

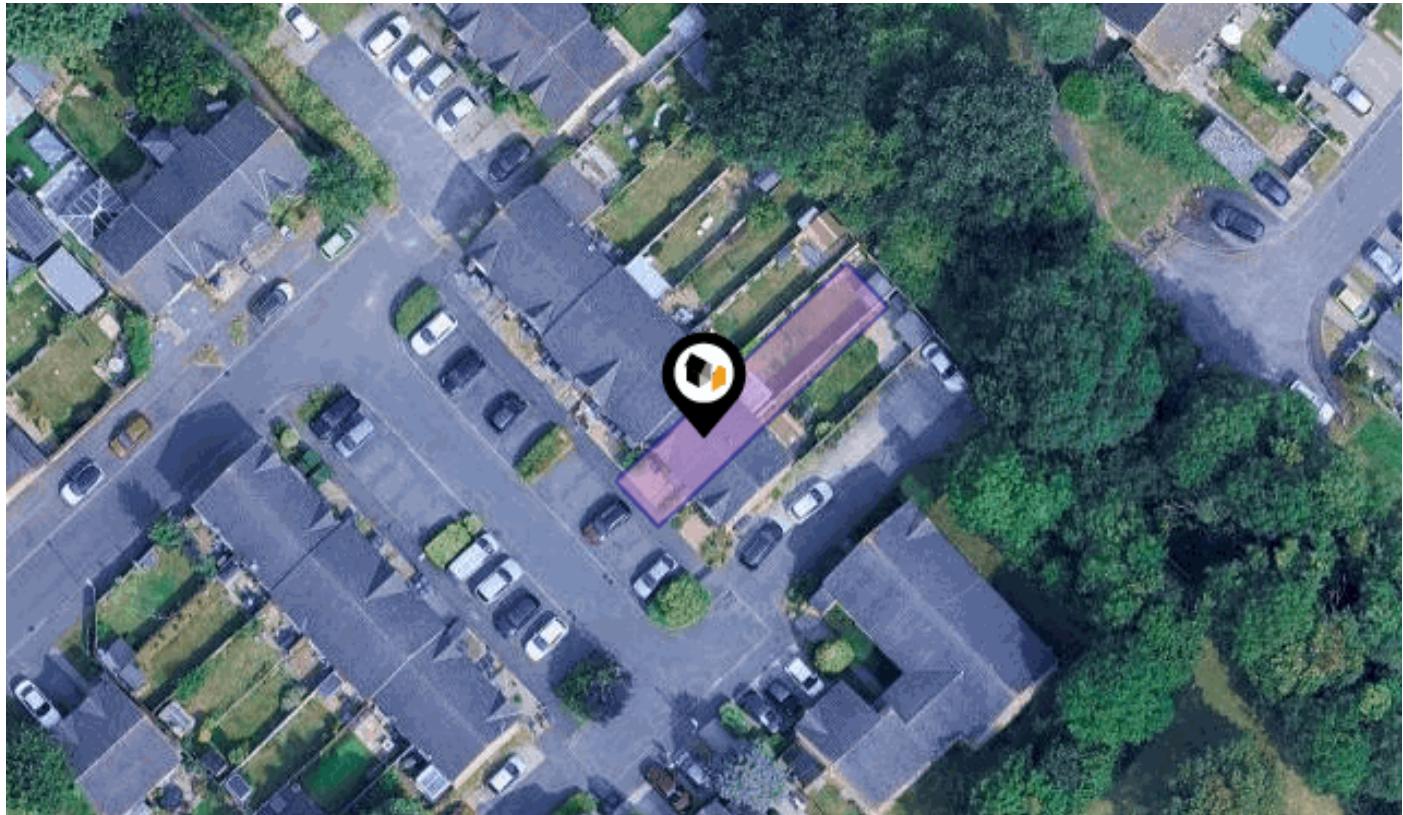


See More Online

## MIR: Material Info

The Material Information Affecting this Property

**Wednesday 05<sup>th</sup> November 2025**



**TALISMAN STREET, HITCHIN, SG4**

### Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

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[www.country-properties.co.uk](http://www.country-properties.co.uk)



Planning records for: **5 Talisman Street Hitchin Hertfordshire SG4 0EZ**

**Reference - 18/02236/FPH**

**Decision:** Decided

**Date:** 21st August 2018

**Description:**

Single storey rear extension and insertion of one ground floor window on side elevation.

Planning records for: **10 Talisman Street Hitchin SG4 0EZ**

**Reference - 06/00947/1HH**

**Decision:** Decided

**Date:** 06th June 2006

**Description:**

Two storey side extension and single storey rear extension

Planning records for: **20 Talisman Street Hitchin SG4 0EZ**

**Reference - 16/00659/1HH**

**Decision:** Decided

**Date:** 15th March 2016

**Description:**

Single storey rear extension

Planning records for: **21 Talisman Street Hitchin SG4 0EZ**

**Reference - 11/01995/1HH**

**Decision:** Decided

**Date:** 17th August 2011

**Description:**

Retention of change of use of public amenity land to residential garden and re-siting of fence in line with revised property boundaries.

Planning records for: **56 Talisman Street Hitchin SG4 0EZ**

**Reference - 06/00456/1HH**

**Decision:** Decided

**Date:** 20th March 2006

**Description:**

Change of use from amenity land to private residential garden

**Reference - 14/00182/1HH**

**Decision:** Decided

**Date:** 27th January 2014

**Description:**

Single storey rear and first floor side extension to existing attached garage to facilitate conversion to habitable accommodation, detached single storey store building (as amended by plans received 20th March 2014).

**Reference - 06/00455/1HH**

**Decision:** Decided

**Date:** 25th April 2006

**Description:**

Retention of garden shed and raised decking

Planning records for: **59 Talisman Street Hitchin SG4 0EZ**

**Reference - 07/02864/1HH**

**Decision:** Decided

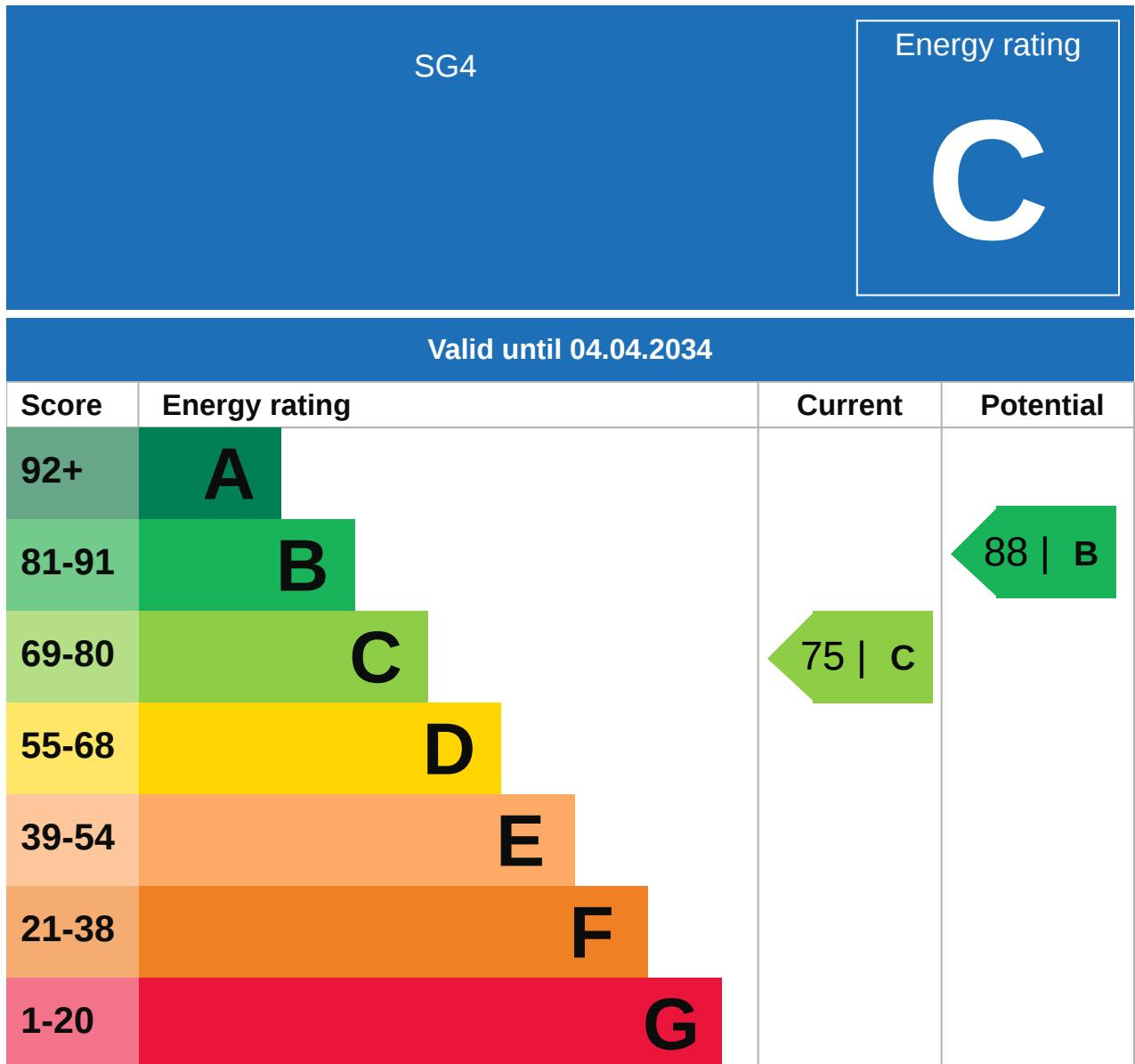
**Date:** 04th December 2007

**Description:**

Single storey side extension

Planning records for: **59 Talisman Street Hitchin SG4 0EZ**

Reference - 08/00338/1HH	
<b>Decision:</b>	Decided
<b>Date:</b>	18th February 2008
<b>Description:</b>	Single storey side extension



## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, limited insulation (assumed)
<b>Total Floor Area:</b>	77 m <sup>2</sup>

## Building Safety

No building safety aspects to report

## Accessibility / Adaptations

None specified  
Not suitable for wheelchair users

## Restrictive Covenants

None specified

## Rights of Way (Public & Private)

None specified

## Construction Type

Standard brick construction

## Property Lease Information

Freehold

Estate management fee paid annually - £131.62 (October 2025-26)

## Listed Building Information

Not listed

## Stamp Duty

Not specified

## Other

None specified

## Other

None specified

## Electricity Supply

YES - Mains

## Gas Supply

YES - Mains

## Central Heating

YES - GCH

## Water Supply

YES - Mains

## Drainage

YES - Mains

## **Important - Please read**

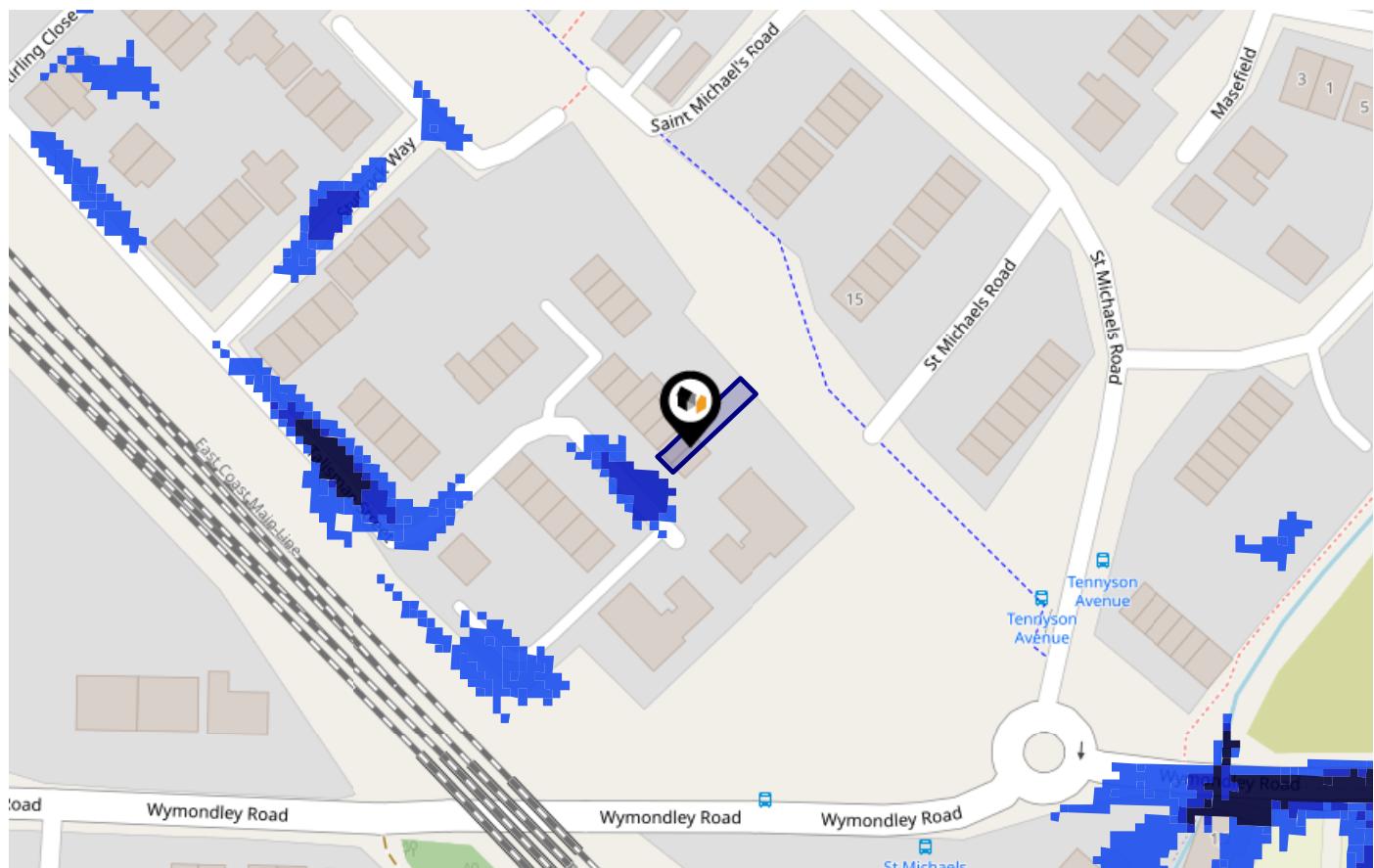
The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

# Flood Risk

## Surface Water - Flood Risk

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.

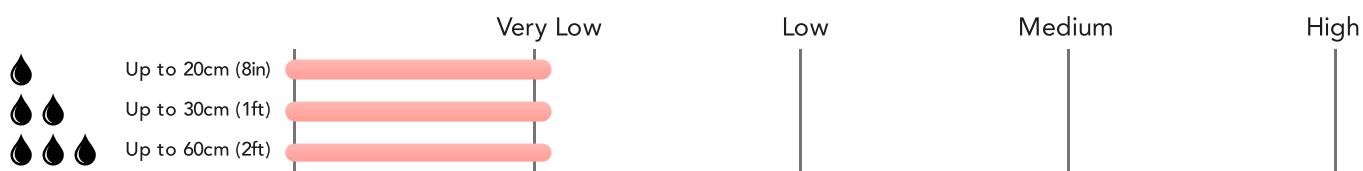


Risk Rating: Very low

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.

