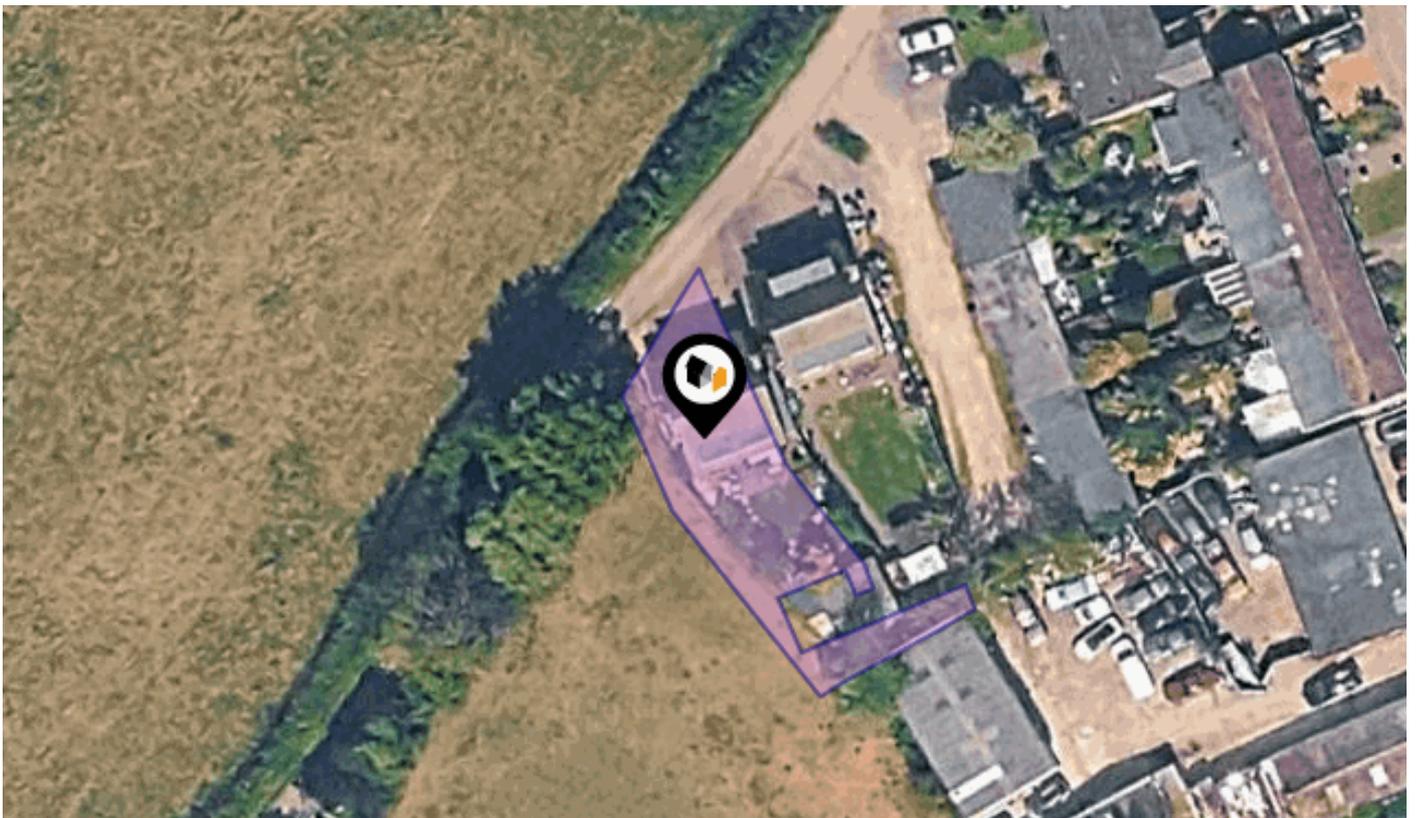




See More Online

MIR: Material Info

The Material Information Affecting this Property
Monday 23rd March 2026



BROWNINGS LANE, BREACHWOOD GREEN, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



Planning records for: *South Barn Brownings Lane Breachwood Green Hitchin SG4 8PF*

Reference - 00/00039/1LB
Decision: Decided
Date: 24th December 1999
Description: Internal and external alterations to facilitate conversion of barn to single dwelling. Demolition of single storey extension and erection of double garage (as a variation of Listed Building Consent ref: 96/1500/1LB granted 7/2/97) (as amended by drawing no 99/90/3B received 2.3.00)
Reference - 07/02067/1LB
Decision: Decided
Date: 22nd August 2007
Description: Installation of a satellite dish to rear elevation.

BREACHWOOD GREEN, SG4

Energy rating
D

Valid until 01.10.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		<div style="background-color: #006400; color: white; padding: 5px; display: inline-block;"> 83 B </div>
69-80	C		
55-68	D	<div style="background-color: #ffff00; color: white; padding: 5px; display: inline-block;"> 66 D </div>	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Oil (not community)
Main Gas:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Roof room(s), ceiling insulated
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	135 m ²

Building Safety

No building safety aspects to report

Accessibility / Adaptations

Not suitable for wheelchair users

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Standrad Brick

Property Lease Information

Freehold

Listed Building Information

Not listed

Stamp Duty

Not specified

Other

None specified

Other

None specified

Electricity Supply

YES - Mains

Gas Supply

No gas in property.
Please note that neighbouring properties have gas installed so mains connection is available.

