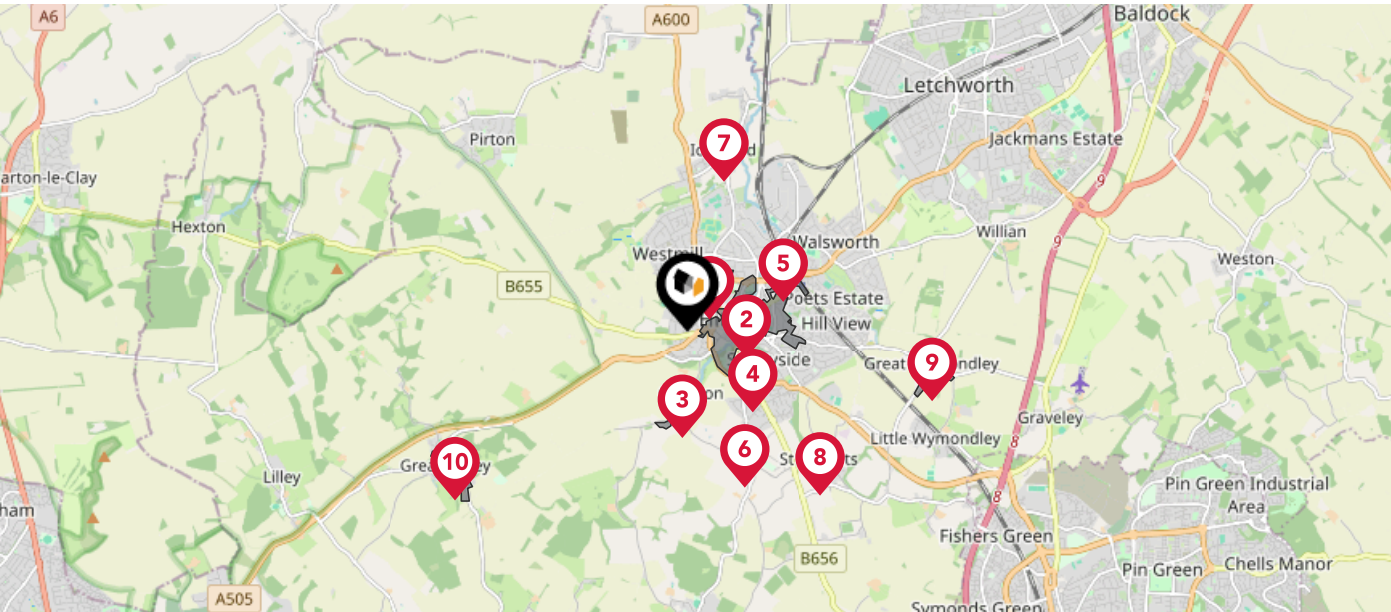
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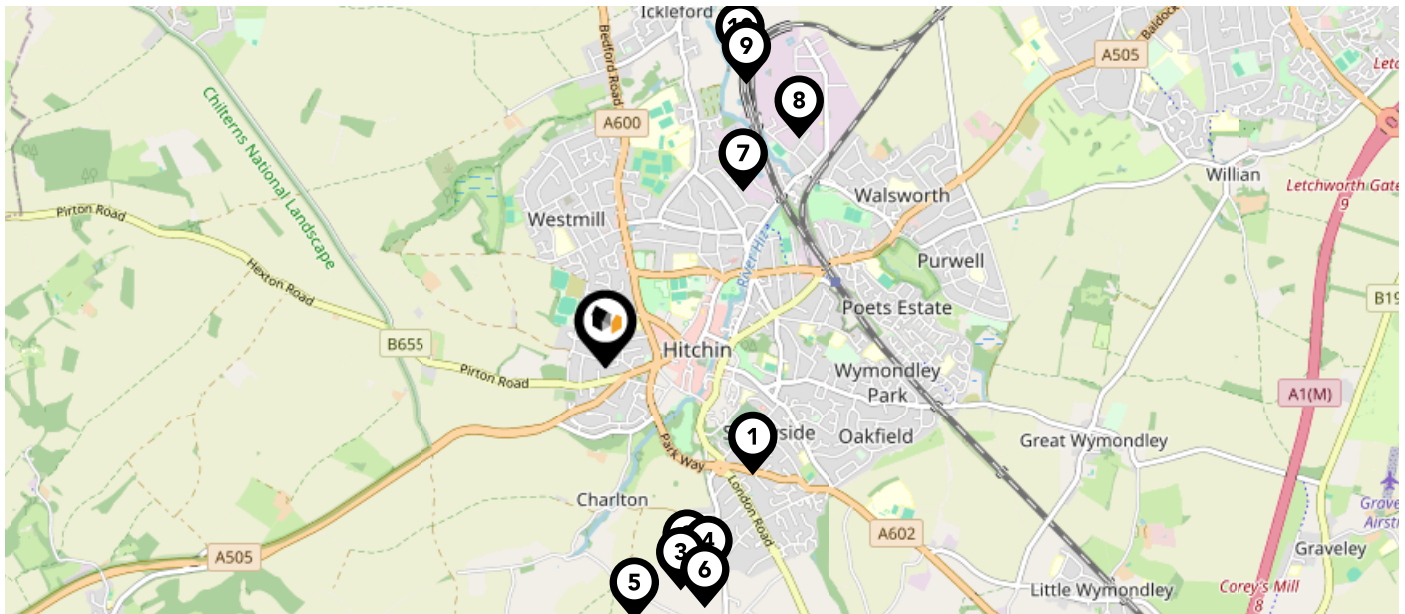


