

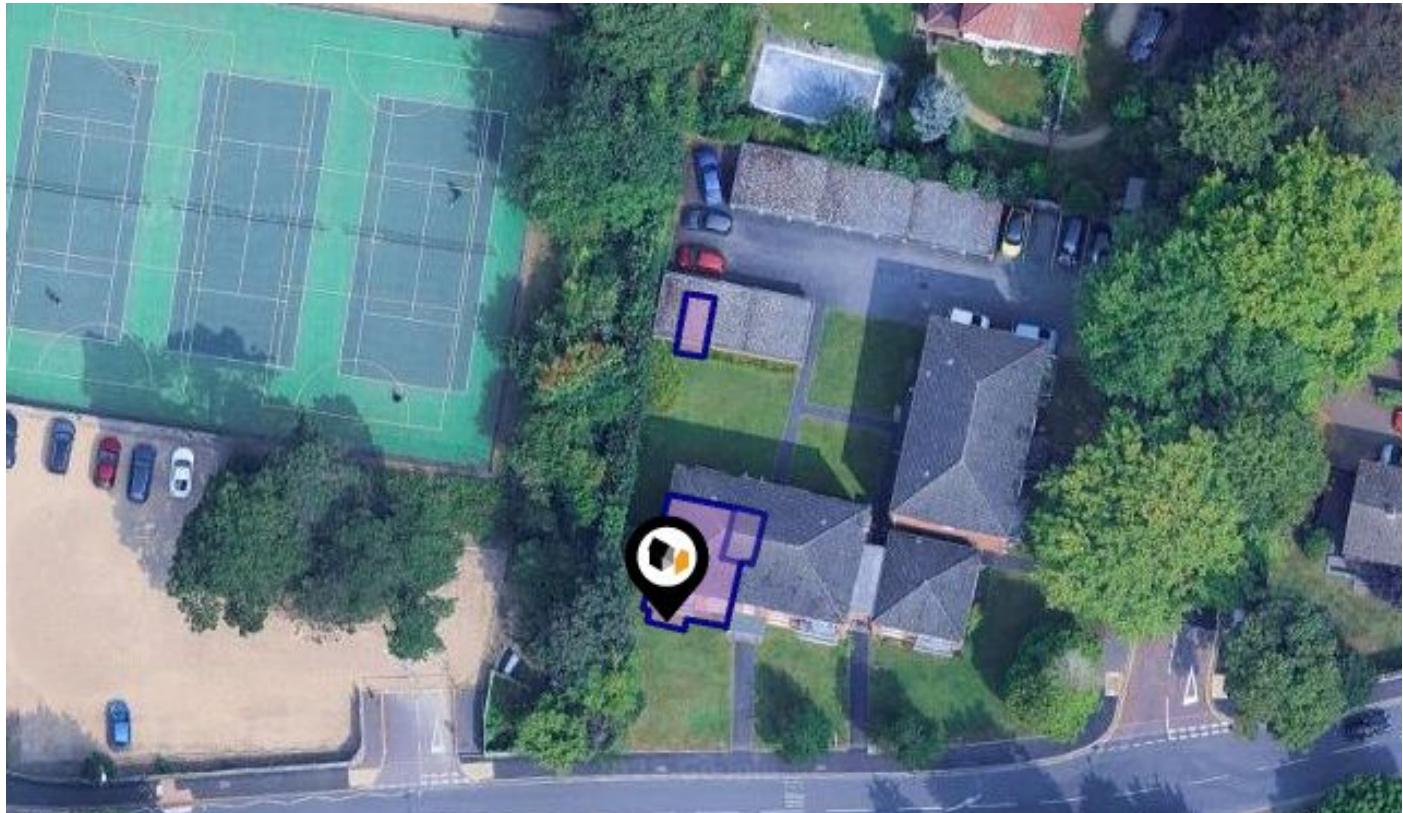


See More Online

## MIR: Material Info

The Material Information Affecting this Property

**Thursday 19th February 2026**



**HAZEL COURT, THE AVENUE, HITCHIN, SG4**

### Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

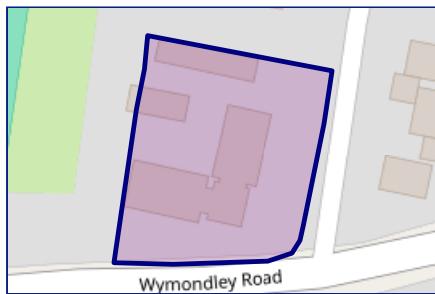
[NKearney@country-properties.co.uk](mailto:NKearney@country-properties.co.uk)

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



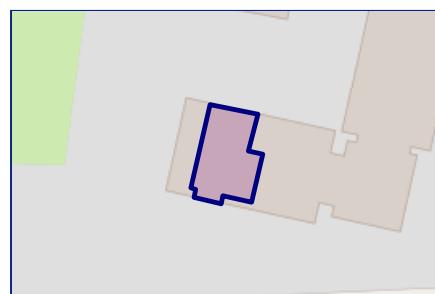
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

## Freehold Title Plan



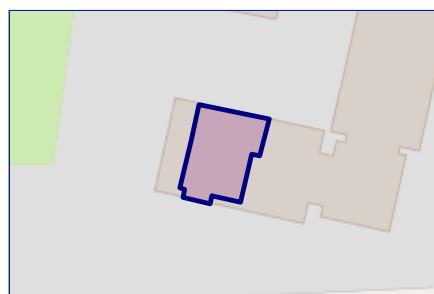
**HD204485**

## Leasehold Title Plans



**HD248118**

Start Date: 04/08/1976  
End Date: 24/06/2075  
Lease Term: 99 years less 3 days from 24 June 1976  
Term Remaining: 49 years



**HD506721**

Start Date: 20/01/2011  
End Date: 24/06/2135  
Lease Term: 159 years from 24 June 1976  
Term Remaining: 109 years

The Avenue, SG4

Energy rating

D

Valid until 21.09.2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	55   D	
21-38	F		
1-20	G	73   C	

## Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	3rd
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Lighting:</b>	No low energy lighting
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Controls:</b>	Manual charge control
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Average
<b>Floors:</b>	(other premises below)
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Total Floor Area:</b>	66 m <sup>2</sup>

## Building Safety

Replacement of front doors to upgrade the fire protection

## 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 109 years  
Service charge £2120 per annum  
Ground rent £150 per annum

