

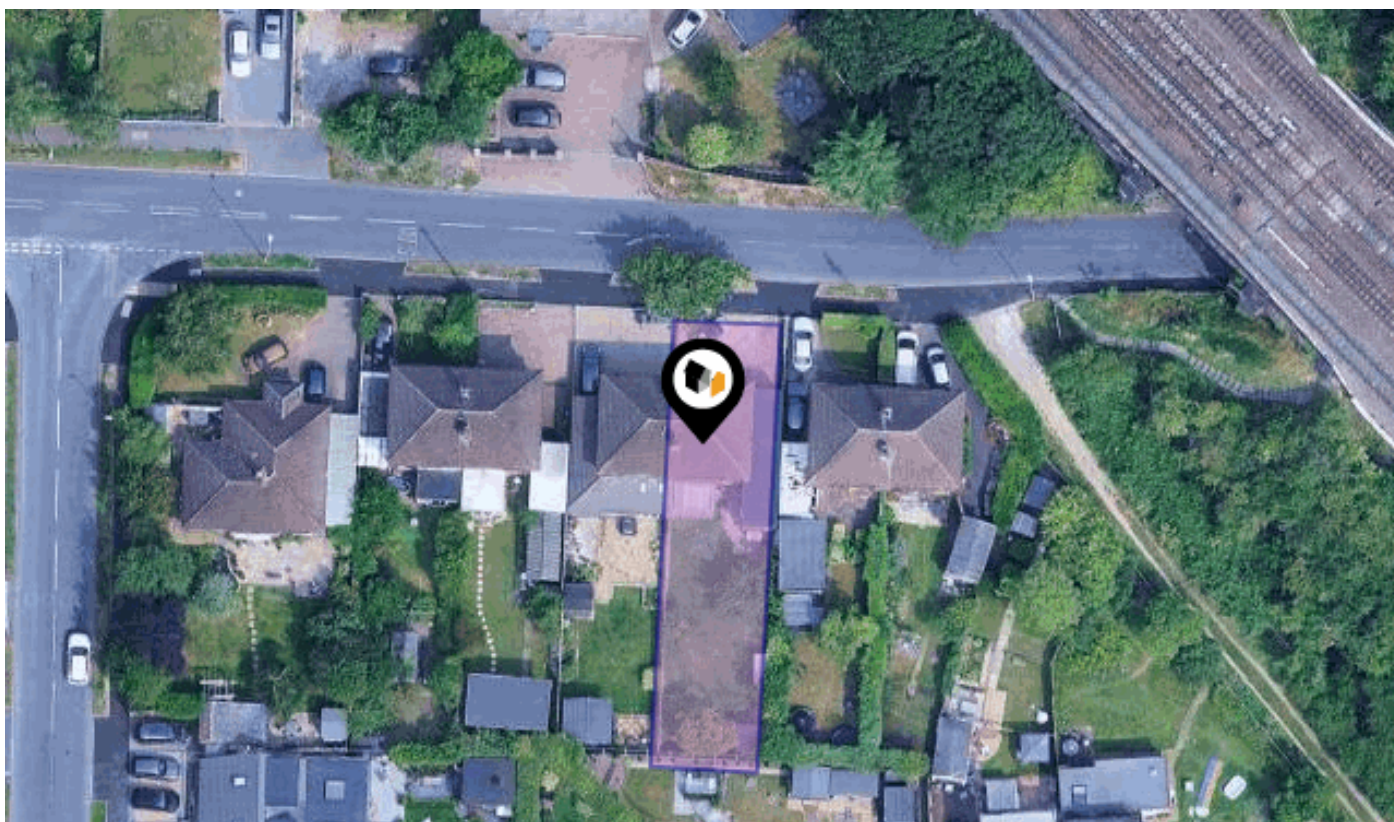


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 09th October 2025



WYMONDLEY ROAD, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk



Planning History

This Address

Planning records for: *Wymondley Road, Hitchin, SG4*

Reference - 90/01245/1	
Decision:	Decided
Date:	04th September 1990
Description:	Single storey side extension incorporating a garage

Planning records for: **145 Wymondley Road Hitchin Hertfordshire SG4 9QJ**

Reference - 18/01370/FPH	
Decision:	Decided
Date:	18th May 2018
Description:	Single storey side and rear extension.

Reference - 17/01628/1HH	
Decision:	Decided
Date:	27th June 2017
Description:	Single storey side and rear extension

Planning records for: **Land Adjacent 147 Wymondley Road Hitchin SG4 9QJ**

Reference - 79/02011/1	
Decision:	Decided
Date:	06th August 1979
Description:	Erection of detached bungalow with garage and formation of new vehicular access

Reference - 78/01772/1	
Decision:	Decided
Date:	29th November 1978
Description:	Erection of detached bungalow with garage and formation of new vehicular access

Planning records for: **147 Wymondley Road Hitchin Hertfordshire SG4 9QJ**

Reference - 00/00677/1HH	
Decision:	Decided
Date:	05th May 2000
Description:	Single storey rear and side extension to include garage

Planning records for: **149 Wymondley Road Hitchin SG4 9QJ**

Reference - 81/00455/1	
Decision:	Decided
Date:	18th March 1981
Description:	Erection of detached double garage.

Reference - 15/00659/1HH	
Decision:	Decided
Date:	10th March 2015
Description:	Proposed single storey front extension and new roof including an increase in ridge height. Insertion of a dormer window to rear roofslope, insertion of rooflights to front roofslope and insertion of first floor flank window to create additional living accomodation in the loft space.

Reference - 19/02996/FPH	
Decision:	Decided
Date:	17th December 2019
Description:	First floor rear extension

Planning records for: **152 Wymondley Road Hitchin SG4 9QJ**

Reference - 86/00040/1HH	
Decision:	Decided
Date:	01st January 1986
Description:	Erection of single storey side extension.

Planning records for: **154 Wymondley Road Hitchin Hertfordshire SG4 9QJ**

Reference - 23/01990/FPH	
Decision:	Decided
Date:	22nd August 2023
Description:	Part two storey and part single storey rear and side extensions following demolition of existing garage/store/conservatory. Insertion of front mono-pitched roof, alterations to openings, and additional hardstanding.

Reference - 23/1424/RSP	
Decision:	Decided
Date:	22nd August 2023
Description:	Retrospective Extension to driveway with associated block pavers

Reference - 25/01304/FPH	
Decision:	Decided
Date:	16th May 2025
Description:	Part two storey and part single storey rear extension; two storey side extension and single storey side lean-to structure following demolition of existing garage and conservatory. Insertion of front mono-pitched roof and front bay window. Installation of additional front hardstanding and provision of two parking spaces.

Planning records for: **158 Wymondley Road Hitchin SG4 9QJ**

Reference - 17/02685/1HH	
Decision:	Decided
Date:	24th October 2017
Description:	Single storey rear extension following demolition of existing conservatory, side canopy to facilitate single car port following demolition of existing garage.

Planning records for: **162 Wymondley Road Hitchin SG4 9QJ**

Reference - 89/00278/1DC	
Decision:	Decided
Date:	15th February 1989
Description:	Erection of shed

