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MIR: Material Info

The Material Information Affecting this Property
Wednesday 02nd September 2026



ORCHARD CLOSE, ST. IPPOLYTS, HITCHIN, SG4

Country Properties

81 Hermitage Road Hitchin Herts SG5 1DB
01462 452951
phurren@country-properties.co.uk
www.country-properties.co.uk



Planning records for: **1 Orchard Close St Ippolyts Hitchin Hertfordshire SG4 7RH**

Reference - 23/01164/FPH	
Decision:	Decided
Date:	19th May 2023
Description:	Single storey side extension, side dormer incorporating two windows and insertion of two rooflights to existing side roofslope following demolition of existing side element. Installation of external cladding and alterations to fenestration.

Reference - 24/00503/NMA	
Decision:	Decided
Date:	04th March 2024
Description:	Alterations to dormer extension and dormer windows (as Non-Material Amendment to planning permission 23/01164/FPH granted 27.07.2023)

Planning records for: **2 Orchard Close St Ippolyts Hitchin Hertfordshire SG4 7RH**

Reference - 24/00701/FPH	
Decision:	Decided
Date:	26th March 2024
Description:	Two storey side extension.

Reference - 24/01425/FPH	
Decision:	Decided
Date:	28th June 2024
Description:	Two storey side extension following demolition of existing single storey side extension

Planning records for: **2 Orchard Close St Ippolyts Hitchin SG4 7RH**

Reference - 10/00774/1HH	
Decision:	Decided
Date:	21st April 2010
Description:	Single storey front and side extensions

Reference - 23/01347/FPH	
Decision:	Decided
Date:	12th June 2023
Description:	Two storey side extension and alterations to fenestration.

Reference - 24/0415/HSE	
Decision:	Registered
Date:	26th March 2024
Description:	Retention of existing brick boundary wall at side and rear boundary. Removal of existing uPVC fence panels from front, side and rear boundary.

Planning records for: **4 Orchard Close St Ippolyts SG4 7RH**

Reference - 08/00140/1HH	
Decision:	Decided
Date:	22nd January 2008
Description:	Two storey side extension and single storey front extension following demolition of existing outbuilding, formation of crossover to provide vehicular access from Orchard Close

Planning records for: **5 Orchard Close St Ippolyts Hitchin Hertfordshire SG4 7RH**

Reference - 21/00458/FPH	
Decision:	Decided
Date:	11th February 2021
Description:	Single storey side extension and insertion of rear elevation rooflights (as amended by plans received 08/06/21)

Planning records for: **7 Orchard Close St Ippolyts Hitchin SG4 7RH**

Reference - 00/00240/1HH	
Decision:	Decided
Date:	18th February 2000
Description:	Two storey side extension

Reference - 00/00609/1HH	
Decision:	Decided
Date:	19th April 2000
Description:	Two storey side extension

Planning records for: **16A Orchard Close St Ippolyts Hitchin SG4 7RH**

Reference - 16/03071/1PUD	
Decision:	Decided
Date:	05th January 2017
Description:	Replace window with external door to rear.

Planning records for: **16A Orchard Close St Ippolyts Hitchin SG4 7RH**

Reference - 93/00053/1	
Decision:	Decided
Date:	20th January 1993
Description:	First floor extension over existing double garage to provide elderley person annexe.

Planning records for: **26 Orchard Close St Ippolyts Hitchin SG4 7RH**

Reference - 15/01747/1HH	
Decision:	Decided
Date:	29th June 2015
Description:	Single story rear extension following demolition of existing outbuilding.

Reference - 85/00494/1	
Decision:	Decided
Date:	29th March 1985
Description:	Erection of first floor rear extension and front entrance porch.

Planning records for: **32 Orchard Close St Ippolyts Hitchin SG4 7RH**

Reference - 10/00718/1DOC	
Decision:	Decided
Date:	06th April 2010
Description:	Condition 3 - External Materials

Planning records for: **32 Orchard Close St Ippolyts Hitchin Hertfordshire SG4 7RH**

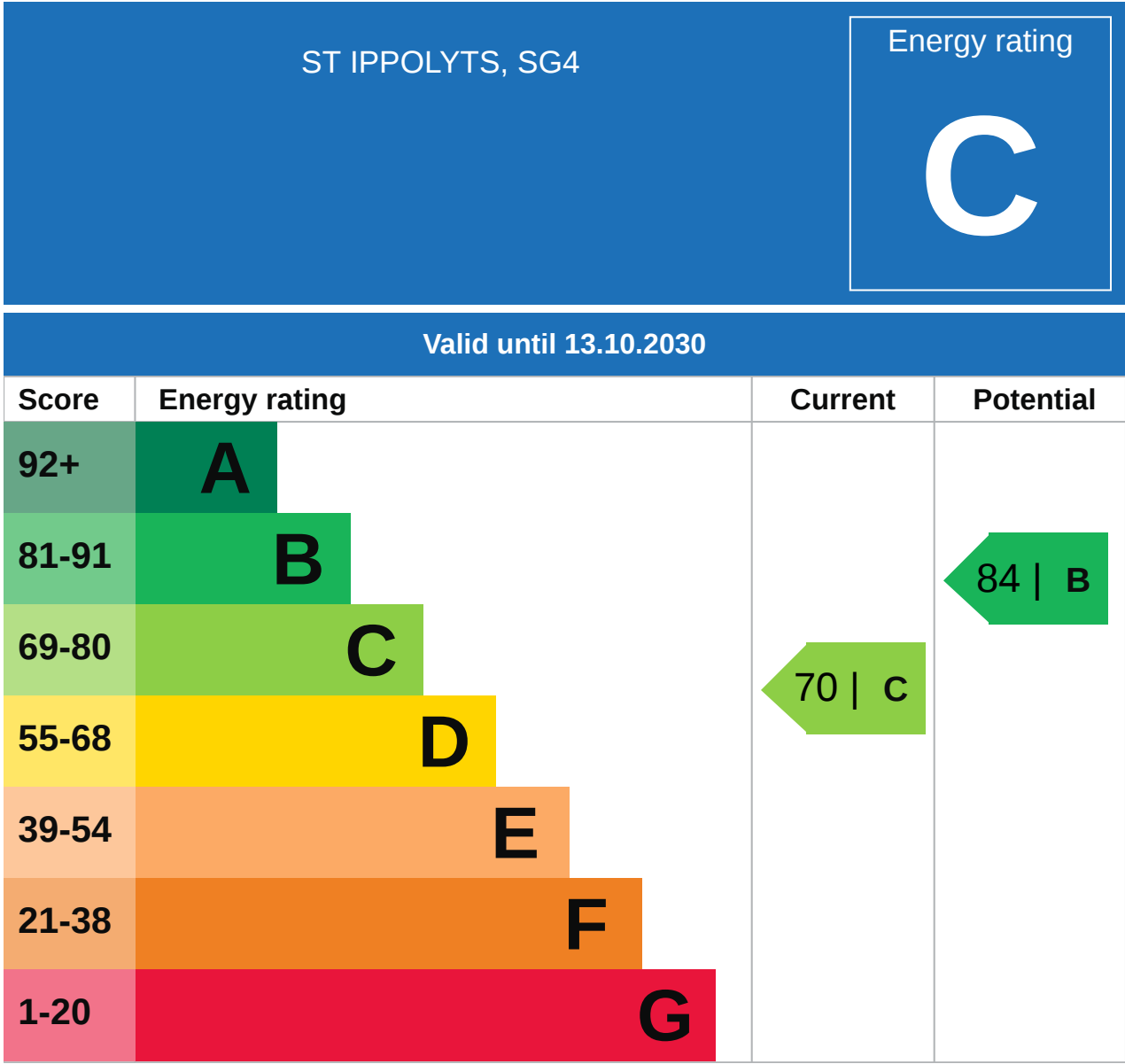
Reference - 25/00093/FPH	
Decision:	Decided
Date:	27th January 2025
Description:	Provision of vehicular parking spaces and access to property via dropped kerb and vehicle crossover. Part one storey, part two storey rear extension following demolition of existing rear conservatory and erection of single storey side shed; first floor front extension over existing porch. Alterations to existing patio and erection of timber side elevations boundary fence.

