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The Material Information Affecting this Property

Thursday 17th September 2026



WATERDELL LANE, ST. IPPOLYTS, HITCHIN, SG4

Country Properties

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Planning records for: *Waterdell Lane, St. Ippolyts, Hitchin, SG4*

Reference - 22/03048/FPH	
Decision:	Decided
Date:	01st December 2022
Description:	Single storey rear extension following demolition of existing outbuilding, rendering and painting,, and alterations to openings

Reference - 10/00117/1HH	
Decision:	Decided
Date:	03rd February 2010
Description:	Single storey side extension

Planning records for: **7 Waterdell Lane St Ippolyts SG4 7RA**

Reference - 81/01573/1	
Decision:	Decided
Date:	23rd October 1981
Description:	Erection of car port.

Planning records for: **9 Waterdell Lane St Ippolyts SG4 7RA**

Reference - 91/00823/1	
Decision:	Decided
Date:	09th July 1991
Description:	Two storey and single storey rear extension (As amended by plan received on 6th August 1991)

Reference - 87/00795/1	
Decision:	Decided
Date:	19th May 1987
Description:	Erection of single storey front and side extension

Reference - 90/00578/1	
Decision:	Decided
Date:	20th April 1990
Description:	Renewal of permission for use of land to provide boarding cattery together with retention of 20 pens granted on 4.2.88.

Planning records for: **9 Waterdell Lane St Ippolyts SG4 7RA**

Reference - 87/01833/1	
Decision:	Decided
Date:	07th December 1987
Description:	Change of use of land to form boarding cattery together with erection of 20 pens (additional plans recieved 15/1/88)

Reference - 05/01483/1	
Decision:	Decided
Date:	12th October 2005
Description:	Removal of condition 1 from previous planning permission 90/0578/1 granted 27/06/90

Planning records for: **11 Waterdell Lane St Ippolyts SG4 7RA**

Reference - 08/00585/1HH	
Decision:	Decided
Date:	14th March 2008
Description:	Two storey rear extension, pitched roof to front entrance porch

Reference - 89/01459/1	
Decision:	Decided
Date:	16th October 1989
Description:	Single and two storey side and rear extension together with single storey rear extension to provide self-contained elderly persons accommodation

Planning records for: **13 Waterdell Lane St Ippolyts SG4 7RA**

Reference - 05/01246/1HH	
Decision:	Decided
Date:	01st September 2005
Description:	Two Storey Rear/Side Extension.

Reference - 00/01810/1HH	
Decision:	Decided
Date:	27th November 2000
Description:	Pitch roof to existing front porch, new side wall with entrance gates

Planning records for: **15 Waterdell Lane St Ippolyts SG4 7RA**

Reference - 83/01468/1	
Decision:	Decided
Date:	12th September 1983
Description:	Erection of 30 feet high amateur radio mast

Planning records for: **17 Waterdell Lane St Ippolyts Hitchin Hertfordshire SG4 7RA**

Reference - 21/00496/NMA	
Decision:	Decided
Date:	15th February 2021
Description:	Addition of high level window in side elevation and render finish to rear and side extension (as non material amendment to planning permission reference 20/02592/FPH granted on 12.02.2021)

Planning records for: **17 Waterdell Lane St Ippolyts Hitchin Hertfordshire SG4 7RA**

Reference - 20/02592/FPH	
Decision:	Decided
Date:	22nd December 2020
Description:	Part two storey, part single storey side and rear extension following demolition of existing rear conservatory

Planning records for: **19 Waterdell Lane St Ippolyts SG4 7RA**

Reference - 76/00427/1	
Decision:	Decided
Date:	24th March 1976
Description:	Proposed erection of single storey rear extension

Reference - 79/01886/1	
Decision:	Decided
Date:	14th August 1979
Description:	Erection of two storey side and single storey front extension

Reference - 04/01487/1HH	
Decision:	Decided
Date:	16th September 2004
Description:	Pitched roof to existing garage and front porch.

Planning records for: **19 Waterdell Lane St Ippolyts SG4 7RA**

Reference - 90/01642/1	
Decision:	Decided
Date:	10th December 1990
Description:	First floor rear extension

Planning records for: **21 Waterdell Lane St Ippolyts SG4 7RA**

Reference - 81/01809/1	
Decision:	Decided
Date:	18th December 1981
Description:	Section 53 as to whether erection of single storey side extension requires planning permission.

Reference - 90/00685/1	
Decision:	Decided
Date:	09th May 1990
Description:	Two storey side and rear extensions

Reference - 91/01093/1	
Decision:	Decided
Date:	13th September 1991
Description:	Single storey rear extension

Planning records for: **23 Waterdell Lane St Ippolyts SG4 7RA**

Reference - 07/00216/1HH	
Decision:	Decided
Date:	25th January 2007
Description:	Single and two storey rear extension.

Planning records for: **25 Waterdell Lane St Ippolyts SG4 7RA**

Reference - 79/00653/1	
Decision:	Decided
Date:	23rd April 1979
Description:	Erection of two storey side extension and single storey rear extension

Reference - 83/00878/1	
Decision:	Decided
Date:	10th June 1983
Description:	Two storey side extension

Planning records for: **27 Waterdell Lane St Ippolyts Hitchin Hertfordshire SG4 7RA**

Reference - 24/02327/FPH	
Decision:	Decided
Date:	01st November 2024
Description:	Part two storey and part single storey front; side and rear extensions following demolition of existing side element. Alterations to roof including roof extensions and insertion of front and rear rooflights to facilitate loft conversion into habitable accommodation.

Planning records for: **29 Waterdell Lane St Ippolyts Hitchin Hertfordshire SG4 7RA**

Reference - 24/02329/FPH	
Decision:	Decided
Date:	01st November 2024
Description:	Part two storey and part single storey front; side extension. Alterations to roof including roof extensions and insertion of front and rear rooflights to facilitate loft conversion into habitable accommodation

Reference - 89/00176/1	
Decision:	Decided
Date:	30th January 1989
Description:	Two storey rear extension and erection of shed.

Planning records for: **31 Waterdell Lane St Ippolyts SG4 7RA**

Reference - 09/00377/1HH	
Decision:	Decided
Date:	23rd March 2009
Description:	Two storey side and part two storey, part single storey rear extension together with conversion of extended roofspace into habitable accommodation, pitch roof over existing bay window and entrance door on front elevation (as amended by plan no. 0231/01 I received 11th May 2009)

Planning records for: **33 Waterdell Lane St. Ippolyts Hitchin Hertfordshire SG4 7RA**

Reference - 00/01015/1HH	
Decision:	Decided
Date:	06th July 2000
Description:	Two storey side and rear extension

Planning records for: **33 Waterdell Lane St Ippolyts SG4 7RA**

Reference - 09/00328/1HH
Decision: Decided
Date: 02nd April 2009
Description: Two storey side and rear extension, front entrance porch and first floor front bay window.
Reference - 05/01428/1HH
Decision: Decided
Date: 03rd October 2005
Description: Two storey rear extension, two storey side extension, single storey front porch extension and first floor front bay window.
Reference - 09/02059/1HH
Decision: Decided
Date: 30th October 2009
Description: Two storey side and rear extension, front entrance porch and first floor front bay window. Single storey rear extension (variation to planning permission ref 09/00328/1HH granted 15/05/09)
Reference - 01/00141/1HH
Decision: Decided
Date: 30th January 2001
Description: Two storey side and rear extension (as variation of planning permission ref: 00/01015/1HH granted 30.08.00)

Planning records for: **33 Waterdell Lane St Ippolyts Hitchin SG4 7RA**

Reference - 10/02663/1NMA	
Decision:	Decided
Date:	25th October 2010
Description:	Relocation of first floor side elevation and positioning of two roof lights on rear single storey extension (non-material amendment of planning reference 09/00328/1HH granted permission on 15/05/09)

Planning records for: **35 Waterdell Lane St. Ippolyts Hitchin SG4 7RA**

Reference - 04/00899/1HH	
Decision:	Decided
Date:	27th May 2004
Description:	Retention of 2.2m and 2.3m high fence panels to side boundary of rear garden

Reference - 02/00838/1HH	
Decision:	Decided
Date:	23rd May 2002
Description:	Two storey side and rear extensions

Planning records for: **37 Waterdell Lane St Ippolyts Hitchin SG4 7RA**

Reference - 13/03028/1HH	
Decision:	Decided
Date:	30th December 2013
Description:	Single storey rear extension, erection of front entrance porch and insertion of side dormer window.

Planning records for: **37 Waterdell Lane St Ippolyts Hitchin SG4 7RA**

Reference - 14/01706/1NMA	
Decision:	Decided
Date:	23rd June 2014
Description:	Pitched roof with parapets changed to lower height flat roof with fascias and soffits, material changed to sedum green roof (non-material amendment to planning application 13/03028/1HH granted 14.02.2014)

Reference - 91/00519/1	
Decision:	Decided
Date:	26th April 1991
Description:	Single storey rear extension

Planning records for: **39 Waterdell Lane St. Ippolyts Hitchin SG4 7RA**

Reference - 02/00556/1HH	
Decision:	Decided
Date:	08th April 2002
Description:	Single storey front extension and rear conservatory. Side dormer window. Detached garage (as amended by drawing no. 0208/02D received 11.09.02)

Reference - 01/01785/1HH	
Decision:	Decided
Date:	16th November 2001
Description:	Front entrance porch. Two storey rear extension. Side roof dormer window to facilitate loft conversion.