Central Heating

ECH

Water Supply

YES - Mains

Drainage

YES - Mains

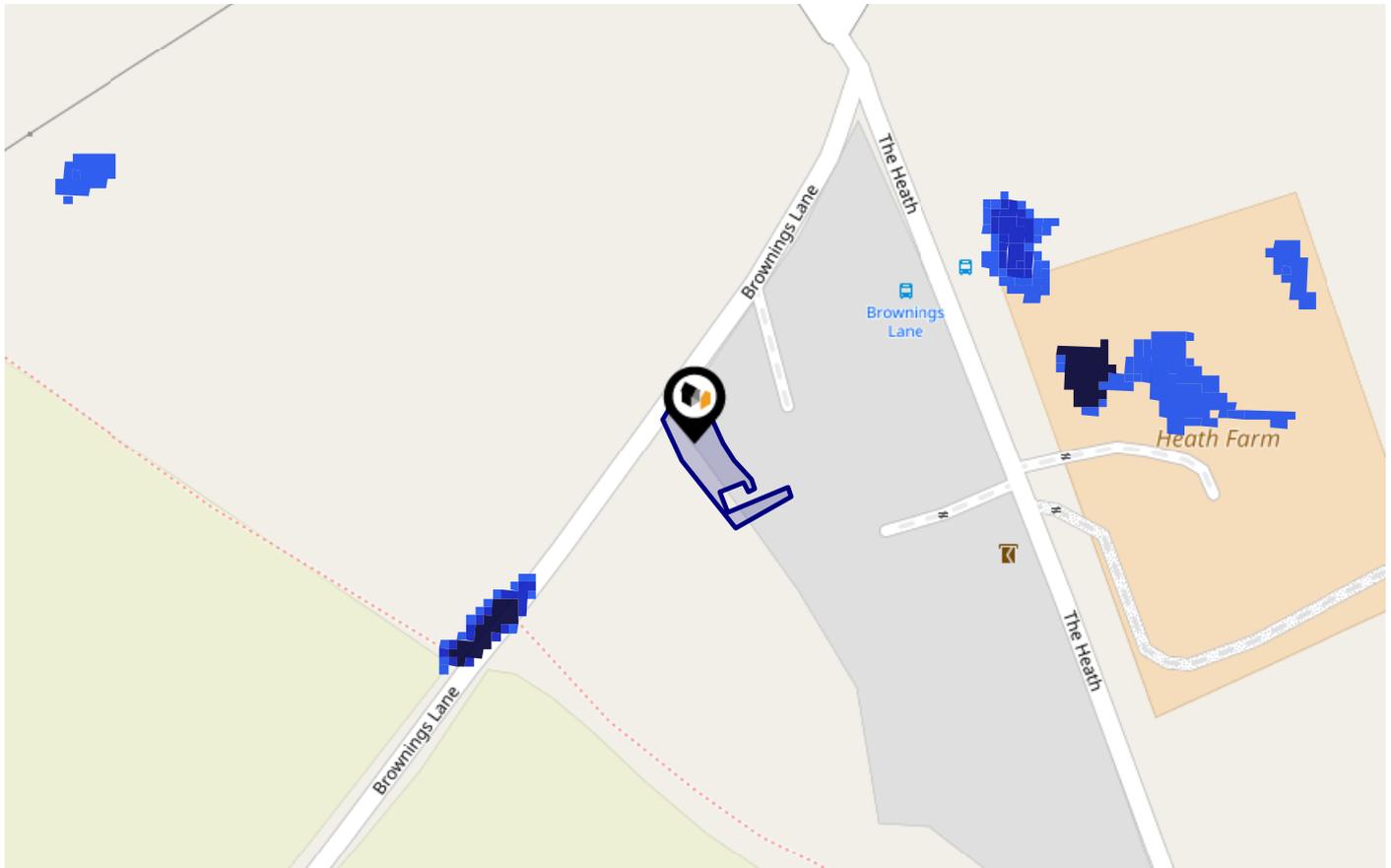
Important - Please read

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.

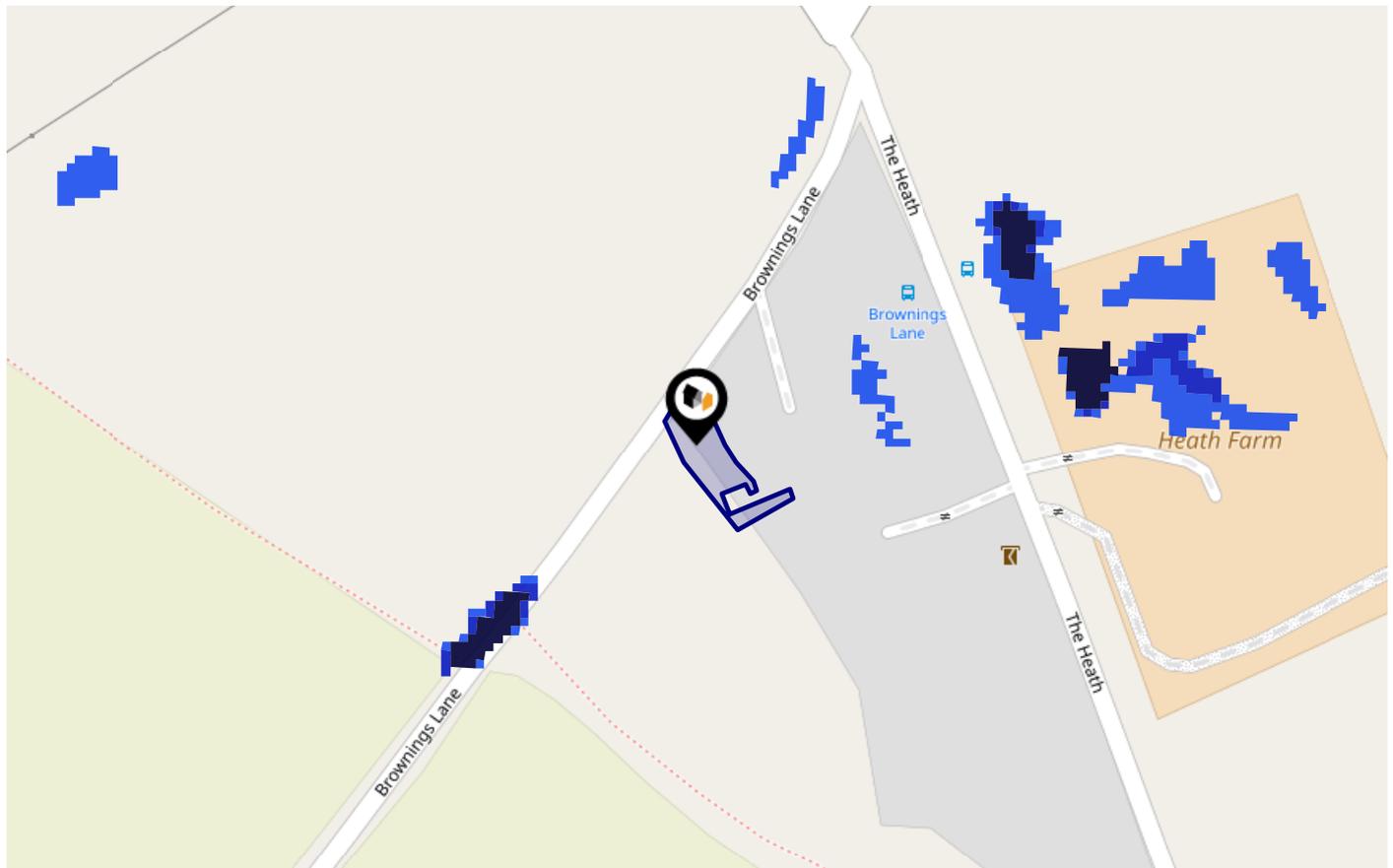
Chance of flooding to the following depths at this property:



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.

