



## MIR: Material Info

The Material Information Affecting this Property  
**Monday 17th August 2026**



**BUNYAN CLOSE, PIRTON, HITCHIN, SG5**

### Country Properties

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Planning records for: **Bunyan Close, Pirton, Hitchin, SG5**

| Reference - 03/00768/1HH                 |
|------------------------------------------|
| <b>Decision:</b> Decided                 |
| <b>Date:</b> 09th May 2003               |
| <b>Description:</b><br>Rear conservatory |

| Reference - 17/02802/1HH                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------|
| <b>Decision:</b> Decided                                                                                                            |
| <b>Date:</b> 01st November 2017                                                                                                     |
| <b>Description:</b><br>Two storey side extension and single storey rear extension following demotion of existing rear conservatory. |

| Reference - 86/00453/1                                           |
|------------------------------------------------------------------|
| <b>Decision:</b> Decided                                         |
| <b>Date:</b> 24th March 1986                                     |
| <b>Description:</b><br>Erection of single storey rear extension. |

| Reference - 81/00336/1                                         |
|----------------------------------------------------------------|
| <b>Decision:</b> Decided                                       |
| <b>Date:</b> 26th February 1981                                |
| <b>Description:</b><br>Erection of first floor rear extension. |

Planning records for: **1 Bunyan Close Pirton Hitchin Hertfordshire SG5 3RE**

| Reference - 24/01429/FPH |                                                                                     |
|--------------------------|-------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                             |
| Date:                    | 01st July 2024                                                                      |
| Description:             | Single storey side/rear extension following demolition of existing detached garage. |

| Reference - 07/01365/1HH |                                                       |
|--------------------------|-------------------------------------------------------|
| Decision:                | Decided                                               |
| Date:                    | 25th May 2007                                         |
| Description:             | Part two storey and part single storey rear extension |

Planning records for: **3 Bunyan Close Pirton Herts SG5 3RE**

| Reference - 93/00599/1HH |                               |
|--------------------------|-------------------------------|
| Decision:                | Decided                       |
| Date:                    | 03rd June 1993                |
| Description:             | Single storey link extension. |

| Reference - 10/01201/1HH |                                                                                                       |
|--------------------------|-------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                               |
| Date:                    | 01st June 2010                                                                                        |
| Description:             | Two storey rear extension following demolition of existing conservatory. Single storey side extension |

Planning records for: **3 Bunyan Close Pirton Hitchin SG5 3RE**

| Reference - 04/01726/1HH                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Decision:</b> Decided</p>                                                                                                                               |
| <p><b>Date:</b> 01st November 2004</p>                                                                                                                        |
| <p><b>Description:</b><br/>First floor rear extension over kitchen (as amended by plan numbers DP 117/01 Rev B and DP 117/02 received 13th December 2004)</p> |
| Reference - 11/00488/1HH                                                                                                                                      |
| <p><b>Decision:</b> Decided</p>                                                                                                                               |
| <p><b>Date:</b> 25th February 2011</p>                                                                                                                        |
| <p><b>Description:</b><br/>Insertion of window to first floor side elevation</p>                                                                              |
| Reference - 94/01120/1HH                                                                                                                                      |
| <p><b>Decision:</b> Decided</p>                                                                                                                               |
| <p><b>Date:</b> 18th October 1994</p>                                                                                                                         |
| <p><b>Description:</b><br/>Two and single storey rear extensions</p>                                                                                          |
| Reference - 94/00844/1HH                                                                                                                                      |
| <p><b>Decision:</b> Decided</p>                                                                                                                               |
| <p><b>Date:</b> 18th July 1994</p>                                                                                                                            |
| <p><b>Description:</b><br/>Two storey and first floor rear extensions</p>                                                                                     |

Planning records for: **5 Bunyan Close Pirton SG5 3RE**

| Reference - 78/01560/1 |                |
|------------------------|----------------|
| Decision:              | Decided        |
| Date:                  | 23rd July 1978 |
| Description:           | No details     |

| Reference - 08/01799/1HH |                                                        |
|--------------------------|--------------------------------------------------------|
| Decision:                | Decided                                                |
| Date:                    | 12th August 2008                                       |
| Description:             | Two storey rear and single storey rear/side extension. |

Planning records for: **6 Bunyan Close Pirton SG5 3RE**

| Reference - 06/02053/1HH |                                                          |
|--------------------------|----------------------------------------------------------|
| Decision:                | Decided                                                  |
| Date:                    | 08th September 2006                                      |
| Description:             | First floor rear extension. Pitched roof to front porch. |

Planning records for: **8 Bunyan Close Pirton SG5 3RE**

| Reference - 81/00335/1 |                                         |
|------------------------|-----------------------------------------|
| Decision:              | Decided                                 |
| Date:                  | 11th March 1981                         |
| Description:           | Erection of first floor rear extension. |

Planning records for: **11 Bunyan Close Pirton Hitchin SG5 3RE**

| Reference - 17/00989/1NCS |                                                                                                                            |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------|
| Decision:                 | Decided                                                                                                                    |
| Date:                     | 18th April 2017                                                                                                            |
| Description:              | Single storey rear extension with the following dimension: Length (measured from rear wall of original house) - 3.3 metres |

Planning records for: **12 Bunyan Close Pirton Hitchin Hertfordshire SG5 3RE**

| Reference - 00/00210/1HH |                              |
|--------------------------|------------------------------|
| Decision:                | Decided                      |
| Date:                    | 16th February 2000           |
| Description:             | Single storey rear extension |

| Reference - 17/01114/1NMA |                                                                                                                                                                                    |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                 | Decided                                                                                                                                                                            |
| Date:                     | 05th May 2017                                                                                                                                                                      |
| Description:              | Extending elevation by 115mm to accommodate brick dimensions (as a non-material amendment to planning reference 16/03164/1HH granted on 17/03/17 for a two storey side extension). |

| Reference - 02/00996/1HH |                                                            |
|--------------------------|------------------------------------------------------------|
| Decision:                | Decided                                                    |
| Date:                    | 26th June 2002                                             |
| Description:             | Single storey side extension to provide residential annexe |

Planning records for: **12 Bunyan Close Pirton Hitchin SG5 3RE**

| Reference - 16/03164/1HH                                                                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Decision:</b> Decided</p>                                                                                                                                                                                                                                                                                 |
| <p><b>Date:</b> 14th December 2016</p>                                                                                                                                                                                                                                                                          |
| <p><b>Description:</b><br/>Two storey side extension to provide annexe (as amended)</p>                                                                                                                                                                                                                         |
| Reference - 17/02665/1NMA                                                                                                                                                                                                                                                                                       |
| <p><b>Decision:</b> Decided</p>                                                                                                                                                                                                                                                                                 |
| <p><b>Date:</b> 31st October 2017</p>                                                                                                                                                                                                                                                                           |
| <p><b>Description:</b><br/>Raise ridge height of extension in line with main dwelling, relocate position of french window on rear elevation, brickwork to match existing instead of hung tiles on rear elevation (as non-material amendment to planning ref. 16/03164/1HH granted permission 17 March 2017)</p> |
| Reference - 83/01050/1                                                                                                                                                                                                                                                                                          |
| <p><b>Decision:</b> Decided</p>                                                                                                                                                                                                                                                                                 |
| <p><b>Date:</b> 27th June 1983</p>                                                                                                                                                                                                                                                                              |
| <p><b>Description:</b><br/>Section 53 detached double garage/workshop &amp; observations</p>                                                                                                                                                                                                                    |
| Reference - 87/00884/1                                                                                                                                                                                                                                                                                          |
| <p><b>Decision:</b> Decided</p>                                                                                                                                                                                                                                                                                 |
| <p><b>Date:</b> 02nd June 1987</p>                                                                                                                                                                                                                                                                              |
| <p><b>Description:</b><br/>Erection of detached double garage with store and observatory</p>                                                                                                                                                                                                                    |

Planning records for: **12 Bunyan Close Pirton SG5 3RE**

| Reference - 89/00289/1 |                                                                                 |
|------------------------|---------------------------------------------------------------------------------|
| Decision:              | Decided                                                                         |
| Date:                  | 20th February 1989                                                              |
| Description:           | Single storey front and rear extensions following demolition of existing garage |

Planning records for: **14 Bunyan Close Pirton Hitchin Hertfordshire SG5 3RE**

| Reference - 18/02559/NMA |                                                                                    |
|--------------------------|------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                            |
| Date:                    | 26th September 2018                                                                |
| Description:             | (as non material amendment to planning permission 17/01866/1HH granted 24/11/2017) |

| Reference - 17/01866/1HH |                                                                                                                       |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                               |
| Date:                    | 29th September 2017                                                                                                   |
| Description:             | Two storey front extension and pitched roof to existing garden room (as amended by plans received on 7 November 2011) |

Planning records for: **15 Bunyan Close Pirton Hitchin SG5 3RE**

| Reference - 12/01780/1HH |                           |
|--------------------------|---------------------------|
| Decision:                | Decided                   |
| Date:                    | 14th August 2012          |
| Description:             | Two storey rear extension |

Planning records for: **16 Bunyan Close Pirton SG5 3RE**

| Reference - 90/01326/1 |                              |
|------------------------|------------------------------|
| Decision:              | Decided                      |
| Date:                  | 20th September 1990          |
| Description:           | Single storey rear extension |

| Reference - 05/01369/1HH |                                                      |
|--------------------------|------------------------------------------------------|
| Decision:                | Decided                                              |
| Date:                    | 21st September 2005                                  |
| Description:             | Single Storey rear and first floor front extensions. |

Planning records for: **17 Bunyan Close Pirton Hitchin SG5 3RE**

| Reference - 11/01276/1NMA |                                                    |
|---------------------------|----------------------------------------------------|
| Decision:                 | Decided                                            |
| Date:                     | 19th May 2011                                      |
| Description:              | Insertion of ground floor window to side elevation |

| Reference - 11/00388/1HH |                                                                                                                                   |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                           |
| Date:                    | 03rd March 2011                                                                                                                   |
| Description:             | Part single and two storey rear extensions. Two storey and single storey side extension. (As amended by plans received 07.04.11.) |

