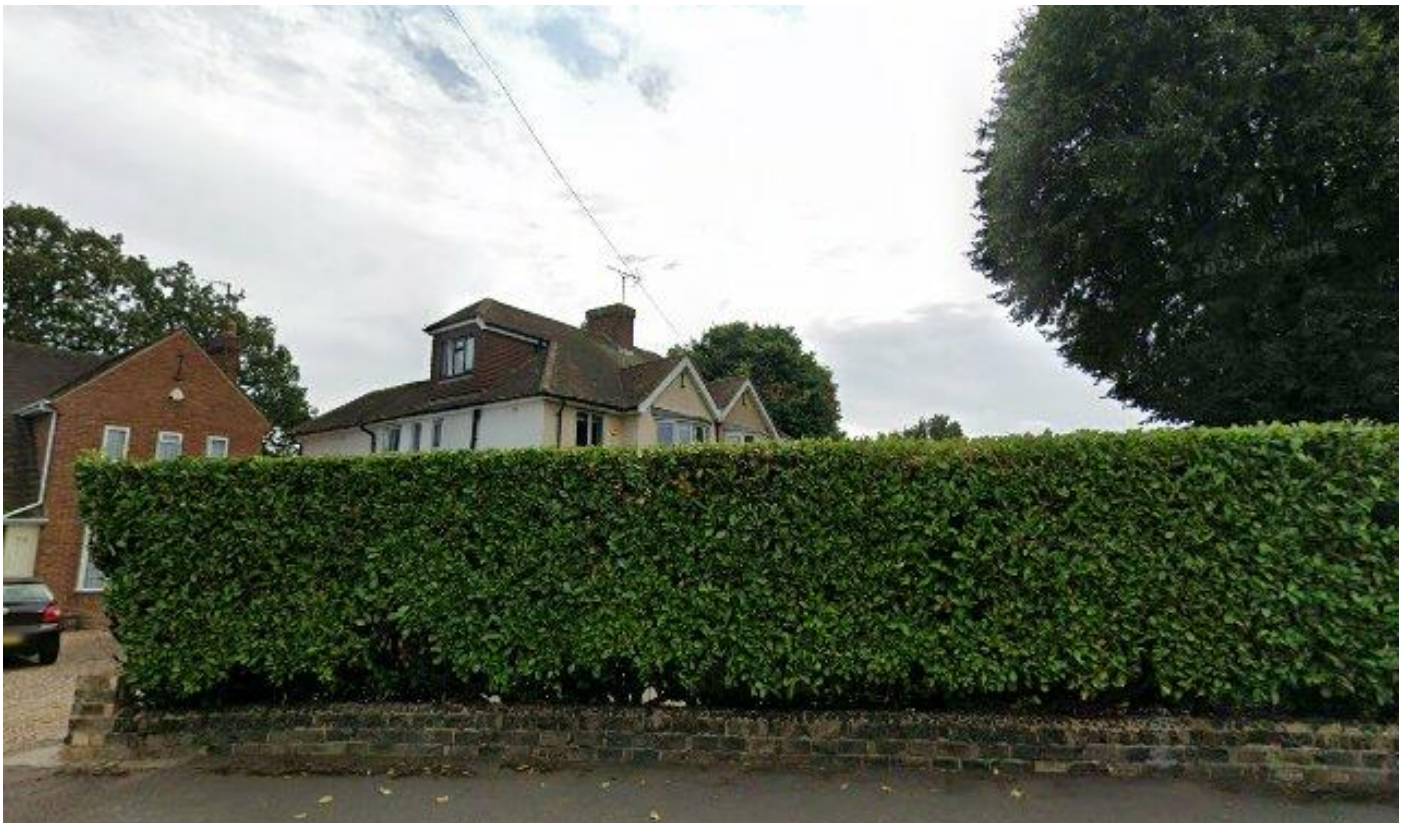
country properties

See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 10th August 2026



BEARTON GREEN, HITCHIN, SG5

Country Properties

81 Hermitage Road Hitchin Herts SG5 1DB

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk

The Property Ombudsman

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Planning records for: ***16 Bearton Green Hitchin Hertfordshire SG5 1UG***

Reference - 22/00266/LDCP

Decision: Decided

Date: 01st February 2022

Description:

Extension to roof to form gable end to facilitate loft conversion including insertion of front, side and rear velux windows.

Reference - 22/03154/TCA

Decision: Decided

Date: 06th December 2022

Description:

T1 Ash - Crown lift 6m from floor level. G1 Sycamore and Chestnut (forming same canopy) Crown reduce by 50%. T2 Horse Chestnut - Crown reduce by 4m. T3 Maple - Crown reduce by 3m. T4 Sycamore - Crown lift to 6m from ground level. T5 Cherry - Crown reduce by 2m

Reference - 22/03061/FPH

Decision: Decided

Date: 06th December 2022

Description:

First floor rear extension.

Reference - 11/00269/1HH

Decision: Decided

Date: 21st February 2011

Description:

Single storey rear extension following demolition of existing

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country properties

Planning records for: ***16 Bearton Green Hitchin SG5 1UG***

Reference - 15/00076/1HH

Decision: Decided

Date: 12th January 2015

Description:

Single storey rear extension infill, detached double garage with pitched roof following demolition of existing detached garage (as amended by plan received 5/3/15).

Reference - 22/02307/LDCP

Decision: Decided

Date: 29th August 2022

Description:

Insertion of 2No. roof light windows to the main rear roof slope

Reference - 22/01134/FPH

Decision: Awaiting decision

Date: 25th April 2022

Description:

First floor rear extension

Reference - 22/02308/FPH

Decision: Decided

Date: 29th August 2022

Description:

First floor rear extension and rear dormer window

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Planning records for: ***18 Bearton Green Hitchin SG5 1UG***

Reference - 05/01906/1HH

Decision: Decided

Date: 21st December 2005

Description:

Single and two storey rear extension

Reference - 04/01800/1HH

Decision: Decided

Date: 05th November 2004

Description:

Two storey rear extension following demolition of conservatory and detached garage

Planning records for: ***20 Bearton Green Hitchin SG5 1UG***

Reference - 16/02044/1HH

Decision: Decided

Date: 16th August 2016

Description:

Front entrance porch, changes to fenestration on front elevation, single storey rear extension, open-sided canopy on side elevation.

Planning records for: ***22 Bearton Green Hitchin SG5 1UG***

Reference - 85/00118/1

Decision: Decided

Date: 25th December 1984

Description:

Erection of single storey rear extension.

Planning records for: ***22 Bearton Green Hitchin SG5 1UG***

Reference - 85/00030/1

Decision: Decided

Date: 16th November 1984

Description:

Erection of a single storey rear extension.

Planning records for: ***24 Bearton Green Hitchin Hertfordshire SG5 1UG***

Reference - 17/04013/FPH

Decision: Decided

Date: 28th November 2017

Description:

Single storey rear extension. Erection of detached garage following demolition of existing (as amended by drawing LP01B received 22/02/2018).

Reference - 10/00230/1

Decision: Decided

Date: 05th February 2010

Description:

Detached 3 bedroom dwelling with associated parking following demolition of existing garage

Planning records for: ***63 Bearton Green Hitchin SG5 1UG***

Reference - 79/00518/1

Decision: Decided

Date: 18th January 1979

Description:

Erection of single storey rear extension

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Planning records for: ***65 Bearton Green Hitchin SG5 1UG***

Reference - 80/00360/1

Decision: Decided

Date: 26th February 1980

Description:

Erection of two storey rear extension.

Reference - 11/00759/1HH

Decision: Decided

Date: 25th March 2011

Description:

Rear conservatory

Planning records for: ***69 Bearton Green Hitchin Hertfordshire SG5 1UG***

Reference - 21/03258/LDCP

Decision: Decided

Date: 22nd November 2021

Description:

Raise existing roof height and replace existing front elevation attached garage door with an entrance door and window to facilitate conversion of garage into habitable accommodation

Planning records for: ***71 Bearton Green Hitchin SG5 1UG***

Reference - 06/00530/1HH

Decision: Decided

Date: 30th March 2006

Description:

Two storey side extension and part two storey, part single storey rear extension.

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Planning records for: ***75 Bearton Green Hitchin SG5 1UG***

Reference - 08/00400/1HH

Decision: Decided

Date: 25th February 2008

Description:

Two storey side and part two storey, part single storey rear extension

Planning records for: ***77 Bearton Green Hitchin SG5 1UG***

Reference - 05/01266/1HH

Decision: Decided

Date: 05th September 2005

Description:

Part two-storey and first floor side and rear extension to incorporate single garage (as amended by plans received 29th September 2005).