## Listed Building Information

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Not applicable

## Stamp Duty

---

Ask agent

## Other

---

## Other

---

## Electricity Supply

---

Yes

## Gas Supply

---

No

## Central Heating

---

Yes

## Water Supply

---

Mains supply

## Drainage

---

Mains supply

## **Important - Please read**

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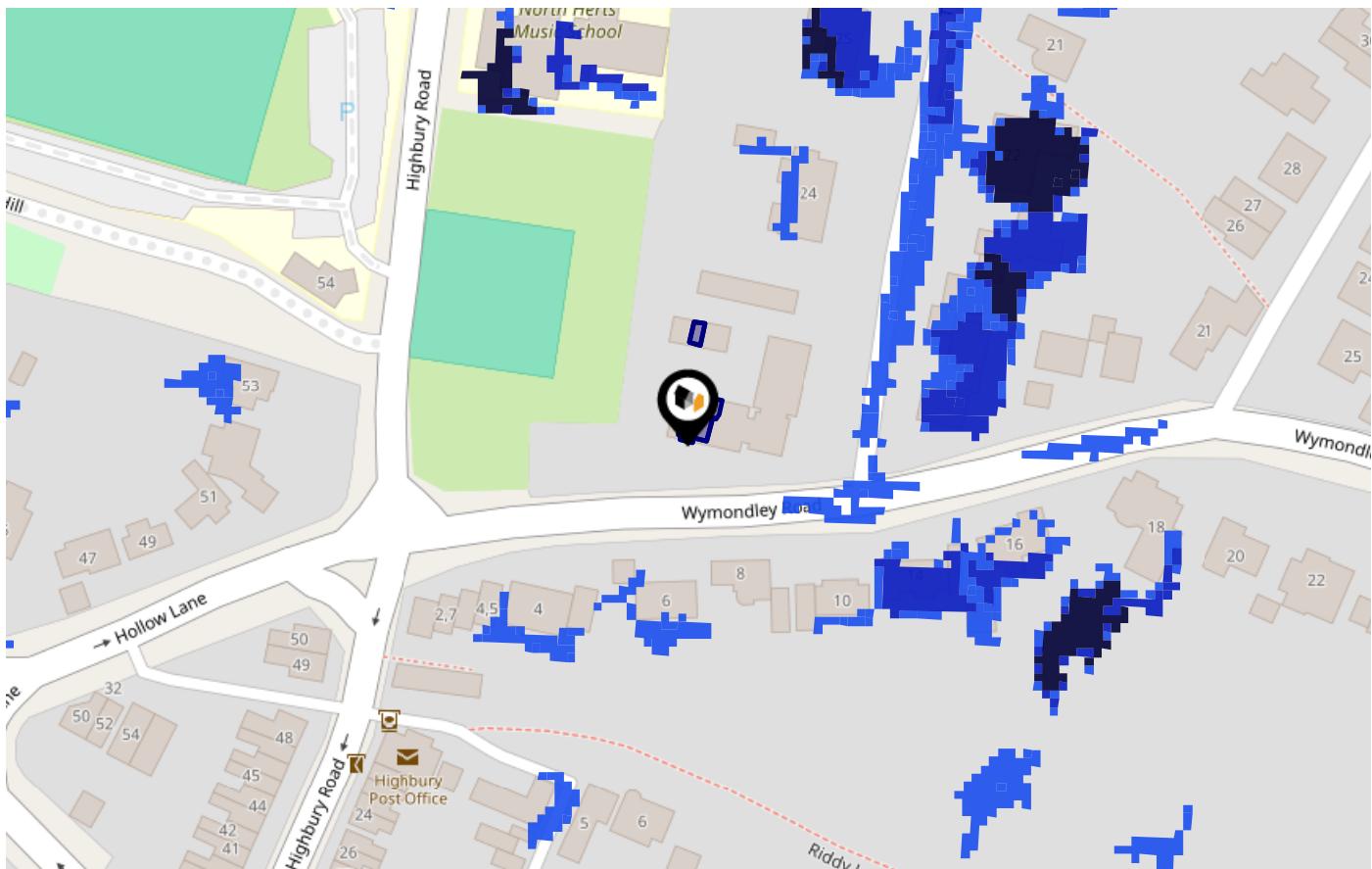
The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

# 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.

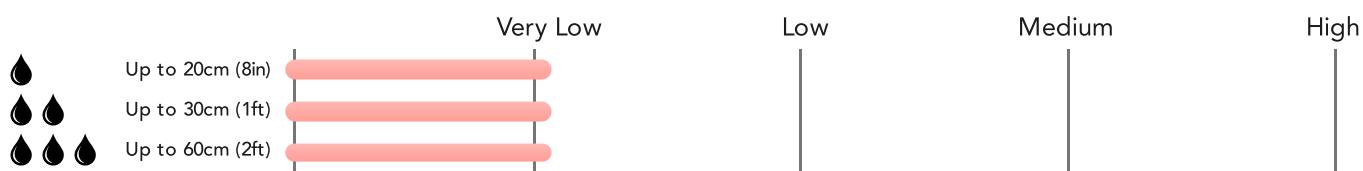


Risk Rating: Very low

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.

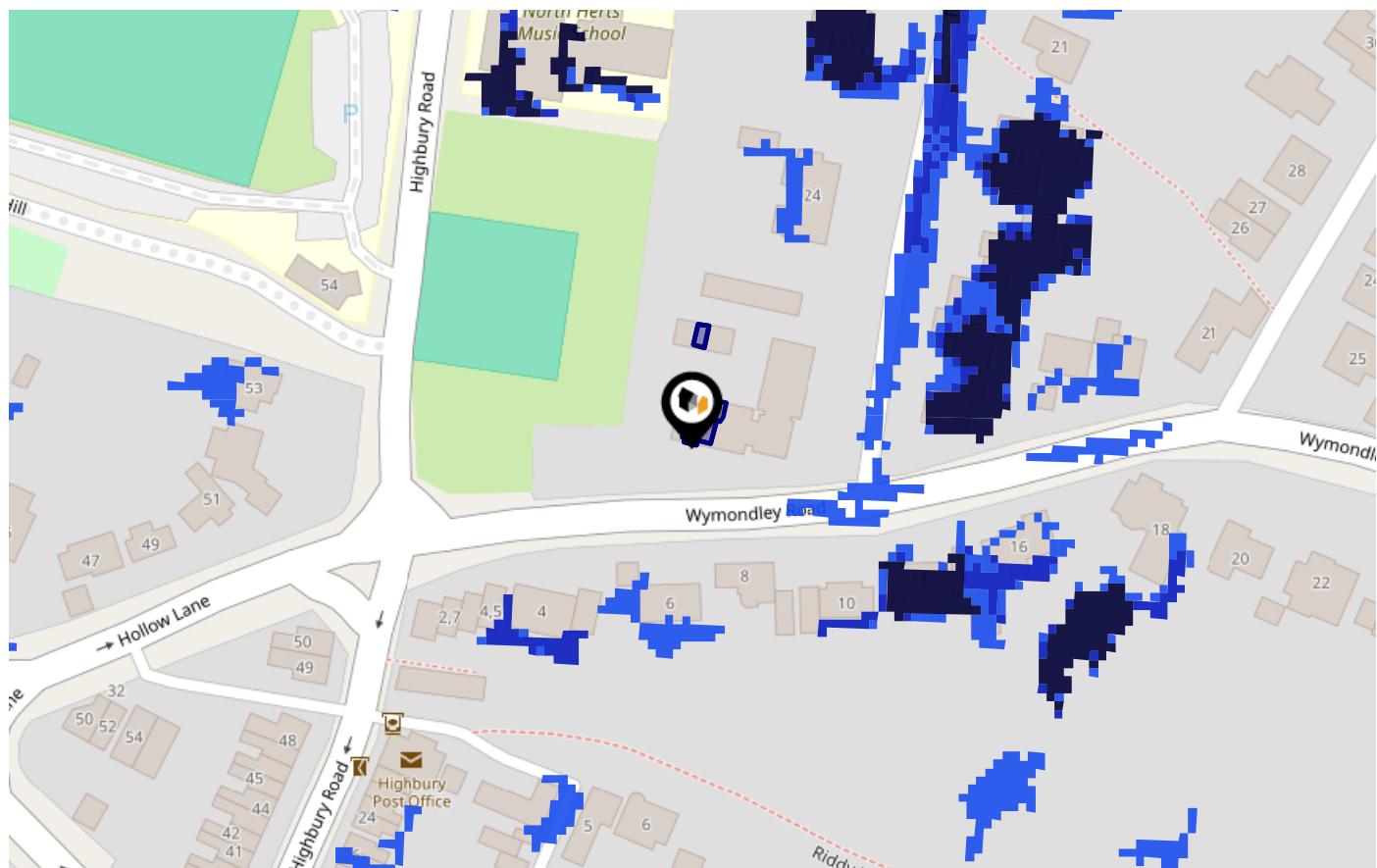
Chance of flooding to the following depths at this property:



# 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.

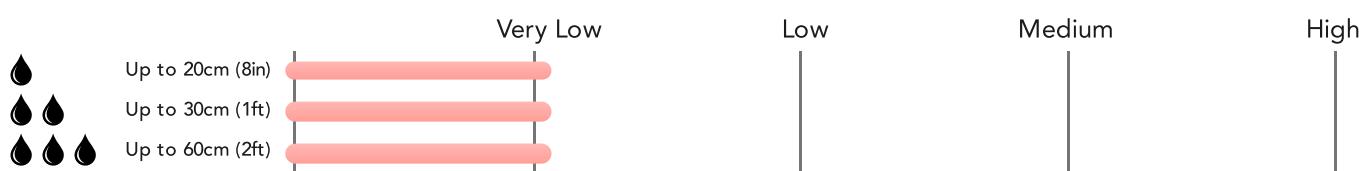


Risk Rating: Very low

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- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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Chance of flooding to the following depths at this property:

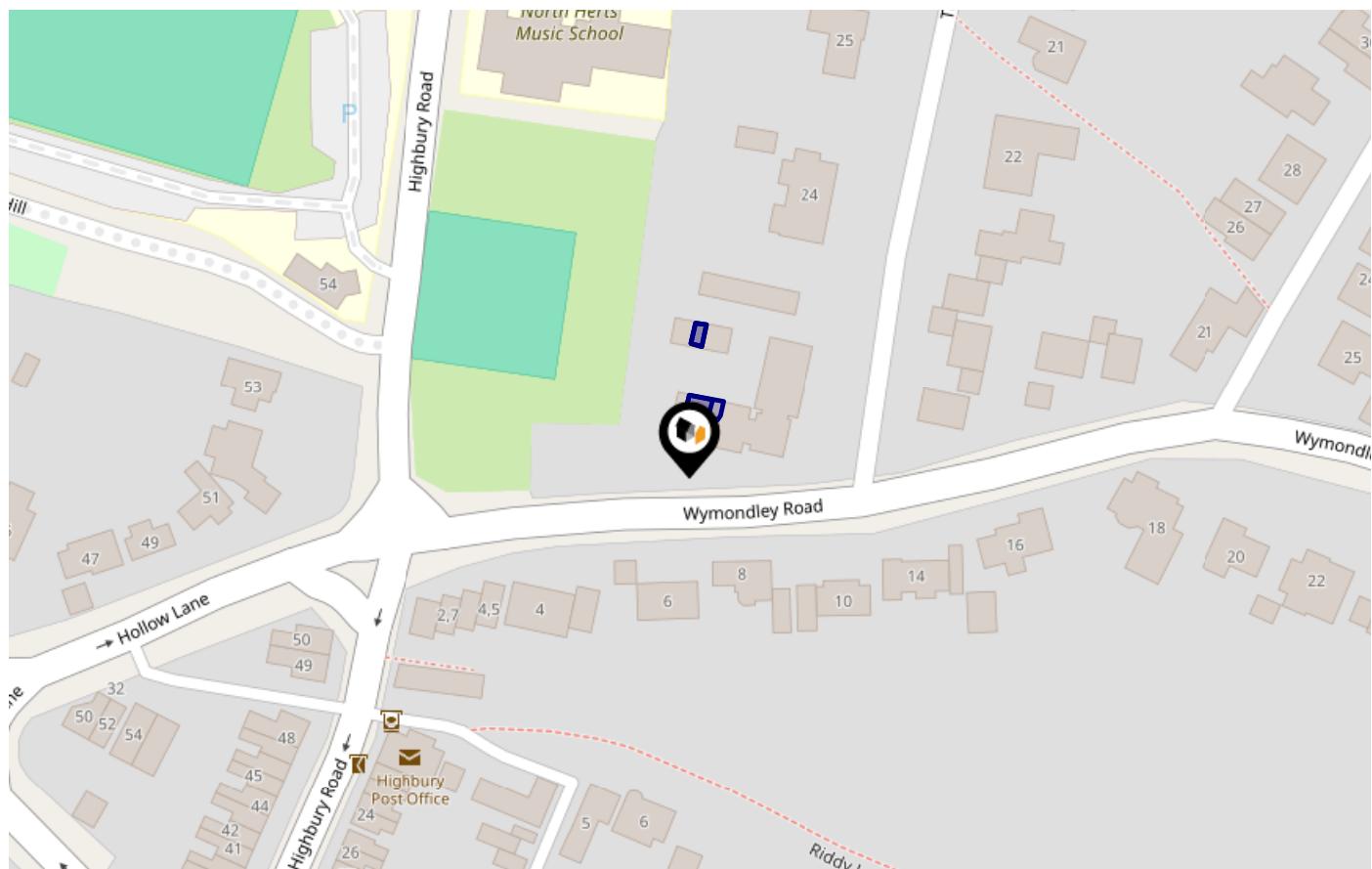


# Flood Risk

## 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.

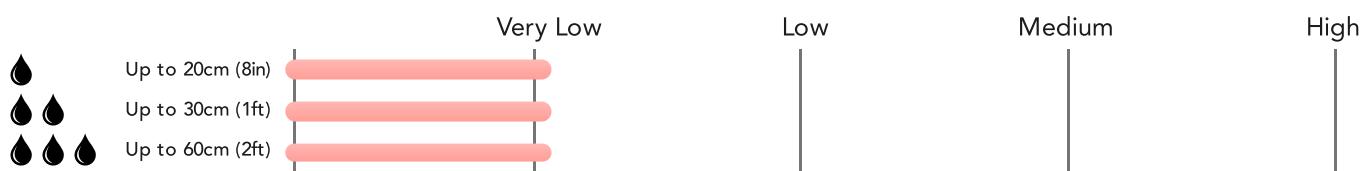


Risk Rating: Very low

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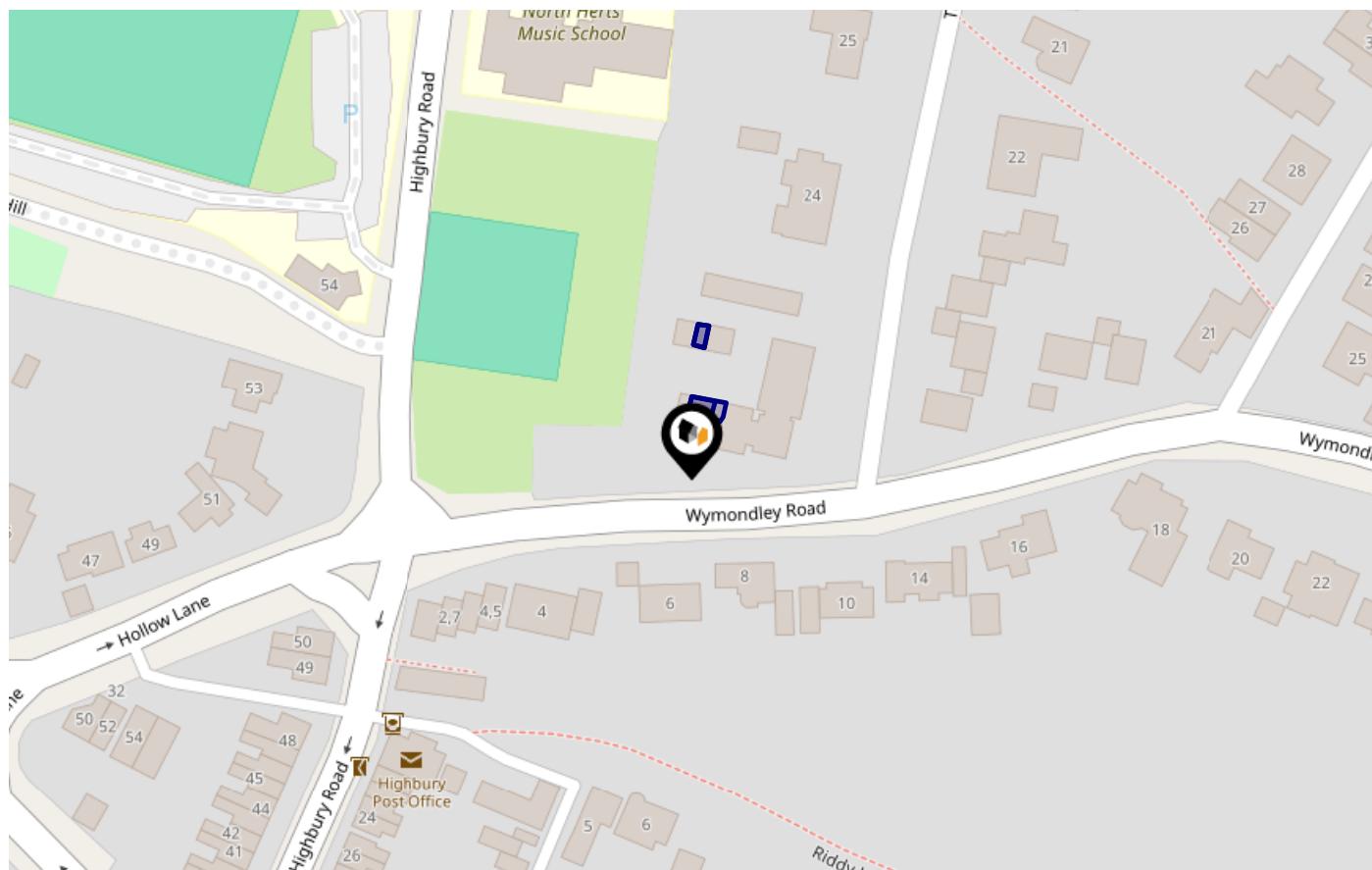