Reference - 09/01484/1HH	
Decision:	Decided
Date:	06th August 2009
Description:	Replacement front entrance porch following demolition of existing

Planning records for: **40 Orchard Close St Ippolyts Hitchin SG4 7RH**

Reference - 15/00365/1TCA	
Decision:	Decided
Date:	09th February 2015
Description:	Fell 1 Lime Tree (T1)

Reference - 19/02089/FPH	
Decision:	Decided
Date:	28th August 2019
Description:	Single storey side and rear extensions, following partial demolition of existing single storey rear element.



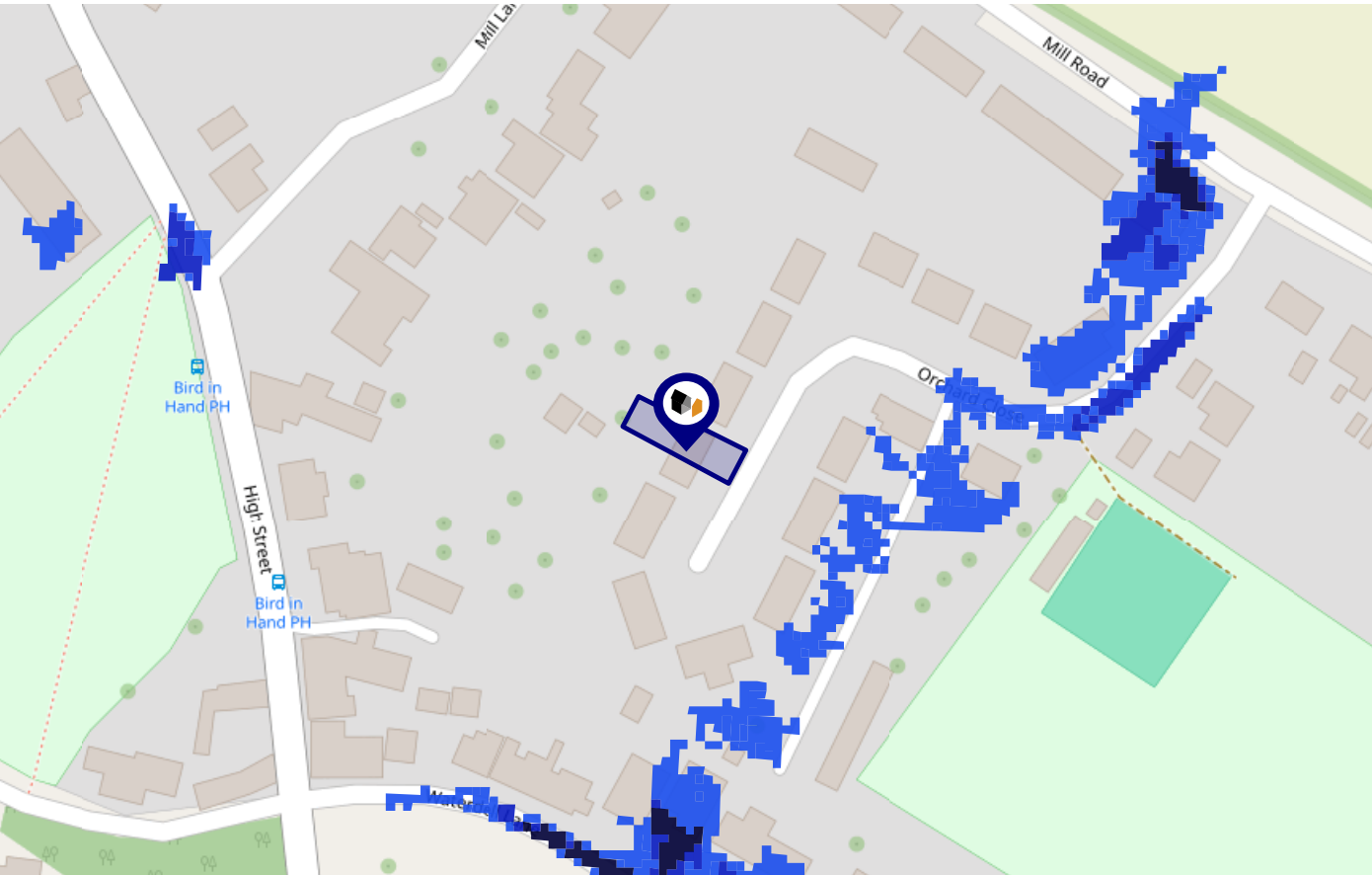
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, limited insulation (assumed)
Roof Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	78 m ²

Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

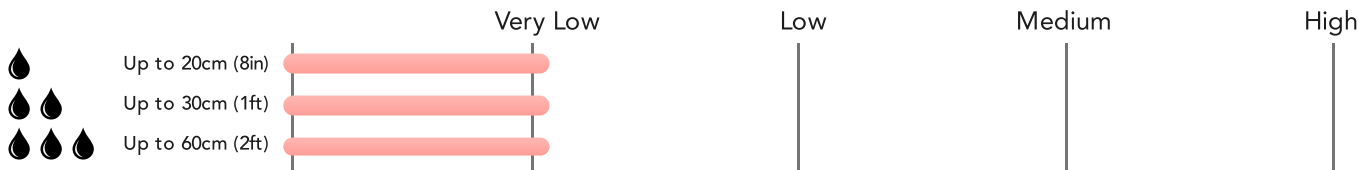


Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

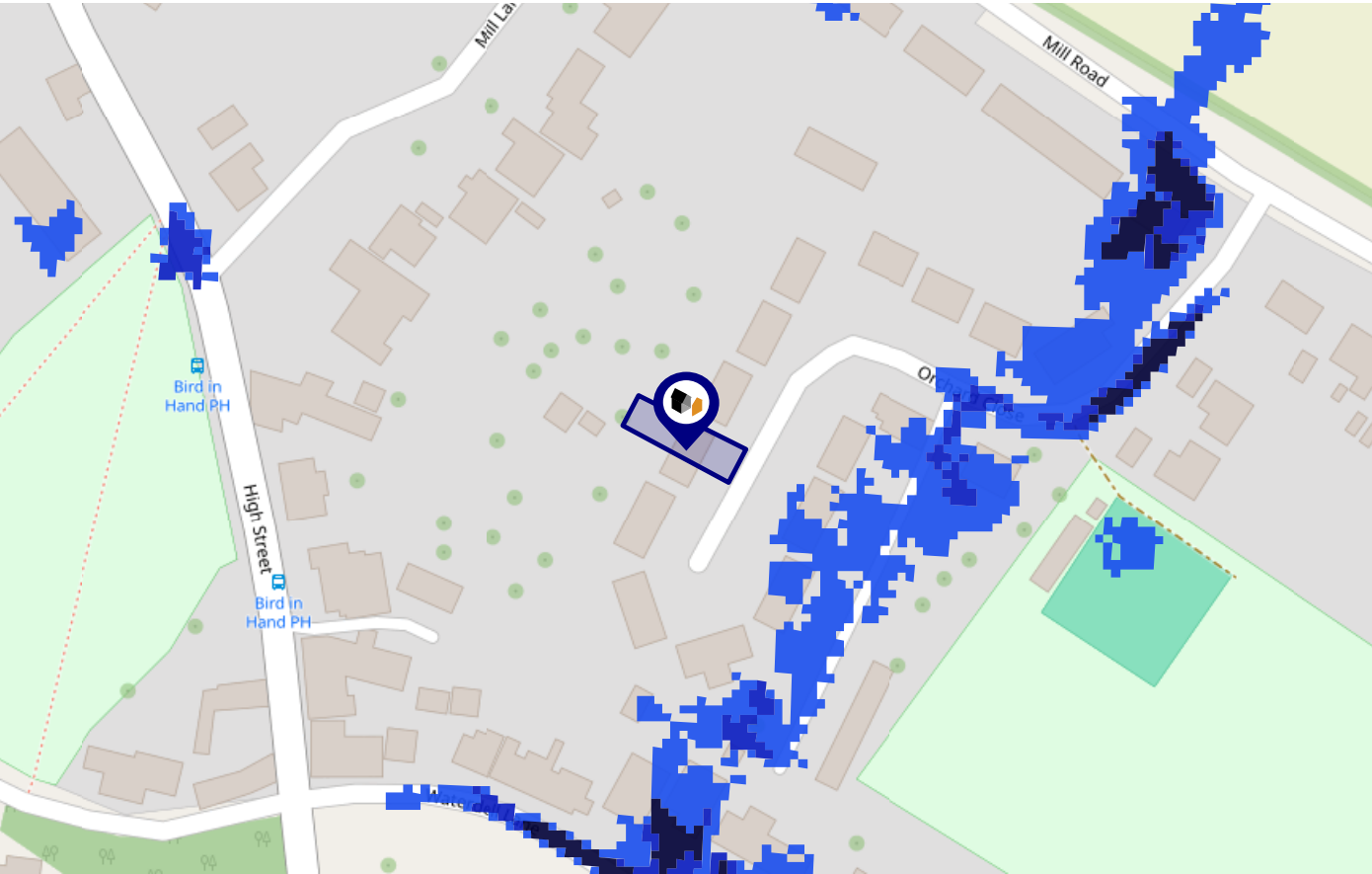
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

