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MIR: Material Info

The Material Information Affecting this Property

Tuesday 10th November 2026



98, ICKLEFORD ROAD, HITCHIN, SG5

Country Properties

81 Hermitage Road Hitchin Herts SG5 1DB

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk

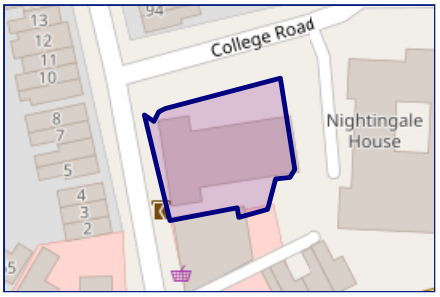
The Property Ombudsman

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Property
Multiple Title Plans

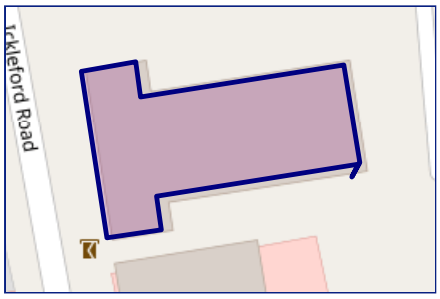
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Freehold Title Plan



HD295834

Leasehold Title Plan



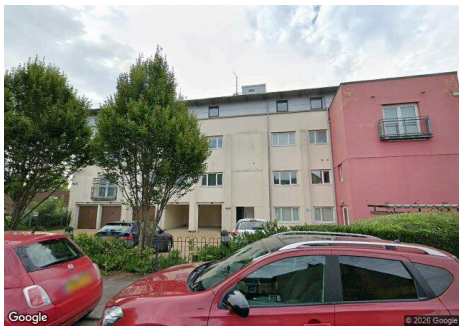
HD461940

Start Date:	02/11/2006
End Date:	01/06/2130
Lease Term:	125 years from 1 June 2005
Term Remaining:	103 years

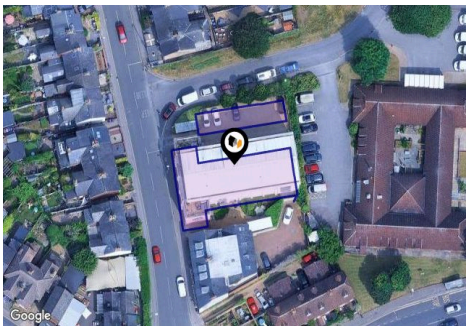
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Property
Overview

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Property

Type:	Flat / Maisonette	**Tenure:**	Leasehold
Bedrooms:	2		
Floor Area:	818 ft^2 / 76 m^2		
Plot Area:	0.13 acres		
Year Built :	2006		
Council Tax :	Band C		
Annual Estimate:	£2,176		
Title Number:	HD461940		

Local Area

Local Authority: Hertfordshire

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17	80	-
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Planning records for: ***15 Royal Quarter 98 Ickleford Road Hitchin Hertfordshire SG5 1TF***

Reference - 20/01136/FPH

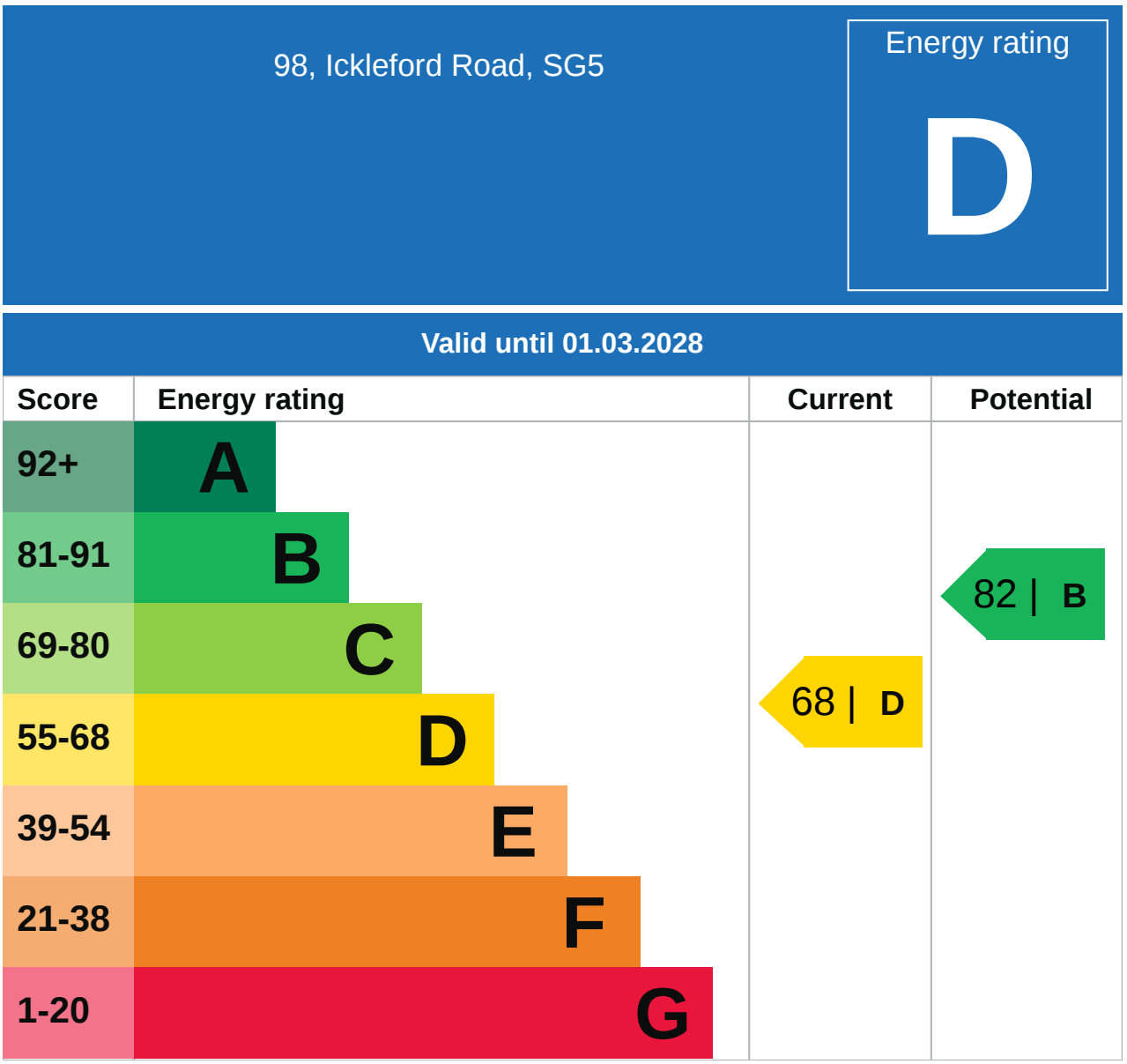
Decision: Decided

Date: 04th June 2020

Description:

Erection of a retractable awning to existing third storey side elevation.

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Property

EPC - Additional Data

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Additional EPC Data

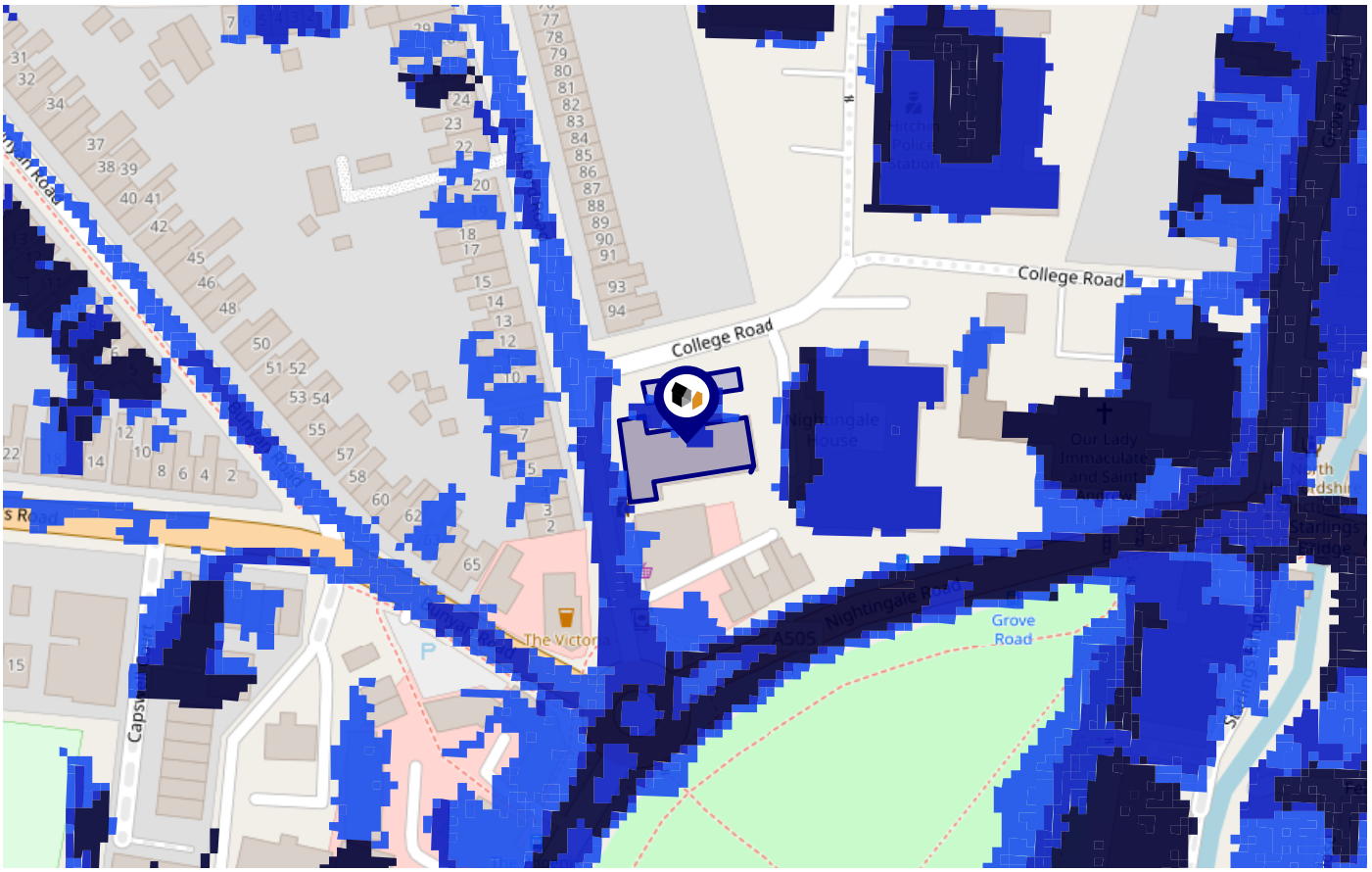
Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	2nd
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Appliance thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 80% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	76 m^2

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Flood Risk
Surface Water - Flood Risk

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

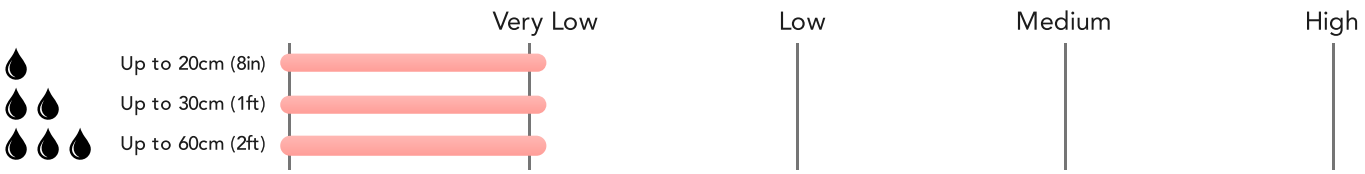


Risk Rating: Very low

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:

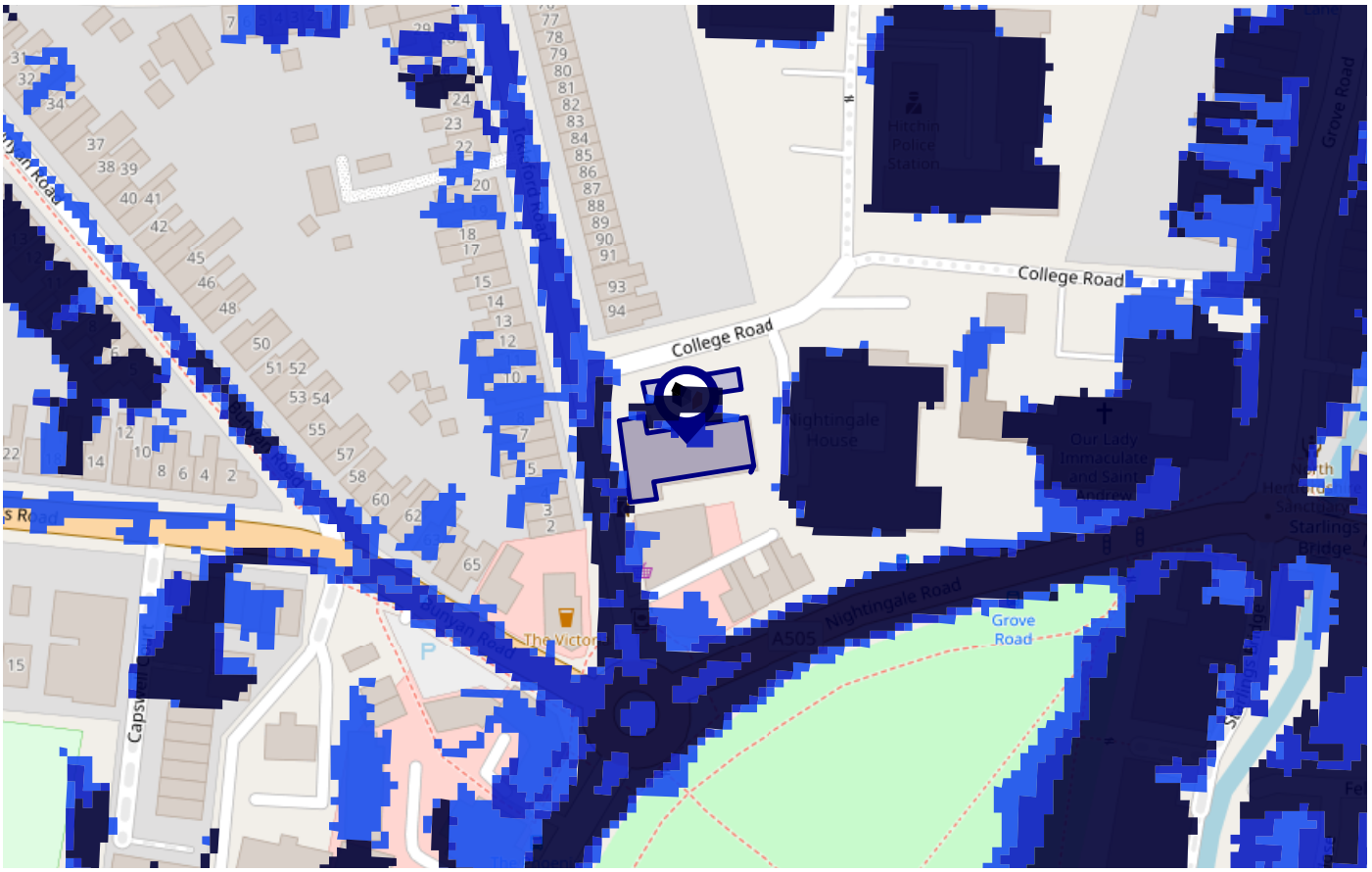


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Flood Risk
Surface Water - Climate Change

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.

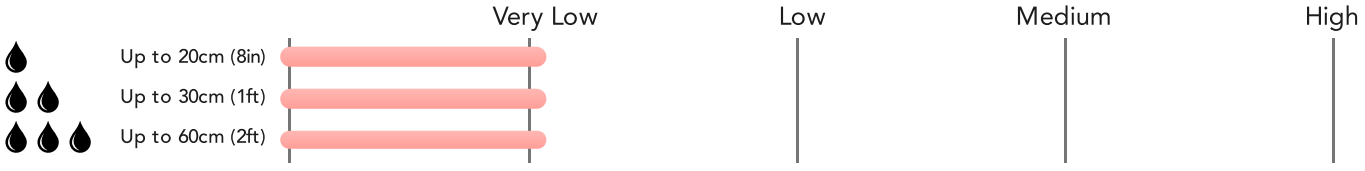


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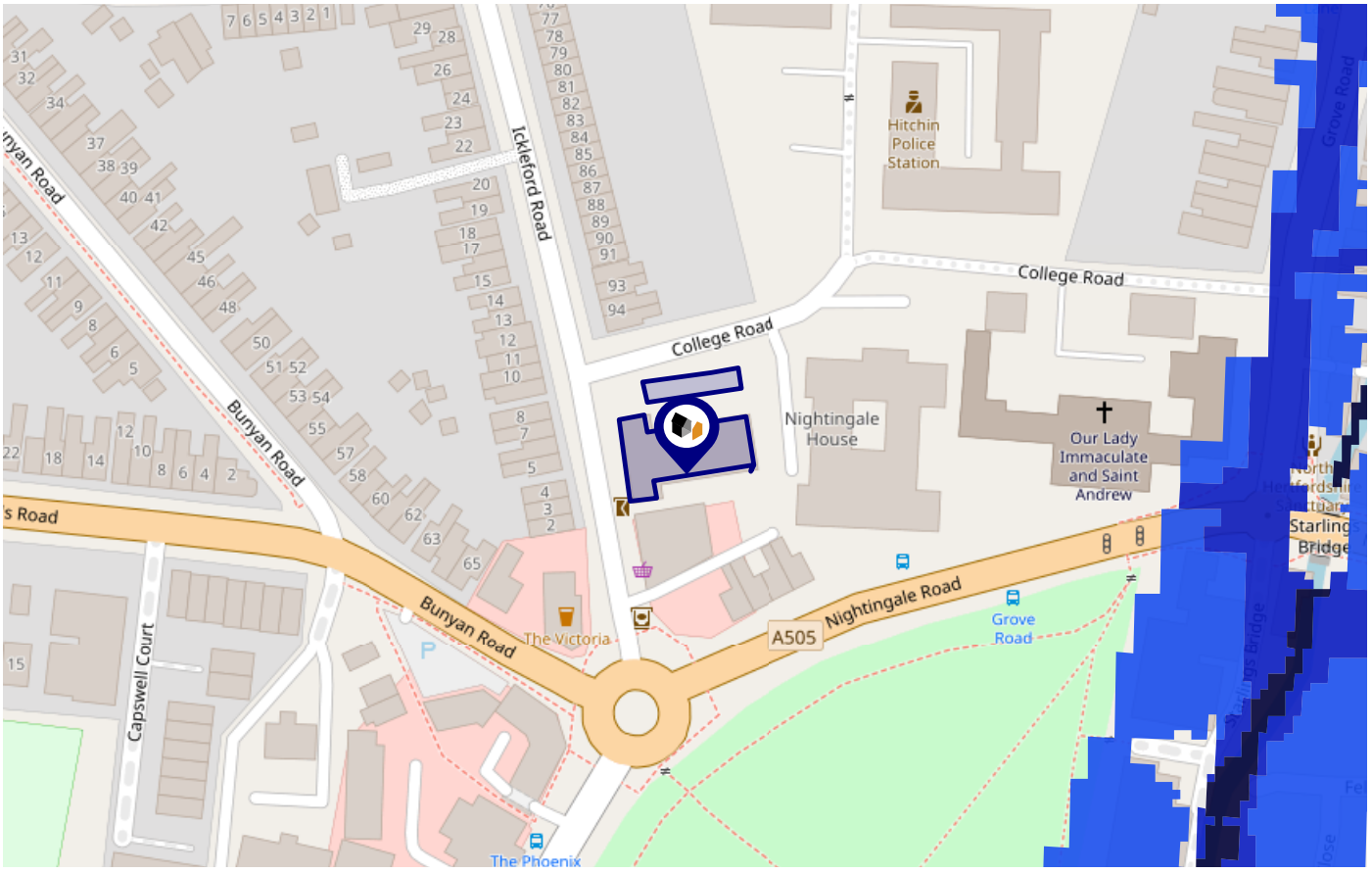


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Flood Risk
Rivers & Seas - Flood Risk

country properties

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

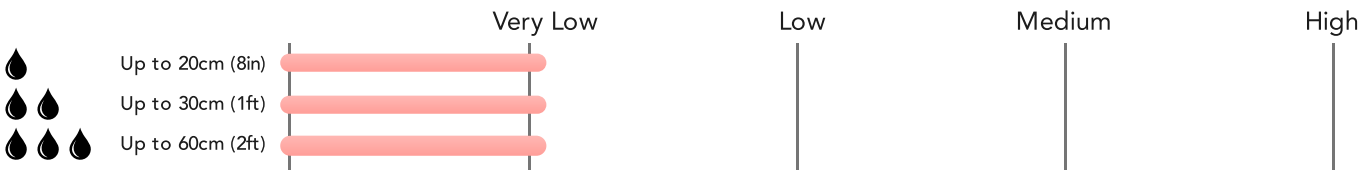


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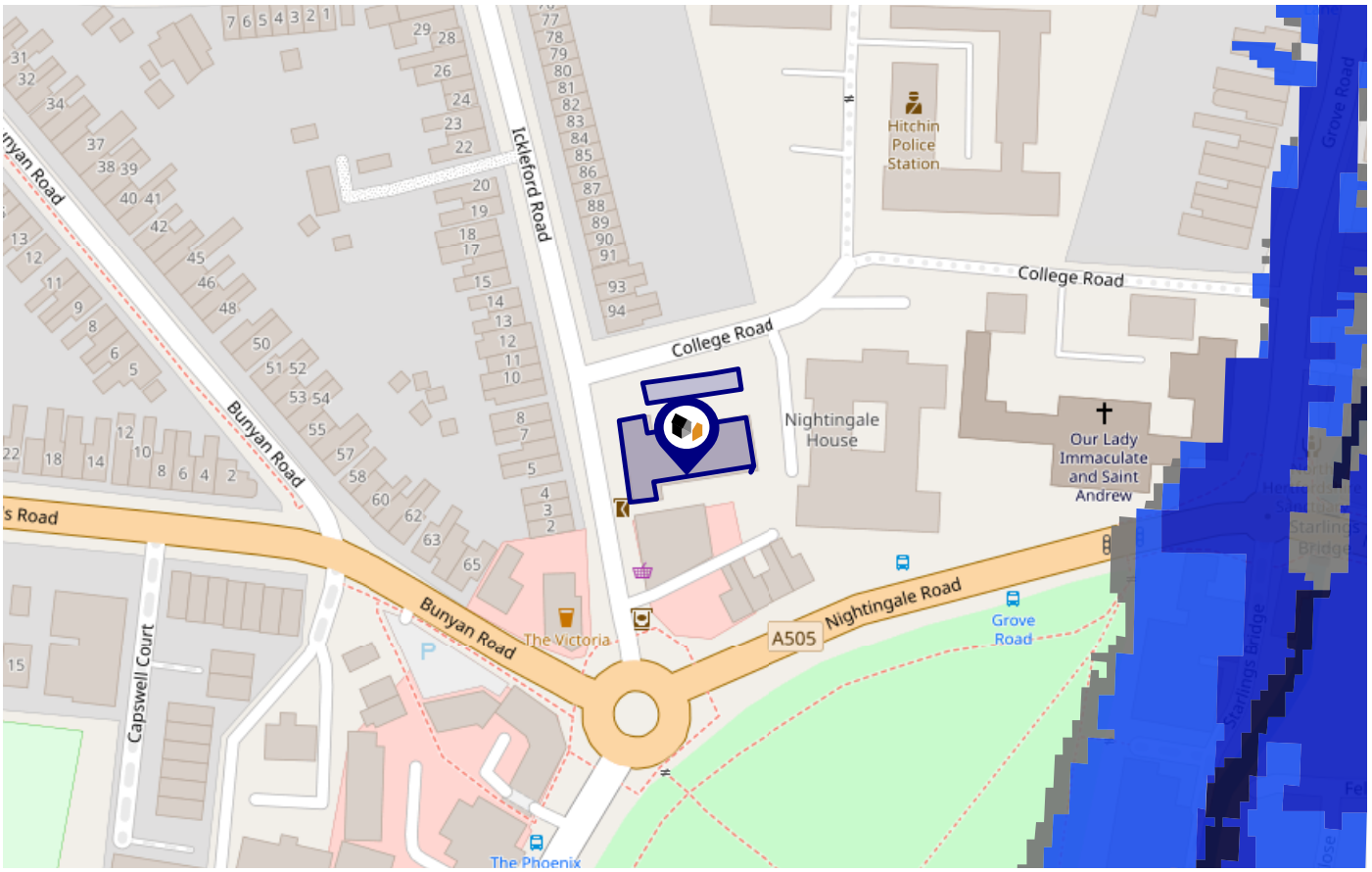


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Flood Risk
Rivers & Seas - Climate Change

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.

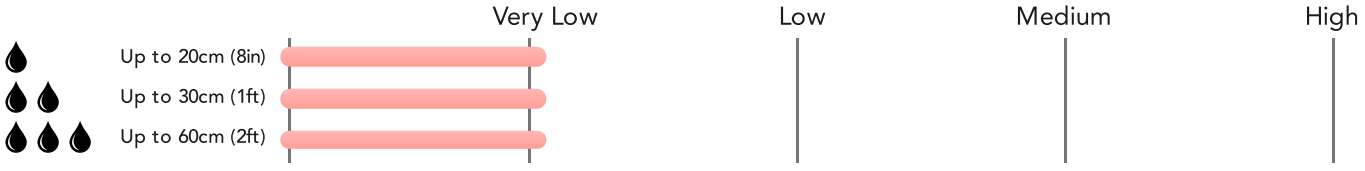


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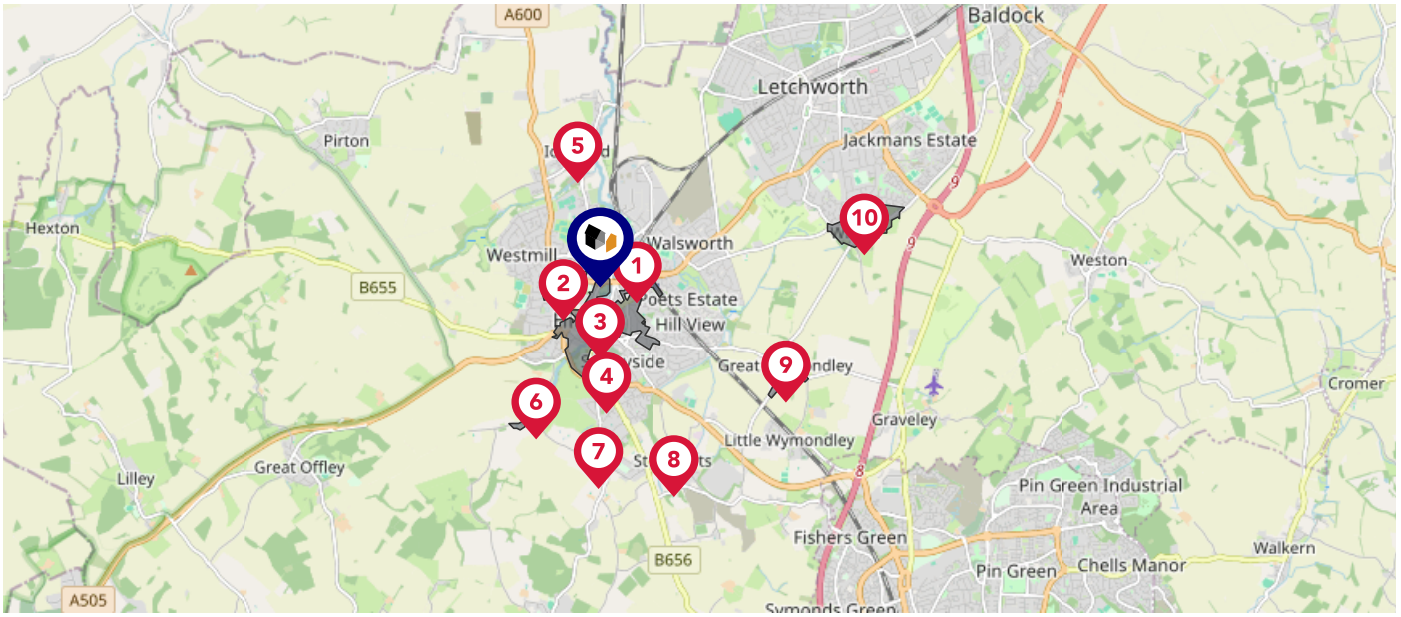


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Maps
Conservation Areas

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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.

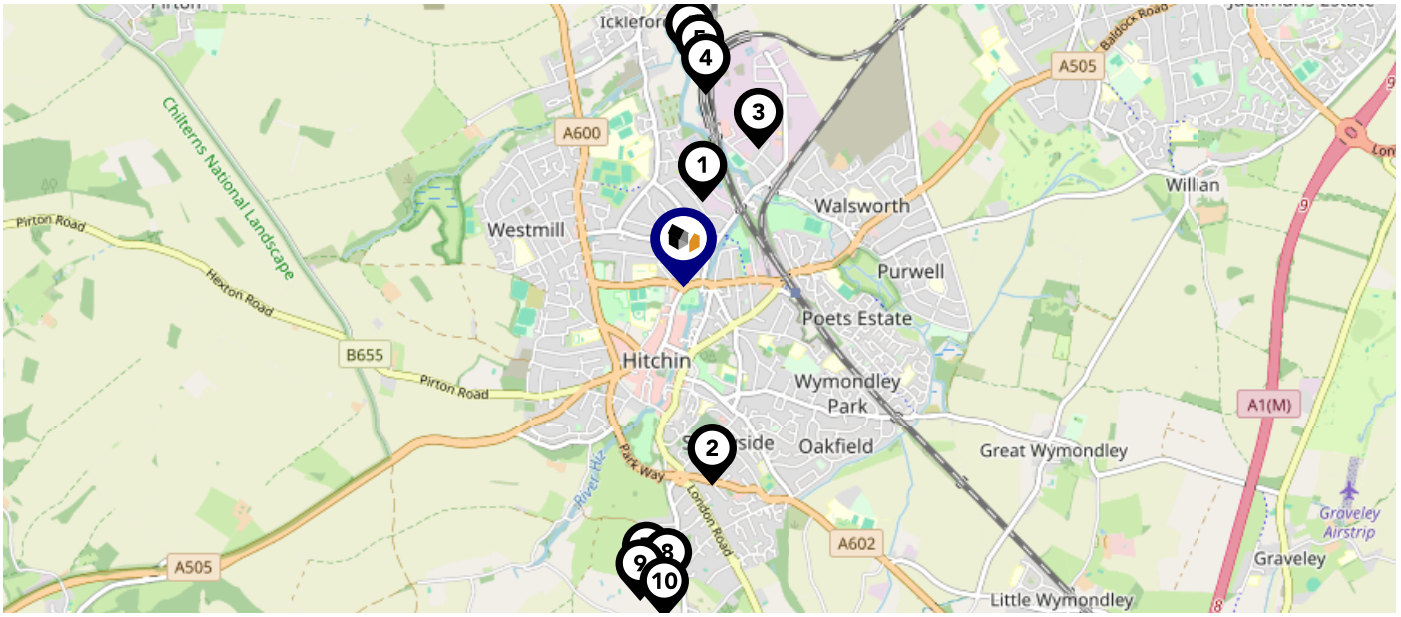


Nearby Conservation Areas	
1	Hitchin Railway and Ransom's Recreation Ground
2	Butts Close, Hitchin
3	Hitchin
4	Hitchin Hill Path
5	Ickleford
6	Charlton
7	Gosmore
8	St Ippolyts
9	Great Wymondley
10	Willian

Maps
Landfill Sites

country properties

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	Gerry's Hole-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill
7	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
8	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
9	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
10	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill

Maps
Coal Mining

country properties

This map displays nearby coal mine entrances and their classifications.



Mine Entry

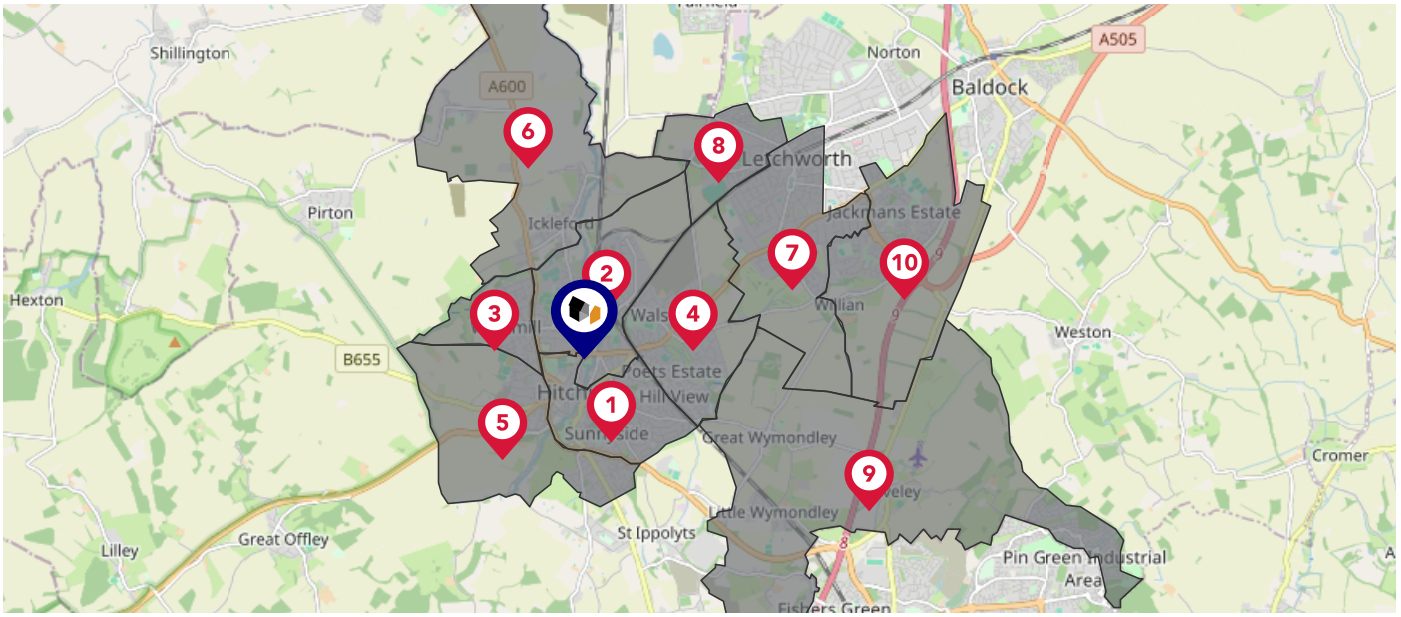
- Adit
- Gutter Pit
- Shaft

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

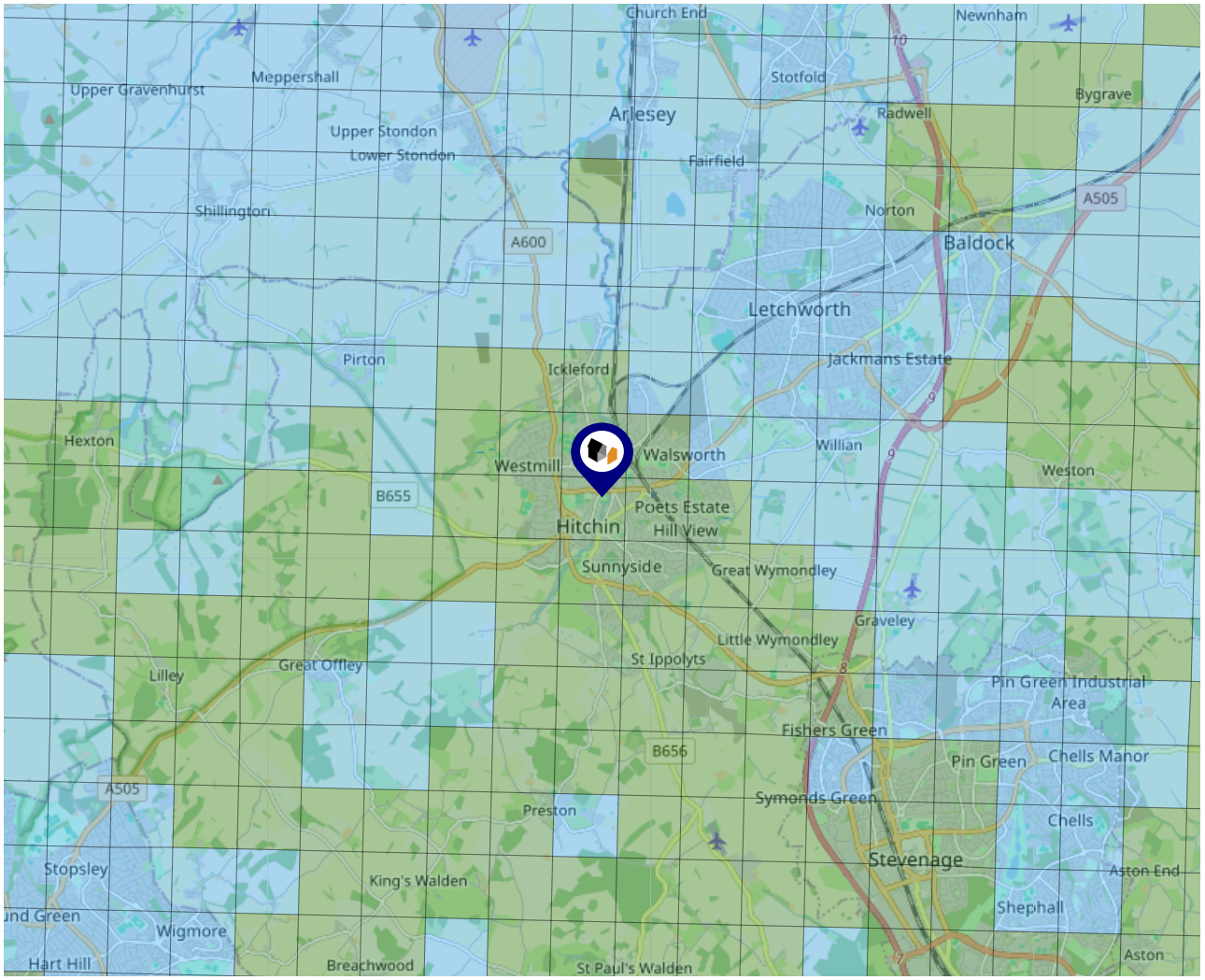


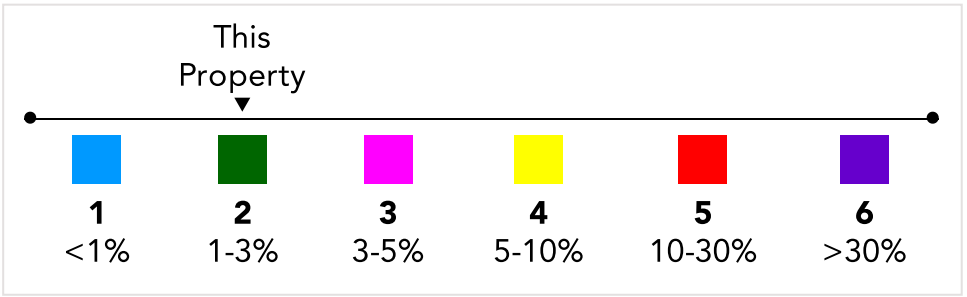
Nearby Council Wards	
1	Hitchin Highbury Ward
2	Hitchin Bearton Ward
3	Hitchin Oughton Ward
4	Hitchin Walsworth Ward
5	Hitchin Priory Ward
6	Cadwell Ward
7	Letchworth South West Ward
8	Letchworth Wilbury Ward
9	Chesfield Ward
10	Letchworth South East Ward

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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).



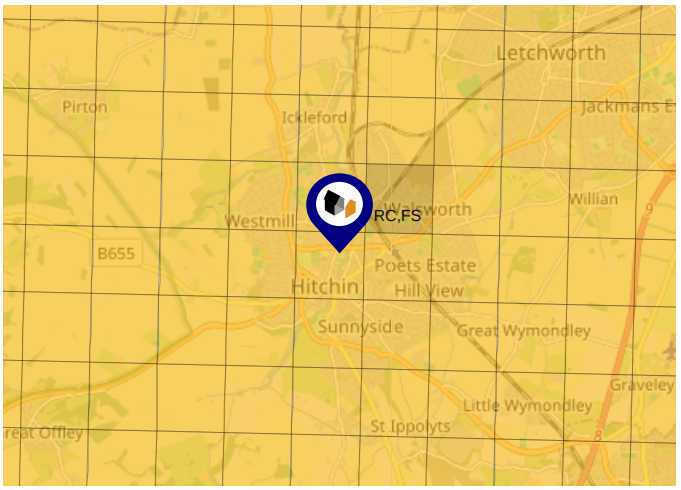


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Ground Composition for this Address (Surrounding square kilometer zone around property)

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



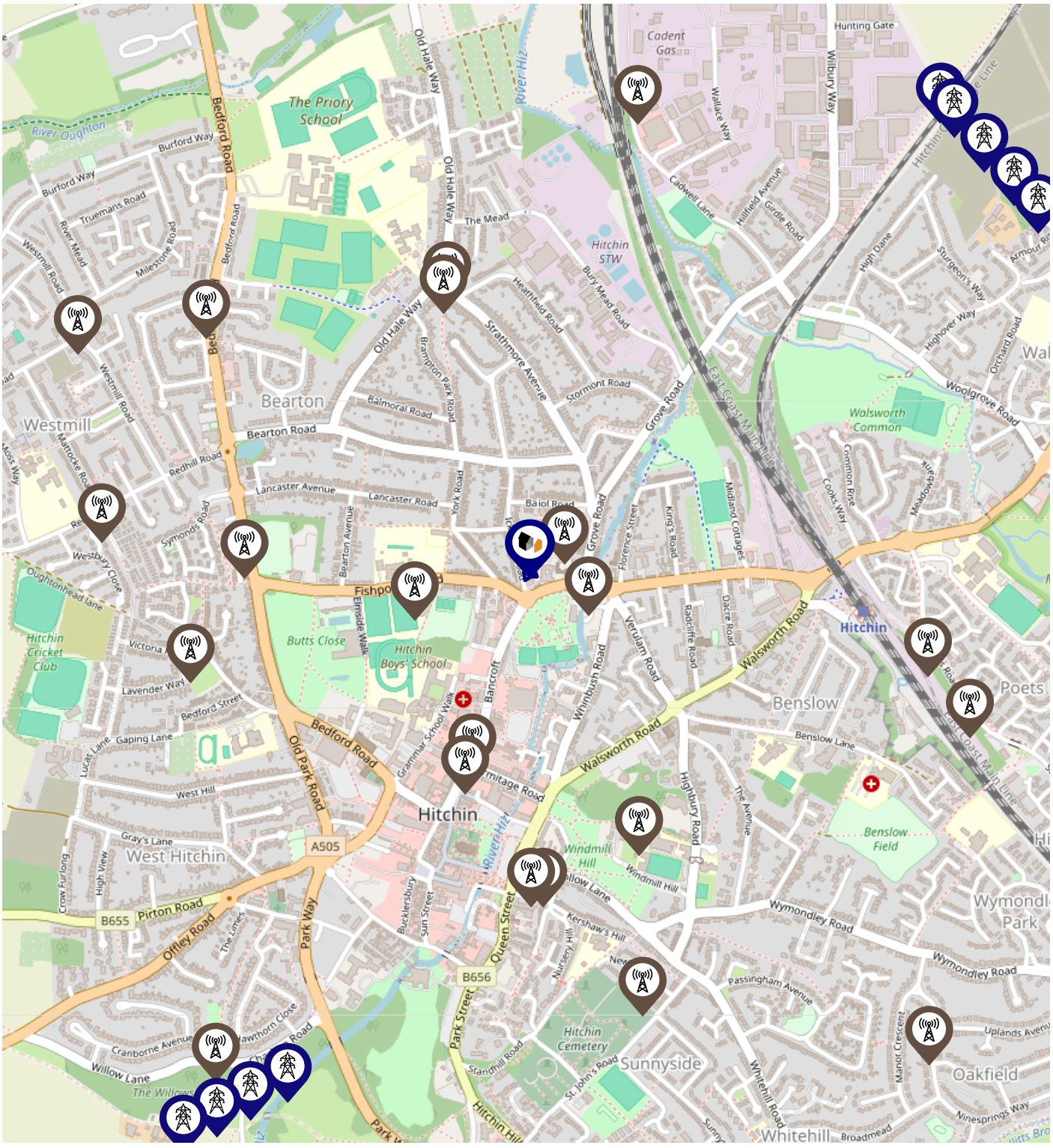
Primary Classifications (Most Common Clay Types)

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

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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 1347594 - Frythe Cottages	Grade II	0.0 miles
2 1347577 - 53, Bancroft	Grade II	0.1 miles
3 1296455 - 47, Bancroft	Grade II	0.1 miles
4 1102222 - 86 And 87, Bancroft	Grade II	0.2 miles
5 1173028 - 93, Bancroft	Grade II	0.2 miles
6 1172987 - 34, Bancroft	Grade II	0.2 miles
7 1347578 - 91 And 92, Bancroft	Grade II	0.2 miles
8 1102221 - 45, 46 And 46a, Bancroft	Grade II	0.2 miles
9 1347579 - Orford Lodge	Grade II	0.2 miles
10 1172978 - 30, Bancroft	Grade II	0.2 miles

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Building Safety

Infrequent leak during extreme rainfall because of pooling on the flat roof above the flat. Has been attended however Management company undertaking a longer term fix.

Accessibility / Adaptations

Lift access
Lateral living

Restrictive Covenants

YES - Standard Leasehold restrictions

Rights of Way (Public & Private)

None

Construction Type

Standard brick construction

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Property Lease Information

LEASEHOLD:
We have been advised by the vendor that the remaining lease on the property is 104 years, with a Service Charge of £2,126.78 paid half-yearly in two instalments and a Ground Rent of £125 paid per annum.

Listed Building Information

Not listed

Stamp Duty

Not specified

Other

Not specified

Other

Not specified

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Electricity Supply

YES - Mains

Gas Supply

No gas

Central Heating

YES - ECH

Water Supply

YES - Mains

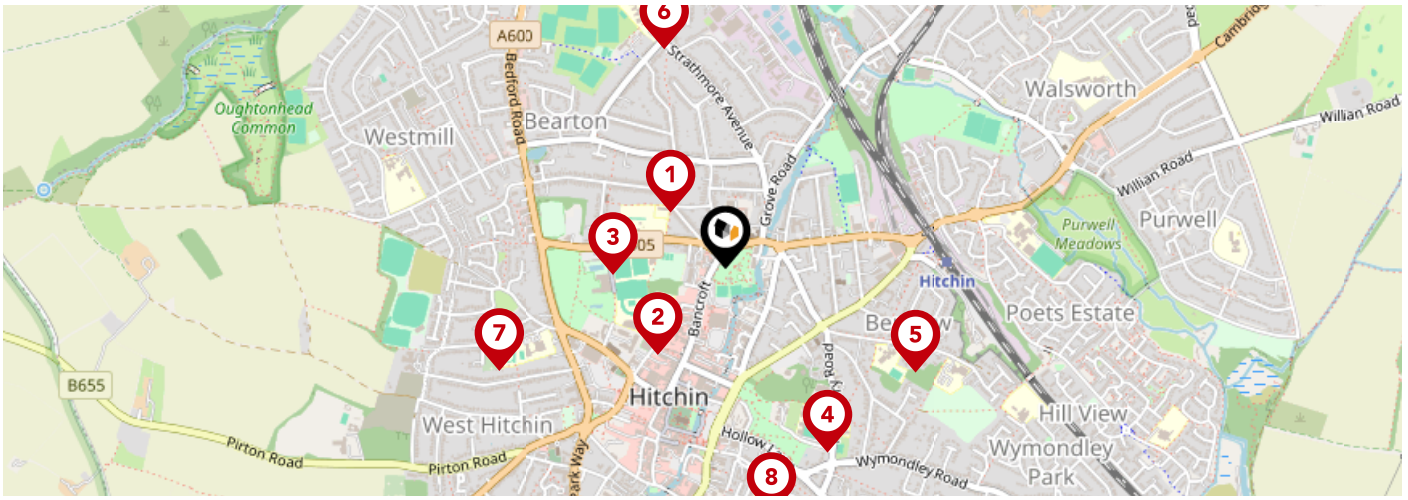
Drainage

YES - Mains

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Area
Schools

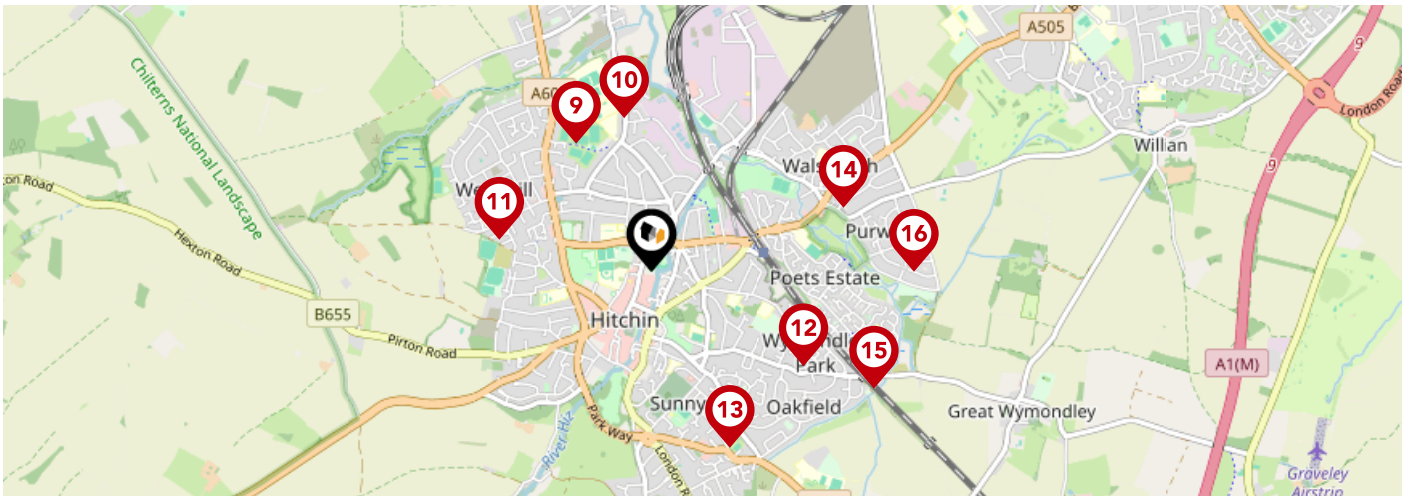
country properties



		Nursery	Primary	Secondary	College	Private
1	York Road Nursery School Ofsted Rating: Outstanding | Pupils: 107 | Distance:0.17	☑	☐	☐	☐	☐
2	Hitchin Boys' School Ofsted Rating: Outstanding | Pupils: 1317 | Distance:0.25	☐	☐	☑	☐	☐
3	Wilshere-Dacre Junior Academy Ofsted Rating: Good | Pupils: 267 | Distance:0.25	☐	☑	☐	☐	☐
4	Hitchin Girls' School Ofsted Rating: Outstanding | Pupils: 1355 | Distance:0.48	☐	☐	☑	☐	☐
5	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding | Pupils: 252 | Distance:0.5	☐	☑	☐	☐	☐
6	Strathmore Infant and Nursery School Ofsted Rating: Good | Pupils: 199 | Distance:0.52	☐	☑	☐	☐	☐
7	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding | Pupils: 420 | Distance:0.57	☐	☑	☐	☐	☐
8	Highbury Infant School and Nursery Ofsted Rating: Good | Pupils: 204 | Distance:0.58	☐	☑	☐	☐	☐

Area
Schools

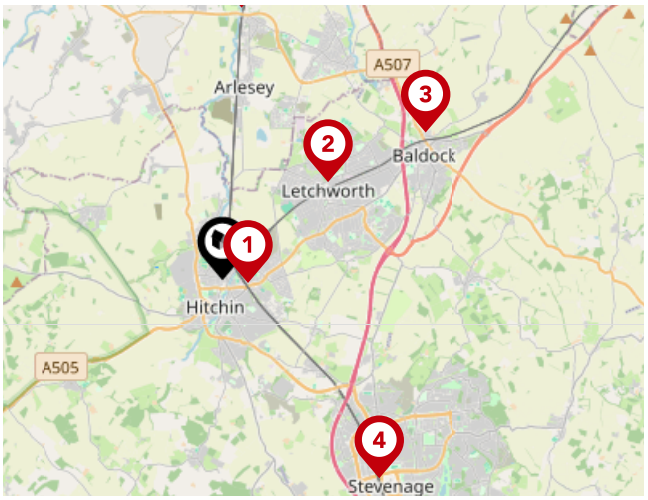
country properties



		Nursery	Primary	Secondary	College	Private
9	**The Priory School** Ofsted Rating: Good | Pupils: 1231 | Distance:0.68	☐	☐	☑	☐	☐
10	**Our Lady Catholic Primary School** Ofsted Rating: Good | Pupils: 154 | Distance:0.71	☐	☑	☐	☐	☐
11	**Oughton Primary and Nursery School** Ofsted Rating: Good | Pupils: 218 | Distance:0.71	☐	☑	☐	☐	☐
12	**William Ransom Primary School** Ofsted Rating: Outstanding | Pupils: 422 | Distance:0.82	☐	☑	☐	☐	☐
13	**Whitehill Junior School** Ofsted Rating: Good | Pupils: 240 | Distance:0.88	☐	☑	☐	☐	☐
14	**Highover Junior Mixed and Infant School** Ofsted Rating: Good | Pupils: 428 | Distance:0.92	☐	☑	☐	☐	☐
15	**Mary Exton Primary School** Ofsted Rating: Good | Pupils: 181 | Distance:1.15	☐	☑	☐	☐	☐
16	**Purwell Primary School** Ofsted Rating: Requires improvement | Pupils: 167 | Distance:1.2	☐	☑	☐	☐	☐

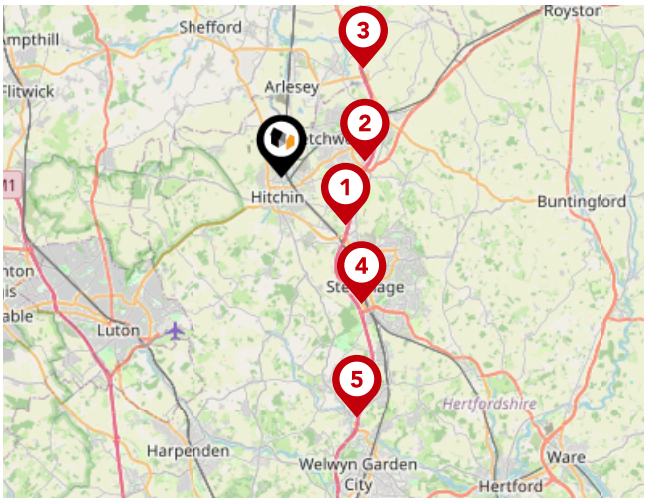
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Area
Transport (National)



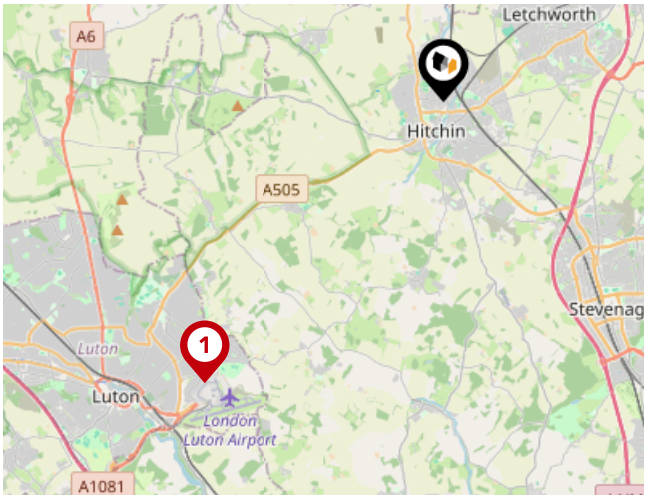
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.49 miles
2	Letchworth Rail Station	2.64 miles
3	Baldock Rail Station	4.58 miles
4	Stevenage Rail Station	4.62 miles
5	Arlesey Rail Station	4.98 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.93 miles
2	A1(M) J9	3.09 miles
3	A1(M) J10	5 miles
4	A1(M) J7	5.43 miles
5	A1(M) J6	9.15 miles

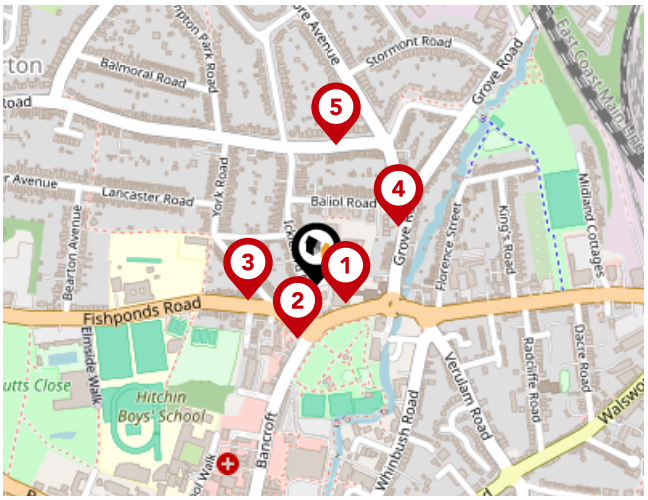


Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	6.74 miles

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Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Grove Road	0.03 miles
2	The Phoenix PH	0.06 miles
3	Bus Garage	0.08 miles
4	Water Lane	0.11 miles
5	Whitehurst Avenue	0.16 miles

Local Connections

No Local Connections found within 30 km of this property.

Disclaimer

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Environment Agency

Historic England

Office for National Statistics

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