

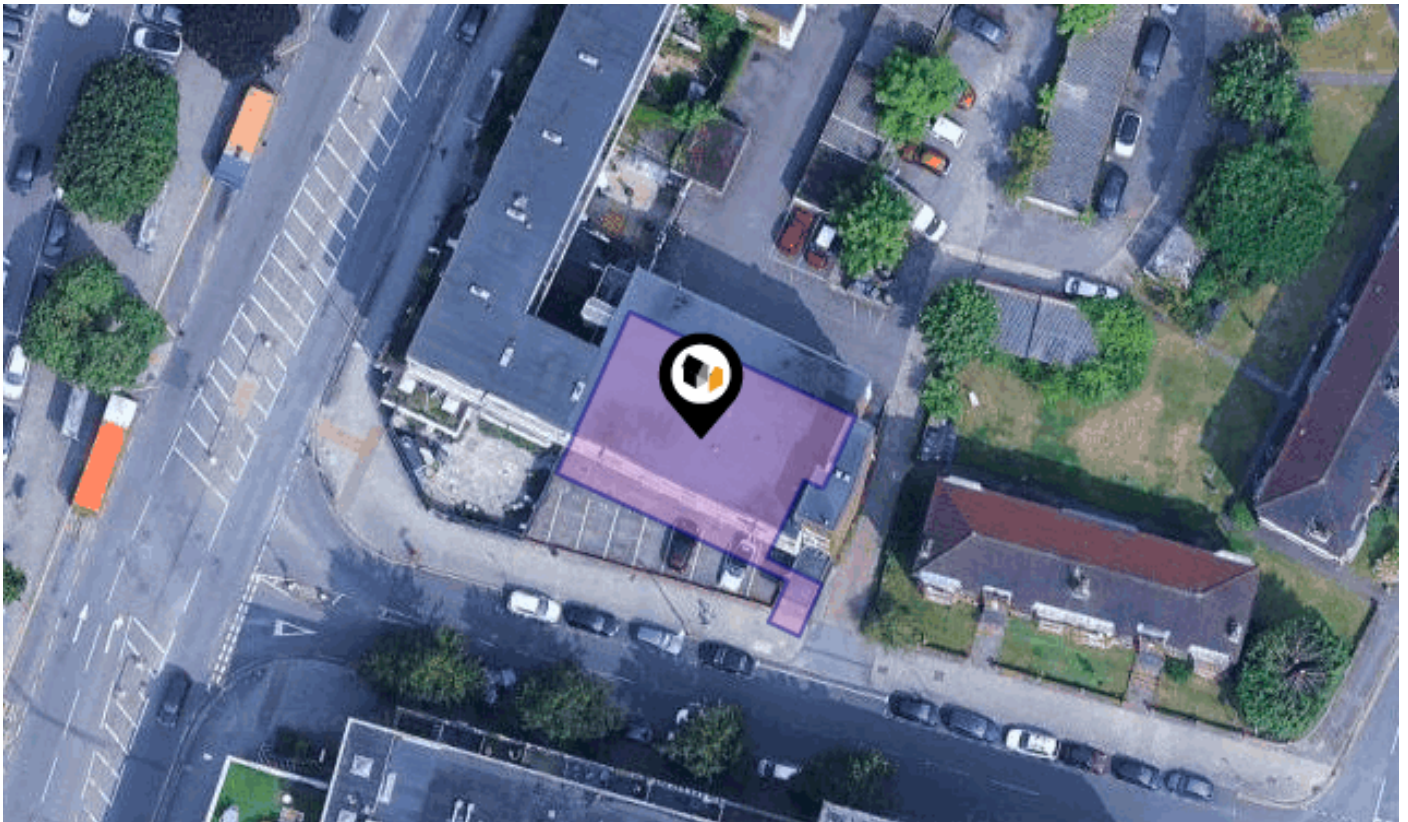


See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 28th March 2025



BALIOI CHAMBERS, HOLLOW LANE, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

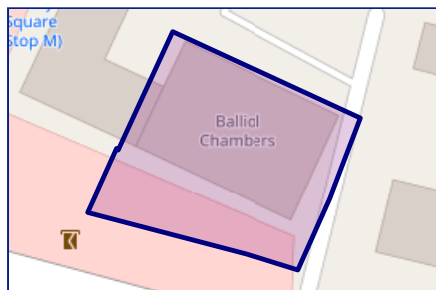
01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk

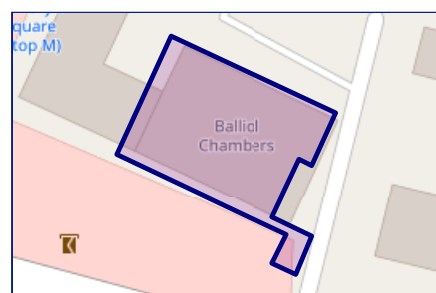


Freehold Title Plan



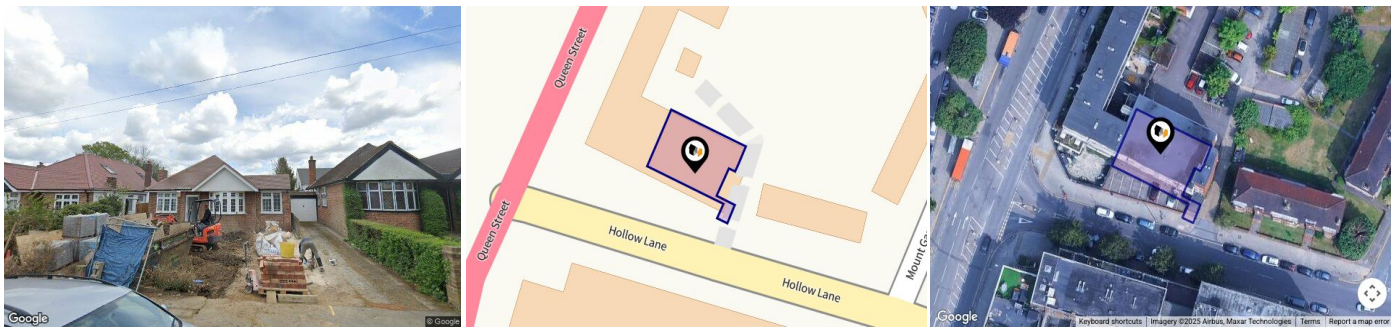
HD322308

Leasehold Title Plan



HD600755

Start Date: 06/06/2021
End Date: 31/12/2144
Lease Term: 125 years from 1 January 2020 to 31 December 2144
Term Remaining: 119 years



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1	Start Date:	06/06/2021
Floor Area:	538 ft ² / 50 m ²	End Date:	31/12/2144
Plot Area:	0.08 acres	Lease	125 years from 1 January 2020 to 31
Year Built :	1996	Term:	December 2144
Council Tax :	Band A	Term	119 years
Annual Estimate:	£1,484	Remaining:	
Title Number:	HD600755		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	1800 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **45 Hollow Lane Hitchin SG4 9SB**

Reference - 10/02999/1HH	
Decision:	Decided
Date:	02nd December 2010
Description:	Single storey rear extension. Insertion of Balcony and french windows to rear first floor

Planning records for: **47 Hollow Lane Hitchin Hertfordshire SG4 9SB**

Reference - 00/00708/1HH	
Decision:	Decided
Date:	09th May 2000
Description:	Pitched roof rear extension incorporating first floor dormer window. Alteration to part of rear roof slope to facilitate bedroom in attic

Reference - 88/00709/1	
Decision:	Decided
Date:	22nd April 1988
Description:	Erection of single storey side extension following demolition of garage

Reference - 87/00642/1	
Decision:	Decided
Date:	27th April 1987
Description:	Erection of detached double garage and front boundary wall at 'Woodcrest'

