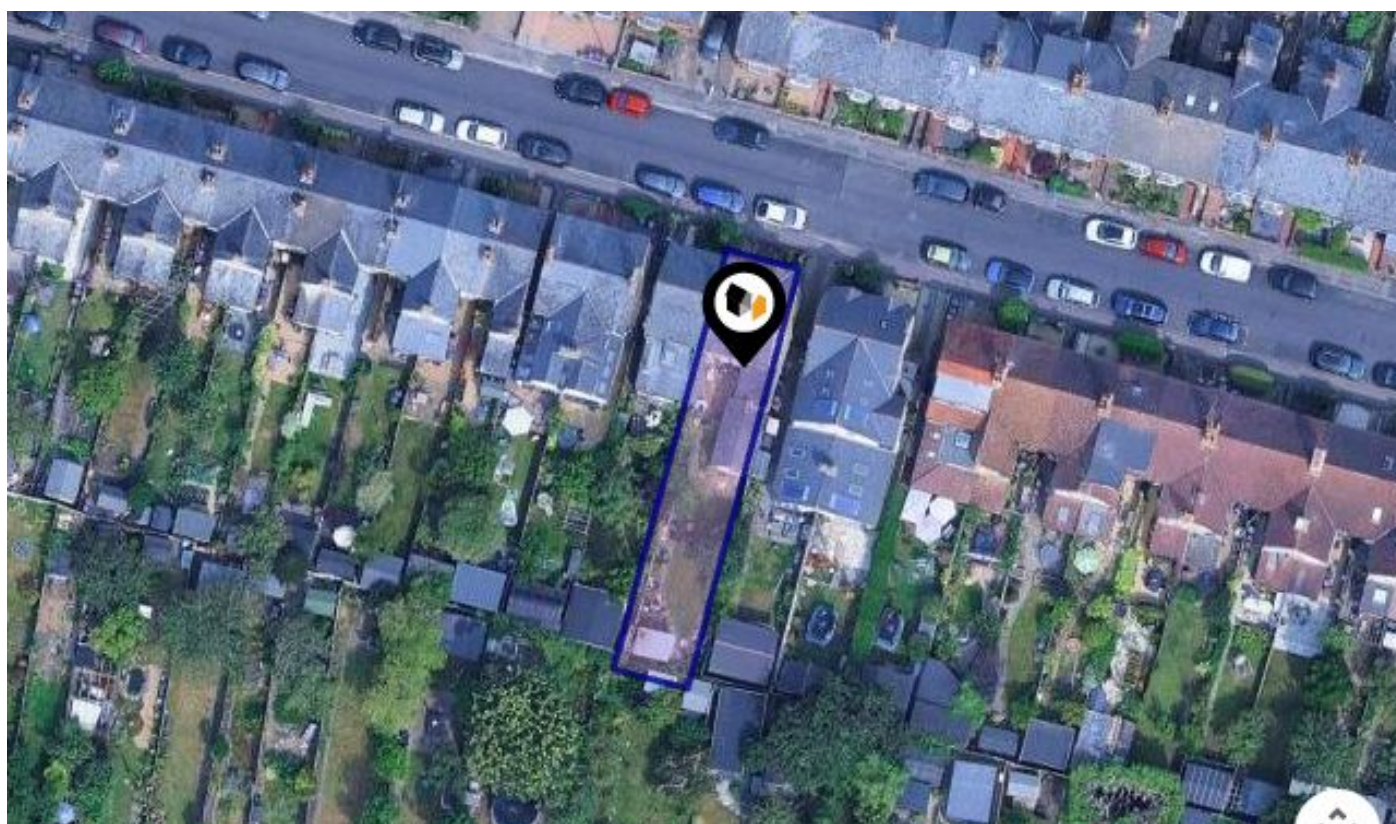




MIR: Material Info

The Material Information Affecting this Property

Thursday 31st July 2025



BALMORAL ROAD, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk






















Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,140 ft ² / 106 m ²		
Plot Area:	0.06 acres		
Year Built :	1900-1929		
Council Tax :	Band C		
Annual Estimate:	£2,073		
Title Number:	HD212008		

Local Area

Local Authority:	North hertfordshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	15 mb/s	80 mb/s	10000 mb/s
• Surface Water	Very low			

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

Planning records for: **22 Balmoral Road Hitchin SG5 1XG**

Reference - 03/00675/1
<p>Decision: Decided</p>
<p>Date: 23rd April 2003</p>
<p>Description: Erection of pair of semi detached four bedroom dwellings following demolition of existing dwelling, new vehicular access</p>
Reference - 17/01335/1HH
<p>Decision: Decided</p>
<p>Date: 22nd May 2017</p>
<p>Description: Single storey side porch extension.</p>
Reference - 13/00233/1HH
<p>Decision: Decided</p>
<p>Date: 05th February 2013</p>
<p>Description: Part two storey and part single storey side extension</p>
Reference - 04/00491/1
<p>Decision: Decided</p>
<p>Date: 26th March 2004</p>
<p>Description: Erection of pair of semi-detached two bedroom dwellings, following demolition of existing dwelling, new vehicular access (as amended by plan 02/09/07.C received on 17/05/2004)</p>

Planning records for: **22 Balmoral Road Hitchin SG5 1XG**

Reference - 04/01330/1	
Decision:	Decided
Date:	16th August 2004
Description:	Insertion of roof lights in east and west roof slope and additional windows in east and west roof gables (as variation of planning permission Ref: 04/00491/1 granted on 20 May 2004), as amended by letter and plan number 02/09/08D received on 16/09/2004

Planning records for: **1 Balmoral Road Hitchin Hertfordshire SG5 1XG**

Reference - 24/02057/FPH	
Decision:	Decided
Date:	04th October 2024
Description:	Change of use of existing detached garage/office to one self-contained 1-bed annexe ancillary to main dwelling. (Development already carried out).

Reference - 18/02463/NMA	
Decision:	Decided
Date:	14th September 2018
Description:	Relocation of detached garage and home office/study and changes to internal layout (as Non-Material Amendment to planning permission 16/01309/1HH granted 19/07/2016).

Reference - 16/01309/1HH	
Decision:	Decided
Date:	24th May 2016
Description:	Detached garage and home office/study (as amended by drawing HM-16430-01B received 18/07/2016).

Planning records for: **1 Balmoral Road Hitchin SG5 1XG**

Reference - 16/02339/1HH	
Decision:	Decided
Date:	14th September 2016
Description:	Insertion of dormer window in first floor side roofslope

Reference - 06/00173/1PUD	
Decision:	Decided
Date:	01st February 2006
Description:	Rear dormer window to facilitate loft conversion and single storey rear extension

Planning records for: **2 Balmoral Road Hitchin Hertfordshire SG5 1XG**

Reference - 23/02193/LDCP	
Decision:	Decided
Date:	25th September 2023
Description:	Insertion of L-shaped rear dormer window and 2no front rooflights to facilitate conversion of loft space into habitable accommodation

Planning records for: **11 Balmoral Road Hitchin Hertfordshire SG5 1XG**

Reference - 21/03126/LDCP	
Decision:	Decided
Date:	04th November 2021
Description:	Replace and reposition existing rear rooflights to facilitate conversion of loftspace into habitable accommodation

Planning records for: **18 Balmoral Road Hitchin Hertfordshire SG5 1XG**

Reference - 24/00608/LDCP	
Decision:	Decided
Date:	15th March 2024
Description:	Insertion of rear L-shaped box dormer window and one front rooflight to facilitate loft conversion.

