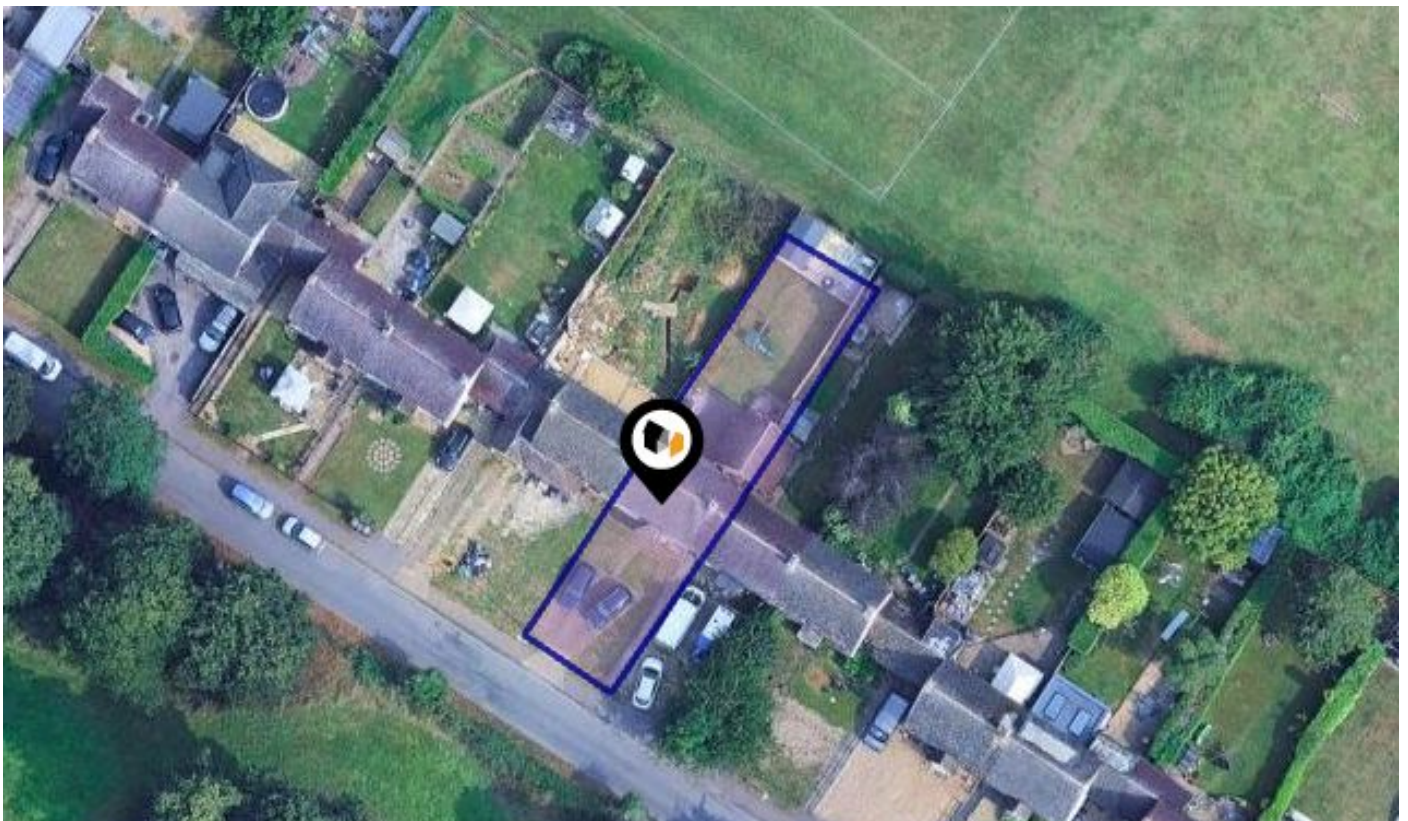




See More Online

MIR: Material Info

The Material Information Affecting this Property
Tuesday 17th March 2026



WATERDELL LANE, ST. IPPOLYTS, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



Planning records for: *20 Waterdell Lane St Ippolyts Hitchin Hertfordshire SG4 7QZ*

Reference - 23/00098/TCA
Decision: Decided
Date: 13th January 2023
Description: T1 Ginko bilboa - 20% reduction, remove any limbs overextending towards garden and neighbouring garden, reduce the rest to shape
Reference - 22/02809/FPH
Decision: Decided
Date: 28th October 2022
Description: Raise roof height to create accommodation at first floor level. Two storey front extension, front infill extension and single storey rear extension (as amended by plans received 19/01/2023).
Reference - 22/02716/LDCE
Decision: Decided
Date: 13th January 2023
Description: Erection of lean to garage to side elevation of existing dwelling
Reference - 22/02716/LDCP
Decision: Registered
Date: 28th October 2022
Description: Erection of lean to garage to side elevation of existing dwelling

Planning records for: **36 Waterdell Lane St. Ippolyts Hitchin Herts SG4 7QZ**

Reference - 01/00788/1HH	
Decision:	Decided
Date:	17th May 2001
Description:	Single storey side extension

Planning records for: **60 Waterdell Lane St Ippolyts Hitchin Hertfordshire SG4 7QZ**

Reference - 21/03422/FPH	
Decision:	Decided
Date:	13th December 2021
Description:	Single storey rear extension following partial demolition of existing rear extension.

Planning records for: **70 Waterdell Lane St Ippolyts Hitchin Hertfordshire SG4 7QZ**

Reference - 23/02945/FPH	
Decision:	Decided
Date:	09th January 2024
Description:	Part two storey and part single storey rear extension, alterations to front fenestration including removal of garage door and relocation of front door (amended plans received 15.02.2024 and description amended 22.02.2024).

Reference - 86/01710/1	
Decision:	Decided
Date:	17th October 1986
Description:	Erection of two storey side and single storey front extensions.

Planning records for: *76 Waterdell Lane St Ippolyts SG4 7QZ*

Reference - 87/01119/1	
Decision:	Decided
Date:	10th July 1987
Description:	Erection of two storey rear extension

Reference - 91/00994/1	
Decision:	Decided
Date:	12th August 1991
Description:	Single storey front extension incorporating garage, entrance porch and bay window

Planning records for: *80 Waterdell Lane St Ippolyts Hitchin SG4 7QZ*

Reference - 74/00433/1	
Decision:	Decided
Date:	07th May 1974
Description:	Erection of single storey extension to dwelling

Reference - 80/00322/1	
Decision:	Decided
Date:	25th February 1980
Description:	Erection of first floor rear extension.

Planning records for: **82 Waterdell Lane St Ippolyts Hitchin Hertfordshire SG4 7QZ**

Reference - 25/02159/LDCP	
Decision:	Decided
Date:	05th September 2025
Description:	Insertion of front window and door following removal of existing garage door to facilitate conversion of garage into habitable accommodation. Insertion of first floor side window and alterations to fenestration on all existing elevations.

Reference - 79/00247/1	
Decision:	Decided
Date:	18th February 1979
Description:	Erection of single storey side and rear extension

Planning records for: **90 Waterdell Lane St Ippolyts Hitchin SG4 7QZ**

Reference - 91/00017/1	
Decision:	Decided
Date:	31st January 1991
Description:	Single storey rear extension and repositioning of existing conservatory (as amended by plans recieved on 21st February 1991)

Reference - 03/00452/1HH	
Decision:	Decided
Date:	17th March 2003
Description:	Single storey front extension

Planning records for: *92 Waterdell Lane St Ippolyts SG4 7QZ*

Reference - 91/00503/1	
Decision:	Decided
Date:	23rd April 1991
Description:	First floor side extension and enclosure of existing porch

Planning records for: *Land Adjacent To 94 Waterdell Lane St Ippolyts SG4 7QZ*

Reference - 89/01357/1	
Decision:	Decided
Date:	06th April 1990
Description:	Approval of details for a detached dwelling with integral garage and parking for 2 vehicles. New vehicular and pedestrian access pursuant to outline permission L.A Ref 1/1357/89 (Amended plans recieved 12.6.90)

Reference - 91/01484/1	
Decision:	Decided
Date:	24th December 1991
Description:	First floor side extension

Reference - 14/03269/1NCS	
Decision:	Decided
Date:	09th December 2014
Description:	Single storey rear extension (following removal of existing conservatory) with the following dimensions: Length (measured from rear wall of original house) - 4 metres. Maximum height - 3.40 metres (to top of roof lantern). Maximum height of the eaves - 2.75 metres (to top of flat roof).