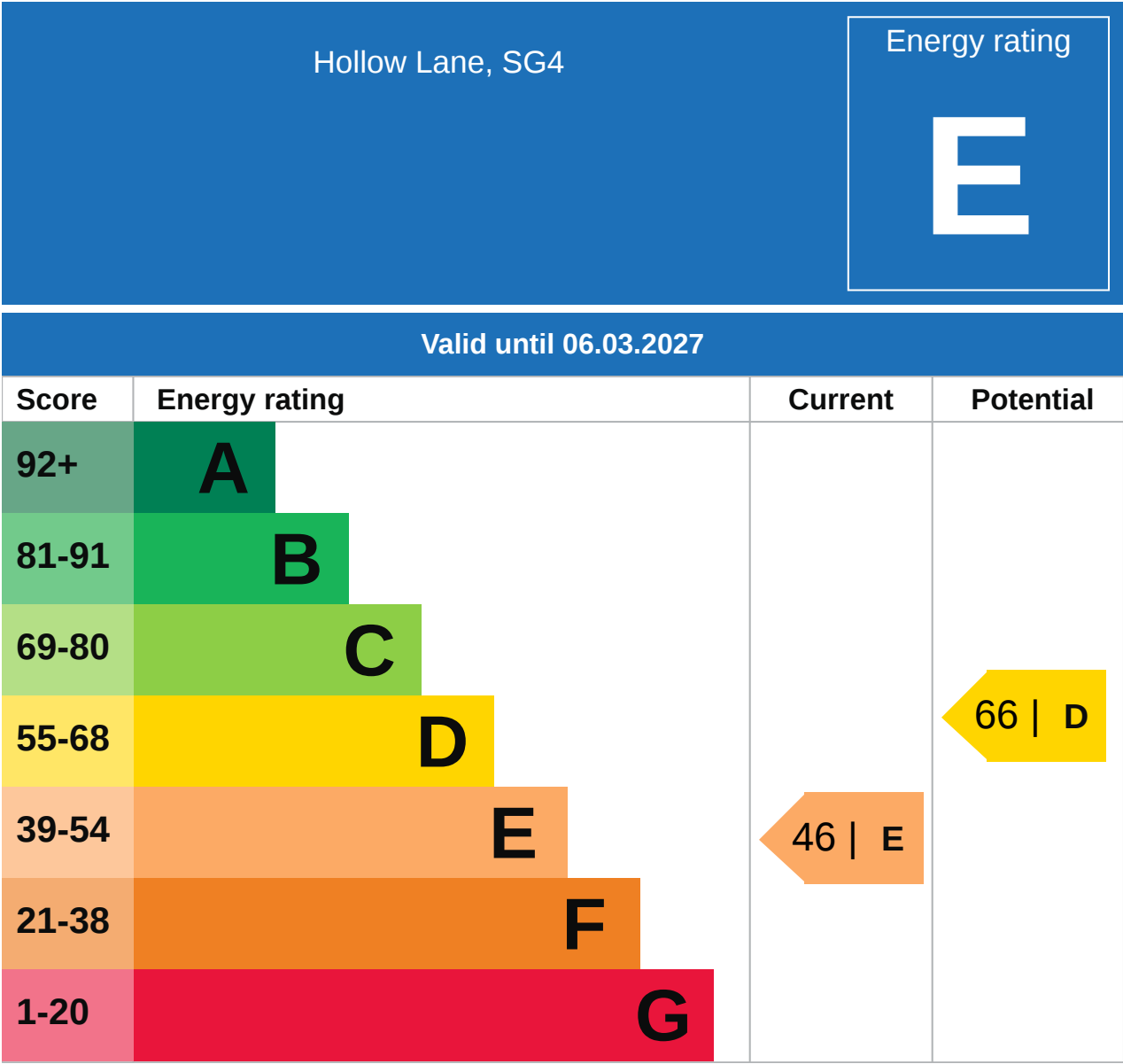
Planning records for: **50 Hollow Lane Hitchin Hertfordshire SG4 9SB**

Reference - 17/04331/FPH	
Decision:	Decided
Date:	14th December 2017
Description:	Part two storey and part single storey side extension and first floor rear extension.

Planning records for: **52 Hollow Lane Hitchin Hertfordshire SG4 9SB**

Reference - 17/04202/FPH	
Decision:	Decided
Date:	30th November 2017
Description:	First floor rear extension and installation of front light well including low level walls and railings.

Reference - 11/03126/1HH	
Decision:	Decided
Date:	29th December 2011
Description:	New vehicular access and hardstanding following removal of existing front boundary



Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	Ground
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 67% of fixed outlets
Floors:	To external air, no insulation (assumed)
Total Floor Area:	50 m ²

Building Safety

None specified

Accessibility / Adaptations

None specified

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Standard brick

Property Lease Information

120 years remaining
Service charge £1300 per annum
Ground rent £50 per annum

Listed Building Information

Not applicable

Stamp Duty

Ask agent

Other

Damp course preventative maintenace carried out in 2020

Electricity Supply

Yes

Gas Supply

No

Central Heating

No

Water Supply

Not specified

Drainage

Not specified

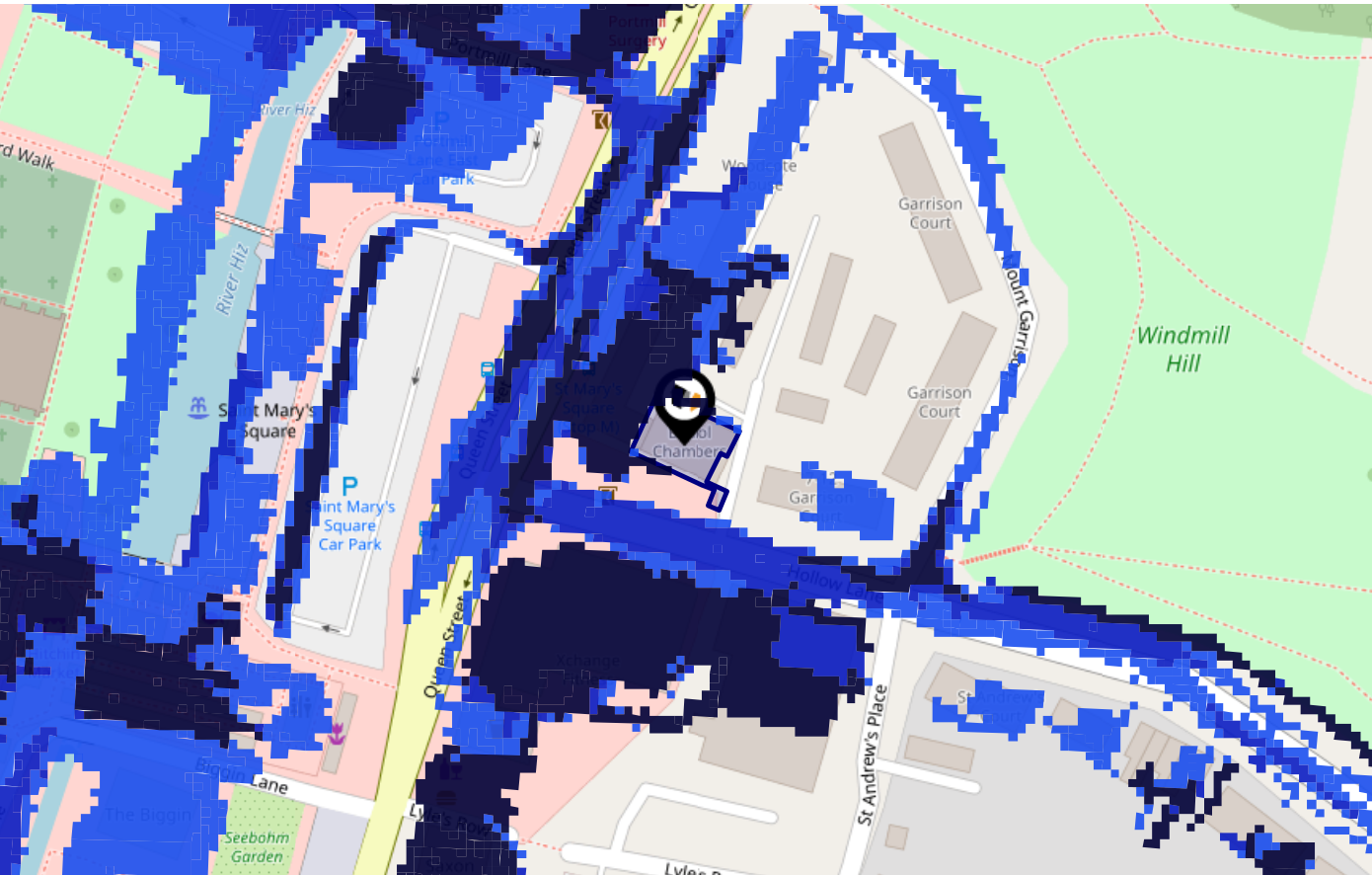
Important - Please read

The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence. 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: 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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