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



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

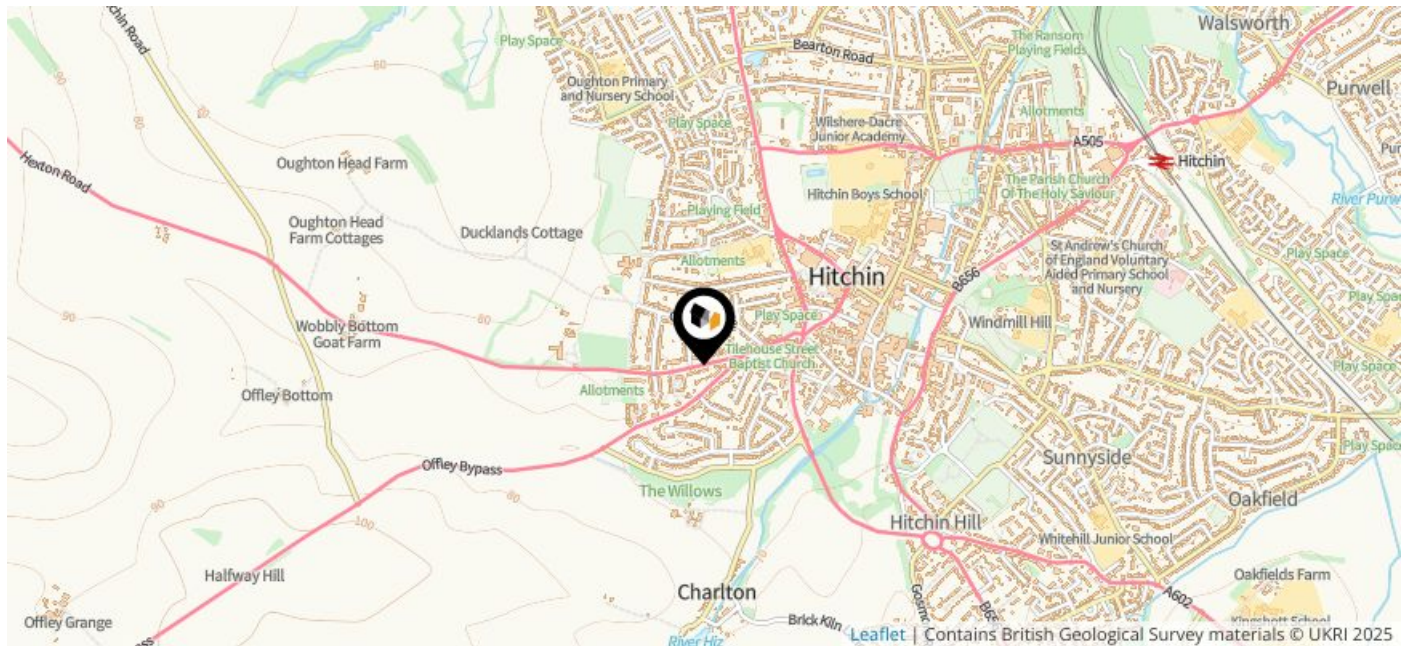
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

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

This map displays nearby coal mine entrances and their classifications.



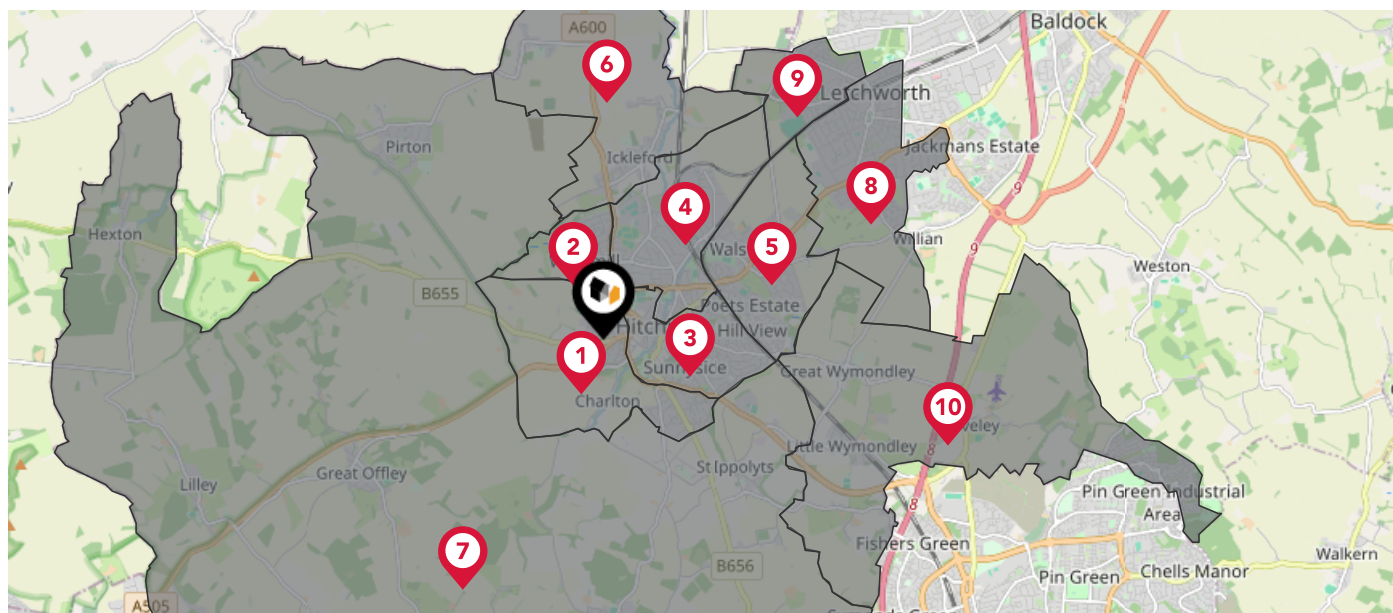
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