Planning records for: **39 Waterdell Lane St Ippolyts SG4 7RA**

Reference - 83/00037/1	
Decision:	Decided
Date:	12th January 1983
Description:	Erection of first floor rear extensions

Reference - 86/01320/1	
Decision:	Decided
Date:	14th August 1986
Description:	Erection of single storey front, side and part two storey rear extension.

Reference - 86/01738/1	
Decision:	Decided
Date:	22nd October 1986
Description:	Erection of single storey front, side and two storey rear extensions.

Planning records for: **41 Waterdell Lane St Ippolyts SG4 7RA**

Reference - 80/00203/1	
Decision:	Decided
Date:	05th February 1980
Description:	Erection of single storey rear extension and replacement detached garage.

Planning records for: **41 Waterdell Lane St. Ippolyts Hitchin Hertfordshire SG4 7RA**

Reference - 01/00451/1HH	
Decision:	Decided
Date:	22nd March 2001
Description:	Two and single storey side extensions. New pitched roof following demolition of existing garage (as amended by drawings received 29.5.01)

Reference - 86/00539/1	
Decision:	Decided
Date:	11th April 1986
Description:	Erection of first floor rear extension and front entrance porch.

Planning records for: **43 Waterdell Lane St Ippolyts SG4 7RA**

Reference - 87/00614/1	
Decision:	Decided
Date:	21st April 1987
Description:	Erection of two and single storey side and rear extension

Planning records for: **45 Waterdell Lane St Ippolyts Hitchin Hertfordshire SG4 7RA**

Reference - 24/01973/FPH	
Decision:	Decided
Date:	18th September 2024
Description:	Convert existing hipped roof to a gable end and insertion of no.2 dormer windows to existing front elevation roofslope. Remove existing side elevation (loft) window and erection of small orangery style extension to the rear elevation (as renewal of planning permission reference 21/01565/FPH granted on 18.10.2021).

Planning records for: **45 Waterdell Lane St Ippolyts Hitchin SG4 7RA**

Reference - 00/00056/1HH
Decision: Decided
Date: 14th January 2000
Description: Two storey rear and side extension to include new porch
Reference - 21/00297/FPH
Decision: Decided
Date: 09th February 2021
Description: Erection of outbuilding in rear garden
Reference - 21/01565/FPH
Decision: Decided
Date: 17th May 2021
Description: Convert existing hipped roof to a gable end and insertion of no.2 dormer windows to existing front elevation roofslope. Remove existing side elevation (loft) window and erection of small orangery style extension to the rear elevation (as amended by plan received 8 October 2021).
Reference - 21/00716/LDCP
Decision: Decided
Date: 08th March 2021
Description: Convert existing hipped roof to a gable end to extend existing bedroom in loft space and insert window to gable end

Planning records for: **47 Waterdell Lane St Ippolyts Hitchin SG4 7RA**

Reference - 15/02699/1HH	
Decision:	Decided
Date:	23rd November 2015
Description:	Increase eaves height by 0.8m and roof alterations comprising removal of existing front dormer window, insertion of two dormer windows in front roofslope, first floor rear extension and insertion of two dormer windows in rear roofslope.

Reference - 17/01546/1NMA	
Decision:	Decided
Date:	16th June 2017
Description:	Increase extent of render on external walls downwards by approximately 1 metre on North, East and West elevations. Correction of position of right hand side dormer at front (north) of building

Planning records for: **49 Waterdell Lane St Ippolyts SG4 7RA**

Reference - 89/00033/1	
Decision:	Decided
Date:	09th January 1989
Description:	Rear dormer extensions

Reference - 24/01615/LDCP	
Decision:	Decided
Date:	22nd July 2024
Description:	Partial garage conversion and alterations to fenestration.

Planning records for: **49 Waterdell Lane St. Ippolyts Hitchin SG4 7RA**

Reference - 02/01797/1HH	
Decision:	Decided
Date:	29th November 2002
Description:	Rear conservatory

Reference - 88/01672/1	
Decision:	Decided
Date:	27th September 1988
Description:	Rear dormer extension

Reference - 20/02680/FPH	
Decision:	Decided
Date:	18th November 2020
Description:	Conversion of chalet bungalow to two storey dwelling involving raising and replacement roof incorporating three front dormer and two rear dormer windows, single storey rear extension and replace garage door with window to facilitate conversion of existing attached garage into habitable accommodation.

Planning records for: **51 Waterdell Lane St Ippolyts SG4 7RA**

Reference - 80/00251/1	
Decision:	Decided
Date:	15th February 1980
Description:	Erection of detached garage.

Planning records for: **51 Waterdell Lane St Ippolyts SG4 7RA**

Reference - 86/00464/1	
Decision:	Decided
Date:	26th March 1986
Description:	Erection of single storey side and front extension following demolition of existing garage.

Planning records for: **81 Waterdell Lane St Ippolyts Hitchin Hertfordshire SG4 7RA**

Reference - 26/01521/FPH	
Decision:	Decided
Date:	01st July 2026
Description:	Rear roof extension and insertion of front rooflights to create habitable accommodation at first floor level. Installation of flat roof above existing single storey rear element. Front porch extension, attached rear pergola and installation of external cladding. Alterations to fenestration. Erection of detached front garage following demolition of existing outbuildings. Installation of boundary wall and rear decking.

Planning records for: **85 Waterdell Lane St Ippolyts Hitchin Hertfordshire SG4 7RA**

Reference - 21/03171/FPH	
Decision:	Decided
Date:	10th November 2021
Description:	Single storey side/rear wraparound extension and render to existing brickwork

Reference - 21/01169/FPH	
Decision:	Decided
Date:	13th April 2021
Description:	Two storey rear extension with balcony, raise existing roof ridge height and insert rooflights to existing front and side elevation roofslopes to facilitate conversion of loftspace into habitable accommodation following demolition of existing rear detached garage and shed

Planning records for: **87 Waterdell Lane St. Ippolyts Hitchin Hertfordshire SG4 7RA**

Reference - 00/01232/1HH	
Decision:	Decided
Date:	15th August 2000
Description:	Single storey rear extension following demolition of existing conservatory

Reference - 79/00384/1	
Decision:	Decided
Date:	12th January 1979
Description:	Erection of single storey rear extension

Reference - 23/02593/FPH	
Decision:	Decided
Date:	06th November 2023
Description:	Single storey side/rear extension following demolition of existing attached garage and workshop (as amended by plans rec'd 8 December 2023).

Planning records for: **89 Waterdell Lane St Ippolyts SG4 7RA**

Reference - 86/01816/1	
Decision:	Decided
Date:	06th November 1986
Description:	Erection of single storey side and rear extension.

Planning records for: **91 Waterdell Lane St Ippolyts Hitchin Hertfordshire SG4 7RA**

Reference - 26/01285/LDCP	
Decision:	Decided
Date:	18th May 2026
Description:	Alterations to existing roof to include hip to gable roof extension, insertion of rear box dormer with Juliet balconies and front rooflights to facilitate loft conversion into habitable accommodation.

Reference - 88/00912/1	
Decision:	Decided
Date:	23rd May 1988
Description:	Erection of rear garden shed extension.

Reference - 77/01112/1	
Decision:	Decided
Date:	12th August 1977
Description:	Erection of single storey rear extension

Planning records for: **93 Waterdell Lane St Ippolyts Hitchin SG4 7RA**

Reference - 74/00201/1	
Decision:	Decided
Date:	20th January 1974
Description:	Stable and store

Planning records for: **93 Waterdell Lane St Ippolyts Hitchin Hertfordshire SG4 7RA**

Reference - 25/00434/FPH	
Decision:	Decided
Date:	14th February 2025
Description:	Part two storey and single storey rear extension following demolition of existing conservatory and attached outbuilding. Insertion of side door and first floor side window.

Planning records for: **95 Waterdell Lane St Ippolyts SG4 7RA**

Reference - 86/00929/1	
Decision:	Decided
Date:	13th June 1986
Description:	Erection of front entrance porch.

Reference - 02/01142/1HH	
Decision:	Decided
Date:	25th July 2002
Description:	Rear first floor conservatory

Reference - 02/01921/1HH	
Decision:	Decided
Date:	18th December 2002
Description:	First floor rear extension.

