

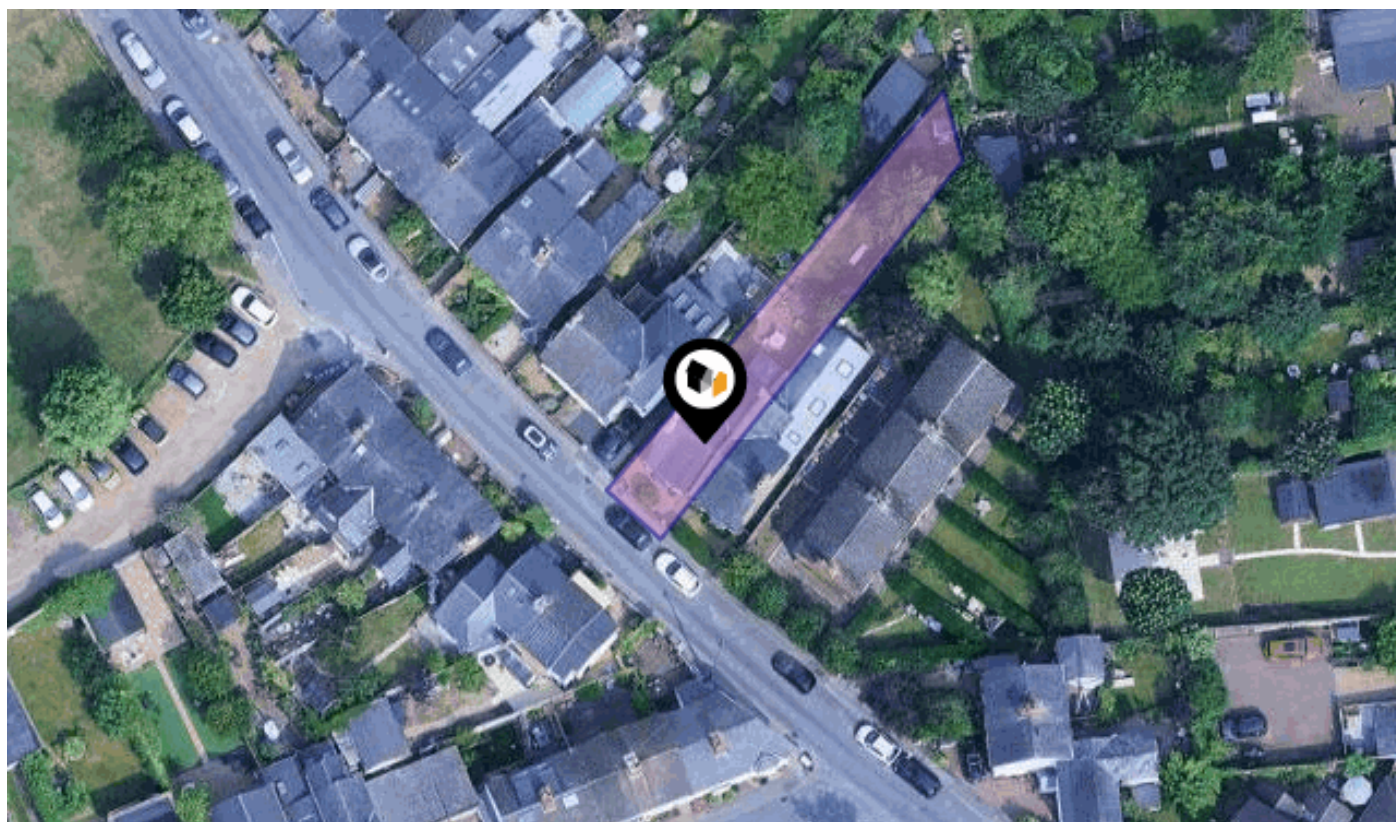


See More Online

## MIR: Material Info

The Material Information Affecting this Property

**Friday 08<sup>th</sup> August 2025**



**OUGHTON HEAD WAY, HITCHIN, SG5**

### Country Properties

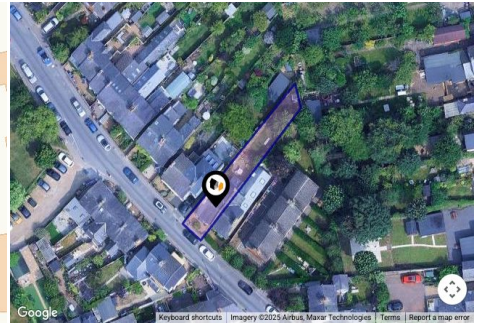
6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	882 ft <sup>2</sup> / 82 m <sup>2</sup>		
Plot Area:	0.06 acres		
Year Built :	1900-1929		
Council Tax :	Band D		
Annual Estimate:	£2,333		
Title Number:	HD597679		

Local Area

Local Authority:	Hertfordshire	Estimated Broadband Speeds		
Conservation Area:	Butts Close, Hitchin	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	15	80	10000
• Surface Water	Medium	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

Planning records for: *Hitchin Hospital Oughton Head Way Hitchin SG5 2LA*

Reference - 04/01872/1TPO	
Decision:	Decided
Date:	25th November 2004
Description:	Pollarding of 1 Horse Chestnut tree to approx 5m.

Reference - 84/00842/1	
Decision:	Decided
Date:	23rd May 1984
Description:	Erection of two detached houses with garages and new vehicular access

Reference - 04/00546/1TPO	
Decision:	Decided
Date:	02nd April 2004
Description:	Removal of 1 no horse chestnut tree

Planning records for: *10 Oughton Head Way Hitchin Hertfordshire SG5 2LA*

Reference - 22/02175/FPH	
Decision:	Decided
Date:	31st August 2022
Description:	Two storey side extension following demolition of existing side extension. Raising of roof of existing single storey rear extension including insertion of two roof lights

Planning records for: **10 Oughton Head Way Hitchin Hertfordshire SG5 2LA**

Reference - 23/00134/FPH	
Decision:	Decided
Date:	25th January 2023
Description:	Front porch extension (revised plans received 20/03/2023)

Reference - 23/00176/DOC	
Decision:	Decided
Date:	25th January 2023
Description:	Discharge of Condition 3 (Construction Management Plan) as attached to Planning Application 22/01202/FP granted on 02.08.2022.

Planning records for: **11 Oughton Head Way Hitchin SG5 2LA**

Reference - 16/00755/1HH	
Decision:	Decided
Date:	23rd March 2016
Description:	Two storey side/rear extension and part single storey rear extension following demolition of existing single storey rear and side extensions (as amended by plans received 19.5.16)

Reference - 83/01242/1	
Decision:	Decided
Date:	29th July 1983
Description:	Erection of front entrance porch

Planning records for: **15 Oughton Head Way Hitchin Hertfordshire SG5 2LA**

Reference - 19/02819/FPH	
Decision:	Decided
Date:	27th November 2019
Description:	Single storey rear and side extension following demolition of existing conservatory

Reference - 84/01193/1	
Decision:	Decided
Date:	27th July 1984
Description:	Erection of single storey side and rear extensions

Planning records for: **17 Oughton Head Way Hitchin SG5 2LA**

Reference - 04/01571/1HH	
Decision:	Decided
Date:	30th September 2004
Description:	First Floor Rear extension. Single Storey rear extension following partial demolition of existing conservatory.

Planning records for: **18 Oughton Head Way Hitchin SG5 2LA**

Reference - 14/00638/1TCA	
Decision:	Decided
Date:	20th March 2014
Description:	Remove 5 Leylandii trees, 3 deciduous tree (species not given), 2 Laburnum trees, 2 conifer trees and remove 1 crab apple tree. Remove one branch from tree (species not given) at bottom of garden growing through fence. Remove overhanging branches and growth from sycamore and hazel trees in neighbouring garden.

Planning records for: **18 Oughton Head Way Hitchin SG5 2LA**

Reference - 78/01359/1
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 10th September 1978</p>
<p><b>Description:</b> Erection of single storey rear conservatory extension</p>
Reference - 86/00513/1
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 07th April 1986</p>
<p><b>Description:</b> Erection of single storey rear extension.</p>
Reference - 16/00182/1DOC
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 28th January 2016</p>
<p><b>Description:</b> Condition 3 - Sample Materials (as discharge of condition attached to planning reference 14/03155/1HH granted permission 24/02/2015)</p>
Reference - 14/03155/1HH
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 26th November 2014</p>
<p><b>Description:</b> Two storey side/rear extension and single storey rear extension (as amended by drawings received 10/02/2015).</p>



Planning records for: **18 Oughton Head Way Hitchin SG5 2LA**

Reference - 03/01999/1HH	
Decision:	Decided
Date:	19th December 2003
Description:	Single storey rear extension following demolition of existing.

Reference - 78/00217/1	
Decision:	Decided
Date:	13th February 1978
Description:	Erection of first floor rear extension

Planning records for: **19 Oughton Head Way Hitchin Herts SG5 2LA**

Reference - 93/01130/1	
Decision:	Decided
Date:	30th September 1993
Description:	Single storey front and two storey rear extensions (as amended by plan received 16. 11.93)

Reference - 93/01129/1HH	
Decision:	Decided
Date:	31st August 1993
Description:	Single storey front and two storey rear extensions.

