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MIR: Material Info

The Material Information Affecting this Property
Wednesday 25th March 2026



GOSLING AVENUE, OFFLEY, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

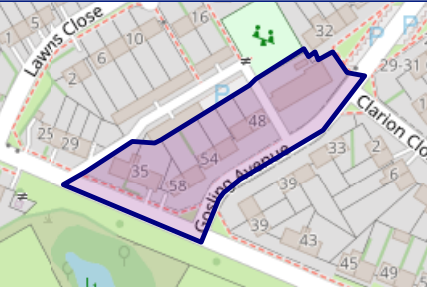
01462 452951

phurren@country-properties.co.uk

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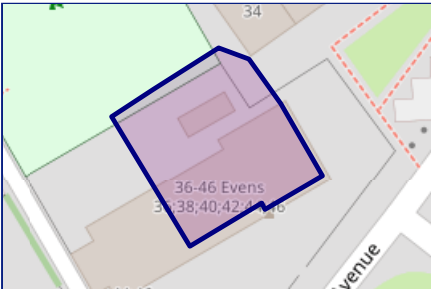


Freehold Title Plan

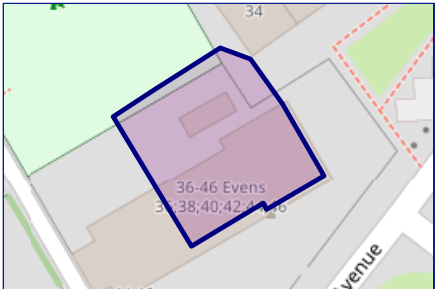


HD422558

Leasehold Title Plans



HD425751



HD425751

Start Date:	19/10/2003
End Date:	20/10/2128
Lease Term:	125 years from 20 October 2003
Term Remaining:	102 years

Planning records for: **2 Gosling Avenue Offley Hitchin SG5 3ER**

Reference - 03/00559/1HH	
Decision:	Decided
Date:	02nd April 2003
Description:	Single storey side extension and rear dormer roof extension (as amended by plans received 22/07/2003, drawing no. 645/01/C).

Planning records for: **22 Gosling Avenue Offley Hitchin SG5 3ER**

Reference - 03/01517/1HH	
Decision:	Decided
Date:	24th September 2003
Description:	Rear conservatory and single storey rear extension

Reference - 16/00071/1PUD	
Decision:	Decided
Date:	13th January 2016
Description:	Certificate of Lawful Development: proposed infill of front porch canopy to form extension to existing lounge.

Planning records for: **24 Gosling Avenue Great Offley SG5 3ER**

Reference - 87/01008/1	
Decision:	Decided
Date:	23rd June 1987
Description:	Erection of single storey rear extension

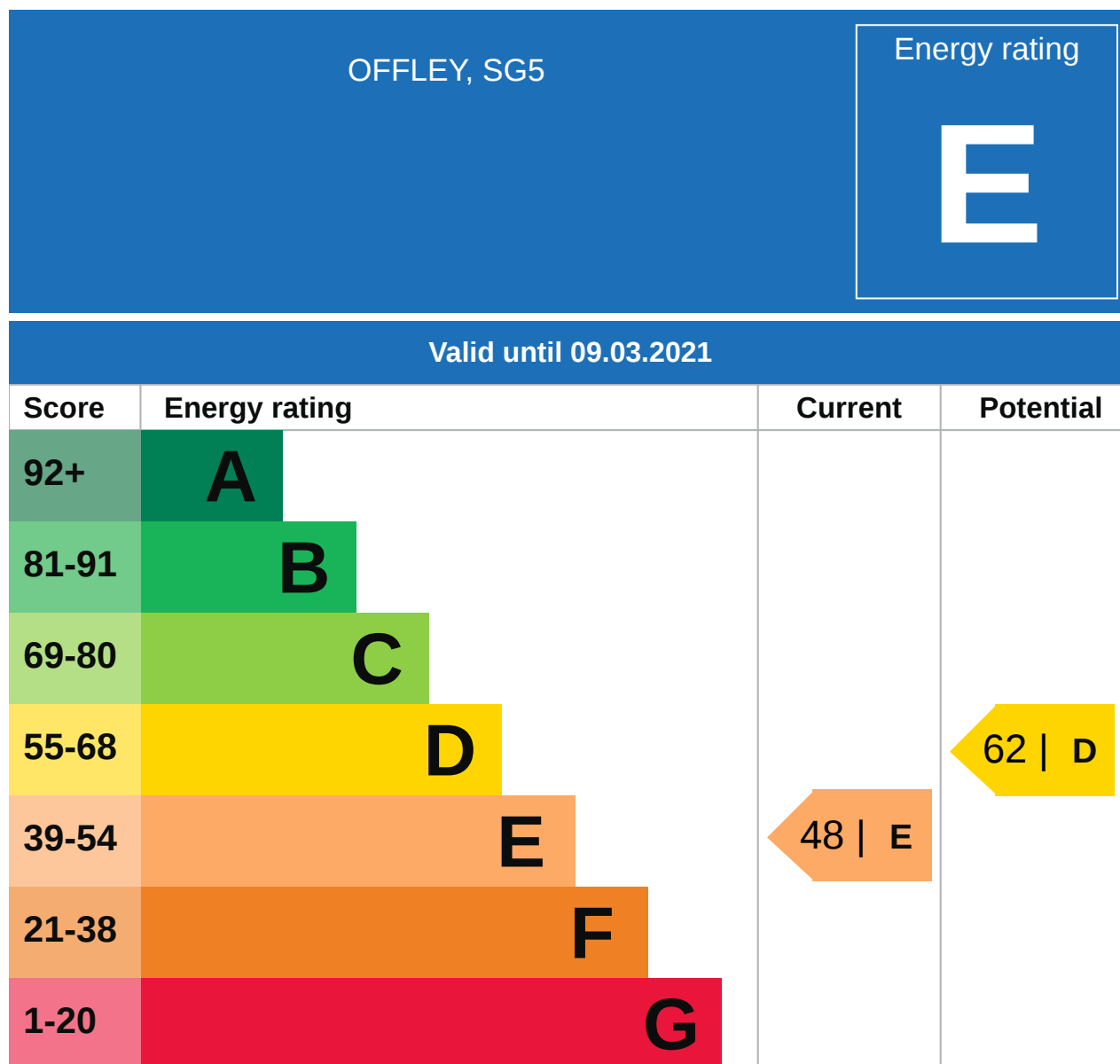
Planning records for: **28 Gosling Avenue Offley Hitchin Hertfordshire SG5 3ER**

Reference - 21/02163/FPH	
Decision:	Decided
Date:	01st September 2021
Description:	Front porch, single storey rear extension and detached fitness/garden building

Planning records for: **32 Gosling Avenue Offley Hitchin SG5 3ER**

Reference - 02/01577/1HH	
Decision:	Decided
Date:	22nd October 2002
Description:	Single storey front extension.