Planning records for: **97 Waterdell Lane St. Ippolyts Hitchin SG4 7RA**

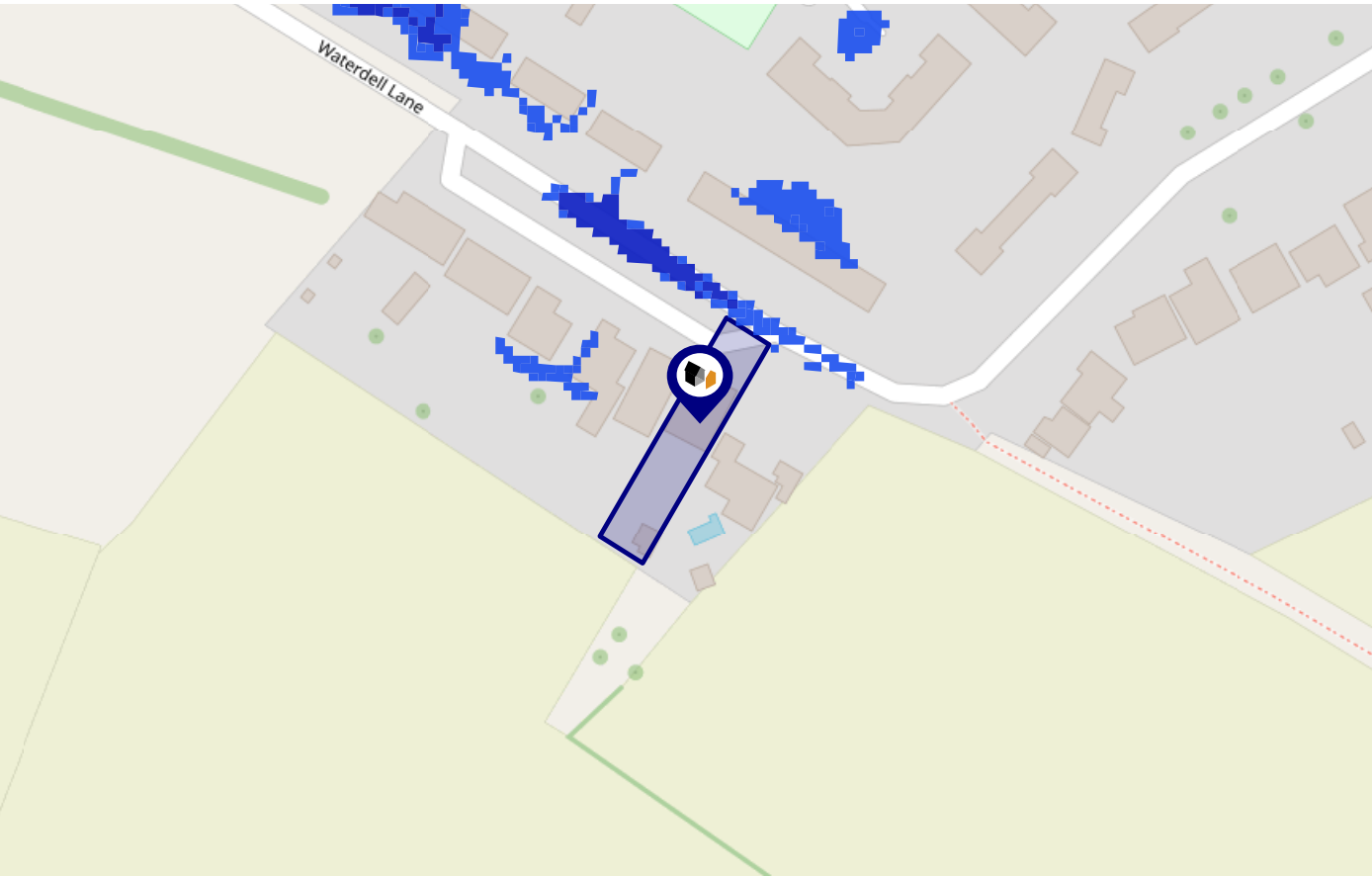
Reference - 02/01006/1HH	
Decision:	Decided
Date:	27th June 2002
Description:	Single storey rear extension

Reference - 86/00930/1	
Decision:	Decided
Date:	13th June 1986
Description:	Erection of front entrance porch.

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.

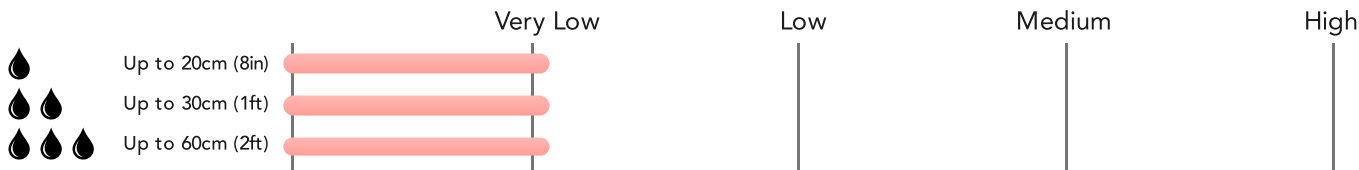


Risk Rating: Very low

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.

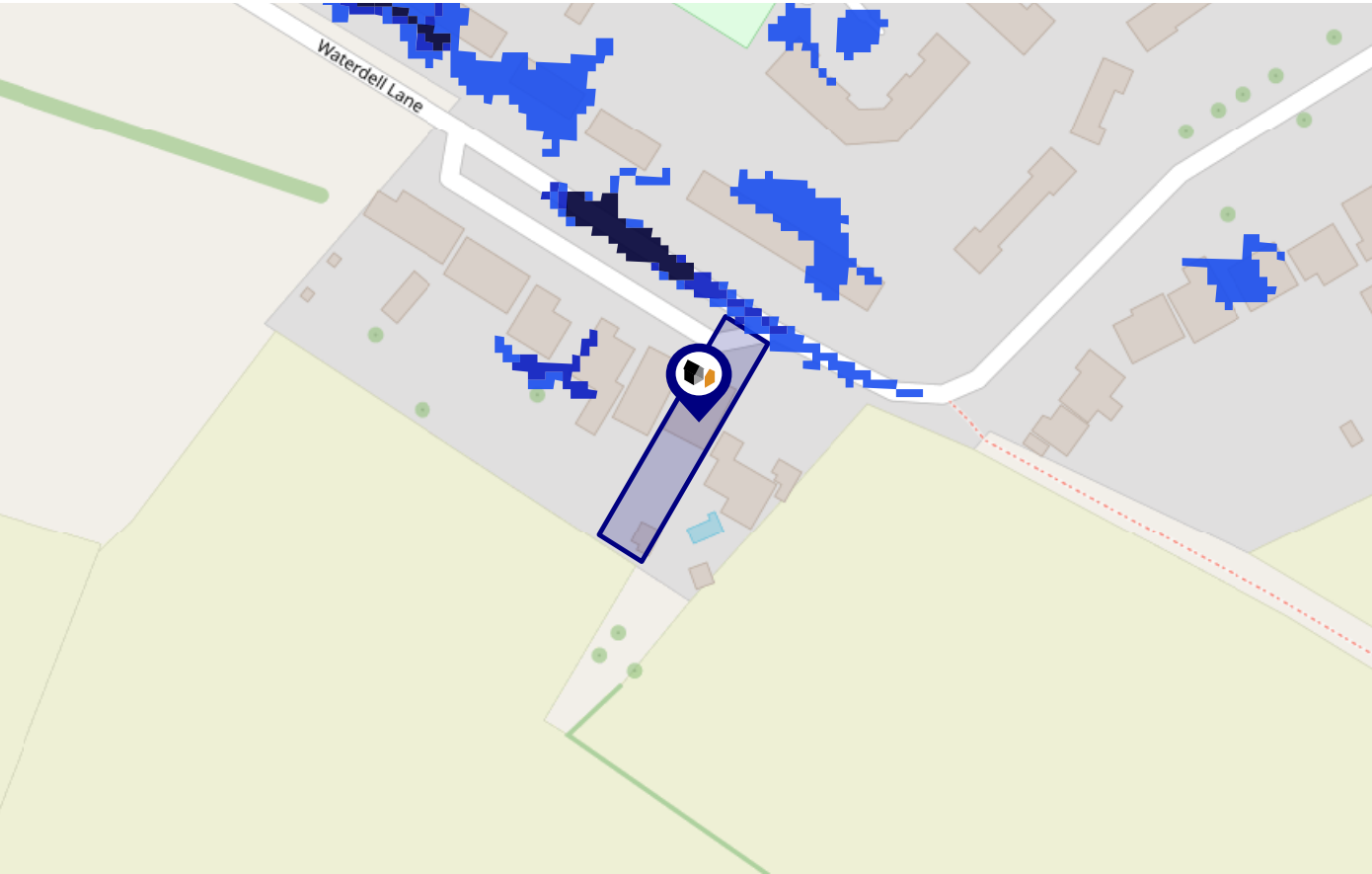
Chance of flooding to the following depths at this property:



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.

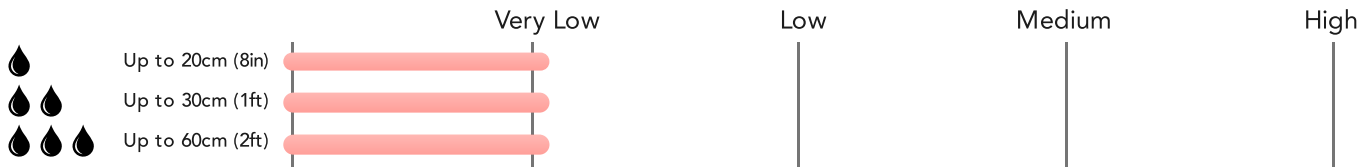


Risk Rating: **Very low**

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.

