

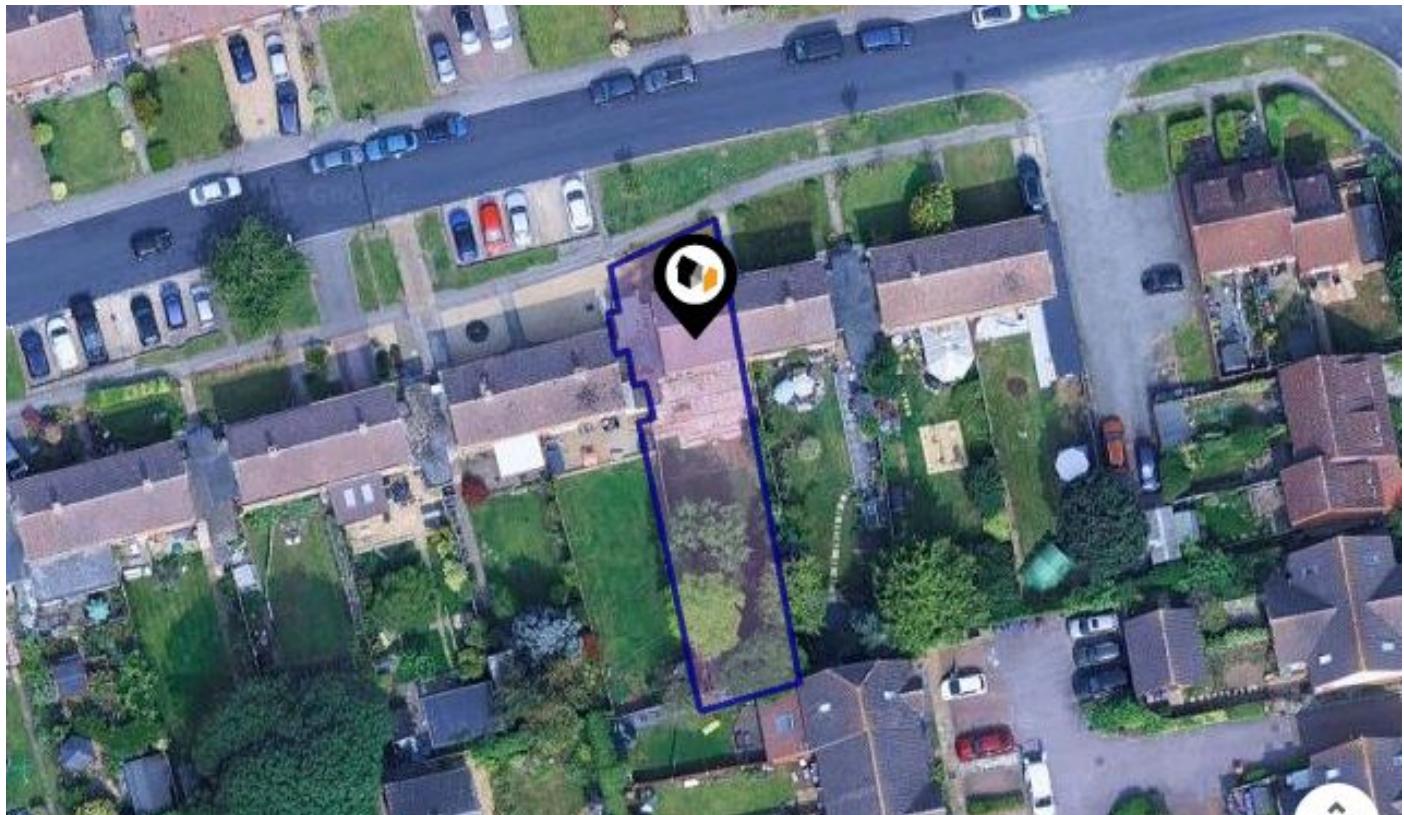


See More Online

## MIR: Material Info

The Material Information Affecting this Property

**Wednesday 01<sup>st</sup> October 2025**



**BURFORD WAY, HITCHIN, SG5**

### Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

[phurren@country-properties.co.uk](mailto:phurren@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)



Planning records for: **25 Burford Way Hitchin Hertfordshire SG5 2UY**

**Reference - 22/02735/FP**

**Decision:** Decided

**Date:** 26th January 2023

**Description:**

Alterations to fenestration of the existing outbuilding to facilitate change of use of the existing outbuilding from C3 to C1 to allow short term lets.

**Reference - 20/00530/FPH**

**Decision:** Decided

**Date:** 04th March 2020

**Description:**

Erection of outbuilding to rear garden

Planning records for: **3 Burford Way Hitchin SG5 2UY**

**Reference - 03/01070/1PUD**

**Decision:** Decided

**Date:** 24th June 2003

**Description:**

Lawful Development Certificate - Proposed rear conservatory (as amplified by attachment 3 received 23/07/2003)

Planning records for: **8 Burford Way Hitchin SG5 2UY**

**Reference - 85/00584/1**

**Decision:** Decided

**Date:** 11th April 1985

**Description:**

Section 53 determination for erection of a replacement detached garage and rear conservatory.

Planning records for: **13 Burford Way Hitchin SG5 2UY**

**Reference - 17/00226/1PUD**

**Decision:** Decided

**Date:** 30th January 2017

**Description:**

Single storey rear extension

Planning records for: **19 Burford Way Hitchin SG5 2UY**

**Reference - 85/00033/1**

**Decision:** Decided

**Date:** 25th November 1984

**Description:**

Erection of single storey front, side and rear extensions.

Planning records for: **21 Burford Way Hitchin SG5 2UY**

**Reference - 13/00031/1HH**

**Decision:** Decided

**Date:** 07th January 2013

**Description:**

Single storey rear extension

Planning records for: **23 Burford Way Hitchin SG5 2UY**

**Reference - 88/01132/1**

**Decision:** Decided

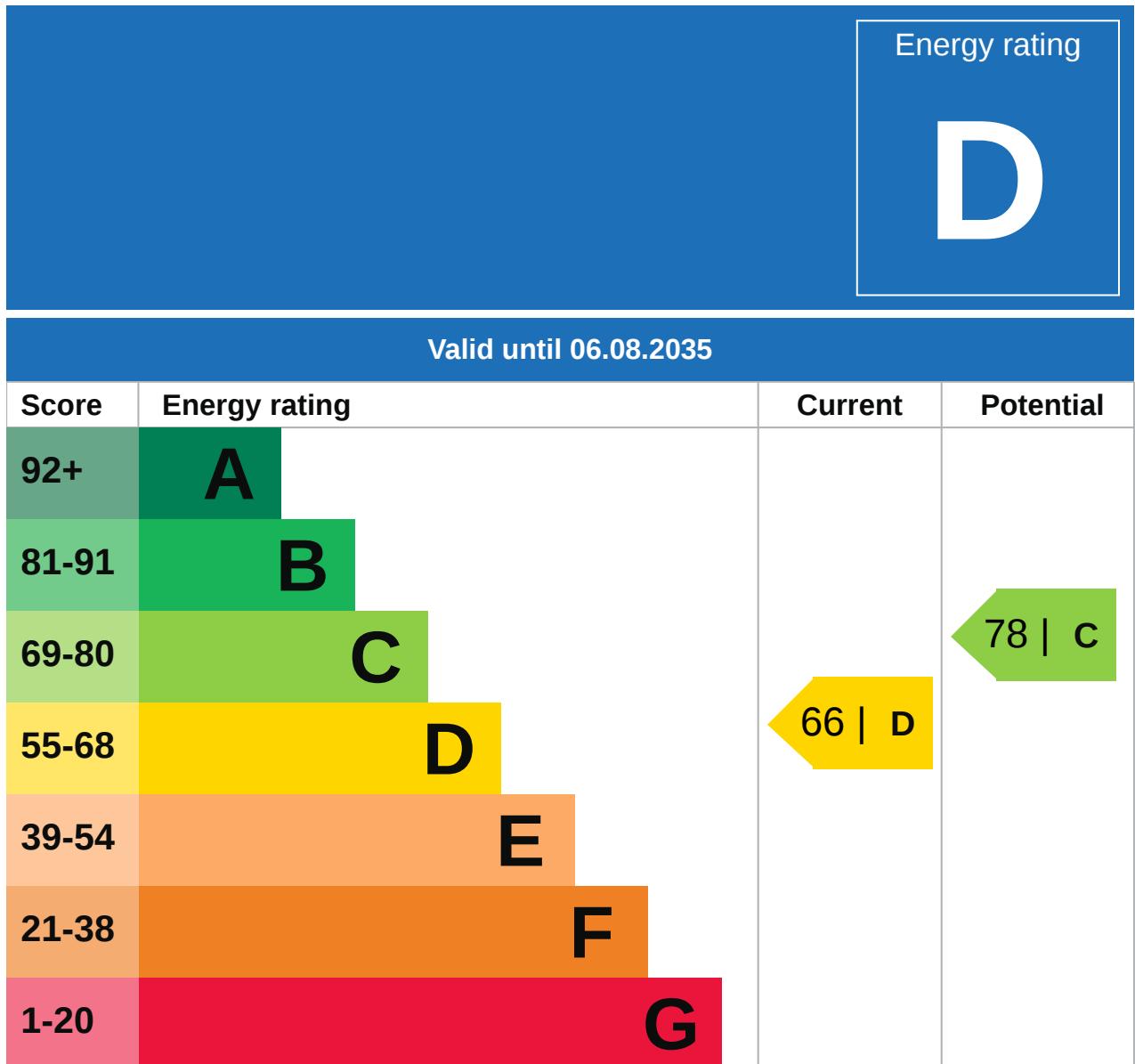
**Date:** 24th June 1988

**Description:**

Single storey side and rear extensions (as amended by plans received 20.9.88)