Building Safety

None specified

Accessibility / Adaptations

Not suitable for wheelchair users

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

Yes

Gas Supply

Yes

Central Heating

Yes

Water Supply

Yes - mains

Drainage

Yes - mains

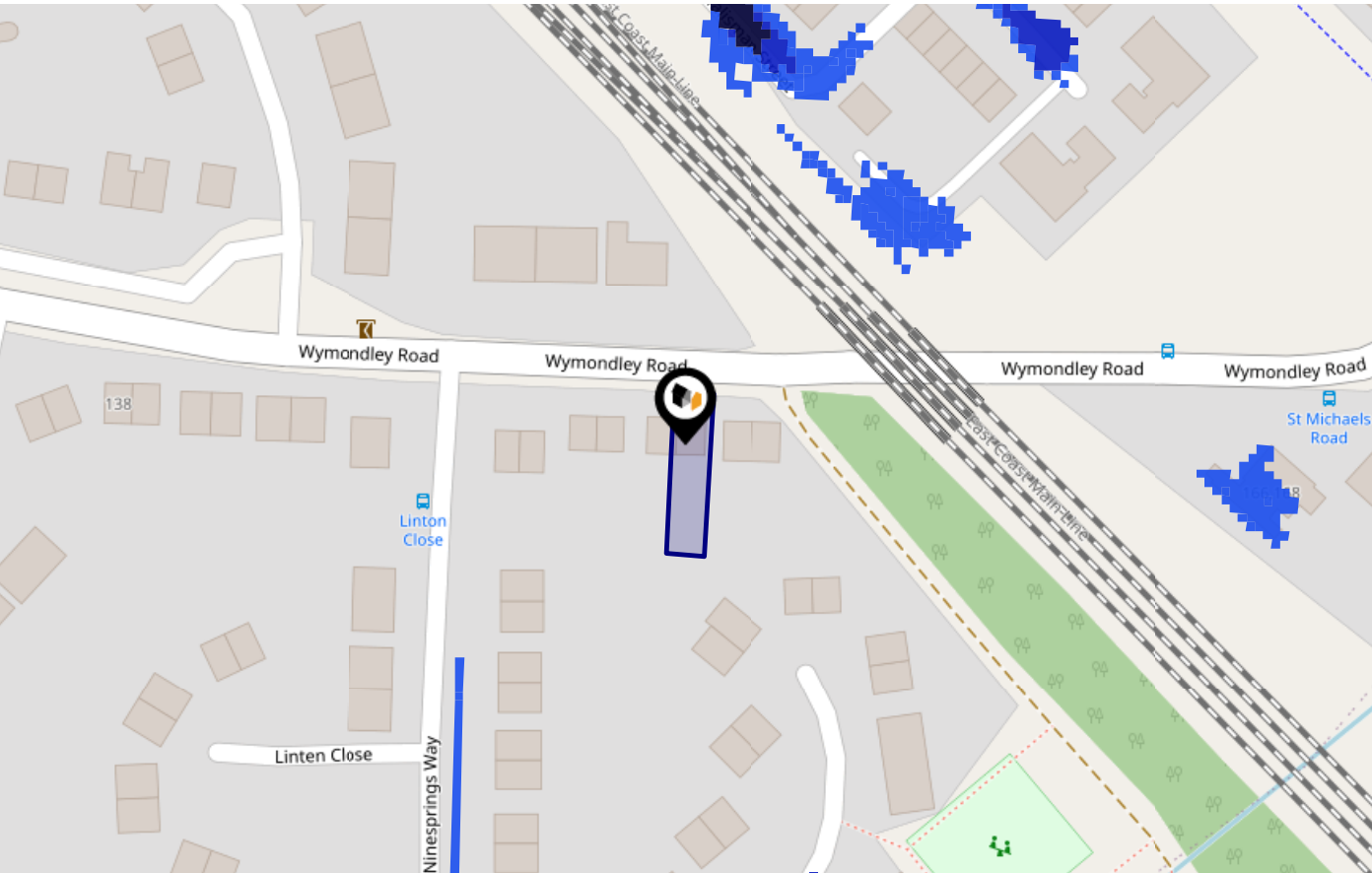
Important - Please read

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

Flood Risk

Surface Water - Flood Risk

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



Risk Rating: **Very low**

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

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

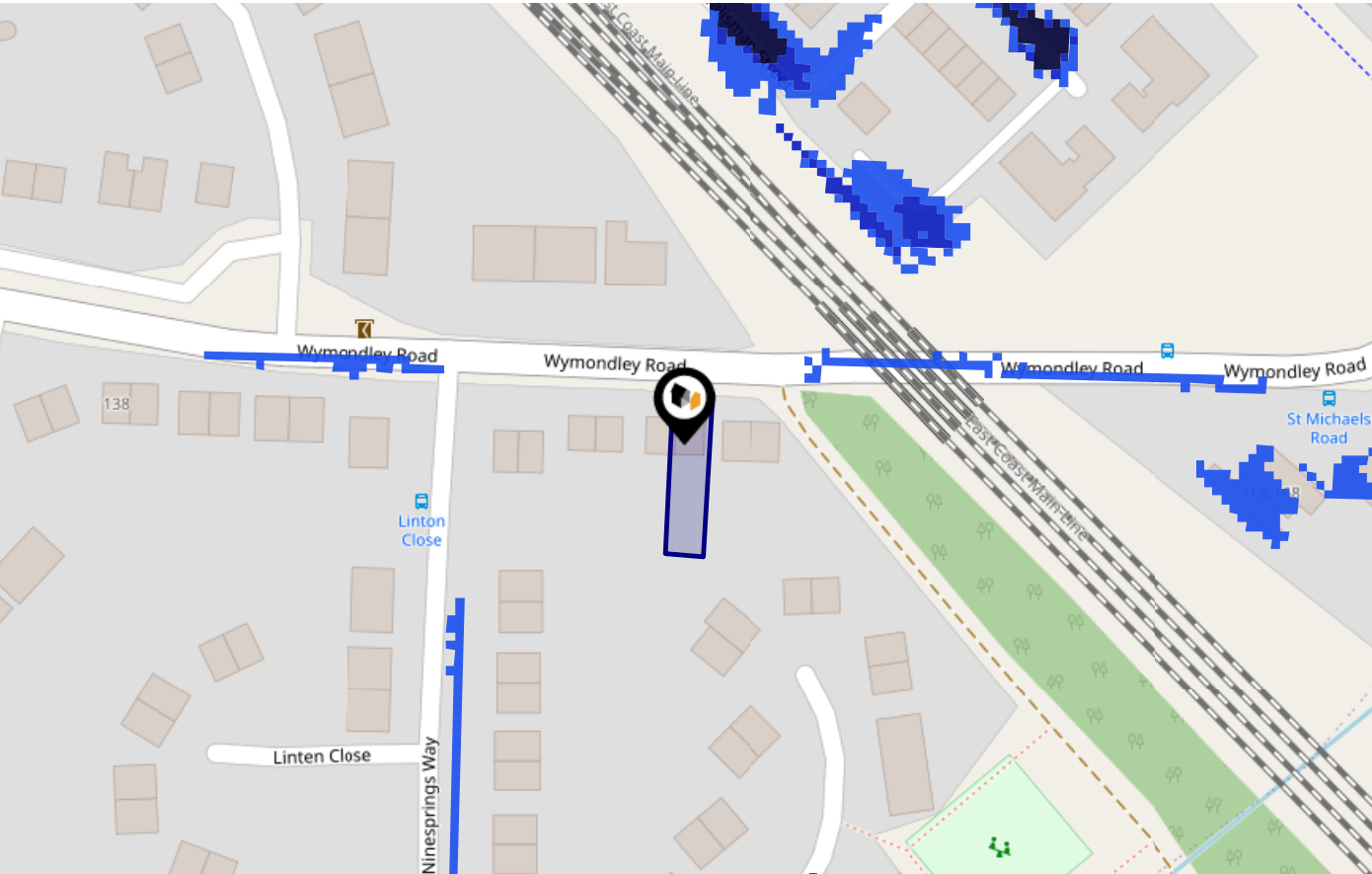
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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

