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## MIR: Material Info

The Material Information Affecting this Property

**Friday 12<sup>th</sup> September 2025**



**WILSHERE CRESCENT, HITCHIN, SG4**

### Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk



Planning records for: **4 Wilshere Crescent Hitchin Hertfordshire SG4 0PL**

Reference - 20/01441/FPH
<b>Decision:</b> Decided
<b>Date:</b> 07th July 2020
<b>Description:</b> Single storey side and rear extensions following demolition of existing rear conservatory
Reference - 21/01441/NMA
<b>Decision:</b> Decided
<b>Date:</b> 11th May 2021
<b>Description:</b> Applying of render finish to the exterior walls of the extension (as non material amendment to planning permission 20/01441/FPH granted on 07.09.2020)
Reference - 21/00932/NMA
<b>Decision:</b> Registered
<b>Date:</b> 23rd March 2021
<b>Description:</b> Apply render coat to the external face brickwork (as non material amendment to planning permission 20/01441/FPH granted on 07.09.2020)
Reference - 21/01320/LDCP
<b>Decision:</b> Decided
<b>Date:</b> 23rd April 2021
<b>Description:</b> Apply render coat to the external face brickwork

Planning records for: **5 Wilshere Crescent Hitchin SG4 0PL**

Reference - 14/02105/1HH	
Decision:	Decided
Date:	05th August 2014
Description:	Part single and part two storey rear extension

Planning records for: **6 Wilshere Crescent Hitchin Hertfordshire SG4 0PL**

Reference - 22/02140/FPH	
Decision:	Decided
Date:	23rd August 2022
Description:	Single storey rear, side and front extensions and front porch canopy. Formation of vehicular crossover onto Wilshere Crescent and provision of 2 car parking spaces as amended by plan received on 03 October 2022.

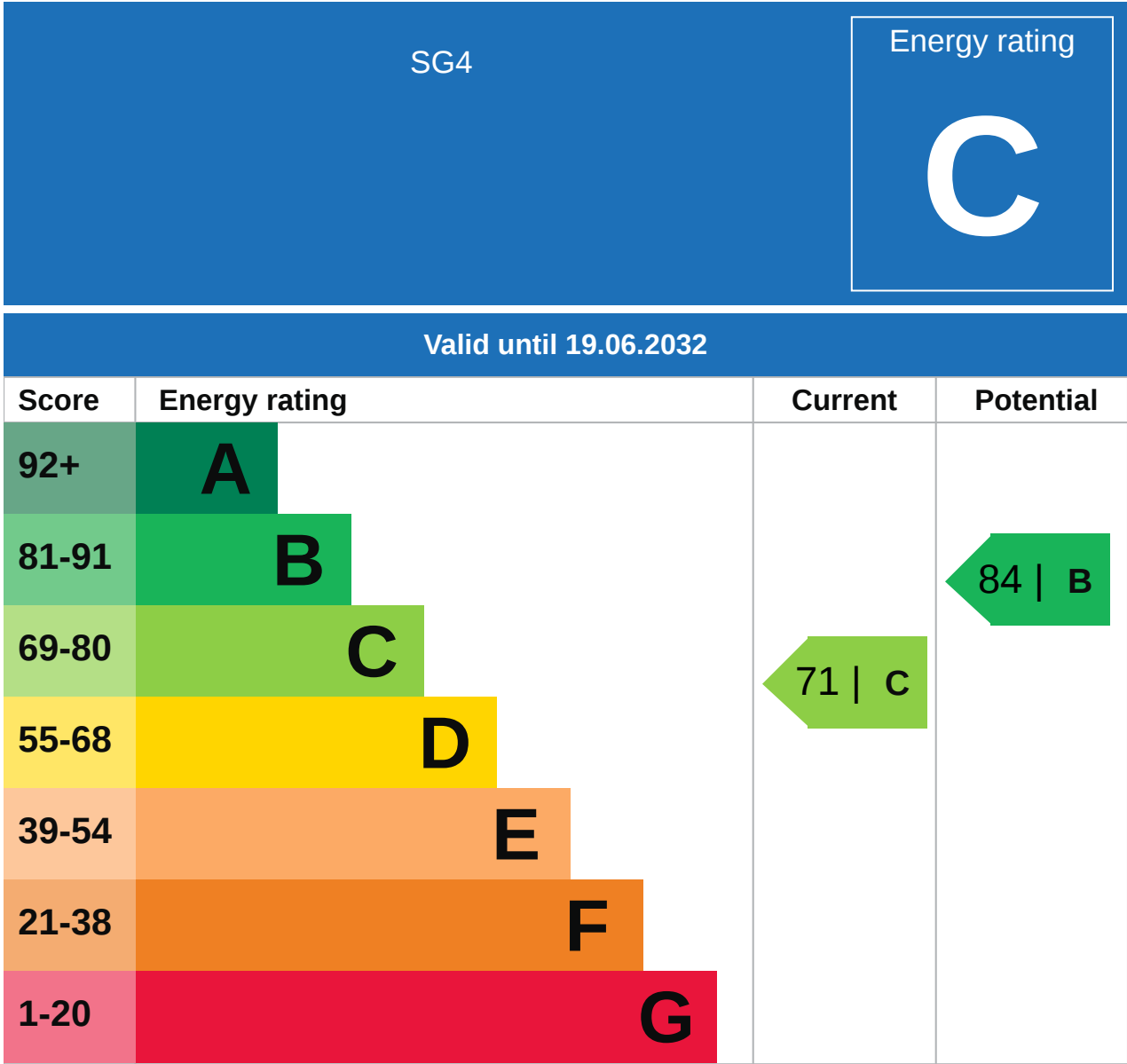
Planning records for: **10 Wilshere Crescent Hitchin Hertfordshire SG4 0PL**

Reference - 21/01633/LDCP	
Decision:	Decided
Date:	27th May 2021
Description:	Insertion of 2no. roof lights to existing front elevation roofslope and dormer window to existing rear elevation roofslope and (non opening with obscure glass) window to side elevation eaves to facilitate conversion of loftspace into habitable accommodation

Reference - 15/02571/1HH	
Decision:	Decided
Date:	12th October 2015
Description:	Single storey side/rear extension (as amended by drawing 2015/69/01B received 06/11/2015)

Planning records for: *11 Wilshere Crescent Hitchin SG4 0PL*

Reference - 04/01613/1HH	
Decision:	Decided
Date:	08th October 2004
Description:	Single storey side extension to provide garage and brick cladding to all external elevations of dwelling.



## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	ECO assessment
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	94 m <sup>2</sup>

## Building Safety

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None specified

## Accessibility / Adaptations

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None specified

## Restrictive Covenants

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None specified

## Rights of Way (Public & Private)

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None specified

## Construction Type

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Brick

## Property Lease Information

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Not applicable

## Listed Building Information

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Not applicable

## Stamp Duty

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Ask agent



## Electricity Supply

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Yes

## Gas Supply

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Yes

## Central Heating

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Unknown

## Water Supply

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Yes

## Drainage

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Yes

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## **Important - Please read**

