

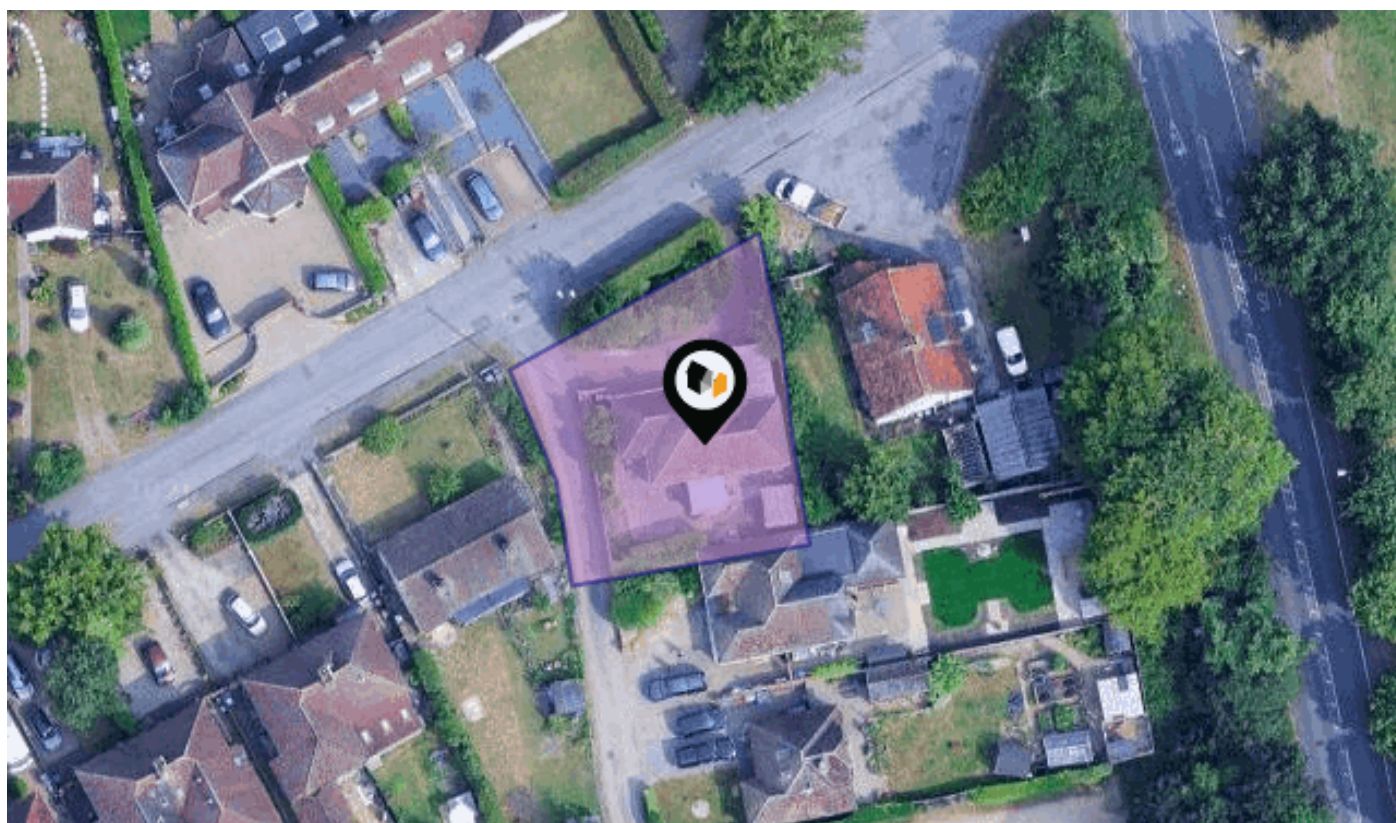


See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 17th July 2026



WATERDELL LANE, ST. IPPOLYTS, HITCHIN, SG4

Country Properties

81 Hermitage Road Hitchin Herts SG5 1DB

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk



Planning records for: *Waterdell Lane, St. Ippolyts, Hitchin, SG4*

Reference - 92/01363/1	
Decision:	Decided
Date:	23rd December 1992
Description:	Single storey side extension

Reference - 85/01613/1	
Decision:	Decided
Date:	28th October 1985
Description:	Erection of single storey side extension.

Planning records for: **Waterdell Lane O/S St Ippolyts Stores Waterdell Lane St Ippolyts Hitchin SG4 7RB**

Reference - 11/00231/1EC	
Decision:	Decided
Date:	24th January 2011
Description:	Installation of electronic communication cabinet

Planning records for: **2 Waterdell Lane St Ippolyts Hitchin Hertfordshire SG4 7RB**

Reference - 24/00443/FPH	
Decision:	Decided
Date:	27th February 2024
Description:	Two storey front extension with open sided porch. Alterations to fenestration

Reference - 6/2024/0383/EMT	
Decision:	Decided
Date:	27th February 2024
Description:	1 x Apple to reduce back to previous pruning points (approx. 2m), thin remaining canopy by approximately 30% crown volume. 1 x Cherry to reduce limb over the garage

Planning records for: **8 Waterdell Lane St Ippolyts Hitchin SG4 7RB**

Reference - 17/00632/1HH	
Decision:	Decided
Date:	14th March 2017
Description:	Single storey rear extension following demolition of existing single storey lean-to structure.

Planning records for: **10 Waterdell Lane St. Ippolyts Hitchin SG4 7RB**

Reference - 03/00036/1HH	
Decision:	Decided
Date:	13th January 2003
Description:	Rear conservatory.

Reference - 10/00047/1HH	
Decision:	Decided
Date:	25th January 2010
Description:	Detached double garage to front of property, two storey side extension incorporating canopy porch over main entrance, single storey front extension and extension of rear conservatory

Planning records for: **14 Waterdell Lane St Ippolyts Hitchin SG4 7RB**

Reference - 12/01335/1HH	
Decision:	Decided
Date:	14th June 2012
Description:	Two storey side extension to form annexe. Single storey rear extension.

Reference - 11/01085/1HH	
Decision:	Decided
Date:	27th April 2011
Description:	Two storey side extension. Part two storey rear extension with dormer window to first floor.

Planning records for: **14 Waterdell Lane St Ippolyts Hitchin Hertfordshire SG4 7RB**

Reference - 19/01555/FP
Decision: Decided
Date: 26th June 2019
Description: Erection of one detached 1-bed dwelling.
Reference - 12/02763/1HH
Decision: Decided
Date: 06th December 2012
Description: Two storey side extension to form annexe and single storey rear extension (as variation of planning reference 12/02173/1HH granted permission on 16/11/12). Amended by plans received 28th December 2012.
Reference - 12/02173/1HH
Decision: Decided
Date: 21st September 2012
Description: Two storey side and single storey rear extensions
Reference - 06/01602/1HH
Decision: Decided
Date: 07th August 2006
Description: Two storey side extension, single storey rear extension. Alteration to existing rear dormer and additional rear dormer.

Planning records for: **14 Waterdell Lane St Ippolyts Hitchin SG4 7RB**

Reference - 12/00546/1HH	
Decision:	Decided
Date:	09th March 2012
Description:	Two storey side extension to form annexe

Planning records for: **16 Waterdell Lane St Ippolyts SG4 7RB**

Reference - 05/01356/1HH	
Decision:	Decided
Date:	21st September 2005
Description:	Retention of two flat roof dormer windows to side roof slope (as variation to planning permission ref. 05/00244/1HH granted 15.04.05)

Reference - 05/00244/1HH	
Decision:	Decided
Date:	18th February 2005
Description:	Two storey side extension and two flat roof rear dormer windows

Reference - 22/01231/FPH	
Decision:	Decided
Date:	06th May 2022
Description:	Single storey rear extension.

Planning records for: **16 Waterdell Lane St Ippolyts SG4 7RB**

Reference - 06/02394/1HH	
Decision:	Decided
Date:	24th October 2006
Description:	Detached garage.