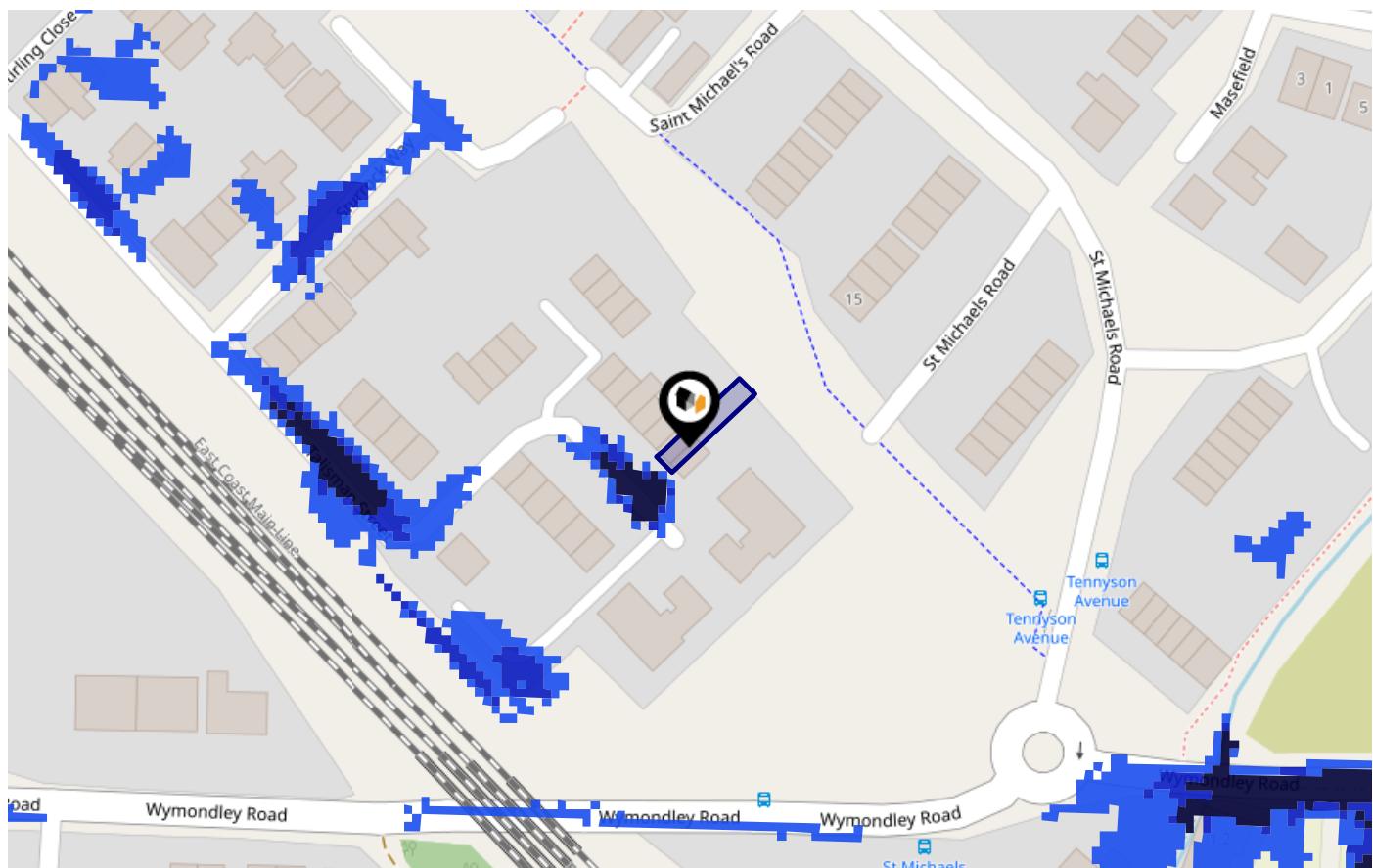
Chance of flooding to the following depths at this property:



# 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.

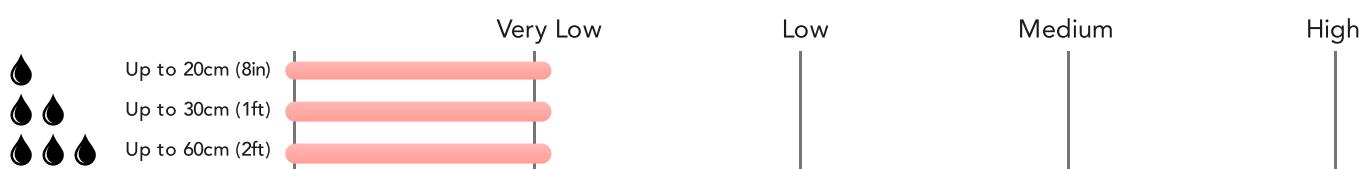


Risk Rating: Very low

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- 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:

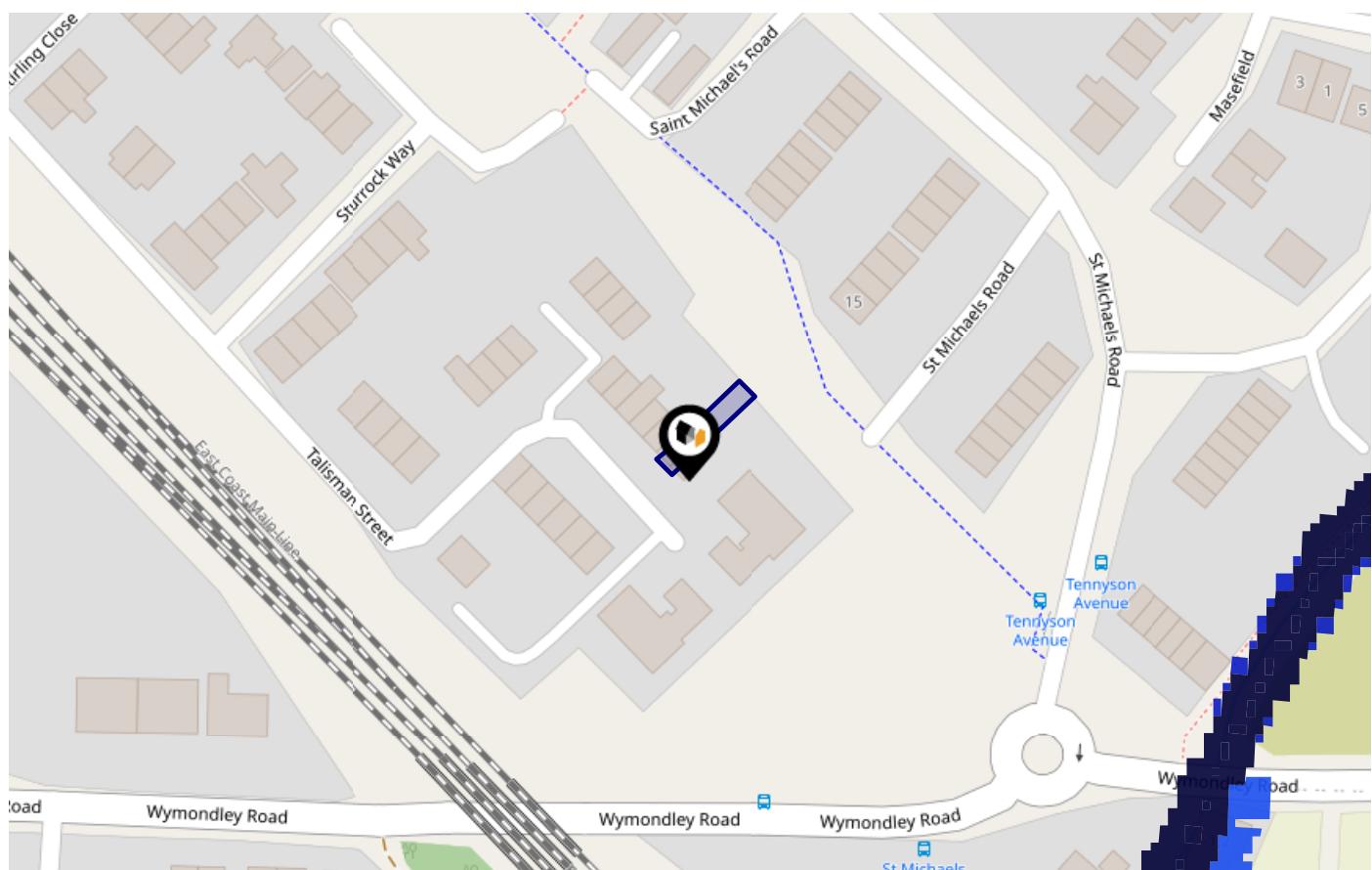


# Flood Risk

## 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.

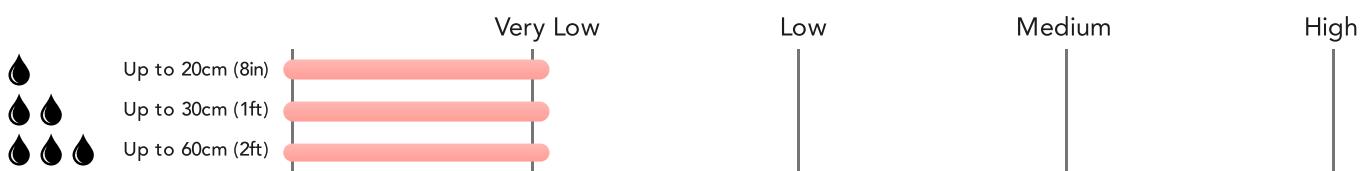


Risk Rating: Very low

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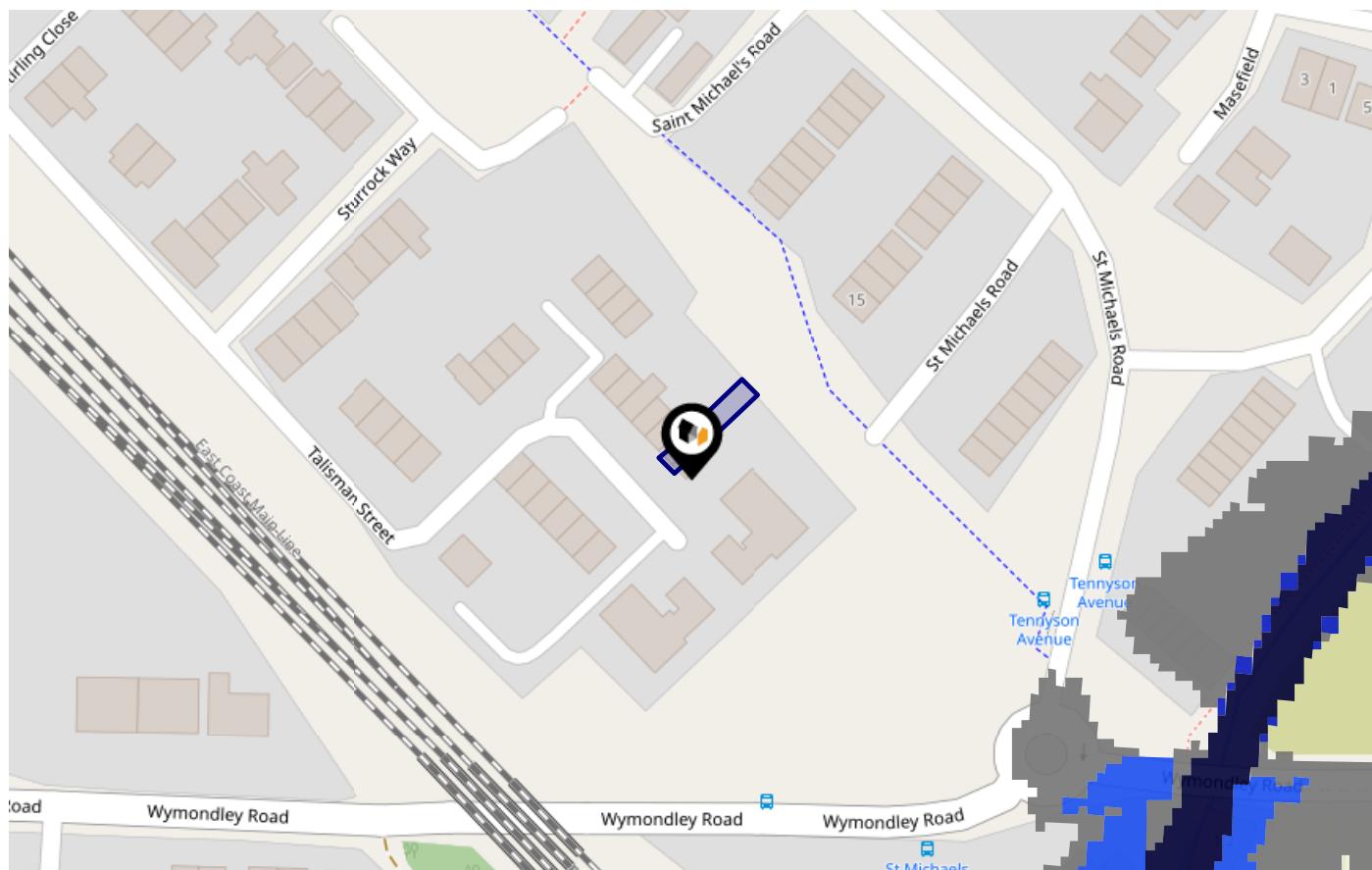
Chance of flooding to the following depths at this property:



# 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.

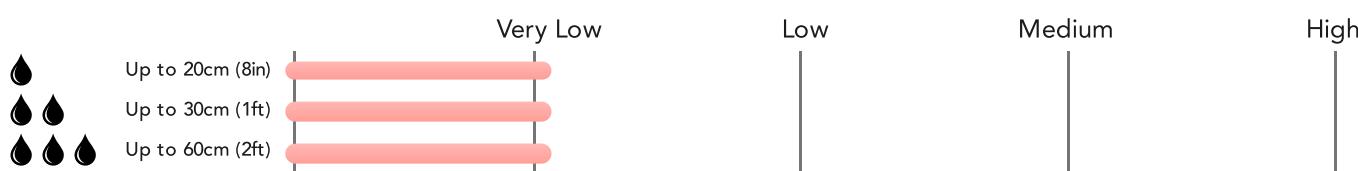


Risk Rating: Very low

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:

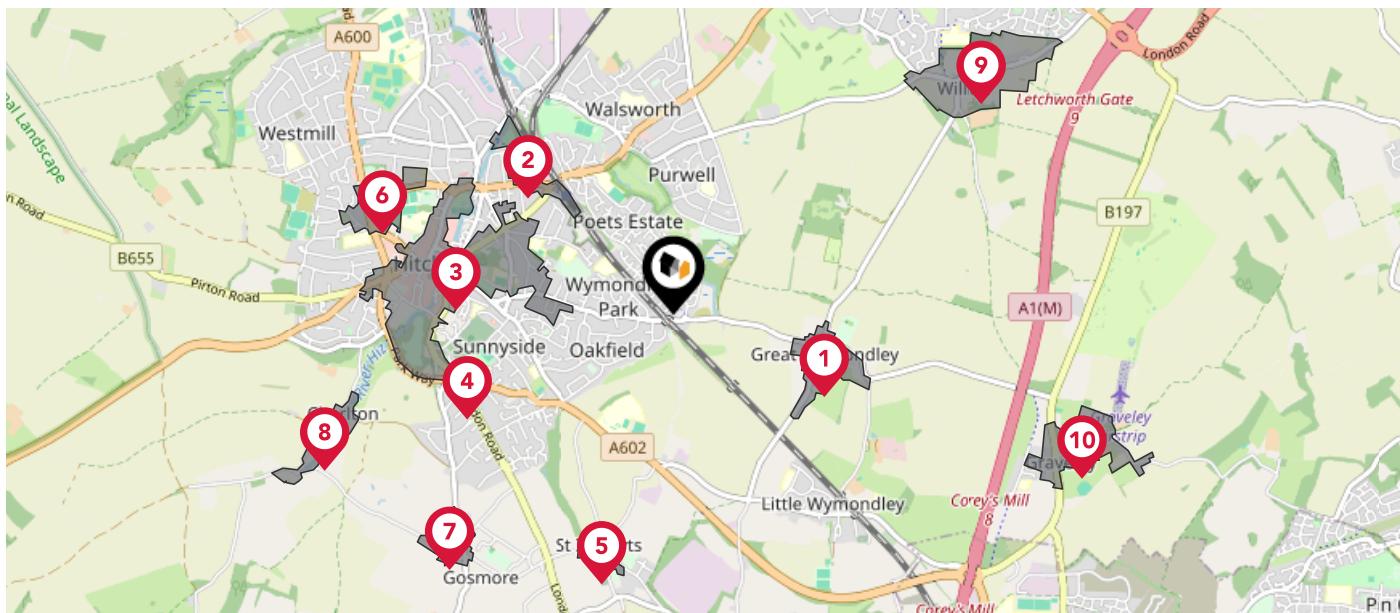


# Maps

## Conservation Areas

country  
properties

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

# Maps

## Landfill Sites

country  
properties

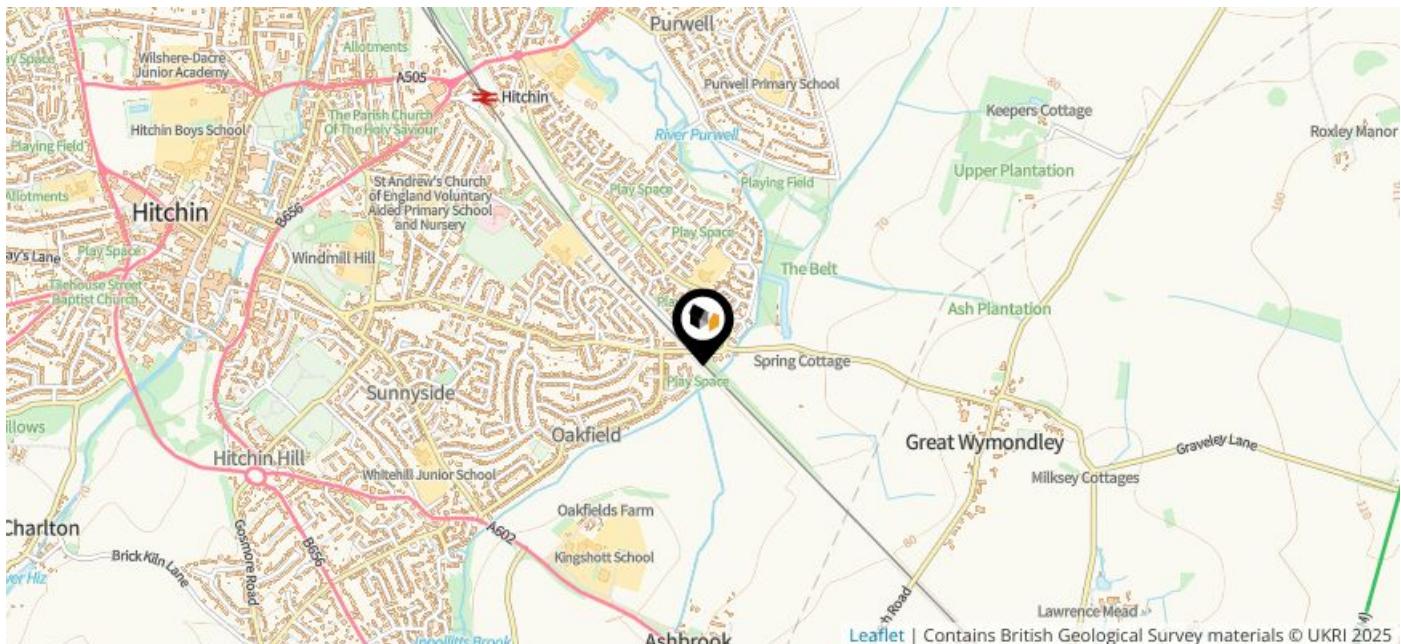
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