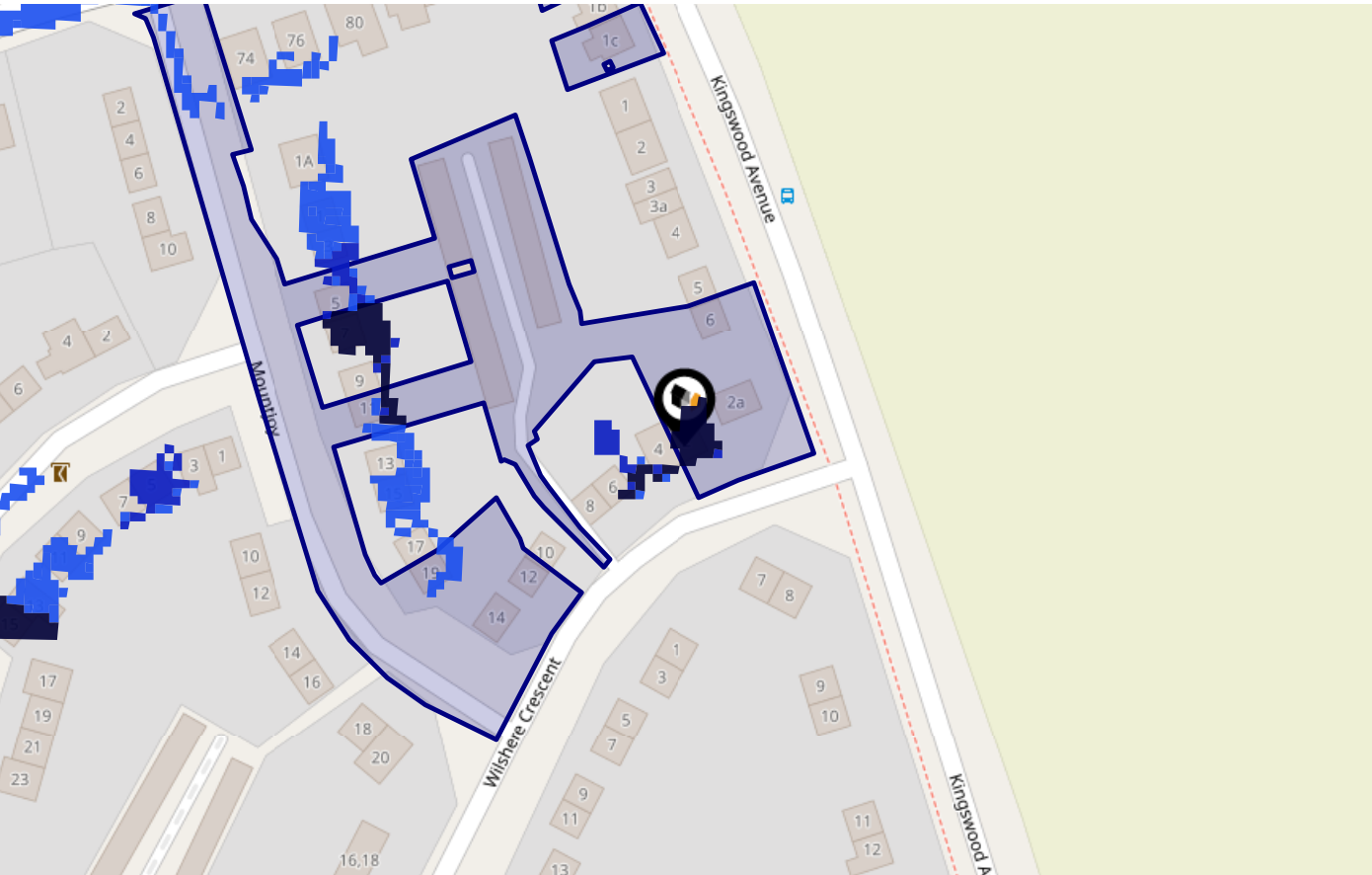
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The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

# 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: High

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.

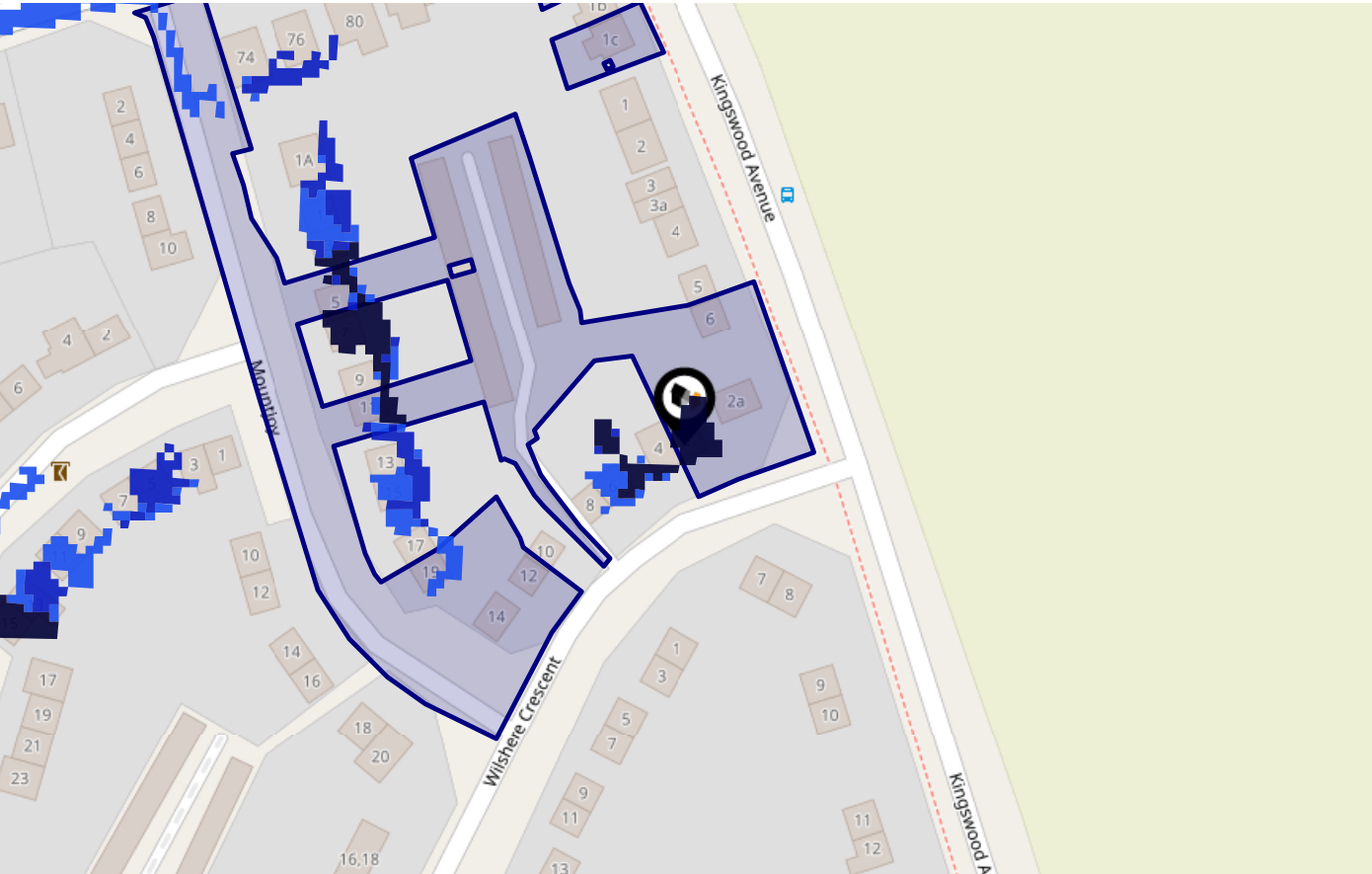
Chance of flooding to the following depths at this property:



# 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: High

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.

