

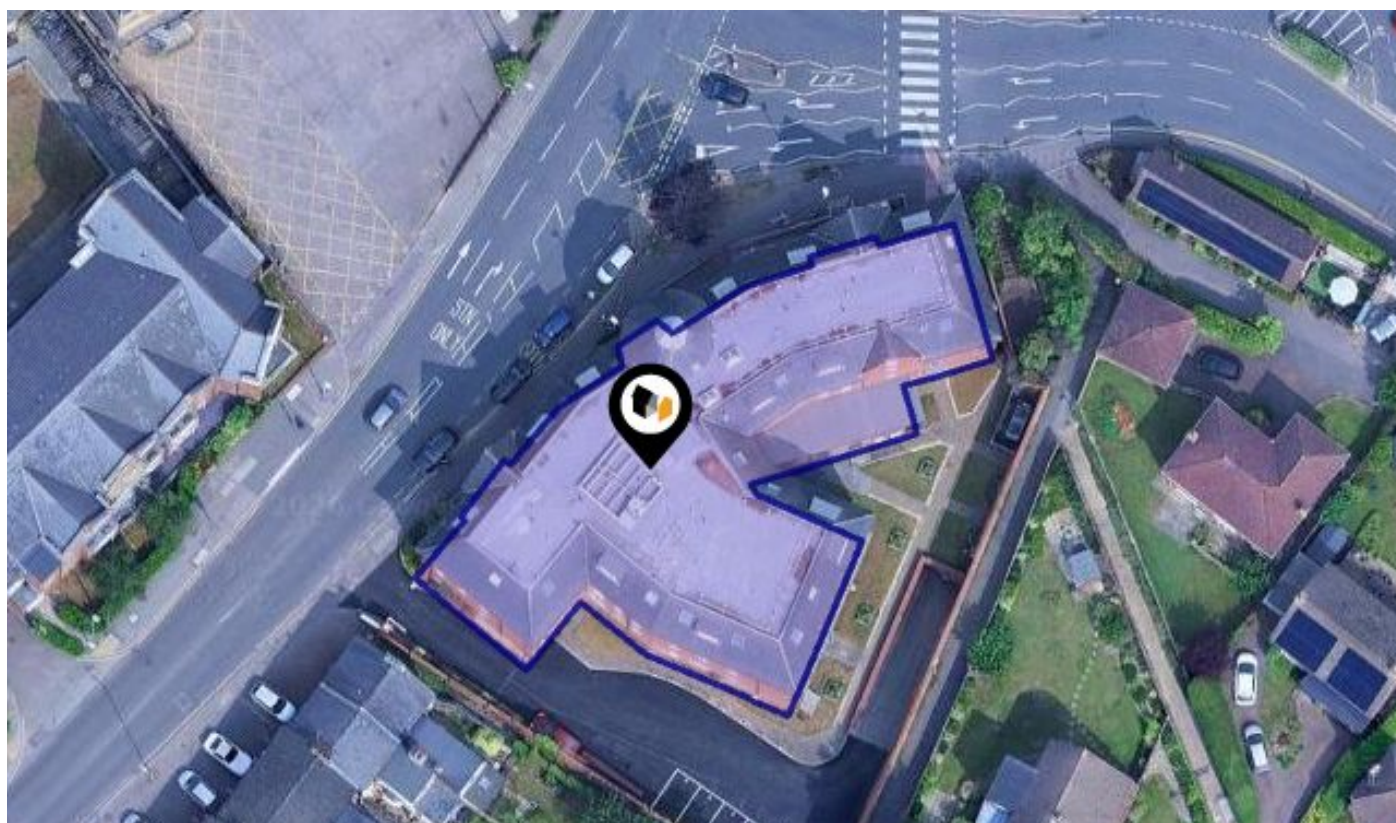


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 10th June 2026



WALSWORTH ROAD, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

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www.country-properties.co.uk



Freehold Title Plan



HD286874

Leasehold Title Plan



HD527640

Start Date: 18/07/2013
End Date: 01/01/2138
Lease Term: 125 years from and including 1 January 2013
Term Remaining: 111 years

Planning records for: **52 Walsworth Road Hitchin SG4 9SX**

Reference - 17/02064/1
Decision: Decided
Date: 11th August 2017
Description: Change of use from Class A1 (retail) to Class B1 (office).
Reference - 00/00238/1
Decision: Decided
Date: 18th February 2000
Description: Change of use from shop (Class A1) to Cybercafe (Class A2)
Reference - 05/00594/1
Decision: Decided
Date: 19th April 2005
Description: Retention of use of basement to one bedroom dwelling
Reference - 15/02933/1
Decision: Decided
Date: 07th December 2015
Description: Change of use of ground floor from A1 (Retail) to D1 (osteopathic clinic).

Planning records for: ***Staples Factory Walsworth Road Hitchin SG4 9SX***

Reference - 82/00968/1
Decision: Decided
Date: 02nd June 1982
Description: Siting of 2 flagpoles adjacent to main entrance.
Reference - 92/00461/1
Decision: Decided
Date: 30th April 1992
Description: Use of land for siting of two stores to hold chemical waste.
Reference - 80/01581/1
Decision: Decided
Date: 24th September 1980
Description: Erection of new petrol filling station following demolition of part of existing buildings.
Reference - 80/01940/1
Decision: Decided
Date: 19th December 1980
Description: Details of new petrol filling station following demolition of part of existing buildings. (Variation of previous permission LA Ref. 1/1581/80(994)).

Planning records for: ***Sanders Garage Walsworth Road Hitchin SG4 9SX***

Reference - 79/00938/1	
Decision:	Decided
Date:	16th June 1979
Description:	Alterations to existing car showroom repairs workshops and offices, alterations to vehicular access arrangements and provision of parking area, following partial demolition of existing building.

Reference - 87/01776/1	
Decision:	Decided
Date:	03rd December 1987
Description:	Installation of jet wash pad and derv tank.

Planning records for: ***Units 2A & 3A 80-81 Walsworth Road Hitchin SG4 9SX***

Reference - 04/00642/1	
Decision:	Decided
Date:	20th April 2004
Description:	Change of use from light industrial to auction rooms. (Amplified by letter & plans received 28th June 2004 and letter received 26th May 2004).

Planning records for: ***Unit 3 And 4 80-81 Walsworth Road Hitchin SG4 9SX***

Reference - 12/00452/1	
Decision:	Decided
Date:	24th February 2012
Description:	Change of use of workshop (Unit 4) to offices (B1) and demolish Unit 3 to make way for 18 parking spaces.

Planning records for: **Unit 3 80-81 Walsworth Road Hitchin SG4 9SX**

Reference - 14/03225/1	
Decision:	Decided
Date:	09th January 2015
Description:	Retention of change of use from Class B1 (Light Industrial) to Sui Generis (construction skills training academy)

Planning records for: **51 Walsworth Road Hitchin Hertfordshire SG4 9SX**

Reference - 19/01086/FP	
Decision:	Decided
Date:	07th May 2019
Description:	Change of Use of ground floor hot food takeaway (Class A5) to one 2-bed flat (C3 residential), associated alterations to shopfront, new external rear stairs to first floor flat

Reference - 74/00299/1	
Decision:	Decided
Date:	01st April 1974
Description:	Change of use to fish and chip shop from empty shop unit

Reference - 81/01079/1	
Decision:	Decided
Date:	14th July 1981
Description:	Erection of single storey rear extension.

Planning records for: **51 Walsworth Road Hitchin SG4 9SX**

Reference - 77/00380/1	
Decision:	Decided
Date:	22nd March 1977
Description:	Variation of opening hours as conditional on appeal (Ref 1/299/74: 29.10.75) from 10.30 pm to 12 midnight, Tuesday to Saturday & closed Sunday & Monday

Planning records for: **56 Walsworth Road Hitchin SG4 9SX**

Reference - 91/00907/1	
Decision:	Decided
Date:	23rd July 1991
Description:	Second floor rear extension

Reference - 93/00520/1HH	
Decision:	Decided
Date:	14th May 1993
Description:	Single storey rear extension (as amended by plans drawing no. 2B received 23rd July 1993).

Planning records for: **76 Walsworth Road Hitchin SG4 9SX**

Reference - 83/00417/1	
Decision:	Decided
Date:	17th March 1983
Description:	Section 53 use of shop & premises as undertakers & funeral parlour

Planning records for: **79 Walsworth Road Hitchin SG4 9SX**

Reference - 77/00602/1	
Decision:	Decided
Date:	02nd May 1977
Description:	Double sided non-illuminated directional sign on 3ft high post

Planning records for: **82 Walsworth Road Hitchin SG4 9SX**

Reference - 16/01229/1HH	
Decision:	Decided
Date:	10th June 2016
Description:	Single storey rear extension and first floor rear extension (as amended by plans received 19.8.16)

Planning records for: **83 Walsworth Road Hitchin SG4 9SX**

Reference - 88/00362/1	
Decision:	Decided
Date:	02nd March 1988
Description:	Alterations and conversion of dwelling into 2 self-contained flats.

Planning records for: **85 Walsworth Road Hitchin SG4 9SX**

Reference - 91/01139/1	
Decision:	Decided
Date:	20th September 1991
Description:	Use of dwelling as accommodation for the homeless (7 bedrooms and shared facilities)

Planning records for: **Land Adj. 87 Walsworth Road Hitchin SG4 9SX**

Reference - 16/02842/1EC	
Decision:	Decided
Date:	07th November 2016
Description:	Installation of one DSLAM equipment cabinet (PCP051)

Reference - 11/02273/1PUD	
Decision:	Decided
Date:	19th September 2011
Description:	Single storey rear extension following demolition of existing together with alterations to first floor fenestration

Planning records for: **91 Walsworth Road Hitchin SG4 9SX**

Reference - 88/00410/1A	
Decision:	Decided
Date:	09th March 1988
Description:	Internally illuminated fascia and projecting swing sign.

