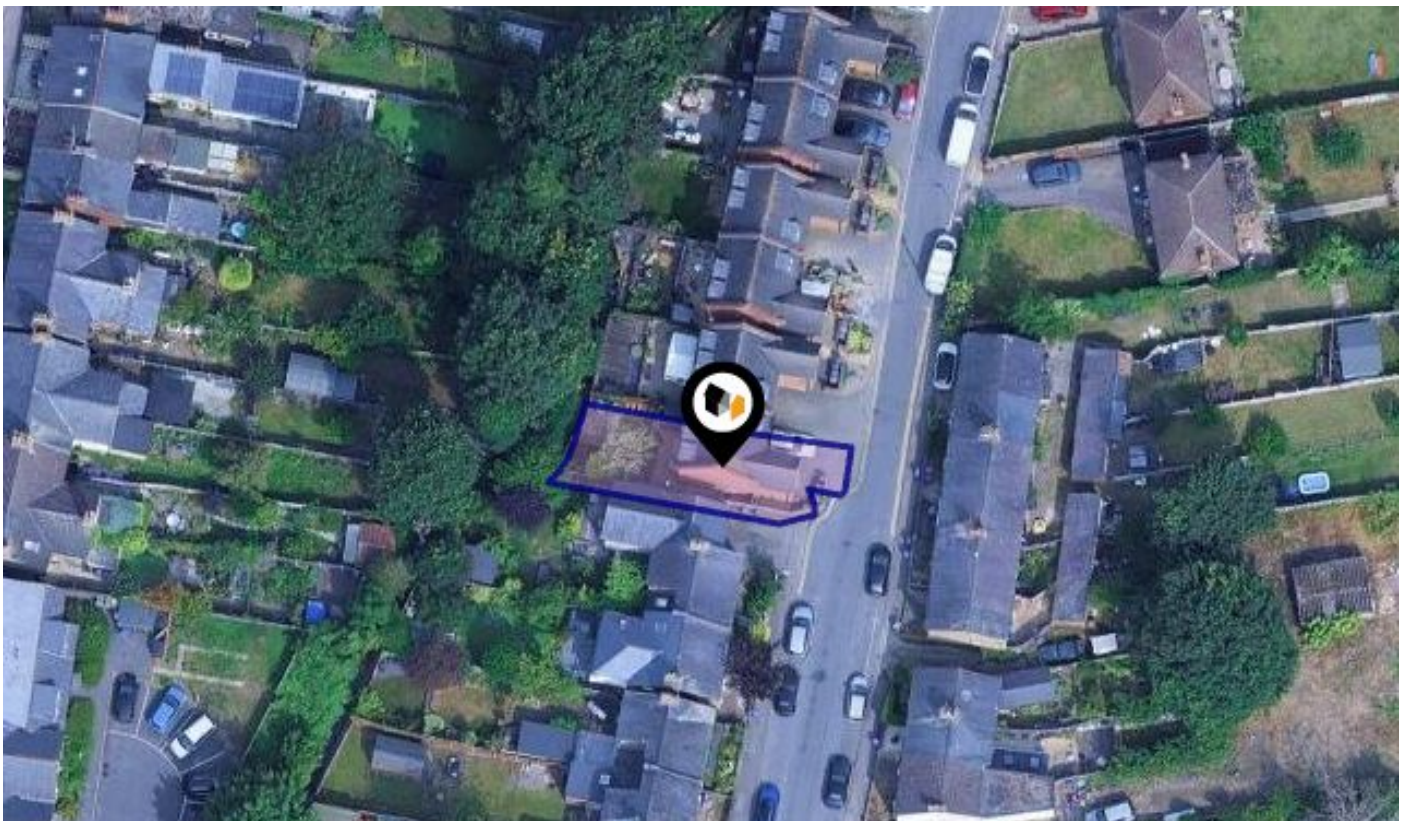




See More Online

MIR: Material Info

The Material Information Affecting this Property
Wednesday 01st April 2026



FLORENCE STREET, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



Planning records for: *The Laurels Ickleford SG5 1QZ*

Reference - 77/00635/1	
Decision:	Decided
Date:	17th June 1977
Description:	New Development

Reference - 77/00636/1	
Decision:	Decided
Date:	17th August 1977
Description:	77/00636/1

Reference - 99/01175/1	
Decision:	Decided
Date:	27th August 1999
Description:	Three pairs of semi detached 3 storey houses with integral garages (as amended by drawings received 17.11.99no 990991 rev 01A, 02A, 03A, 04A and 99091/rev 02B, 03B and 04B received 3.12.99 and drawings 99091 01B, 02C, 03C and

Reference - 81/01314/1	
Decision:	Decided
Date:	30th August 1981
Description:	Erection of 47 Flats

Planning records for: **10 Florence Street Hitchin Hertfordshire SG5 1QZ**

Reference - 21/00011/FPH	
Decision:	Decided
Date:	06th January 2021
Description:	Part single storey, part two storey rear extension following demolition of existing rear detached outbuilding, alterations to openings

Planning records for: **11 Florence Street Hitchin Hertfordshire SG5 1QZ**

Reference - 19/00702/LDCP	
Decision:	-
Date:	25th March 2019
Description:	First floor rear extension and single storey rear extension.

Reference - 19/01054/FPH	
Decision:	Decided
Date:	02nd May 2019
Description:	Single storey rear extension and first floor rear infill extension

Planning records for: **12 Florence Street Hitchin Hertfordshire SG5 1QZ**

Reference - 02/00013/1HH	
Decision:	Decided
Date:	04th January 2002
Description:	First floor rear extension

Planning records for: *12 Florence Street Hitchin SG5 1QZ*

Reference - 88/01868/1
Decision: Decided
Date: 14th December 1988
Description: Single storey rear extension.
Reference - 88/01733/1
Decision: Decided
Date: 24th August 1988
Description: Section 53:- single storey rear extension.
Reference - 18/02983/FPH
Decision: Decided
Date: 09th November 2018
Description: Single storey rear extension
Reference - 08/00596/1HH
Decision: Decided
Date: 14th March 2008
Description: First floor rear extension

Planning records for: **13 Florence Street Hitchin SG5 1QZ**

Reference - 11/01141/1HH	
Decision:	Decided
Date:	04th May 2011
Description:	Single storey rear extension and first floor rear extension following demolition of existing conservatory and store.

Planning records for: **16 Florence Street Hitchin SG5 1QZ**

Reference - 16/02445/1HH	
Decision:	Decided
Date:	28th September 2016
Description:	First floor rear extension. Insert roof light and replace door with french windows to existing rear ground floor extension (as amended).

Planning records for: **17 Florence Street Hitchin Hertfordshire SG5 1QZ**

Reference - 01/00382/1HH	
Decision:	Decided
Date:	13th March 2001
Description:	Two storey side extension to include integral garage following demolition of existing detached garage (as amended by drawing JDM/9001/2B received 08.05.01)

Planning records for: **Land Rear Of 36 Florence Street Hitchin SG5 1QZ**

Reference - 81/00330/1	
Decision:	Decided
Date:	26th February 1981
Description:	Outline application for detached bungalow and garage with alterations to vehicular access.

