

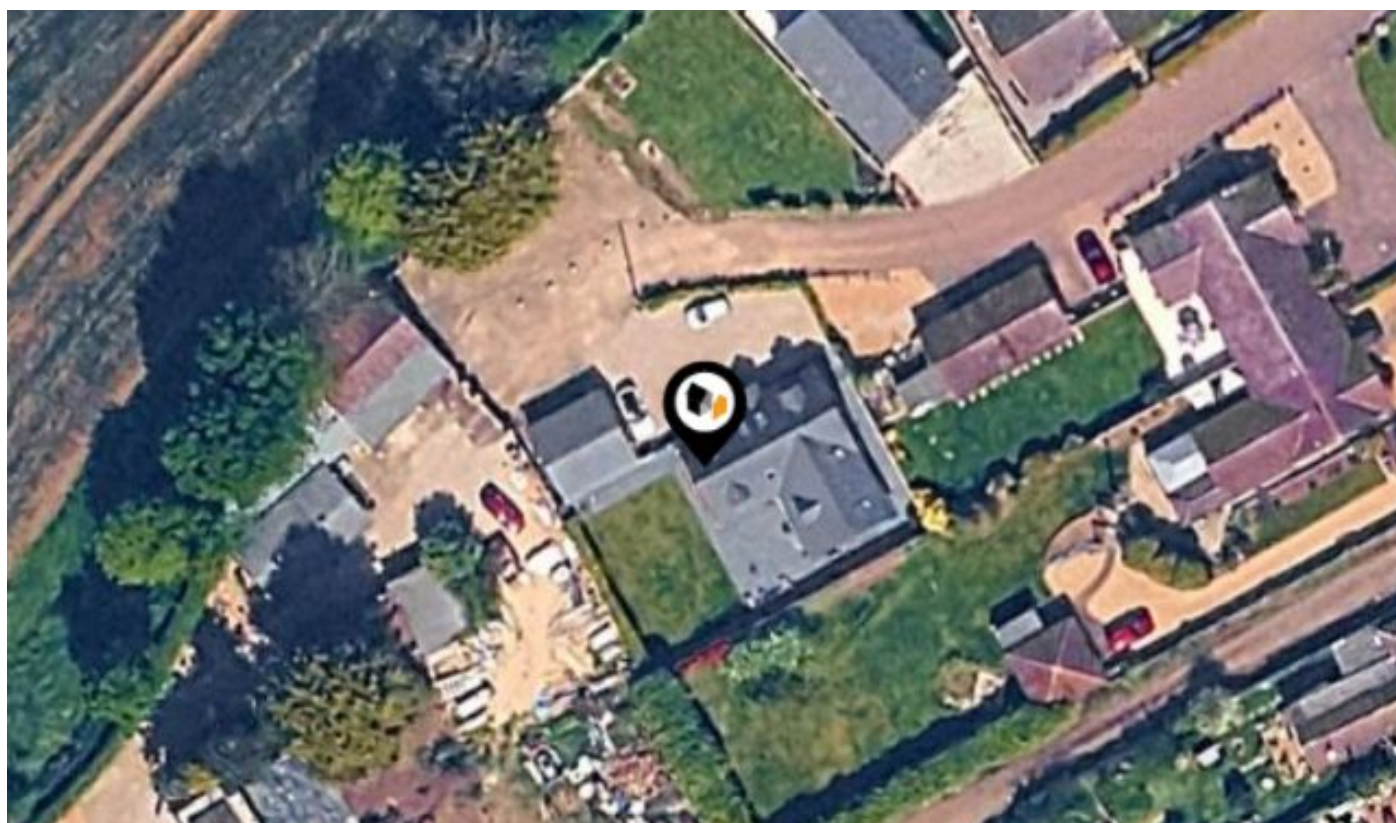


See More Online

## MIR: Material Info

The Material Information Affecting this Property

**Wednesday 10th June 2026**



**BEDFORD ROAD, HOLWELL, HITCHIN, SG5**

### Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



Planning records for: *Dunroamin Ramerick Nursery Bedford Road Holwell Hitchin SG5 3RX*

|                                                                         |
|-------------------------------------------------------------------------|
| <b>Reference - 17/01048/1HH</b>                                         |
| <b>Decision:</b> Decided                                                |
| <b>Date:</b> 16th May 2017                                              |
| <b>Description:</b><br>Creation of new vehicular access to Bedford Road |

|                                                     |
|-----------------------------------------------------|
| <b>Reference - 08/01897/1HH</b>                     |
| <b>Decision:</b> Decided                            |
| <b>Date:</b> 22nd August 2008                       |
| <b>Description:</b><br>Single storey rear extension |

|                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Reference - 22/00217/FP</b>                                                                                                                                                                   |
| <b>Decision:</b> Decided                                                                                                                                                                         |
| <b>Date:</b> 26th January 2022                                                                                                                                                                   |
| <b>Description:</b><br>Erection of one detached 4-bed dwelling, detached double garage following demolition of existing detached garage and associated works (amended plans received 07.09.2022) |

|                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------|
| <b>Reference - 09/01143/1HH</b>                                                                                                   |
| <b>Decision:</b> Decided                                                                                                          |
| <b>Date:</b> 17th June 2009                                                                                                       |
| <b>Description:</b><br>Single storey rear extension and conservatory (variation of previous planning permission granted 14/10/08) |

Planning records for: ***Dunroamin Ramerick Nursery Bedford Road Holwell Hitchin Hertfordshire SG5 3RX***

| Reference - 23/00531/S73 |                                                                                                                                                                                                                                                                                     |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                                                                                                                                                             |
| Date:                    | 06th March 2023                                                                                                                                                                                                                                                                     |
| Description:             | Variation of Condition 2 (submission of revised plans - L-01 Rev E and L-02 Rev D) of planning permission 22/00217/FP granted 04/10/2022 for Erection of one detached 4-bed dwelling, detached double garage following demolition of existing detached garage and associated works. |

Planning records for: ***Hawthorns Bedford Road Holwell Hitchin Hertfordshire SG5 3RX***

| Reference - 25/01864/FPH |                                                                                                                                                              |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                                      |
| Date:                    | 20th August 2025                                                                                                                                             |
| Description:             | Installation of swimming pool (development already commenced), decking and paving (development already carried out). Installation of retractable pool cover. |

| Reference - 21/03450/FPH |                                                                                                                                                                                                                       |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                                                                                               |
| Date:                    | 16th December 2021                                                                                                                                                                                                    |
| Description:             | Erection of detached 2x outbuildings comprising of 1x garage with hobby room above and 1x home gym/ancillary accomodation. Installation of in-ground swimming pool (as amended by plans received 1 and 6 April 2022). |

| Reference - 25/01200/FPH |                                                                                                                                            |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                    |
| Date:                    | 19th May 2025                                                                                                                              |
| Description:             | Change of use of existing detached outbuilding to one self-contained annexe ancillary to main dwelling. (Development already carried out). |

Planning records for: **Hawthorns Bedford Road Holwell Hitchin Hertfordshire SG5 3RX**

| Reference - 23/00522/S73 |                                                                                                                                                                                                                                                                         |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                                                                                                                                                 |
| Date:                    | 08th March 2023                                                                                                                                                                                                                                                         |
| Description:             | Variation of Condition 2 (revised plans) of planning permission 21/03450/FPH granted 06.04.2022 for erection of detached 2x outbuildings comprising of 1x garage with hobby room above and 1x home gym/ancillary accommodation. Installation of in-ground swimming pool |

Planning records for: **Devonholme Bedford Road Holwell SG5 3RX**

| Reference - 76/00437/1 |                                     |
|------------------------|-------------------------------------|
| Decision:              | Decided                             |
| Date:                  | 30th October 1976                   |
| Description:           | Erection of pole and antenna system |

| Reference - 85/01454/1 |                                                                  |
|------------------------|------------------------------------------------------------------|
| Decision:              | Decided                                                          |
| Date:                  | 27th September 1985                                              |
| Description:           | Erection of single storey side and rear extensions and car port. |

Planning records for: **Greenwood Bedford Road Holwell Hitchin SG5 3RX**

| Reference - 12/01575/1HH |                                                                                                                                                                                                                                                                      |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                                                                                                                                              |
| Date:                    | 09th July 2012                                                                                                                                                                                                                                                       |
| Description:             | Raising the height of roof by 1.8 metres to facilitate loft conversion incorporating 2 front dormer windows and 2 rear dormer windows. Single storey front and rear extensions and erection of rear conservatory (as amended by plans received 13th September 2012). |

Planning records for: **Greenwood Bedford Road Holwell Hitchin SG5 3RX**

| Reference - 03/01850/1HH |                                                                                            |
|--------------------------|--------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                    |
| Date:                    | 21st November 2003                                                                         |
| Description:             | Single storey side/rear extension following demolition of existing garage and garden shed. |

| Reference - 88/01062/1 |                                          |
|------------------------|------------------------------------------|
| Decision:              | Decided                                  |
| Date:                  | 10th June 1988                           |
| Description:           | Erection of single storey rear extension |

Planning records for: **Little Arundel Bedford Road Holwell SG5 3RX**

| Reference - 77/00794/1 |                       |
|------------------------|-----------------------|
| Decision:              | Decided               |
| Date:                  | 09th June 1977        |
| Description:           | Siting of mobile home |

| Reference - 77/01264/1 |                                          |
|------------------------|------------------------------------------|
| Decision:              | Decided                                  |
| Date:                  | 26th September 1977                      |
| Description:           | Erection of single storey rear extension |

Planning records for: ***Little Arundel Bedford Road Holwell SG5 3RX***

| Reference - 07/01917/1                                                                                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Decision:</b> Decided</p>                                                                                                                                                                                                    |
| <p><b>Date:</b> 06th August 2007</p>                                                                                                                                                                                               |
| <p><b>Description:</b><br/>Section 73 Application: Variation of Condition 1 of Planning Permission 00/01261/1HH (granted 16.11.00) to allow use of annex as a separate residential dwelling. (Amended plan received 11.09.07).</p> |
| Reference - 74/00816/1                                                                                                                                                                                                             |
| <p><b>Decision:</b> Decided</p>                                                                                                                                                                                                    |
| <p><b>Date:</b> 23rd September 1974</p>                                                                                                                                                                                            |
| <p><b>Description:</b><br/>Extension to dwelling and erection of double garage</p>                                                                                                                                                 |
| Reference - 25/01544/FP                                                                                                                                                                                                            |
| <p><b>Decision:</b> Decided</p>                                                                                                                                                                                                    |
| <p><b>Date:</b> 19th June 2025</p>                                                                                                                                                                                                 |
| <p><b>Description:</b><br/>Erection of two detached dwellings including access drive, car parking, private gardens, hard and soft landscaping following the demolition of the existing detached garage and outbuilding.</p>        |
| Reference - 79/00757/1                                                                                                                                                                                                             |
| <p><b>Decision:</b> Decided</p>                                                                                                                                                                                                    |
| <p><b>Date:</b> 08th February 1979</p>                                                                                                                                                                                             |
| <p><b>Description:</b><br/>Erection of single storey side extension to dwelling</p>                                                                                                                                                |