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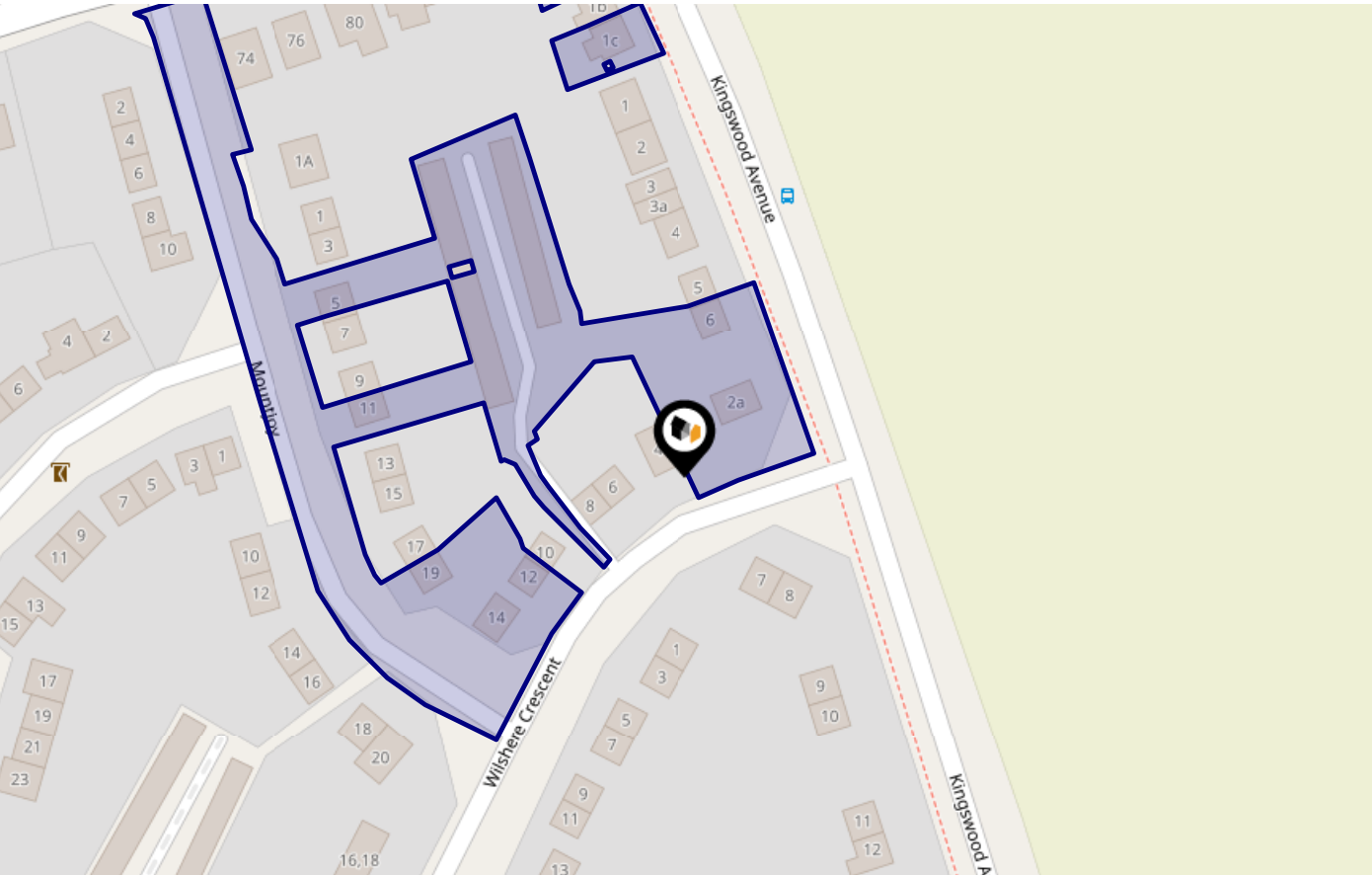
Chance of flooding to the following depths at this property:



# 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

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.

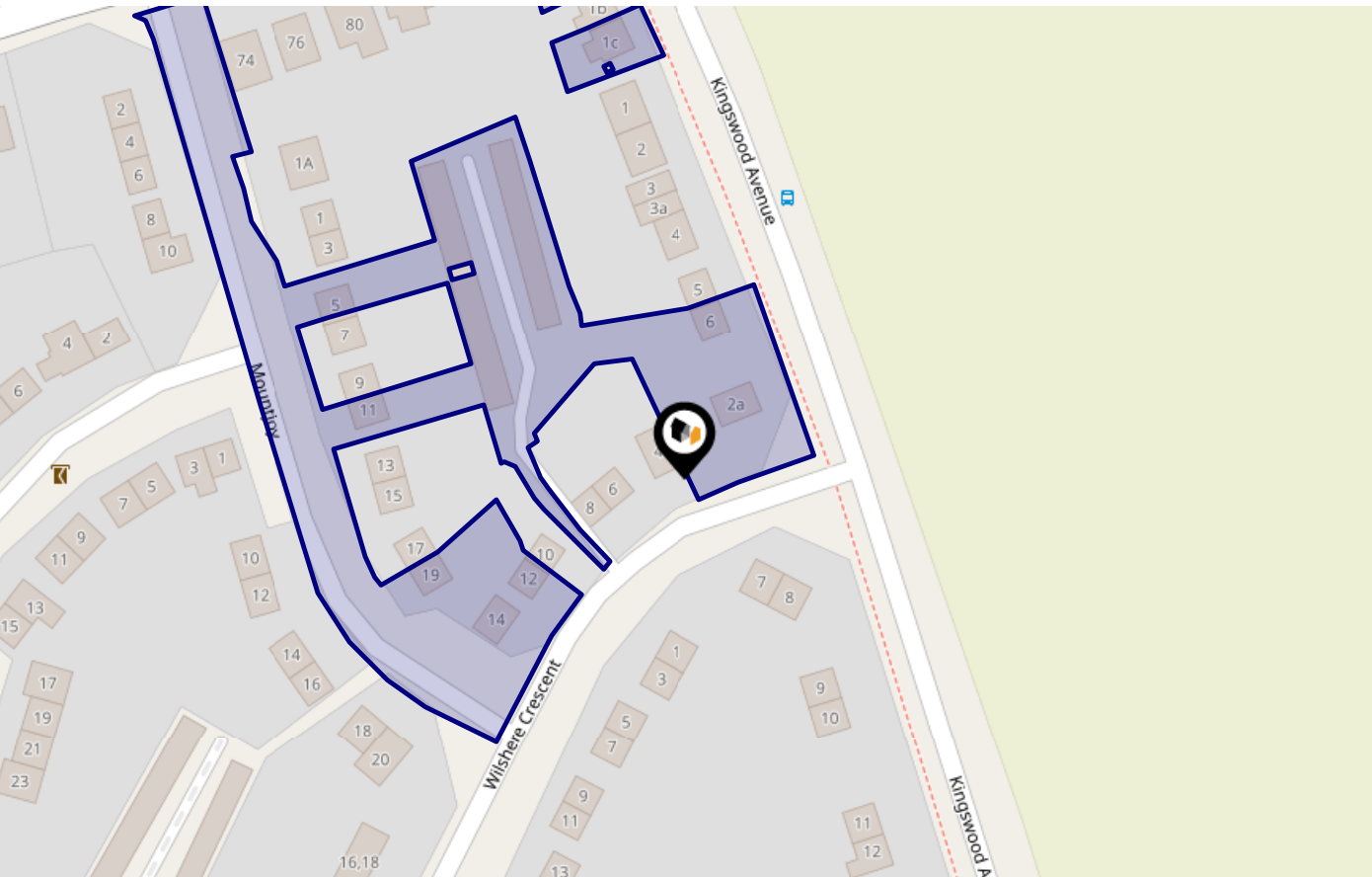
Chance of flooding to the following depths at this property:



# 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.

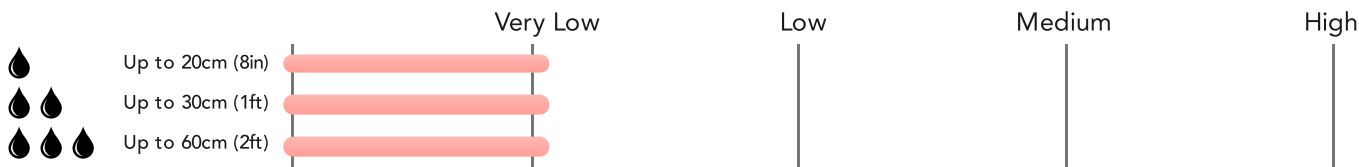


Risk Rating: Very low

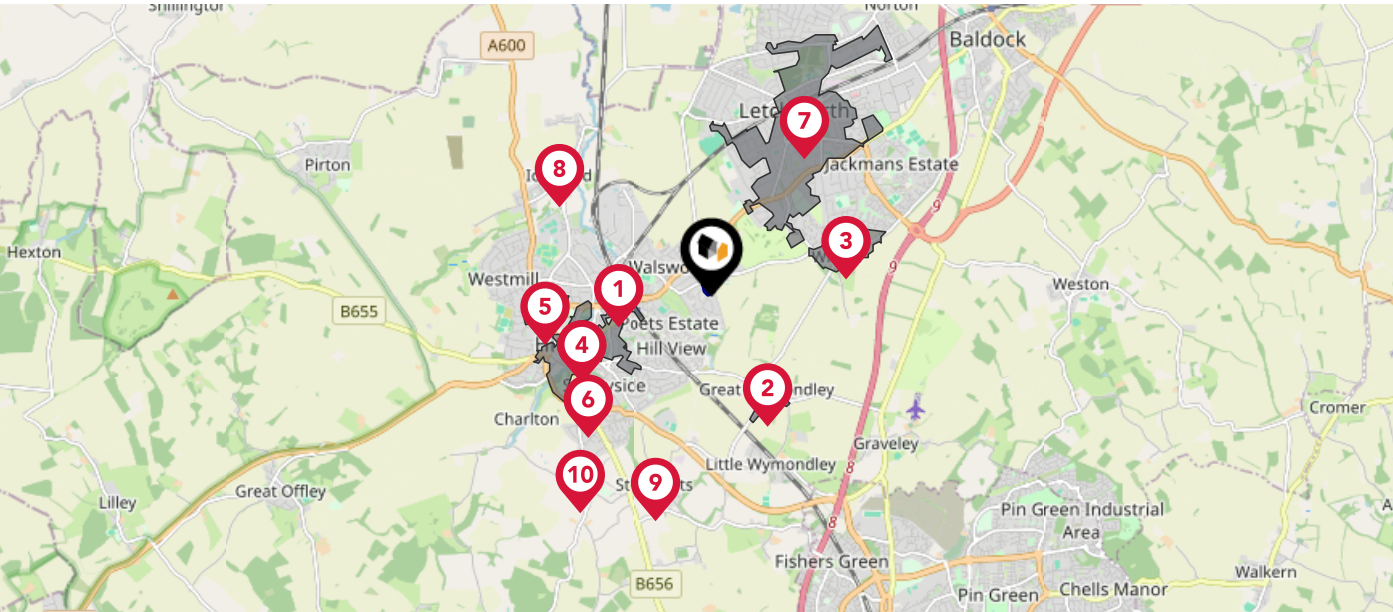
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Chance of flooding to the following depths at this property:



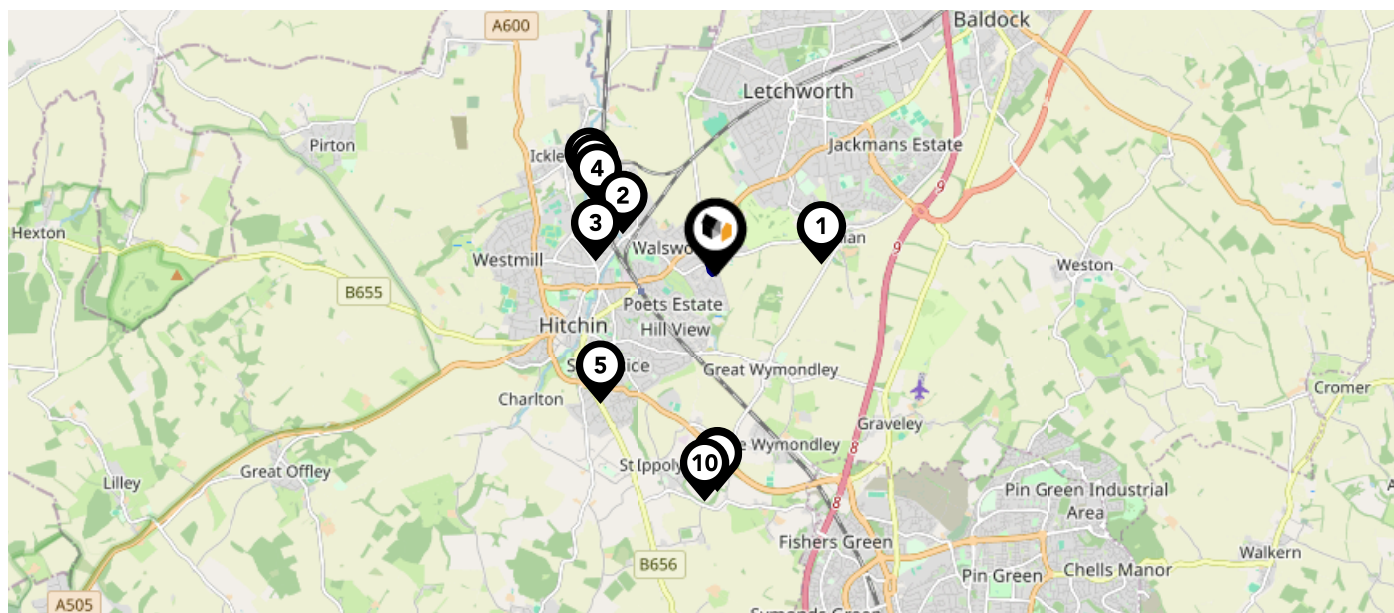
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



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



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.

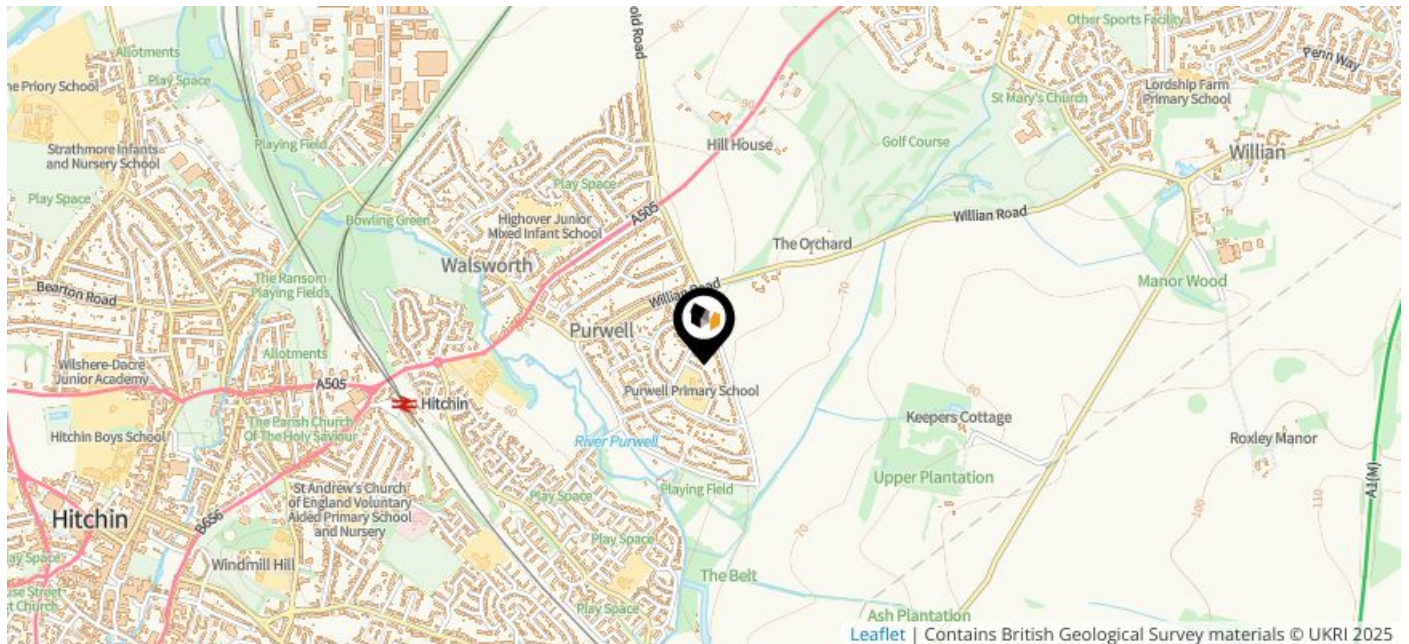


### Nearby Landfill Sites

1	Willian Road-Letchworth, Hertfordshire	Historic Landfill	
2	Wallace Way-Hitchin, Hertfordshire	Historic Landfill	
3	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill	
4	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill	
5	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	
6	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill	
7	Gerry's Hole-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill	
8	Little Wymondley Gravel Pit-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	
9	Little Wymondley Quarry-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	
10	Titmore Green Road-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	



This map displays nearby coal mine entrances and their classifications.



