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MIR: Material Info

The Material Information Affecting this Property

Monday 27th July 2026



STAGENHOE PARK, ST. PAULS WALDEN, HITCHIN, SG4

Country Properties

81 Hermitage Road Hitchin Herts SG5 1DB

01462 452951

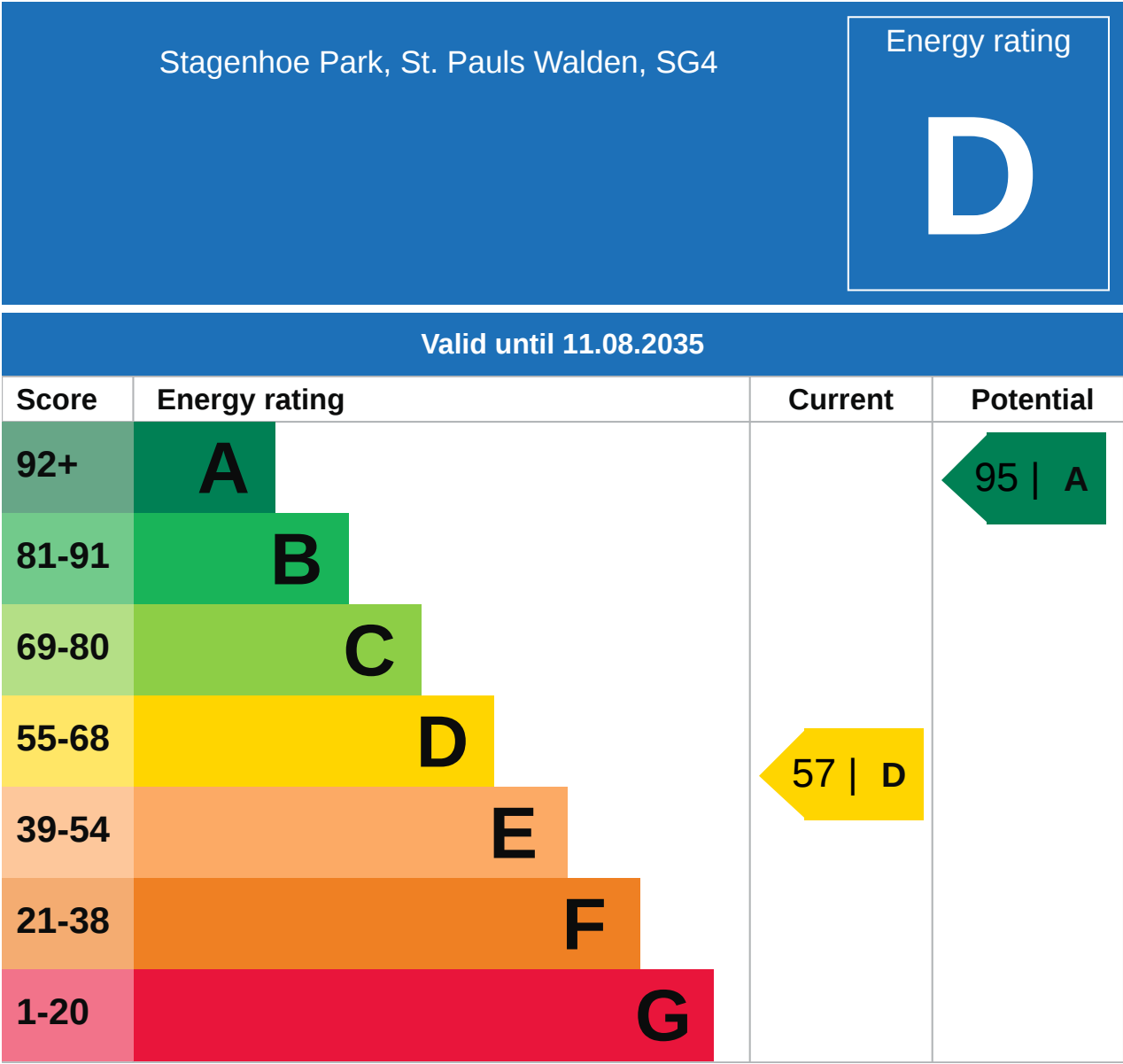
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Planning records for: **Stagenhoe Park, St. Pauls Walden, Hitchin, SG4**

Reference - 93/00802/1	
Decision:	Decided
Date:	08th July 1993
Description:	Detached dwelling with detached triple garage following demolition of existing lodge (as variation to planning application no 90/801/1).
Reference - 94/00895/1HH	
Decision:	Decided
Date:	10th August 1994
Description:	Detached dwelling with detached triple garage following demolition of existing lodge (as variation to planning permission no 93/0802/1 granted 09.06.94) (as amended by plan no 812/93 1B received 27.09.94 and cross-section. * Condition 3 of 94/0895/1 appears to remove Permitted Development rights.
Reference - 90/00801/1	
Decision:	Decided
Date:	30th May 1990
Description:	Erection of detached dwelling, demolition of existing lodge and provision of 4 parking spaces (amended plans received 8th August 1990)



