

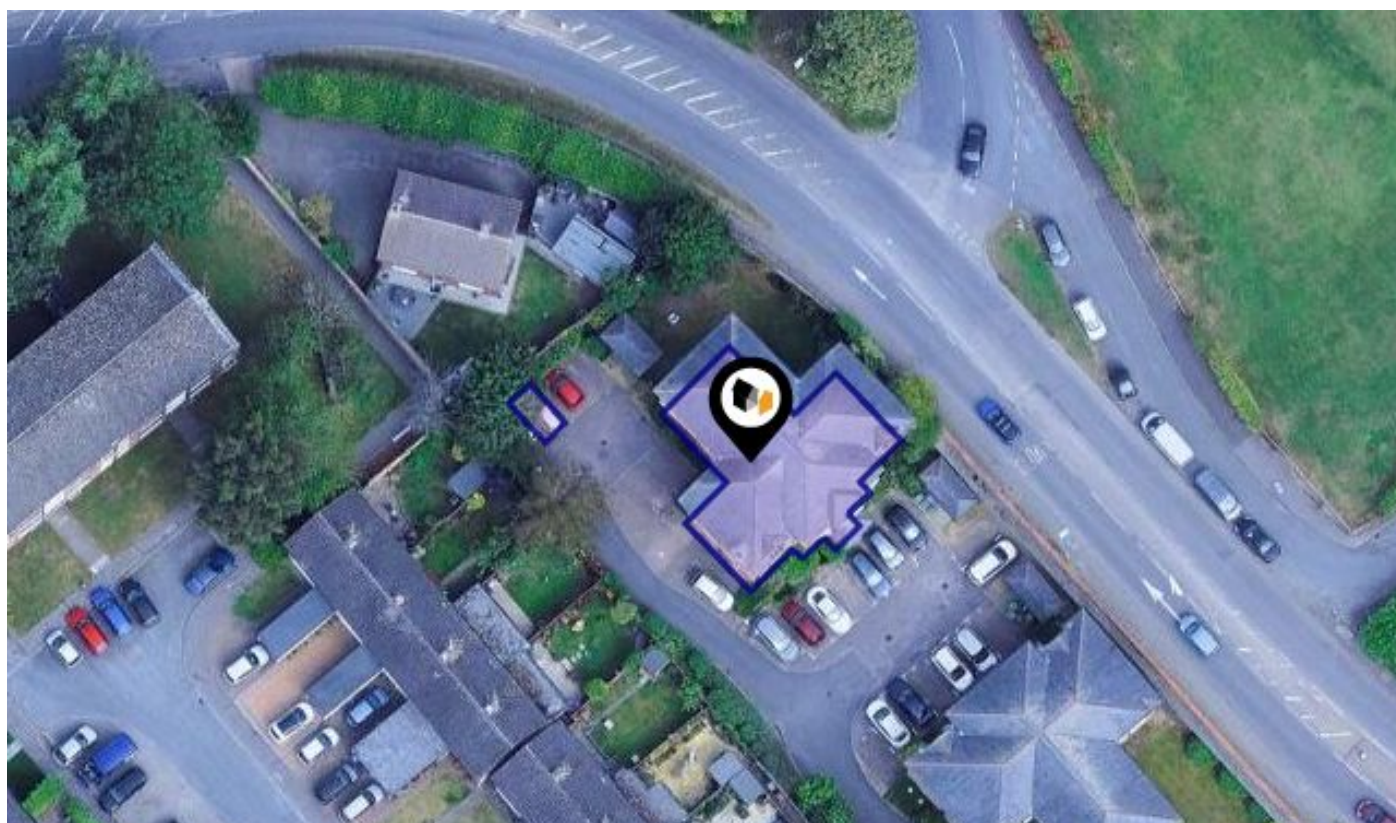


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 29th June 2026



STEVENAGE ROAD, HITCHIN, SG4

Country Properties

81 Hermitage Road Hitchin Herts SG5 1DB

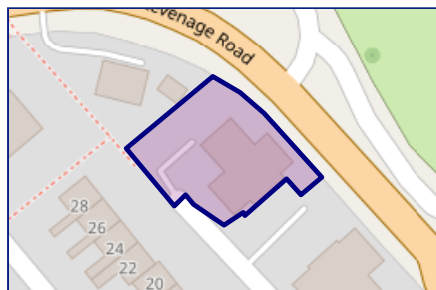
01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk

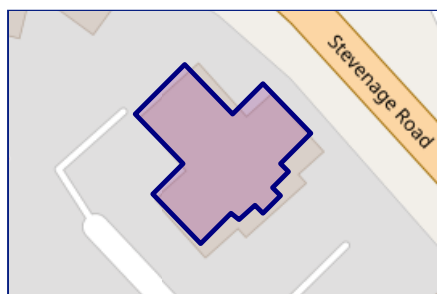


Freehold Title Plan



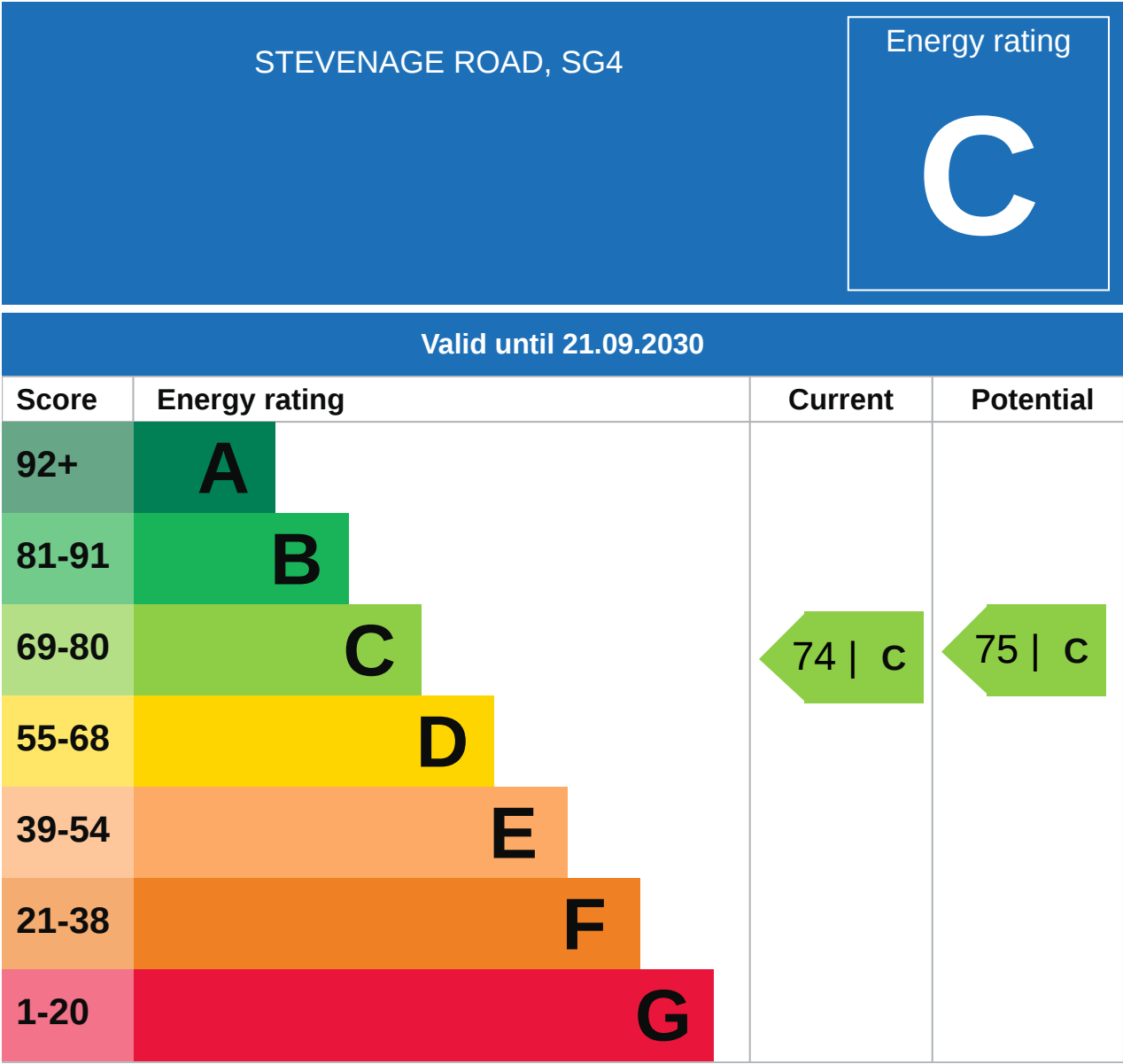
HD414294

Leasehold Title Plan



HD418634

Start Date: 28/11/2002
End Date: 01/01/2127
Lease Term: 125 years from 1 January 2002
Term Remaining: 100 years



