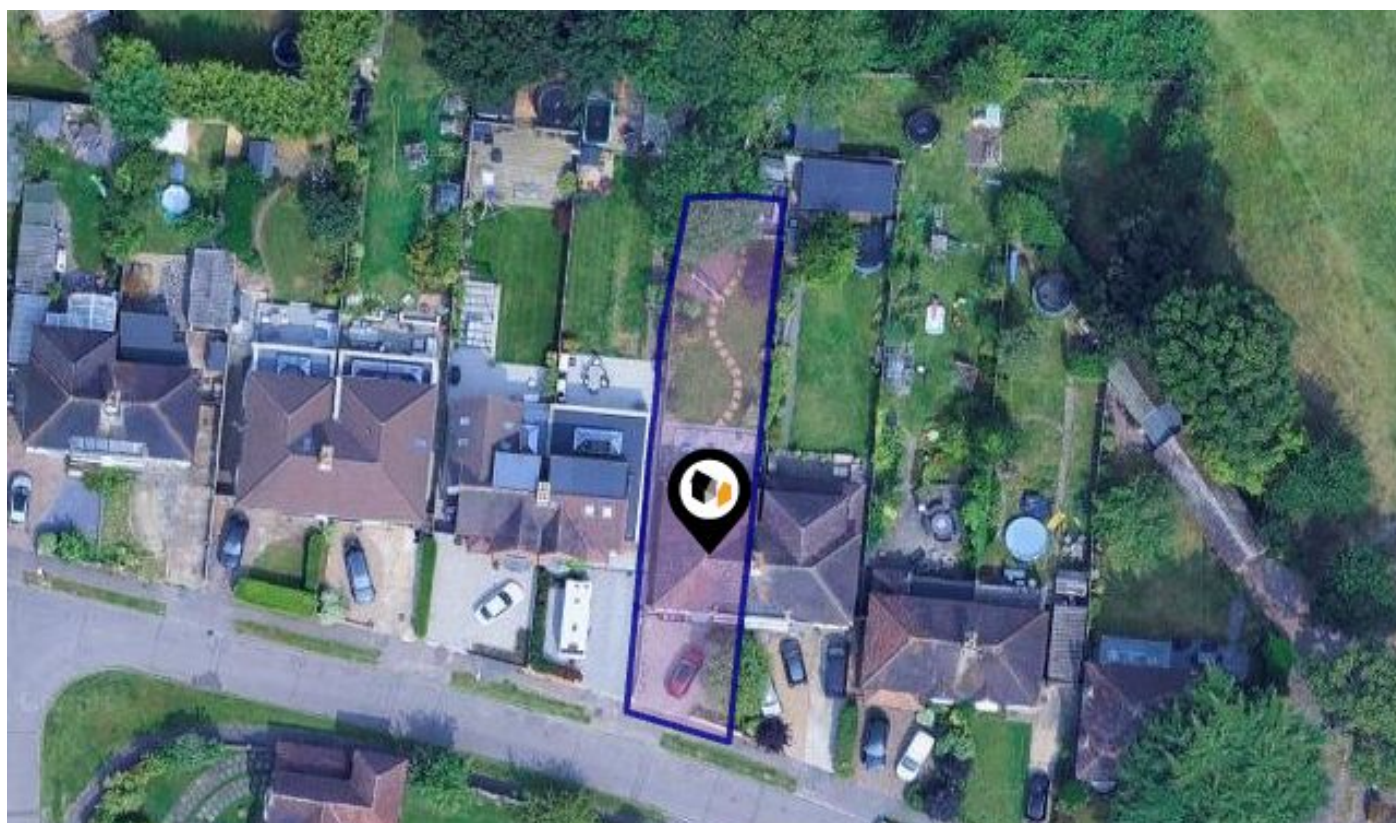




## MIR: Material Info

The Material Information Affecting this Property

**Wednesday 10th June 2026**



**BEARTON GREEN, 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: **Bearton Green, Hitchin, SG5**

| Reference - 02/01284/1HH |                           |
|--------------------------|---------------------------|
| Decision:                | Decided                   |
| Date:                    | 22nd August 2002          |
| Description:             | Two storey rear extension |

| Reference - 02/01683/1HH |                                                                                                                        |
|--------------------------|------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                |
| Date:                    | 12th November 2002                                                                                                     |
| Description:             | Two storey rear extension incorporating balcony (as amended by drawings No. P10 rev A and P20 rev B received 28.04.03) |

| Reference - 14/01696/1HH |                                    |
|--------------------------|------------------------------------|
| Decision:                | Decided                            |
| Date:                    | 02nd July 2014                     |
| Description:             | Two storey side and rear extension |

Planning records for: **14 Bearton Green Hitchin Hertfordshire SG5 1UL**

|                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Reference - 00/01465/1</b>                                                                                                                                       |
| <b>Decision:</b> Decided                                                                                                                                            |
| <b>Date:</b> 25th September 2000                                                                                                                                    |
| <b>Description:</b><br>2 two storey side extensions to facilitate conversion of existing house into 2 dwellings (as amended by drawings received 14.11.00)          |
| <b>Reference - 01/01161/1</b>                                                                                                                                       |
| <b>Decision:</b> Decided                                                                                                                                            |
| <b>Date:</b> 20th July 2001                                                                                                                                         |
| <b>Description:</b><br>Two storey front, side and rear extensions to facilitate conversion of existing house into 2 dwellings with additional new vehicular access. |
| <b>Reference - 02/00022/1HH</b>                                                                                                                                     |
| <b>Decision:</b> Decided                                                                                                                                            |
| <b>Date:</b> 07th January 2002                                                                                                                                      |
| <b>Description:</b><br>Raising of roof and two storey rear extension and front entrance porch as amended by drawing numbers 5A, 6C and 7A received on 27/02/2002.   |
| <b>Reference - 79/00620/1</b>                                                                                                                                       |
| <b>Decision:</b> Decided                                                                                                                                            |
| <b>Date:</b> 13th April 1979                                                                                                                                        |
| <b>Description:</b><br>Erection of two storey side extension and replacement detached garage.                                                                       |

Planning records for: **33 Bearton Green Hitchin Hertfordshire SG5 1UL**

| Reference - 26/00748/FPH |                                                                                                                                                                       |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                                               |
| Date:                    | 23rd March 2026                                                                                                                                                       |
| Description:             | Two storey side extension and single storey rear extension following demolition of existing external side storage/extension and part rear extension. External render. |

| Reference - 26/00709/LDCP |                                                                                                    |
|---------------------------|----------------------------------------------------------------------------------------------------|
| Decision:                 | Decided                                                                                            |
| Date:                     | 18th March 2026                                                                                    |
| Description:              | Hip to gable roof extension with rear box dormer to facilitate loft conversion to habitable space. |

| Reference - 07/01585/1HH |                                                                         |
|--------------------------|-------------------------------------------------------------------------|
| Decision:                | Decided                                                                 |
| Date:                    | 25th June 2007                                                          |
| Description:             | Single storey side extension to provide garage and living accommodation |

Planning records for: **35 Bearton Green Hitchin SG5 1UL**

| Reference - 04/00971/1PUD |                                                                                                                                                     |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                 | Decided                                                                                                                                             |
| Date:                     | 11th June 2004                                                                                                                                      |
| Description:              | Application for Lawful Development Certificate - proposed change from hipped roof to gable roof, including front rooflights and rear roof extension |

Planning records for: **37 Bearton Green Hitchin SG5 1UL**

| Reference - 87/01927/1 |                              |
|------------------------|------------------------------|
| Decision:              | Decided                      |
| Date:                  | 22nd October 1987            |
| Description:           | Single storey rear extension |

Planning records for: **39 Bearton Green Hitchin SG5 1UL**

| Reference - 05/00136/1HH |                                                     |
|--------------------------|-----------------------------------------------------|
| Decision:                | Decided                                             |
| Date:                    | 01st February 2005                                  |
| Description:             | Part two storey, part single storey rear extension. |

Planning records for: **41 Bearton Green Hitchin Hertfordshire SG5 1UL**

| Reference - 00/00948/1HH |                   |
|--------------------------|-------------------|
| Decision:                | Decided           |
| Date:                    | 27th June 2000    |
| Description:             | Rear conservatory |

Planning records for: **43 Bearton Green Hitchin Hertfordshire SG5 1UL**

| Reference - 25/01883/FPH |                                                                                                                                                                                                                                                                            |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                                                                                                                                                    |
| Date:                    | 19th August 2025                                                                                                                                                                                                                                                           |
| Description:             | Single storey rear infill extension following demolition of existing rear element and outbuilding. Alterations to roof including hip to gable roof extension; insertion of rear box dormer and front rooflights to facilitate loft conversion. Alterations to fenestration |

Planning records for: **43 Bearton Green Hitchin SG5 1UL**

| Reference - 79/00209/1 |                                                  |
|------------------------|--------------------------------------------------|
| Decision:              | Decided                                          |
| Date:                  | 06th December 1979                               |
| Description:           | Erection of car port in front of existing garage |

| Reference - 84/00461/1 |                                          |
|------------------------|------------------------------------------|
| Decision:              | Decided                                  |
| Date:                  | 21st March 1984                          |
| Description:           | Erection of single storey rear extension |

Planning records for: **45 Bearton Green Hitchin SG5 1UL**

| Reference - 88/01381/1 |                           |
|------------------------|---------------------------|
| Decision:              | Decided                   |
| Date:                  | 03rd August 1988          |
| Description:           | Two storey rear extension |

| Reference - 21/01739/FPH |                              |
|--------------------------|------------------------------|
| Decision:                | Decided                      |
| Date:                    | 03rd June 2021               |
| Description:             | Single storey rear extension |

