

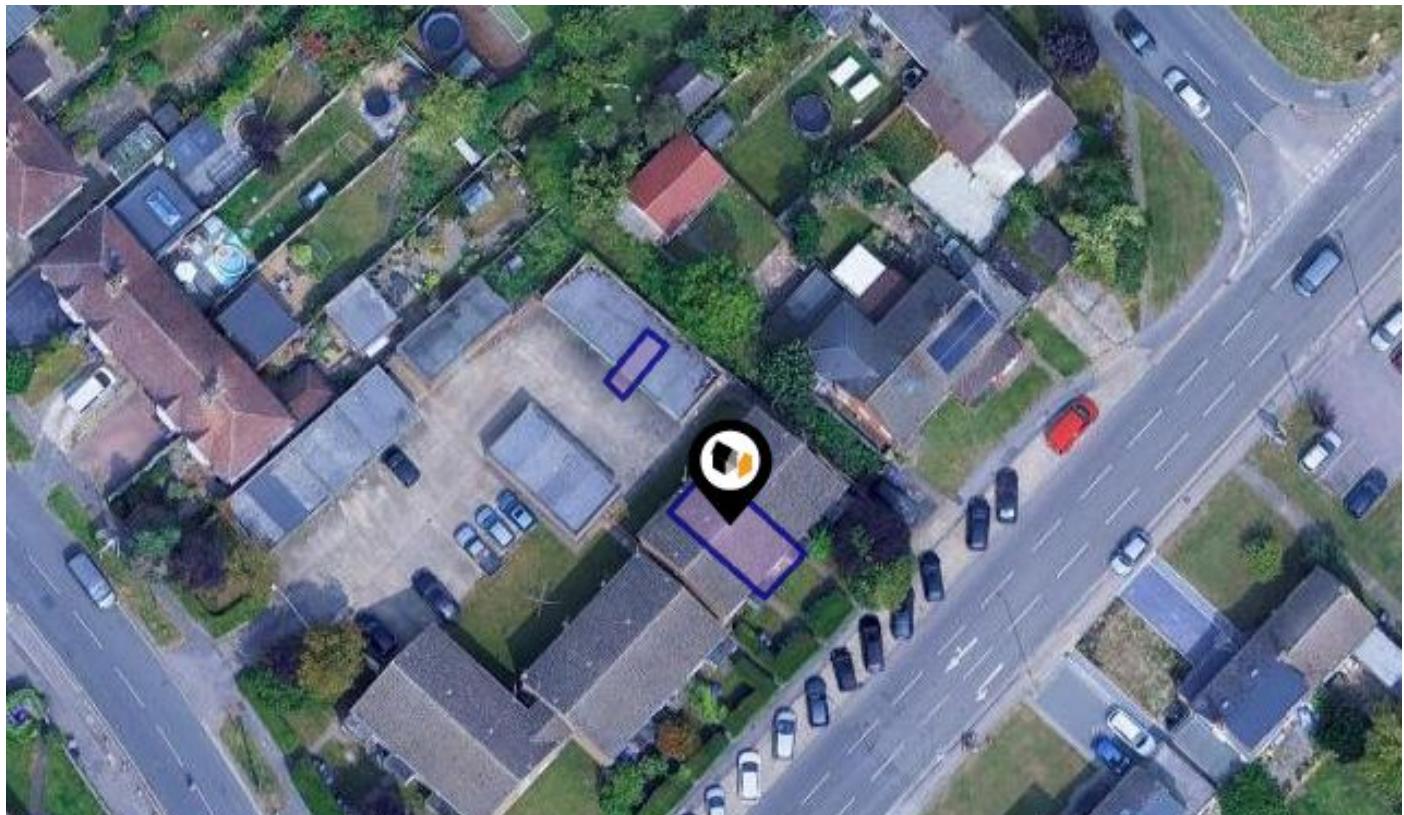


See More Online

## MIR: Material Info

The Material Information Affecting this Property

**Wednesday 18th February 2026**



**CADWELL LANE, HITCHIN, SG4**

### Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

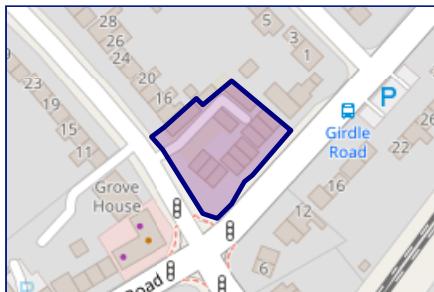
[phurren@country-properties.co.uk](mailto:phurren@country-properties.co.uk)

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



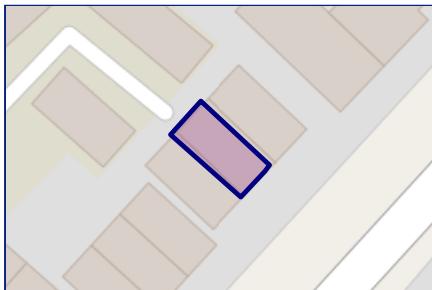
# Property **Multiple Title Plans**

## Freehold Title Plan



## HD342985

## Leasehold Title Plan



## HD535787

Start Date: 21/11/2013  
End Date: 29/09/2160  
Lease Term: 189 years from 29 September 1971  
Term Remaining: 134 years

Cadwell Lane, SG4

Energy rating

D

Valid until 18.03.2031

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77   c    |
| 55-68 | D             | 65   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Additional EPC Data

|                                     |   |
|-------------------------------------|---|
| <b>Property Type:</b>               | Maisonette                                      |
| <b>Build Form:</b>                  | Mid-Terrace                                     |
| <b>Transaction Type:</b>            | Rental  |
| <b>Energy Tariff:</b>               | Standard tariff                                 |
| <b>Main Fuel:</b>                   | Electricity (not community)                     |
| <b>Main Gas:</b>                    | No  |
| <b>Floor Level:</b>                 | 00  |
| <b>Flat Top Storey:</b>             | No  |
| <b>Glazing Type:</b>                | Double glazing, unknown install date            |
| <b>Previous Extension:</b>          | 0   |
| <b>Open Fireplace:</b>              | 0   |
| <b>Ventilation:</b>                 | Natural   |
| <b>Walls:</b>                       | System built, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                | Very Poor                                       |
| <b>Roof:</b>                        | (another dwelling above)                        |
| <b>Main Heating:</b>                | Room heaters, electric                          |
| <b>Main Heating Controls:</b>       | Programmer and appliance thermostats            |
| <b>Hot Water System:</b>            | Electric immersion, off-peak                    |
| <b>Hot Water Energy Efficiency:</b> | Poor  |
| <b>Lighting:</b>                    | Low energy lighting in 67% of fixed outlets     |
| <b>Floors:</b>                      | Solid, no insulation (assumed)                  |
| <b>Total Floor Area:</b>            | 32 m <sup>2</sup>                               |

## Building Safety

No building safety aspects to report

## Accessibility / Adaptations

Not suitable for wheelchair users

## Restrictive Covenants

none specified

## Rights of Way (Public & Private)

none specified

## Construction Type

Standard brick

## Property Lease Information

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Leasehold:

We have been advised by the vendor that the remaining lease on the property is 134 years with a Service Charge of £825 paid per annum.