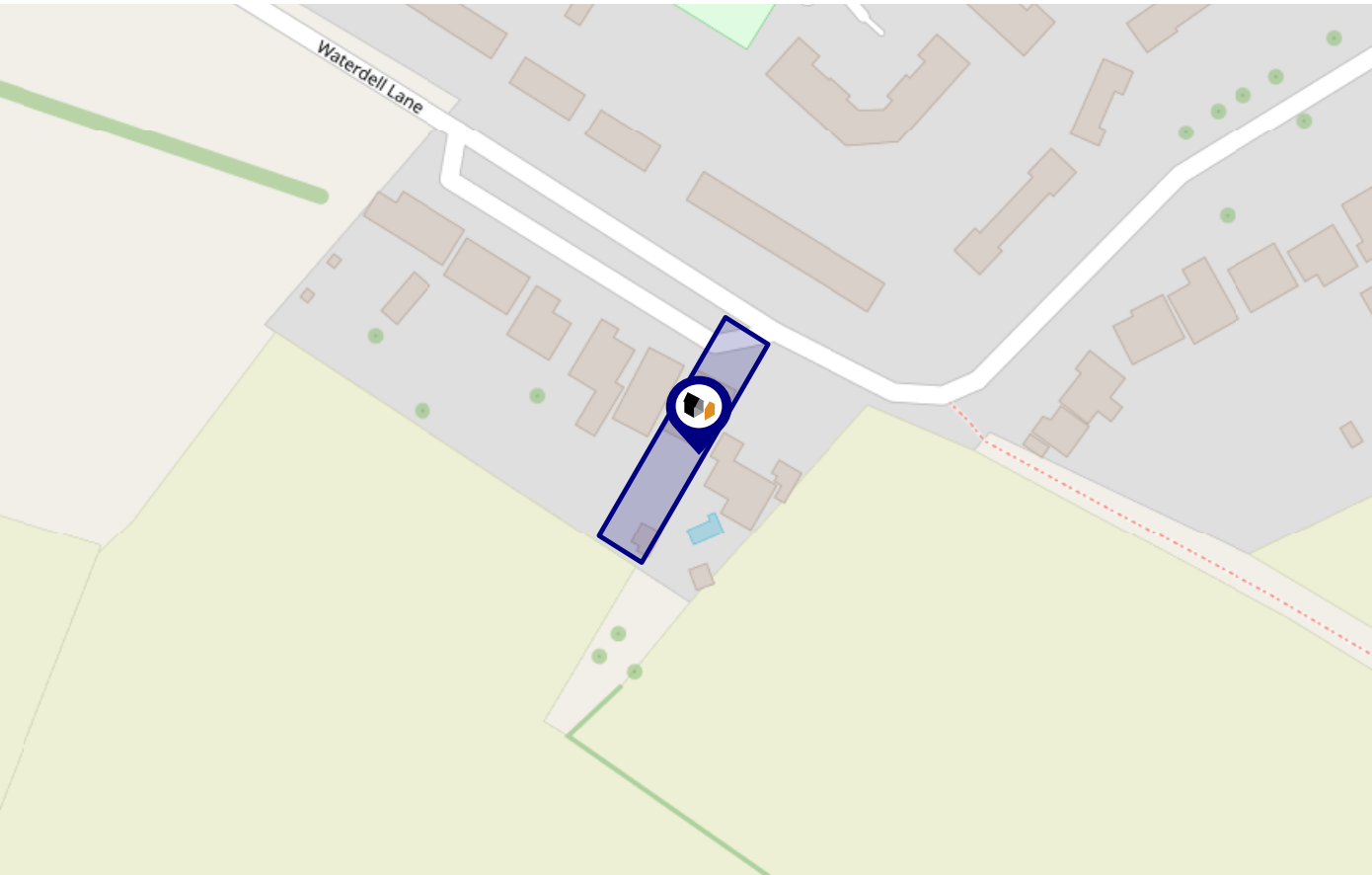
Chance of flooding to the following depths at this property:



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.

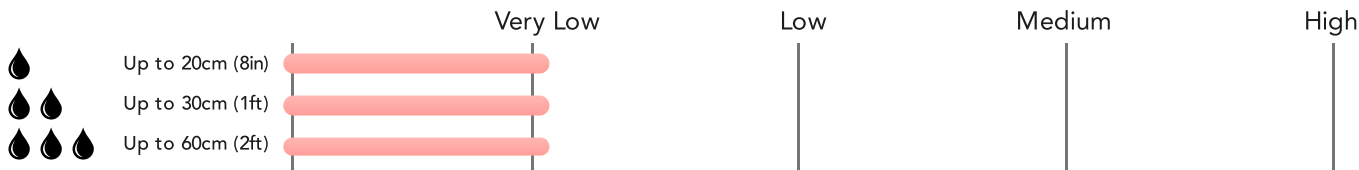


Risk Rating: Very low

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.

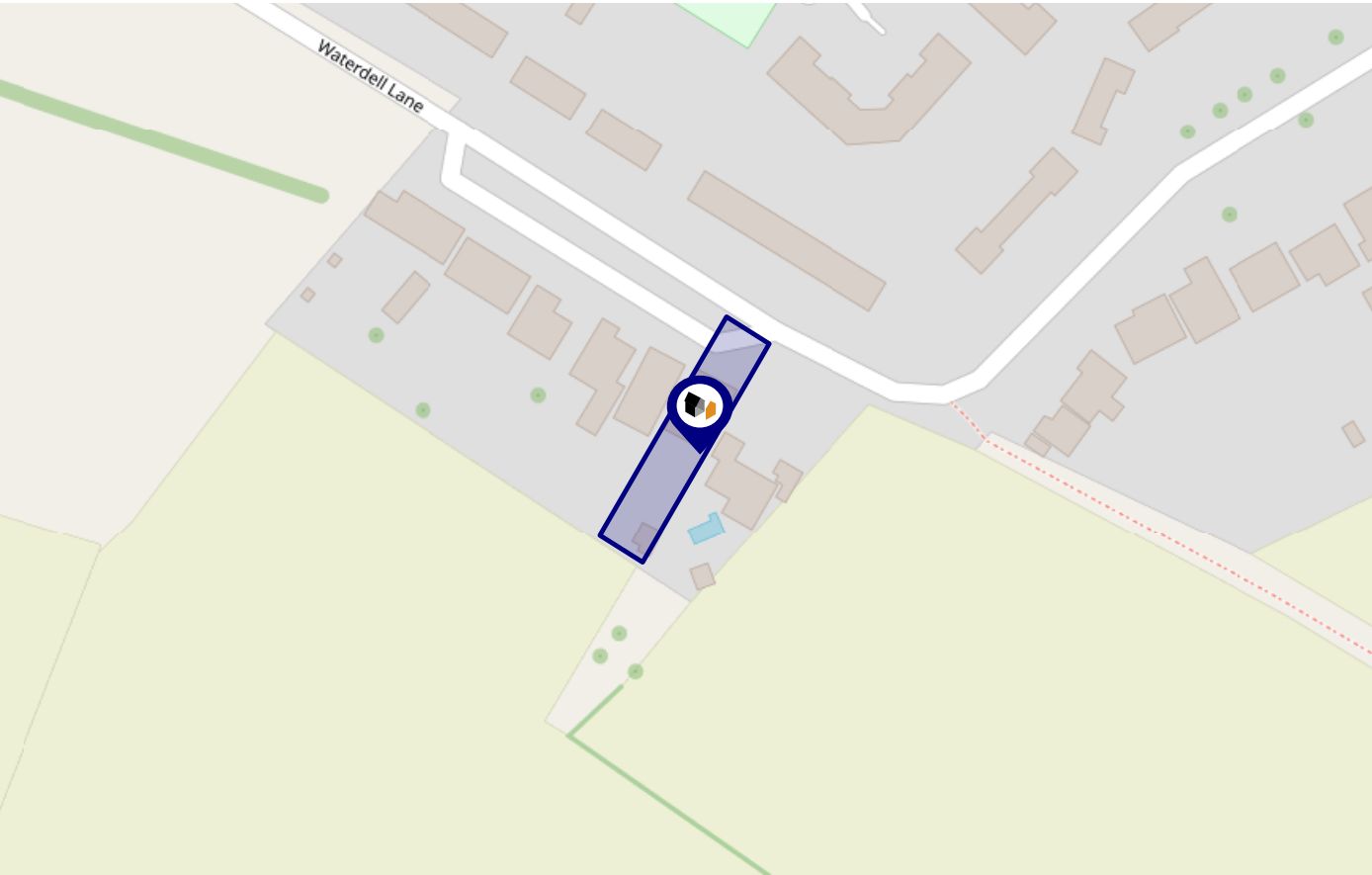
Chance of flooding to the following depths at this property:



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.