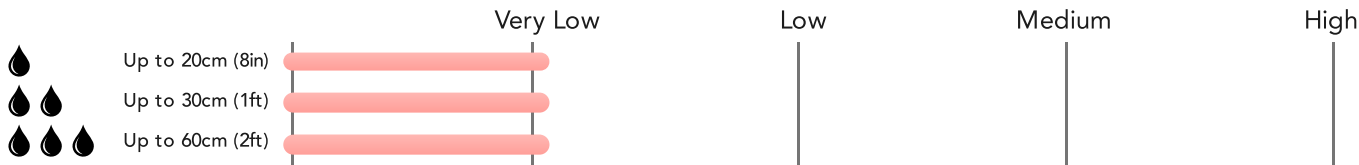


Risk Rating: **Very low**

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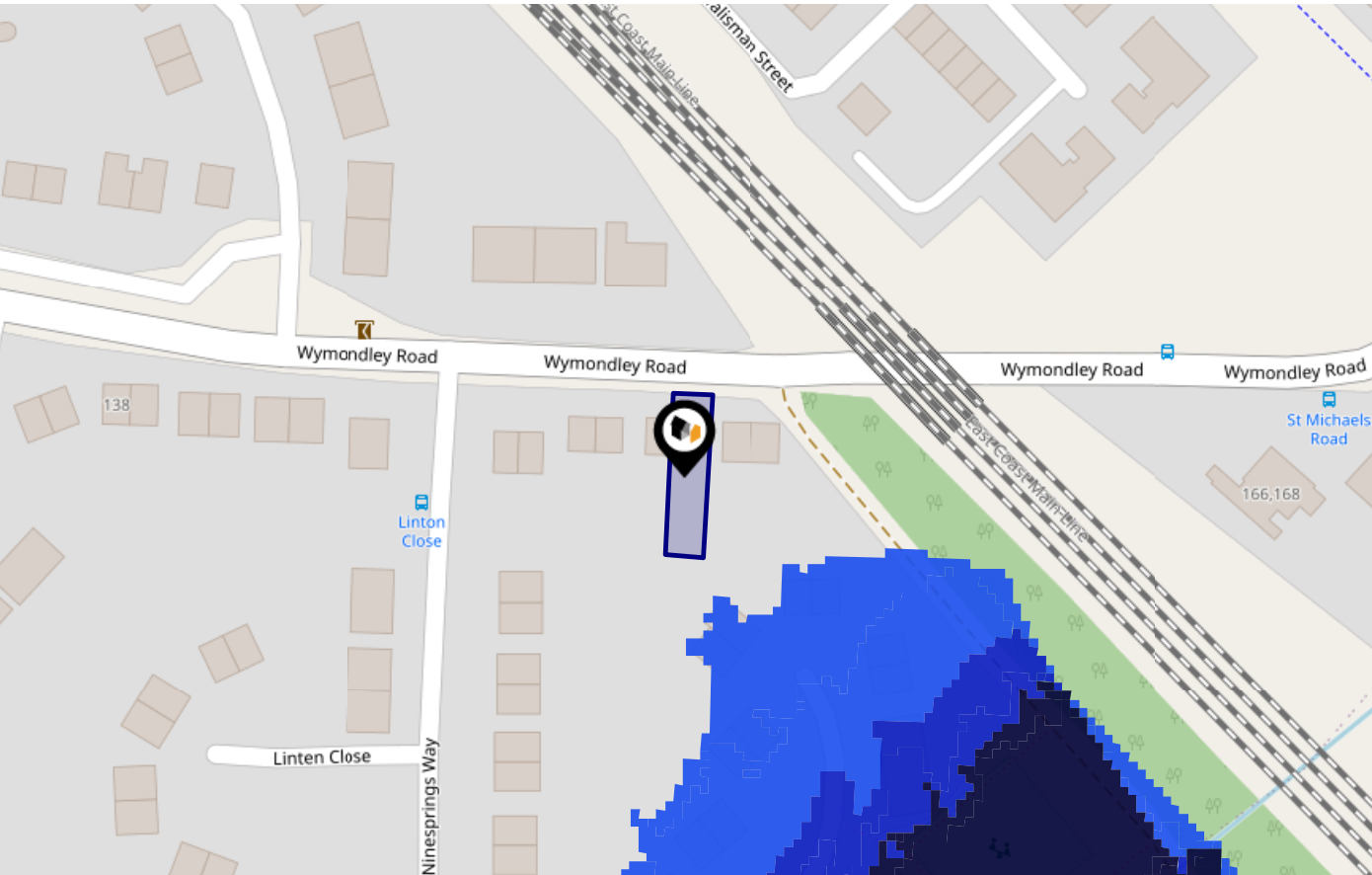
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

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



Risk Rating: Very low

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

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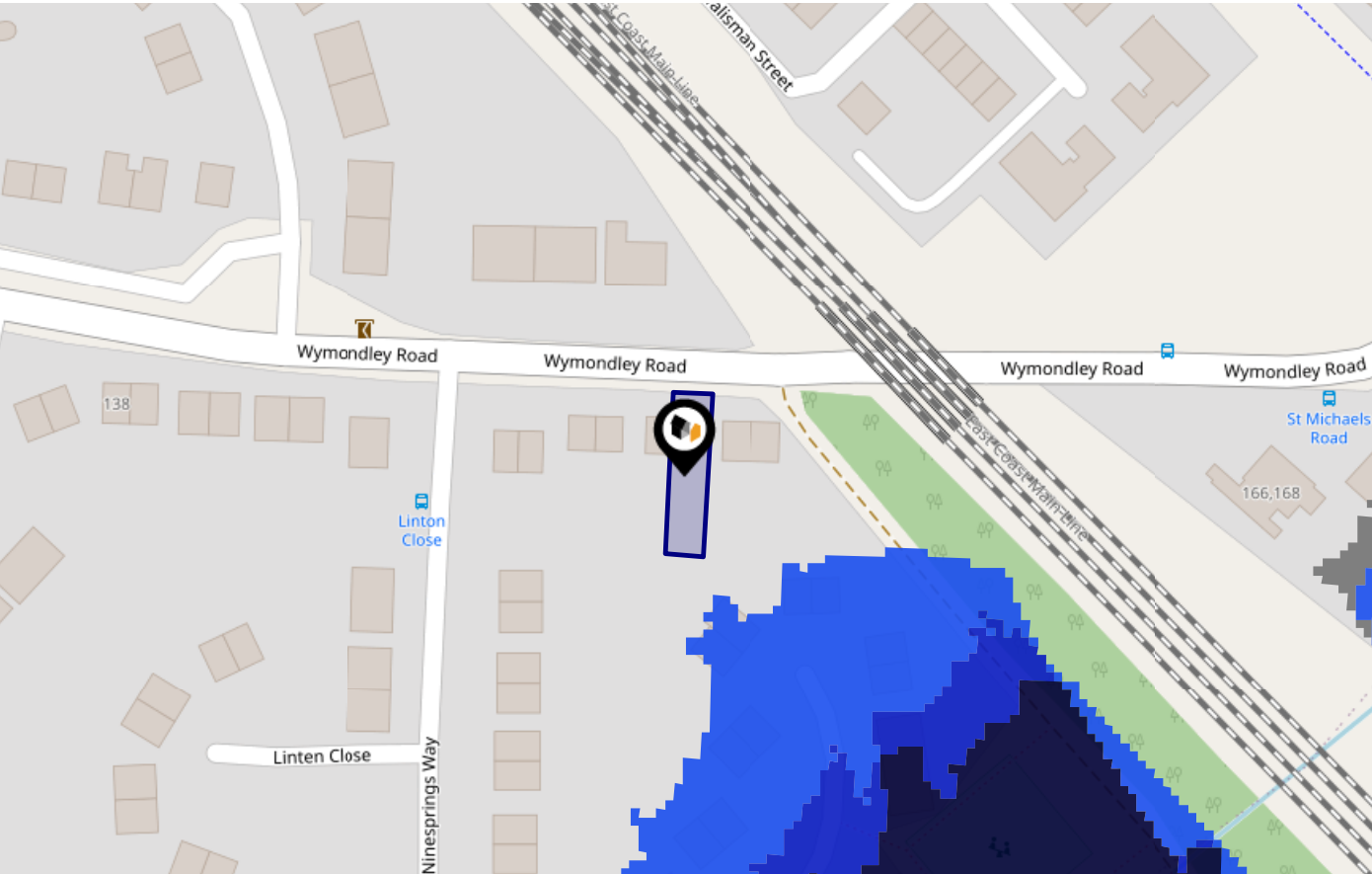
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

