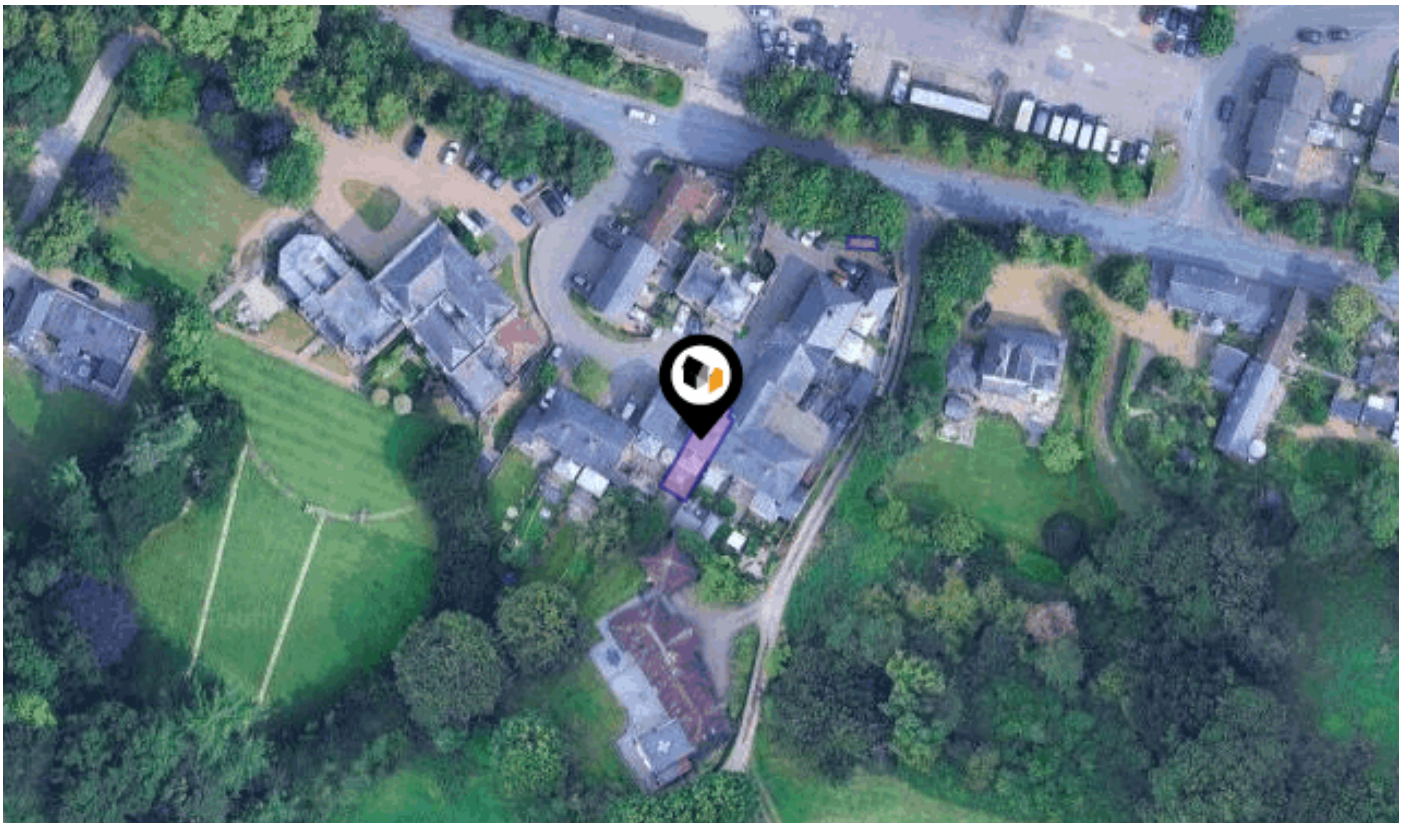
country properties

See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 03rd July 2026



WATERLOW MEWS, LITTLE WYMONDLEY, HITCHIN, SG4

Country Properties

81 Hermitage Road Hitchin Herts SG5 1DB

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk

The Property Ombudsman

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Planning records for: ***2 Waterlow Mews Little Wymondley Hitchin Hertfordshire SG4 7HL***

Reference - 23/01093/FP

Decision: Decided

Date: 23rd May 2023

Description:
Change of use of a 1-bed residential dwelling to short stay serviced accommodation

Planning records for: ***7 Waterlow Mews Little Wymondley Hitchin SG4 7HL***

Reference - 02/01139/1HH

Decision: Decided

Date: 24th July 2002

Description:
Rear Conservatory

Planning records for: ***19 Waterlow Mews Little Wymondley Hitchin SG4 7HL***

Reference - 16/00332/1HH

Decision: Decided

Date: 11th February 2016

Description:
Erection of rear conservatory.

Reference - 14/01764/1HH

Decision: Decided

Date: 30th June 2014

Description:
Conversion of existing integral garage to create larger Kitchen / Dining room.

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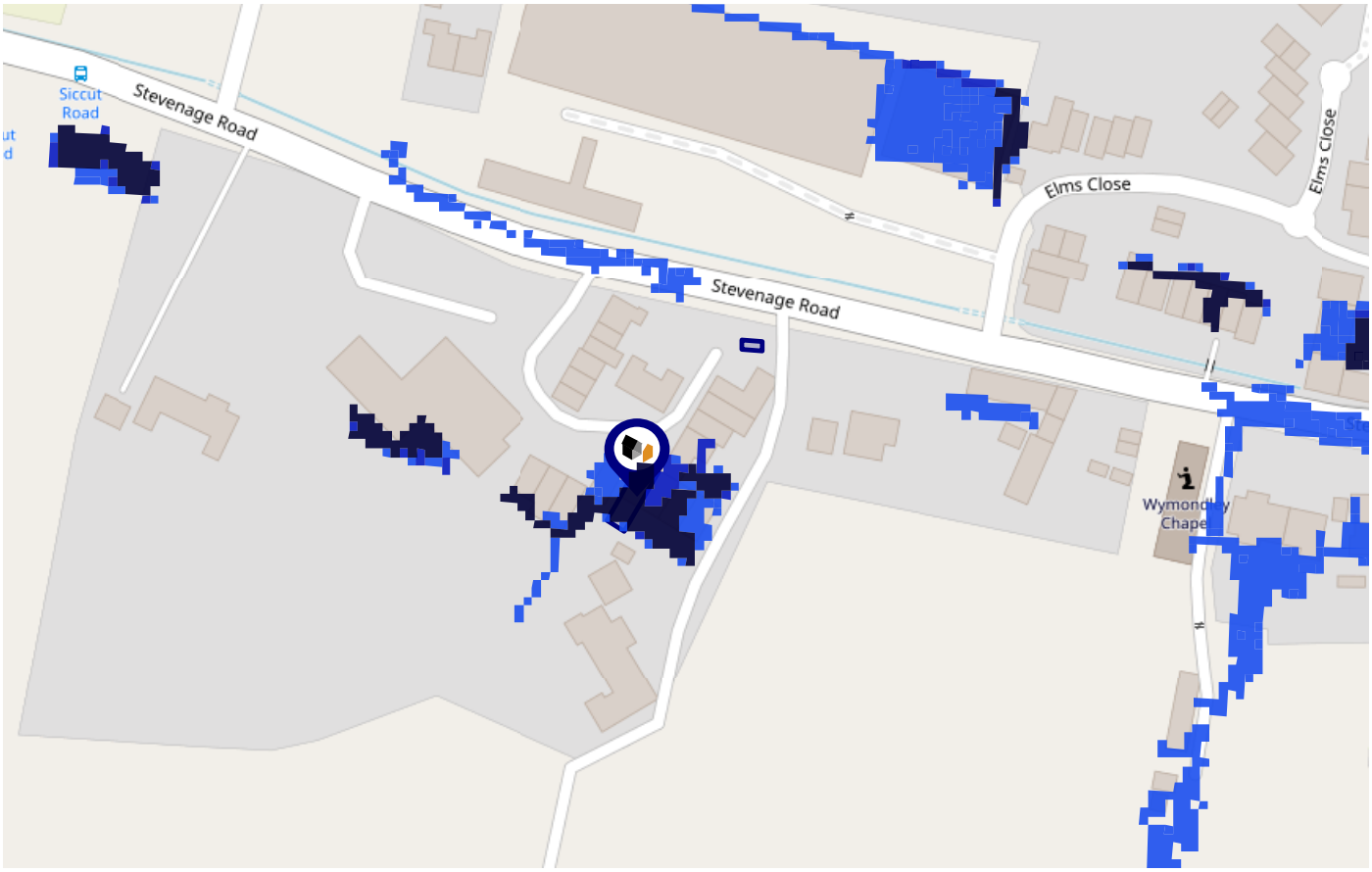
Planning records for: ***9 Waterlow Mews Little Wymondley Hitchin Hertfordshire SG4 7HL***

Reference - 18/03157/FPH	
Decision:	Decided
Date:	03rd December 2018
Description:	
Insertion of ground floor rear window to facilitate garage conversion to habitable accommodation.	

