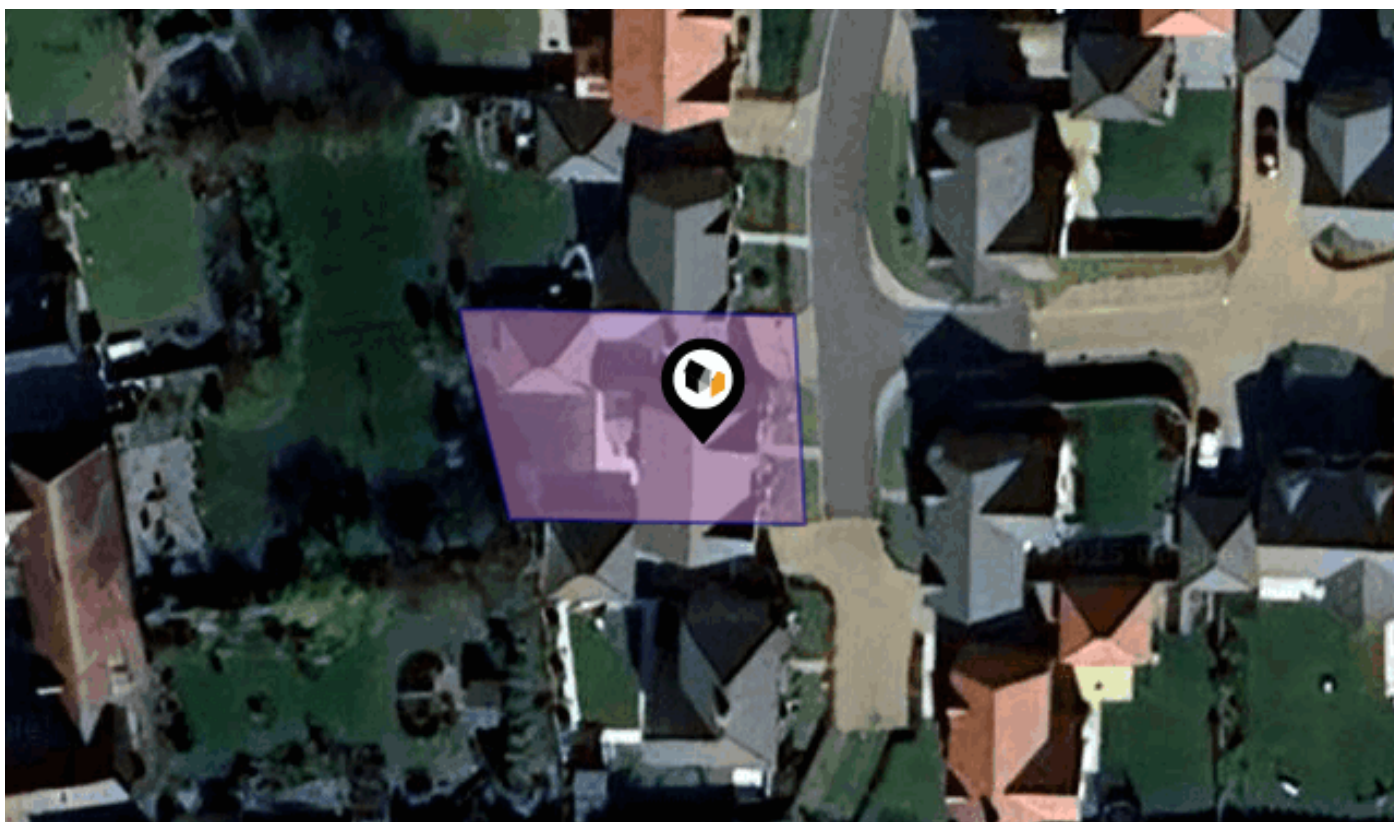




MIR: Material Info

The Material Information Affecting this Property

Tuesday 02nd September 2025



DROVERS WAY, PIRTON, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



Planning records for: **28 Drovers Way Pirton Hitchin Hertfordshire SG5 3EQ**

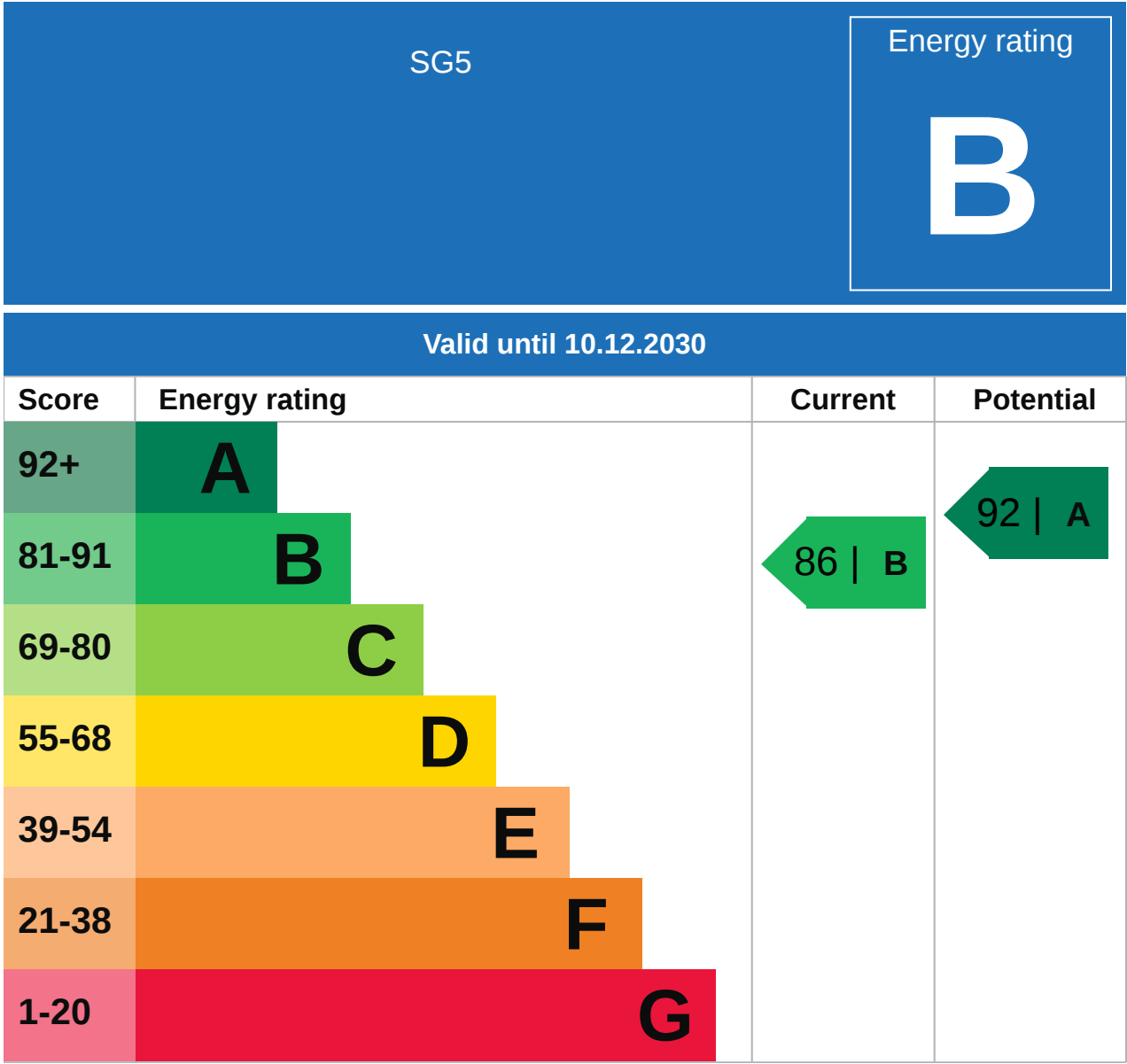
Reference - 22/00583/FPH	
Decision:	Decided
Date:	25th February 2022
Description:	Erection of single storey rear extension

Planning records for: **32 Drovers Way Pirton Hitchin Hertfordshire SG5 3EQ**

Reference - 25/00462/FPH	
Decision:	Decided
Date:	24th March 2025
Description:	Erection of wooden log cabin in rear garden.