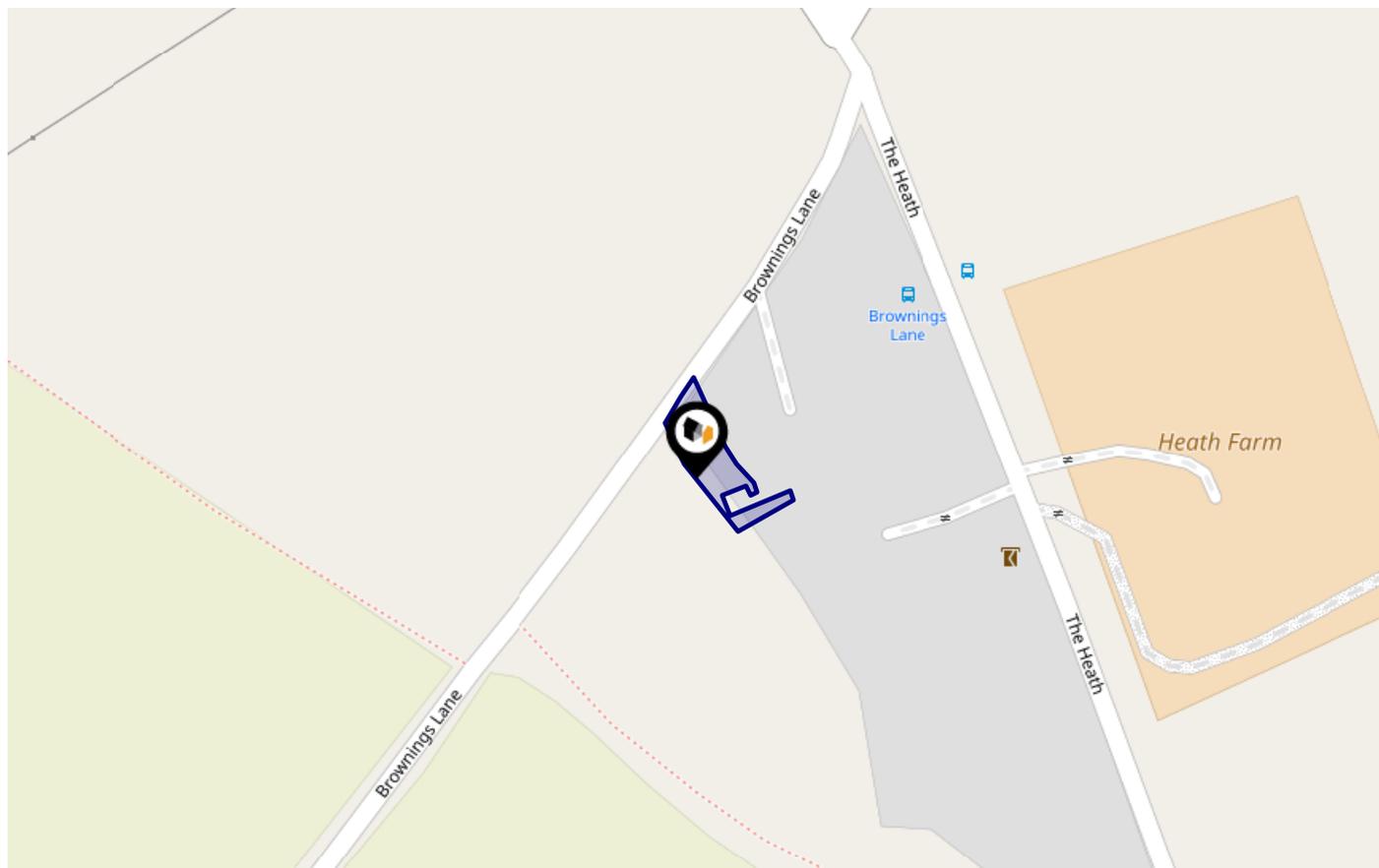
Chance of flooding to the following depths at this property:



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.

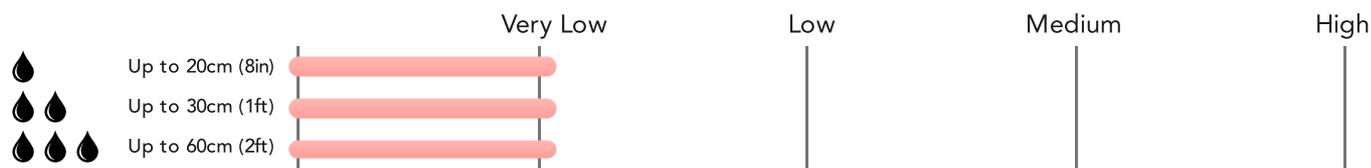


Risk Rating: **Very low**

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.