Planning records for: ***Burford Way Opp 34 Bedford Way Hitchin SG5 2UY***

Reference - 11/00230/1EC	
<b>Decision:</b>	Decided
<b>Date:</b>	24th January 2011
<b>Description:</b>	Installation of electronic communication cabinet



## Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Cavity wall, as built, no insulation (assumed)
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Pitched, 200 mm loft insulation
<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>	From main system
<b>Lighting:</b>	Good lighting efficiency
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	80 m <sup>2</sup>

## **Building Safety**

No building safety aspects to report

## **Accessibility / Adaptations**

None specified

## **Restrictive Covenants**

Historic covenant relating to Local Council Ownership converting to First Buyer/non council ownership.  
None present.

## **Rights of Way (Public & Private)**

None specified

## **Construction Type**

Standard Brick

## Property Lease Information

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Freehold

## Listed Building Information

---

Not listed

## Stamp Duty

---

Not specified

## Other

---

Not specified

## Other

---

Not specified

## Electricity Supply

YES - Mains

## Gas Supply

YES - Mains

## Central Heating

YES - GCH

## Water Supply

YES - Mains

## Drainage

YES - Mains

## **Important - Please read**

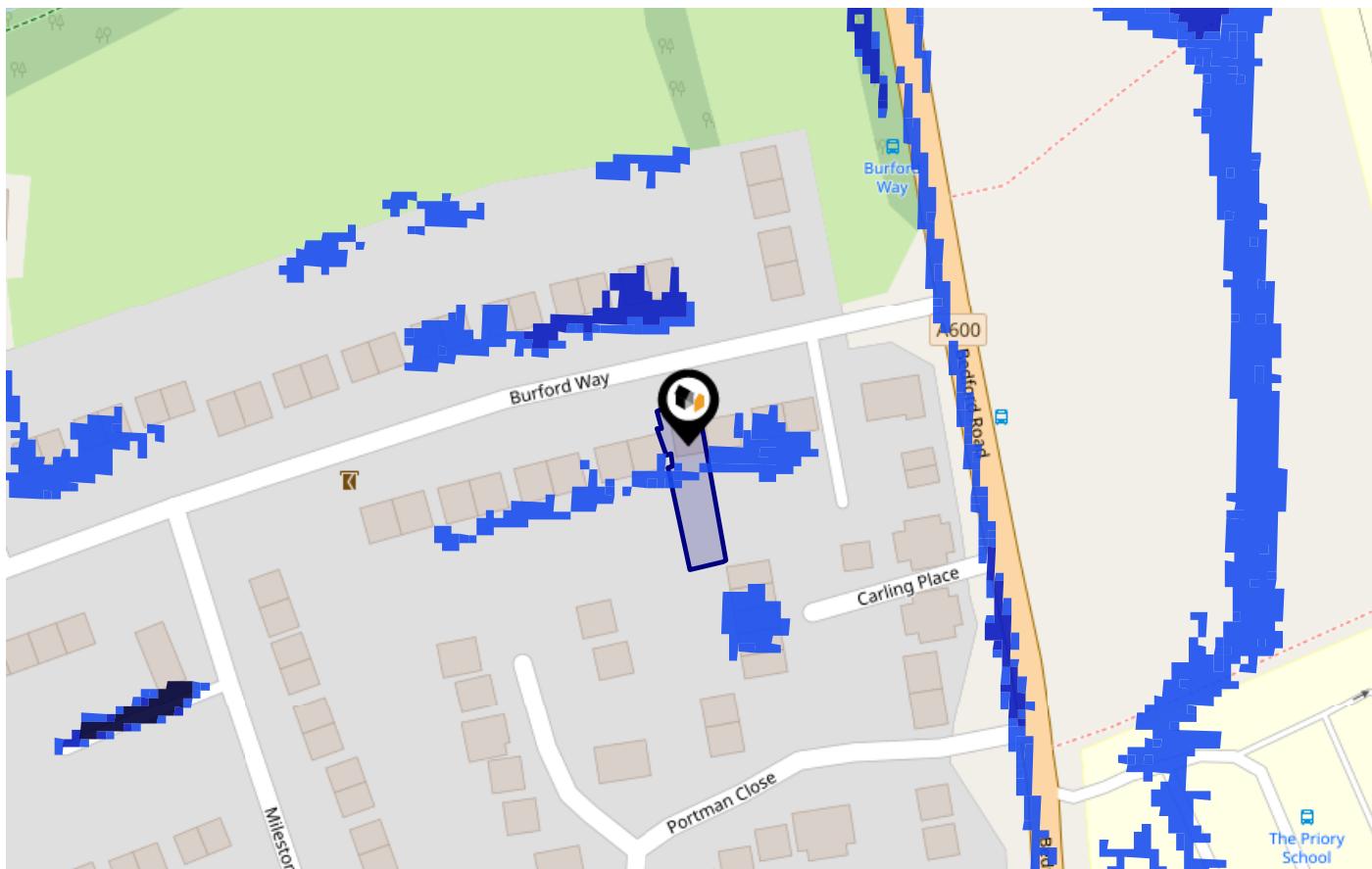
The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

# Flood Risk

## Surface Water - Flood Risk

country  
properties

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

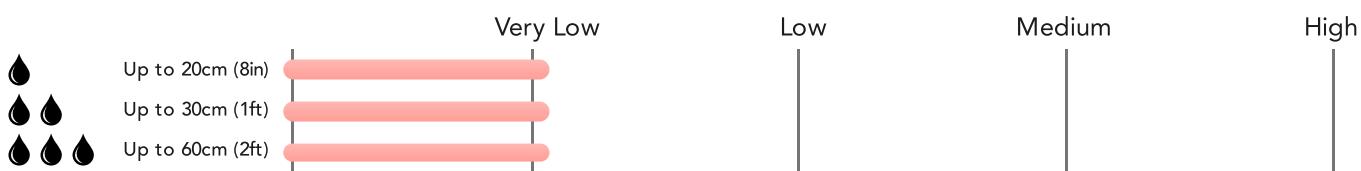


Risk Rating: Very low

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.

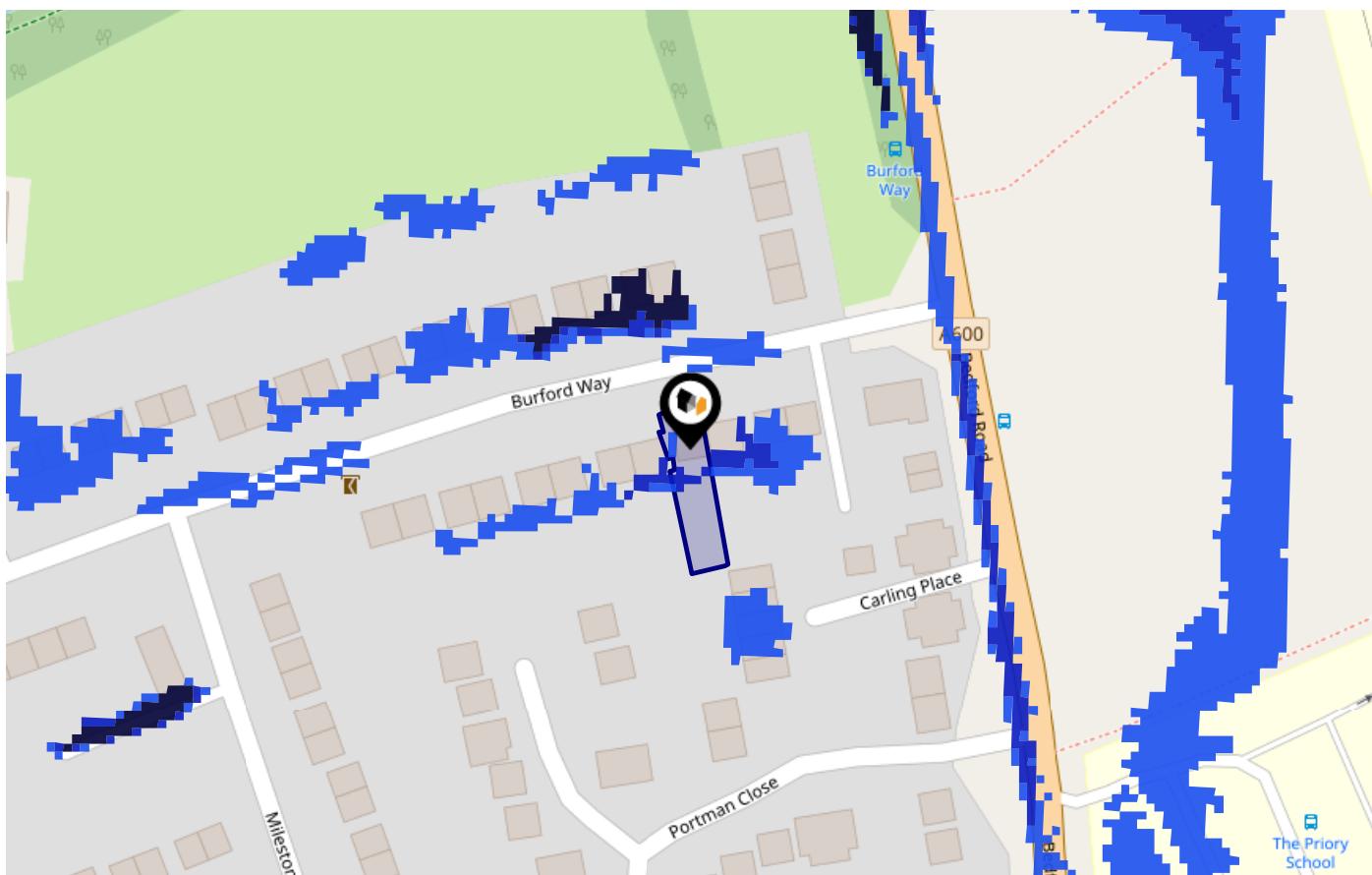
Chance of flooding to the following depths at this property:



# Flood Risk Surface Water - Climate Change

country  
properties

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.

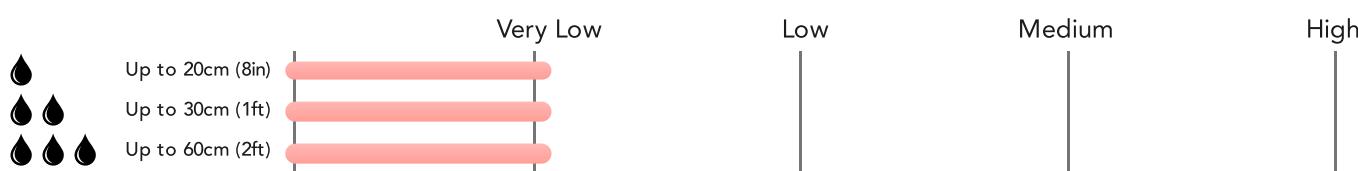


Risk Rating: Very low

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- 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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- 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:

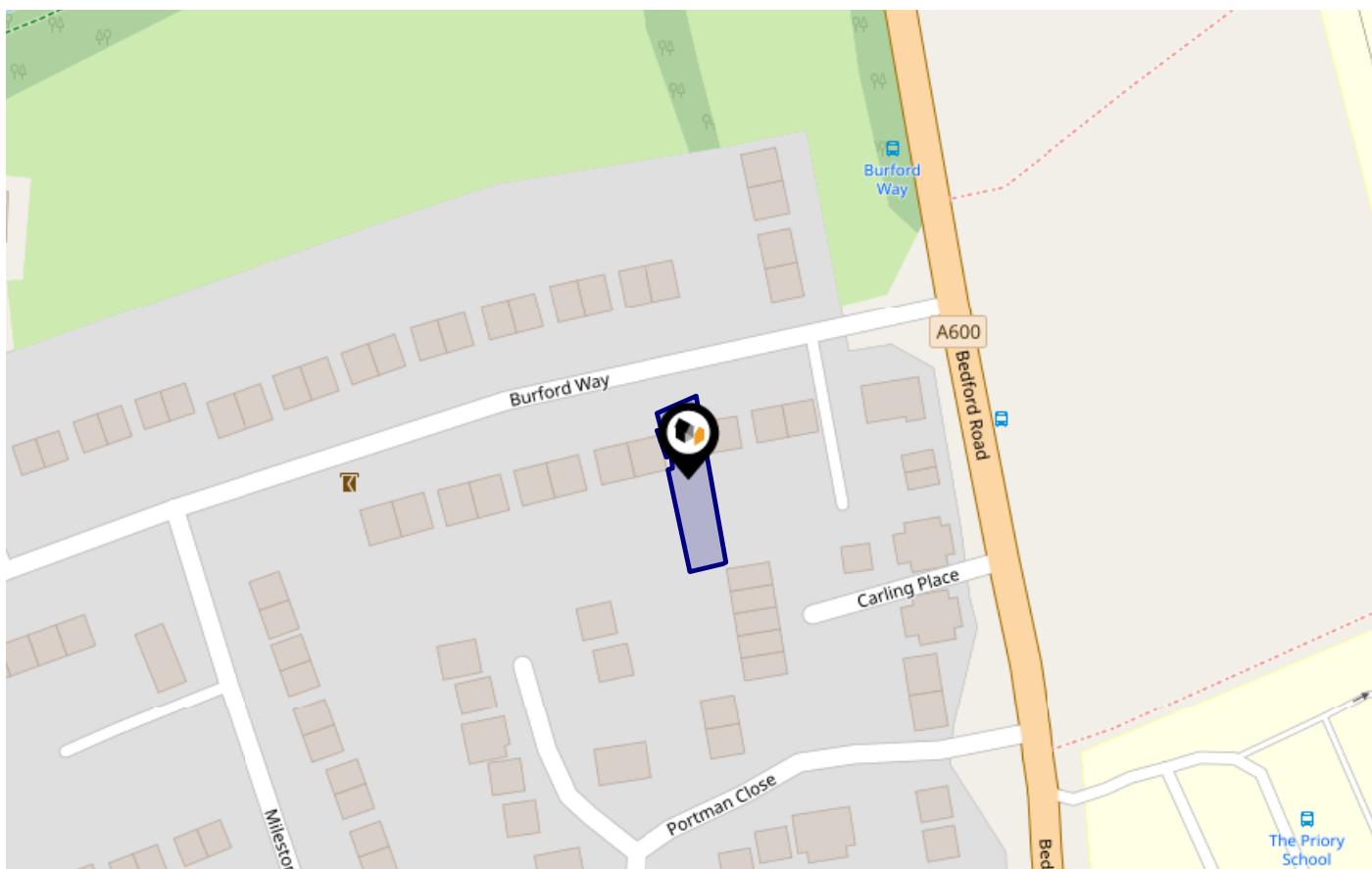


# Flood Risk

## Rivers & Seas - Flood Risk

country  
properties

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

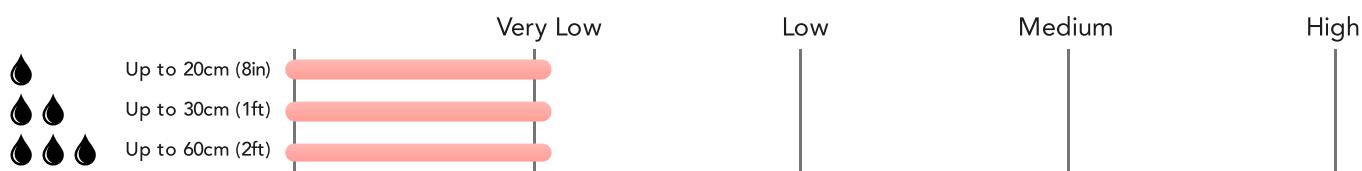


Risk Rating: Very low

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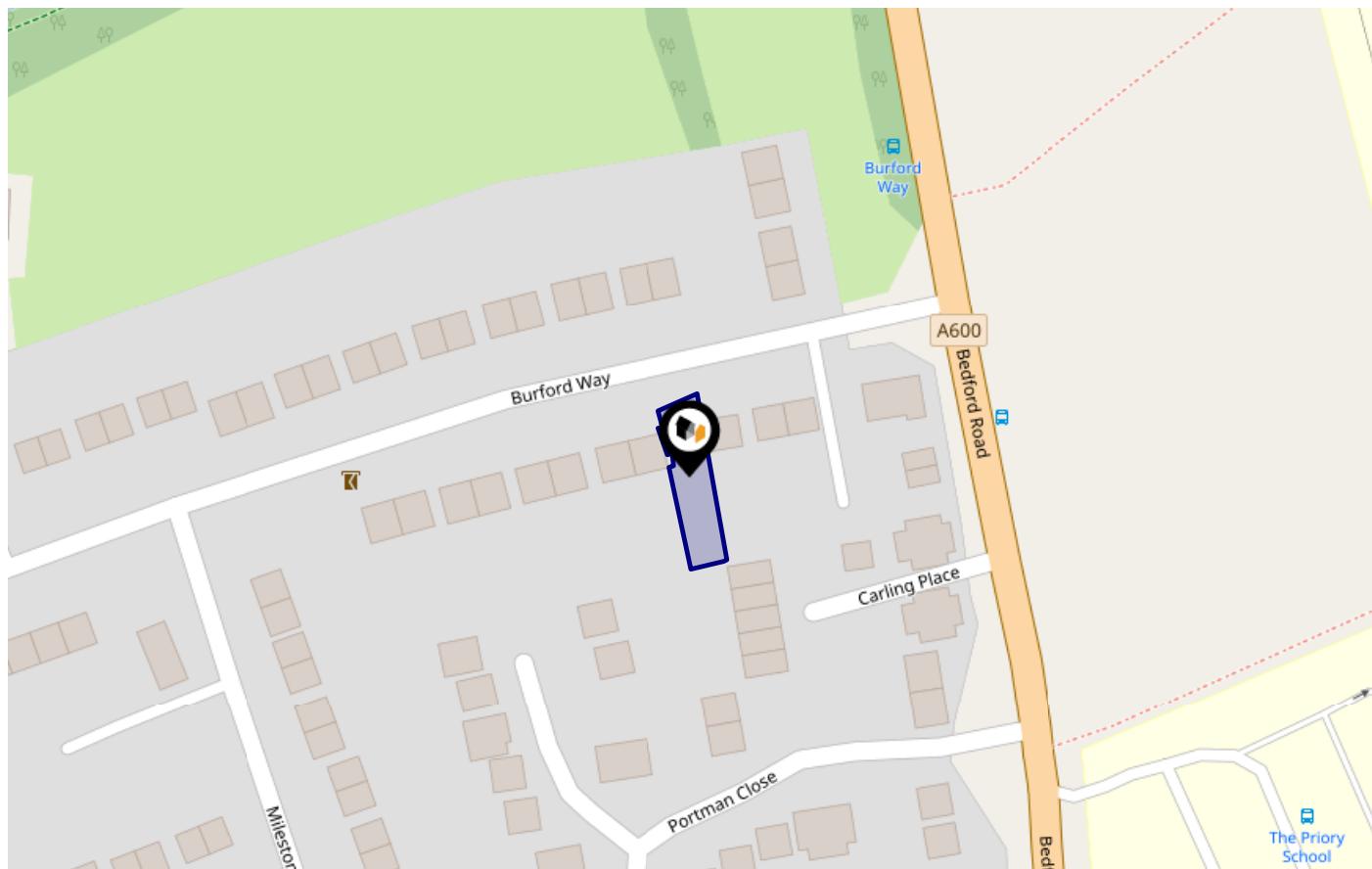