Planning records for: **47 Bearton Green Hitchin Hertfordshire SG5 1UL**

| Reference - 20/00121/FPH |                                                   |
|--------------------------|---------------------------------------------------|
| Decision:                | Decided                                           |
| Date:                    | 11th February 2020                                |
| Description:             | Erection of a garden shed/workshop to rear garden |

| Reference - 20/01625/FPH |                                                                                                                                                                                     |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                                                             |
| Date:                    | 27th July 2020                                                                                                                                                                      |
| Description:             | Part two storey/part single storey rear extension, two storey side extension and erection of porch to front elevation following demolition of existing single storey rear extension |

Planning records for: **49 Bearton Green Hitchin Hertfordshire SG5 1UL**

| Reference - 19/01050/FPH |                                                                                                                                                                 |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                                         |
| Date:                    | 01st May 2019                                                                                                                                                   |
| Description:             | Part two storey and part single storey side and rear extension following demolition of existing single storey rear extension. Replacement detached outbuilding. |

| Reference - 19/02287/NMA |                                                                                                                                                               |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                                       |
| Date:                    | 23rd September 2019                                                                                                                                           |
| Description:             | Increase width of rear door on ground floor and feature roof above (as Non-Material Amendment of Planning permission granted 19/01050/FPH granted 20.06.2019) |

Planning records for: **51 Bearton Green Hitchin Hertfordshire SG5 1UL**

| Reference - 19/02685/FPH |                                                                                                                                                                                                                   |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                                                                                           |
| Date:                    | 18th November 2019                                                                                                                                                                                                |
| Description:             | Two storey rear/side extension, single storey rear extension and front porch. Two front rooflights and rear dormer window to facilitate conversion of loft into habitable accommodation. Alterations to openings. |

| Reference - 15/03247/1PUD |                              |
|---------------------------|------------------------------|
| Decision:                 | Decided                      |
| Date:                     | 30th December 2015           |
| Description:              | Single storey rear extension |

| Reference - 21/03147/FPH |                                                                                                                                                                                                       |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                                                                               |
| Date:                    | 08th November 2021                                                                                                                                                                                    |
| Description:             | Single storey front, side and rear extensions and insertion of rooflights to existing front and dormer to existing rear roofslopes to facilitate conversion of loftspace into habitable accommodation |

Planning records for: **55 Bearton Green Hitchin SG5 1UL**

| Reference - 09/02376/1HH |                                                                        |
|--------------------------|------------------------------------------------------------------------|
| Decision:                | Decided                                                                |
| Date:                    | 23rd December 2009                                                     |
| Description:             | Two storey side and part two storey, part single storey rear extension |

Planning records for: **55 Bearton Green Hitchin SG5 1UL**

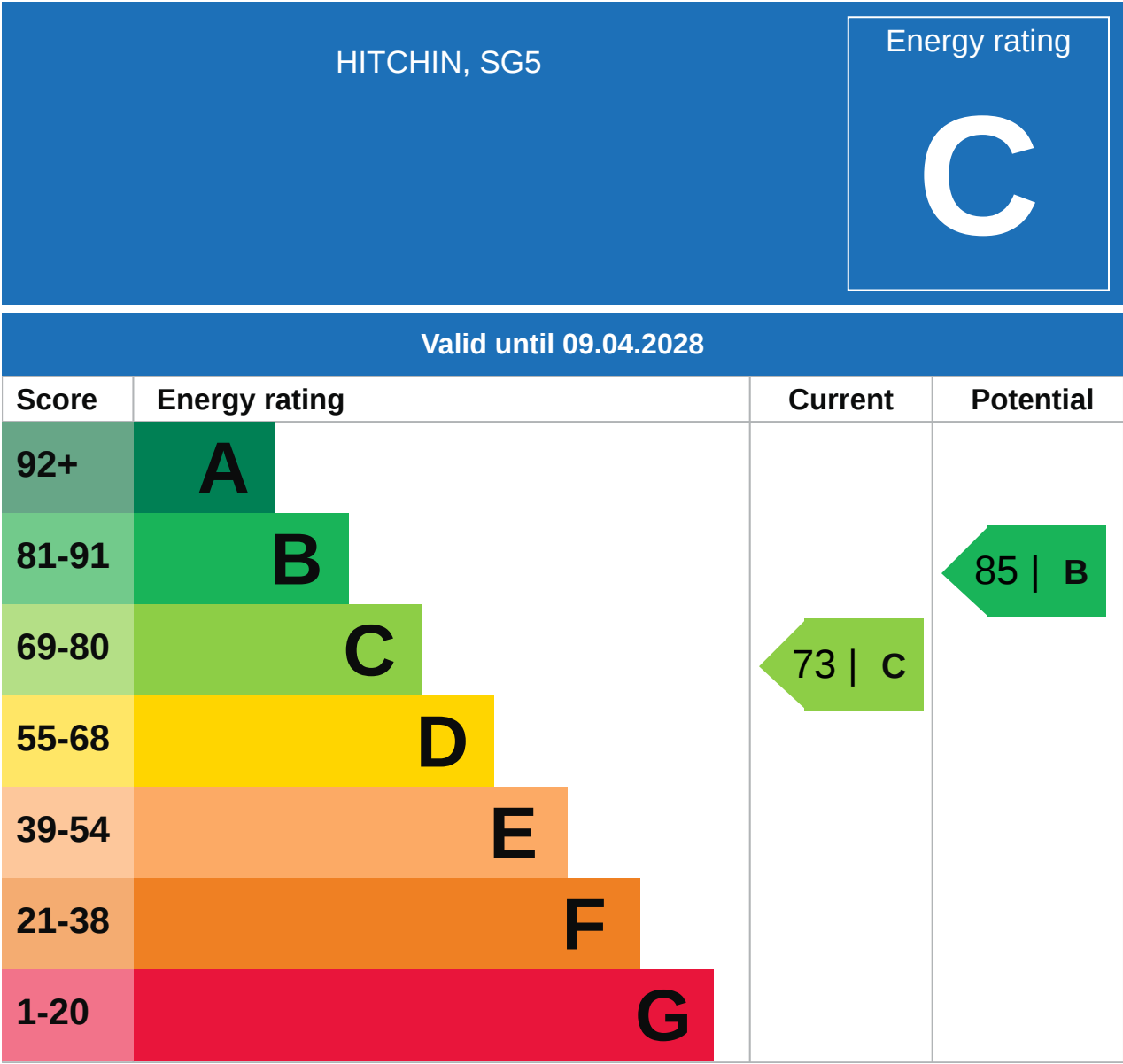
| Reference - 09/01810/1HH |                                                                        |
|--------------------------|------------------------------------------------------------------------|
| Decision:                | Decided                                                                |
| Date:                    | 05th October 2009                                                      |
| Description:             | Two storey side and part two storey, part single storey rear extension |

Planning records for: **57 Bearton Green Hitchin SG5 1UL**

| Reference - 88/01181/1 |                                                  |
|------------------------|--------------------------------------------------|
| Decision:              | Decided                                          |
| Date:                  | 04th July 1988                                   |
| Description:           | Two storey side and single storey rear extension |

Planning records for: **61 Bearton Green Hitchin Herts SG5 1UL**

| Reference - 93/00347/1HH |                         |
|--------------------------|-------------------------|
| Decision:                | Decided                 |
| Date:                    | 31st March 1993         |
| Description:             | Detached double garage. |