Planning records for: *Land Adj 96 Waterdell Lane St Ippolyts SG4 7QZ*

Reference - 90/00532/1
Decision: Decided
Date: 22nd January 1990
Description: Approval of details for a detached dwelling with integral garage and parking for 2 vehicles. New vehicular access pursuant to Outline permission L.A ref 1/1357/89 (amended plans recieved 12.6.90)

Reference - 20/03003/DOC
Decision: Decided
Date: 16th December 2020
Description: Discharge of Condition 6 (Land Contamination) as attached to Planning Application 20/01149/FP granted on 30.07.2020

Reference - 20/02499/NMA
Decision: Decided
Date: 02nd November 2020
Description: Increase in size of rear dormer and front entrance canopy, installation of roof windows to front elevation (as non material amendment to planning permission reference 20/01149/FP granted on 30.07.2020)

Reference - 20/03004/DOC
Decision: Registered
Date: 16th December 2020
Description: Discharge of Condition 7 (Electric vehicle charging point) as attached to Planning Application 20/01149/FP granted on 30.07.2020

Planning records for: *96 Waterdell Lane St Ippolyts Hitchin Hertfordshire SG4 7QZ*

Reference - 20/03002/DOC
Decision: Registered
Date: 16th December 2020
Description: Discharge of Condition 4 (Obscure glazing) as attached to Planning Application 20/01149/FP granted on 30.07.2020
Reference - 20/02987/DOC
Decision: Decided
Date: 16th December 2020
Description: Discharge of Condition 3 (Materials samples) as attached to Planning Application 20/01149/FP granted on 30.07.2020
Reference - 10/02497/1HH
Decision: Decided
Date: 05th October 2010
Description: Part first floor and part two storey front extension
Reference - 21/00682/FPH
Decision: Decided
Date: 03rd March 2021
Description: Detached timber framed rear garden gazebo

Planning records for: **96 Waterdell Lane St Ippolyts Hitchin Hertfordshire SG4 7QZ**

Reference - 20/01149/FP	
Decision:	Decided
Date:	03rd June 2020
Description:	Erection of one detached 3-bed dwelling

Planning records for: **Land Adjacent To 104 Waterdell Lane St Ippolyts SG4 7QZ**

Reference - 83/00124/1	
Decision:	Decided
Date:	28th January 1983
Description:	Renewal of A.P for pair of semi detached houses with garages & access previously granted under ref 1/421/78 (277)

Reference - 83/00986/1	
Decision:	Decided
Date:	12th April 1983
Description:	Erection of a pair of semi-detached houses with garages as variation of permission granted under ref 1/421/78 (277)

Planning records for: **112 Waterdell Lane St Ippolyts Hitchin SG4 7QZ**

Reference - 17/02867/1TCA	
Decision:	Decided
Date:	07th November 2017
Description:	T1 & T1 Elder - Fell to ground level

Waterdell Lane, St. Ippolyts, SG4

Energy rating

D

Valid until 02.02.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
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 27% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	84 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

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

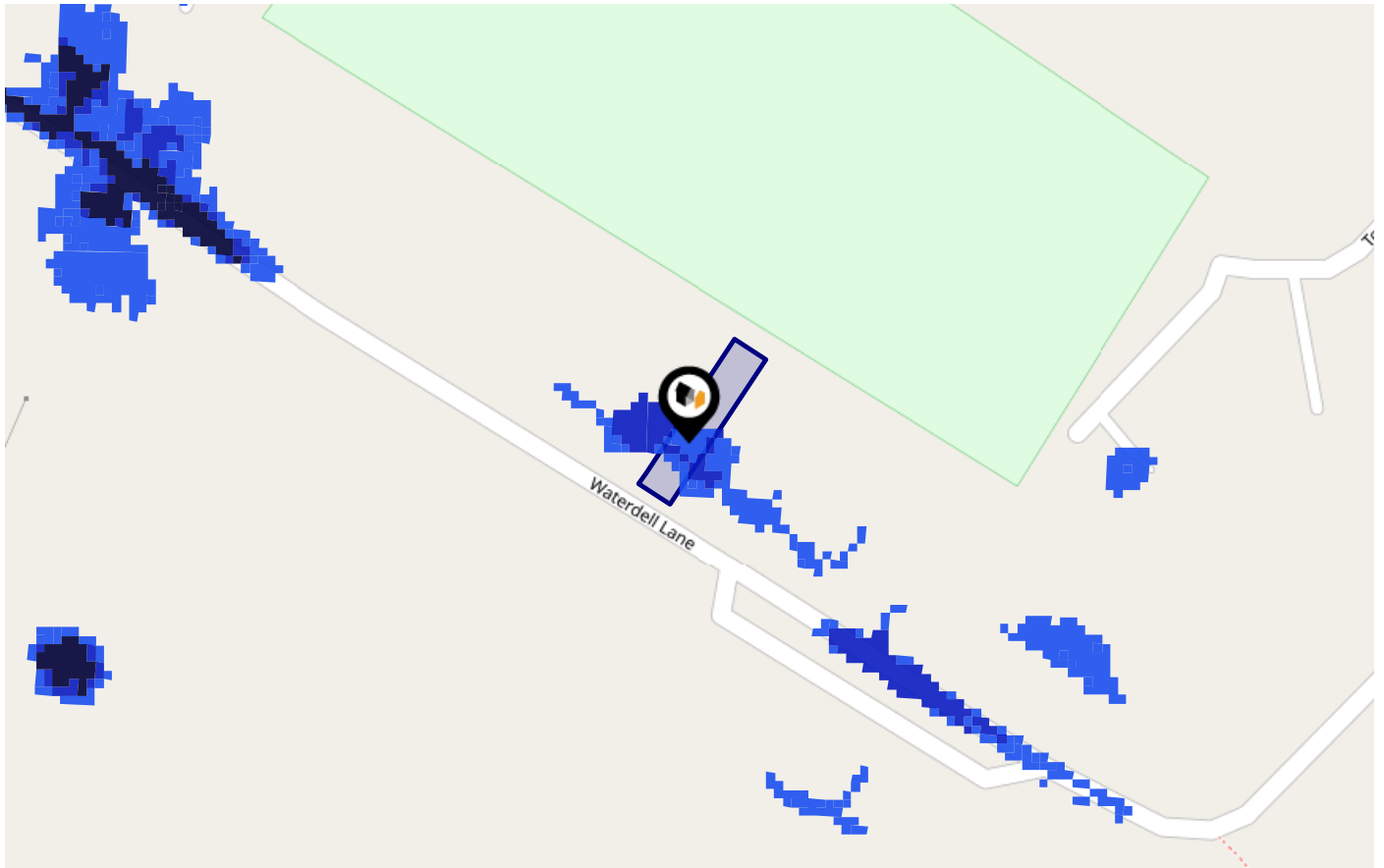
Important - Please read

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: 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.