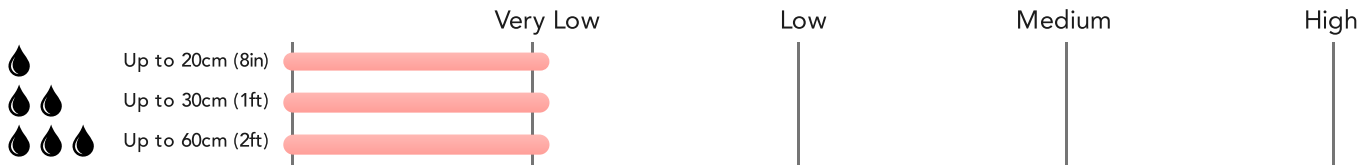


Risk Rating: Very low

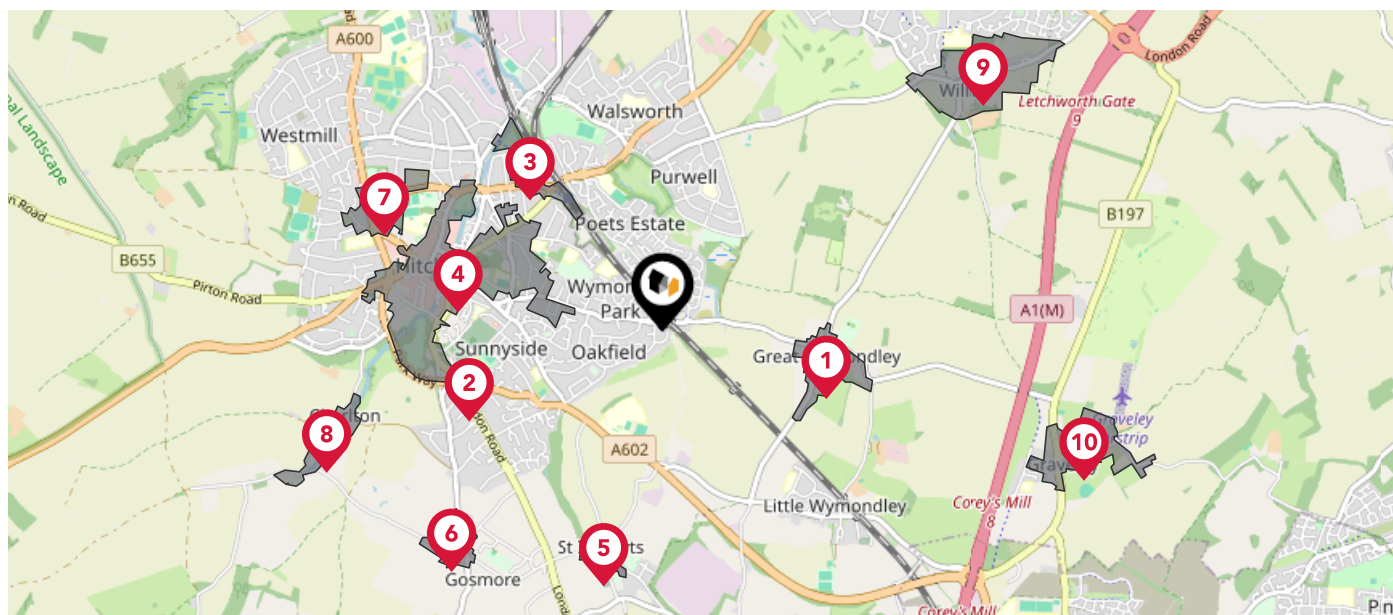
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



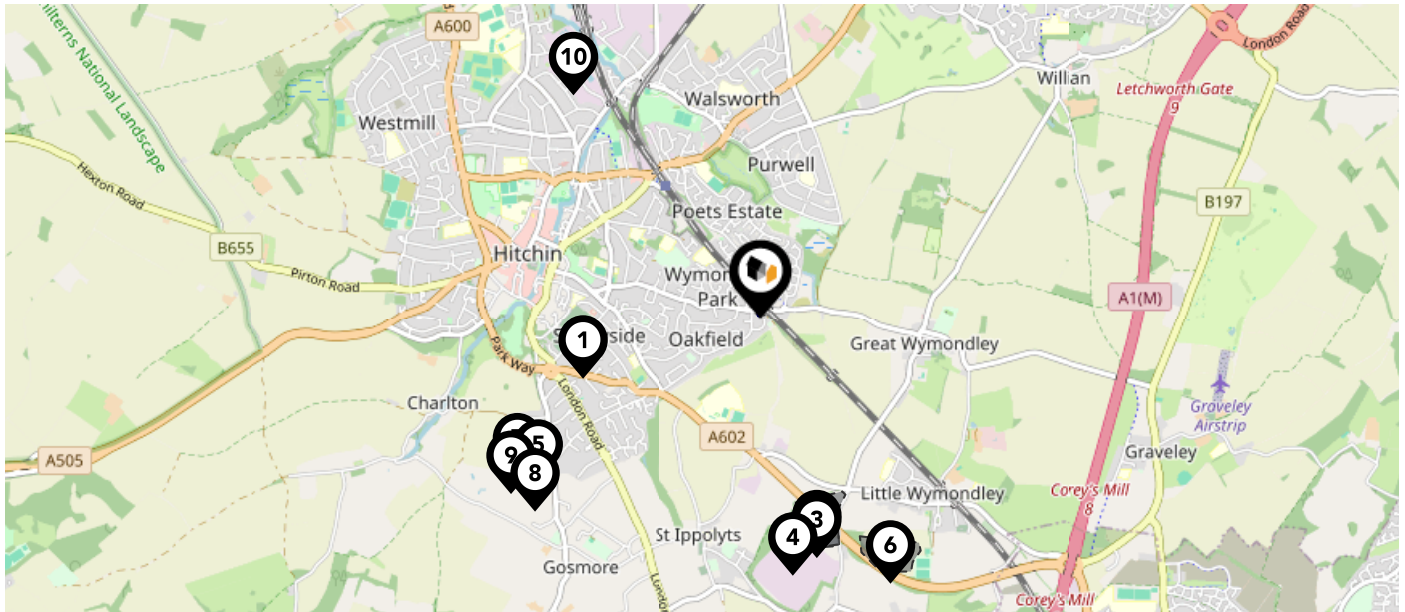
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

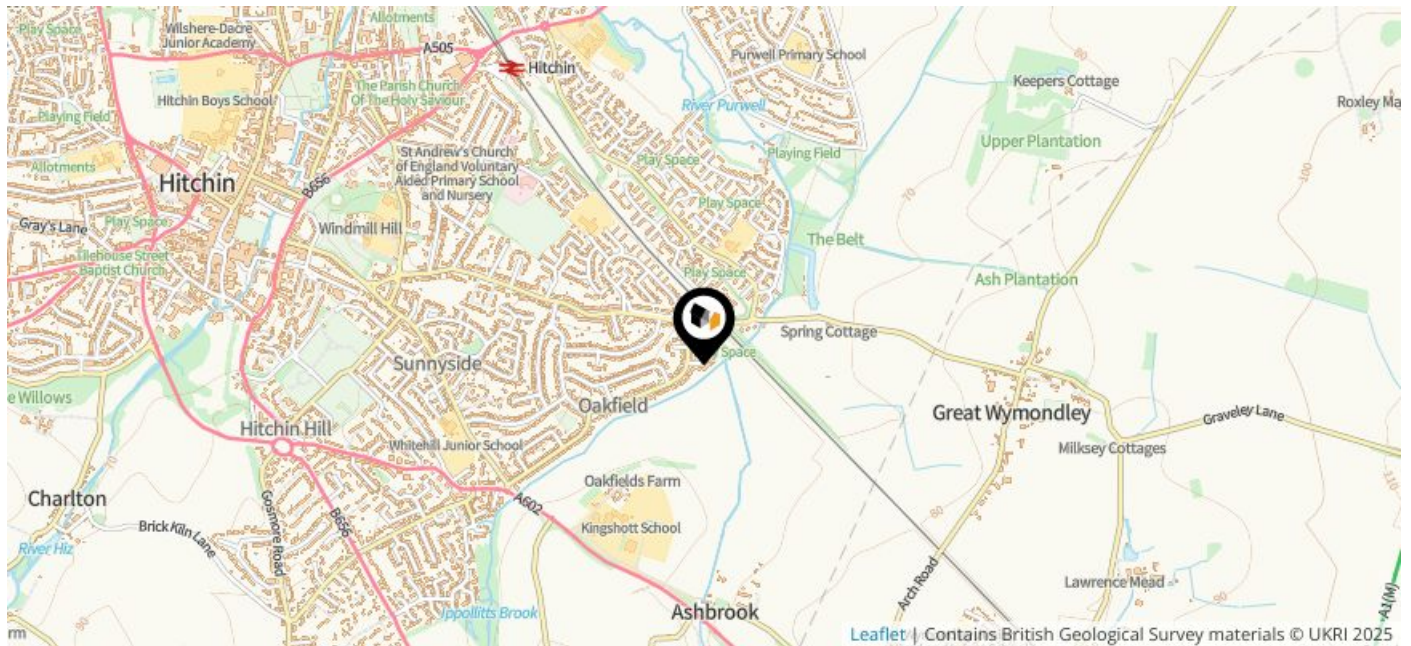
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

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

This map displays nearby coal mine entrances and their classifications.



