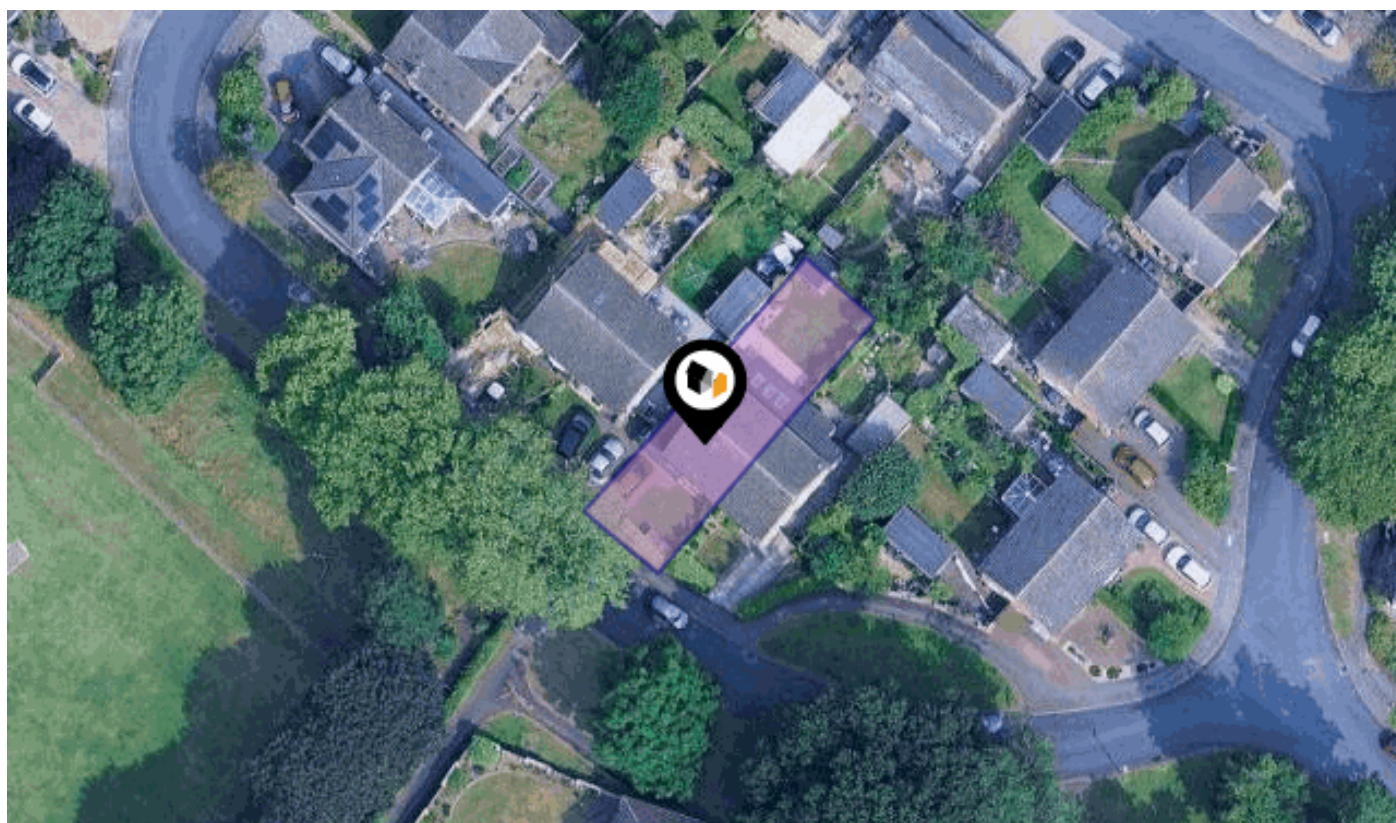




MIR: Material Info

The Material Information Affecting this Property

Wednesday 29th July 2026



RUSKIN LANE, HITCHIN, SG4

Country Properties

81 Hermitage Road Hitchin Herts SG5 1DB

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



Planning records for: *Ruskin Lane, Hitchin, SG4*

Reference - 83/01796/1	
Decision:	Decided
Date:	14th November 1983
Description:	Erection of single storey side and front extension

Reference - 17/02748/1HH	
Decision:	Decided
Date:	30th October 2017
Description:	Single storey rear extension.

Planning records for: **1 Ruskin Lane Hitchin SG4 0PN**

Reference - 88/00273/1	
Decision:	Decided
Date:	10th March 1988
Description:	Erection of single storey front and side extension.

Reference - 88/01399/1	
Decision:	Decided
Date:	09th August 1988
Description:	Single storey front extension (as amended by plans recieved 08.9.88)

Reference - 01/01798/1HH	
Decision:	Decided
Date:	14th November 2001
Description:	Two and single storey side extension

Planning records for: **3 Ruskin Lane Hitchin SG4 0PN**

Reference - 88/01400/1	
Decision:	Decided
Date:	09th August 1988
Description:	Single storey front extension (as amended by plans recieved 8.9.88)

Planning records for: **5 Ruskin Lane Hitchin SG4 0PN**

Reference - 92/01240/1	
Decision:	Decided
Date:	25th November 1992
Description:	Single storey front extension

Planning records for: **7 Ruskin Lane Hitchin SG4 0PN**

Reference - 87/01786/1	
Decision:	Decided
Date:	27th November 1987
Description:	Single storey rear extension

Reference - 88/00618/1	
Decision:	Decided
Date:	08th April 1988
Description:	Erection of single storey front extension

Planning records for: **8 Ruskin Lane Hitchin Hertfordshire SG4 0PN**

Reference - 24/00667/FPH	
Decision:	Decided
Date:	22nd March 2024
Description:	Single storey side and rear extension; alterations to fenestration and provision of additional front parking spaces

Planning records for: **8 Ruskin Lane Hitchin SG4 0PN**

Reference - 88/01217/1	
Decision:	Decided
Date:	08th July 1988
Description:	Single storey rear extension

Planning records for: **9 Ruskin Lane Hitchin SG4 0PN**

Reference - 88/01732/1	
Decision:	Decided
Date:	06th October 1988
Description:	Section 53 determination - single storey rear extension (as amended by plans recieved 21.10.88)

Reference - 88/00900/1	
Decision:	Decided
Date:	19th May 1988
Description:	Erection of single front and rear extensions.

Planning records for: **10 Ruskin Lane Hitchin SG4 0PN**

Reference - 07/01255/1HH	
Decision:	Decided
Date:	15th May 2007
Description:	Two storey side extension. (Amended plan recieved 20.06.07).

Planning records for: **10 Ruskin Lane Hitchin SG4 0PN**

Reference - 13/00764/1HH	
Decision:	Decided
Date:	15th April 2013
Description:	Single storey side extension and rear conservatory following demolition of existing detached garage.

Planning records for: **11 Ruskin Lane Hitchin SG4 0PN**

Reference - 06/01047/1HH	
Decision:	Decided
Date:	03rd July 2006
Description:	Single storey front extension

Planning records for: **12 Ruskin Lane Hitchin SG4 0PN**

Reference - 79/00342/1	
Decision:	Decided
Date:	28th February 1979
Description:	Erection of two storey side extension and single storey front extension to garage

Reference - 80/00501/1	
Decision:	Decided
Date:	15th March 1980
Description:	Erection of two storey side extension and single storey extension to garage.