Chance of flooding to the following depths at this property:



# Flood Risk Rivers & Seas - Climate Change

country  
properties

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.

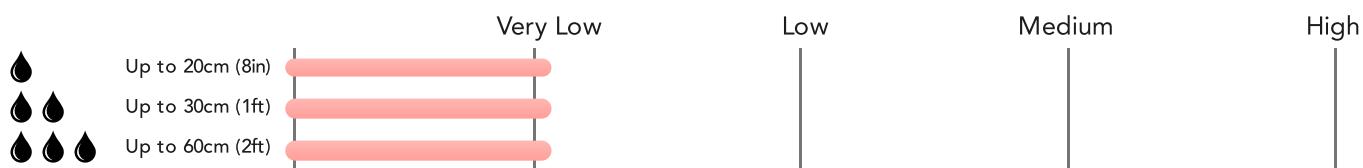


Risk Rating: Very low

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.
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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:

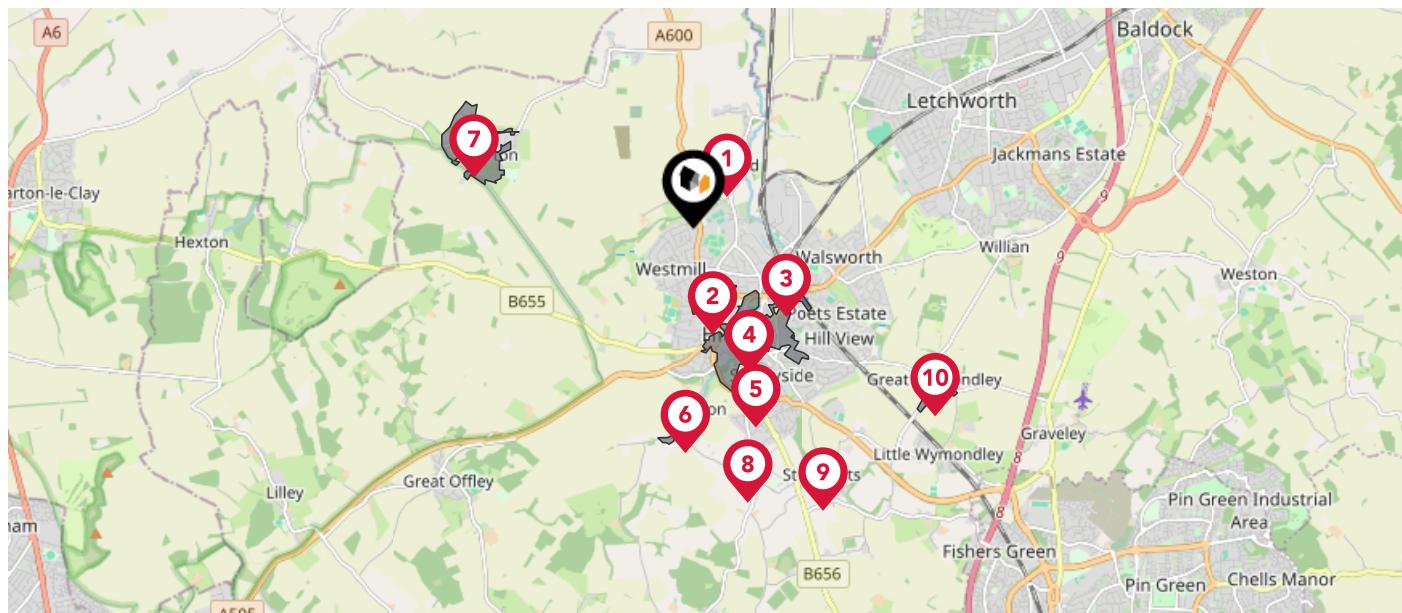


# Maps

## Conservation Areas

country  
properties

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

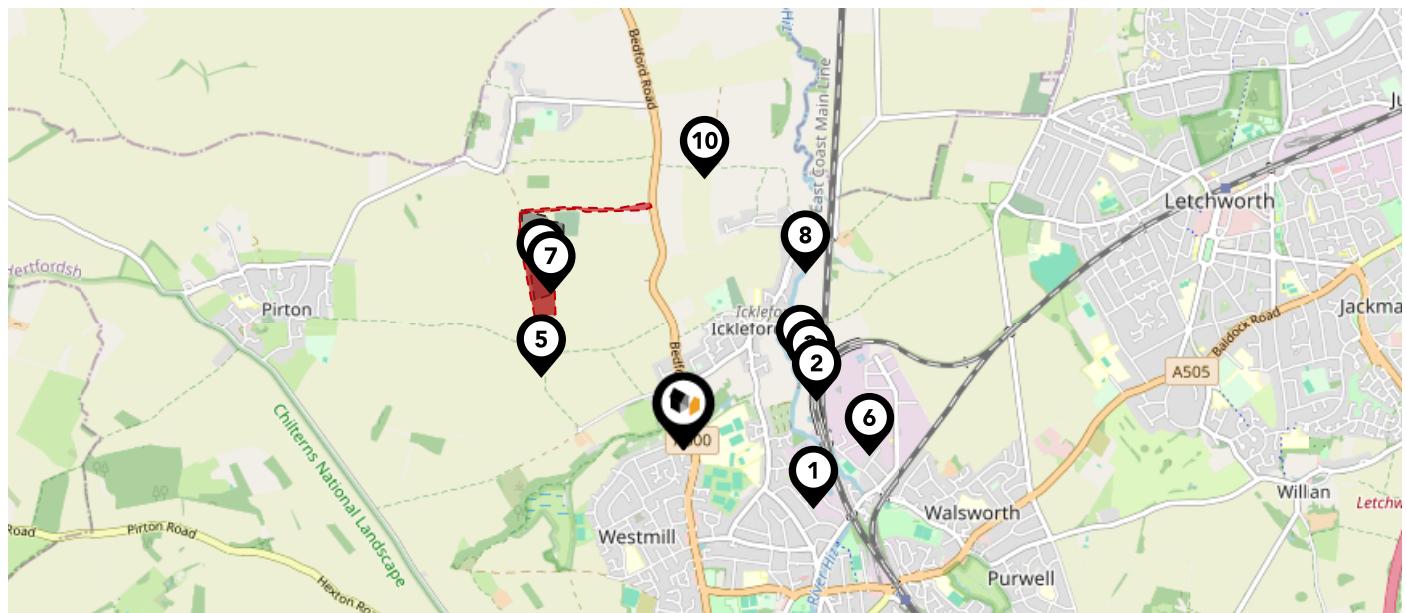
1	Ickleford
2	Butts Close, Hitchin
3	Hitchin Railway and Ransom's Recreation Ground
4	Hitchin
5	Hitchin Hill Path
6	Charlton
7	Pirton
8	Gosmore
9	St Ippolts
10	Great Wymondley

