

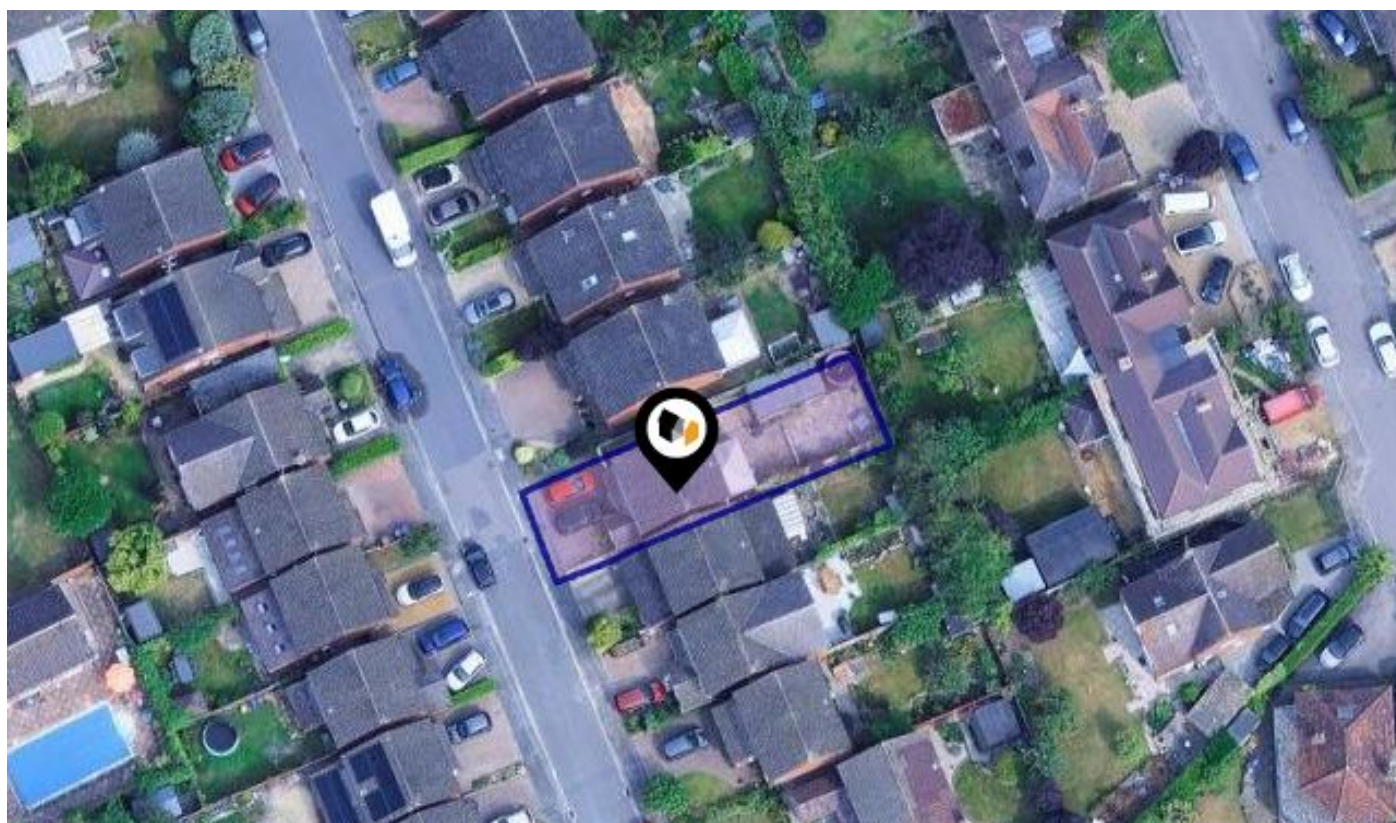


See More Online

## MIR: Material Info

The Material Information Affecting this Property

**Wednesday 10th June 2026**



**GRANGE CLOSE, HITCHIN, SG4**

### Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

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www.country-properties.co.uk



Planning records for: **Grange Close, Hitchin, SG4**

| Reference - 83/00455/1 |                                  |
|------------------------|----------------------------------|
| Decision:              | Decided                          |
| Date:                  | 11th April 1983                  |
| Description:           | Erection of front entrance porch |

| Reference - 87/00461/1 |                                         |
|------------------------|-----------------------------------------|
| Decision:              | Decided                                 |
| Date:                  | 24th March 1987                         |
| Description:           | Erection of rear conservatory extension |

| Reference - 87/00295/1 |                               |
|------------------------|-------------------------------|
| Decision:              | Decided                       |
| Date:                  | 27th February 1987            |
| Description:           | Erection of rear conservatory |

Planning records for: **1 Grange Close Hitchin Hertfordshire SG4 9HD**

| Reference - 25/00108/FPH |                                                                                                                                                                            |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                                                    |
| Date:                    | 14th January 2025                                                                                                                                                          |
| Description:             | Single storey front extension including alterations to existing garage roof and fenestration to facilitate garage conversion following demolition of existing front porch. |

Planning records for: **4 Grange Close Hitchin SG4 9HD**

| Reference - 91/00306/1 |                           |
|------------------------|---------------------------|
| Decision:              | Decided                   |
| Date:                  | 02nd July 1991            |
| Description:           | Two storey rear extension |

Planning records for: **6 Grange Close St Ippolyts SG4 9HD**

| Reference - 81/01746/1 |                                                    |
|------------------------|----------------------------------------------------|
| Decision:              | Decided                                            |
| Date:                  | 16th December 1981                                 |
| Description:           | Erection of single storey side and rear extension. |

Planning records for: **8 Grange Close Hitchin SG4 9HD**

| Reference - 14/01394/1HH |                                                                                                         |
|--------------------------|---------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                 |
| Date:                    | 20th May 2014                                                                                           |
| Description:             | Single storey rear extension and replacement of flat roof to existing rear extension with pitched roof. |

Planning records for: **9 Grange Close Hitchin Hertfordshire SG4 9HD**

| Reference - 21/00256/LDCP |                              |
|---------------------------|------------------------------|
| Decision:                 | Decided                      |
| Date:                     | 26th January 2021            |
| Description:              | Single storey rear extension |

Planning records for: **10 Grange Close Hitchin SG4 9HD**

| Reference - 88/00506/1 |                                                                                               |
|------------------------|-----------------------------------------------------------------------------------------------|
| Decision:              | Decided                                                                                       |
| Date:                  | 23rd March 1988                                                                               |
| Description:           | Erection of two and single storey rear extension (amended by plans received on 20th May 1988) |

| Reference - 18/01069/FPH |                            |
|--------------------------|----------------------------|
| Decision:                | Decided                    |
| Date:                    | 19th April 2018            |
| Description:             | First floor rear extension |

| Reference - 15/01390/1HH |                                                                                                    |
|--------------------------|----------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                            |
| Date:                    | 21st May 2015                                                                                      |
| Description:             | Replace garage door with bay window to facilitate conversion of garage to habitable accommodation. |

Planning records for: **10 Grange Close Hitchin SG4 9HD**

| Reference - 90/00528/1 |                              |
|------------------------|------------------------------|
| Decision:              | Decided                      |
| Date:                  | 06th April 1990              |
| Description:           | Single storey rear extension |

Planning records for: **12 Grange Close Hitchin SG4 9HD**

| Reference - 88/00198/1 |                                                   |
|------------------------|---------------------------------------------------|
| Decision:              | Decided                                           |
| Date:                  | 09th February 1988                                |
| Description:           | Erection of single storey side and rear extension |

| Reference - 85/01530/1 |                                    |
|------------------------|------------------------------------|
| Decision:              | Decided                            |
| Date:                  | 14th October 1985                  |
| Description:           | Erection of front entrance canopy. |

| Reference - 93/00598/1HH |                   |
|--------------------------|-------------------|
| Decision:                | Decided           |
| Date:                    | 02nd June 1993    |
| Description:             | Rear conservatory |

Planning records for: **14 Grange Close Hitchin SG4 9HD**

| Reference - 89/00052/1 |                          |
|------------------------|--------------------------|
| Decision:              | Decided                  |
| Date:                  | 20th January 1989        |
| Description:           | Removal of Hornbeam tree |

Planning records for: **18 Grange Close Hitchin SG4 9HD**

| Reference - 83/01631/1 |                                                                                                                      |
|------------------------|----------------------------------------------------------------------------------------------------------------------|
| Decision:              | Decided                                                                                                              |
| Date:                  | 10th October 1983                                                                                                    |
| Description:           | Erection of side extension for double garage associated with conversion of existing garage into living accommodation |

| Reference - 88/01918/1A |                                                                                                                                                                          |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:               | Decided                                                                                                                                                                  |
| Date:                   | 14th November 1988                                                                                                                                                       |
| Description:            | Renewal of planning permission 1/1631/83(1033) for side extension for double garage incorporating conversion of existing garage into living accommodation dated 17.11.83 |

| Reference - 23/01941/FPH |                                                                                                                                                       |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                               |
| Date:                    | 15th August 2023                                                                                                                                      |
| Description:             | Two storey side extension and single storey rear extension. Front mono-pitched roof and front porch extension following demolition of existing porch. |

Planning records for: **18 Grange Close Hitchin Hertfordshire SG4 9HD**

| Reference - 23/00925/FPH |                                                                                                                                                       |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                               |
| Date:                    | 21st April 2023                                                                                                                                       |
| Description:             | Two storey side extension and single storey rear extension. Front mono-pitched roof and front porch extension following demolition of existing porch. |