Reference - 24/0352/HSE	
Decision:	Decided
Date:	15th March 2024
Description:	Demolition of side garage and rear extension and construction of part single part two storey side and rear extension; demolition of existing porch and front extension and construction of single storey front extension to include canopy and front steps; alterations to fenestration and removal of chimney stack

Planning records for: **19 Balmoral Road Hitchin Hertfordshire SG5 1XG**

Reference - 00/01862/1HH	
Decision:	Decided
Date:	08th December 2000
Description:	Two storey rear extension following demolition of existing single storey rear extension (as amended by drawing no.00/94/2B received 22.1.001)

Reference - 01/00328/1HH	
Decision:	Decided
Date:	05th March 2001
Description:	First floor and part single storey rear extension following demolition of existing single storey rear extension

Planning records for: **21 Balmoral Road Hitchin SG5 1XG**

Reference - 07/02694/1HH
<p>Decision: Decided</p>
<p>Date: 08th November 2007</p>
<p>Description: Single storey rear extension (as amended by plans received 2nd January 2008)</p>
Reference - 09/01135/1HH
<p>Decision: Decided</p>
<p>Date: 08th July 2009</p>
<p>Description: Part two storey, part single storey rear extension following demolition of existing.</p>
Reference - 15/00115/1PUD
<p>Decision: Decided</p>
<p>Date: 14th January 2015</p>
<p>Description: Insertion of rear dormer window to facilitate loft conversion, increase height of soil vent pipe and installation of window at 2nd floor level on the side elevation.</p>
Reference - 13/02722/1PUD
<p>Decision: Decided</p>
<p>Date: 08th November 2013</p>
<p>Description: Insertion of dormer window and rooflight in rear roofslope, insertion of new window at second floor level on side elevation.</p>

Planning records for: **26 Balmoral Road Hitchin SG5 1XG**

Reference - 11/02936/1PUD	
Decision:	Decided
Date:	30th November 2011
Description:	Insertion of rear dormer windows and Juliet balcony to roof slope to create additional accommodation in roof space

Reference - 11/01739/1HH	
Decision:	Decided
Date:	13th July 2011
Description:	Single storey rear extension following demolition of existing conservatory

Planning records for: **27 Balmoral Road Hitchin Hertfordshire SG5 1XG**

Reference - 01/00558/1HH	
Decision:	Decided
Date:	06th April 2001
Description:	Two storey rear extension

Reference - 18/01091/FPH	
Decision:	Decided
Date:	23rd April 2018
Description:	Part two storey and part single storey rear extension.

Planning records for: **28 Balmoral Road Hitchin SG5 1XG**

Reference - 15/00765/1HH	
Decision:	Decided
Date:	24th March 2015
Description:	Single storey and first floor rear extensions

Planning records for: **31 Balmoral Road Hitchin Hertfordshire SG5 1XG**

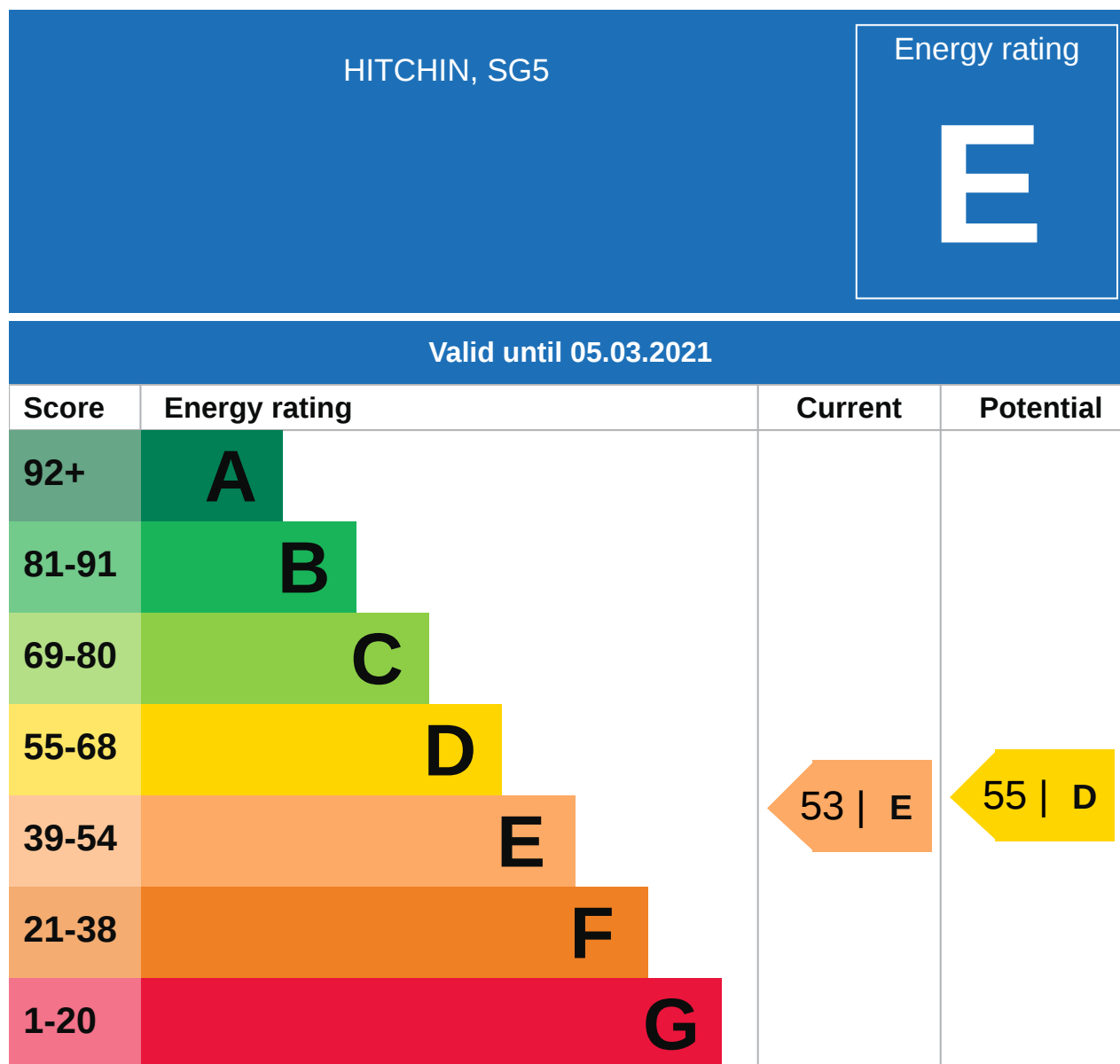
Reference - 21/00790/LDCP	
Decision:	Decided
Date:	11th March 2021
Description:	Erection of front elevation porch

Planning records for: **39 Balmoral Road Hitchin SG5 1XG**

Reference - 16/03284/1PUD	
Decision:	Decided
Date:	28th December 2016
Description:	Dormer window in rear roofslope and roof windows in front roofslope to facilitate conversion of loft to habitable accommodation, single storey rear extension

Planning records for: **43 Balmoral Road Hitchin Hertfordshire SG5 1XG**

Reference - 21/00785/FPH	
Decision:	Decided
Date:	11th March 2021
Description:	Single storey side/rear extension and insertion of rooflights to existing front elevation roofslope and dormer with Juliet balcony to existing rear elevation roofslope to facilitate conversion of loftspace into habitable accommodation



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, no insulation
Roof Energy:	Very poor
Window:	Mostly double glazing
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Very good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Very good
Lighting:	Low energy lighting in 80% of fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, coal
Total Floor Area:	106 m ²

