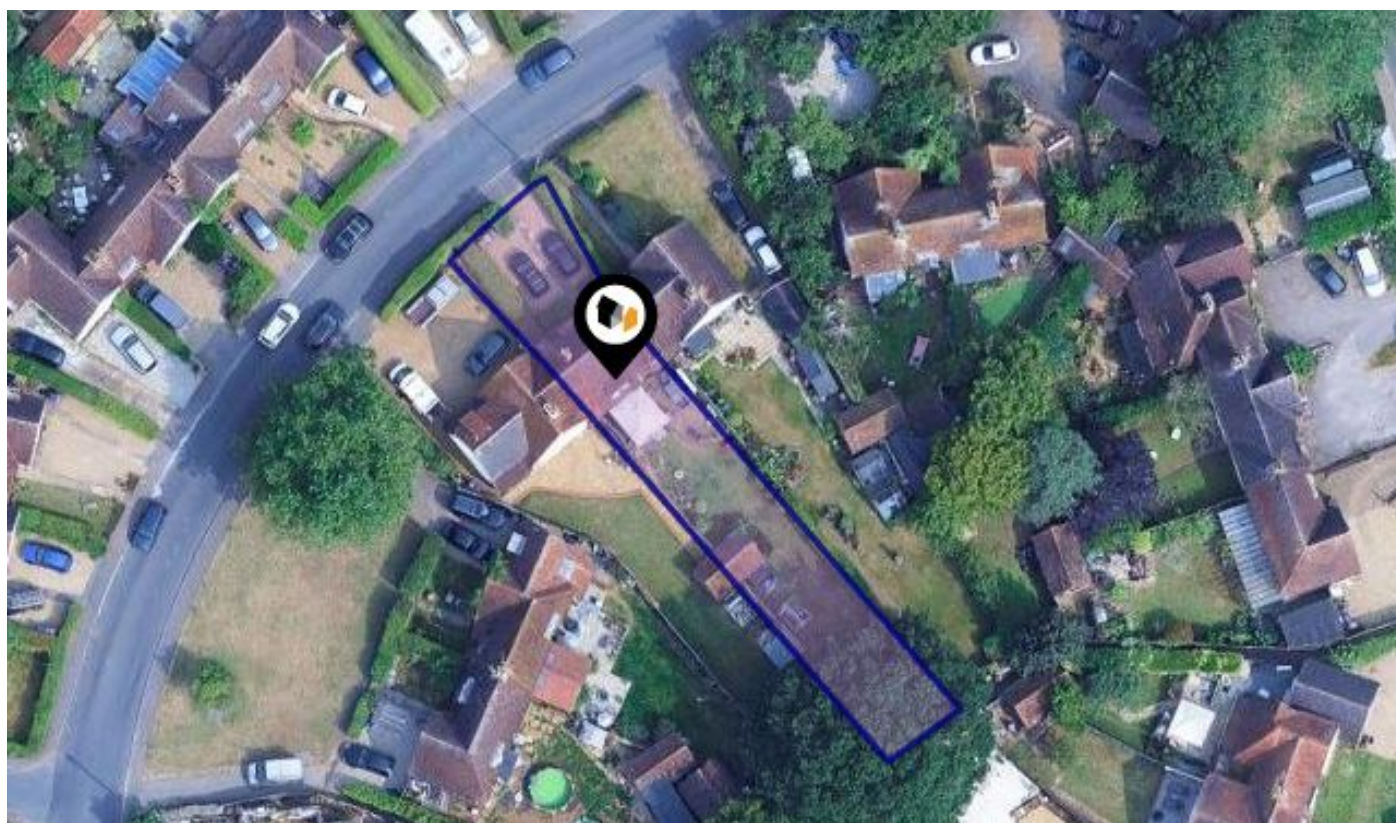




MIR: Material Info

The Material Information Affecting this Property

Wednesday 05th August 2026



THE CRESCENT, ST. IPPOLYTS, 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: *The Crescent, St. Ippolyts, Hitchin, SG4*

Reference - 18/02213/FPH	
Decision:	Decided
Date:	16th August 2018
Description:	Single storey rear extension and front porch

Reference - 04/00954/1PUD	
Decision:	Decided
Date:	10th June 2004
Description:	Rear conservatory.

Planning records for: **1 The Crescent St Ippolyts Hitchin Hertfordshire SG4 7RE**

Reference - 19/01563/FP
Decision: Decided
Date: 27th June 2019
Description: Erection of one detached 2-bed bungalow and ancillary parking area following removal of existing garage.
Reference - 12/01769/1HH
Decision: Decided
Date: 08th August 2012
Description: Single storey side extension to garage (As amended by plans received 24/09/2012)
Reference - 24/01500/FPH
Decision: Decided
Date: 09th July 2024
Description: Single storey rear extension following demolition of existing rear garden room.
Reference - 12/02345/1NMA
Decision: Decided
Date: 12th October 2012
Description: Siting of single storey extension 0.75mm from garage to create detached unit (as non-material amendment to planning reference 12/01769/1HH granted permission on 27/09/12)

Planning records for: **1 The Crescent St. Ippolyts Hitchin SG4 7RE**

Reference - 02/00625/1HH	
Decision:	Decided
Date:	18th April 2002
Description:	Detached double garage

Reference - 20/00409/FP	
Decision:	Decided
Date:	25th February 2020
Description:	Erection of one detached 1-bed bungalow and ancillary parking area following removal of existing garage.

Planning records for: **2 The Crescent St Ippolyts Hitchin SG4 7RE**

Reference - 07/02752/1HH	
Decision:	Decided
Date:	16th November 2007
Description:	Two storey side extension, single storey rear extension, single storey front extension and front entrance porch

Reference - 16/00448/1NMA	
Decision:	Decided
Date:	08th March 2016
Description:	Replace garage door with window (non-material amendment to planning application 07/027521HH granted 01/02/2008)

Planning records for: **4 The Crescent St Ippolyts Hitchin SG4 7RE**

Reference - 16/01556/1HH	
Decision:	Decided
Date:	20th June 2016
Description:	Two storey side extension

Reference - 21/01540/FPH	
Decision:	Decided
Date:	17th May 2021
Description:	Part two storey, part single storey rear extension

Planning records for: **9 The Crescent St Ippolyts SG4 7RE**

Reference - 08/01748/1HH	
Decision:	Decided
Date:	07th August 2008
Description:	Single storey garage extension to side following removal of existing detached garage at rear

Reference - 09/00705/1HH	
Decision:	Decided
Date:	29th April 2009
Description:	Single storey side extension incorporating dormer window on front facing roofslope

Planning records for: **11 The Crescent St Ippolyts Hitchin SG4 7RE**

Reference - 13/02182/1HH	
Decision:	Decided
Date:	21st October 2013
Description:	Retention of garden outbuilding

Reference - 20/00578/FPH	
Decision:	Decided
Date:	10th March 2020
Description:	Single storey rear extension

Planning records for: **12 The Crescent St Ippolyts Hitchin SG4 7RE**

Reference - 92/00498	
Decision:	Decided
Date:	20th May 1992
Description:	Single storey rear extension

Planning records for: **14 The Crescent St Ippolyts Hitchin Hertfordshire SG4 7RE**

Reference - 20/01430/FPH	
Decision:	Decided
Date:	06th July 2020
Description:	Single storey rear extension

Planning records for: **14 The Crescent St Ippolyts Hitchin SG4 7RE**

Reference - 12/01047/1HH	
Decision:	Decided
Date:	14th May 2012
Description:	Single storey rear extension. First floor rear extension

Reference - 12/00474/1HH	
Decision:	Decided
Date:	12th March 2012
Description:	Single storey rear extension. First floor rear extension

Planning records for: **15 The Crescent St Ippolyts Hitchin Hertfordshire SG4 7RE**

Reference - 19/01038/FP	
Decision:	Decided
Date:	30th April 2019
Description:	Erection of one 3-bed attached dwelling and garden shed in rear garden.

