

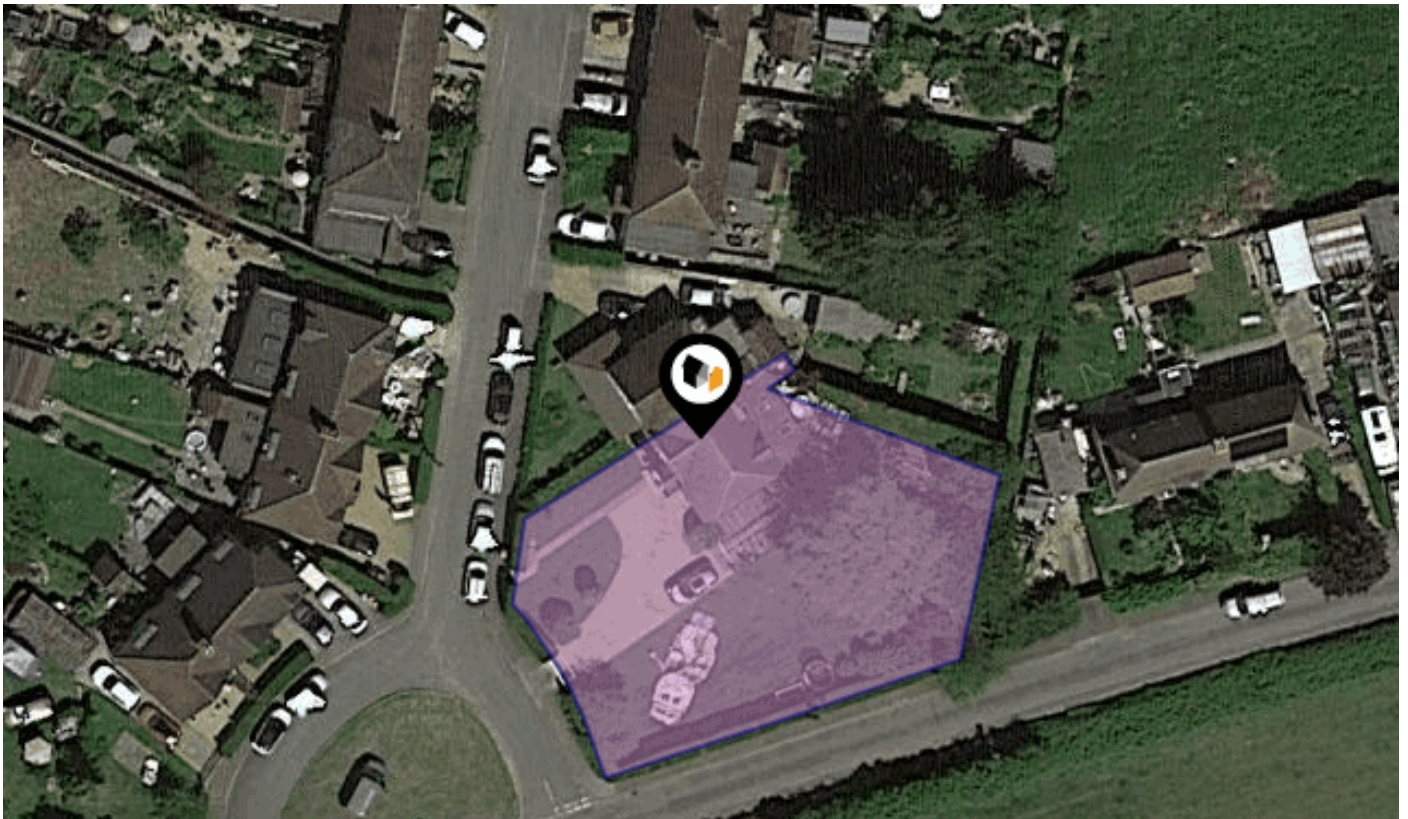


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 24th April 2025



MILL WAY, BREACHWOOD GREEN, HITCHIN, SG4

Country Properties

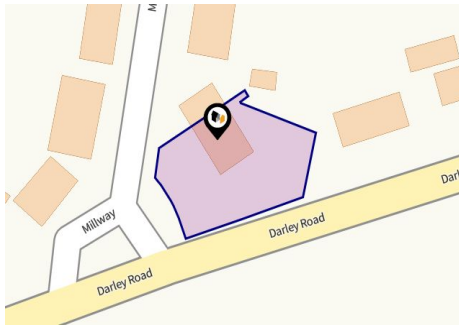
6 Brand Street Hitchin SG5 1HX

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,700 ft ² / 158 m ²		
Plot Area:	0.22 acres		
Year Built :	1930-1949		
Council Tax :	Band E		
Annual Estimate:	£2,851		
Title Number:	HD325209		

Local Area

Local Authority:	Hertfordshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	2	32	-
• Surface Water	Very low	mb/s	mb/s	mb/s

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

Planning records for: *Mill Way, Breachwood Green, Hitchin, SG4*

Reference - 04/00207/1HH	
Decision:	Decided
Date:	17th February 2004
Description:	Single storey rear extension and mono-pitched roof over existing rear addition

Reference - 93/01289/1HH	
Decision:	Decided
Date:	08th November 1993
Description:	Front entrance porch, two storey side and single storey rear extension.

Planning records for: **3 Mill Way Breachwood Green Hitchin Hertfordshire SG4 8PE**

Reference - 02/00440/1HH	
Decision:	Decided
Date:	18th March 2002
Description:	First floor side extension and single storey rear extension

Planning records for: **4 Mill Way Breachwood Green Hitchin SG4 8PE**

Reference - 14/01402/1HH	
Decision:	Decided
Date:	21st May 2014
Description:	Single storey front and side extension

Planning records for: **5 Mill Way Breachwood Green Hitchin Herts SG4 8PE**

Reference - 01/00738/1HH	
Decision:	Decided
Date:	03rd May 2001
Description:	Two storey side extension

Planning records for: **6 Mill Way Breachwood Green SG4 8PE**

Reference - 89/00985/1	
Decision:	Decided
Date:	15th June 1989
Description:	Single storey rear extension

Planning records for: **9 Mill Way Breachwood Green Hitchin Herts SG4 8PE**

Reference - 01/00923/1HH	
Decision:	Decided
Date:	13th June 2001
Description:	Single storey front extension

Reference - 79/00804/1	
Decision:	Decided
Date:	18th January 1979
Description:	Erection of single storey side extension and garage following demolition of existing garage

Planning records for: **14 Mill Way Breachwood Green Hitchin Hertfordshire SG4 8PE**

Reference - 02/00066/1HH	
Decision:	Decided
Date:	16th January 2002
Description:	Single storey front extension

Planning records for: **18 Mill Way Breachwood Green SG4 8PE**

Reference - 82/00653/1	
Decision:	Decided
Date:	21st May 1982
Description:	Erection of single storey rear extension.

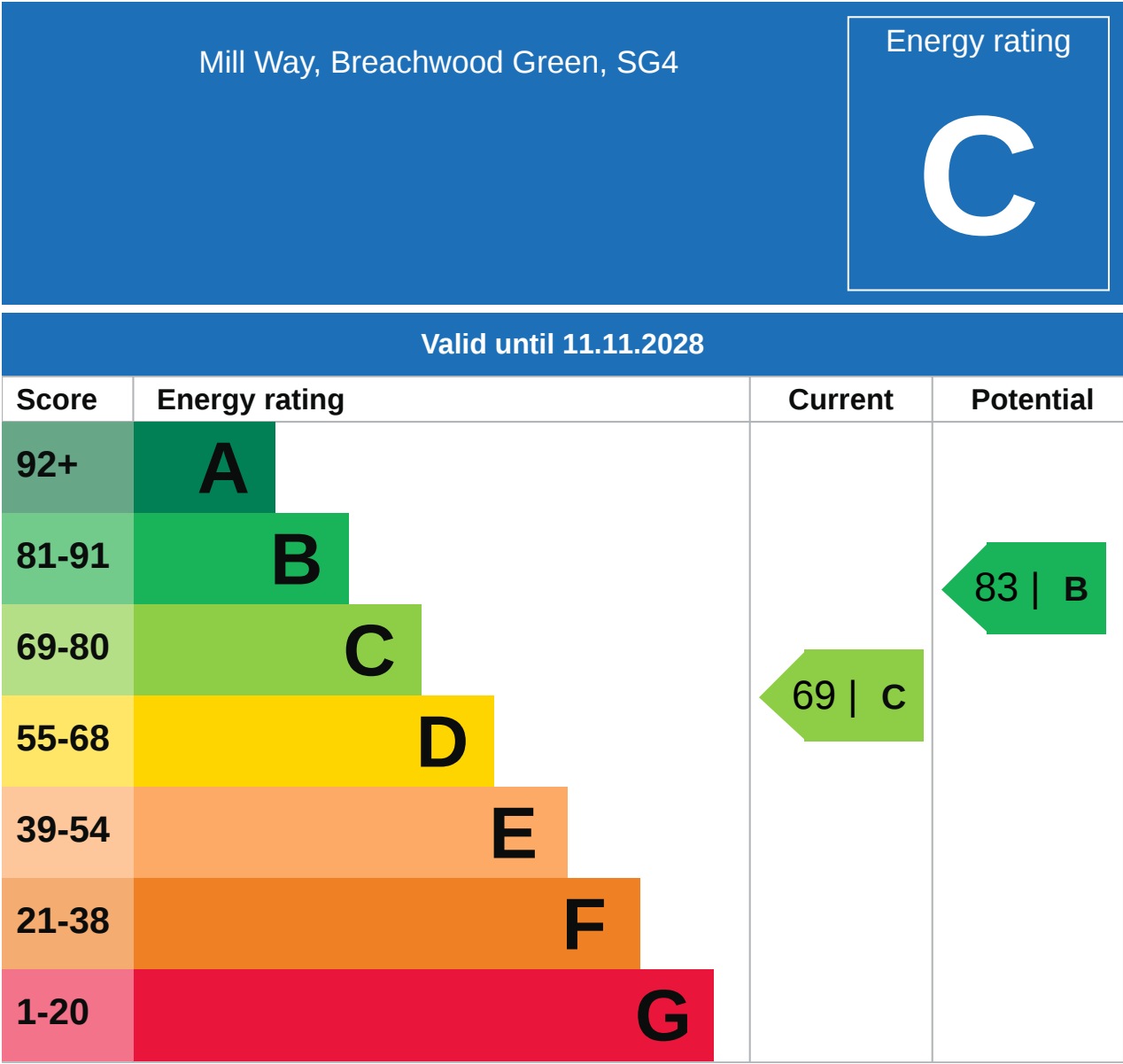
Planning records for: **18 Mill Way Breachwood Green SG4 8PE**

