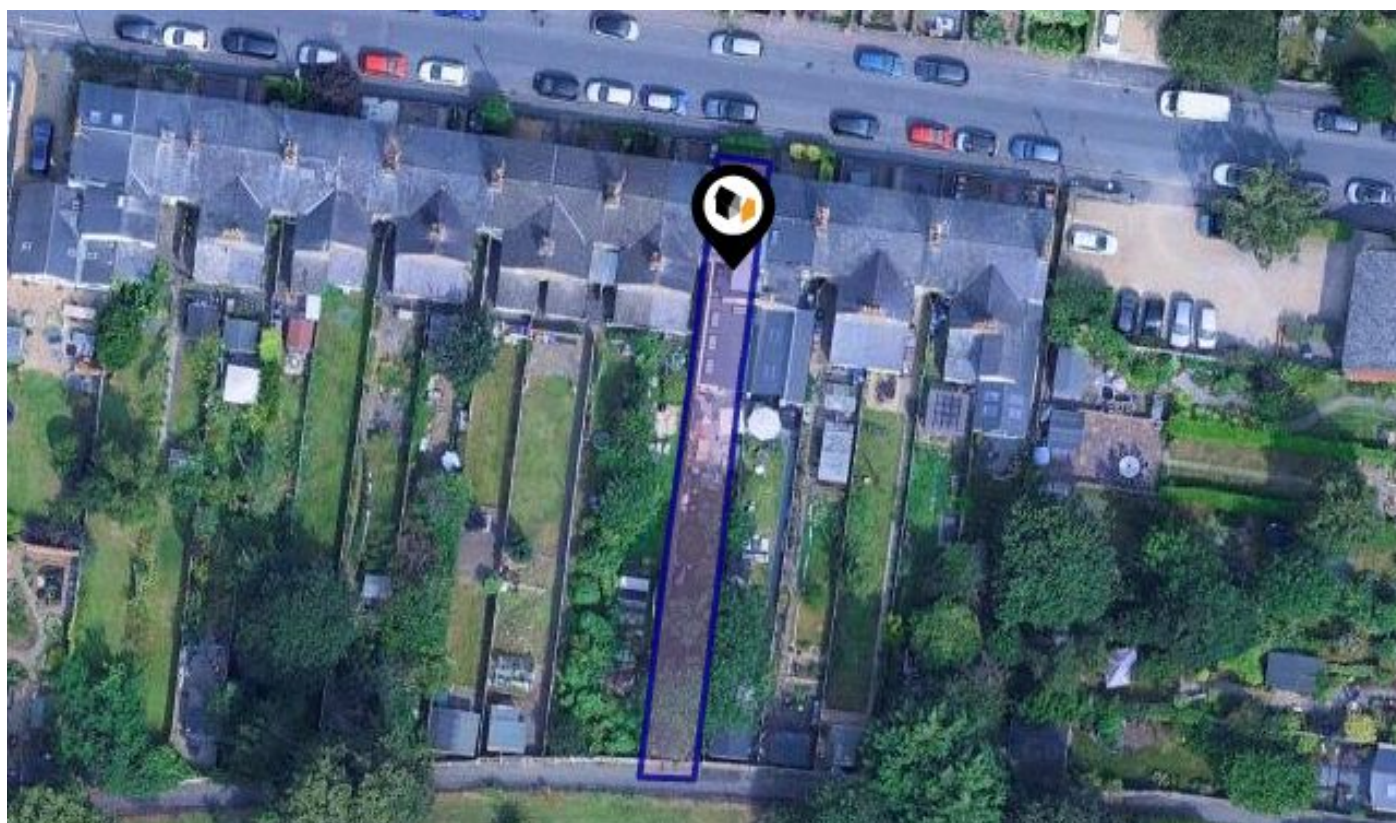




MIR: Material Info

The Material Information Affecting this Property

Monday 13th July 2026



LANCASTER ROAD, HITCHIN, SG5

Country Properties

81 Hermitage Road Hitchin Herts SG5 1DB

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



Planning records for: **Lancaster Road, Hitchin, SG5**

Reference - 07/02038/1PUD

Decision: Decided

Date: 20th August 2007

Description:

Dormer window in rear roofslope and insertion of rooflights in front roofslope to facilitate loft conversion

Reference - 21/02477/FPH

Decision: Decided

Date: 19th August 2021

Description:

Single storey side/rear extension and amendments and extension to existing rear dormer window following demolition of existing rear elevation extension

Planning records for: **1 Lancaster Road Hitchin SG5 1PE**

Reference - 05/00039/1HH	
Decision:	Decided
Date:	14th January 2005
Description:	First floor rear extension and single storey side extension (as amended by plans received 11th March 2005, drawing Nos. P02A and P02B)

Reference - 13/00512/1HH	
Decision:	Decided
Date:	07th March 2013
Description:	Single storey rear extension

Planning records for: **5 Lancaster Road Hitchin Hertfordshire SG5 1PE**

Reference - 19/02847/FPH	
Decision:	Decided
Date:	16th December 2019
Description:	Single storey rear extension following demolition of existing rear element

Reference - 19/02657/LDCP	
Decision:	Decided
Date:	06th November 2019
Description:	Insertion of rooflight to existing front elevation and insertion of dormer window to rear elevation to facilitate conversion of loft into habitable accommodation

Planning records for: **18 Lancaster Road Hitchin Hertfordshire SG5 1PE**

Reference - 01/00569/1HH	
Decision:	Decided
Date:	11th April 2001
Description:	Single storey side extension

Reference - 18/00243/LDCP	
Decision:	Decided
Date:	24th January 2018
Description:	Rear dormer windows to facilitate loft conversion and insertion of two roof lights to front elevation

Planning records for: **54 Lancaster Road Hitchin Hertfordshire SG5 1PE**

Reference - 25/01595/FPH	
Decision:	Decided
Date:	23rd June 2025
Description:	Single storey rear/side extension (amended plans received 08/09/2025).

Reference - 22/01167/LDCP	
Decision:	Decided
Date:	28th April 2022
Description:	Rear roof extension and insertion of two front rooflights to facilitate loft extension

Planning records for: **57 Lancaster Road Hitchin SG5 1PE**

Reference - 15/00016/1PUD	
Decision:	Decided
Date:	05th January 2015
Description:	Insertion of dormer window in rear roofslope to facilitate conversion of loft to habitable accommodation.

Planning records for: **61 Lancaster Road Hitchin SG5 1PE**

Reference - 15/01119/1NCS	
Decision:	Decided
Date:	22nd April 2015
Description:	Single storey rear extension with the following dimension: Length (measured from rear wall of original house) - 5.9 metres

Reference - 15/00542/1PUD	
Decision:	Decided
Date:	26th February 2015
Description:	Certificate of Lawful Development (Proposed): Rear dormer window and insertion of two rooflights to front roof slope to facilitate the conversion of the loft space to ancillary habitable accommodation.

Planning records for: **62 Lancaster Road Hitchin Hertfordshire SG5 1PE**

Reference - 18/00075/FPH	
Decision:	Decided
Date:	09th January 2018
Description:	Single storey rear extension and insertion of rear dormer window to facilitate loft conversion.

Planning records for: **65 Lancaster Road Hitchin SG5 1PE**

Reference - 15/01657/1HH	
Decision:	Decided
Date:	19th June 2015
Description:	Single storey rear extension