Reference - 80/00698/1	
Decision:	Decided
Date:	30th April 1980
Description:	Erection of single storey extension to existing store building at rear.

Planning records for: *Lyon Court Walsworth Road Hitchin SG4 9SX*

Reference - 12/00620/1DOC
Decision: Decided
Date: 16th March 2012
Description: Condition 7: Prior to the first occupation of the convenience store a scheme for sound insulation and noise control measures shall be submitted
Reference - 08/00772/1
Decision: Decided
Date: 30th May 2008
Description: Installation of 8 no. rooflights in mansard roof on north west facing elevation
Reference - 13/02423/1DOC
Decision: Decided
Date: 09th October 2013
Description: Condition 3 - Landscaping Scheme (as discharge of condition attached to planning reference 12/02506/1 granted permission 27/12/2012).
Reference - 13/00225/1DOC
Decision: Decided
Date: 25th January 2013
Description: Condition 7: sound and noise insulation

Planning records for: *Lyon Court Walsworth Road Hitchin SG4 9SX*

Reference - 13/00910/1DOC
Decision: Decided
Date: 19th April 2013
Description: Condition 5 - Ecohomes Level of Achievement (as discharge of condition attached to planning reference 11/00694/1 granted permission 09/09/11)
Reference - 12/00670/1
Decision: Decided
Date: 22nd March 2012
Description: Extension of opening hours to permit opening hours to between 0700 and 2300 hours on any day (as a variation of Condition 8 of planning permission 11/00694/1 granted 09/09/2011)
Reference - 12/02408/1DOC
Decision: Decided
Date: 24th October 2012
Description: Condition 4 - Affordable Housing Scheme (as discharge of condition relating to planning reference 11/00694/1 granted permission on 09/09/11)
Reference - 13/02460/1DOC
Decision: Decided
Date: 09th October 2013
Description: Condition 4 - Affordable Housing Scheme (as discharge of condition attached to planning reference 12/02506/1 granted permission 27/12/2012).

Planning records for: *Lyon Court Walsworth Road Hitchin SG4 9SX*

Reference - 13/00167/1DOC	
Decision:	Decided
Date:	25th January 2013
Description:	Condition 3, Landscaping details

Reference - 13/00226/1DOC	
Decision:	Decided
Date:	25th January 2013
Description:	Condition 9: The dwellings hereby permitted shall not be occupied until the key recommendations for enhancing the ecological value of the site as set out in the Ecology Ecohomes Survey & Report have been implemented on site and the Eco 2 credit rating achieved in accordance with the EcoHomes (2006) Land Use and Ecology credits system.

Reference - 13/02463/1DOC	
Decision:	Decided
Date:	09th October 2013
Description:	Condition 9 - Implementation of Key Ecology Recommendations (as discharge of condition attached to planning reference 12/02506/1 granted permission 27/12/2012).

Reference - 12/00557/1	
Decision:	Decided
Date:	08th March 2012
Description:	Installation of ATM and ancillary works

Planning records for: *Lyon Court Walsworth Road Hitchin SG4 9SX*

Reference - 08/01014/1AD
Decision: Decided
Date: 06th May 2008
Description: Three fret work building name signs all with internally illuminated letter 'O', replacement logo on existing tenant board sign
Reference - 12/02506/1
Decision: Decided
Date: 13th November 2012
Description: Insertion of 12 number dormer windows at roof level as a minor material amendment of planning application number 11/00694/1 granted 09 September 2011 (variation of condition 2)
Reference - 12/00558/1AD
Decision: Decided
Date: 08th March 2012
Description: One internally illuminated projection sign, one box internally illuminated fascia sign. One vinyl lettering applied to fascia sign.
Reference - 13/02462/1DOC
Decision: Decided
Date: 09th October 2013
Description: Condition 7 - Noise Control Measures (as discharge of condition attached to planning reference 12/02506/1 granted permission 27/12/2012).

Planning records for: *Lyon Court Walsworth Road Hitchin SG4 9SX*

Reference - 11/00694/1	
Decision:	Decided
Date:	29th March 2011
Description:	Change of use of offices (Use Class B1(A)) and extension to provide 423sqm of convenience store floorspace (including retail, holding and back of house areas (Use Class A1)) and 35 flats (Use Class C3) with associated landscaping, car and cycle parking (as amended by plan no. 202E received 4/7/11)

Planning records for: *80-81 Walsworth Road Hitchin SG4 9SX*

Reference - 17/01530/1DOC	
Decision:	Decided
Date:	07th June 2017
Description:	Discharge of Condition 4 (Fire hydrant provision) as attached to planning reference 15/02634/1 approved on 10/02/2016

Reference - 12/00082/1	
Decision:	Decided
Date:	13th January 2012
Description:	Change of use from Class B1(a) Offices to Class C3 residential following part demolition of No. 80 and single storey rear extension to number 81. Reinstatement of rear gardens and private garages to reintroduce two residential dwellings, as a variation of application number 11/02287/1 granted 23 November 2011

Reference - 16/03107/1DOC	
Decision:	Decided
Date:	20th December 2016
Description:	Discharge of Condition 10a, b and c - preliminary environmental risk assessment (Phase I) report for Planning application 15/02634/1 granted 10.2.16.

Planning records for: **80-81 Walsworth Road Hitchin SG4 9SX**

Reference - 14/00088/1NMA
Decision: Decided
Date: 13th January 2014
Description: Omit building of garages at rear of property. Replace with block paving car parking spaces.
Reference - 77/01185/1
Decision: Decided
Date: 26th August 1977
Description: Erection of single storey building on site of former building destroyed by fire to provide office & storage facilities ancillary to the existing light industrial premises adjoining.
Reference - 17/01421/1NMA
Decision: Decided
Date: 07th June 2017
Description: Removal of existing boundary wall to footpath due to structural instability. Replace with low level retaining wall and new close boarded fence over, as a Non-Material Amendment to planning application 15/02634/1, granted 10/02/2016.
Reference - 17/01408/1DOC
Decision: Decided
Date: 07th June 2017
Description: Discharge of Condition 3 (Sample Materials) as attached to planning reference 15/02634/1 approved on 10/02/2016

Planning records for: **80-81 Walsworth Road Hitchin SG4 9SX**

Reference - 11/02287/1	
Decision:	Decided
Date:	30th September 2011
Description:	Change of use from Class B1(a) Offices to Class C3 residential following part demolition of No. 80 together with reinstatement of rear gardens and private garages to reintroduce two residential dwellings.

Reference - 14/00277/1	
Decision:	Decided
Date:	30th January 2014
Description:	Change of use of office to domestic outbuilding ancillary to No.80 Walsworth Road

Planning records for: **58 Walsworth Road Hitchin SG4 9SX**

Reference - 04/01279/1EUD	
Decision:	Decided
Date:	03rd August 2004
Description:	Lawful Development Certificate: Continued use of property as 3 flats

Reference - 03/00582/1HH	
Decision:	Decided
Date:	07th April 2003
Description:	Single storey rear extension following demolition of existing extension.

Planning records for: **90 Walsworth Road Hitchin Hertfordshire SG4 9SX**

Reference - 25/00143/FP
Decision: Decided
Date: 16th January 2025
Description: Erection of two storey rear extension incorporating undercroft parking and change of use of ground floor office (Class E) and alterations of first floor flat to provide three additional flats.
Reference - 25/01900/DOC
Decision: Decided
Date: 31st July 2025
Description: Details reserved by Condition 7 (Sustainability Strategy Report) of planning permission reference 25/00143/FP granted 22.04.2025.
Reference - 86/00402/1
Decision: Decided
Date: 15th February 1986
Description: Erection of first floor rear extension.
Reference - 90/00101/1A
Decision: Decided
Date: 25th January 1990
Description: Internally illuminated fascia sign

Planning records for: **90 Walsworth Road Hitchin SG4 9SX**

Reference - 90/00565/1A	
Decision:	Decided
Date:	17th April 1990
Description:	Internally illuminated fascia sign

Reference - 79/01418/1	
Decision:	Decided
Date:	28th August 1979
Description:	Internally illuminated projecting sign

Reference - 85/01597/1	
Decision:	Decided
Date:	24th October 1985
Description:	Erection of two and single storey rear extensions together with change of use from tyre sales to trailer sales and maintenance with residential accommodation.

Planning records for: **93B Walsworth Road Hitchin SG4 9SX**

Reference - 86/01960/1	
Decision:	Decided
Date:	26th November 1986
Description:	Change of use of first floor retail storage to 2 bedroom flat and outline application (design and external appearance reserved) for erection of two storey extension to provide two bedroom flat with 5 parking bays below.

