

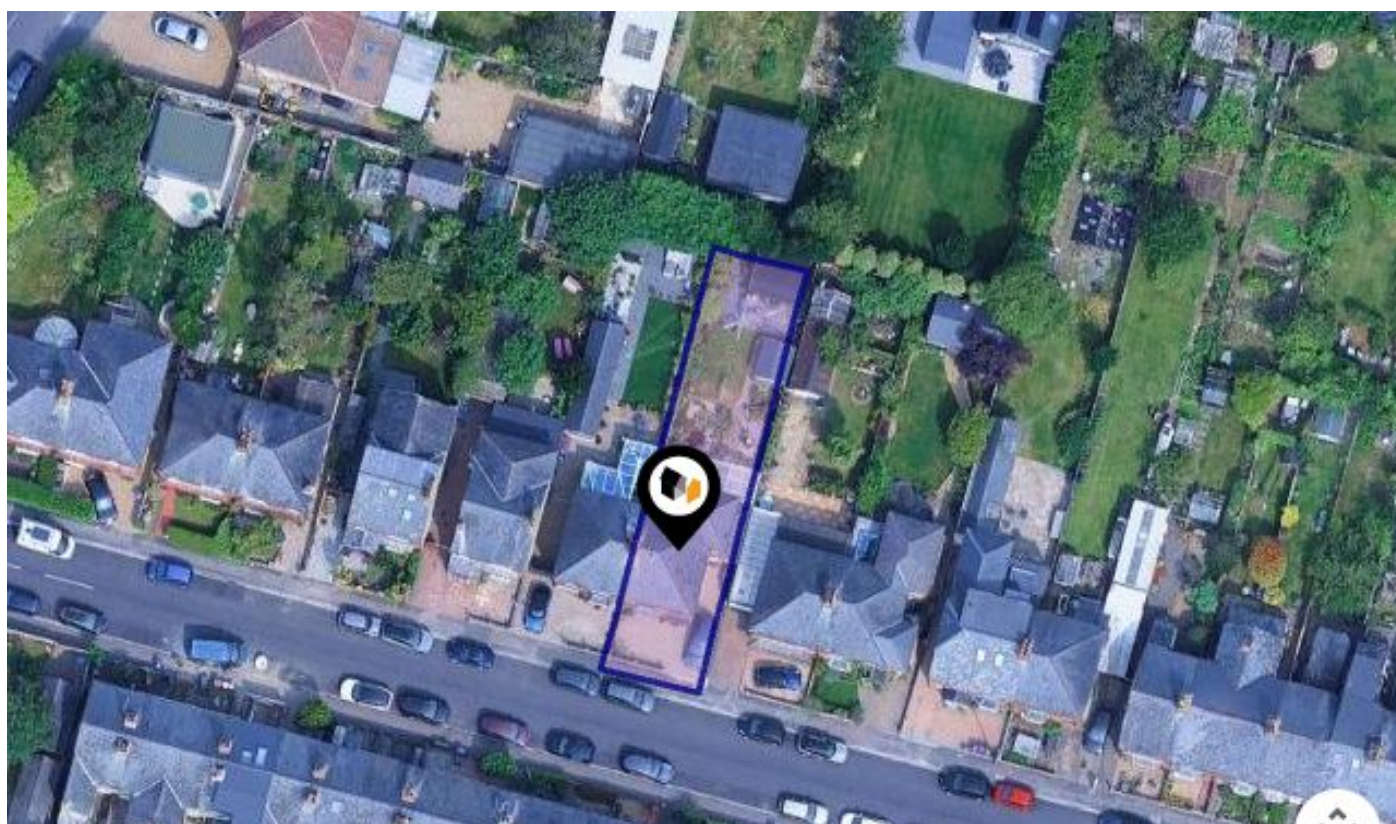


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 02nd October 2025



BALMORAL ROAD, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk



Planning records for: **Balmoral Road, Hitchin, SG5**

Reference - 85/00445/1	
Decision:	Decided
Date:	01st May 1985
Description:	Erection of single storey rear extension.

Planning records for: **47 Balmoral Road Hitchin SG5 1XQ**

Reference - 91/00961/1	
Decision:	Decided
Date:	05th August 1991
Description:	Two storey side extension

Reference - 91/00450/1	
Decision:	Decided
Date:	15th April 1991
Description:	Two storey side extension and rear conservatory

Reference - 90/01430/1	
Decision:	Decided
Date:	26th October 1990
Description:	Two storey side and single storey rear extension with conservatory (as amended by plans received 25th January 1991)

Planning records for: **48 Balmoral Road Hitchin SG5 1XQ**

Reference - 13/02219/1HH	
Decision:	Decided
Date:	18th September 2013
Description:	Part single and part two storey side extension and first floor rear extension (as amended by plan BDS 1314/01/2/C)

Planning records for: **48 Balmoral Road Hitchin SG5 1XQ**

Reference - 06/00931/1PUD	
Decision:	Decided
Date:	12th June 2006
Description:	Lawful Development Certificate Proposed: Single storey rear extension

Planning records for: **51 Balmoral Road Hitchin SG5 1XQ**

Reference - 09/00684/1HH	
Decision:	Decided
Date:	24th April 2009
Description:	Part two storey, part single storey rear extension

Reference - 13/00493/1HH	
Decision:	Decided
Date:	04th March 2013
Description:	Detached shed in rear garden

Reference - 14/00572/1PUD	
Decision:	Decided
Date:	04th March 2014
Description:	Insertion of dormer window in rear roofslope and 3 rooflights in front roofslope to facilitate conversion of loft to habitable accommodation.

Planning records for: **51 Balmoral Road Hitchin Hertfordshire SG5 1XQ**

Reference - 21/01402/FPH	
Decision:	Decided
Date:	30th April 2021
Description:	Erection of front elevation porch

Planning records for: **52 Balmoral Road Hitchin Hertfordshire SG5 1XQ**

Reference - 24/00361/FPH	
Decision:	Decided
Date:	28th February 2024
Description:	Alterations to existing single storey rear extension roof and insertion of first floor side windows. Single storey detached 1-bed annexe ancillary to main dwelling following alterations of existing garage. Alterations to fenestration.

Reference - 24/02789/S73	
Decision:	Decided
Date:	06th December 2024
Description:	Variation of condition 2 (revised plans) of planning permission 24/00361/FPH granted 10.04.2024 for Alterations to existing single storey rear extension roof and insertion of first floor side windows. Single storey detached 1-bed annexe ancillary to main dwelling following alterations of existing garage. Alterations to fenestration. (Development has commenced)

Planning records for: **56 Balmoral Road Hitchin SG5 1XQ**

Reference - 11/00827/1HH	
Decision:	Decided
Date:	01st April 2011
Description:	Two storey side and single storey rear extension.

Planning records for: **56 Balmoral Road Hitchin SG5 1XQ**

Reference - 11/01932/1HH	
Decision:	Decided
Date:	02nd August 2011
Description:	Two storey side and single storey rear extension

Reference - 15/03160/1HH	
Decision:	Decided
Date:	17th December 2015
Description:	Part two storey and part single storey side extension and replacement porch

Planning records for: **57 Balmoral Road Hitchin SG5 1XQ**

Reference - 02/01712/1HH	
Decision:	Decided
Date:	18th November 2002
Description:	Single storey side & rear extension.

Reference - 19/00883/FPH	
Decision:	Decided
Date:	15th April 2019
Description:	Two storey side and rear extensions, single storey rear extension following demolition of existing single storey side/rear extension and conservatory. Loft conversion to include raised ridge, rear dormer and front roof windows (as amended by plans received on 20 June 2019).

