

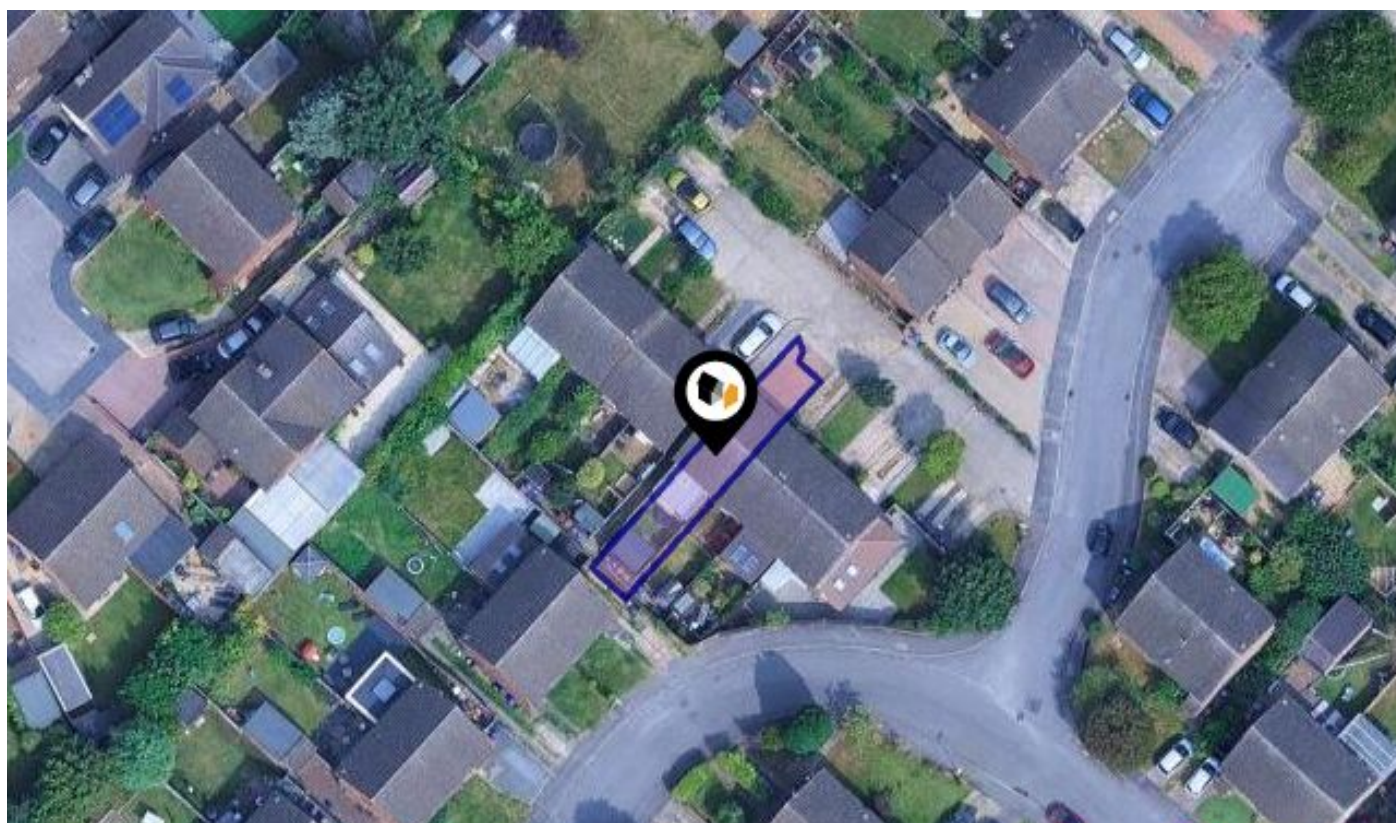


See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 28th July 2026



CAMPBELL CLOSE, HITCHIN, SG4

Country Properties

81 Hermitage Road Hitchin Herts SG5 1DB

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



Planning records for: **1 Campbell Close Hitchin Hertfordshire SG4 0RH**

Reference - 18/02707/FPH	
Decision:	Decided
Date:	10th October 2018
Description:	Single storey side extension

Planning records for: **16 Campbell Close Hitchin SG4 0RH**

Reference - 12/01798/1HH	
Decision:	Decided
Date:	02nd August 2012
Description:	Two storey rear extension and first floor window to existing side elevation

Planning records for: **18 Campbell Close Hitchin SG4 0RH**

Reference - 87/00669/1	
Decision:	Decided
Date:	13th May 1987
Description:	Erection of single storey side extension for garage

Reference - 83/01705/1	
Decision:	Decided
Date:	24th October 1983
Description:	Erection of single storey side extension

Planning records for: **19 Campbell Close Hitchin SG4 0RH**

Reference - 88/00340/1	
Decision:	Decided
Date:	01st March 1988
Description:	Erection of two storey side extension.

Reference - 00/00316/1HH	
Decision:	Decided
Date:	28th February 2000
Description:	Single storey front and rear extensions to existing detached garage

Reference - 88/00763/1	
Decision:	Decided
Date:	03rd May 1988
Description:	Erection of two storey rear extension (as amended by plans recieved 13 June 1988)

Planning records for: **20 Campbell Close Hitchin Hertfordshire SG4 0RH**

Reference - 20/02675/FPH	
Decision:	Decided
Date:	18th November 2020
Description:	Two storey side extension

Planning records for: **21 Campbell Close Hitchin SG4 0RH**

Reference - 17/02320/1NMA	
Decision:	Decided
Date:	13th September 2017
Description:	Variation to boundary wall of extension to accomodate box gutter. (as Non-Material Amendment of Planning Permission 16/02718/1HH granted 01/12/2016)

Reference - 16/02718/1HH	
Decision:	Decided
Date:	28th October 2016
Description:	Part first floor and part single storey side extensions (as amended by drawing PL01A received 25/11/2016).

Reference - 02/01559/1HH	
Decision:	Decided
Date:	18th October 2002
Description:	Single storey front extension