Planning records for: **Croylands Waterdell Lane St Ippolyts SG4 7RB**

Reference - 87/00110/1	
Decision:	Decided
Date:	27th January 1987
Description:	Roof Conversion

Reference - 90/01085/1DC	
Decision:	Decided
Date:	02nd August 1990
Description:	Single storey side and rear extension

Planning records for: **Southernwood Waterdell Lane St Ippolyts Hitchin SG4 7RB**

Reference - 09/01476/1HH	
Decision:	Decided
Date:	06th August 2009
Description:	Single storey rear extensions following demolition of existing conservatory and wc, first floor rear extension to provide additional accommodation in roof space

Planning records for: ***Southerwood Waterdell Lane St Ippolyts SG4 7RB***

Reference - 79/01277/1	
Decision:	Decided
Date:	19th July 1979
Description:	Single storey rear extension.

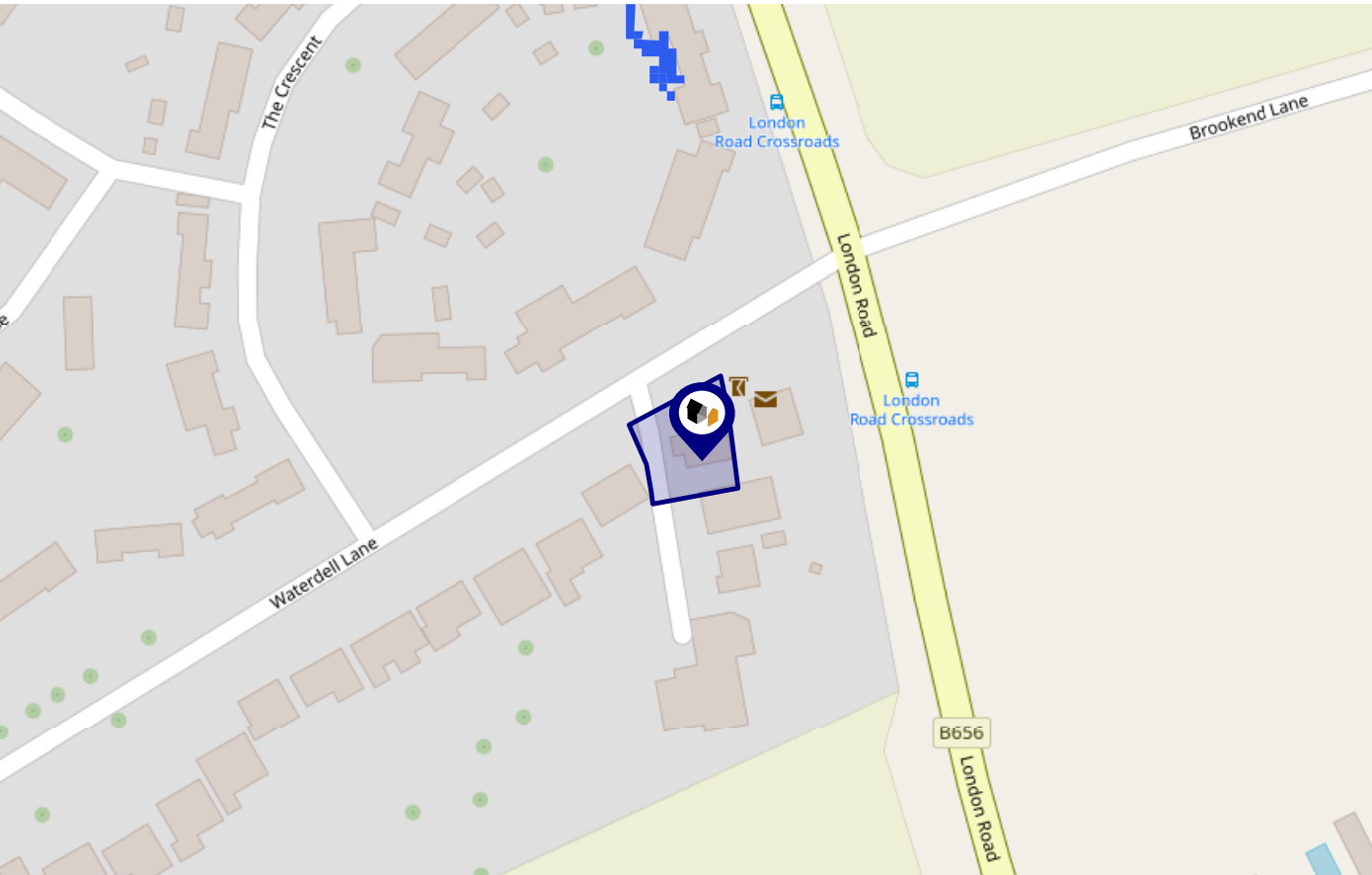
Reference - 86/01936/1	
Decision:	Decided
Date:	21st November 1986
Description:	Erection of single storey front extension.

Reference - 76/01479/1	
Decision:	Decided
Date:	16th September 1976
Description:	Single storey rear extension.

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.

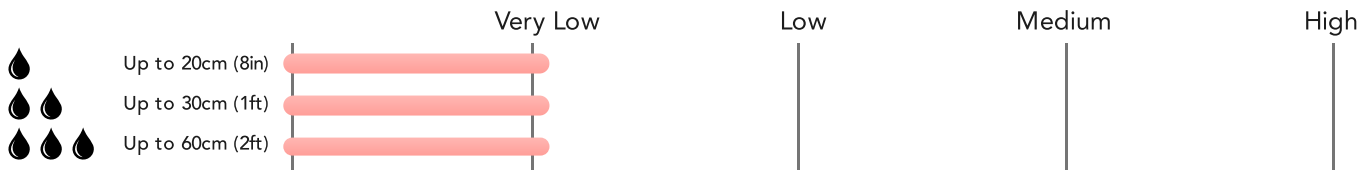


Risk Rating: Very low

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.

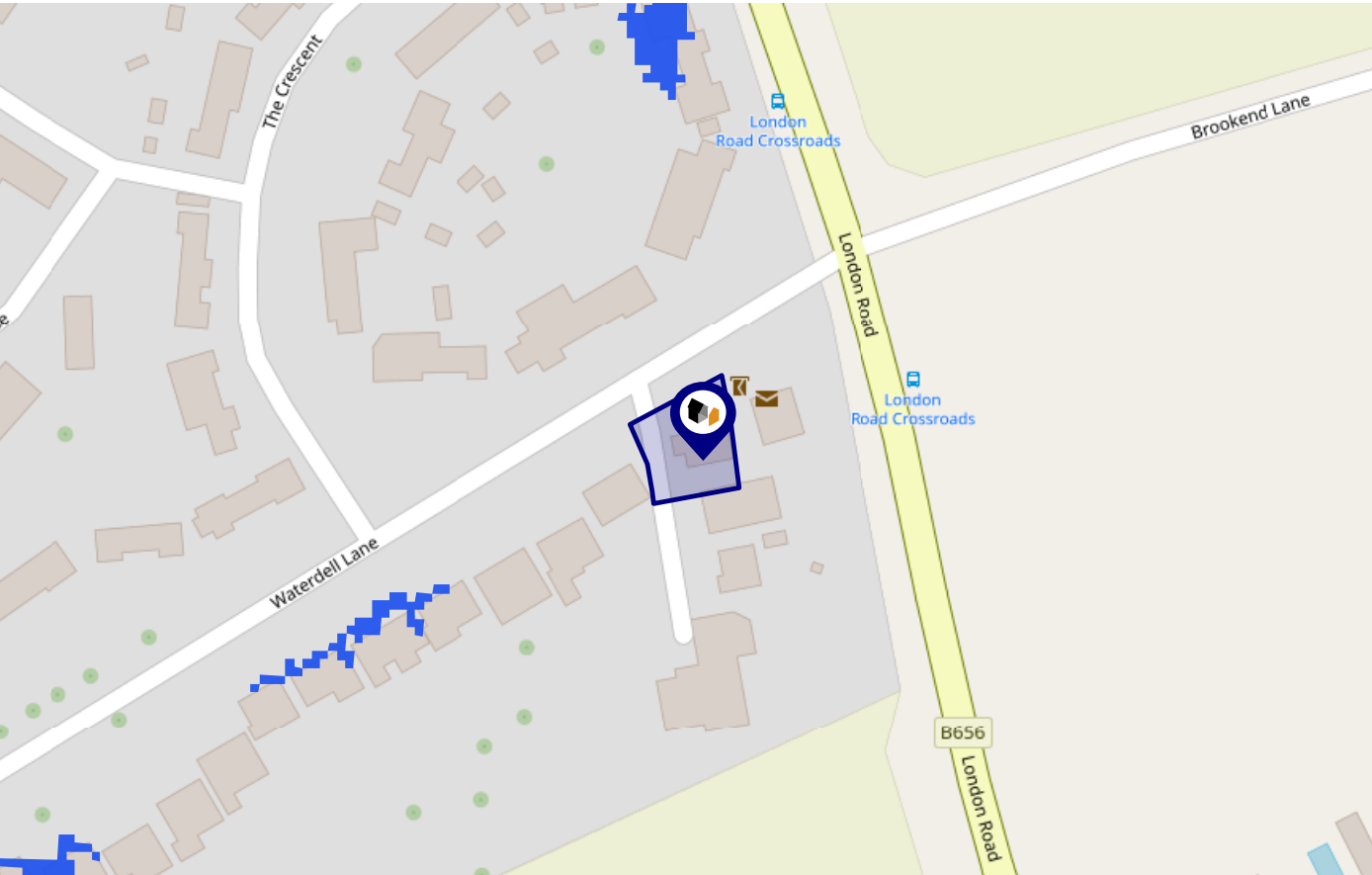
Chance of flooding to the following depths at this property:



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.

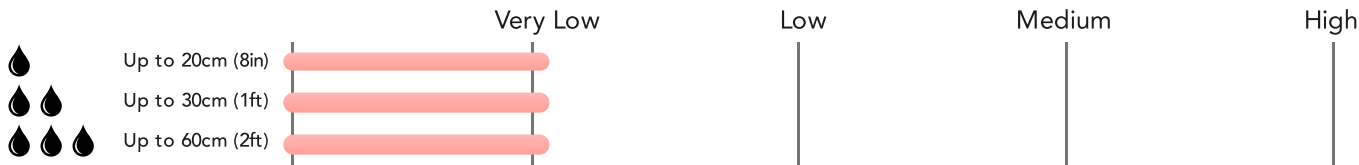


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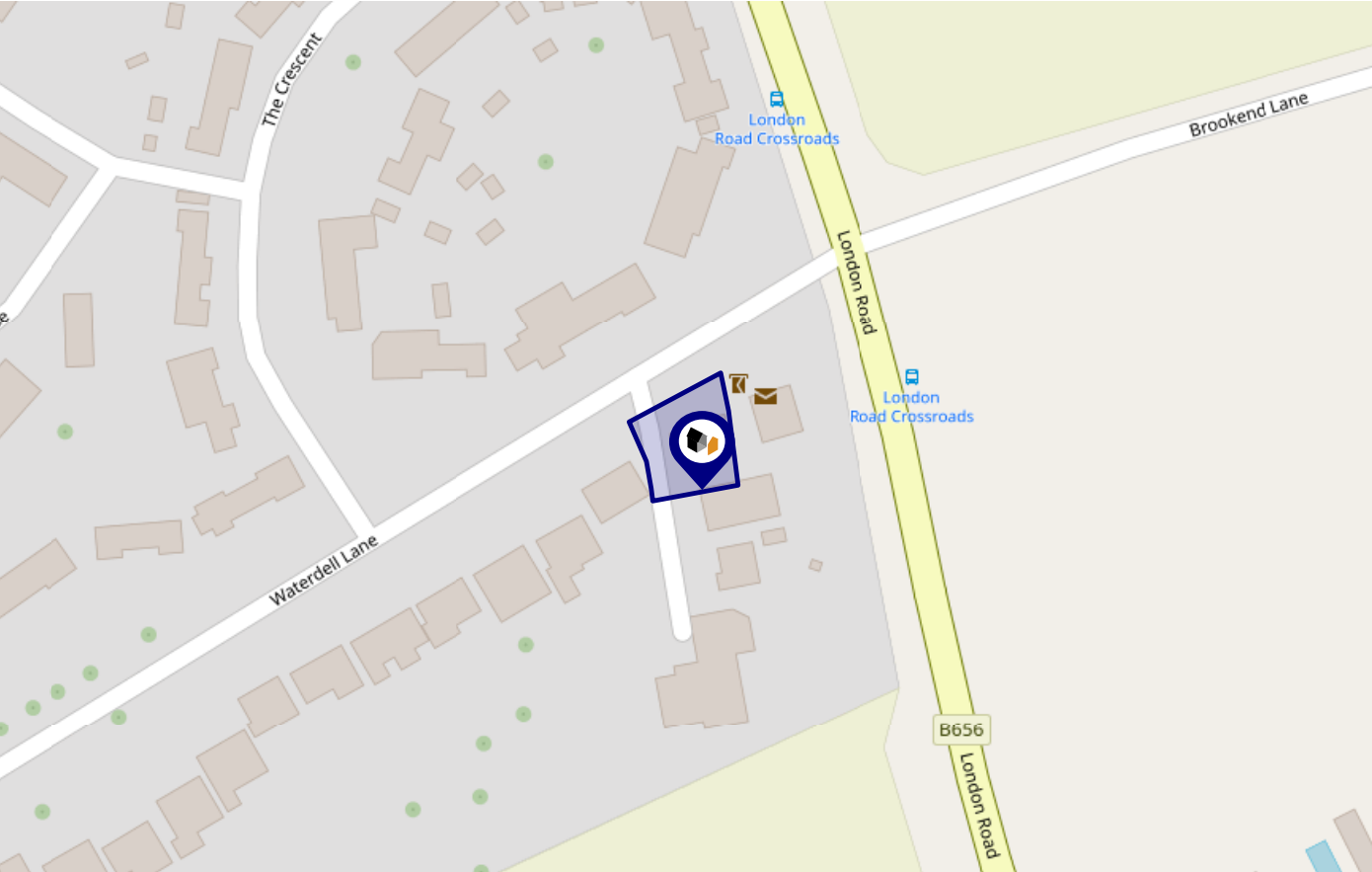
Chance of flooding to the following depths at this property:



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.

