



MIR: Material Info

The Material Information Affecting this Property
Monday 10th August 2026



NINESPRINGS WAY, HITCHIN, SG4

Country Properties

81 Hermitage Road Hitchin Herts SG5 1DB
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Planning History

This Address

Planning records for: *Ninesprings Way, Hitchin, SG4*

Reference - 92/00654/1	
Decision:	Decided
Date:	26th June 1992
Description:	Replacement single storey rear extension to existing bungalow.

Planning records for: **60 Ninesprings Way Hitchin Hertfordshire SG4 9NU**

Reference - 24/00233/FPH
Decision: Decided
Date: 05th February 2024
Description: Single storey rear extension to existing garage and alterations to existing garage roof and fenestration to facilitate the conversion of garage to self-contained 1-bed annexe ancillary to main dwelling.
Reference - 24/00945/FPH
Decision: Decided
Date: 09th May 2024
Description: First floor side extension including juliet balcony. Single storey front and rear extensions to existing garage and alterations to fenestration to facilitate the conversion of garage to self-contained 1-bed annexe ancillary to main dwelling.
Reference - 24/01830/FPH
Decision: Decided
Date: 15th August 2024
Description: Two storey side extension. Alterations to existing garage roof and fenestration to facilitate the conversion of garage to self-contained 1-bed annexe ancillary to main dwelling
Reference - 15/02229/1HH
Decision: Decided
Date: 19th August 2015
Description: Single storey rear extension, extension of roof from hipped to gable end together with insertion of rear dormer and velux window in front roofslope to facilitate loft conversion, repositioning of garage.

Planning records for: **62 Ninesprings Way Hitchin SG4 9NU**

Reference - 16/00951/1HH	
Decision:	Decided
Date:	15th April 2016
Description:	Single storey rear extension, extension of roof from hipped to gable end together with insertion of rear dormer, velux windows in front elevation to facilitate loft conversion, repositioning of garage (as amended by drawings received 3rd June 2016).

Planning records for: **66 Ninesprings Way Hitchin Hertfordshire SG4 9NU**

Reference - 22/01186/FPH	
Decision:	Decided
Date:	29th April 2022
Description:	Single storey front porch extension

Reference - 10/00884/1HH	
Decision:	Decided
Date:	04th May 2010
Description:	Single storey side and rear extension

Planning records for: **68 Ninesprings Way Hitchin SG4 9NU**

Reference - 13/01733/1HH	
Decision:	Decided
Date:	26th July 2013
Description:	Two storey side and single storey rear extensions.

Planning records for: **69 Ninesprings Way Hitchin Hertfordshire SG4 9NU**

Reference - 24/01494/FPH	
Decision:	Decided
Date:	17th July 2024
Description:	Refurbishment of existing bungalow including alterations to fenestration and demolition of existing porch and chimney

Reference - 85/01646/1	
Decision:	Decided
Date:	11th September 1985
Description:	Erection of single storey side extensions.

Reference - 12/00264/1HH	
Decision:	Decided
Date:	27th February 2012
Description:	Single storey side extension

Planning records for: **71 Ninesprings Way Hitchin SG4 9NU**

Reference - 03/00385/1HH	
Decision:	Decided
Date:	06th March 2003
Description:	Single storey rear extension. Replacement garage. Rear dormer window and front rooflight to create room in loft space. (As amended by plans received 8th and 13th May 2003)

Planning records for: **72 Ninesprings Way Hitchin SG4 9NU**

Reference - 07/02069/1HH	
Decision:	Decided
Date:	27th September 2007
Description:	Single storey rear extension

Planning records for: **74 Ninesprings Way Hitchin SG4 9NU**

Reference - 74/00360/1	
Decision:	Decided
Date:	22nd April 1974
Description:	Erection of storm porch

Reference - 11/02219/1HH	
Decision:	Decided
Date:	20th September 2011
Description:	Single storey rear extension, installation of double doors in first floor roofslope to replace existing dormer window and replacement of existing ground floor rear window with full length double doors

Reference - 03/01909/1HH	
Decision:	Decided
Date:	04th December 2003
Description:	Side extension to provide ground and first floor accommodation. Single storey rear extension. Demolition of existing garage

Planning records for: **75 Ninesprings Way Hitchin Hertfordshire SG4 9NU**

Reference - 26/01794/LDCP	
Decision:	Registered
Date:	16th July 2026
Description:	Single storey rear extension

Reference - 26/00384/FPH	
Decision:	Decided
Date:	24th February 2026
Description:	Single storey side extension following demolition of existing conservatory and detached garage. Alterations to existing roof to include hip to gable roof extension and insertion of front roof lights and rear box dormer to create habitable space at first floor level. Alterations to openings. Installation of front hardstanding and provision of two parking spaces (revised plans received 20/03/2026).

Planning records for: **78 Ninesprings Way Hitchin Herts SG4 9NU**

Reference - 94/00450/1HH	
Decision:	Decided
Date:	18th April 1994
Description:	Single storey side and rear extension and front entrance porch (as amended by drawing no BDS 94307/1B received 13th June 1994)

Planning records for: **79 Ninesprings Way Hitchin Hertfordshire SG4 9NU**

Reference - 21/00309/FPH	
Decision:	Decided
Date:	03rd February 2021
Description:	Single storey side and rear extension following demolition of existing conservatory.

Planning records for: **79 Ninesprings Way Hitchin SG4 9NU**

Reference - 83/00864/1	
Decision:	Decided
Date:	31st May 1983
Description:	Erection of ground floor rear extension

Planning records for: **80 Ninesprings Way Hitchin Hertfordshire SG4 9NU**

Reference - 20/01786/FPH	
Decision:	Decided
Date:	14th August 2020
Description:	Erection of single storey link extension between existing detached garage and main dwelling house and replace garage door with windows and door to facilitate conversion of garage into habitable accommodation

Reference - 85/01170/1	
Decision:	Decided
Date:	30th July 1985
Description:	Erection of single storey side and rear extension and detached garage.

Planning records for: **81 Ninesprings Way Hitchin SG4 9NU**

Reference - 12/02453/1HH	
Decision:	Decided
Date:	31st October 2012
Description:	Single storey side and rear extension

Planning records for: **82 Ninesprings Way Hitchin SG4 9NU**

Reference - 12/01789/1HH	
Decision:	Decided
Date:	02nd August 2012
Description:	Rear and side extension and alterations to existing roof.

Reference - 12/02472/1NMA	
Decision:	Decided
Date:	31st October 2012
Description:	Flat roof to rear extension instead of pitched (as non-material amendment to planning reference 12/01789/1HH granted permission on 27/09/12)

Planning records for: **83 Ninesprings Way Hitchin Hertfordshire SG4 9NU**

Reference - 20/00599/FPH	
Decision:	Decided
Date:	12th March 2020
Description:	Single storey side and rear extensions following demolition of existing single garage and conservatory

Planning records for: **84 Ninesprings Way Hitchin SG4 9NU**

Reference - 05/00337/1HH	
Decision:	Decided
Date:	03rd March 2005
Description:	Single storey rear and side extensions to bungalow following demolition of existing rear conservatory, detached garage and garage shed

Planning records for: **85 Ninesprings Way Hitchin SG4 9NU**

Reference - 91/01450/1	
Decision:	Decided
Date:	18th December 1991
Description:	Single storey rear extension (amended by plan recieved 31.1.92)

Planning records for: **88 Ninesprings Way Hitchin Hertfordshire SG4 9NU**

Reference - 18/00878/NCS	
Decision:	Decided
Date:	26th March 2018
Description:	Single storey rear extension with the following dimension: Length (measured from rear wall of original house) - 6.0 metres

Planning records for: **89 Ninesprings Way Hitchin Hertfordshire SG4 9NU**

Reference - 26/01270/FPH	
Decision:	Decided
Date:	27th May 2026
Description:	Erection of single storey side and rear extension following demolition of existing garage and erection of front porch, alterations to fenestration including re-positioning of front door and external rendering (as a variation to LPA ref. 25/02304/FPH)

Reference - 25/02304/FPH	
Decision:	Decided
Date:	12th September 2025
Description:	Single storey side and rear extension following demolition of existing garage.