Reference - 25/02085/FP	
Decision:	Decided
Date:	16th December 2025
Description:	Erection of 3 bedroom dwelling house, attached to existing dwelling following demolition of detached outbuilding (development already carried out).

Planning records for: **15 The Crescent St Ippolyts Hitchin Hertfordshire SG4 7RE**

Reference - 19/02791/FP
Decision: Decided
Date: 22nd November 2019
Description: Erection of one 3-bed attached dwelling and garden shed in rear garden.
Reference - 15/00230/1
Decision: Decided
Date: 14th July 2015
Description: Detached 3-bedroom dwelling with two associated parking spaces
Reference - 14/00007/1HH
Decision: Decided
Date: 13th January 2014
Description: Retention of front boundary wall (as amended by drawing 1 rev. A and drawing 2 rev. A received 24/02/2014)
Reference - 18/01169/FPH
Decision: Decided
Date: 04th May 2018
Description: Two storey side extension to create 3-bed annex together with two storey front extension.

Planning records for: **32 The Crescent St Ippolyts Hitchin SG4 7RE**

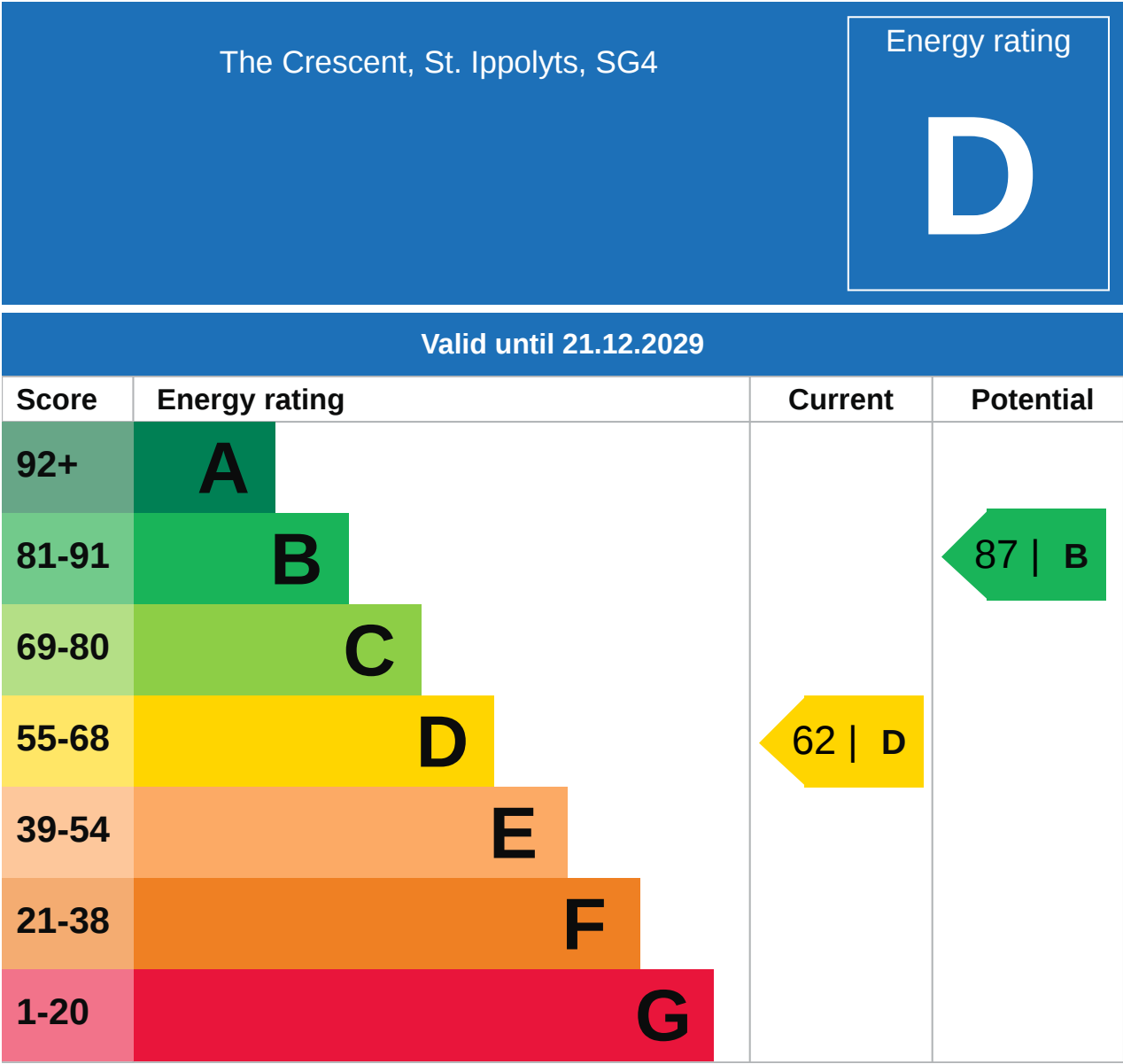
Reference - 74/01078/1	
Decision:	Decided
Date:	01st January 1974
Description:	Erection of garage

Reference - 14/03333/1NCS	
Decision:	Decided
Date:	16th December 2014
Description:	Single storey rear extension with the following dimensions: Length (measured from rear wall of original house): 5.0 metres Height (to top of flat roof): 2.7 metres Height (to top of parapet wall): 3.0 metres

Planning records for: **34 The Crescent St Ippolyts Hitchin SG4 7RE**

Reference - 12/00077/1HH	
Decision:	Decided
Date:	16th January 2012
Description:	Single storey rear extension. (Amended plans received 09/02/12).

Reference - 07/00711/1HH	
Decision:	Decided
Date:	14th March 2007
Description:	Two storey side extension



Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	1
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 93% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	95 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.