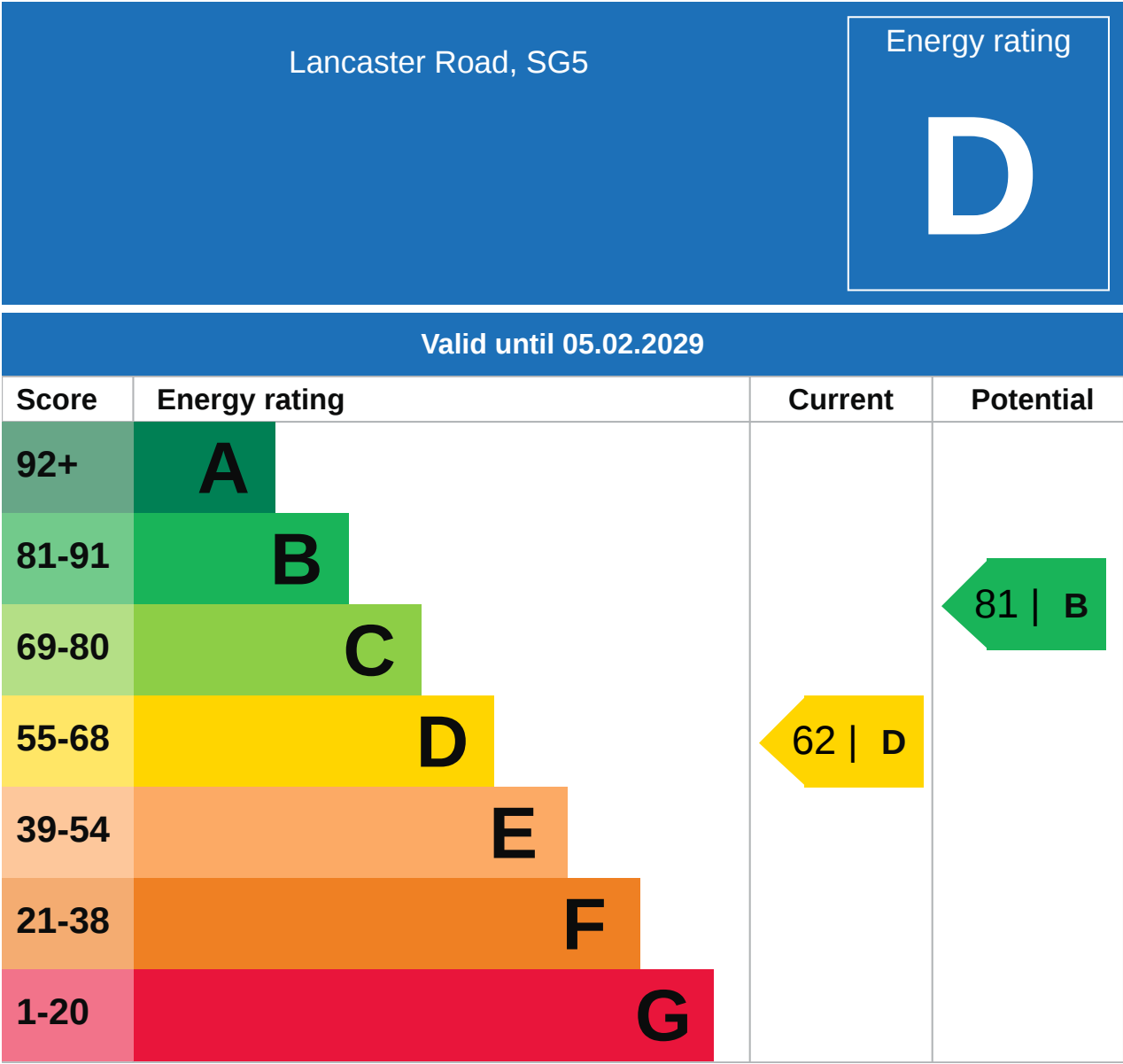
Reference - 09/02184/1PUD	
Decision:	Decided
Date:	14th December 2009
Description:	Dormer window in rear roofslope to facilitate loft conversion

Planning records for: **69 Lancaster Road Hitchin Hertfordshire SG5 1PE**

Reference - 19/01608/FPH	
Decision:	Decided
Date:	03rd July 2019
Description:	Replacement shed in rear garden

Planning records for: **72 Lancaster Road Hitchin Hertfordshire SG5 1PE**

Reference - 22/01727/FPH	
Decision:	Decided
Date:	04th July 2022
Description:	Single storey rear extension following demolition of existing rear extension. Rear roof extension above existing bathroom to create ensuite at second floor level. Insertion of dormer window to the rear and three rooflights to front roofslope to facilitate loft conversion.



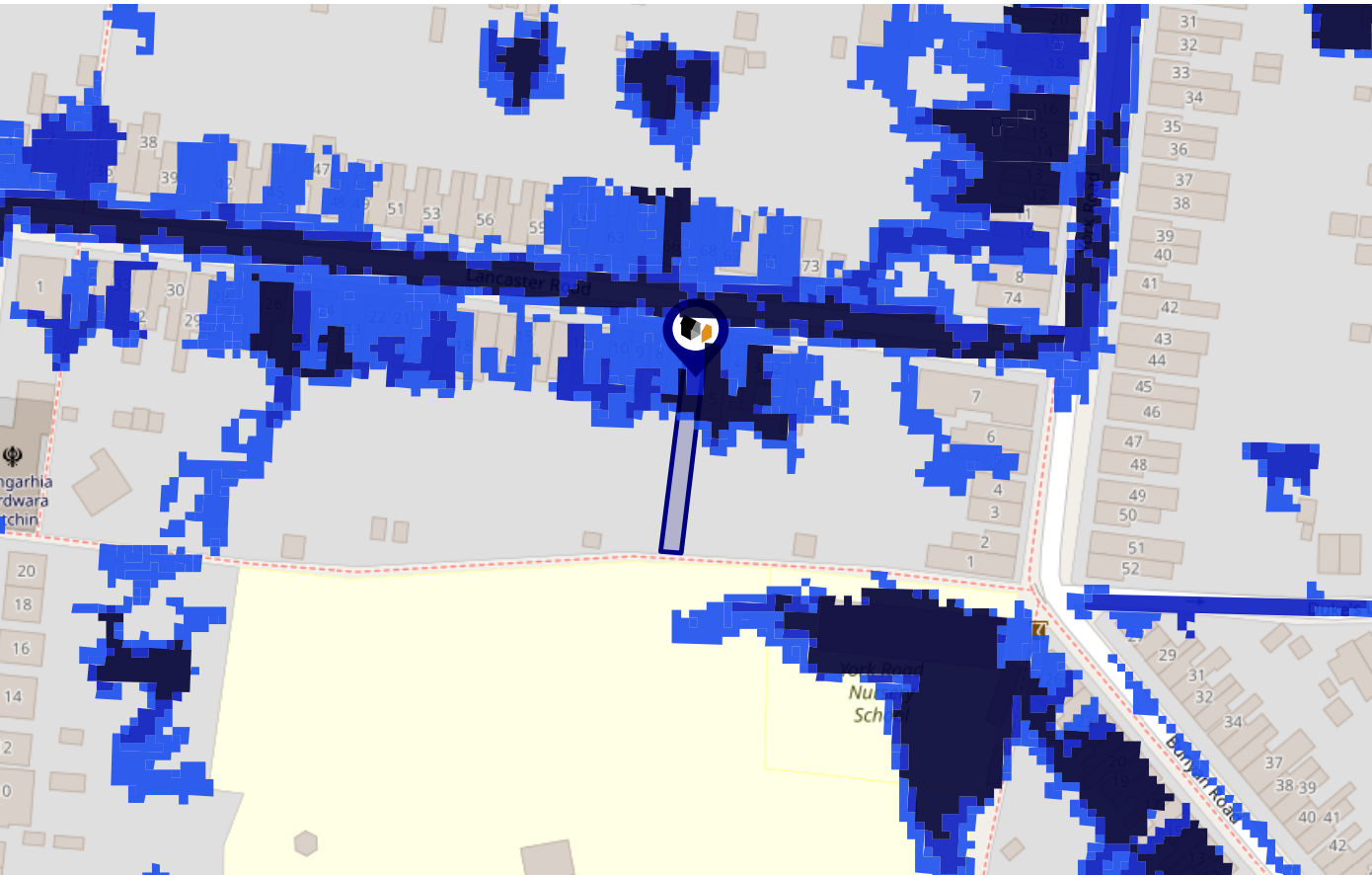
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	3
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
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:	Good
Lighting:	Low energy lighting in 58% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	102 m ²

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.

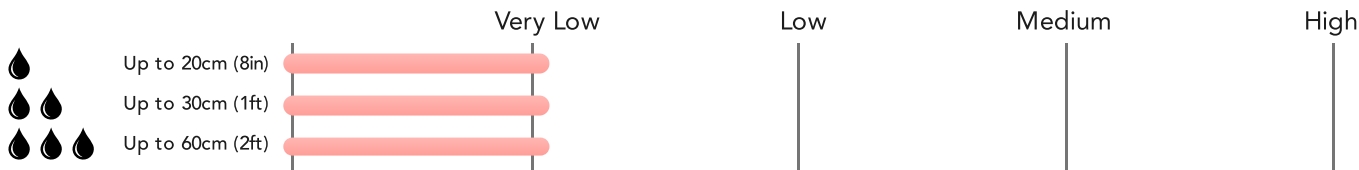


Risk Rating: Medium

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.