Planning records for: **90 Ninesprings Way Hitchin SG4 9NU**

Reference - 83/00447/1	
Decision:	Decided
Date:	23rd March 1983
Description:	Erection of single storey side extension and replacement detached garage

Planning records for: **91 Ninesprings Way Hitchin SG4 9NU**

Reference - 15/00815/1HH	
Decision:	Decided
Date:	27th March 2015
Description:	Single storey rear extension, dormer window in rear roofslope, rooflight in front roofslope and first floor window in side elevation to facilitate conversion of loft to habitable accommodation, insertion of bay window in front elevation.

Reference - 24/01929/FPH	
Decision:	Decided
Date:	29th August 2024
Description:	Single storey side extension following demolition of existing detached garage (as amended by plans received 16/10/24)

Reference - 23/00689/TCA	
Decision:	Decided
Date:	22nd March 2023
Description:	Various works

Planning records for: **91 Ninesprings Way Hitchin SG4 9NU**

Reference - 15/01584/1NMA	
Decision:	Decided
Date:	12th June 2015
Description:	Rooflights in proposed extension amended to single rooflight, proposed concertina doors at rear of extension amended to patio doors, window frames in proposed extension amended to Grey UPVC (RAL 7016) (as non-material amendment to planning refer 15/00815/1HH granted permission 22/05/2015 for "Single storey rear extension, dormer window in rear roofslope, rooflight in front roofslope and first floor window in side elevation to facilitate conversion of loft to habitable accommodation, insertion of bay window in front elevation")

Reference - 23/00593/LDCP	
Decision:	Decided
Date:	22nd March 2023
Description:	Erection of detached single storey garage, office and utility space following demolition of existing detached garage

Planning records for: **92 Ninesprings Way Hitchin Hertfordshire SG4 9NU**

Reference - 19/01388/NMA	
Decision:	Decided
Date:	10th June 2019
Description:	Extend the rear left hand single storey extension from 4.0m to 4.50m and move the right hand rear extension wall in from the boundary by 0.50m changing from 1.0m to 1.50m (due to location of 150mm diameter public sewer); (as non material amendment to planning permission reference 18/02988/FPH granted 16/02/2019)

Reference - 18/02988/FPH	
Decision:	Decided
Date:	21st November 2018
Description:	Single storey rear/side extension, extension of roof to form gable end and insertion of one rear dormer window and two front rooflights to facilitate loft conversion. Installation of two ground floor front bow windows. (As amended by pland received 14 January 2019).

Planning records for: **93 Ninesprings Way Hitchin Hertfordshire SG4 9NU**

Reference - 20/02349/FPH
Decision: Decided
Date: 16th October 2020
Description: Single storey rear extension, hip to gable roof extension and insertion of dormer window to rear elevation and rooflights to existing front elevation roofslope to facilitate conversion of loftspace into habitable accommodation
Reference - 23/01661/DOC
Decision: Decided
Date: 16th August 2023
Description: Details reserved by condition 6 (Fence) of planning permission reference no. 23/00590/FP granted on 15.08.2023.
Reference - 23/00590/FP
Decision: Decided
Date: 20th March 2023
Description: Change of use of existing residential dwelling to registered Children's Home (C2)
Reference - 24/00713/FPH
Decision: Registered
Date: 25th April 2024
Description: Retention of single storey rear extension, hip to gable roof extension and insertion of dormer window to rear elevation and rooflights to existing front elevation roofslope to facilitate conversion of loftspace into habitable accommodation (revision of previously approved planning permission granted 02.12.2020)

Planning records for: **93 Ninesprings Way Hitchin Hertfordshire SG4 9NU**

Reference - 24/01252/FP	
Decision:	Decided
Date:	06th June 2024
Description:	Single storey rear extension, hip to gable roof extension and insertion of dormer window to rear elevation and rooflights to existing front elevation roofslope to facilitate conversion of loftspace into habitable accommodation (revision of previously approved planning permission granted 02.12.2020) (Development already carried out).

Planning records for: **96 Ninesprings Way Hitchin Hertfordshire SG4 9NU**

Reference - 23/00901/FPH	
Decision:	Decided
Date:	18th April 2023
Description:	Single storey rear extension following demolition of existing rear conservatory

Reference - 13/01798/1HH	
Decision:	Decided
Date:	25th July 2013
Description:	Single storey side extension and single storey extension to existing rear conservatory.

Planning records for: **98 Ninesprings Way Hitchin SG4 9NU**

Reference - 79/00266/1	
Decision:	Decided
Date:	21st February 1979
Description:	Erection of single storey rear extension

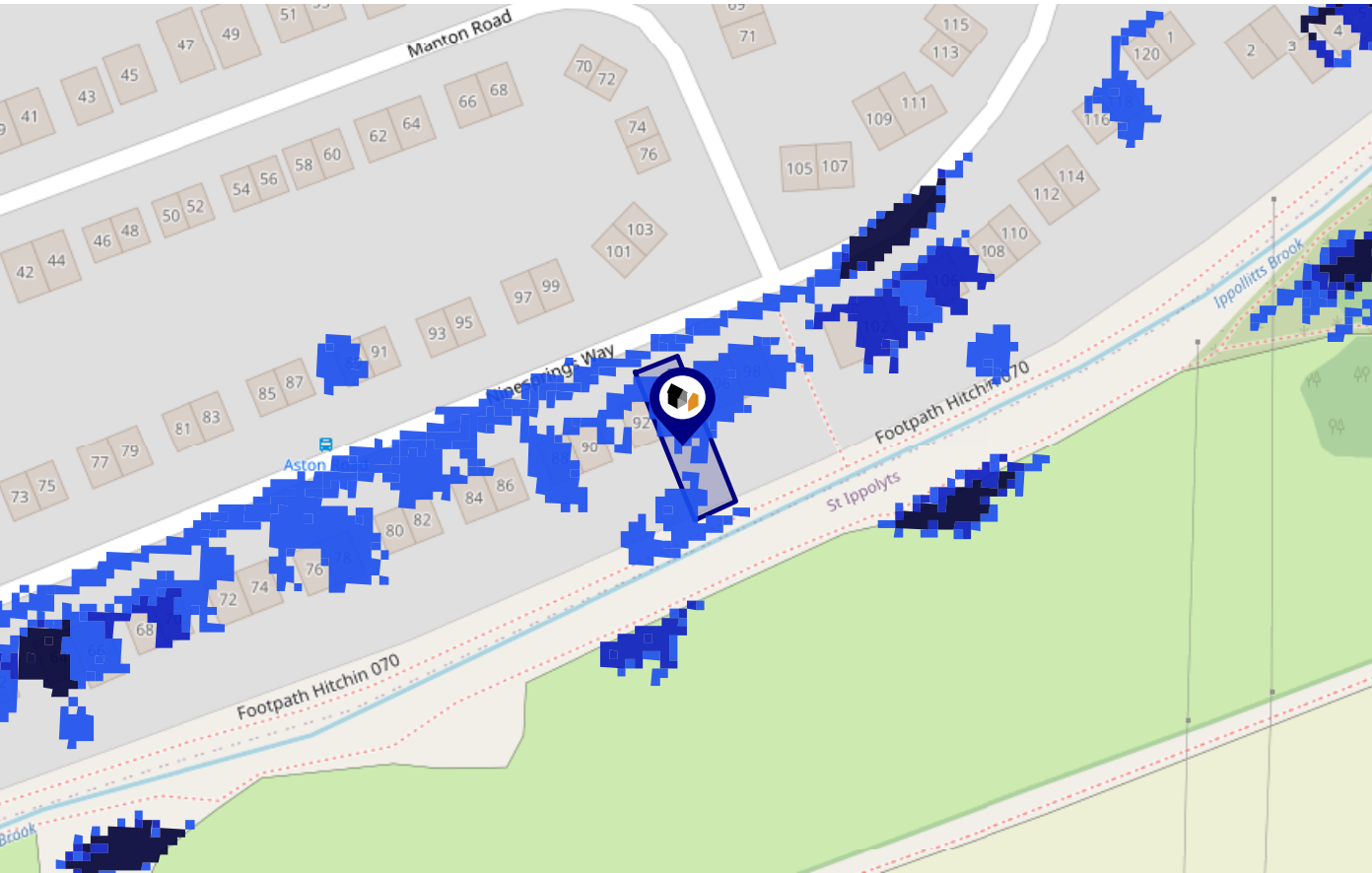
Planning records for: *98 Ninesprings Way Hitchin SG4 9NU*

Reference - 76/00332/1	
Decision:	Decided
Date:	09th March 1976
Description:	Erection of 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.