Flood Risk
Surface Water - Flood Risk

country properties

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

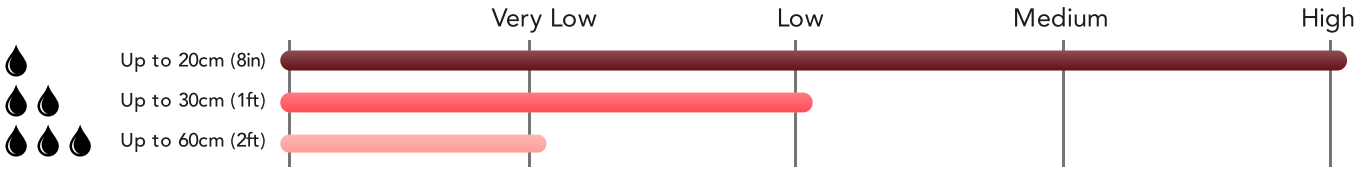


Risk Rating: High

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

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

Chance of flooding to the following depths at this property:

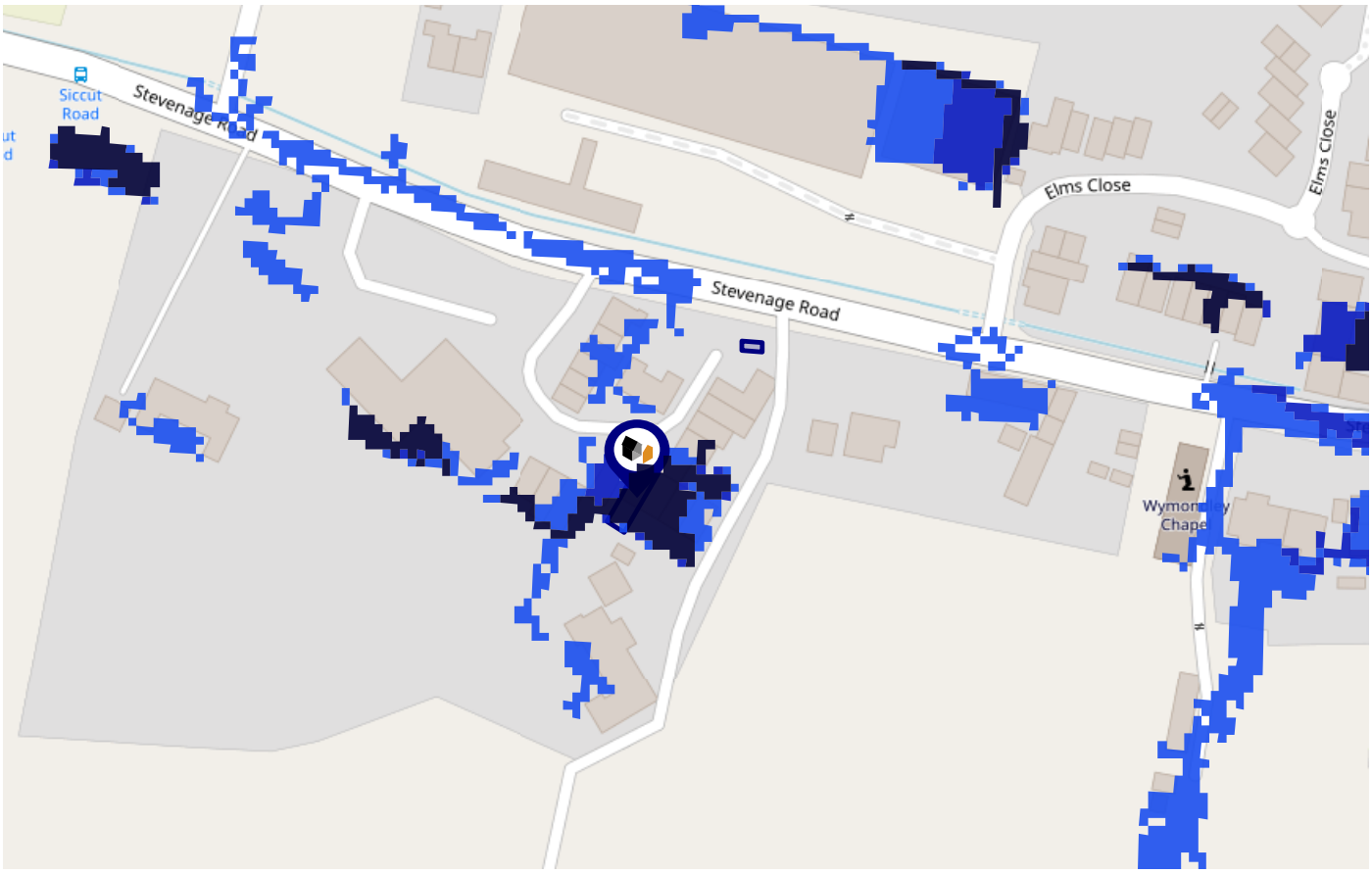


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Flood Risk
Surface Water - Climate Change

country properties

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.

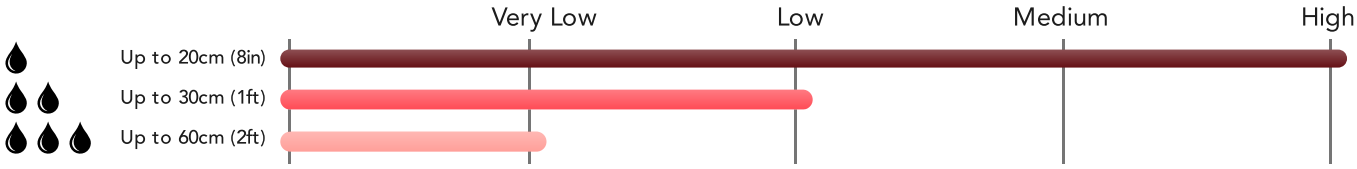


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- **Medium Risk -** an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk -** an area in which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

Chance of flooding to the following depths at this property:

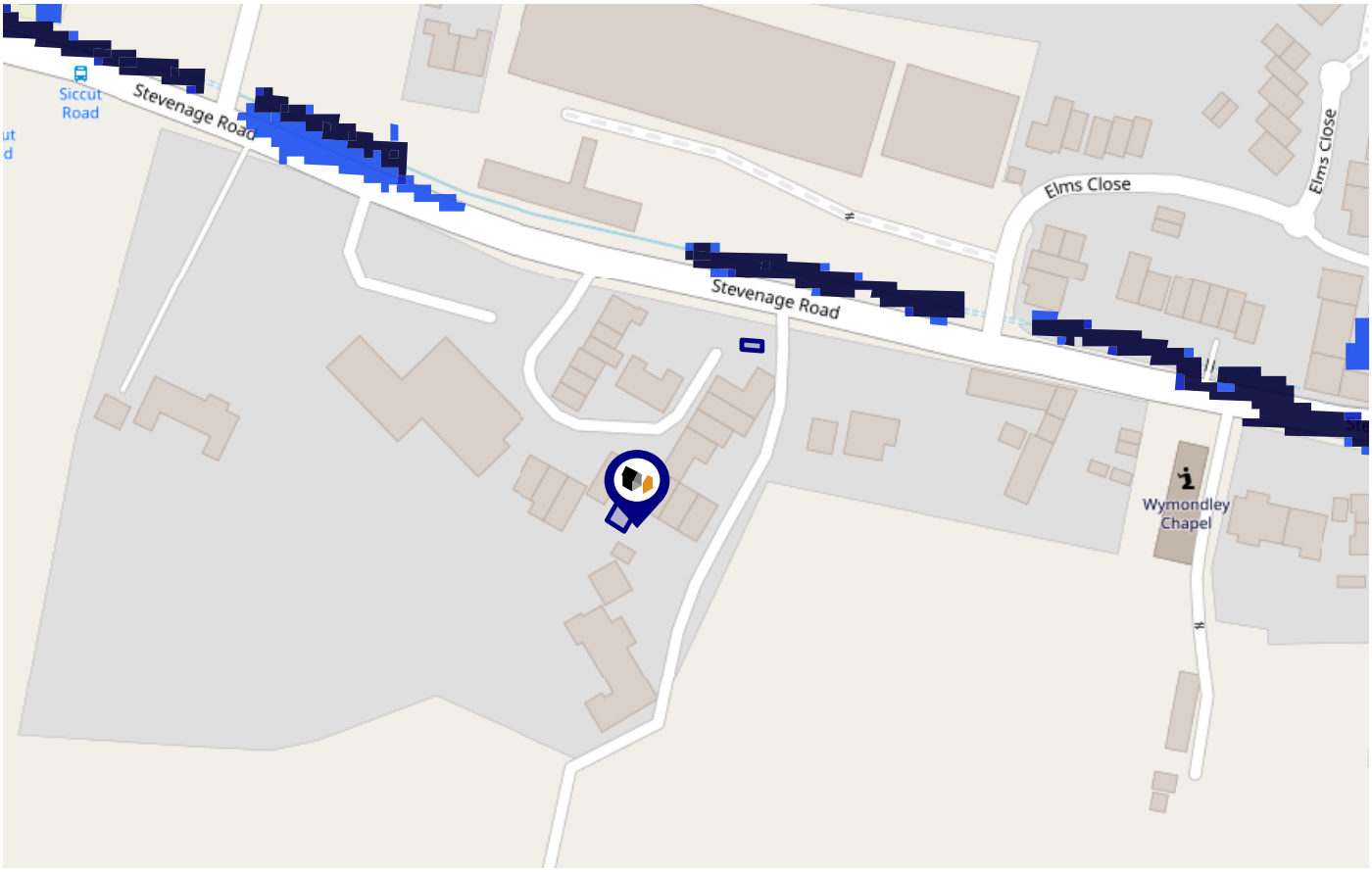


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Flood Risk
Rivers & Seas - Flood Risk

country properties

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

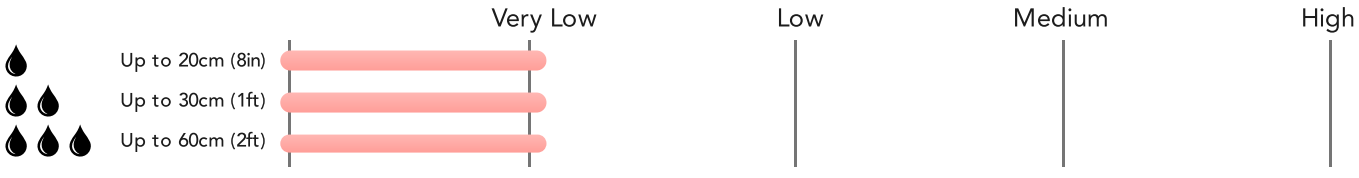


Risk Rating: Very low

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:

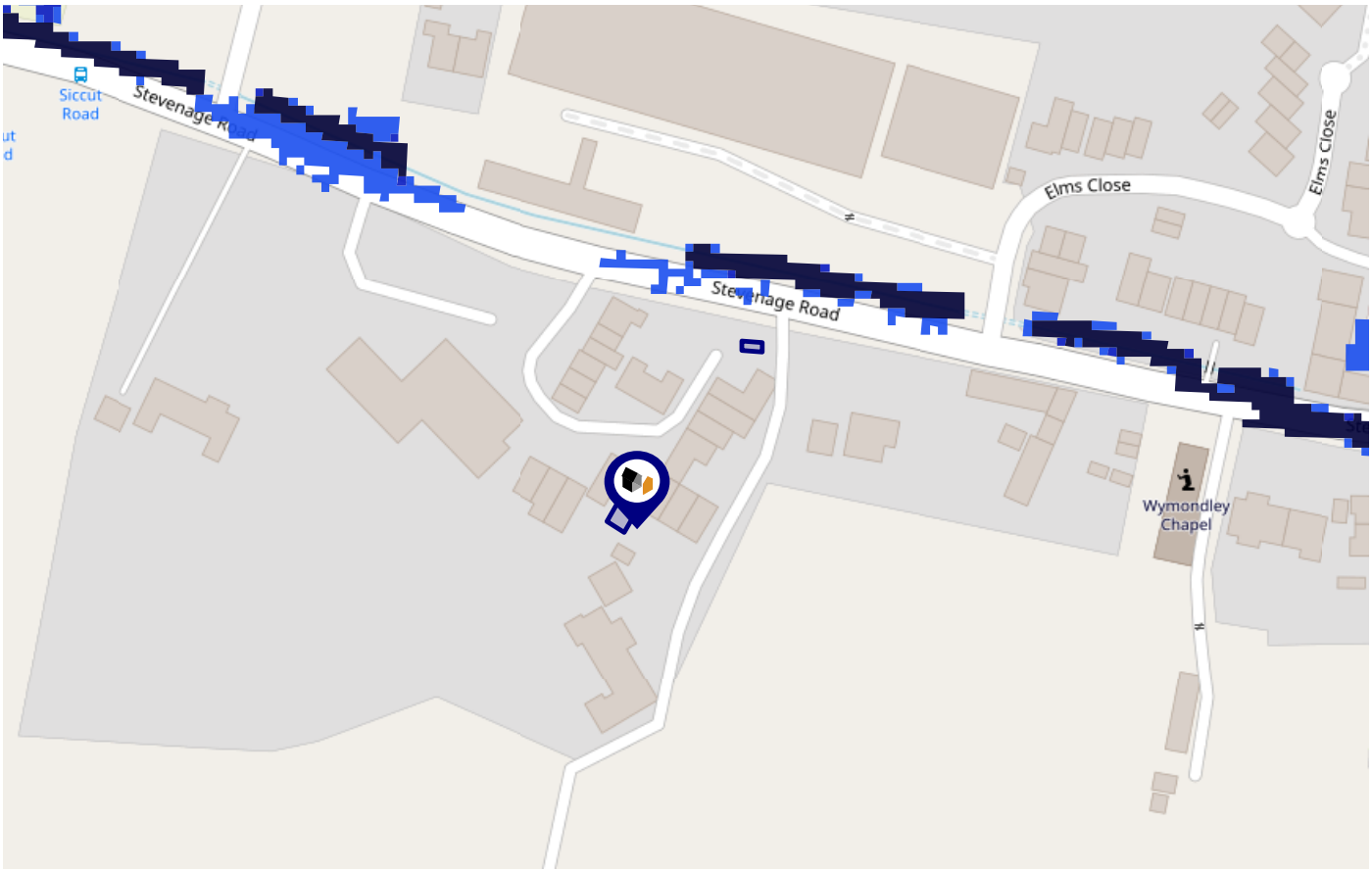


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Flood Risk
Rivers & Seas - Climate Change

country properties

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.