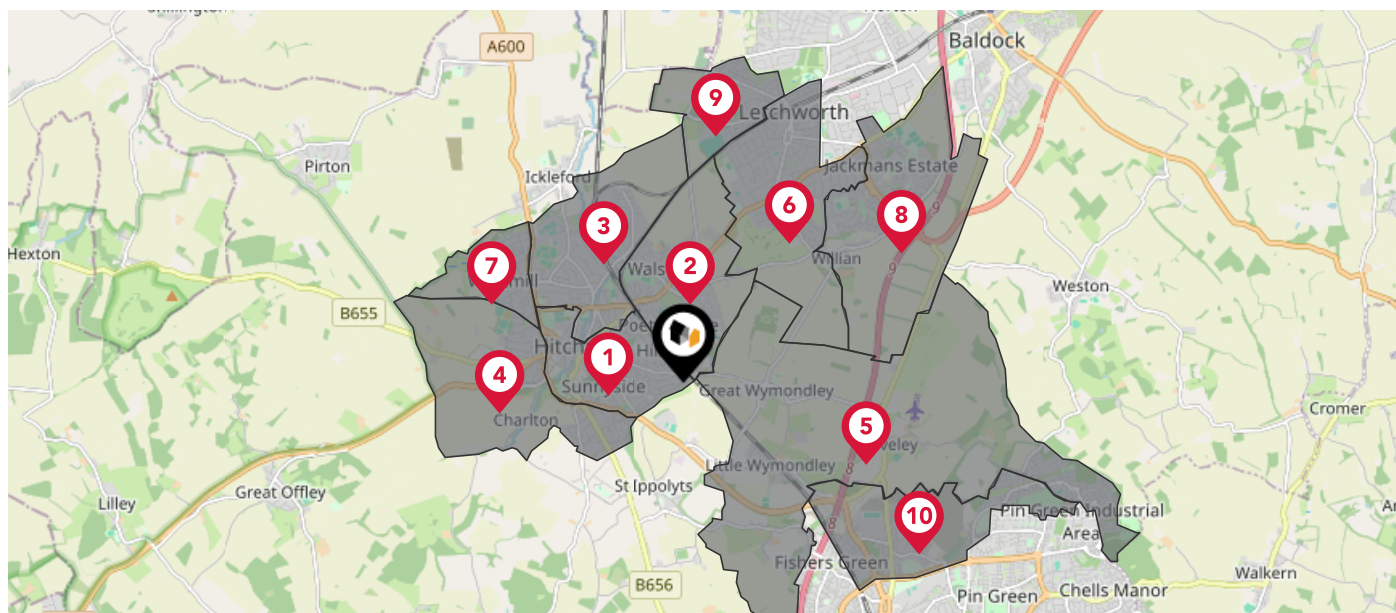
Mine Entry

- ✕ 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

1

Hitchin Highbury Ward

2

Hitchin Walsworth Ward

3

Hitchin Bearton Ward

4

Hitchin Priory Ward

5

Chesfield Ward

6

Letchworth South West Ward

7

Hitchin Oughton Ward

8

Letchworth South East Ward

9

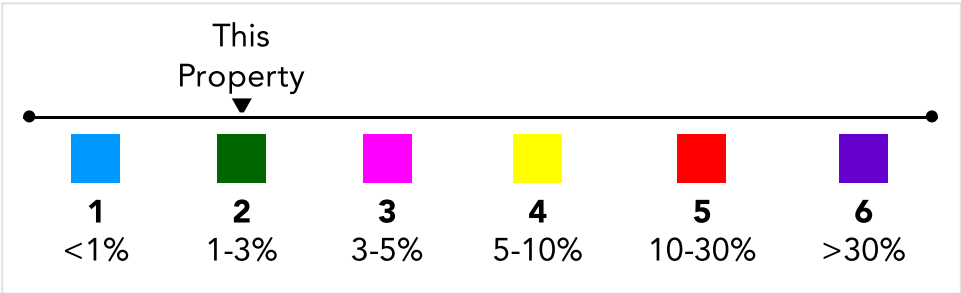
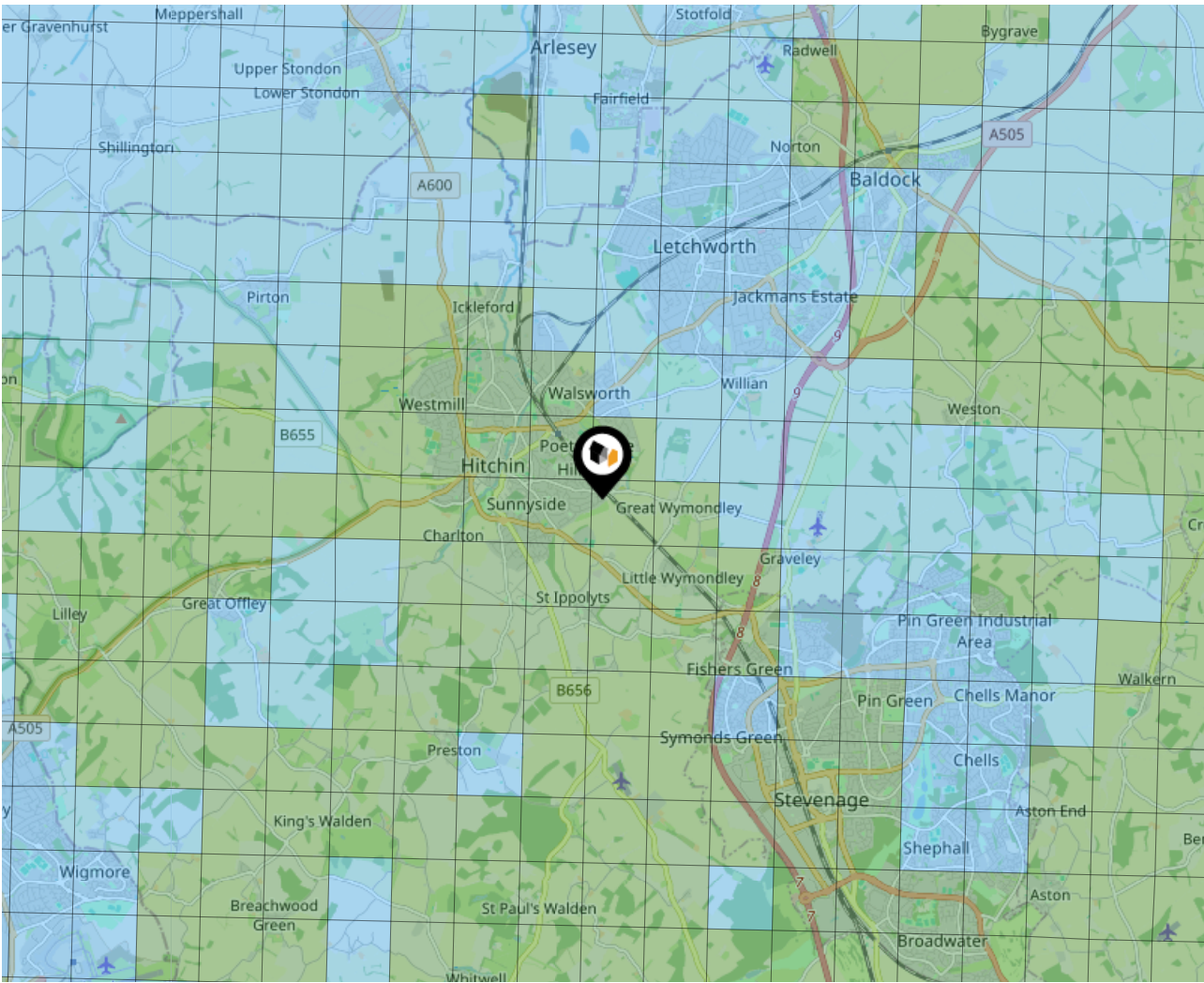
Letchworth Wilbury Ward

10

Woodfield Ward

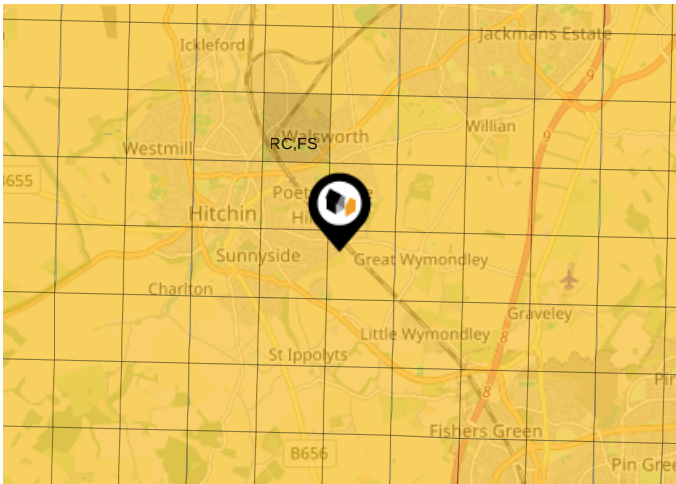
What is Radon?