Planning records for: **37 Florence Street Hitchin Hertfordshire SG5 1QZ**

Reference - 23/00336/FPH	
Decision:	Decided
Date:	10th February 2023
Description:	Part two storey and part single storey rear extension following demolition of existing extension, insertion of rooflights and installation of solar panels (as amended by plans received 09/03/2023).

Planning records for: **39 Florence Street Hitchin SG5 1QZ**

Reference - 83/01941/1	
Decision:	Decided
Date:	16th December 1983
Description:	Erection of two storey rear extension

Reference - 86/01586/1	
Decision:	Decided
Date:	29th September 1986
Description:	Erection of detached house and garage.

Planning records for: **9A Florence Street Hitchin SG5 1QZ**

Reference - 04/00451/1HH	
Decision:	Decided
Date:	16th March 2004
Description:	Two storey and single storey rear extensions

Planning records for: *20 Florence Street Hitchin SG5 1QZ*

Reference - 16/02159/1HH	
Decision:	Decided
Date:	30th August 2016
Description:	Single storey rear extension

Reference - 24/00418/LDCP	
Decision:	Decided
Date:	23rd February 2024
Description:	Single storey rear infill extension to facilitate garage conversion

HITCHIN, SG5

Energy rating
C

Valid until 02.02.2020

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	<div style="background-color: #70ad47; color: white; padding: 5px; display: inline-block;">69 c</div>	<div style="background-color: #70ad47; color: white; padding: 5px; display: inline-block;">74 c</div>
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Roof room(s), insulated (assumed)
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 60% of fixed outlets
Lighting Energy:	Good
Floors:	Solid, limited insulation (assumed)
Secondary Heating:	None
Total Floor Area:	63 m ²

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

None 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

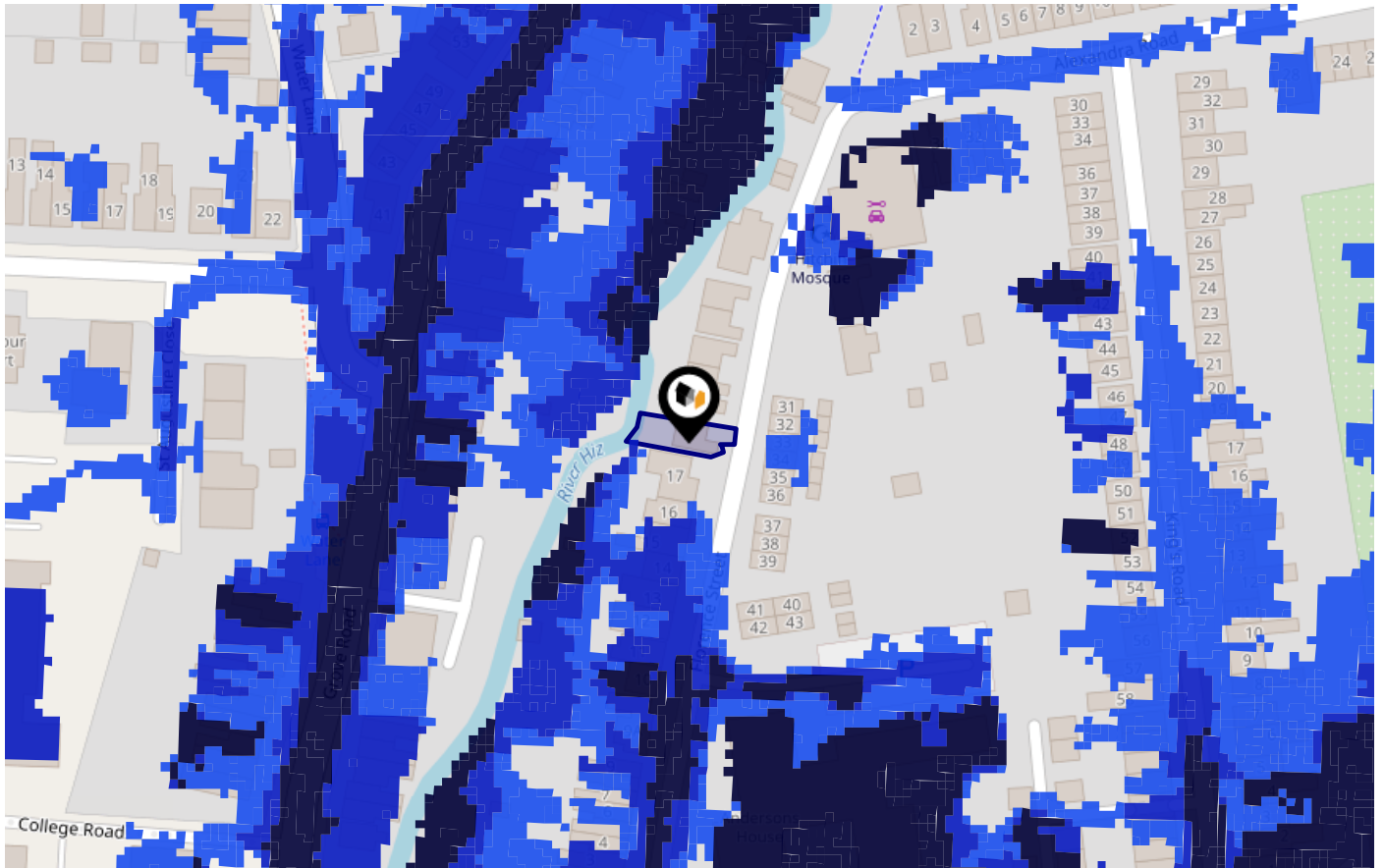
Important - Please read

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

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.

