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MIR: Material Info

The Material Information Affecting this Property

Friday 26th June 2026



TILEHOUSE STREET, HITCHIN, SG5

Country Properties

81 Hermitage Road Hitchin Herts SG5 1DB

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk



Planning records for: *Tilehouse Street, Hitchin, SG5*

Reference - 87/01705/1
Decision: Decided
Date: 12th November 1987
Description: Change of use of ground floor from residential to offices (use class A2)

Reference - 87/00046/1
Decision: Decided
Date: 15th January 1987
Description: Change of use of first and second floor offices to residential as extension of ground floor dwelling.

Reference - 03/00657/1LB
Decision: Decided
Date: 16th April 2003
Description: Replacement dormer window to rear elevation.

Reference - 23/00129/LBC
Decision: Decided
Date: 19th January 2023
Description: Internal alterations to facilitate reordering of loft space and installation of sun pipe to proposed ensuite.

Planning records for: **88 Tilehouse Street Hitchin SG5 2DU**

Reference - 92/00619/1
Decision: Decided
Date: 08th June 1992
Description: Change of use of part of ground floor from residential to hairdressing salon. (Class A1)
Reference - 92/00631/1LB
Decision: Decided
Date: 01st June 1992
Description: Internal alterations to facilitate change of use of part of ground floor from residential into hairdressing salon.
Reference - 16/01787/1LB
Decision: Decided
Date: 14th July 2016
Description: Internal alterations to facilitate conversion of ground floor hair salon into 2-bed self-contained apartment.
Reference - 16/01786/1
Decision: Decided
Date: 14th July 2016
Description: Change of use of basement and ground floor (part) from A1 (Hair Salon) to C3 (residential dwelling) together with internal alterations to facilitate provision of 1 x 2-bed self-contained apartment.

Planning records for: **88 Tilehouse Street Hitchin SG5 2DU**

Reference - 06/01563/1	
Decision:	Decided
Date:	03rd August 2006
Description:	Two storey front and first floor extension to facilitate change of use of garage/store to two bedroom dwelling. New pitched roof to existing triple garage

Planning records for: **10 Tilehouse Street Hitchin SG5 2DU**

Reference - 08/01220/1LB	
Decision:	Decided
Date:	19th June 2008
Description:	Listed Building Consent: Replacement of existing corrugated flat roof with lead roof with timber rolls

Reference - 08/01298/1LB	
Decision:	Decided
Date:	19th June 2008
Description:	Listed Building Consent: Replacement front bay window

Planning records for: **11 Tilehouse Street Hitchin SG5 2DU**

Reference - 84/01493/1	
Decision:	Decided
Date:	01st October 1984
Description:	Demolition of front part of storage building

Planning records for: **11 Tilehouse Street Hitchin SG5 2DU**

Reference - 07/01508/1LB
Decision: Decided
Date: 13th June 2007
Description: Replacement of existing glazed conservatory roof with reclaimed peg tiles to match existing and installation of conservation rooflight
Reference - 84/00579/1
Decision: Decided
Date: 09th April 1984
Description: Erection of single storey rear extension
Reference - 88/00807/1
Decision: Decided
Date: 09th May 1988
Description: Change of use of garage/store to Art Gallery/Exhibition Rooms.
Reference - 84/00580/1
Decision: Decided
Date: 09th April 1984
Description: Erection of single storey rear extension

Planning records for: **11 Tilehouse Street Hitchin Hertfordshire SG5 2DU**

Reference - 02/00239/1LB	
Decision:	Decided
Date:	08th February 2002
Description:	Installation of waterproof membrane and pump apparatus within underground cellar

Reference - 81/00936/1LB	
Decision:	Decided
Date:	12th June 1981
Description:	Application for Listed Building Consent for refurbishment and alterations to provide three- bedroom dwelling involving demolition of one chimney and outbuilding.

Reference - 84/01058/1	
Decision:	Decided
Date:	02nd July 1984
Description:	Refurbishment and alterations to provide three bedroom dwelling as variation of previous consent (1/936/81 (612)LB)

Planning records for: **12 Tilehouse Street Hitchin SG5 2DU**

Reference - 04/00446/1LB	
Decision:	Decided
Date:	19th March 2004
Description:	Installation of two solar panels on rear roof slope

Planning records for: **14 Tilehouse Street Hitchin SG5 2DU**

Reference - 17/01874/1LB
Decision: Decided
Date: 27th July 2017
Description: Retention of works to property including, demolition of outbuilding and erection of new garden store, installation of 2no. sash windows, replacement slate roof to rear & internal alterations.
Reference - 97/01463/1LB
Decision: Decided
Date: 07th November 1997
Description: Replacement of existing asbestos roof to rear lean-to
Reference - 17/01875/1LB
Decision: Decided
Date: 27th July 2017
Description: External alterations to include replacement basement window and removal of vent to first floor window in front extension. Internal alterations to include replacement basement staircase and alterations to first floor bathroom/ensuite (as amended by drawing no. PL.107-A received on 14/09/2017).
Reference - 99/00152/1LB
Decision: Decided
Date: 03rd February 1999
Description: Re-opening of bricked up external door way (as amended by drawing received on 4.5.99)

Planning records for: **15 Tilehouse Street Hitchin SG5 2DU**

Reference - 87/00242/1	
Decision:	Decided
Date:	13th February 1987
Description:	Change of use from offices to residential

Reference - 96/01257/1LB	
Decision:	Decided
Date:	25th October 1996
Description:	Internal and external alterations including roof repairs, replacement of rear windows and demolition of single storey rear addition and rear dormer window (as amended by letter and plans received 25.11.96)

Planning records for: **17 Tilehouse Street Hitchin SG5 2DU**

Reference - 13/00762/1LB	
Decision:	Decided
Date:	04th April 2013
Description:	Replacement glazed link to rear, replacement rainwater goods, existing render painted and removal existing fascias and soffits.

Reference - 21/01792/LBC	
Decision:	Decided
Date:	21st June 2021
Description:	Replacement glazed link to rear

Planning records for: **17 Tilehouse Street Hitchin SG5 2DU**

Reference - 85/00820/1
Decision: Decided
Date: 23rd May 1985
Description: Section 53 determination for internal alterations, replacement windows and rear conservatory.

Reference - 13/00761/1HH
Decision: Decided
Date: 03rd April 2013
Description: Replacement glazed link to rear

Reference - 13/01880/1DOC
Decision: Decided
Date: 02nd August 2013
Description: Condition 3 - Details of change of render colour (as discharge of condition attached to listed building 13/00762/1LB granted consent 16/06/13).

Reference - 85/00873/1LB
Decision: Decided
Date: 04th June 1985
Description: Internal alterations, replacement windows and erection of rear conservatory.

Planning records for: **17 Tilehouse Street Hitchin Hertfordshire SG5 2DU**

Reference - 21/01791/FPH	
Decision:	Decided
Date:	21st June 2021
Description:	Replacement glazed link to rear

Planning records for: **87 Tilehouse Street Hitchin SG5 2DU**

Reference - 86/00123/1HH	
Decision:	Decided
Date:	01st February 1986
Description:	Change of use of ground floor front room from residential to retailing of small antiques.

Reference - 83/01645/1	
Decision:	Decided
Date:	13th October 1983
Description:	Section 53 use of two ground floor rooms for osteopath practice

Reference - 81/01155/1	
Decision:	Decided
Date:	17th July 1981
Description:	Change of use of basement and ground floor to office accommodation.

Planning records for: **90 Tilehouse Street Hitchin Herts SG5 2DU**

Reference - 94/00556/1	
Decision:	Decided
Date:	10th May 1994
Description:	Rear dormer window.

Reference - 77/00191/1	
Decision:	Decided
Date:	11th February 1977
Description:	Change of use from residential to offices

Planning records for: **8 Tilehouse Street Hitchin SG5 2DU**

Reference - 91/00581/1LB	
Decision:	Decided
Date:	28th June 1991
Description:	Removal of fireplace to first floor rear room.

