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MIR: Material Info

The Material Information Affecting this Property

Tuesday 12th August 2025



KING GEORGES CLOSE, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

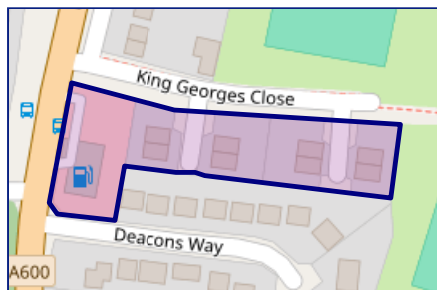
01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk

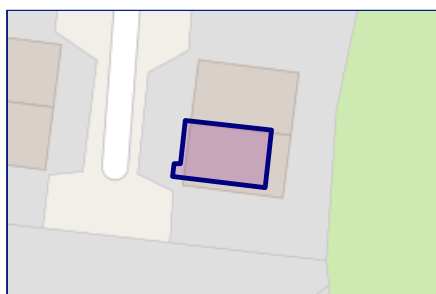


Freehold Title Plan



HD502025

Leasehold Title Plan

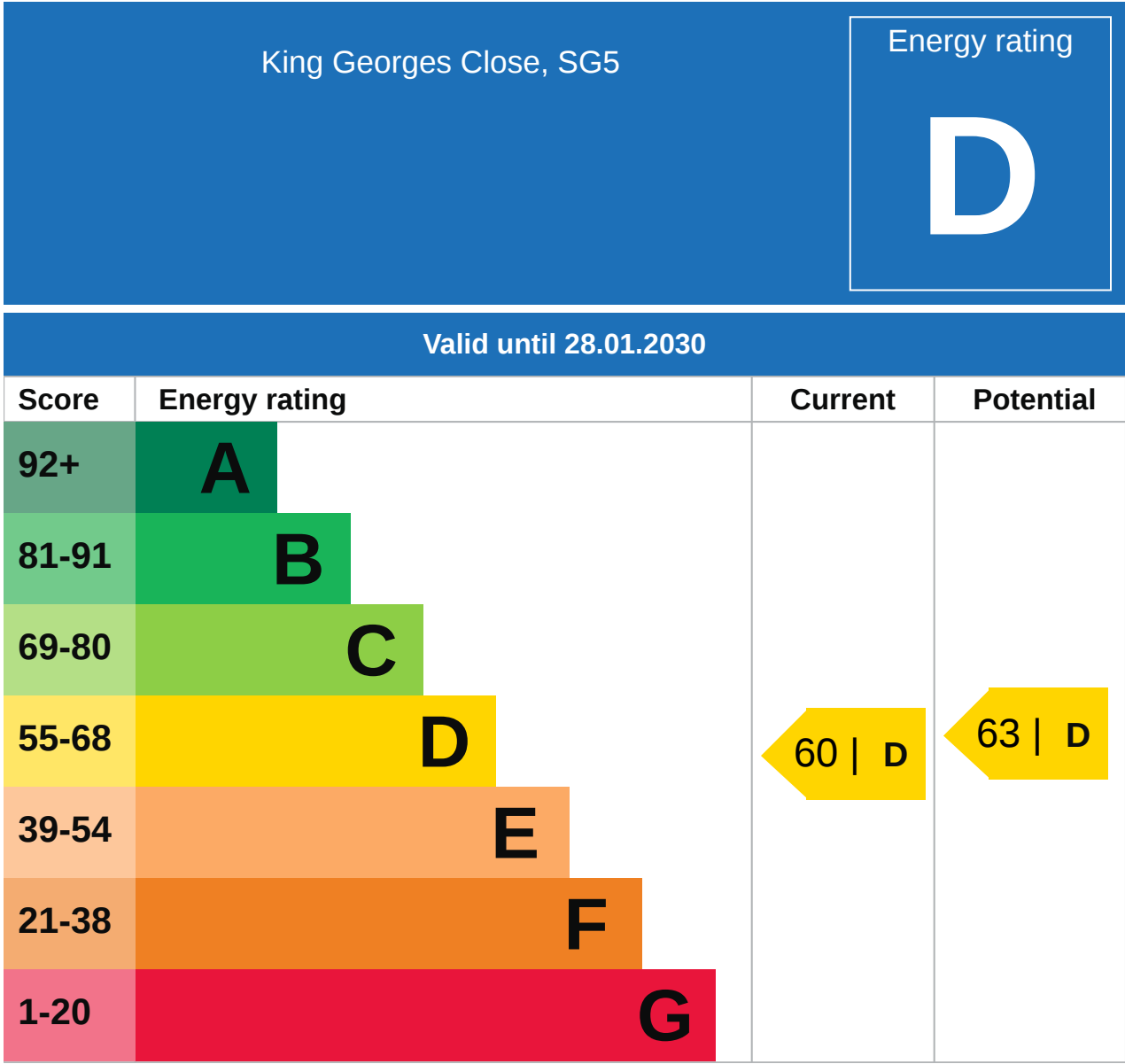


HD615814

Start Date: 27/09/2021
End Date: 24/03/2194
Lease Term: term of years beginning on 25 March 2005 and ending on 24 March 2194
Term Remaining: 168 years

Planning records for: *26 King Georges Close Hitchin Herts SG5 2UW*

Reference - 96/00337/1	
Decision:	Decided
Date:	22nd March 1996
Description:	Detached dwelling and new vehicular access (as variation to planning permission 95/0888/1 granted 23.11.95)



Additional EPC Data

Property Type:	Maisonette
Build Form:	Semi-Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, limited insulation (assumed)
Roof Energy:	Very Poor
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:	No low energy lighting
Floors:	(another dwelling below)
Total Floor Area:	62 m ²

Building Safety

Foam Spray Installation present

Accessibility / Adaptations

Not wheelchair accisible

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Standrad Brick construction

Property Lease Information

Leasehold property

Listed Building Information

Not listed

Stamp Duty

Not specified

Other

None specified

Other

None specified

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.

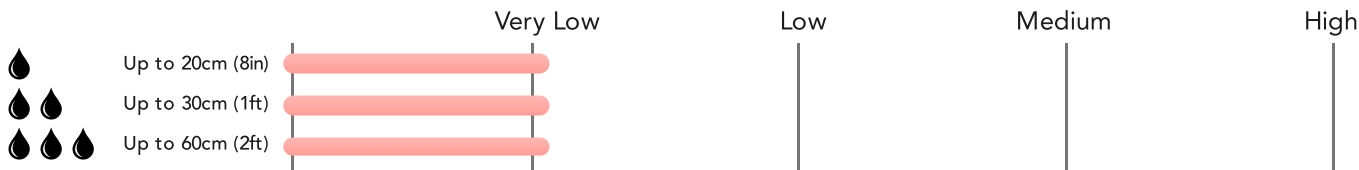


Risk Rating: Very low

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.