Planning records for: **22 Campbell Close Hitchin SG4 0RH**

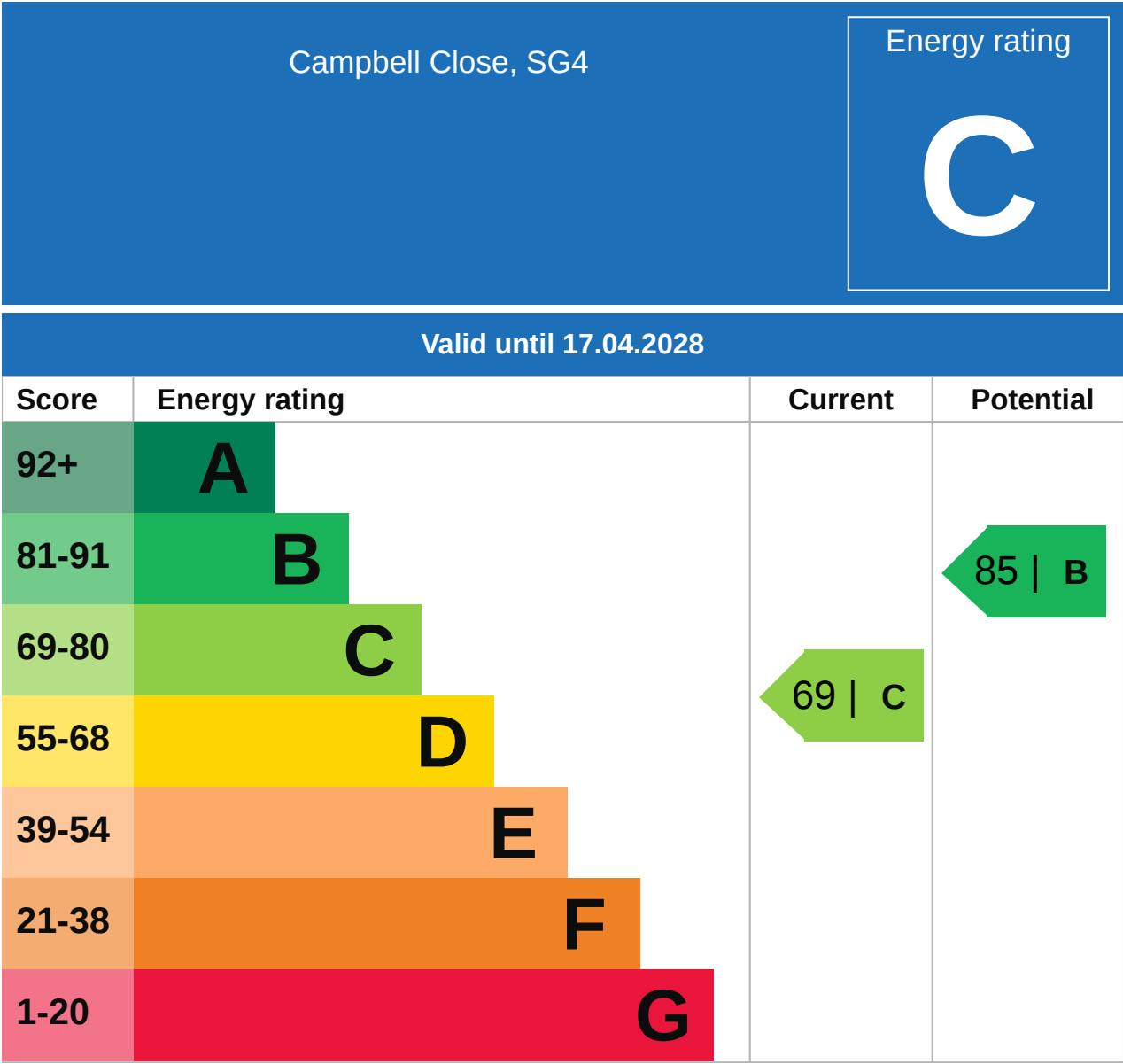
Reference - 10/01613/1HH	
Decision:	Decided
Date:	19th July 2010
Description:	Single storey side and rear extension (extension of time limit to planning permission 07/01717/1HH dated 28/08/07)

Planning records for: **22 Campbell Close Hitchin SG4 0RH**

Reference - 07/01717/1HH	
Decision:	Decided
Date:	11th July 2007
Description:	Single storey side and rear extension

Planning records for: **27 Campbell Close Hitchin SG4 0RH**

Reference - 05/01694/1HH	
Decision:	Decided
Date:	30th November 2005
Description:	Two storey side extension



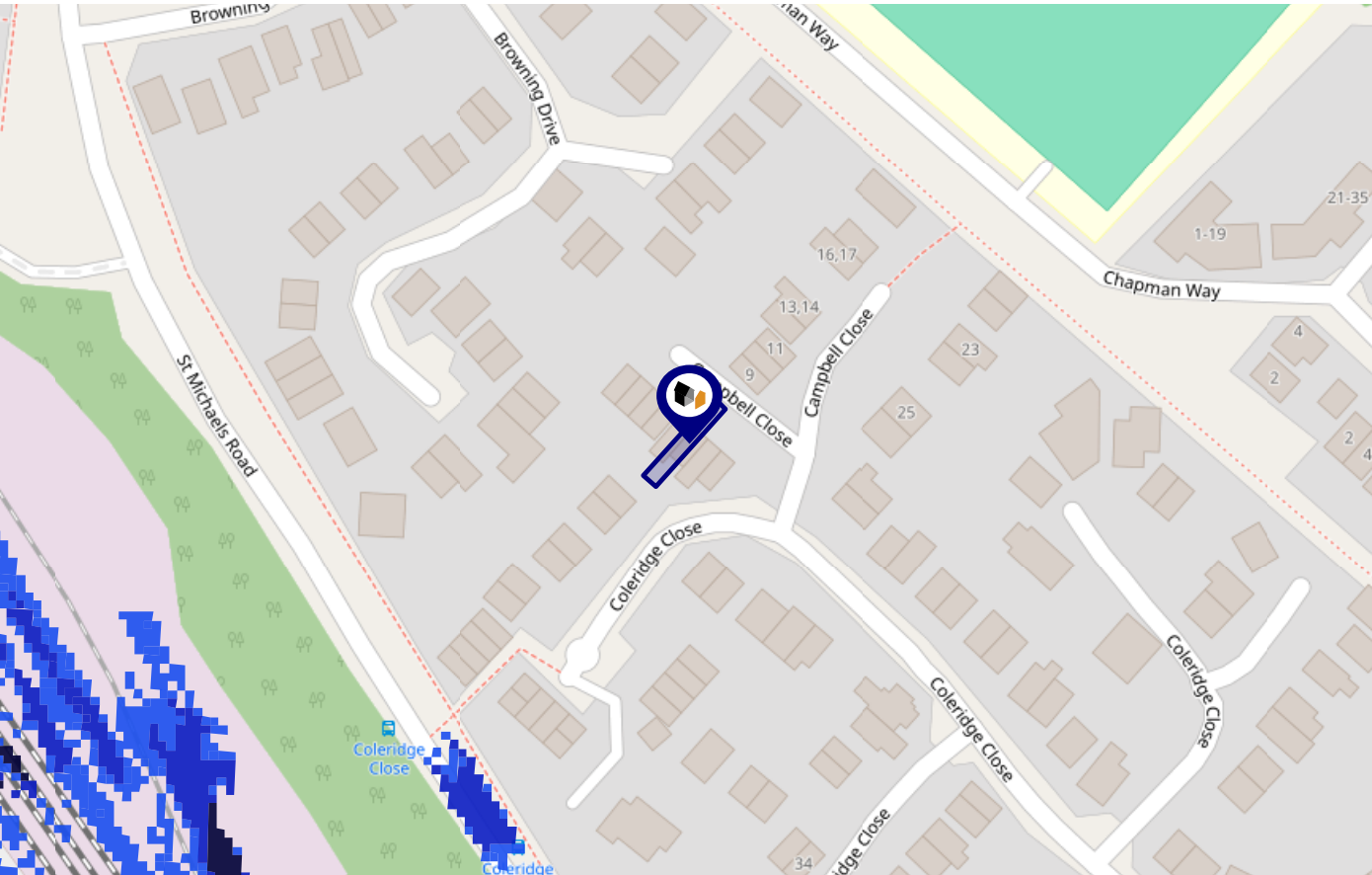
Additional EPC Data

Property Type:	House
Build Form:	End-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, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Very Good
Lighting:	Low energy lighting in 43% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	63 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.