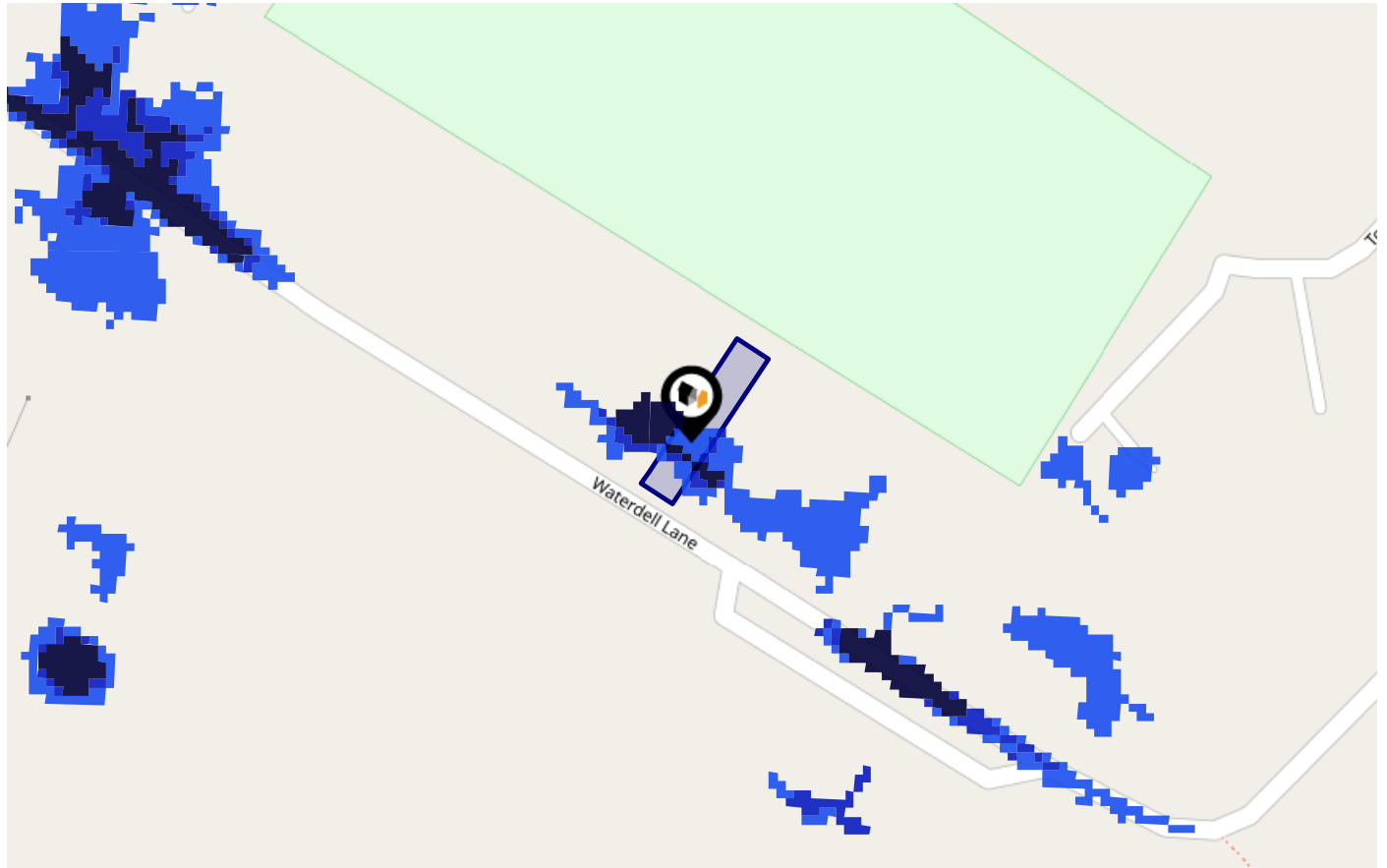
Chance of flooding to the following depths at this property:



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: Low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

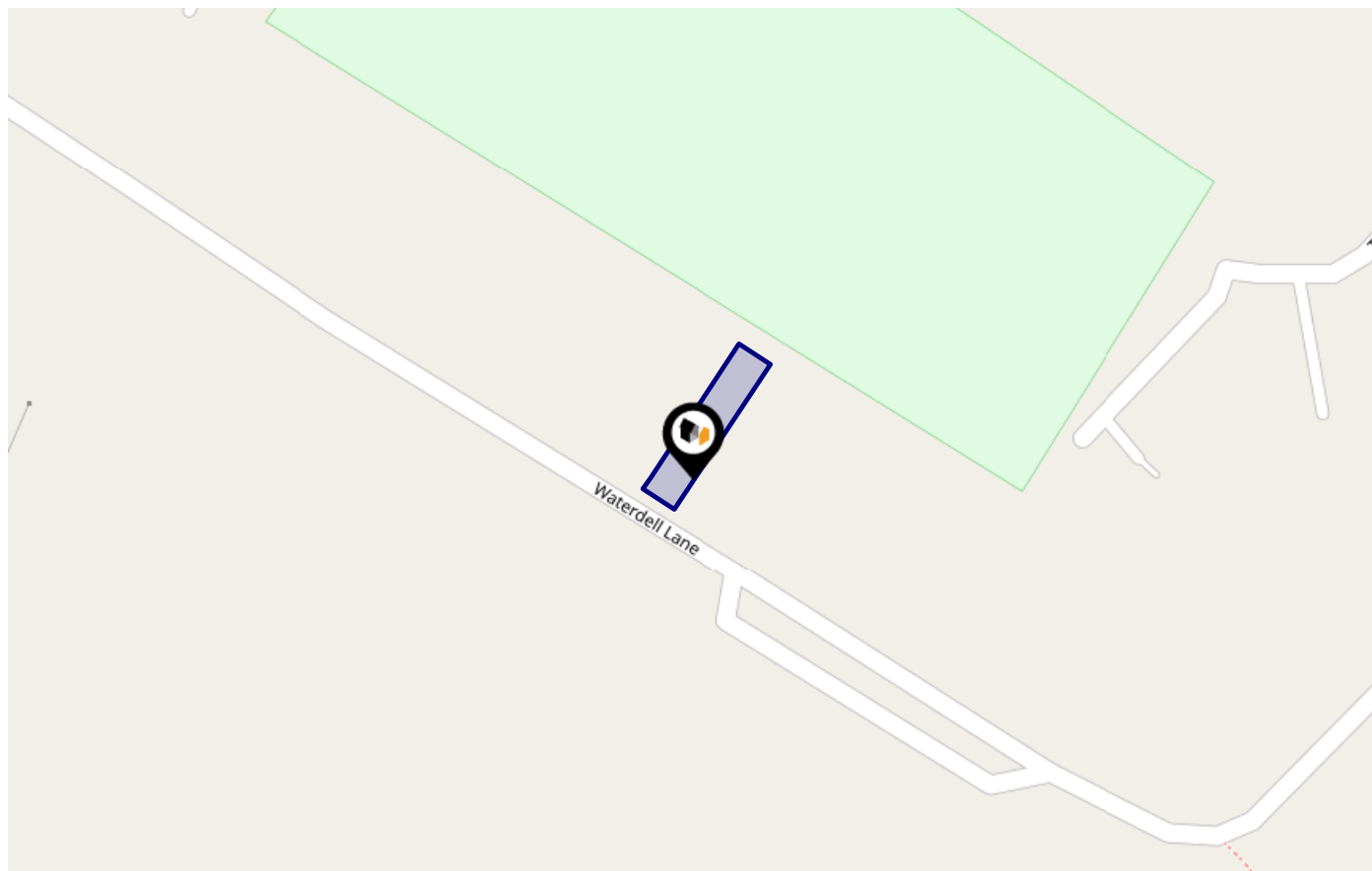
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