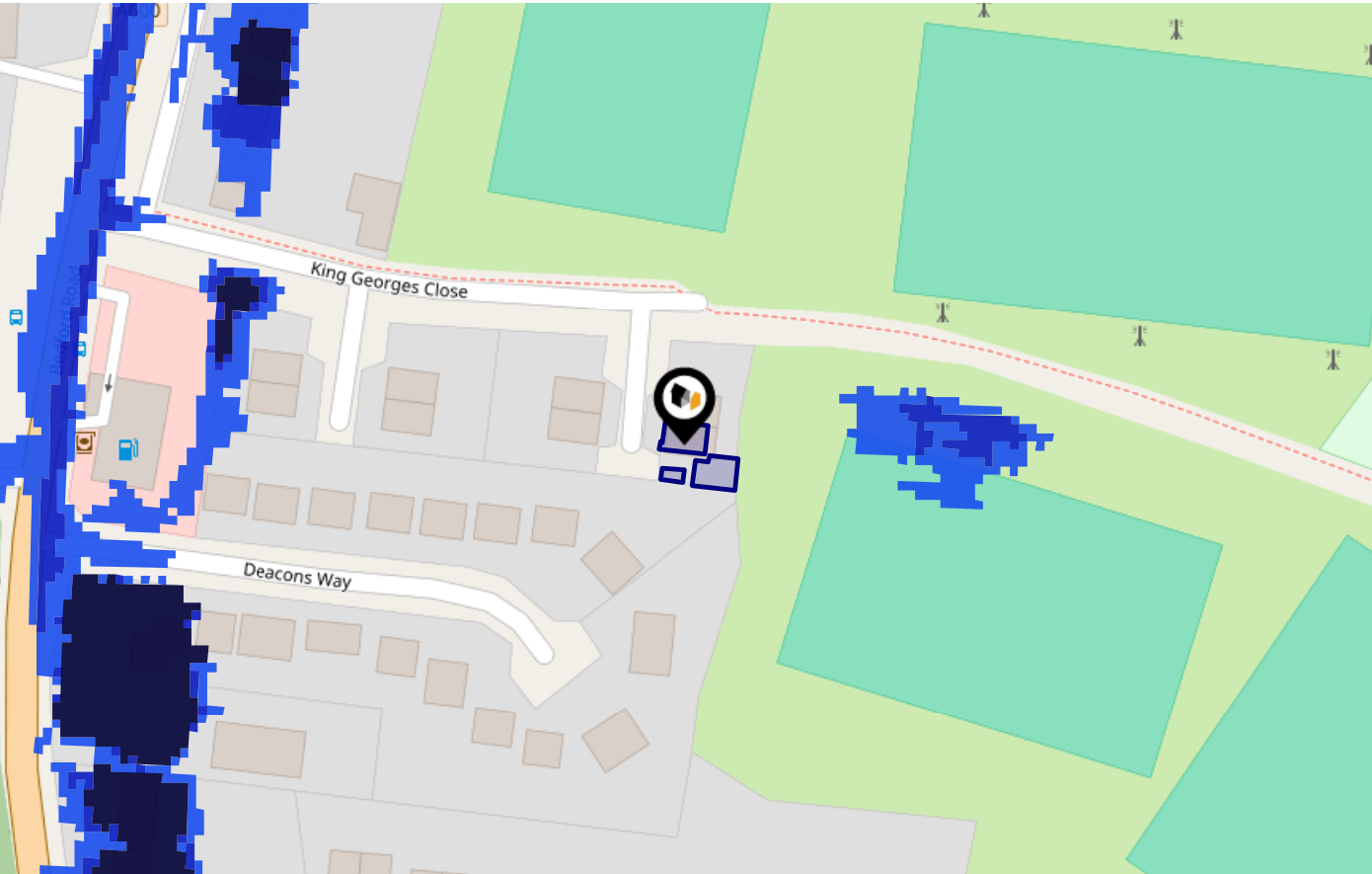
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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.

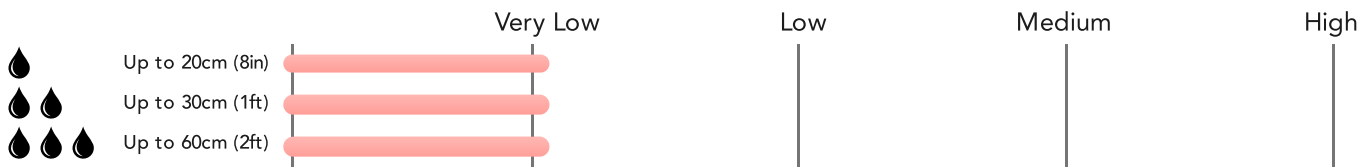


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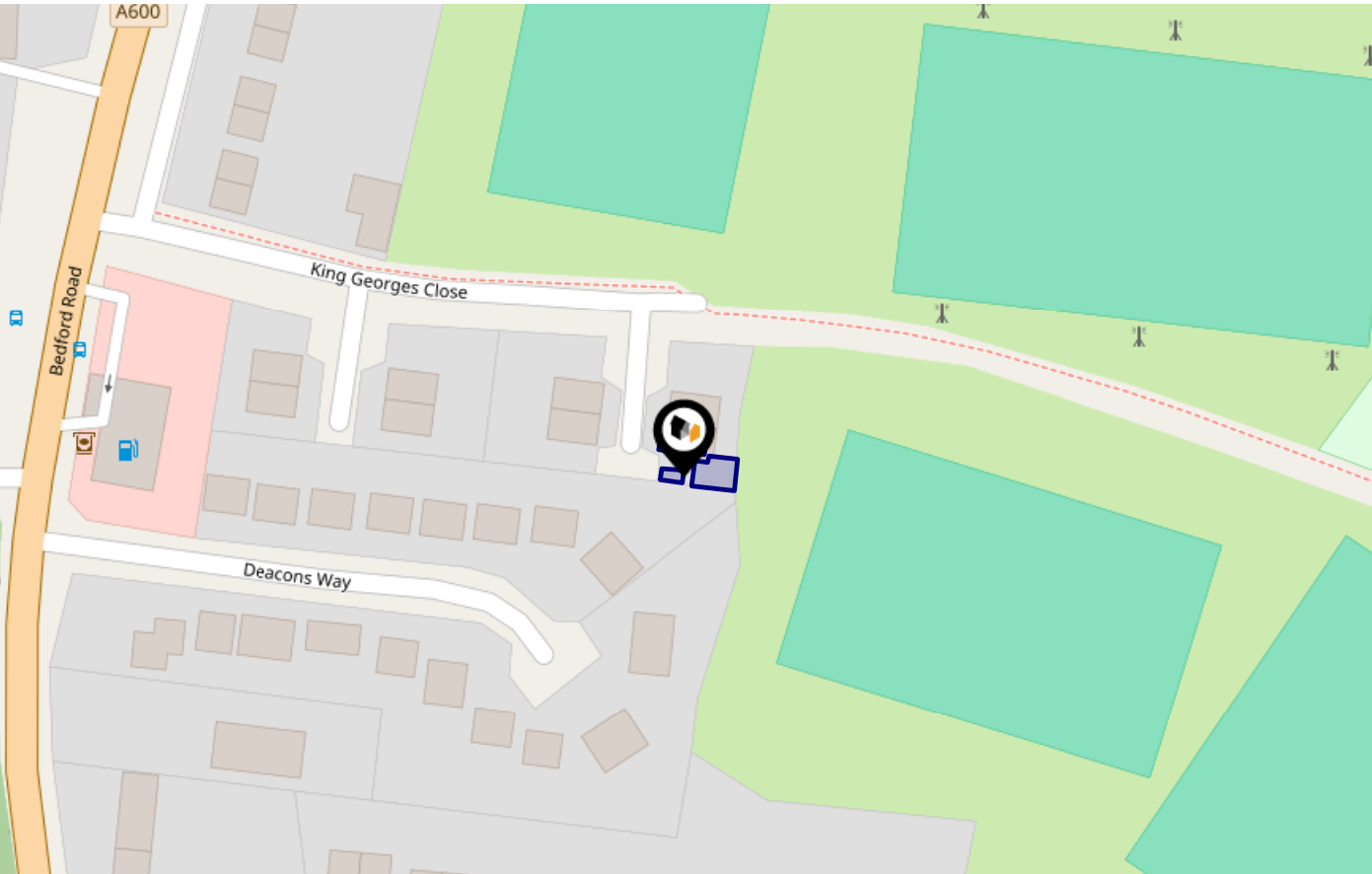
Chance of flooding to the following depths at this property:



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.