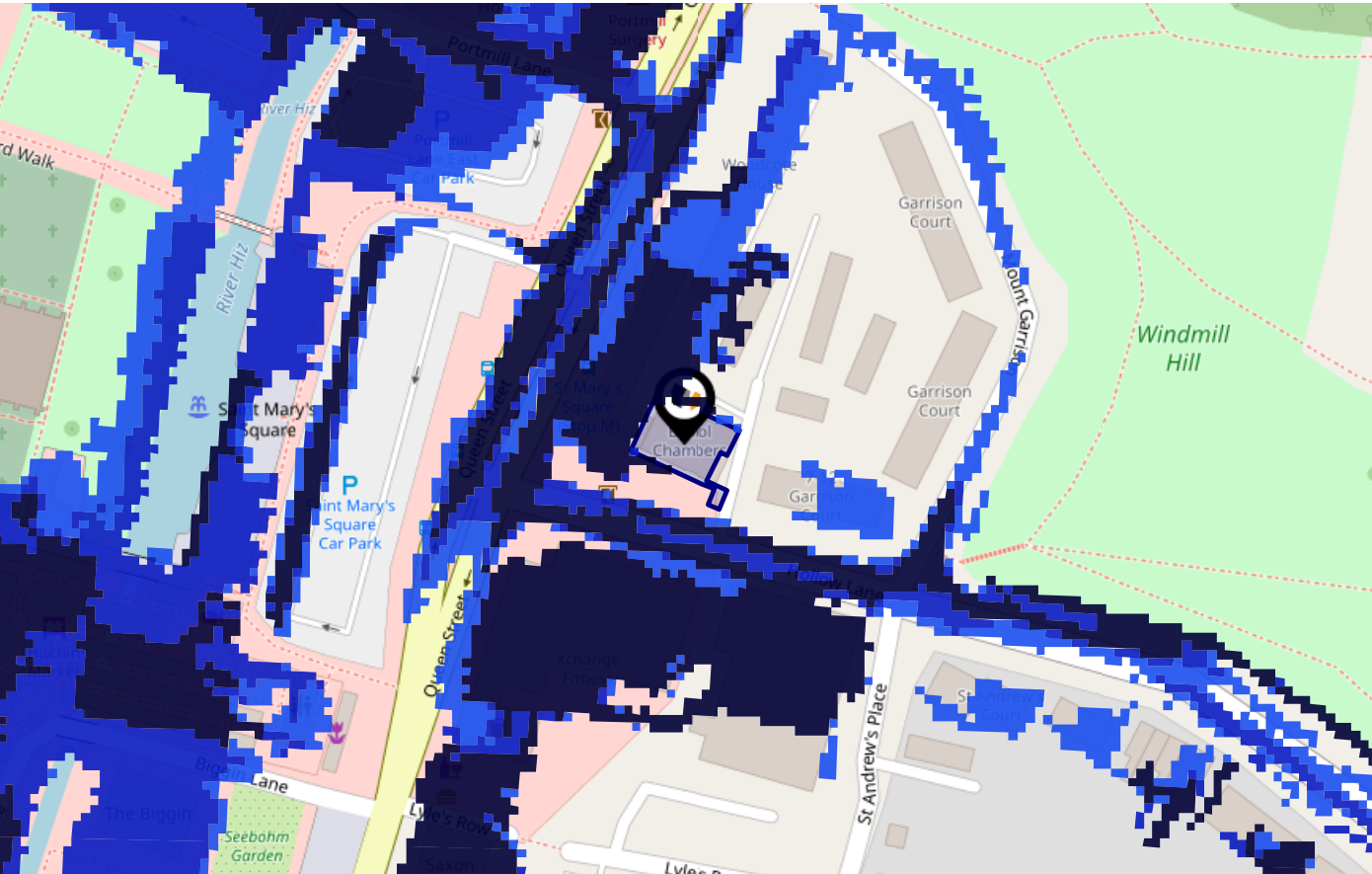
Chance of flooding to the following depths at this property:



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.

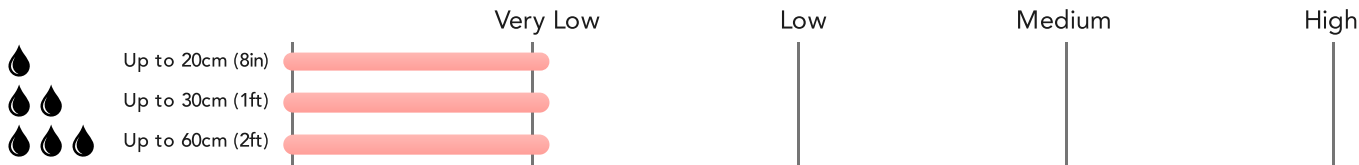


Risk Rating: Very low

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.

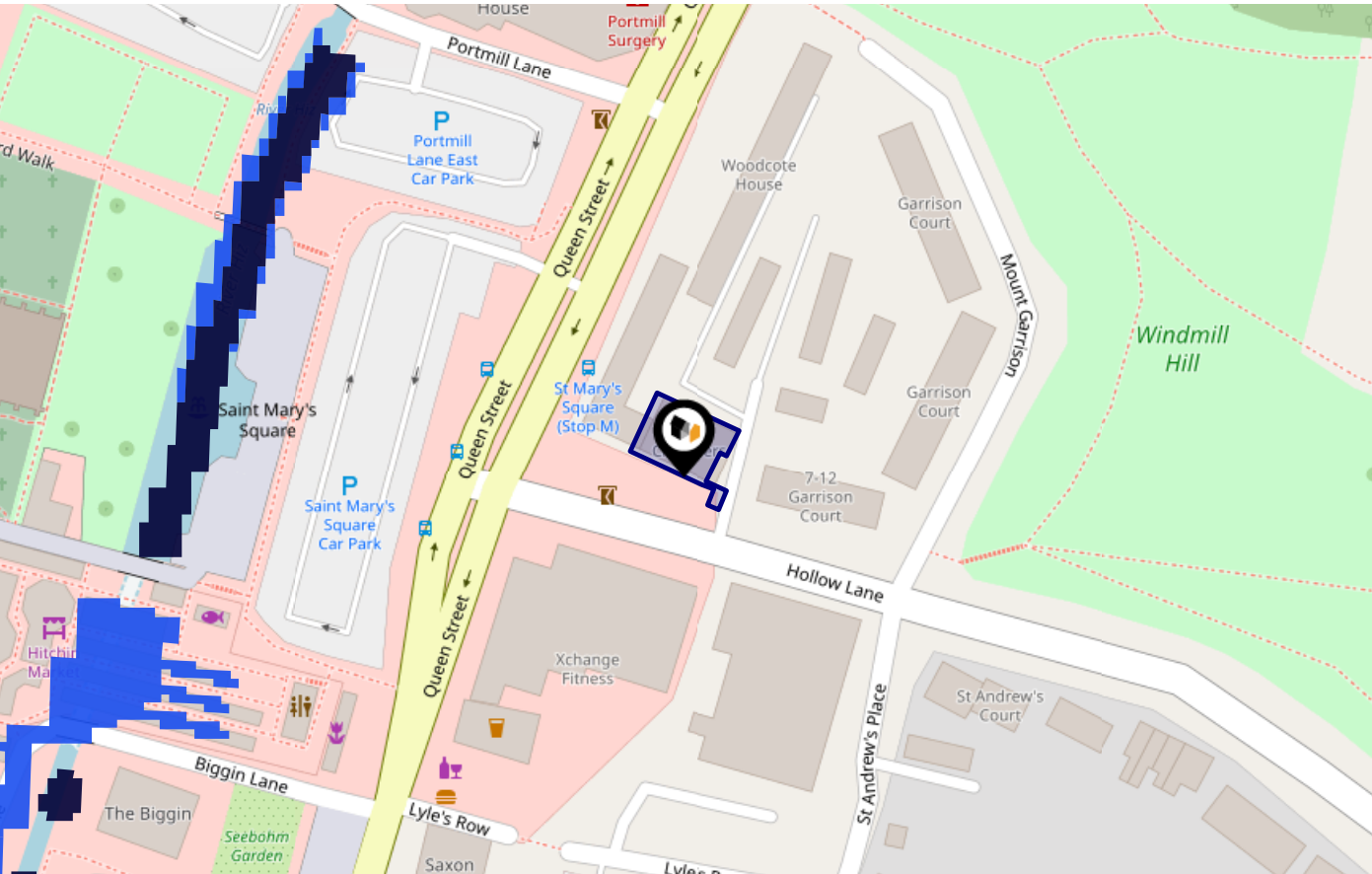
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - 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.