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

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



Nearby Council Wards



Hitchin Priory Ward



Hitchin Oughton Ward



Hitchin Highbury Ward



Hitchin Bearton Ward



Hitchin Walsworth Ward



Cadwell Ward



Hitchwood, Offa and Hoo Ward



Letchworth South West Ward



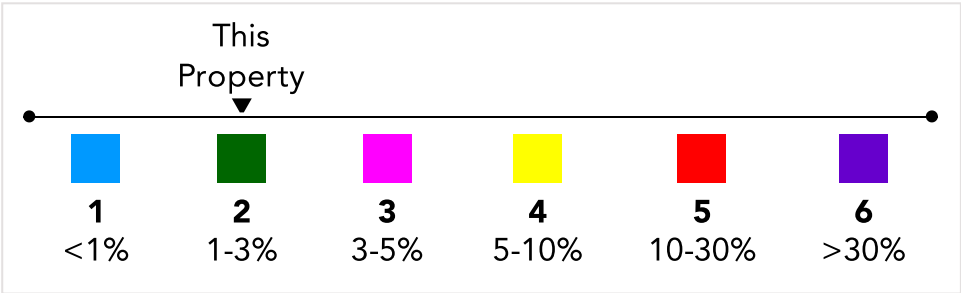
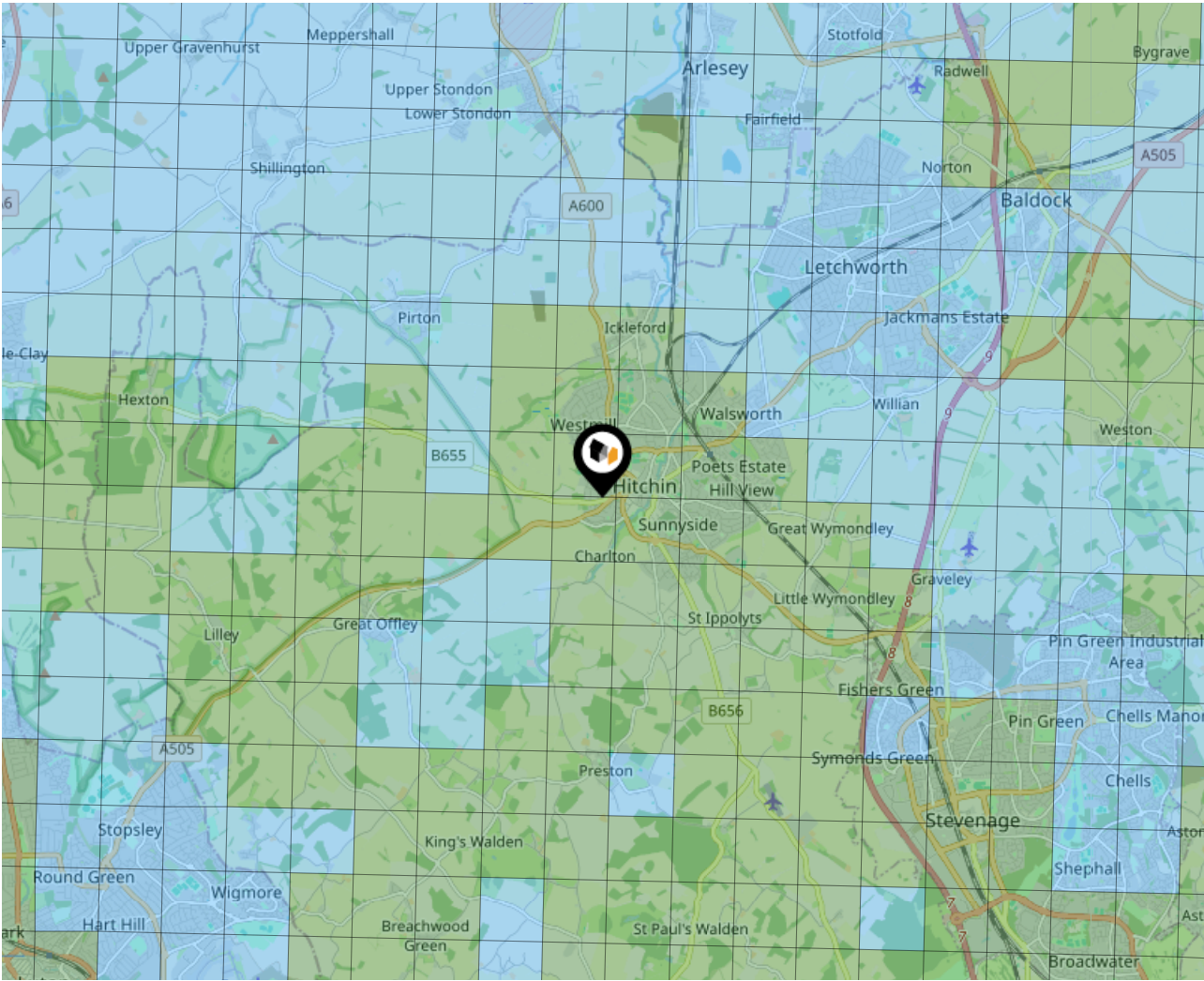
Letchworth Wilbury Ward



