

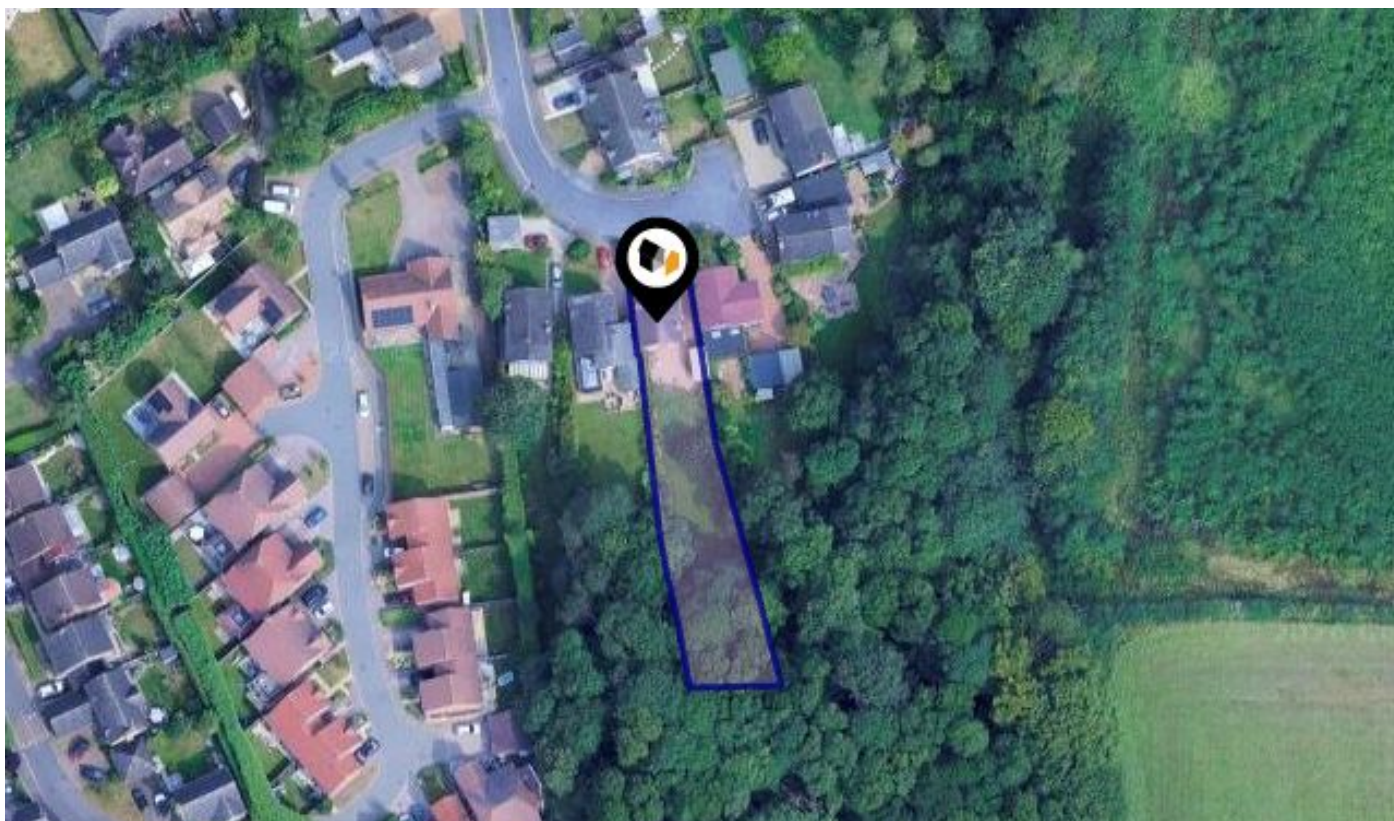


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 13th July 2026



THE PADDOCK, 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: **15 The Paddock Hitchin SG4 9EF**

Reference - 16/01177/1HH	
Decision:	Decided
Date:	12th May 2016
Description:	Single storey side extension

Reference - 22/02135/FPH	
Decision:	Decided
Date:	09th August 2022
Description:	Single storey side and rear extension

Planning records for: **10 The Paddock Hitchin SG4 9EF**

Reference - 84/00600/1	
Decision:	Decided
Date:	10th April 1984
Description:	Section 53 Rear extension to detached garage

Planning records for: **Land Adj. 11 The Paddock Hitchin SG4 9EF**

Reference - 89/00956/1	
Decision:	Decided
Date:	12th June 1989
Description:	Detached dwelling with double garage following demolition of existing workshop (amended by plans received 22.8.1989)

Planning records for: **11 The Paddocks Hitchin SG4 9EF**

Reference - 80/01845/1	
Decision:	Decided
Date:	28th November 1980
Description:	Erection of single storey side extensions following demolition of existing garage.

Reference - 84/01849/1	
Decision:	Decided
Date:	13th December 1984
Description:	Erection of two storey side and single storey front and side extensions

Planning records for: **14 The Paddock Hitchin Hertfordshire SG4 9EF**

Reference - 18/00309/FPH	
Decision:	Decided
Date:	19th February 2018
Description:	Single storey rear extension following demolition of the existing garage (with retention of garage boundary wall to height of 1.6 metres) (as amended by plan nos. 06A & 07A)

Reference - 17/00540/1PUD	
Decision:	Decided
Date:	07th March 2017
Description:	Certificate of Lawful Development - Proposed single storey rear extension

Planning records for: **14 The Paddock Hitchin Hertfordshire SG4 9EF**

Reference - 18/02857/NMA	
Decision:	Decided
Date:	26th October 2018
Description:	Change to the proposed boundary treatments as a Non Material Amendment to Planning Application 18/00309/FPH granted on 17/07/2018.

Reference - 17/00088/1EUD	
Decision:	Decided
Date:	27th January 2017
Description:	Single storey rear extension

Planning records for: **2 The Paddock Hitchin SG4 9EF**

Reference - 16/02258/1NMA	
Decision:	Decided
Date:	05th September 2016
Description:	Replace external doors with window to facilitate enlargement of utility area (as Non-Material Amendment of Planning Permission 16/00891/1HH granted 18/5/2016)

Reference - 16/00891/1HH	
Decision:	Decided
Date:	08th April 2016
Description:	Ground floor infill to create porch with canopy roof, single storey rear extension to provide double garage and utility facilities following demolition of existing detached garage

Planning records for: **20 The Paddock Hitchin SG4 9EF**

Reference - 05/00923/1HH	
Decision:	Decided
Date:	23rd June 2005
Description:	Single & two storey side & rear extensions to incorporate single garage following demolition of existing garage (as amended by plan no. KS/03120/06 Rev B received 04/08/2005)

Reference - 11/03082/1HH	
Decision:	Decided
Date:	20th December 2011
Description:	Single storey rear orangery extension

Reference - 18/01214/LDCP	
Decision:	Decided
Date:	03rd May 2018
Description:	Conversion of existing garage to habitable accommodation

Planning records for: **24 The Paddock Hitchin Herts SG4 9EF**

Reference - 94/00699/1HH	
Decision:	Decided
Date:	13th June 1994
Description:	Extension to existing garage

Planning records for: **24 The Paddock Hitchin SG4 9EF**

Reference - 86/00343/1	
Decision:	Decided
Date:	16th March 1986
Description:	Erection of two storey side extension.

Reference - 81/01508/1	
Decision:	Decided
Date:	07th October 1981
Description:	Erection of single storey side extensions to dwelling and garage.

Planning records for: **28 The Paddock Hitchin SG4 9EF**

Reference - 84/01810/1	
Decision:	Decided
Date:	05th December 1984
Description:	Erection of detached double garage

Reference - 07/23/0567/DRC	
Decision:	Decided
Date:	30th June 2023
Description:	Details of surface water and drainage management plan pursuant to condition 24 of planning permission 07/20/1187/RM

Planning records for: **28 The Paddock Hitchin Hertfordshire SG4 9EF**

Reference - 22/01205/FPH	
Decision:	Decided
Date:	09th June 2022
Description:	Erection of detached single storey gym/garden/games room outbuilding following demolition of existing detached garage and lean to storage outbuilding. Erection of garden patio attached to proposed outbuilding (as amended by drawings received 26th July 2022).