Planning records for: **63 Balmoral Road Hitchin Hertfordshire SG5 1XQ**

Reference - 20/00519/FPH	
Decision:	Decided
Date:	03rd March 2020
Description:	Insertion of rooflights to existing front roofslope and insertion of rear dormer and roof extension to facilitate conversion of loft space into habitable accommodation

Planning records for: **65 Balmoral Road Hitchin SG5 1XQ**

Reference - 16/01562/1PUD	
Decision:	Decided
Date:	22nd June 2016
Description:	Rear dormer window and two front rooflights to facilitate loft conversion

Planning records for: **67 Balmoral Road Hitchin SG5 1XQ**

Reference - 90/00486/1	
Decision:	Decided
Date:	05th June 1990
Description:	Installation of satellite dish in rear garden

Planning records for: **70 Balmoral Road Hitchin SG5 1XQ**

Reference - 07/01076/1PUD	
Decision:	Decided
Date:	24th April 2007
Description:	Rear roof extension to facilitate loft conversion

Planning records for: **77 Balmoral Road Hitchin SG5 1XQ**

Reference - 07/00754/1PUD	
Decision:	Decided
Date:	19th March 2007
Description:	Lawful Development Certificate (Proposed): Single storey rear/side extension and rear dormer window to facilitate loft conversion

Planning records for: **80 Balmoral Road Hitchin SG5 1XQ**

Reference - 13/00035/1PUD	
Decision:	Decided
Date:	11th January 2013
Description:	Dormer window in rear roofslope and insertion of 2 rooflights in front roofslope

Planning records for: **81 Balmoral Road Hitchin SG5 1XQ**

Reference - 16/00858/1PUD	
Decision:	Decided
Date:	04th April 2016
Description:	Insertion of rear window to pitch roof of single storey rear extension

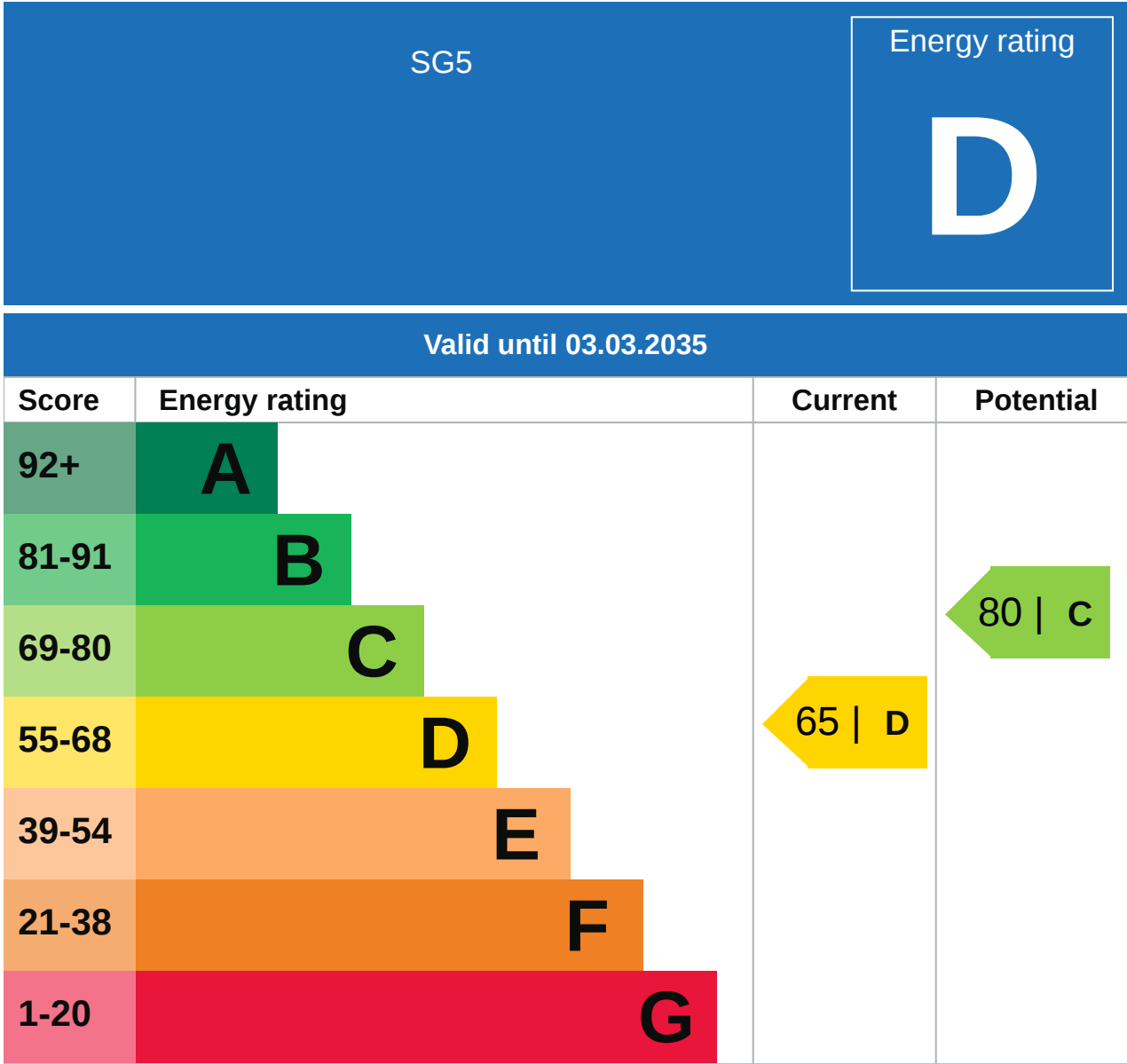
Planning records for: **83 Balmoral Road Hitchin Hertfordshire SG5 1XQ**

Reference - 25/01389/LDCP	
Decision:	Decided
Date:	09th June 2025
Description:	Insertion of rear L-shaped box dormer window and two front rooflights to facilitate loft conversion.

Planning records for: *83 Balmoral Road Hitchin Hertfordshire SG5 1XQ*

Reference - 24/01196/FPH	
Decision:	Decided
Date:	10th June 2024
Description:	Rear L shaped box dormer window and insertion of two front rooflights to facilitate conversion of loft into habitable accommodation

Reference - 24/02419/LDCP	
Decision:	Decided
Date:	01st November 2024
Description:	Insertion of rear L-shaped box dormer window and two front rooflights to facilitate loft conversion.



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 installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
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
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	118 m ²

Building Safety

None specified

Accessibility / Adaptations

Not suitable for wheel chair users

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

Yes

Gas Supply

Yes

Central Heating

Yes

Water Supply

Yes - mains

Drainage

Yes - mains

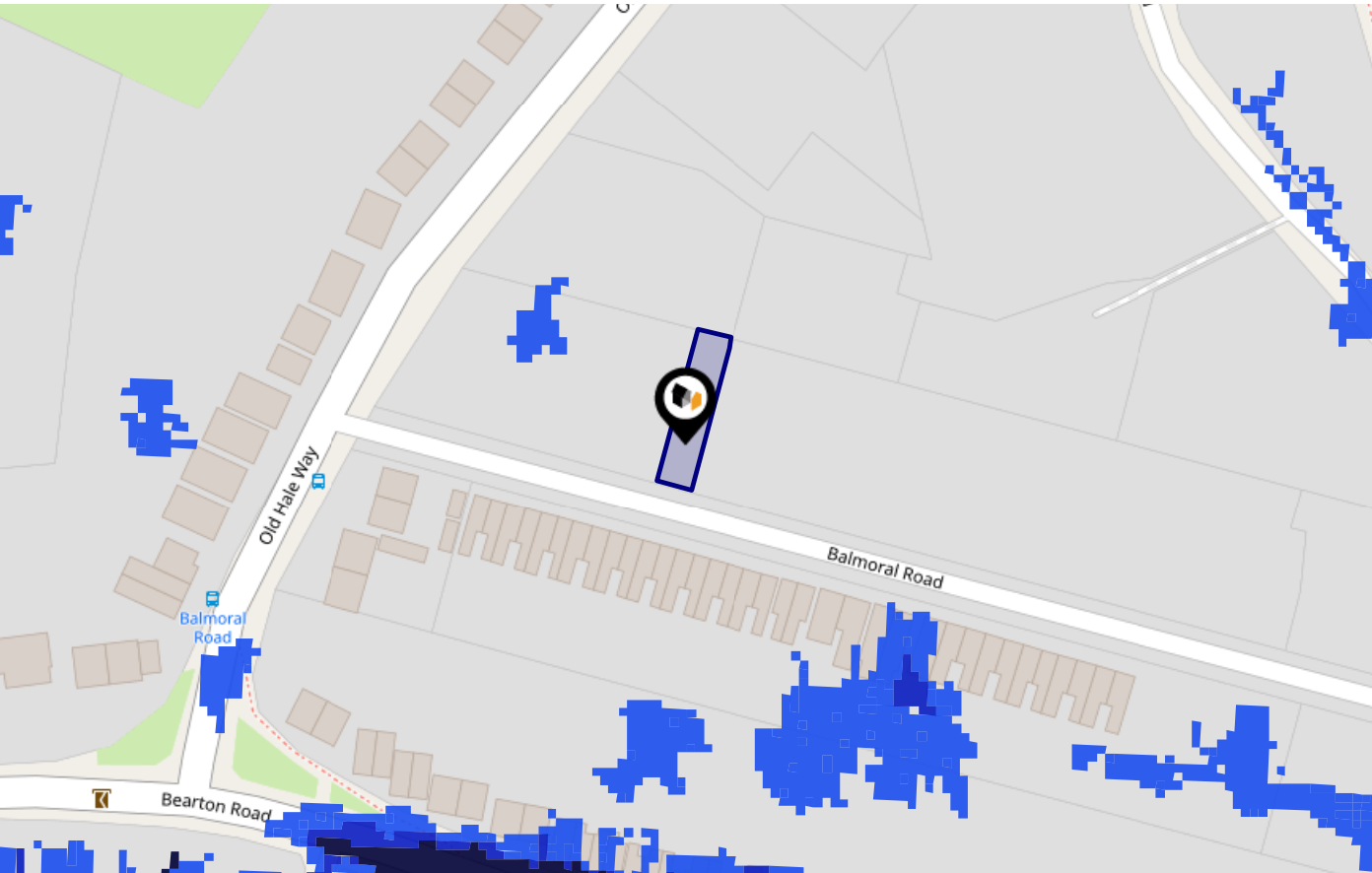
Important - Please read

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.