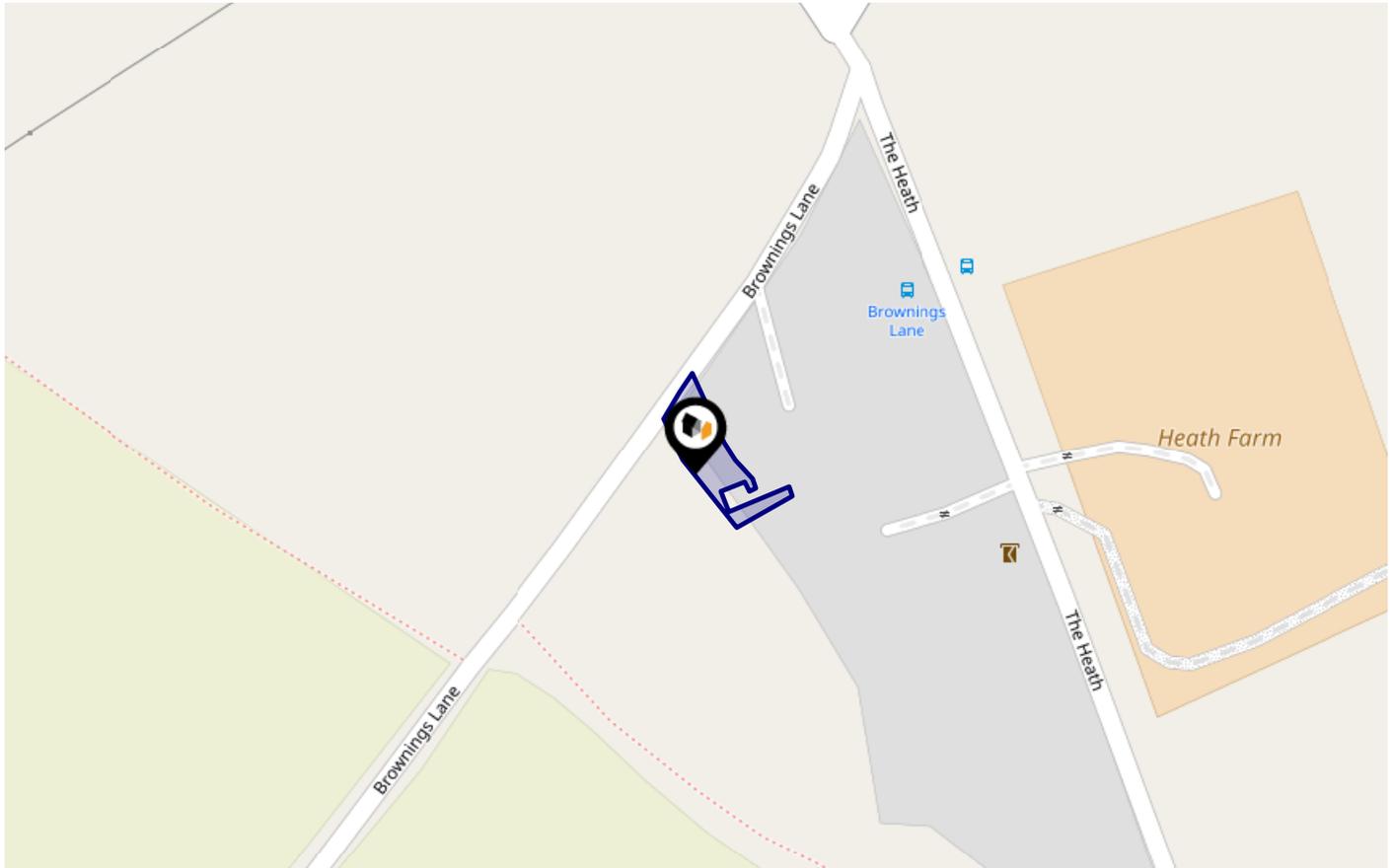
Chance of flooding to the following depths at this property:



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**

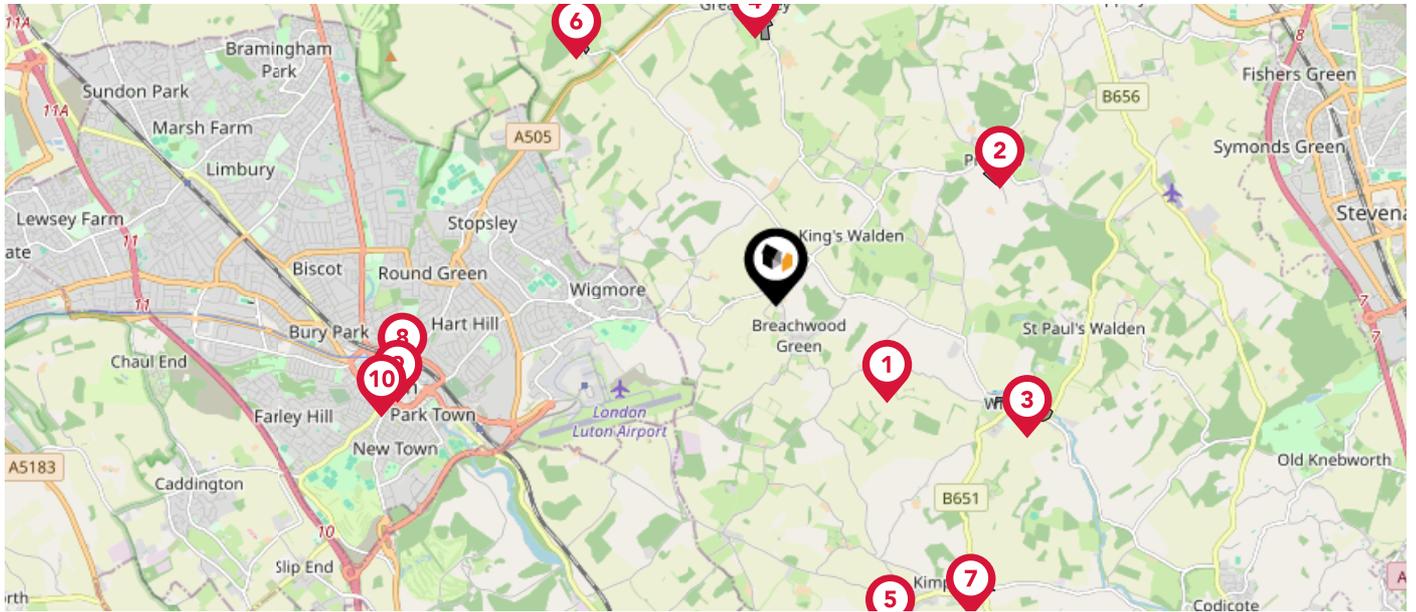
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
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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