Planning records for: **18 Bunyan Close Pirton Hitchin Hertfordshire SG5 3RE**

| Reference - 24/02235/FPH                                                                                                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Decision:</b> Decided</p>                                                                                                                                                                |
| <p><b>Date:</b> 07th October 2024</p>                                                                                                                                                          |
| <p><b>Description:</b><br/>Single storey front extension (as amended by plan received 25/10/24)</p>                                                                                            |
| Reference - 14/00289/1HH                                                                                                                                                                       |
| <p><b>Decision:</b> Decided</p>                                                                                                                                                                |
| <p><b>Date:</b> 31st January 2014</p>                                                                                                                                                          |
| <p><b>Description:</b><br/>Two storey rear extension following demolition of existing conservatory and two storey front extension (as amended by plans received 25/04/2014 and 30/04/2014)</p> |
| Reference - 17/04043/FPH                                                                                                                                                                       |
| <p><b>Decision:</b> Decided</p>                                                                                                                                                                |
| <p><b>Date:</b> 16th November 2017</p>                                                                                                                                                         |
| <p><b>Description:</b><br/>Part two storey, part single storey rear extension and first floor front extension.</p>                                                                             |
| Reference - 14/01854/1NMA                                                                                                                                                                      |
| <p><b>Decision:</b> Decided</p>                                                                                                                                                                |
| <p><b>Date:</b> 08th September 2014</p>                                                                                                                                                        |
| <p><b>Description:</b><br/>Reduce size of rear ground floor window (non-material amendment to 14/00289/1HH granted 06.05.14)</p>                                                               |

Planning records for: **19 Bunyan Close Pirton Hitchin SG5 3RE**

| Reference - 10/02096/1HH |                                                                                             |
|--------------------------|---------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                     |
| Date:                    | 13th August 2010                                                                            |
| Description:             | Single storey rear extension and link side extension (as amended by plan received 17.9.10). |

Planning records for: **20 Bunyan Close Pirton Hitchin SG5 3RE**

| Reference - 15/01471/1HH |                               |
|--------------------------|-------------------------------|
| Decision:                | Decided                       |
| Date:                    | 01st June 2015                |
| Description:             | Single storey rear extension. |

Planning records for: **22 Bunyan Close Pirton Hitchin SG5 3RE**

| Reference - 15/01155/1DOC |                                                                                                                           |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------|
| Decision:                 | Decided                                                                                                                   |
| Date:                     | 27th April 2015                                                                                                           |
| Description:              | Discharge of Condition 3 - Details and sample of timber cladding for Planning application 14/03077/1HH granted 05.02.2015 |

| Reference - 14/03077/1HH |                                                                              |
|--------------------------|------------------------------------------------------------------------------|
| Decision:                | Decided                                                                      |
| Date:                    | 26th November 2014                                                           |
| Description:             | First floor front extension (as amended by plans received 30th January 2015) |

Planning records for: **23 Bunyan Close Pirton Hitchin SG5 3RE**

| Reference - 15/03115/1HH |                                                                                                                 |
|--------------------------|-----------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                         |
| Date:                    | 11th December 2015                                                                                              |
| Description:             | Part two and single storey front extensions. First floor rear extension (as amended by plans received 12.2.16). |

| Reference - 19/01958/FPH |                                           |
|--------------------------|-------------------------------------------|
| Decision:                | Decided                                   |
| Date:                    | 13th August 2019                          |
| Description:             | Single storey rear conservatory extension |

Planning records for: **25 Bunyan Close Pirton Hitchin Hertfordshire SG5 3RE**

| Reference - 18/00307/FPH |                                                                                                                                                                                                                                |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                                                                                                        |
| Date:                    | 29th January 2018                                                                                                                                                                                                              |
| Description:             | Two storey rear/side extension, single storey rear extension and first floor front extension. Erection of 1.8m high fence following demotion of existing boundary wall (as amended by drawing 1788-P002A received 22/03/2018). |

| Reference - 21/01974/FPH |                                                                             |
|--------------------------|-----------------------------------------------------------------------------|
| Decision:                | Decided                                                                     |
| Date:                    | 02nd July 2021                                                              |
| Description:             | Erection of a 1.8 metre fence to existing boundary, adjacent to the highway |

Planning records for: **30 Bunyan Close Pirton Hitchin Herts SG5 3RE**

| Reference - 93/00691/1HH |                                                                                          |
|--------------------------|------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                  |
| Date:                    | 18th June 1993                                                                           |
| Description:             | Single storey front and rear extensions. (As amended by plans received 9th August 1993). |

Planning records for: **33 Bunyan Close Pirton Hitchin SG5 3RE**

| Reference - 02/00573/1HH |                   |
|--------------------------|-------------------|
| Decision:                | Decided           |
| Date:                    | 10th April 2002   |
| Description:             | Rear conservatory |

| Reference - 21/01549/FPH |                                                                                            |
|--------------------------|--------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                    |
| Date:                    | 20th May 2021                                                                              |
| Description:             | Single storey front/side extension following demolition of existing side elevation lean-to |

Planning records for: **34 Bunyan Close Pirton Hitchin SG5 3RE**

| Reference - 13/00632/1HH |                                                                                                 |
|--------------------------|-------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                         |
| Date:                    | 26th March 2013                                                                                 |
| Description:             | Two storey front and single storey rear extensions (as amended by plan 02A received 15/05/2013) |

Planning records for: **36 Bunyan Close Pirton Hitchin SG5 3RE**

| Reference - 12/01212/1HH |                              |
|--------------------------|------------------------------|
| Decision:                | Decided                      |
| Date:                    | 28th May 2012                |
| Description:             | Single storey rear extension |

| Reference - 87/01479/1 |                                                           |
|------------------------|-----------------------------------------------------------|
| Decision:              | Decided                                                   |
| Date:                  | 24th September 1987                                       |
| Description:           | Erection of first floor front extension and side car port |

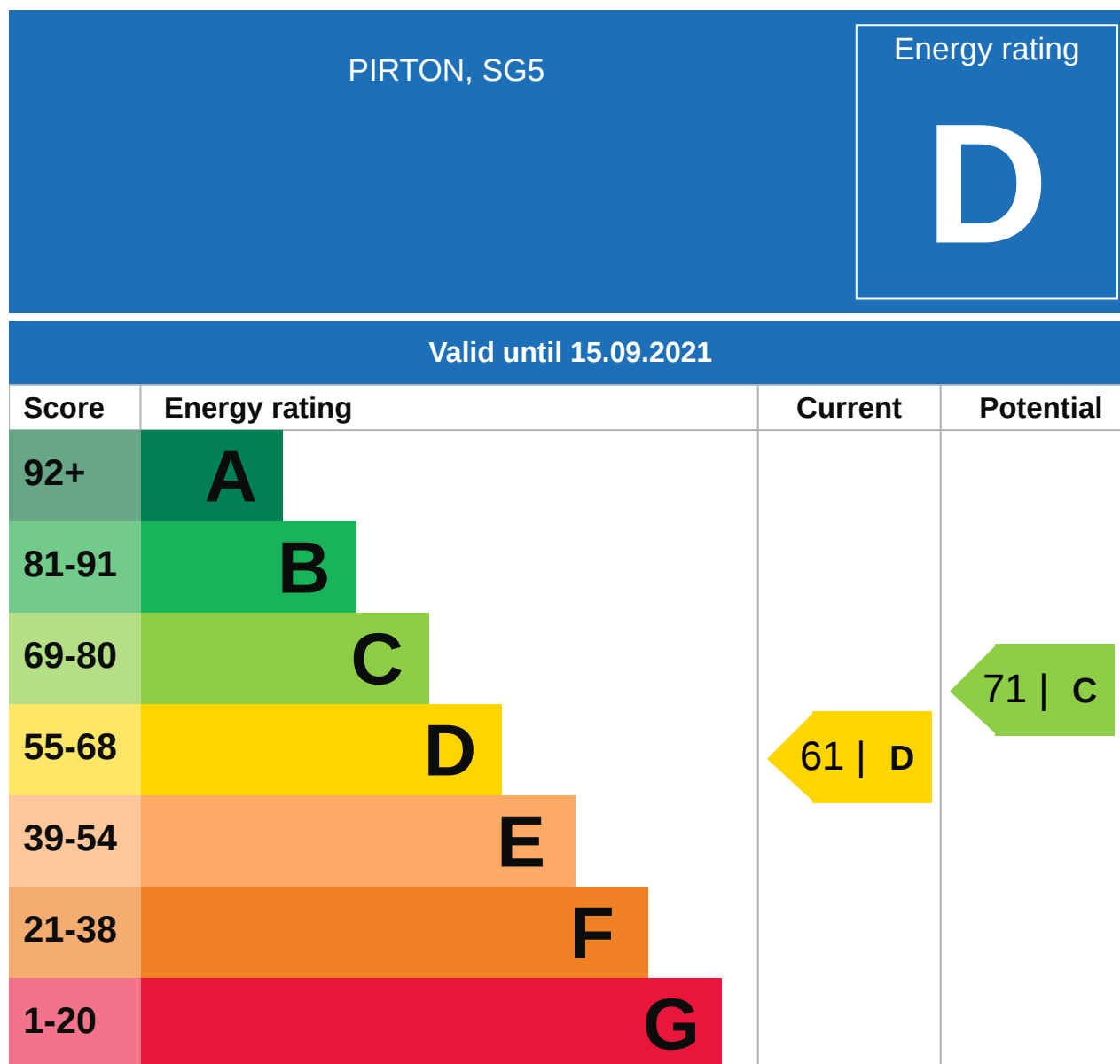
Planning records for: **41 Bunyan Close Pirton Hitchin SG5 3RE**

| Reference - 16/02448/1HH |                                                                                                                                                                                         |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                                                                 |
| Date:                    | 28th September 2016                                                                                                                                                                     |
| Description:             | Two storey side extension, single storey rear extension, front bay window and first floor front extension above existing porch following removal of existing conservatory (as amended). |

| Reference - 20/02640/FPH |                               |
|--------------------------|-------------------------------|
| Decision:                | Decided                       |
| Date:                    | 16th November 2020            |
| Description:             | Single storey front extension |