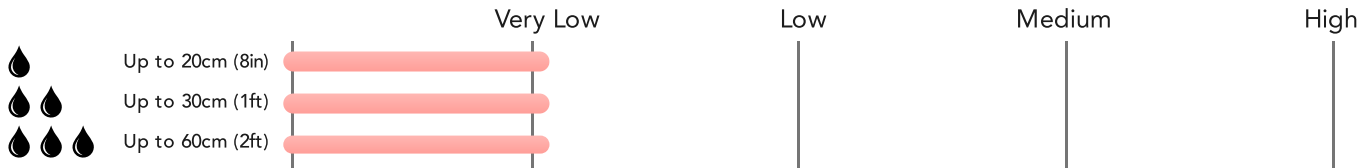


Risk Rating: Very low

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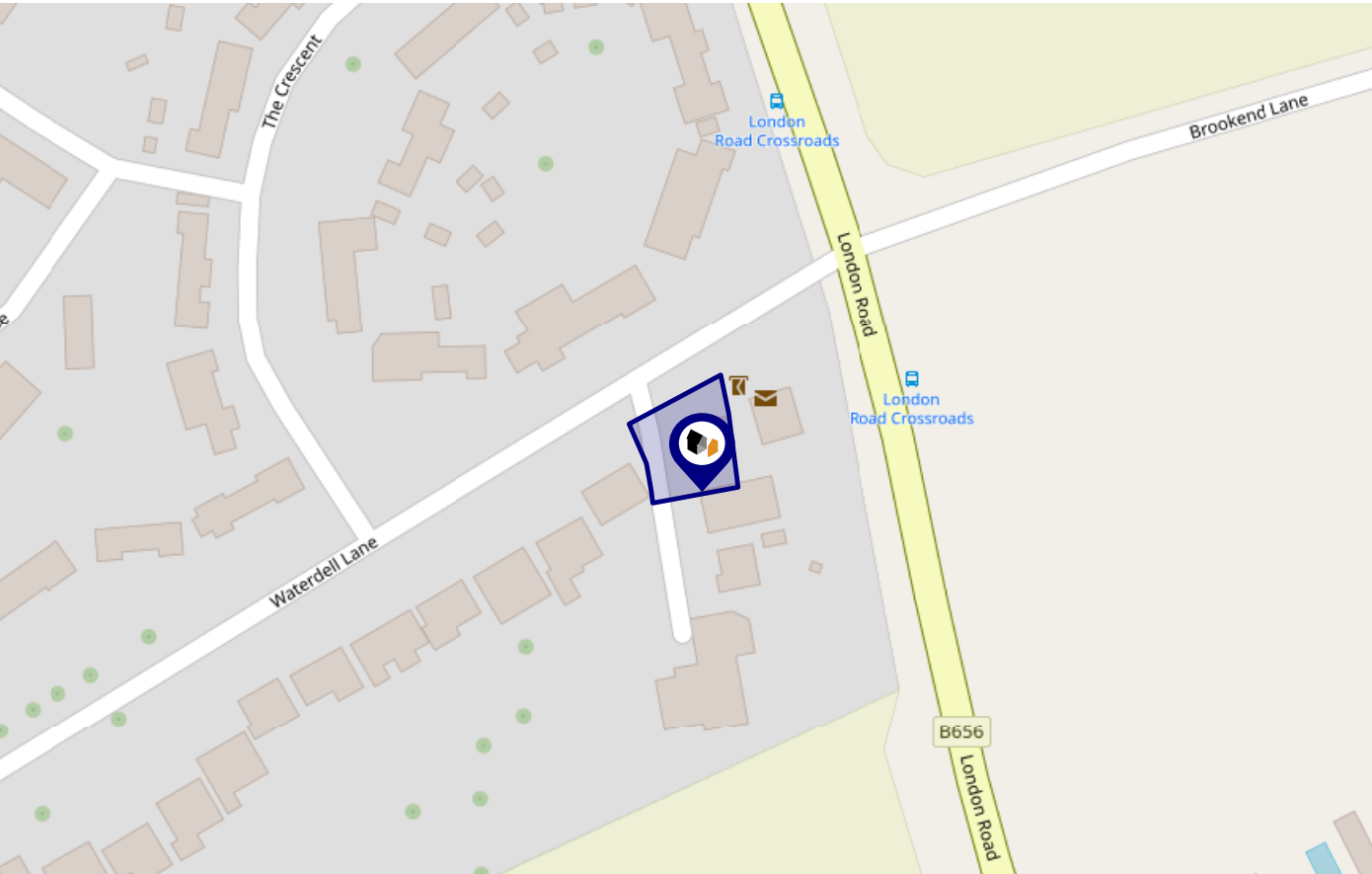
Chance of flooding to the following depths at this property:



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.

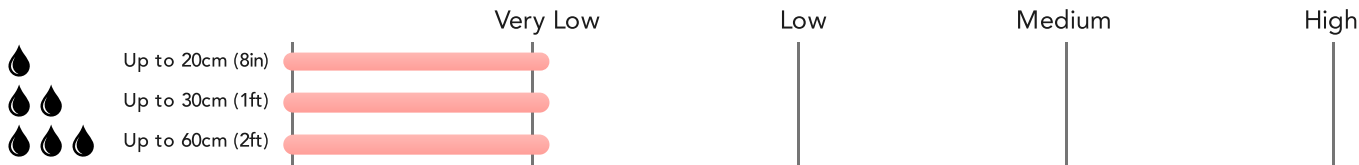


Risk Rating: **Very low**

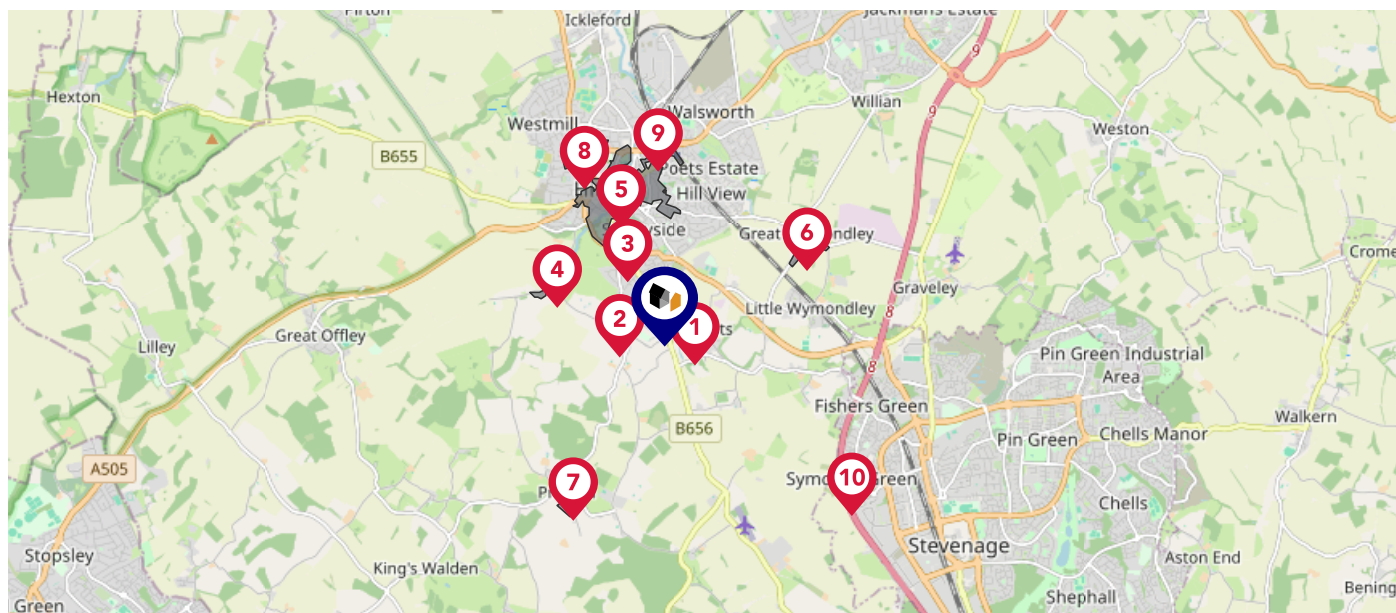
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Chance of flooding to the following depths at this property:



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



St Ippolyts



Gosmore



Hitchin Hill Path



Charlton



Hitchin



Great Wymondley



Preston



Butts Close, Hitchin

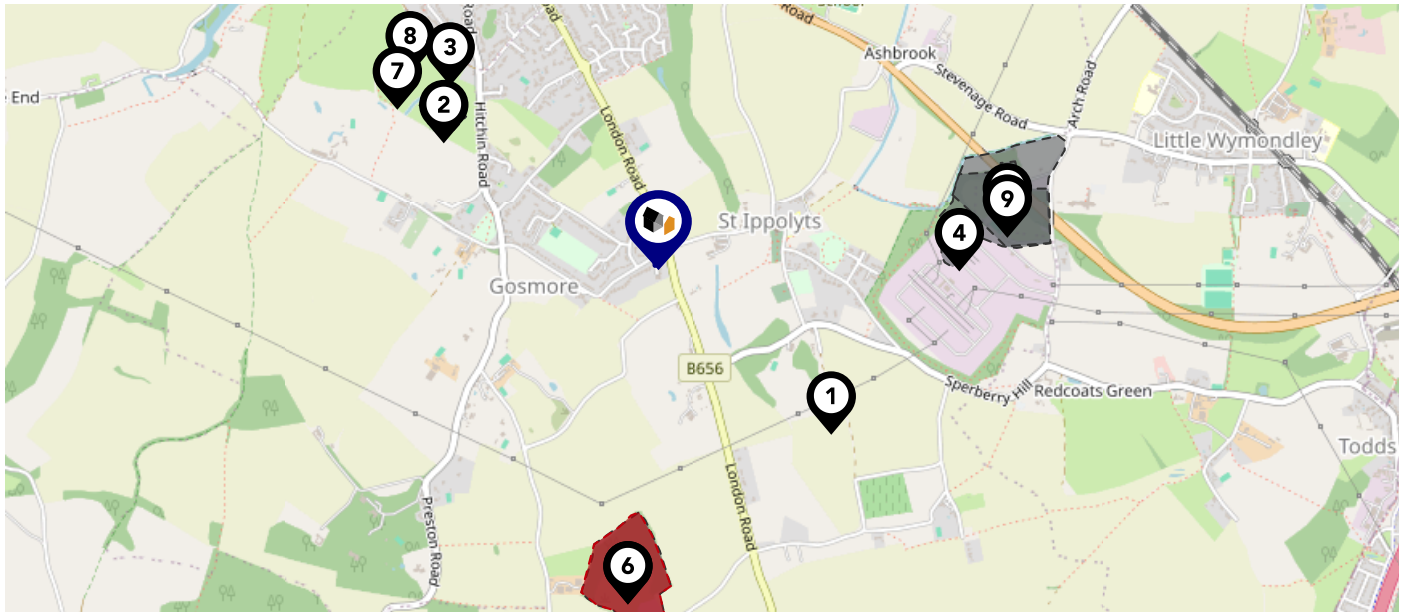


Hitchin Railway and Ransom's Recreation Ground



Symonds Green

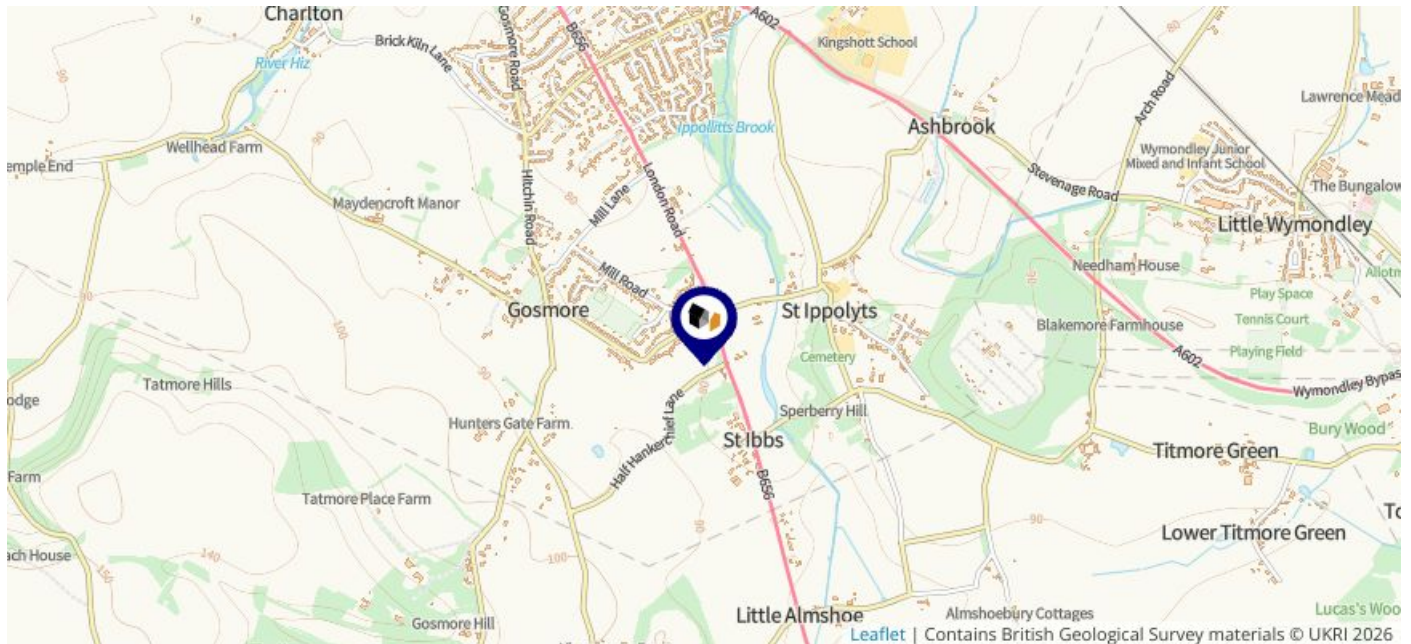
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Tittendell-Tittendell Street, St Ippolyts, Hertfordshire	Historic Landfill	
2	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
3	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
4	Titmore Green Road-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	
5	EA/EPR/LB3303UD/T001 - Vicars Grove	Active Landfill	
6	Kings Grove-St Ippolyts, Hertfordshire	Historic Landfill	
7	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
8	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
9	Little Wymondley Quarry-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	
10	Little Wymondley Gravel Pit-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