Planning records for: **93B Walsworth Road Hitchin SG4 9SX**

Reference - 87/00692/1
Decision: Decided
Date: 05th May 1987
Description: Erection of three storey building

Reference - 02/00180/1HH
Decision: Decided
Date: 04th February 2002
Description: Single storey side extension

Reference - 00/00006/1
Decision: Decided
Date: 04th January 2000
Description: Change of use of ground floor from retail (class A1) to residential (class C3) incorporating alterations to shopfront and entrance porch (as amended by plan received 7th March 2000)

Reference - 00/00721/1
Decision: Decided
Date: 11th May 2000
Description: Change of use of ground floor from retail (Class A1) to residential (Class C3) incorporating alterations to shopfront, entrance porch and render of front and side elevations. (as variation of permission 00/00006/1 granted on 10.03.2000)

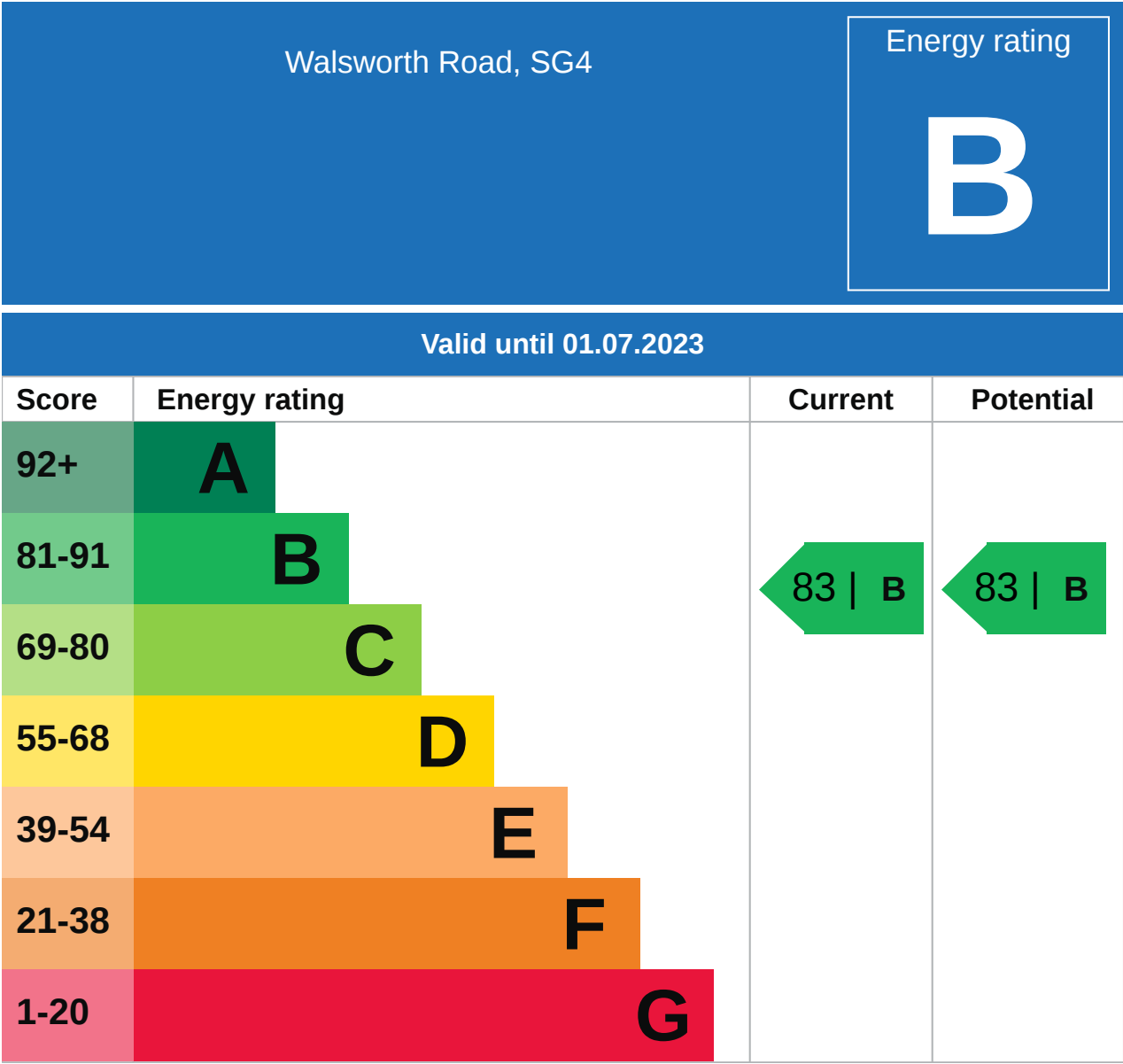
Planning records for: **53-54 Walsworth Road Hitchin SG4 9SX**

Reference - 85/01070/1	
Decision:	Decided
Date:	11th July 1985
Description:	Erection of replacement single storey workshop building.

Planning records for: **Tyre Services Great Britain 59 Walsworth Road Hitchin SG4 9SX**

Reference - 82/00538/1AD	
Decision:	Decided
Date:	28th April 1982
Description:	Non-illuminated fascia sign.

Reference - 82/00271/1	
Decision:	Decided
Date:	04th March 1982
Description:	Alterations of front elevation involving installation of new doors.



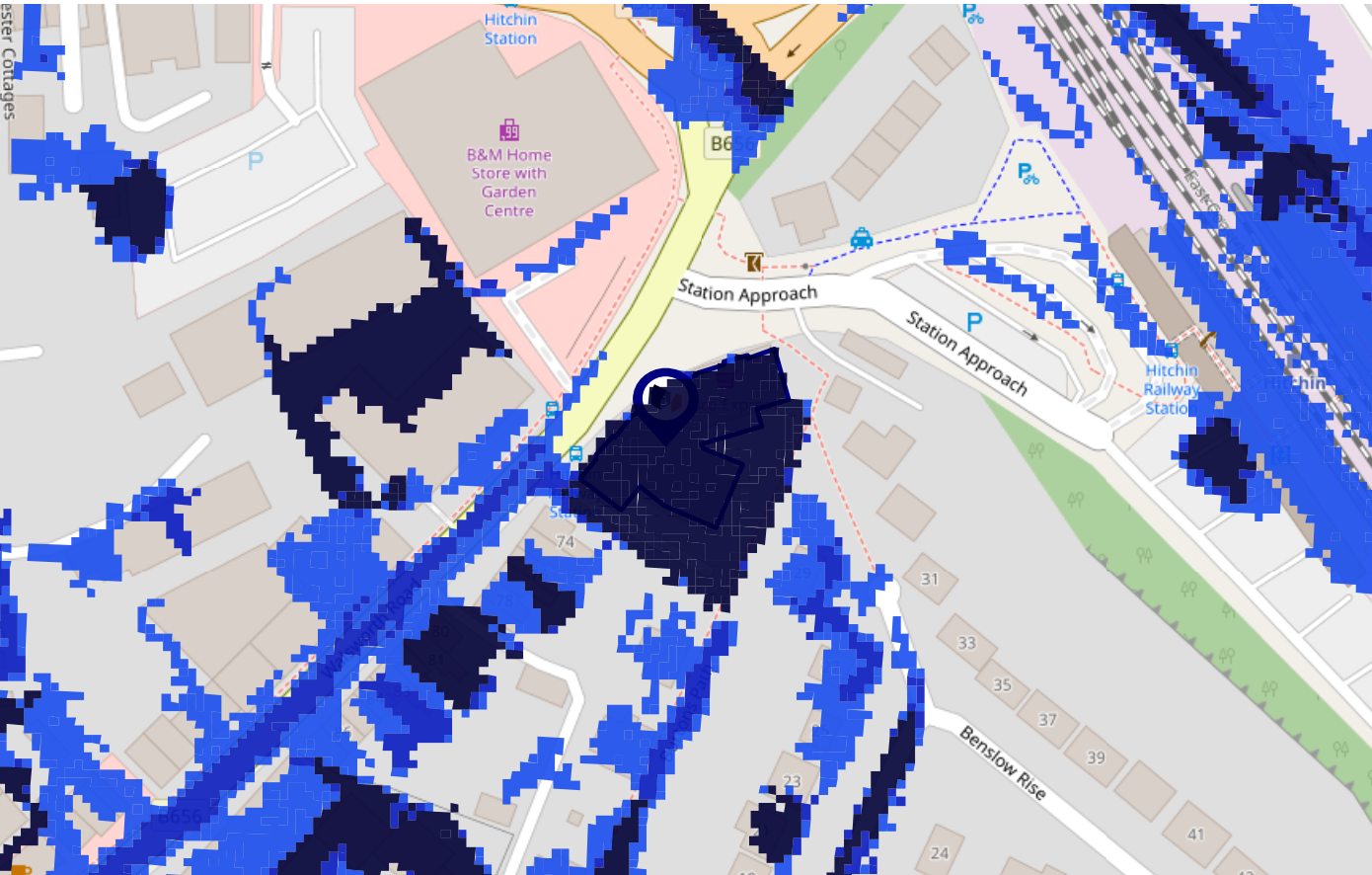
Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Floor Level:	Ground floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.26 W/m ² K
Walls Energy:	Very Good
Roof:	(other premises above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.17 W/m ² K
Total Floor Area:	110 m ²

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.

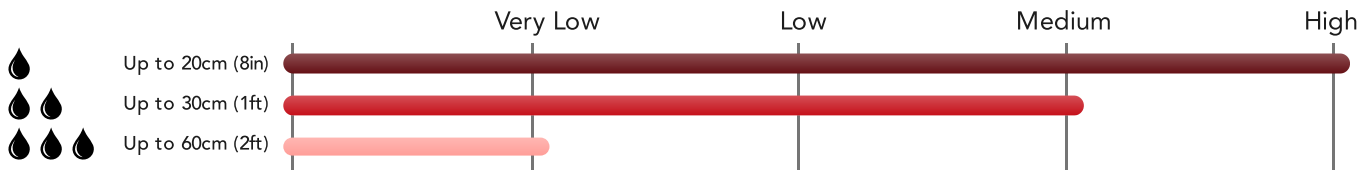


Risk Rating: High

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.