Planning records for: **21 Oughton Head Way Hitchin SG5 2LA**

Reference - 12/01706/1TCA	
Decision:	Decided
Date:	01st August 2012
Description:	Remove one Eucalyptus tree in rear garden (T1). Remove one Tamarisk tree in front garden (T2). Reduce Leyland Cypress hedge to approximately 4 metres and trim sides (G1). Reduce height of Leyland Cypress hedge to approximately 3 metres (G2).

Planning records for: **22 Oughton Head Way Hitchin SG5 2LA**

Reference - 13/00204/1HH	
Decision:	Decided
Date:	04th February 2013
Description:	Single storey rear extensions to existing lounge and kitchen (as amended by plan TM/BM/270113/01SP/A rec. 27/03/2013)

Planning records for: **23 Oughton Head Way Hitchin Hertfordshire SG5 2LA**

Reference - 20/02924/FPH	
Decision:	Decided
Date:	10th December 2020
Description:	Single storey rear extension following demolition of existing rear conservatory and outbuilding

Planning records for: **25 Oughton Head Way Hitchin Hertfordshire SG5 2LA**

Reference - 20/00946/FPH	
Decision:	Decided
Date:	05th May 2020
Description:	Insertion of rear box dormer and front rooflights in existing roofslopes to facilitate conversion of loft space into habitable accommodation



Planning records for: **28 Oughton Head Way Hitchin SG5 2LA**

Reference - 17/02547/1HH	
Decision:	Decided
Date:	09th October 2017
Description:	Two storey side and rear extension and a single story rear extension following demolition of existing garage and summerhouse.

Reference - 89/00418/1DC	
Decision:	Decided
Date:	17th March 1989
Description:	Single storey rear extension

Reference - 18/00084/FPH	
Decision:	Decided
Date:	10th January 2018
Description:	Part two storey, part single storey side and rear extension following demolition of existing garage and summerhouse (as amended by drawings DD/28/OUGHT/C/001A, 002A and DD/28/OUGHT/G/001A received 01/05/2018).

Planning records for: **30 Oughton Head Way Hitchin Hertfordshire SG5 2LA**

Reference - 20/01100/FPH	
Decision:	Decided
Date:	27th May 2020
Description:	Single storey rear extension following demolition of existing single storey lean to and provision of small raised patio.

Planning records for: **32 Oughton Head Way Hitchin SG5 2LA**

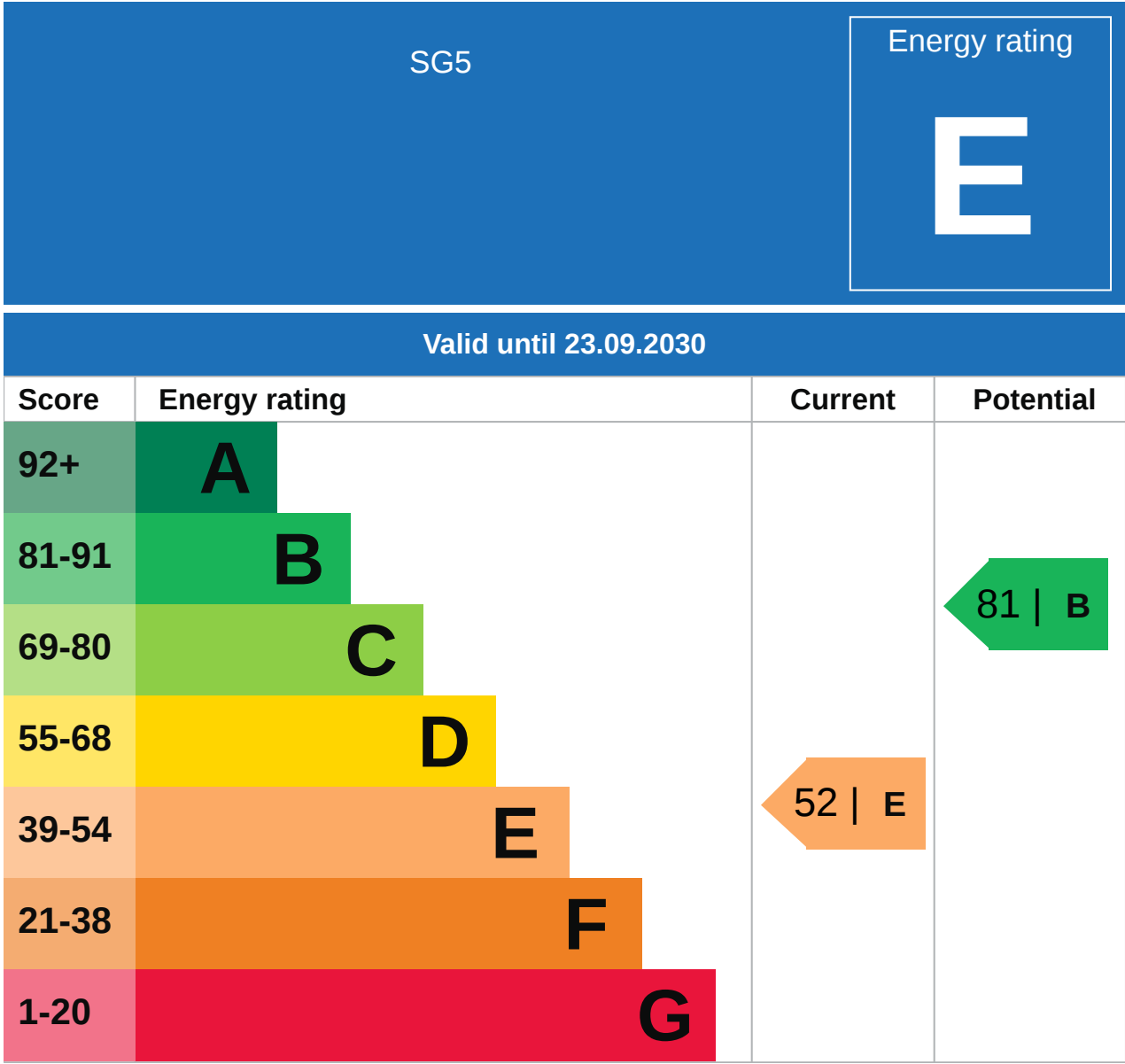
Reference - 84/01041/1	
Decision:	Decided
Date:	28th June 1984
Description:	Erection of two storey side extension

Reference - 17/01072/1HH	
Decision:	Decided
Date:	26th April 2017
Description:	Front entrance porch

Reference - 17/01882/1NMA	
Decision:	Decided
Date:	02nd August 2017
Description:	Insertion of window in flank wall of the front porch extension (as non-material amendment to planning reference 17/01072/1HH granted permission 12/06/2017)

Planning records for: **33 Oughton Head Way Hitchin SG5 2LA**

Reference - 14/02657/1TCA	
Decision:	Decided
Date:	07th October 2014
Description:	Pollard to 6m and remove ivy from crown of 1 Eucalyptus tree (T1)



## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Off-peak 7 hour
<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>	Not defined
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 55% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	82 m <sup>2</sup>

