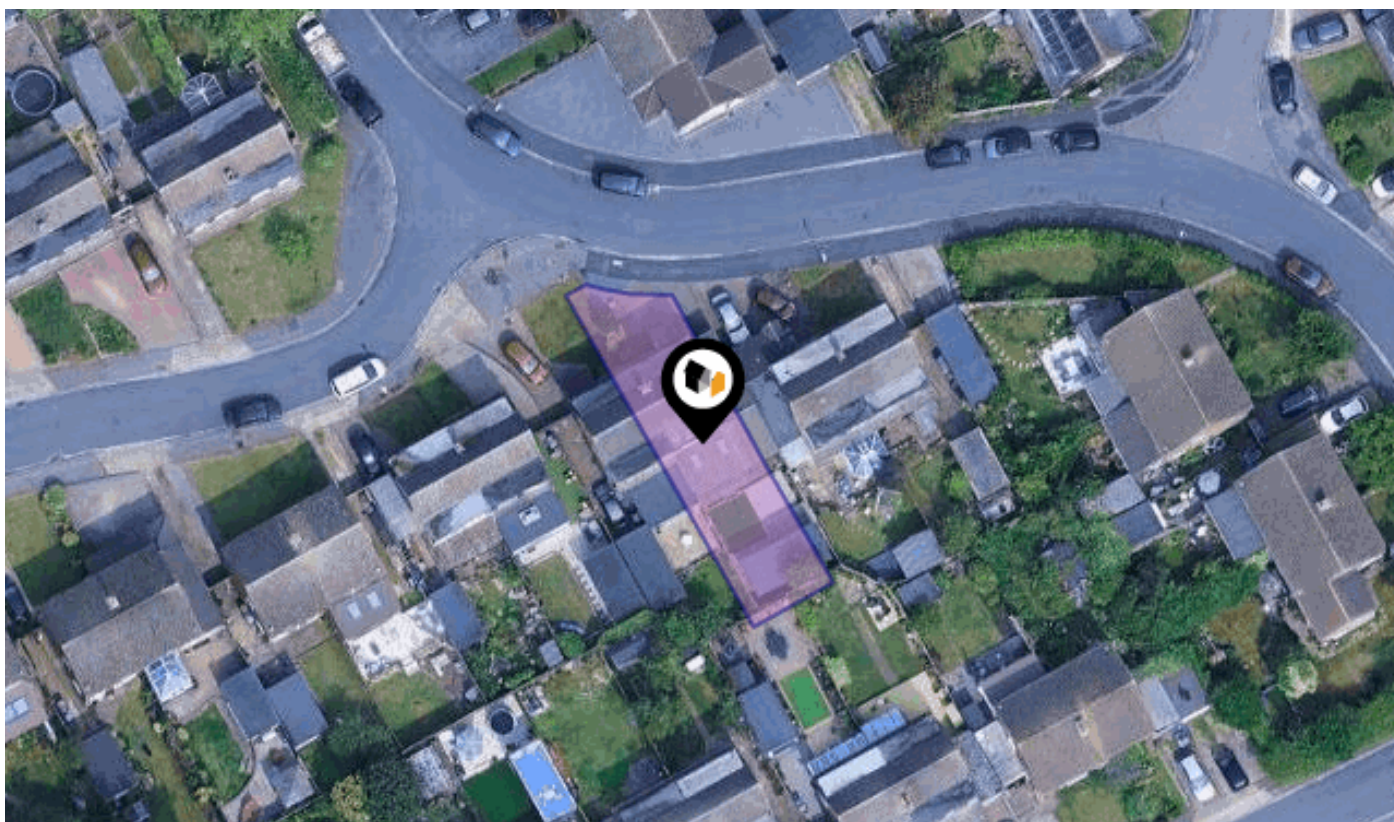




## MIR: Material Info

The Material Information Affecting this Property

**Wednesday 16<sup>th</sup> April 2025**



**WESTBURY CLOSE, HITCHIN, SG5**

### Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk





## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,194 ft <sup>2</sup> / 111 m <sup>2</sup>		
Plot Area:	0.06 acres		
Year Built :	1967-1975		
Council Tax :	Band D		
Annual Estimate:	£2,333		
Title Number:	HD73228		

## Local Area

Local Authority:	Hertfordshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	15	77	1800
• Surface Water	Very low	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

Planning records for: **Westbury Close, Hitchin, SG5**

Reference - 05/00654/1HH	
Decision:	Decided
Date:	25th April 2005
Description:	Single storey front extension and single storey side extension to provide garage

Reference - 11/00717/1HH	
Decision:	Decided
Date:	11th April 2011
Description:	Single storey rear extension

Planning records for: **6 Westbury Close Hitchin Herts SG5 2NE**

Reference - 94/00274/1HH	
Decision:	Decided
Date:	01st March 1994
Description:	Single storey rear extension and front entrance porch.

Planning records for: **10 Westbury Close Hitchin SG5 2NE**

Reference - 05/01429/1HH	
Decision:	Decided
Date:	03rd October 2005
Description:	Single storey front and side extension.

Reference - 11/00670/1PUD	
Decision:	Decided
Date:	21st March 2011
Description:	Single storey rear extension to existing attached garage and insertion of window to replace garage door to facilitate conversion of garage into habitable accommodation.

Planning records for: **11 Westbury Close Hitchin SG5 2NE**

Reference - 11/02997/1HH	
Decision:	Decided
Date:	13th December 2011
Description:	Two storey side extension

Planning records for: **12 Westbury Close Hitchin SG5 2NE**

Reference - 78/00005/1	
Decision:	Decided
Date:	27th December 1977
Description:	Erection of detached garage

Planning records for: **14 Westbury Close Hitchin SG5 2NE**

Reference - 81/01539/1	
Decision:	Decided
Date:	14th October 1981
Description:	Erection of single storey side extension.

Reference - 22/02005/FPH	
Decision:	Decided
Date:	26th September 2022
Description:	Erect a close board fence to the boundary following demolition of existing brick wall.

Planning records for: **20 Westbury Close Hitchin SG5 2NE**

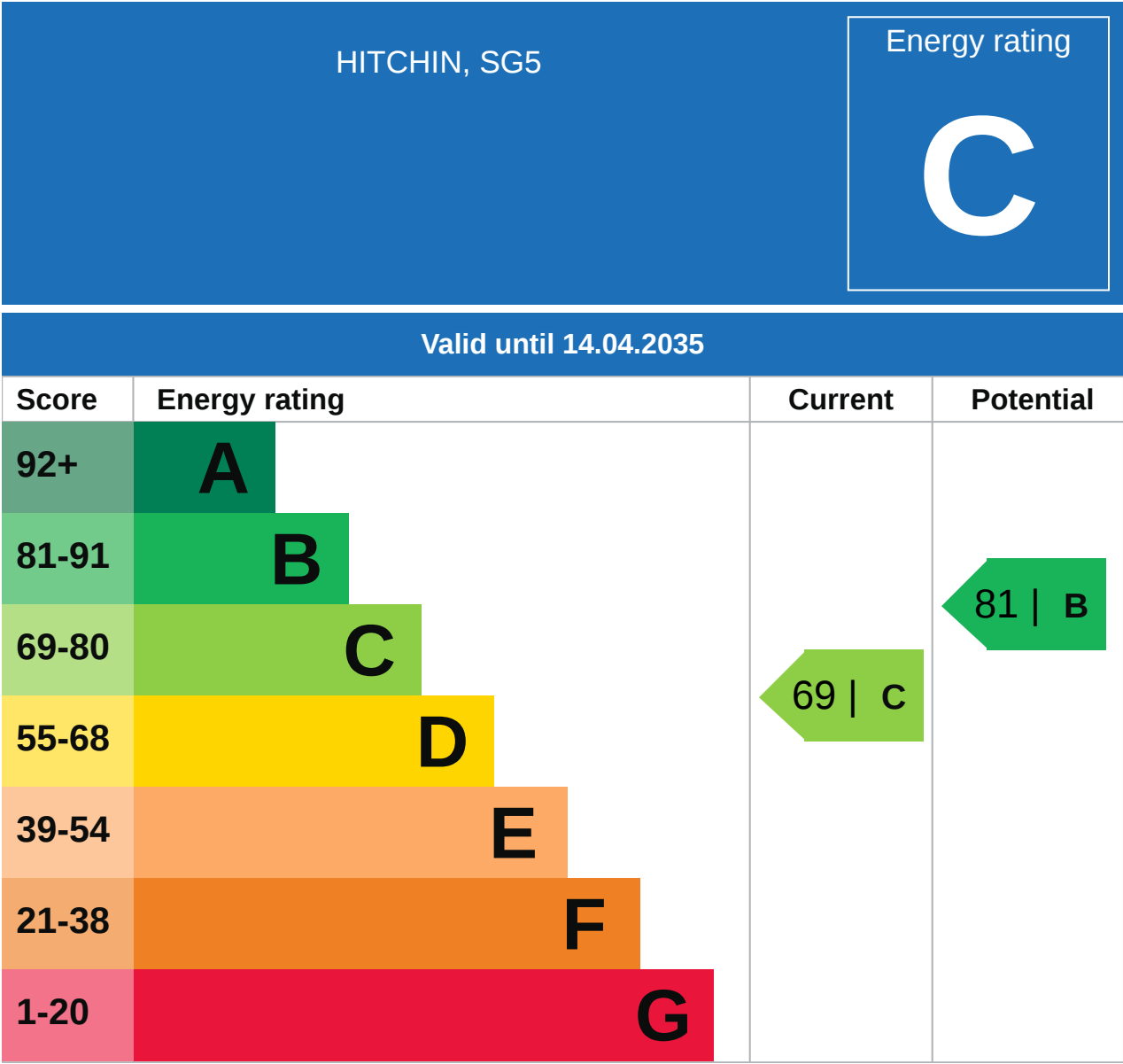
Reference - 90/01198/1	
Decision:	Decided
Date:	24th August 1990
Description:	Two storey side extension and new 1.8m high brick boundary wall

