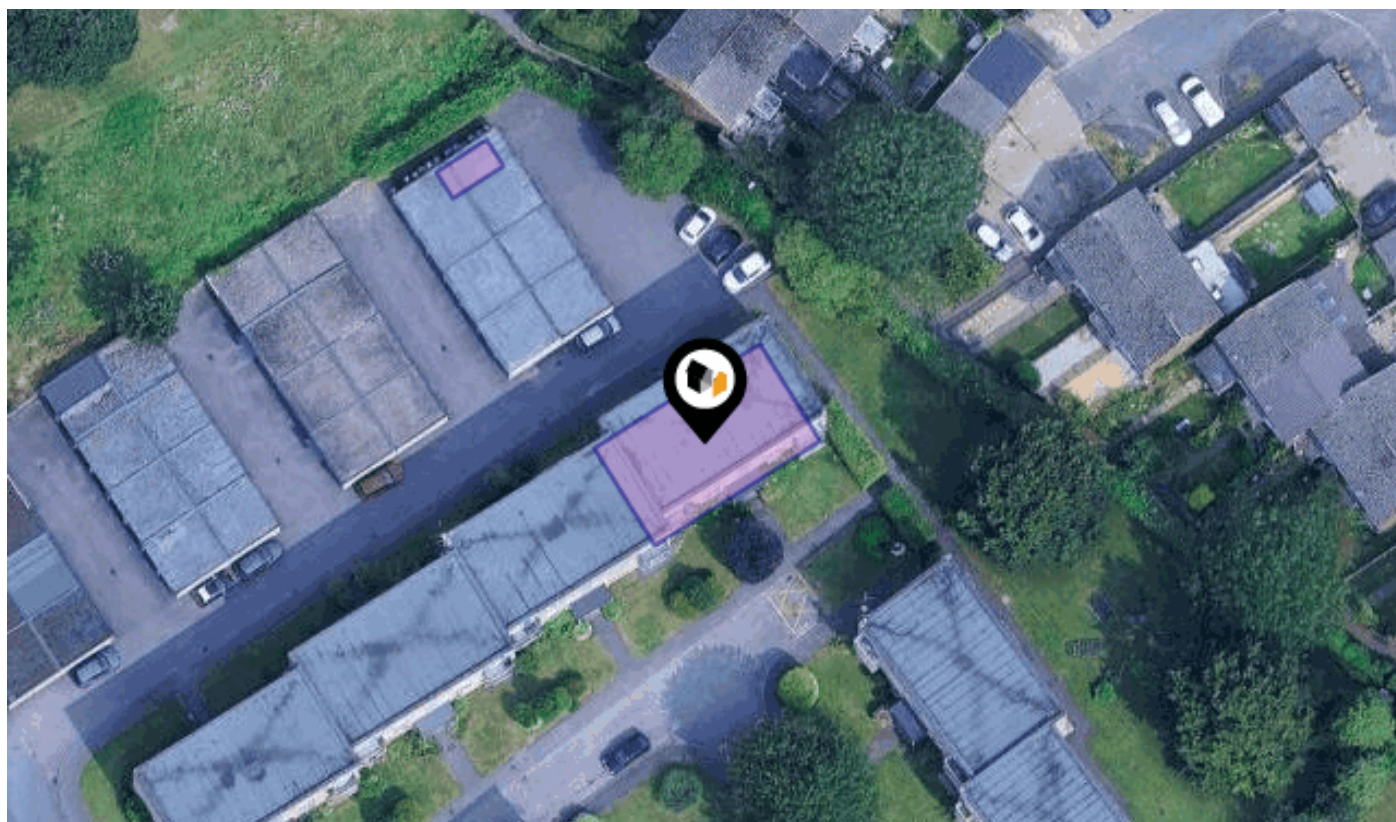




MIR: Material Info

The Material Information Affecting this Property

Thursday 05th February 2026



THE MAPLES, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

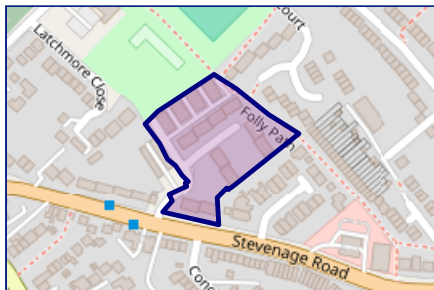
01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk

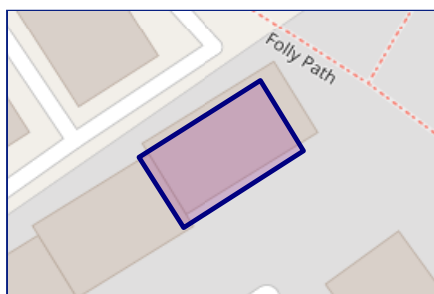


Freehold Title Plan



HD204483

Leasehold Title Plan



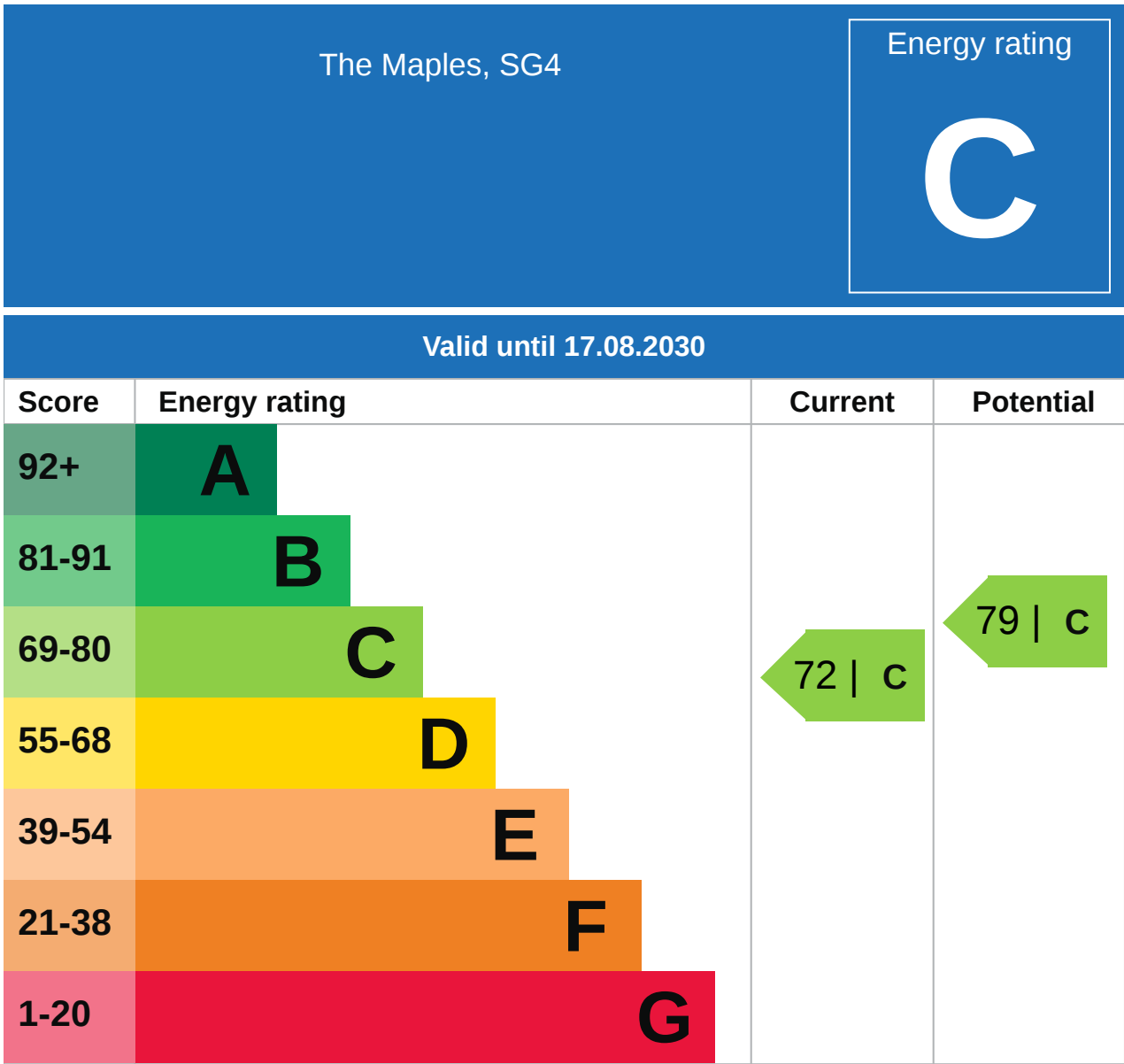
HD592442

Start Date: 08/04/2020

End Date: 23/06/2162

Lease Term: Term of Years beginning on and including 24 June 1973 ending on and including 23 June 2162

Term Remaining: 136 years



Additional EPC Data

| | |
|-------------------------------------|---|
| Property Type: | Flat |
| Build Form: | End-Terrace |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Dual |
| Main Fuel: | Electricity (not community) |
| Main Gas: | No |
| Floor Level: | 2nd |
| Flat Top Storey: | Yes |
| Glazing Type: | Double glazing, unknown install date |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, filled cavity |
| Walls Energy: | Good |
| Roof: | Flat, limited insulation (assumed) |
| Roof Energy: | Poor |
| Main Heating: | Warm air, Electricaire |
| Main Heating Controls: | Room thermostat only |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Average |
| Lighting: | Low energy lighting in 70% of fixed outlets |
| Floors: | (another dwelling below) |
| Total Floor Area: | 67 m ² |

Building Safety

None specified

Accessibility / Adaptations

Not suitable for wheel chair users

Restrictive Covenants

Yes - as per the lease

Rights of Way (Public & Private)

Yes - as per the lease

Construction Type

Brick

Property Lease Information

Lease remaining 136 years
Service charge £1151.82
Peppercorn ground rent

Listed Building Information

Not applicable

Stamp Duty

Ask agent

Other

Garage in separate block

Other

Electricity Supply

Yes

Gas Supply

No

Central Heating

Electric

Water Supply

Mains supply

Drainage

Mains supply

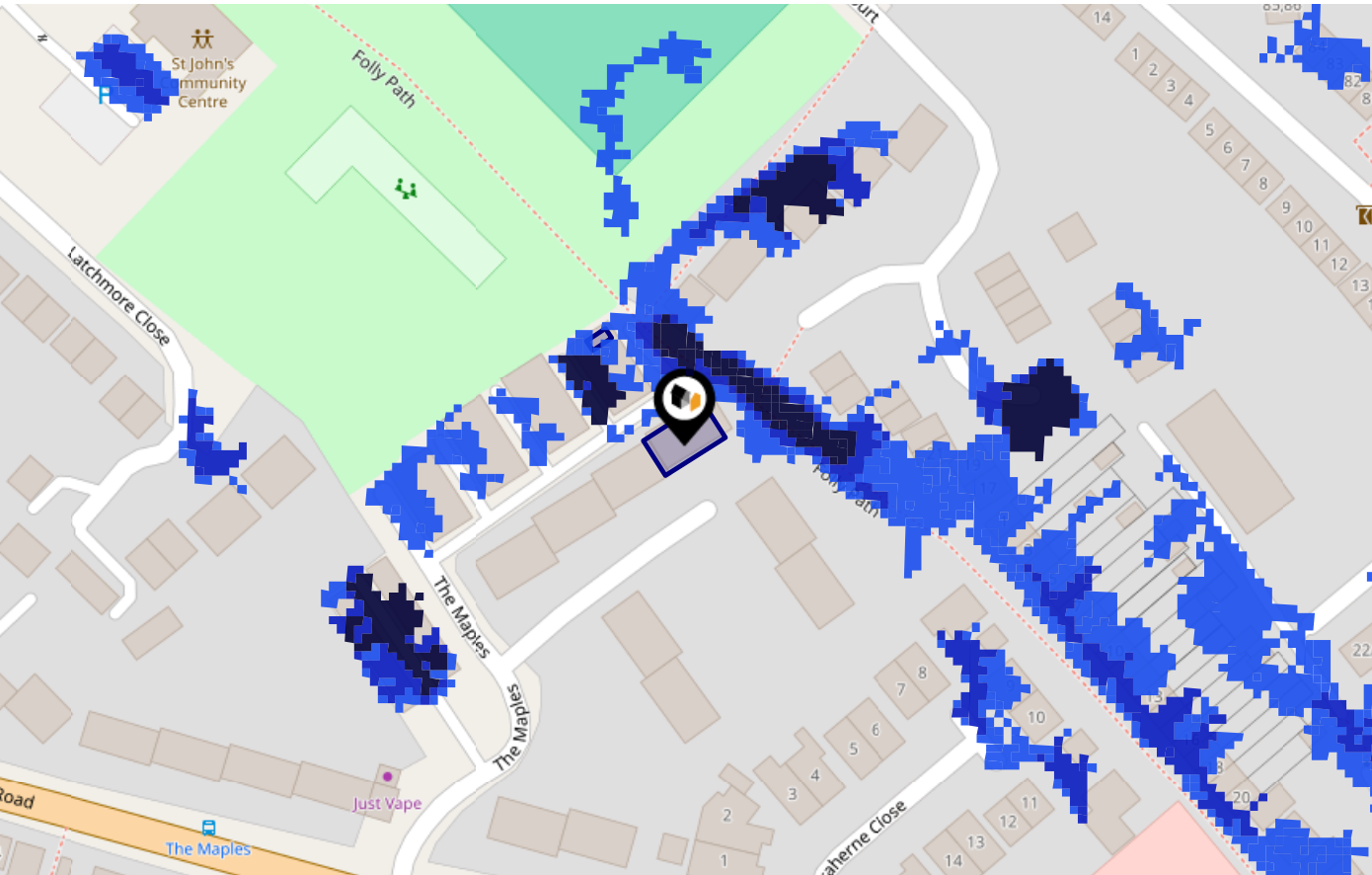
Important - Please read

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.

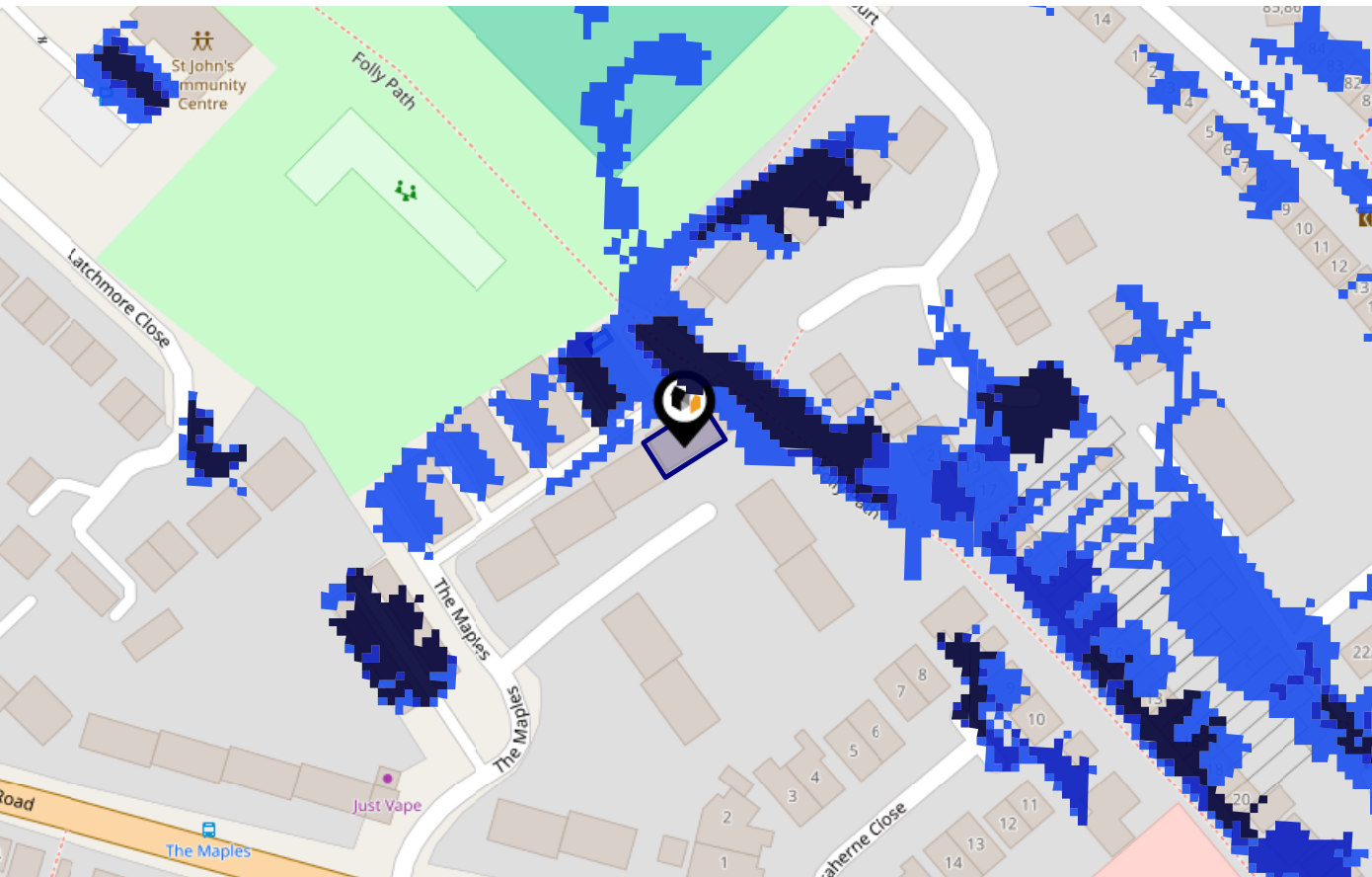
Chance of flooding to the following depths at this property:



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.

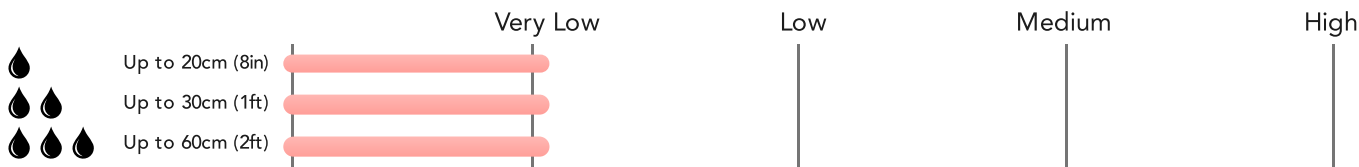


Risk Rating: Very low

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.

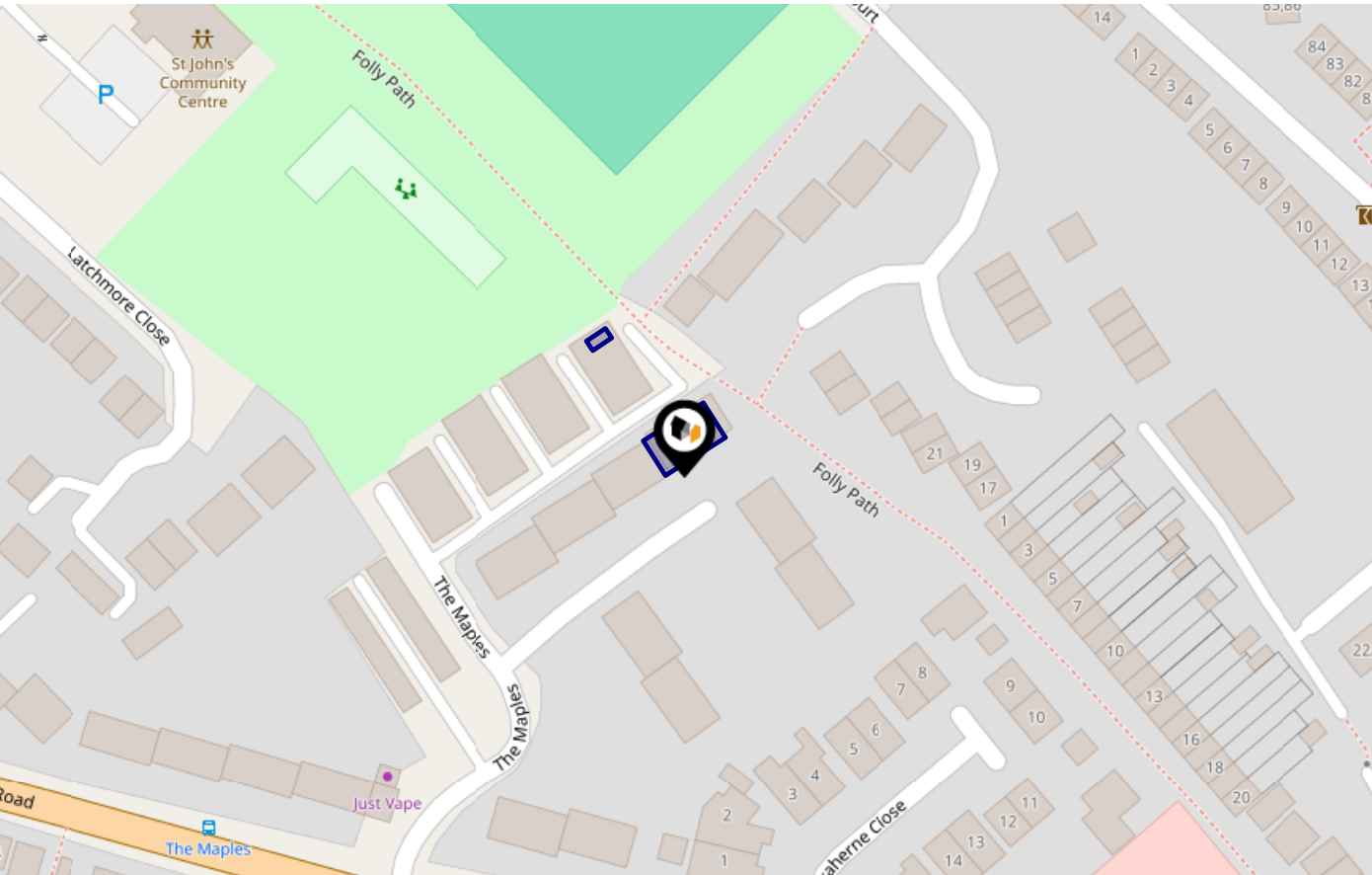
Chance of flooding to the following depths at this property:



Flood Risk

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**

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.

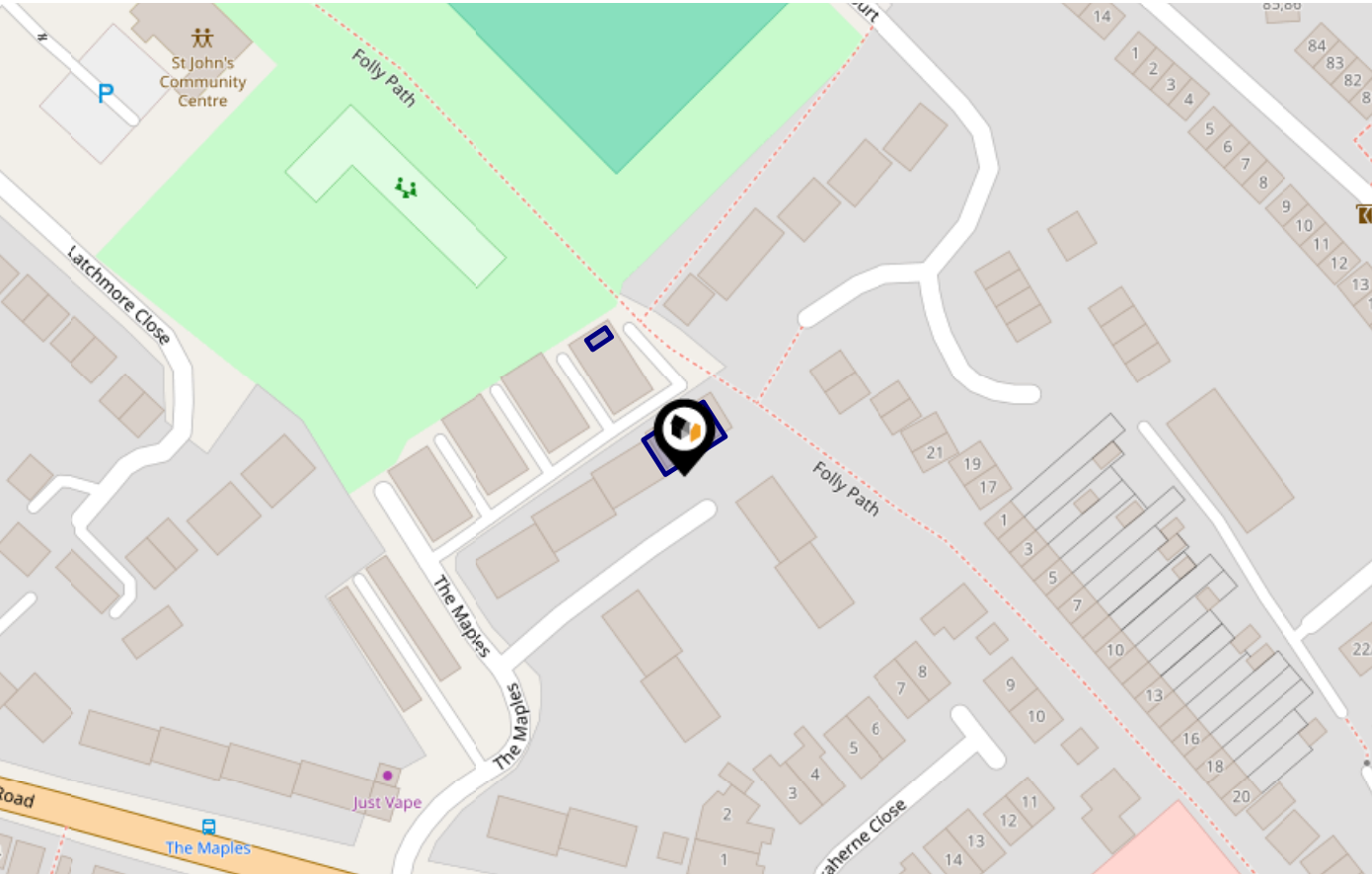
Chance of flooding to the following depths at this property:



Flood Risk

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.

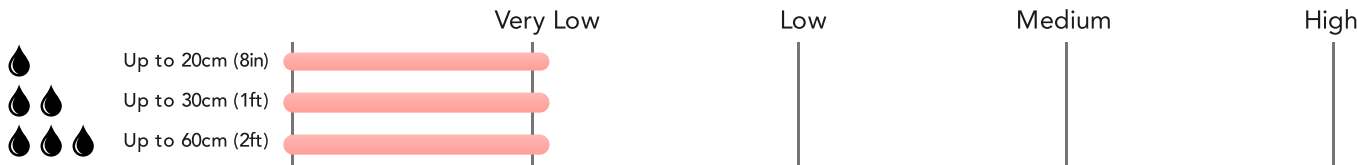


Risk Rating: **Very low**

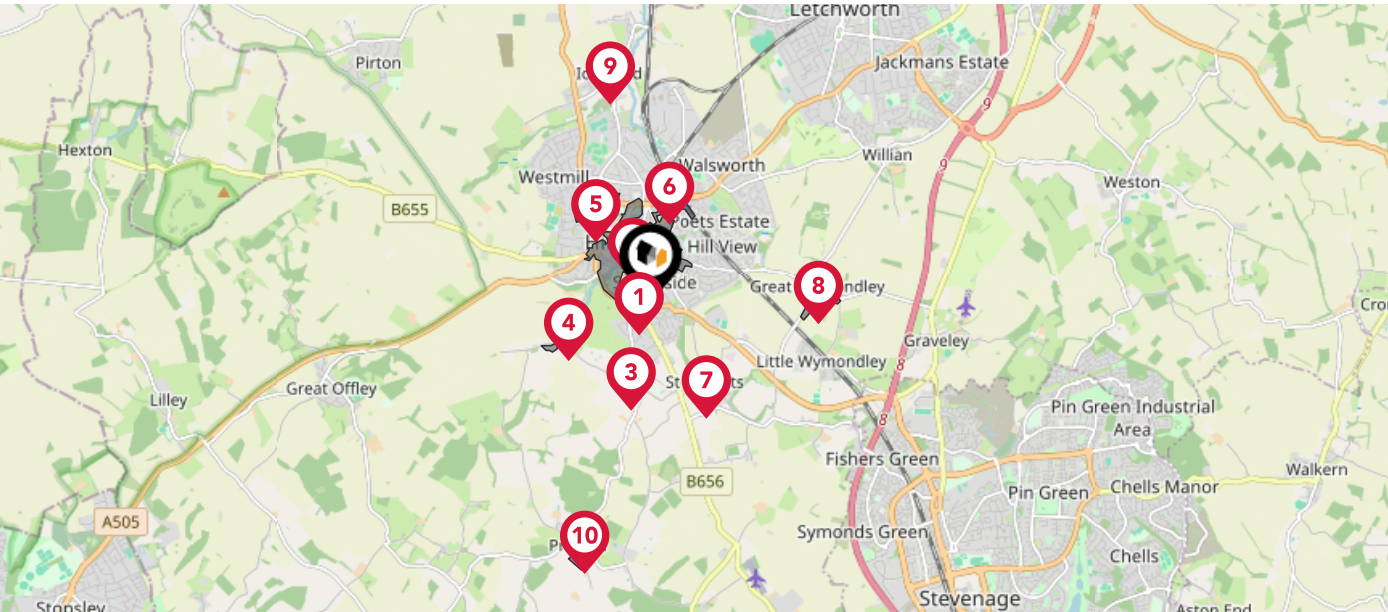
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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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- 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:

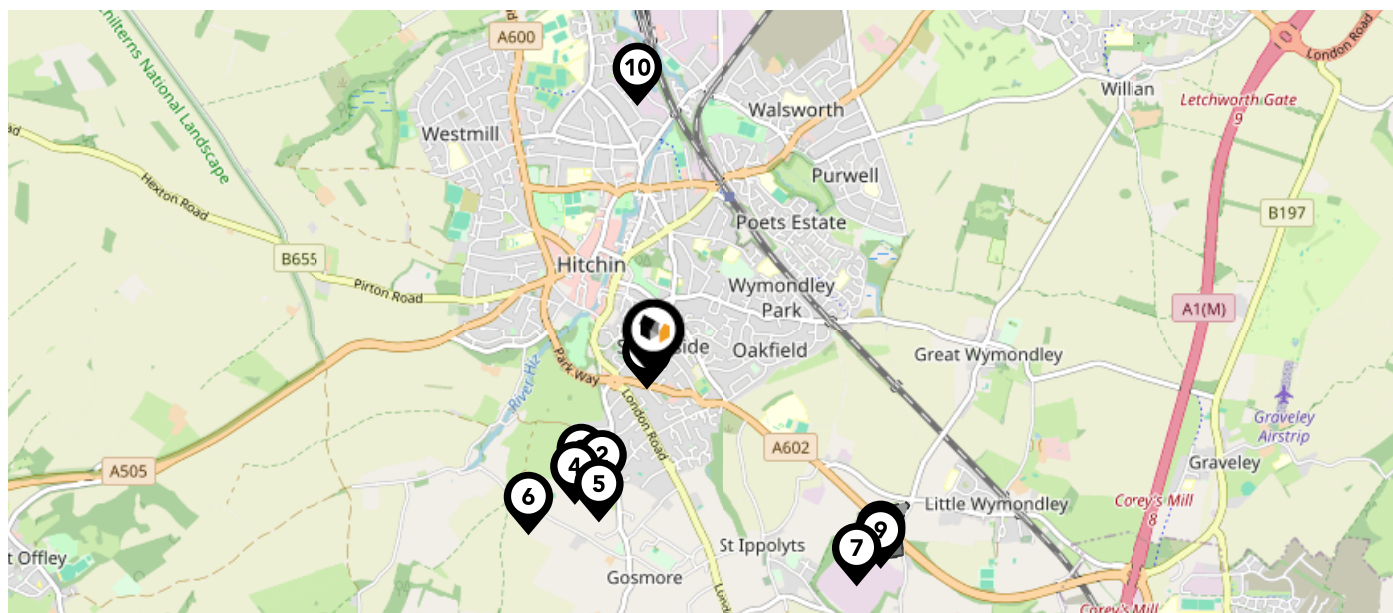


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



| Nearby Conservation Areas | |
|---------------------------|--|
| 1 | Hitchin Hill Path |
| 2 | Hitchin |
| 3 | Gosmore |
| 4 | Charlton |
| 5 | Butts Close, Hitchin |
| 6 | Hitchin Railway and Ransom's Recreation Ground |
| 7 | St Ippolyts |
| 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 | Ickleford-Near Hitchin, Hertfordshire | Historic Landfill | |

This map displays nearby coal mine entrances and their classifications.



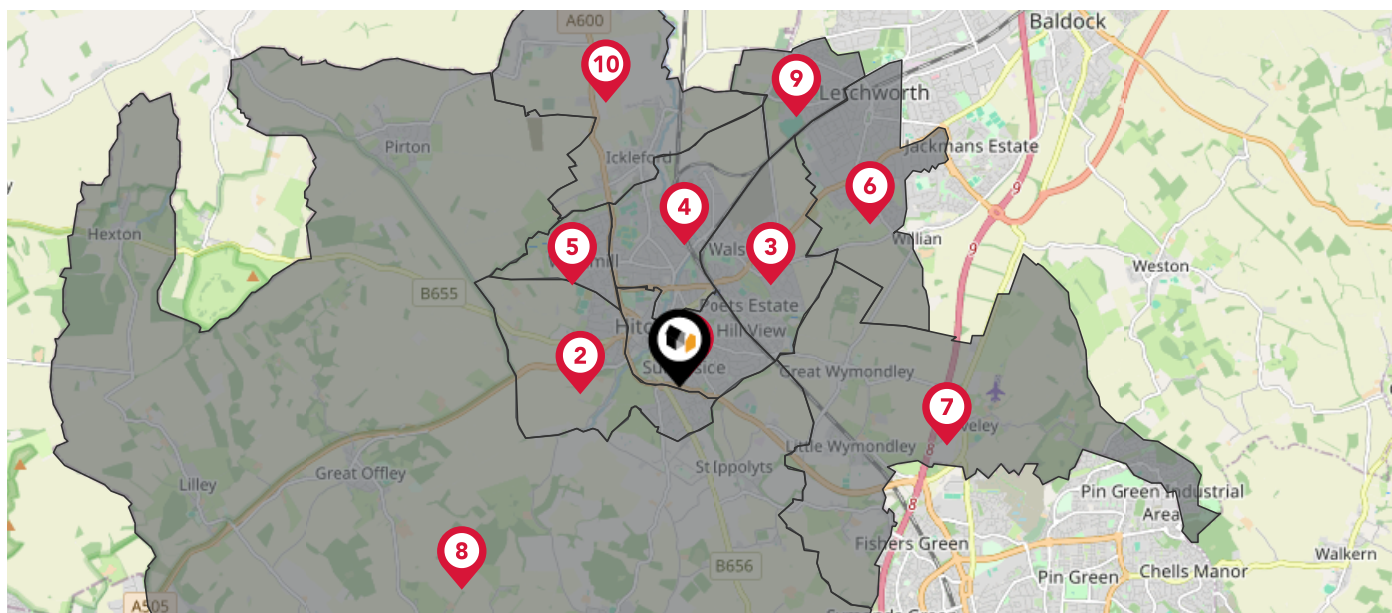
Mine Entry

- ✕ 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

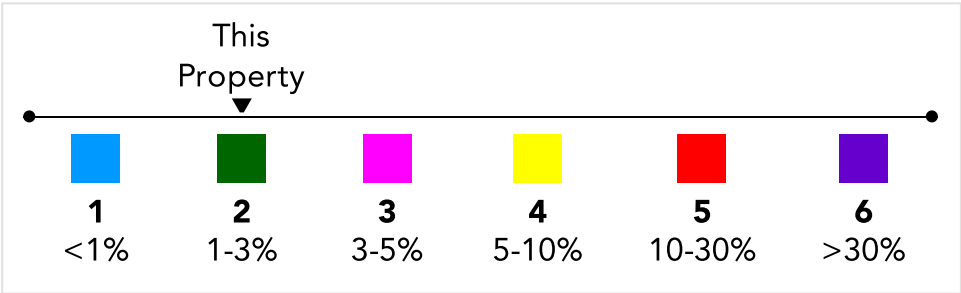
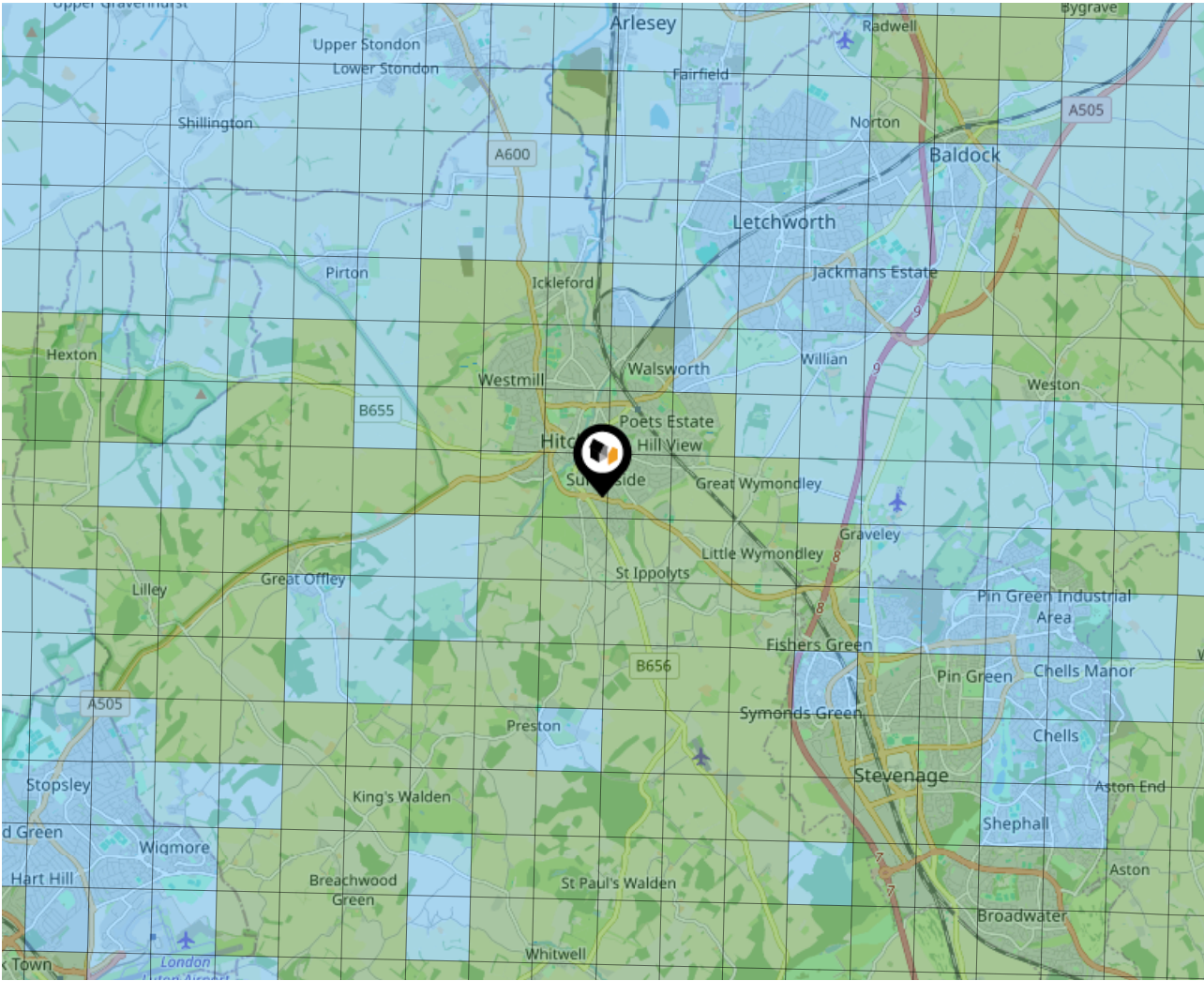


Nearby Council Wards

-  Hitchin Highbury Ward
-  Hitchin Priory Ward
-  Hitchin Walsworth Ward
-  Hitchin Bearton Ward
-  Hitchin Oughton Ward
-  Letchworth South West Ward
-  Chesfield Ward
-  Hitchwood, Offa and Hoo Ward
-  Letchworth Wilbury Ward
-  Cadwell Ward

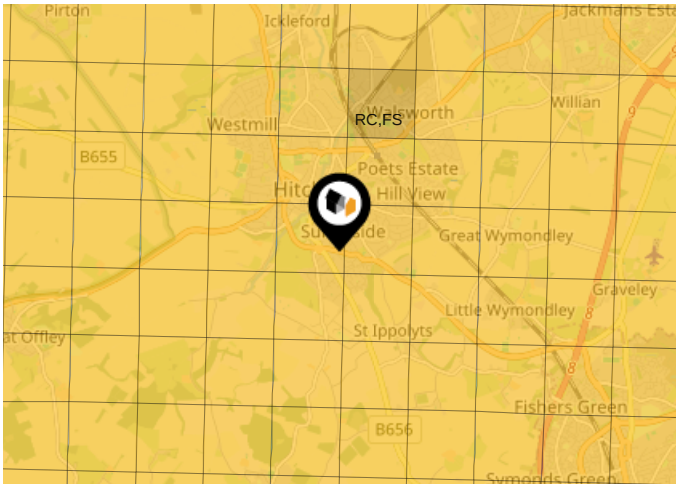
What is Radon?

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 | | |

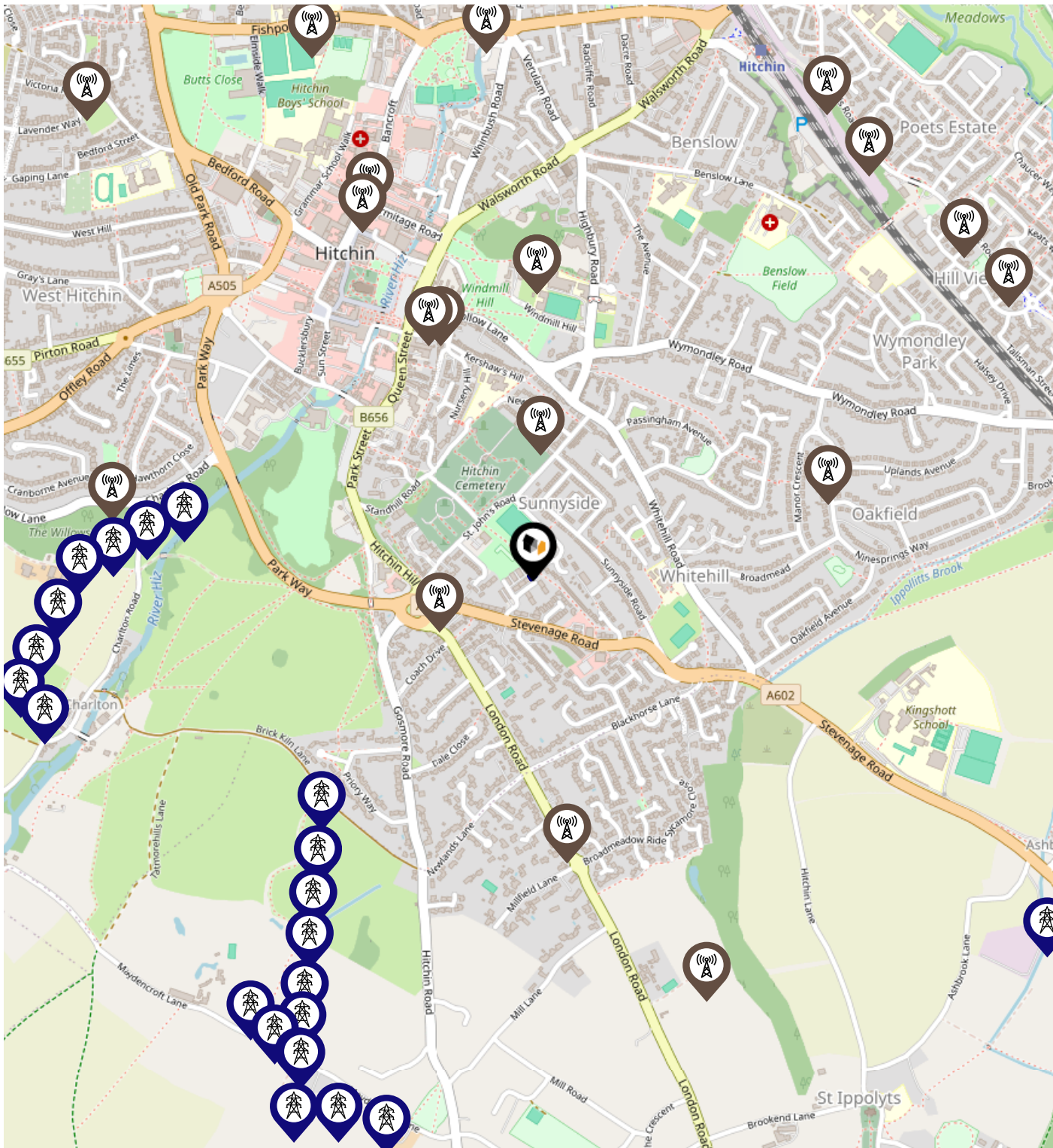


Primary Classifications (Most Common Clay Types)

| | |
|--------|--|
| 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 |

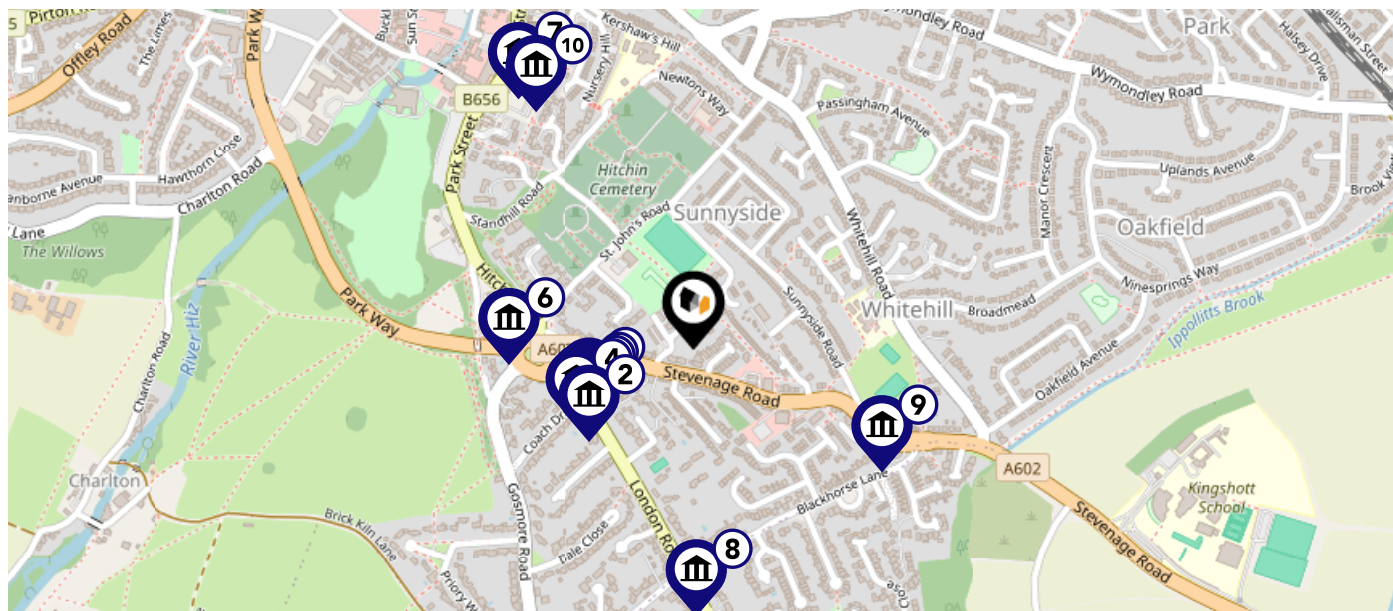
Local Area











Masts & Pylons

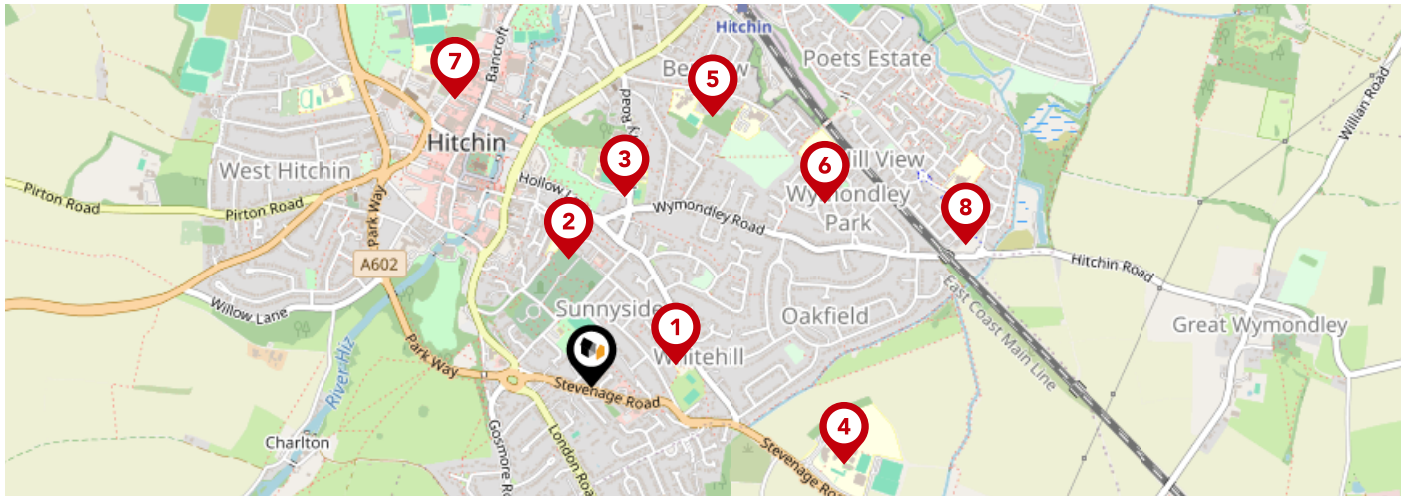


- Key:**
-  Power Pylons
 -  Communication Masts

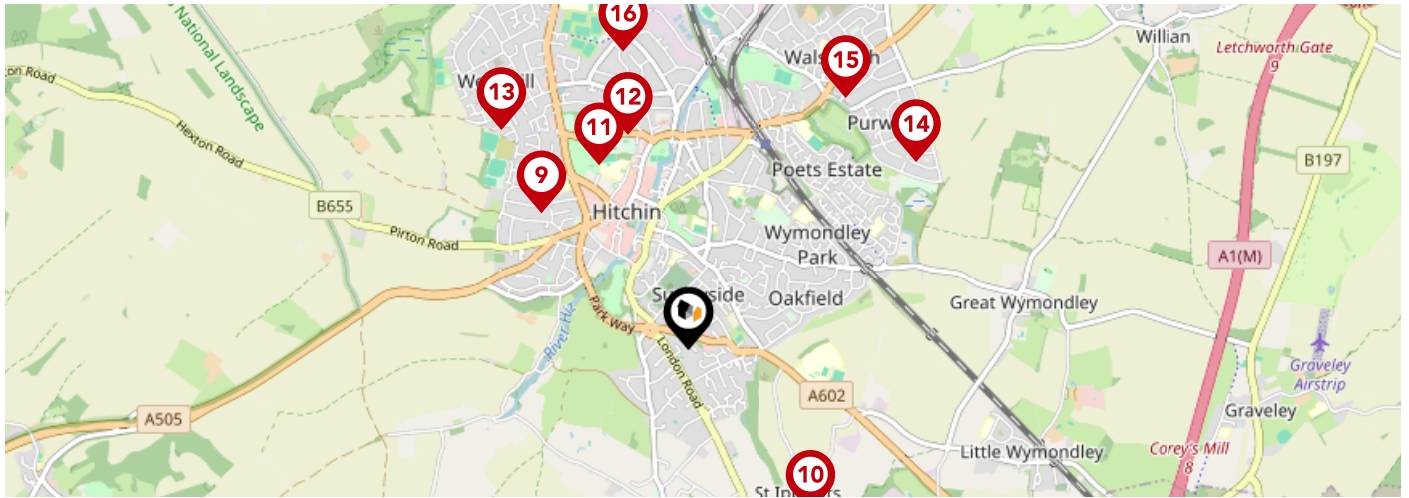
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











| Listed Buildings in the local district | | Grade | Distance |
|---|---|----------|-----------|
|  | 1347590 - 7, Hitchin Hill Path | Grade II | 0.1 miles |
|  | 1347591 - Saint Elmo | Grade II | 0.1 miles |
|  | 1102171 - 8, Hitchin Hill Path | Grade II | 0.1 miles |
|  | 1173474 - Montserrat | Grade II | 0.1 miles |
|  | 1296212 - 5 And 6, Hitchin Hill Path | Grade II | 0.1 miles |
|  | 1102172 - The Three Moorhens Public House | Grade II | 0.2 miles |
|  | 1102129 - North Western Block At The British School | Grade II | 0.3 miles |
|  | 1347425 - The Grange House | Grade II | 0.3 miles |
|  | 1102138 - The New Found Out Public House | Grade II | 0.3 miles |
|  | 1224711 - North Eastern Block Of Buildings At The British Schools | Grade II | 0.3 miles |



| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.2 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.3 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.44 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.6 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.68 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.68 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.73 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:0.92 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|---|--|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
|  | Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.92 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Ippolyts Church of England Aided Primary School Ofsted Rating: Good Pupils: 175 Distance:0.93 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.94 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:1.02 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:1.32 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:1.35 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:1.35 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:1.39 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

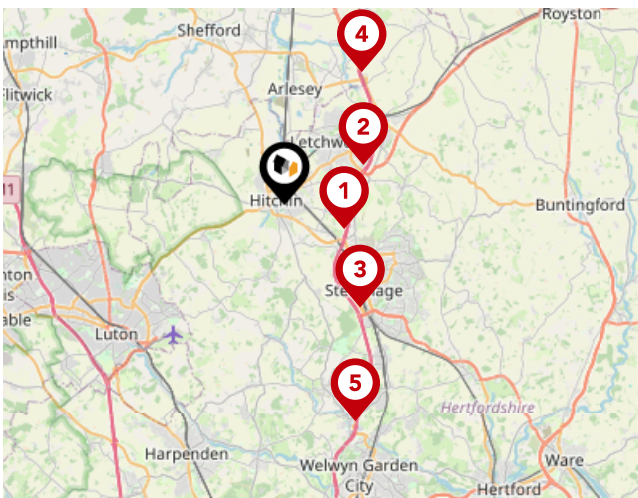
Area

Transport (National)



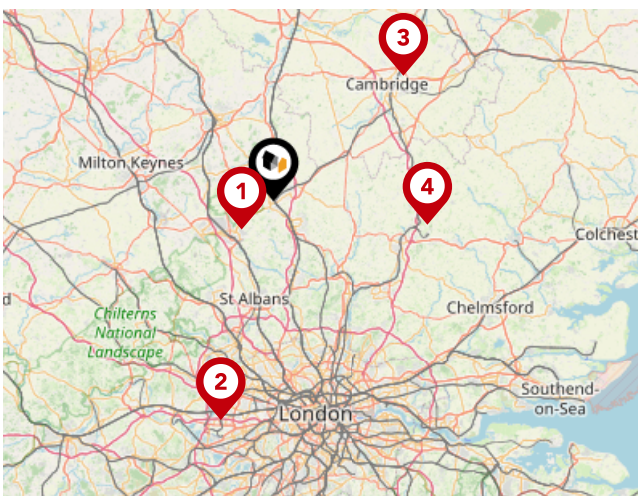
National Rail Stations

| Pin | Name | Distance |
|-----|-------------------------|------------|
| 1 | Hitchin Rail Station | 0.86 miles |
| 2 | Letchworth Rail Station | 3.19 miles |
| 3 | Letchworth Rail Station | 3.2 miles |



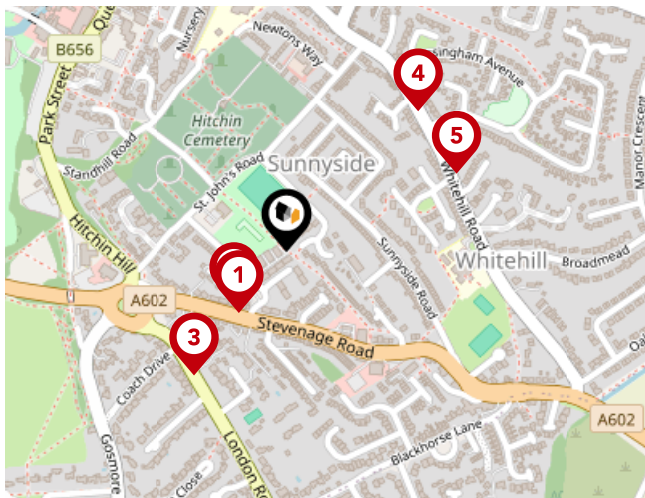
Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|-----------|------------|
| 1 | A1(M) J8 | 2.38 miles |
| 2 | A1(M) J9 | 3.24 miles |
| 3 | A1(M) J7 | 4.65 miles |
| 4 | A1(M) J10 | 5.64 miles |
| 5 | A1(M) J6 | 8.3 miles |



Airports/Helipads

| Pin | Name | Distance |
|-----|------------------|-------------|
| 1 | Luton Airport | 6.23 miles |
| 2 | Heathrow Airport | 33.24 miles |
| 3 | Cambridge | 26.34 miles |
| 4 | Stansted Airport | 22.96 miles |



Bus Stops/Stations

| Pin | Name | Distance |
|-----|---------------|------------|
| 1 | The Maples | 0.09 miles |
| 2 | The Maples | 0.09 miles |
| 3 | Lister Avenue | 0.18 miles |
| 4 | Maytrees | 0.22 miles |
| 5 | Maytrees | 0.21 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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