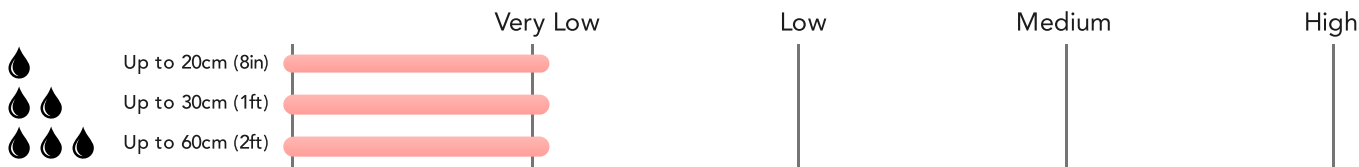


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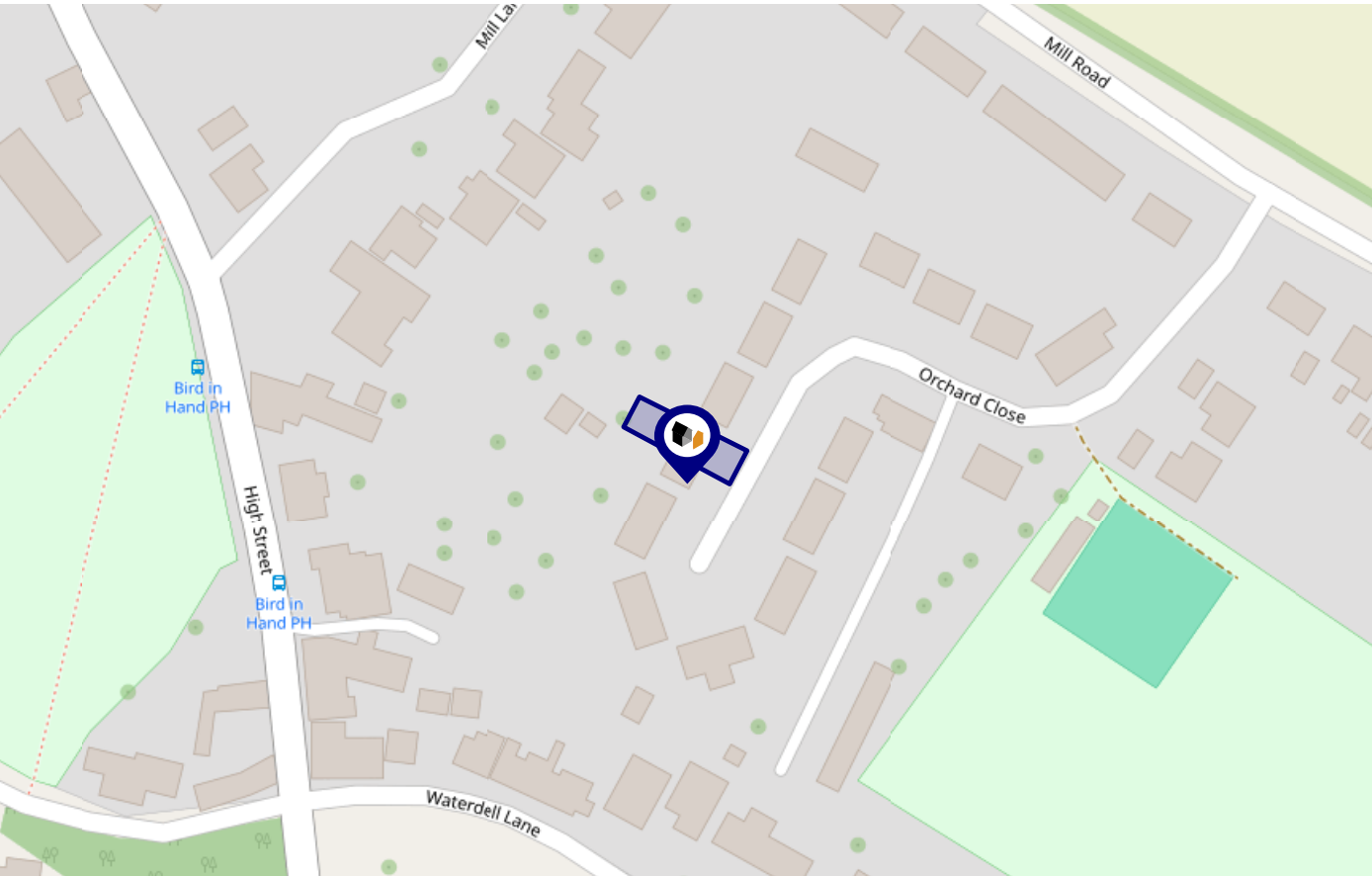
Chance of flooding to the following depths at this property:



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.