Reference - 23/01520/FPH	
Decision:	Decided
Date:	30th June 2023
Description:	Erection of detached garden room following demolition of existing garage and lean to storage

Planning records for: **31 The Paddock Hitchin Hertfordshire SG4 9EF**

Reference - 20/02607/LDCP	
Decision:	Decided
Date:	12th November 2020
Description:	Single storey side extension and insertion of first floor window to existing east side elevation

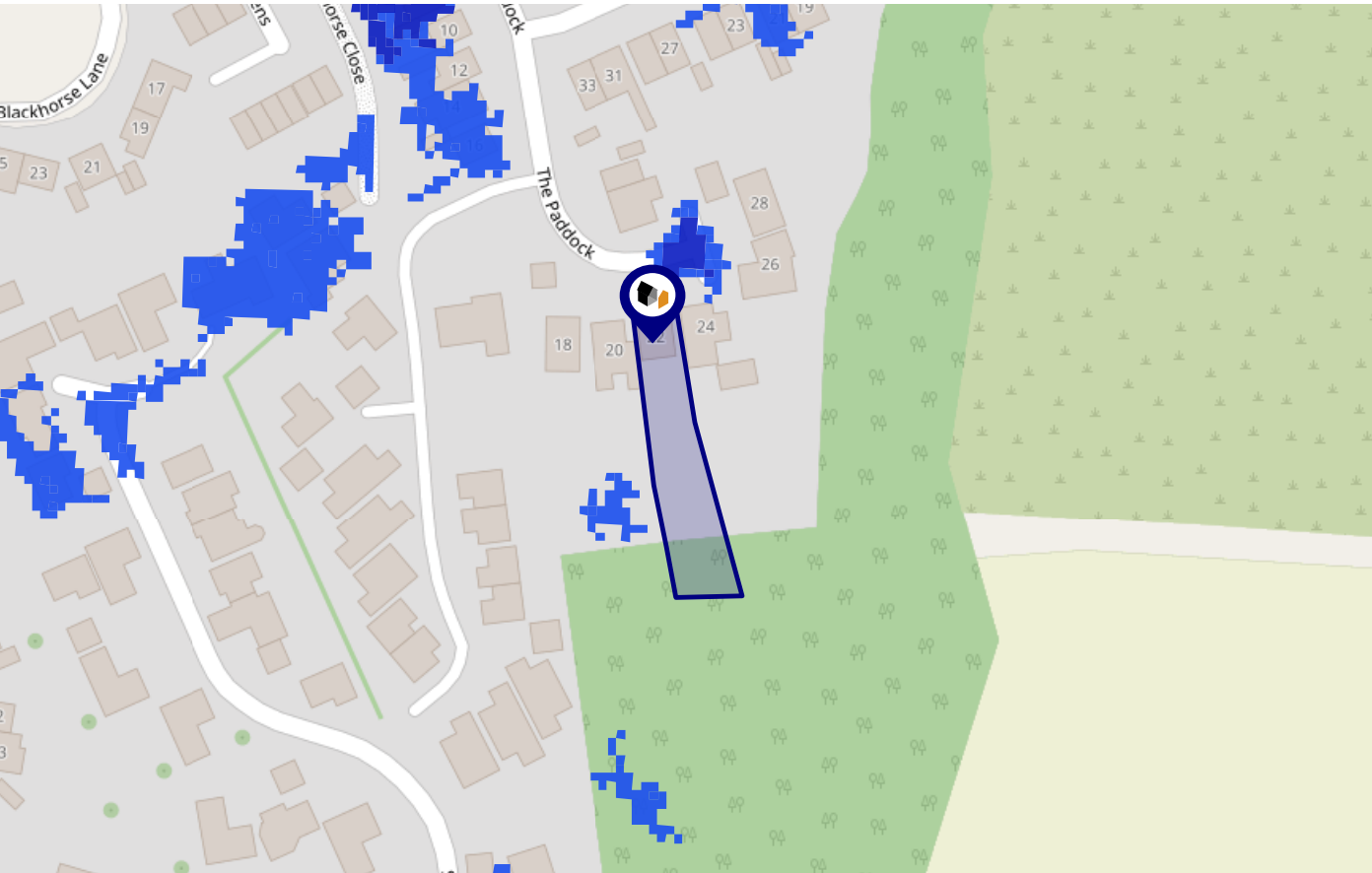
Planning records for: **37 The Paddock Hitchin SG4 9EF**

Reference - 15/03080/1HH	
Decision:	Decided
Date:	08th December 2015
Description:	Two storey side extension following demolition of existing detached garage.

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.

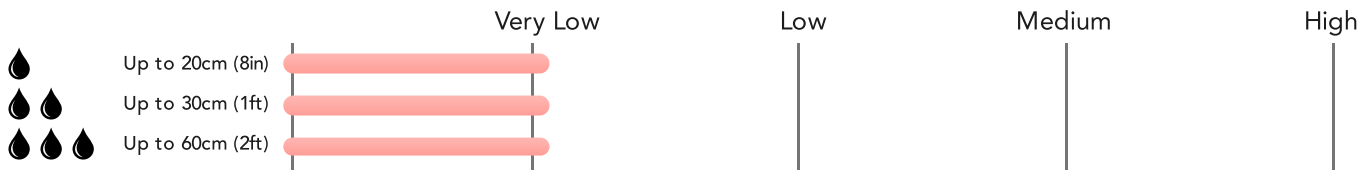


Risk Rating: **Very low**

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.

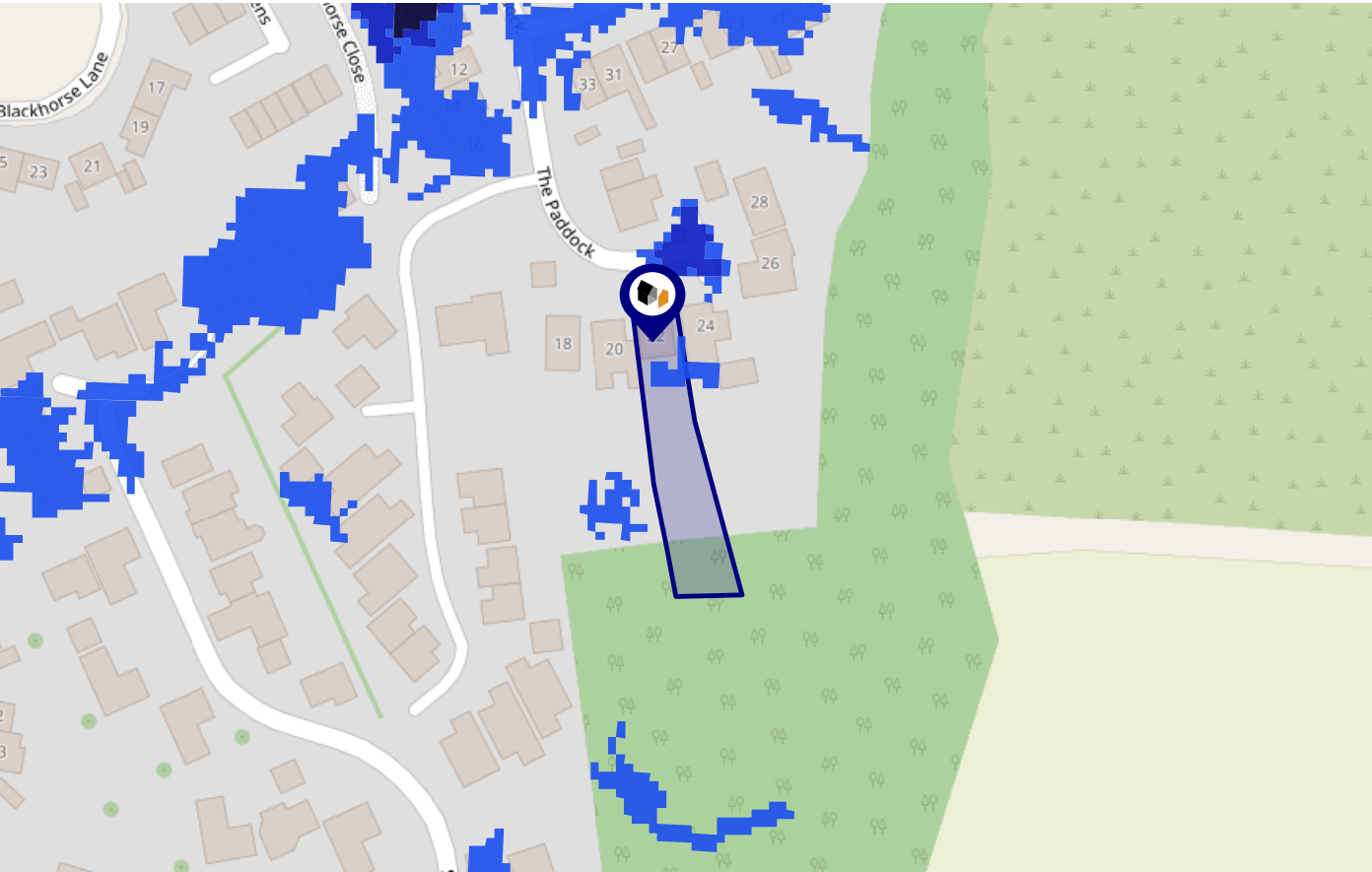
Chance of flooding to the following depths at this property:



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.

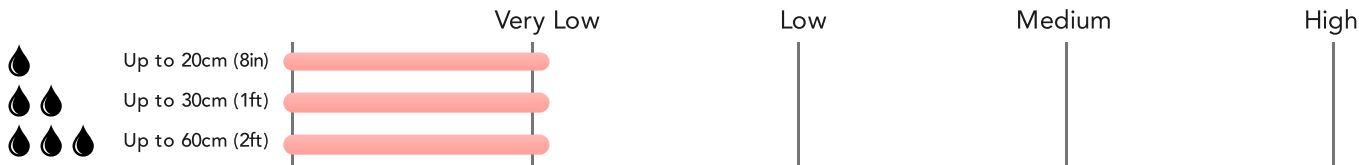


Risk Rating: **Very low**

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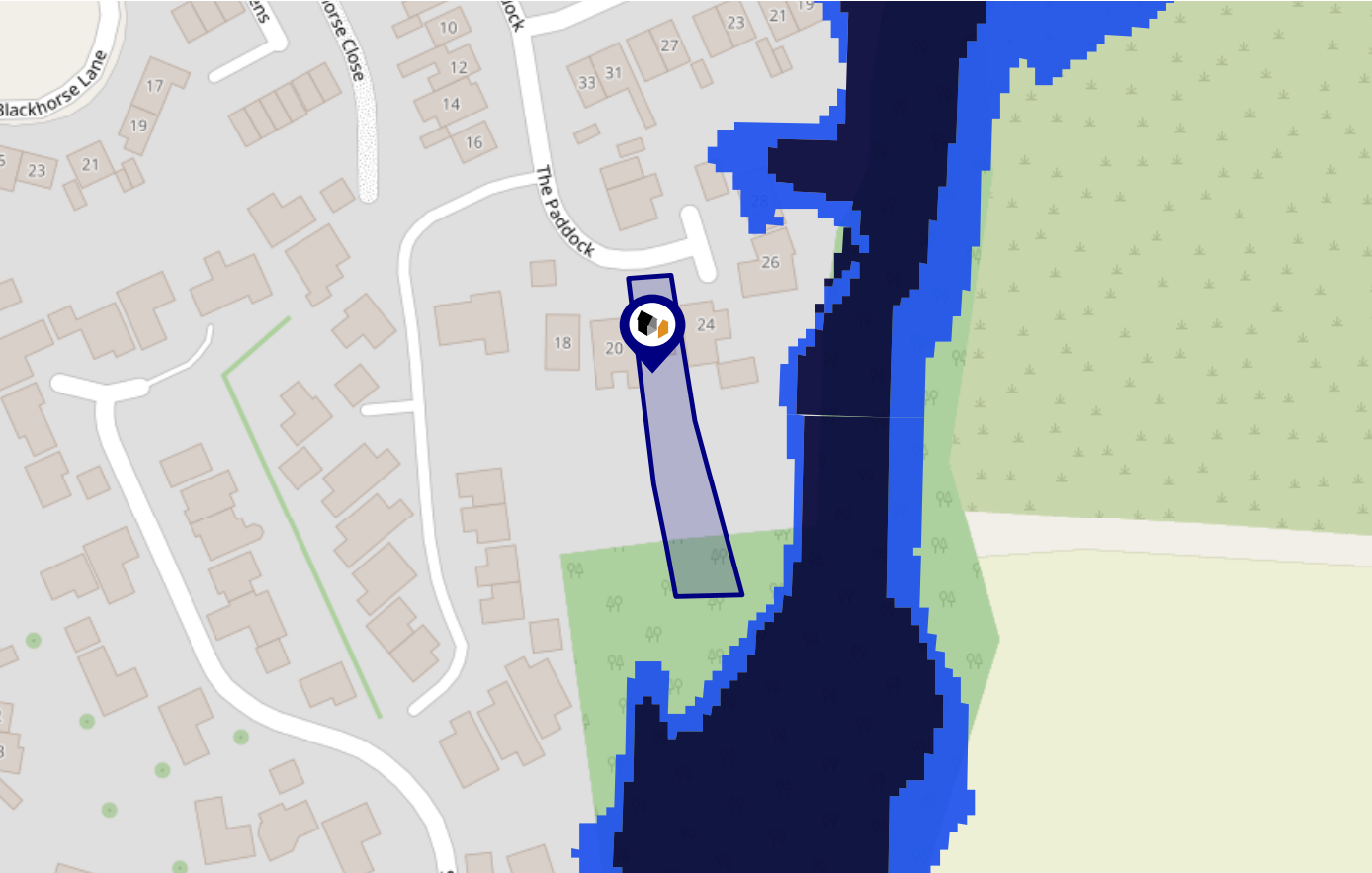
Chance of flooding to the following depths at this property:



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.

