

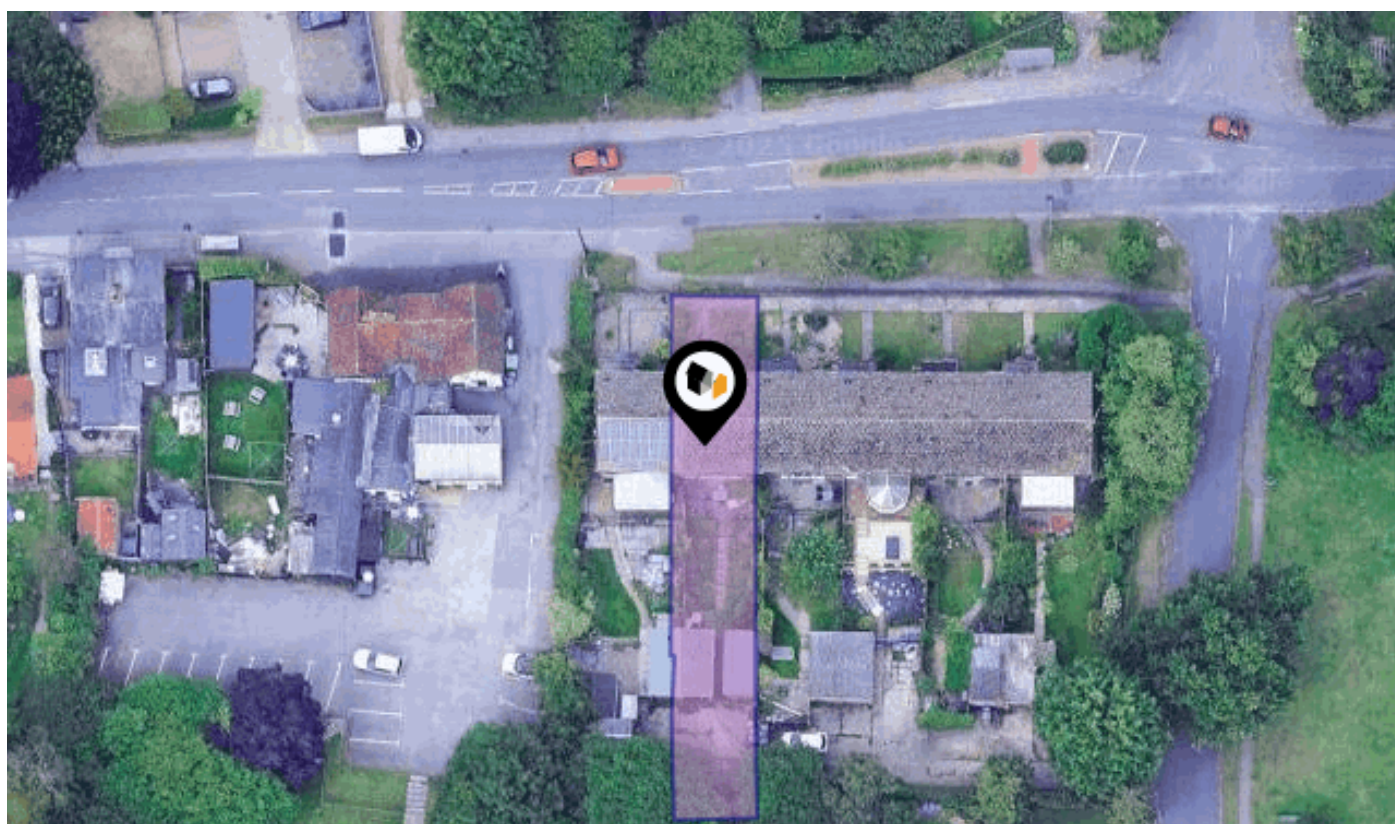


See More Online

## MIR: Material Info

The Material Information Affecting this Property

Thursday 10<sup>th</sup> April 2025



**STEVENAGE ROAD, LITTLE WYMONDLEY, HITCHIN, SG4**

### Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk





## Property

Type:	Terraced
Bedrooms:	3
Floor Area:	979 ft <sup>2</sup> / 91 m <sup>2</sup>
Plot Area:	0.08 acres
Year Built :	1976-1982
Council Tax :	Band C
Annual Estimate:	£2,073
Title Number:	HD303891

Tenure: Freehold

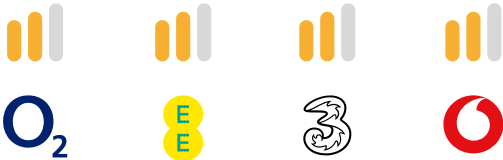
## Local Area

Local Authority:	Hertfordshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

3	80	1800
mb/s	mb/s	mb/s
		

Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: ***Kimberley Stevenage Road Wymondley SG4 7HY***

Reference - 06/02435/1HH	
Decision:	Decided
Date:	30th October 2006
Description:	Pitched roof front porch following demolition of existing flat roof porch.

Planning records for: ***May Cottage Stevenage Road Little Wymondley Hitchin SG4 7HY***

Reference - 15/01650/1	
Decision:	Decided
Date:	19th June 2015
Description:	Conversion of 1no. detached dwelling to 2 no. one bedroom semi detached dwellings

Planning records for: ***Millburn Stevenage Road Little Wymondley Hitchin SG4 7HY***

Reference - 92/00719/1	
Decision:	Decided
Date:	22nd June 1992
Description:	Single storey front extension incorporating chimney

Planning records for: ***Oakdene Stevenage Road Little Wymondley Hitchin SG4 7HY***

Reference - 04/01074/1HH	
Decision:	Decided
Date:	29th June 2004
Description:	Two storey side extension

Planning records for: *Oakdene Stevenage Road Little Wymondley Hitchin SG4 7HY*

Reference - 04/00159/1HH	
Decision:	Decided
Date:	09th February 2004
Description:	Development A: Detached single garage Development B: Two storey side extension

Planning records for: *Plume Of Feathers Stevenage Road Wymondley SG4 7HY*

Reference - 91/00102/1	
Decision:	Decided
Date:	31st January 1991
Description:	Single storey rear extension (As amended by plan recieved 3rd May 1991)

Reference - 23/00909/AD	
Decision:	Decided
Date:	02nd May 2023
Description:	Replacement external signage

Reference - 84/00069/1	
Decision:	Decided
Date:	16th January 1984
Description:	Erection of canopy over front entrance door and installation of new window

Planning records for: **Plume Of Feathers Stevenage Road Little Wymondley Hitchin Hertfordshire SG4 7HY**

Reference - 23/00854/LBC	
Decision:	Decided
Date:	02nd May 2023
Description:	Replacement external signage, replace 3no. lanterns to the front elevation and external redecoration.

Reference - 84/00070/1	
Decision:	Decided
Date:	16th January 1984
Description:	Two plaque signs on front and side elevations and resiting of individual letters on front elevation to be illuminated by floodlights

Reference - 91/00159/1LB	
Decision:	Decided
Date:	08th February 1991
Description:	Single storey rear kitchen extension, new lobby, new window and new window in existing door opening, internal alterations including removal of existing kitchen to form bar/servery. Re-furbishment of existing shed to form new cellar and bottle store (As amended by plans recieved 03.0.1991)

Planning records for: **Yew Lodge Stevenage Road Little Wymondley Hitchin SG4 7HY**

Reference - 12/02311/1HH	
Decision:	Decided
Date:	18th October 2012
Description:	Single storey front porch. Single storey rear extension following demolition of existing conservatory. Insertion of rear pitched roof dormer with Juliet balcony. Installation of two bi-fold doors to rear elevation, insertion of two windows to front elevation, replacement windows on side elevations. (Amended plan received 24.12.12).

Planning records for: *Yew Lodge Stevenage Road Little Wymondley Hitchin SG4 7HY*

Reference - 13/00238/1HH	
Decision:	Decided
Date:	01st February 2013
Description:	Single storey front porch. Single storey rear extension following demolition of existing conservatory. Insertion of rear pitched roof dormer with Juliet balcony. Installation of two bi-fold doors to rear elevation, insertion of two windows to front elevation, replacement windows on side elevations

Planning records for: *The Cherry Tree Stevenage Road Wymondley SG4 7HY*

Reference - 85/01007/1	
Decision:	Decided
Date:	28th June 1985
Description:	Erection of detached garage

Reference - 84/01685/1	
Decision:	Decided
Date:	28th November 1984
Description:	Erection of rear dormer extension

Reference - 86/01481/1	
Decision:	Decided
Date:	11th September 1986
Description:	Erection of detached double garage as a variation of previous permission 1/1166/85 (821)

Planning records for: *Cherry Trees Stevenage Road Little Wymondley SG4 7HY*

Reference - 85/01166/1	
Decision:	Decided
Date:	29th July 1985
Description:	Erection of detached double garage.

Planning records for: *The Elms Stevenage Road Little Wymondley SG4 7HY*

Reference - 81/00093/1	
Decision:	Decided
Date:	19th January 1981
Description:	Renovation and conversion of barn to facilitate its use as a first floor self-contained flat with existing garage and stores on ground floor.

