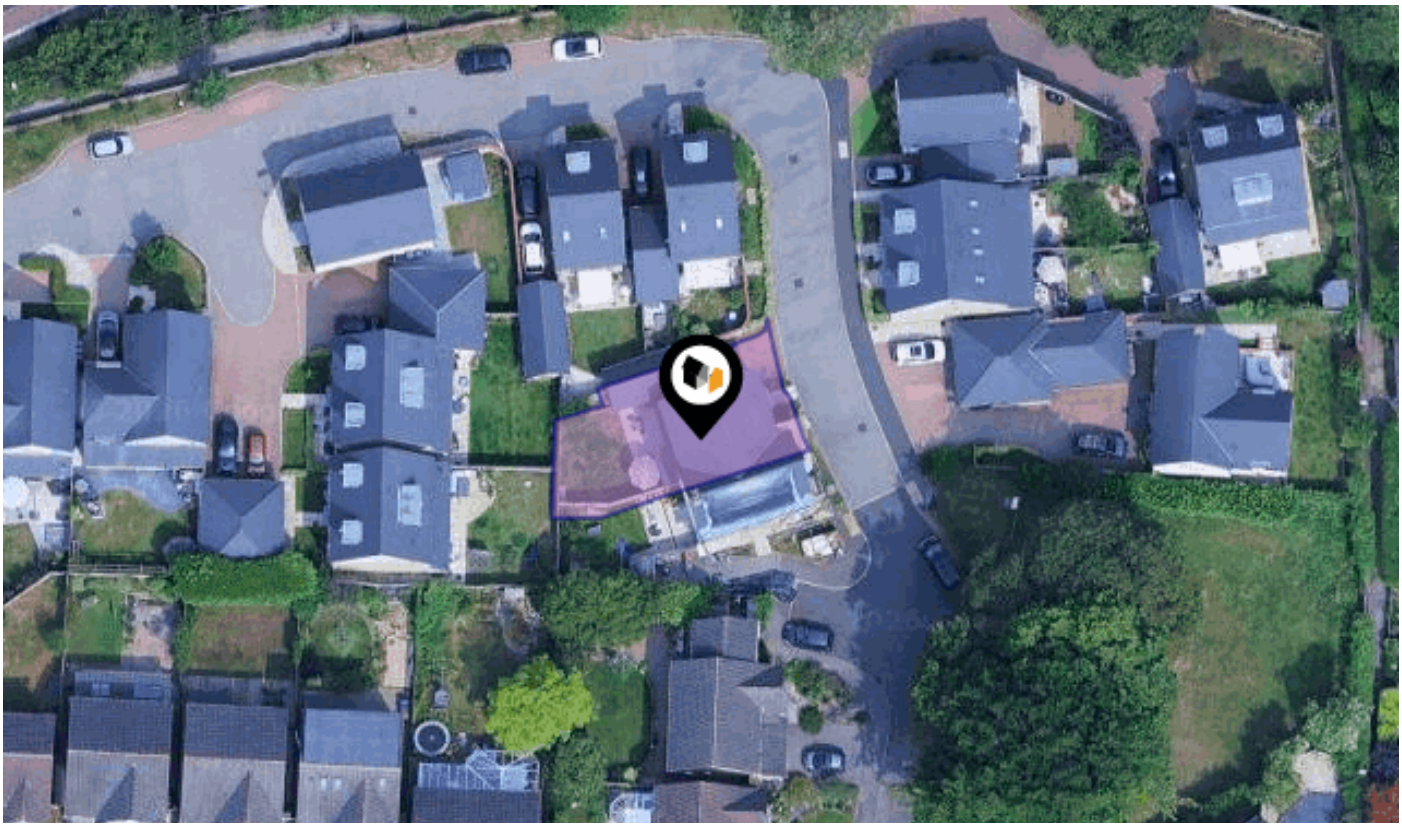
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MIR: Material Info

The Material Information Affecting this Property

Monday 27th April 2026



TALBOT STREET, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

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The Property Ombudsman

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Planning records for: ***Hitchin Hospital Talbot Street Hitchin SG5 2QU***

Reference - 16/00304/1DOC

Decision: Decided

Date: 09th February 2016

Description:

Condition 12 - Bat mitigation strategy (as discharge of condition attached to planning reference 15/01385/1 granted permission 27/11/2015)

Reference - 16/01494/1DOC

Decision: Decided

Date: 13th June 2016

Description:

Condition 4 - Landscaping details (as Discharge of Condition of Planning Permission 15/01538/1 granted 27/11/15)

Reference - 15/01385/1

Decision: Decided

Date: 26th May 2015

Description:

Residential development of 18 dwellings comprising 3 x 3 bed dwellings, 14 x 4 bed dwellings and 1 x 5 bed dwelling together with associated garages and parking, landscaping and alterations to existing access from Talbot Street, all following demolition of existing buildings. As amended by plan nos. ESH-01B, 02B, 03A & 04A received 8/7/15.

Reference - 17/00143/1DOC

Decision: Decided

Date: 30th January 2017

Description:

Discharge of Condition 21 - details of on site waste and recycling storage to be provided - as attached to application 15/01385/1 granted on the 27.11.2015

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Planning records for: ***Hitchin Hospital Talbot Street Hitchin SG5 2QU***

Reference - 16/01012/1DOC

Decision: Decided

Date: 25th April 2016

Description:

Discharge of Condition 11: No development shall take place until a surface water drainage scheme based on the RSK Drainage Statement and Pro-Forma for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. (as attached to planning permission reference 15/01385/1 granted 27/11/2015)

Reference - 16/00975/1DOC

Decision: Decided

Date: 25th April 2016

Description:

Discharge of Condition 19: Prior to the commencement of development a Construction Method Statement shall be submitted to and approved in writing by the local planning authority in consultation with the highway authority. (as attached to planning permission reference 15/01385/1 granted 27/11/2015)

Reference - 16/00519/1TPO

Decision: Decided

Date: 29th February 2016

Description:

Raise crown by approximately 4.5meters, shorten back laterals 1 Lime Tree (T1)

Reference - 16/01231/1DOC

Decision: Decided

Date: 17th May 2016

Description:

Discharge of Condition 3 - Samples and/or Details of materials for planning application 15/01385/1 granted 27.11.2015.

Planning records for: ***Hitchin Hospital Talbot Street Hitchin SG5 2QU***

Reference - 16/00993/1DOC

Decision: Decided

Date: 25th April 2016

Description:

Discharge of Condition 20 - Phase 1 & Phase 2 Land Contamination Reports No development approved by this permission shall be commenced prior to the submission to, and agreement of the Local Planning Authority of a written preliminary environmental risk assessment (Phase I) report containing a Conceptual Site Model that indicates sources, pathways and receptors. (as attached to planning permission reference 15/01385/1 granted 27/11/2015)

Reference - 16/00994/1DOC

Decision: Decided

Date: 25th April 2016

Description:

Discharge of Condition 18: Construction of the approved development shall not commence until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the local planning authority in consultation with the highway authority (as attached to planning permission reference 15/01385/1 granted 27/11/2015)

Reference - 16/00986/1DOC

Decision: Decided

Date: 25th April 2016

Description:

Discharge of Condition 7: Prior to the commencement of the development hereby approved details of the junction of the new footpath/cycleway with the Maxwells Path and Symonds Road shall be submitted to and approved in writing by the Local Planning Authority.(as attached to planning permission reference 15/01385/1 granted 27/11/2015)

Reference - 16/00933/1NMA

Decision: Decided

Date: 13th April 2016

Description:

Minor design changes to all plots (non material amendment to planning permission reference no. 15/01385/1 granted on 27 November 2015 for residential development of 18 dwellings comprising 3 x 3 bed dwellings, 14 x 4 bed dwellings and 1 x 5 bed dwelling together with associated garages and parking, landscaping and alterations to existing access from Talbot Street, all following demolition of existing buildings).

Planning records for: ***22 Talbot Street Hitchin Hertfordshire SG5 2QU***

Reference - 21/02772/TPO

Decision: Decided

Date: 28th September 2021

Description:

Lime - Remove major deadwood and epicormic growth

Planning records for: ***51 Talbot Street Hitchin Hertfordshire SG5 2QU***

Reference - 23/02178/FPH

Decision: Decided

Date: 22nd September 2023

Description:

Single storey rear extension

Reference - 24/02534/FPH

Decision: Decided

Date: 07th November 2024

Description:

Single storey rear extension (as a variation of planning permission 23/02178/FPH granted 07.11.2023). (Amended by plans received 05/12/24).

Reference - 22/02963/FPH

Decision: Decided

Date: 16th November 2022

Description:

Insertion of two dormer windows in the existing south elevation roofslope and two rooflights to facilitate loft conversion.

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Planning records for: ***17 Talbot Street Hitchin Hertfordshire SG5 2QU***

Reference - 01/01456/1HH

Decision: Decided

Date: 14th September 2001

Description:

Two and single storey front extension and two storey rear extension (As amplified by drawing no 01/73/02 received 01.11.01 and car parking layout plan received 09.11.01 and amended by drawing no 01/73/01A received 30.11.01)

Planning records for: ***19 Talbot Street Hitchin Hertfordshire SG5 2QU***

Reference - 01/00452/1HH

Decision: Decided

Date: 22nd March 2001

Description:

Rear conservatory

Planning records for: ***37 Talbot Street Hitchin SG5 2QU***

Reference - 09/01035/1PUD

Decision: Decided

Date: 19th June 2009

Description:

Single storey rear extension

Planning records for: ***39 Talbot Street Hitchin SG5 2QU***

Reference - 04/01418/1PUD

Decision: Decided

Date: 31st August 2004

Description:

Rear roof extension to facilitate loft conversion

country properties

Planning records for: ***39 Talbot Street Hitchin SG5 2QU***

Reference - 02/00775/1HH

Decision: Decided

Date: 14th May 2002

Description:

Two storey rear extension

Reference - 03/00514/1HH

Decision: Decided

Date: 26th March 2003

Description:

First floor rear extension (as amended by drawing JLS/03/004/01A received 2 July 2004)

Planning records for: ***45 Talbot Street Hitchin SG5 2QU***

Reference - 13/00535/1HH

Decision: Decided

Date: 12th March 2013

Description:

Single storey rear and first floor extension to existing garage together with first floor link extension across front elevation.