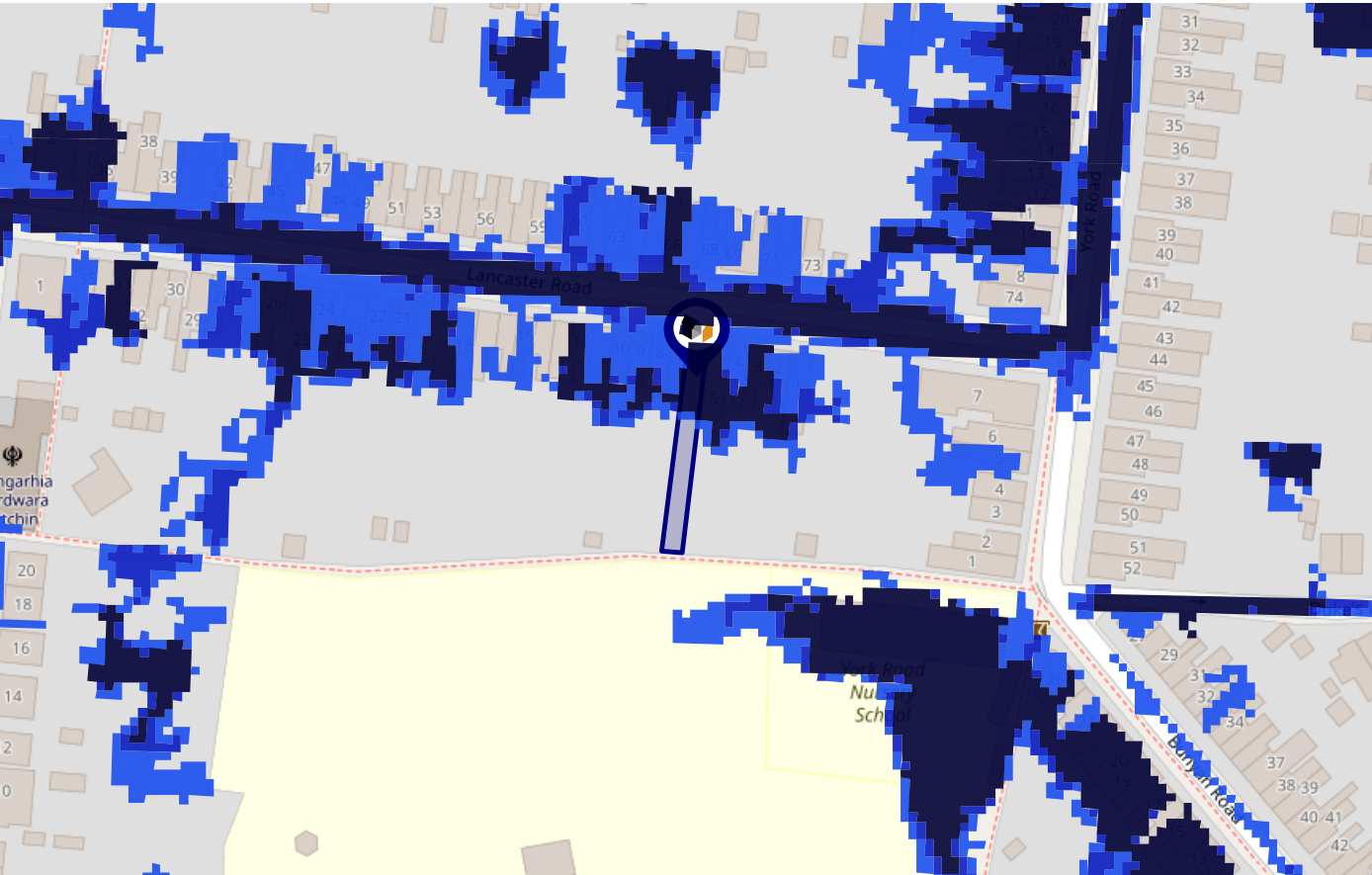
Chance of flooding to the following depths at this property:



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.

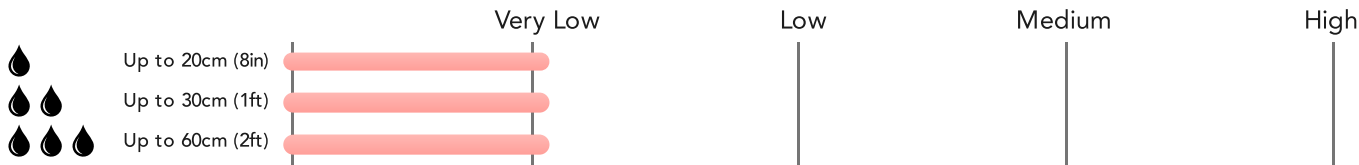


Risk Rating: High

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

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

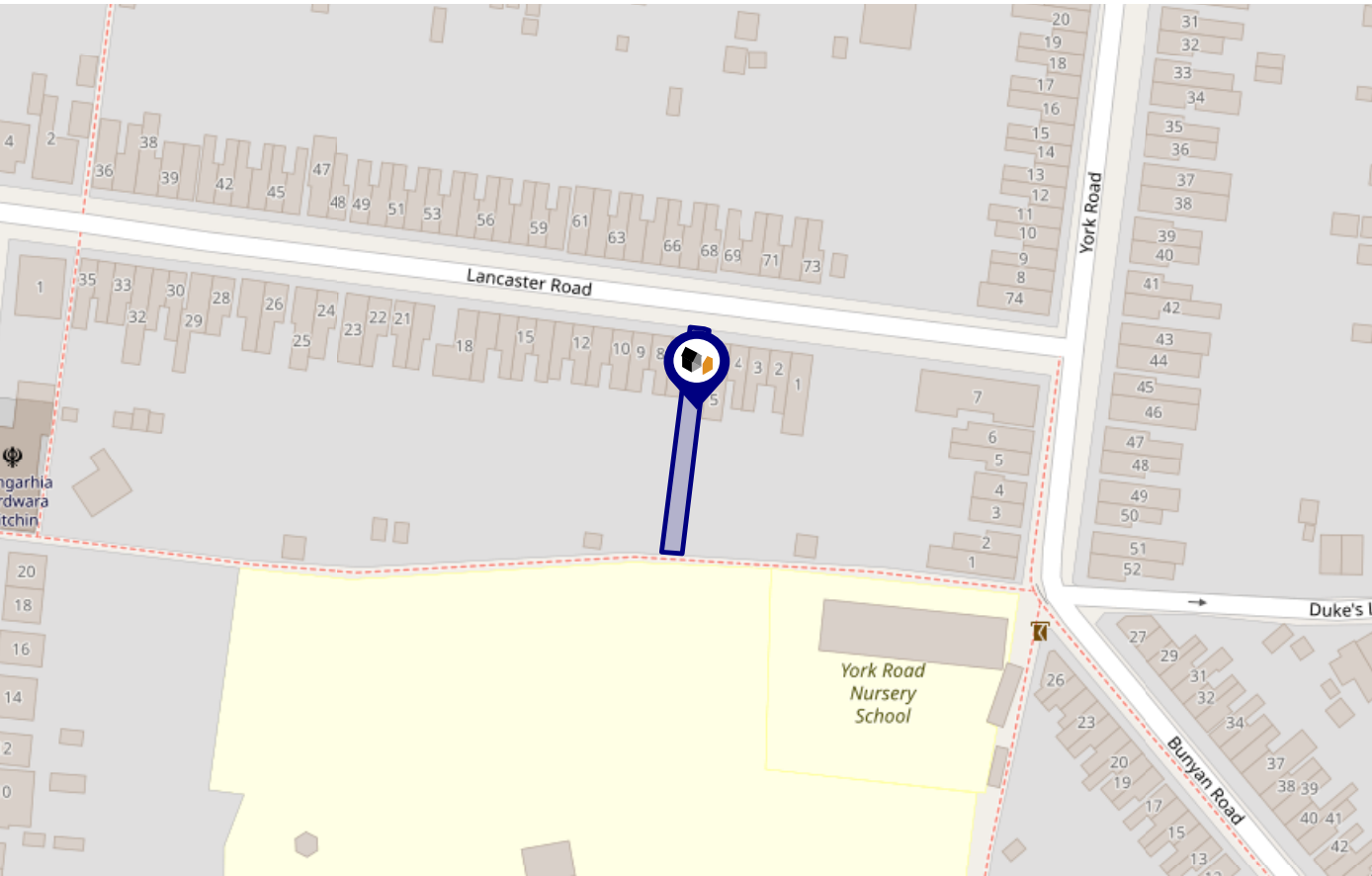
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