Chance of flooding to the following depths at this property:



# 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.

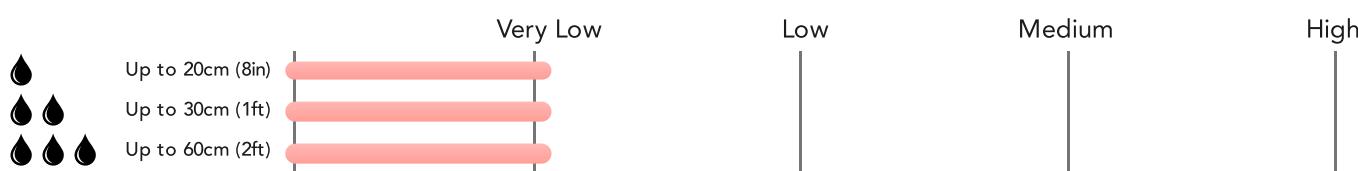


Risk Rating: Very low

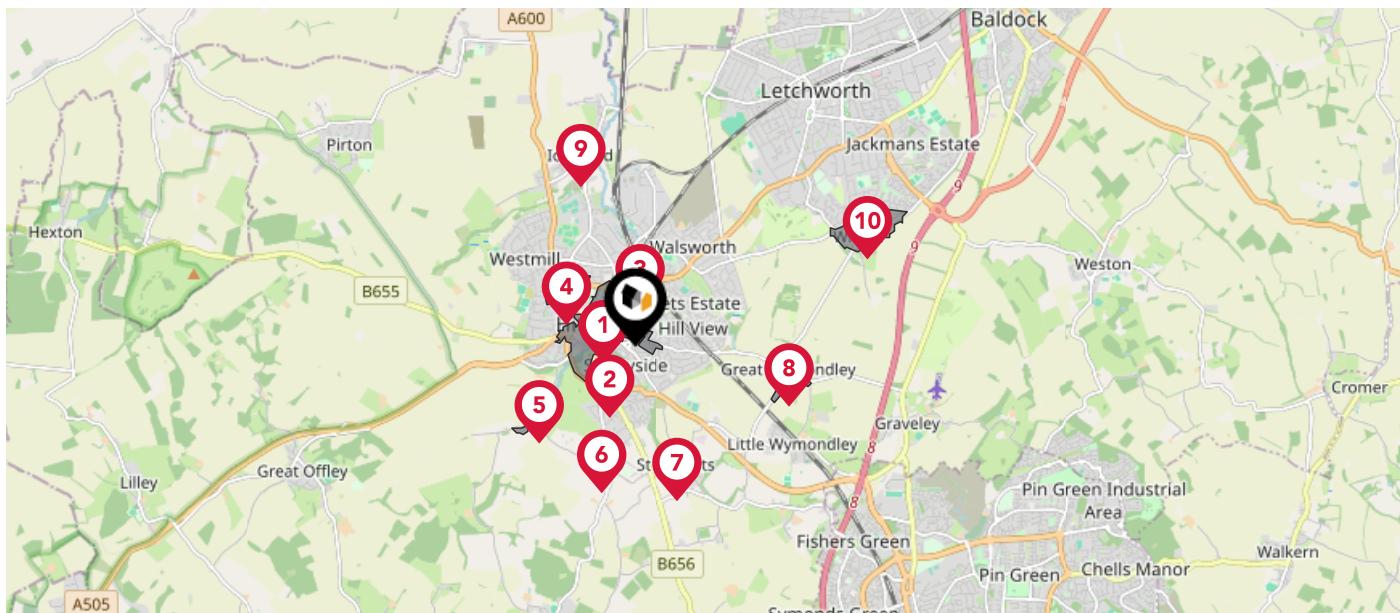
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Chance of flooding to the following depths at this property:



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

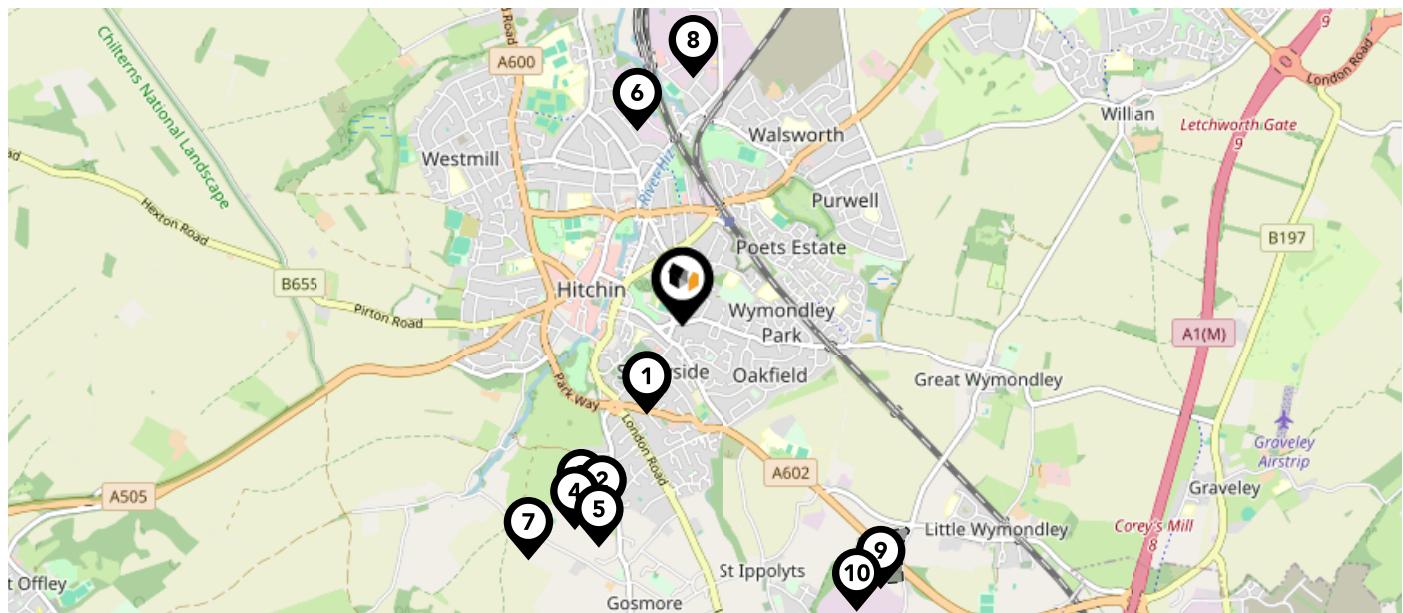
1	Hitchin
2	Hitchin Hill Path
3	Hitchin Railway and Ransom's Recreation Ground
4	Butts Close, Hitchin
5	Charlton
6	Gosmore
7	St Ippolys
8	Great Wymondley
9	Ickleford
10	Willian

