

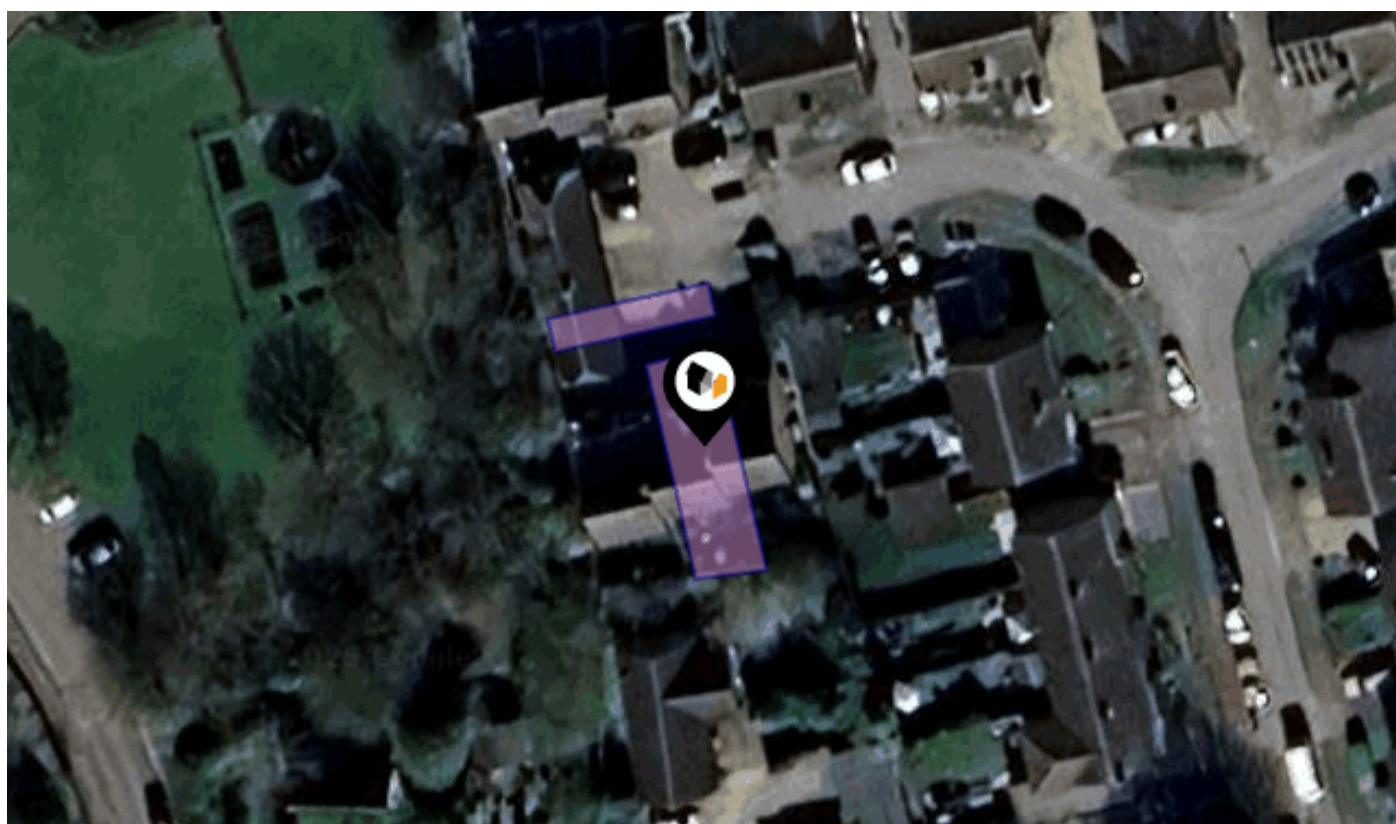


See More Online

## MIR: Material Info

The Material Information Affecting this Property

**Wednesday 20<sup>th</sup> August 2025**



**CROMWELL WAY, PIRTON, 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: **7 Cromwell Way Pirton Hitchin Hertfordshire SG5 3RD**

Reference - 24/02828/FPH	
Decision:	Decided
Date:	12th December 2024
Description:	Single storey rear extension

Reference - 24/02826/LDCP	
Decision:	Decided
Date:	12th December 2024
Description:	Part garage conversion

Reference - 90/00505/1	
Decision:	Decided
Date:	19th April 1990
Description:	Two storey rear extension and single storey side garage extension

Planning records for: **10 Cromwell Way Pirton Hitchin Herts SG5 3RD**

Reference - 94/00339/1HH	
Decision:	Decided
Date:	28th March 1994
Description:	Two dormer windows in rear elevation.

Planning records for: **10 Cromwell Way Pirton SG5 3RD**

Reference - 88/01031/1	
Decision:	Decided
Date:	08th June 1988
Description:	Replacement roof to provide new first floor bedroom accommodation, single storey extension to provide double garage and entrance porch with new vehicular access.

Planning records for: **12 Cromwell Way Pirton Hitchin Hertfordshire SG5 3RD**

Reference - 19/00548/FPH	
Decision:	Decided
Date:	08th March 2019
Description:	Two storey side extension and single storey rear extension

Reference - 19/01062/FPH	
Decision:	Decided
Date:	03rd May 2019
Description:	Two storey side extension and single storey rear extension

Planning records for: **14 Cromwell Way Pirton SG5 3RD**

Reference - 09/01056/1HH	
Decision:	Decided
Date:	03rd June 2009
Description:	Single storey pitched roof rear extension and pitched roof over existing rear extension.

Planning records for: **16 Cromwell Way Pirton Hitchin SG5 3RD**

Reference - 16/01112/1HH	
Decision:	Decided
Date:	05th May 2016
Description:	Single storey rear and side link extensions to facilitate the conversion of detached garage, single storey side extension.

Planning records for: **18 Cromwell Way Pirton Hitchin Hertfordshire SG5 3RD**

Reference - 00/00202/1HH	
Decision:	Decided
Date:	23rd February 2000
Description:	Single storey rear extension to incorporate extension to existing side garage (as amended by letter and drawing TR/01/E & P/R1 received 14.4.00)

Reference - 10/00163/1HH	
Decision:	Decided
Date:	29th January 2010
Description:	First floor rear extension

Planning records for: **19 Cromwell Way Pirton SG5 3RD**

Reference - 80/00287/1	
Decision:	Decided
Date:	20th February 1980
Description:	Erection of single storey side extension.

Planning records for: **20 Cromwell Way Pirton SG5 3RD**

Reference - 05/00991/1HH	
Decision:	Decided
Date:	08th July 2005
Description:	Two storey rear extension, single storey rear/side extension (as amended by floor plan received 01/09/05)

Planning records for: **22 Cromwell Way Pirton SG5 3RD**

Reference - 85/00495/1	
Decision:	Decided
Date:	29th March 1985
Description:	Erection of first floor side extension.

Reference - 78/00503/1	
Decision:	Decided
Date:	10th April 1978
Description:	Erection of single storey side extension

Reference - 82/00809/1	
Decision:	Decided
Date:	28th June 1982
Description:	Erection of single storey side extension.

Planning records for: **22 Cromwell Way Pirton Hitchin Hertfordshire SG5 3RD**

Reference - 23/01310/FPH	
Decision:	Decided
Date:	06th June 2023
Description:	First floor side extension over existing extension and front porch extension, new cladding to front elevation

Planning records for: **24 Cromwell Way Pirton Hitchin SG5 3RD**

Reference - 16/01617/1HH	
Decision:	Decided
Date:	24th June 2016
Description:	First floor rear extension, insertion of first floor window to west-facing flank elevation.

Reference - 21/00221/FPH	
Decision:	Decided
Date:	25th January 2021
Description:	First floor rear extension and insertion of two first floor window to west-facing flank elevation.

Planning records for: **26 Cromwell Way Pirton Hitchin SG5 3RD**

Reference - 03/00448/1HH	
Decision:	Decided
Date:	17th March 2003
Description:	Two storey and single storey side extension. Two storey rear extension. Rear extension to existing garage. Pitched roof to existing garage and extension.

Planning records for: **26 Cromwell Way Pirton Hitchin SG5 3RD**

Reference - 03/00994/1HH	
Decision:	Decided
Date:	12th June 2003
Description:	Single storey side and rear extensions. Pitched roof to existing garage.