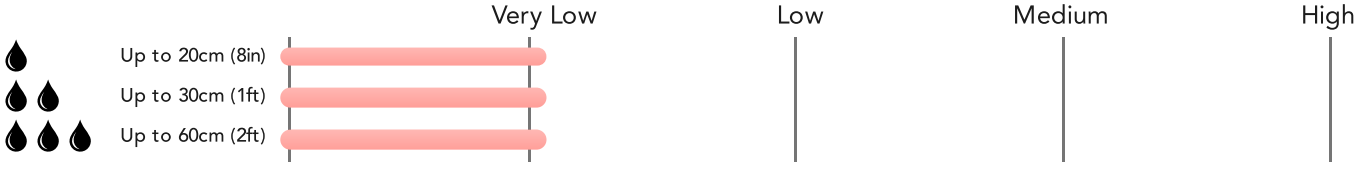


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

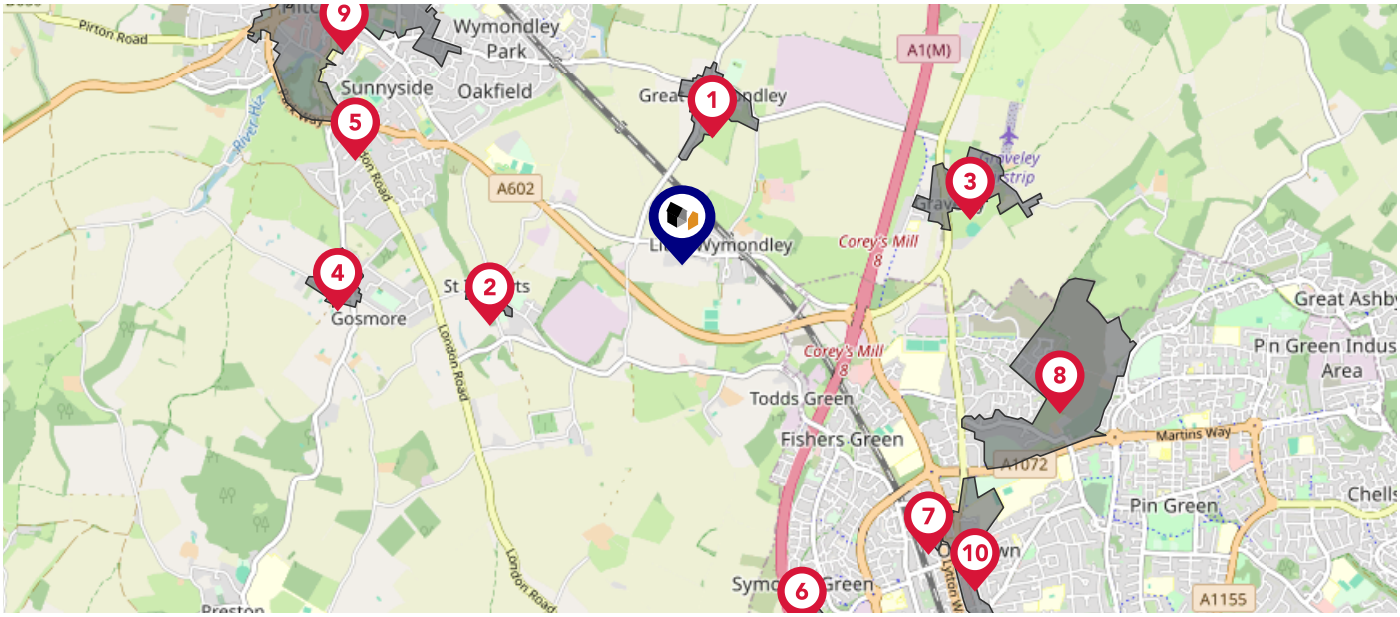


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Maps
Conservation Areas

country properties

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

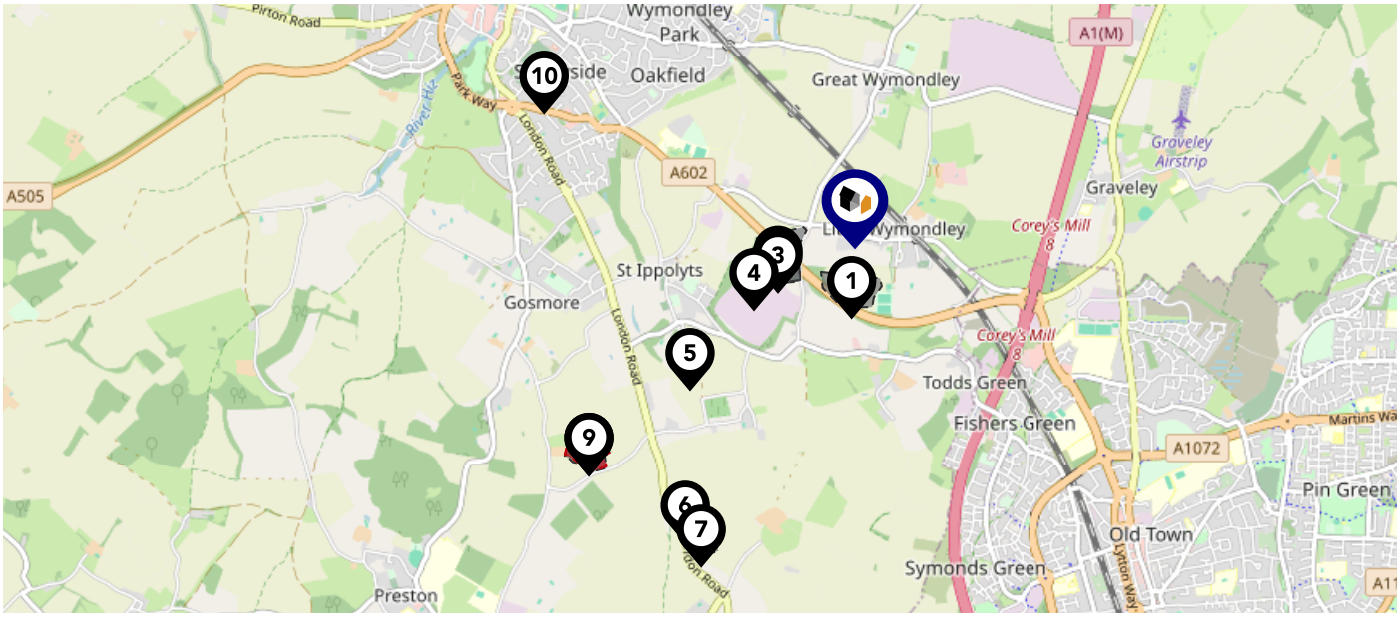
1	Great Wymondley
2	St Ippolyts
3	Graveley
4	Gosmore
5	Hitchin Hill Path
6	Symonds Green
7	Orchard Road
8	St Nicholas's and Rectory Lane
9	Hitchin
10	Old Town High Street

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Maps
Landfill Sites

country properties

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.



