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MIR: Material Info

The Material Information Affecting this Property
Wednesday 18th March 2026



SANDERS PLACE, WALSWORTH ROAD, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

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Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1		
Floor Area:	441 ft ² / 41 m ²		
Plot Area:	0.85 acres		
Year Built :	2005		
Council Tax :	Band B		
Annual Estimate:	£1,814		
Title Number:	HD442533		

Local Area

Local Authority:	Hertfordshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Walsworth Road, SG4

Energy rating
C

Valid until 10.03.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	2nd
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	To unheated space, limited insulation (assumed)
Total Floor Area:	41 m ²

Building Safety

No building safety aspect to report

Accessibility / Adaptations

not suitable for wheelchair users

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Standard brick construction

Property Lease Information

LEASEHOLD:

We have been advised by the vendor that the remaining lease on the property from 2026 is 105 years

Ground Rent of £75 per annum

Service Charge of £1,051.18 which is payable every 6 months

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

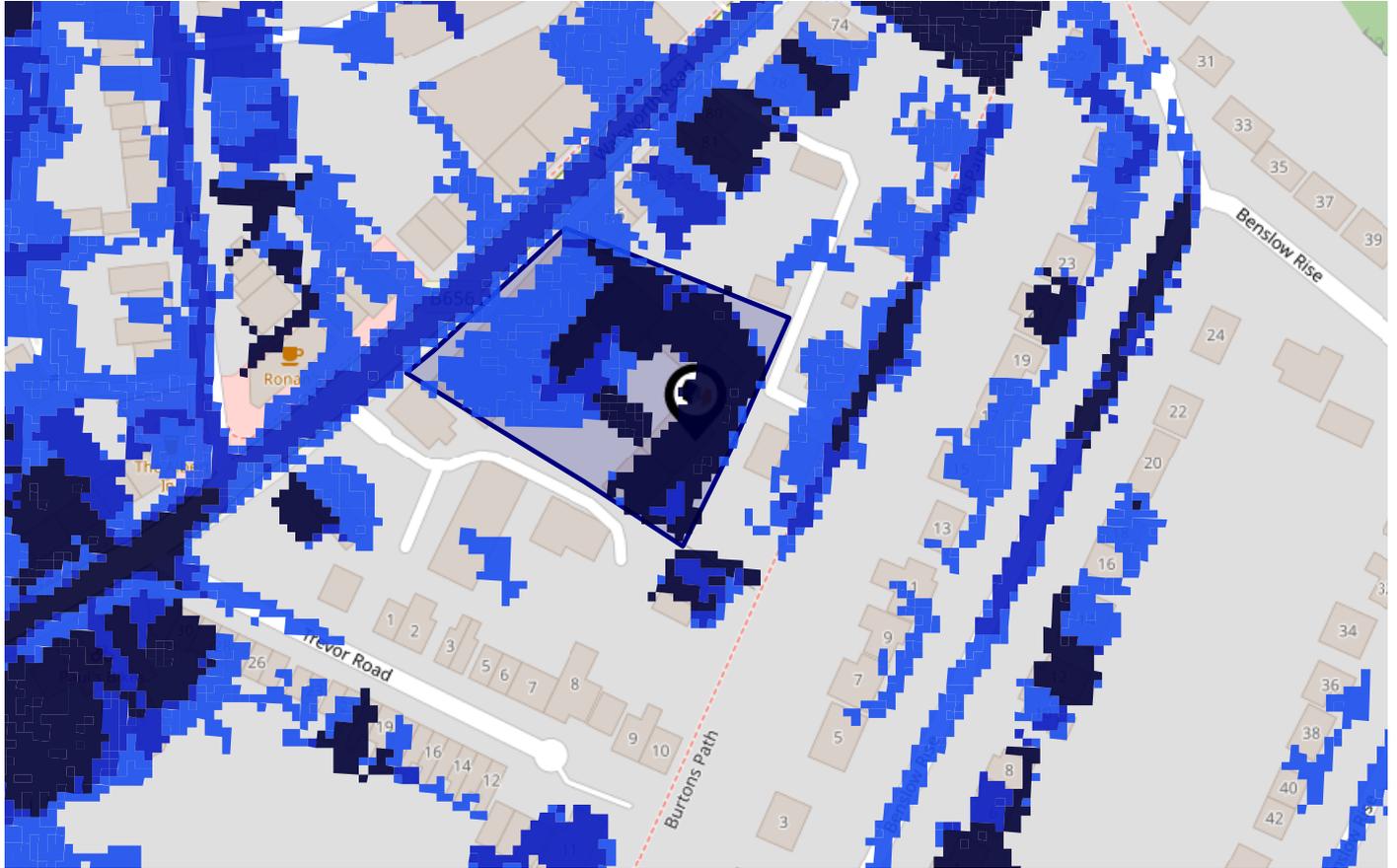
Important - Please read

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: High

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.

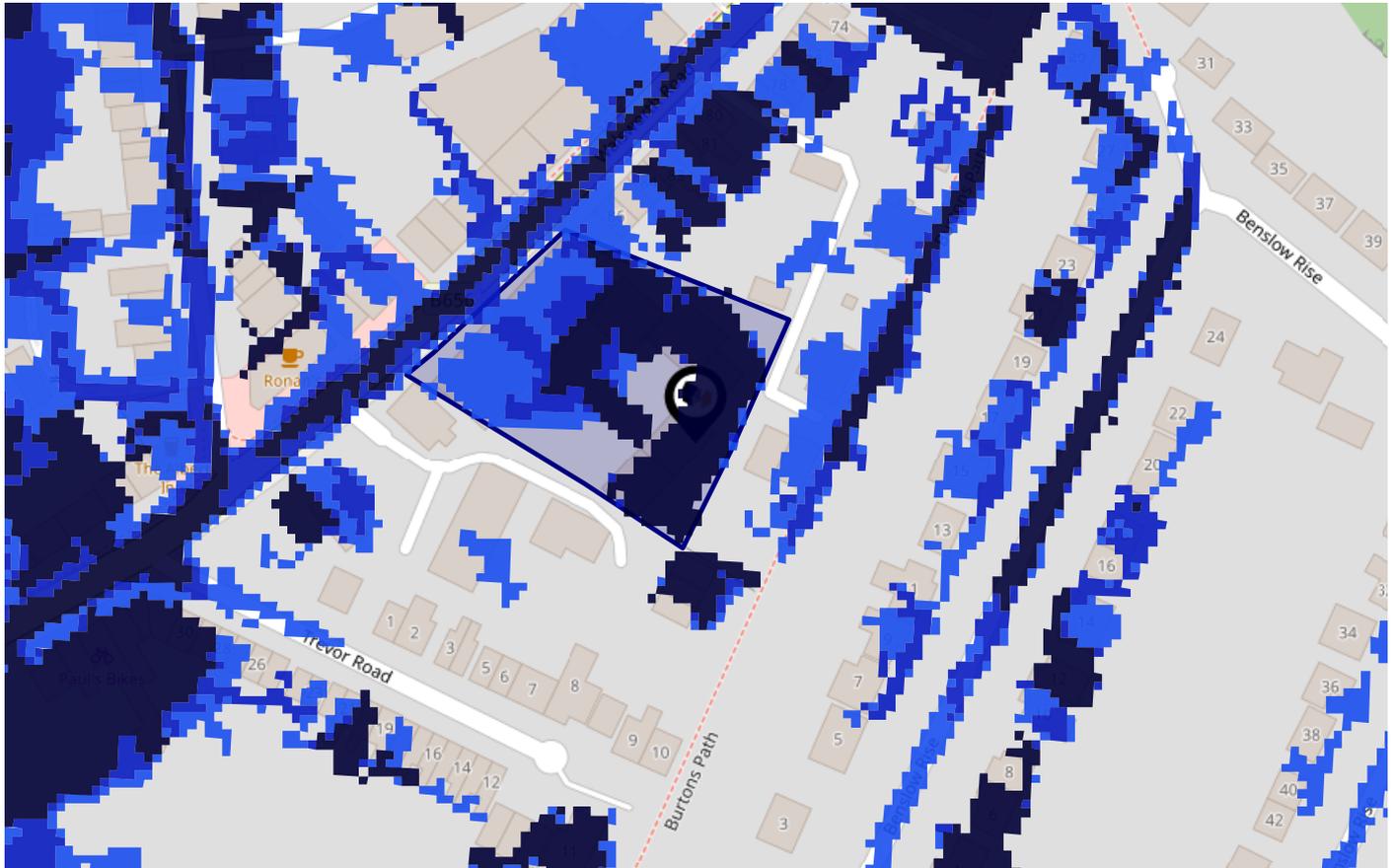
Chance of flooding to the following depths at this property:



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: High

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.

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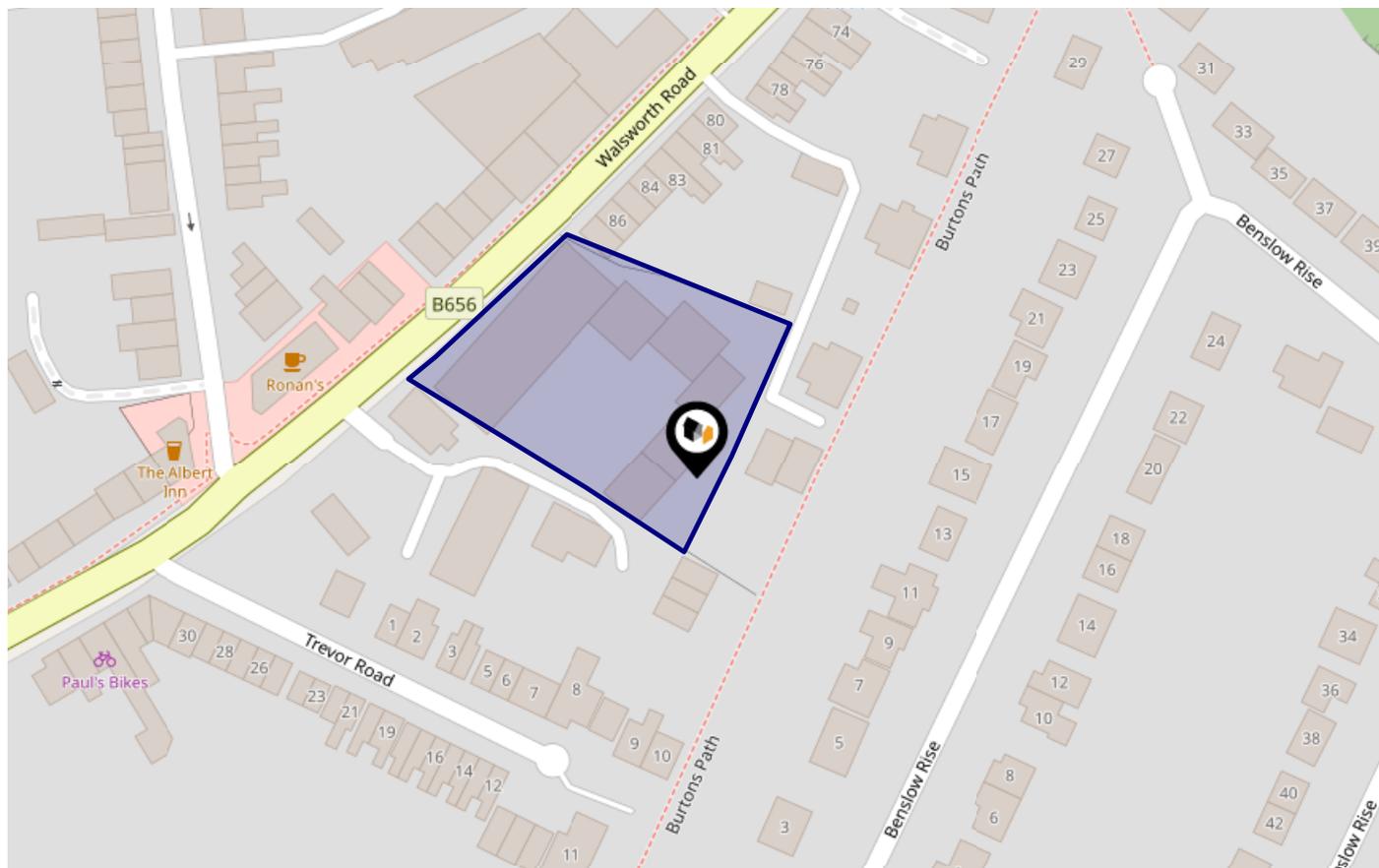
Chance of flooding to the following depths at this property:



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.

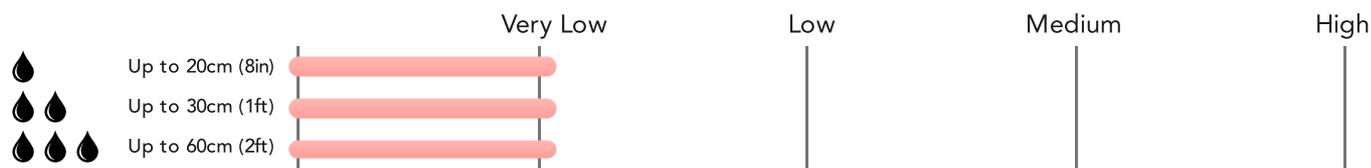


Risk Rating: Very low

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.

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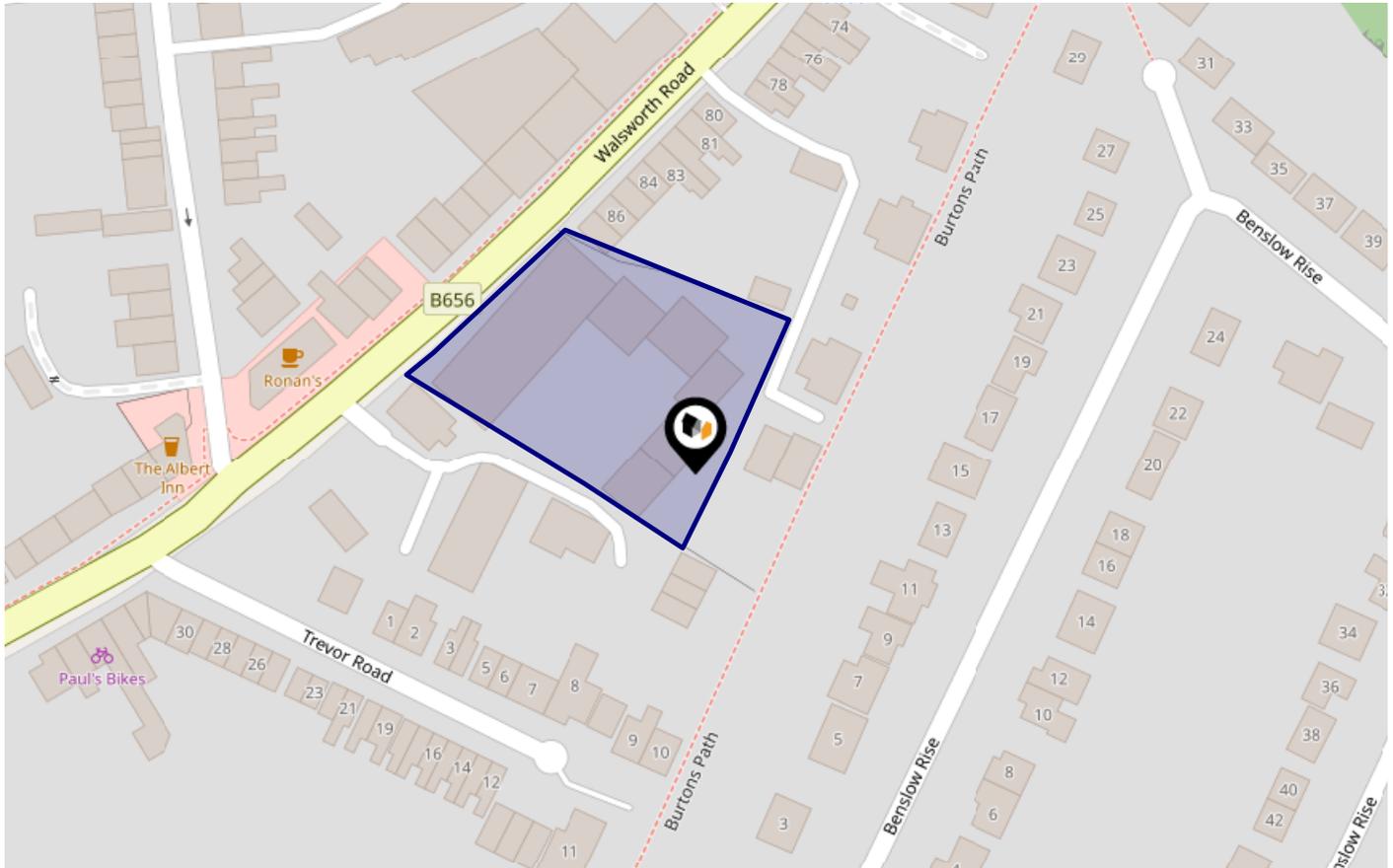
Chance of flooding to the following depths at this property:



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

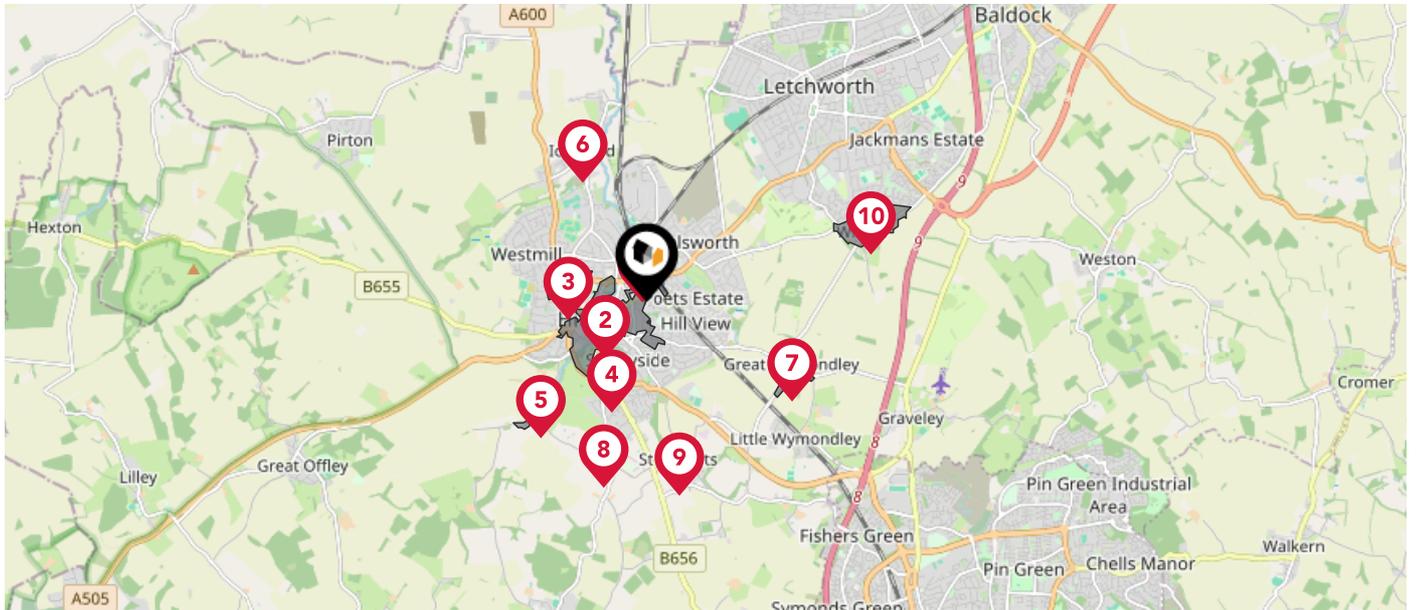
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **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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Chance of flooding to the following depths at this property:



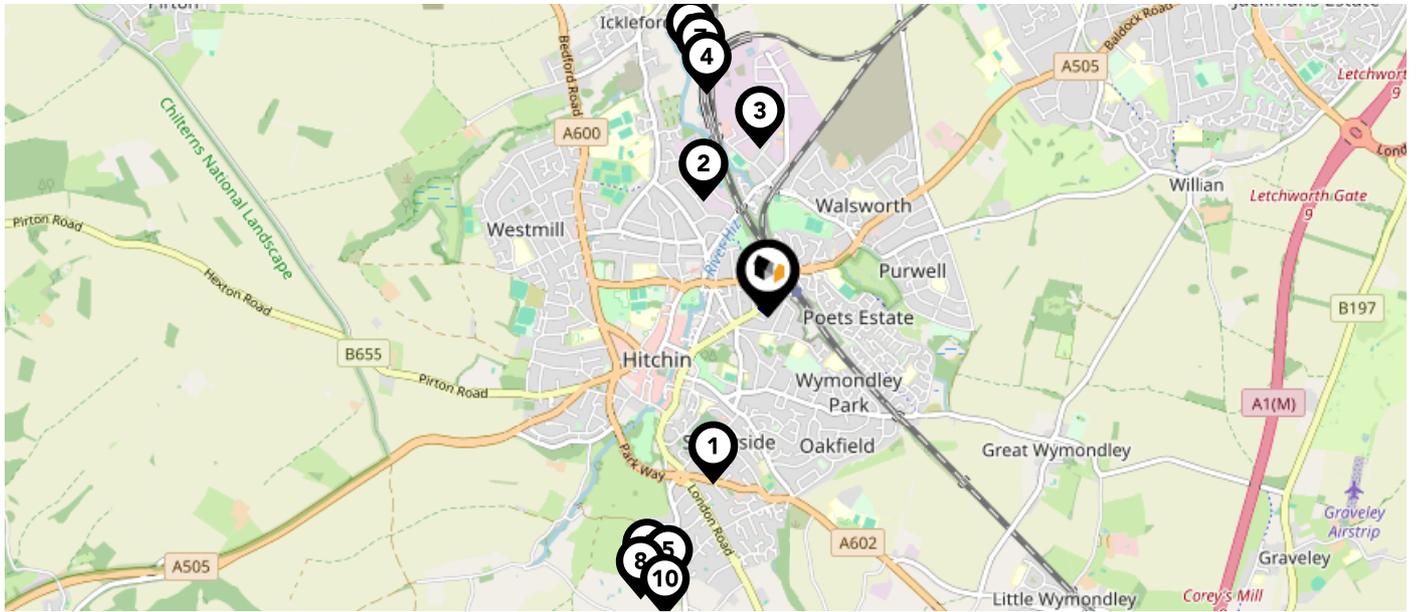
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

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

	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill
	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill
	Wallace Way-Hitchin, Hertfordshire	Historic Landfill
	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill
	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill
	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
	Gerry's Hole-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill
	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



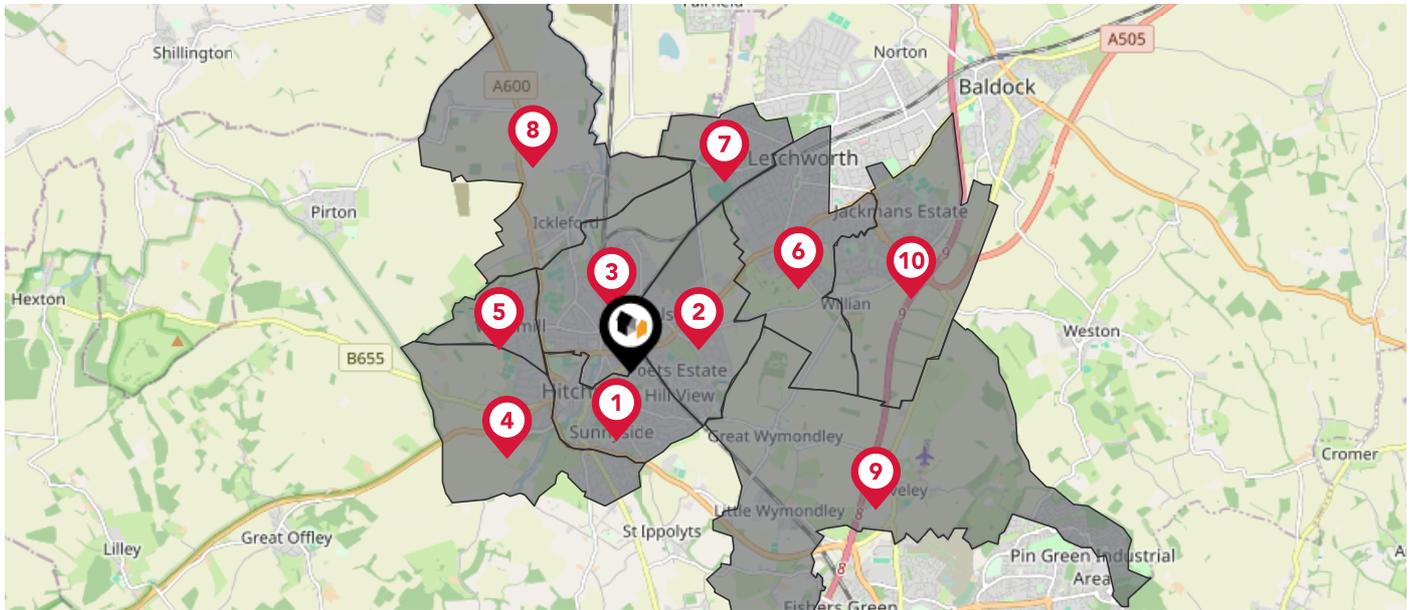
Mine Entry

- ✕ 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

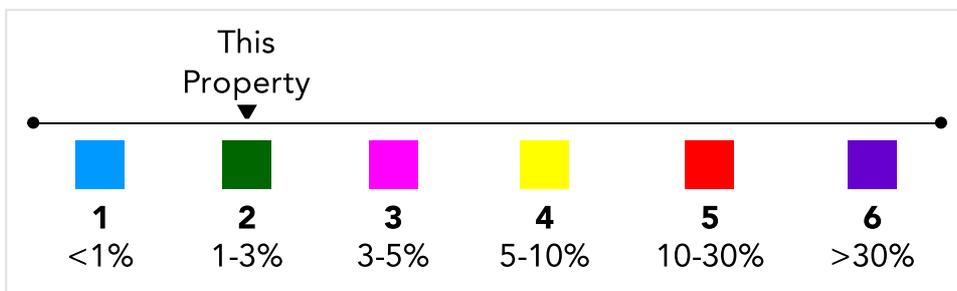
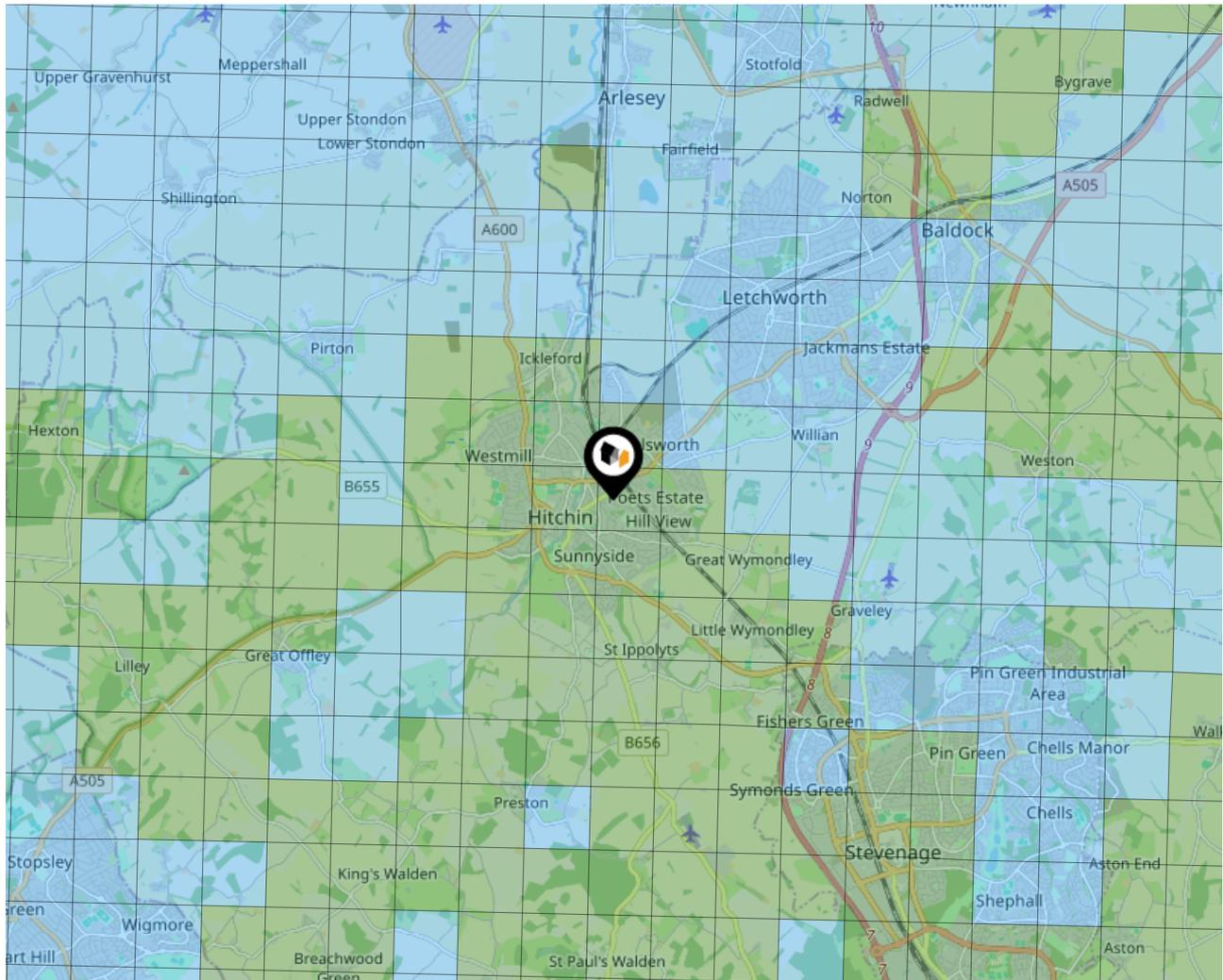


Nearby Council Wards

-  Hitchin Highbury Ward
-  Hitchin Walsworth Ward
-  Hitchin Bearton Ward
-  Hitchin Priory Ward
-  Hitchin Oughton Ward
-  Letchworth South West Ward
-  Letchworth Wilbury Ward
-  Cadwell Ward
-  Chesfield Ward
-  Letchworth South East Ward

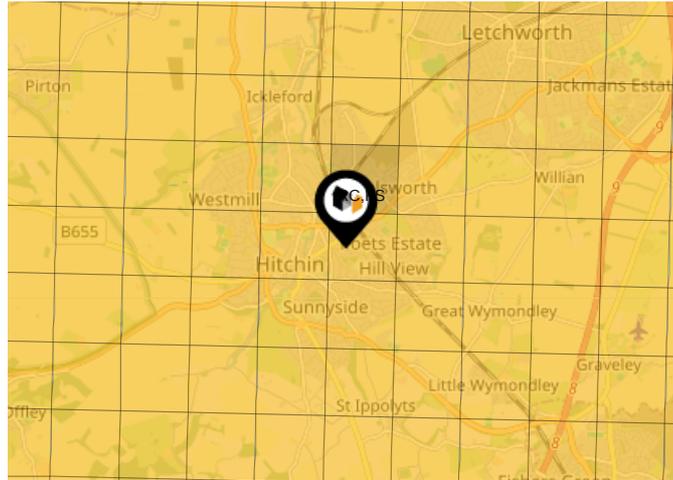
What is Radon?

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)

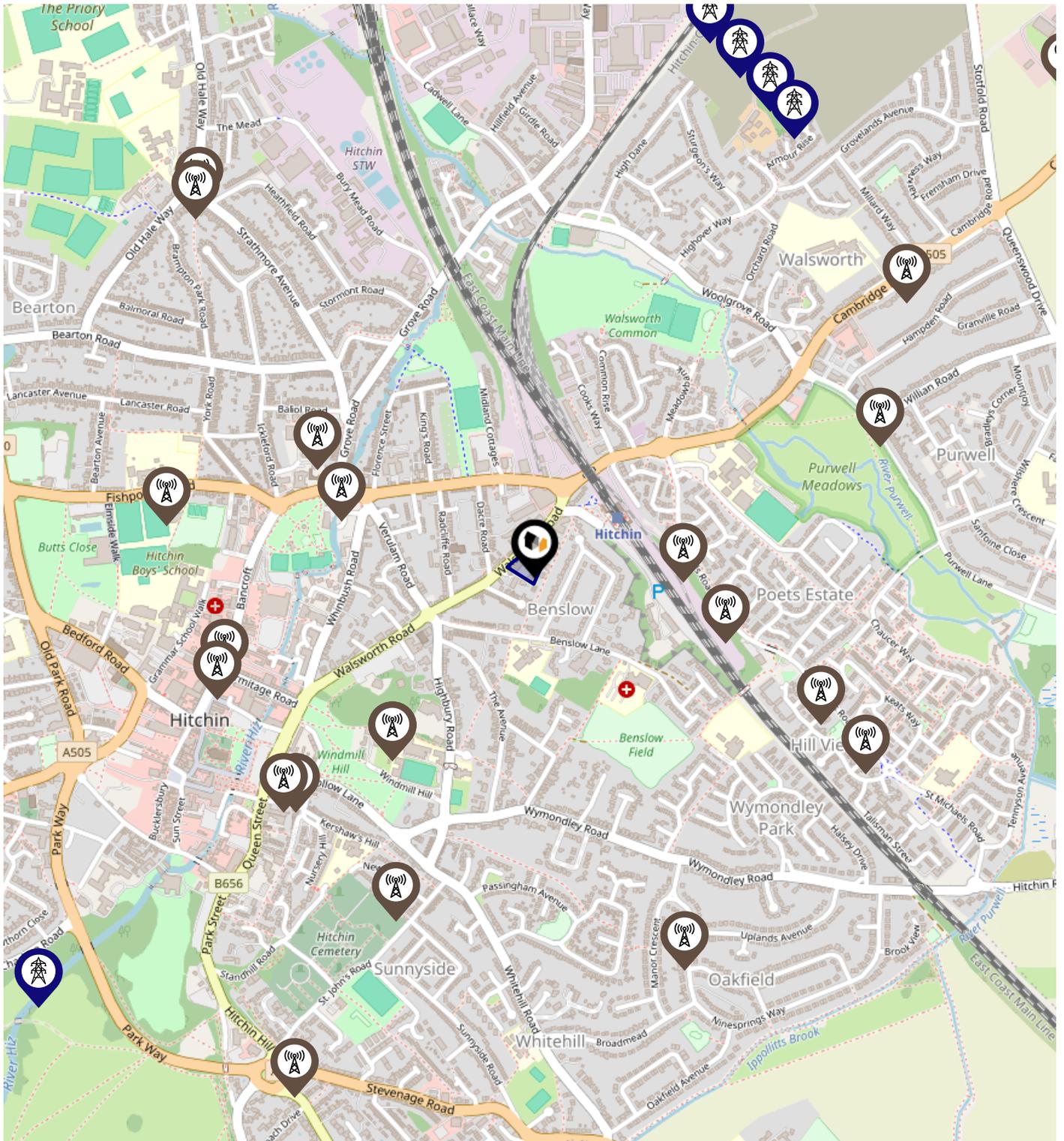
Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		



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

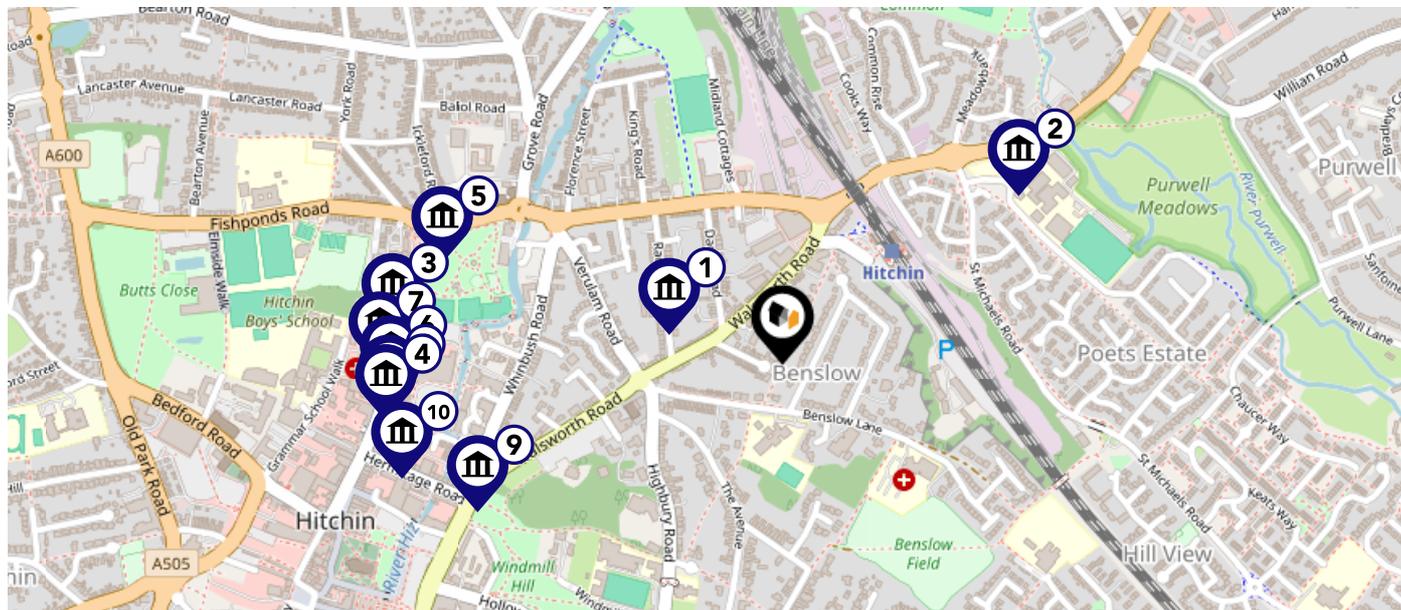
Local Area Masts & Pylons



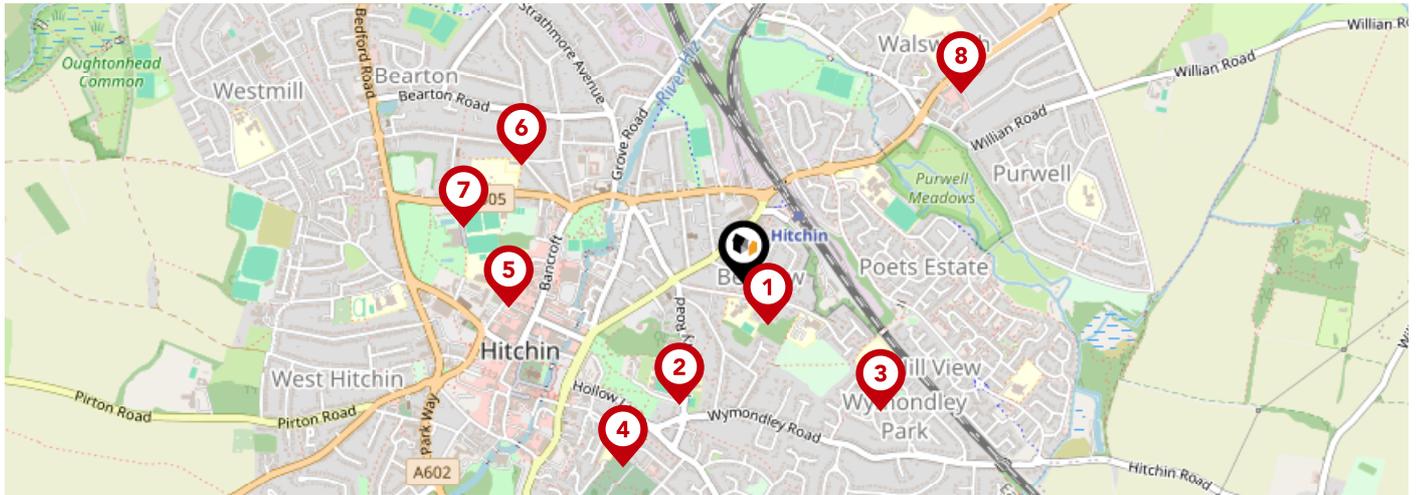
Key:

-  Power Pylons
-  Communication Masts

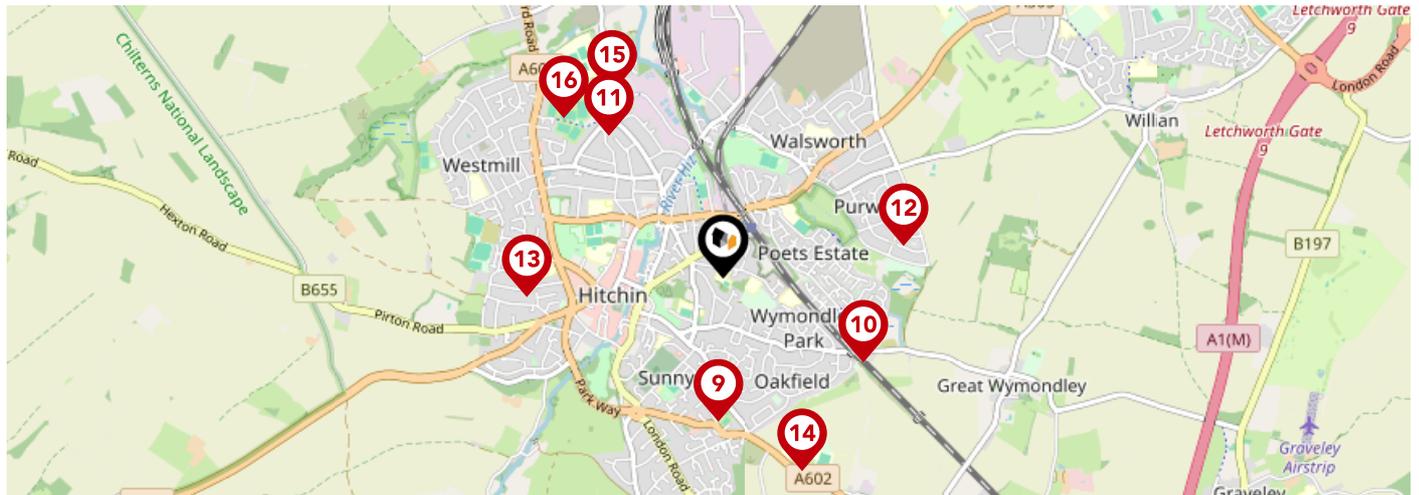
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



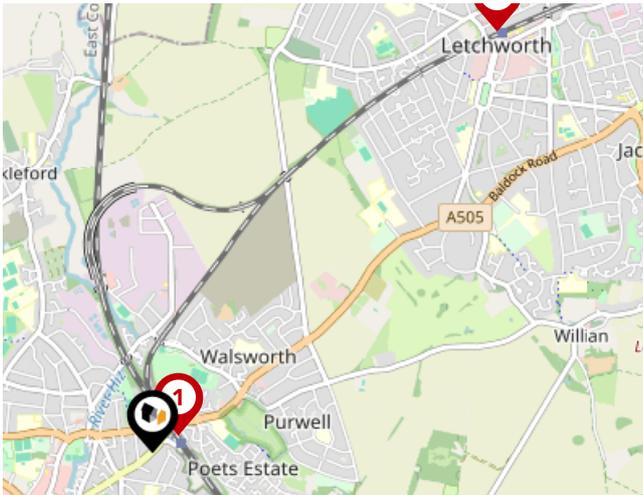
Listed Buildings in the local district	Grade	Distance
 1102182 - Church Of The Holy Saviour	Grade II	0.1 miles
 1296215 - Walsworth House	Grade II	0.3 miles
 1347577 - 53, Bancroft	Grade II	0.4 miles
 1173028 - 93, Bancroft	Grade II	0.4 miles
 1347594 - Frythe Cottages	Grade II	0.4 miles
 1102222 - 86 And 87, Bancroft	Grade II	0.4 miles
 1102221 - 45, 46 And 46a, Bancroft	Grade II	0.4 miles
 1347578 - 91 And 92, Bancroft	Grade II	0.4 miles
 1102128 - 1, Walsworth Road	Grade II	0.4 miles
 1390955 - Buildings On The Ransoms Site	Grade II	0.4 miles



	Nursery	Primary	Secondary	College	Private
<p>1 St Andrew's Church of England Voluntary Aided Primary School, Hitchin</p> <p>Ofsted Rating: Outstanding Pupils: 252 Distance:0.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Hitchin Girls' School</p> <p>Ofsted Rating: Outstanding Pupils: 1355 Distance:0.31</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 William Ransom Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 422 Distance:0.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Highbury Infant School and Nursery</p> <p>Ofsted Rating: Good Pupils: 204 Distance:0.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Hitchin Boys' School</p> <p>Ofsted Rating: Outstanding Pupils: 1317 Distance:0.54</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 York Road Nursery School</p> <p>Ofsted Rating: Outstanding Pupils: 107 Distance:0.57</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Wilshire-Dacre Junior Academy</p> <p>Ofsted Rating: Good Pupils: 267 Distance:0.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Highover Junior Mixed and Infant School</p> <p>Ofsted Rating: Good Pupils: 428 Distance:0.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:0.74	<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:0.83	<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:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Priory School Ofsted Rating: Good Pupils: 1231 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



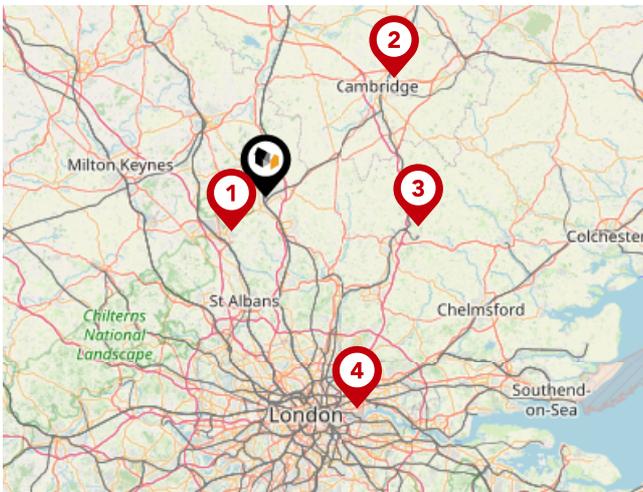
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.14 miles
2	Letchworth Rail Station	2.48 miles
3	Letchworth Rail Station	2.49 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.54 miles
2	A1(M) J9	2.76 miles
3	A1(M) J10	4.92 miles
4	A1(M) J7	5.12 miles
5	A1(M) J6	8.92 miles

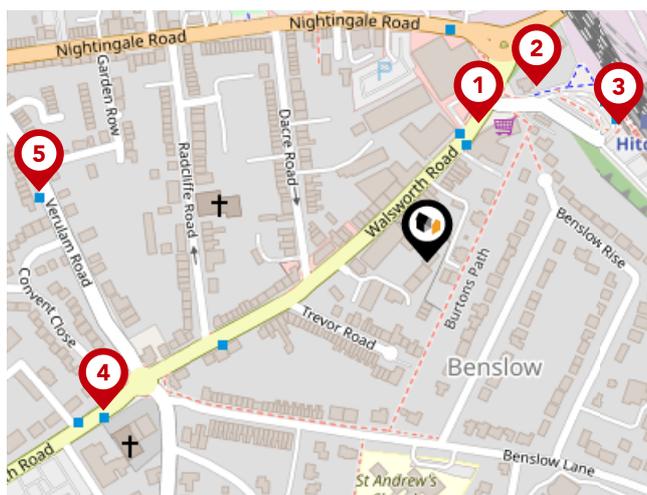


Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.9 miles
2	Cambridge	25.69 miles
3	Stansted Airport	22.86 miles
4	Silvertown	33.85 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hitchin Railway Station	0.09 miles
2	Hitchin Railway Station	0.12 miles
3	Hitchin Railway Station	0.13 miles
4	Verulam Road	0.2 miles
5	Convent Close	0.22 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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