Planning records for: **28 Cromwell Way Pirton Hitchin SG5 3RD**

Reference - 03/01224/1HH	
Decision:	Decided
Date:	23rd July 2003
Description:	Single storey side and rear extension (as amended by plan no. 28/03-100A received 05/09/2003)

Reference - 03/01899/1HH	
Decision:	Decided
Date:	04th December 2003
Description:	Single storey side and rear extension (as amended by plans received 03/02/04, drawing no. 28103-100C)

Planning records for: **30 Cromwell Way Pirton Hitchin SG5 3RD**

Reference - 92/00457/1	
Decision:	Decided
Date:	15th April 1992
Description:	Two storey rear extension

## Building Safety

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No building safety aspects to report

## Accessibility / Adaptations

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Level access

## Restrictive Covenants

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None specified

## Rights of Way (Public & Private)

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Shared part driveway

## Construction Type

---

Standard Brick construction



## Property Lease Information

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Freehold

## Listed Building Information

---

Not listed

## Stamp Duty

---

Not specified

## Other

---

None Specified

## Other

---

None specified

## Electricity Supply

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YES - Mains

## Gas Supply

---

YES - Mains

## Central Heating

---

YES - GCH

## Water Supply

---

YES - Mains

## Drainage

---

YES - Mains

---

## **Important - Please read**

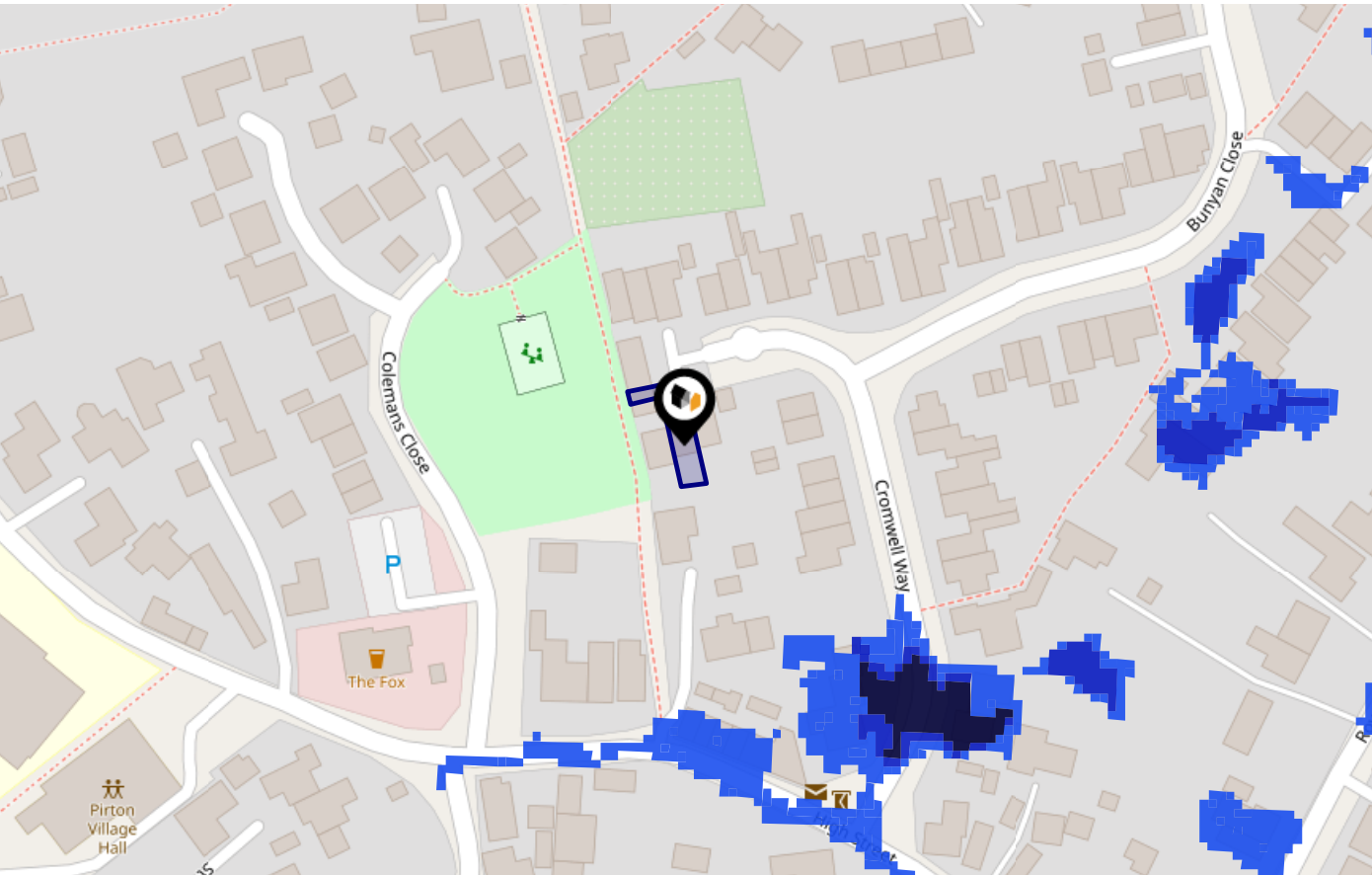
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The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

# 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.

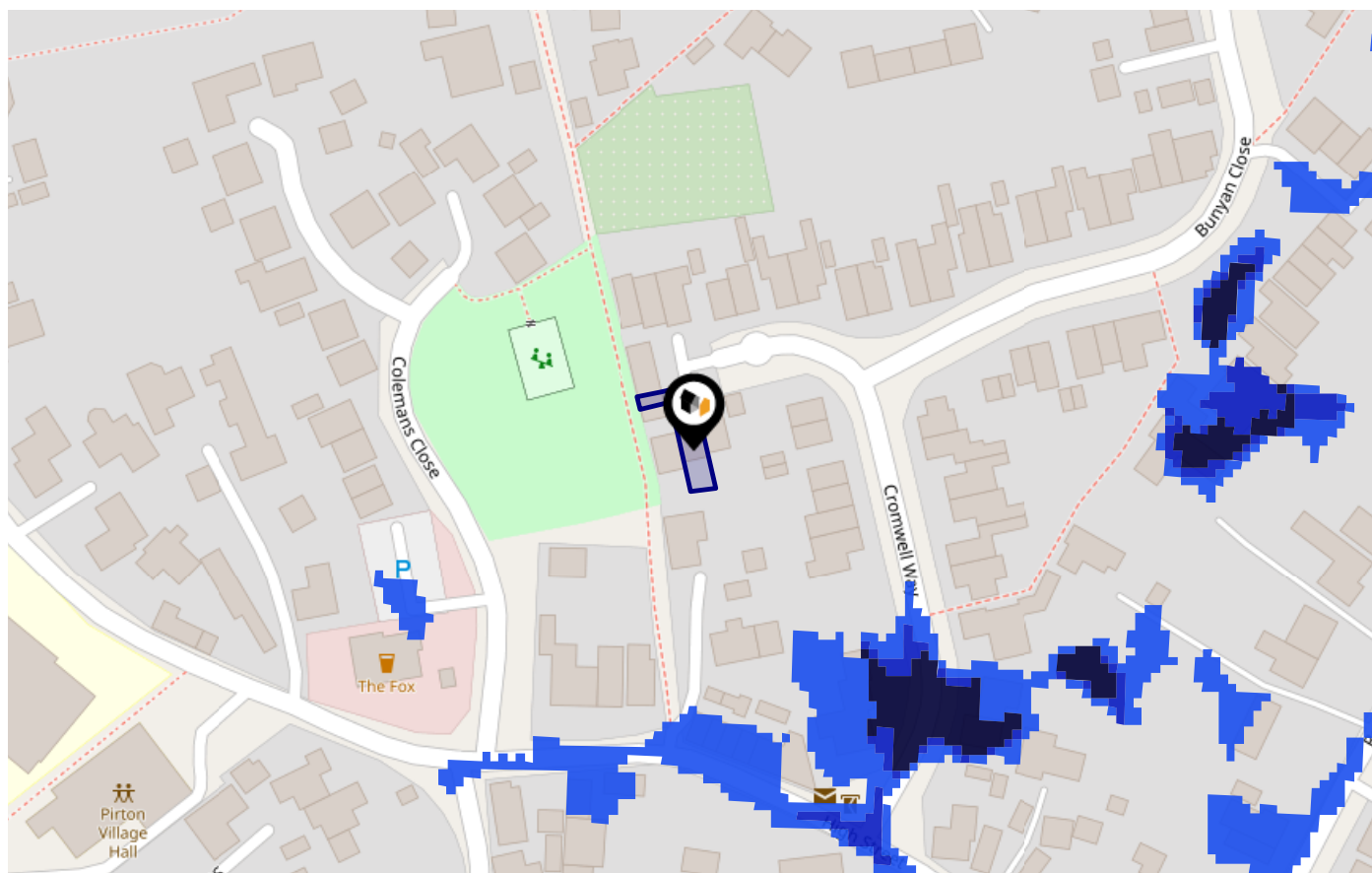
Chance of flooding to the following depths at this property:



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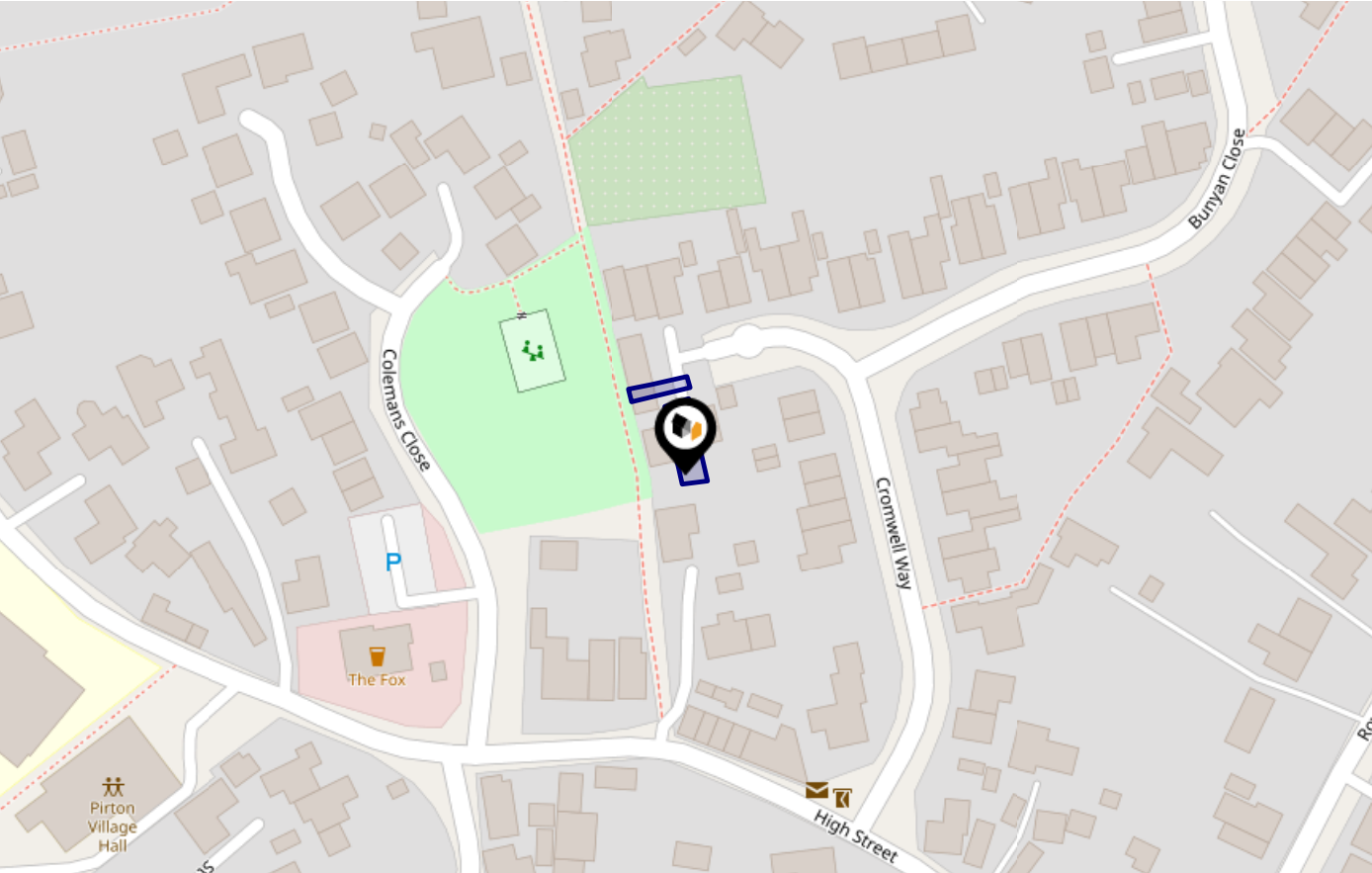
Chance of flooding to the following depths at this property:



# 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.

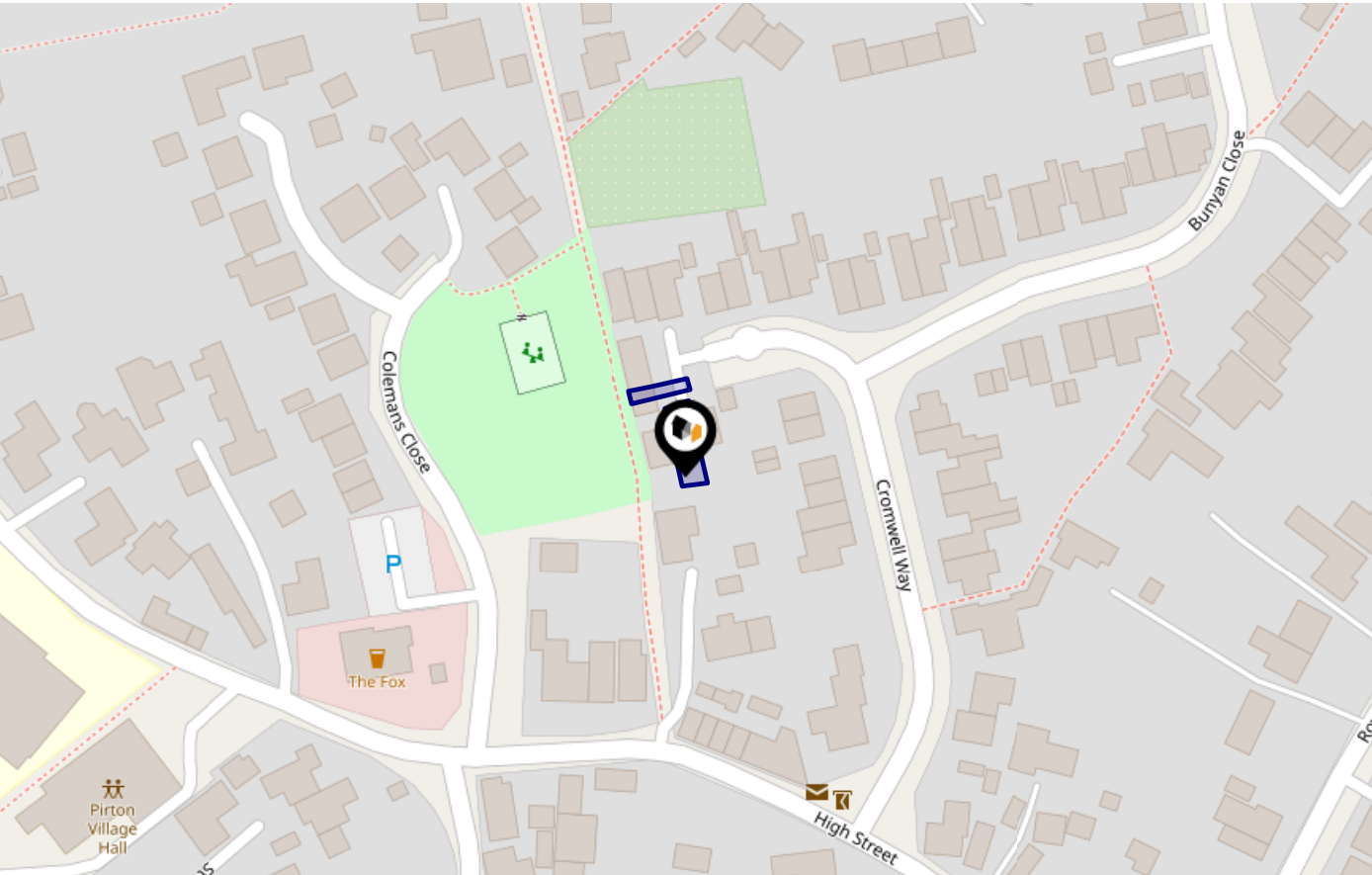
Chance of flooding to the following depths at this property:



# 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.

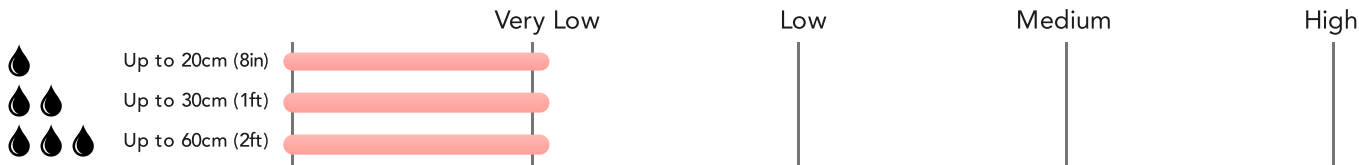


Risk Rating: **Very low**

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.