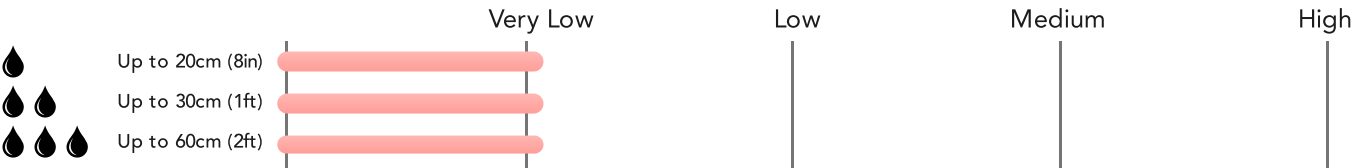


Risk Rating: **Very low**

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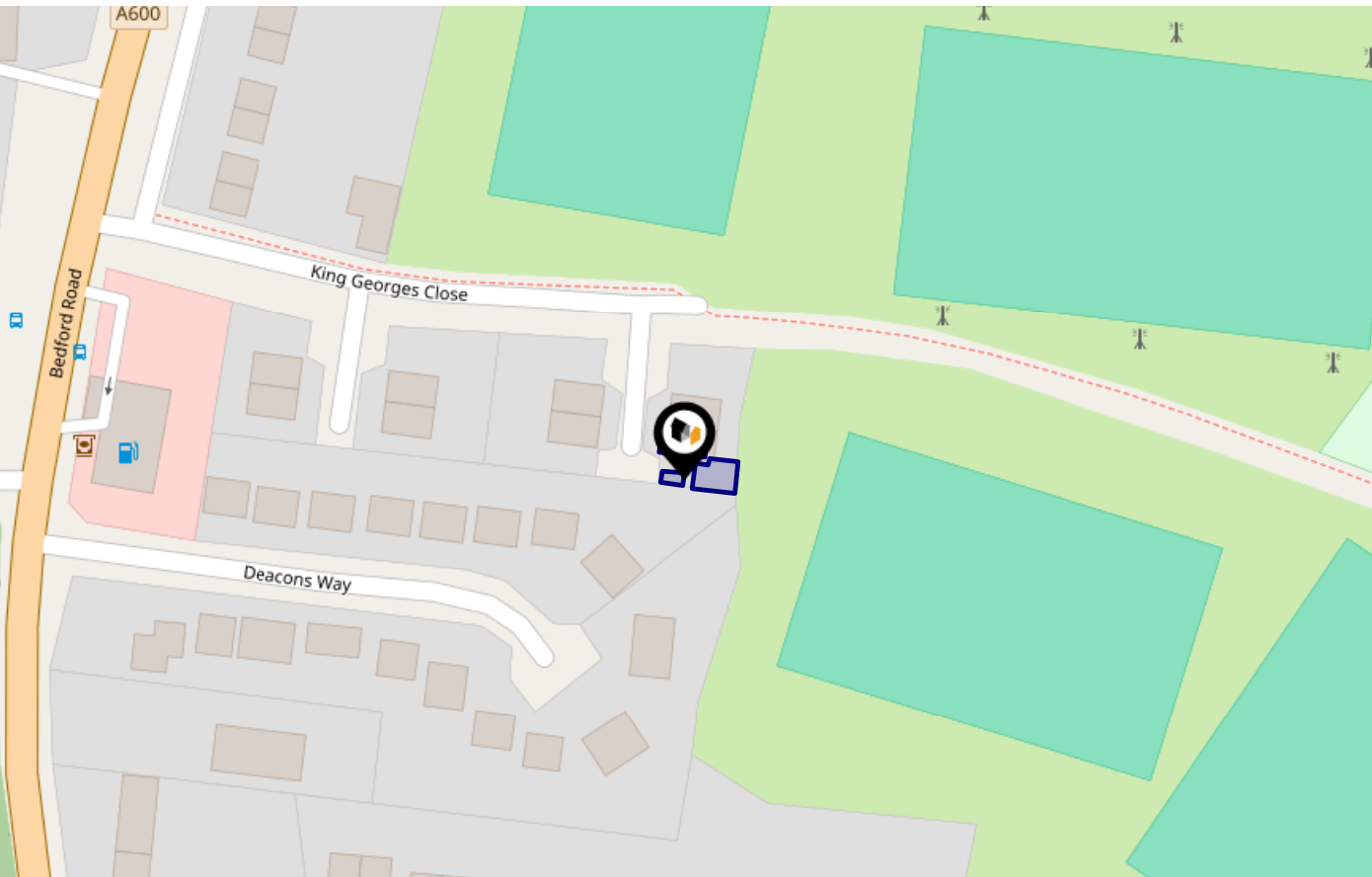
Chance of flooding to the following depths at this property:



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

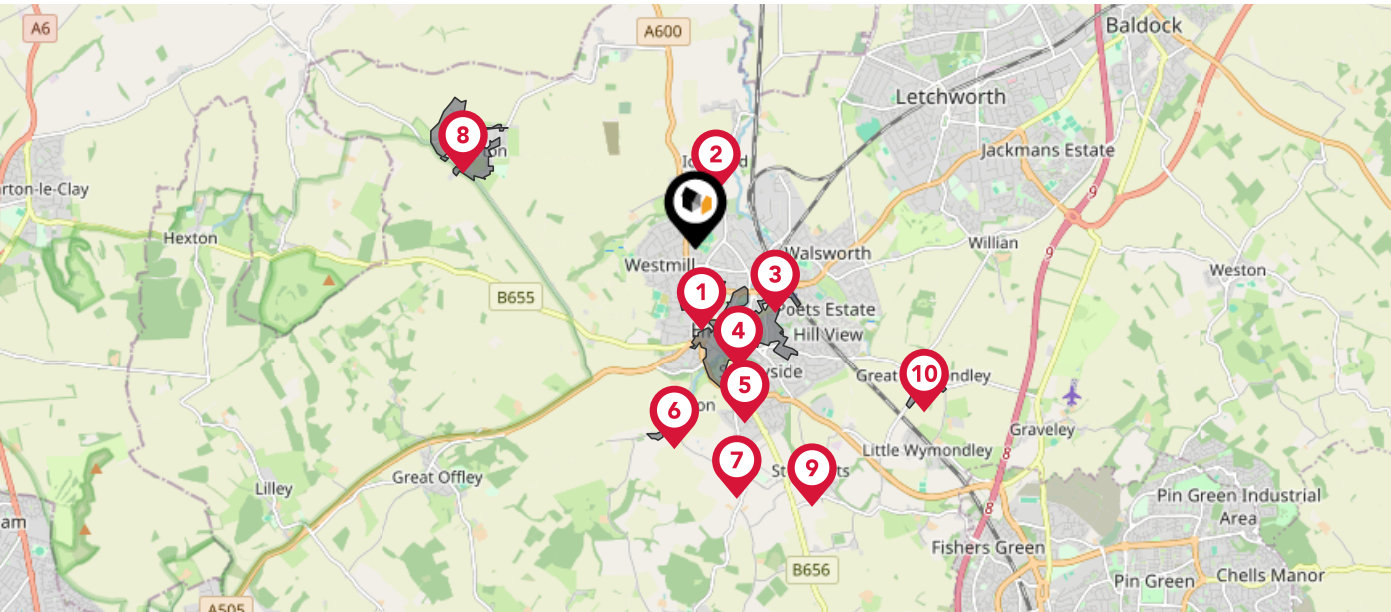
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Chance of flooding to the following depths at this property:

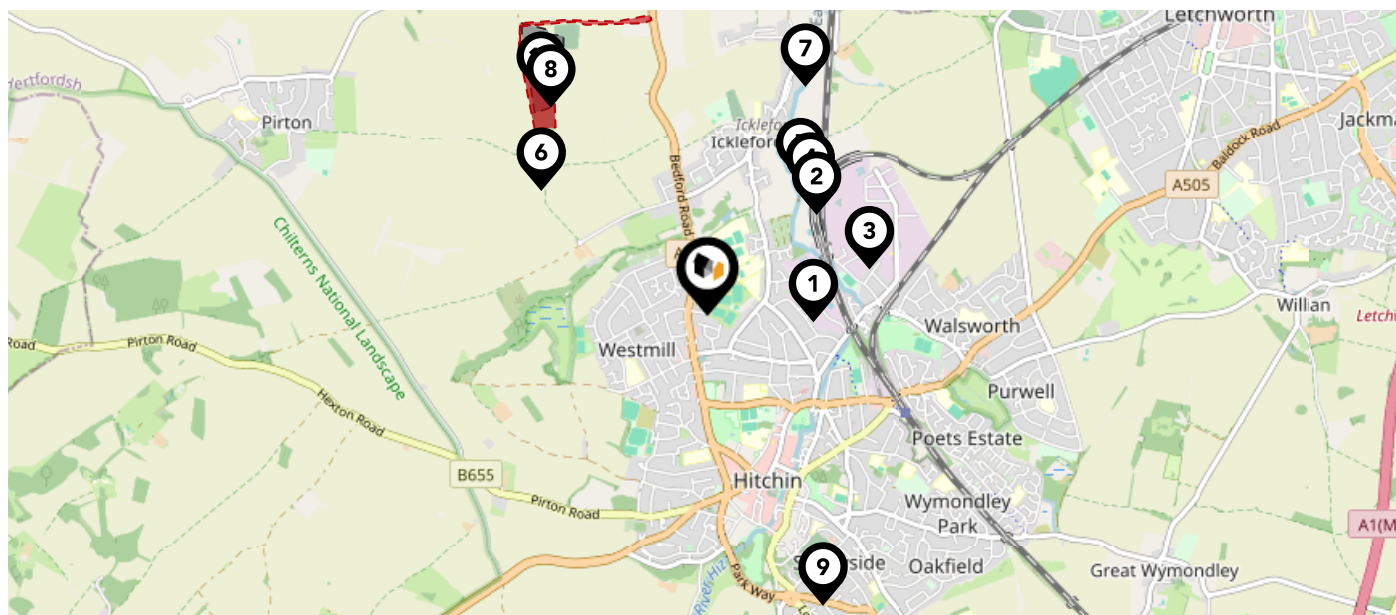


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



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

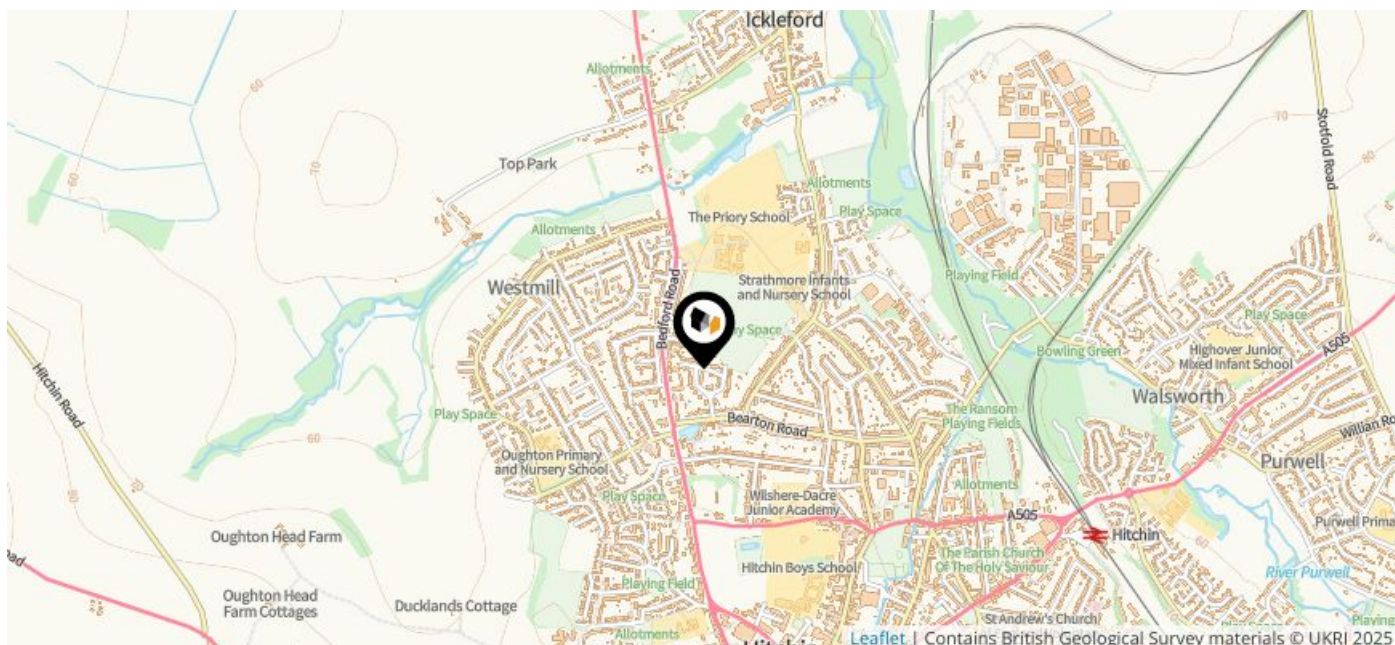
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill	
2	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill	
3	Wallace Way-Hitchin, Hertfordshire	Historic Landfill	
4	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill	
5	Gerry's Hole-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill	
6	Hambridge Way-Pirton	Historic Landfill	
7	Lower Green-Ickleford, Hitchin, Surrey	Historic Landfill	
8	No name provided by source	Active Landfill	
9	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	
10	Pit At Holwell-Hitchin, Hertfordshire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