Reference - 91/00594/1LB	
Decision:	Decided
Date:	28th June 1991
Description:	Removal of ceiling and joists to first floor front room

Planning records for: **8 Tilehouse Street Hitchin SG5 2DU**

Reference - 90/01534/1
Decision: Decided
Date: 12th November 1990
Description: Change of use from residential to offices with parking for 2 vehicles
Reference - 01/00467/1AD
Decision: Decided
Date: 23rd March 2001
Description: Retention of non-illuminated sign boards on front elevation
Reference - 90/01070/1LB
Decision: Decided
Date: 19th July 1990
Description: Internal and external alterations for use of dwelling as offices (amended plans recieved 26th September 1990)
Reference - 01/00468/1LB
Decision: Decided
Date: 23rd March 2001
Description: Retention of non-illuminated sign boards on front elevation

Planning records for: **8 Tilehouse Street Hitchin Herts SG5 2DU**

Reference - 93/01000/1LB
Decision: Decided
Date: 31st August 1993
Description: Replacement door and new fanlight to East elevation.
Reference - 91/00665/1LB
Decision: Decided
Date: 28th June 1991
Description: Reduction in height of chimney to east elevation
Reference - 91/00680/1LB
Decision: Decided
Date: 28th June 1991
Description: External and internal alterations of existing building
Reference - 90/01535/1LB
Decision: Decided
Date: 02nd January 1990
Description: Internal and external alterations for use of dwelling as offices. (As variation to Listed building consent 90/1070/1LB

Planning records for: **8 Tilehouse Street Hitchin SG5 2DU**

Reference - 90/01071/1	
Decision:	Decided
Date:	19th July 1990
Description:	Change of use from residential to offices (amended plans recieved 26th september 1990.

Reference - 91/00564/1LB	
Decision:	Decided
Date:	28th June 1991
Description:	Reduction of ground floor level by approximately 150mm. New hardwood door and two stone steps

Planning records for: **91 Tilehouse Street Hitchin SG5 2DU**

Reference - 93/00348/1EU	
Decision:	Decided
Date:	31st March 1993
Description:	Use of premises as offices.

Planning records for: **13 Tilehouse Street Hitchin SG5 2DU**

Reference - 04/01697/1PUD	
Decision:	Decided
Date:	26th October 2004
Description:	Security Fence Panel.

Planning records for: **13 Tilehouse Street Hitchin SG5 2DU**

Reference - 04/00445/1LB
Decision: Decided
Date: 18th March 2004
Description: Two storey extension to existing single storey rear extension plus alterations to provide 2 bedroom self-contained residential annex (as amended by drawing No. 115P101A received 18th May 2004)
Reference - 16/00246/1HH
Decision: Decided
Date: 03rd February 2016
Description: Part 2 storey (including basement) and part single storey rear extension following demolition of existing rear annexe (amended by plans received 13/07/2016).
Reference - 05/00103/1LB
Decision: Decided
Date: 17th January 2005
Description: Two storey extension to existing single storey rear extension and alterations to provide two bedroom dwelling
Reference - 07/00344/1HH
Decision: Decided
Date: 07th February 2007
Description: Two storey rear extension to provide a double garage and one 1 bedroom self contained flat for ancillary use to the main dwelling, installation of vehicle turntable in rear courtyard (as amended by drawing RF1006/103/A received 14 March 2007)

Planning records for: **13 Tilehouse Street Hitchin SG5 2DU**

Reference - 04/01580/1
Decision: Decided
Date: 01st October 2004
Description: Erection of new "Spiders Web" design gates

Reference - 04/00444/1
Decision: Decided
Date: 18th March 2004
Description: Two storey extension to existing single storey rear extension to provide 2 bedroom self-contained residential annex (as amended by drawing no. 115P101A received 18th May 2004)

Reference - 03/00389/1
Decision: Decided
Date: 07th March 2003
Description: Change of use from office to single dwelling

Reference - 05/01040/1
Decision: Decided
Date: 15th July 2005
Description: Conversion of part of ground and first floors at rear of building to provide self contained 2 bedroom dwelling as amplified by drawing No115 (PC) 002 received 7th October 2005 and layout plan No 4 received 14/12/05

Planning records for: **13 Tilehouse Street Hitchin SG5 2DU**

Reference - 74/00683/1
Decision: Decided
Date: 20th July 1974
Description: Change of use of part of 2nd floor to offices.
Reference - 26/00135/FPH
Decision: Decided
Date: 29th January 2026
Description: Alterations to attached outhouse, Loggia. Replacement of existing garden paving incorporating drainage upgrades/soak away. Boundary treatment to garden walling. Alterations to soft and hard landscaping. Rebuild of existing bin store. External seat base.
Reference - 07/00339/1LB
Decision: Decided
Date: 07th February 2007
Description: Two storey rear extension and internal alterations and conversion of existing toilet block to create double garage and one 1 bedroom self contained flat for ancillary use to the main dwelling (as amended by drawing RF1006/103/A received 14 March 2007)
Reference - 04/01097/1LB
Decision: Decided
Date: 25th June 2004
Description: Repositioning of existing entrance gates (as amended by letter and photograph received 06.09.04).

Planning records for: **13 Tilehouse Street Hitchin SG5 2DU**

Reference - 03/00296/1
Decision: Decided
Date: 20th February 2003
Description: Installation of 1.7m entrance gates (as amended by plans received 03/04/2003 and 15/04/2003)
Reference - 04/01581/1LB
Decision: Decided
Date: 01st October 2004
Description: Listed Building Consent: Erection of new "Spiders Web" design gates
Reference - 05/01041/1LB
Decision: Decided
Date: 15th July 2005
Description: Internal and external alterations to part of ground and first floors at rear of building to provide self contained 2 bedroom dwelling as amplified by drawing No 115 (PC) 002 received 7th October 2005 and layout plan No 4 received 14 December 2005
Reference - 07/00392/1LB
Decision: Decided
Date: 13th February 2007
Description: Internal alterations including replacement fire places to restore property to single residential dwelling (as amended by plan received 10 April 2007).

Planning records for: *Land At Rear Of 13 Tilehouse Street Hitchin SG5 2DU*

Reference - 05/00102/1
Decision: Decided
Date: 17th January 2005
Description: Two storey extension to existing single storey rear extension and alterations to provide two bedroom dwelling
Reference - 26/00136/LBC
Decision: Decided
Date: 29th January 2026
Description: Alterations to attached outhouse/Loggia: removal of internal brick partition wall and timber doors and installation of stud partition . Addition of fireplace feature and internal walls finished with render. External seat base.
Reference - 03/00297/1LB
Decision: Decided
Date: 20th February 2003
Description: Installation of 1.7m entrance gates (as amended by plans received 03/04/2003 and 15/04/2003)
Reference - 07/02203/1LB
Decision: Decided
Date: 31st August 2007
Description: Removal of section of front wall of disused toilet block to create open loggia and window to shower room.

Planning records for: **13 Tilehouse Street Hitchin SG5 2DU**

Reference - 07/01728/1HH	
Decision:	Decided
Date:	12th July 2007
Description:	Erection of dwarf retaining walls to form planting beds following demolition of existing extension

Reference - 16/00247/1LB	
Decision:	Decided
Date:	03rd February 2016
Description:	Part 2 storey (including basement) and part single storey rear extension following demolition of existing rear annexe, reinstate historic opening for new sash window at first floor level on rear elevation (as amended by drawings received 13th July 2016).

Reference - 04/01096/1HH	
Decision:	Decided
Date:	25th June 2004
Description:	Repositioning of existing entrance gates (as amended by letter and photograph received 06.09.04).