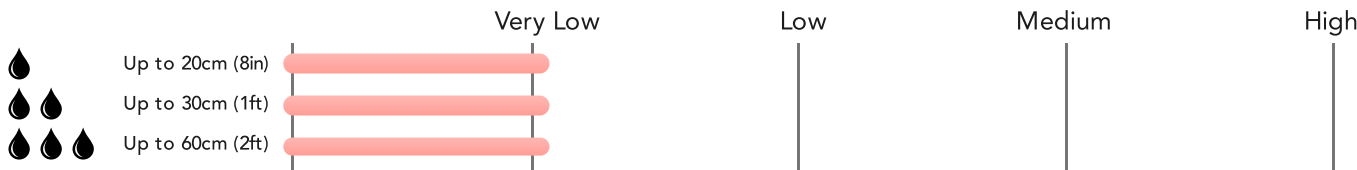


Risk Rating: **Very low**

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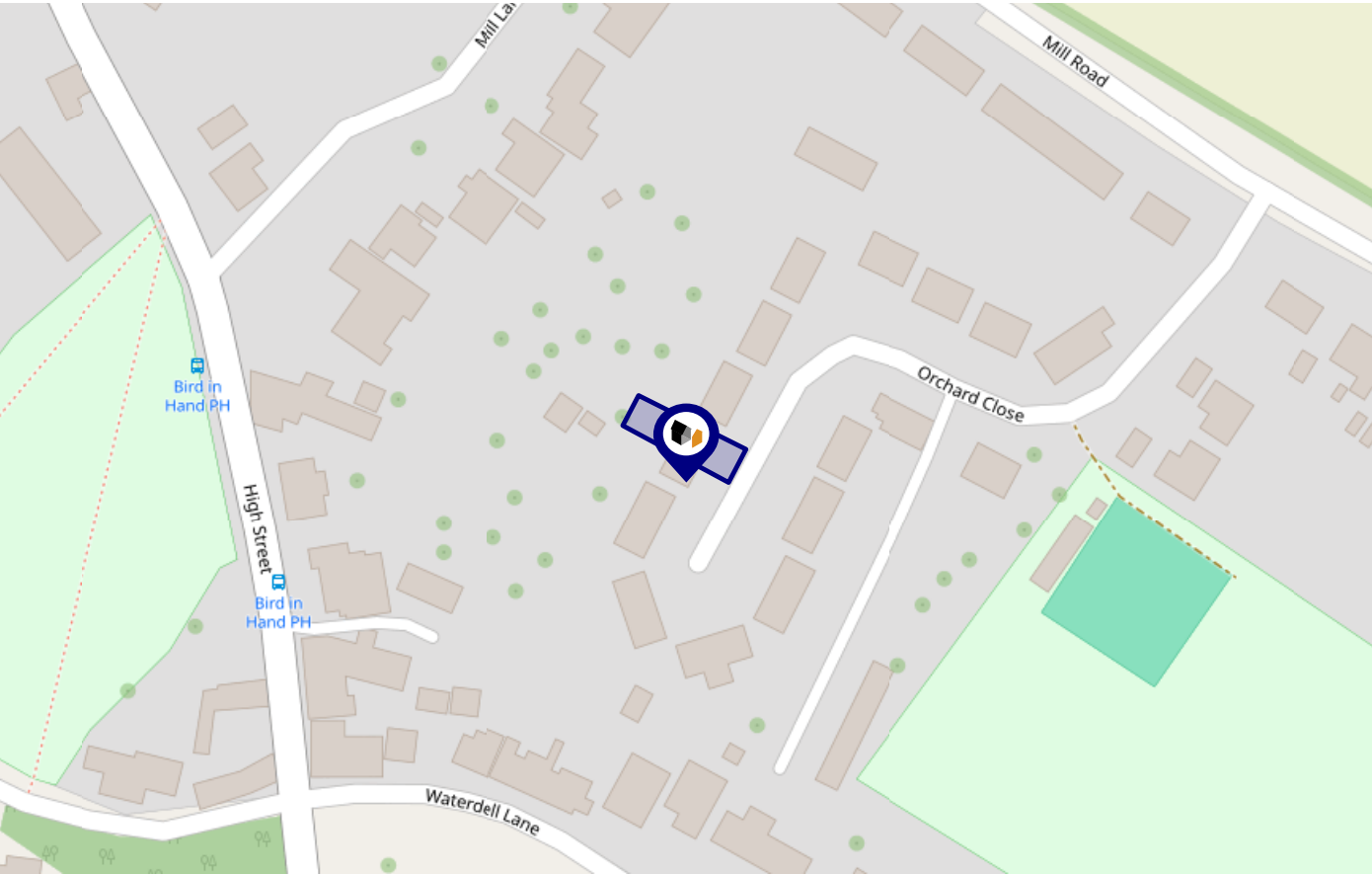
Chance of flooding to the following depths at this property:



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.

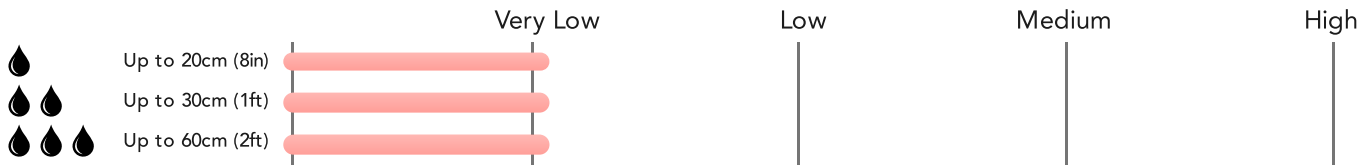


Risk Rating: Very low

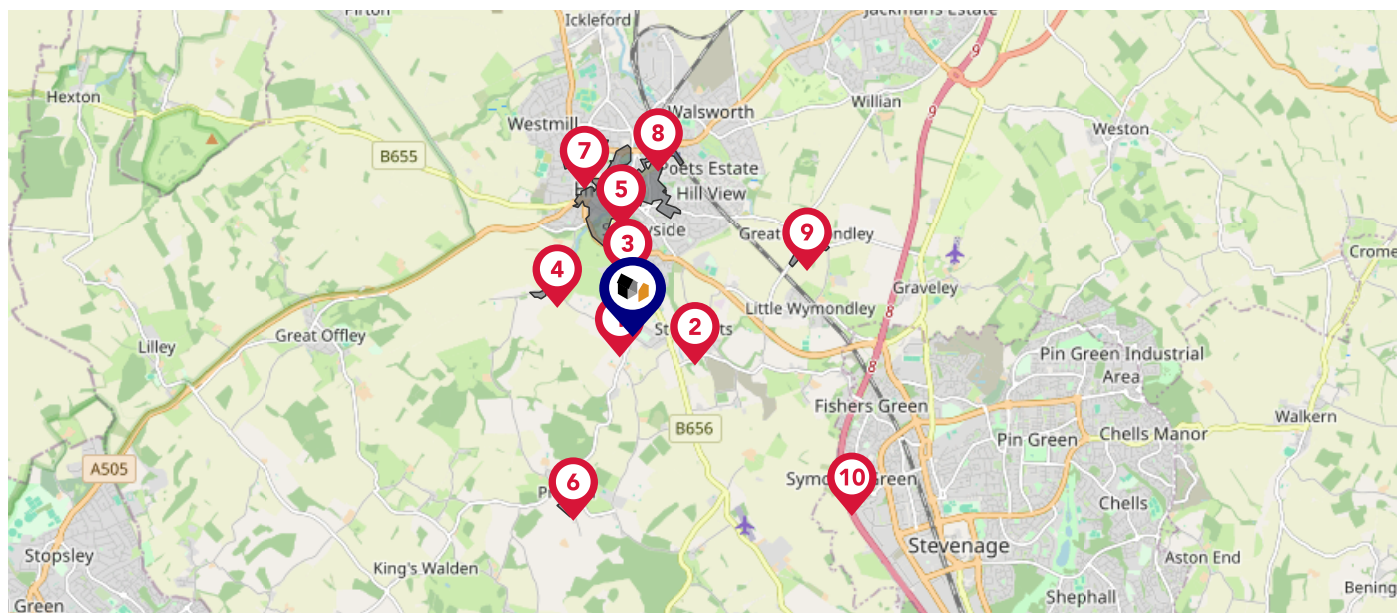
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Chance of flooding to the following depths at this property:



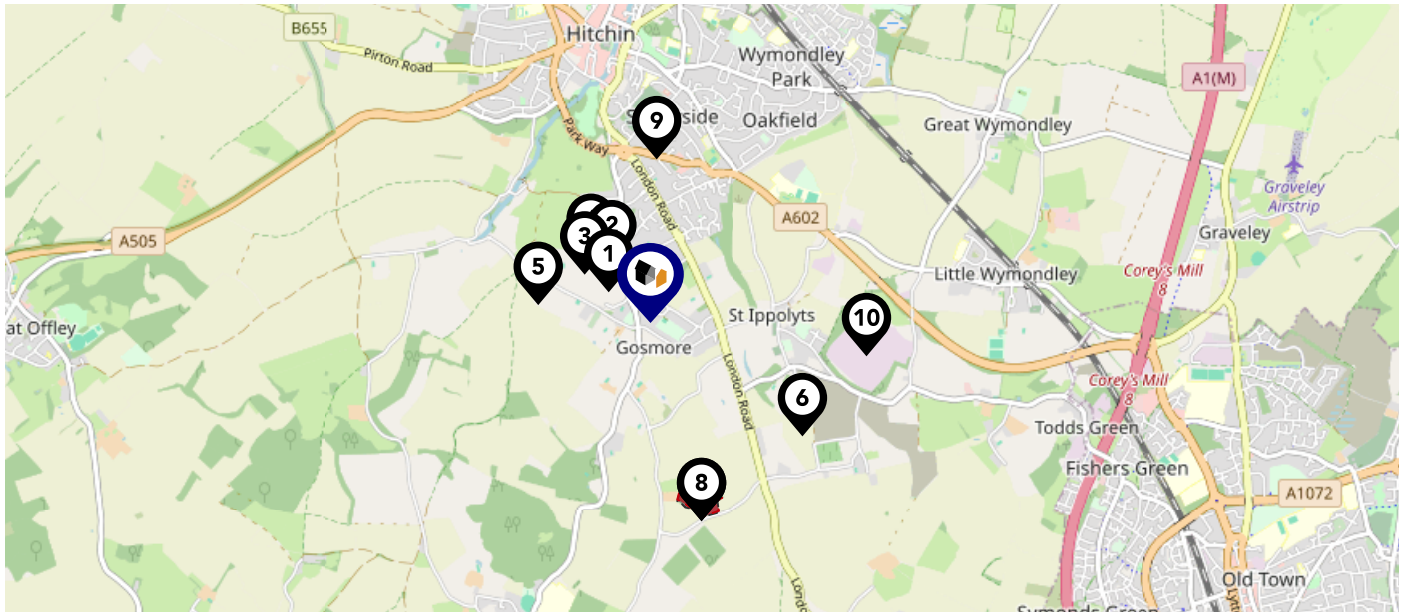
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

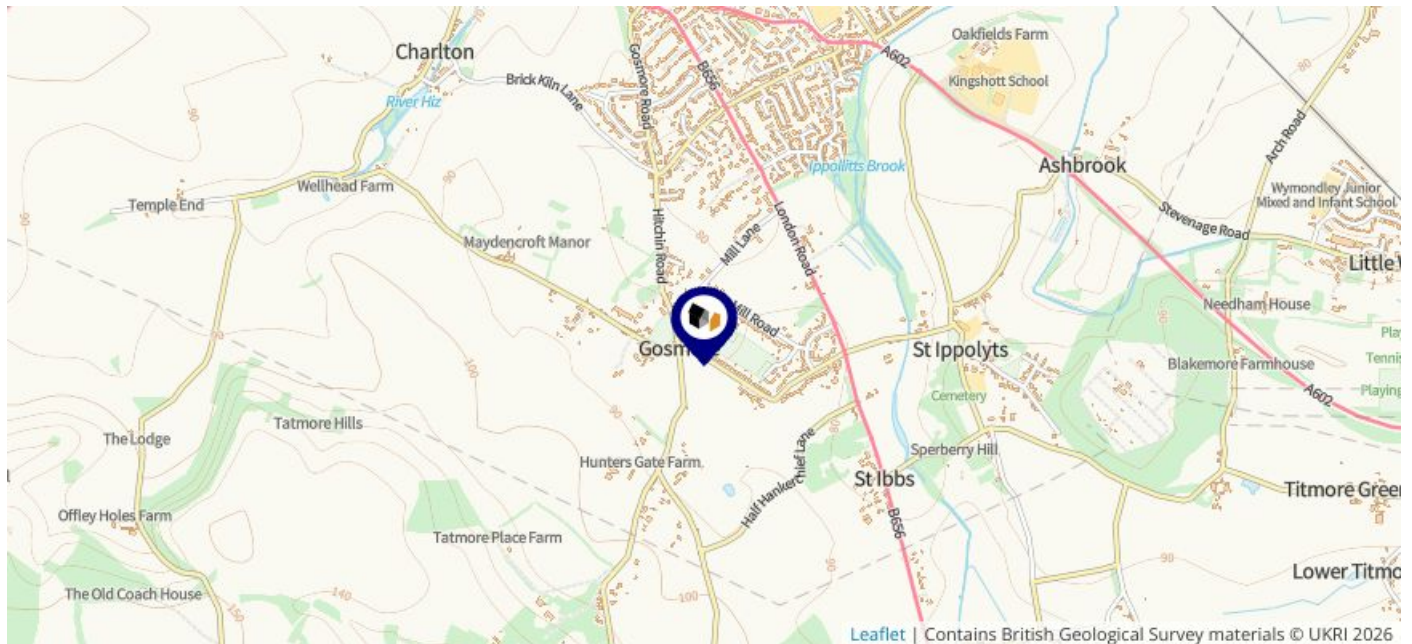
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
2	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	Tittendell-Tittendell Street, St Ippollits, Hertfordshire	Historic Landfill	
7	EA/EPR/LB3303UD/T001 - Vicars Grove	Active Landfill	
8	Kings Grove-St Ippollits, Hertfordshire	Historic Landfill	
9	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	
10	Titmore Green Road-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



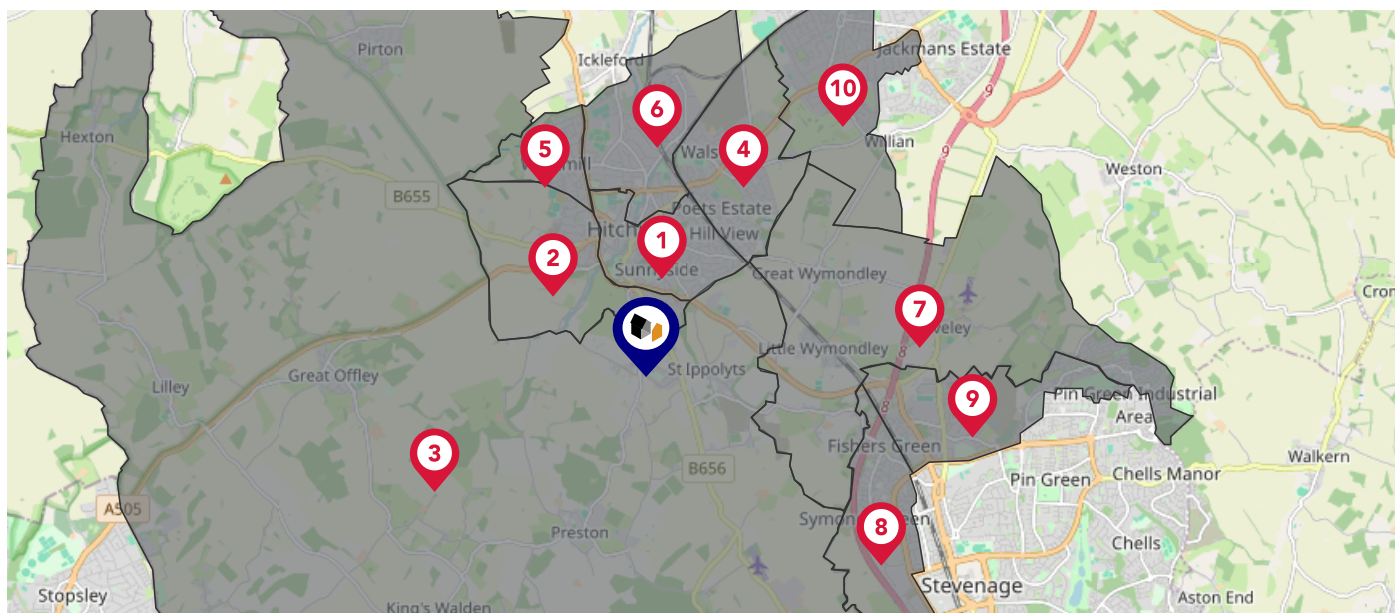
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