Planning records for: ***49 Talbot Street Hitchin Hertfordshire SG5 2QU***

Reference - 00/00283/1HH

Decision: Decided

Date: 22nd February 2000

Description:

Single storey side extension

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Planning records for: ***49 Talbot Street Hitchin SG5 2QU***

Reference - 03/01038/1HH

Decision: Decided

Date: 19th June 2003

Description:

First floor side extension.

Planning records for: ***2 Talbot Street Hitchin SG5 2QU***

Reference - 08/01152/1PUD

Decision: Decided

Date: 18th June 2008

Description:

Single storey rear extension

Reference - 21/02244/TPO

Decision: Decided

Date: 23rd July 2021

Description:

T1 Beech - Crown reduce by 25% removing major deadwood and crossing branches.

Reference - 97/00219/1TPO

Decision: Decided

Date: 05th March 1997

Description:

Crown reduction on Beech tree

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Planning records for: ***4 Talbot Street Hitchin Hertfordshire SG5 2QU***

Reference - 21/00738/FPH

Decision: Decided

Date: 09th March 2021

Description:

Single storey front extension

Reference - 00/01826/1HH

Decision: Decided

Date: 30th November 2000

Description:

Two storey front extension, new front porch

Reference - 06/02658/1HH

Decision: Decided

Date: 27th November 2006

Description:

Single storey rear extension, two rear dormer windows and raising of roof by 0.5 metres to facilitate loft conversion (as amended by plans received 22 January 2007)

Planning records for: ***6 Talbot Street Hitchin SG5 2QU***

Reference - 02/00889/1HH

Decision: Decided

Date: 06th June 2002

Description:

Rear Conservatory (as amended by plan no 17 and location plan no. HD338745 received 19 July 2002 and detailed plans received 29 July 2002)

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Planning records for: ***10 Talbot Street Hitchin SG5 2QU***

Reference - 02/00483/1PUD	
Decision:	Decided
Date:	22nd March 2002
Description:	
Loft conversion and 3 rooflights to rear roof slope	

Reference - 00/00482/1HH	
Decision:	Decided
Date:	29th March 2000
Description:	
Single storey rear extension	

Planning records for: ***12 Talbot Street Hitchin Hertfordshire SG5 2QU***

Reference - 21/00225/TPO	
Decision:	Decided
Date:	25th January 2021
Description:	
Beech - Fell (retrospective application)	

Planning records for: ***21 Talbot Street Hitchin SG5 2QU***

Reference - 06/00160/1HH	
Decision:	Decided
Date:	30th January 2006
Description:	
First floor front extension, front entrance porch as amended by plans received on 17th March 2006.	

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Planning records for: ***1 Talbot Street Hitchin Hertfordshire SG5 2QU***

Reference - 00/01360/1HH

Decision: Decided

Date: 06th September 2000

Description:

Single storey side extension

Reference - 14/00170/1HH

Decision: Decided

Date: 27th January 2014

Description:

Single storey rear extension incorporating existing garage to facilitate conversion of garage to habitable accommodation.

Reference - 00/01841/1HH

Decision: Decided

Date: 04th December 2000

Description:

Two storey side extension

Planning records for: ***3 Talbot Street Hitchin Hertfordshire SG5 2QU***

Reference - 19/01199/NMA

Decision: Decided

Date: 17th May 2019

Description:

Alteration of the rear extension roof from a single slope to a dual pitched gable with roof windows and continuing the boundary parapet wall. Addition of a log burner flue to the side elevation (as non material amendment to planning permission reference 18/02246/FPH granted 10/10/2018)

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Planning records for: ***3 Talbot Street Hitchin Hertfordshire SG5 2QU***

Reference - 18/02246/FPH

Decision: Decided

Date: 22nd August 2018

Description:

Single storey rear and side extension

Reference - 10/02252/1HH

Decision: Decided

Date: 03rd September 2010

Description:

First floor front and two storey rear extension following demolition of existing conservatory

Planning records for: ***7 Talbot Street Hitchin Herts SG5 2QU***

Reference - 98/00489/1TPO

Decision: Decided

Date: 14th April 1998

Description:

Reduce lower limb by 40% and remove deadwood

Reference - 14/01915/1PUD

Decision: Decided

Date: 15th July 2014

Description:

Conversion of existing detached garage to habitable accommodation together with the insertion of one window

Planning records for: ***7 Talbot Street Hitchin SG5 2QU***

Reference - 16/01818/1TPO	
Decision:	Decided
Date:	19th July 2016
Description:	Fell 1 Robinia tree (T1)

Reference - 09/02385/1TPO	
Decision:	Decided
Date:	30th December 2009
Description:	Crown reduction and re-shape remaining crown by 20% of 1 Robinia tree

Reference - 21/01665/FPH	
Decision:	Decided
Date:	25th May 2021
Description:	Single storey side extension following demolition of existing side elevation canopy

Planning records for: ***23 Talbot Street Hitchin SG5 2QU***

Reference - 15/00208/1PUD	
Decision:	Decided
Date:	22nd January 2015
Description:	Replace garage door with window to facilitate conversion of garage to habitable accommodation.

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Planning records for: ***41 Talbot Street Hitchin Hertfordshire SG5 2QU***

Reference - 23/00816/LDCP

Decision: Decided

Date: 04th April 2023

Description:

Insertion of rear dormer window and 3no rooflights in existing front roof slope to facilitate loft conversion. Single storey rear extension and internal alterations, including insertion of front ground floor window following removal of garage doors to facilitate garage conversion into habitable accommodation.

Reference - 23/00807/FPH

Decision: Decided

Date: 04th April 2023

Description:

Replace existing flat roof to rear extension with a pitched roof and first floor extension over existing rear extension, insertion of side elevation first floor window and insertion of rooflight to side roofslope to facilitate conversion of loftspace into storage area. Replace garage door and single storey extension to facilitate conversion of garage into habitable accommodation.

Planning records for: ***47 Talbot Street Hitchin SG5 2QU***

Reference - 04/01568/1HH

Decision: Decided

Date: 27th September 2004

Description:

First floor front extension.

Reference - 04/02013/1HH

Decision: Decided

Date: 23rd December 2004

Description:

First floor front extension

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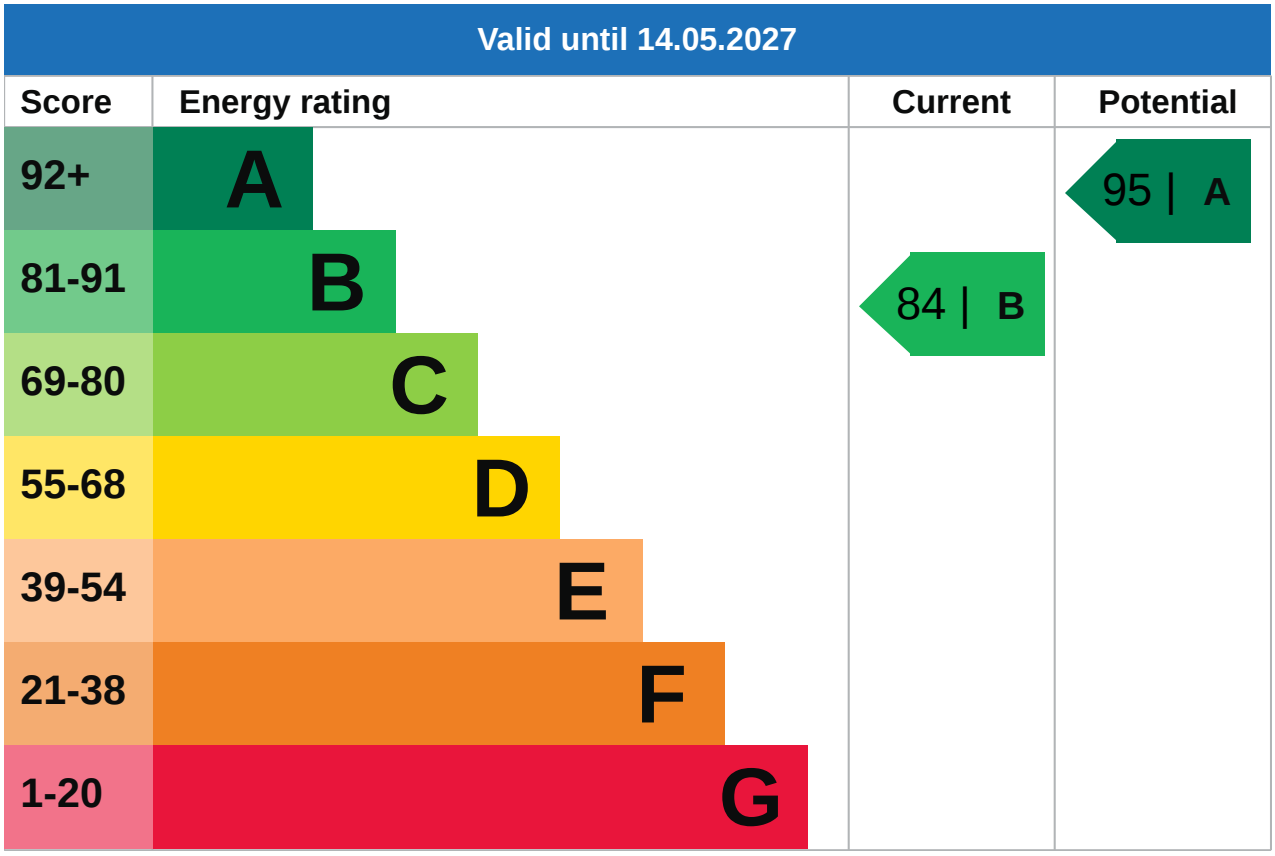
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Talbot Street, SG5