## Building Safety

---

None specified

## Accessibility / Adaptations

---

None specified

## Restrictive Covenants

---

None specified

## Rights of Way (Public & Private)

---

None specified

## Construction Type

---

Brick

## Property Lease Information

---

Not applicable

## Listed Building Information

---

Not applicable

## Stamp Duty

---

Ask agent

## Electricity Supply

---

Mains Supply

## Gas Supply

---

Mains Supply

## Central Heating

---

Gas to radiator

## Water Supply

---

Main Supply

## Drainage

---

Main Drainage



---

## **Important - Please read**

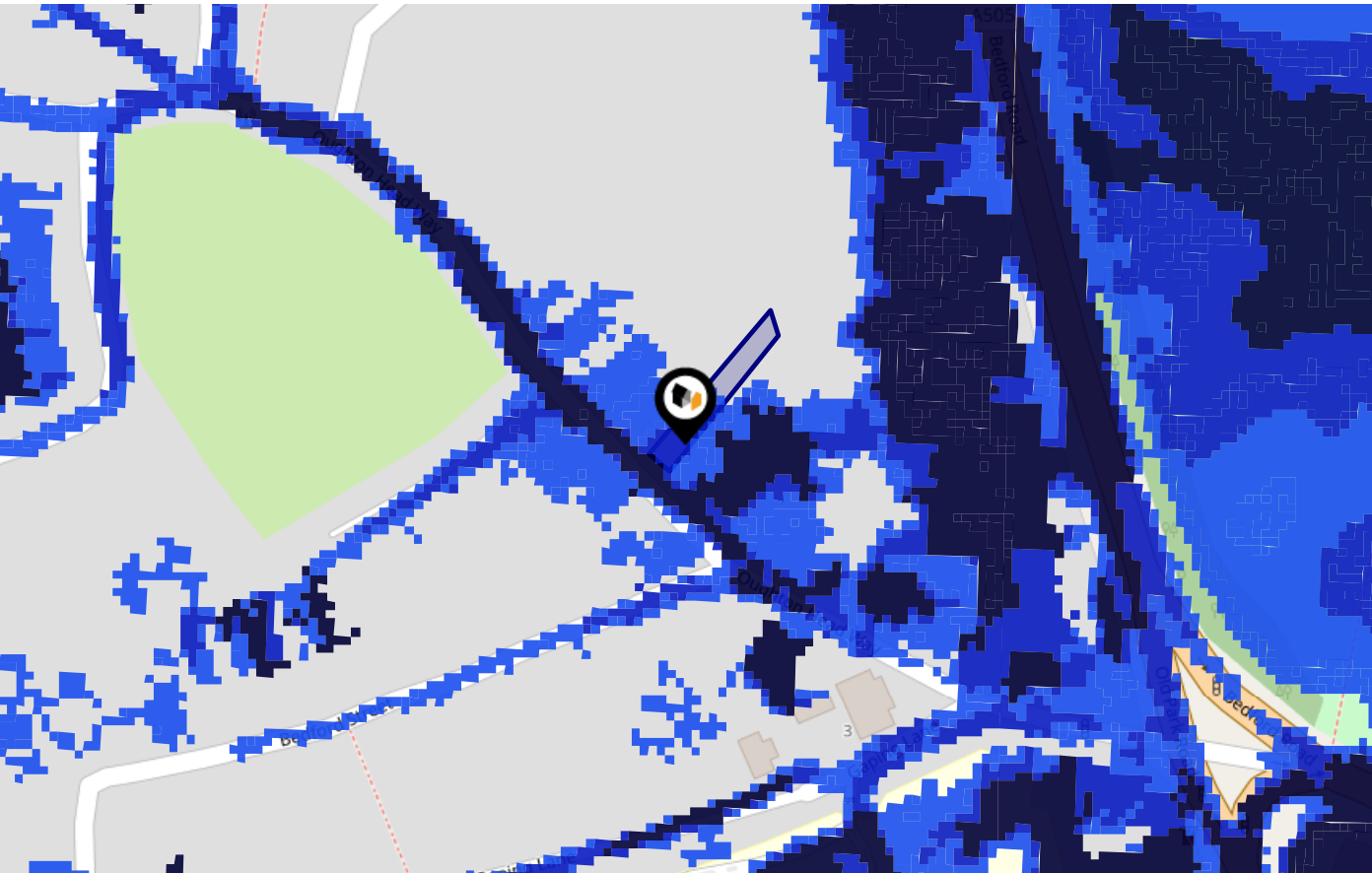
---

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.

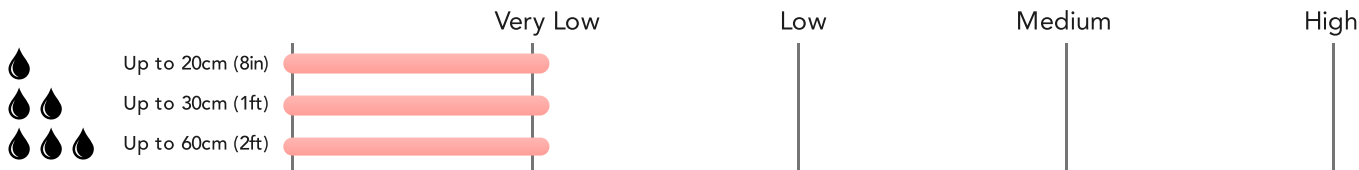


Risk Rating: Medium

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.

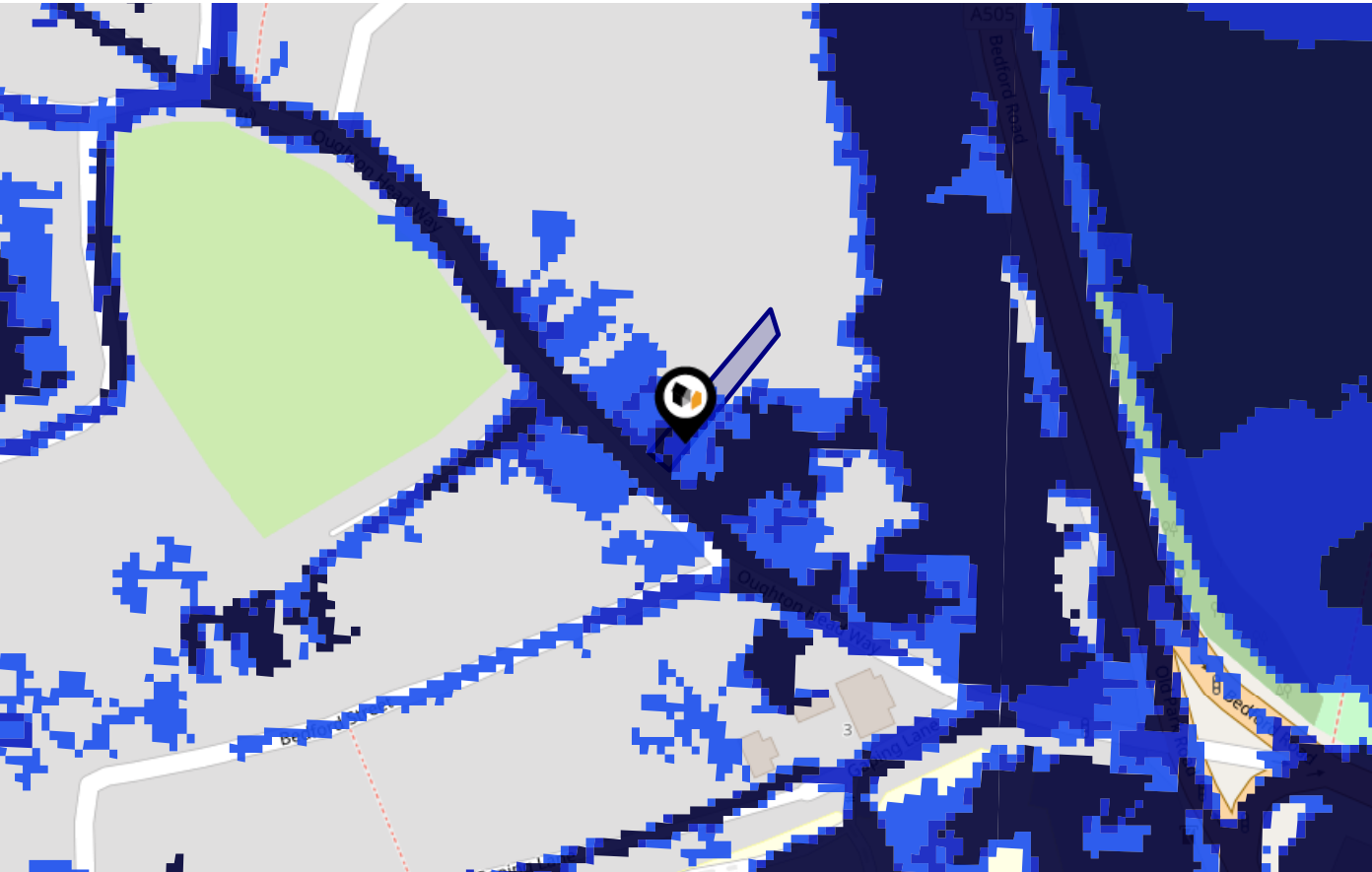
Chance of flooding to the following depths at this property:



# 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.

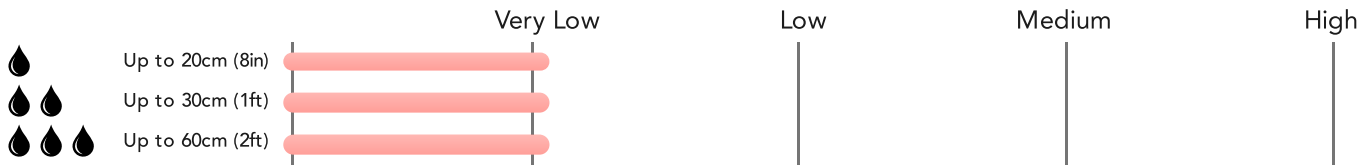


Risk Rating: Medium

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.