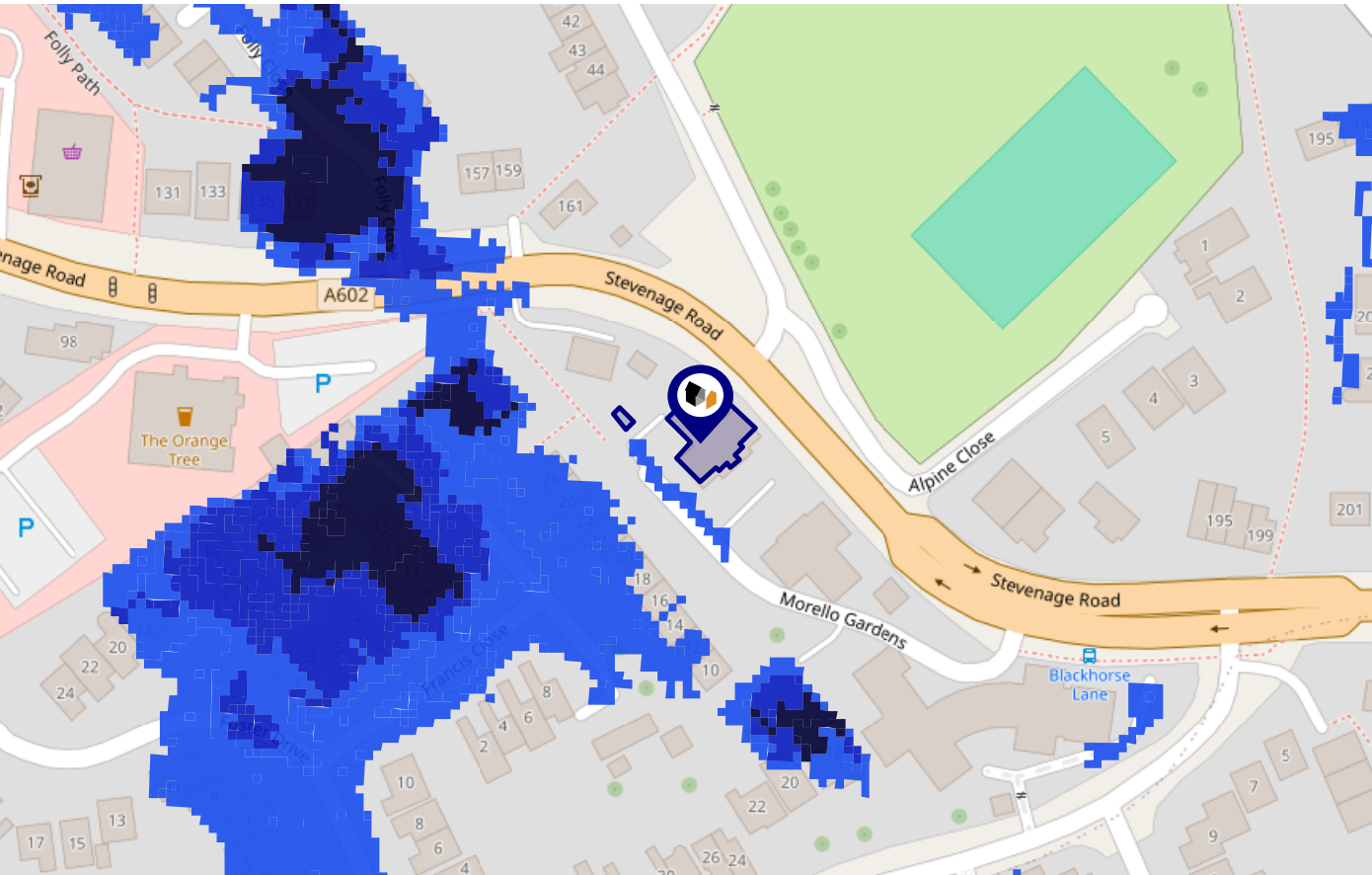
Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
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 all fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	46 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.

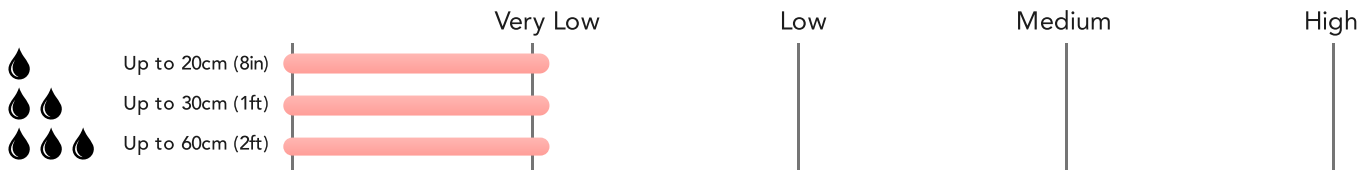


Risk Rating: Very low

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.