Planning records for: **92 Tilehouse Street Hitchin SG5 2DU**

Reference - 79/01995/1	
Decision:	Decided
Date:	26th October 1979
Description:	Continued use of first floor as dentist laboratory and associated office

Planning records for: **92 Tilehouse Street Hitchin SG5 2DU**

Reference - 83/00777/1
Decision: Decided
Date: 17th May 1983
Description: Change of use of first floor from dental laboratory and associated offices
Reference - 03/00824/1
Decision: Decided
Date: 19th May 2003
Description: Change of use of part of first floor from office to hairdressing
Reference - 93/00342/1
Decision: Decided
Date: 29th March 1993
Description: Change of use of ground floor from Hairdressing Salon to Chiropodist.
Reference - 01/00237/1
Decision: Decided
Date: 08th February 2001
Description: Change of use from Chiropodist (Class D1) to Hair Salon (Class A1)

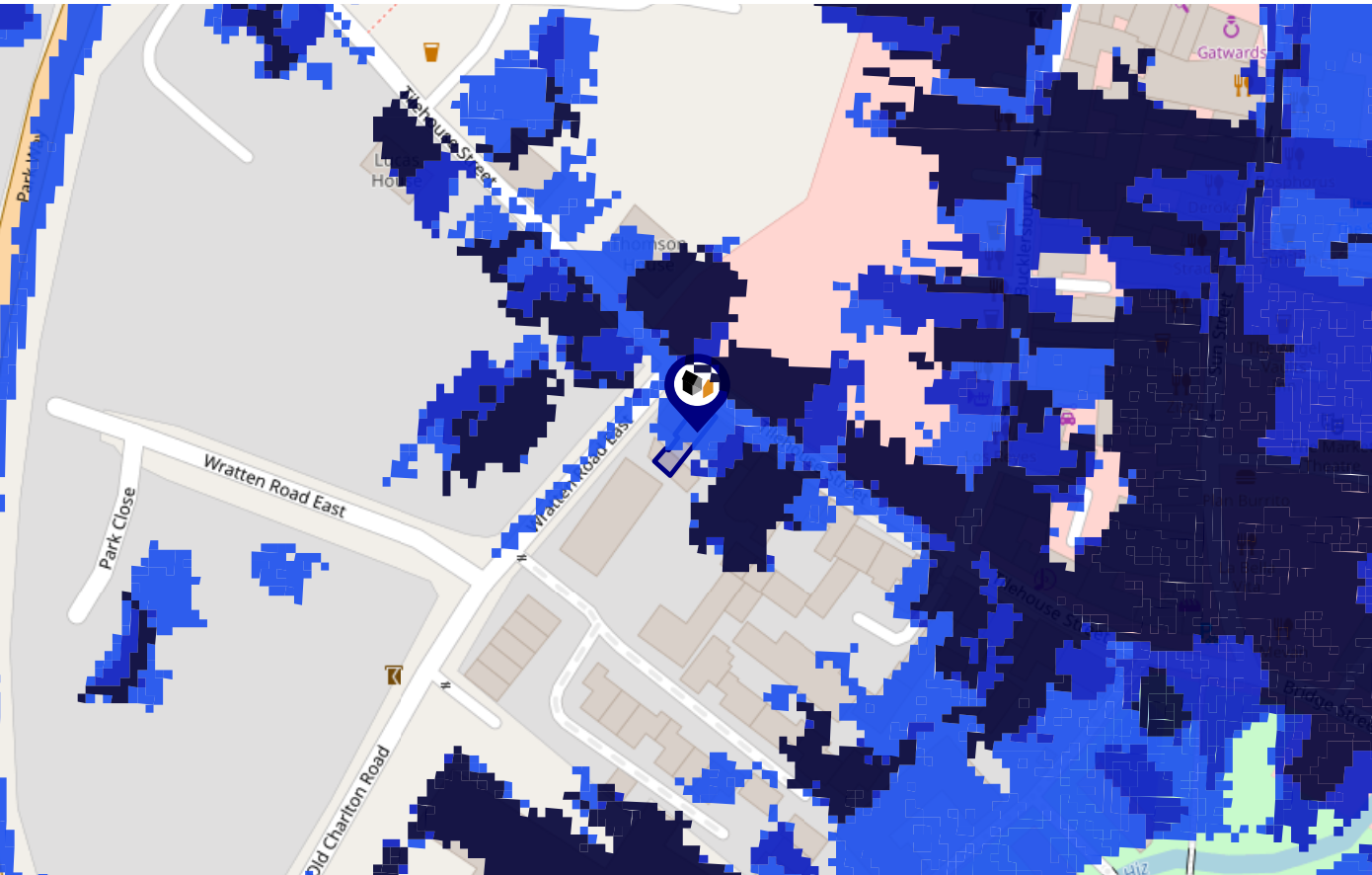
Planning records for: *92 Tilehouse Street Hitchin SG5 2DU*

Reference - 79/01994/1	
Decision:	Decided
Date:	26th October 1979
Description:	Change of use of ground floor to hairdressers

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.

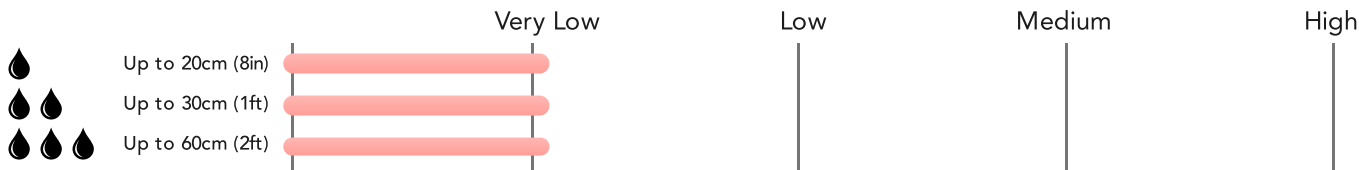


Risk Rating: Low

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:



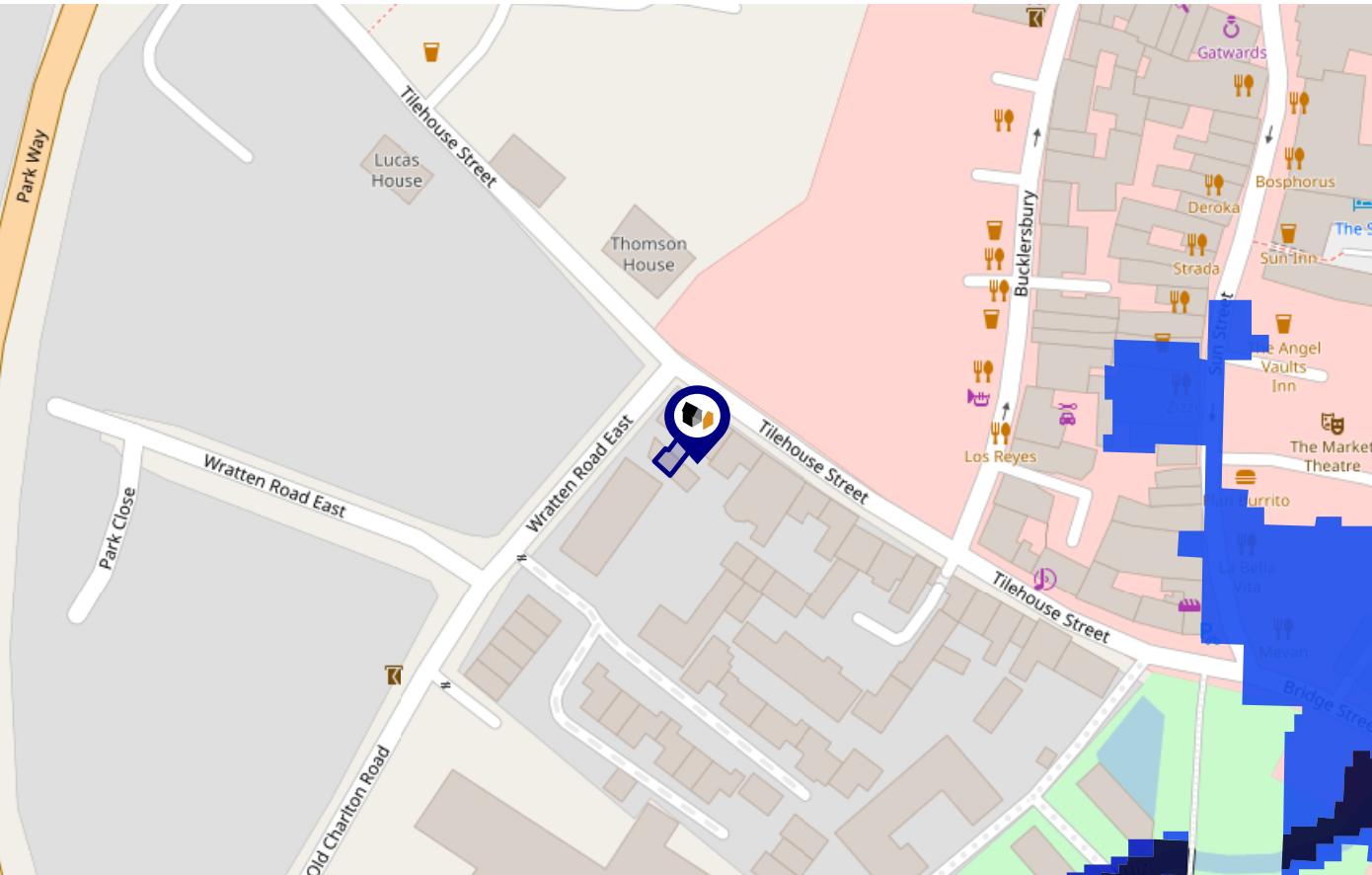
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Depth	Risk Level
Up to 20cm (8in)	Very Low
Up to 30cm (1ft)	Very Low
Up to 60cm (2ft)	Low