Building Safety

None specified

Accessibility / Adaptations

None specified

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Brick

Property Lease Information

Not applicable

Listed Building Information

Not applicable

Stamp Duty

Ask Agent

Electricity Supply

Main supply

Gas Supply

Main supply

Central Heating

Gas to radiator

Water Supply

Main supply

Drainage

Main supply

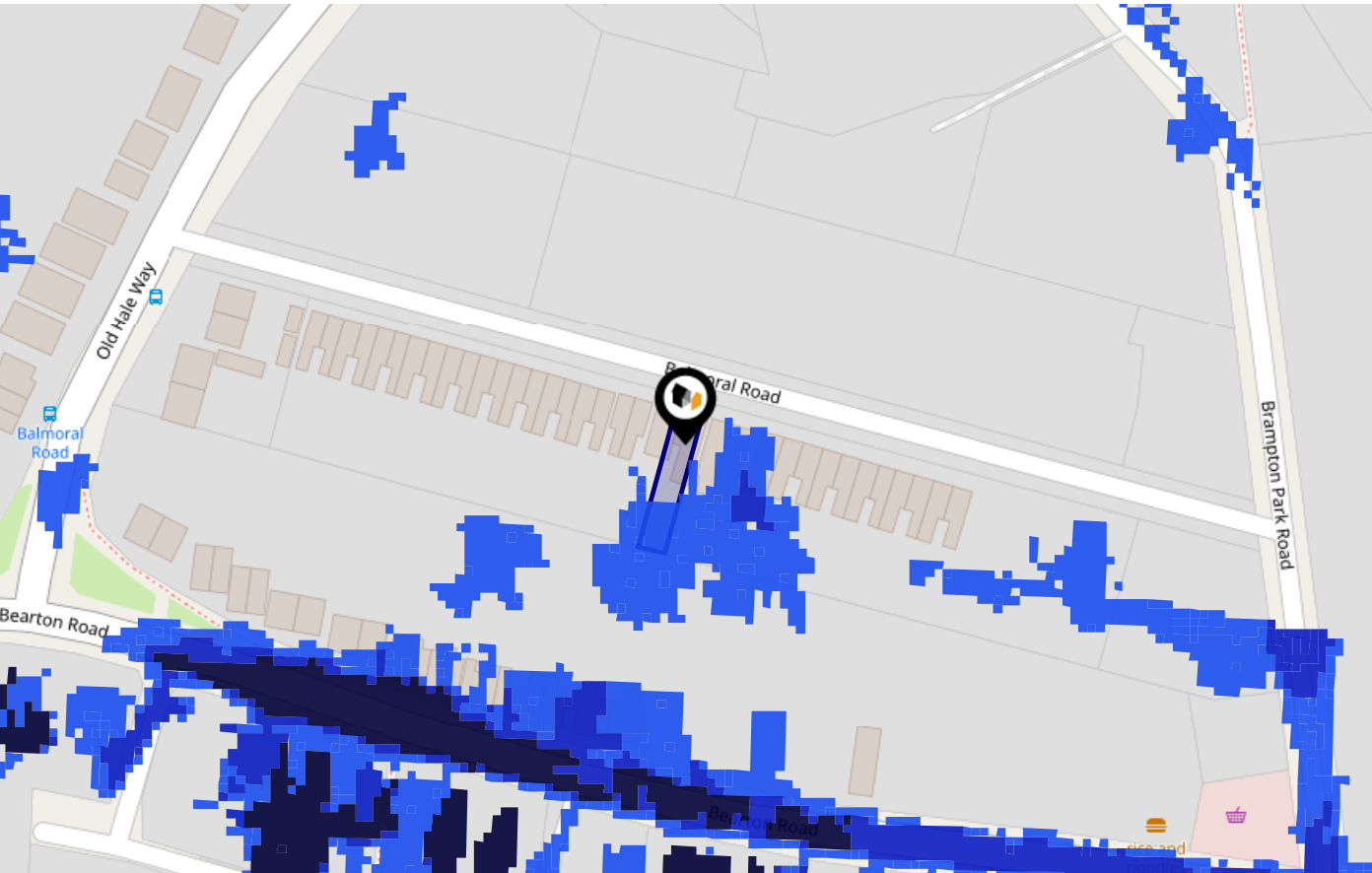
Important - Please read

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.

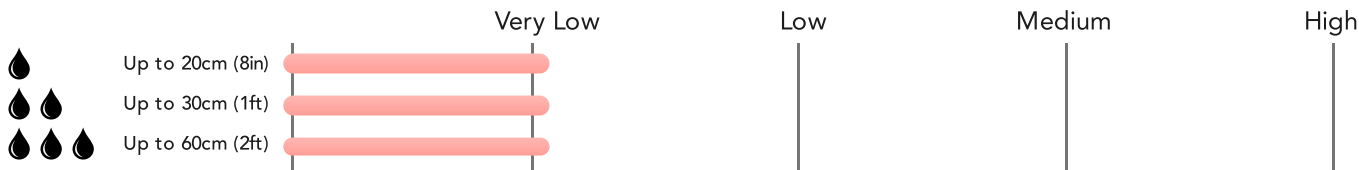


Risk Rating: **Very low**

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.

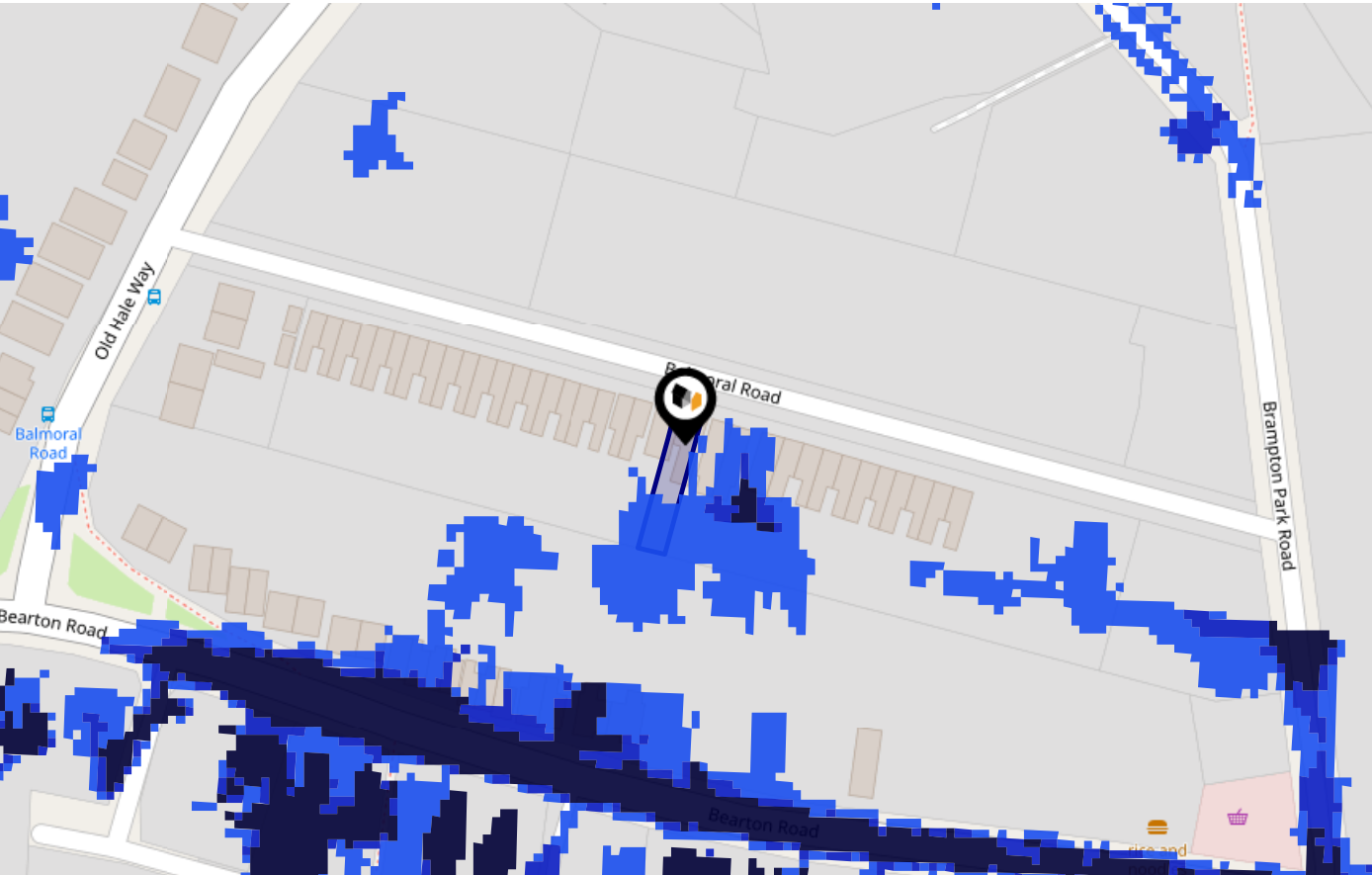
Chance of flooding to the following depths at this property:



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.

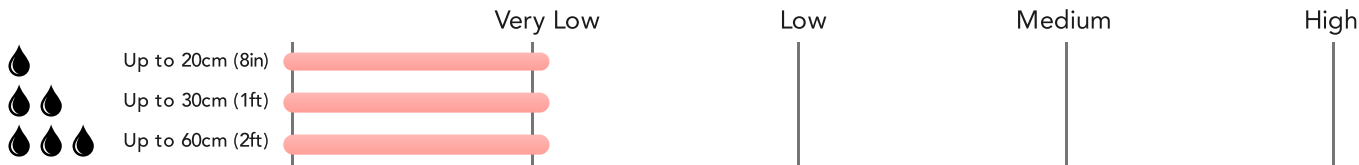


Risk Rating: Very low

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.
- 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.