Planning records for: **23 Westbury Close Hitchin SG5 2NE**

Reference - 15/02797/1HH	
Decision:	Decided
Date:	02nd November 2015
Description:	Single storey rear extension

Planning records for: **27 Westbury Close Hitchin SG5 2NE**

Reference - 17/02158/1HH	
Decision:	Decided
Date:	22nd August 2017
Description:	Single storey front, side and rear extensions following demolition of existing garage and conservatory.



## Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, electric
<b>Total Floor Area:</b>	111 m <sup>2</sup>



## Building Safety

---

Not specified

## Accessibility / Adaptations

---

Flat roof replacements, inc partial garage roof  
Single storey rear extension (2011)

## Restrictive Covenants

---

None specified

## Rights of Way (Public & Private)

---

None specified

## Construction Type

---

Standard Brick

## Property Lease Information

---

FREEHOLD

## Listed Building Information

---

Not listed

## Stamp Duty

---

Not specified

## Other

---

None specified

## Other

---

None specified

## Electricity Supply

---

YES - Supplier not specified

## Gas Supply

---

YES - Supplier not specified

## Central Heating

---

YES - GCH

## Water Supply

---

YES - Supplier not specified

## Drainage

---

Mains

## **Important - Please read**

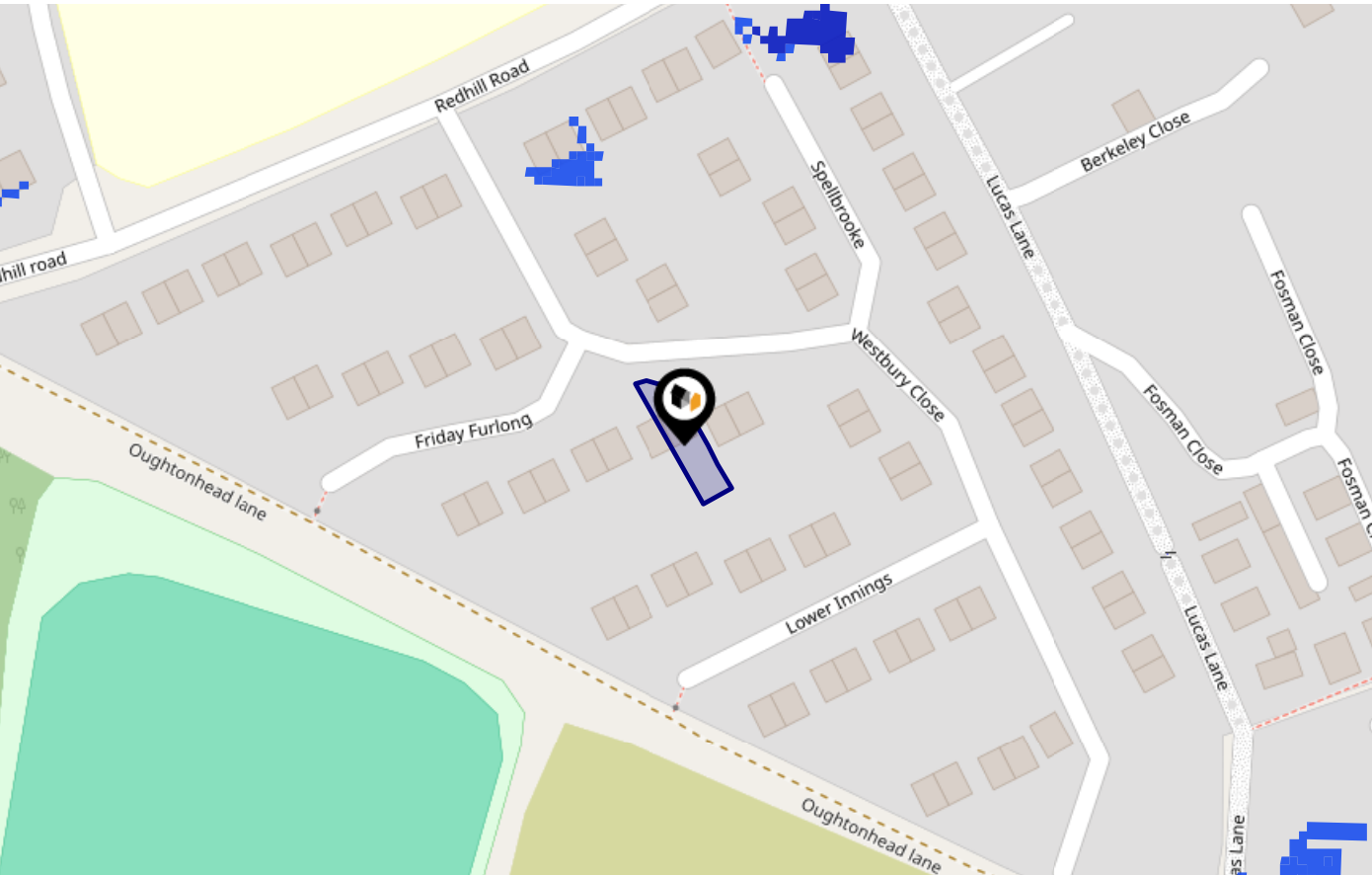
---

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

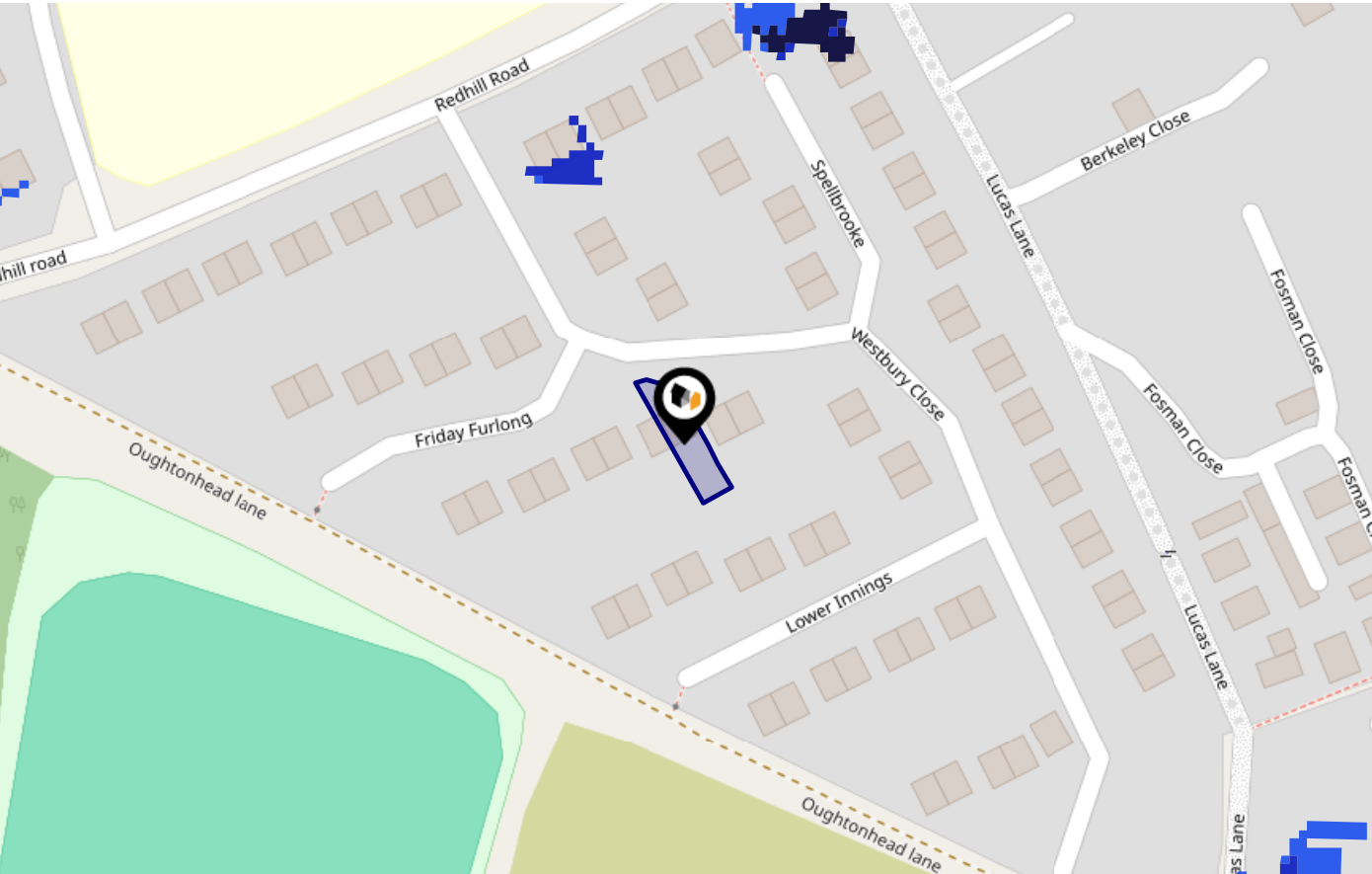
Chance of flooding to the following depths at this property:



# 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.

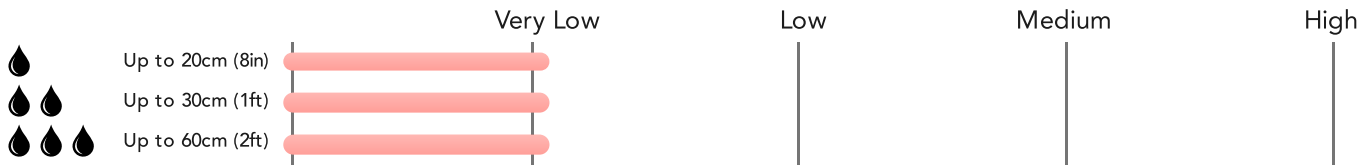


Risk Rating: Very low

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.

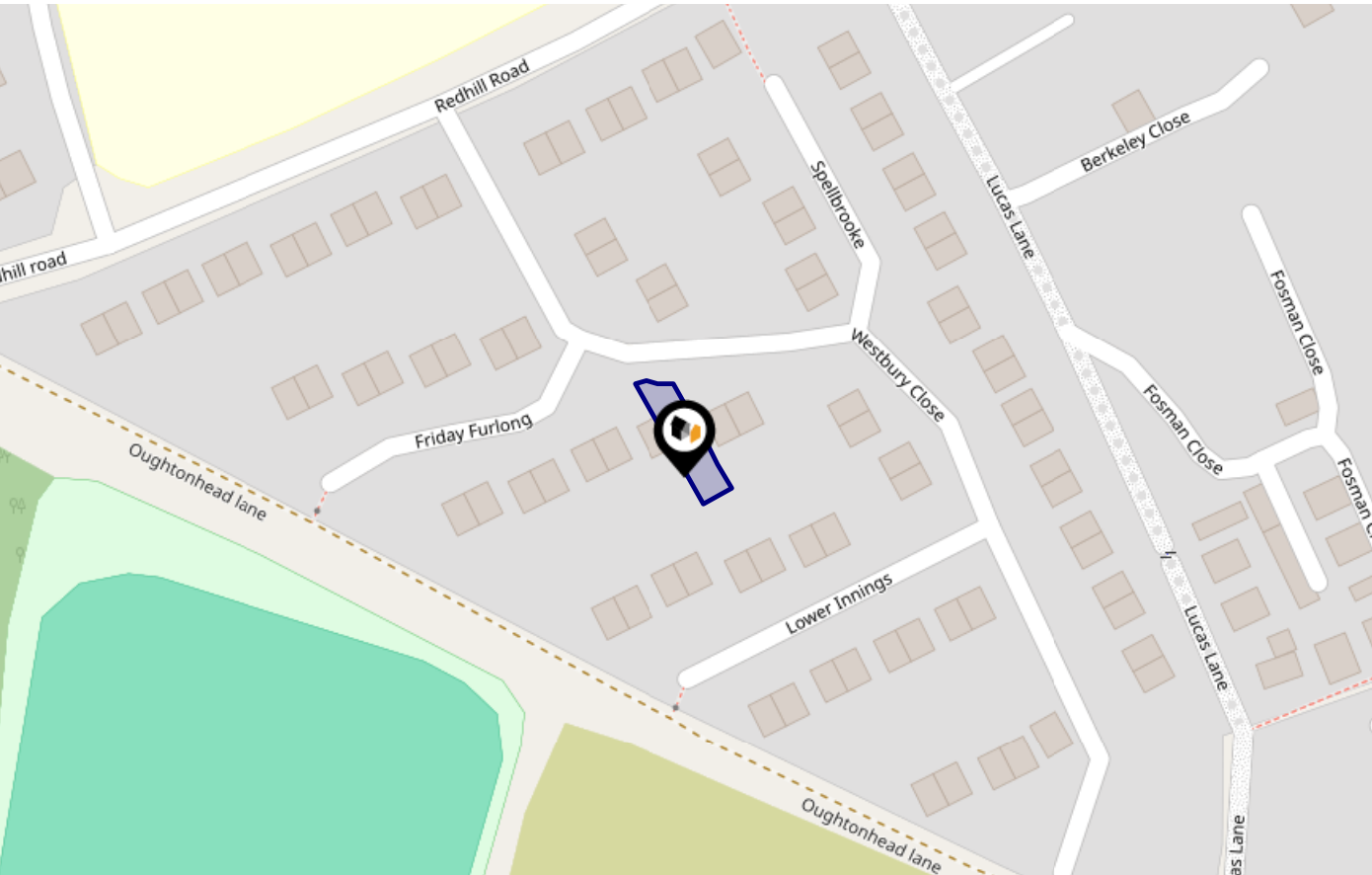
Chance of flooding to the following depths at this property:



# 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.

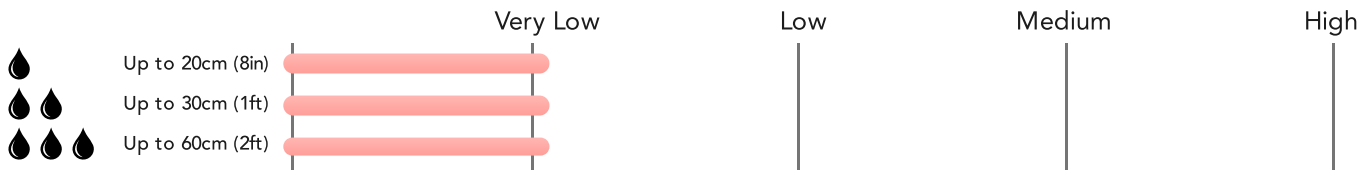


Risk Rating: Very low

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

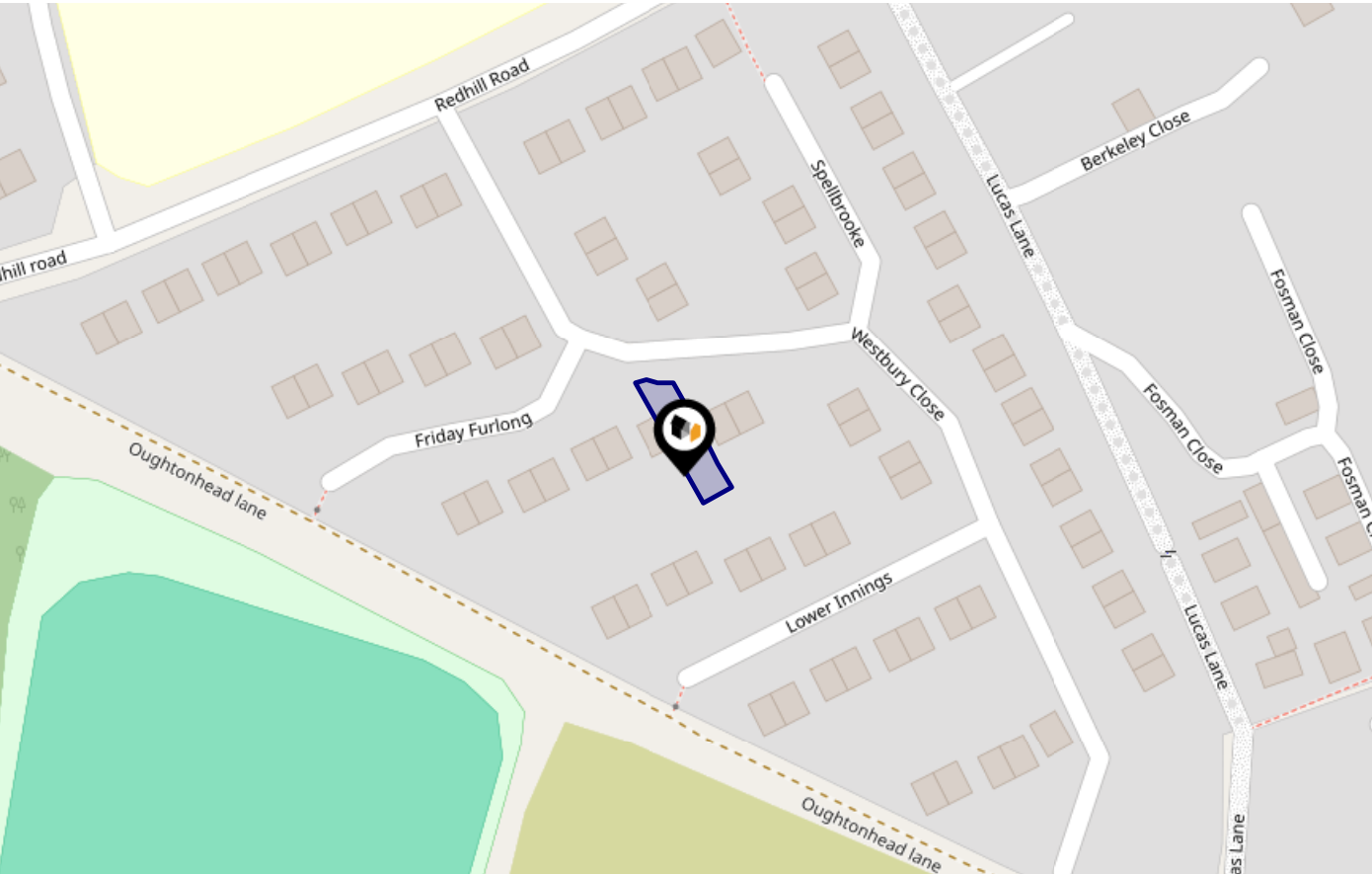
Chance of flooding to the following depths at this property:



# 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.

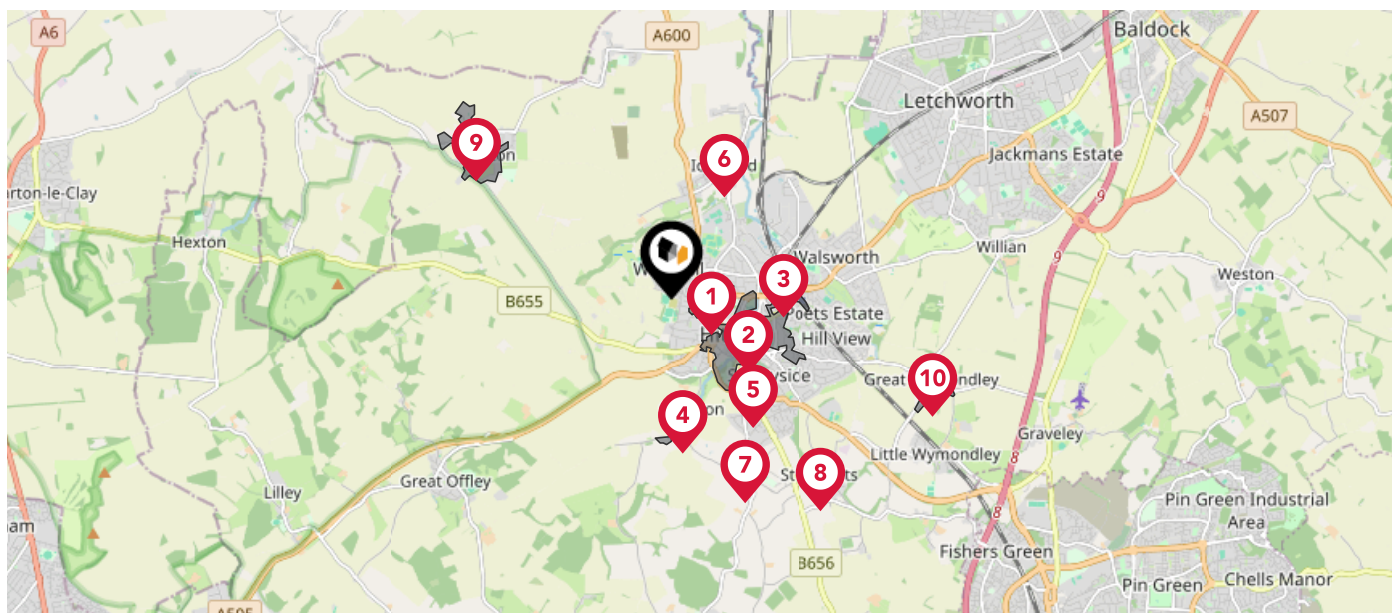
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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





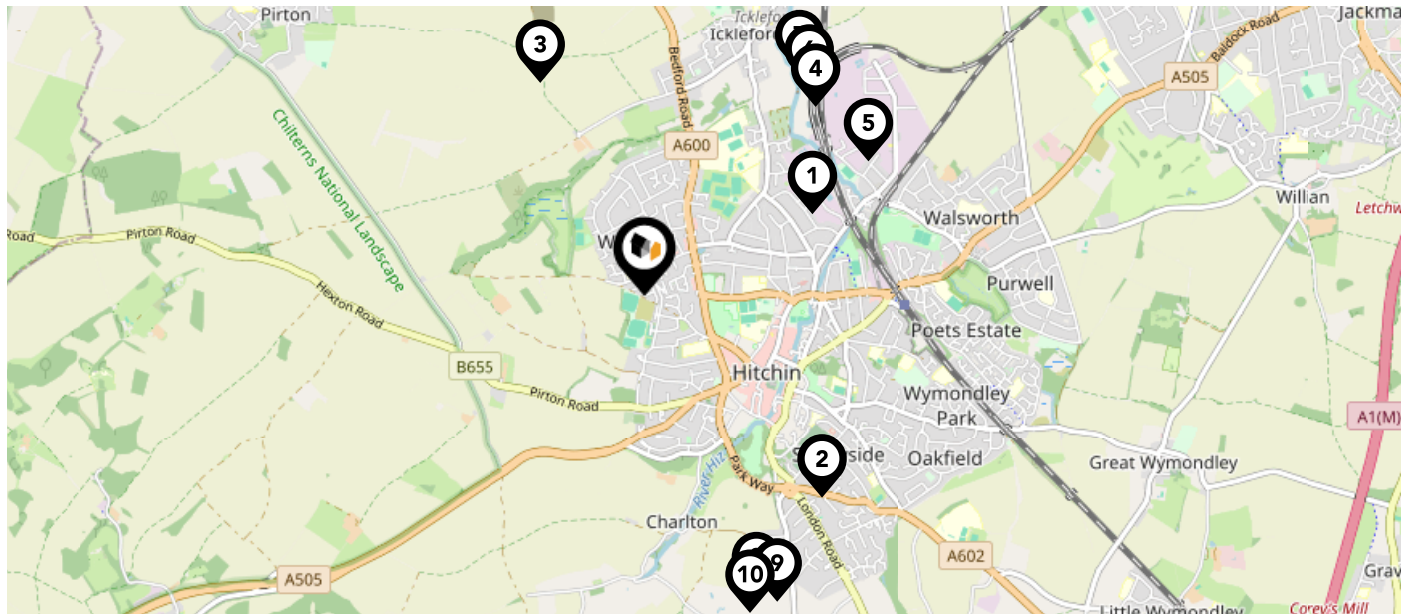
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