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.

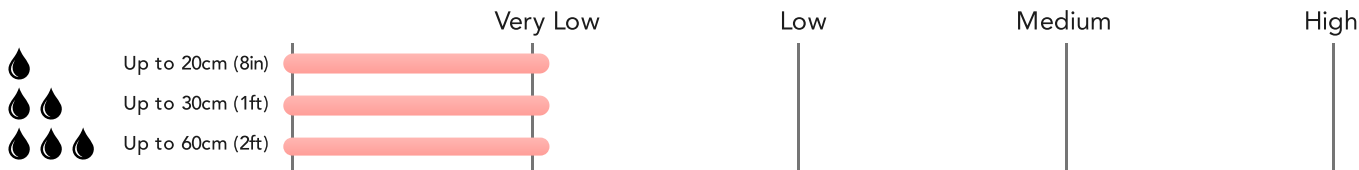


Risk Rating: Very low

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.

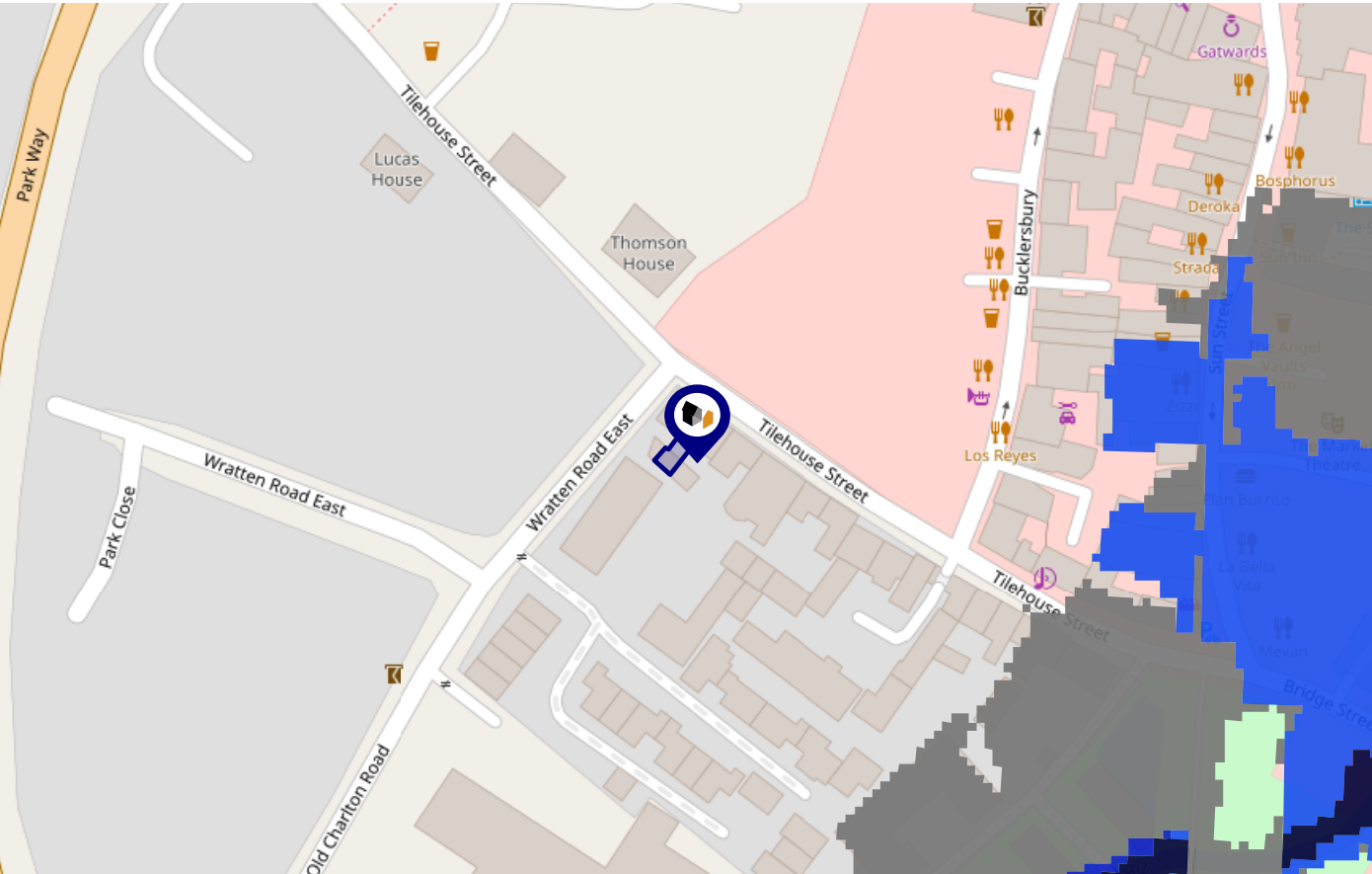
Chance of flooding to the following depths at this property:



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.