- 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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

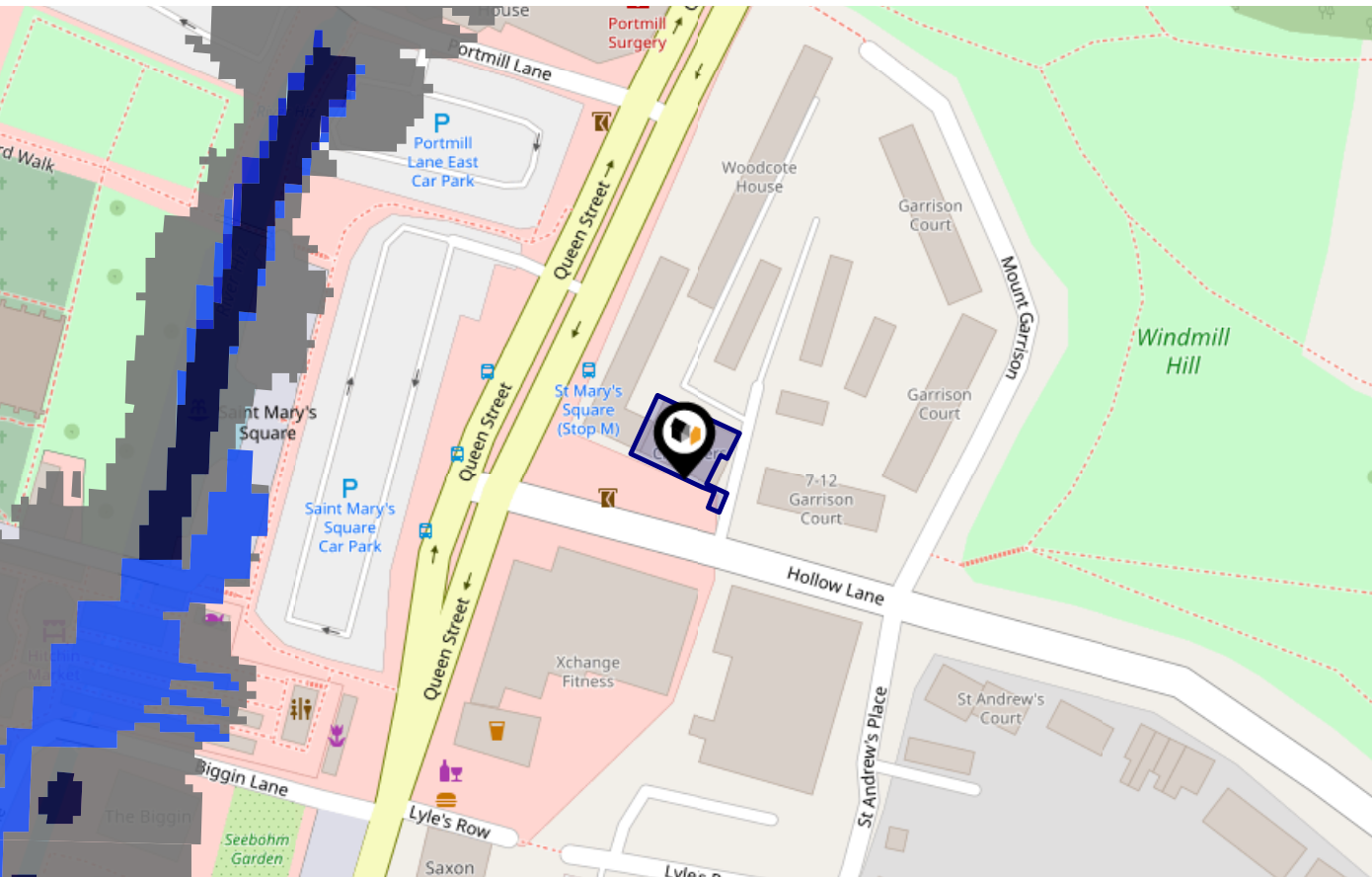
Chance of flooding to the following depths at this property:



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.

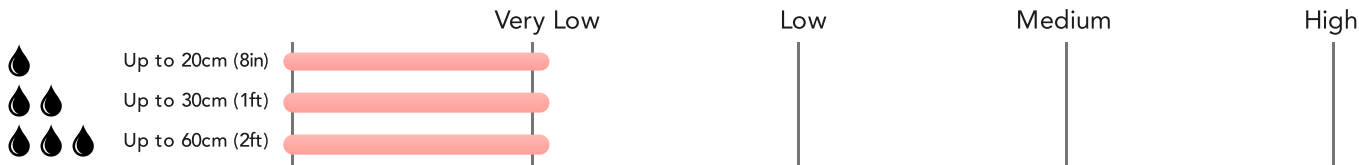


Risk Rating: Very low

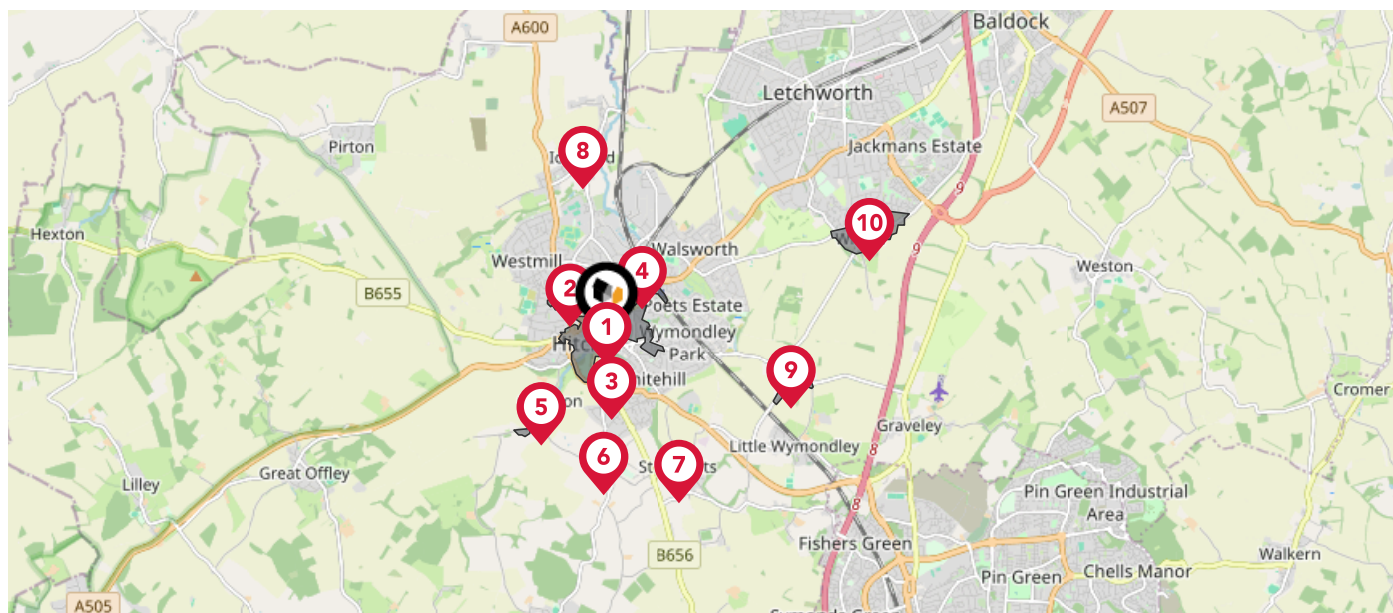
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
- 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:



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 Hill Path |
| 4 | Hitchin Railway and Ransom's Recreation Ground |
| 5 | Charlton |
| 6 | Gosmore |
| 7 | St Ippolyts |
| 8 | Ickleford |
| 9 | Great Wymondley |
| 10 | Willian |

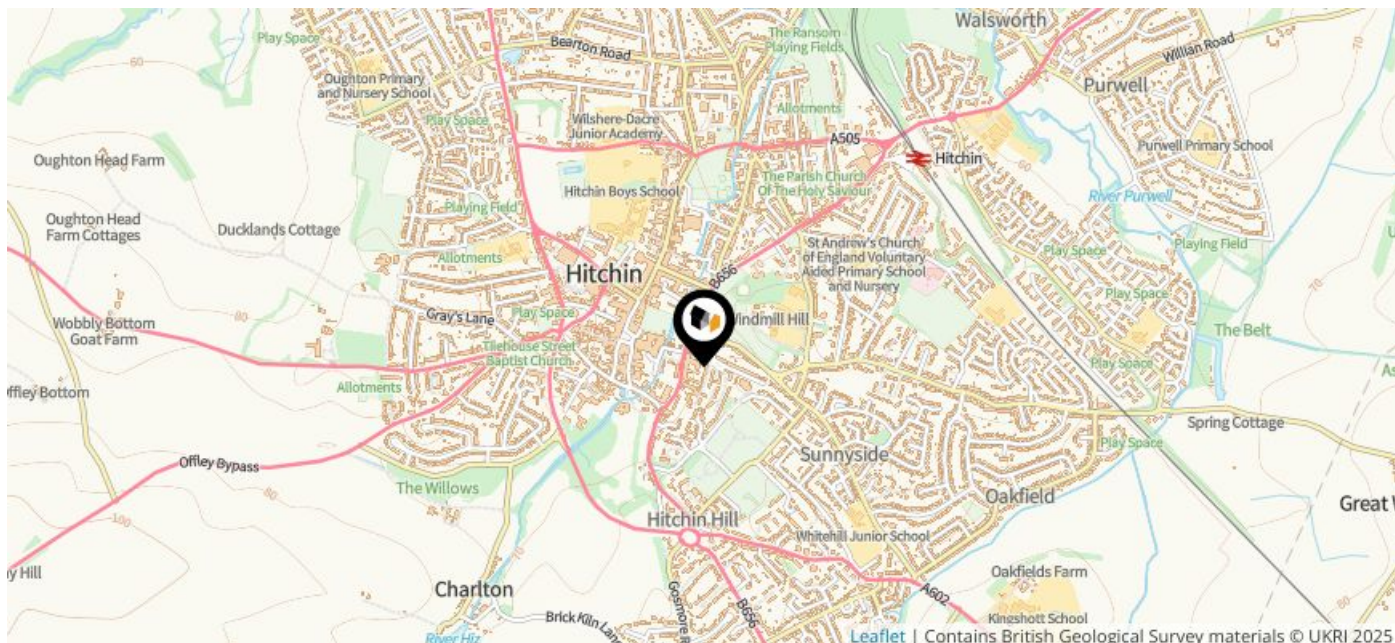
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