Reference - 83/00771/1	
Decision:	Decided
Date:	16th May 1983
Description:	Installation of front ground floor window

Reference - 89/01415/1	
Decision:	Decided
Date:	13th September 1989
Description:	Four buildings for Class B1 use, ancillary parking, service area and widening of existing access. (Approval of details) Revised plans recieved 17th November 1989)



Planning records for: *The Elms Stevenage Road Wymondley Hitchin SG4 7HY*

Reference - 10/00722/1LB
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 05th April 2010</p>
<p><b>Description:</b> Single storey rear extension following demolition of existing extension in same position</p>
Reference - 90/01397/1LB
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 10th October 1990</p>
<p><b>Description:</b> Listed Building Consent: Internal alterations including first floor bathroom and demolition of a chimney</p>
Reference - 81/00231/1LB
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 02nd February 1981</p>
<p><b>Description:</b> Application for listed building consent for renovation and conversion of barn to facilitate its use as a first floor flat with existing garage and stores on ground floor.</p>
Reference - 88/01493/1
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 13th September 1989</p>
<p><b>Description:</b> Four buildings for Class B1 use, ancillary parking, service areas and widening of existing access. (Approval of details) Revised plans recieved 17th November 1989)</p>



Planning records for: *The Elms Stevenage Road Wymondley Hitchin SG4 7HY*

Reference - 10/01348/1DOC	
Decision:	Decided
Date:	17th June 2010
Description:	Condition 3: Windows

Reference - 89/00400/1	
Decision:	Decided
Date:	13th March 1989
Description:	Four buildings (Class B1 Use) with ancillary parking, service areas, widening of access and landscaping. (As amended by plans recieved 19th May and 24th July 1989 and details of external materials recieved 6th June 1989)

Reference - 87/00536/1	
Decision:	Decided
Date:	07th April 1987
Description:	Siting of portakabin for temporary office accommodation

Planning records for: *The Laurels Stevenage Road Little Wymondley Hitchin SG4 7HY*

Reference - 03/01788/1HH	
Decision:	Decided
Date:	12th November 2003
Description:	Single storey side/rear extension to form residential annexe for use by elderly parents (as per amended plans received 20/01/04)

Planning records for: *The Laurels Stevenage Road Little Wymondley Hitchin SG4 7HY*

Reference - 94/00590/1LB
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 12th May 1994</p>
<p><b>Description:</b> Single storey side extension following demolition of existing (as amended by plan received 08.08.94)</p>
Reference - 88/00882/1
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 17th May 1988</p>
<p><b>Description:</b> Erection of two and single storey side extension.</p>
Reference - 86/00958/1
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 18th June 1986</p>
<p><b>Description:</b> Erection of detached double garage.</p>
Reference - 03/01942/1LB
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 08th December 2003</p>
<p><b>Description:</b> Single storey rear/side extension to form residential annexe for use by elderly parents. Relocation of satellite dish to side elevation (as amended by plans received 20/01/04)</p>

Planning records for: *The Laurels Stevenage Road Little Wymondley SG4 7HY*

Reference - 88/00819/1LB	
Decision:	Decided
Date:	11th May 1988
Description:	Application for Listed Building Consent for erection of two and single storey side extension.

Reference - 25/00174/LBC	
Decision:	Registered
Date:	20th January 2025
Description:	Replacement fenestration including alterations to fenestration arrangement; internal alterations and demolition of existing conservatory. Insertion of 3no. rooflights and external weatherboarding to existing rear element (annexe).

Reference - 94/00413/1HH	
Decision:	Decided
Date:	11th April 1994
Description:	Single storey side extension (as amended by plan received 08.08.94)

Planning records for: *The Bucks Head Stevenage Road Little Wymondley Hitchin SG4 7HY*

Reference - 93/01223/1LB	
Decision:	Decided
Date:	27th October 1993
Description:	External alterations replacement of two window casements.

Planning records for: *The Bucks Head Stevenage Road Little Wymondley SG4 7HY*

Reference - 78/01191/1
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 12th July 1978</p>
<p><b>Description:</b> Single storey timber building for use as beer store.</p>
Reference - 86/00811/1
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 04th May 1986</p>
<p><b>Description:</b> Erection of single storey rear extension.</p>
Reference - 86/00812/1LB
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 04th May 1986</p>
<p><b>Description:</b> Erection of single storey extension.</p>
Reference - 16/02673/1LB
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 21st October 2016</p>
<p><b>Description:</b> External lighting and fixings associated with installation of replacement signage</p>

Planning records for: *The Bucks Head Stevenage Road Little Wymondley Hitchin SG4 7HY*

Reference - 16/02647/1AD
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 17th October 2016</p>
<p><b>Description:</b> Replacement signage comprising externally illuminated panel signs, two non-illuminated amenity boards, 1 single sided post panel, 2 externally illuminated fascia signs and 1 externally illuminated gable board</p>
Reference - 74/00552/1
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 20th July 1974</p>
<p><b>Description:</b> Carry out internal alterations.</p>
Reference - 94/00662/1AD
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 07th June 1994</p>
<p><b>Description:</b> Illuminated and non-illuminated pub signs, including pole sign (as amended by drawing No 1A received 22.07.94)</p>
Reference - 94/01238/1LB
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 11th November 1994</p>
<p><b>Description:</b> Listed Building Consent, various externally illuminated signs</p>

Planning records for: *The Bucks Head Stevenage Road Little Wymondley Hitchin SG4 7HY*

<b>Reference - 02/01634/1LB</b>
<b>Decision:</b> Decided
<b>Date:</b> 30th October 2002
<b>Description:</b> Side conservatory (as amended by drawing no. NBH/10B received 20/02/2003, 3B and 4C received 08/04/2003)

<b>Reference - 94/00759/1LB</b>
<b>Decision:</b> Decided
<b>Date:</b> 06th July 1994
<b>Description:</b> Illuminated and non-illuminated pub signs, including pole sign (as amended by agents letter dated 20.07.94)

<b>Reference - 97/00497/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 07th May 1997
<b>Description:</b> Nine additional car parking spaces (as amended by drawing 70405/2 received on 23.6. 97 and 70405/1A received on 26.6.97)

<b>Reference - 02/01633/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 30th October 2002
<b>Description:</b> Side conservatory (as amended by drawing no. NBH 10B received 20/02/03, 3B and 4C received 08/04/2003)

Planning records for: **1 Virginia Cottage Stevenage Road Little Wymondley Hitchin SG4 7HY**

Reference - 16/01324/1HH	
Decision:	Decided
Date:	25th May 2016
Description:	Single storey side extension

Reference - 94/00990/1HH	
Decision:	Decided
Date:	12th September 1994
Description:	Vehicular crossover (as amended by plan received 11.10.94)

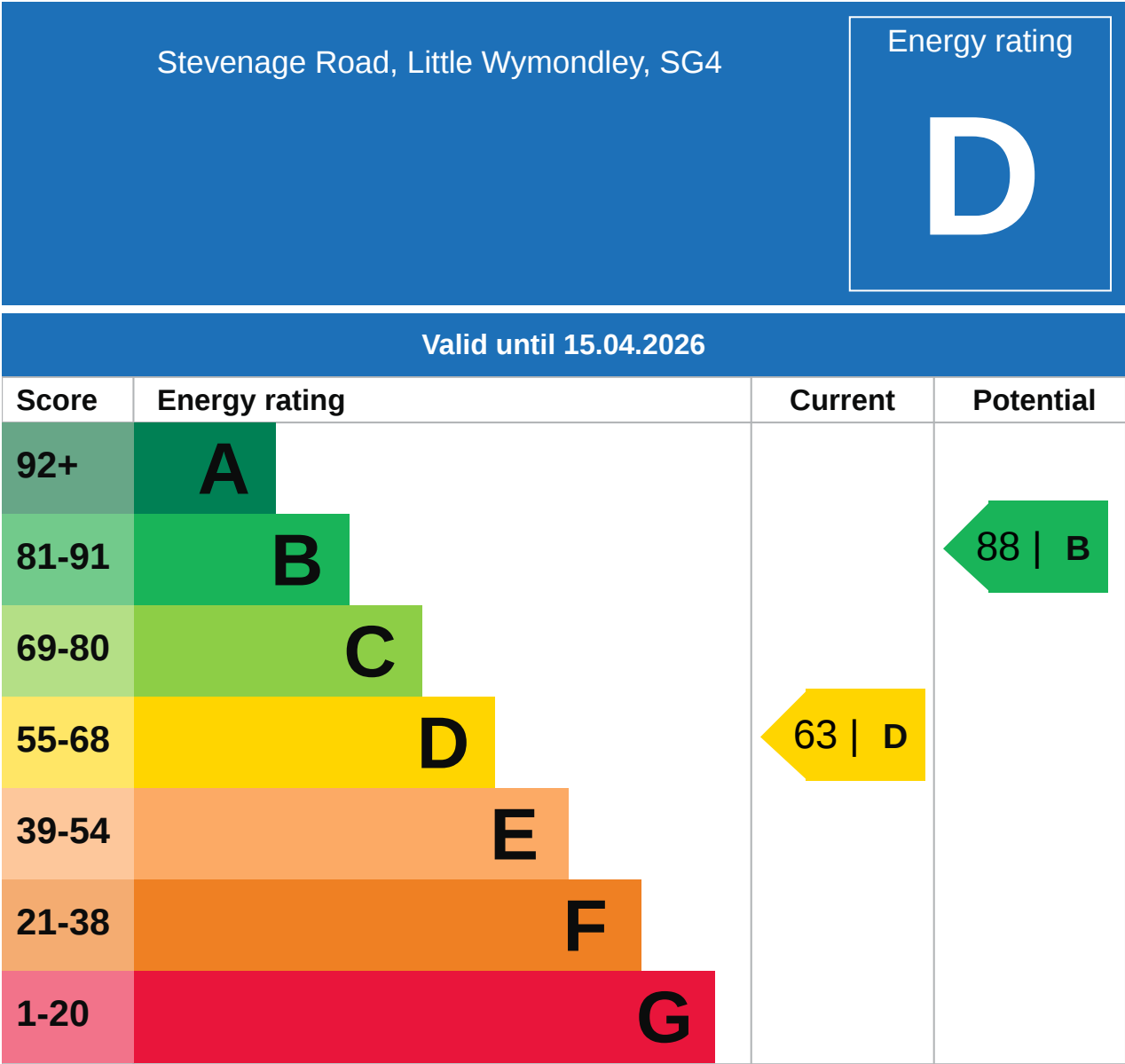
Planning records for: **2 Virginia Cottages Stevenage Road Little Wymondley Hitchin Herts SG4 7HY**

Reference - 01/00018/1HH	
Decision:	Decided
Date:	04th January 2001
Description:	Vehicular crossover

Planning records for: **Bucks Head Stevenage Road Little Wymondley Hitchin SG4 7HY**

Reference - 94/01175/1AD	
Decision:	Decided
Date:	04th November 1994
Description:	Various externally illuminated signs





## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 42% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	91 m <sup>2</sup>