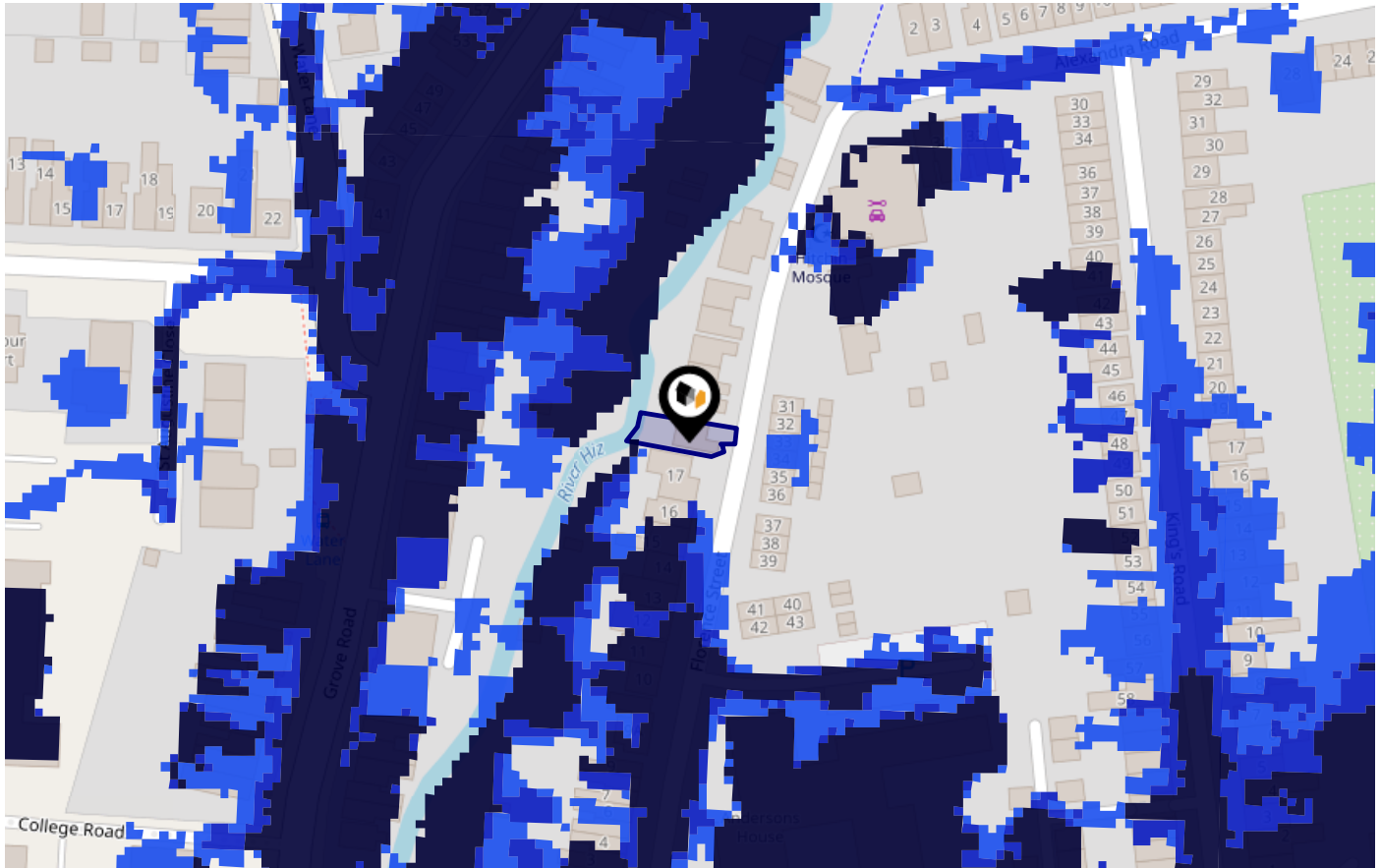
Chance of flooding to the following depths at this property:



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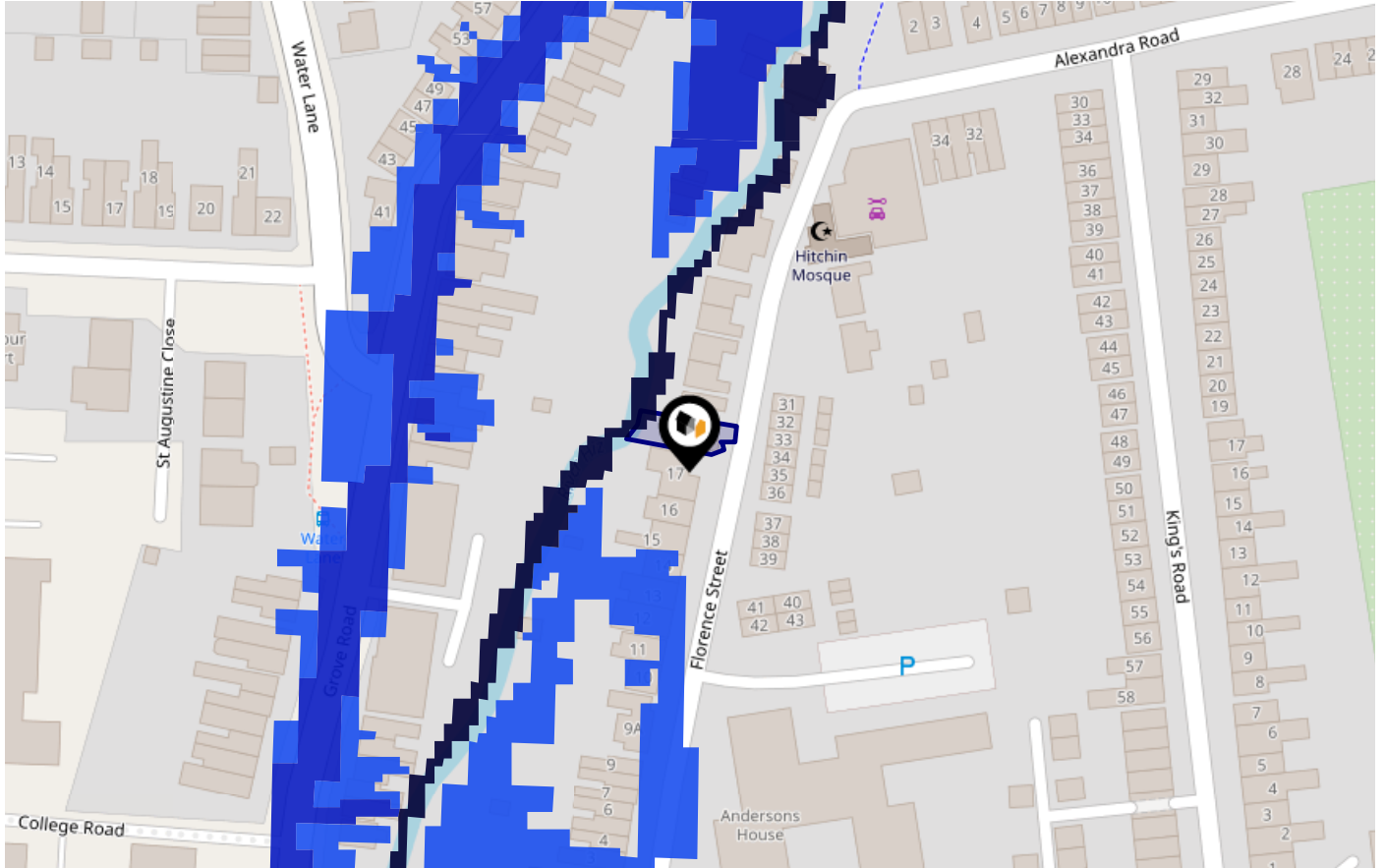
Chance of flooding to the following depths at this property:



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**

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.