Planning records for: ***Little Arundel Bedford Road Holwell Hitchin Hertfordshire SG5 3RX***

| Reference - 00/01261/1HH                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Decision:</b> Decided</p>                                                                                                                               |
| <p><b>Date:</b> 16th August 2000</p>                                                                                                                          |
| <p><b>Description:</b><br/>Erection of detached single storey building to provide self-contained residential annexe</p>                                       |
| Reference - 03/00674/1HH                                                                                                                                      |
| <p><b>Decision:</b> Decided</p>                                                                                                                               |
| <p><b>Date:</b> 22nd April 2003</p>                                                                                                                           |
| <p><b>Description:</b><br/>Garden shed (as amended by location plan received 09/06/03)</p>                                                                    |
| Reference - 90/01166/1                                                                                                                                        |
| <p><b>Decision:</b> Decided</p>                                                                                                                               |
| <p><b>Date:</b> 13th August 1990</p>                                                                                                                          |
| <p><b>Description:</b><br/>Erection of detached two storey building for storage, office and distribution use. (Additional plan received 2nd October 1990)</p> |
| Reference - 03/00637/1                                                                                                                                        |
| <p><b>Decision:</b> Decided</p>                                                                                                                               |
| <p><b>Date:</b> 14th April 2003</p>                                                                                                                           |
| <p><b>Description:</b><br/>Four bedroom chalet bungalow following demolition of existing dwelling (as amended by drawing no. 97621.01A received 13.05.03)</p> |

Planning records for: *Sunvale Bedford Road Holwell Herts SG5 3RX*

| Reference - 93/01446/1                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Decision:</b> Decided</p>                                                                                                                                               |
| <p><b>Date:</b> 24th December 1993</p>                                                                                                                                        |
| <p><b>Description:</b><br/>Retention of extension to existing workshop.</p>                                                                                                   |
| Reference - 94/00314/1PUD                                                                                                                                                     |
| <p><b>Decision:</b> Decided</p>                                                                                                                                               |
| <p><b>Date:</b> 21st March 1994</p>                                                                                                                                           |
| <p><b>Description:</b><br/>Single storey extension to outbuilding for purposes ancillary to the enjoyment of the dwellinghouse as such</p>                                    |
| Reference - 79/01919/1                                                                                                                                                        |
| <p><b>Decision:</b> Decided</p>                                                                                                                                               |
| <p><b>Date:</b> 21st November 1979</p>                                                                                                                                        |
| <p><b>Description:</b><br/>Erection of single storey rear extension</p>                                                                                                       |
| Reference - 15/03230/1                                                                                                                                                        |
| <p><b>Decision:</b> Decided</p>                                                                                                                                               |
| <p><b>Date:</b> 05th January 2016</p>                                                                                                                                         |
| <p><b>Description:</b><br/>Erection of 1 x 3 bed detached dwelling, associated landscaping and vehicle parking following demolition of existing residential outbuildings.</p> |



Planning records for: *Sunvale Bedford Road Holwell Hitchin SG5 3RX*

| Reference - 11/01845/1HH                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Decision:</b> Decided</p>                                                                                                                                                                           |
| <p><b>Date:</b> 21st July 2011</p>                                                                                                                                                                        |
| <p><b>Description:</b><br/>New vehicular access onto Bedford Road</p>                                                                                                                                     |
| Reference - 21/00810/FP                                                                                                                                                                                   |
| <p><b>Decision:</b> Decided</p>                                                                                                                                                                           |
| <p><b>Date:</b> 12th March 2021</p>                                                                                                                                                                       |
| <p><b>Description:</b><br/>Erection of one detached 5-bed dwelling including associated car parking, cycle parking, bin storage and amenity garden space (as amended by plans received 25 July 2021).</p> |
| Reference - 24/01861/DOC                                                                                                                                                                                  |
| <p><b>Decision:</b> Decided</p>                                                                                                                                                                           |
| <p><b>Date:</b> 20th August 2024</p>                                                                                                                                                                      |
| <p><b>Description:</b><br/>Details reserved by condition 4 (Access Road and Parking) of planning permission reference no 21/00810/FP granted 21.10.2021</p>                                               |
| Reference - 20/00316/DOC                                                                                                                                                                                  |
| <p><b>Decision:</b> Decided</p>                                                                                                                                                                           |
| <p><b>Date:</b> 08th April 2020</p>                                                                                                                                                                       |
| <p><b>Description:</b><br/>Discharge of Condition 3 (materials) as attached to Planning Application 15/03230/1 granted on appeal on 11.03.2016</p>                                                        |

Planning records for: ***Sunvale Bedford Road Holwell Herts SG5 3RX***

| Reference - 93/01445/1HH |                                          |
|--------------------------|------------------------------------------|
| Decision:                | Decided                                  |
| Date:                    | 24th December 1993                       |
| Description:             | Alteration to existing vehicular access. |

| Reference - 24/01963/DOC |                                                                                                                |
|--------------------------|----------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                        |
| Date:                    | 20th August 2024                                                                                               |
| Description:             | Details reserved by condition 9 (Materials) of planning permission reference no 21/00810/FP granted 21.10.2021 |

Planning records for: ***Brookside Bedford Road Holwell Hitchin Hertfordshire SG5 3RX***

| Reference - 20/00429/DOC |                                                                                                                               |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                       |
| Date:                    | 18th February 2020                                                                                                            |
| Description:             | Discharge of condition 8 (construction management plan) as attached to Planning Application 19/01213/FP granted on 24.09.2019 |

| Reference - 19/01213/FP |                                                                                                                                                                                                  |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:               | Decided                                                                                                                                                                                          |
| Date:                   | 06th June 2019                                                                                                                                                                                   |
| Description:            | Erection of one detached 4-bed dwelling with associated garden and parking area (following demolition of existing garage) (as amended by plans received 31 July 2019 , 5 and 19 September 2019). |

Planning records for: **Brookside Bedford Road Holwell SG5 3RX**

| Reference - 07/00150/1HH                                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Decision:</b> Decided</p>                                                                                                                                                           |
| <p><b>Date:</b> 19th January 2007</p>                                                                                                                                                     |
| <p><b>Description:</b><br/>Single storey rear annexe extension incorporating 7 rooflights. Rear conservatory (as amended by drawing No. 0629 2A received 12.03.07)</p>                    |
| Reference - 02/00626/1HH                                                                                                                                                                  |
| <p><b>Decision:</b> Decided</p>                                                                                                                                                           |
| <p><b>Date:</b> 18th April 2002</p>                                                                                                                                                       |
| <p><b>Description:</b><br/>Single storey side extension</p>                                                                                                                               |
| Reference - 18/02805/FP                                                                                                                                                                   |
| <p><b>Decision:</b> Registered</p>                                                                                                                                                        |
| <p><b>Date:</b> 22nd October 2018</p>                                                                                                                                                     |
| <p><b>Description:</b><br/>Erection of 1no. detached 4 bedroom dwelling with all associated ancillary works.</p>                                                                          |
| Reference - 20/01760/FPH                                                                                                                                                                  |
| <p><b>Decision:</b> Decided</p>                                                                                                                                                           |
| <p><b>Date:</b> 11th August 2020</p>                                                                                                                                                      |
| <p><b>Description:</b><br/>Erection of single storey detached garage with new access following demolition of existing detached garage (as amended by plan received 10 September 2020)</p> |

Planning records for: **Brookside Bedford Road Holwell Hitchin Hertfordshire SG5 3RX**

| Reference - 88/01883/1 |                                                                                                      |
|------------------------|------------------------------------------------------------------------------------------------------|
| Decision:              | Decided                                                                                              |
| Date:                  | 07th November 1988                                                                                   |
| Description:           | Replacement dwelling and detached double garage (as amended by plans recieved on the 6th April 1989) |

Planning records for: **Ramerick Nursery Bedford Road Holwell Hitchin SG5 3RX**

| Reference - 12/01567/1 |                                                                                                  |
|------------------------|--------------------------------------------------------------------------------------------------|
| Decision:              | Decided                                                                                          |
| Date:                  | 05th July 2012                                                                                   |
| Description:           | Erection of a single dwelling (outline application - appearance, landscaping and scale reserved) |

| Reference - 17/02264/1DOC |                                                                                                                                                                                         |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                 | Decided                                                                                                                                                                                 |
| Date:                     | 05th September 2017                                                                                                                                                                     |
| Description:              | Condition 3 - Details and/or samples of materials to be used on all external elevations and the roof (as Discharge of Conditions of Planning Permission 13/01301/1 granted 17/10/2013). |

| Reference - 87/01751/1 |                                                                                                      |
|------------------------|------------------------------------------------------------------------------------------------------|
| Decision:              | Decided                                                                                              |
| Date:                  | 19th November 1987                                                                                   |
| Description:           | Outline application (all matters reserved) for erection of horticultural workers bungalow and garage |

Planning records for: **Ramerick Nursery Bedford Road Holwell Hitchin Hertfordshire SG5 3RX**

|                                                                                            |
|--------------------------------------------------------------------------------------------|
| <b>Reference - 21/02463/FP</b>                                                             |
| <b>Decision:</b> Decided                                                                   |
| <b>Date:</b> 17th August 2021                                                              |
| <b>Description:</b><br>Erection of one detached 4-bed dwelling and detached double garage. |

|                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Reference - 25/01199/FP</b>                                                                                                            |
| <b>Decision:</b> Decided                                                                                                                  |
| <b>Date:</b> 22nd May 2025                                                                                                                |
| <b>Description:</b><br>Erection of one dwelling and detached double garage including shed, bin and storage area, landscaping and parking. |

|                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Reference - 16/00224/1DOC</b>                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Decision:</b> Decided                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Date:</b> 03rd February 2016                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Description:</b><br>Condition 12 - Before any development commences on site, full details of the footpath works are to be submitted to, and agreed in writing by, the Local Planning Authority. The agreed works are to be fully implemented on site before the first occupation of the dwelling hereby approved (as Discharge of Condition of Planning application 13/01301/1 granted 10/06/2013). |

|                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Reference - 17/01253/1NMA</b>                                                                                                                                      |
| <b>Decision:</b> Decided                                                                                                                                              |
| <b>Date:</b> 18th May 2017                                                                                                                                            |
| <b>Description:</b><br>Addition of fireplace and chimney to the gable wall (as non material amendment to planning permission reference 13/01301/1 granted 17/10/2013) |

Planning records for: **Ramerick Nursery Bedford Road Holwell Hitchin SG5 3RX**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Reference - 13/01301/1</b>                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Decision:</b> Decided                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Date:</b> 10th June 2013                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Description:</b><br>Erection of a single dwelling and associated works following demolition of existing workshop                                                                                                                                                                                                                                                                                                                                         |
| <b>Reference - 16/01443/1DOC</b>                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Decision:</b> Decided                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Date:</b> 01st June 2016                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Description:</b><br>Discharge of Condition 12: Before any development commences on site, full details of the footpath works are to be submitted to, and agreed in writing by, the Local Planning Authority. The agreed works are to be fully implemented on site before the first occupation of the dwelling hereby approved. (as attached to planning permission reference 13/01301/1 granted 17/10/2013)                                               |
| <b>Reference - 16/01383/1DOC</b>                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Decision:</b> Decided                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Date:</b> 01st June 2016                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Description:</b><br>Discharge of Condition 3: Details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced (as attached to planning permission reference 13/01301/1 granted 17/10/2013)                                                                                  |
| <b>Reference - 16/01442/1DOC</b>                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Decision:</b> Decided                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Date:</b> 01st June 2016                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Description:</b><br>Discharge of Condition 7: Development shall not begin until a scheme for surface water disposal has been submitted to and approved in writing by the local planning authority. Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality. The scheme shall be implemented as approved. (as attached to planning permission reference 13/01301/1 granted 17/10/2013) |

Planning records for: **Ramerick Nursery Bedford Road Holwell Hitchin SG5 3RX**

| Reference - 16/01441/1DOC |                                                                                                                                                                                                                                                                                                                                                                                          |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                 | Decided                                                                                                                                                                                                                                                                                                                                                                                  |
| Date:                     | 01st June 2016                                                                                                                                                                                                                                                                                                                                                                           |
| Description:              | Discharge of Condition 4: No development approved by this planning permission shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority: (as attached to planning permission reference 13/01301/1 granted 17/10/2013) |

| Reference - 16/01444/1DOC |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                 | Decided                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Date:                     | 01st June 2016                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Description:              | Discharge of Condition 16: No development approved by this permission shall be commenced prior to the submission to, and agreement of the Local Planning Authority of a written preliminary environmental risk assessment (Phase I) report containing a Conceptual Site Model that indicates sources, pathways and receptors. It should identify the current and past land uses of this site (and adjacent sites) with view to determining the presence of contamination likely to be harmful to human health and the built and natural environment (as attached to planning permission reference 13/01301/1 granted 17/10/2013) |