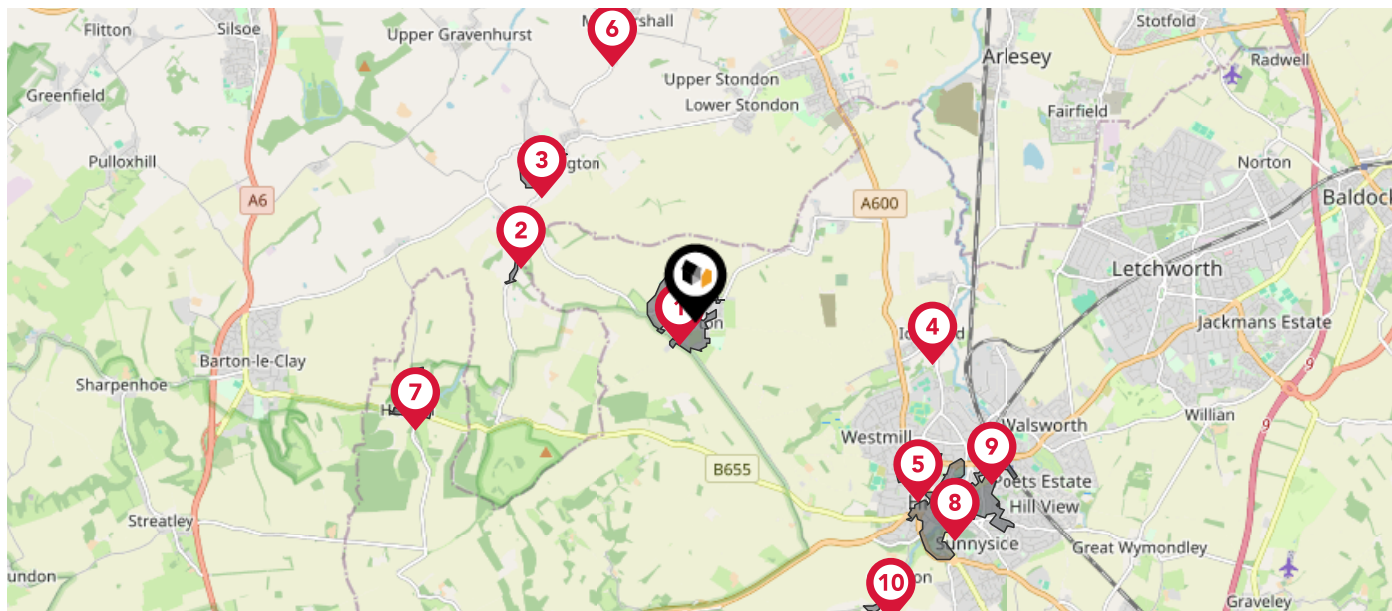
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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

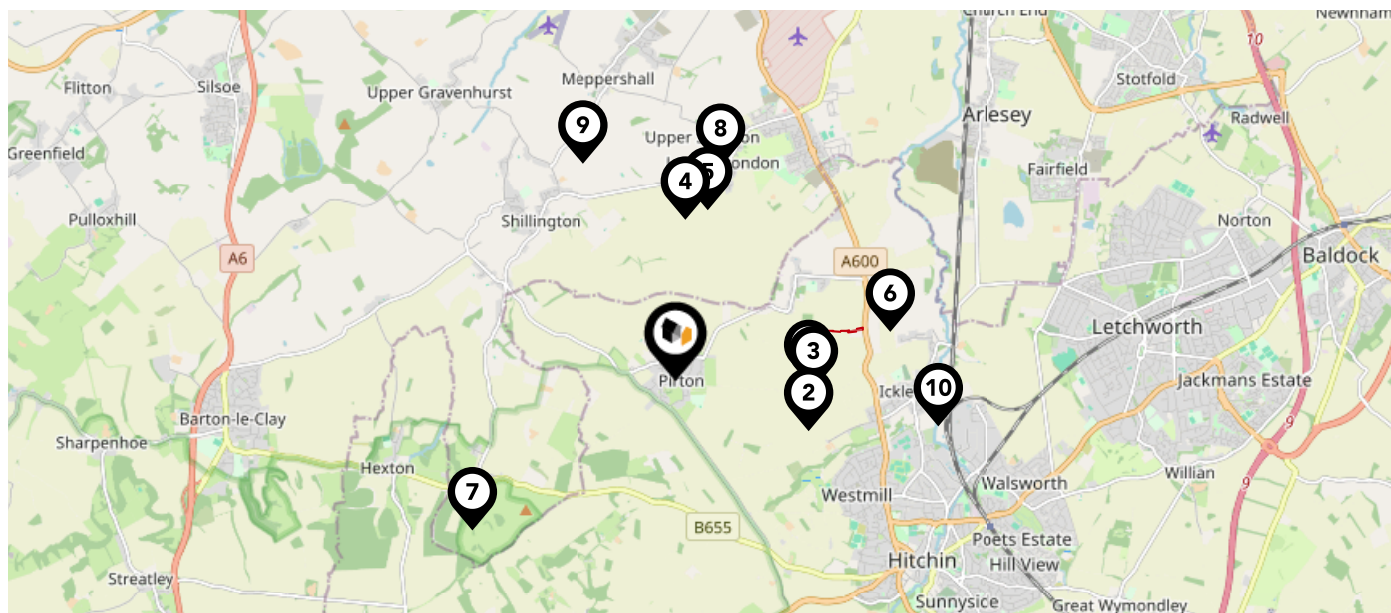


### Nearby Conservation Areas

- |    |  |
|----|--|
| 1  | Pirton   |
| 2  | Shillington (Aspley End) Conservation Area     |
| 3  | Shillington Conservation Area                  |
| 4  | Ickleford                                      |
| 5  | Butts Close, Hitchin                           |
| 6  | Meppershall Conservation Area                  |
| 7  | Hexton   |
| 8  | Hitchin  |
| 9  | Hitchin Railway and Ransom's Recreation Ground |
| 10 | Charlton                                       |