Energy rating

B

Valid until 14.05.2027



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EPC - Additional Data

country properties

Additional EPC Data

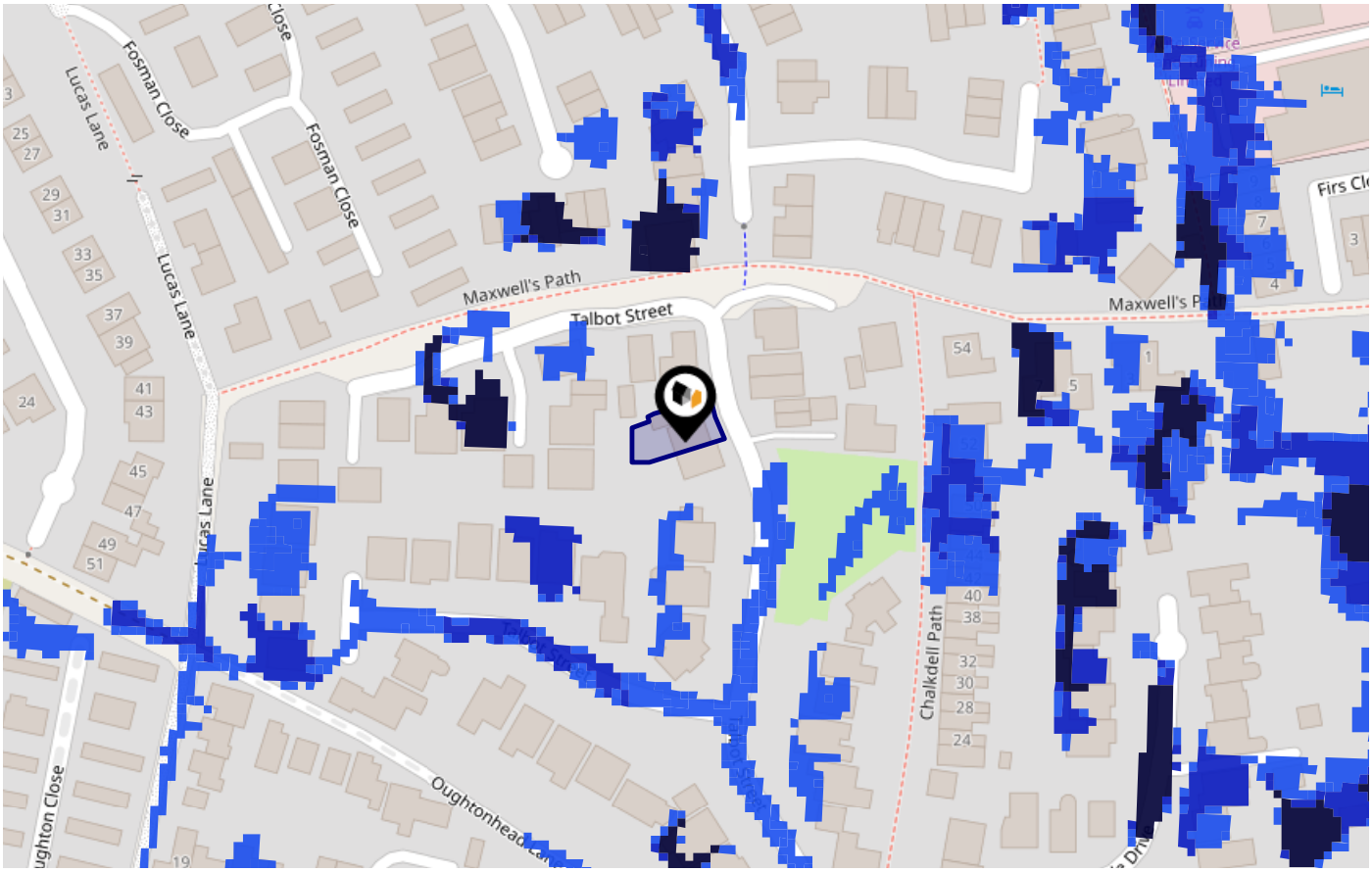
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.26 W/m-Â¦K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.12 W/m-Â¦K
Roof Energy:	Very Good
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.11 W/m-Â¦K
Total Floor Area:	92 m^2

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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.

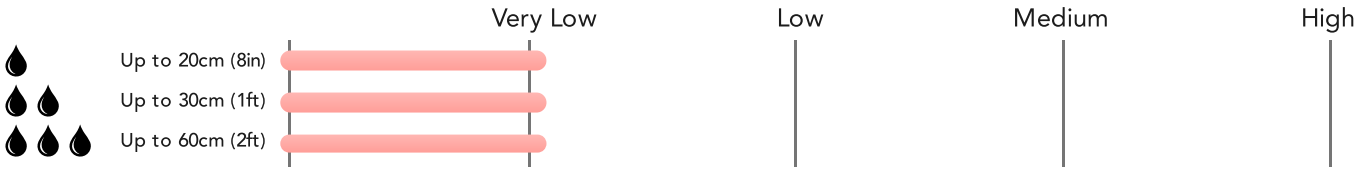


Risk Rating: Very low

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:

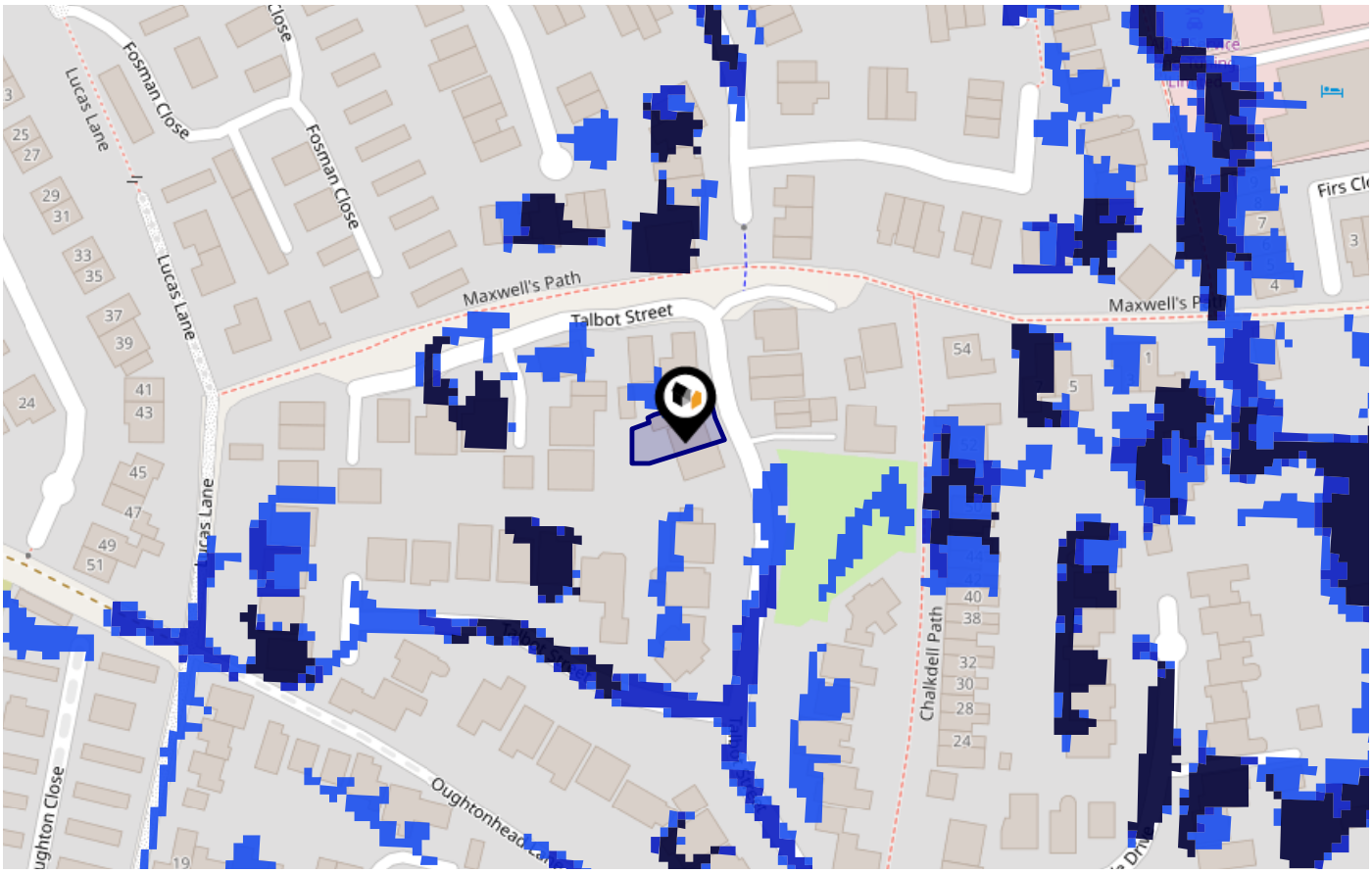


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Flood Risk
Surface Water - Climate Change

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.