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

This map displays nearby coal mine entrances and their classifications.



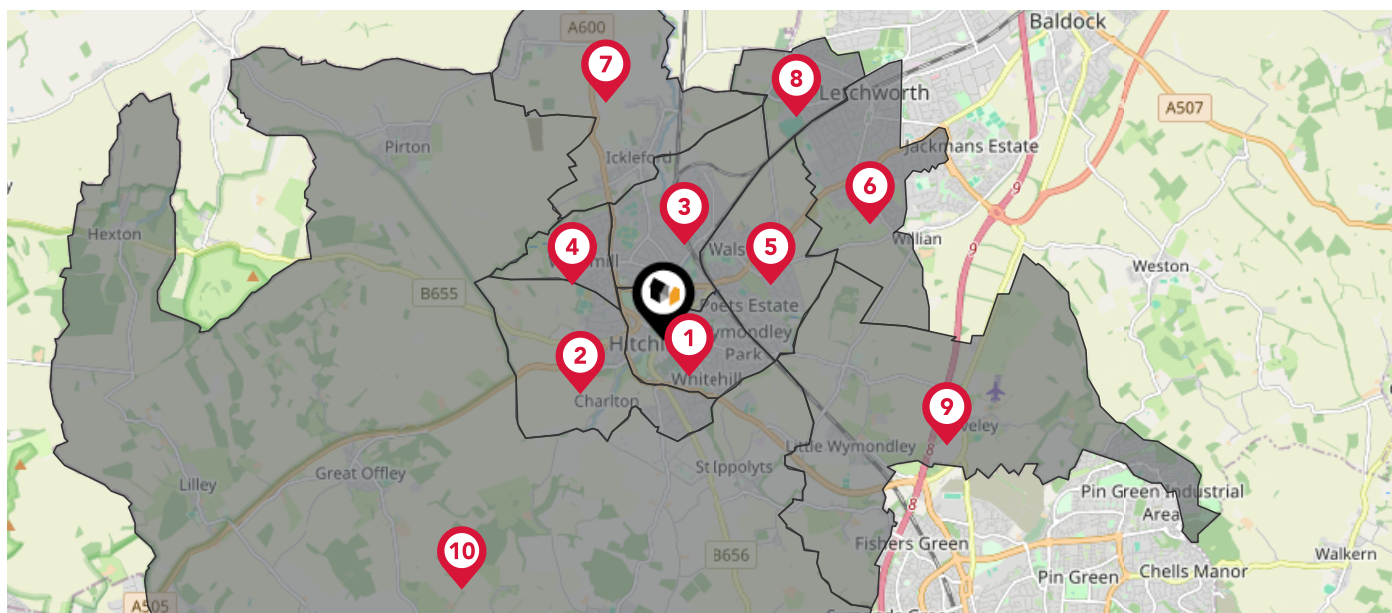
Mine Entry

- ✕ 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

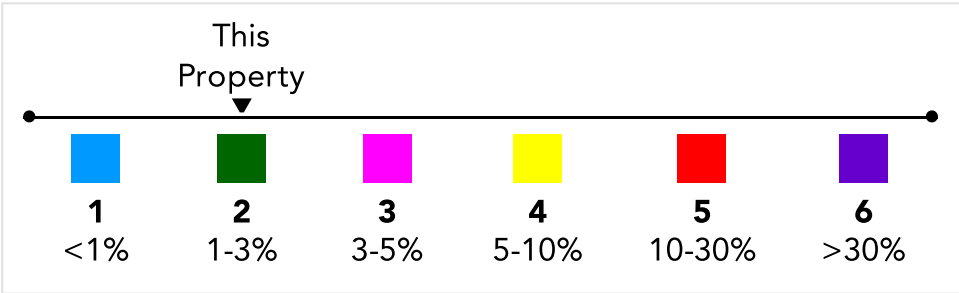
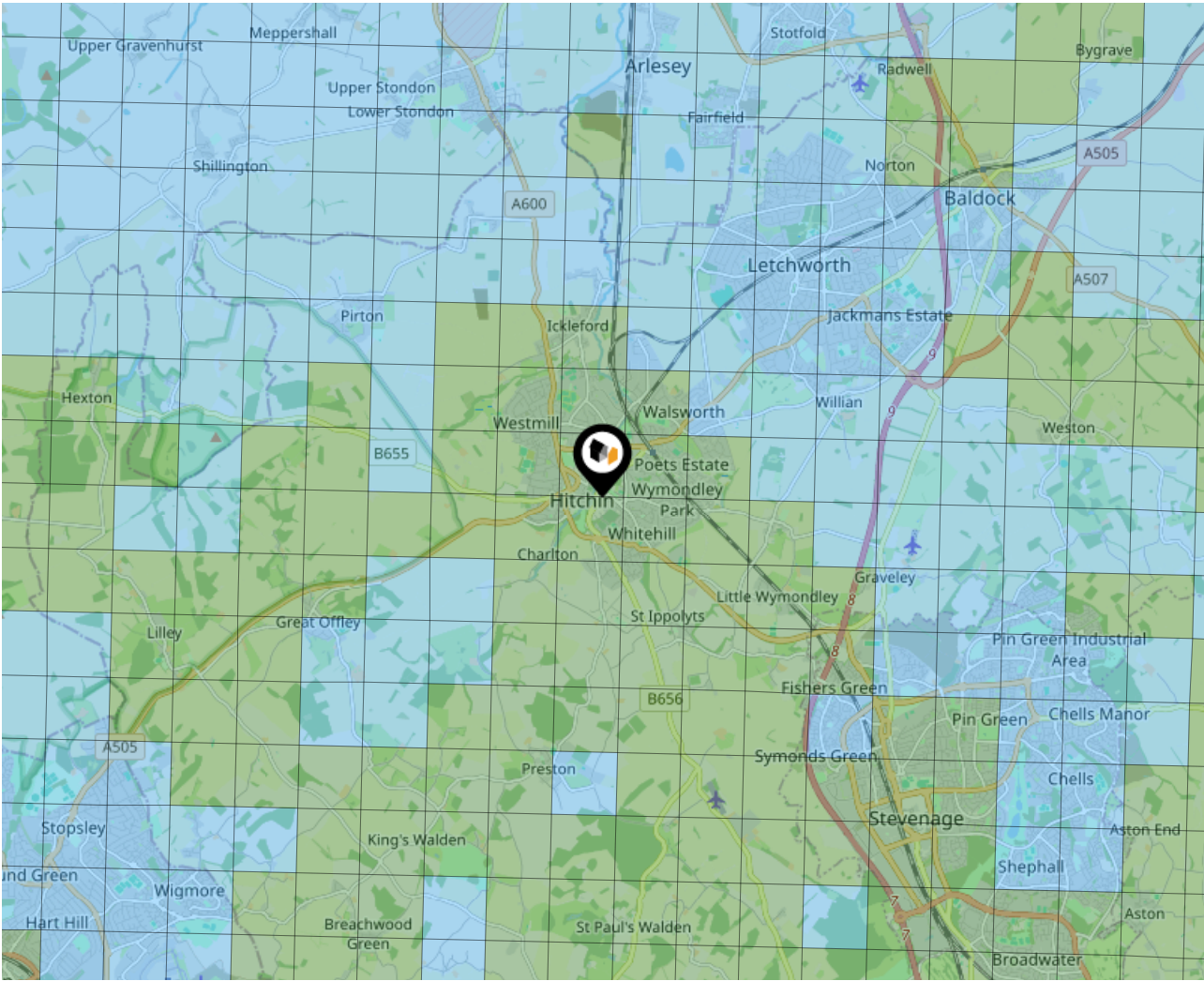