## Building Safety

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Not specified

## 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 octopus

## Gas Supply

---

yes octopus

## Central Heating

---

yes gch

## Water Supply

---

yes affinity water

## Drainage

---

mains

## **Important - Please read**

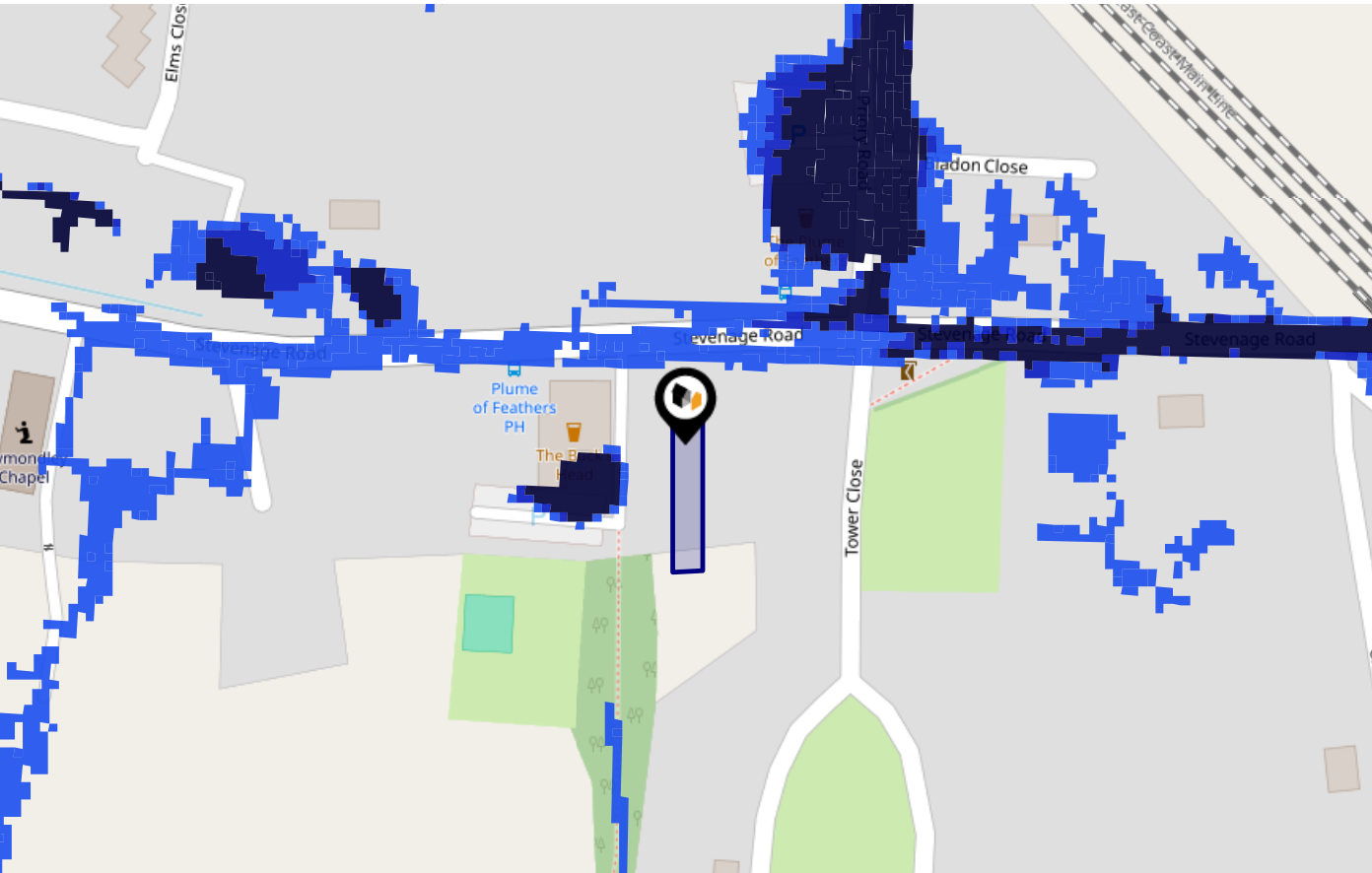
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The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

# Flood Risk

## Surface Water - Flood Risk

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

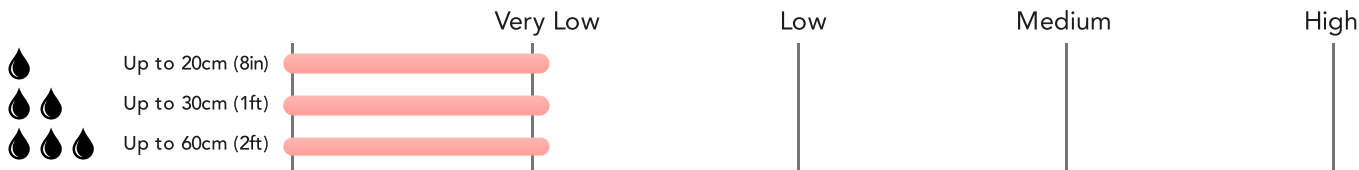


Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

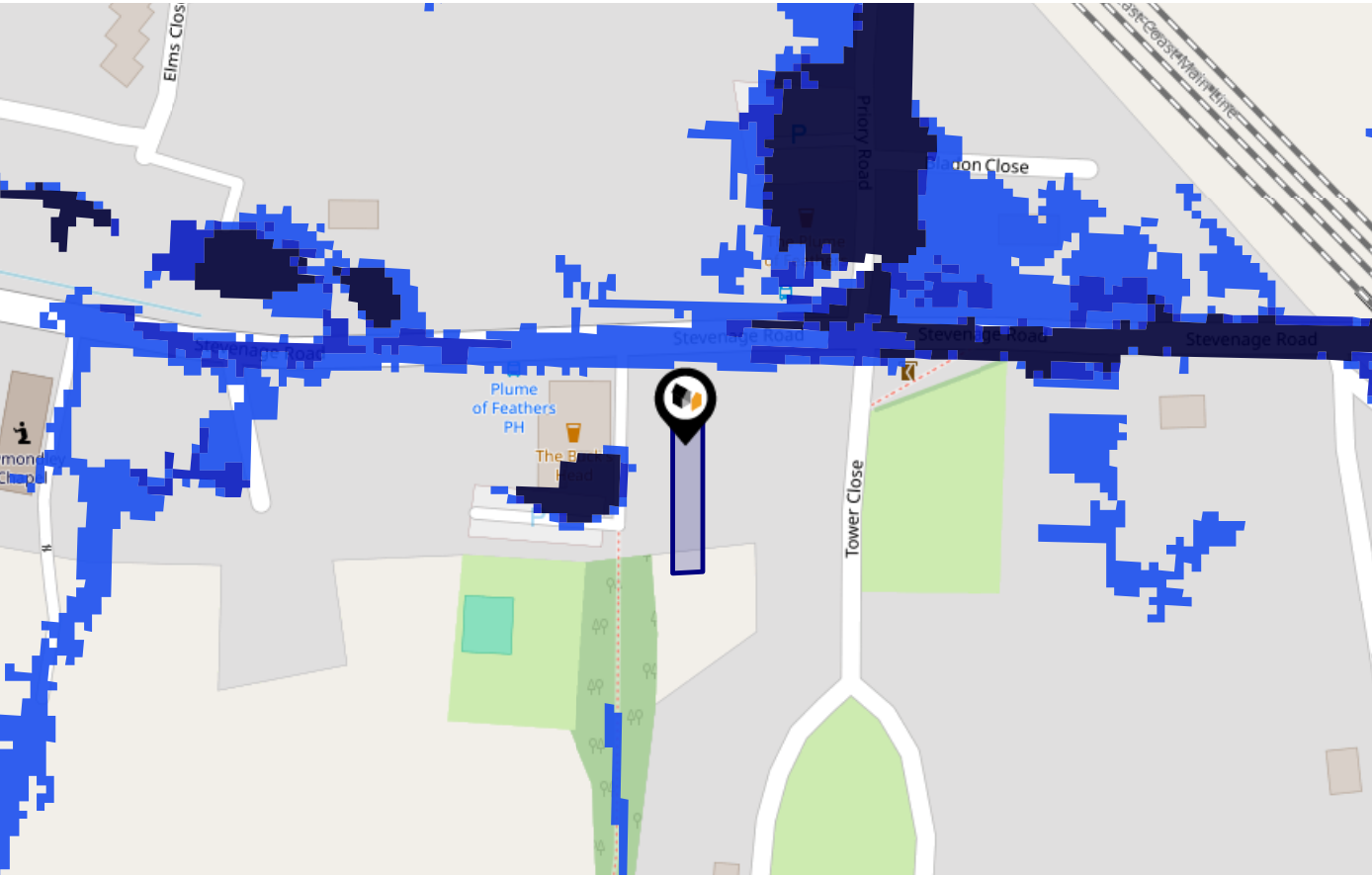




# Flood Risk

## Surface Water - Climate Change

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

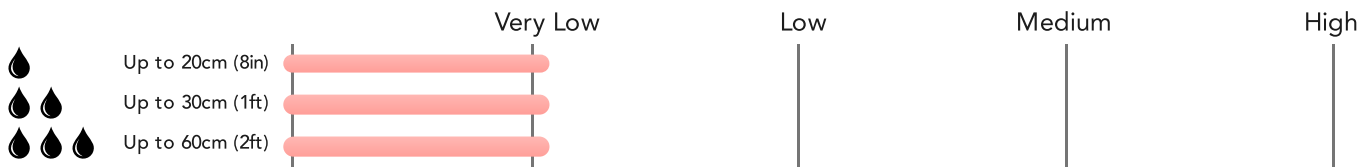


Risk Rating: Very low

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- 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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- 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.