Reference - 87/01490/1	
Decision:	Decided
Date:	25th September 1987
Description:	Erection of single storey side extension and front canopy following demolition of existing workshop/utility.

Planning records for: **25 Mill Way Breachwood Green SG4 8PE**

Reference - 87/01106/1	
Decision:	Decided
Date:	08th July 1987
Description:	External cladding with brick skin

Reference - 87/00509/1	
Decision:	Decided
Date:	13th April 1987
Description:	External cladding



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	158 m ²

Building Safety

None specified

Accessibility / Adaptations

None specified

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Standard brick

Property Lease Information

Not applicable

Listed Building Information

Not applicable

Stamp Duty

Ask agent

Electricity Supply

Yes

Electric underfloor heating in kitchen and upstairs bathrooms

Gas Supply

Yes

Central Heating

Yes

Water Supply

Yes

Drainage

Yes

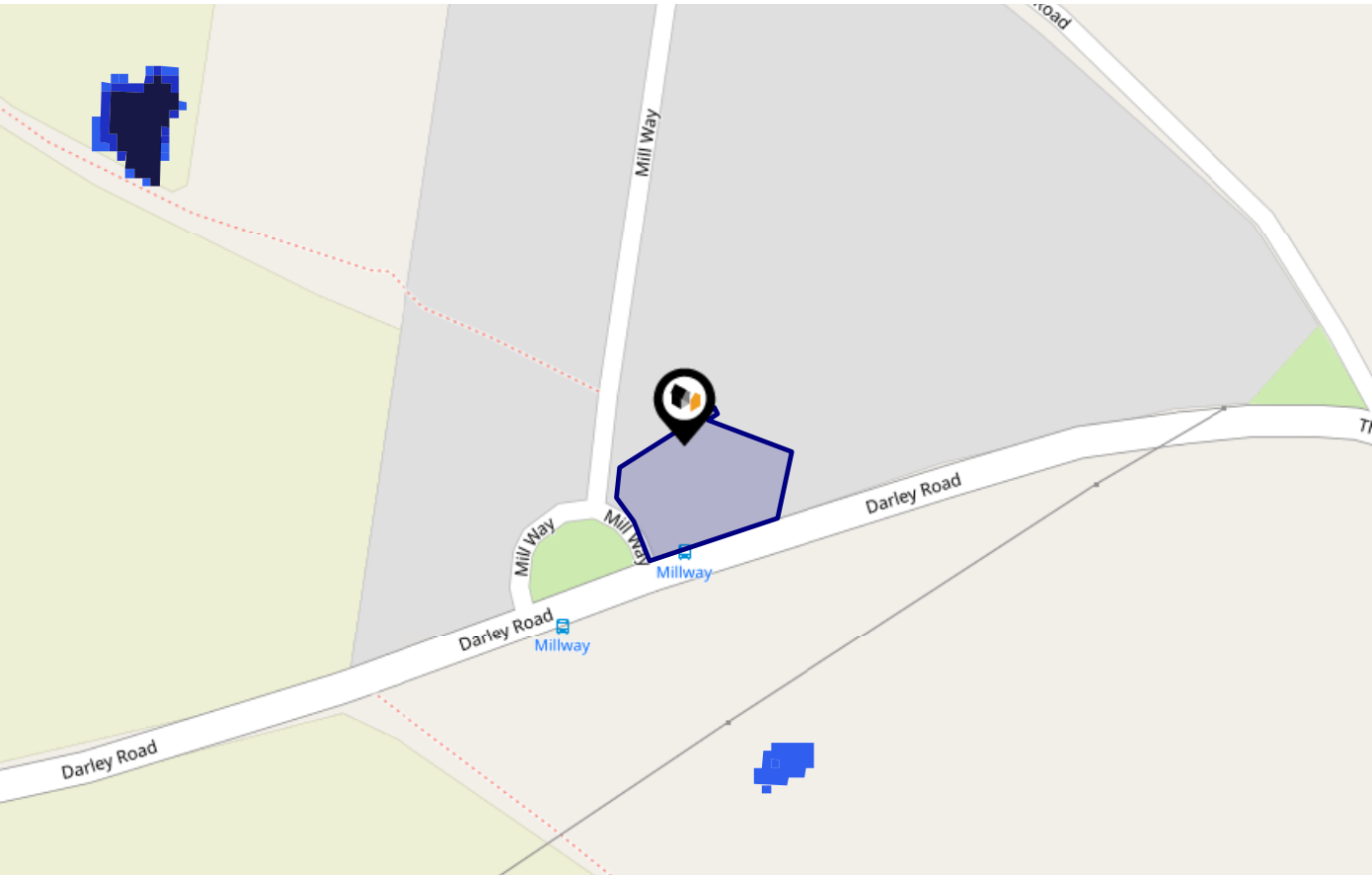
Important - Please read

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.

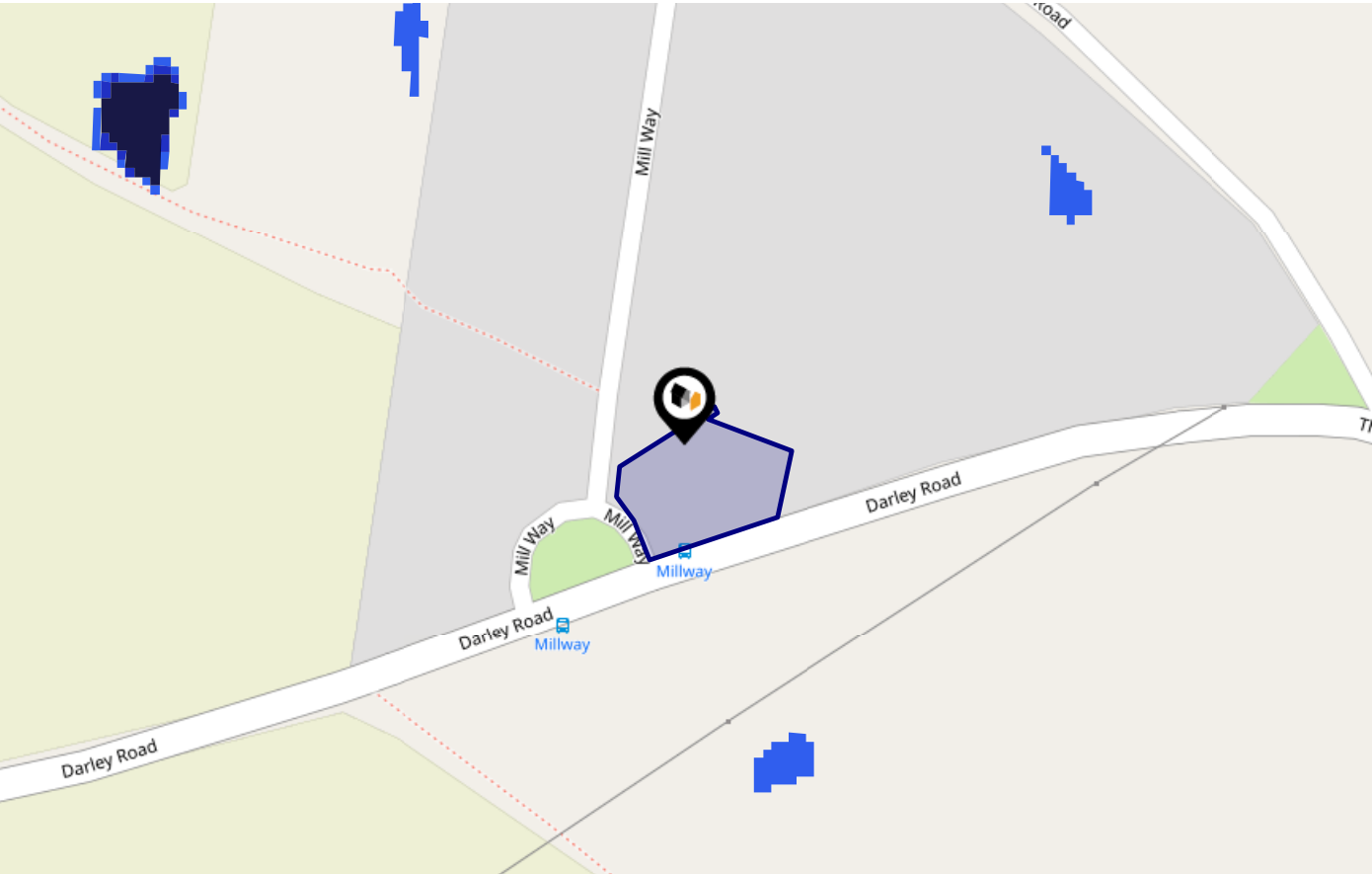
Chance of flooding to the following depths at this property:



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.

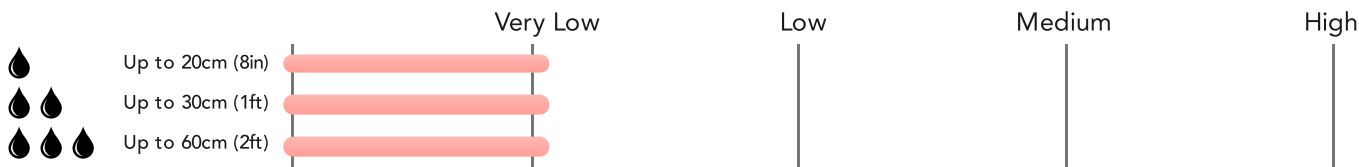


Risk Rating: Very low

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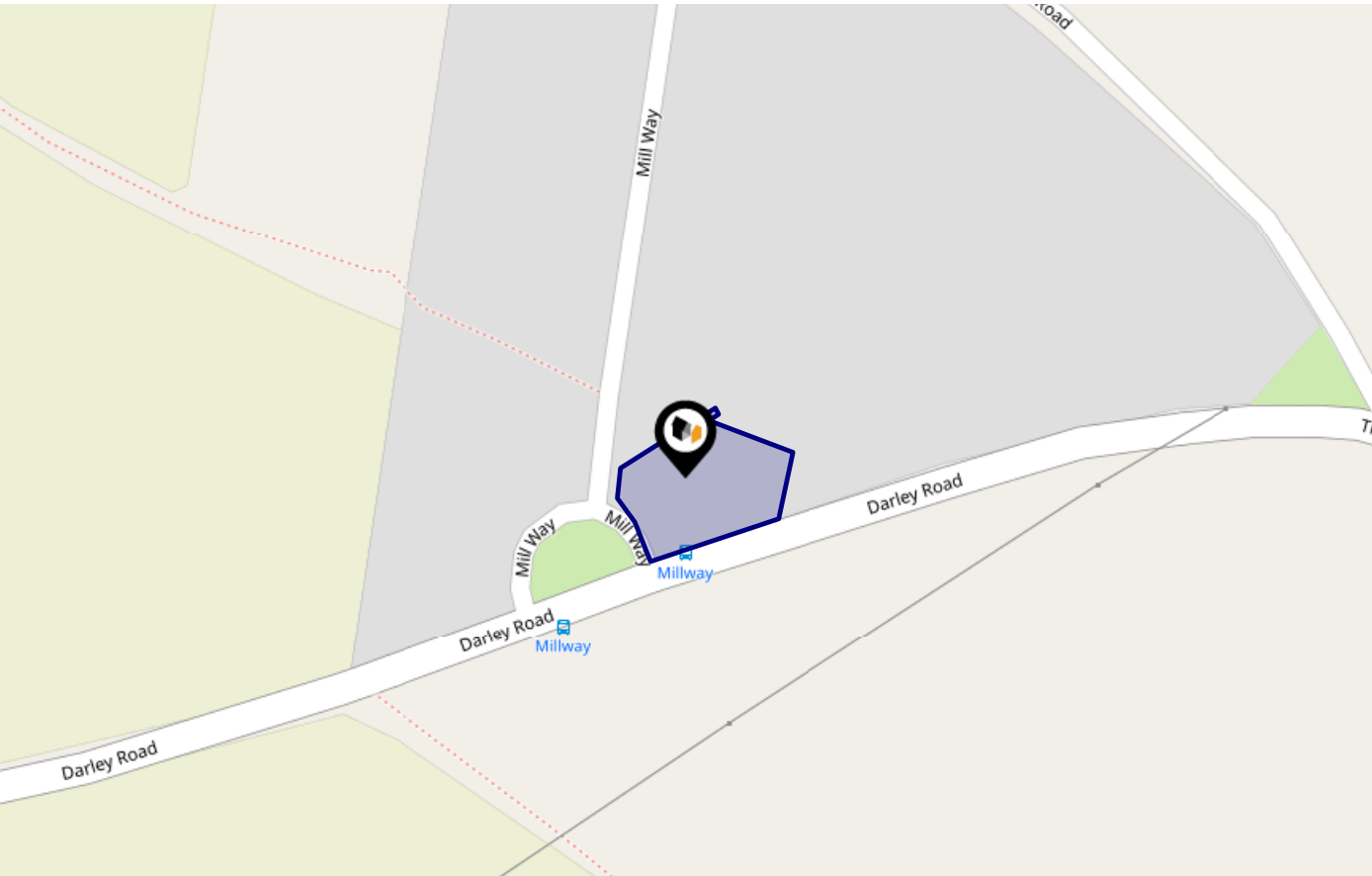
Chance of flooding to the following depths at this property:



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.