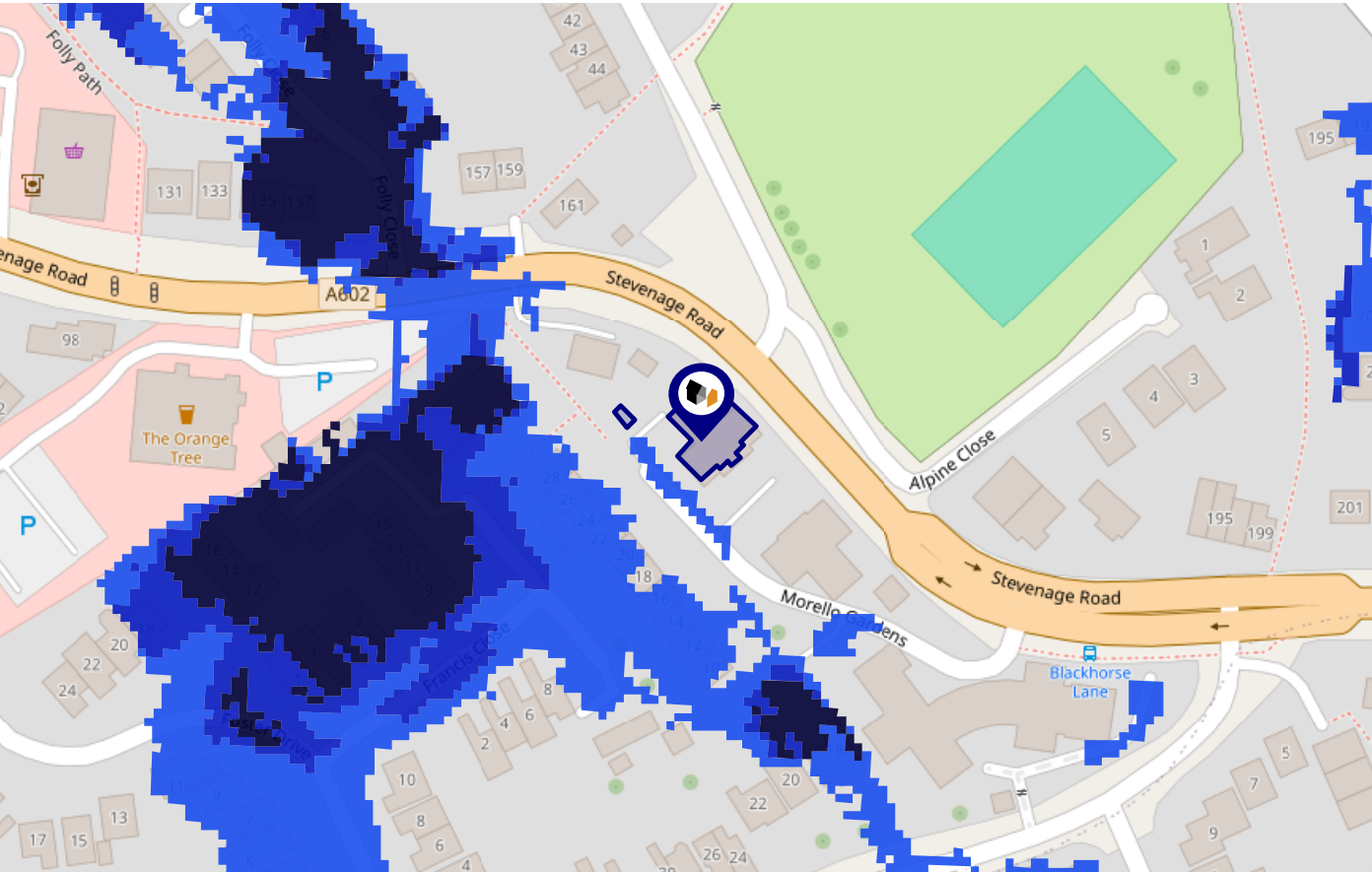
Chance of flooding to the following depths at this property:



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.

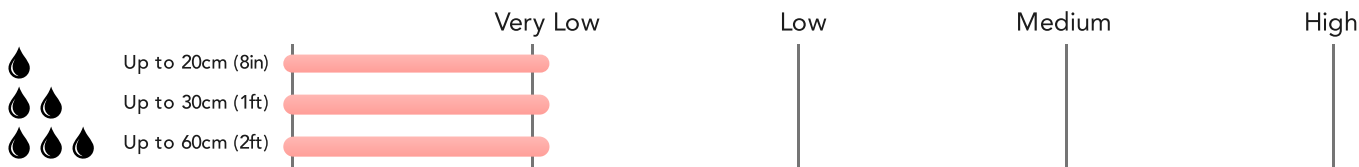


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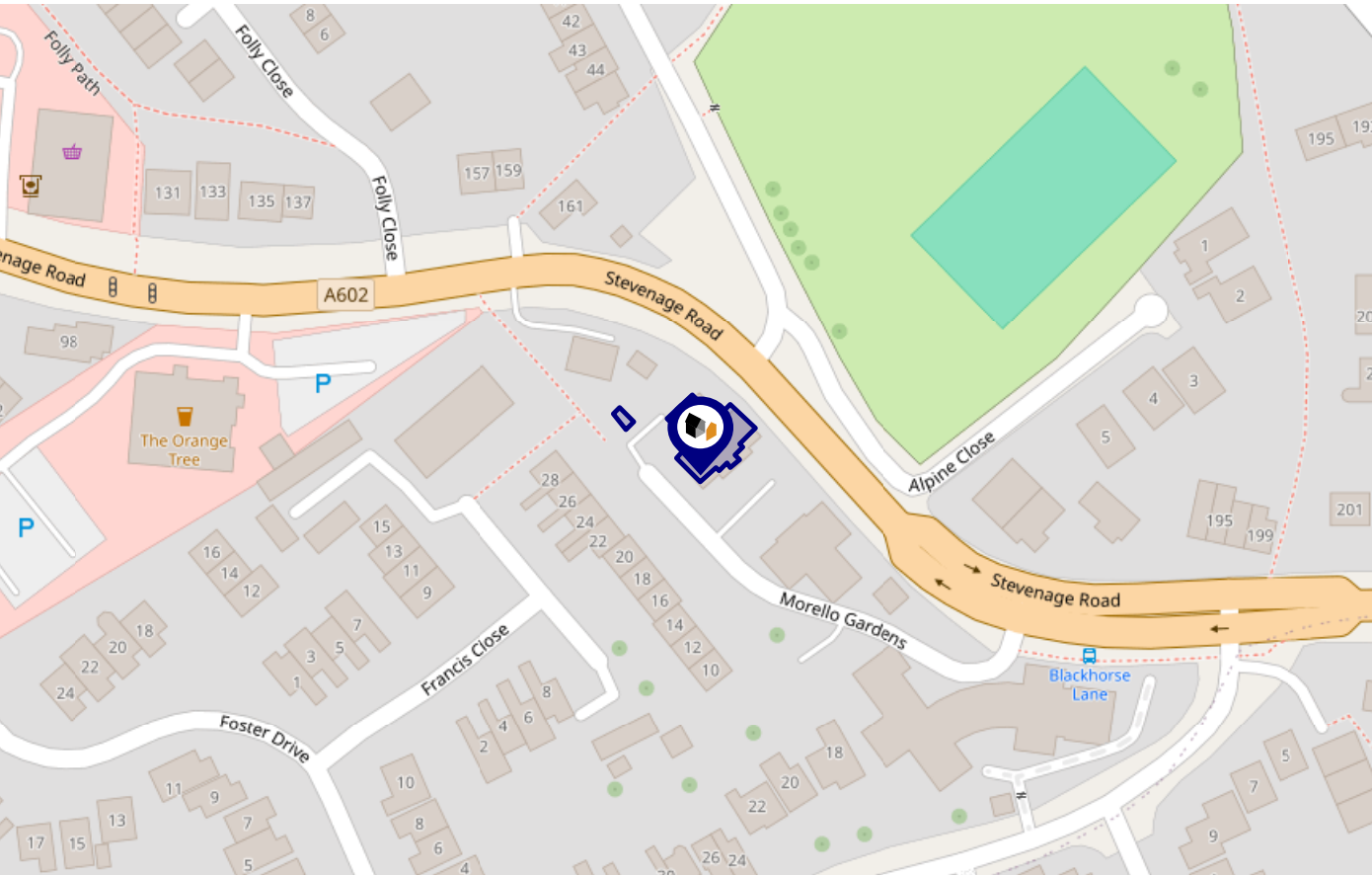
Chance of flooding to the following depths at this property:



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.