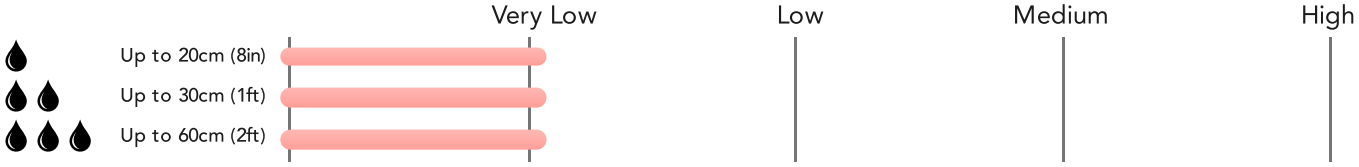


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

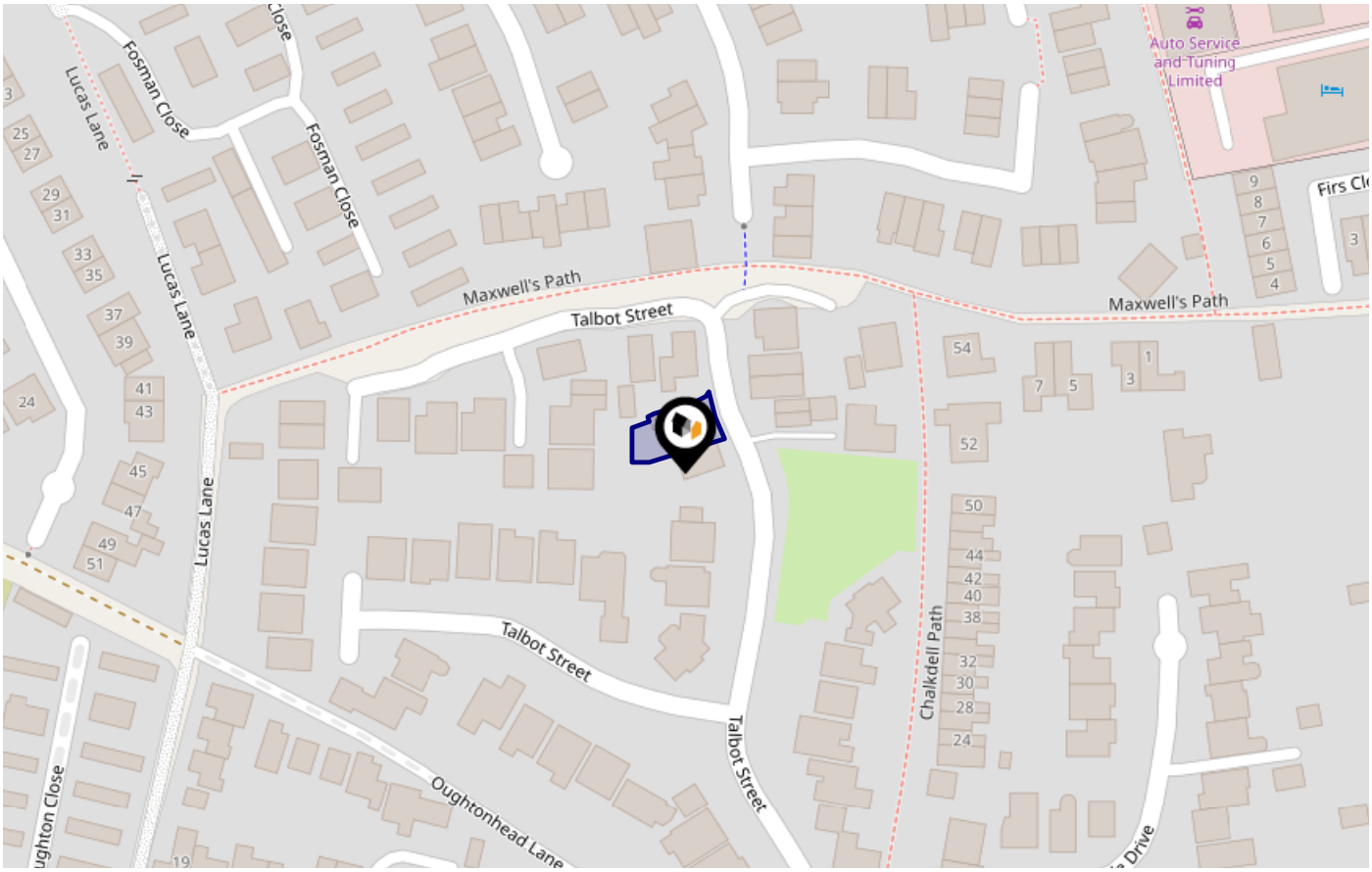


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Flood Risk
Rivers & Seas - Flood Risk

country properties

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

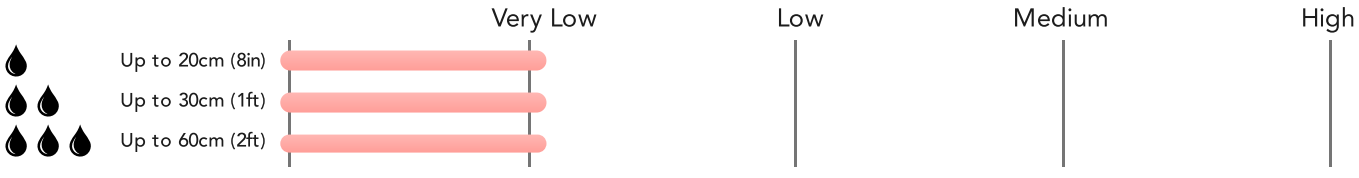


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:

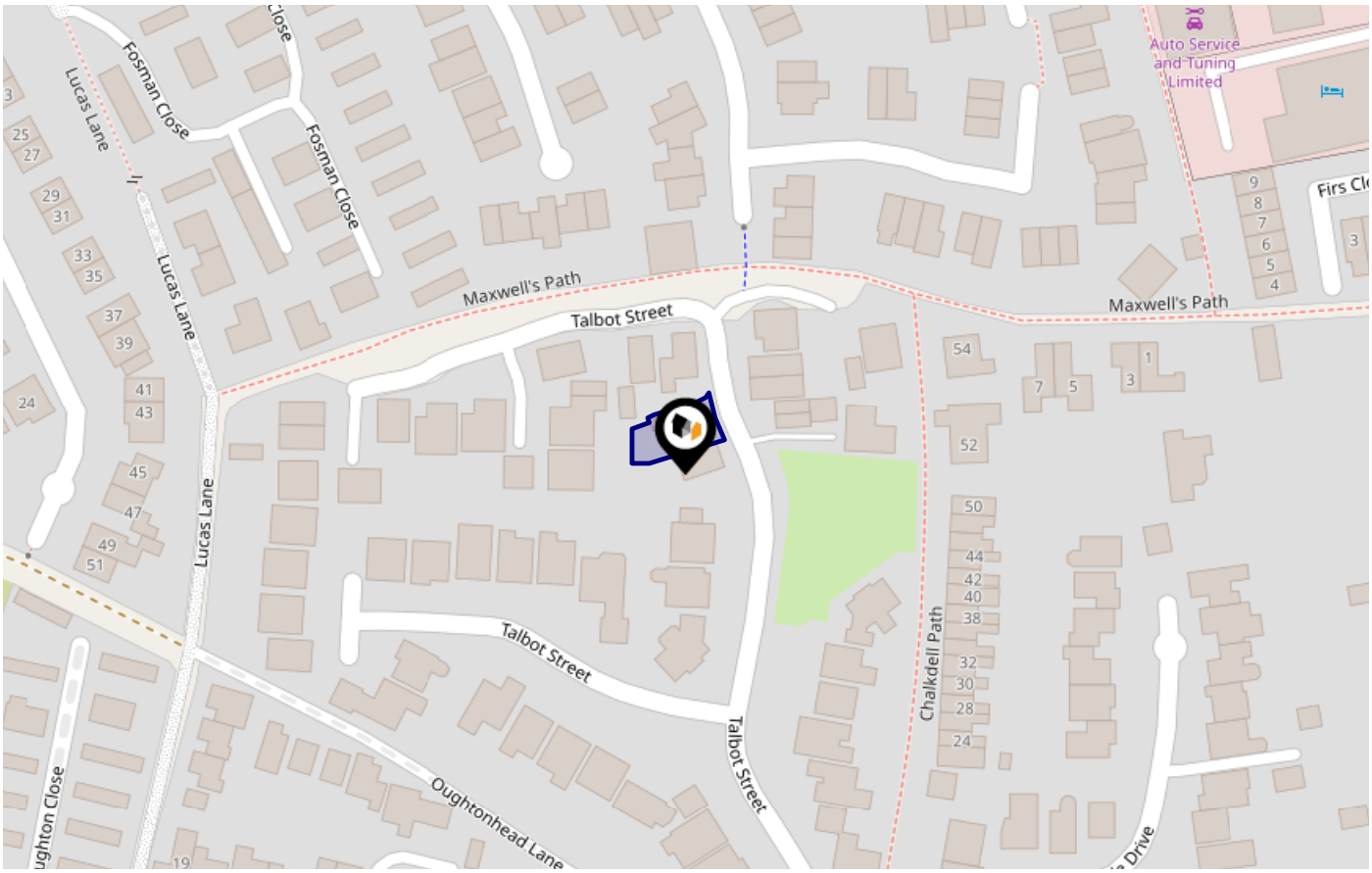


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Flood Risk
Rivers & Seas - Climate Change

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.