Chesfield Ward

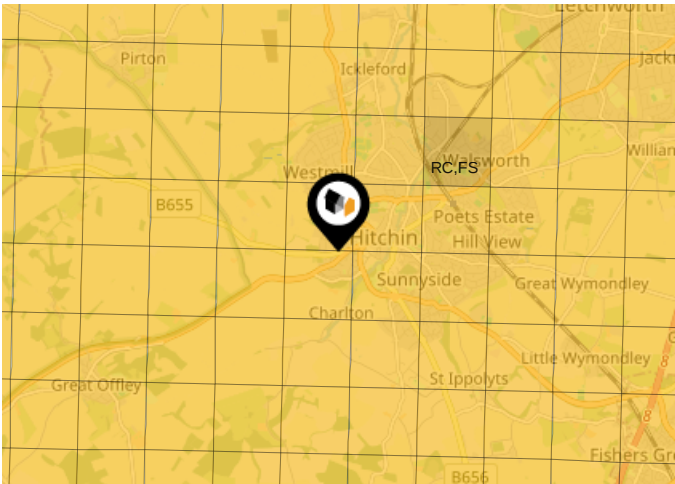
What is Radon?

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

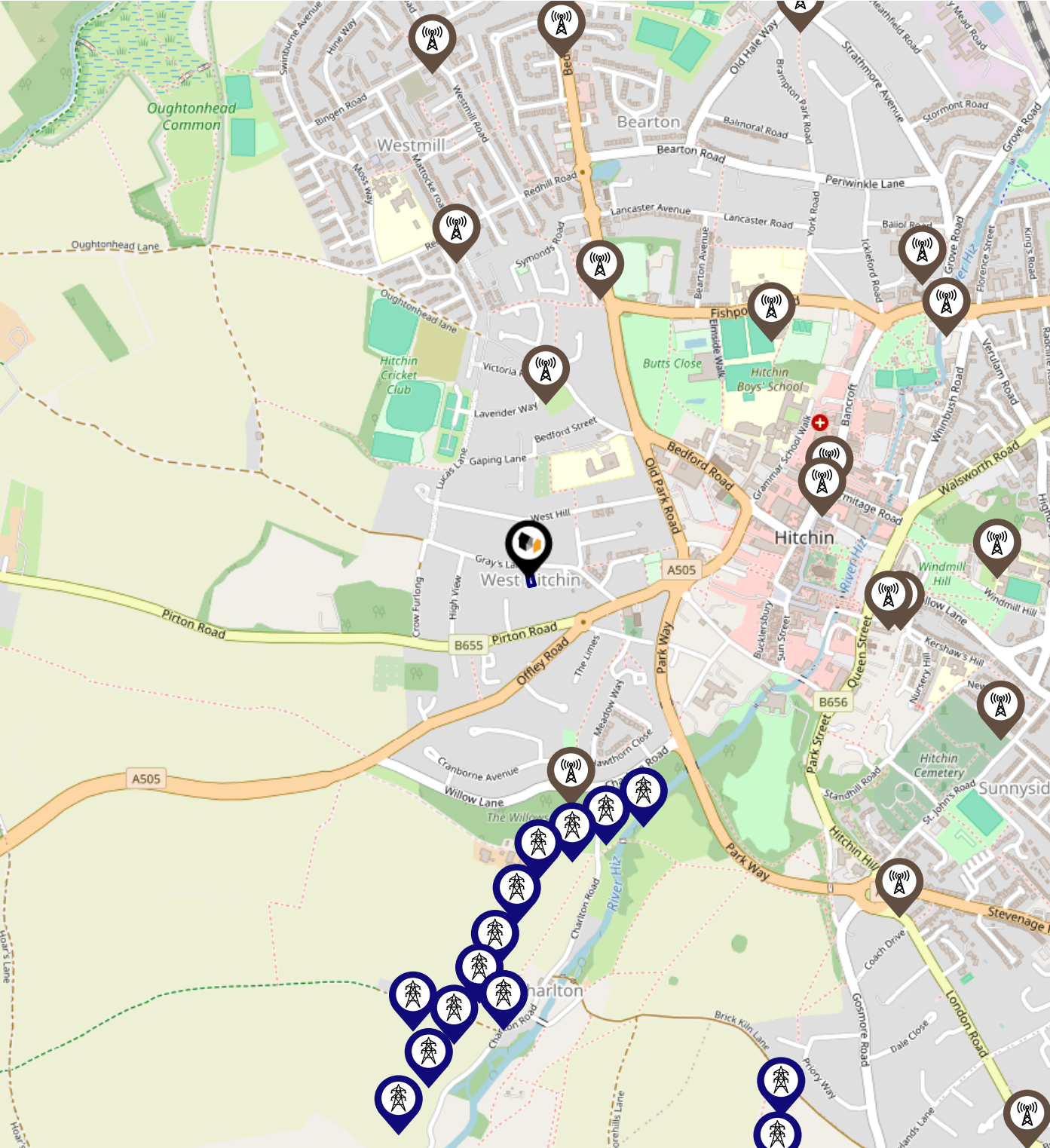


Primary Classifications (Most Common Clay Types)



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

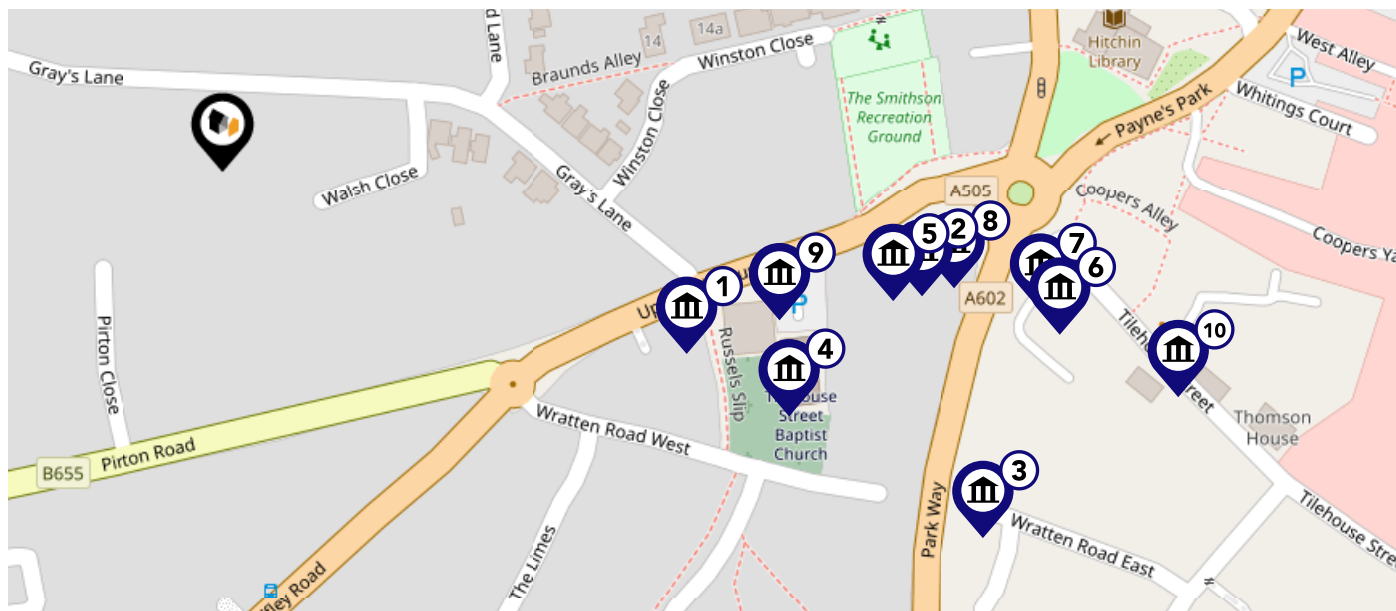
Masts & Pylons













Key:

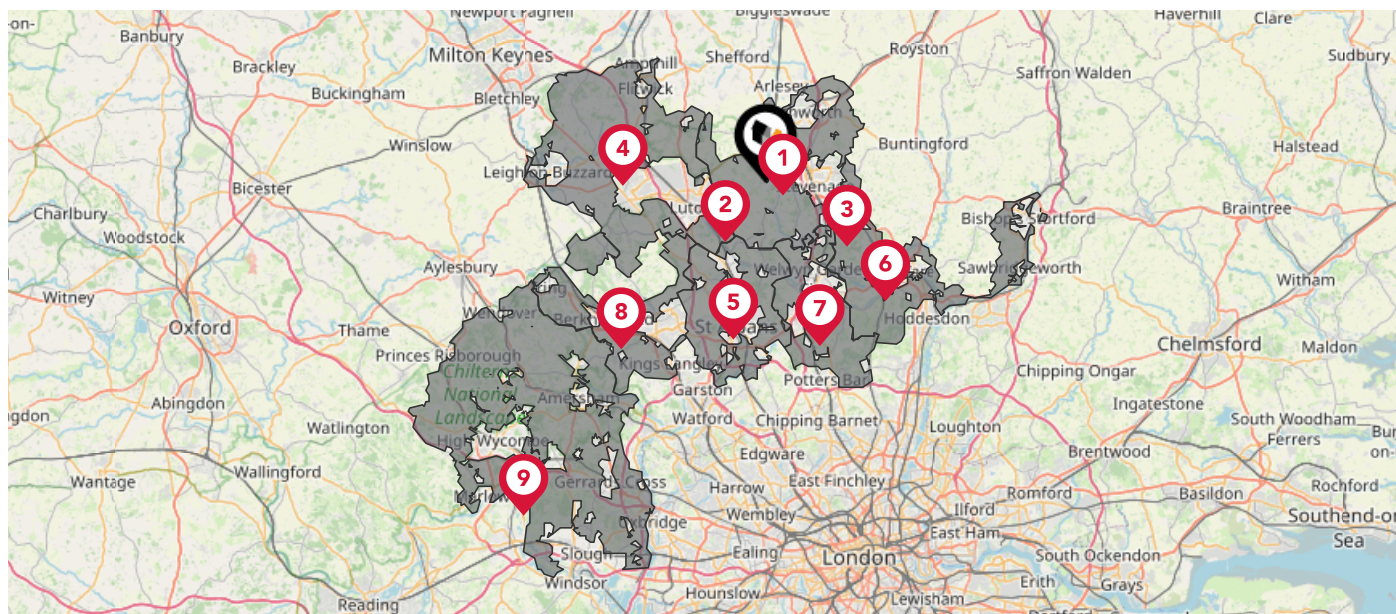
-  Power Pylons
-  Communication Masts

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
	1102118 - The Highlander Public House	Grade II	0.1 miles
	1102159 - Number 42 (Iewesford House) And Front Gate And Railings To Number 42	Grade II	0.2 miles
	1296002 - Wratten Cottage	Grade II	0.2 miles
	1102116 - Baptist Chapel	Grade II	0.2 miles
	1173822 - Number 43 (elm Lodge) And Front Railings To Number 43	Grade II	0.2 miles
	1347585 - Western House	Grade II	0.2 miles
	1173805 - 36, Tilehouse Street	Grade II	0.2 miles
	1347586 - Number 41 (former Coach House To Number 42)	Grade II	0.2 miles
	1102117 - Gateway To Baptist Chapel	Grade II	0.2 miles
	1102122 - 81 And 82, Tilehouse Street	Grade II	0.3 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



