

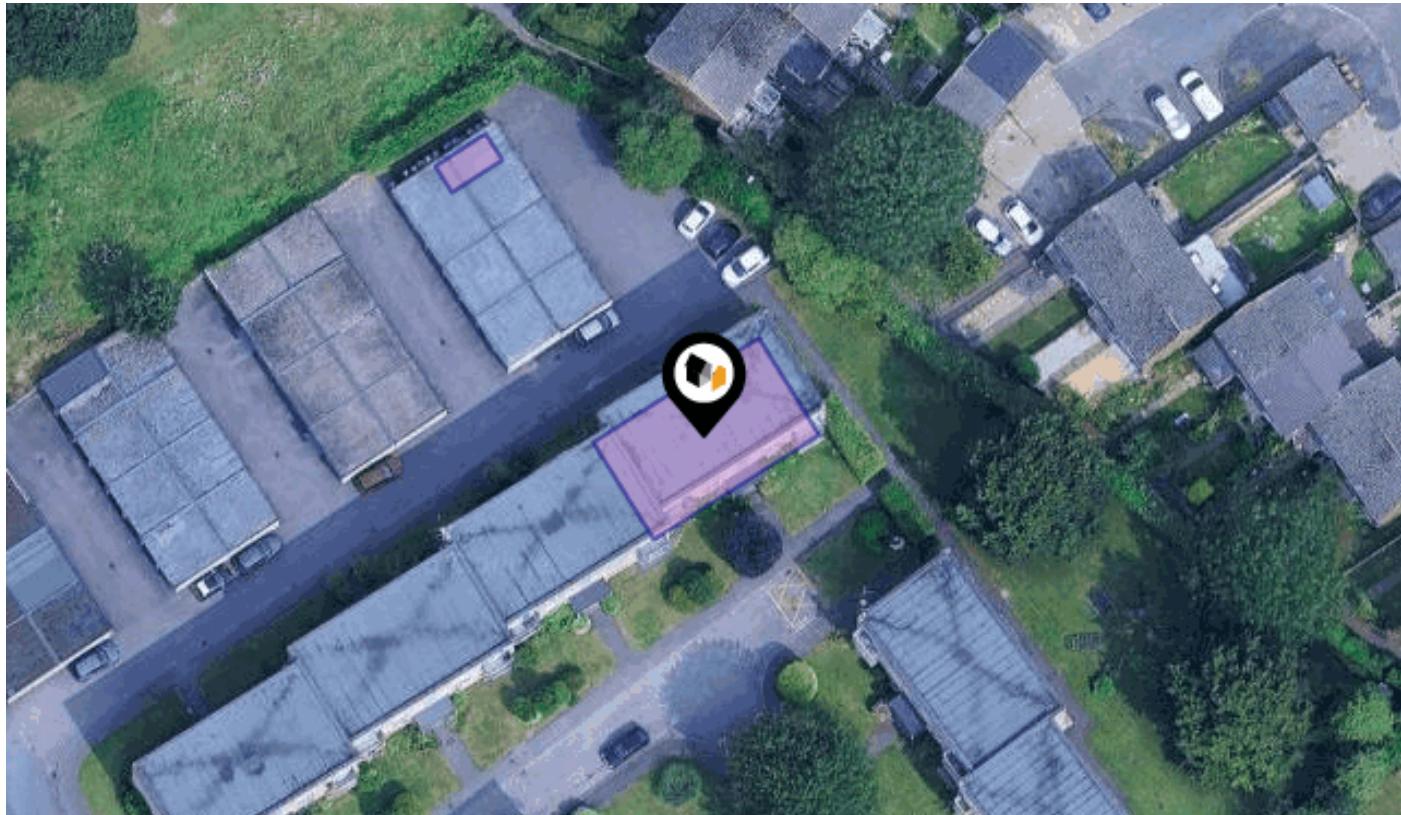


See More Online

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

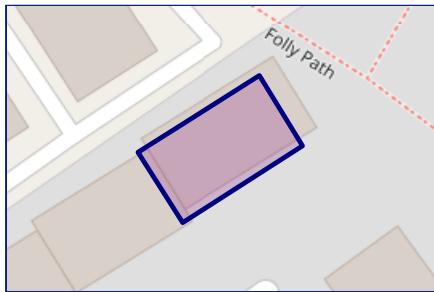


Freehold Title Plan



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

The Maples, SG4

Energy rating

C

Valid until 17.08.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 whell 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

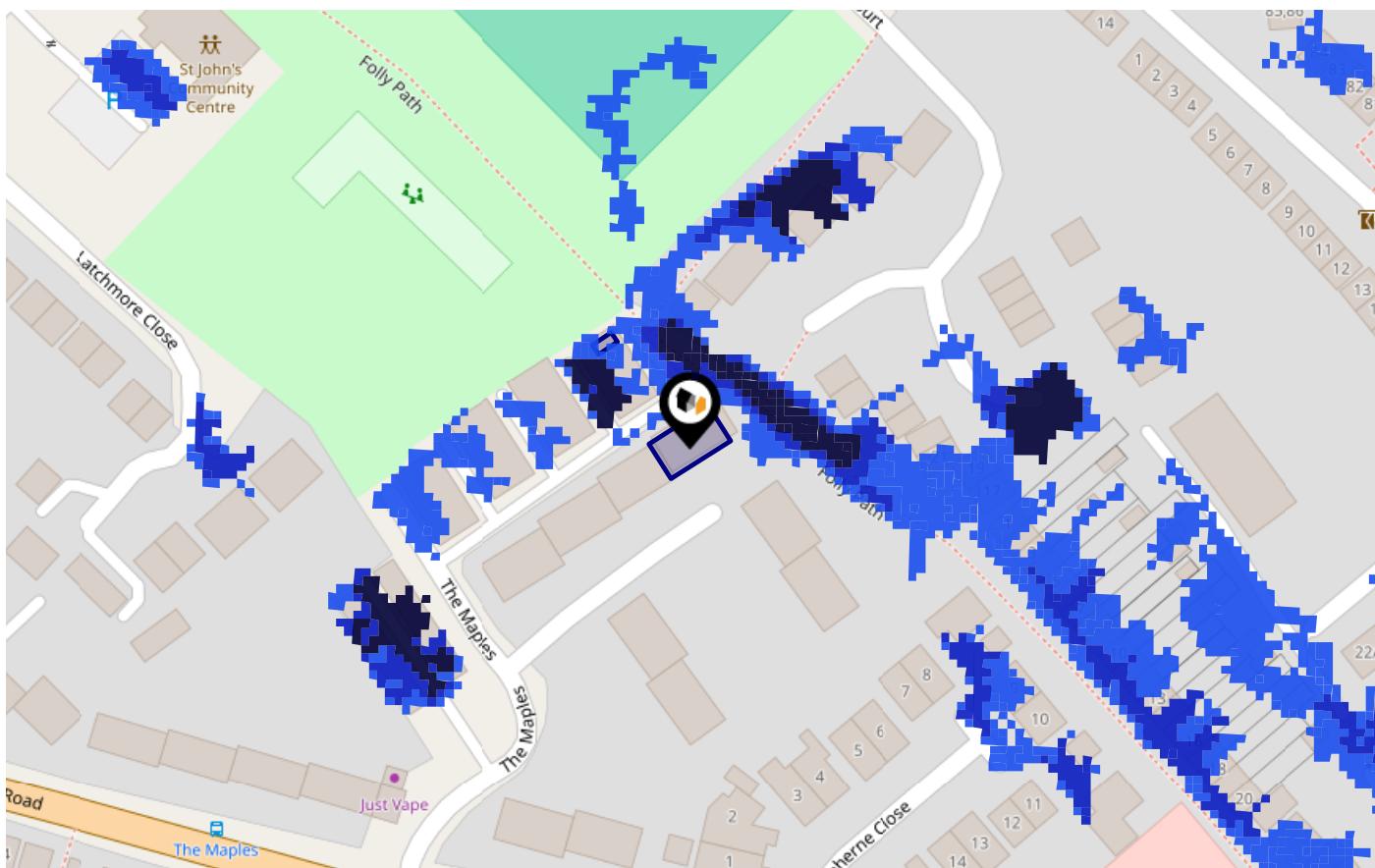
The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

Flood Risk

Surface Water - Flood Risk

country
properties

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

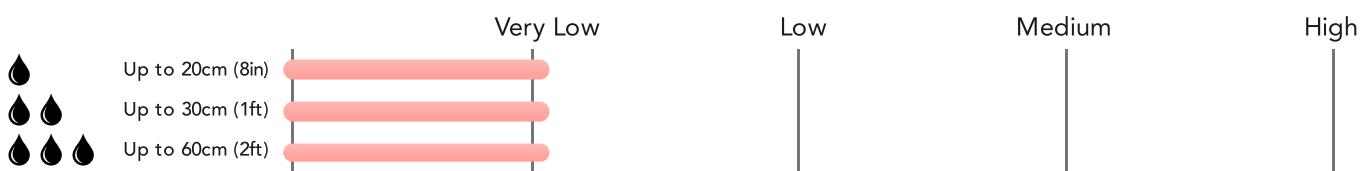


Risk Rating: Very low

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.

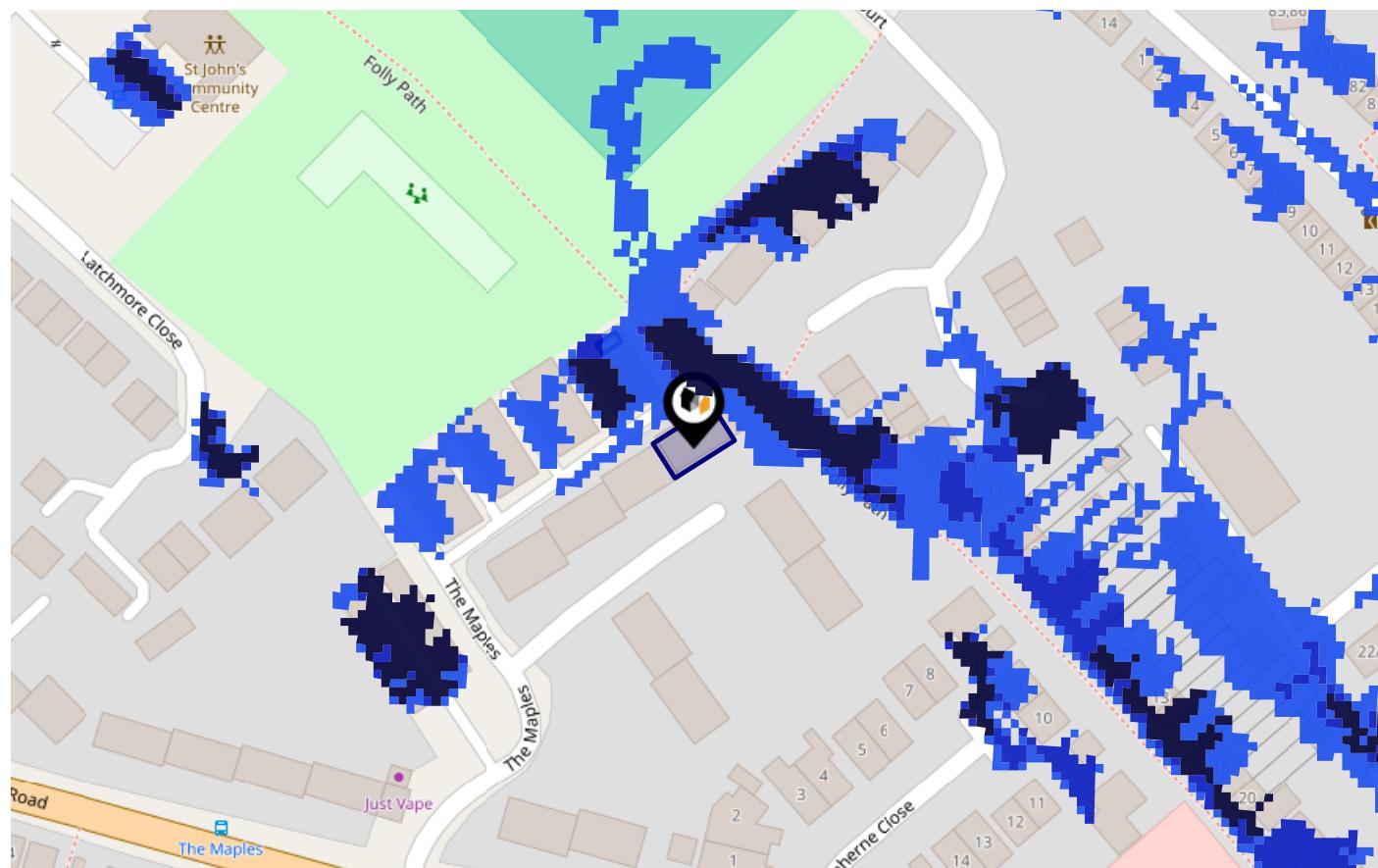
Chance of flooding to the following depths at this property:



Flood Risk Surface Water - Climate Change

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.

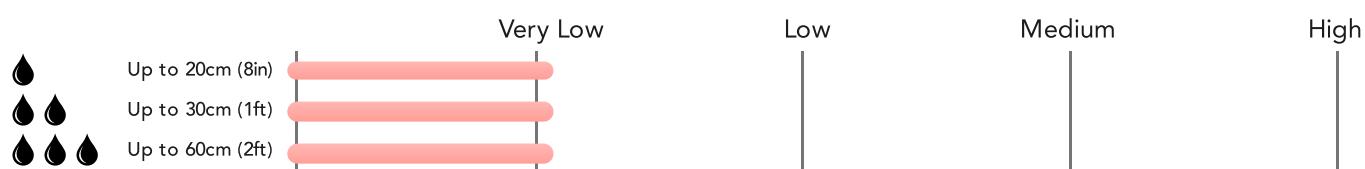


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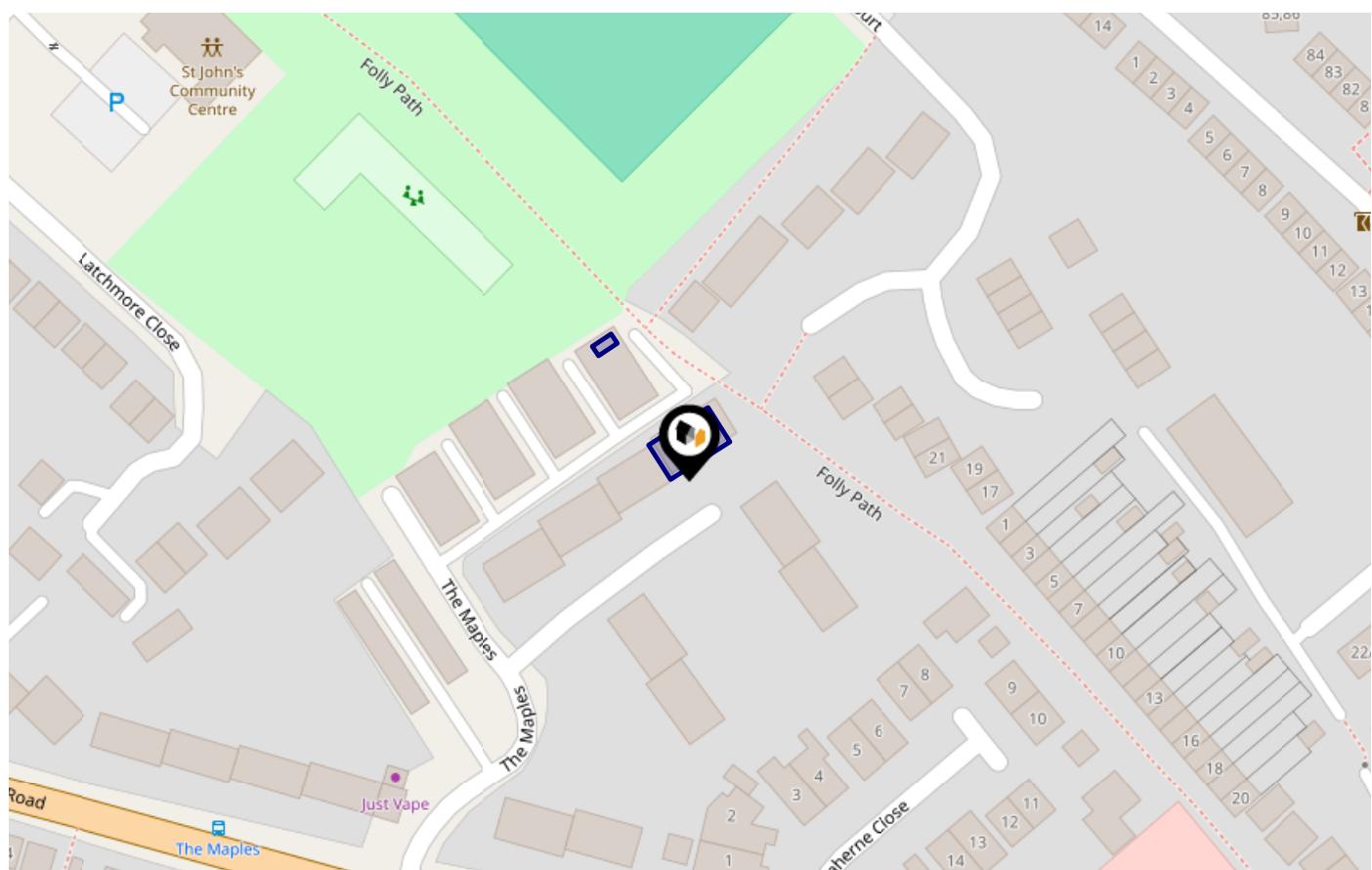
Chance of flooding to the following depths at this property:



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.

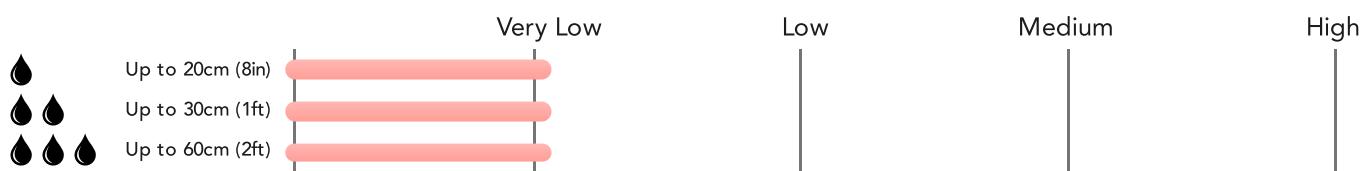


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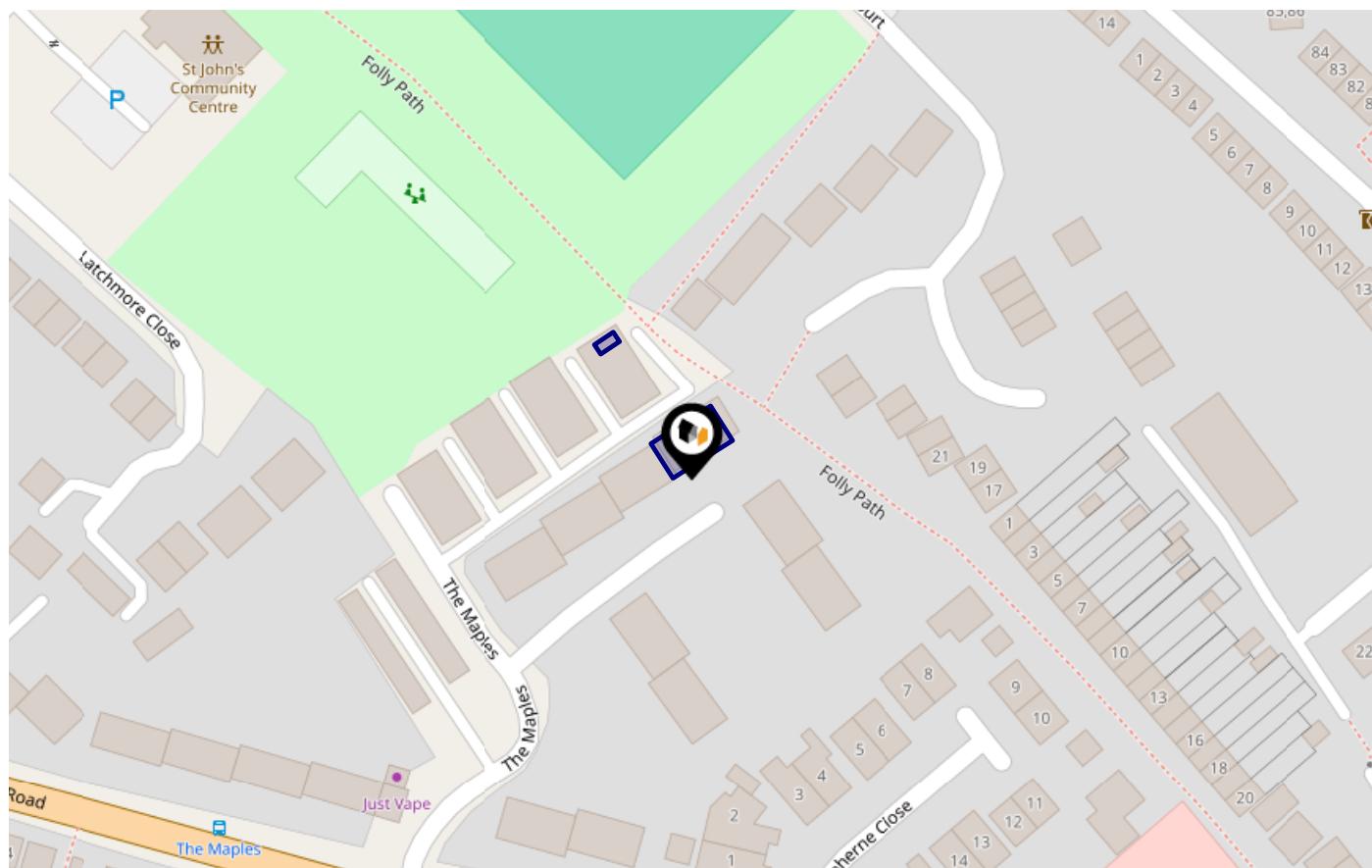
Chance of flooding to the following depths at this property:



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.

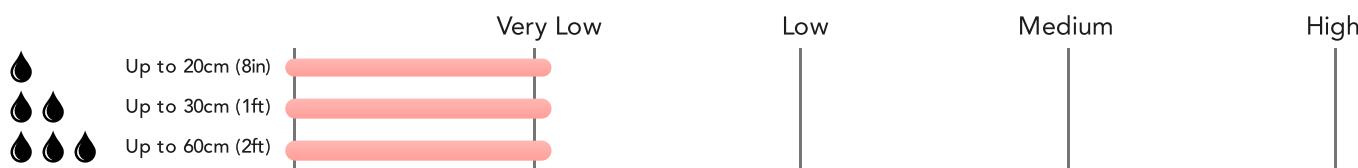


Risk Rating: Very low

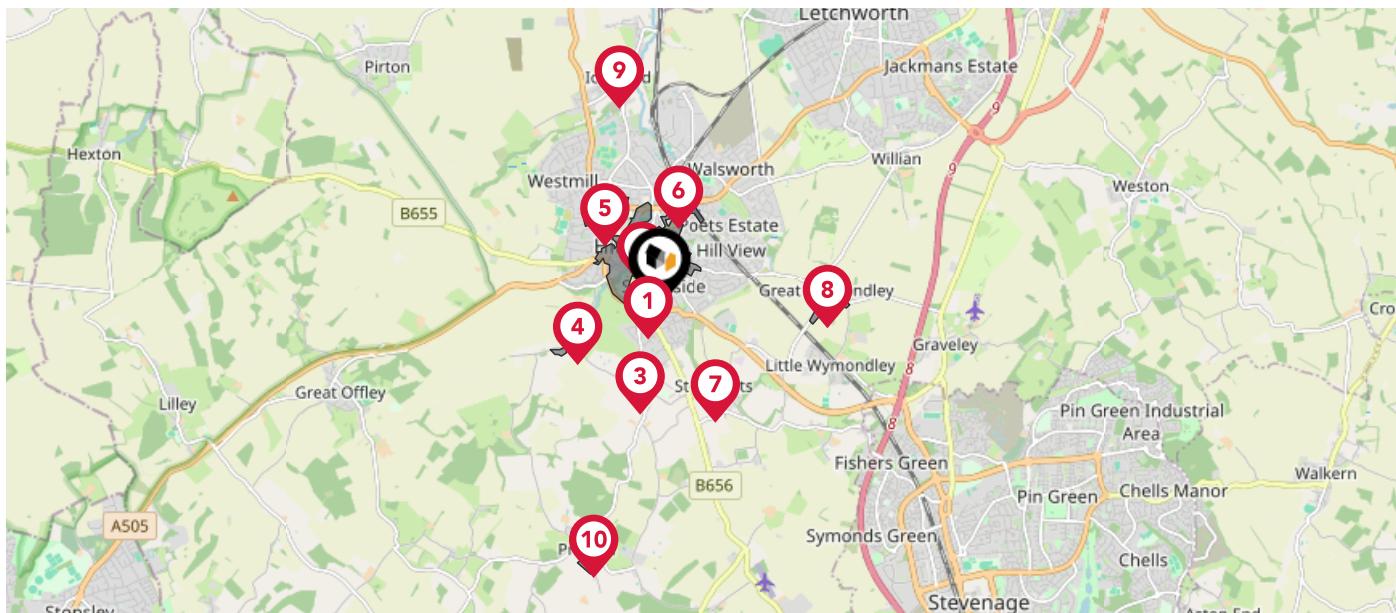
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Chance of flooding to the following depths at this property:



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

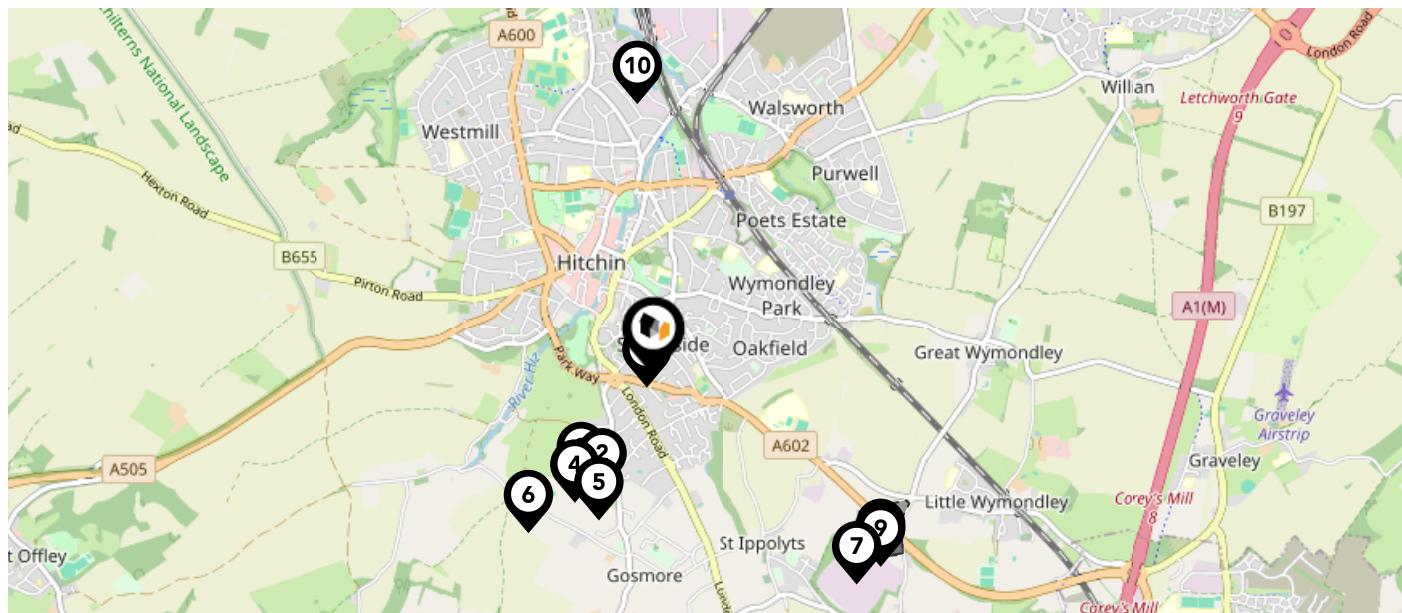
- 1 Hitchin Hill Path
- 2 Hitchin
- 3 Gosmore
- 4 Charlton
- 5 Butts Close, Hitchin
- 6 Hitchin Railway and Ransom's Recreation Ground
- 7 St Ippolys
- 8 Great Wymondley
- 9 Ickleford
- 10 Preston

Maps

Landfill Sites

country
properties

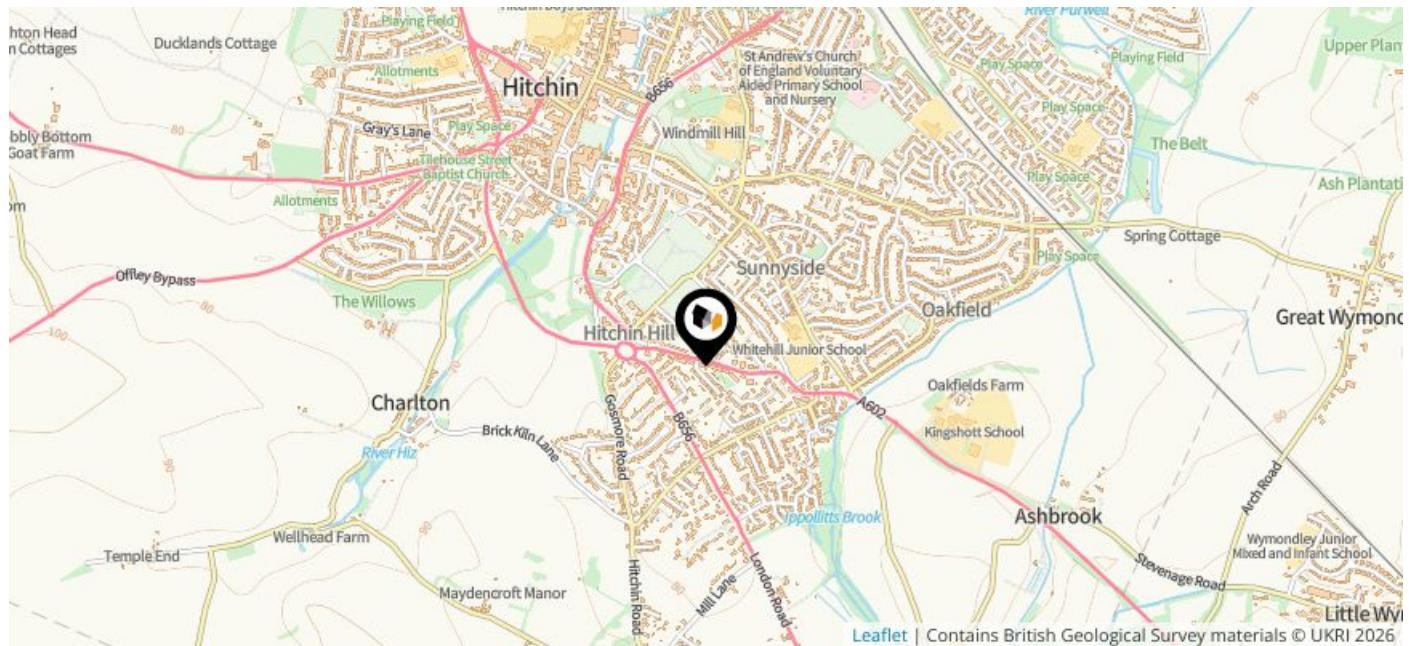
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
2	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	<input type="checkbox"/>
3	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	<input type="checkbox"/>
4	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	<input type="checkbox"/>
5	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	<input type="checkbox"/>
6	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	<input type="checkbox"/>
7	Titmore Green Road-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
8	Little Wymondley Gravel Pit-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
9	Little Wymondley Quarry-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
10	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>

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.

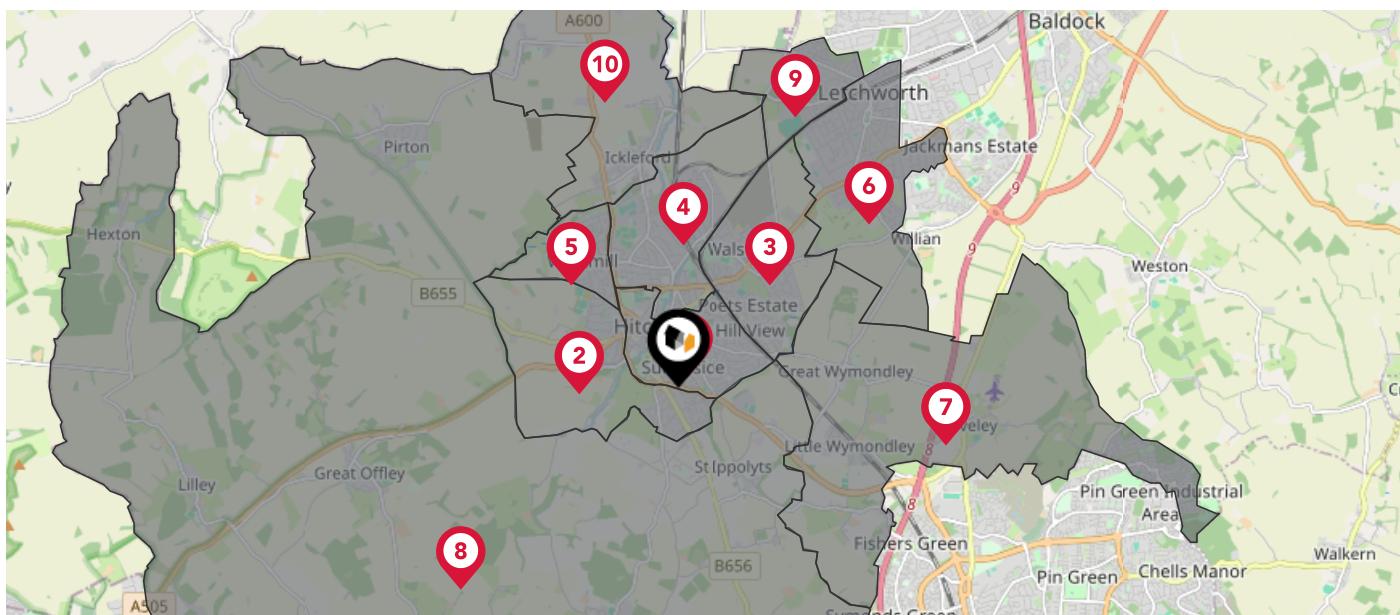
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Council Wards

country
properties

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

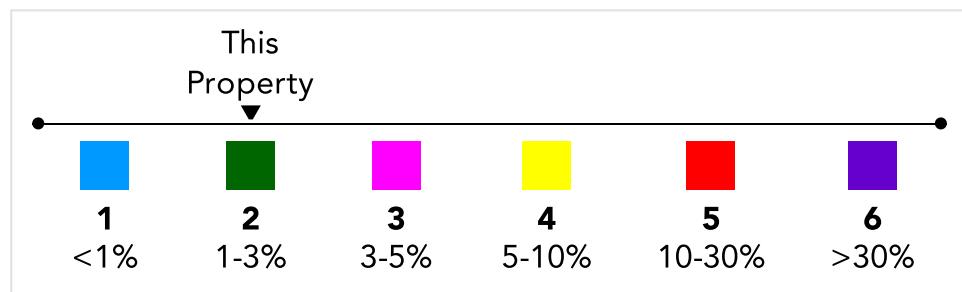
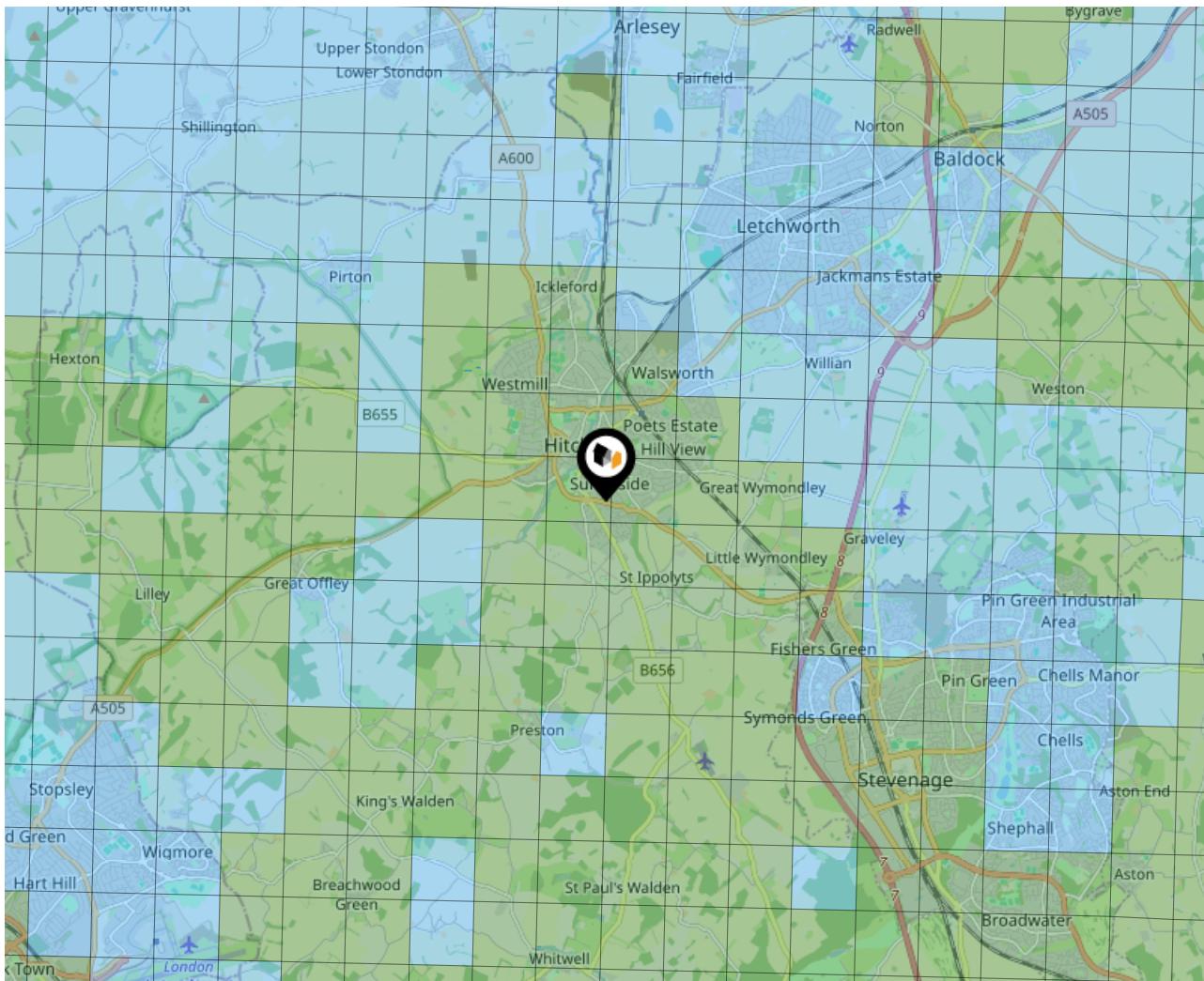


Nearby Council Wards

- 1 Hitchin Highbury Ward
- 2 Hitchin Priory Ward
- 3 Hitchin Walsworth Ward
- 4 Hitchin Bearton Ward
- 5 Hitchin Oughton Ward
- 6 Letchworth South West Ward
- 7 Chesfield Ward
- 8 Hitchwood, Offa and Hoo Ward
- 9 Letchworth Wilbury Ward
- 10 Cadwell Ward

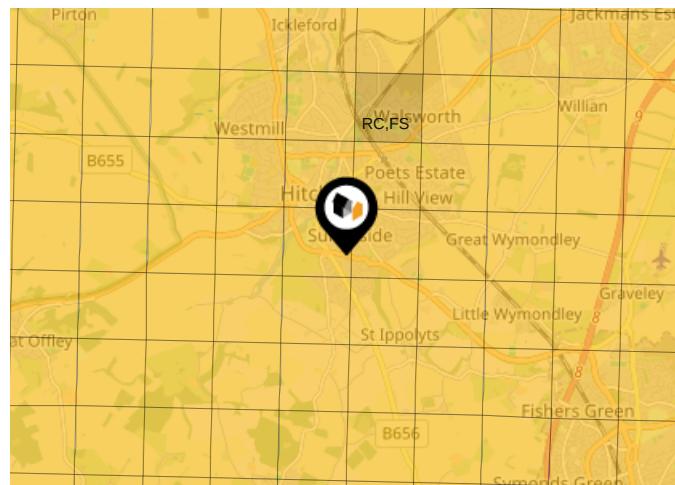
What is Radon?

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 - **Soil Depth:** DEEP
ARENACEOUS
Soil Group: ALL

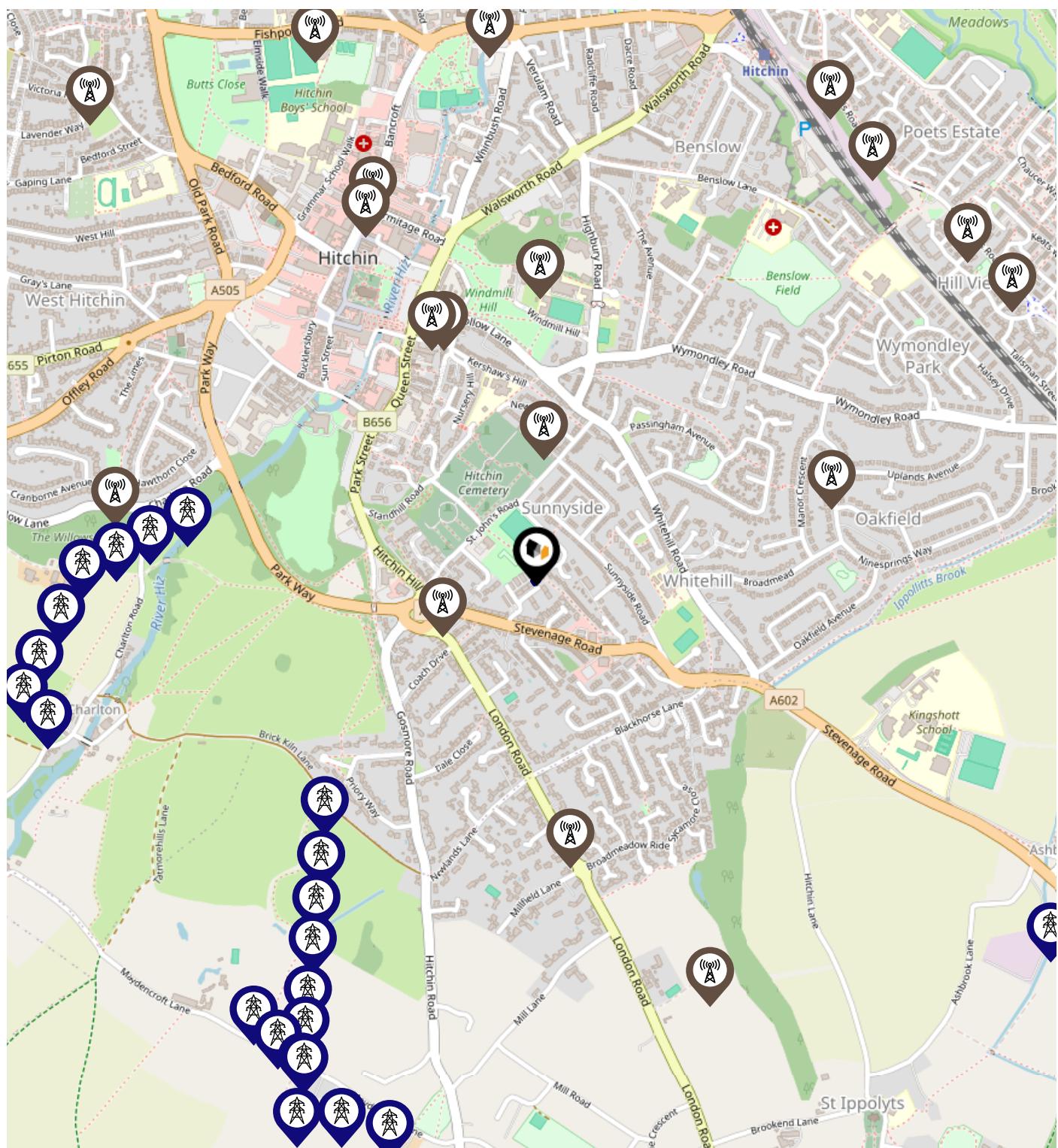


Primary Classifications (Most Common Clay Types)

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

country
properties



Key:

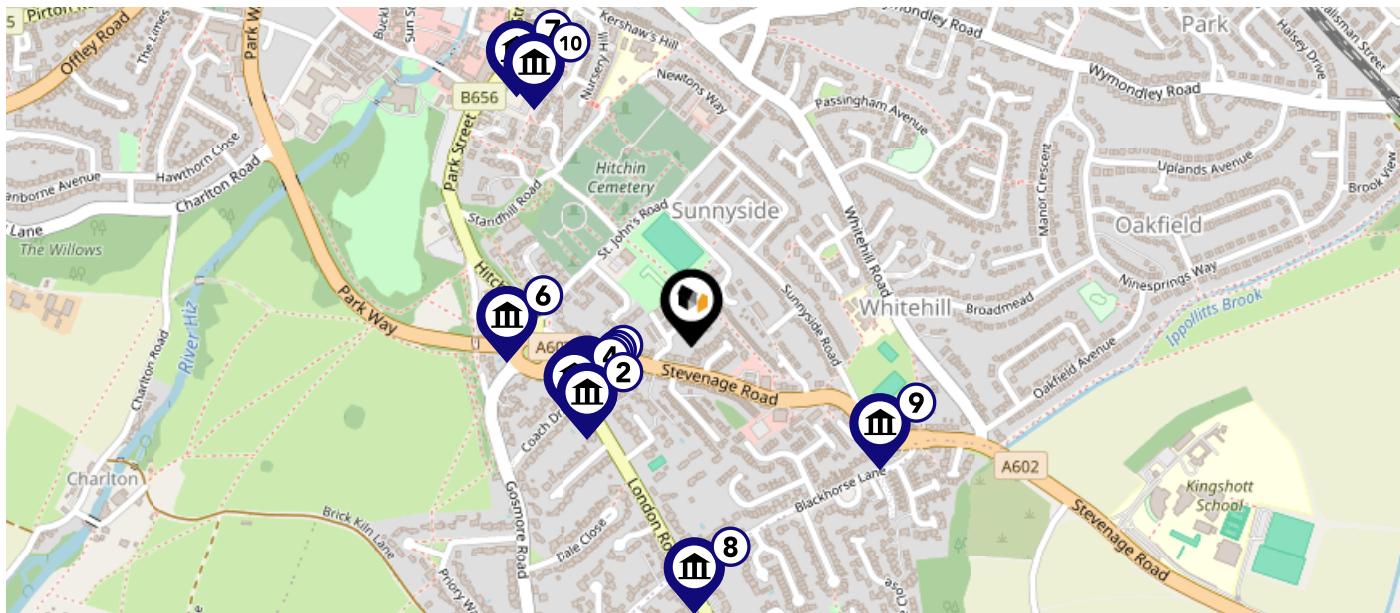
- Power Pylons
- Communication Masts

Maps

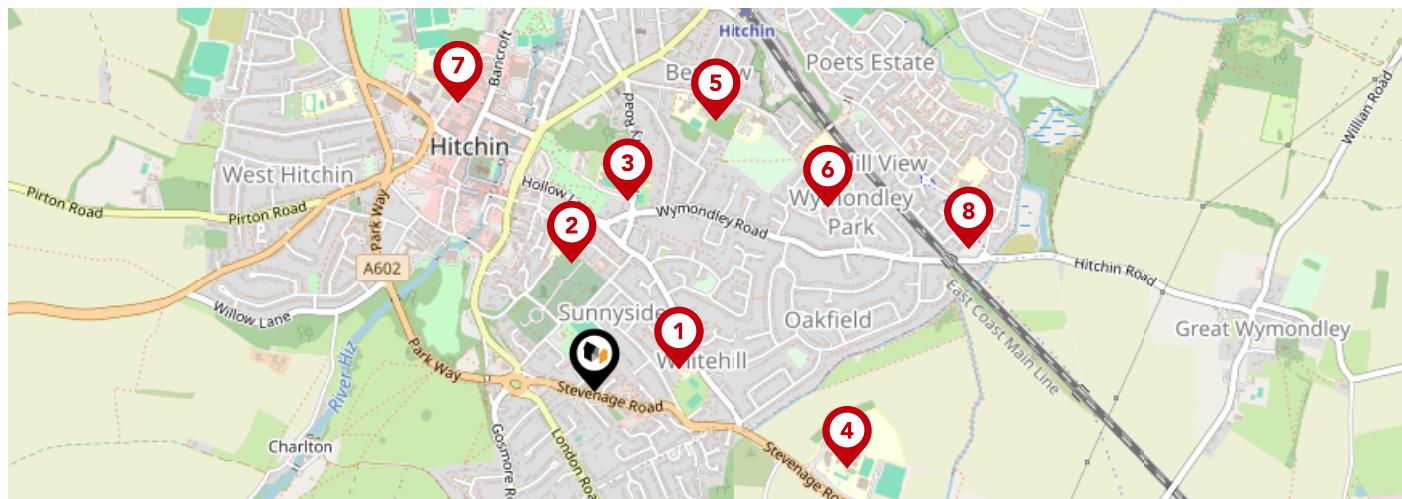
Listed Buildings

country properties

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

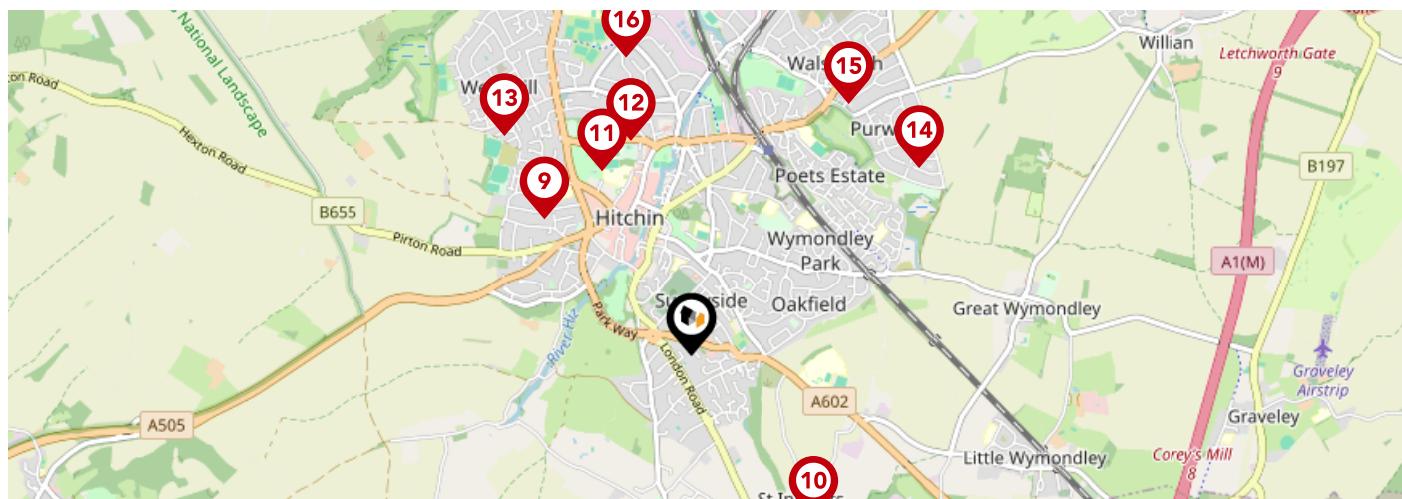


Listed Buildings in the local district	Grade	Distance
 1347590 - 7, Hitchin Hill Path	Grade II	0.1 miles
 1347591 - Saint Elmo	Grade II	0.1 miles
 1102171 - 8, Hitchin Hill Path	Grade II	0.1 miles
 1173474 - Montserrat	Grade II	0.1 miles
 1296212 - 5 And 6, Hitchin Hill Path	Grade II	0.1 miles
 1102172 - 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

	School Name	Ofsted Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Whitehill Junior School	Good	240	0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Highbury Infant School and Nursery	Good	204	0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hitchin Girls' School	Outstanding	1355	0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Kingshott School	Not Rated	400	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	Outstanding	252	0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	William Ransom Primary School	Outstanding	422	0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hitchin Boys' School	Outstanding	1317	0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Mary Exton Primary School	Good	181	0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

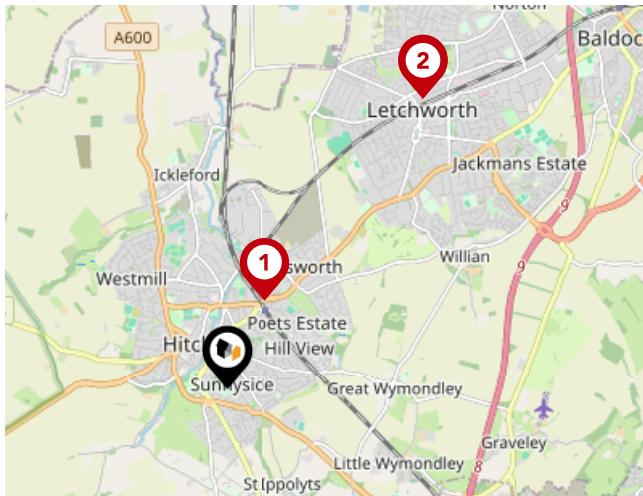


Nursery Primary Secondary College Private

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

Area Transport (National)

country properties



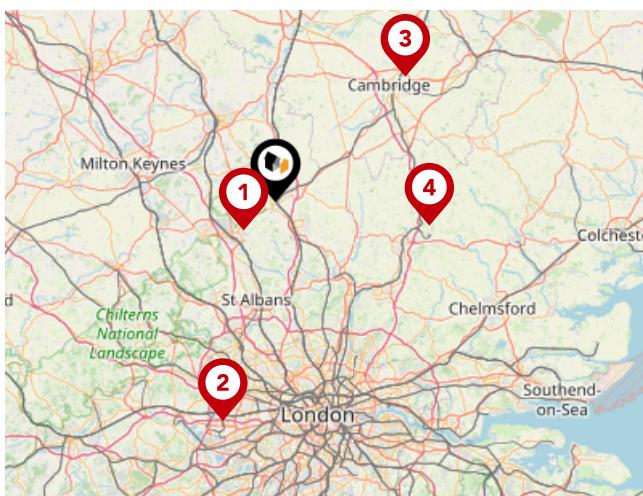
National Rail Stations

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

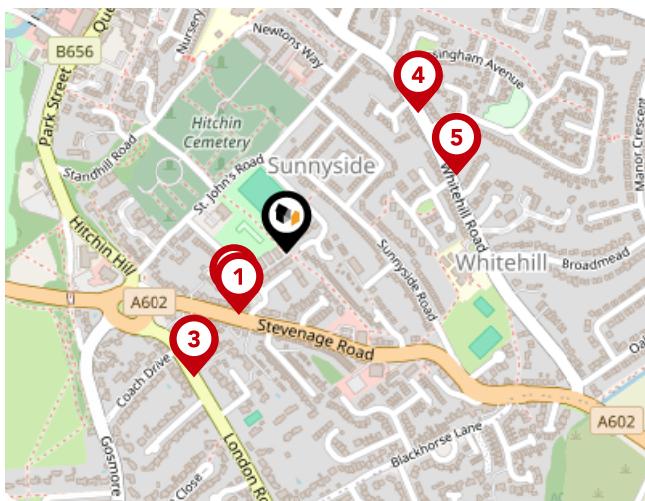


Airports/Helpads

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

Area Transport (Local)

country
properties



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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