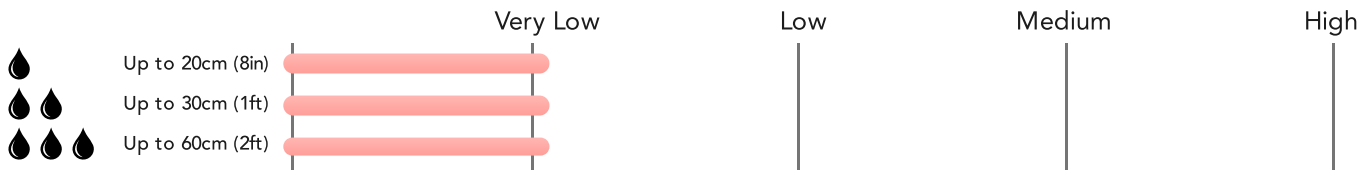


Risk Rating: **Very low**

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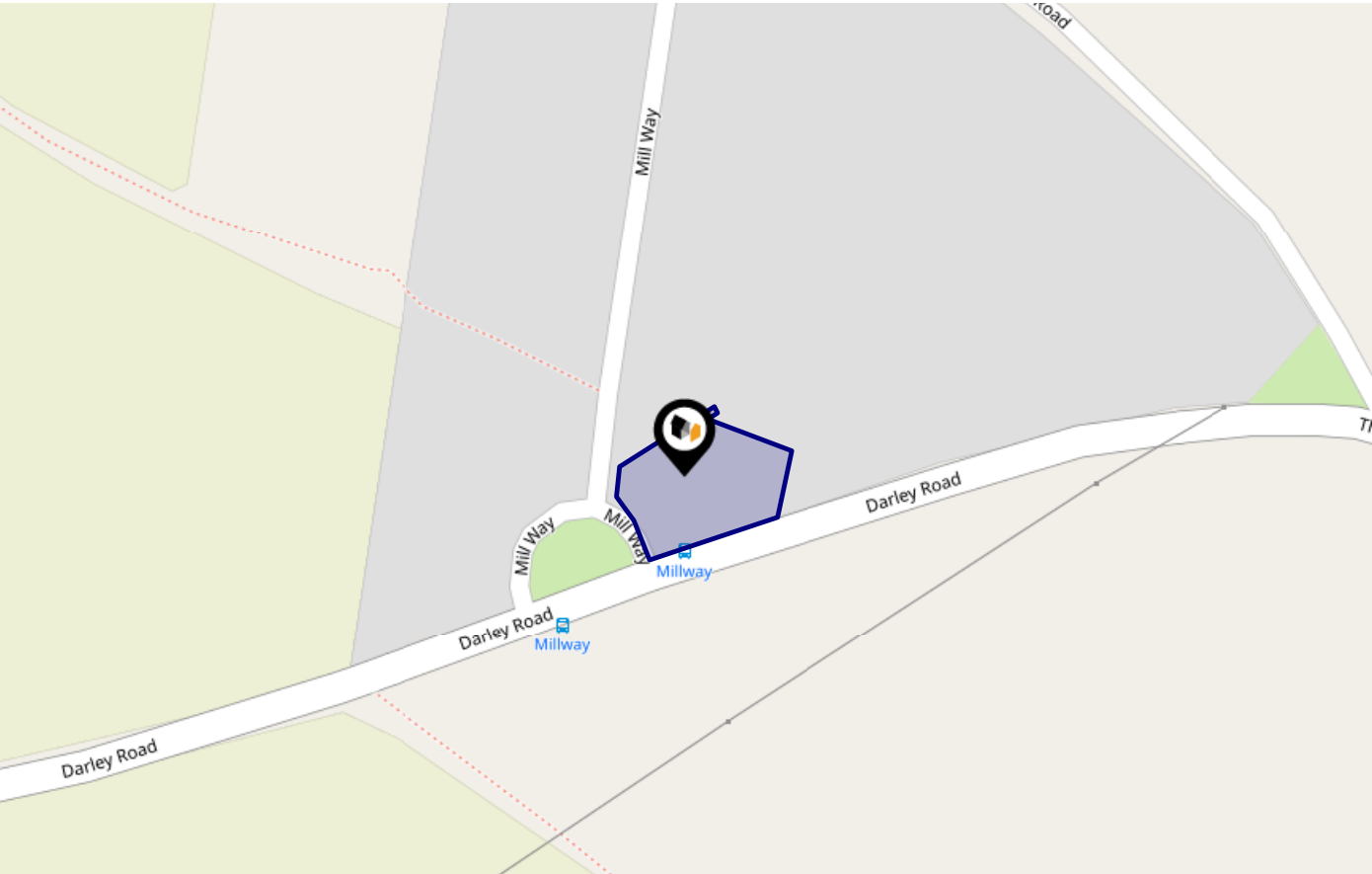
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - 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.

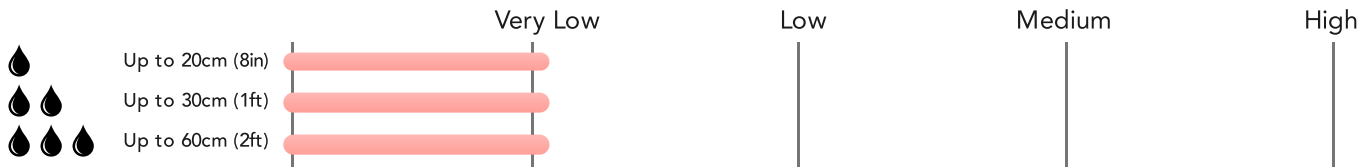


Risk Rating: Very low

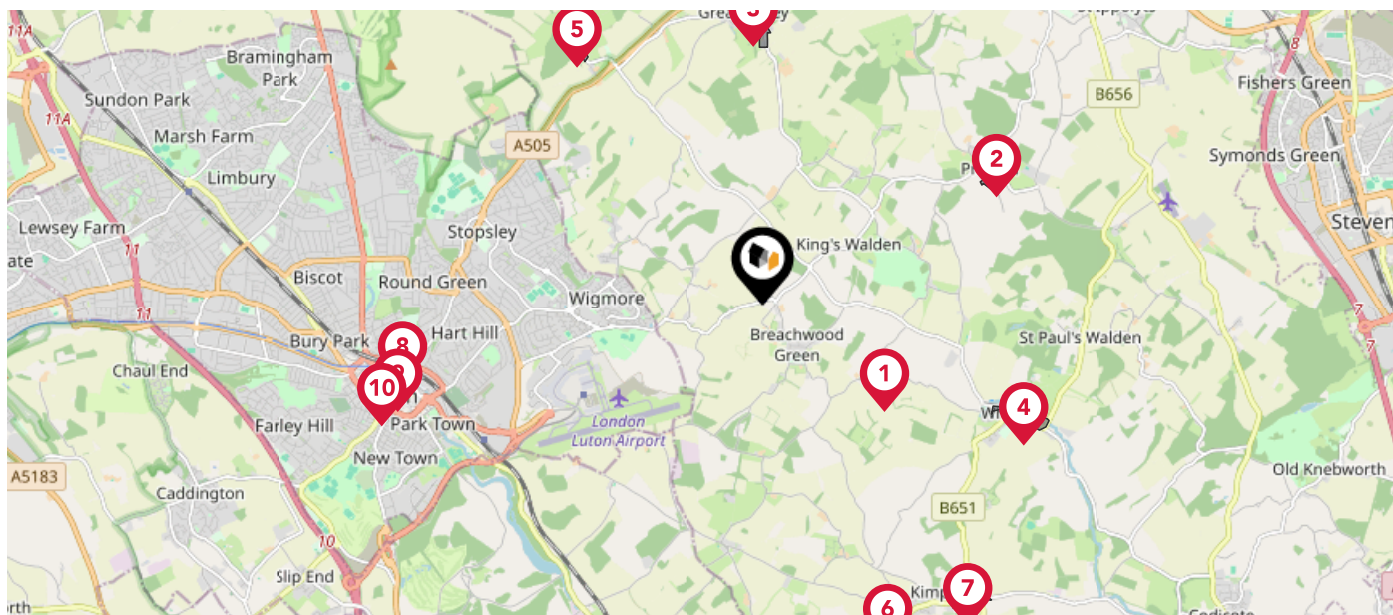
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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



Bendish



Preston



Great Offley



Whitwell



Lilley



Kimpton Bottom



Kimpton



High Town

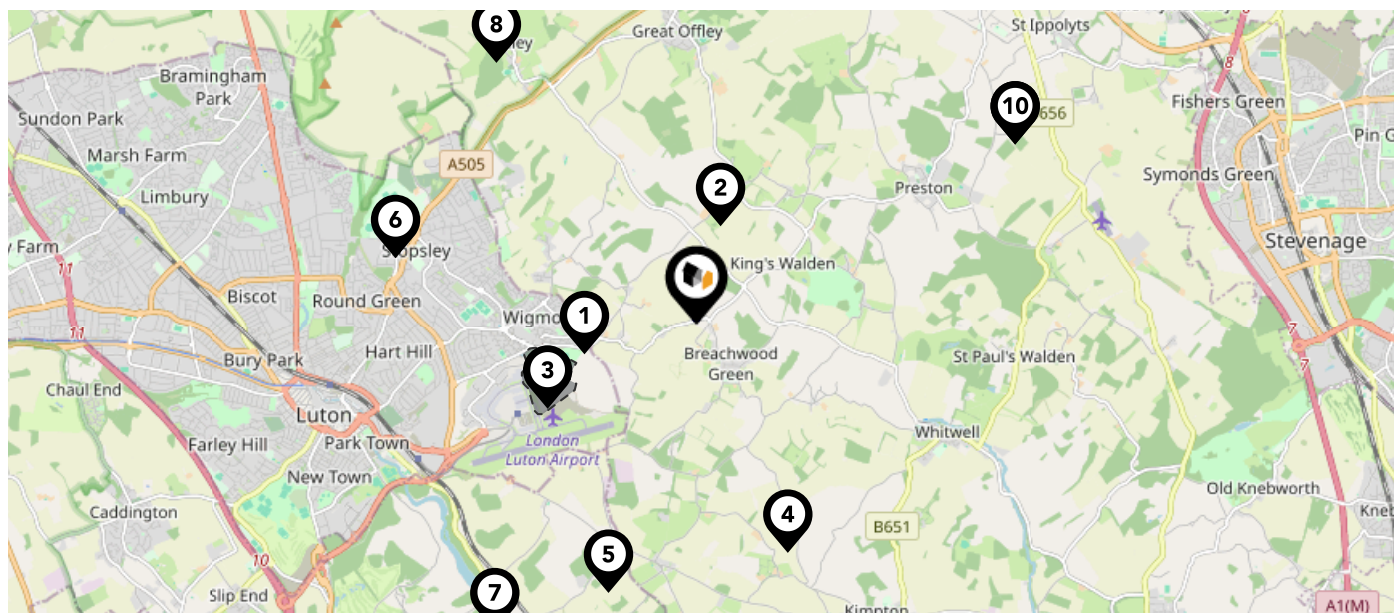


Plaiters Lea



Town Centre

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	Wandon End Farm-Luton, Bedfordshire	Historic Landfill	
2	Lodge Farm-Kings Walden, Hertfordshire	Historic Landfill	
3	Luton Airport-Eaton Green Road, Luton, Bedfordshire	Historic Landfill	
4	Whitway Bottom Lane-Kimpton, Hitchin, Hertfordshire	Historic Landfill	
5	Laburnum Farm-Chiltern Green, Luton, Bedfordshire	Historic Landfill	
6	Stopsley-Luton	Historic Landfill	
7	Luton Hoo Tip-Luton Hoo, Hyde	Historic Landfill	
8	Church Farm-Lilley, Hertfordshire	Historic Landfill	
9	EA/EPR/LB3303UD/T001 - Vicars Grove	Active Landfill	
10	Kings Grove-St Ippollits, Hertfordshire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



