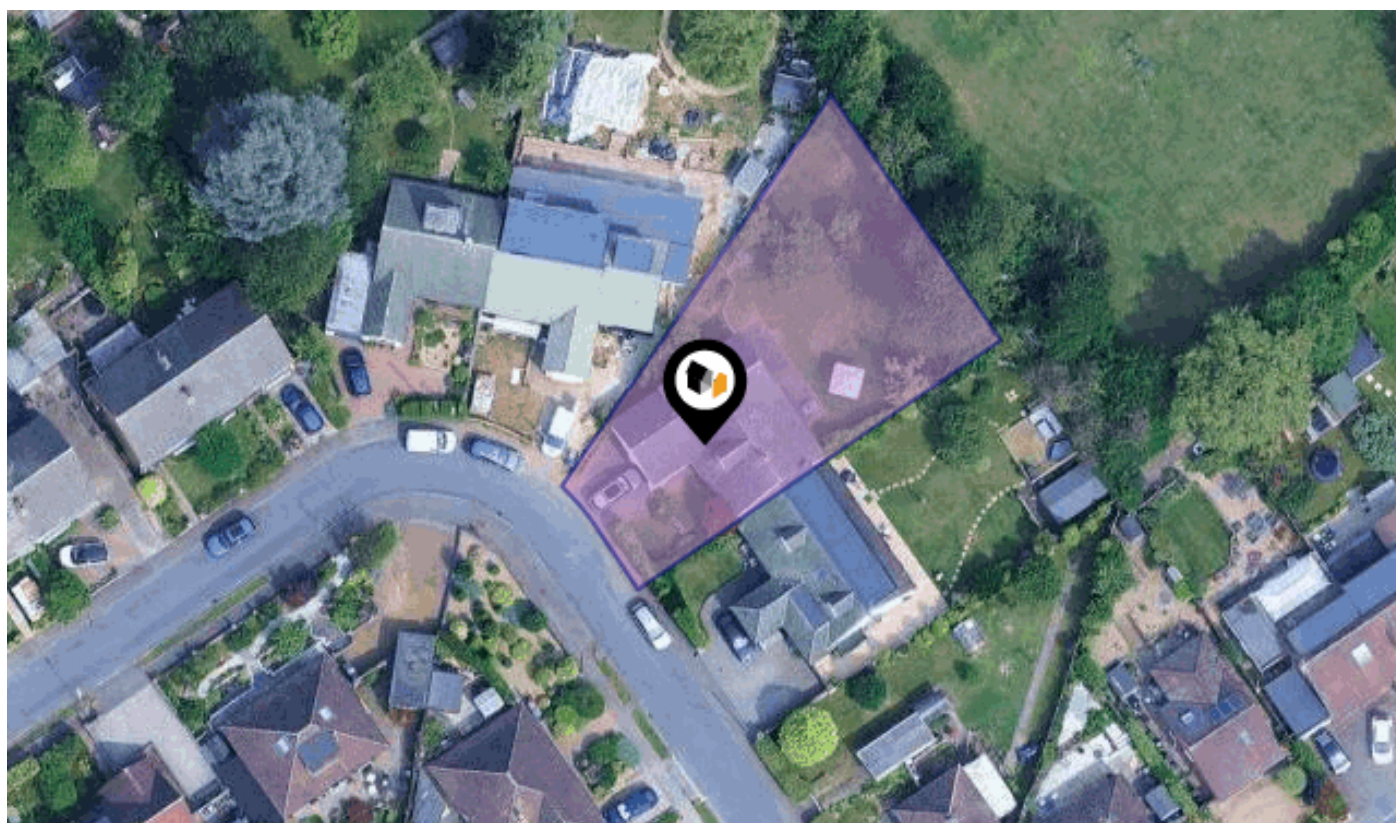




MIR: Material Info

The Material Information Affecting this Property

Wednesday 20th May 2026



LINDSAY AVENUE, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



Planning records for: *Lindsay Avenue, Hitchin, SG4*

Reference - 97/00129/1HH	
Decision:	Decided
Date:	11th February 1997
Description:	Two storey side and extension incorporating car-port. Extension of roof space and front dormer window to facilitate loft conversion (as amended by drawing no. 2051.01c dated 6. 3.97)

Planning records for: **11A Lindsay Avenue Hitchin SG4 9JA**

Reference - 14/03418/1DOC	
Decision:	Decided
Date:	31st December 2014
Description:	Condition 3 - Sample Materials (as discharge of condition attached to planning reference 14/02502/1 granted permission 03/12/2014)

Planning records for: **3 Lindsay Avenue Hitchin SG4 9JA**

Reference - 10/02966/1HH	
Decision:	Decided
Date:	01st December 2010
Description:	Single storey side extension and insertion of 2 front dormer windows and 1 rear dormer window to facilitate conversion of loft to habitable accommodation

Planning records for: **5 Lindsay Avenue Hitchin SG4 9JA**

Reference - 05/01751/1HH	
Decision:	Decided
Date:	23rd November 2005
Description:	Single storey side extension at rear of existing garage, pitched roof over existing side extension. Front entrance porch.

Planning records for: **7 Lindsay Avenue Hitchin Hertfordshire SG4 9JA**

Reference - 01/01866/1HH	
Decision:	Decided
Date:	22nd November 2001
Description:	Side extension, front and back dormer windows to facilitate loft conversion. Rear conservatory. Detached double garage

Planning records for: **8 Lindsay Avenue Hitchin SG4 9JA**

Reference - 84/01198/1	
Decision:	Decided
Date:	30th July 1984
Description:	Erection of two storey rear extension

Reference - 91/01395/1	
Decision:	Decided
Date:	27th November 1991
Description:	Rear conservatory

Planning records for: **9 Lindsay Avenue Hitchin SG4 9JA**

Reference - 77/00881/1	
Decision:	Decided
Date:	27th June 1977
Description:	Conversion of existing garage into dining room and erection of new garage, utility room and car port

Reference - 22/02711/NMA	
Decision:	Decided
Date:	18th November 2022
Description:	Raising height of first floor window on rear elevation (existing dwelling) (as Non-Material Amendment to planning permission 20/00529/FP granted 06.07.2020)

Planning records for: **9 Lindsay Avenue Hitchin Hertfordshire SG4 9JA**

Reference - 22/02995/LDCP	
Decision:	Decided
Date:	18th November 2022
Description:	Insertion of rear box dormer and front rooflights to facilitate loft conversion, including installation of solar panels and air source heat pump.

Planning records for: **10 Lindsay Avenue Hitchin SG4 9JA**

Reference - 78/00918/1	
Decision:	Decided
Date:	20th June 1978
Description:	Erection of single storey rear elevation

Planning records for: **Land Adjacent To 11 Lindsay Avenue Hitchin SG4 9JA**

Reference - 11/00261/1	
Decision:	Decided
Date:	17th February 2011
Description:	Detached 3-bedroom dwelling together with two parking spaces and alterations to vehicular access from Lindsay Avenue

Reference - 15/02867/1PUD	
Decision:	Decided
Date:	02nd December 2015
Description:	Single storey rear extension and rear dormer window to facilitate loft conversion

Planning records for: **Land At 11 Lindsay Avenue Hitchin SG4 9JA**

Reference - 14/02502/1	
Decision:	Decided
Date:	24th September 2014
Description:	Detached 3-bedroom dwelling together with two parking spaces and alterations to vehicular access from Lindsay Avenue

Reference - 13/02396/1	
Decision:	Decided
Date:	07th October 2013
Description:	Detached 3-bedroom dwelling together with two parking spaces and alterations to vehicular access from Lindsay Avenue (renewal of planning permission 11/00261/1 granted 13/04/2011)

Reference - 08/00872/1	
Decision:	Decided
Date:	18th April 2008
Description:	Detached 3-bedroom dwelling, alterations to existing access and formation of new vehicular access from Lindsay Avenue (as amended by drawing nos. RAK/LIN/08/01A, RAK/LIN/08/2A and amplified by drawing no. RAK/LIN/08/03 received 10th June 2008)

Planning records for: **12 Lindsay Avenue Hitchin Hertfordshire SG4 9JA**

Reference - 19/02337/FPH	
Decision:	Decided
Date:	30th September 2019
Description:	Two storey rear extension

Planning records for: **15 Lindsay Avenue Hitchin SG4 9JA**

Reference - 87/00051/1	
Decision:	Decided
Date:	16th January 1987
Description:	Erection of first floor front extension

Reference - 80/00631/1	
Decision:	Decided
Date:	27th March 1980
Description:	Erection of single storey front extension.