# Maps

## Landfill Sites

country  
properties

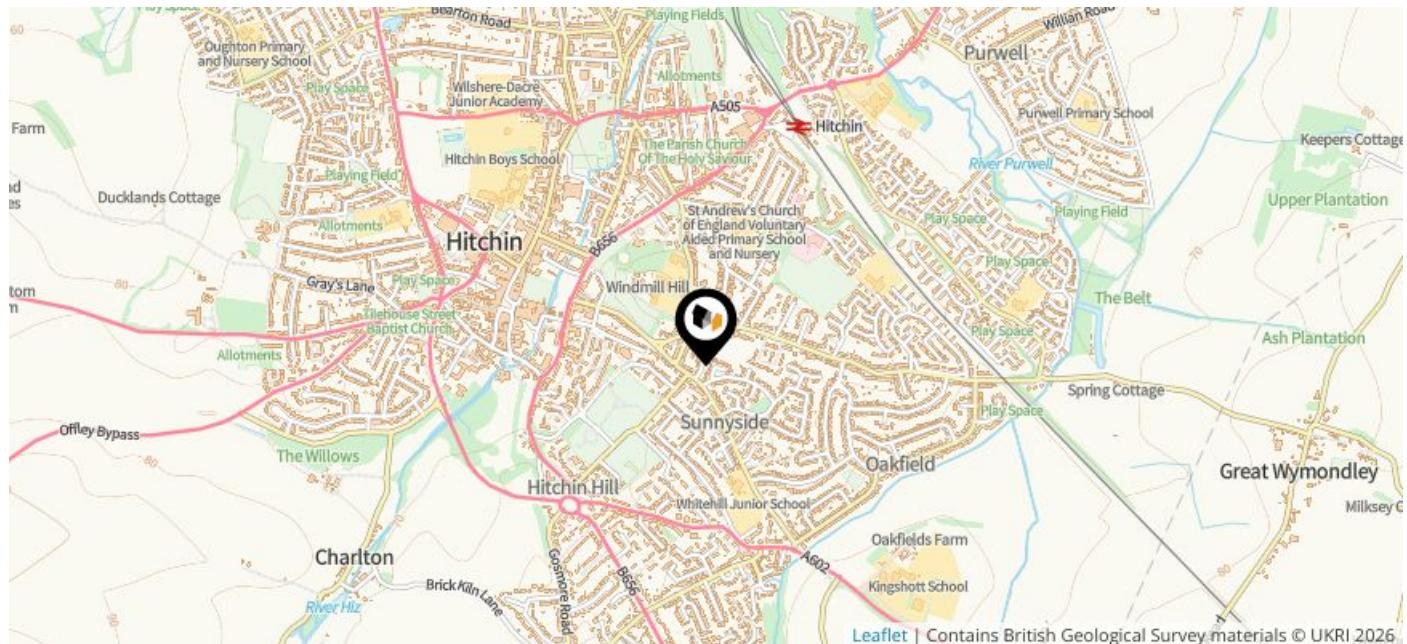
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

1	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
2	Maydencroft Manor-Gosmore, Hitchin	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	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
7	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	<input type="checkbox"/>
8	Wallace Way-Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
9	Little Wymondley Gravel Pit-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
10	Titmore Green Road-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>

This map displays nearby coal mine entrances and their classifications.