Planning records for: **22 Grange Close Hitchin Hertfordshire SG4 9HD**

| Reference - 20/00926/FPH |                                                                                 |
|--------------------------|---------------------------------------------------------------------------------|
| Decision:                | Decided                                                                         |
| Date:                    | 04th May 2020                                                                   |
| Description:             | Single storey rear extension following demolition of existing rear conservatory |

Planning records for: **24 Grange Close Hitchin SG4 9HD**

| Reference - 82/00966/1 |                                                                                                            |
|------------------------|------------------------------------------------------------------------------------------------------------|
| Decision:              | Decided                                                                                                    |
| Date:                  | 20th July 1982                                                                                             |
| Description:           | Erection of first floor front extension, covered patio, detached garage at rear with new vehicular access. |

| Reference - 82/01339/1 |                                                   |
|------------------------|---------------------------------------------------|
| Decision:              | Decided                                           |
| Date:                  | 06th October 1982                                 |
| Description:           | Erection of two storey rear extension and chimney |

Planning records for: **24 Grange Close Hitchin SG4 9HD**

| Reference - 85/00387/1 |                                            |
|------------------------|--------------------------------------------|
| Decision:              | Decided                                    |
| Date:                  | 13th March 1985                            |
| Description:           | Erection of single storey front extension. |

Planning records for: **26 Grange Close Hitchin SG4 9HD**

| Reference - 80/01090/1 |                                        |
|------------------------|----------------------------------------|
| Decision:              | Decided                                |
| Date:                  | 19th June 1980                         |
| Description:           | Erection of two storey side extension. |

| Reference - 81/01080/1 |                                                                                                                |
|------------------------|----------------------------------------------------------------------------------------------------------------|
| Decision:              | Decided                                                                                                        |
| Date:                  | 28th July 1981                                                                                                 |
| Description:           | Erection of single storey side and rear extension and conversion of existing garage into living accommodation. |

| Reference - 84/00621/1 |                                                                                  |
|------------------------|----------------------------------------------------------------------------------|
| Decision:              | Decided                                                                          |
| Date:                  | 13th April 1984                                                                  |
| Description:           | Erection of single storey front extension and external chimney on side elevation |

Planning records for: **27 Grange Close Hitchin SG4 9HD**

| Reference - 05/01693/1HH |                                |
|--------------------------|--------------------------------|
| Decision:                | Decided                        |
| Date:                    | 11th November 2005             |
| Description:             | Single storey front extension. |

Planning records for: **28 Grange Close Hitchin SG4 9HD**

| Reference - 86/02142/1 |                                                                                             |
|------------------------|---------------------------------------------------------------------------------------------|
| Decision:              | Decided                                                                                     |
| Date:                  | 23rd December 1986                                                                          |
| Description:           | Erection of single storey rear extension. (As amended by plan received 27th February 1987). |

Planning records for: **29 Grange Close Hitchin SG4 9HD**

| Reference - 89/00767/1 |                                                    |
|------------------------|----------------------------------------------------|
| Decision:              | Decided                                            |
| Date:                  | 11th May 1989                                      |
| Description:           | Single storey front and two storey rear extensions |

Planning records for: **32 Grange Close Hitchin SG4 9HD**

| Reference - 87/01696/1 |                                           |
|------------------------|-------------------------------------------|
| Decision:              | Decided                                   |
| Date:                  | 11th November 1987                        |
| Description:           | Erection of single storey front extension |

Planning records for: **34 Grange Close Hitchin Hertfordshire SG4 9HD**

| Reference - 25/00717/FPH |                                       |
|--------------------------|---------------------------------------|
| Decision:                | Decided                               |
| Date:                    | 14th March 2025                       |
| Description:             | Single storey front infill extension. |

| Reference - 00/00642/1HH |                              |
|--------------------------|------------------------------|
| Decision:                | Decided                      |
| Date:                    | 28th April 2000              |
| Description:             | Single storey rear extension |

Planning records for: **35 Grange Close Hitchin SG4 9HD**

| Reference - 89/01817/1 |                                   |
|------------------------|-----------------------------------|
| Decision:              | Decided                           |
| Date:                  | 18th December 1990                |
| Description:           | Single storey part side extension |

Planning records for: **36 Grange Close Hitchin SG4 9HD**

| Reference - 11/01659/1PUD |                                                                                                   |
|---------------------------|---------------------------------------------------------------------------------------------------|
| Decision:                 | Decided                                                                                           |
| Date:                     | 04th July 2011                                                                                    |
| Description:              | Single storey rear extension and addition of pitched roof to existing single storey rear element. |

Planning records for: **39 Grange Close Hitchin Hertfordshire SG4 9HD**

| Reference - 18/00902/FPH |                                                                                                          |
|--------------------------|----------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                  |
| Date:                    | 28th March 2018                                                                                          |
| Description:             | Single story front extension and works to existing garage to facilitate conversion into habitable space. |

Planning records for: **40 Grange Close Hitchin SG4 9HD**

| Reference - 13/00528/1HH |                   |
|--------------------------|-------------------|
| Decision:                | Decided           |
| Date:                    | 07th March 2013   |
| Description:             | Rear conservatory |

| Reference - 87/00318/1 |                                                               |
|------------------------|---------------------------------------------------------------|
| Decision:              | Decided                                                       |
| Date:                  | 04th March 1987                                               |
| Description:           | Erection of single storey front and two storey side extension |

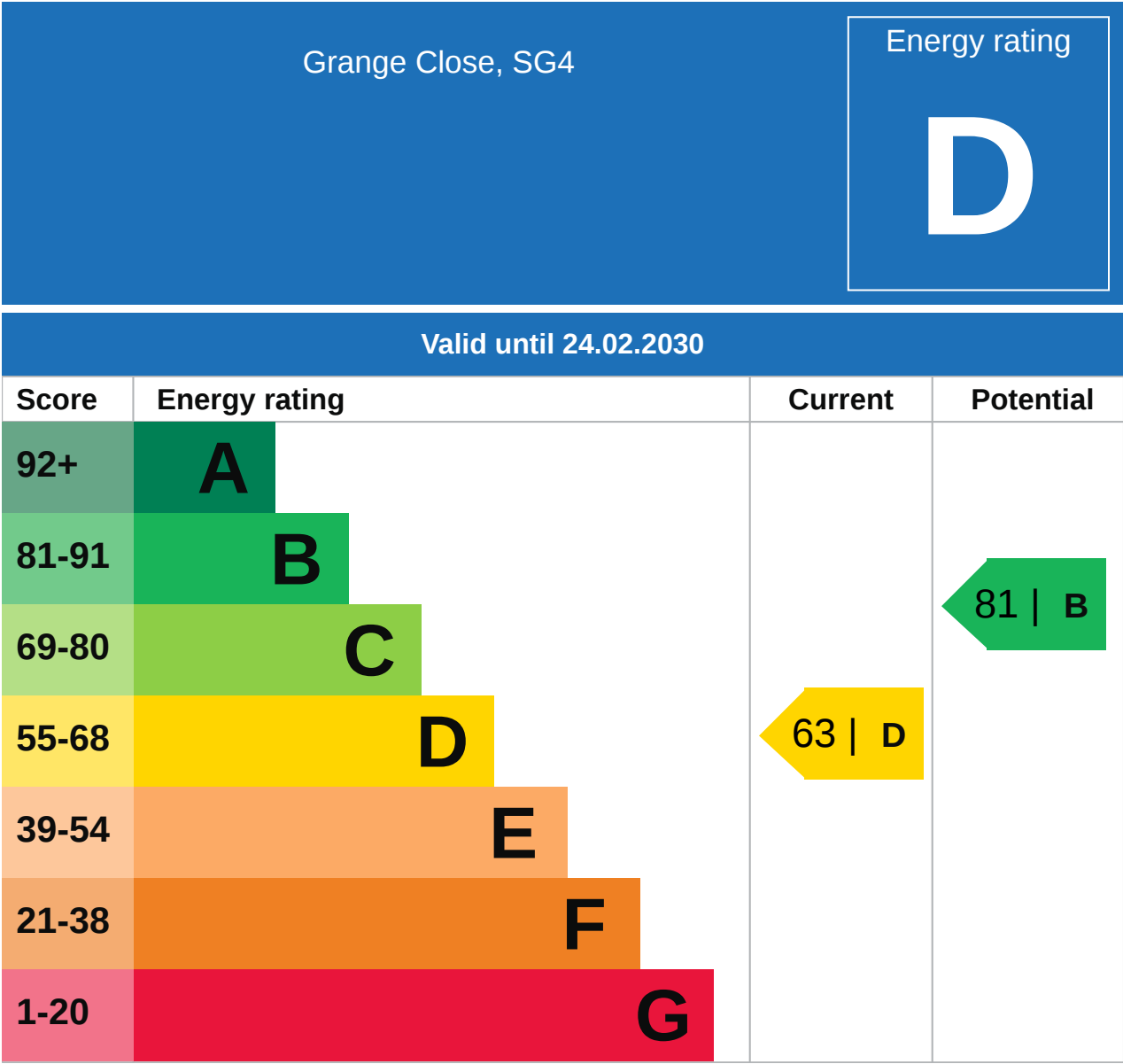
| Reference - 81/00581/1 |                                           |
|------------------------|-------------------------------------------|
| Decision:              | Decided                                   |
| Date:                  | 31st March 1981                           |
| Description:           | Erection of single storey rear extension. |

Planning records for: **41 Grange Close Hitchin SG4 9HD**

| Reference - 17/00011/1PUD |                             |
|---------------------------|-----------------------------|
| Decision:                 | Decided                     |
| Date:                     | 03rd January 2017           |
| Description:              | Single story rear extension |