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

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

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

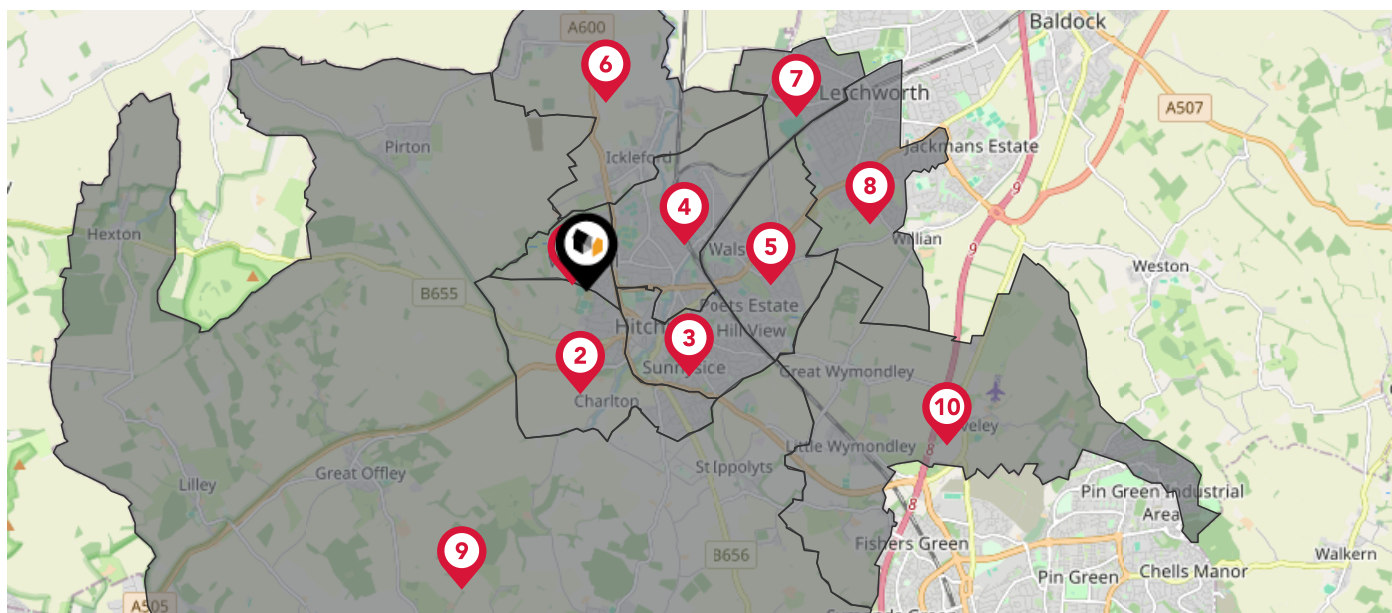
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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 Oughton Ward



Hitchin Priory Ward



Hitchin Highbury Ward



Hitchin Bearton Ward



Hitchin Walsworth Ward



Cadwell Ward



Letchworth Wilbury Ward



Letchworth South West Ward



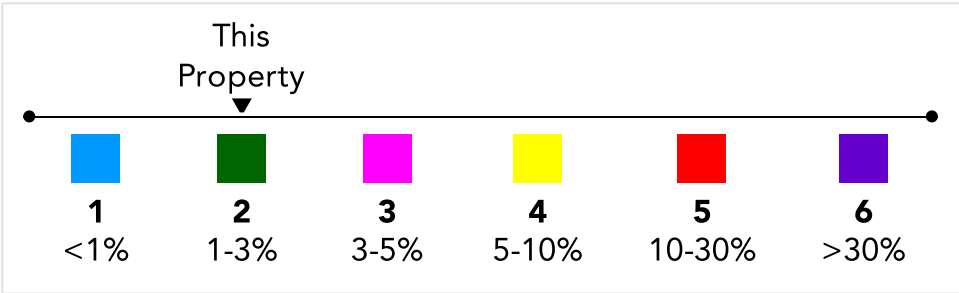
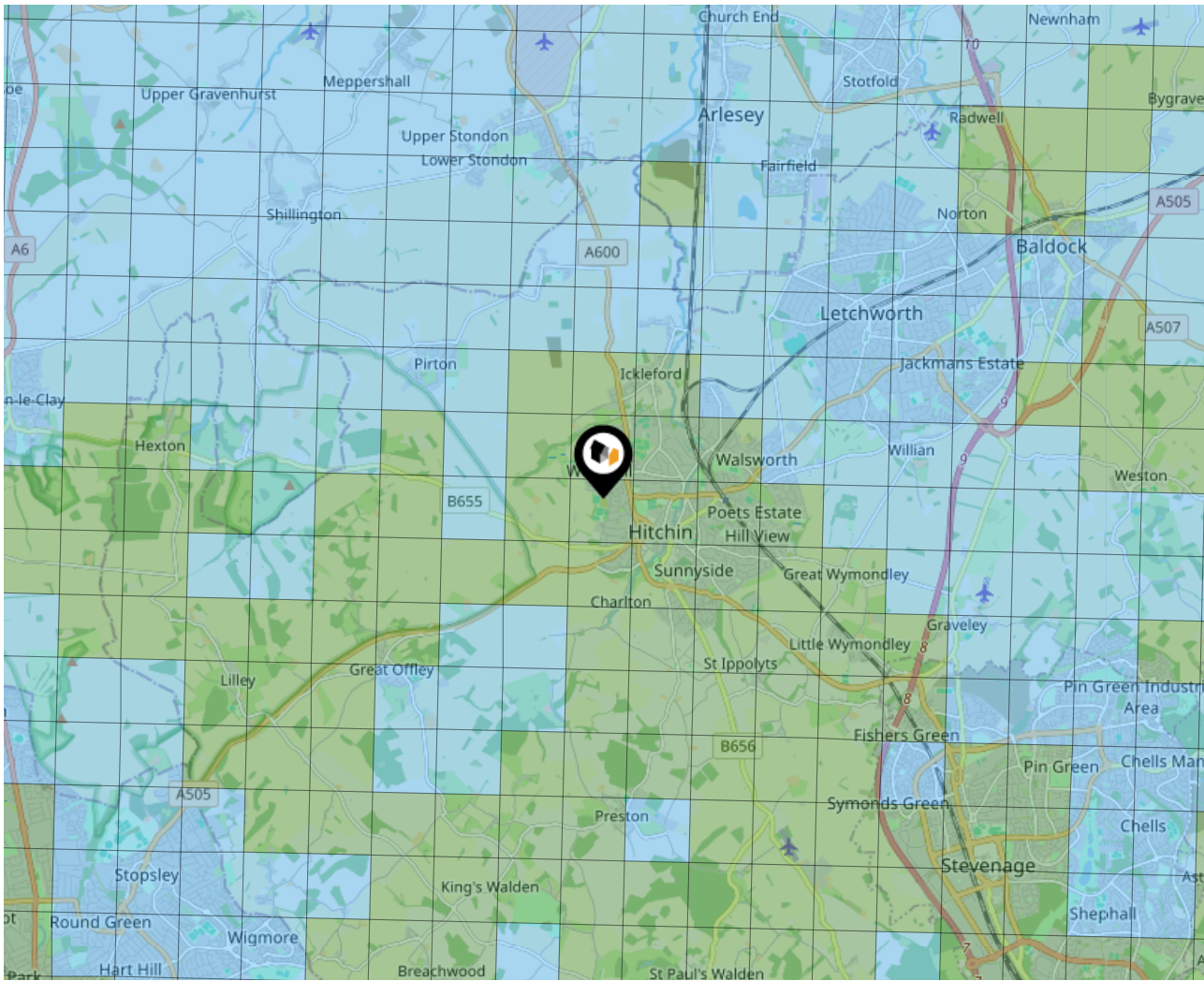
Hitchwood, Offa and Hoo Ward



Chesfield Ward

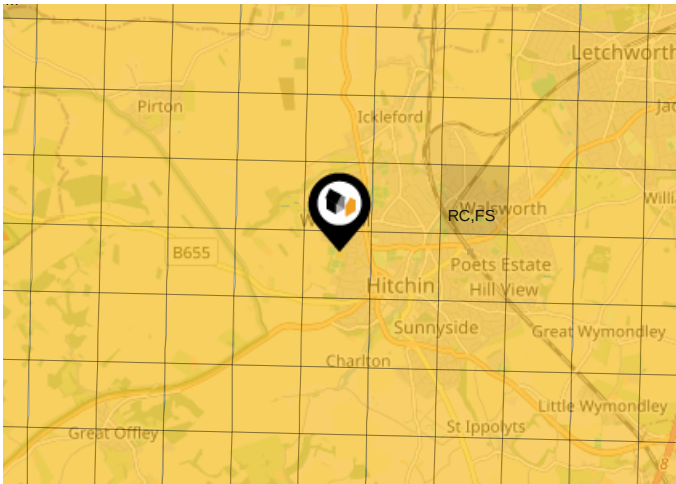
What is Radon?