# Maps

## Landfill Sites

country  
properties

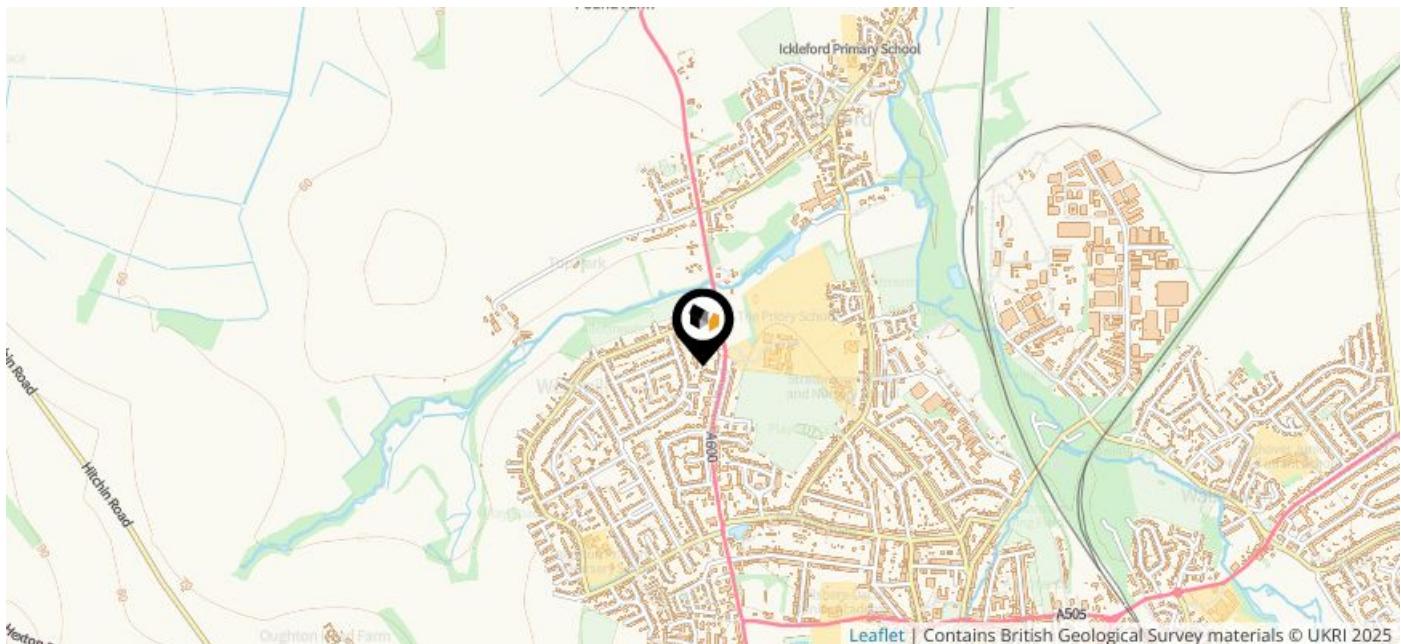
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

1	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
2	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
3	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
4	Gerry's Hole-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
5	Hambridge Way-Pirton	Historic Landfill	<input type="checkbox"/>
6	Wallace Way-Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
7	No name provided by source	Active Landfill	<input checked="" type="checkbox"/>
8	Lower Green-Ickleford, Hitchin, Surrey	Historic Landfill	<input type="checkbox"/>
9	Pit At Holwell-Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
10	Ickleford Railway Cutting-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>

This map displays nearby coal mine entrances and their classifications.