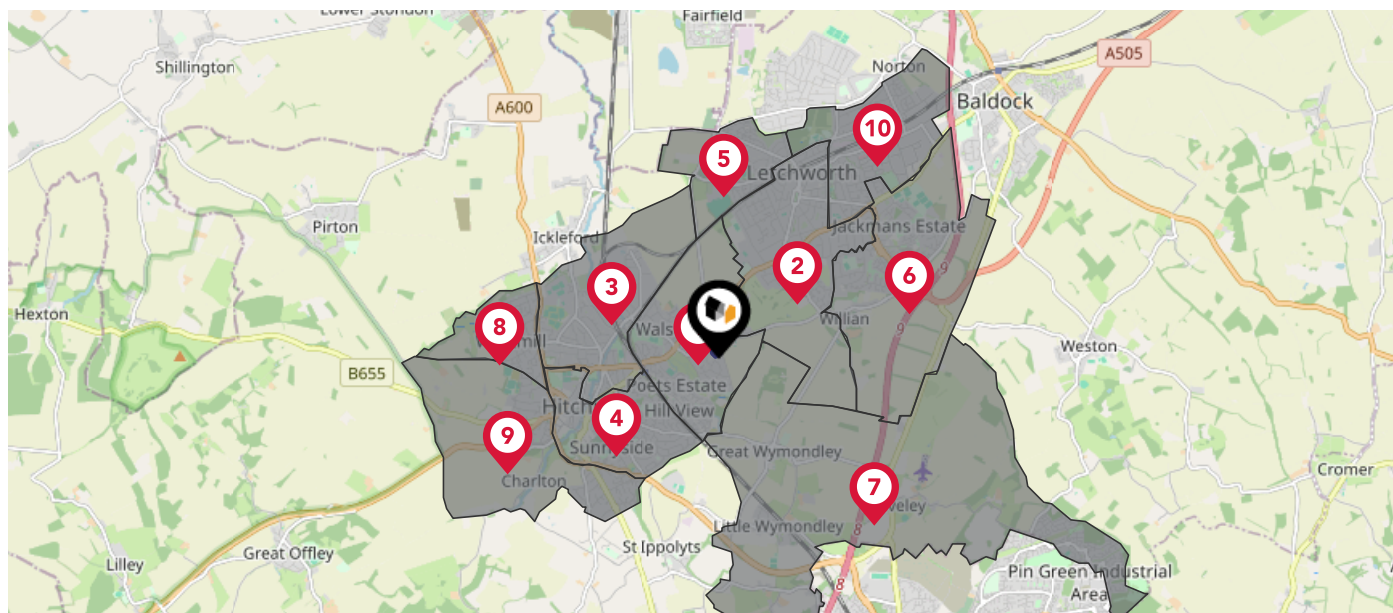
### Mine Entry

- ✕ 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



Hitchin Walsworth Ward



Letchworth South West Ward



Hitchin Bearton Ward



Hitchin Highbury Ward



Letchworth Wilbury Ward



Letchworth South East Ward



Chesfield Ward



Hitchin Oughton Ward



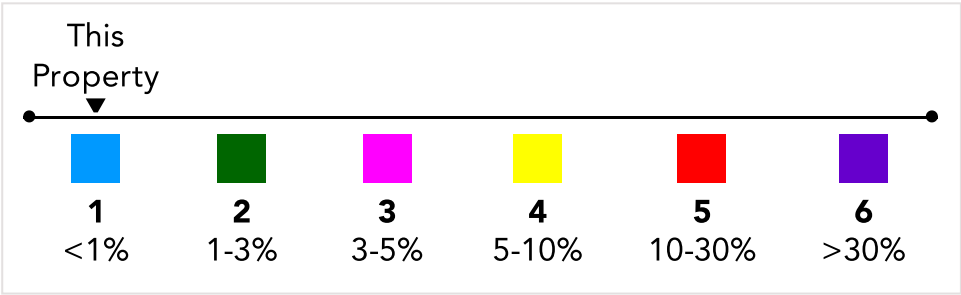
Hitchin Priory Ward



Letchworth East Ward

What is Radon?

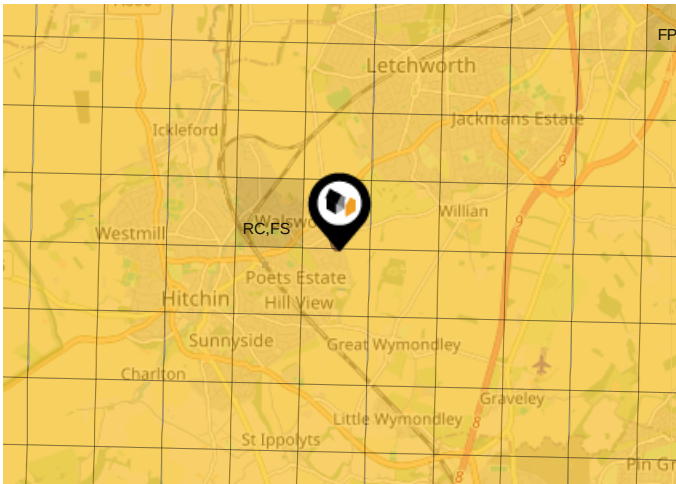
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