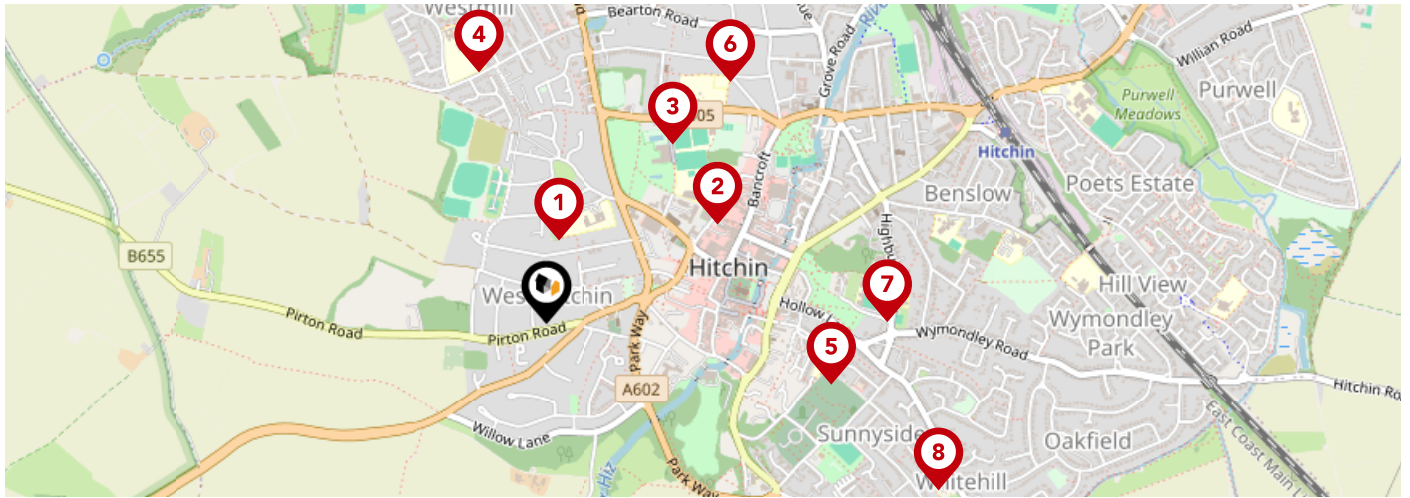
London Green Belt - Welwyn Hatfield



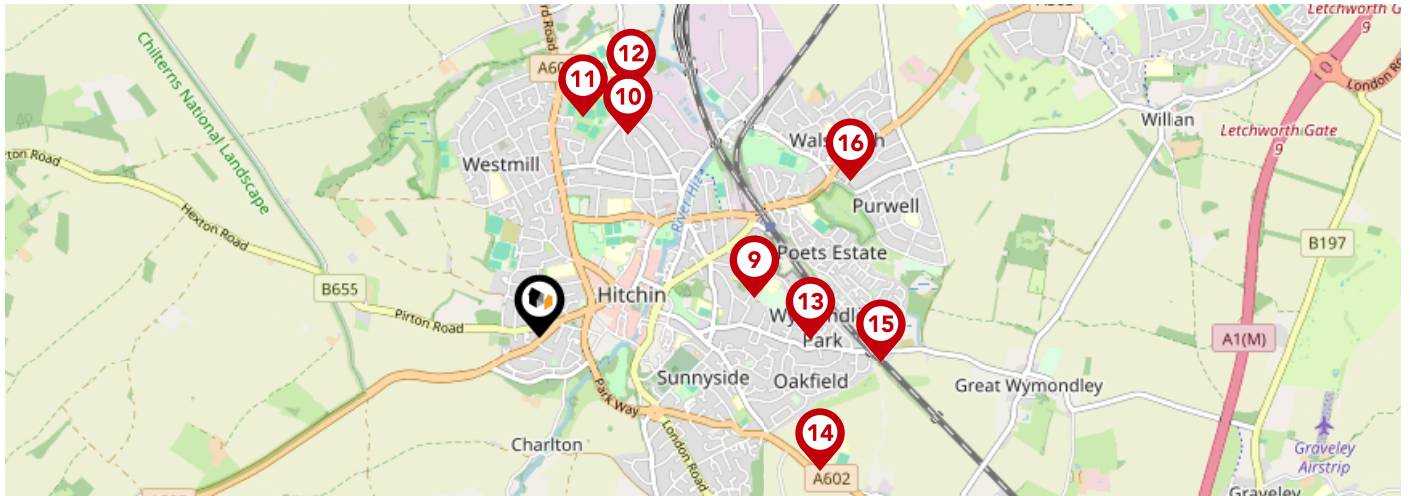
London Green Belt - Dacorum











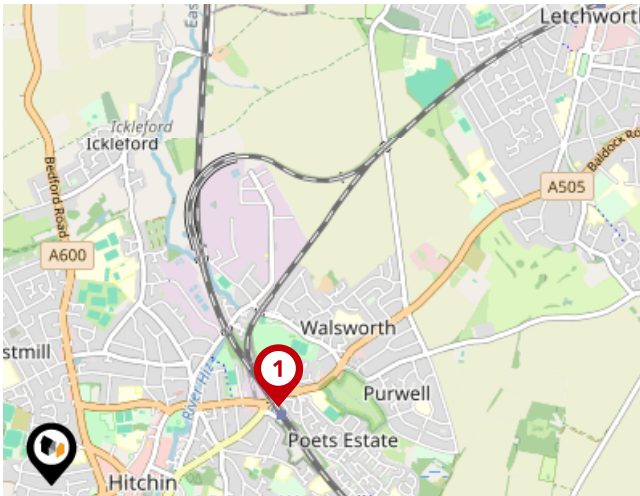
London Green Belt - Buckinghamshire



		Nursery	Primary	Secondary	College	Private
1	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.69	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

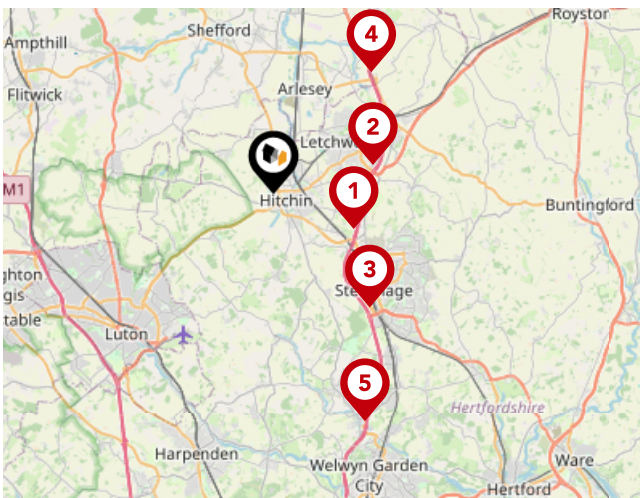


		Nursery	Primary	Secondary	College	Private
	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:1.2	<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:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:1.56	<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:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



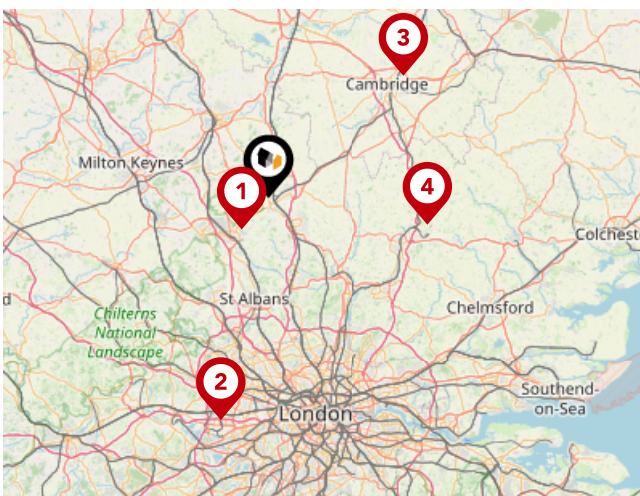
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	1.1 miles
2	Letchworth Rail Station	3.33 miles
3	Letchworth Rail Station	3.34 miles