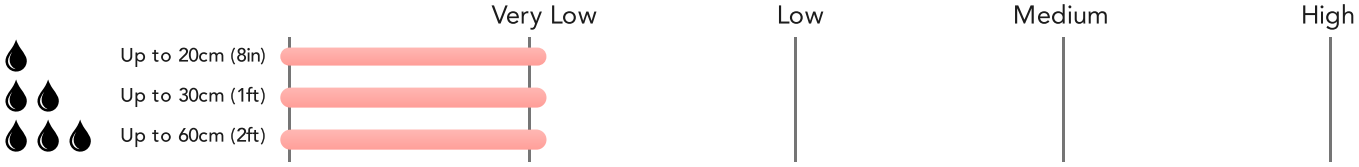


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:

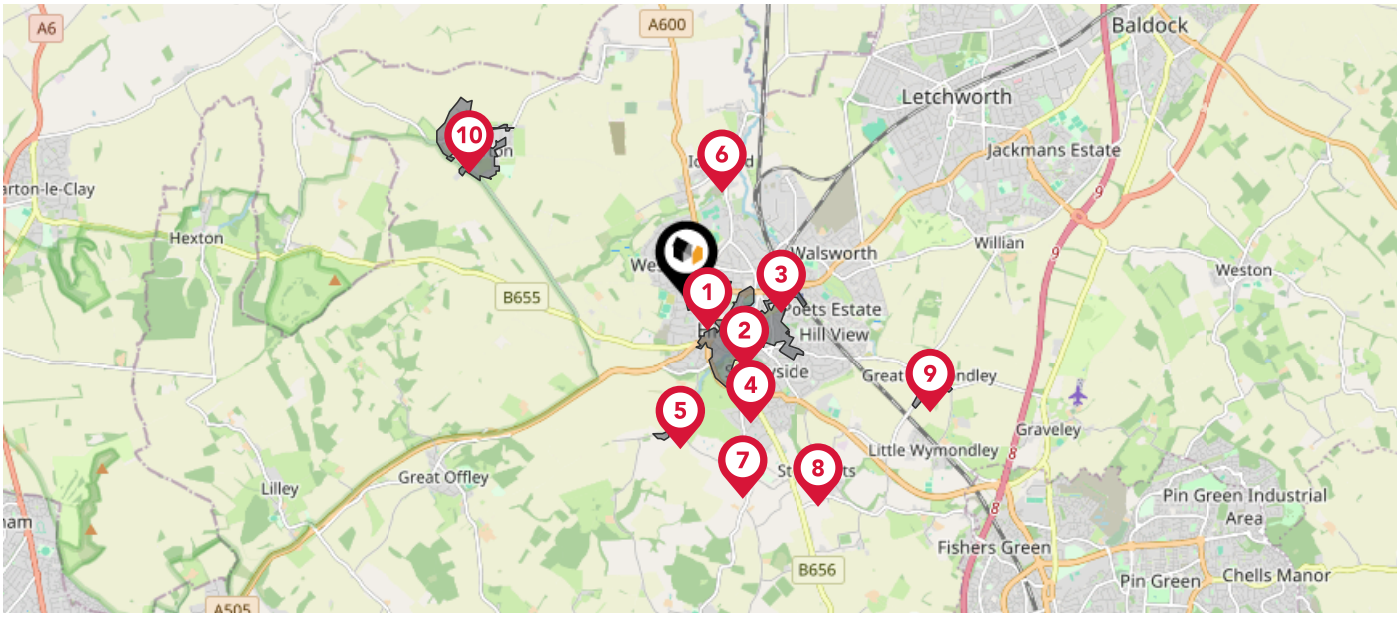


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Maps
Conservation Areas

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.



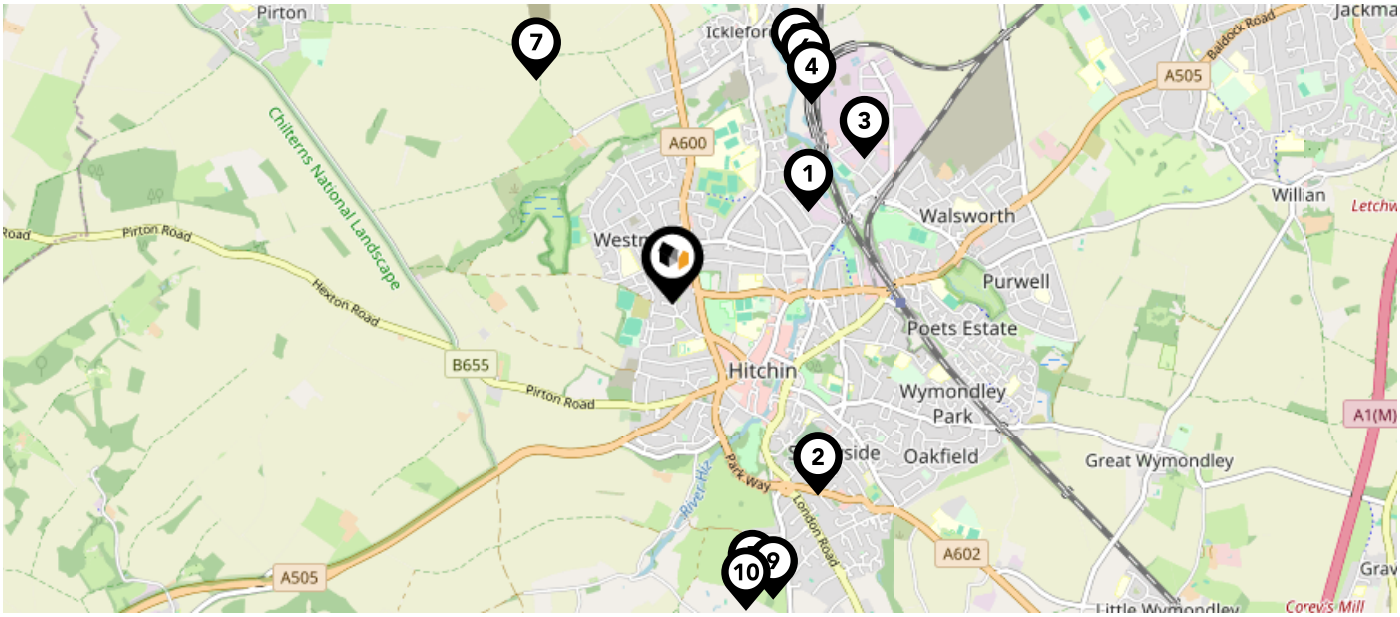
Nearby Conservation Areas

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

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.



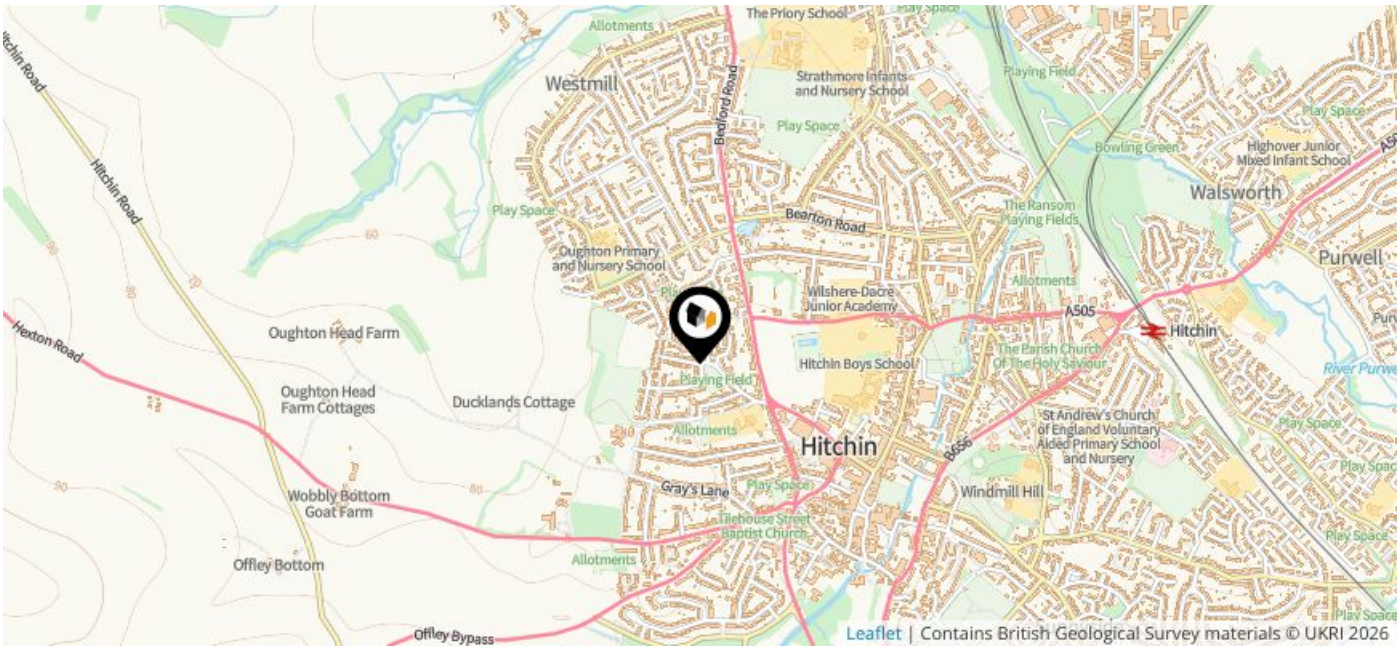
Nearby Landfill Sites

1	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill
2	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill
3	Wallace Way-Hitchin, Hertfordshire	Historic Landfill
4	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill
5	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
6	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill
7	Hambridge Way-Pirton	Historic Landfill
8	Gerry's Hole-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill
9	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
10	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill

Maps
Coal Mining

country properties

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

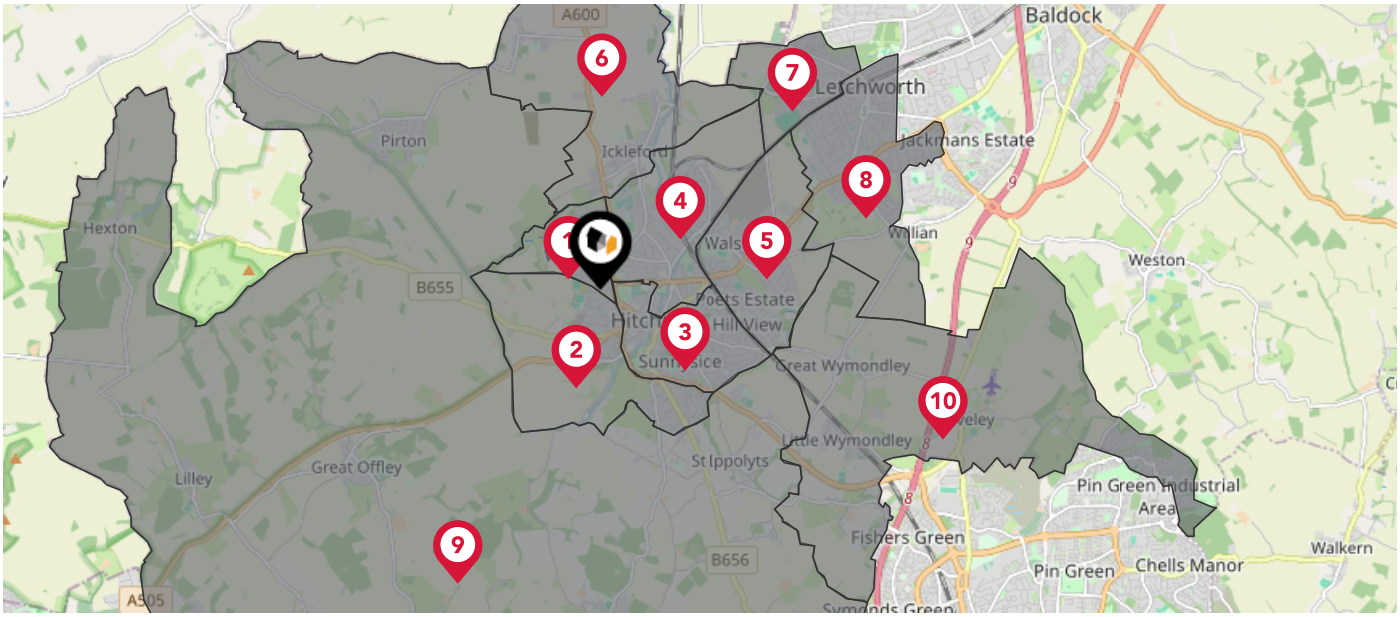
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

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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



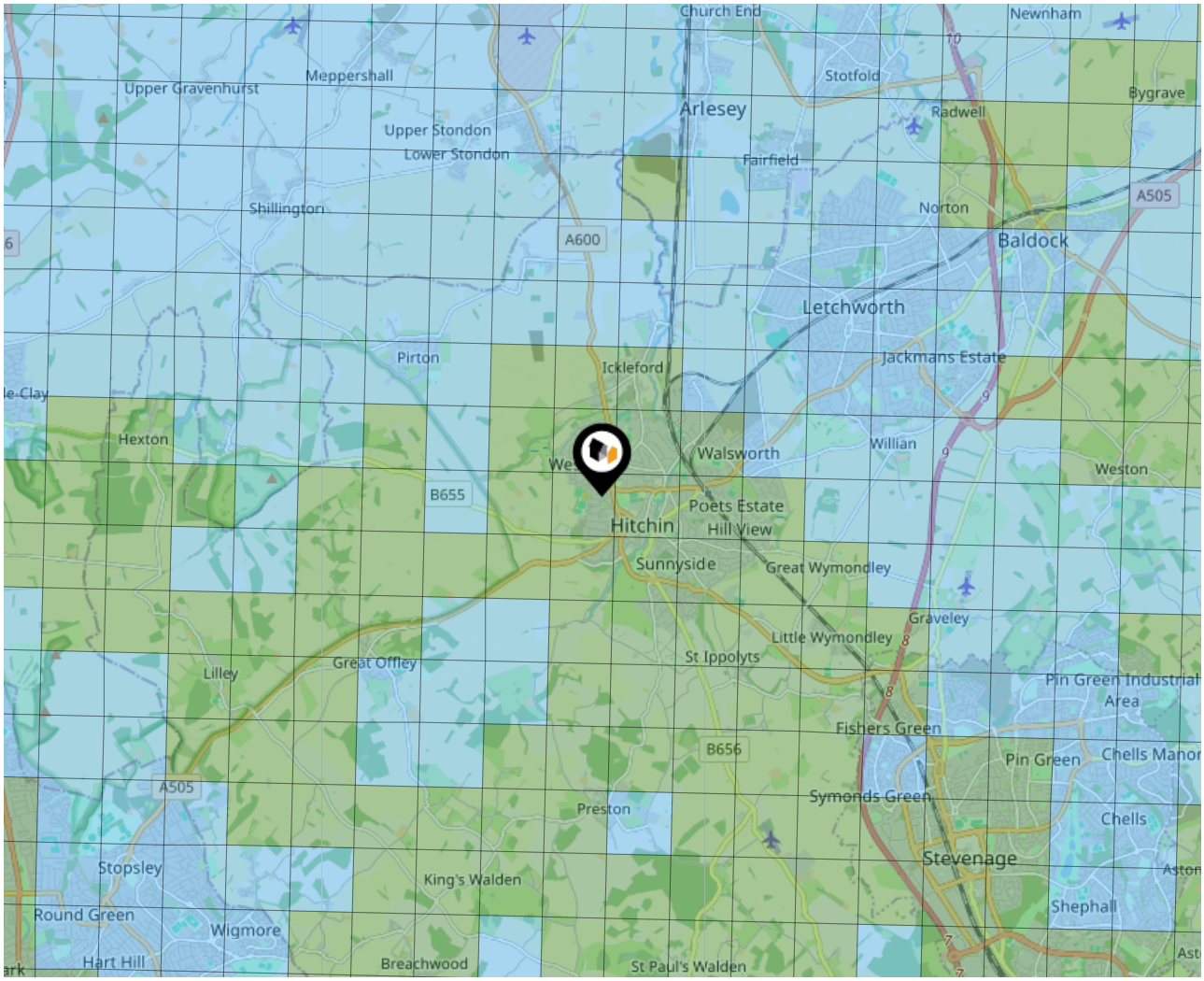
Nearby Council Wards

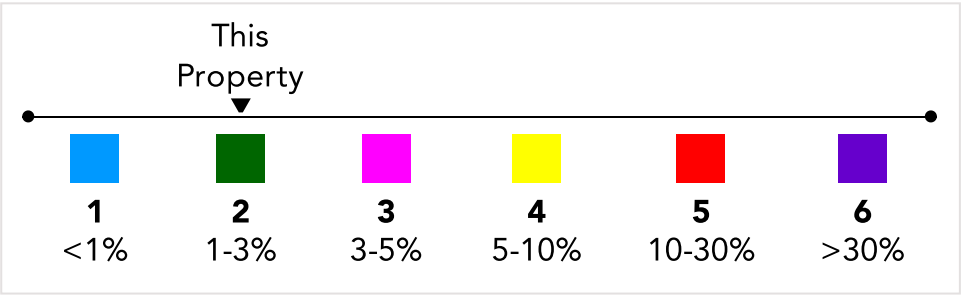
1	Hitchin Oughton Ward
2	Hitchin Priory Ward
3	Hitchin Highbury Ward
4	Hitchin Bearton Ward
5	Hitchin Walsworth Ward
6	Cadwell Ward
7	Letchworth Wilbury Ward
8	Letchworth South West Ward
9	Hitchwood, Offa and Hoo Ward
10	Chesfield Ward

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).



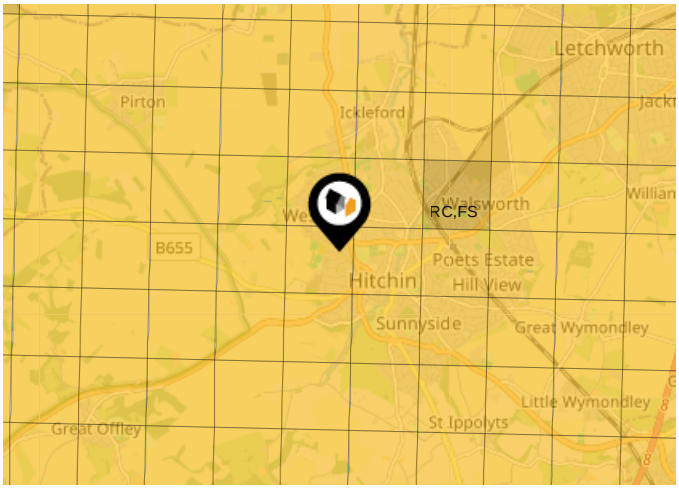


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Ground Composition for this Address (Surrounding square kilometer zone around property)