Planning records for: **Bramble Bank Bedford Road Holwell SG5 3RX**

| Reference - 77/00790/1PUD |                                            |
|---------------------------|--------------------------------------------|
| Decision:                 | Decided                                    |
| Date:                     | 01st June 1977                             |
| Description:              | Modification of pig sty for use by horses. |

| Reference - 88/00898/1 |                                                                                                                                       |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Decision:              | Decided                                                                                                                               |
| Date:                  | 19th May 1988                                                                                                                         |
| Description:           | Application for removal of planning permission 1/159/86(117) for change of use of detached building from storage to joinery workshop. |

Planning records for: **Bramble Bank Bedford Road Holwell SG5 3RX**

| Reference - 78/00628/1                                                                                                                                                                                                                                                                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Decision:</b> Decided</p>                                                                                                                                                                                                                                                                                                                      |
| <p><b>Date:</b> 04th May 1978</p>                                                                                                                                                                                                                                                                                                                    |
| <p><b>Description:</b><br/>Erection of single storey front and side extension and installation of 2 dormer windows in roof</p>                                                                                                                                                                                                                       |
| Reference - 26/01203/S73                                                                                                                                                                                                                                                                                                                             |
| <p><b>Decision:</b> Registered</p>                                                                                                                                                                                                                                                                                                                   |
| <p><b>Date:</b> 11th May 2026</p>                                                                                                                                                                                                                                                                                                                    |
| <p><b>Description:</b><br/>Variation of Conditions 2, 4, 6, 7 and 9 of planning permission reference 23/01752/FP granted on 11.03.2024 for Erection of two detached 5-bed dwellings together with associated access drive, car parking, private gardens, hard and soft landscaping following the demolition of all existing detached structures.</p> |
| Reference - 86/00159/1                                                                                                                                                                                                                                                                                                                               |
| <p><b>Decision:</b> Decided</p>                                                                                                                                                                                                                                                                                                                      |
| <p><b>Date:</b> 22nd March 1986</p>                                                                                                                                                                                                                                                                                                                  |
| <p><b>Description:</b><br/>Change of use of detached building from storage to joinery workshop.</p>                                                                                                                                                                                                                                                  |
| Reference - 24/00717/FP                                                                                                                                                                                                                                                                                                                              |
| <p><b>Decision:</b> Decided</p>                                                                                                                                                                                                                                                                                                                      |
| <p><b>Date:</b> 27th March 2024</p>                                                                                                                                                                                                                                                                                                                  |
| <p><b>Description:</b><br/>Erection of one detached dwelling including associated access drive, car parking, private garden and hard and soft landscaping following demolition of all existing detached structures.</p>                                                                                                                              |



Planning records for: ***Bramble Bank Bedford Road Holwell Hitchin Hertfordshire SG5 3RX***

| Reference - 23/01752/FP |                                                                                                                                                                                                      |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:               | Decided                                                                                                                                                                                              |
| Date:                   | 04th August 2023                                                                                                                                                                                     |
| Description:            | Erection of two detached 5-bed dwellings together with associated access drive, car parking, private gardens, hard and soft landscaping following the demolition of all existing detached structures |

| Reference - 03/01661/1HH |                    |
|--------------------------|--------------------|
| Decision:                | Decided            |
| Date:                    | 20th October 2003  |
| Description:             | Rear conservatory. |

Planning records for: ***Conifer Dell Ramerick Nursery Bedford Road Holwell Hitchin Hertfordshire SG5 3RX***

| Reference - 20/02341/NMA |                                                                                                                                                                                                                  |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                                                                                          |
| Date:                    | 16th October 2020                                                                                                                                                                                                |
| Description:             | Concrete roof tile to be changed to Marley Thruetone fibre cement slate roof tile, slate flashing to dormer window (as non material amendment to planning permission reference 19/02667/FP granted on 07.02.2020 |

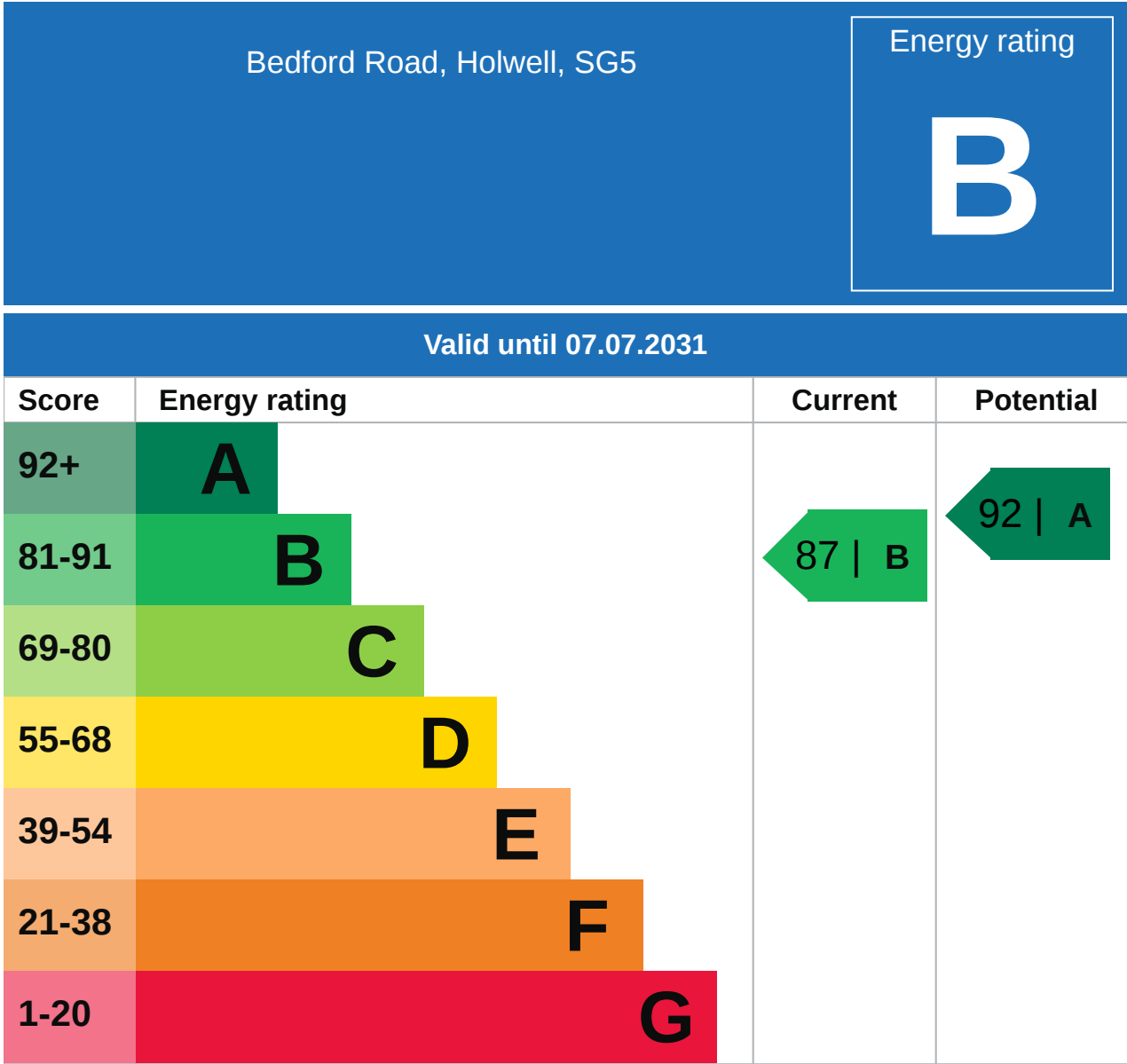
| Reference - 19/02667/FP |                                                                                 |
|-------------------------|---------------------------------------------------------------------------------|
| Decision:               | Decided                                                                         |
| Date:                   | 14th November 2019                                                              |
| Description:            | Erection of one detached 4-bed dwelling, detached double garage and garden shed |

Planning records for: *Conifer Dell Ramerick Nurseries Bedford Road Holwell Hitchin SG5 3RX*

| Reference - 01/01448/1PUD                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Decision:</b> Decided</p>                                                                                                                                   |
| <p><b>Date:</b> 19th September 2001</p>                                                                                                                           |
| <p><b>Description:</b><br/>Occupancy of dwelling by horticultural worker in accordance with condition 4 of application no 1/1751/87</p>                           |
| Reference - 78/00620/1                                                                                                                                            |
| <p><b>Decision:</b> Decided</p>                                                                                                                                   |
| <p><b>Date:</b> 28th April 1978</p>                                                                                                                               |
| <p><b>Description:</b><br/>Site and layout of one detached house and garage.</p>                                                                                  |
| Reference - 03/01629/1                                                                                                                                            |
| <p><b>Decision:</b> Decided</p>                                                                                                                                   |
| <p><b>Date:</b> 14th October 2003</p>                                                                                                                             |
| <p><b>Description:</b><br/>Occupation of dwelling house other than in accordance with Condition 4 of planning application number 1/1751/89 granted 04/02/1988</p> |
| Reference - 84/01552/1                                                                                                                                            |
| <p><b>Decision:</b> Decided</p>                                                                                                                                   |
| <p><b>Date:</b> 03rd November 1984</p>                                                                                                                            |
| <p><b>Description:</b><br/>Siting of mobile home in connection with horticultural holding.</p>                                                                    |

Planning records for: *Conifer Dell Ramerick Nurseries Bedford Road Holwell SG5 3RX*

| Reference - 06/01103/1                                                                                                                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Decision:</b> Decided</p>                                                                                                                                                                                                                          |
| <p><b>Date:</b> 07th July 2006</p>                                                                                                                                                                                                                       |
| <p><b>Description:</b><br/>Conversion of existing bungalow into one 2 bedroom bungalow and one 3 bedroom bungalow.</p>                                                                                                                                   |
| Reference - 09/00234/1PUD                                                                                                                                                                                                                                |
| <p><b>Decision:</b> Decided</p>                                                                                                                                                                                                                          |
| <p><b>Date:</b> 09th February 2009</p>                                                                                                                                                                                                                   |
| <p><b>Description:</b><br/>Certificate of Lawful Development (Proposed): Single storey rear extension.</p>                                                                                                                                               |
| Reference - 20/00873/DOC                                                                                                                                                                                                                                 |
| <p><b>Decision:</b> Decided</p>                                                                                                                                                                                                                          |
| <p><b>Date:</b> 23rd April 2020</p>                                                                                                                                                                                                                      |
| <p><b>Description:</b><br/>Discharge of Condition 5 (Land Contamination Phase 1 and 2) as attached to Planning Application 19/02667/FP granted on 07.02.2020)</p>                                                                                        |
| Reference - 20/01177/NMA                                                                                                                                                                                                                                 |
| <p><b>Decision:</b> Decided</p>                                                                                                                                                                                                                          |
| <p><b>Date:</b> 08th June 2020</p>                                                                                                                                                                                                                       |
| <p><b>Description:</b><br/>Approved: Render finished walls above red multi brick plinth, proposed: Red multi brick walls above red multi brick plinth (as non material amendment to planning permission reference 19/02667/FP granted on 07.02.2020)</p> |