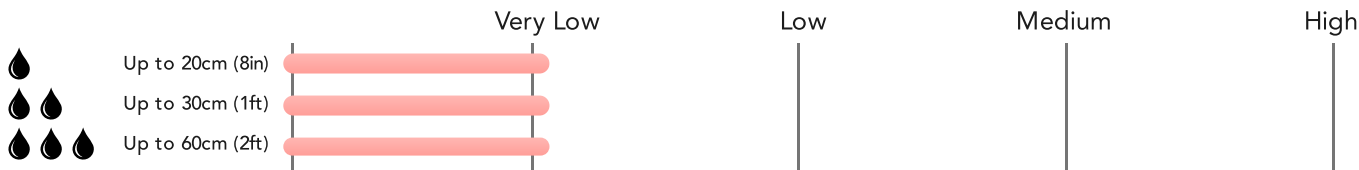


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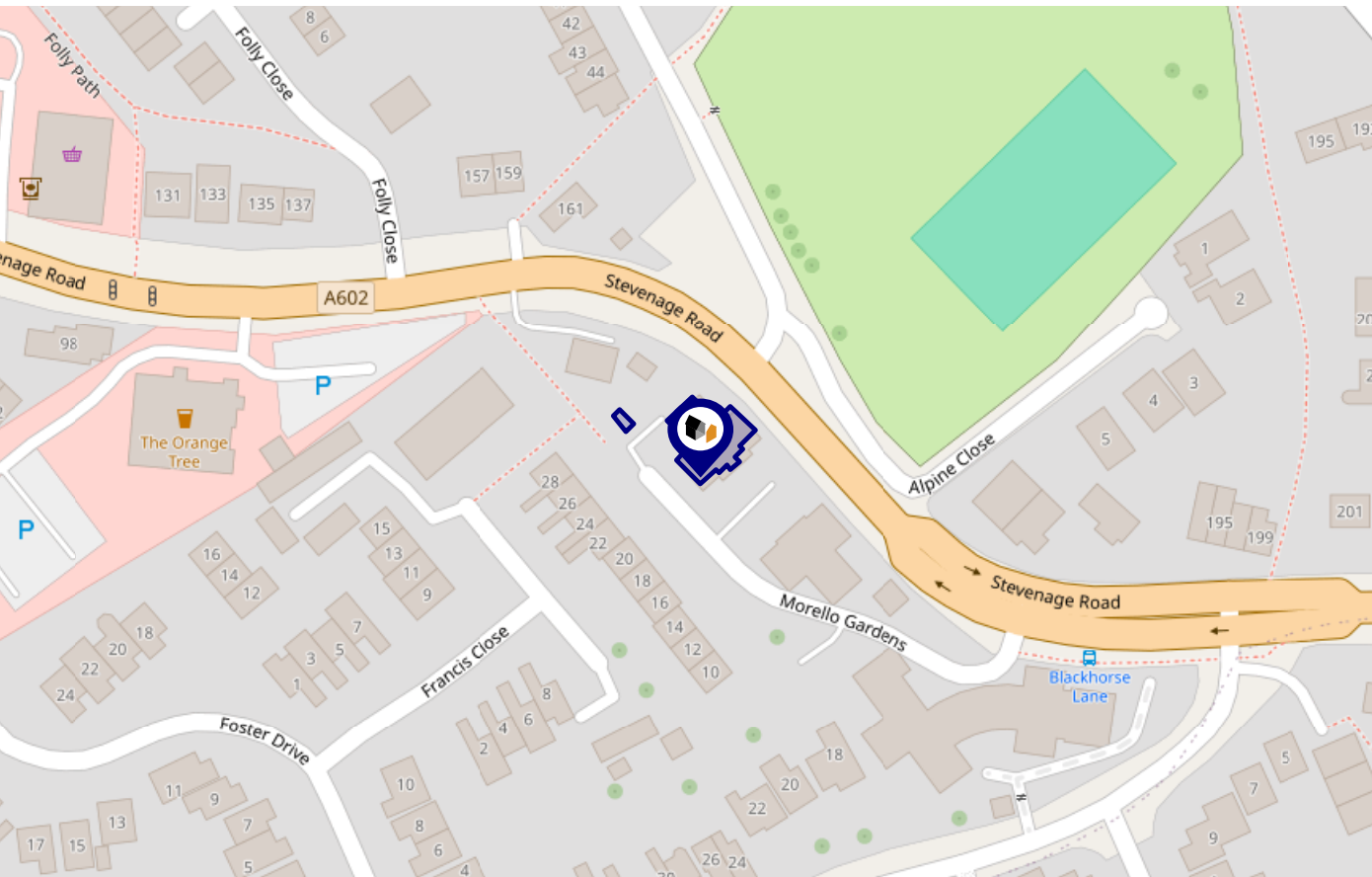
Chance of flooding to the following depths at this property:



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.

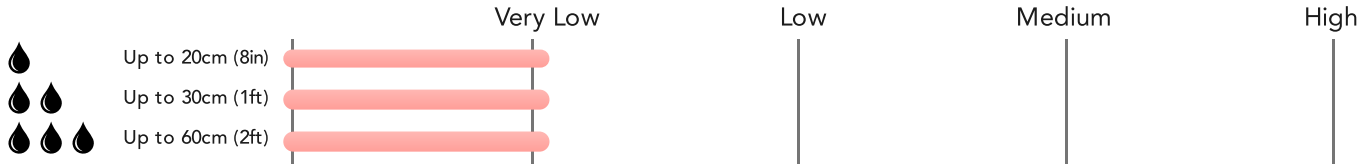


Risk Rating: Very low

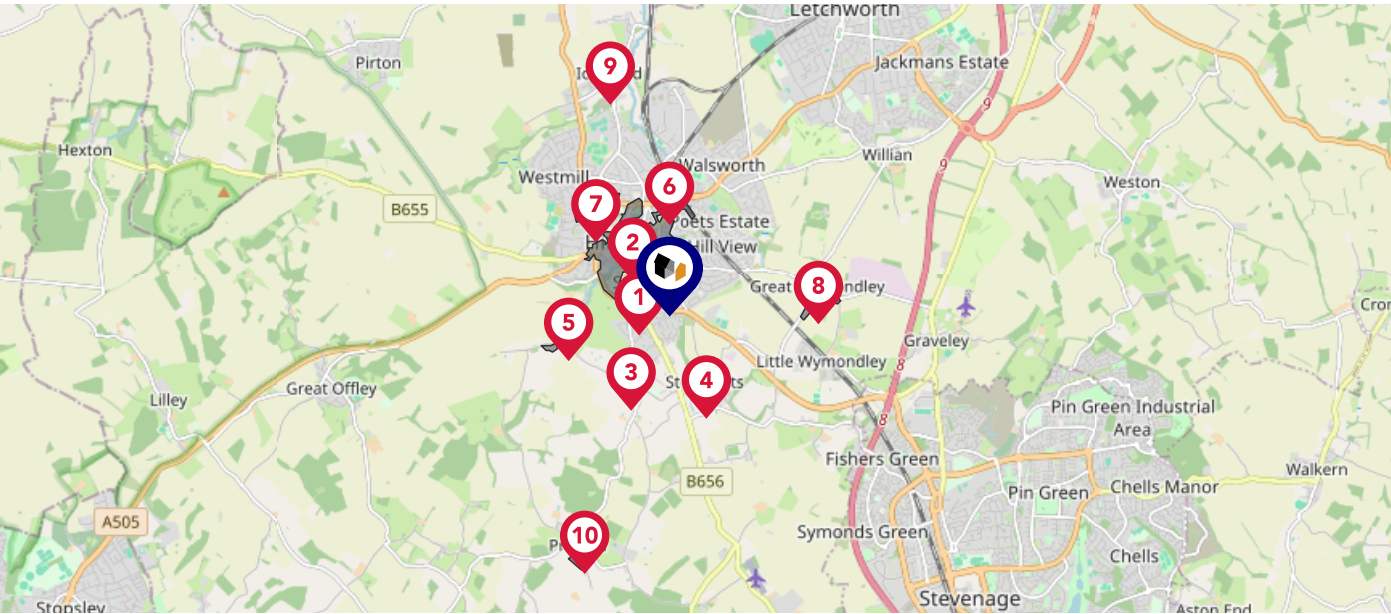
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Chance of flooding to the following depths at this property:

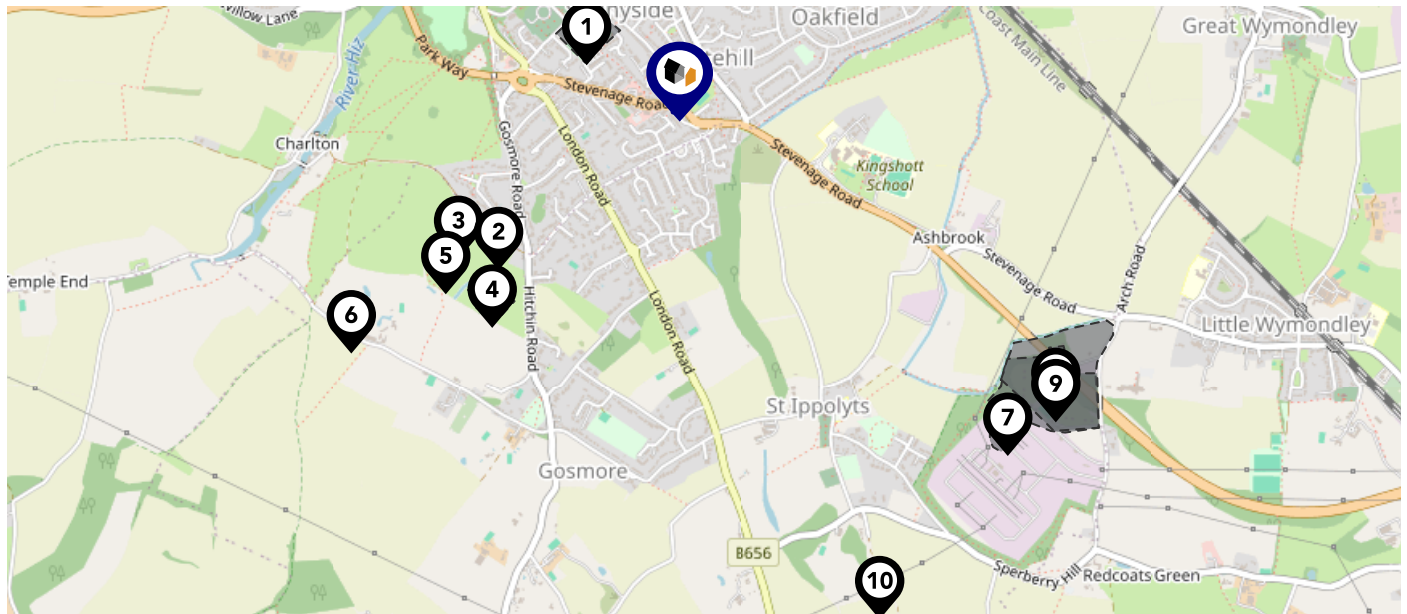


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



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

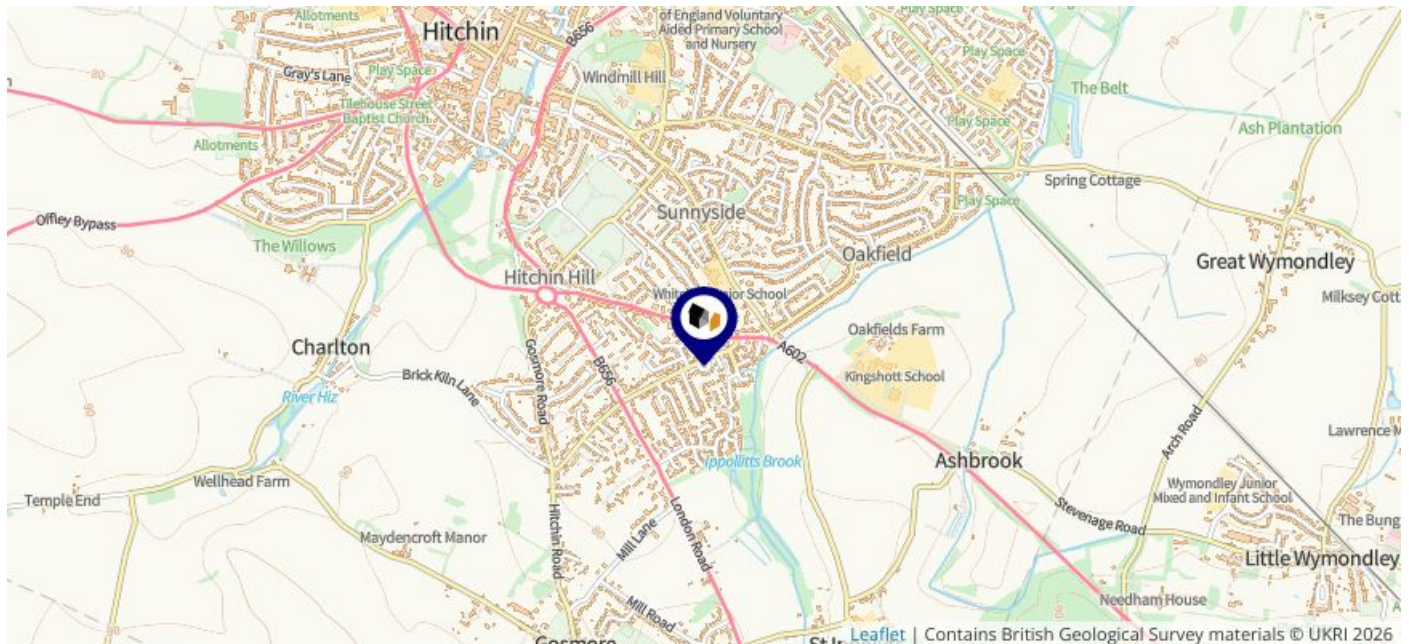
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	
2	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
3	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
4	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
5	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
6	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
7	Titmore Green Road-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	
8	Little Wymondley Gravel Pit-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	
9	Little Wymondley Quarry-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	
10	Tittendell-Tittendell Street, St Ippollits, Hertfordshire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