Planning records for: **16 Lindsay Avenue Hitchin SG4 9JA**

Reference - 89/00432/1	
Decision:	Decided
Date:	20th March 1989
Description:	Conversion of loft with replacement rear dormer window.

Planning records for: **17 Lindsay Avenue Hitchin SG4 9JA**

Reference - 09/01732/1PUD	
Decision:	Decided
Date:	14th September 2009
Description:	Dormer window in rear roofslope and velux window in front roofslope to facilitate conversion of loft to habitable accommodation

Planning records for: **18 Lindsay Avenue Hitchin Hertfordshire SG4 9JA**

Reference - 19/02776/FPH	
Decision:	Decided
Date:	20th November 2019
Description:	Insertion of rear box dormer to provide additional first floor accommodation following removal of rear dormer window.

Planning records for: **19 Lindsay Avenue Hitchin Hertfordshire SG4 9JA**

Reference - 01/01859/1HH	
Decision:	Decided
Date:	21st November 2001
Description:	Two storey front extension. Two and single storey rear extensions (as amended by drawing number ST/07/01 rev 3 received 21/01/02)

Reference - 01/01250/1HH	
Decision:	Decided
Date:	07th August 2001
Description:	Two storey front extension. Two and single storey rear extension.

Planning records for: **20 Lindsay Avenue Hitchin SG4 9JA**

Reference - 09/00112/1HH	
Decision:	Decided
Date:	21st January 2009
Description:	Part two storey, part single storey rear extension

Planning records for: **20 Lindsay Avenue Hitchin SG4 9JA**

Reference - 08/01445/1HH	
Decision:	Decided
Date:	14th July 2008
Description:	Two storey rear extension

Planning records for: **21 Lindsay Avenue Hitchin Hertfordshire SG4 9JA**

Reference - 22/00703/HPD	
Decision:	Decided
Date:	25th May 2022
Description:	The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.50m for which the maximum height would be 3.00m and for which the height of the eaves would be 2.80m

Planning records for: **26 Lindsay Avenue Hitchin SG4 9JA**

Reference - 07/01586/1HH	
Decision:	Decided
Date:	25th June 2007
Description:	Single storey side extension following demolition of existing porch

Planning records for: **27 Lindsay Avenue Hitchin SG4 9JA**

Reference - 87/01698/1	
Decision:	Decided
Date:	11th November 1987
Description:	Erection of single storey rear extension

Planning records for: **28 Lindsay Avenue Hitchin SG4 9JA**

Reference - 90/01168/1	
Decision:	Decided
Date:	17th August 1990
Description:	Single garage

Planning records for: **29 Lindsay Avenue Hitchin SG4 9JA**

Reference - 04/00053/1HH	
Decision:	Decided
Date:	16th January 2004
Description:	Single storey rear extension

Reference - 76/01486/1	
Decision:	Decided
Date:	10th October 1976
Description:	Covered entrance and storeroom at rear.

Planning records for: **31 Lindsay Avenue Hitchin Hertfordshire SG4 9JA**

Reference - 25/02218/LDCP	
Decision:	Decided
Date:	02nd September 2025
Description:	Insertion of rear box dormer and three front roof lights to facilitate conversion of loft space into habitable accommodation.

Planning records for: **35 Lindsay Avenue Hitchin Hertfordshire SG4 9JA**

Reference - 23/01949/LDCP	
Decision:	Decided
Date:	16th August 2023
Description:	Insertion of rear box dormer with two windows and 3no front roof lights to facilitate conversion of loft into habitable accommodation. Replacement of side door with window.

Planning records for: **39 Lindsay Avenue Hitchin SG4 9JA**

Reference - 83/00869/1	
Decision:	Decided
Date:	27th September 1983
Description:	Section 53 erection of single storey rear extension

Planning records for: **41 Lindsay Avenue Hitchin SG4 9JA**

Reference - 92/00668/1	
Decision:	Decided
Date:	11th June 1992
Description:	Two storey side extension

Planning records for: **45 Lindsay Avenue Hitchin Hertfordshire SG4 9JA**

Reference - 22/02218/FPH	
Decision:	Decided
Date:	18th August 2022
Description:	Part two storey and part single storey rear and side extension. Insertion of rear dormer window including Juliet balcony and two front rooflights in the existing roof slopes to facilitate loft conversion

Planning records for: **45 Lindsay Avenue Hitchin Hertfordshire SG4 9JA**

Reference - 22/00069/FP	
Decision:	Decided
Date:	10th January 2022
Description:	Erection of one detached 2-bed dwelling with associated access and landscaping.

Reference - 24/00318/FULH	
Decision:	Registered
Date:	04th April 2024
Description:	Conversion of existing outbuilding to home gym ancillary to the main C3 dwelling.

Reference - 24/00768/FPH	
Decision:	Decided
Date:	04th April 2024
Description:	Single storey rear and part two storey and part single storey side extensions. Insertion of two rear box dormer windows including Juliet balcony and two front rooflights in existing roofslope to facilitate loft conversion.

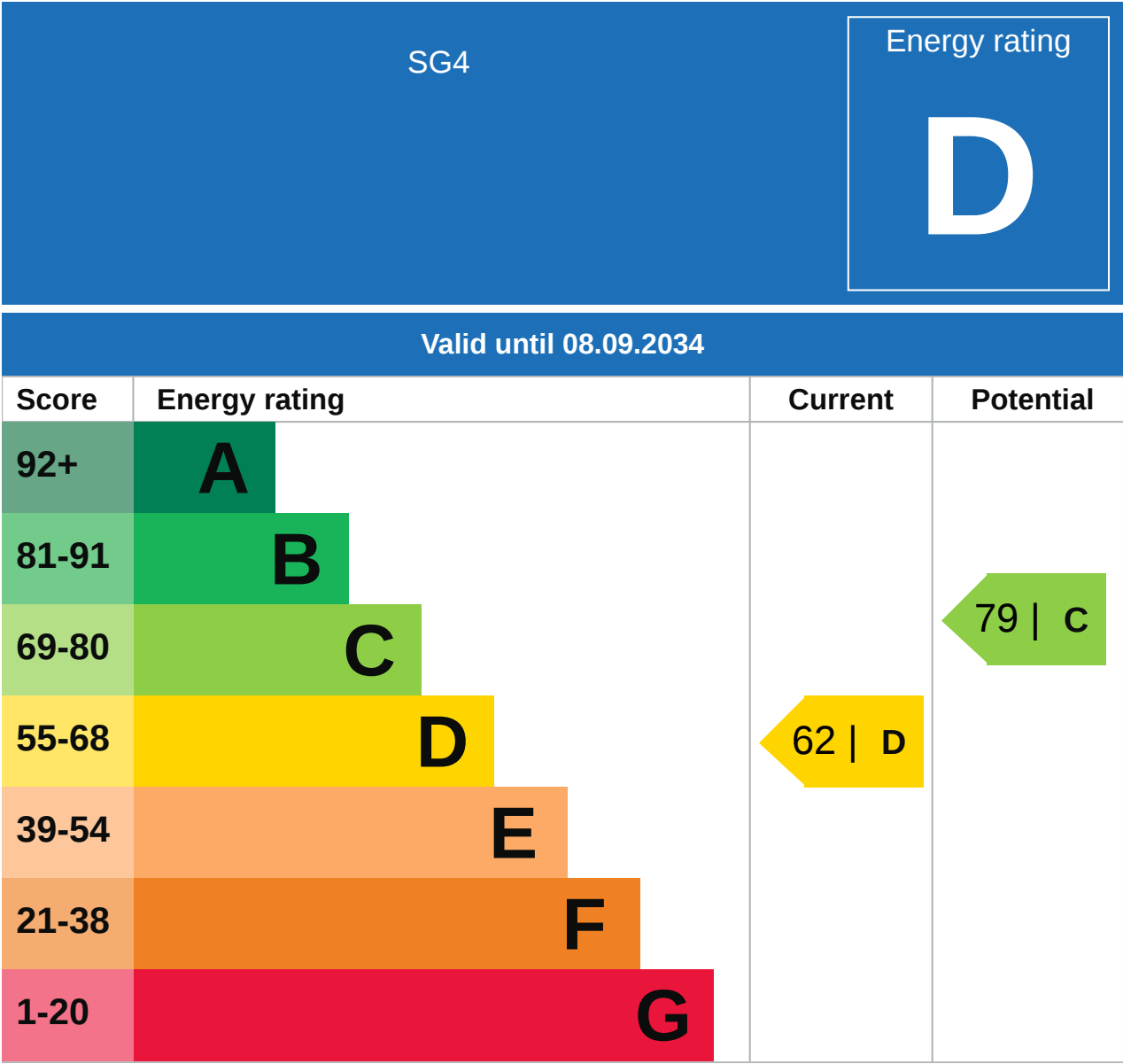
Planning records for: **49 Lindsay Avenue Hitchin SG4 9JA**

