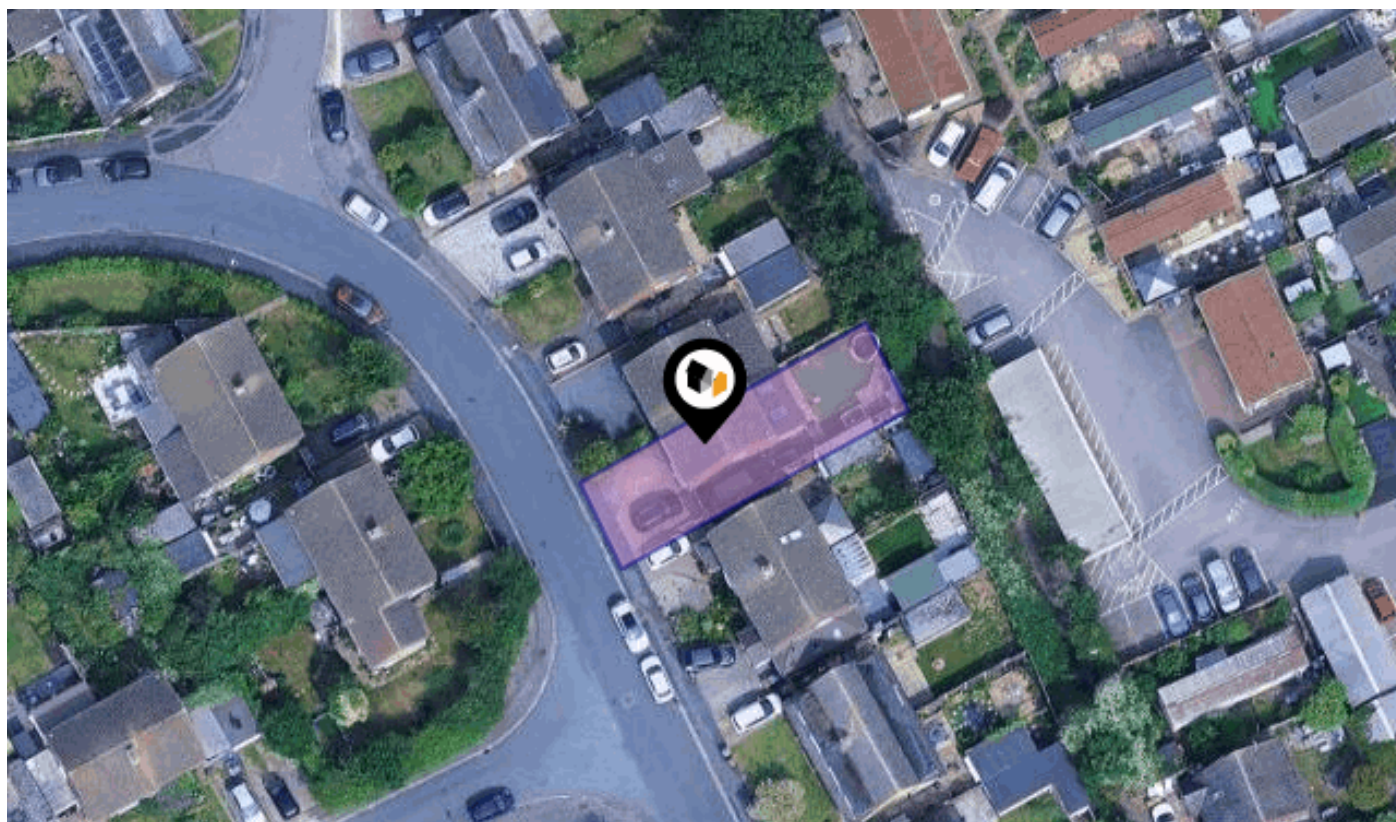




MIR: Material Info

The Material Information Affecting this Property

Tuesday 21st October 2025



WESTBURY CLOSE, HITCHIN, SG5

Country Properties

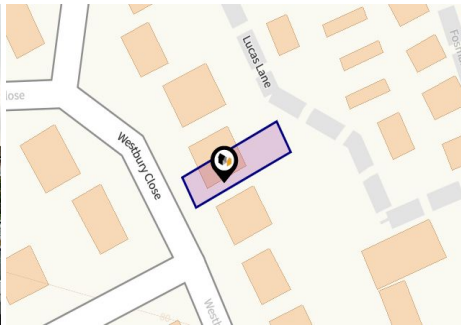
6 Brand Street Hitchin SG5 1HX

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	818 ft ² / 76 m ²		
Plot Area:	0.06 acres		
Year Built :	1967-1975		
Council Tax :	Band D		
Annual Estimate:	£2,333		
Title Number:	HD73082		

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	1800 mb/s
• Surface Water	Very low			

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

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

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

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

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

Planning records for: **8 Westbury Close Hitchin SG5 2NE**

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

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

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

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

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

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

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

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

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

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

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

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

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

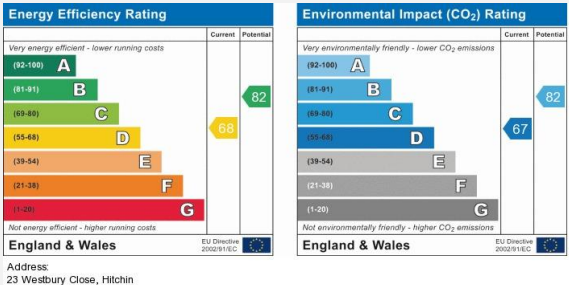
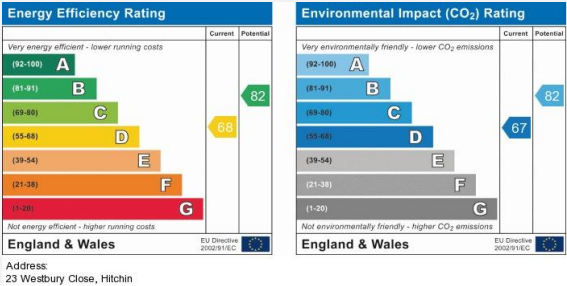
Reference - 81/01539/1	
Decision:	Decided
Date:	14th October 1981
Description:	Erection of single storey side extension.

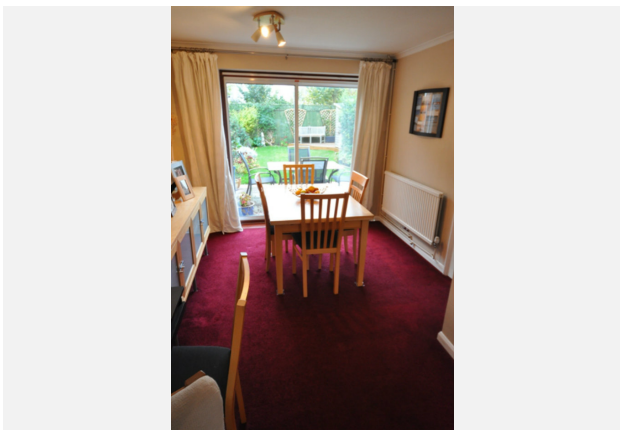
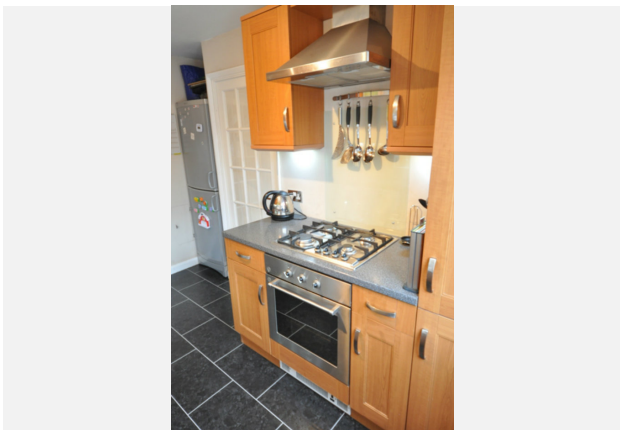
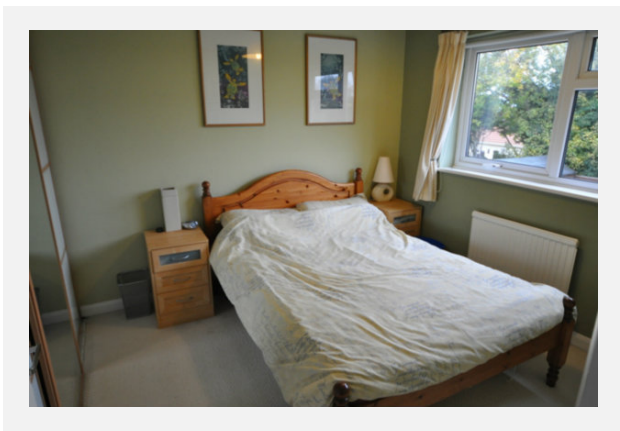
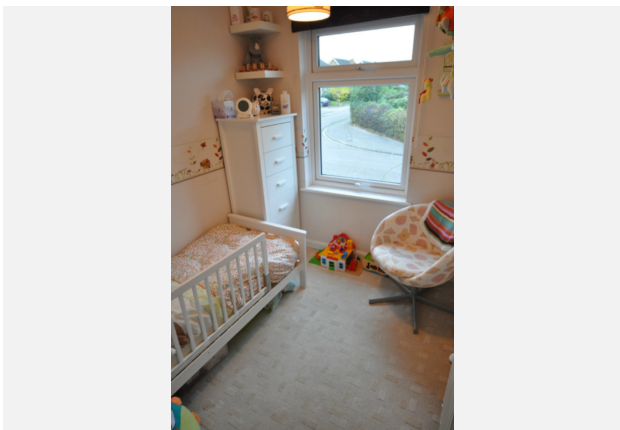
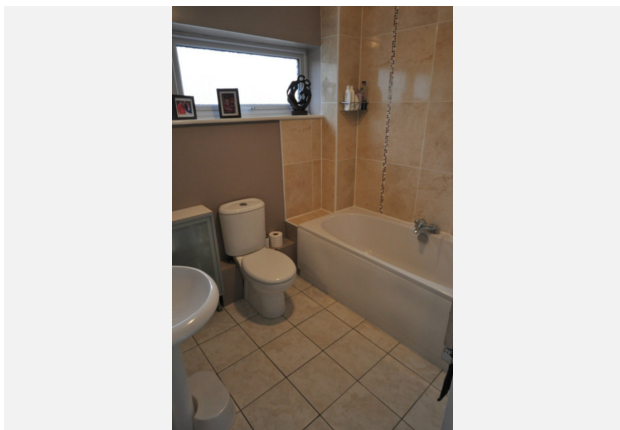
Planning records for: **20 Westbury Close Hitchin SG5 2NE**