Reference - 20/00739/FPH	
Decision:	Decided
Date:	01st April 2020
Description:	Single storey rear extension following demolition of existing conservatory



Additional EPC Data

Property Type:	Ground-floor flat
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	(another dwelling above)
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Electric storage heaters
Main Heating Energy:	Poor
Main Heating Controls:	Manual charge control
Main Heating Controls Energy:	Poor
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Very poor
Lighting:	Low energy lighting in 57% of fixed outlets
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Total Floor Area:	65 m ²

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

Property Lease Information

Leasehold:

Lease remaining: 102 years from 2026

Charges:

Annual current ground rent of the property - Peppercorn - £10

Annual Service Charge on the property- £942.32

Listed Building Information

Not listed

Stamp Duty

Not specified

Other

None specified

Other

None specified

Electricity Supply

YES - Mains

Gas Supply

No gas

Central Heating

YES - ECH

Water Supply

YES - Mains

Drainage

YES - Mains

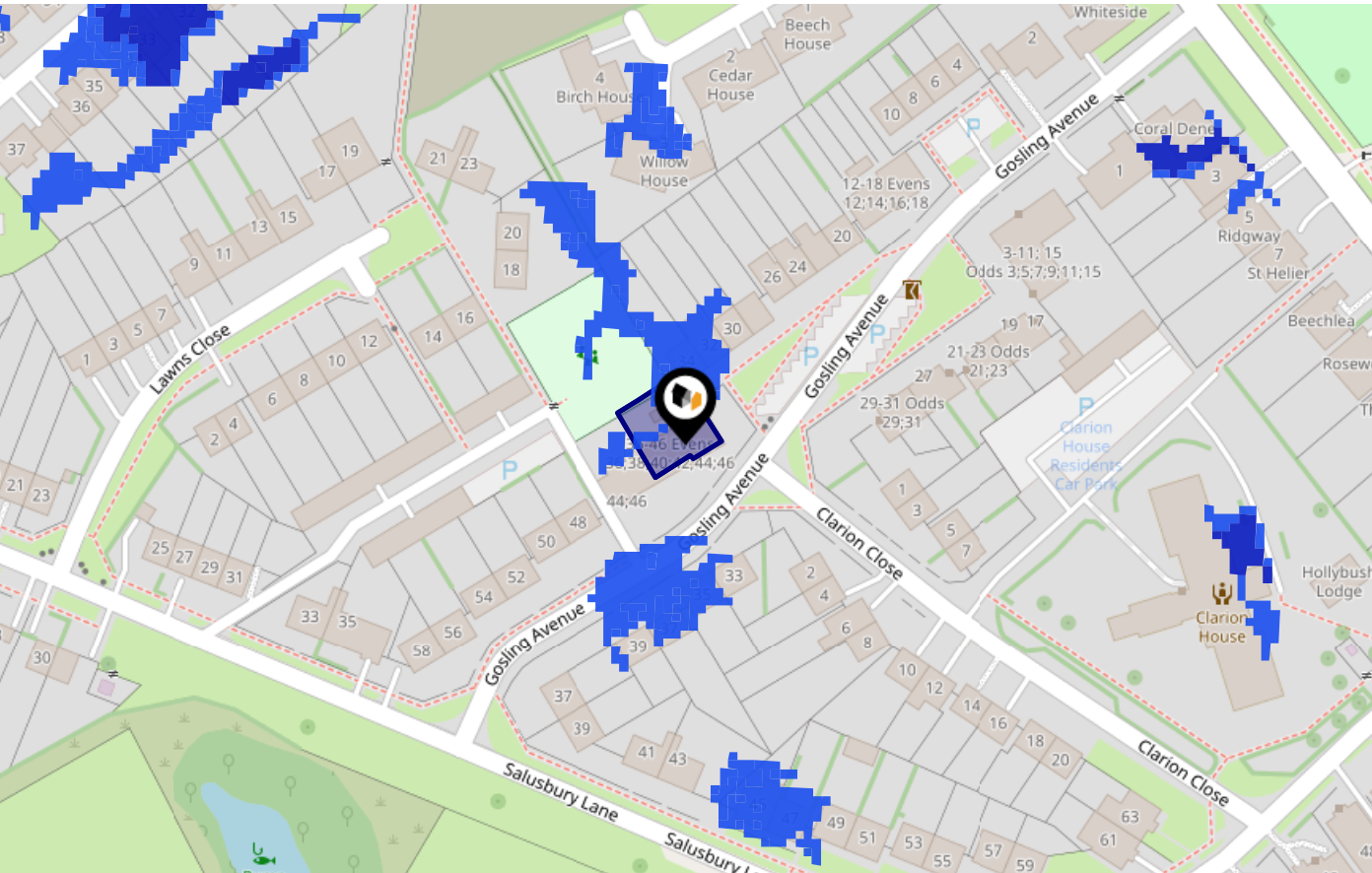
Important - Please read

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.

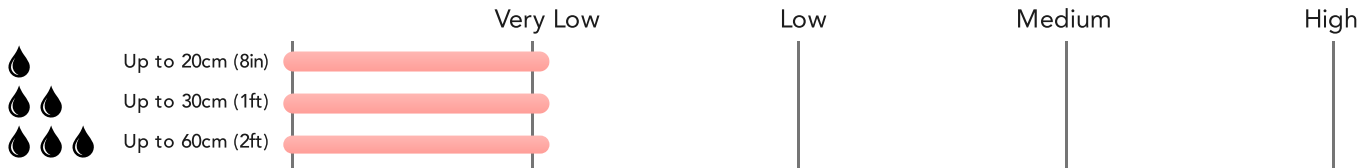


Risk Rating: **Very low**

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.