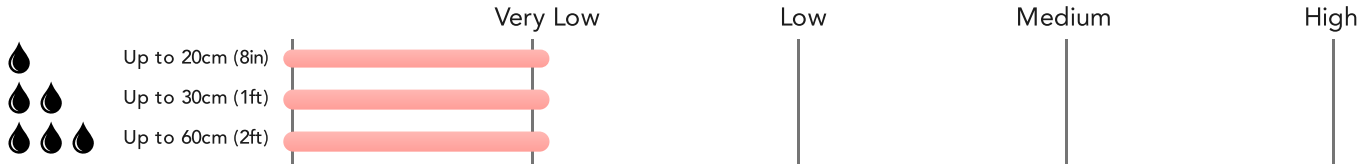


Risk Rating: **Very low**

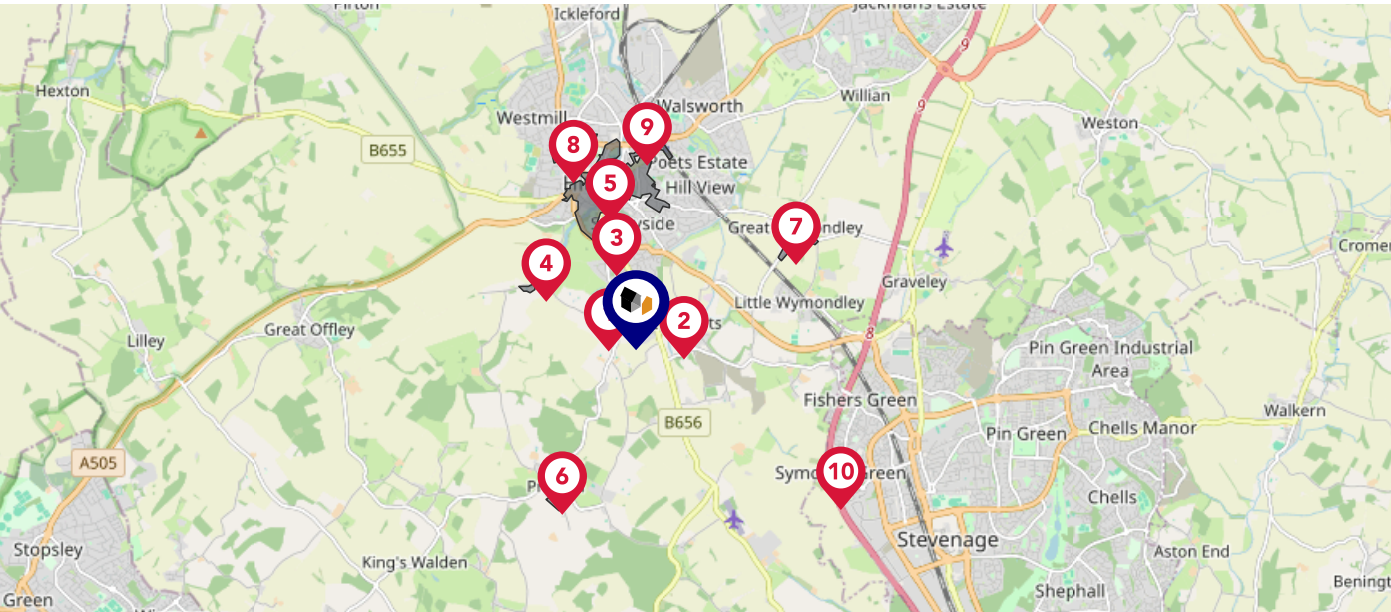
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:

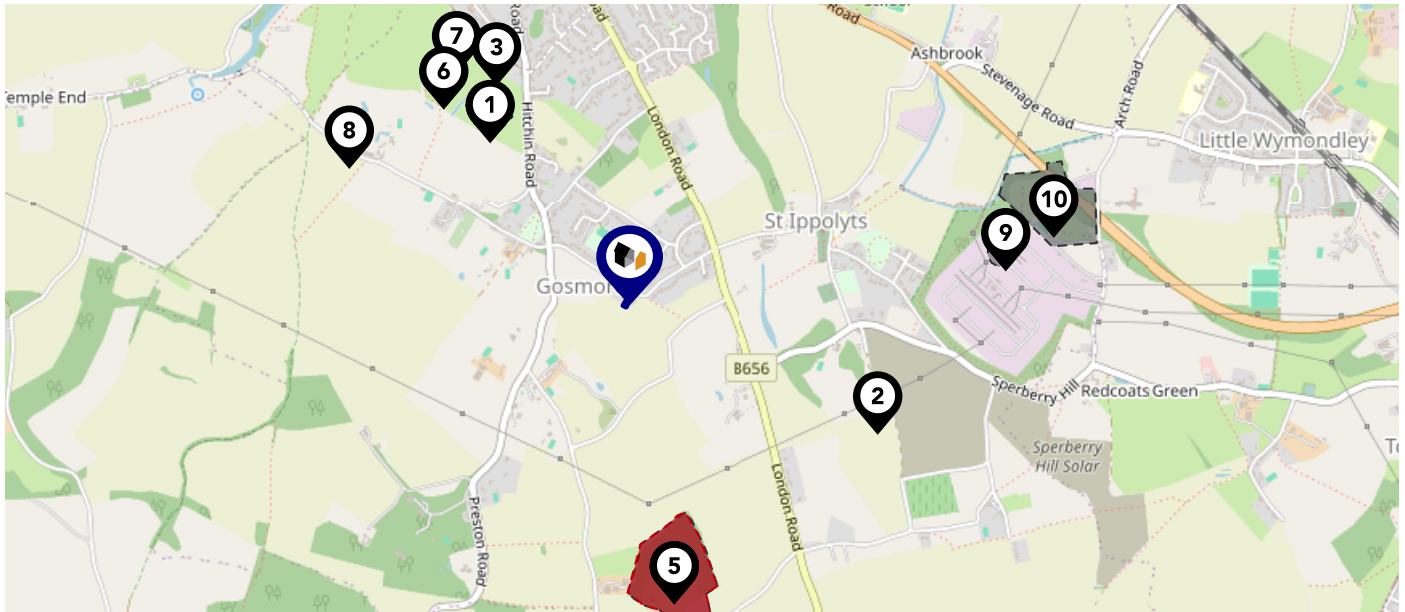


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



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

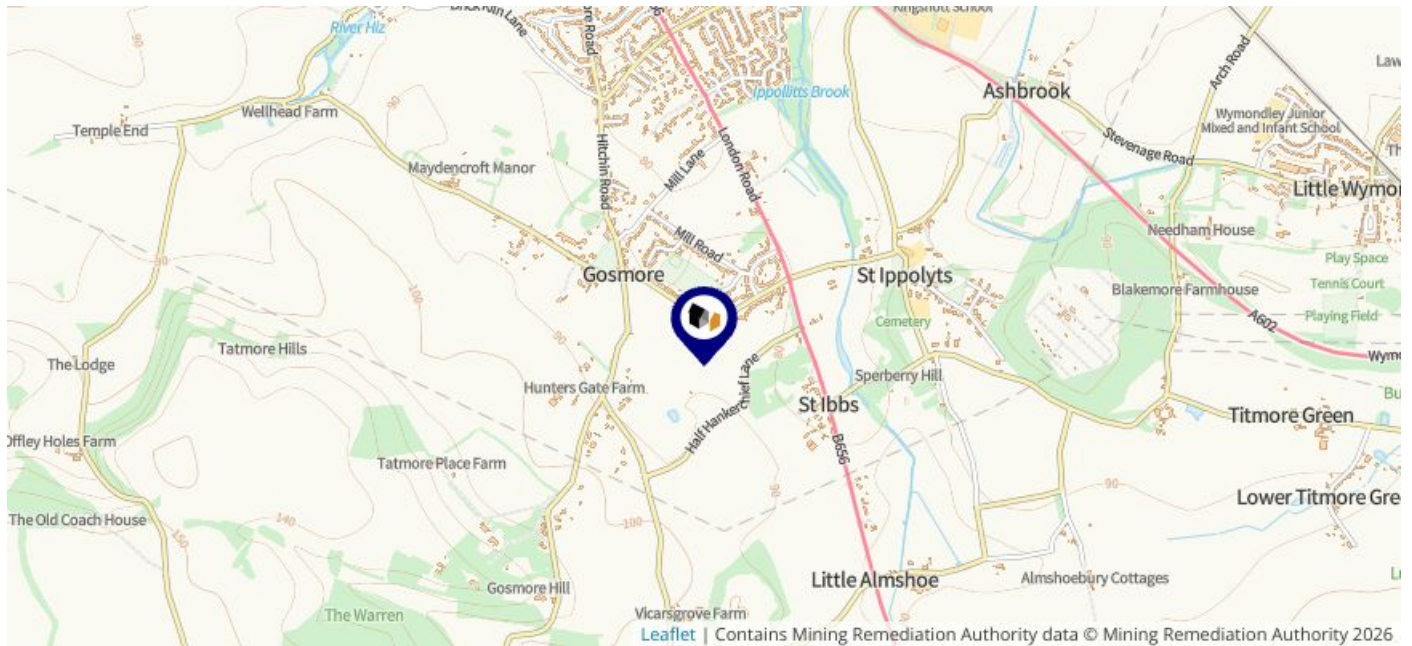
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

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

This map displays nearby coal mine entrances and their classifications.



