



MIR: Material Info

The Material Information Affecting this Property

Monday 26th October 2026



**SIGNATURE HOUSE, 23, VAUGHAN ROAD, HARPENDEN,
AL5**

Country Properties

81 Hermitage Road Hitchin Herts SG5 1DB

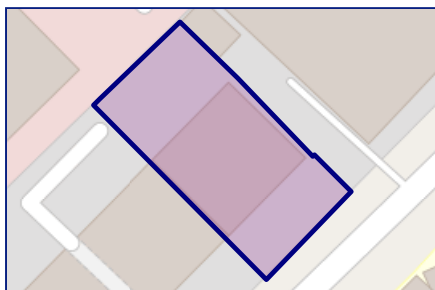
01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk

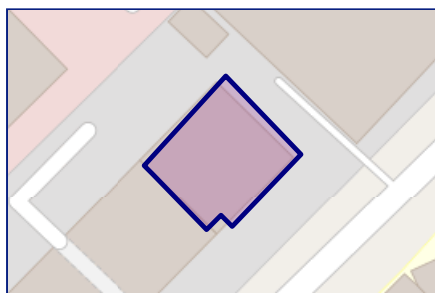


Freehold Title Plan



HD103652

Leasehold Title Plan



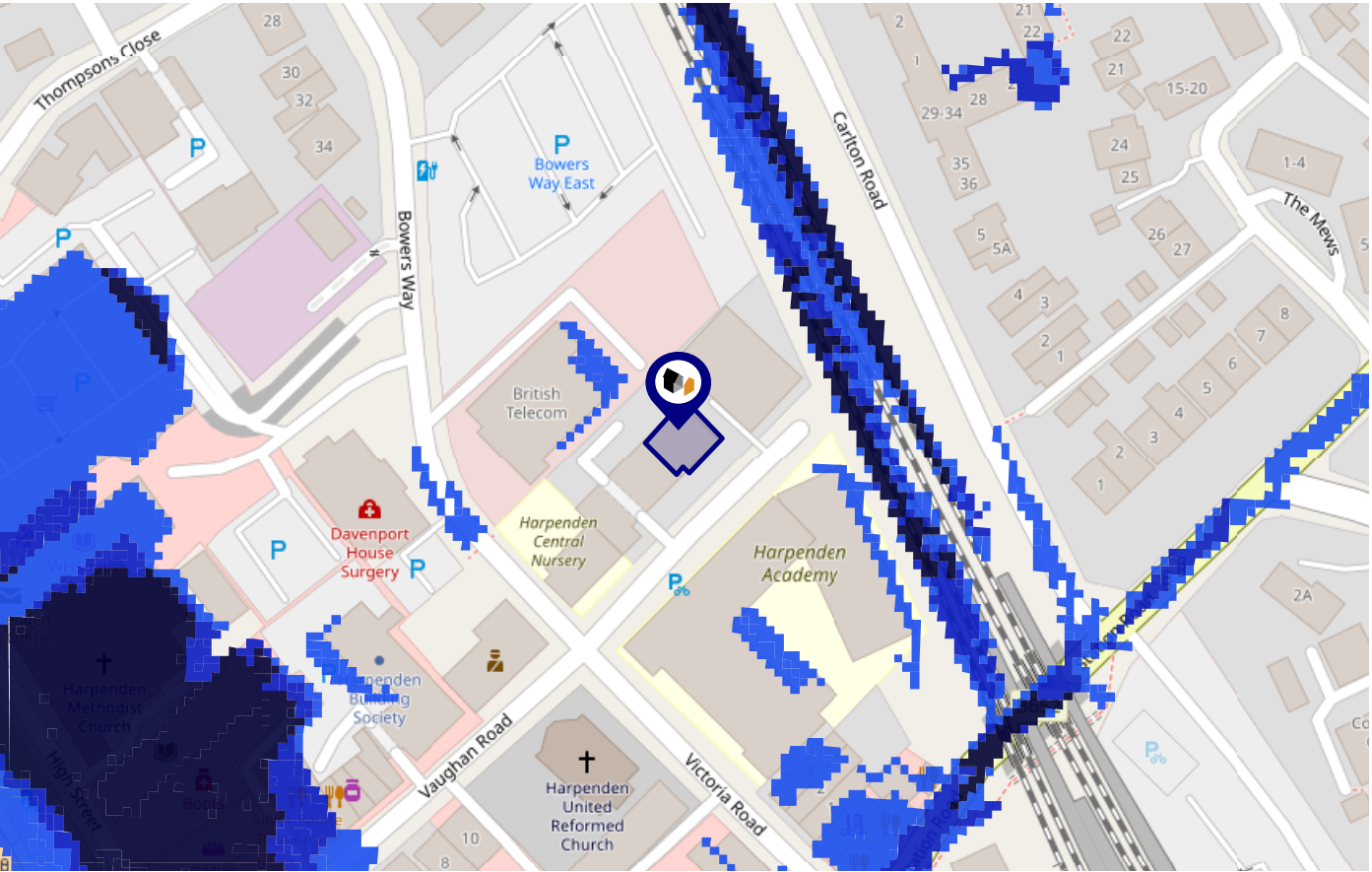
HD629098

Start Date: 09/10/2024
End Date: 24/03/2274
Lease Term: 50 years from and including 25 March 2024 and to and including 24 March 2274
Term Remaining: 247 years

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.

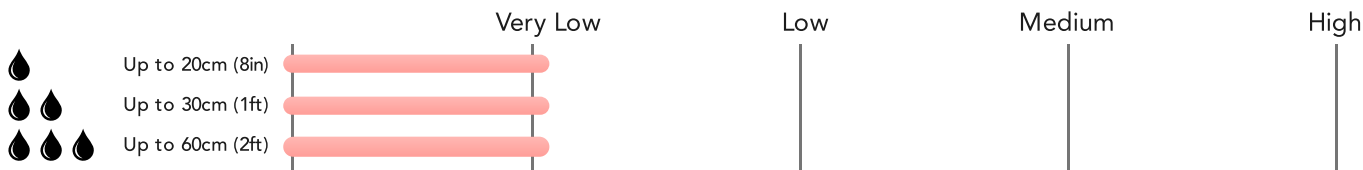


Risk Rating: Very low

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.