Planning records for: **43 Grange Close Hitchin SG4 9HD**

| Reference - 88/00575/1 |                                                                 |
|------------------------|-----------------------------------------------------------------|
| Decision:              | Decided                                                         |
| Date:                  | 05th April 1988                                                 |
| Description:           | Erection of two storey side extension and front entrance porch. |



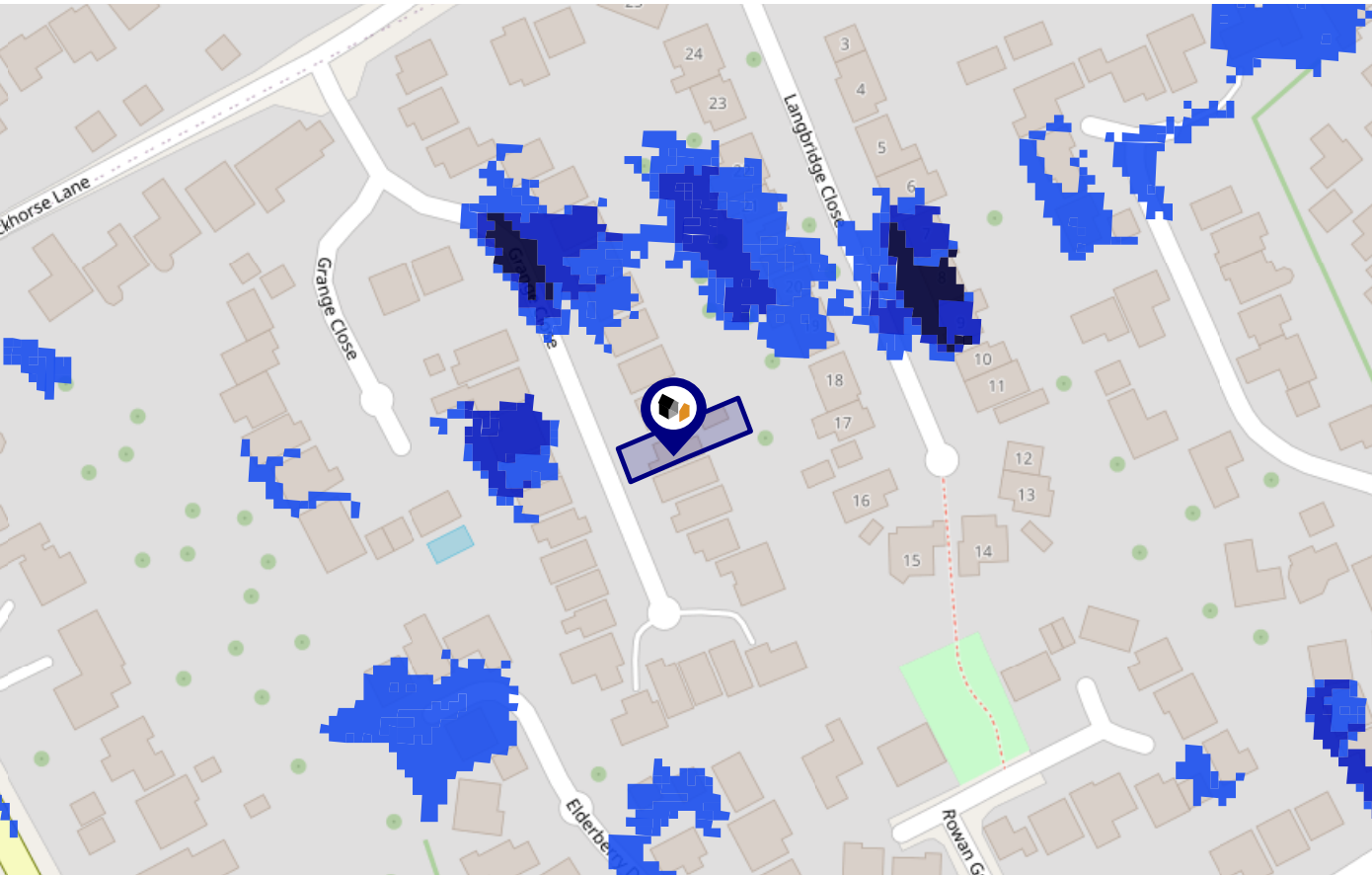
## Additional EPC Data

|                                     |                                            |
|-------------------------------------|--------------------------------------------|
| <b>Property Type:</b>               | House                                      |
| <b>Build Form:</b>                  | Detached                                   |
| <b>Transaction Type:</b>            | Marketed sale                              |
| <b>Energy Tariff:</b>               | Dual                                       |
| <b>Main Fuel:</b>                   | Mains gas (not community)                  |
| <b>Main Gas:</b>                    | Yes                                        |
| <b>Flat Top Storey:</b>             | No                                         |
| <b>Top Storey:</b>                  | 0                                          |
| <b>Glazing Type:</b>                | Double glazing, unknown install date       |
| <b>Previous Extension:</b>          | 1                                          |
| <b>Open Fireplace:</b>              | 0                                          |
| <b>Ventilation:</b>                 | Natural                                    |
| <b>Walls:</b>                       | Cavity wall, as built, insulated (assumed) |
| <b>Walls Energy:</b>                | Good                                       |
| <b>Roof:</b>                        | Pitched, 150 mm loft insulation            |
| <b>Roof Energy:</b>                 | Good                                       |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas            |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs       |
| <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>                      | Solid, no insulation (assumed)             |
| <b>Total Floor Area:</b>            | 91 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.

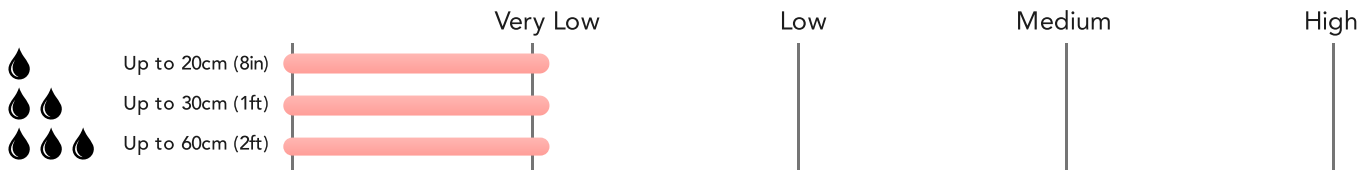


Risk Rating: **Very low**

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.

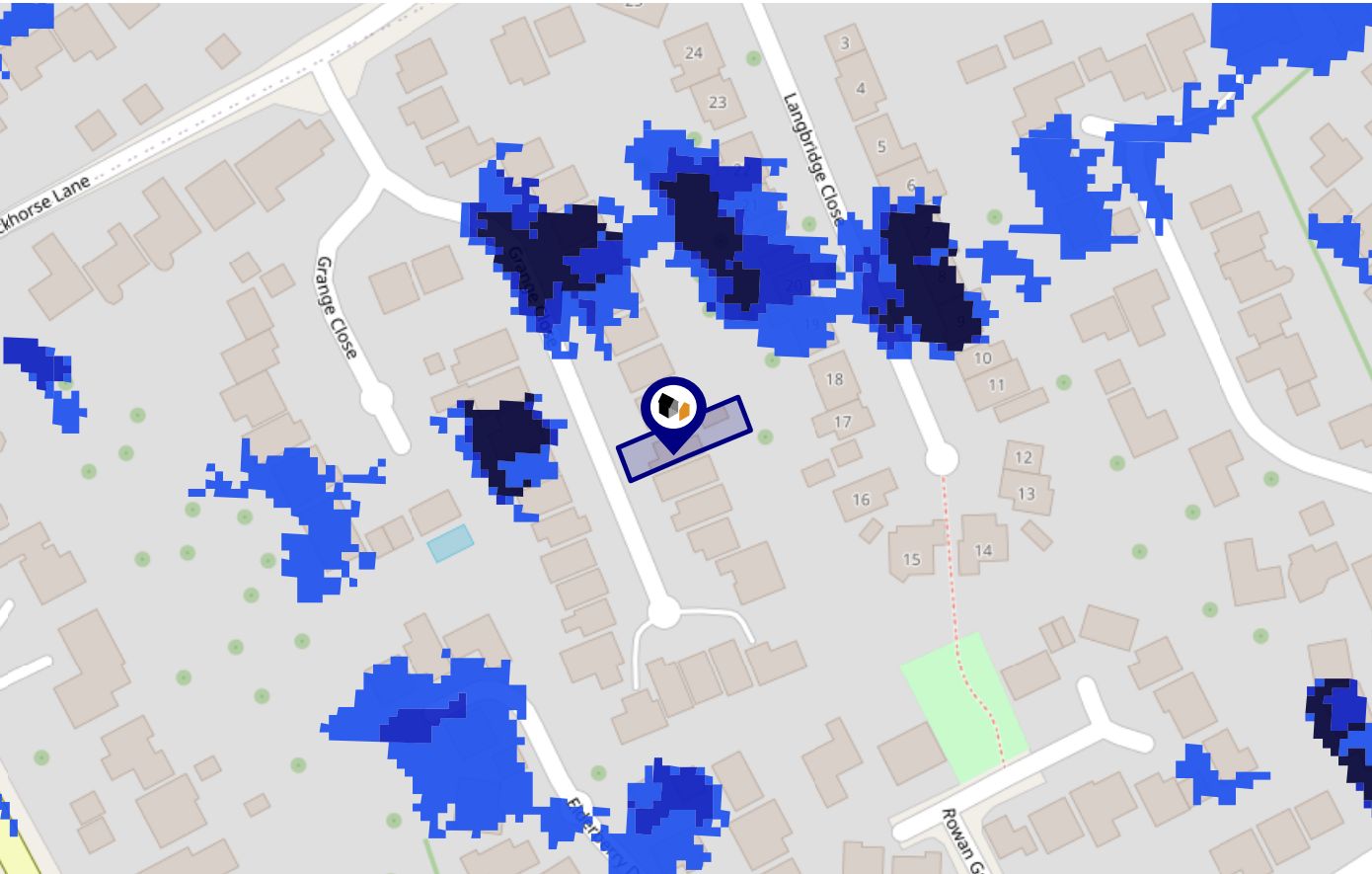
Chance of flooding to the following depths at this property:



# 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.

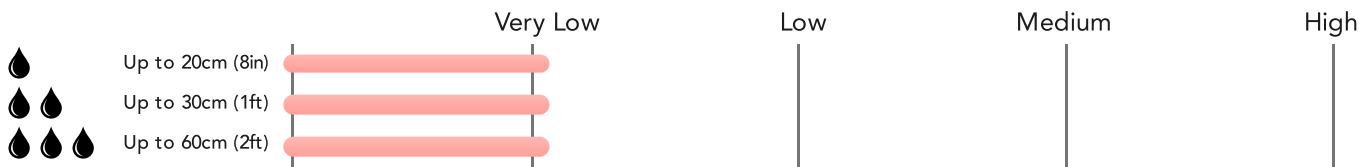


Risk Rating: Very low

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.