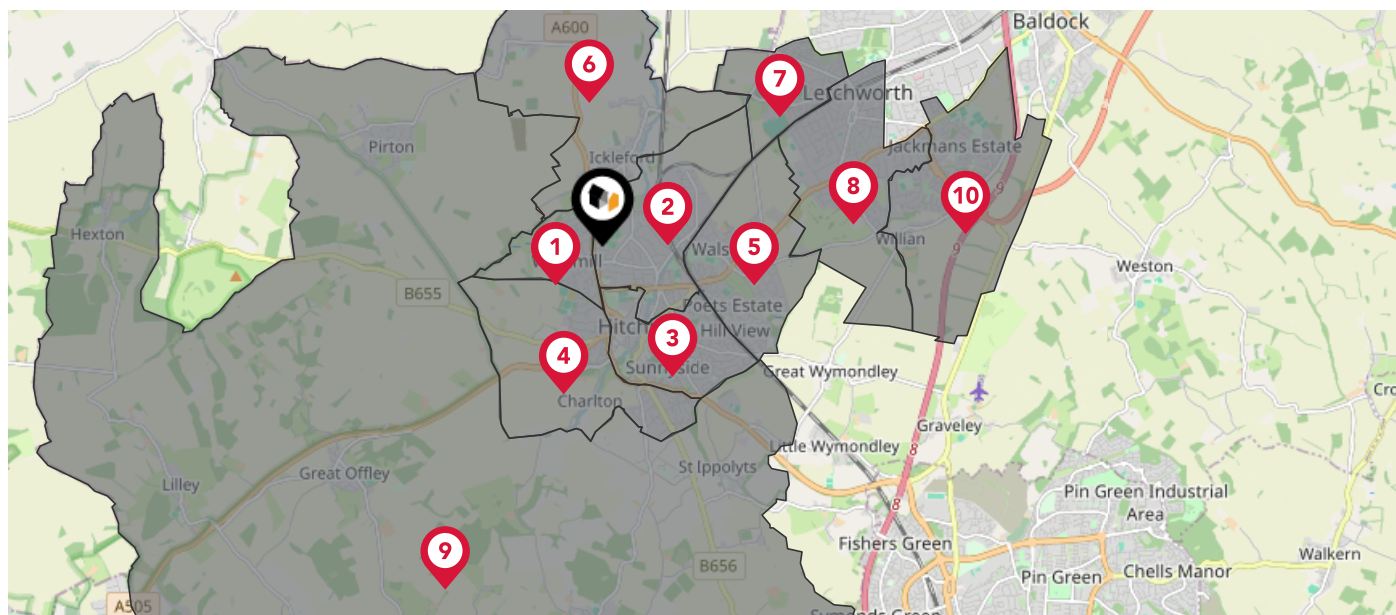
Mine Entry

- ✕ 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

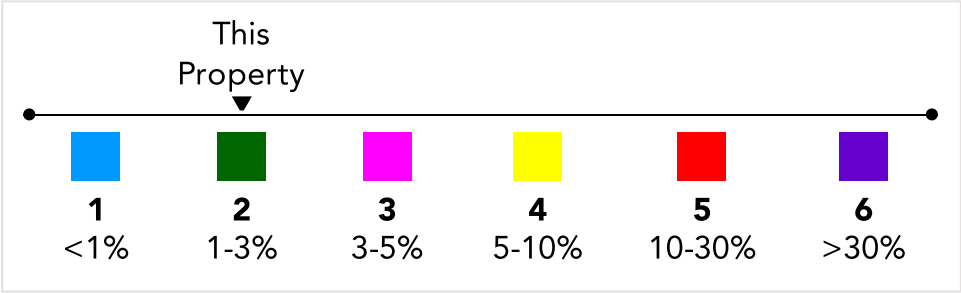


Nearby Council Wards

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

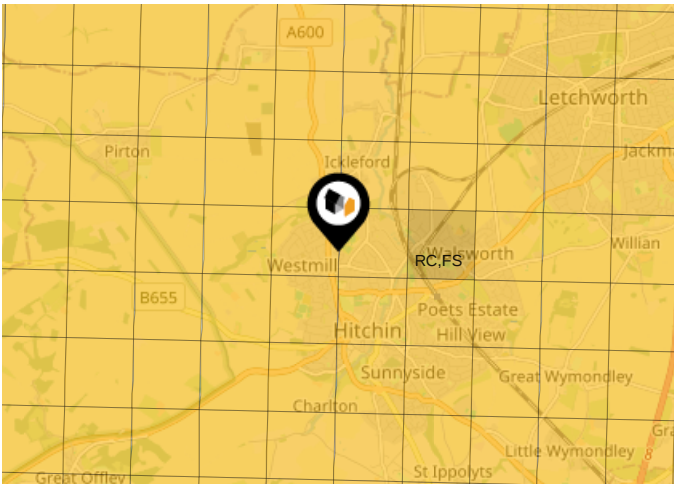
What is Radon?

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).



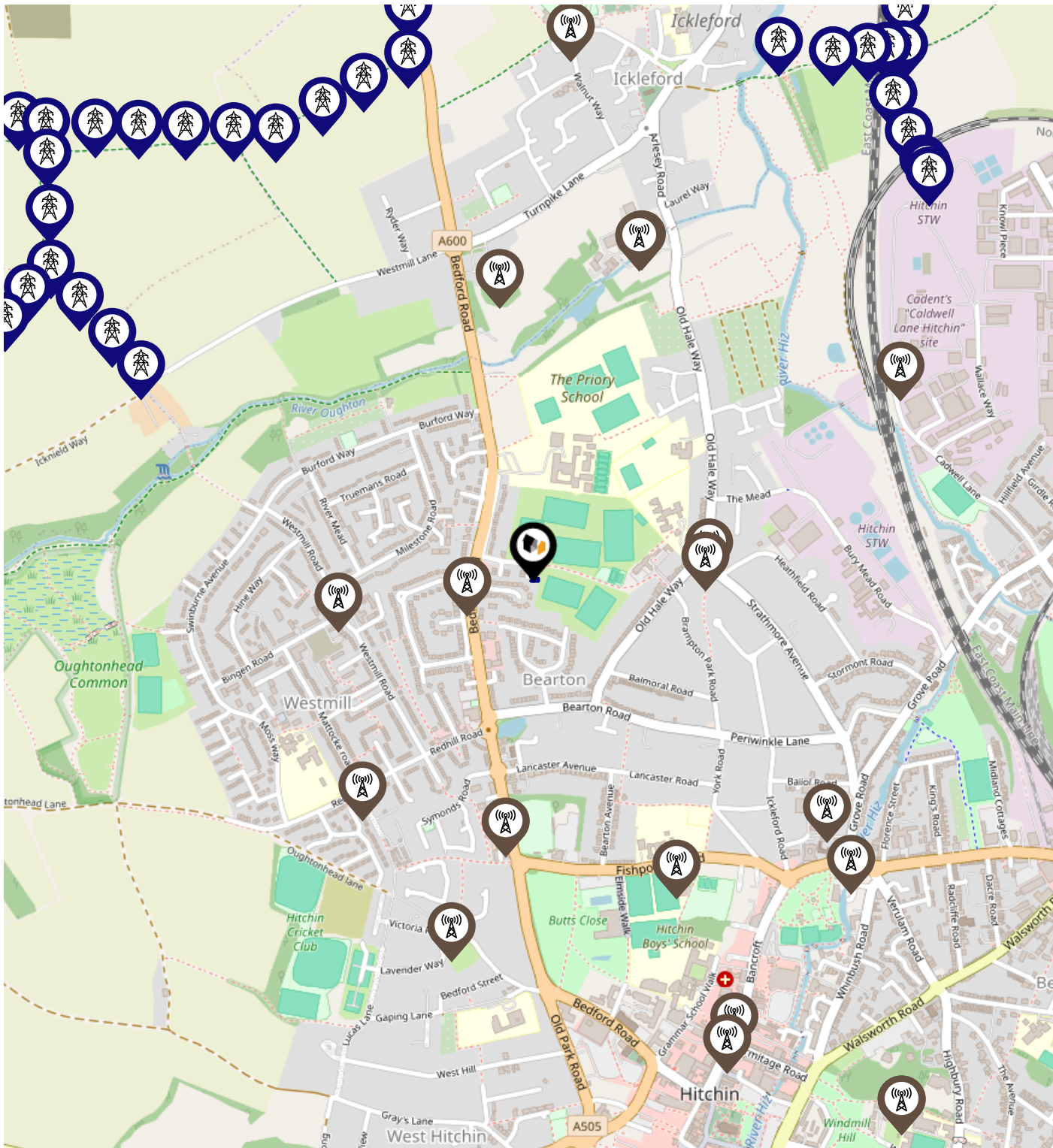
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	HIGH	Soil Texture:	CHALKY CLAY TO CHALKY
Parent Material Grain:	ARGILLIC		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP-INTERMEDIATE





Primary Classifications (Most Common Clay Types)

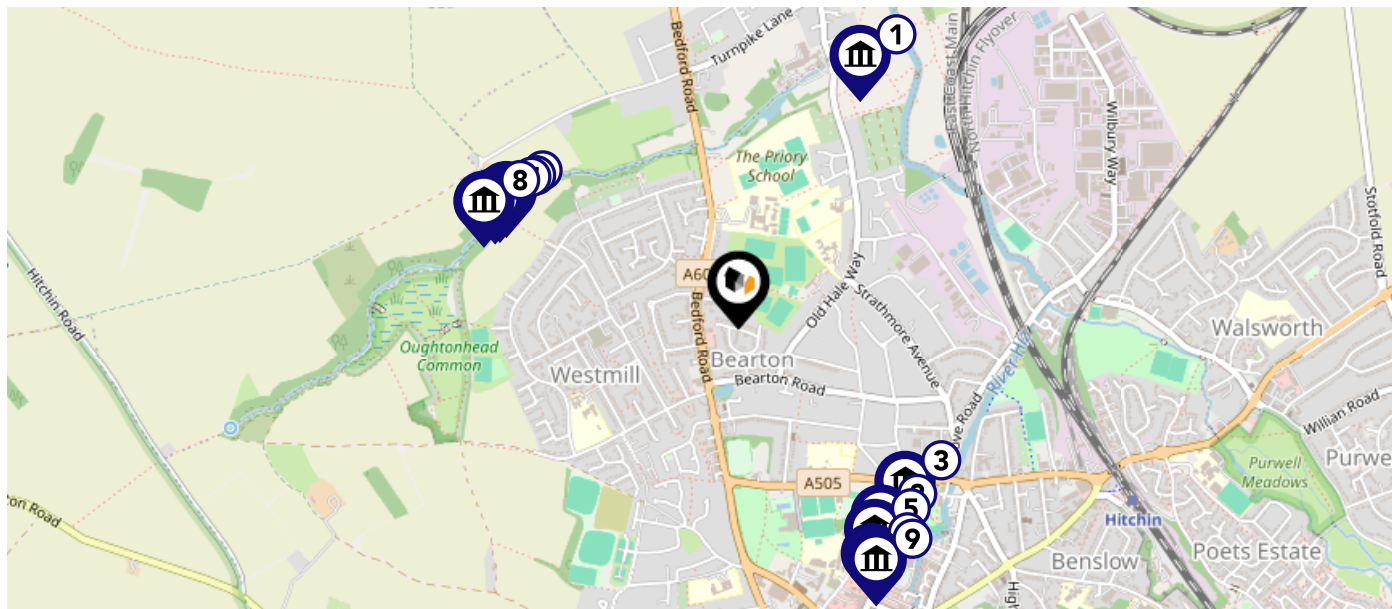
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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













Key:

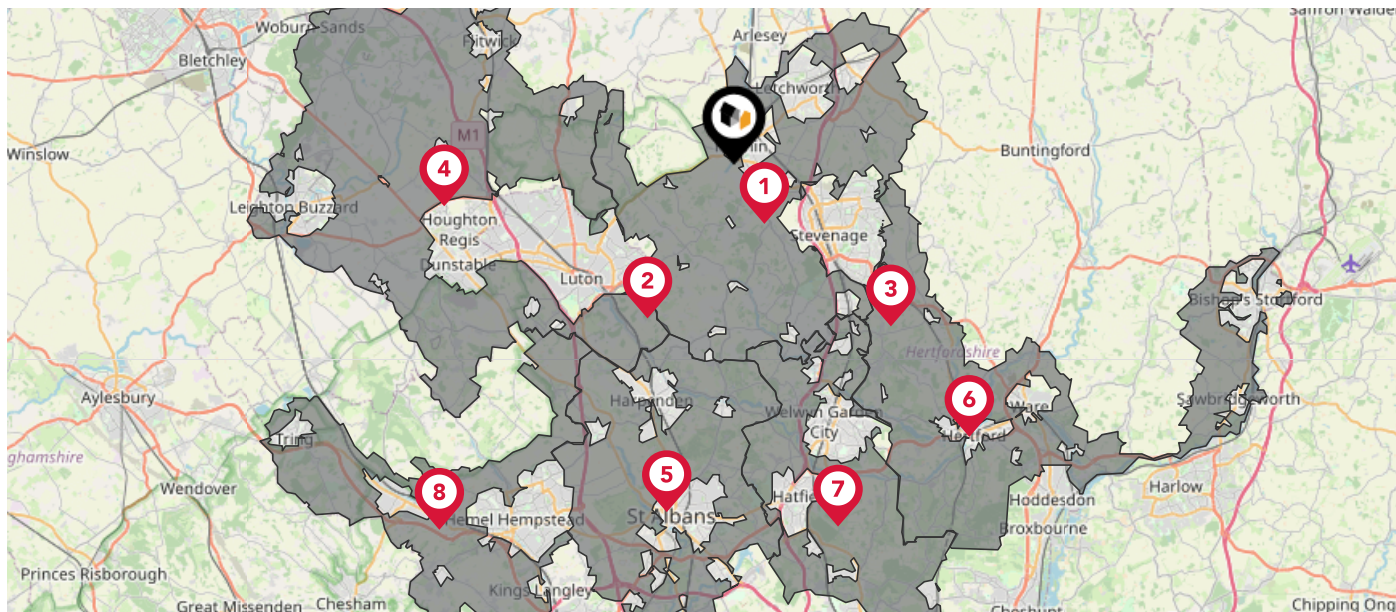
-  Power Pylons
-  Communication Masts

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
	1102177 - Hyde Mill Cottage	Grade II	0.6 miles
	1347577 - 53, Bancroft	Grade II	0.6 miles
	1347594 - Frythe Cottages	Grade II	0.6 miles
	1103235 - Large Barn To North East Of Coach House At Old Westmill Farm	Grade II	0.6 miles
	1296455 - 47, Bancroft	Grade II	0.6 miles
	1295708 - Coach House At Old Westmill Farm	Grade II	0.6 miles
	1347060 - Old Westmill Farmhouse	Grade II	0.6 miles
	1103234 - Stable Block With Walls Of Walled Garden And Corner Gazebo, Attached On West, At Old Westmill Farm	Grade II	0.6 miles
	1173028 - 93, Bancroft	Grade II	0.7 miles
	1172987 - 34, Bancroft	Grade II	0.7 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 - St Albans