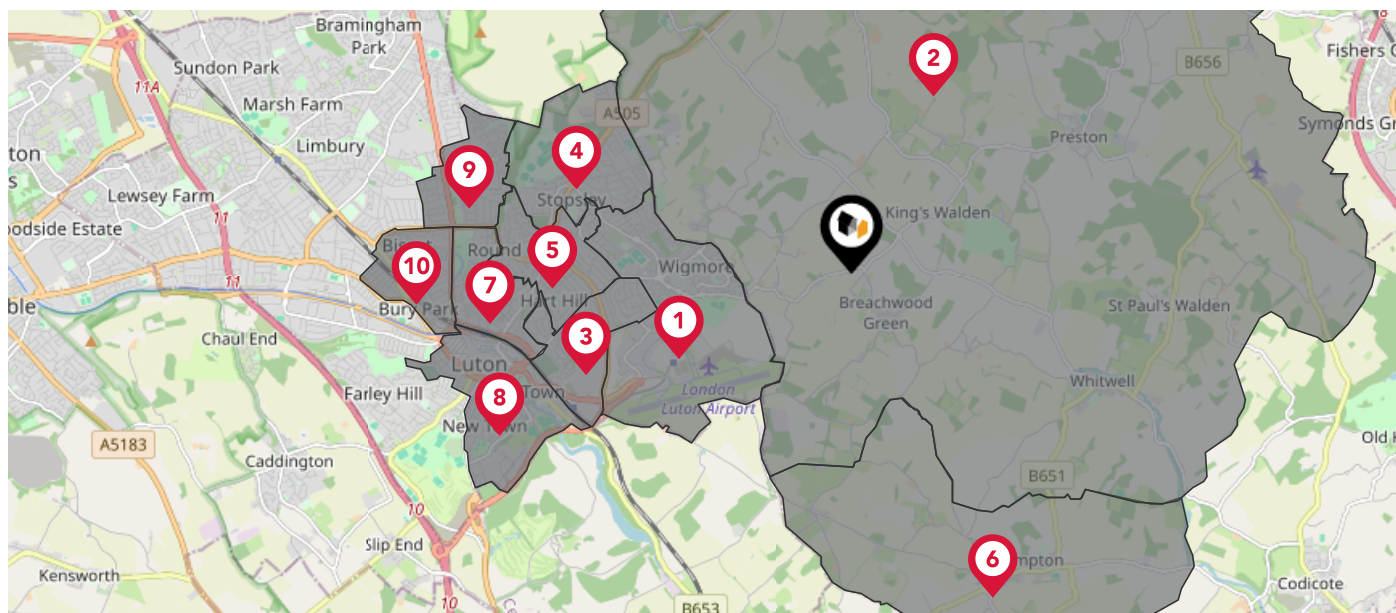
Mine Entry

- ✕ 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



Wigmore Ward



Hitchwood, Offa and Hoo Ward



Crawley Ward



Stopsley Ward



Round Green Ward



Kimpton Ward



High Town Ward



South Ward



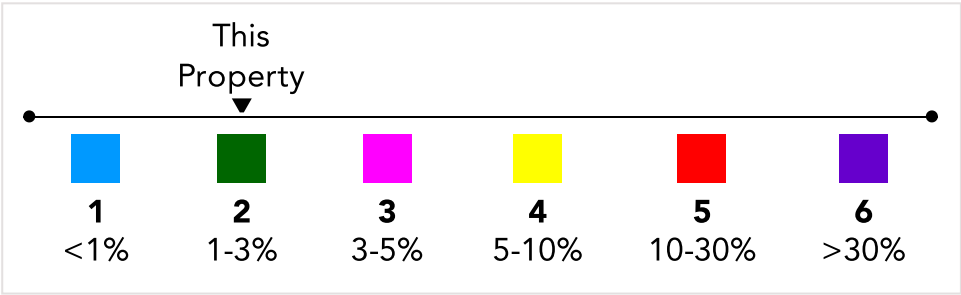
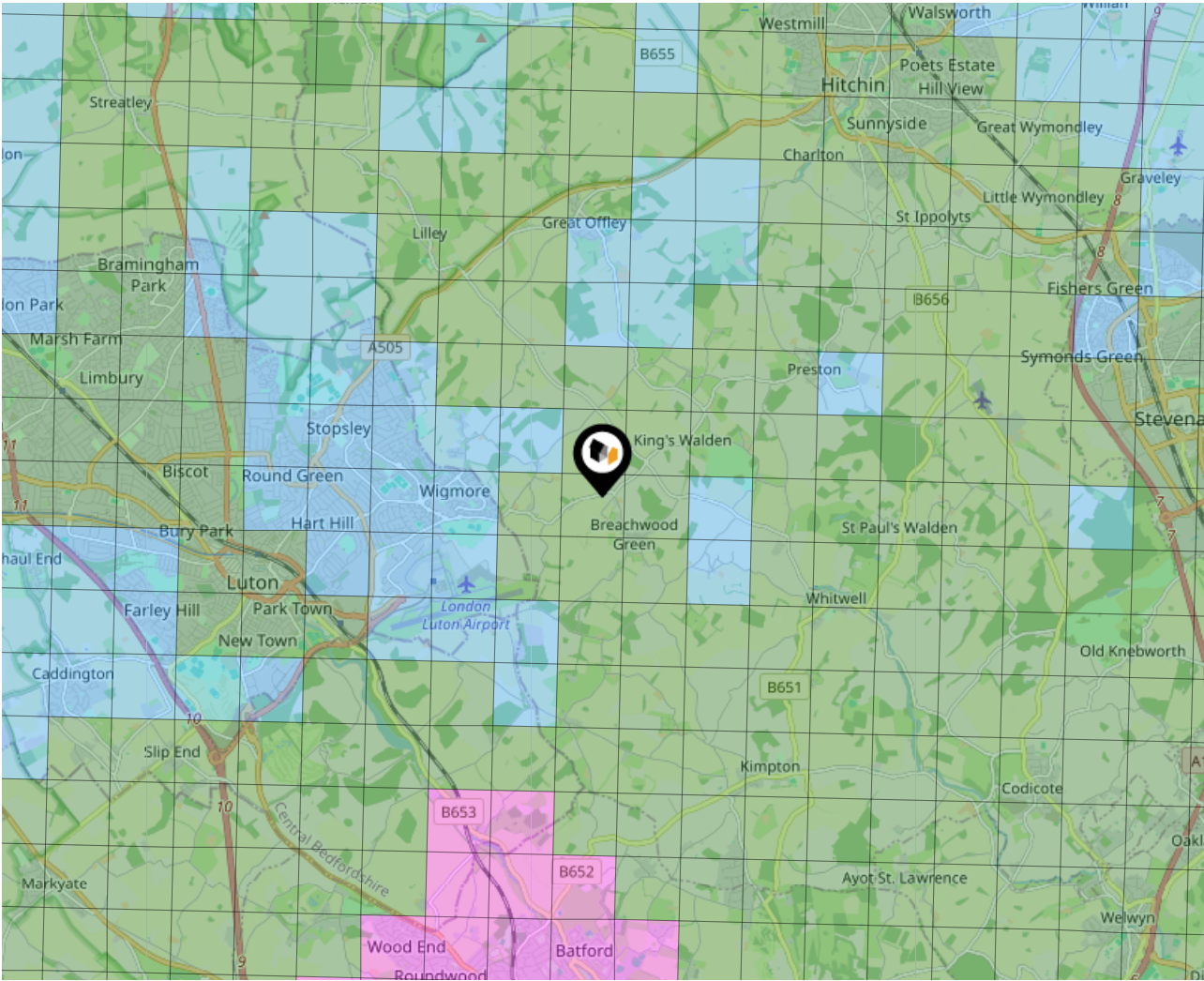
Barnfield Ward



Biscot Ward

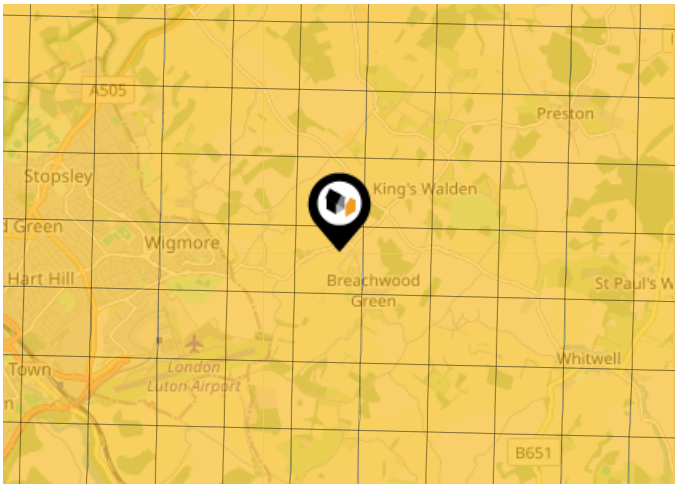
What is Radon?