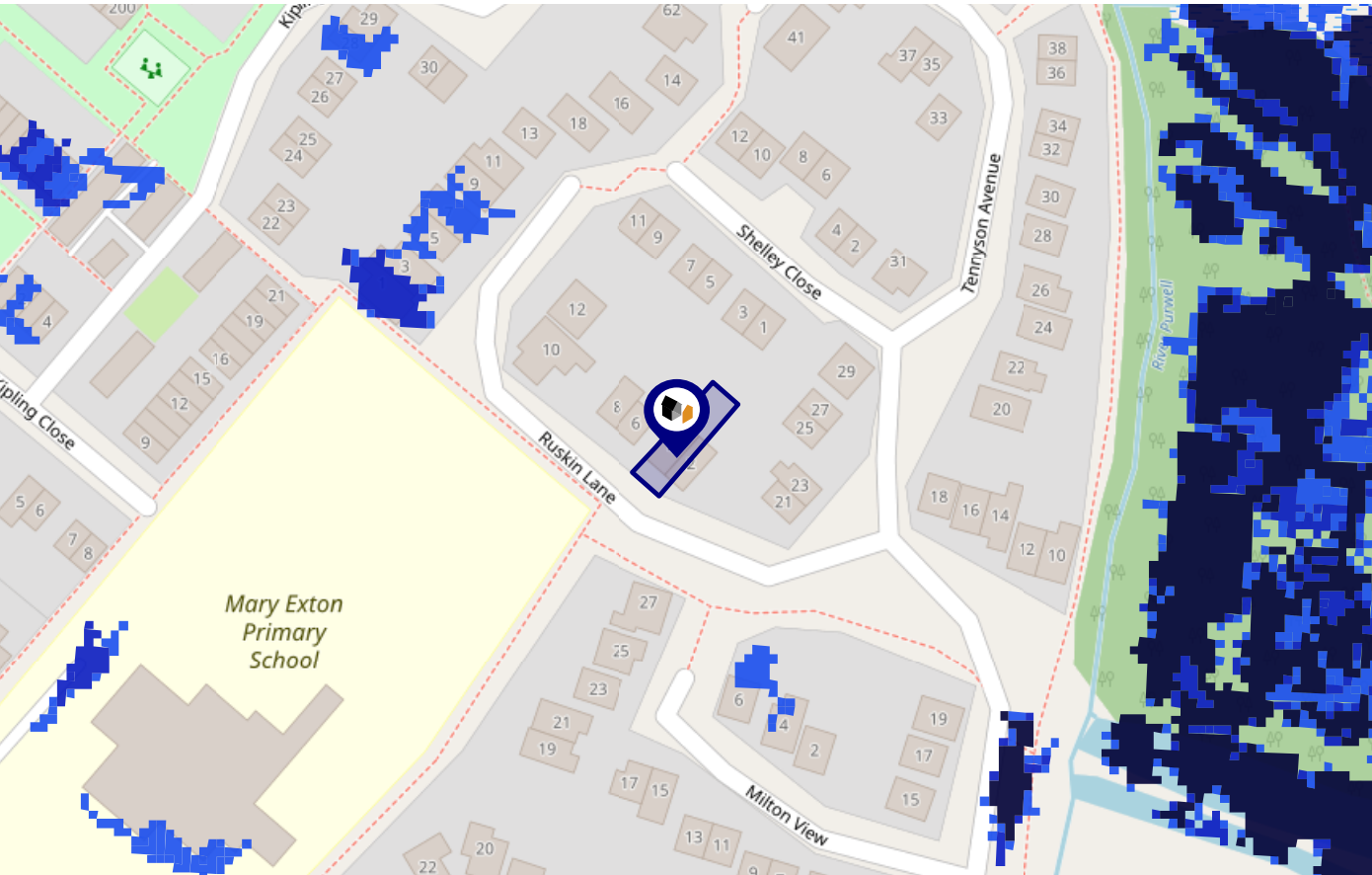
Planning records for: **13 Ruskin Lane Hitchin Hertfordshire SG4 0PN**

Reference - 21/00132/FPH	
Decision:	Decided
Date:	18th January 2021
Description:	Single storey front, side and rear extension to link existing rear detached single garage to main dwellinghouse to facilitate conversion of garage into habitable accommodation

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.

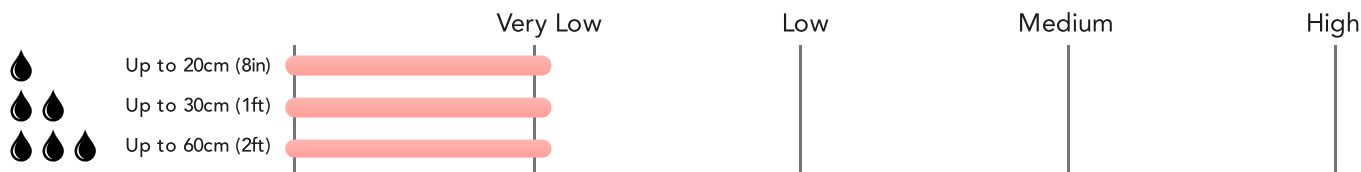


Risk Rating: Very low

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.

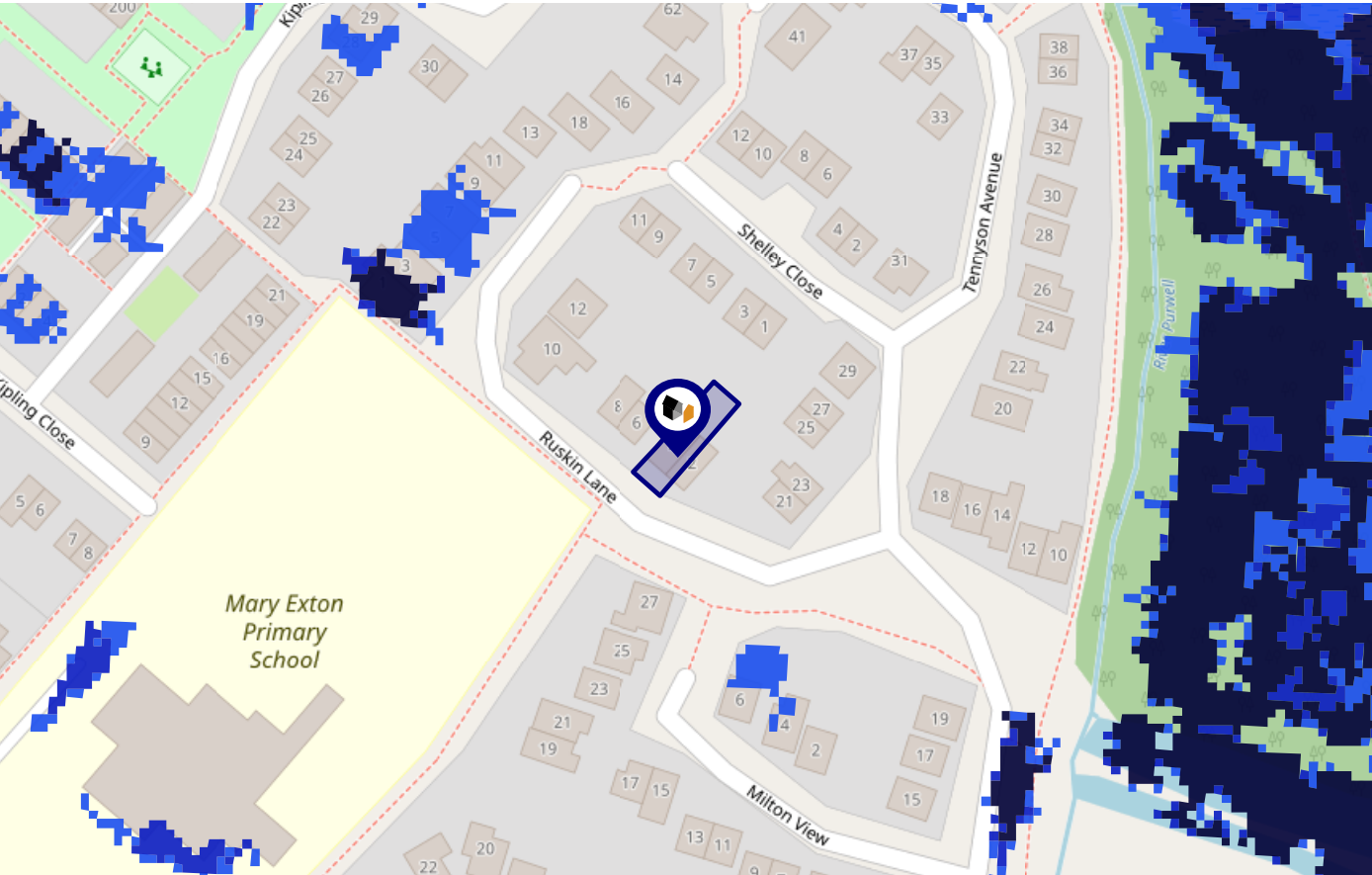
Chance of flooding to the following depths at this property:



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.

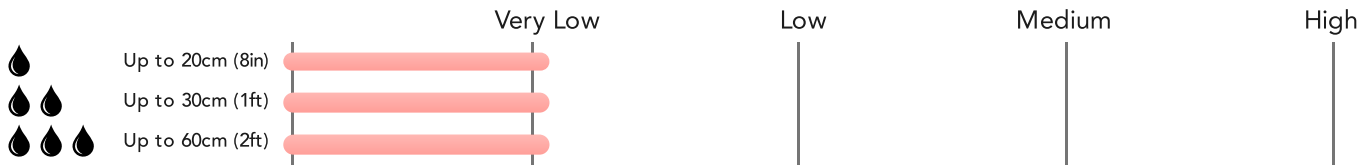


Risk Rating: Very low

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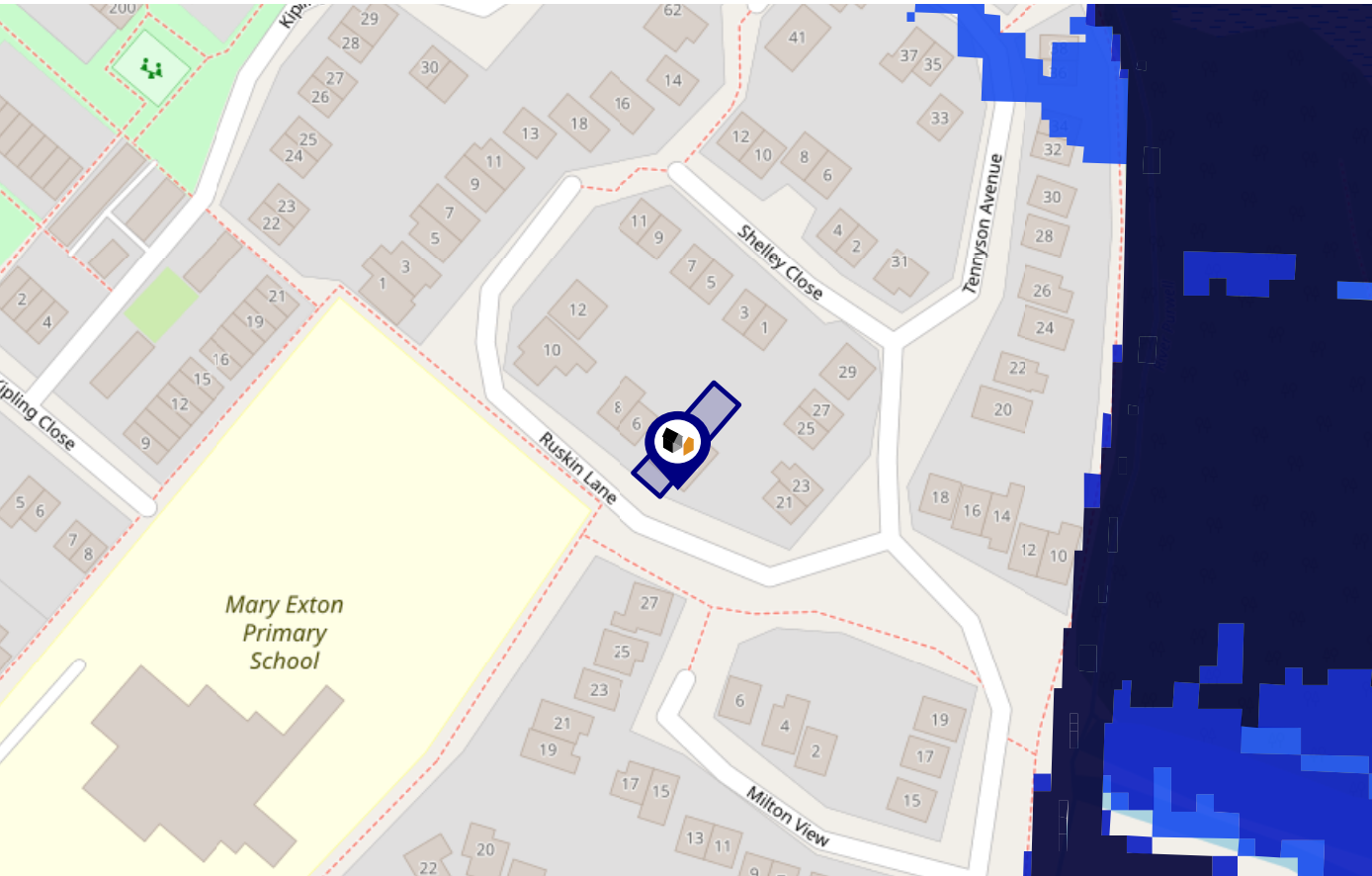
Chance of flooding to the following depths at this property:



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.