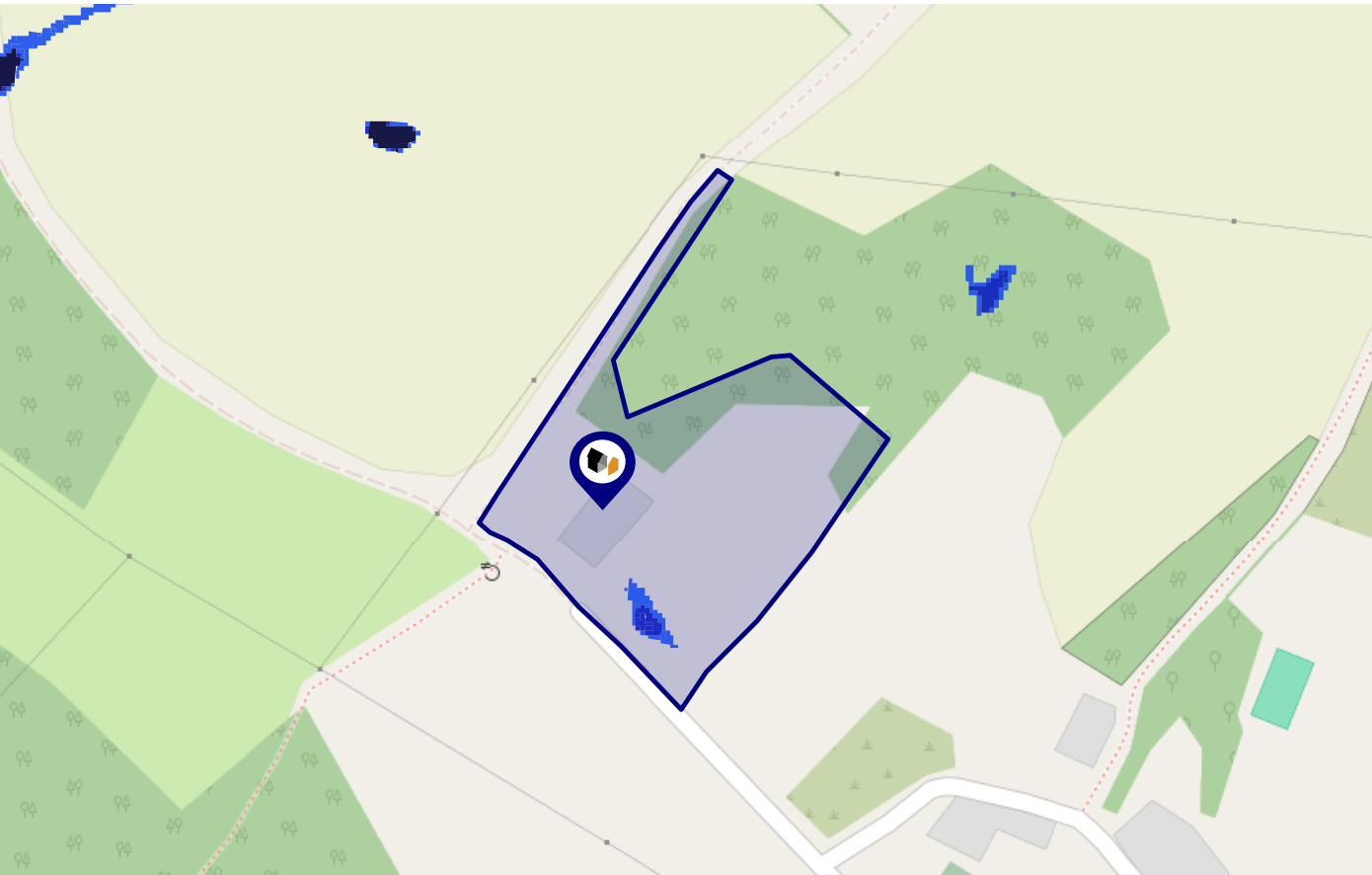
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Good lighting efficiency
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	65 m ²

Flood Risk

Surface Water - Flood Risk

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

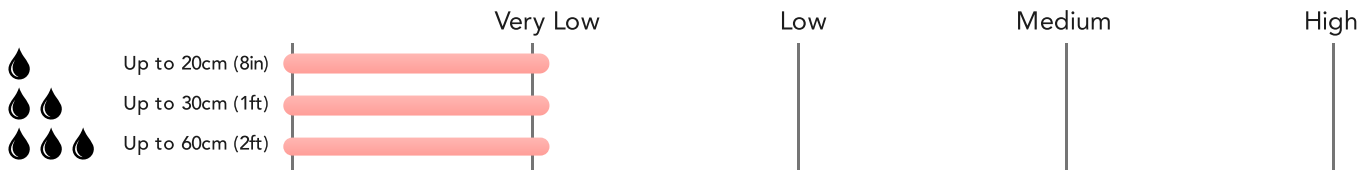


Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

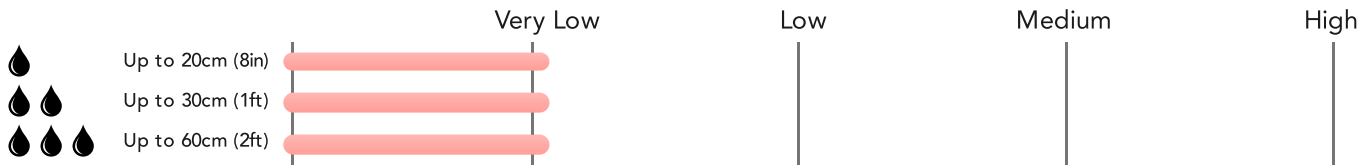


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Chance of flooding to the following depths at this property:



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.

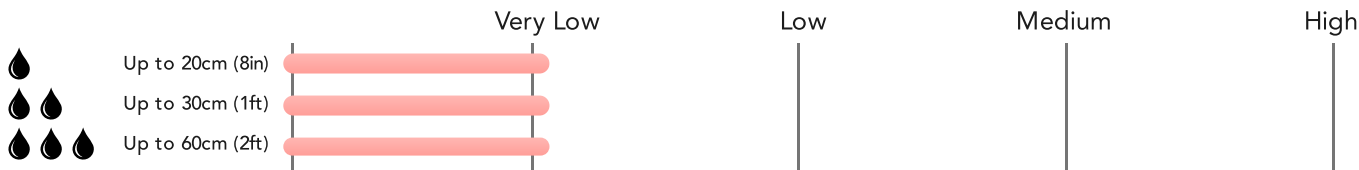


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Chance of flooding to the following depths at this property:



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.