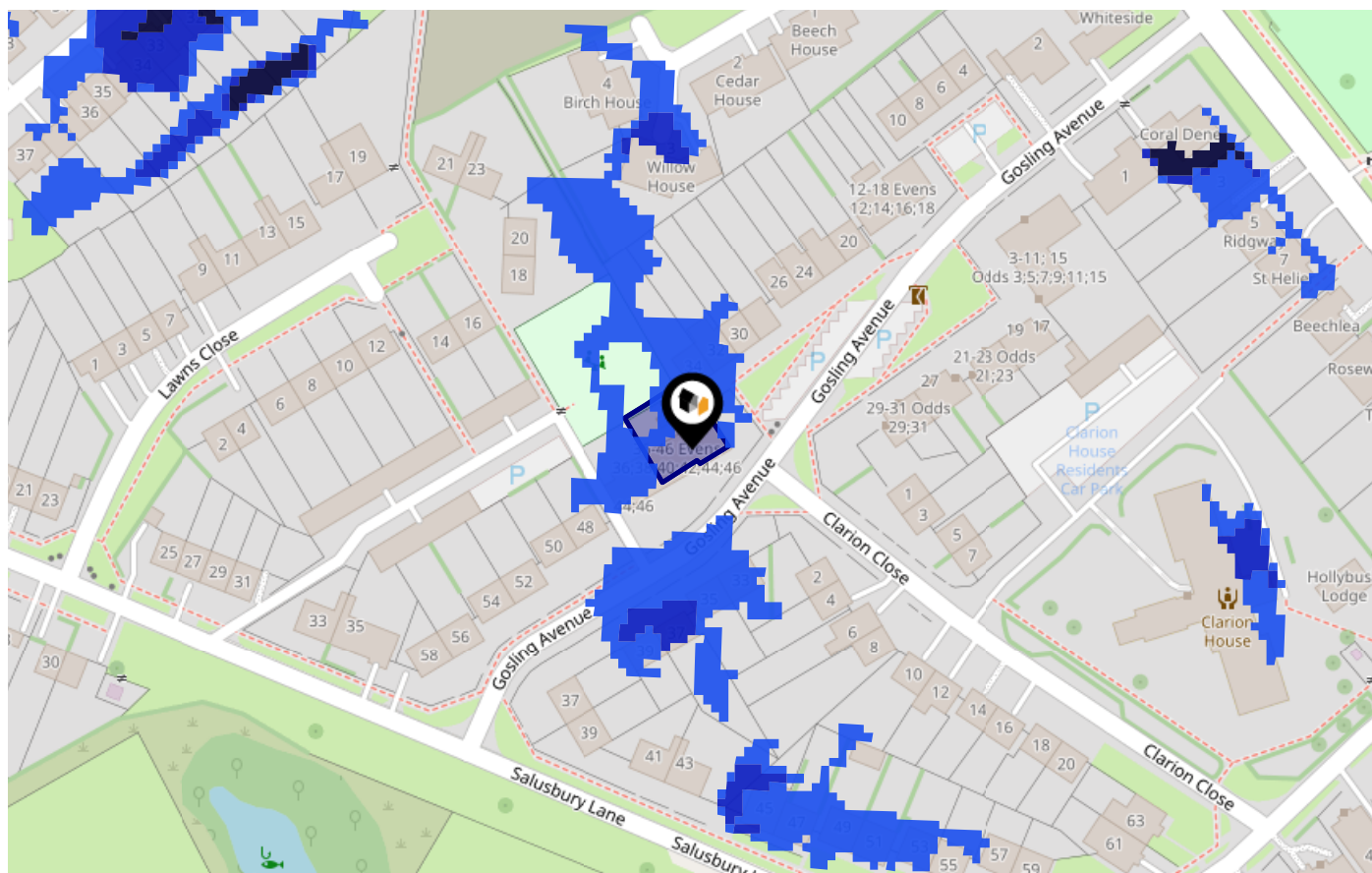
Chance of flooding to the following depths at this property:



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.

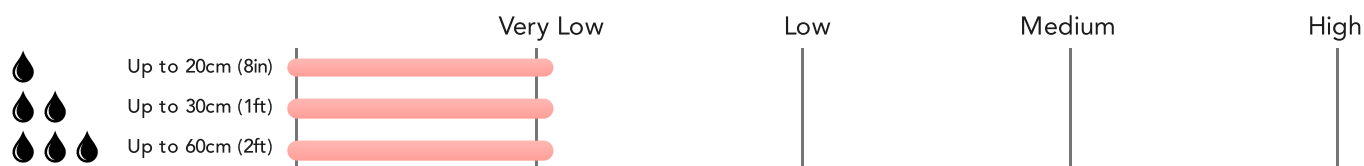


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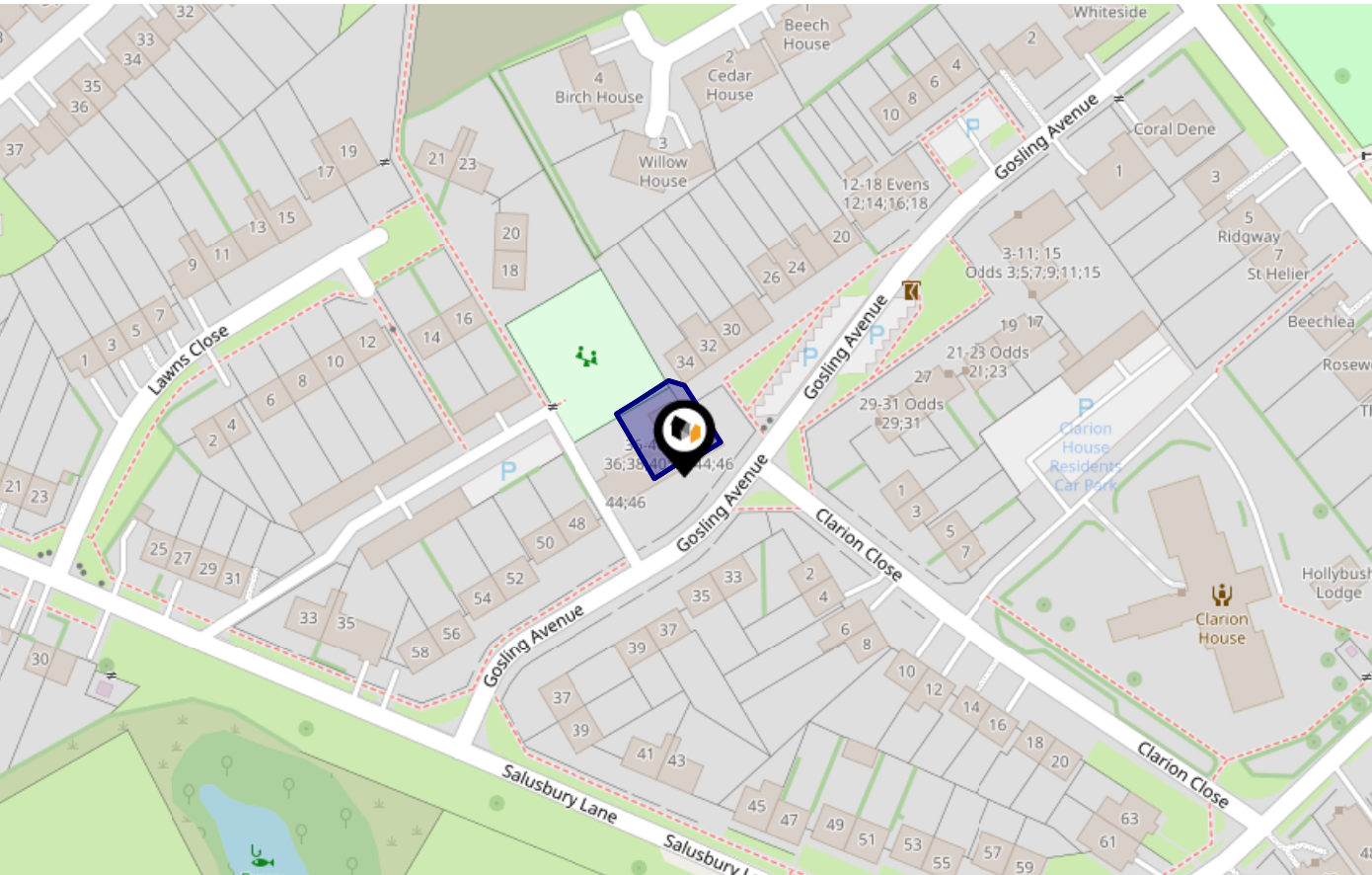
Chance of flooding to the following depths at this property:



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

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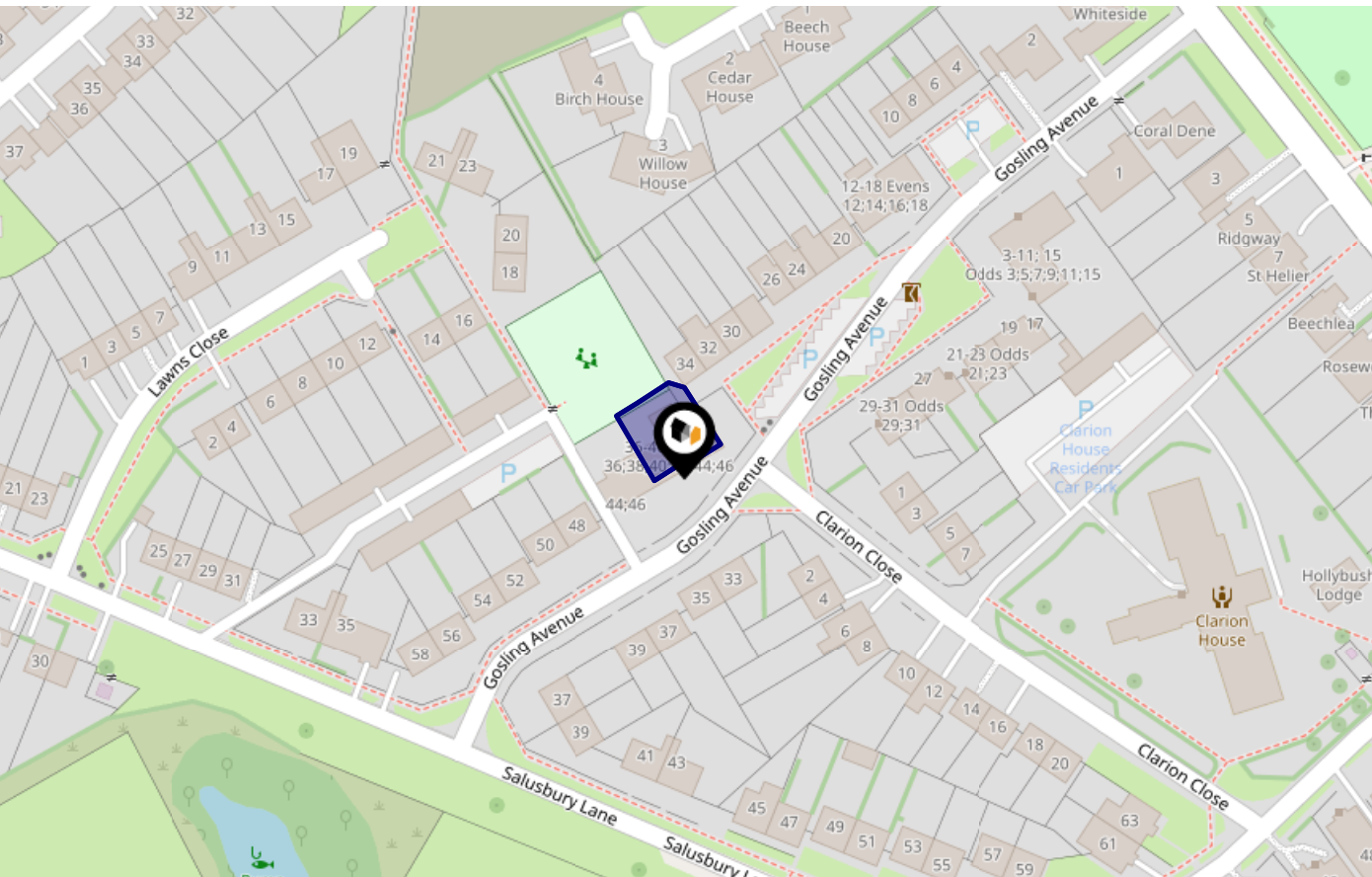
Chance of flooding to the following depths at this property:



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.

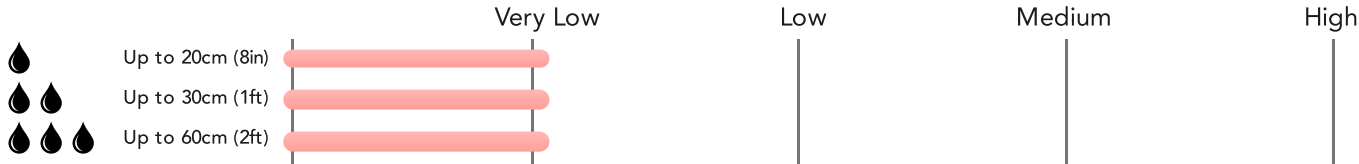


Risk Rating: **Very low**

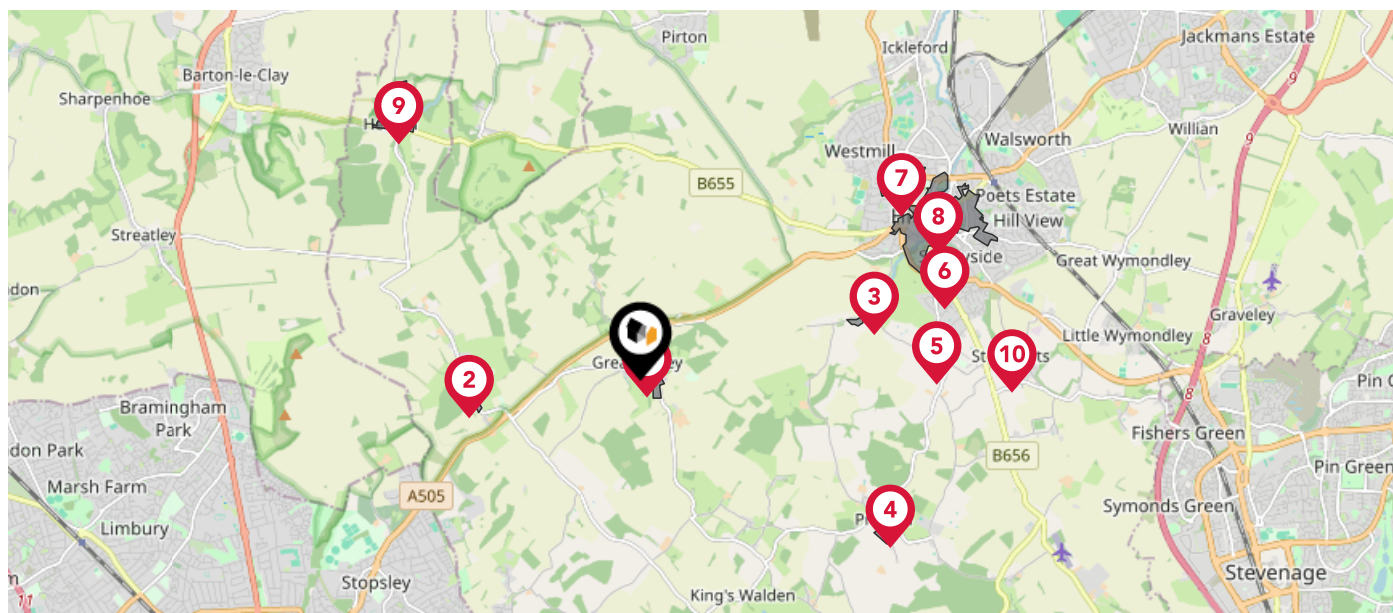
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Chance of flooding to the following depths at this property:



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



Great Offley



Lilley



Charlton



Preston



Gosmore



Hitchin Hill Path



Butts Close, Hitchin



Hitchin



Hexton



St Ippolyts

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	Dell Hole-Lilley Hoo, Hertfordshire	Historic Landfill	
2	Lodge Farm-Kings Walden, Hertfordshire	Historic Landfill	
3	Church Farm-Lilley, Hertfordshire	Historic Landfill	
4	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
5	Clark's Hill-Pegsdon, Bedfordshire	Historic Landfill	
6	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
7	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
8	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
9	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
10	Wandon End Farm-Luton, Bedfordshire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



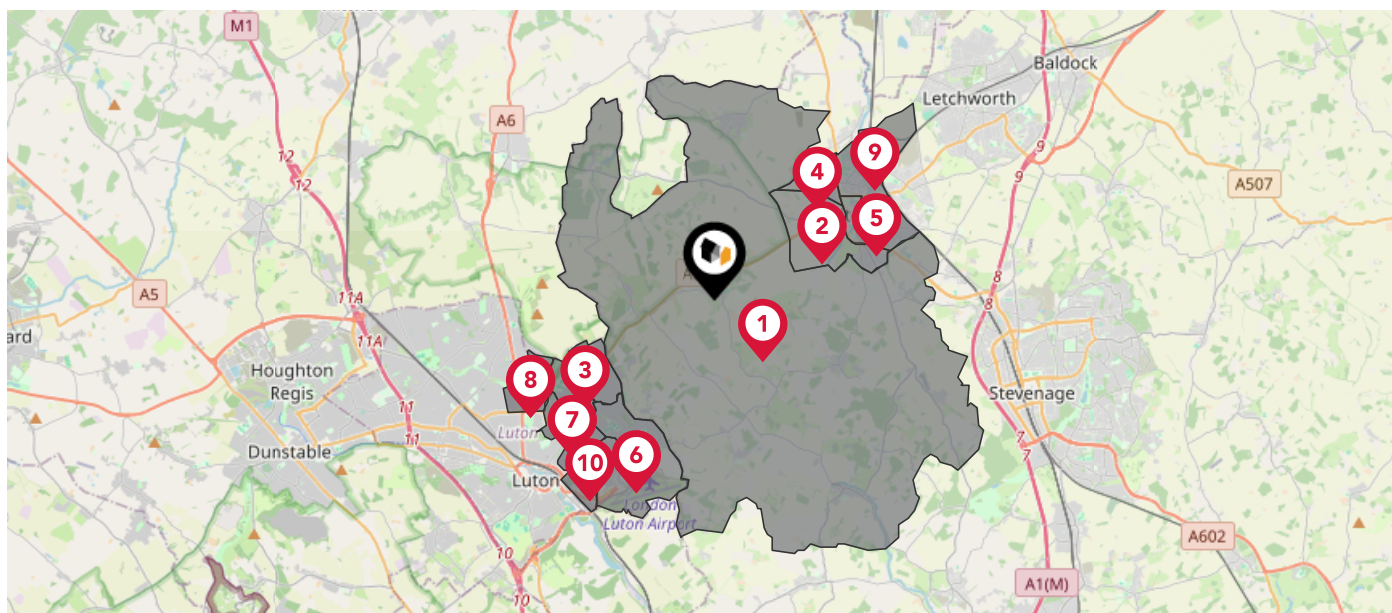
Mine Entry

- ✕ 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 Hitchwood, Offa and Hoo Ward

2 Hitchin Priory Ward

3 Stopsley Ward

4 Hitchin Oughton Ward

5 Hitchin Highbury Ward

6 Wigmore Ward

7 Round Green Ward

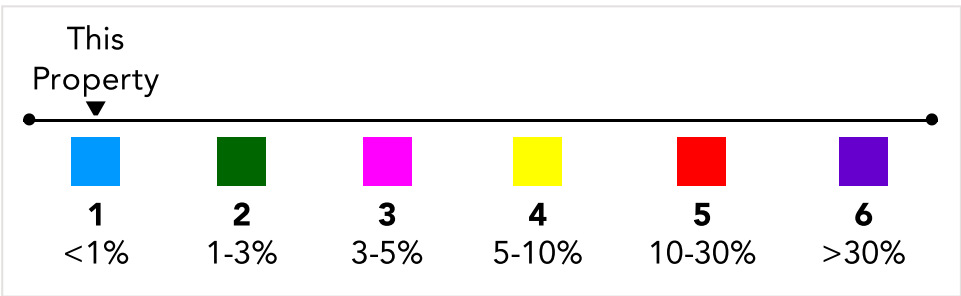
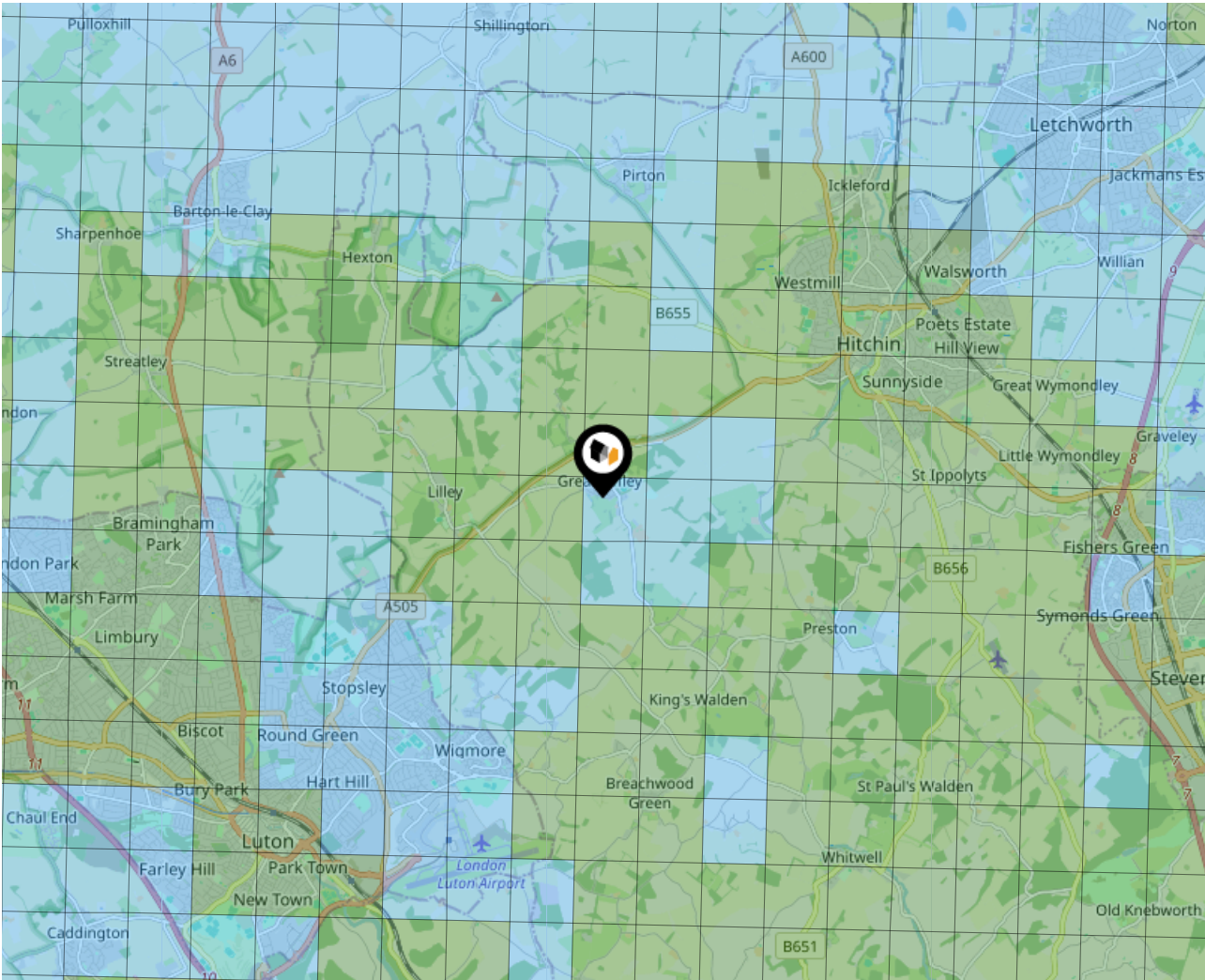
8 Barnfield Ward