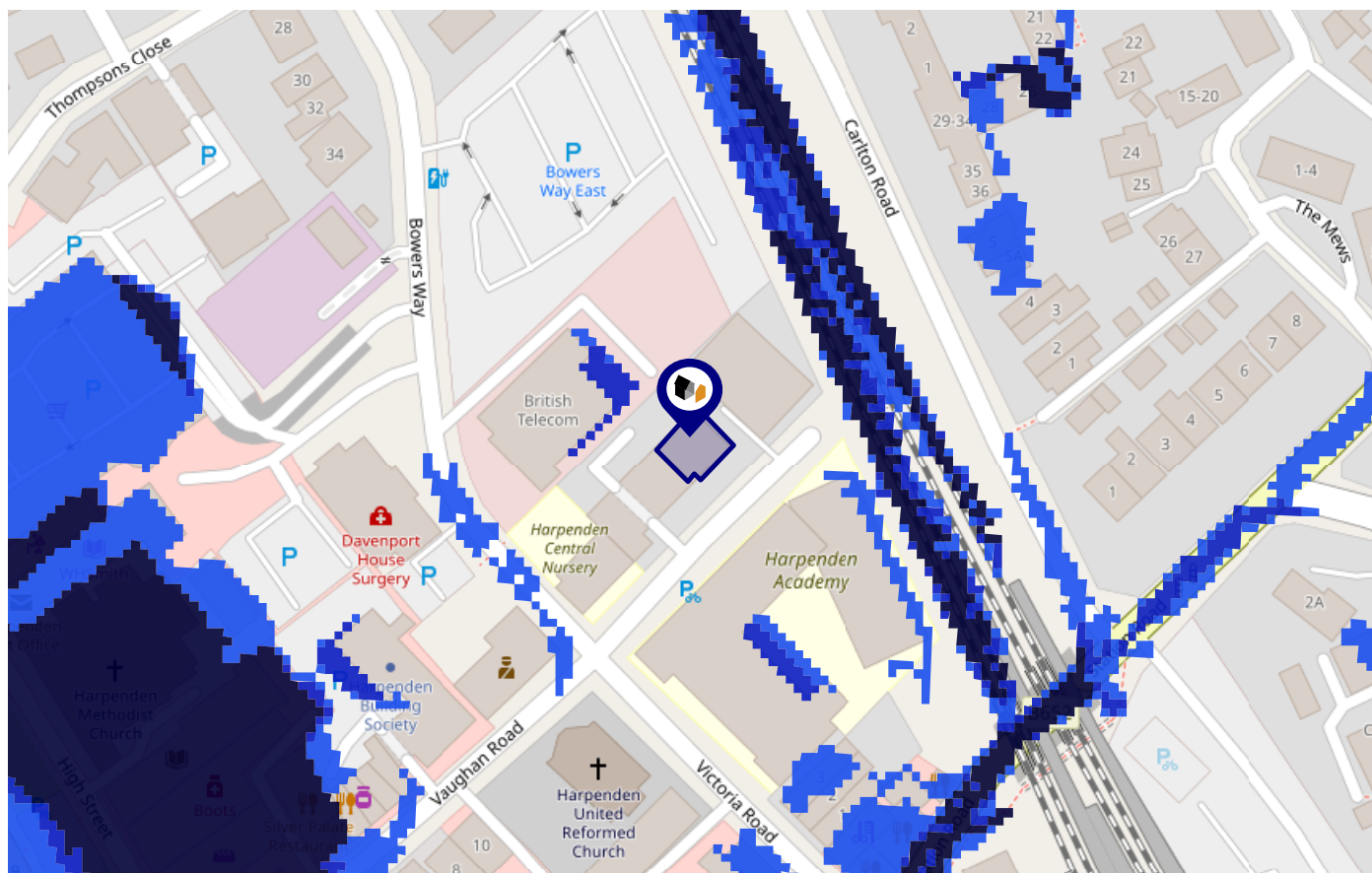
Chance of flooding to the following depths at this property:



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.

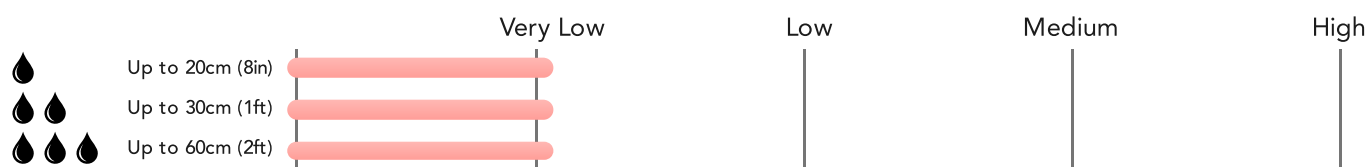


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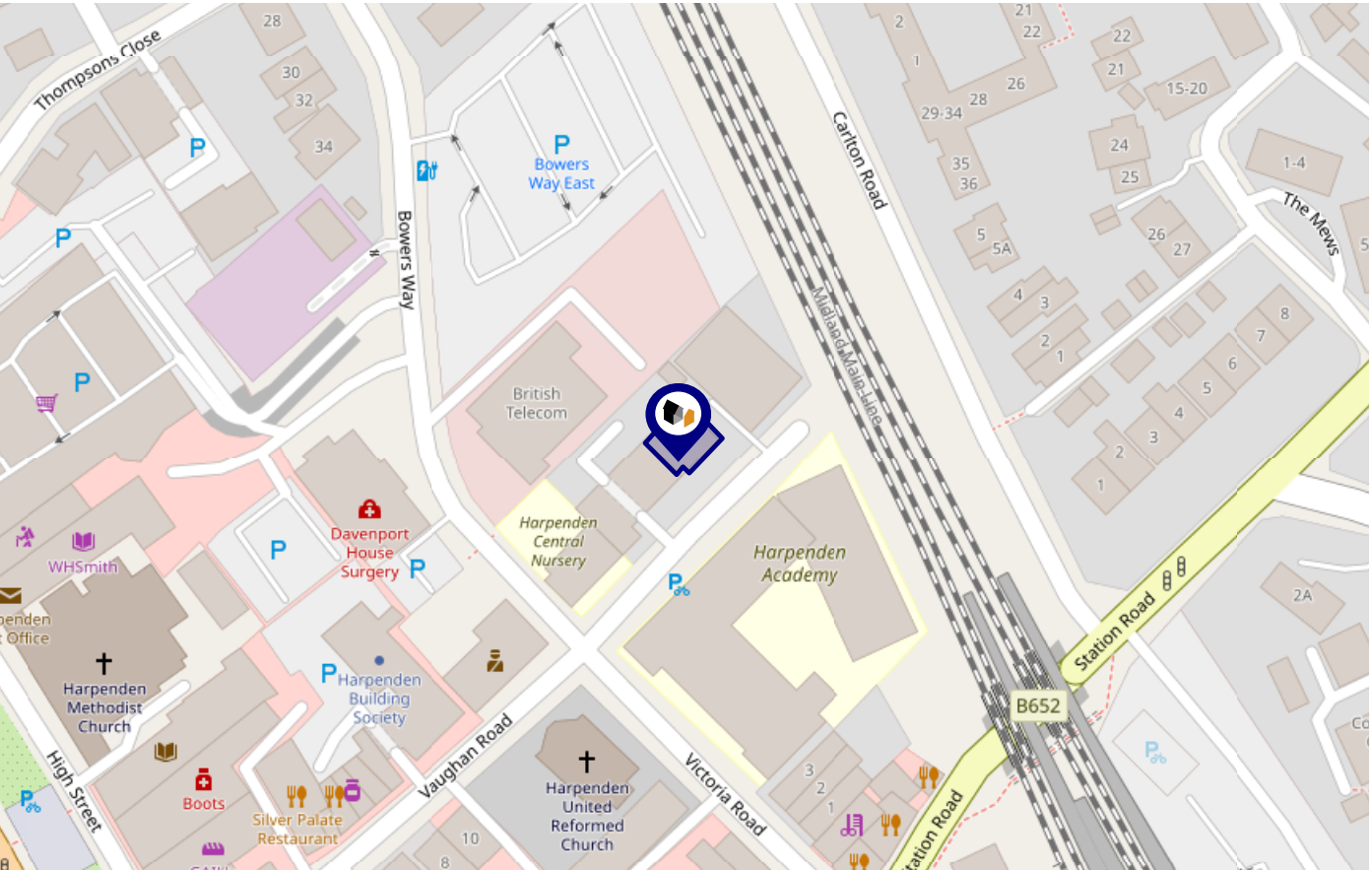
Chance of flooding to the following depths at this property:



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.