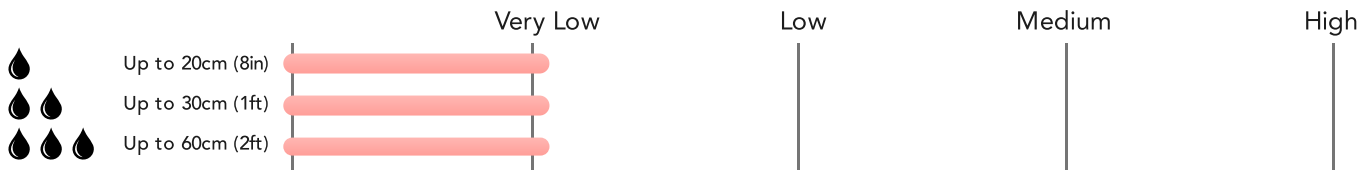


Risk Rating: Very low

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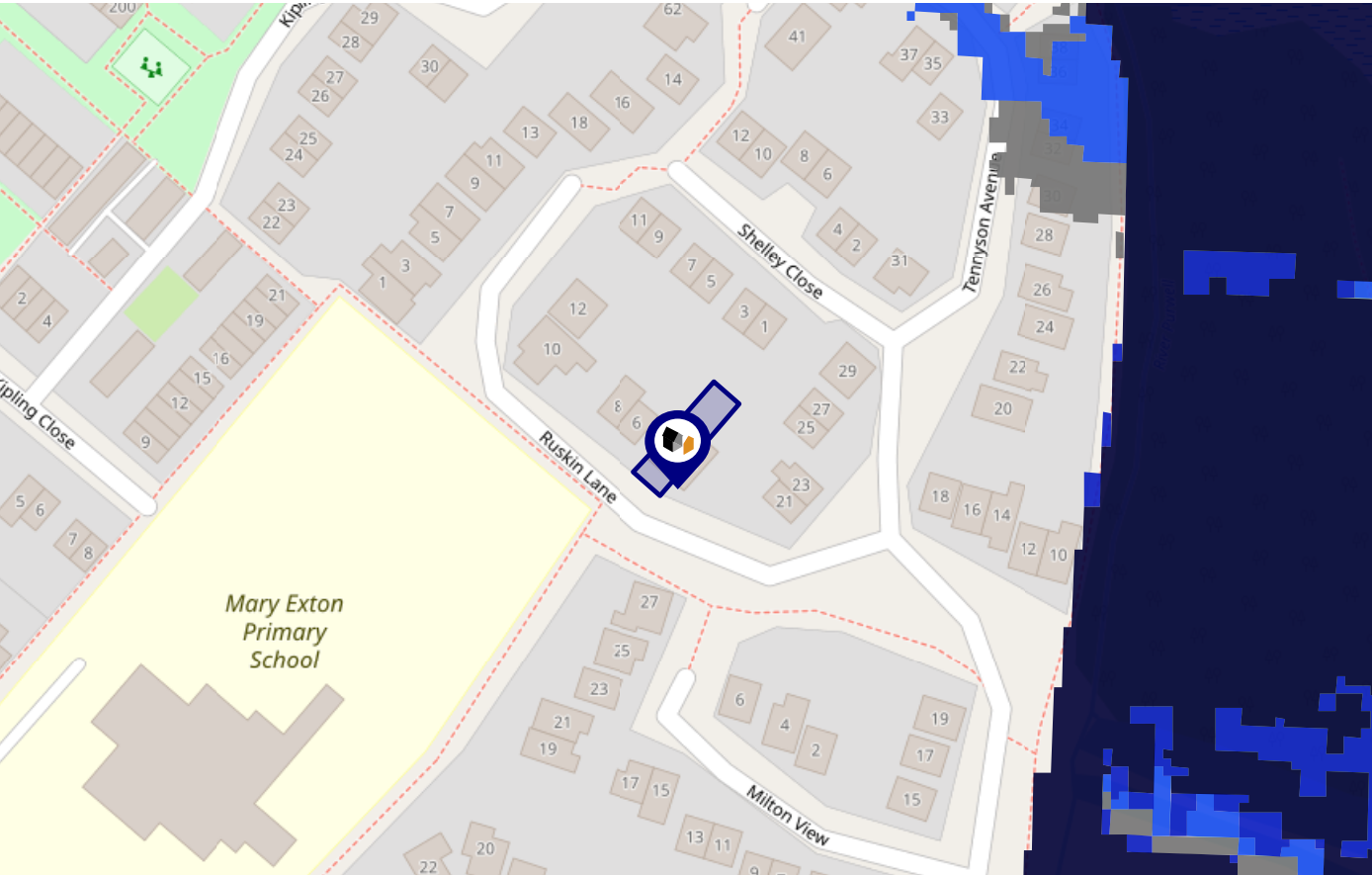
Chance of flooding to the following depths at this property:



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.

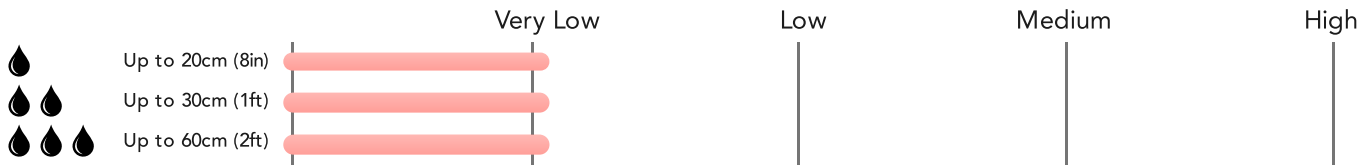


Risk Rating: Very low

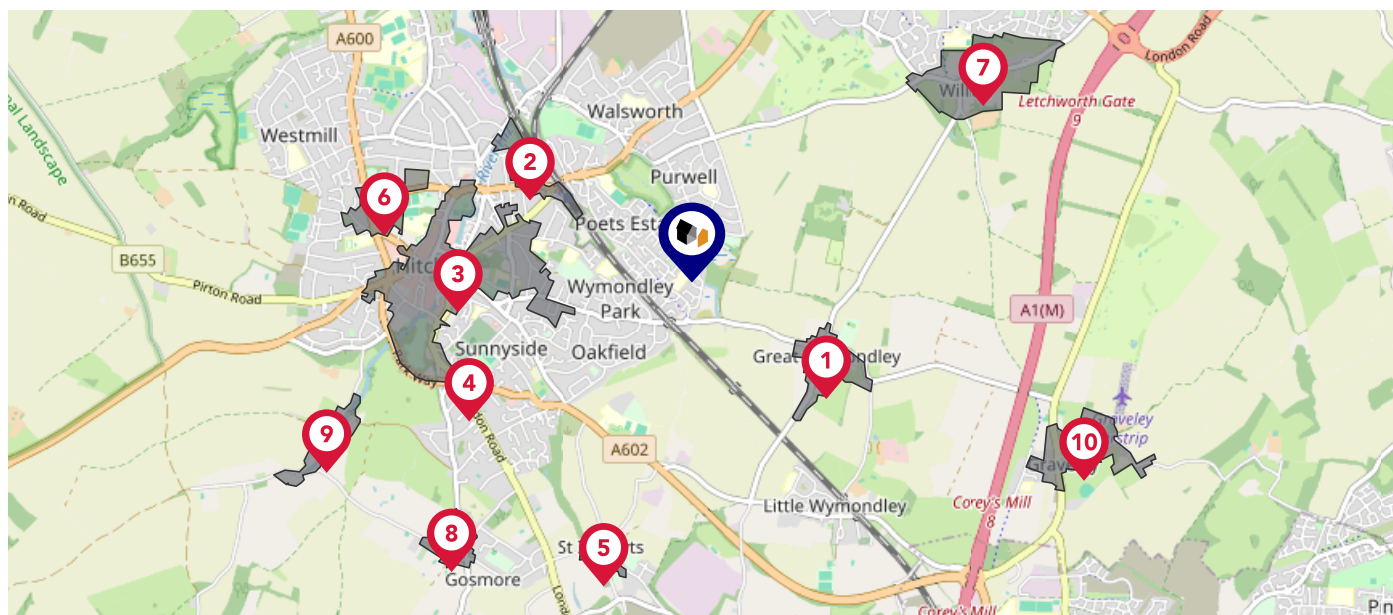
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:



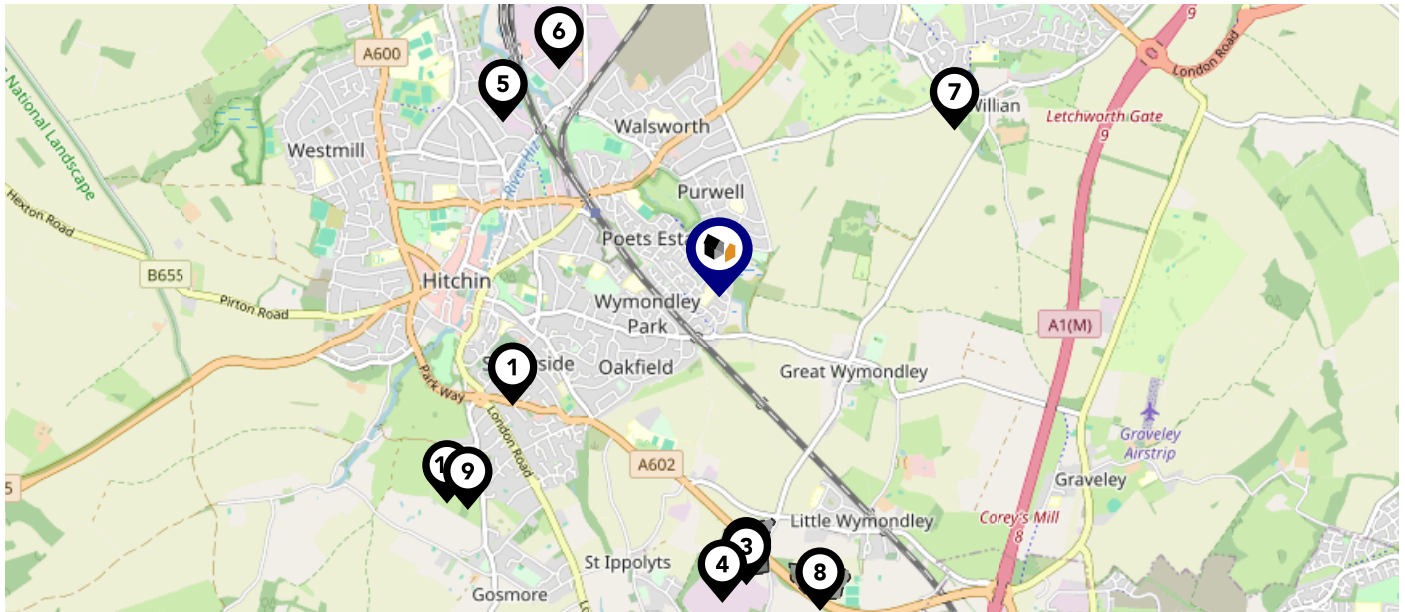
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Great Wymondley
- 2 Hitchin Railway and Ransom's Recreation Ground
- 3 Hitchin
- 4 Hitchin Hill Path
- 5 St Ippolyts
- 6 Butts Close, Hitchin
- 7 Willian
- 8 Gosmore
- 9 Charlton
- 10 Graveley

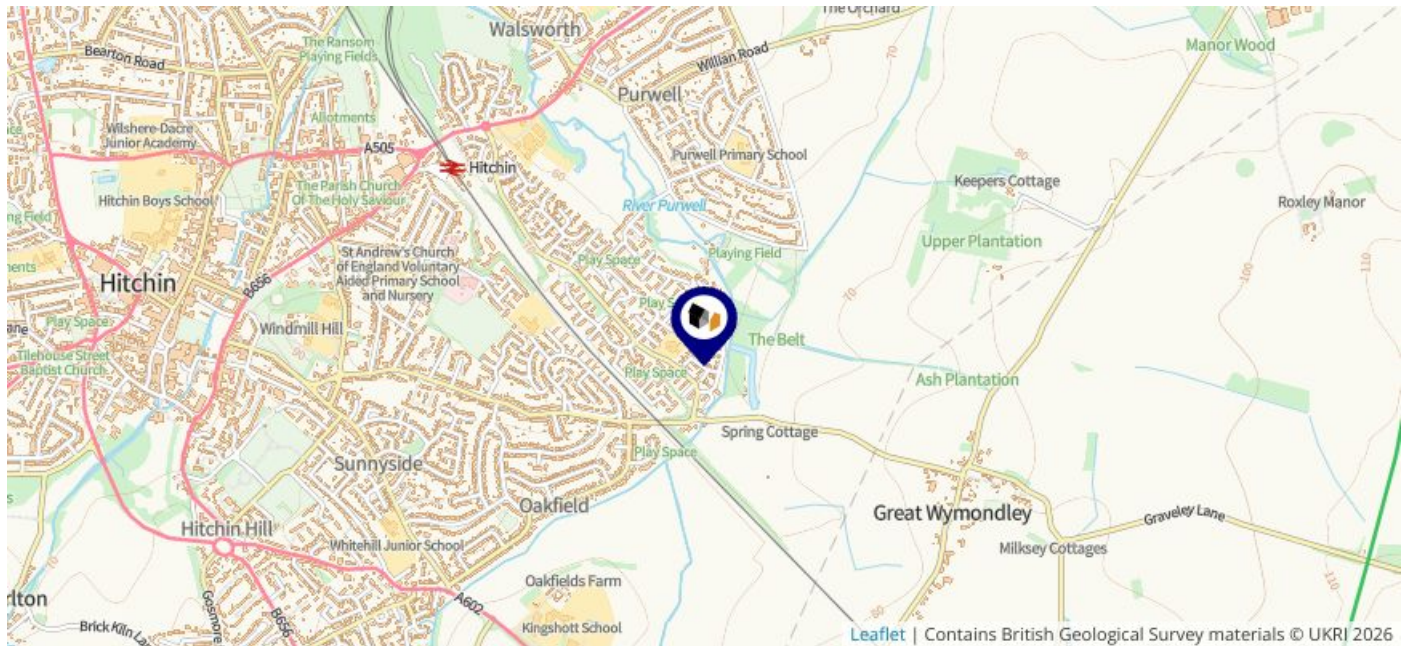
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	
2	Little Wymondley Gravel Pit-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	
3	Little Wymondley Quarry-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	
4	Titmore Green Road-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	
5	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill	
6	Wallace Way-Hitchin, Hertfordshire	Historic Landfill	
7	Willian Road-Letchworth, Hertfordshire	Historic Landfill	
8	Wymondleybury-Little Wymondley	Historic Landfill	
9	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
10	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