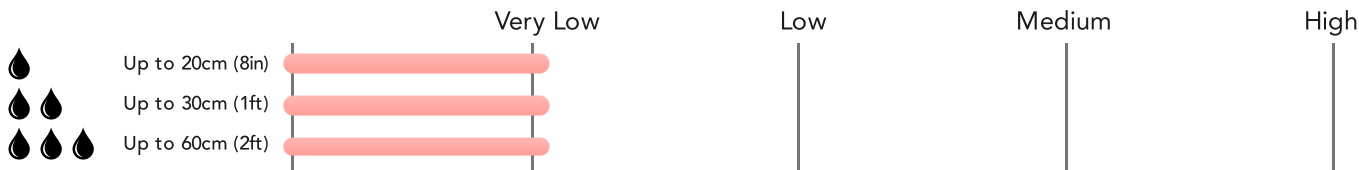


Risk Rating: Very low

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.

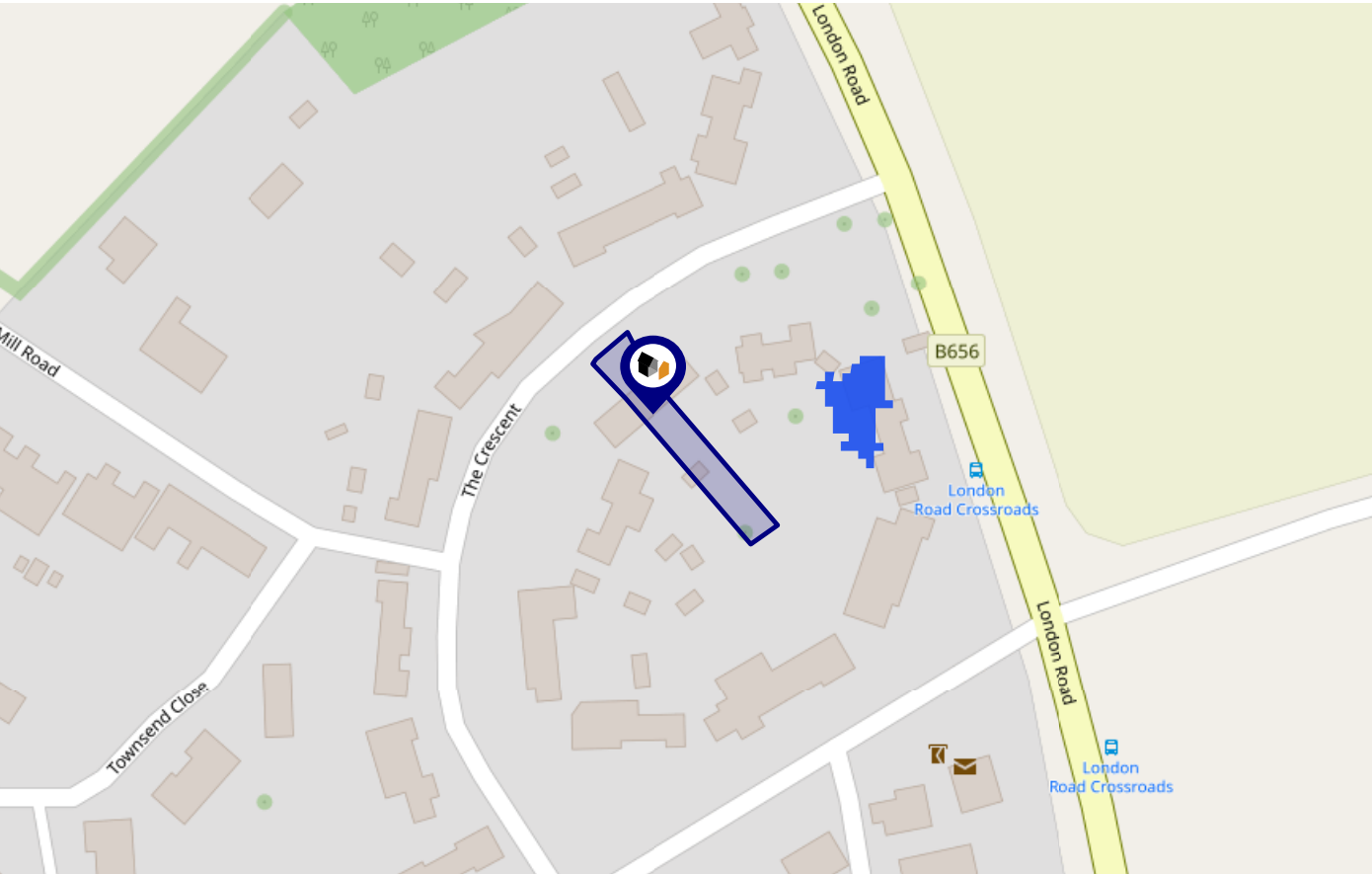
Chance of flooding to the following depths at this property:



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.

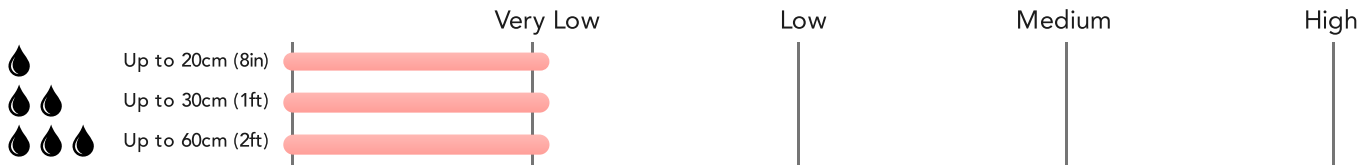


Risk Rating: **Very low**

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.