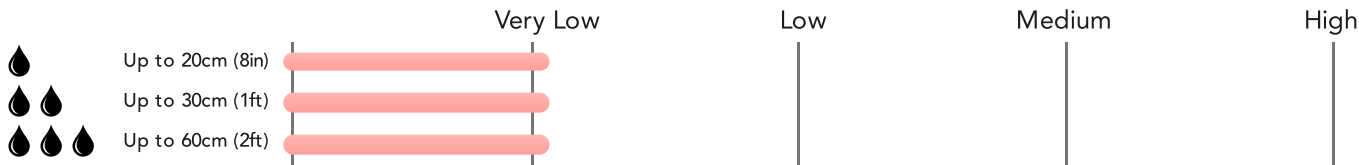


Risk Rating: Very low

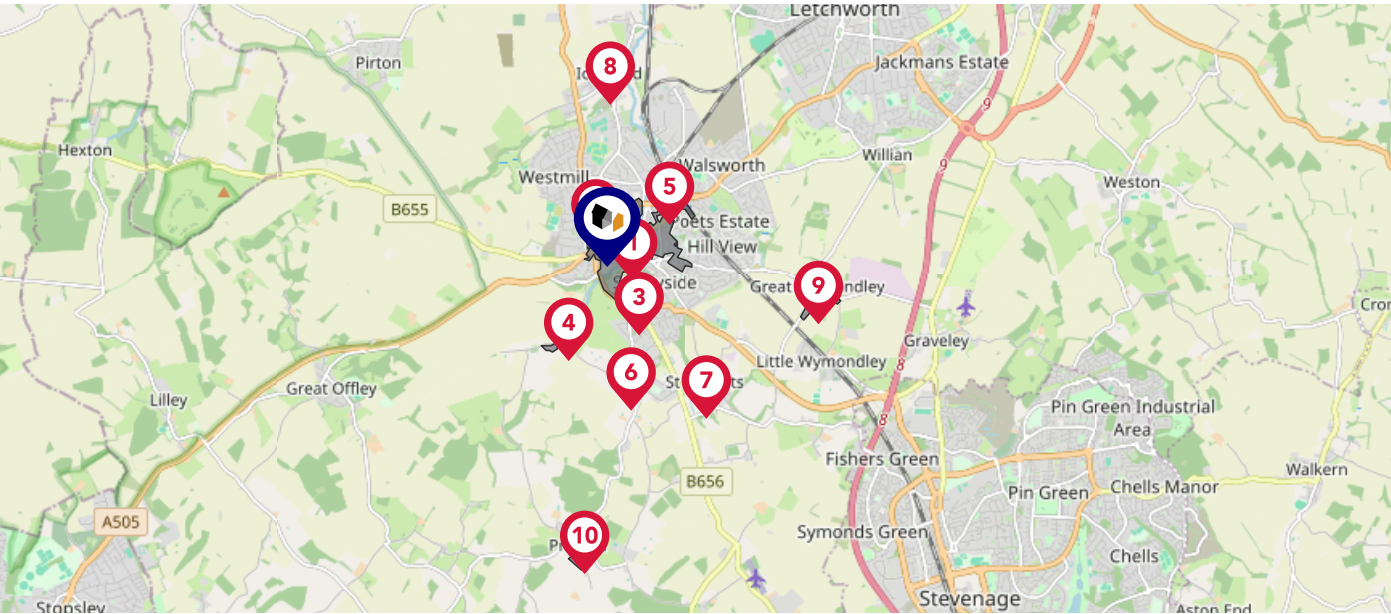
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.



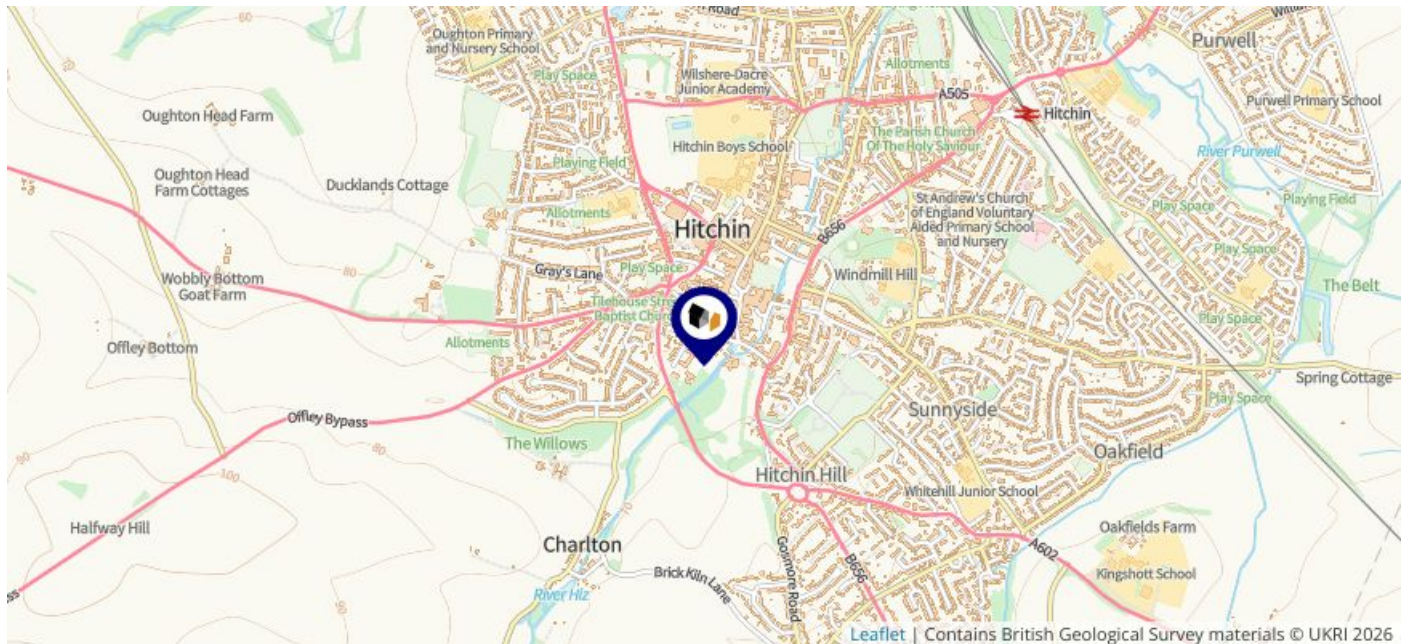
Nearby Conservation Areas	
1	Hitchin
2	Butts Close, Hitchin
3	Hitchin Hill Path
4	Charlton
5	Hitchin Railway and Ransom's Recreation Ground
6	Gosmore
7	St Ippolyts
8	Ickleford
9	Great Wymondley
10	Preston

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	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill ☐
7	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill ☐
8	Wallace Way-Hitchin, Hertfordshire	Historic Landfill ☐
9	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill ☐
10	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill ☐

This map displays nearby coal mine entrances and their classifications.