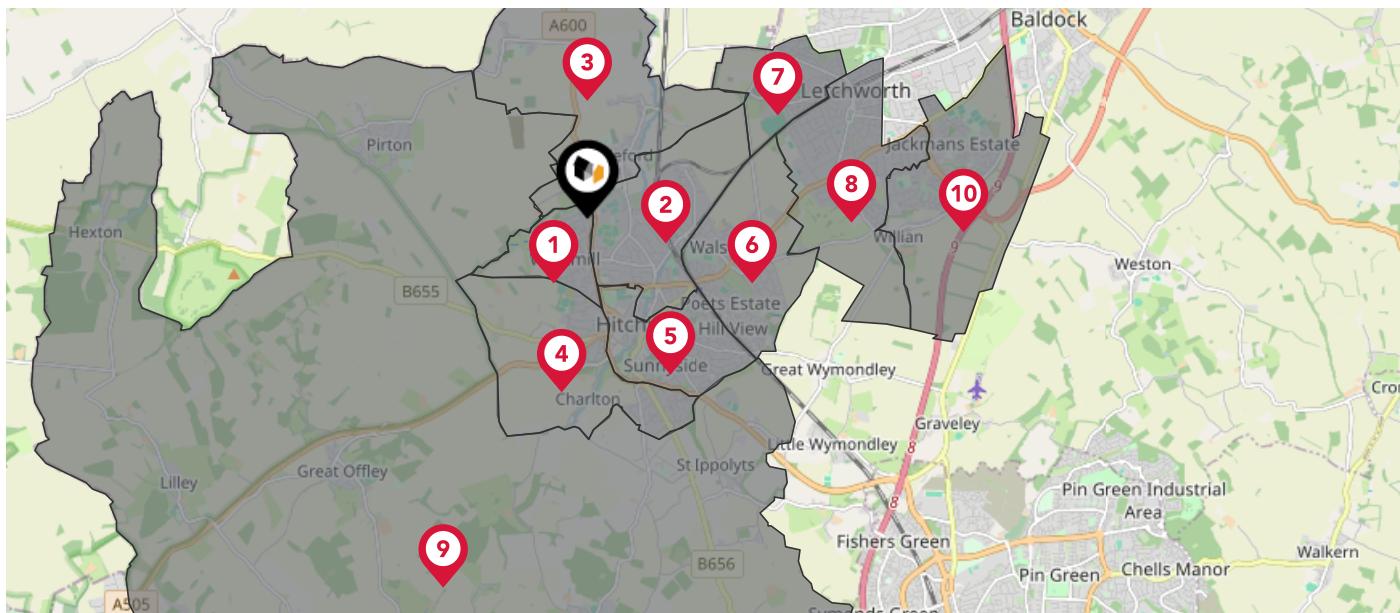
## Mine Entry

- ✖ 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 Oughton Ward

2 Hitchin Bearton Ward

3 Cadwell Ward

4 Hitchin Priory Ward

5 Hitchin Highbury Ward

6 Hitchin Walsworth Ward

7 Letchworth Wilbury Ward

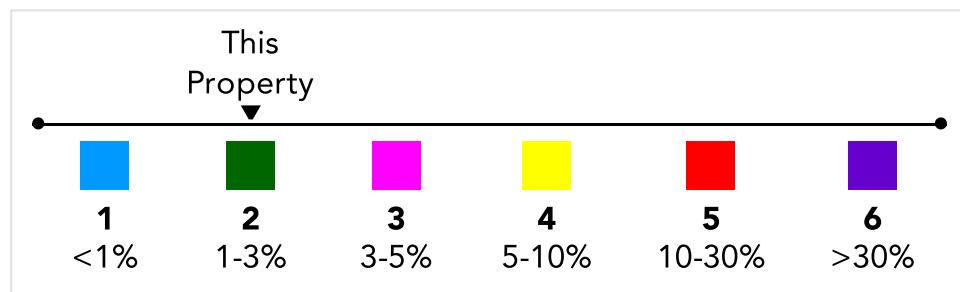
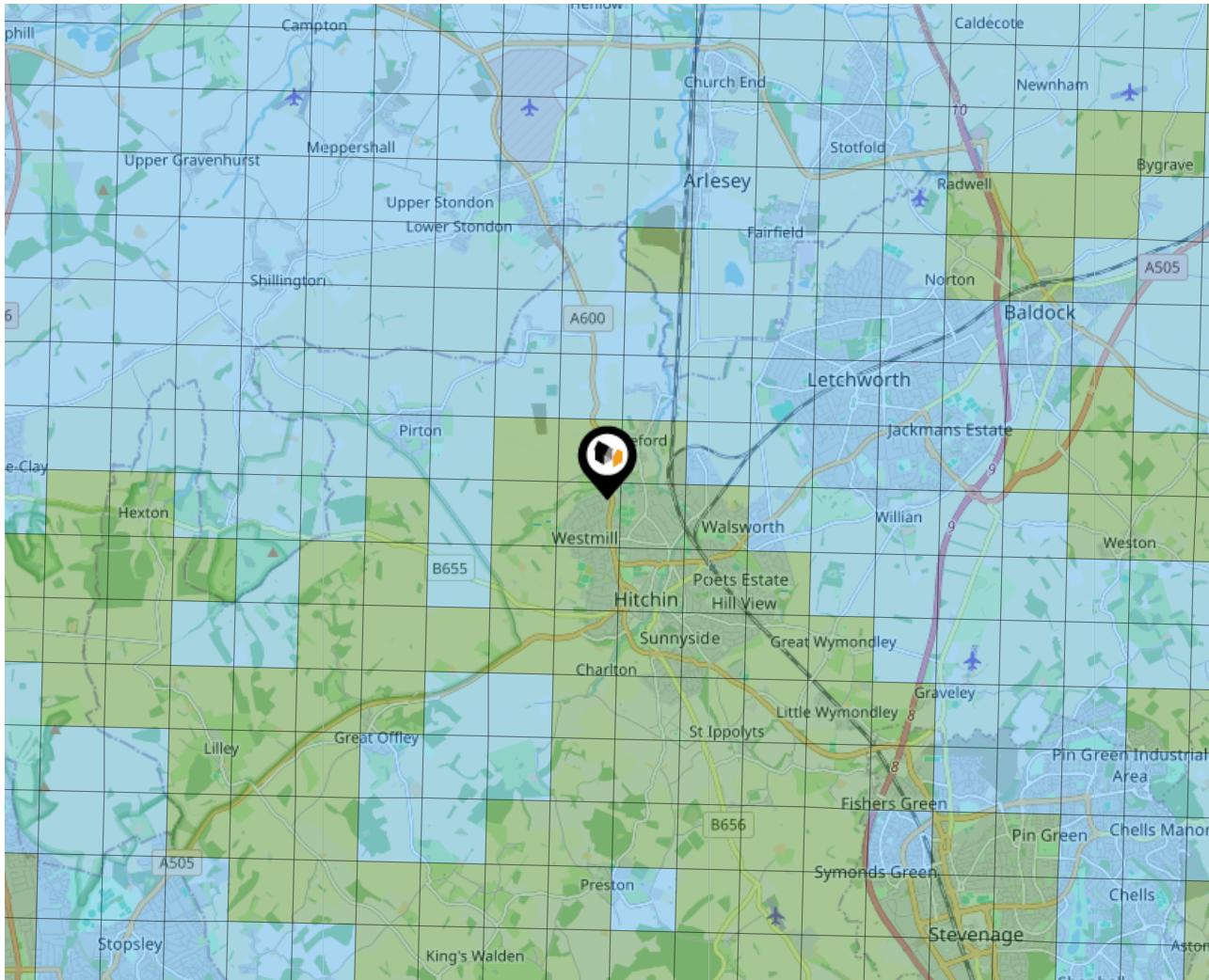
8 Letchworth South West Ward

9 Hitchwood, Offa and Hoo Ward

10 Letchworth South East Ward

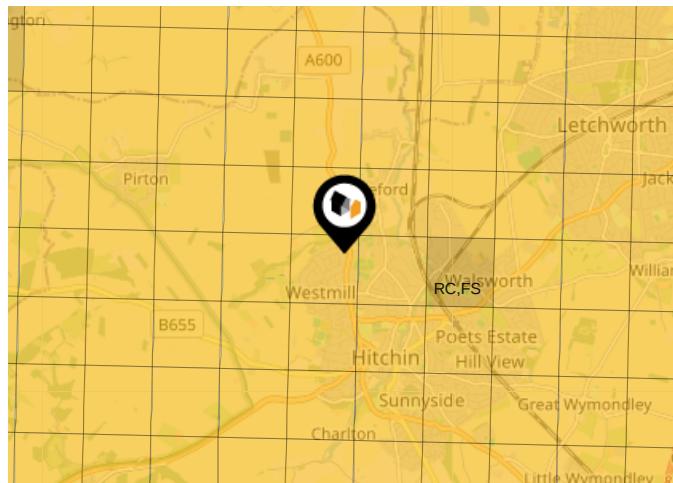
## What is Radon?

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/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 CLAY TO CHALKY
<b>Parent Material Grain:</b>	ARGILLIC		LOAM
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY	<b>Soil Depth:</b>	DEEP-INTERMEDIATE