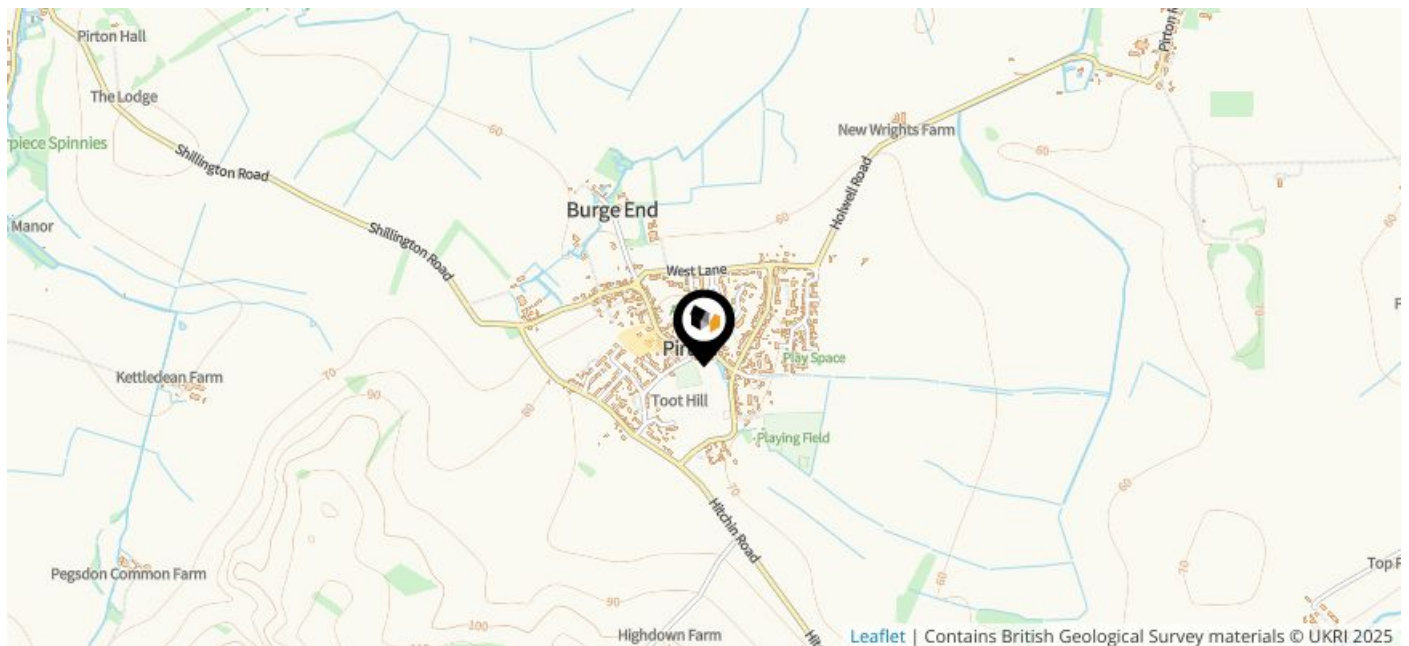
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

1	Pit At Holwell-Hitchin, Hertfordshire	Historic Landfill	
2	Hambridge Way-Pirton	Historic Landfill	
3	No name provided by source	Active Landfill	
4	Opposite Tyne Hill Farm-Lower Stondon, Bedfordshire	Historic Landfill	
5	Lower Stondon-Bedfordshire	Historic Landfill	
6	Ickleford Railway Cutting-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill	
7	Clark's Hill-Pegsdon, Bedfordshire	Historic Landfill	
8	Disused Sand Pit-Stondon Manor, Upper Stondon, Bedfordshire	Historic Landfill	
9	South of Windmill Farm-Meppershall Road, Meppershall, Bedfordshire	Historic Landfill	
10	Gerry's Hole-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



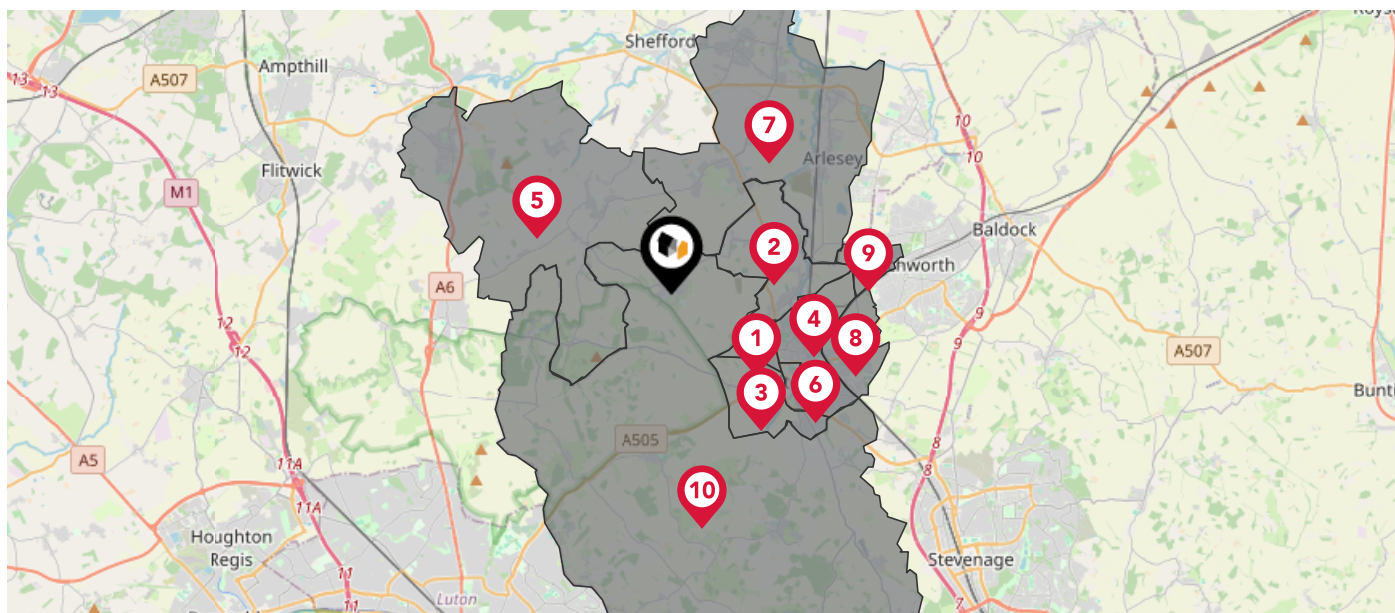
### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft











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

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

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



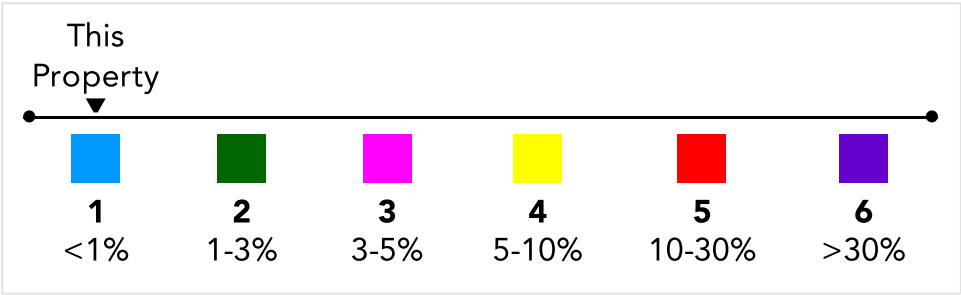
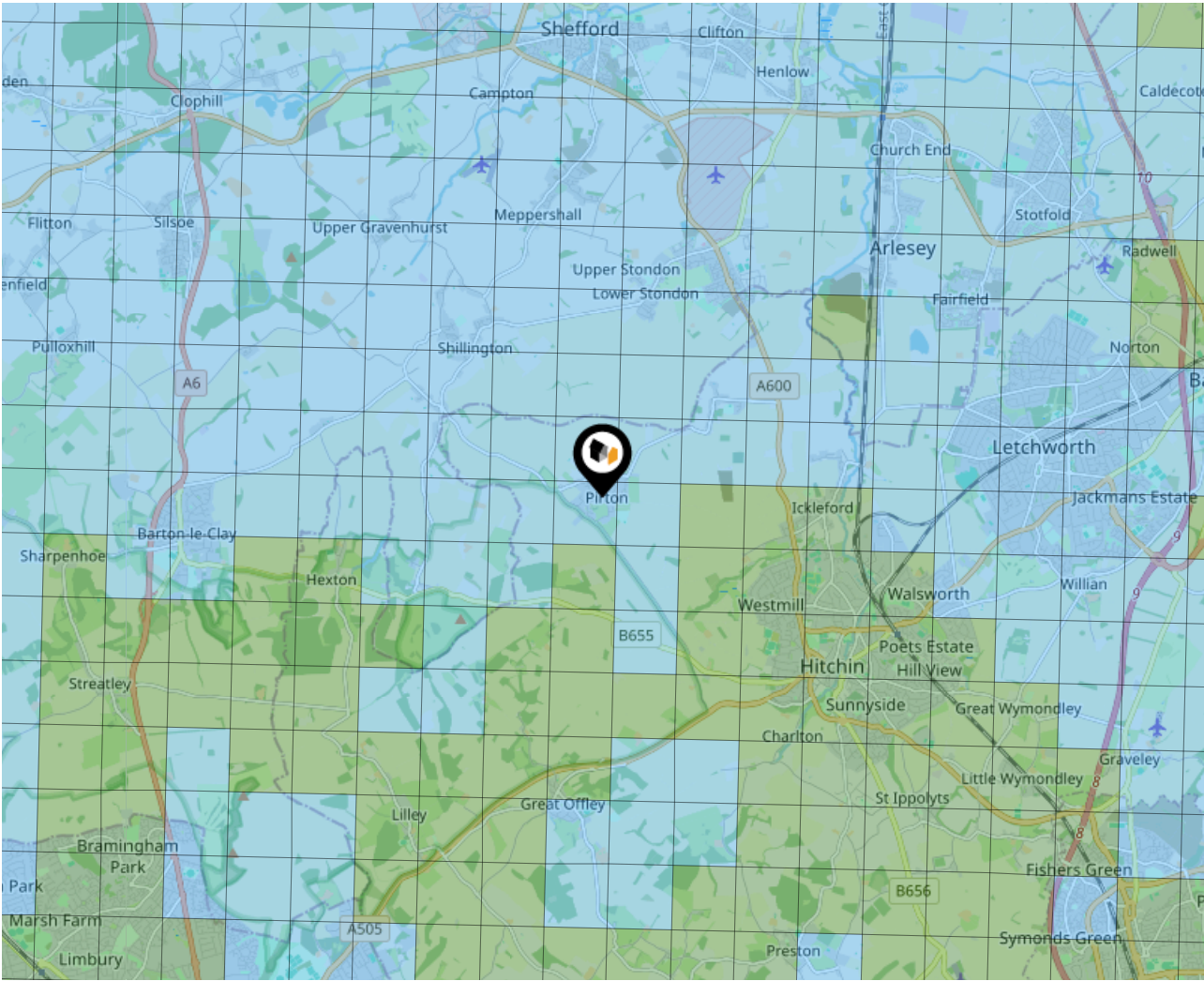
### Nearby Council Wards