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

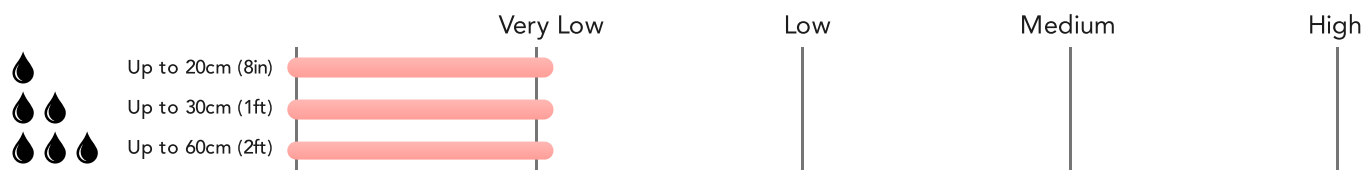


Risk Rating: **Very low**

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

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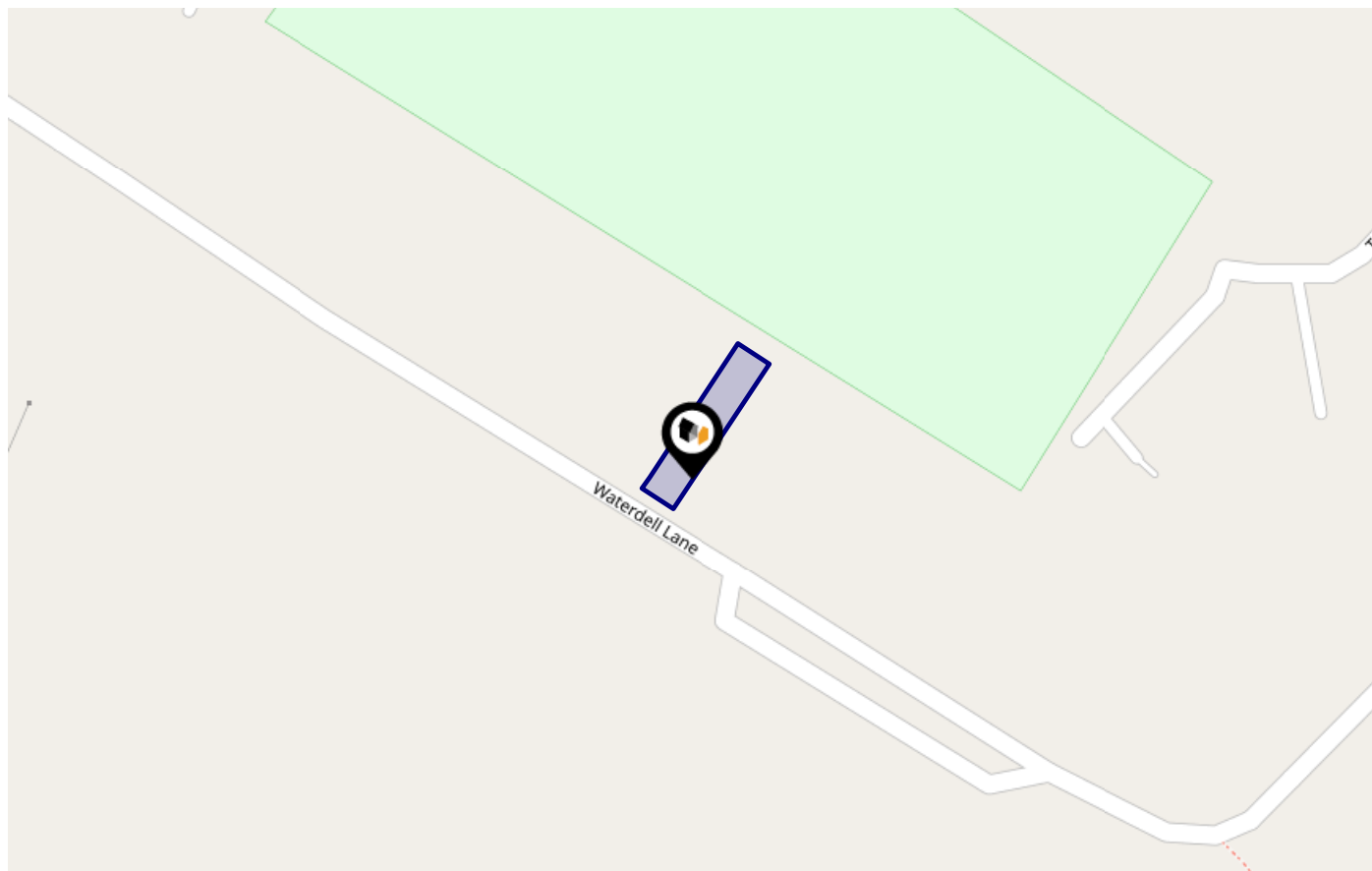
Chance of flooding to the following depths at this property:



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.

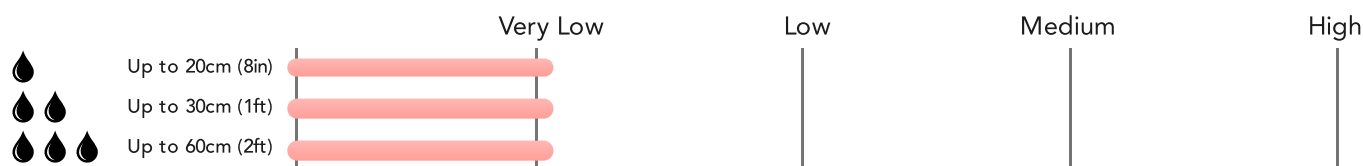


Risk Rating: **Very low**

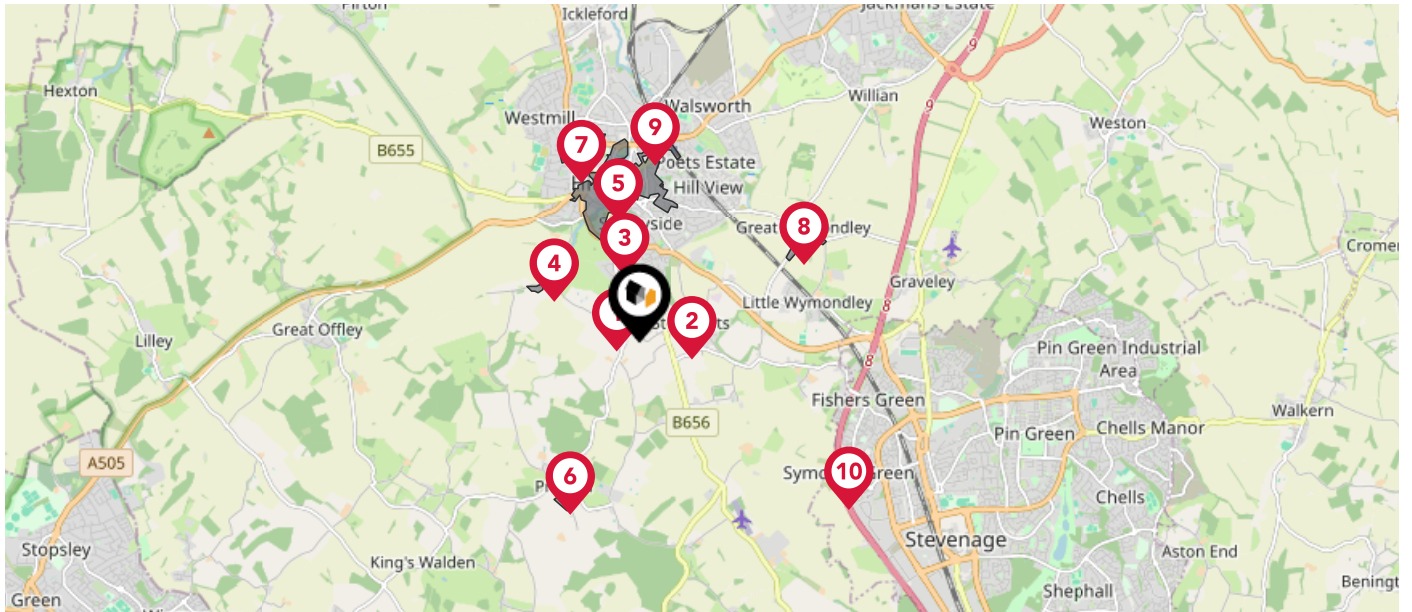
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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