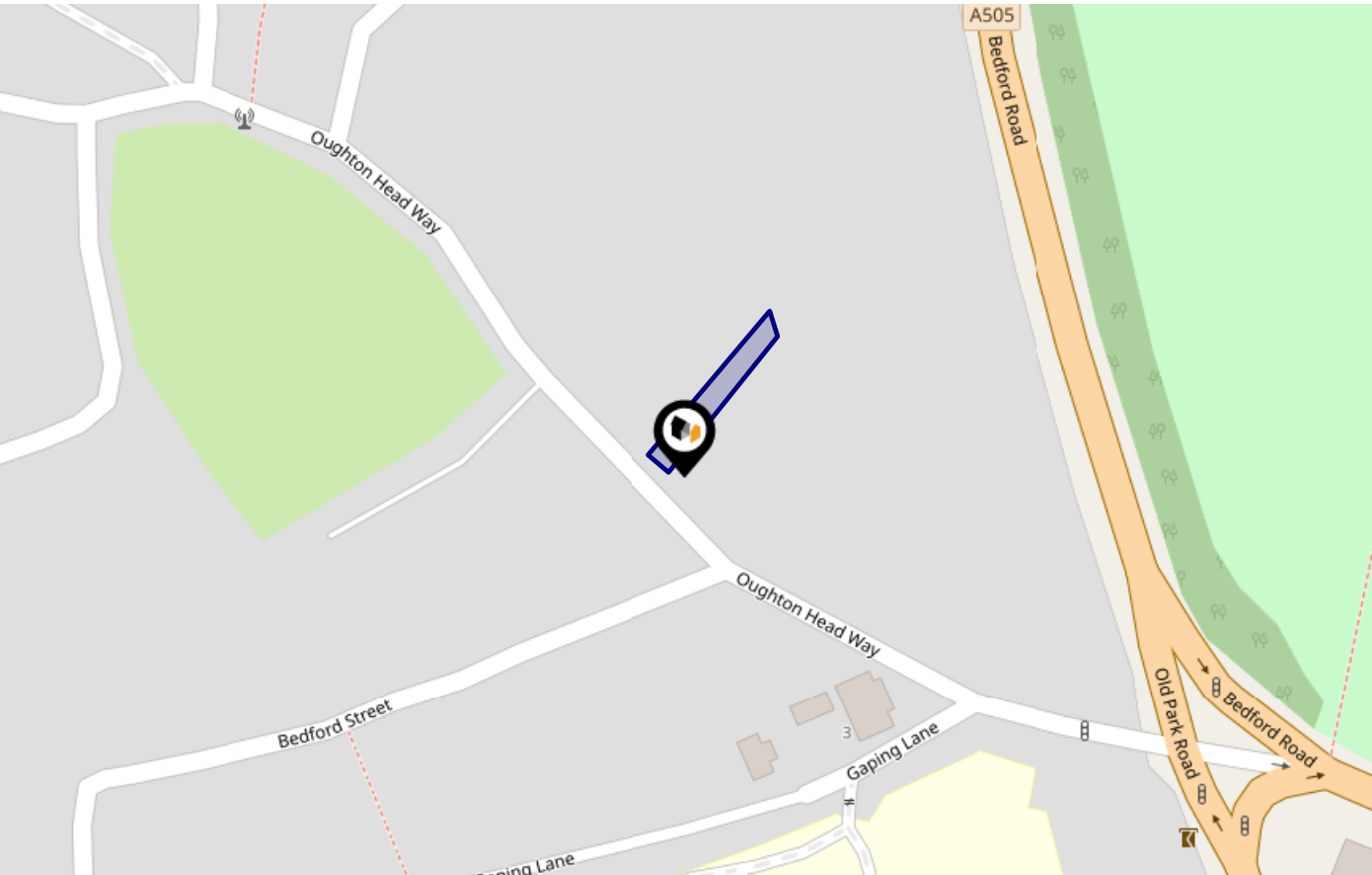
Chance of flooding to the following depths at this property:



# 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.

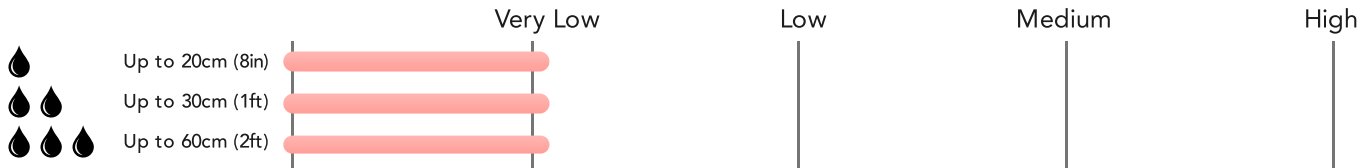


Risk Rating: Very low

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.
- 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.

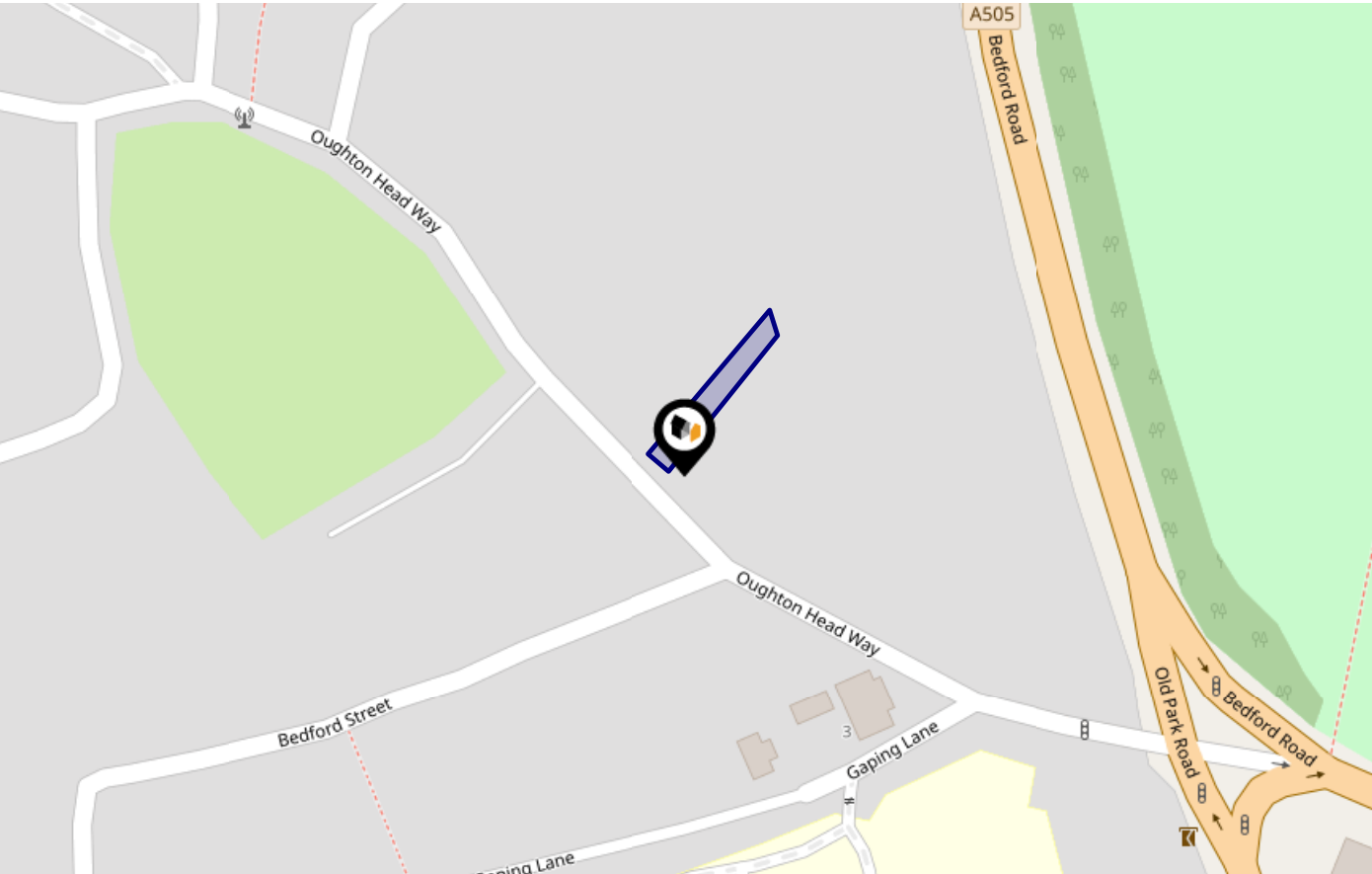
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - 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.