Reference - 05/00671/1HH

Decision: Decided

Date: 05th May 2005

Description:

Part two and single storey side extension to incorporate single garage and addition of pitched roof to existing single storey rear extension

Planning records for: ***79 Bearton Green Hitchin SG5 1UG***

Reference - 77/01354/1

Decision: Decided

Date: 28th August 1977

Description:

Single storey rear extension.

Planning records for: ***79 Bearton Green Hitchin SG5 1UG***

Reference - 06/01900/1HH

Decision: Decided

Date: 04th September 2006

Description:

Two storey rear extension following demolition of existing single storey extension

Planning records for: ***81 Bearton Green Hitchin SG5 1UG***

Reference - 07/01442/1HH

Decision: Decided

Date: 06th June 2007

Description:

Alterations to roof design from hipped to gable end and insertion of flat roof box dormer window with steel balustrade to rear roof slope to facilitate loft conversion for additional living accommodation

Reference - 21/03250/FPH

Decision: Decided

Date: 22nd November 2021

Description:

First floor rear extension over existing rear extension

Reference - 16/02529/1HH

Decision: Decided

Date: 06th October 2016

Description:

Insertion of side dormer window to facilitate loft conversion.

Planning records for: ***85 Bearton Green Hitchin Hertfordshire SG5 1UG***

Reference - 18/02197/TPO

Decision: Decided

Date: 15th August 2018

Description:

Lime - crown thin by 20% and crown lift by 3m (as amended by email received 8 October 2018)

Reference - 09/01572/1PUD

Decision: Decided

Date: 24th August 2009

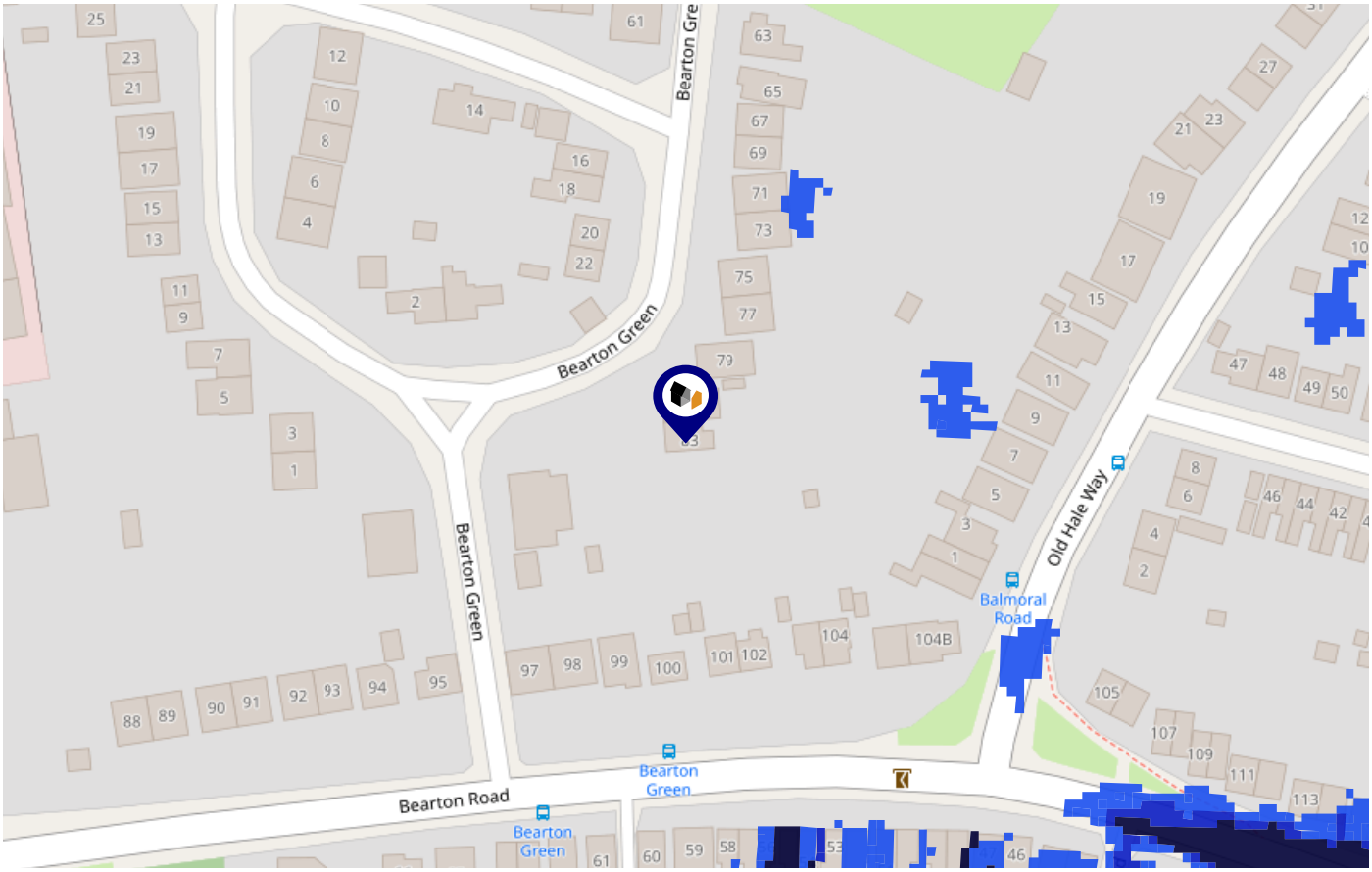
Description:

Alterations to part of existing integral garage to facilitate conversion to habitable accommodation

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.

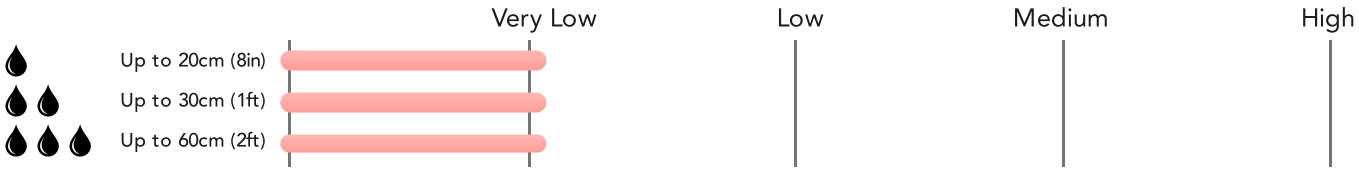


Risk Rating: Very low

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:

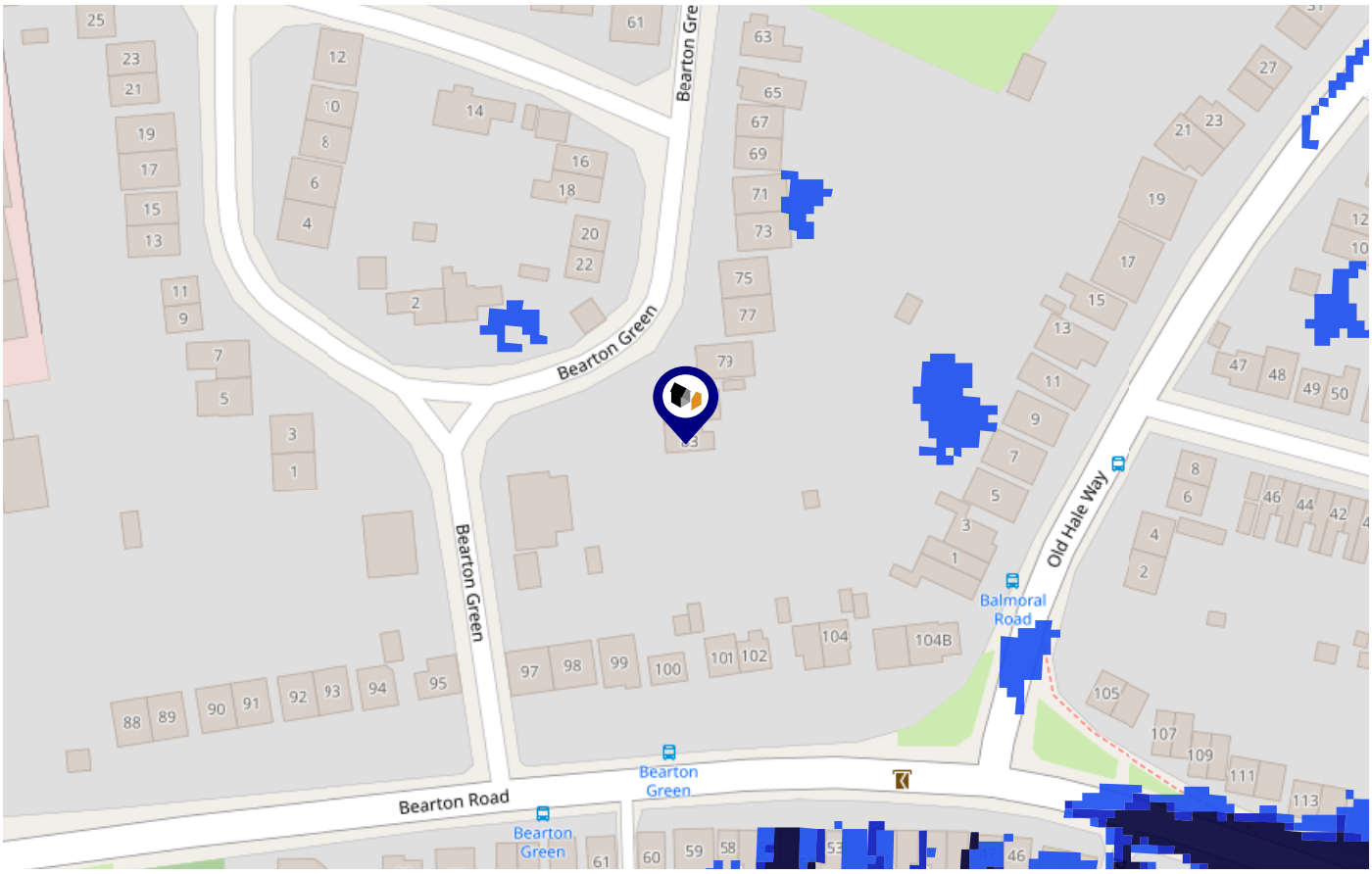


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Flood Risk
Surface Water - Climate Change

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.

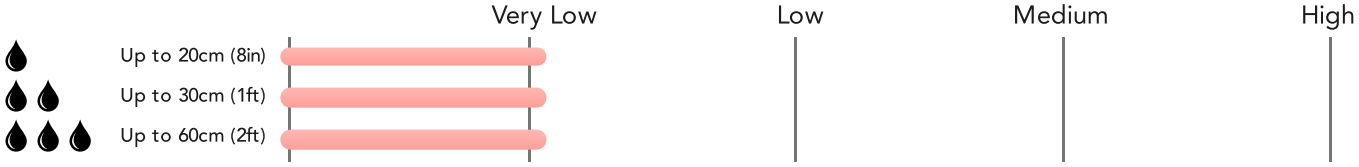


Risk Rating: Very low

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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.
- **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:

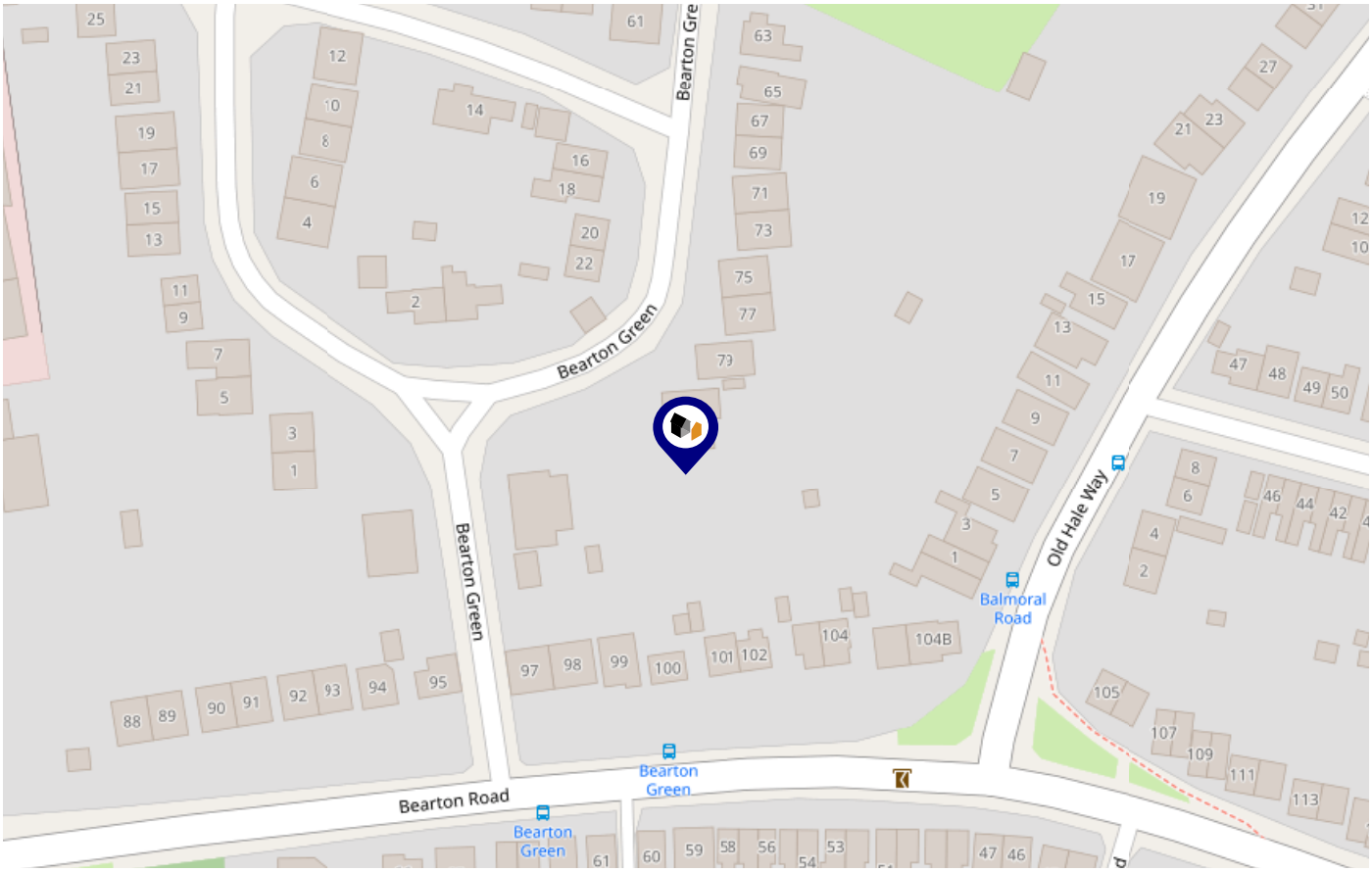


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Flood Risk
Rivers & Seas - Flood Risk

country properties

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

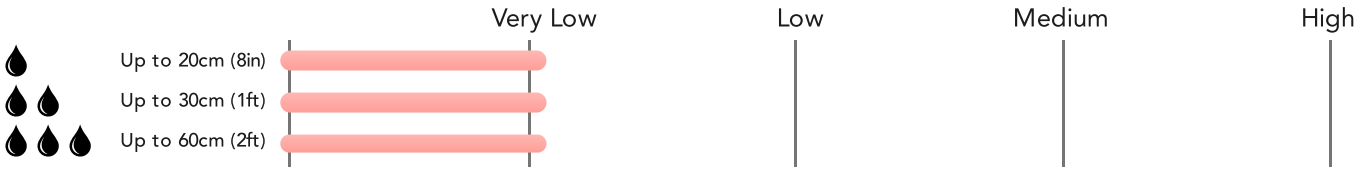


Risk Rating: Very low

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:

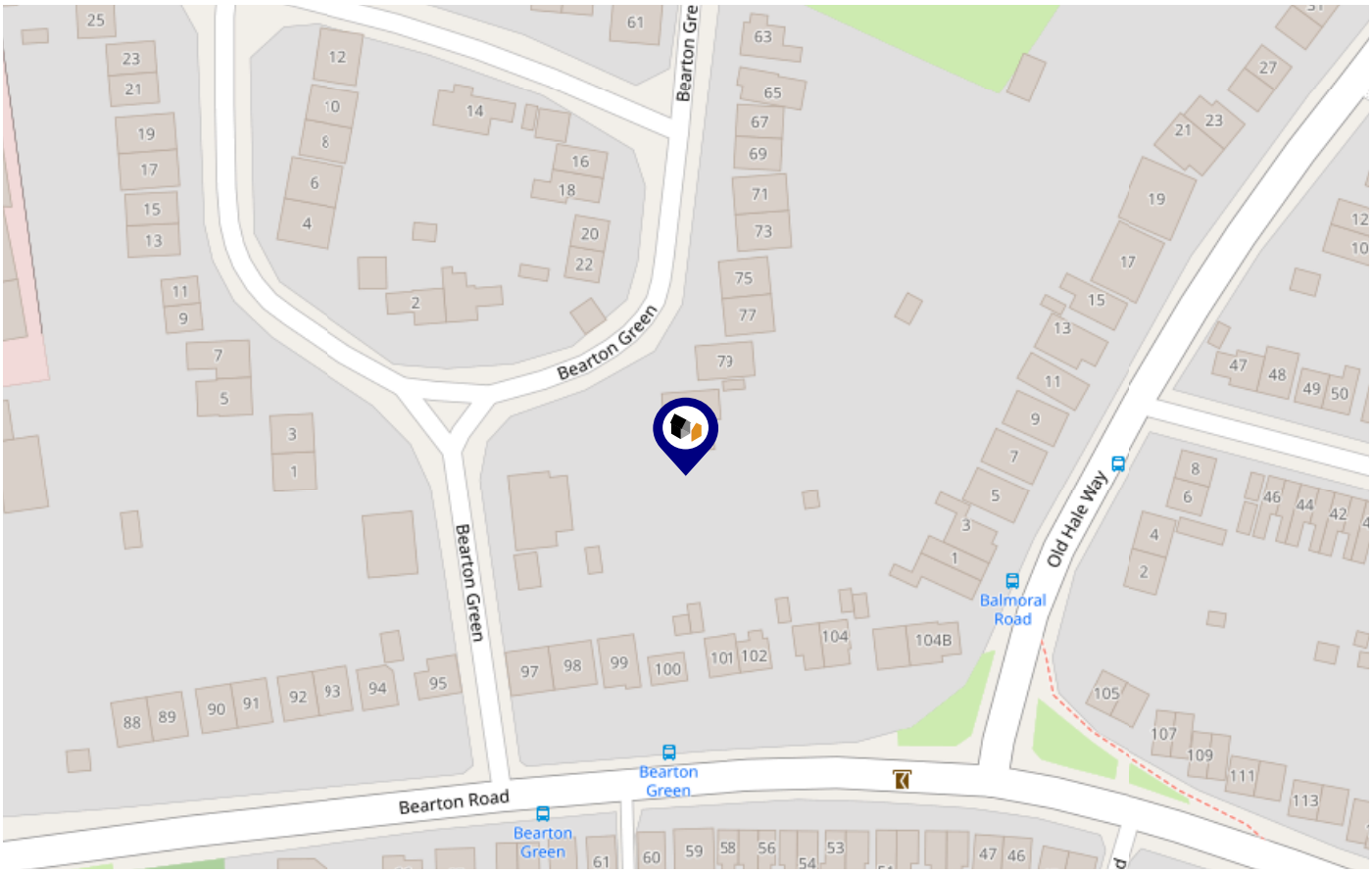


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Flood Risk
Rivers & Seas - Climate Change

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.

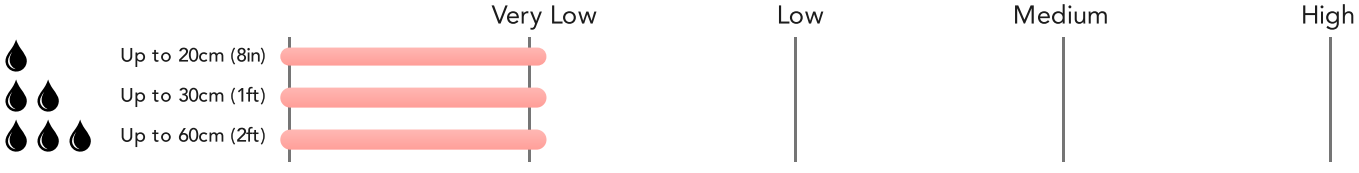


Risk Rating: Very low

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.
- **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:

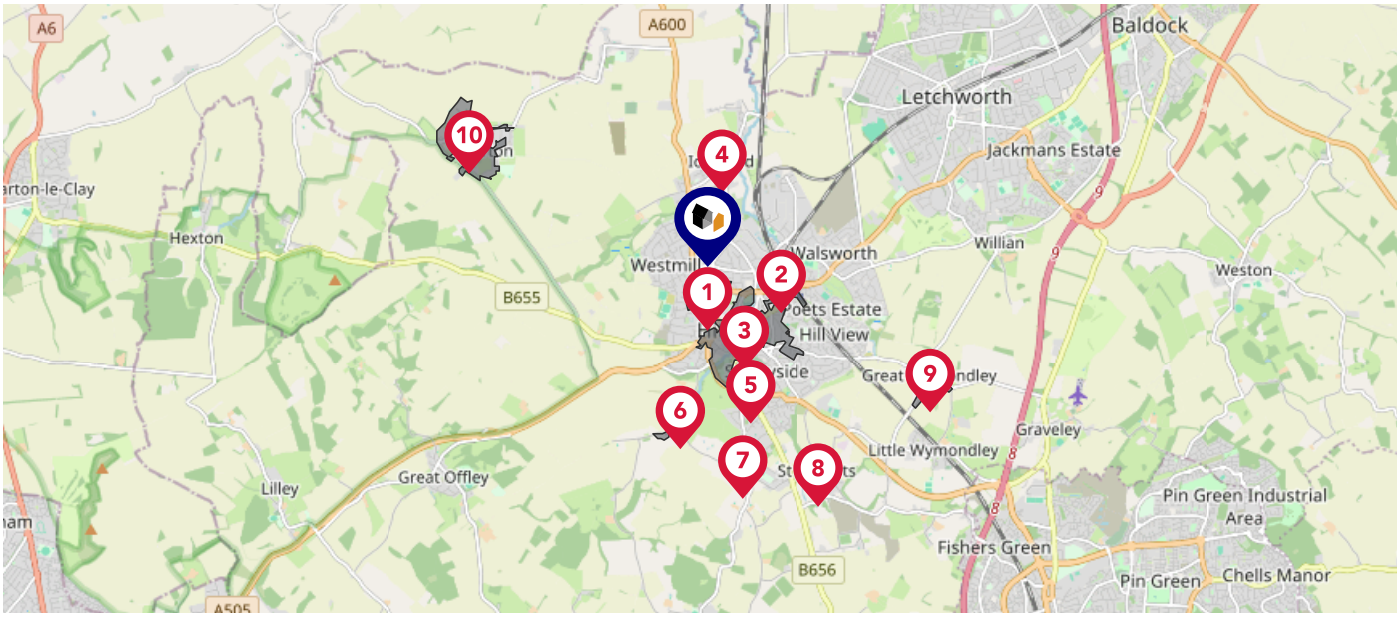


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Maps
Conservation Areas

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.