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

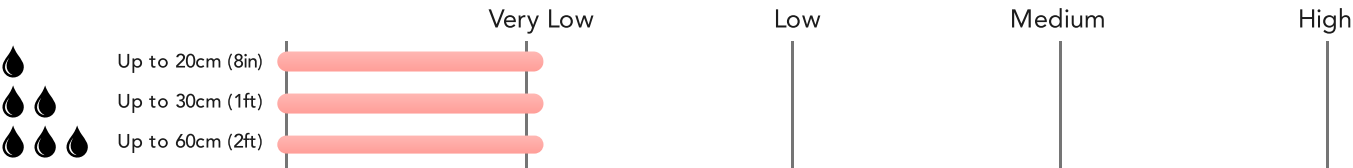


Risk Rating: Very low

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

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

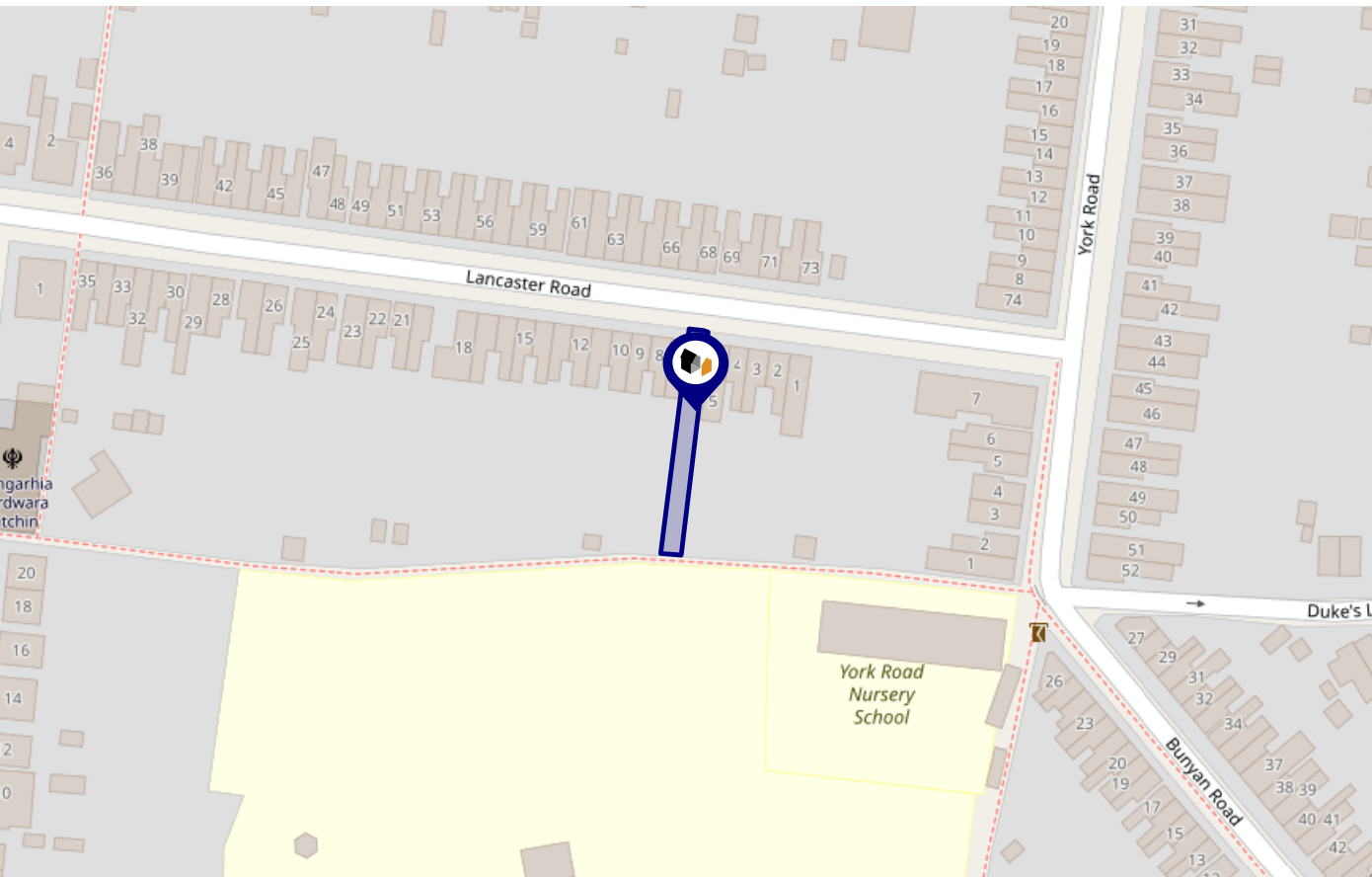
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

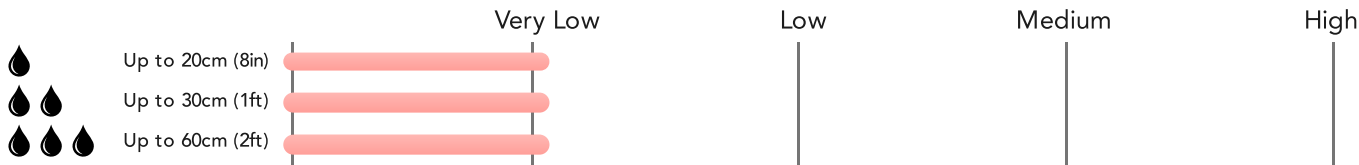


Risk Rating: Very low

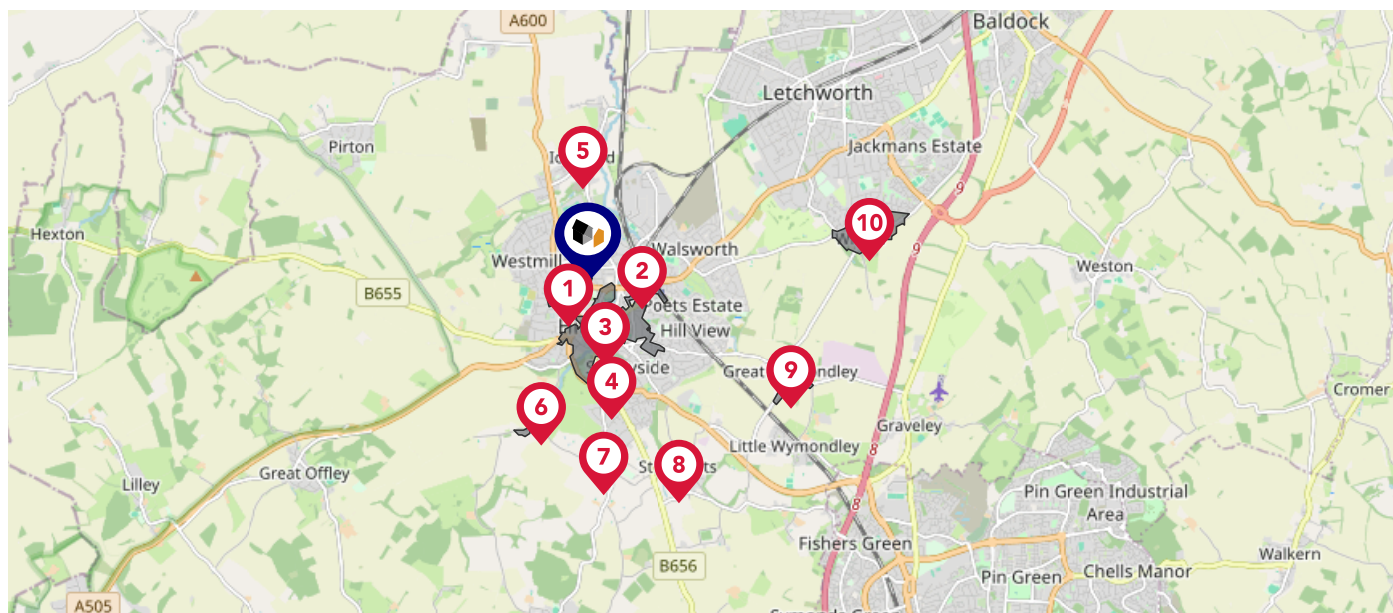
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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- 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