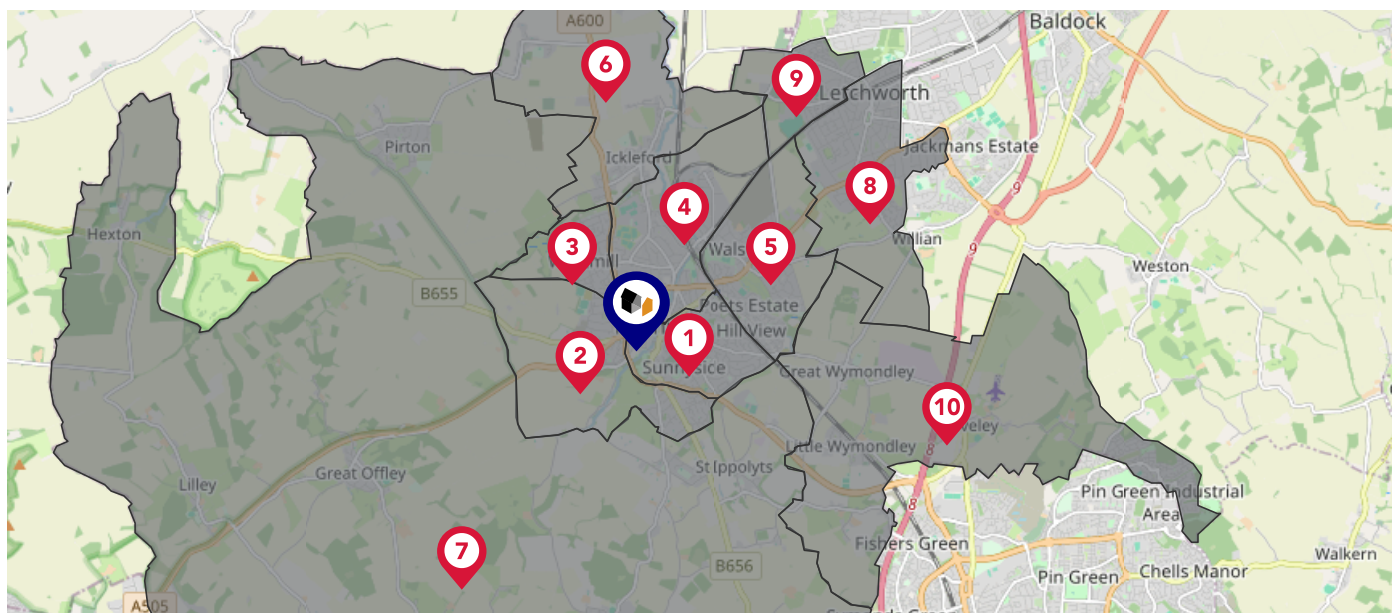
Mine Entry

- ✕ 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

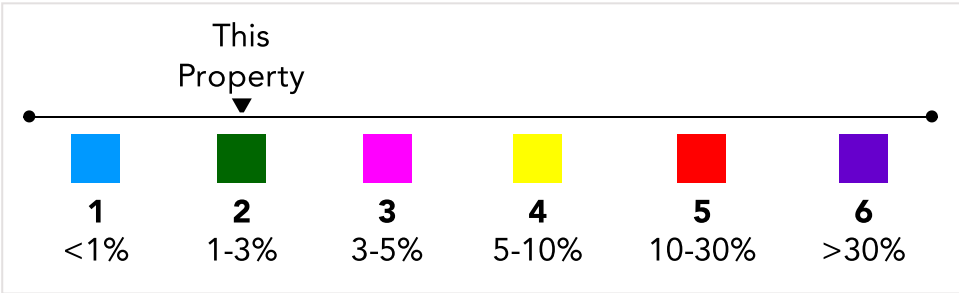
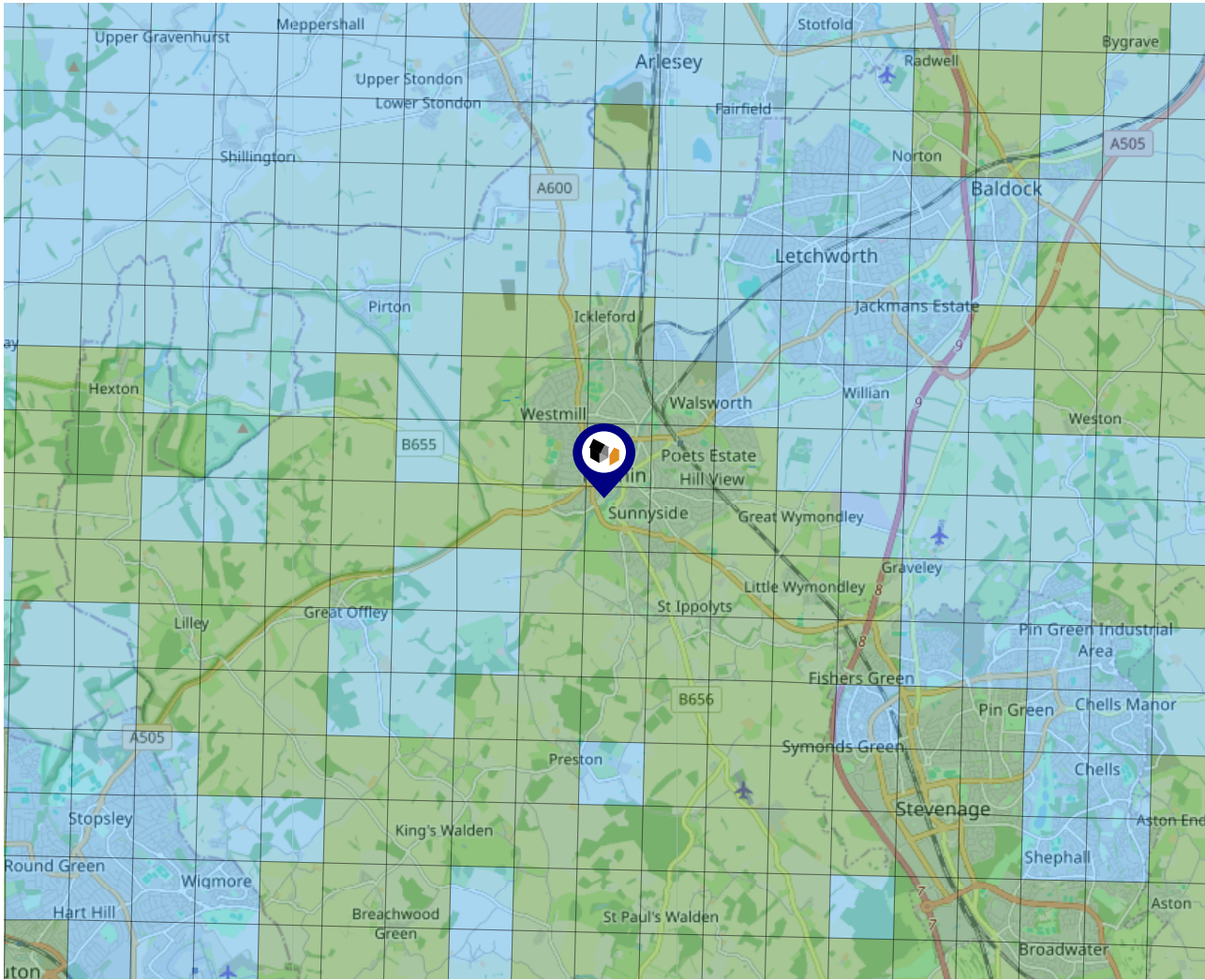


Nearby Council Wards

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

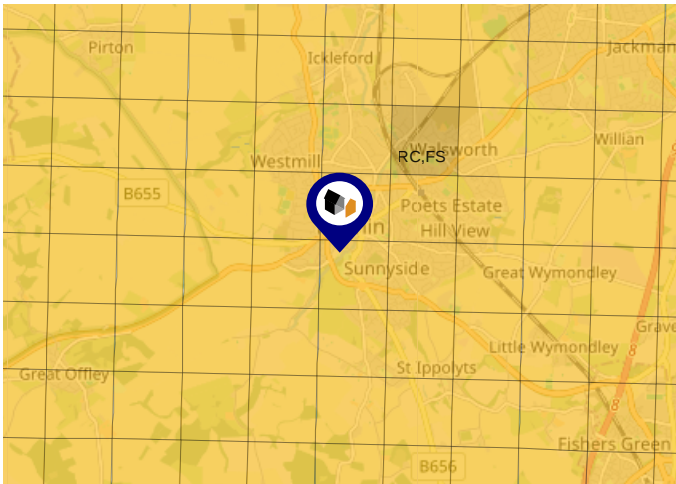
What is Radon?

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 - ARENACEOUS	Soil Depth:	SHALLOW
Soil Group:	ALL		



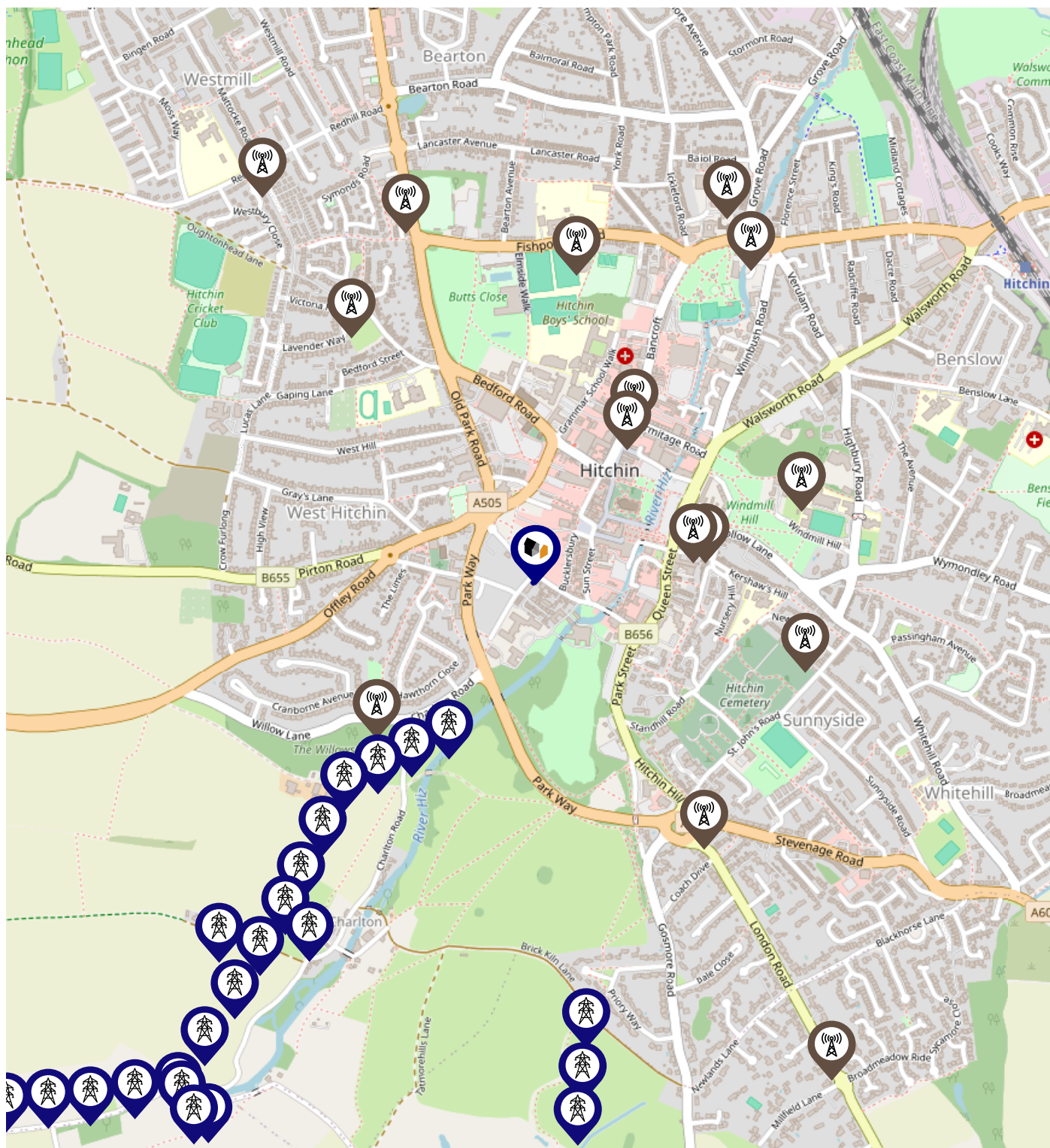
Primary Classifications (Most Common Clay Types)