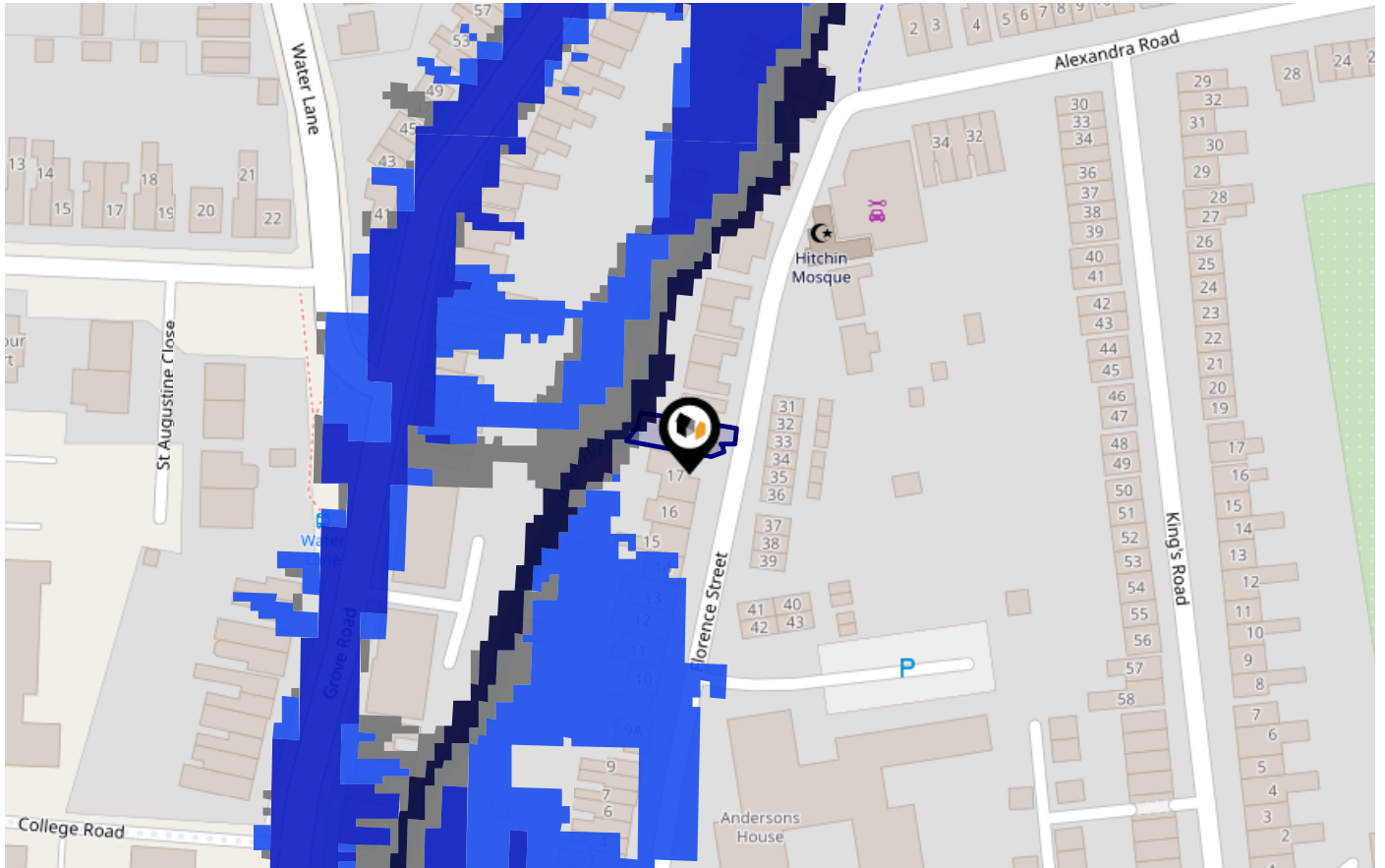
Chance of flooding to the following depths at this property:



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**

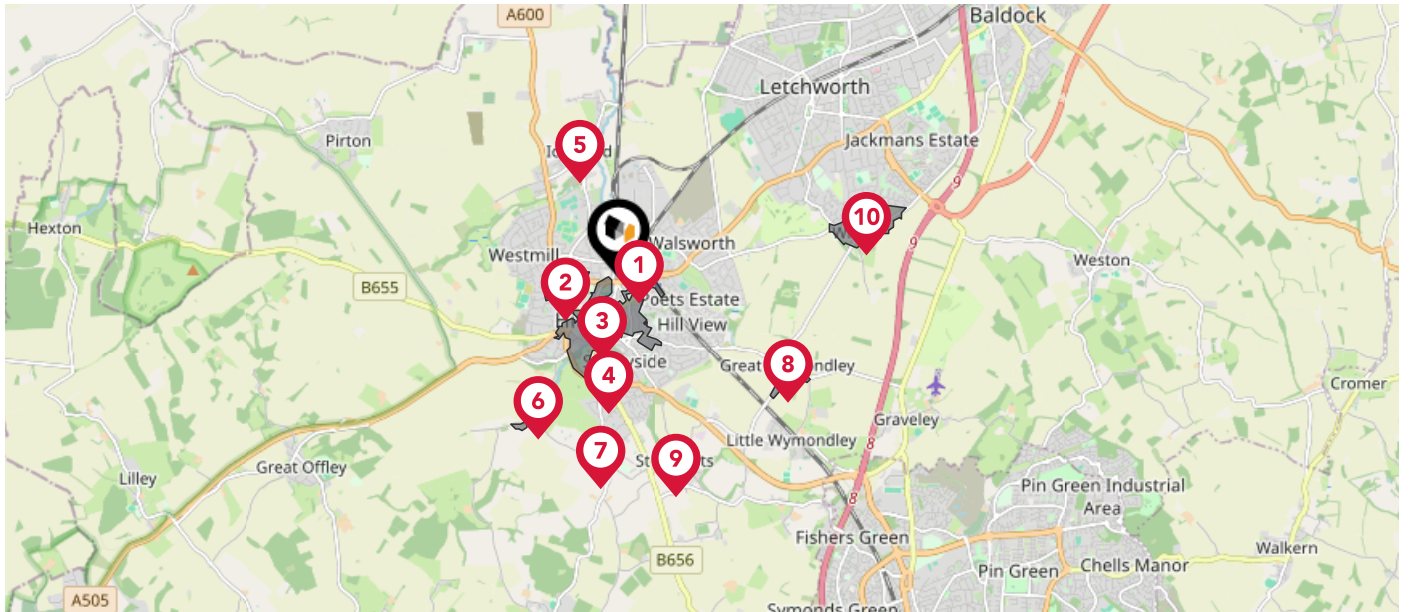
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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