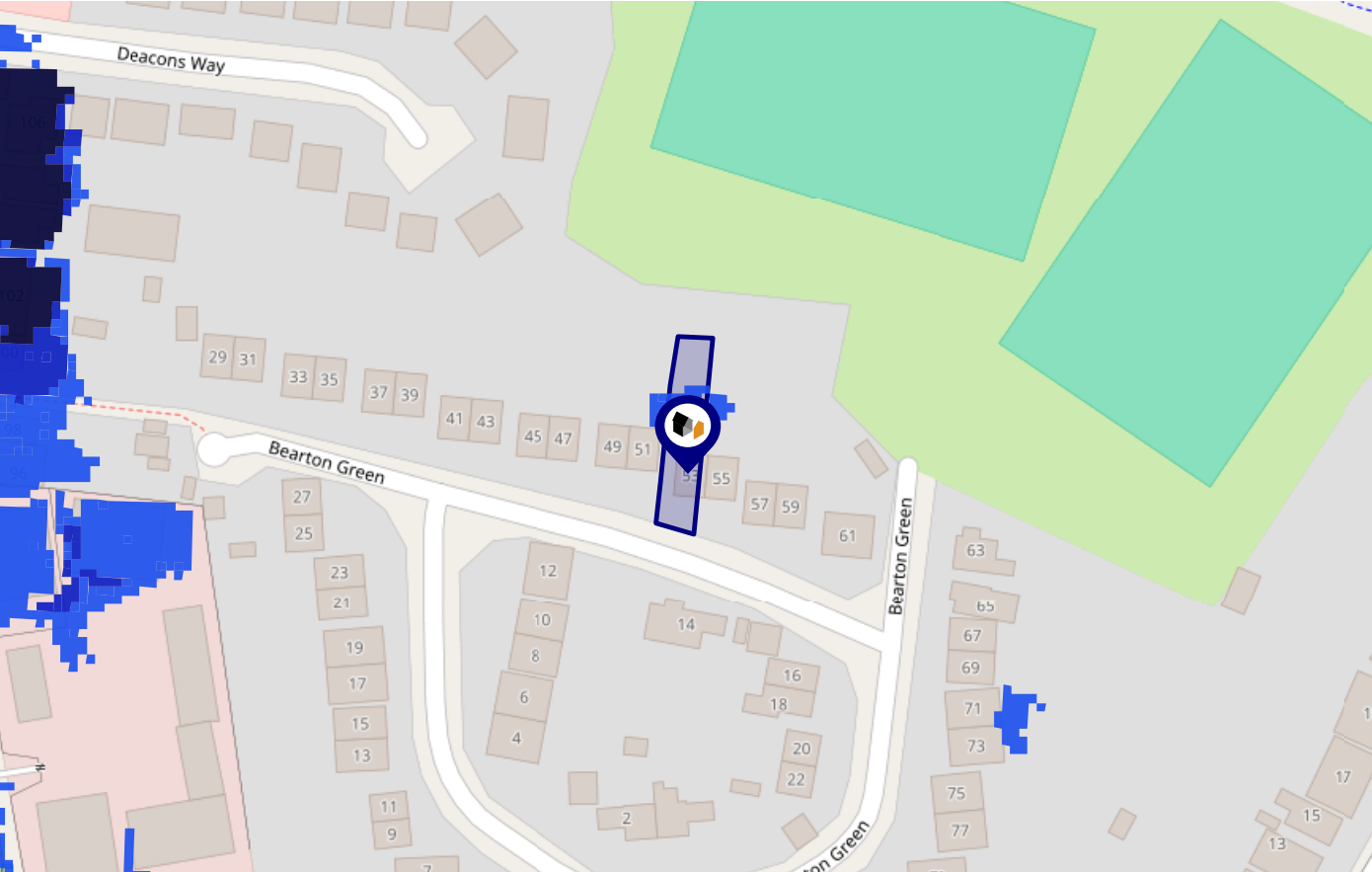
## Additional EPC Data

|                                      |                                                |
|--------------------------------------|------------------------------------------------|
| <b>Property Type:</b>                | Semi-detached house                            |
| <b>Walls:</b>                        | Solid brick, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                 | Poor                                           |
| <b>Roof:</b>                         | Pitched, 300 mm loft insulation                |
| <b>Roof Energy:</b>                  | Very good                                      |
| <b>Window:</b>                       | Fully double glazed                            |
| <b>Window Energy:</b>                | Good                                           |
| <b>Main Heating:</b>                 | Boiler and radiators, mains gas                |
| <b>Main Heating Energy:</b>          | Good                                           |
| <b>Main Heating Controls:</b>        | Programmer, room thermostat and TRVs           |
| <b>Main Heating Controls Energy:</b> | Good                                           |
| <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>Lighting Energy:</b>              | Very good                                      |
| <b>Floors:</b>                       | Suspended, no insulation (assumed)             |
| <b>Secondary Heating:</b>            | None                                           |
| <b>Total Floor Area:</b>             | 146 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.

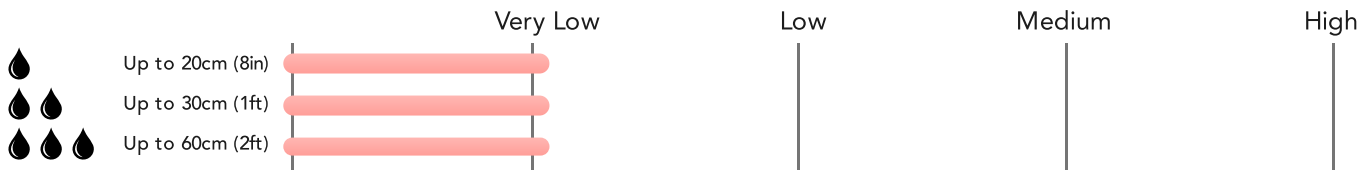


Risk Rating: Very low

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.

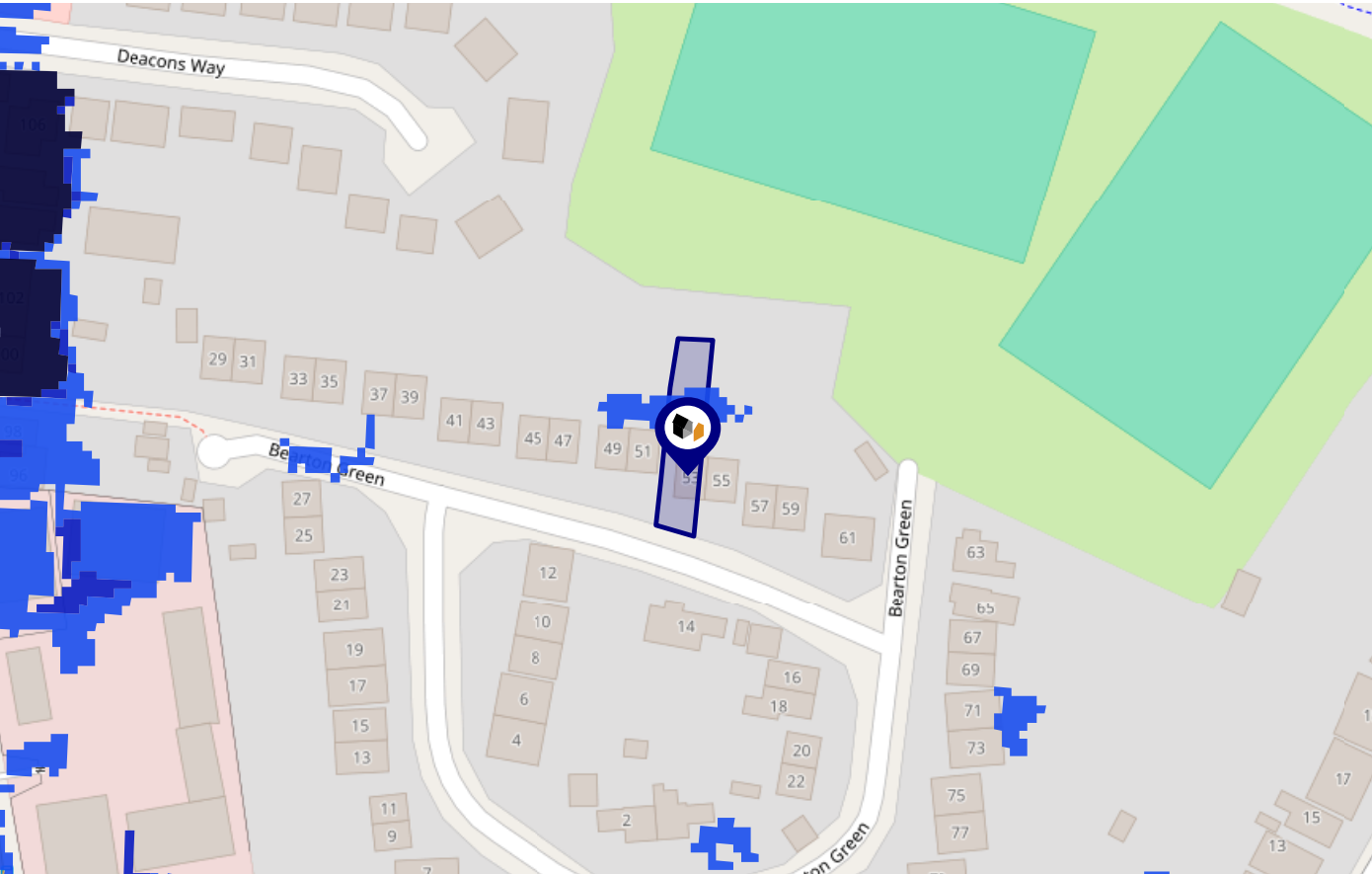
Chance of flooding to the following depths at this property:



# 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.

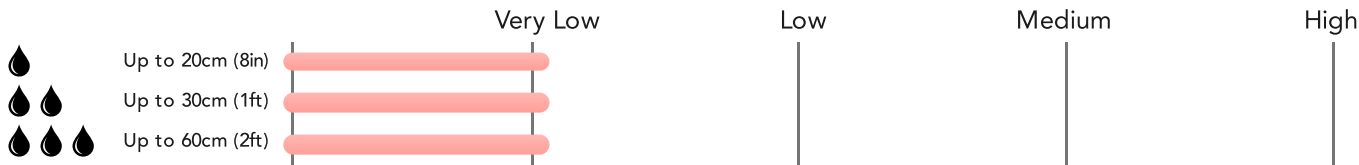


Risk Rating: Very low

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.