Reference - 08/01441/1HH	
Decision:	Decided
Date:	26th June 2008
Description:	Two storey side extension with dormer windows to front and rear of proposed roofslope

Planning records for: **49 Lindsay Avenue Hitchin SG4 9JA**

Reference - 13/02628/1HH	
Decision:	Decided
Date:	29th October 2013
Description:	Two storey side and single storey front extensions

Reference - 08/02267/1HH	
Decision:	Decided
Date:	20th October 2008
Description:	Two storey side extension with attached 1 1/2 storey garage extension, dormer window in front roofslope and extension of rear dormer window. (Amended plan received 24.11.08).



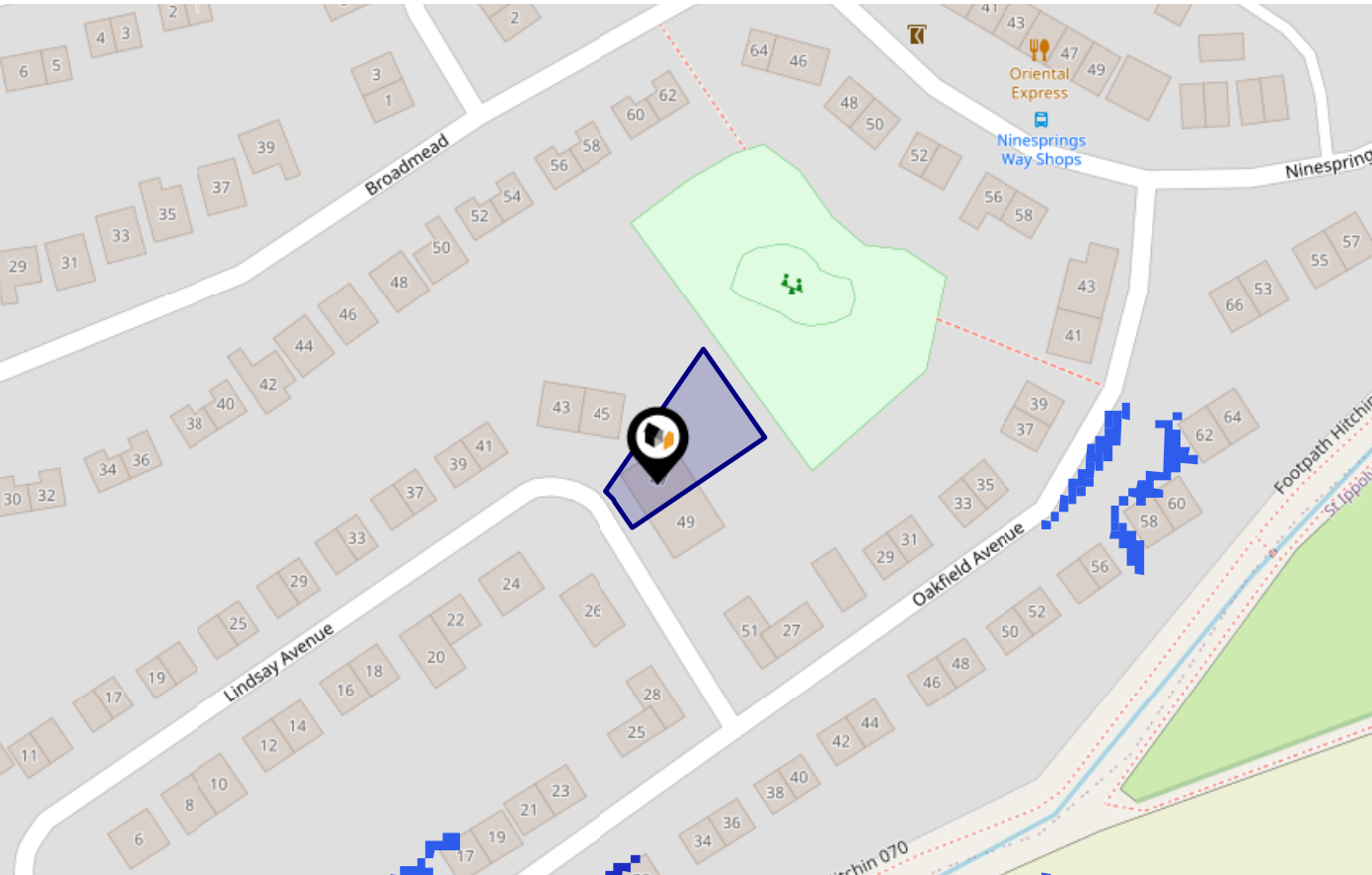
Additional EPC Data

Property Type:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, limited insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 90% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	173 m ²

Flood Risk

Surface Water - Flood Risk

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

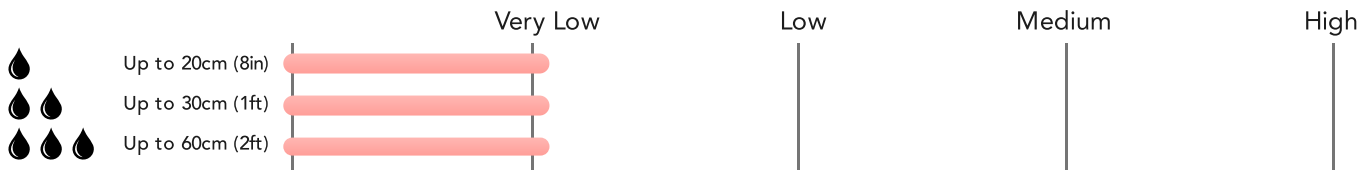


Risk Rating: **Very low**

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.