Planning records for: **46 Bunyan Close Pirton Hitchin Hertfordshire SG5 3RE**

| Reference - 01/00430/1HH |                                                                                                |
|--------------------------|------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                        |
| Date:                    | 21st March 2001                                                                                |
| Description:             | Part single, part two storey rear extension (as amended by plans received 19.6.01 and 24.7.01) |



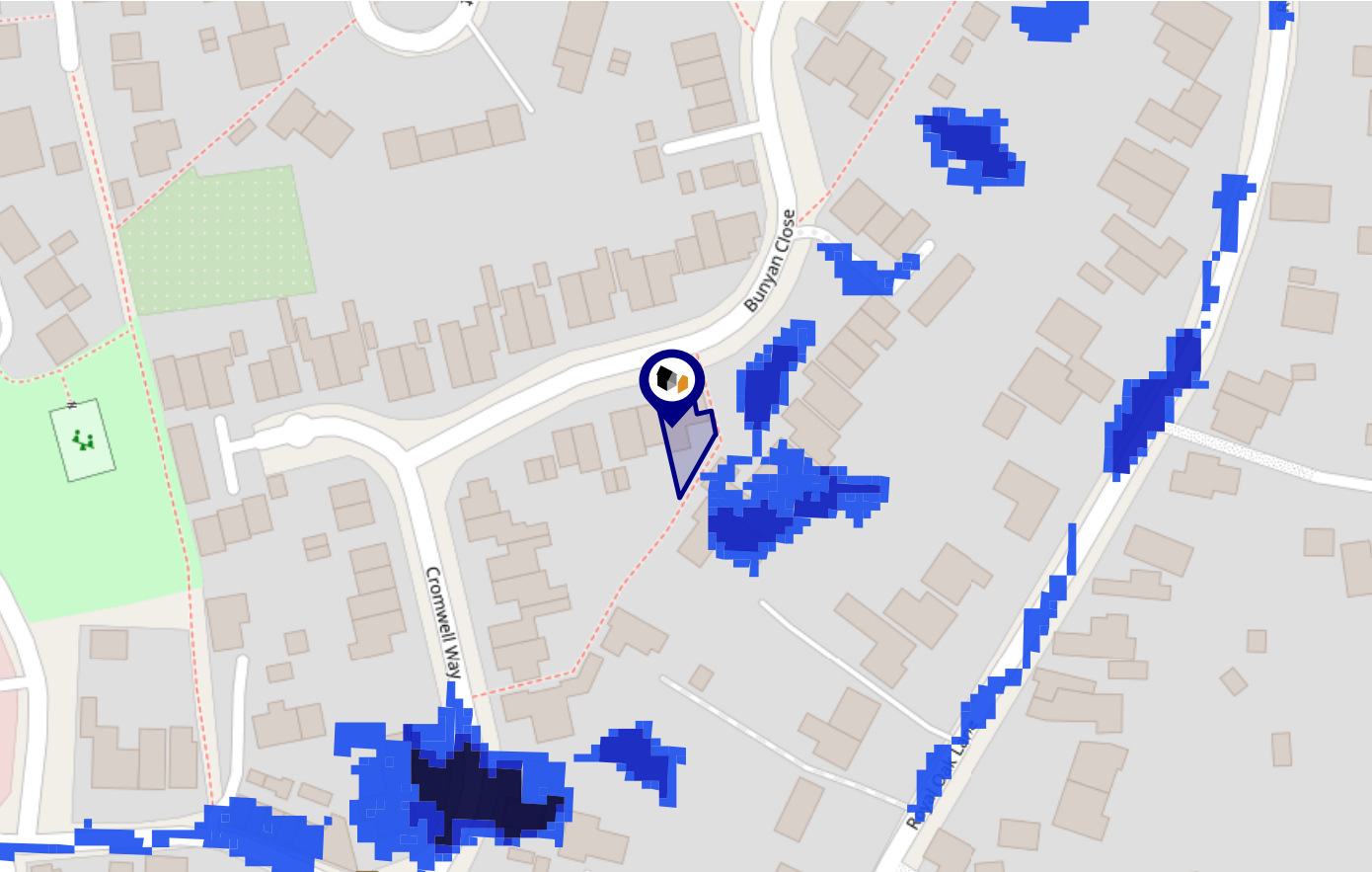
## Additional EPC Data

|                                      |                                                |
|--------------------------------------|------------------------------------------------|
| <b>Property Type:</b>                | End-terrace house                              |
| <b>Walls:</b>                        | Cavity wall, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                 | Poor                                           |
| <b>Roof:</b>                         | Pitched, 300+ mm loft insulation               |
| <b>Roof Energy:</b>                  | Very good                                      |
| <b>Window:</b>                       | Fully double glazed                            |
| <b>Window Energy:</b>                | Good                                           |
| <b>Main Heating:</b>                 | Boiler and radiators, mains gas                |
| <b>Main Heating Energy:</b>          | Good                                           |
| <b>Main Heating Controls:</b>        | Programmer, room thermostat and TRVs           |
| <b>Main Heating Controls Energy:</b> | Good                                           |
| <b>Hot Water System:</b>             | From main system                               |
| <b>Hot Water Energy Efficiency:</b>  | Average                                        |
| <b>Lighting:</b>                     | Low energy lighting in 72% of fixed outlets    |
| <b>Lighting Energy:</b>              | Very good                                      |
| <b>Floors:</b>                       | Solid, no insulation (assumed)                 |
| <b>Secondary Heating:</b>            | Room heaters, mains gas                        |
| <b>Total Floor Area:</b>             | 119 m <sup>2</sup>                             |

# 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.

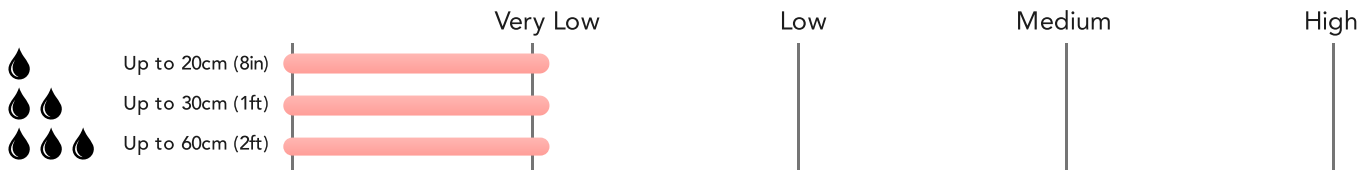


Risk Rating: Very low

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.

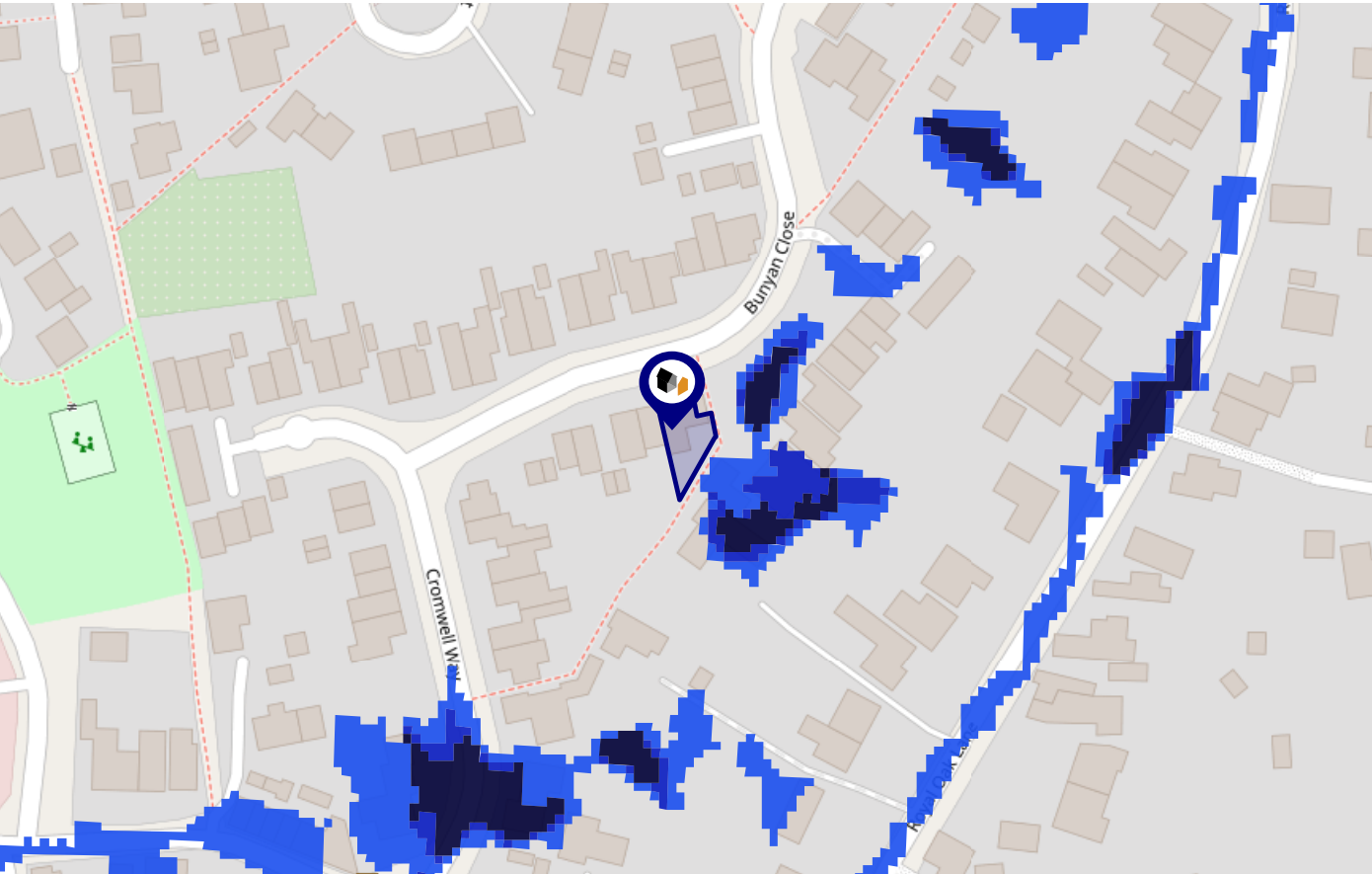
Chance of flooding to the following depths at this property:



# 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.

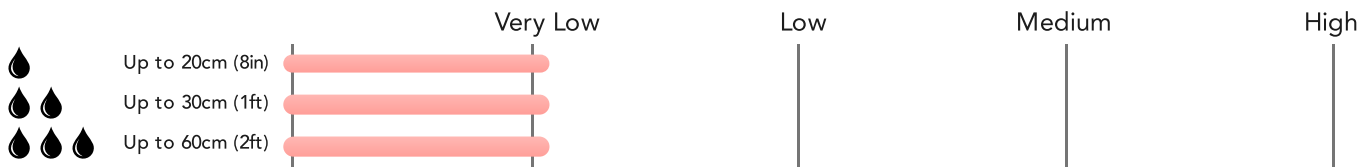


Risk Rating: Very low

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.