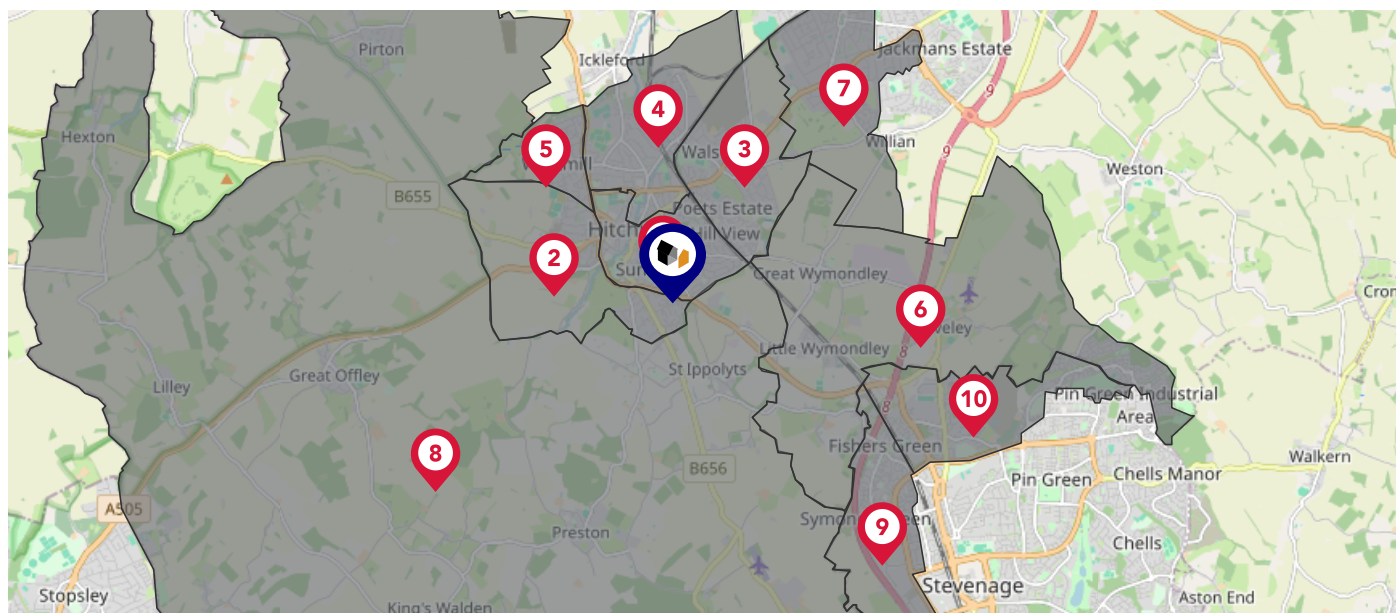
Mine Entry

- ✕ 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

1

Hitchin Highbury Ward

2

Hitchin Priory Ward

3

Hitchin Walsworth Ward

4

Hitchin Bearton Ward

5

Hitchin Oughton Ward

6

Chesfield Ward

7

Letchworth South West Ward

8

Hitchwood, Offa and Hoo Ward

9

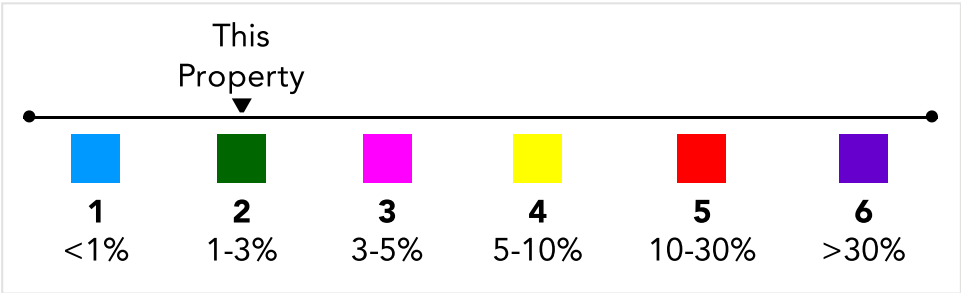
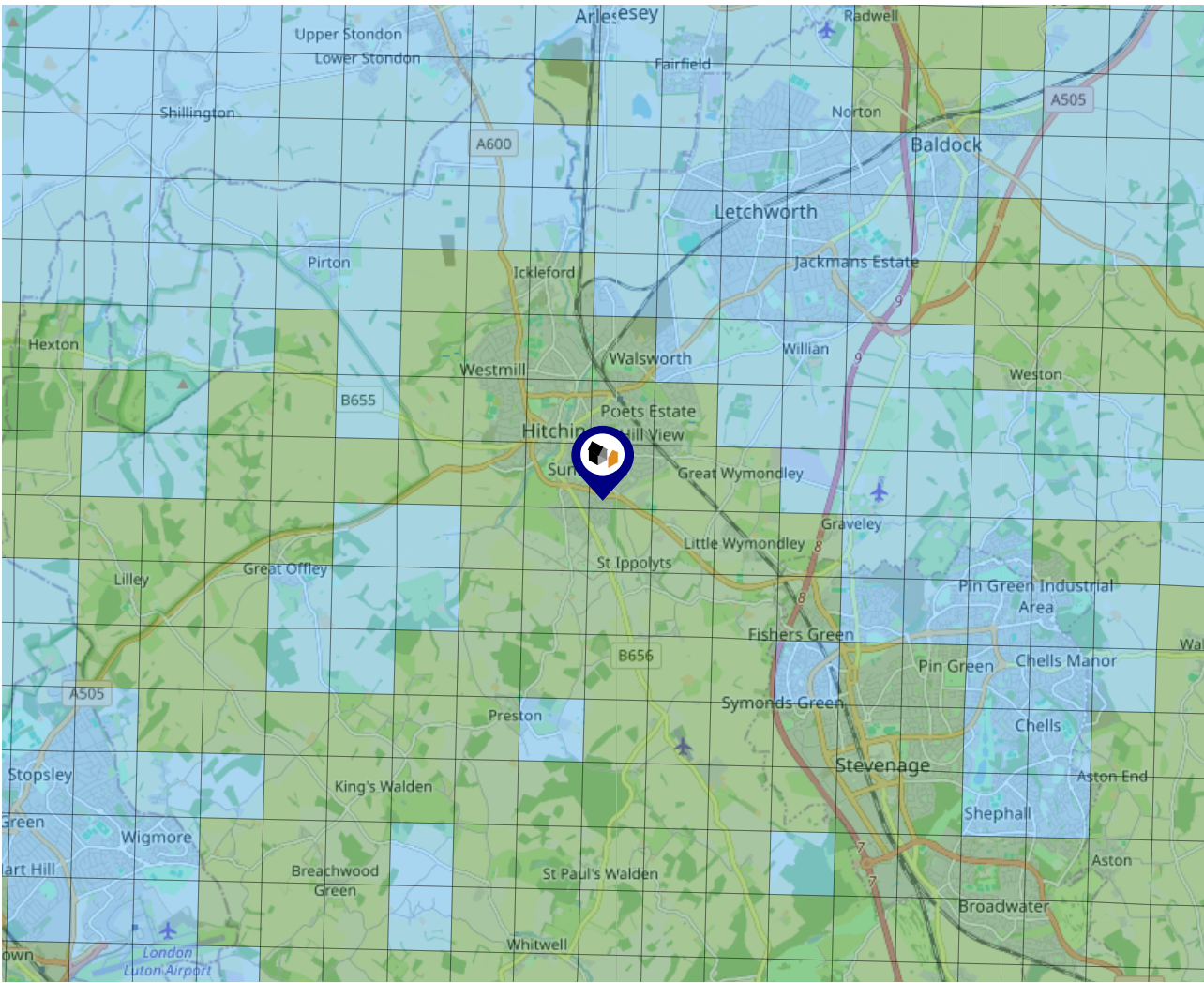
Symonds Green Ward

10

Woodfield Ward

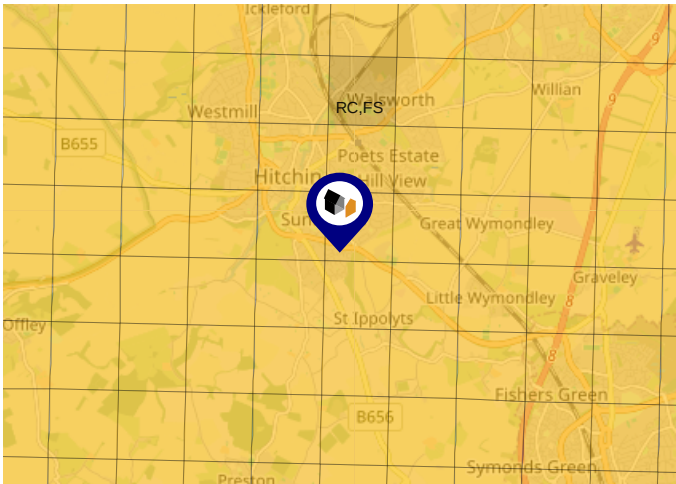
What is Radon?