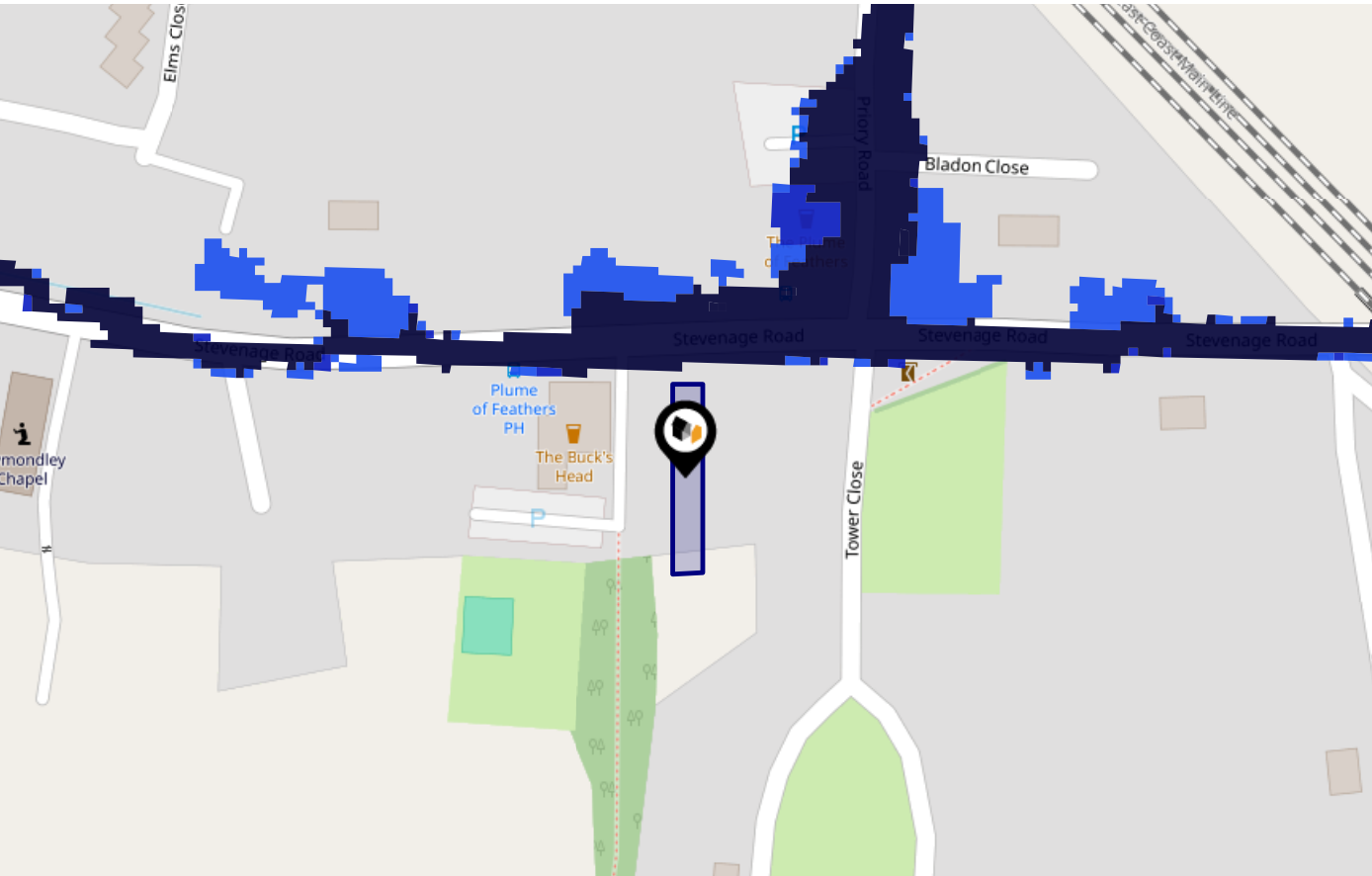
Chance of flooding to the following depths at this property:



# 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.

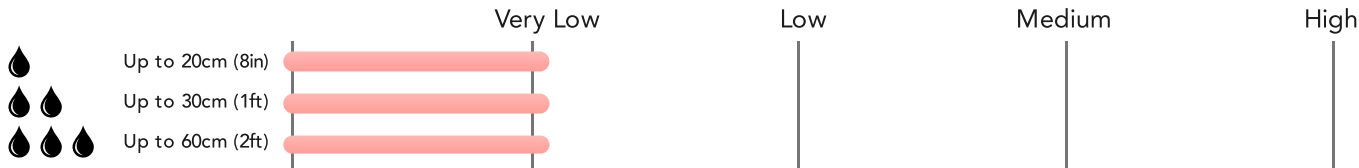


Risk Rating: Very low

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.
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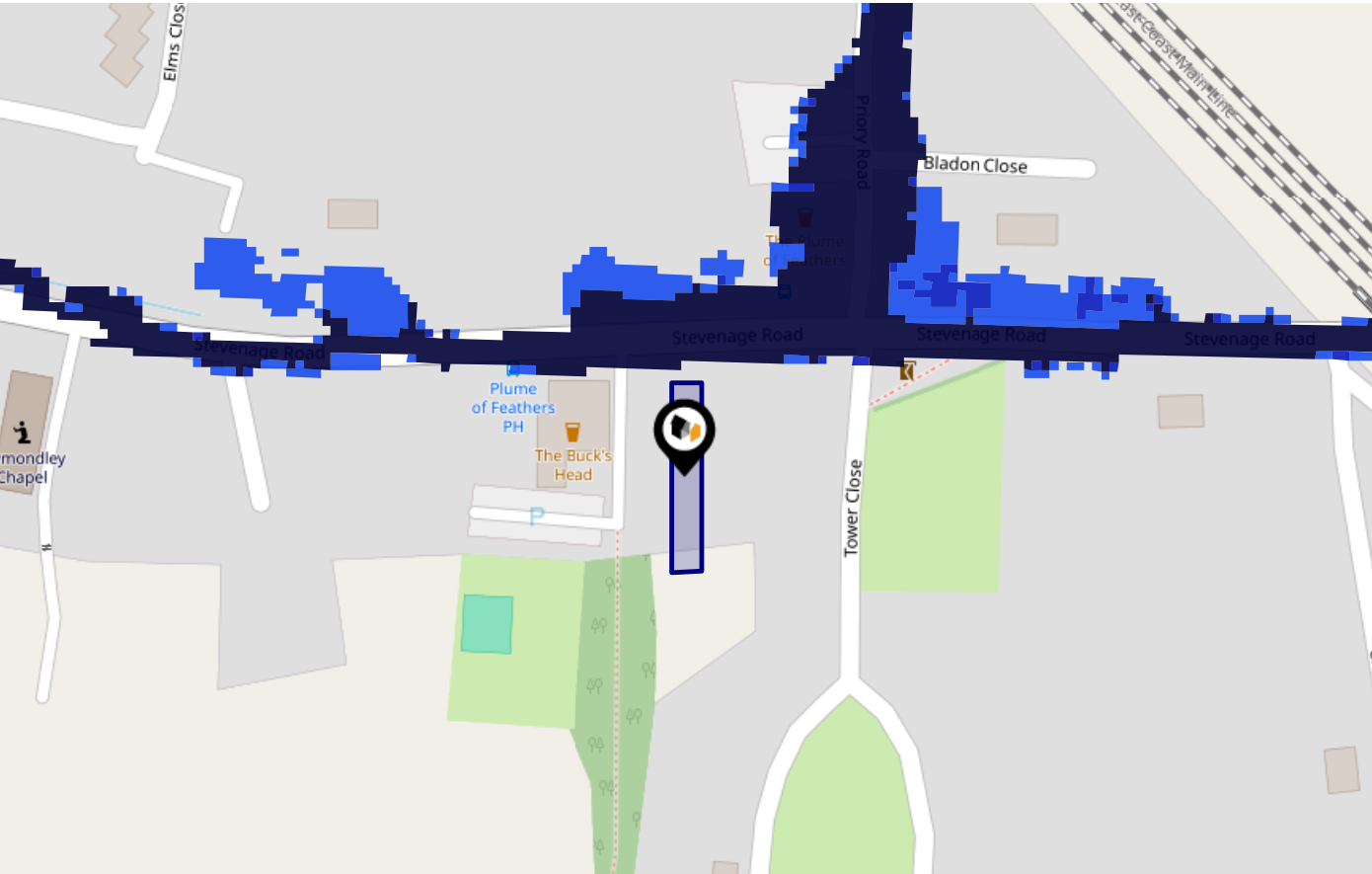
Chance of flooding to the following depths at this property:



# 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.

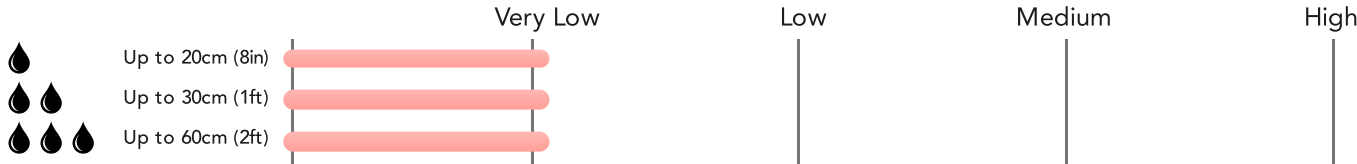


Risk Rating: **Very low**

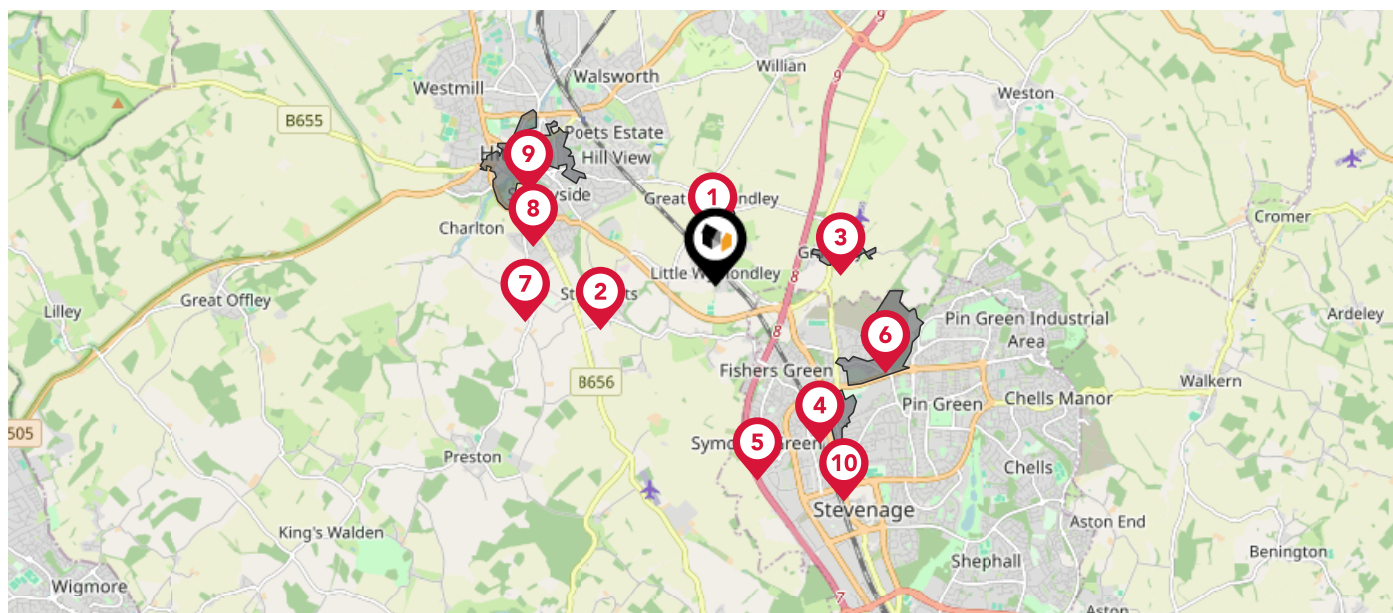
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

