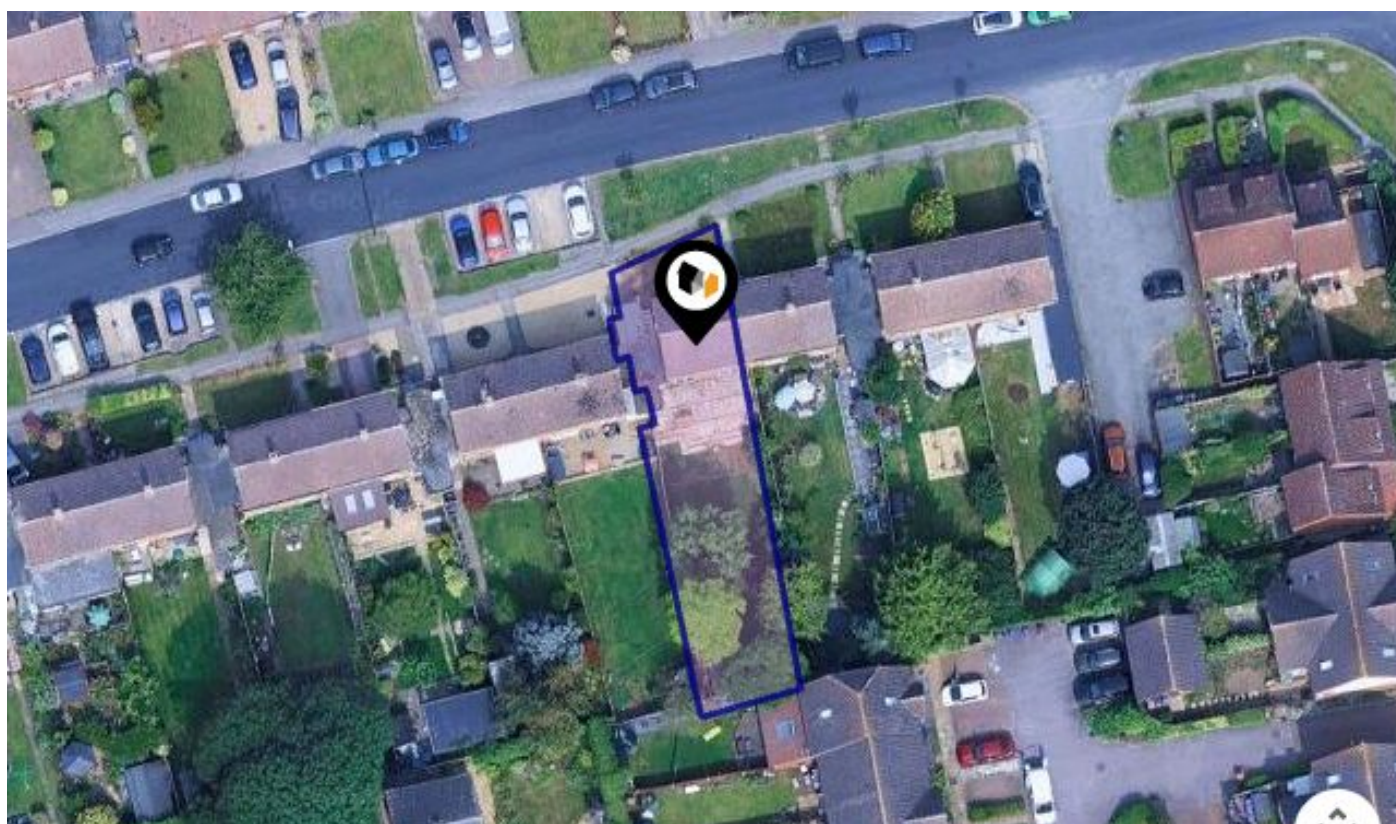




MIR: Material Info

The Material Information Affecting this Property

Wednesday 01st October 2025



BURFORD WAY, 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: **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**

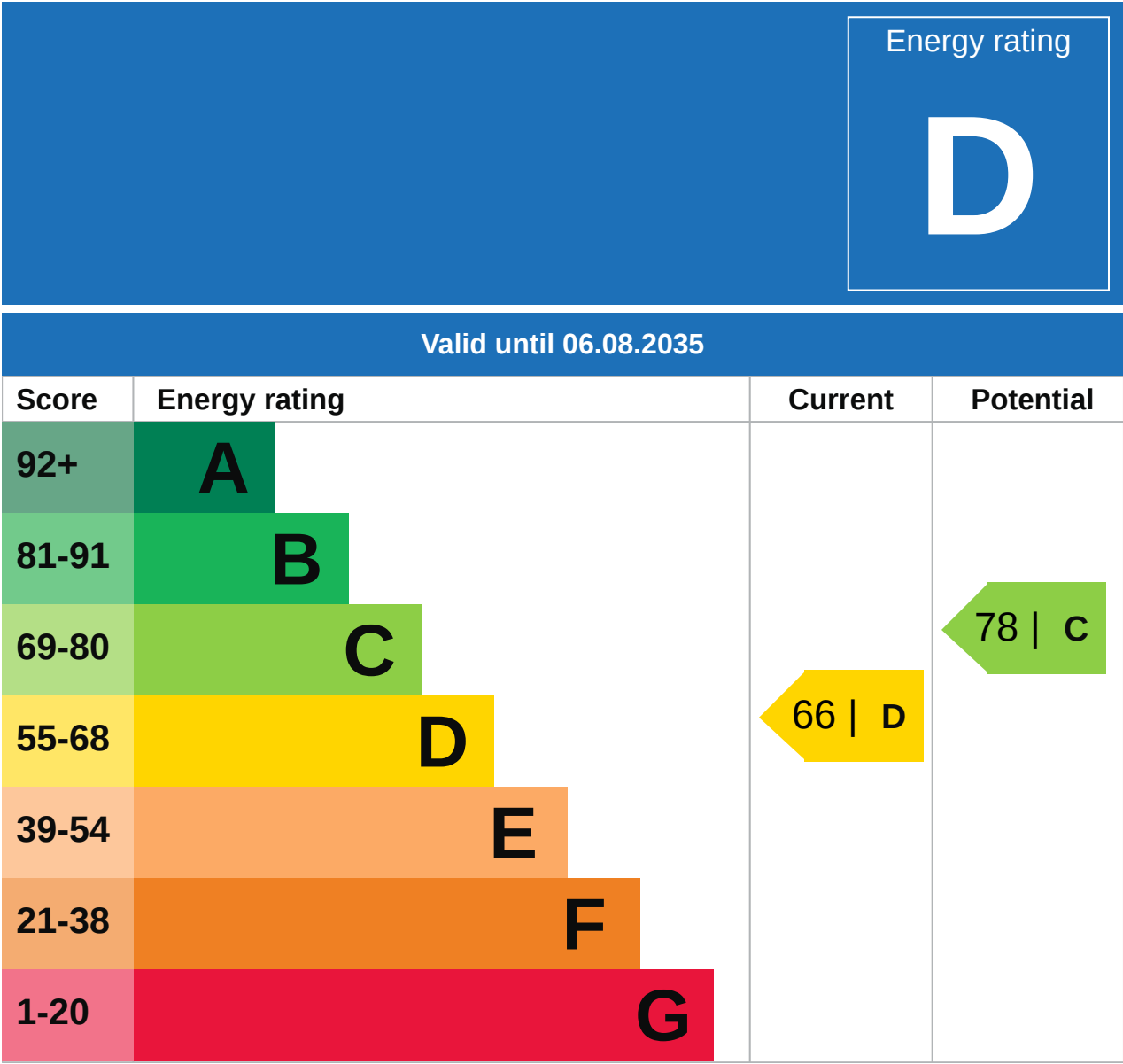
Reference - 13/00031/1HH	
Decision:	Decided
Date:	07th January 2013
Description:	Single storey rear extension