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

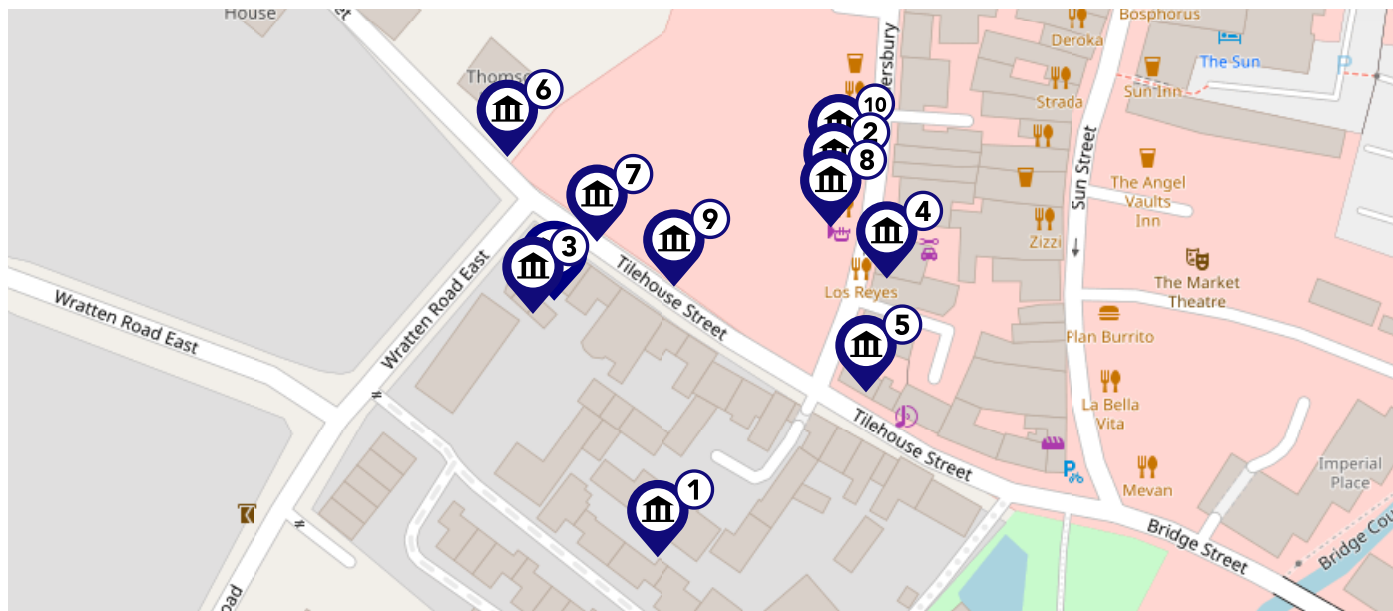
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Key:

-  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
	1347619 - Tithe Barn Behind Number 8	Grade II	0.0 miles
	1102198 - 28, Bucklersbury	Grade II	0.0 miles
	1102154 - 15-17 Tilehouse Street	Grade II	0.0 miles
	1173227 - 15, Bucklersbury	Grade II	0.0 miles
	1102196 - 17 And 18, Bucklersbury	Grade II	0.0 miles
	1102124 - 84, Tilehouse Street	Grade II	0.0 miles
	1347606 - 87, Tilehouse Street	Grade II	0.0 miles
	1173256 - 27 And 27a, Bucklersbury	Grade II	0.0 miles
	1347607 - 89, Tilehouse Street	Grade II	0.0 miles
	1102199 - 29, Bucklersbury	Grade II	0.0 miles

Building Safety

None specified

Accessibility / Adaptations

Attic insulated and boarded in 2024
Shower room added to top floor 2024
Not suitable for wheel chair users