9 Hitchin Bearton Ward

10 Crawley Ward

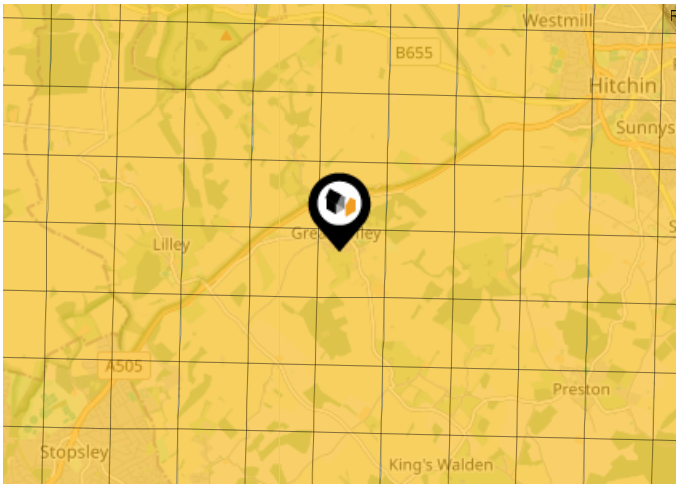
What is Radon?

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).



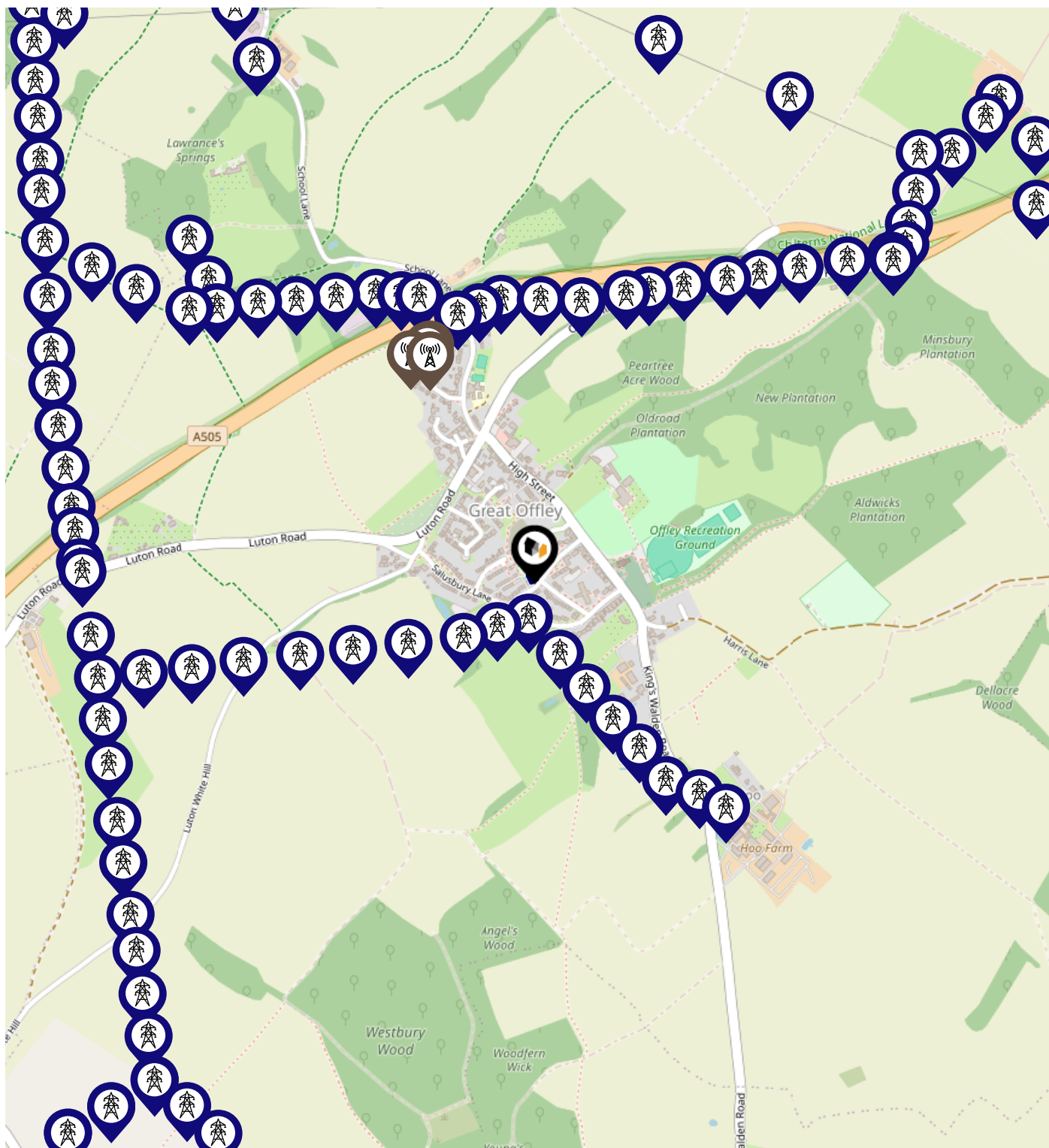
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	HIGH	Soil Texture:	CHALKY, SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	SHALLOW
Soil Group:	ALL		



Primary Classifications (Most Common Clay Types)

