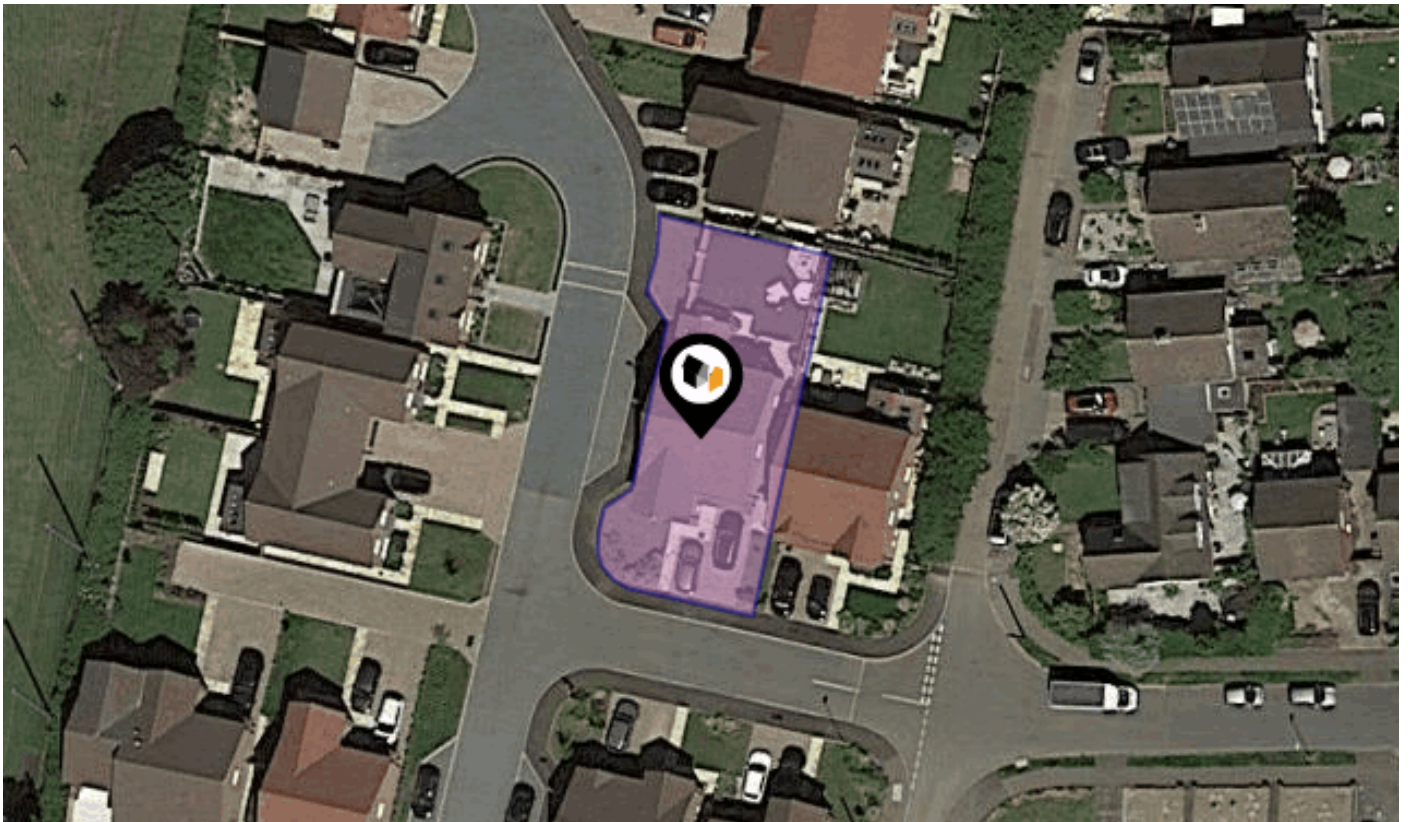# MIR: Material Info

The Material Information Affecting this Property

Thursday 20th March 2025

BOWLERS END, HITCHIN, SG5

The Property Ombudsman

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Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	5		
Floor Area:	1,926 ft^2 / 179 m^2		
Plot Area:	0.1 acres		
Year Built :	2019		
Council Tax :	Band G		
Annual Estimate:	£3,710		
Title Number:	HD585410		

Local Area

Local Authority:	Hertfordshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

13	**49**	**1800**
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

O₂ EE 3 Vodafone

Satellite/Fibre TV Availability:

✓ BT   ✓ sky   ✗ Virgin media

Planning records for: *11 Bowlers End Hitchin Hertfordshire SG5 2EA*

Reference - 21/01115/FPH
Decision: Decided
Date: 12th April 2021
Description:
Erection of side elevation attached shed and replace existing attached garage door with a window to facilitate conversion of garage into habitable accommodation

Planning records for: *Land Outside Of 17 Bowlers End Lucas Lane Hitchin Hertfordshire SG5 2EA*

Reference - 23/00258/EC
Decision: Decided
Date: 02nd February 2023
Description:
Installation of 9m pole

Planning records for: *19 Bowlers End Hitchin Hertfordshire SG5 2EA*

Reference - 24/02643/FPH
Decision: Decided
Date: 02nd December 2024
Description:
Insertion of side door and side gate following remove of existing gate.

Planning records for: *12 Bowlers End Hitchin Hertfordshire SG5 2EA*

Reference - 19/02592/FPH
Decision: Decided
Date: 06th December 2019
Description:
Single storey rear extension, insertion of three front rooflights to existing roofslope, insertion of rear dormer window with Juliet balcony to facilitate conversion of loft into habitable accommodation and change of existing gable end cladding finish to match dormer

Planning records for: *12 Bowlers End Hitchin Hertfordshire SG5 2EA*

Reference - 24/01924/FPH	
Decision:	Decided
Date:	28th August 2024

Description:

Single storey rear extension. Alterations to existing detached garage fenestration including insertion of rear juliet balcony's following removal of existing garage doors to facilitate conversion of garage to gym/study. Alterations to existing side garden to provide two parking spaces.

Reference - 24/02514/FPH	
Decision:	Decided
Date:	21st November 2024

Description:

Single storey rear extension. Alterations to fenestration to existing detached garage to include insertion of rear Juliet balconies to facilitate conversion of garage into gym/study.

Reference - 24/02515/LDCP	
Decision:	Decided
Date:	21st November 2024

Description:

Installation of hardstanding (ground guard) to north side of dwelling to provide two additional car parking spaces

Reference - 21/02294/FPH	
Decision:	Decided
Date:	10th August 2021

Description:

Insertion of rear dormer window to garage roof slope to facilitate office space at first floor level.

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Planning records for: *8 Bowlers End Hitchin Hertfordshire SG5 2EA*

Reference - 23/01617/FPH

Decision:	Decided
Date:	13th July 2023

Description:

Single storey side extension and insertion of front ground floor window following removal of existing garage door to facilitate garage conversion. Insertion of two rear dormer windows and two front rooflights to facilitate loft conversion and installation of additional hardstanding in front garden (as amended by plans received on 11/08/23).