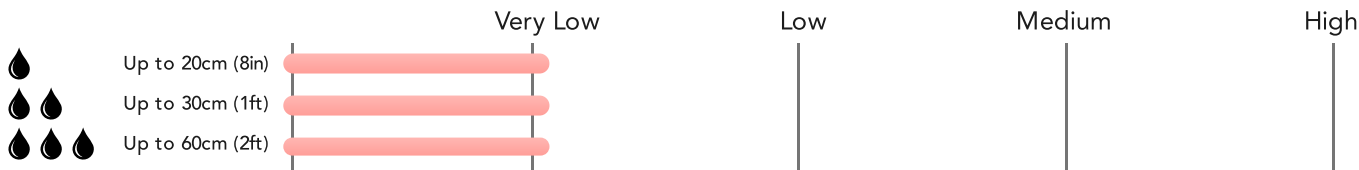


Risk Rating: Low

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.

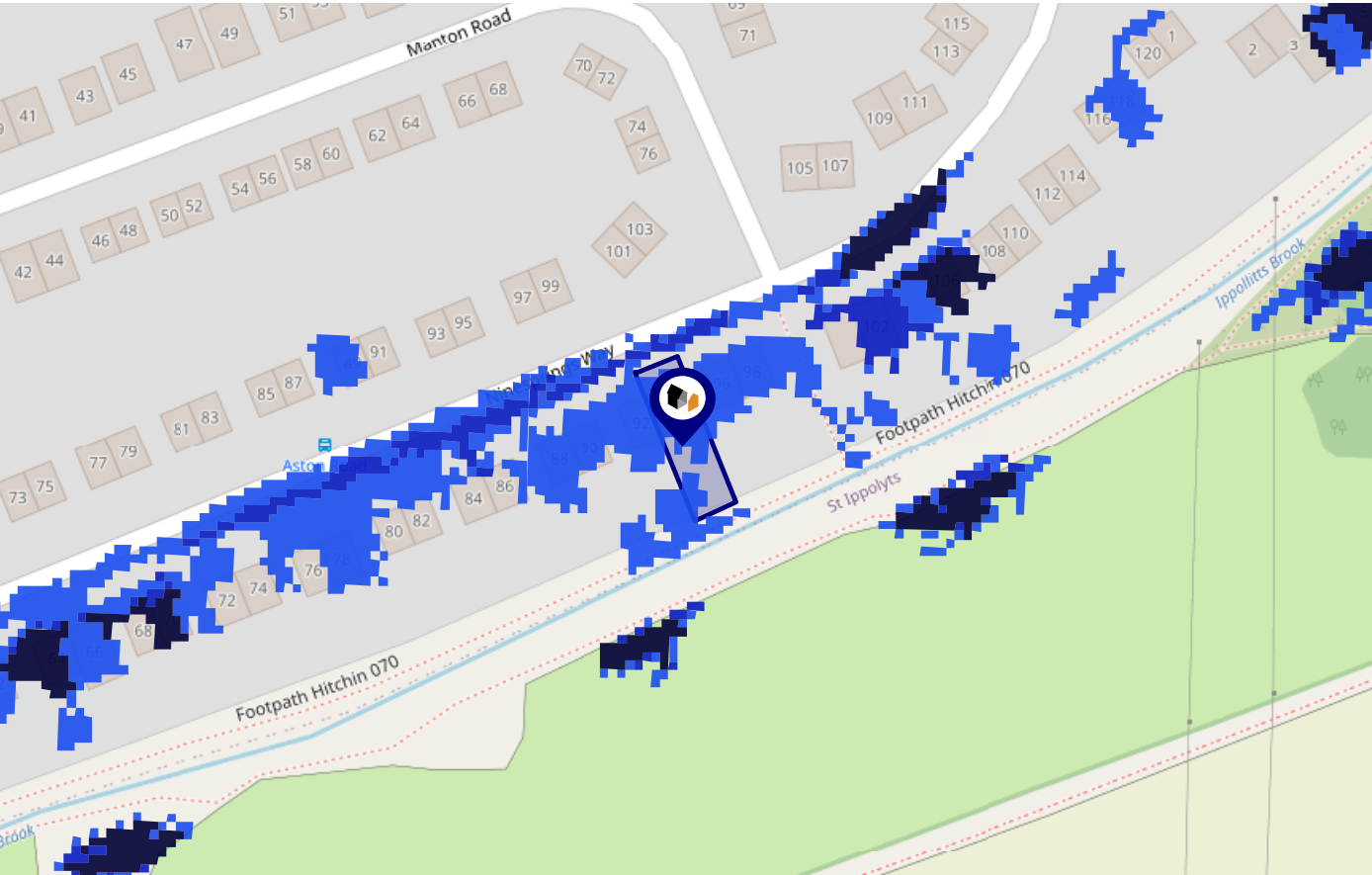
Chance of flooding to the following depths at this property:



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.

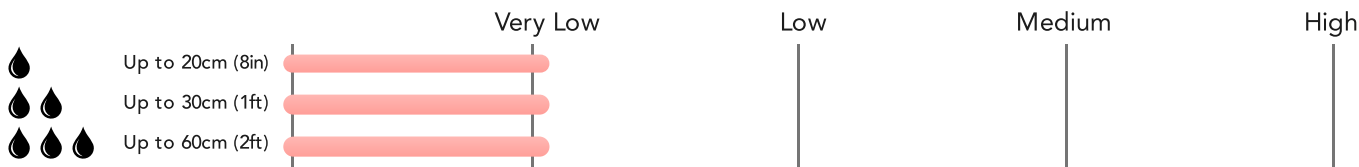


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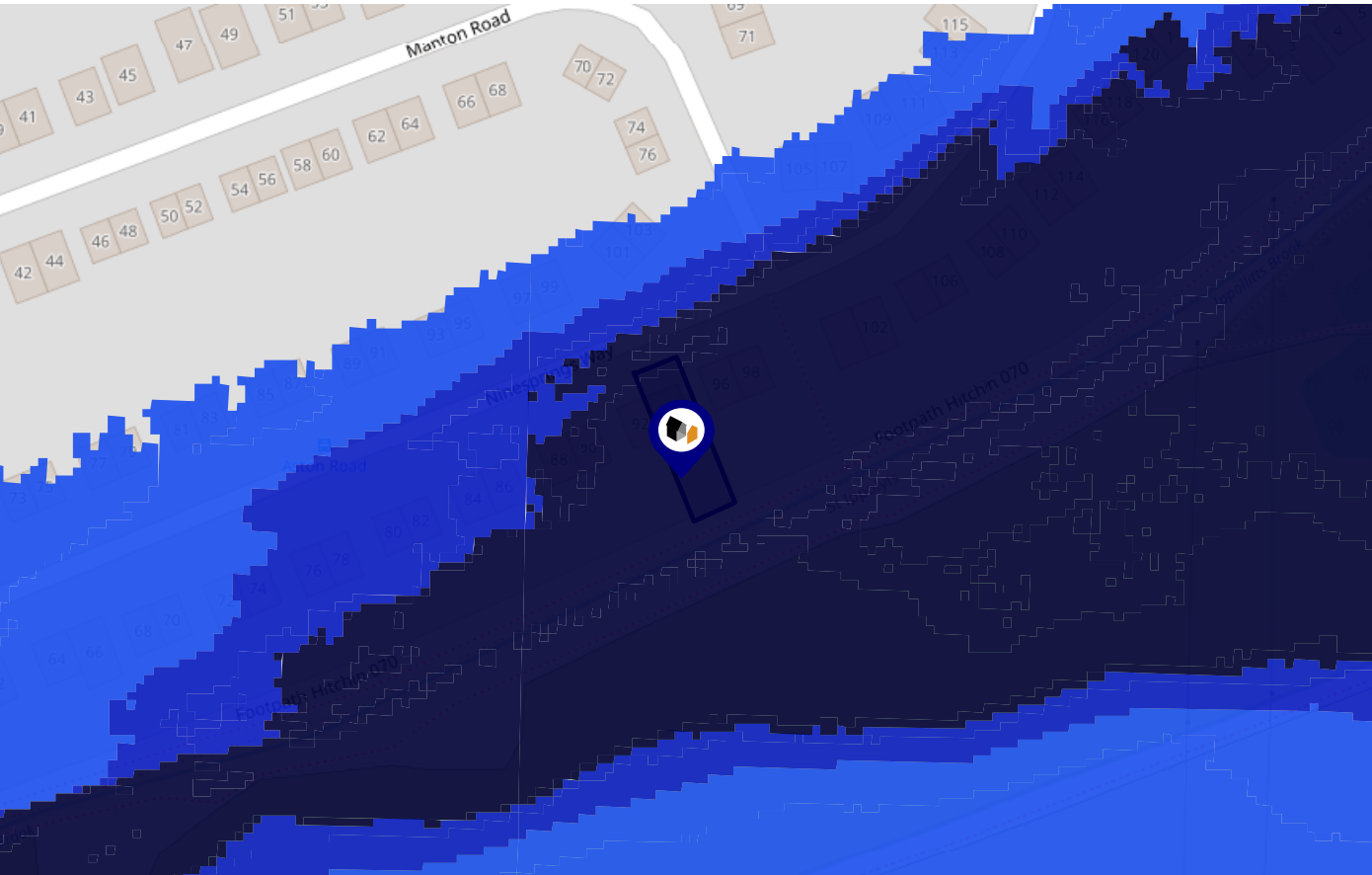
Chance of flooding to the following depths at this property:



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.

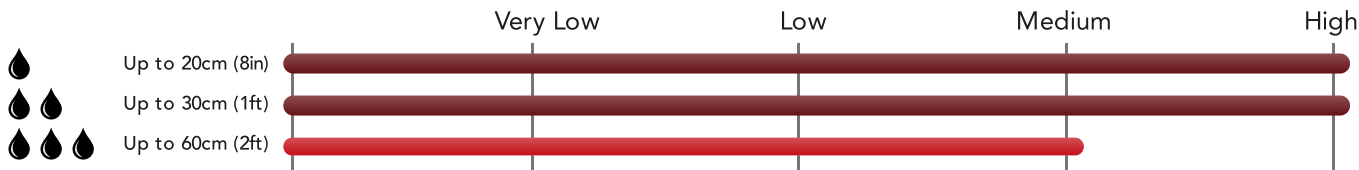


Risk Rating: High

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.

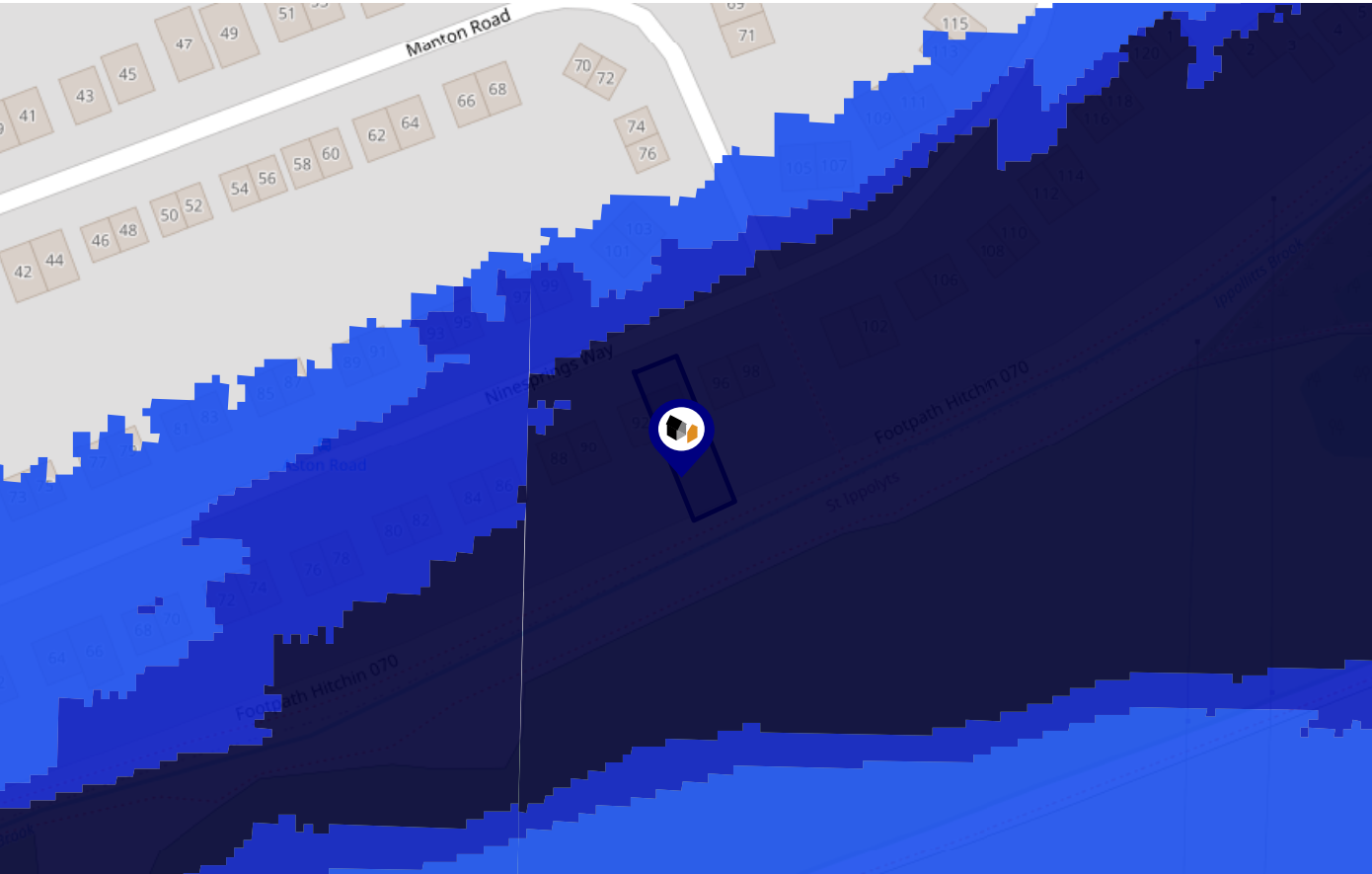
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - 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: High

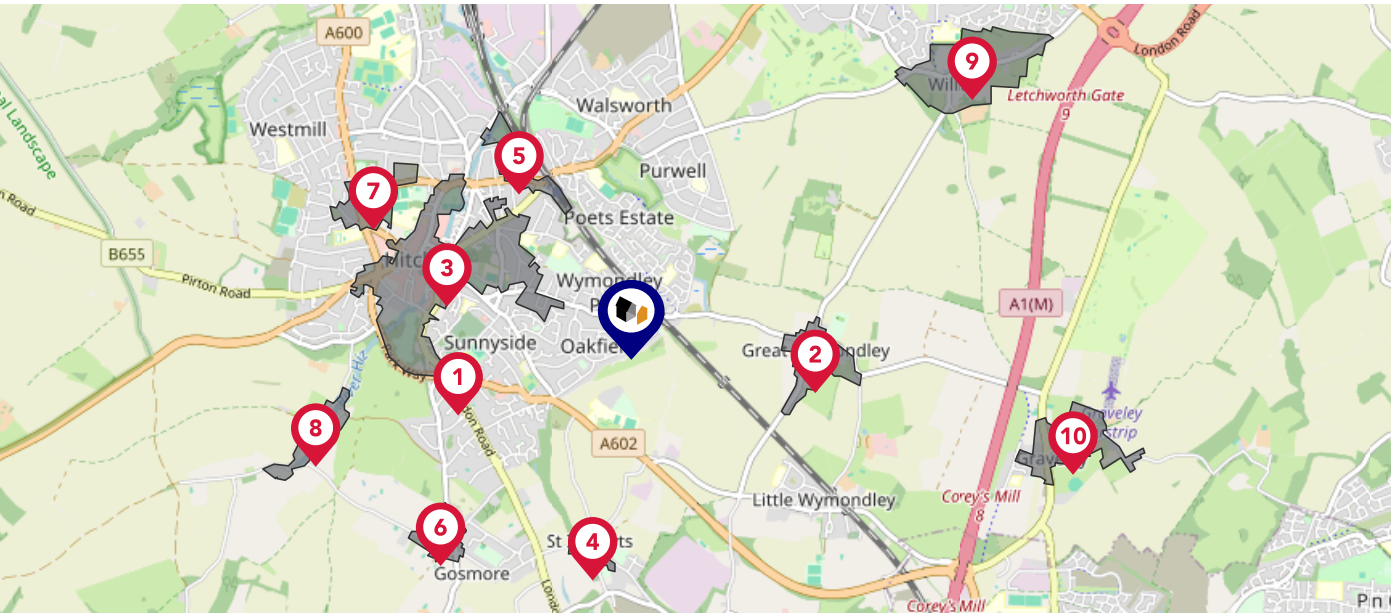
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- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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Chance of flooding to the following depths at this property:

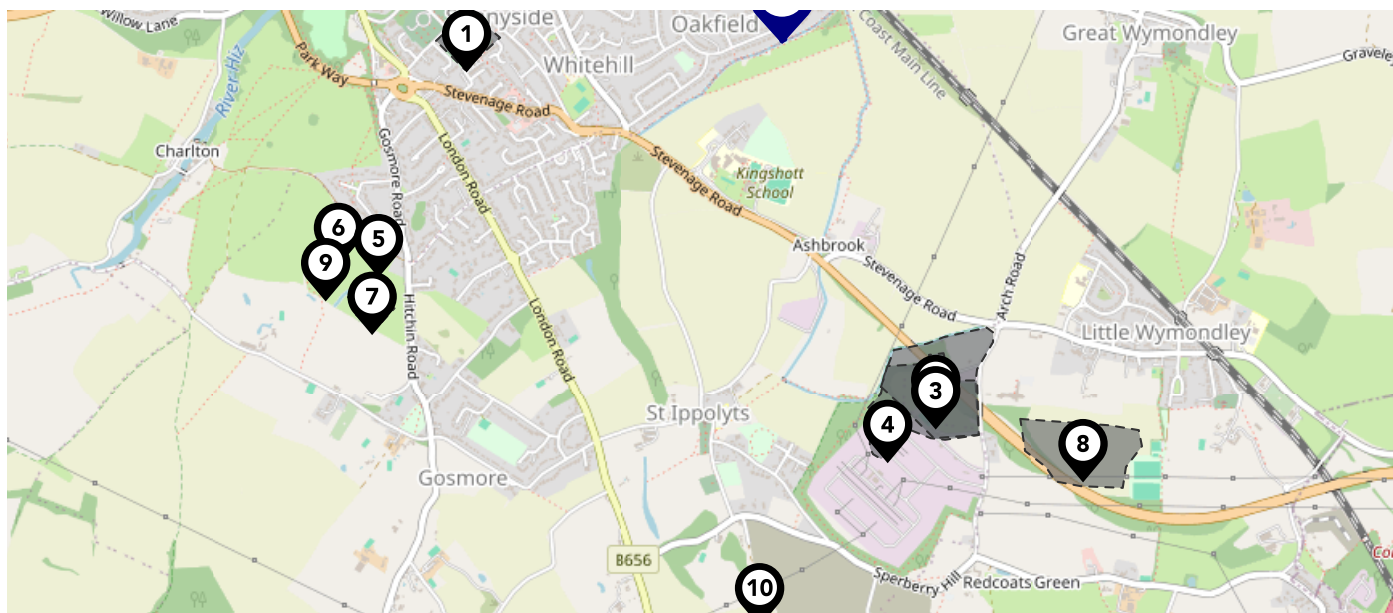


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



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

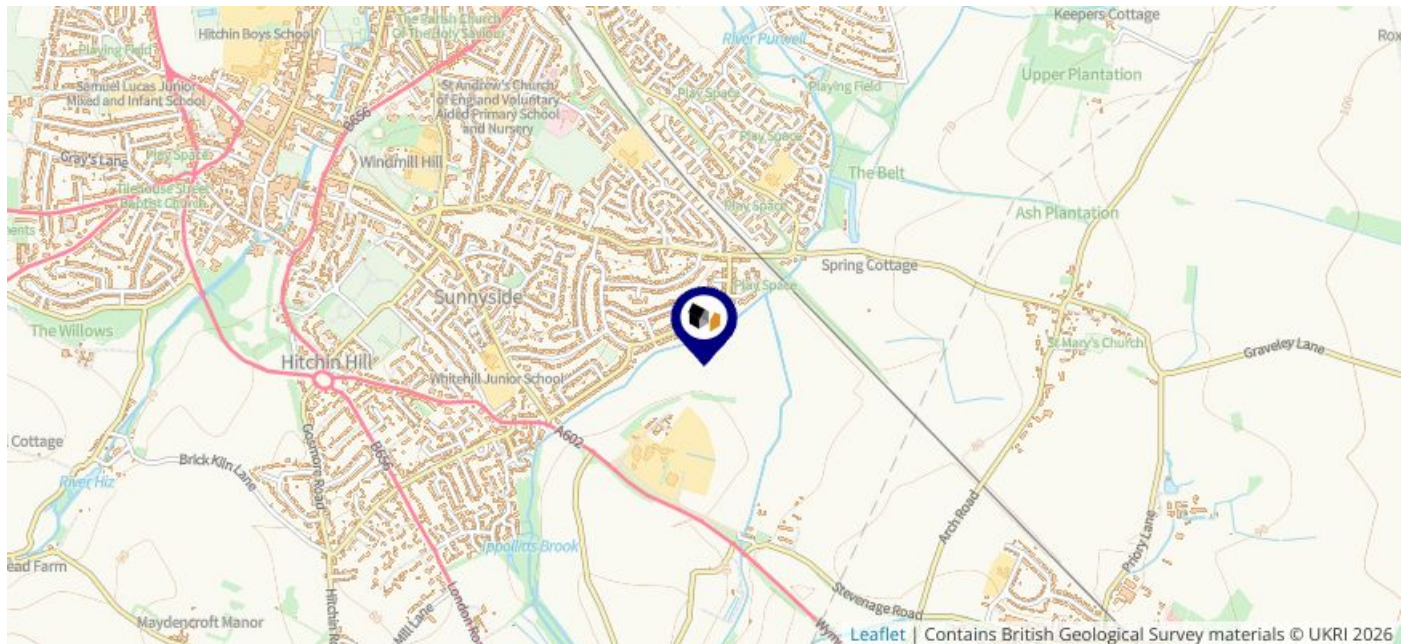
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



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	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	☐
6	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	☐
7	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	☐
8	Wymondleybury-Little Wymondley	Historic Landfill	☐
9	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	☐
10	Tittendell-Tittendell Street, St Ippollits, Hertfordshire	Historic Landfill	☐

This map displays nearby coal mine entrances and their classifications.