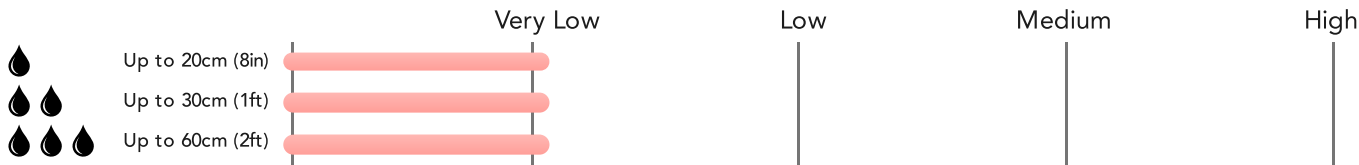


Risk Rating: Very low

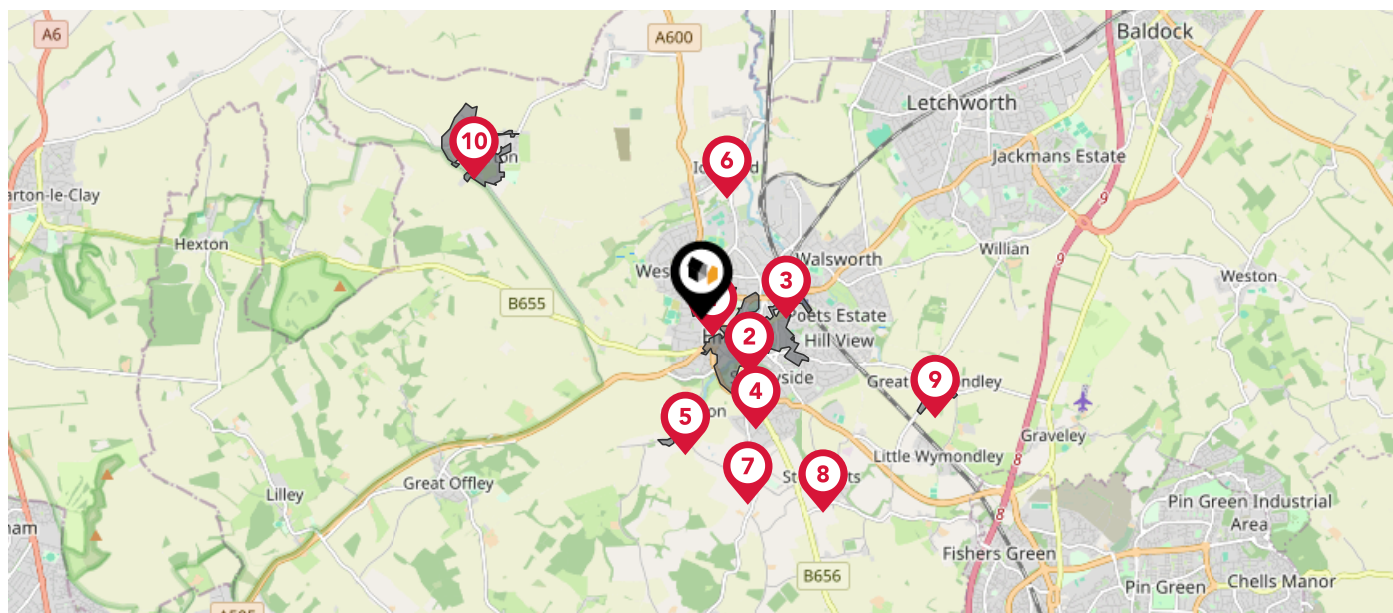
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- 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:



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.

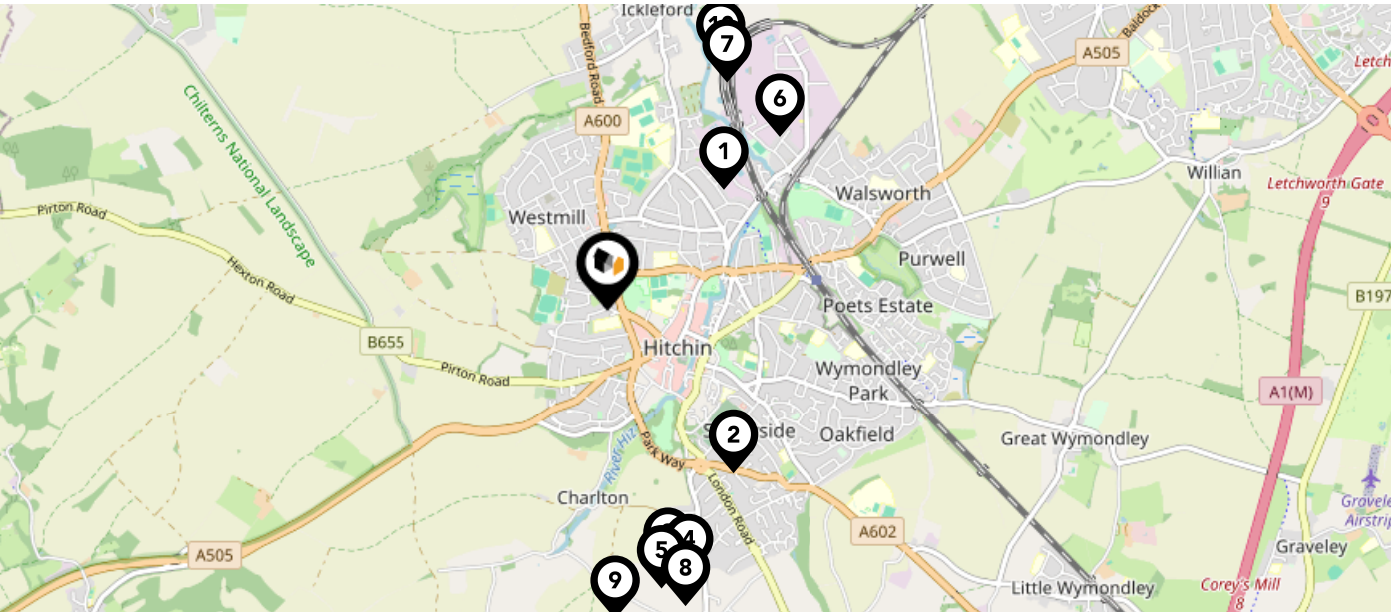


### Nearby Conservation Areas

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



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



Nearby Landfill Sites		
1	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill <input type="checkbox"/>
2	Eynesford Court-Hitchin, Hertfordshire	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	Wallace Way-Hitchin, Hertfordshire	Historic Landfill <input type="checkbox"/>
7	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill <input type="checkbox"/>
8	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill <input type="checkbox"/>
9	Maydencroft Manor-Gosmore, Hitchin	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.