Planning records for: *2 Bowlers End Hitchin Hertfordshire SG5 2EA*

Reference - 23/01007/FPH

Decision:	Registered
Date:	11th August 2023

Description:

Single storey side extension, insertion of ground floor front window following removal of existing garage door to facilitate conversion of garage into habitable accommodation and reposition front door

Bowlers End, SG5

Energy rating

B

Valid until 19.06.2029

Score	Energy rating	Current	Potential
92+	**A**		
81-91	**B**	85 | **B**	
69-80	**C**		92 | **A**
55-68	**D**		
39-54	**E**		
21-38	**F**		
1-20	**G**		

country
properties

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m-¦K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-¦K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.16 W/m-¦K
Total Floor Area:	179 m^2

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Material Information

Building Safety

None specified

Accessibility / Adaptations

None specified

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Standard brick

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Property Lease Information

Not applicable

Listed Building Information

Not applicable

Stamp Duty

Ask agent

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Electricity Supply

Yes

Gas Supply

Yes

Water Supply

Yes

Drainage

Not specified

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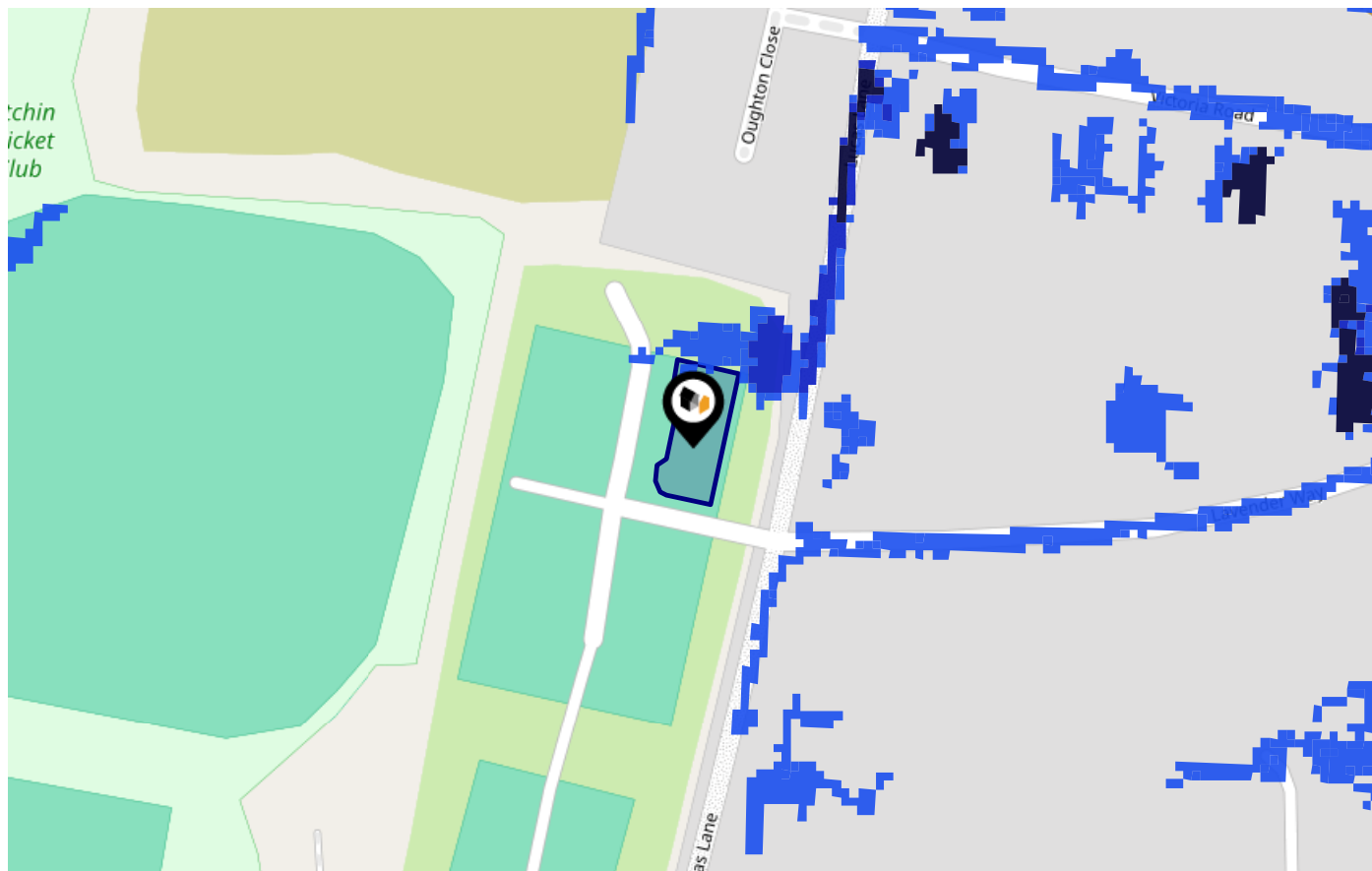
country properties

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

country
properties

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.
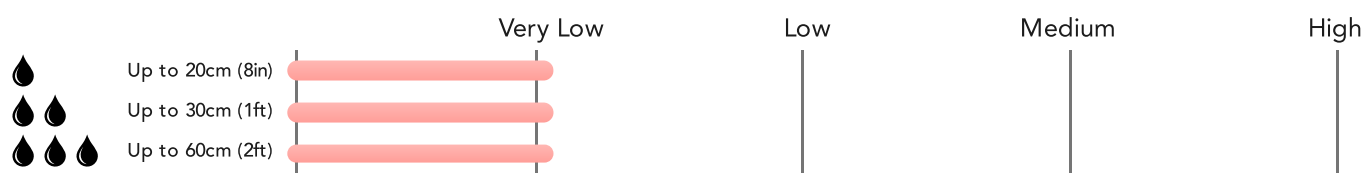

Risk Rating: Very low

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.

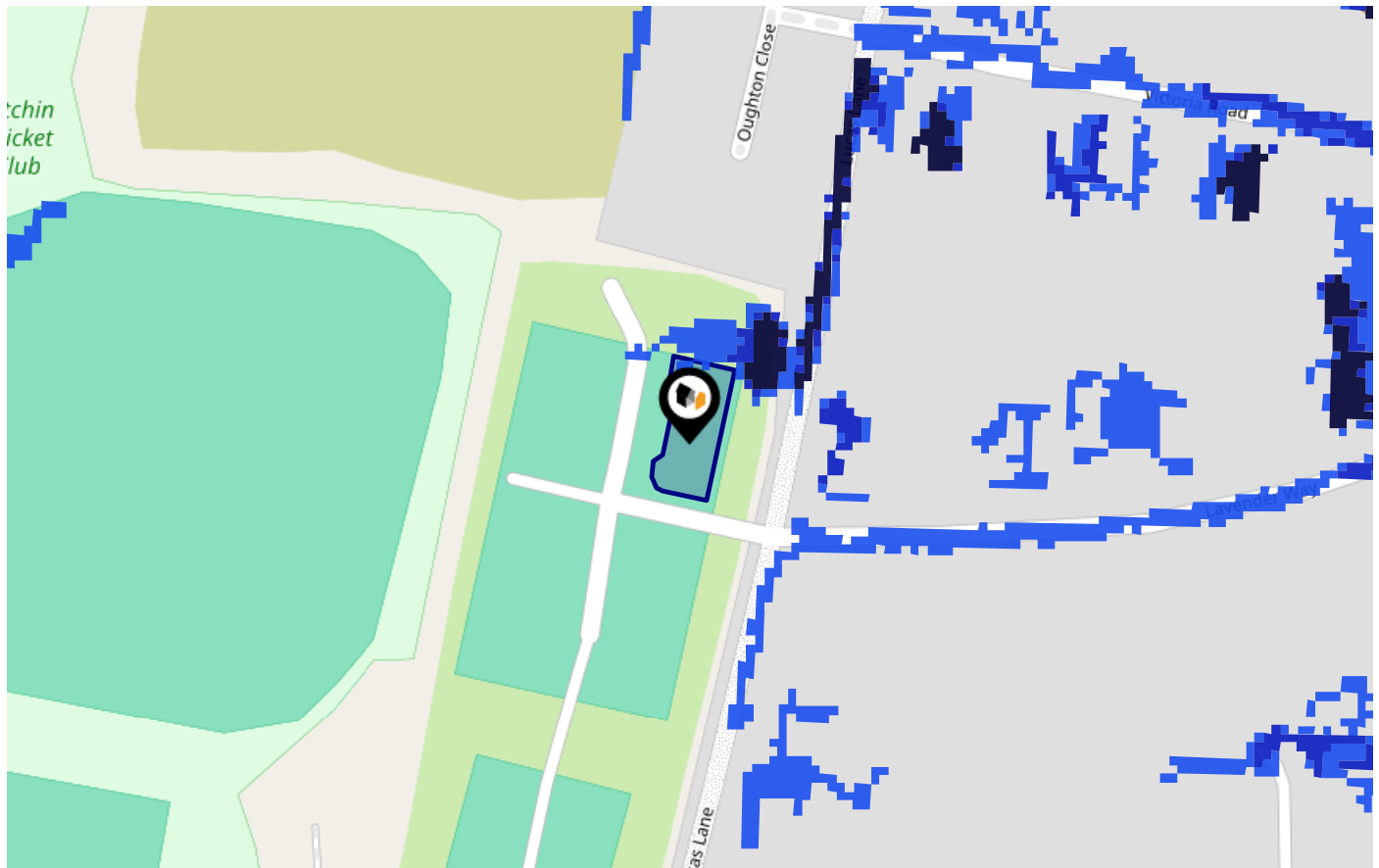- ■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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Flood Risk
Surface Water - Climate Change