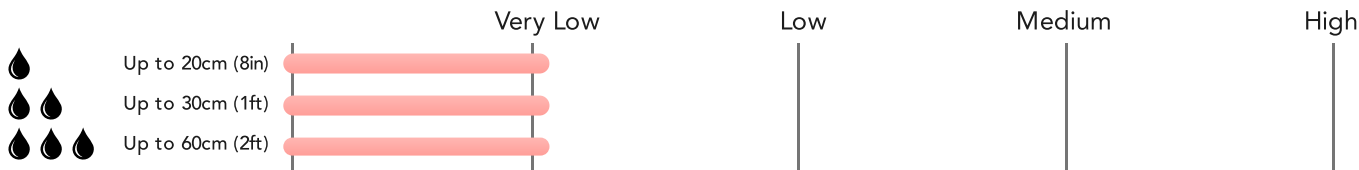


Risk Rating: **Very low**

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.

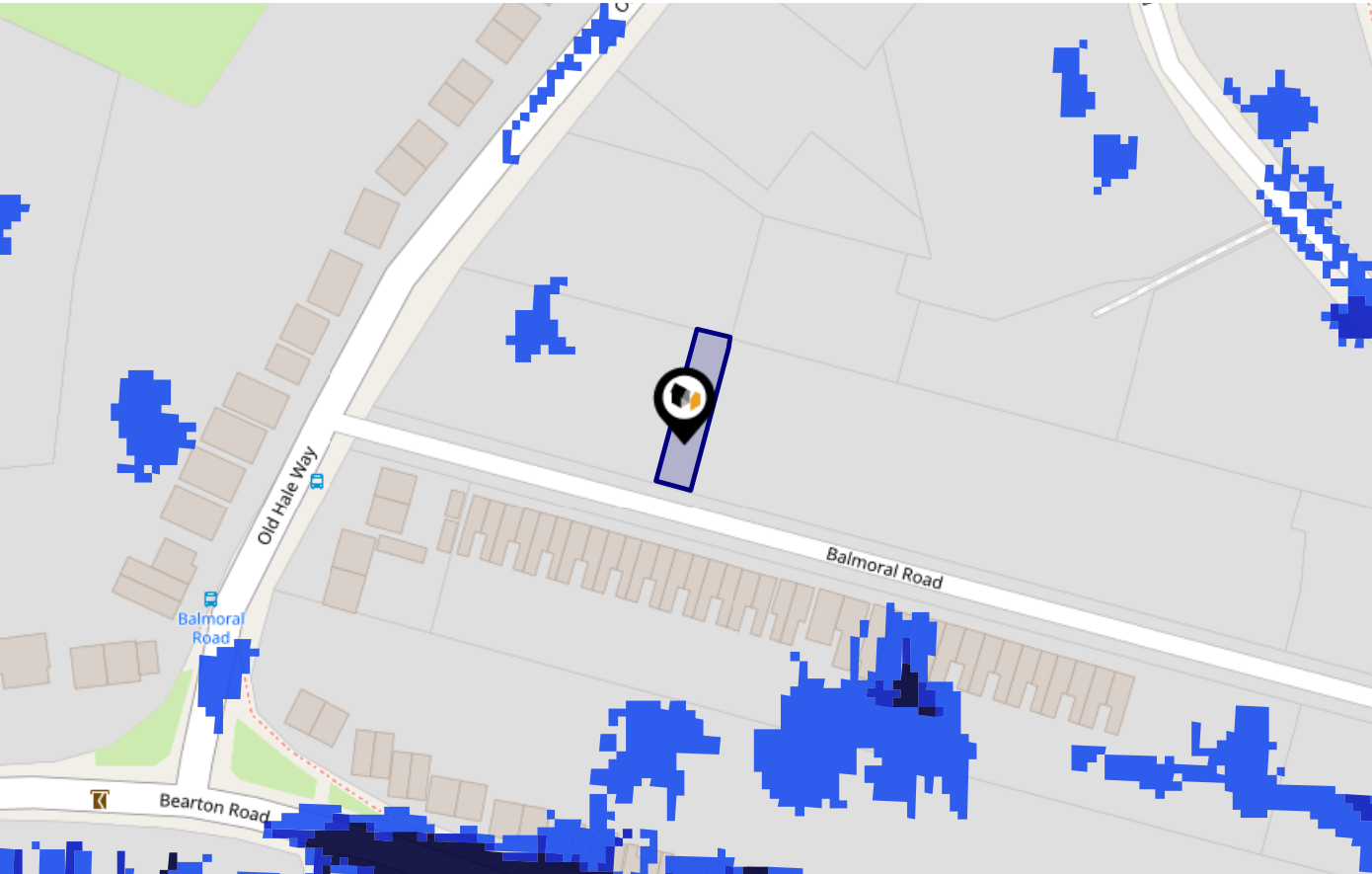
Chance of flooding to the following depths at this property:



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.

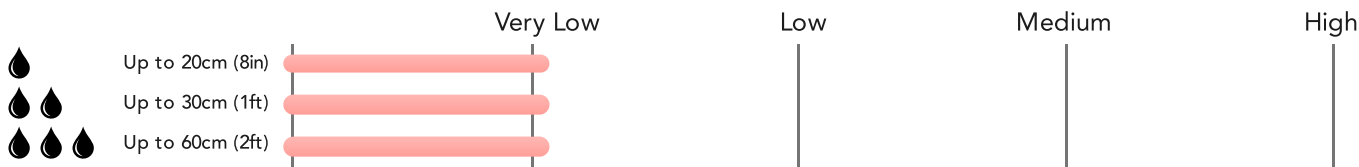


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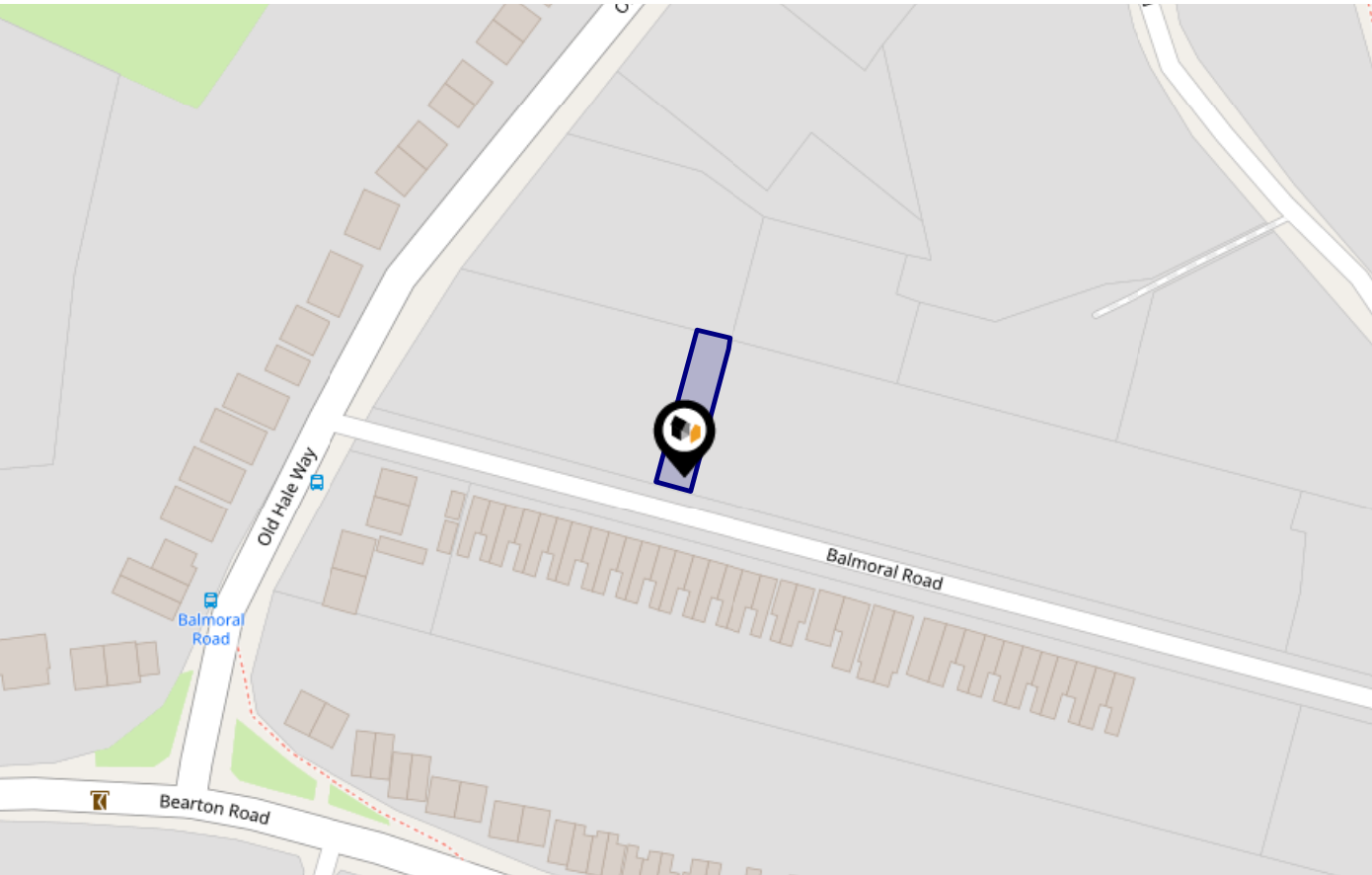
Chance of flooding to the following depths at this property:



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.