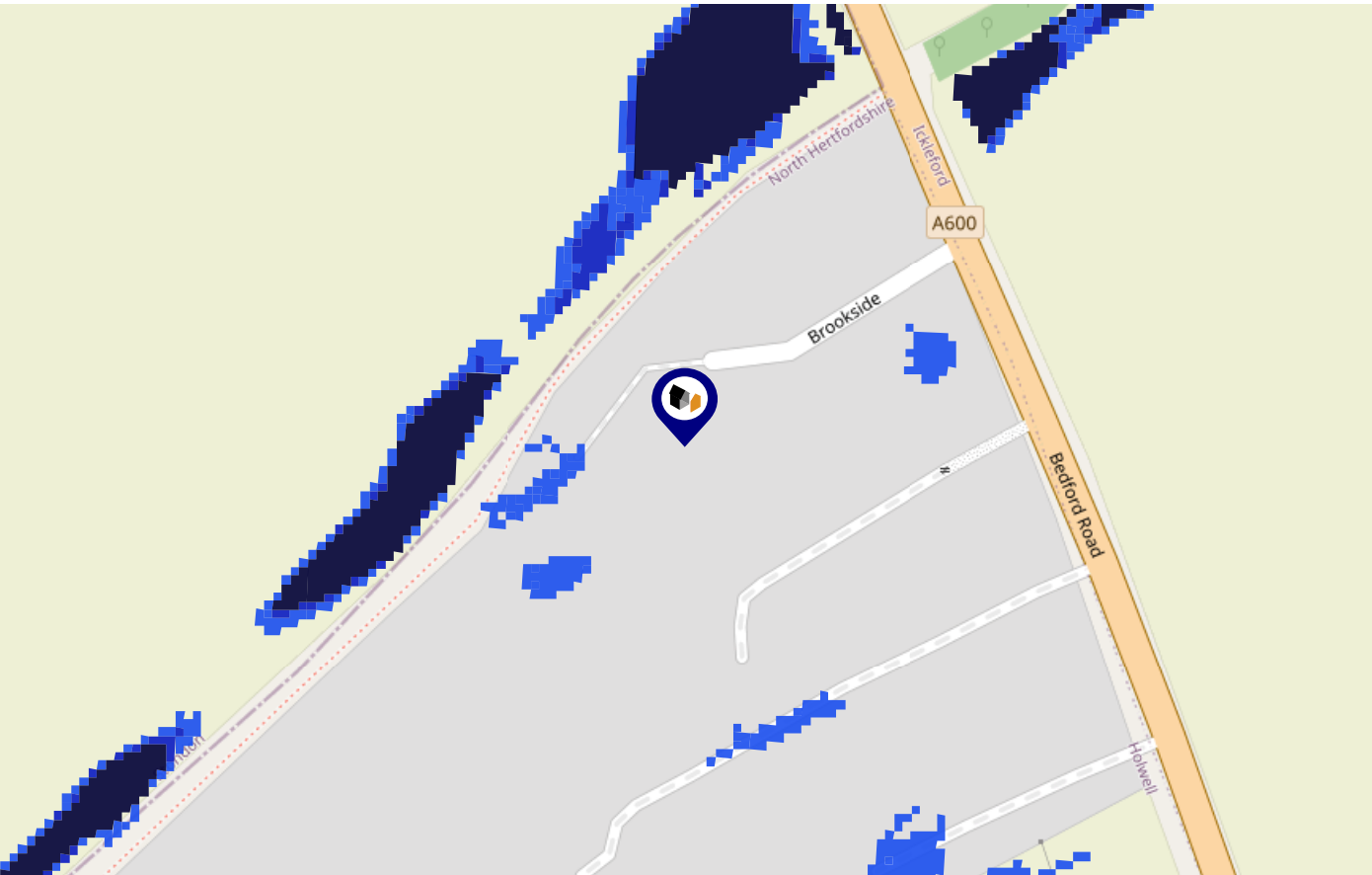
## Additional EPC Data

|                                     |                                            |
|-------------------------------------|--------------------------------------------|
| <b>Property Type:</b>               | House                                      |
| <b>Build Form:</b>                  | Detached                                   |
| <b>Transaction Type:</b>            | New dwelling                               |
| <b>Energy Tariff:</b>               | Standard tariff                            |
| <b>Main Fuel:</b>                   | Gas: mains gas                             |
| <b>Flat Top Storey:</b>             | No                                         |
| <b>Top Storey:</b>                  | 0                                          |
| <b>Previous Extension:</b>          | 0                                          |
| <b>Open Fireplace:</b>              | 0                                          |
| <b>Walls:</b>                       | Average thermal transmittance 0.19 W/m-Â°K |
| <b>Walls Energy:</b>                | Very Good                                  |
| <b>Roof:</b>                        | Average thermal transmittance 0.12 W/m-Â°K |
| <b>Roof Energy:</b>                 | Very Good                                  |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas            |
| <b>Main Heating Controls:</b>       | Time and temperature zone control          |
| <b>Hot Water System:</b>            | From main system                           |
| <b>Hot Water Energy Efficiency:</b> | Good                                       |
| <b>Lighting:</b>                    | Low energy lighting in all fixed outlets   |
| <b>Floors:</b>                      | Average thermal transmittance 0.11 W/m-Â°K |
| <b>Total Floor Area:</b>            | 234 m <sup>2</sup>                         |

# 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.

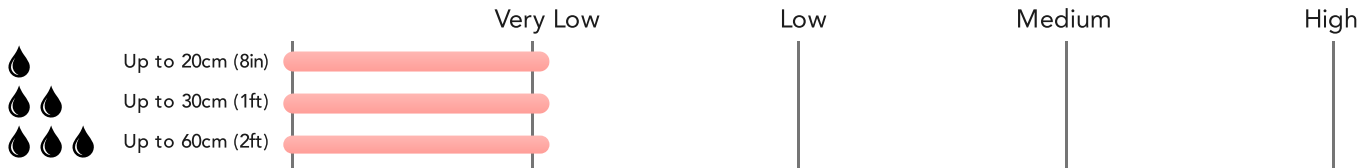


Risk Rating: Very low

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.

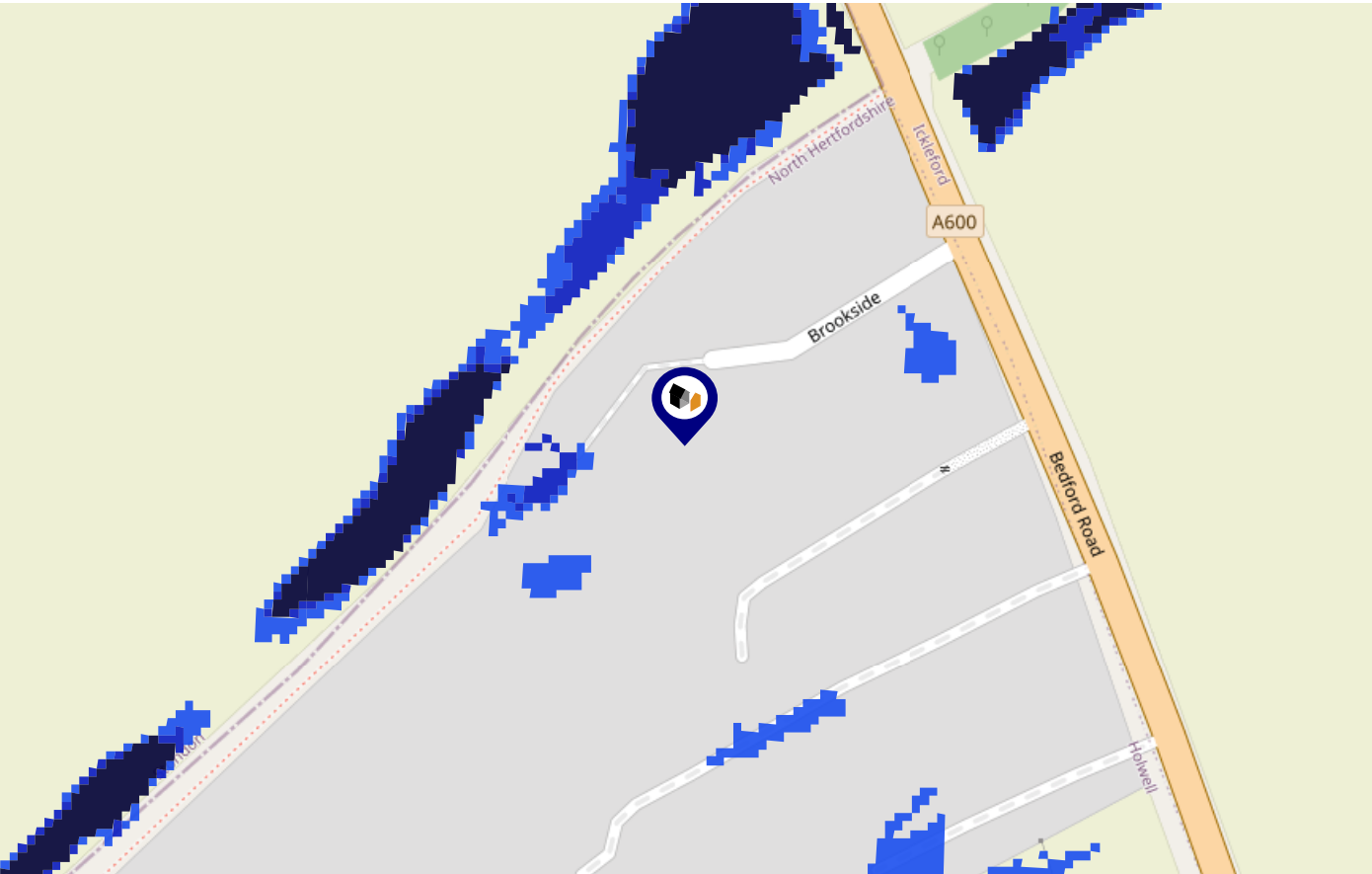
Chance of flooding to the following depths at this property:



# 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.

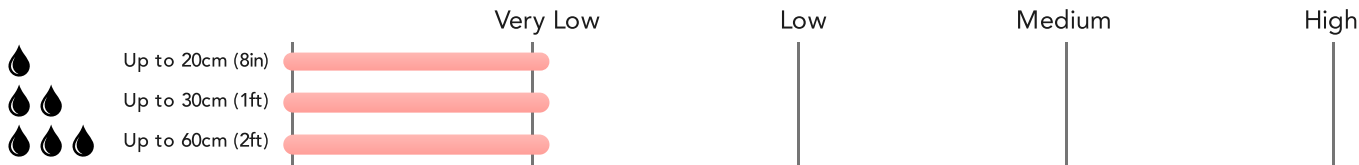


Risk Rating: Very low

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.