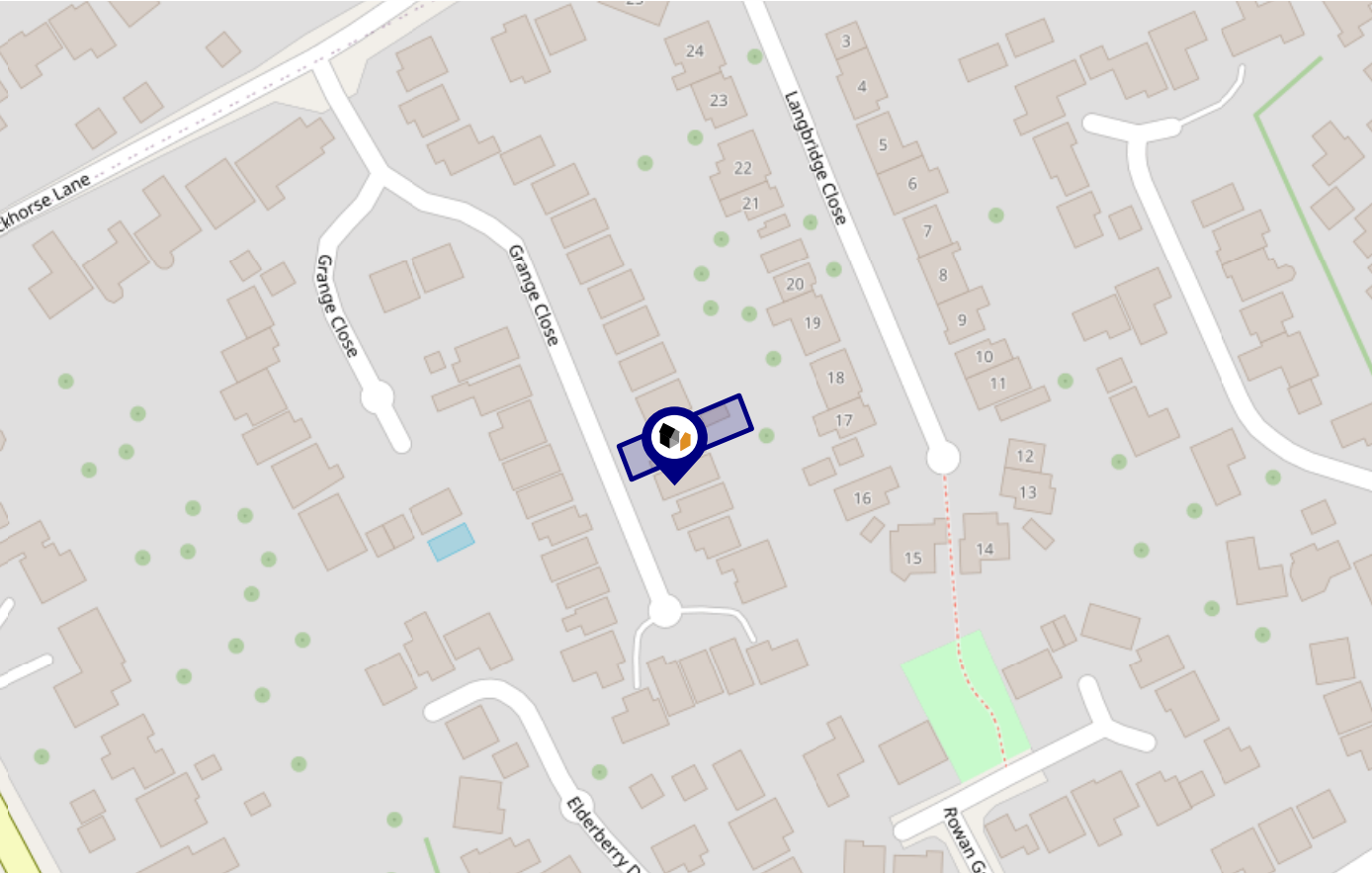
Chance of flooding to the following depths at this property:



# 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.

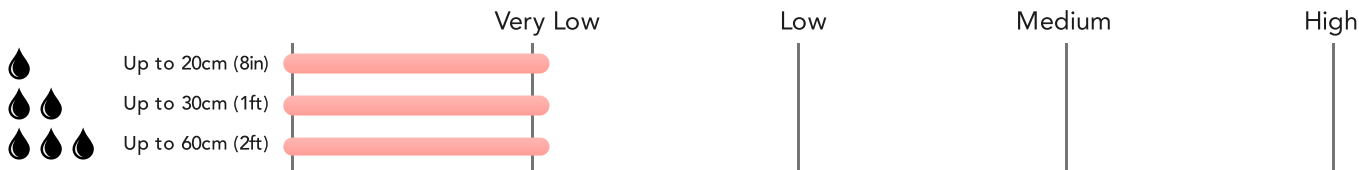


Risk Rating: **Very low**

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.

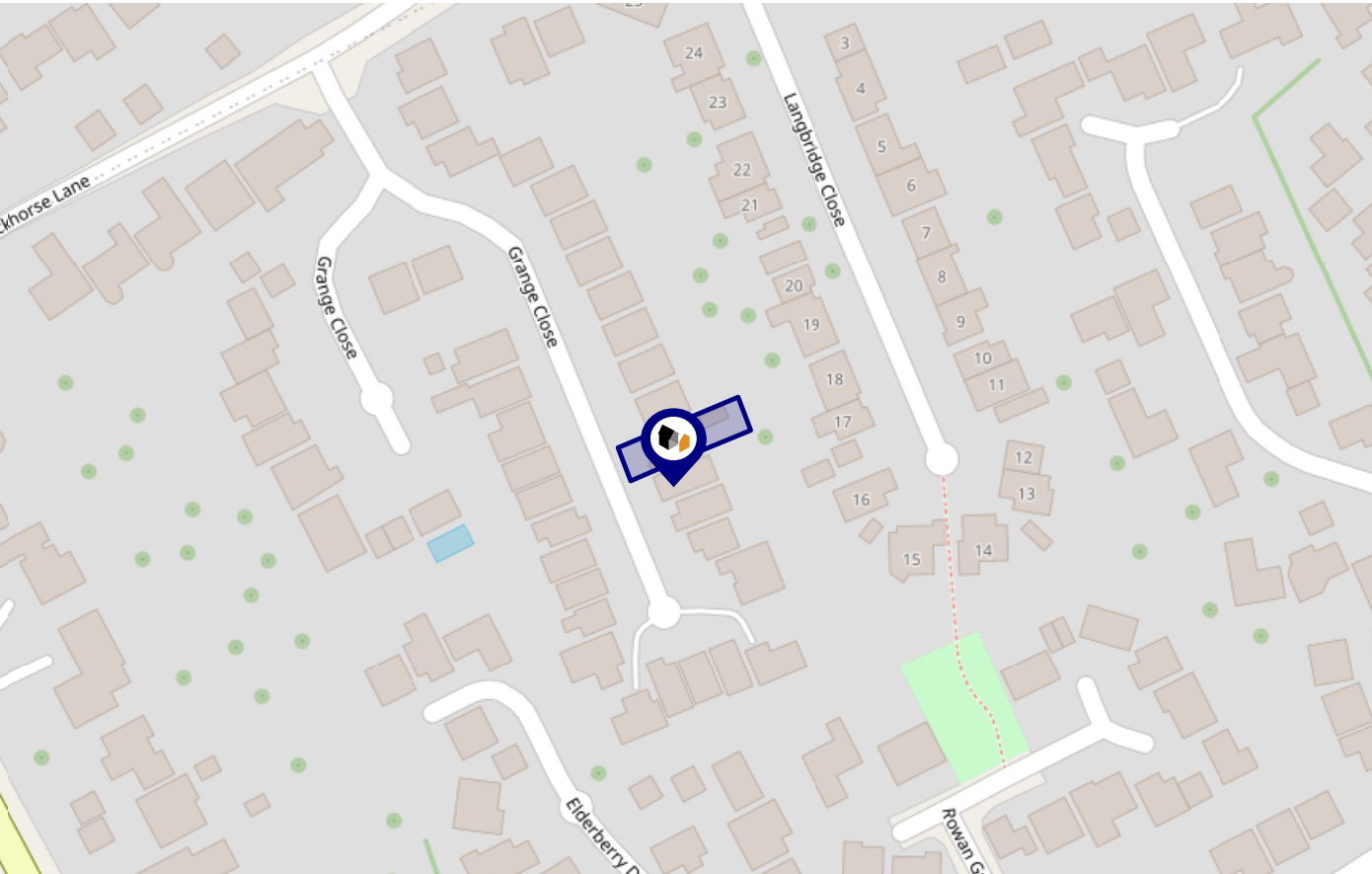
Chance of flooding to the following depths at this property:



# 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.

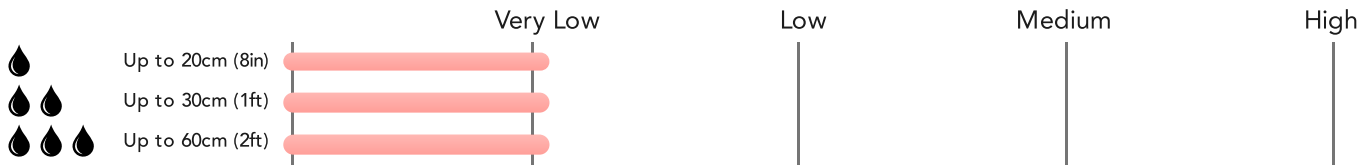


Risk Rating: **Very low**

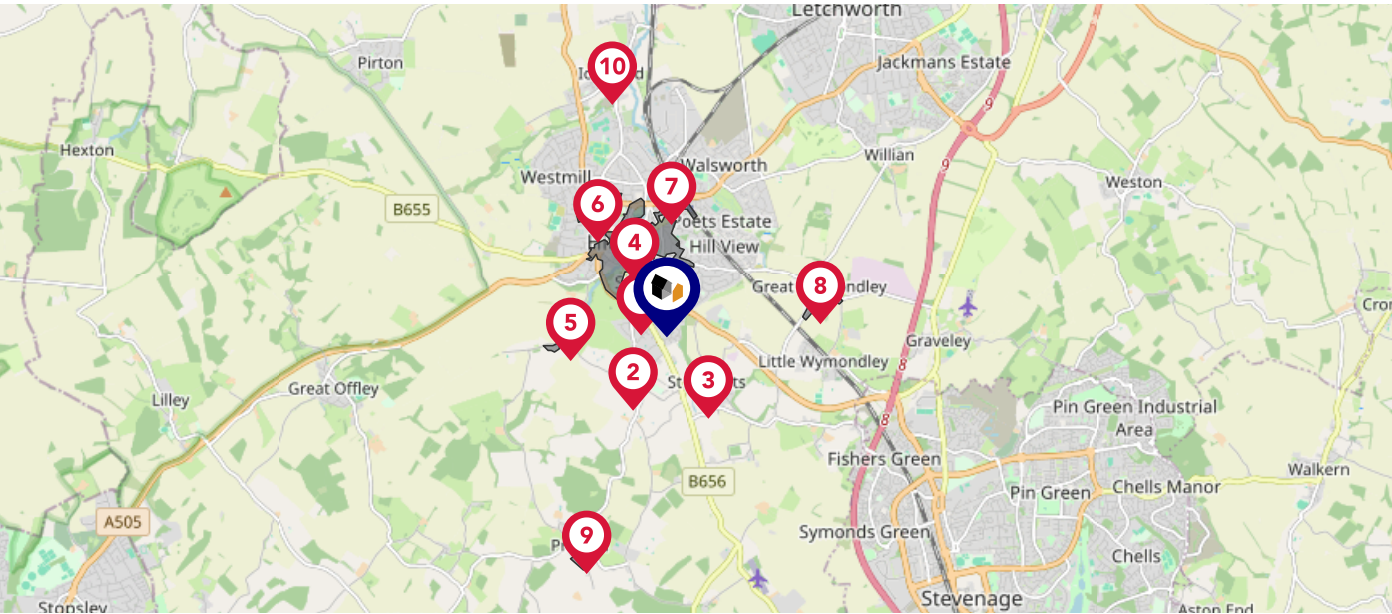
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:

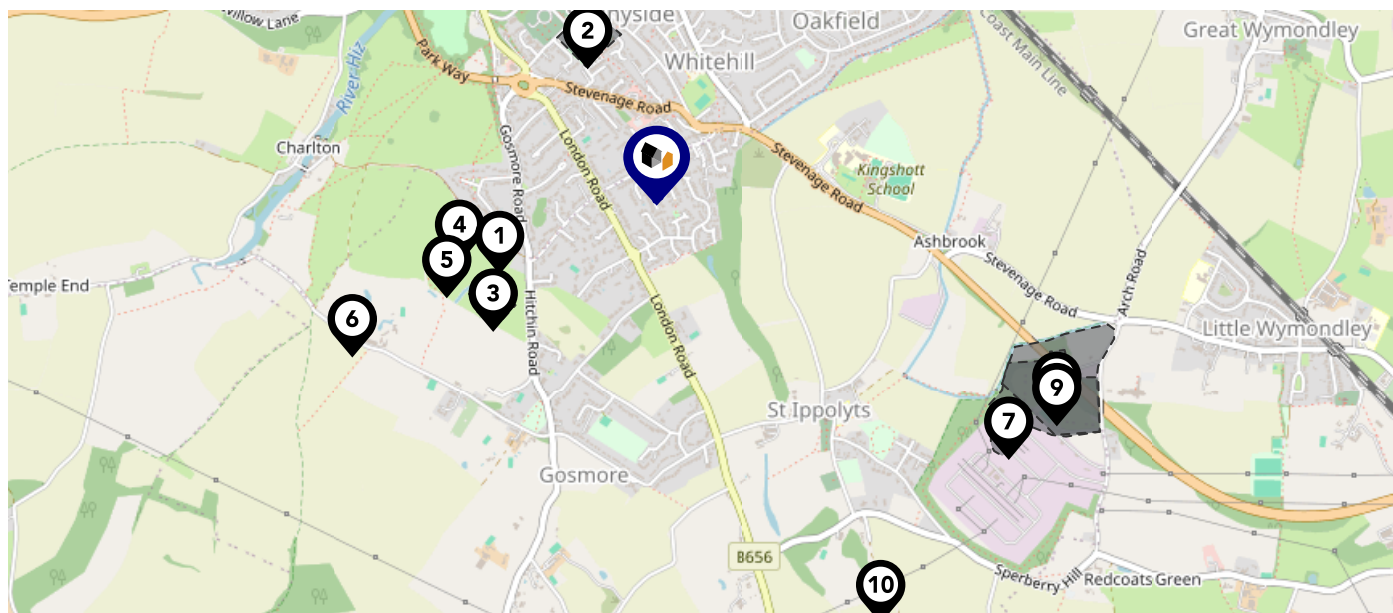


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



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

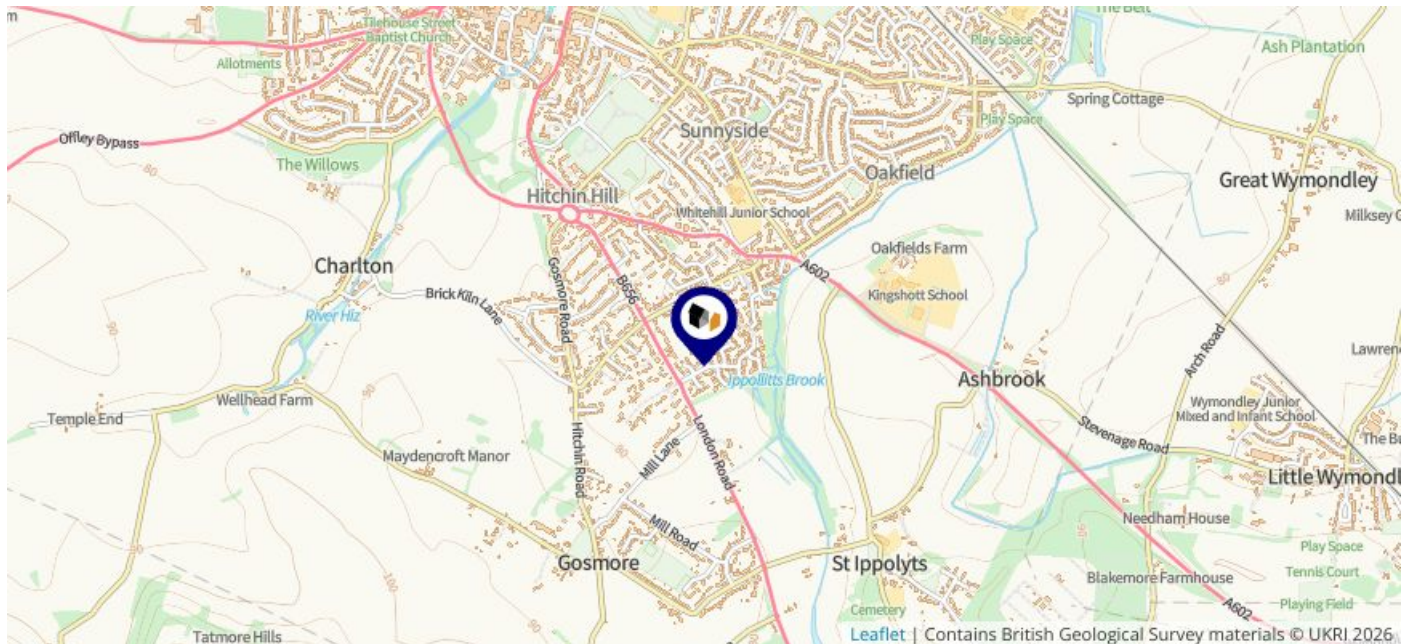
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

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

This map displays nearby coal mine entrances and their classifications.