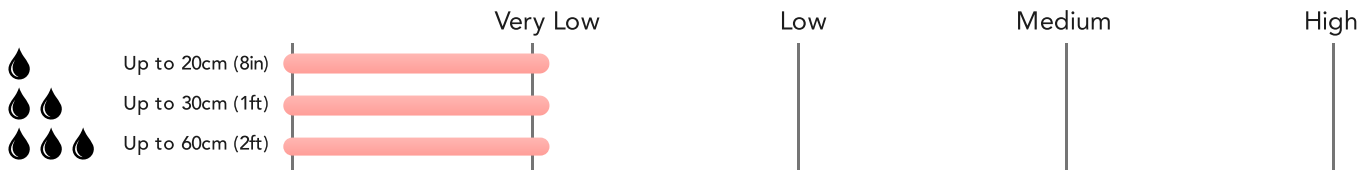


Risk Rating: Very low

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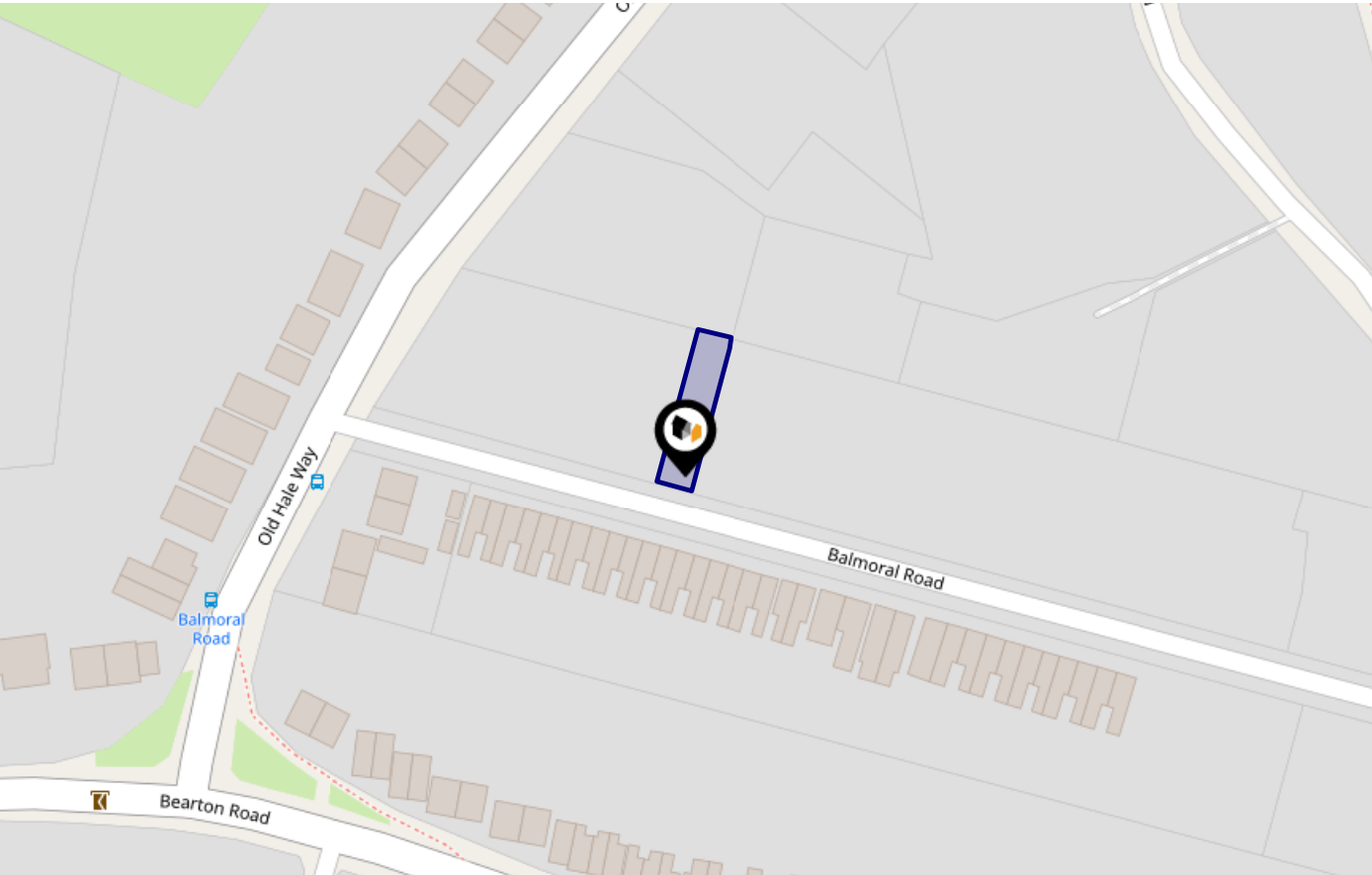
Chance of flooding to the following depths at this property:



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.