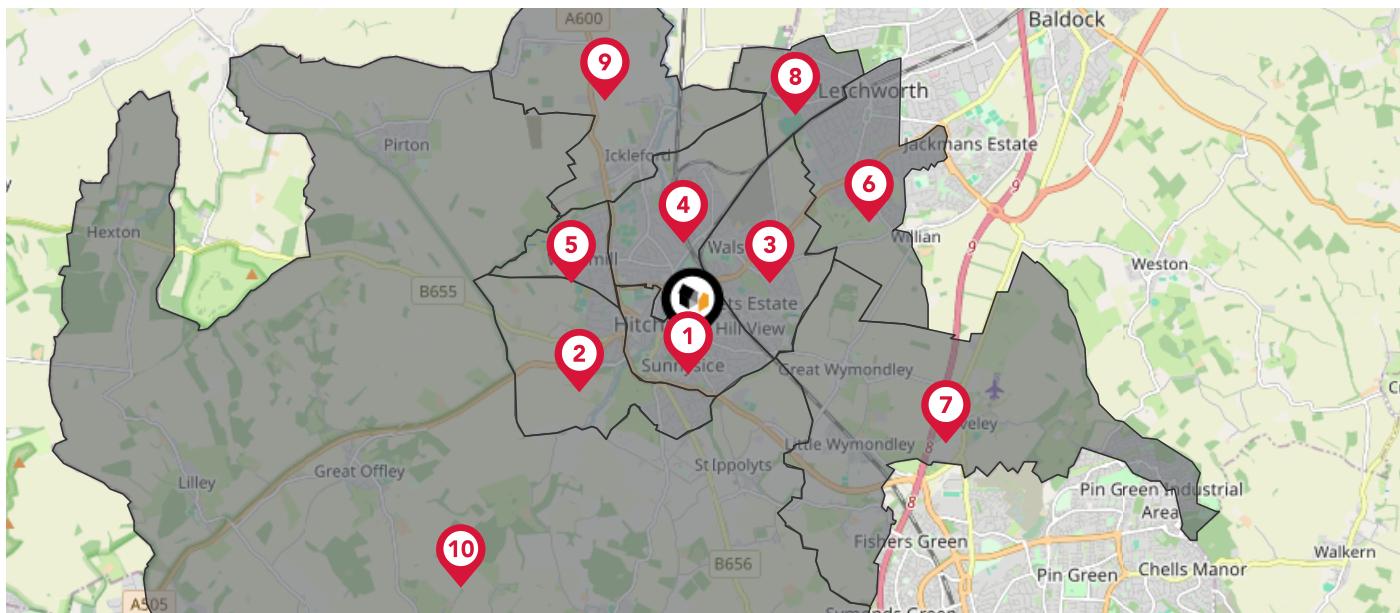
## Mine Entry

- ✖ 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

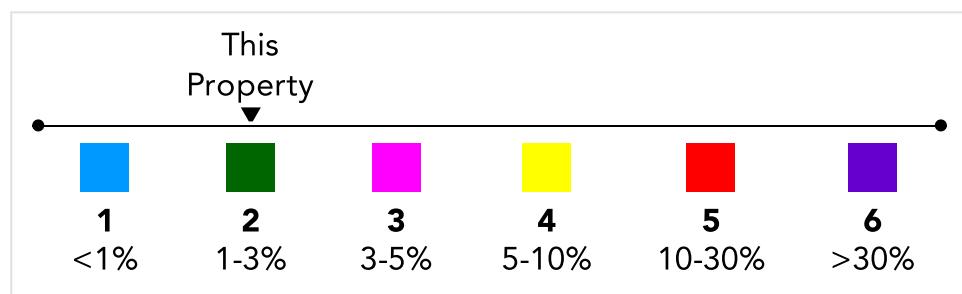
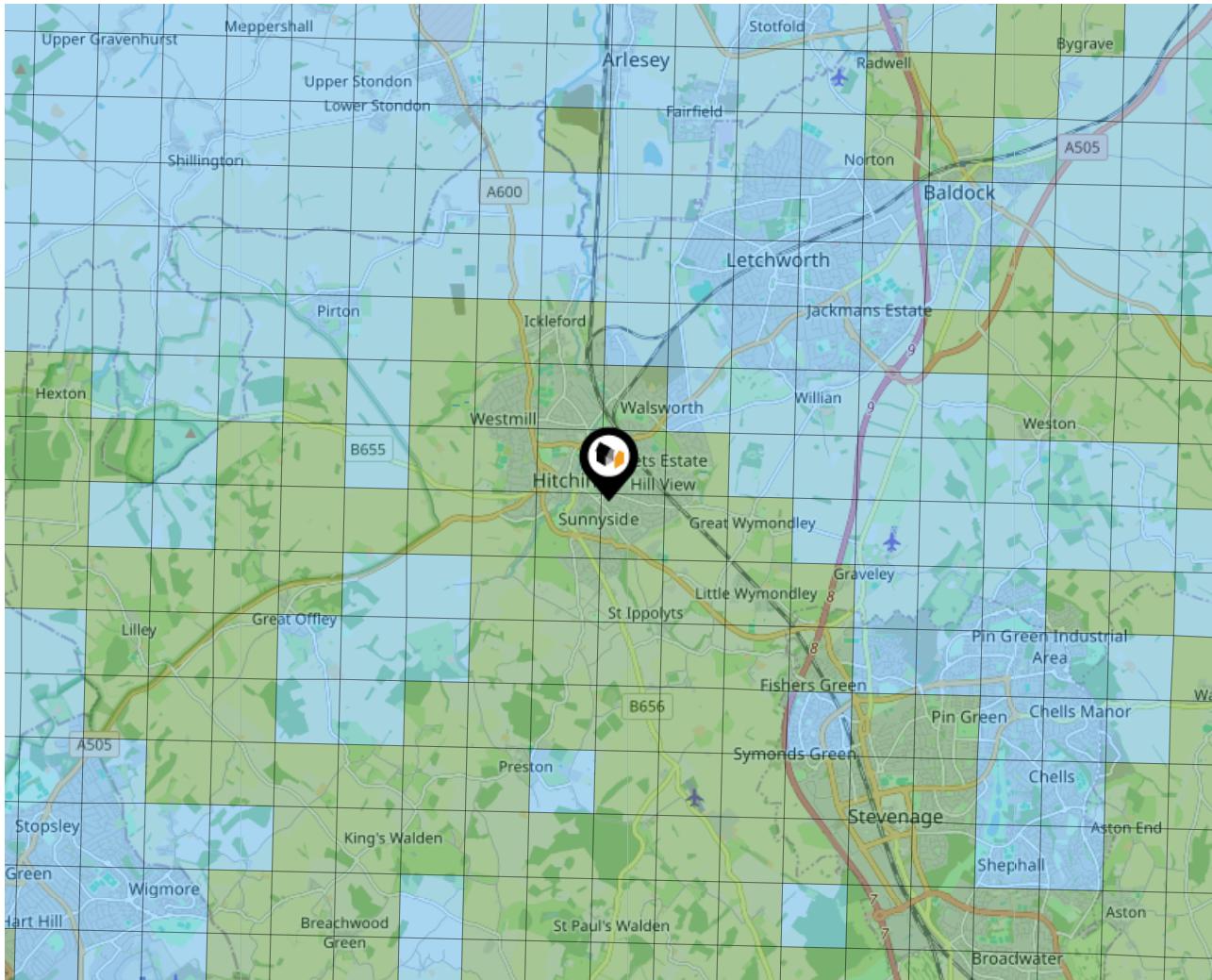


### Nearby Council Wards

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

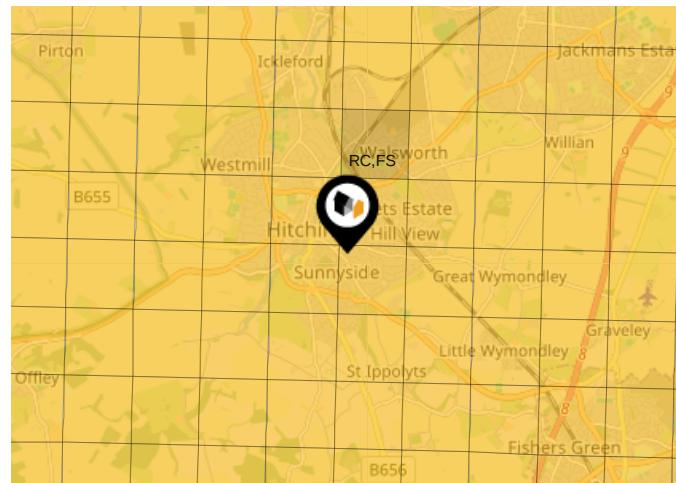
## What is Radon?

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/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