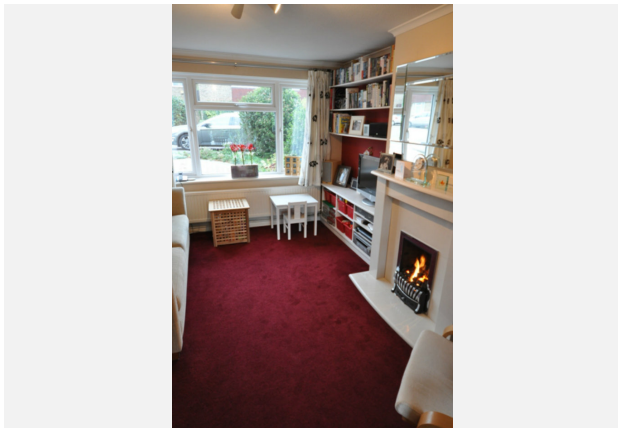
Reference - 90/01198/1	
Decision:	Decided
Date:	24th August 1990
Description:	Two storey side extension and new 1.8m high brick boundary wall

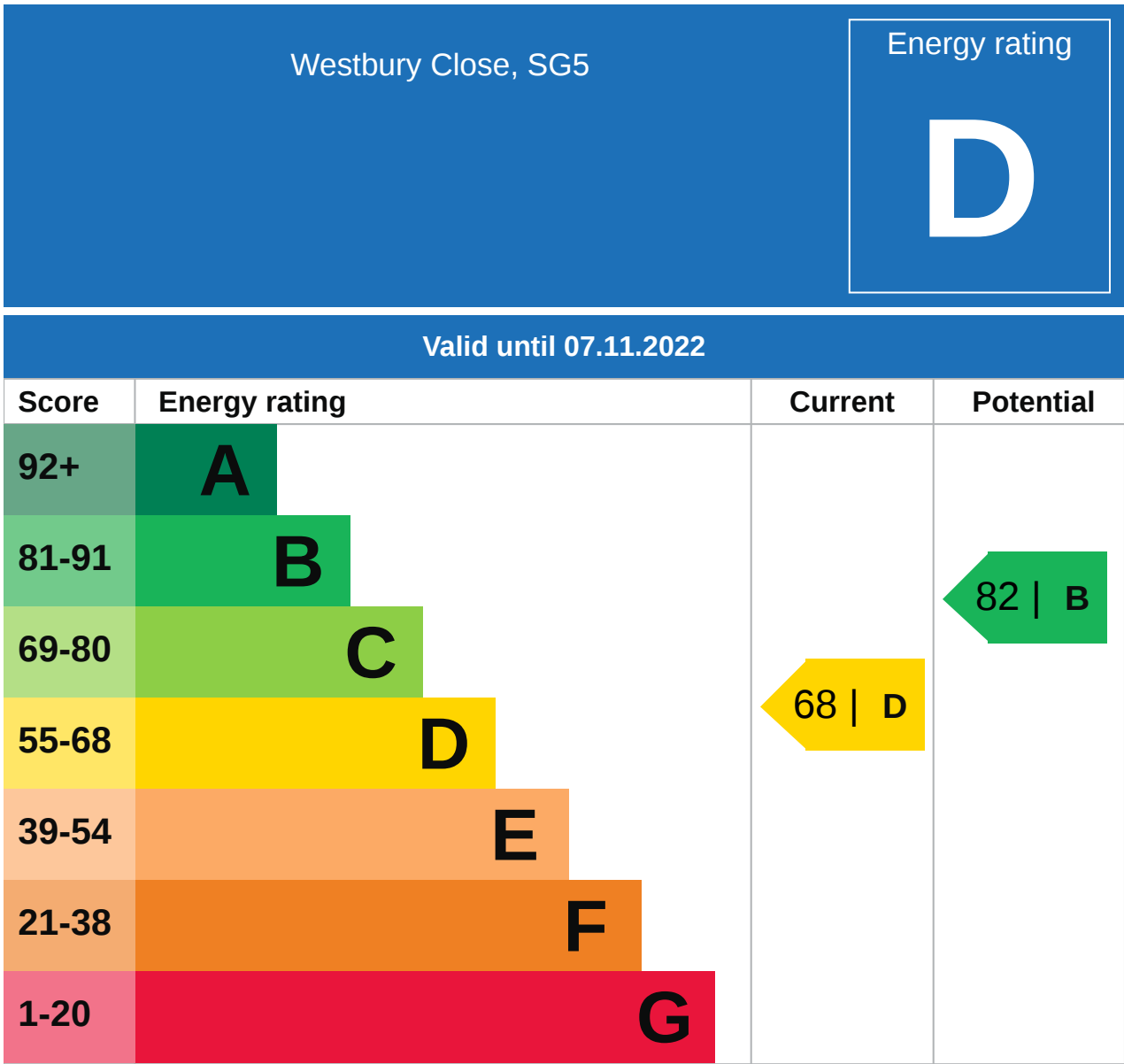
Planning records for: **27 Westbury Close Hitchin SG5 2NE**

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









Additional EPC Data

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:	0
Open Fireplace:	1
Ventilation:	Natural
Lightning:	Low energy lighting in all fixed outlets
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
Floors:	Solid, no insulation (assumed)
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 300+ mm loft insulation
Roof Energy:	Very Good
Total Floor Area:	76 m ²