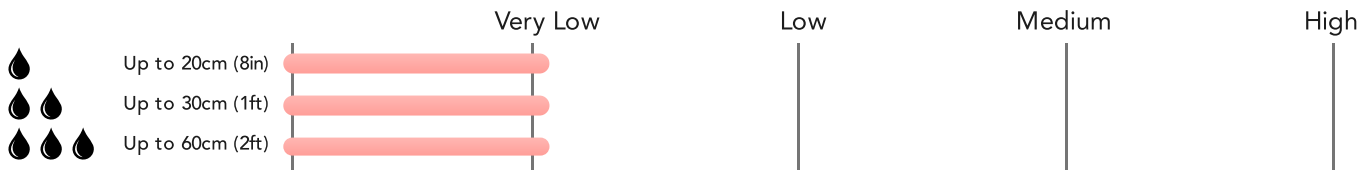


Risk Rating: Very low

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.
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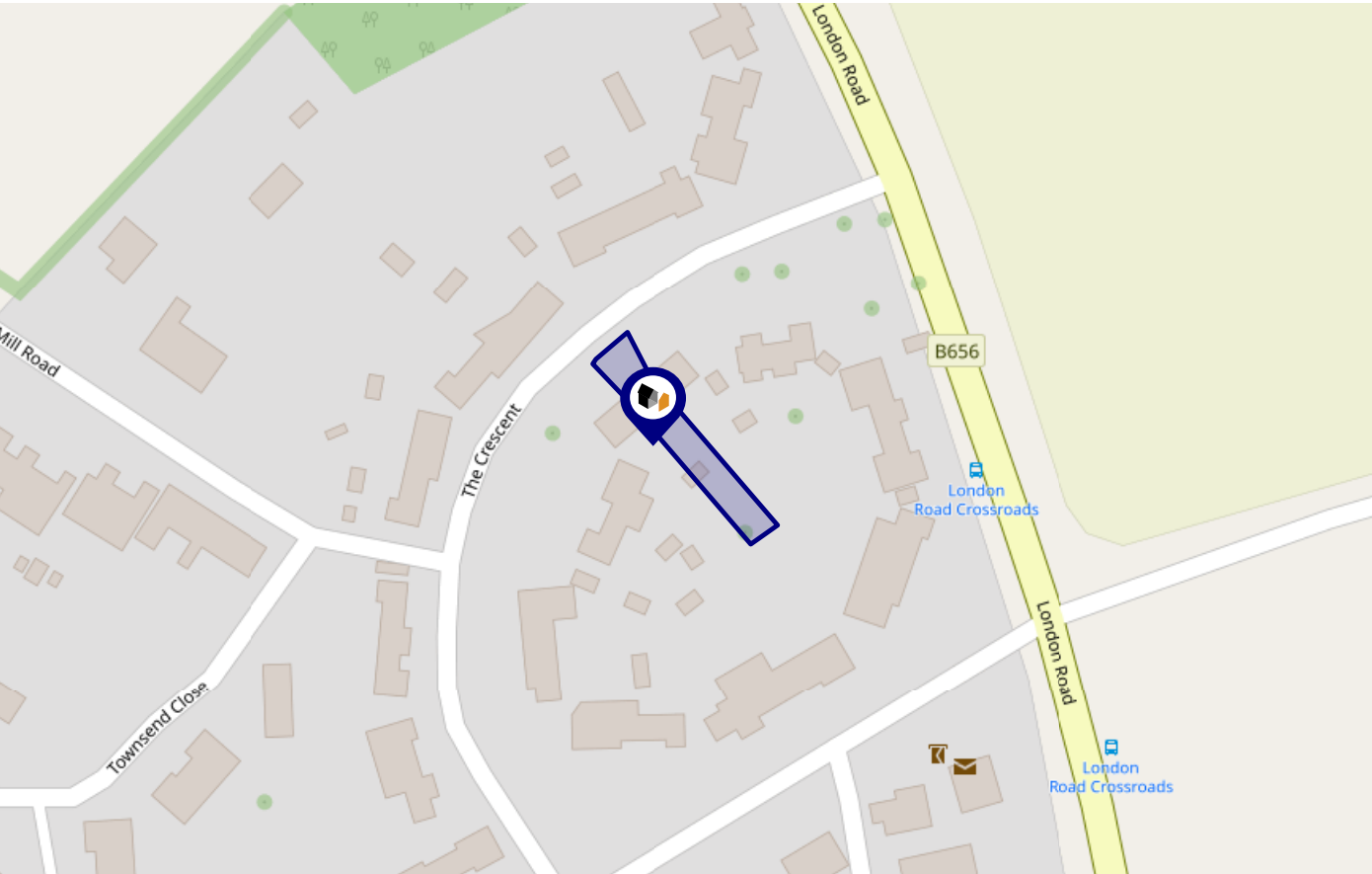
Chance of flooding to the following depths at this property:



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.

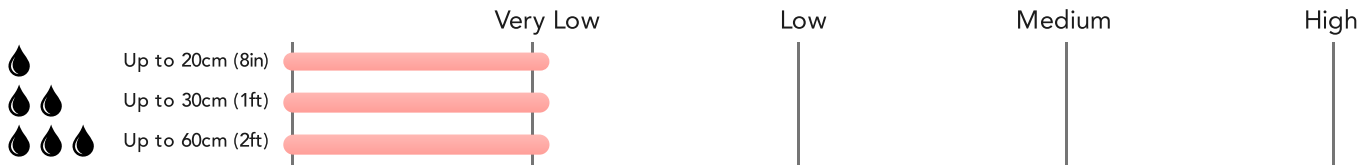


Risk Rating: Very low

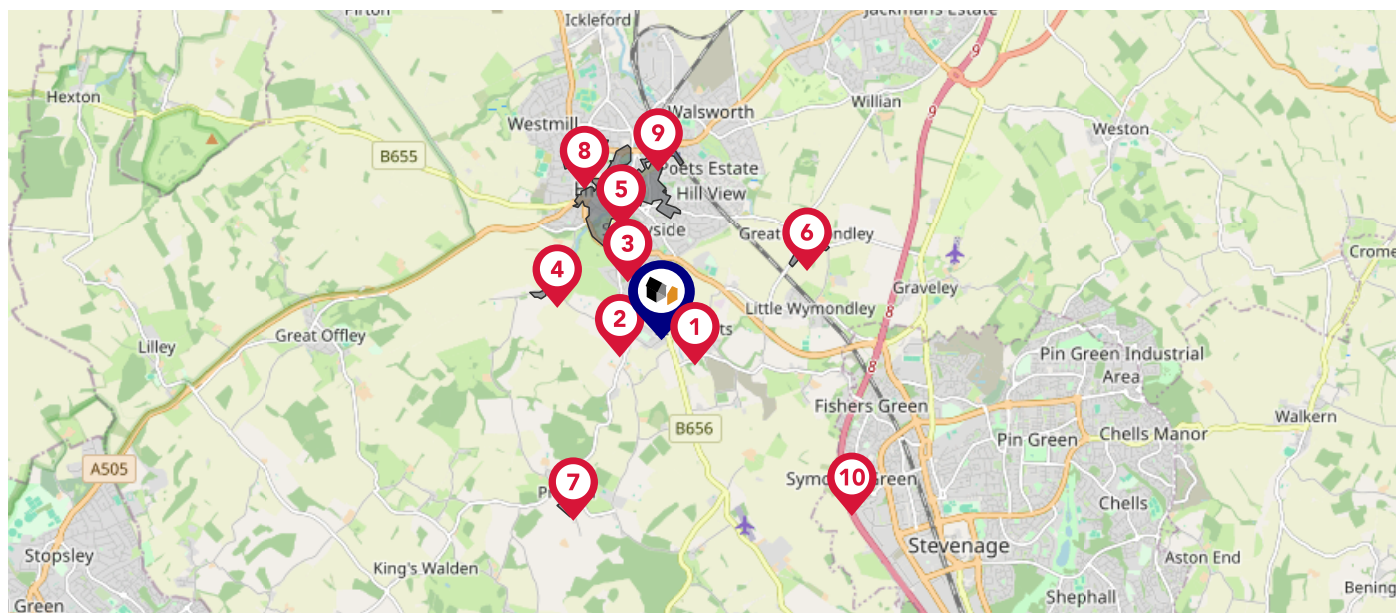
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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- 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:



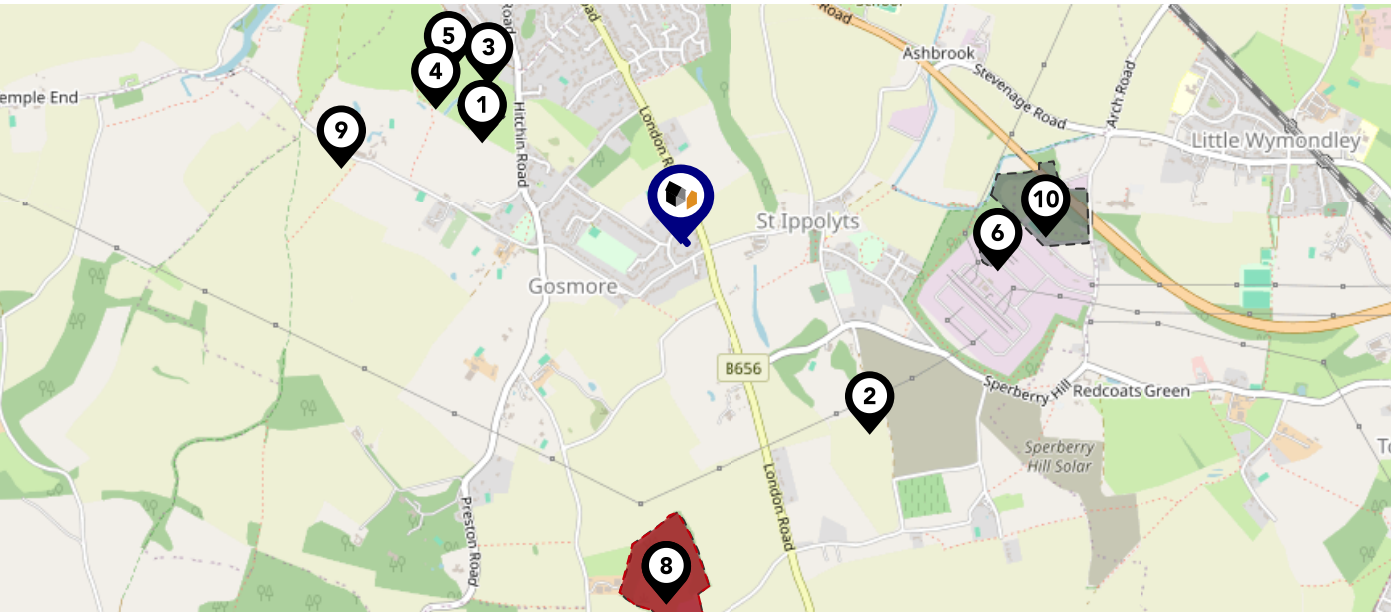
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

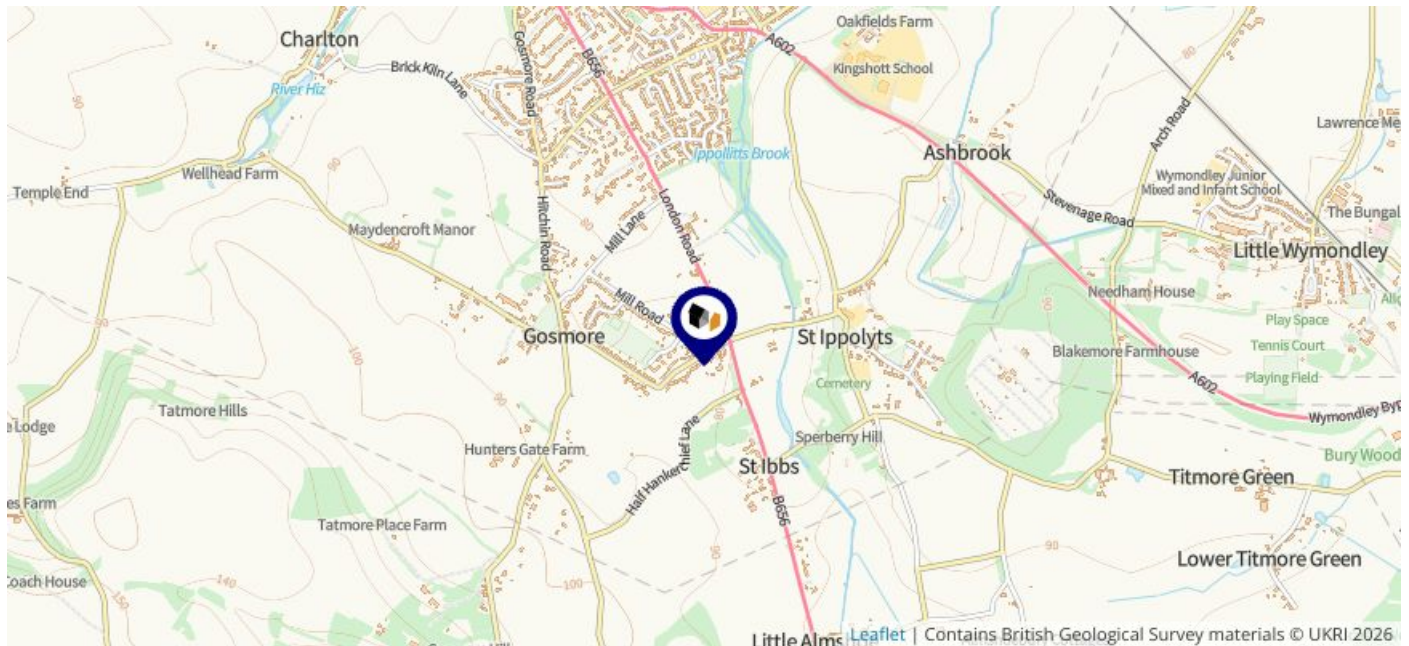
- 1 St Ippolyts
- 2 Gosmore
- 3 Hitchin Hill Path
- 4 Charlton
- 5 Hitchin
- 6 Great Wymondley
- 7 Preston
- 8 Butts Close, Hitchin
- 9 Hitchin Railway and Ransom's Recreation Ground
- 10 Symonds Green

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

This map displays nearby coal mine entrances and their classifications.