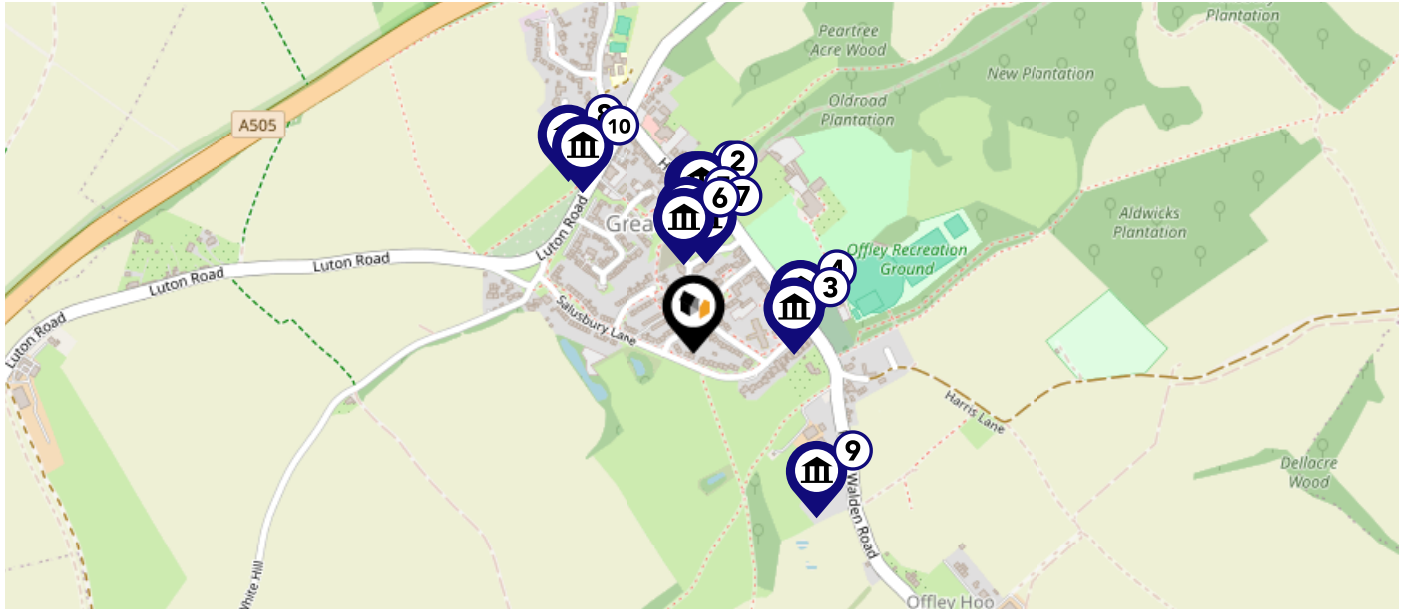
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



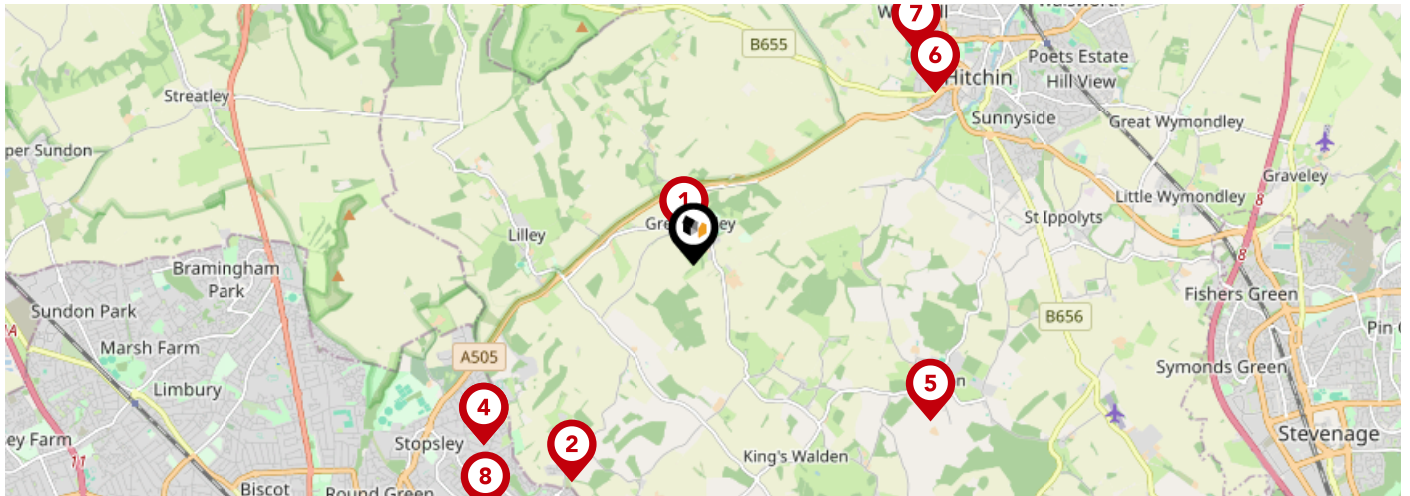
Key:

-  Power Pylons
-  Communication Masts

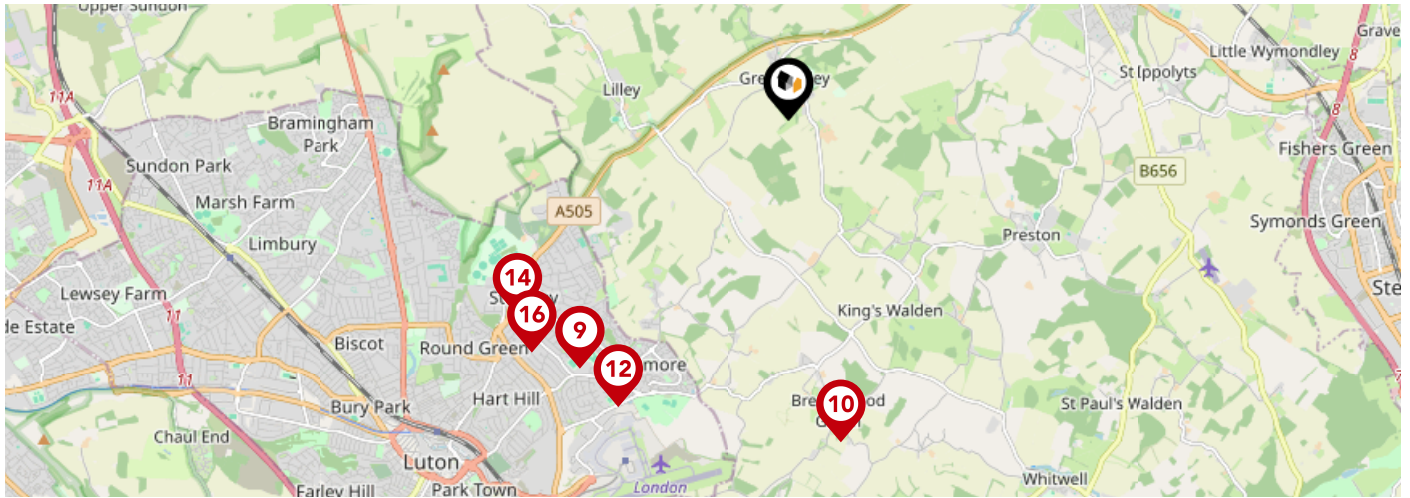
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1174729 - Vine Cottage	Grade II	0.1 miles
 1347082 - Court House	Grade II	0.1 miles
 1174992 - Churchyard Wall Next Road And Iron Gates At Church Of St Mary Magdalene	Grade II	0.1 miles
 1347084 - Church Of St Mary Magdalene (c Of E)	Grade I	0.1 miles
 1103183 - 2-6, West Lane	Grade II	0.1 miles
 1103211 - Walls And Gate Of Walled Garden At The Lawns	Grade II	0.1 miles
 1103210 - The Lawns And Linked Outbuildings To South	Grade II	0.1 miles
 1175092 - Westbury House Flats 1, 2, 3, 4	Grade II	0.2 miles
 1295486 - Great Offley House	Grade II	0.2 miles
 1103214 - South Range Of Farm Buildings At Westbury Farm, Running From Westbury House To Road	Grade II	0.2 miles