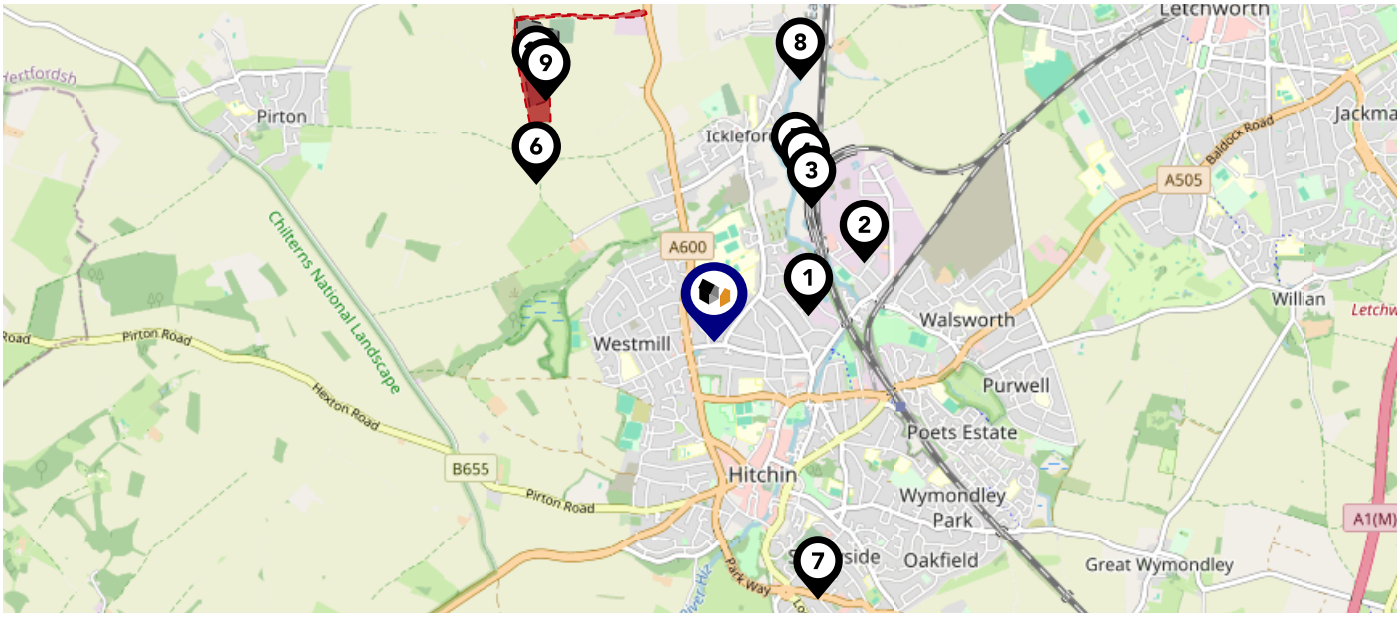
Nearby Conservation Areas

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

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Maps
Landfill Sites

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

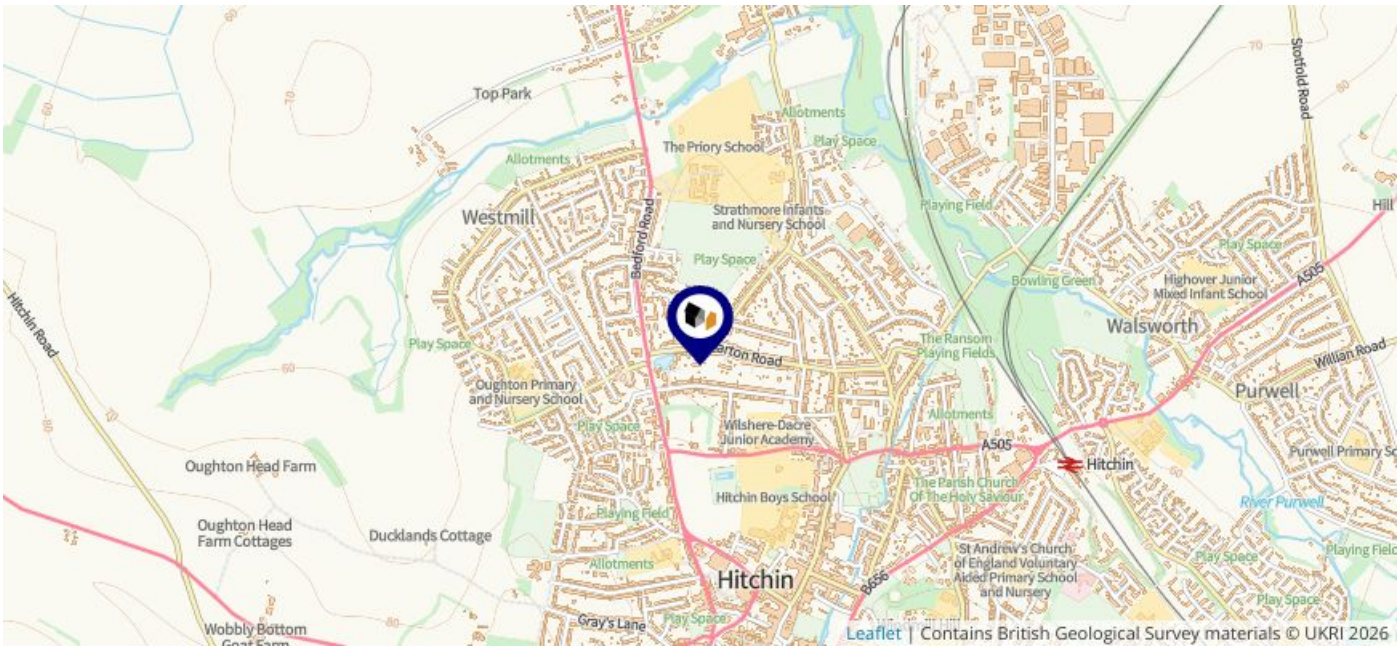
1	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill
2	Wallace Way-Hitchin, Hertfordshire	Historic Landfill
3	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill
4	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill
5	Gerry's Hole-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill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

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Maps
Coal Mining

country properties

This map displays nearby coal mine entrances and their classifications.



Mine Entry

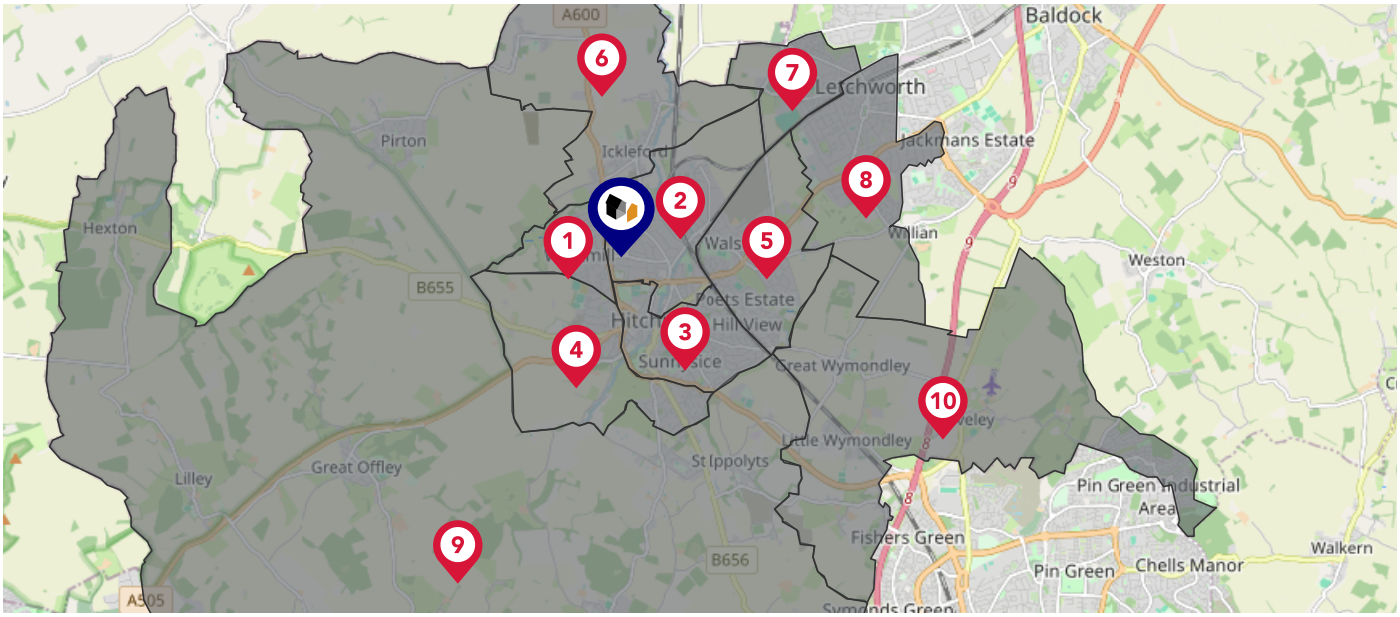
- Adit
- Gutter Pit
- Shaft

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.

Maps
Council Wards

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

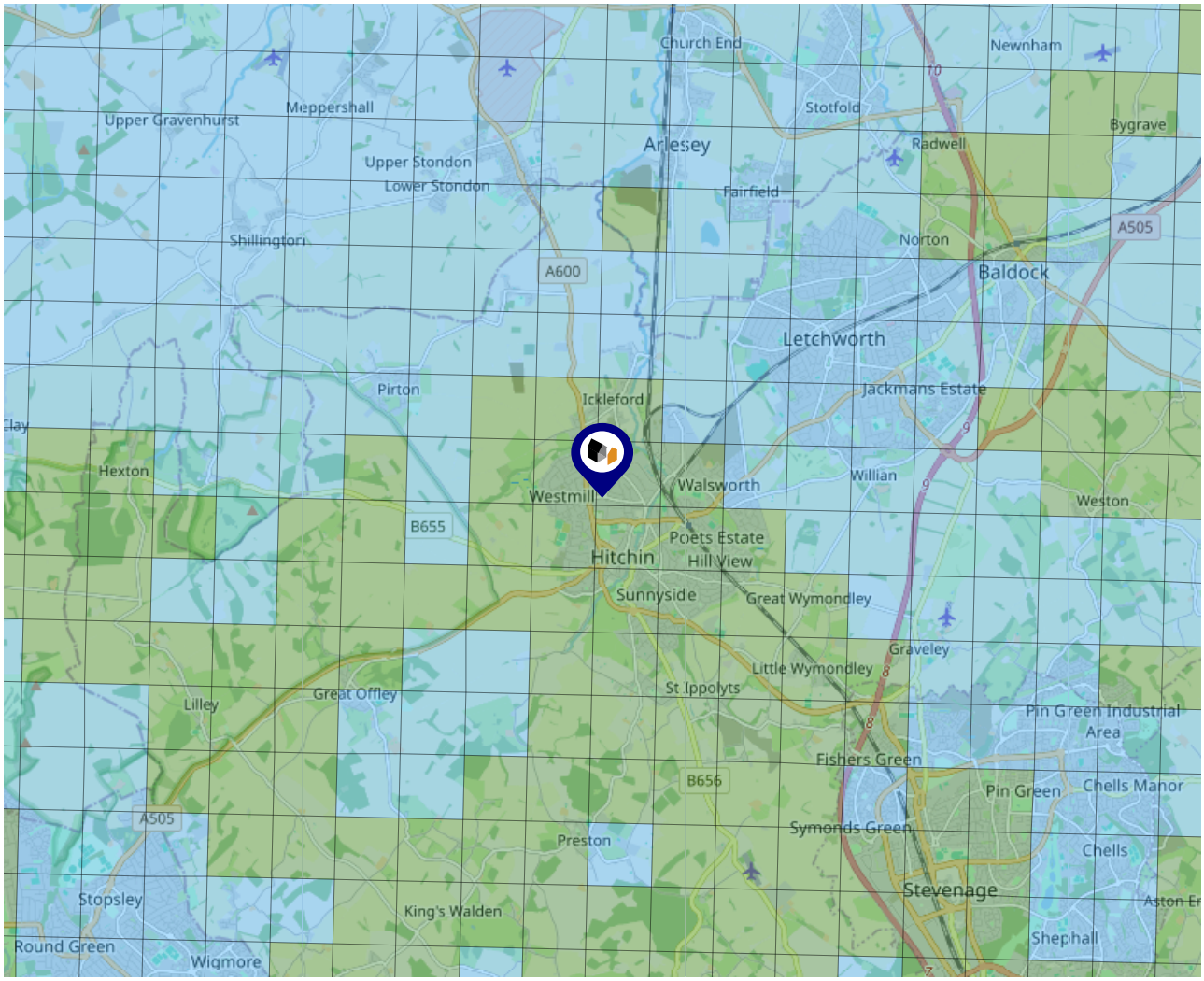
1	Hitchin Oughton Ward
2	Hitchin Bearton Ward
3	Hitchin Highbury Ward
4	Hitchin Priory Ward
5	Hitchin Walsworth Ward
6	Cadwell Ward
7	Letchworth Wilbury Ward
8	Letchworth South West Ward
9	Hitchwood, Offa and Hoo Ward
10	Chesfield Ward

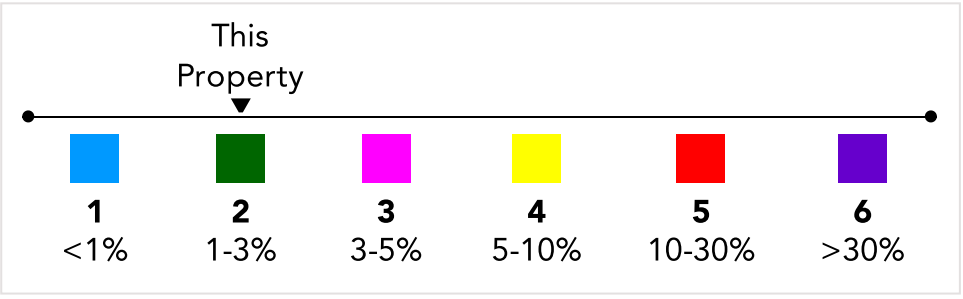
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country properties

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).



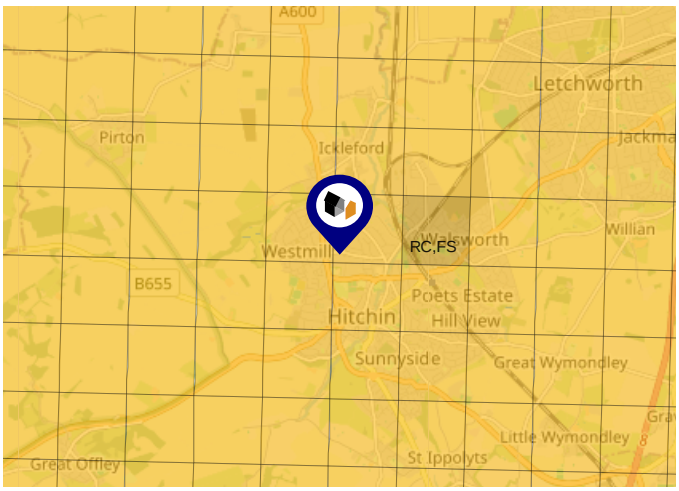


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Ground Composition for this Address (Surrounding square kilometer zone around property)

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



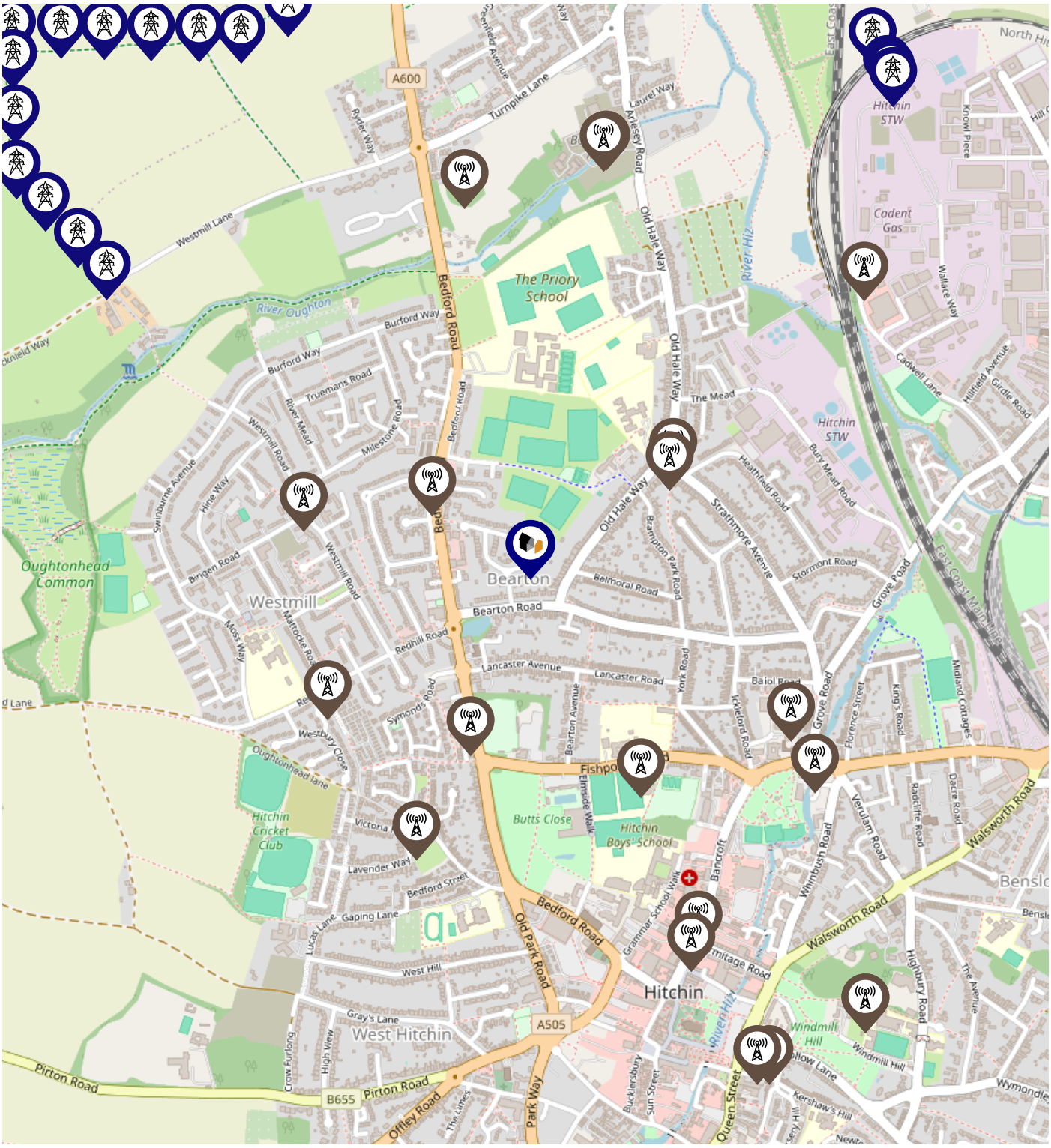
Primary Classifications (Most Common Clay Types)