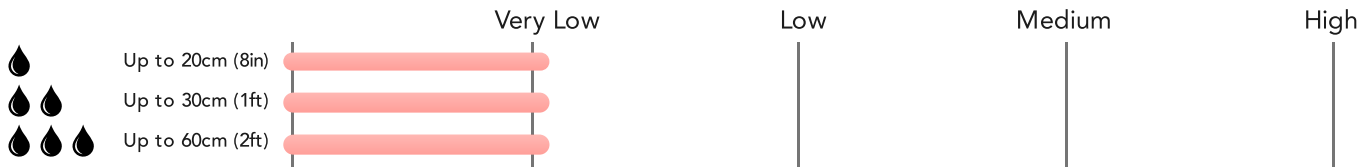


Risk Rating: **Very low**

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

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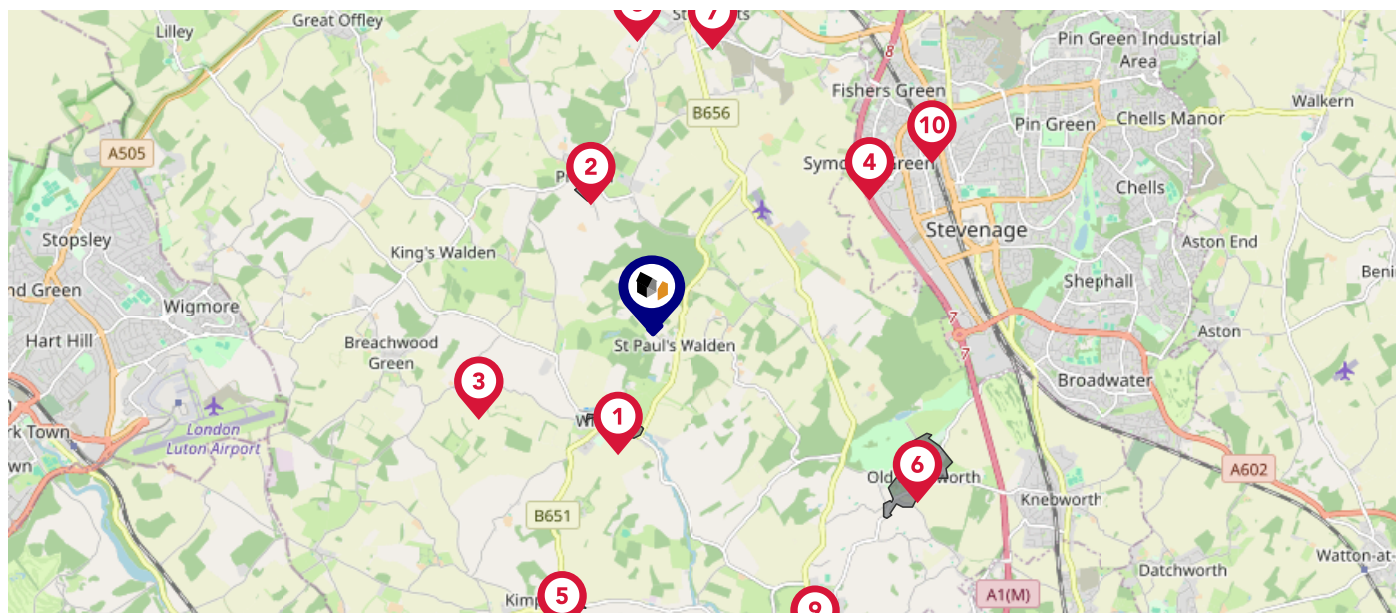
Chance of flooding to the following depths at this property:



Maps

Conservation Areas

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



Whitwell



Preston



Bendish



Symonds Green



Kimpton



Old Knebworth



St Ippolyts



Gosmore

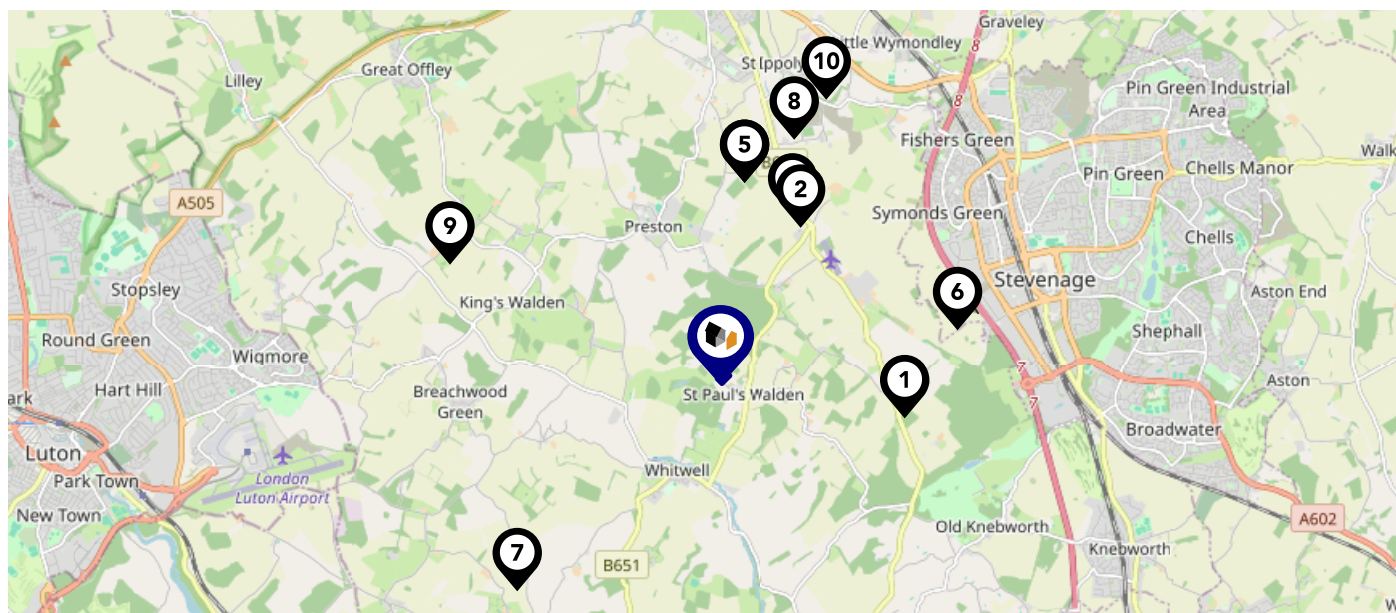


Codicote



Orchard Road

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	Langley Pit-Hitchin, Hertfordshire	Historic Landfill	
2	Chapel Foot Gravel Pit-Langley, Hitchin, Hertfordshire	Historic Landfill	
3	Chapel Foot Tip-Parish Of St Ippollitts, Hitchin, Hertfordshire	Historic Landfill	
4	EA/EPR/LB3303UD/T001 - Vicars Grove	Active Landfill	
5	Kings Grove-St Ippollitts, Hertfordshire	Historic Landfill	
6	Norton Green Landfill-Dyes Lane, Stevenage, Hertfordshire	Historic Landfill	
7	Whiteway Bottom Lane-Kimpton, Hitchin, Hertfordshire	Historic Landfill	
8	Tittendell-Tittendell Street, St Ippollitts, Hertfordshire	Historic Landfill	
9	Lodge Farm-Kings Walden, Hertfordshire	Historic Landfill	
10	Titmore Green Road-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