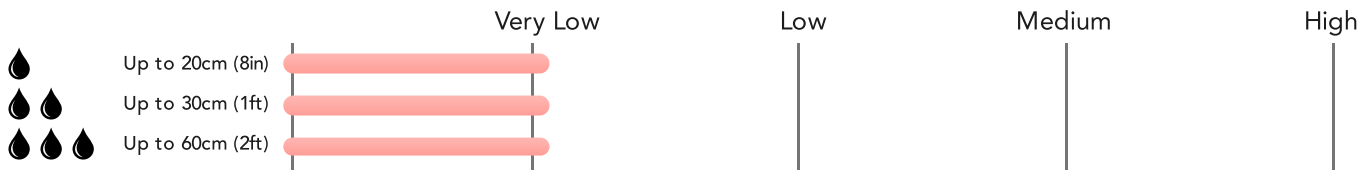


Risk Rating: Very low

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.

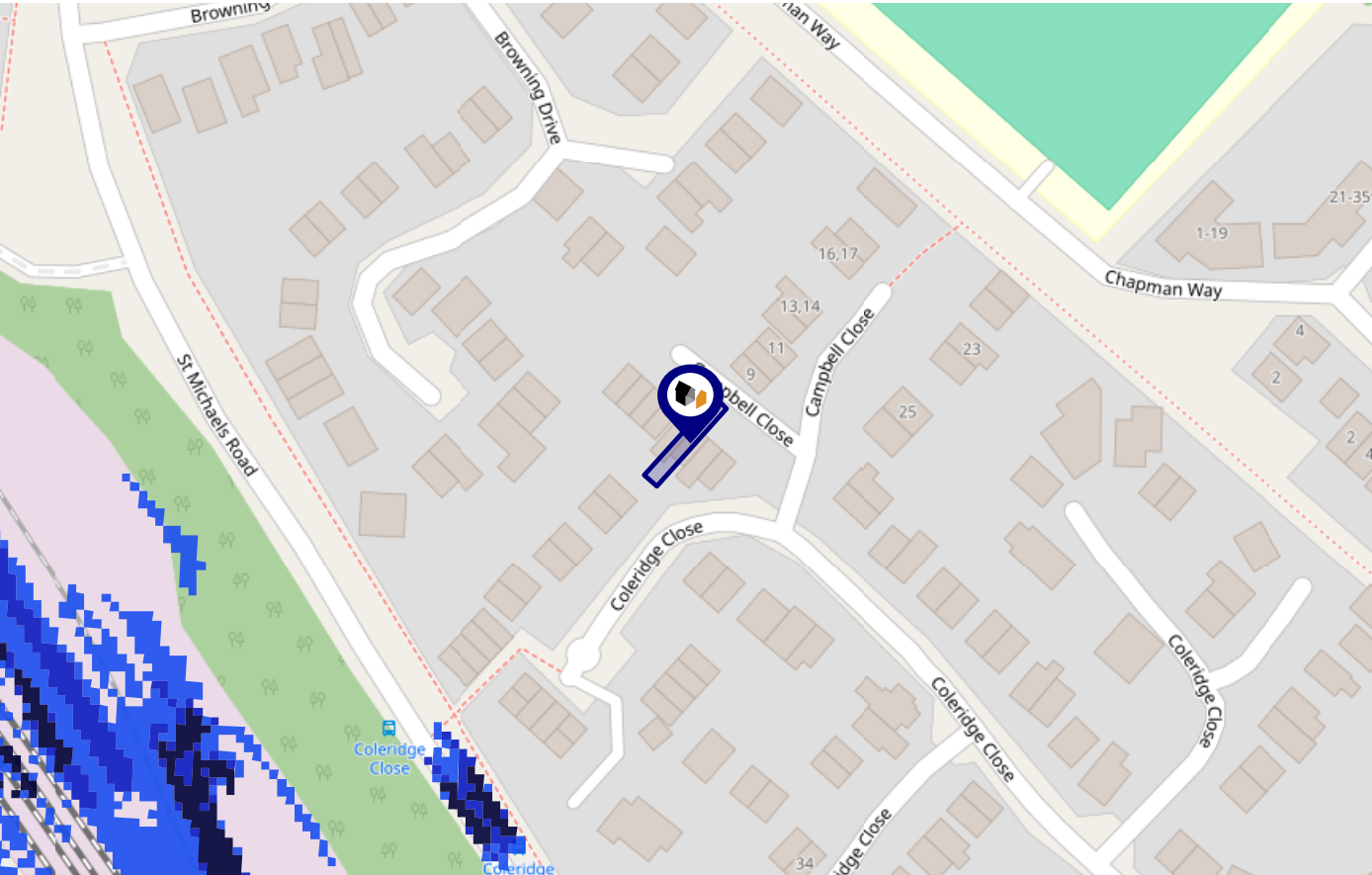
Chance of flooding to the following depths at this property:



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.

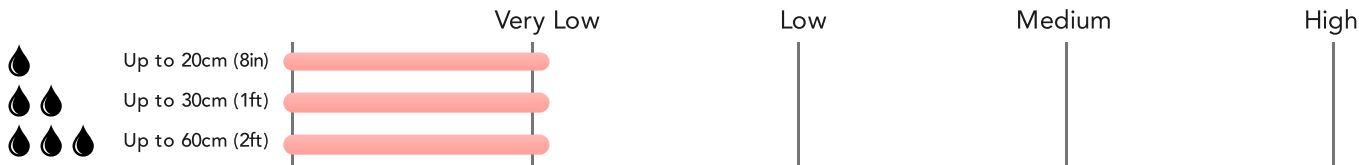


Risk Rating: Very low

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.
- 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.

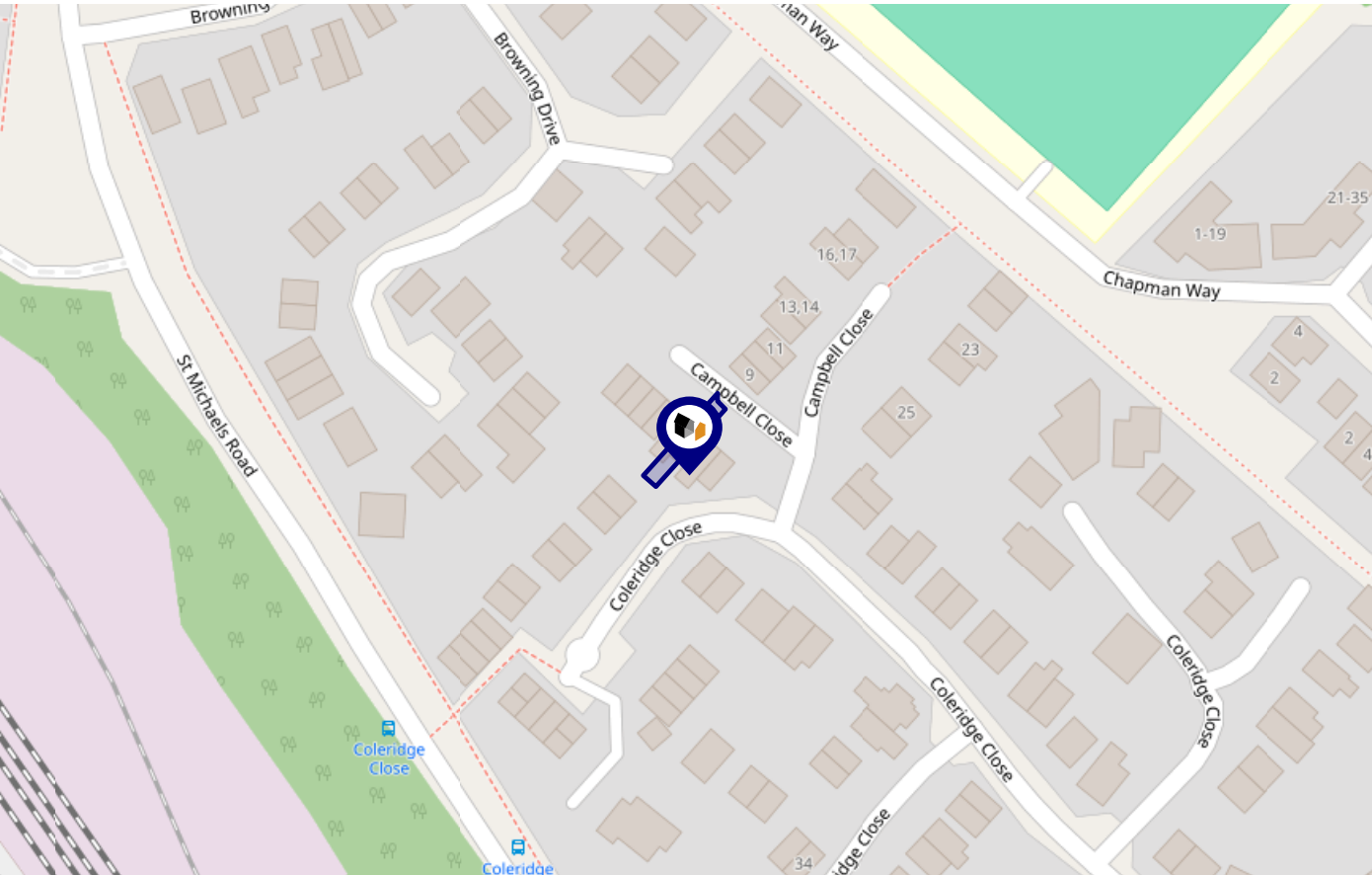
Chance of flooding to the following depths at this property:



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.

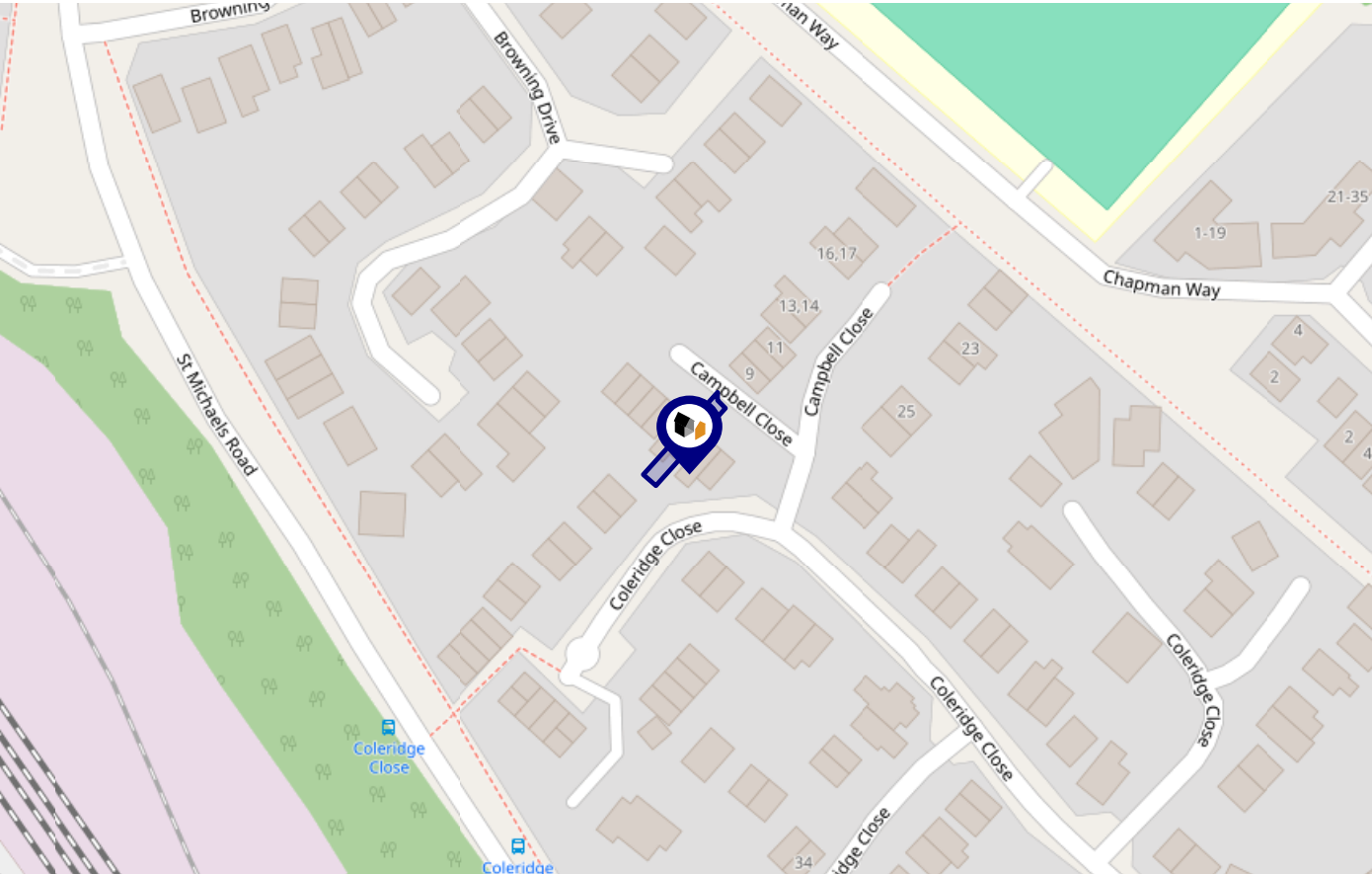
Chance of flooding to the following depths at this property:



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.