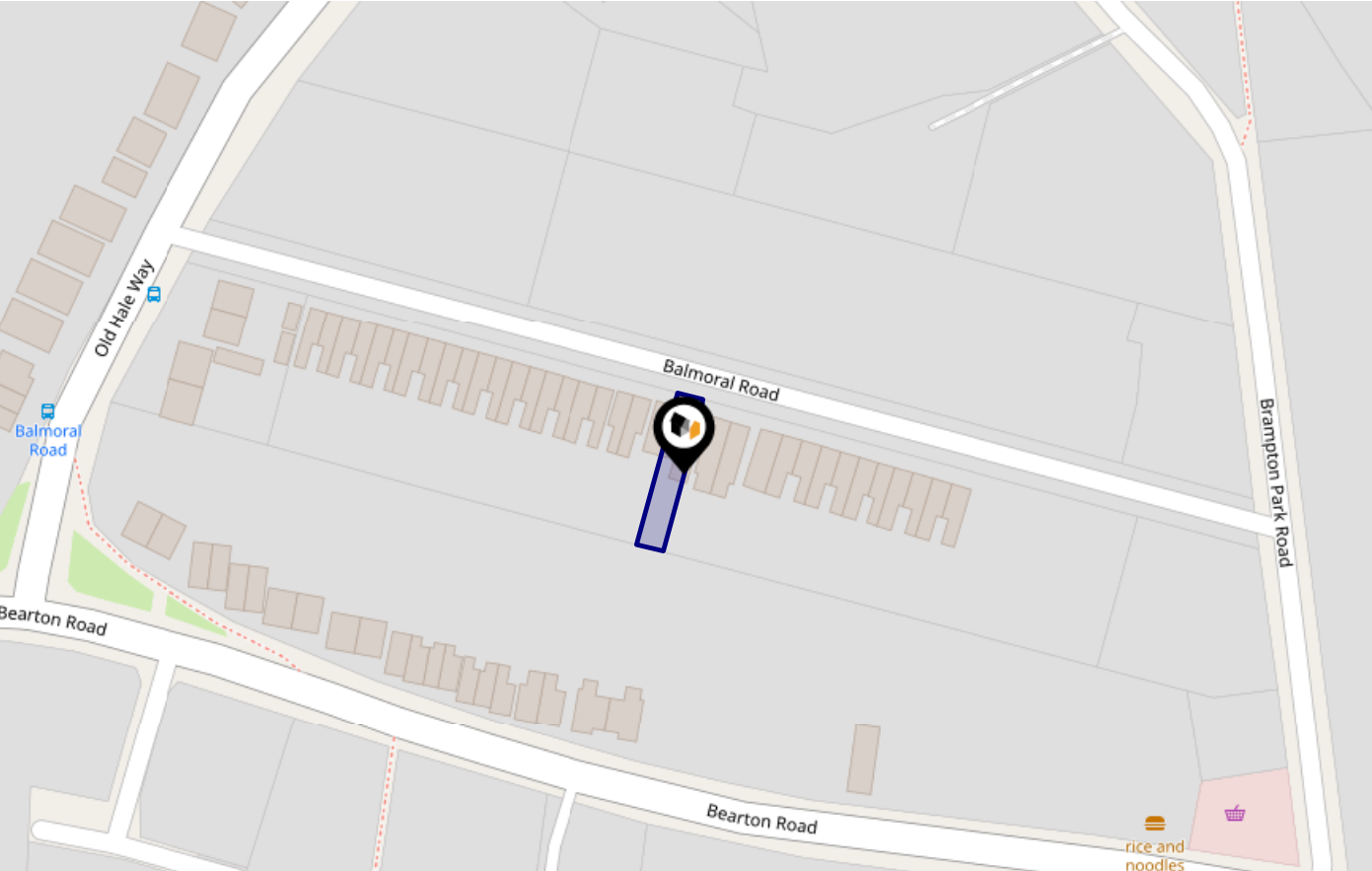
Chance of flooding to the following depths at this property:



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.

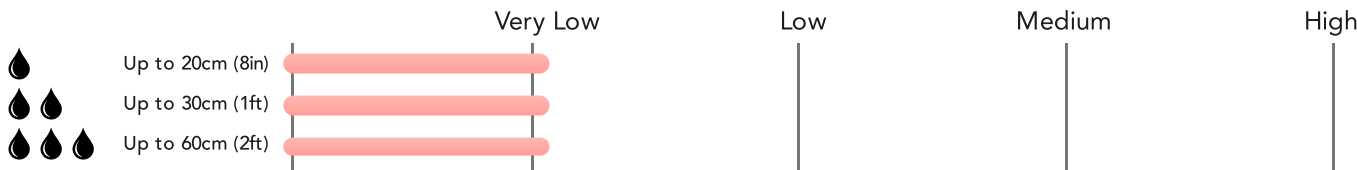


Risk Rating: Very low

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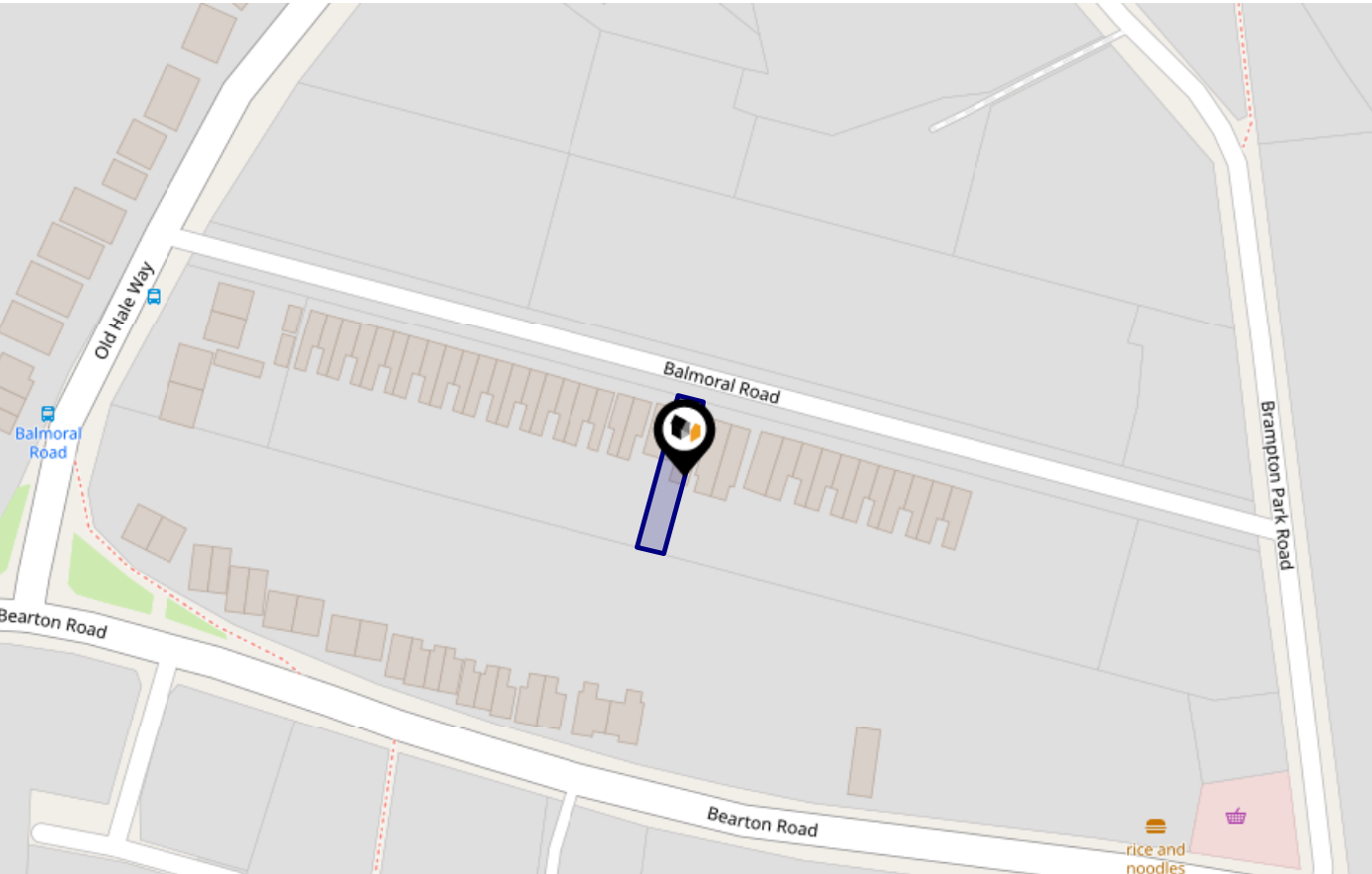
Chance of flooding to the following depths at this property:



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.