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 recieved 20.9.88)

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

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



Additional EPC Data

Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Cavity wall, as built, no insulation (assumed)
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Pitched, 200 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Good lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	80 m ²

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

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

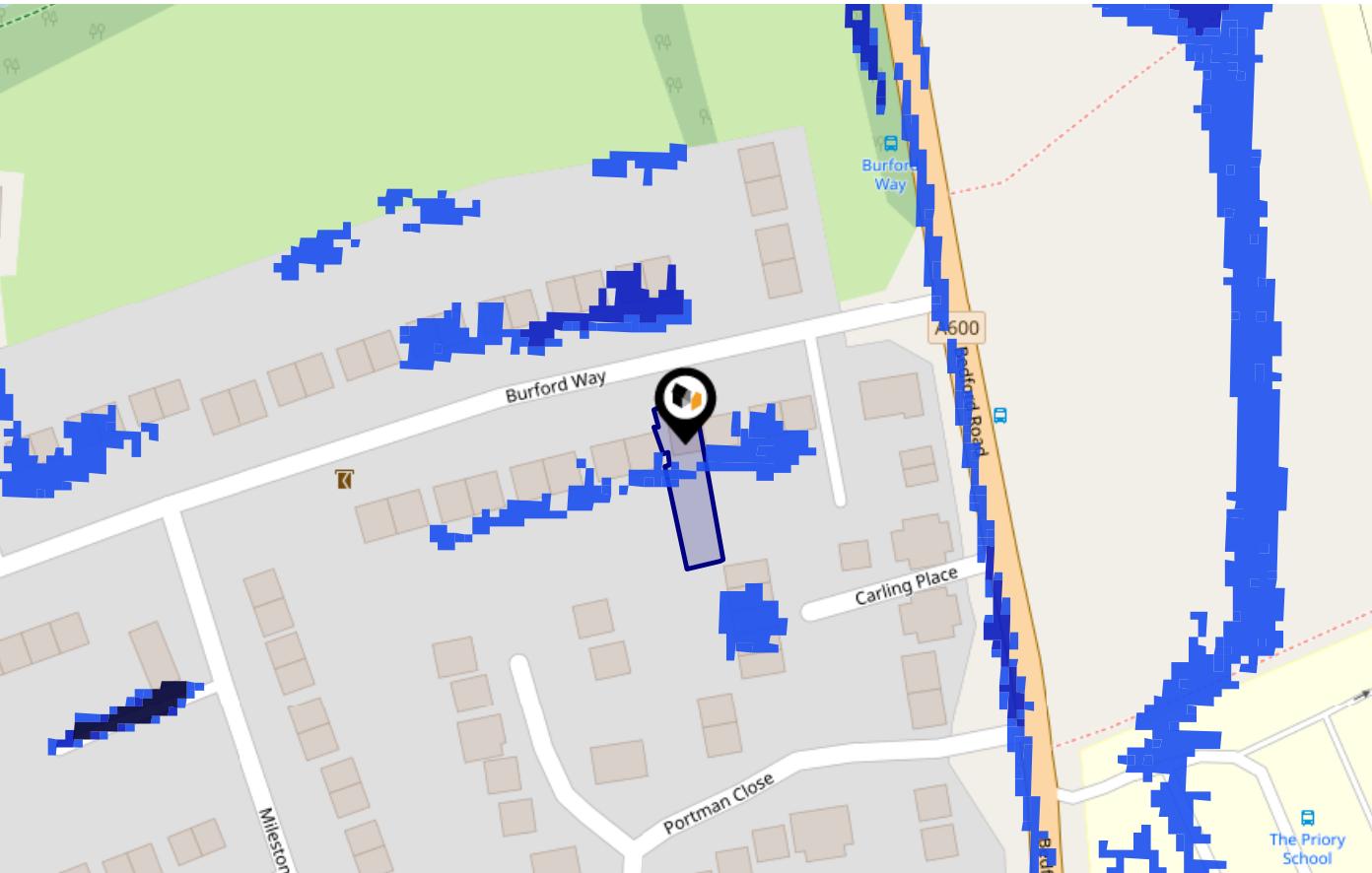
Important - Please read

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

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.

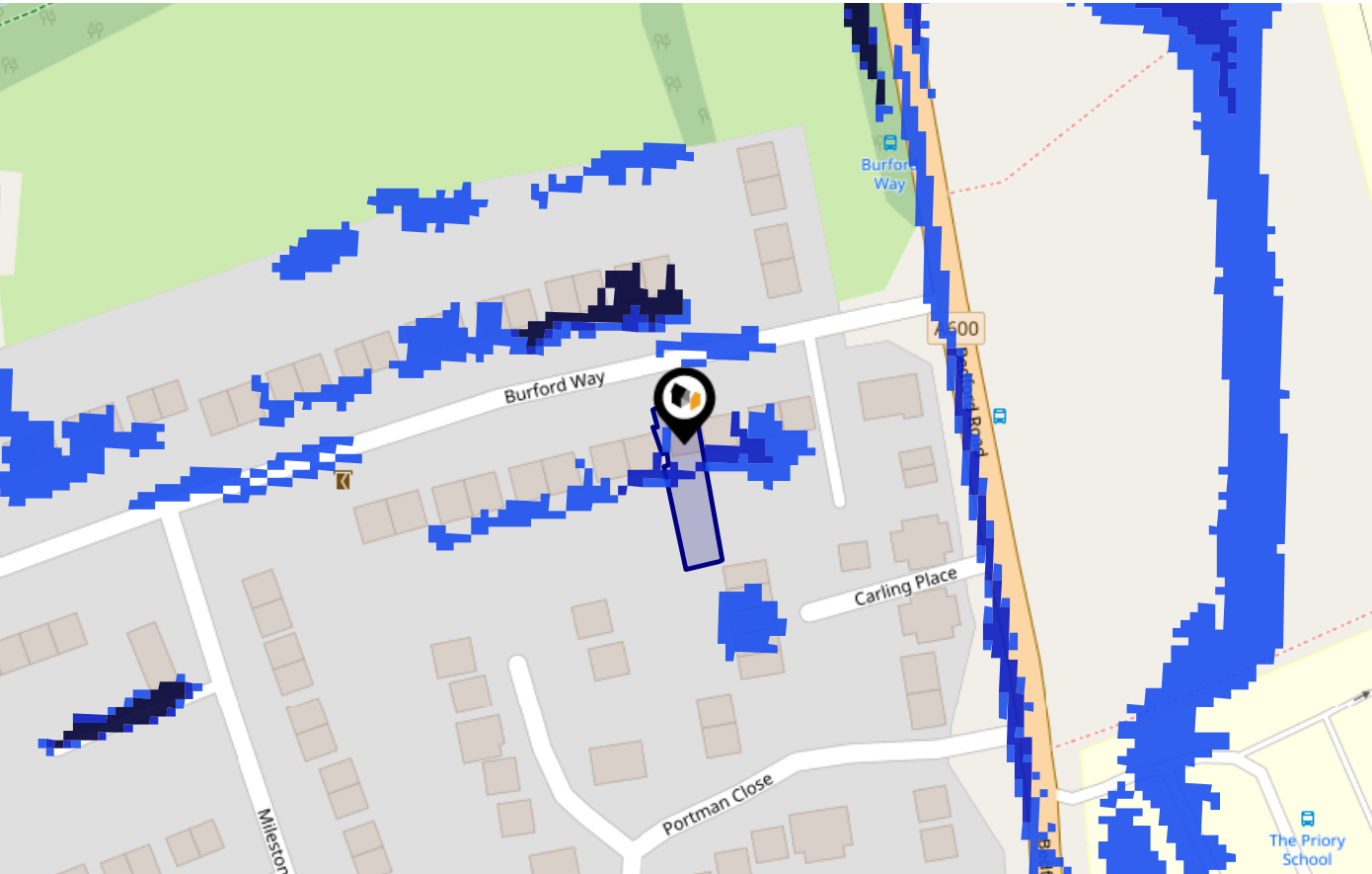
Chance of flooding to the following depths at this property:



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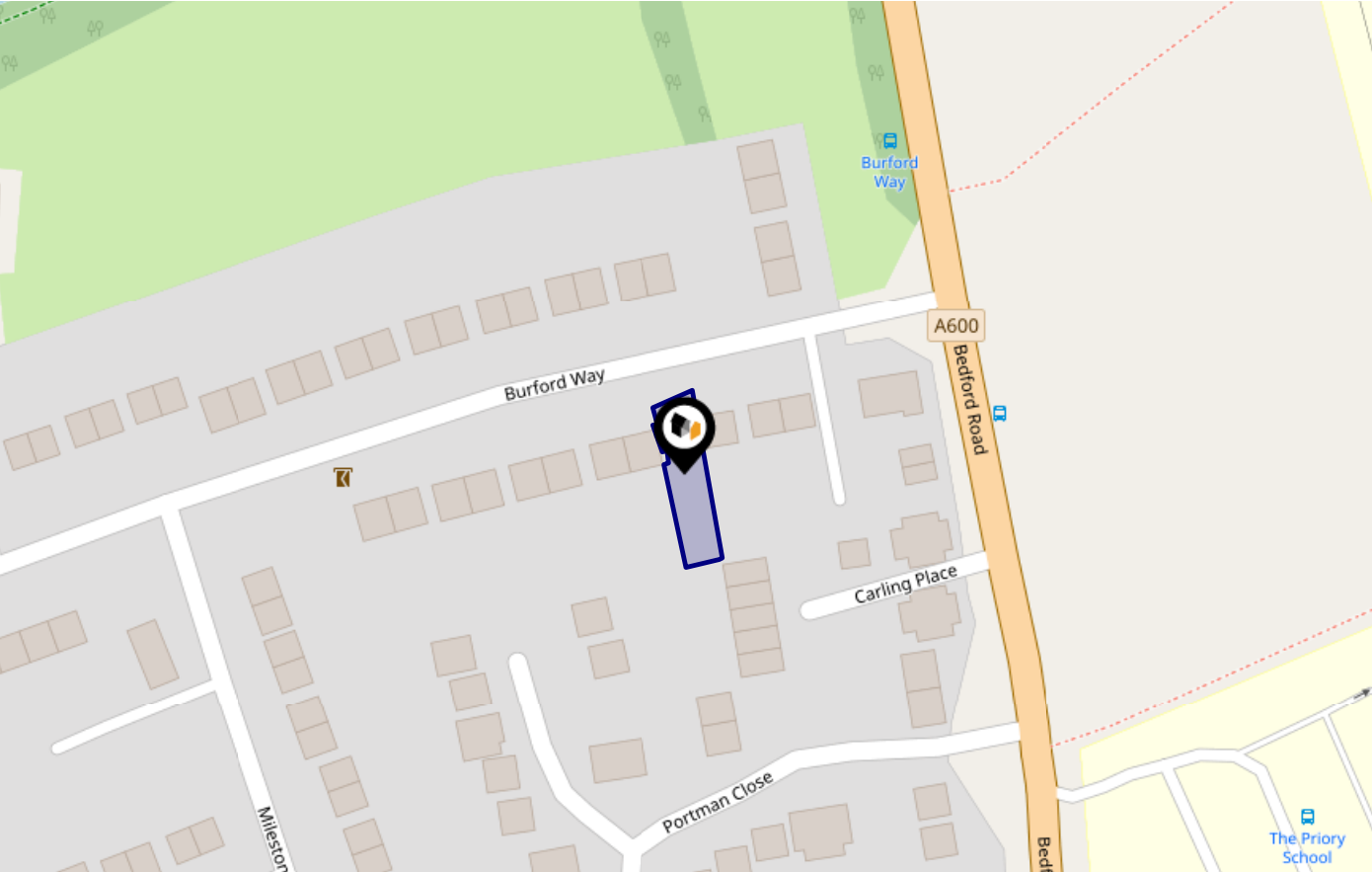
Chance of flooding to the following depths at this property:



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 (0.1%) in any one year.
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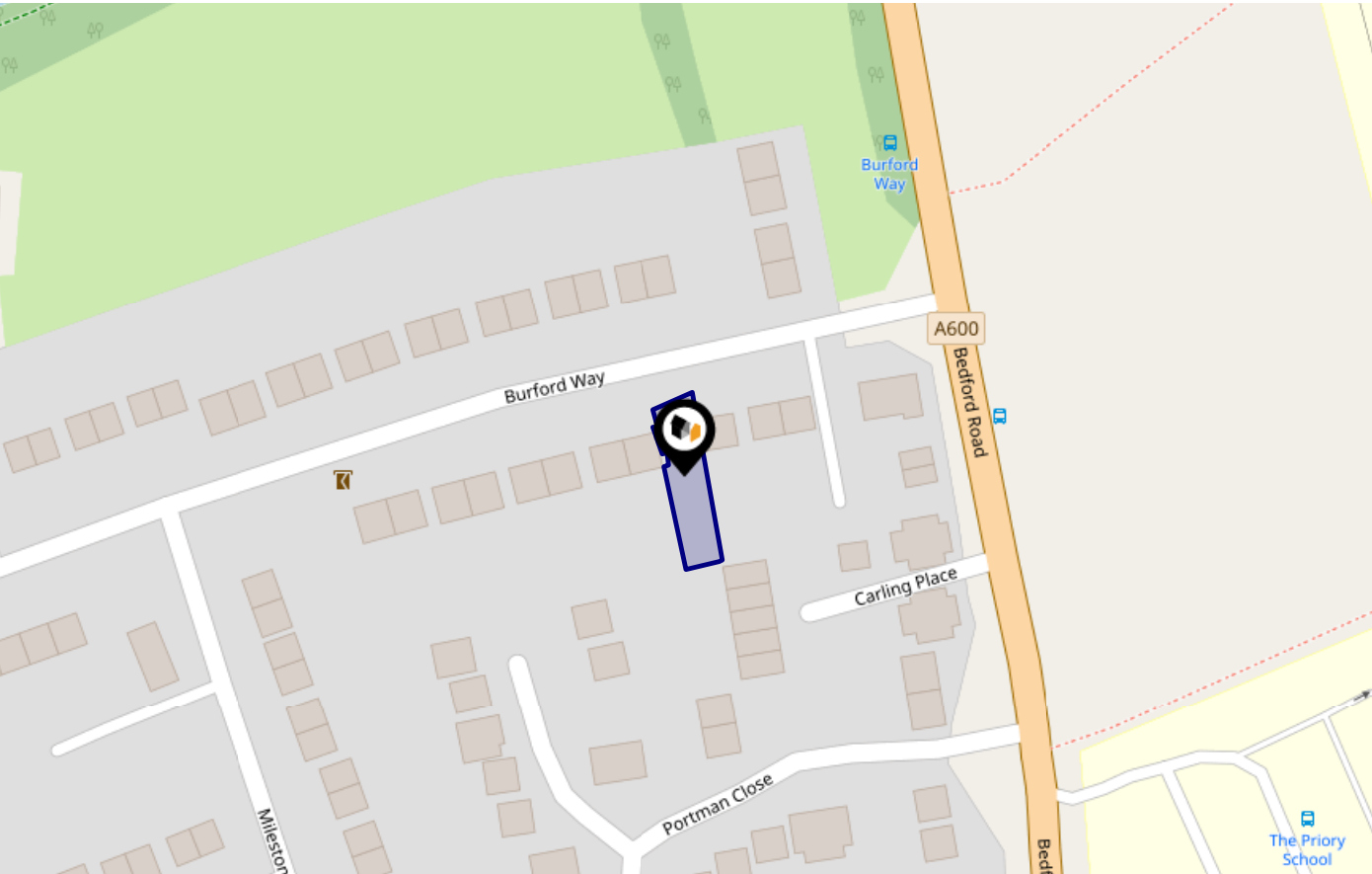
Chance of flooding to the following depths at this property:



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.

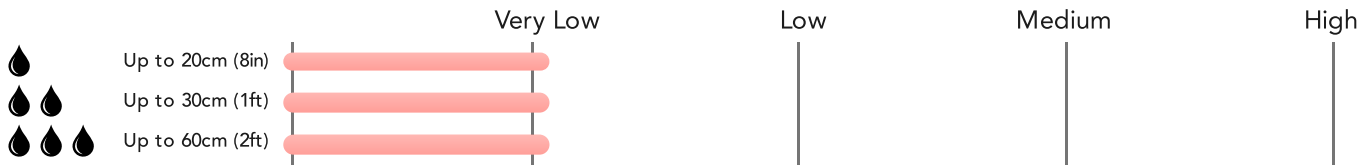


Risk Rating: **Very low**

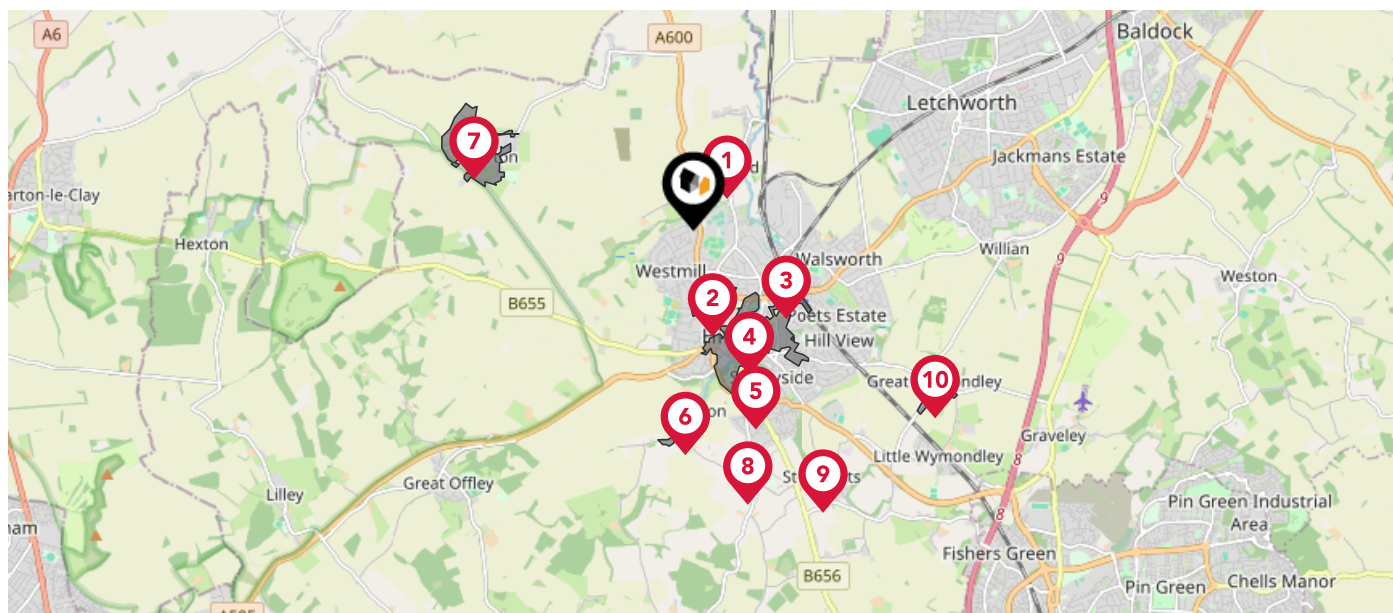
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



Ickleford



Butts Close, Hitchin



Hitchin Railway and Ransom's Recreation Ground



Hitchin



Hitchin Hill Path



Charlton



Pirton



Gosmore



St Ippolyts



Great Wymondley

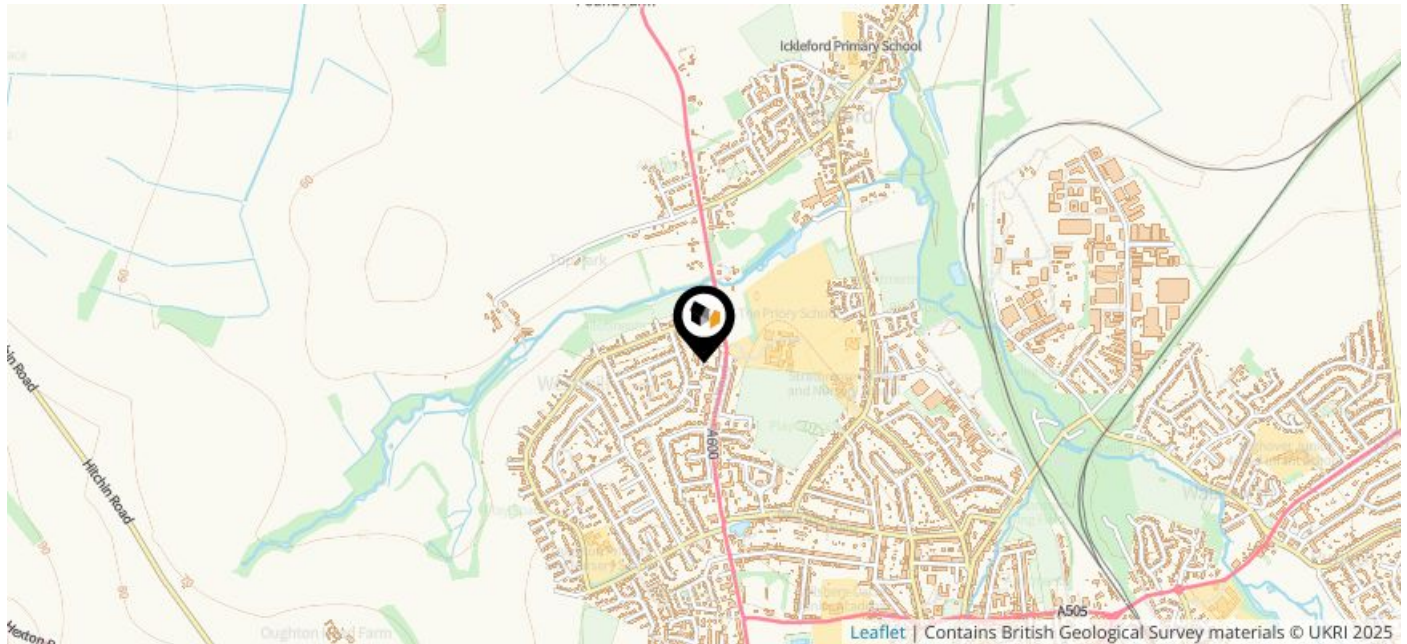
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

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

This map displays nearby coal mine entrances and their classifications.