1

Great Wymondley

2

St Ippolyts

3

Graveley

4

Orchard Road

5

Symonds Green

6

St Nicholas's and Rectory Lane

7

Gosmore

8

Hitchin Hill Path

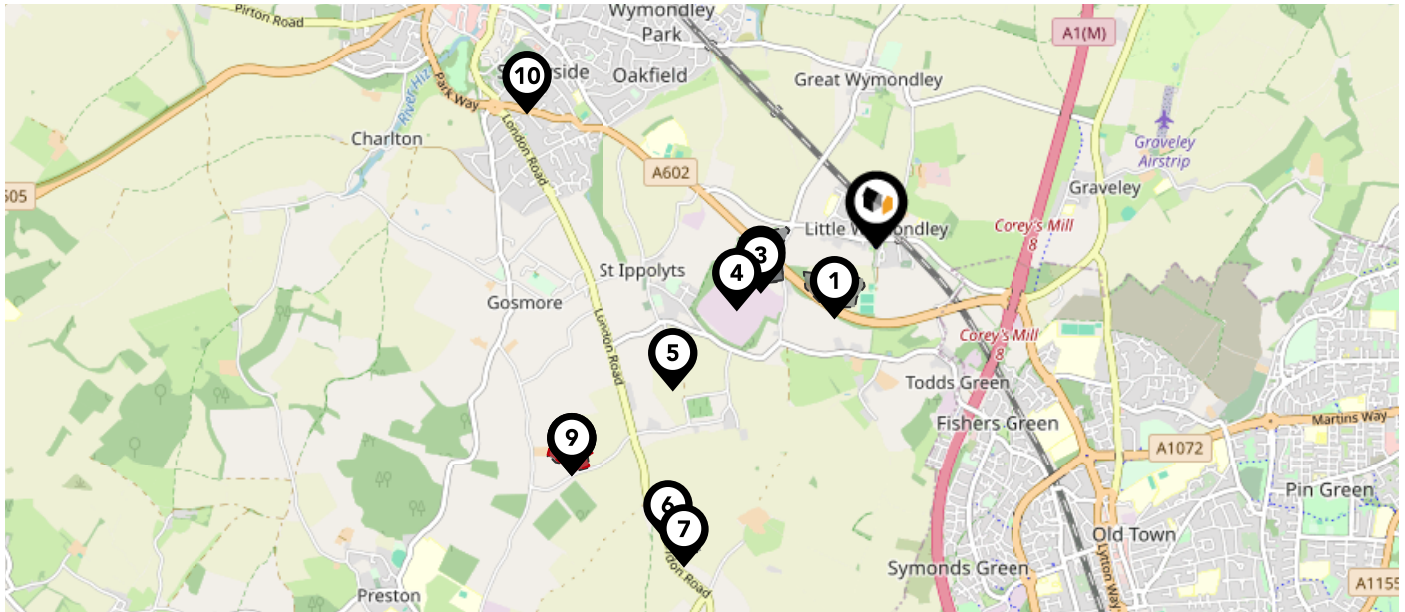
9

Hitchin

10

Old Town High Street

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.

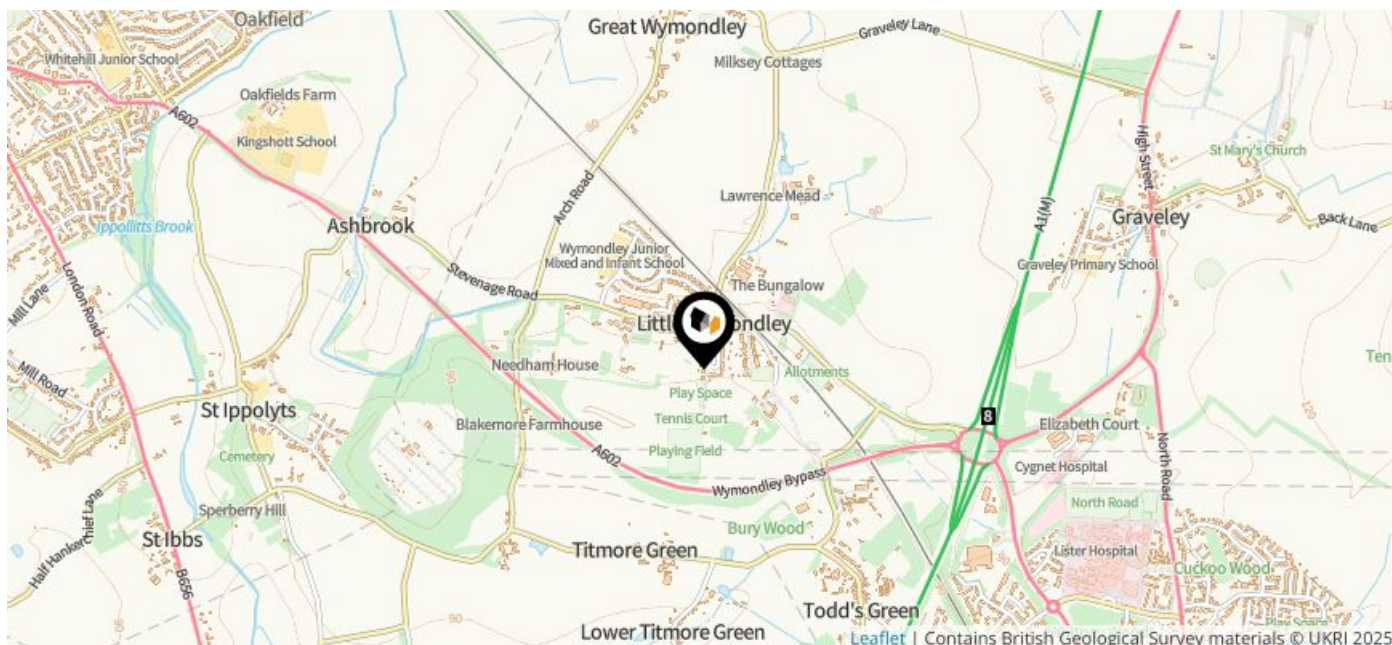


### Nearby Landfill Sites

1	Wymondleybury-Little Wymondley	Historic Landfill	
2	Little Wymondley Gravel Pit-Little Wymondley, Near Hitchen, Hertfordshire	Historic Landfill	
3	Little Wymondley Quarry-Little Wymondley, Near Hitchen, Hertfordshire	Historic Landfill	
4	Titmore Green Road-Little Wymondley, Near Hitchen, Hertfordshire	Historic Landfill	
5	Tittendell-Tittendell Street, St Ippollits, Hertfordshire	Historic Landfill	
6	Chapel Foot Tip-Parish Of St Ippollitts, Hitchen, Hertfordshire	Historic Landfill	
7	Chapel Foot Gravel Pit-Langley, Hitchen, Hertfordshire	Historic Landfill	
8	EA/EPR/LB3303UD/T001 - Vicars Grove	Active Landfill	
9	Kings Grove-St Ippollits, Hertfordshire	Historic Landfill	
10	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	



This map displays nearby coal mine entrances and their classifications.