Butts Close, Hitchin



Hitchin Railway and Ransom's Recreation Ground



Hitchin



Hitchin Hill Path



Ickleford



Charlton



Gosmore



St Ippolyts

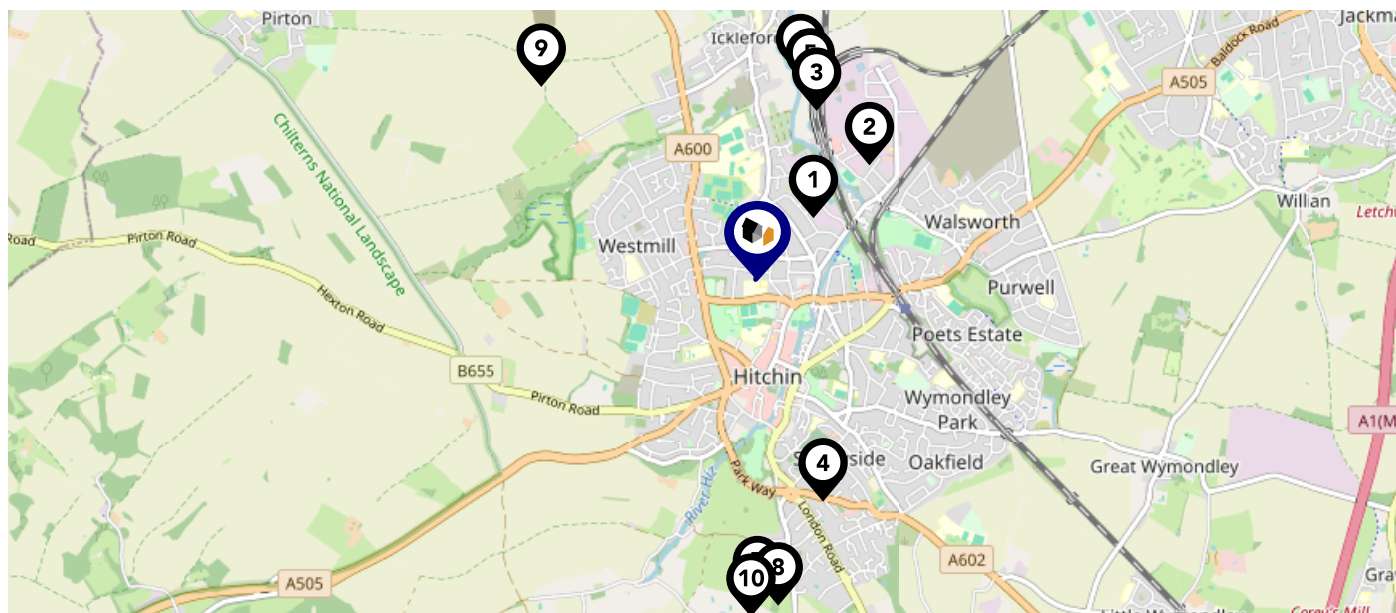


Great Wymondley



Willian

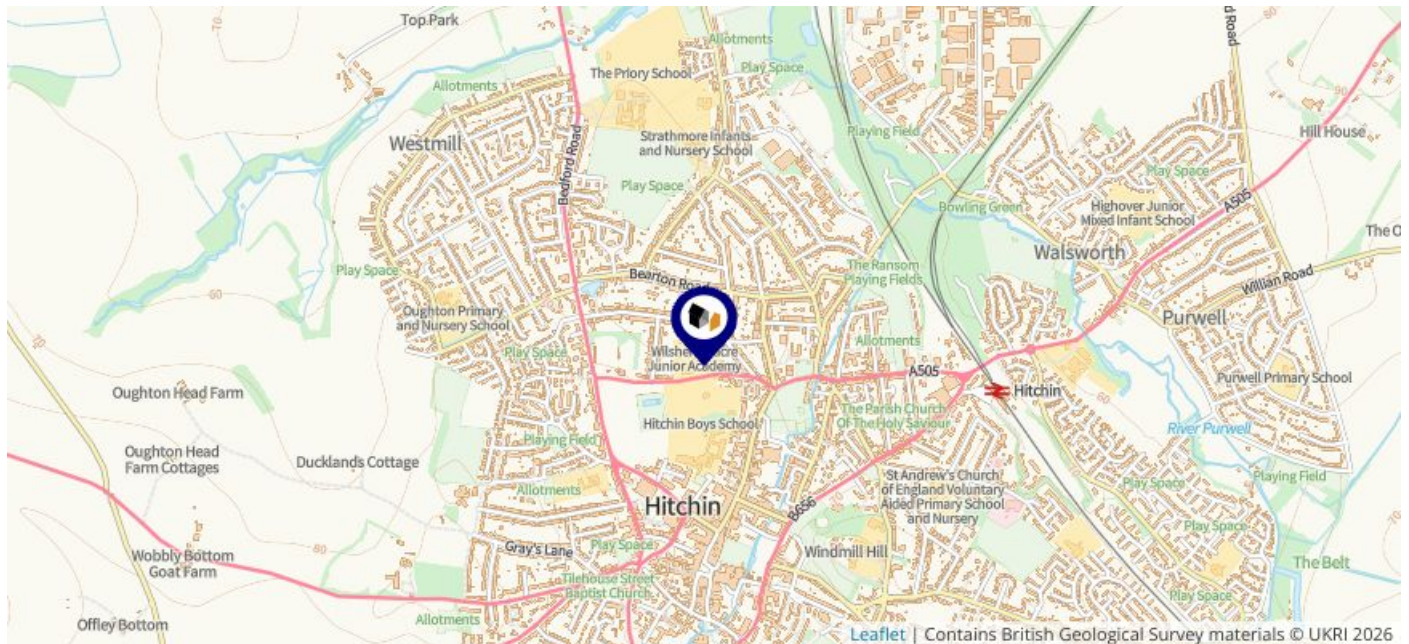
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill	
2	Wallace Way-Hitchin, Hertfordshire	Historic Landfill	
3	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill	
4	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	
5	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill	
6	Gerry's Hole-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill	
7	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
8	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
9	Hambridge Way-Pirton	Historic Landfill	
10	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