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



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

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



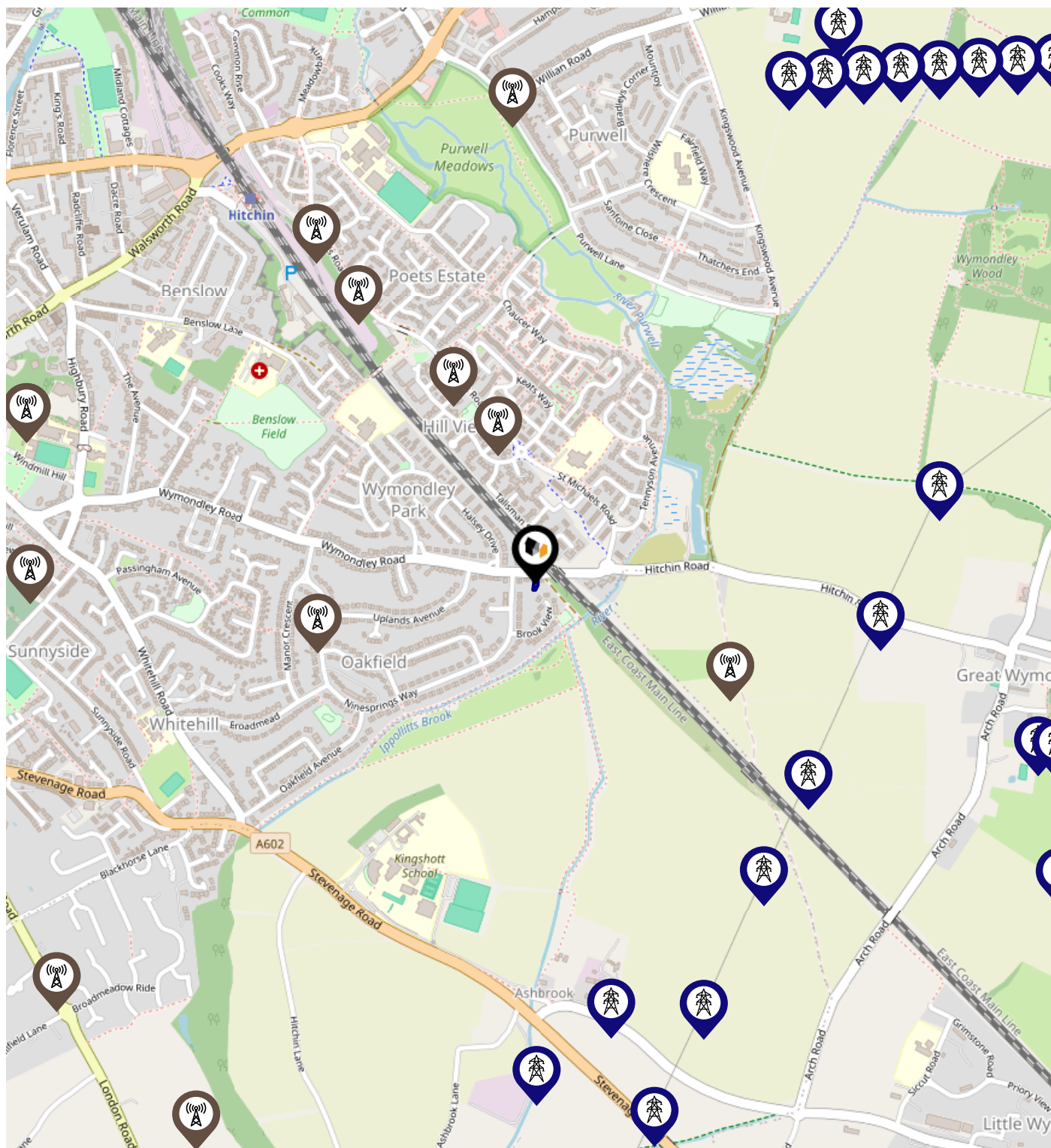
Primary Classifications (Most Common Clay Types)

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

Local Area

Masts & Pylons

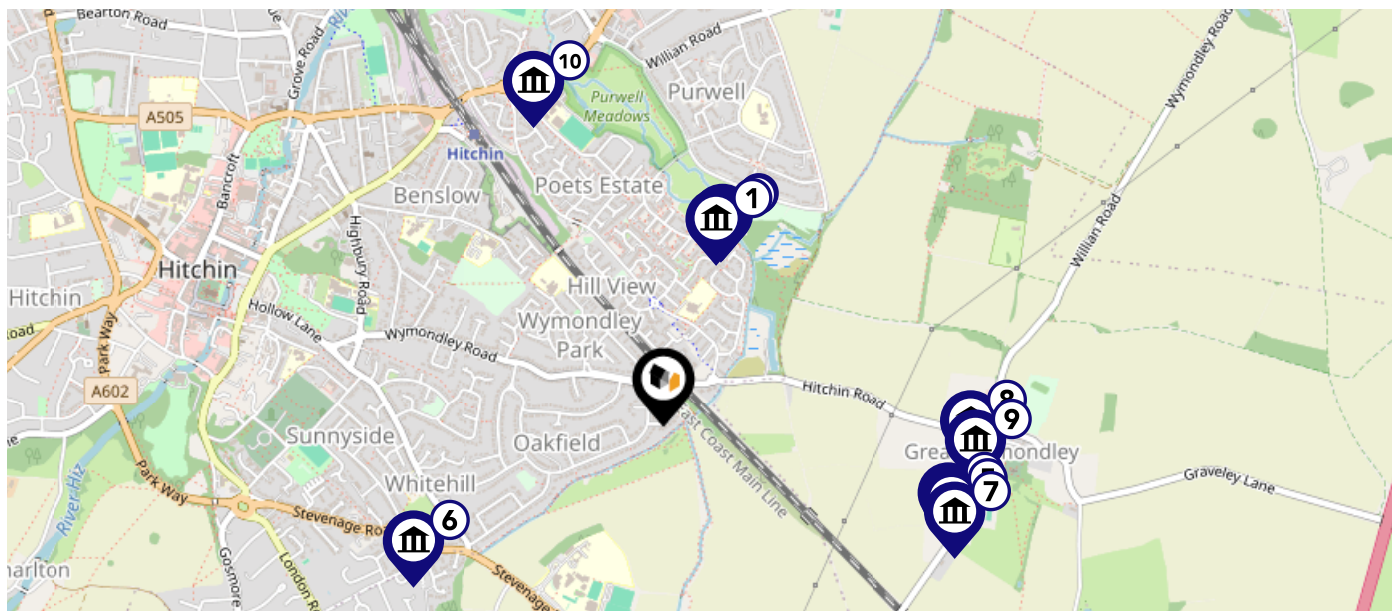
country
properties



Key:

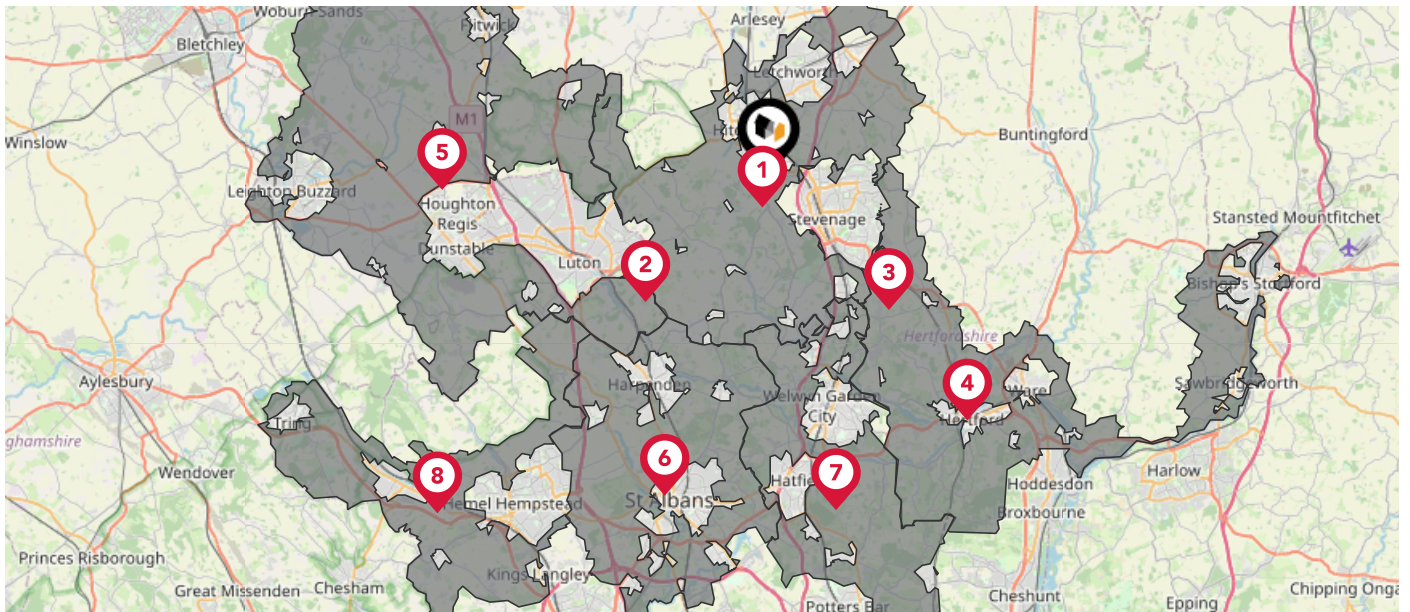
-  Power Pylons
-  Communication Masts

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



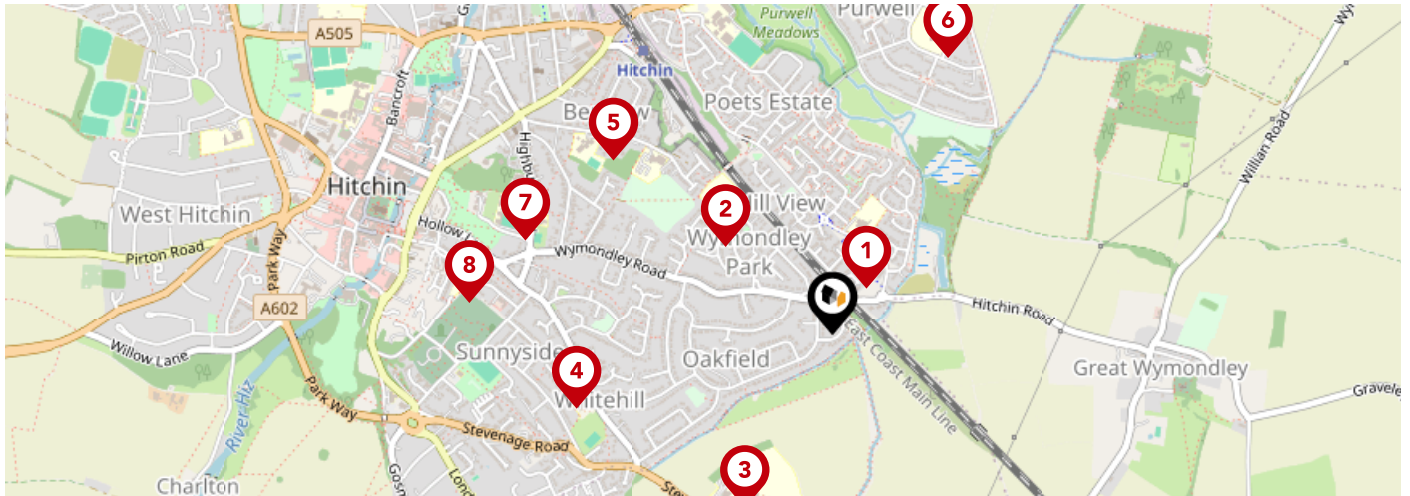
Listed Buildings in the local district		Grade	Distance
	1296130 - Mill Cottage At Purwell Farm	Grade II	0.4 miles
	1347596 - Purwell Mill	Grade II	0.4 miles
	1102180 - Mill House	Grade II	0.4 miles
	1175700 - Lavender Cottage	Grade II	0.7 miles
	1347443 - 1, 2, 3, 4 And 5 Hornbeam Court, (howard Cottage, Seymour Cottage, Boleyn Cottage, Aragon Cottage, Cleaves Cottage)	Grade II	0.7 miles
	1102138 - The New Found Out Public House	Grade II	0.7 miles
	1102496 - Granary At Delamere House On Roadside To West Of House	Grade II	0.7 miles
	1347429 - The Manor House	Grade II	0.7 miles
	1175687 - Box Tree Cottage	Grade II	0.7 miles
	1296215 - Walsworth House	Grade II	0.7 miles

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

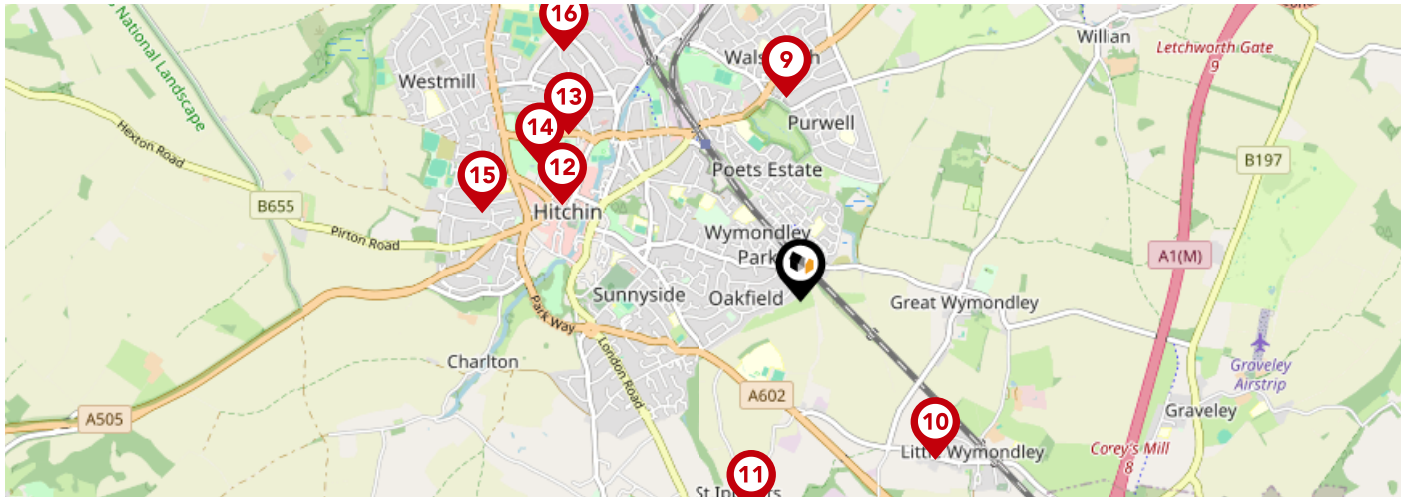


Nearby Green Belt Land

-  London Green Belt - North Hertfordshire
-  London Green Belt - Luton
-  London Green Belt - Stevenage
-  London Green Belt - East Hertfordshire
-  London Green Belt - Central Bedfordshire
-  London Green Belt - St Albans
-  London Green Belt - Welwyn Hatfield
-  London Green Belt - Dacorum



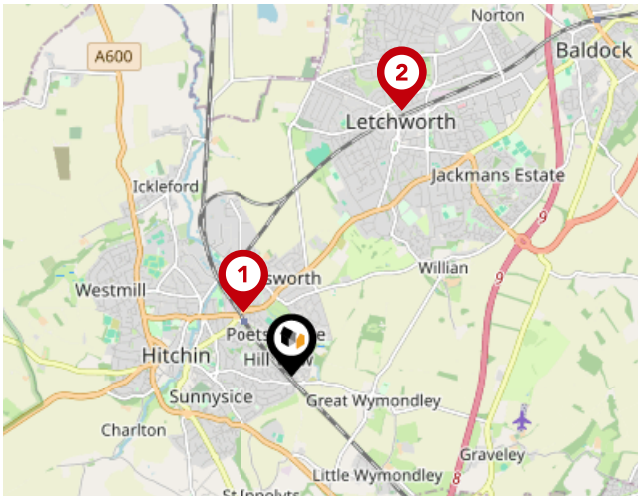
		Nursery	Primary	Secondary	College	Private
1	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:0.13	☐	☒	☐	☐	☐
2	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.32	☐	☒	☐	☐	☐
3	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.44	☐	☐	☒	☐	☐
4	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.61	☐	☒	☐	☐	☐
5	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.64	☐	☒	☐	☐	☐
6	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:0.69	☐	☒	☐	☐	☐
7	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.74	☐	☐	☒	☐	☐
8	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.83	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:0.93	☐	☒	☐	☐	☐
	Wymondley Junior Mixed and Infant School Ofsted Rating: Good Pupils: 102 Distance:0.96	☐	☒	☐	☐	☐
	St Ippolyts Church of England Aided Primary School Ofsted Rating: Good Pupils: 175 Distance:0.99	☐	☒	☐	☐	☐
	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:1.18	☐	☐	☒	☐	☐
	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:1.31	☒	☐	☐	☐	☐
	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:1.35	☐	☒	☐	☐	☐
	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:1.51	☐	☒	☐	☐	☐
	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:1.57	☐	☒	☐	☐	☐