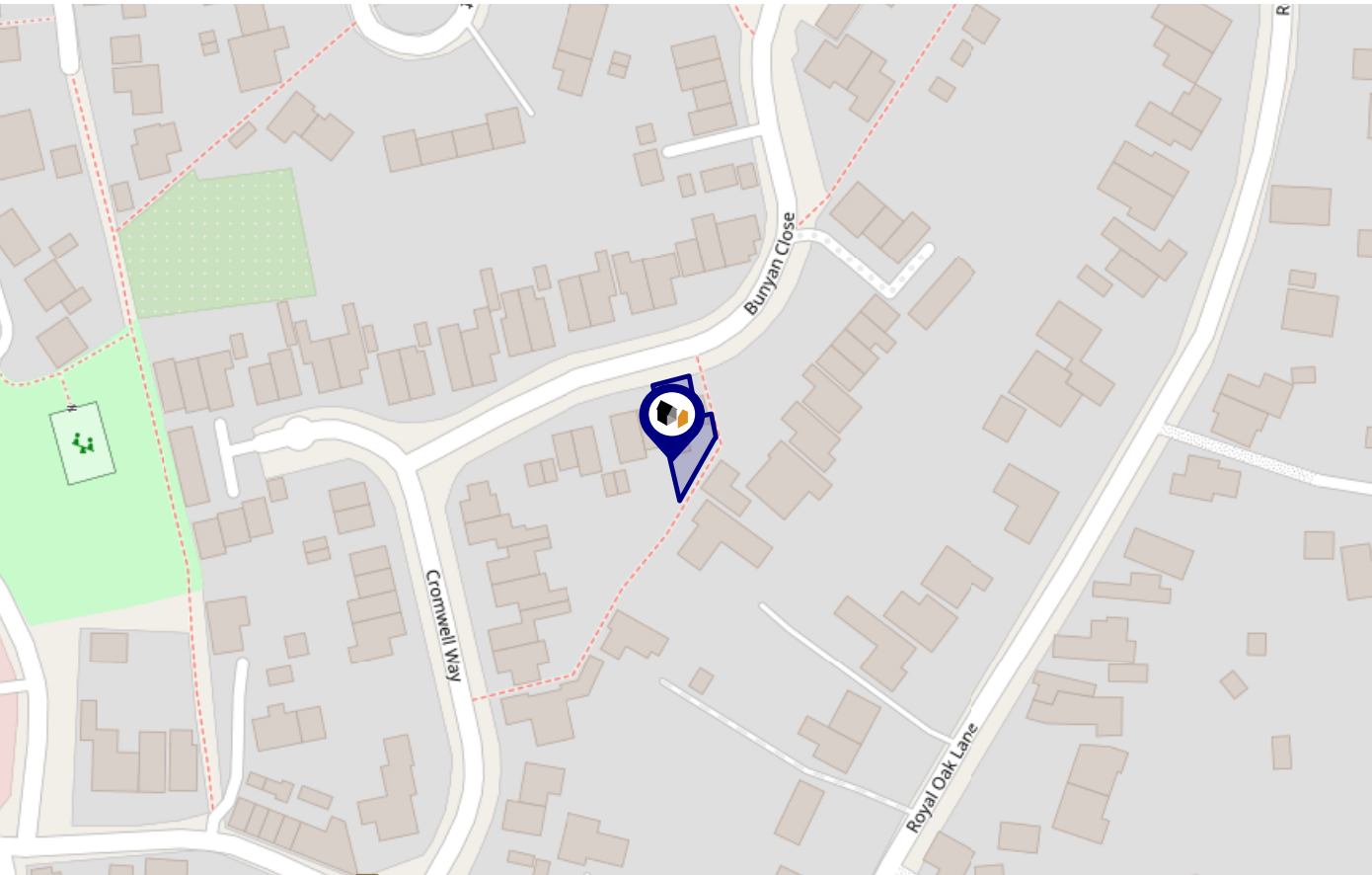
Chance of flooding to the following depths at this property:



# 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.

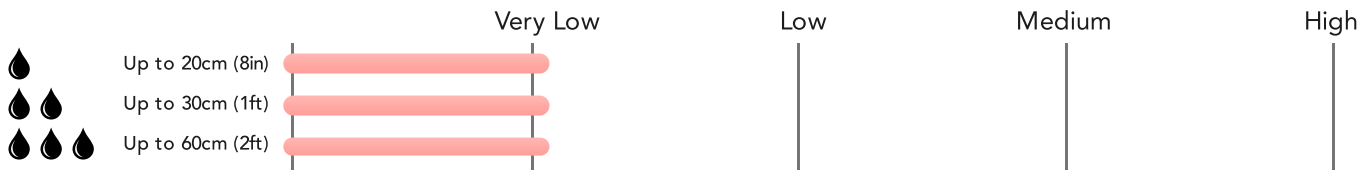


Risk Rating: Very low

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.
- 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.

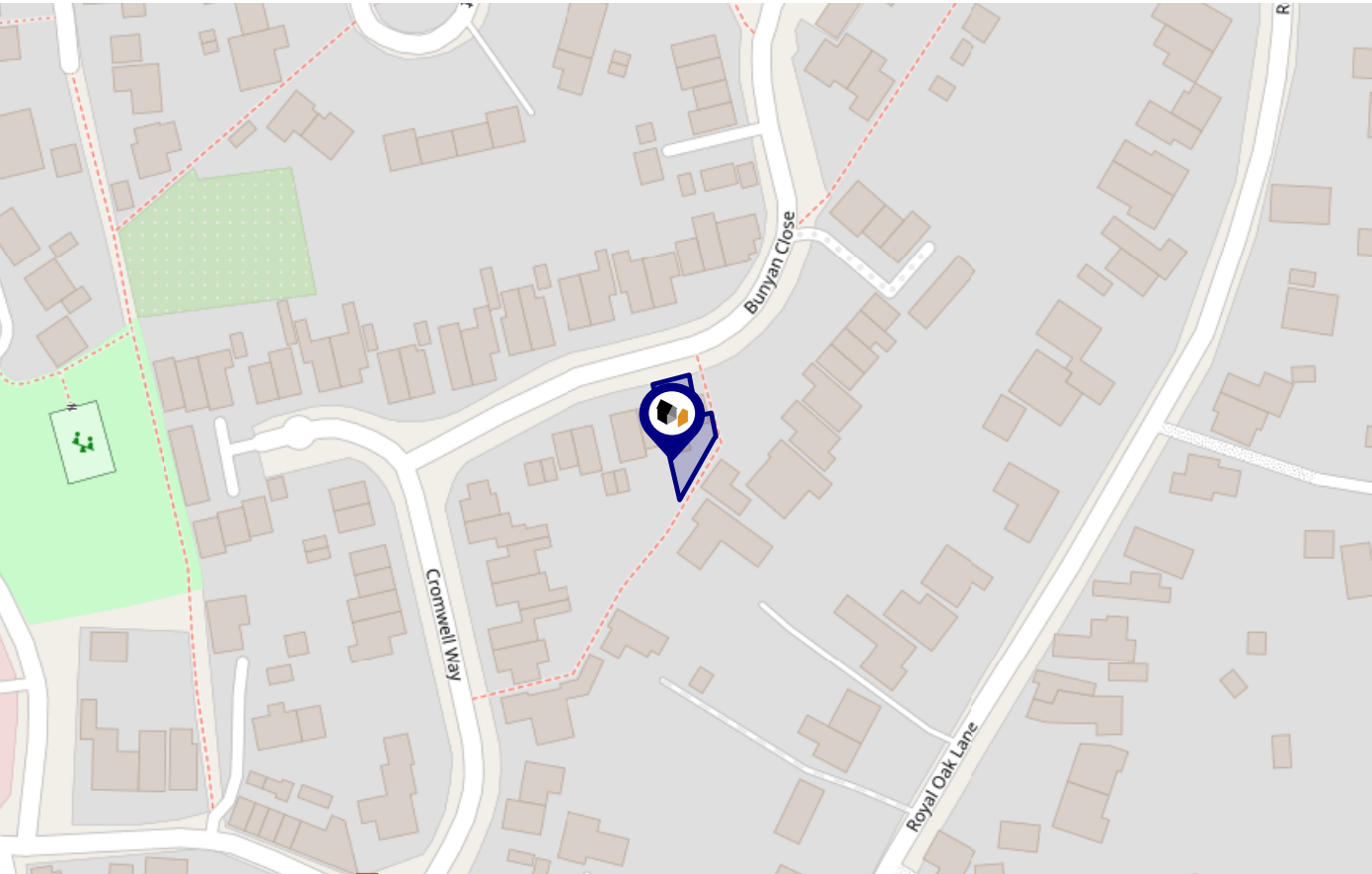
Chance of flooding to the following depths at this property:



# 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.

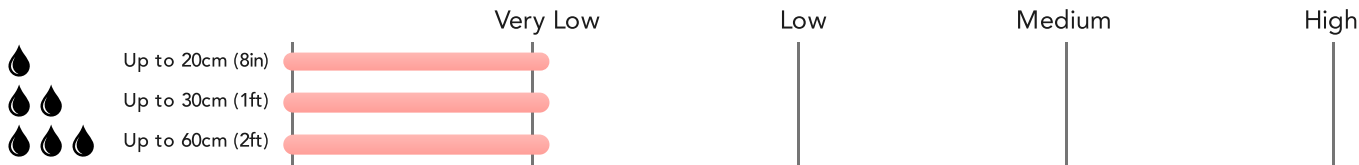


Risk Rating: Very low

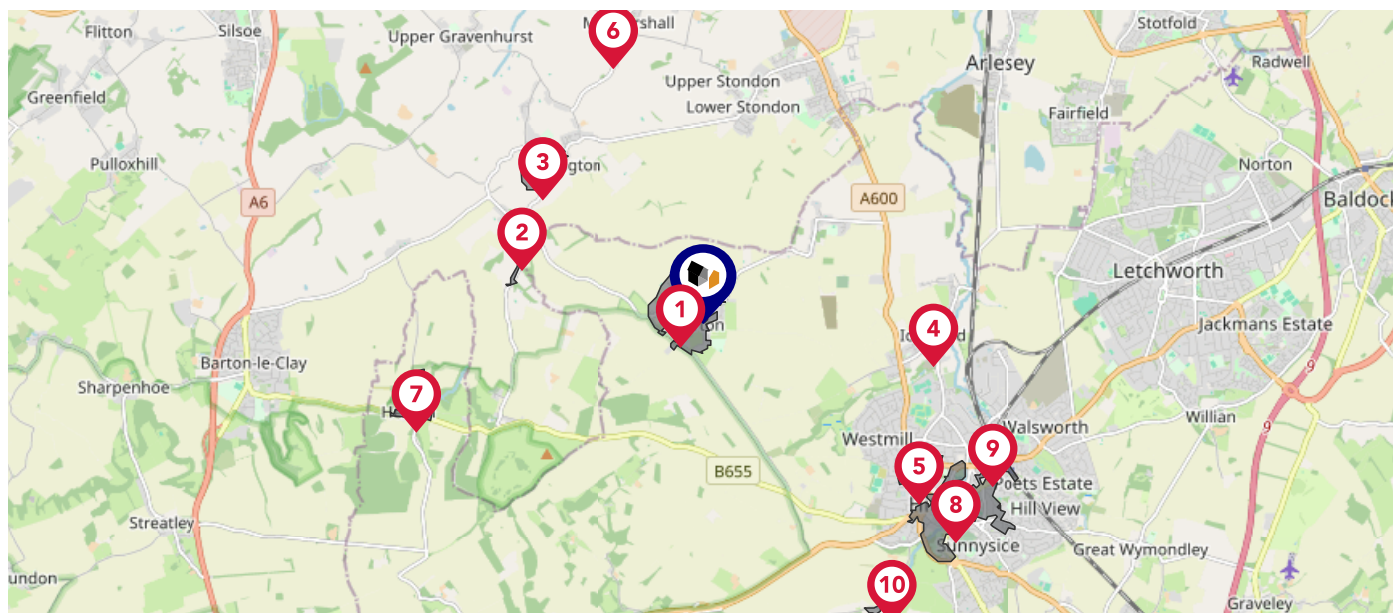
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



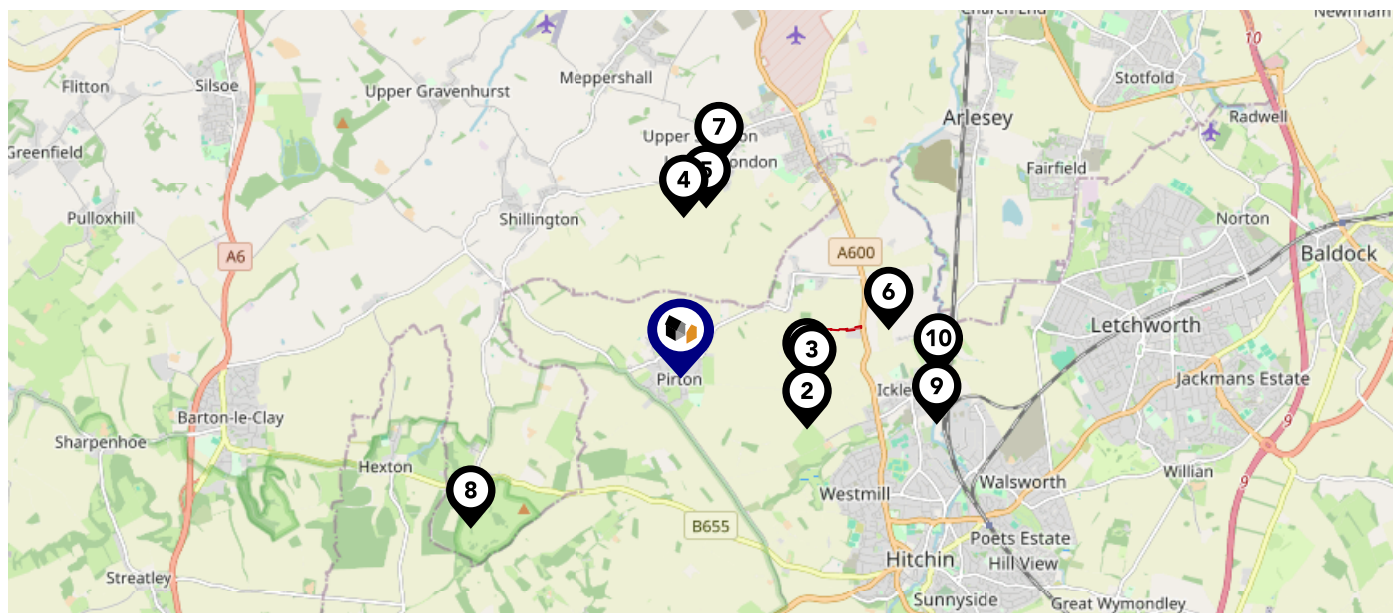
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

- |    |                                                |
|----|------------------------------------------------|
| 1  | Pirton                                         |
| 2  | Shillington (Aspley End) Conservation Area     |
| 3  | Shillington Conservation Area                  |
| 4  | Ickleford                                      |
| 5  | Butts Close, Hitchin                           |
| 6  | Meppershall Conservation Area                  |
| 7  | Hexton                                         |
| 8  | Hitchin                                        |
| 9  | Hitchin Railway and Ransom's Recreation Ground |
| 10 | Charlton                                       |

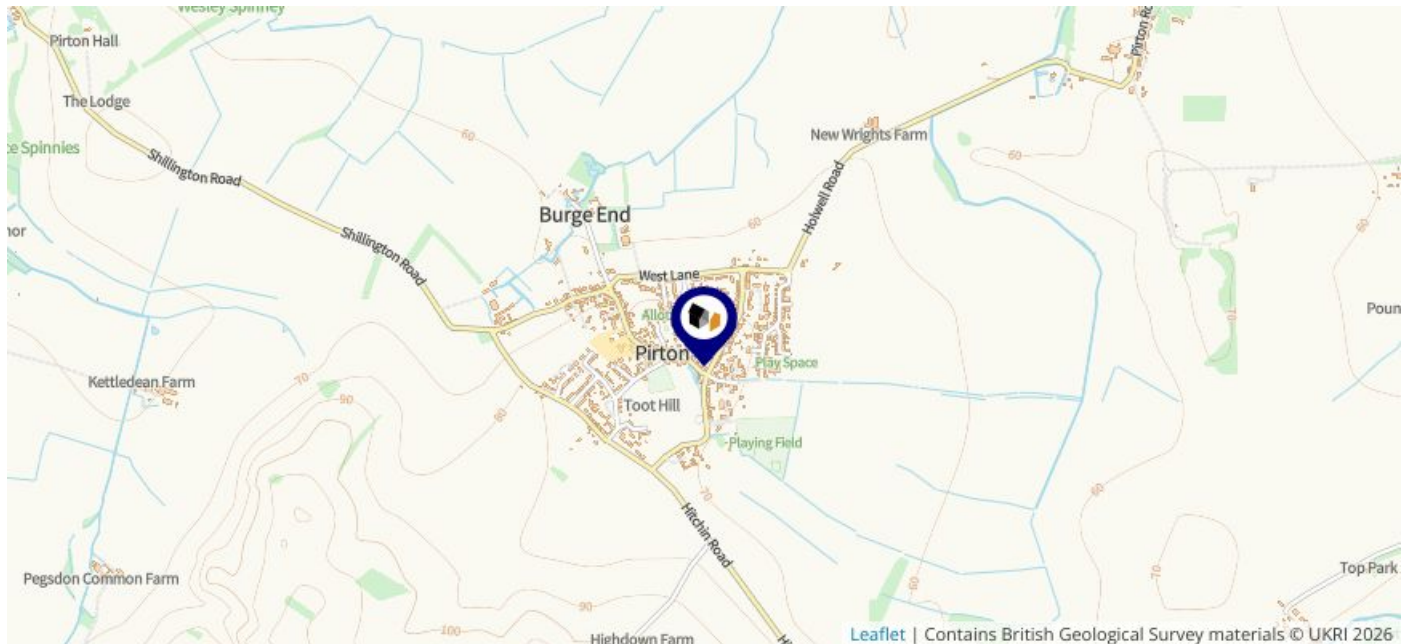
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

|    |                                                                  |                   |  |
|----|------------------------------------------------------------------|-------------------|--|
| 1  | Pit At Holwell-Hitchin, Hertfordshire                            | Historic Landfill |  |
| 2  | Hambridge Way-Pirton                                             | Historic Landfill |  |
| 3  | No name provided by source                                       | Active Landfill   |  |
| 4  | Opposite Tyne Hill Farm-Lower Stondon, Bedfordshire              | Historic Landfill |  |
| 5  | Lower Stondon-Bedfordshire                                       | Historic Landfill |  |
| 6  | Ickleford Railway Cutting-Ickleford, Near Hitchin, Hertfordshire | Historic Landfill |  |
| 7  | Disused Sand Pit-Stondon Manor, Upper Stondon, Bedfordshire      | Historic Landfill |  |
| 8  | Clark's Hill-Pegsdon, Bedfordshire                               | Historic Landfill |  |
| 9  | Gerry's Hole-Ickleford, Near Hitchin, Hertfordshire              | Historic Landfill |  |
| 10 | Lower Green-Ickleford, Hitchin, Surrey                           | Historic Landfill |  |

This map displays nearby coal mine entrances and their classifications.