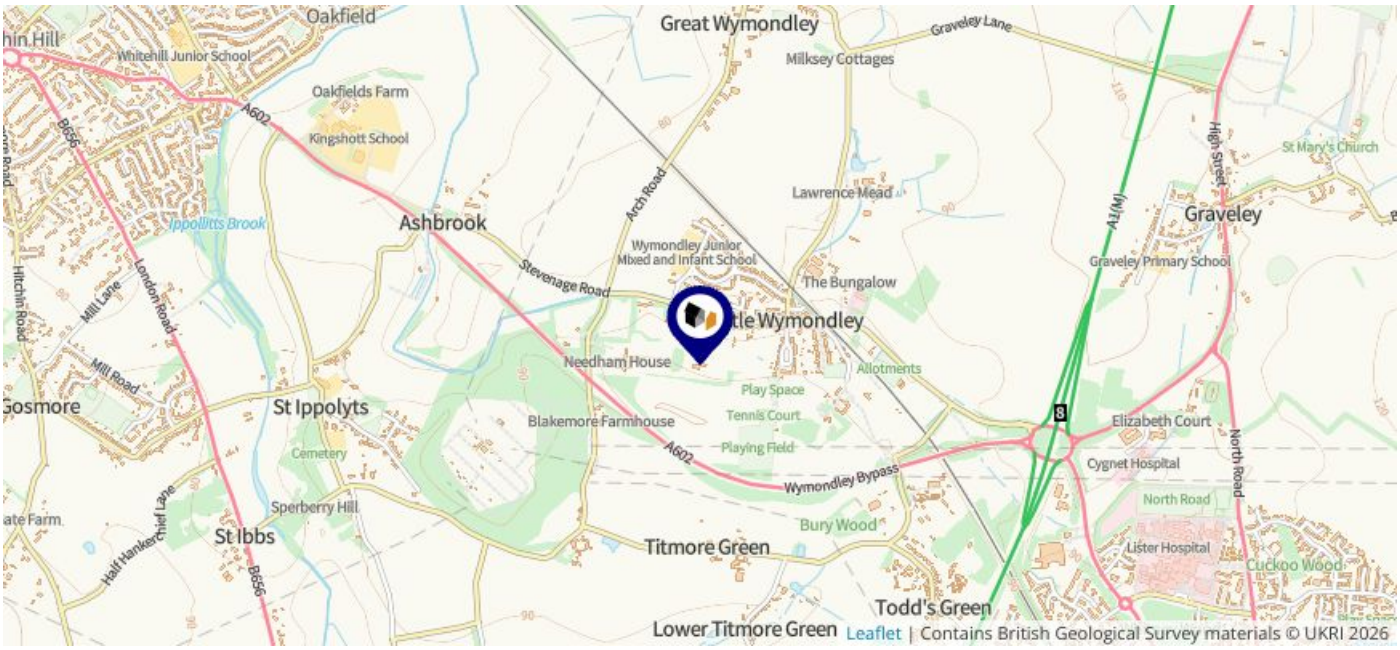
Nearby Landfill Sites

1	Wymondleybury-Little Wymondley	Historic Landfill
2	Little Wymondley Gravel Pit-Little Wymondley, Near Hitchen, Hertfordshire	Historic Landfill
3	Little Wymondley Quarry-Little Wymondley, Near Hitchen, Hertfordshire	Historic Landfill
4	Titmore Green Road-Little Wymondley, Near Hitchen, Hertfordshire	Historic Landfill
5	Tittendell-Tittendell Street, St Ippollits, Hertfordshire	Historic Landfill
6	Chapel Foot Tip-Parish Of St Ippollitts, Hitchin, Hertfordshire	Historic Landfill
7	Chapel Foot Gravel Pit-Langley, Hitchin, Hertfordshire	Historic Landfill
8	EA/EPR/LB3303UD/T001 - Vicars Grove	Active Landfill
9	Kings Grove-St Ippollits, Hertfordshire	Historic Landfill
10	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill

Maps
Coal Mining

country properties

This map displays nearby coal mine entrances and their classifications.



Mine Entry

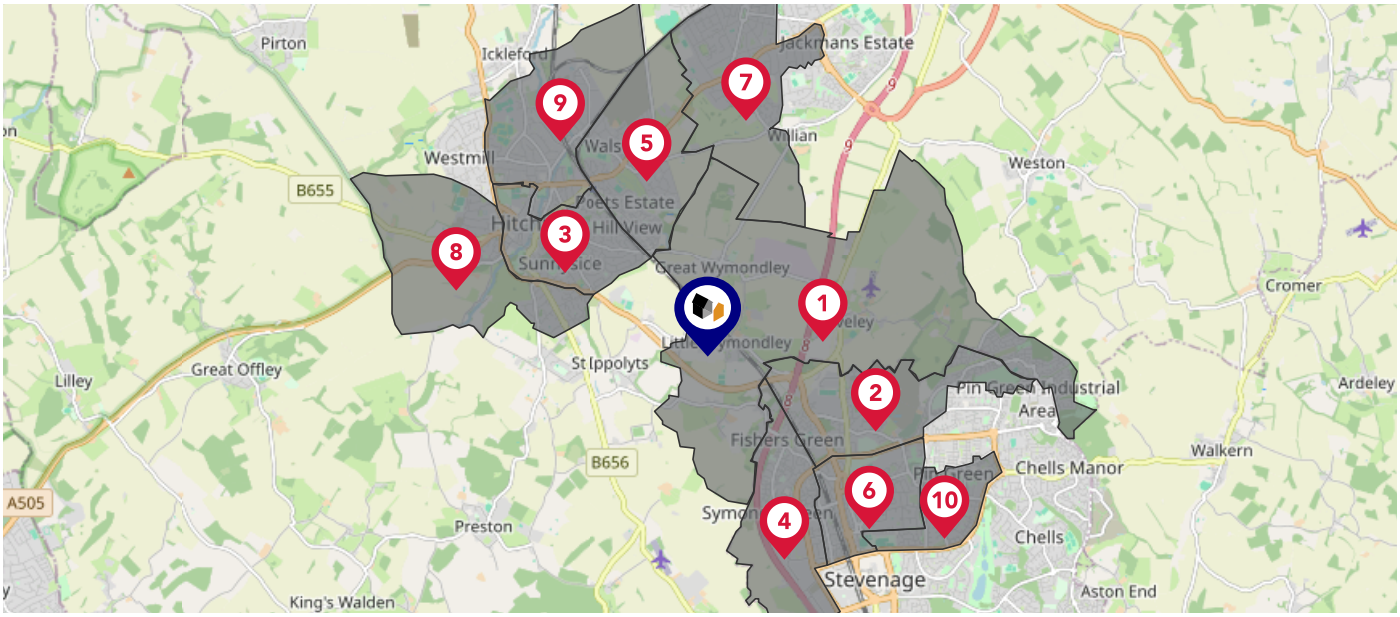
- Adit
- Gutter Pit
- Shaft

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.