country properties

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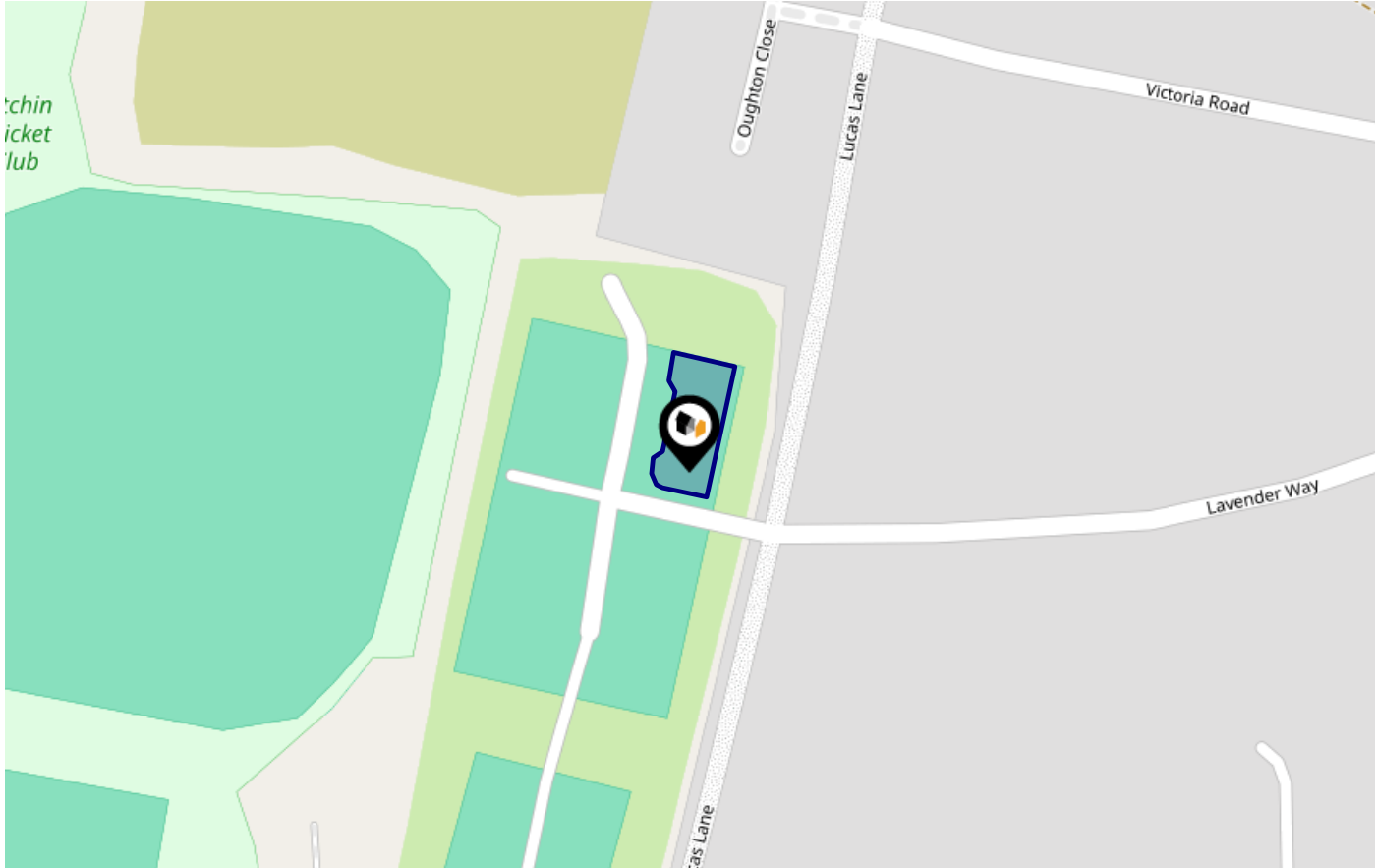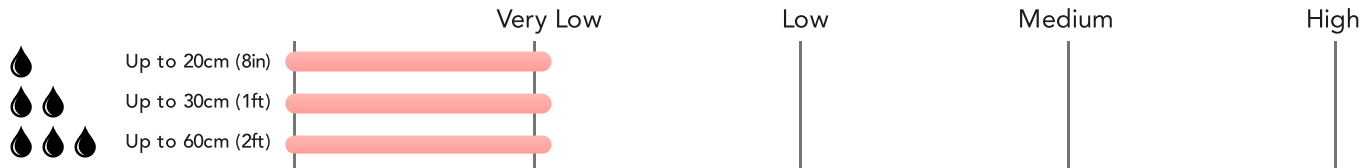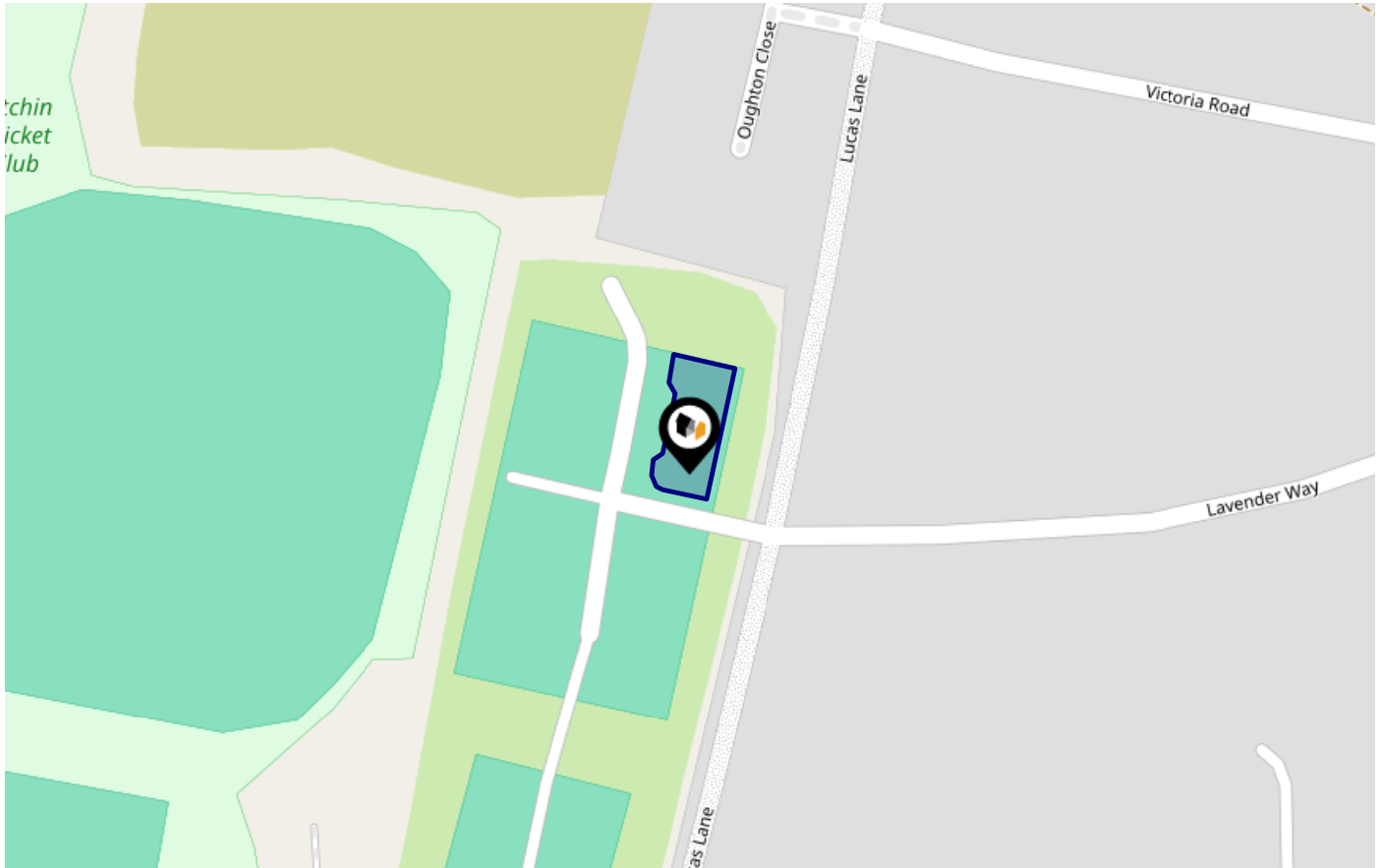
Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