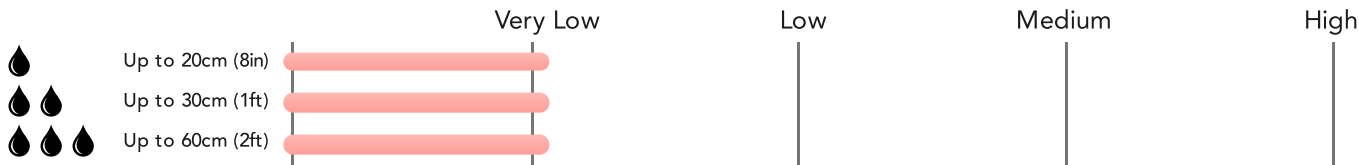


Risk Rating: **Very low**

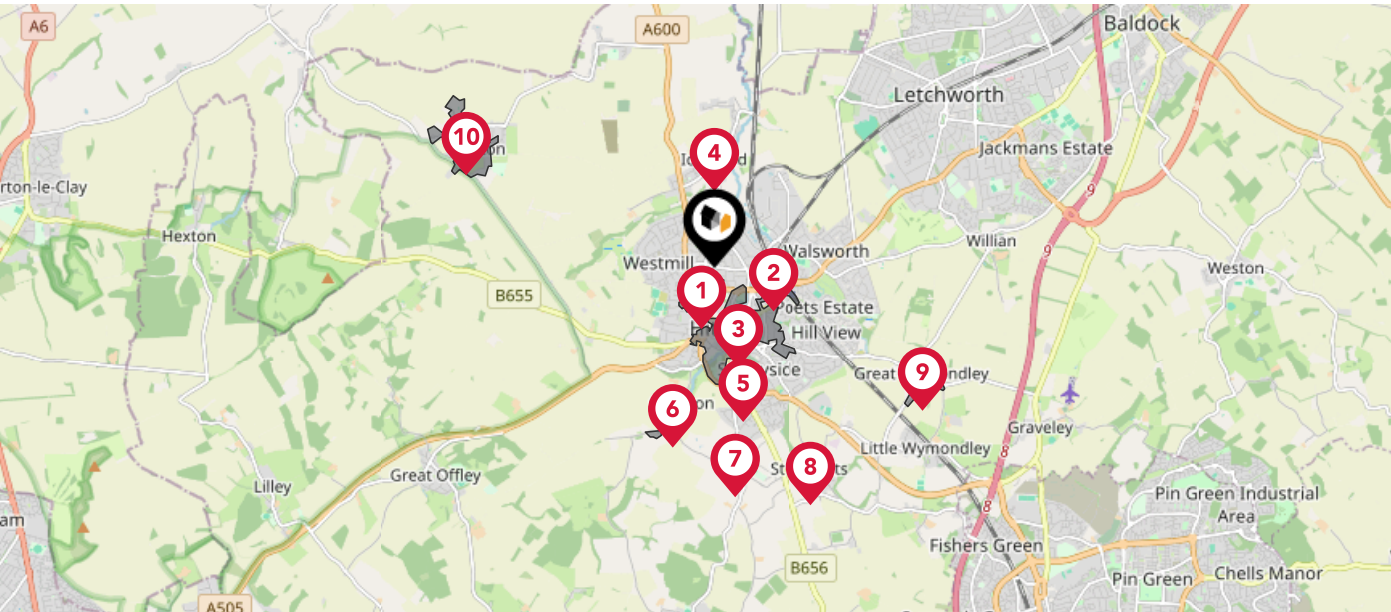
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:

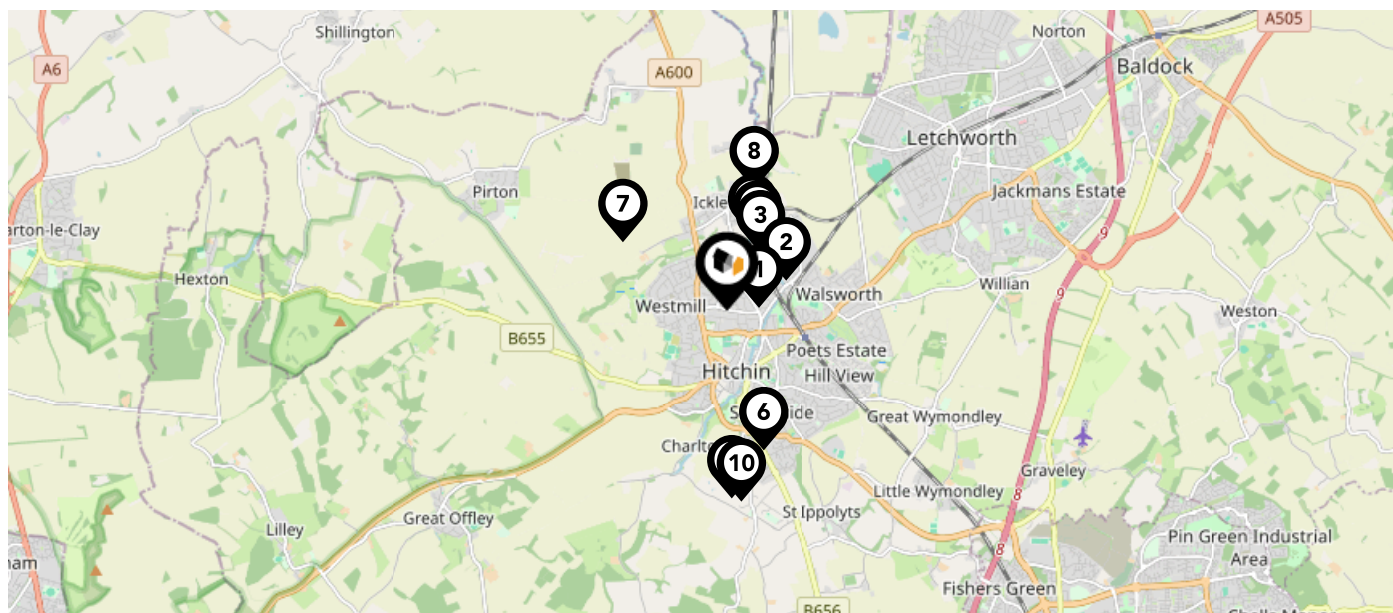


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



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

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	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill	
4	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill	
5	Gerry's Hole-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill	
6	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	
7	Hambridge Way-Pirton	Historic Landfill	
8	Lower Green-Ickleford, Hitchin, Surrey	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.