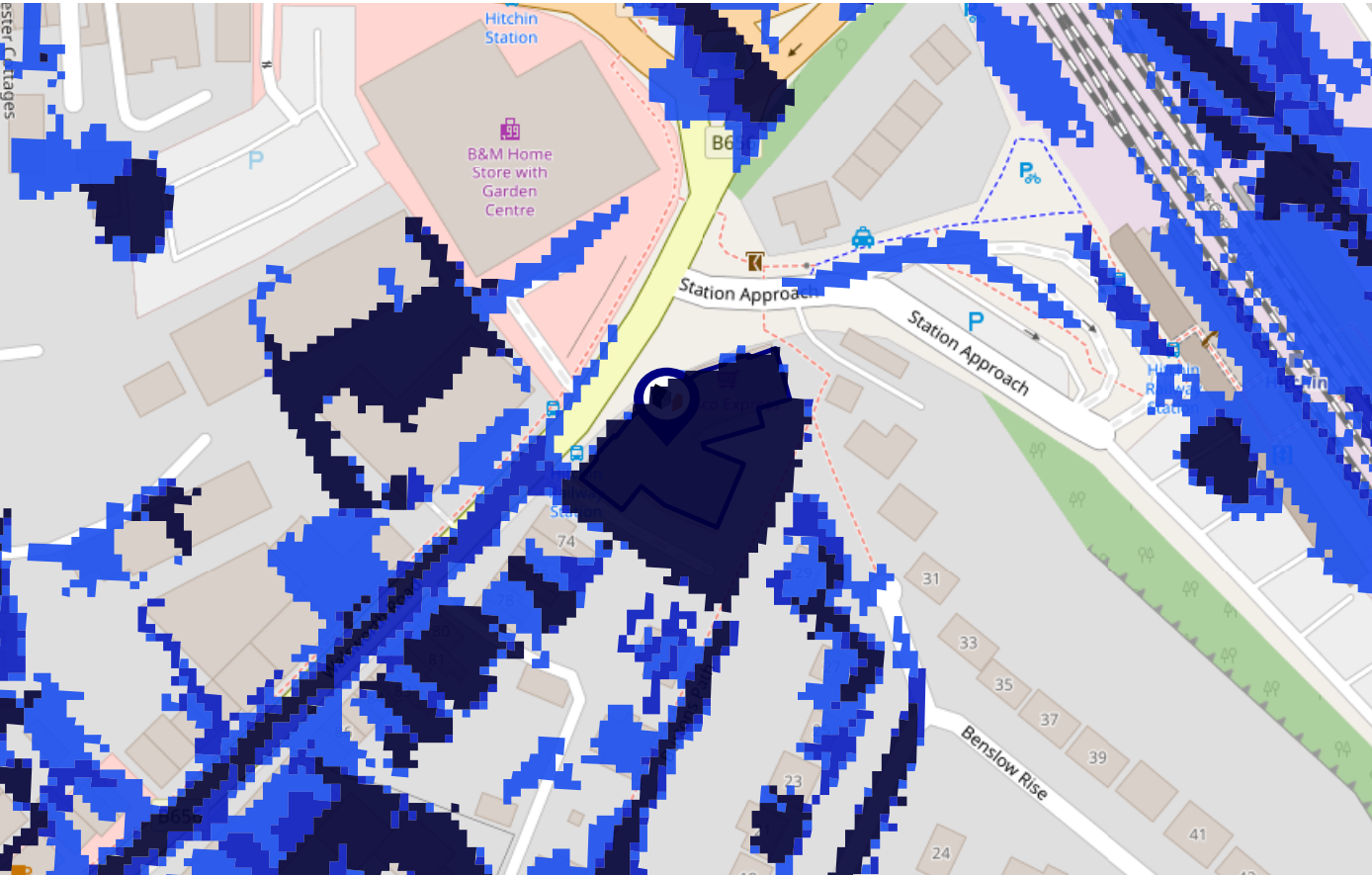
Chance of flooding to the following depths at this property:



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: High

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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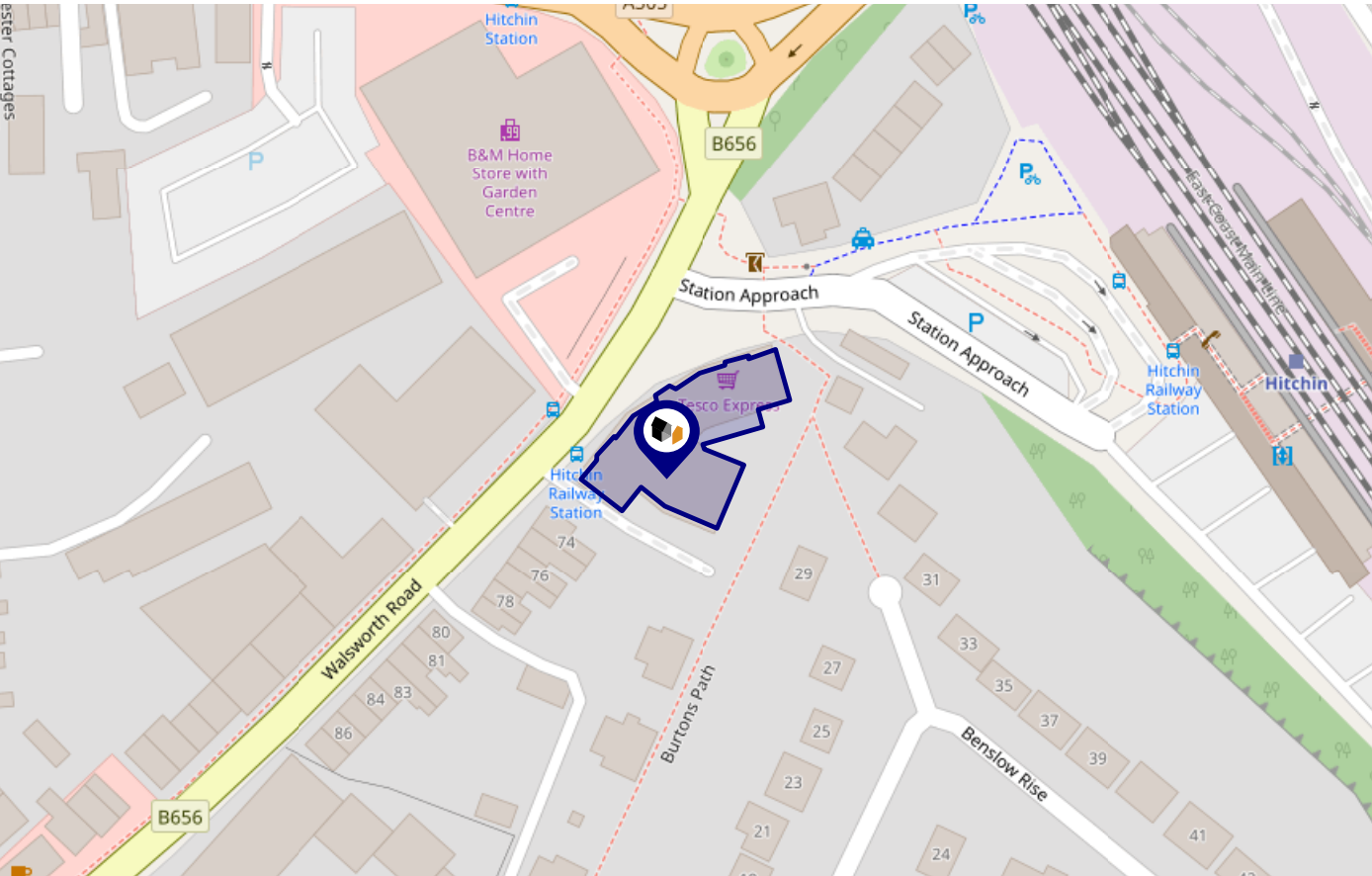
Chance of flooding to the following depths at this property:



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.