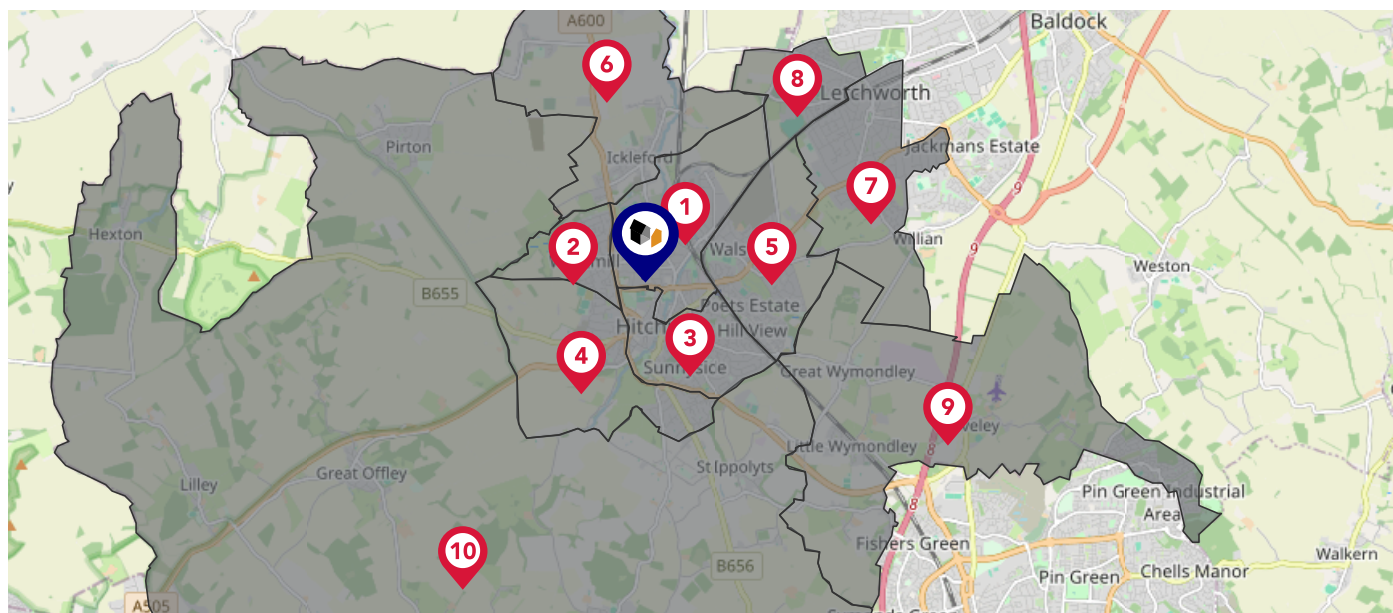
Mine Entry

- ✕ 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

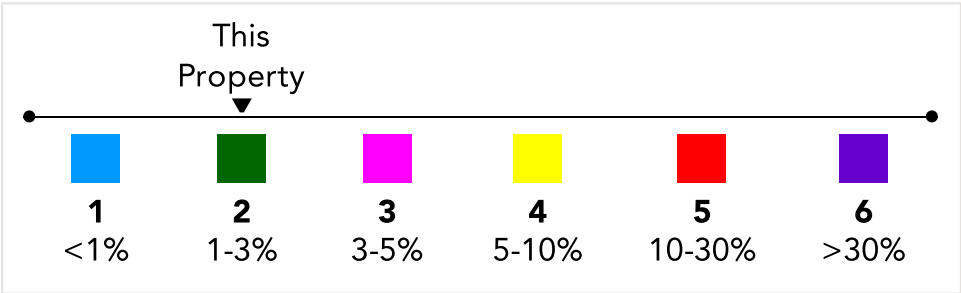
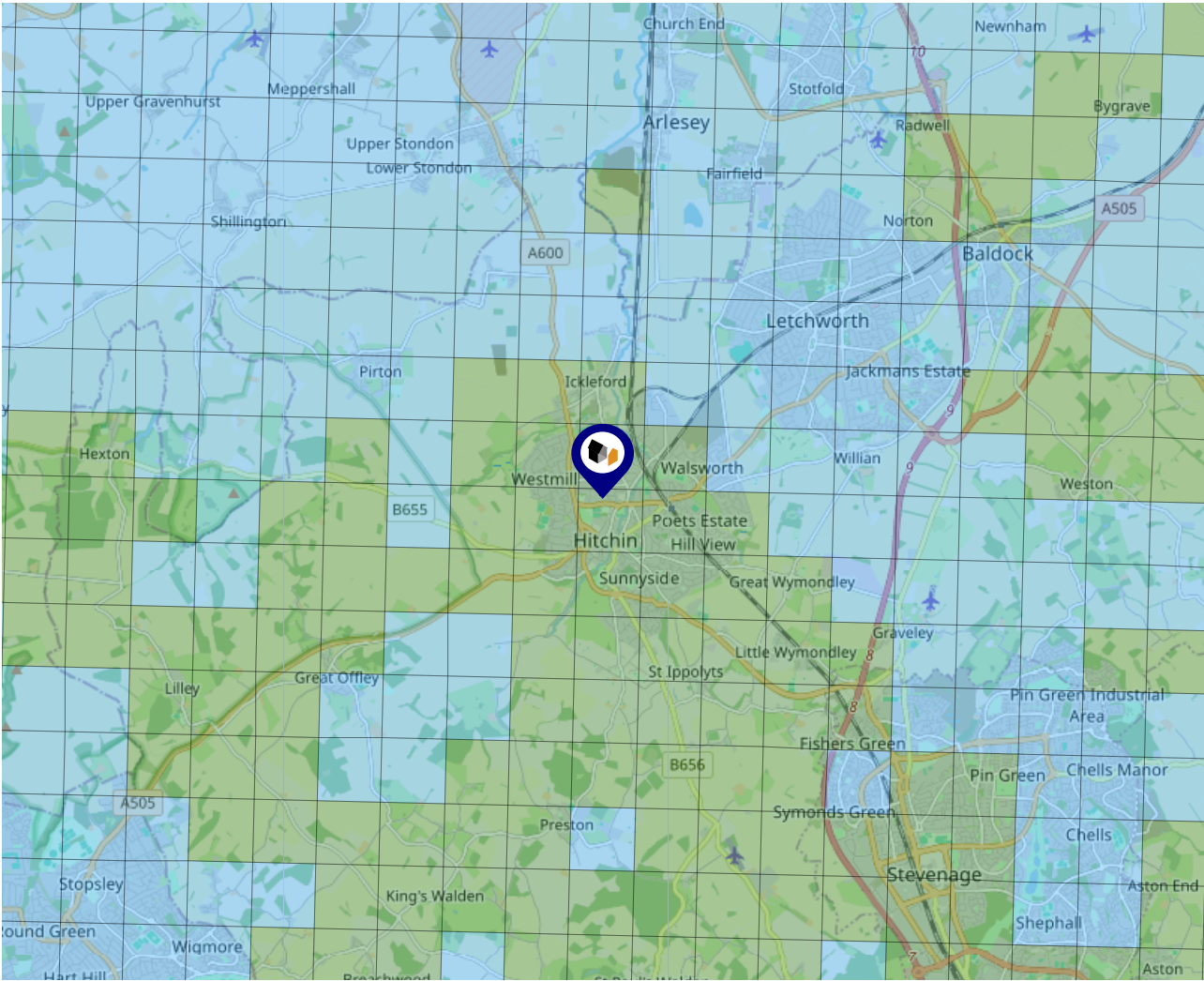


Nearby Council Wards

- 1 Hitchin Bearton Ward
- 2 Hitchin Oughton Ward
- 3 Hitchin Highbury Ward
- 4 Hitchin Priory Ward
- 5 Hitchin Walsworth Ward
- 6 Cadwell Ward
- 7 Letchworth South West Ward
- 8 Letchworth Wilbury Ward
- 9 Chesfield Ward
- 10 Hitchwood, Offa and Hoo Ward

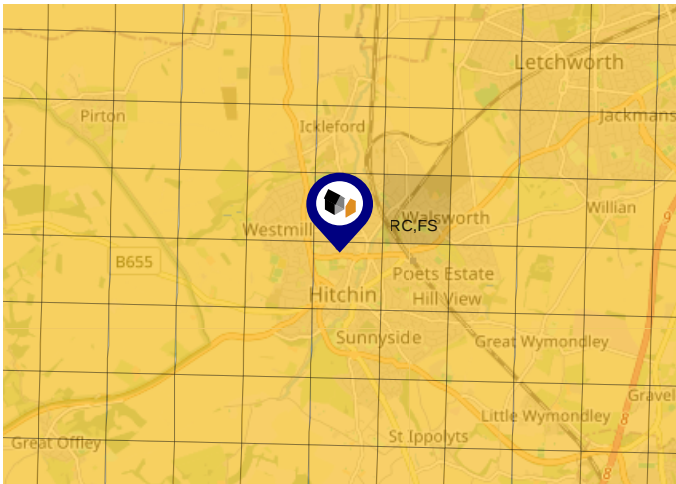
What is Radon?