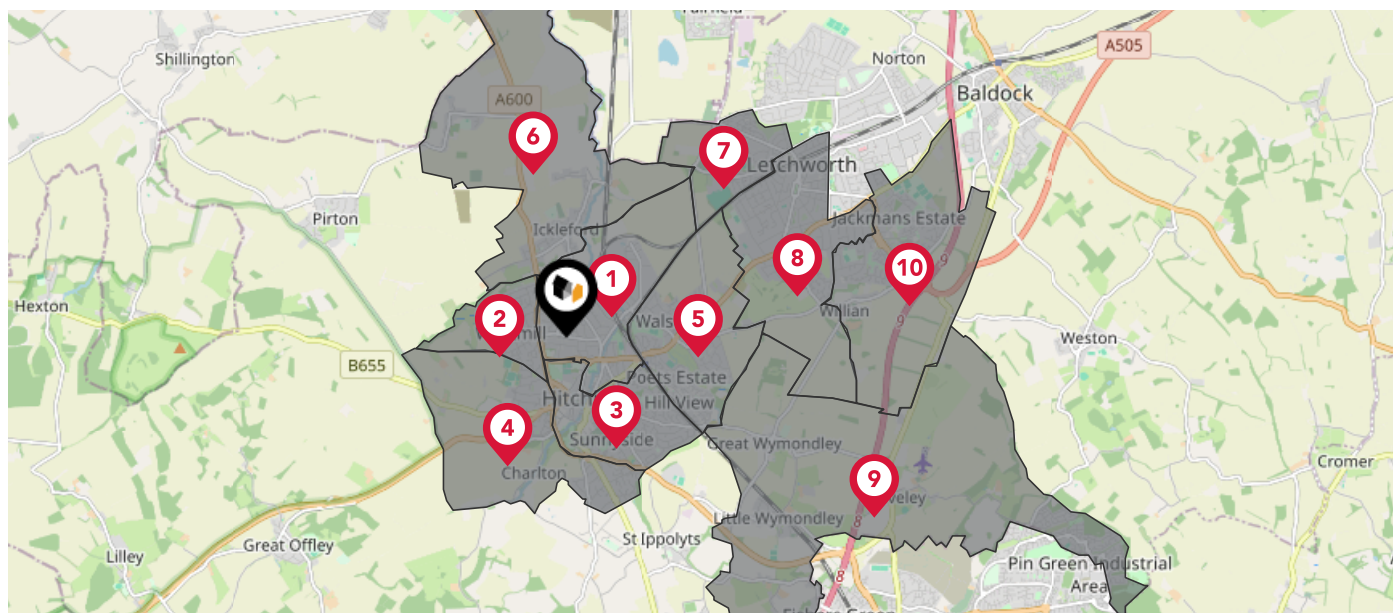
Mine Entry

- ✕ 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 Bearton Ward



Hitchin Oughton Ward



Hitchin Highbury Ward



Hitchin Priory Ward



Hitchin Walsworth Ward



Cadwell Ward



Letchworth Wilbury Ward



Letchworth South West Ward



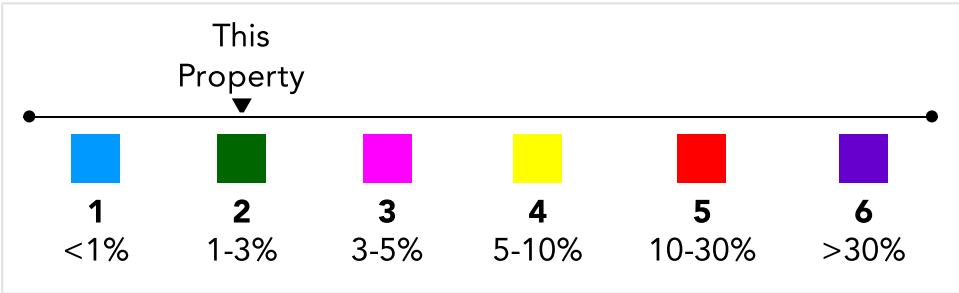
Chesfield Ward



Letchworth South East Ward

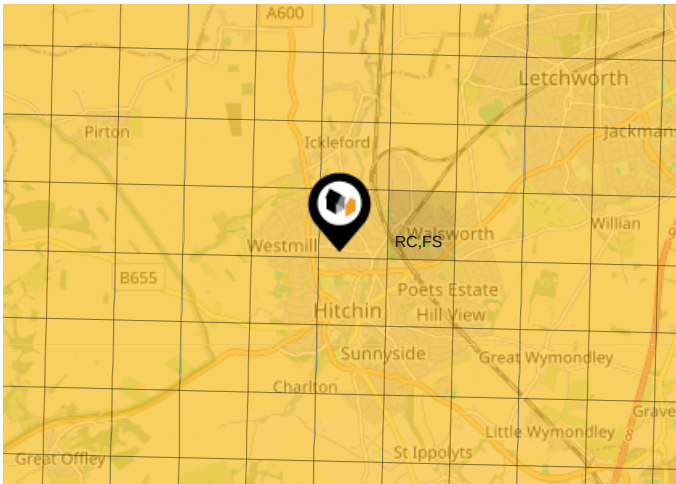
What is Radon?

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:	HIGH	Soil Texture:	CHALKY CLAY TO CHALKY
Parent Material Grain:	ARGILLIC		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP-INTERMEDIATE

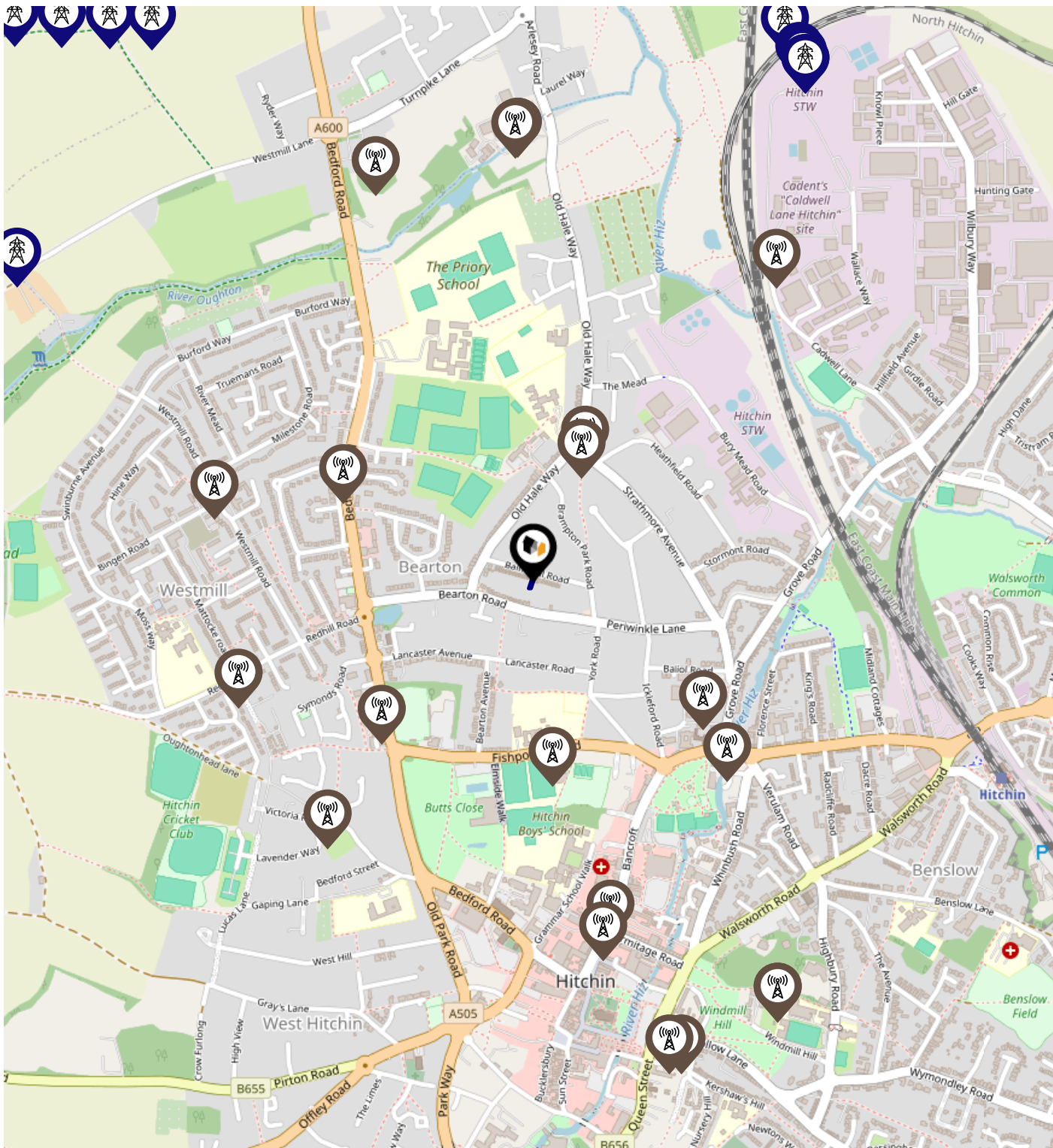


Primary Classifications (Most Common Clay Types)



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

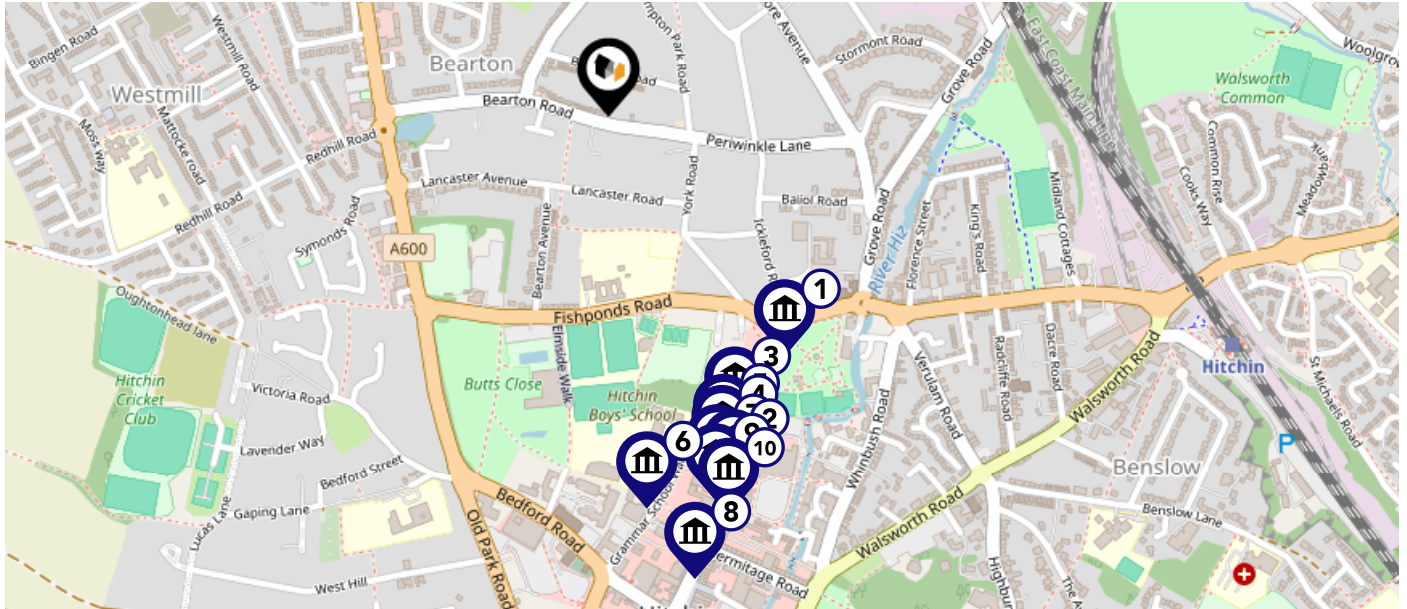
Masts & Pylons













Key:

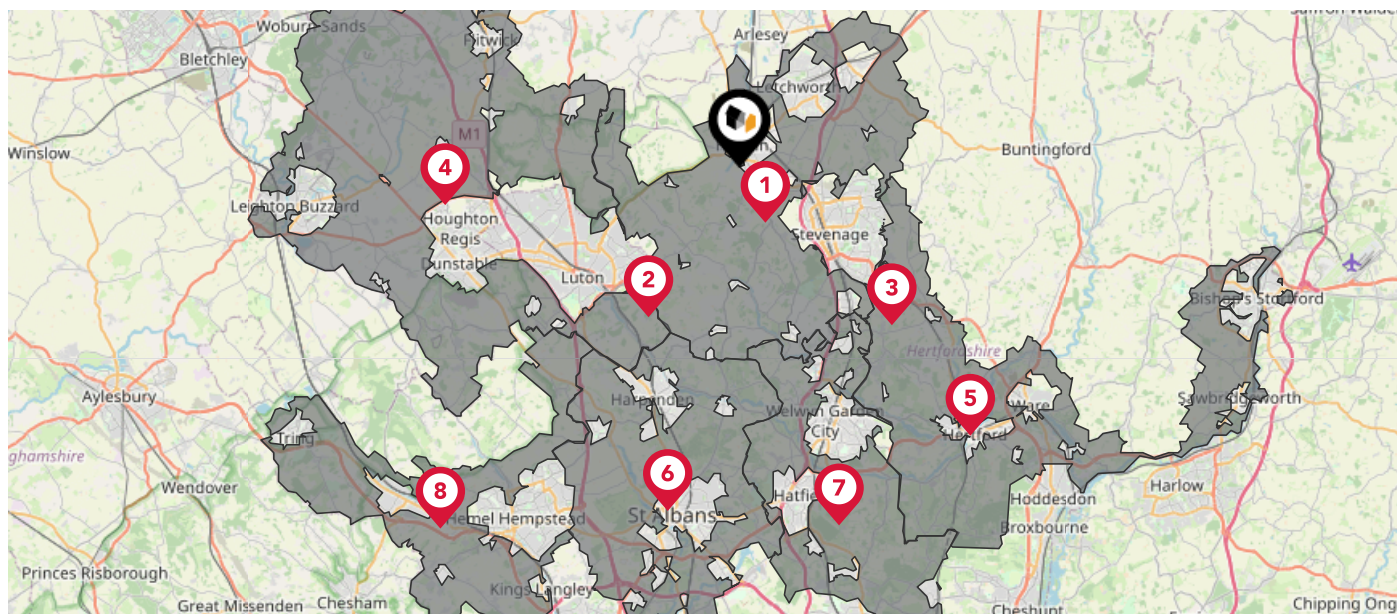
-  Power Pylons
-  Communication Masts

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	0.3 miles
 1102222 - 86 And 87, Bancroft	Grade II	0.4 miles
 1347577 - 53, Bancroft	Grade II	0.4 miles
 1102221 - 45, 46 And 46a, Bancroft	Grade II	0.4 miles
 1296455 - 47, Bancroft	Grade II	0.4 miles
 1102163 - Hitchin Boys Grammar School	Grade II	0.4 miles
 1102220 - 38-40, Bancroft	Grade II	0.4 miles
 1102216 - 21, Bancroft	Grade II	0.5 miles
 1172987 - 34, Bancroft	Grade II	0.5 miles
 1173028 - 93, Bancroft	Grade II	0.5 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 - East Hertfordshire



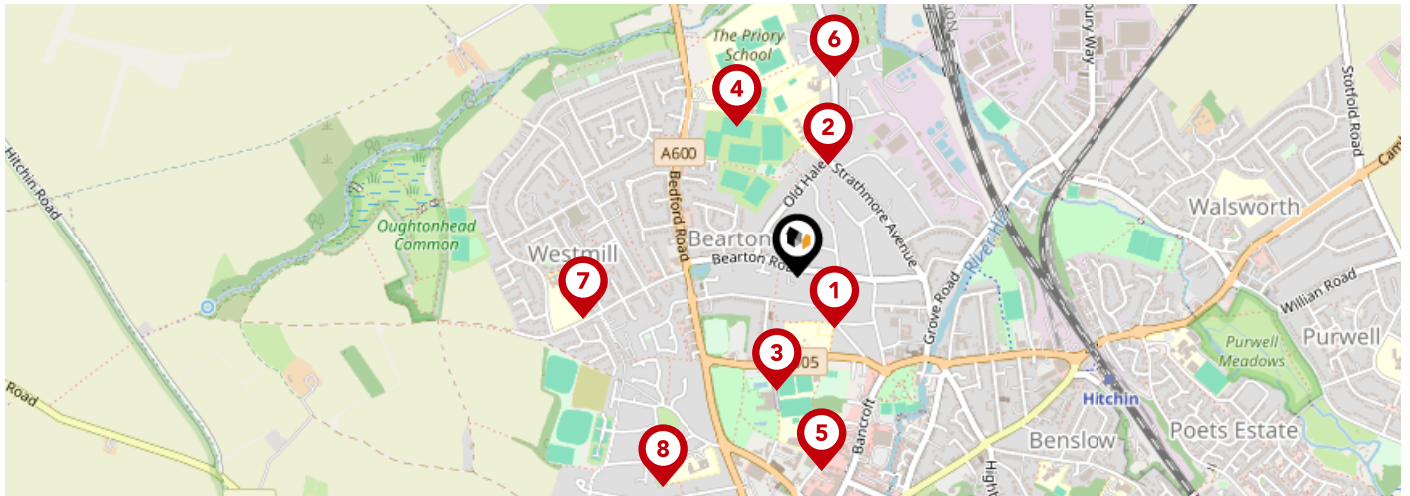
London Green Belt - St Albans



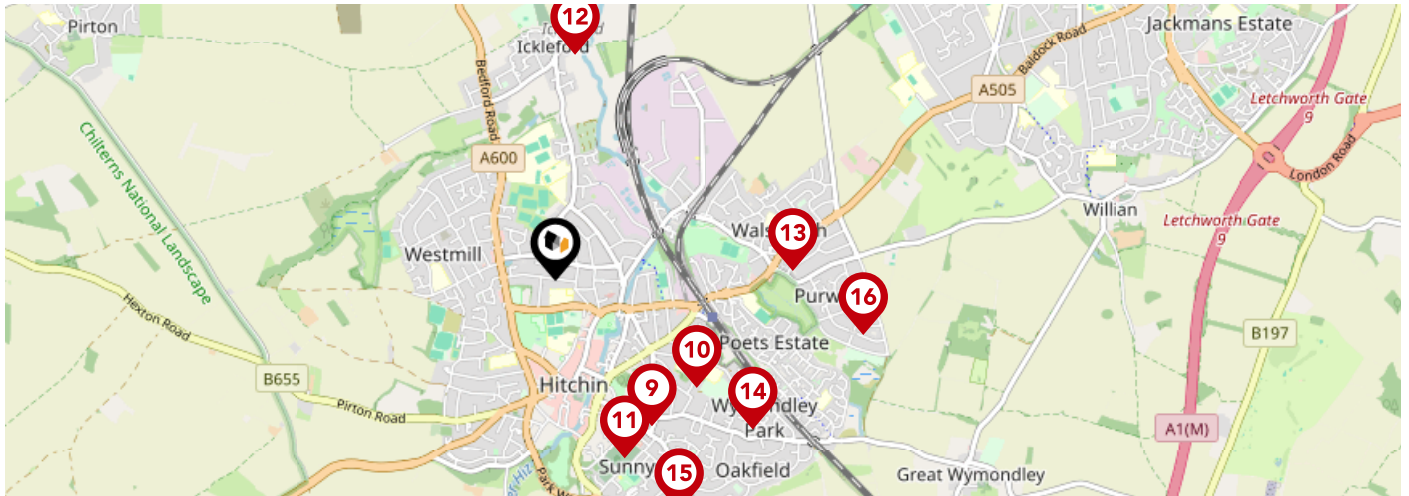
London Green Belt - Welwyn Hatfield











London Green Belt - Dacorum



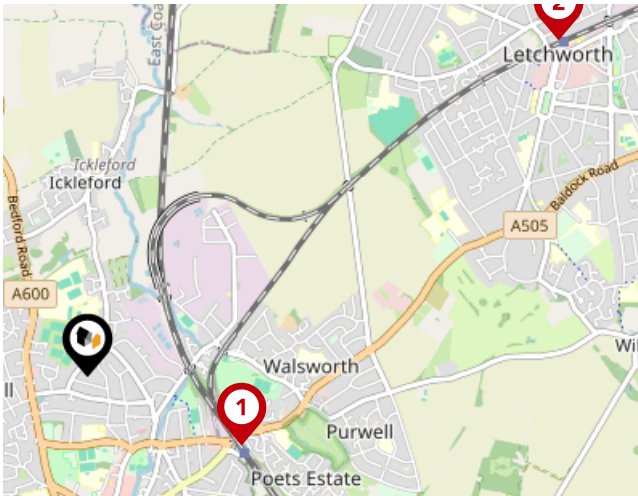
		Nursery	Primary	Secondary	College	Private
1	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ickleford Primary School Ofsted Rating: Good Pupils: 210 Distance:1.04	<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:1.08	<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:1.13	<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:1.19	<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:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