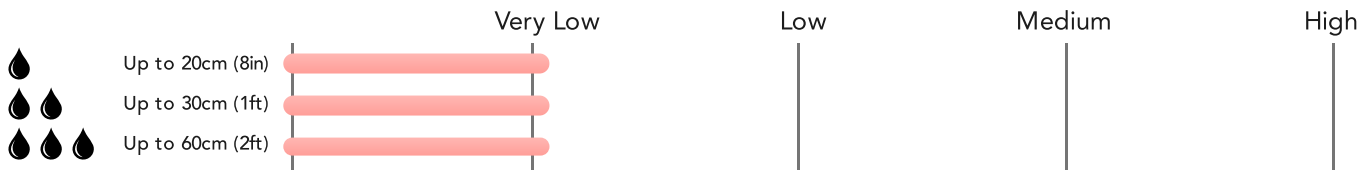


Risk Rating: **Very low**

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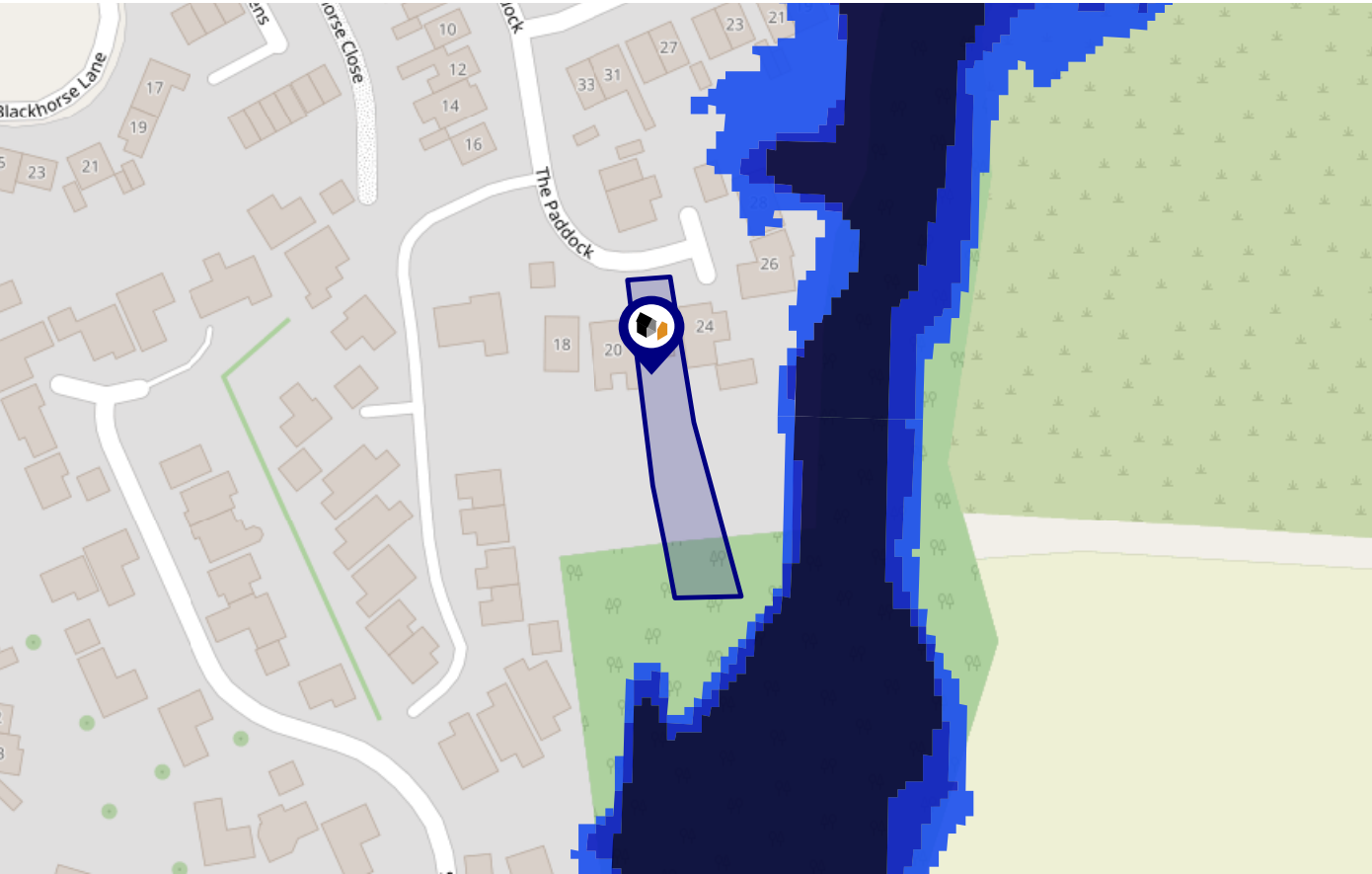
Chance of flooding to the following depths at this property:



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.

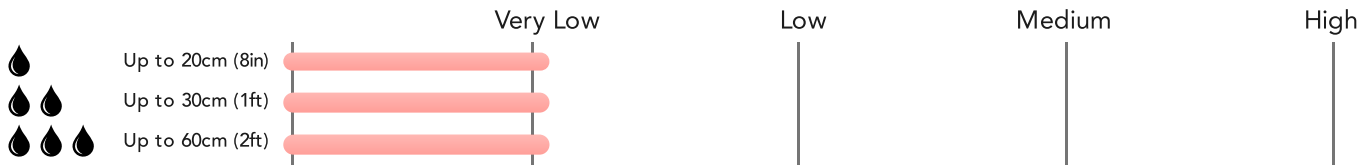


Risk Rating: **Very low**

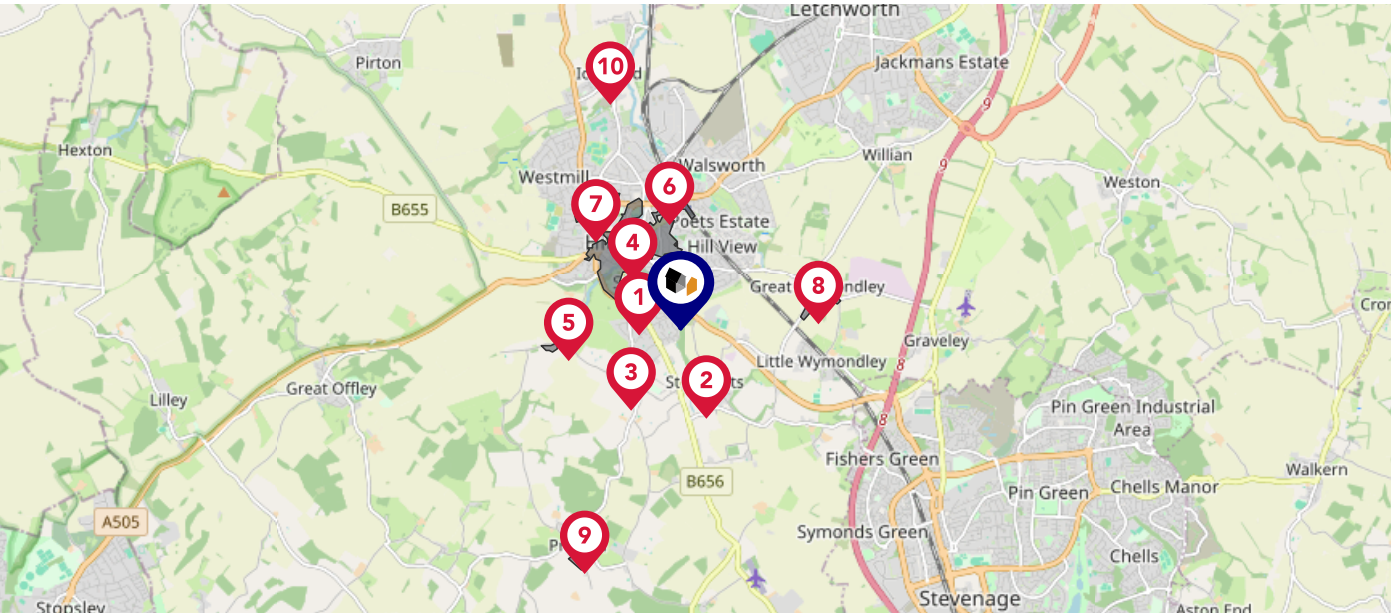
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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Chance of flooding to the following depths at this property:

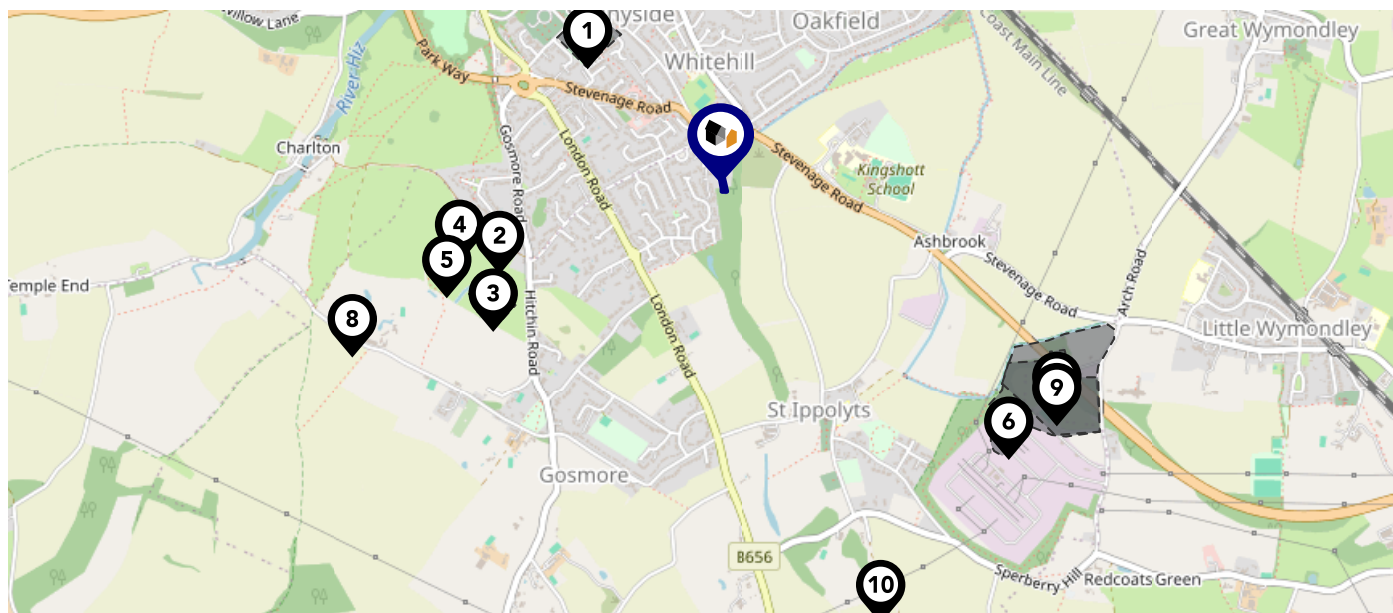


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



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

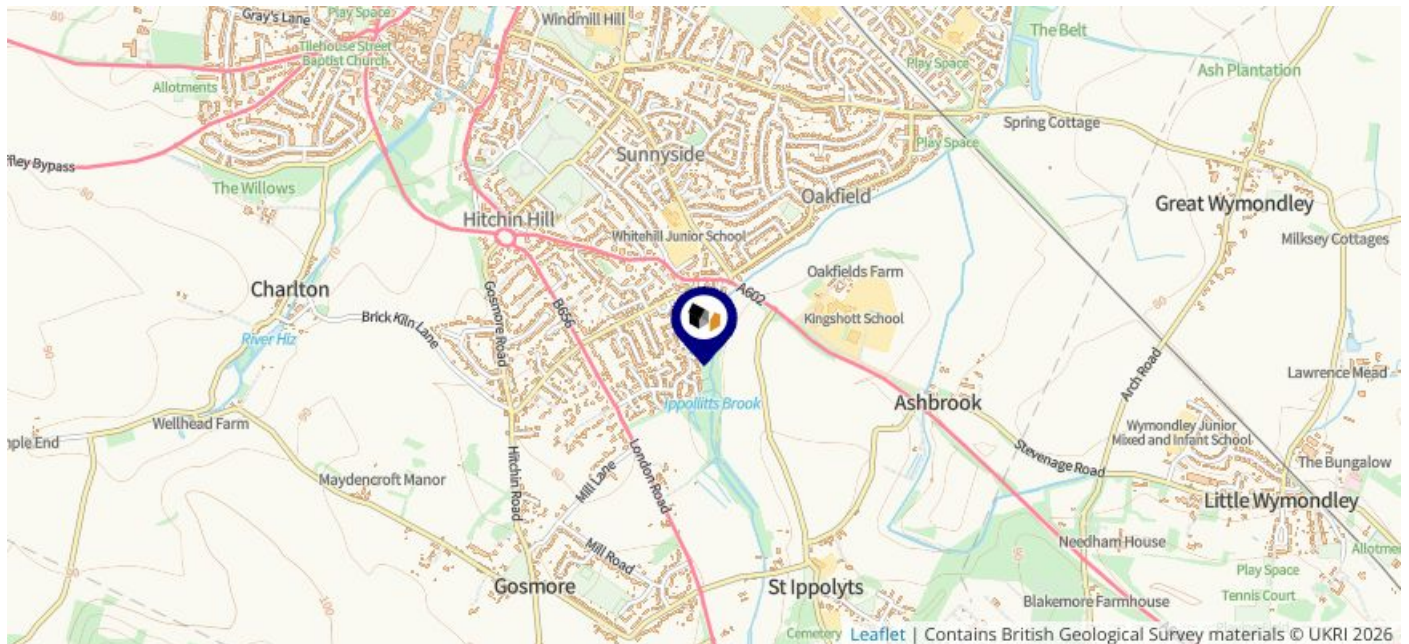
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



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	Titmore Green Road-Little Wymondley, Near Hitchen, Hertfordshire	Historic Landfill	
7	Little Wymondley Gravel Pit-Little Wymondley, Near Hitchen, Hertfordshire	Historic Landfill	
8	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
9	Little Wymondley Quarry-Little Wymondley, Near Hitchen, Hertfordshire	Historic Landfill	
10	Tittendell-Tittendell Street, St Ippollits, Hertfordshire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