-  Gosmore
-  St Ippolyts
-  Hitchin Hill Path
-  Charlton
-  Hitchin
-  Preston
-  Butts Close, Hitchin
-  Great Wymondley
-  Hitchin Railway and Ransom's Recreation Ground
-  Symonds Green

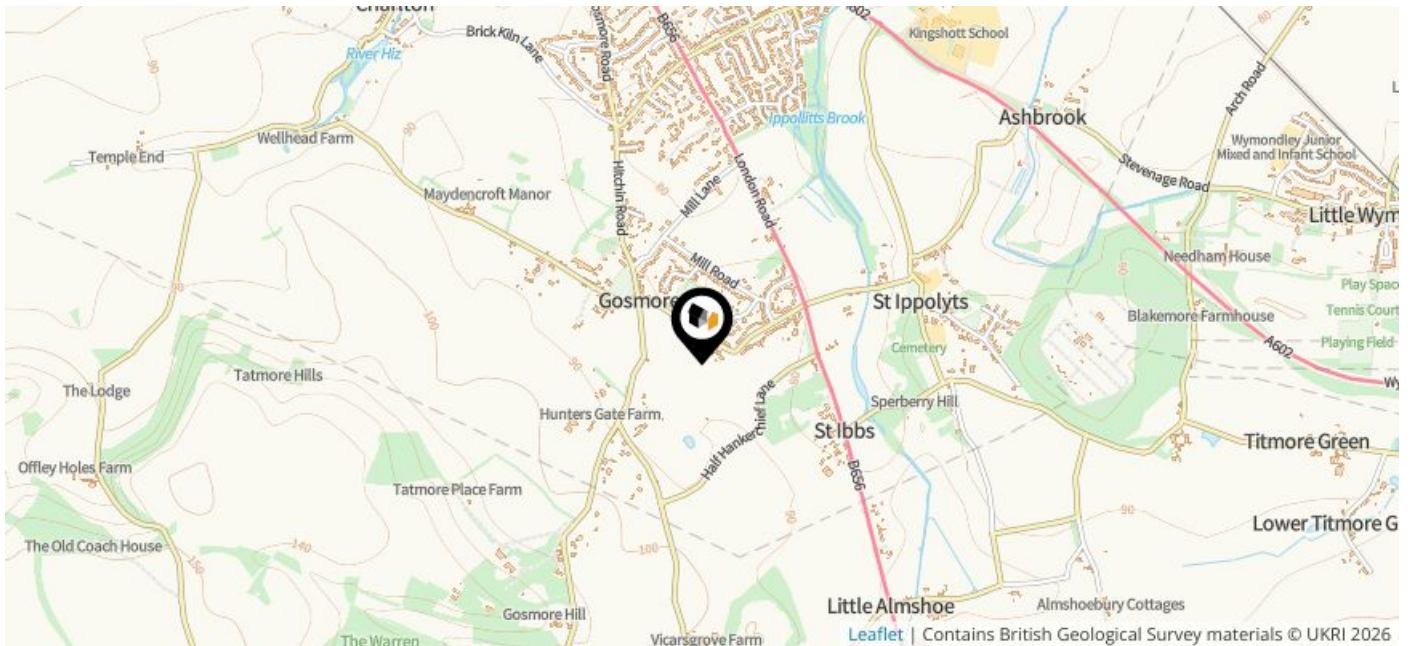
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Maydencroft Manor-Gosmore, Hitchin	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	Tittendell-Tittendell Street, St Ippollits, Hertfordshire	Historic Landfill
7	EA/EPR/LB3303UD/T001 - Vicars Grove	Active Landfill
8	Kings Grove-St Ippollits, Hertfordshire	Historic Landfill
9	Titmore Green Road-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill
10	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