Building Safety

None specified

Accessibility / Adaptations

Not suitable for wheelchair users

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

Other

Planning for development on nearby land

Electricity Supply

Yes

Gas Supply

Yes

Central Heating

Yes

Water Supply

Yes - mains

Drainage

Yes - mains

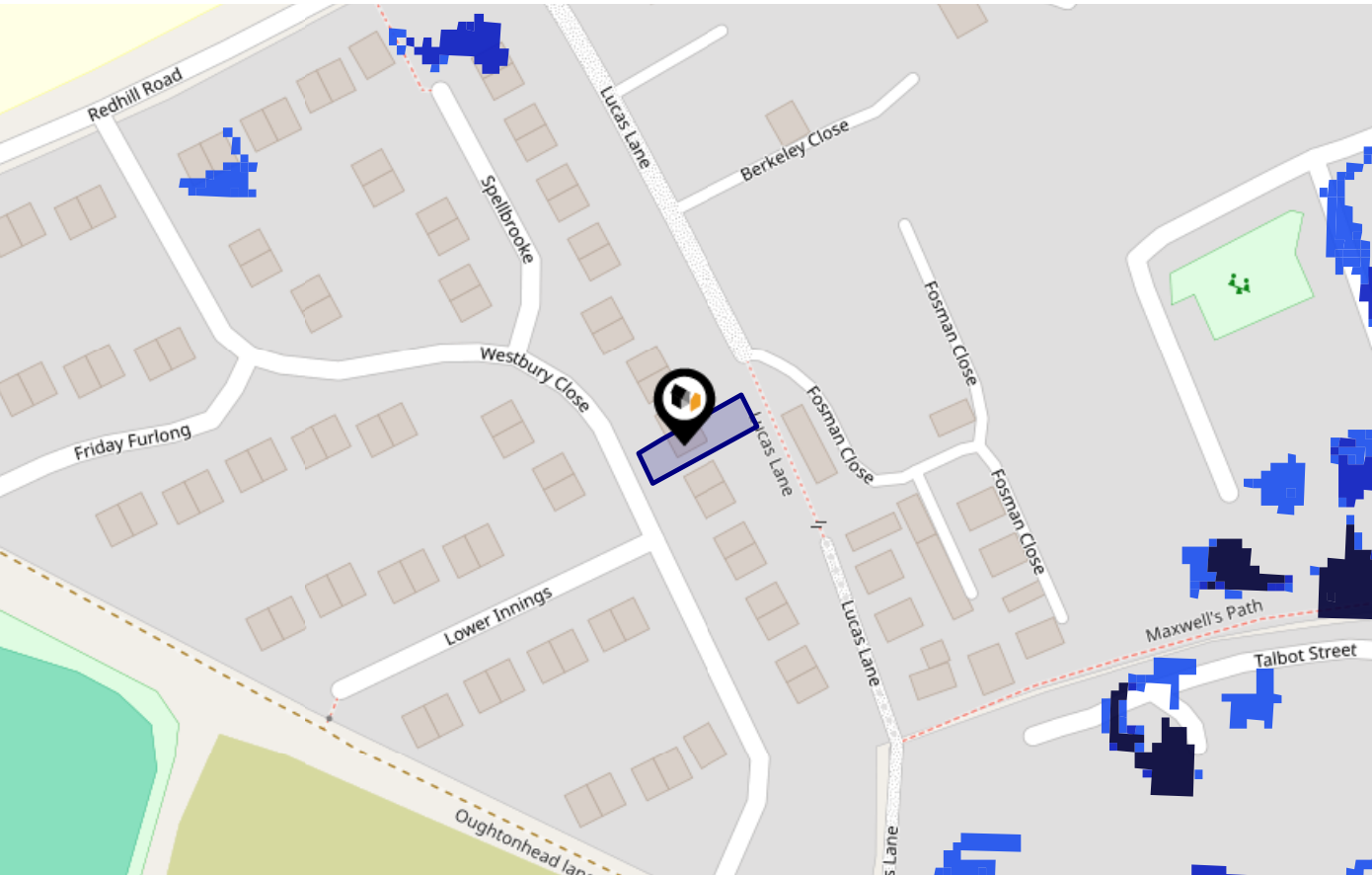
Important - Please read

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

Flood Risk

Surface Water - Flood Risk

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

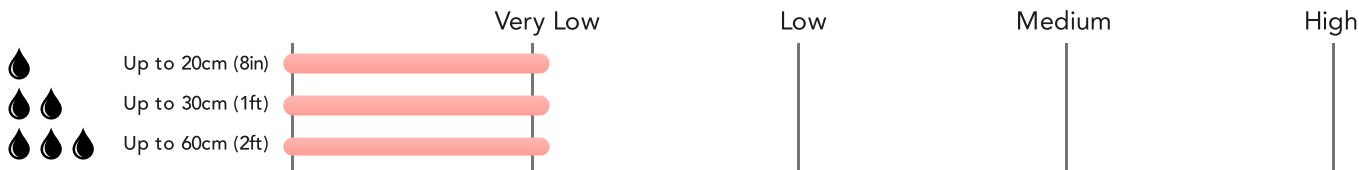


Risk Rating: Very low

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

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

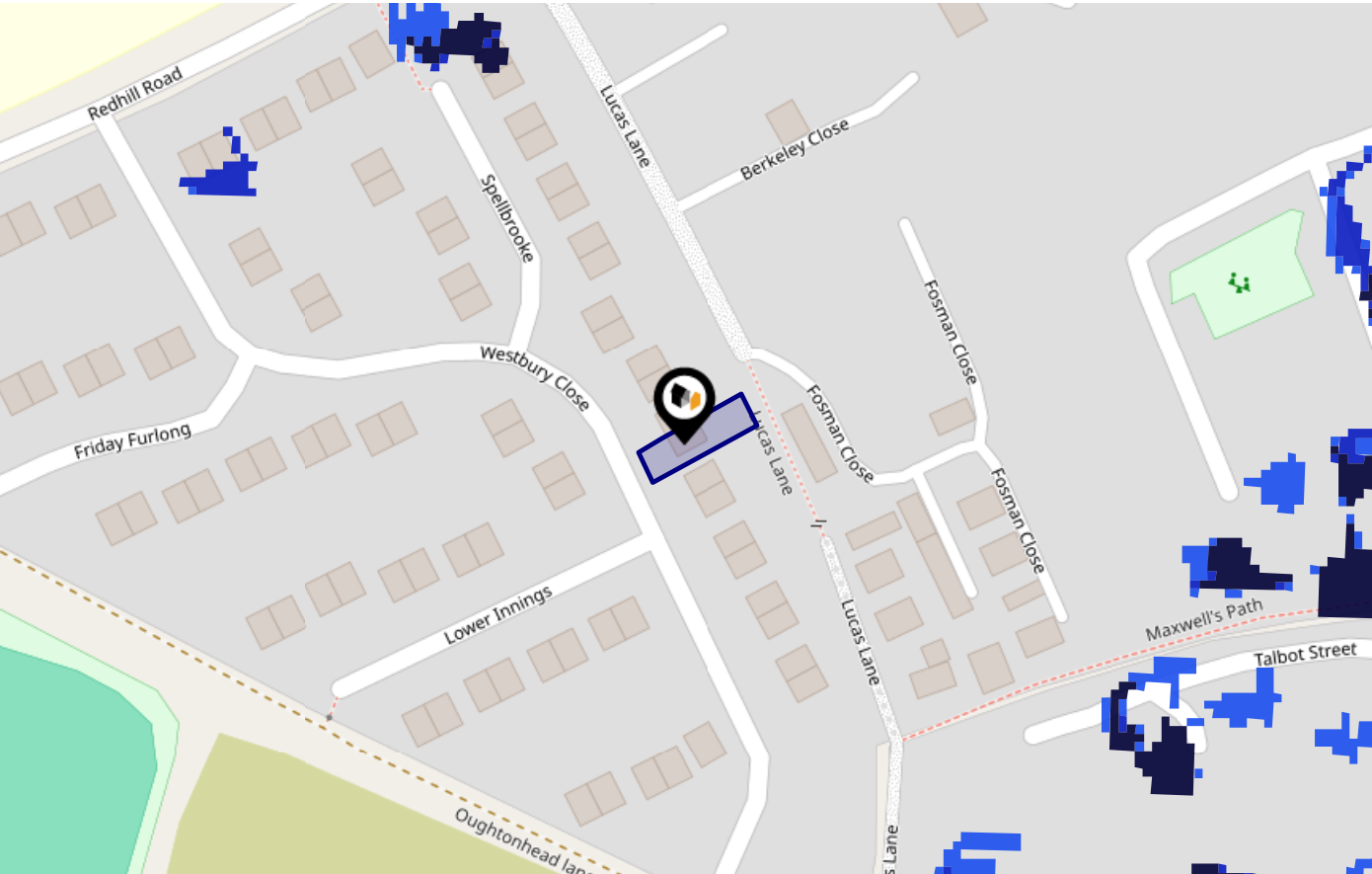
Chance of flooding to the following depths at this property:



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.

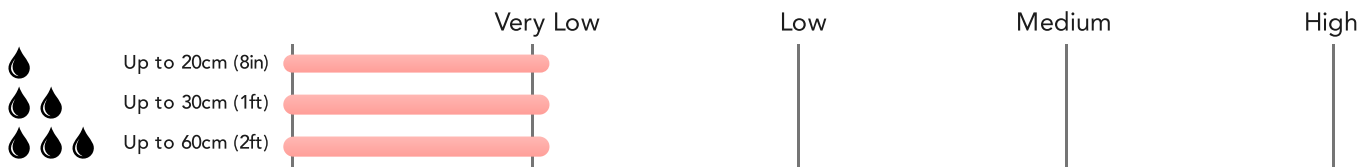


Risk Rating: Very low

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.

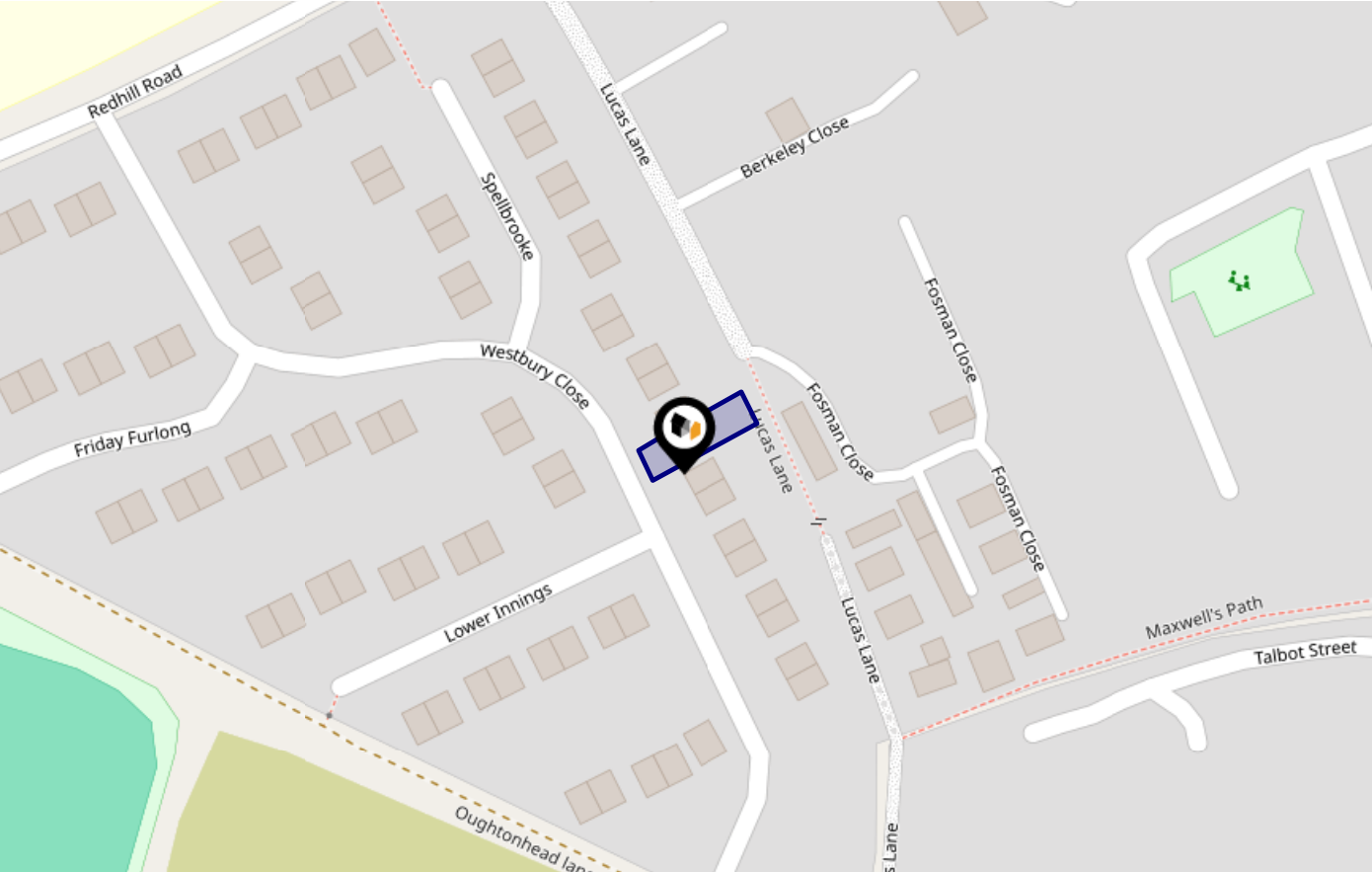
Chance of flooding to the following depths at this property:



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.

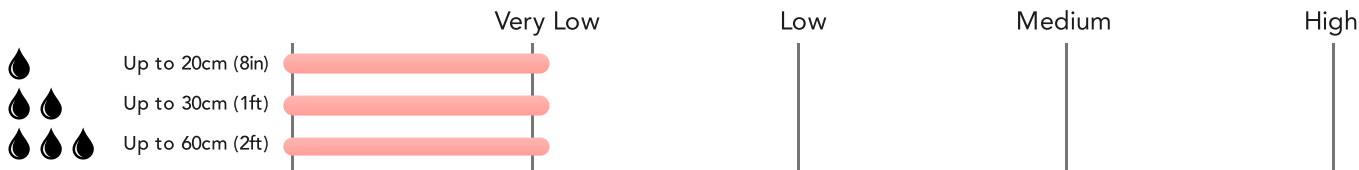


Risk Rating: Very low

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.
- 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.

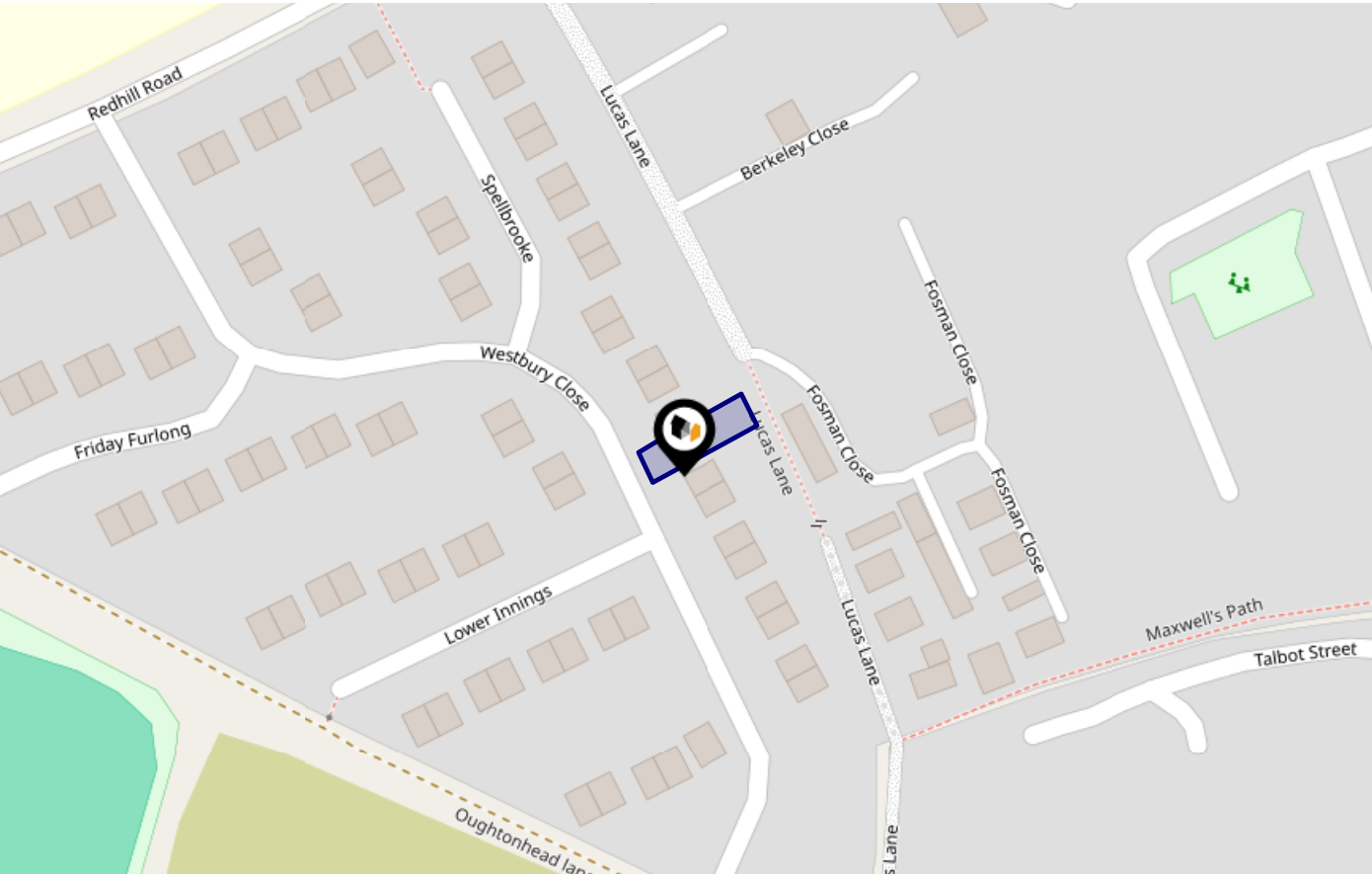
Chance of flooding to the following depths at this property:



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.

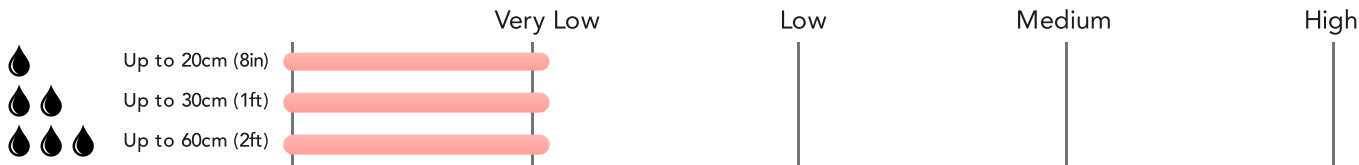


Risk Rating: Very low

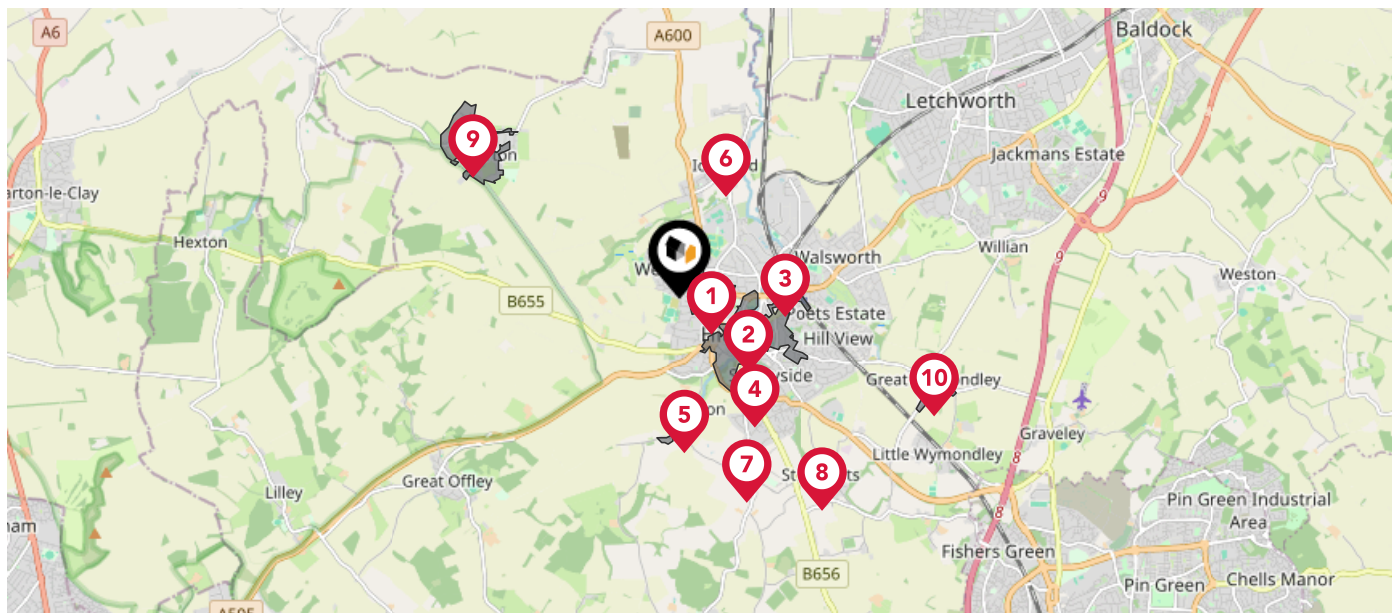
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