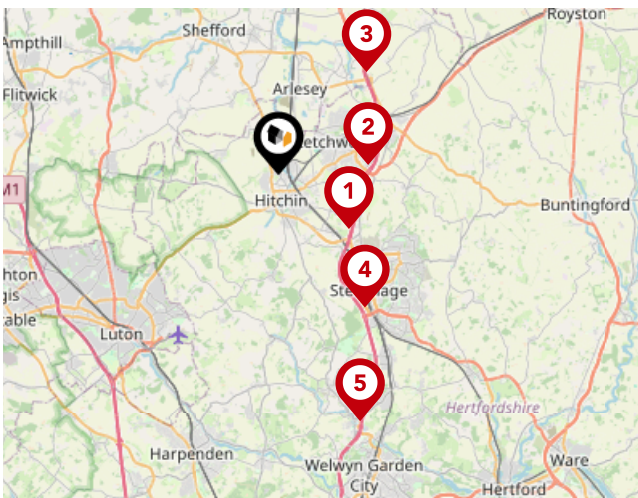
Area

Transport (National)



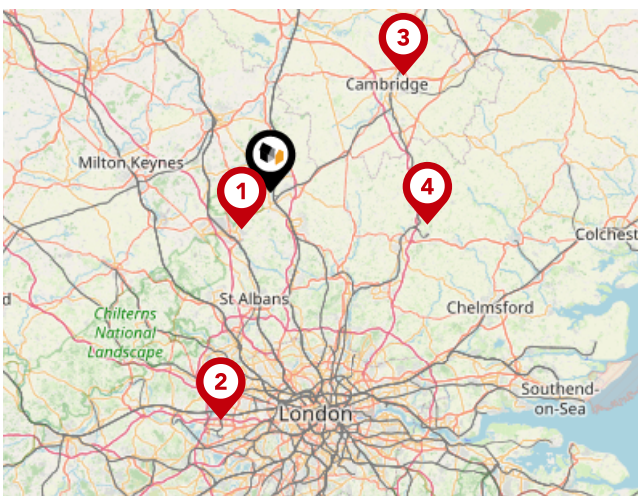
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.77 miles
2	Letchworth Rail Station	2.64 miles
3	Letchworth Rail Station	2.65 miles



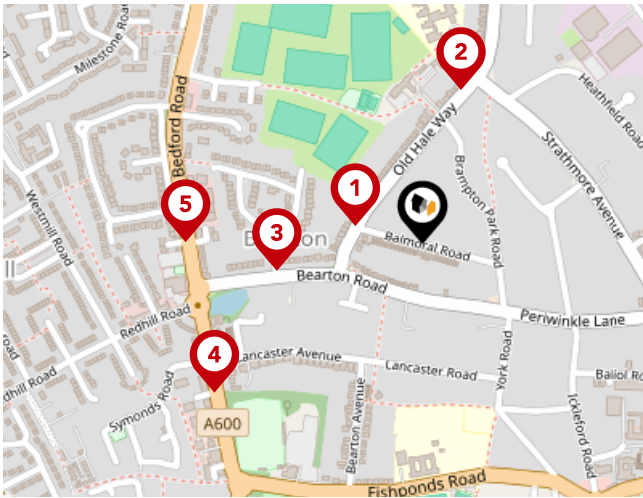
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.25 miles
2	A1(M) J9	3.26 miles
3	A1(M) J10	4.95 miles
4	A1(M) J7	5.76 miles
5	A1(M) J6	9.47 miles



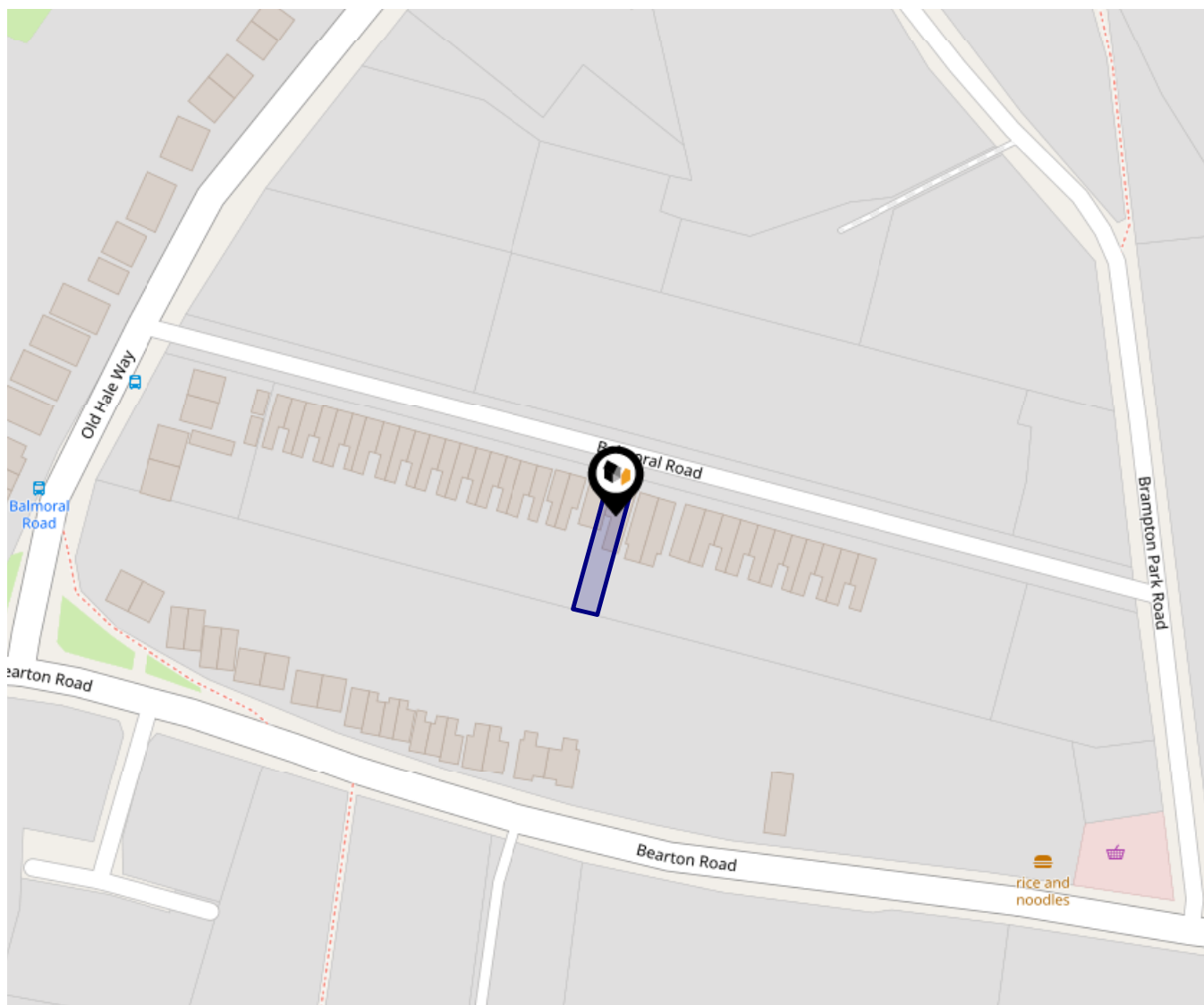
Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.81 miles
2	Heathrow Airport	34.23 miles
3	Cambridge	25.85 miles
4	Stansted Airport	23.51 miles



Bus Stops/Stations

Pin	Name	Distance
1	Balmoral Road	0.08 miles
2	Strathmore School	0.18 miles
3	Bearton Green	0.17 miles
4	Fishponds Road	0.29 miles
5	Angel's Reply PH	0.27 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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