Whitwell



Great Offley



Kimpton Bottom



Lilley



Kimpton



High Town

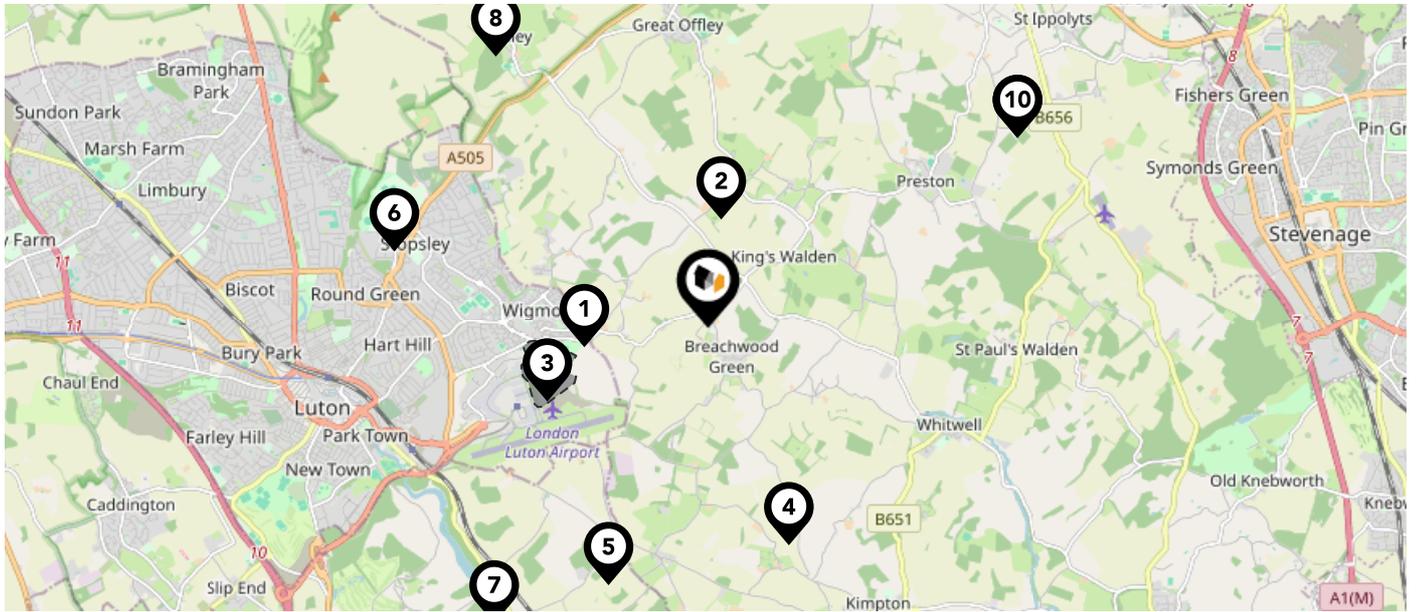


Plaiters Lea



Town Centre

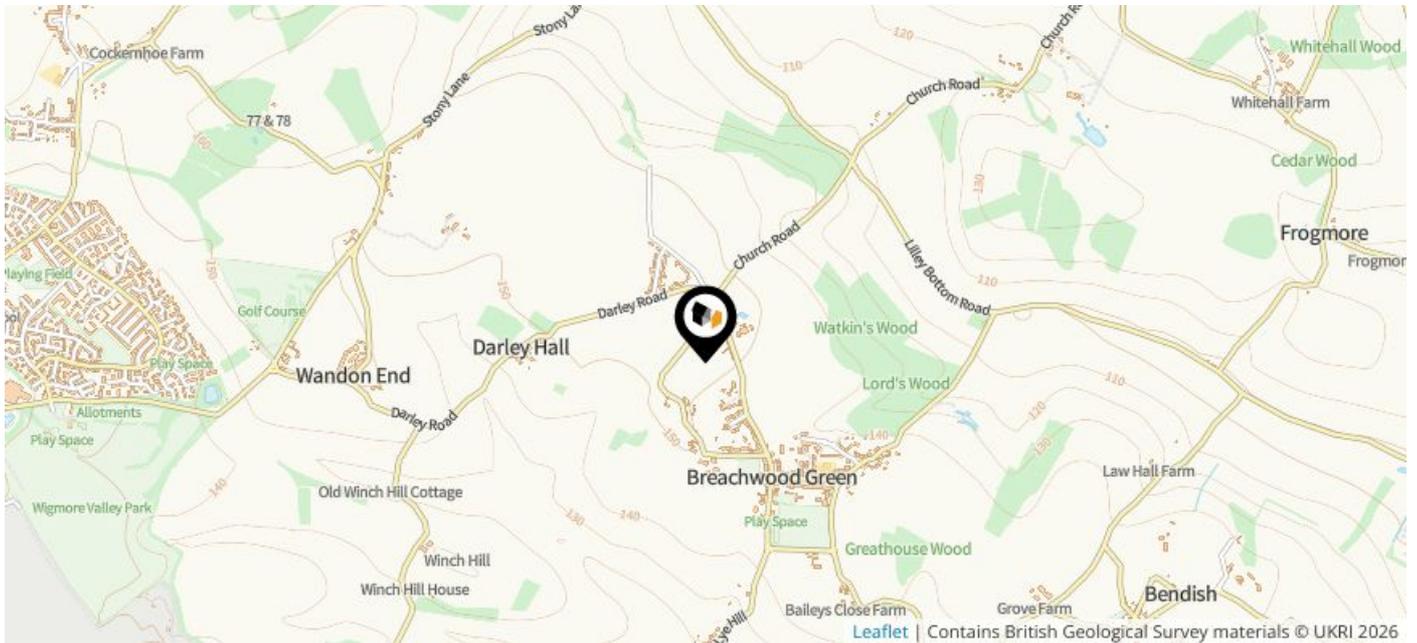
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

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

This map displays nearby coal mine entrances and their classifications.