-  Hitchin Oughton Ward
-  Cadwell Ward
-  Hitchin Priory Ward
-  Hitchin Bearton Ward
-  Silsoe and Shillington Ward
-  Hitchin Highbury Ward
-  Arlesey Ward
-  Hitchin Walsworth Ward
-  Letchworth Wilbury Ward
-  Hitchwood, Offa and Hoo Ward



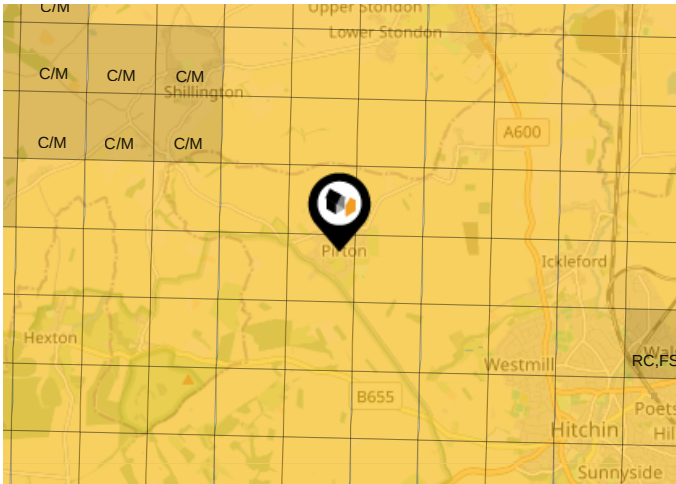
What is Radon?

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>).



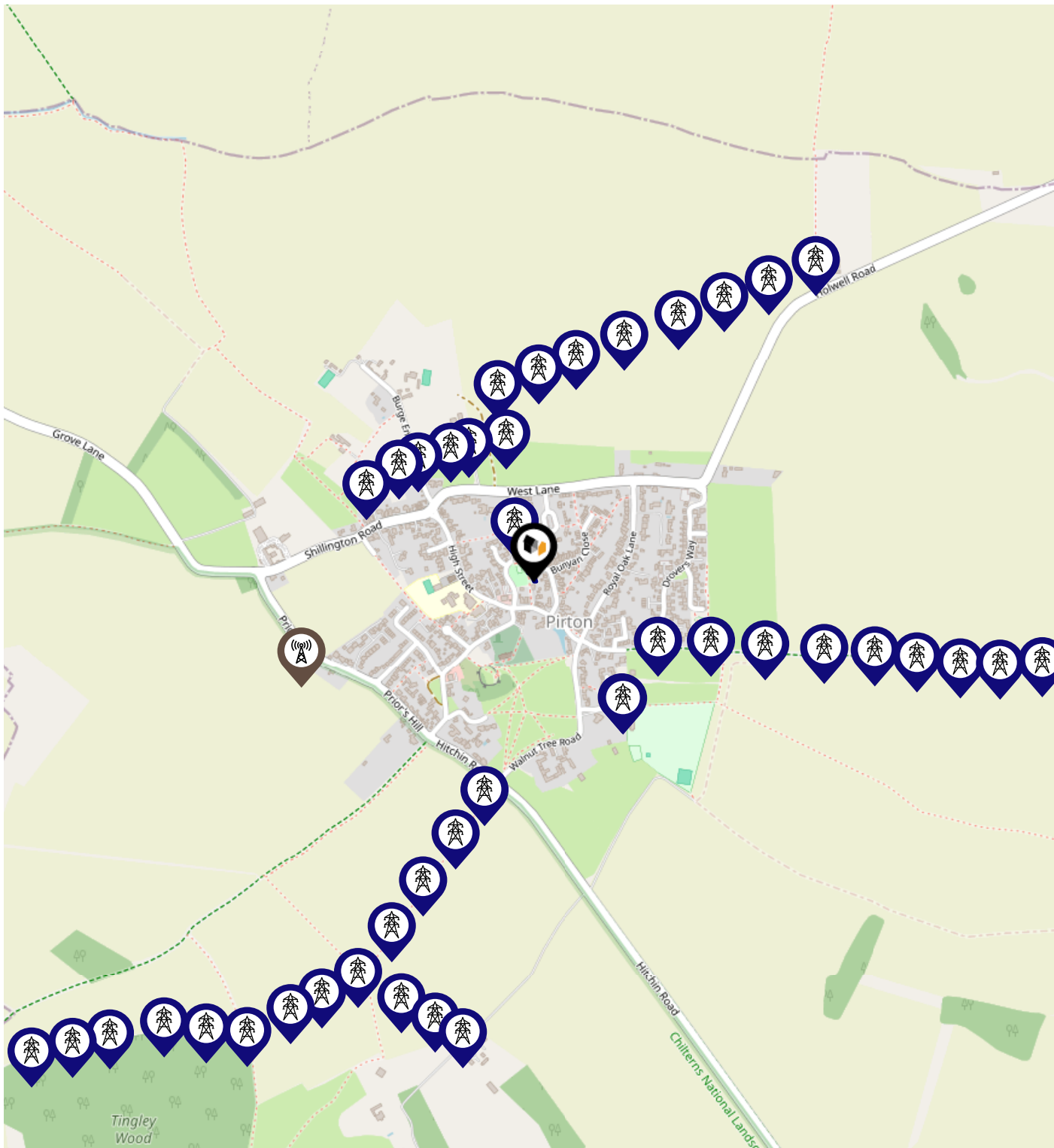
Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	HIGH	<b>Soil Texture:</b>	CHALKY CLAY TO CHALKY
<b>Parent Material Grain:</b>	ARGILLIC		LOAM
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY	<b>Soil Depth:</b>	DEEP-INTERMEDIATE





Primary Classifications (Most Common Clay Types)