MIR - Material Info

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Flood Risk
Rivers & Seas - Flood Risk

country properties

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:

		Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

MIR - Material Info

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Flood Risk
Rivers & Seas - Climate Change

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properties

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:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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Maps
Conservation Areas

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properties

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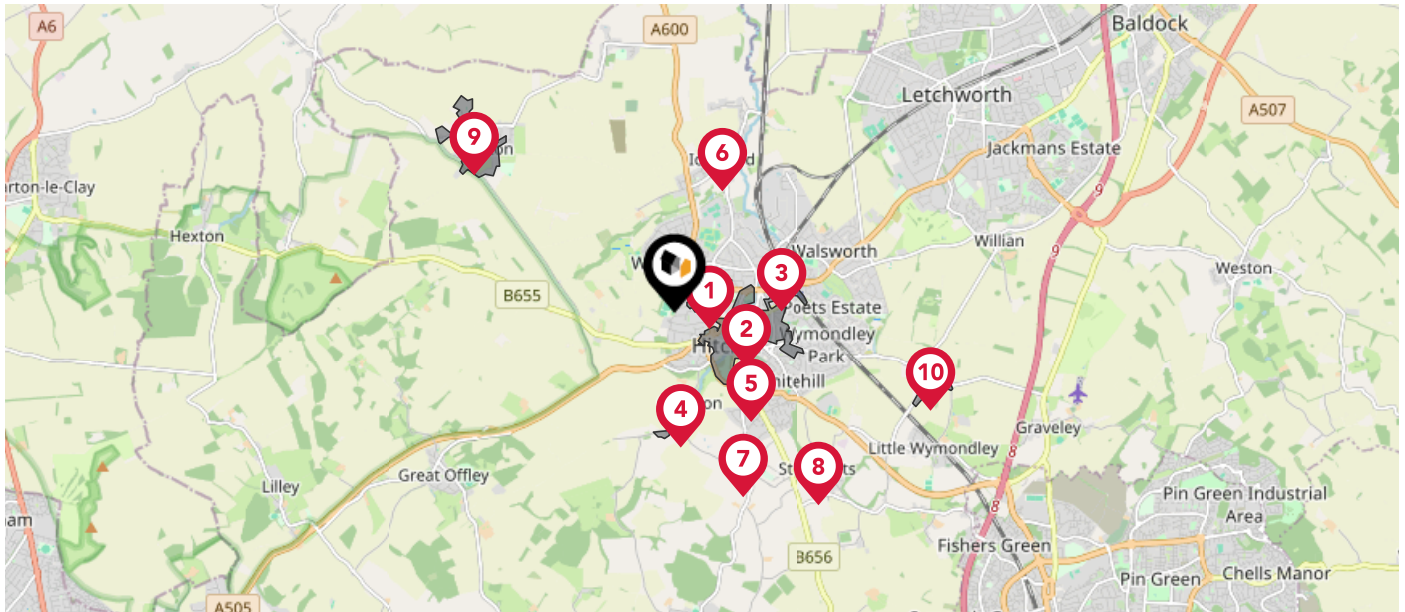
Nearby Conservation Areas	
1	Butts Close, Hitchin
2	Hitchin
3	Hitchin Railway and Ransom's Recreation Ground
4	Charlton
5	Hitchin Hill Path
6	Ickleford
7	Gosmore
8	St Ippolyts
9	Pirton
10	Great Wymondley

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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.
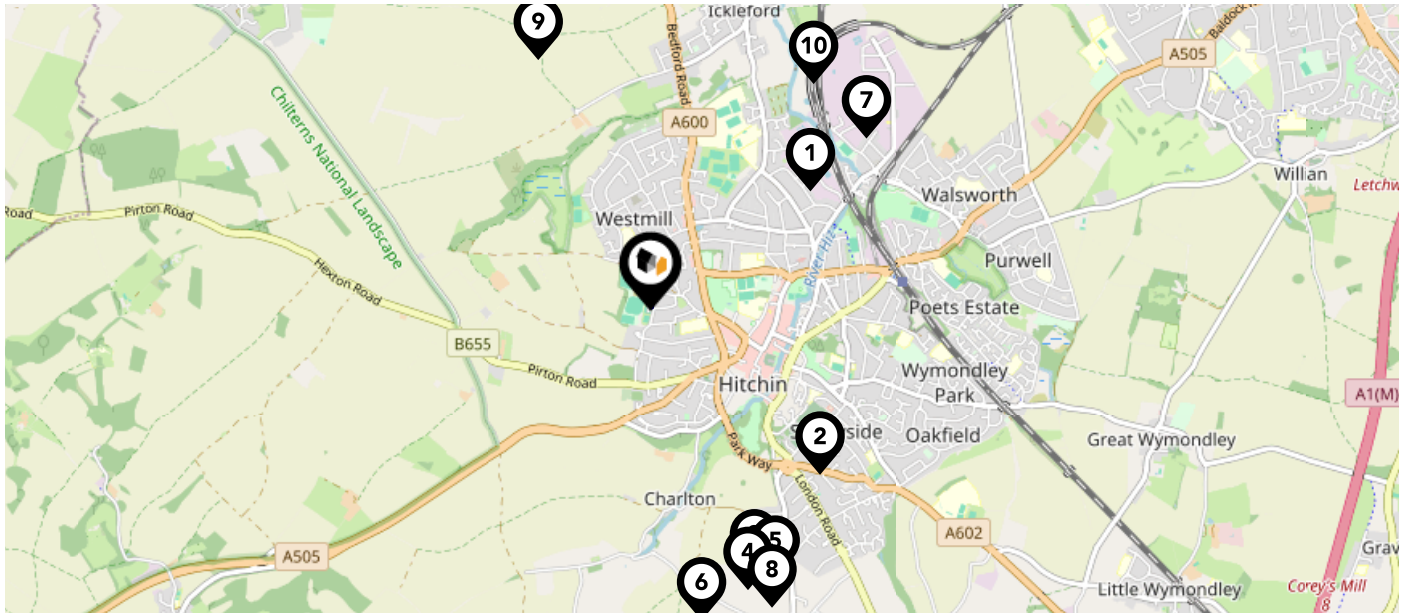
Nearby Landfill Sites