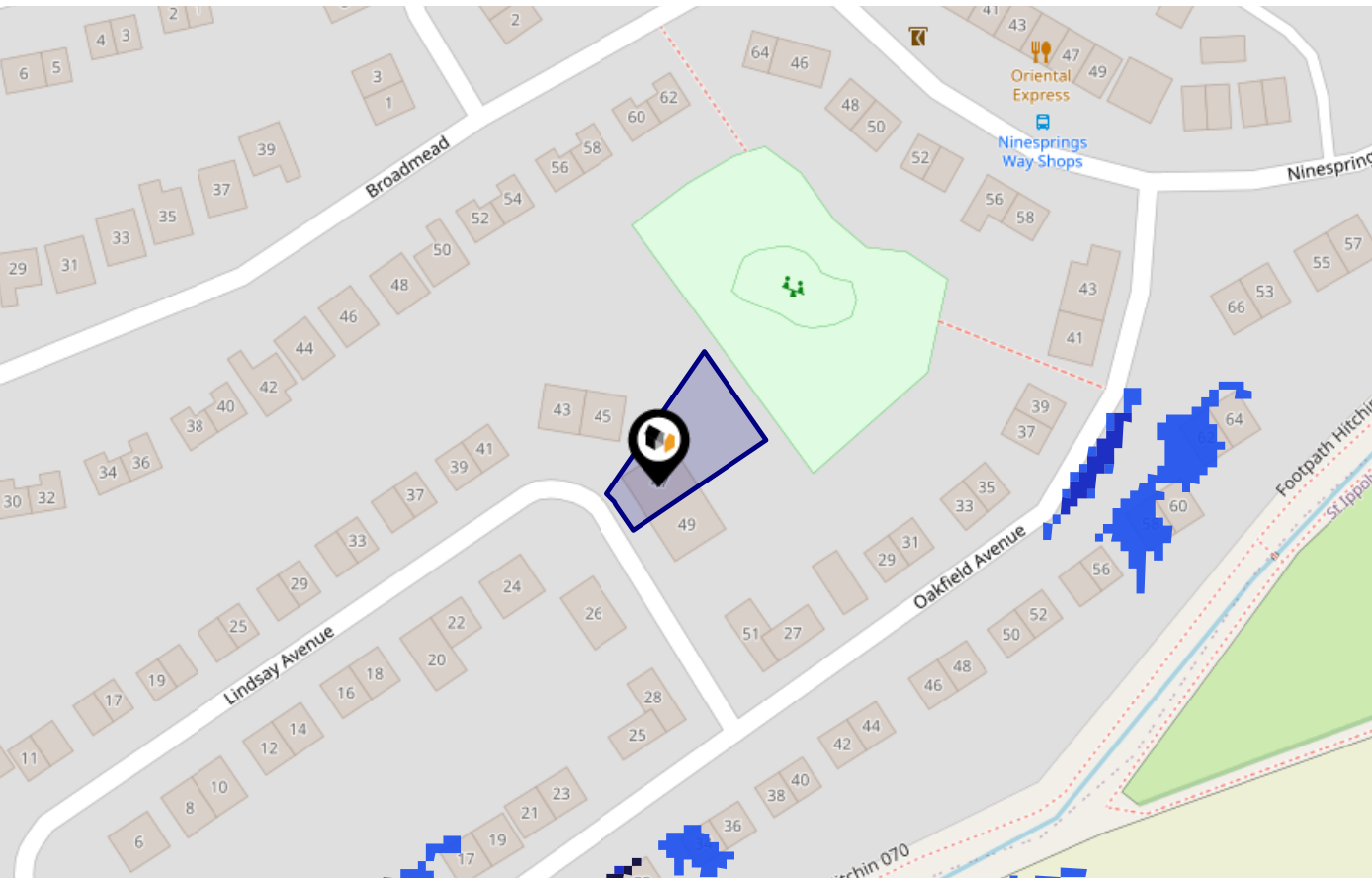
Chance of flooding to the following depths at this property:



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.

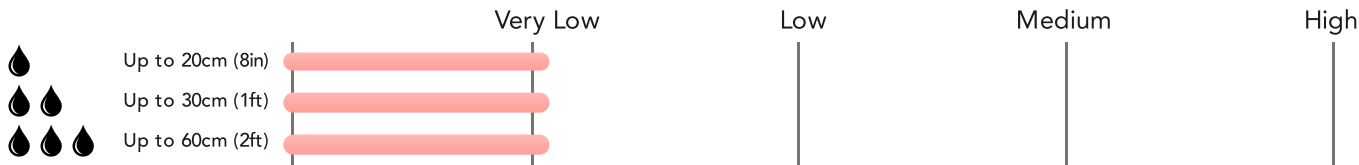


Risk Rating: Very low

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.

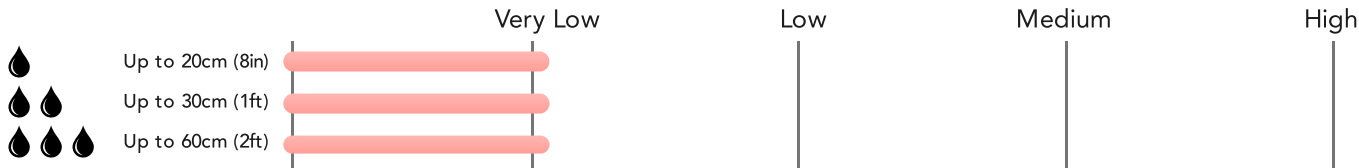


Risk Rating: Very low

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.
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- 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.

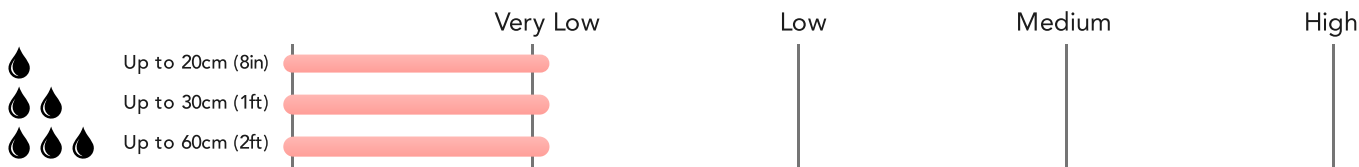


Risk Rating: Very low

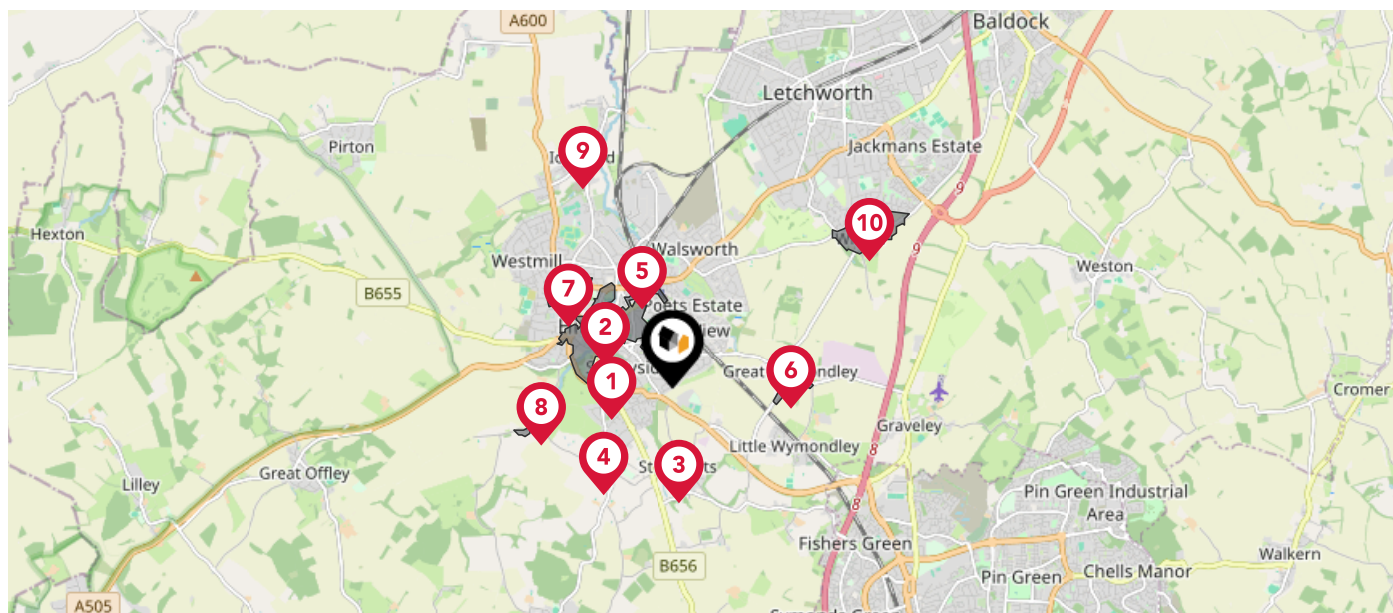
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