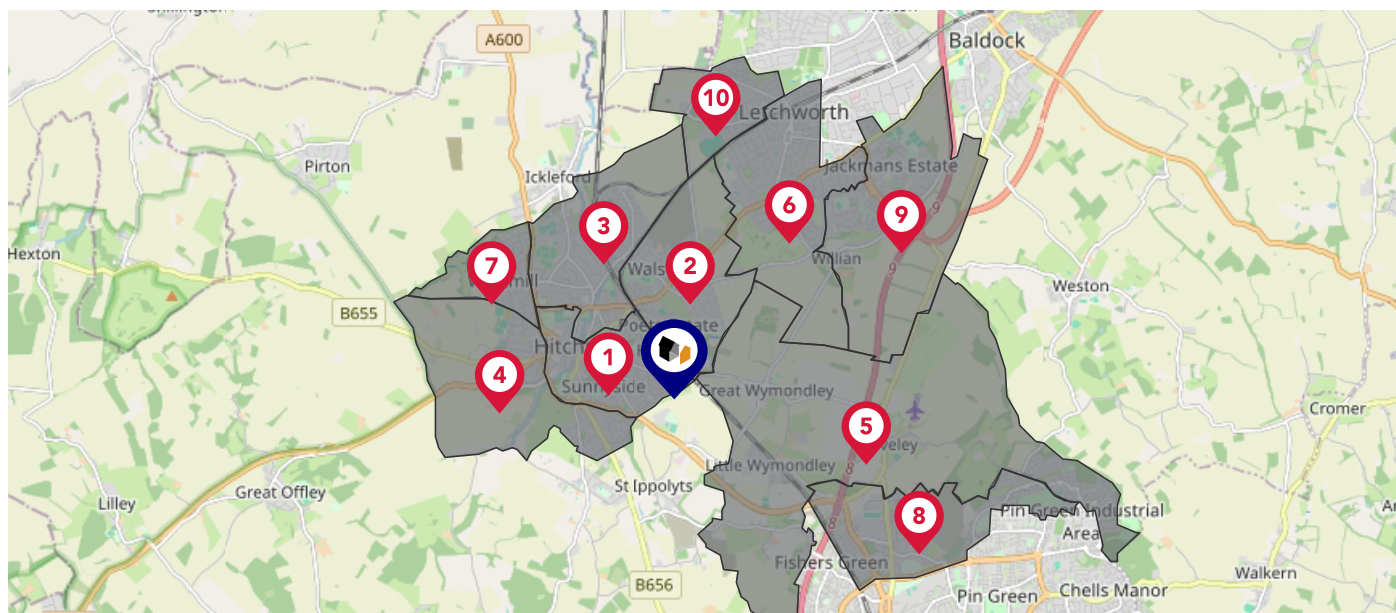
Mine Entry

- ✕ 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 Walsworth Ward



Hitchin Bearton Ward



Hitchin Priory Ward



Chesfield Ward



Letchworth South West Ward



Hitchin Oughton Ward



Woodfield Ward



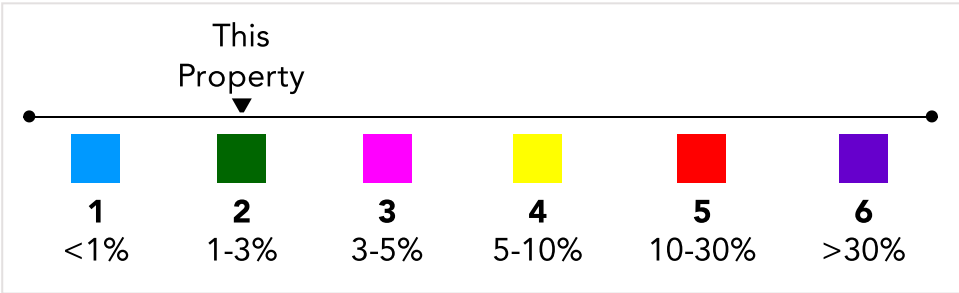
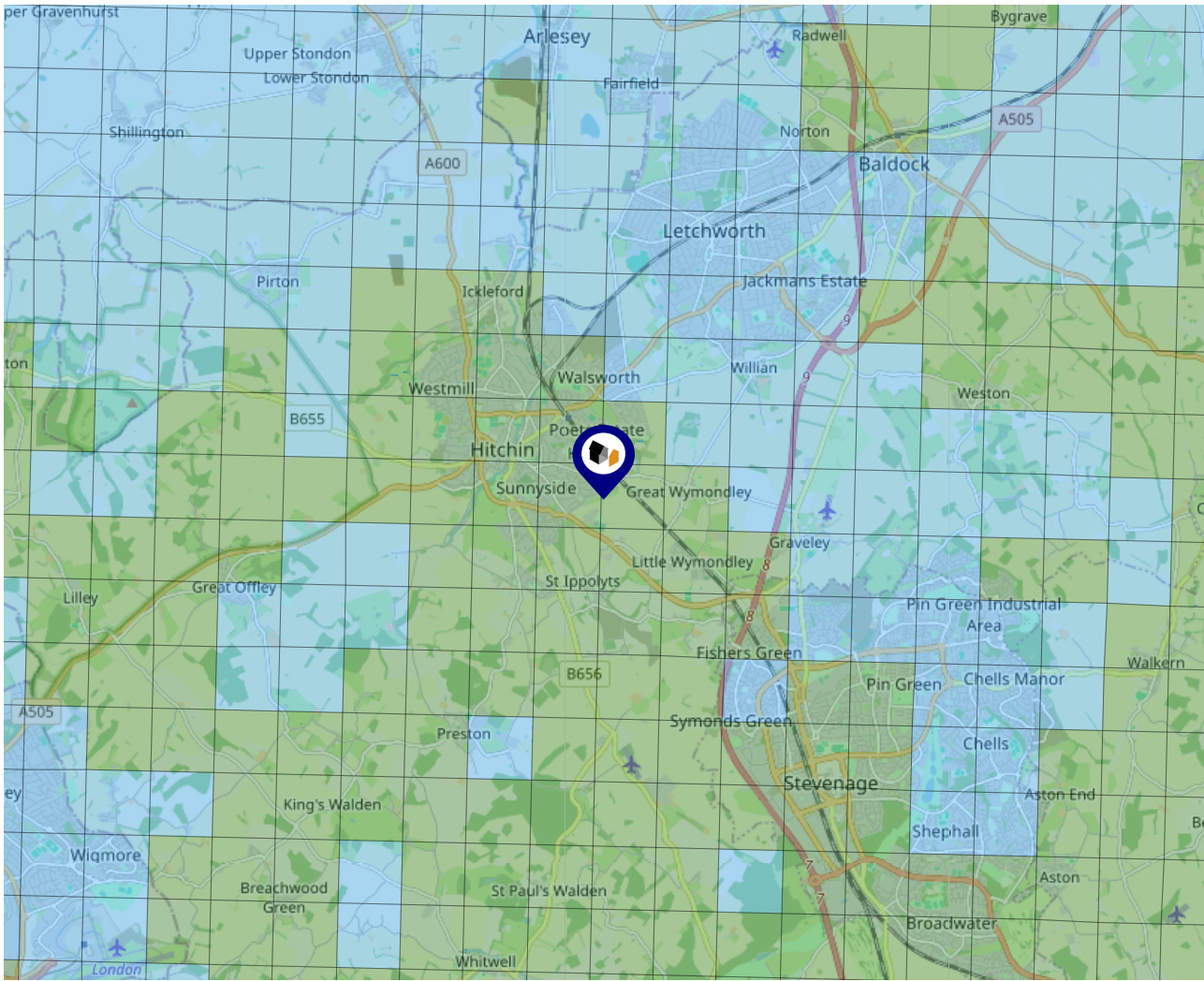
Letchworth South East Ward



Letchworth Wilbury Ward

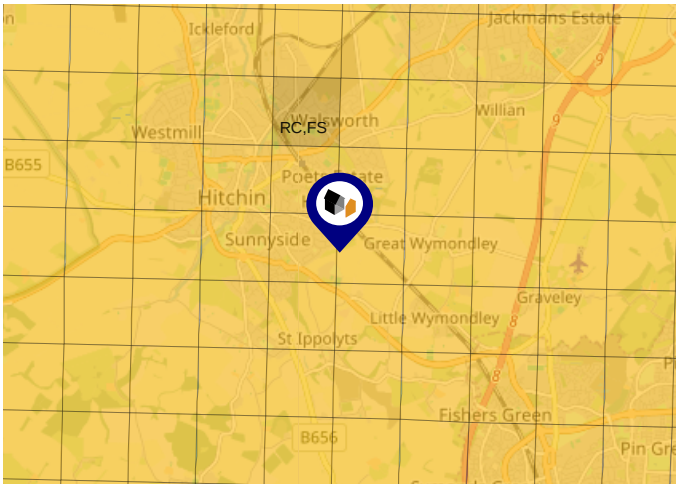
What is Radon?

