

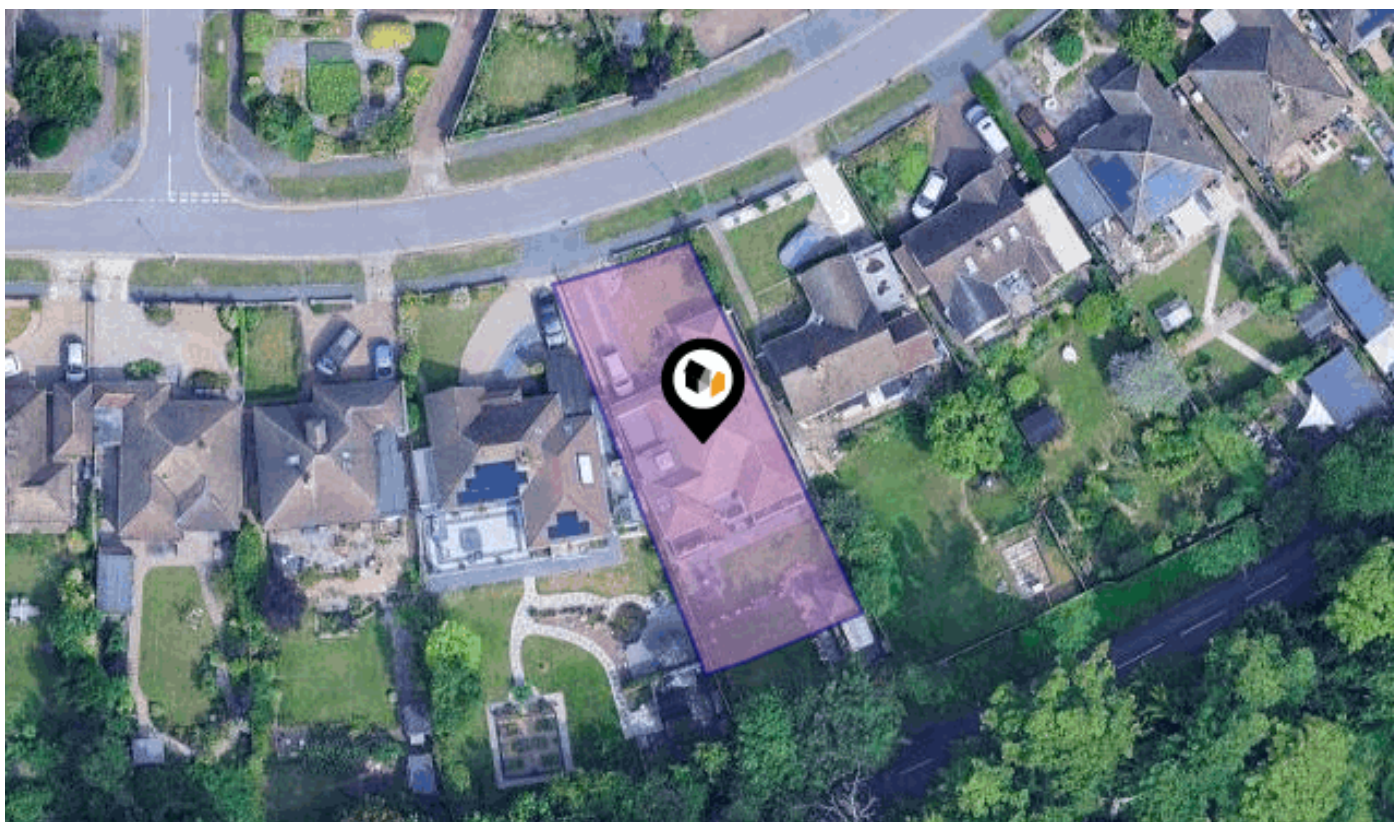


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Wednesday 11<sup>th</sup> June 2025**



**HAWTHORN CLOSE, HITCHIN, SG5**

## Country Properties

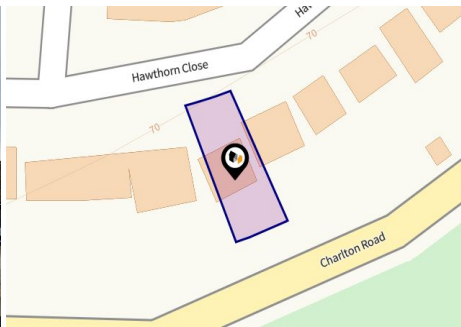
6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk





## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.11 acres		
Year Built :	1950-1966		
Council Tax :	Band E		
Annual Estimate:	£2,851		
Title Number:	HD16303		

## Local Area

Local Authority:	Hertfordshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	15	73	1800
● Surface Water	Very low	mb/s	mb/s	mb/s

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

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

Reference - 09/01894/1HH	
Decision:	Decided
Date:	08th October 2009
Description:	Side extension with pitched roof following demolition of existing garage and shed, detached summer house in rear garden

Reference - 09/00119/1HH	
Decision:	Decided
Date:	22nd January 2009
Description:	Single storey rear extension, front entrance porch with pitched roof (as amended by plans received 26 February 2009)

Planning records for: **14 Hawthorn Close Hitchin SG5 2BP**

Reference - 04/00827/1HH	
Decision:	Decided
Date:	20th May 2004
Description:	Two storey rear extension incorporating dormer window in new roof slope, single storey side extension, rear conservatory extension and dormer window in front roof slope, alteration to vehicular access

Reference - 04/00136/1HH	
Decision:	Decided
Date:	05th February 2004
Description:	Two storey and single storey rear extension, single storey side extension, rear conservatory extension and dormer window in front roof slope, alteration of existing vehicular access.

Planning records for: **16 Hawthorn Close Hitchin Hertfordshire SG5 2BP**

Reference - 18/02025/NMA	
Decision:	Decided
Date:	31st July 2018
Description:	Provision of 1No additional roof-light to flank roof slope over lounge (as non material amendment to planning permission reference 17/04449/FPH granted 22/02/2018)

Reference - 17/04449/FPH	
Decision:	Decided
Date:	29th December 2017
Description:	Single storey rear extension together with the raising of the ridge height of the main roof, insertion of rear dormer window, and insertion of roof-lights to flank roof slopes to facilitate the conversion of the loft, Single storey side extension, Replacement roof to existing detached garage, Widening and extension of existing driveway with associated ancillary landscaping works.

Planning records for: **24 Hawthorn Close Hitchin SG5 2BP**

Reference - 10/02153/1HH	
Decision:	Decided
Date:	14th September 2010
Description:	Retention of close boarded timber fencing and concrete posts to front and side perimeters

Reference - 09/02049/1HH	
Decision:	Decided
Date:	09th December 2009
Description:	Roof extension and dormer window in rear roofslope to facilitate increased habitable accommodation in roofspace

Planning records for: **29 Hawthorn Close Hitchin Hertfordshire SG5 2BP**

Reference - 01/01763/1HH	
Decision:	Decided
Date:	14th November 2001
Description:	Side extensions to provide garage and conservatory (as amended by drawing no. 1449 received 07/01/02)

Planning records for: **33 Hawthorn Close Hitchin Hertfordshire SG5 2BP**

Reference - 23/02738/FPH	
Decision:	Decided
Date:	28th November 2023
Description:	Alterations to roof including hip to gable roof extension with Juliet balcony, insertion of front dormer window and side rooflights to facilitate conversion of loft into habitable accommodation following demolition of existing chimney. External cladding.

Planning records for: **33 Hawthorn Close Hitchin SG5 2BP**

Reference - 88/01935/1	
Decision:	Decided
Date:	16th November 1988
Description:	Erection of a front entrance porch

Reference - 92/00107/1AG	
Decision:	Decided
Date:	03rd February 1992
Description:	Conversion of car port to conservatory.

Planning records for: **35 Hawthorn Close Hitchin SG5 2BP**

Reference - 15/00858/1HH	
Decision:	Decided
Date:	27th March 2015
Description:	Single storey side extension, front canopy and raised platform with stairs and timber pergola.

Planning records for: **37 Hawthorn Close Hitchin SG5 2BP**

Reference - 15/01018/1HH	
Decision:	Decided
Date:	13th April 2015
Description:	Single storey rear extension following demolition of existing conservatory



Planning records for: **39 Hawthorn Close Hitchin SG5 2BP**

Reference - 86/01368/1	
Decision:	Decided
Date:	16th July 1986
Description:	Replacement pitched roof on existing extension.

Planning records for: **43 Hawthorn Close Hitchin Hertfordshire SG5 2BP**

Reference - 21/02930/FPH	
Decision:	Decided
Date:	14th October 2021
Description:	Single storey rear extension and insertion of rooflights to existing side roofslope following demolition of existing rear conservatory

Reference - 89/01176/1	
Decision:	Decided
Date:	31st August 1989
Description:	Front entrance porch

Reference - 22/02509/NMA	
Decision:	Decided
Date:	29th September 2022
Description:	Amendment to elements of single storey rear extension from brickwork to render (as Non-Material Amendment relating to planning permission 21/02930/FPH granted 16.11.2021)

Planning records for: **43 Hawthorn Close Hitchin SG5 2BP**

Reference - 05/01798/1HH	
Decision:	Decided
Date:	02nd December 2005
Description:	Single storey rear extension to existing garage and single storey side extension to provide En-Suite to bedroom.