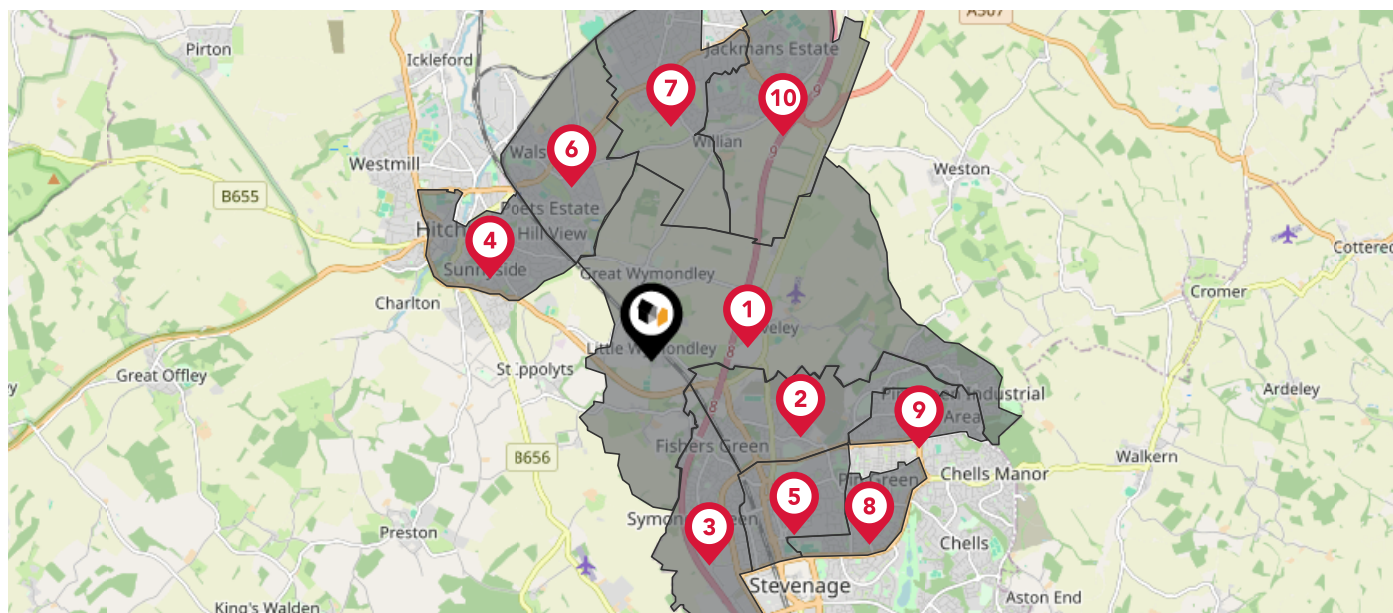
### Mine Entry

- ✕ 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



Chesfield Ward



Woodfield Ward



Symonds Green Ward



Hitchin Highbury Ward



Old Town Ward



Hitchin Walsworth Ward



Letchworth South West Ward



Pin Green Ward



St. Nicholas Ward

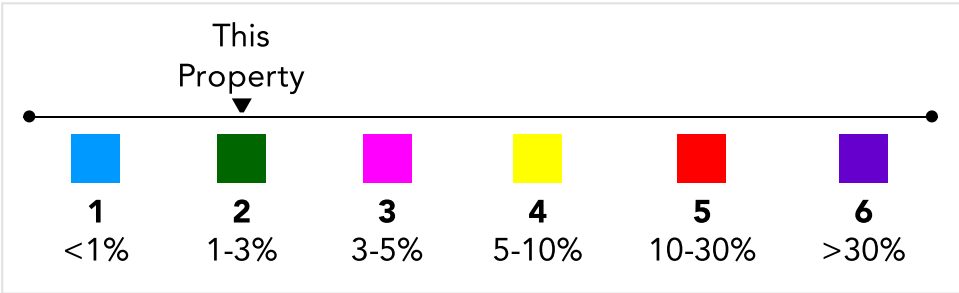
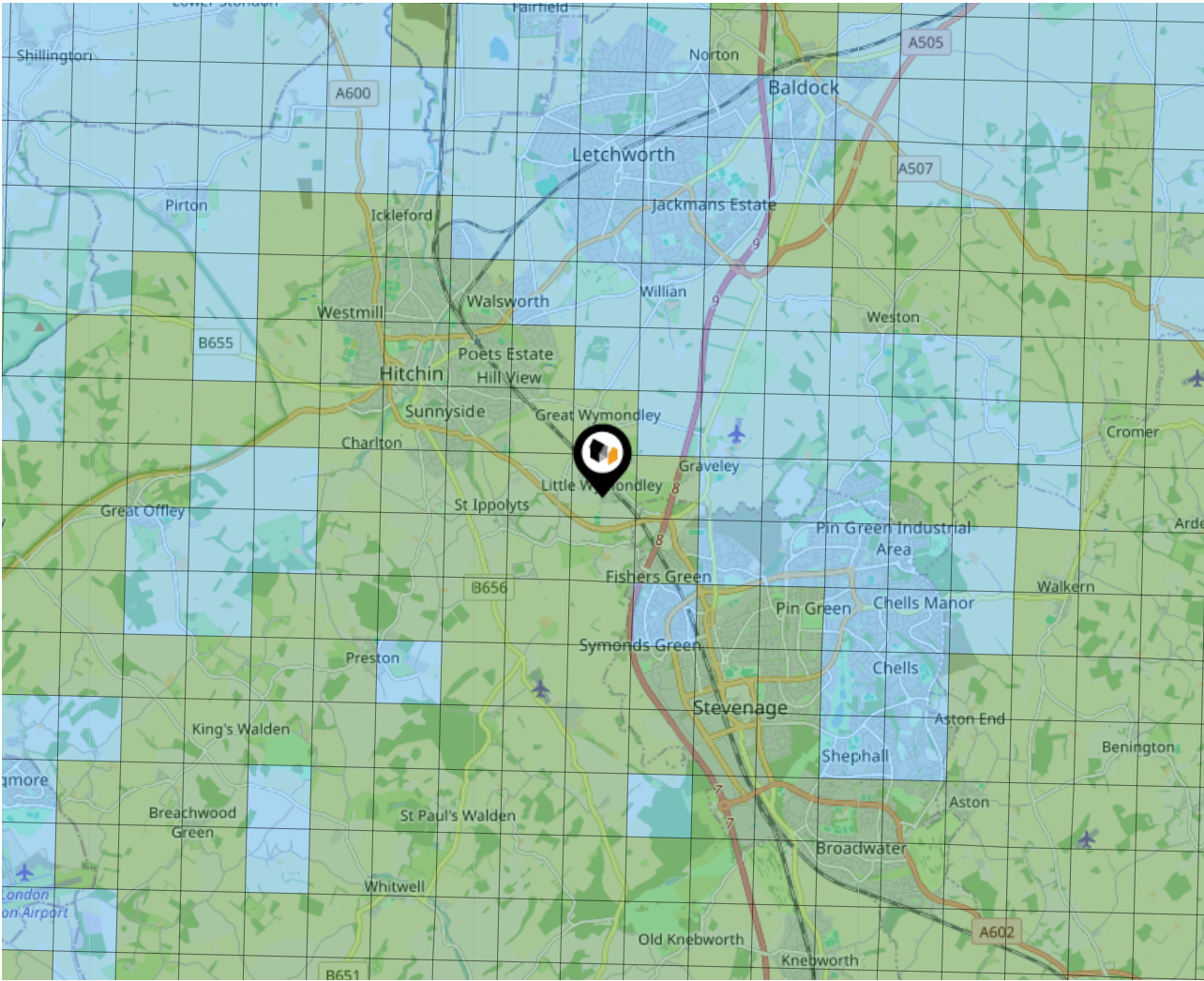


Letchworth South East Ward



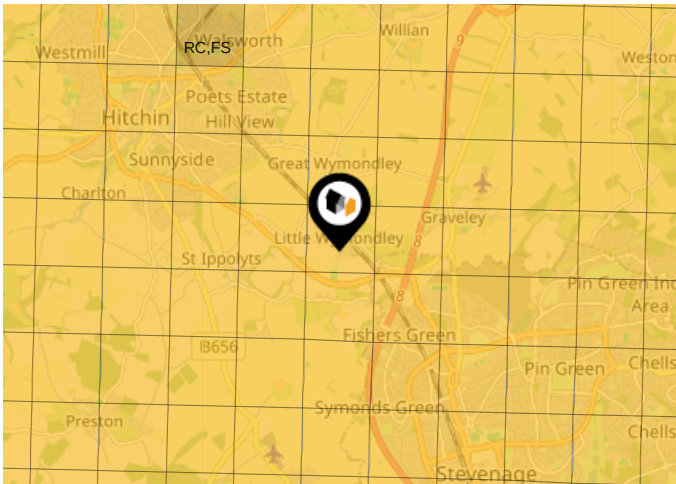
What is Radon?

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).



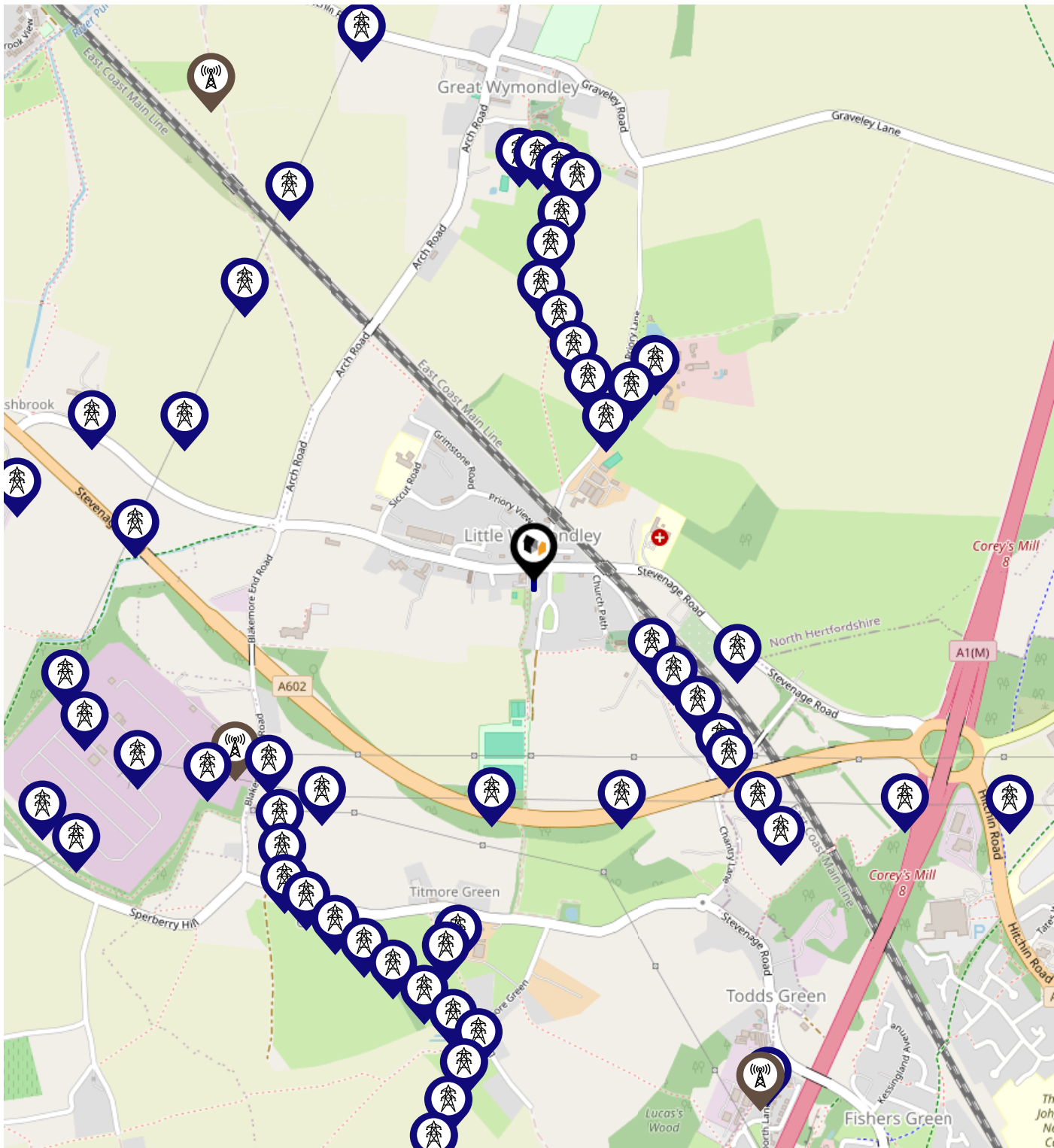
Ground Composition for this Address (Surrounding square kilometer zone around property)

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)