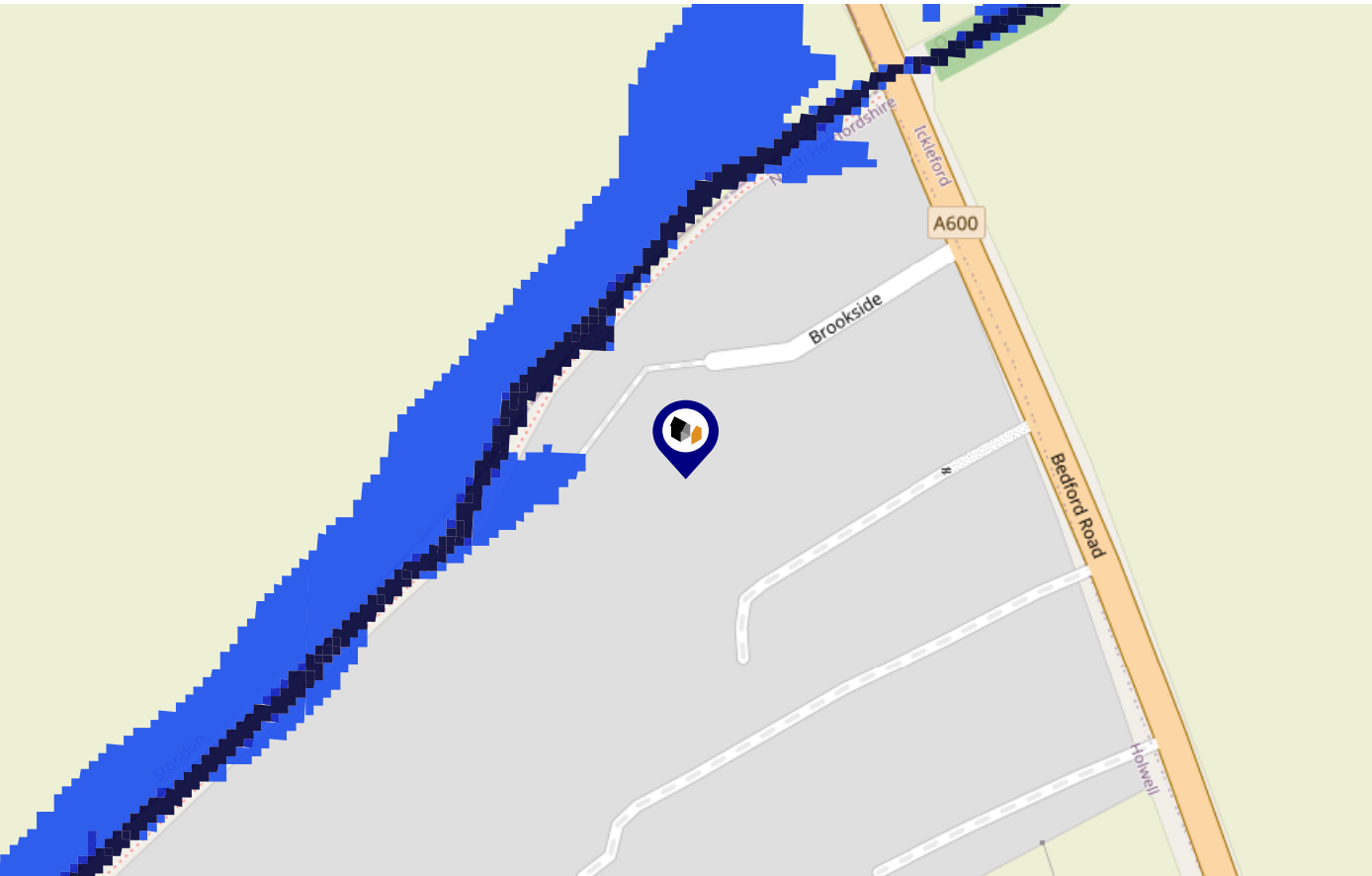
Chance of flooding to the following depths at this property:



# 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.

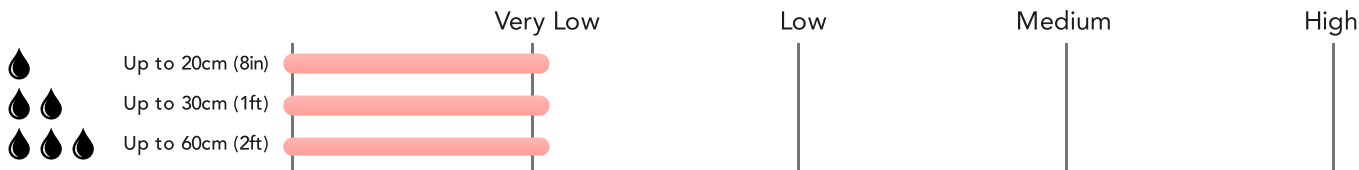


Risk Rating: Very low

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:

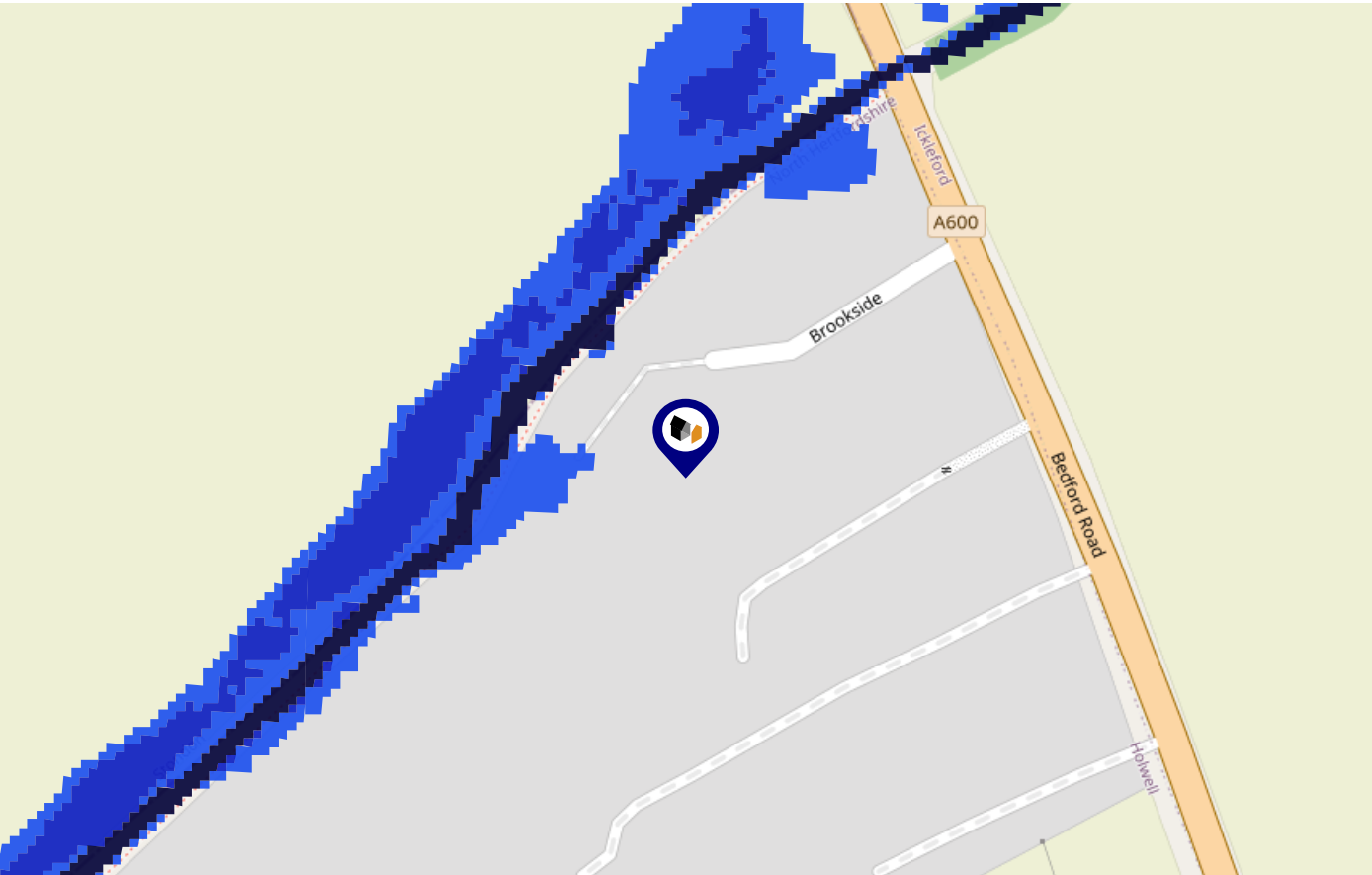




# Flood Risk

## 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.

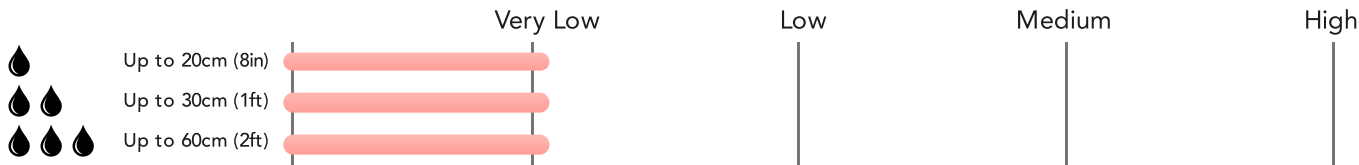


Risk Rating: Very low

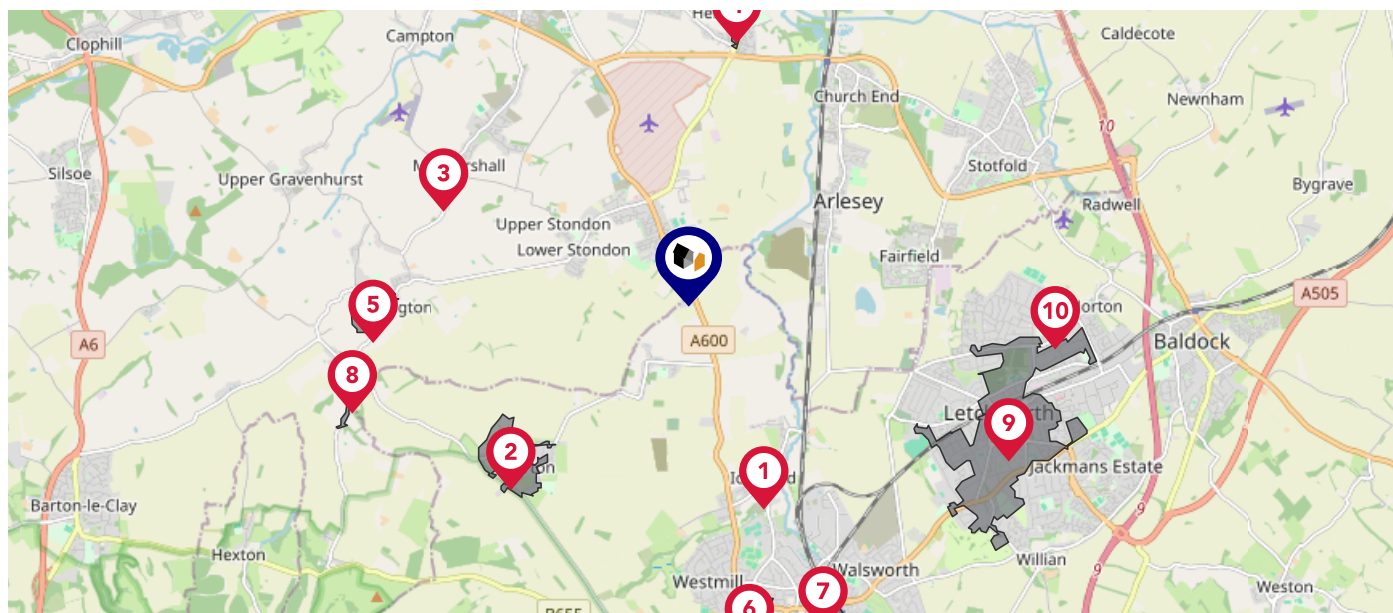
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