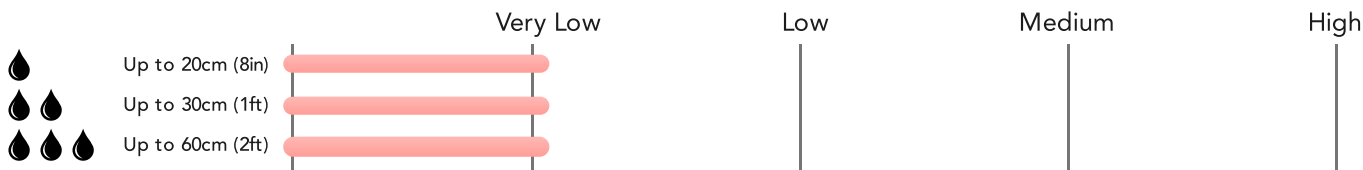


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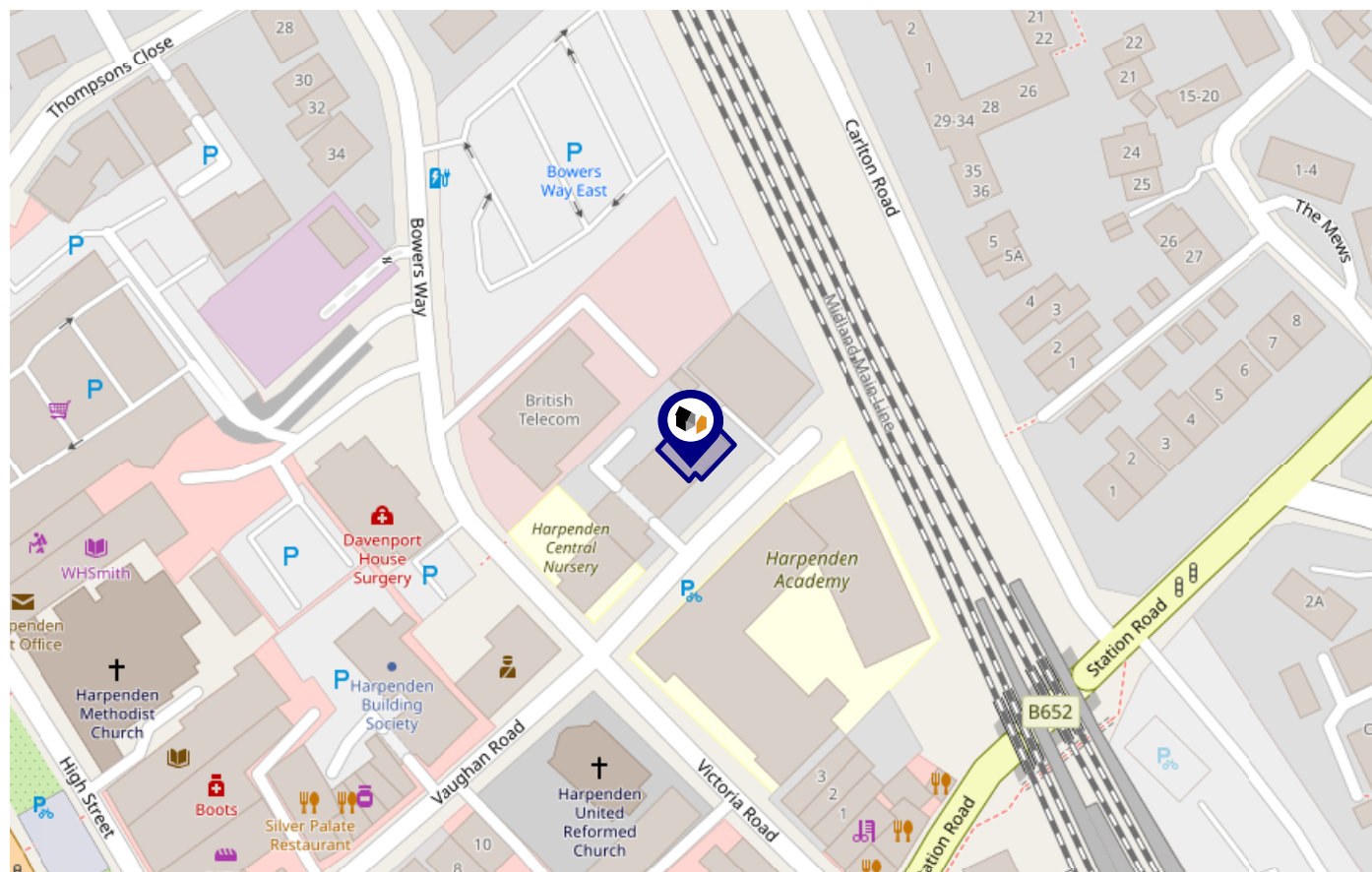
Chance of flooding to the following depths at this property:



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.

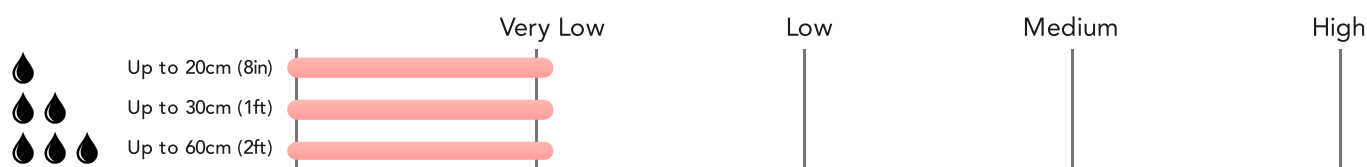


Risk Rating: Very low

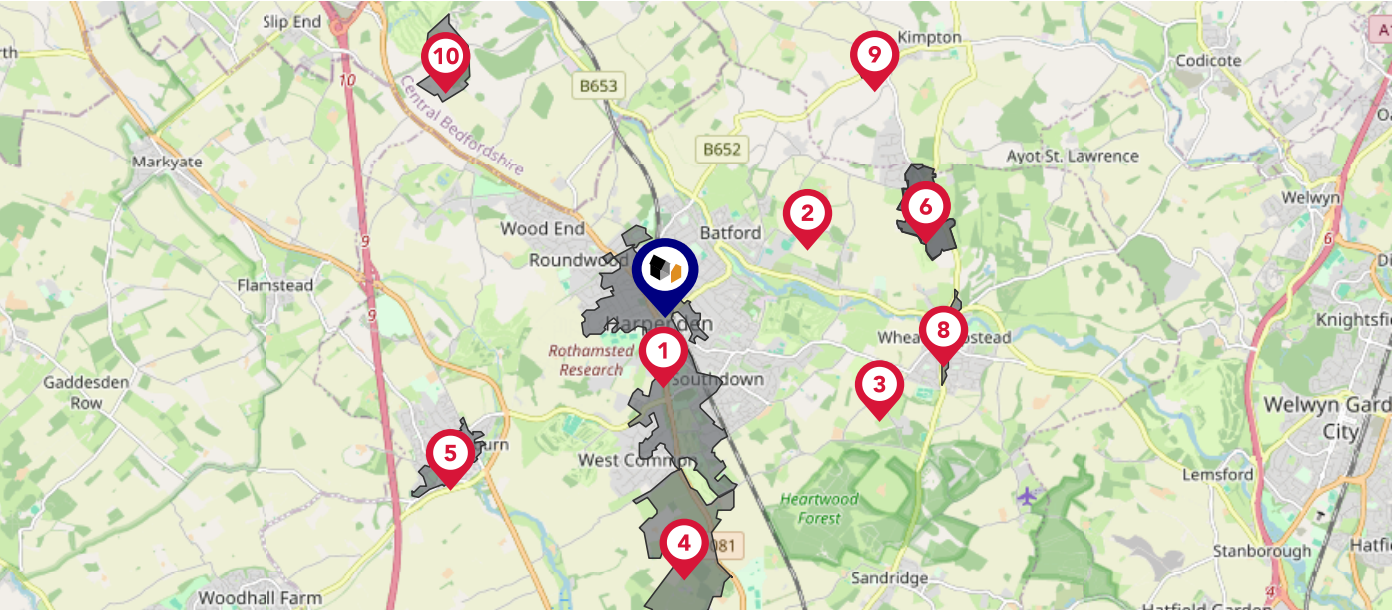
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Chance of flooding to the following depths at this property:

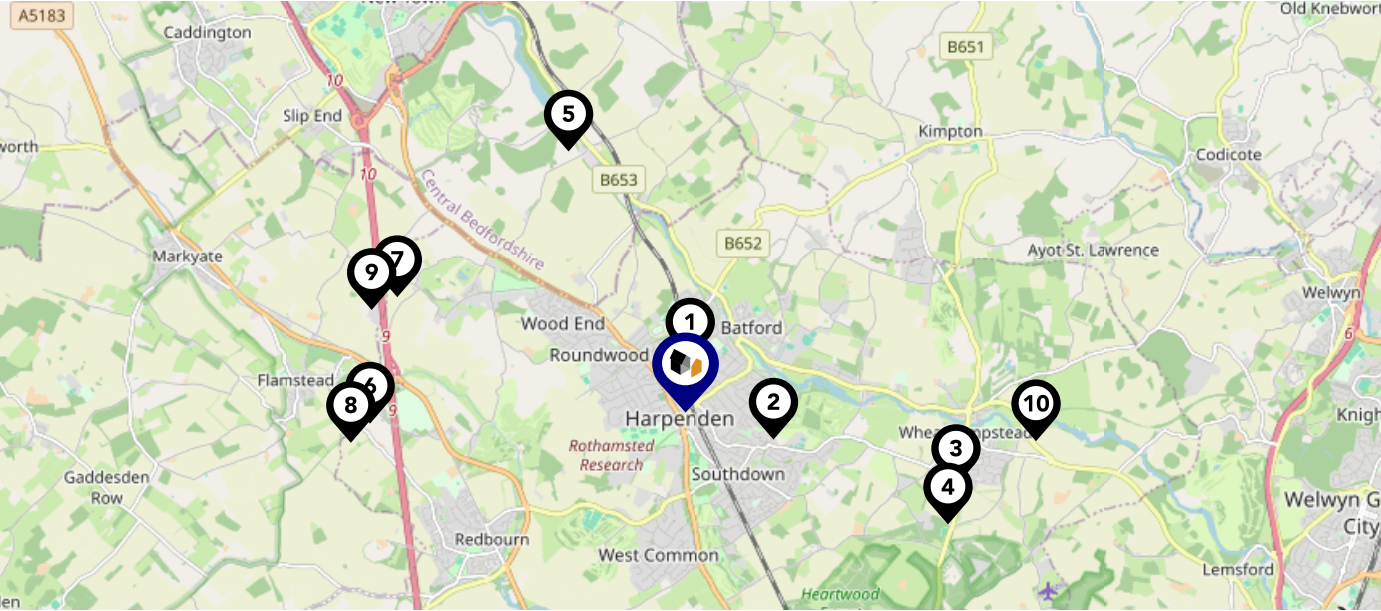


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



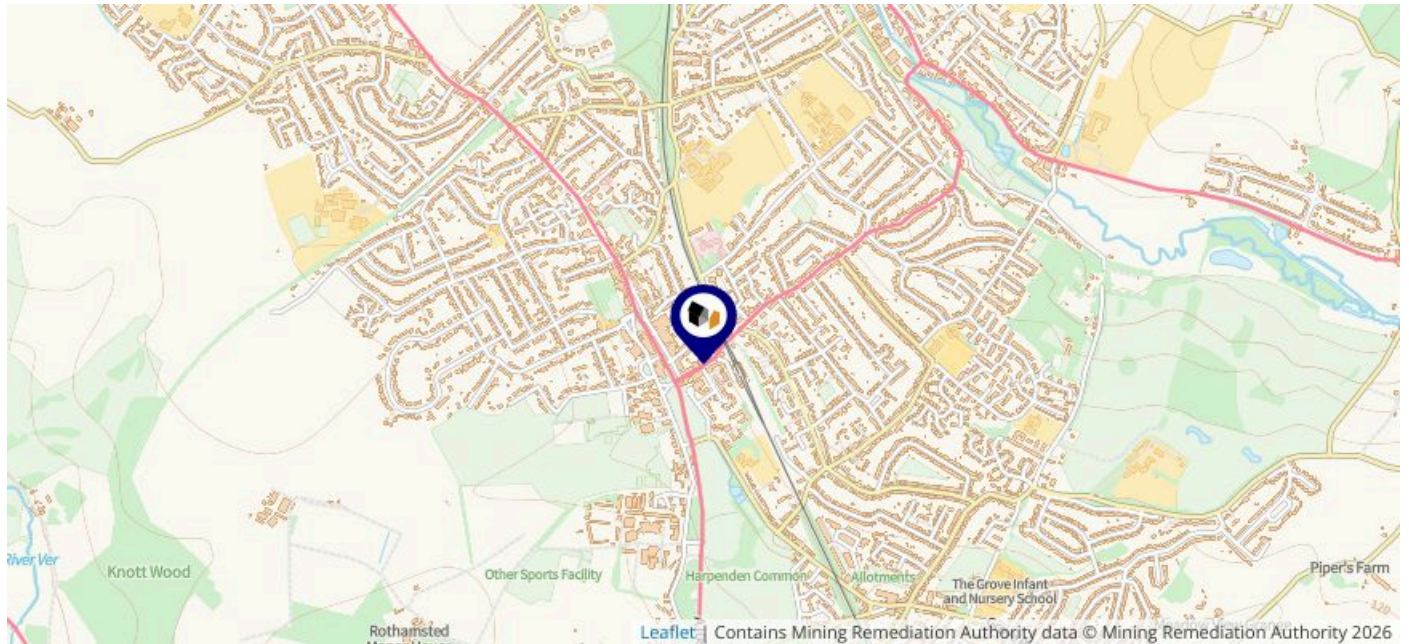
Nearby Conservation Areas	
1	Harpenden
2	Mackerye End
3	Amwell
4	Childwickbury
5	Redbourn
6	Gustard Wood
7	Gustard Wood
8	Wheathampstead
9	Kimpton Bottom
10	Luton Hoo

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-Westfield Road, Harpenden	Historic Landfill ☐
2	Aldwickbury Crescent-Harpenden, Hertfordshire	Historic Landfill ☐
3	Wick Avenue-Wheathampstead, Hertfordshire	Historic Landfill ☐
4	Wheathampstead School-Wheathampstead, Hertfordshire	Historic Landfill ☐
5	Luton Hoo Tip-Luton Hoo, Hyde	Historic Landfill ☐
6	Flamstead-Flamstead, Hertfordshire	Historic Landfill ☐
7	Ladybray Farm-Kinsbourn Green, Hertfordshire	Historic Landfill ☐
8	Flamstead-Flamstead, Hertfordshire	Historic Landfill ☐
9	Hill and Coles Farm-Flamstead, Hertfordshire	Historic Landfill ☐
10	Blackbridge Landfill Site-South Of Codicote Road, Wheathampstead, Hertfordshire	Historic Landfill ☐

This map displays nearby coal mine entrances and their classifications.