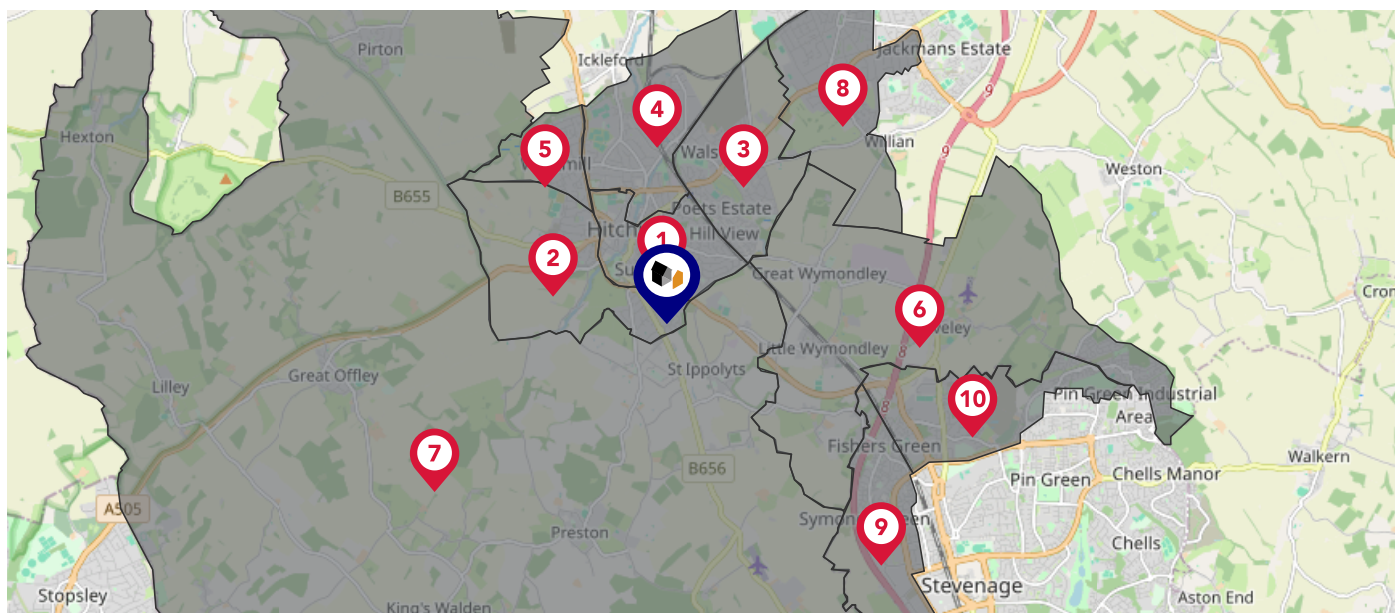
### Mine Entry

- ✕ 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 Priory Ward



Hitchin Walsworth Ward



Hitchin Bearton Ward



Hitchin Oughton Ward



Chesfield Ward



Hitchwood, Offa and Hoo Ward



Letchworth South West Ward



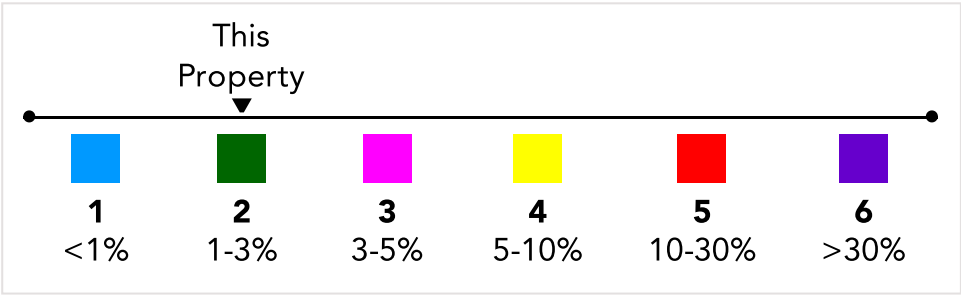
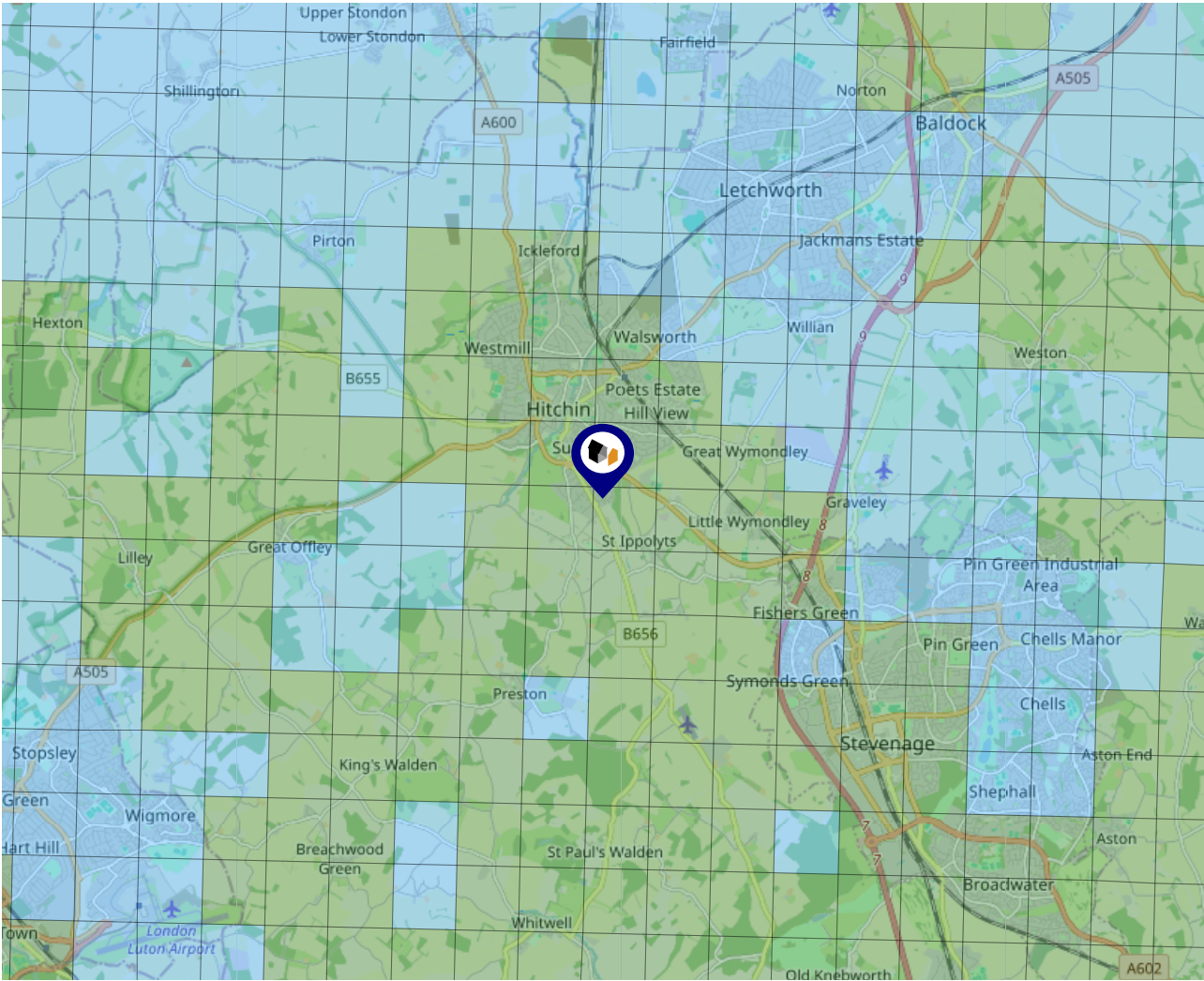
Symonds Green Ward



Woodfield Ward

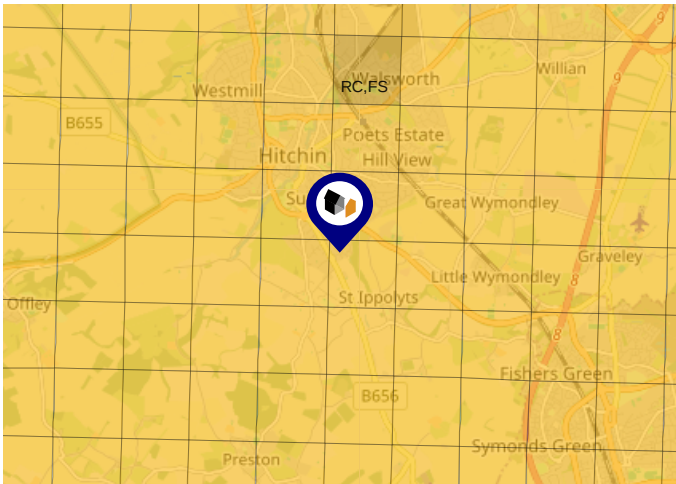
What is Radon?