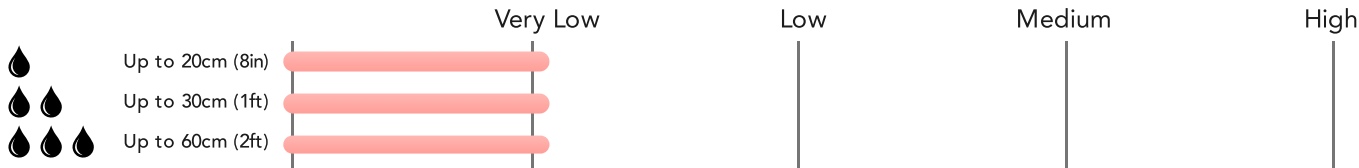


Risk Rating: Very low

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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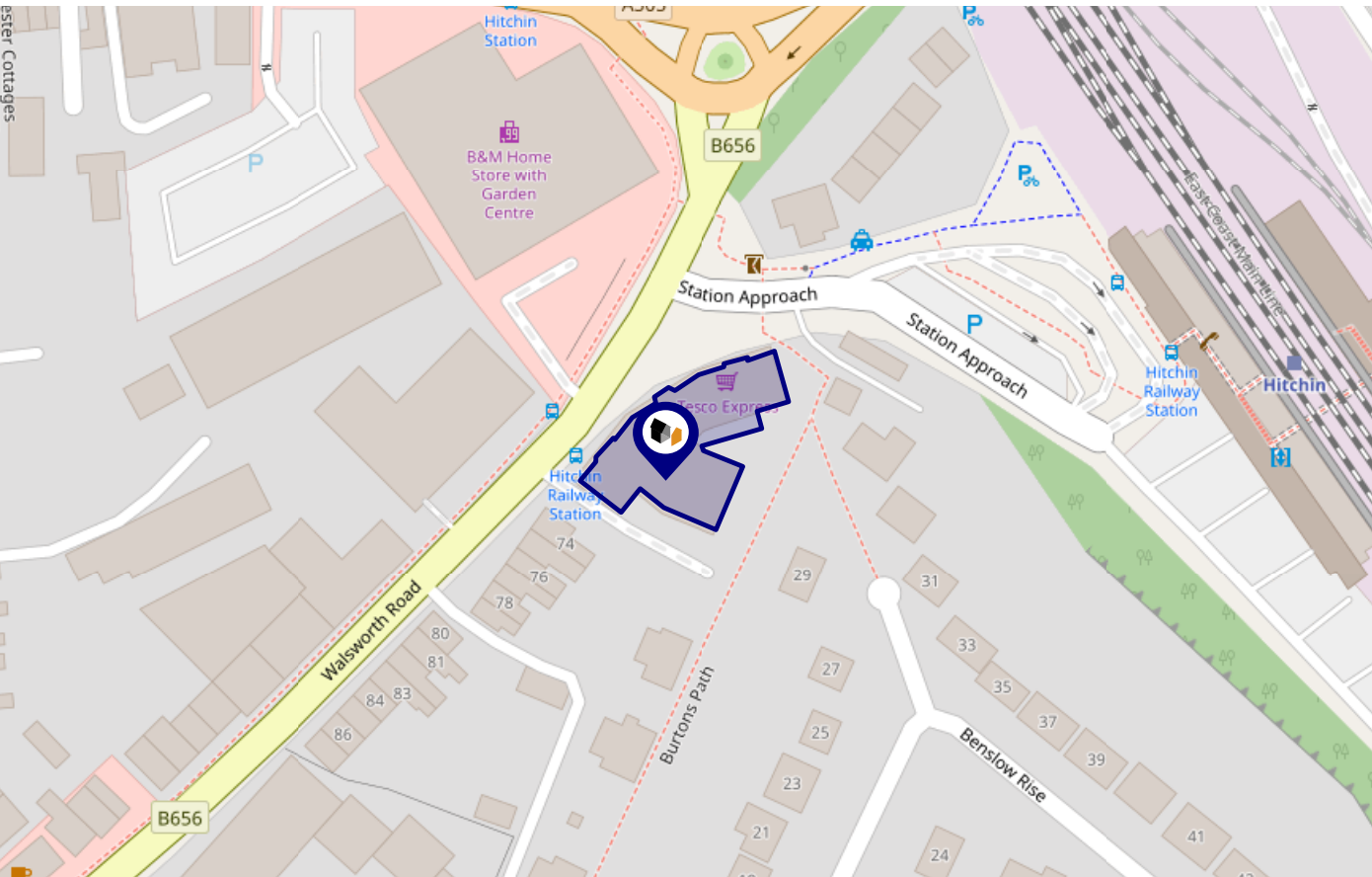
Chance of flooding to the following depths at this property:



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.

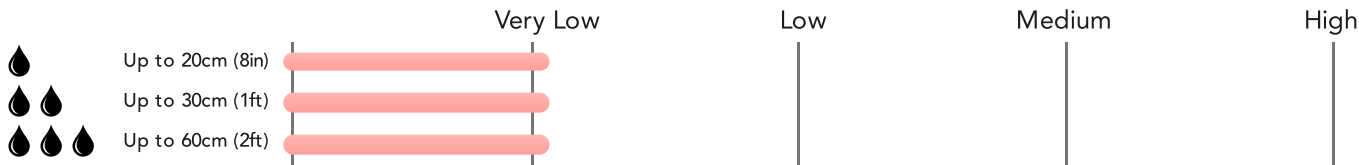


Risk Rating: Very low

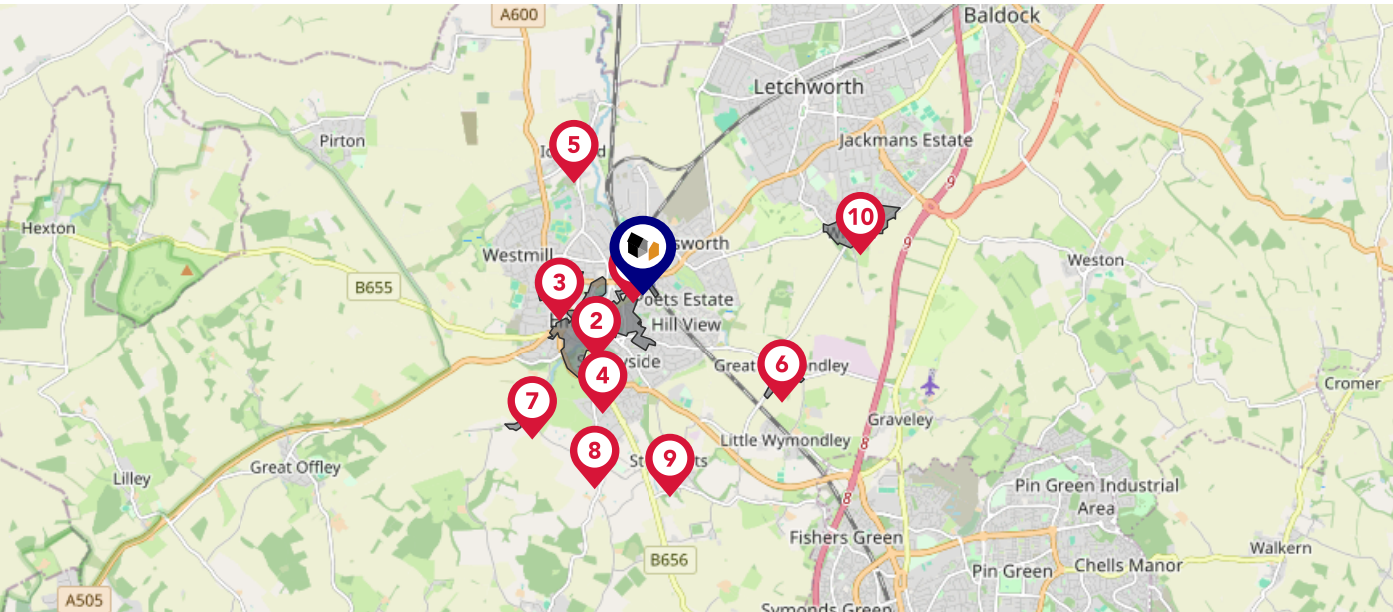
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