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/m<sup>3</sup>).



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		



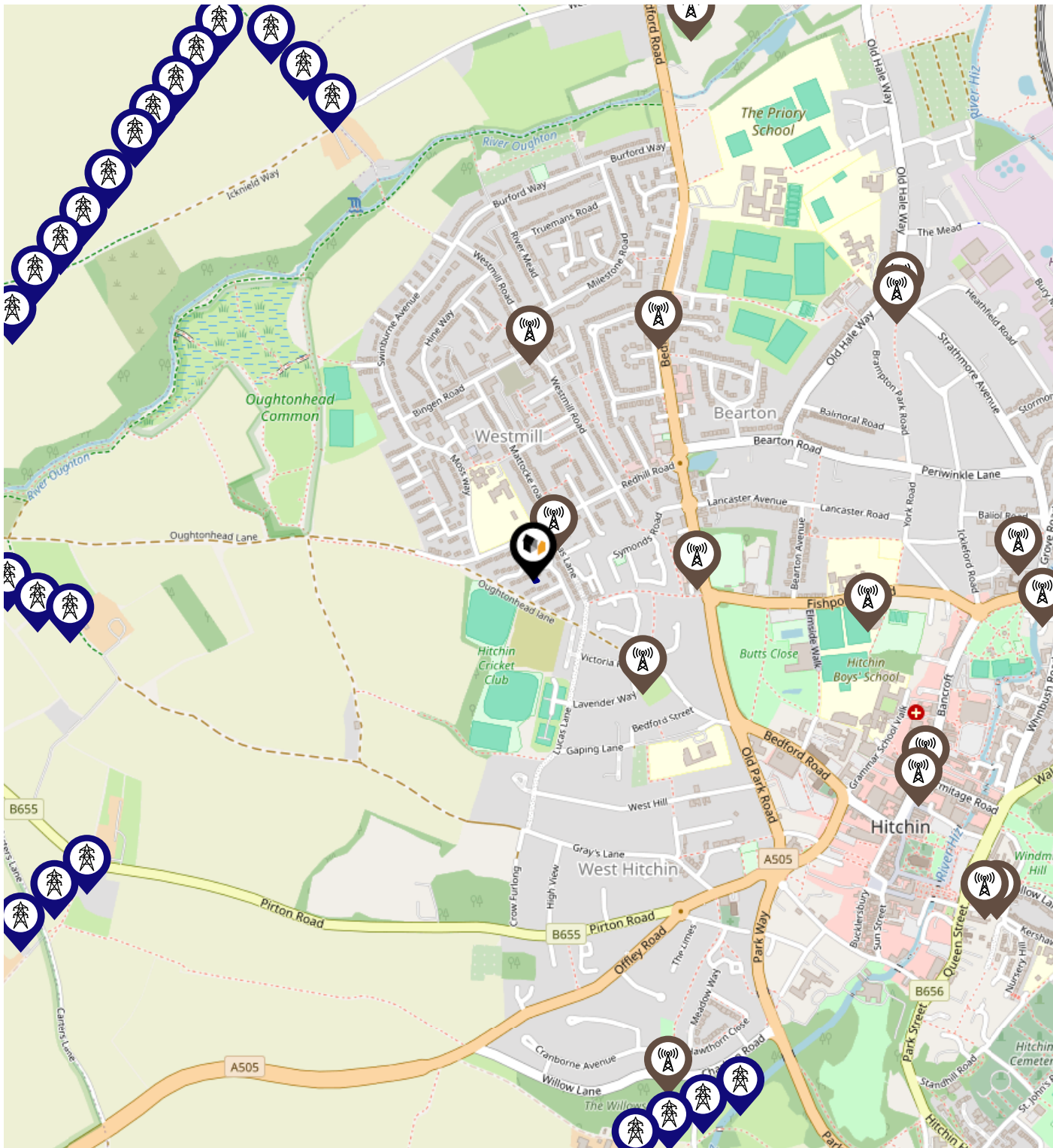
Primary Classifications (Most Common Clay Types)