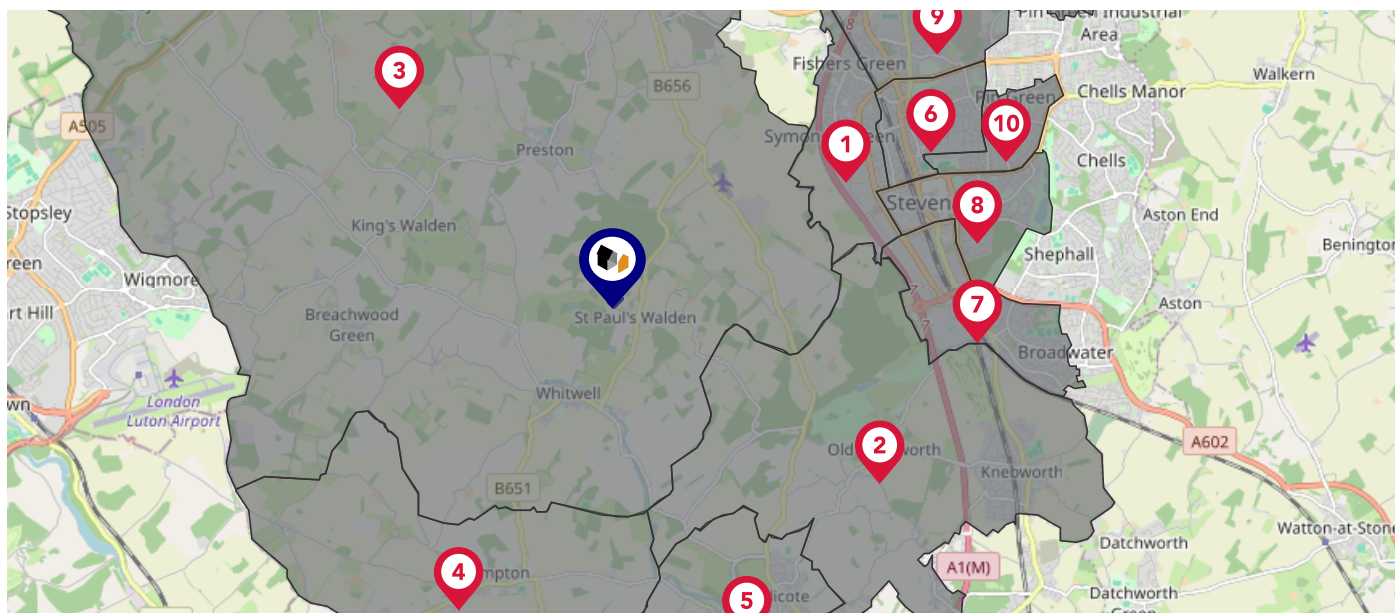
Mine Entry

- ✕ 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

Symonds Green Ward

2

Knebworth Ward

3

Hitchwood, Offa and Hoo Ward

4

Kimpton Ward

5

Codicote Ward

6

Old Town Ward

7

Roebuck Ward

8

Bedwell Ward

9

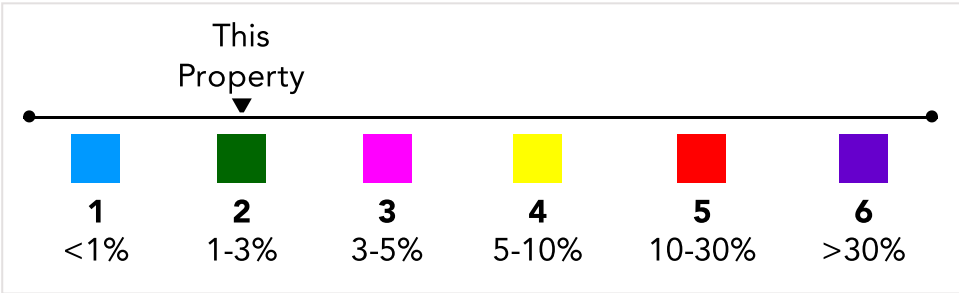
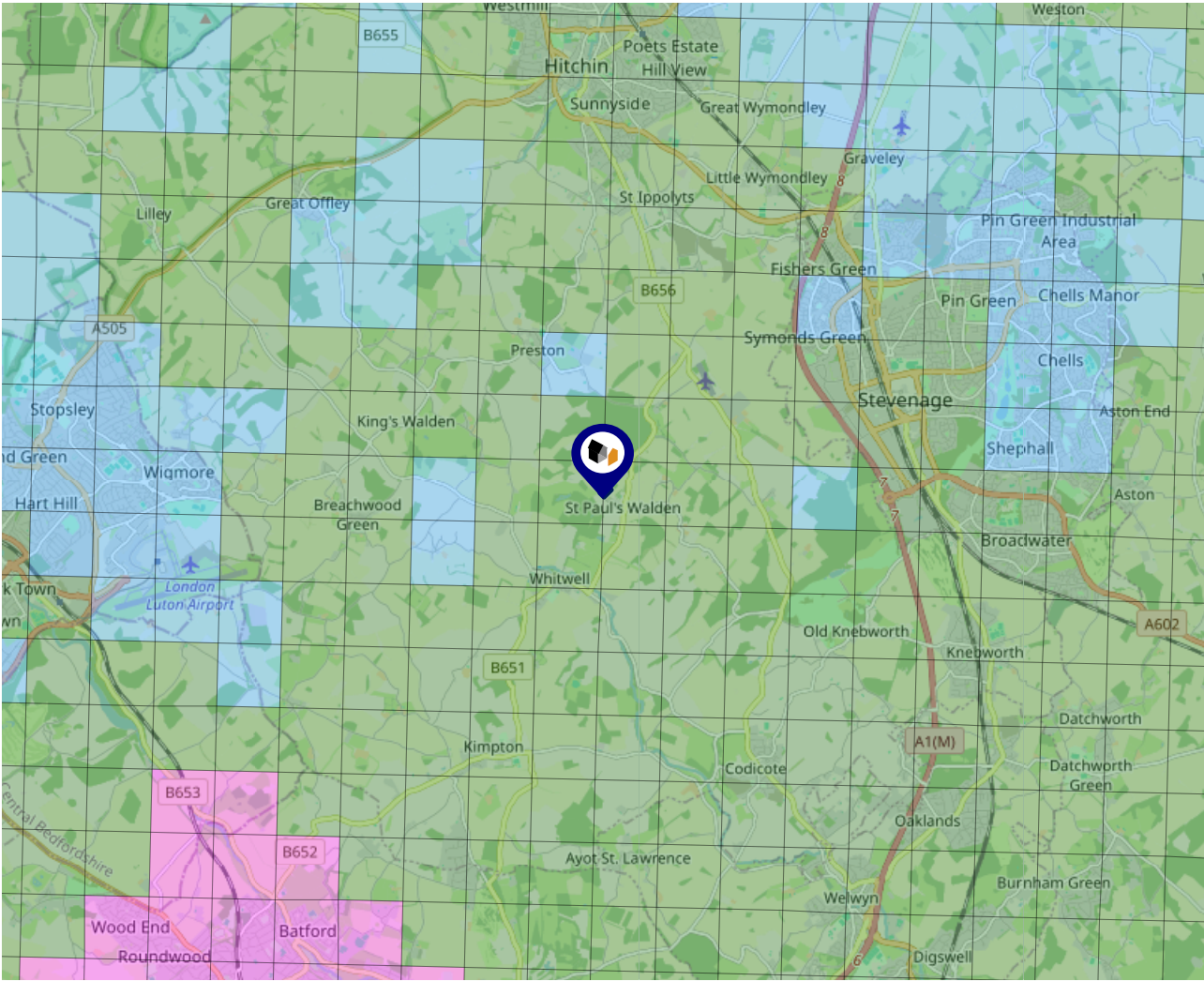
Woodfield Ward

10

Pin Green Ward

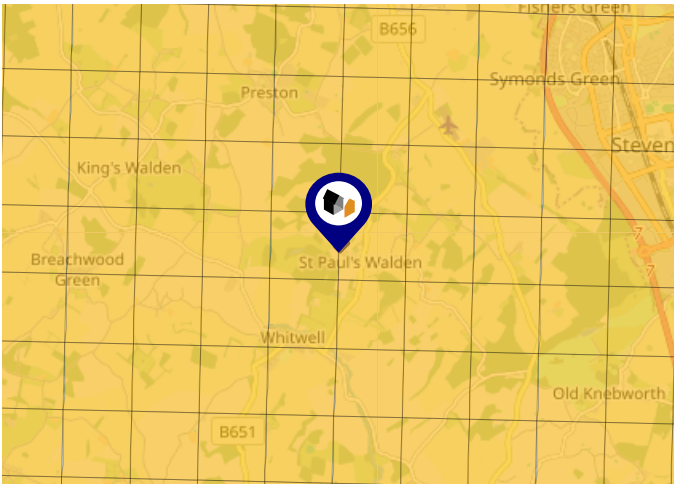
What is Radon?