1	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill
2	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill
3	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
4	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
5	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
6	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
7	Wallace Way-Hitchin, Hertfordshire	Historic Landfill
8	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
9	Hambridge Way-Pirton	Historic Landfill
10	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill

This map displays nearby coal mine entrances and their classifications.
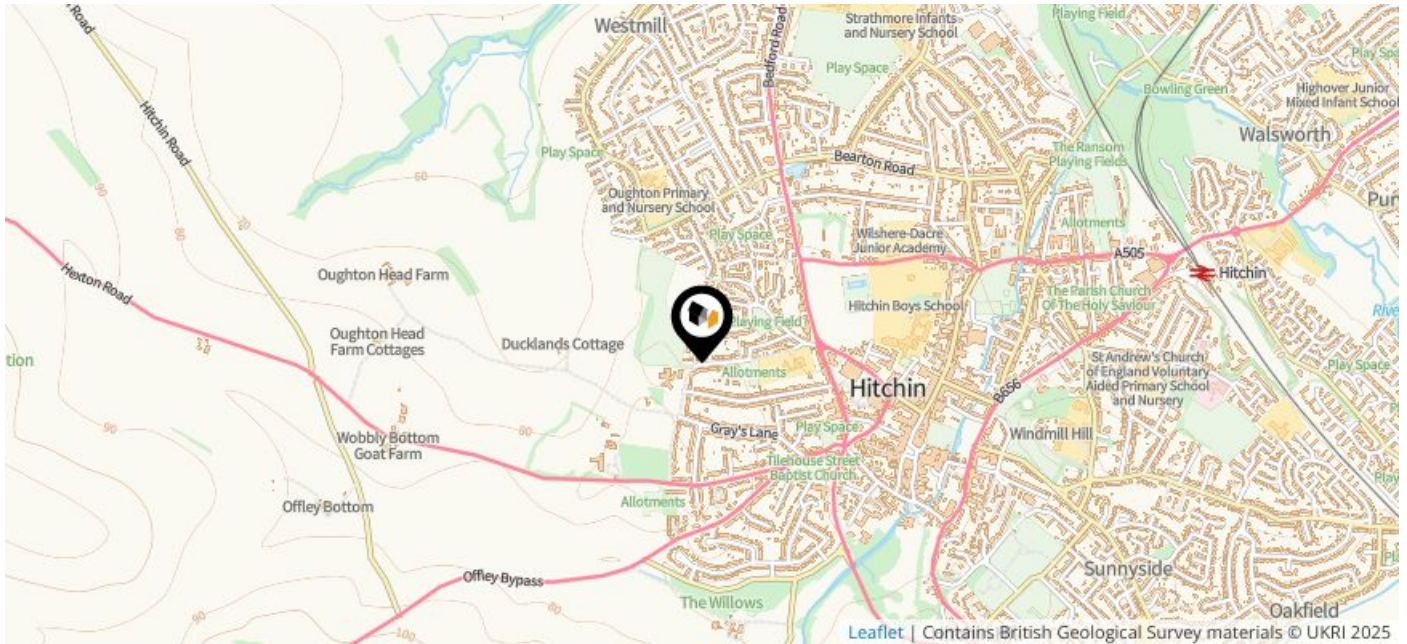
Mine Entry

✕ 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
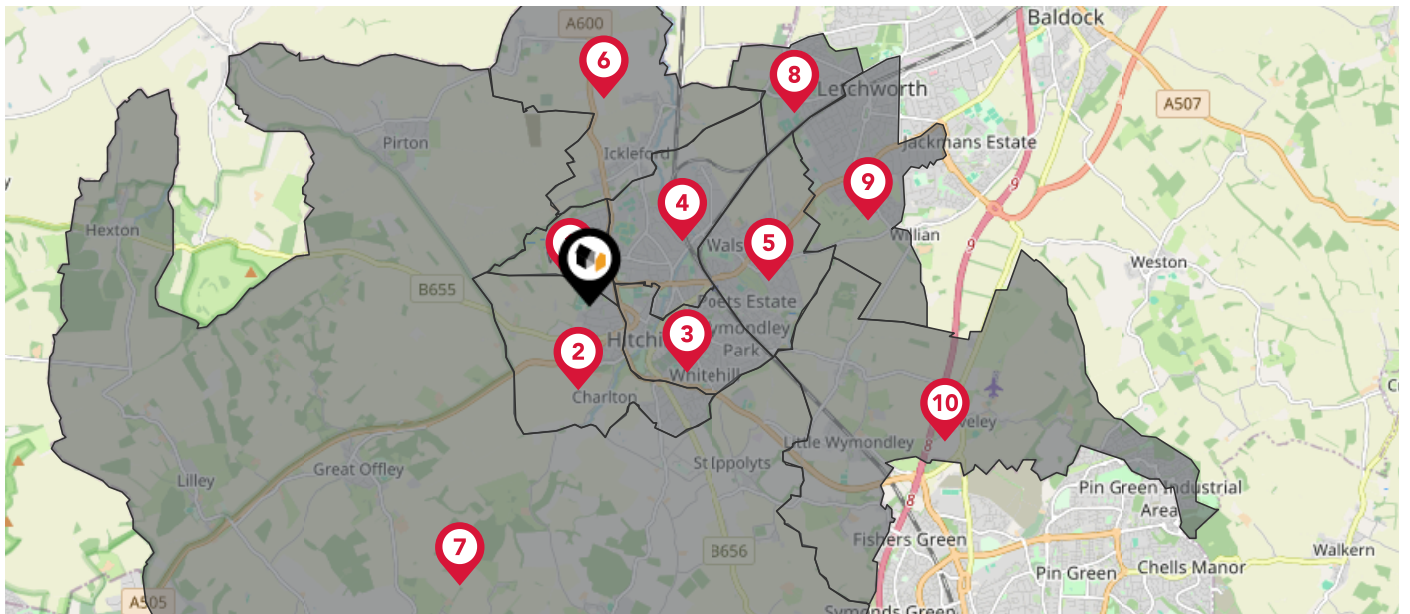
Nearby Council Wards	
1	Hitchin Oughton Ward
2	Hitchin Priory Ward
3	Hitchin Highbury Ward
4	Hitchin Bearton Ward
5	Hitchin Walsworth Ward
6	Cadwell Ward
7	Hitchwood, Offa and Hoo Ward
8	Letchworth Wilbury Ward
9	Letchworth South West Ward
10	Chesfield Ward

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/m3).