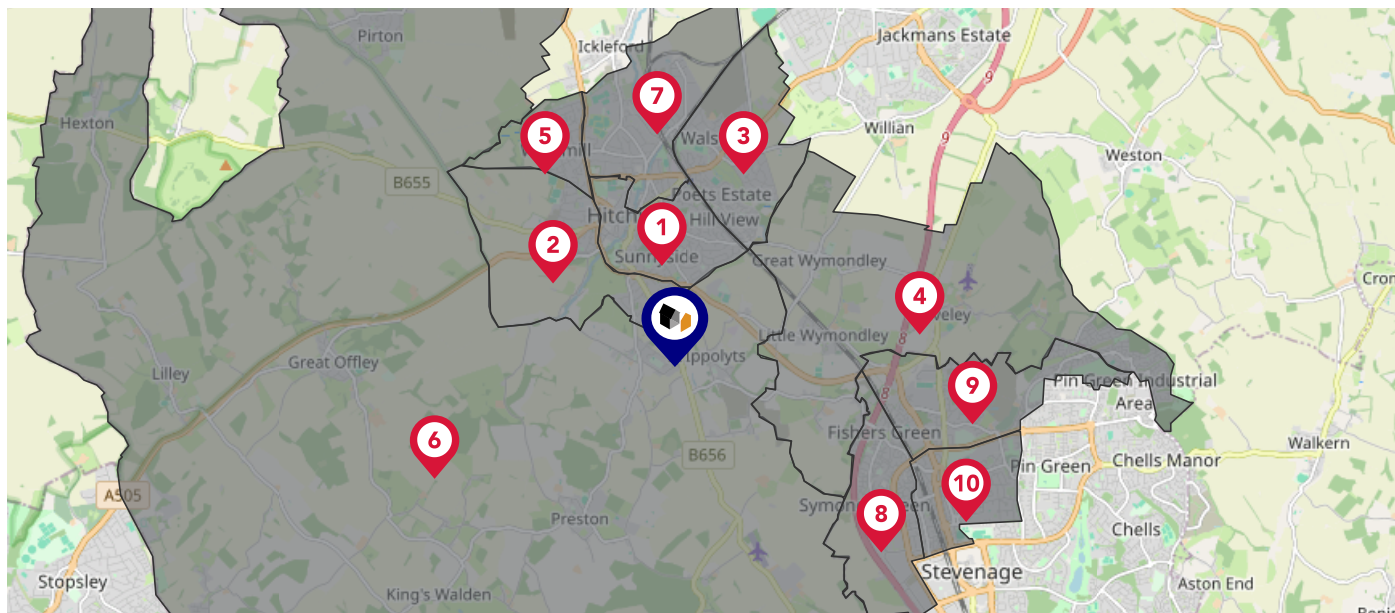
Mine Entry

- ✕ 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

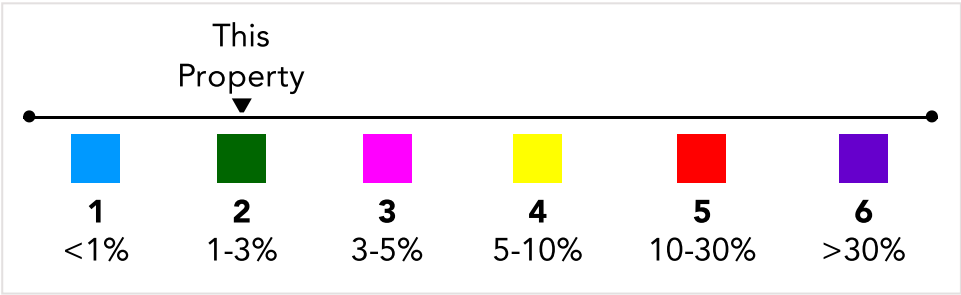
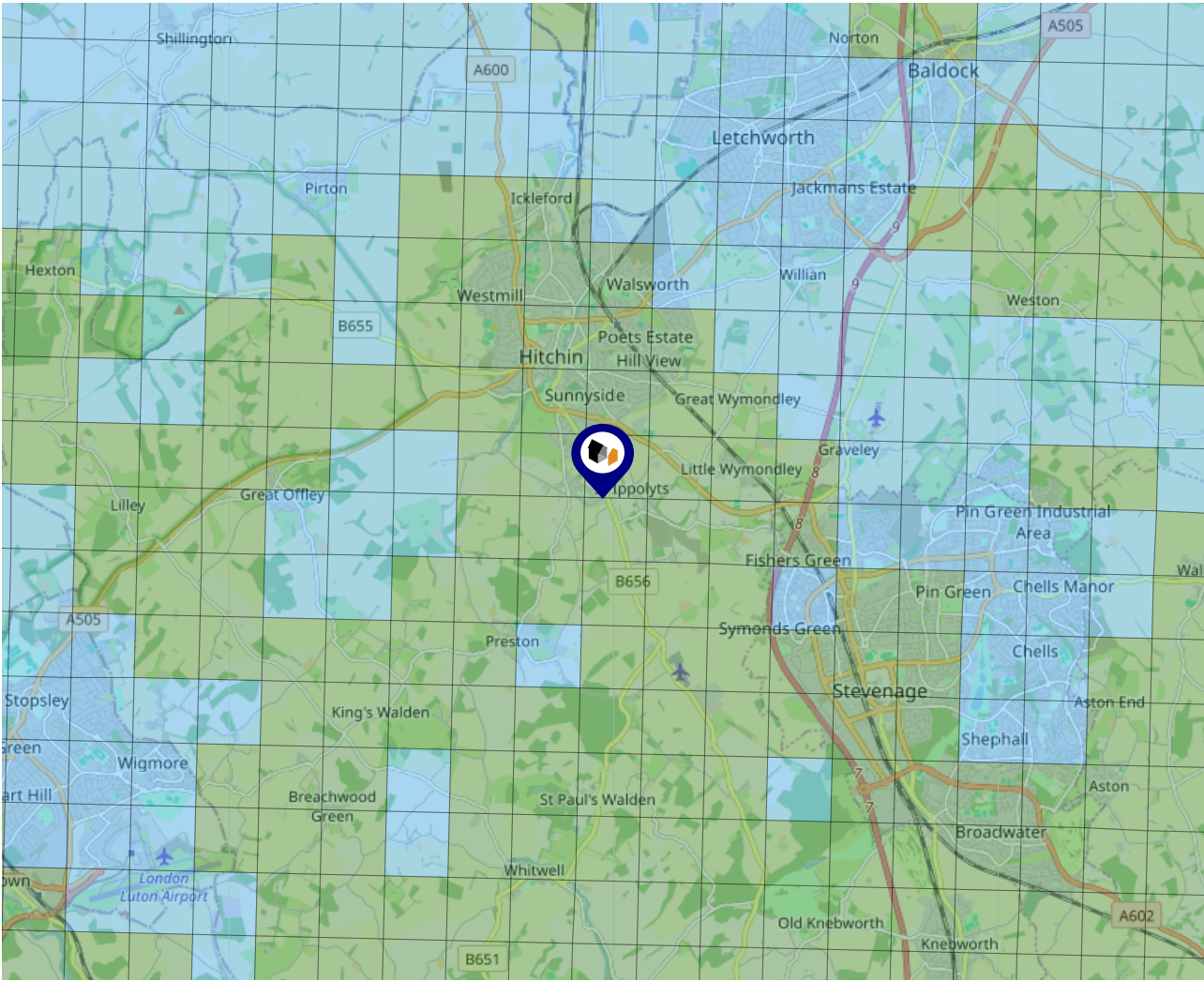


Nearby Council Wards

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

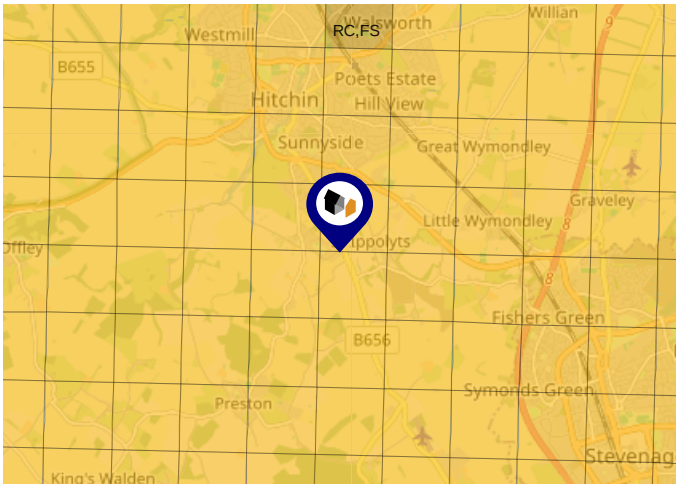
What is Radon?