## Listed Building Information

---

Not listed

## Stamp Duty

---

Not specified

## Other

---

Not specified

## Other

---

## Electricity Supply

---

YES - Mains

## Gas Supply

---

NO GAS

## Central Heating

---

YES - Storage heaters (electric)

## Water Supply

---

YES Mains

## Drainage

---

YES Mains

## **Important - Please read**

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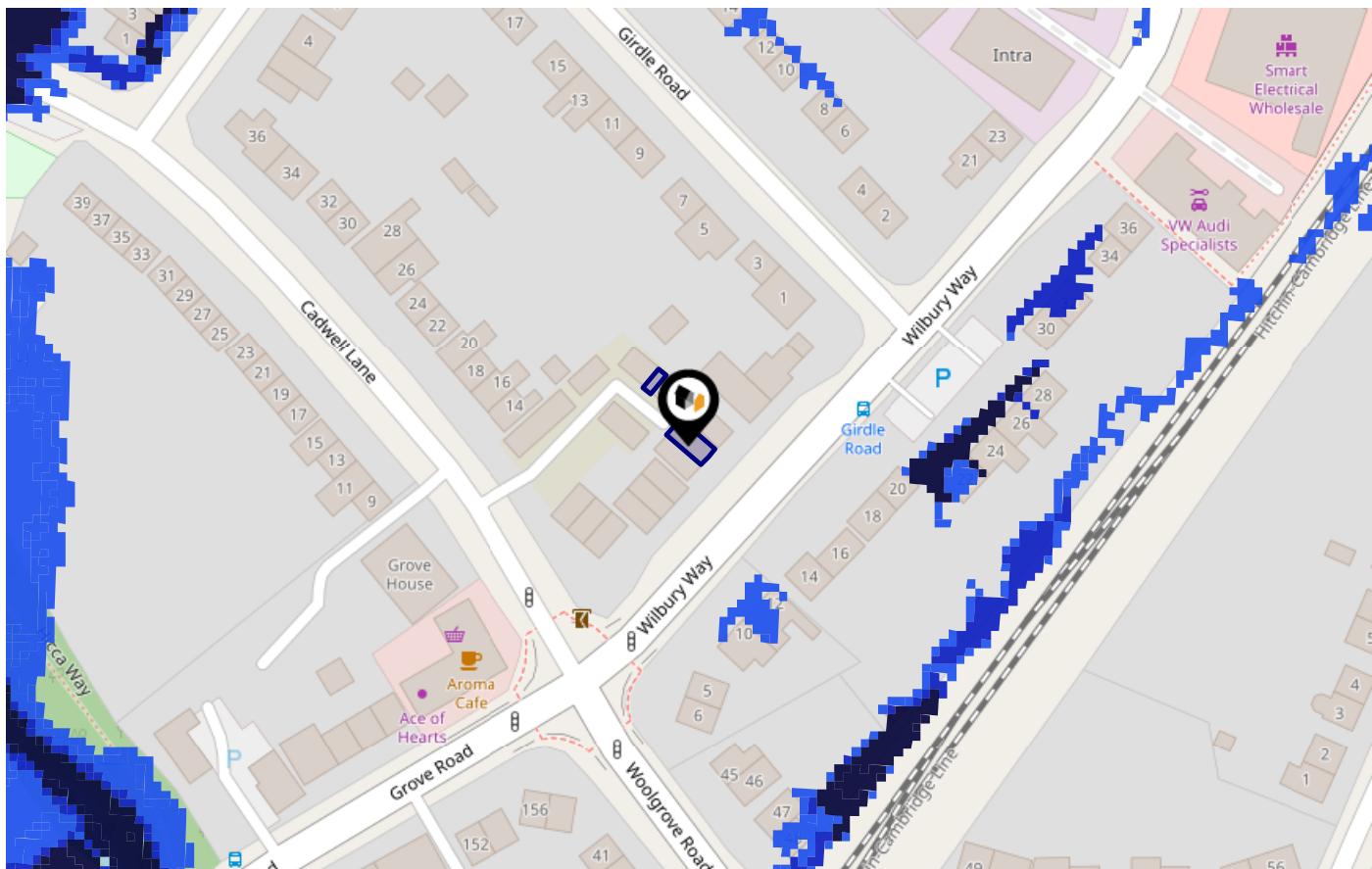
The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

# 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.

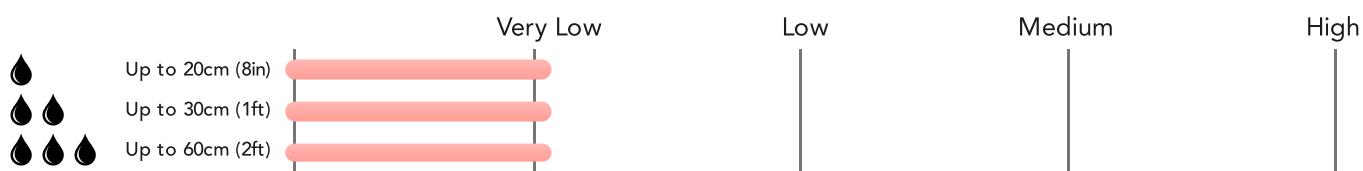


Risk Rating: Very low

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.

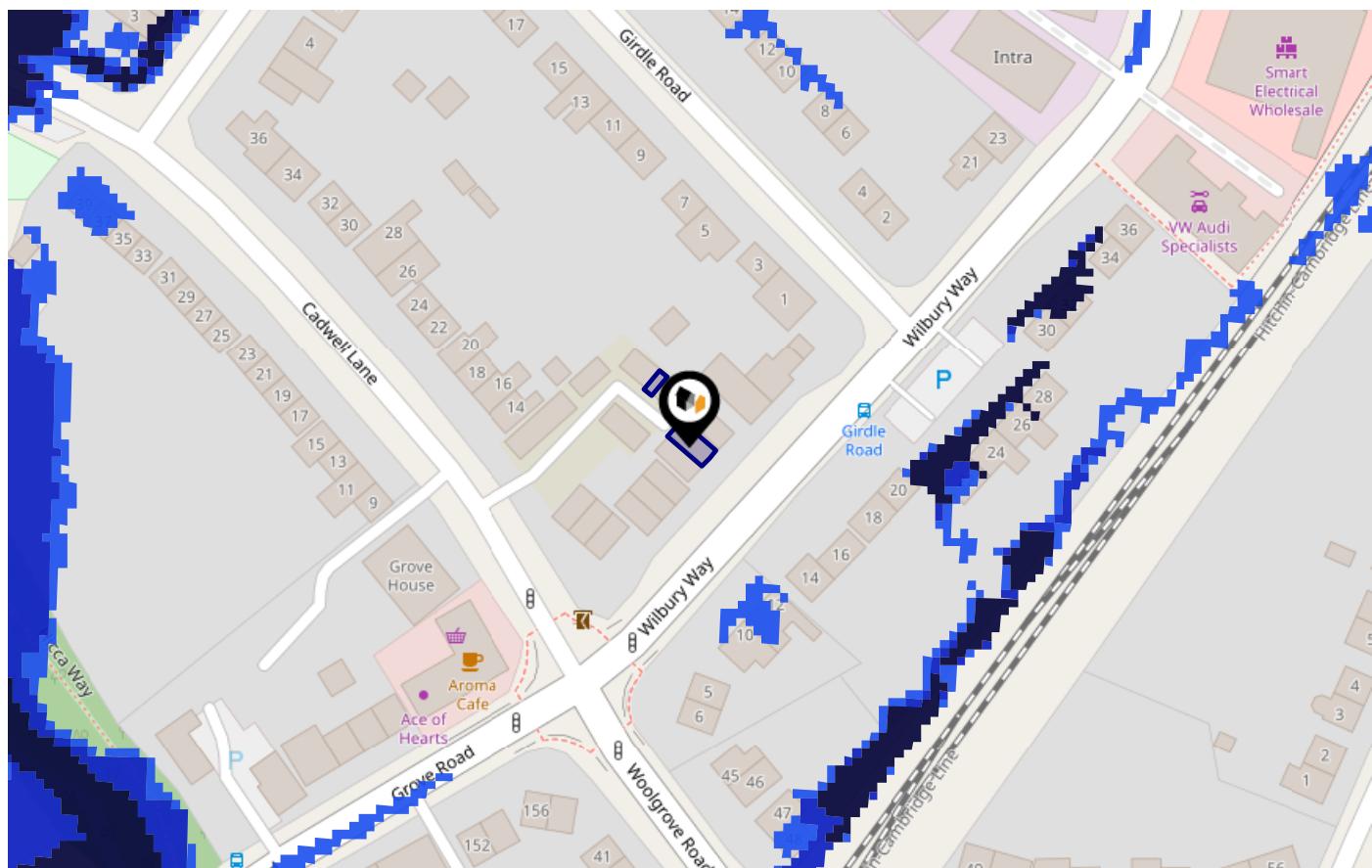
Chance of flooding to the following depths at this property:



# 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.

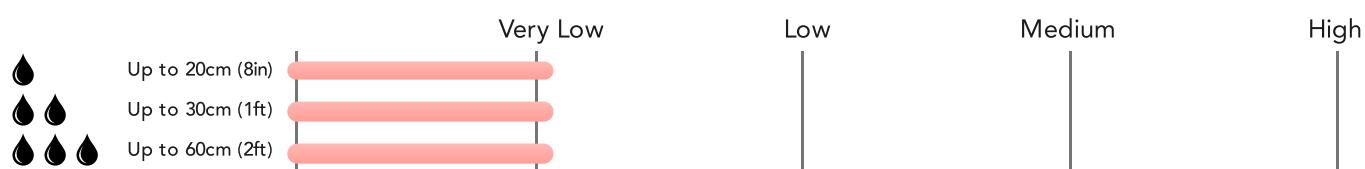


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

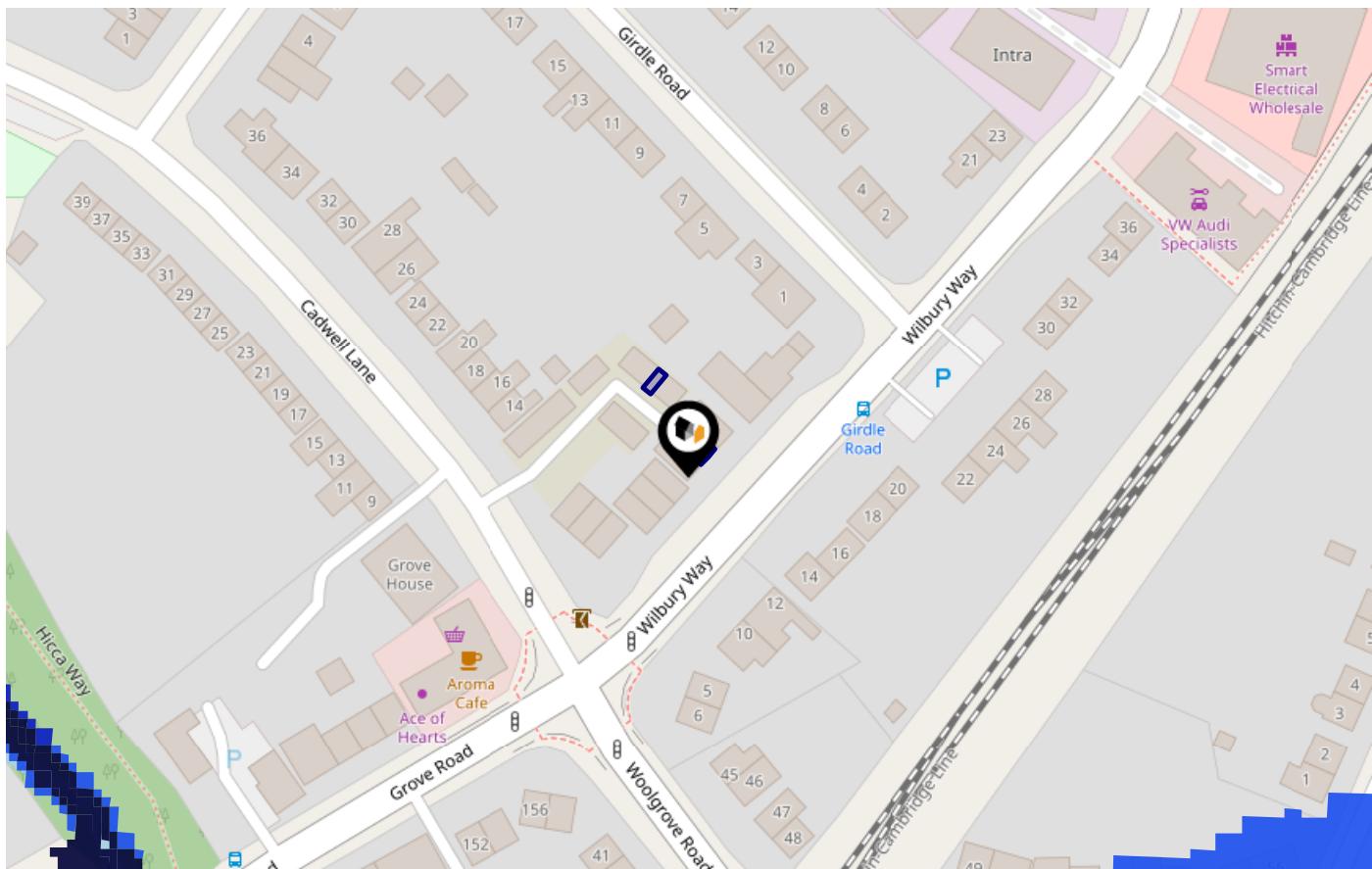


# Flood Risk

## 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.

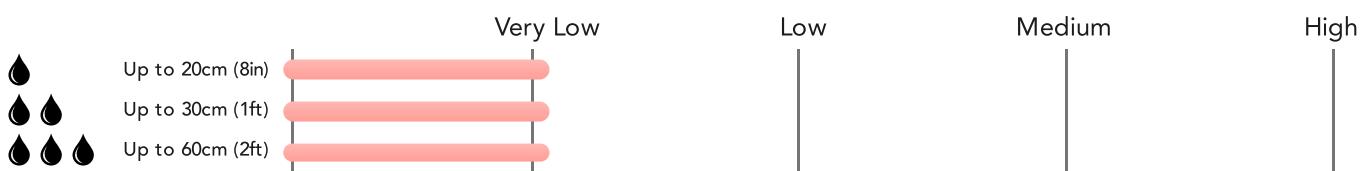


Risk Rating: Very low

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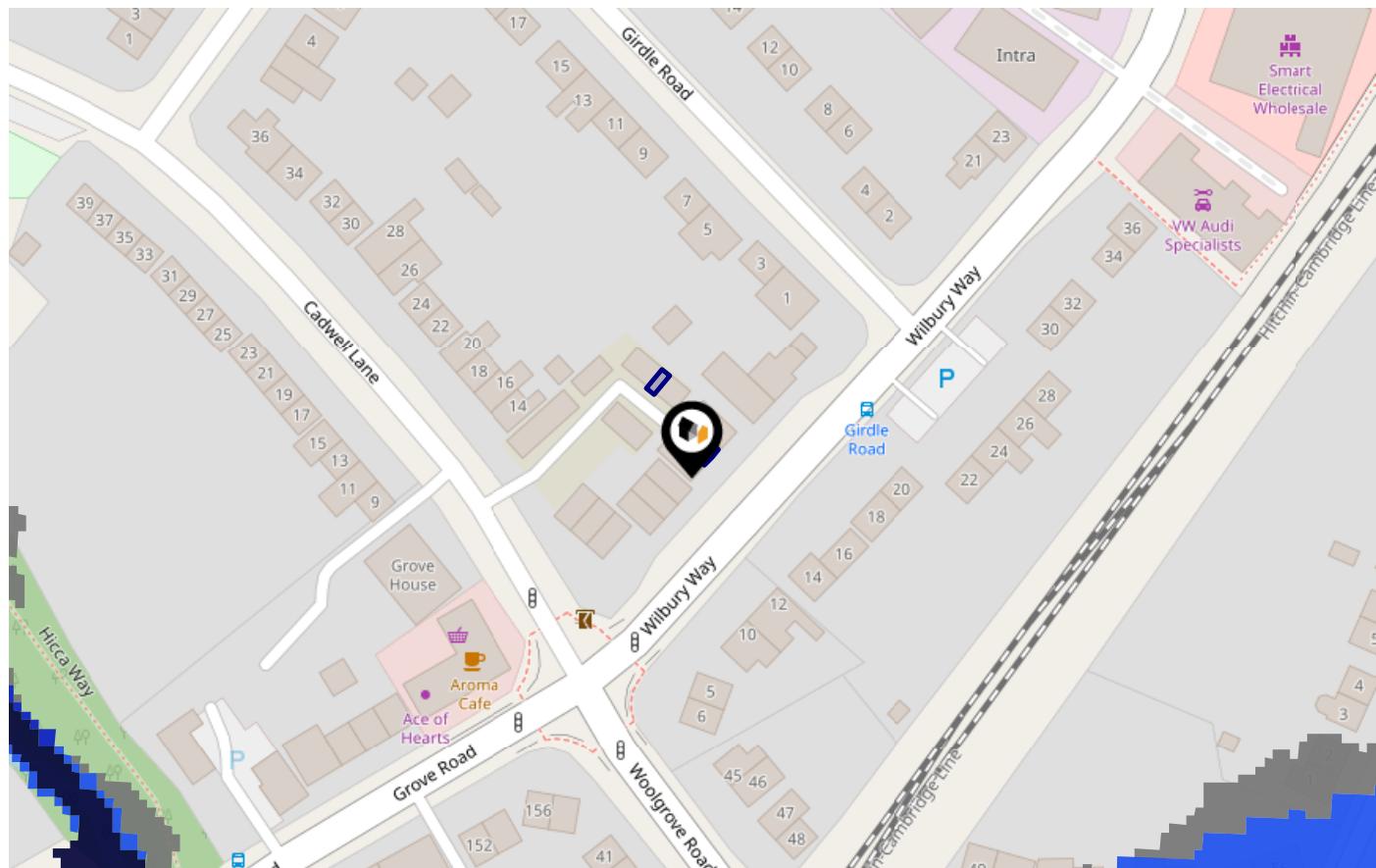
Chance of flooding to the following depths at this property:



# 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.

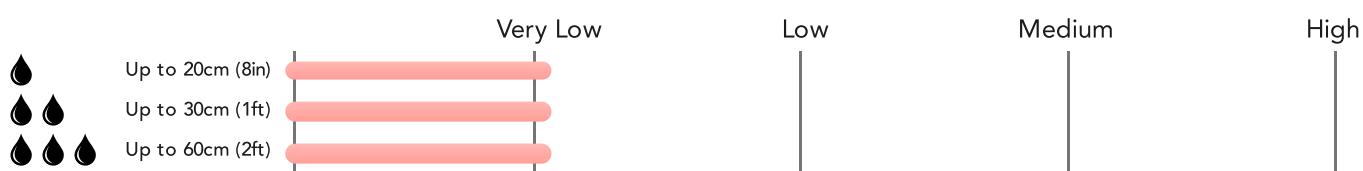


Risk Rating: Very low

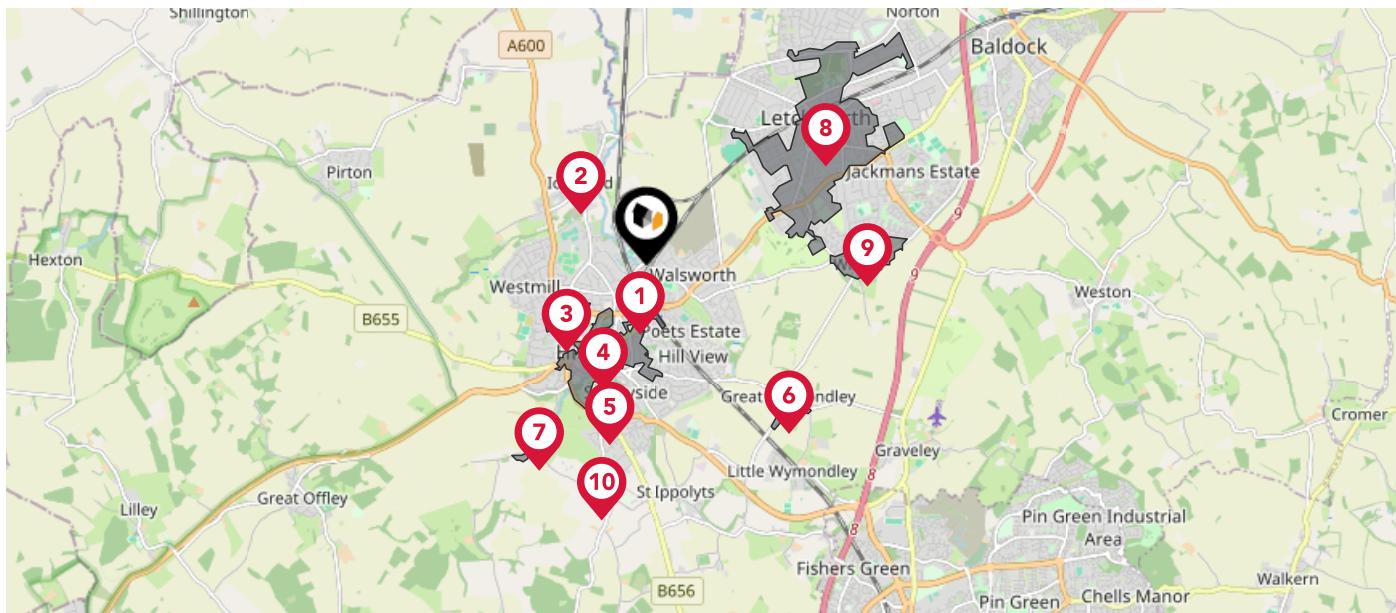
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:



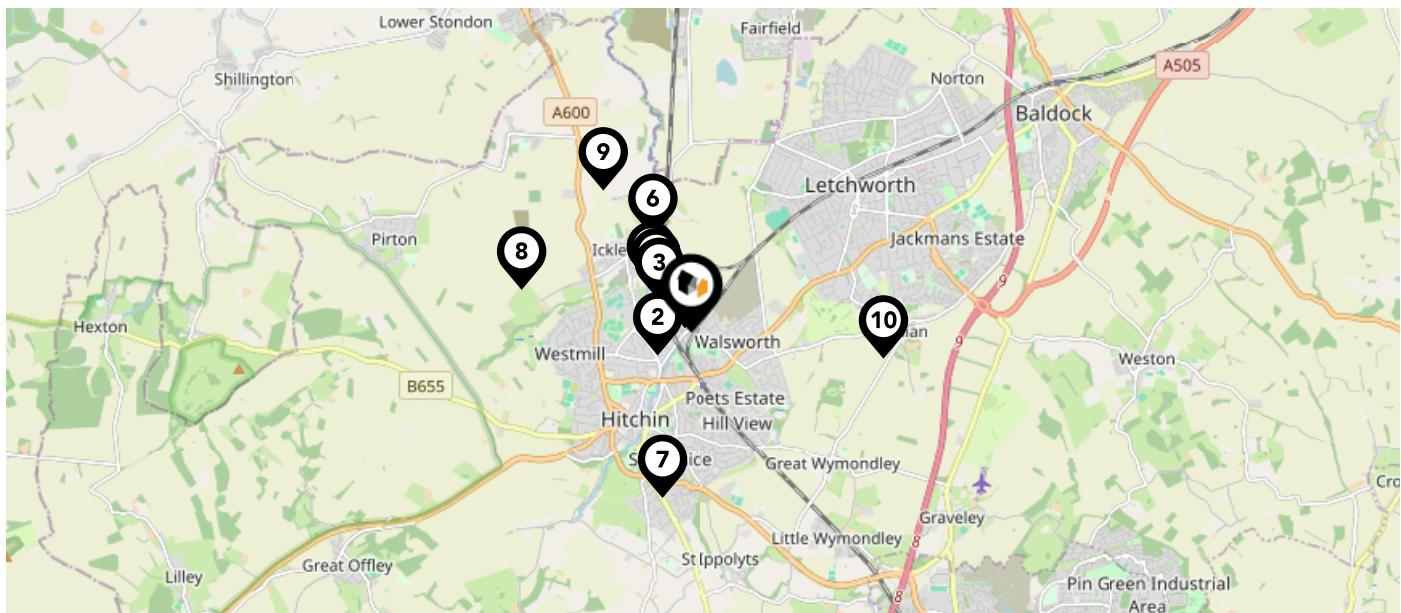
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

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

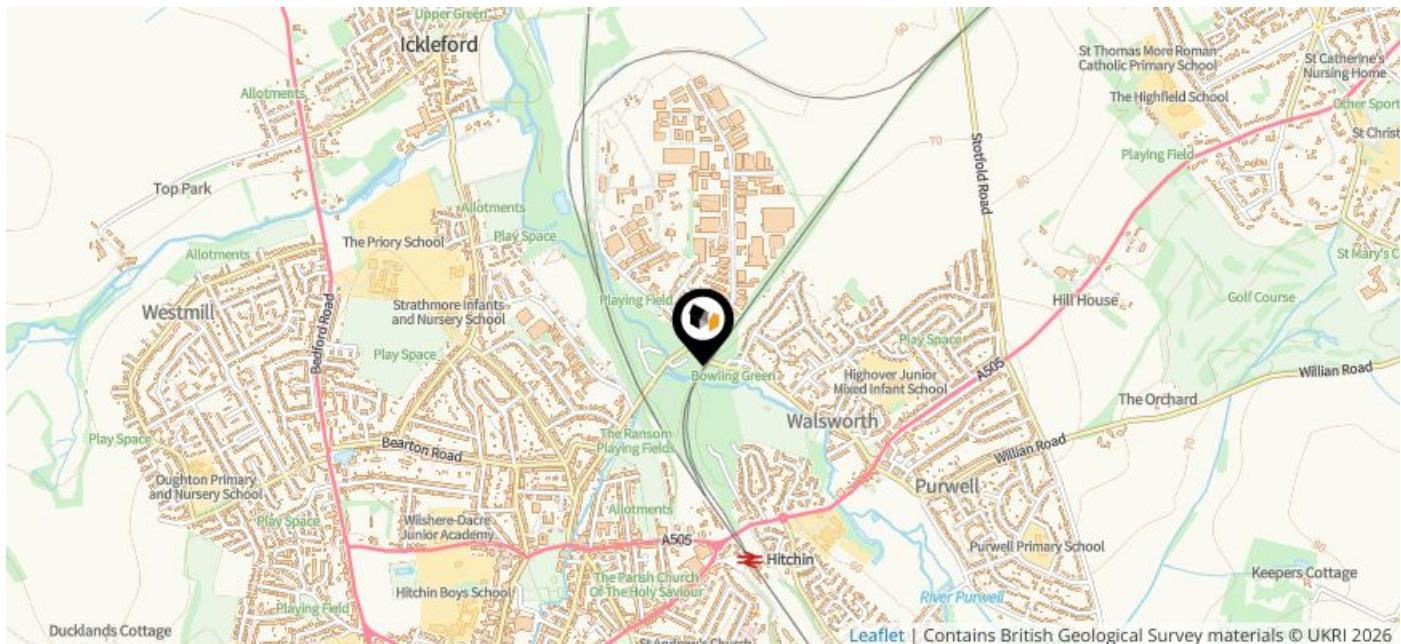
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

|    |  |                   |                          |
|----|--|-------------------|--------------------------|
| 1  | Wallace Way-Hitchin, Hertfordshire                               | Historic Landfill | <input type="checkbox"/> |
| 2  | Ickleford-Near Hitchin, Hertfordshire                            | Historic Landfill | <input type="checkbox"/> |
| 3  | Cadwell Lane-Hitchin, Hertfordshire                              | Historic Landfill | <input type="checkbox"/> |
| 4  | Land off Cadwell lane-Hitchin, Hertfordshire                     | Historic Landfill | <input type="checkbox"/> |
| 5  | Gerry's Hole-Ickleford, Near Hitchin, Hertfordshire              | Historic Landfill | <input type="checkbox"/> |
| 6  | Lower Green-Ickleford, Hitchin, Surrey                           | Historic Landfill | <input type="checkbox"/> |
| 7  | Eynesford Court-Hitchin, Hertfordshire                           | Historic Landfill | <input type="checkbox"/> |
| 8  | Hambridge Way-Pirton   | Historic Landfill | <input type="checkbox"/> |
| 9  | Ickleford Railway Cutting-Ickleford, Near Hitchin, Hertfordshire | Historic Landfill | <input type="checkbox"/> |
| 10 | Willian Road-Letchworth, 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.

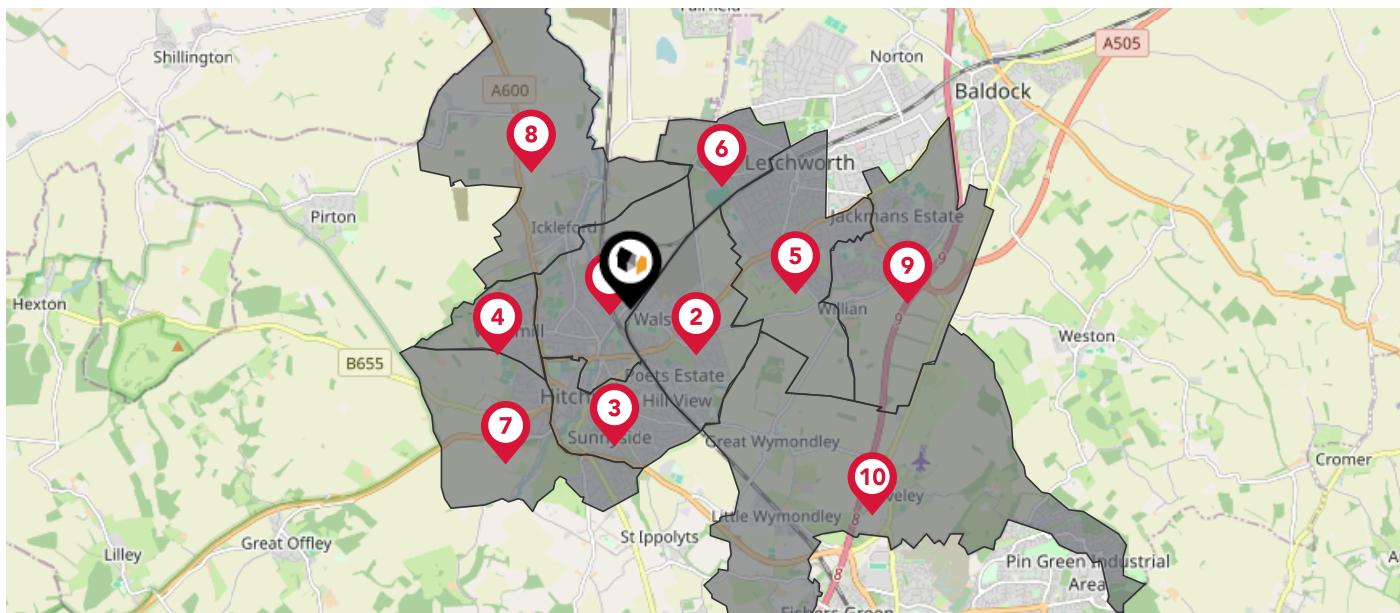
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

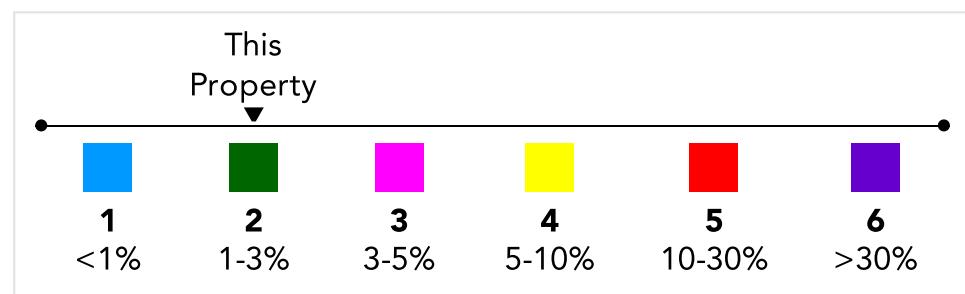
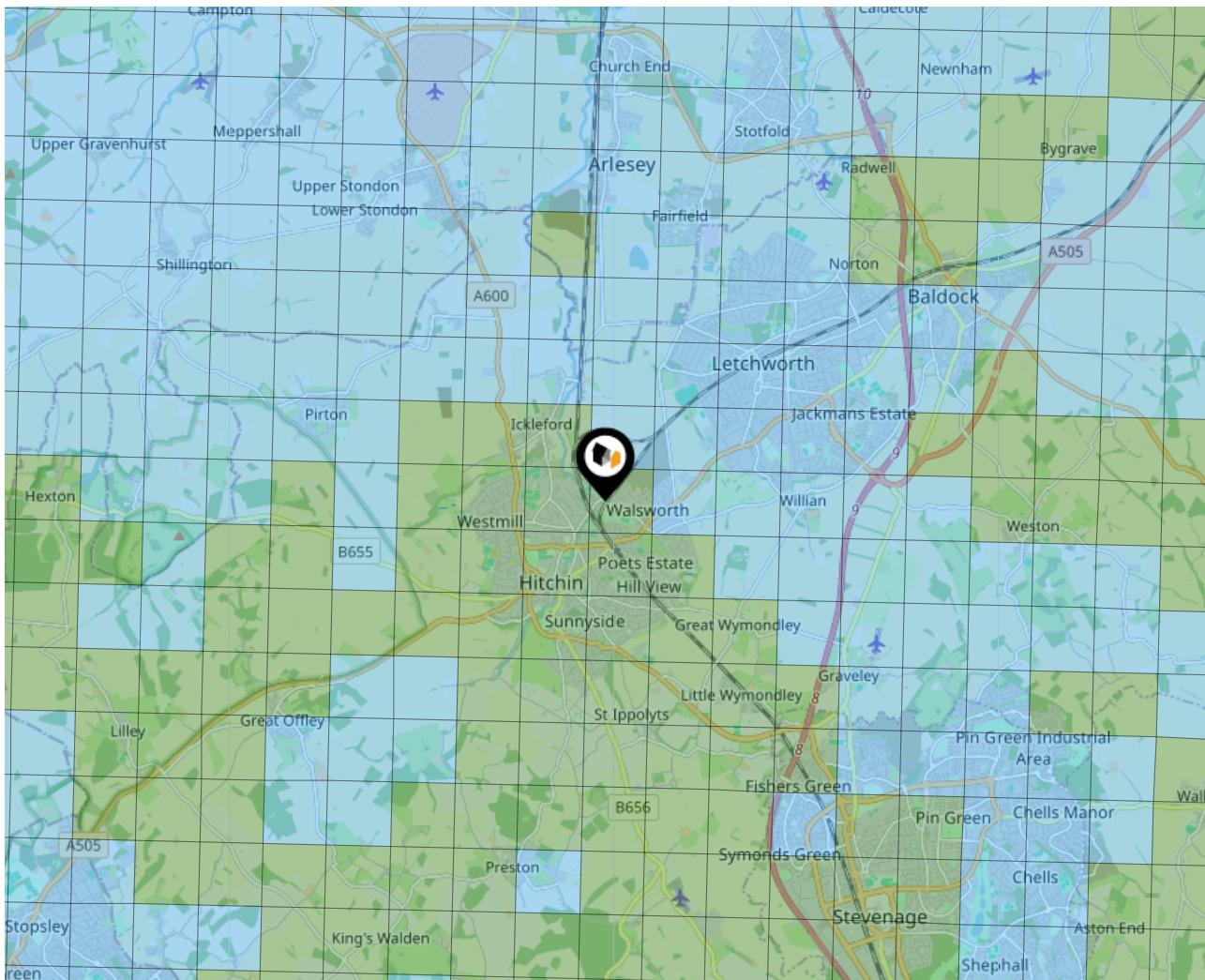


### Nearby Council Wards

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

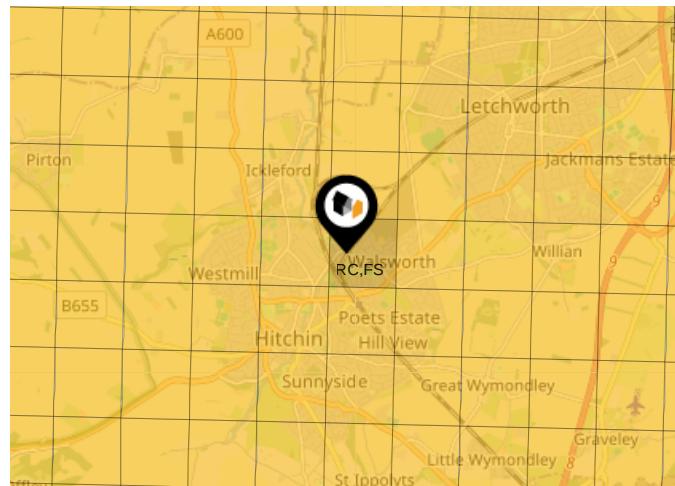
## What is Radon?

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

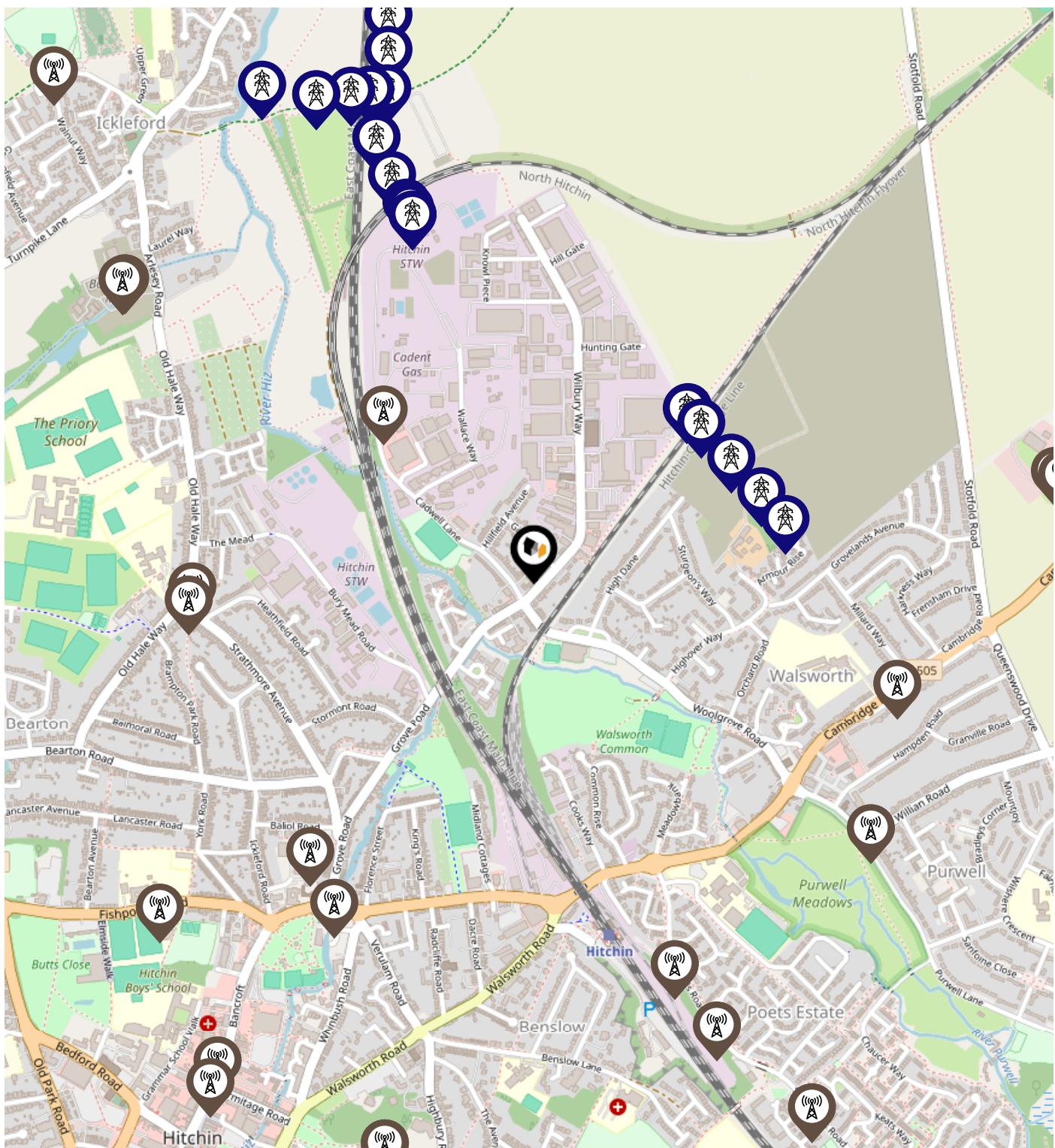


## Primary Classifications (Most Common Clay Types)

|               |  |
|---------------|--|
| <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

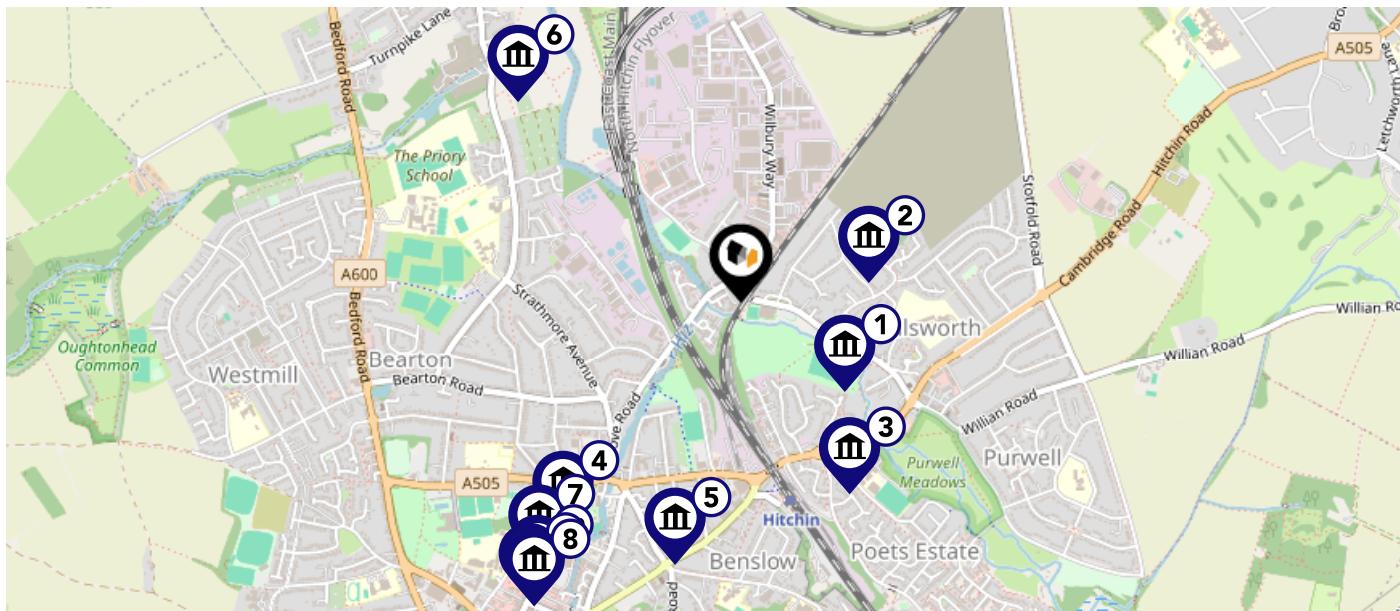
country  
properties



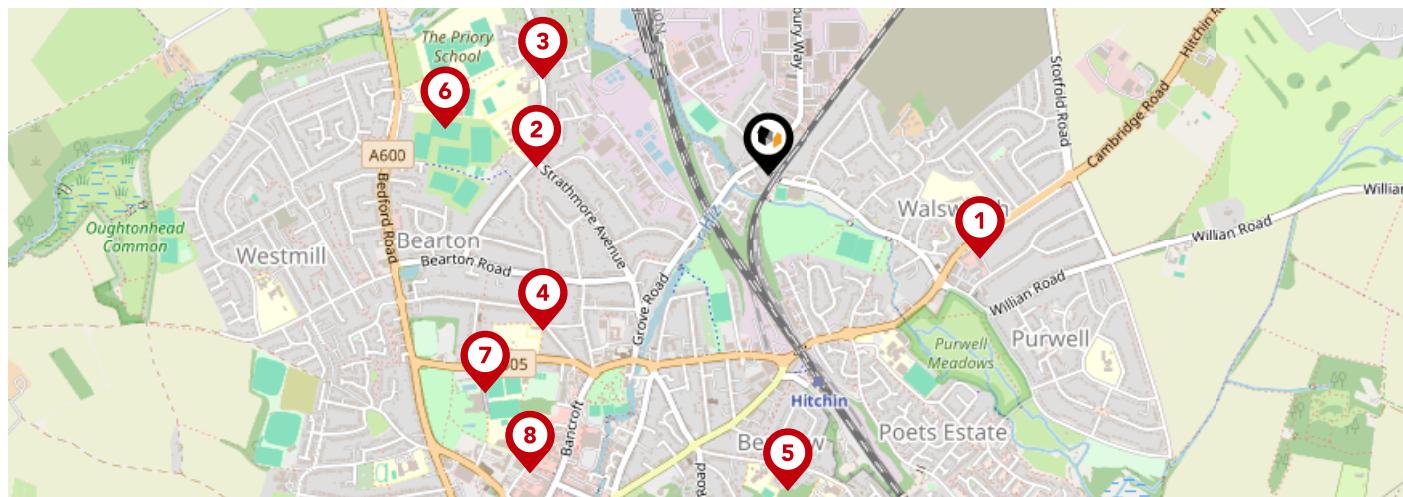
## Key:

- Power Pylons
- Communication Masts

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

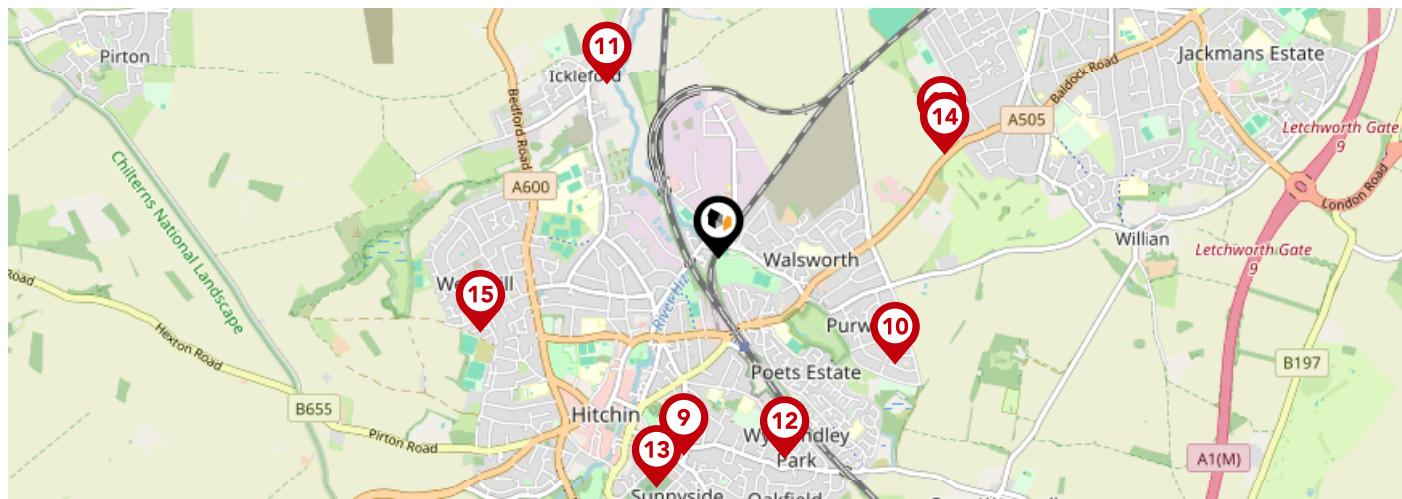


| Listed Buildings in the local district  |   | Grade    | Distance  |
|---|---|----------|-----------|
|  | 1347608 - 91, Woolgrove Road              | Grade II | 0.3 miles |
|  | 1452743 - Threshing Barn At Highover Farm | Grade II | 0.3 miles |
|  | 1296215 - Walsworth House                 | Grade II | 0.5 miles |
|  | 1347594 - Frythe Cottages                 | Grade II | 0.6 miles |
|  | 1102182 - Church Of The Holy Saviour      | Grade II | 0.6 miles |
|  | 1102177 - Hyde Mill Cottage               | Grade II | 0.7 miles |
|  | 1347577 - 53, Bancroft                    | Grade II | 0.7 miles |
|  | 1173028 - 93, Bancroft                    | Grade II | 0.8 miles |
|  | 1172987 - 34, Bancroft                    | Grade II | 0.8 miles |
|  | 1102222 - 86 And 87, Bancroft             | Grade II | 0.8 miles |



Nursery Primary Secondary College Private

|   |  |                                     |                                     |                                     |                          |                          |
|---|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</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:0.52         |  |                                     |                                     |                                     |                          |                          |
| <b>2</b>  | <b>Strathmore Infant and Nursery School</b>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| Ofsted Rating: Good   Pupils: 199   Distance:0.53         |  |                                     |                                     |                                     |                          |                          |
| <b>3</b>  | <b>Our Lady Catholic Primary School</b>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| Ofsted Rating: Good   Pupils: 154   Distance:0.56         |  |                                     |                                     |                                     |                          |                          |
| <b>4</b>  | <b>York Road Nursery School</b>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| Ofsted Rating: Outstanding   Pupils: 107   Distance:0.63  |  |                                     |                                     |                                     |                          |                          |
| <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:0.72  |  |                                     |                                     |                                     |                          |                          |
| <b>6</b>  | <b>The Priory School</b>   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Ofsted Rating: Good   Pupils: 1231   Distance:0.75        |  |                                     |                                     |                                     |                          |                          |
| <b>7</b>  | <b>Wilshire-Dacre Junior Academy</b>   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| Ofsted Rating: Good   Pupils: 267   Distance:0.82         |  |                                     |                                     |                                     |                          |                          |
| <b>8</b>  | <b>Hitchin Boys' School</b>  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Ofsted Rating: Outstanding   Pupils: 1317   Distance:0.87 |  |                                     |                                     |                                     |                          |                          |

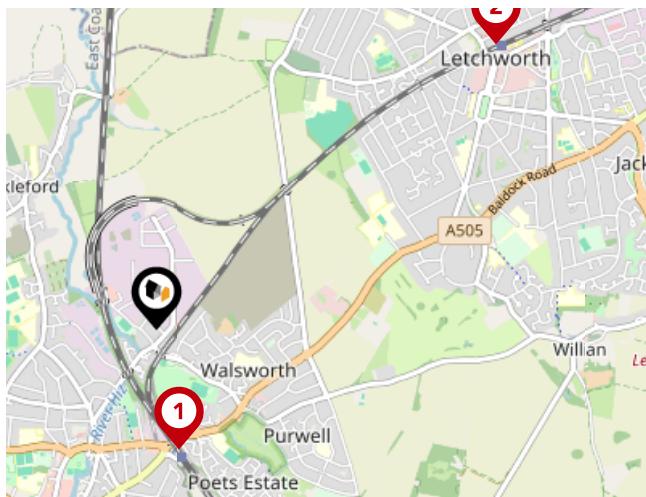


Nursery Primary Secondary College Private

|           |   |                          |                                     |                                     |                          |                          |
|-----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>9</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:0.92         |                          |                                     |                                     |                          |                          |
| <b>10</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:0.94 |                          |                                     |                                     |                          |                          |
| <b>11</b> | <b>Ickleford Primary School</b>                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|           | Ofsted Rating: Good   Pupils: 210   Distance:0.94                 |                          |                                     |                                     |                          |                          |
| <b>12</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:0.97          |                          |                                     |                                     |                          |                          |
| <b>13</b> | <b>Highbury Infant School and Nursery</b>                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|           | Ofsted Rating: Good   Pupils: 204   Distance:1.09                 |                          |                                     |                                     |                          |                          |
| <b>14</b> | <b>North Herts Education Support Centre</b>                       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|           | Ofsted Rating: Outstanding   Pupils: 1   Distance:1.14            |                          |                                     |                                     |                          |                          |
| <b>15</b> | <b>Oughton Primary and Nursery School</b>                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|           | Ofsted Rating: Good   Pupils: 218   Distance:1.14                 |                          |                                     |                                     |                          |                          |
| <b>16</b> | <b>The Highfield School</b>                                       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|           | Ofsted Rating: Good   Pupils: 998   Distance:1.15                 |                          |                                     |                                     |                          |                          |

# Area Transport (National)

country properties



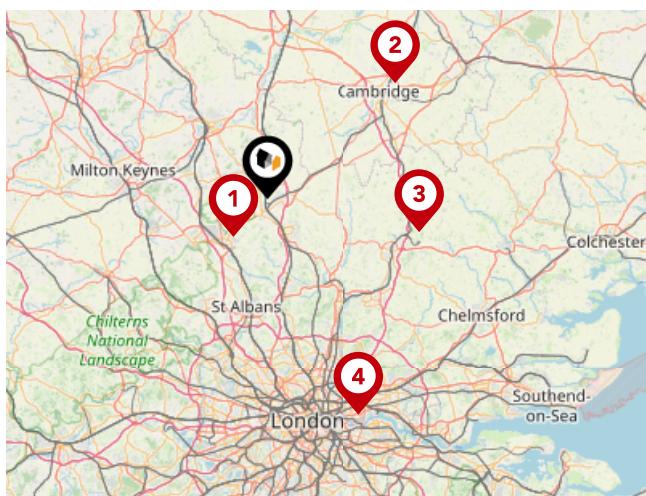
## National Rail Stations

| Pin | Name                    | Distance   |
|-----|-------------------------|------------|
| 1   | Hitchin Rail Station    | 0.56 miles |
| 2   | Letchworth Rail Station | 2.03 miles |
| 3   | Letchworth Rail Station | 2.03 miles |



## Trunk Roads/Motorways

| Pin | Name      | Distance   |
|-----|-----------|------------|
| 1   | A1(M) J8  | 2.97 miles |
| 2   | A1(M) J9  | 2.64 miles |
| 3   | A1(M) J10 | 4.39 miles |
| 4   | A1(M) J7  | 5.67 miles |
| 5   | A1(M) J6  | 9.52 miles |

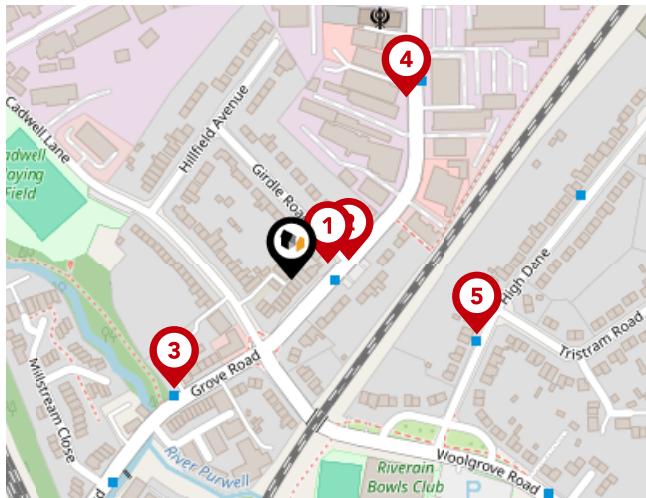


## Airports/Helpads

| Pin | Name             | Distance    |
|-----|------------------|-------------|
| 1   | Luton Airport    | 7.37 miles  |
| 2   | Cambridge        | 25.25 miles |
| 3   | Stansted Airport | 22.97 miles |
| 4   | Silvertown       | 34.42 miles |

# Area Transport (Local)

country properties



## Bus Stops/Stations

| Pin | Name             | Distance   |
|-----|------------------|------------|
| 1   | Girdle Road      | 0.02 miles |
| 2   | Girdle Road      | 0.03 miles |
| 3   | Millstream Close | 0.09 miles |
| 4   | Alexander House  | 0.12 miles |
| 5   | Tristram Road    | 0.11 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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