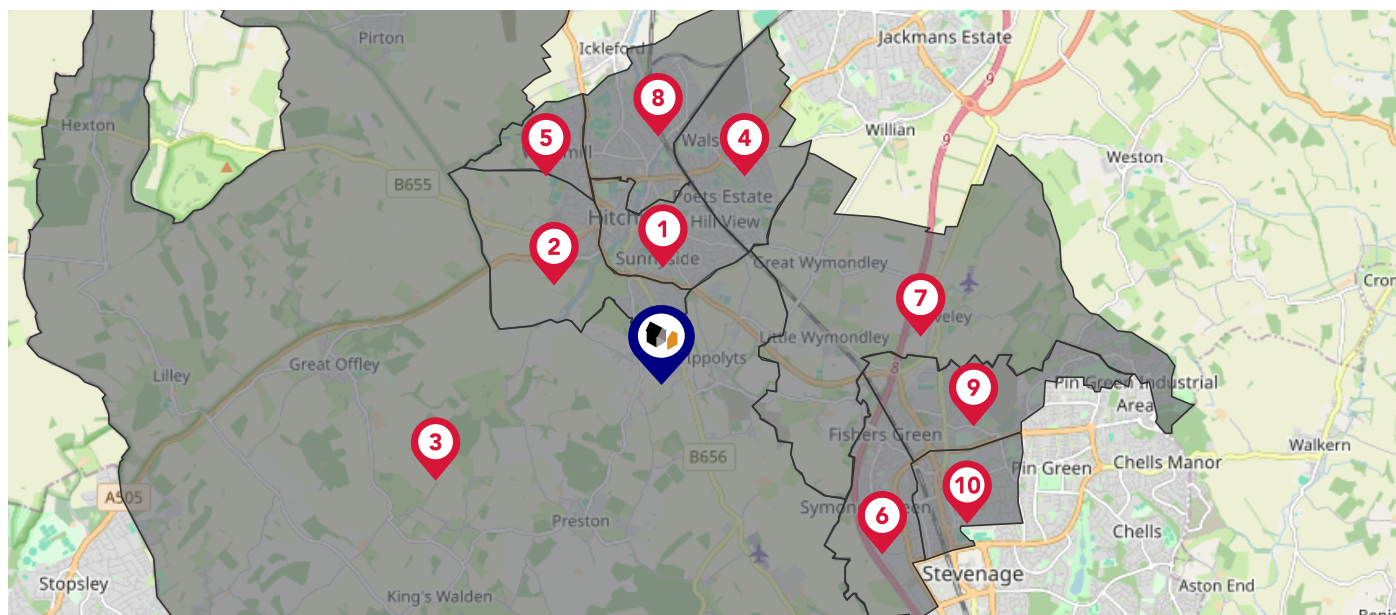
Mine Entry

- ✕ 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



Hitchin Highbury Ward



Hitchin Priory Ward



Hitchwood, Offa and Hoo Ward



Hitchin Walsworth Ward



Hitchin Oughton Ward



Symonds Green Ward



Chesfield Ward



Hitchin Bearton Ward



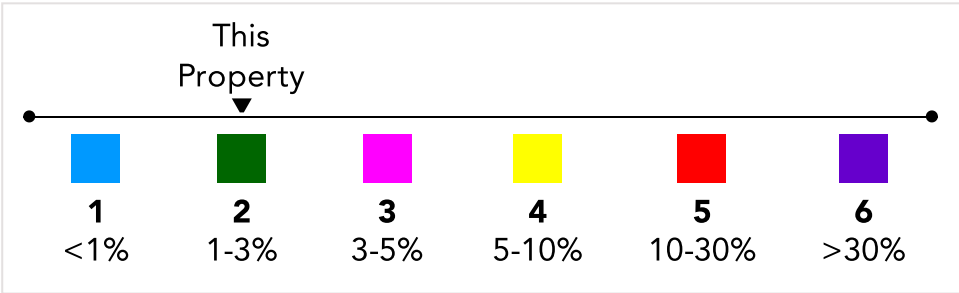
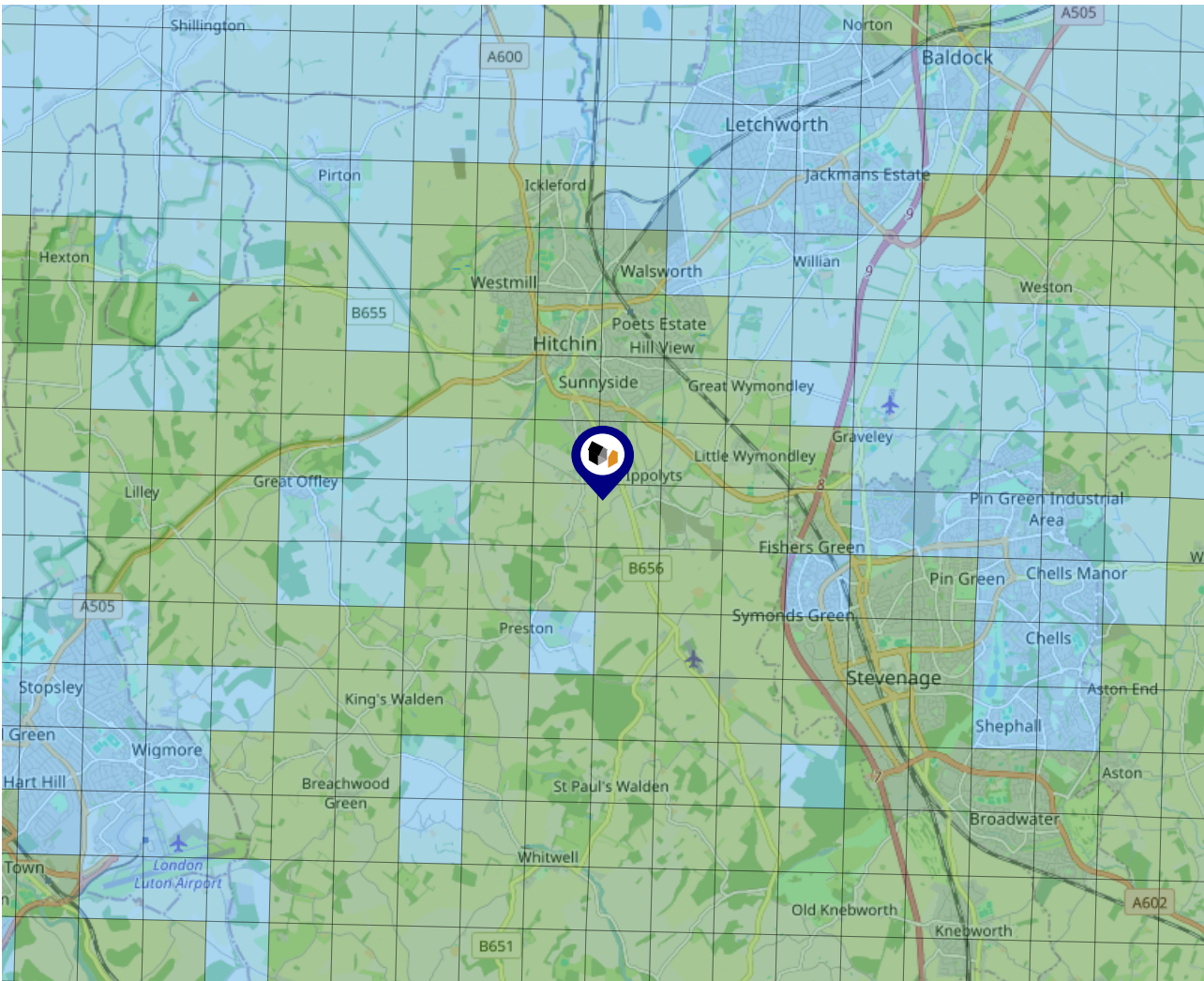
Woodfield Ward



Old Town Ward

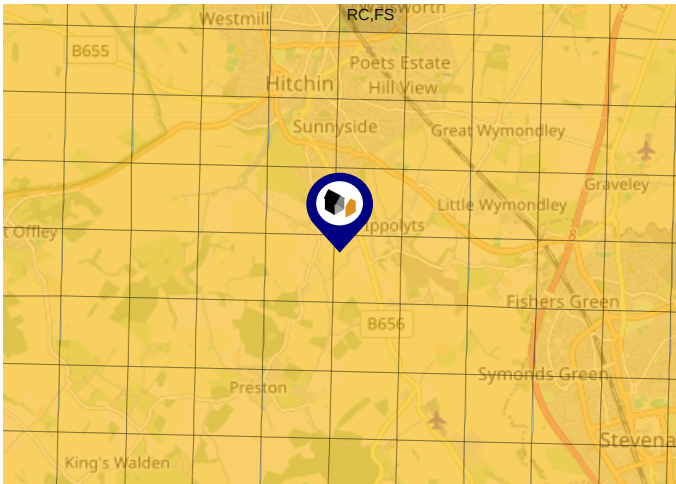
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).