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

Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		

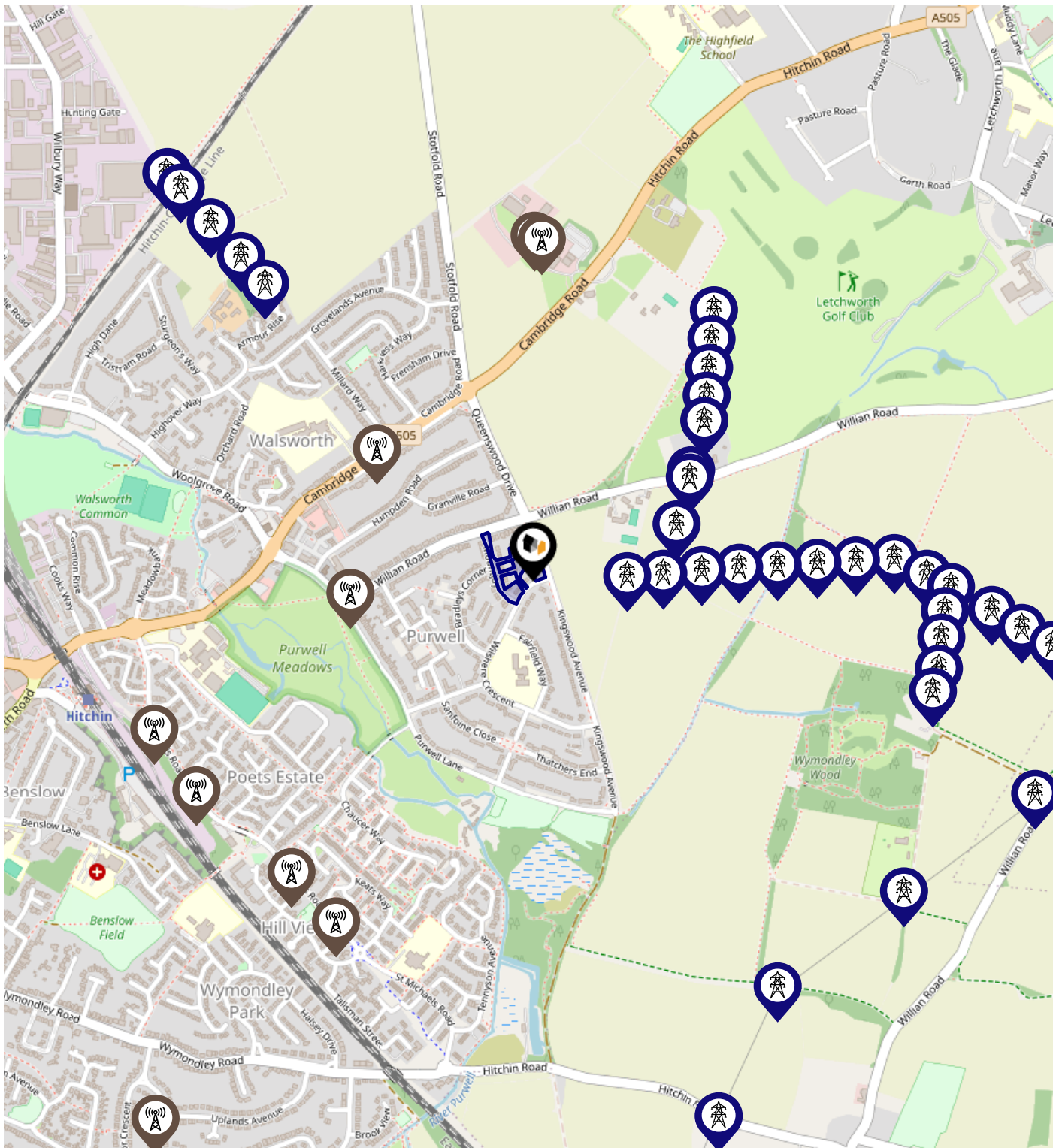


Primary Classifications (Most Common Clay Types)



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

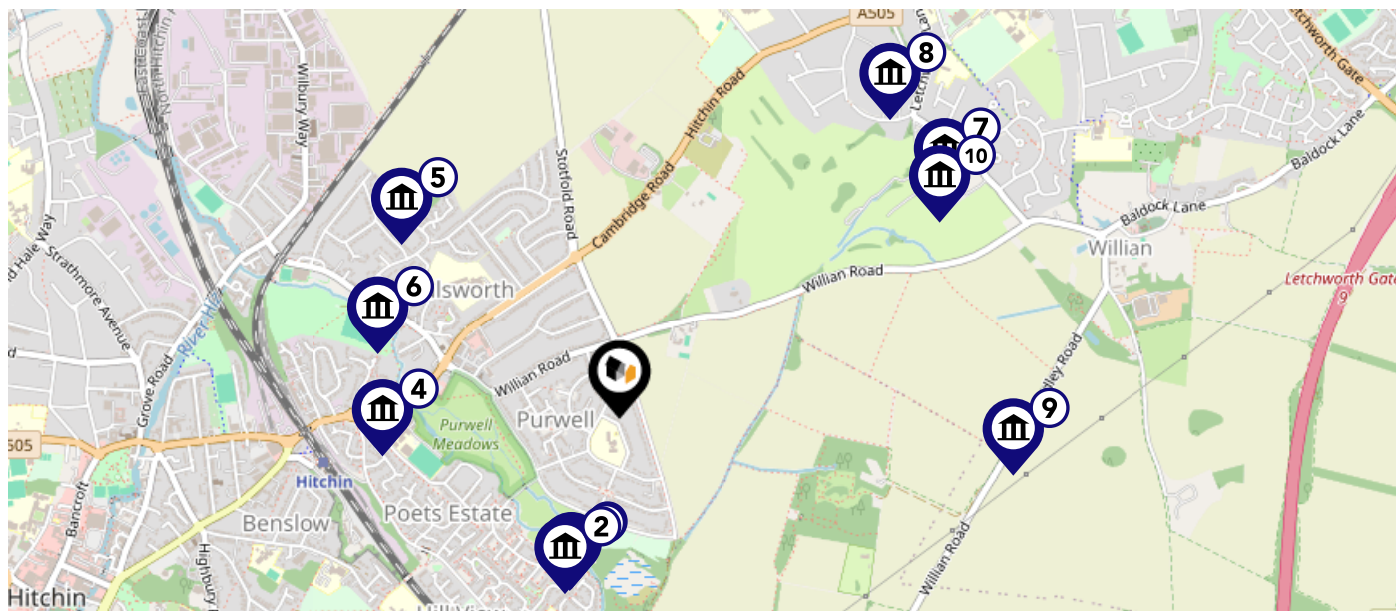
## Masts & Pylons



### Key:

-  Power Pylons
-  Communication Masts

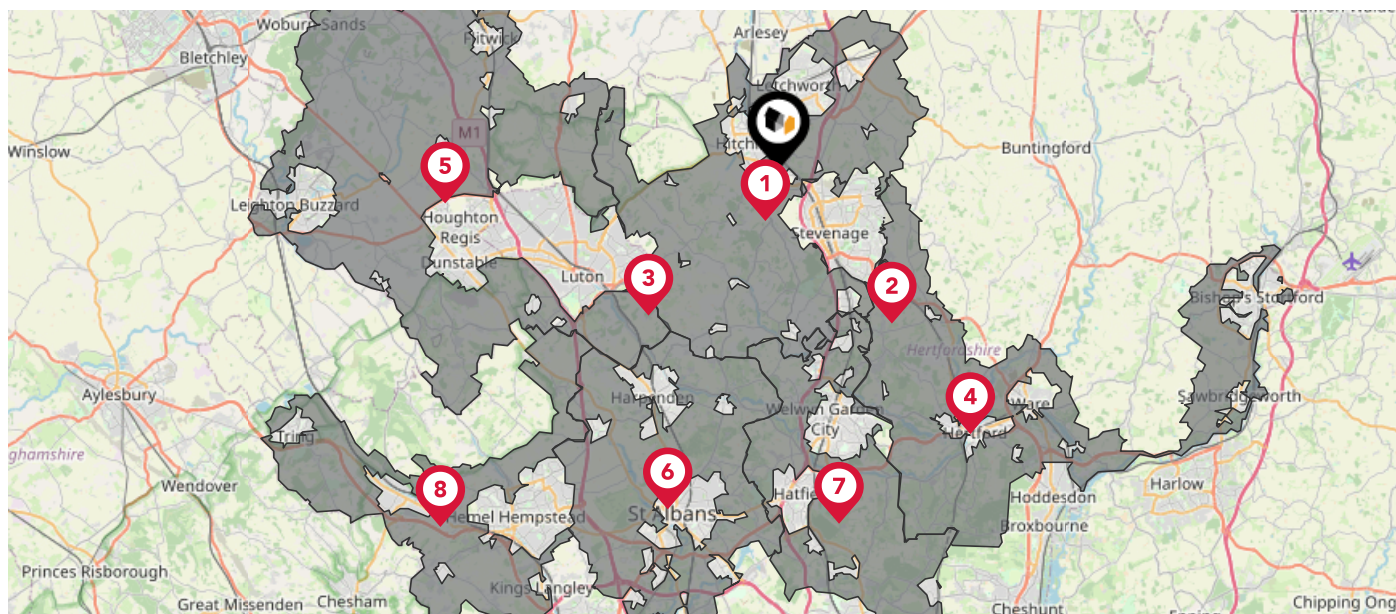
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1347596 - Purwell Mill	Grade II	0.4 miles
	1296130 - Mill Cottage At Purwell Farm	Grade II	0.4 miles
	1102180 - Mill House	Grade II	0.4 miles
	1296215 - Walsworth House	Grade II	0.5 miles
	1452743 - Threshing Barn At Highover Farm	Grade II	0.6 miles
	1347608 - 91, Woolgrove Road	Grade II	0.6 miles
	1347697 - Parish Church Of St Mary	Grade II	0.9 miles
	1101985 - Hall Barn	Grade II	0.9 miles
	1453935 - The Hamilton And Wyness Stuart Memorial Obelisk	Grade II	0.9 miles
	1174314 - Letchworth Hall Hotel	Grade II	0.9 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 - Stevenage