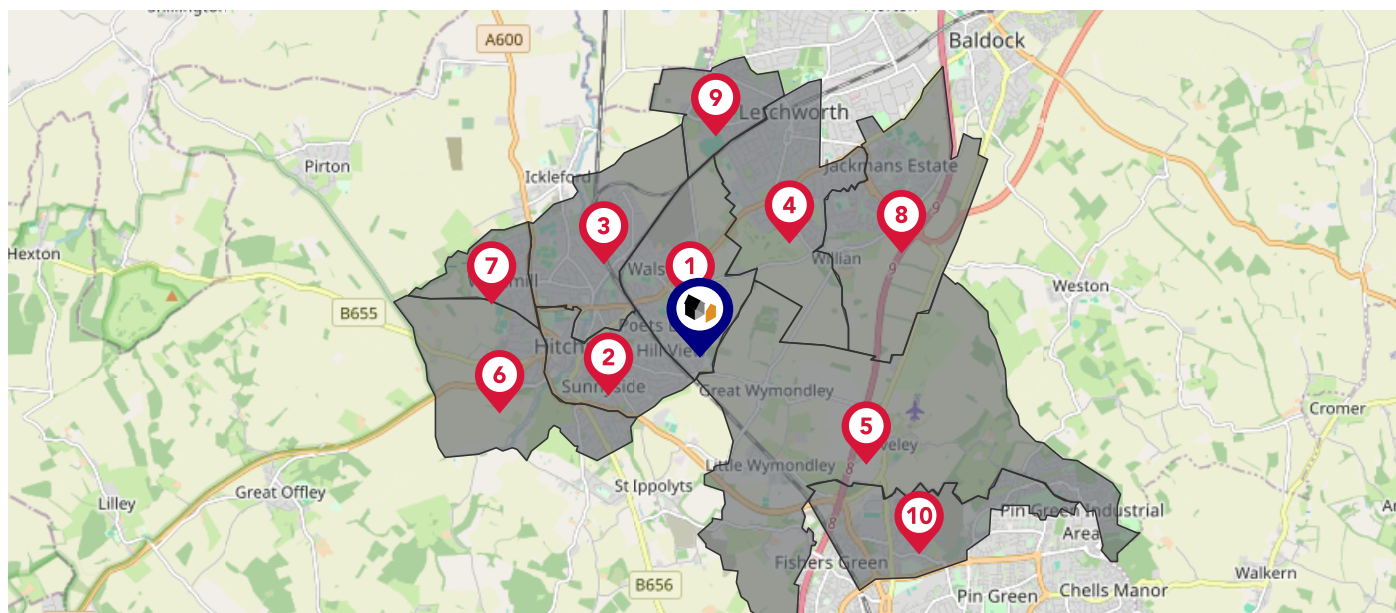
Mine Entry

- ✕ 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 Walsworth Ward

2

Hitchin Highbury Ward

3

Hitchin Bearton Ward

4

Letchworth South West Ward

5

Chesfield Ward

6

Hitchin Priory Ward

7

Hitchin Oughton Ward

8

Letchworth South East Ward

9

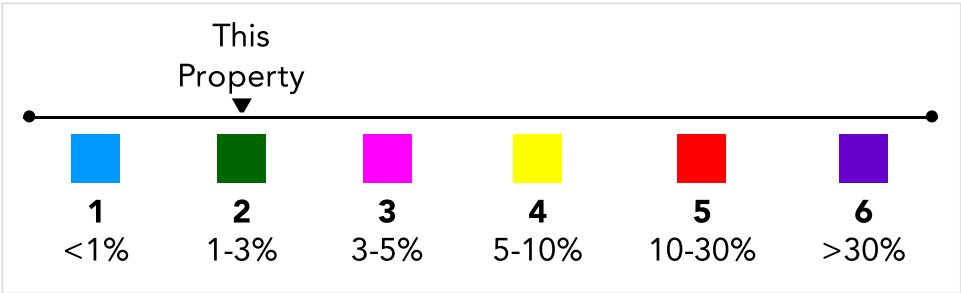
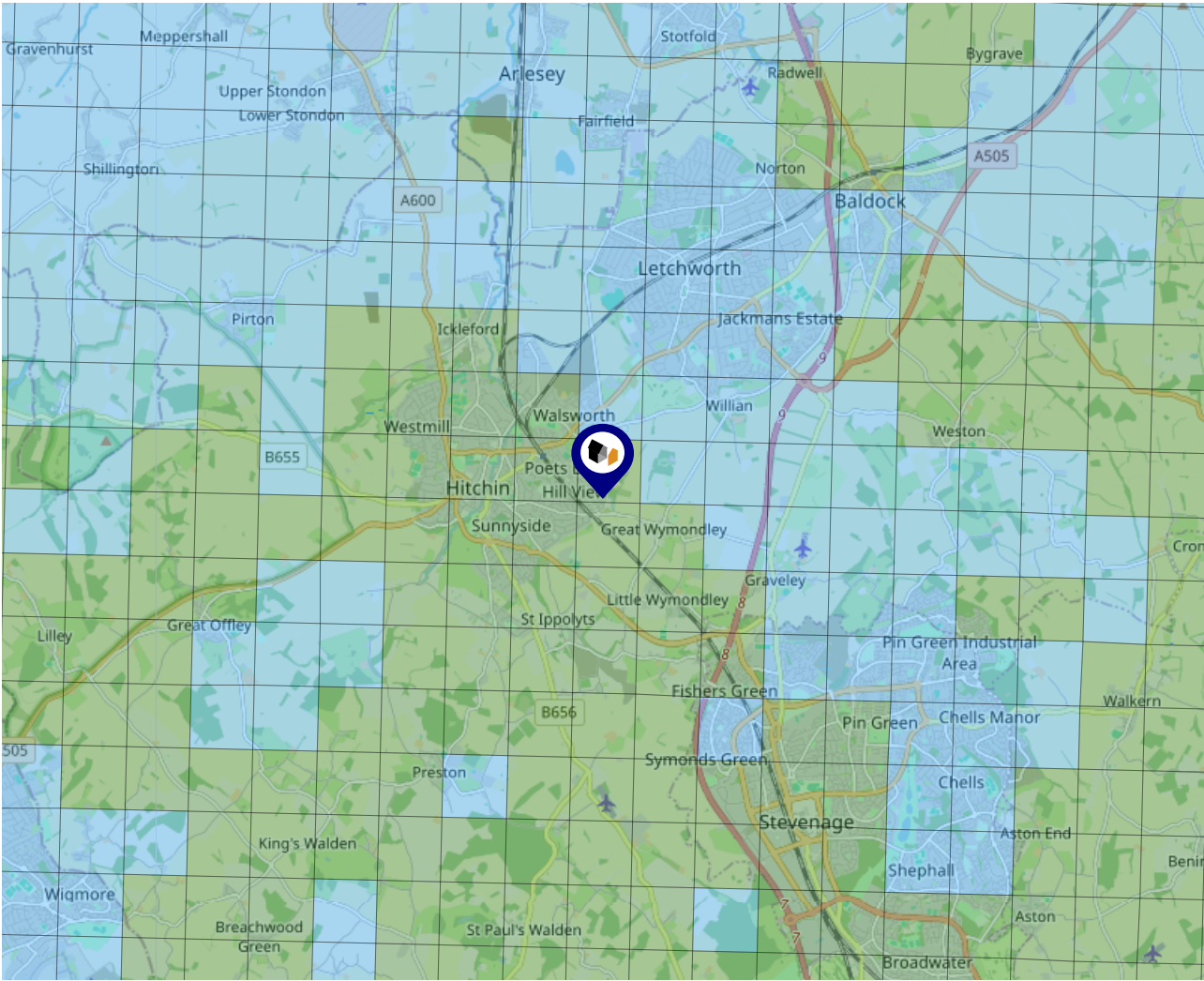
Letchworth Wilbury Ward

10

Woodfield Ward

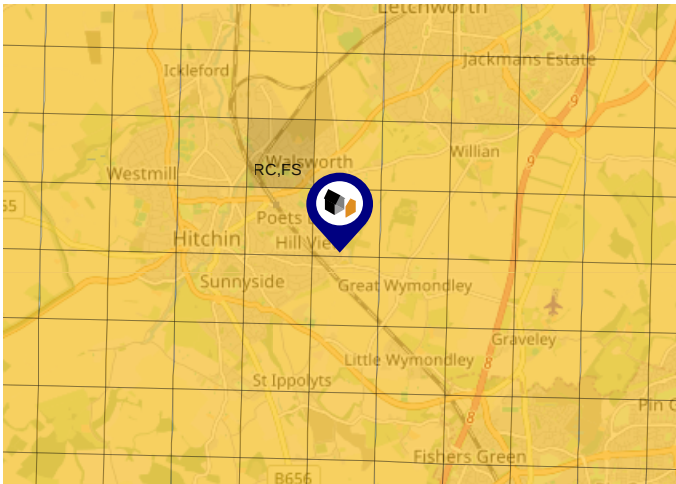
What is Radon?