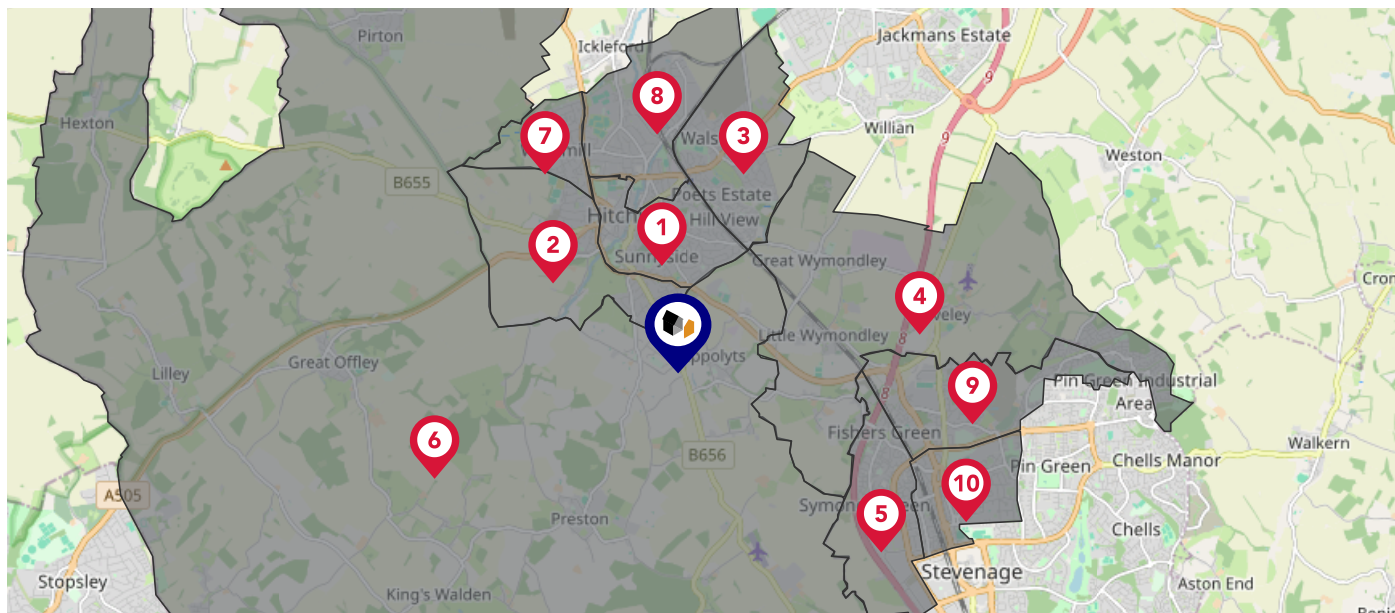
Mine Entry

- ✕ 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

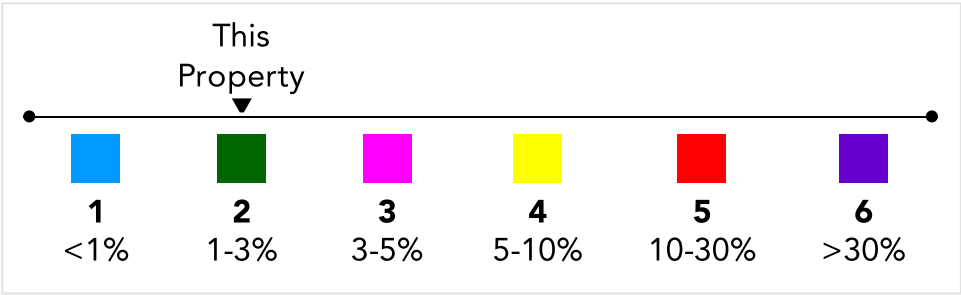
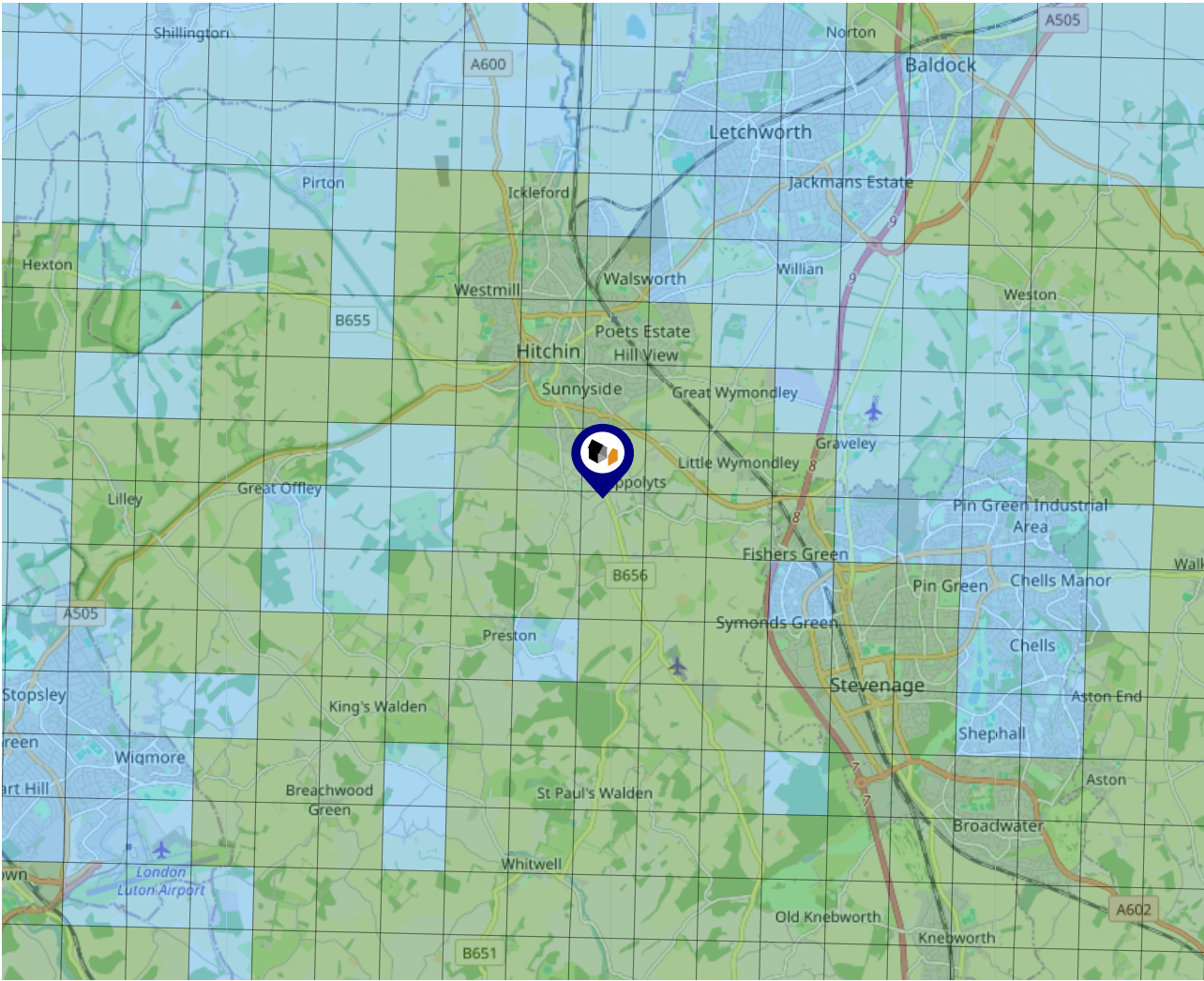


Nearby Council Wards

- 1 Hitchin Highbury Ward
- 2 Hitchin Priory Ward
- 3 Hitchin Walsworth Ward
- 4 Chesfield Ward
- 5 Symonds Green Ward
- 6 Hitchwood, Offa and Hoo Ward
- 7 Hitchin Oughton Ward
- 8 Hitchin Bearton Ward
- 9 Woodfield Ward
- 10 Old Town Ward

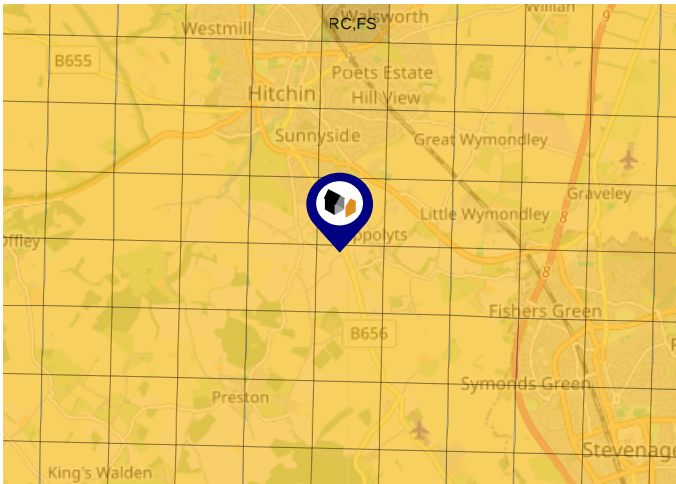
What is Radon?

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		

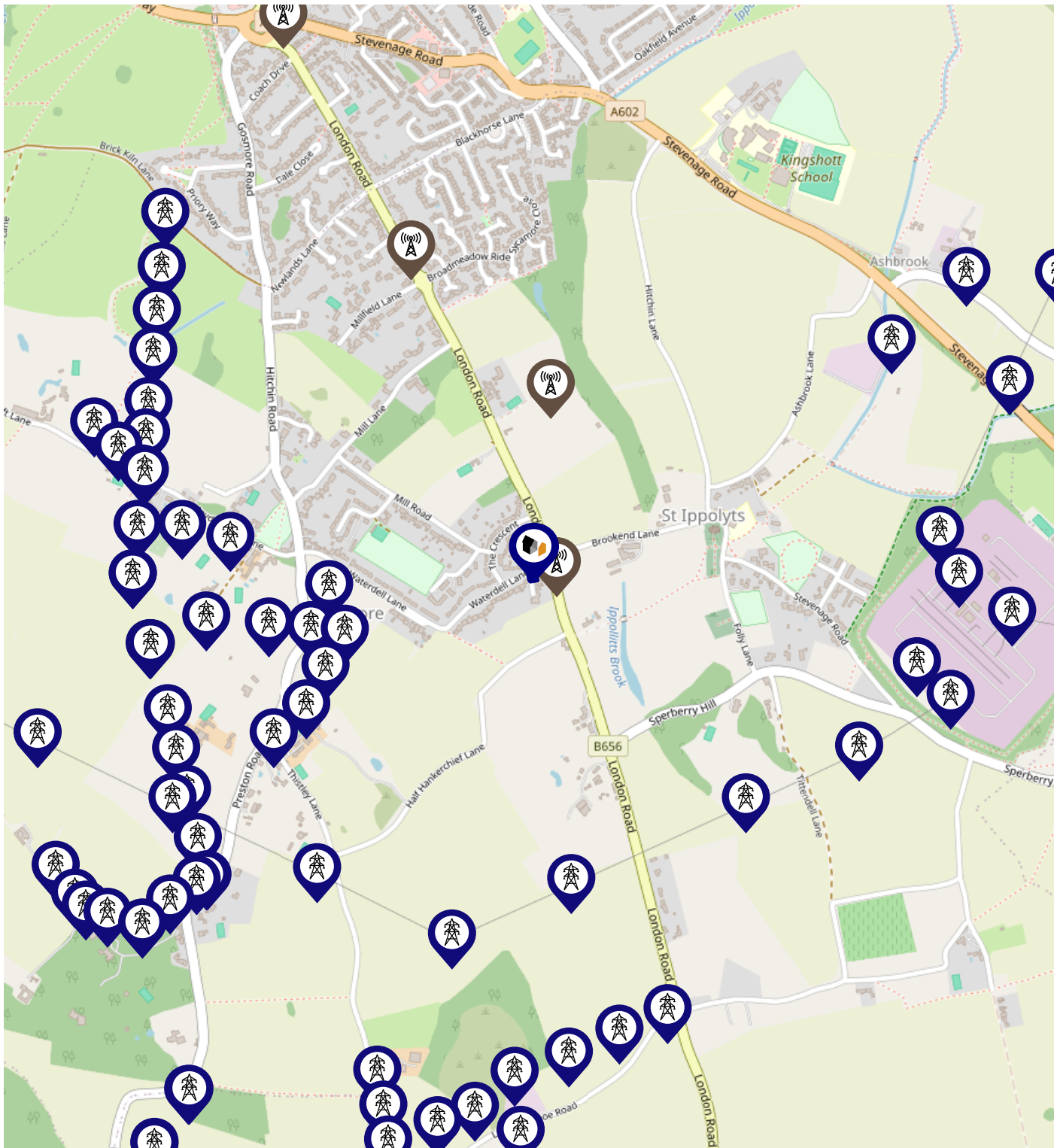


Primary Classifications (Most Common Clay Types)