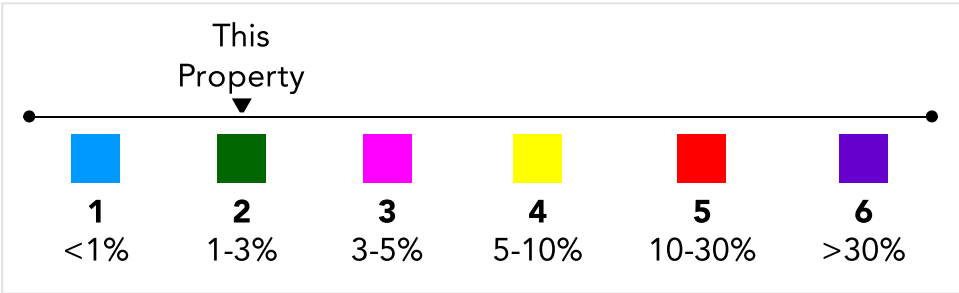
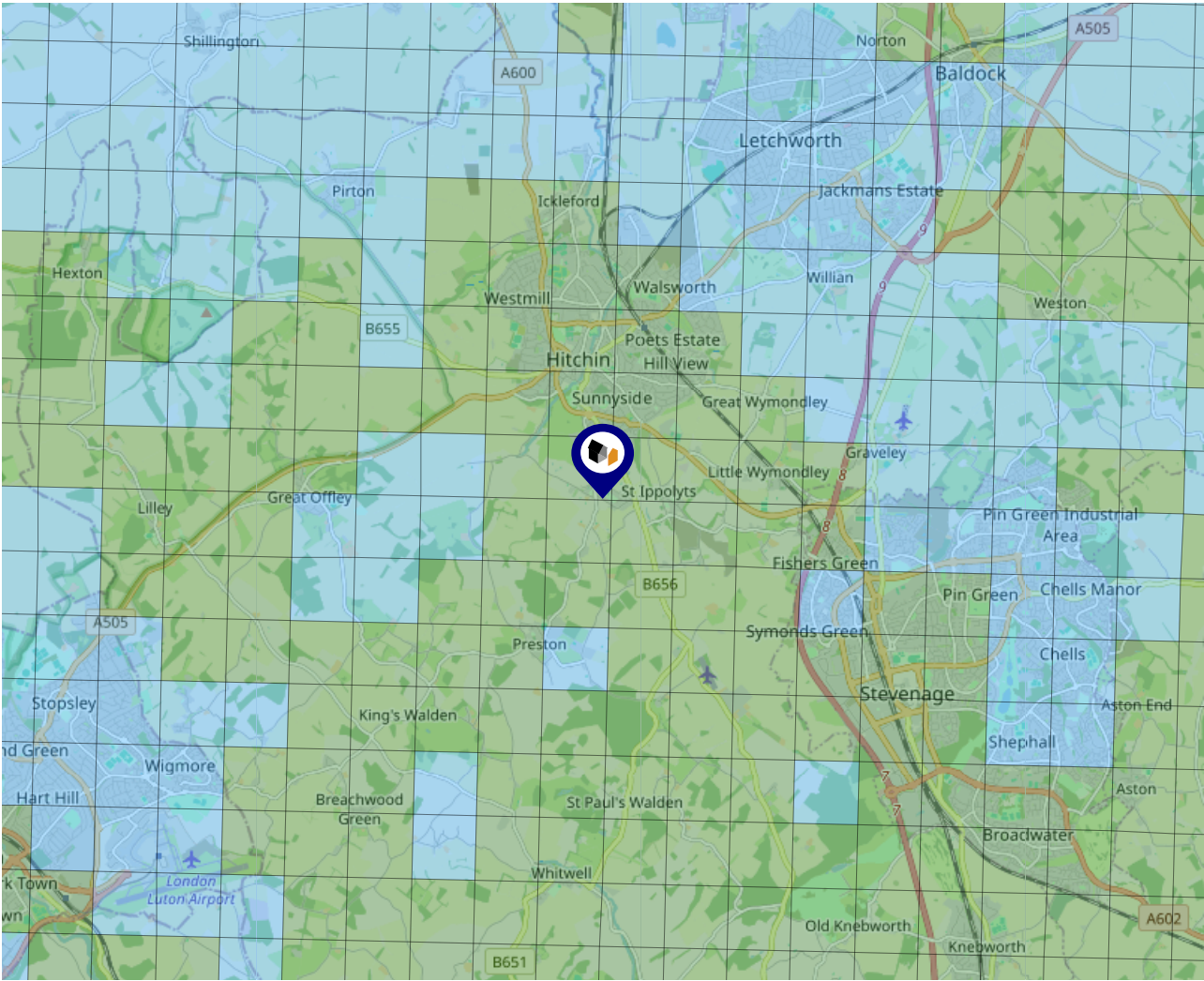


Nearby Council Wards

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

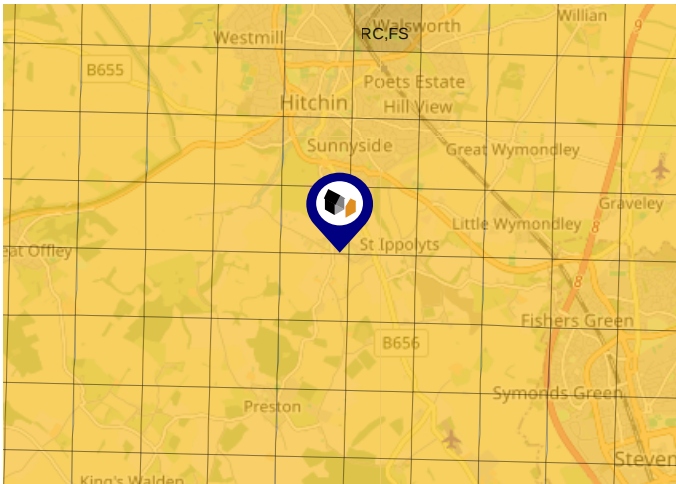
What is Radon?