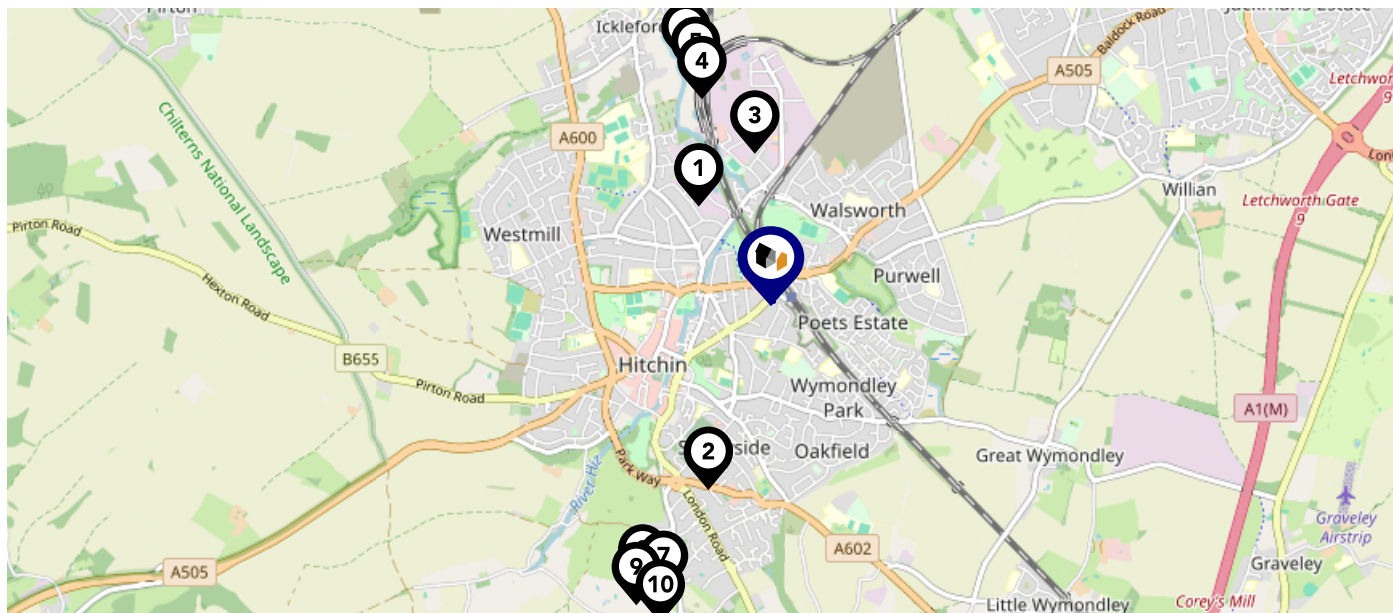


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



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

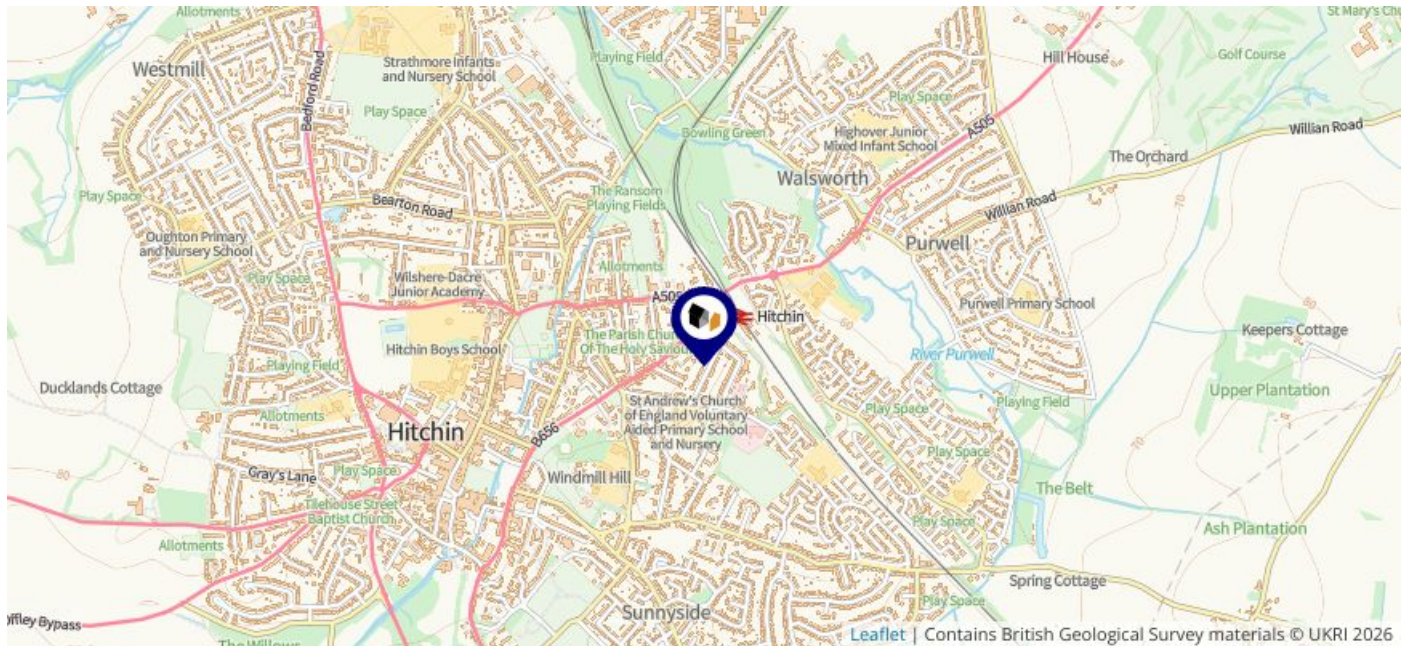
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill	
2	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	
3	Wallace Way-Hitchin, Hertfordshire	Historic Landfill	
4	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill	
5	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill	
6	Gerry's Hole-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill	
7	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
8	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
9	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
10	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



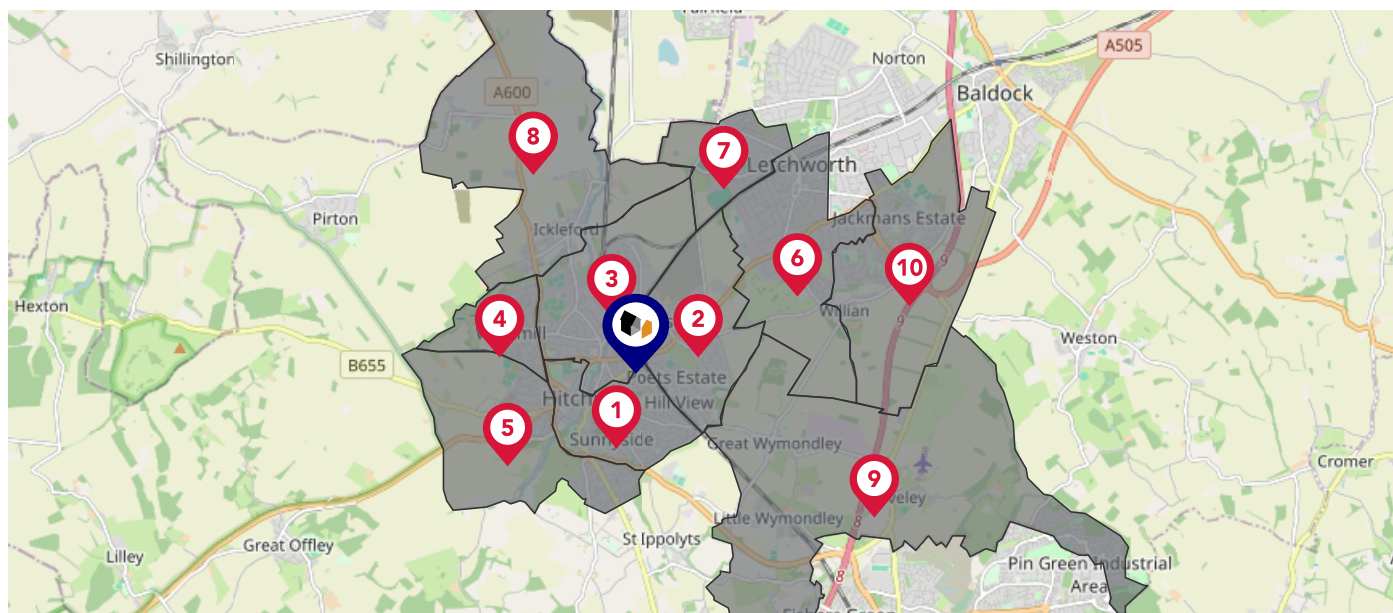
Mine Entry

- ✕ 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 Oughton Ward

5

Hitchin Priory Ward

6

Letchworth South West Ward

7

Letchworth Wilbury Ward

8

Cadwell Ward

9

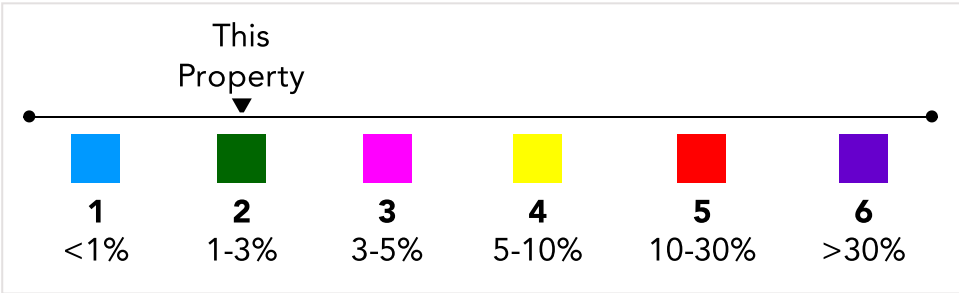
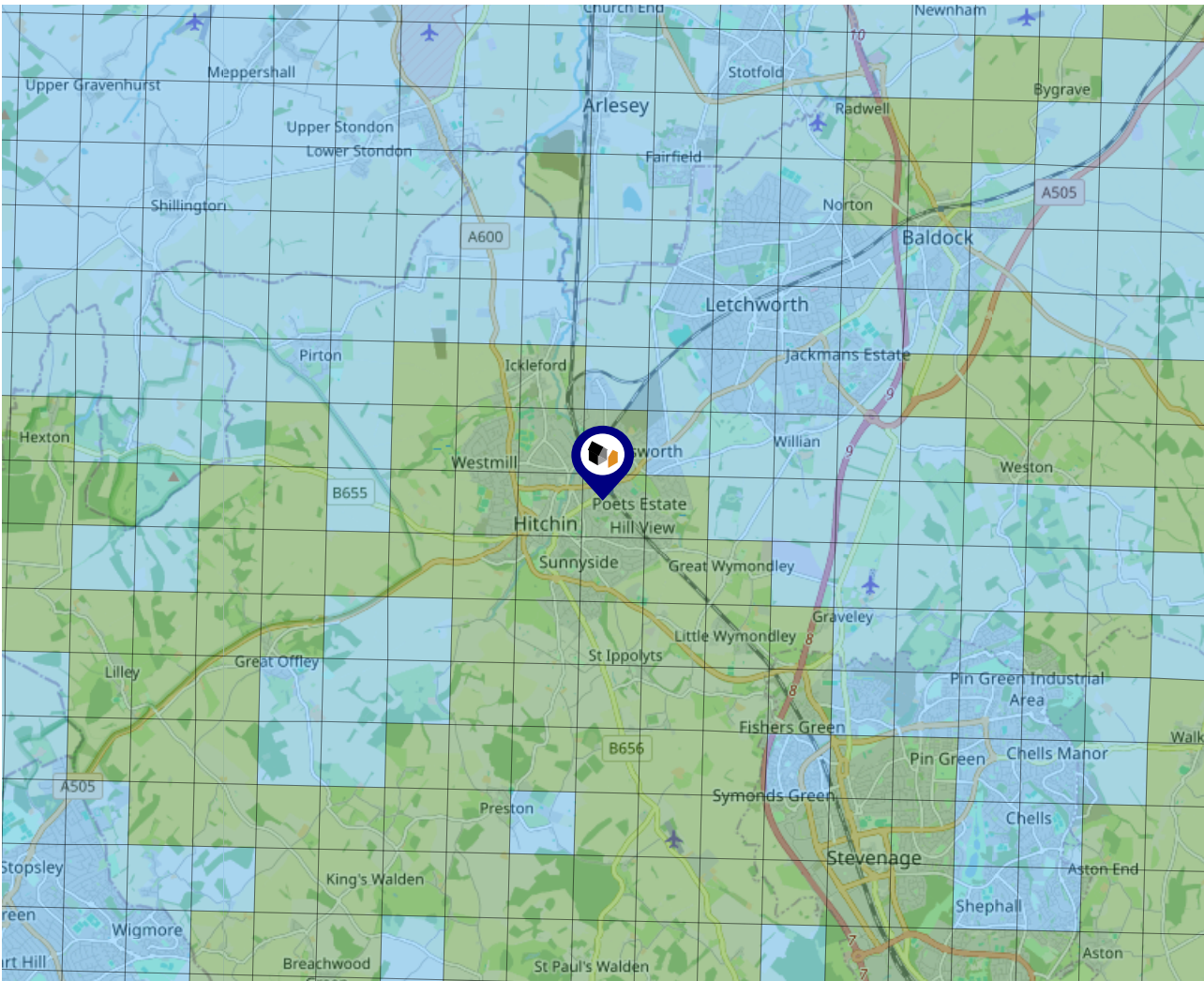
Chesfield Ward

10

Letchworth South East Ward

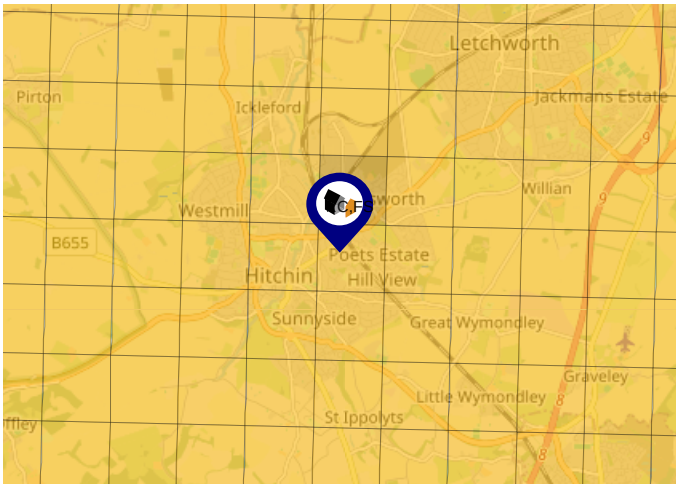
What is Radon?