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Brick

Property Lease Information

Not applicable

Listed Building Information

Grade II listed

Stamp Duty

Ask agent

Other

Conservation area

Other

Electricity Supply

Yes

Gas Supply

Yes

Central Heating

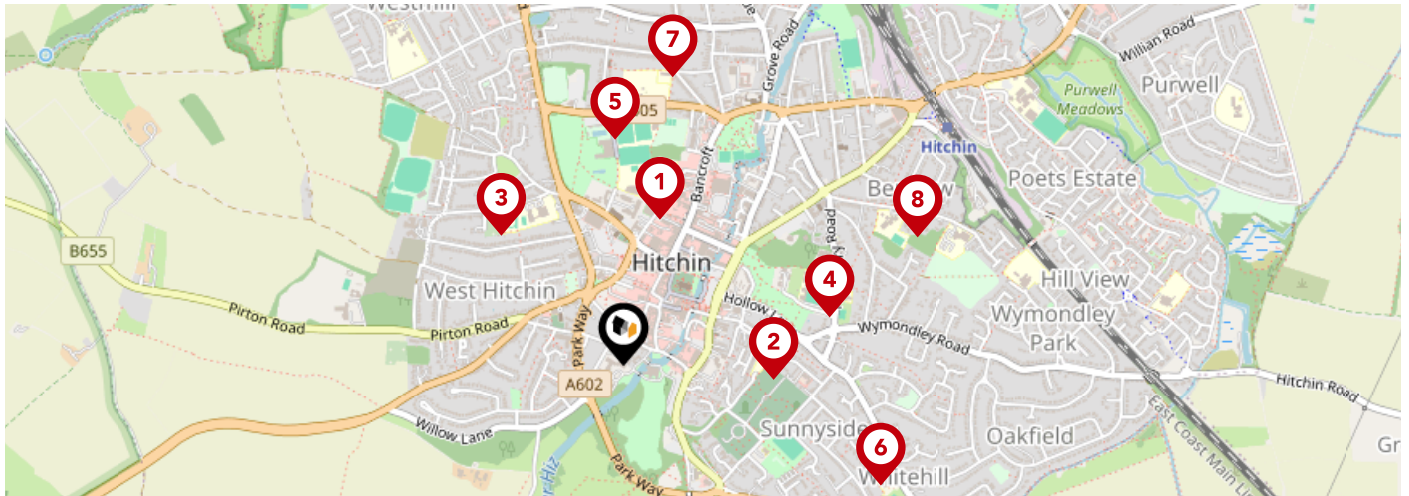
Yes

Water Supply

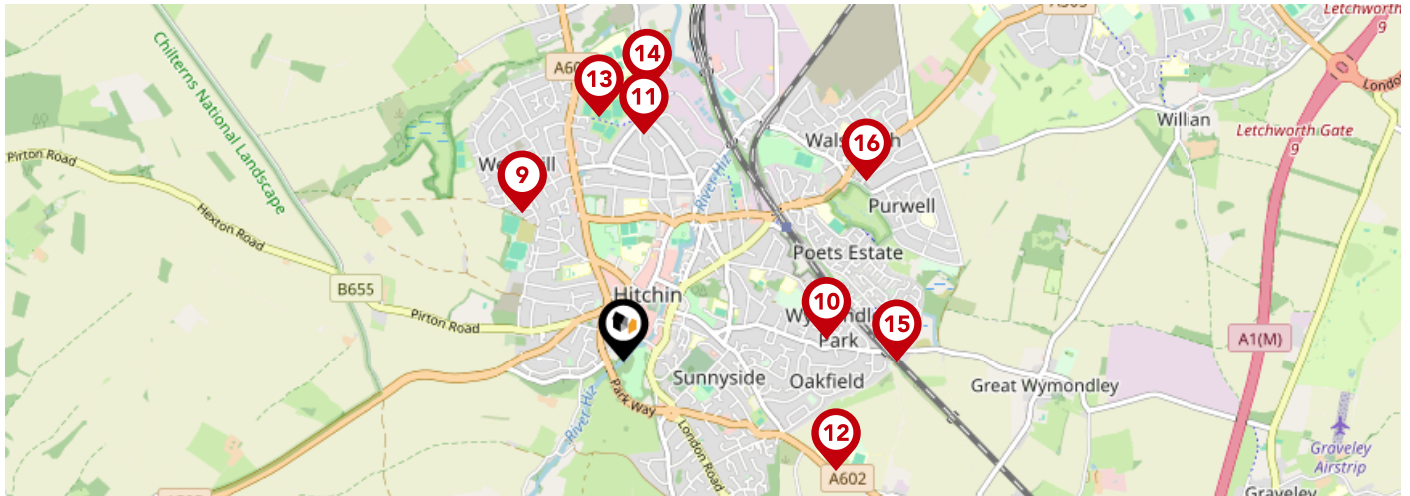
Yes - Mains supply

Drainage

Yes - Mains supply



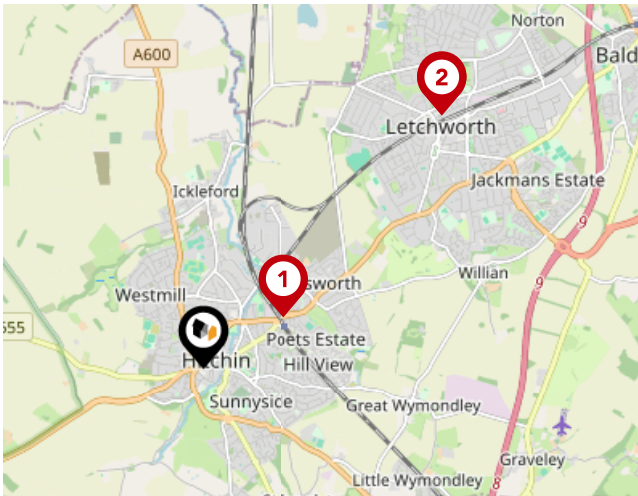
		Nursery	Primary	Secondary	College	Private
1	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.35	☐	☐	☒	☐	☐
2	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.35	☐	☒	☐	☐	☐
3	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.41	☐	☒	☐	☐	☐
4	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.49	☐	☐	☒	☐	☐
5	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.52	☐	☒	☐	☐	☐
6	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.65	☐	☒	☐	☐	☐
7	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.67	☒	☐	☐	☐	☐
8	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.74	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.82	☐	☒	☐	☐	☐
	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.94	☐	☒	☐	☐	☐
	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:1.04	☐	☒	☐	☐	☐
	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:1.1	☐	☐	☒	☐	☐
	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:1.12	☐	☐	☒	☐	☐
	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:1.24	☐	☒	☐	☐	☐
	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:1.25	☐	☒	☐	☐	☐
	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:1.39	☐	☒	☐	☐	☐

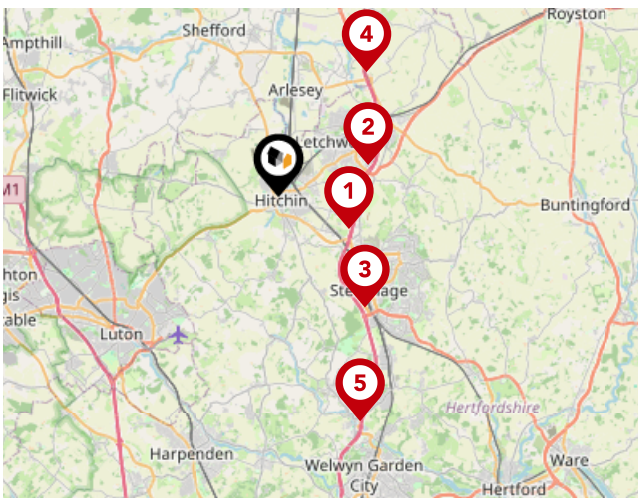
Area

Transport (National)



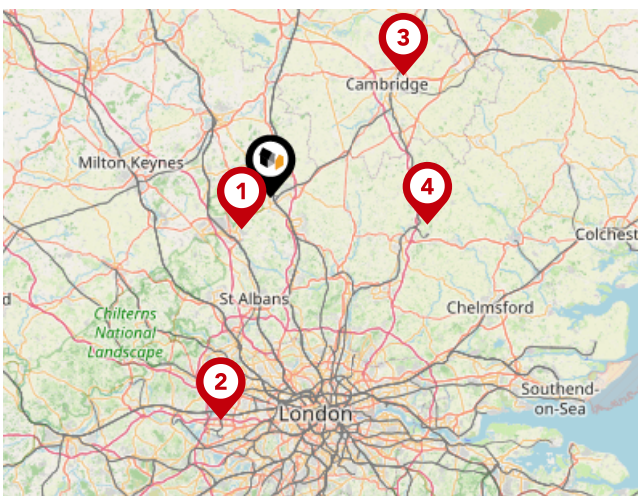
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.87 miles
2	Letchworth Rail Station	3.18 miles
3	Letchworth Rail Station	3.19 miles



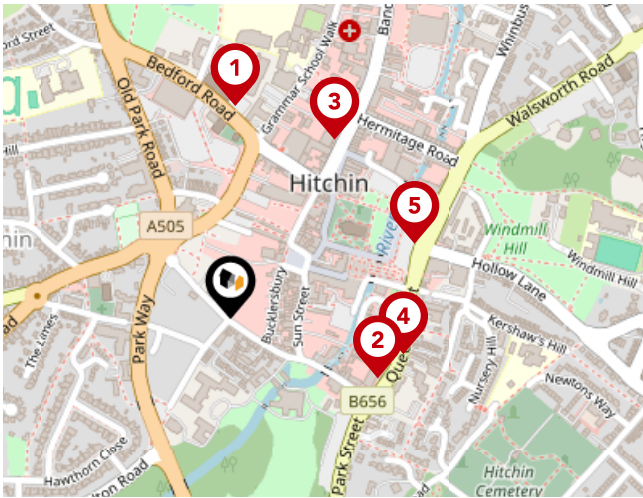
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.87 miles
2	A1(M) J9	3.47 miles
3	A1(M) J7	5.15 miles
4	A1(M) J10	5.58 miles
5	A1(M) J6	8.74 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.19 miles
2	Heathrow Airport	33.47 miles
3	Cambridge	26.4 miles
4	Stansted Airport	23.4 miles



Bus Stops/Stations

Pin	Name	Distance
1	Grammar School Walk	0.24 miles
2	ASDA	0.18 miles
3	Bancroft	0.24 miles
4	ASDA	0.2 miles
5	St Mary's Square	0.23 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

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Country Properties

81 Hermitage Road Hitchin Herts SG5 1DB

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk