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

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Local Area
Masts & Pylons

country properties



Key:

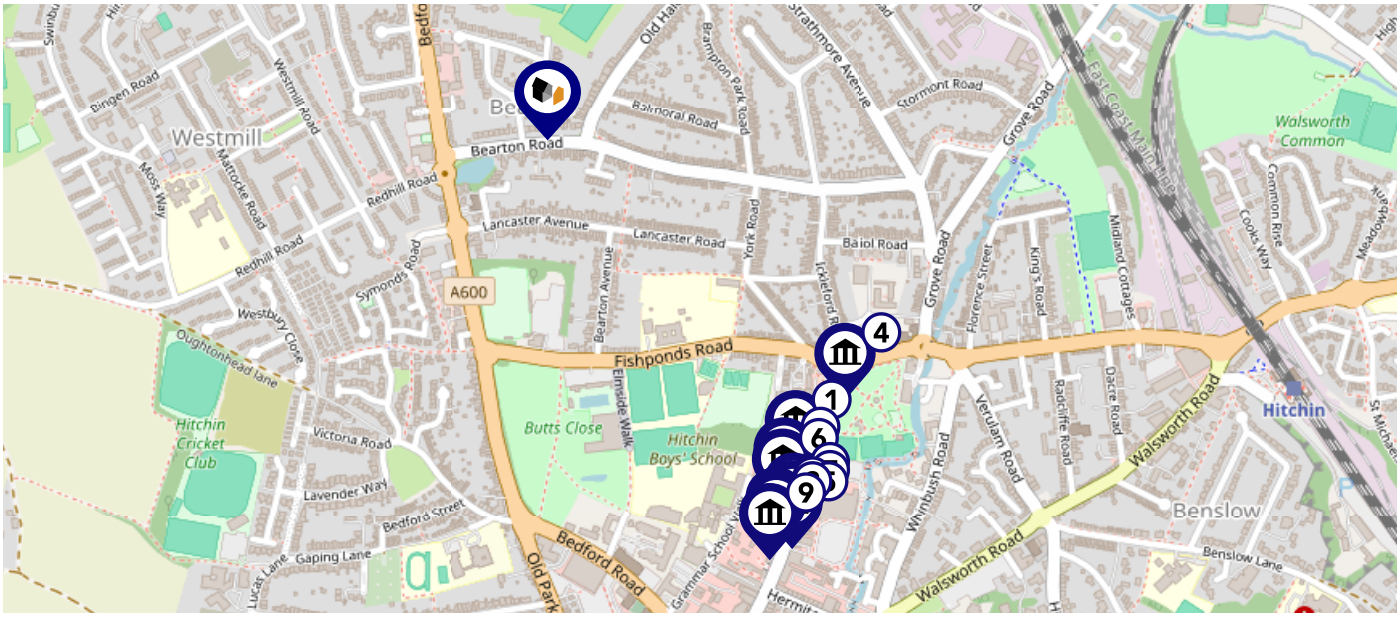
- Power Pylons
- Communication Masts

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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
1 1347577 - 53, Bancroft	Grade II	0.5 miles
2 1102222 - 86 And 87, Bancroft	Grade II	0.5 miles
3 1172987 - 34, Bancroft	Grade II	0.5 miles
4 1347594 - Frythe Cottages	Grade II	0.5 miles
5 1347578 - 91 And 92, Bancroft	Grade II	0.5 miles
6 1102221 - 45, 46 And 46a, Bancroft	Grade II	0.5 miles
7 1173005 - Entrance Court Wall And Gateways To Skynner's Almshouses Skynner's Almshouses	Grade II	0.5 miles
8 1347576 - 32 And 33, Bancroft	Grade II	0.5 miles
9 1172978 - 30, Bancroft	Grade II	0.5 miles
10 1296455 - 47, Bancroft	Grade II	0.5 miles

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Building Safety

None to report

Accessibility / Adaptations

Not suitable for wheelchair users

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Standard brick

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Property Lease Information

Freehold

Listed Building Information

Not listed

Stamp Duty

Not specified

Other

None specified

Other

None specified

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Electricity Supply

YES - Mains

Gas Supply

YES - Mains

Central Heating

YES - GCH

Water Supply

YES - Mains

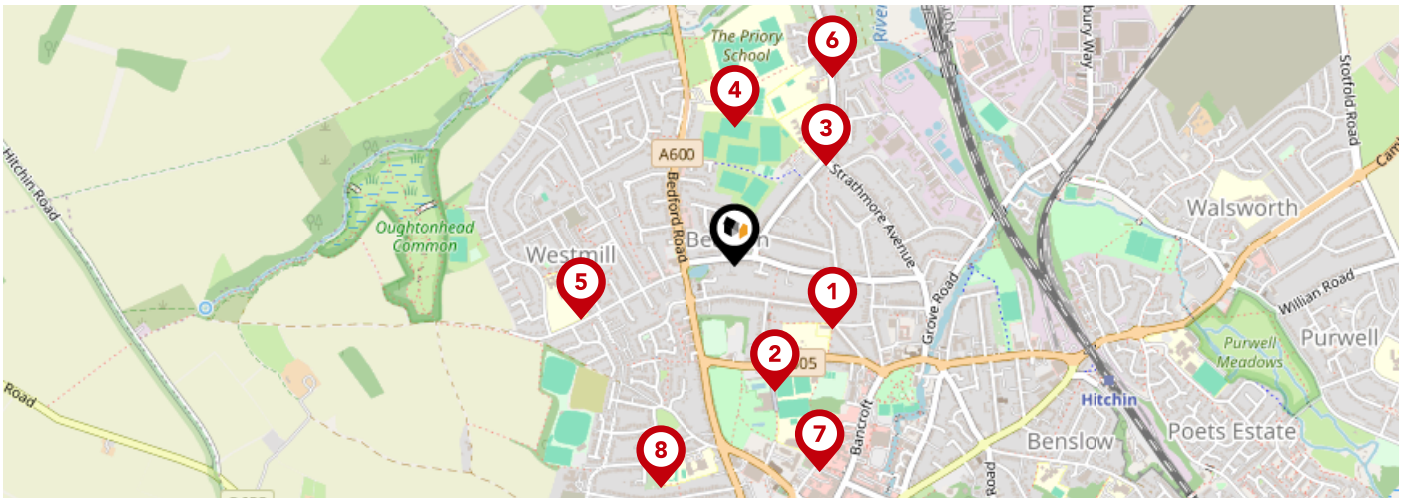
Drainage

YES - Mains

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Area
Schools

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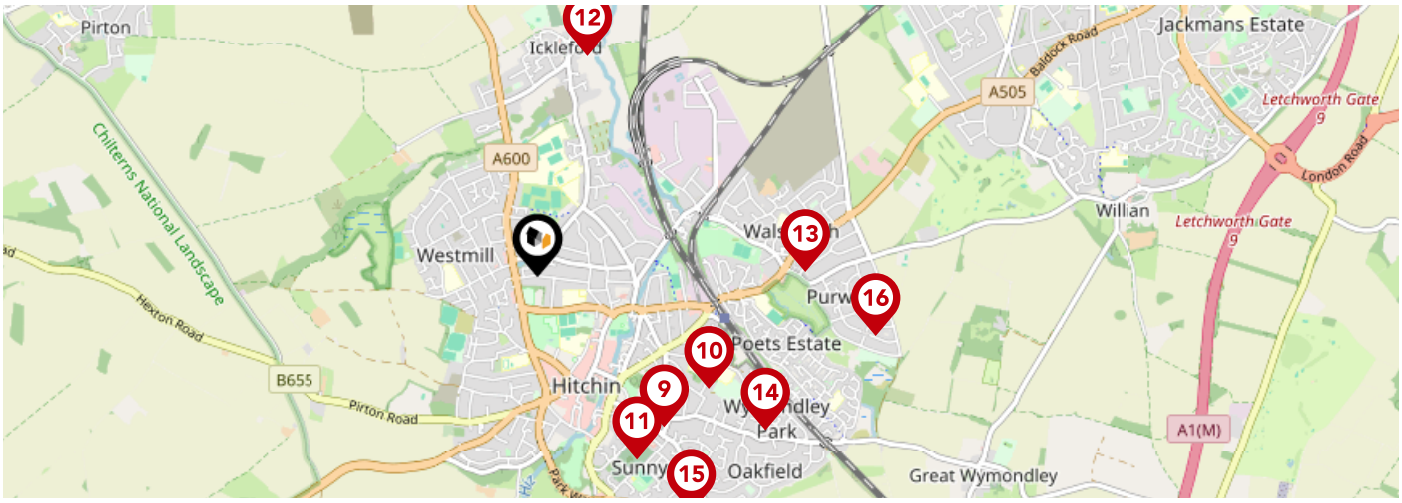


		Nursery	Primary	Secondary	College	Private
1	**York Road Nursery School** Ofsted Rating: Outstanding | Pupils: 107 | Distance:0.27	☑	☐	☐	☐	☐
2	**Wilshere-Dacre Junior Academy** Ofsted Rating: Good | Pupils: 267 | Distance:0.3	☐	☑	☐	☐	☐
3	**Strathmore Infant and Nursery School** Ofsted Rating: Good | Pupils: 199 | Distance:0.31	☐	☑	☐	☐	☐
4	**The Priory School** Ofsted Rating: Good | Pupils: 1231 | Distance:0.32	☐	☐	☑	☐	☐
5	**Oughton Primary and Nursery School** Ofsted Rating: Good | Pupils: 218 | Distance:0.37	☐	☑	☐	☐	☐
6	**Our Lady Catholic Primary School** Ofsted Rating: Good | Pupils: 154 | Distance:0.48	☐	☑	☐	☐	☐
7	**Hitchin Boys' School** Ofsted Rating: Outstanding | Pupils: 1317 | Distance:0.51	☐	☐	☑	☐	☐
8	**Samuel Lucas Junior Mixed and Infant School** Ofsted Rating: Outstanding | Pupils: 420 | Distance:0.53	☐	☑	☐	☐	☐

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Area
Schools

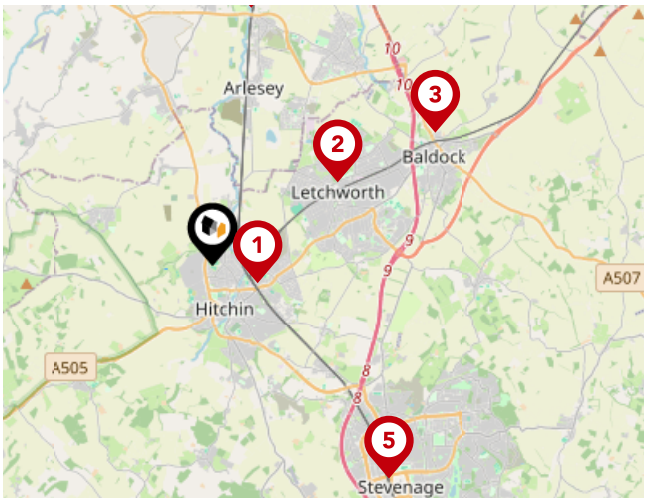
country properties



		Nursery	Primary	Secondary	College	Private
9	Hitchin Girls' School Ofsted Rating: Outstanding | Pupils: 1355 | Distance:0.9	☐	☐	☑	☐	☐
10	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding | Pupils: 252 | Distance:0.93	☐	☑	☐	☐	☐
11	Highbury Infant School and Nursery Ofsted Rating: Good | Pupils: 204 | Distance:0.95	☐	☑	☐	☐	☐
12	Ickleford Primary School Ofsted Rating: Good | Pupils: 210 | Distance:1.03	☐	☑	☐	☐	☐
13	Highover Junior Mixed and Infant School Ofsted Rating: Good | Pupils: 428 | Distance:1.22	☐	☑	☐	☐	☐
14	William Ransom Primary School Ofsted Rating: Outstanding | Pupils: 422 | Distance:1.26	☐	☑	☐	☐	☐
15	Whitehill Junior School Ofsted Rating: Good | Pupils: 240 | Distance:1.28	☐	☑	☐	☐	☐
16	Purwell Primary School Ofsted Rating: Requires improvement | Pupils: 167 | Distance:1.57	☐	☑	☐	☐	☐

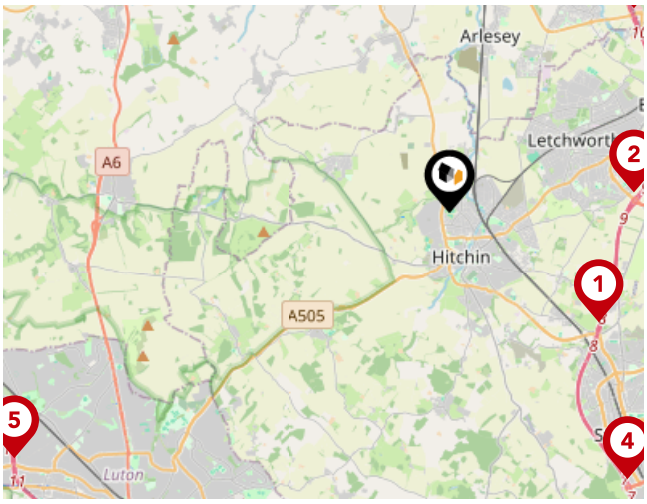
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Area
Transport (National)



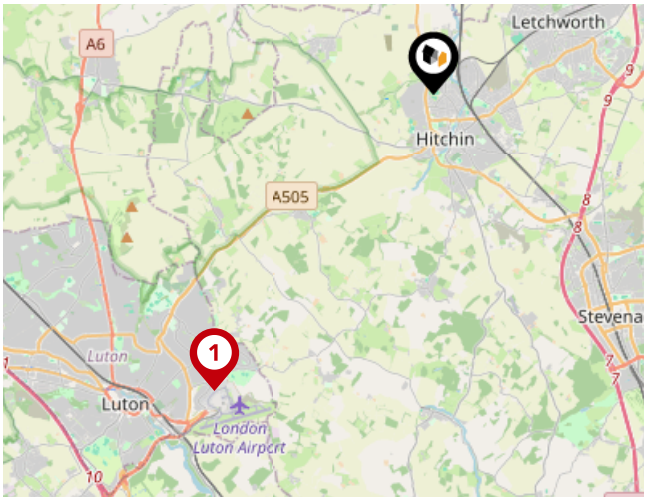
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.89 miles
2	Letchworth Rail Station	2.74 miles
3	Baldock Rail Station	4.72 miles
4	Arlesey Rail Station	4.75 miles
5	Stevenage Rail Station	5.05 miles



Trunk Roads/Motorways

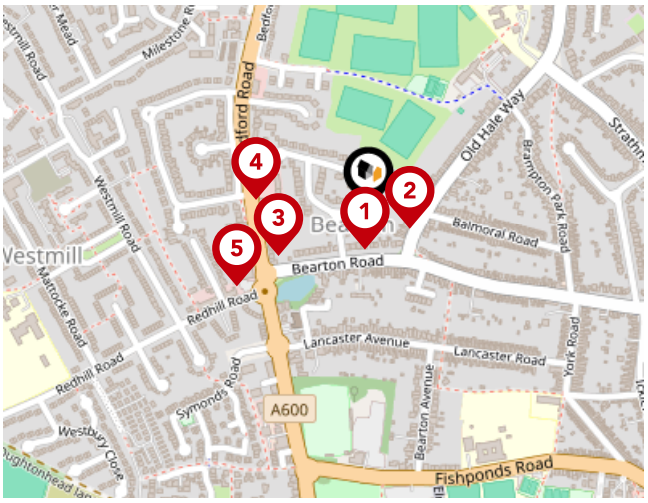
Pin	Name	Distance
1	A1(M) J8	3.36 miles
2	A1(M) J9	3.39 miles
3	A1(M) J10	5.01 miles
4	A1(M) J7	5.85 miles
5	M1 J11	9.12 miles



Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	6.73 miles

Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bearton Green	0.04 miles
2	Balmoral Road	0.05 miles
3	Bearton Pond	0.11 miles
4	Angel's Reply PH	0.12 miles
5	Nutleigh Grove	0.17 miles

Local Connections

No Local Connections found within 30 km of this property.

Disclaimer

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

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