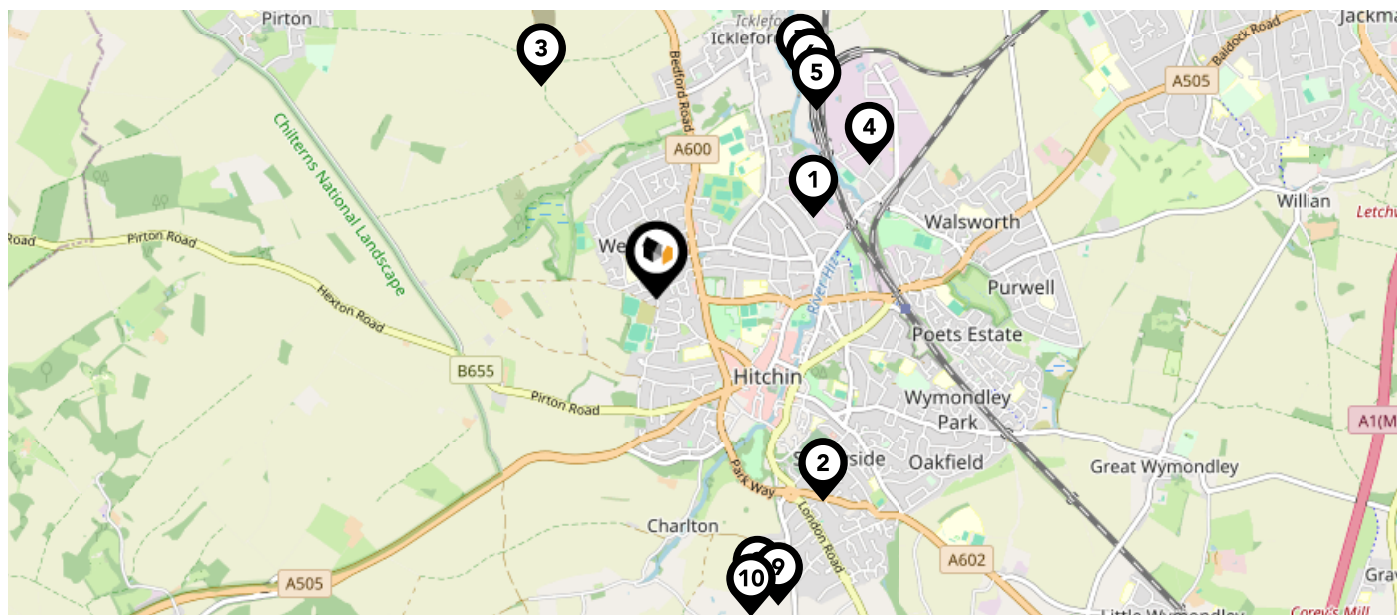
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

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



Nearby Landfill Sites

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

This map displays nearby coal mine entrances and their classifications.



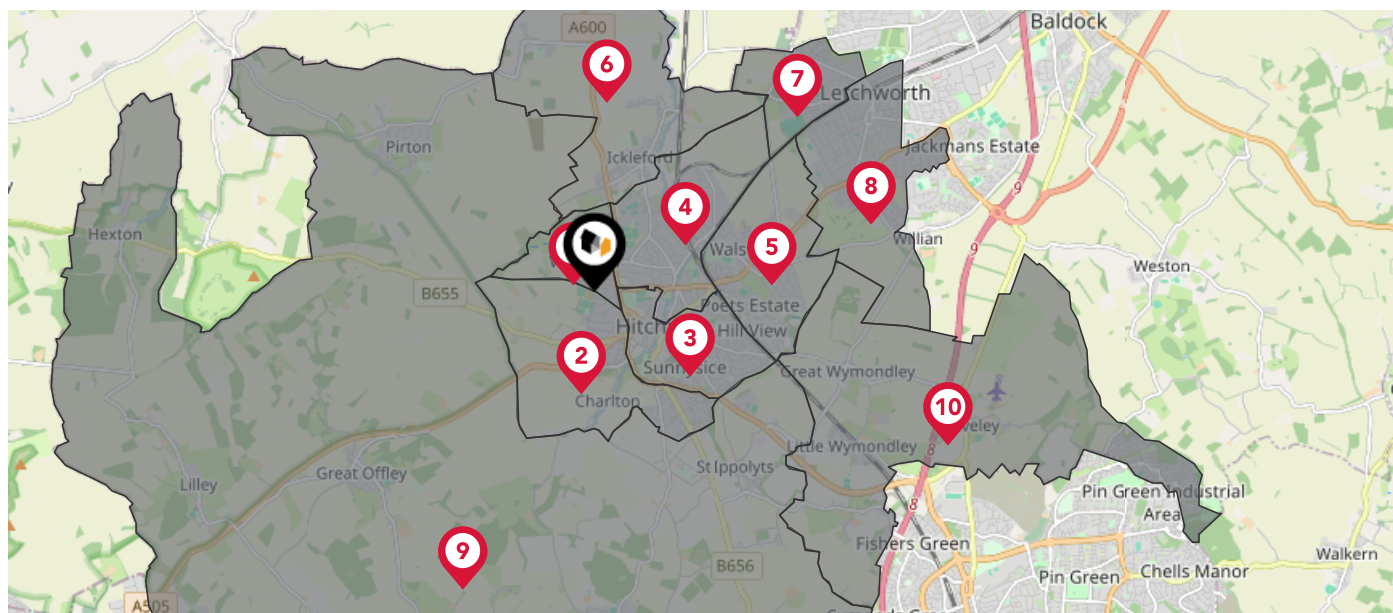
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

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

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

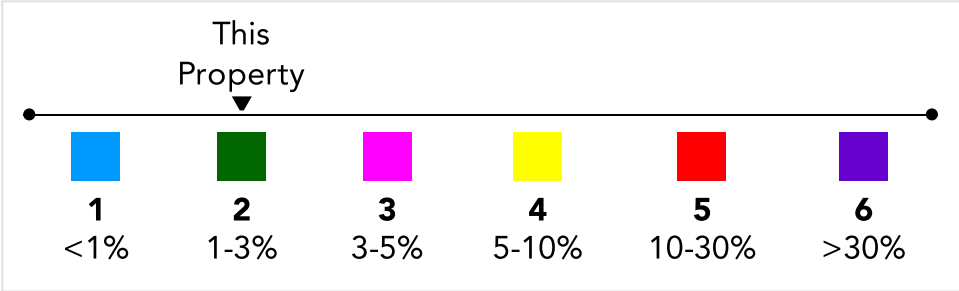
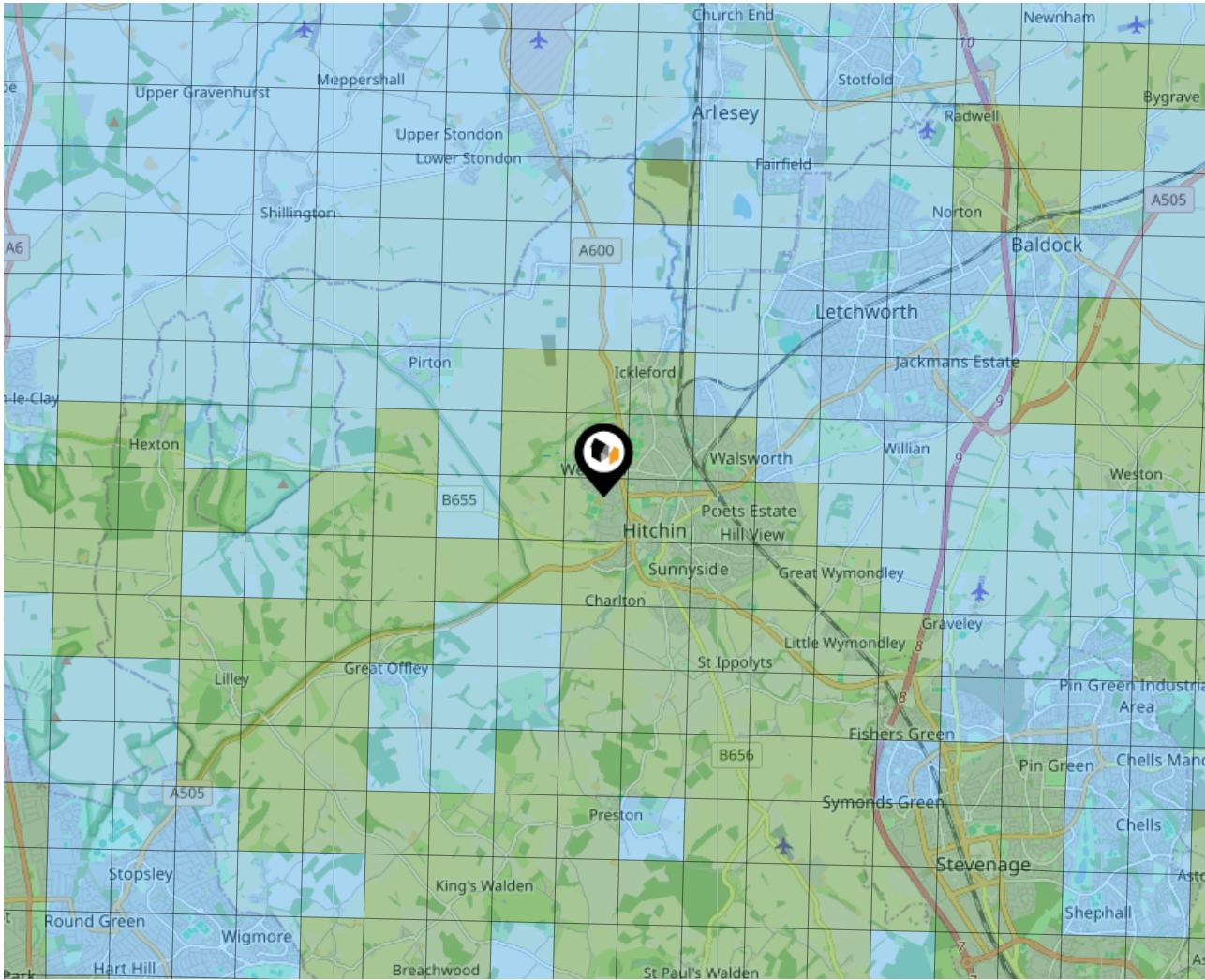


