

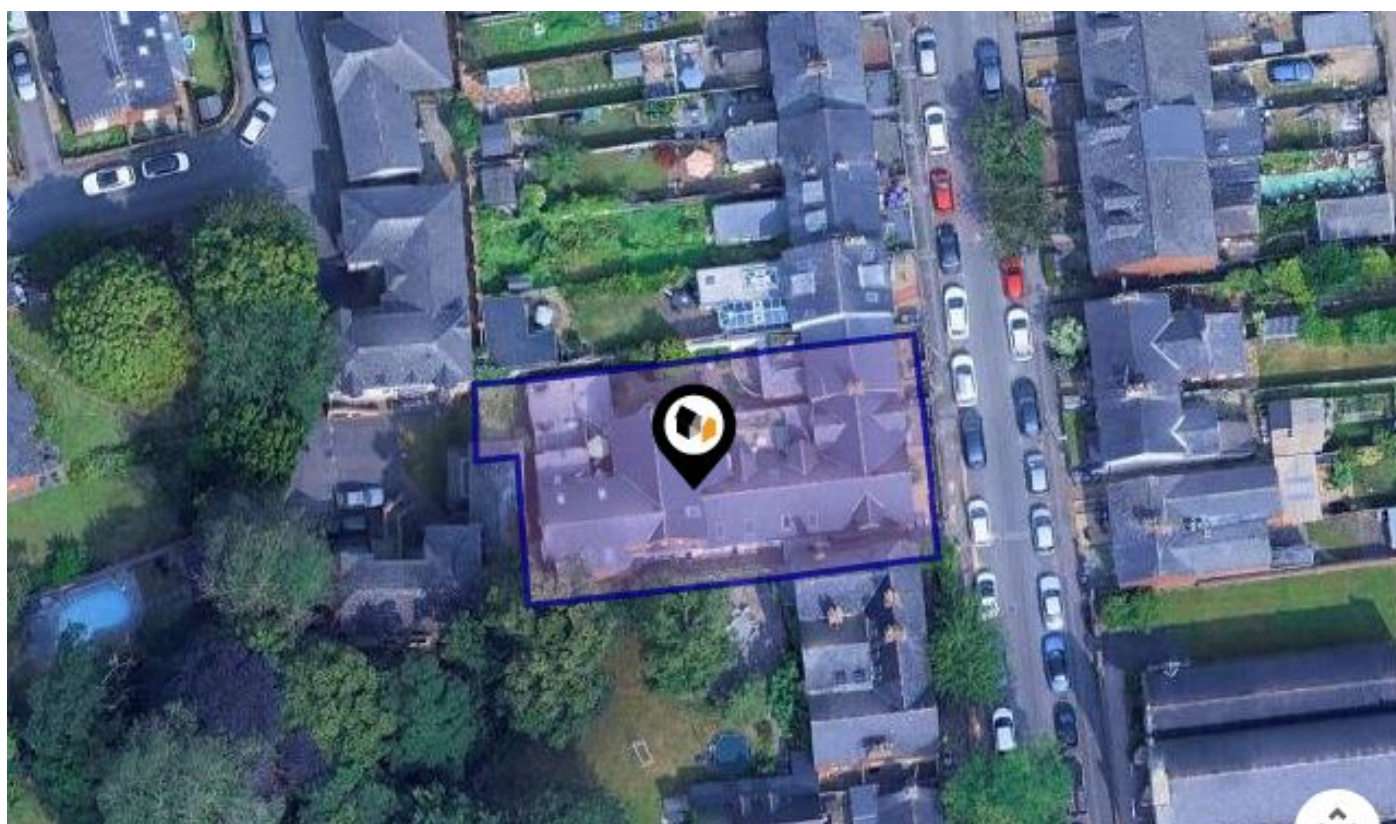


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 08th October 2025



RADCLIFFE ROAD, HITCHIN, SG5

Country Properties

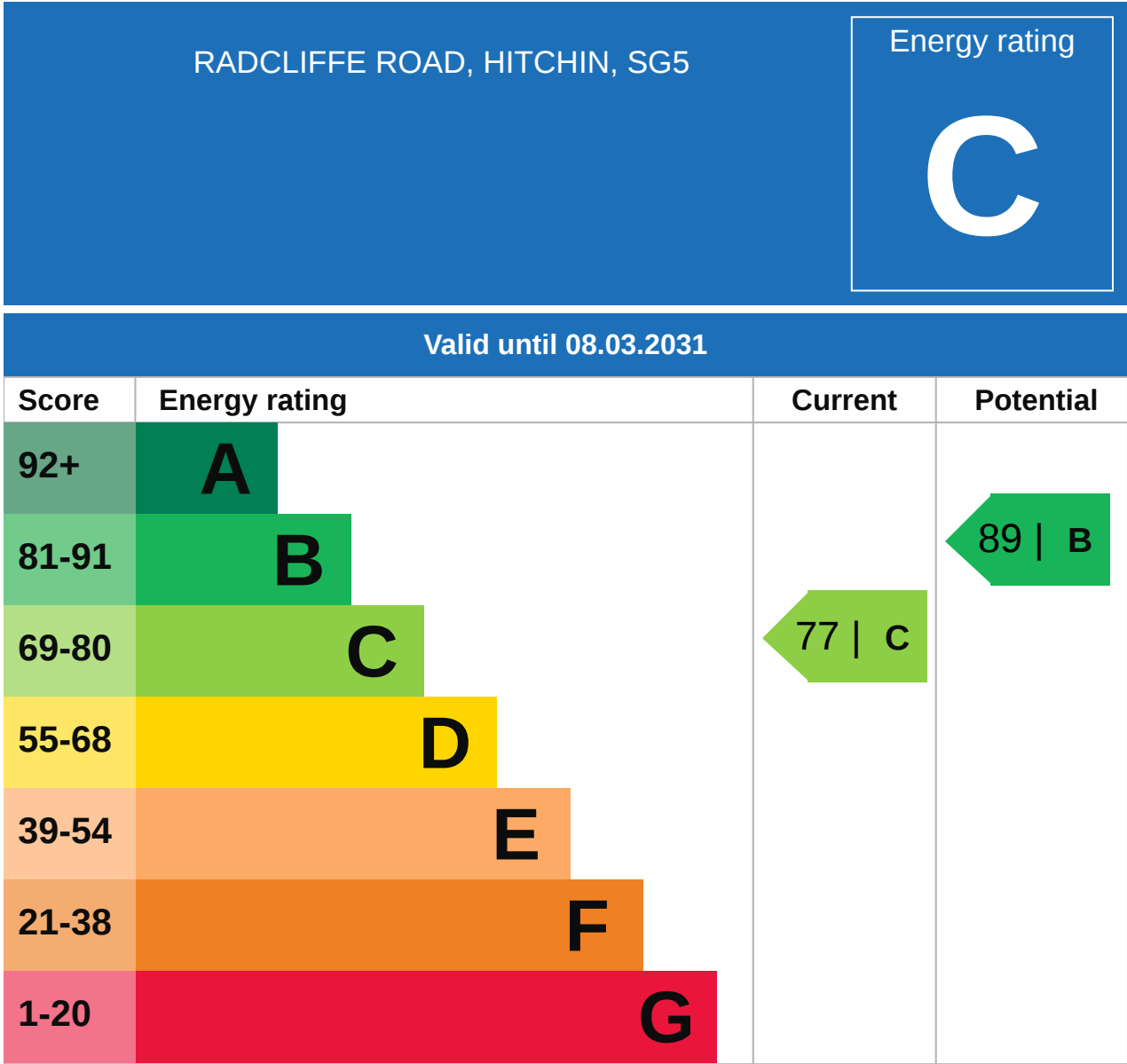
6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

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Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Roof room(s), ceiling insulated
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	80 m ²

Building Safety

No building safety aspects to report

Accessibility / Adaptations

Not specified

Restrictive Covenants

YES - within conservation area

Rights of Way (Public & Private)

None specified

Construction Type

Standard brick

Property Lease Information

Leasehold

Lease Length Remaining: 125 Years from 1st January 2008

Charges:

Ground Rent of the property - £150 per annum

Ground Rent review period - the sum of £150.00 per annum doubling on each 25th anniversary for the first 100 years of the Term

Annual Service Charge - Approx. £2000

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

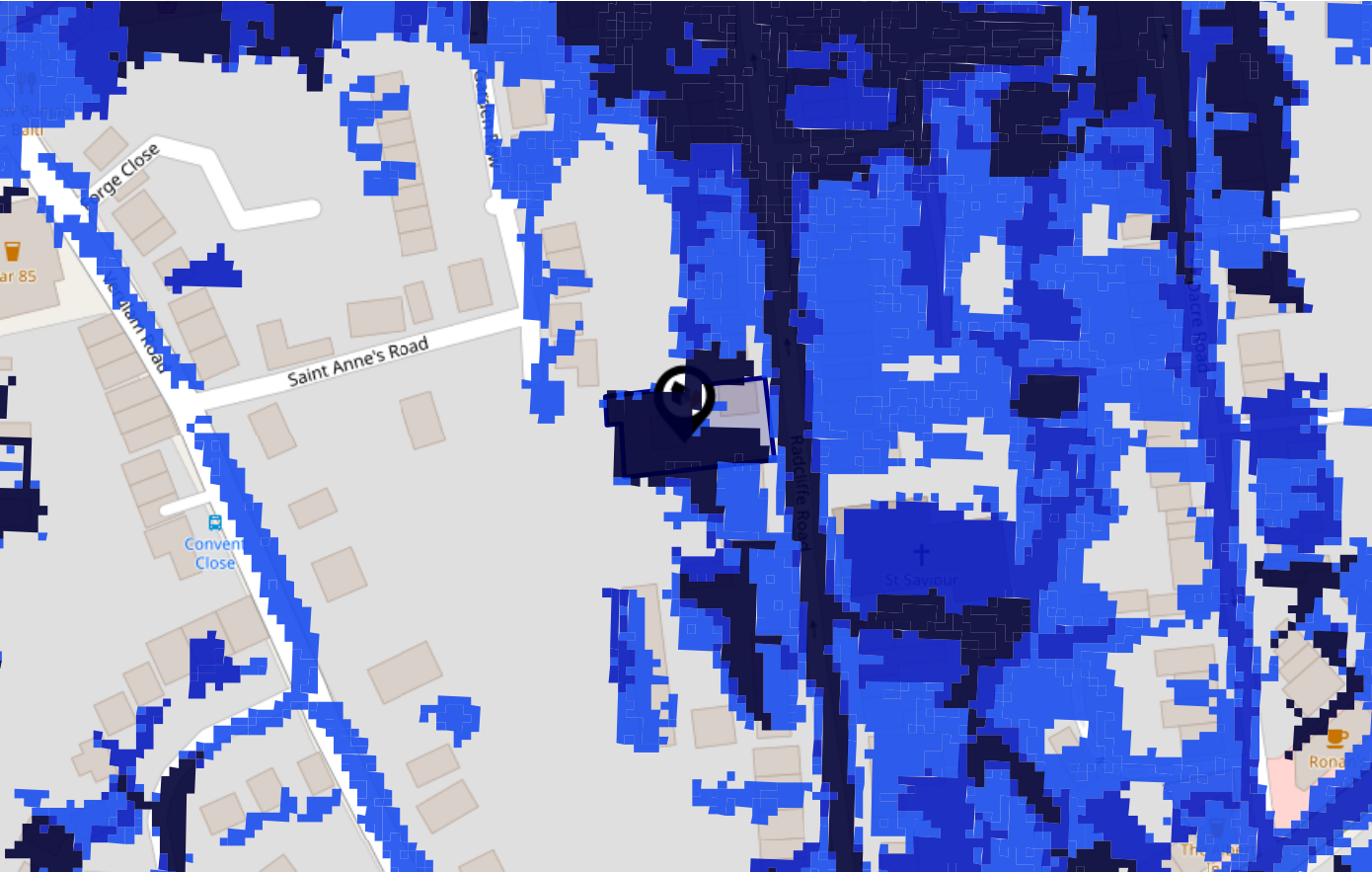
Important - Please read

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

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

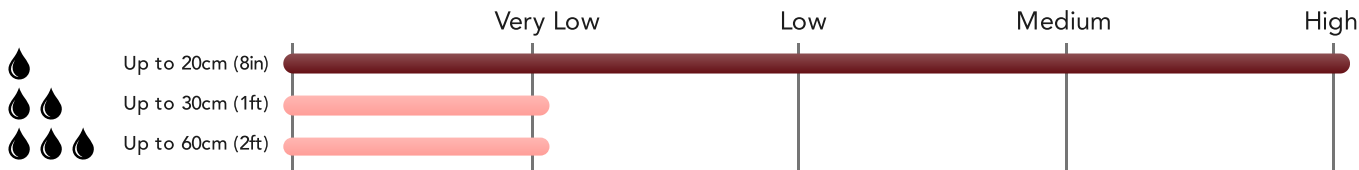


Risk Rating: High

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.

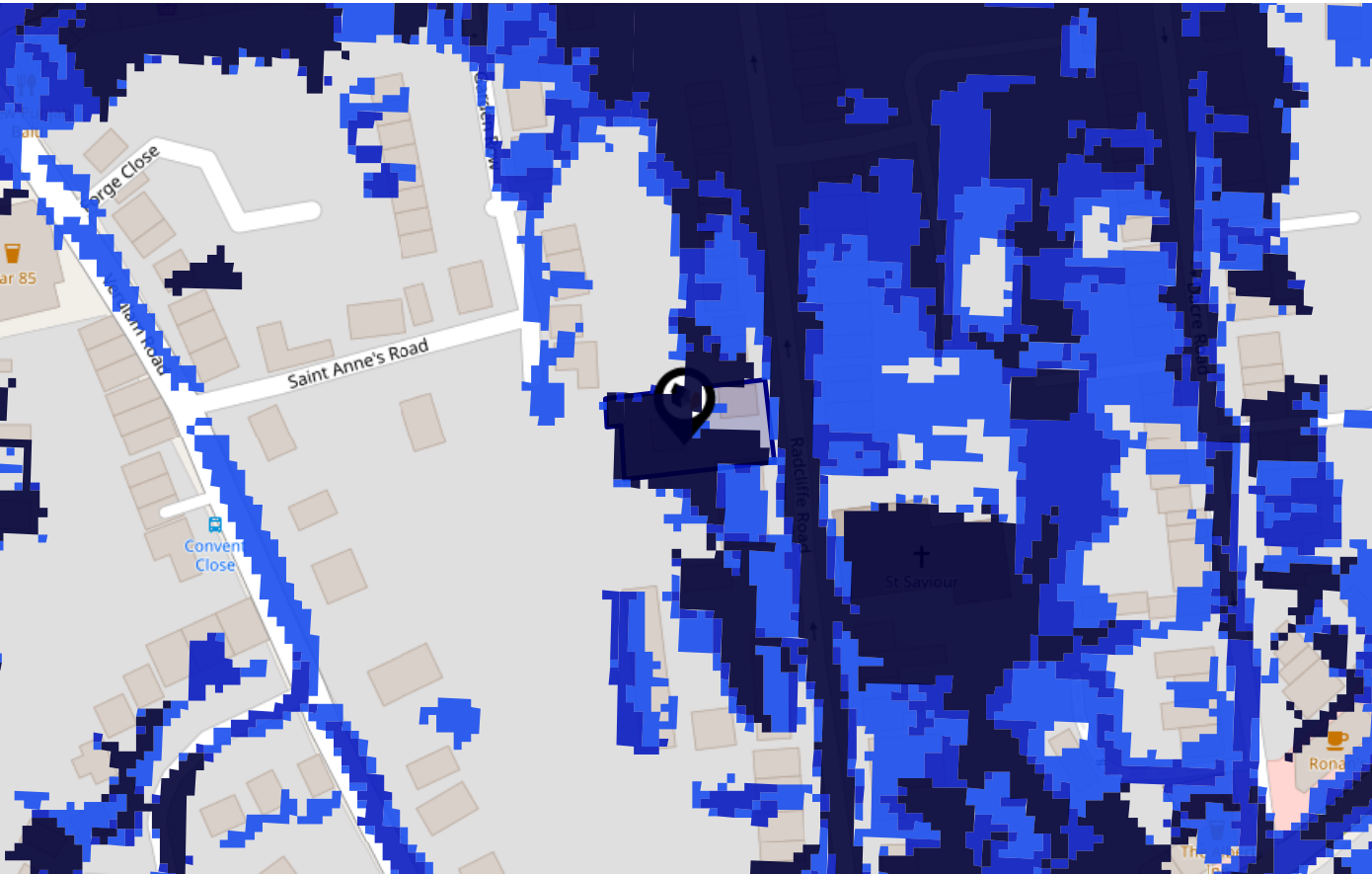
Chance of flooding to the following depths at this property:



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.

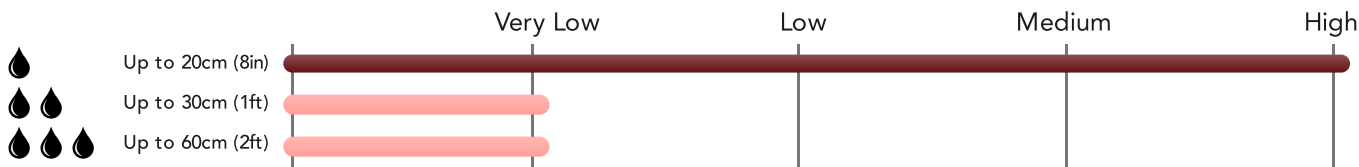


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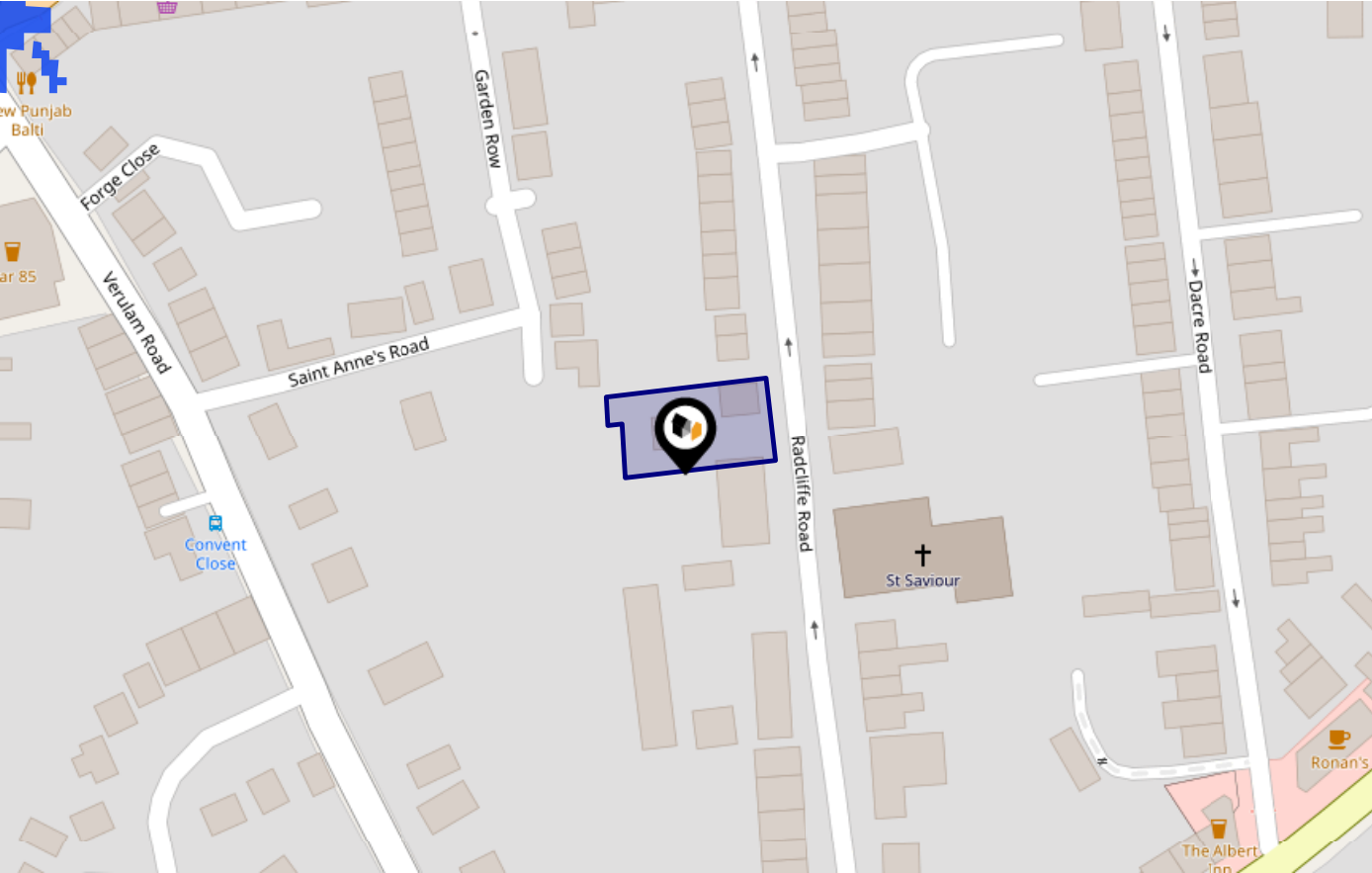
Chance of flooding to the following depths at this property:



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.

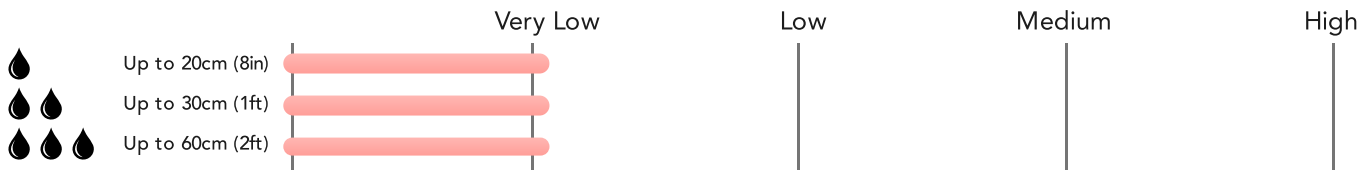


Risk Rating: Very low

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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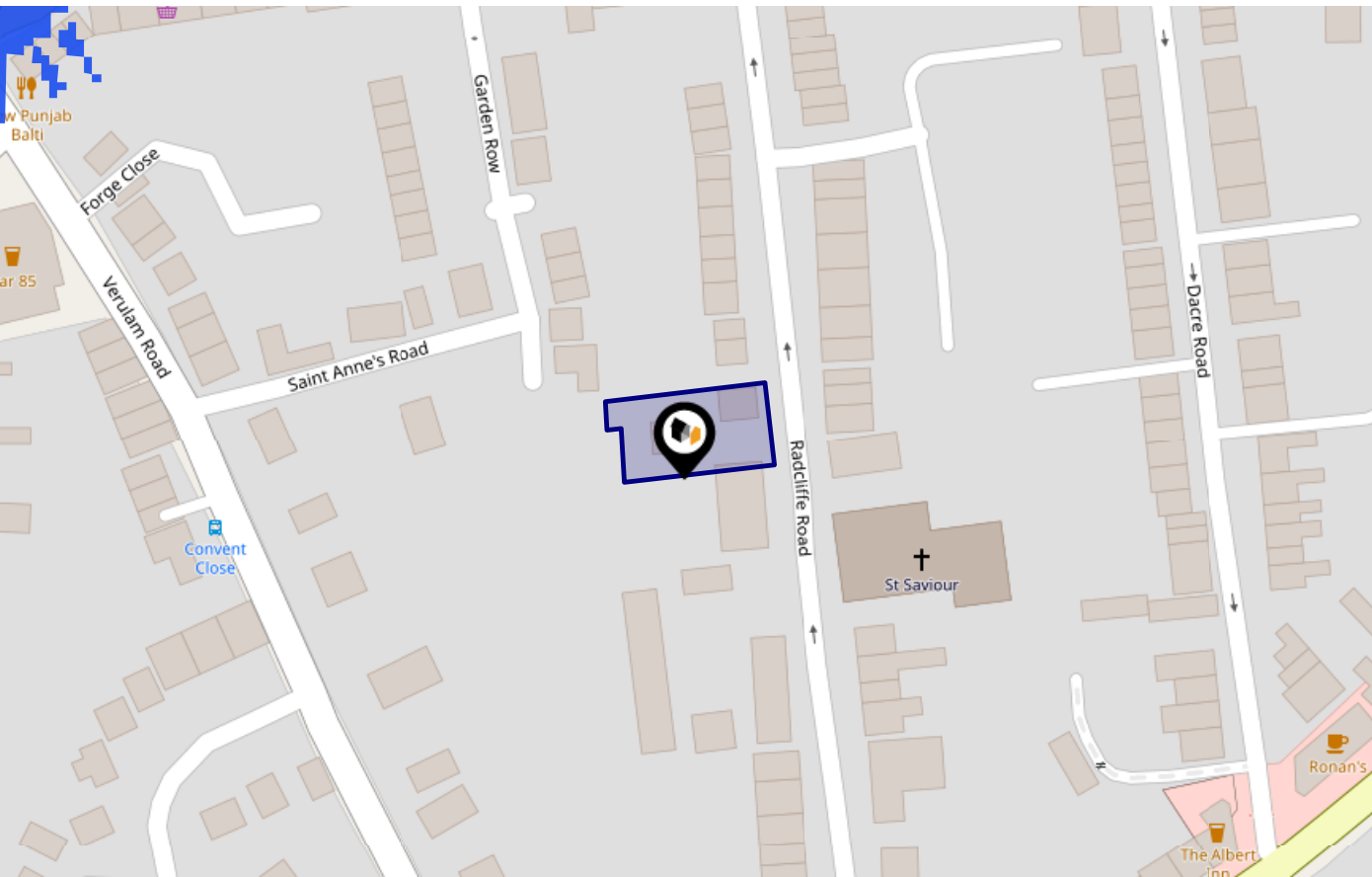
Chance of flooding to the following depths at this property:



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.

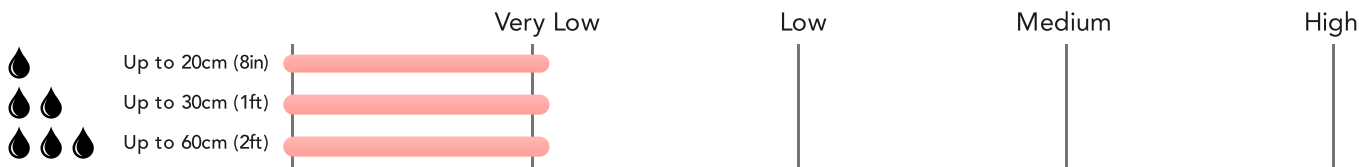


Risk Rating: **Very low**

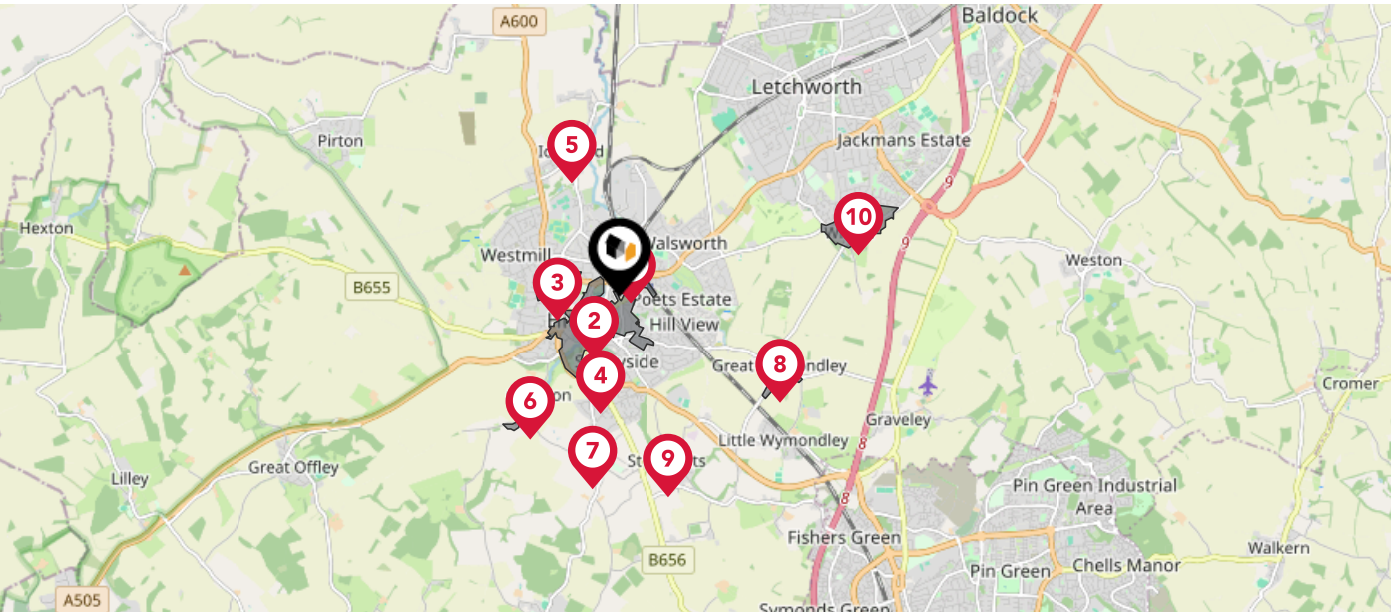
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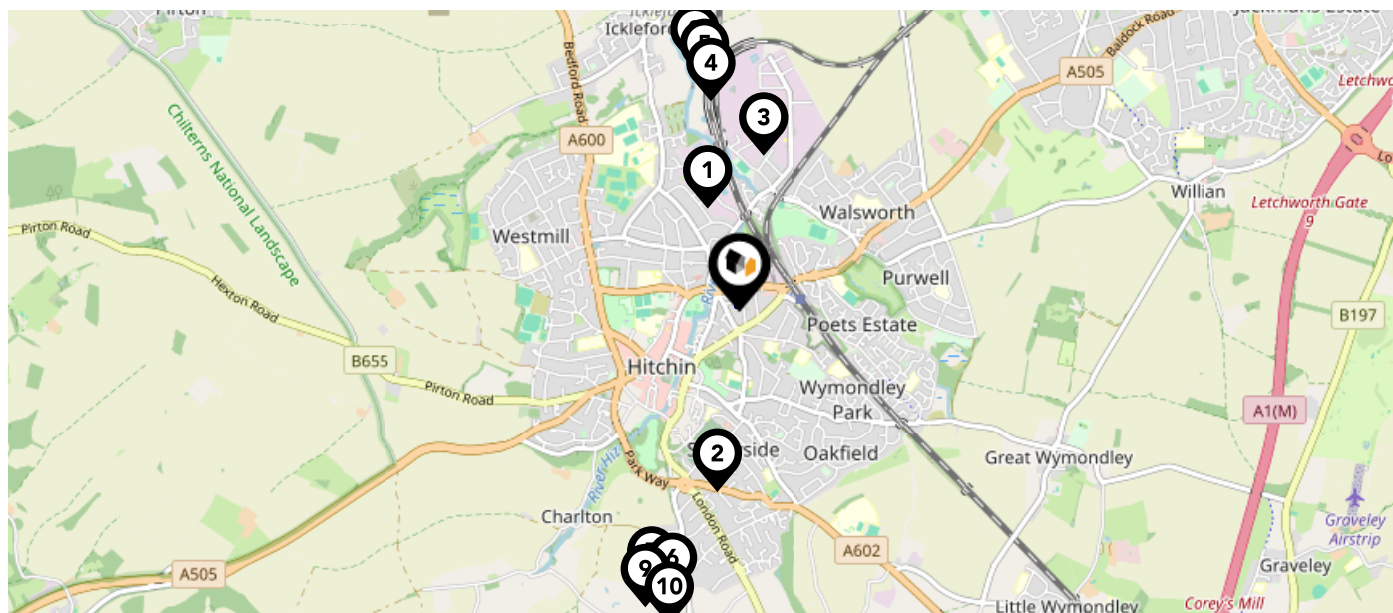


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Hitchin Railway and Ransom's Recreation Ground
2	Hitchin
3	Butts Close, Hitchin
4	Hitchin Hill Path
5	Ickleford
6	Charlton
7	Gosmore
8	Great Wymondley
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

1	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill	
2	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	
3	Wallace Way-Hitchin, Hertfordshire	Historic Landfill	
4	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill	
5	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill	
6	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
7	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
8	Gerry's Hole-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill	
9	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
10	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



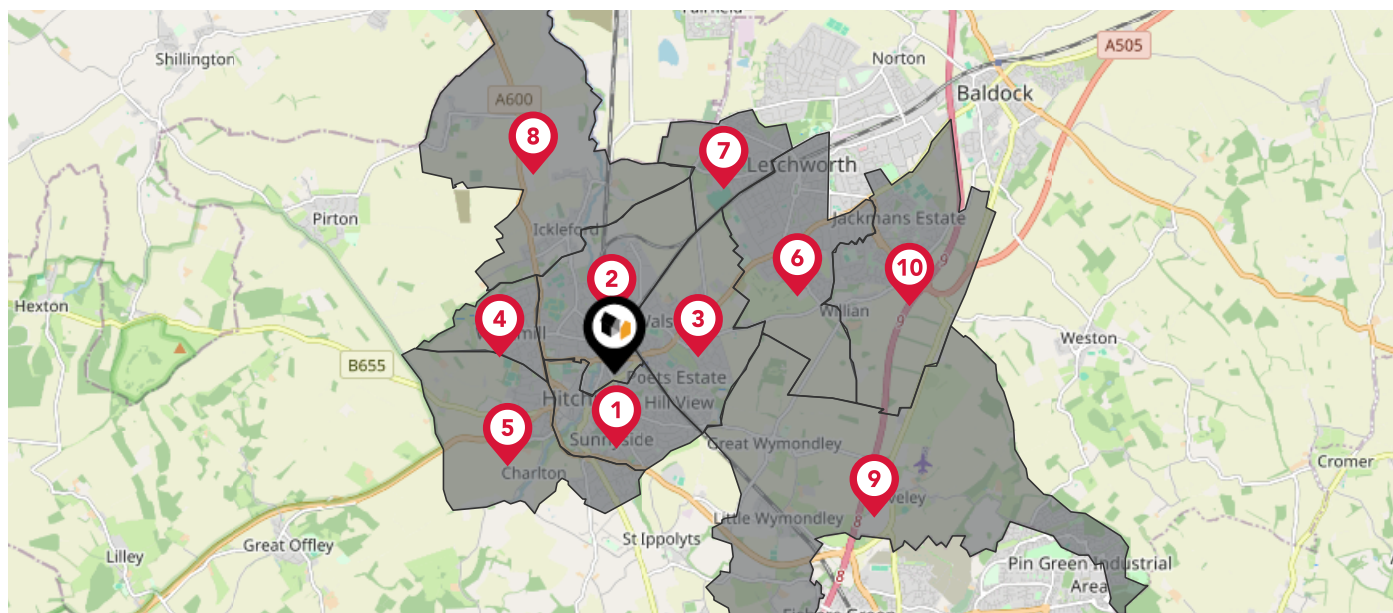
Mine Entry

- ✕ 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 Bearton Ward



Hitchin Walsworth Ward



Hitchin Oughton Ward



Hitchin Priory Ward



Letchworth South West Ward



Letchworth Wilbury Ward



Cadwell Ward



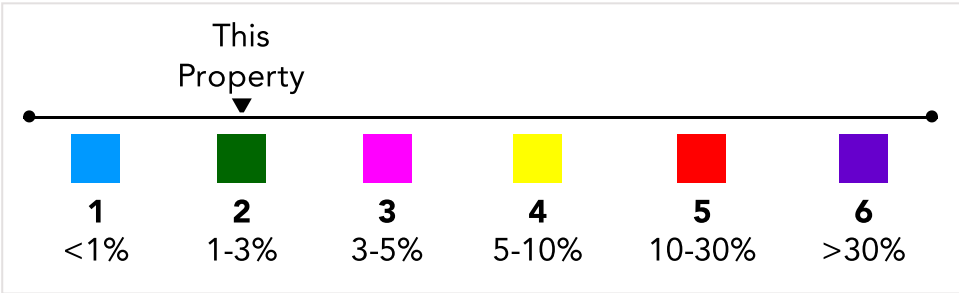
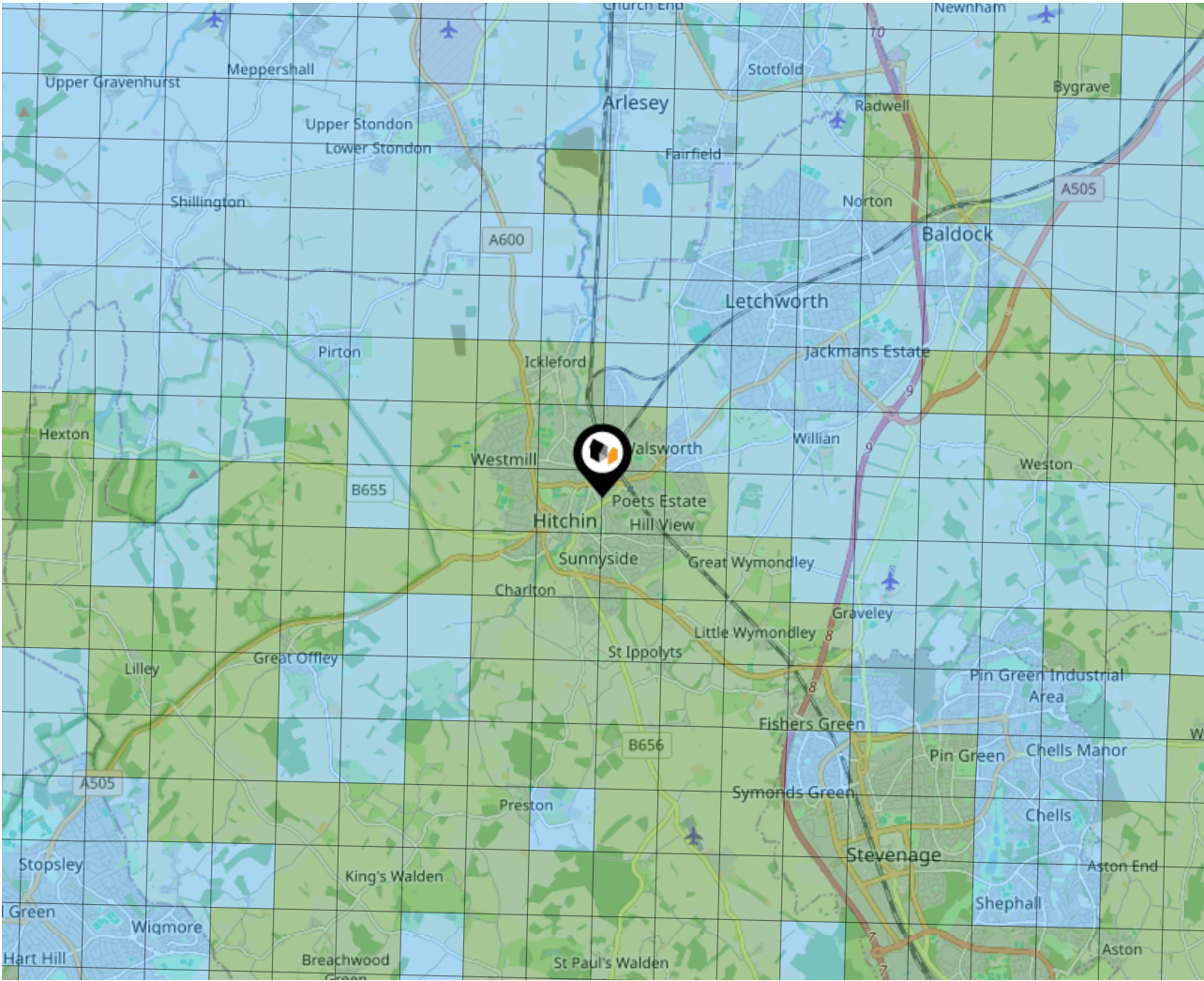
Chesfield Ward



Letchworth South East Ward

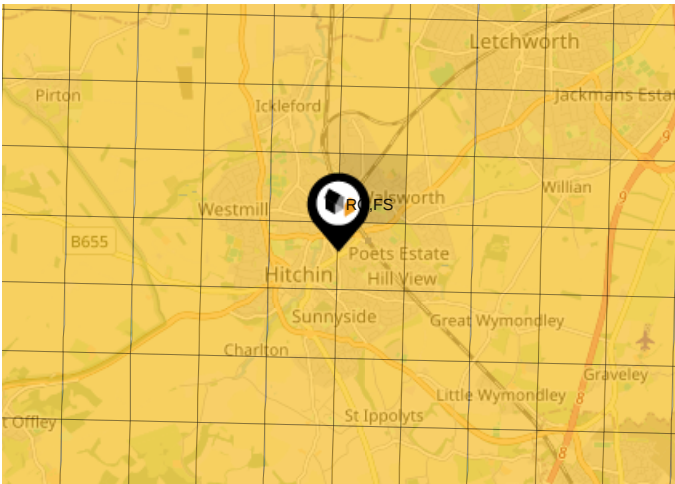
What is Radon?

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		

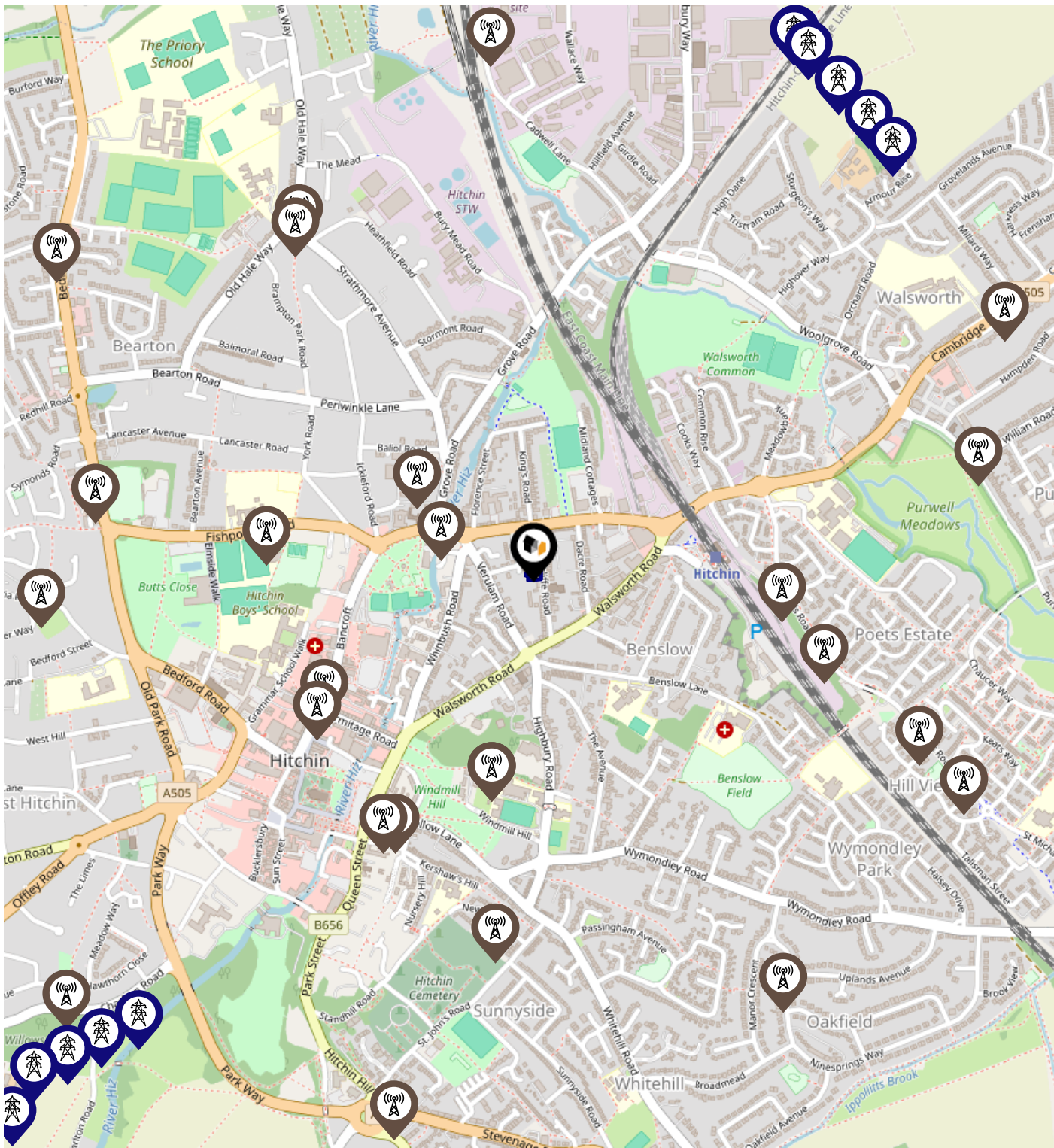


Primary Classifications (Most Common Clay Types)

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

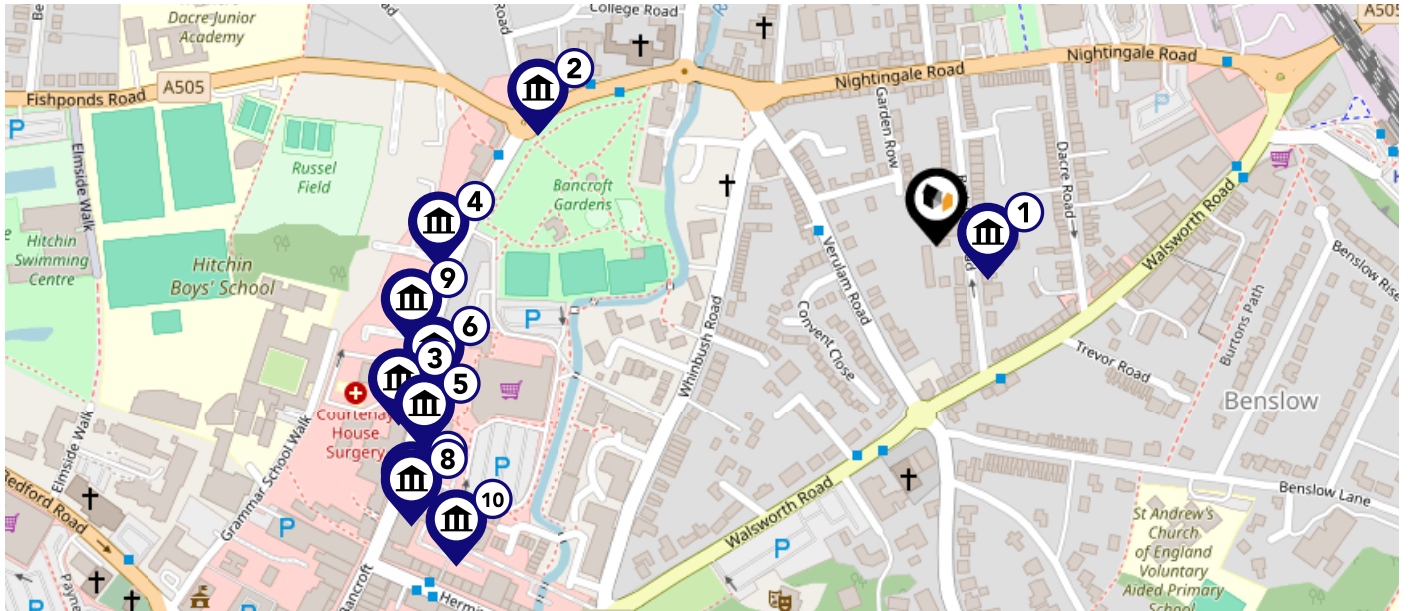
Masts & Pylons



Key:

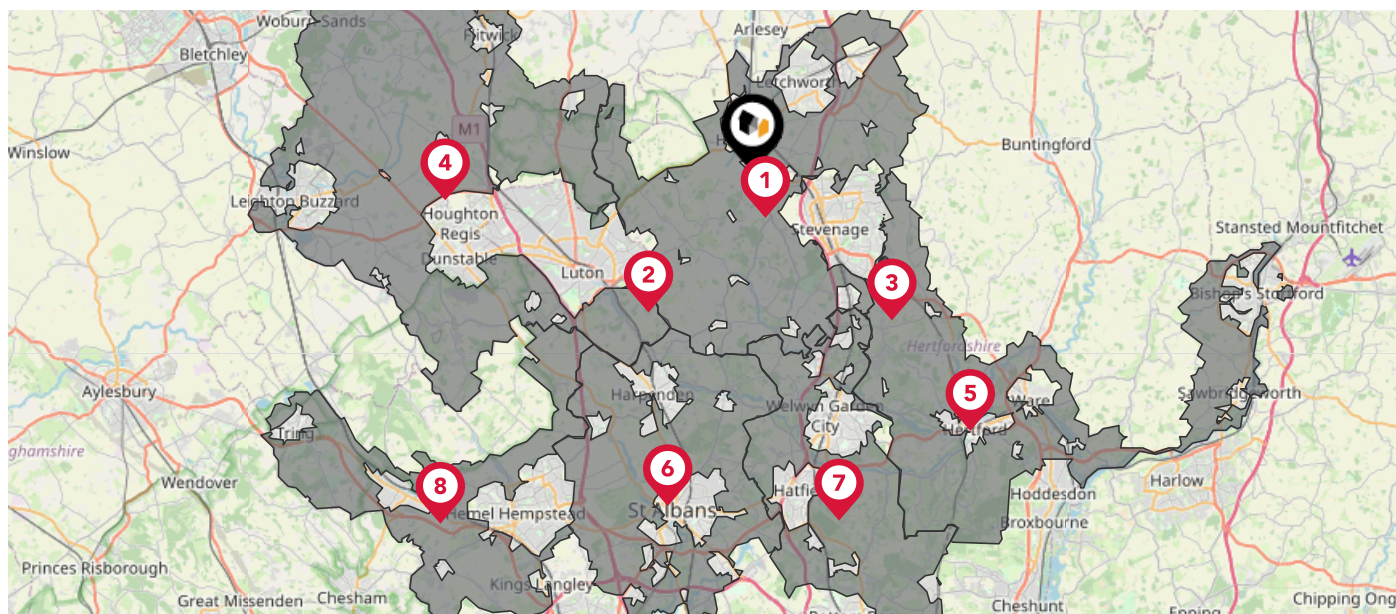
-  Power Pylons
-  Communication Masts

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	0.0 miles
	1347594 - Frythe Cottages	Grade II	0.2 miles
	1172987 - 34, Bancroft	Grade II	0.3 miles
	1347577 - 53, Bancroft	Grade II	0.3 miles
	1173028 - 93, Bancroft	Grade II	0.3 miles
	1102222 - 86 And 87, Bancroft	Grade II	0.3 miles
	1173040 - 101, Bancroft	Grade II	0.3 miles
	1102224 - 102 And 102a, Bancroft	Grade II	0.3 miles
	1102221 - 45, 46 And 46a, Bancroft	Grade II	0.3 miles
	1390955 - Buildings On The Ransoms Site	Grade II	0.3 miles

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



Nearby Green Belt Land



London Green Belt - North Hertfordshire



London Green Belt - Luton



London Green Belt - Stevenage



London Green Belt - Central Bedfordshire



London Green Belt - East Hertfordshire



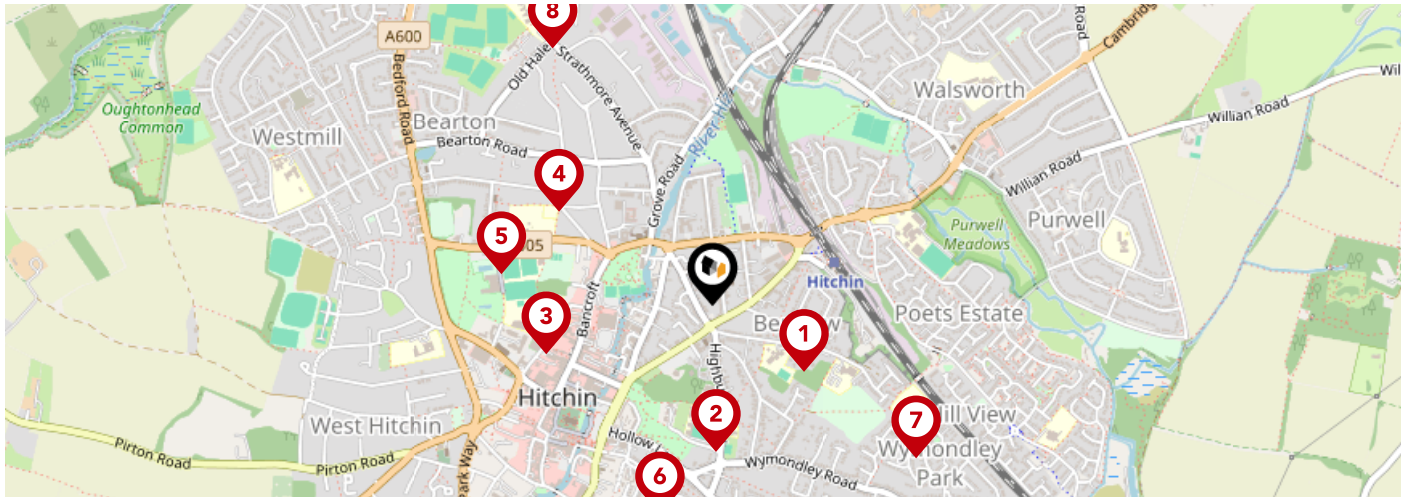
London Green Belt - St Albans



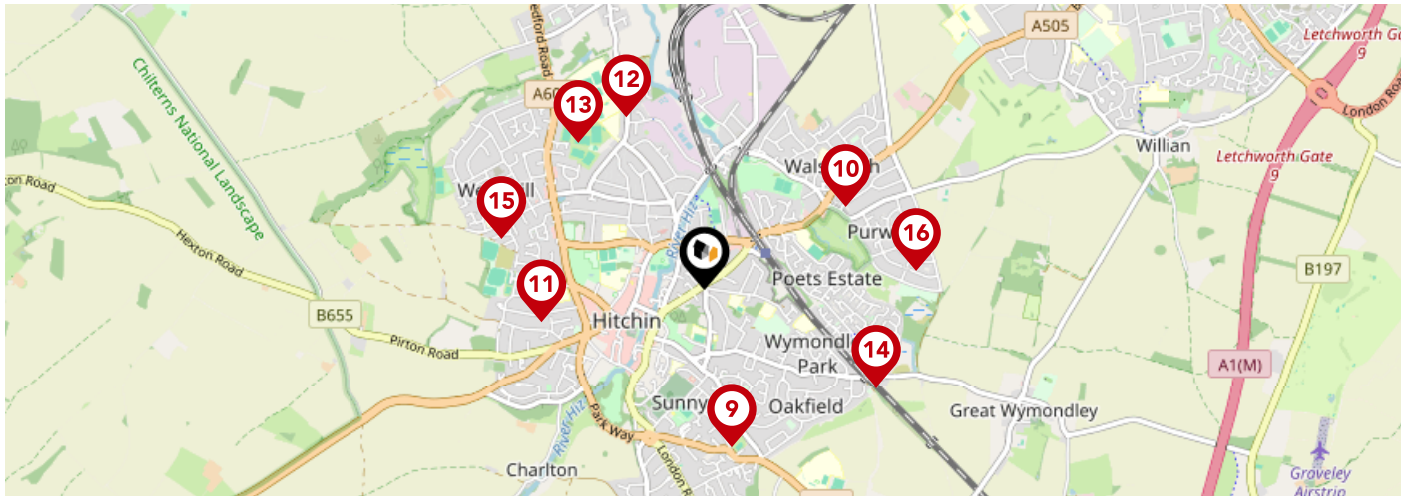
London Green Belt - Welwyn Hatfield



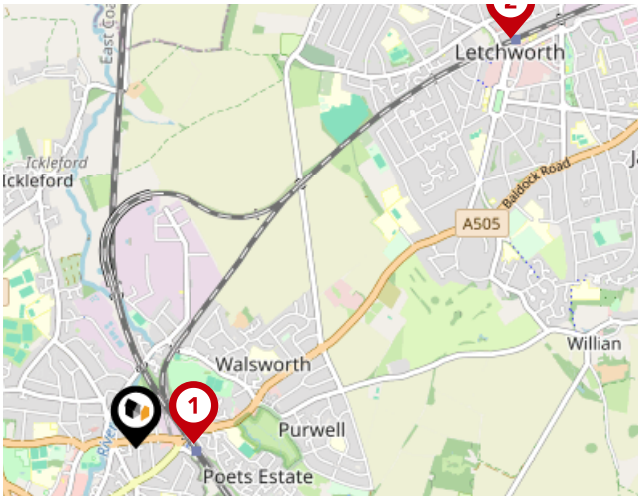
London Green Belt - Dacorum



		Nursery	Primary	Secondary	College	Private
1	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.26	☐	☒	☐	☐	☐
2	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.33	☐	☐	☒	☐	☐
3	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.4	☐	☐	☒	☐	☐
4	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.41	☒	☐	☐	☐	☐
5	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.49	☐	☒	☐	☐	☐
6	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.49	☐	☒	☐	☐	☐
7	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.58	☐	☒	☐	☐	☐
8	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.7	☐	☒	☐	☐	☐

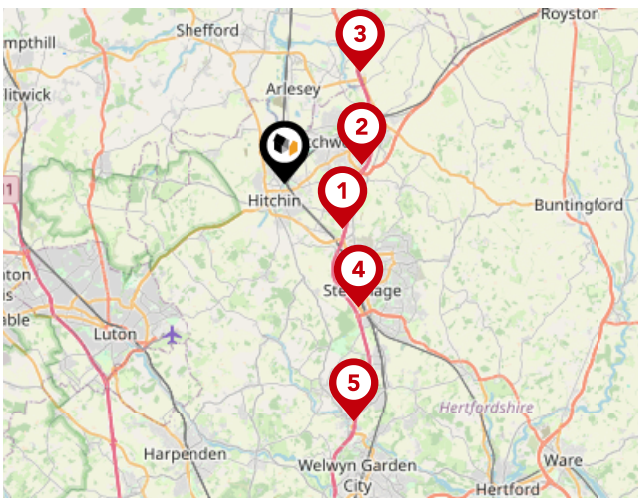


		Nursery	Primary	Secondary	College	Private
9	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.73	☐	☒	☐	☐	☐
10	Higover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:0.75	☐	☒	☐	☐	☐
11	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.76	☐	☒	☐	☐	☐
12	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:0.86	☐	☒	☐	☐	☐
13	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.89	☐	☐	☒	☐	☐
14	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:0.9	☐	☒	☐	☐	☐
15	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.95	☐	☒	☐	☐	☐
16	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:0.97	☐	☒	☐	☐	☐



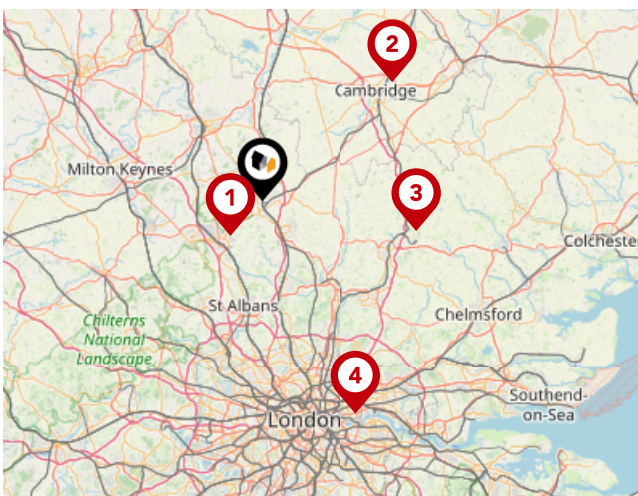
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.27 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	2.7 miles
2	A1(M) J9	2.89 miles
3	A1(M) J10	4.95 miles
4	A1(M) J7	5.25 miles
5	A1(M) J6	9.02 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.83 miles
2	Cambridge	25.76 miles
3	Stansted Airport	23.01 miles
4	Silvertown	33.97 miles

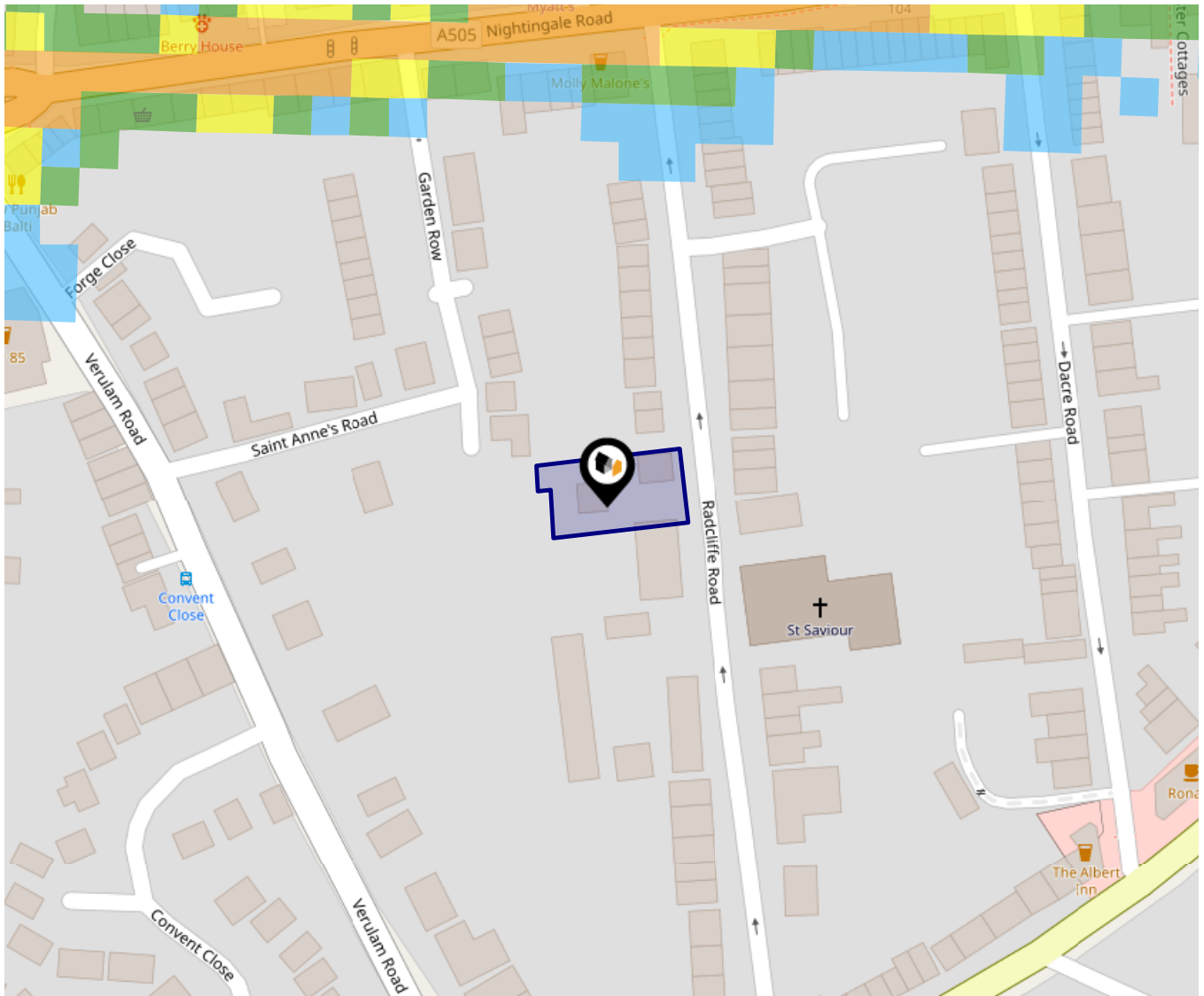
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Convent Close	0.07 miles
2	Verulam Road	0.14 miles
3	Water Lane	0.21 miles
4	Hitchin Railway Station	0.18 miles
5	Grove Road	0.21 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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Valuation Office
Agency