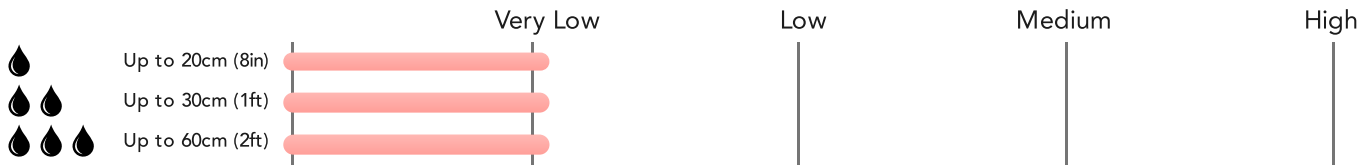


Risk Rating: Very low

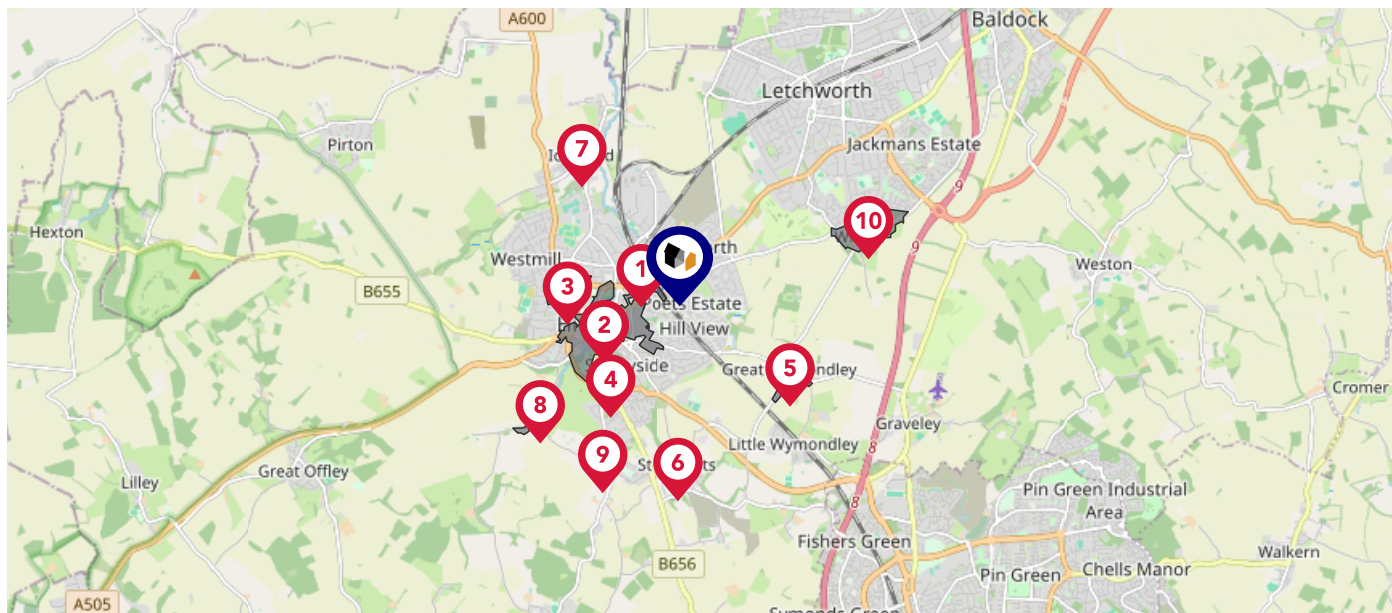
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
- 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:



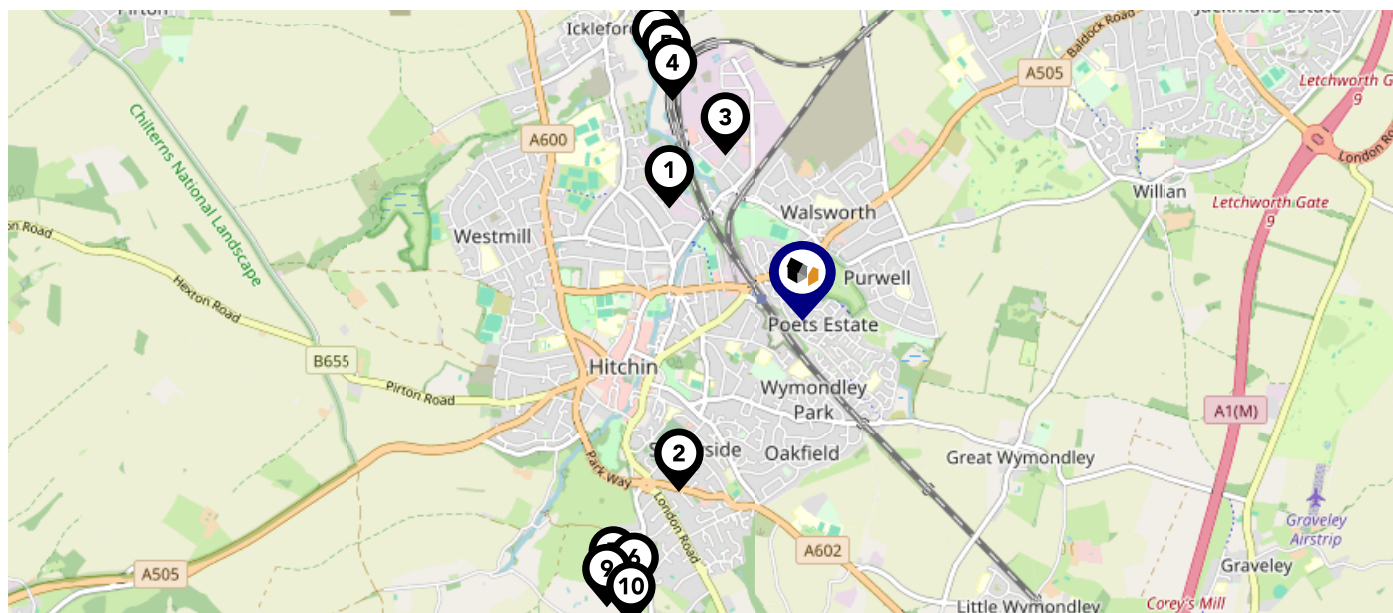
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

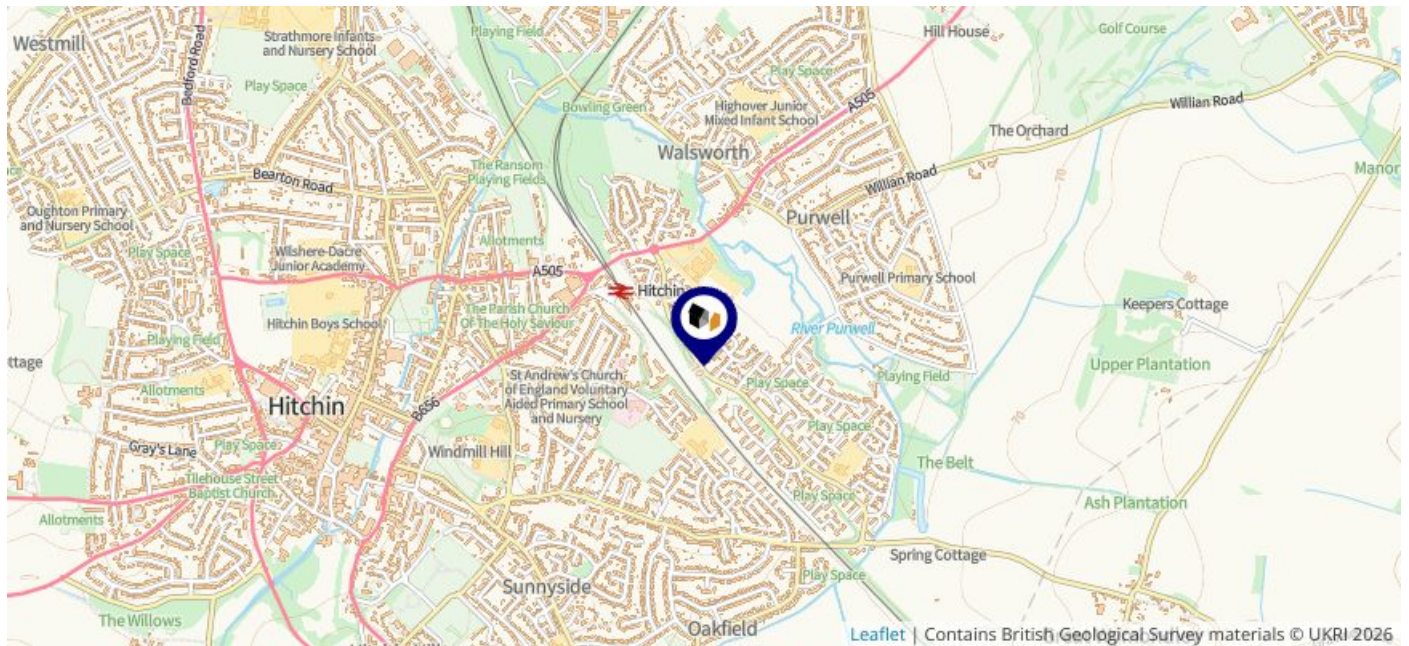
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

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

This map displays nearby coal mine entrances and their classifications.