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:	LOW	Soil Texture:	CLAYEY LOAM
Parent Material Grain:	RUDACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY		

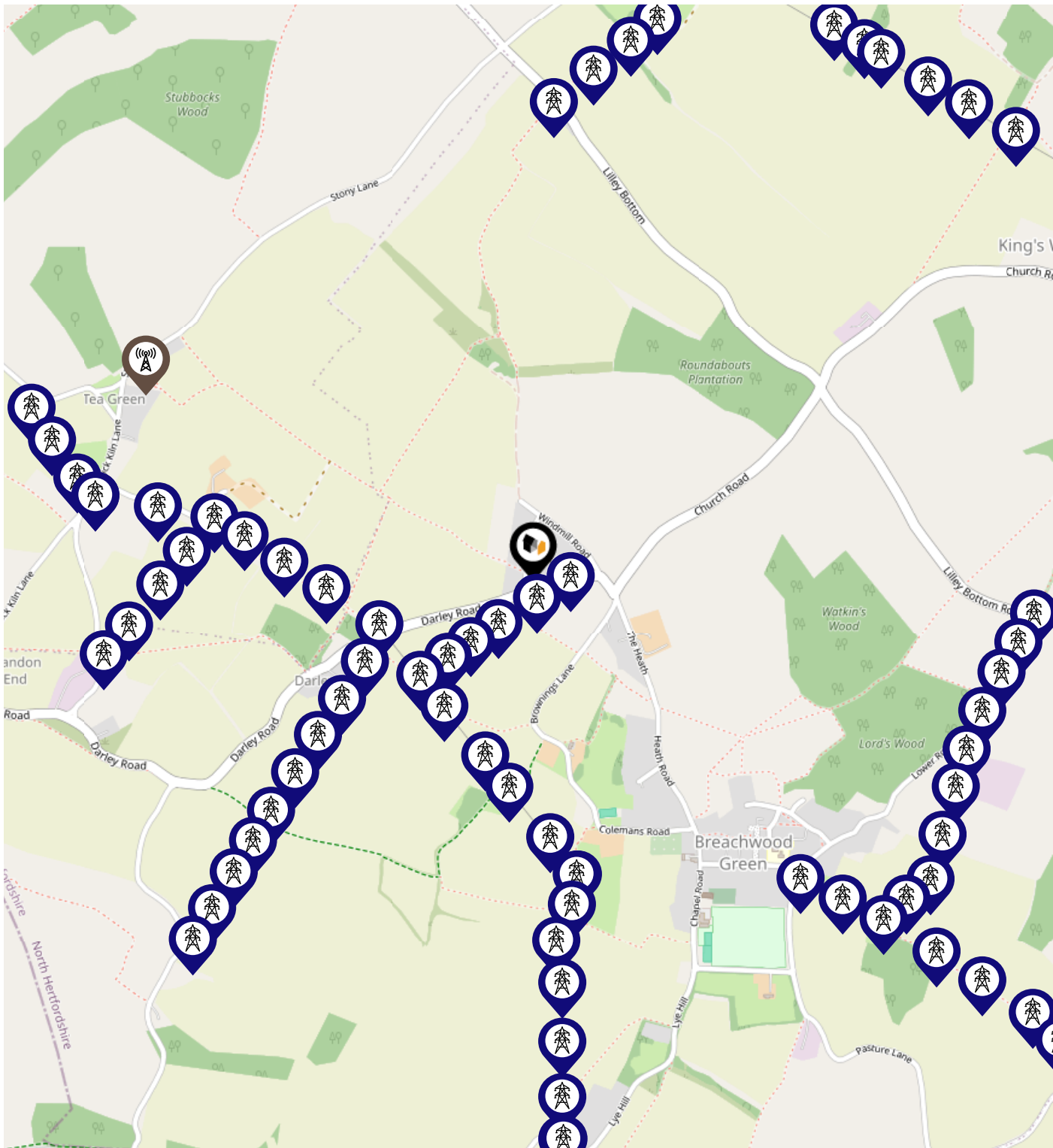


Primary Classifications (Most Common Clay Types)



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

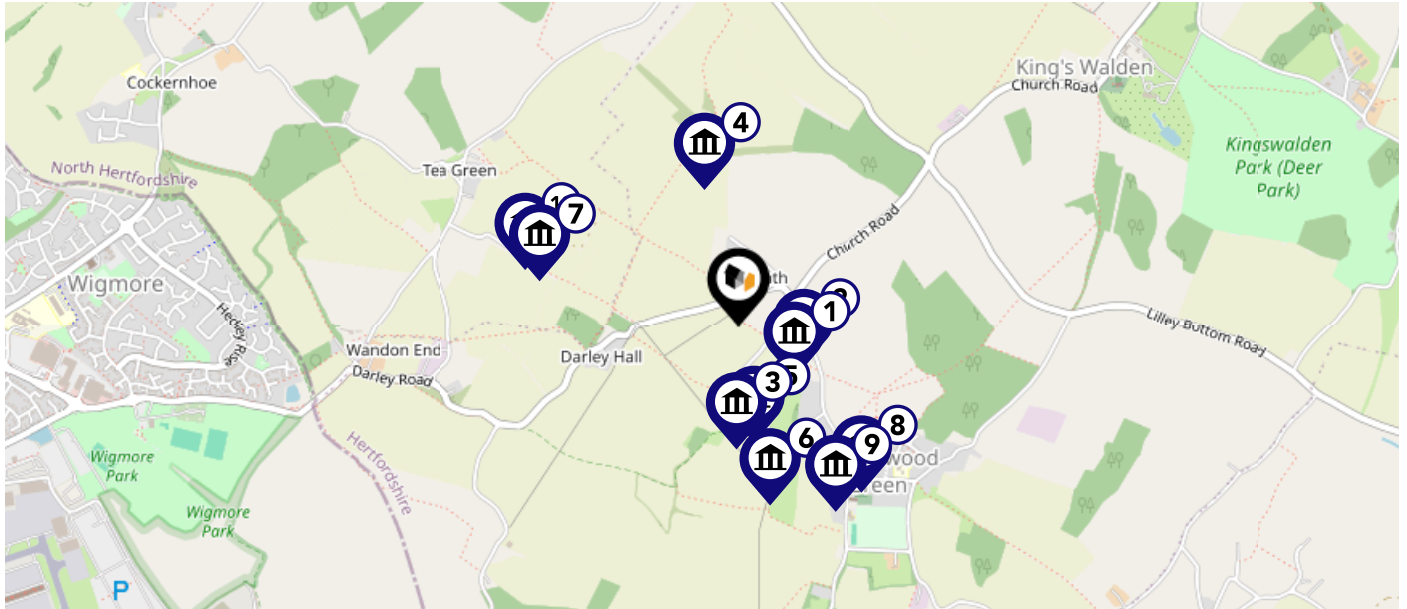
Masts & Pylons



Key:

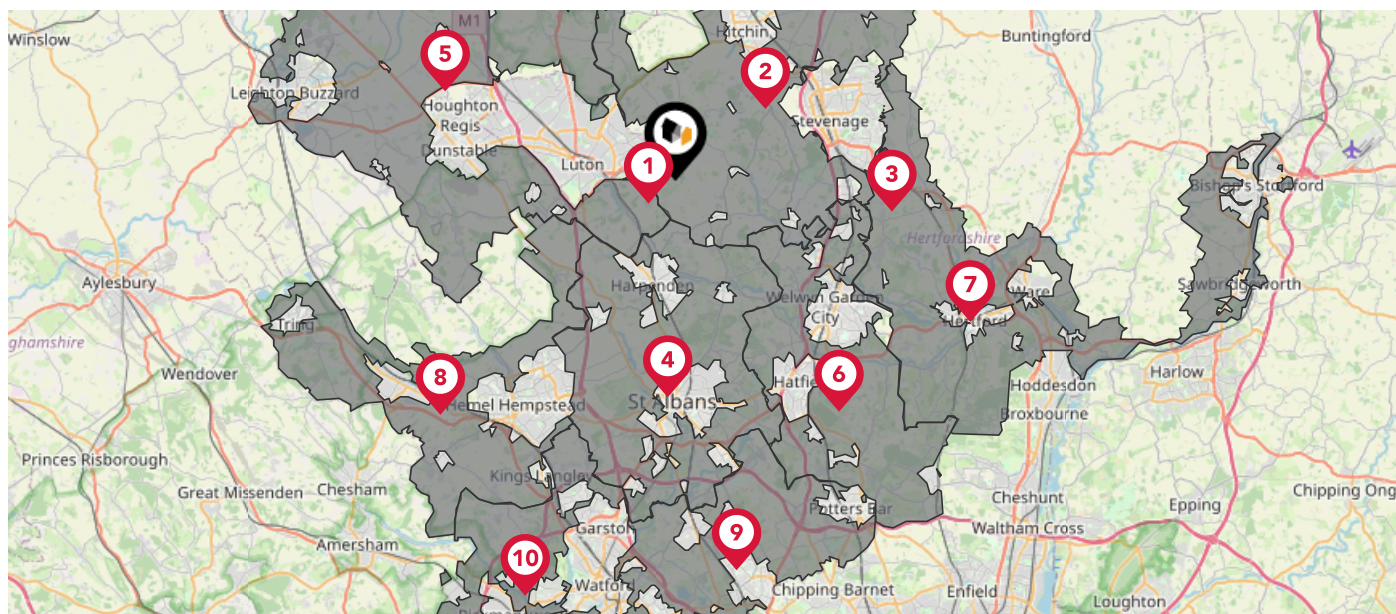
-  Power Pylons
-  Communication Masts

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
	1102477 - Moss Cottage	Grade II	0.2 miles
	1366120 - Heath Farmhouse	Grade II	0.2 miles
	1308003 - South Barn At Brownings Farm	Grade II	0.3 miles
	1347456 - Windmill About 230 Metres To West Of Roundabout Plantation	Grade II	0.3 miles
	1176133 - Brownings Cottage	Grade II	0.3 miles
	1176193 - Colemans Farmhouse	Grade II	0.4 miles
	1175185 - East Barn At Tankards Farm (80 Metres To East South East Of House)	Grade II	0.5 miles
	1102443 - Meadow Cottage	Grade II	0.5 miles
	1347431 - 12, Chapel Road	Grade II	0.5 miles
	1103181 - Stable And Adjoining Barn At Tankards Farm Next North East Corner Of House	Grade II	0.5 miles

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



Nearby Green Belt Land



London Green Belt - Luton



London Green Belt - North Hertfordshire



London Green Belt - Stevenage



London Green Belt - St Albans



London Green Belt - Central Bedfordshire



London Green Belt - Welwyn Hatfield



London Green Belt - East Hertfordshire



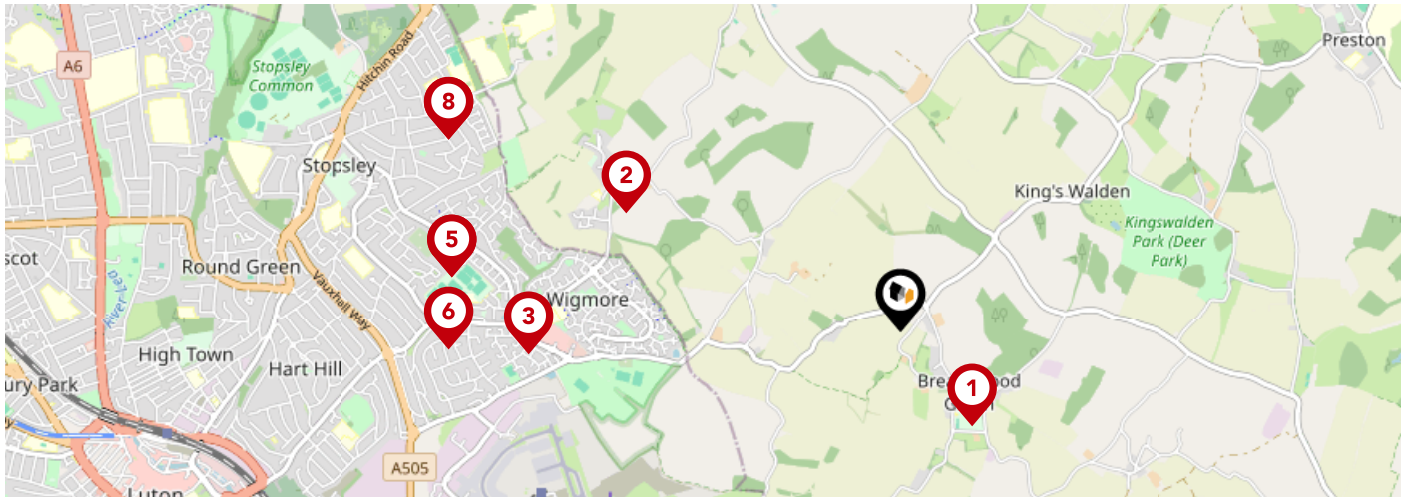
London Green Belt - Dacorum



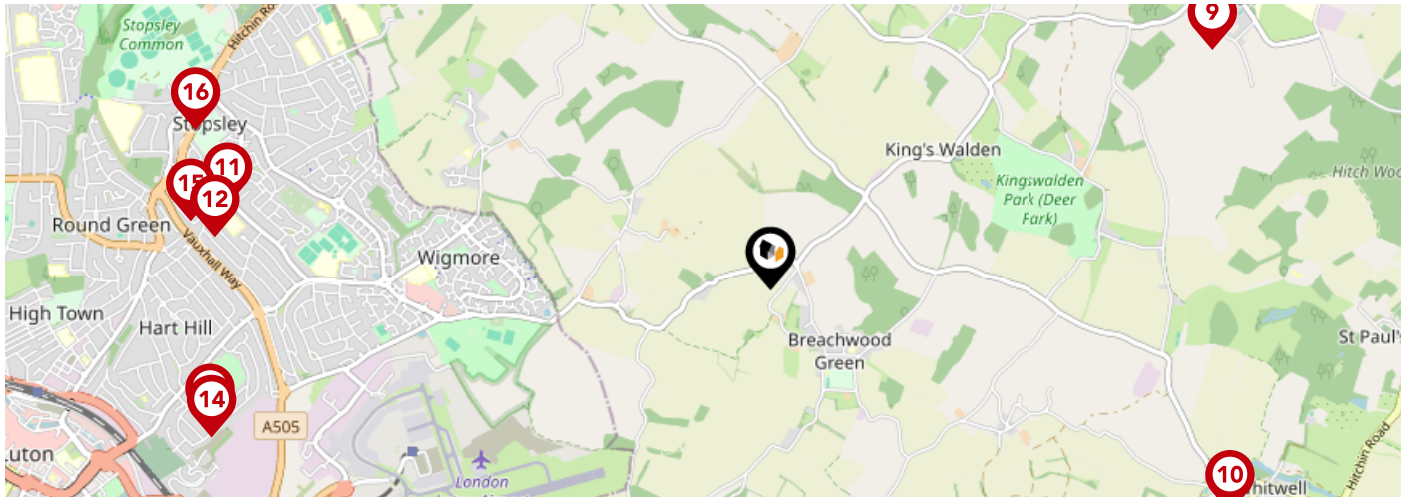
London Green Belt - Hertsmere











London Green Belt - Three Rivers



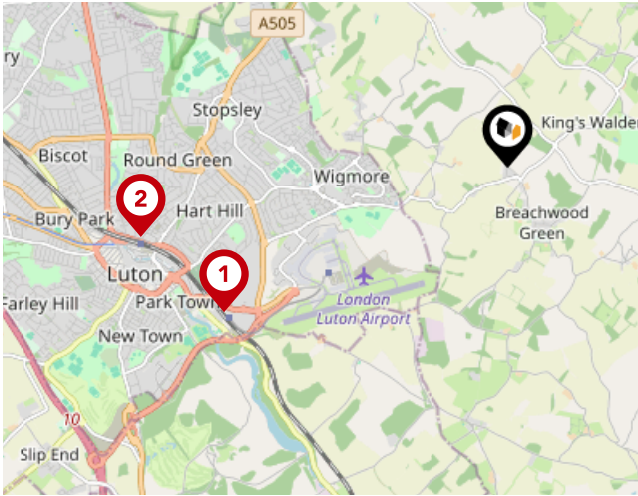
		Nursery	Primary	Secondary	College	Private
1	Breachwood Green Junior Mixed and Infant School Ofsted Rating: Good Pupils: 92 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Cockernhoe Endowed CofE Primary School Ofsted Rating: Requires improvement Pupils: 78 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Wiggemore Primary Ofsted Rating: Good Pupils: 604 Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Somerles Infant School and Early Childhood Education Centre Ofsted Rating: Outstanding Pupils: 286 Distance:2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Somerles Junior School Ofsted Rating: Good Pupils: 241 Distance:2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Queen Elizabeth School Ofsted Rating: Good Pupils: 1186 Distance:2.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Putteridge Primary School Ofsted Rating: Good Pupils: 618 Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Putteridge High School Ofsted Rating: Good Pupils: 1197 Distance:2.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Preston Primary School Ofsted Rating: Good Pupils: 67 Distance:2.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Paul's Walden Primary School Ofsted Rating: Good Pupils: 70 Distance:2.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lady Zia Wernher School Ofsted Rating: Outstanding Pupils: 198 Distance:2.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ramridge Primary School Ofsted Rating: Good Pupils: 468 Distance:2.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wenlock CofE Academy Ofsted Rating: Not Rated Pupils: 350 Distance:2.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Crawley Green Infant School Ofsted Rating: Outstanding Pupils: 267 Distance:2.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sacred Heart Primary School Ofsted Rating: Good Pupils: 407 Distance:2.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stopsley Community Primary School Ofsted Rating: Good Pupils: 462 Distance:2.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