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



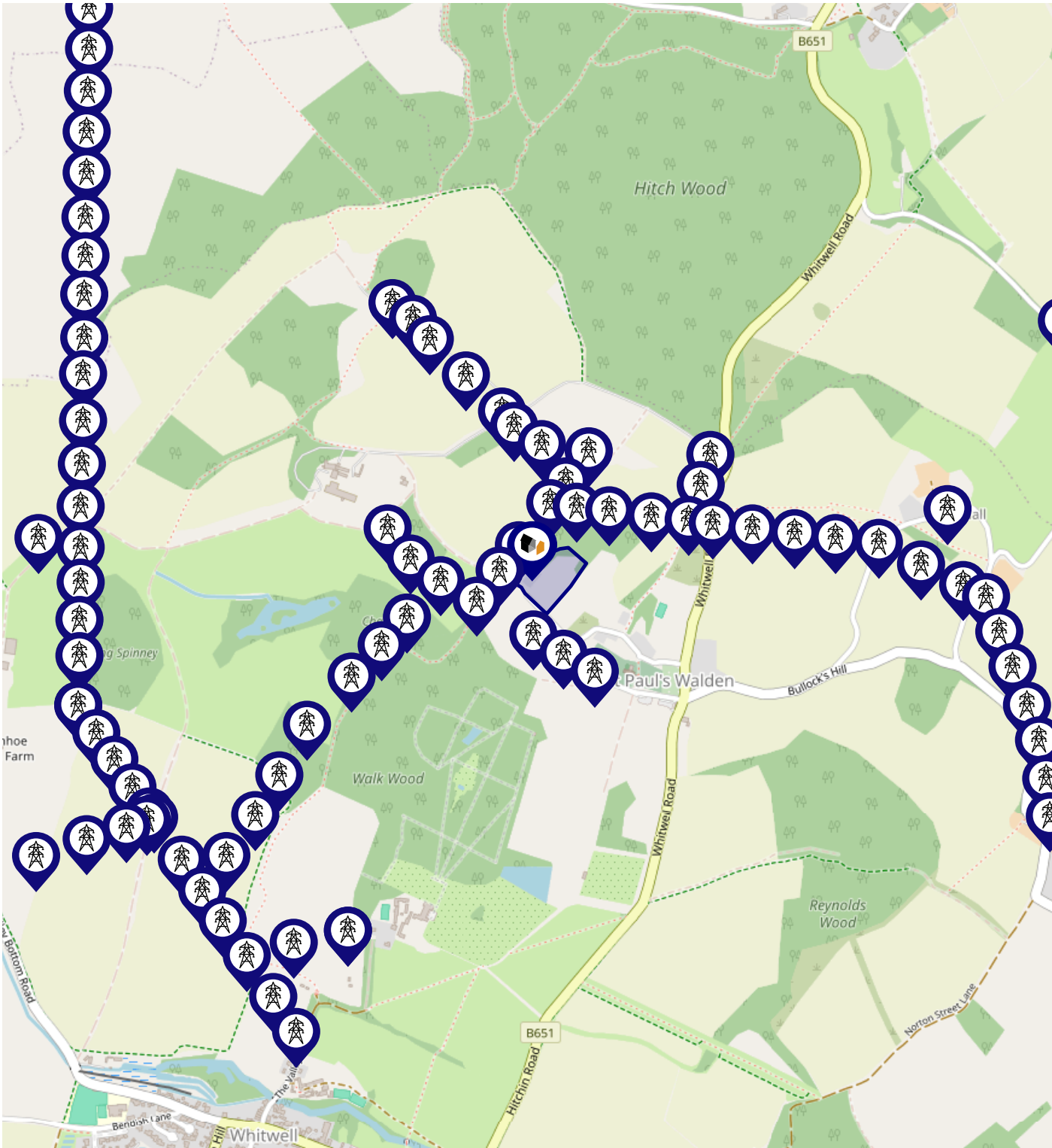
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	SILT TO SAND
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



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



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
	1347043 - Little Piggenwhistle Piggenwhistle	Grade II	0.1 miles
	1103275 - Tomb Chest In All Saints Churchyard (10 Metres South Of Porch)	Grade II	0.2 miles
	1177041 - Churchyard Cross At Church Of All Saints	Grade II	0.2 miles
	1307625 - 2 Tomb Chests In All Saints Churchyard (5 Metres To South West Of Porch)	Grade II	0.2 miles
	1347061 - Statue Of Hercules At North End Of Central Alley Ruvnning North From The Bury At Grid Reference TI 1896 2215	Grade II	0.2 miles
	1347065 - The Dower House And Walls Of Attached Walled Garden	Grade II	0.2 miles
	1103276 - Well And Wellhouse On Roadside To East Of Gateway To The White House	Grade II	0.2 miles
	1177125 - The Organ House At North East Corner Of Garden At The Bury At Grid Reference TI 1901 2213	Grade II	0.2 miles
	1347042 - Church Of All Saints	Grade I	0.2 miles
	1177057 - Gardener's Cottage At The White House (12m To East Of House)	Grade II	0.2 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

Property Lease Information

Freehold

Listed Building Information

No listed

Stamp Duty

Not specified

Other

None specified

Other

None specified

Electricity Supply

YES - Mains

Gas Supply

NO Gas

Central Heating

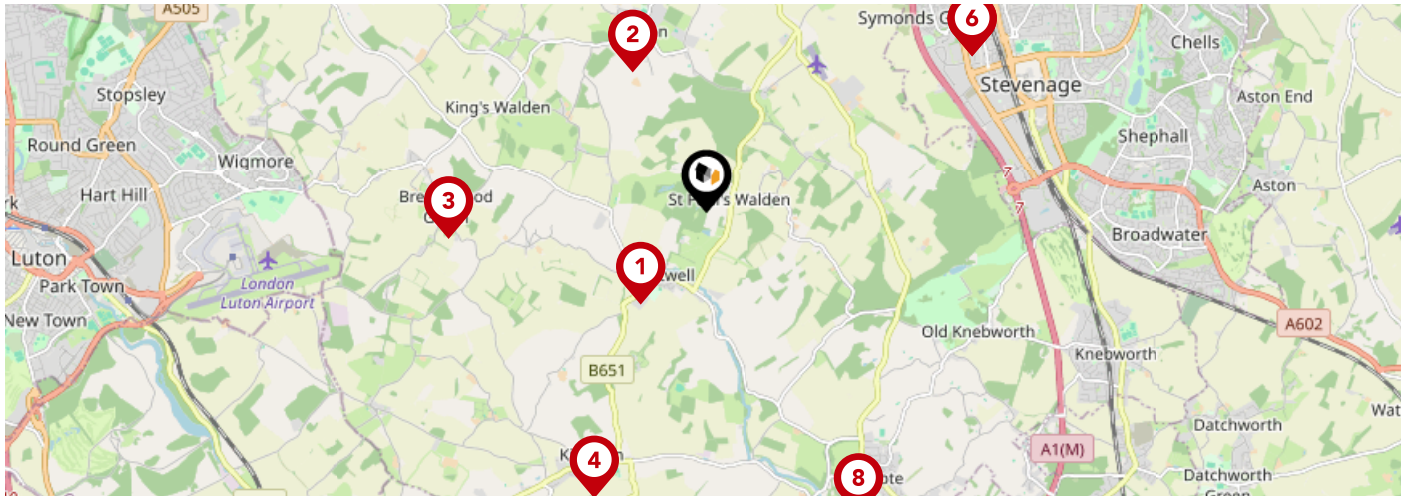
YES - central oil burner

Water Supply

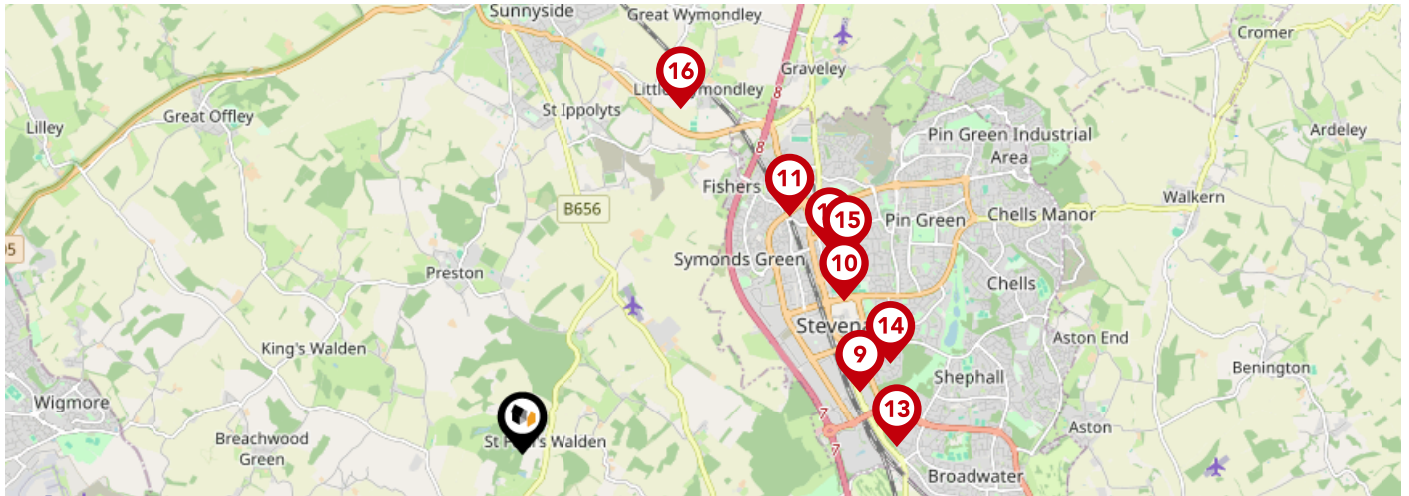
YES - Private

Drainage

YES - Private



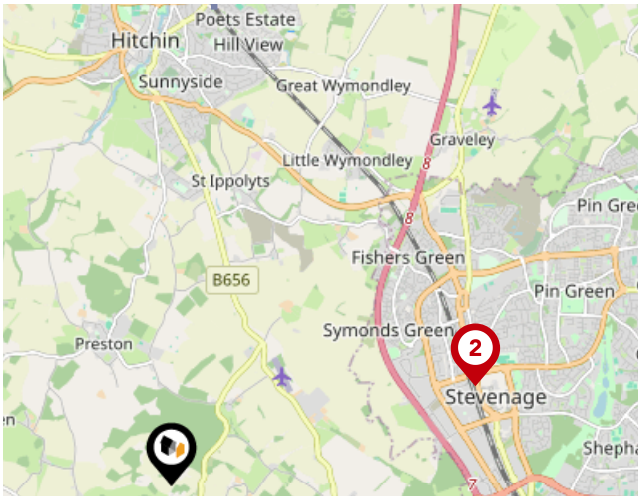
		Nursery	Primary	Secondary	College	Private
1	St Paul's Walden Primary School Ofsted Rating: Good Pupils: 70 Distance:1.02	☐	☒	☐	☐	☐
2	Preston Primary School Ofsted Rating: Good Pupils: 67 Distance:1.46	☐	☒	☐	☐	☐
3	Breachwood Green Junior Mixed and Infant School Ofsted Rating: Good Pupils: 92 Distance:2.38	☐	☒	☐	☐	☐
4	Kimpton Primary School Ofsted Rating: Good Pupils: 162 Distance:2.8	☐	☒	☐	☐	☐
5	Woolenwick Junior School Ofsted Rating: Good Pupils: 234 Distance:2.82	☐	☒	☐	☐	☐
6	Woolenwick Infant and Nursery School Ofsted Rating: Outstanding Pupils: 217 Distance:2.82	☐	☒	☐	☐	☐
7	St Ippolyts Church of England Aided Primary School Ofsted Rating: Good Pupils: 175 Distance:2.98	☐	☒	☐	☐	☐
8	Codicote Church of England Primary School Ofsted Rating: Outstanding Pupils: 262 Distance:3.1	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	North Hertfordshire College Ofsted Rating: Good Pupils:0 Distance:3.15	☐	☐	☒	☐	☐
	Fairlands Primary School Ofsted Rating: Good Pupils: 685 Distance:3.26	☐	☒	☐	☐	☐
	The Saint John Henry Newman Catholic School Ofsted Rating: Good Pupils: 1603 Distance:3.28	☐	☐	☒	☐	☐
	The Thomas Alleyne Academy Ofsted Rating: Good Pupils: 1011 Distance:3.38	☐	☐	☒	☐	☐
	St Margaret Clitherow Roman Catholic Primary School Ofsted Rating: Good Pupils: 237 Distance:3.42	☐	☒	☐	☐	☐
	Broom Barns Primary School Ofsted Rating: Good Pupils: 236 Distance:3.48	☐	☒	☐	☐	☐
	Barclay Academy Ofsted Rating: Good Pupils: 916 Distance:3.48	☐	☐	☒	☐	☐
	Wymondley Junior Mixed and Infant School Ofsted Rating: Good Pupils: 102 Distance:3.48	☐	☒	☐	☐	☐

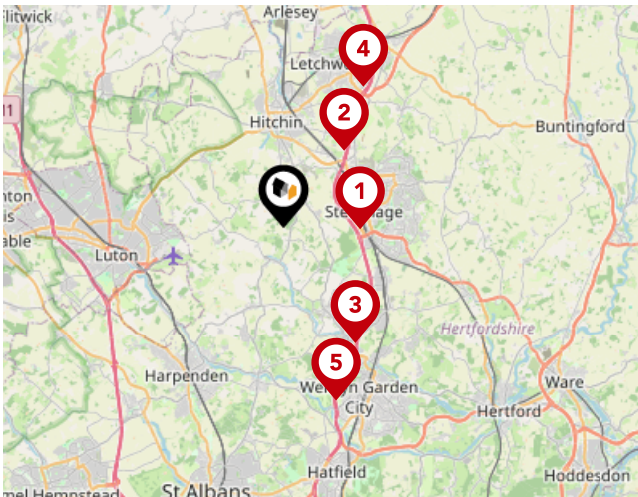
Area

Transport (National)



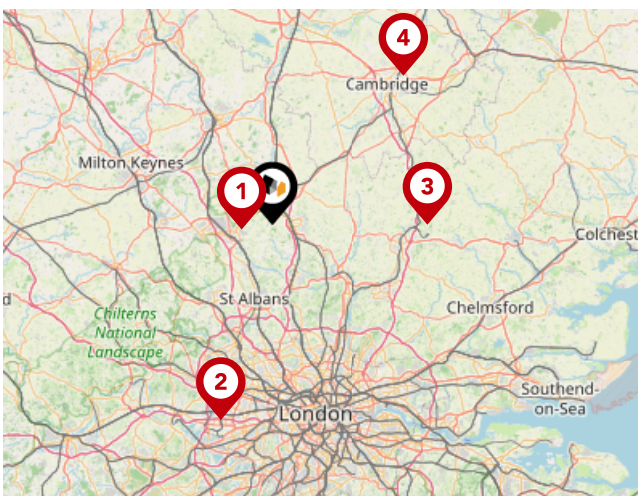
National Rail Stations

Pin	Name	Distance
	Hitchin Rail Station	4.48 miles
	Stevenage Railway Station	2.93 miles
	Knebworth Rail Station	3.92 miles



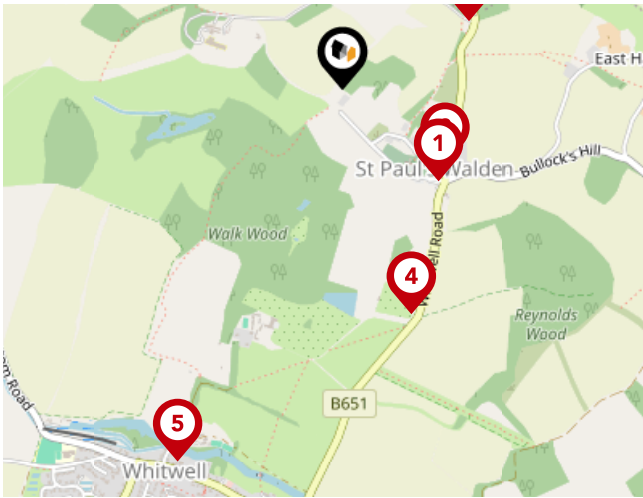
Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J7	2.81 miles
	A1(M) J8	3.6 miles
	A1(M) J6	4.98 miles
	A1(M) J9	5.94 miles
	A1(M) J5	6.66 miles



Airports/Helipads

Pin	Name	Distance
	Luton Airport	4.52 miles
	Heathrow Airport	29.67 miles
	Stansted Airport	22.74 miles
	Cambridge	29.04 miles



Bus Stops/Stations

Pin	Name	Distance
1	Strathmore Arms PH	0.3 miles
2	Strathmore Arms PH	0.29 miles
3	Stagenhoe Lodges	0.33 miles
4	South Lodge	0.54 miles
5	Post Office	0.93 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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