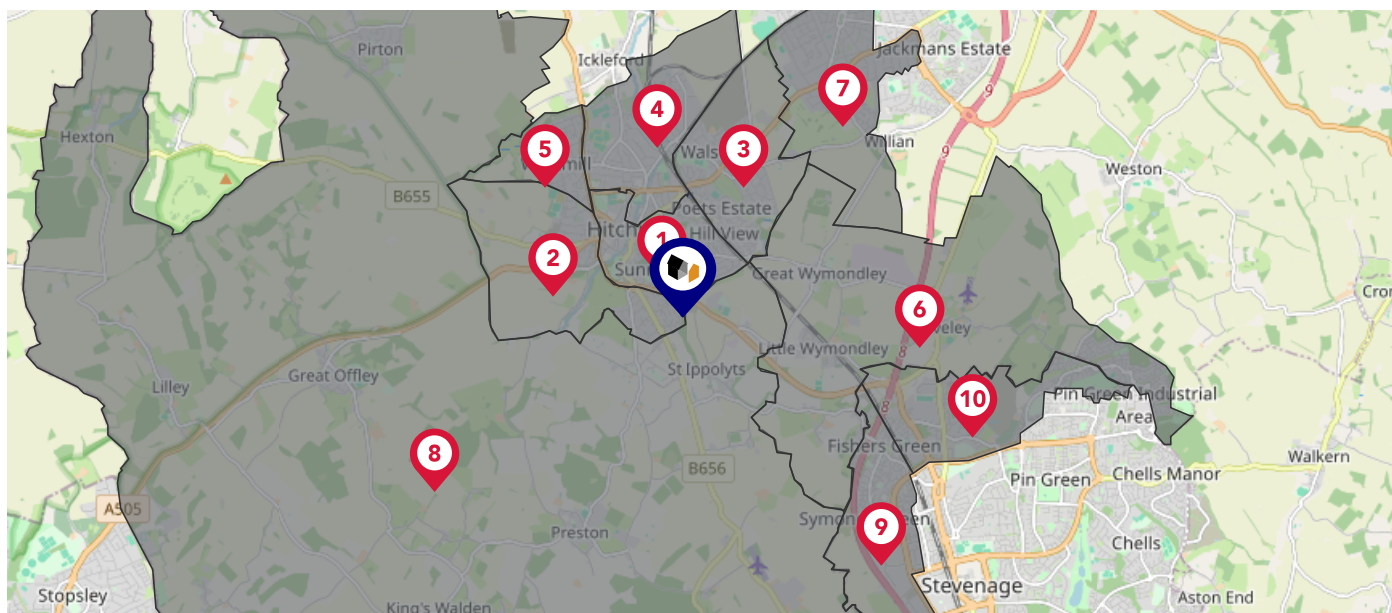
Mine Entry

- ✕ 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 Walsworth Ward



Hitchin Bearton Ward



Hitchin Oughton Ward



Chesfield Ward



Letchworth South West Ward



Hitchwood, Offa and Hoo Ward



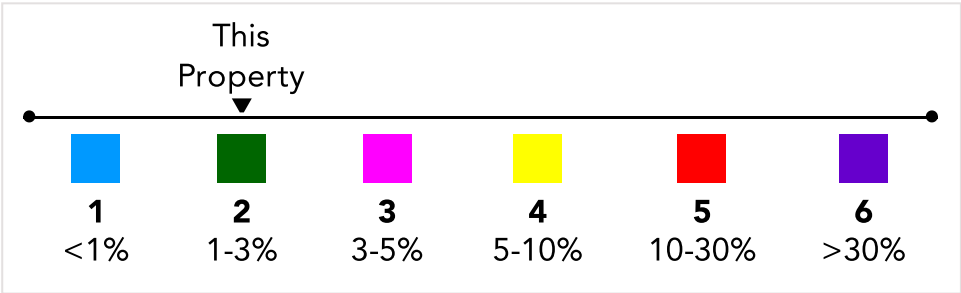
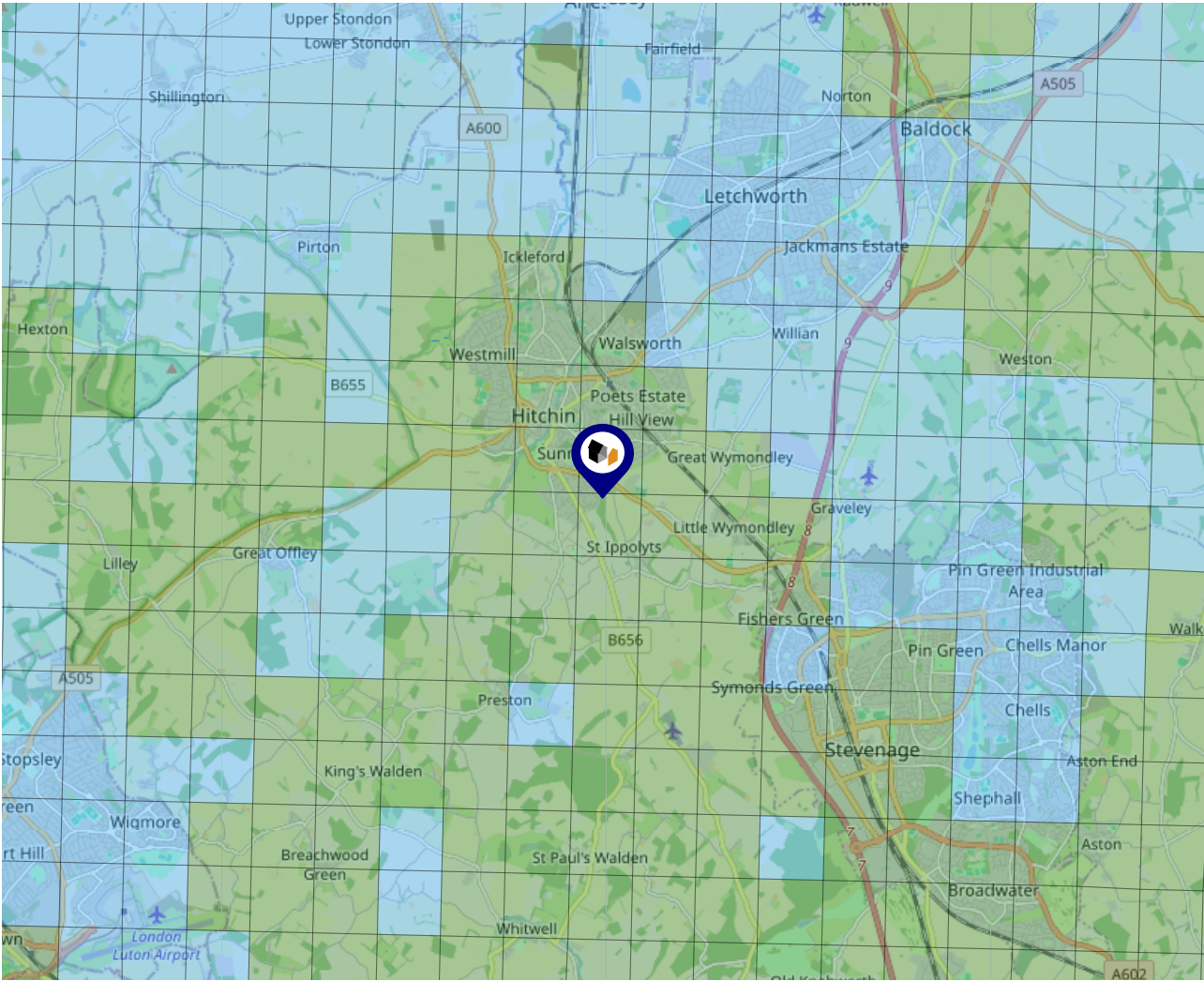
Symonds Green Ward



Woodfield Ward

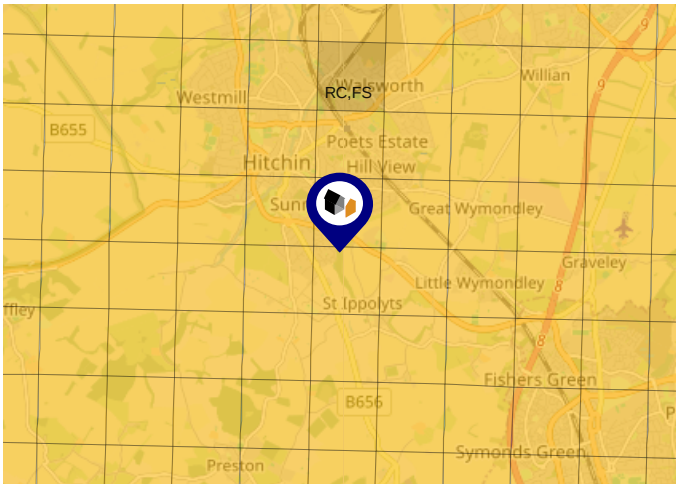
What is Radon?

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:	HIGH	Soil Texture:	CHALKY, SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	SHALLOW
Soil Group:	ALL		