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

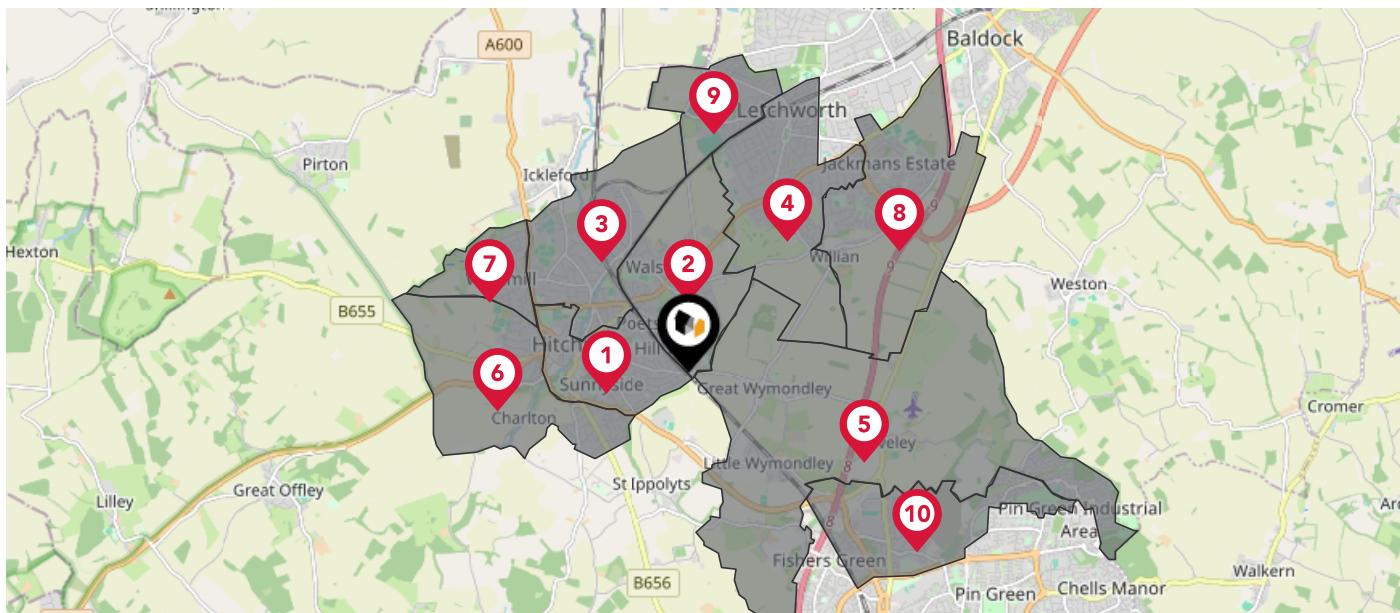
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

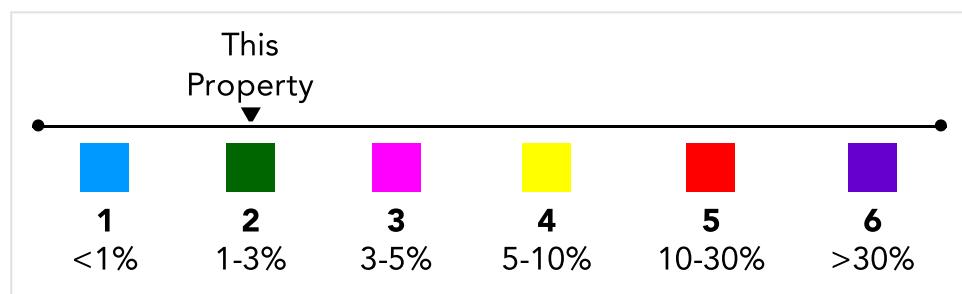
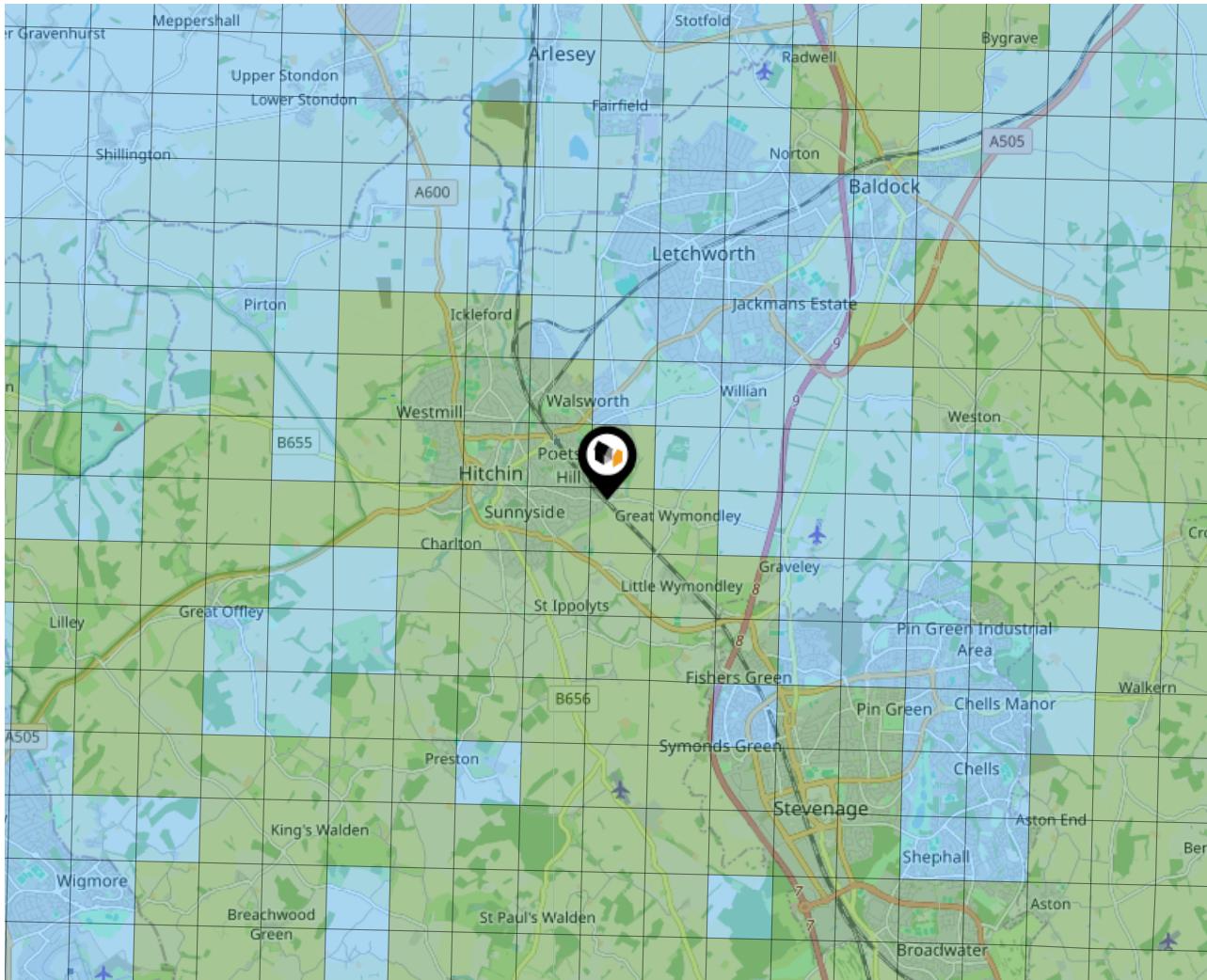


### Nearby Council Wards

- 1 Hitchin Highbury Ward
- 2 Hitchin Walsworth Ward
- 3 Hitchin Bearton Ward
- 4 Letchworth South West Ward
- 5 Chesfield Ward
- 6 Hitchin Priory Ward
- 7 Hitchin Oughton Ward
- 8 Letchworth South East Ward
- 9 Letchworth Wilbury Ward
- 10 Woodfield Ward

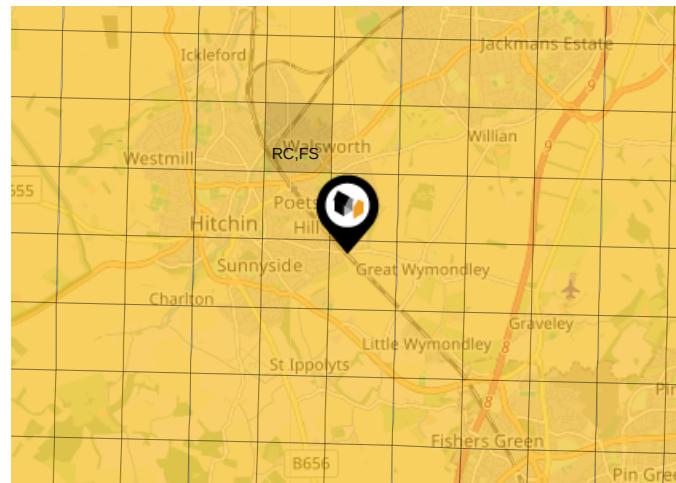
## What is Radon?

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/m<sup>3</sup>).



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

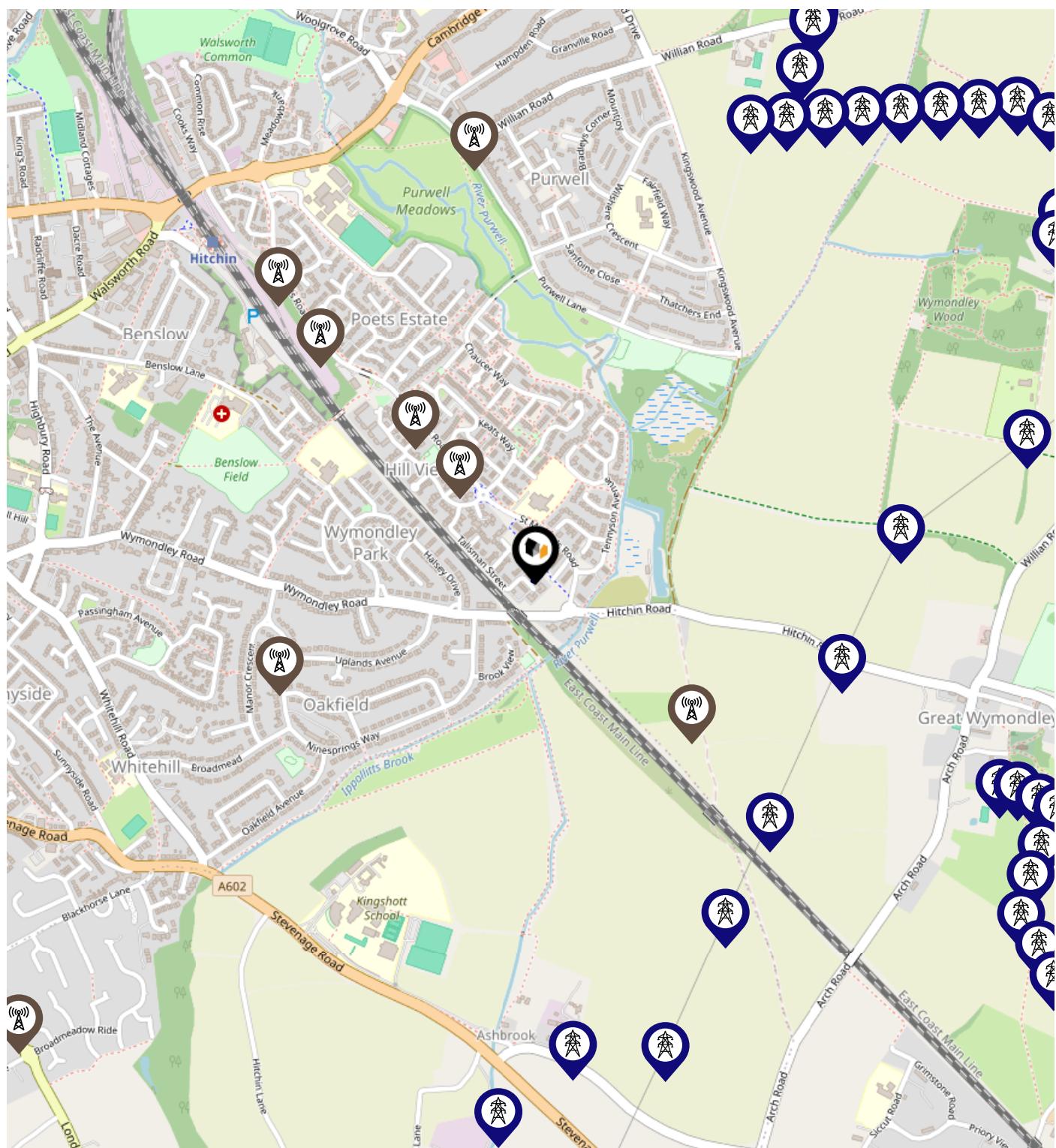


## Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Local Area Masts & Pylons

country  
properties



## Key:

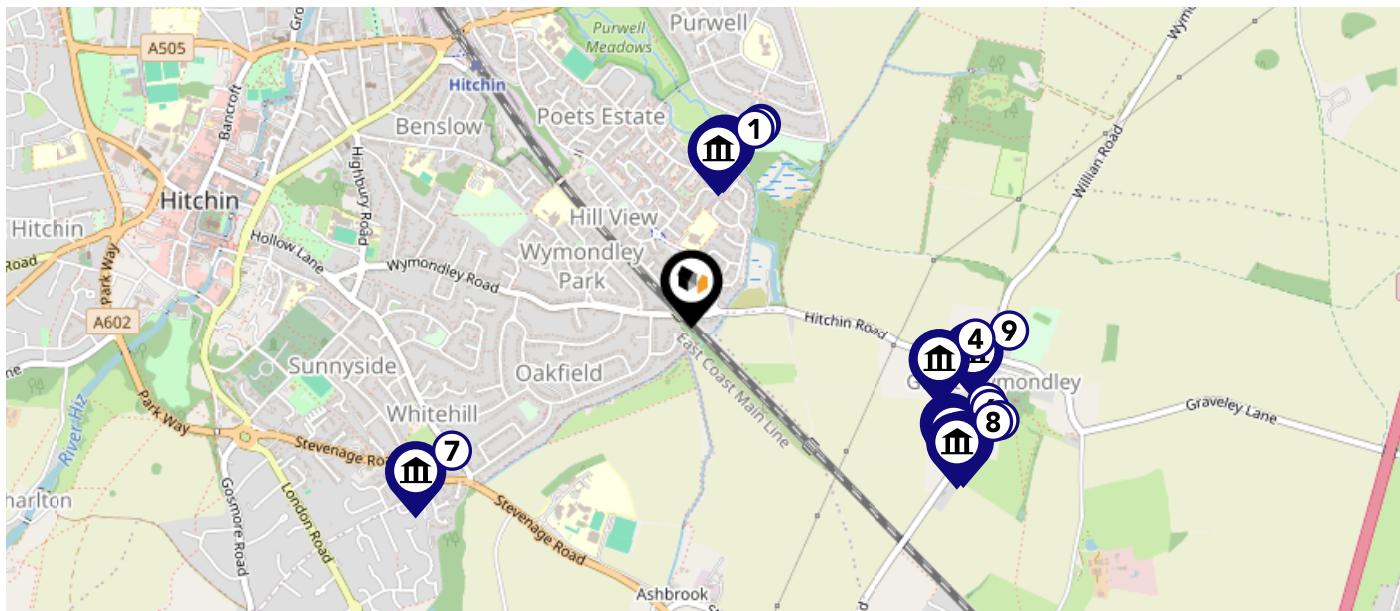
- Power Pylons
- Communication Masts

# Maps

## Listed Buildings

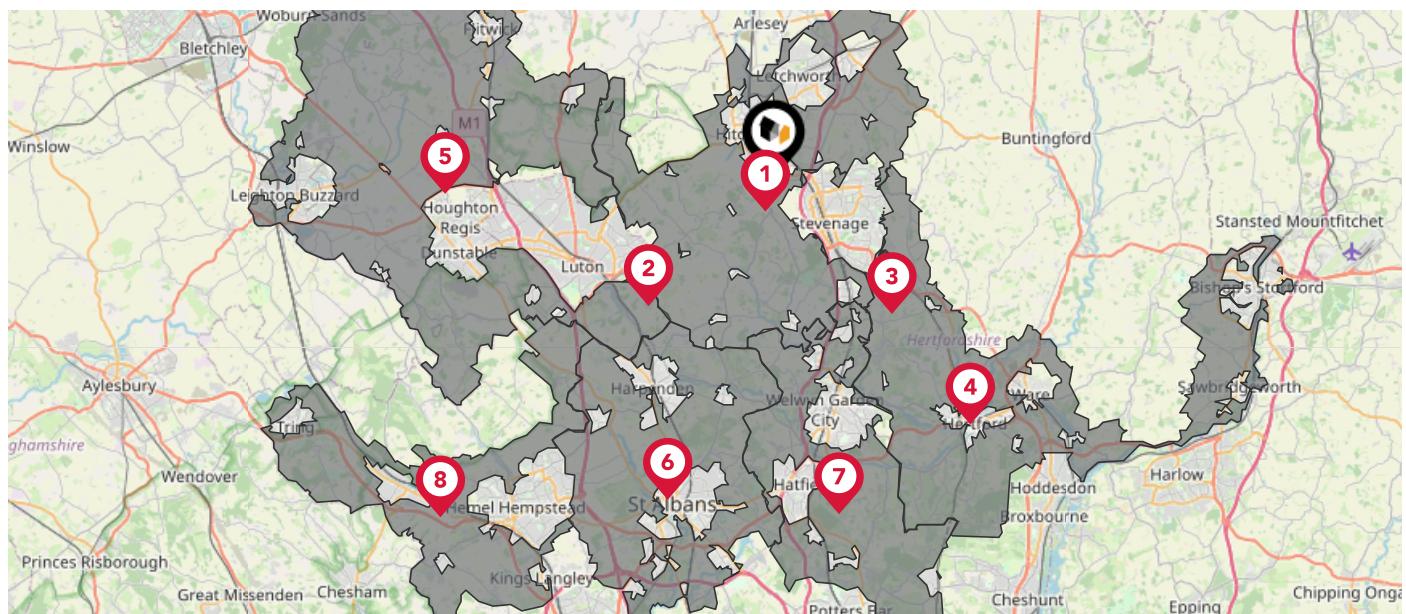
country  
properties

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



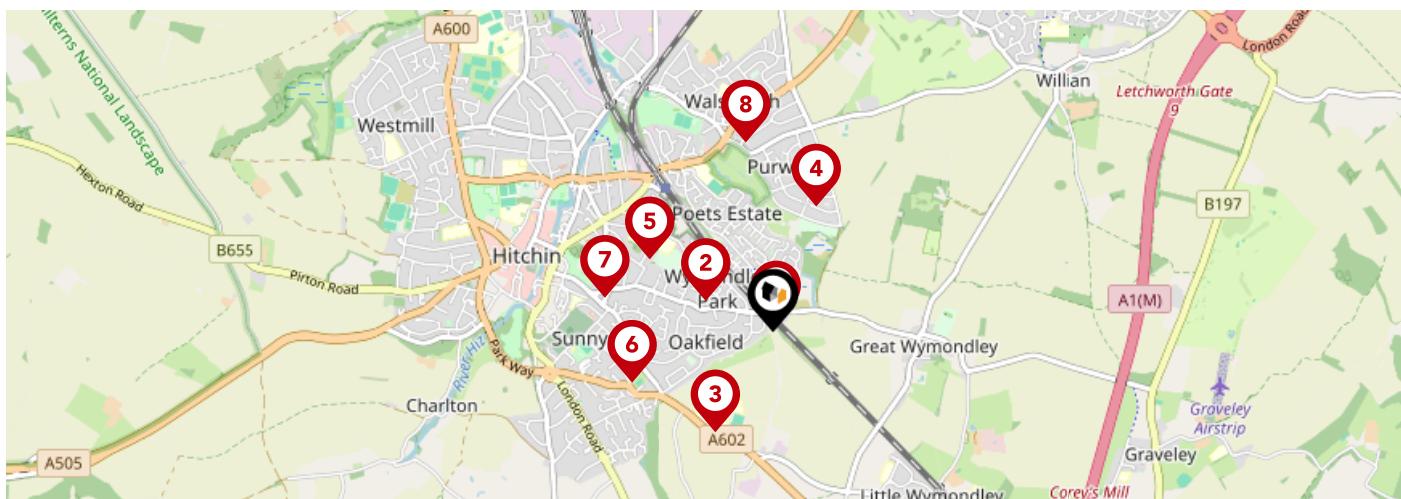
Listed Buildings in the local district		Grade	Distance
	1296130 - Mill Cottage At Purwell Farm	Grade II	0.3 miles
	1347596 - Purwell Mill	Grade II	0.3 miles
	1102180 - Mill House	Grade II	0.3 miles
	1102473 - The Grange	Grade II	0.6 miles
	1175700 - Lavender Cottage	Grade II	0.7 miles
	1347443 - 1, 2, 3, 4 And 5 Hornbeam Court, (howard Cottage, Seymour Cottage, Boleyn Cottage, Aragon Cottage, Cleeves Cottage)	Grade II	0.7 miles
	1102138 - The New Found Out Public House	Grade II	0.7 miles
	1102496 - Granary At Delamere House On Roadside To West Of House	Grade II	0.7 miles
	1347429 - The Manor House	Grade II	0.7 miles
	1175691 - Delamere House And Barn Attached On West	Grade II	0.7 miles

This map displays nearby areas that have been designated as Green Belt...

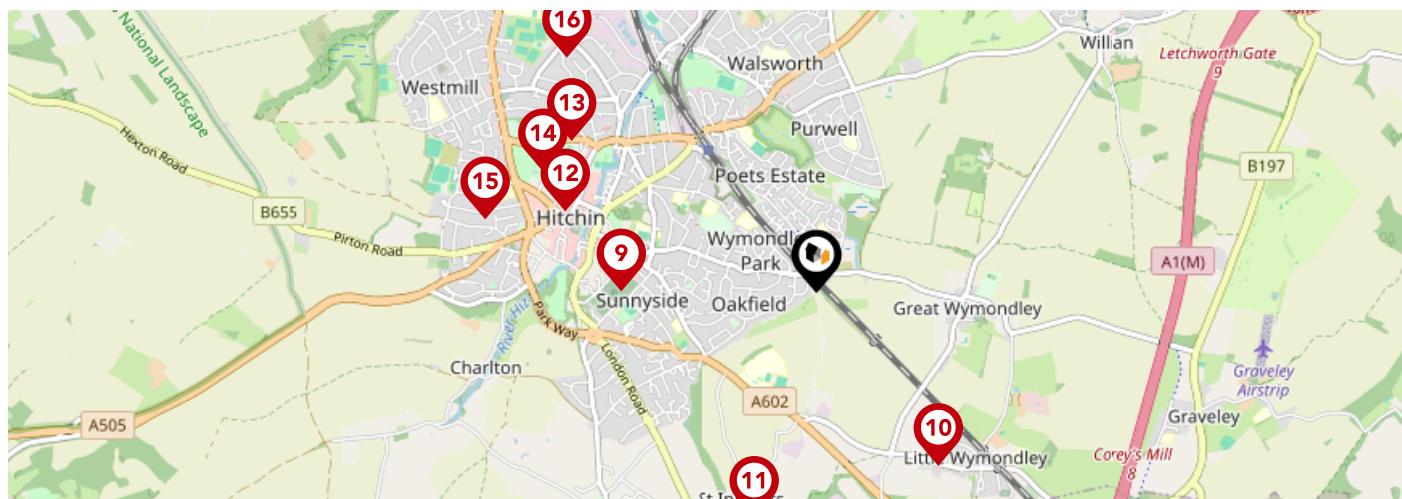


### Nearby Green Belt Land

- 1 London Green Belt - North Hertfordshire
- 2 London Green Belt - Luton
- 3 London Green Belt - Stevenage
- 4 London Green Belt - East Hertfordshire
- 5 London Green Belt - Central Bedfordshire
- 6 London Green Belt - St Albans
- 7 London Green Belt - Welwyn Hatfield
- 8 London Green Belt - Dacorum



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Mary Exton Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 181   Distance:0.04					
<b>2</b>	<b>William Ransom Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding   Pupils: 422   Distance:0.33					
<b>3</b>	<b>Kingshott School</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated   Pupils: 400   Distance:0.53					
<b>4</b>	<b>Purwell Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement   Pupils: 167   Distance:0.6					
<b>5</b>	<b>St Andrew's Church of England Voluntary Aided Primary School, Hitchin</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding   Pupils: 252   Distance:0.65					
<b>6</b>	<b>Whitehill Junior School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 240   Distance:0.68					
<b>7</b>	<b>Hitchin Girls' School</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding   Pupils: 1355   Distance:0.78					
<b>8</b>	<b>Highover Junior Mixed and Infant School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 428   Distance:0.87					

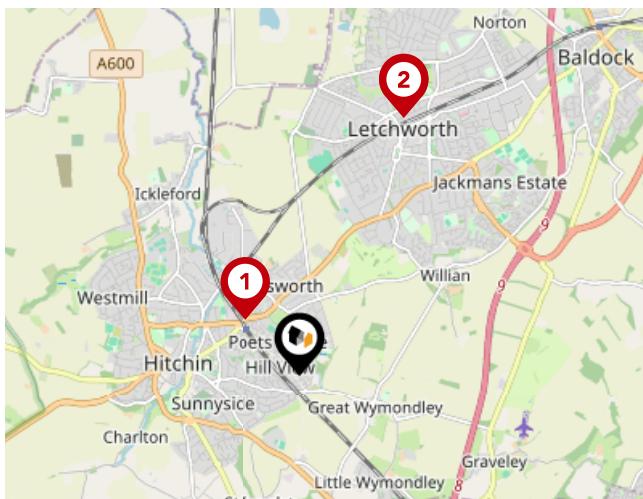


Nursery Primary Secondary College Private

<b>9</b>	<b>Highbury Infant School and Nursery</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 204   Distance:0.89						
<b>10</b>	<b>Wymondley Junior Mixed and Infant School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 102   Distance:0.97						
<b>11</b>	<b>St Ippolyts Church of England Aided Primary School</b>	<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:1.07						
<b>12</b>	<b>Hitchin Boys' School</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding   Pupils: 1317   Distance:1.21						
<b>13</b>	<b>York Road Nursery School</b>	<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:1.32						
<b>14</b>	<b>Wilshire-Dacre Junior Academy</b>	<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:1.37						
<b>15</b>	<b>Samuel Lucas Junior Mixed and Infant School</b>	<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:1.55						
<b>16</b>	<b>Strathmore Infant and Nursery School</b>	<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:1.56						

# Area Transport (National)

country properties



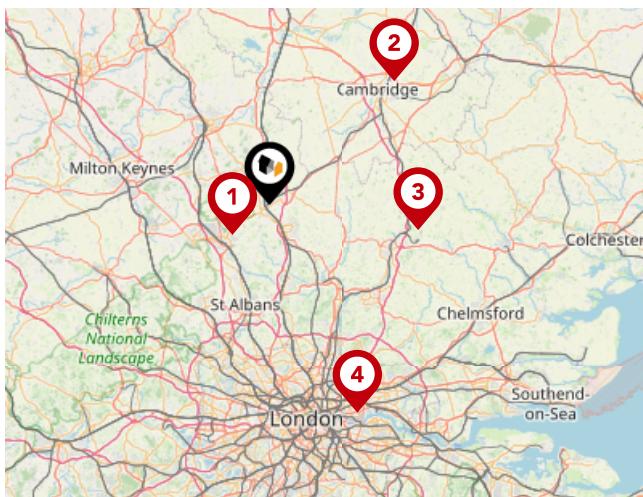
## National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.72 miles
2	Letchworth Rail Station	2.54 miles
3	Letchworth Rail Station	2.55 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	1.79 miles
2	A1(M) J9	2.37 miles
3	A1(M) J7	4.46 miles
4	A1(M) J10	5 miles
5	A1(M) J6	8.36 miles

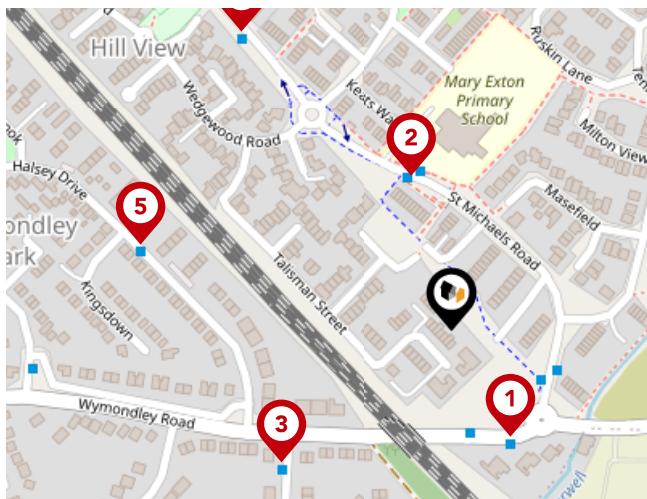


## Airports/Helpads

Pin	Name	Distance
1	Luton Airport	7.05 miles
2	Cambridge	25.54 miles
3	Stansted Airport	22.17 miles
4	Silvertown	33.22 miles

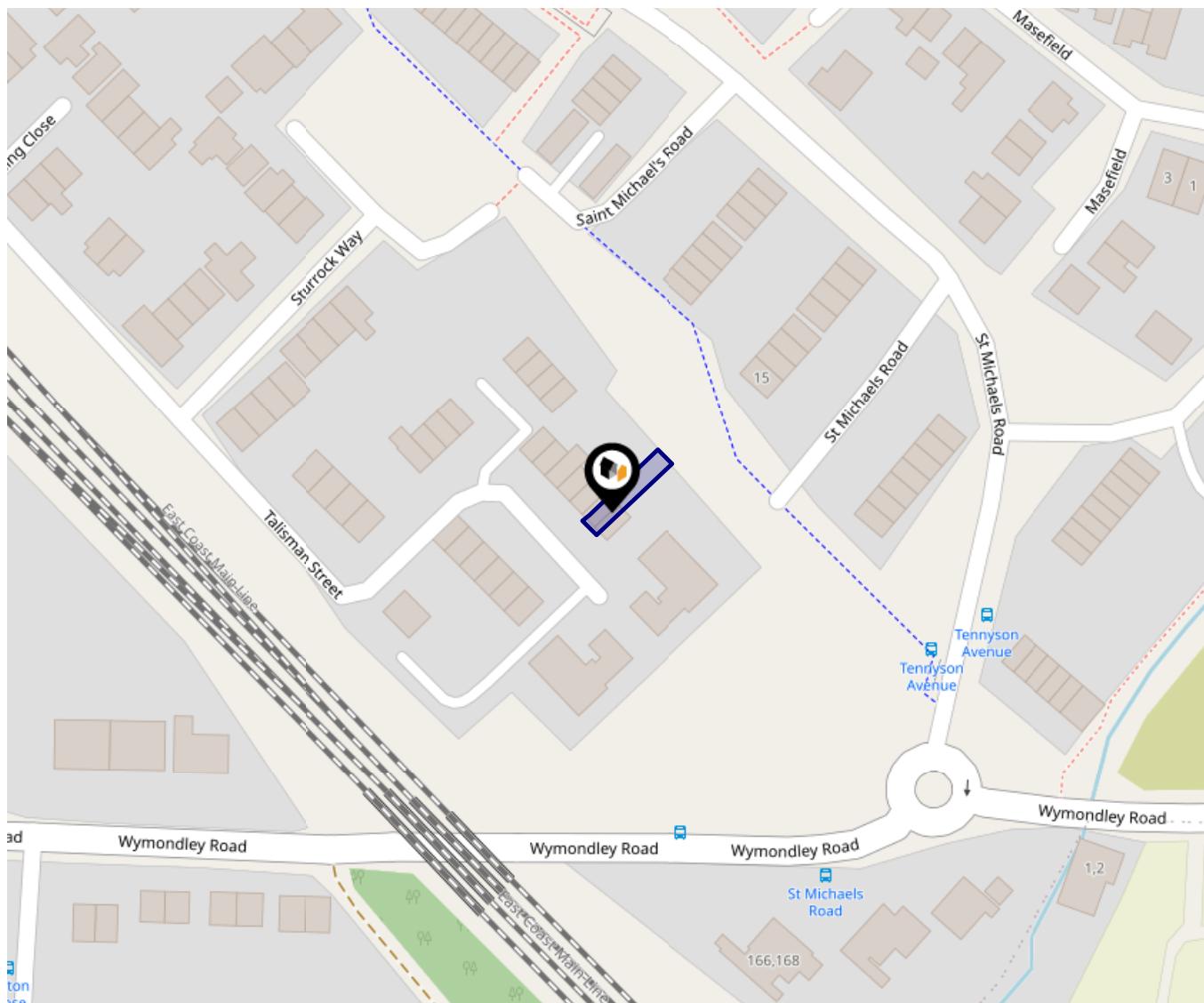
# Area Transport (Local)

country  
properties



## Bus Stops/Stations

Pin	Name	Distance
1	St Michaels Road	0.07 miles
2	Mary Exton School	0.09 miles
3	Linton Close	0.12 miles
4	Hardy Close	0.21 miles
5	Kingsdown	0.18 miles



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- █ 75.0+ dB
- █ 70.0-74.9 dB
- █ 65.0-69.9 dB
- █ 60.0-64.9 dB
- █ 55.0-59.9 dB

# 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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