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

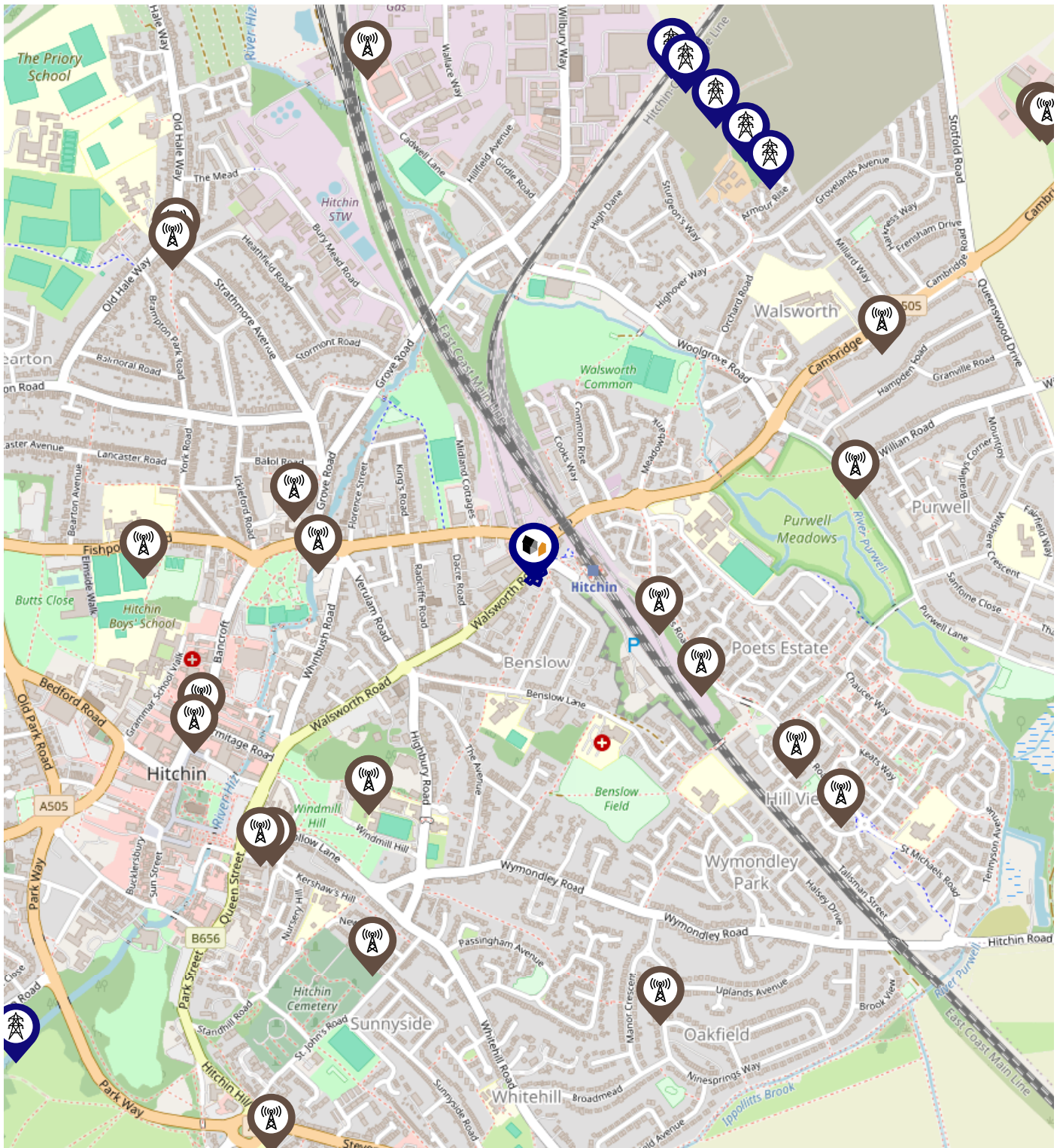


Primary Classifications (Most Common Clay Types)

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

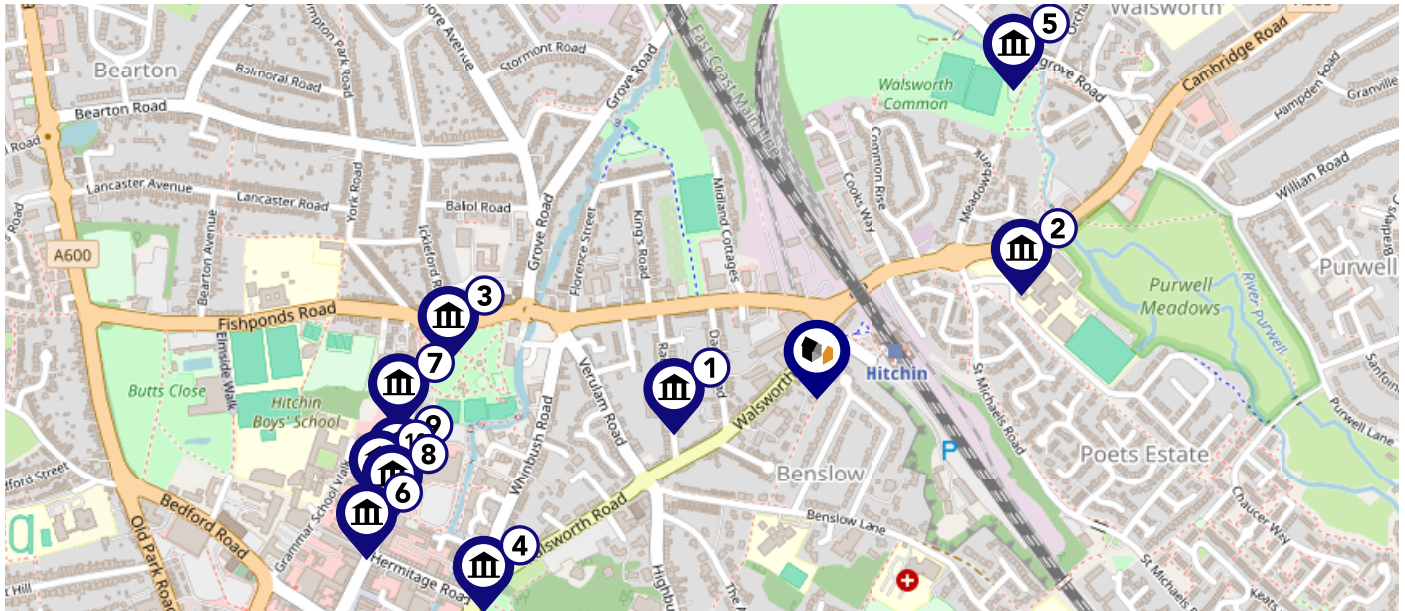
Masts & Pylons



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
 1102182 - Church Of The Holy Saviour	Grade II	0.2 miles
 1296215 - Walsworth House	Grade II	0.3 miles
 1347594 - Frythe Cottages	Grade II	0.4 miles
 1102128 - 1, Walsworth Road	Grade II	0.4 miles
 1347608 - 91, Woolgrove Road	Grade II	0.4 miles
 1102218 - 23 And 24, Bancroft	Grade II	0.5 miles
 1347577 - 53, Bancroft	Grade II	0.5 miles
 1173028 - 93, Bancroft	Grade II	0.5 miles
 1102222 - 86 And 87, Bancroft	Grade II	0.5 miles
 1172987 - 34, Bancroft	Grade II	0.5 miles

Building Safety

None specified

Accessibility / Adaptations

Not suitable for wheelchair users

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Standard brick construction

Property Lease Information

LEASEHOLD:

We have been advised by the vendor that the remaining lease on the property is 125 years from 2013, with an annual Service Charge of £1764.24 and a Ground Rent of £350 also paid per annum.