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



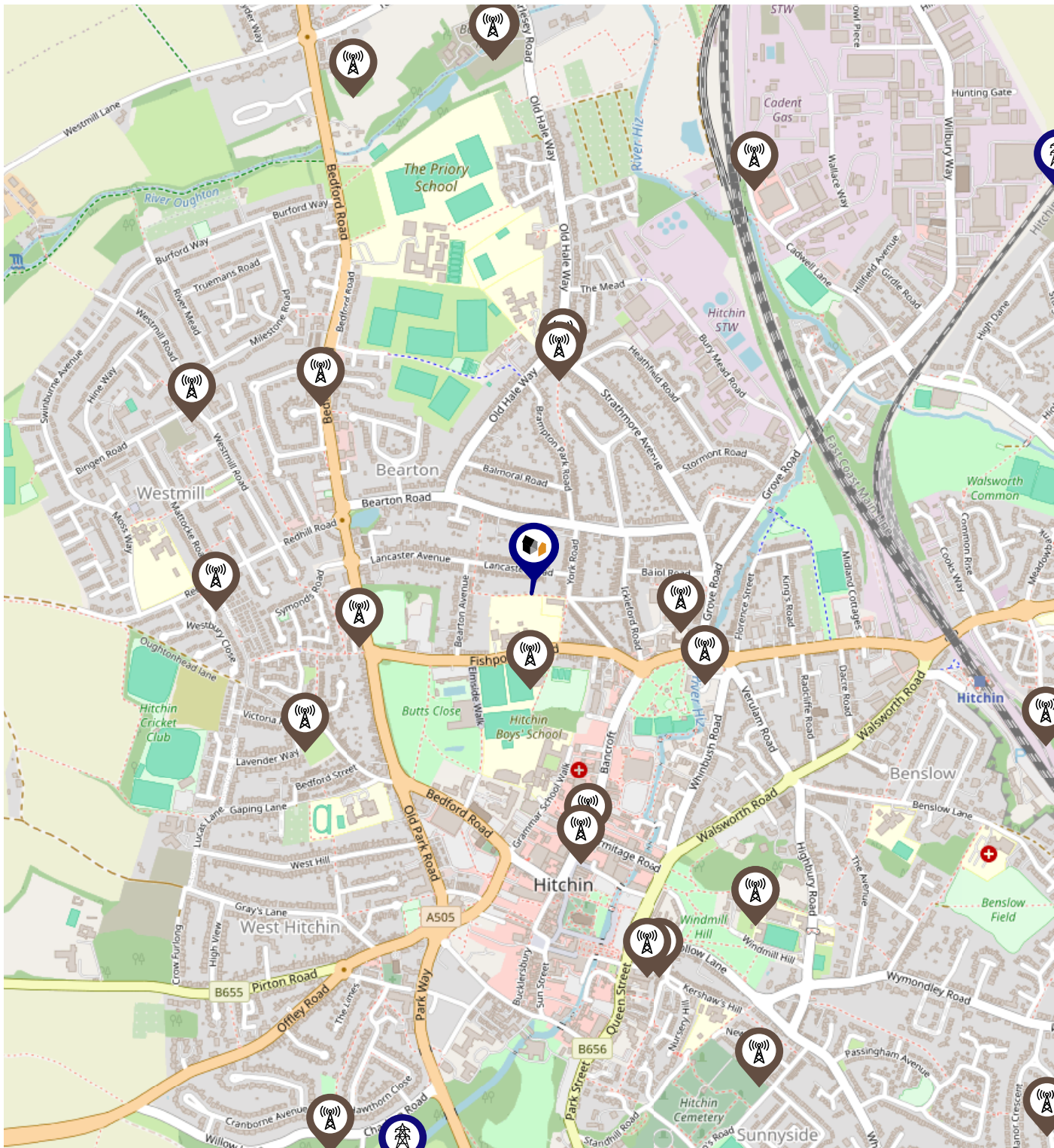
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



Primary Classifications (Most Common Clay Types)

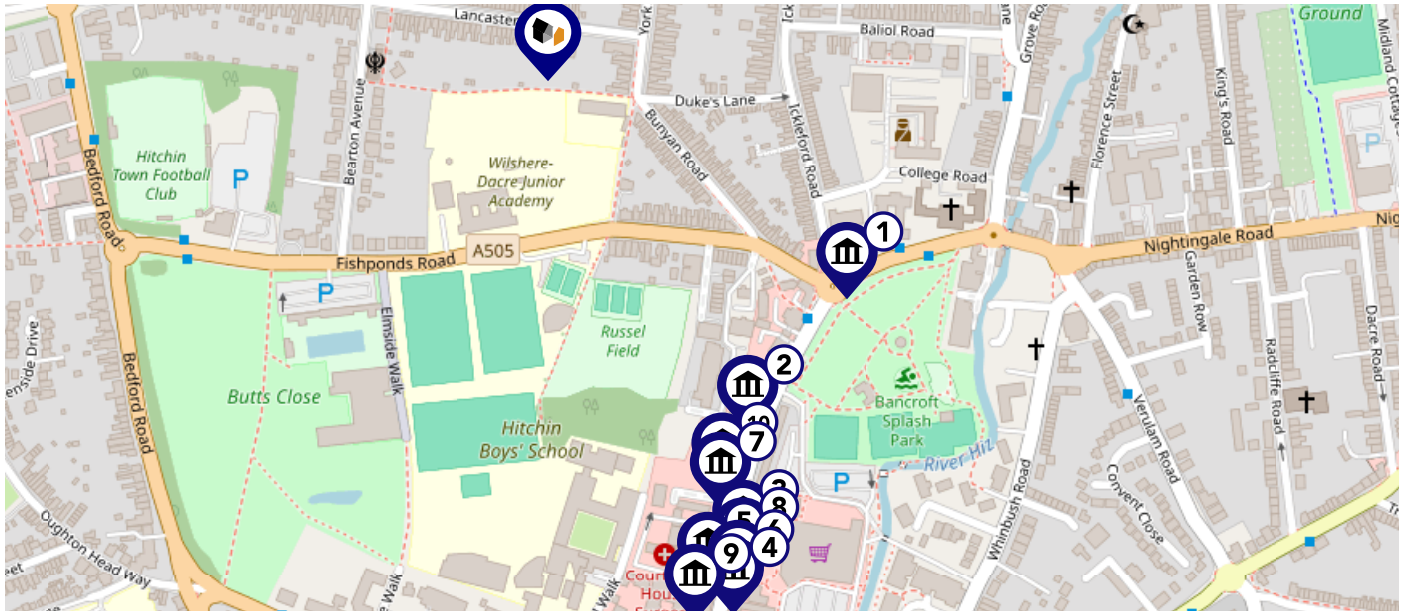
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



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
	1347594 - Frythe Cottages	Grade II	0.2 miles
	1347577 - 53, Bancroft	Grade II	0.2 miles
	1102222 - 86 And 87, Bancroft	Grade II	0.3 miles
	1173028 - 93, Bancroft	Grade II	0.3 miles
	1172987 - 34, Bancroft	Grade II	0.3 miles
	1347578 - 91 And 92, Bancroft	Grade II	0.3 miles
	1102221 - 45, 46 And 46a, Bancroft	Grade II	0.3 miles
	1173005 - Entrance Court Wall And Gateways To Skynner's Almshouses Skynner's Almshouses	Grade II	0.3 miles
	1172978 - 30, Bancroft	Grade II	0.3 miles
	1296455 - 47, Bancroft	Grade II	0.3 miles

Building Safety

No building safety aspects to report

Accessibility / Adaptations

Not suitable for wheelchair users

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Standrad brick construction

Property Lease Information

Freehold

Listed Building Information

Not listed

Stamp Duty

Not specified

Other

None specified

Other

None specified

Electricity Supply

YES - MAINS

Gas Supply

YES - MAINS

Central Heating

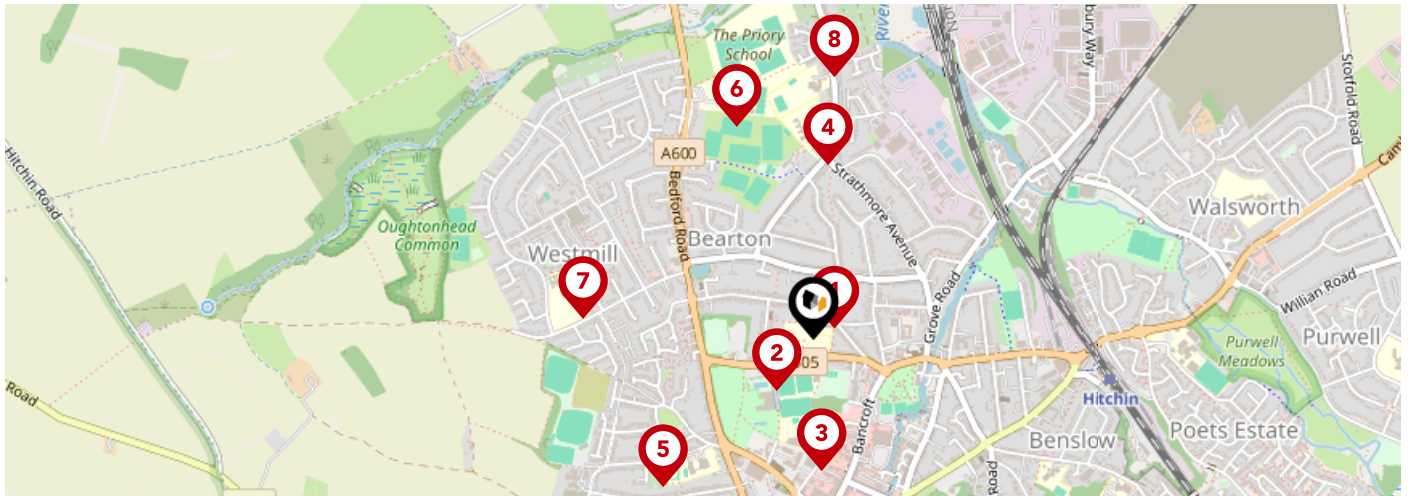
YES - GCH / underfloor heating

Water Supply

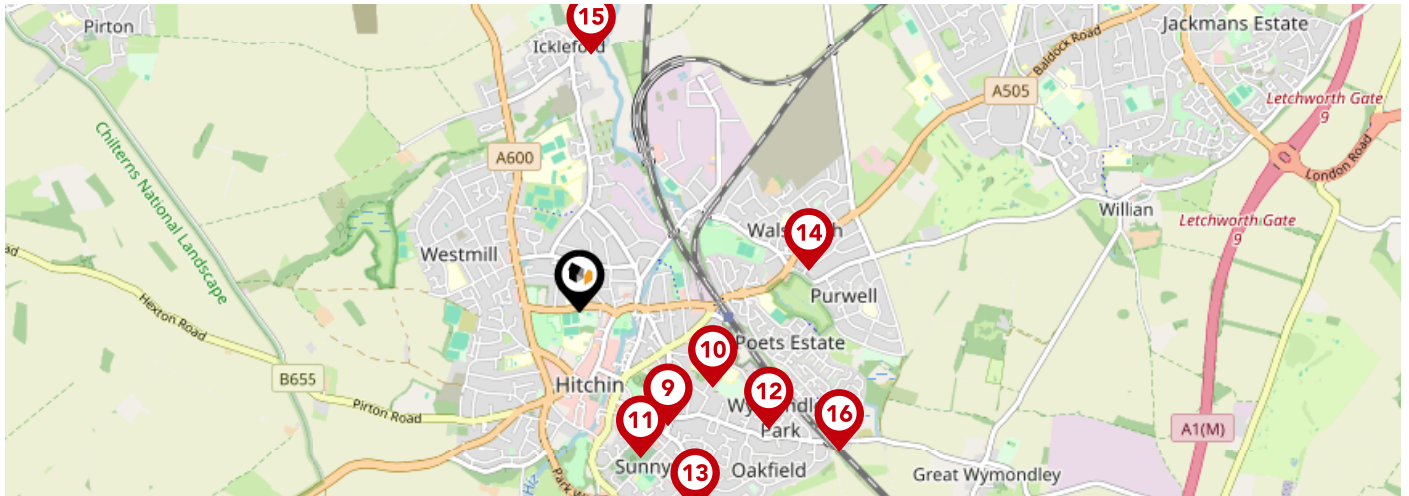
YES - MAINS

Drainage

YES - MAINS



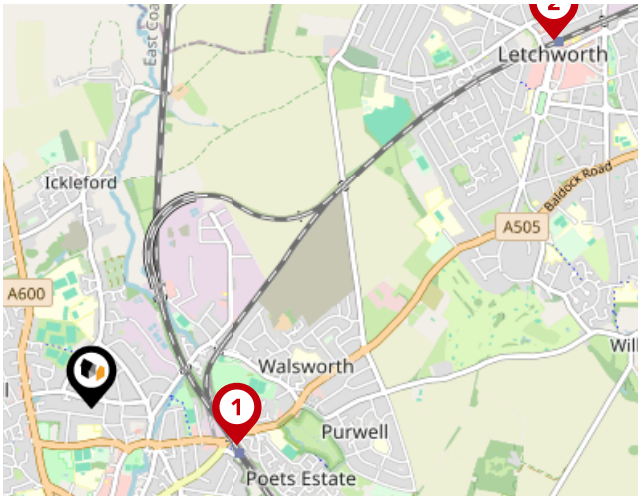
		Nursery	Primary	Secondary	College	Private
1	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.05	☒	☐	☐	☐	☐
2	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.14	☐	☒	☐	☐	☐
3	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.3	☐	☐	☒	☐	☐
4	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.4	☐	☒	☐	☐	☐
5	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.48	☐	☒	☐	☐	☐
6	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.52	☐	☐	☒	☐	☐
7	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.53	☐	☒	☐	☐	☐
8	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:0.6	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.66	☐	☐	☒	☐	☐
10	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.7	☐	☒	☐	☐	☐
11	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.72	☐	☒	☐	☐	☐
12	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:1.02	☐	☒	☐	☐	☐
13	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:1.05	☐	☒	☐	☐	☐
14	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:1.06	☐	☒	☐	☐	☐
15	Ickleford Primary School Ofsted Rating: Good Pupils: 210 Distance:1.18	☐	☒	☐	☐	☐
16	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:1.34	☐	☒	☐	☐	☐

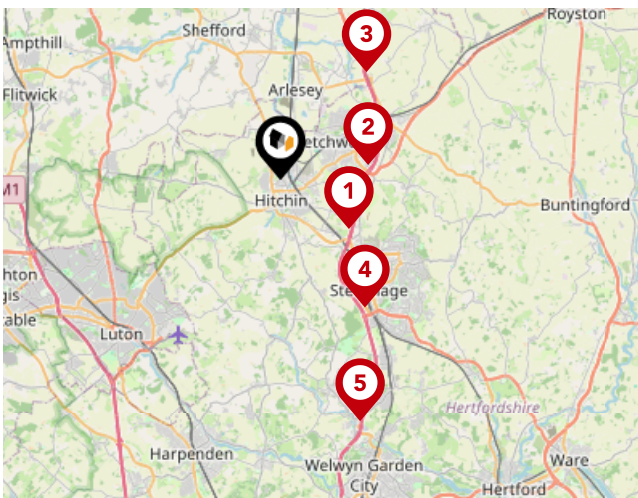
Area

Transport (National)



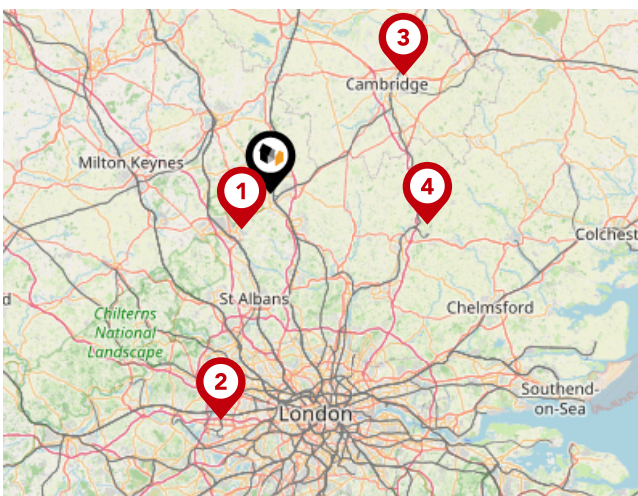
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.68 miles
2	Letchworth Rail Station	2.7 miles
3	Letchworth Rail Station	2.71 miles



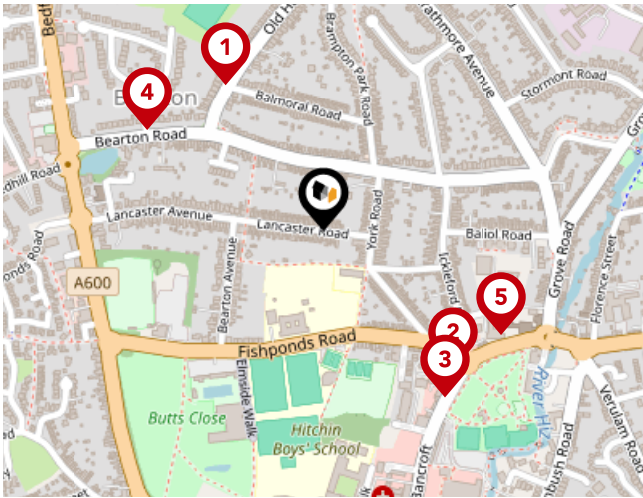
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.13 miles
2	A1(M) J9	3.24 miles
3	A1(M) J10	5.04 miles
4	A1(M) J7	5.62 miles
5	A1(M) J6	9.32 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.72 miles
2	Heathrow Airport	34.1 miles
3	Cambridge	25.93 miles
4	Stansted Airport	23.44 miles



Bus Stops/Stations

Pin	Name	Distance
1	Balmoral Road	0.2 miles
2	Bunyan Road	0.22 miles
3	Bunyan Road	0.24 miles
4	Bearton Green	0.23 miles
5	Grove Road	0.23 miles

Important - Please read

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

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

81 Hermitage Road Hitchin Herts SG5 1DB

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk