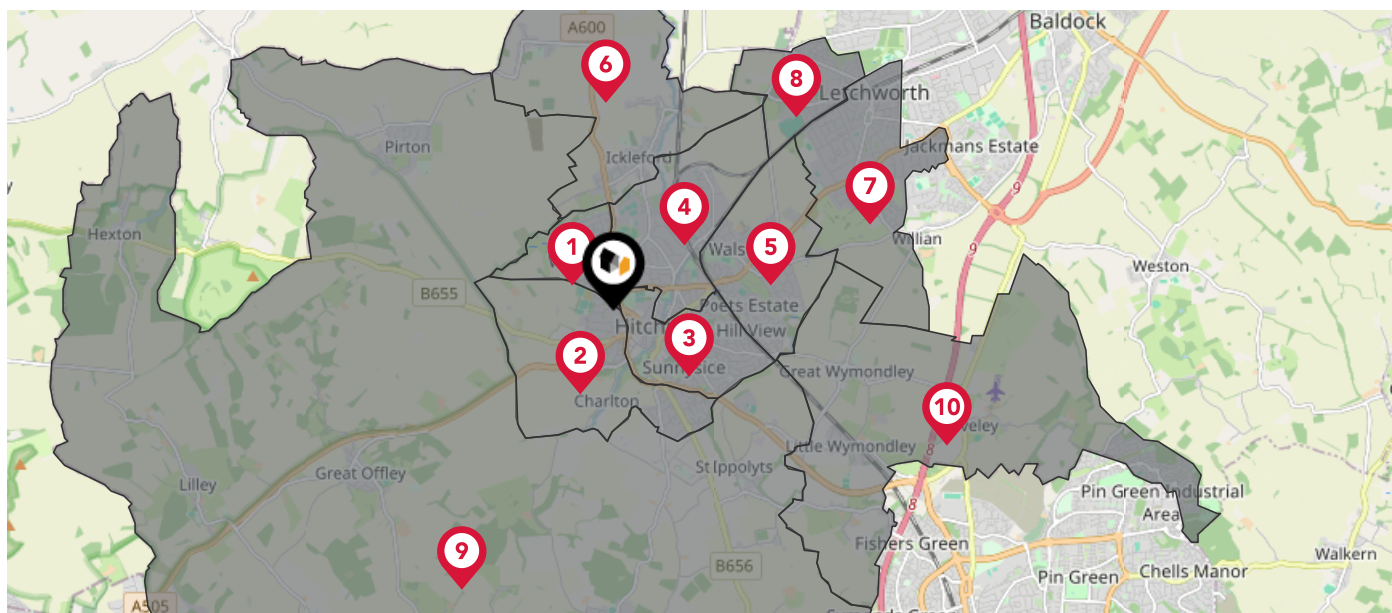
### Mine Entry

- ✕ 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

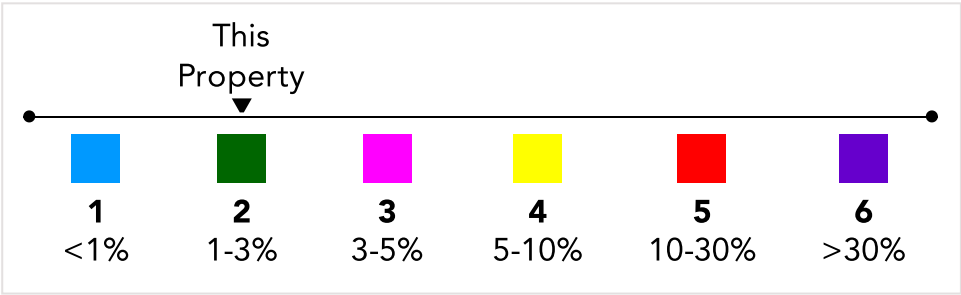
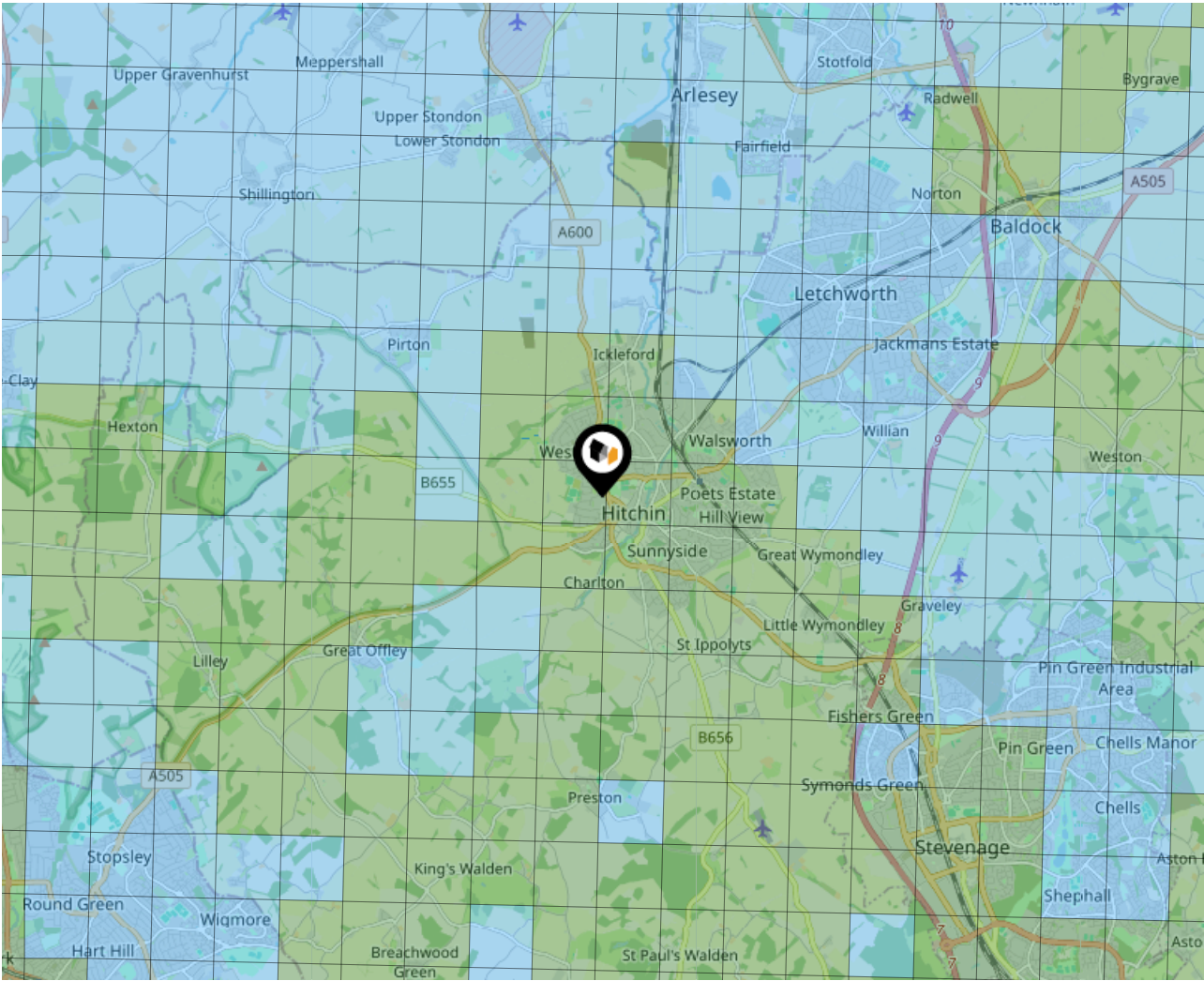


### Nearby Council Wards

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

What is Radon?

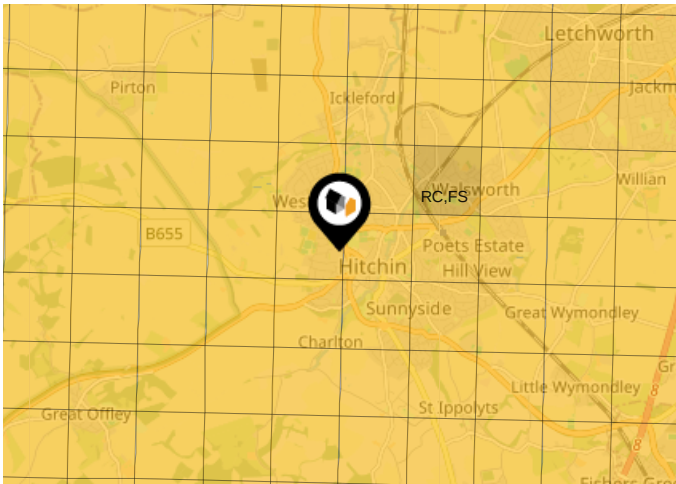
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





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

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

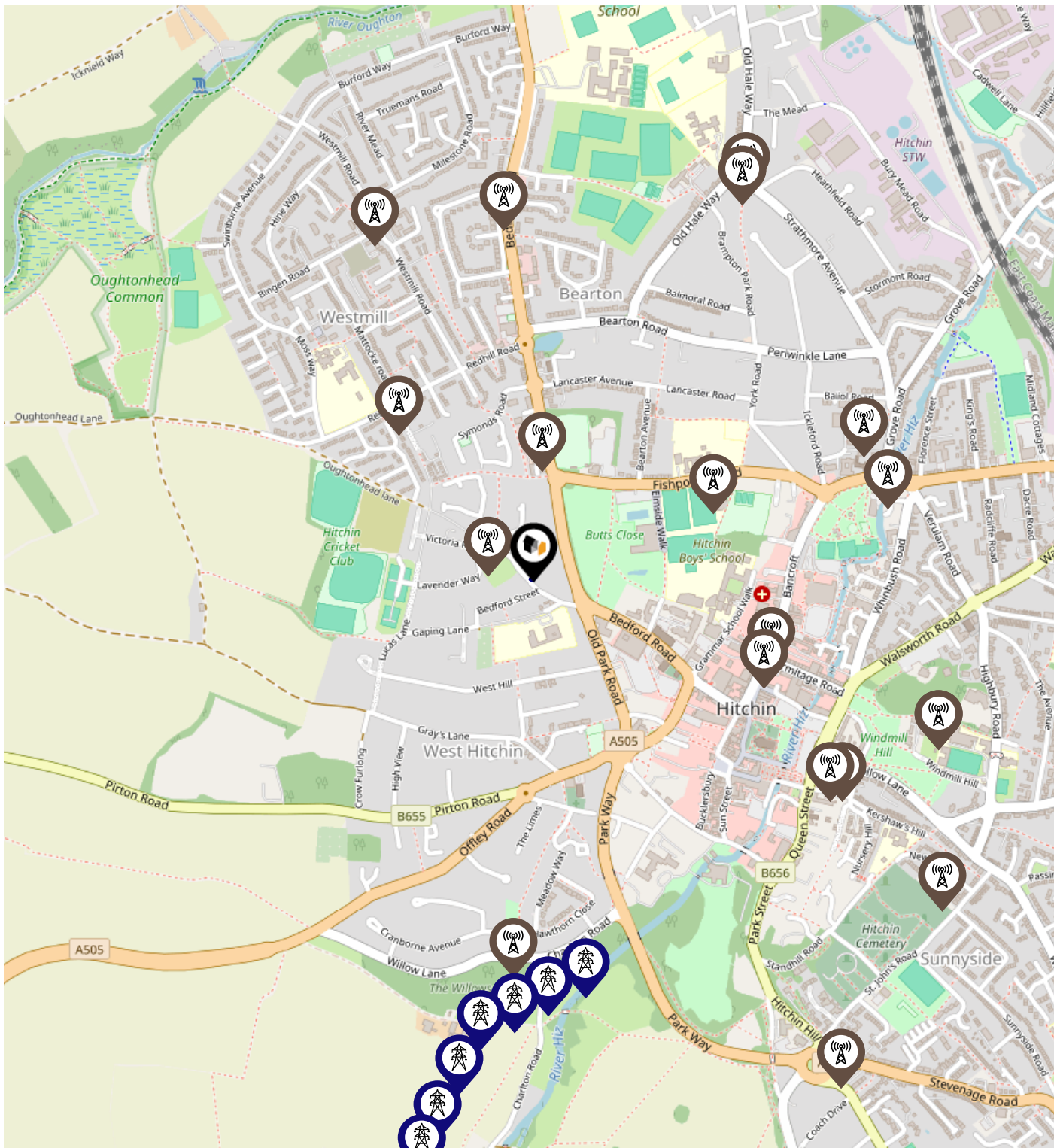


Primary Classifications (Most Common Clay Types)