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



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

|                        |                          |               |                    |
|------------------------|--------------------------|---------------|--------------------|
| Carbon Content:        | HIGH                     | Soil Texture: | CHALKY, SILTY LOAM |
| Parent Material Grain: | ARGILLIC -<br>ARENACEOUS | Soil Depth:   | SHALLOW            |
| Soil Group:            | ALL                      |               |                    |

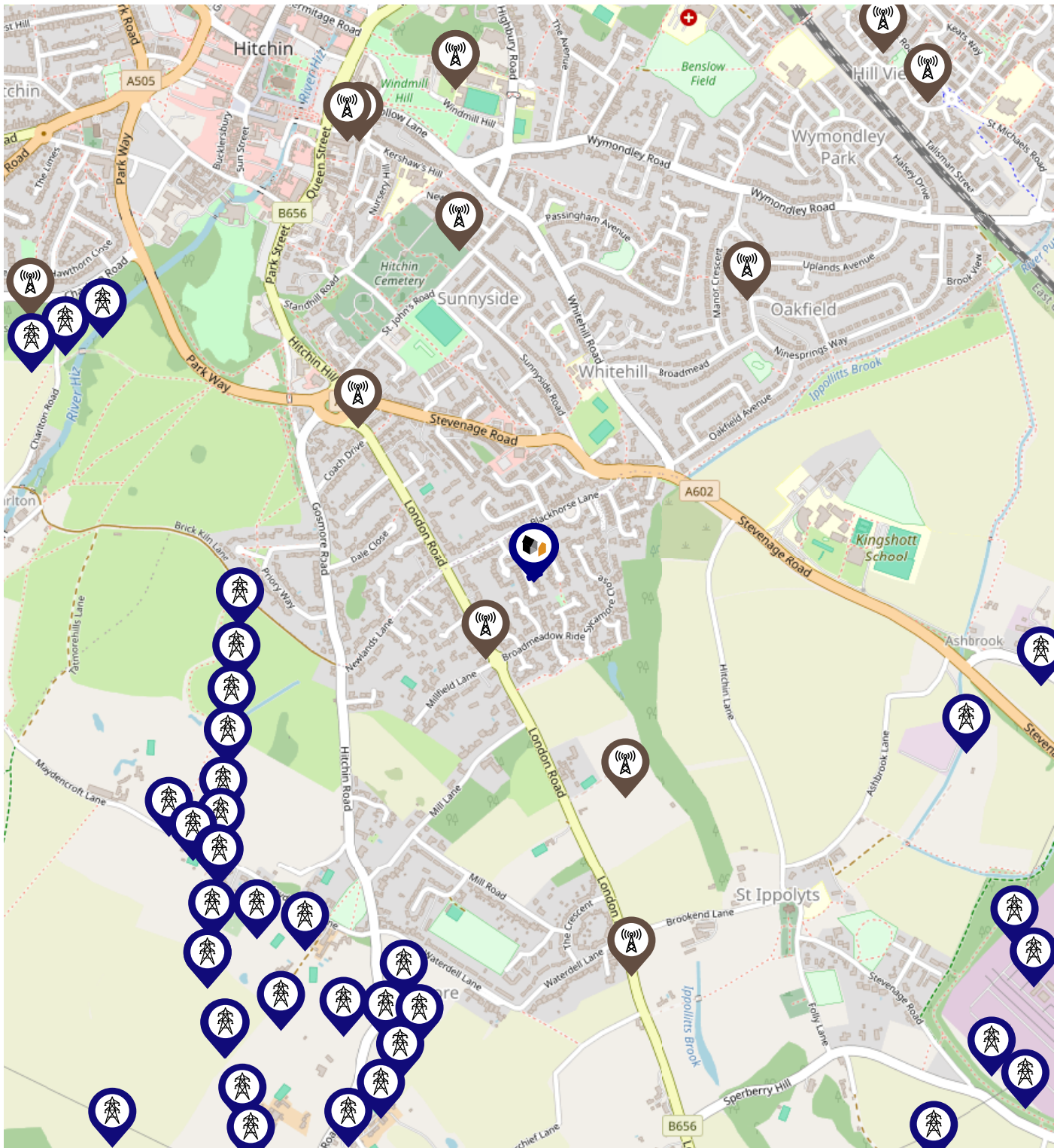


Primary Classifications (Most Common Clay Types)

|        |                                              |
|--------|----------------------------------------------|
| 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

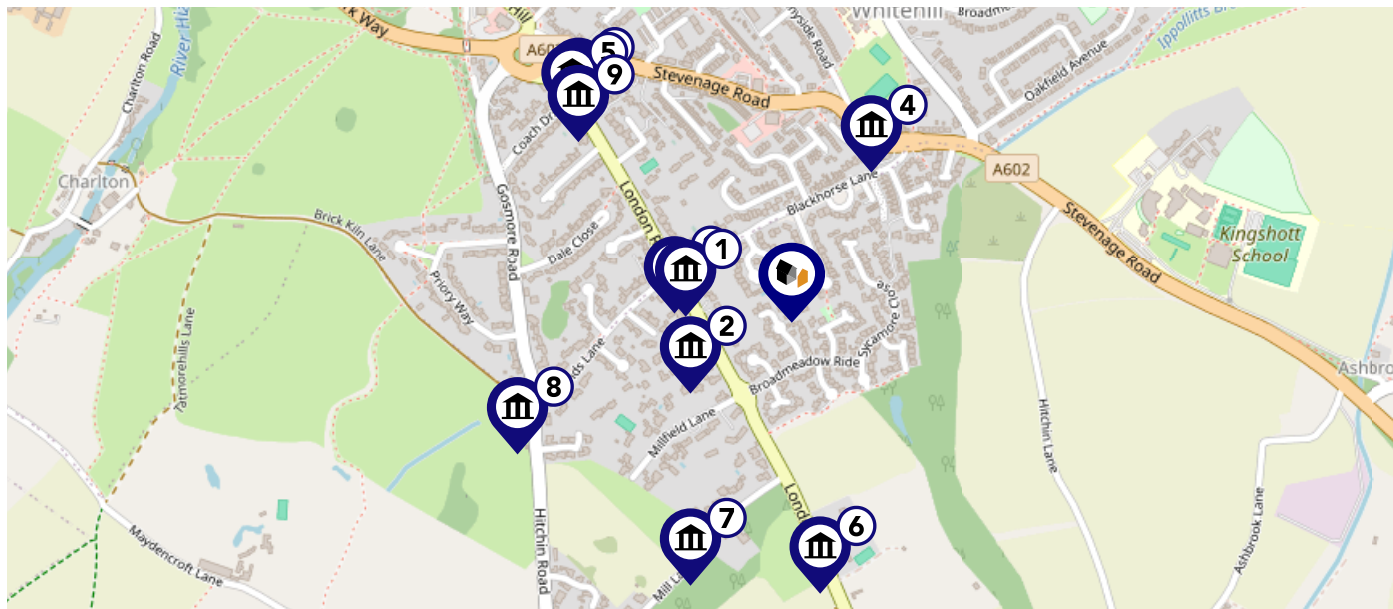
## Masts & Pylons



**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  |
|----------------------------------------|------------------------------------------------------|----------|-----------|
|                                        | 1347425 - The Grange House                           | Grade II | 0.1 miles |
|                                        | 1175154 - New England House, And New England Cottage | Grade II | 0.1 miles |
|                                        | 1175136 - Barn At The Grange House                   | Grade II | 0.1 miles |
|                                        | 1102138 - The New Found Out Public House             | Grade II | 0.2 miles |
|                                        | 1347590 - 7, Hitchin Hill Path                       | Grade II | 0.3 miles |
|                                        | 1102539 - Pound Farmhouse                            | Grade II | 0.3 miles |
|                                        | 1102506 - The Mill Farm                              | Grade II | 0.3 miles |
|                                        | 1102538 - Rose View Opposite Newlands Lane           | Grade II | 0.3 miles |
|                                        | 1347591 - Saint Elmo                                 | Grade II | 0.3 miles |
|                                        | 1102171 - 8, Hitchin Hill Path                       | Grade II | 0.3 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