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

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

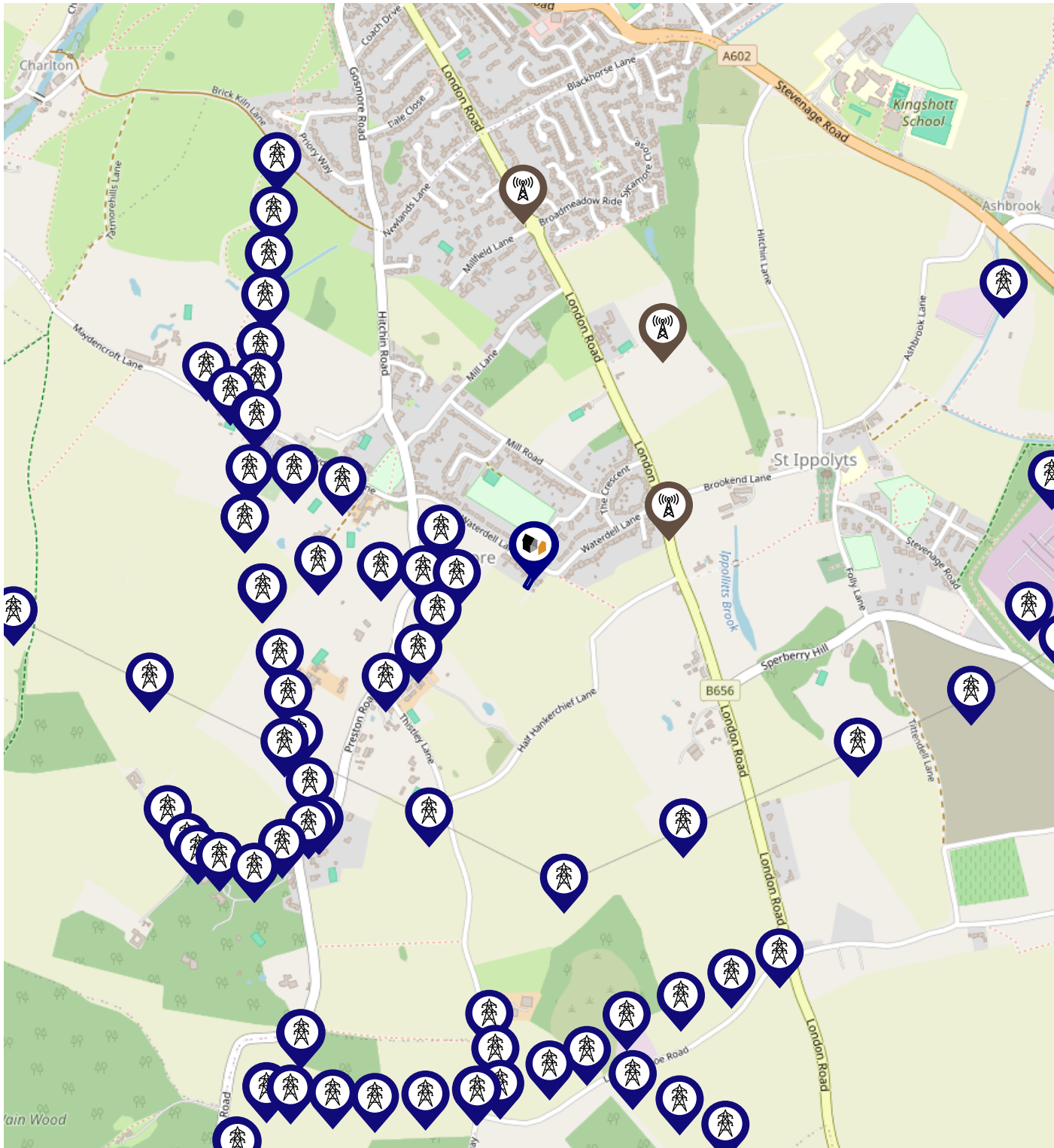


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Local Area

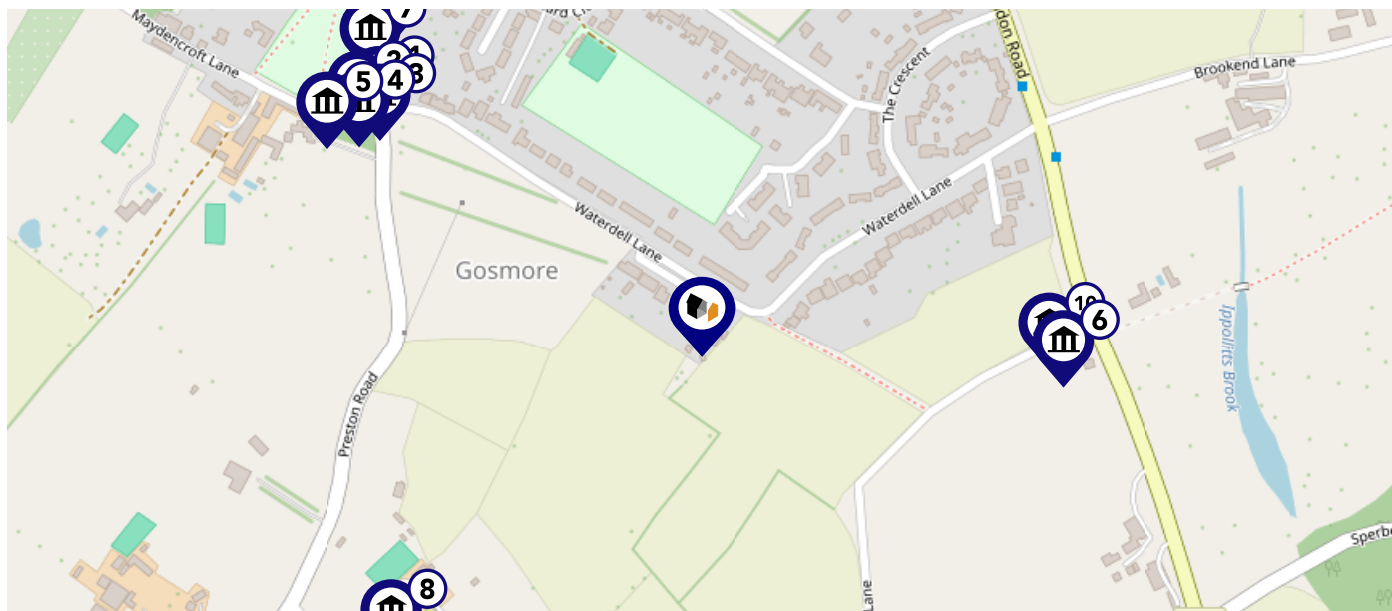
Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1347424 - 2,3 And 4, High Street	Grade II	0.2 miles
	1102537 - Holly Tree Cottage	Grade II	0.2 miles
	1175112 - The Bull Public House	Grade II	0.2 miles
	1347428 - 1, Maydencroft Lane	Grade II	0.2 miles
	1175196 - Rosedale	Grade II	0.2 miles
	1175157 - St Ibbs Lodge	Grade II	0.2 miles
	1175099 - Victoria House	Grade II	0.2 miles
	1295353 - Thistley Farmhouse	Grade II	0.2 miles
	1102536 - Outbuildings To Victoria House Adjoining Number 9 (the Old Cottage)	Grade II	0.2 miles
	1102540 - Double Ice House In Corner Of Field 15 Metres To North West Of St Ibbs Lodge	Grade II	0.2 miles

Building Safety

None specified

Accessibility / Adaptations

2m extension to the rear to create a spacious open plan kitchen/living/dining area with utility, toilet and pantry. We reconfigured the layout and decorated the whole property.

Restrictive Covenants

Yes - to be confirmed

Rights of Way (Public & Private)

None specified

Construction Type

Brick

Property Lease Information

Not applicable

Listed Building Information

Not applicable

Stamp Duty

Ask agent

Other

Other

Electricity Supply

Mains supply

Gas Supply

Yes

Central Heating

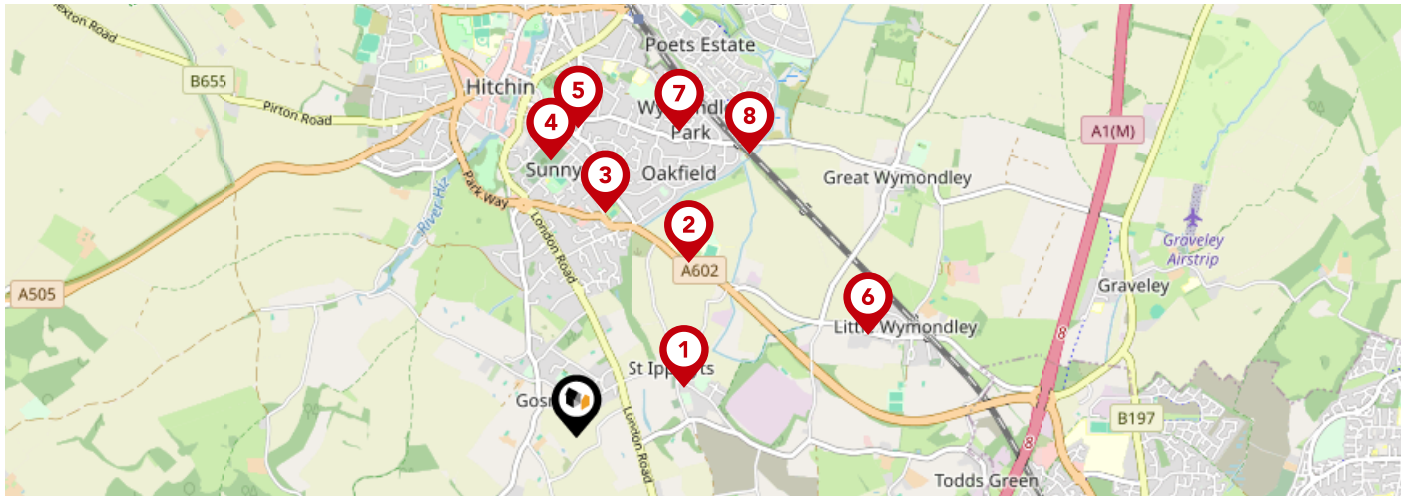
Yes

Water Supply

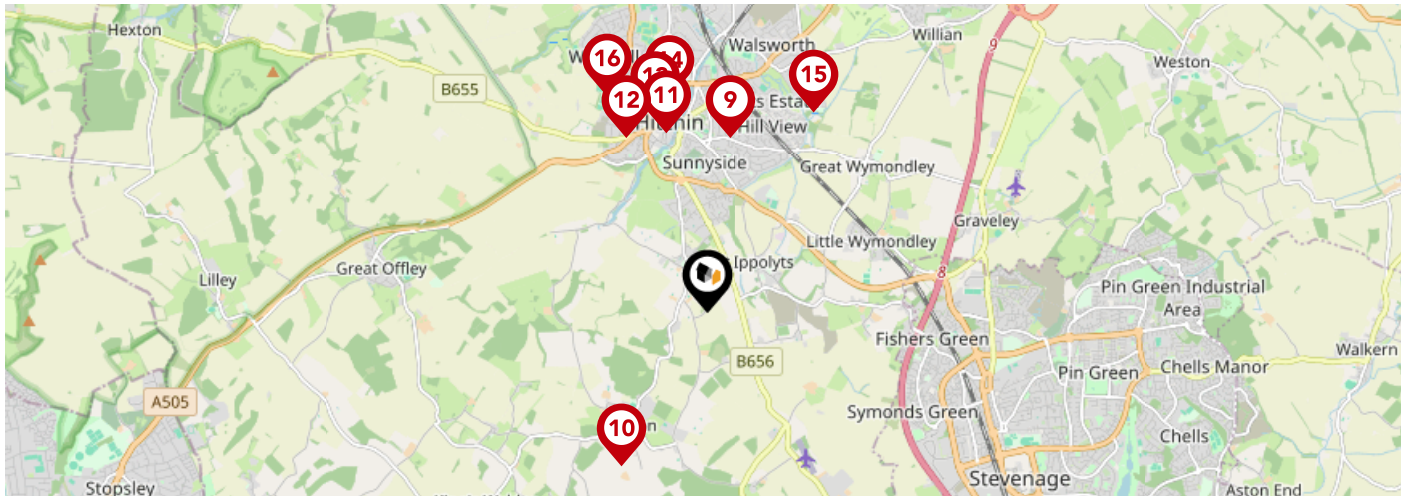
Mains supply

Drainage

Mains supply



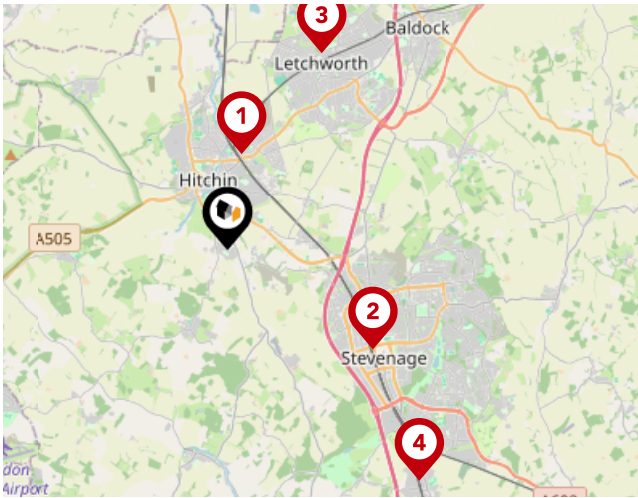
		Nursery	Primary	Secondary	College	Private
1	St Ippolyts Church of England Aided Primary School Ofsted Rating: Good Pupils: 175 Distance:0.53	☐	☒	☐	☐	☐
2	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.94	☐	☐	☒	☐	☐
3	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:1.03	☐	☒	☐	☐	☐
4	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:1.27	☐	☒	☐	☐	☐
5	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:1.41	☐	☐	☒	☐	☐
6	Wymondley Junior Mixed and Infant School Ofsted Rating: Good Pupils: 102 Distance:1.41	☐	☒	☐	☐	☐
7	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:1.47	☐	☒	☐	☐	☐
8	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:1.52	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:1.6	☐	☒	☐	☐	☐
	Preston Primary School Ofsted Rating: Good Pupils: 67 Distance:1.62	☐	☒	☐	☐	☐
	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:1.67	☐	☐	☒	☐	☐
	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:1.76	☐	☒	☐	☐	☐
	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:1.88	☐	☒	☐	☐	☐
	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:1.98	☒	☐	☐	☐	☐
	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:2.07	☐	☒	☐	☐	☐
	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:2.18	☐	☒	☐	☐	☐

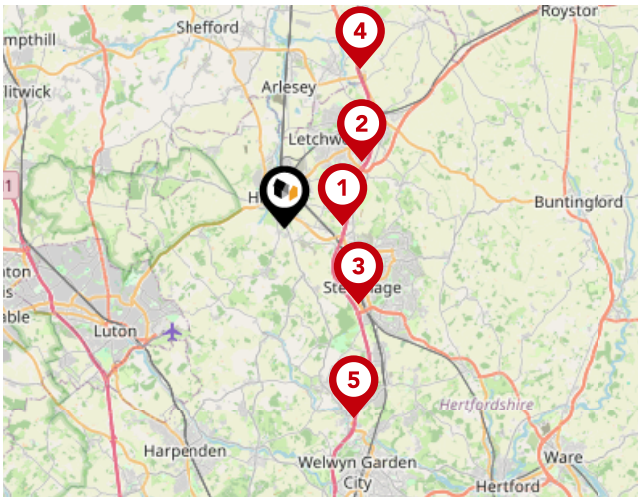
Area

Transport (National)



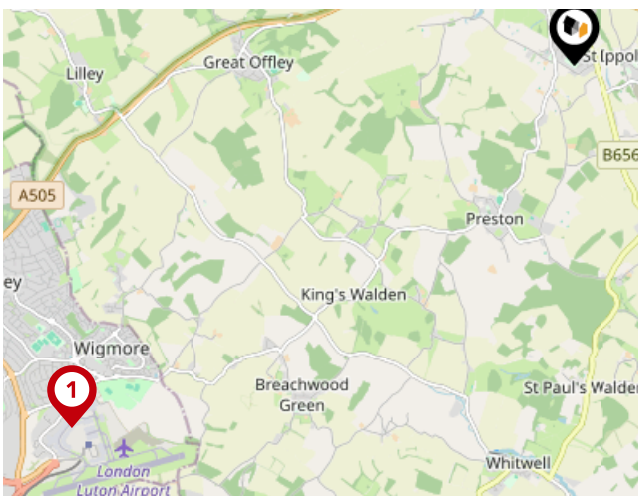
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	1.79 miles
2	Stevenage Rail Station	3.2 miles
3	Letchworth Rail Station	4 miles
4	Knebworth Rail Station	5.47 miles
5	Baldock Rail Station	5.7 miles



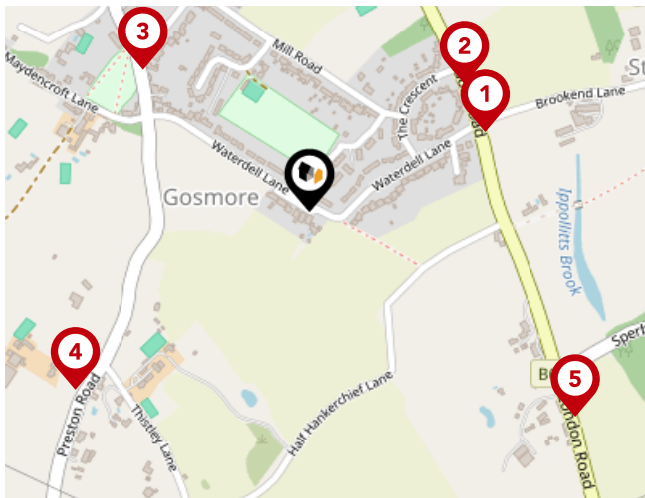
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.14 miles
2	A1(M) J9	3.73 miles
3	A1(M) J7	3.85 miles
4	A1(M) J10	6.45 miles
5	A1(M) J6	7.35 miles



Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	5.65 miles



Bus Stops/Stations

Pin	Name	Distance
1	London Road Crossroads	0.22 miles
2	London Road Crossroads	0.22 miles
3	Bird in Hand PH	0.24 miles
4	Thistley Lane	0.33 miles
5	The Greyhound PH	0.38 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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