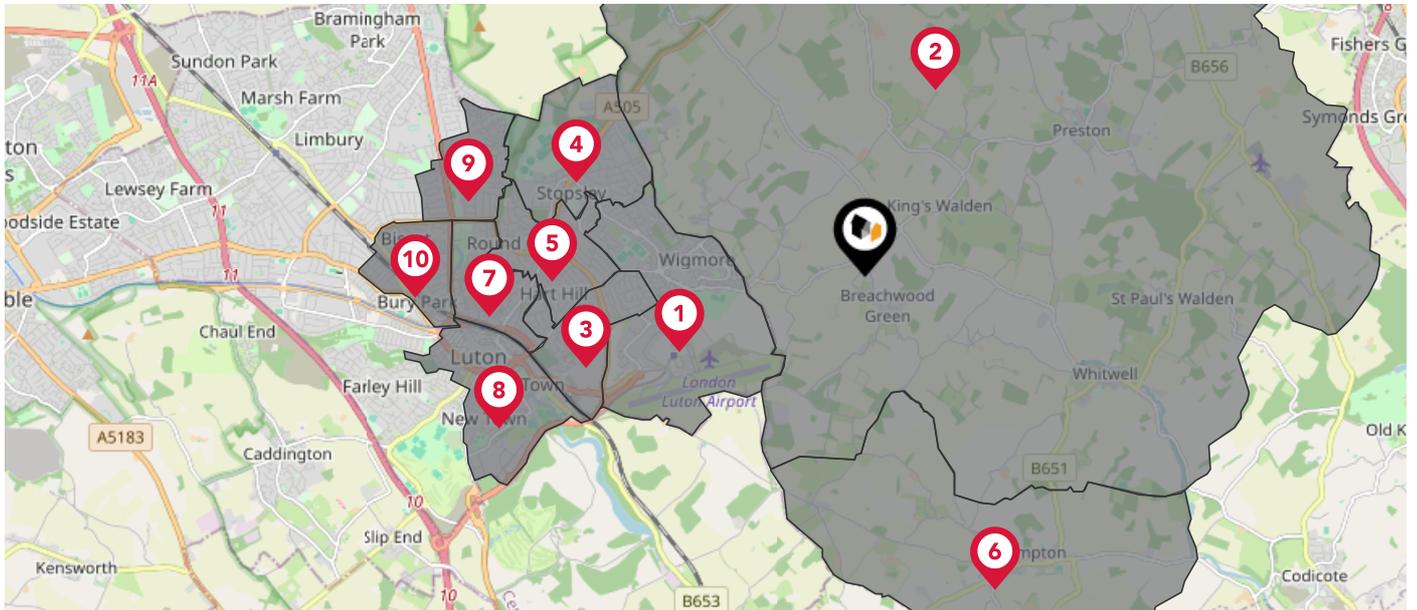
Mine Entry

- ✕ 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

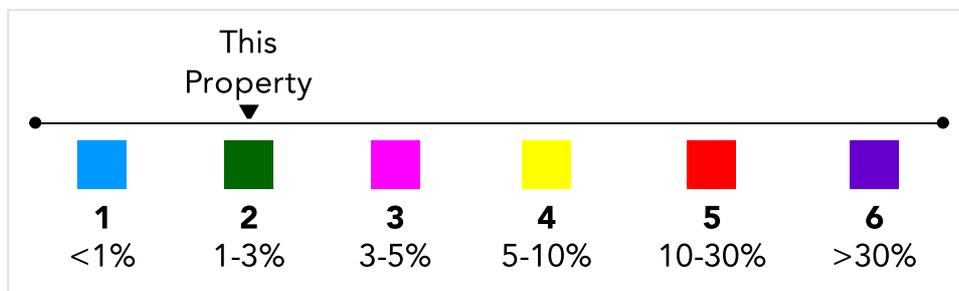
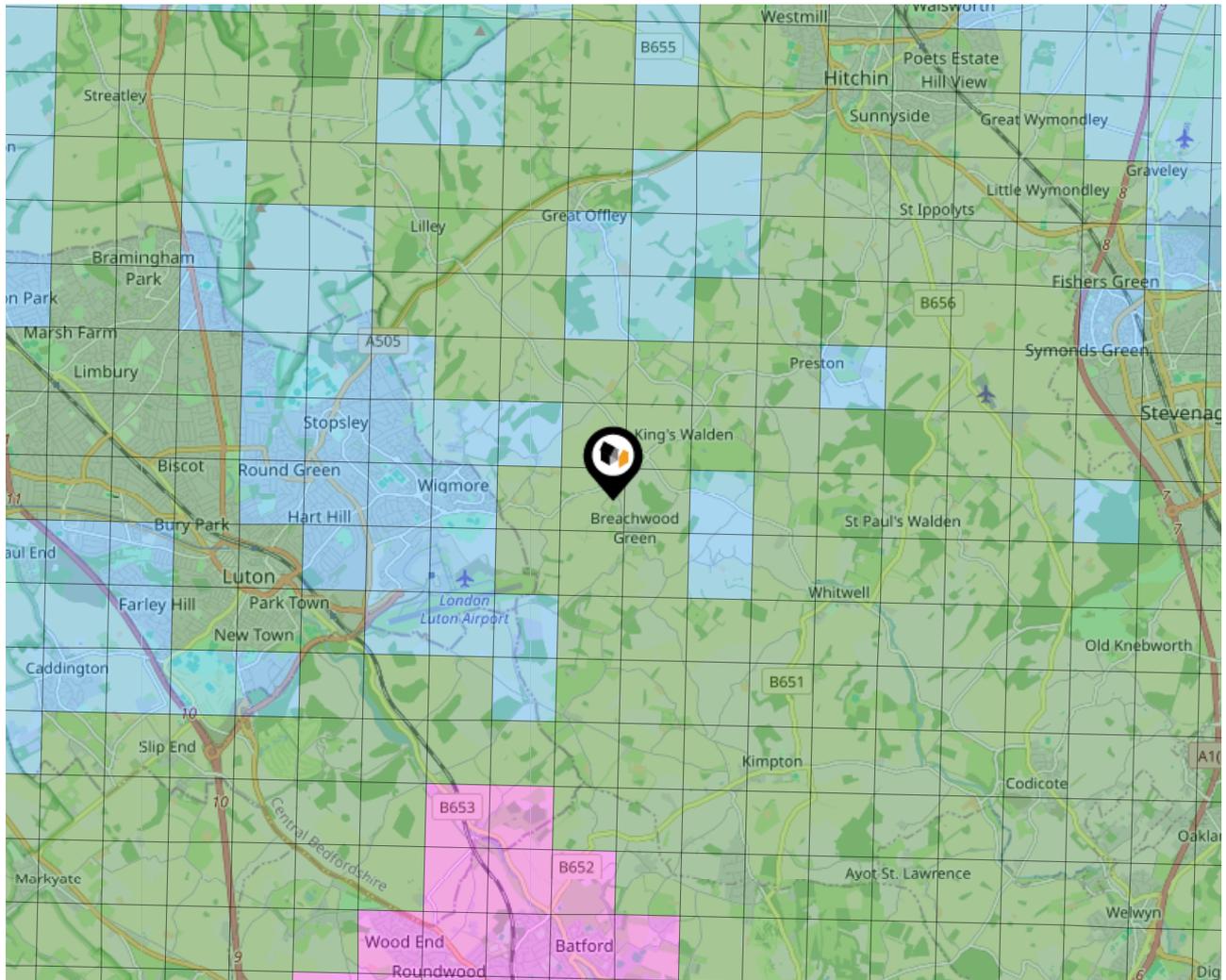


Nearby Council Wards

- 1 Wiggmore Ward
- 2 Hitchwood, Offa and Hoo Ward
- 3 Crawley Ward
- 4 Stopsley Ward
- 5 Round Green Ward
- 6 Kimpton Ward
- 7 High Town Ward
- 8 South Ward
- 9 Barnfield Ward
- 10 Biscot Ward

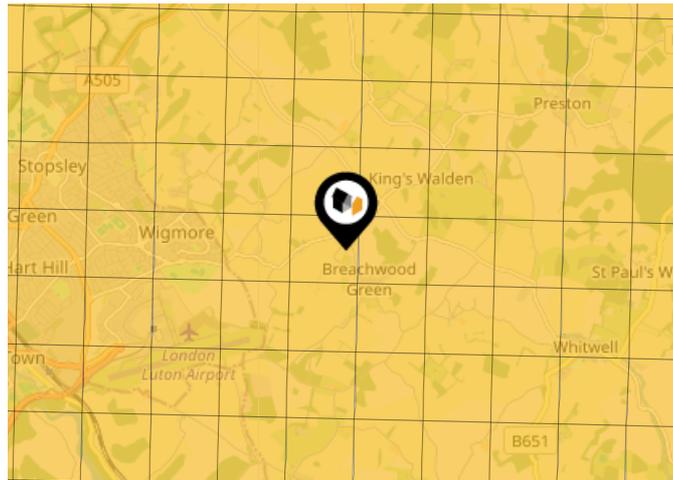
What is Radon?