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		

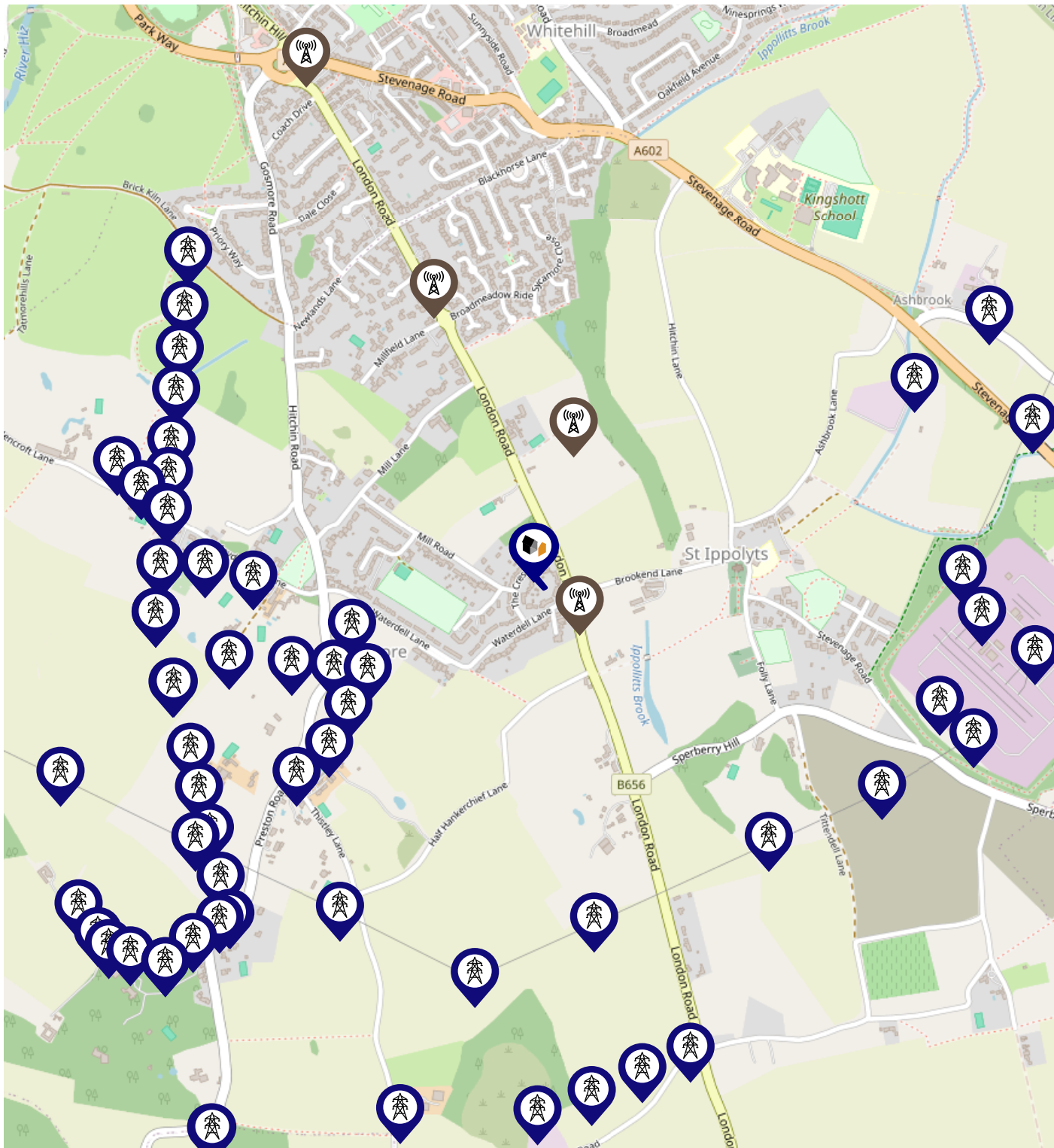


Primary Classifications (Most Common Clay Types)