London Green Belt - Luton



London Green Belt - East Hertfordshire



London Green Belt - Central Bedfordshire



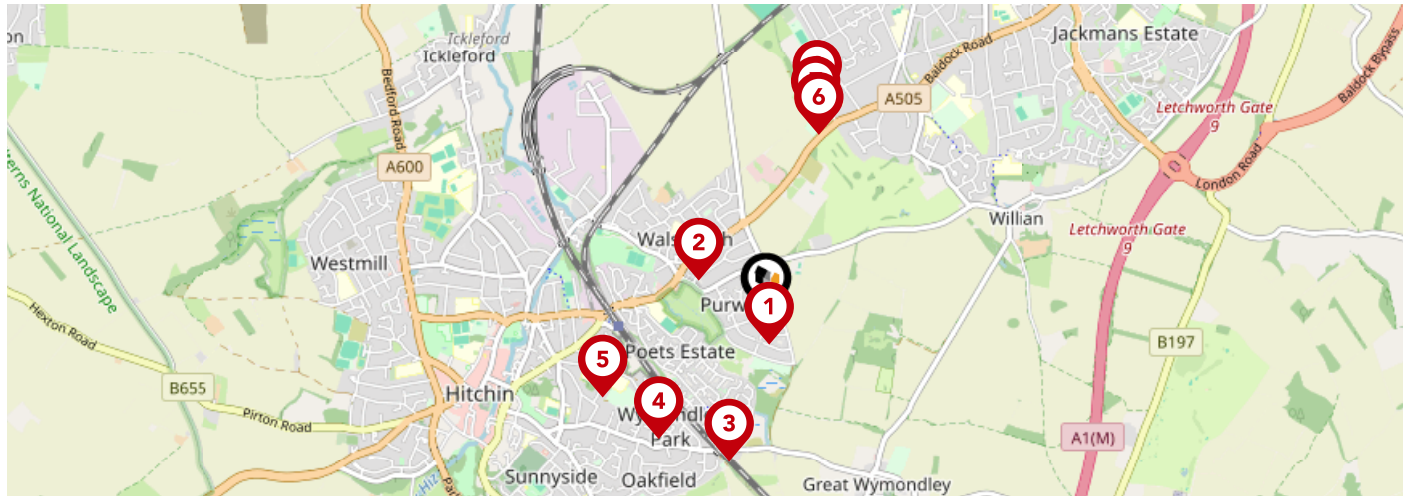
London Green Belt - St Albans



London Green Belt - Welwyn Hatfield

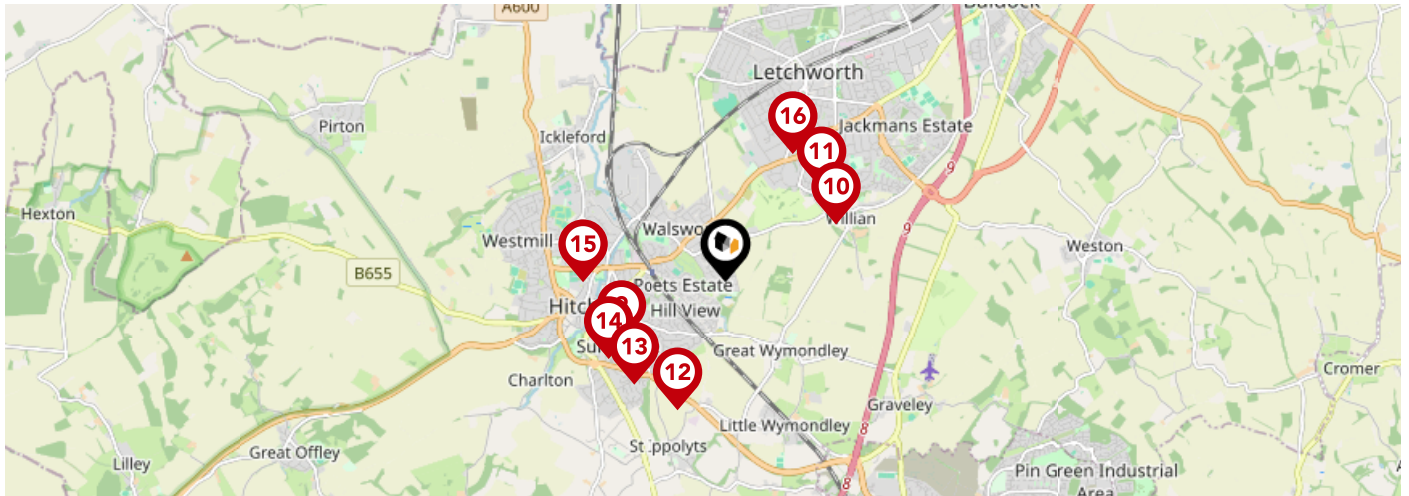










London Green Belt - Dacorum

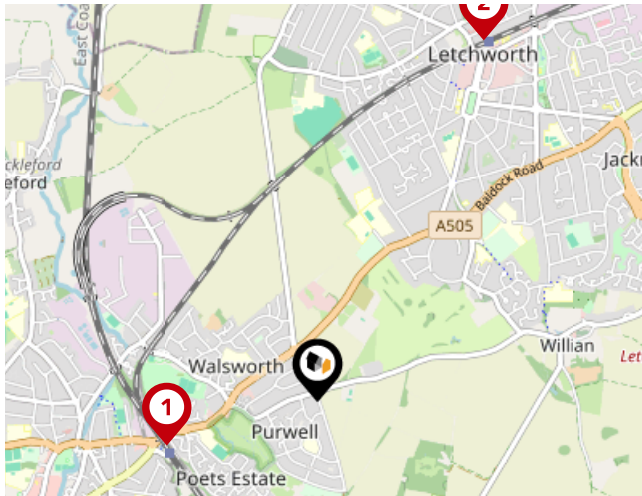


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Purwell Primary School</b> Ofsted Rating: Requires improvement   Pupils: 167   Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Highover Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 428   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Mary Exton Primary School</b> Ofsted Rating: Good   Pupils: 181   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>William Ransom Primary School</b> Ofsted Rating: Outstanding   Pupils: 422   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Andrew's Church of England Voluntary Aided Primary School, Hitchin</b> Ofsted Rating: Outstanding   Pupils: 252   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>North Herts Education Support Centre</b> Ofsted Rating: Outstanding   Pupils: 1   Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>The Highfield School</b> Ofsted Rating: Good   Pupils: 998   Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Thomas More Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