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

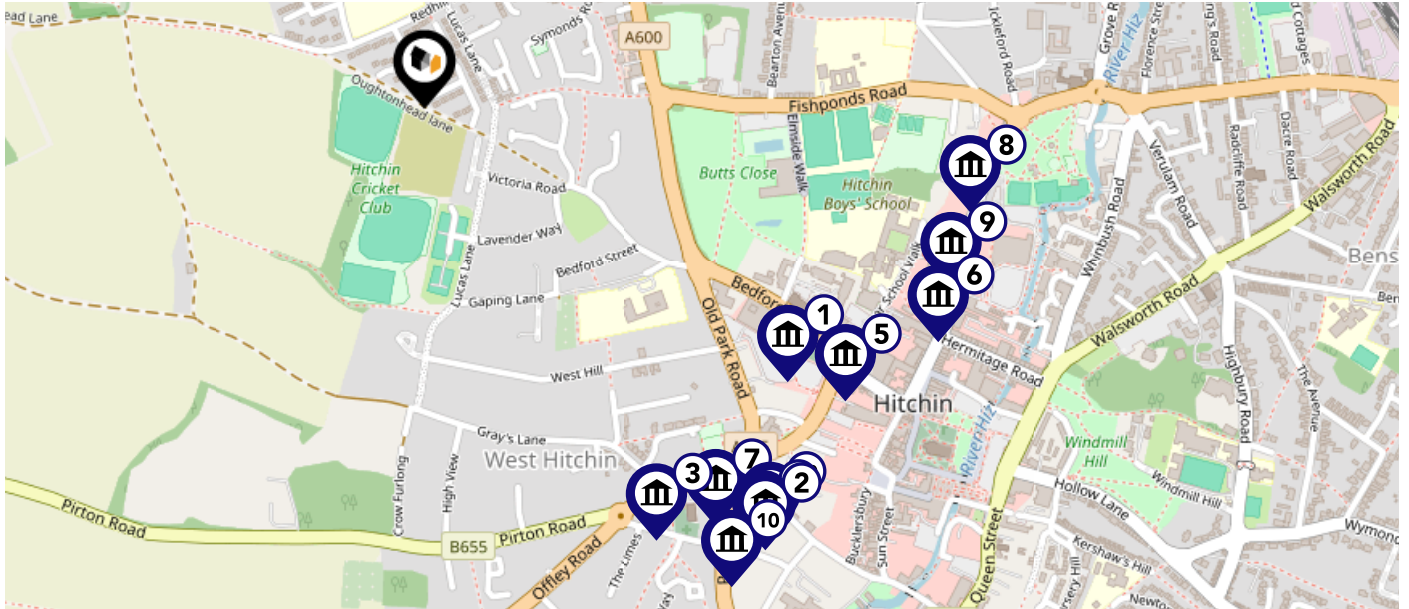
## Masts & Pylons














### Key:

-  Power Pylons
-  Communication Masts

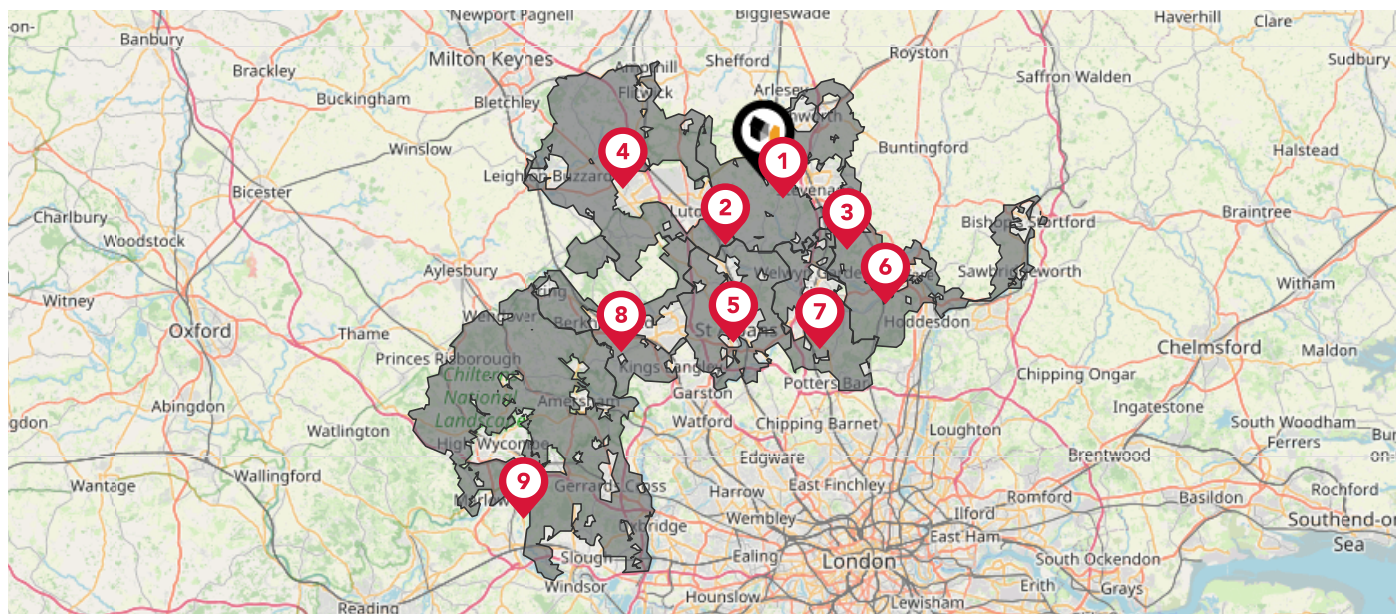
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1102184 - Entrance Block At North Hertfordshire And South Bedfordshire Hospital	Grade II	0.5 miles
	1347584 - 28, Tilehouse Street	Grade II	0.6 miles
	1102118 - The Highlander Public House	Grade II	0.6 miles
	1102157 - 29, Tilehouse Street	Grade II	0.6 miles
	1394494 - Town Hall	Grade II	0.6 miles
	1102218 - 23 And 24, Bancroft	Grade II	0.6 miles
	1102159 - Number 42 (lewesford House) And Front Gate And Railings To Number 42	Grade II	0.6 miles
	1347577 - 53, Bancroft	Grade II	0.6 miles
	1172987 - 34, Bancroft	Grade II	0.6 miles
	1102121 - 77 And 78, Tilehouse Street	Grade II	0.6 miles
	1296002 - Wratten Cottage	Grade II	0.6 miles



This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land



London Green Belt - North Hertfordshire



London Green Belt - Luton



London Green Belt - Stevenage



London Green Belt - Central Bedfordshire



London Green Belt - St Albans



London Green Belt - East Hertfordshire



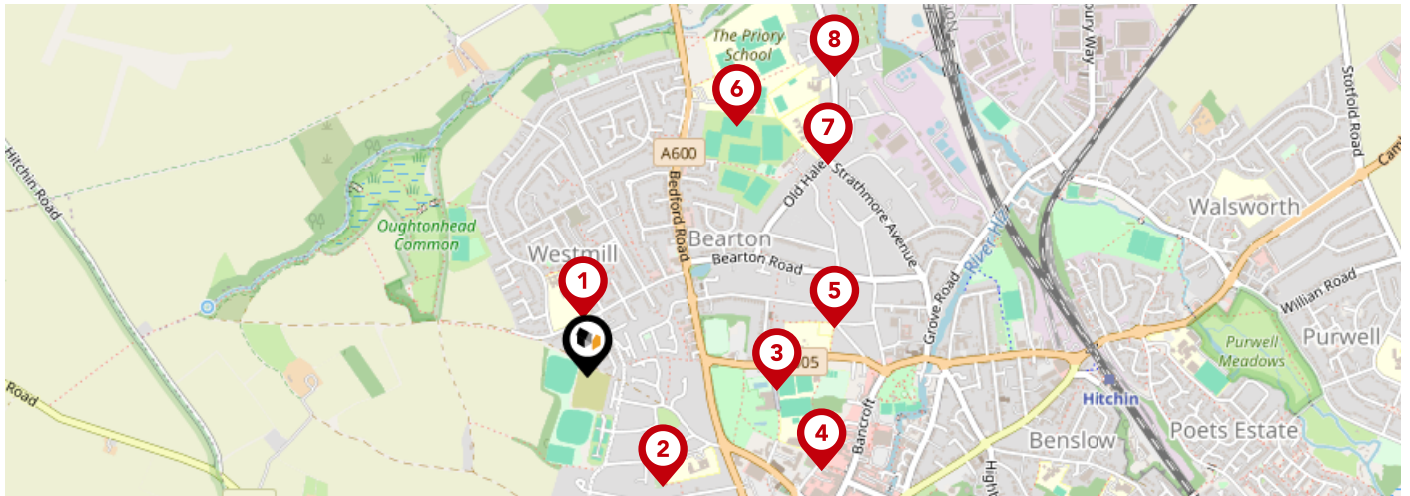
London Green Belt - Welwyn Hatfield



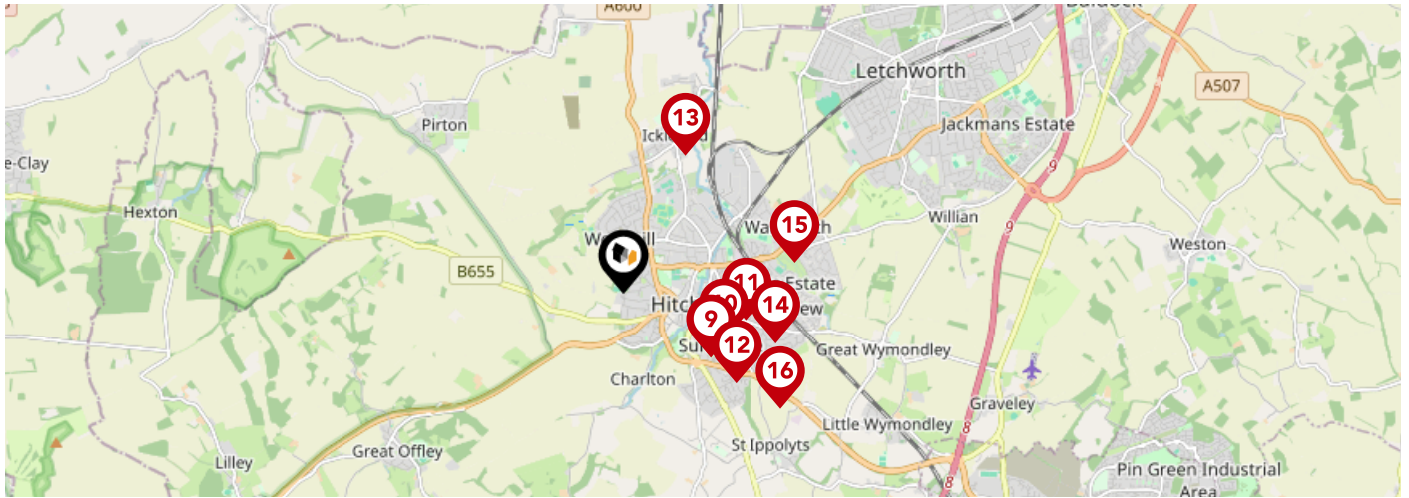
London Green Belt - Dacorum



London Green Belt - Buckinghamshire

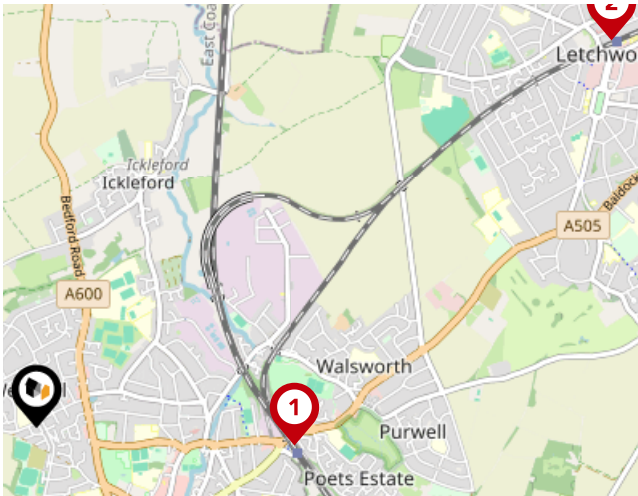


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Oughton Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 218   Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Samuel Lucas Junior Mixed and Infant School</b> Ofsted Rating: Outstanding   Pupils: 420   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Wilshire-Dacre Junior Academy</b> Ofsted Rating: Good   Pupils: 267   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Hitchin Boys' School</b> Ofsted Rating: Outstanding   Pupils: 1317   Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>York Road Nursery School</b> Ofsted Rating: Outstanding   Pupils: 107   Distance:0.57	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Priory School</b> Ofsted Rating: Good   Pupils: 1231   Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Strathmore Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 199   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Our Lady Catholic Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>