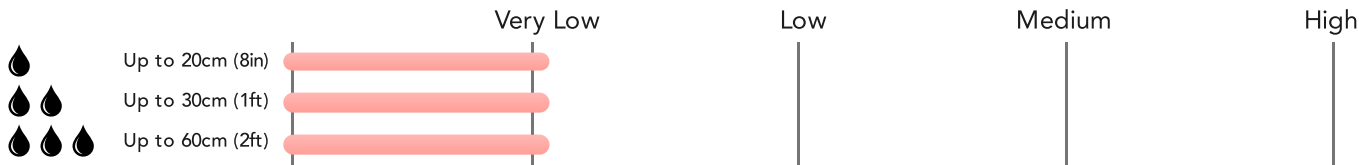


Risk Rating: **Very low**

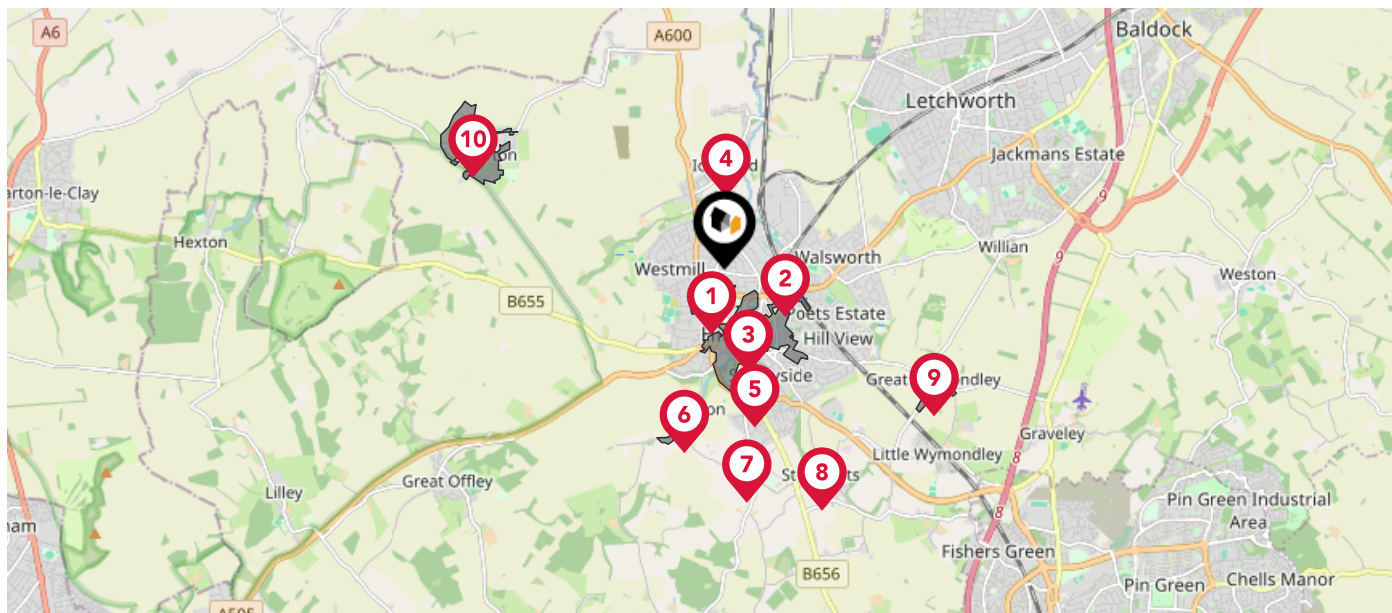
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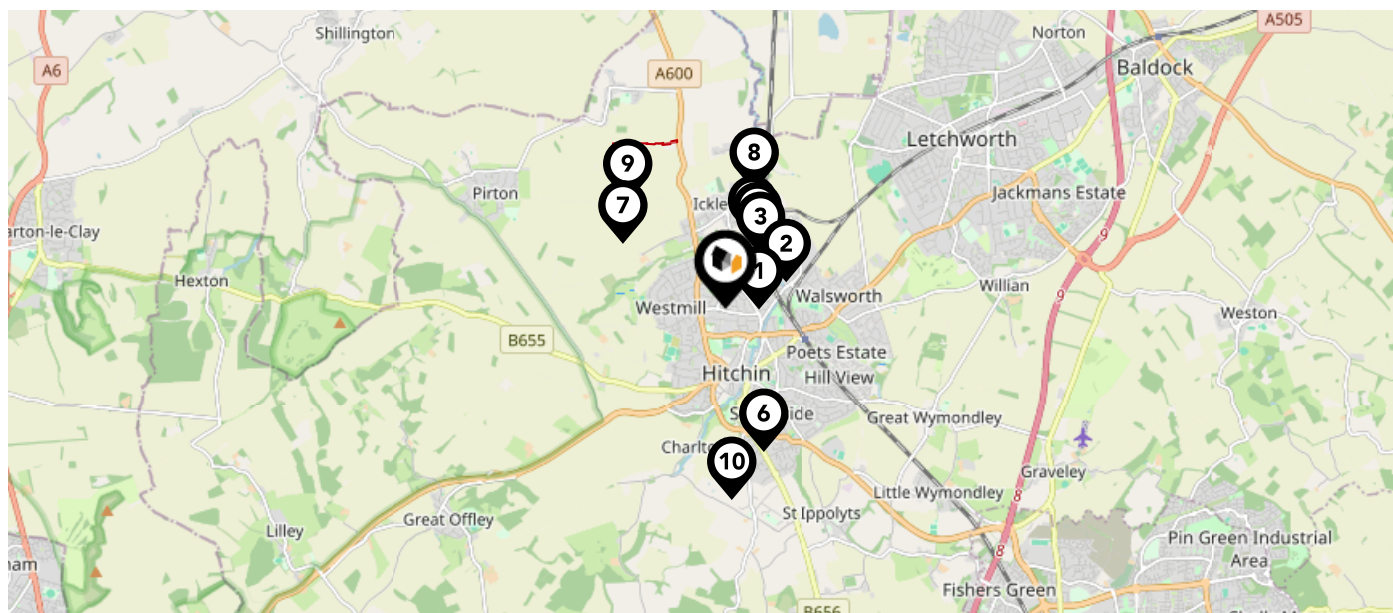
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



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 |

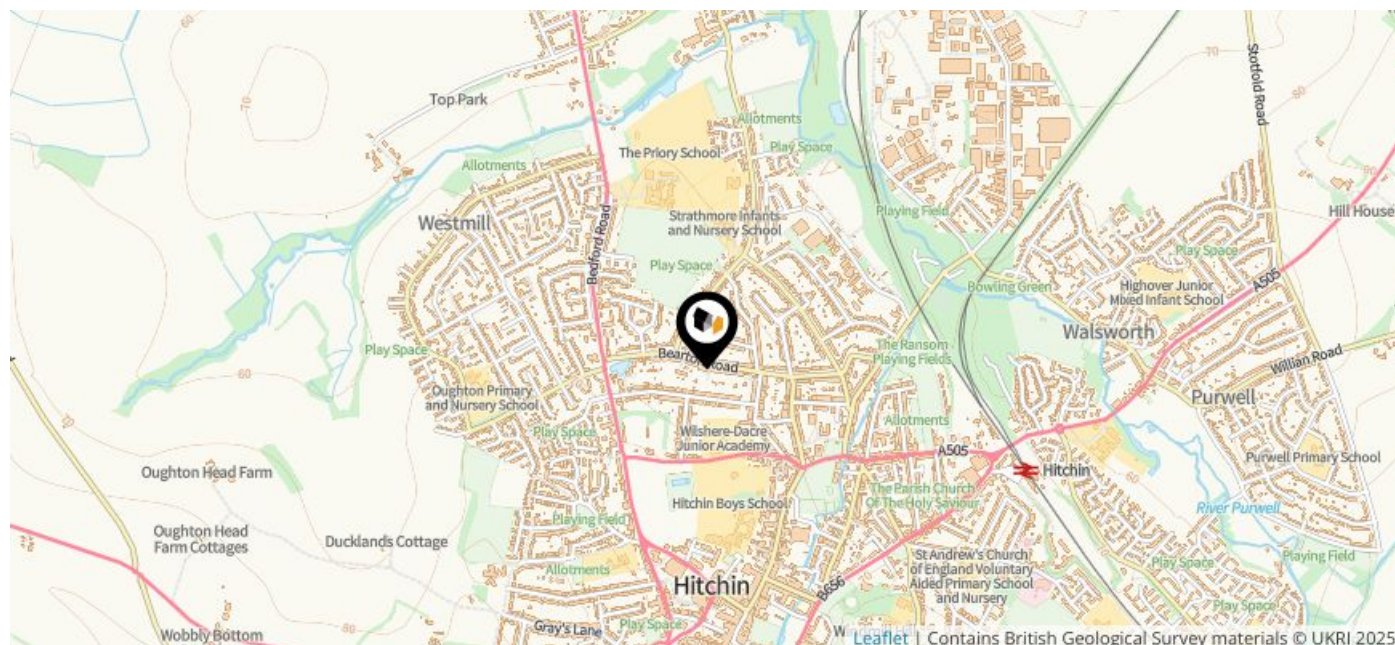
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



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	No name provided by source	Active Landfill	
10	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