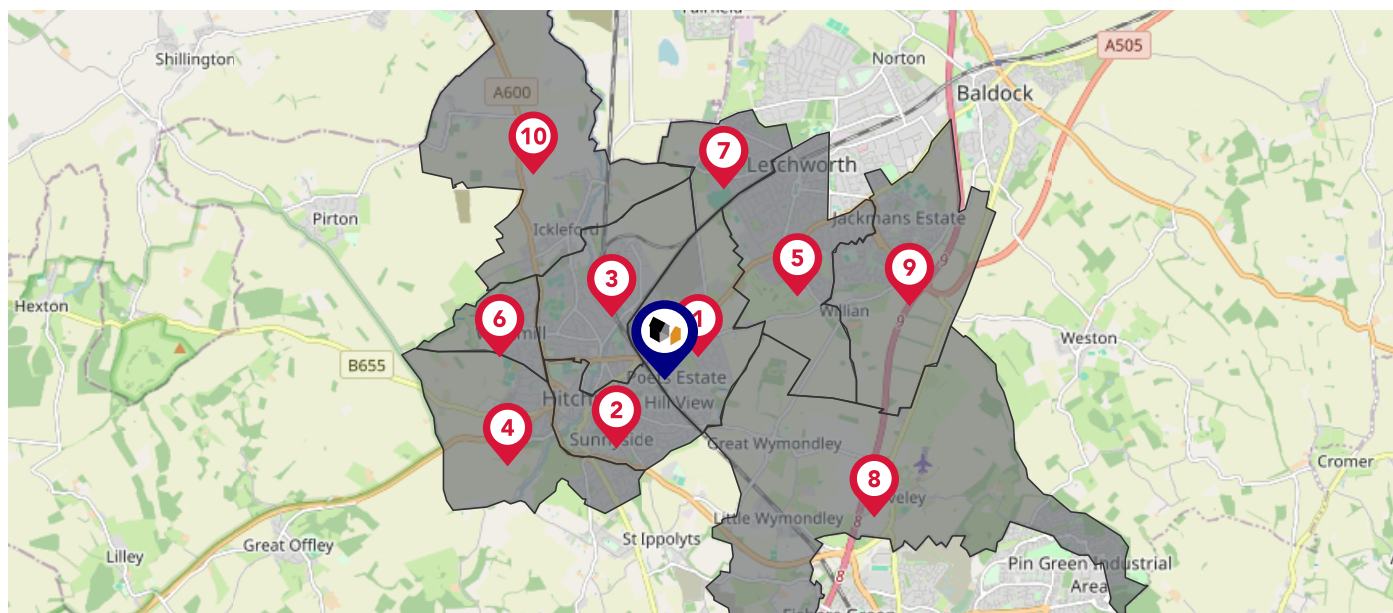
Mine Entry

- ✕ 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

Hitchin Bearton Ward

4

Hitchin Priory Ward

5

Letchworth South West Ward

6

Hitchin Oughton Ward

7

Letchworth Wilbury Ward

8

Chesfield Ward

9

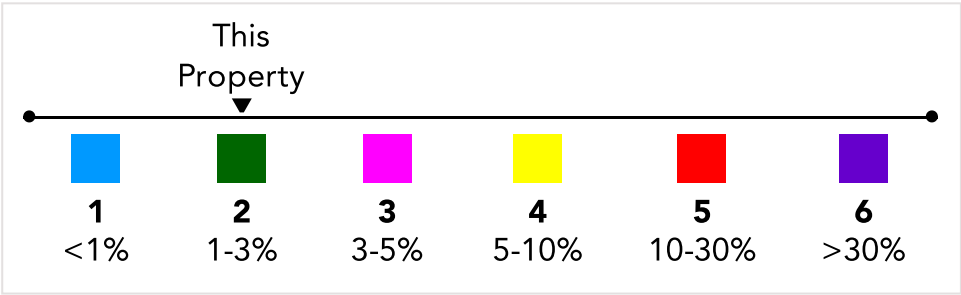
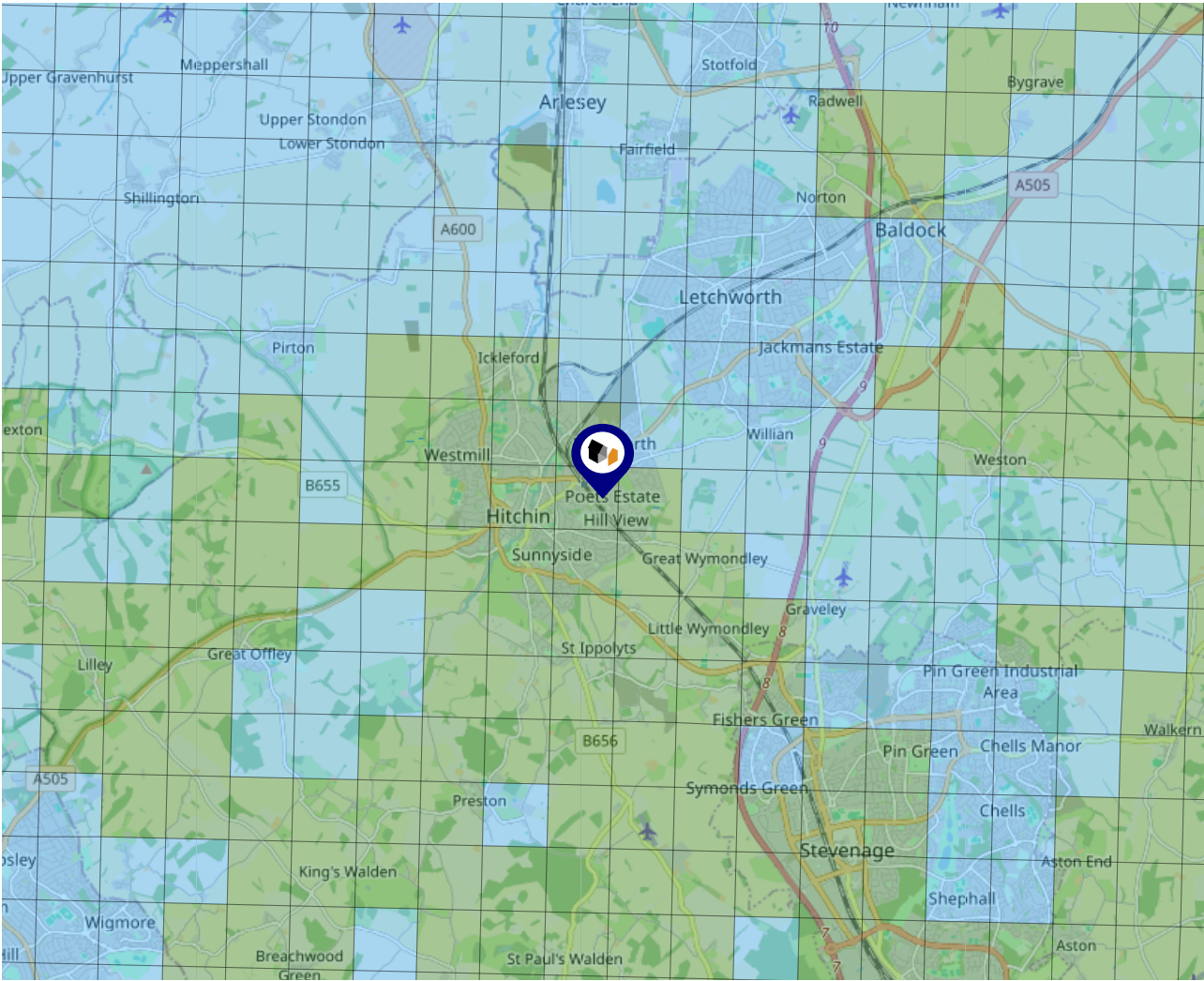
Letchworth South East Ward

10

Cadwell Ward

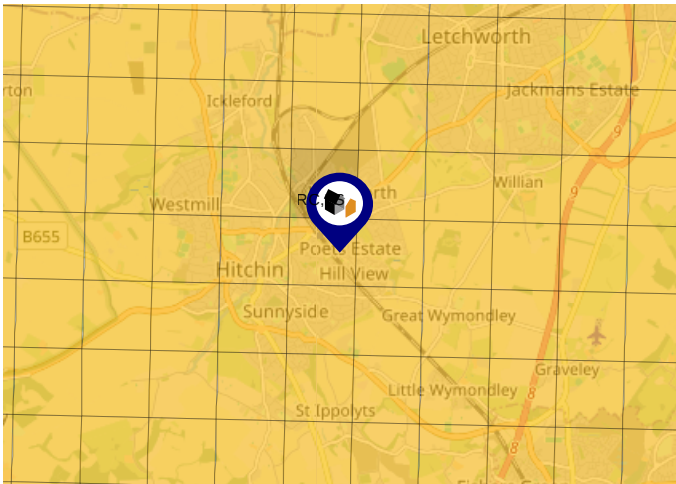
What is Radon?

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		

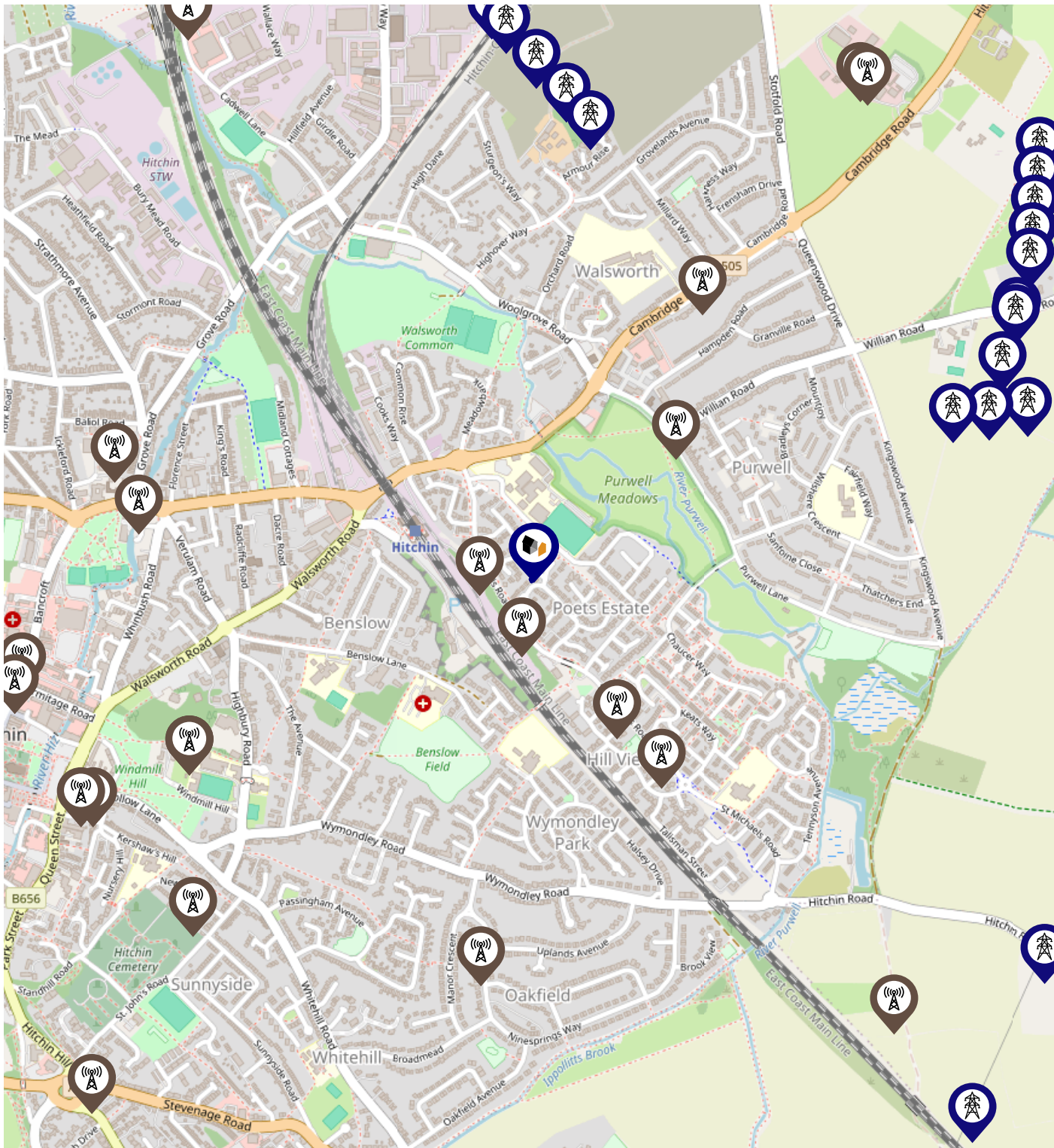


Primary Classifications (Most Common Clay Types)