Nearby Council Wards

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

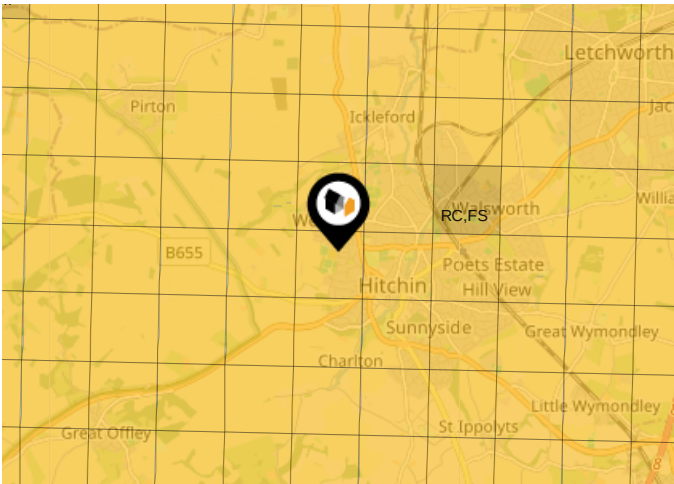
What is Radon?

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).



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

Carbon Content:	HIGH	Soil Texture:	CHALKY, SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	SHALLOW
Soil Group:	ALL		

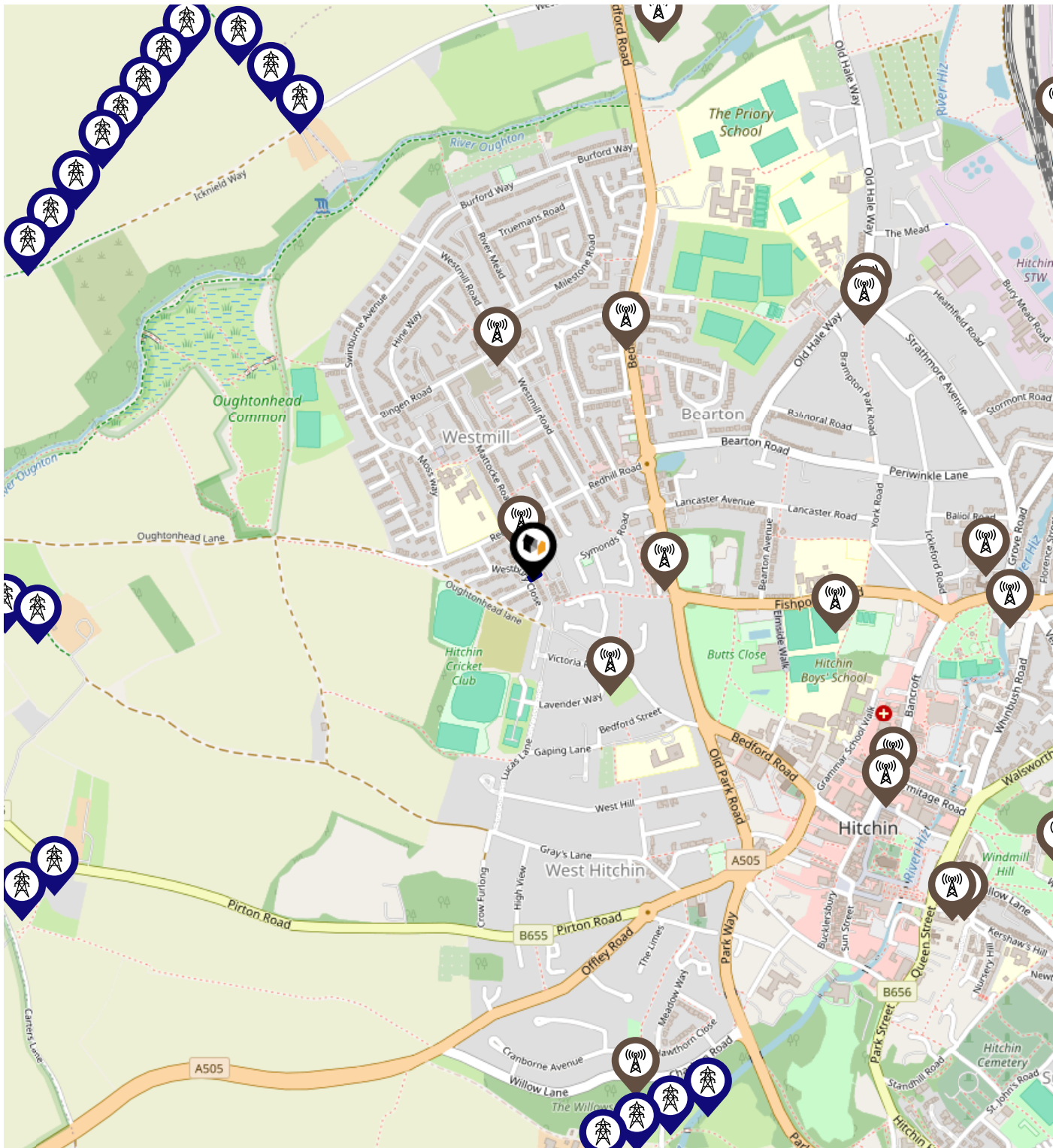


Primary Classifications (Most Common Clay Types)

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

Local Area

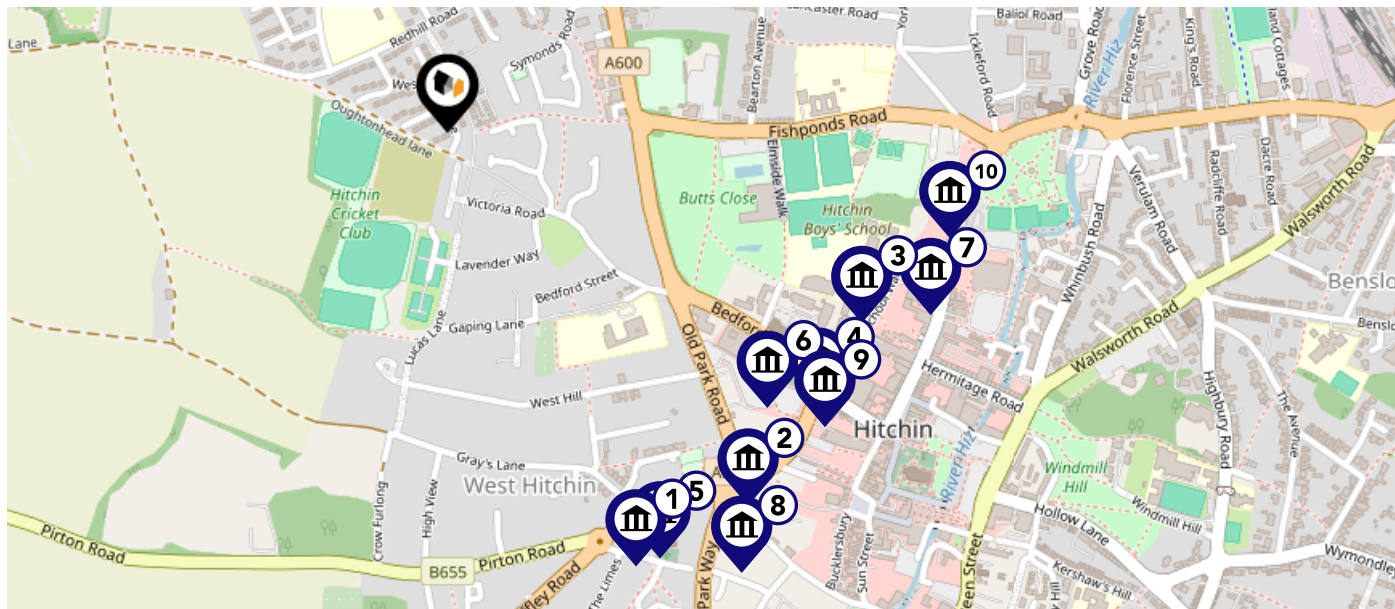
Masts & Pylons



Key:

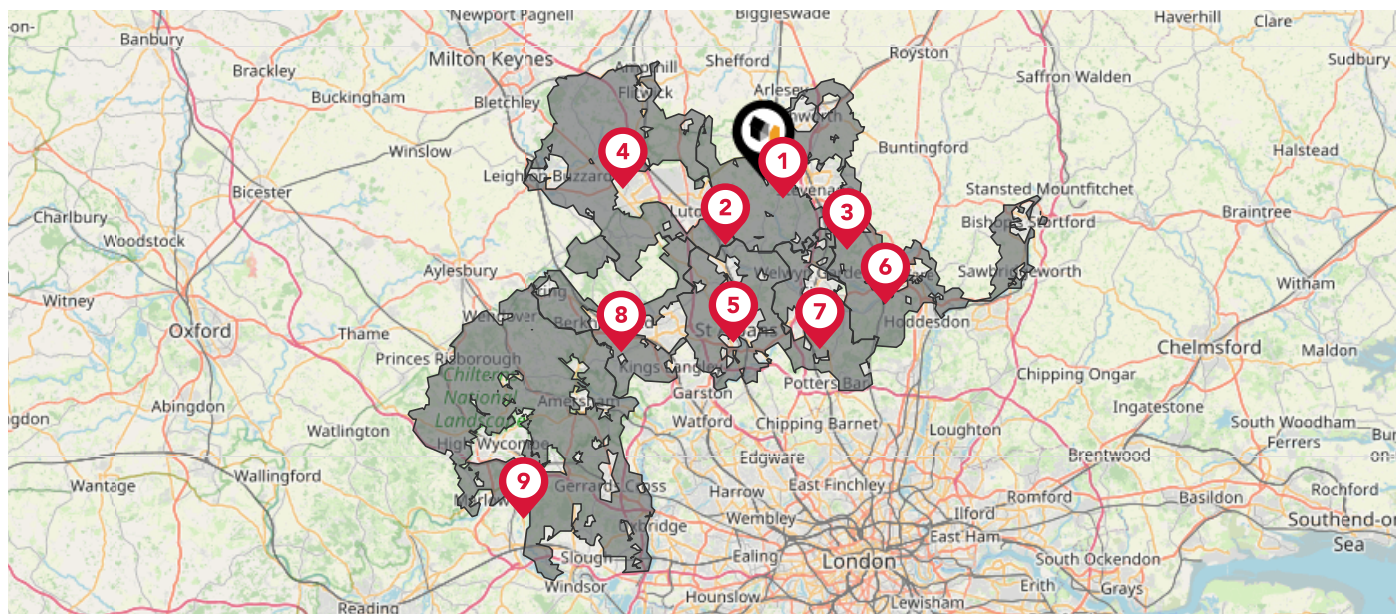
-  Power Pylons
-  Communication Masts

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



Listed Buildings in the local district		Grade	Distance
	1102118 - The Highlander Public House	Grade II	0.5 miles
	1102179 - Hitchin Museum	Grade II	0.5 miles
	1102163 - Hitchin Boys Grammar School	Grade II	0.5 miles
	1102188 - North Hertfordshire District Council Offices	Grade II	0.5 miles
	1102117 - Gateway To Baptist Chapel	Grade II	0.5 miles
	1102184 - Entrance Block At North Hertfordshire And South Bedfordshire Hospital	Grade II	0.5 miles
	1172987 - 34, Bancroft	Grade II	0.6 miles
	1102157 - 29, Tilehouse Street	Grade II	0.6 miles
	1394494 - Town Hall	Grade II	0.6 miles
	1347577 - 53, Bancroft	Grade II	0.6 miles

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



Nearby Green Belt Land



London Green Belt - North Hertfordshire



London Green Belt - Luton



London Green Belt - Stevenage



London Green Belt - Central Bedfordshire



London Green Belt - St Albans



London Green Belt - East Hertfordshire



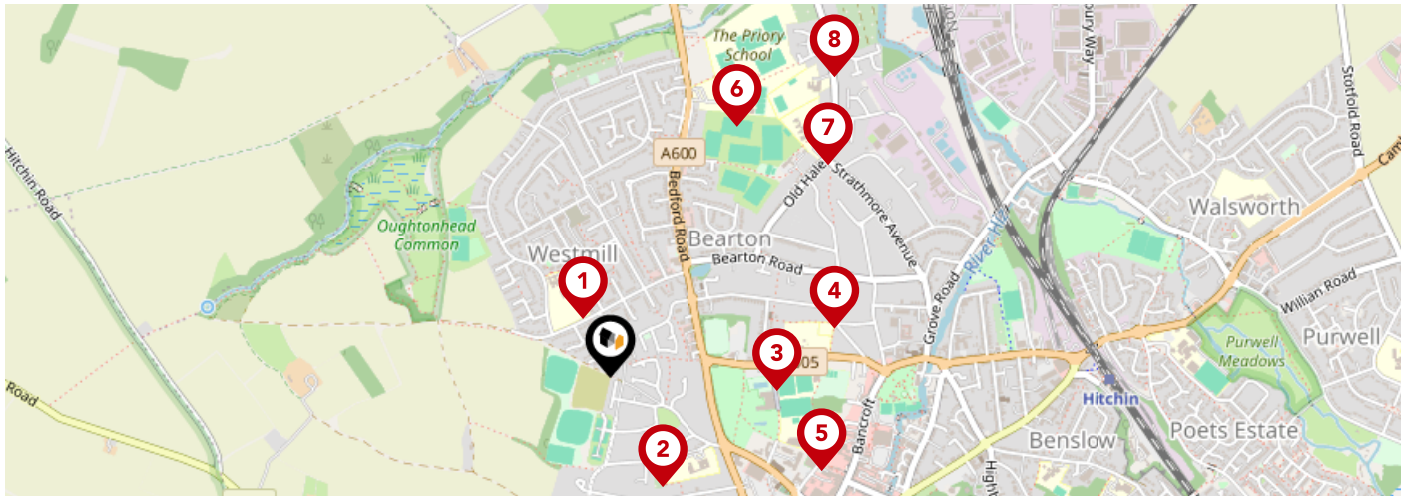
London Green Belt - Welwyn Hatfield



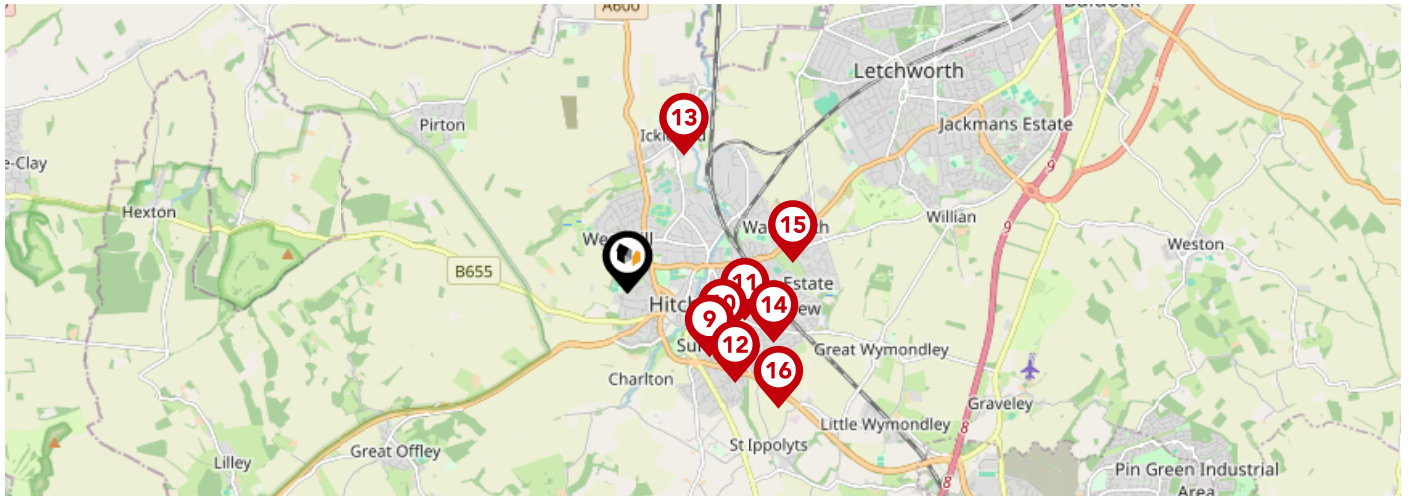
London Green Belt - Dacorum



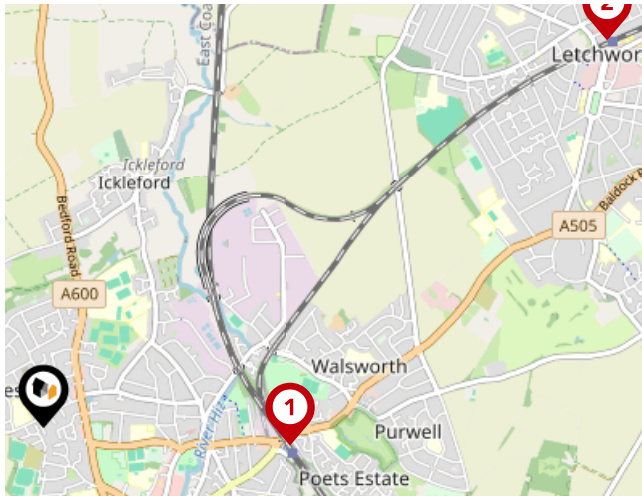
London Green Belt - Buckinghamshire



		Nursery	Primary	Secondary	College	Private
1	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.15	☐	☒	☐	☐	☐
2	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.28	☐	☒	☐	☐	☐
3	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.38	☐	☒	☐	☐	☐
4	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.53	☒	☐	☐	☐	☐
5	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.53	☐	☐	☒	☐	☐
6	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.64	☐	☐	☒	☐	☐
7	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.69	☐	☒	☐	☐	☐
8	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:0.86	☐	☒	☐	☐	☐