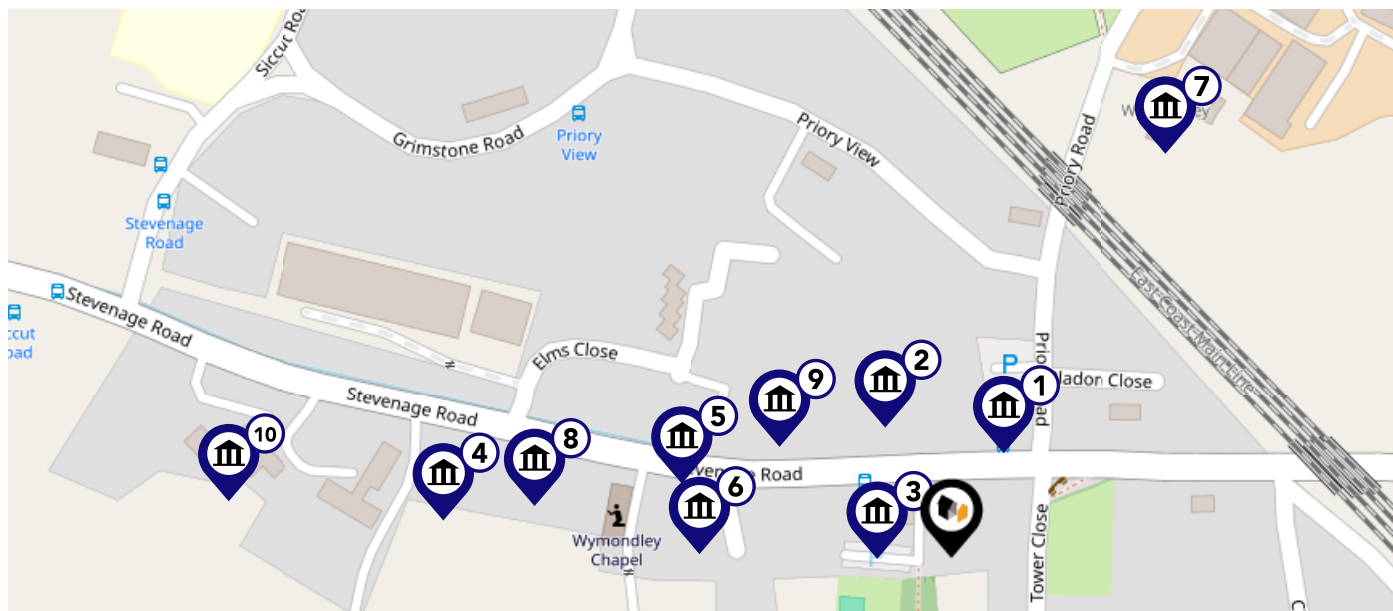
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



**Key:**

-  Power Pylons
-  Communication Masts

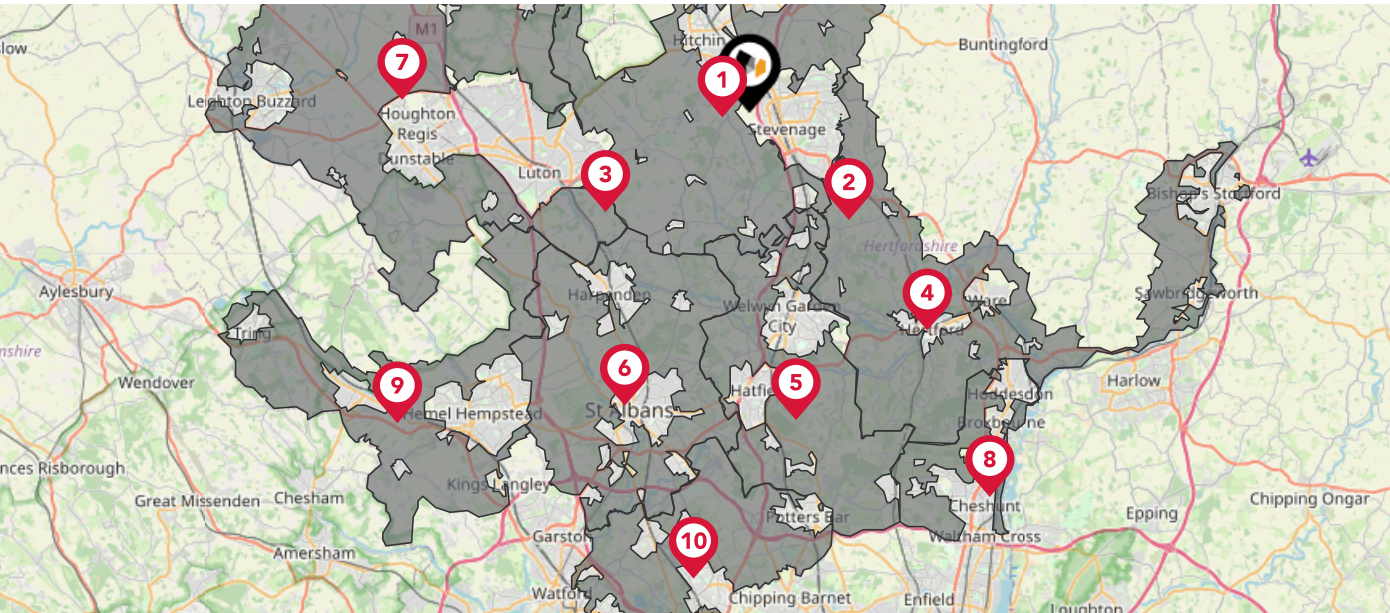
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



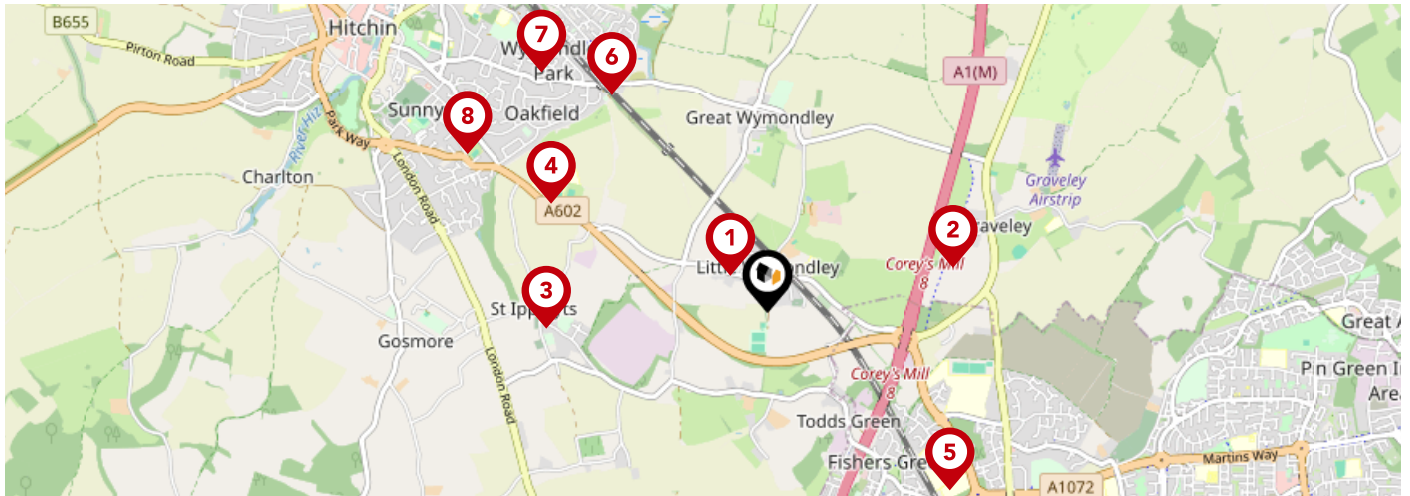
Listed Buildings in the local district		Grade	Distance
	1102469 - Plume Of Feathers Public House	Grade II	0.0 miles
	1347464 - The Laurels	Grade II	0.0 miles
	1347465 - The Bucks Head Public House	Grade II	0.0 miles
	1102471 - The Croft	Grade II	0.1 miles
	1102467 - Barn Range At Elms Yard (stutley Brothers Limited)	Grade II	0.1 miles
	1102470 - Blacksmiths Cottages In Blacksmith's Yard	Grade II	0.1 miles
	1102501 - Wymondley Hall	Grade II	0.1 miles
	1308120 - Boro Cottages	Grade II	0.1 miles
	1102468 - The Elms Including Former Barn Range Linked To East End	Grade II	0.1 miles
	1175971 - Wymondley House	Grade II	0.2 miles



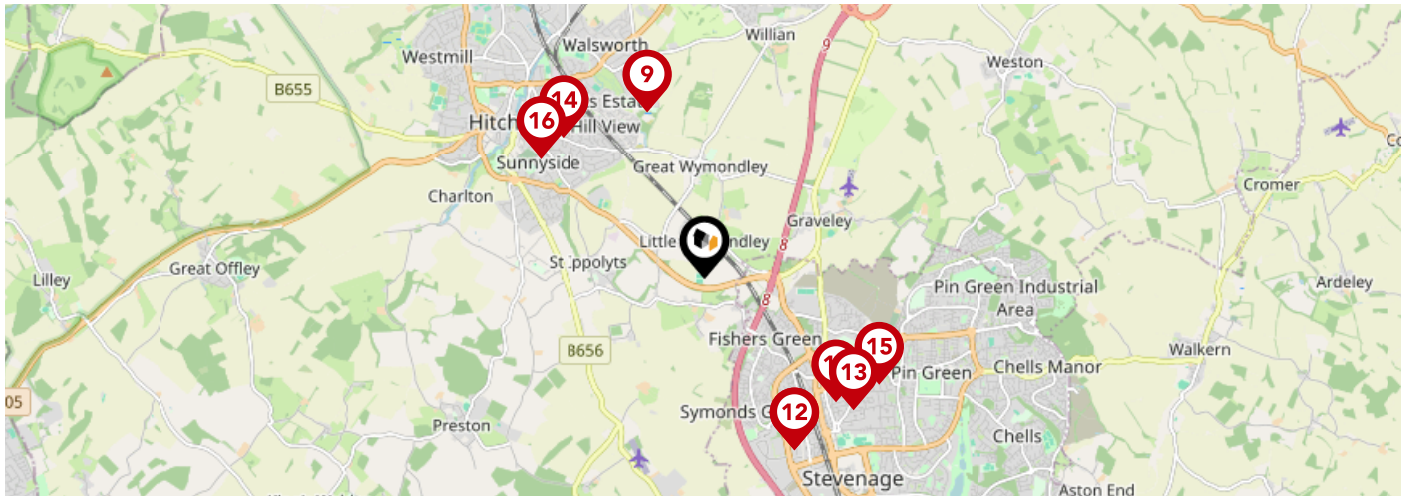
This map displays nearby areas that have been designated as Green Belt...