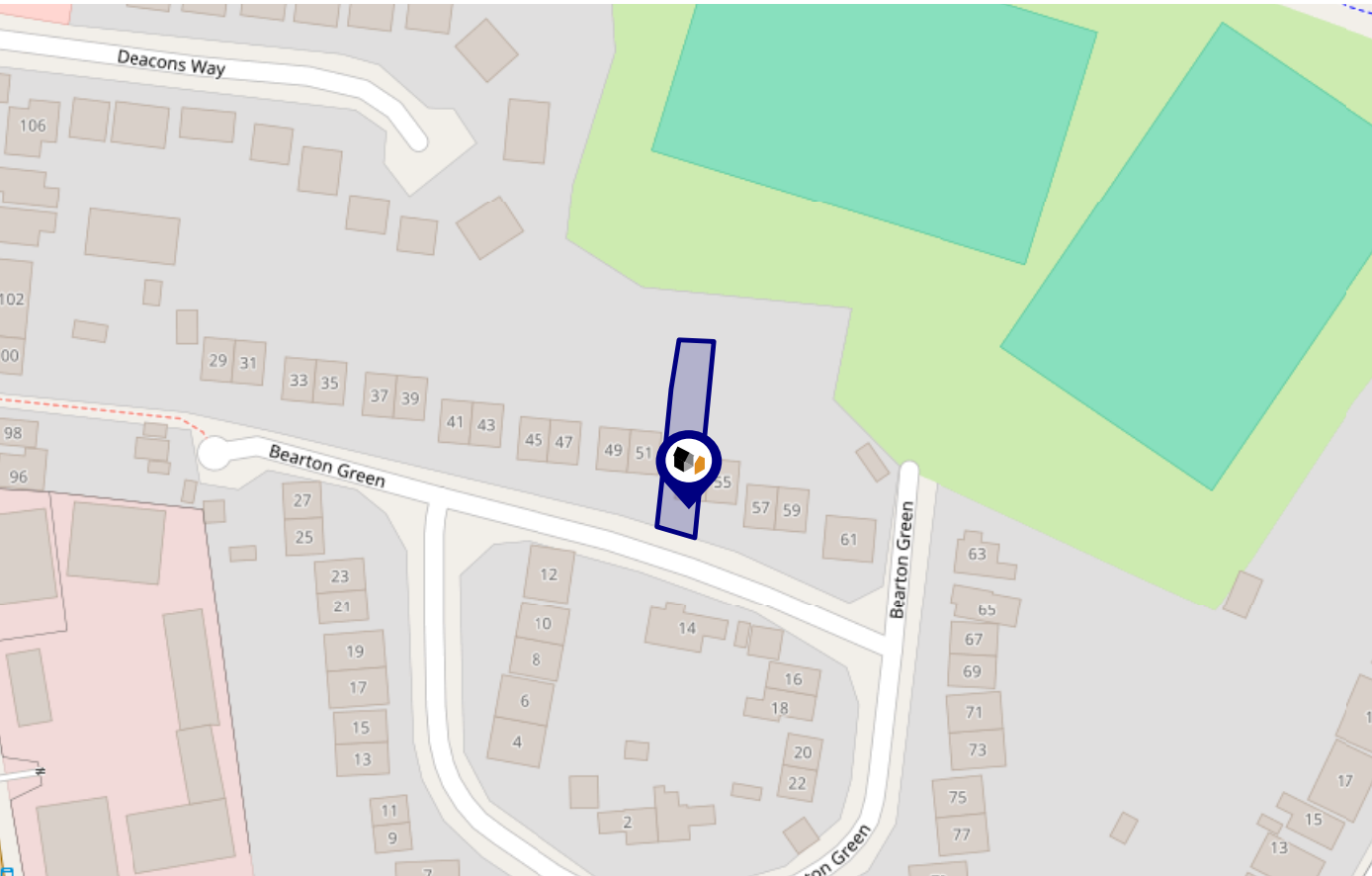
Chance of flooding to the following depths at this property:



# 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.

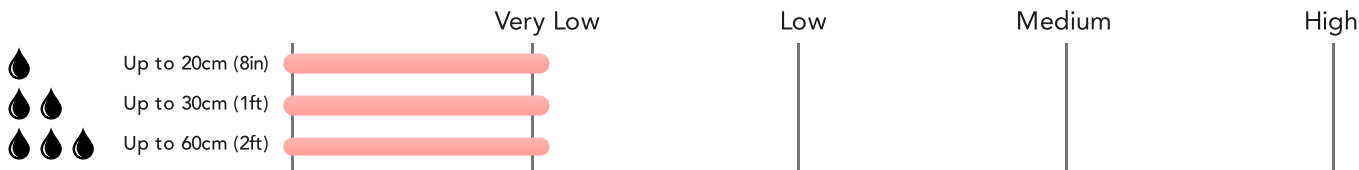


Risk Rating: Very low

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.

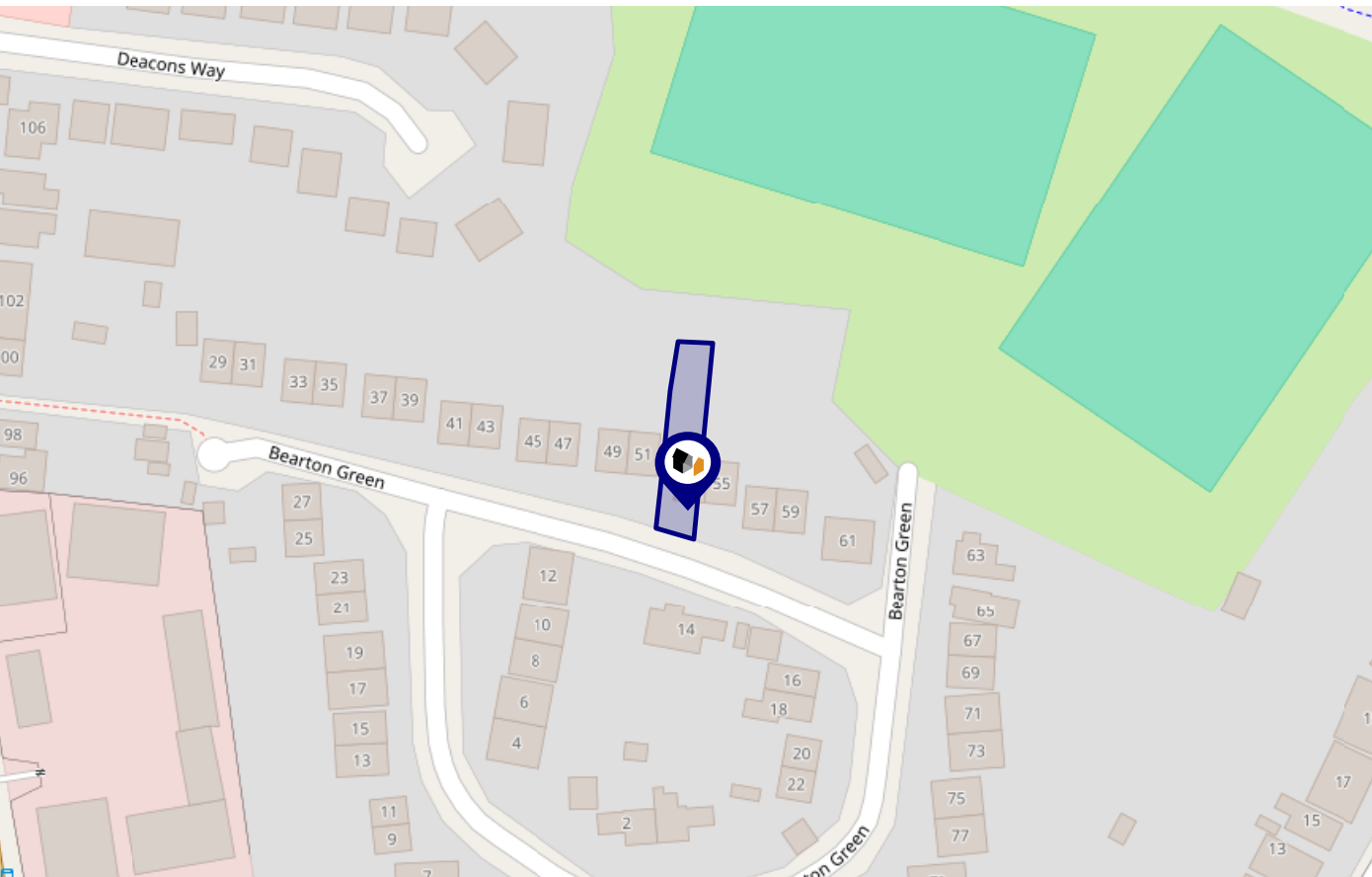
Chance of flooding to the following depths at this property:



# 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.

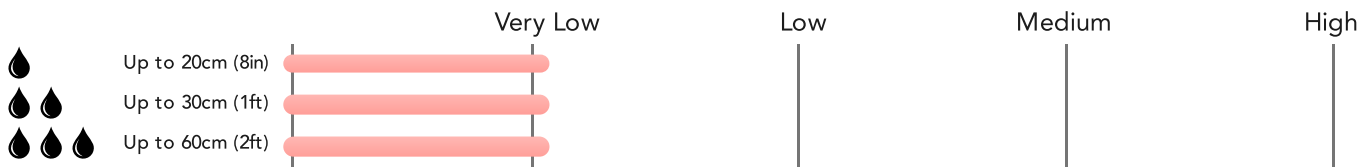


Risk Rating: Very low

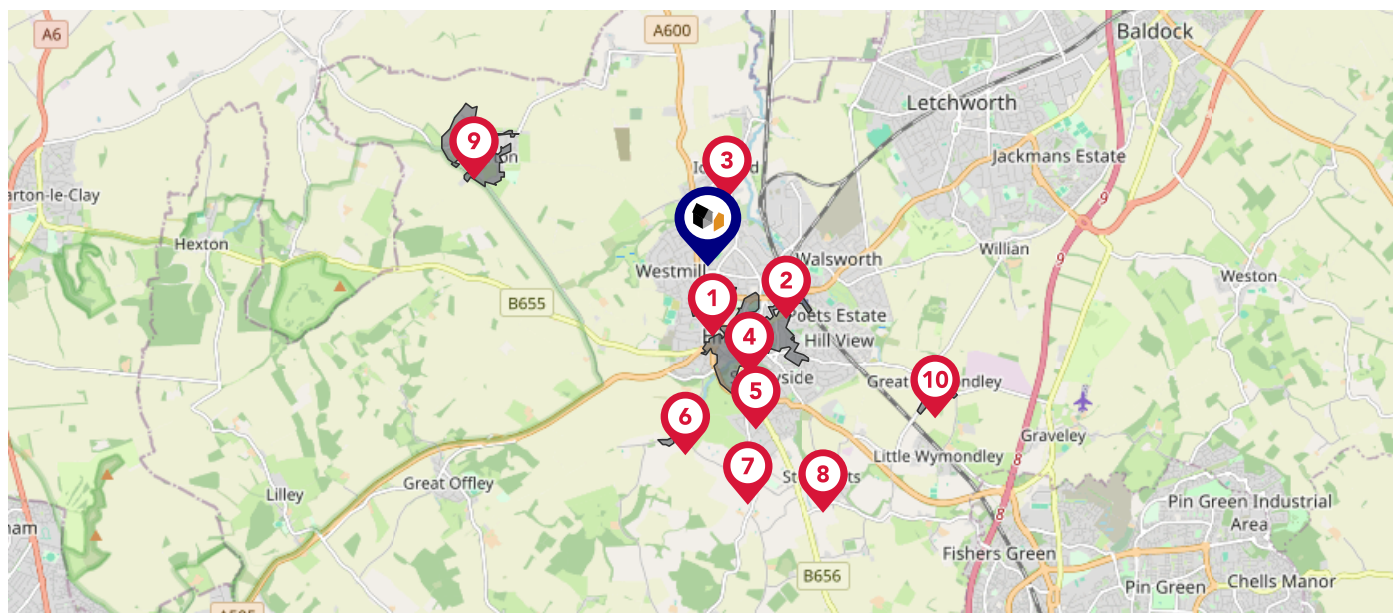
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



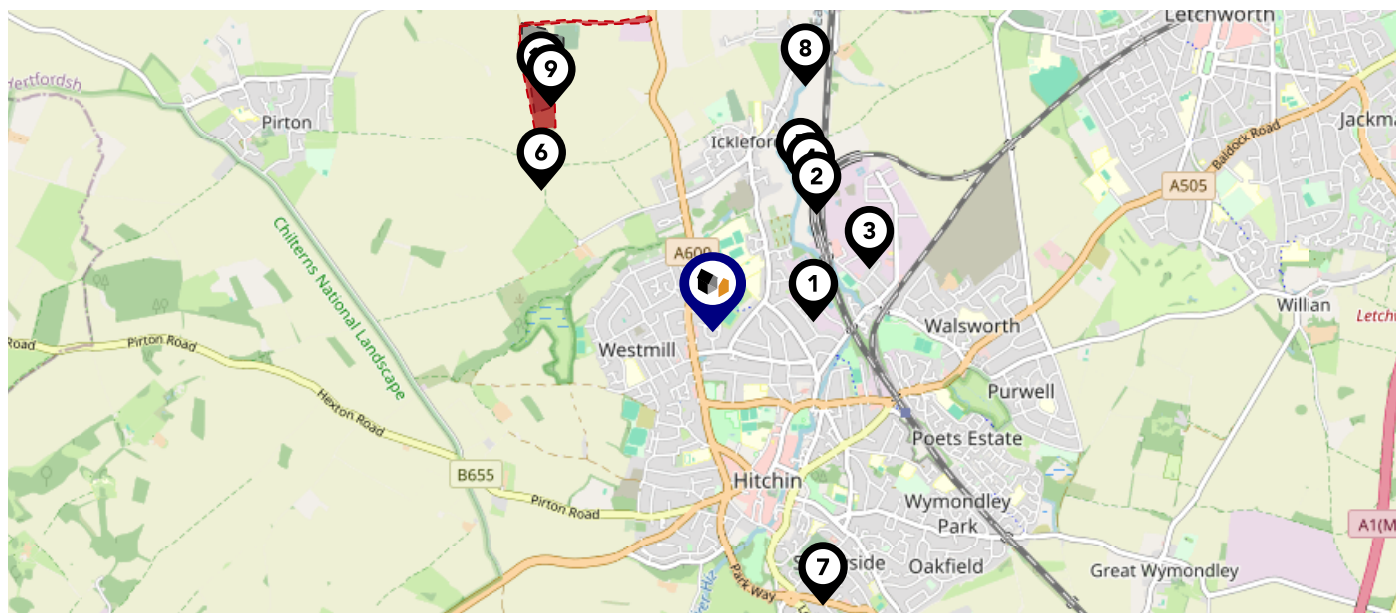
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

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

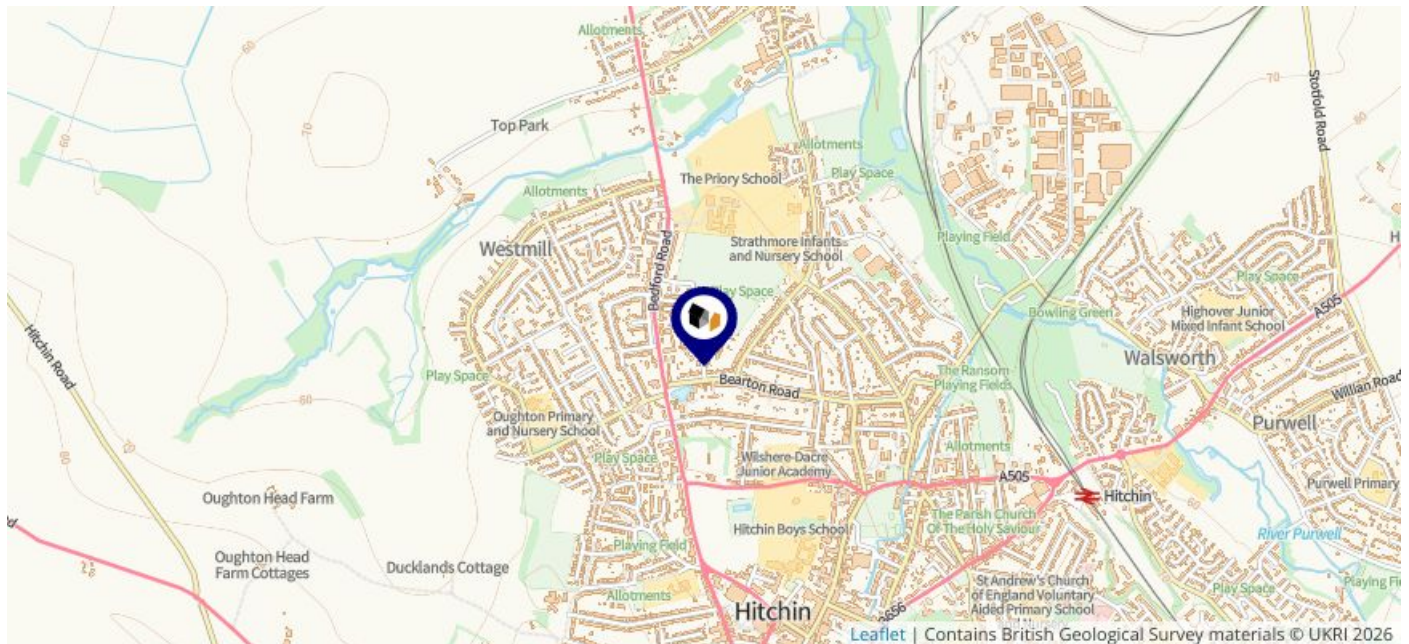
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

|    |                                                     |                   |  |
|----|-----------------------------------------------------|-------------------|--|
| 1  | Ickleford-Near Hitchin, Hertfordshire               | Historic Landfill |  |
| 2  | Cadwell Lane-Hitchin, Hertfordshire                 | Historic Landfill |  |
| 3  | Wallace Way-Hitchin, Hertfordshire                  | Historic Landfill |  |
| 4  | Land off Cadwell lane-Hitchin, Hertfordshire        | Historic Landfill |  |
| 5  | Gerry's Hole-Ickleford, Near Hitchin, Hertfordshire | Historic Landfill |  |
| 6  | Hambridge Way-Pirton                                | Historic Landfill |  |
| 7  | Eynesford Court-Hitchin, Hertfordshire              | Historic Landfill |  |
| 8  | Lower Green-Ickleford, Hitchin, Surrey              | Historic Landfill |  |
| 9  | No name provided by source                          | Active Landfill   |  |
| 10 | Pit At Holwell-Hitchin, Hertfordshire               | Historic Landfill |  |

This map displays nearby coal mine entrances and their classifications.