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



**Key:**

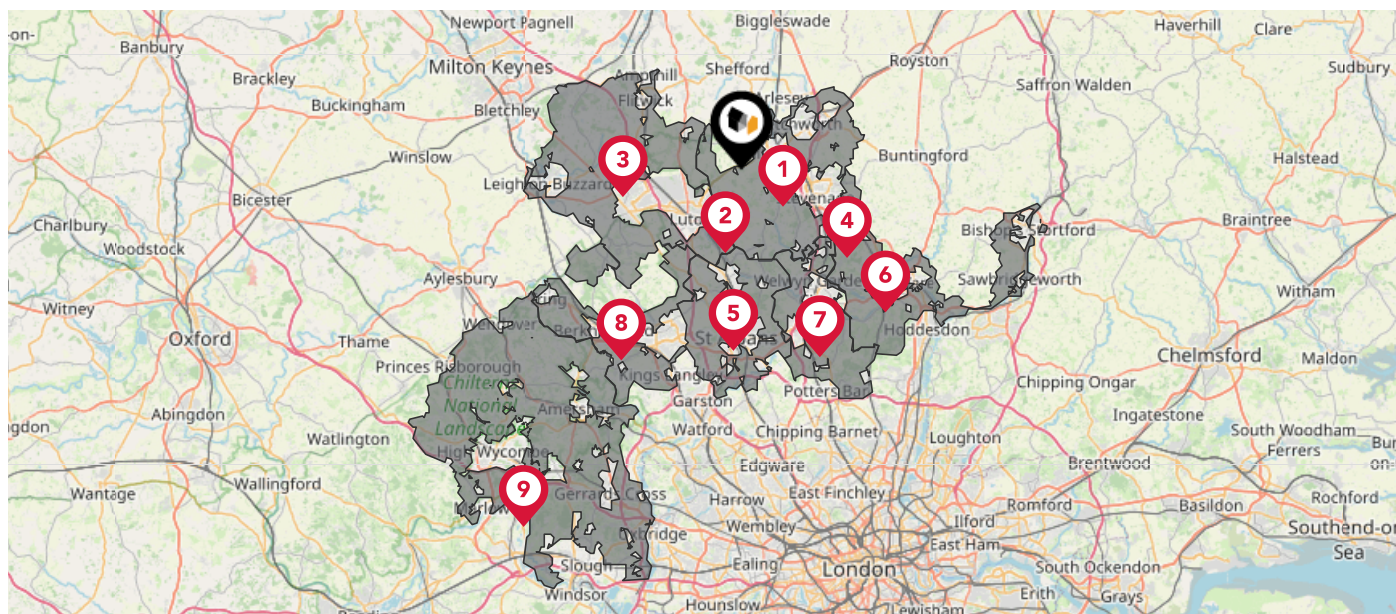
-  Power Pylons
-  Communication Masts

A map of the village of Pirton, Hertfordshire, showing 10 numbered locations for a church tour. The locations are marked with blue church icons and numbers 1 through 10. The map includes streets such as High Street, Crabtree Lane, Docklands, and Hambridge Way, and landmarks like Pirton School and Pirton Village Hall.

**MIR - Material Info**



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 - Central Bedfordshire



London Green Belt - Stevenage



London Green Belt - St Albans



London Green Belt - East Hertfordshire



London Green Belt - Welwyn Hatfield

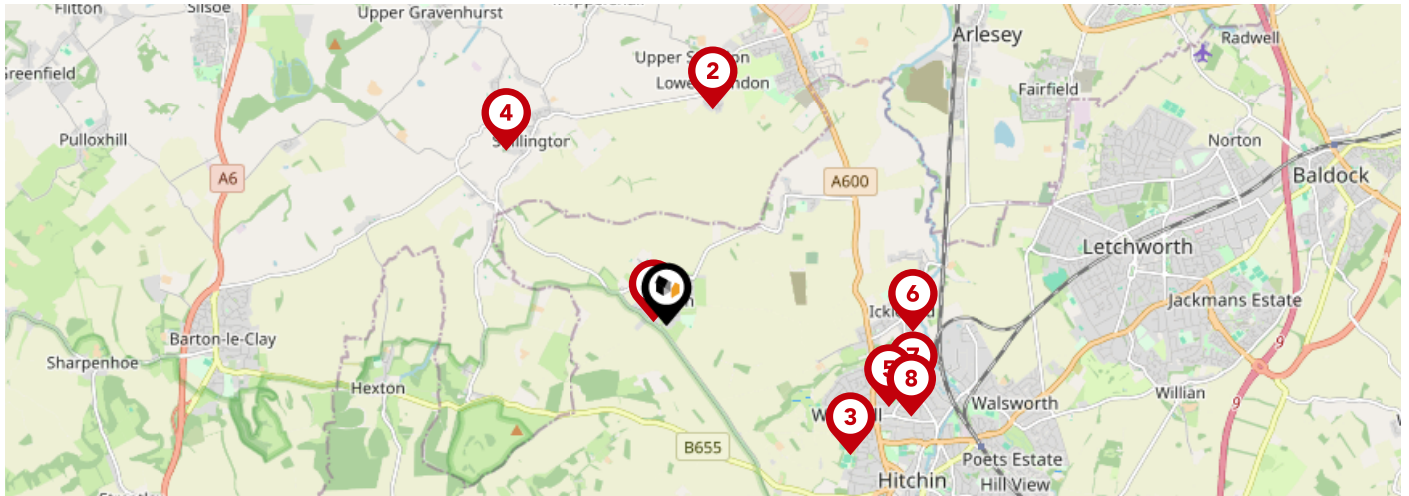


London Green Belt - Dacorum

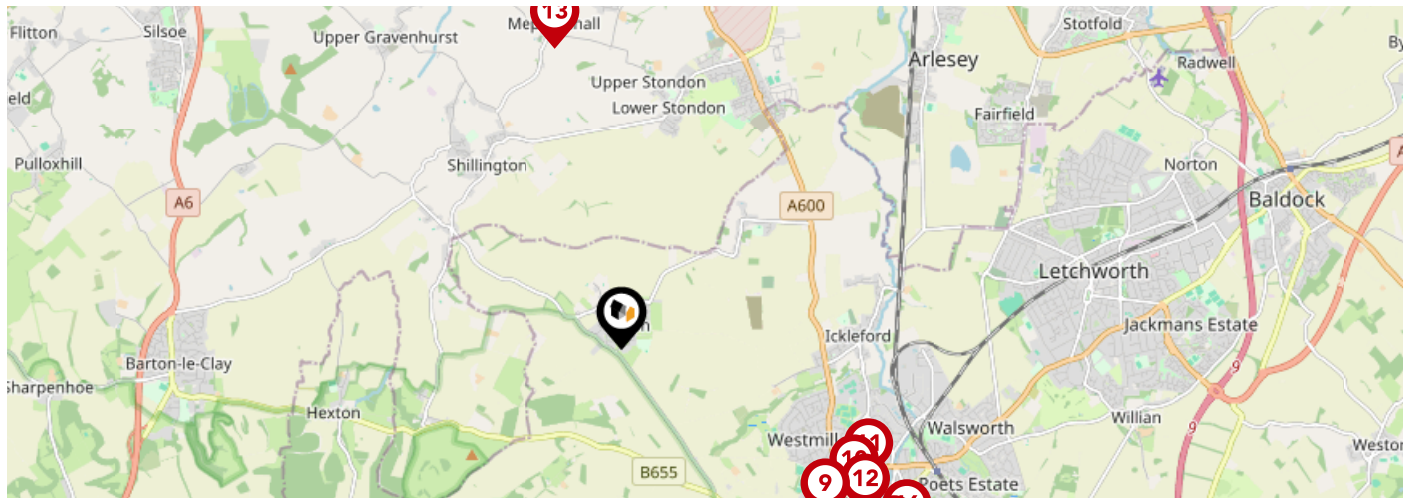


London Green Belt - Buckinghamshire

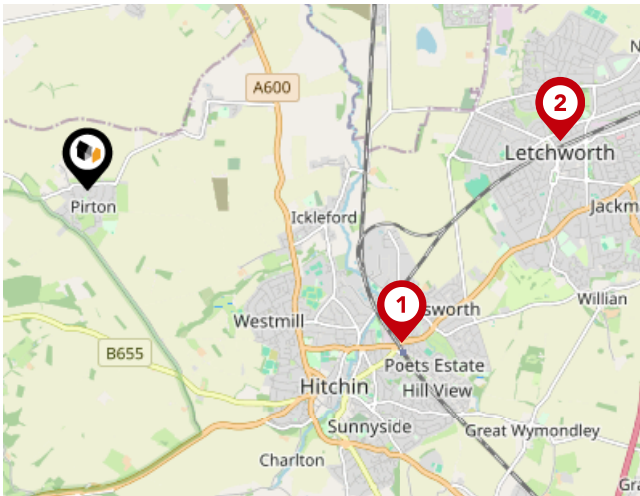




		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Pirton School</b> Ofsted Rating: Requires improvement   Pupils: 150   Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Stondon Lower School</b> Ofsted Rating: Good   Pupils: 147   Distance:2.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Oughton Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 218   Distance:2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Shillington Lower School</b> Ofsted Rating: Good   Pupils: 126   Distance:2.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>The Priory School</b> Ofsted Rating: Good   Pupils: 1231   Distance:2.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Ickleford Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Our Lady Catholic Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance:2.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Strathmore Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 199   Distance:2.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