Reference - 19/00267/FPH	
Decision:	Decided
Date:	25th February 2019
Description:	Front entrance canopy following demolition of front porch

Planning records for: **45 Hawthorn Close Hitchin SG5 2BP**

Reference - 06/02592/1HH	
Decision:	Decided
Date:	23rd November 2006
Description:	Single storey side extensions to provide integral garage and utility area, alterations to existing front roof slopes including dormer window to provide living accommodation at first floor level

Planning records for: **47 Hawthorn Close Hitchin Hertfordshire SG5 2BP**

Reference - 01/00428/1HH	
Decision:	Decided
Date:	21st February 2001
Description:	Single storey rear extension



Planning records for: **51 Hawthorn Close Hitchin Herts SG5 2BP**

Reference - 97/00605/1HH	
Decision:	Decided
Date:	23rd May 1997
Description:	Single storey side and rear extension incorporating garage following demolition of existing garage.

Reference - 20/00283/FPH	
Decision:	Decided
Date:	05th February 2020
Description:	Single storey rear extension

Reference - 14/01555/1HH	
Decision:	Decided
Date:	09th June 2014
Description:	Rear conservatory

Planning records for: **53 Hawthorn Close Hitchin Hertfordshire SG5 2BP**

Reference - 21/01315/FPH	
Decision:	Decided
Date:	23rd April 2021
Description:	Single storey rear extension and insertion of no.2 rooflights to existing rear elevation roofslope

## Building Safety

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None specified

## Accessibility / Adaptations

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2017 - re-fitted bathroom  
2025 - flat roof x2 replaced  
(pre-ownership extended)

## 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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Standard brick

## Property Lease Information

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Freehold

## Listed Building Information

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Not listed

## Stamp Duty

---

Not specified

## Other

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None specified

## Other

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None specified

## Electricity Supply

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YES - Scottish Power

## Gas Supply

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YES - Scottish Power

## Central Heating

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YES - GCH

## Water Supply

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YES - AFFINITY

## Drainage

---

YES - Mains

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## **Important - Please read**

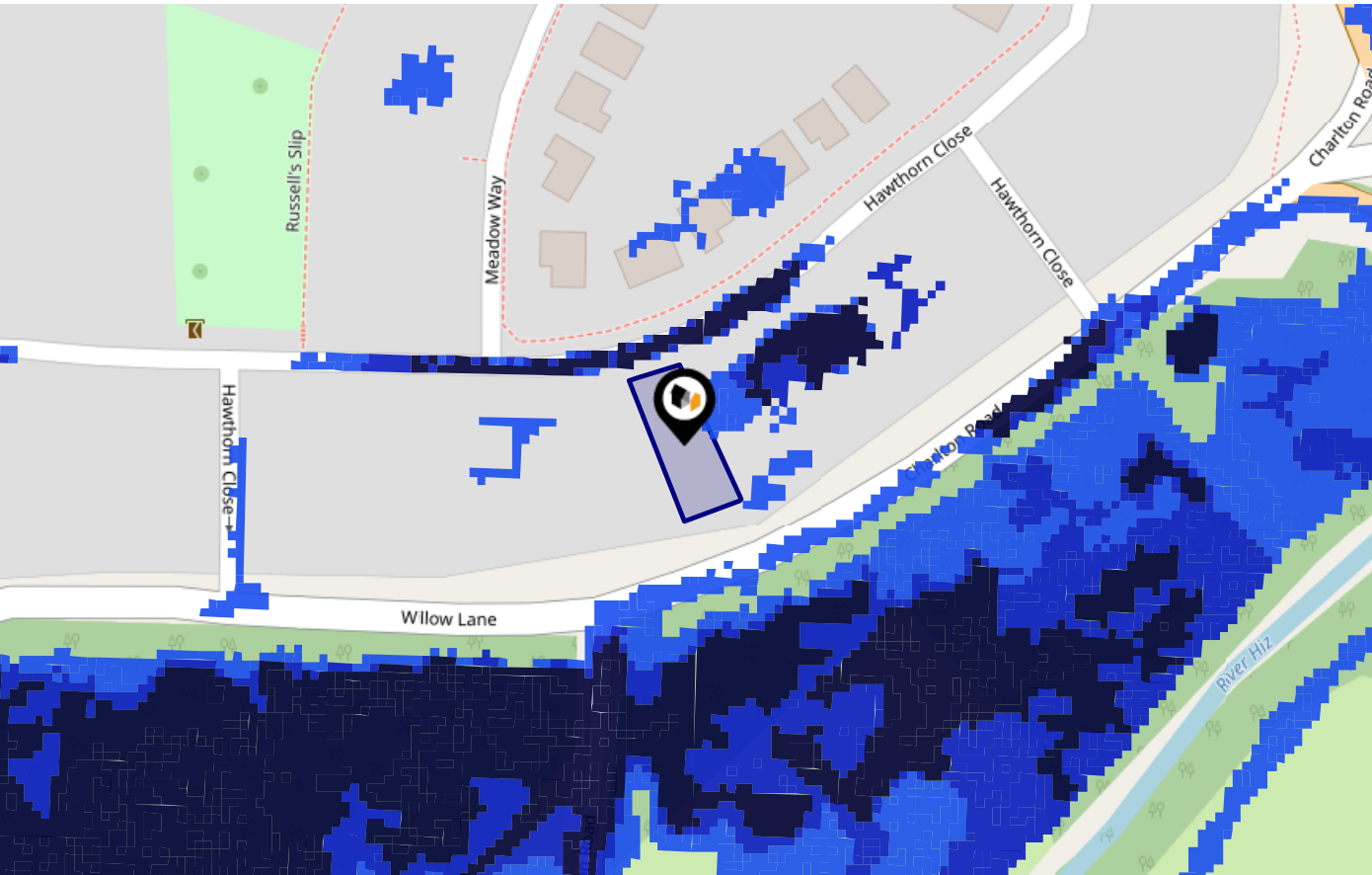
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The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

# 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: **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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

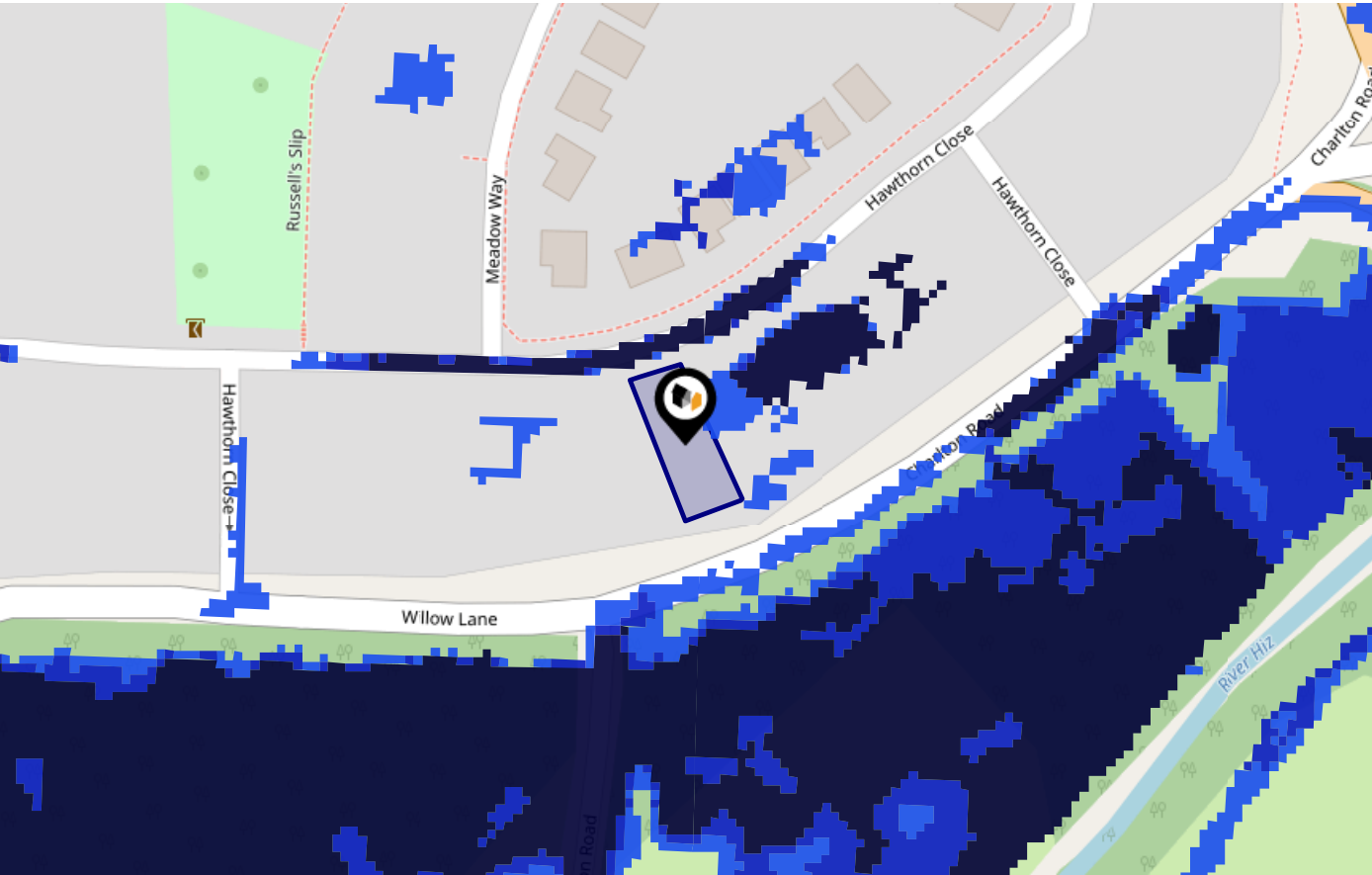
Chance of flooding to the following depths at this property:



# 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.

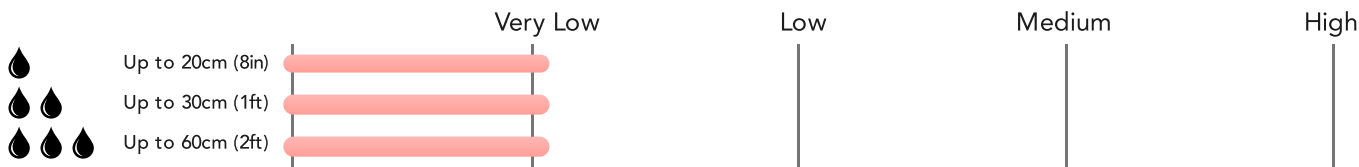


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

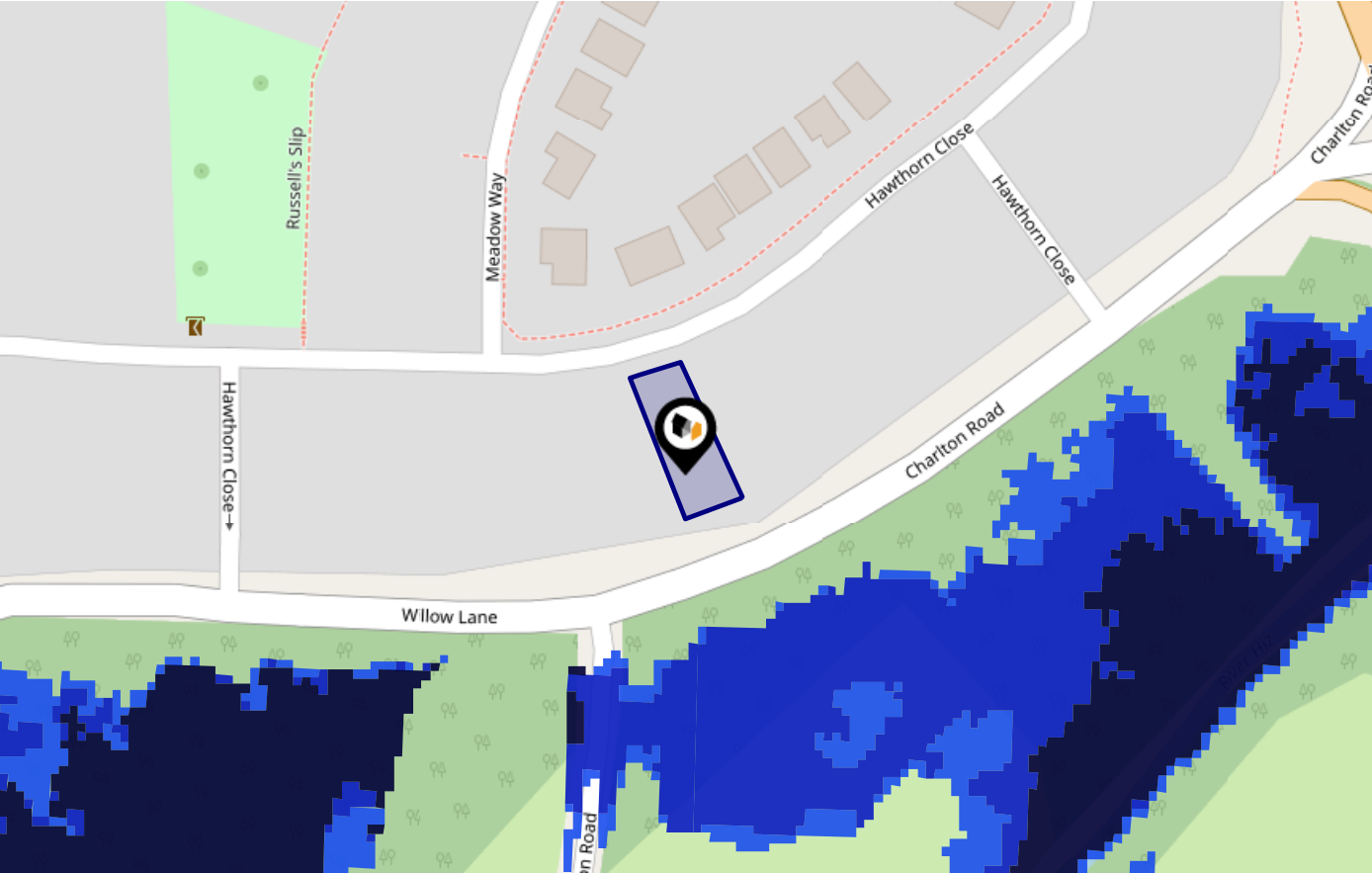




# Flood Risk

## 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.

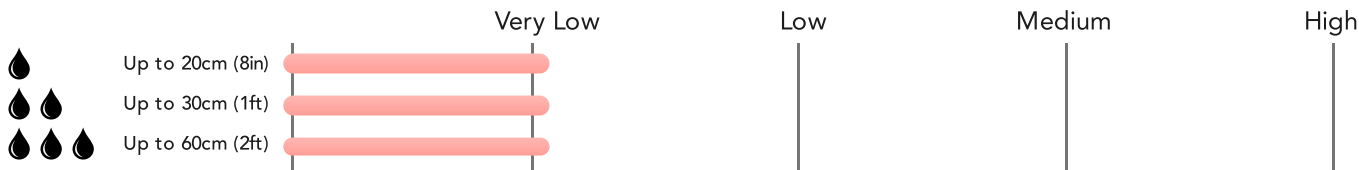


Risk Rating: **Very low**

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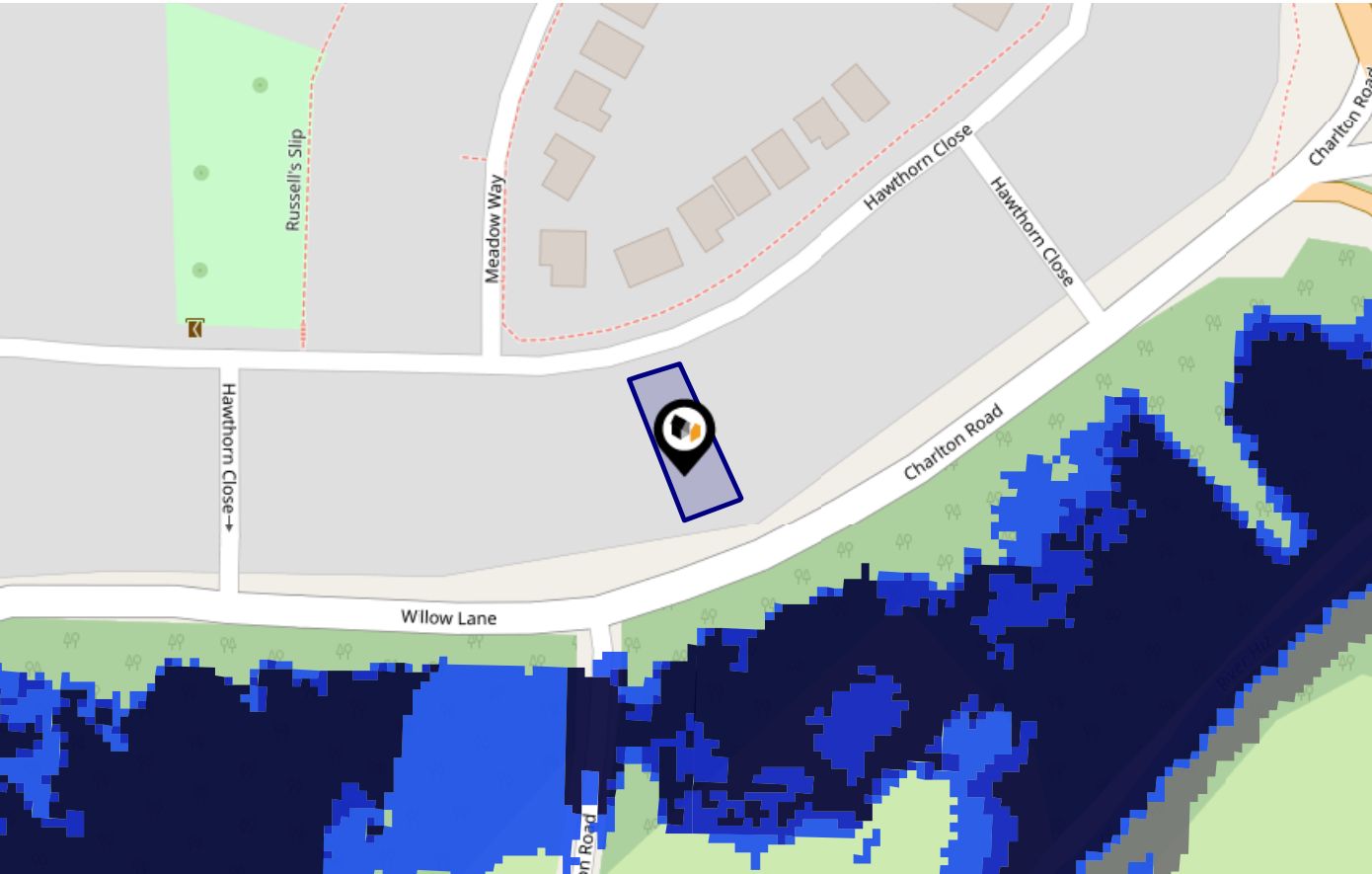
Chance of flooding to the following depths at this property:



# 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.

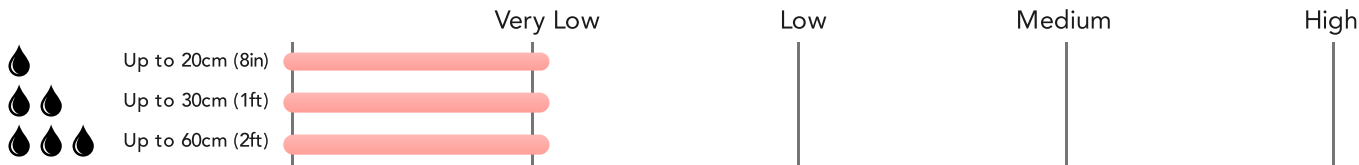


Risk Rating: Very low

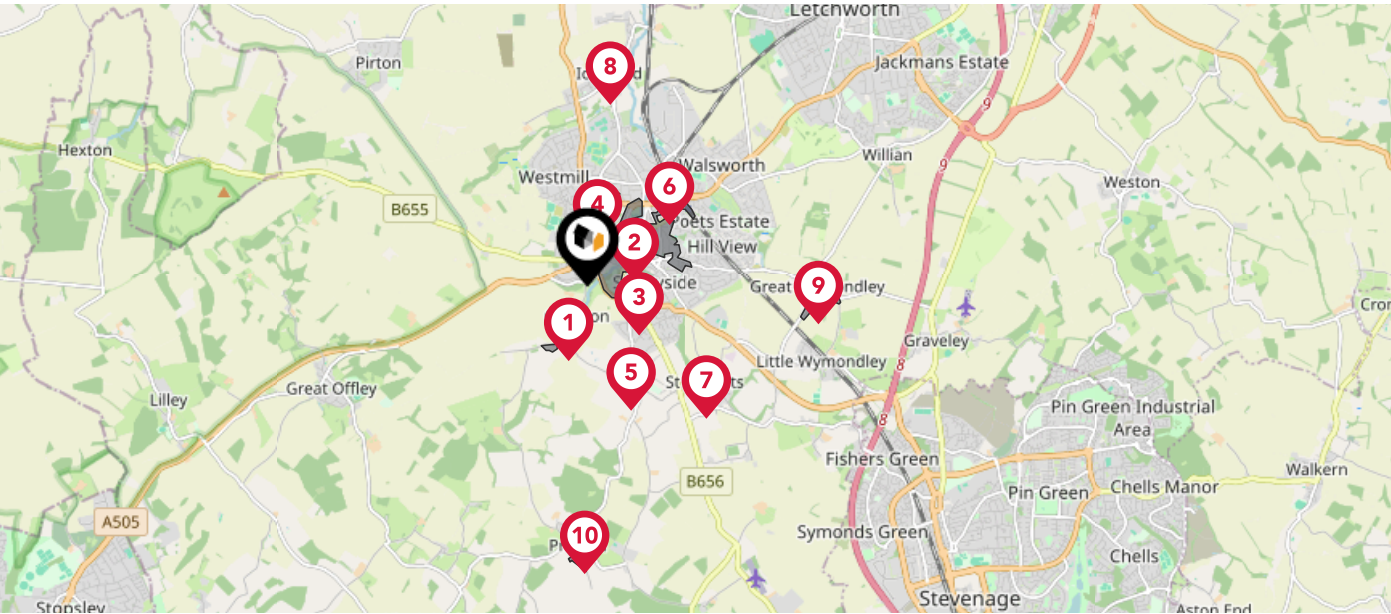
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Chance of flooding to the following depths at this property:

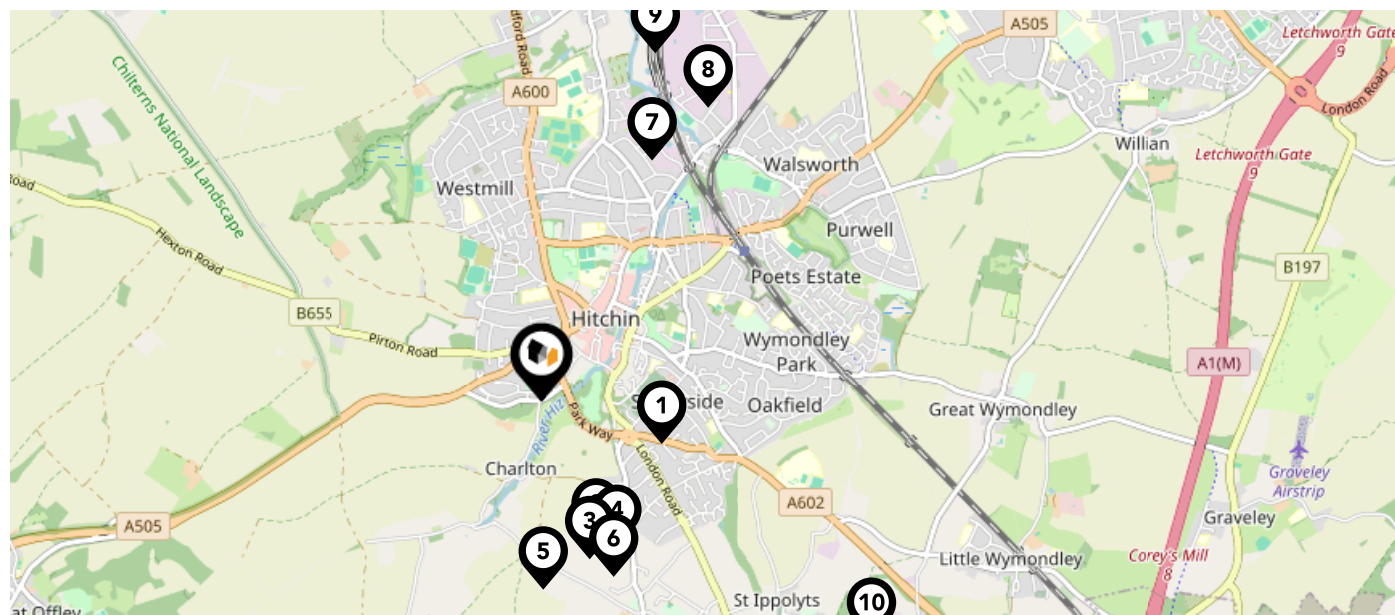


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



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

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.

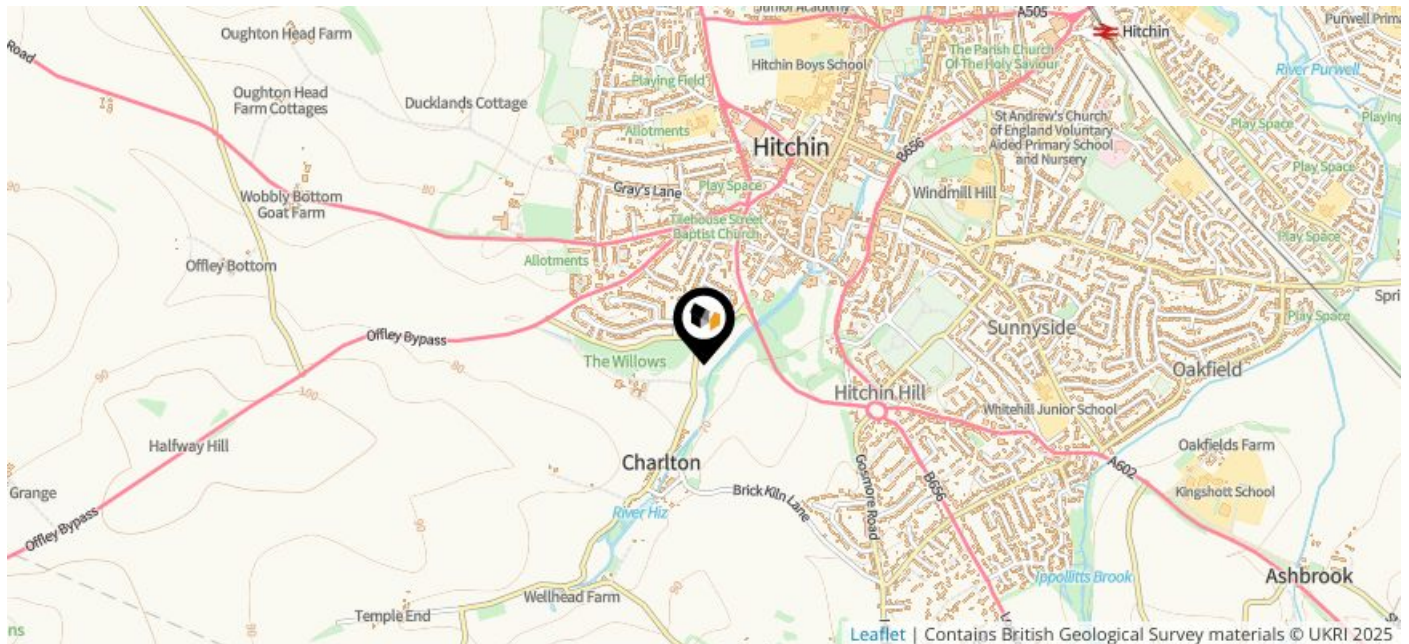


### Nearby Landfill Sites

1	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	
2	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
3	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
4	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
5	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
6	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
7	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill	
8	Wallace Way-Hitchin, Hertfordshire	Historic Landfill	
9	Cadwell Lane-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.



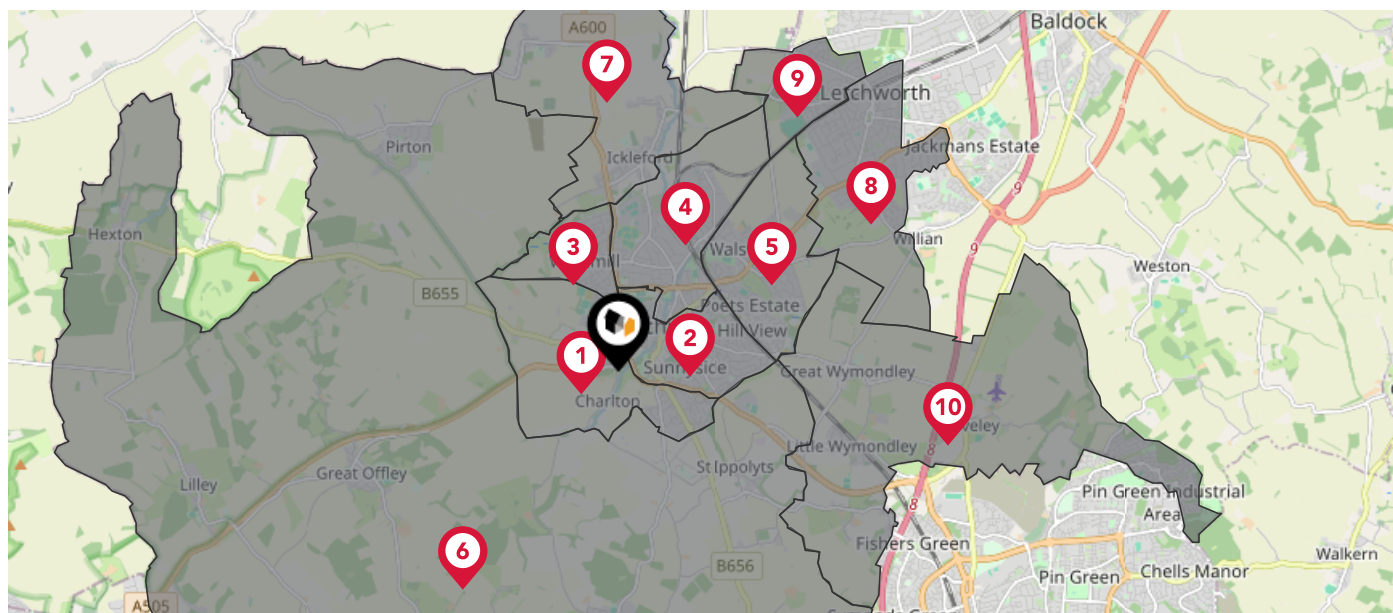
### Mine Entry

- ✕ 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 Priory Ward



Hitchin Highbury Ward



Hitchin Oughton Ward



Hitchin Bearton Ward



Hitchin Walsworth Ward



Hitchwood, Offa and Hoo Ward



Cadwell Ward



Letchworth South West Ward



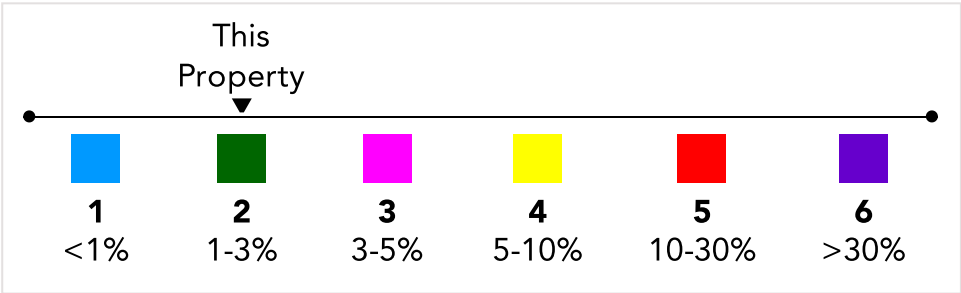
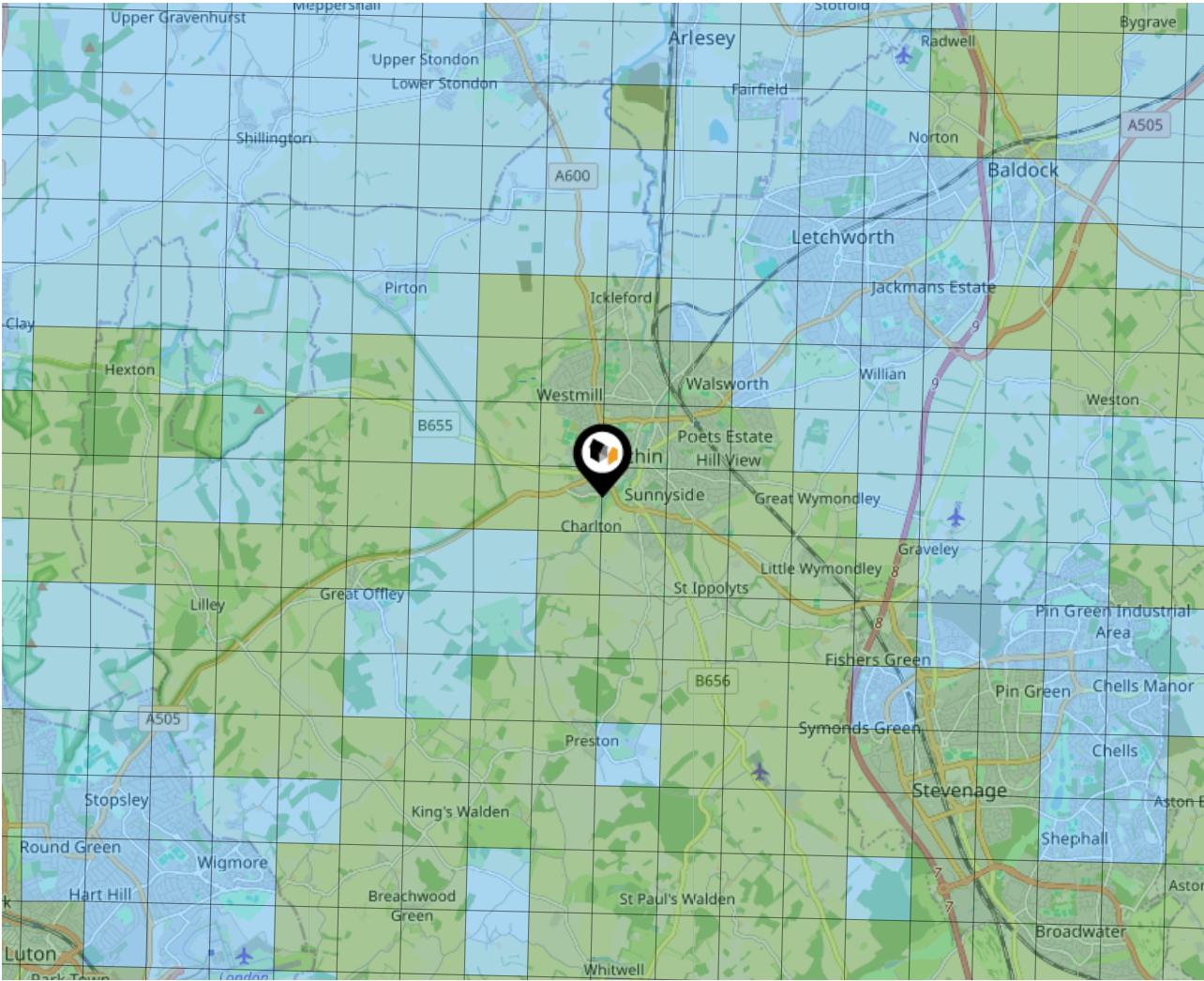
Letchworth Wilbury Ward



Chesfield Ward

### What is Radon?

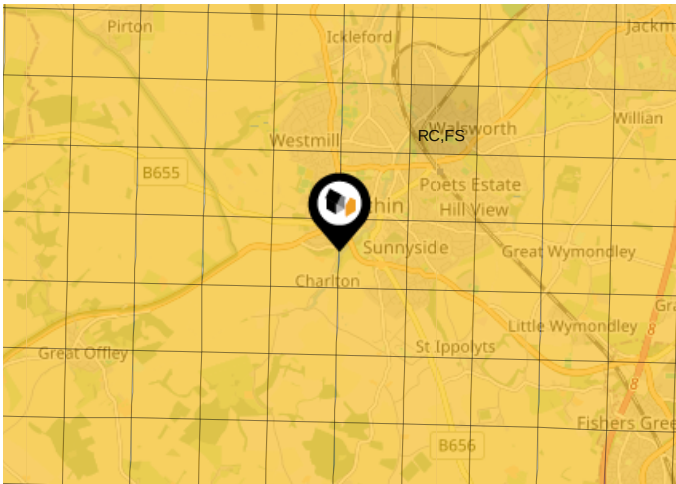
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).





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

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

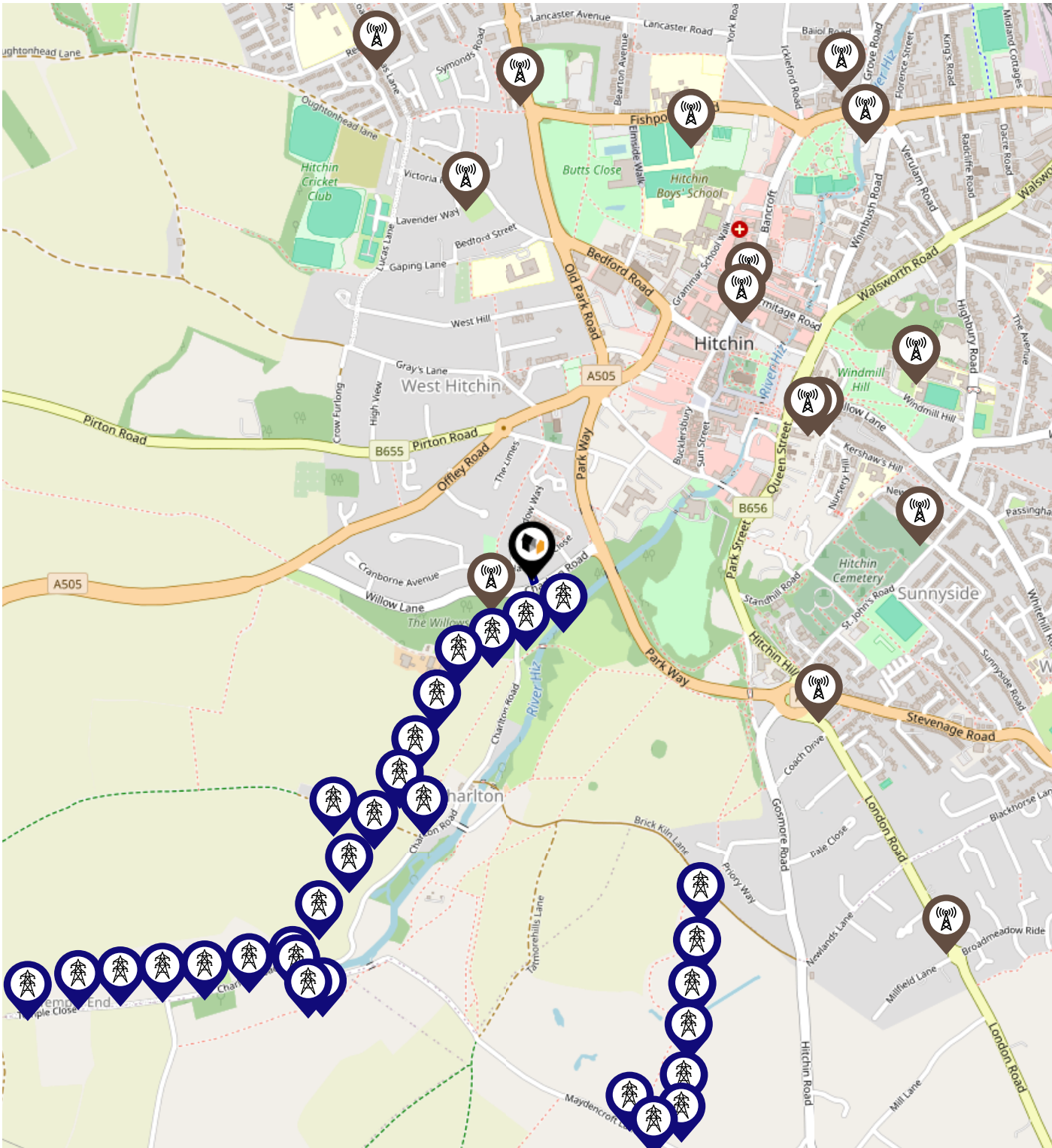


Primary Classifications (Most Common Clay Types)



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

# Local Area

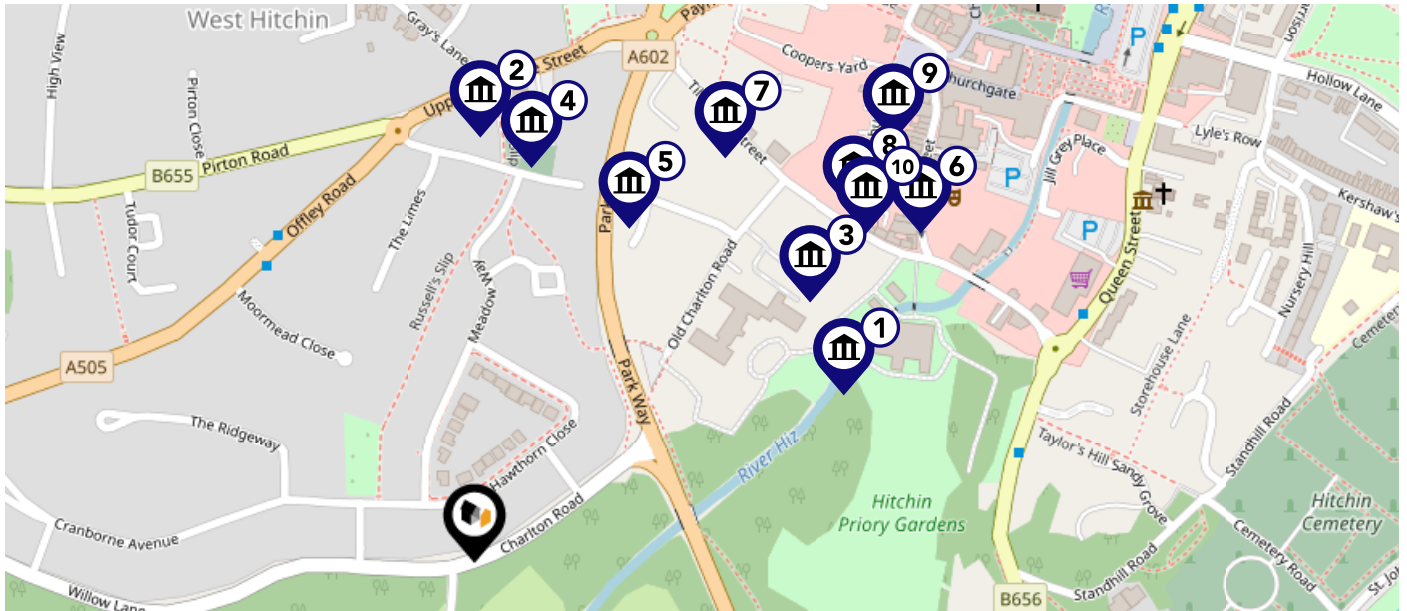
## Masts & Pylons



**Key:**

-  Power Pylons
-  Communication Masts

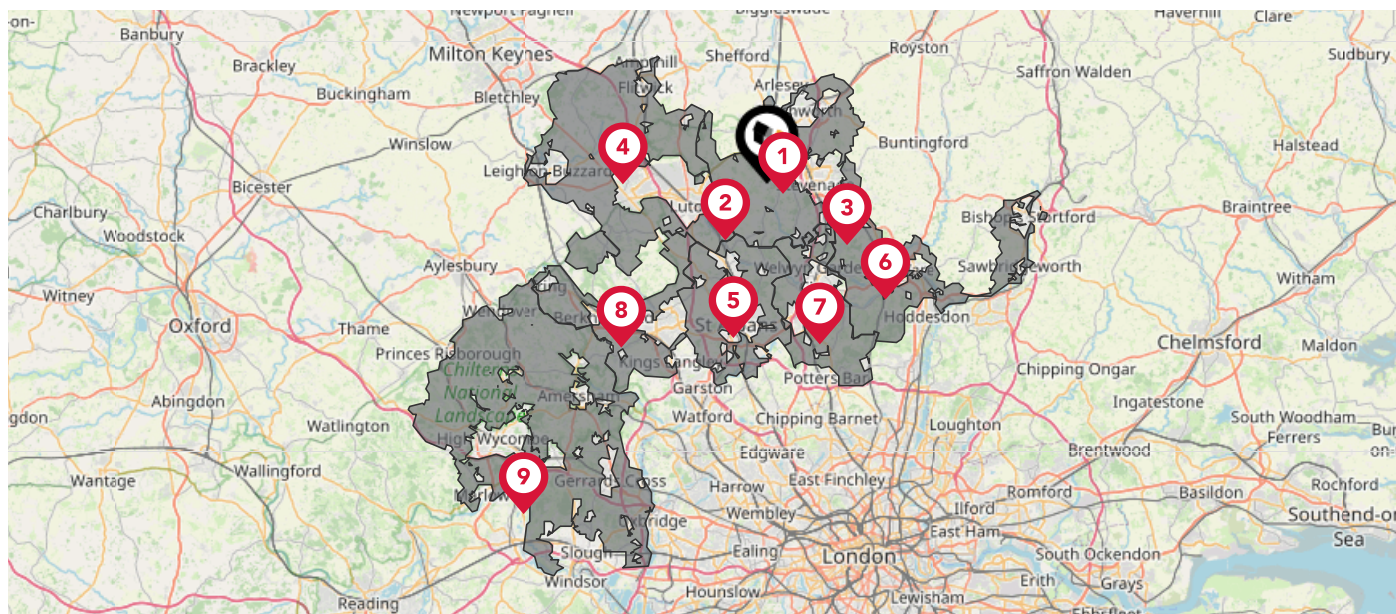
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1347570 - Garden Bridge At The Priory	Grade II	0.2 miles
	1102118 - The Highlander Public House	Grade II	0.2 miles
	1347619 - Tithe Barn Behind Number 8	Grade II	0.2 miles
	1102116 - Baptist Chapel	Grade II	0.2 miles
	1296002 - Wratten Cottage	Grade II	0.2 miles
	1102142 - 7, Sun Street	Grade II	0.3 miles
	1102122 - 81 And 82, Tilehouse Street	Grade II	0.3 miles
	1102198 - 28, Bucklersbury	Grade II	0.3 miles
	1347593 - 24 And 25, Market Place	Grade II	0.3 miles
	1173227 - 15, Bucklersbury	Grade II	0.3 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



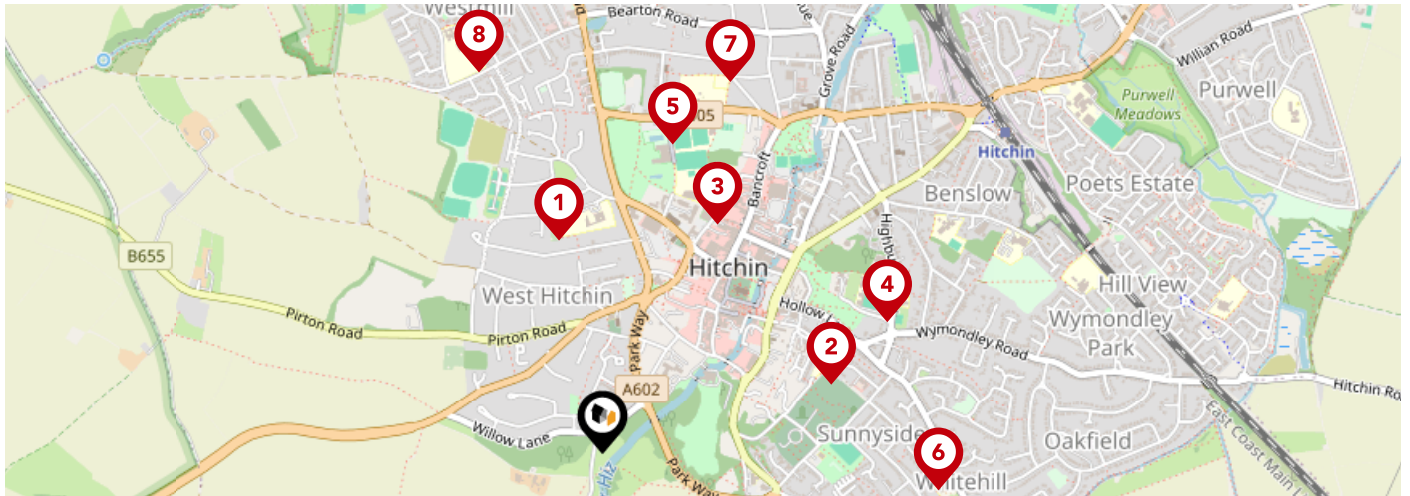
London Green Belt - Welwyn Hatfield



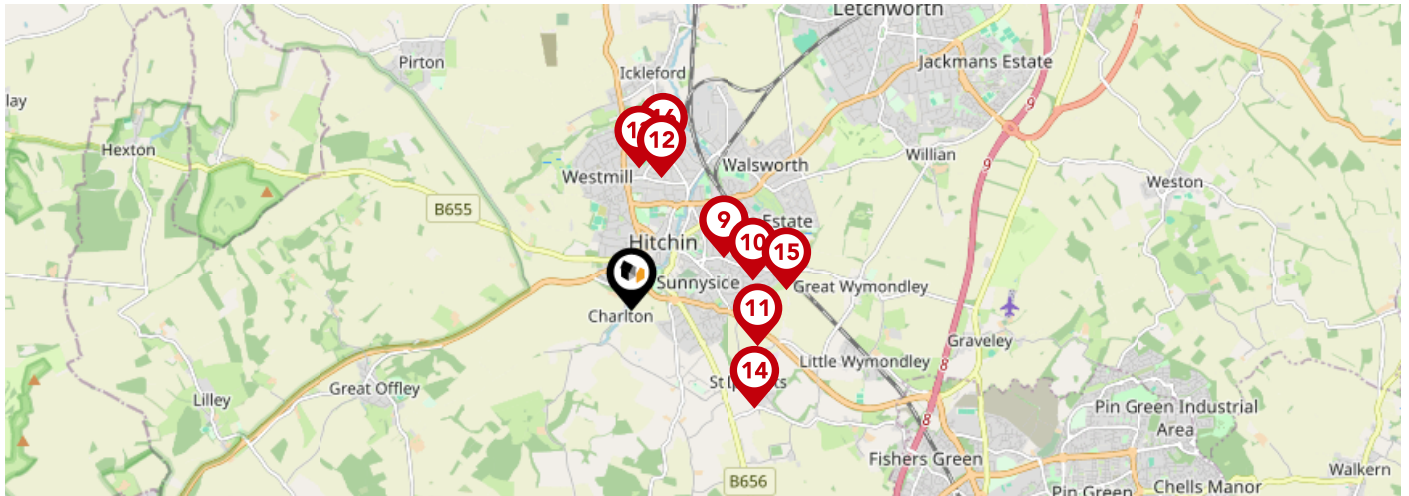
London Green Belt - Dacorum











London Green Belt - Buckinghamshire

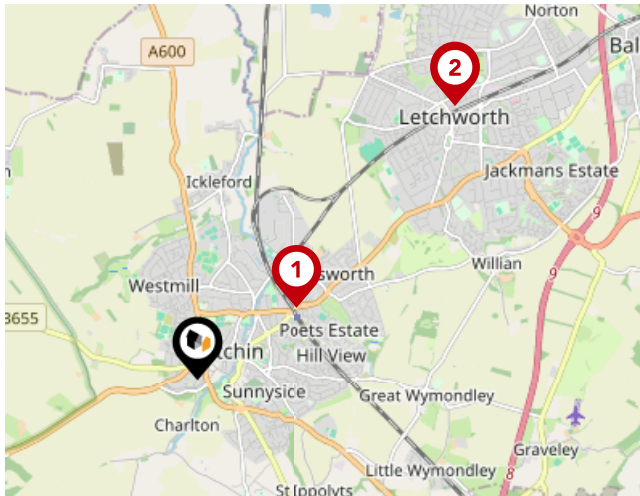


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Samuel Lucas Junior Mixed and Infant School</b> Ofsted Rating: Outstanding   Pupils: 420   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Highbury Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 204   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Hitchin Boys' School</b> Ofsted Rating: Outstanding   Pupils: 1317   Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Hitchin Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1355   Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Wilshire-Dacre Junior Academy</b> Ofsted Rating: Good   Pupils: 267   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Whitehill Junior School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>York Road Nursery School</b> Ofsted Rating: Outstanding   Pupils: 107   Distance:0.9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Oughton Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 218   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>






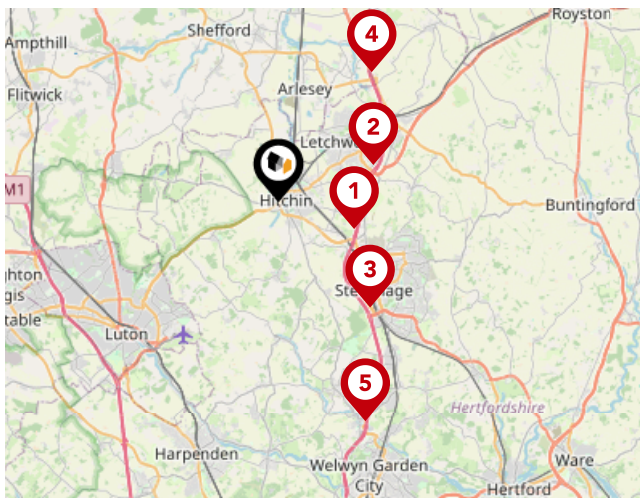
		Nursery	Primary	Secondary	College	Private
	<b>St Andrew's Church of England Voluntary Aided Primary School, Hitchin</b> Ofsted Rating: Outstanding   Pupils: 252   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>William Ransom Primary School</b> Ofsted Rating: Outstanding   Pupils: 422   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingshott School</b> Ofsted Rating: Not Rated   Pupils: 400   Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Strathmore Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 199   Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Priory School</b> Ofsted Rating: Good   Pupils: 1231   Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Ippolyts Church of England Aided Primary School</b> Ofsted Rating: Good   Pupils: 175   Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mary Exton Primary School</b> Ofsted Rating: Good   Pupils: 181   Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Our Lady Catholic Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>










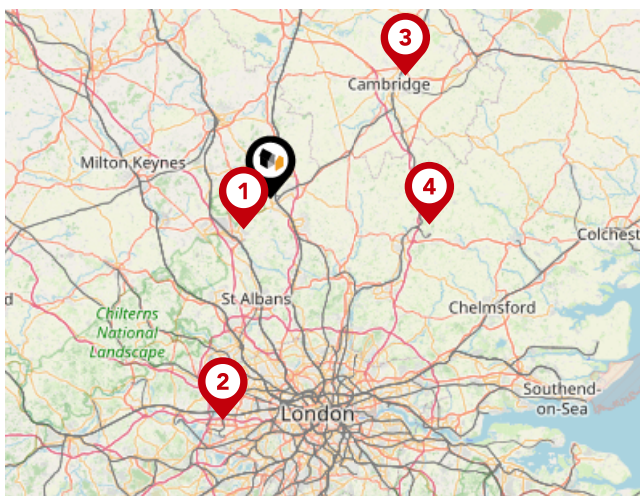
### National Rail Stations

Pin	Name	Distance
	Hitchin Rail Station	1.12 miles
	Letchworth Rail Station	3.44 miles
	Letchworth Rail Station	3.45 miles







### Trunk Roads/Motorways

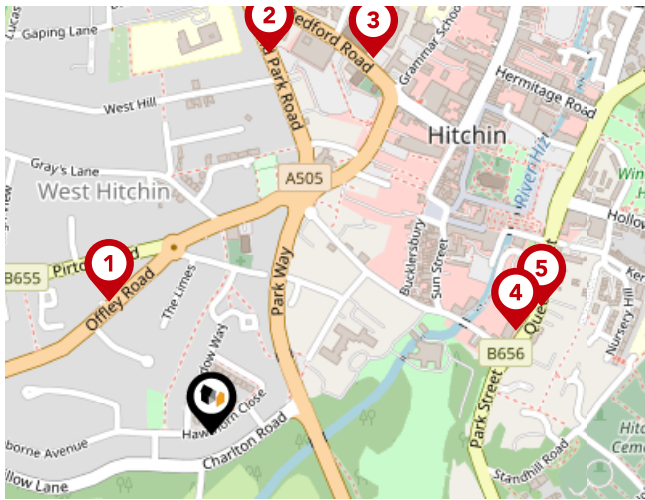
Pin	Name	Distance
	A1(M) J8	2.97 miles
	A1(M) J9	3.71 miles
	A1(M) J7	5.12 miles
	A1(M) J10	5.84 miles
	A1(M) J6	8.63 miles



### Airports/Helipads

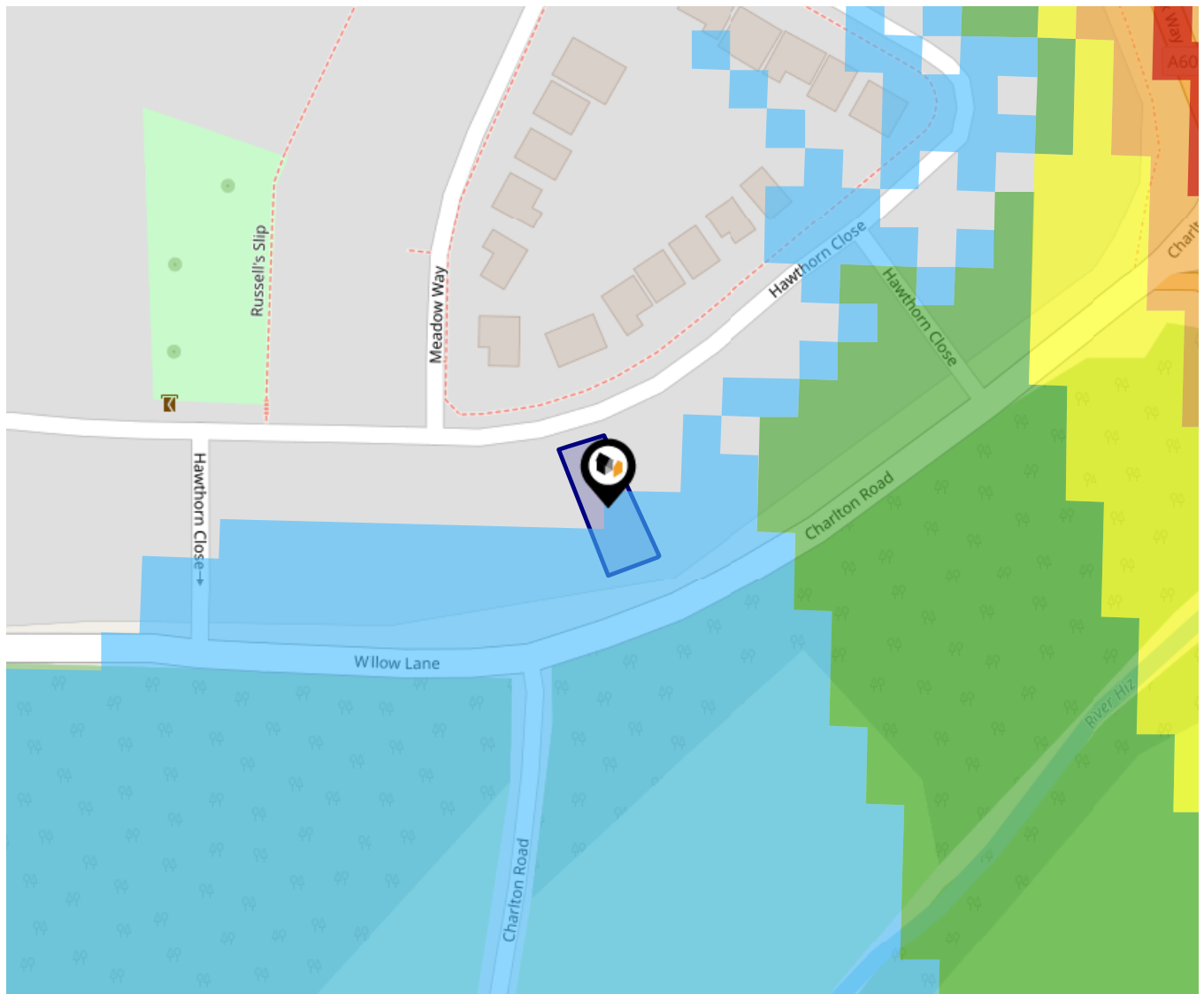
Pin	Name	Distance
	Luton Airport	5.93 miles
	Heathrow Airport	33.24 miles
	Cambridge	26.66 miles
	Stansted Airport	23.55 miles





Bus Stops/Stations

Pin	Name	Distance
1	Moormead Close	0.19 miles
2	West Hill	0.44 miles
3	Grammar School Walk	0.47 miles
4	ASDA	0.37 miles
5	ASDA	0.4 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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