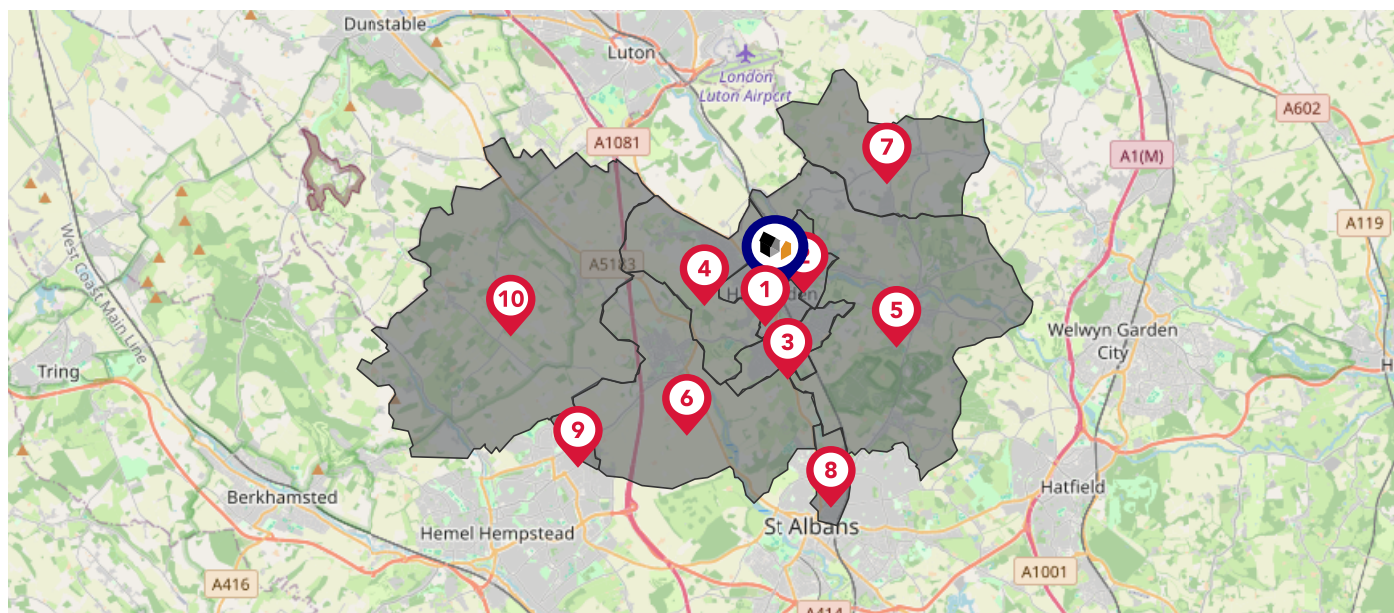
Mine Entry

- ✕ 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



Harpenden West Ward



Harpenden East Ward



Harpenden South Ward



Harpenden North & Rural Ward



Sandridge & Wheathampstead Ward



Redbourn Ward



Kimpton Ward



Bernards Heath Ward



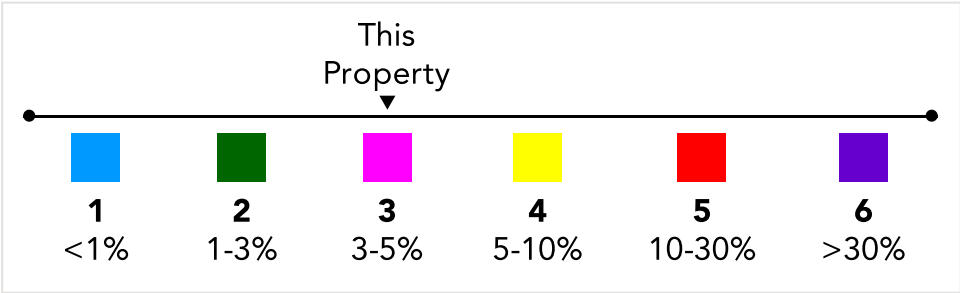
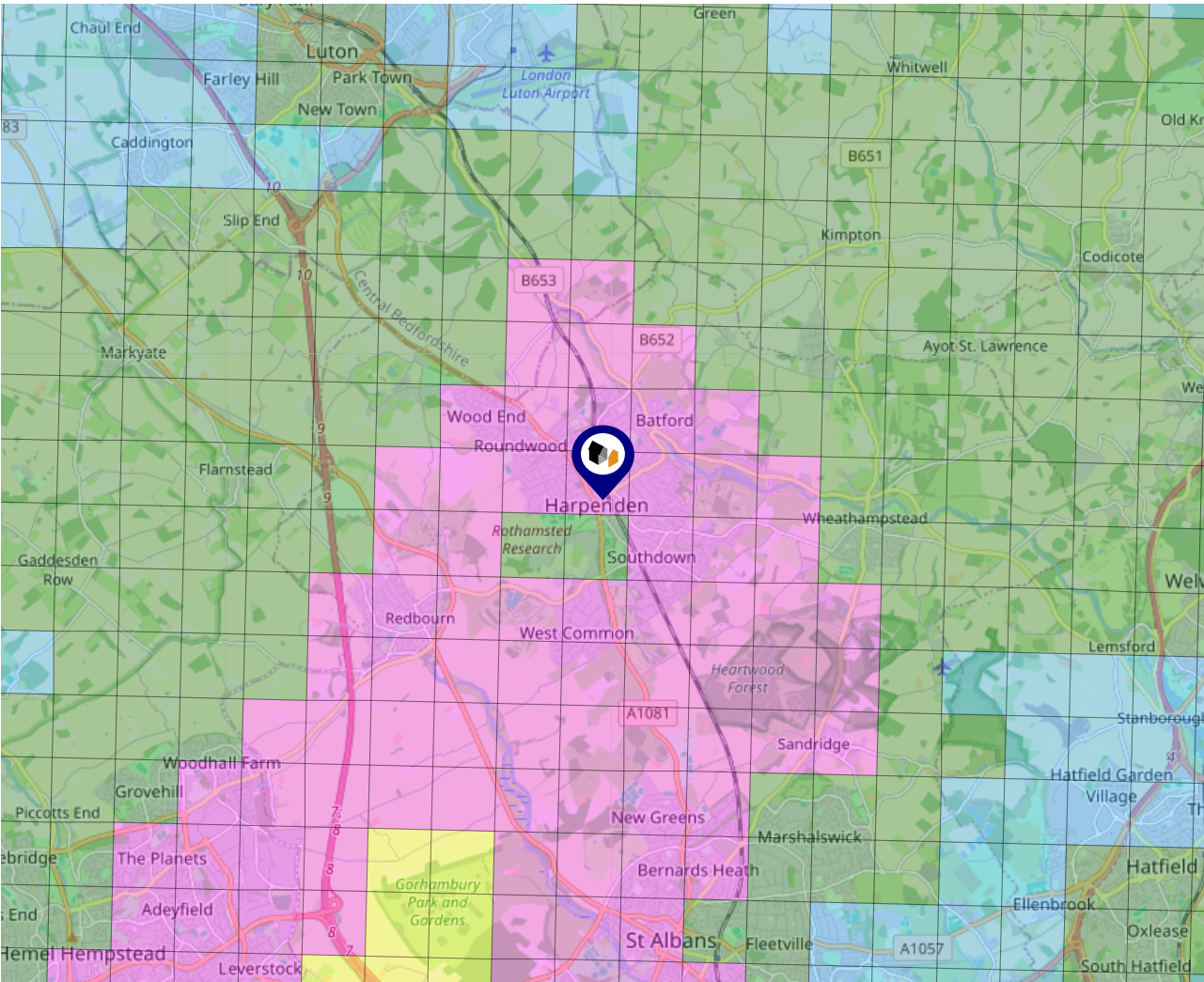
Woodhall Farm Ward



Watling Ward

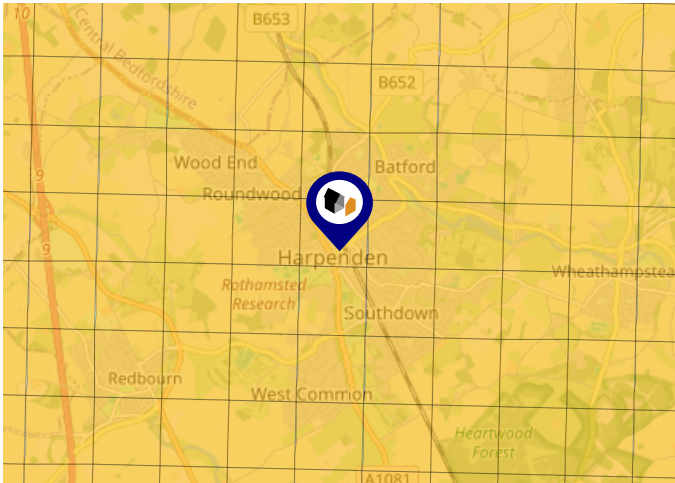
What is Radon?

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:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



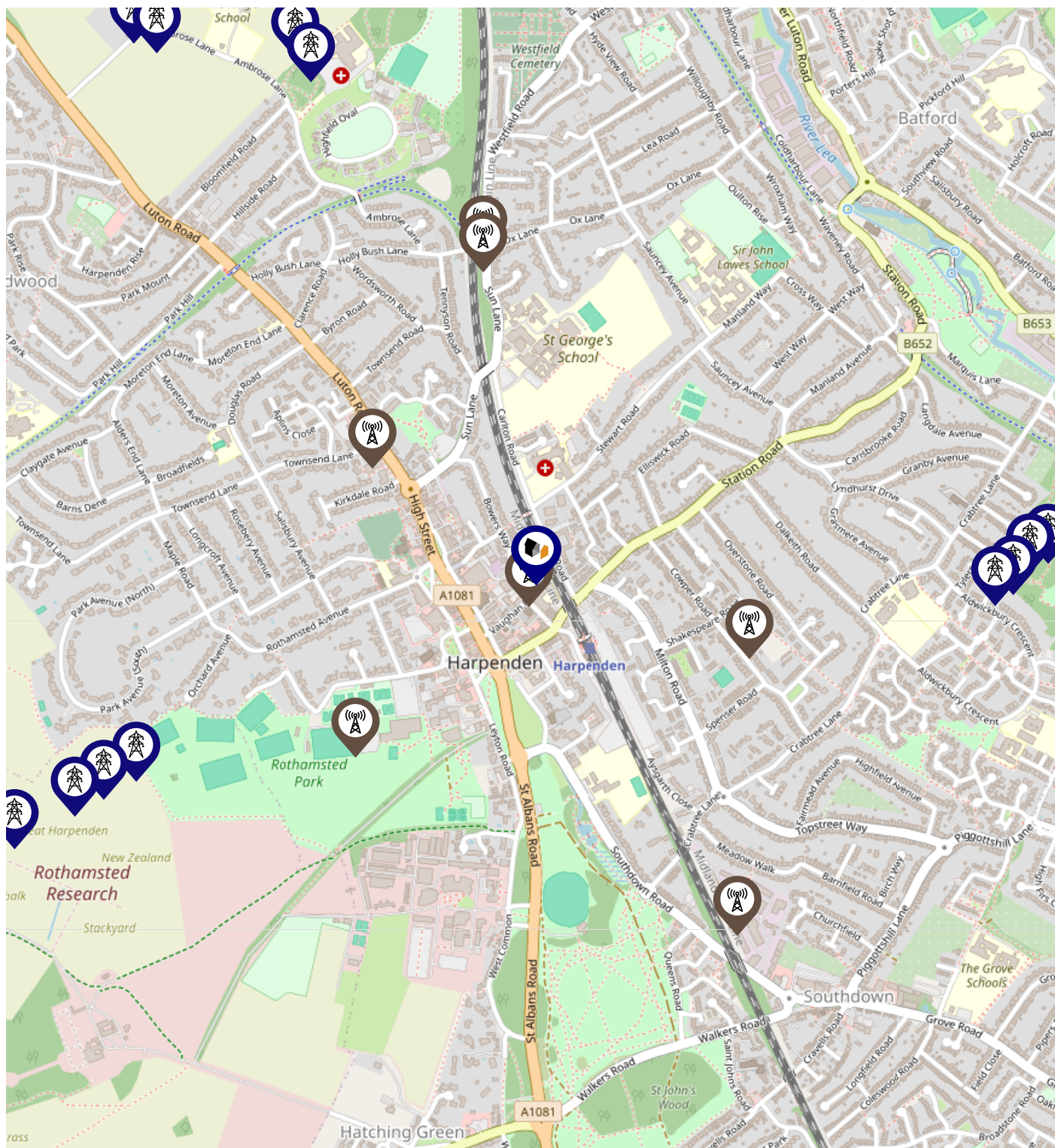
Primary Classifications (Most Common Clay Types)