Nearby Council Wards

-  Hitchin Highbury Ward
-  Hitchin Priory Ward
-  Hitchin Bearton Ward
-  Hitchin Oughton Ward
-  Hitchin Walsworth Ward
-  Letchworth South West Ward
-  Cadwell Ward
-  Letchworth Wilbury Ward
-  Chesfield Ward
-  Hitchwood, Offa and Hoo Ward

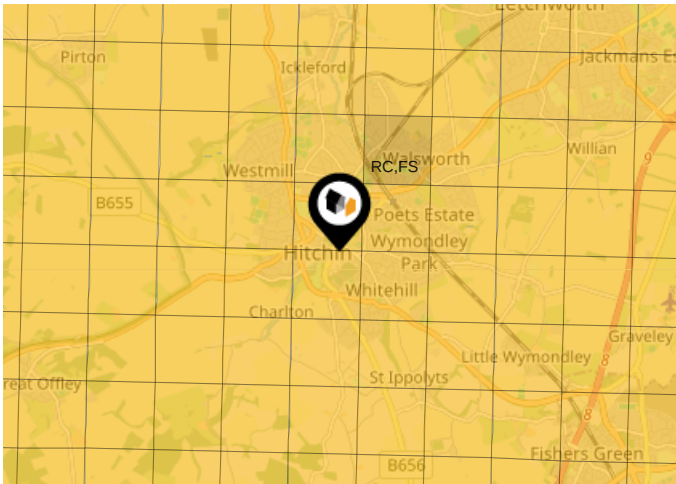
What is Radon?

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 - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		

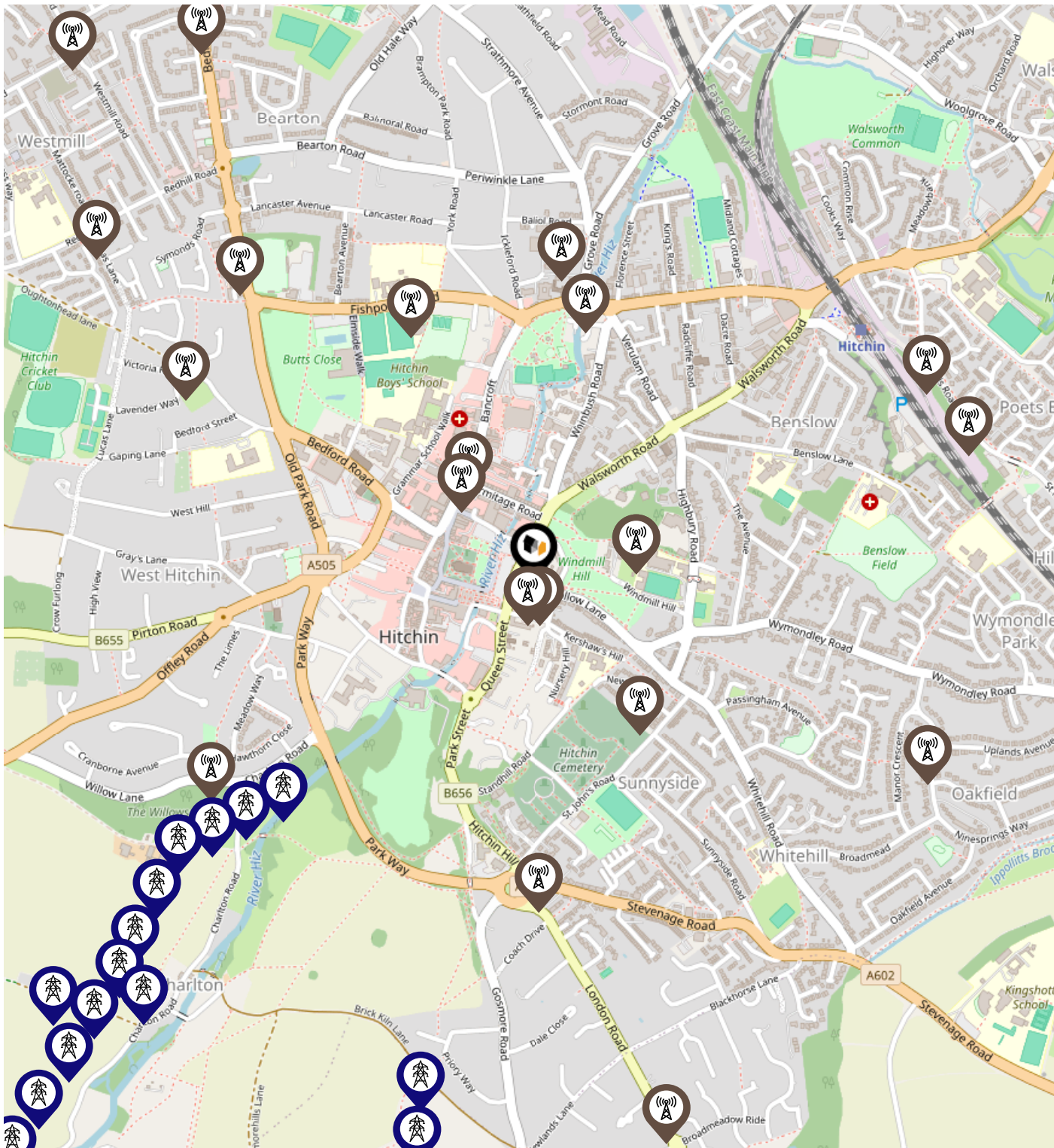


Primary Classifications (Most Common Clay Types)



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

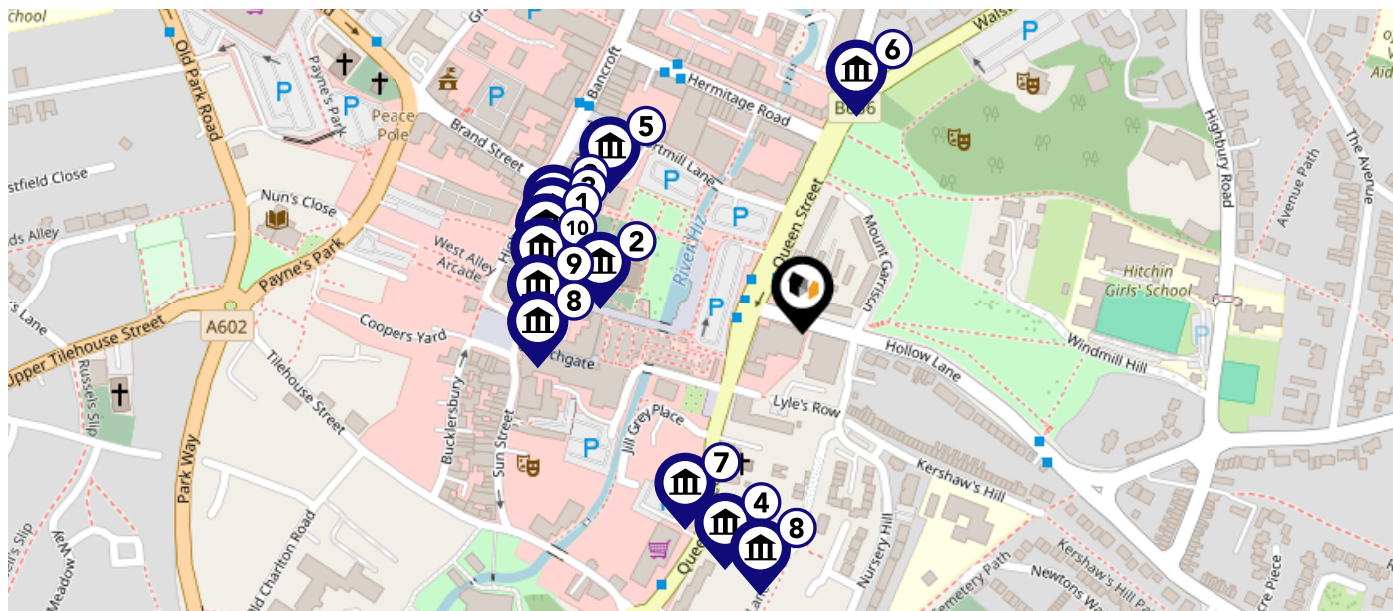
Masts & Pylons















Key:

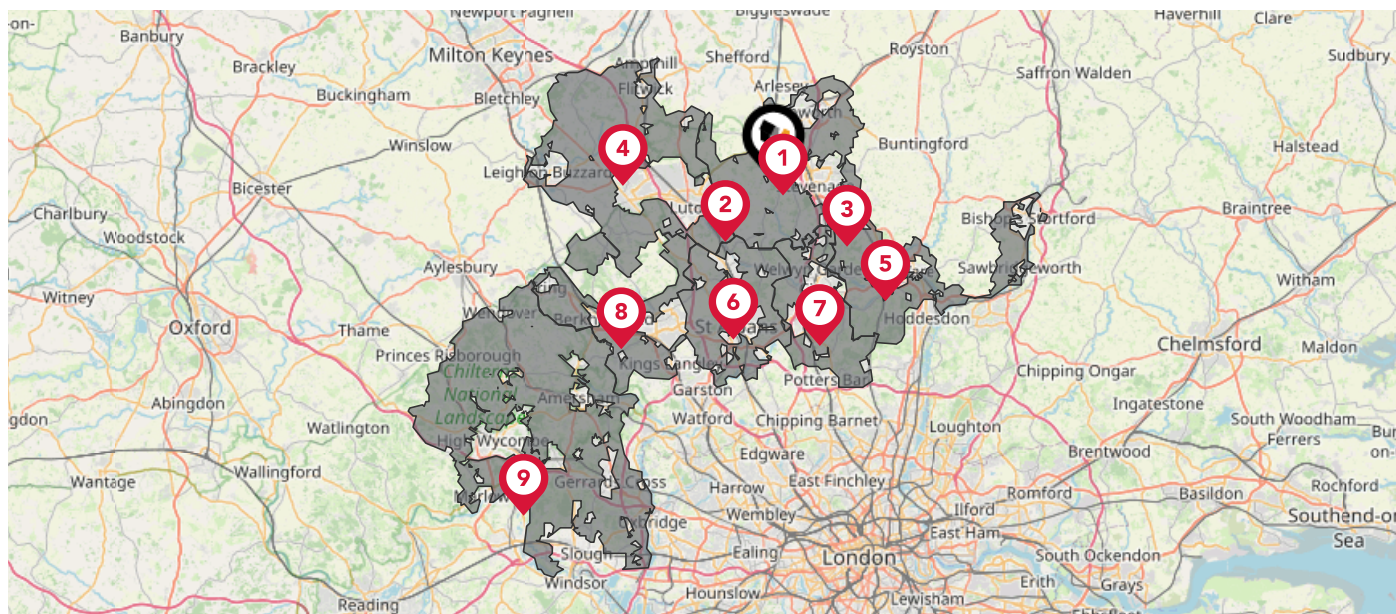
-  Power Pylons
-  Communication Masts

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



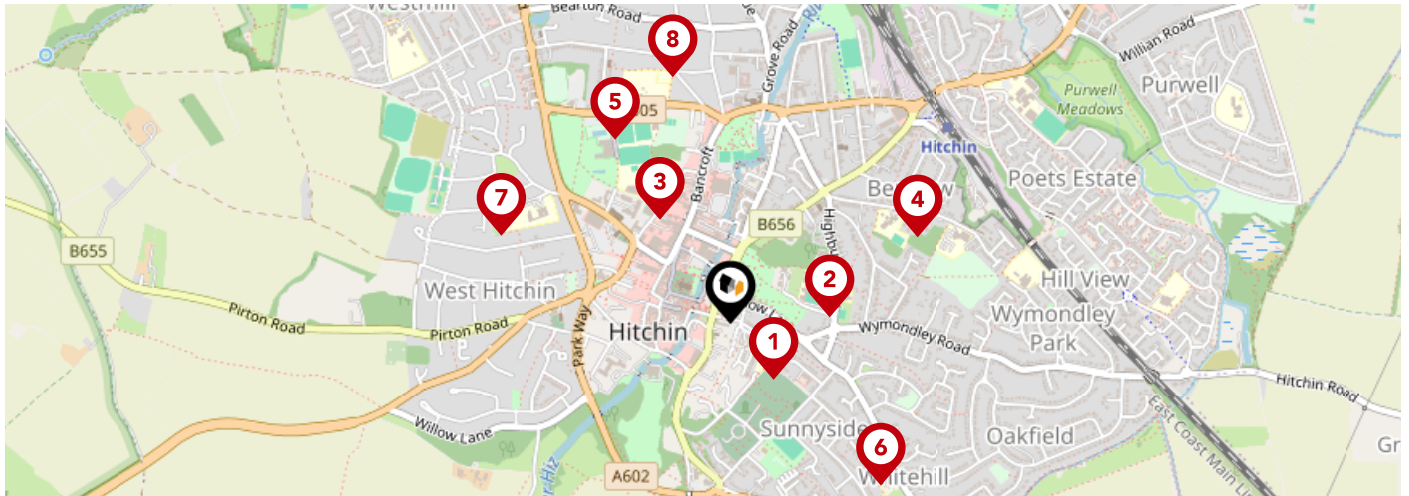
Listed Buildings in the local district	Grade	Distance
 1102205 - 11, Churchyard	Grade II	0.1 miles
 1296273 - Church Of Saint Mary	Grade I	0.1 miles
 1102160 - 14, Churchyard	Grade II	0.1 miles
 1102129 - North Western Block At The British School	Grade II	0.1 miles
 1102183 - 121, Bancroft	Grade II	0.1 miles
 1102128 - 1, Walsworth Road	Grade II	0.1 miles
 1173621 - 66-68, Queen Street	Grade II	0.1 miles
 1224711 - North Eastern Block Of Buildings At The British Schools	Grade II	0.1 miles
 1102161 - 15, Churchyard	Grade II	0.1 miles
 1296281 - 5, Churchyard	Grade II	0.1 miles
 1102174 - 8-12, Market Place	Grade II	0.1 miles
 1102203 - 1 And 1a, Churchyard	Grade II	0.1 miles

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

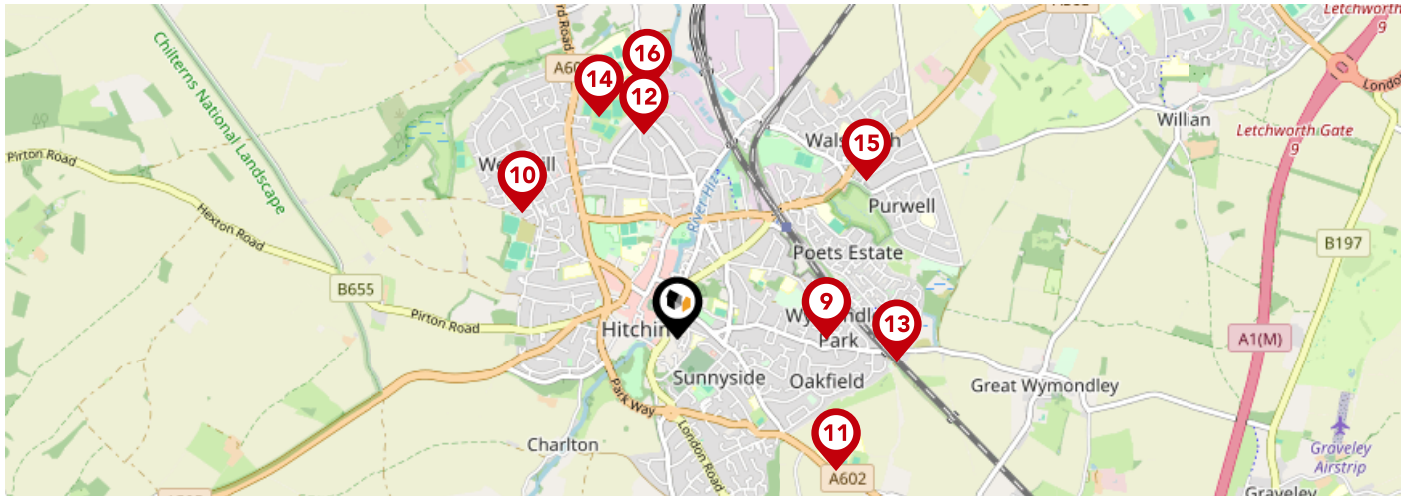










Nearby Green Belt Land

- 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
- 9 London Green Belt - Buckinghamshire