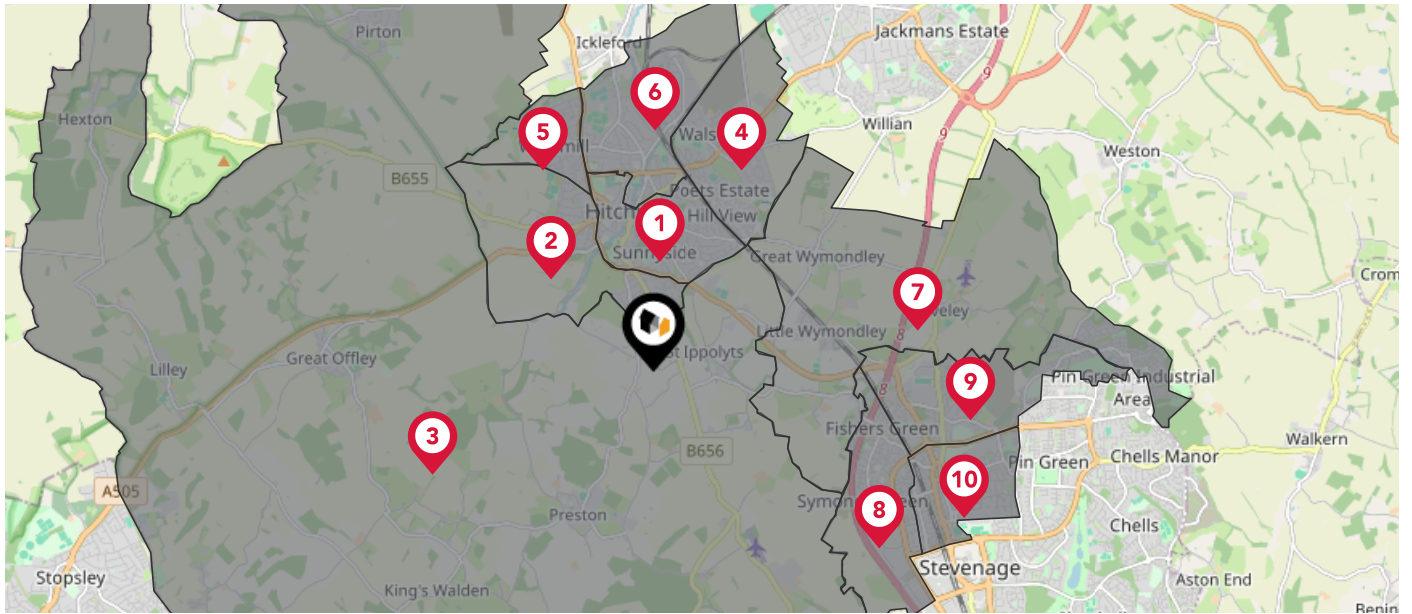
Mine Entry

- ✕ 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

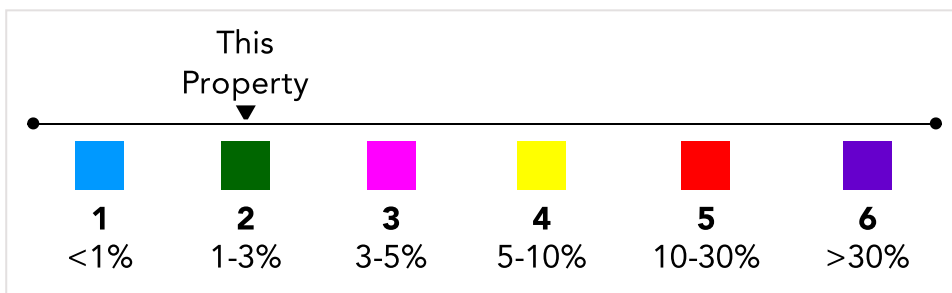
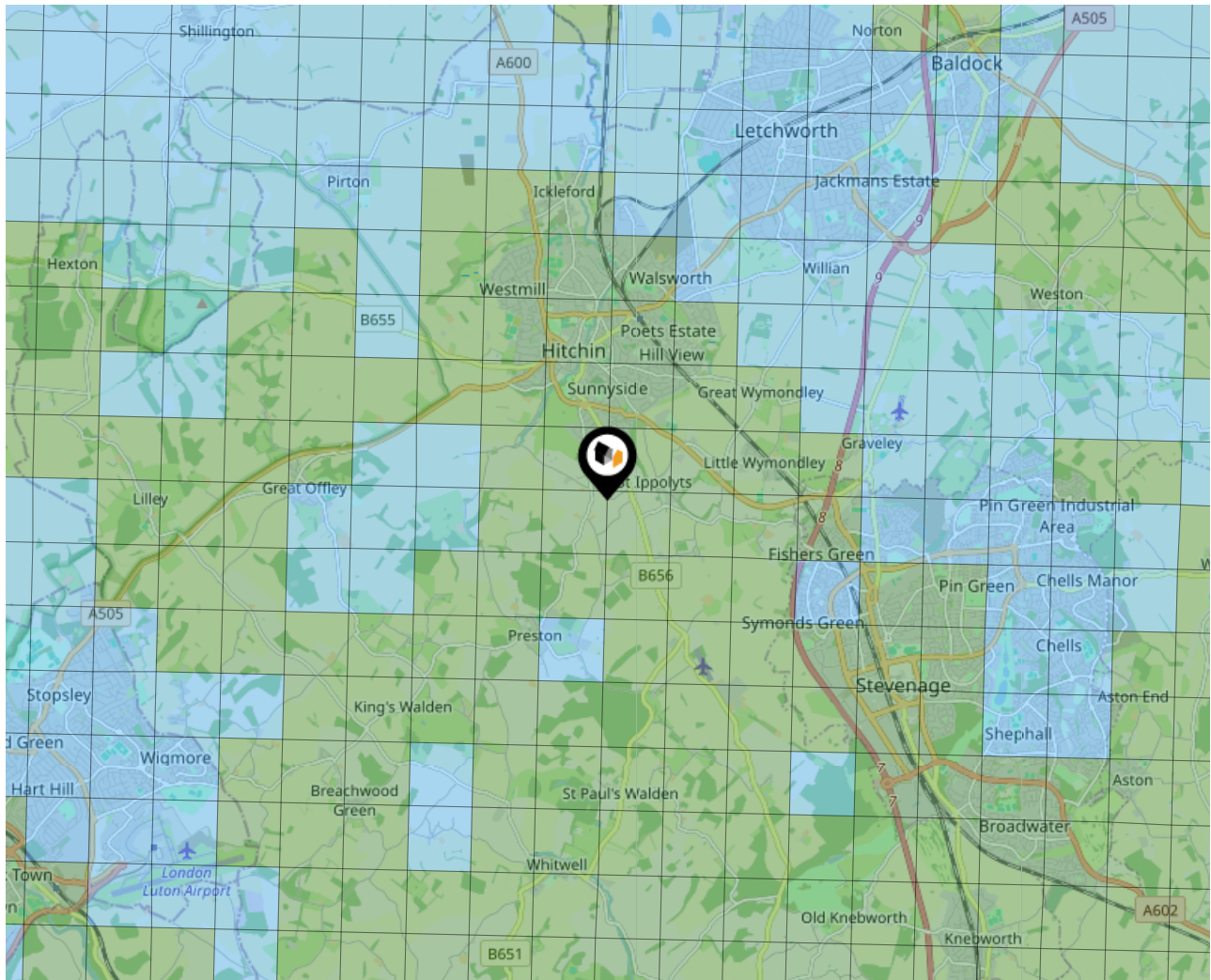


Nearby Council Wards

-  Hitchin Highbury Ward
-  Hitchin Priory Ward
-  Hitchwood, Offa and Hoo Ward
-  Hitchin Walsworth Ward
-  Hitchin Oughton Ward
-  Hitchin Bearton Ward
-  Chesfield Ward
-  Symonds Green Ward
-  Woodfield Ward
-  Old Town Ward

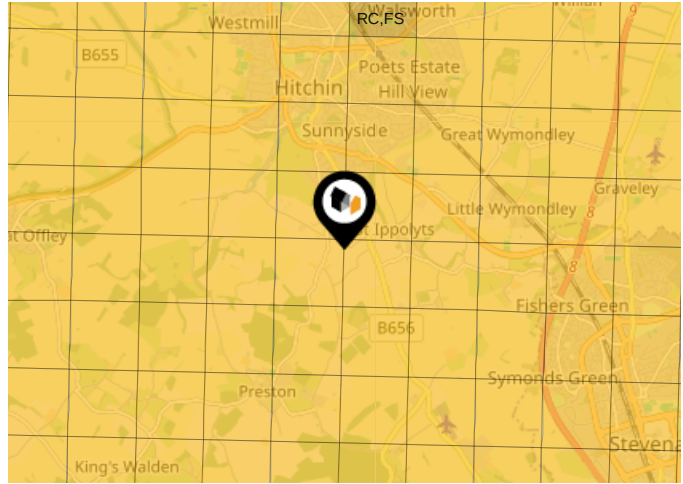
What is Radon?

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)

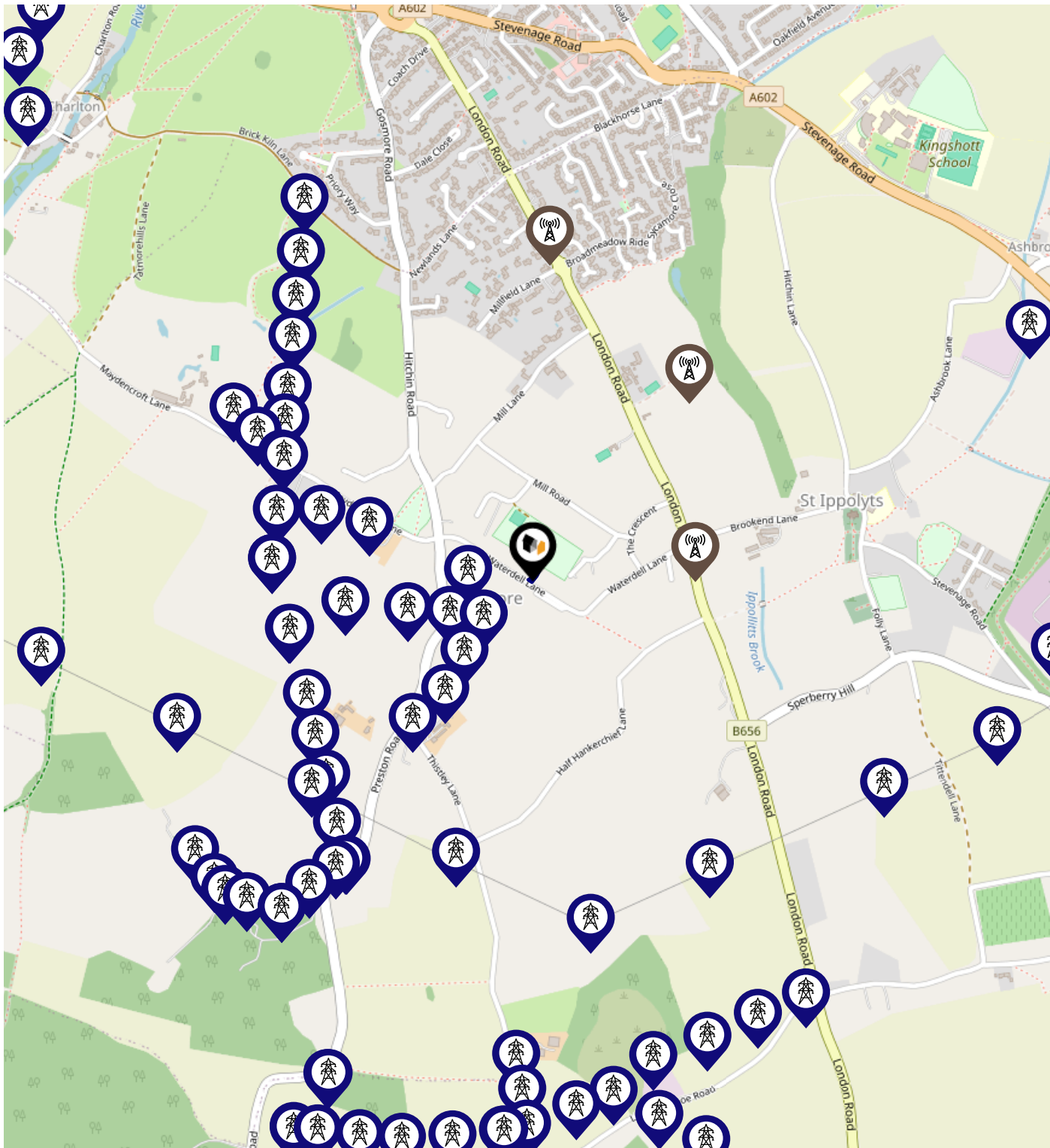
Carbon Content:	HIGH	Soil Texture:	CHALKY, SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	SHALLOW
Soil Group:	ALL		