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		

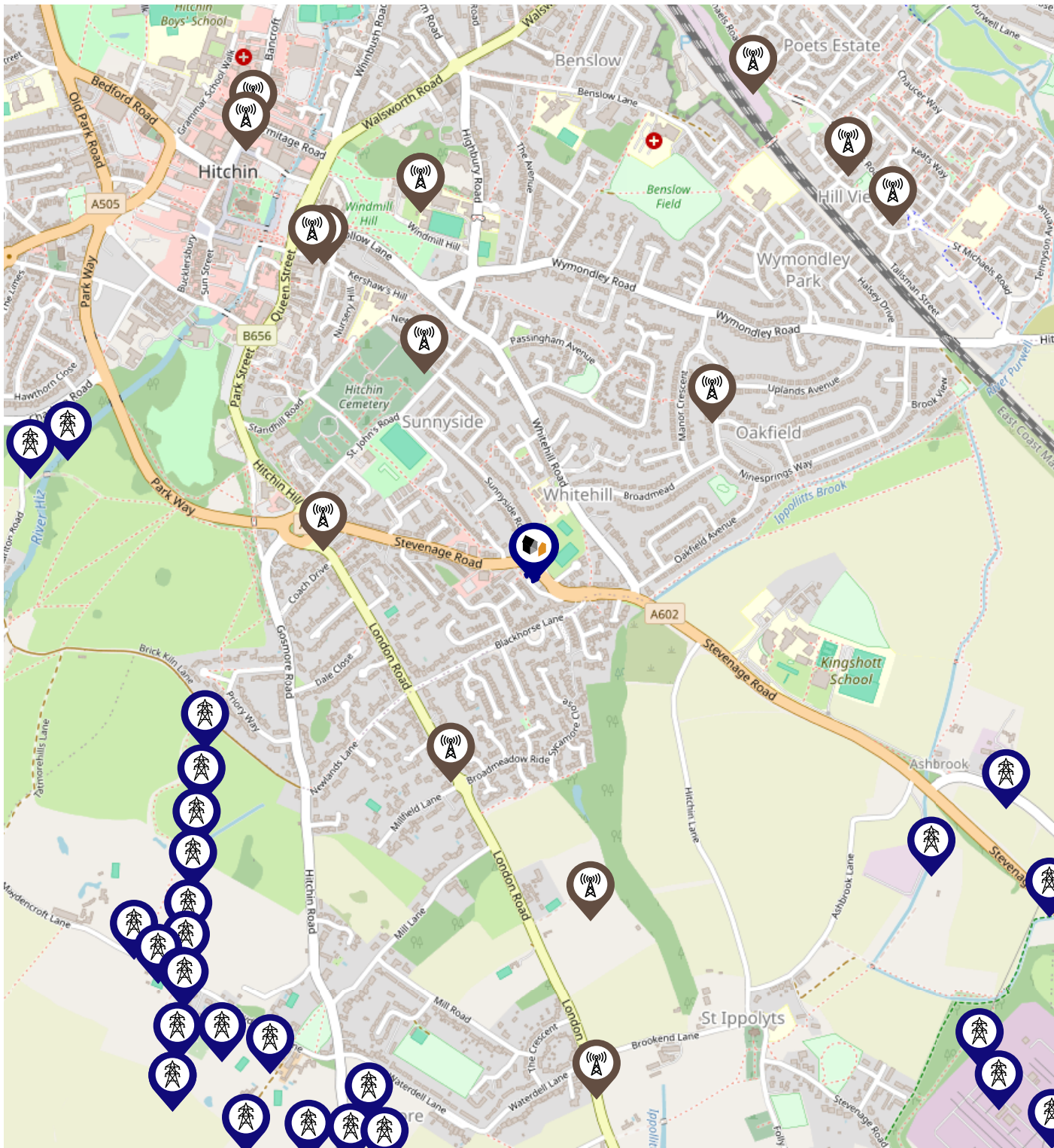


Primary Classifications (Most Common Clay Types)

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

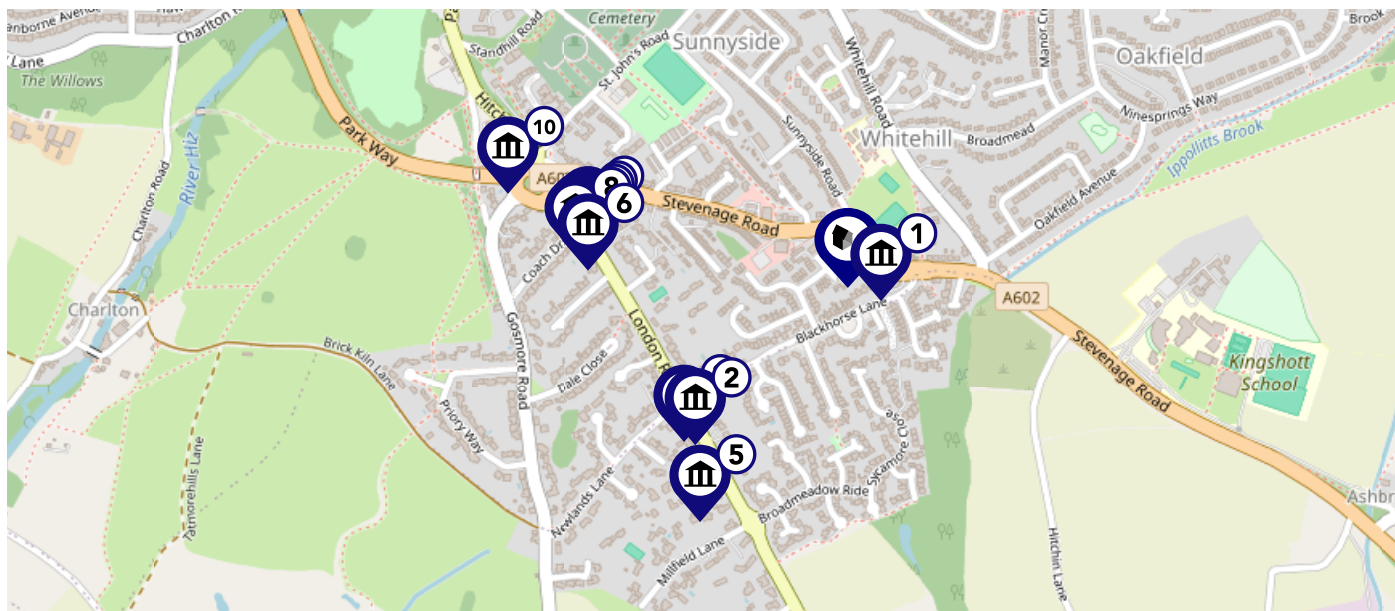
Masts & Pylons



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
	1102138 - The New Found Out Public House	Grade II	0.1 miles
	1347425 - The Grange House	Grade II	0.2 miles
	1175136 - Barn At The Grange House	Grade II	0.2 miles
	1347590 - 7, Hitchin Hill Path	Grade II	0.3 miles
	1175154 - New England House, And New England Cottage	Grade II	0.3 miles
	1347591 - Saint Elmo	Grade II	0.3 miles
	1102171 - 8, Hitchin Hill Path	Grade II	0.3 miles
	1173474 - Montserrat	Grade II	0.3 miles
	1296212 - 5 And 6, Hitchin Hill Path	Grade II	0.3 miles
	1102172 - The Three Moorhens Public House	Grade II	0.4 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

Standard brick construction

Property Lease Information

Leasehold:

We have been advised by the vendor that the remaining lease on the property is 100 years from 2026. There is an annual service charge of £671.91 with no ground rent payable. (please note this is confirmed from billing period of 2024/2025).