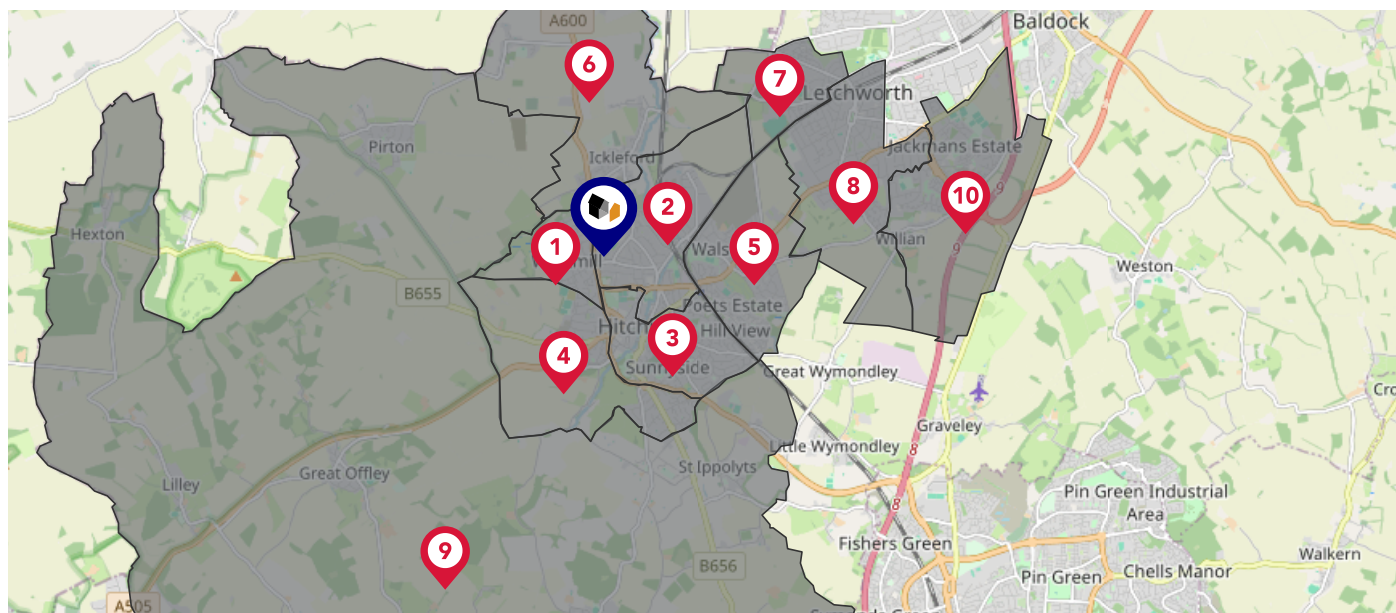
### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

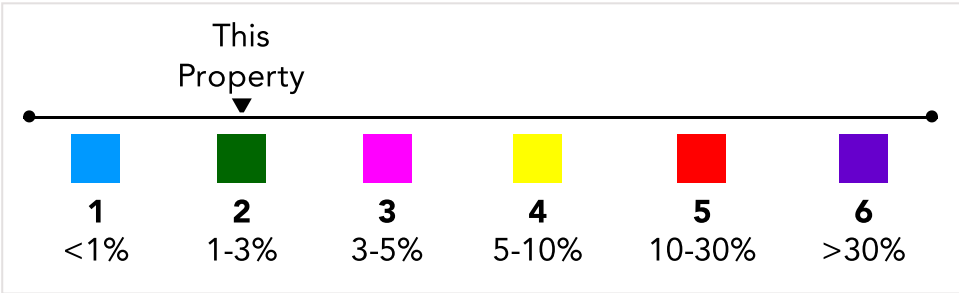
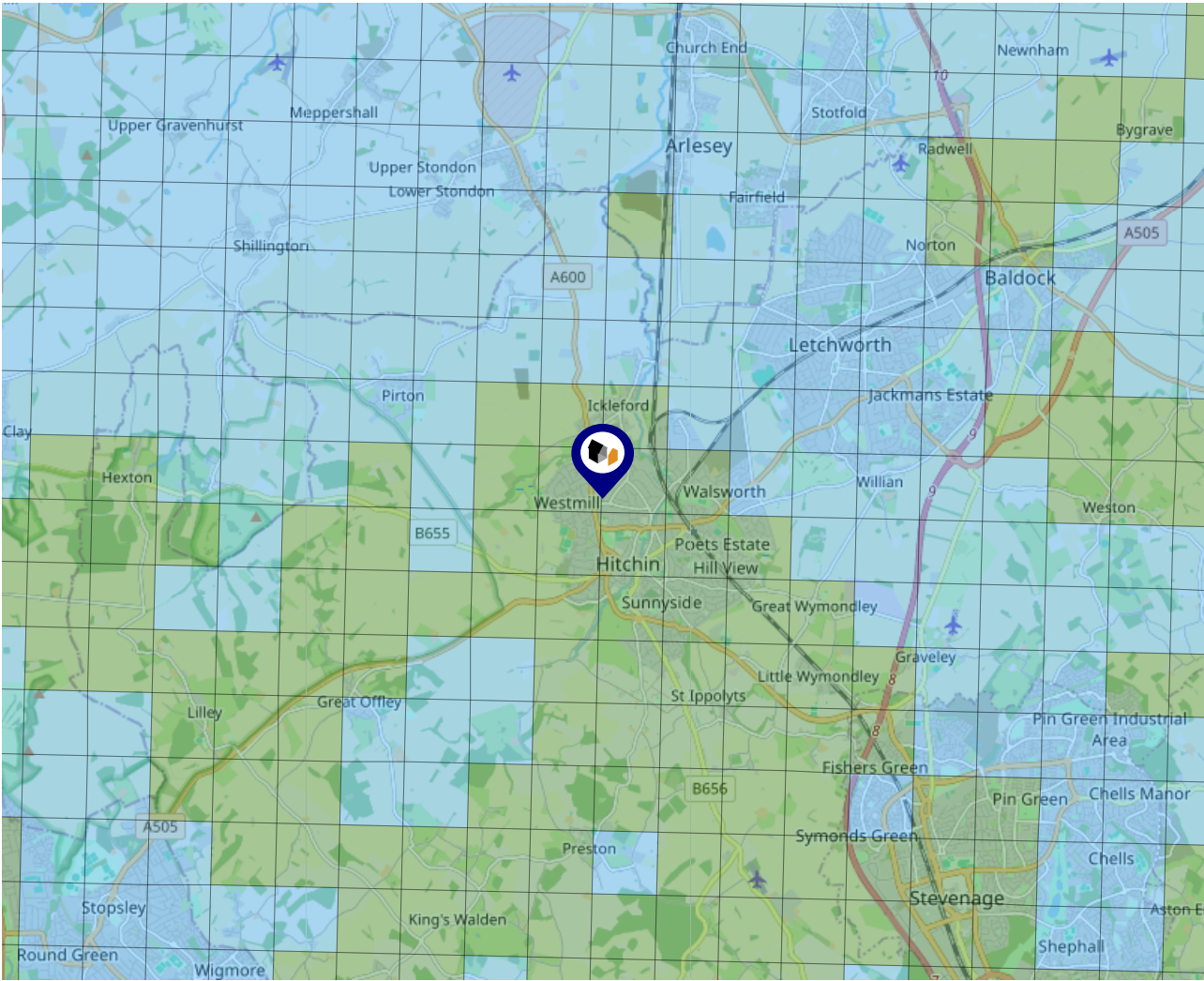


### Nearby Council Wards

-  Hitchin Oughton Ward
-  Hitchin Bearton Ward
-  Hitchin Highbury Ward
-  Hitchin Priory Ward
-  Hitchin Walsworth Ward
-  Cadwell Ward
-  Letchworth Wilbury Ward
-  Letchworth South West Ward
-  Hitchwood, Offa and Hoo Ward
-  Letchworth South East Ward

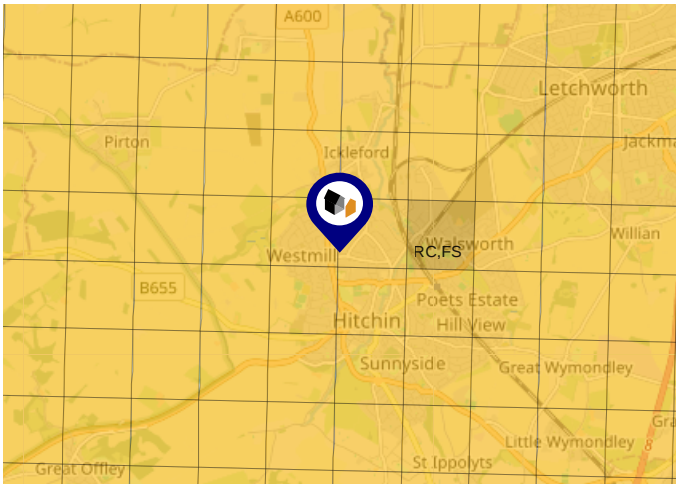
### What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