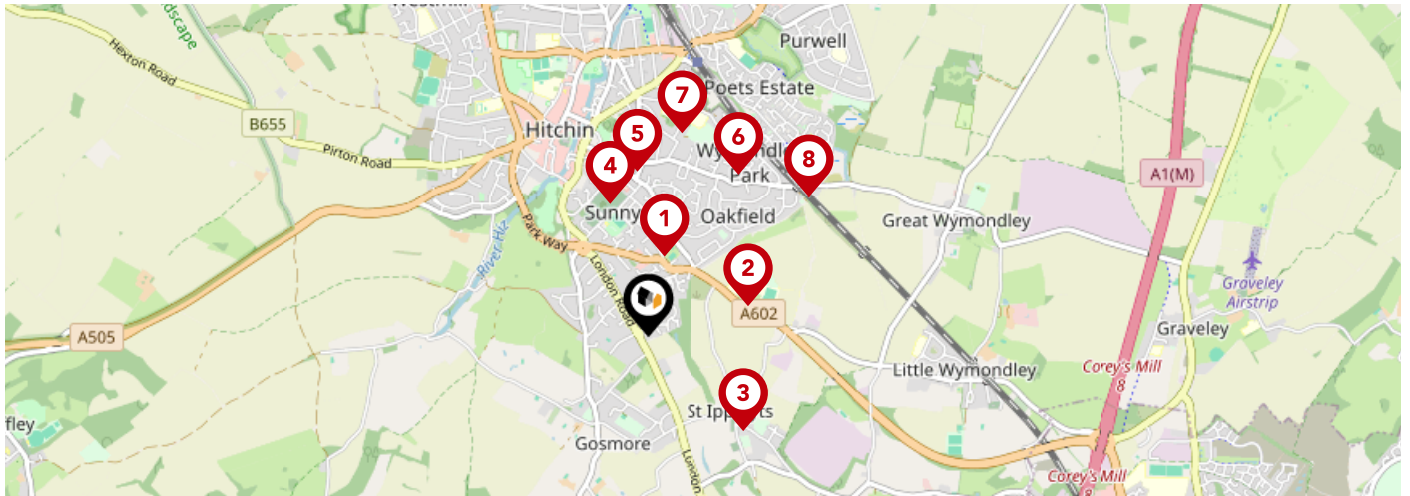
---

YES - Mains

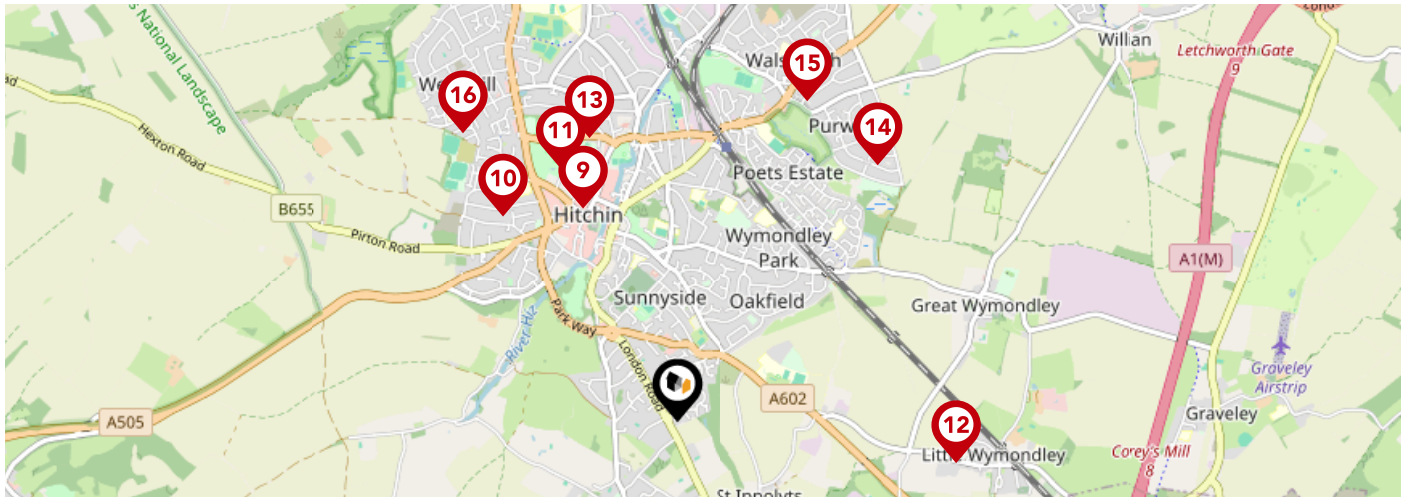
## Drainage

---

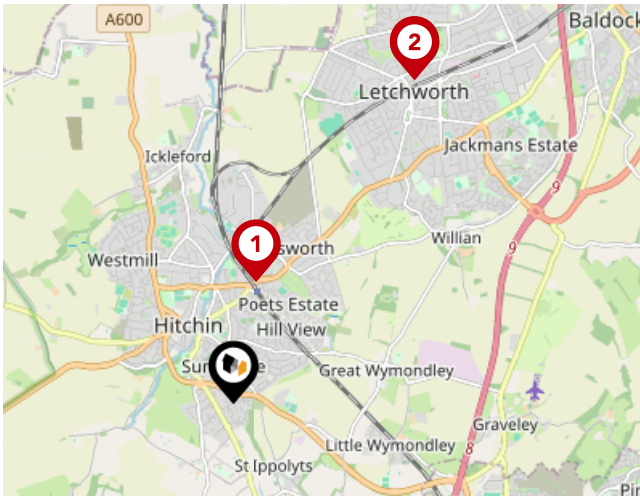
YES - Mains



|          |                                                                                                                                          | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Whitehill Junior School</b><br>Ofsted Rating: Good   Pupils: 240   Distance:0.37                                                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Kingshott School</b><br>Ofsted Rating: Not Rated   Pupils: 400   Distance:0.47                                                        | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>St Ippolyts Church of England Aided Primary School</b><br>Ofsted Rating: Good   Pupils: 175   Distance:0.61                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Highbury Infant School and Nursery</b><br>Ofsted Rating: Good   Pupils: 204   Distance:0.63                                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Hitchin Girls' School</b><br>Ofsted Rating: Outstanding   Pupils: 1355   Distance:0.75                                                | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>William Ransom Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 422   Distance:0.84                                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>St Andrew's Church of England Voluntary Aided Primary School, Hitchin</b><br>Ofsted Rating: Outstanding   Pupils: 252   Distance:0.94 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Mary Exton Primary School</b><br>Ofsted Rating: Good   Pupils: 181   Distance:0.97                                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

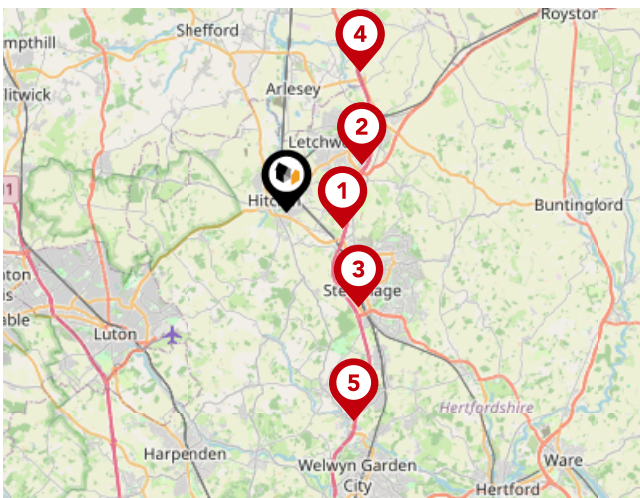


|                                                                                     |                                                                                                                | Nursery                             | Primary                             | Secondary                           | College                  | Private                  |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|    | <b>Hitchin Boys' School</b><br>Ofsted Rating: Outstanding   Pupils: 1317   Distance:1.07                       | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|   | <b>Samuel Lucas Junior Mixed and Infant School</b><br>Ofsted Rating: Outstanding   Pupils: 420   Distance:1.23 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Wilshire-Dacre Junior Academy</b><br>Ofsted Rating: Good   Pupils: 267   Distance:1.27                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Wymondley Junior Mixed and Infant School</b><br>Ofsted Rating: Good   Pupils: 102   Distance:1.29           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>York Road Nursery School</b><br>Ofsted Rating: Outstanding   Pupils: 107   Distance:1.36                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Purwell Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 167   Distance:1.48             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Highover Junior Mixed and Infant School</b><br>Ofsted Rating: Good   Pupils: 428   Distance:1.58            | <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:1.64                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



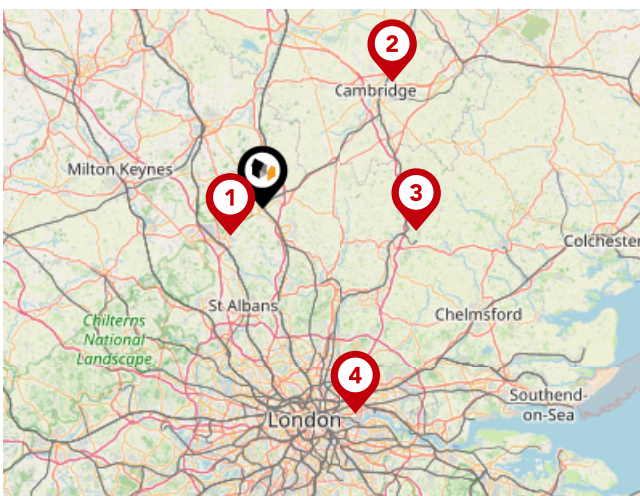
### National Rail Stations

| Pin | Name                    | Distance   |
|-----|-------------------------|------------|
| 1   | Hitchin Rail Station    | 1.13 miles |
| 2   | Letchworth Rail Station | 3.39 miles |
| 3   | Letchworth Rail Station | 3.4 miles  |



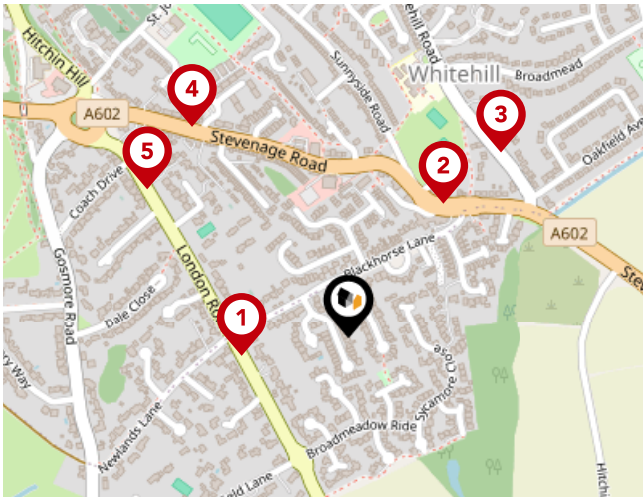
### Trunk Roads/Motorways

| Pin | Name      | Distance   |
|-----|-----------|------------|
| 1   | A1(M) J8  | 2.16 miles |
| 2   | A1(M) J9  | 3.29 miles |
| 3   | A1(M) J7  | 4.32 miles |
| 4   | A1(M) J10 | 5.85 miles |
| 5   | A1(M) J6  | 7.97 miles |



### Airports/Helipads

| Pin | Name             | Distance    |
|-----|------------------|-------------|
| 1   | Luton Airport    | 6.12 miles  |
| 2   | Cambridge        | 26.47 miles |
| 3   | Stansted Airport | 22.79 miles |
| 4   | Silvertown       | 32.96 miles |



Bus Stops/Stations

| Pin | Name              | Distance   |
|-----|-------------------|------------|
| 1   | New England Close | 0.12 miles |
| 2   | Blackhorse Lane   | 0.19 miles |
| 3   | Oakfield Avenue   | 0.27 miles |
| 4   | The Maples        | 0.3 miles  |
| 5   | Lister Avenue     | 0.29 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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