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



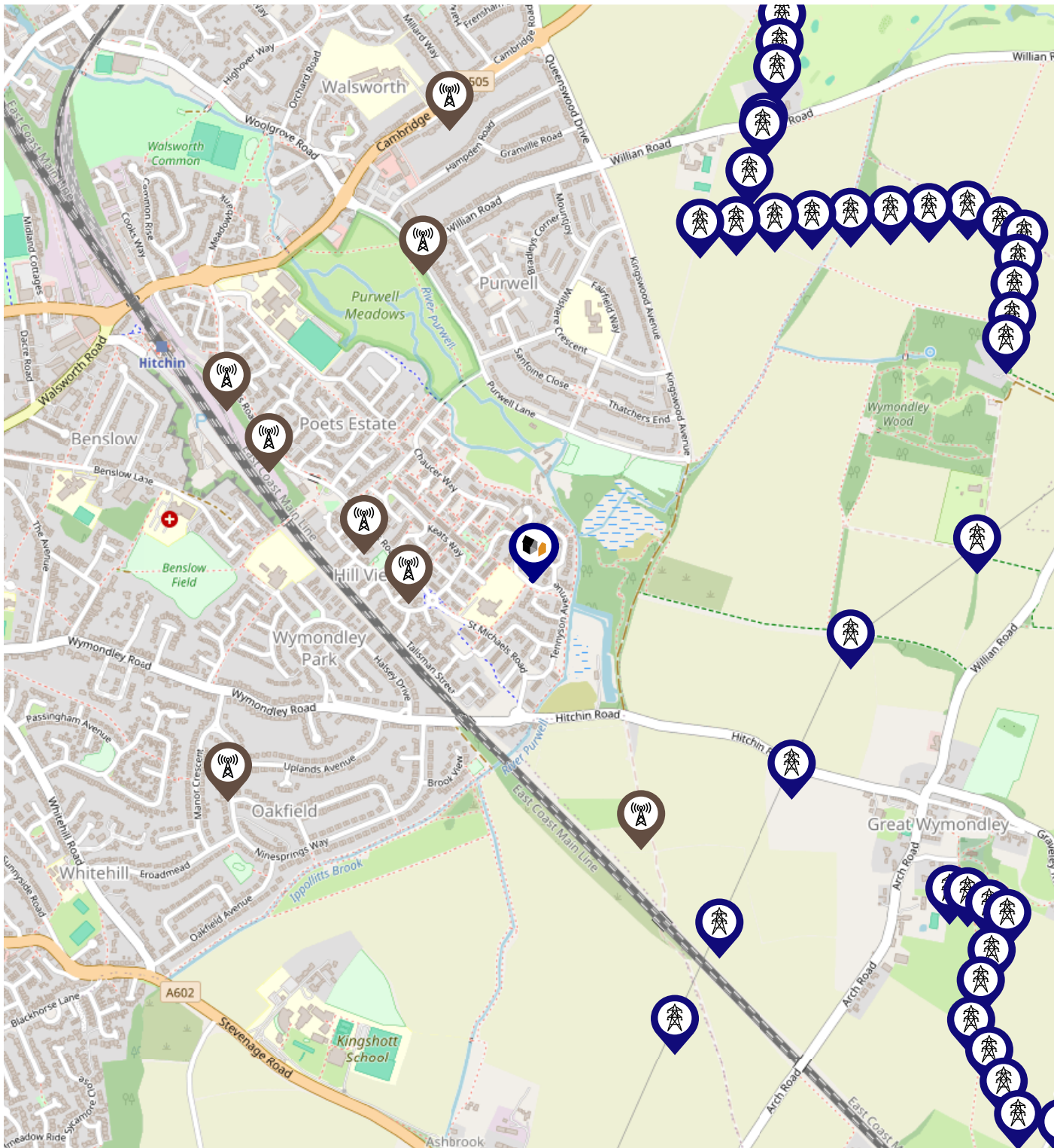
Primary Classifications (Most Common Clay Types)

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

Local Area

Masts & Pylons

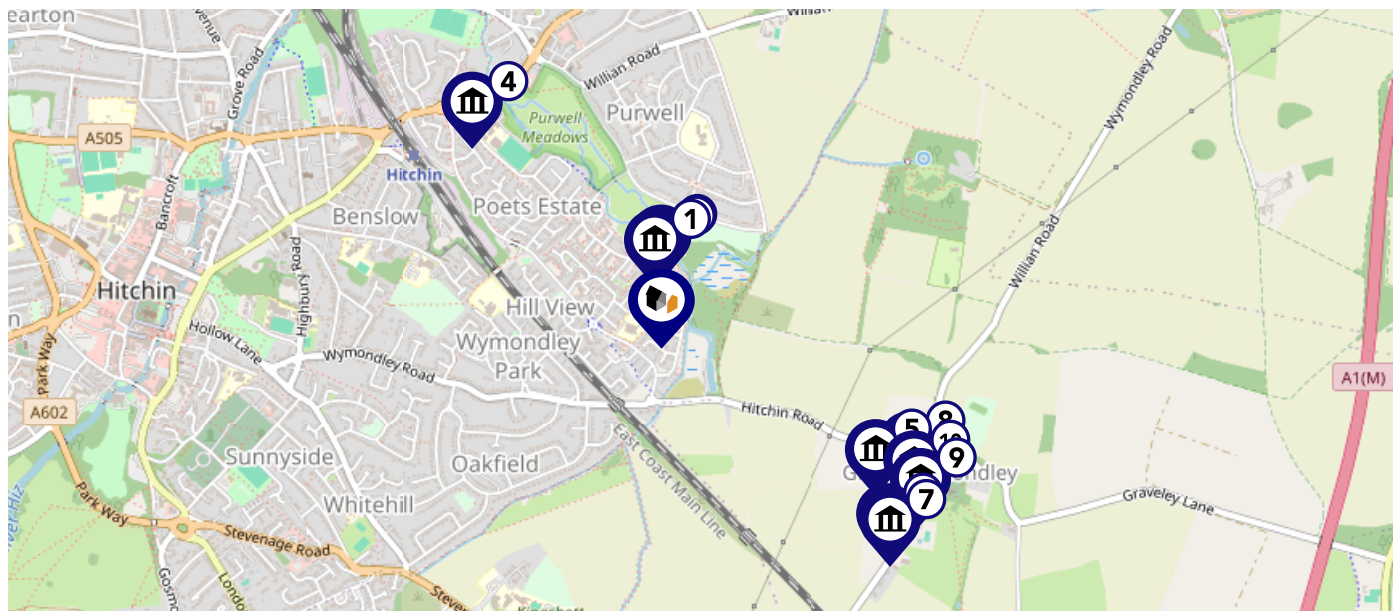
country
properties



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
	1296130 - Mill Cottage At Purwell Farm	Grade II	0.1 miles
	1347596 - Purwell Mill	Grade II	0.2 miles
	1102180 - Mill House	Grade II	0.2 miles
	1296215 - Walsworth House	Grade II	0.6 miles
	1102473 - The Grange	Grade II	0.6 miles
	1175700 - Lavender Cottage	Grade II	0.7 miles
	1347443 - 1, 2, 3, 4 And 5 Hornbeam Court, (howard Cottage, Seymour Cottage, Boleyn Cottage, Aragon Cottage, Cleaves Cottage)	Grade II	0.7 miles
	1347429 - The Manor House	Grade II	0.7 miles
	1175728 - Manor Cottages	Grade II	0.7 miles
	1175687 - Box Tree Cottage	Grade II	0.7 miles