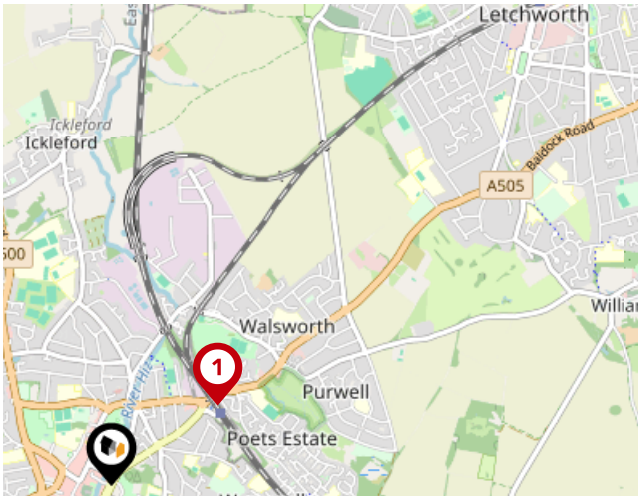
		Nursery	Primary	Secondary	College	Private
1	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.51	<input type="checkbox"/>	<input checked="" 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:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.58	<input checked="" type="checkbox"/>	<input 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:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.92	<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:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.95	<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:1.01	<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:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

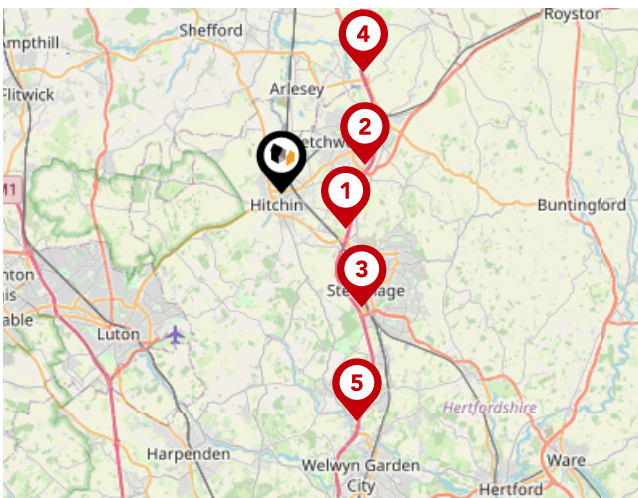
Area

Transport (National)



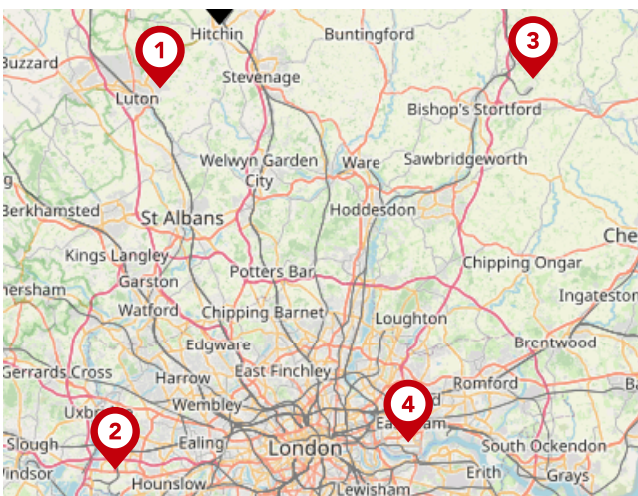
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.61 miles
2	Letchworth Rail Station	2.95 miles
3	Stevenage Rail Station	4.3 miles



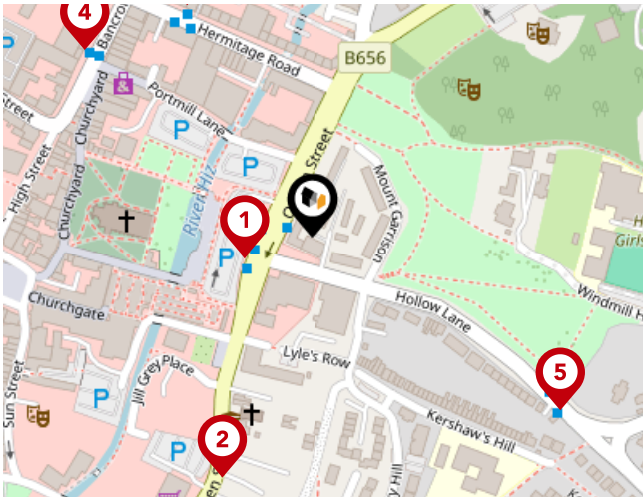
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.69 miles
2	A1(M) J9	3.21 miles
3	A1(M) J7	5.08 miles
4	A1(M) J10	5.36 miles
5	A1(M) J6	8.75 miles



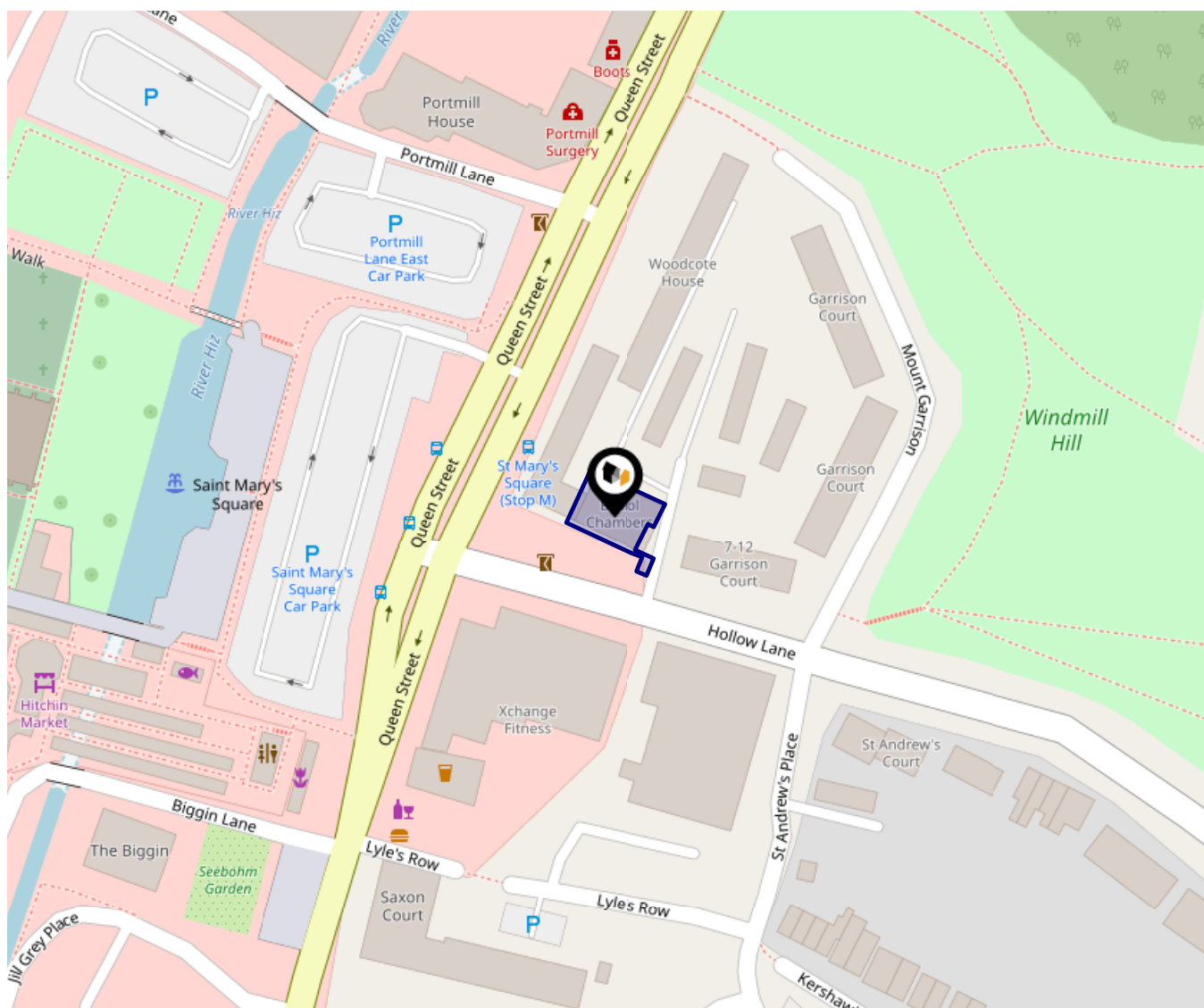
Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.38 miles
2	Heathrow Airport	33.62 miles
3	Stansted Airport	23.27 miles
4	Silvertown	33.74 miles



Bus Stops/Stations

Pin	Name	Distance
1	St Mary's Square	0.04 miles
2	ASDA	0.15 miles
3	Hermitage Road	0.15 miles
4	Bancroft	0.17 miles
5	Hollow Lane	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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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.



Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk