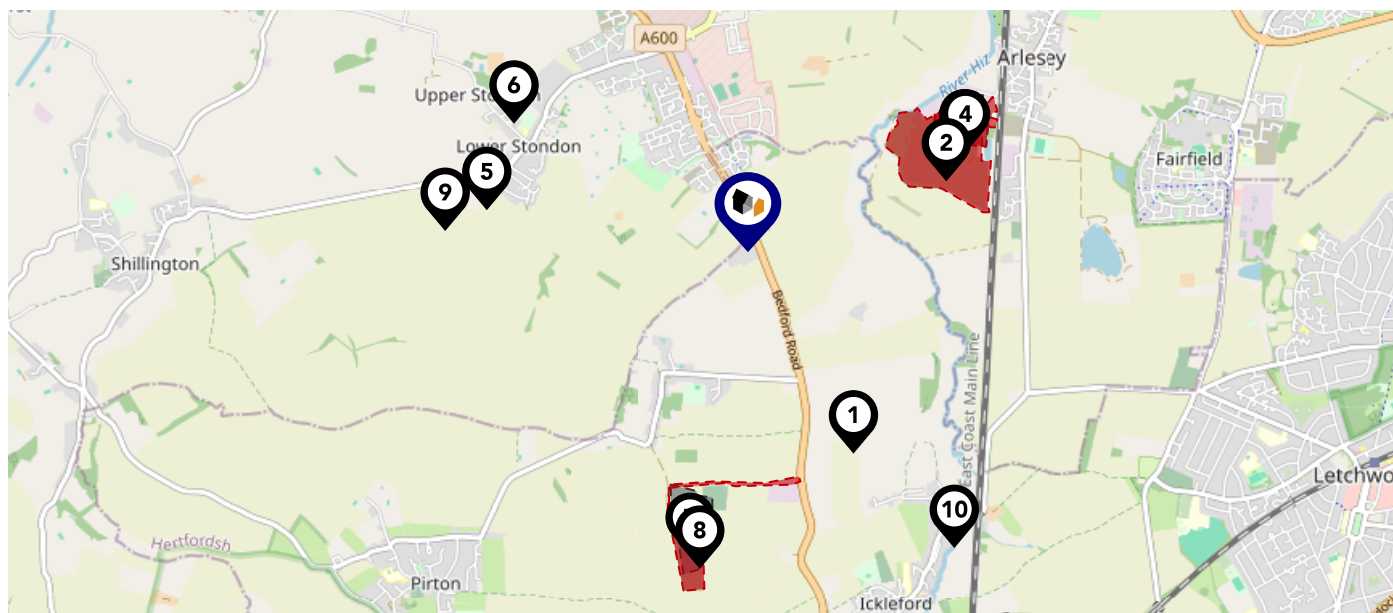
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

- 1 Ickleford
- 2 Pirton
- 3 Meppershall Conservation Area
- 4 Henlow Conservation Area
- 5 Shillington Conservation Area
- 6 Butts Close, Hitchin
- 7 Hitchin Railway and Ransom's Recreation Ground
- 8 Shillington (Aspley End) Conservation Area
- 9 Letchworth
- 10 Croft Lane, Norton

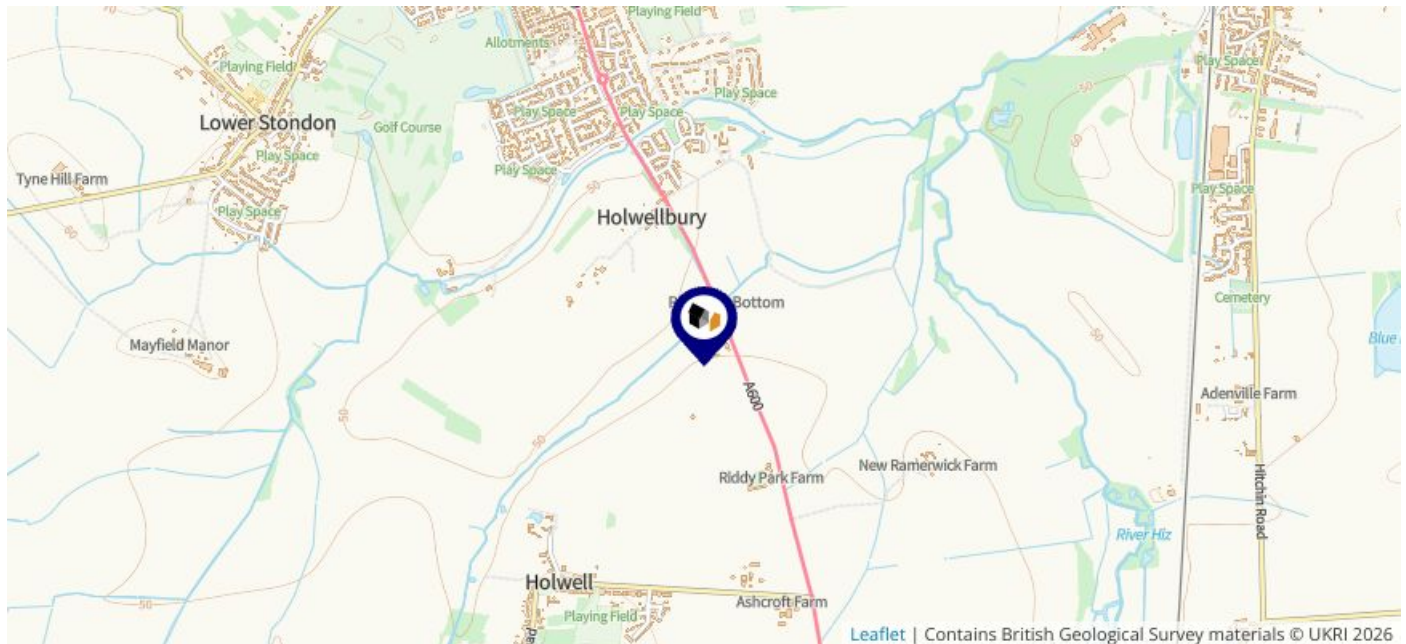
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

|    |                                                                  |                   |  |
|----|------------------------------------------------------------------|-------------------|--|
| 1  | Ickleford Railway Cutting-Ickleford, Near Hitchin, Hertfordshire | Historic Landfill |  |
| 2  | No name provided by source                                       | Active Landfill   |  |
| 3  | EA/EPR/MP3290NR/A001                                             | Active Landfill   |  |
| 4  | Disused Clay Pit-Mill Lane, Arlesey, Bedfordshire                | Historic Landfill |  |
| 5  | Lower Stondon-Bedfordshire                                       | Historic Landfill |  |
| 6  | Disused Sand Pit-Stondon Manor, Upper Stondon, Bedfordshire      | Historic Landfill |  |
| 7  | Pit At Holwell-Hitchin, Hertfordshire                            | Historic Landfill |  |
| 8  | No name provided by source                                       | Active Landfill   |  |
| 9  | Opposite Tyne Hill Farm-Lower Stondon, Bedfordshire              | Historic Landfill |  |
| 10 | Lower Green-Ickleford, Hitchin, Surrey                           | Historic Landfill |  |

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

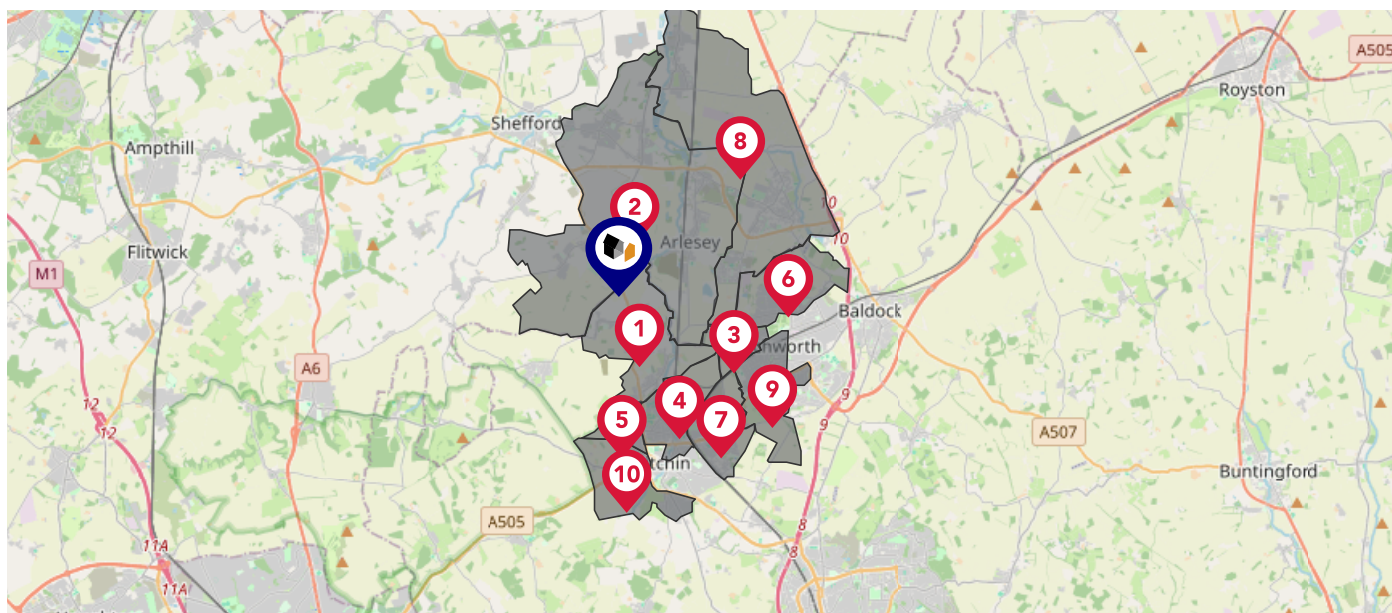
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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



Cadwell Ward



Arlesey Ward



Letchworth Wilbury Ward



Hitchin Bearton Ward



Hitchin Oughton Ward



Letchworth Grange Ward



Hitchin Walsworth Ward



Stotfold and Langford Ward



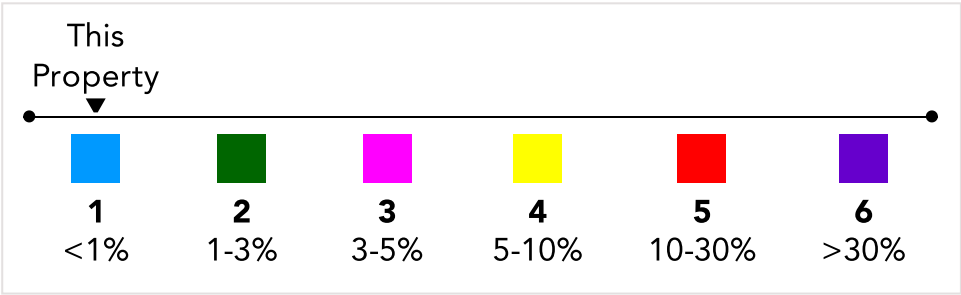
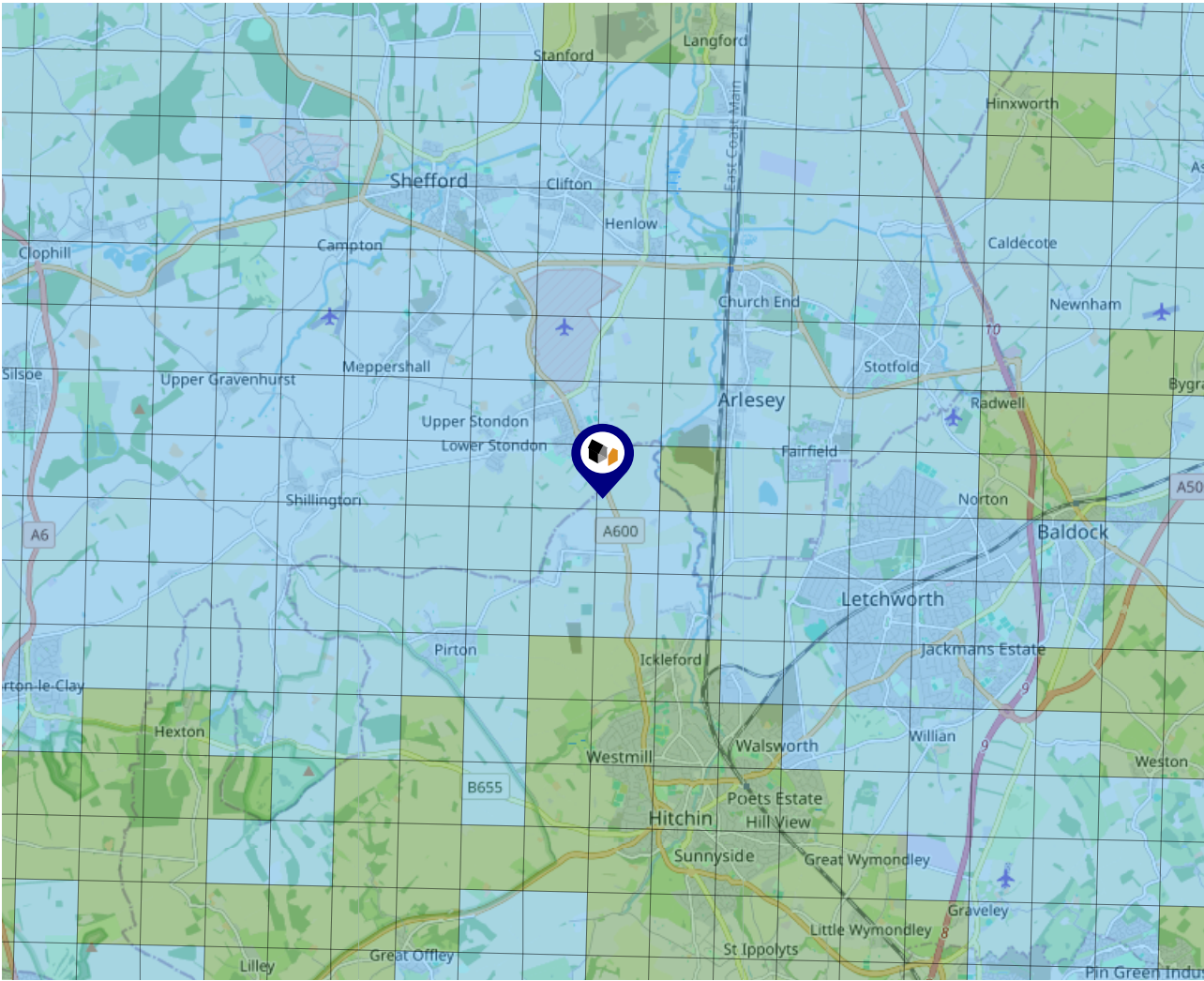
Letchworth South West Ward