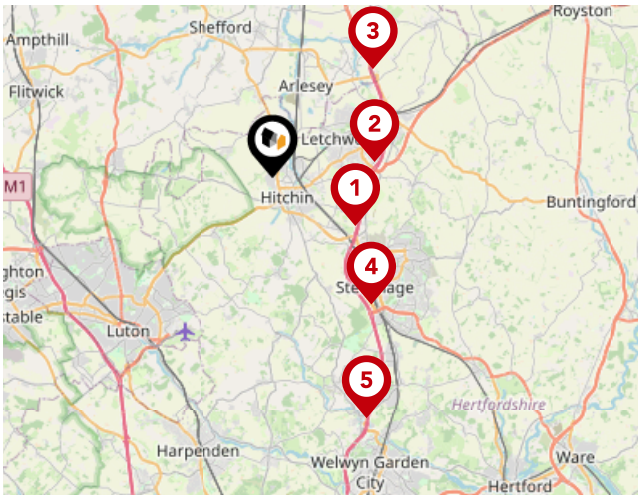
		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Highbury Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 204   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Hitchin Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1355   Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>St Andrew's Church of England Voluntary Aided Primary School, Hitchin</b> Ofsted Rating: Outstanding   Pupils: 252   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Whitehill Junior School</b> Ofsted Rating: Good   Pupils: 240   Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Ickleford Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>William Ransom Primary School</b> Ofsted Rating: Outstanding   Pupils: 422   Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Highover Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 428   Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Kingshott School</b> Ofsted Rating: Not Rated   Pupils: 400   Distance:1.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>










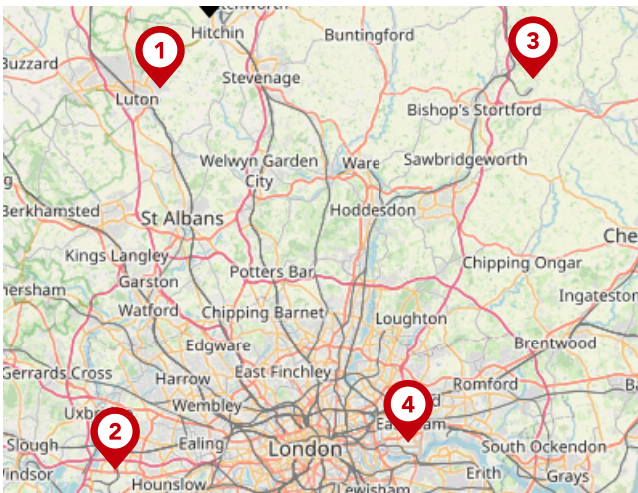
## National Rail Stations

Pin	Name	Distance
	Hitchin Rail Station	1.18 miles
	Letchworth Rail Station	3.17 miles
	Arlesey Rail Station	5.06 miles







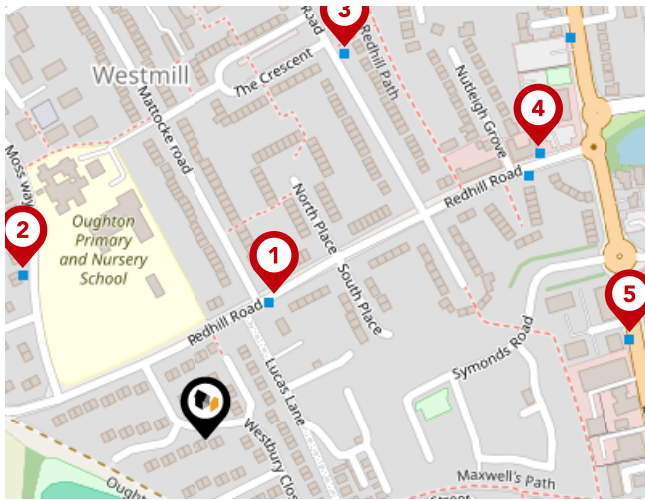
## Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J8	3.52 miles
	A1(M) J9	3.77 miles
	A1(M) J10	5.44 miles
	A1(M) J7	5.85 miles
	A1(M) J6	9.41 miles



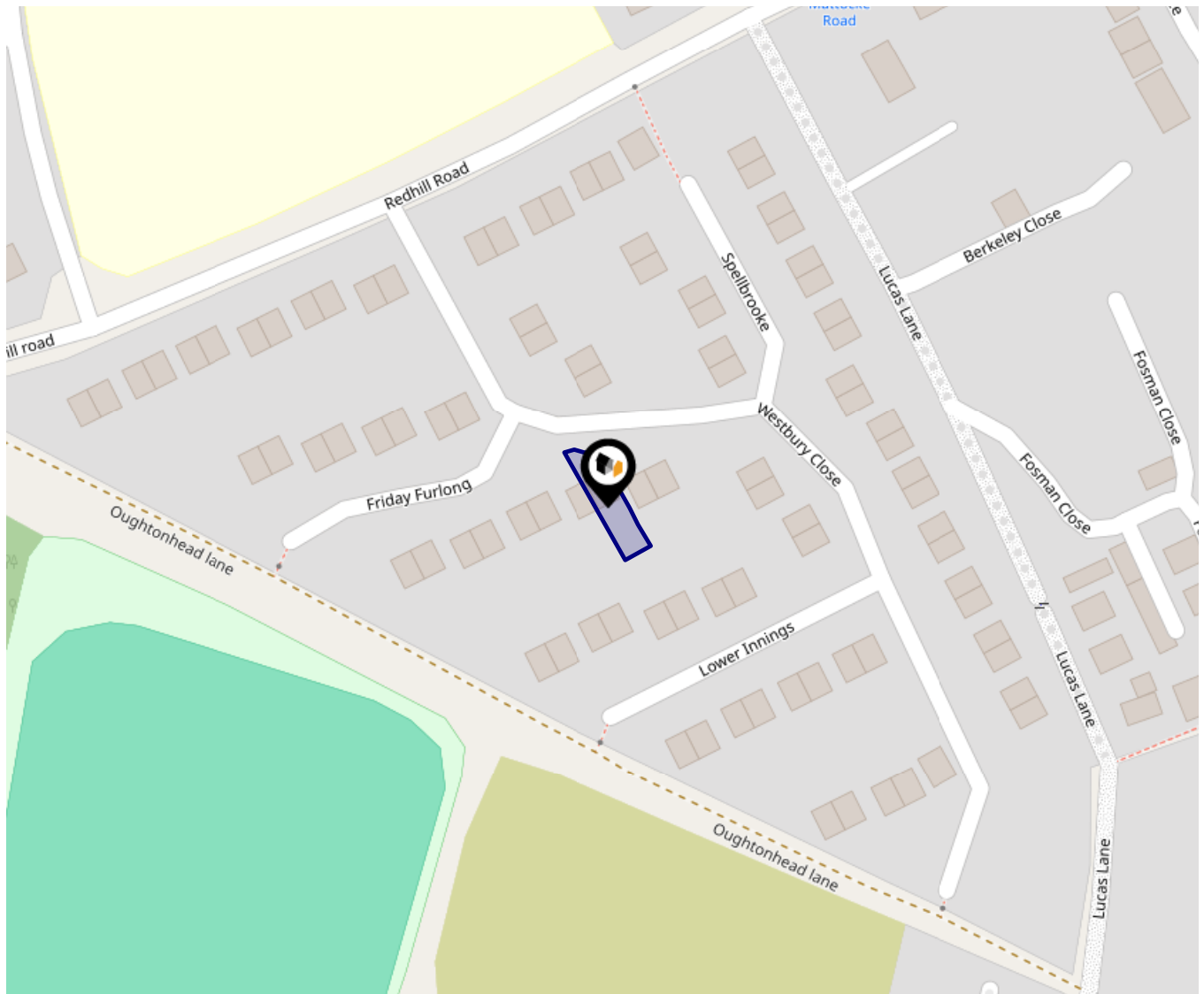
## Airports/Helipads

Pin	Name	Distance
	Luton Airport	6.29 miles
	Heathrow Airport	33.9 miles
	Stansted Airport	24.04 miles
	Silvertown	34.44 miles



Bus Stops/Stations

Pin	Name	Distance
1	Mattocke Road	0.09 miles
2	Kings Hedges	0.14 miles
3	The Crescent	0.24 miles
4	Nutleigh Grove	0.25 miles
5	Fishponds Road	0.25 miles



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

# 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.



### **Contains public sector information licensed under the Open Government License v3.0**

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



#### **Country Properties**

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phurren@country-properties.co.uk

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