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

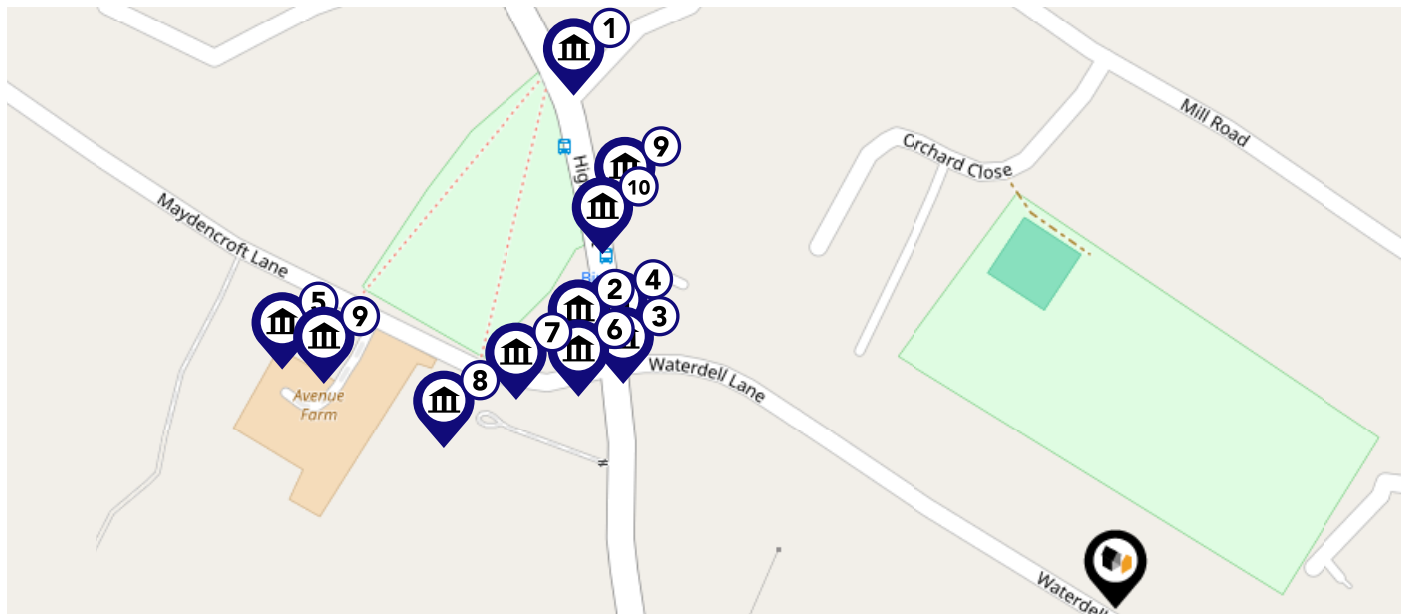
Local Area Masts & Pylons



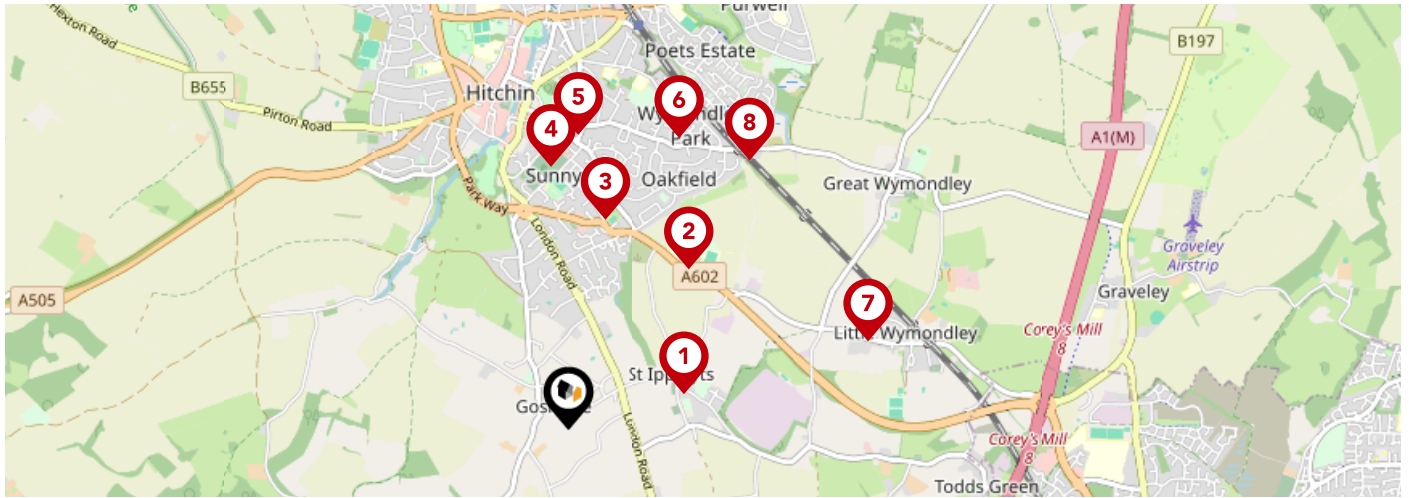
Key:

-  Power Pylons
-  Communication Masts

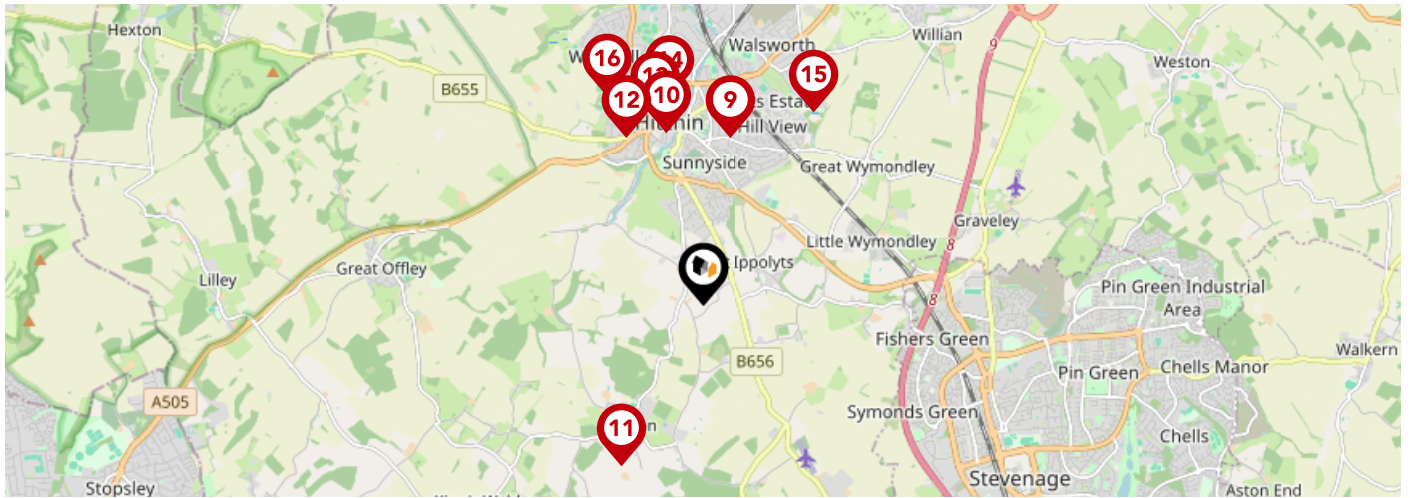
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



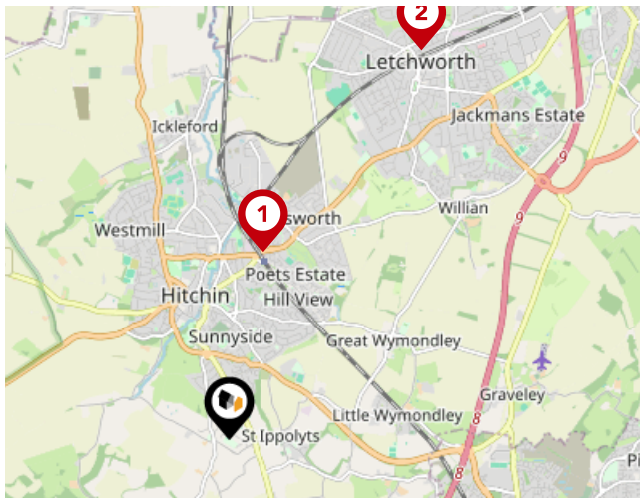
Listed Buildings in the local district		Grade	Distance
	1175085 - Rose Cottages	Grade II	0.2 miles
	1102537 - Holly Tree Cottage	Grade II	0.2 miles
	1175112 - The Bull Public House	Grade II	0.2 miles
	1347424 - 2,3 And 4, High Street	Grade II	0.2 miles
	1347447 - Whitbank And Jenny Cottage	Grade II	0.2 miles
	1347428 - 1, Maydencroft Lane	Grade II	0.2 miles
	1175196 - Rosedale	Grade II	0.2 miles
	1102505 - Avenue Farm House	Grade II	0.2 miles
	1102503 - View Cottage, And Avenue Cottage	Grade II	0.2 miles
	1175099 - Victoria House	Grade II	0.2 miles
	1102536 - Outbuildings To Victoria House Adjoining Number 9 (the Old Cottage)	Grade II	0.2 miles



	Nursery	Primary	Secondary	College	Private
<p>1 St Ippolyts Church of England Aided Primary School Ofsted Rating: Good Pupils: 175 Distance:0.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.92</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:1.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:1.35</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:1.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Wymondley Junior Mixed and Infant School Ofsted Rating: Good Pupils: 102 Distance:1.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:1.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

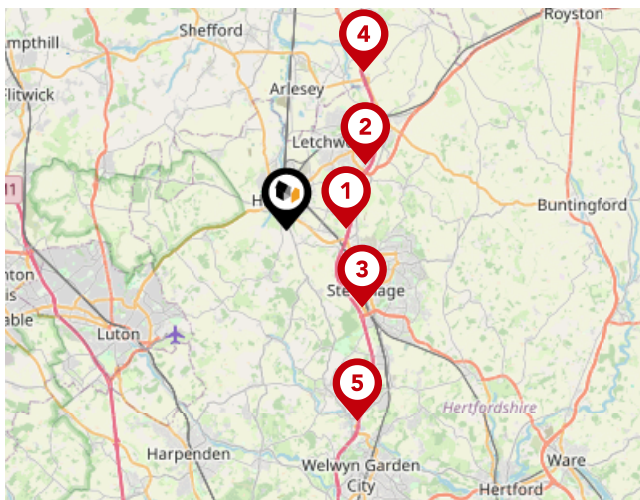


	Nursery	Primary	Secondary	College	Private
<p>9 St Andrew's Church of England Voluntary Aided Primary School, Hitchin</p> <p>Ofsted Rating: Outstanding Pupils: 252 Distance:1.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Hitchin Boys' School</p> <p>Ofsted Rating: Outstanding Pupils: 1317 Distance:1.61</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Preston Primary School</p> <p>Ofsted Rating: Good Pupils: 67 Distance:1.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Samuel Lucas Junior Mixed and Infant School</p> <p>Ofsted Rating: Outstanding Pupils: 420 Distance:1.69</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Wilshere-Dacre Junior Academy</p> <p>Ofsted Rating: Good Pupils: 267 Distance:1.81</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 York Road Nursery School</p> <p>Ofsted Rating: Outstanding Pupils: 107 Distance:1.92</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Purwell Primary School</p> <p>Ofsted Rating: Requires improvement Pupils: 167 Distance:2.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Oughton Primary and Nursery School</p> <p>Ofsted Rating: Good Pupils: 218 Distance:2.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



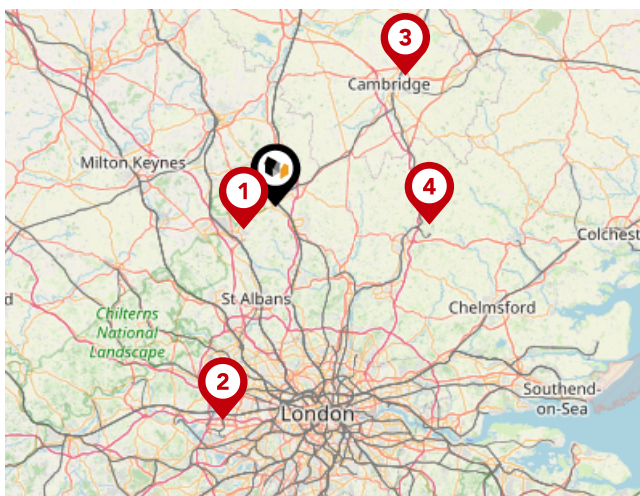
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	1.73 miles
2	Letchworth Rail Station	3.97 miles
3	Stevenage Railway Station	3.28 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.19 miles
2	A1(M) J9	3.73 miles
3	A1(M) J7	3.93 miles
4	A1(M) J10	6.43 miles
5	A1(M) J6	7.44 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	5.67 miles
2	Heathrow Airport	32.36 miles
3	Cambridge	26.96 miles
4	Stansted Airport	22.81 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bird in Hand PH	0.19 miles
2	London Road Crossroads	0.23 miles
3	London Road Crossroads	0.24 miles
4	Thistley Lane	0.35 miles
5	Tatmore Place	0.57 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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