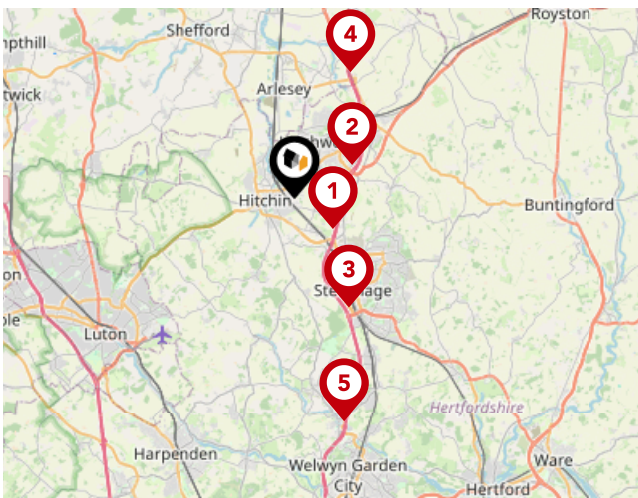
Area

Transport (National)



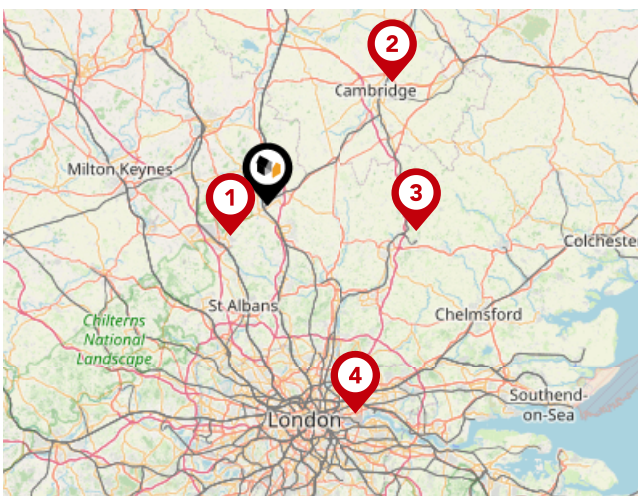
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.73 miles
2	Letchworth Rail Station	2.62 miles
3	Letchworth Rail Station	2.63 miles



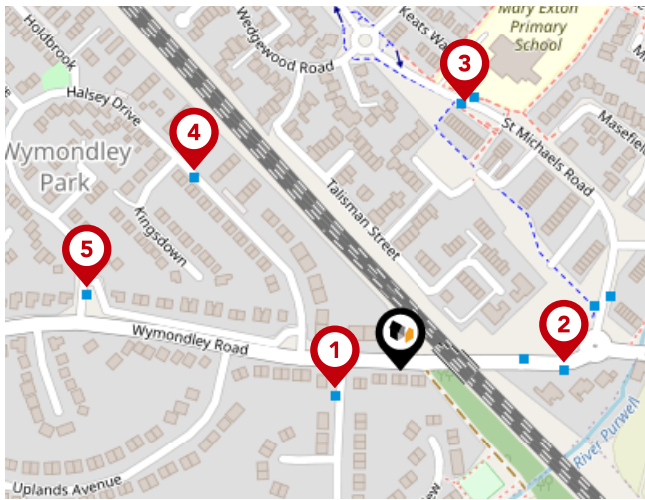
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	1.8 miles
2	A1(M) J9	2.45 miles
3	A1(M) J7	4.42 miles
4	A1(M) J10	5.09 miles
5	A1(M) J6	8.31 miles



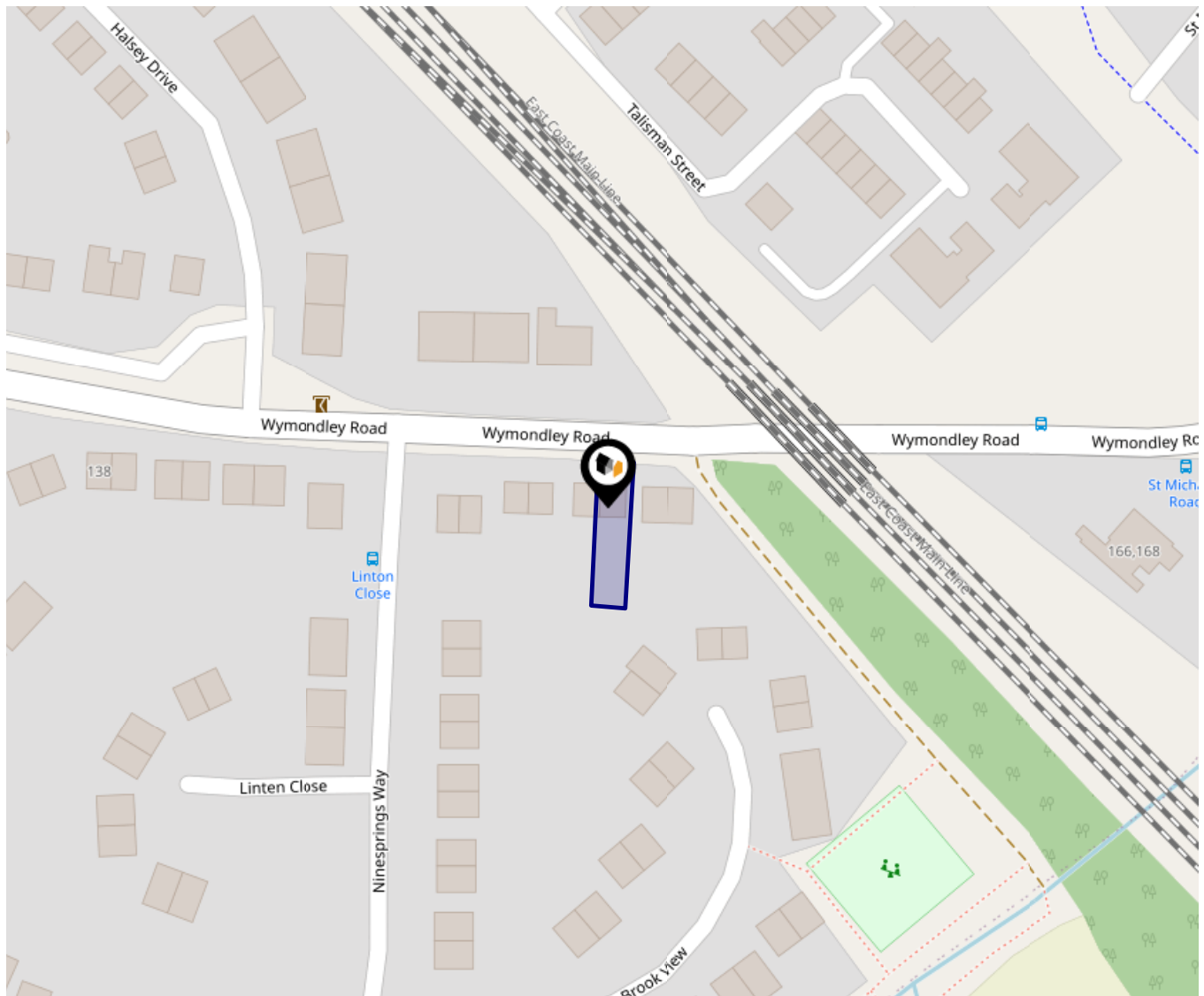
Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.96 miles
2	Cambridge	25.63 miles
3	Stansted Airport	22.22 miles
4	Silvertown	33.18 miles



Bus Stops/Stations

Pin	Name	Distance
1	Linton Close	0.04 miles
2	St Michaels Road	0.09 miles
3	Mary Exton School	0.16 miles
4	Kingsdown	0.16 miles
5	Wymondley Road	0.19 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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Valuation Office
Agency