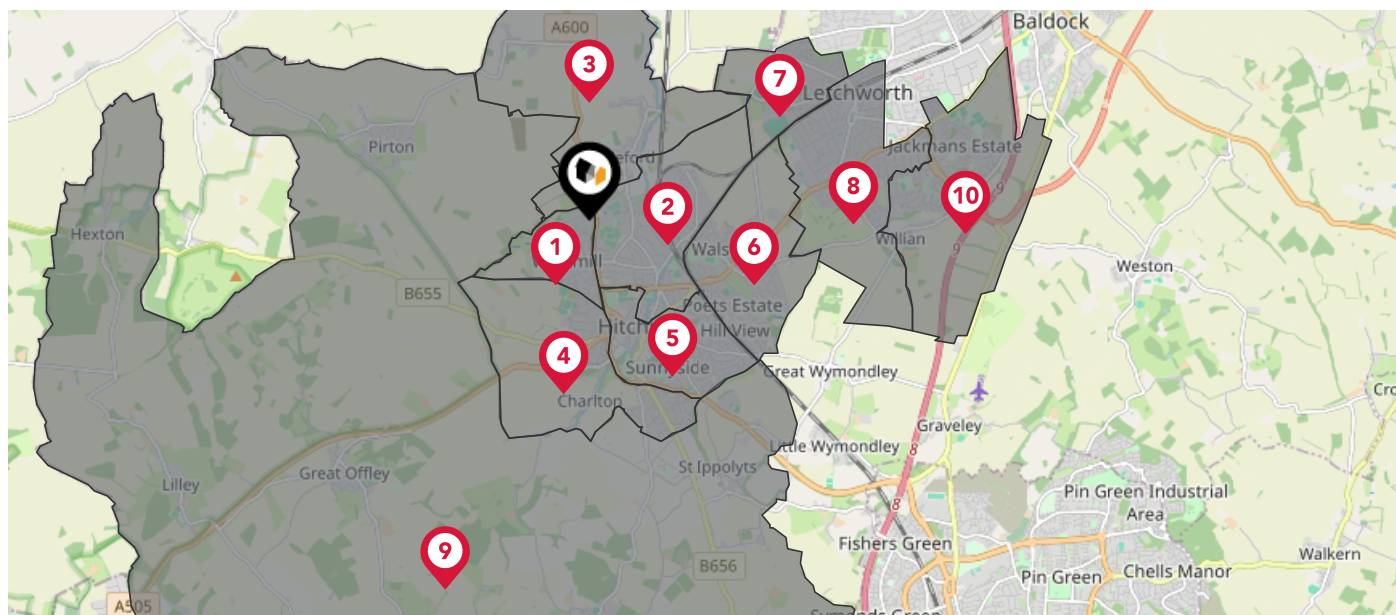
Mine Entry

- ✕ 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

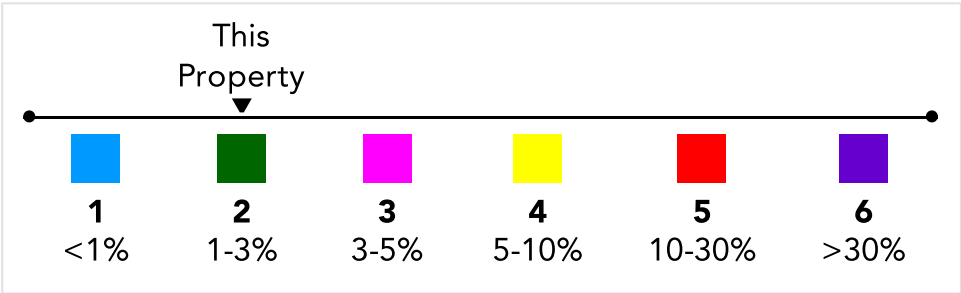


Nearby Council Wards

-  Hitchin Oughton Ward
-  Hitchin Bearton Ward
-  Cadwell Ward
-  Hitchin Priory Ward
-  Hitchin Highbury Ward
-  Hitchin Walsworth Ward
-  Letchworth Wilbury Ward
-  Letchworth South West Ward
-  Hitchwood, Offa and Hoo Ward
-  Letchworth South East Ward

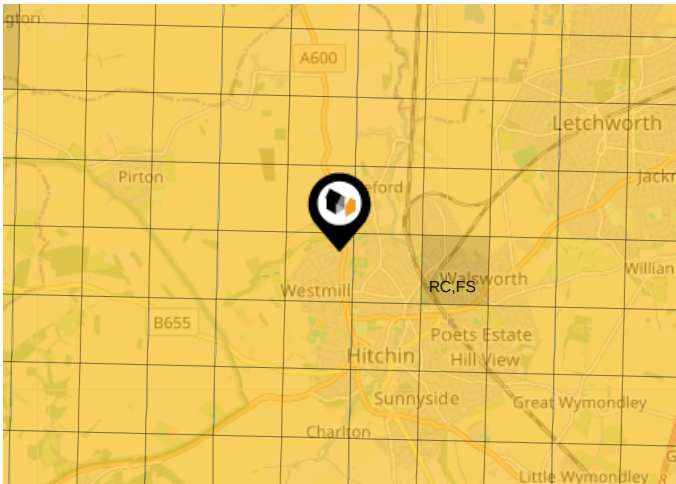
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).



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

Carbon Content:	HIGH	Soil Texture:	CHALKY CLAY TO CHALKY
Parent Material Grain:	ARGILLIC		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP-INTERMEDIATE