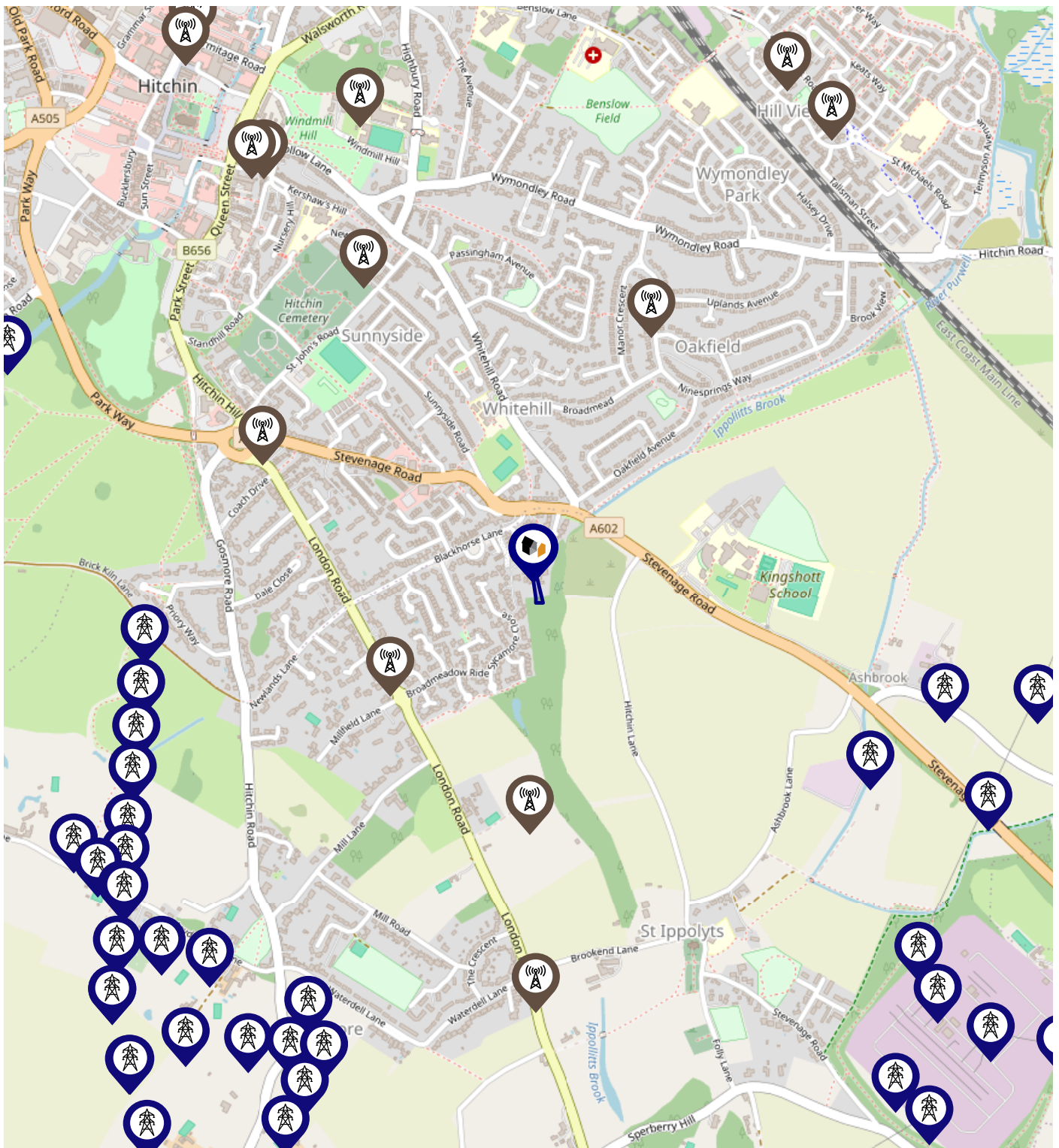


Primary Classifications (Most Common Clay Types)

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

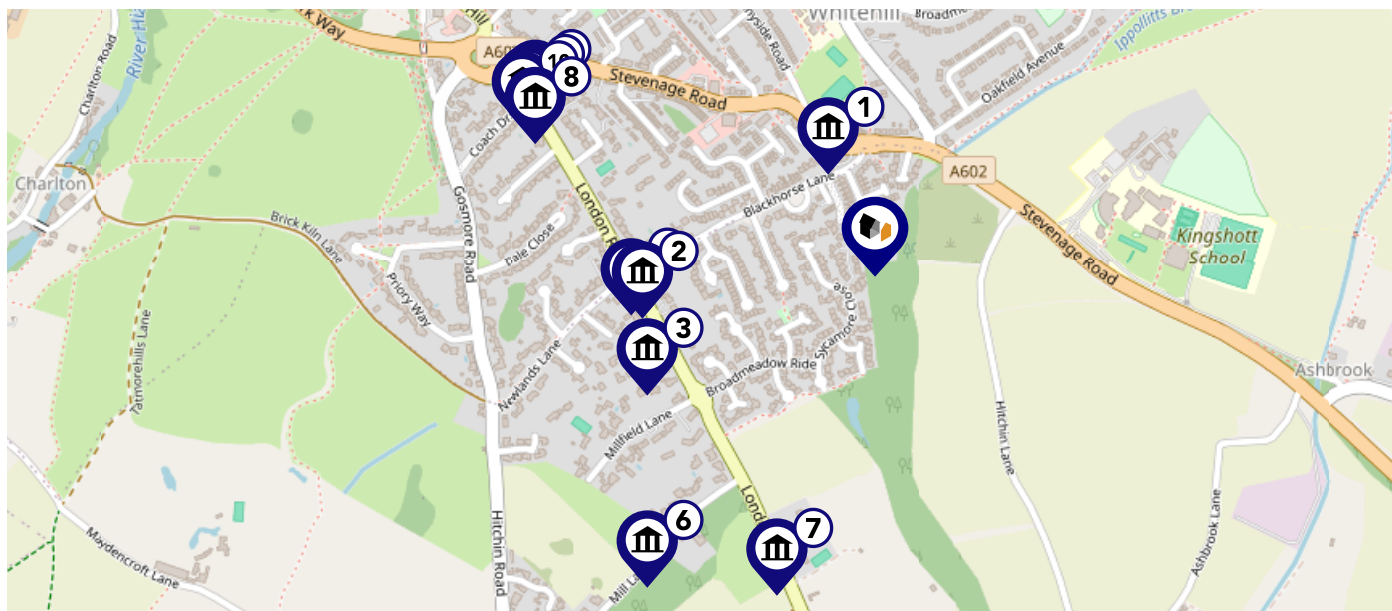
Masts & Pylons



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
	1102138 - The New Found Out Public House	Grade II	0.1 miles
	1347425 - The Grange House	Grade II	0.3 miles
	1175154 - New England House, And New England Cottage	Grade II	0.3 miles
	1175136 - Barn At The Grange House	Grade II	0.3 miles
	1347590 - 7, Hitchin Hill Path	Grade II	0.4 miles
	1102506 - The Mill Farm	Grade II	0.4 miles
	1102539 - Pound Farmhouse	Grade II	0.4 miles
	1347591 - Saint Elmo	Grade II	0.4 miles
	1102171 - 8, Hitchin Hill Path	Grade II	0.4 miles
	1173474 - Montserrat	Grade II	0.4 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