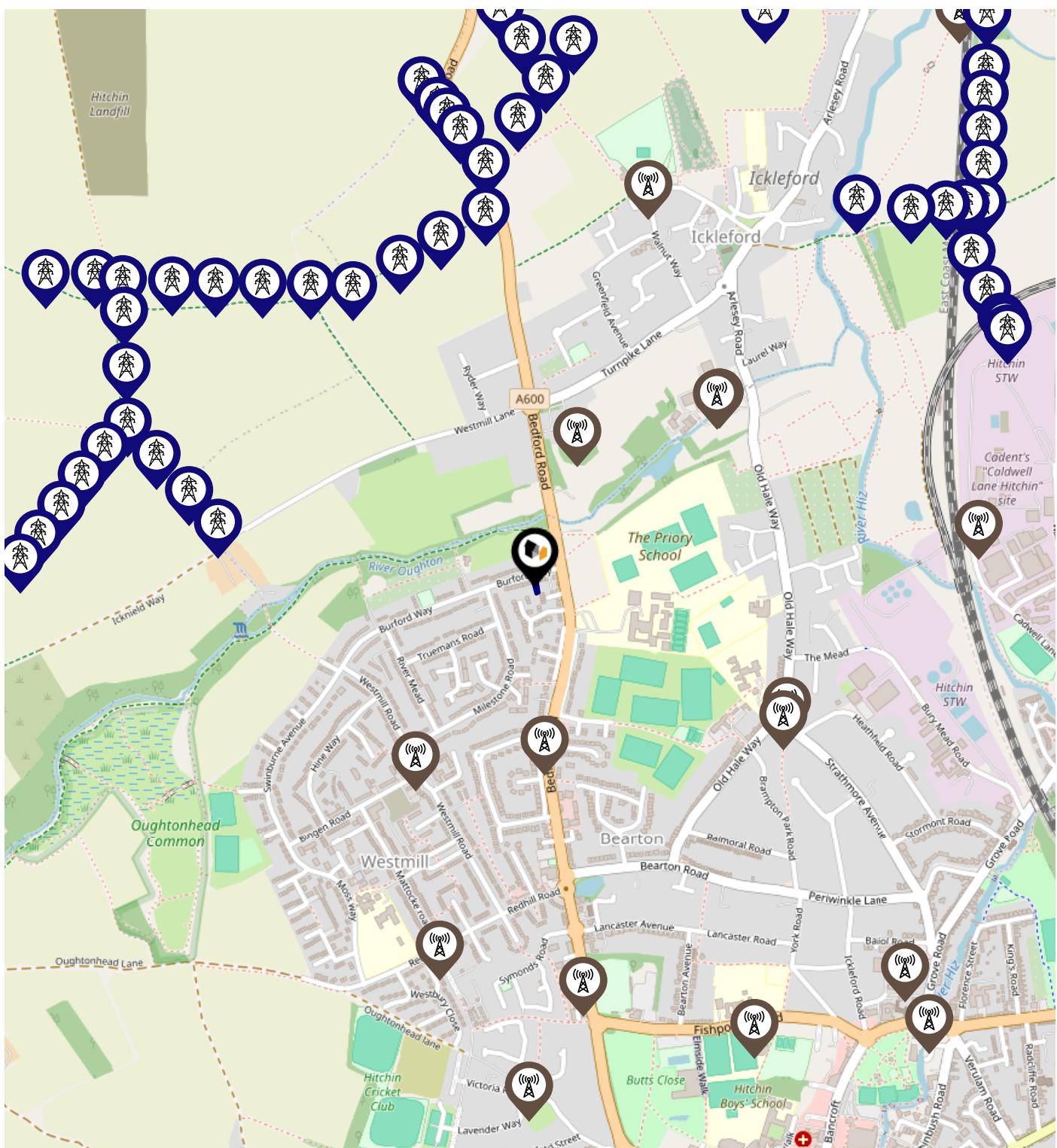


## Primary Classifications (Most Common Clay Types)

<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

country  
properties



## Key:

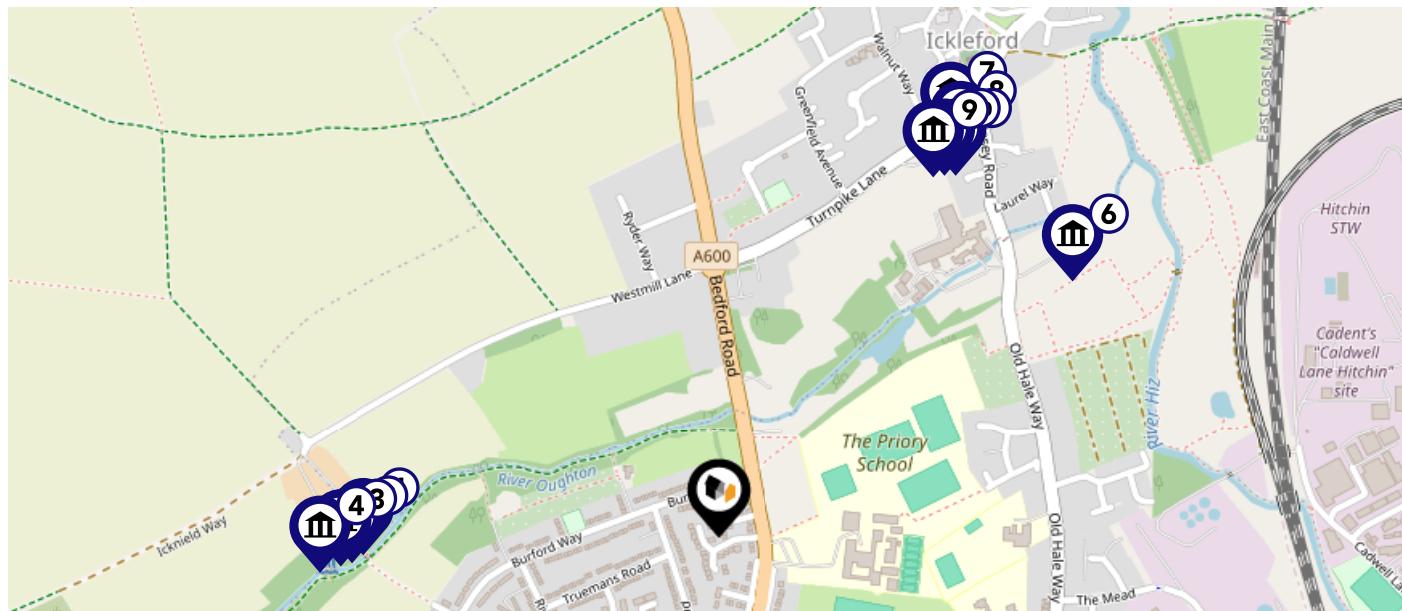
- Power Pylons
- Communication Masts

# Maps

## Listed Buildings

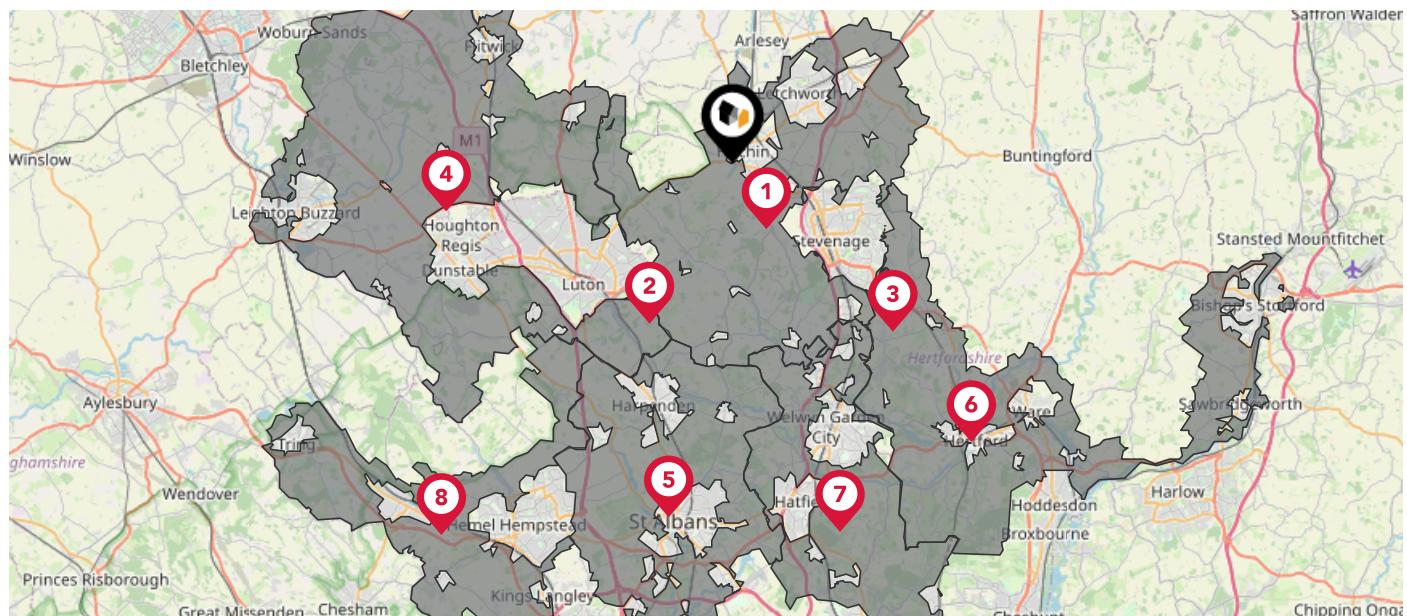
country properties

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



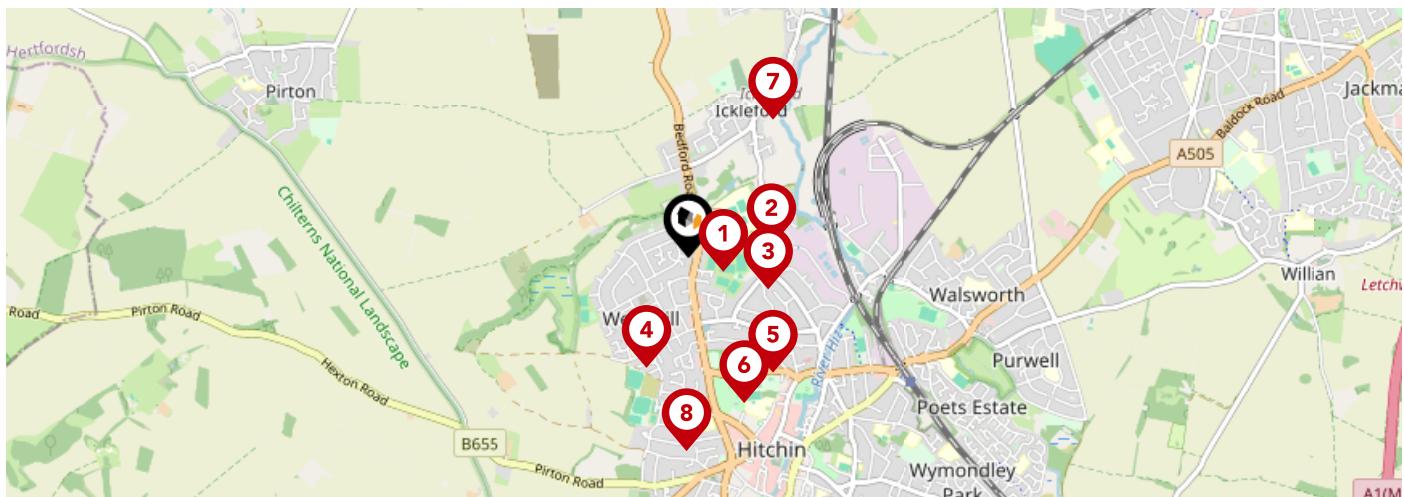
Listed Buildings in the local district		Grade	Distance
 <sup>1</sup>	1103235 - Large Barn To North East Of Coach House At Old Westmill Farm	Grade II	0.4 miles
 <sup>2</sup>	1295708 - Coach House At Old Westmill Farm	Grade II	0.4 miles
 <sup>3</sup>	1347060 - Old Westmill Farmhouse	Grade II	0.4 miles
 <sup>4</sup>	1103234 - Stable Block With Walls Of Walled Garden And Corner Gazebo, Attached On West, At Old Westmill Farm	Grade II	0.4 miles
 <sup>5</sup>	1295754 - The Old Manor Cottage	Grade II	0.5 miles
 <sup>6</sup>	1102177 - Hyde Mill Cottage	Grade II	0.5 miles
 <sup>7</sup>	1347090 - The Old George Inn	Grade II	0.5 miles
 <sup>8</sup>	1174426 - Barn House	Grade II	0.5 miles
 <sup>9</sup>	1295767 - Waltham Cottage	Grade II	0.5 miles
 <sup>10</sup>	1103231 - The Clock House	Grade II	0.5 miles

This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

- 1 London Green Belt - North Hertfordshire
- 2 London Green Belt - Luton
- 3 London Green Belt - Stevenage
- 4 London Green Belt - Central Bedfordshire
- 5 London Green Belt - St Albans
- 6 London Green Belt - East Hertfordshire
- 7 London Green Belt - Welwyn Hatfield
- 8 London Green Belt - Dacorum