Hitchin Priory Ward

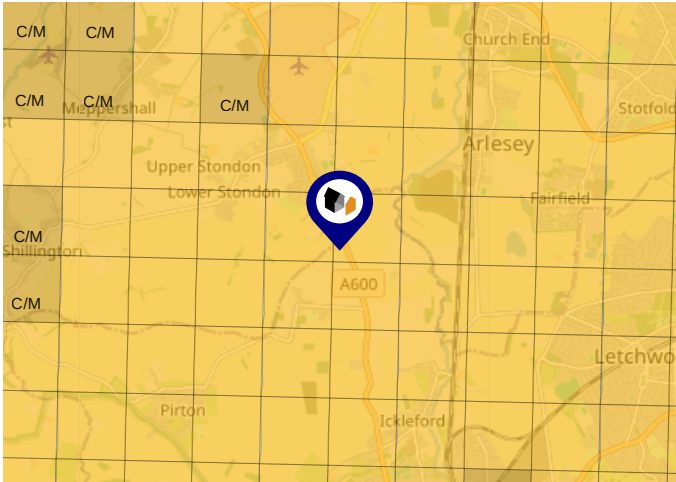
What is Radon?

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 CLAY TO CHALKY |
| <b>Parent Material Grain:</b> | ARGILLIC                           |                      | LOAM                  |
| <b>Soil Group:</b>            | MEDIUM TO LIGHT(SILTY)<br>TO HEAVY | <b>Soil Depth:</b>   | DEEP-INTERMEDIATE     |

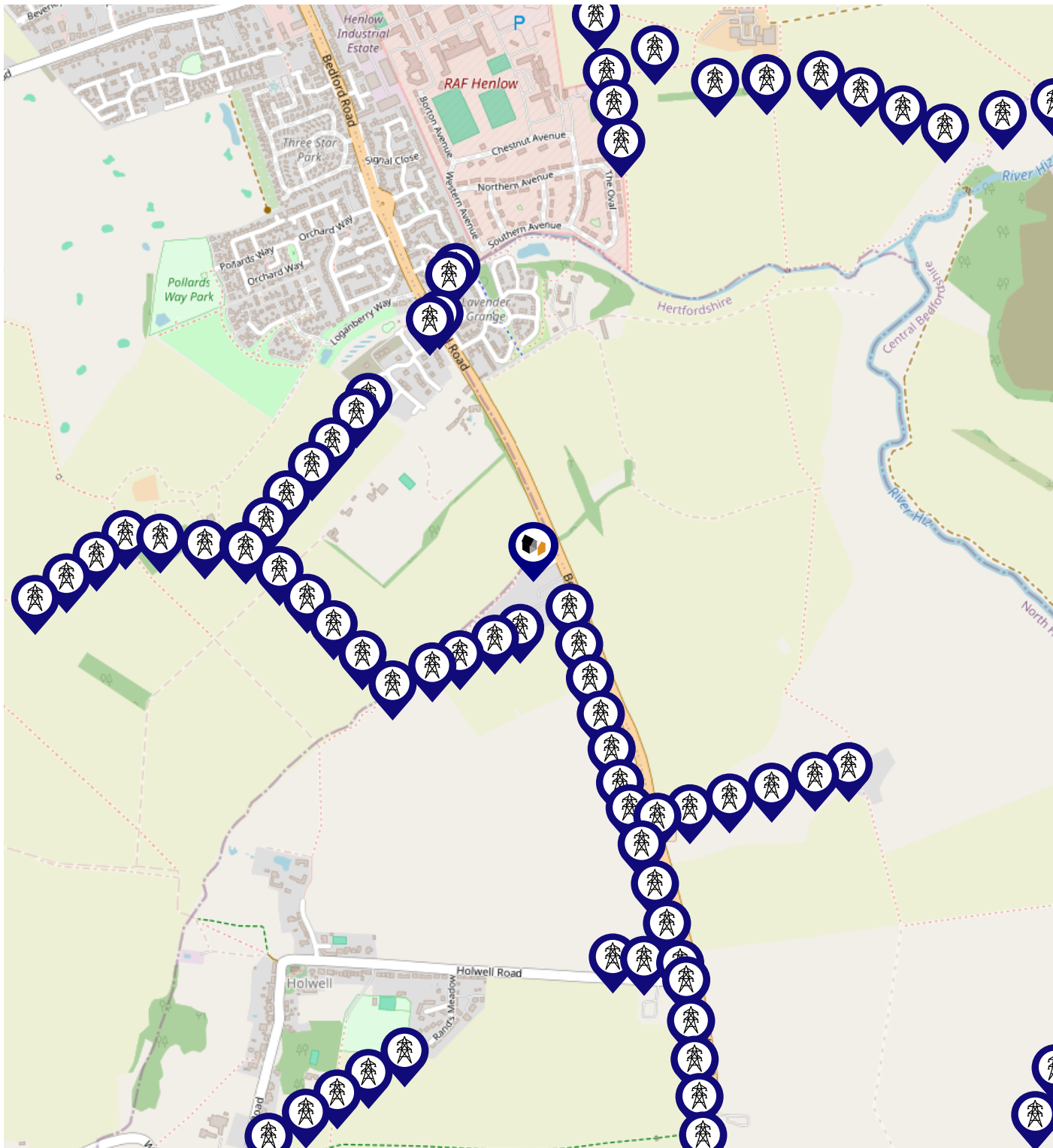


Primary Classifications (Most Common Clay Types)

|               |                                              |
|---------------|----------------------------------------------|
| <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

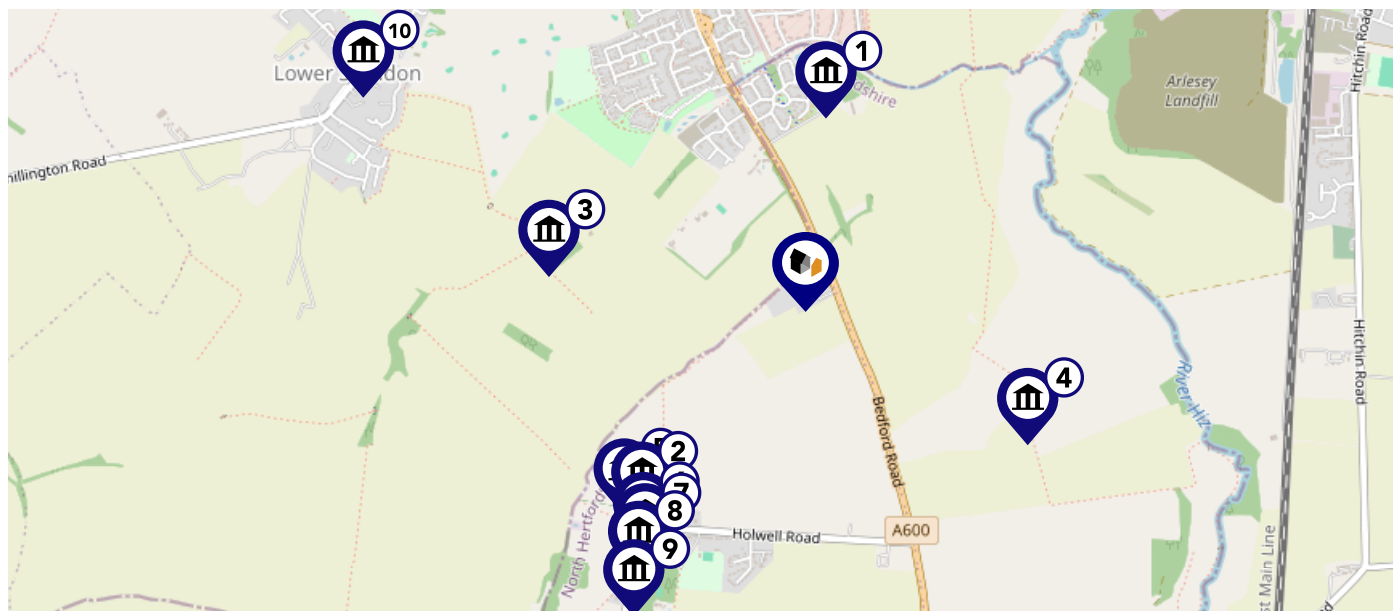


Key:

-  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  |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------|----------|-----------|
|  | 1174339 - Old Ramerick Manor                                      | Grade II | 0.5 miles |
|  | 1103216 - Gurneys                                                 | Grade II | 0.6 miles |
|  | 1136968 - Holwell Bury Farmhouse                                  | Grade II | 0.6 miles |
|  | 1103228 - Large Barn At New Ramerick Farm                         | Grade II | 0.6 miles |
|  | 1103217 - West Barn At Gurneys                                    | Grade II | 0.6 miles |
|  | 1103218 - Church Farmhouse                                        | Grade II | 0.6 miles |
|  | 1103219 - Ardwick Cottage                                         | Grade II | 0.7 miles |
|  | 1103220 - Church Of St Peter (c Of E) At Corner With Holwell Road | Grade II | 0.7 miles |
|  | 1103221 - Rectory Gate Cottage                                    | Grade II | 0.8 miles |
|  | 1113862 - 19a, Station Road                                       | Grade II | 1.1 miles |