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

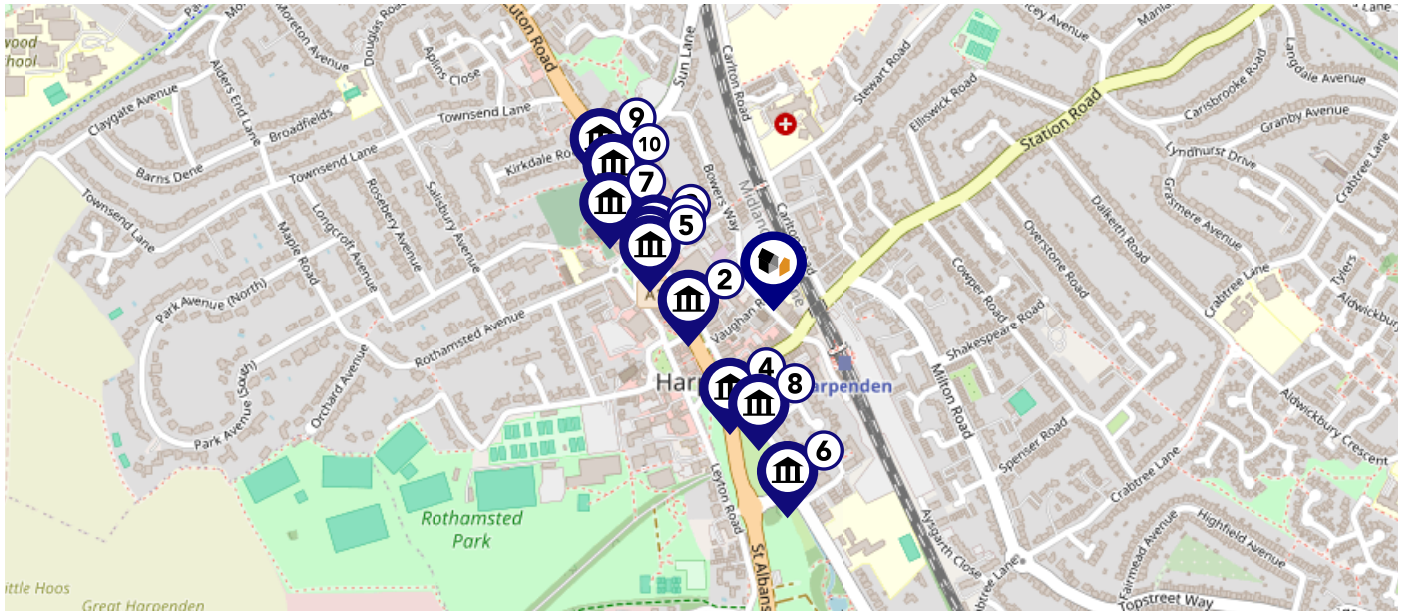
country
properties



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
	1174387 - 41, High Street	Grade II	0.1 miles
	1346865 - The Harpenden Methodist Church	Grade II	0.1 miles
	1102993 - Bowers House	Grade II	0.1 miles
	1174441 - 2, Southdown Road	Grade II	0.1 miles
	1347175 - The Cross Keys Public House	Grade II	0.1 miles
	1103003 - The Dene (including Front Wall And Railings)	Grade II	0.2 miles
	1174401 - 66, 68 68a And 70, High Street	Grade II	0.2 miles
	1103002 - Harpenden Hall (district Council Offices)	Grade II	0.2 miles
	1102999 - 2, Luton Road	Grade II	0.2 miles
	1174395 - 69, High Street	Grade II	0.2 miles

Building Safety

None specifird

Accessibility / Adaptations

Lateral living

Restrictive Covenants

YES — lease covenants, common-access and parking rights, and reciprocal maintenance/access rights.

Rights of Way (Public & Private)

YES — rights for access over communal/retained areas and for the landlord/management company to enter for maintenance/repair in line with the lease.

Construction Type

Brick

Property Lease Information

Lease: 250 years from March 2024

Peppercorn ground rent

Service charge £1344.72 per annum collected half-yearly). This figure already includes Flat 2's share of the whole-building management fees: £3,240 annually including VAT and £500 annual company secretarial fee including VAT. The building also agreed separately to recover a £435 shortfall for 2025, due in July 2026.

Listed Building Information

Not applicable

Stamp Duty

Ask agent

Other

Ordinary maintenance and reserve contributions are included in the service charge. Separately, directors approved recovery of a £435 building-wide 2025 shortfall, with due date 1 July 2026. Flat 2's actual extra invoice has not been verified.

Other

Budget year 1 January–31 December 2026; leaseholder service charge collected half-yearly. The management agent's own fees are payable quarterly in advance under Appendix I of the agreement; this does not make the leaseholder service charge quarterly. A separately approved 2025 reconciliation was due 1 July 2026.

Electricity Supply

Yes

Gas Supply

Yes

Central Heating

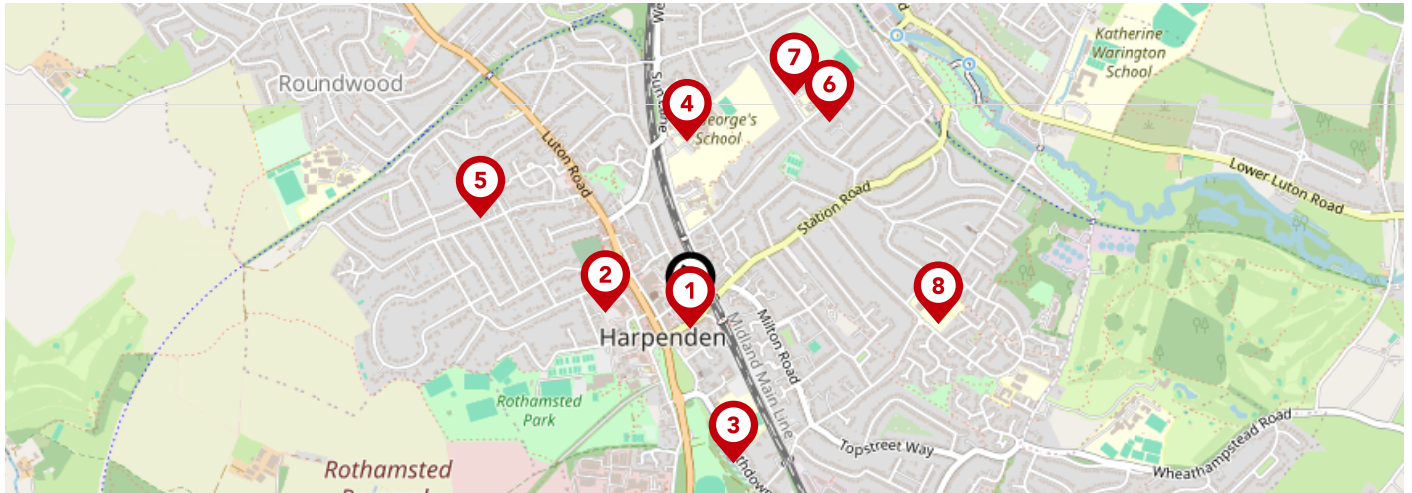
Yes

Water Supply

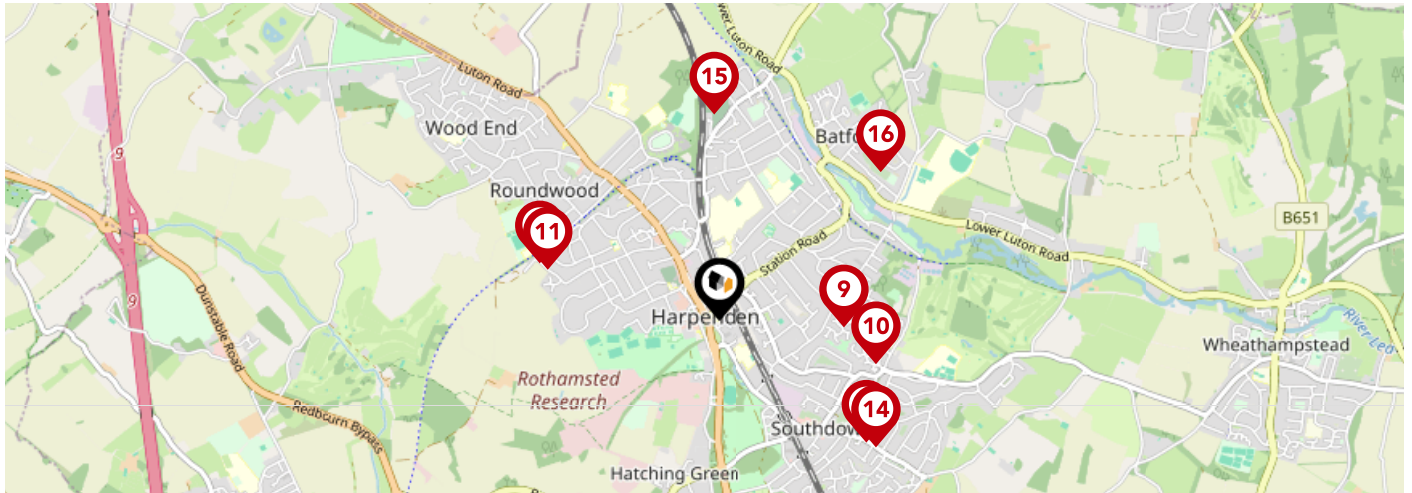
Mains supply

Drainage

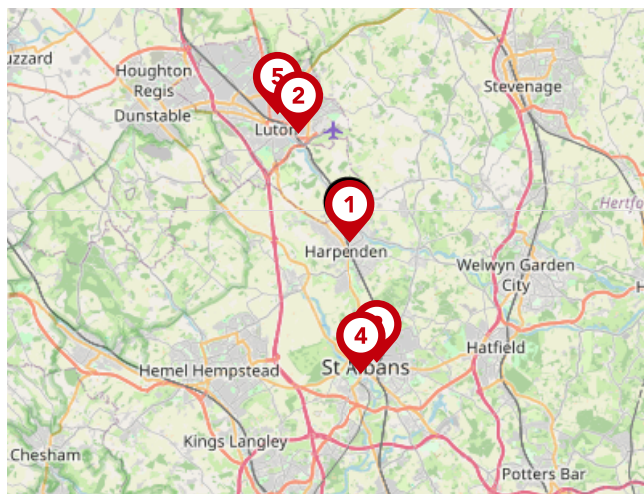
Mains supply



		Nursery	Primary	Secondary	College	Private
1	Harpenden Academy Ofsted Rating: Good Pupils: 213 Distance:0.03	☐	☒	☐	☐	☐
2	St Nicholas CofE VA Primary School Ofsted Rating: Good Pupils: 147 Distance:0.2	☐	☒	☐	☐	☐
3	St Dominic Catholic Primary School Ofsted Rating: Outstanding Pupils: 231 Distance:0.36	☐	☒	☐	☐	☐
4	St George's School Ofsted Rating: Outstanding Pupils: 1384 Distance:0.4	☐	☐	☒	☐	☐
5	St Hilda's School Ofsted Rating: Not Rated Pupils: 144 Distance:0.53	☐	☒	☐	☐	☐
6	Sir John Lawes School Ofsted Rating: Outstanding Pupils: 1347 Distance:0.54	☐	☐	☒	☐	☐
7	Manland Primary School Ofsted Rating: Good Pupils: 201 Distance:0.56	☐	☒	☐	☐	☐
8	Crabtree Infants' School Ofsted Rating: Outstanding Pupils: 178 Distance:0.57	☐	☒	☐	☐	☐

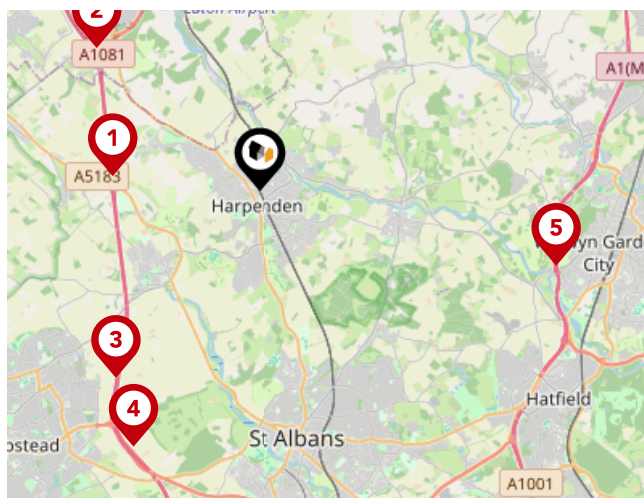


		Nursery	Primary	Secondary	College	Private
9	Crabtree Junior School Ofsted Rating: Outstanding Pupils: 257 Distance:0.57	☐	☒	☐	☐	☐
10	High Beeches Primary School Ofsted Rating: Outstanding Pupils: 417 Distance:0.75	☐	☒	☐	☐	☐
11	Roundwood Primary School Ofsted Rating: Good Pupils: 335 Distance:0.82	☐	☒	☐	☐	☐
12	Roundwood Park School Ofsted Rating: Outstanding Pupils: 1370 Distance:0.86	☐	☐	☒	☐	☐
13	The Grove Junior School Ofsted Rating: Good Pupils: 359 Distance:0.87	☐	☒	☐	☐	☐
14	The Grove Infant and Nursery School Ofsted Rating: Outstanding Pupils: 268 Distance:0.92	☐	☒	☐	☐	☐
15	The Lea Primary School and Nursery Ofsted Rating: Good Pupils: 236 Distance:0.95	☐	☒	☐	☐	☐
16	Batford Nursery School Ofsted Rating: Outstanding Pupils: 82 Distance:1.01	☒	☐	☐	☐	☐



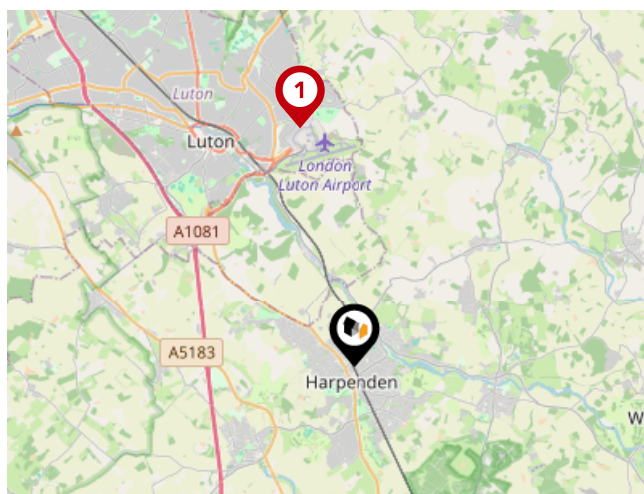
National Rail Stations

Pin	Name	Distance
1	Harpenden Rail Station	0.14 miles
2	Luton Airport Parkway Rail Station	4.27 miles
3	St Albans City Rail Station	4.68 miles
4	St Albans Abbey Rail Station	4.96 miles
5	Luton Rail Station	5.24 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J9	2.72 miles
2	M1 J10	3.95 miles
3	M1 J8	4.33 miles
4	M1 J7	5.24 miles
5	A1(M) J5	5.6 miles



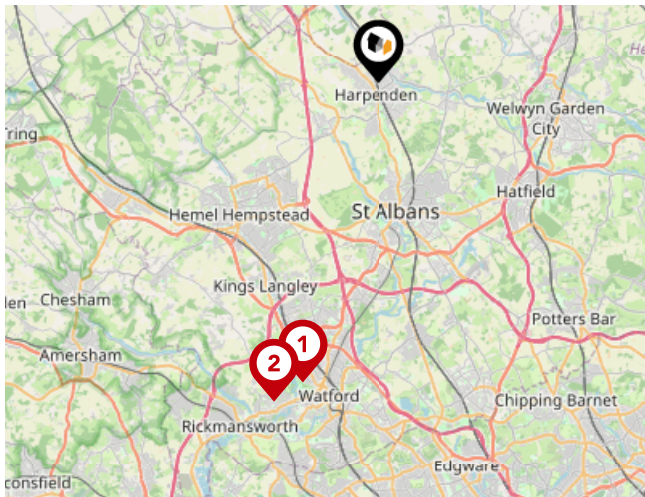
Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	4.48 miles



Bus Stops/Stations

Pin	Name	Distance
1	Bowers Way Car Park	0.05 miles
2	Harpenden Railway Station	0.08 miles
3	The George PH	0.11 miles
4	Cornwall Rd	0.11 miles
5	Memorial Hospital	0.13 miles



Local Connections

Pin	Name	Distance
1	Watford Underground Station	11.31 miles
2	Croxley Underground Station	12.29 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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