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



Nearby Conservation Areas



Hitchin Hill Path



Hitchin



St Ippolyts



Gosmore



Hitchin Railway and Ransom's Recreation Ground



Great Wymondley



Butts Close, Hitchin



Charlton

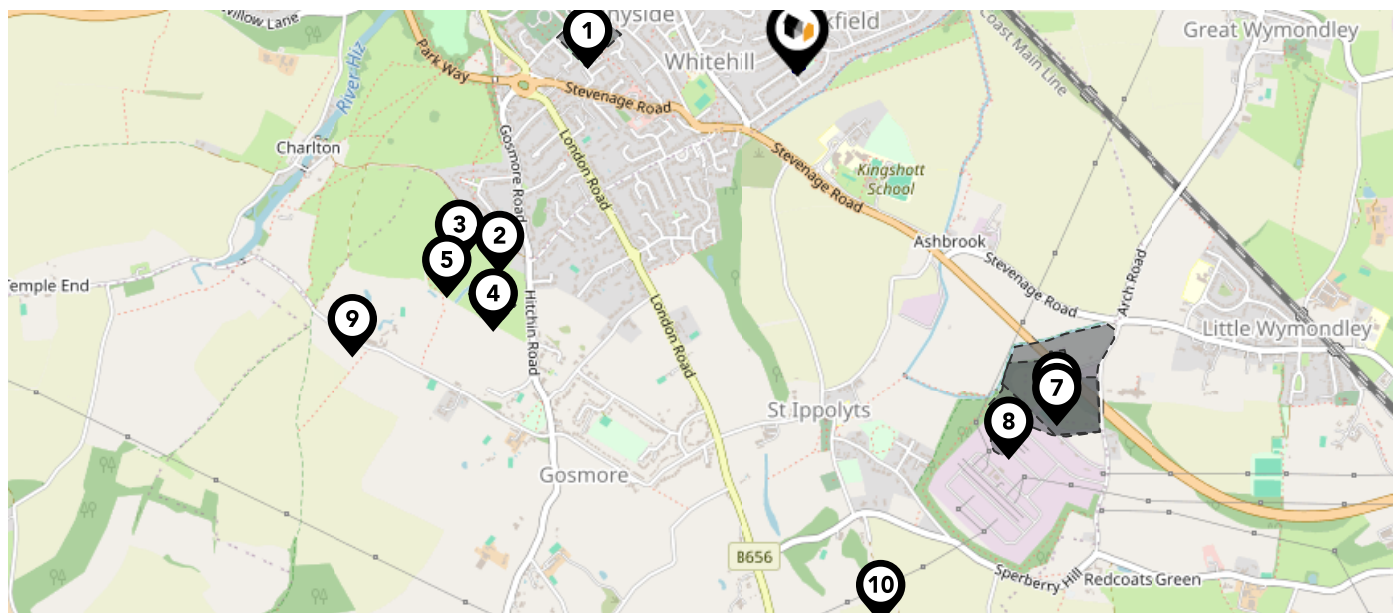


Ickleford



Willian

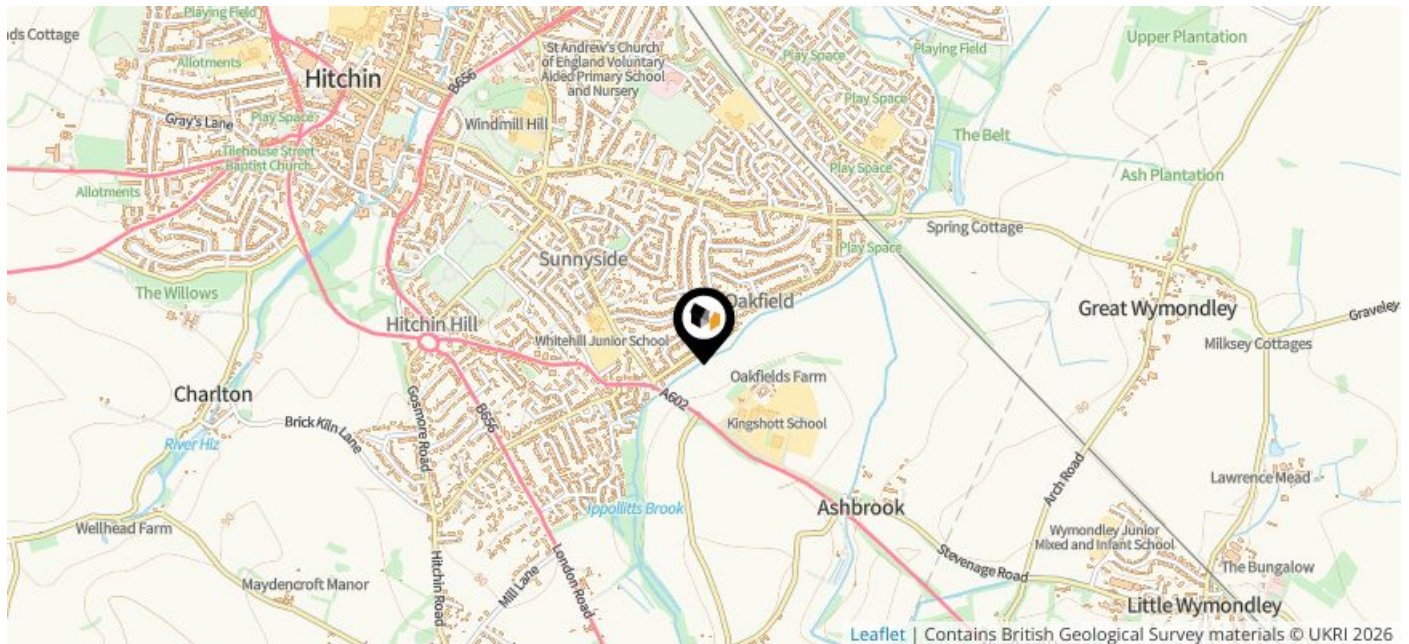
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

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

This map displays nearby coal mine entrances and their classifications.