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		

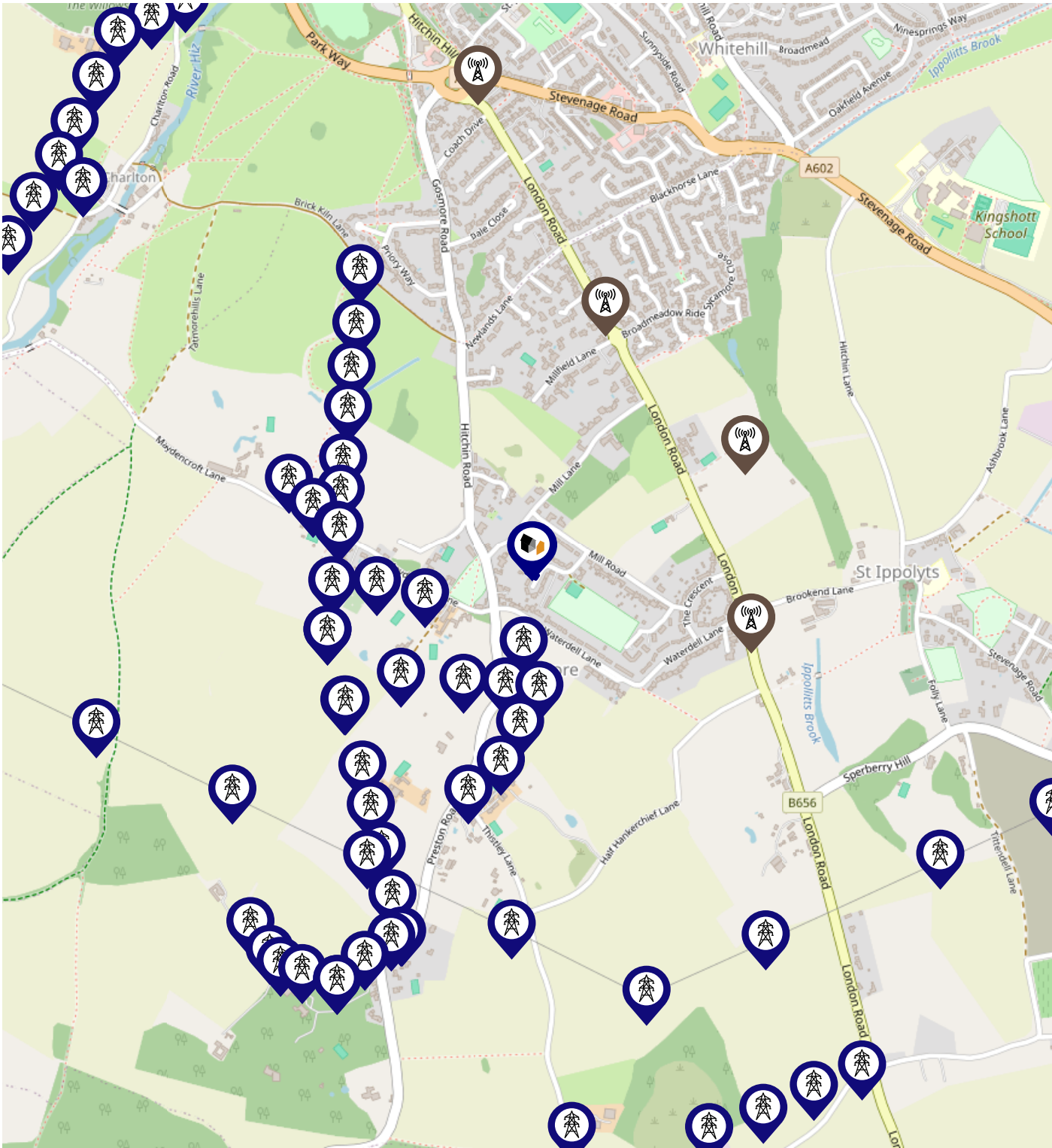


Primary Classifications (Most Common Clay Types)

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

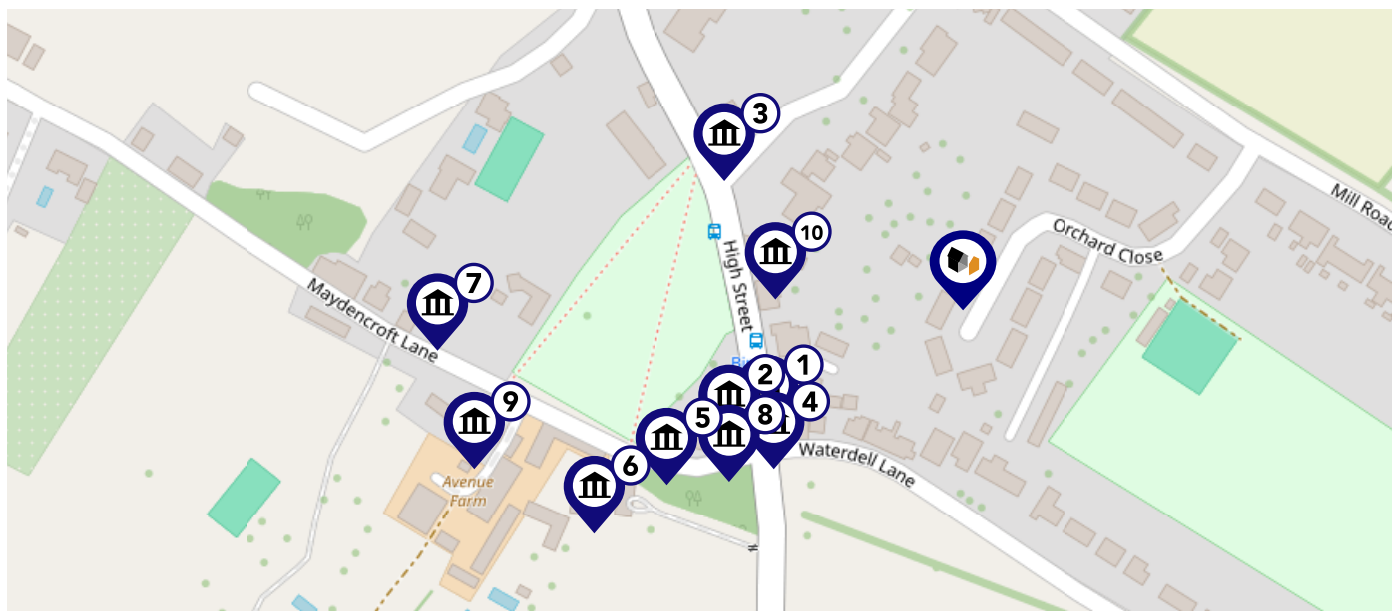
Masts & Pylons



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
	1347424 - 2,3 And 4, High Street	Grade II	0.1 miles
	1102537 - Holly Tree Cottage	Grade II	0.1 miles
	1175085 - Rose Cottages	Grade II	0.1 miles
	1175112 - The Bull Public House	Grade II	0.1 miles
	1175196 - Rosedale	Grade II	0.1 miles
	1102505 - Avenue Farm House	Grade II	0.1 miles
	1102543 - Hindsmount	Grade II	0.1 miles
	1347428 - 1, Maydencroft Lane	Grade II	0.1 miles
	1102503 - View Cottage, And Avenue Cottage	Grade II	0.1 miles
	1102536 - Outbuildings To Victoria House Adjoining Number 9 (the Old Cottage)	Grade II	0.1 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