Nearby Green Belt Land	
1	London Green Belt - North Hertfordshire
2	London Green Belt - Stevenage
3	London Green Belt - Luton
4	London Green Belt - East Hertfordshire
5	London Green Belt - Welwyn Hatfield
6	London Green Belt - St Albans
7	London Green Belt - Central Bedfordshire
8	London Green Belt - Broxbourne
9	London Green Belt - Dacorum
10	London Green Belt - Hertsmere

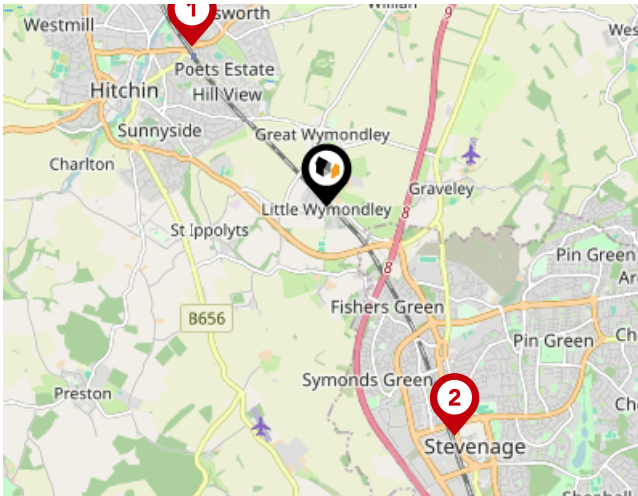


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Wymondley Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 102   Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Graveley Primary School</b> Ofsted Rating: Good   Pupils: 96   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Ippolyts Church of England Aided Primary School</b> Ofsted Rating: Good   Pupils: 175   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Kingshott School</b> Ofsted Rating: Not Rated   Pupils: 400   Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>The Saint John Henry Newman Catholic School</b> Ofsted Rating: Good   Pupils: 1603   Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Mary Exton Primary School</b> Ofsted Rating: Good   Pupils: 181   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>William Ransom Primary School</b> Ofsted Rating: Outstanding   Pupils: 422   Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Whitehill Junior School</b> Ofsted Rating: Good   Pupils: 240   Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



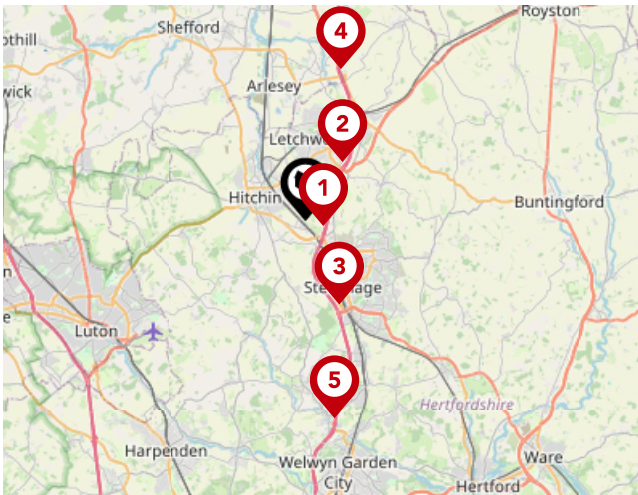
		Nursery	Primary	Secondary	College	Private
	<b>Purwell Primary School</b> Ofsted Rating: Requires improvement   Pupils: 167   Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Thomas Alleyne Academy</b> Ofsted Rating: Good   Pupils: 1011   Distance:1.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Woolenwick Junior School</b> Ofsted Rating: Good   Pupils: 234   Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Woolenwick Infant and Nursery School</b> Ofsted Rating: Outstanding   Pupils: 217   Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barclay Academy</b> Ofsted Rating: Good   Pupils: 916   Distance:1.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Andrew's Church of England Voluntary Aided Primary School, Hitchin</b> Ofsted Rating: Outstanding   Pupils: 252   Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Almond Hill Junior School</b> Ofsted Rating: Good   Pupils: 338   Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hitchin Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1355   Distance:1.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





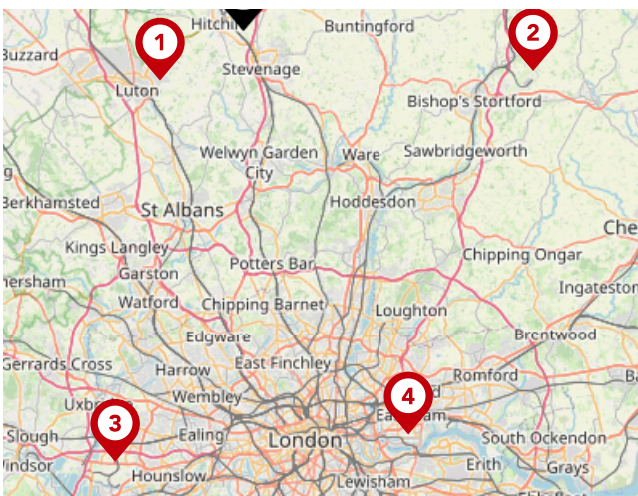
### National Rail Stations

Pin	Name	Distance
<b>1</b>	Hitchin Rail Station	1.91 miles
<b>2</b>	Stevenage Rail Station	2.4 miles
<b>3</b>	Letchworth Rail Station	3.32 miles



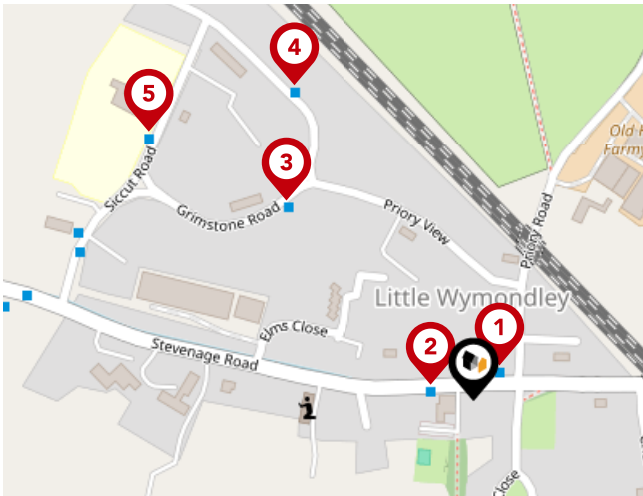
### Trunk Roads/Motorways

Pin	Name	Distance
<b>1</b>	A1(M) J8	0.68 miles
<b>2</b>	A1(M) J9	2.53 miles
<b>3</b>	A1(M) J7	3.29 miles
<b>4</b>	A1(M) J10	5.68 miles
<b>5</b>	A1(M) J6	7.28 miles



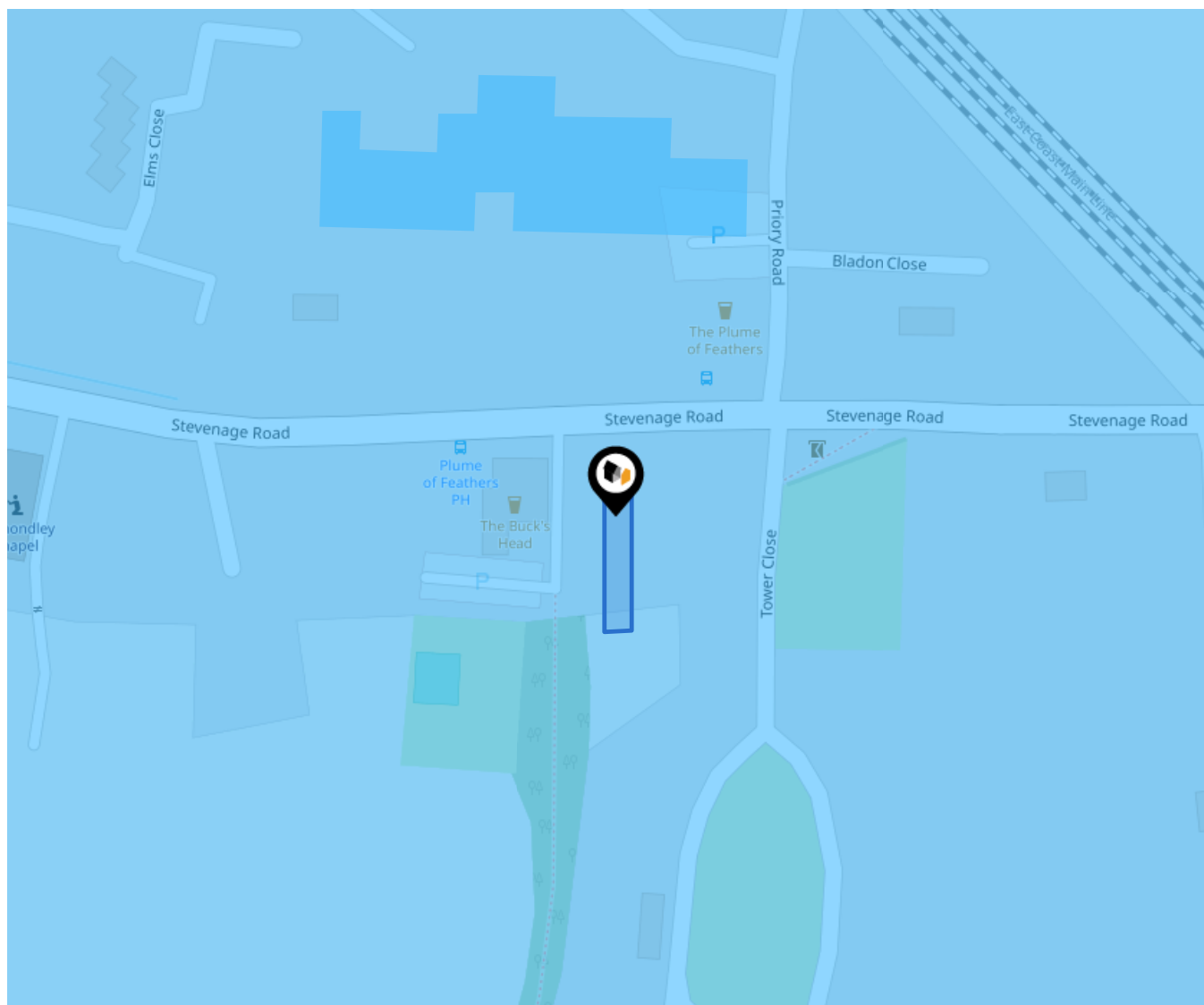
### Airports/Helipads

Pin	Name	Distance
<b>1</b>	Luton Airport	7.03 miles
<b>2</b>	Stansted Airport	21.41 miles
<b>3</b>	Heathrow Airport	33 miles
<b>4</b>	Silverton	32.05 miles



Bus Stops/Stations

Pin	Name	Distance
1	Plume of Feathers PH	0.02 miles
2	Plume of Feathers PH	0.03 miles
3	Priory View	0.16 miles
4	Grimstone Road	0.21 miles
5	Wymondley School	0.24 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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