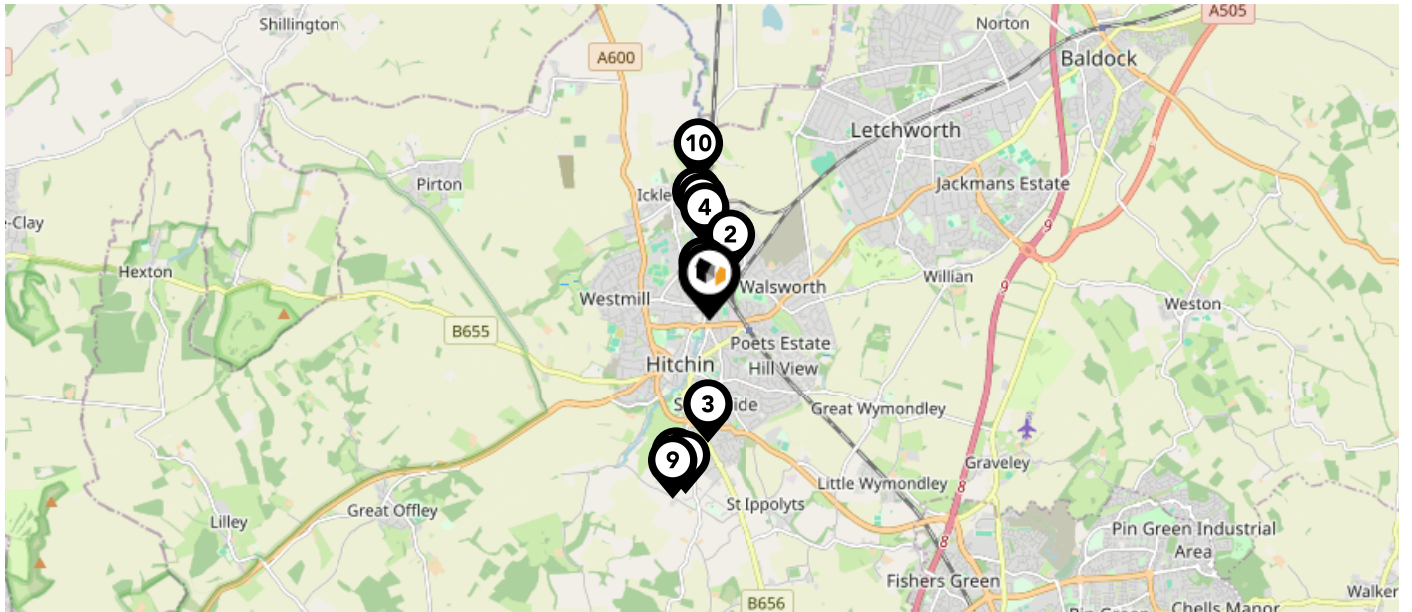
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

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

This map displays nearby coal mine entrances and their classifications.



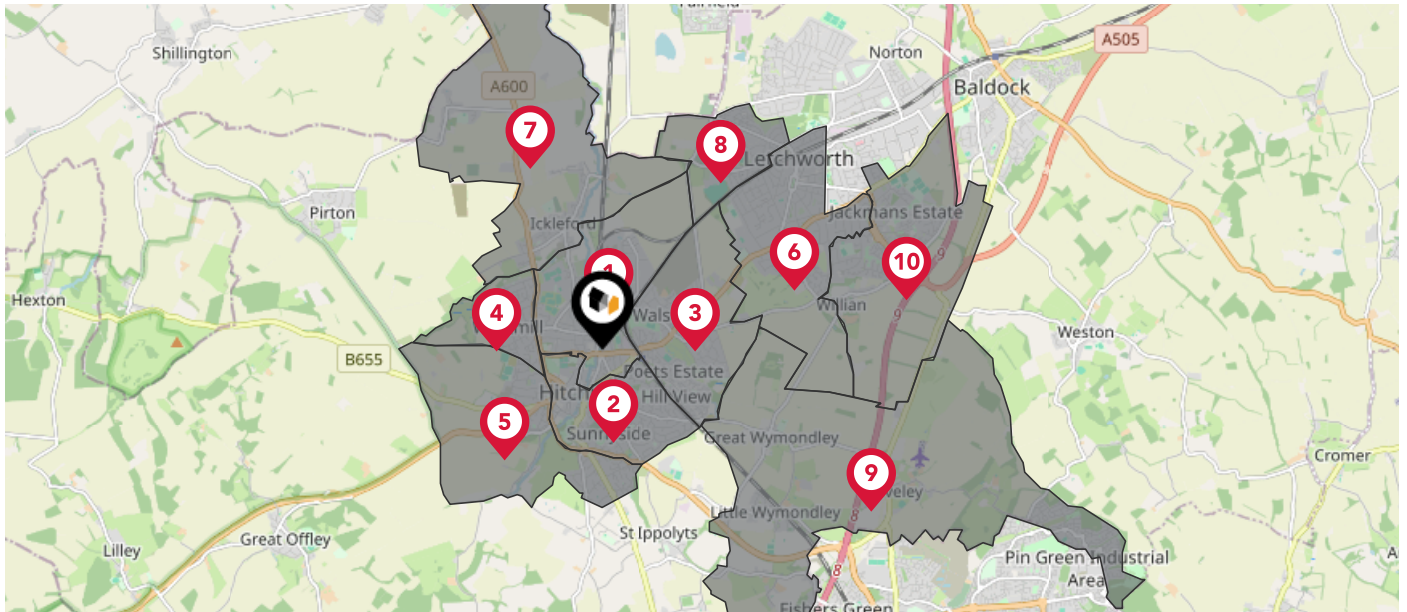
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft











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

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

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

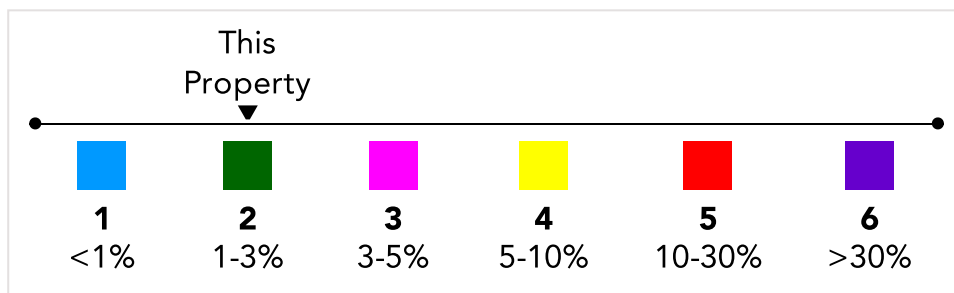
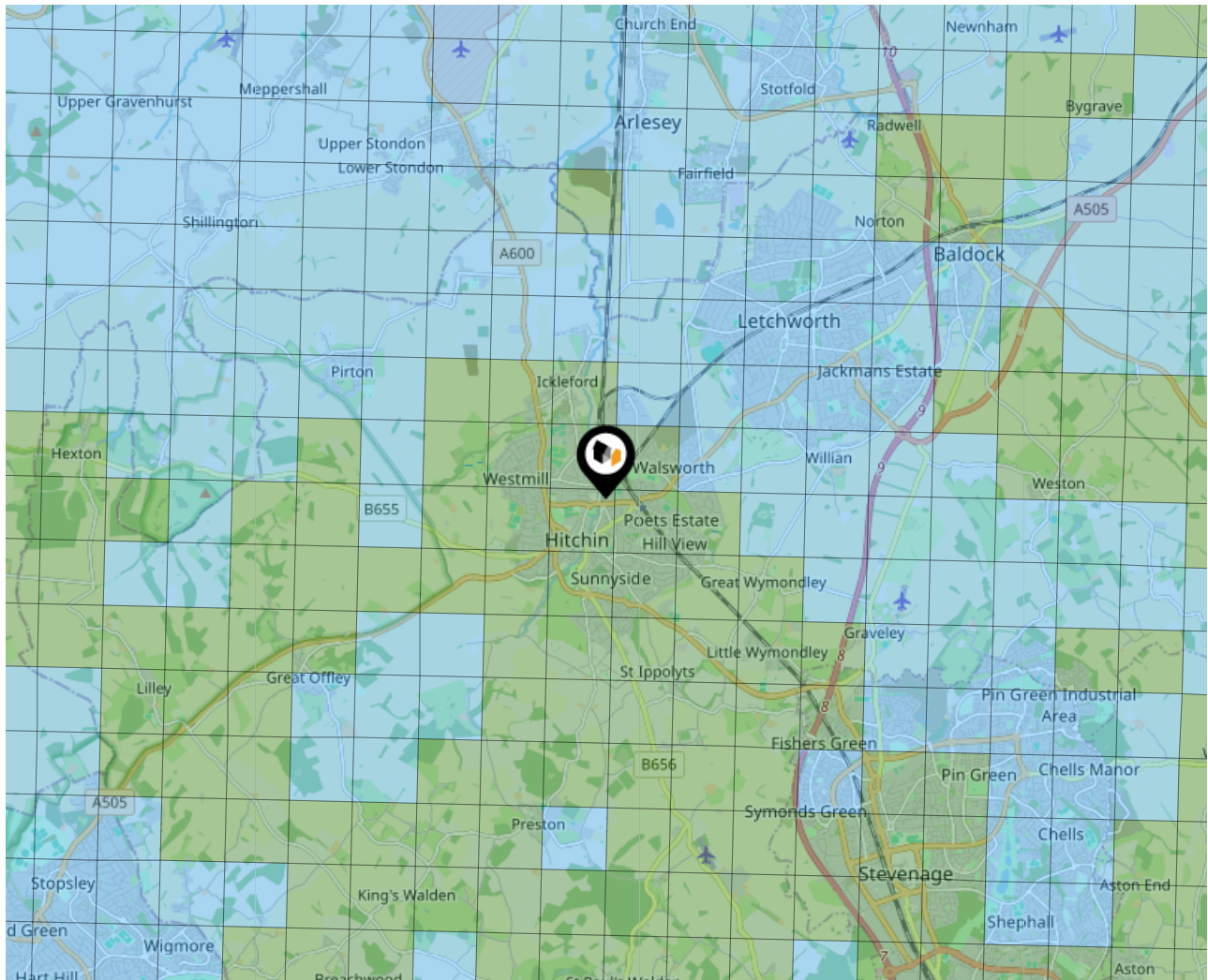


Nearby Council Wards

-  Hitchin Bearton Ward
-  Hitchin Highbury Ward
-  Hitchin Walsworth Ward
-  Hitchin Oughton Ward
-  Hitchin Priory Ward
-  Letchworth South West Ward
-  Cadwell Ward
-  Letchworth Wilbury Ward
-  Chesfield Ward
-  Letchworth South East Ward

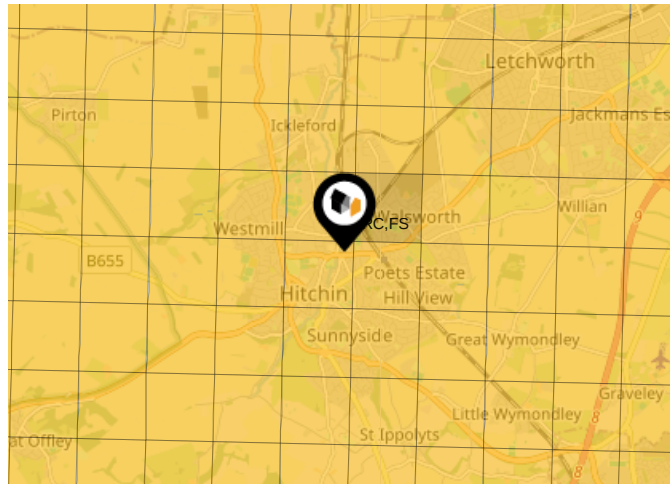
What is Radon?

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)

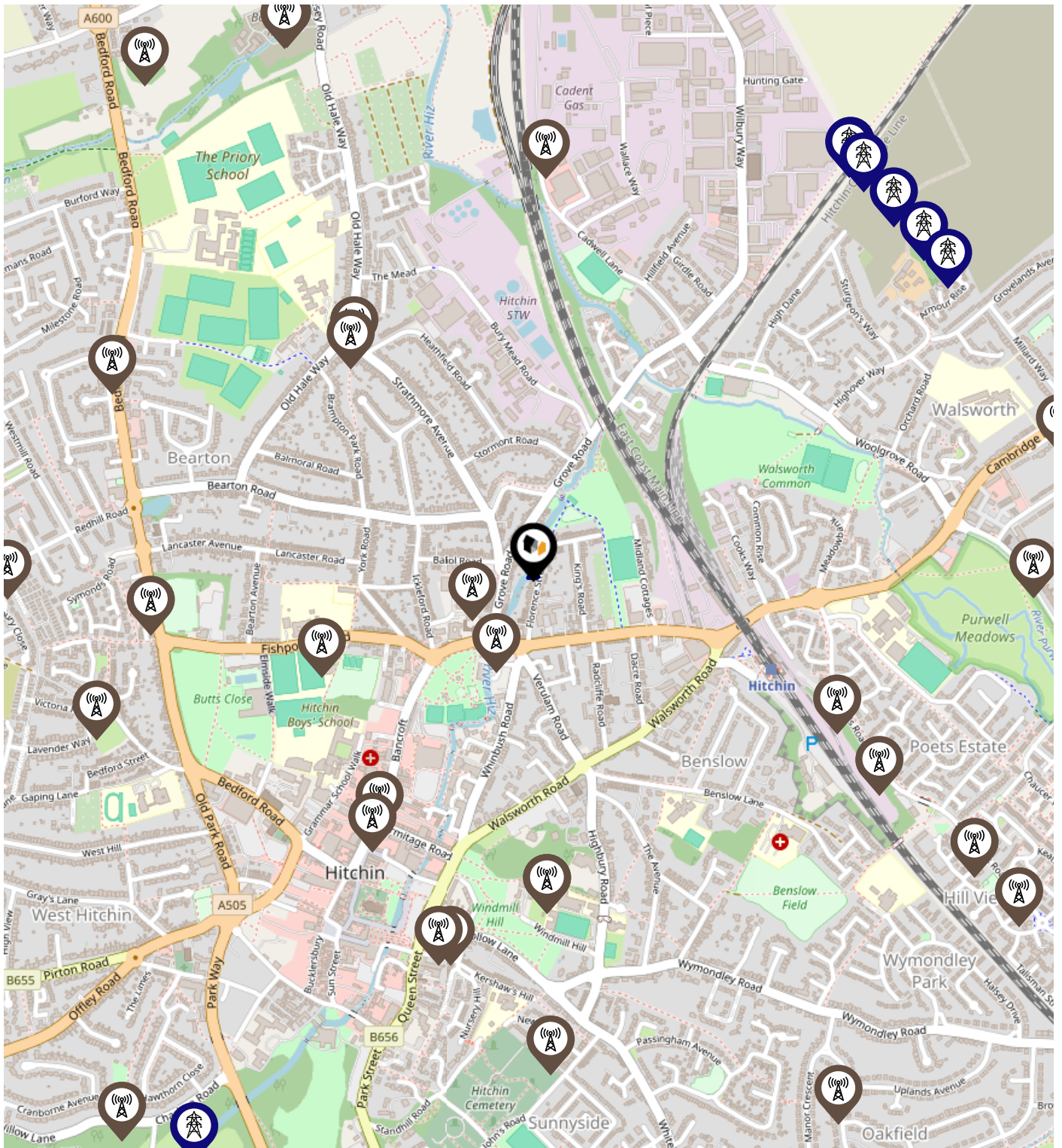
Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		