This
Property
▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

Environment
Soils & Clay
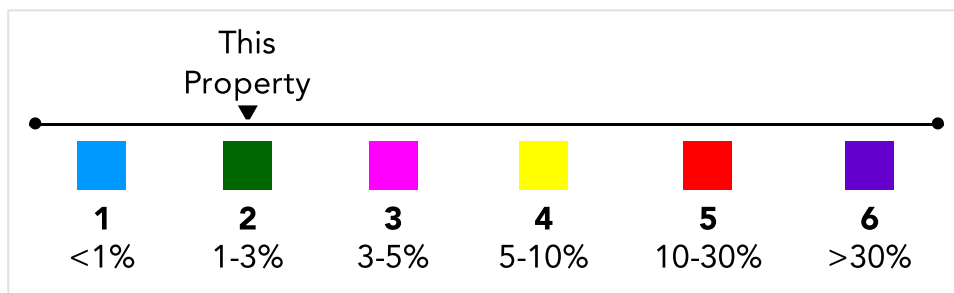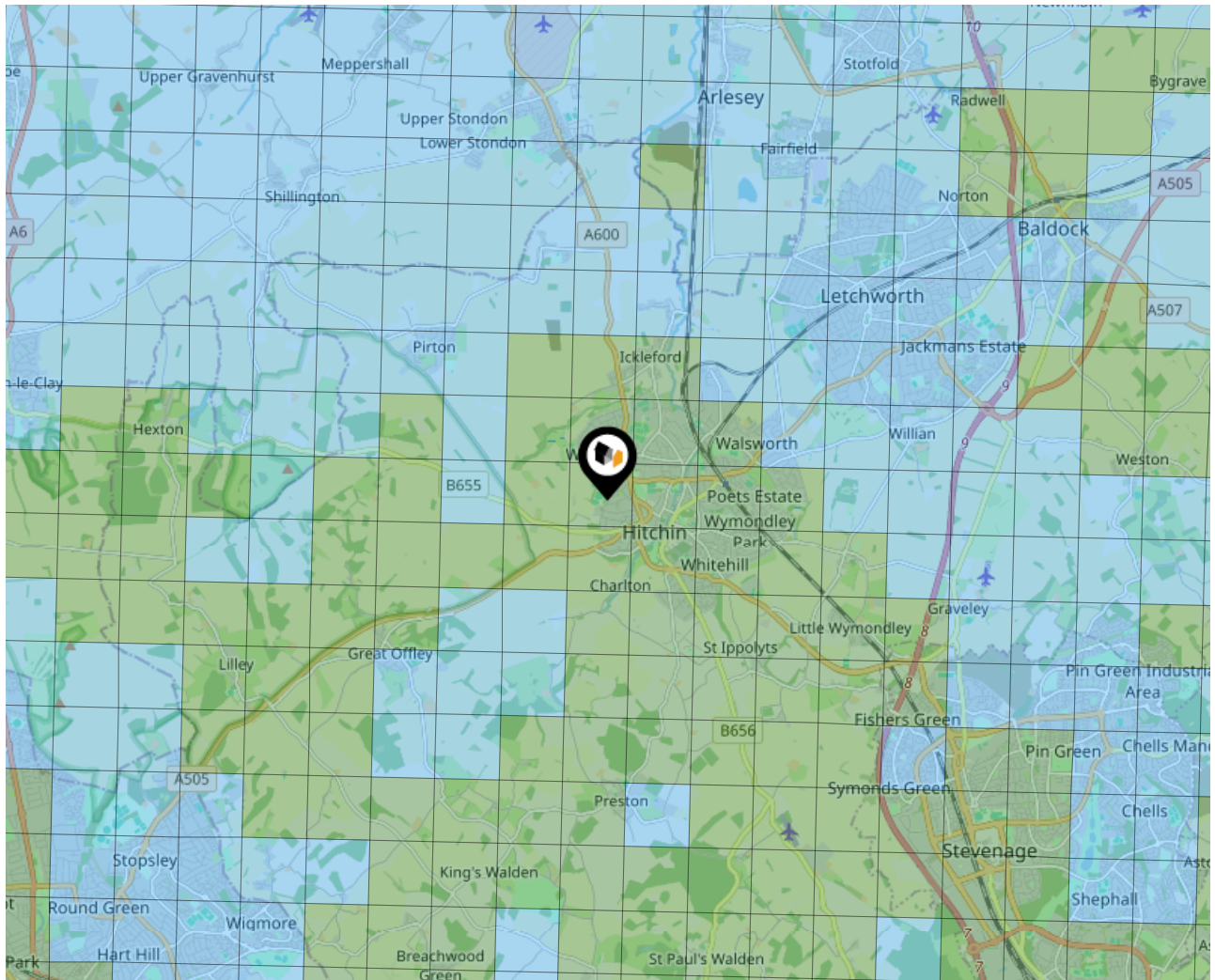
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content: HIGH

Parent Material Grain: ARGILLIC - ARENACEOUS

Soil Group: ALL

Soil Texture: CHALKY, SILTY LOAM

Soil Depth: SHALLOW
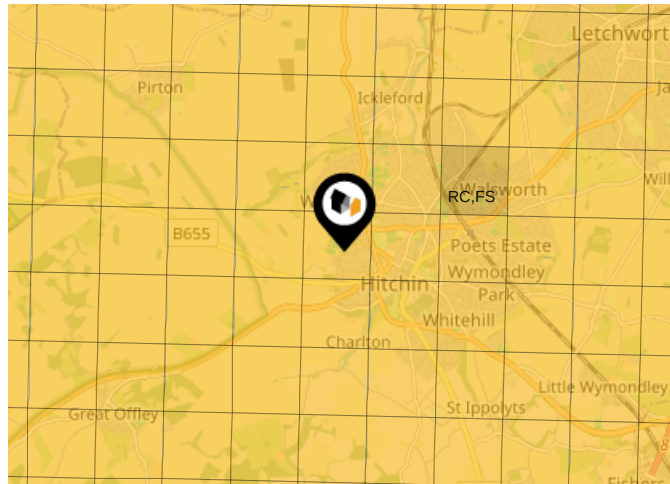
Primary Classifications (Most Common Clay Types)

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
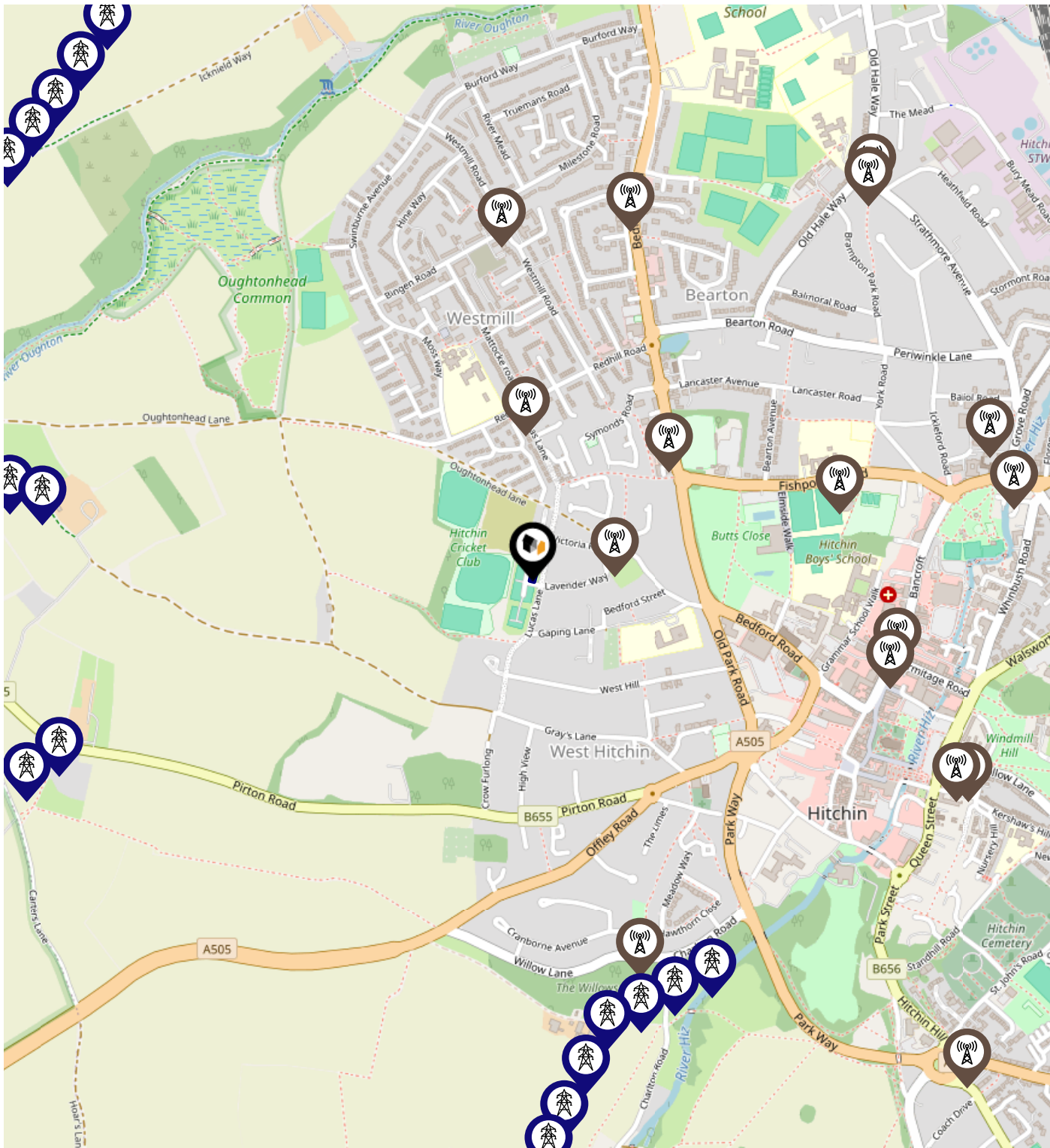
Key:

Power Pylons

Communication Masts

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	Nursery	Primary	Secondary	College	Private
1 Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding | Pupils: 420 | Distance:0.15	☐	☑	☐	☐	☐
2 Oughton Primary and Nursery School Ofsted Rating: Good | Pupils: 218 | Distance:0.32	☐	☑	☐	☐	☐
3 Wilshere-Dacre Junior Academy Ofsted Rating: Good | Pupils: 267 | Distance:0.42	☐	☑	☐	☐	☐
4 Hitchin Boys' School Ofsted Rating: Outstanding | Pupils: 1317 | Distance:0.49	☐	☐	☑	☐	☐
5 York Road Nursery School Ofsted Rating: Outstanding | Pupils: 107 | Distance:0.6	☑	☐	☐	☐	☐
6 The Priory School Ofsted Rating: Good | Pupils: 1231 | Distance:0.81	☐	☐	☑	☐	☐
7 Strathmore Infant and Nursery School Ofsted Rating: Good | Pupils: 199 | Distance:0.84	☐	☑	☐	☐	☐
8 Highbury Infant School and Nursery Ofsted Rating: Good | Pupils: 204 | Distance:0.85	☐	☑	☐	☐	☐

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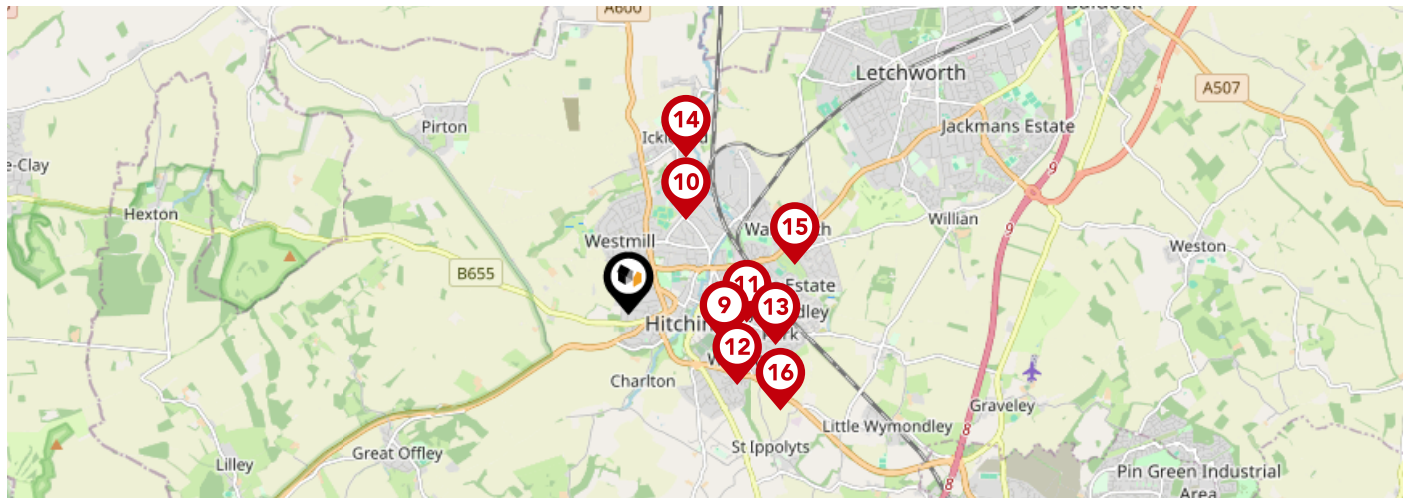
	Nursery	Primary	Secondary	College	Private
9 Hitchin Girls' School Ofsted Rating: Outstanding	Pupils: 1355	Distance:0.91	☐	☐	☑	☐	☐
10 Our Lady Catholic Primary School Ofsted Rating: Good	Pupils: 154	Distance:1.01	☐	☑	☐	☐	☐
11 St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding	Pupils: 252	Distance:1.08	☐	☑	☐	☐	☐
12 Whitehill Junior School Ofsted Rating: Good	Pupils: 240	Distance:1.18	☐	☑	☐	☐	☐
13 William Ransom Primary School Ofsted Rating: Outstanding	Pupils: 422	Distance:1.36	☐	☑	☐	☐	☐
14 Ickleford Primary School Ofsted Rating: Good	Pupils: 210	Distance:1.54	☐	☑	☐	☐	☐
15 Highover Junior Mixed and Infant School Ofsted Rating: Good	Pupils: 428	Distance:1.59	☐	☑	☐	☐	☐
16 Kingshott School Ofsted Rating: Not Rated	Pupils: 400	Distance:1.63	☐	☐	☑	☐	☐

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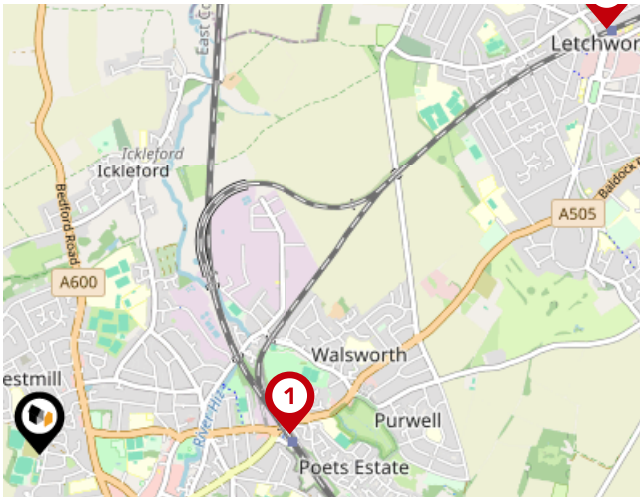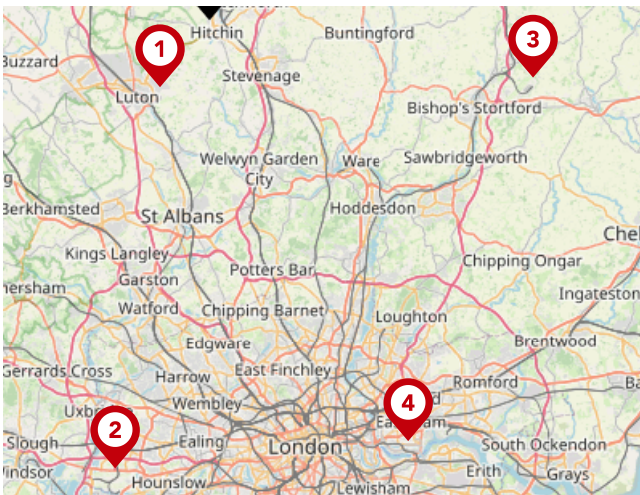