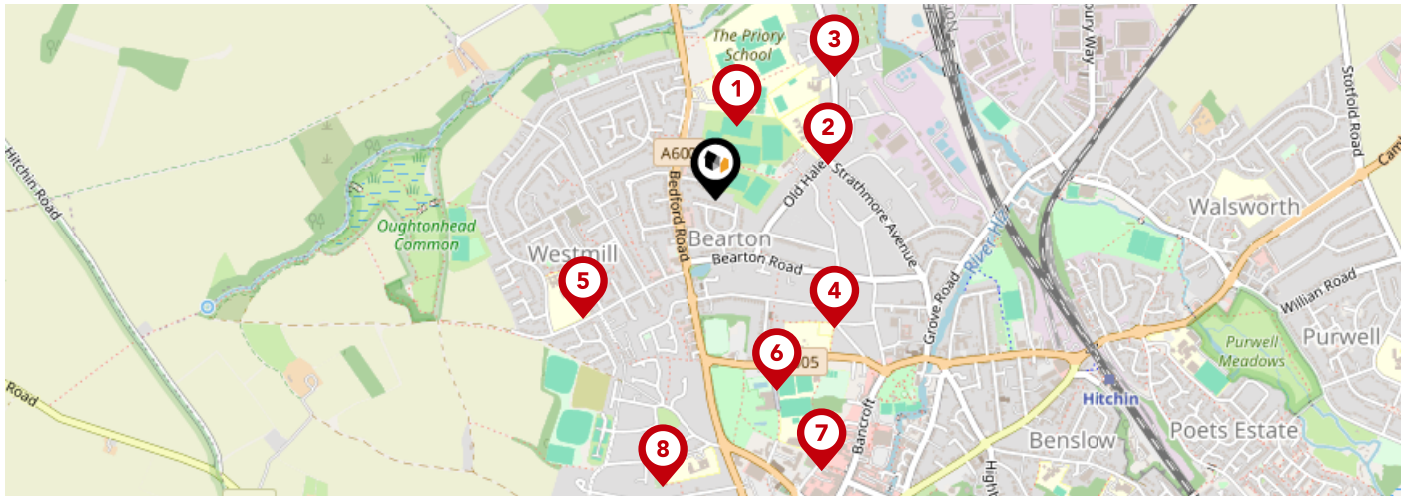
London Green Belt - East Hertfordshire



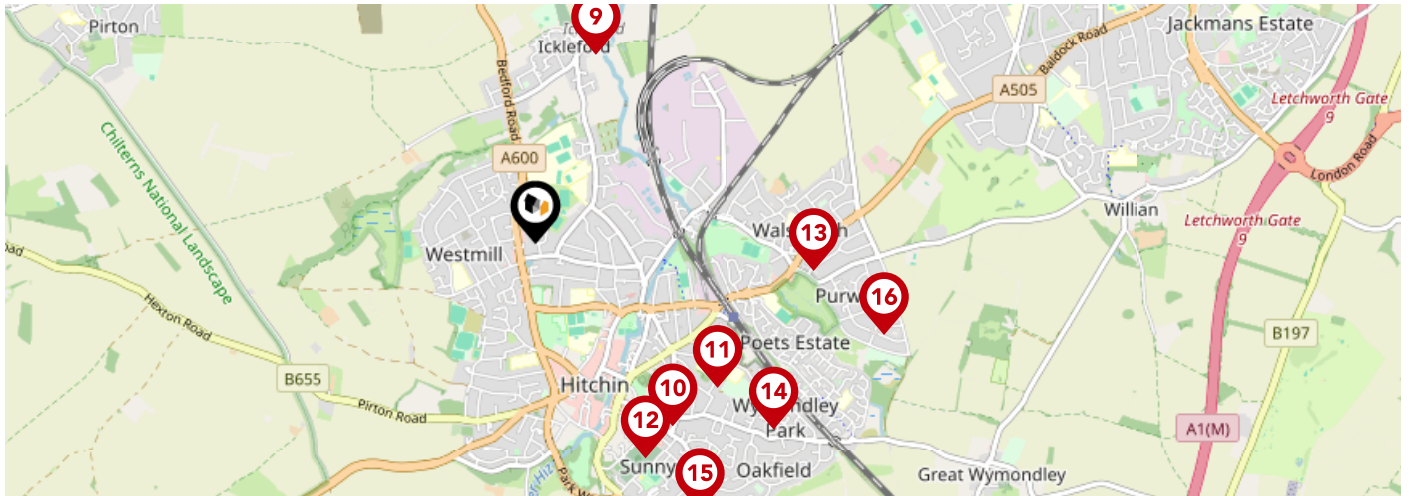
London Green Belt - Welwyn Hatfield



London Green Belt - Dacorum



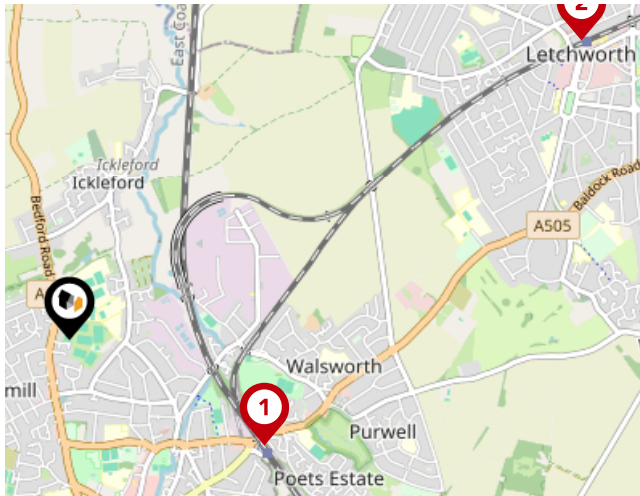
		Nursery	Primary	Secondary	College	Private
1	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Ickleford Primary School Ofsted Rating: Good Pupils: 210 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