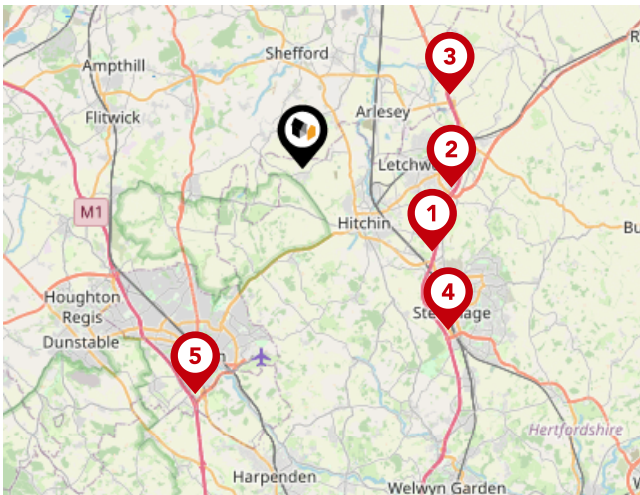


		Nursery	Primary	Secondary	College	Private
9	<b>Samuel Lucas Junior Mixed and Infant School</b> Ofsted Rating: Outstanding   Pupils: 420   Distance:2.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	<b>Wilshire-Dacre Junior Academy</b> Ofsted Rating: Good   Pupils: 267   Distance:2.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	<b>York Road Nursery School</b> Ofsted Rating: Outstanding   Pupils: 107   Distance:2.56	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	<b>Hitchin Boys' School</b> Ofsted Rating: Outstanding   Pupils: 1317   Distance:2.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	<b>Meppershall Church of England Academy</b> Ofsted Rating: Good   Pupils: 212   Distance:2.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	<b>Offley Endowed Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 165   Distance:2.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	<b>Highbury Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 204   Distance:3.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	<b>Hitchin Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1355   Distance:3.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



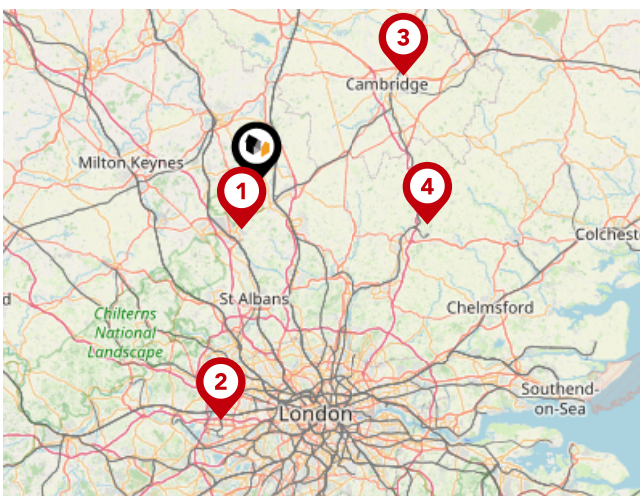
### National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	3.19 miles
2	Letchworth Rail Station	4.34 miles
3	Letchworth Rail Station	4.35 miles



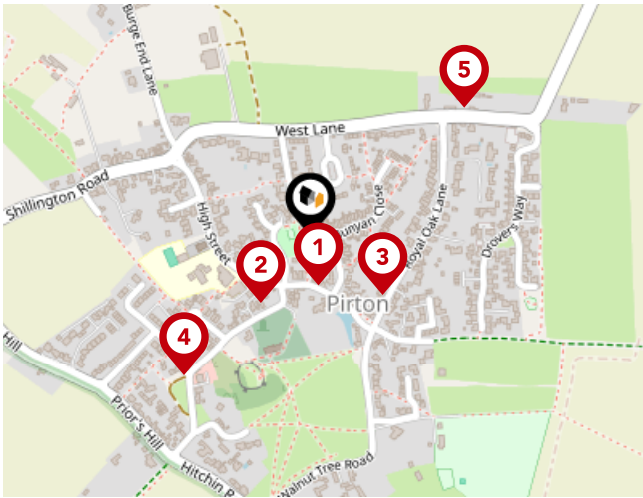
### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	5.65 miles
2	A1(M) J9	5.45 miles
3	A1(M) J10	6.02 miles
4	A1(M) J7	7.95 miles
5	M1 J10	9.17 miles



### Airports/Helipads

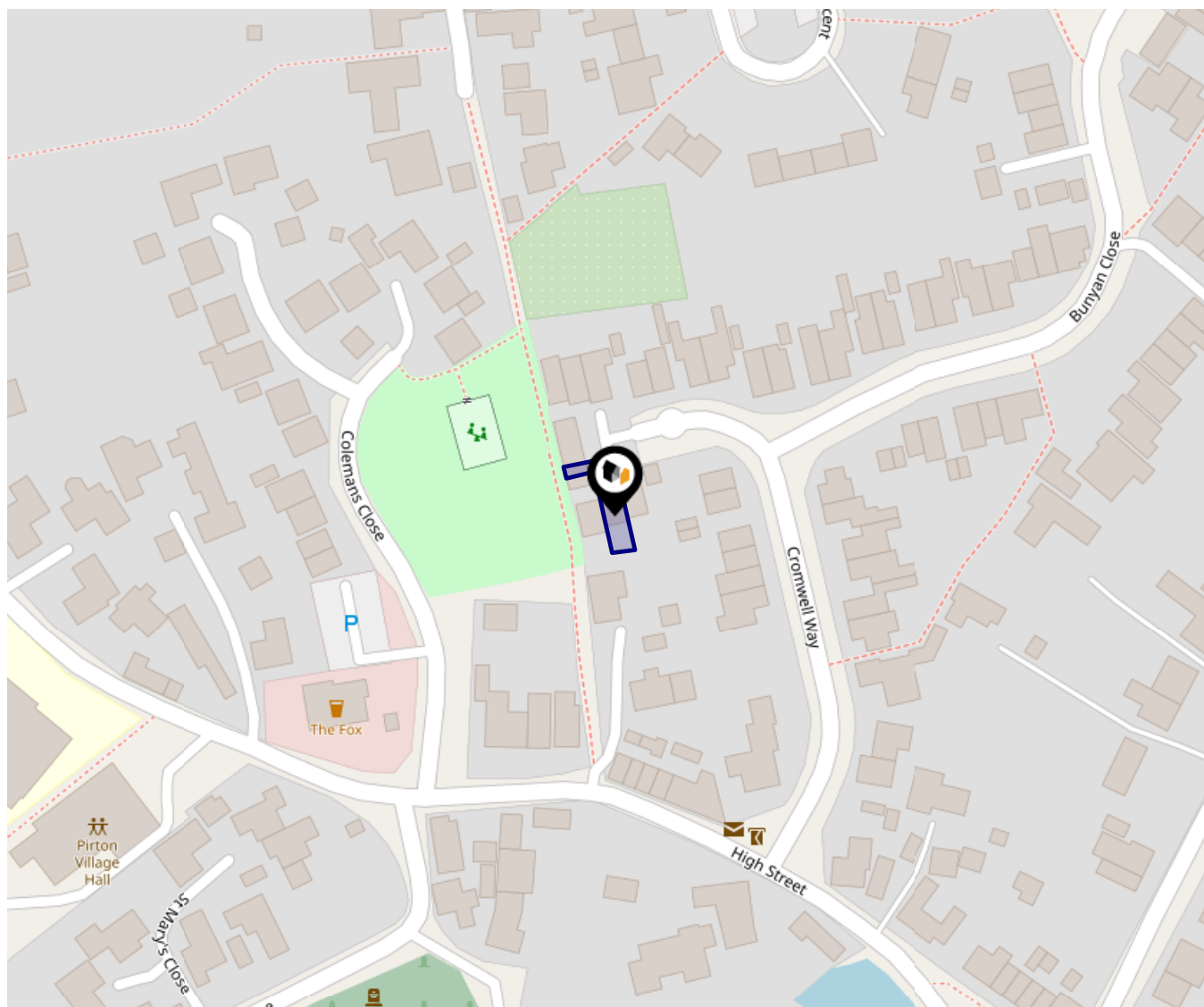
Pin	Name	Distance
1	Luton Airport	6.78 miles
2	Heathrow Airport	34.9 miles
3	Cambridge	26.84 miles
4	Stansted Airport	25.85 miles



Bus Stops/Stations

Pin	Name	Distance
1	Post Office	0.06 miles
2	War Memorial	0.09 miles
3	High Street	0.11 miles
4	Motte & Bailey PH	0.21 miles
5	Royal Oak Lane	0.23 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.



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#### Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



Valuation Office  
Agency