<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Local Area

## Masts & Pylons



### Key:

-  Power Pylons
-  Communication Masts

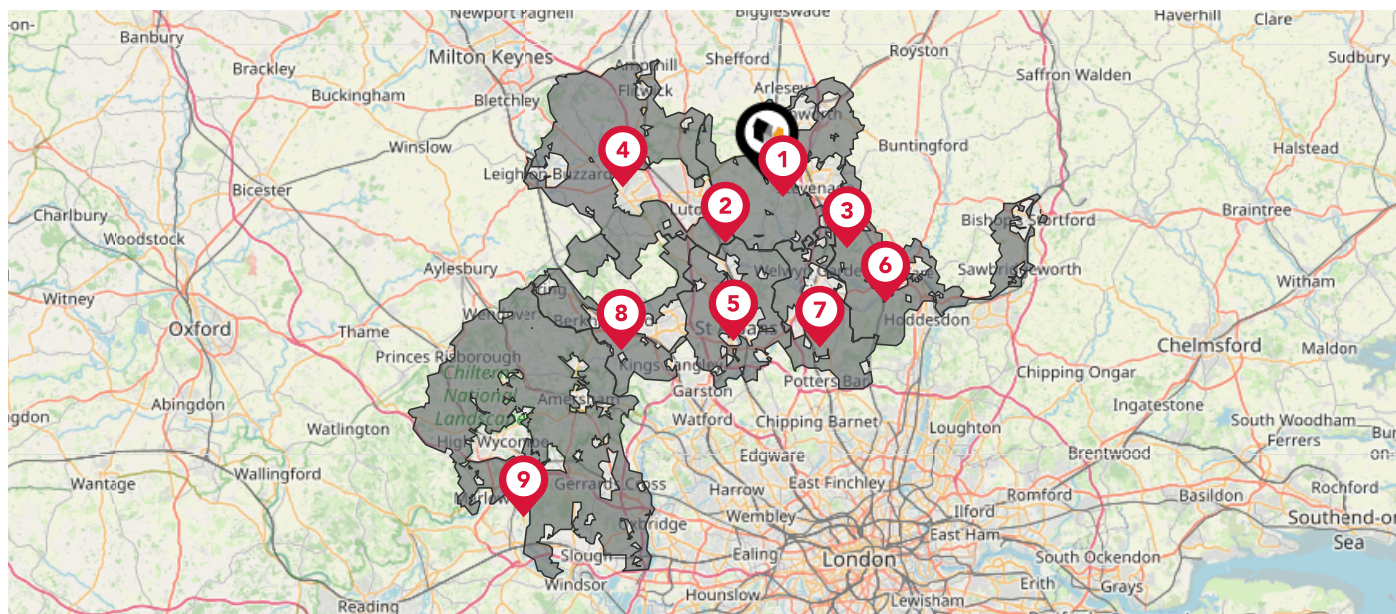
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1102184 - Entrance Block At North Hertfordshire And South Bedfordshire Hospital	Grade II	0.2 miles
	1394494 - Town Hall	Grade II	0.3 miles
	1102118 - The Highlander Public House	Grade II	0.3 miles
	1102159 - Number 42 (lewesford House) And Front Gate And Railings To Number 42	Grade II	0.3 miles
	1102121 - 77 And 78, Tilehouse Street	Grade II	0.3 miles
	1173822 - Number 43 (elm Lodge) And Front Railings To Number 43	Grade II	0.3 miles
	1102179 - Hitchin Museum	Grade II	0.3 miles
	1102116 - Baptist Chapel	Grade II	0.3 miles
	1102119 - 70, Tilehouse Street	Grade II	0.3 miles
	1347585 - Western House	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

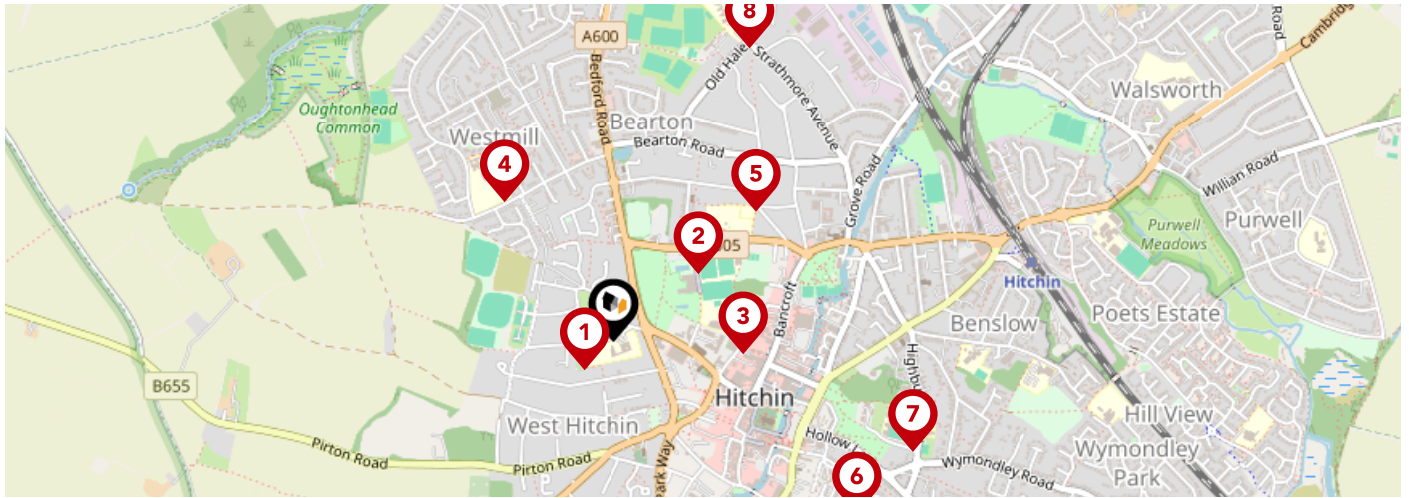


London Green Belt - Dacorum

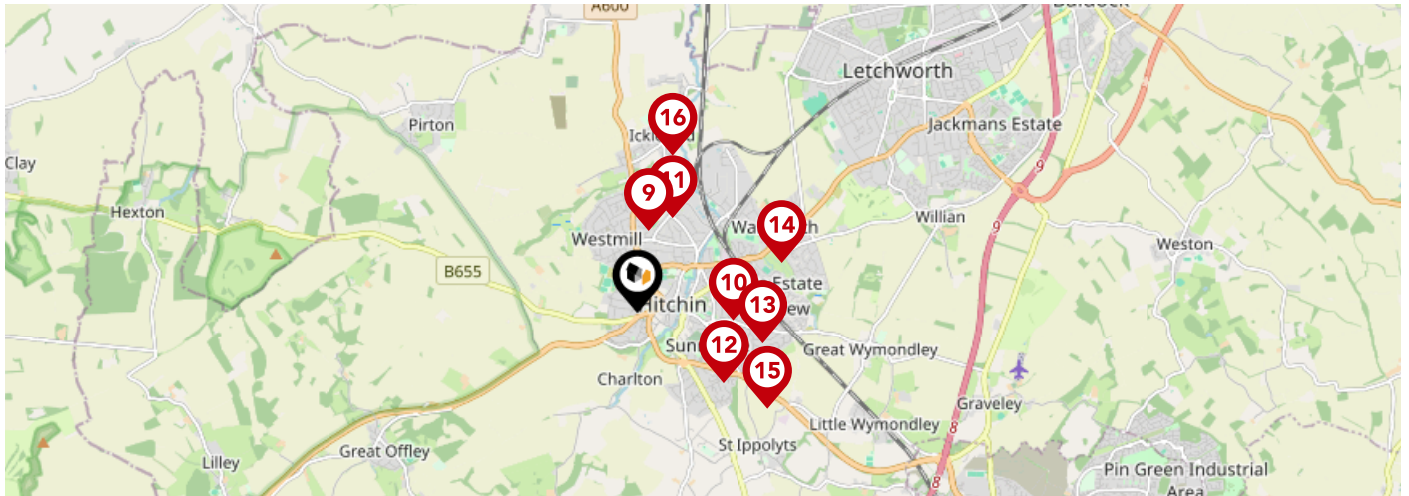










London Green Belt - Buckinghamshire





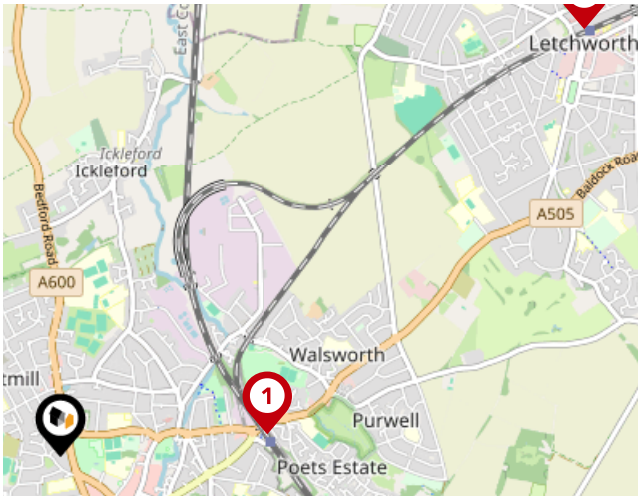
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Samuel Lucas Junior Mixed and Infant School</b> Ofsted Rating: Outstanding   Pupils: 420   Distance:0.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Wilshire-Dacre Junior Academy</b> Ofsted Rating: Good   Pupils: 267   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Hitchin Boys' School</b> Ofsted Rating: Outstanding   Pupils: 1317   Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Oughton Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 218   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>York Road Nursery School</b> Ofsted Rating: Outstanding   Pupils: 107   Distance:0.44	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Highbury Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 204   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Hitchin Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1355   Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Strathmore Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 199   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>The Priory School</b> Ofsted Rating: Good   Pupils: 1231   Distance:0.76	<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:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Our Lady Catholic Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whitehill Junior School</b> Ofsted Rating: Good   Pupils: 240   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>William Ransom Primary School</b> Ofsted Rating: Outstanding   Pupils: 422   Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Highover Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 428   Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingshott School</b> Ofsted Rating: Not Rated   Pupils: 400   Distance:1.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ickleford Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