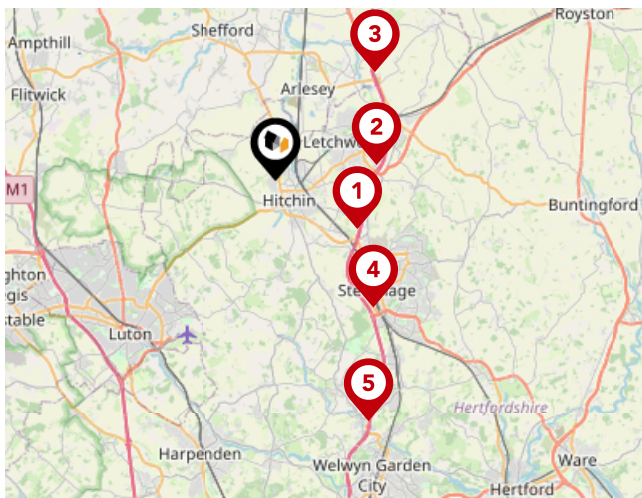


		Nursery	Primary	Secondary	College	Private
	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.94	☐	☒	☐	☐	☐
	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.97	☐	☐	☒	☐	☐
	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:1.1	☐	☒	☐	☐	☐
	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:1.28	☐	☒	☐	☐	☐
	Ickleford Primary School Ofsted Rating: Good Pupils: 210 Distance:1.37	☐	☒	☐	☐	☐
	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:1.4	☐	☒	☐	☐	☐
	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:1.54	☐	☒	☐	☐	☐
	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:1.73	☐	☐	☒	☐	☐



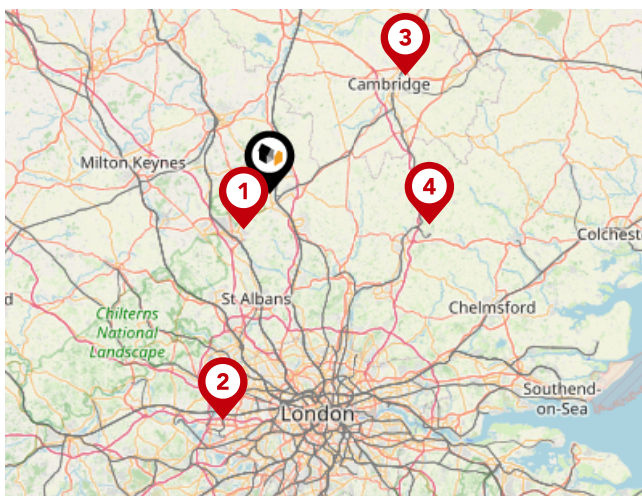
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	1.13 miles
2	Letchworth Rail Station	3.13 miles
3	Letchworth Rail Station	3.14 miles



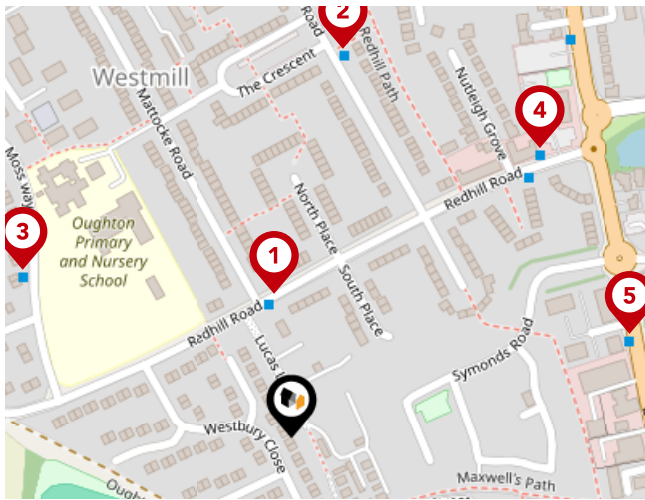
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.48 miles
2	A1(M) J9	3.72 miles
3	A1(M) J10	5.41 miles
4	A1(M) J7	5.82 miles
5	A1(M) J6	9.4 miles



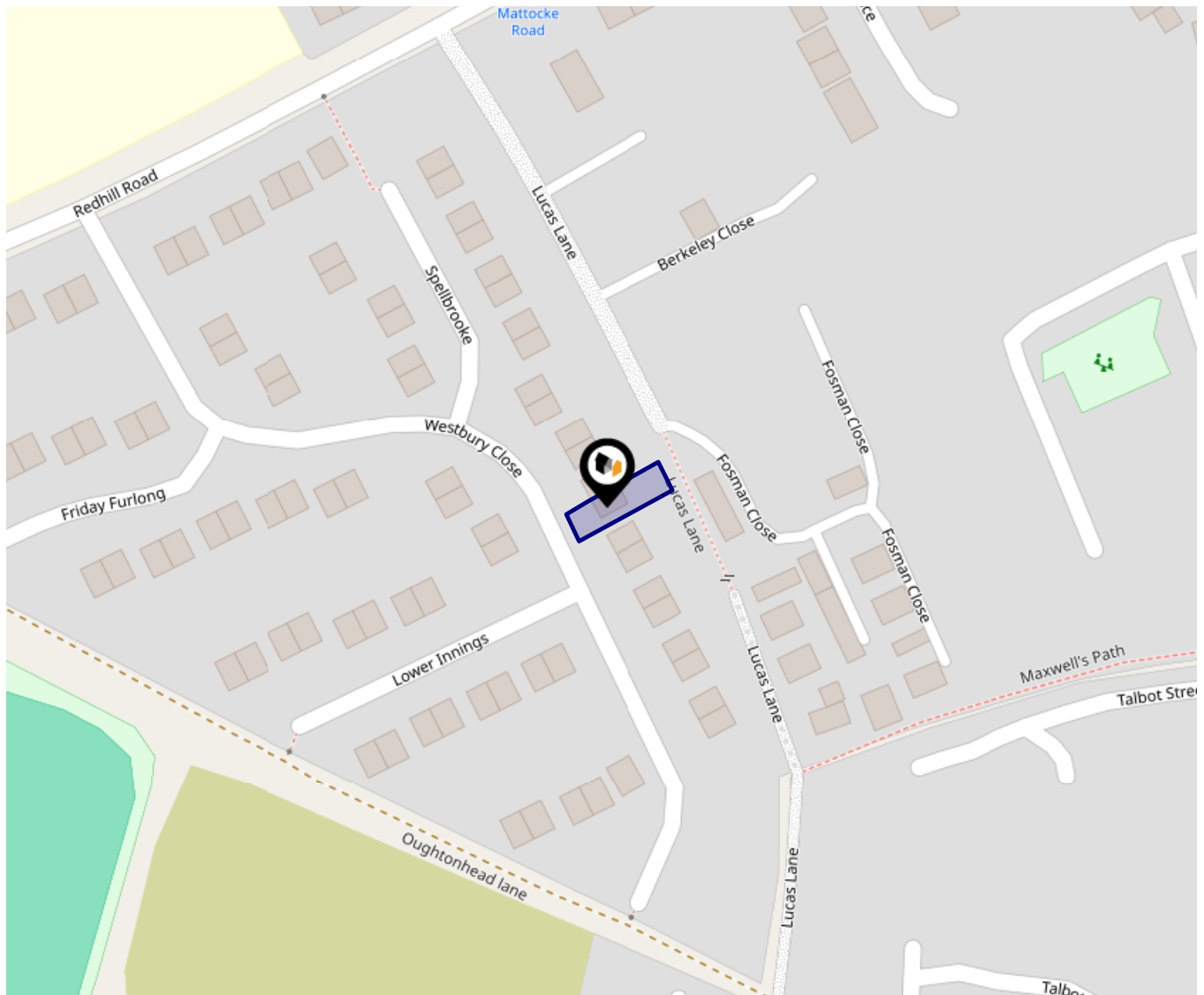
Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.37 miles
2	Heathrow Airport	33.92 miles
3	Cambridge	26.33 miles
4	Stansted Airport	23.88 miles



Bus Stops/Stations

Pin	Name	Distance
1	Mattocke Road	0.08 miles
2	The Crescent	0.22 miles
3	Kings Hedges	0.18 miles
4	Nutleigh Grove	0.22 miles
5	Fishponds Road	0.2 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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