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

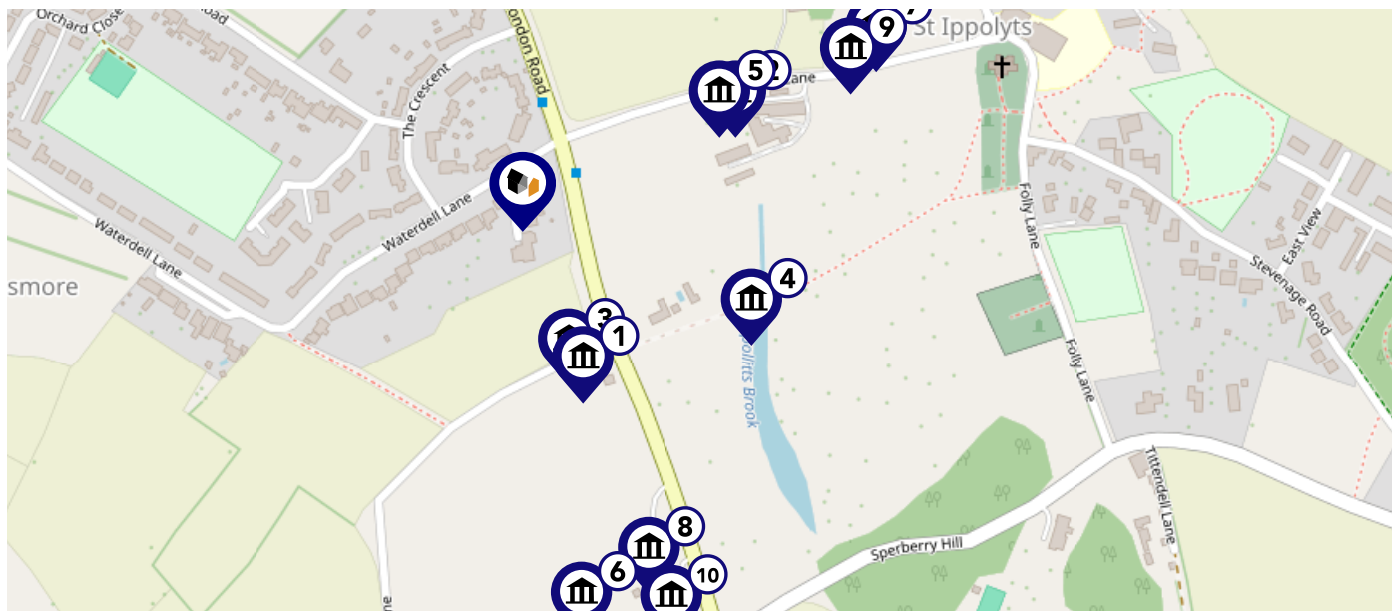
Masts & Pylons



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
	1175157 - St Ibbs Lodge	Grade II	0.1 miles
	1347412 - The Foundry House	Grade II	0.1 miles
	1102540 - Double Ice House In Corner Of Field 15 Metres To North West Of St Ibbs Lodge	Grade II	0.1 miles
	1175140 - Bridge Over Ippollitts Brook In Park 160 Metres To East North East Of St Ibbs Lodge	Grade II	0.1 miles
	1295346 - Foundry Cottage	Grade II	0.1 miles
	1102542 - Coach House And Walls Of Attached Walled Garden At West Wing, St Ibbs	Grade II	0.2 miles
	1175336 - Barn At Brook End Farm 35 Metres To North East Of House	Grade II	0.2 miles
	1347427 - 1 North Wing, 2 North Wing, South Wing And West Wing, At St Ibbs	Grade II	0.2 miles
	1102510 - Brook End Farmhouse	Grade II	0.2 miles
	1175184 - St Ibbs Bush	Grade II	0.2 miles

Building Safety

Yes - asbestos in garage roof

Accessibility / Adaptations

None specified

Restrictive Covenants

None specified

Rights of Way (Public & Private)

Vendro advised - Access to the Parish Hall is via a shared driveway which is subject to a right of way for property owners of Willsdale and neighbouring properties and the hall. Each property owns a section of the access road

Construction Type

Brick

Property Lease Information

Not applicable

Listed Building Information

Not applicable

Stamp Duty

Ask agent

Other

Other

Electricity Supply

Yes

Gas Supply

Yes

Central Heating

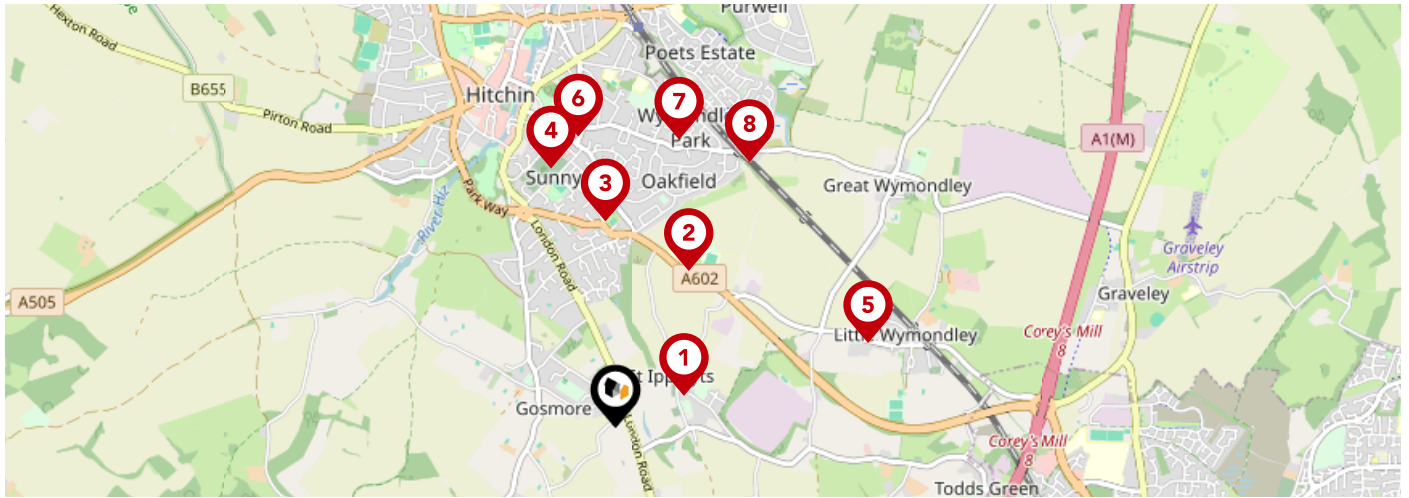
Yes

Water Supply

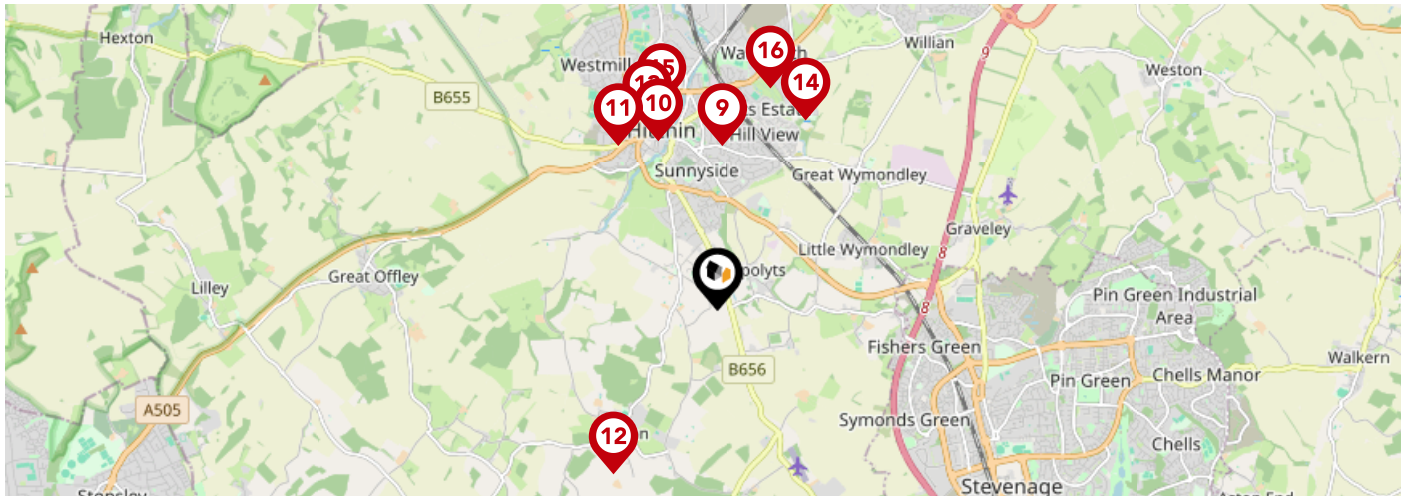
Mains supply

Drainage

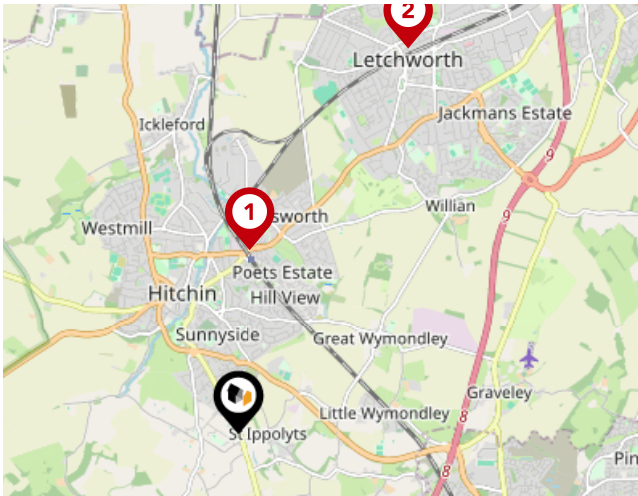
Mains supply



		Nursery	Primary	Secondary	College	Private
1	St Ippolyts Church of England Aided Primary School Ofsted Rating: Good Pupils: 175 Distance:0.34	☐	☒	☐	☐	☐
2	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.79	☐	☐	☒	☐	☐
3	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.94	☐	☒	☐	☐	☐
4	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:1.22	☐	☒	☐	☐	☐
5	Wymondley Junior Mixed and Infant School Ofsted Rating: Good Pupils: 102 Distance:1.22	☐	☒	☐	☐	☐
6	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:1.34	☐	☐	☒	☐	☐
7	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:1.34	☐	☒	☐	☐	☐
8	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:1.36	☐	☒	☐	☐	☐

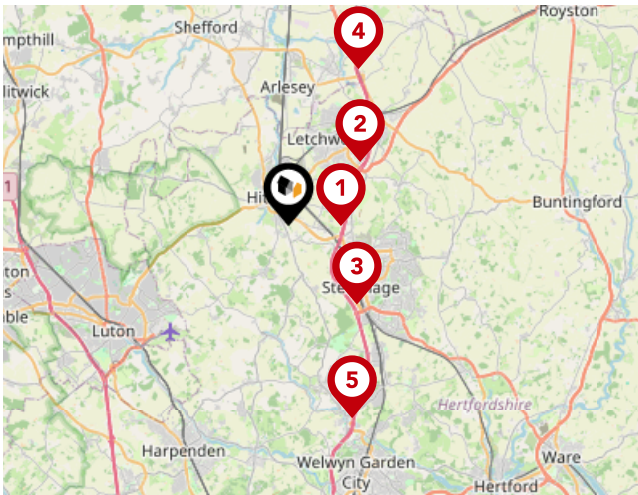


		Nursery	Primary	Secondary	College	Private
	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:1.51	☐	☒	☐	☐	☐
	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:1.64	☐	☐	☒	☐	☐
	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:1.77	☐	☒	☐	☐	☐
	Preston Primary School Ofsted Rating: Good Pupils: 67 Distance:1.77	☐	☒	☐	☐	☐
	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:1.85	☐	☒	☐	☐	☐
	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:1.92	☐	☒	☐	☐	☐
	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:1.94	☒	☐	☐	☐	☐
	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:2.09	☐	☒	☐	☐	☐



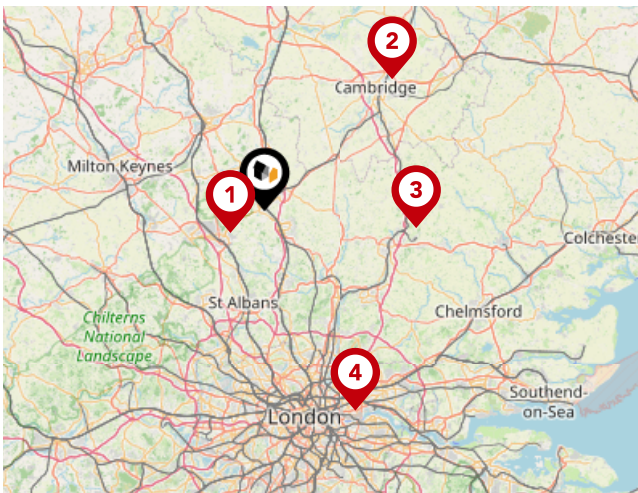
National Rail Stations

Pin	Name	Distance
	Hitchin Rail Station	1.69 miles
	Letchworth Rail Station	3.86 miles
	Stevenage Railway Station	3.12 miles



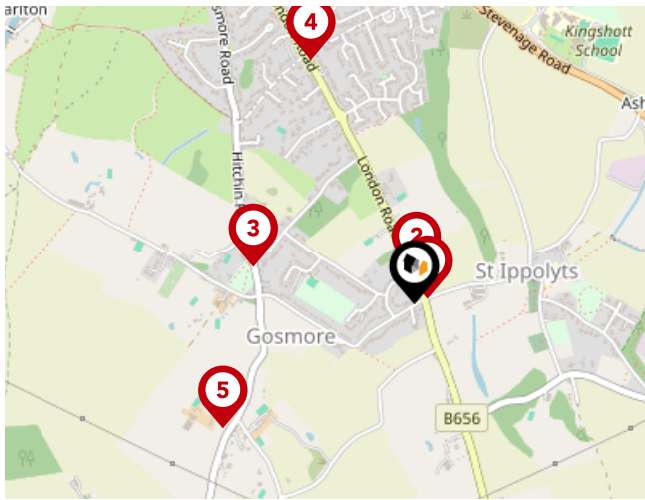
Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J8	1.98 miles
	A1(M) J9	3.55 miles
	A1(M) J7	3.8 miles
	A1(M) J10	6.32 miles
	A1(M) J6	7.38 miles



Airports/Helipads

Pin	Name	Distance
	Luton Airport	5.85 miles
	Cambridge	26.8 miles
	Stansted Airport	22.6 miles
	London City Airport	32.39 miles



Bus Stops/Stations

Pin	Name	Distance
1	London Road Crossroads	0.03 miles
2	London Road Crossroads	0.07 miles
3	Bird in Hand PH	0.38 miles
4	New England Close	0.6 miles
5	Thistley Lane	0.52 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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