Building Safety

No building safety aspects to report

Accessibility / Adaptations

Not suitable for wheelchair users

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None Specified

Construction Type

Standard brick construction

Property Lease Information

Freehold

Listed Building Information

Not listed

Stamp Duty

Not specified

Other

None specified

Other

None specified

Electricity Supply

YES - Mains

Gas Supply

YES - Mains

Central Heating

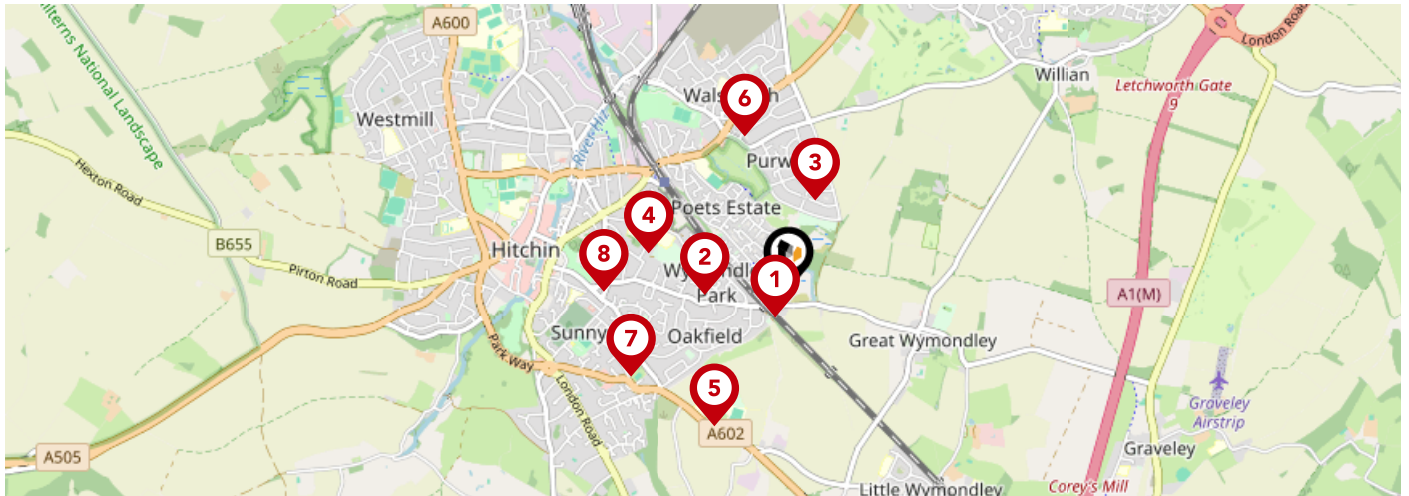
YES - GCH

Water Supply

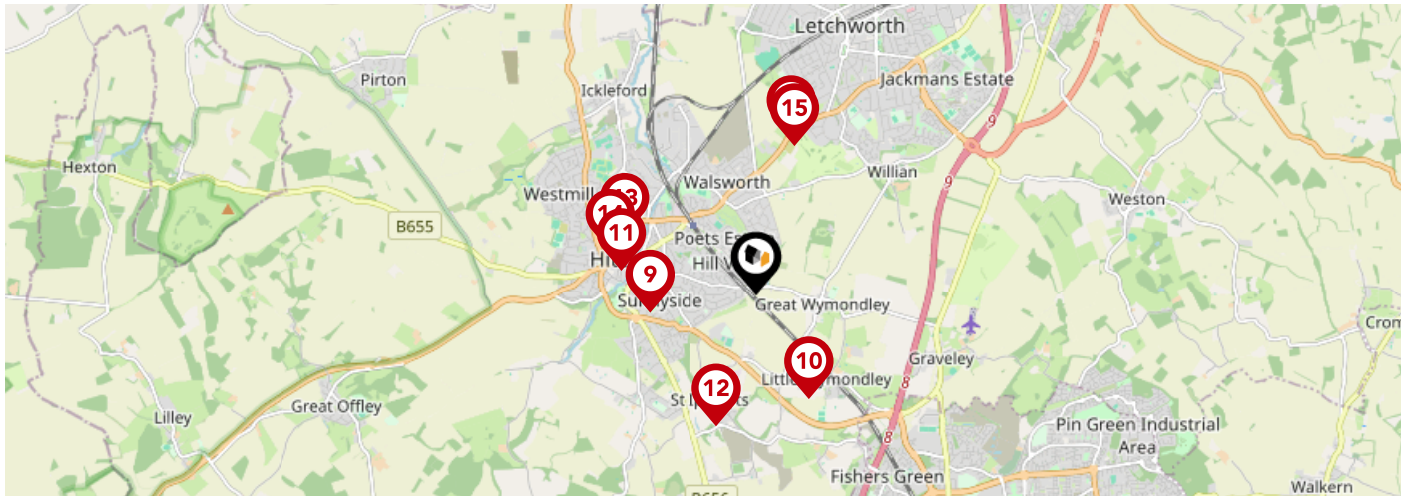
YES - Mains

Drainage

YES - Mains



		Nursery	Primary	Secondary	College	Private
1	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:0.14	☐	☒	☐	☐	☐
2	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.38	☐	☒	☐	☐	☐
3	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:0.42	☐	☒	☐	☐	☐
4	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.66	☐	☒	☐	☐	☐
5	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.71	☐	☐	☒	☐	☐
6	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:0.73	☐	☒	☐	☐	☐
7	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.82	☐	☒	☐	☐	☐
8	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.84	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.98	☐	☒	☐	☐	☐
	Wymondley Junior Mixed and Infant School Ofsted Rating: Good Pupils: 102 Distance:1.07	☐	☒	☐	☐	☐
	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:1.24	☐	☐	☒	☐	☐
	St Ippolyts Church of England Aided Primary School Ofsted Rating: Good Pupils: 175 Distance:1.25	☐	☒	☐	☐	☐
	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:1.31	☒	☐	☐	☐	☐
	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:1.39	☐	☒	☐	☐	☐
	North Herts Education Support Centre Ofsted Rating: Outstanding Pupils: 1 Distance:1.41	☐	☐	☒	☐	☐
	The Highfield School Ofsted Rating: Good Pupils: 998 Distance:1.48	☐	☐	☒	☐	☐

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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Country Properties

81 Hermitage Road Hitchin Herts SG5 1DB

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk