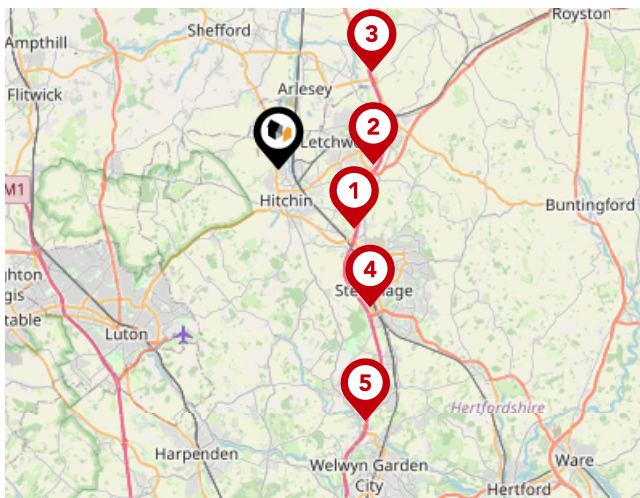
Area

Transport (National)



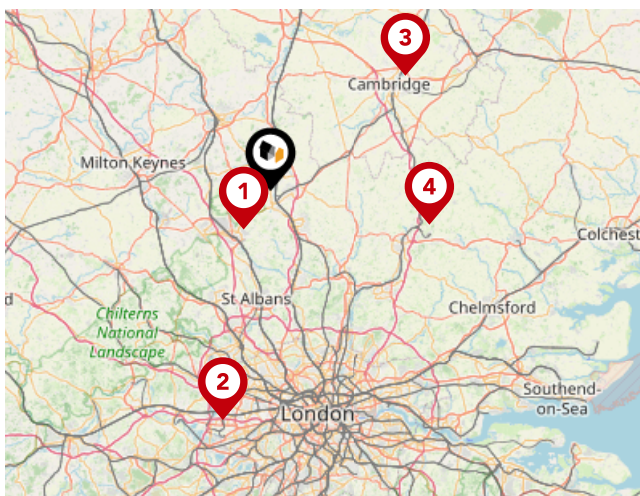
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	1.01 miles
2	Letchworth Rail Station	2.71 miles
3	Letchworth Rail Station	2.72 miles



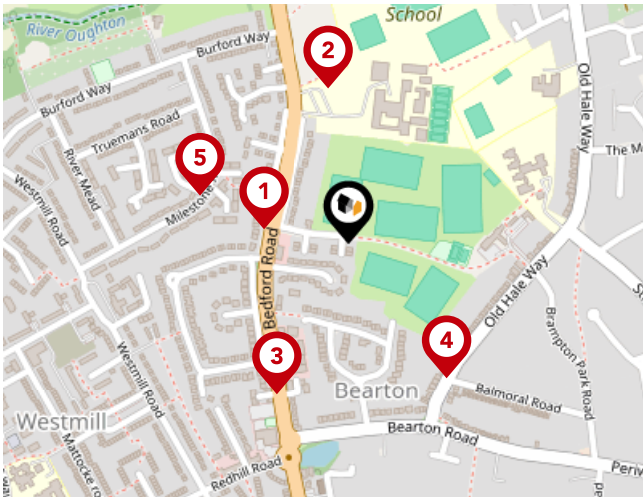
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.5 miles
2	A1(M) J9	3.43 miles
3	A1(M) J10	4.95 miles
4	A1(M) J7	6.01 miles
5	A1(M) J6	9.69 miles



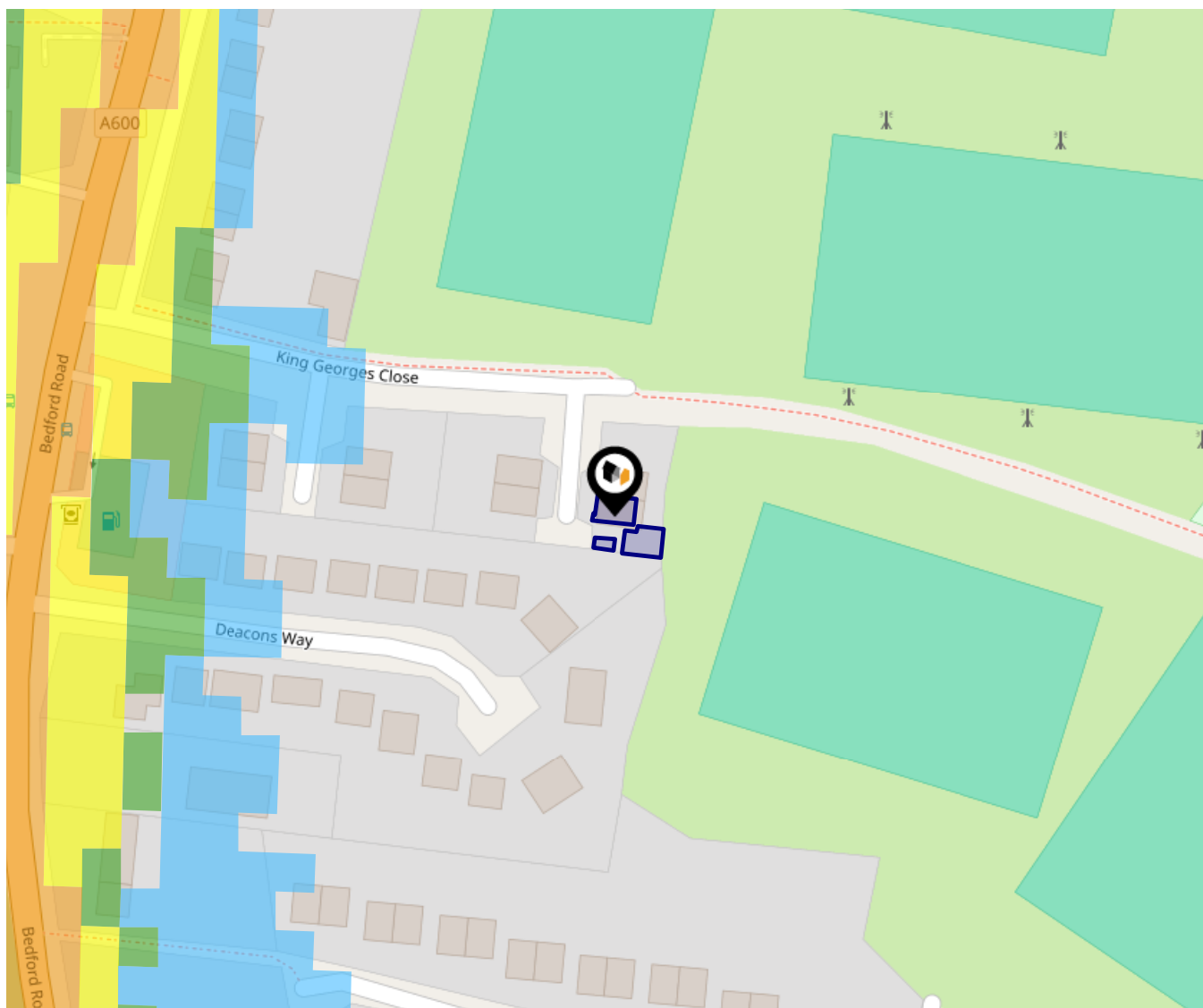
Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.84 miles
2	Heathrow Airport	34.36 miles
3	Cambridge	25.88 miles
4	Stansted Airport	23.72 miles



Bus Stops/Stations

Pin	Name	Distance
1	Wellingham Avenue	0.1 miles
2	The Priory School	0.18 miles
3	Angel's Reply PH	0.19 miles
4	Balmoral Road	0.19 miles
5	Beechwood Close	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

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Valuation Office
Agency