Planning records for: **34 Drovers Way Pirton Hitchin Hertfordshire SG5 3EQ**

Reference - 24/01468/FPH	
Decision:	Decided
Date:	04th July 2024
Description:	Single storey rear extension



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.24 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°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 0.18 W/m-Â°K
Total Floor Area:	201 m ²

Building Safety

No building safety aspects to report

Accessibility / Adaptations

Not suitable for wheel chairs users

No adaptations specified

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Standard Brick

Property Lease Information

Freehold

Annual Estate management/maintenance fee of £400

Listed Building Information

Not listed

Stamp Duty

Not specified

Other

None specified

Other

None specified

Electricity Supply

YES - MAINS

Gas Supply

YES - MAINS

Central Heating

YES - GCH

Water Supply

YES - MAINS

Drainage

YES - MAINS

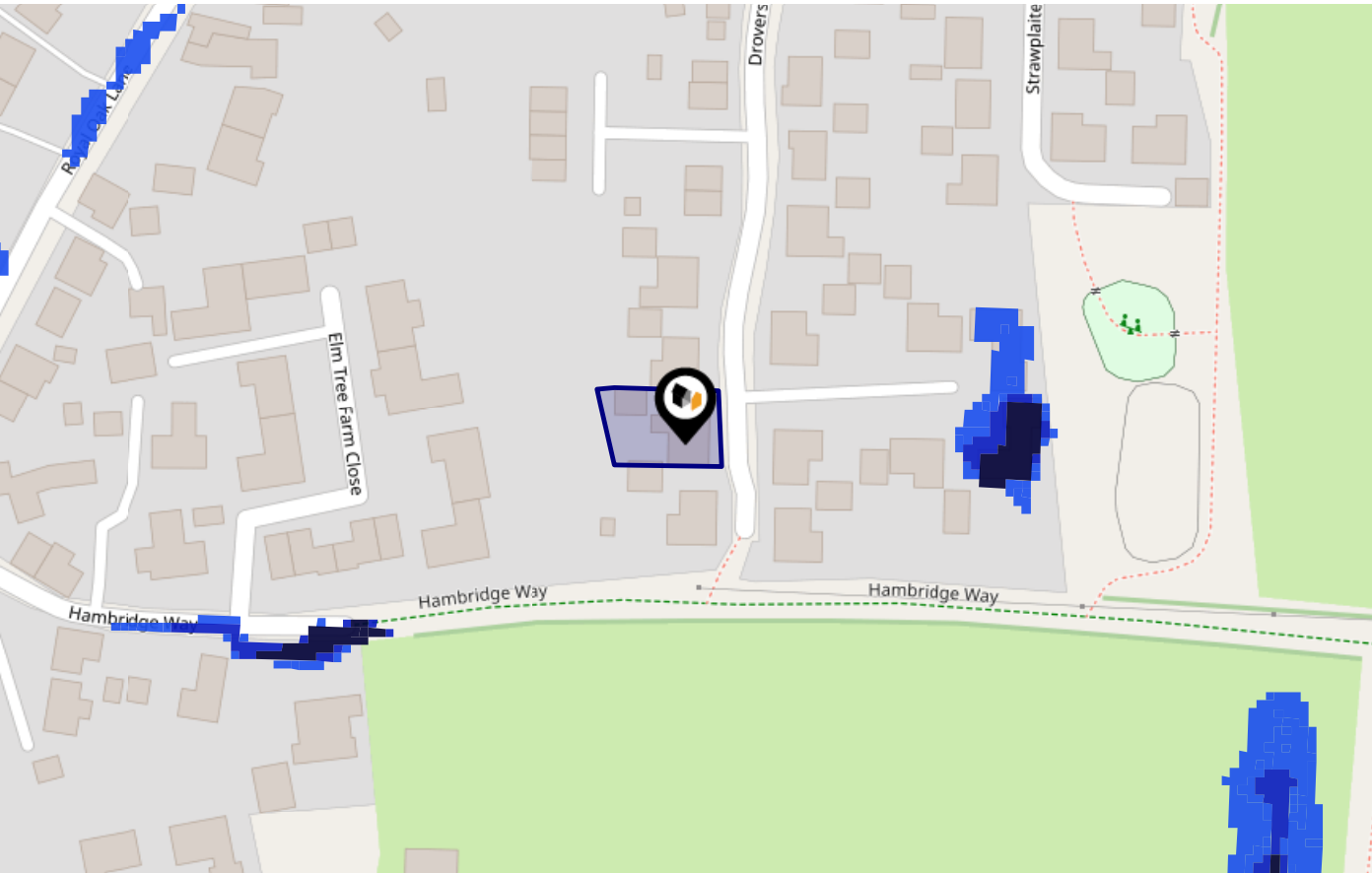
Important - Please read

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.

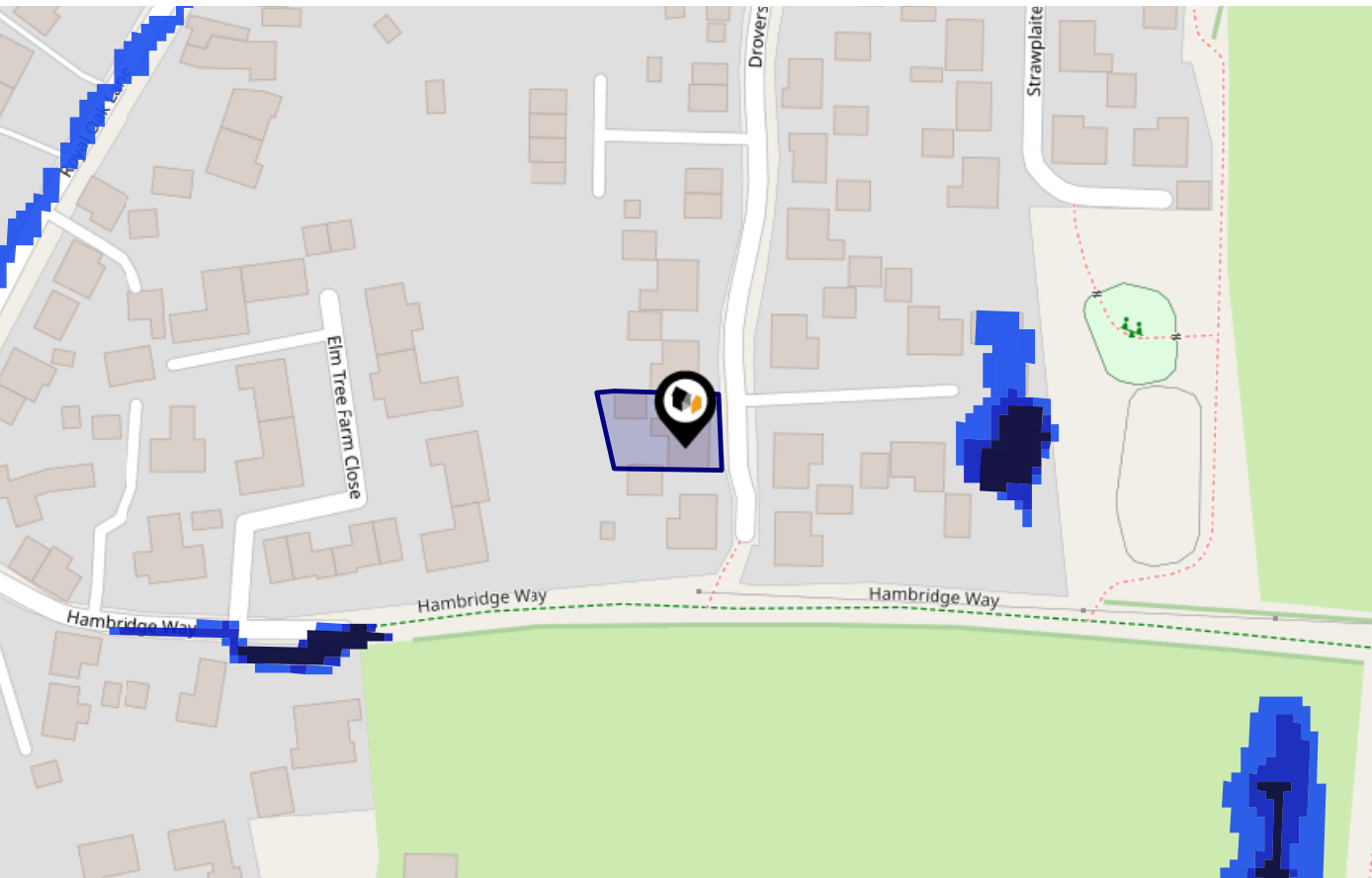
Chance of flooding to the following depths at this property:



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.