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

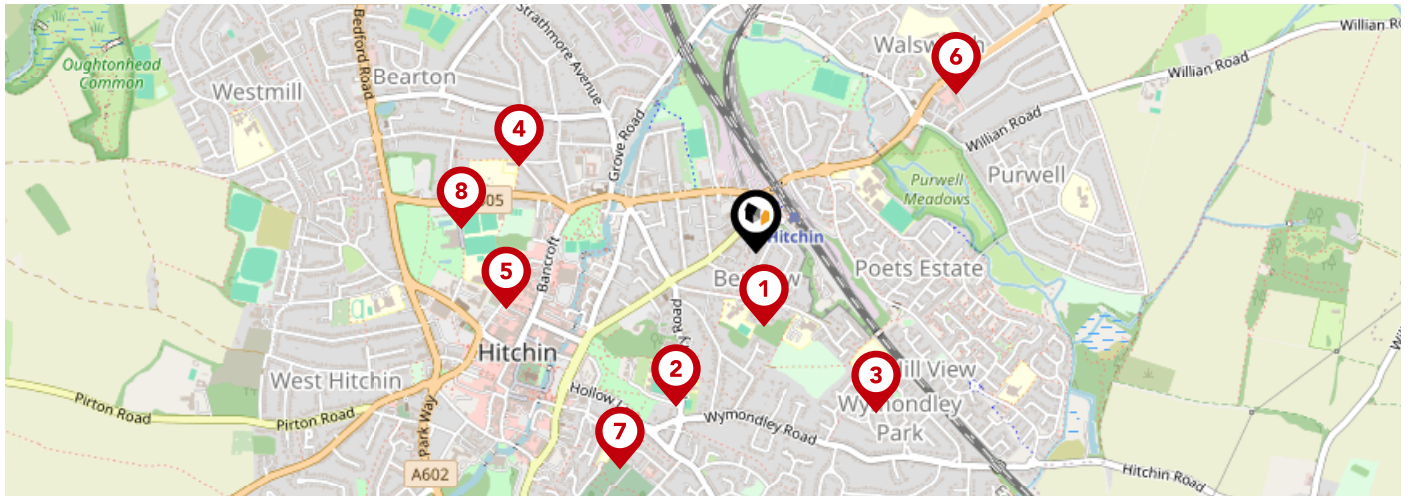
YES - GCH

Water Supply

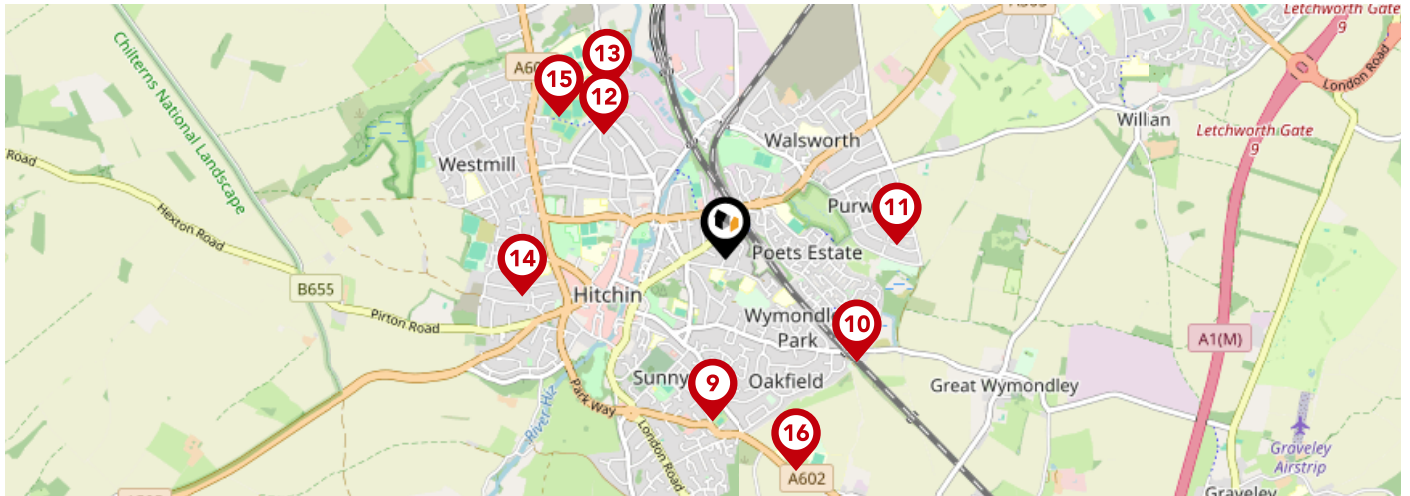
YES - Mains

Drainage

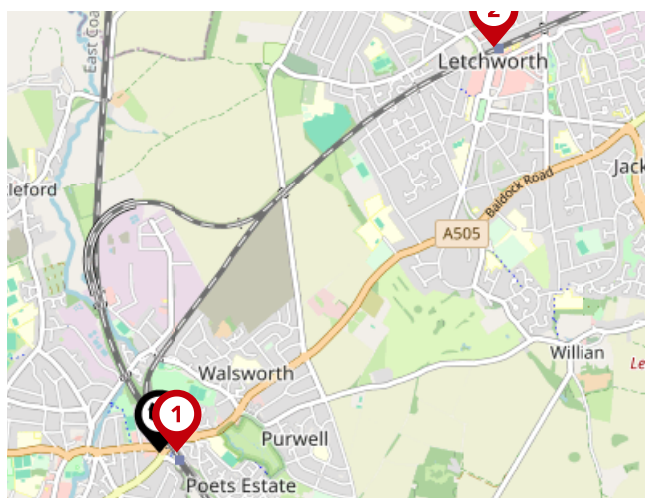
YES - Mains



		Nursery	Primary	Secondary	College	Private
1	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.17	☐	☒	☐	☐	☐
2	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.4	☐	☐	☒	☐	☐
3	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.46	☐	☒	☐	☐	☐
4	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.57	☒	☐	☐	☐	☐
5	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.58	☐	☐	☒	☐	☐
6	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:0.58	☐	☒	☐	☐	☐
7	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.58	☐	☒	☐	☐	☐
8	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.67	☐	☒	☐	☐	☐

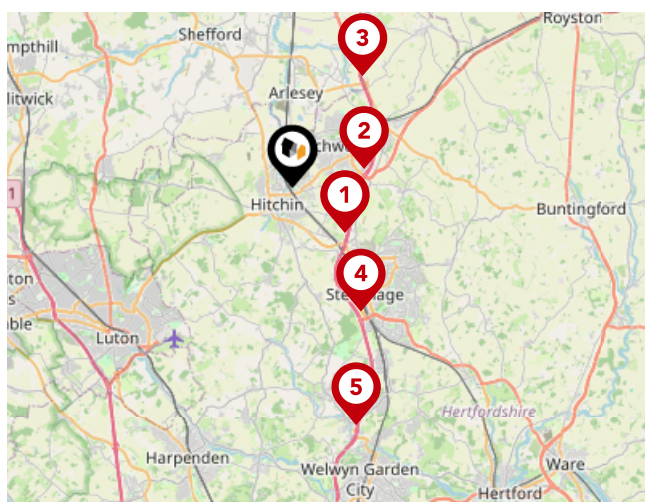


		Nursery	Primary	Secondary	College	Private
	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.74	☐	☒	☐	☐	☐
	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:0.76	☐	☒	☐	☐	☐
	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:0.79	☐	☒	☐	☐	☐
	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.8	☐	☒	☐	☐	☐
	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:0.94	☐	☒	☐	☐	☐
	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.95	☐	☒	☐	☐	☐
	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:1.01	☐	☐	☒	☐	☐
	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:1.02	☐	☐	☒	☐	☐



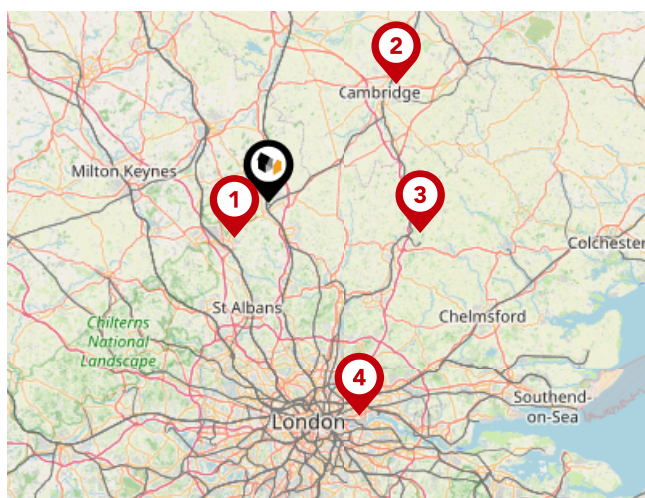
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.08 miles
2	Letchworth Rail Station	2.4 miles
3	Letchworth Rail Station	2.41 miles



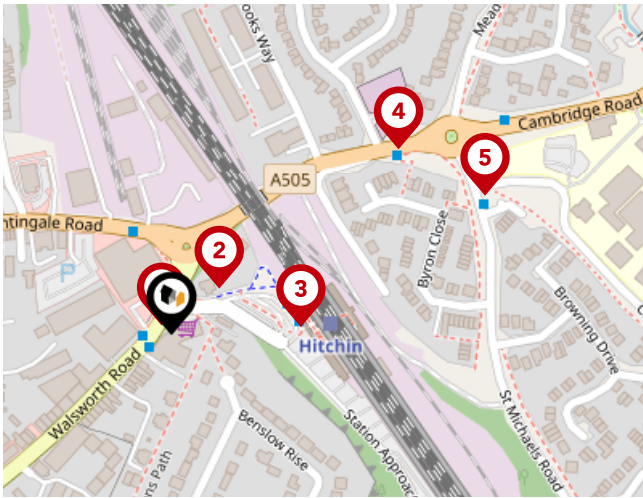
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.56 miles
2	A1(M) J9	2.71 miles
3	A1(M) J10	4.83 miles
4	A1(M) J7	5.17 miles
5	A1(M) J6	8.98 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.97 miles
2	Cambridge	25.61 miles
3	Stansted Airport	22.83 miles
4	Silvertown	33.91 miles



Bus Stops/Stations

Pin	Name	Distance
1	Hitchin Railway Station	0.01 miles
2	Hitchin Railway Station	0.04 miles
3	Hitchin Railway Station	0.07 miles
4	North Herts College	0.17 miles
5	North Herts College	0.2 miles

Important - Please read

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

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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