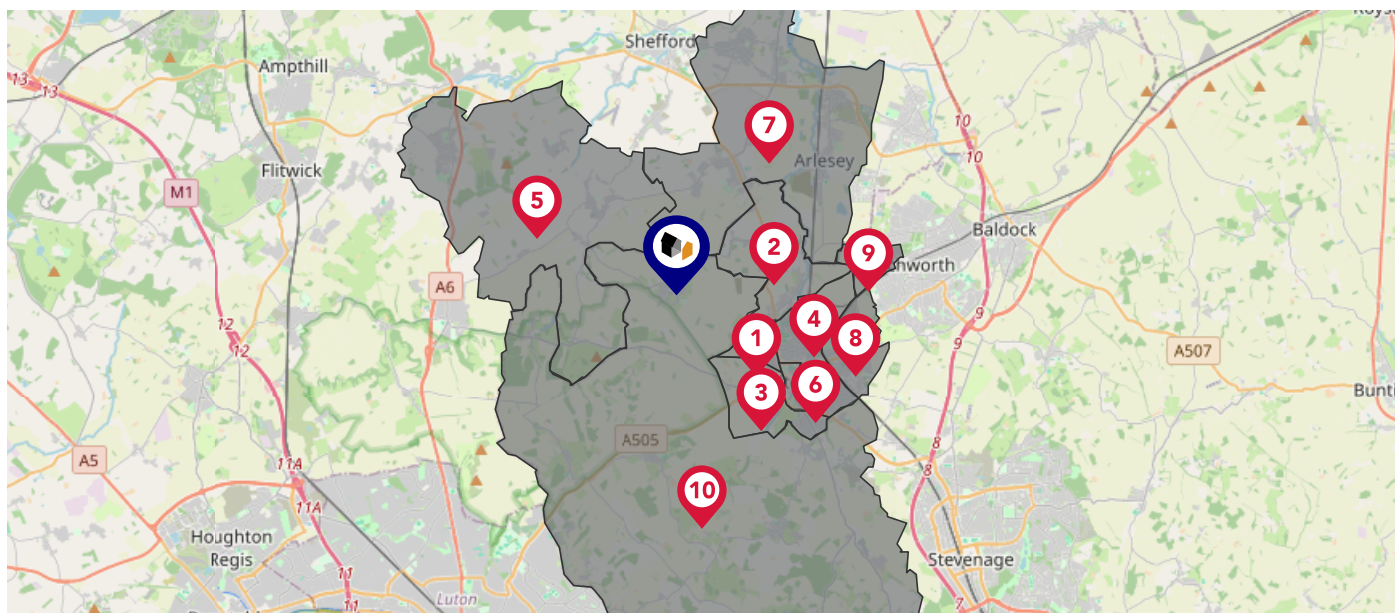
### Mine Entry

- ✕ 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 Oughton Ward

2

Cadwell Ward

3

Hitchin Priory Ward

4

Hitchin Bearton Ward

5

Silsoe and Shillington Ward

6

Hitchin Highbury Ward

7

Arlesey Ward

8

Hitchin Walsworth Ward

9

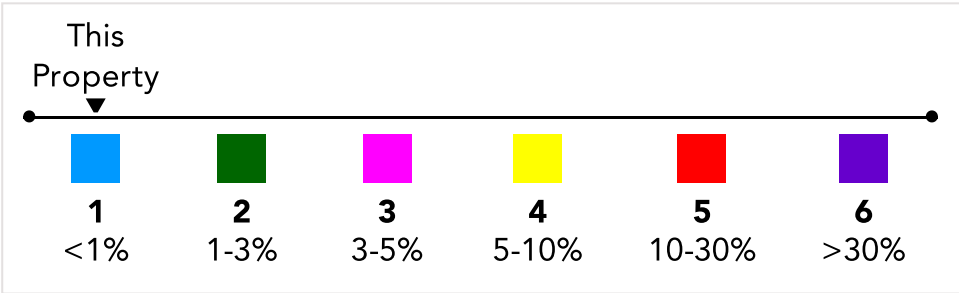
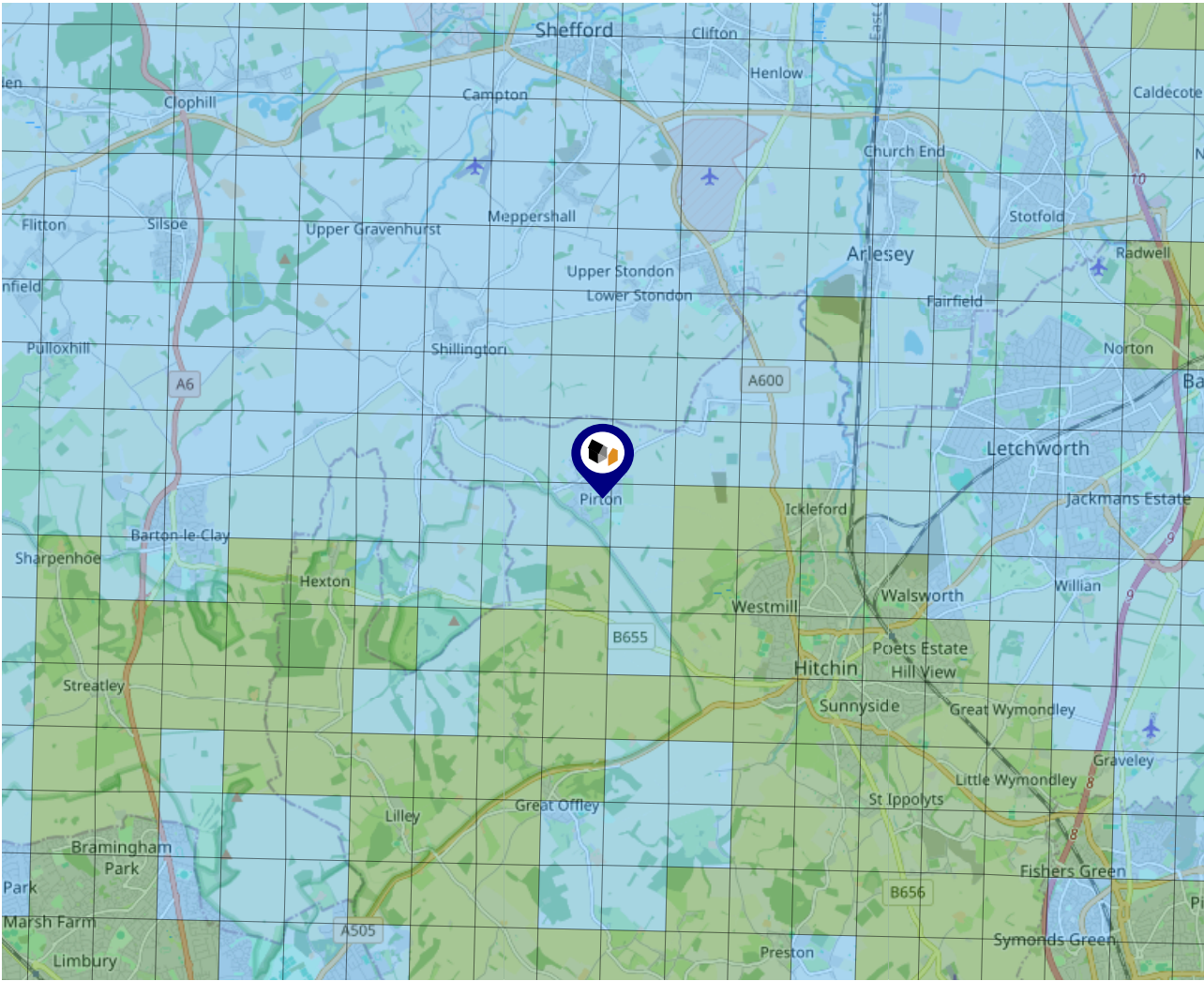
Letchworth Wilbury Ward

10

Hitchwood, Offa and Hoo Ward

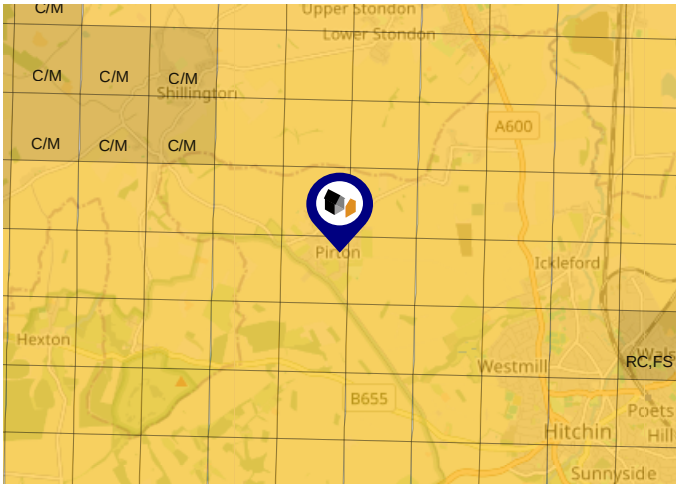
What is Radon?

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).



