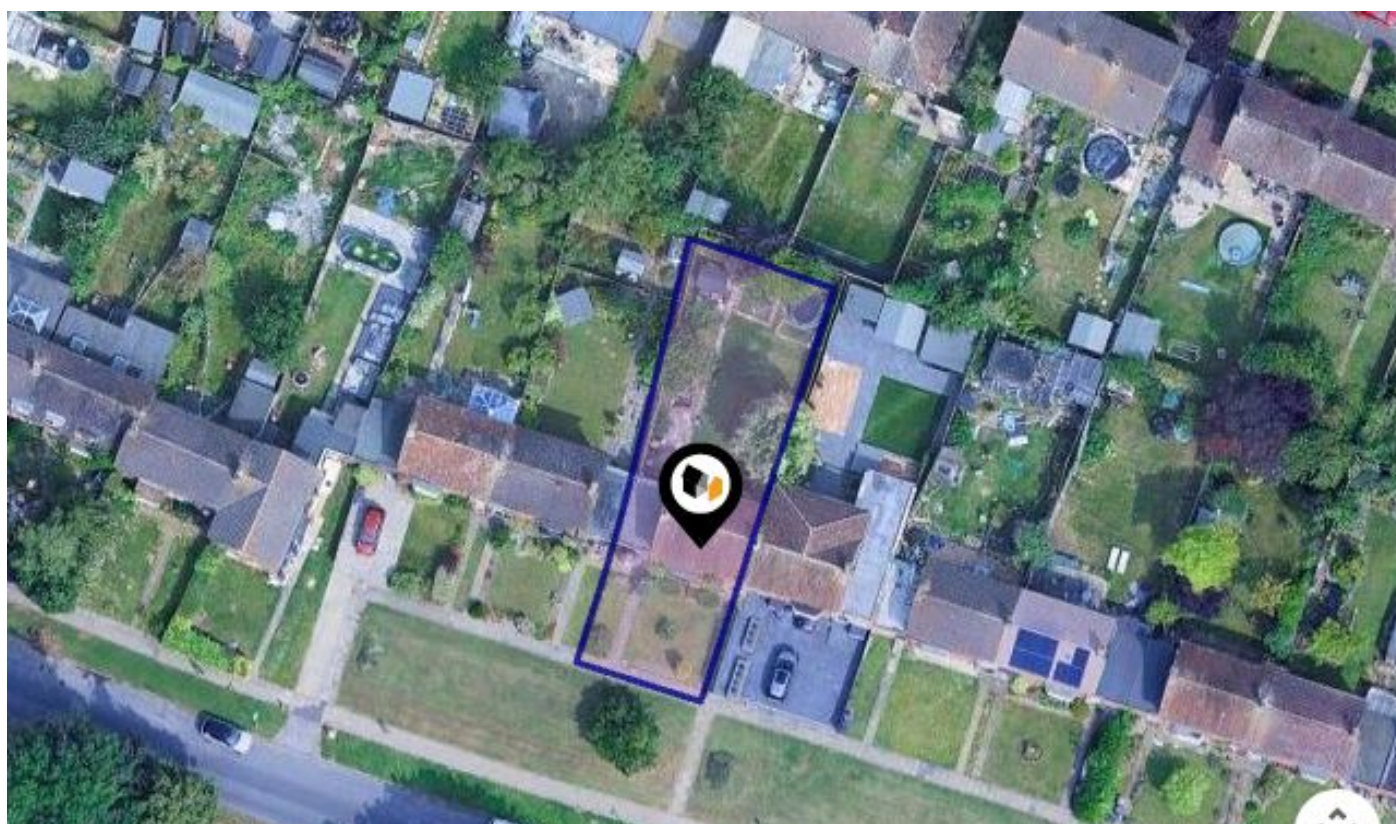




## MIR: Material Info

The Material Information Affecting this Property

Friday 02<sup>nd</sup> May 2025



**PURWELL LANE, HITCHIN, SG4**

### Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	947 ft <sup>2</sup> / 88 m <sup>2</sup>		
Plot Area:	0.11 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£2,073		
Title Number:	HD158943		

Local Area

Local Authority:	Hertfordshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	3	46	1000
• Surface Water	Very low	mb/s	mb/s	mb/s

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

Planning records for: **53 Purwell Lane Hitchin Hertfordshire SG4 0NG**

Reference - 18/01955/FPH	
Decision:	Decided
Date:	23rd July 2018
Description:	Single storey rear extension following demolition of existing outbuilding

Planning records for: **54 Purwell Lane Hitchin SG4 0NG**

Reference - 04/01036/1HH	
Decision:	Decided
Date:	22nd June 2004
Description:	Single storey rear extension (as amended by drawing no. PL001A and PL002A received on 1st September 2004)

Planning records for: **60 Purwell Lane Hitchin Hertfordshire SG4 0NG**

Reference - 00/01167/1HH	
Decision:	Decided
Date:	03rd August 2000
Description:	Two and single storey rear extensions with external fire escape stairway, ground floor front covered entrance

Planning records for: **62 Purwell Lane Hitchin Hertfordshire SG4 0NG**

Reference - 23/01772/LDCE	
Decision:	Decided
Date:	03rd August 2023
Description:	Confirmation of use of property as a Class C3 dwellinghouse.

Planning records for: **62 Purwell Lane Hitchin SG4 0NG**

Reference - 04/00757/1HH	
Decision:	Decided
Date:	11th May 2004
Description:	Single storey front and side extension (as amended by plan received 20/09/2005)

Planning records for: **65 Purwell Lane Hitchin Hertfordshire SG4 0NG**

Reference - 20/02918/FPH	
Decision:	Decided
Date:	16th December 2020
Description:	Erection of single storey side extension, formation of hardstanding to front elevation and provision of vehicular access to property via dropped kerb and vehicle crossover following demolition of existing single storey side element

Planning records for: **Land In Front Of 66 Purwell Lane Hitchin Hertfordshire SG4 0NG**

Reference - 23/02135/EC	
Decision:	Decided
Date:	11th September 2023
Description:	Erection of No.1 pole for installation of fixed line broadband electronic communications apparatus.

Planning records for: **68 Purwell Lane Hitchin SG4 0NG**

Reference - 06/01904/1HH	
Decision:	Decided
Date:	04th September 2006
Description:	Single storey rear extension

Planning records for: **69 Purwell Lane Hitchin SG4 0NG**

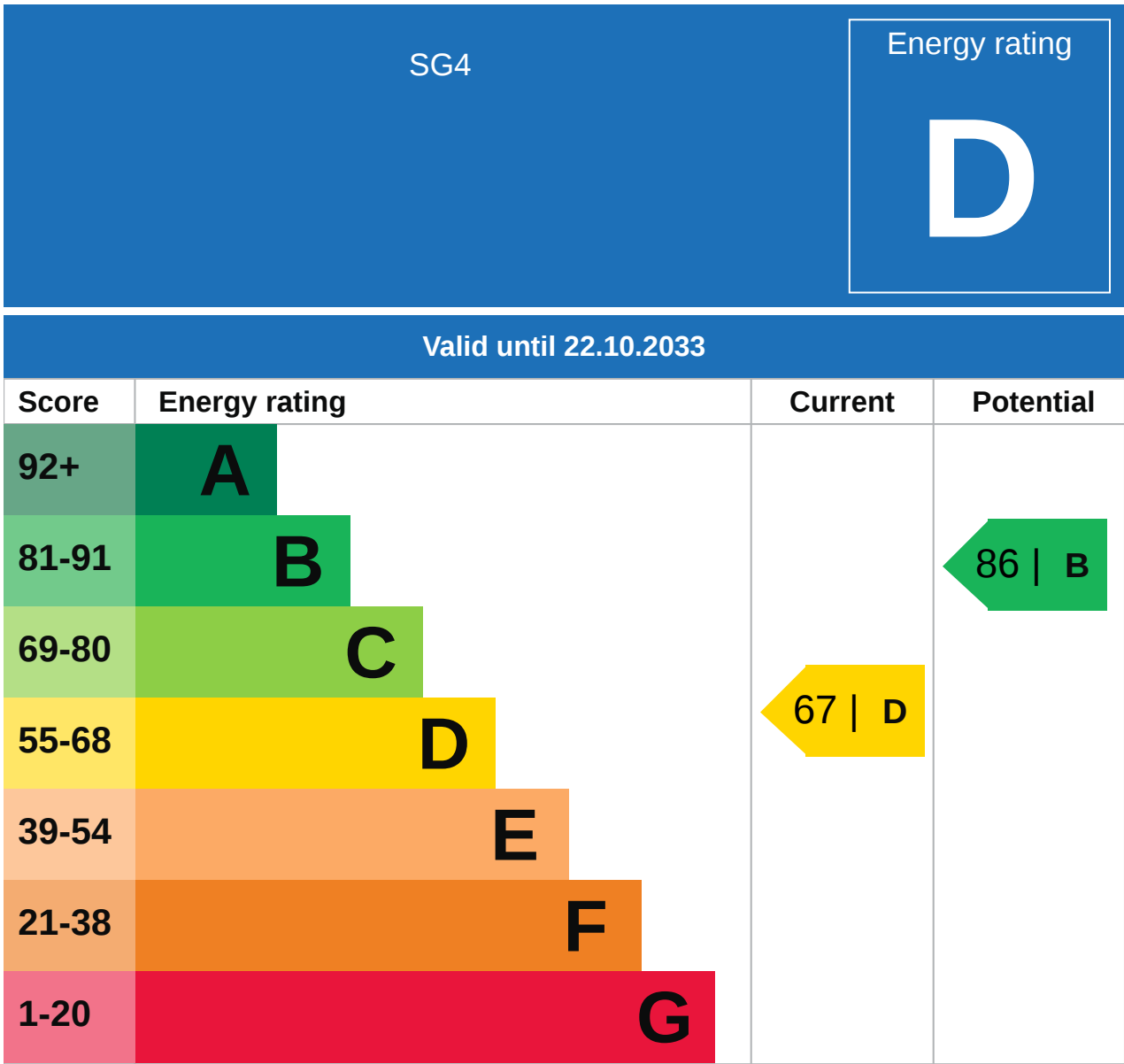
Reference - 09/01037/1HH	
Decision:	Decided
Date:	01st June 2009
Description:	Single storey side and rear extension together with relocation of main entrance door to front elevation with provision of canopy porch over

Planning records for: **72 Purwell Lane Hitchin SG4 0NG**

Reference - 17/01636/1PUD	
Decision:	Decided
Date:	30th June 2017
Description:	Single storey side extension

Planning records for: **74 Purwell Lane Hitchin SG4 0NG**

Reference - 89/01372/1	
Decision:	Decided
Date:	04th September 1989
Description:	Two storey side extension (as amended by plans received 4th December 1989)





## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<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 installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, partial insulation (assumed)
<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>	88 m <sup>2</sup>

## Building Safety

---

None specified

## Accessibility / Adaptations

---

In 2013 previous owners removed an internal load bearing wall and replaced with RSJ to open up the kitchen / dining area.

## Restrictive Covenants

---

None specified

## Rights of Way (Public & Private)

---

None specified

## Construction Type

---

Standard 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

## Drainage

---

Yes

---

## **Important - Please read**

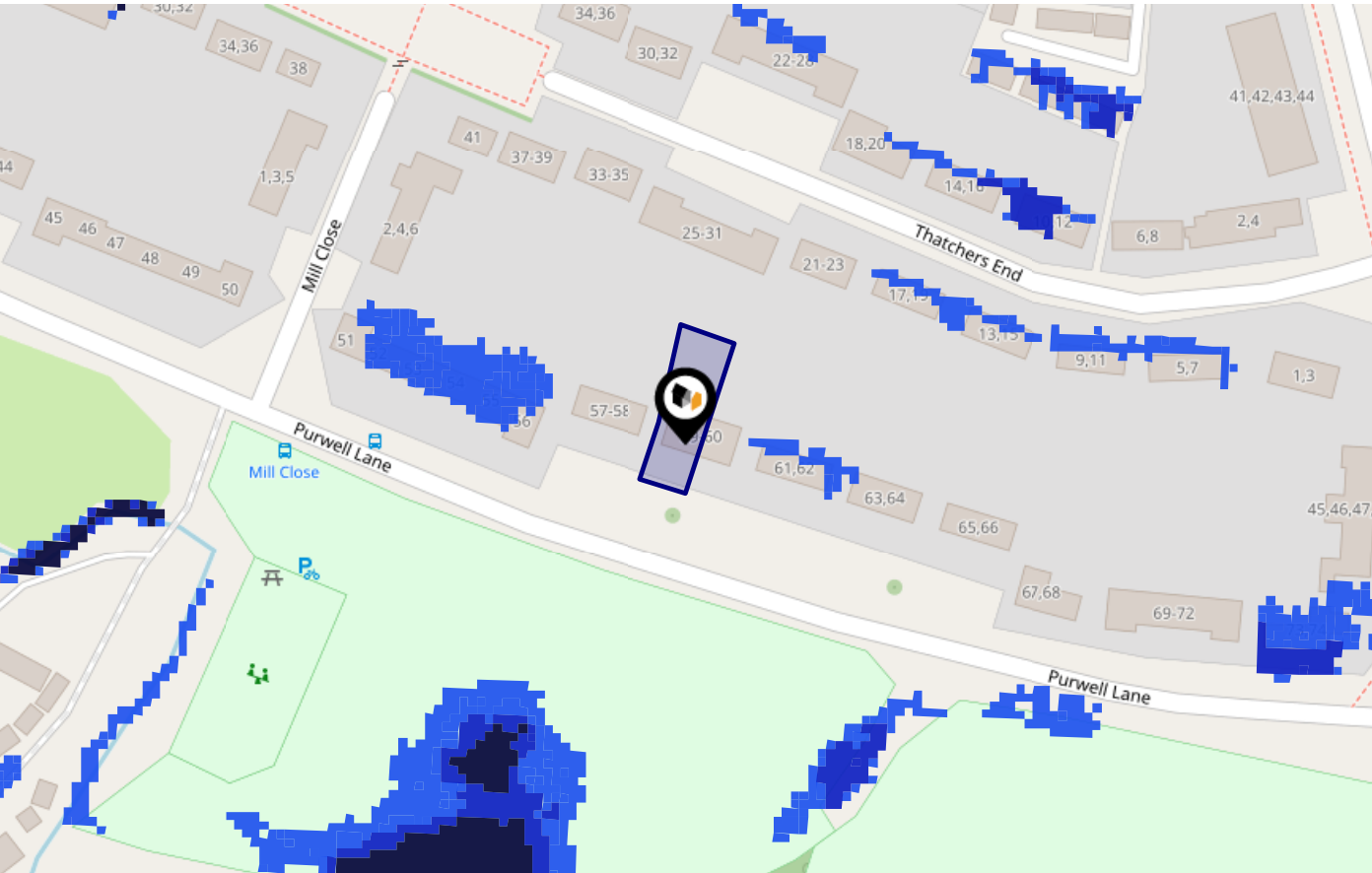
---

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

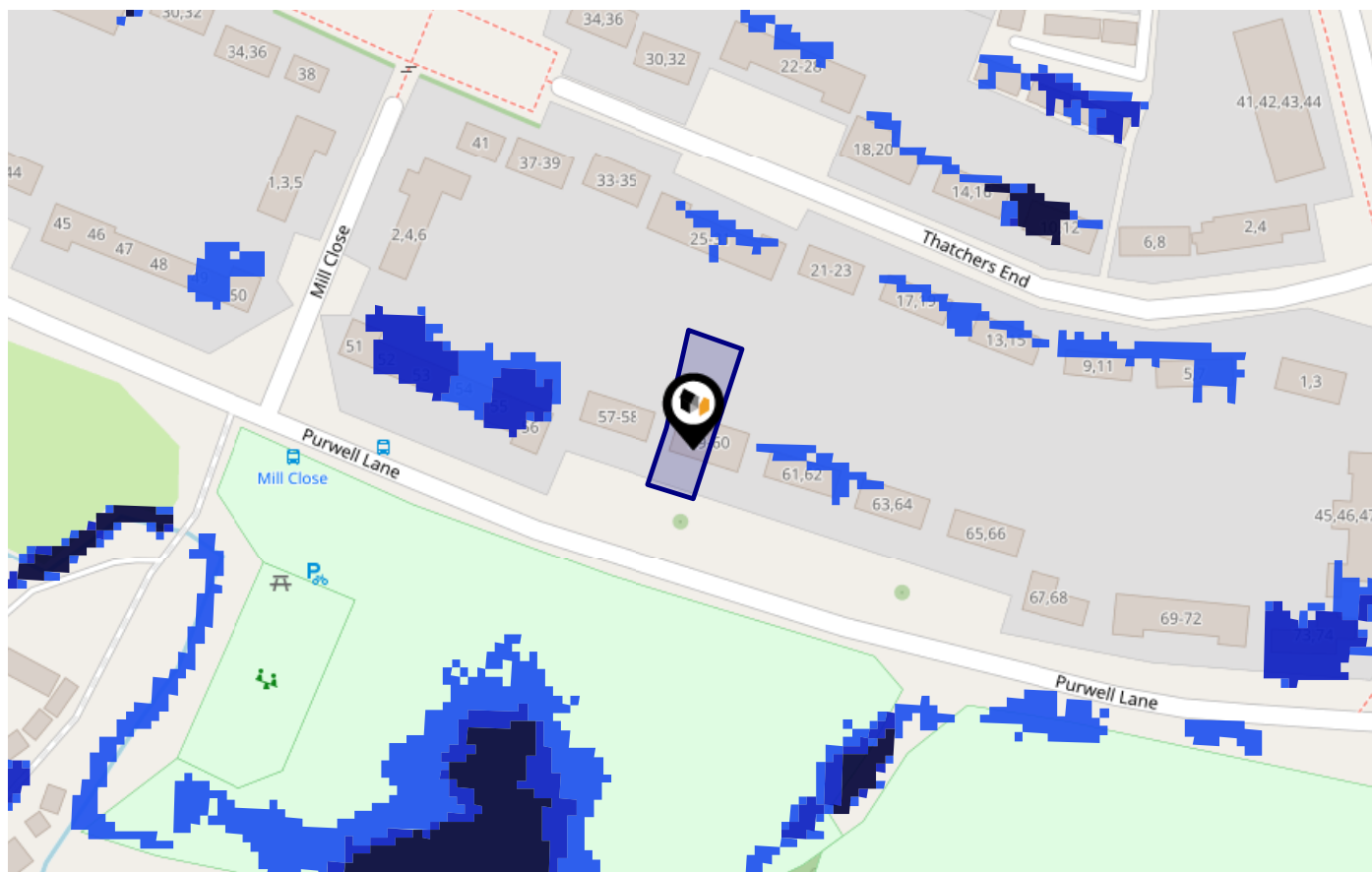
Chance of flooding to the following depths at this property:



# 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

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.
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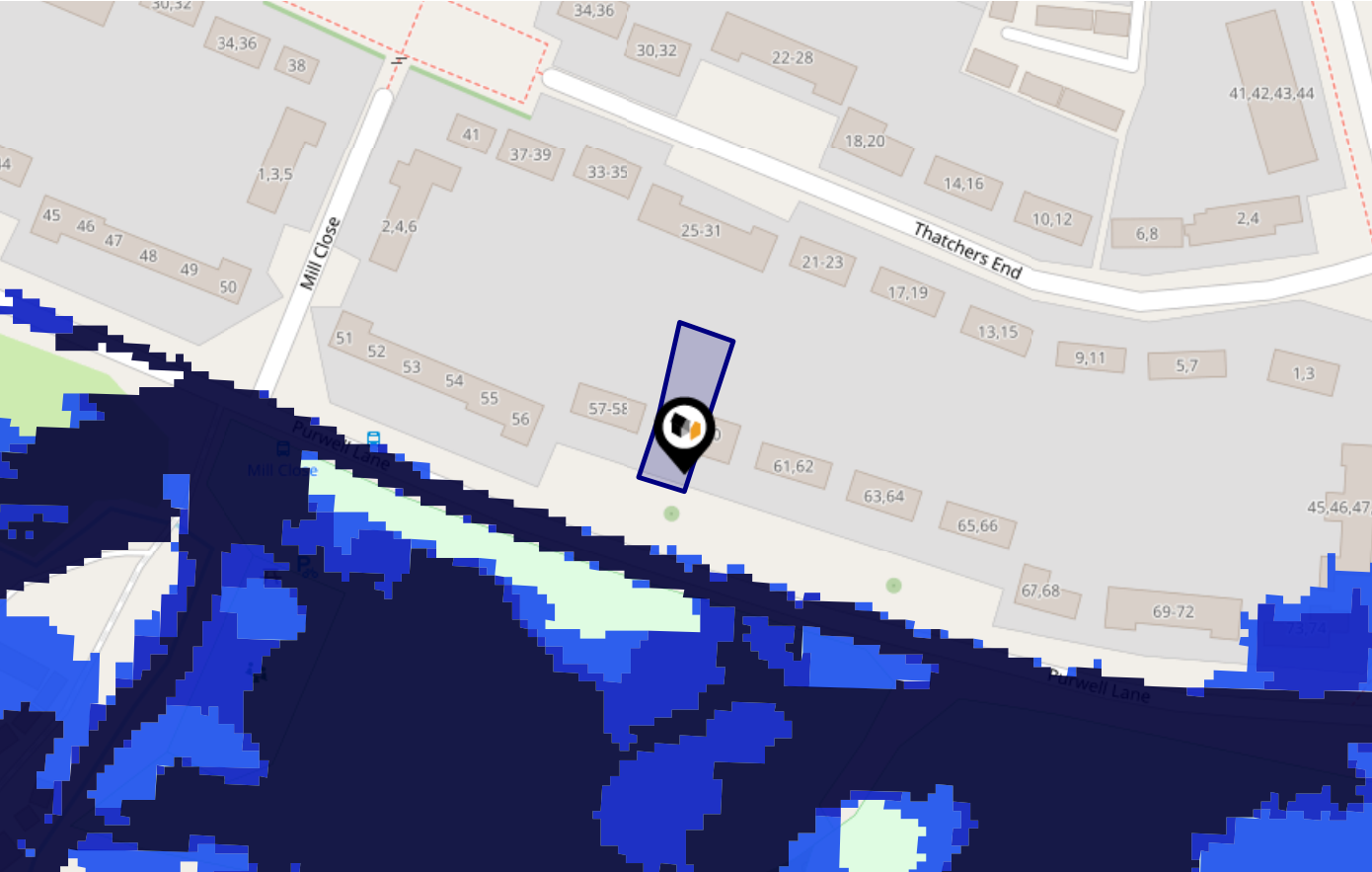
Chance of flooding to the following depths at this property:



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

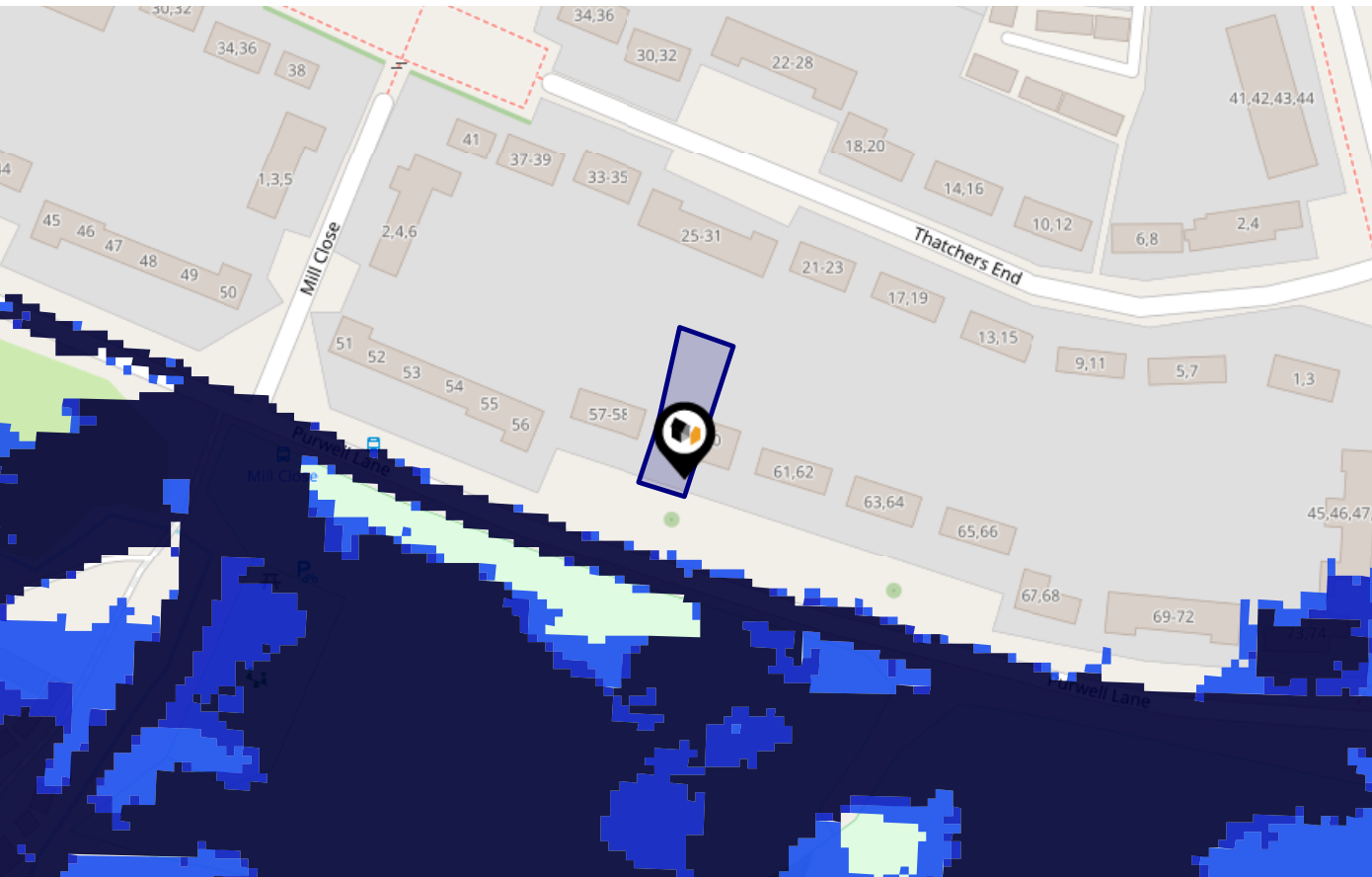
Chance of flooding to the following depths at this property:



# Flood Risk

## 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.

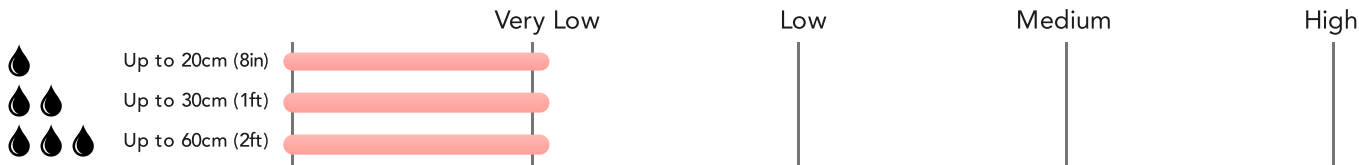


Risk Rating: Very low

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.

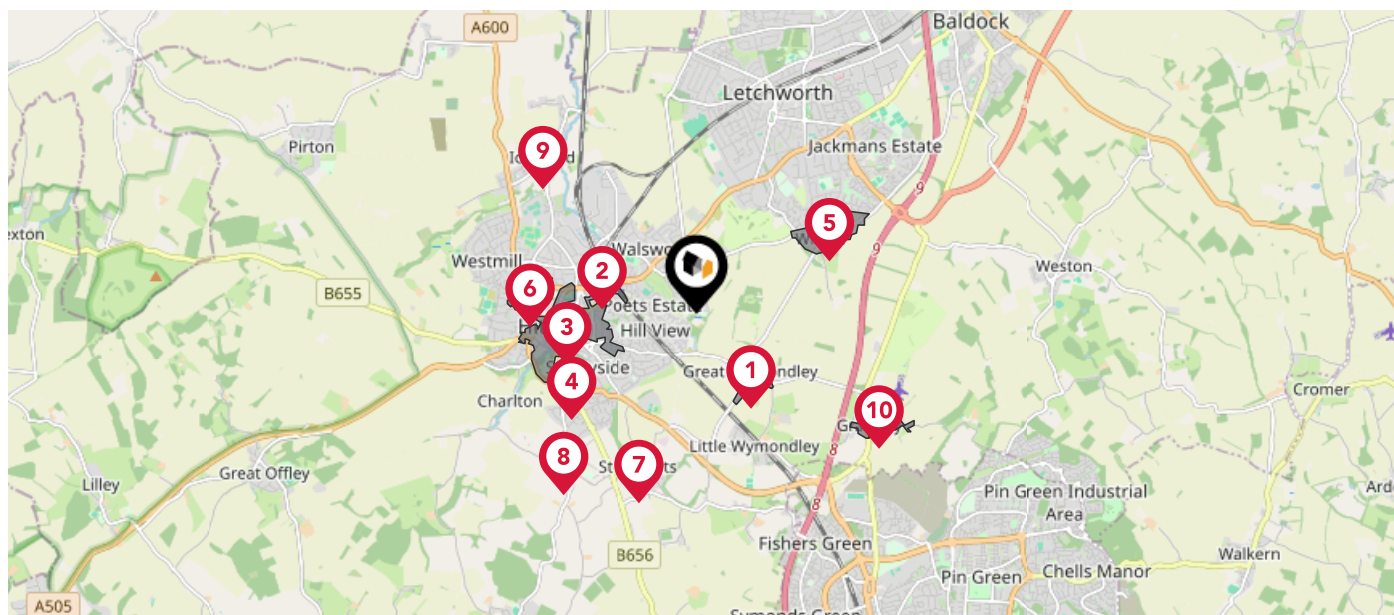
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:





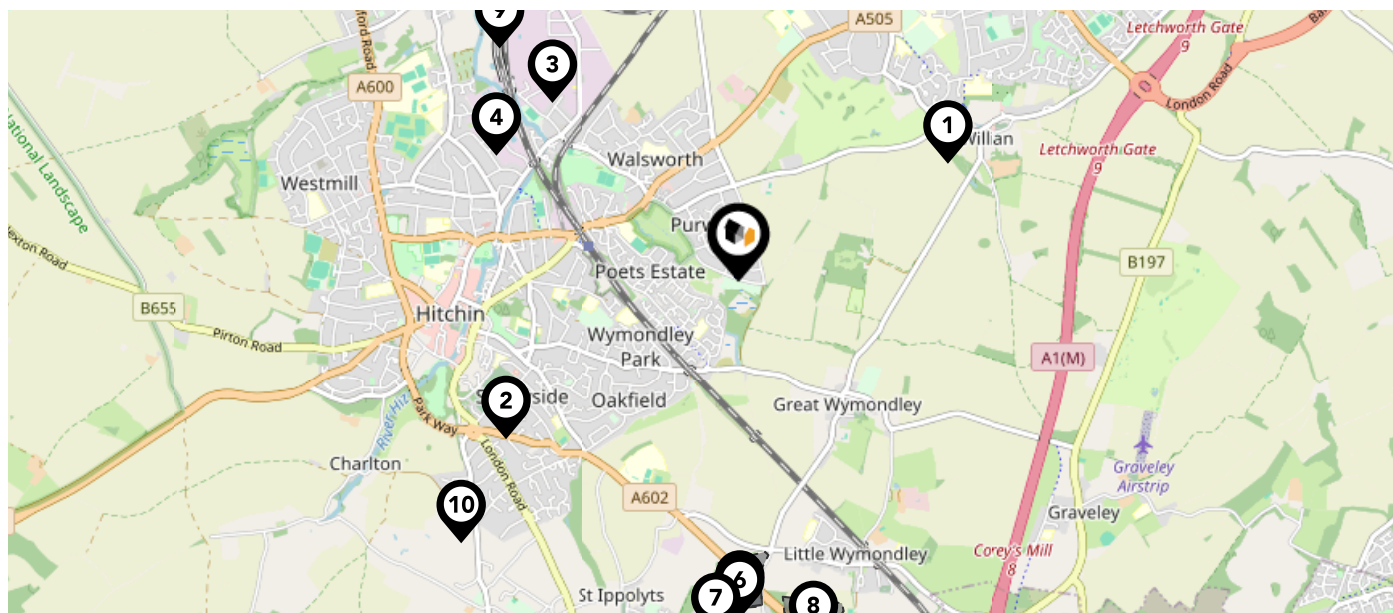
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

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

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	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	
3	Wallace Way-Hitchin, Hertfordshire	Historic Landfill	
4	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill	
5	Little Wymondley Gravel Pit-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	
6	Little Wymondley Quarry-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	
7	Titmore Green Road-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	
8	Wymondleybury-Little Wymondley	Historic Landfill	
9	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill	
10	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

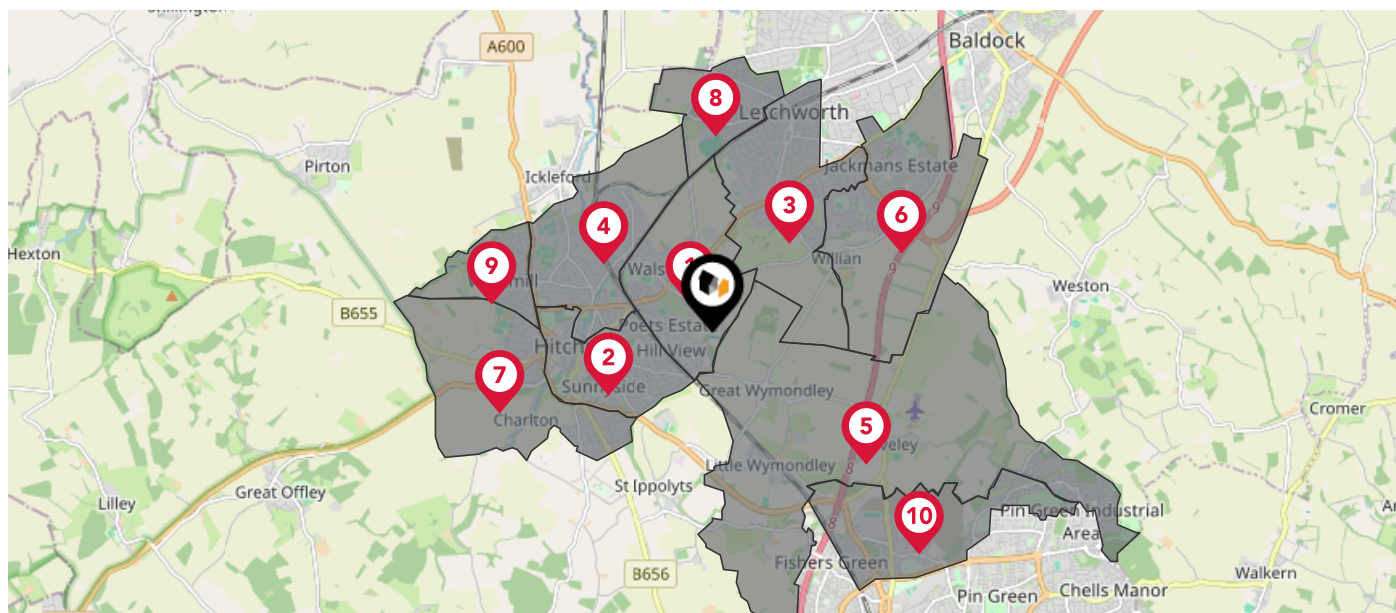
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

1

Hitchin Walsworth Ward

2

Hitchin Highbury Ward

3

Letchworth South West Ward

4

Hitchin Bearton Ward

5

Chesfield Ward

6

Letchworth South East Ward

7

Hitchin Priory Ward

8

Letchworth Wilbury Ward

9

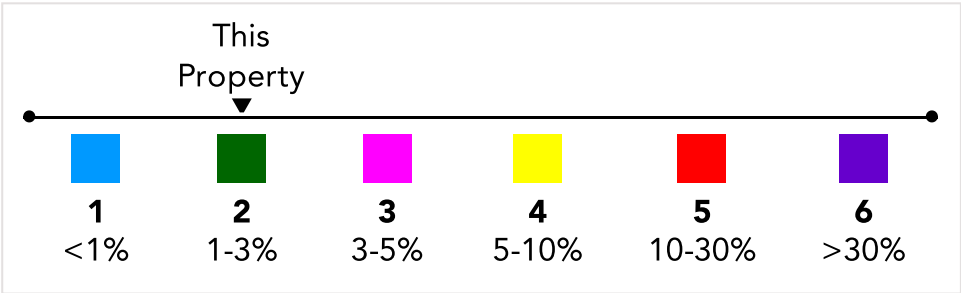
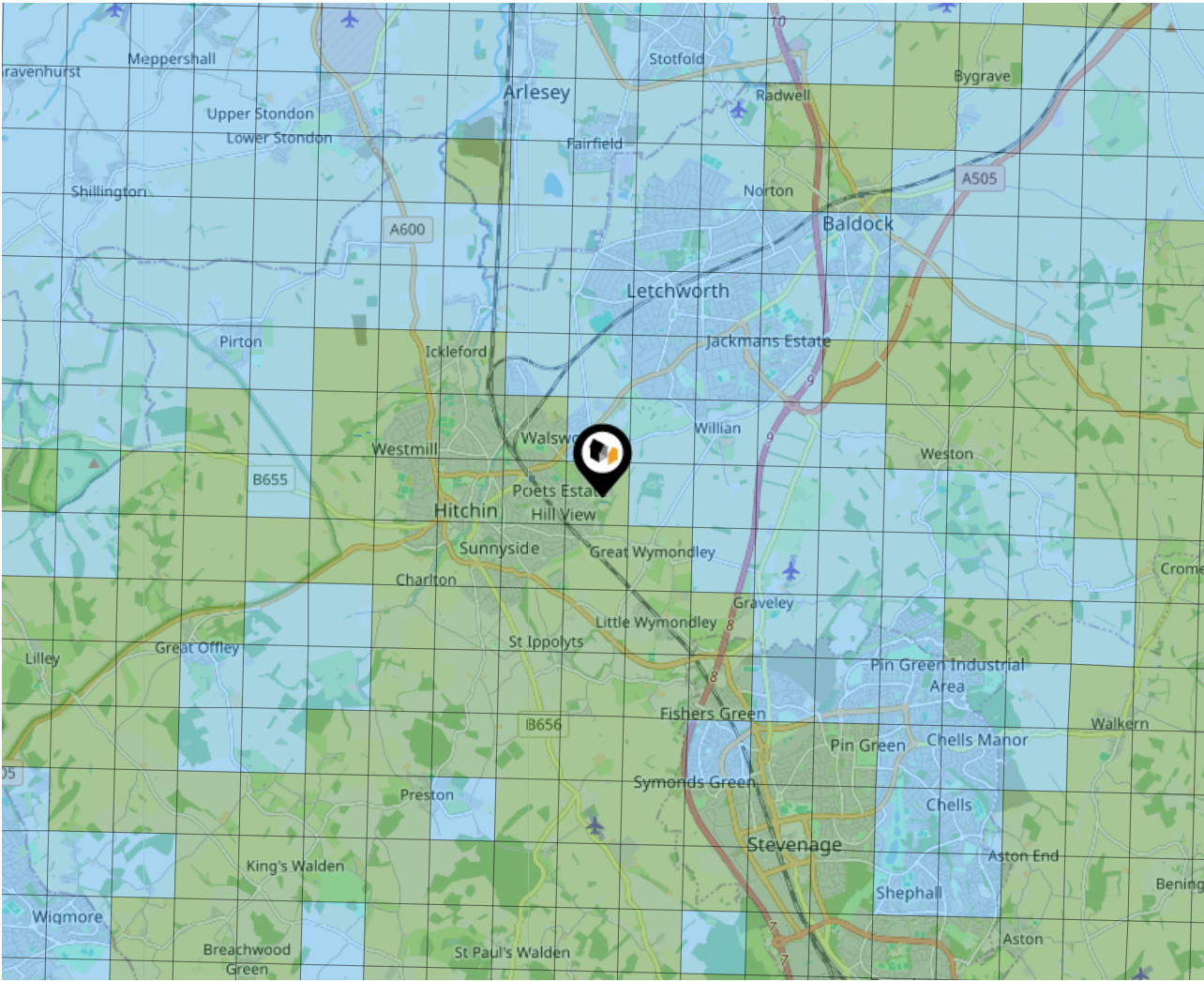
Hitchin Oughton Ward

10

Woodfield Ward

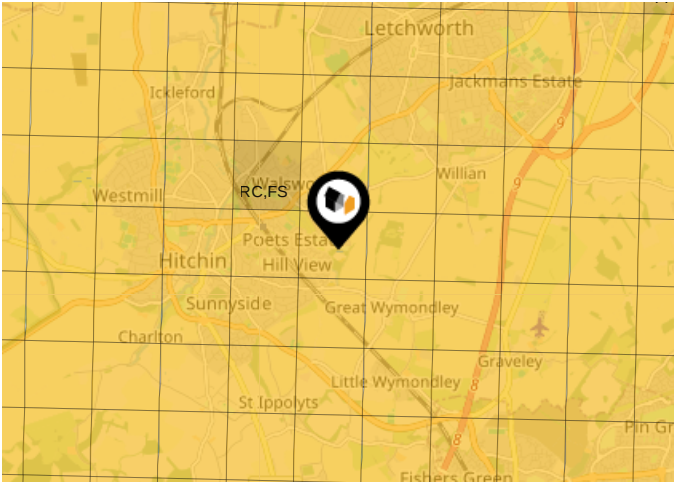
What is Radon?

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		



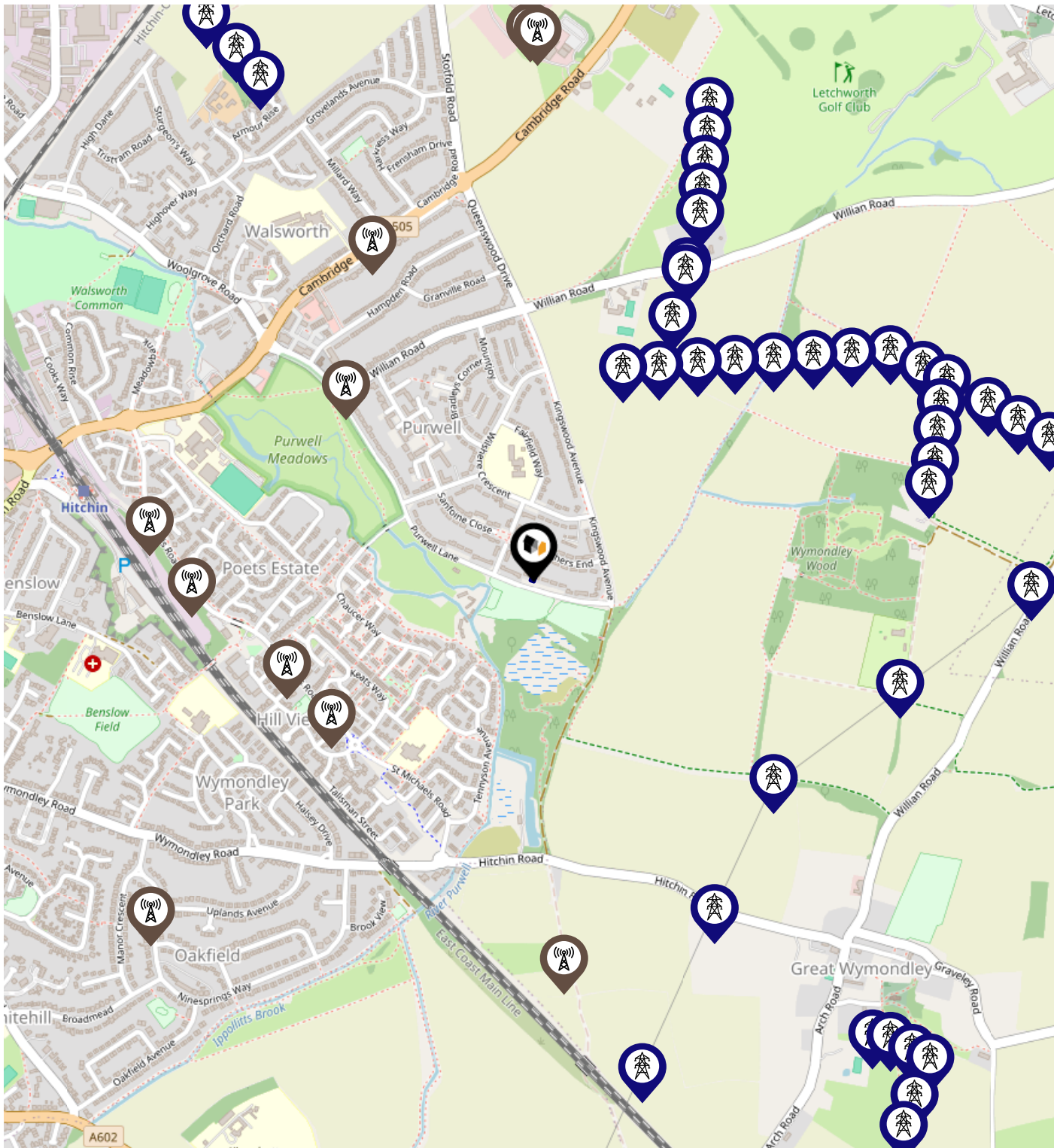
Primary Classifications (Most Common Clay Types)

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

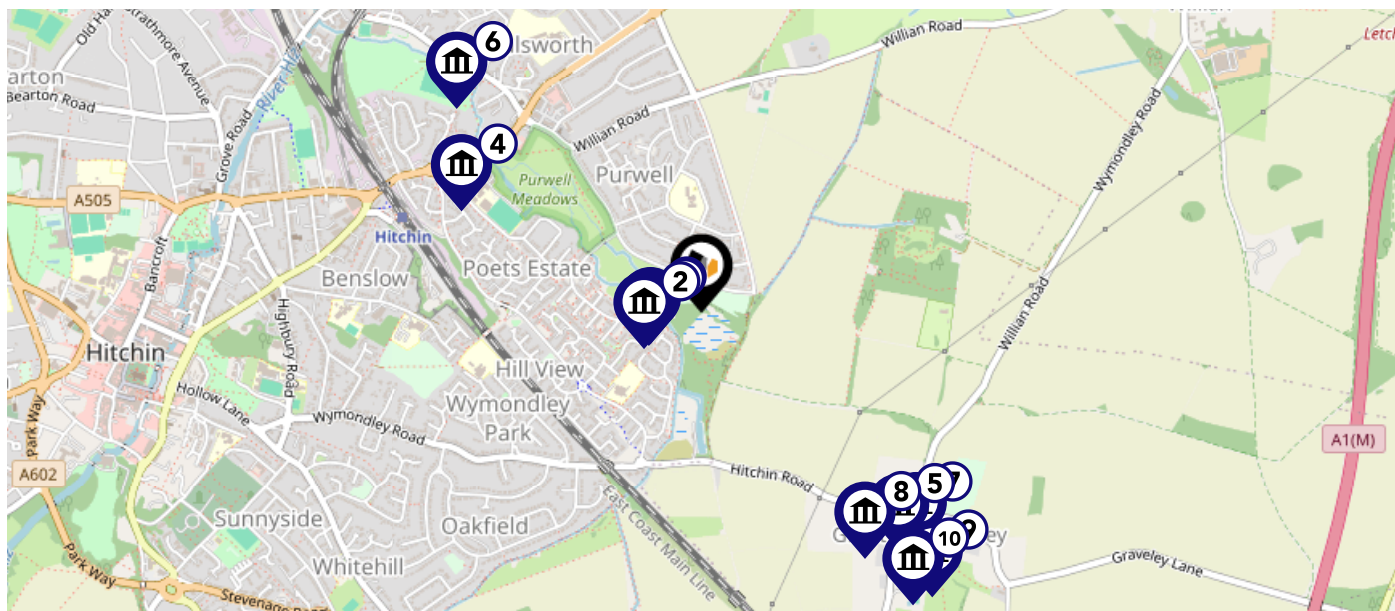


**Key:**

-  Power Pylons
-  Communication Masts

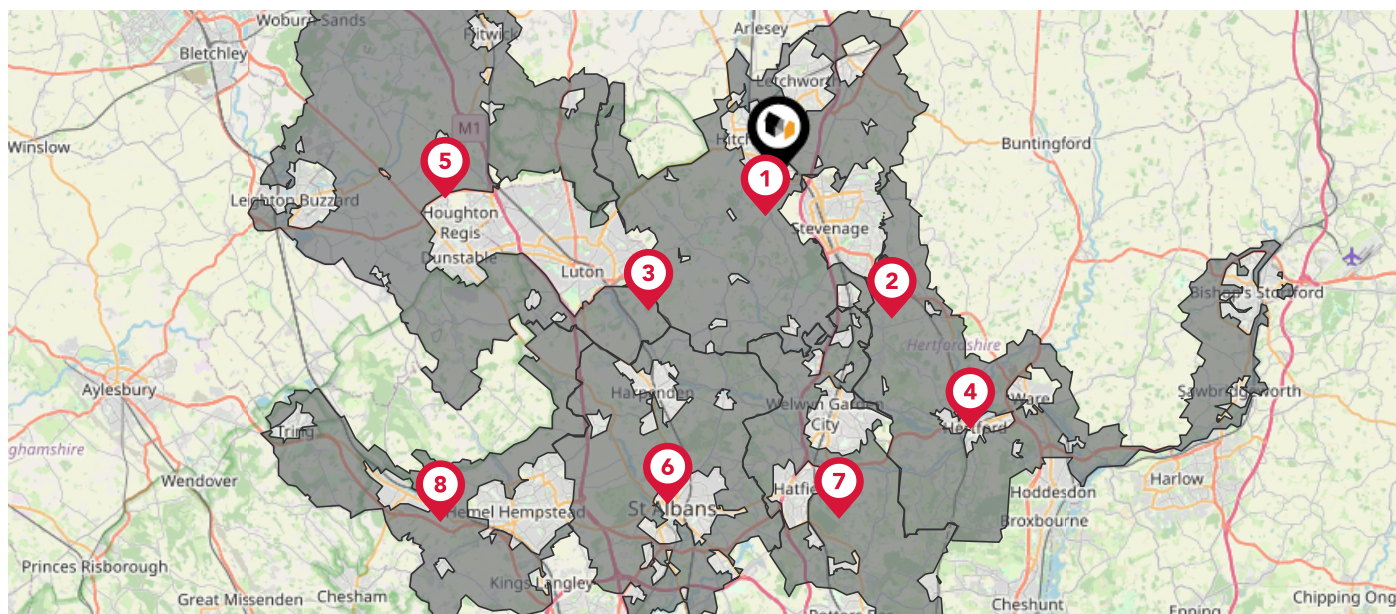


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1347596 - Purwell Mill	Grade II	0.1 miles
	1296130 - Mill Cottage At Purwell Farm	Grade II	0.1 miles
	1102180 - Mill House	Grade II	0.1 miles
	1296215 - Walsworth House	Grade II	0.6 miles
	1347429 - The Manor House	Grade II	0.7 miles
	1347608 - 91, Woolgrove Road	Grade II	0.7 miles
	1175765 - Long Close	Grade II	0.7 miles
	1102473 - The Grange	Grade II	0.7 miles
	1102497 - Church Of St Mary The Virgin (church Of England)	Grade I	0.8 miles
	1102498 - Castle Cottage	Grade II	0.8 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



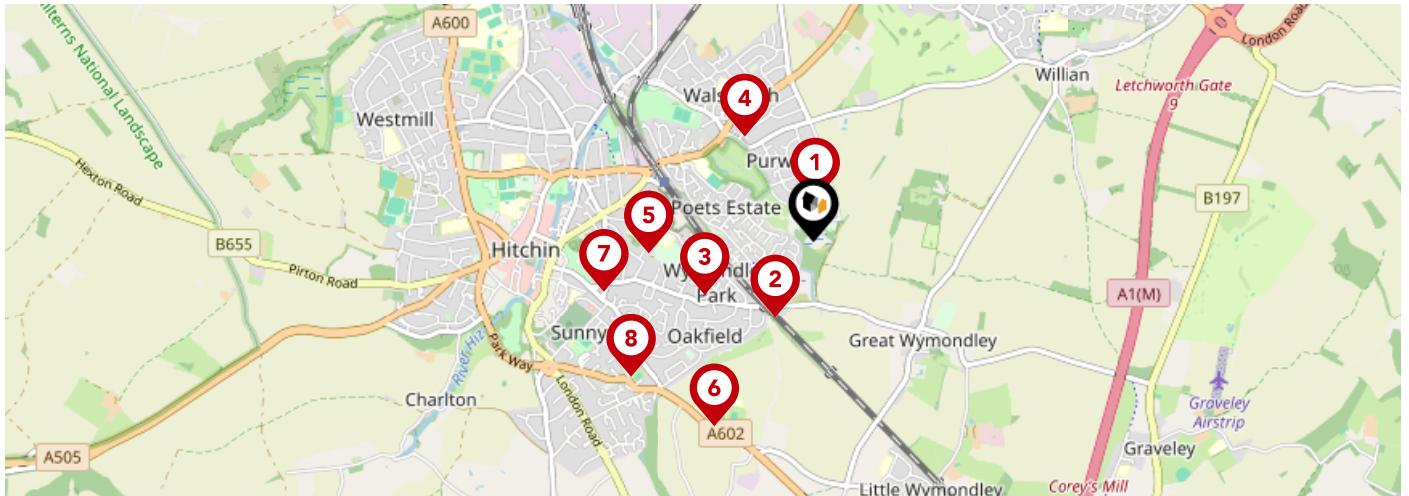
London Green Belt - St Albans



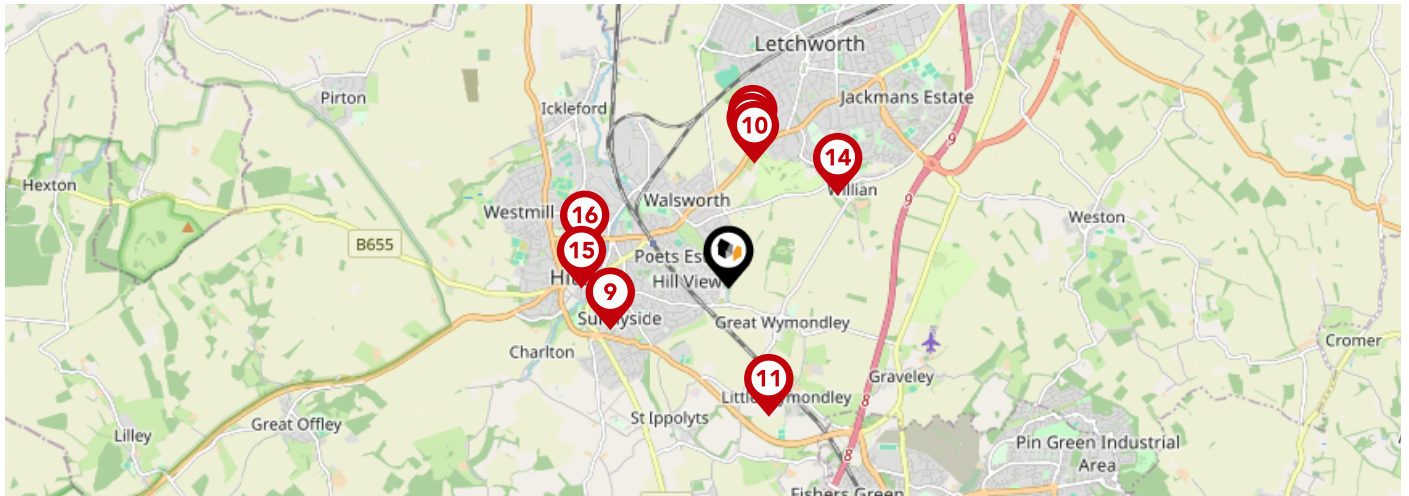
London Green Belt - Welwyn Hatfield











London Green Belt - Dacorum

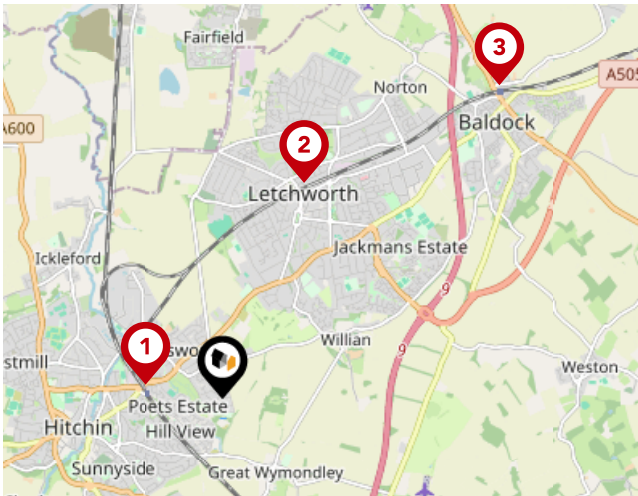


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Purwell Primary School</b> Ofsted Rating: Requires improvement   Pupils: 167   Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Mary Exton Primary School</b> Ofsted Rating: Good   Pupils: 181   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>William Ransom Primary School</b> Ofsted Rating: Outstanding   Pupils: 422   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Highover Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 428   Distance:0.57	<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:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Kingshott School</b> Ofsted Rating: Not Rated   Pupils: 400   Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Hitchin Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1355   Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Whitehill Junior School</b> Ofsted Rating: Good   Pupils: 240   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



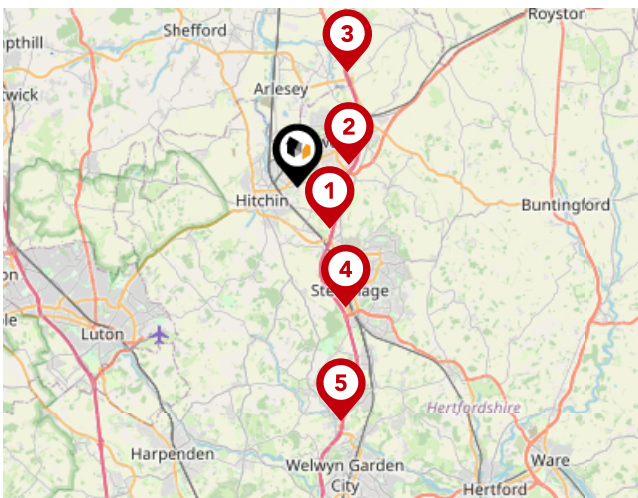
		Nursery	Primary	Secondary	College	Private
	<b>Highbury Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 204   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>North Herts Education Support Centre</b> Ofsted Rating: Outstanding   Pupils: 1   Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wymondley Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 102   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Highfield School</b> Ofsted Rating: Good   Pupils: 998   Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Thomas More Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lordship Farm Primary School</b> Ofsted Rating: Good   Pupils: 441   Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hitchin Boys' School</b> Ofsted Rating: Outstanding   Pupils: 1317   Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>York Road Nursery School</b> Ofsted Rating: Outstanding   Pupils: 107   Distance:1.35	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





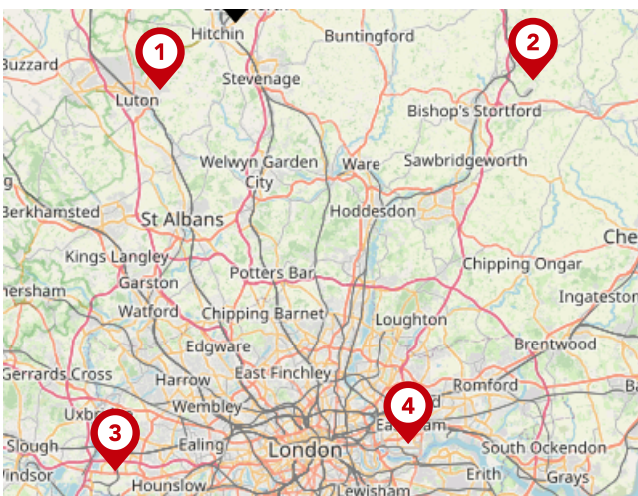
### National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.71 miles
2	Letchworth Rail Station	2.11 miles
3	Baldock Rail Station	3.83 miles



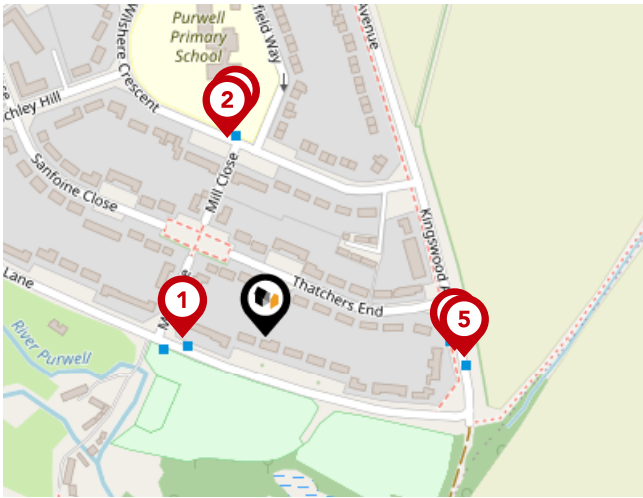
### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	1.94 miles
2	A1(M) J9	2.02 miles
3	A1(M) J10	4.57 miles
4	A1(M) J7	4.73 miles
5	A1(M) J6	8.69 miles



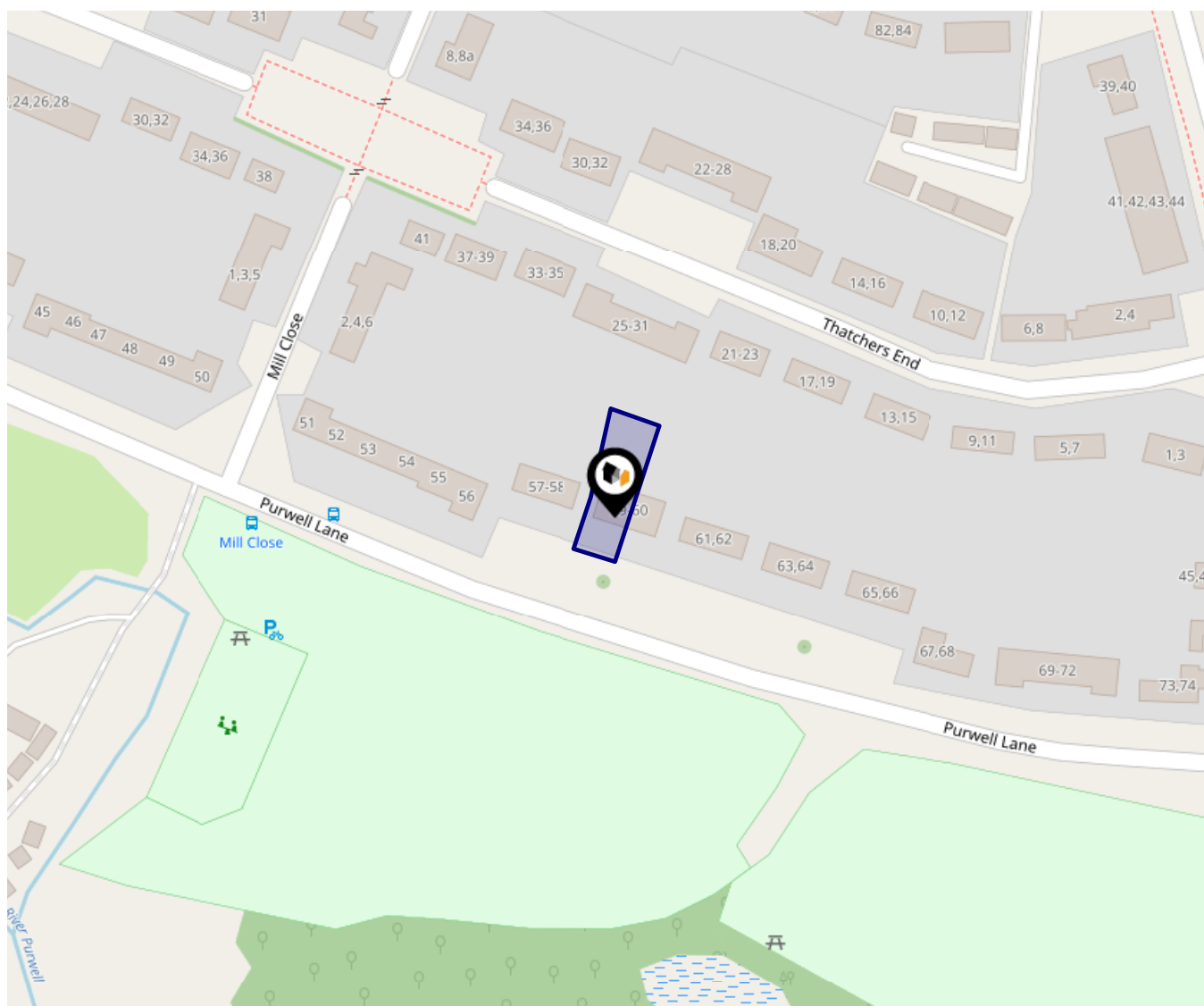
### Airports/Helipads

Pin	Name	Distance
1	Luton Airport	7.39 miles
2	Stansted Airport	22.15 miles
3	Heathrow Airport	34.14 miles
4	Silvertown	33.5 miles



Bus Stops/Stations

Pin	Name	Distance
1	Mill Close	0.05 miles
2	Fairfield Way	0.11 miles
3	Fairfield Way	0.12 miles
4	Thatchers End	0.11 miles
5	Thatchers End	0.11 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.



### **Contains public sector information licensed under the Open Government License v3.0**

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



#### **Country Properties**

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