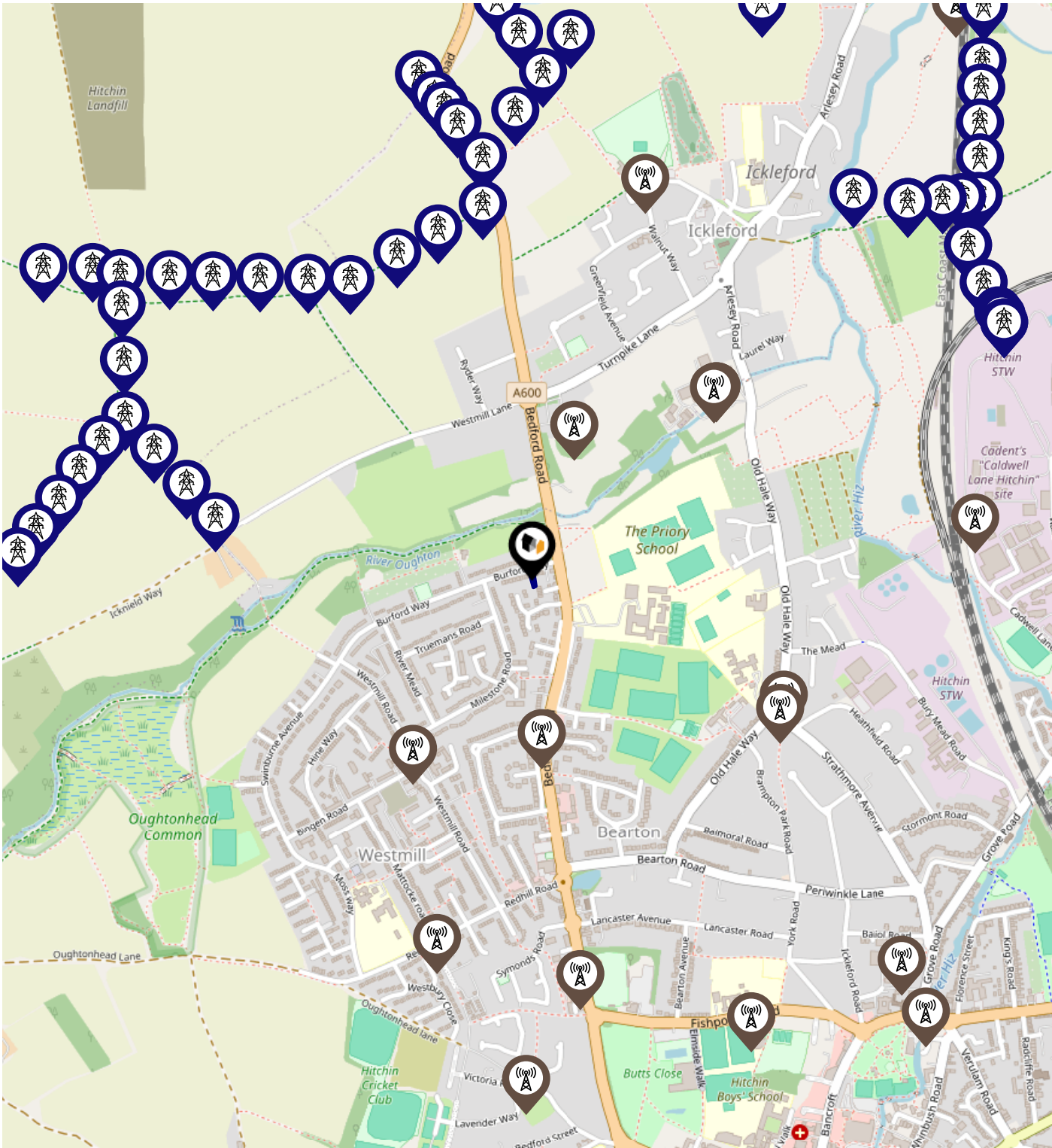


Primary Classifications (Most Common Clay Types)



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

Local Area

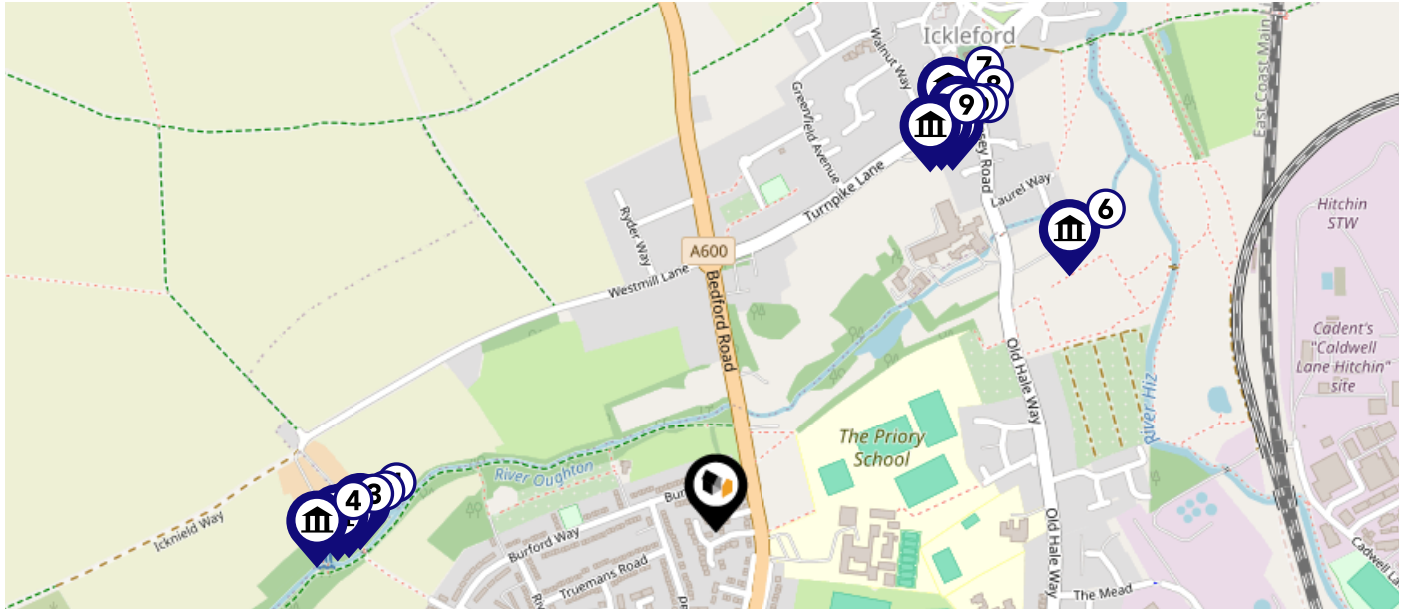
Masts & Pylons



Key:

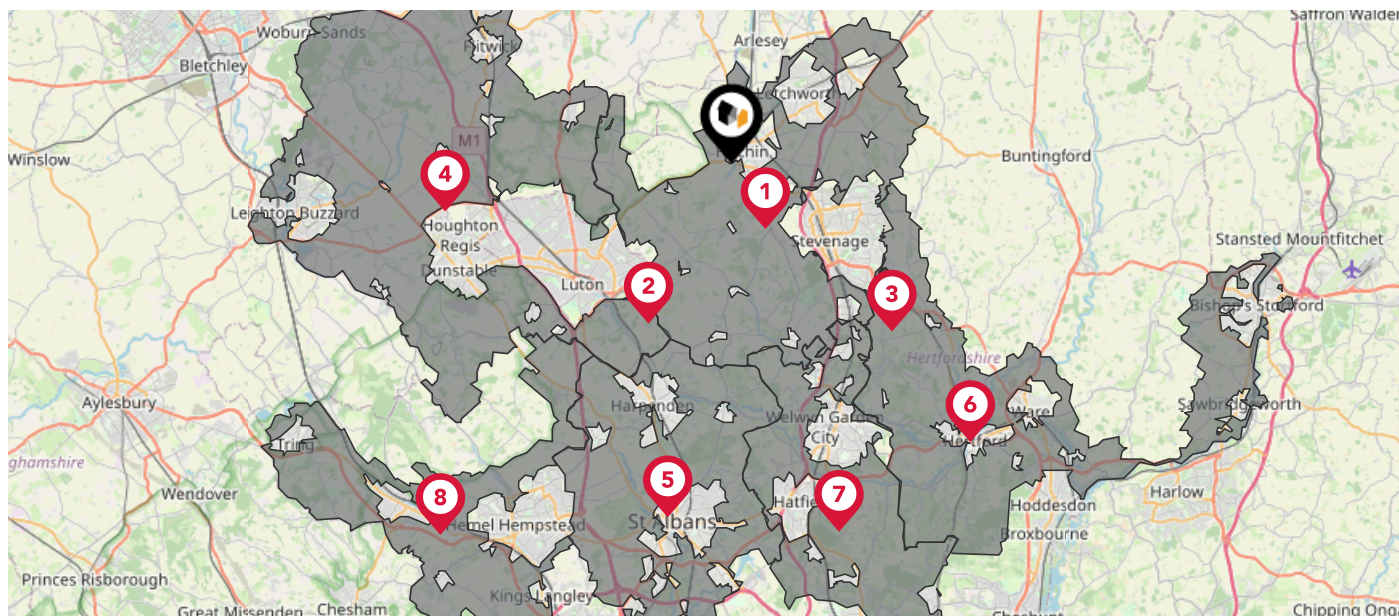
-  Power Pylons
-  Communication Masts

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



Listed Buildings in the local district		Grade	Distance
	1103235 - Large Barn To North East Of Coach House At Old Westmill Farm	Grade II	0.4 miles
	1295708 - Coach House At Old Westmill Farm	Grade II	0.4 miles
	1347060 - Old Westmill Farmhouse	Grade II	0.4 miles
	1103234 - Stable Block With Walls Of Walled Garden And Corner Gazebo, Attached On West, At Old Westmill Farm	Grade II	0.4 miles
	1295754 - The Old Manor Cottage	Grade II	0.5 miles
	1102177 - Hyde Mill Cottage	Grade II	0.5 miles
	1347090 - The Old George Inn	Grade II	0.5 miles
	1174426 - Barn House	Grade II	0.5 miles
	1295767 - Waltham Cottage	Grade II	0.5 miles
	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



London Green Belt - North Hertfordshire



London Green Belt - Luton



London Green Belt - Stevenage



London Green Belt - Central Bedfordshire



London Green Belt - St Albans



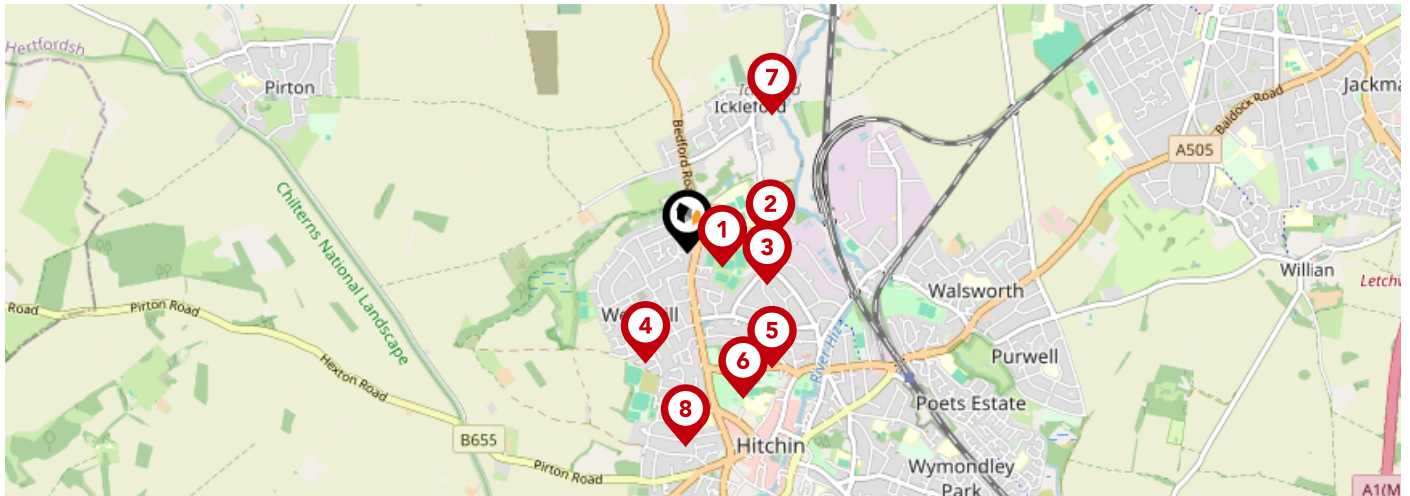
London Green Belt - East Hertfordshire



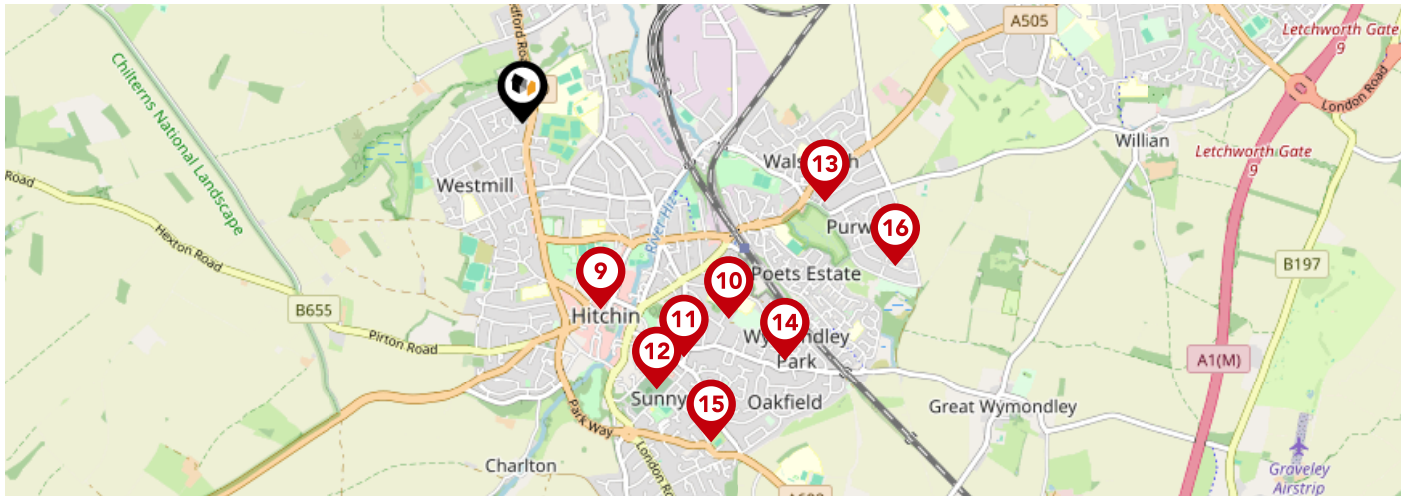
London Green Belt - Welwyn Hatfield



London Green Belt - Dacorum



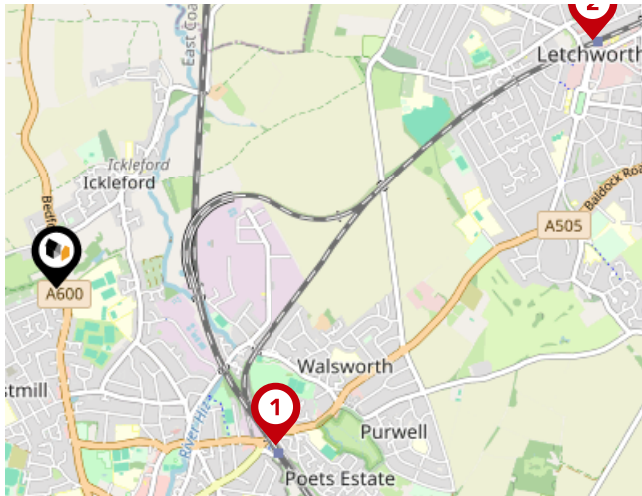
		Nursery	Primary	Secondary	College	Private
1	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: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



		Nursery	Primary	Secondary	College	Private
9	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance: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 Ofsted Rating: Outstanding Pupils: 252 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance: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 Ofsted Rating: Good Pupils: 428 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

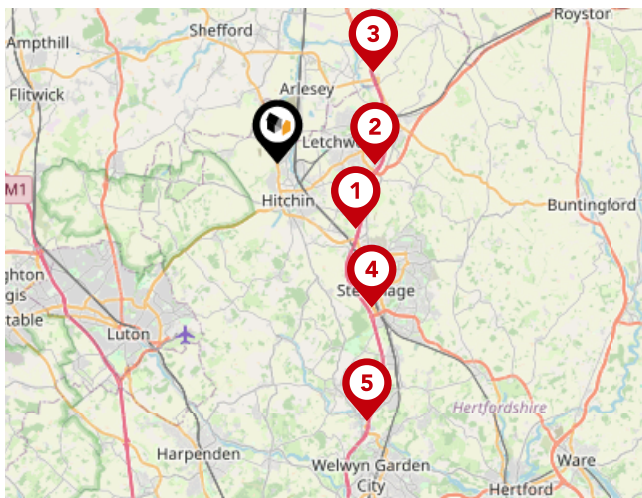
Area

Transport (National)



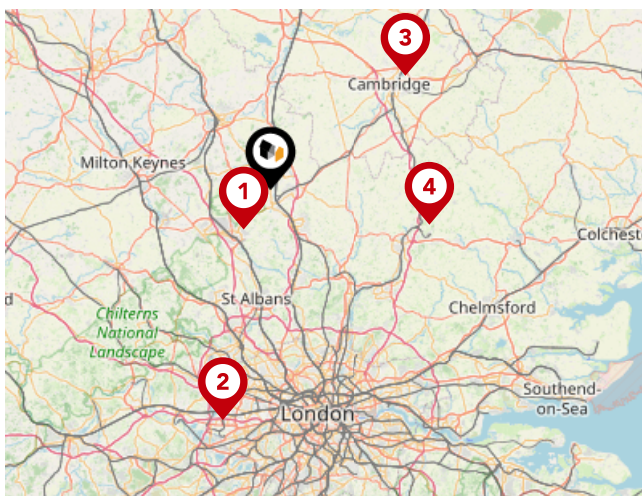
National Rail Stations

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



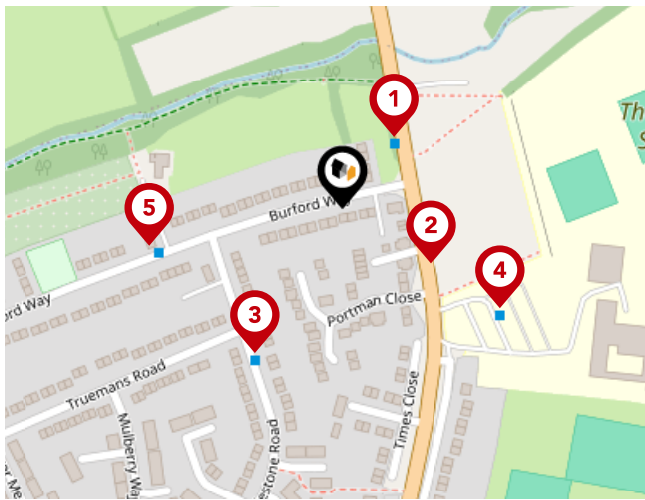
Trunk Roads/Motorways

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



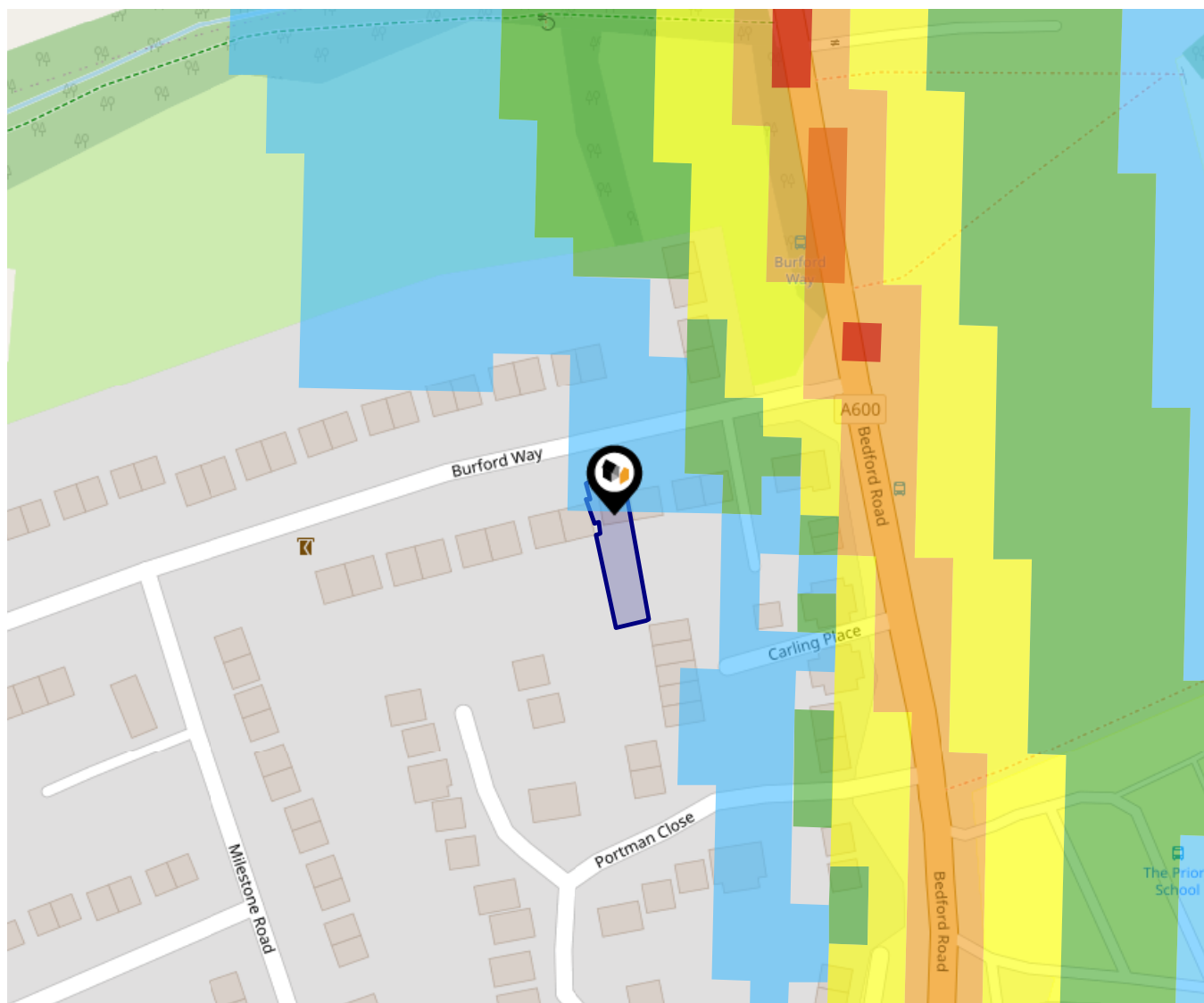
Airports/Helipads

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



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

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



Valuation Office
Agency