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		

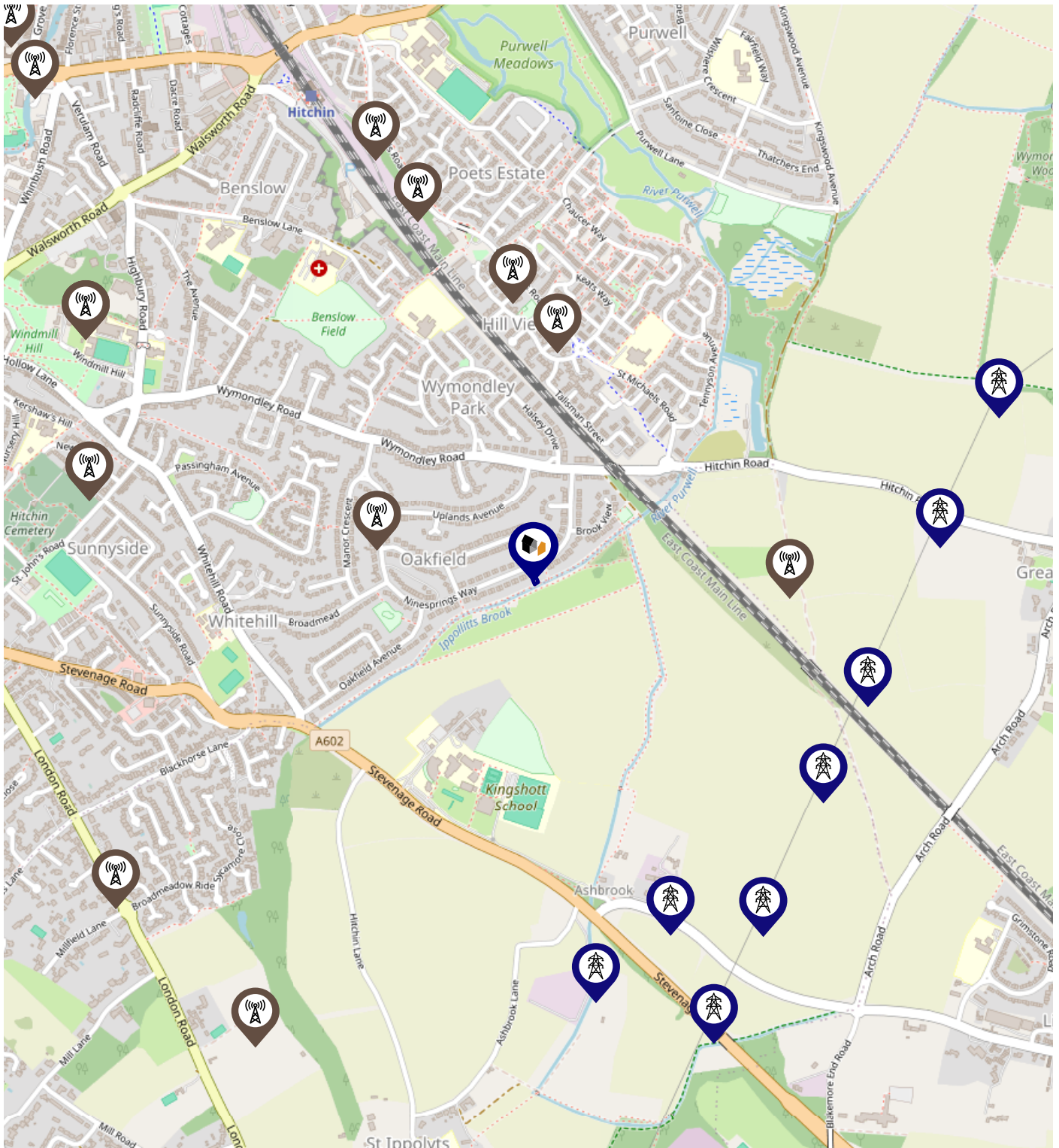


Primary Classifications (Most Common Clay Types)

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

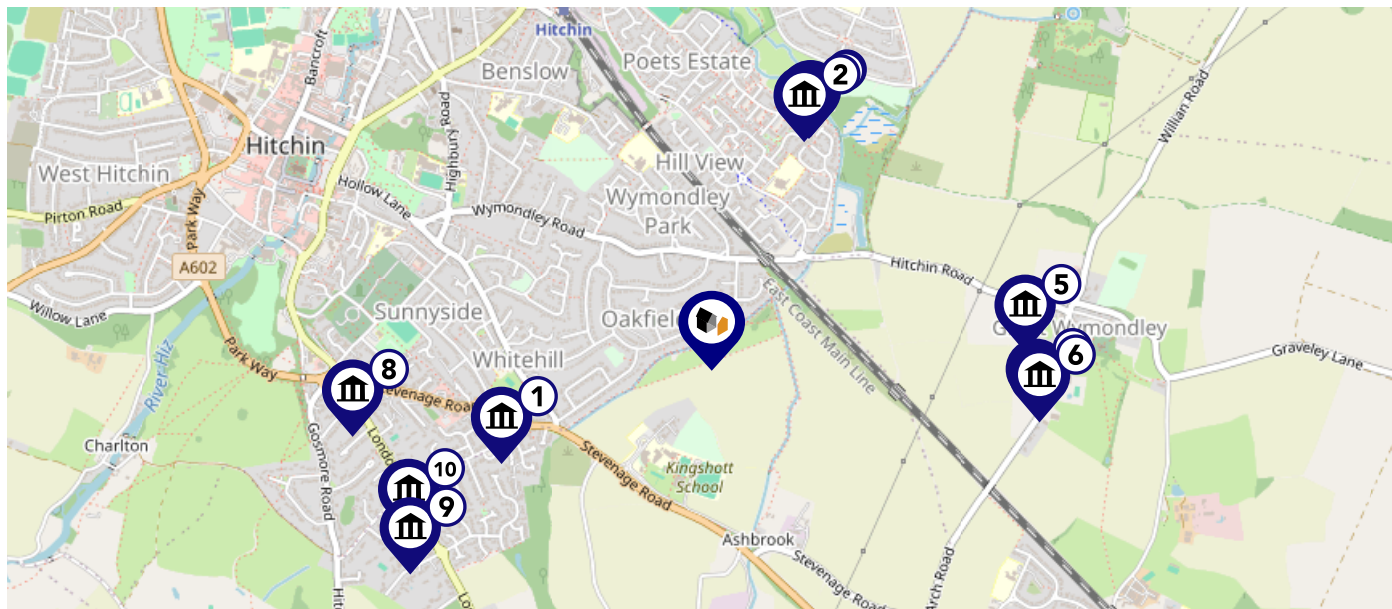
Masts & Pylons



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	0.5 miles
	1296130 - Mill Cottage At Purwell Farm	Grade II	0.6 miles
	1347596 - Purwell Mill	Grade II	0.6 miles
	1102180 - Mill House	Grade II	0.6 miles
	1102473 - The Grange	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	0.8 miles
	1175700 - Lavender Cottage	Grade II	0.8 miles
	1347590 - 7, Hitchin Hill Path	Grade II	0.8 miles
	1175154 - New England House, And New England Cottage	Grade II	0.8 miles
	1347425 - The Grange House	Grade II	0.8 miles

Building Safety

None to report

Accessibility / Adaptations

level access shower, lateral living

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

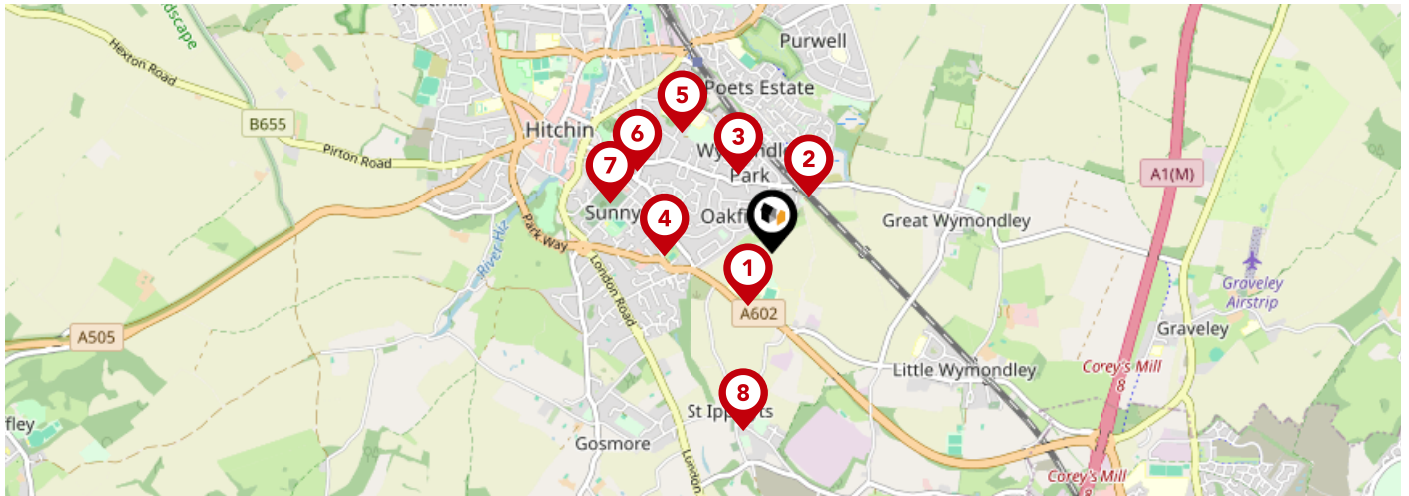
YES - GCH

Water Supply

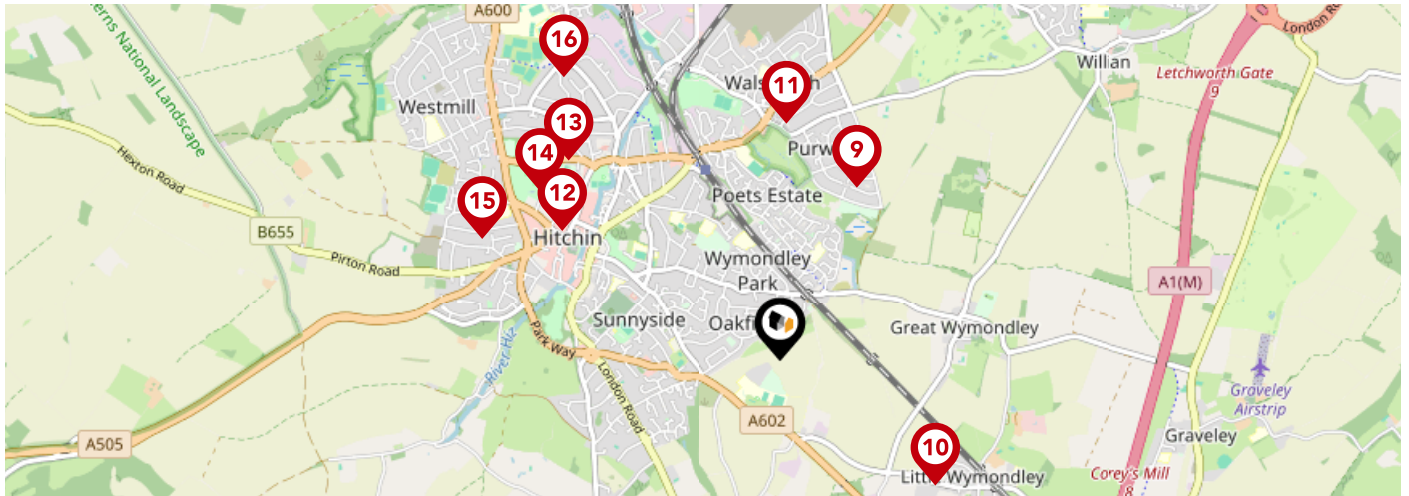
YES - Mains

Drainage

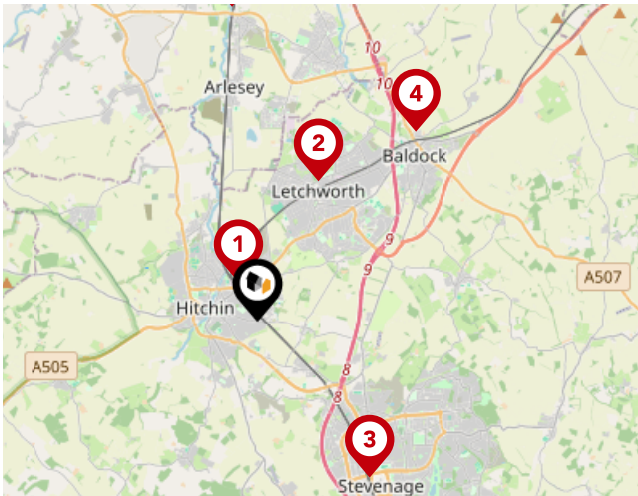
YES - Mains



		Nursery	Primary	Secondary	College	Private
1	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.27	☐	☐	☒	☐	☐
2	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:0.31	☐	☒	☐	☐	☐
3	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.39	☐	☒	☐	☐	☐
4	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.49	☐	☒	☐	☐	☐
5	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.69	☐	☒	☐	☐	☐
6	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.71	☐	☐	☒	☐	☐
7	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.77	☐	☒	☐	☐	☐
8	St Ippolyts Church of England Aided Primary School Ofsted Rating: Good Pupils: 175 Distance:0.83	☐	☒	☐	☐	☐

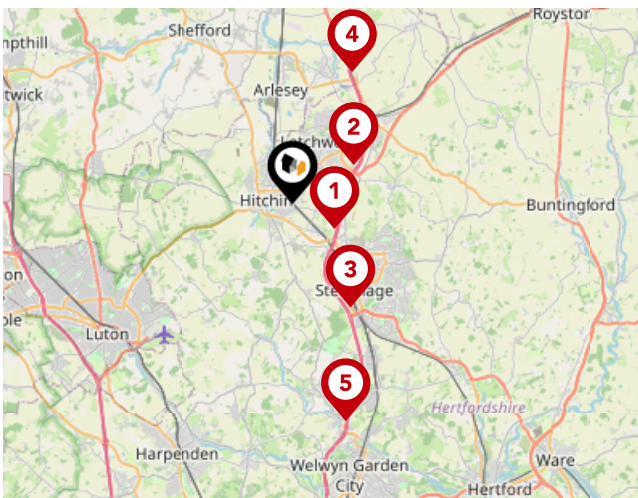


		Nursery	Primary	Secondary	College	Private
	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:0.86	☐	☒	☐	☐	☐
	Wymondley Junior Mixed and Infant School Ofsted Rating: Good Pupils: 102 Distance:0.92	☐	☒	☐	☐	☐
	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:1.08	☐	☒	☐	☐	☐
	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:1.16	☐	☐	☒	☐	☐
	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:1.33	☒	☐	☐	☐	☐
	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:1.35	☐	☒	☐	☐	☐
	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:1.47	☐	☒	☐	☐	☐
	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:1.62	☐	☒	☐	☐	☐



National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.82 miles
2	Letchworth Rail Station	2.8 miles
3	Stevenage Rail Station	3.48 miles
4	Baldock Rail Station	4.5 miles
5	Arlesey Rail Station	5.78 miles



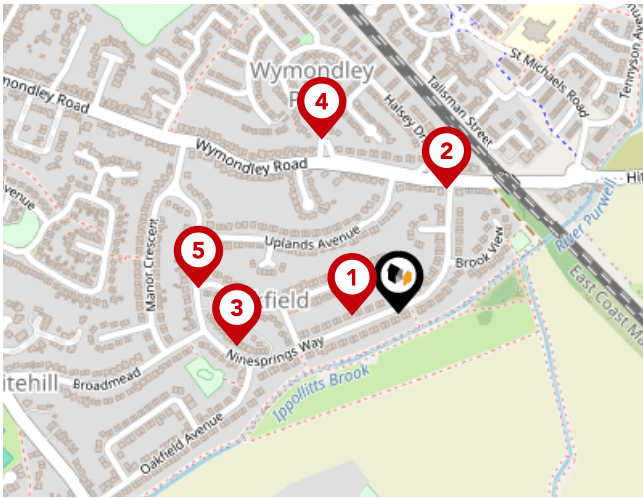
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	1.78 miles
2	A1(M) J9	2.6 miles
3	A1(M) J7	4.32 miles
4	A1(M) J10	5.25 miles
5	A1(M) J6	8.17 miles



Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	6.78 miles



Bus Stops/Stations

Pin	Name	Distance
1	Aston Road	0.05 miles
2	Linton Close	0.15 miles
3	Ninesprings Way Shops	0.18 miles
4	Wymondley Road	0.21 miles
5	Manton Road	0.22 miles

Local Connections

No Local Connections found within 30 km of this property.

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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