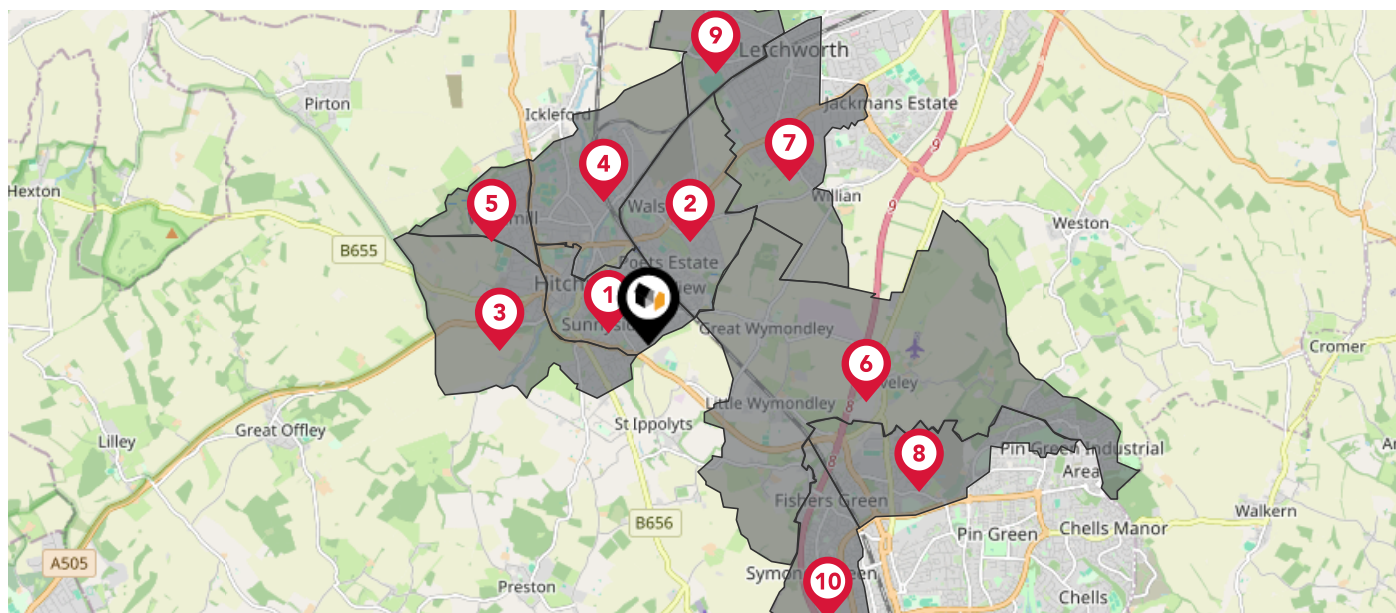
Mine Entry

- ✕ 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 Highbury Ward



Hitchin Walsworth Ward



Hitchin Priory Ward



Hitchin Bearton Ward



Hitchin Oughton Ward



Chesfield Ward



Letchworth South West Ward



Woodfield Ward



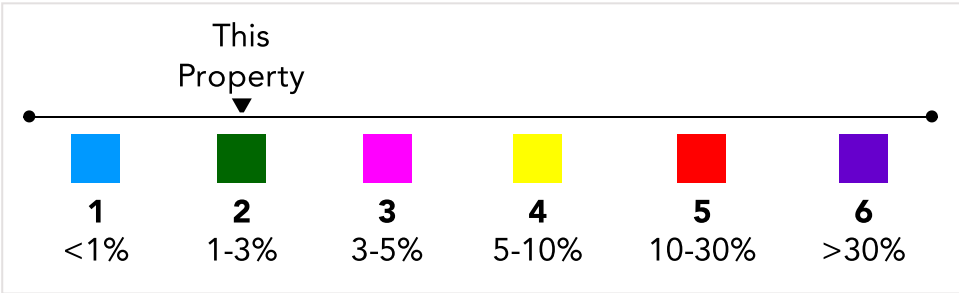
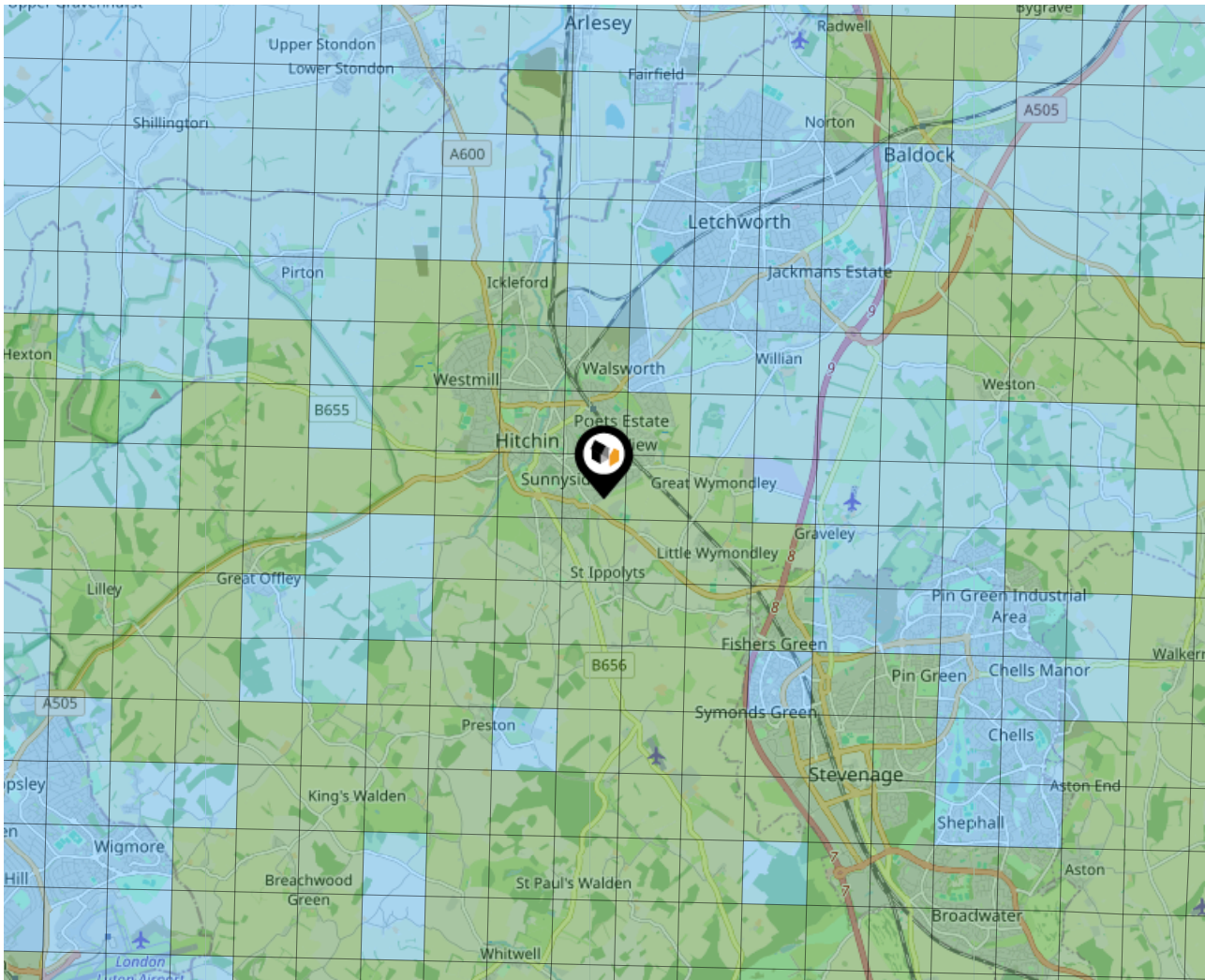
Letchworth Wilbury Ward



Symonds Green Ward

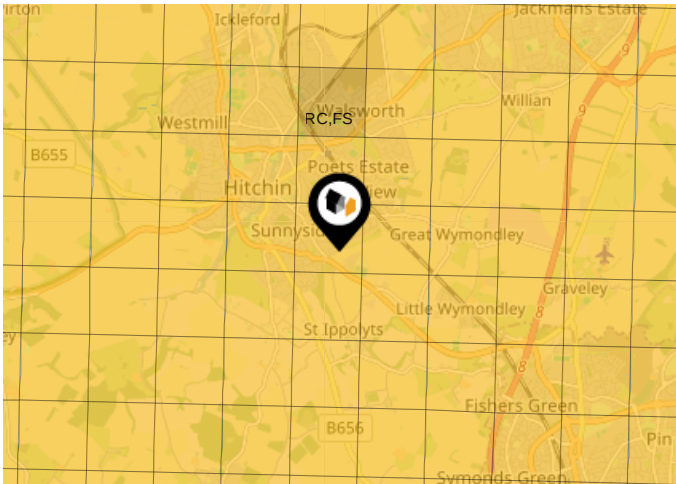
What is Radon?