Maps
Council Wards

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

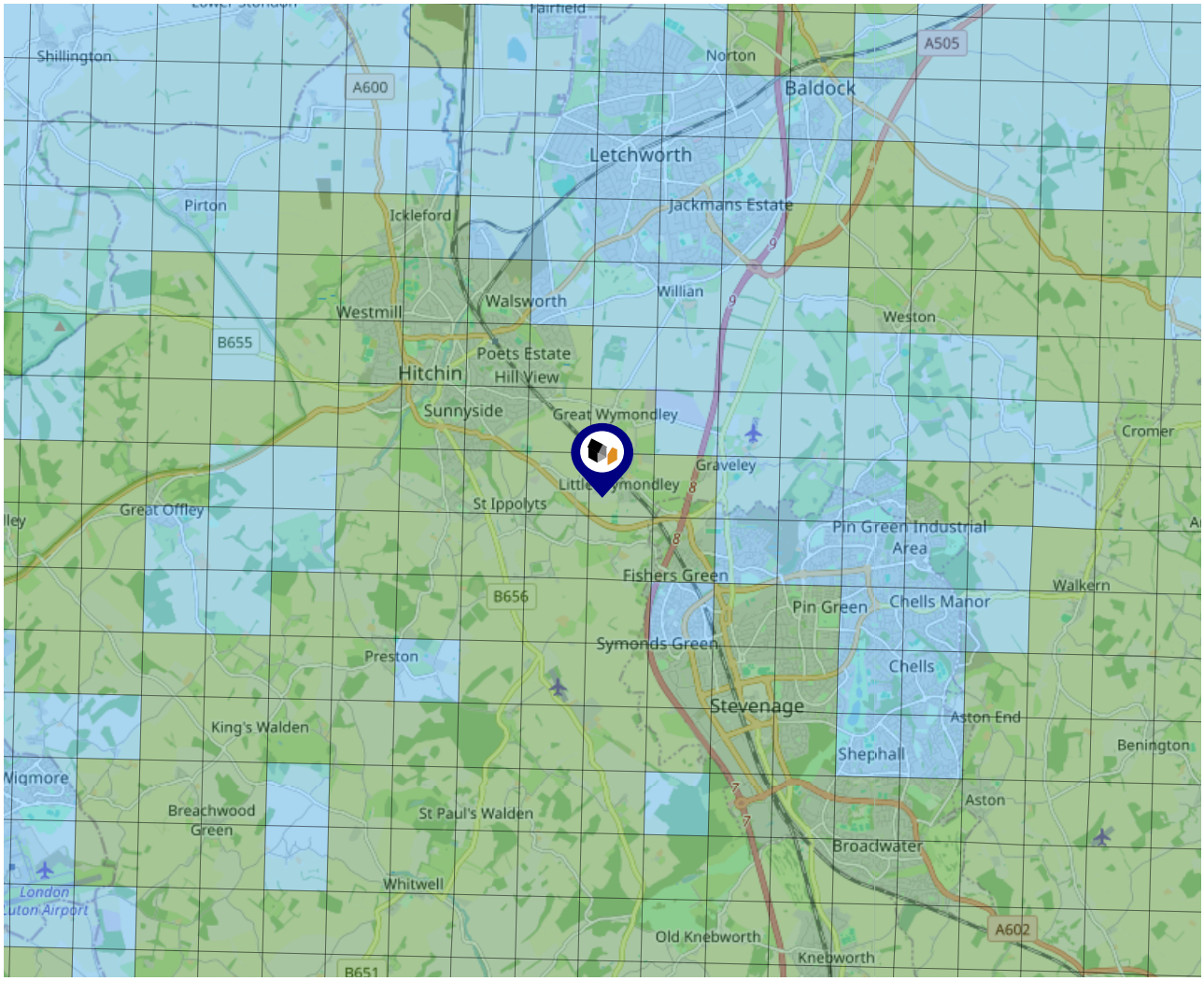


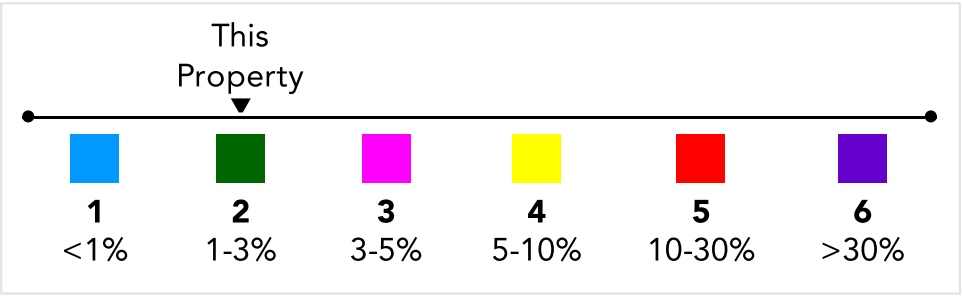
Nearby Council Wards	
1	Chesfield Ward
2	Woodfield Ward
3	Hitchin Highbury Ward
4	Symonds Green Ward
5	Hitchin Walsworth Ward
6	Old Town Ward
7	Letchworth South West Ward
8	Hitchin Priory Ward
9	Hitchin Bearton Ward
10	Pin Green Ward

country properties

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).



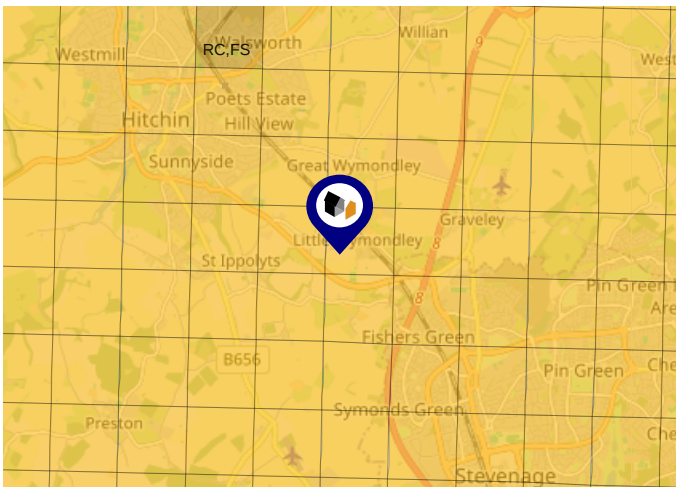


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Ground Composition for this Address (Surrounding square kilometer zone around property)

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



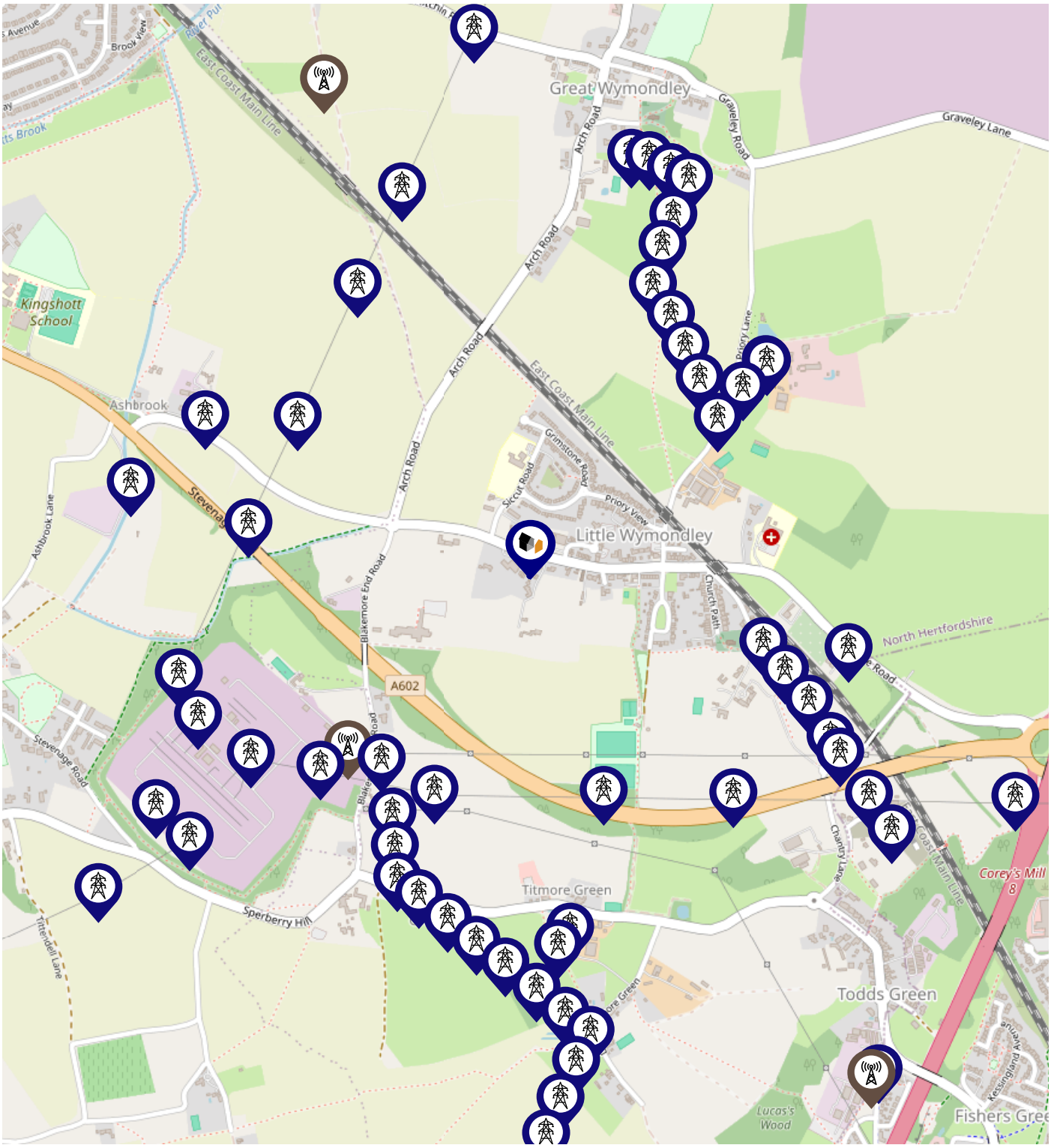
Primary Classifications (Most Common Clay Types)