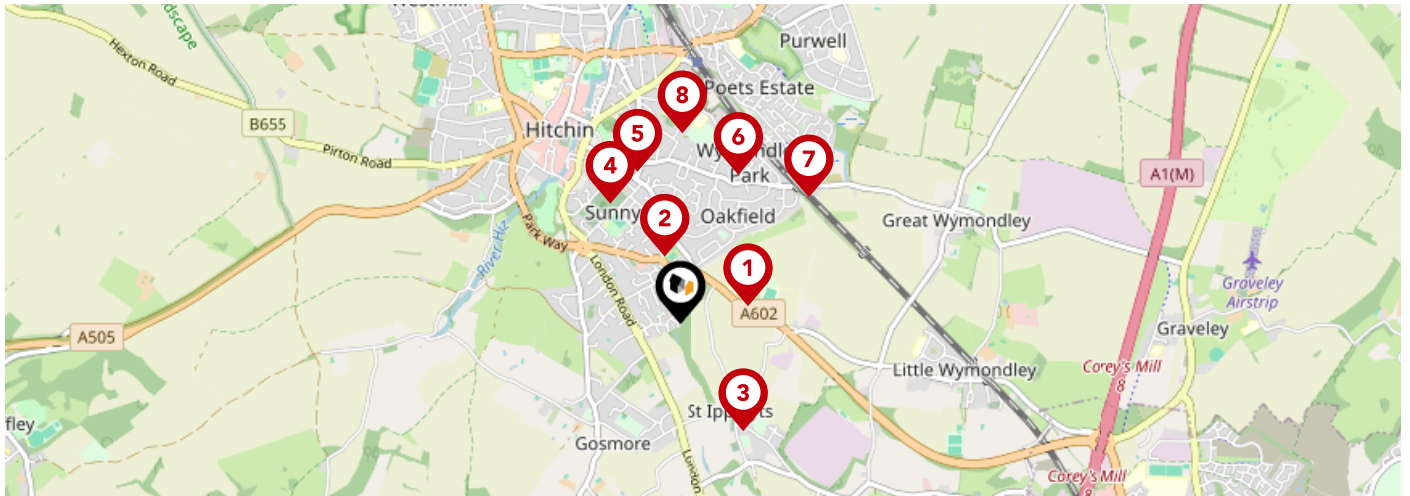
YES - GCH

Water Supply

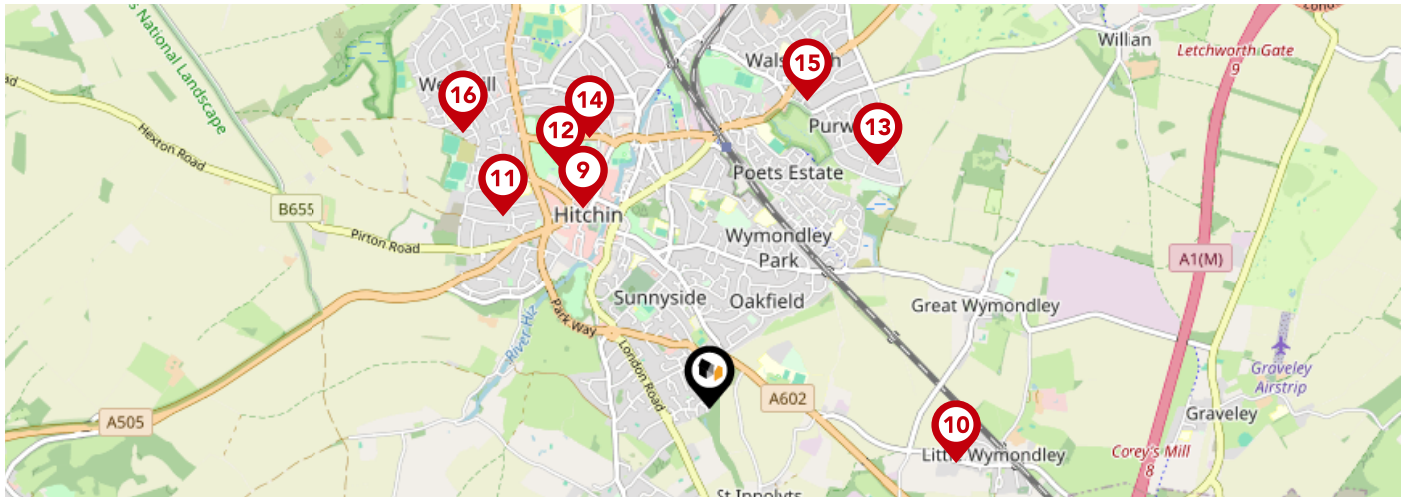
YES - Mains

Drainage

YES - Mains



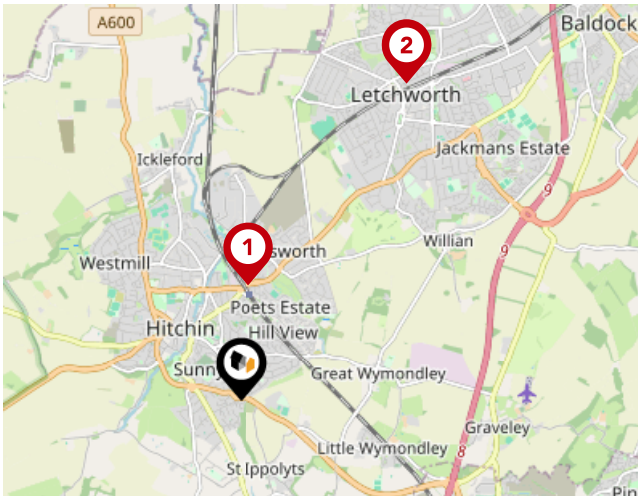
		Nursery	Primary	Secondary	College	Private
1	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.32	☐	☐	☒	☐	☐
2	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.32	☐	☒	☐	☐	☐
3	St Ippolyts Church of England Aided Primary School Ofsted Rating: Good Pupils: 175 Distance:0.57	☐	☒	☐	☐	☐
4	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.64	☐	☒	☐	☐	☐
5	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.72	☐	☐	☒	☐	☐
6	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.73	☐	☒	☐	☐	☐
7	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:0.83	☐	☒	☐	☐	☐
8	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.88	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance: 1.09	☐	☐	☒	☐	☐
	Wymondley Junior Mixed and Infant School Ofsted Rating: Good Pupils: 102 Distance: 1.16	☐	☒	☐	☐	☐
	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance: 1.29	☐	☒	☐	☐	☐
	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance: 1.3	☐	☒	☐	☐	☐
	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance: 1.35	☐	☒	☐	☐	☐
	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance: 1.36	☒	☐	☐	☐	☐
	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance: 1.48	☐	☒	☐	☐	☐
	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance: 1.69	☐	☒	☐	☐	☐

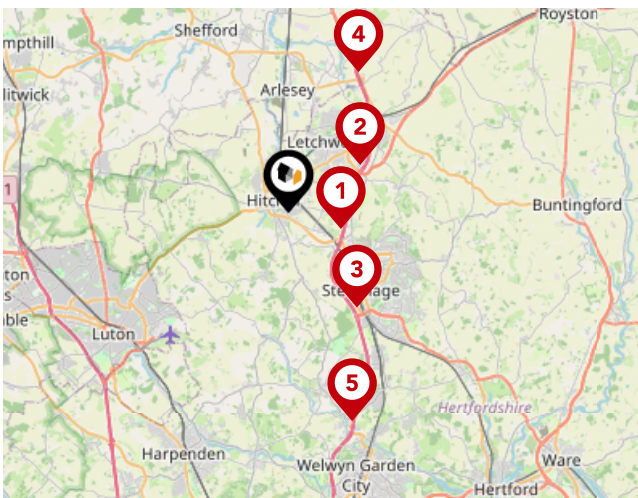
Area

Transport (National)



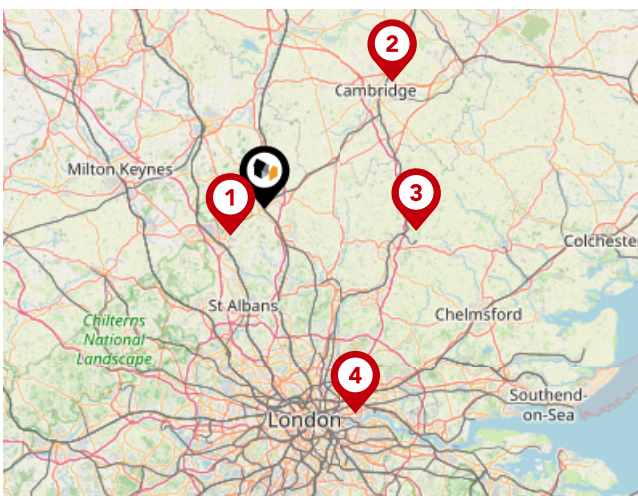
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	1.05 miles
2	Letchworth Rail Station	3.27 miles
3	Letchworth Rail Station	3.28 miles



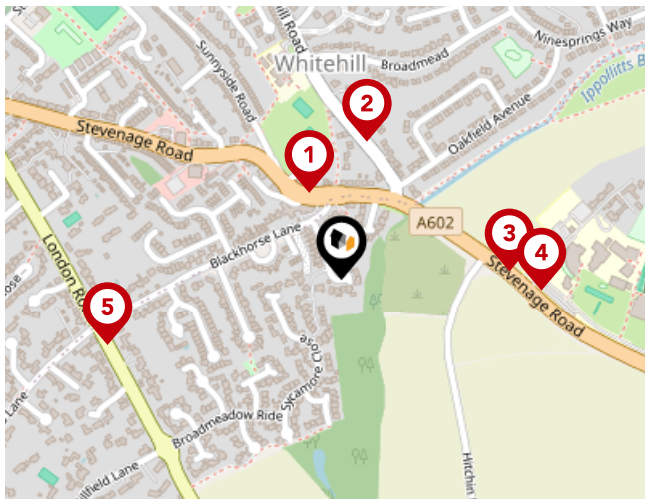
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.04 miles
2	A1(M) J9	3.14 miles
3	A1(M) J7	4.28 miles
4	A1(M) J10	5.74 miles
5	A1(M) J6	7.98 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.26 miles
2	Cambridge	26.33 miles
3	Stansted Airport	22.65 miles
4	London City Airport	32.95 miles



Bus Stops/Stations

Pin	Name	Distance
1	Blackhorse Lane	0.11 miles
2	Oakfield Avenue	0.16 miles
3	Kingshott School	0.19 miles
4	Kingshott School	0.23 miles
5	New England Close	0.28 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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