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

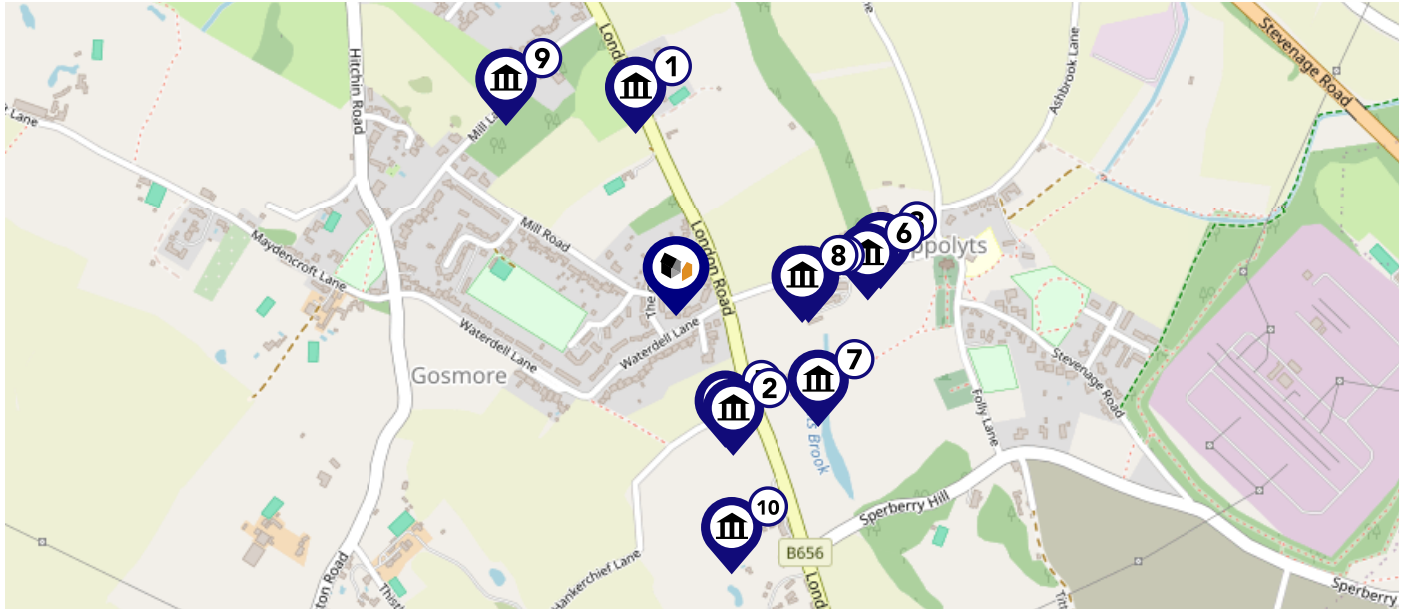
Local Area

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
	1102539 - Pound Farmhouse	Grade II	0.2 miles
	1175157 - St Ibbs Lodge	Grade II	0.2 miles
	1175336 - Barn At Brook End Farm 35 Metres To North East Of House	Grade II	0.2 miles
	1347412 - The Foundry House	Grade II	0.2 miles
	1102540 - Double Ice House In Corner Of Field 15 Metres To North West Of St Ibbs Lodge	Grade II	0.2 miles
	1102510 - Brook End Farmhouse	Grade II	0.2 miles
	1175140 - Bridge Over Ippollitts Brook In Park 160 Metres To East North East Of St Ibbs Lodge	Grade II	0.2 miles
	1295346 - Foundry Cottage	Grade II	0.2 miles
	1102506 - The Mill Farm	Grade II	0.3 miles
	1102542 - Coach House And Walls Of Attached Walled Garden At West Wing, St Ibbs	Grade II	0.3 miles

Building Safety

None to report

Accessibility / Adaptations

None specified - 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

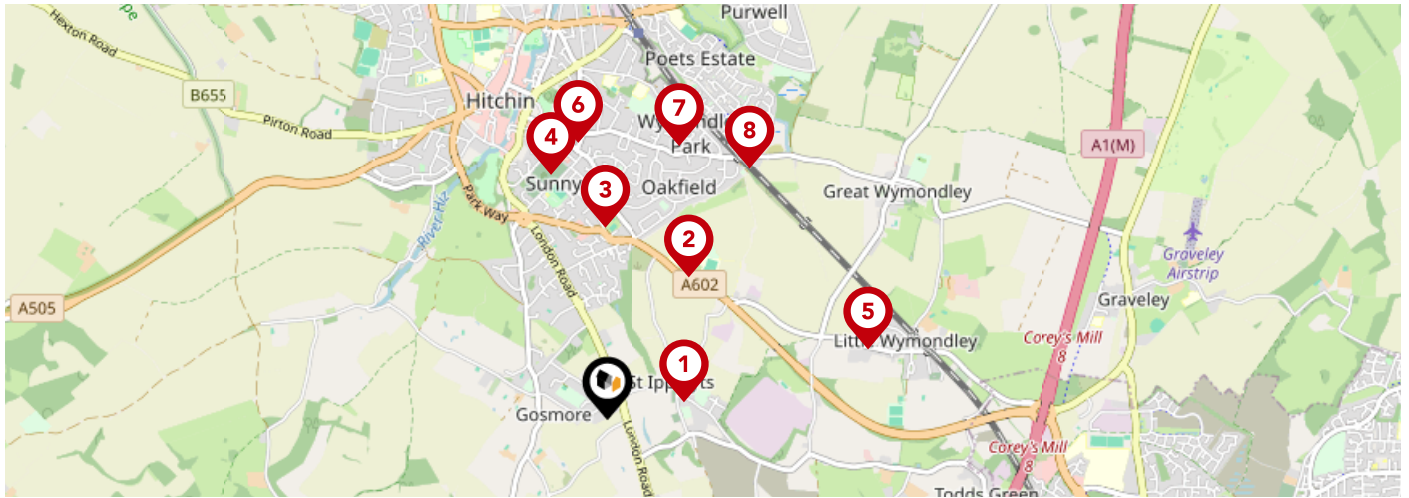
YES - GCH

Water Supply

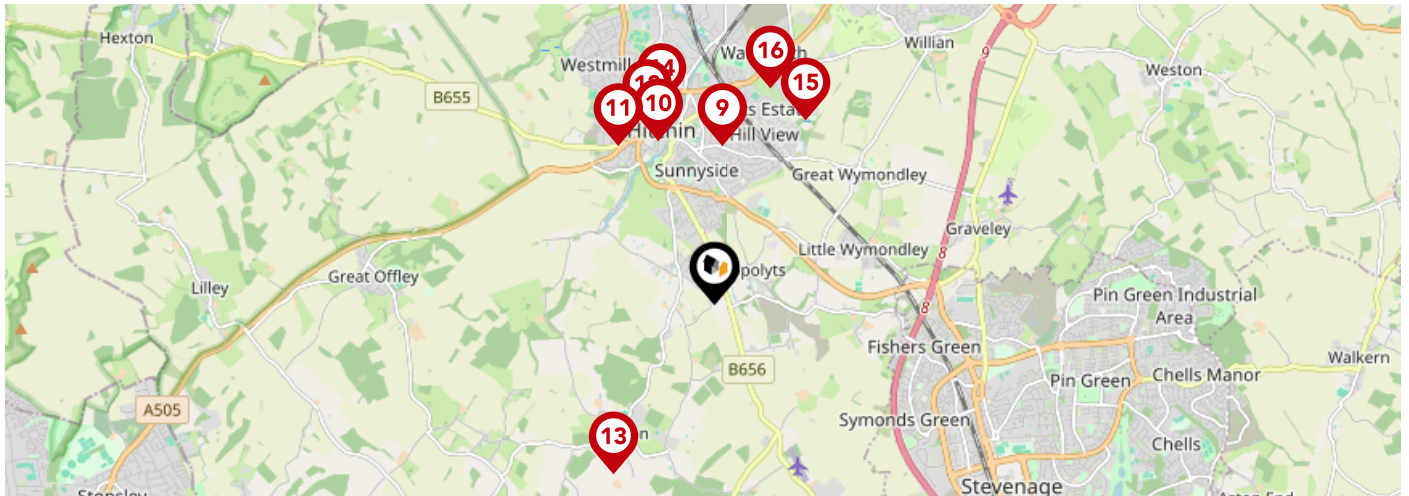
YES - Mains

Drainage

YES - Mains



		Nursery	Primary	Secondary	College	Private
1	St Ippolyts Church of England Aided Primary School Ofsted Rating: Good Pupils: 175 Distance:0.36	☐	☒	☐	☐	☐
2	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.75	☐	☐	☒	☐	☐
3	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.88	☐	☒	☐	☐	☐
4	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:1.15	☐	☒	☐	☐	☐
5	Wymondley Junior Mixed and Infant School Ofsted Rating: Good Pupils: 102 Distance:1.24	☐	☒	☐	☐	☐
6	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:1.27	☐	☐	☒	☐	☐
7	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:1.29	☐	☒	☐	☐	☐
8	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:1.33	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:1.45	☐	☒	☐	☐	☐
	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:1.58	☐	☐	☒	☐	☐
	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:1.7	☐	☒	☐	☐	☐
	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:1.78	☐	☒	☐	☐	☐
	Preston Primary School Ofsted Rating: Good Pupils: 67 Distance:1.81	☐	☒	☐	☐	☐
	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:1.88	☒	☐	☐	☐	☐
	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:1.88	☐	☒	☐	☐	☐
	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:2.04	☐	☒	☐	☐	☐

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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