## Building Safety

---

No building safety aspects to report

## Accessibility / Adaptations

---

Lateral Living

## Restrictive Covenants

---

None specified

## Rights of Way (Public & Private)

---

None specified

## Construction Type

---

Standard brick

## Property Lease Information

---

Freehold

## Listed Building Information

---

Not listed

## Stamp Duty

---

Not specified

## Other

---

None specified

## Other

---

None specified

## Electricity Supply

---

YES - Mains

## Gas Supply

---

YES - Mains

## Central Heating

---

YES - GCH

## Water Supply

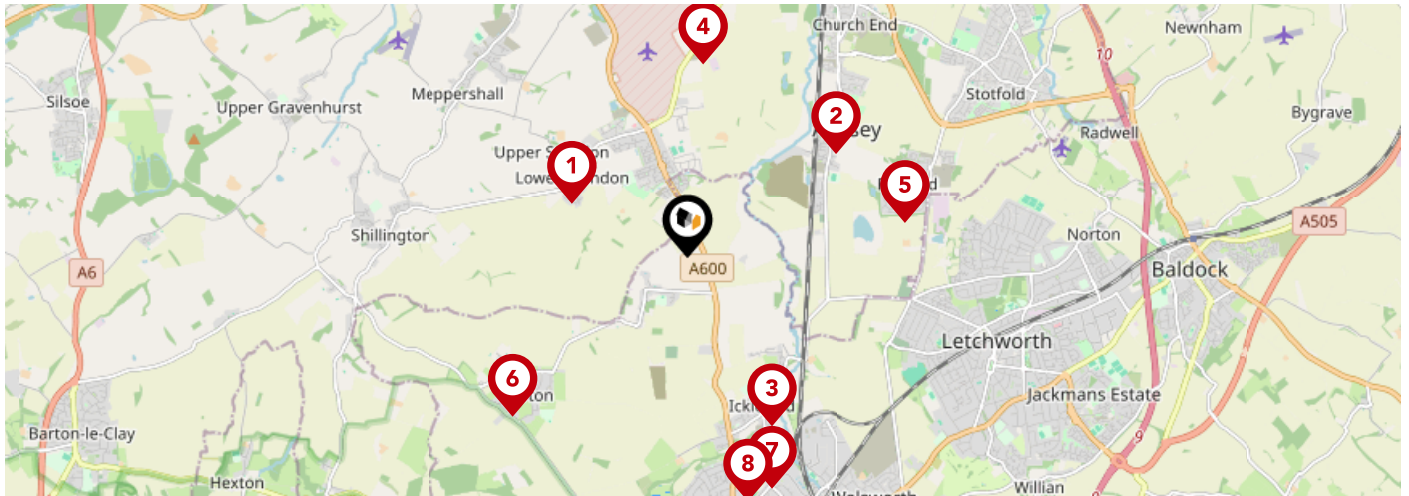
---

YES - Mains

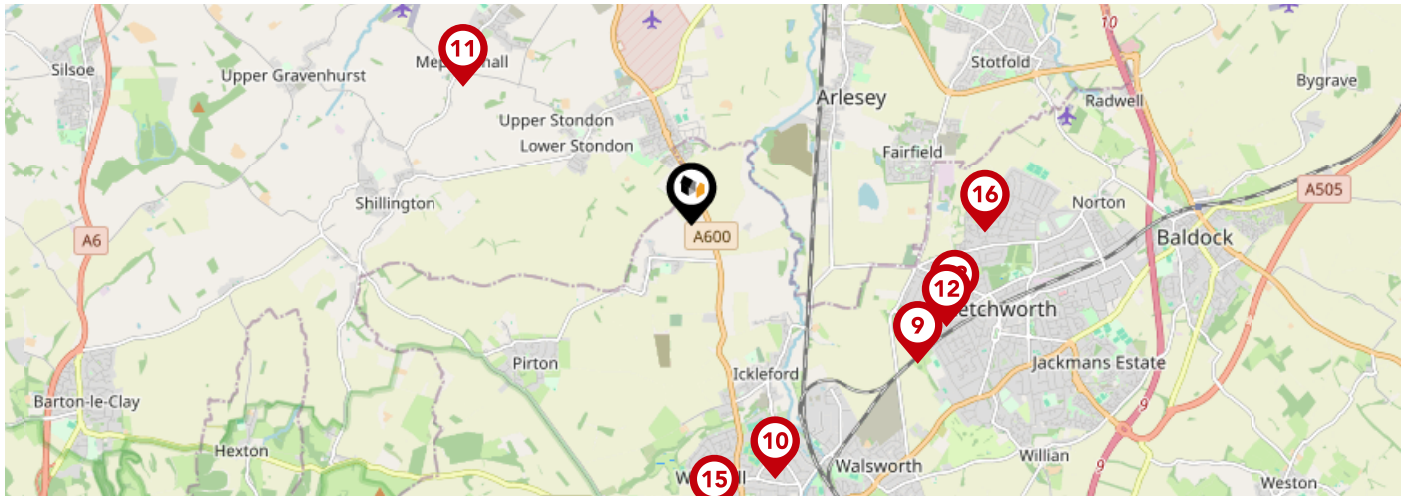
## Drainage

---

YES - Mains



|          |                                                                                              | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|----------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Standon Lower School</b><br>Ofsted Rating: Good   Pupils: 147   Distance:1.16             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Gothic Mede Academy</b><br>Ofsted Rating: Good   Pupils: 315   Distance:1.66              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Ickleford Primary School</b><br>Ofsted Rating: Good   Pupils: 210   Distance:1.72         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Derwent Primary School</b><br>Ofsted Rating: Good   Pupils: 300   Distance:1.77           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Fairfield Park Lower School</b><br>Ofsted Rating: Good   Pupils: 497   Distance:2.02      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Pirton School</b><br>Ofsted Rating: Requires improvement   Pupils: 150   Distance:2.15    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Our Lady Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 154   Distance:2.25 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>The Priory School</b><br>Ofsted Rating: Good   Pupils: 1231   Distance:2.29               | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

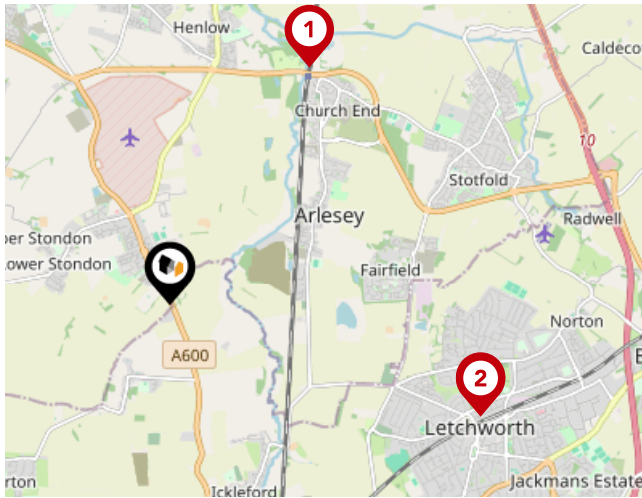


|                                                                                     |                                                                                                                | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|    | <b>Fearnhill School</b><br>Ofsted Rating: Good   Pupils: 596   Distance:2.42                                   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|   | <b>Strathmore Infant and Nursery School</b><br>Ofsted Rating: Good   Pupils: 199   Distance:2.43               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Meppershall Church of England Academy</b><br>Ofsted Rating: Good   Pupils: 212   Distance:2.44              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Icknield Infant and Nursery School</b><br>Ofsted Rating: Requires improvement   Pupils: 213   Distance:2.51 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Wilbury Junior School</b><br>Ofsted Rating: Requires improvement   Pupils: 263   Distance:2.53              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Raynsford Church of England Academy</b><br>Ofsted Rating: Good   Pupils: 255   Distance:2.58                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Oughton Primary and Nursery School</b><br>Ofsted Rating: Good   Pupils: 218   Distance:2.67                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Stonehill School</b><br>Ofsted Rating: Good   Pupils: 204   Distance:2.68                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



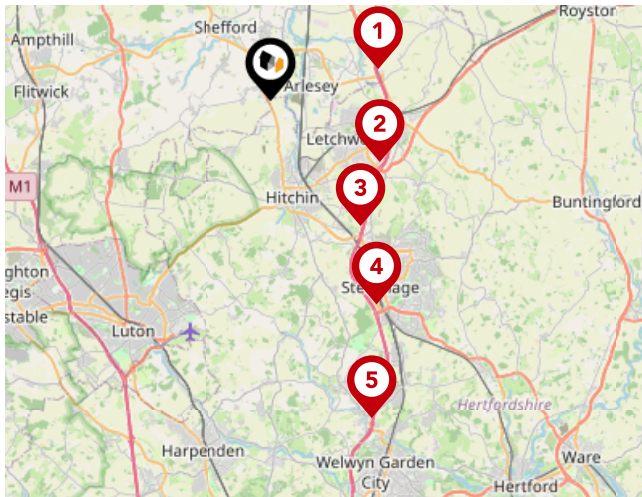
# Area

## Transport (National)



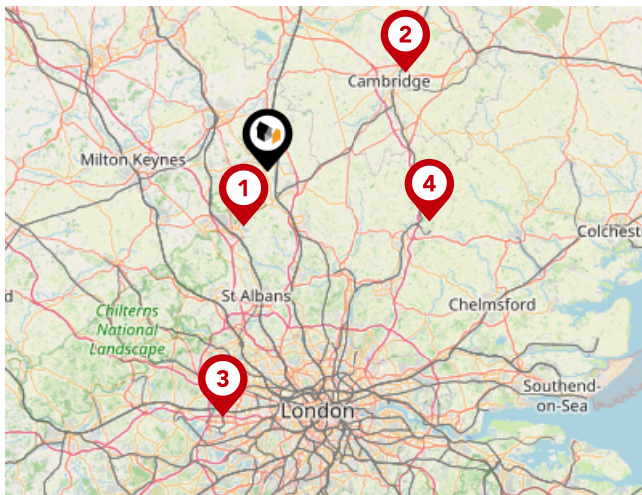
### National Rail Stations

| Pin | Name                    | Distance   |
|-----|-------------------------|------------|
| 1   | Arlesey Rail Station    | 2.51 miles |
| 2   | Letchworth Rail Station | 3.02 miles |
| 3   | Letchworth Rail Station | 3.02 miles |



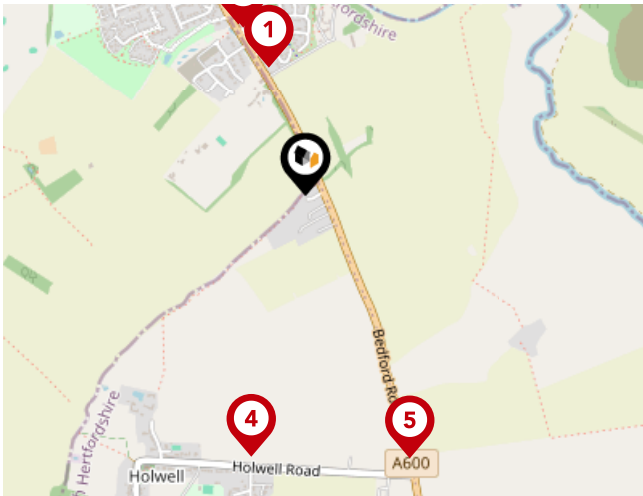
### Trunk Roads/Motorways

| Pin | Name      | Distance    |
|-----|-----------|-------------|
| 1   | A1(M) J10 | 4.09 miles  |
| 2   | A1(M) J9  | 4.49 miles  |
| 3   | A1(M) J8  | 5.59 miles  |
| 4   | A1(M) J7  | 8.33 miles  |
| 5   | A1(M) J6  | 12.12 miles |



### Airports/Helipads

| Pin | Name             | Distance    |
|-----|------------------|-------------|
| 1   | Luton Airport    | 8.68 miles  |
| 2   | Cambridge        | 24.77 miles |
| 3   | Heathrow Airport | 36.61 miles |
| 4   | Stansted Airport | 24.8 miles  |



Bus Stops/Stations

| Pin | Name              | Distance   |
|-----|-------------------|------------|
| 1   | Ramerick Cottages | 0.3 miles  |
| 2   | Loganberry Way    | 0.41 miles |
| 3   | Loganberry Way    | 0.42 miles |
| 4   | Rand's Meadow     | 0.61 miles |
| 5   | Holwell Turn      | 0.64 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.



### **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