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



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

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

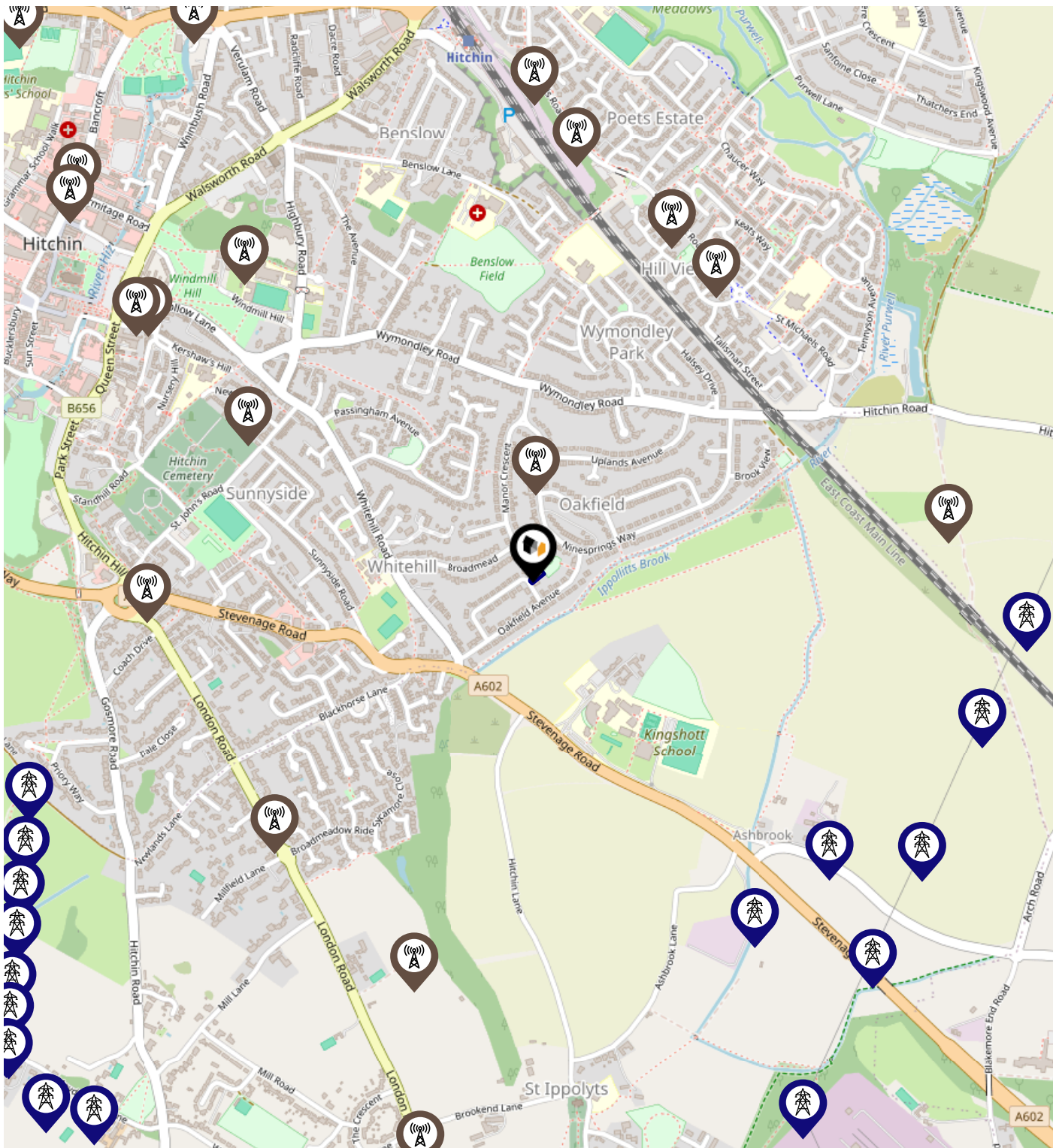


Primary Classifications (Most Common Clay Types)

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

Local Area

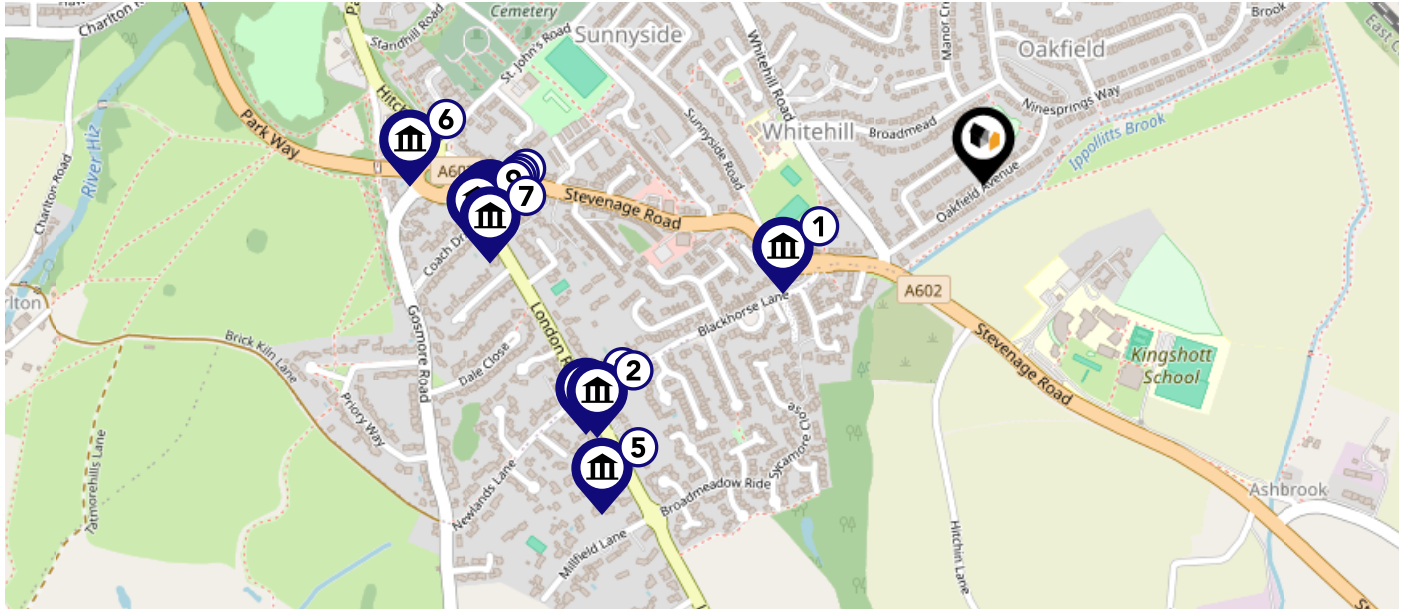
Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

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



Listed Buildings in the local district		Grade	Distance
	1102138 - The New Found Out Public House	Grade II	0.2 miles
	1347425 - The Grange House	Grade II	0.5 miles
	1175136 - Barn At The Grange House	Grade II	0.5 miles
	1347590 - 7, Hitchin Hill Path	Grade II	0.6 miles
	1175154 - New England House, And New England Cottage	Grade II	0.6 miles
	1102172 - The Three Moorhens Public House	Grade II	0.6 miles
	1347591 - Saint Elmo	Grade II	0.6 miles
	1102171 - 8, Hitchin Hill Path	Grade II	0.6 miles
	1173474 - Montserrat	Grade II	0.6 miles
	1296212 - 5 And 6, Hitchin Hill Path	Grade II	0.6 miles