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



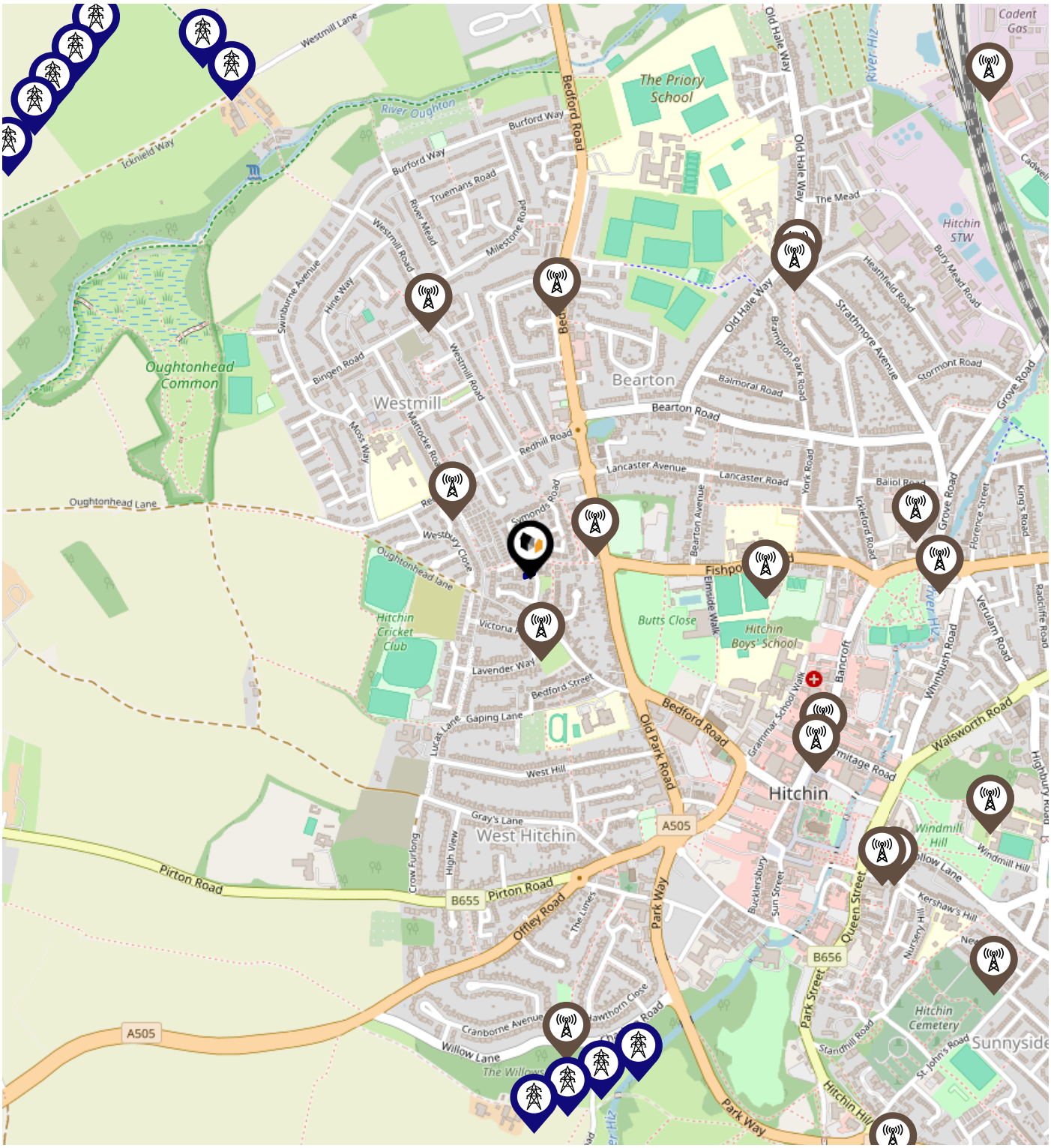
Primary Classifications (Most Common Clay Types)

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

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Key:

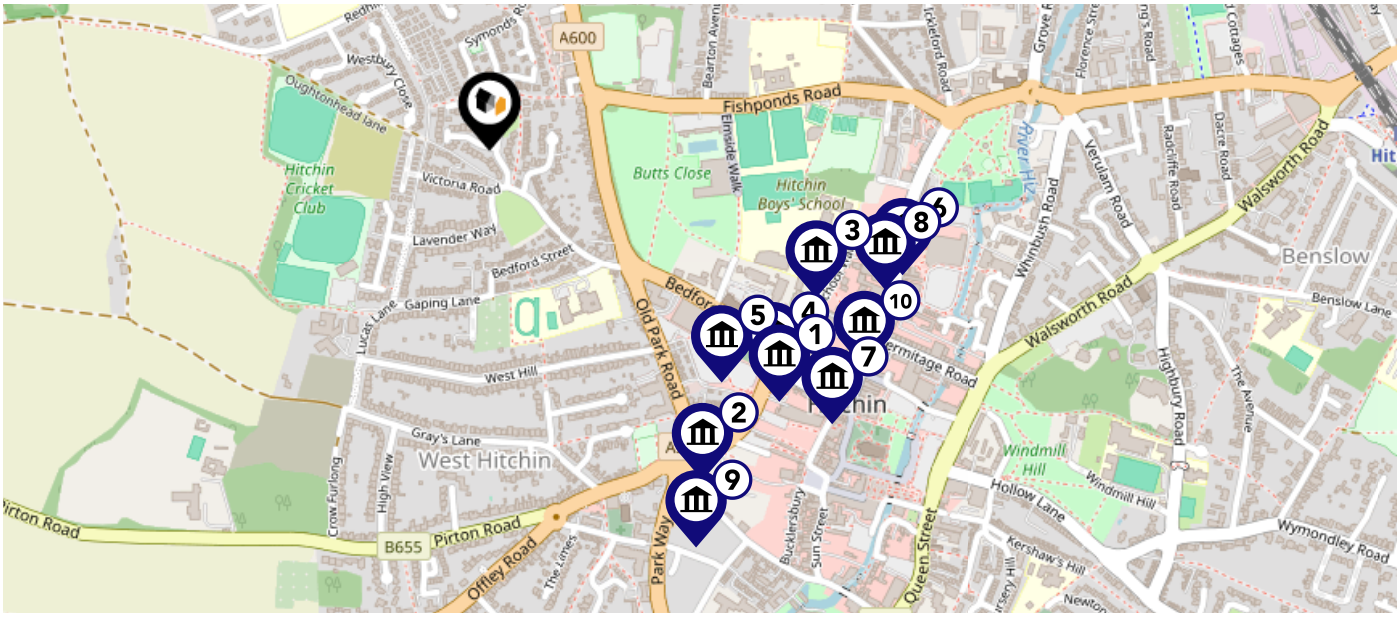
- Power Pylons
- Communication Masts

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Maps
Listed Buildings

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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 1394494 - Town Hall	Grade II	0.4 miles
2 1102179 - Hitchin Museum	Grade II	0.4 miles
3 1102163 - Hitchin Boys Grammar School	Grade II	0.4 miles
4 1102188 - North Hertfordshire District Council Offices	Grade II	0.4 miles
5 1102184 - Entrance Block At North Hertfordshire And South Bedfordshire Hospital	Grade II	0.4 miles
6 1102222 - 86 And 87, Bancroft	Grade II	0.5 miles
7 1102214 - 6-8, Bancroft	Grade II	0.5 miles
8 1172987 - 34, Bancroft	Grade II	0.5 miles
9 1102157 - 29, Tilehouse Street	Grade II	0.5 miles
10 1102216 - 21, Bancroft	Grade II	0.5 miles

Building Safety

No building safety aspects to report

Accessibility / Adaptations

Wide door ways, level access, not suitable for wheelchair users (stairs)

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Standard brick

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Property Lease Information

Freehold
Subject to Estate management fee/Service charge - The vendor has advised that an annual estate maintenance charge applies, budgeted each year, with the current year's charge approximately £449.95, paid on 1 January 2026.

Listed Building Information

Not listed

Stamp Duty

Not specified

Other

Not specified

Other

Not specified

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Electricity Supply

Yes - Mains

Gas Supply

Yes - Mains

Central Heating

Yes - GCH, Underfloor heating ground floor

Water Supply

Yes - Mains

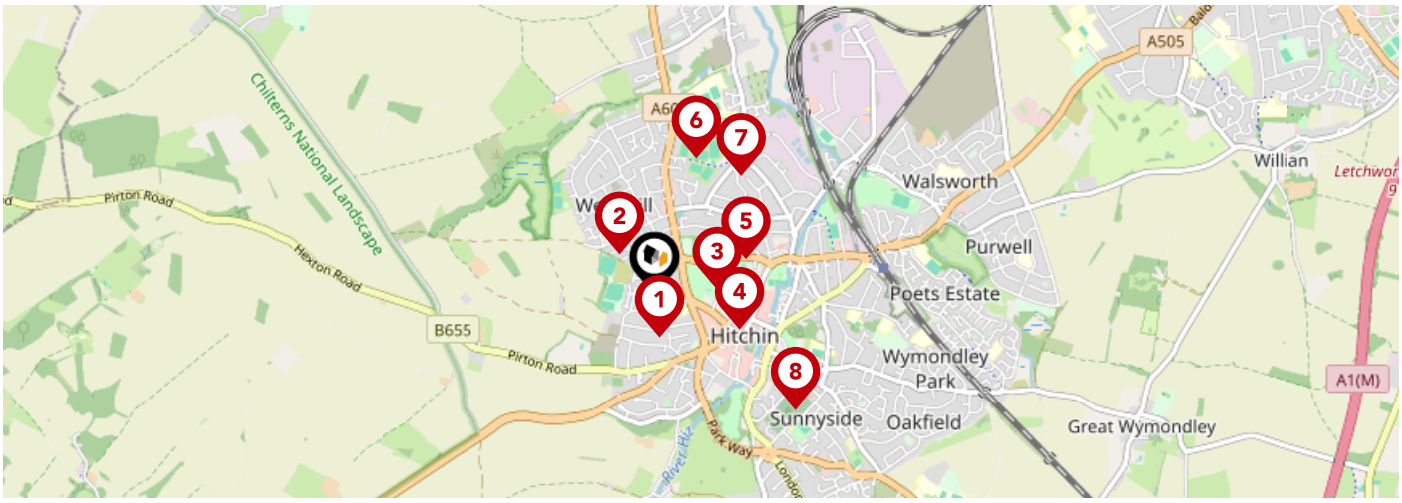
Drainage

Yes - Mains

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Area
Schools

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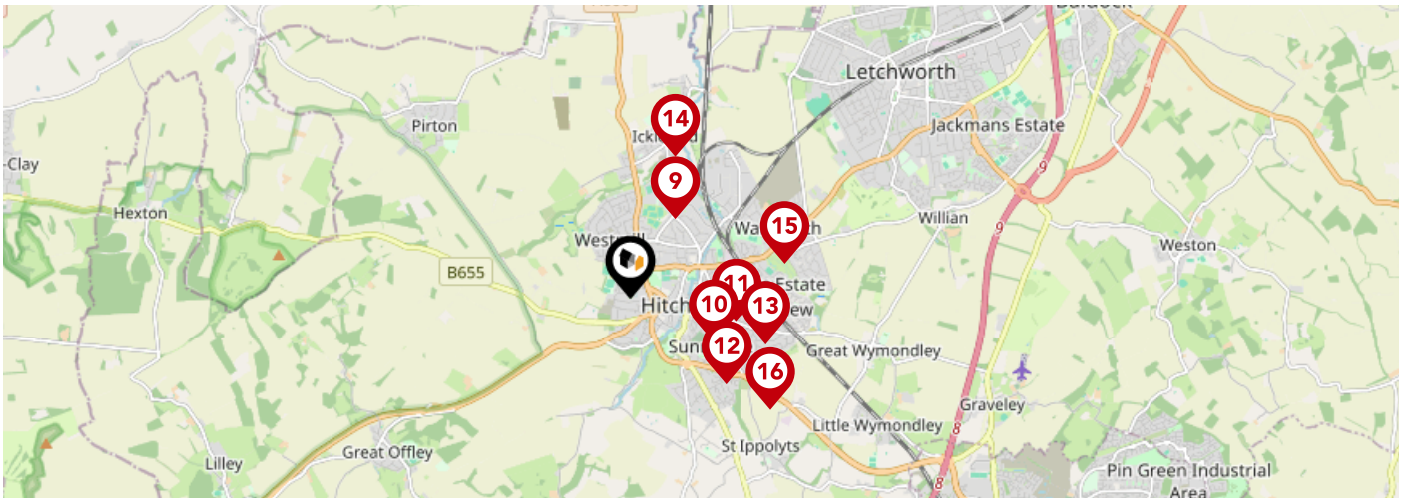


		Nursery	Primary	Secondary	College	Private
1	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding | Pupils: 420 | Distance:0.2	☐	☑	☐	☐	☐
2	Oughton Primary and Nursery School Ofsted Rating: Good | Pupils: 218 | Distance:0.24	☐	☑	☐	☐	☐
3	Wilshere-Dacre Junior Academy Ofsted Rating: Good | Pupils: 267 | Distance:0.28	☐	☑	☐	☐	☐
4	Hitchin Boys' School Ofsted Rating: Outstanding | Pupils: 1317 | Distance:0.42	☐	☐	☑	☐	☐
5	York Road Nursery School Ofsted Rating: Outstanding | Pupils: 107 | Distance:0.44	☑	☐	☐	☐	☐
6	The Priory School Ofsted Rating: Good | Pupils: 1231 | Distance:0.65	☐	☐	☑	☐	☐
7	Strathmore Infant and Nursery School Ofsted Rating: Good | Pupils: 199 | Distance:0.67	☐	☑	☐	☐	☐
8	Highbury Infant School and Nursery Ofsted Rating: Good | Pupils: 204 | Distance:0.84	☐	☑	☐	☐	☐

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Area
Schools

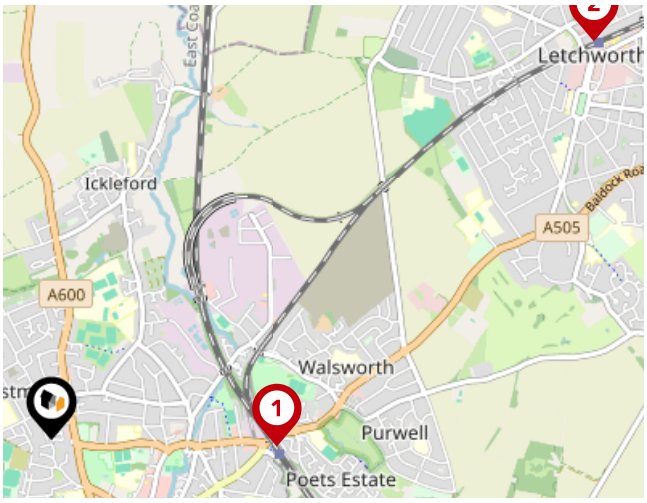
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	Nursery	Primary	Secondary	College	Private
9 Our Lady Catholic Primary School Ofsted Rating: Good | Pupils: 154 | Distance:0.84	☐	☑	☐	☐	☐
10 Hitchin Girls' School Ofsted Rating: Outstanding | Pupils: 1355 | Distance:0.86	☐	☐	☑	☐	☐
11 St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding | Pupils: 252 | Distance:0.99	☐	☑	☐	☐	☐
12 Whitehill Junior School Ofsted Rating: Good | Pupils: 240 | Distance:1.18	☐	☑	☐	☐	☐
13 William Ransom Primary School Ofsted Rating: Outstanding | Pupils: 422 | Distance:1.29	☐	☑	☐	☐	☐
14 Ickleford Primary School Ofsted Rating: Good | Pupils: 210 | Distance:1.38	☐	☑	☐	☐	☐
15 Highover Junior Mixed and Infant School Ofsted Rating: Good | Pupils: 428 | Distance:1.45	☐	☑	☐	☐	☐
16 Kingshott School Ofsted Rating: Not Rated | Pupils: 400 | Distance:1.62	☐	☐	☑	☐	☐

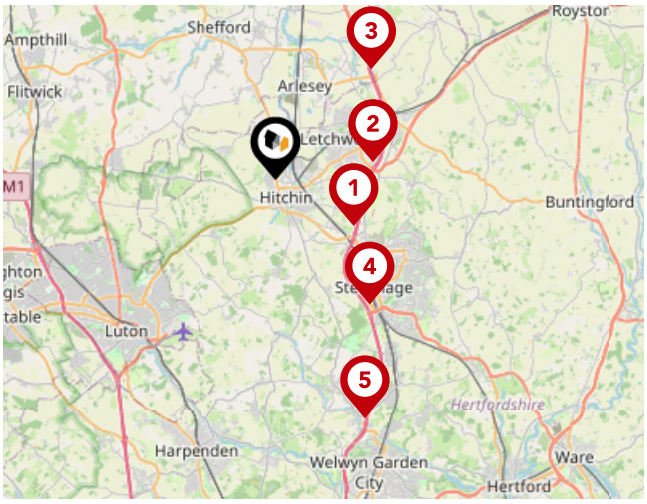
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Area
Transport (National)



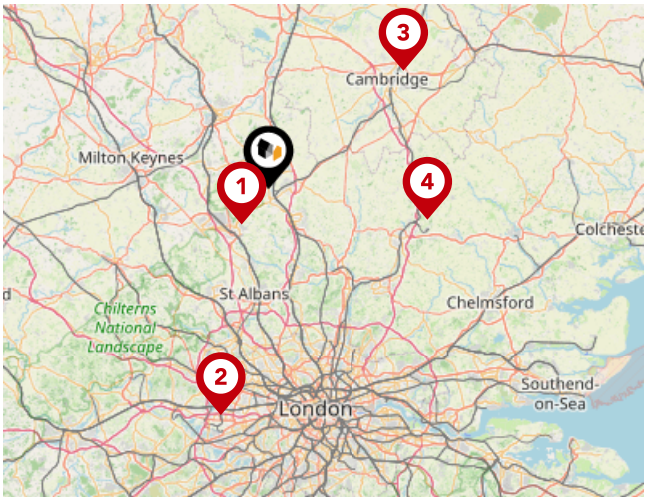
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	1.03 miles
2	Letchworth Rail Station	3.08 miles
3	Letchworth Rail Station	3.08 miles



Trunk Roads/Motorways

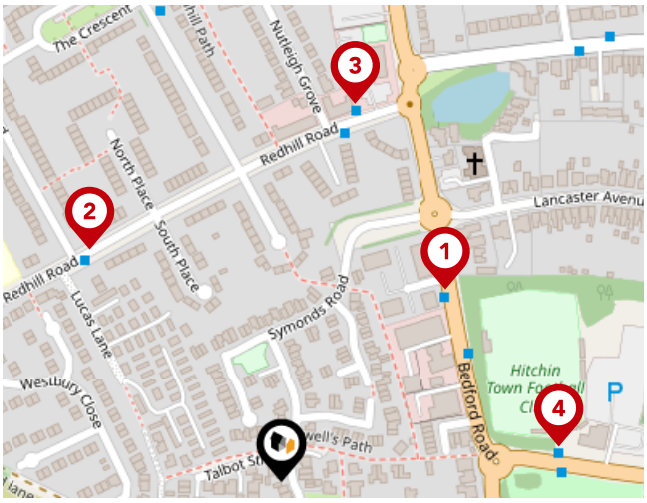
Pin	Name	Distance
1	A1(M) J8	3.37 miles
2	A1(M) J9	3.63 miles
3	A1(M) J10	5.38 miles
4	A1(M) J7	5.72 miles
5	A1(M) J6	9.31 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.39 miles
2	Heathrow Airport	33.89 miles
3	Cambridge	26.29 miles
4	Stansted Airport	23.78 miles

Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Fishponds Road	0.14 miles
2	Mattocke Road	0.17 miles
3	Nutleigh Grove	0.22 miles
4	Football Club	0.16 miles
5	The Crescent	0.28 miles

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