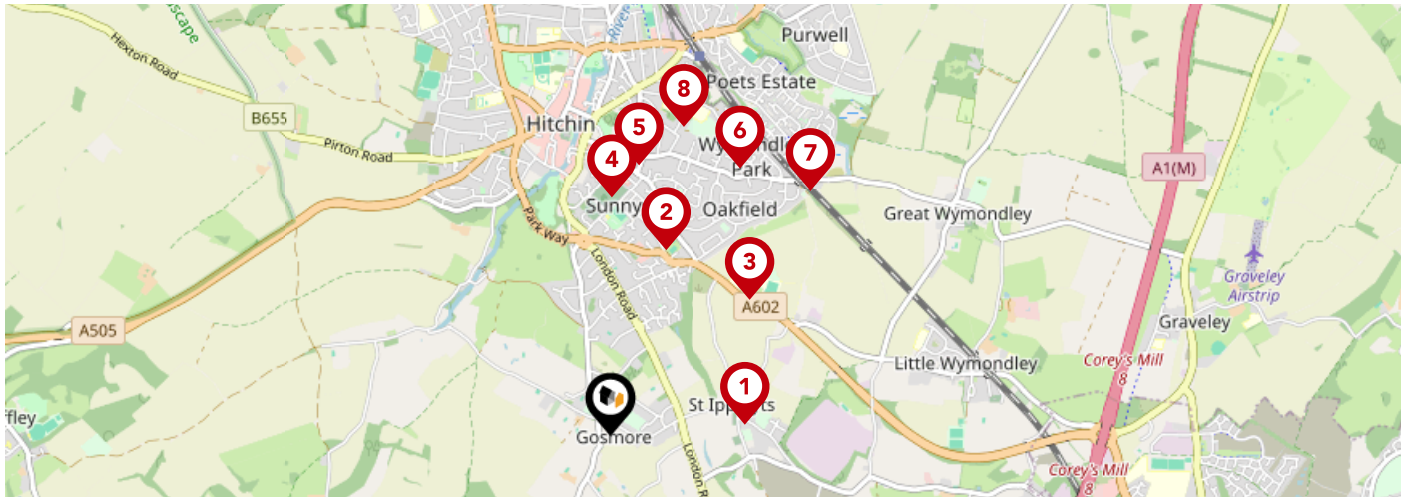
YES - GCH

Water Supply

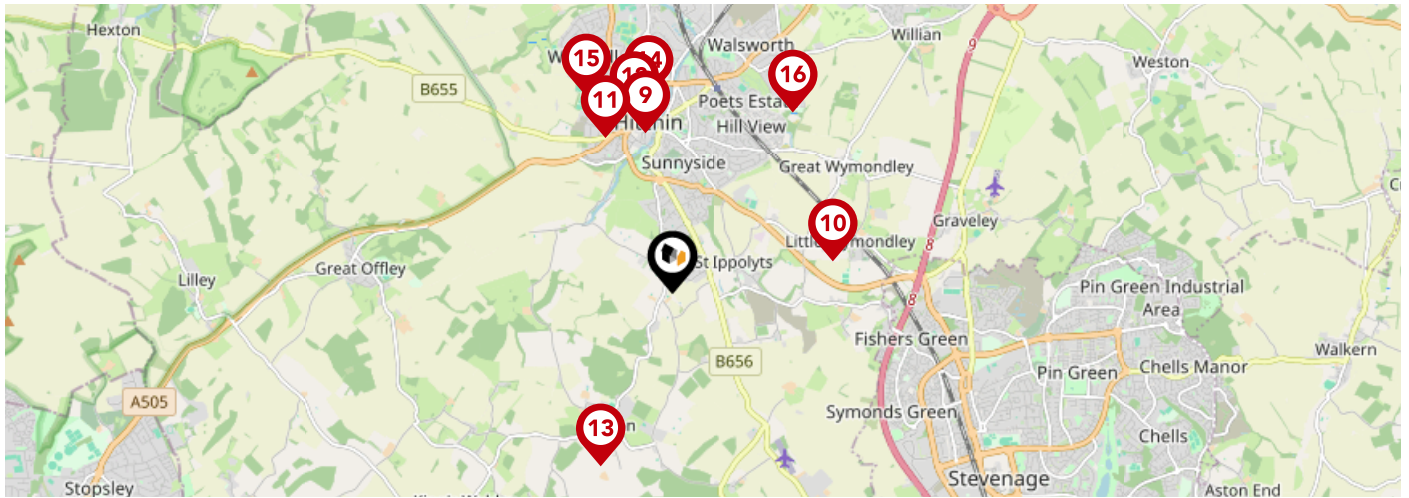
YES - Mains

Drainage

YES - Mains



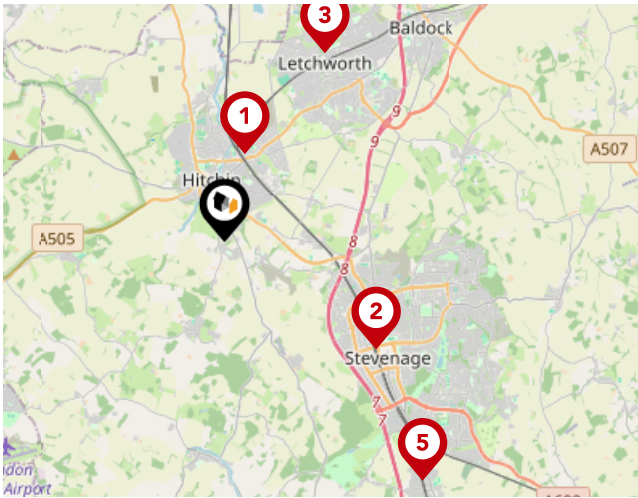
		Nursery	Primary	Secondary	College	Private
1	St Ippolyts Church of England Aided Primary School Ofsted Rating: Good Pupils: 175 Distance:0.62	☐	☒	☐	☐	☐
2	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.89	☐	☒	☐	☐	☐
3	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.89	☐	☐	☒	☐	☐
4	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:1.09	☐	☒	☐	☐	☐
5	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:1.25	☐	☐	☒	☐	☐
6	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:1.36	☐	☒	☐	☐	☐
7	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:1.45	☐	☒	☐	☐	☐
8	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:1.46	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:1.48	☐	☐	☒	☐	☐
	Wymondley Junior Mixed and Infant School Ofsted Rating: Good Pupils: 102 Distance:1.49	☐	☒	☐	☐	☐
	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:1.55	☐	☒	☐	☐	☐
	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:1.68	☐	☒	☐	☐	☐
	Preston Primary School Ofsted Rating: Good Pupils: 67 Distance:1.71	☐	☒	☐	☐	☐
	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:1.8	☒	☐	☐	☐	☐
	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:1.97	☐	☒	☐	☐	☐
	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:1.99	☐	☒	☐	☐	☐

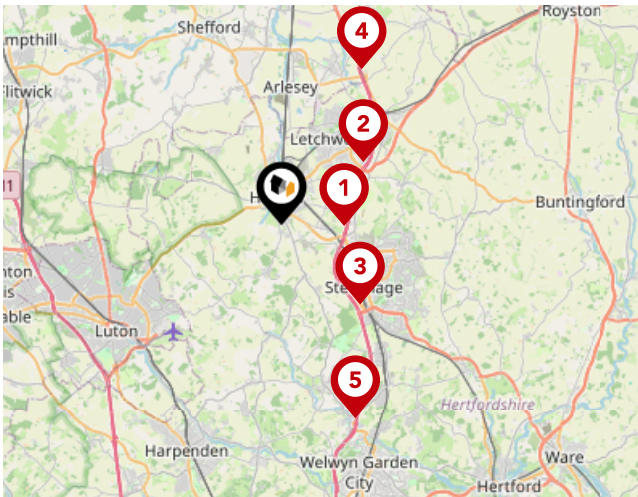
Area

Transport (National)



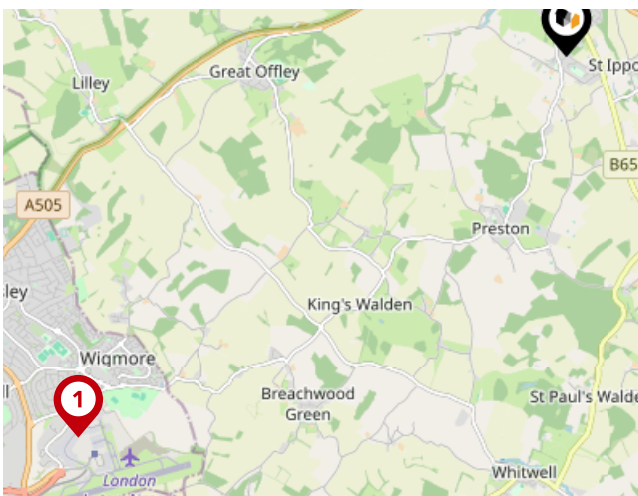
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	1.65 miles
2	Stevenage Rail Station	3.4 miles
3	Letchworth Rail Station	3.91 miles
4	Baldock Rail Station	5.65 miles
5	Knebworth Rail Station	5.68 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.27 miles
2	A1(M) J9	3.72 miles
3	A1(M) J7	4.06 miles
4	A1(M) J10	6.36 miles
5	A1(M) J6	7.56 miles



Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	5.65 miles



Bus Stops/Stations

Pin	Name	Distance
1	Bird in Hand PH	0.06 miles
2	London Road Crossroads	0.3 miles
3	London Road Crossroads	0.33 miles
4	Gosmore Road	0.37 miles
5	Thistley Lane	0.39 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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Country Properties

81 Hermitage Road Hitchin Herts SG5 1DB

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk