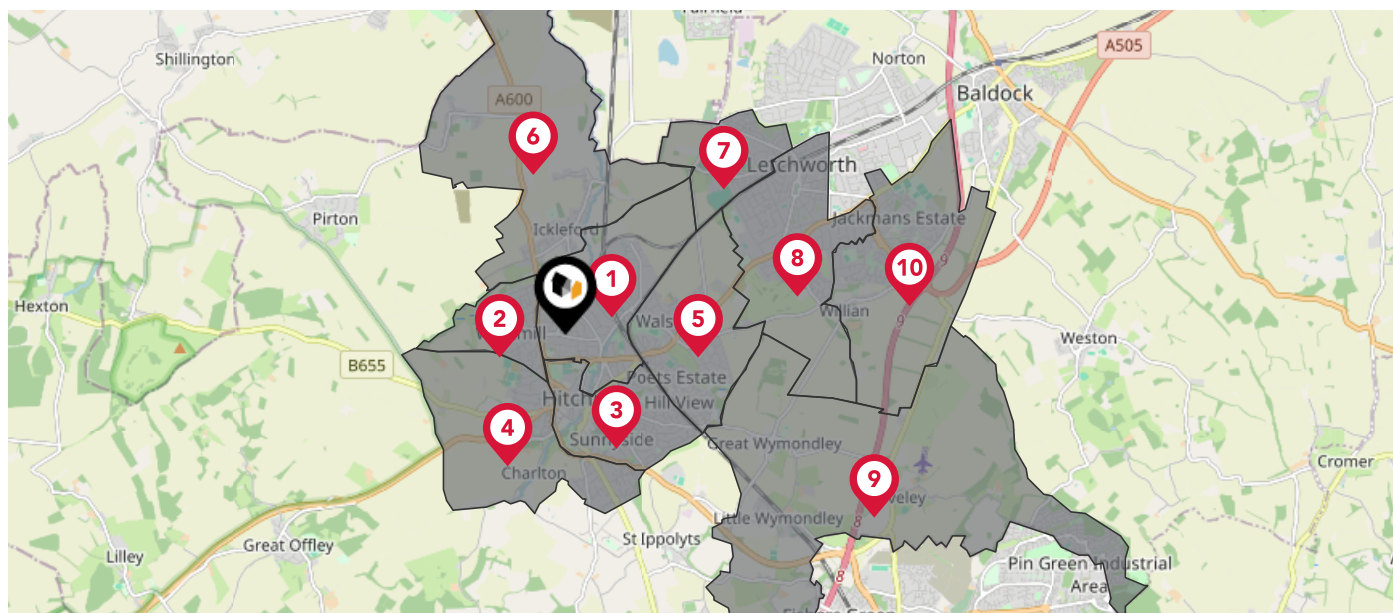
Mine Entry

- ✕ 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



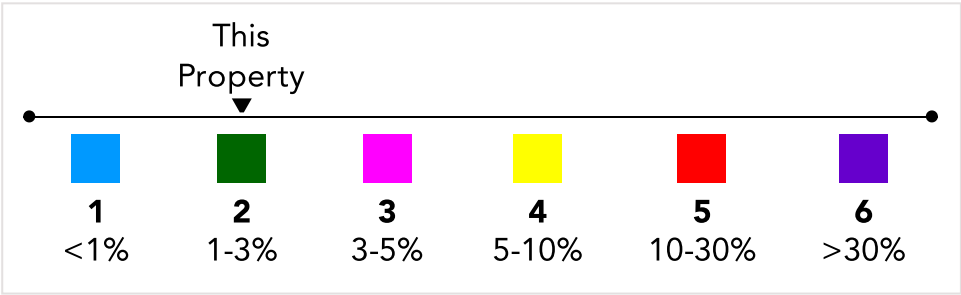
Chesfield Ward



Letchworth South East Ward

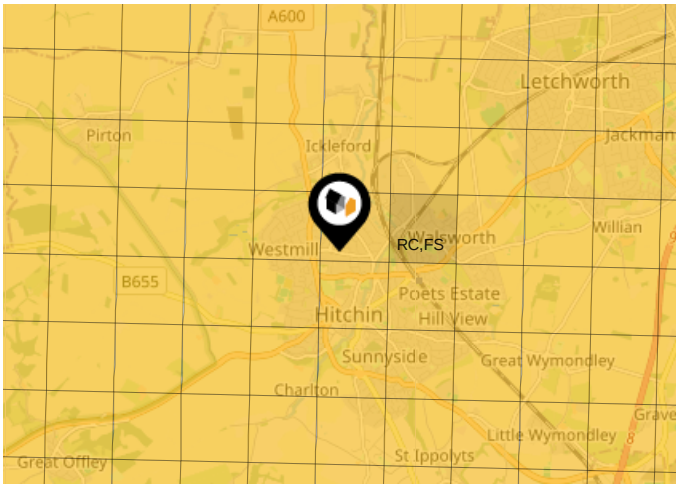
What is Radon?

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

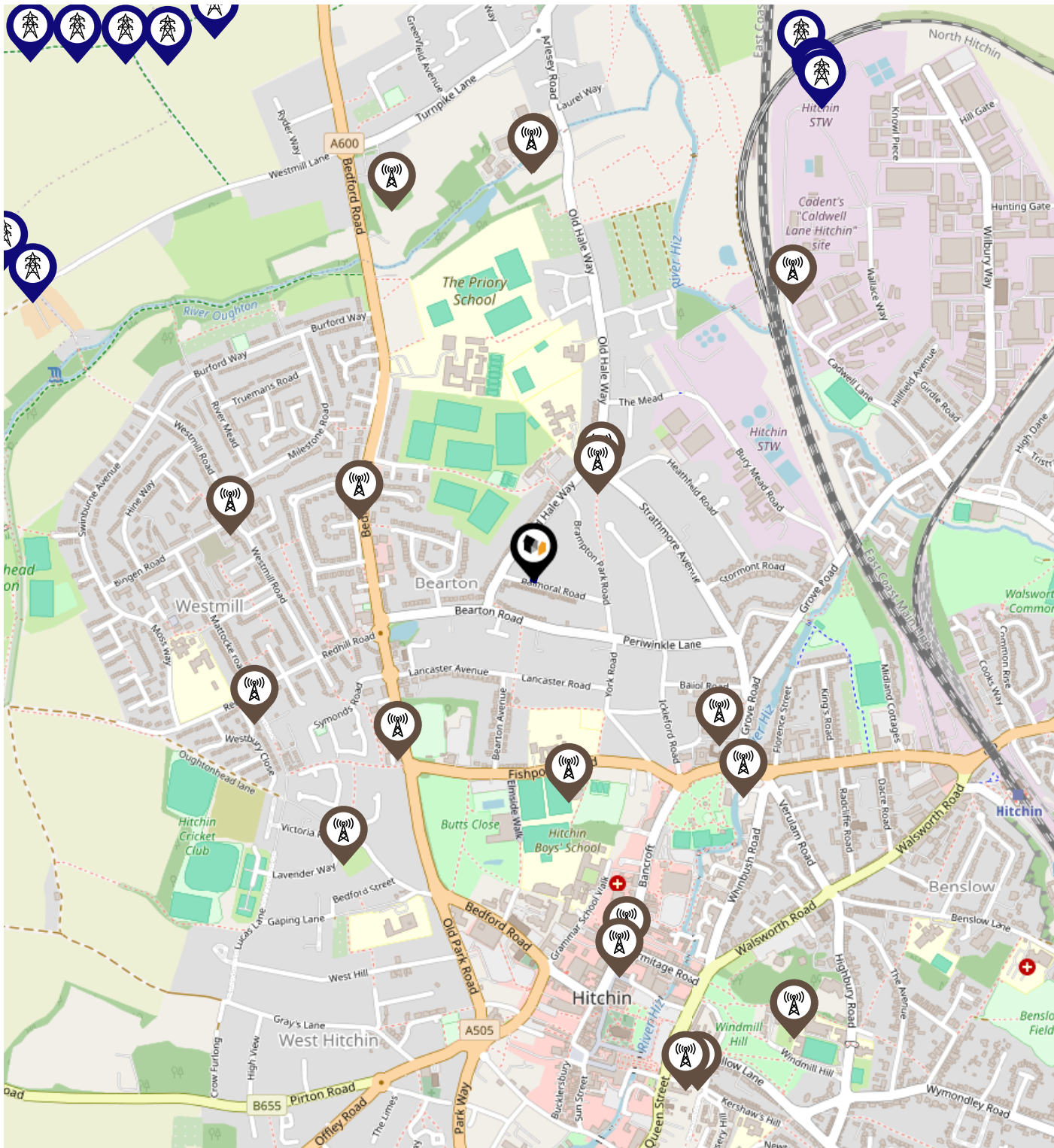


Primary Classifications (Most Common Clay Types)

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

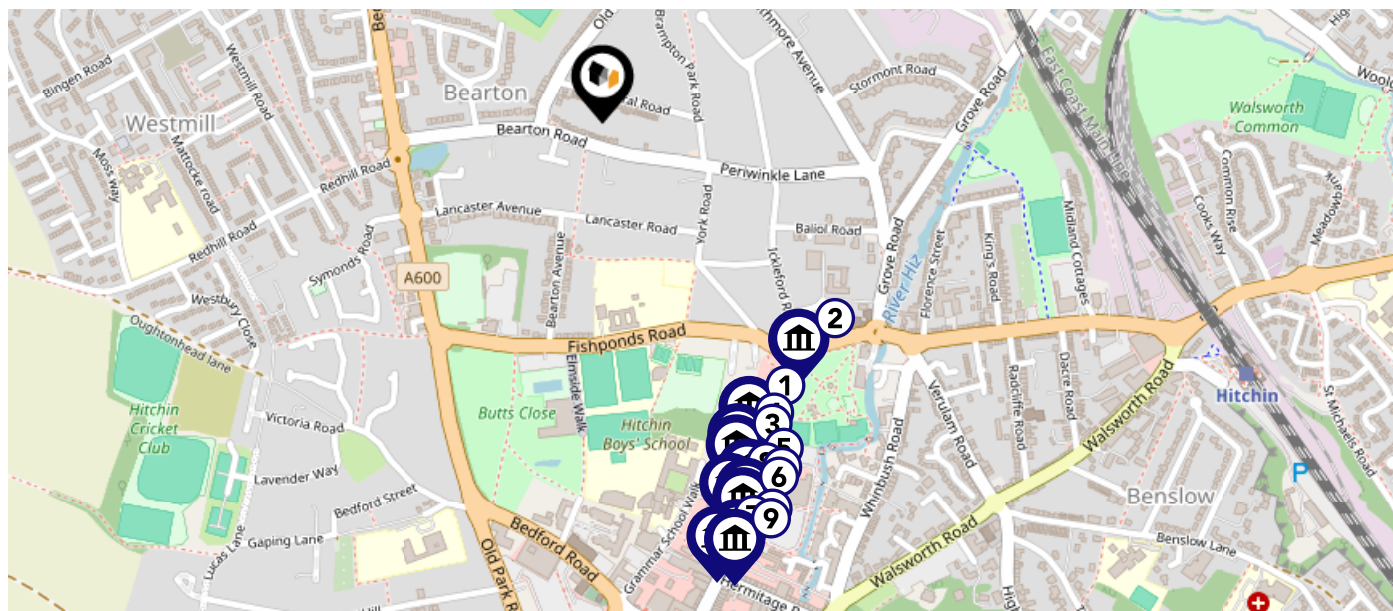
Masts & Pylons



Key:

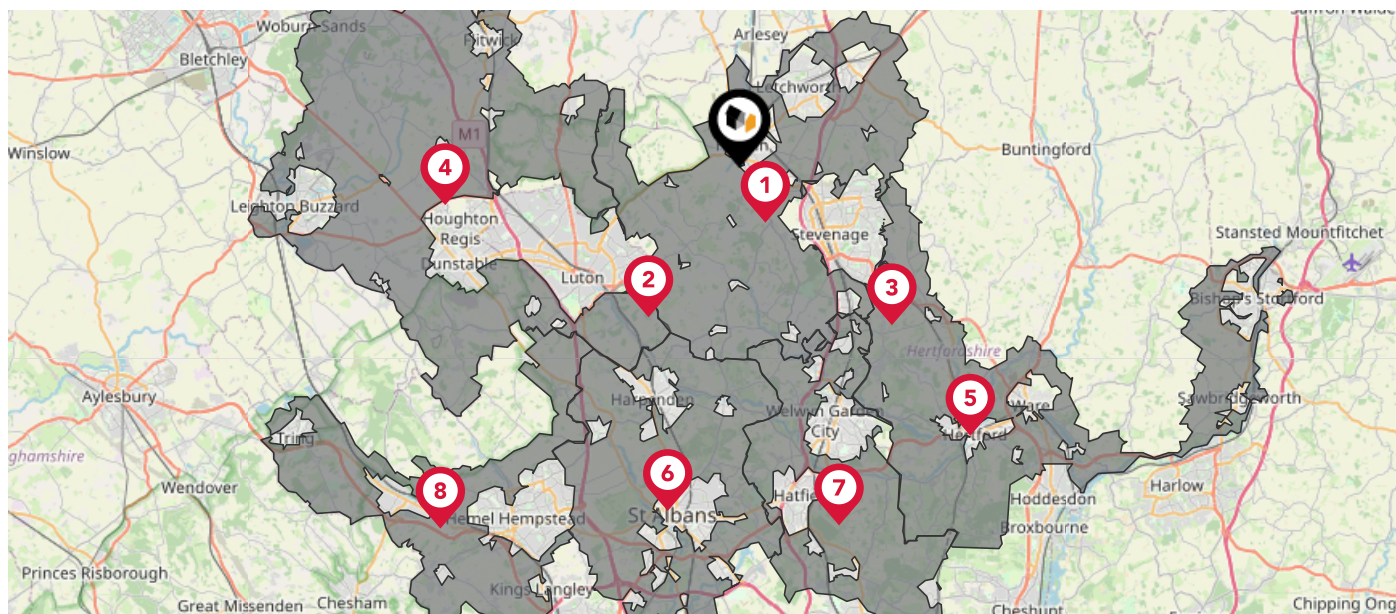
-  Power Pylons
-  Communication Masts

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
 1347577 - 53, Bancroft	Grade II	0.4 miles
 1347594 - Frythe Cottages	Grade II	0.4 miles
 1102221 - 45, 46 And 46a, Bancroft	Grade II	0.4 miles
 1296455 - 47, Bancroft	Grade II	0.4 miles
 1102222 - 86 And 87, Bancroft	Grade II	0.5 miles
 1173028 - 93, Bancroft	Grade II	0.5 miles
 1102218 - 23 And 24, Bancroft	Grade II	0.5 miles
 1172987 - 34, Bancroft	Grade II	0.5 miles
 1173040 - 101, Bancroft	Grade II	0.5 miles
 1347578 - 91 And 92, Bancroft	Grade II	0.5 miles
 1296363 - 103 And 103b, 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



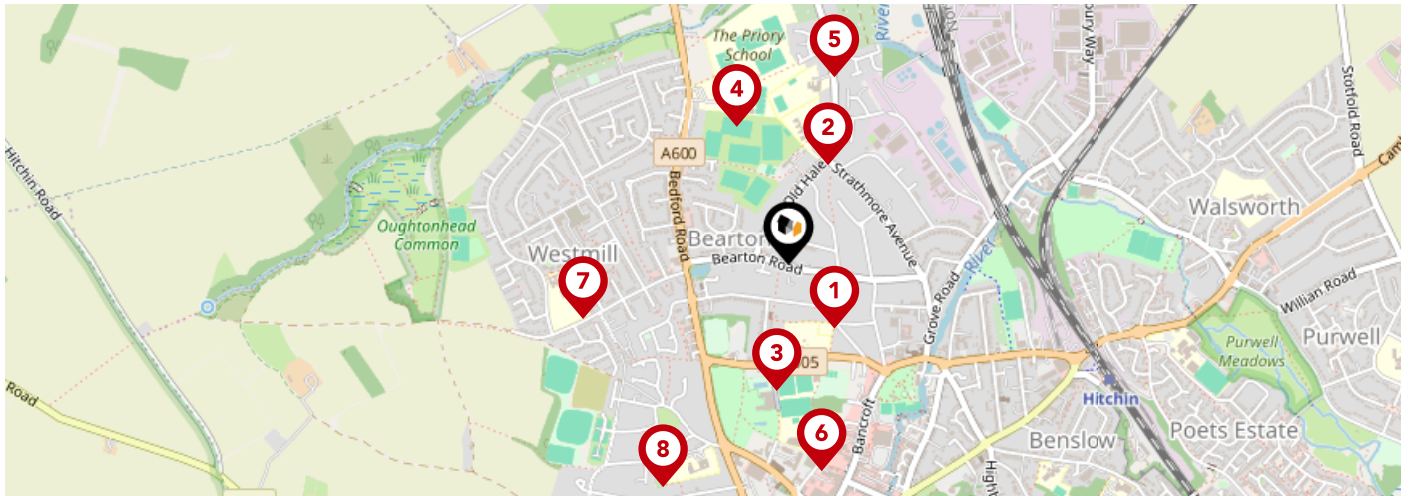
London Green Belt - St Albans



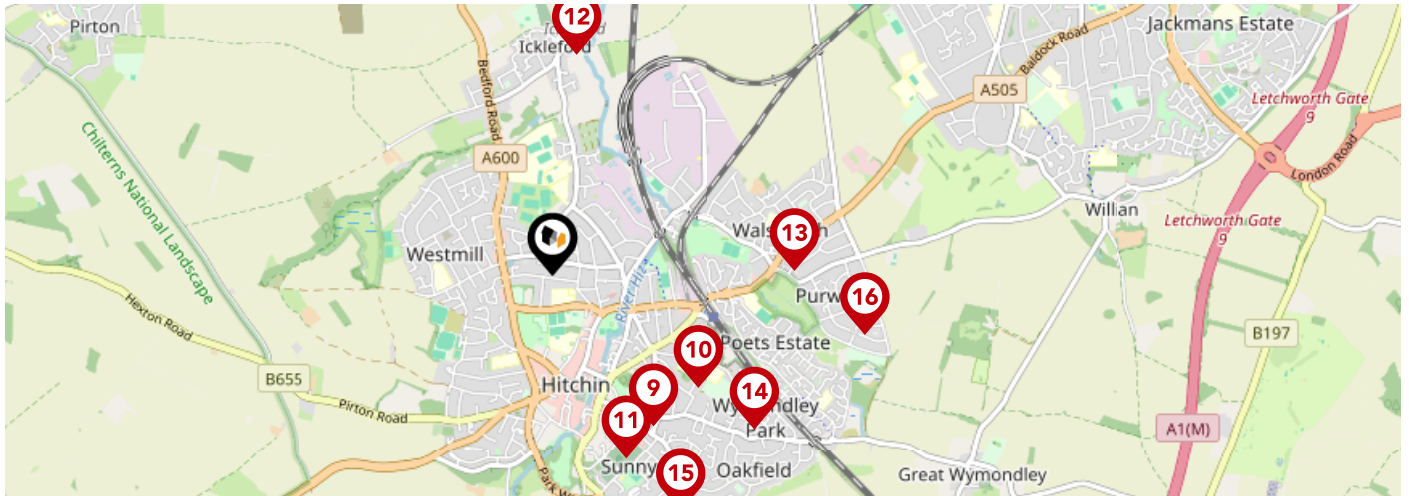
London Green Belt - Welwyn Hatfield



London Green Belt - Dacorum



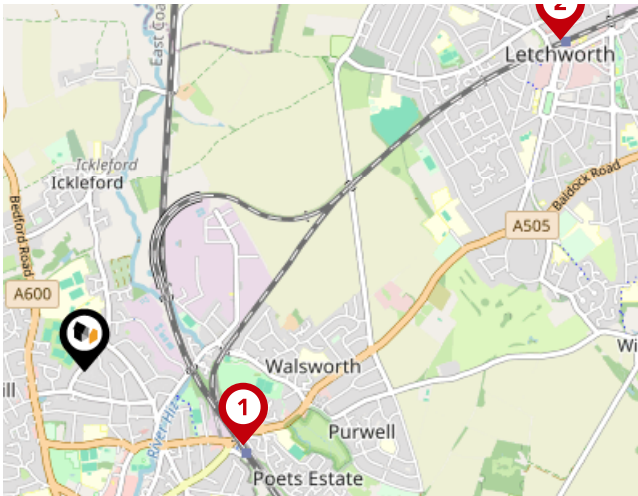
		Nursery	Primary	Secondary	College	Private
1	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.18	☒	☐	☐	☐	☐
2	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.25	☐	☒	☐	☐	☐
3	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.29	☐	☒	☐	☐	☐
4	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.34	☐	☐	☒	☐	☐
5	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:0.44	☐	☒	☐	☐	☐
6	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.48	☐	☐	☒	☐	☐
7	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.48	☐	☒	☐	☐	☐
8	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.58	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.83	☐	☐	☒	☐	☐
	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.84	☐	☒	☐	☐	☐
	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.9	☐	☒	☐	☐	☐
	Ickleford Primary School Ofsted Rating: Good Pupils: 210 Distance:1.01	☐	☒	☐	☐	☐
	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:1.1	☐	☒	☐	☐	☐
	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:1.16	☐	☒	☐	☐	☐
	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:1.23	☐	☒	☐	☐	☐
	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:1.46	☐	☒	☐	☐	☐

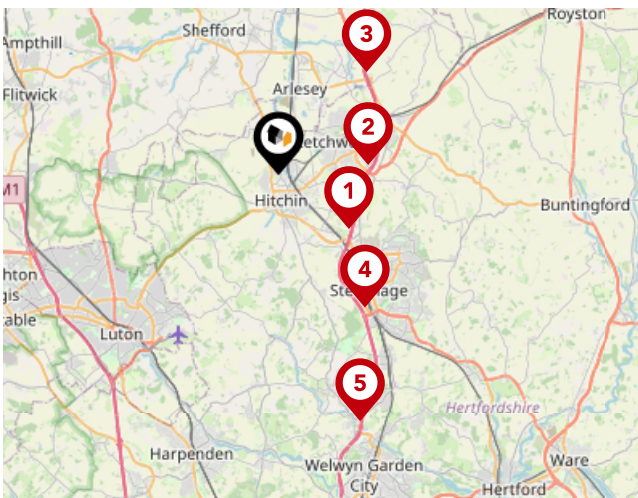
Area

Transport (National)



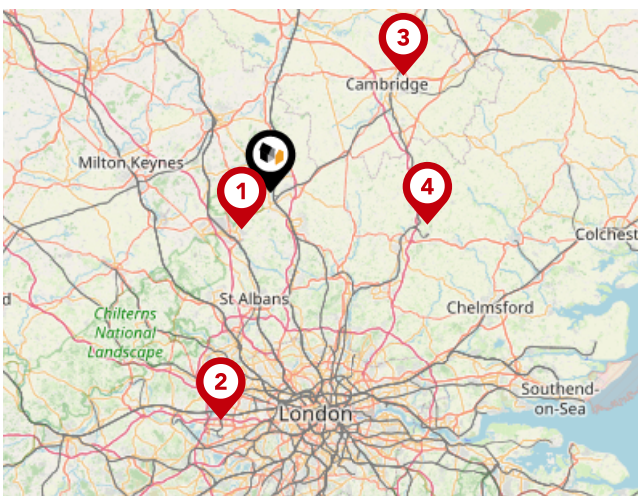
National Rail Stations

Pin	Name	Distance
	Hitchin Rail Station	0.8 miles
	Letchworth Rail Station	2.65 miles
	Letchworth Rail Station	2.66 miles



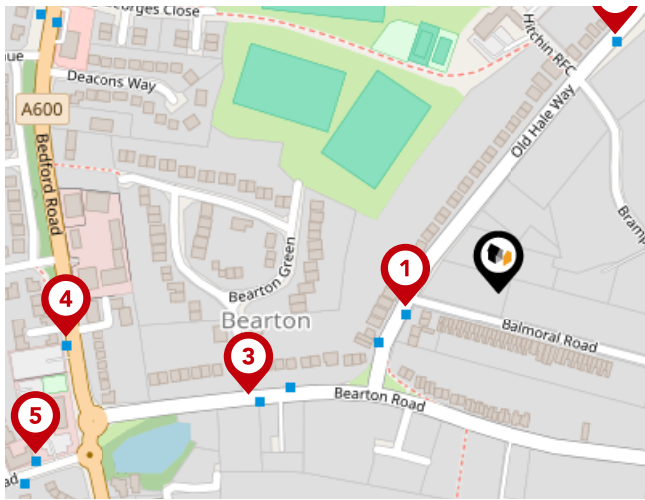
Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J8	3.28 miles
	A1(M) J9	3.28 miles
	A1(M) J10	4.95 miles
	A1(M) J7	5.8 miles
	A1(M) J6	9.5 miles



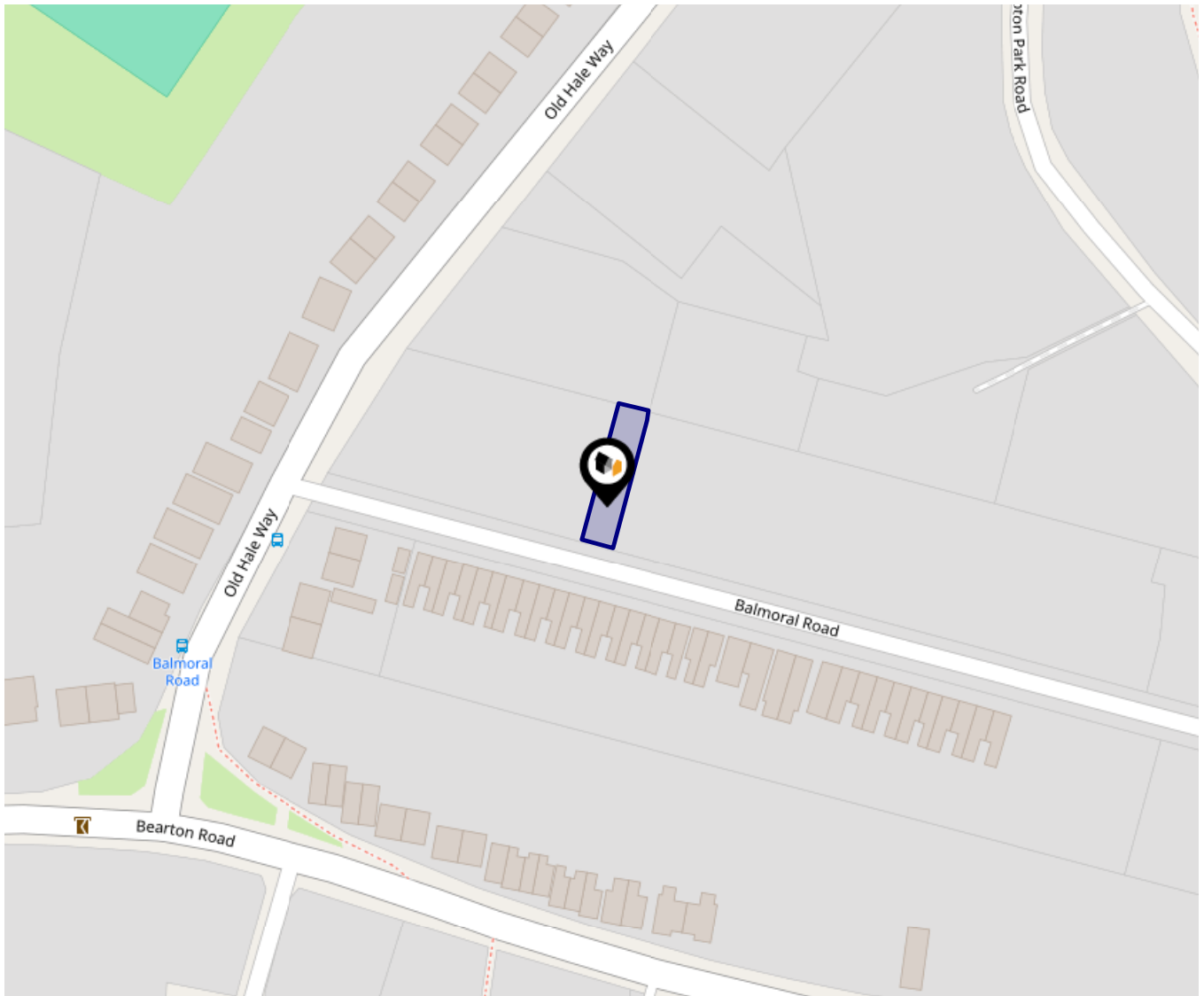
Airports/Helipads

Pin	Name	Distance
	Luton Airport	6.82 miles
	Heathrow Airport	34.25 miles
	Cambridge	25.85 miles
	Stansted Airport	23.53 miles



Bus Stops/Stations

Pin	Name	Distance
1	Balmoral Road	0.05 miles
2	Strathmore School	0.16 miles
3	Bearton Green	0.15 miles
4	Angel's Reply PH	0.25 miles
5	Nutleigh Grove	0.28 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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