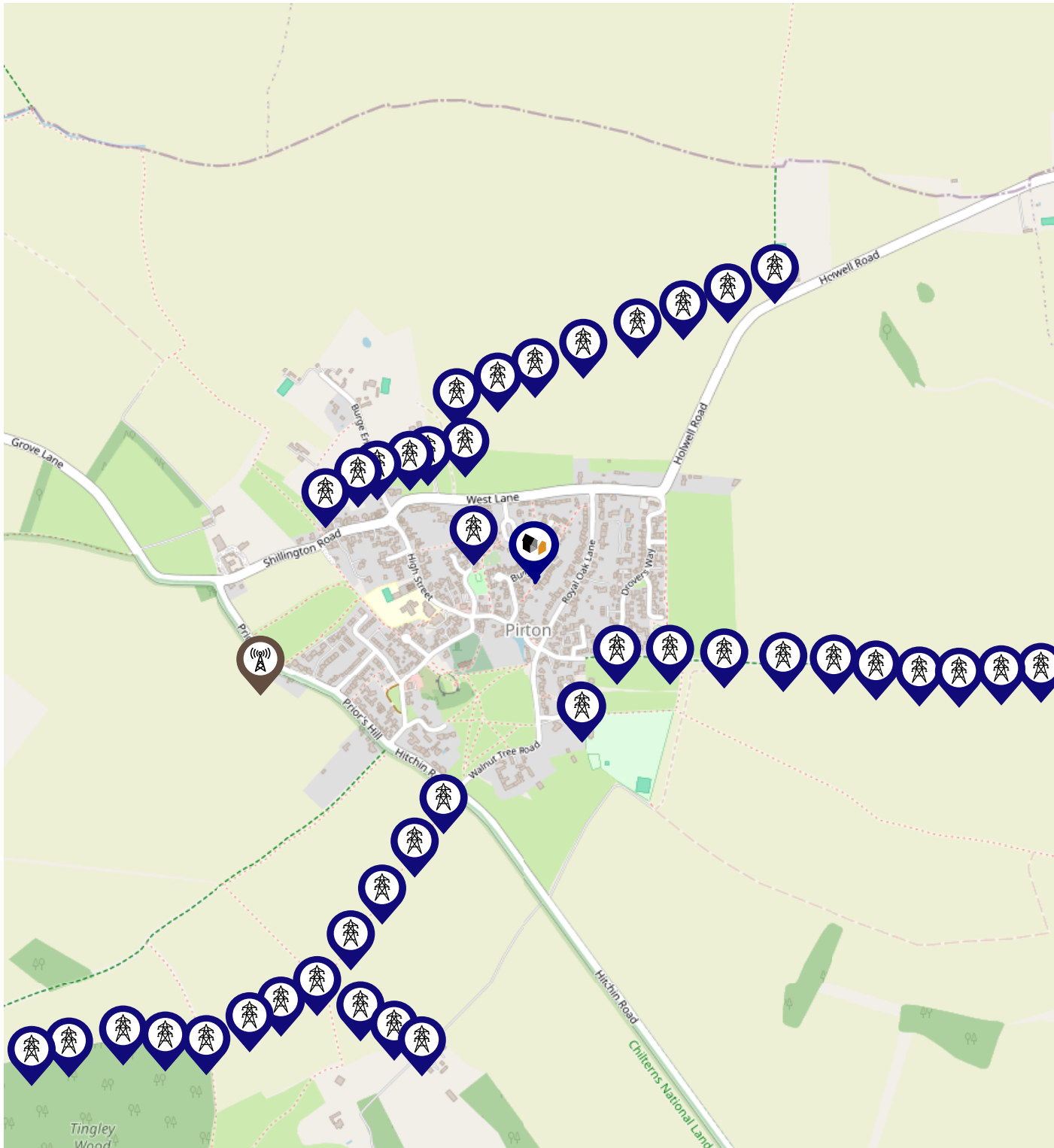
Ground Composition for this Address (Surrounding square kilometer zone around property)

|                               |                                    |                      |                       |
|-------------------------------|------------------------------------|----------------------|-----------------------|
| <b>Carbon Content:</b>        | HIGH                               | <b>Soil Texture:</b> | CHALKY CLAY TO CHALKY |
| <b>Parent Material Grain:</b> | ARGILLIC                           |                      | LOAM                  |
| <b>Soil Group:</b>            | MEDIUM TO LIGHT(SILTY)<br>TO HEAVY | <b>Soil Depth:</b>   | DEEP-INTERMEDIATE     |



Primary Classifications (Most Common Clay Types)

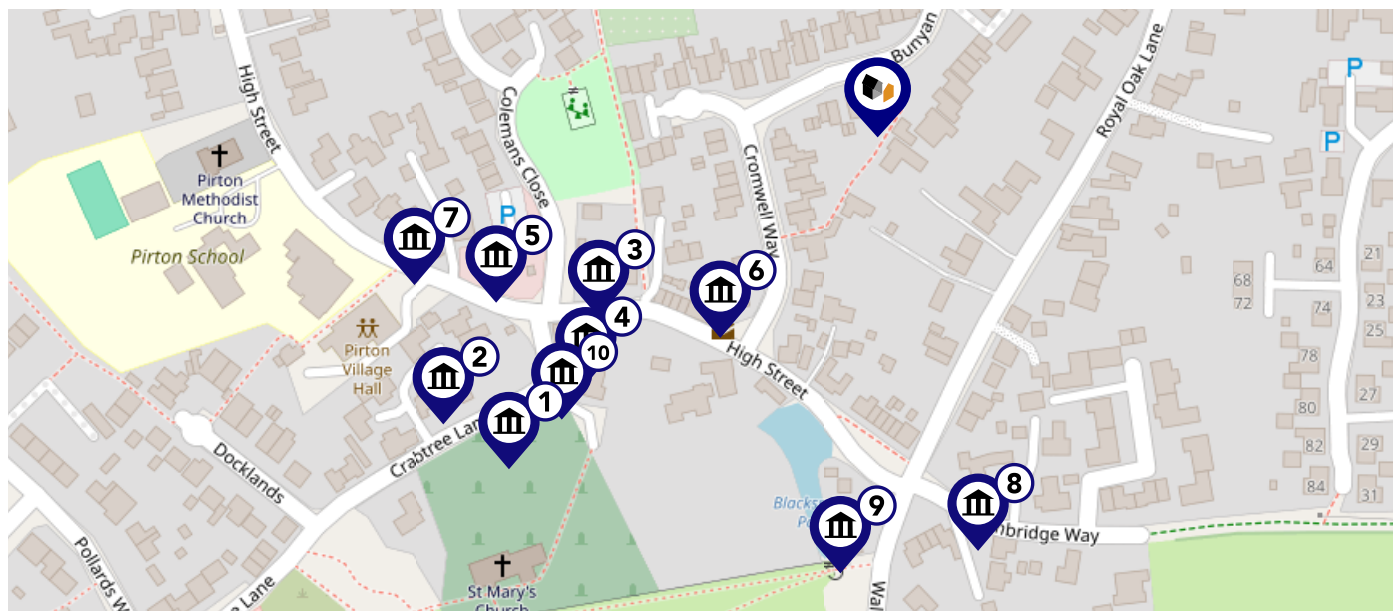
|               |                                              |
|---------------|----------------------------------------------|
| <b>C/M</b>    | Claystone / Mudstone                         |
| <b>FPC,S</b>  | Floodplain Clay, Sand / Gravel               |
| <b>FC,S</b>   | Fluvial Clays & Silts                        |
| <b>FC,S,G</b> | Fluvial Clays, Silts, Sands & Gravel         |
| <b>PM/EC</b>  | Prequaternary Marine / Estuarine Clay / Silt |
| <b>QM/EC</b>  | Quaternary Marine / Estuarine Clay / Silt    |
| <b>RC</b>     | Residual Clay                                |
| <b>RC/LL</b>  | Residual Clay & Loamy Loess                  |
| <b>RC,S</b>   | River Clay & Silt                            |
| <b>RC,FS</b>  | Riverine Clay & Floodplain Sands and Gravel  |
| <b>RC,FL</b>  | Riverine Clay & Fluvial Sands and Gravel     |
| <b>TC</b>     | Terrace Clay                                 |
| <b>TC/LL</b>  | 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  |
|-------------------------------------------------------------------------------------|---------------------------------------------------|----------|-----------|
|  | 1430264 - Pirton War Memorial                     | Grade II | 0.1 miles |
|  | 1347109 - Crabtree House                          | Grade II | 0.1 miles |
|  | 1347076 - 41-45, High Street                      | Grade II | 0.1 miles |
|  | 1103193 - 20, High Street                         | Grade II | 0.1 miles |
|  | 1175478 - The Fox Inn                             | Grade II | 0.1 miles |
|  | 1103192 - Cromwell Cottage                        | Grade II | 0.1 miles |
|  | 1103191 - 31, High Street                         | Grade II | 0.1 miles |
|  | 1103190 - South-east Barn At No 1 (elm Tree Farm) | Grade II | 0.1 miles |
|  | 1347097 - 4-6, Walnut Tree Road                   | Grade II | 0.1 miles |
|  | 1295337 - 5, Crabtree Lane                        | Grade II | 0.1 miles |

## Building Safety

---

None specified by vendor

## Accessibility / Adaptations

---

This property has been modified since its previous owner, is not suitable for wheelchair users

## Restrictive Covenants

---

YES - the vendor has indicated there are rights, restrictions or covenants associated with this property.  
ask you agent for details.