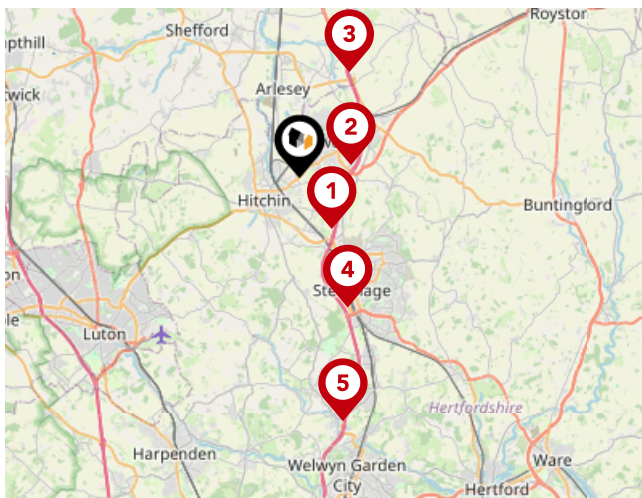


		Nursery	Primary	Secondary	College	Private
	<b>Hitchin Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1355   Distance: 1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lordship Farm Primary School</b> Ofsted Rating: Good   Pupils: 441   Distance: 1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Christopher School</b> Ofsted Rating: Not Rated   Pupils: 546   Distance: 1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingshott School</b> Ofsted Rating: Not Rated   Pupils: 400   Distance: 1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whitehill Junior School</b> Ofsted Rating: Good   Pupils: 240   Distance: 1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Highbury Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 204   Distance: 1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>York Road Nursery School</b> Ofsted Rating: Outstanding   Pupils: 107   Distance: 1.31	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Francis College</b> Ofsted Rating: Not Rated   Pupils: 301   Distance: 1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



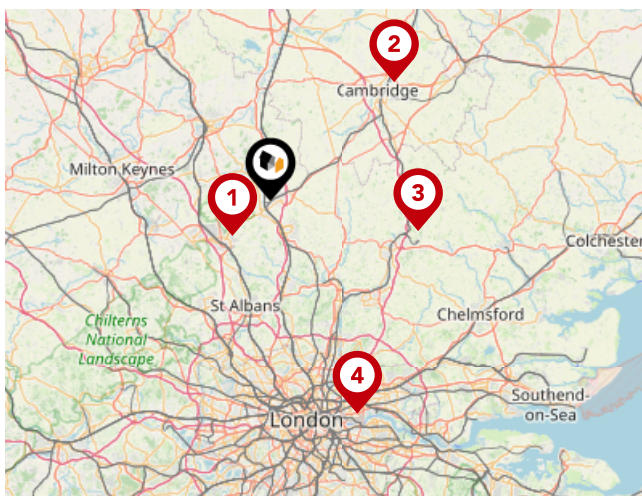
### National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.72 miles
2	Letchworth Rail Station	1.82 miles
3	Letchworth Rail Station	1.83 miles



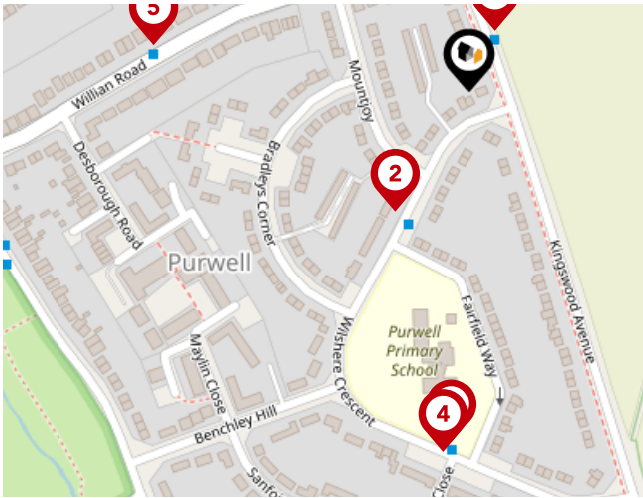
### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.2 miles
2	A1(M) J9	1.92 miles
3	A1(M) J10	4.29 miles
4	A1(M) J7	5.03 miles
5	A1(M) J6	9.01 miles



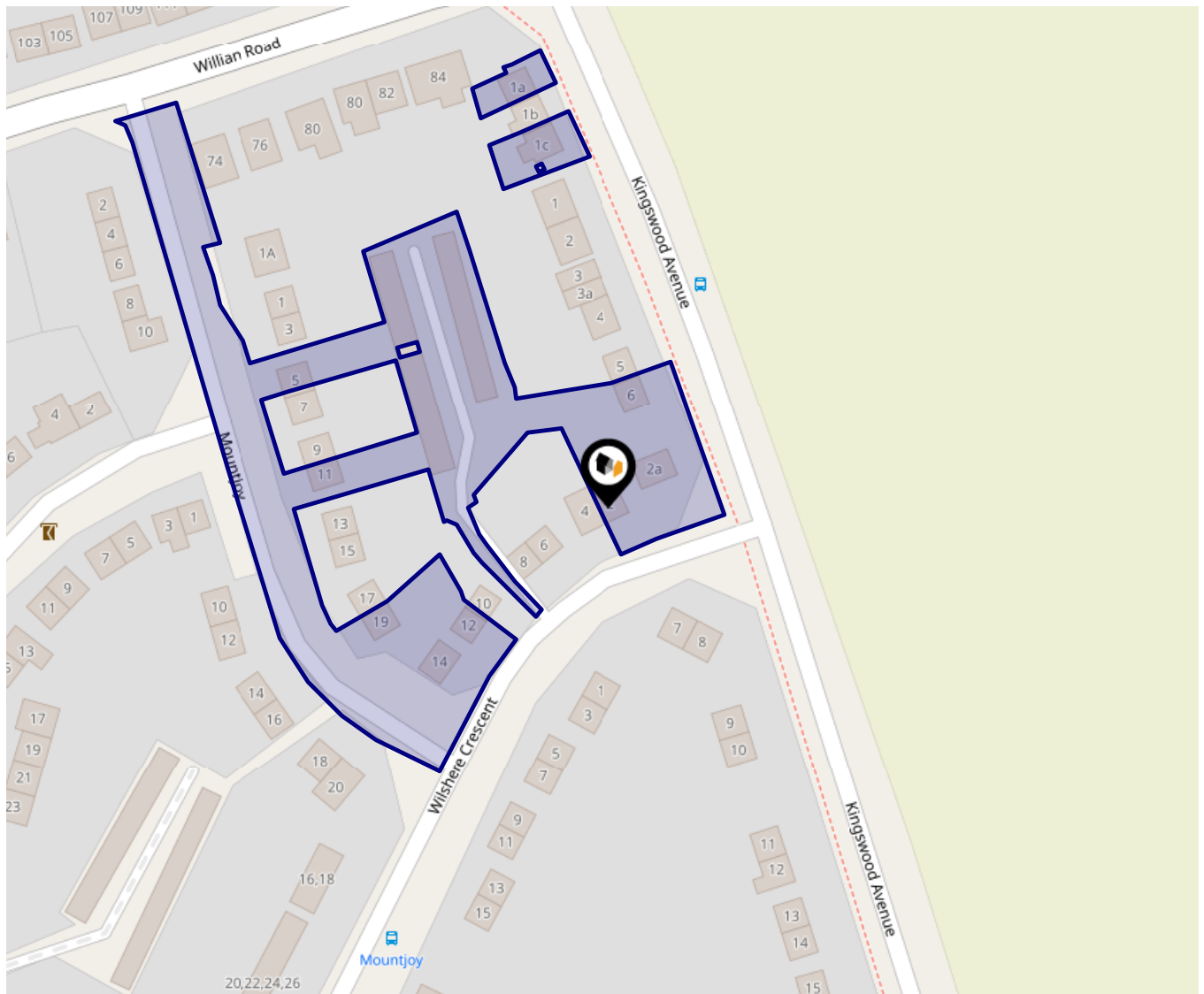
### Airports/Helipads

Pin	Name	Distance
1	Luton Airport	7.66 miles
2	Cambridge	24.92 miles
3	Stansted Airport	22.12 miles
4	Silvertown	33.79 miles



Bus Stops/Stations

Pin	Name	Distance
1	Willian Road	0.04 miles
2	Mountjoy	0.08 miles
3	Fairfield Way	0.2 miles
4	Fairfield Way	0.21 miles
5	Desborough Road	0.18 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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#### Country Properties

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Valuation Office  
Agency