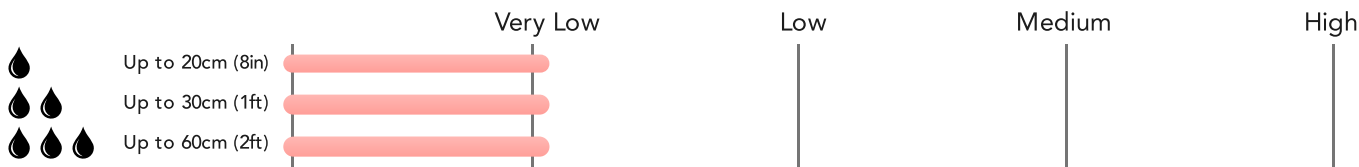


Risk Rating: Very low

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.

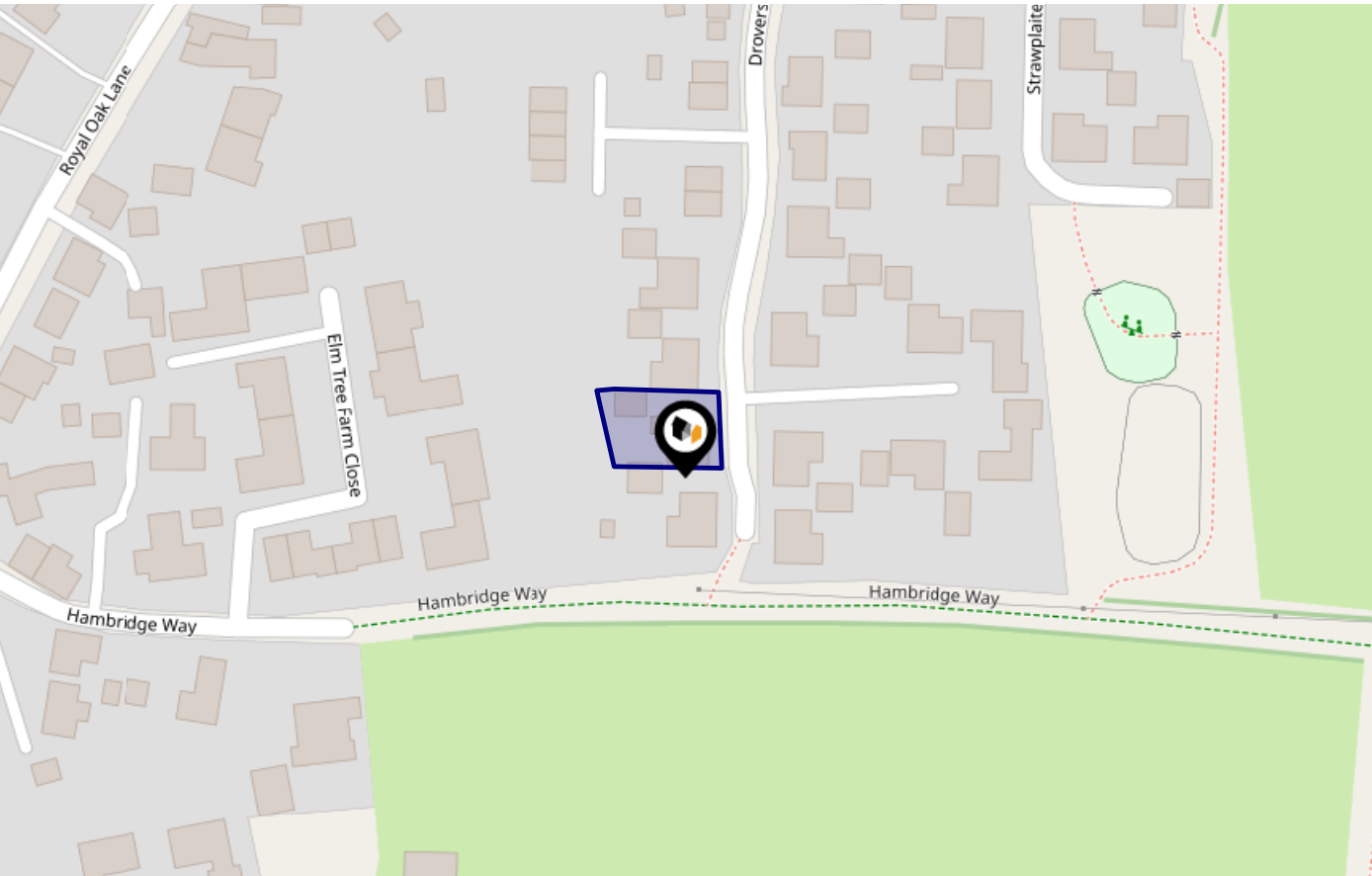
Chance of flooding to the following depths at this property:



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.

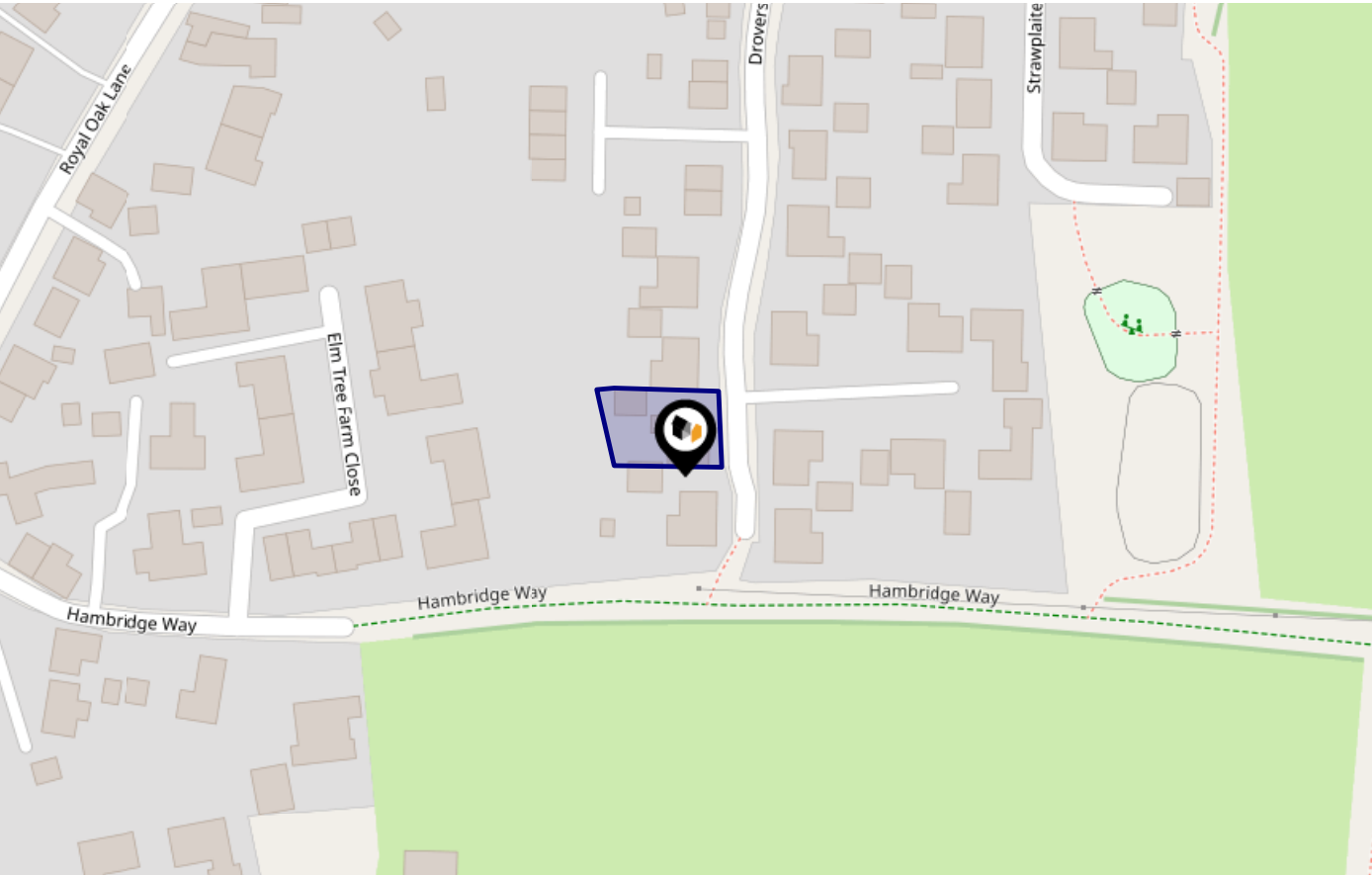
Chance of flooding to the following depths at this property:



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.

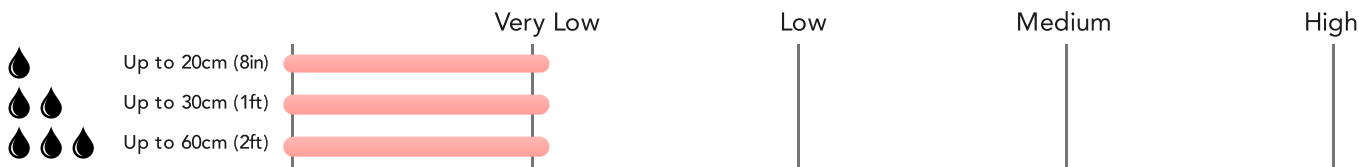


Risk Rating: **Very low**

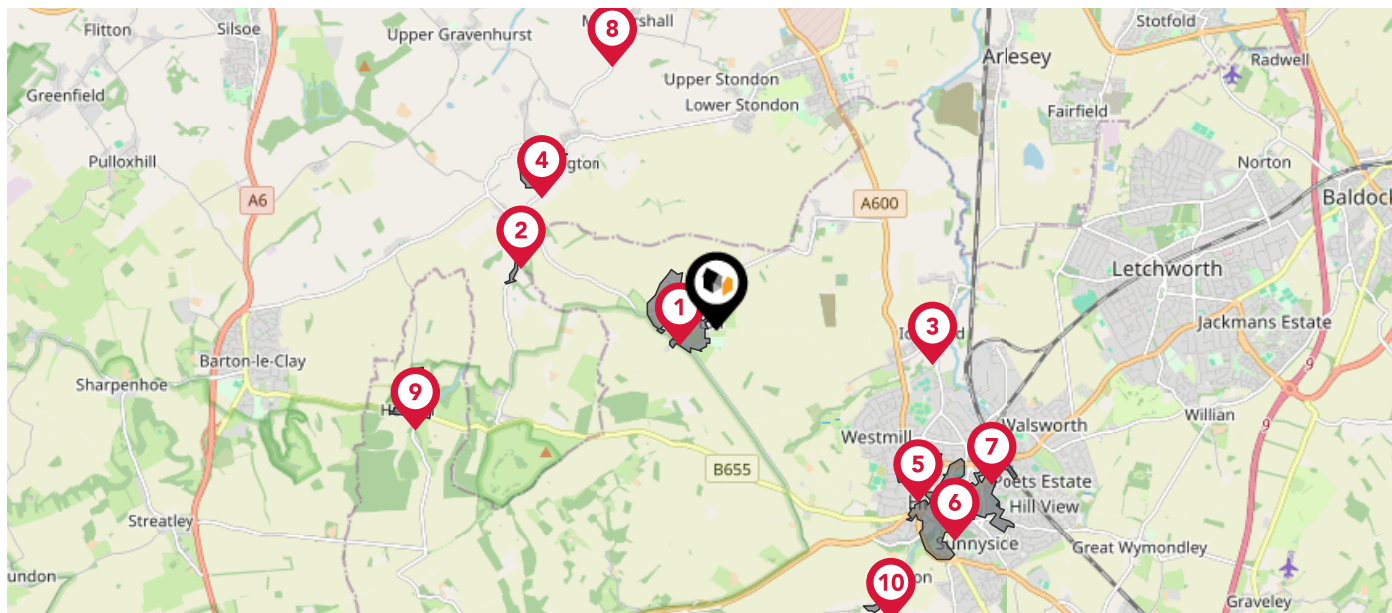
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



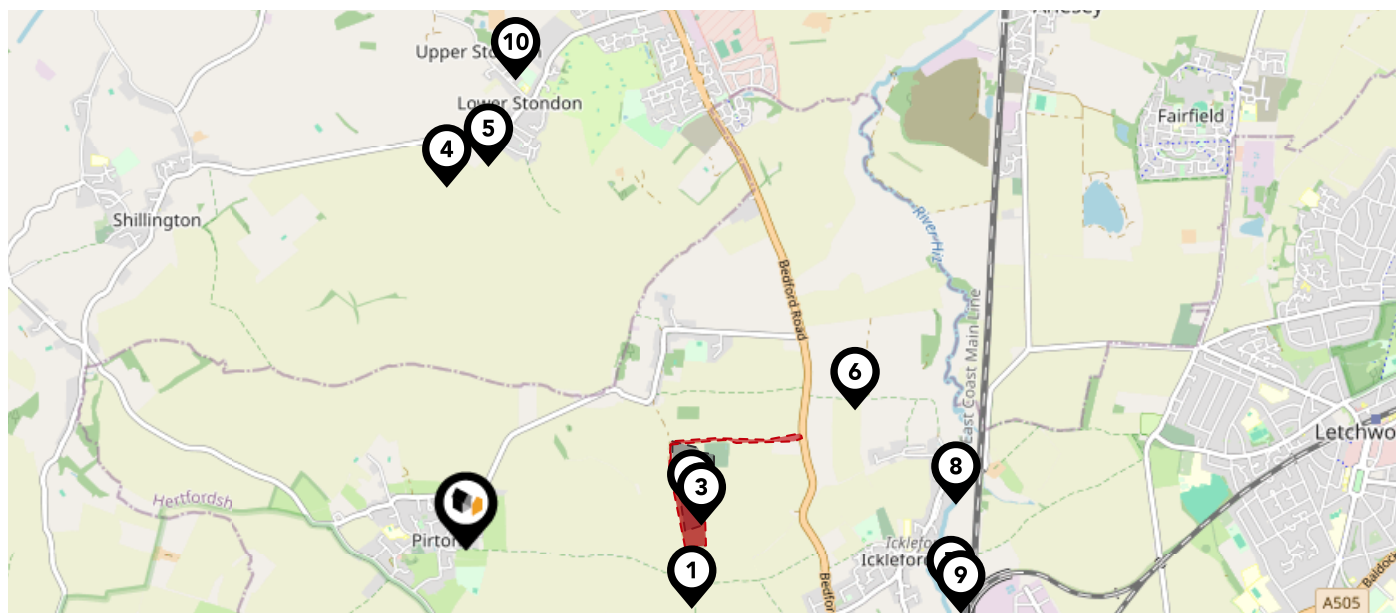
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- | | |
|----|--|
| 1 | Pirton |
| 2 | Shillington (Aspley End) Conservation Area |
| 3 | Ickleford |
| 4 | Shillington Conservation Area |
| 5 | Butts Close, Hitchin |
| 6 | Hitchin |
| 7 | Hitchin Railway and Ransom's Recreation Ground |
| 8 | Meppershall Conservation Area |
| 9 | Hexton |
| 10 | Charlton |

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

	Hambridge Way-Pirton	Historic Landfill
	Pit At Holwell-Hitchin, Hertfordshire	Historic Landfill
	No name provided by source	Active Landfill
	Opposite Tyne Hill Farm-Lower Stondon, Bedfordshire	Historic Landfill
	Lower Stondon-Bedfordshire	Historic Landfill
	Ickleford Railway Cutting-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill
	Gerry's Hole-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill
	Lower Green-Ickleford, Hitchin, Surrey	Historic Landfill
	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill
	Disused Sand Pit-Stondon Manor, Upper Stondon, Bedfordshire	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



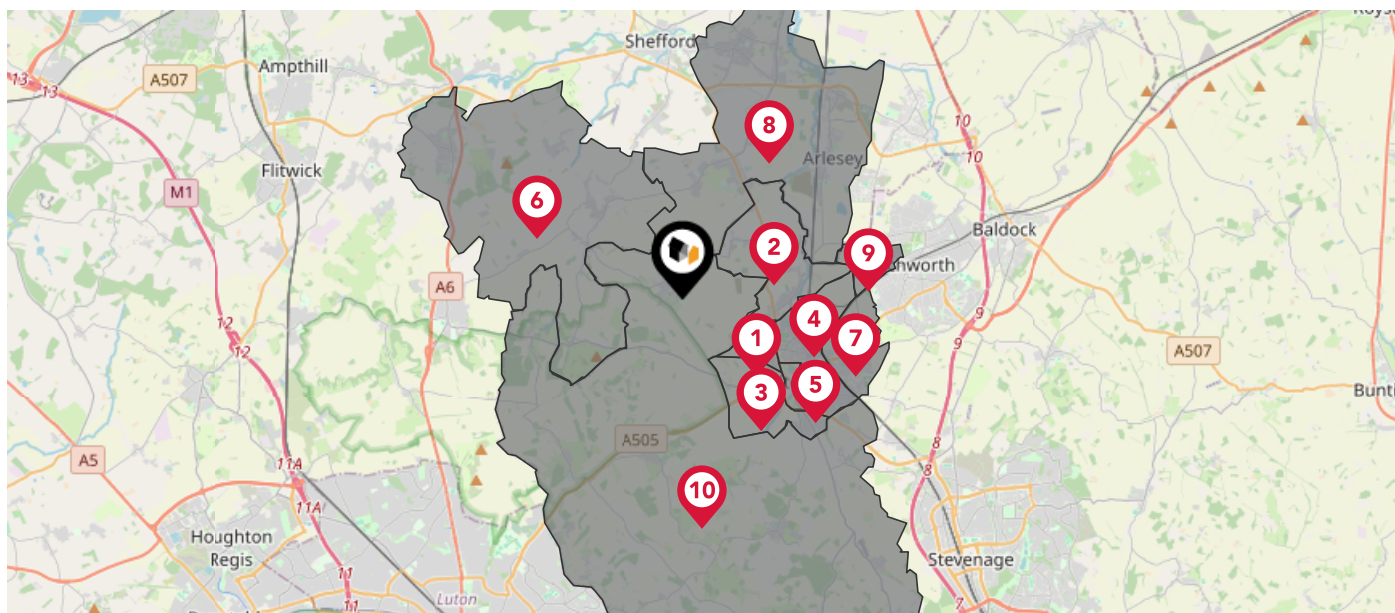
Mine Entry

- ✕ 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

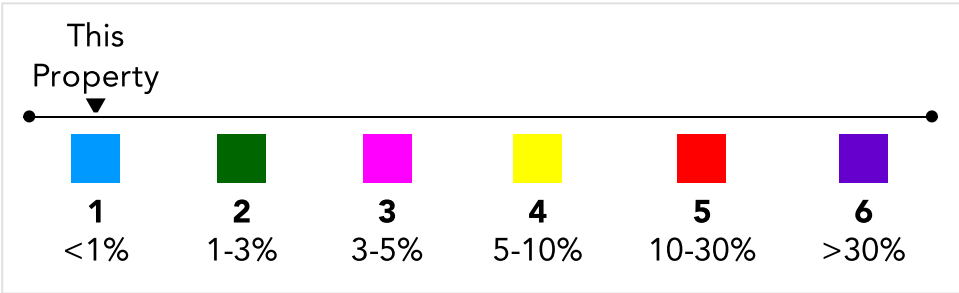
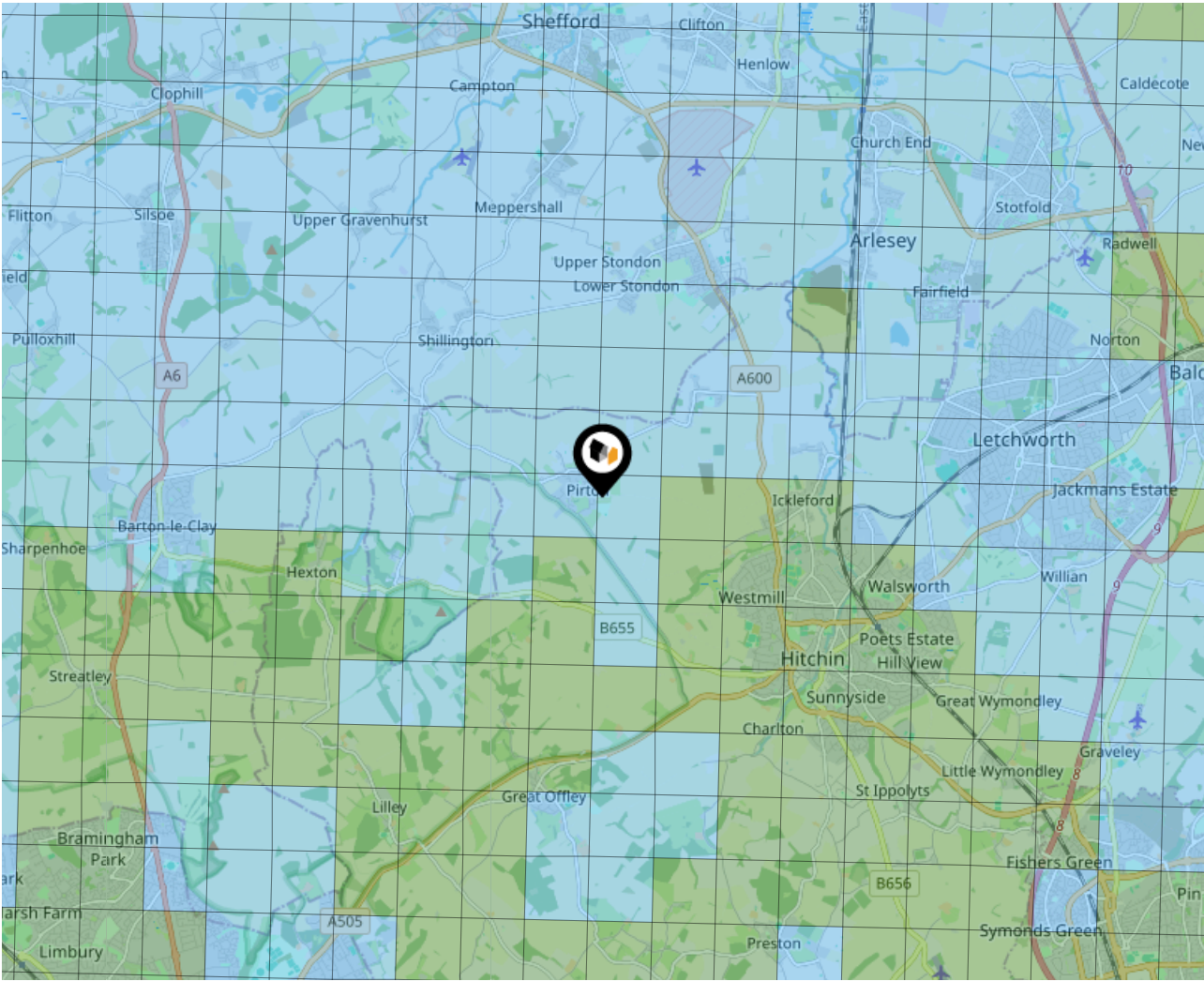


Nearby Council Wards

-  Hitchin Oughton Ward
-  Cadwell Ward
-  Hitchin Priory Ward
-  Hitchin Bearton Ward
-  Hitchin Highbury Ward
-  Silsoe and Shillington Ward
-  Hitchin Walsworth Ward
-  Arlesey Ward
-  Letchworth Wilbury Ward
-  Hitchwood, Offa and Hoo Ward

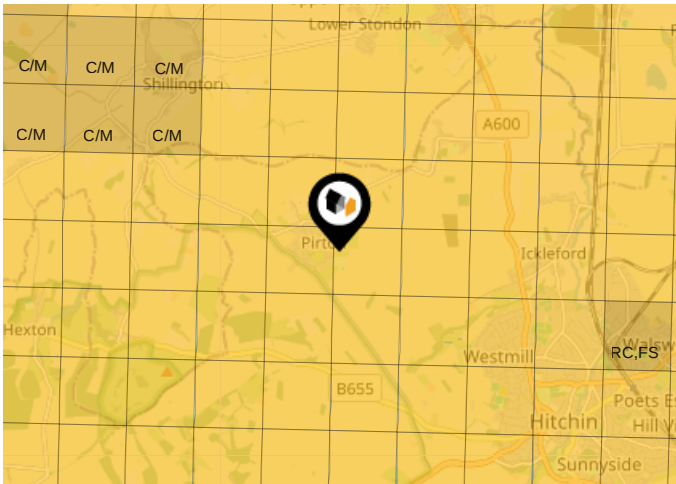
What is Radon?

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

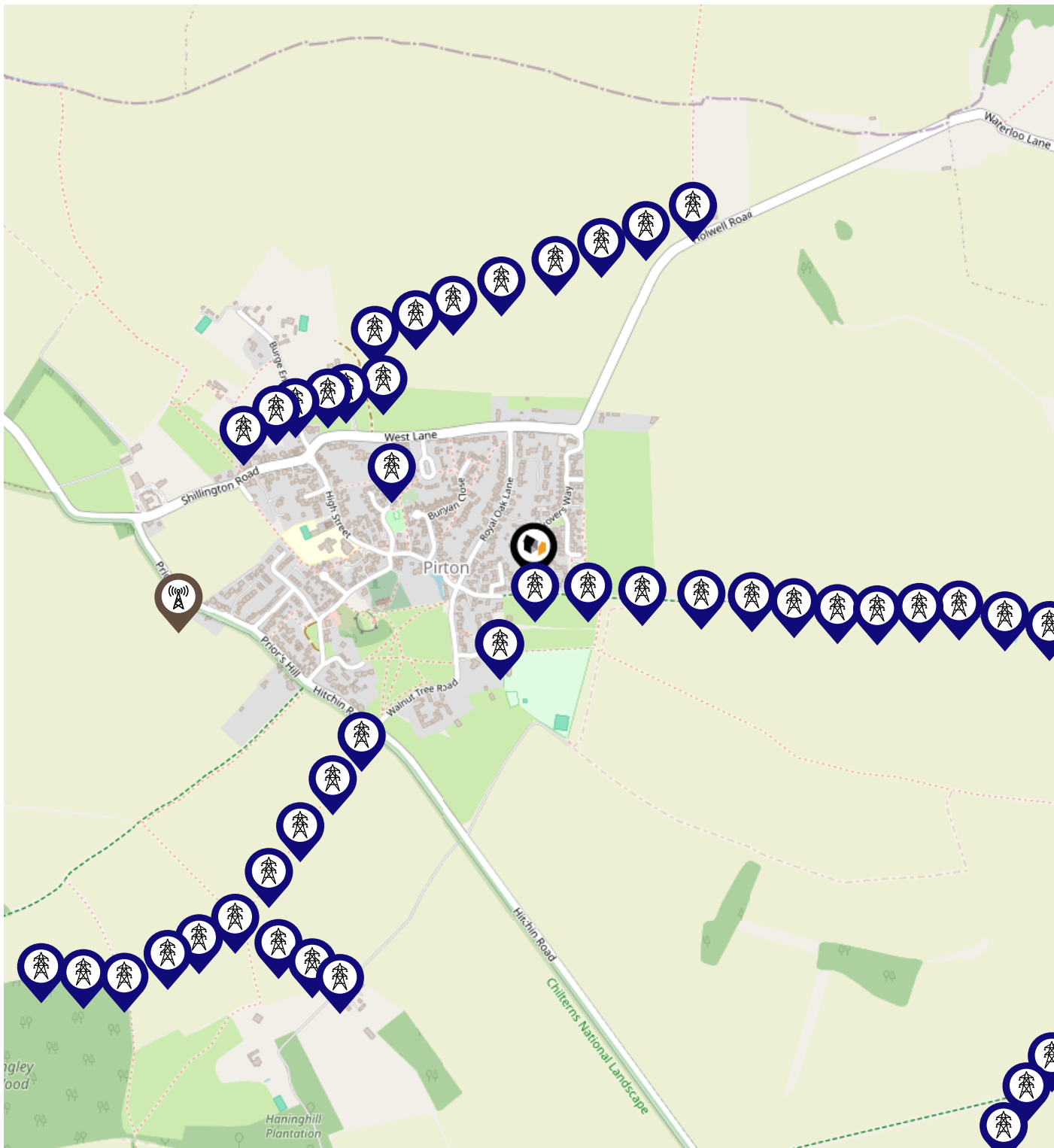


Primary Classifications (Most Common Clay Types)



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

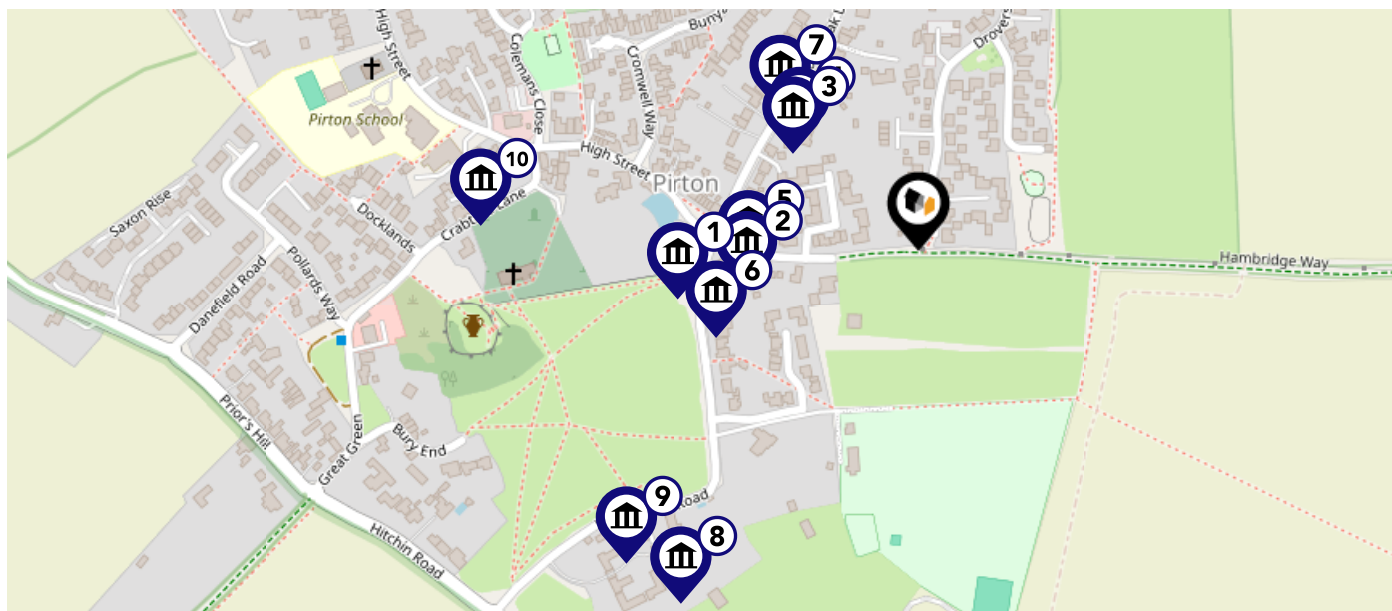
Masts & Pylons













Key:

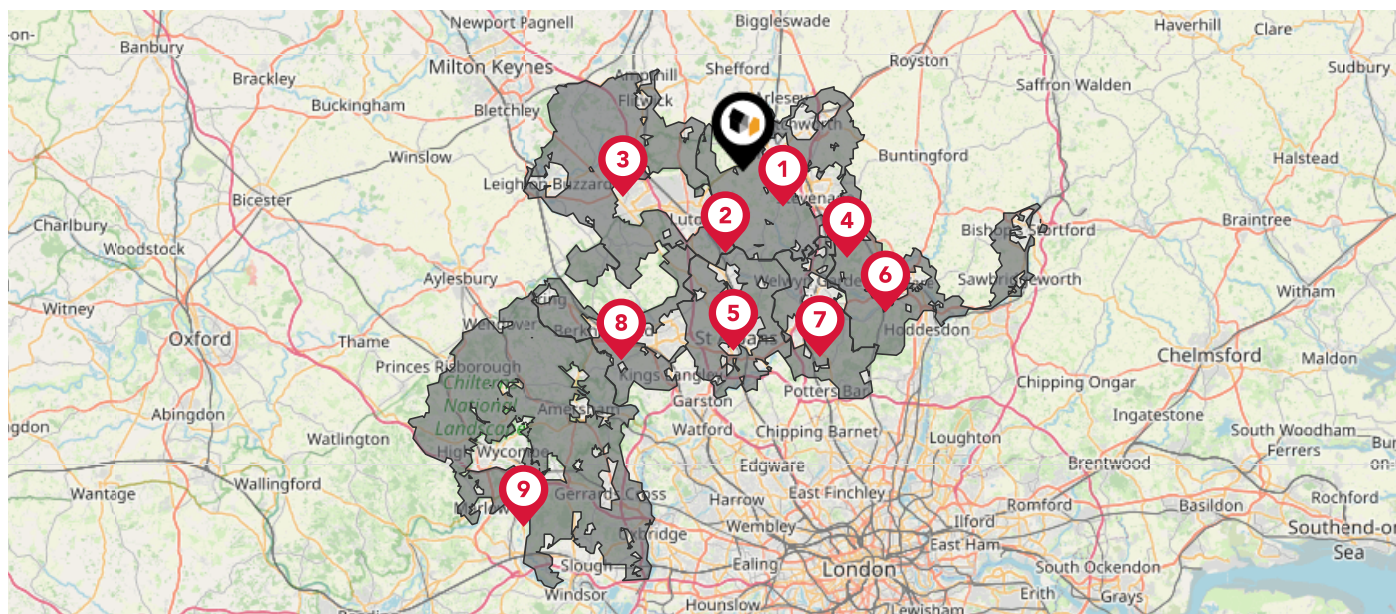
-  Power Pylons
-  Communication Masts

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
	1347097 - 4-6, Walnut Tree Road	Grade II	0.1 miles
	1103190 - South-east Barn At No 1 (elm Tree Farm)	Grade II	0.1 miles
	1347077 - Primrose Cottage	Grade II	0.1 miles
	1175517 - 14, Royal Oak Lane	Grade II	0.1 miles
	1308350 - Elm Tree Farmhouse	Grade II	0.1 miles
	1175604 - 7, Walnut Tree Road	Grade II	0.1 miles
	1103194 - 19-21, Royal Oak Lane	Grade II	0.1 miles
	1103162 - South-east Barn At Walnut Tree Farm	Grade II	0.2 miles
	1175626 - Farmbuildings Fronting Road At Walnut Tree Farm	Grade II	0.2 miles
	1347109 - Crabtree House	Grade II	0.2 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 - Central Bedfordshire



London Green Belt - Stevenage



London Green Belt - St Albans



London Green Belt - East Hertfordshire



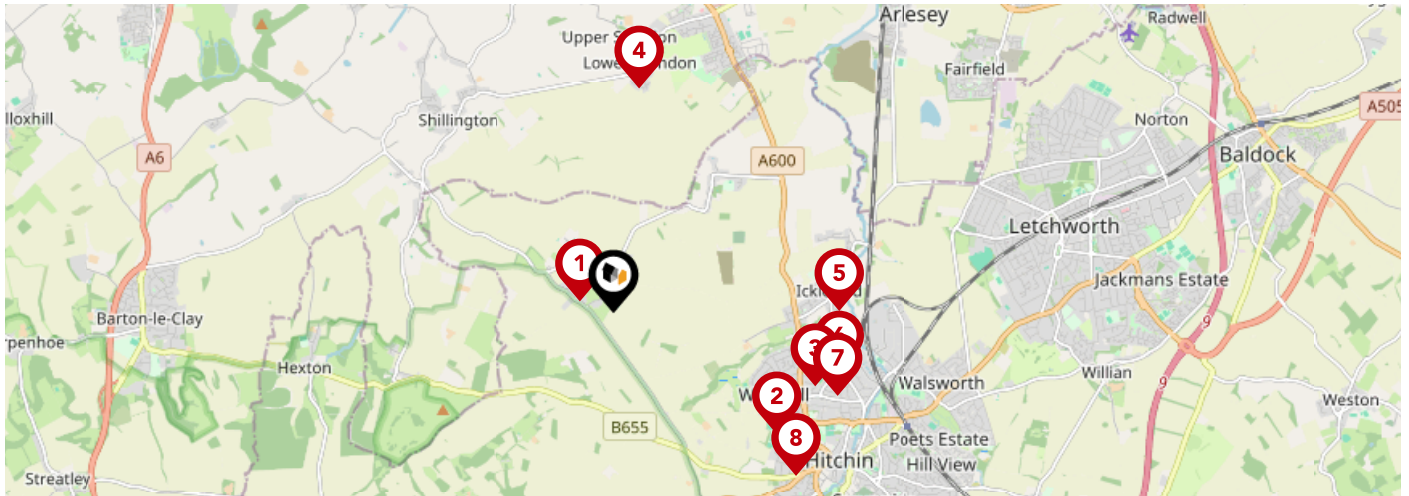
London Green Belt - Welwyn Hatfield



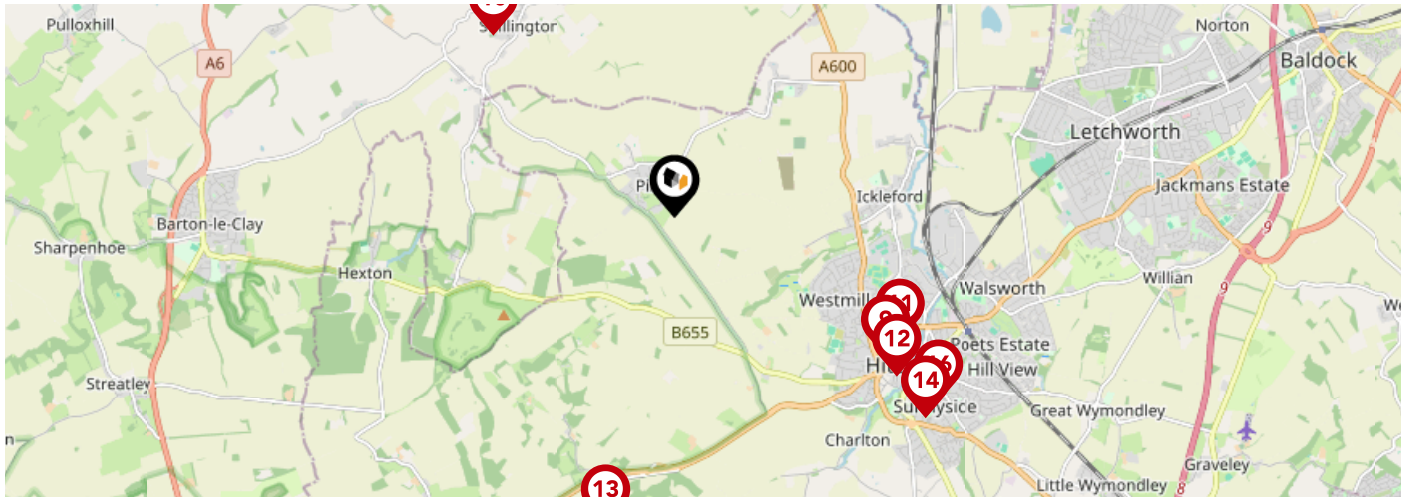
London Green Belt - Dacorum



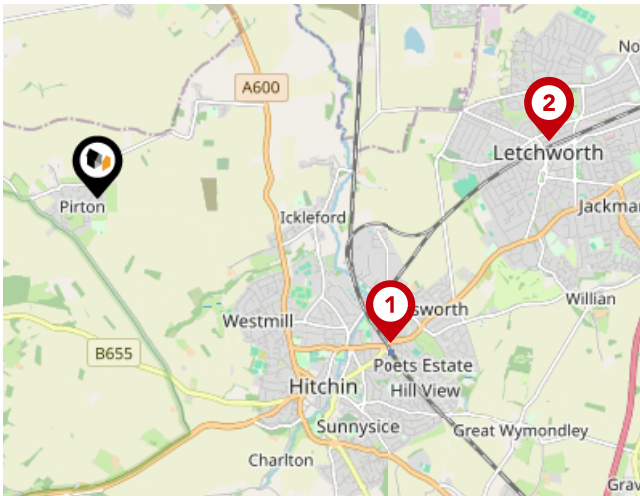
London Green Belt - Buckinghamshire



		Nursery	Primary	Secondary	College	Private
1	Pirton School Ofsted Rating: Requires improvement Pupils: 150 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:1.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Stondon Lower School Ofsted Rating: Good Pupils: 147 Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ickleford Primary School Ofsted Rating: Good Pupils: 210 Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:2.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:2.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:2.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

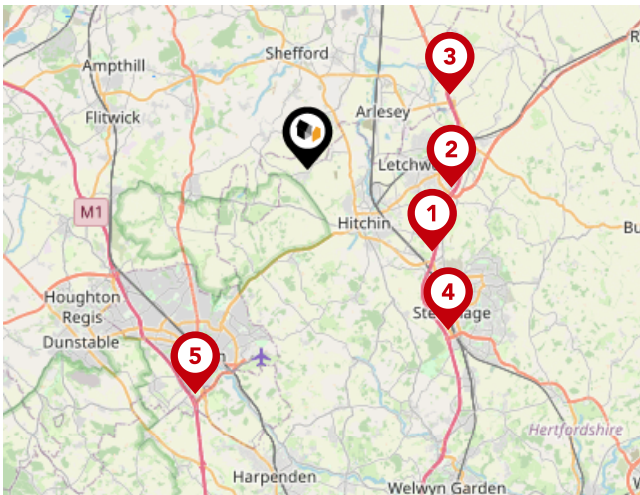


		Nursery	Primary	Secondary	College	Private
9	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:2.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Shillington Lower School Ofsted Rating: Good Pupils: 126 Distance:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:2.35	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:2.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Offley Endowed Primary School and Nursery Ofsted Rating: Good Pupils: 165 Distance:2.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:2.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Meppershall Church of England Academy Ofsted Rating: Good Pupils: 212 Distance:2.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:2.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



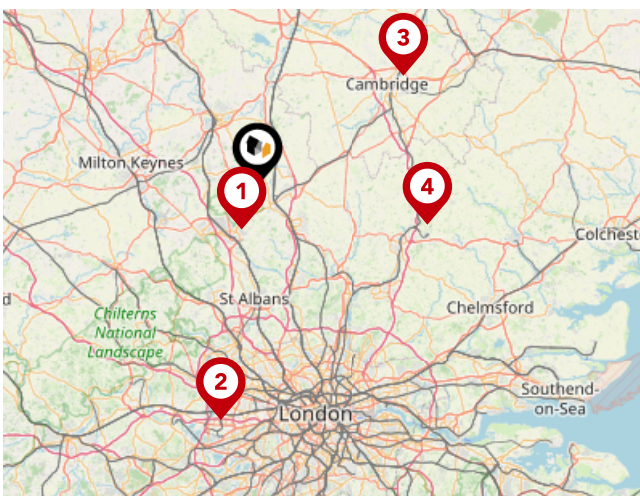
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	2.99 miles
2	Letchworth Rail Station	4.17 miles
3	Letchworth Rail Station	4.17 miles



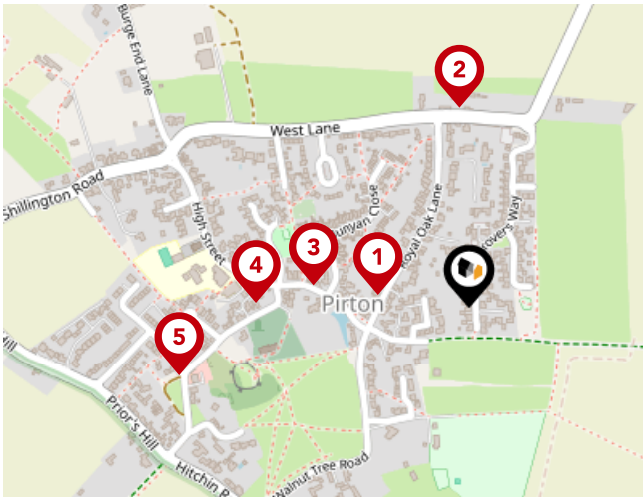
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	5.45 miles
2	A1(M) J9	5.25 miles
3	A1(M) J10	5.89 miles
4	A1(M) J7	7.77 miles
5	M1 J10	9.18 miles



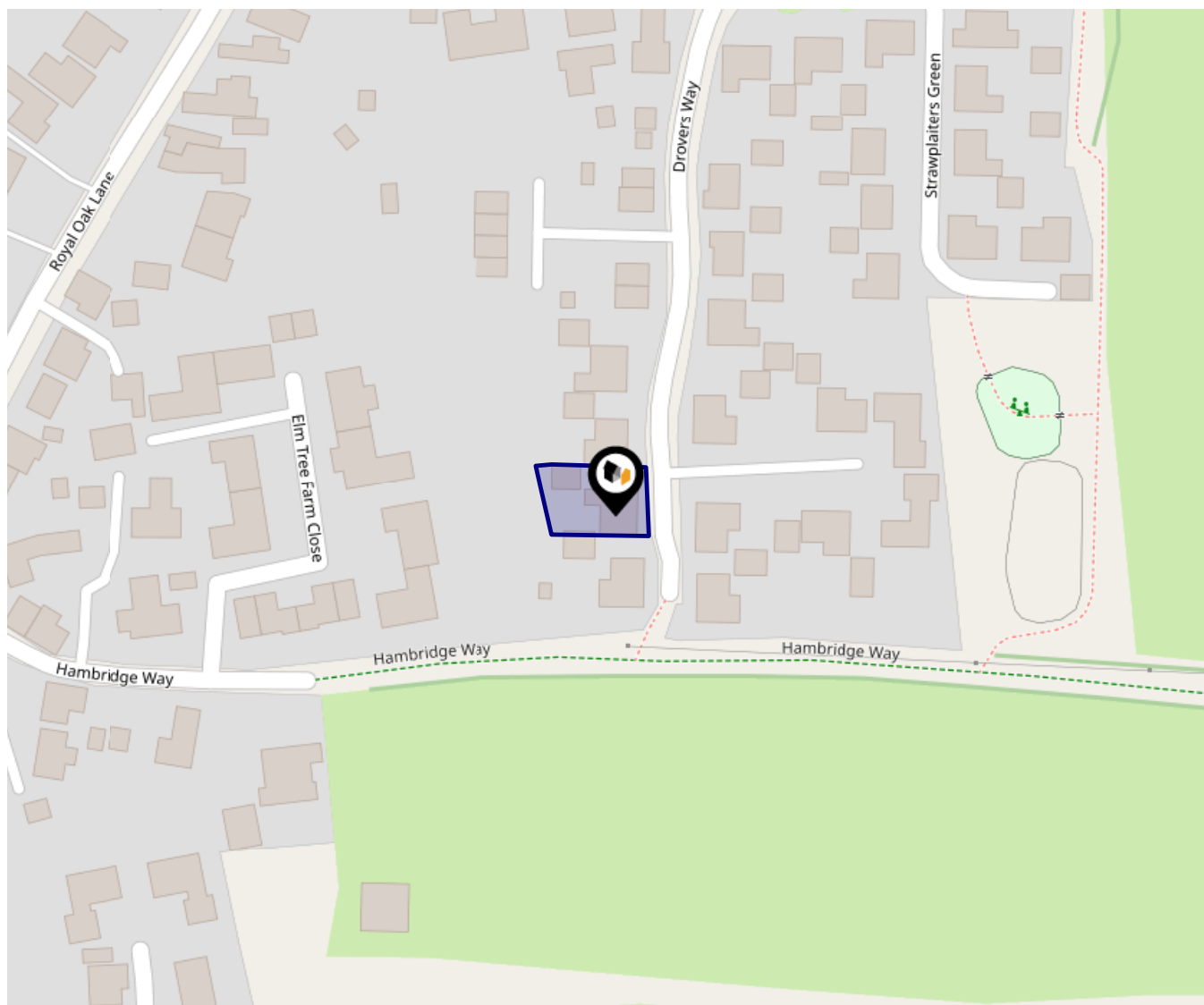
Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.76 miles
2	Heathrow Airport	34.85 miles
3	Cambridge	26.74 miles
4	Stansted Airport	25.65 miles



Bus Stops/Stations

Pin	Name	Distance
1	High Street	0.11 miles
2	Royal Oak Lane	0.23 miles
3	Post Office	0.18 miles
4	War Memorial	0.24 miles
5	Motte & Bailey PH	0.34 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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Valuation Office
Agency