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

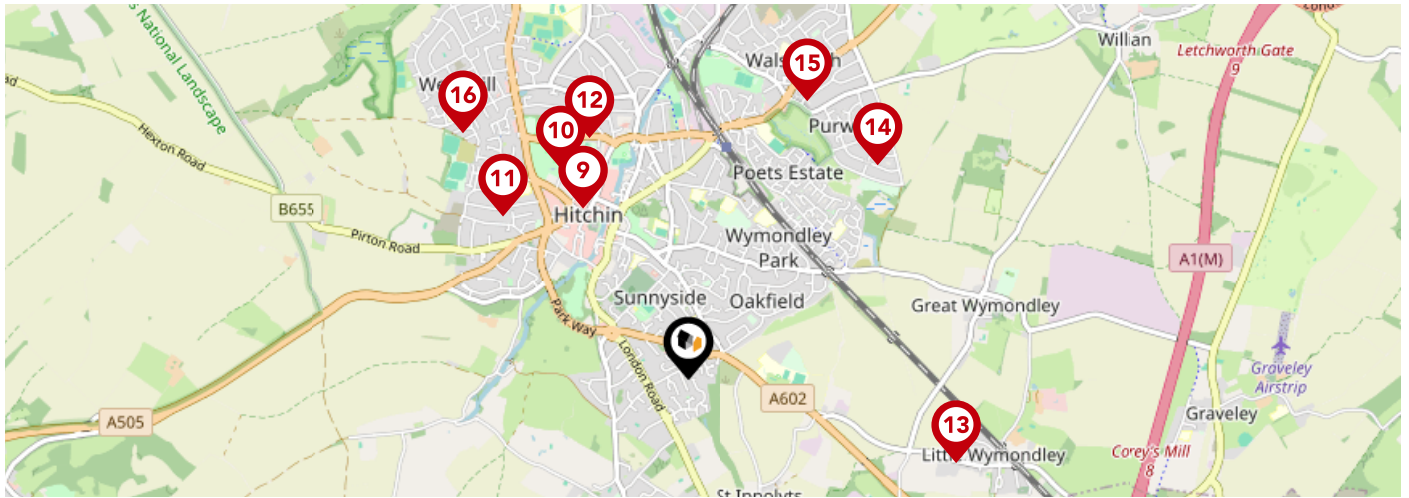
YES - Mains

Drainage

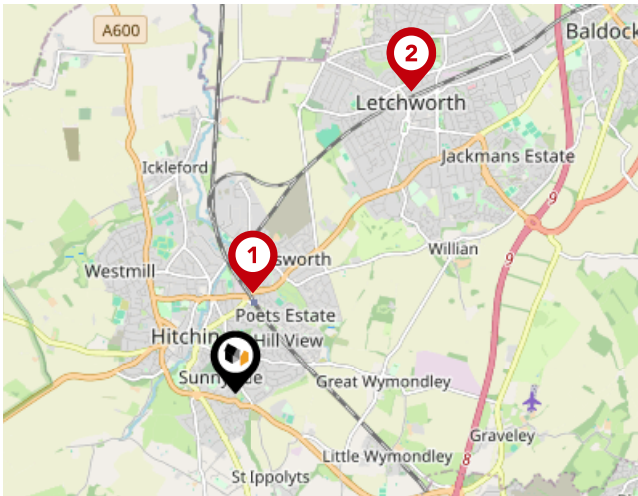
YES - Mains



		Nursery	Primary	Secondary	College	Private
1	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.18	☐	☒	☐	☐	☐
2	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.4	☐	☐	☒	☐	☐
3	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.48	☐	☒	☐	☐	☐
4	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.57	☐	☐	☒	☐	☐
5	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.65	☐	☒	☐	☐	☐
6	St Ippolyts Church of England Aided Primary School Ofsted Rating: Good Pupils: 175 Distance:0.73	☐	☒	☐	☐	☐
7	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.75	☐	☒	☐	☐	☐
8	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:0.81	☐	☒	☐	☐	☐

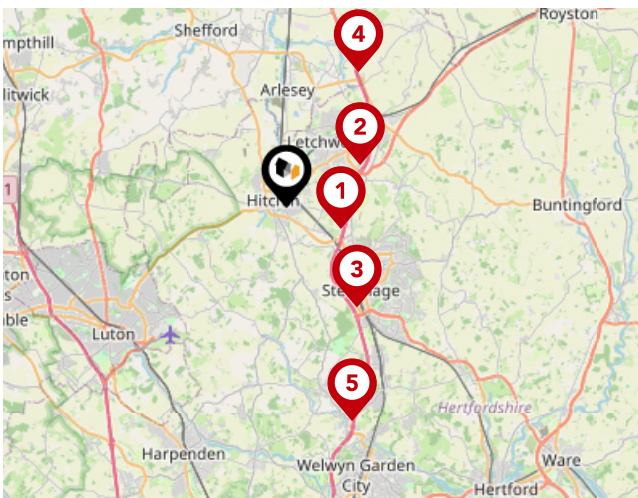


		Nursery	Primary	Secondary	College	Private
	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.93	☐	☐	☒	☐	☐
	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:1.13	☐	☒	☐	☐	☐
	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:1.13	☐	☒	☐	☐	☐
	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:1.2	☒	☐	☐	☐	☐
	Wymondley Junior Mixed and Infant School Ofsted Rating: Good Pupils: 102 Distance:1.28	☐	☒	☐	☐	☐
	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:1.31	☐	☒	☐	☐	☐
	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:1.38	☐	☒	☐	☐	☐
	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:1.53	☐	☒	☐	☐	☐



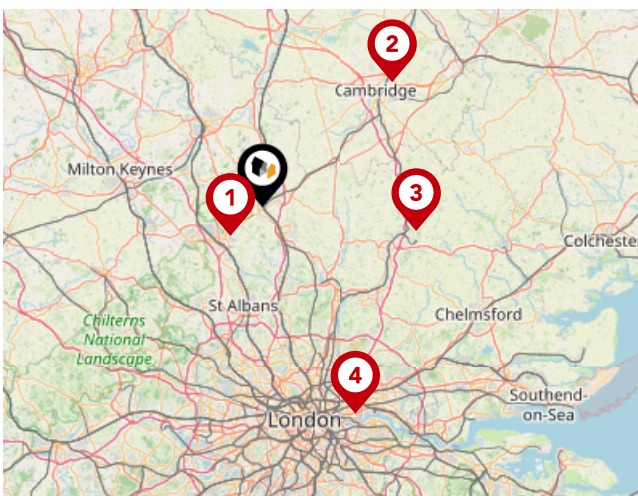
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.93 miles
2	Letchworth Rail Station	3.2 miles
3	Letchworth Rail Station	3.21 miles



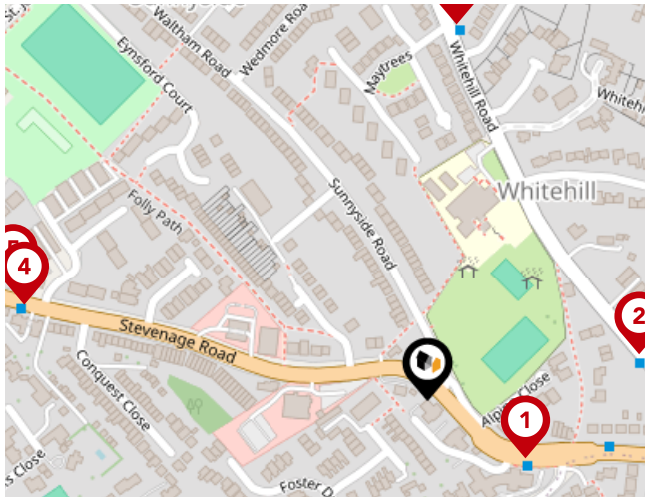
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.17 miles
2	A1(M) J9	3.15 miles
3	A1(M) J7	4.44 miles
4	A1(M) J10	5.66 miles
5	A1(M) J6	8.13 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.28 miles
2	Cambridge	26.3 miles
3	Stansted Airport	22.76 miles
4	London City Airport	33.11 miles



Bus Stops/Stations

Pin	Name	Distance
1	Blackhorse Lane	0.06 miles
2	Oakfield Avenue	0.12 miles
3	Maytrees	0.22 miles
4	The Maples	0.24 miles
5	The Maples	0.25 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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