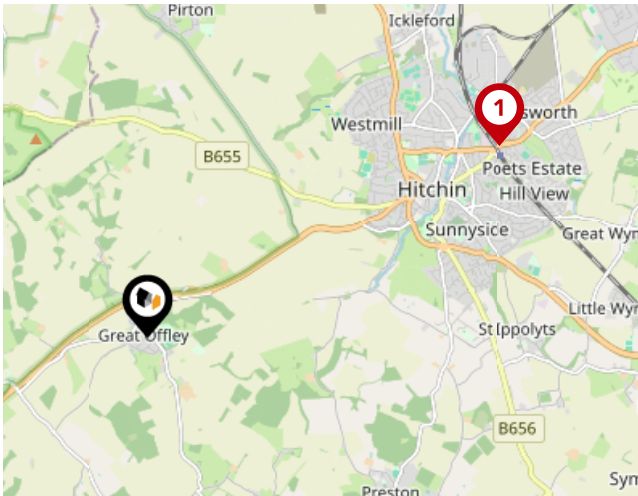
		Nursery	Primary	Secondary	College	Private
1	Offley Endowed Primary School and Nursery Ofsted Rating: Good Pupils: 165 Distance:0.26	☐	☒	☐	☐	☐
2	Cockernhoe Endowed CofE Primary School Ofsted Rating: Requires improvement Pupils: 78 Distance:2.27	☐	☒	☐	☐	☐
3	Putteridge Primary School Ofsted Rating: Good Pupils: 618 Distance:2.53	☐	☒	☐	☐	☐
4	Putteridge High School Ofsted Rating: Good Pupils: 1197 Distance:2.53	☐	☐	☒	☐	☐
5	Preston Primary School Ofsted Rating: Good Pupils: 67 Distance:2.59	☐	☒	☐	☐	☐
6	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:2.72	☐	☒	☐	☐	☐
7	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:2.82	☐	☒	☐	☐	☐
8	Somerries Infant School and Early Childhood Education Centre Ofsted Rating: Outstanding Pupils: 286 Distance:2.96	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Somerles Junior School Ofsted Rating: Good Pupils: 241 Distance:2.96	☐	☒	☐	☐	☐
	Breachwood Green Junior Mixed and Infant School Ofsted Rating: Good Pupils: 92 Distance:2.99	☐	☒	☐	☐	☐
	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:3.04	☐	☐	☒	☐	☐
	Wigmore Primary Ofsted Rating: Good Pupils: 604 Distance:3.05	☐	☒	☐	☐	☐
	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:3.06	☐	☒	☐	☐	☐
	Stopsley Community Primary School Ofsted Rating: Good Pupils: 462 Distance:3.06	☐	☒	☐	☐	☐
	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:3.1	☐	☒	☐	☐	☐
	Lady Zia Wernher School Ofsted Rating: Outstanding Pupils: 198 Distance:3.16	☐	☒	☐	☐	☐

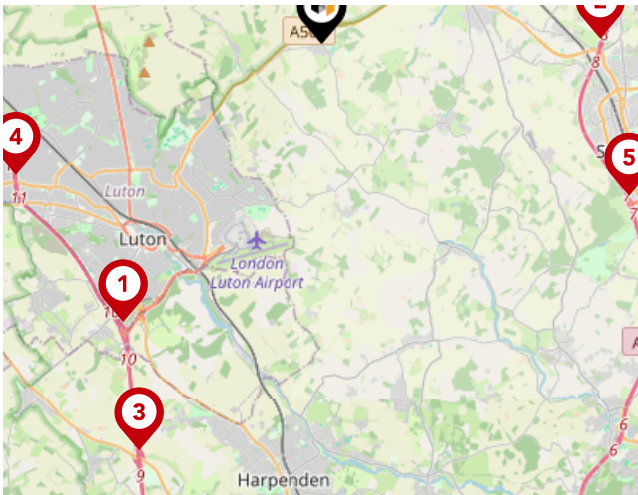
Area

Transport (National)



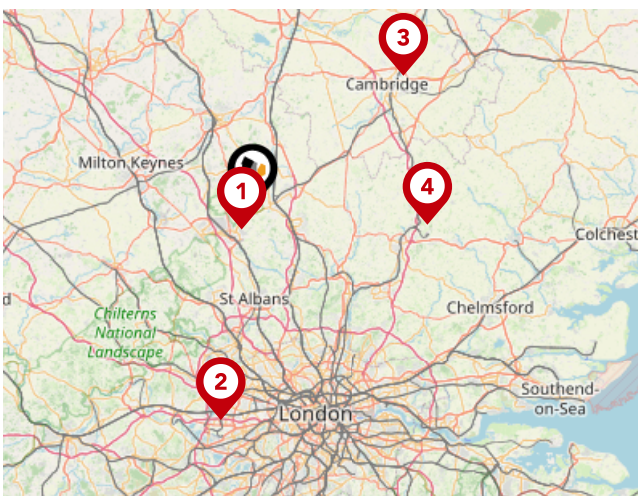
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	3.67 miles
2	Luton Airport Parkway Rail Station	4.55 miles
3	Luton Rail Station	4.5 miles



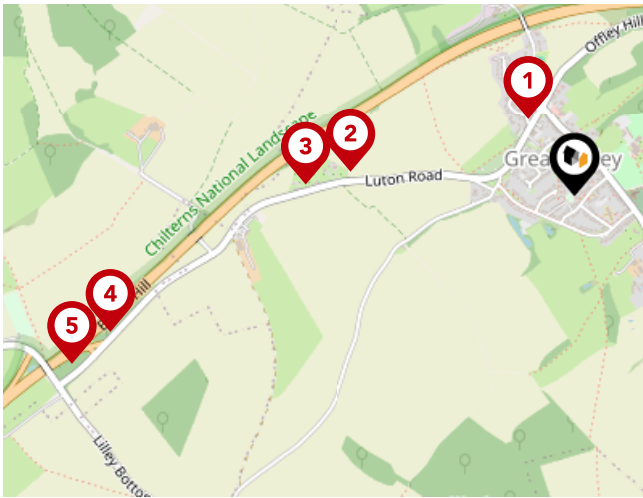
Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J10	6.27 miles
2	A1(M) J8	5.1 miles
3	M1 J9	8.16 miles
4	M1 J11	6.08 miles
5	A1(M) J7	6.3 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	3.71 miles
2	Heathrow Airport	31.74 miles
3	Cambridge	29.11 miles
4	Stansted Airport	25.7 miles



Bus Stops/Stations

Pin	Name	Distance
1	Post Office	0.2 miles
2	Mill Farm	0.52 miles
3	Mill Farm	0.62 miles
4	Hollybush Hill	1.11 miles
5	Hollybush Hill	1.21 miles

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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