Building Safety

No building safety aspects 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

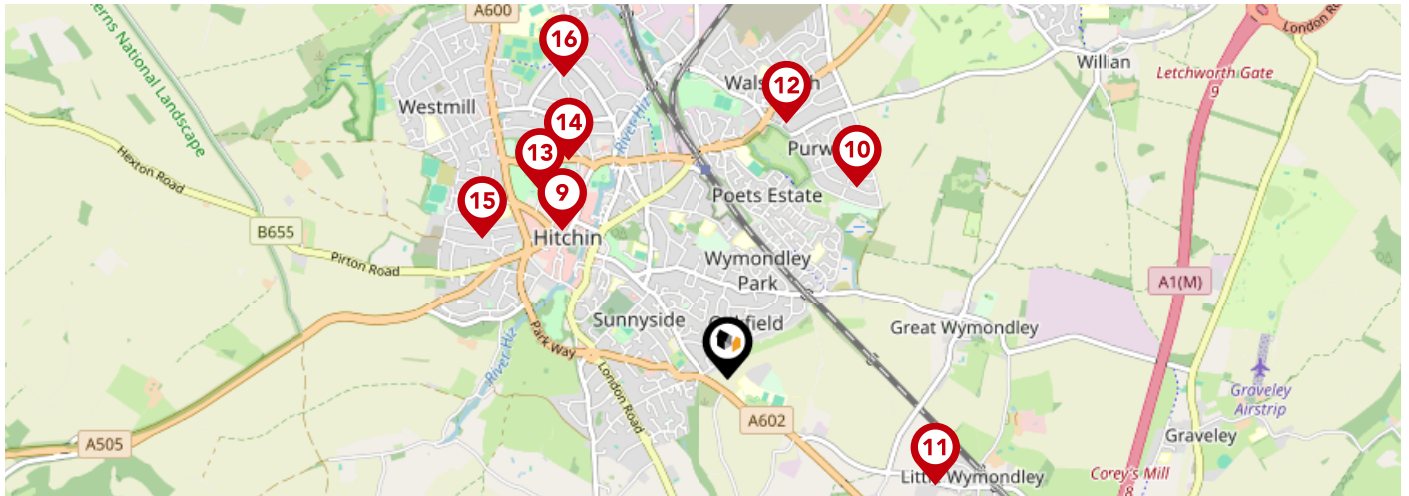
YES - Mains

Drainage

YES - Mains



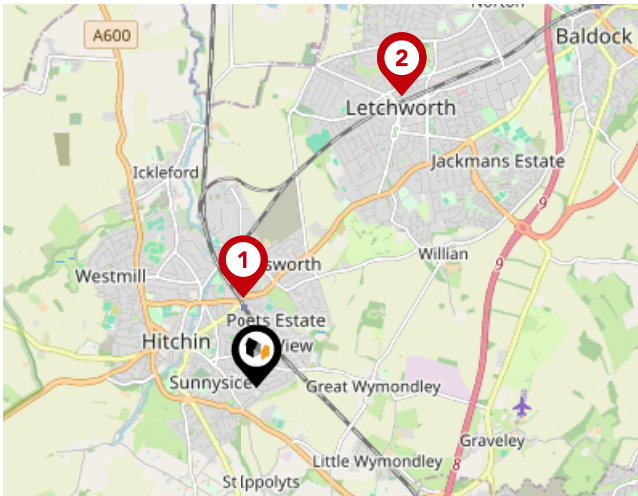
		Nursery	Primary	Secondary	College	Private
1	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.2	☐	☐	☒	☐	☐
2	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.26	☐	☒	☐	☐	☐
3	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.45	☐	☒	☐	☐	☐
4	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:0.53	☐	☒	☐	☐	☐
5	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.59	☐	☒	☐	☐	☐
6	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.59	☐	☐	☒	☐	☐
7	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.66	☐	☒	☐	☐	☐
8	St Ippolyts Church of England Aided Primary School Ofsted Rating: Good Pupils: 175 Distance:0.74	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:1.02	☐	☐	☒	☐	☐
	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:1.06	☐	☒	☐	☐	☐
	Wymondley Junior Mixed and Infant School Ofsted Rating: Good Pupils: 102 Distance:1.07	☐	☒	☐	☐	☐
	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:1.2	☐	☒	☐	☐	☐
	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:1.22	☐	☒	☐	☐	☐
	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:1.24	☒	☐	☐	☐	☐
	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:1.29	☐	☒	☐	☐	☐
	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:1.57	☐	☒	☐	☐	☐

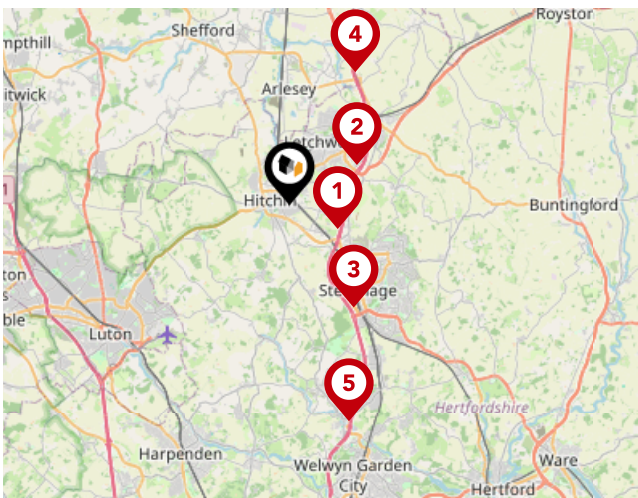
Area

Transport (National)



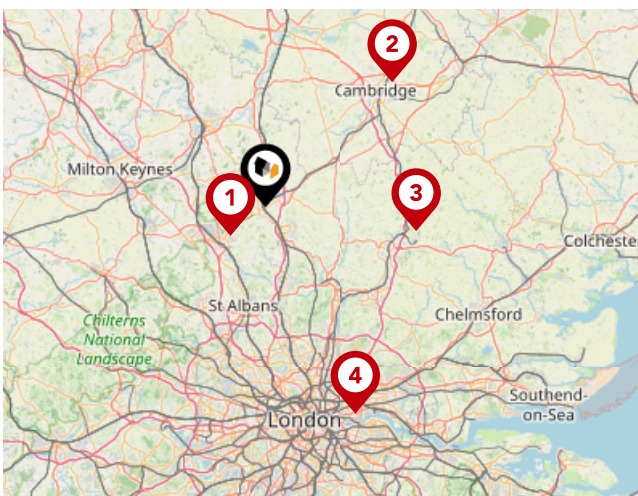
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.82 miles
2	Letchworth Rail Station	2.98 miles
3	Letchworth Rail Station	2.99 miles



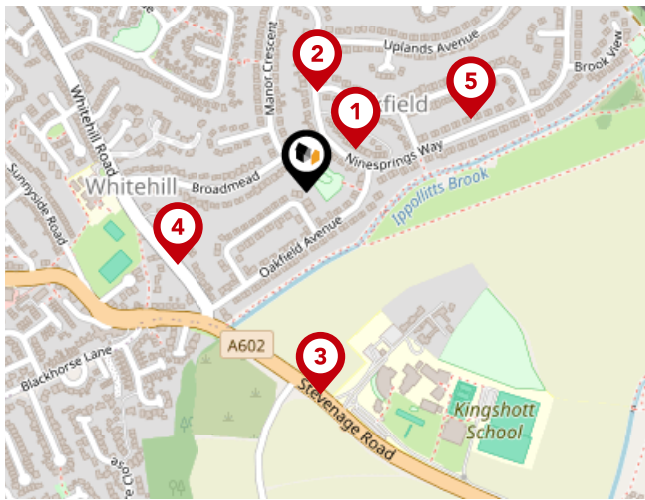
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	1.96 miles
2	A1(M) J9	2.86 miles
3	A1(M) J7	4.38 miles
4	A1(M) J10	5.44 miles
5	A1(M) J6	8.16 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.55 miles
2	Cambridge	26.03 miles
3	Stansted Airport	22.51 miles
4	Silvertown	33.09 miles



Bus Stops/Stations

Pin	Name	Distance
1	Ninesprings Way Shops	0.08 miles
2	Manton Road	0.12 miles
3	Kingshott School	0.23 miles
4	Oakfield Avenue	0.17 miles
5	Aston Road	0.21 miles

Important - Please read

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

Country Properties

Data Quality

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



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