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

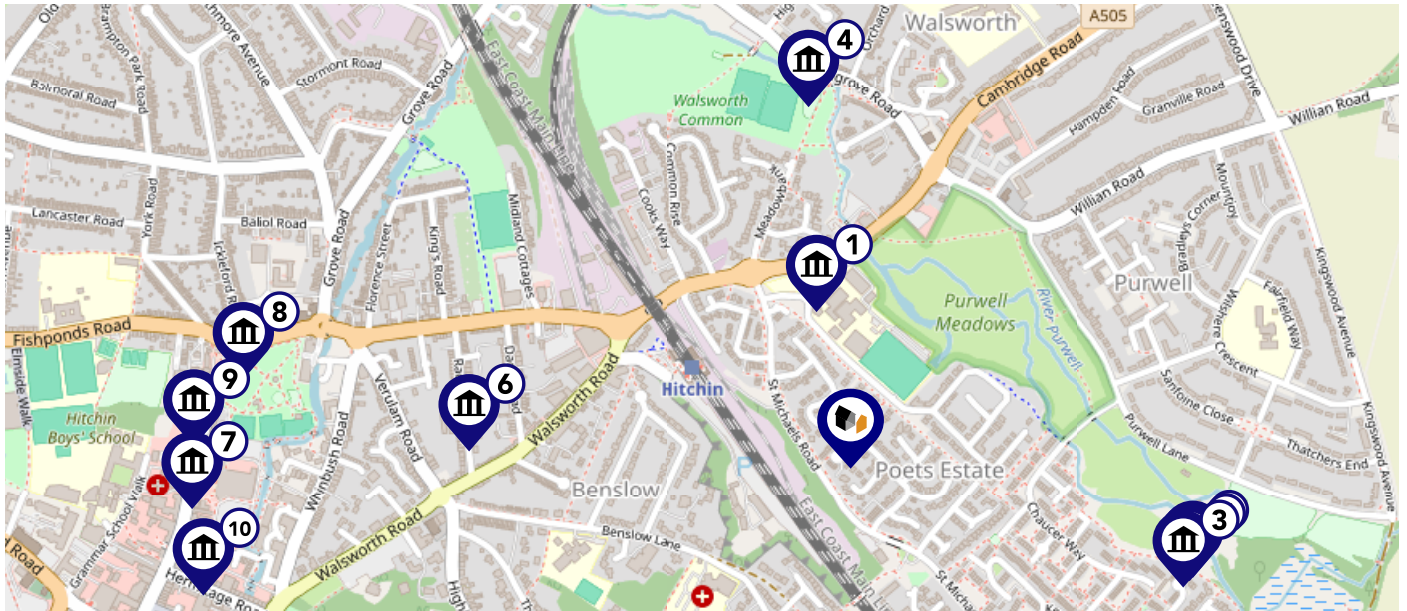
Local Area

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
	1296215 - Walsworth House	Grade II	0.2 miles
	1347596 - Purwell Mill	Grade II	0.4 miles
	1296130 - Mill Cottage At Purwell Farm	Grade II	0.4 miles
	1347608 - 91, Woolgrove Road	Grade II	0.4 miles
	1102180 - Mill House	Grade II	0.4 miles
	1102182 - Church Of The Holy Saviour	Grade II	0.4 miles
	1102222 - 86 And 87, Bancroft	Grade II	0.7 miles
	1347594 - Frythe Cottages	Grade II	0.7 miles
	1347577 - 53, Bancroft	Grade II	0.7 miles
	1390955 - Buildings On The Ransoms Site	Grade II	0.7 miles

Building Safety

Asbestos found when changing consumer unit - this was removed
Artex ceiling - Low risk, vendors have skimmed with plastered over

Accessibility / Adaptations

None specified

Restrictive Covenants

None specified

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

None specified

Other

None specified

Electricity Supply

YES - Mains

Gas Supply

YES - Mains

Central Heating

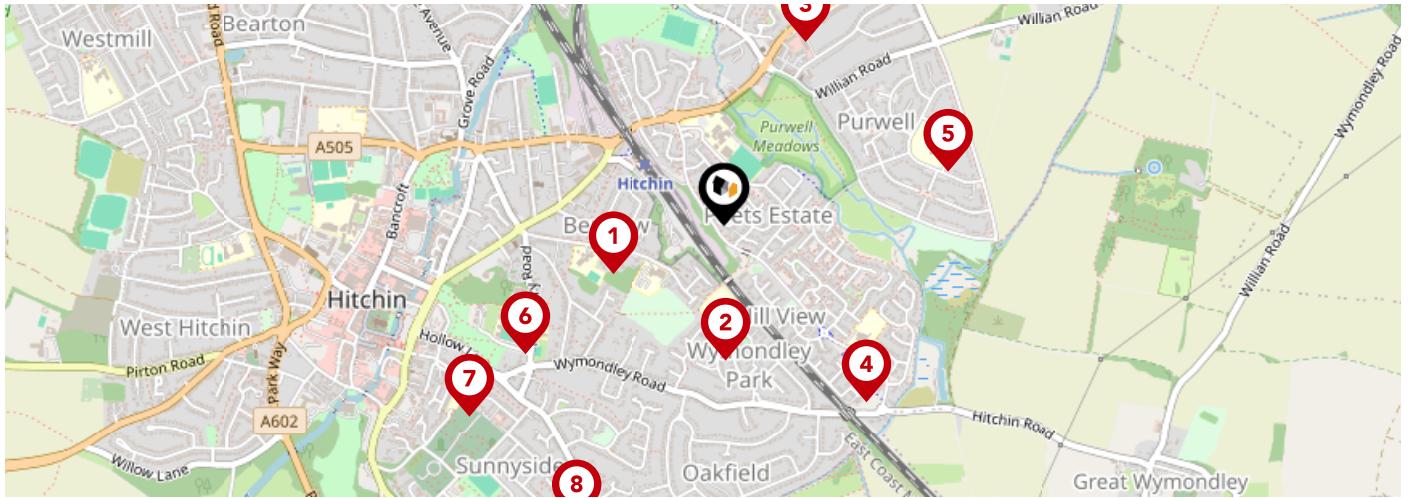
YES - GCH

Water Supply

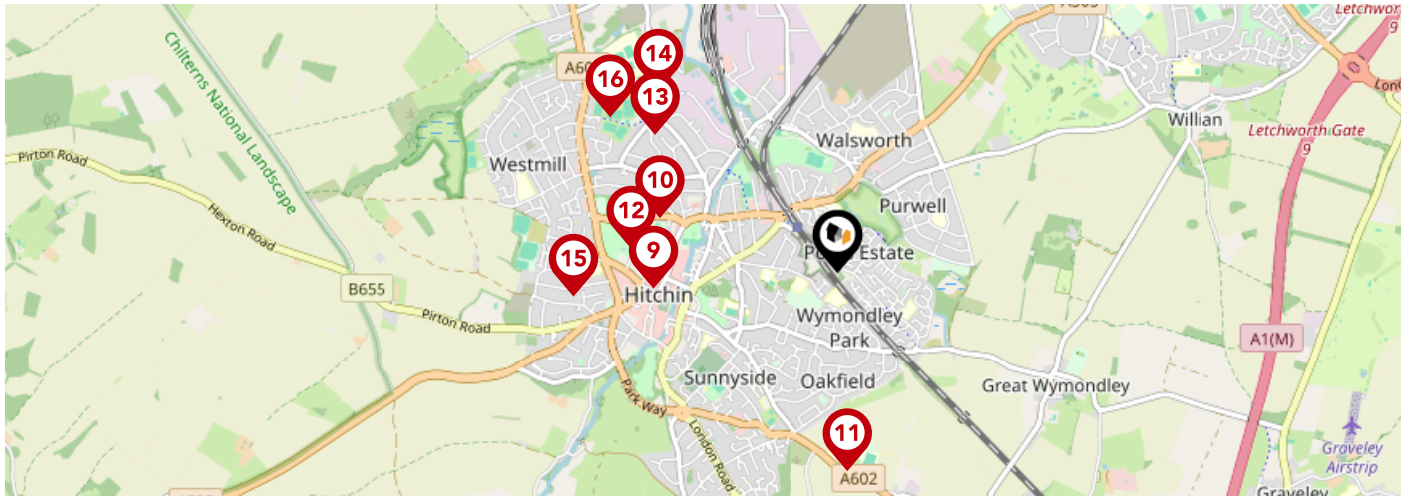
YES - Mains

Drainage

YES - Mains



		Nursery	Primary	Secondary	College	Private
1	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.28	☐	☒	☐	☐	☐
2	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.31	☐	☒	☐	☐	☐
3	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:0.46	☐	☒	☐	☐	☐
4	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:0.52	☐	☒	☐	☐	☐
5	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:0.53	☐	☒	☐	☐	☐
6	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.54	☐	☐	☒	☐	☐
7	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.73	☐	☒	☐	☐	☐
8	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.76	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.84	☐	☐	☒	☐	☐
	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.85	☒	☐	☐	☐	☐
	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.91	☐	☐	☒	☐	☐
	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.95	☐	☒	☐	☐	☐
	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:1.04	☐	☒	☐	☐	☐
	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:1.16	☐	☒	☐	☐	☐
	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:1.21	☐	☒	☐	☐	☐
	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:1.26	☐	☐	☒	☐	☐

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.



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

The information contained within this report is for general information purposes only.

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

Country Properties

81 Hermitage Road Hitchin Herts SG5 1DB

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk