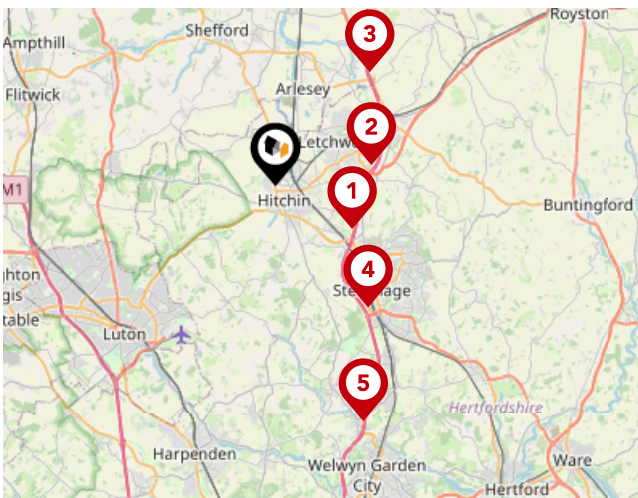
# Area

## Transport (National)



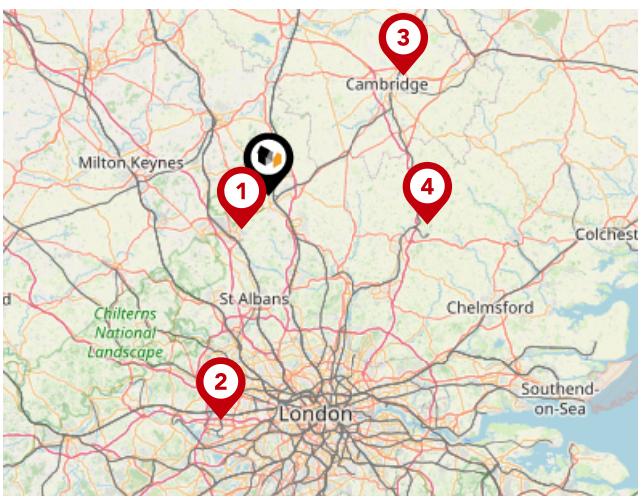
### National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.95 miles
2	Letchworth Rail Station	3.09 miles
3	Letchworth Rail Station	3.1 miles



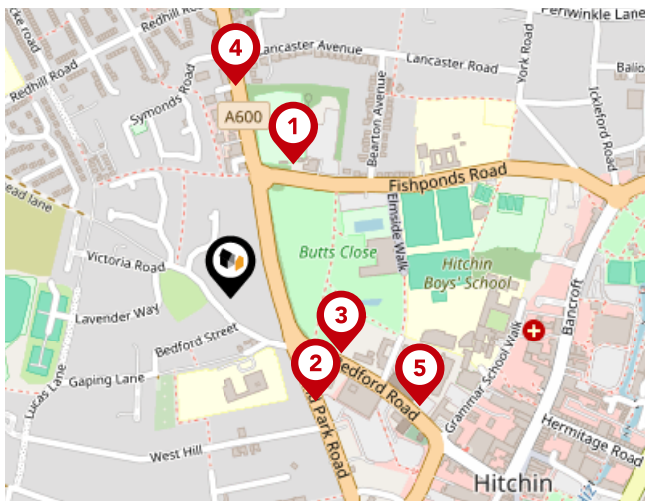
### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.22 miles
2	A1(M) J9	3.57 miles
3	A1(M) J10	5.42 miles
4	A1(M) J7	5.56 miles
5	A1(M) J6	9.16 miles



### Airports/Helipads

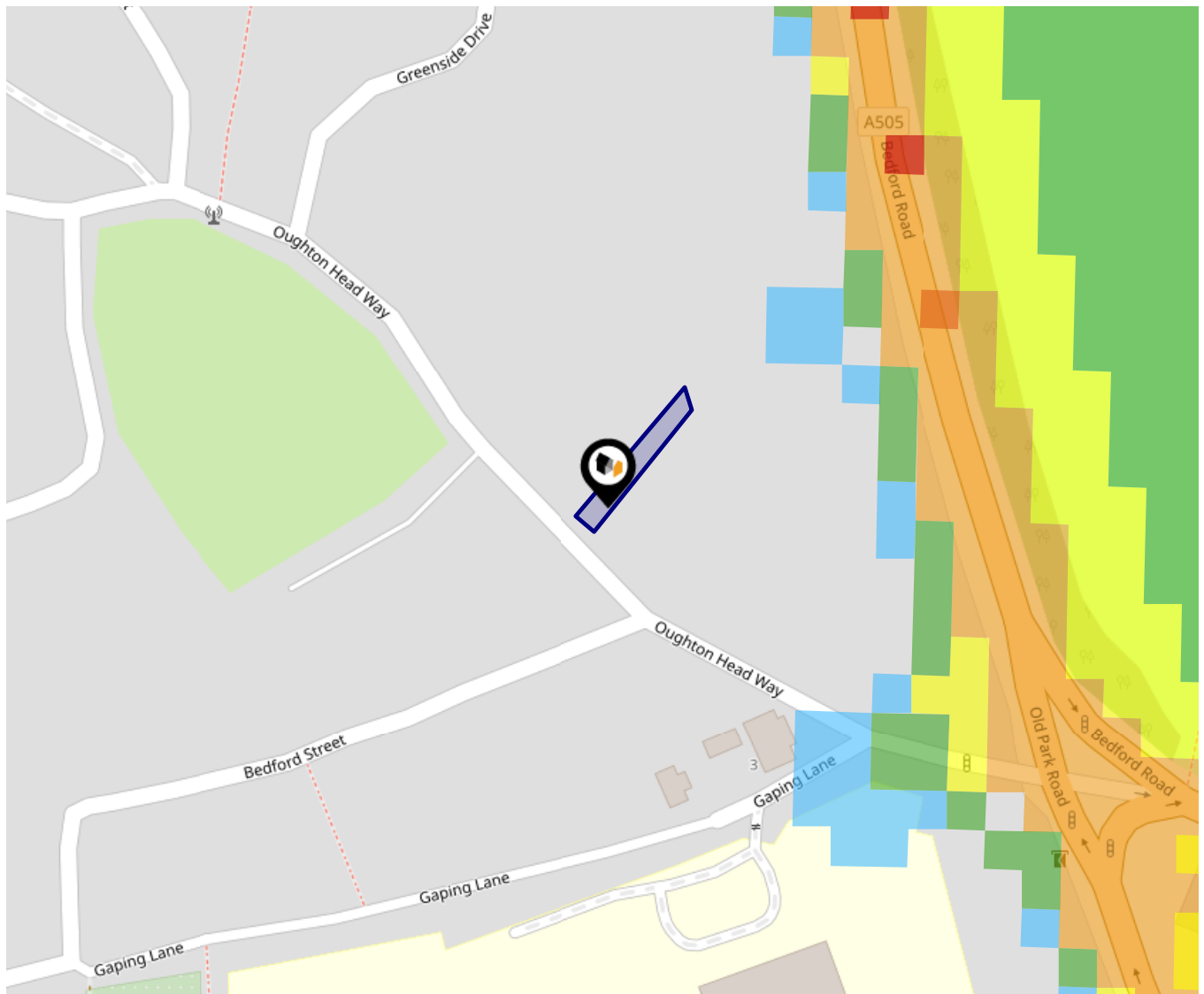
Pin	Name	Distance
1	Luton Airport	6.33 miles
2	Heathrow Airport	33.77 miles
3	Cambridge	26.31 miles
4	Stansted Airport	23.67 miles



Bus Stops/Stations

Pin	Name	Distance
1	Football Club	0.17 miles
2	West Hill	0.15 miles
3	Waitrose	0.14 miles
4	Fishponds Road	0.24 miles
5	Grammar School Walk	0.25 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.



### **Contains public sector information licensed under the Open Government License v3.0**

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



#### **Country Properties**

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



Valuation Office  
Agency