## Rights of Way (Public & Private)

---

None specified

## Construction Type

---

Standard brick

## 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

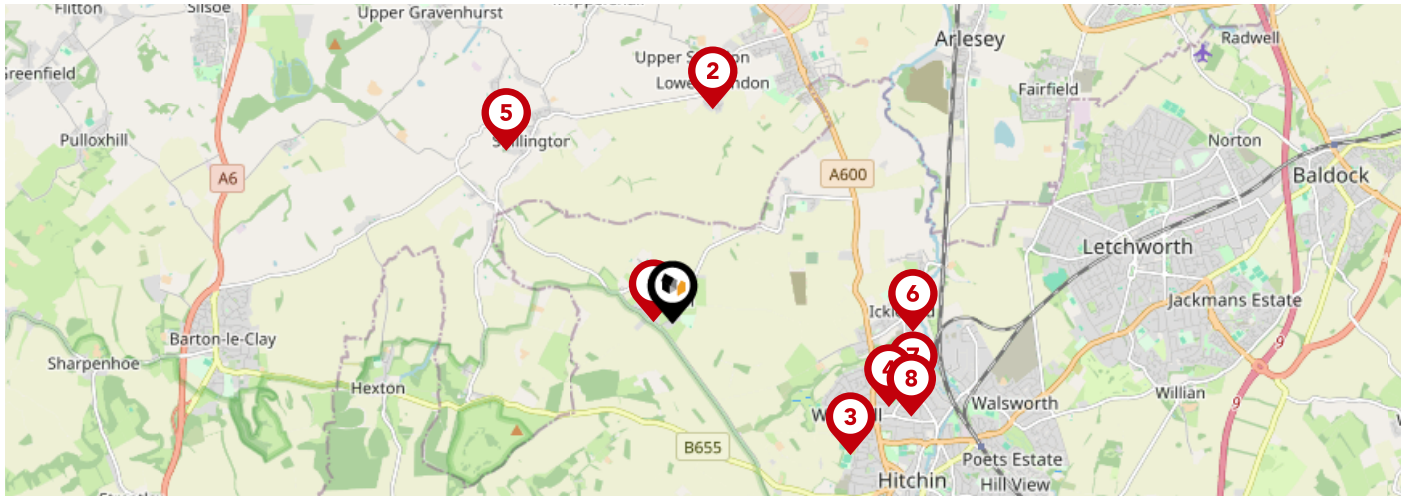
---

YES - Mains

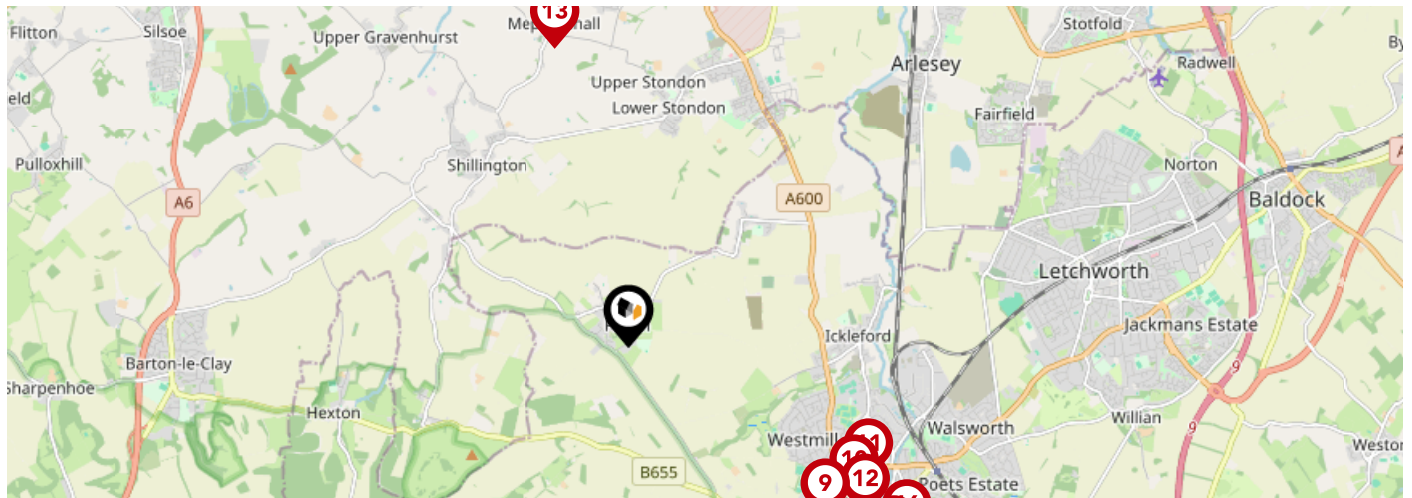
## Drainage

---

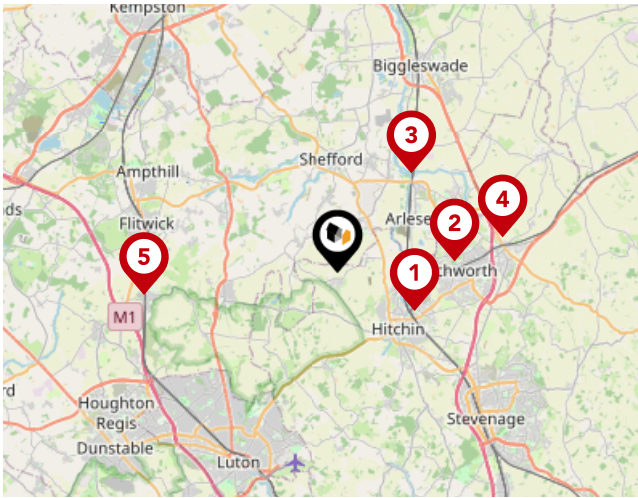
YES - Mains



|          |                                                                                                  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|--------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Pirton School</b><br>Ofsted Rating: Requires improvement   Pupils: 150   Distance:0.17        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Stondon Lower School</b><br>Ofsted Rating: Good   Pupils: 147   Distance:1.99                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Oughton Primary and Nursery School</b><br>Ofsted Rating: Good   Pupils: 218   Distance:2.02   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>The Priory School</b><br>Ofsted Rating: Good   Pupils: 1231   Distance:2.11                   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Shillington Lower School</b><br>Ofsted Rating: Good   Pupils: 126   Distance:2.19             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Ickleford Primary School</b><br>Ofsted Rating: Good   Pupils: 210   Distance:2.2              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Our Lady Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 154   Distance:2.28     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Strathmore Infant and Nursery School</b><br>Ofsted Rating: Good   Pupils: 199   Distance:2.33 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

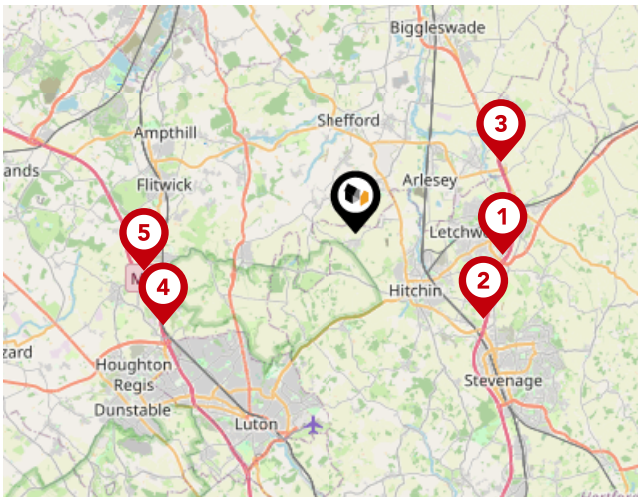


|    |                                                                                                               | Nursery                             | Primary                             | Secondary                           | College                  | Private                  |
|----|---------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 9  | <b>Samuel Lucas Junior Mixed and Infant School</b><br>Ofsted Rating: Outstanding   Pupils: 420   Distance:2.4 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 | <b>Wilshire-Dacre Junior Academy</b><br>Ofsted Rating: Good   Pupils: 267   Distance:2.47                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 11 | <b>York Road Nursery School</b><br>Ofsted Rating: Outstanding   Pupils: 107   Distance:2.51                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 12 | <b>Hitchin Boys' School</b><br>Ofsted Rating: Outstanding   Pupils: 1317   Distance:2.66                      | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13 | <b>Meppershall Church of England Academy</b><br>Ofsted Rating: Good   Pupils: 212   Distance:2.81             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | <b>Offley Endowed Primary School and Nursery</b><br>Ofsted Rating: Good   Pupils: 165   Distance:2.96         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 15 | <b>Highbury Infant School and Nursery</b><br>Ofsted Rating: Good   Pupils: 204   Distance:3.09                | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 16 | <b>Hitchin Girls' School</b><br>Ofsted Rating: Outstanding   Pupils: 1355   Distance:3.1                      | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



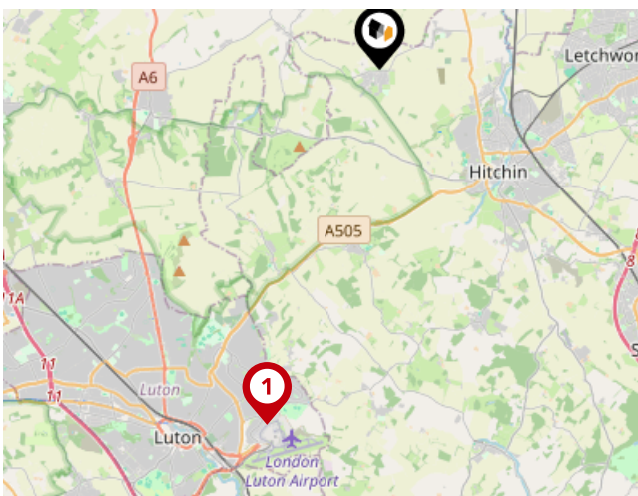
### National Rail Stations

| Pin | Name                           | Distance   |
|-----|--------------------------------|------------|
| 1   | Hitchin Rail Station           | 3.12 miles |
| 2   | Letchworth Rail Station        | 4.27 miles |
| 3   | Arlesey Rail Station           | 4.5 miles  |
| 4   | Baldock Rail Station           | 6.17 miles |
| 5   | Harlington (Beds) Rail Station | 7.12 miles |



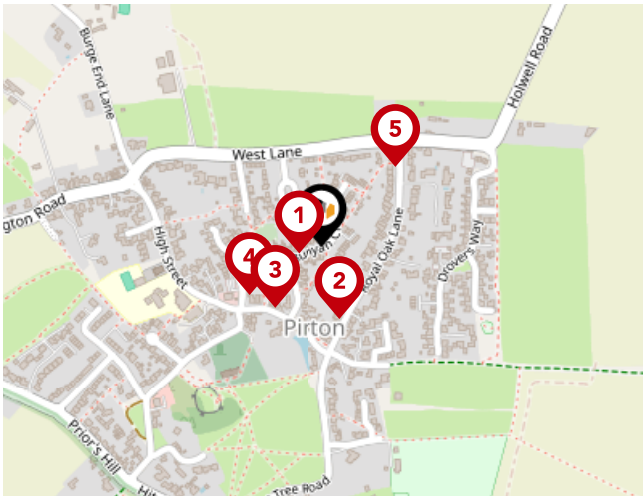
### Trunk Roads/Motorways

| Pin | Name      | Distance   |
|-----|-----------|------------|
| 1   | A1(M) J9  | 5.38 miles |
| 2   | A1(M) J8  | 5.6 miles  |
| 3   | A1(M) J10 | 5.94 miles |
| 4   | M1 J11A   | 7.77 miles |
| 5   | M1 J12    | 7.84 miles |



### Airports/Helipads

| Pin | Name                 | Distance  |
|-----|----------------------|-----------|
| 1   | London Luton Airport | 6.8 miles |



Bus Stops/Stations

| Pin | Name                      | Distance   |
|-----|---------------------------|------------|
| 1   | Bunyan Close Cromwell Way | 0.02 miles |
| 2   | High Street               | 0.08 miles |
| 3   | Post Office               | 0.08 miles |
| 4   | Opposite The Fox PH       | 0.09 miles |
| 5   | West Lane                 | 0.12 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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