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     |

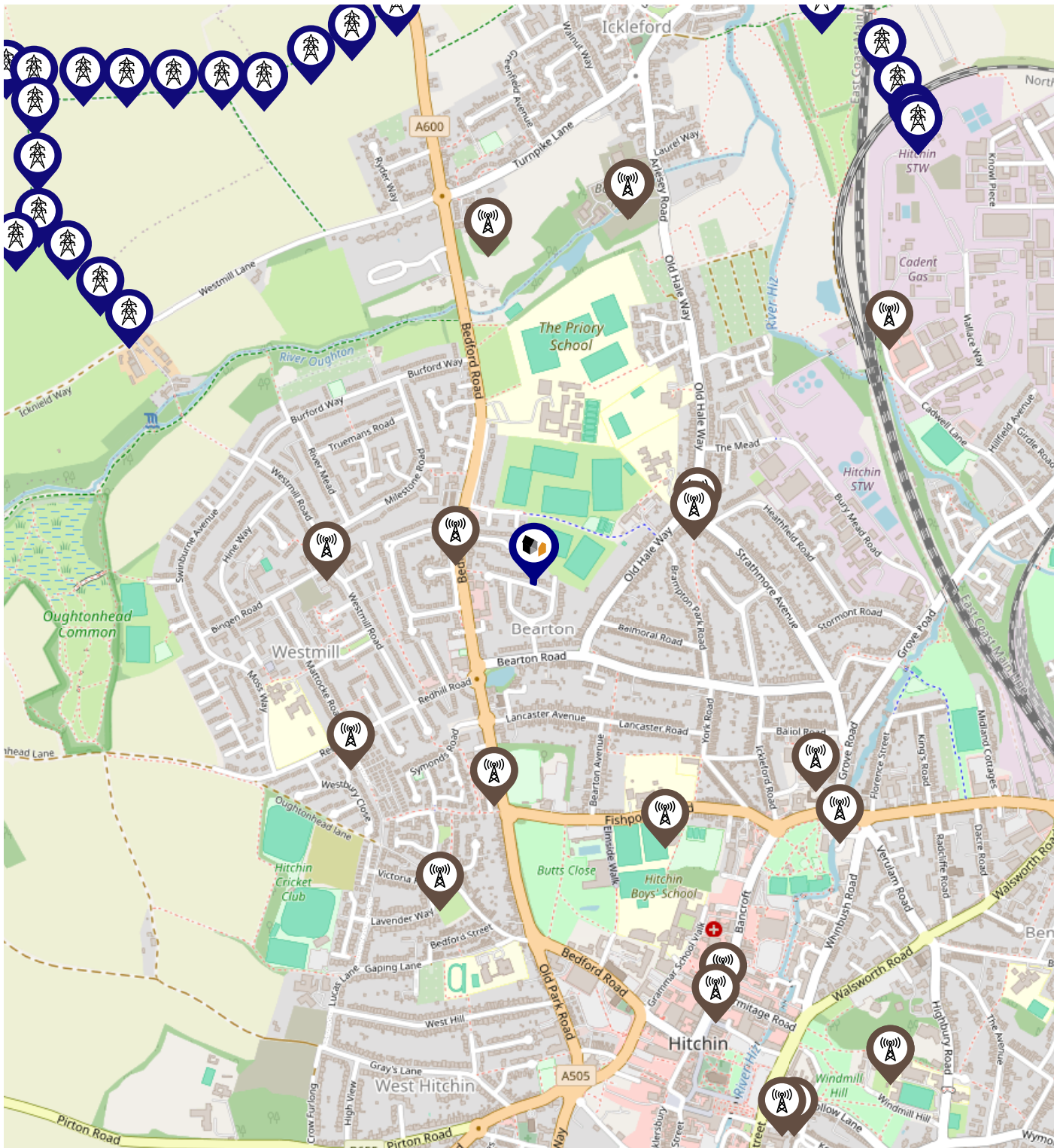


Primary Classifications (Most Common Clay Types)

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

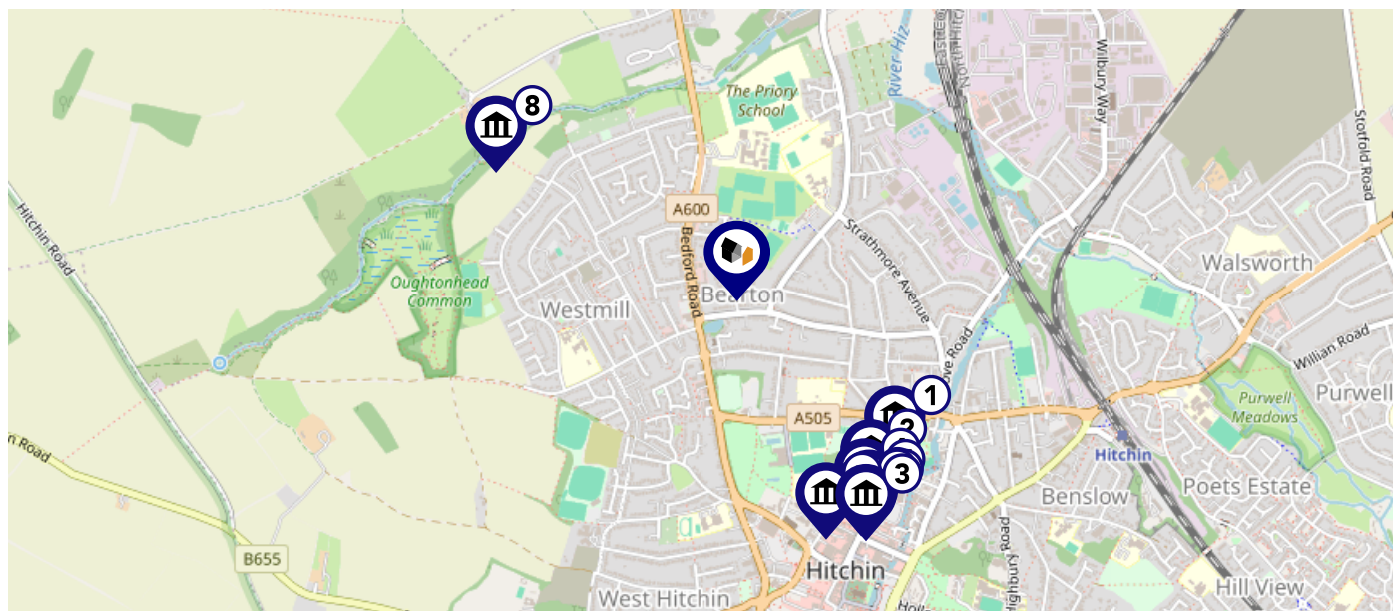
## Masts & Pylons



### 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  |
|----------------------------------------|------------------------------------------------------------------------|----------|-----------|
|                                        | 1347594 - Frythe Cottages                                              | Grade II | 0.5 miles |
|                                        | 1347577 - 53, Bancroft                                                 | Grade II | 0.5 miles |
|                                        | 1173028 - 93, Bancroft                                                 | Grade II | 0.6 miles |
|                                        | 1172987 - 34, Bancroft                                                 | Grade II | 0.6 miles |
|                                        | 1102222 - 86 And 87, Bancroft                                          | Grade II | 0.6 miles |
|                                        | 1102221 - 45, 46 And 46a, Bancroft                                     | Grade II | 0.6 miles |
|                                        | 1347578 - 91 And 92, Bancroft                                          | Grade II | 0.6 miles |
|                                        | 1103235 - Large Barn To North East Of Coach House At Old Westmill Farm | Grade II | 0.6 miles |
|                                        | 1347576 - 32 And 33, Bancroft                                          | Grade II | 0.6 miles |
|                                        | 1102163 - Hitchin Boys Grammar School                                  | Grade II | 0.6 miles |

## Building Safety

---

No building safety aspect to report

## Accessibility / Adaptations

---

Not suitable for wheelchair users

## Restrictive Covenants

---

None specified

## Rights of Way (Public & Private)

---

None specified

## Construction Type

---

Standard brick construction

## Property Lease Information

---

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

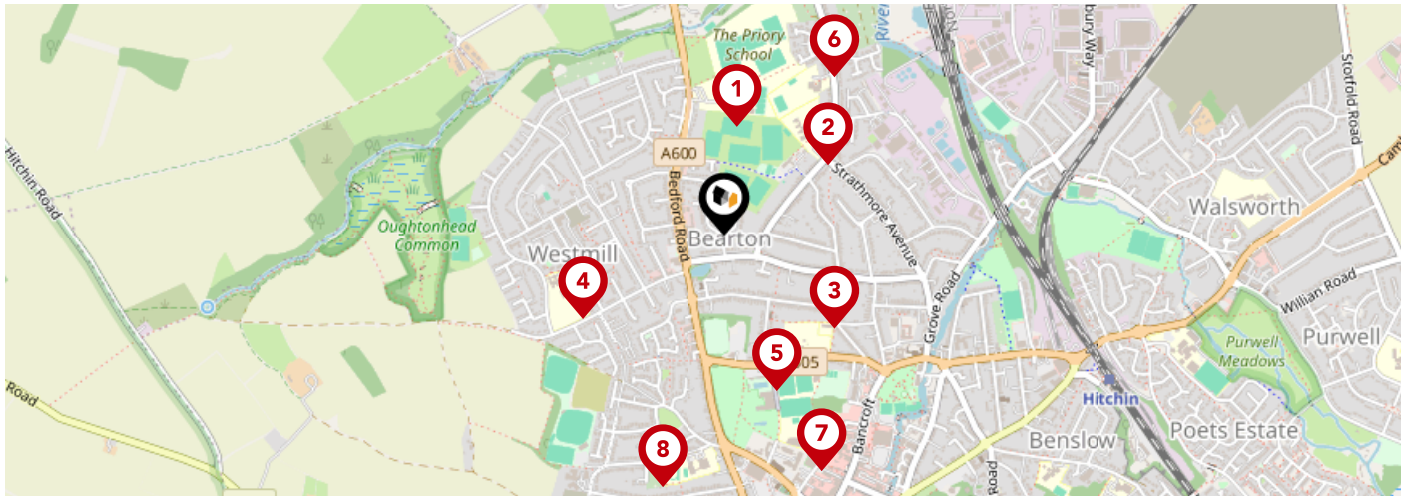
---

YES - Mains

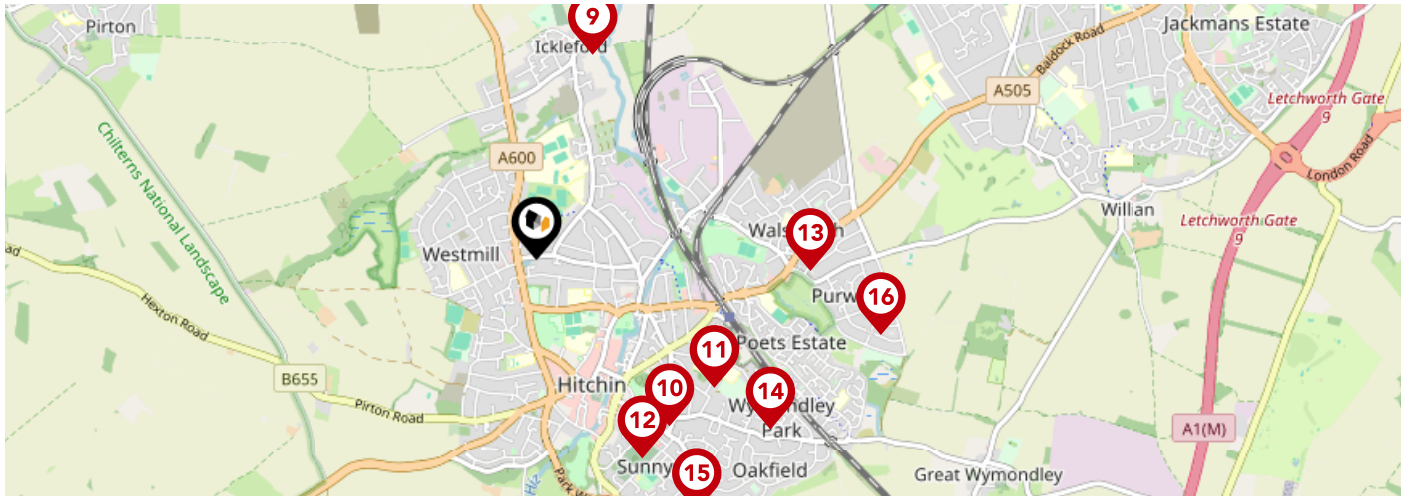
## Drainage

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YES - Mains



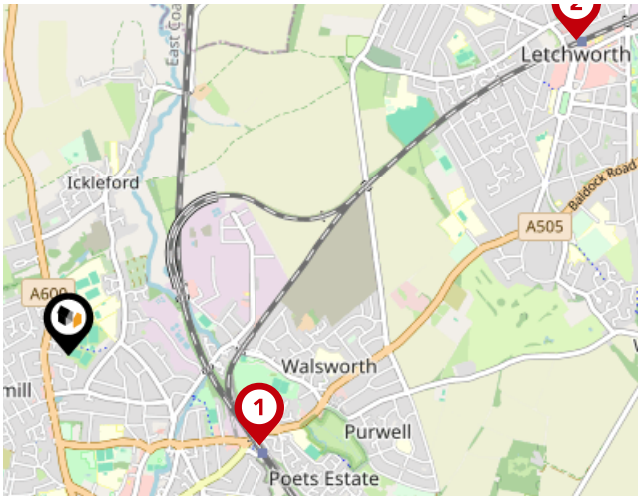
|          |                                                                                                                | Nursery                             | Primary                             | Secondary                           | College                  | Private                  |
|----------|----------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>The Priory School</b><br>Ofsted Rating: Good   Pupils: 1231   Distance:0.25                                 | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Strathmore Infant and Nursery School</b><br>Ofsted Rating: Good   Pupils: 199   Distance:0.29               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>York Road Nursery School</b><br>Ofsted Rating: Outstanding   Pupils: 107   Distance:0.33                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Oughton Primary and Nursery School</b><br>Ofsted Rating: Good   Pupils: 218   Distance:0.37                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Wilshire-Dacre Junior Academy</b><br>Ofsted Rating: Good   Pupils: 267   Distance:0.38                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Our Lady Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 154   Distance:0.44                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Hitchin Boys' School</b><br>Ofsted Rating: Outstanding   Pupils: 1317   Distance:0.58                       | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Samuel Lucas Junior Mixed and Infant School</b><br>Ofsted Rating: Outstanding   Pupils: 420   Distance:0.59 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



|           |                                                                                                                                       | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>9</b>  | <b>Ickleford Primary School</b><br>Ofsted Rating: Good   Pupils: 210   Distance:0.97                                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>10</b> | <b>Hitchin Girls' School</b><br>Ofsted Rating: Outstanding   Pupils: 1355   Distance:0.98                                             | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>11</b> | <b>St Andrew's Church of England Voluntary Aided Primary School, Hitchin</b><br>Ofsted Rating: Outstanding   Pupils: 252   Distance:1 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>12</b> | <b>Highbury Infant School and Nursery</b><br>Ofsted Rating: Good   Pupils: 204   Distance:1.03                                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>13</b> | <b>Highover Junior Mixed and Infant School</b><br>Ofsted Rating: Good   Pupils: 428   Distance:1.25                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>14</b> | <b>William Ransom Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 422   Distance:1.32                                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>15</b> | <b>Whitehill Junior School</b><br>Ofsted Rating: Good   Pupils: 240   Distance:1.36                                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>16</b> | <b>Purwell Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 167   Distance:1.61                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

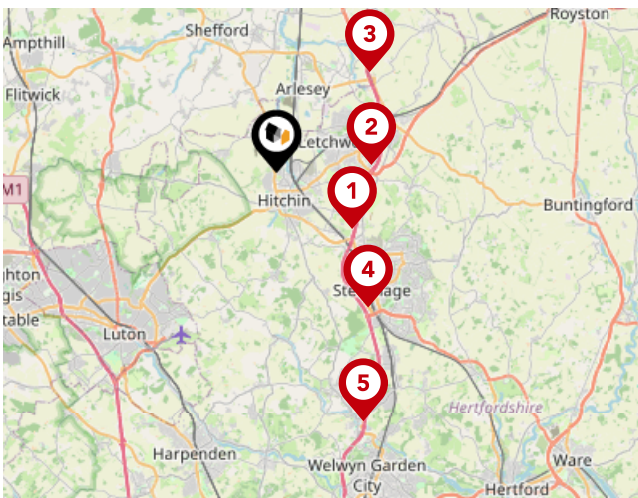
# Area

## Transport (National)



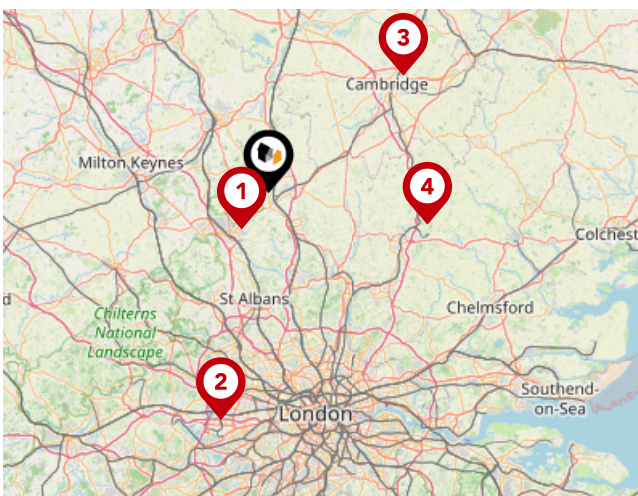
### National Rail Stations

| Pin | Name                    | Distance   |
|-----|-------------------------|------------|
| 1   | Hitchin Rail Station    | 0.96 miles |
| 2   | Letchworth Rail Station | 2.73 miles |
| 3   | Letchworth Rail Station | 2.74 miles |



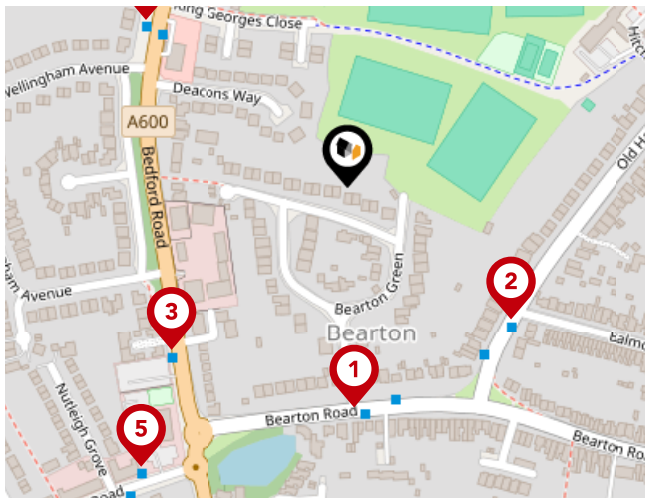
### Trunk Roads/Motorways

| Pin | Name      | Distance   |
|-----|-----------|------------|
| 1   | A1(M) J8  | 3.44 miles |
| 2   | A1(M) J9  | 3.42 miles |
| 3   | A1(M) J10 | 4.99 miles |
| 4   | A1(M) J7  | 5.93 miles |
| 5   | A1(M) J6  | 9.61 miles |



### Airports/Helipads

| Pin | Name             | Distance    |
|-----|------------------|-------------|
| 1   | Luton Airport    | 6.78 miles  |
| 2   | Heathrow Airport | 34.29 miles |
| 3   | Cambridge        | 25.92 miles |
| 4   | Stansted Airport | 23.69 miles |



Bus Stops/Stations

| Pin | Name              | Distance   |
|-----|-------------------|------------|
| 1   | Bearton Green     | 0.13 miles |
| 2   | Balmoral Road     | 0.12 miles |
| 3   | Angel's Reply PH  | 0.14 miles |
| 4   | Wellingham Avenue | 0.15 miles |
| 5   | Nutleigh Grove    | 0.2 miles  |

## **Important - Please read**

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

# Country Properties

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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