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

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Local Area
Masts & Pylons

country properties



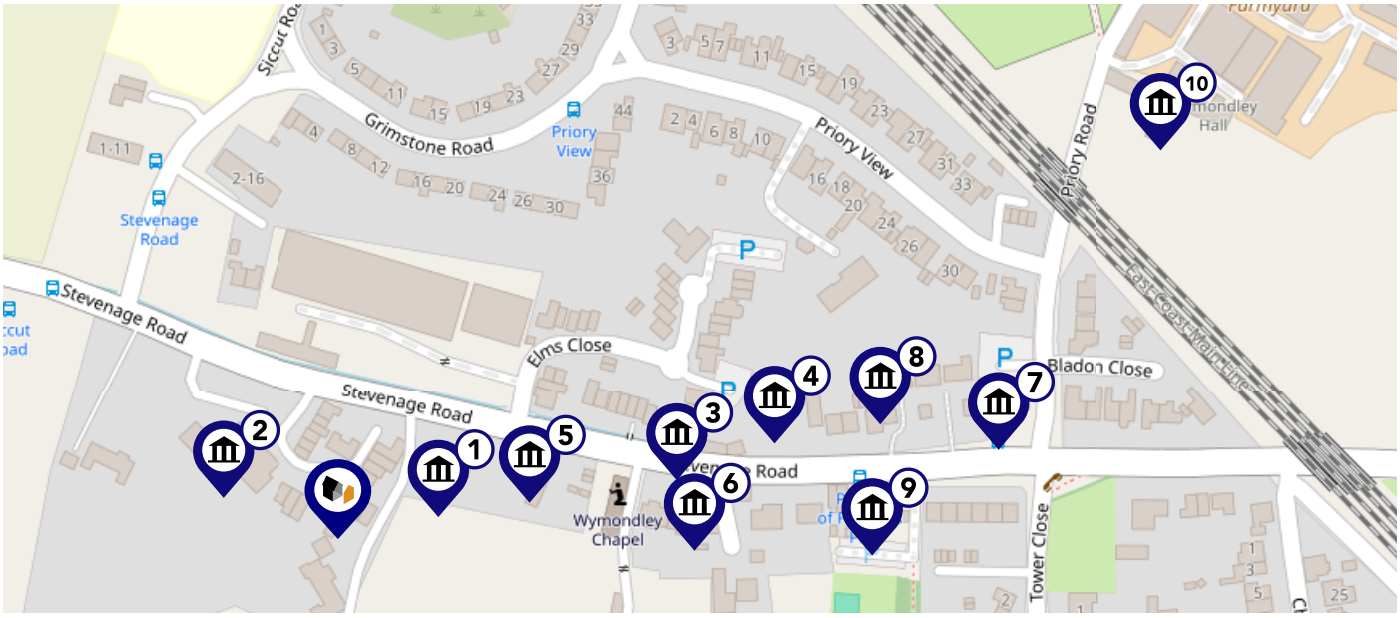
Key:

- Power Pylons
- Communication Masts

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Maps
Listed Buildings

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
1 1102471 - The Croft	Grade II	0.0 miles
2 1175971 - Wymondley House	Grade II	0.0 miles
3 1102467 - Barn Range At Elms Yard (stutley Brothers Limited)	Grade II	0.1 miles
4 1102468 - The Elms Including Former Barn Range Linked To East End	Grade II	0.1 miles
5 1308120 - Boro Cottages	Grade II	0.1 miles
6 1102470 - Blacksmiths Cottages In Blacksmith's Yard	Grade II	0.1 miles
7 1102469 - Plume Of Feathers Public House	Grade II	0.2 miles
8 1347464 - The Laurels	Grade II	0.2 miles
9 1347465 - The Bucks Head Public House	Grade II	0.2 miles
10 1102501 - Wymondley Hall	Grade II	0.3 miles

Building Safety

None specified

Accessibility / Adaptations

Not suitable for wheel chair users

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Brick

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Property Lease Information

Service charge £456.71 per annum

Listed Building Information

Not applicable

Stamp Duty

Ask agent

Other

Flood defences for surface water

Other

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Electricity Supply

Yes

Gas Supply

Yes

Central Heating

Yes
Underfloor heating

Water Supply

Mains supply

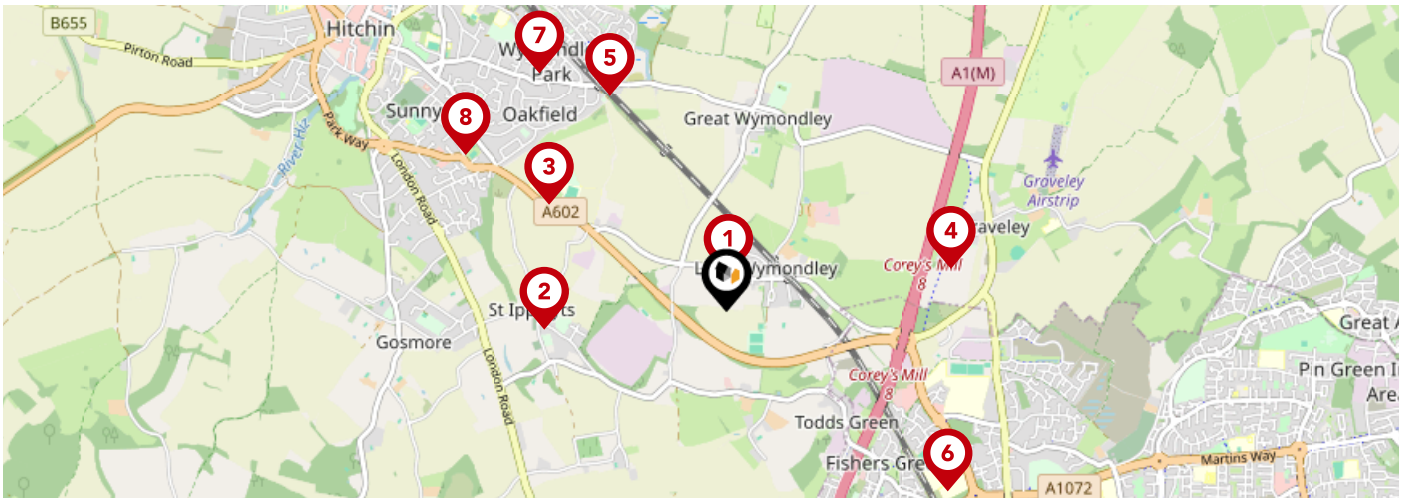
Drainage

Mains supply

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Area
Schools

country properties

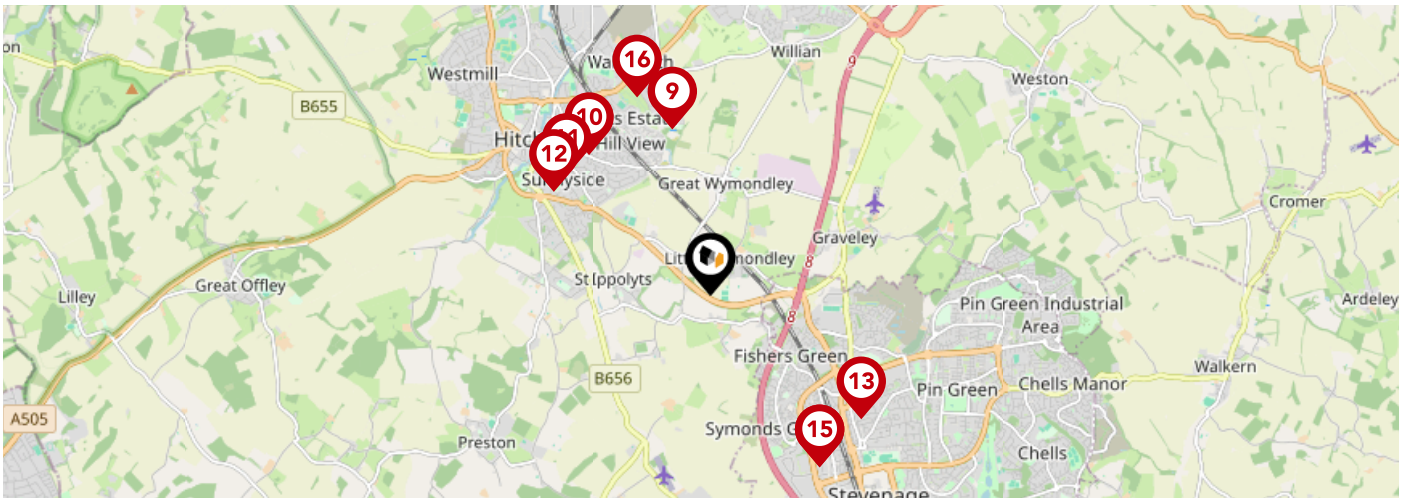


	Nursery	Primary	Secondary	College	Private
1 Wymondley Junior Mixed and Infant School Ofsted Rating: Good | Pupils: 102 | Distance:0.16	☐	☑	☐	☐	☐
2 St Ippolyts Church of England Aided Primary School Ofsted Rating: Good | Pupils: 175 | Distance:0.84	☐	☑	☐	☐	☐
3 Kingshott School Ofsted Rating: Not Rated | Pupils: 400 | Distance:0.95	☐	☐	☑	☐	☐
4 Graveley Primary School Ofsted Rating: Good | Pupils: 96 | Distance:1.04	☐	☑	☐	☐	☐
5 Mary Exton Primary School Ofsted Rating: Good | Pupils: 181 | Distance:1.13	☐	☑	☐	☐	☐
6 The Saint John Henry Newman Catholic School Ofsted Rating: Good | Pupils: 1603 | Distance:1.3	☐	☐	☑	☐	☐
7 William Ransom Primary School Ofsted Rating: Outstanding | Pupils: 422 | Distance:1.39	☐	☑	☐	☐	☐
8 Whitehill Junior School Ofsted Rating: Good | Pupils: 240 | Distance:1.4	☐	☑	☐	☐	☐

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Area
Schools

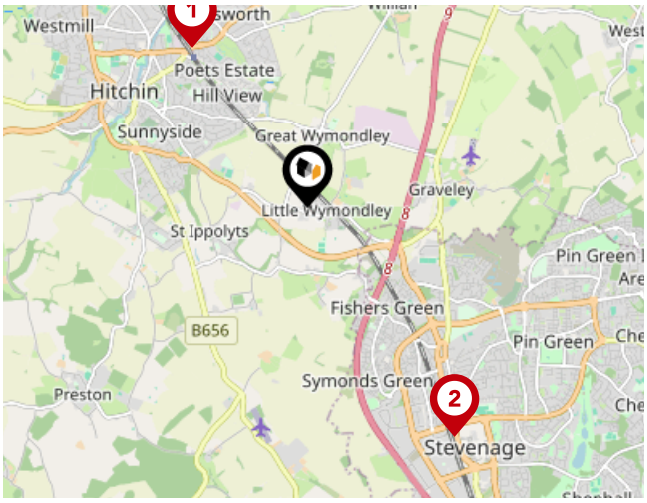
country properties



		Nursery	Primary	Secondary	College	Private
9	**Purwell Primary School** Ofsted Rating: Requires improvement | Pupils: 167 | Distance:1.56	☐	☑	☐	☐	☐
10	**St Andrew's Church of England Voluntary Aided Primary School, Hitchin** Ofsted Rating: Outstanding | Pupils: 252 | Distance:1.7	☐	☑	☐	☐	☐
11	**Hitchin Girls' School** Ofsted Rating: Outstanding | Pupils: 1355 | Distance:1.72	☐	☐	☑	☐	☐
12	**Highbury Infant School and Nursery** Ofsted Rating: Good | Pupils: 204 | Distance:1.73	☐	☑	☐	☐	☐
13	**The Thomas Alleyne Academy** Ofsted Rating: Good | Pupils: 1011 | Distance:1.77	☐	☐	☑	☐	☐
14	**Woolenwick Junior School** Ofsted Rating: Good | Pupils: 234 | Distance:1.86	☐	☑	☐	☐	☐
15	**Woolenwick Infant and Nursery School** Ofsted Rating: Outstanding | Pupils: 217 | Distance:1.86	☐	☑	☐	☐	☐
16	**Highover Junior Mixed and Infant School** Ofsted Rating: Good | Pupils: 428 | Distance:1.94	☐	☑	☐	☐	☐

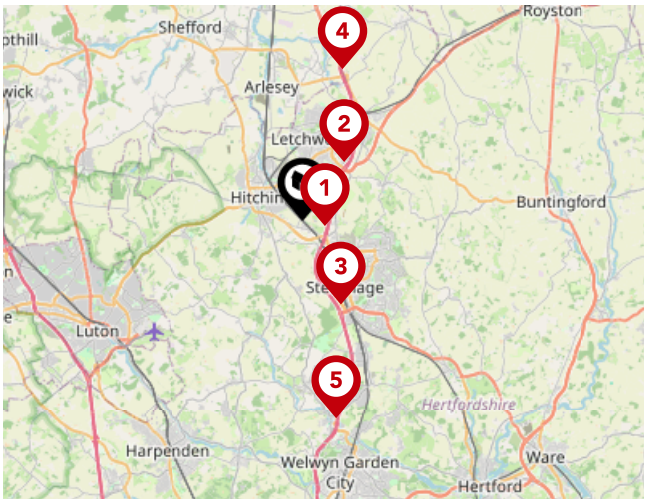
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Area
Transport (National)



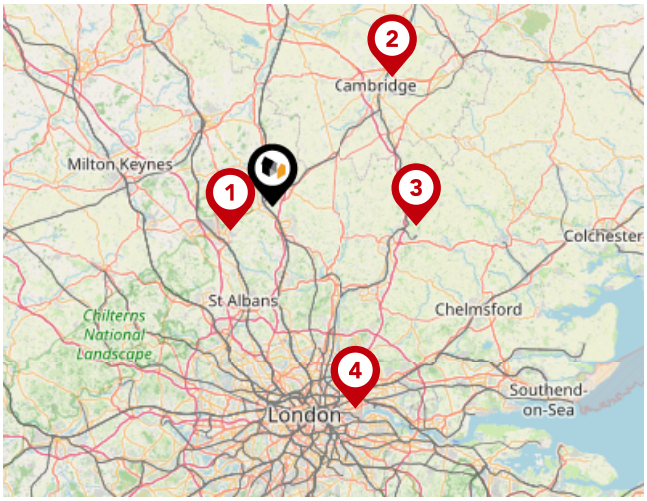
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	1.8 miles
2	Stevenage Railway Station	2.49 miles
3	Letchworth Rail Station	3.33 miles



Trunk Roads/Motorways

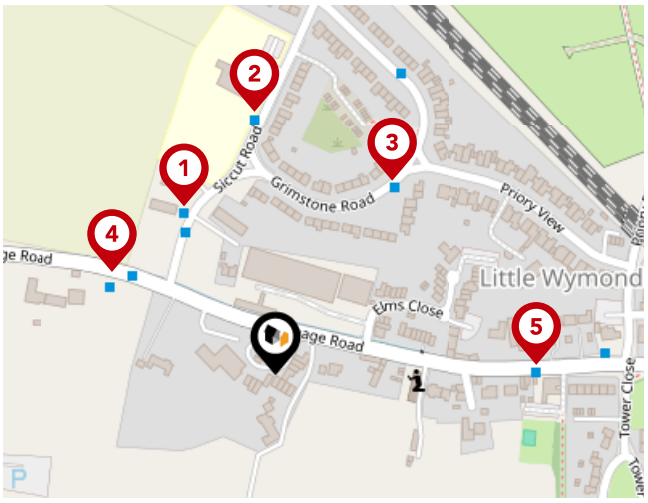
Pin	Name	Distance
1	A1(M) J8	0.85 miles
2	A1(M) J9	2.62 miles
3	A1(M) J7	3.36 miles
4	A1(M) J10	5.72 miles
5	A1(M) J6	7.32 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.94 miles
2	Cambridge	25.84 miles
3	Stansted Airport	21.48 miles
4	London City Airport	32.12 miles

Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stevenage Road	0.11 miles
2	Wymondley School	0.15 miles
3	Priory View	0.13 miles
4	Siccut Road	0.11 miles
5	Plume of Feathers PH	0.15 miles

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Important - Please read

The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

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Data Quality

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www.country-properties.co.uk

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Royal Mail