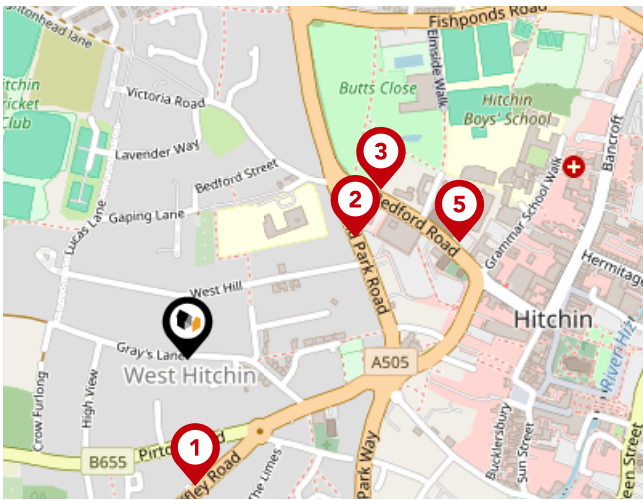
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.2 miles
2	A1(M) J9	3.73 miles
3	A1(M) J7	5.42 miles
4	A1(M) J10	5.68 miles
5	A1(M) J6	8.95 miles



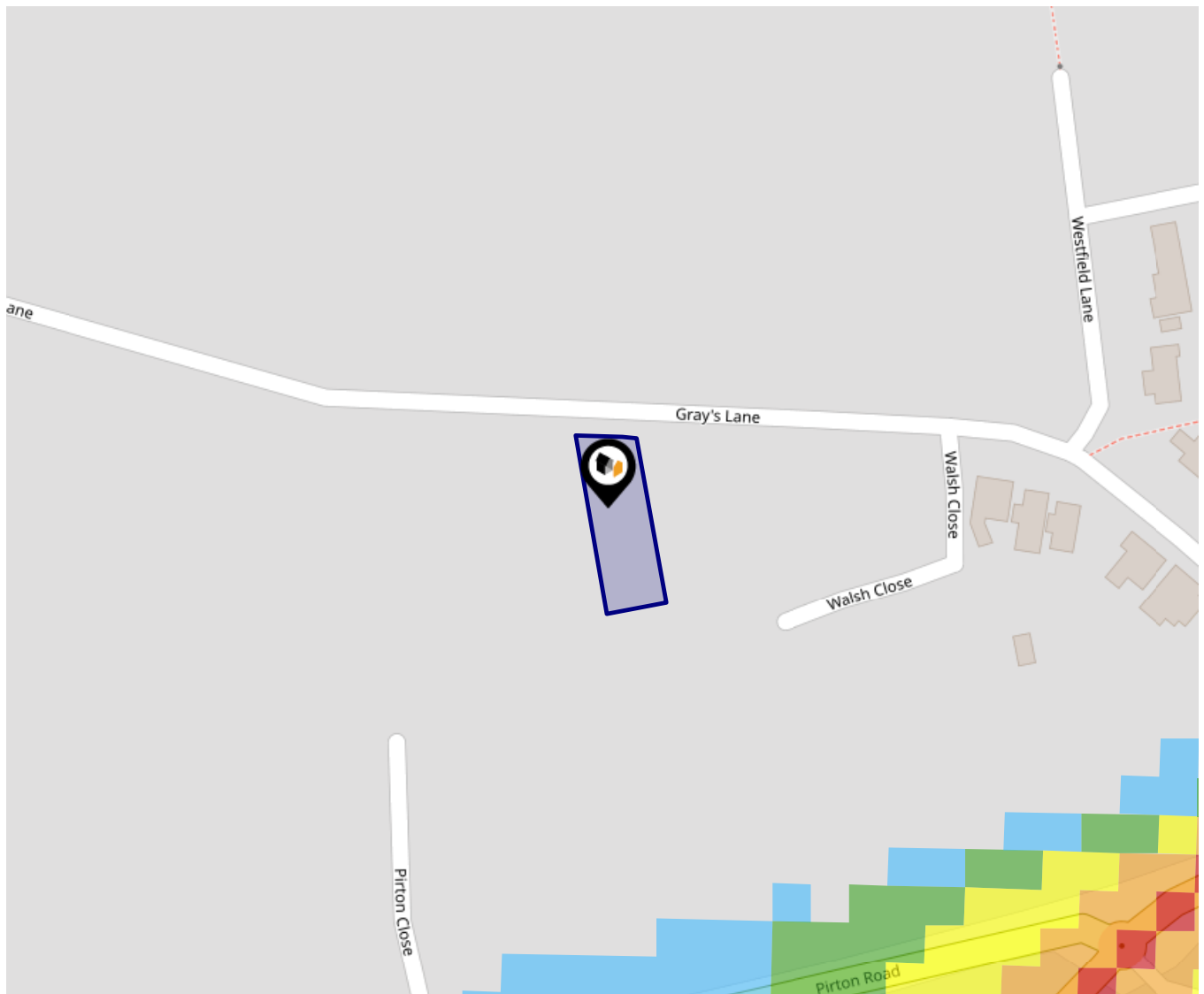
Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.07 miles
2	Heathrow Airport	33.5 miles
3	Cambridge	26.56 miles
4	Stansted Airport	23.72 miles



Bus Stops/Stations

Pin	Name	Distance
1	Moormead Close	0.14 miles
2	West Hill	0.24 miles
3	Waitrose	0.3 miles
4	Football Club	0.44 miles
5	Grammar School Walk	0.34 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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