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

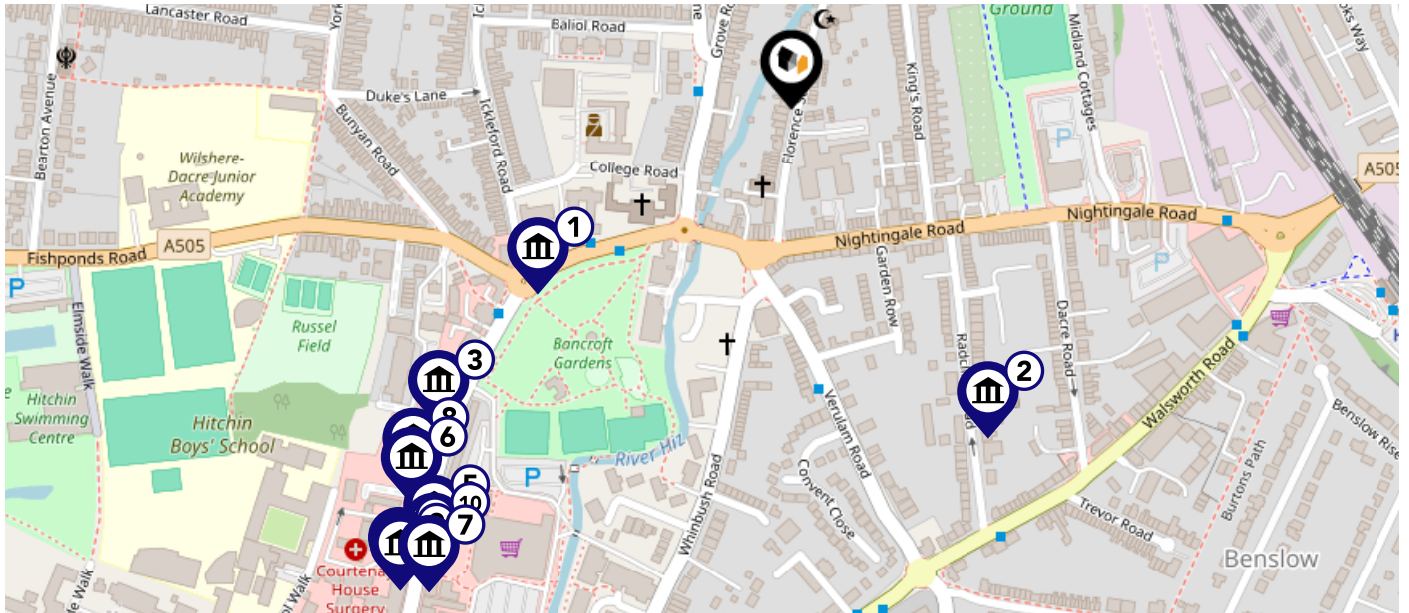
Local Area Masts & Pylons



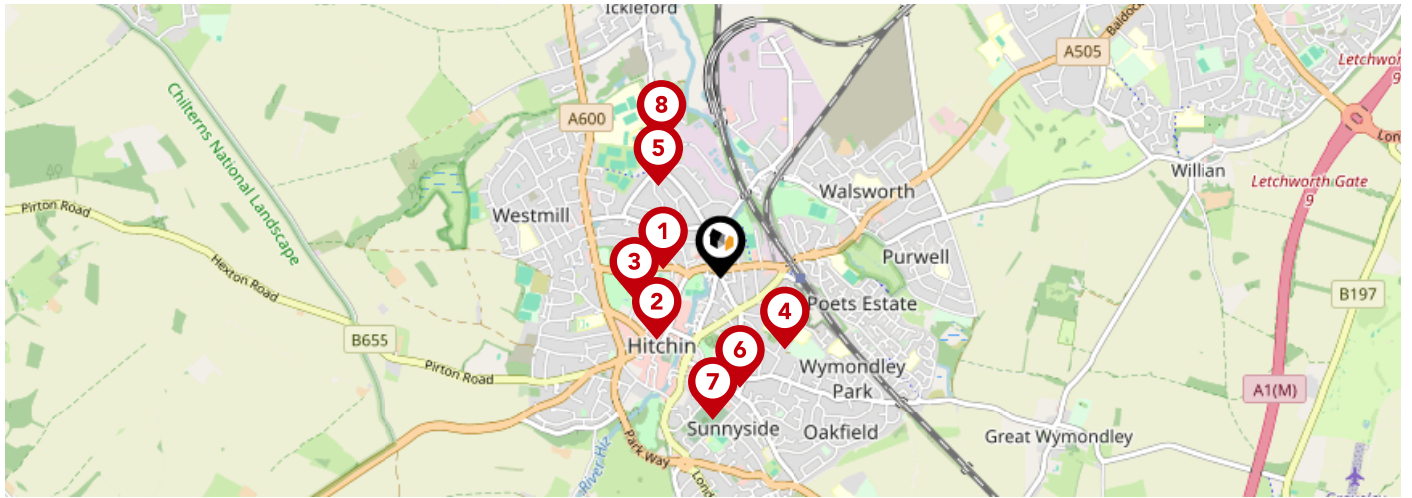
Key:

-  Power Pylons
-  Communication Masts

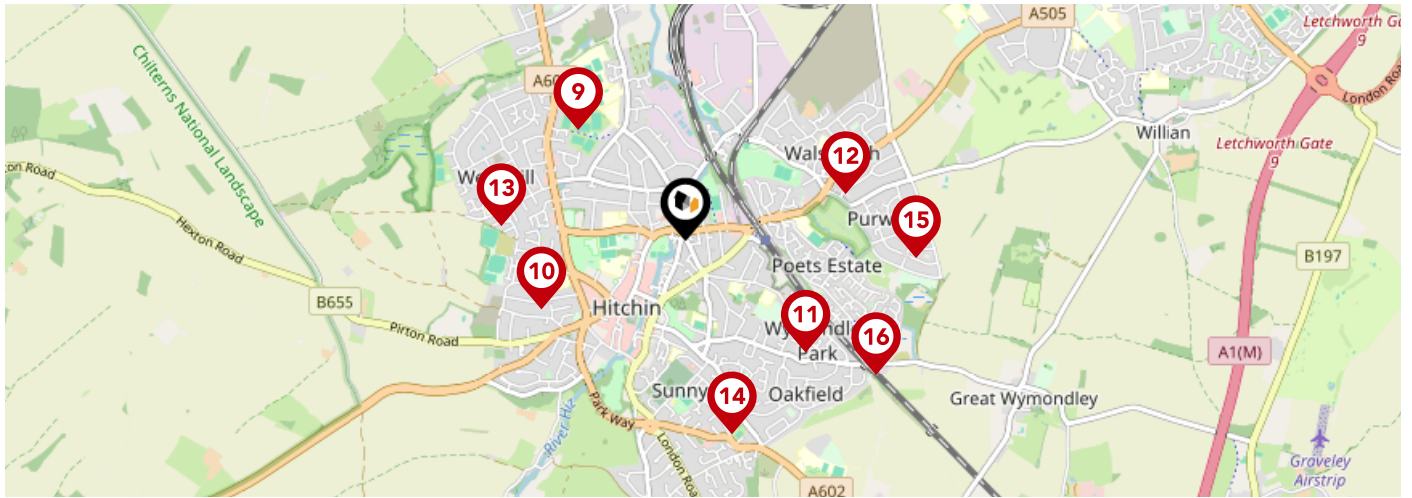
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



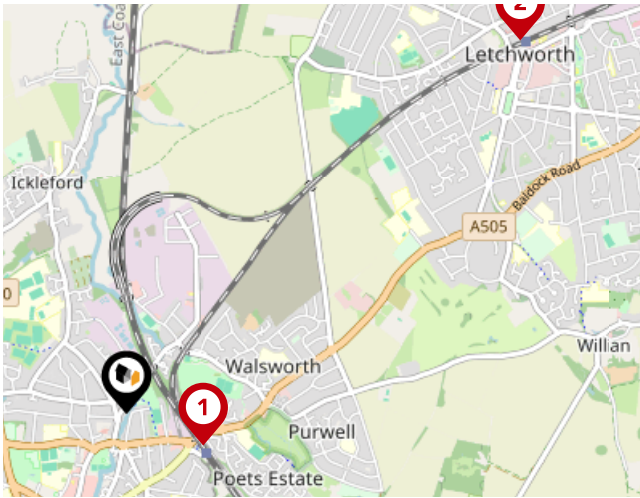
Listed Buildings in the local district	Grade	Distance
1347594 - Frythe Cottages	Grade II	0.2 miles
1102182 - Church Of The Holy Saviour	Grade II	0.2 miles
1347577 - 53, Bancroft	Grade II	0.3 miles
1172987 - 34, Bancroft	Grade II	0.3 miles
1102222 - 86 And 87, Bancroft	Grade II	0.3 miles
1102221 - 45, 46 And 46a, Bancroft	Grade II	0.3 miles
1347578 - 91 And 92, Bancroft	Grade II	0.3 miles
1296455 - 47, Bancroft	Grade II	0.3 miles
1347576 - 32 And 33, Bancroft	Grade II	0.3 miles
1173005 - Entrance Court Wall And Gateways To Skynner's Almshouses Skynner's Almshouses	Grade II	0.3 miles



		Nursery	Primary	Secondary	College	Private
1	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.27	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

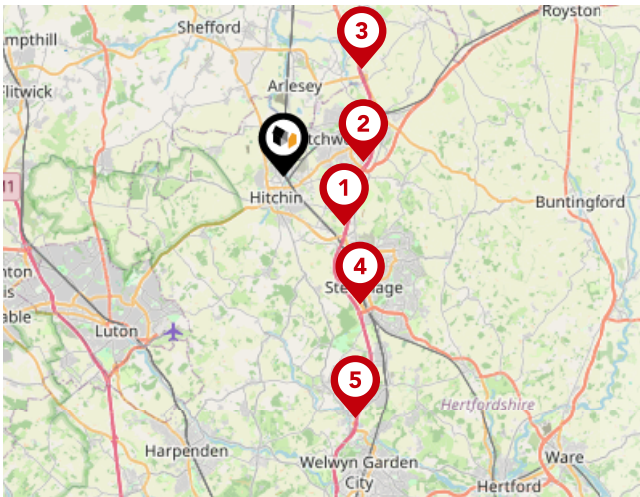


		Nursery	Primary	Secondary	College	Private
	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



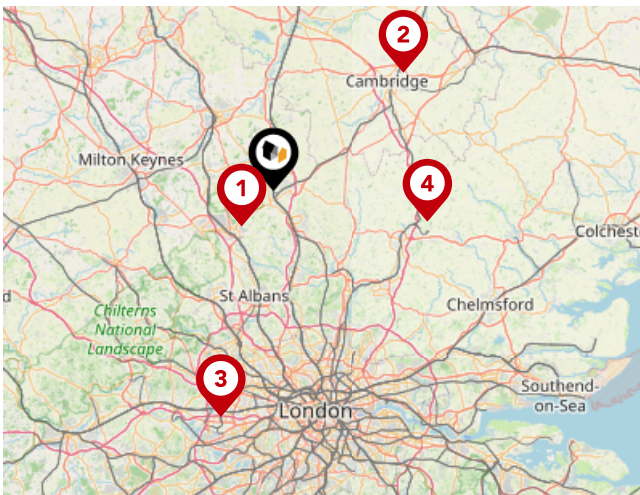
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.38 miles
2	Letchworth Rail Station	2.48 miles
3	Letchworth Rail Station	2.49 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.87 miles
2	A1(M) J9	2.94 miles
3	A1(M) J10	4.86 miles
4	A1(M) J7	5.44 miles
5	A1(M) J6	9.2 miles

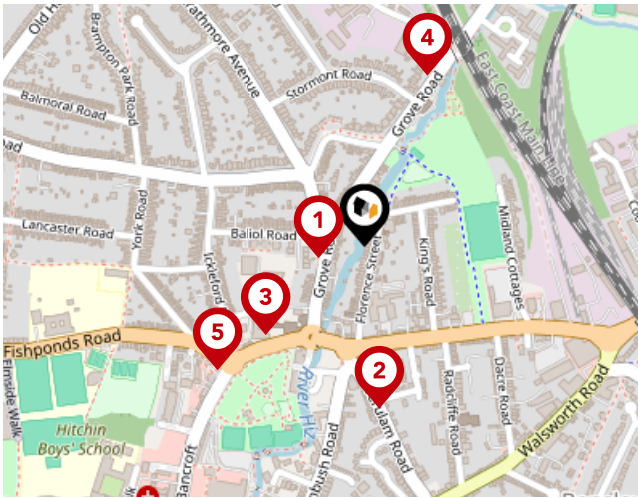


Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	6.9 miles
2	Cambridge	25.7 miles
3	Heathrow Airport	34.15 miles
4	Stansted Airport	23.13 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Water Lane	0.06 miles
2	Convent Close	0.19 miles
3	Grove Road	0.15 miles
4	Stormont Road	0.21 miles
5	Bunyan Road	0.22 miles

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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