National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	1.14 miles
2	Letchworth Rail Station	3.24 miles
3	Stevenage Rail Station	4.95 miles
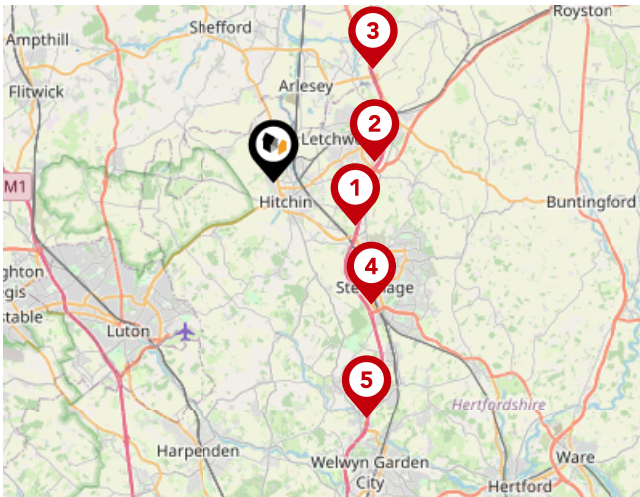
Trunk Roads/Motorways

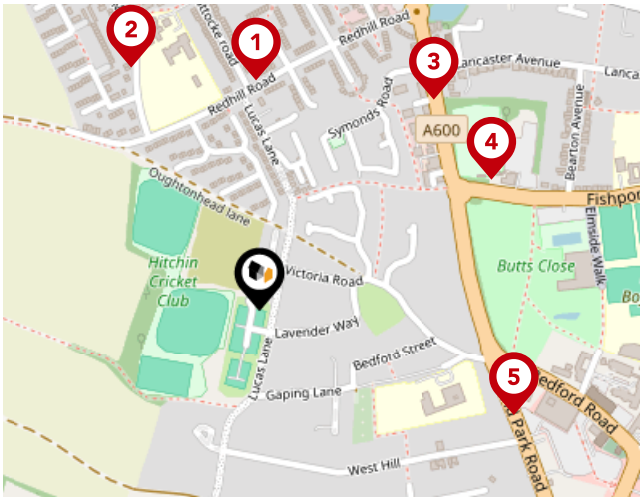| Pin	Name	Distance
1	A1(M) J8	3.4 miles
2	A1(M) J9	3.76 miles
3	A1(M) J10	5.55 miles
4	A1(M) J7	5.69 miles
5	A1(M) J6	9.23 miles

Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.17 miles
2	Heathrow Airport	33.74 miles
3	Stansted Airport	23.96 miles
4	Silvertown	34.26 miles

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Bus Stops/Stations

Pin	Name	Distance
1	Mattocke Road	0.26 miles
2	Kings Hedges	0.31 miles
3	Fishponds Road	0.31 miles
4	Football Club	0.3 miles
5	West Hill	0.32 miles

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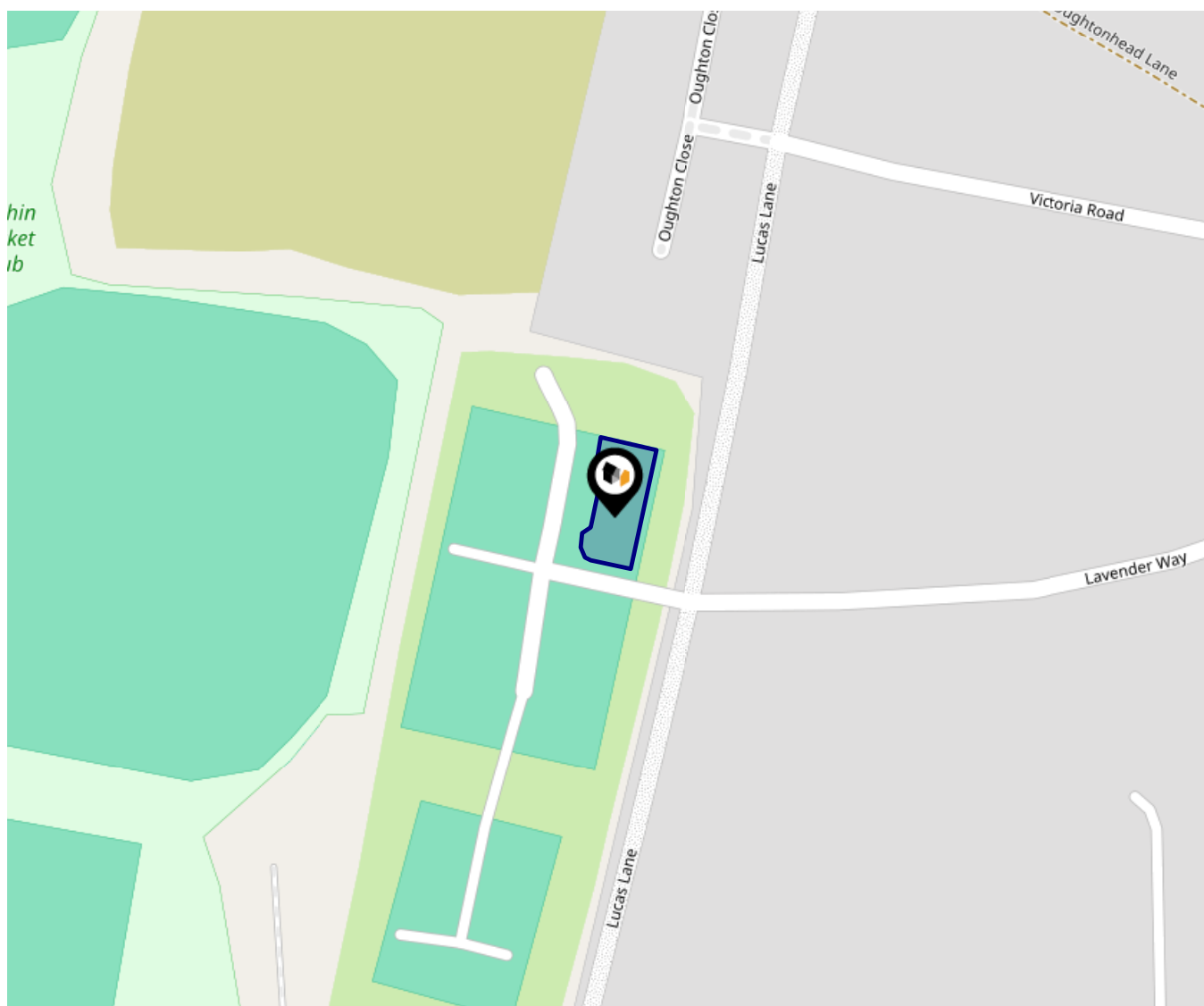
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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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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MIR - Material Info

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail