

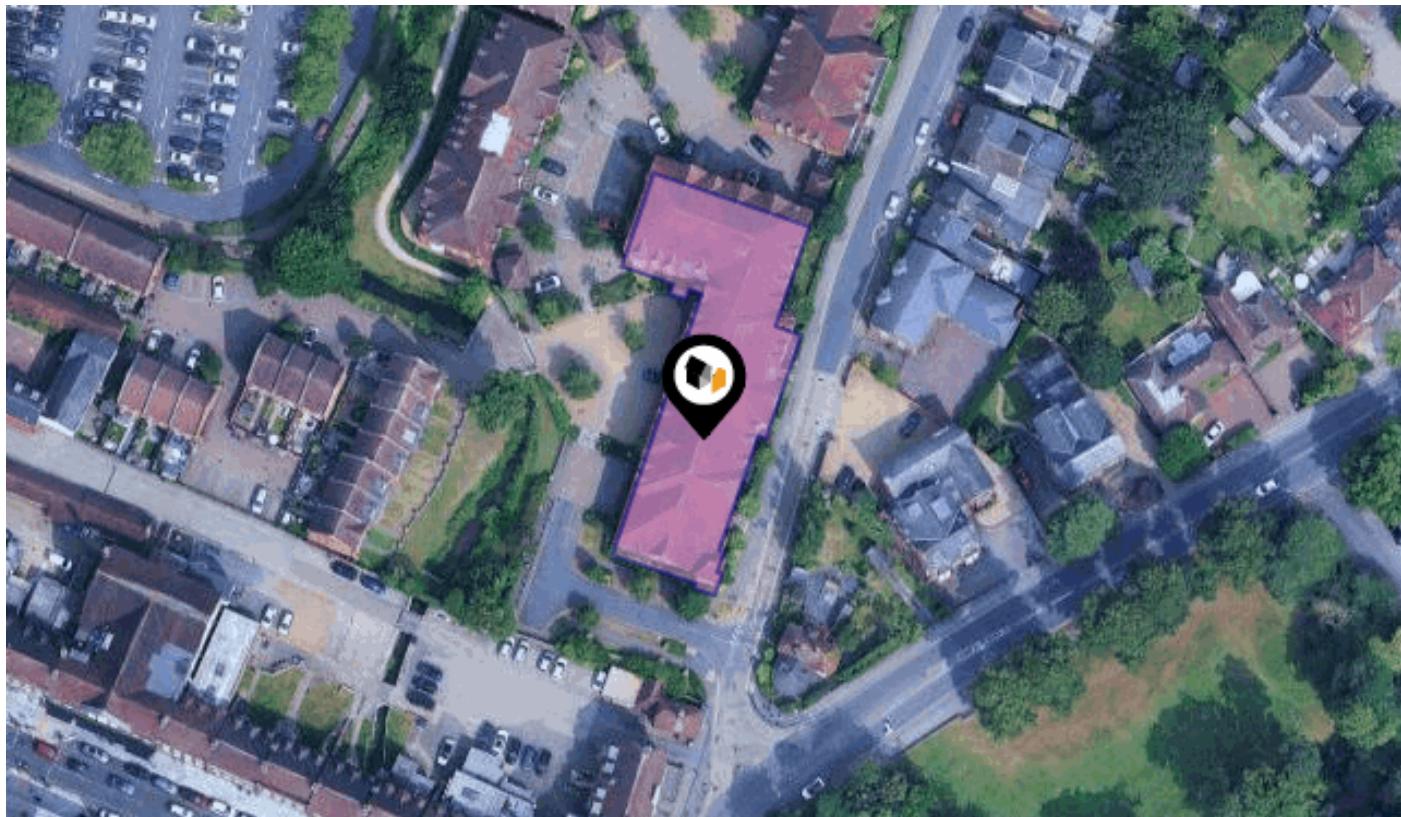


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 15th January 2026



WHINBUSH ROAD, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

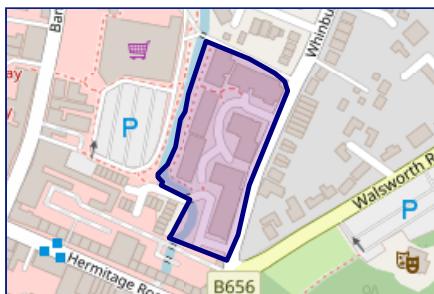
01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk



Freehold Title Plan



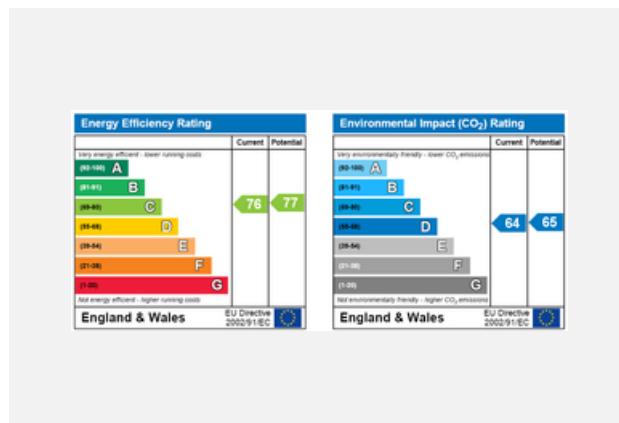
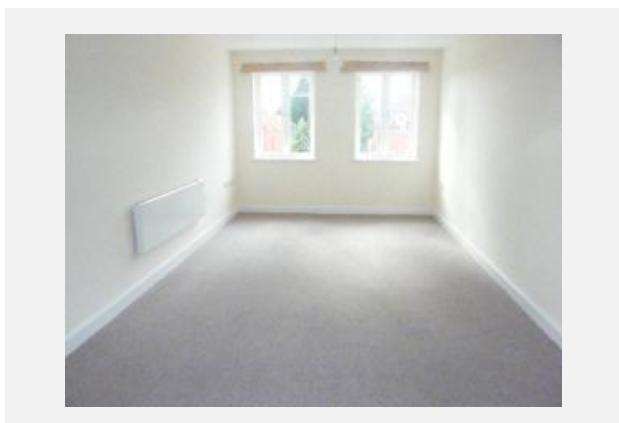
HD485571

Leasehold Title Plan



HD467583

Start Date: 15/03/2007
End Date: 01/01/2130
Lease Term: 125 years from 1 January 2005
Term Remaining: 104 years



Whinbush Road, HITCHIN, SG5

Energy rating

C

Valid until 19.06.2018

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Room heaters, electric
Main Heating Energy:	Very poor
Main Heating Controls:	Appliance thermostats
Main Heating Controls Energy:	Good
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 25% of fixed outlets
Lighting Energy:	Average
Floors:	(other premises below)
Secondary Heating:	Room heaters, electric
Total Floor Area:	49 m ²

Building Safety

None specified

Accessibility / Adaptations

Not suitable for wheel chair users

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Brick

Property Lease Information

Lease remaining 103 years
Service charge £2129.56 per annum
Ground rent £398.56 per annum

Listed Building Information

Not applicable

Stamp Duty

Ask agent

Other

Other

Electricity Supply

Yes

Gas Supply

No

Central Heating

Electric

Water Supply

Mains supply

Drainage

Mains supply

Important - Please read

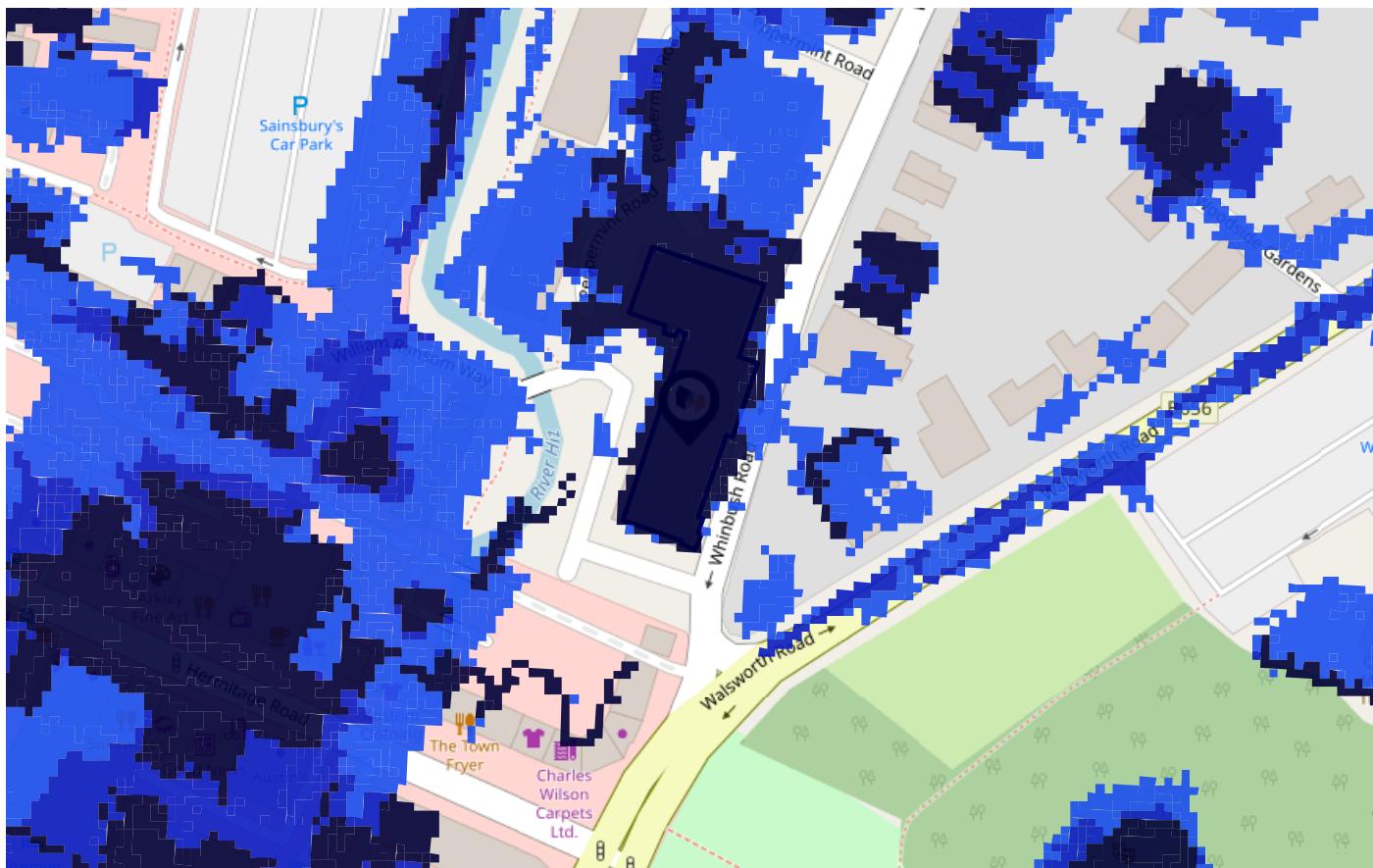
The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

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.

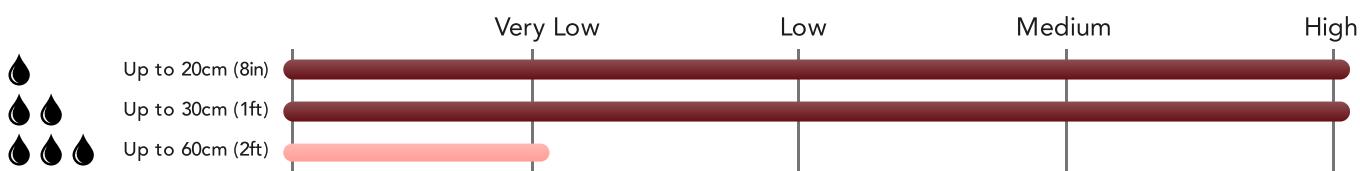


Risk Rating: High

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.

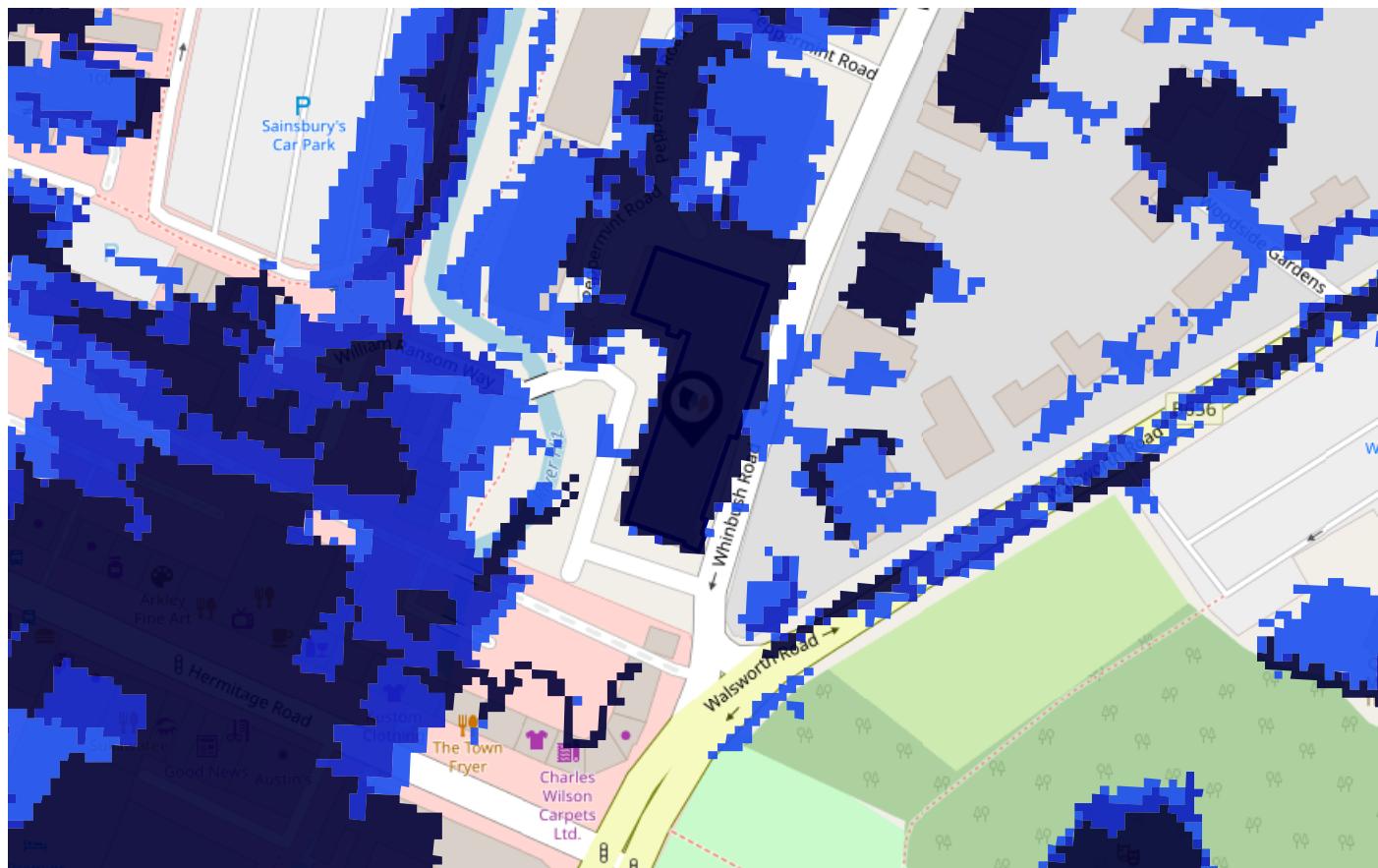
Chance of flooding to the following depths at this property:



Flood Risk Surface Water - Climate Change

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.

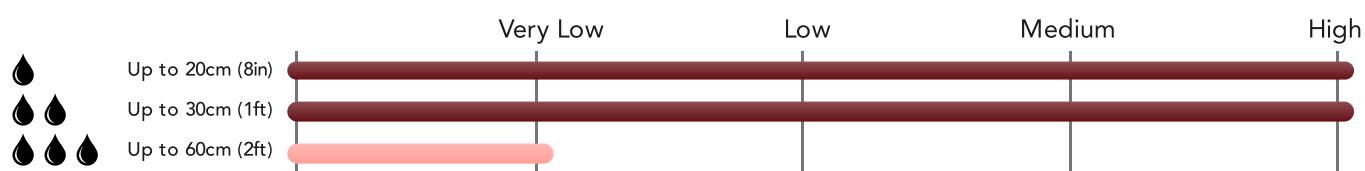


Risk Rating: High

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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.
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- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
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Chance of flooding to the following depths at this property:

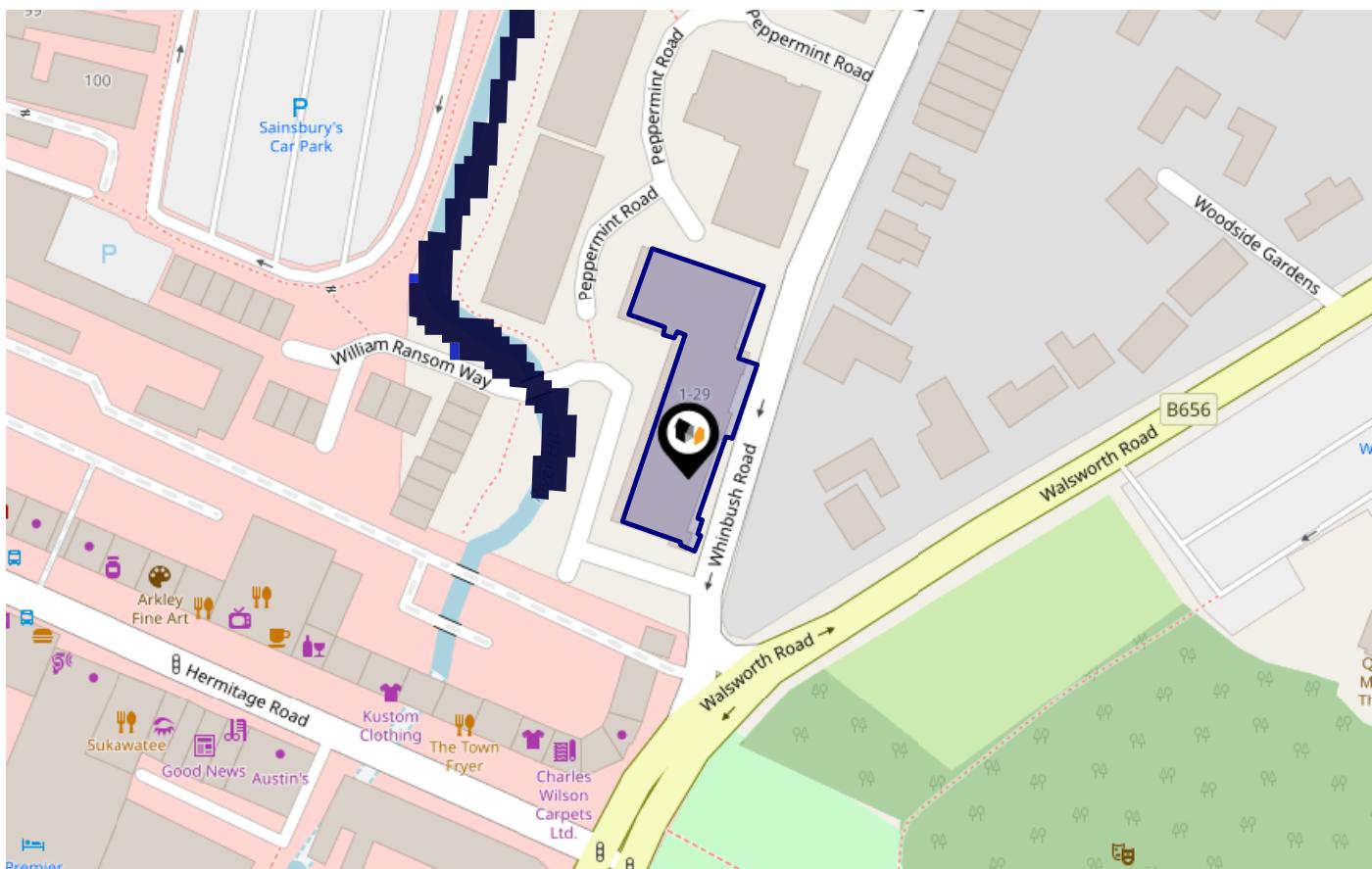


Flood Risk

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.

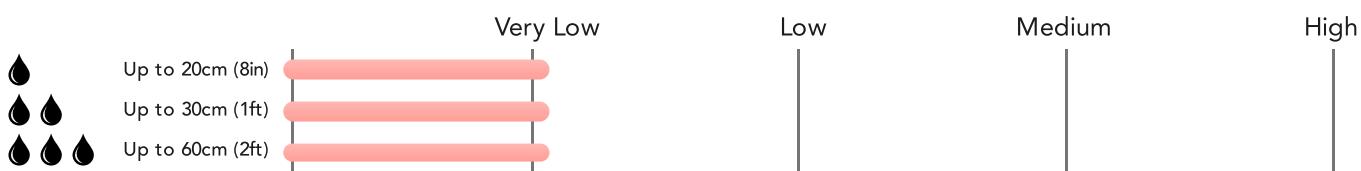


Risk Rating: Very low

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.

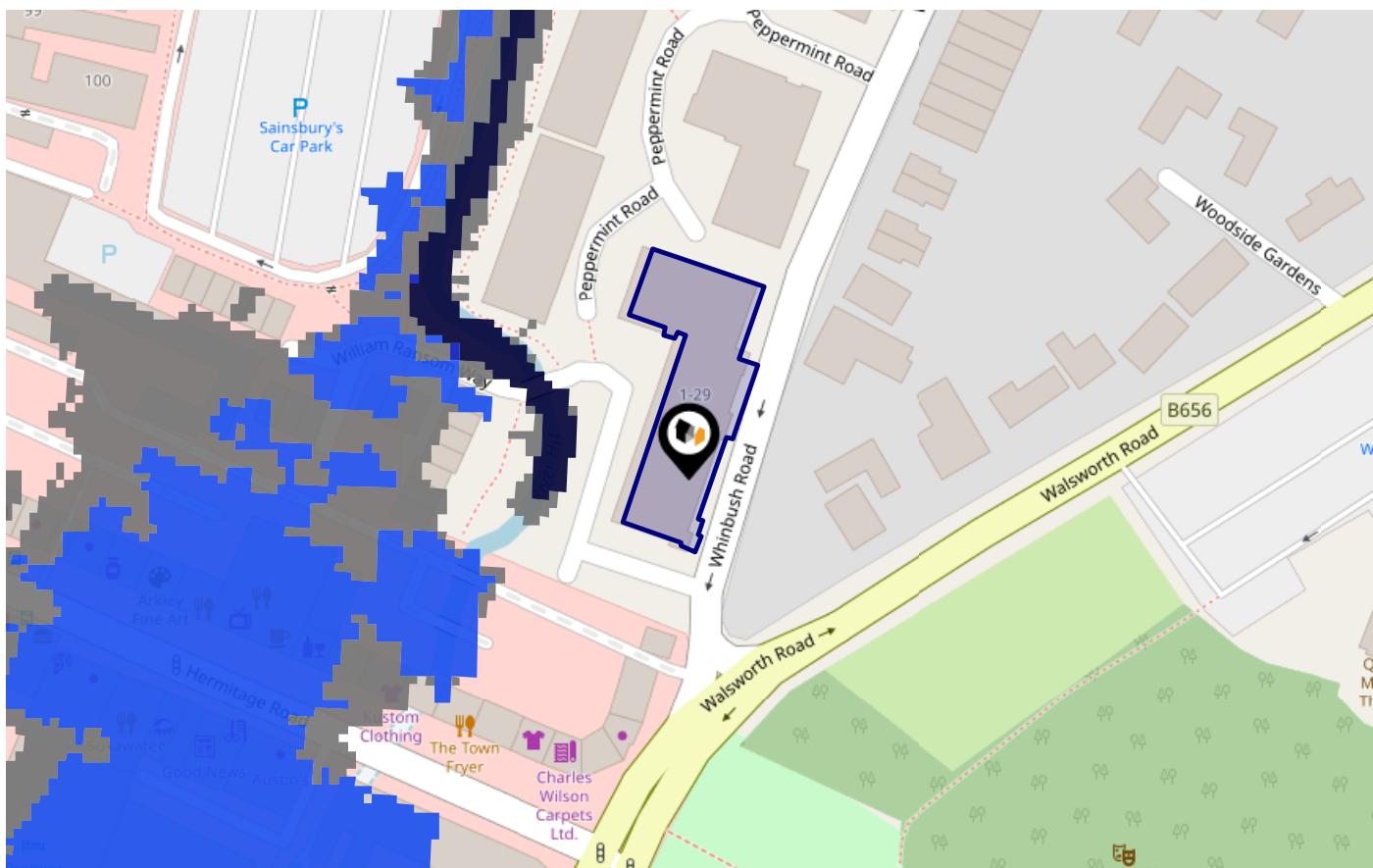
Chance of flooding to the following depths at this property:



Flood Risk 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.

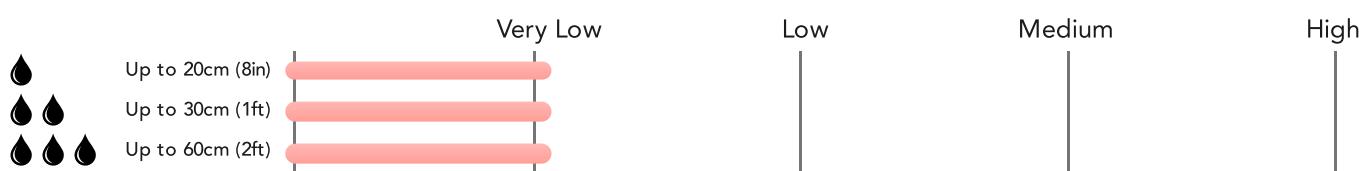


Risk Rating: Very low

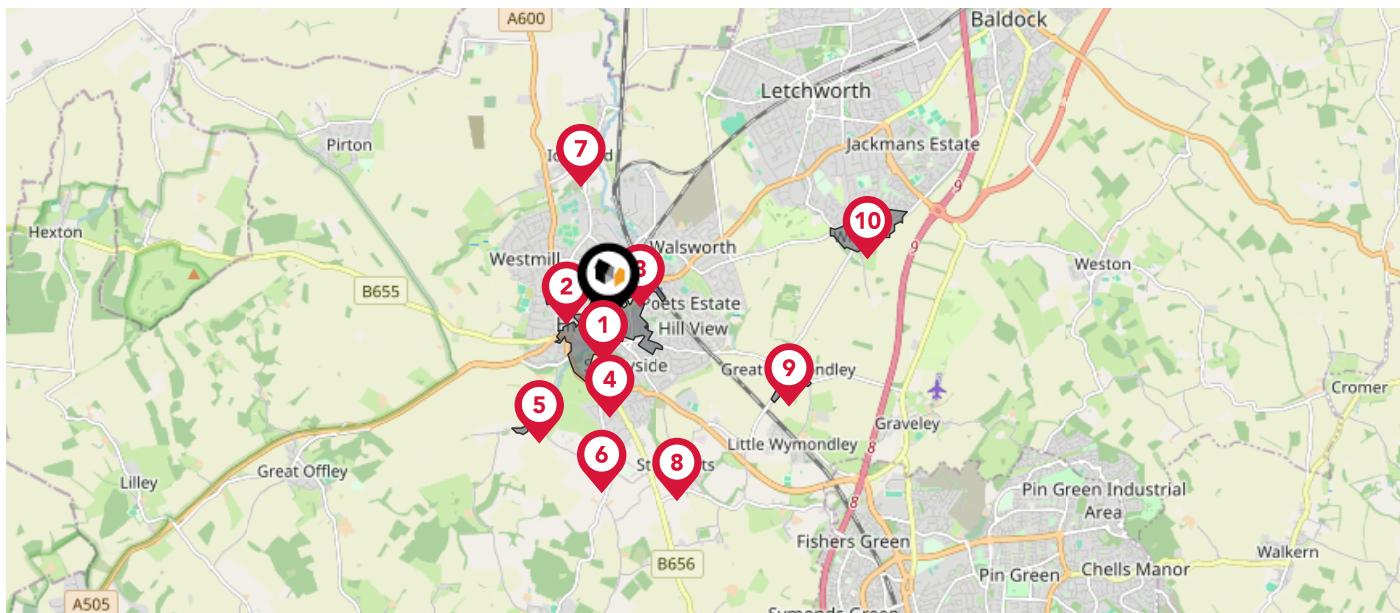
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

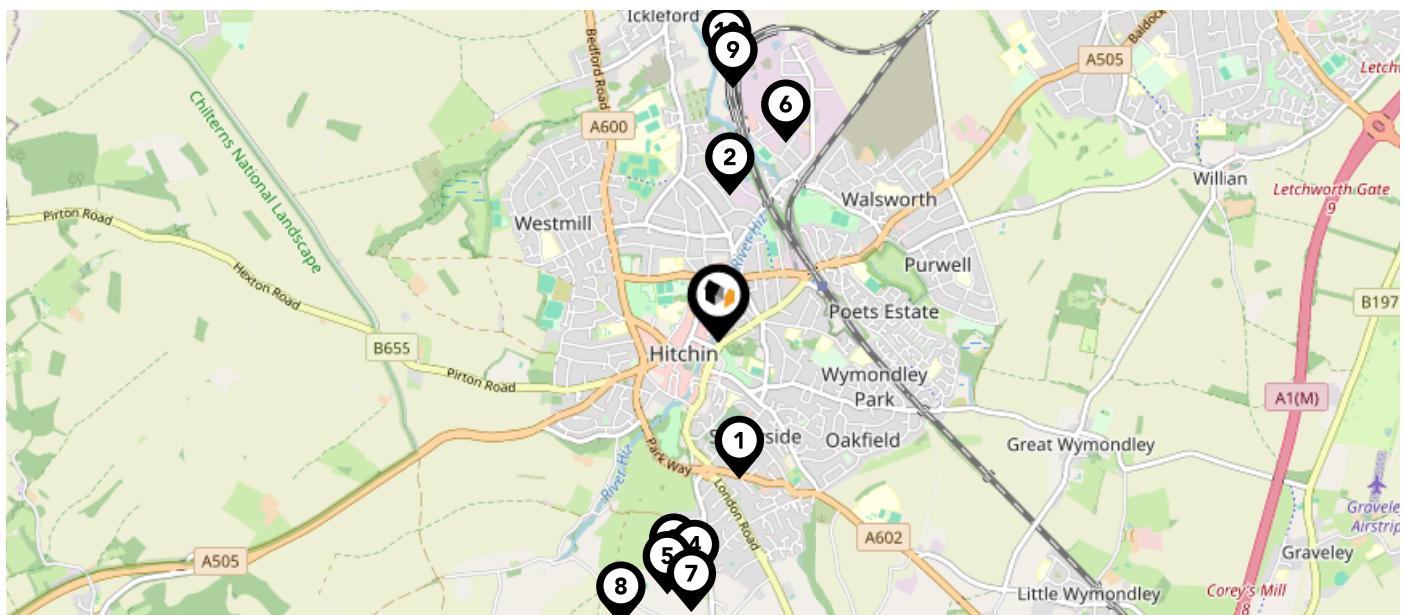
1	Hitchin
2	Butts Close, Hitchin
3	Hitchin Railway and Ransom's Recreation Ground
4	Hitchin Hill Path
5	Charlton
6	Gosmore
7	Ickleford
8	St Ippolys
9	Great Wymondley
10	Willian

Maps

Landfill Sites

country
properties

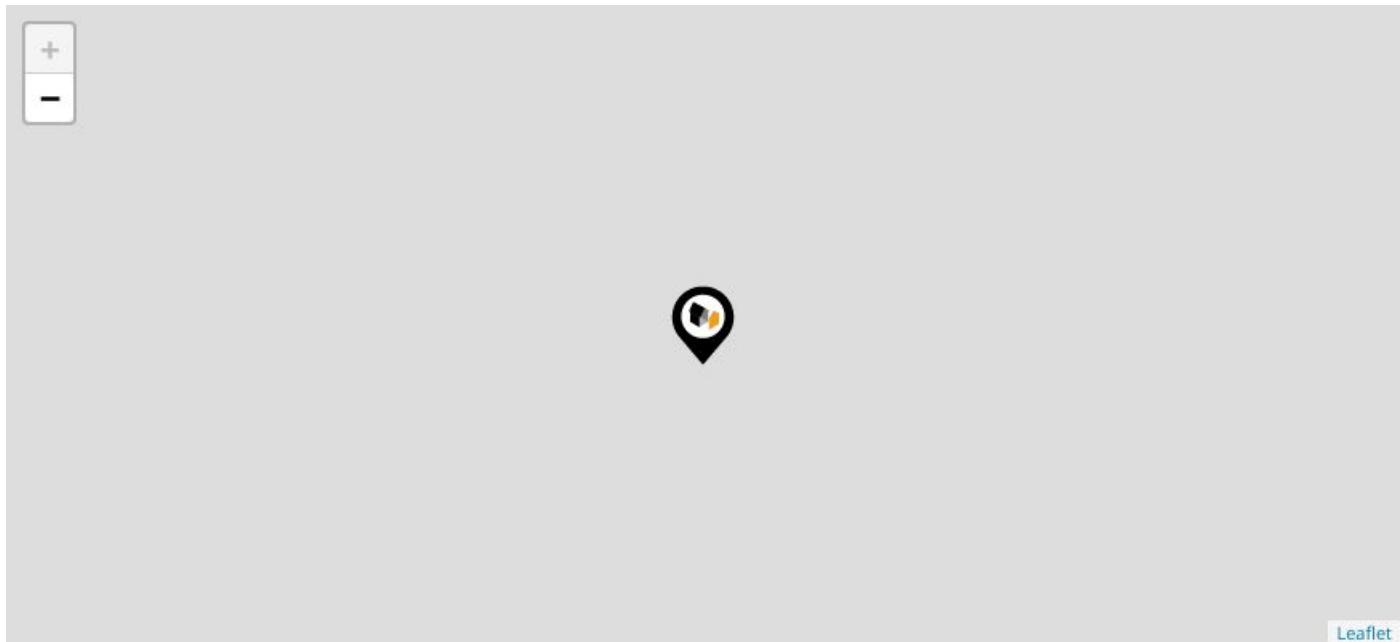
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
2	Ickleford-Near Hitchin, Hertfordshire	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	Wallace Way-Hitchin, Hertfordshire	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	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
10	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>

This map displays nearby coal mine entrances and their classifications.



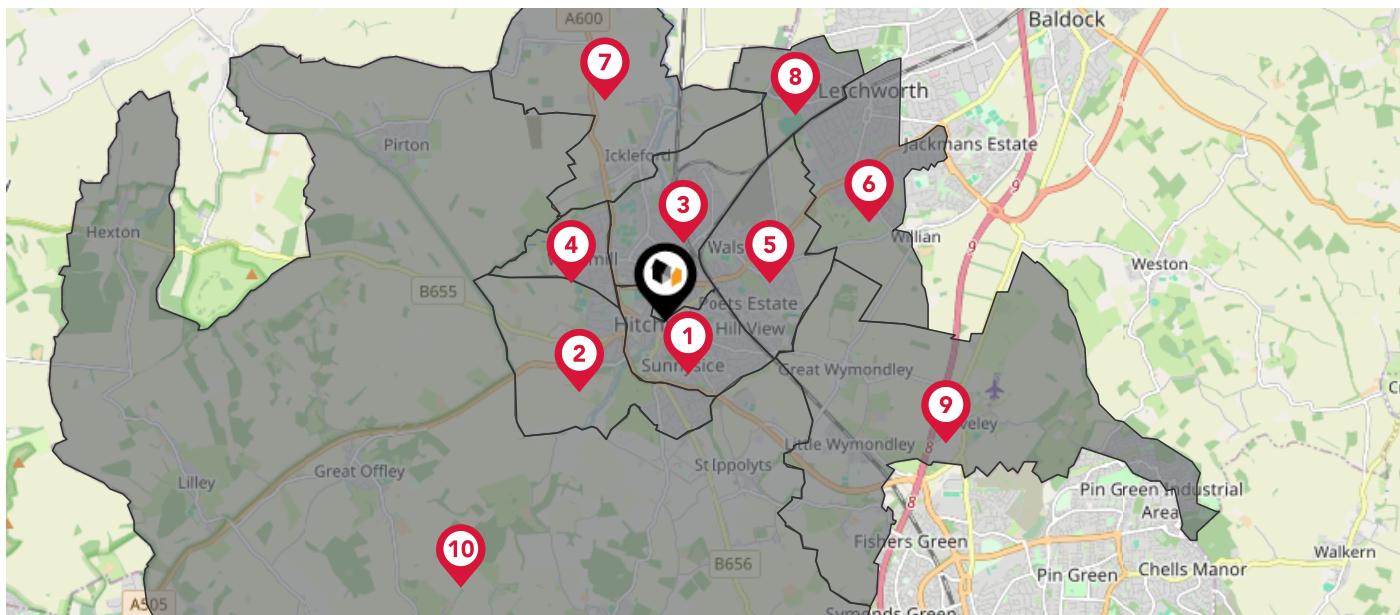
Mine Entry

- ✖ 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.

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

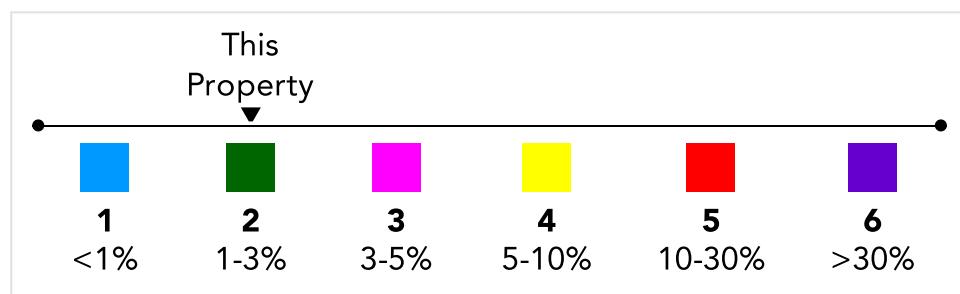
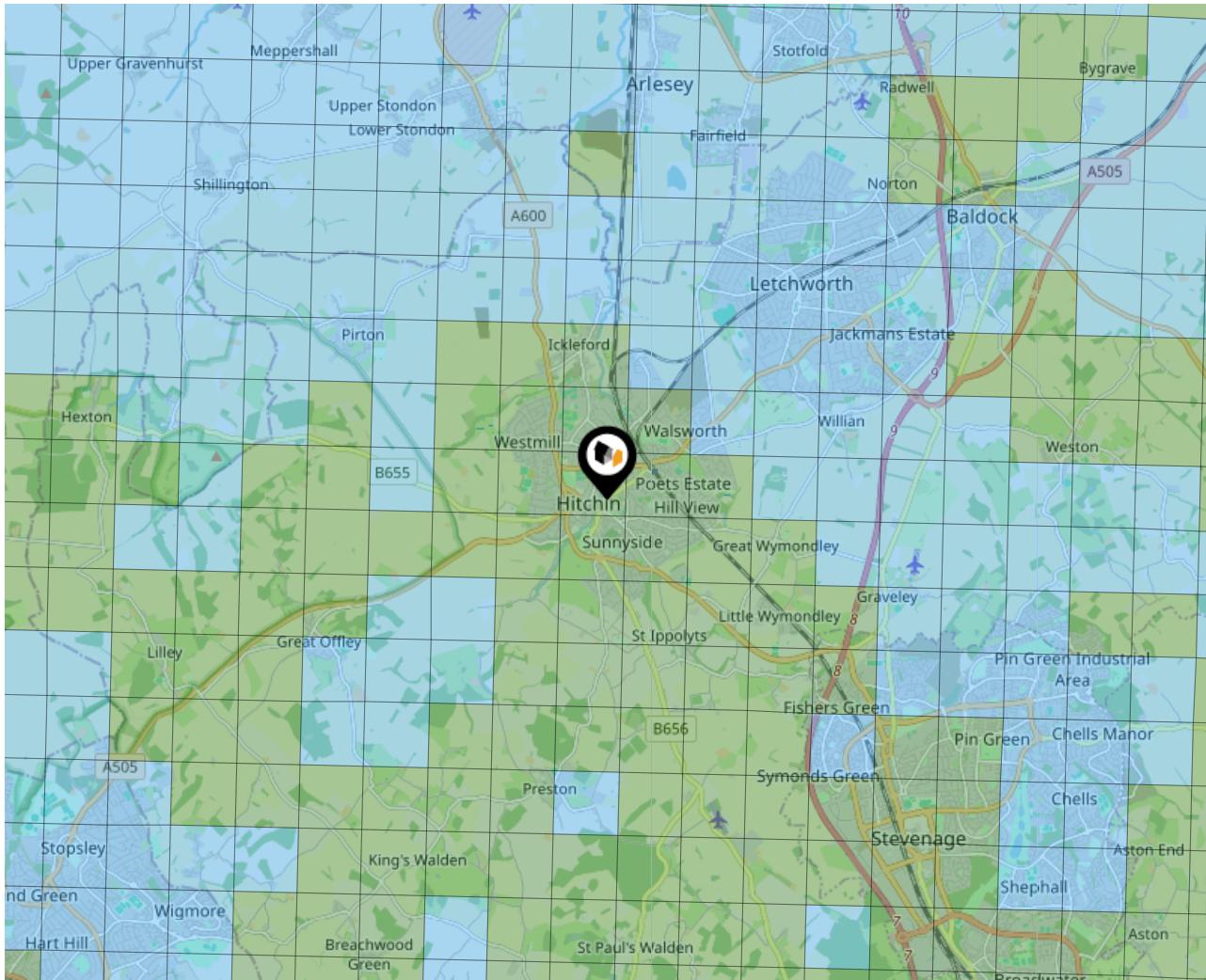


Nearby Council Wards

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

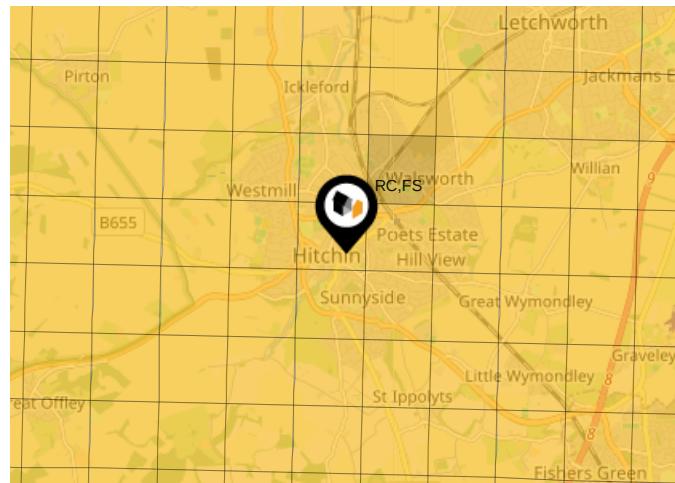
What is Radon?

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

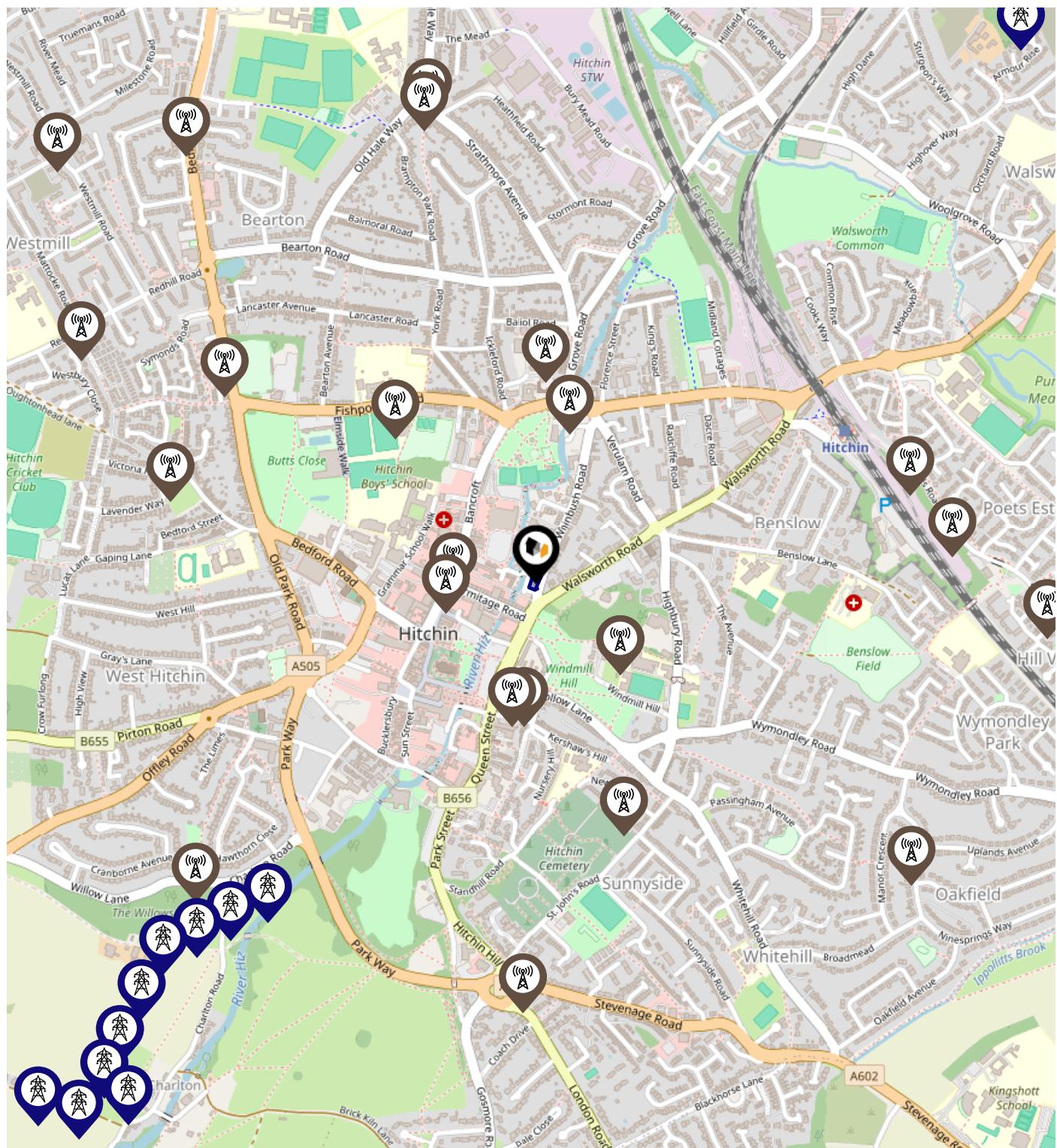


Primary Classifications (Most Common Clay Types)

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...



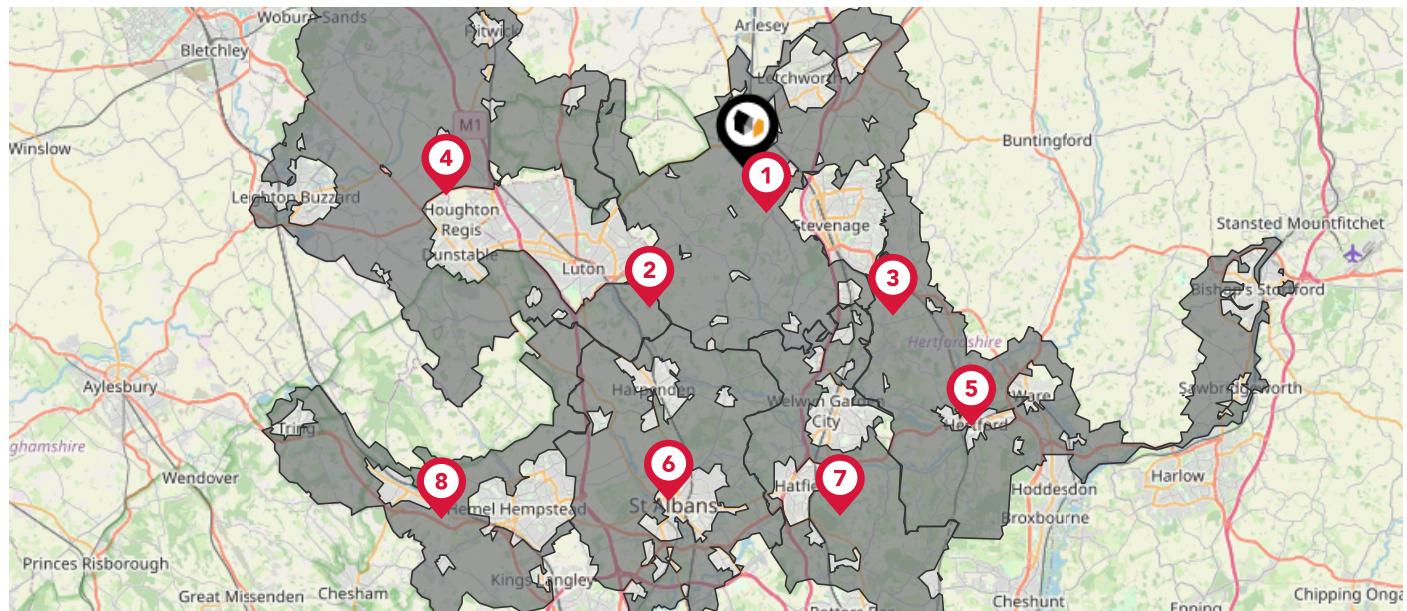
Listed Buildings in the local district

Grade

Distance

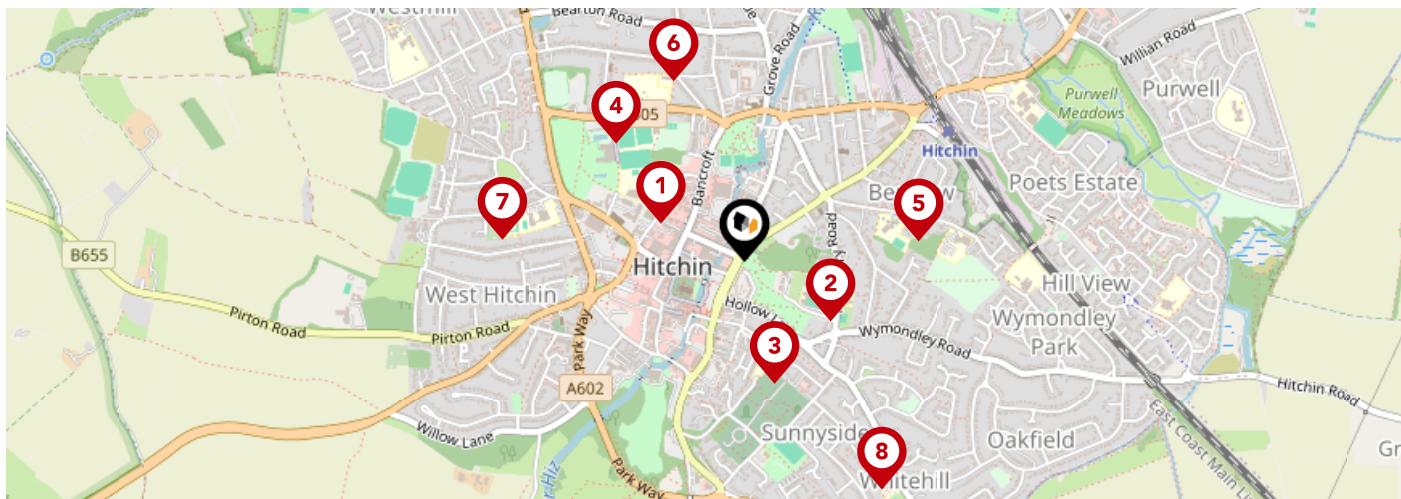
 ¹	1102128 - 1, Walsworth Road	Grade II	0.0 miles
 ²	1172987 - 34, Bancroft	Grade II	0.1 miles
 ³	1173028 - 93, Bancroft	Grade II	0.1 miles
 ⁴	1347574 - 21a, Bancroft	Grade II	0.1 miles
 ⁵	1102222 - 86 And 87, Bancroft	Grade II	0.1 miles
 ⁶	1102218 - 23 And 24, Bancroft	Grade II	0.1 miles
 ⁷	1102216 - 21, Bancroft	Grade II	0.1 miles
 ⁸	1173040 - 101, Bancroft	Grade II	0.1 miles
 ⁹	1102183 - 121, Bancroft	Grade II	0.1 miles
 ¹⁰	1102224 - 102 And 102a, Bancroft	Grade II	0.1 miles

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

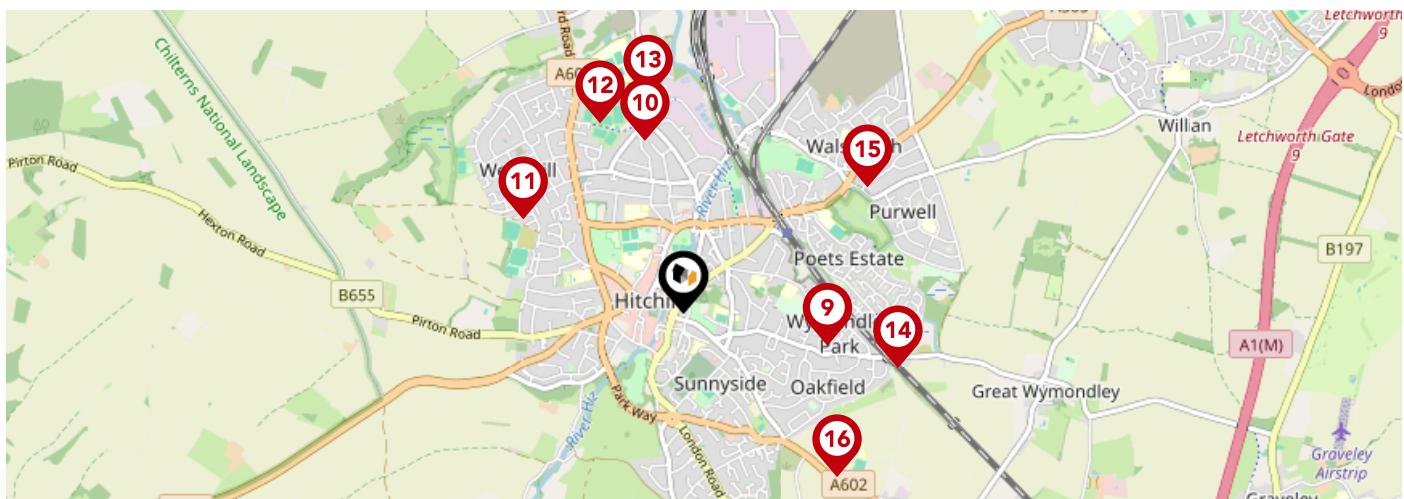


Nearby Green Belt Land

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



		Nursery	Primary	Secondary	College	Private
1	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.44	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Nursery Primary Secondary College Private



William Ransom Primary School

Ofsted Rating: Outstanding | Pupils: 422 | Distance: 0.67



Strathmore Infant and Nursery School

Ofsted Rating: Good | Pupils: 199 | Distance: 0.81



Oughton Primary and Nursery School

Ofsted Rating: Good | Pupils: 218 | Distance: 0.85



The Priory School

Ofsted Rating: Good | Pupils: 1231 | Distance: 0.95



Our Lady Catholic Primary School

Ofsted Rating: Good | Pupils: 154 | Distance: 1



Mary Exton Primary School

Ofsted Rating: Good | Pupils: 181 | Distance: 1.01



Highover Junior Mixed and Infant School

Ofsted Rating: Good | Pupils: 428 | Distance: 1.02



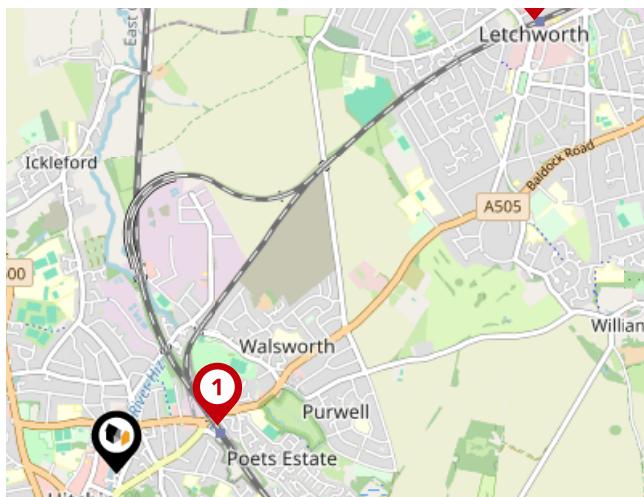
Kingshott School

Ofsted Rating: Not Rated | Pupils: 400 | Distance: 1.02



Area Transport (National)

country properties



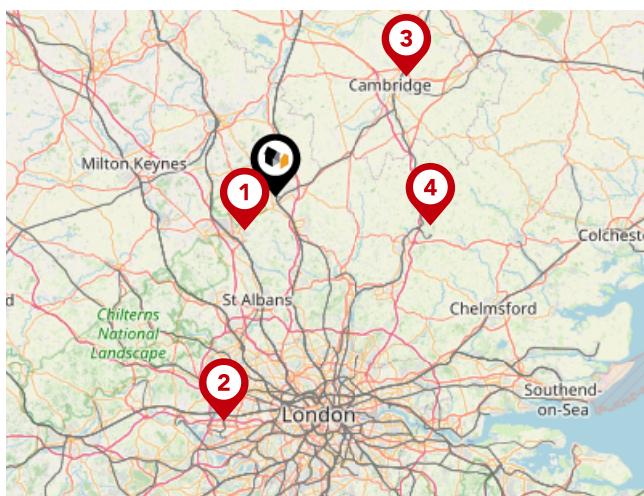
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.51 miles
2	Letchworth Rail Station	2.82 miles
3	Letchworth Rail Station	2.82 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.75 miles
2	A1(M) J9	3.13 miles
3	A1(M) J7	5.19 miles
4	A1(M) J10	5.22 miles
5	A1(M) J6	8.89 miles

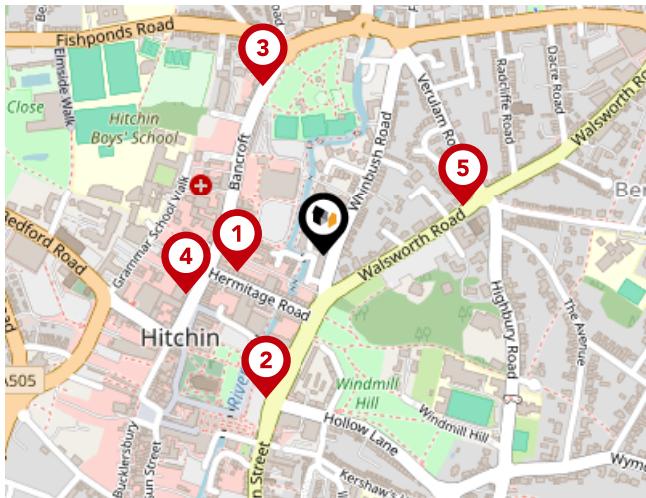


Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.56 miles
2	Heathrow Airport	33.77 miles
3	Cambridge	26.03 miles
4	Stansted Airport	23.17 miles

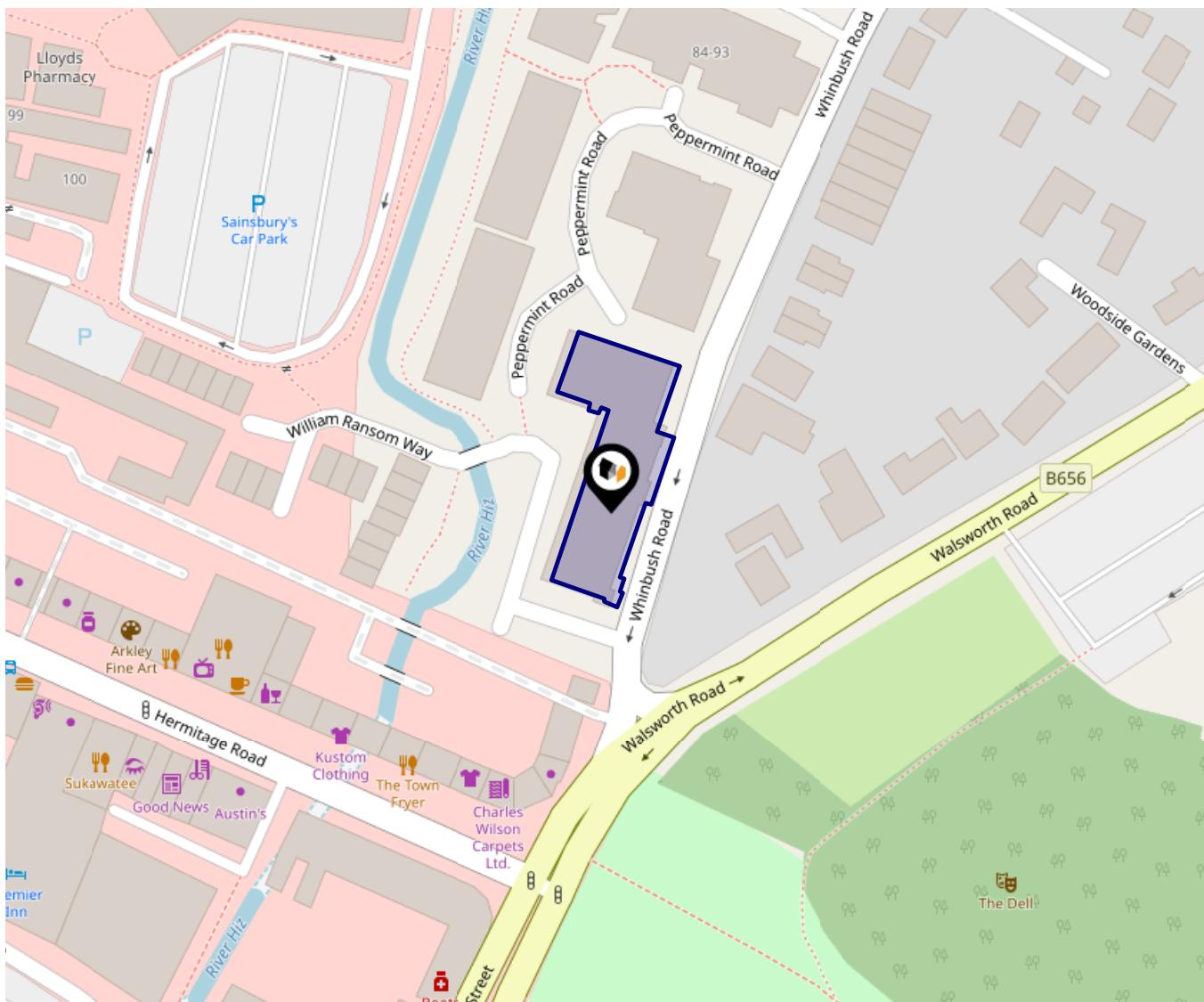
Area Transport (Local)

country
properties



Bus Stops/Stations

Pin	Name	Distance
1	Hermitage Road	0.1 miles
2	St Mary's Square	0.17 miles
3	Bunyan Road	0.21 miles
4	Bancroft	0.16 miles
5	Verulam Road	0.17 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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

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