Nursery Primary Secondary College Private

	School Name	Ofsted Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	<a href="#">The Priory School</a>	Good	1231	0.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	<a href="#">Our Lady Catholic Primary School</a>	Good	154	0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	<a href="#">Strathmore Infant and Nursery School</a>	Good	199	0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	<a href="#">Oughton Primary and Nursery School</a>	Good	218	0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	<a href="#">York Road Nursery School</a>	Outstanding	107	0.65	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	<a href="#">Wilshire-Dacre Junior Academy</a>	Good	267	0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	<a href="#">Ickleford Primary School</a>	Good	210	0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	<a href="#">Samuel Lucas Junior Mixed and Infant School</a>	Outstanding	420	0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

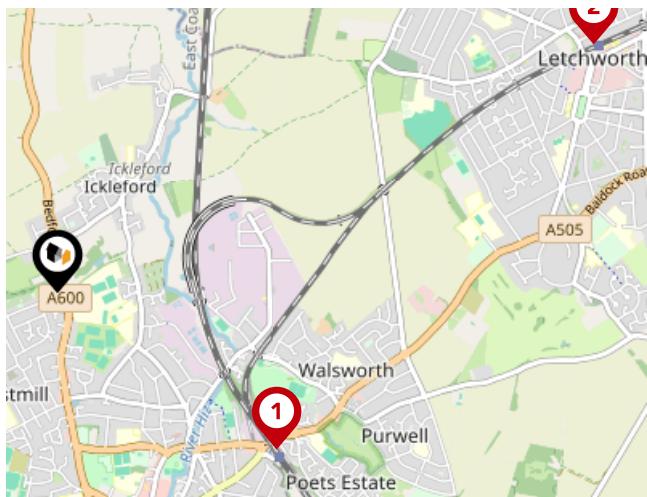


Nursery Primary Secondary College Private

	School Name	Ofsted Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
9	Hitchin Boys' School	Outstanding	1317	0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	St Andrew's Church of England Voluntary Aided Primary School, Hitchin	Outstanding	252	1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Hitchin Girls' School	Outstanding	1355	1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Highbury Infant School and Nursery	Good	204	1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Highover Junior Mixed and Infant School	Good	428	1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	William Ransom Primary School	Outstanding	422	1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Whitehill Junior School	Good	240	1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Purwell Primary School	Requires improvement	167	1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

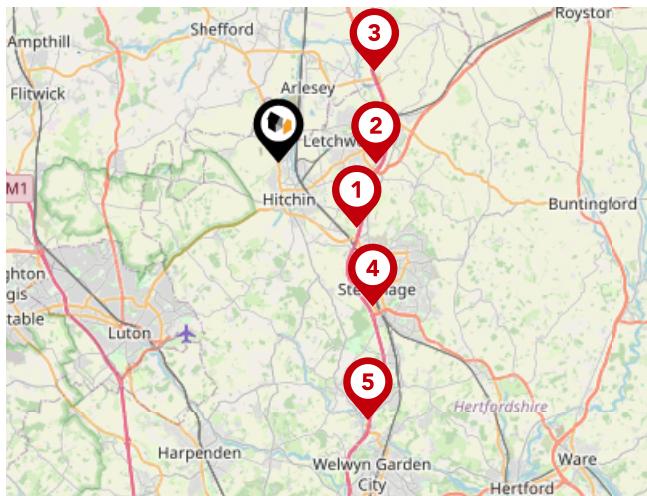
# Area Transport (National)

country properties



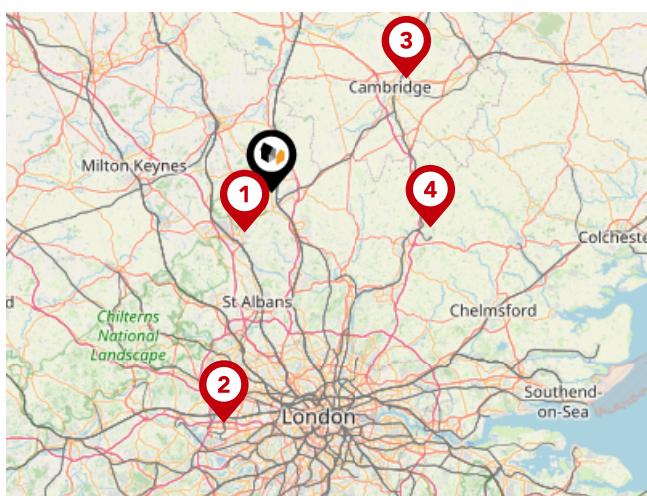
## National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	1.23 miles
2	Letchworth Rail Station	2.7 miles
3	Letchworth Rail Station	2.71 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.74 miles
2	A1(M) J9	3.54 miles
3	A1(M) J10	4.86 miles
4	A1(M) J7	6.27 miles
5	A1(M) J6	9.95 miles



## Airports/Helpads

Pin	Name	Distance
1	Luton Airport	6.96 miles
2	Heathrow Airport	34.57 miles
3	Cambridge	25.81 miles
4	Stansted Airport	23.88 miles

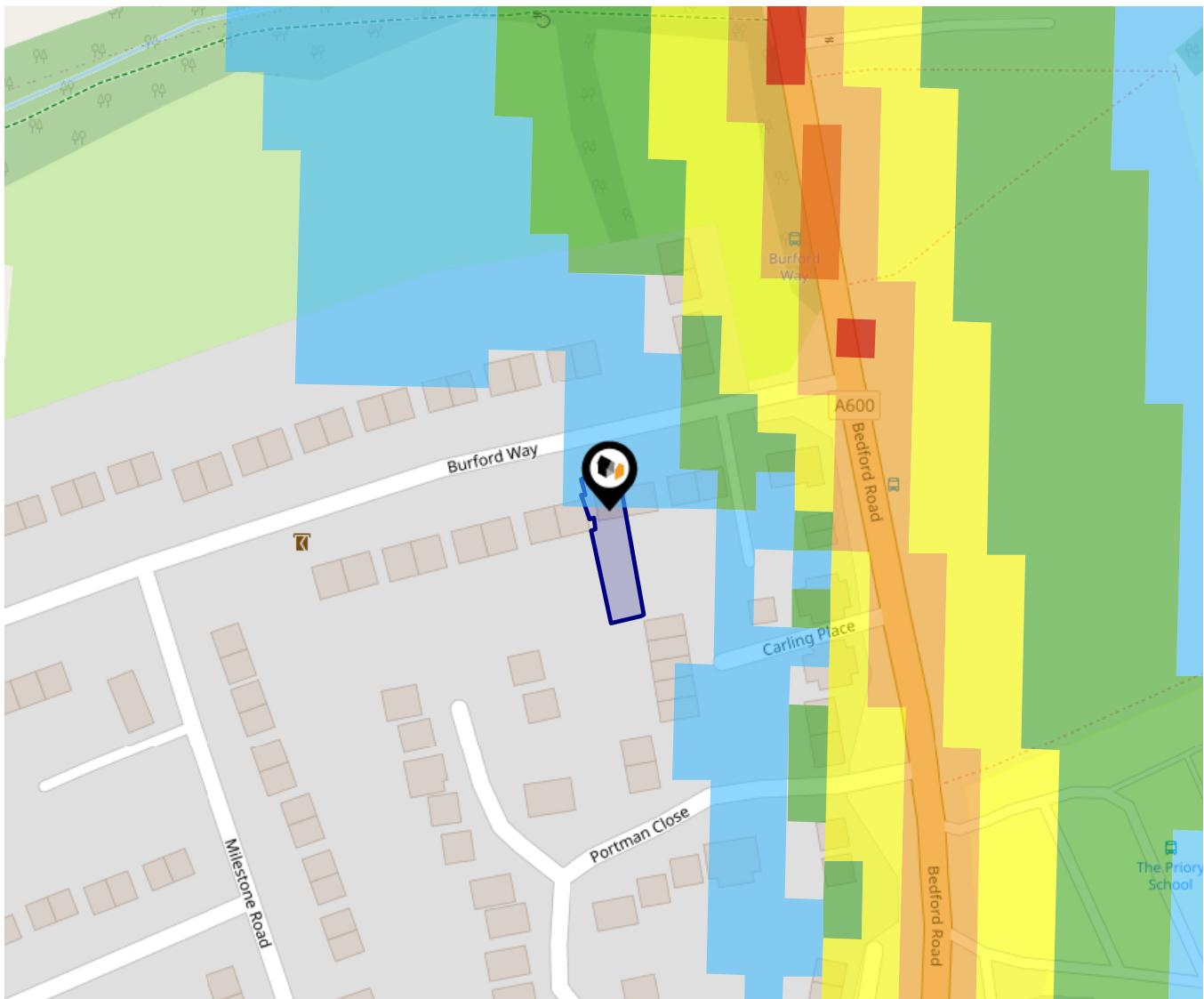
# Area Transport (Local)

country  
properties



## Bus Stops/Stations

Pin	Name	Distance
1	Burford Way	0.05 miles
2	Burford Way	0.06 miles
3	Truemans Road	0.1 miles
4	The Priory School	0.11 miles
5	Milestone Road	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.

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country  
properties

### Country Properties

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[www.country-properties.co.uk](http://www.country-properties.co.uk)



Land  
Registry