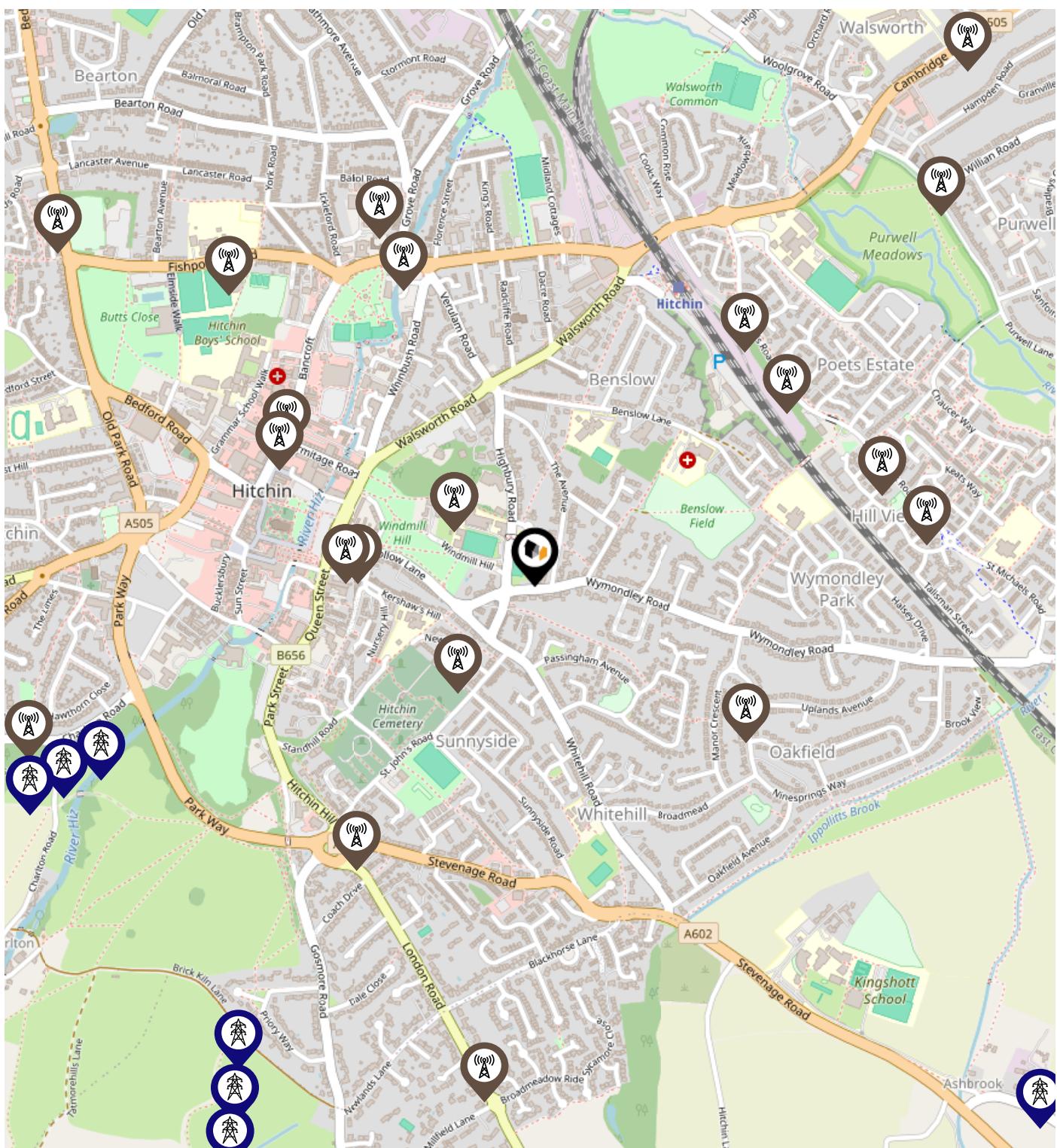


## Primary Classifications (Most Common Clay Types)

<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:

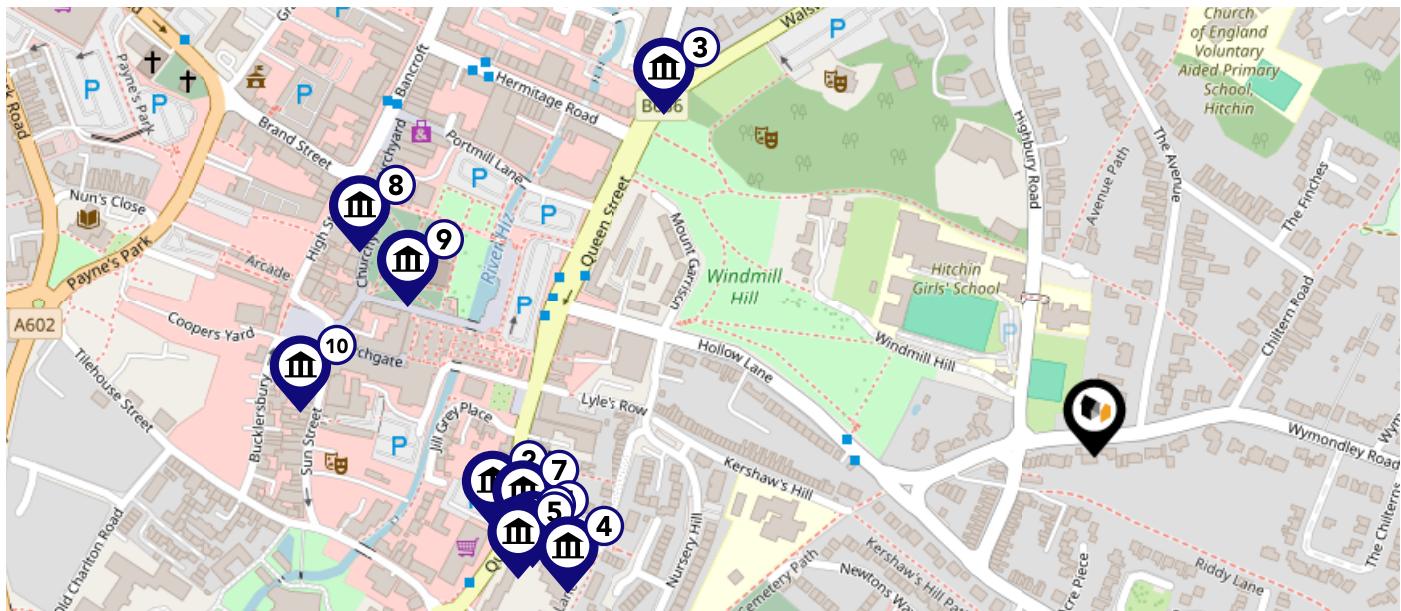
- Power Pylons
- Communication Masts

# Maps

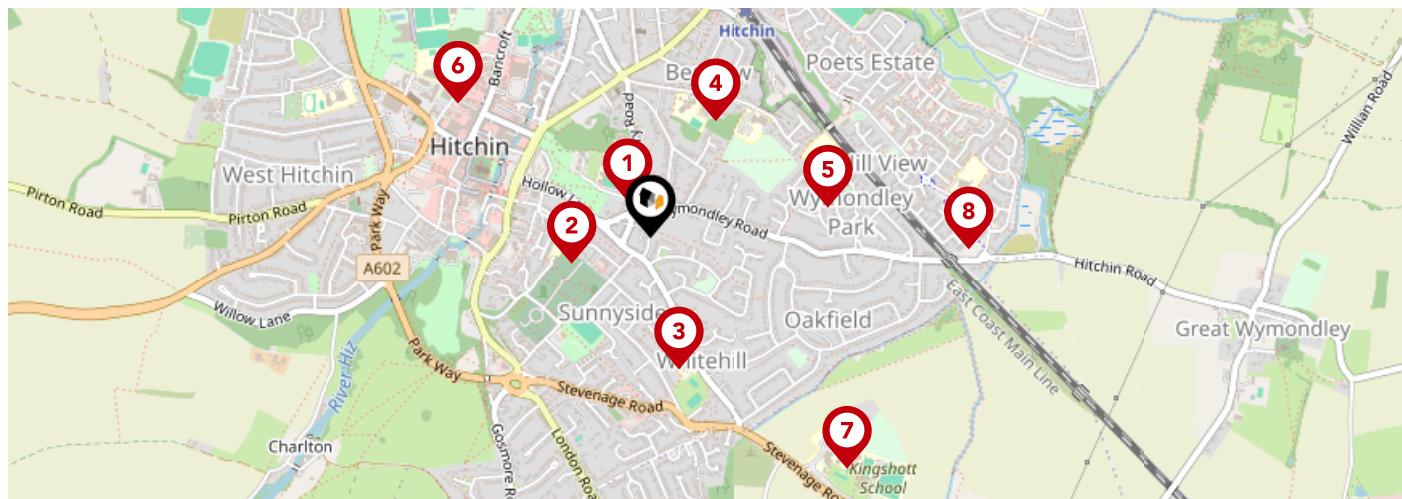
## Listed Buildings

country  
properties

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

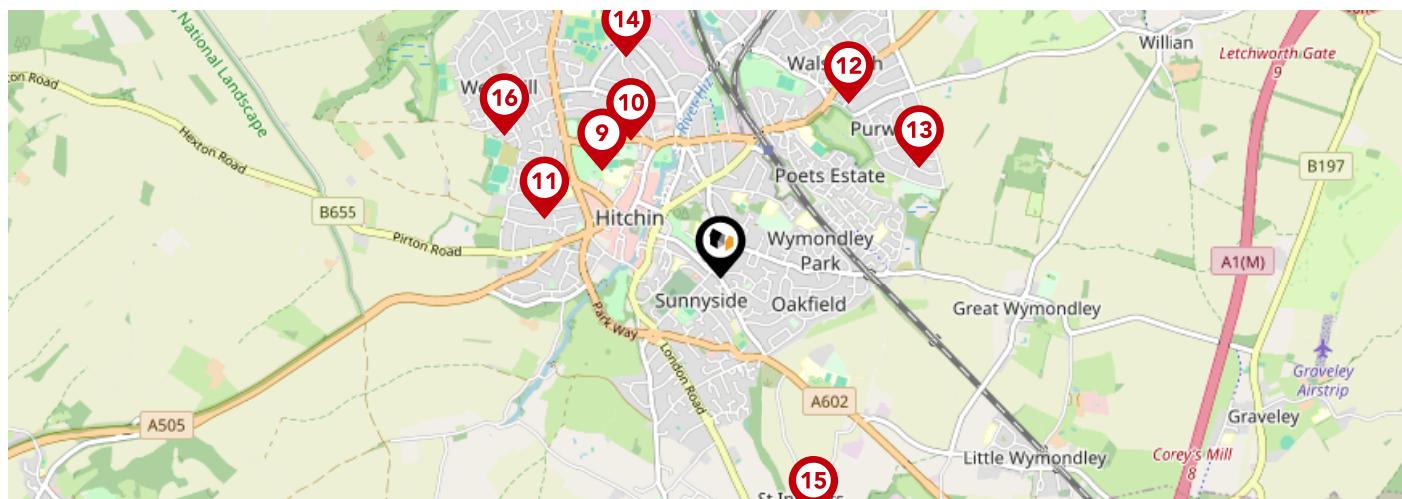


Listed Buildings in the local district	Grade	Distance
 1 1102129 - North Western Block At The British School	Grade II	0.3 miles
 2 1173621 - 66-68, Queen Street	Grade II	0.3 miles
 3 1102128 - 1, Walsworth Road	Grade II	0.3 miles
 4 1224711 - North Eastern Block Of Buildings At The British Schools	Grade II	0.3 miles
 5 1102130 - Mistress's House British Schools	Grade II	0.3 miles
 6 1347609 - Master's House, British Schools	Grade II	0.3 miles
 7 1347597 - 40, Queen Street	Grade II	0.3 miles
 8 1102160 - 14, Churchyard	Grade II	0.4 miles
 9 1296273 - Church Of Saint Mary	Grade I	0.4 miles
 10 1173493 - 20, Market Place	Grade II	0.4 miles



Nursery Primary Secondary College Private

<b>1</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:0.1					
<b>2</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:0.19					
<b>3</b>	<b>Whitehill Junior School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 240   Distance:0.31					
<b>4</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:0.31					
<b>5</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:0.41					
<b>6</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:0.54					
<b>7</b>	<b>Kingshott School</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated   Pupils: 400   Distance:0.69					
<b>8</b>	<b>Mary Exton Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 181   Distance:0.73					

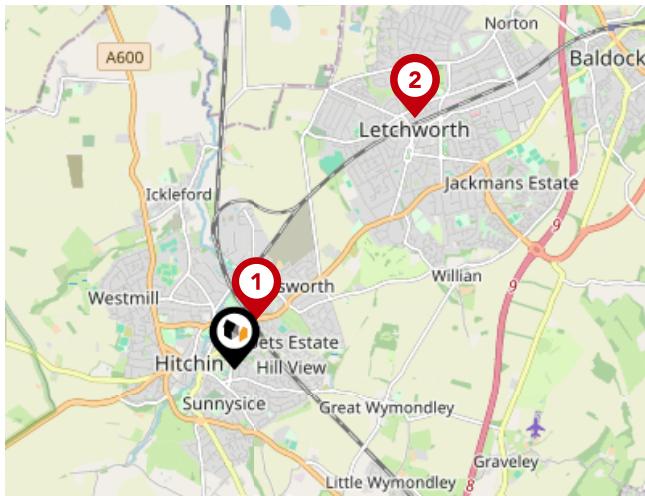


Nursery Primary Secondary College Private

	School Name	Ofsted Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
9	Wilshire-Dacre Junior Academy	Good	267	0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	York Road Nursery School	Outstanding	107	0.75	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Samuel Lucas Junior Mixed and Infant School	Outstanding	420	0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Highover Junior Mixed and Infant School	Good	428	0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Purwell Primary School	Requires improvement	167	1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Strathmore Infant and Nursery School	Good	199	1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	St Ippolyts Church of England Aided Primary School	Good	175	1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Oughton Primary and Nursery School	Good	218	1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)

country properties



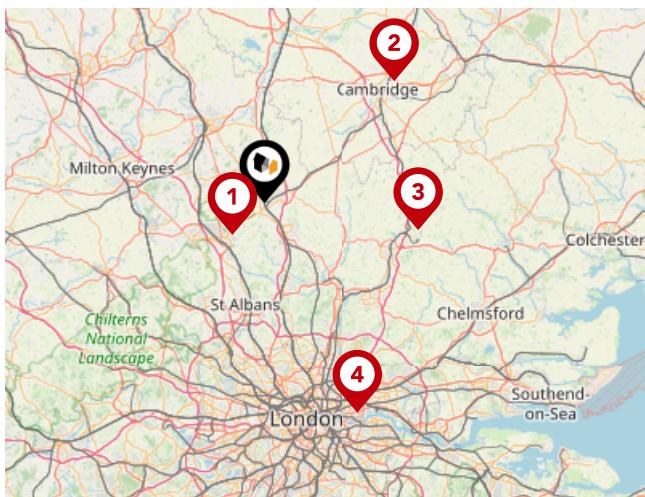
## National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.49 miles
2	Letchworth Rail Station	2.83 miles
3	Letchworth Rail Station	2.84 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.42 miles
2	A1(M) J9	2.97 miles
3	A1(M) J7	4.86 miles
4	A1(M) J10	5.27 miles
5	A1(M) J6	8.6 miles

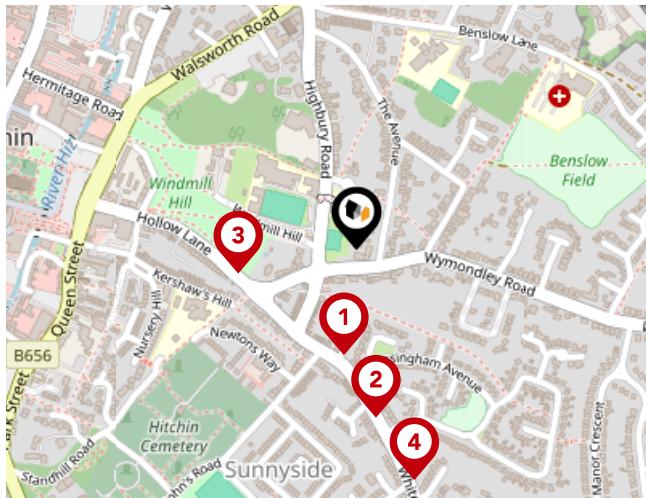


## Airports/Helpads

Pin	Name	Distance
1	Luton Airport	6.57 miles
2	Cambridge	26 miles
3	Stansted Airport	22.88 miles
4	Silvertown	33.56 miles

# Area Transport (Local)

country  
properties



## Bus Stops/Stations

Pin	Name	Distance
1	Passingham Avenue	0.12 miles
2	Maytrees	0.19 miles
3	Hollow Lane	0.14 miles
4	Maytrees	0.27 miles
5	Verulam Road	0.29 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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### Country Properties

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Land  
Registry