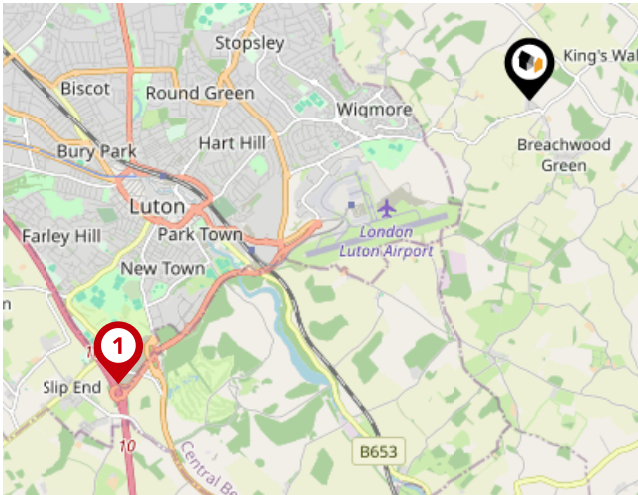
Area

Transport (National)



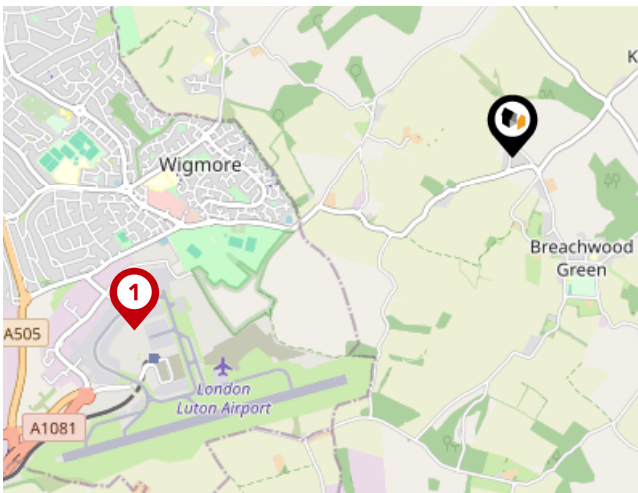
National Rail Stations

Pin	Name	Distance
1	Luton Airport Parkway Rail Station	2.9 miles
2	Luton Rail Station	3.41 miles
3	Hitchin Rail Station	5.27 miles



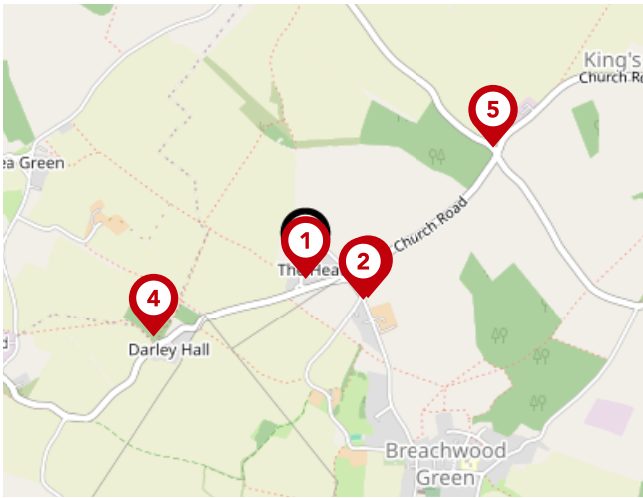
Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J10	4.57 miles
2	M1 J9	6.04 miles
3	A1(M) J8	5.61 miles
4	A1(M) J7	5.52 miles
5	M1 J11	5.73 miles



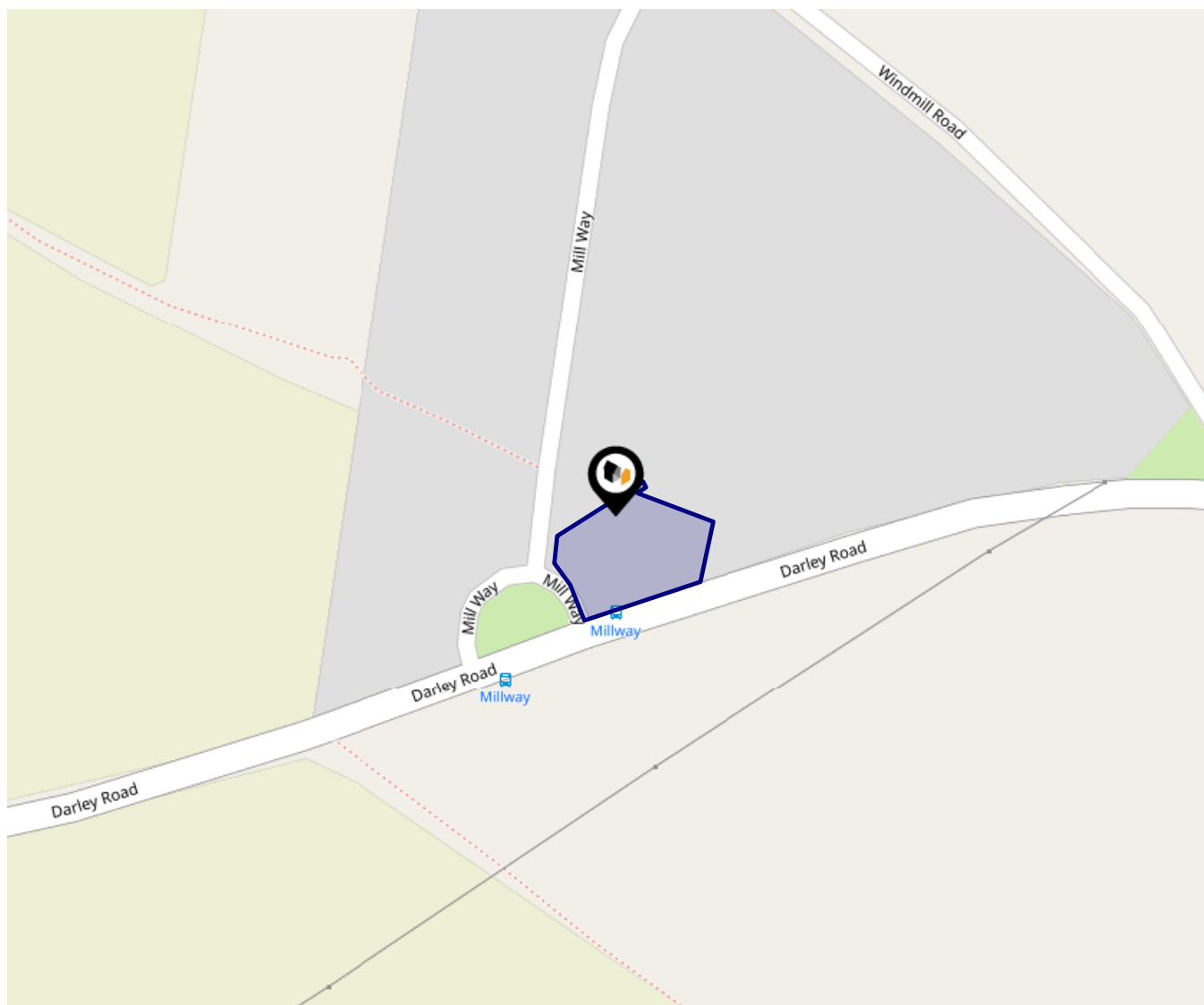
Airports/Helipads

Pin	Name	Distance
1	Luton Airport	1.9 miles
2	Heathrow Airport	29.27 miles
3	Heathrow Airport Terminal 4	30.22 miles
4	Stansted Airport	25.53 miles



Bus Stops/Stations

Pin	Name	Distance
1	Millway	0.02 miles
2	Brownings Lane	0.15 miles
3	Brownings Lane	0.15 miles
4	The Fox PH	0.38 miles
5	Roundabouts Plantation	0.51 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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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.

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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.



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