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)

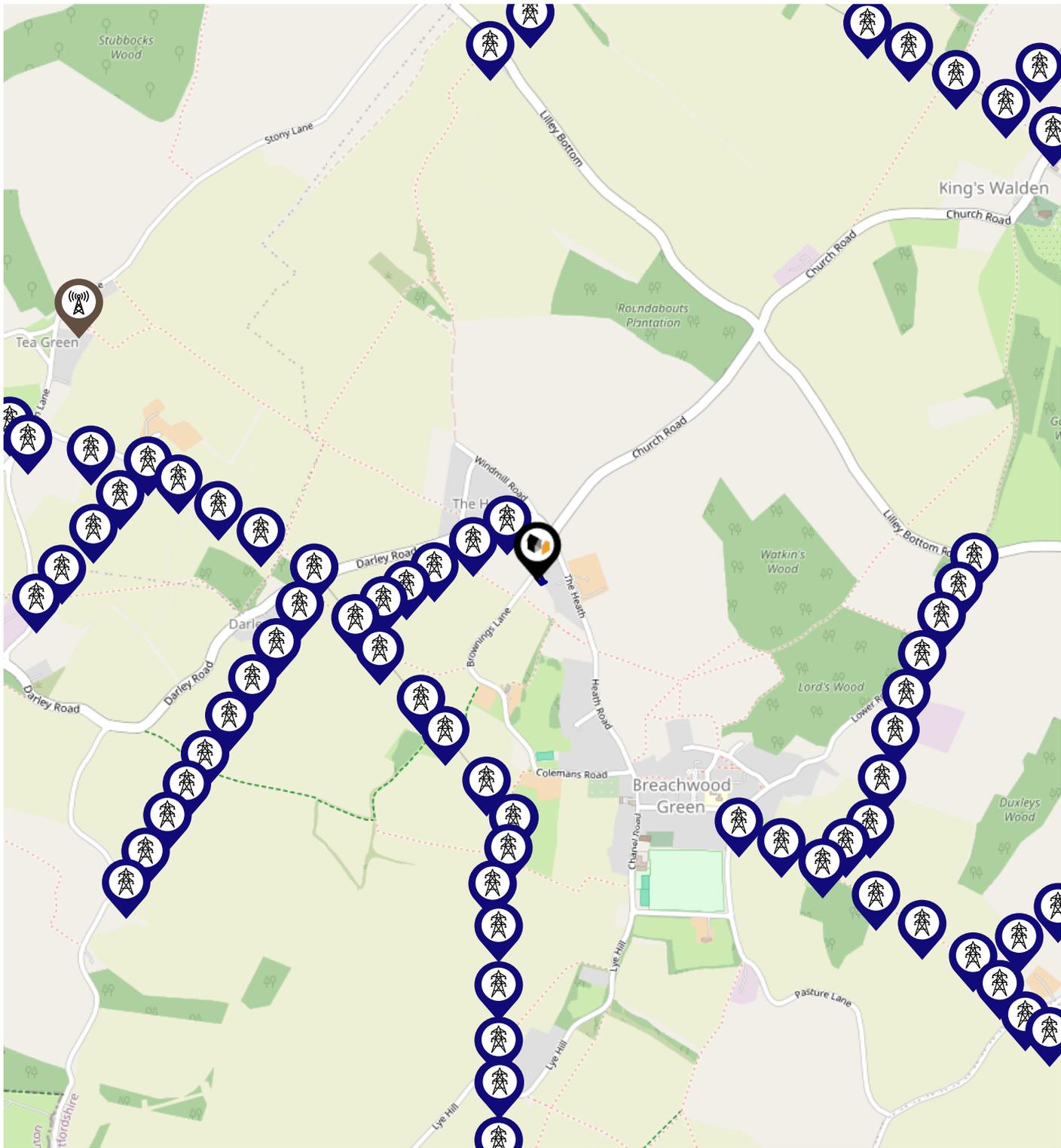
Carbon Content:	LOW	Soil Texture:	CLAYEY LOAM
Parent Material Grain:	RUDACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY		



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...



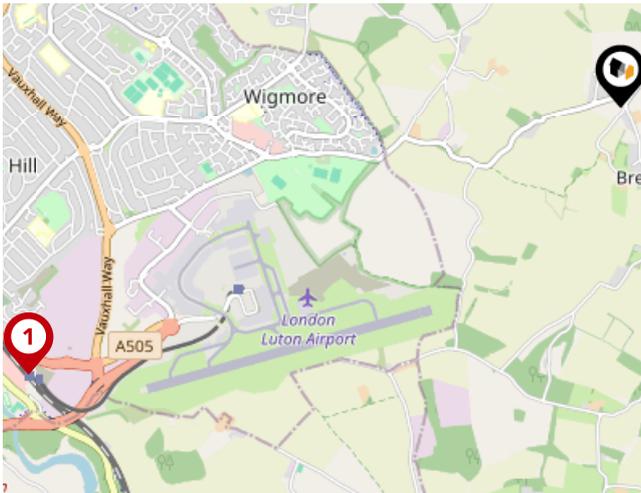
Listed Buildings in the local district	Grade	Distance
1366120 - Heath Farmhouse	Grade II	0.1 miles
1102477 - Moss Cottage	Grade II	0.1 miles
1308003 - South Barn At Brownings Farm	Grade II	0.2 miles
1176133 - Brownings Cottage	Grade II	0.2 miles
1102443 - Meadow Cottage	Grade II	0.3 miles
1176193 - Colemans Farmhouse	Grade II	0.3 miles
1102474 - Fir Tree Cottage	Grade II	0.3 miles
1347456 - Windmill About 230 Metres To West Of Roundabout Plantation	Grade II	0.4 miles
1347431 - 12, Chapel Road	Grade II	0.4 miles
1102442 - Keepers Cottage	Grade II	0.4 miles



		Nursery	Primary	Secondary	College	Private
1	Breachwood Green Junior Mixed and Infant School Ofsted Rating: Good Pupils: 92 Distance:0.42	<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:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Wigmore Primary Ofsted Rating: Good Pupils: 604 Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Queen Elizabeth School Ofsted Rating: Good Pupils: 1186 Distance:2.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Somerles Infant School and Early Childhood Education Centre Ofsted Rating: Outstanding Pupils: 286 Distance:2.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Somerles Junior School Ofsted Rating: Good Pupils: 241 Distance:2.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Paul's Walden Primary School Ofsted Rating: Good Pupils: 70 Distance:2.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Preston Primary School Ofsted Rating: Good Pupils: 67 Distance:2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

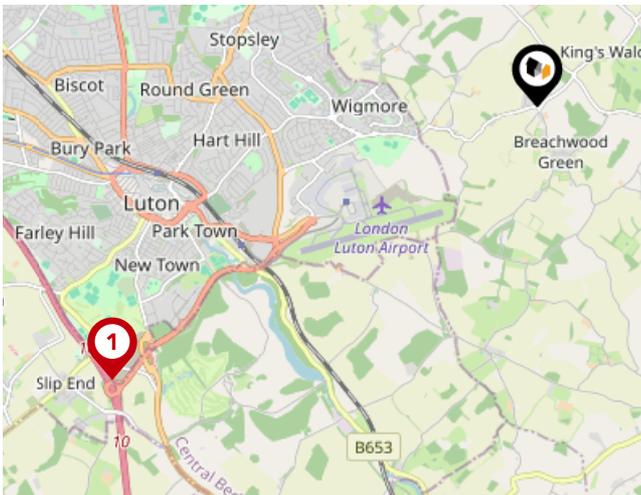


	Nursery	Primary	Secondary	College	Private
Putteridge Primary School Ofsted Rating: Good Pupils: 618 Distance:2.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Putteridge High School Ofsted Rating: Good Pupils: 1197 Distance:2.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lady Zia Wernher School Ofsted Rating: Outstanding Pupils: 198 Distance:2.63	<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:2.66	<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:2.72	<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:2.72	<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:2.78	<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:2.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



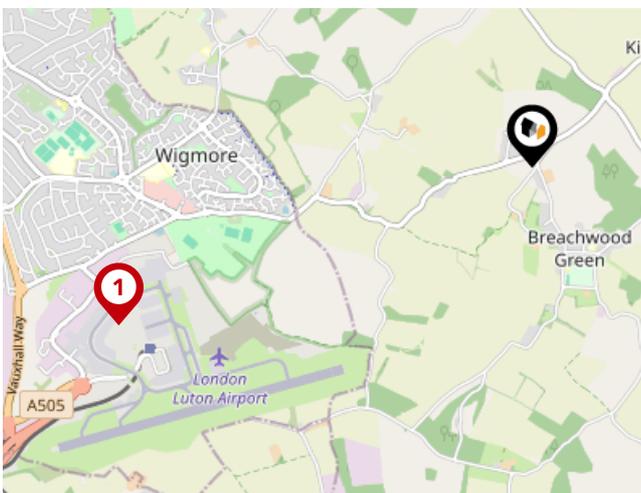
National Rail Stations

Pin	Name	Distance
1	Luton Airport Parkway Rail Station	2.96 miles
2	Harpenden Rail Station	5.26 miles
3	Luton Rail Station	3.5 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J10	4.61 miles
2	M1 J9	6.03 miles
3	A1(M) J8	5.56 miles
4	A1(M) J7	5.41 miles
5	M1 J11	5.84 miles

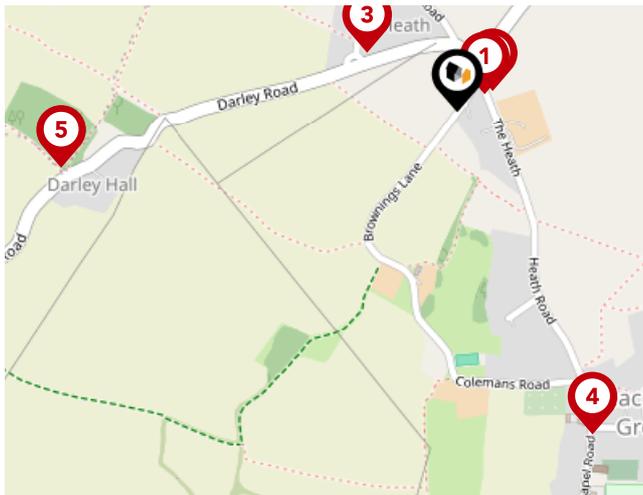


Airports/Helipads

Pin	Name	Distance
1	Luton Airport	2.02 miles
2	Heathrow Airport	29.21 miles
3	Heathrow Airport Terminal 4	30.16 miles
4	Stansted Airport	25.34 miles

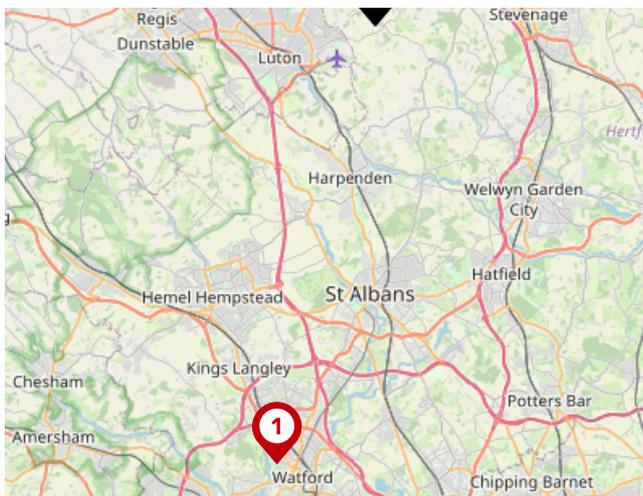
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Brownings Lane	0.04 miles
2	Brownings Lane	0.05 miles
3	Millway	0.12 miles
4	Oxford Road	0.4 miles
5	The Fox PH	0.45 miles



Local Connections

Pin	Name	Distance
1	Watford Underground Station	16.48 miles

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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