

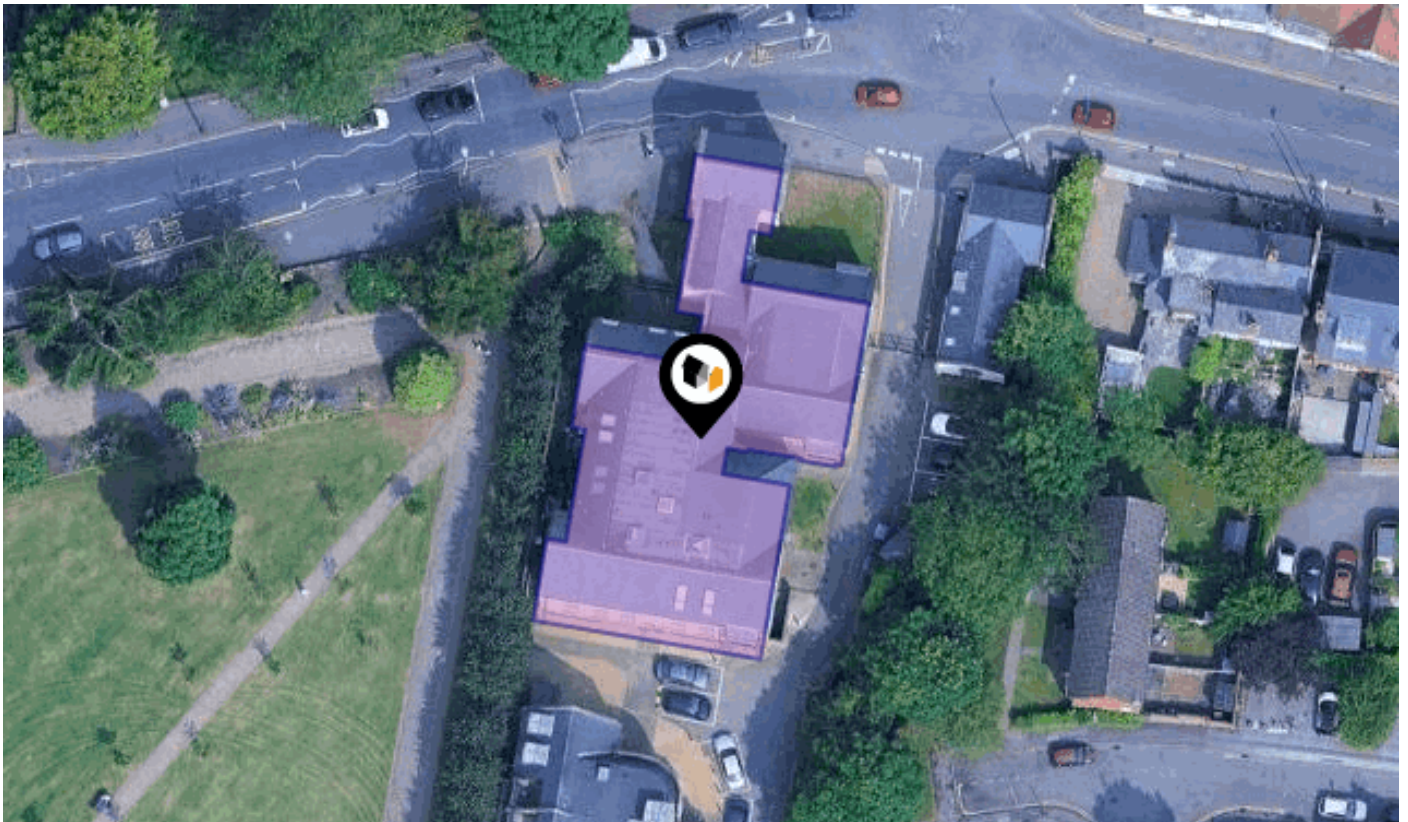


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Tuesday 25<sup>th</sup> November 2025**



**STARLINGS BRIDGE, NIGHTINGALE ROAD, HITCHIN, SG5**

## Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

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www.country-properties.co.uk



## Freehold Title Plan



**HD443258**

## Leasehold Title Plan

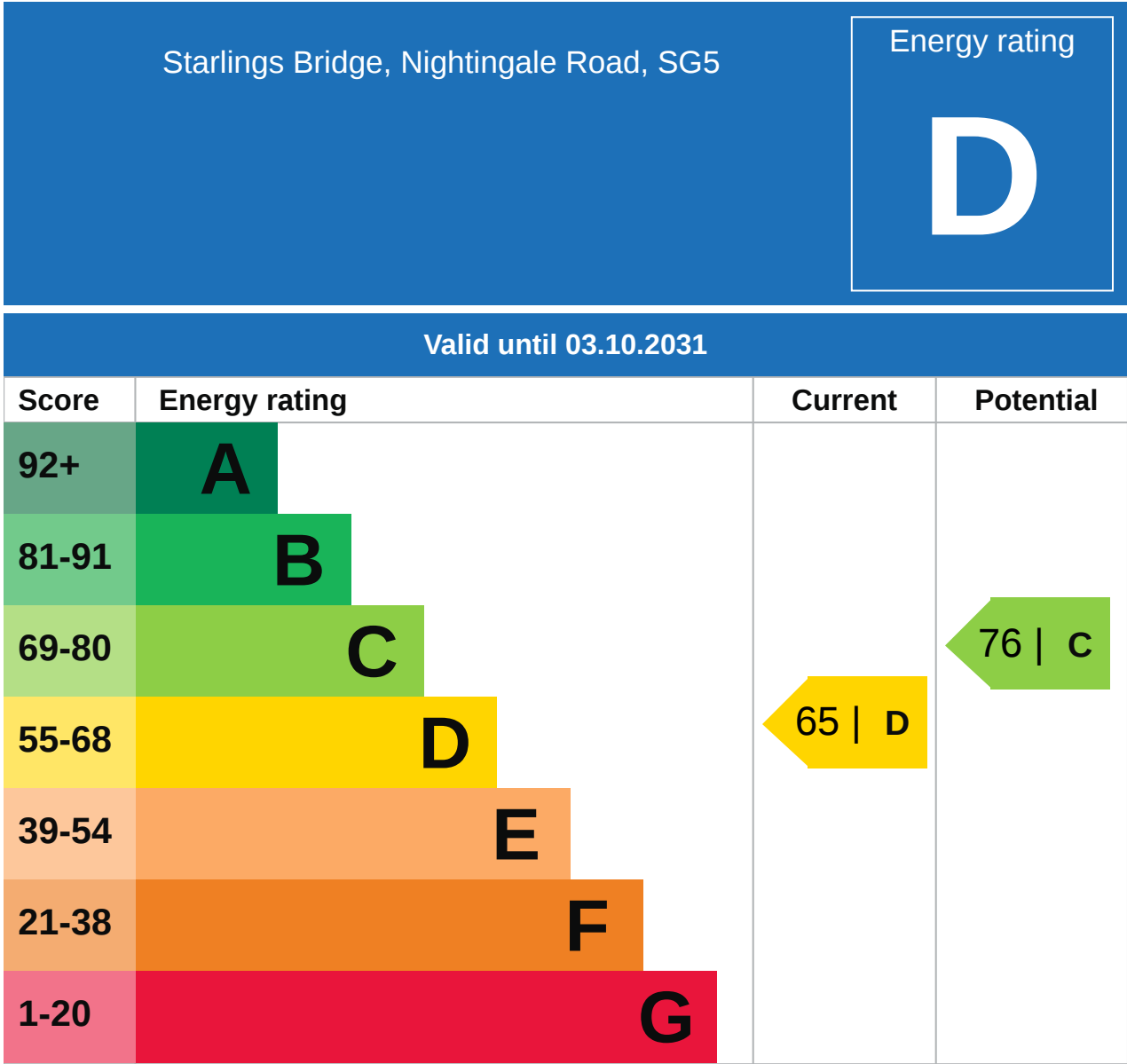


**HD468681**

Start Date: 29/03/2007  
End Date: 30/03/2106  
Lease Term: 99 years from 30 March 2007  
Term Remaining: 80 years

Planning records for: *Flat 34 Starlings Bridge Nightingale Road Hitchin Hertfordshire SG5 1QW*

Reference - 18/02799/FPH	
Decision:	Decided
Date:	24th October 2018
Description:	Insertion of dormer window and two velux rooflights



## 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>	00
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Room heaters, electric
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, insulated (assumed)
<b>Total Floor Area:</b>	68 m <sup>2</sup>

## Building Safety

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No building safety aspects to report

## Accessibility / Adaptations

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None specified

## Restrictive Covenants

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Restrictions apply for sub-letting

## Rights of Way (Public & Private)

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Access for Hitchin Gas Company  
Access/restriction for Bancroft Park - Conservation Area

## Construction Type

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Standard Brick Construction

## Property Lease Information

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Leasehold:

Lease extension agreed - Deeds revisions are underway

New lease length: 170 Years (until March 2196)

Service Charge: £2,250.48

No further Lease costs

## Listed Building Information

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Not listed

## Stamp Duty

---

None specified

## Other

---

None specified

## Other

---

None specified

## Electricity Supply

---

YES - MAINS

## Gas Supply

---

NO GAS

## Central Heating

---

ECH

## Water Supply

---

YES - MAINS

## Drainage

---

YES - MAINS



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## **Important - Please read**

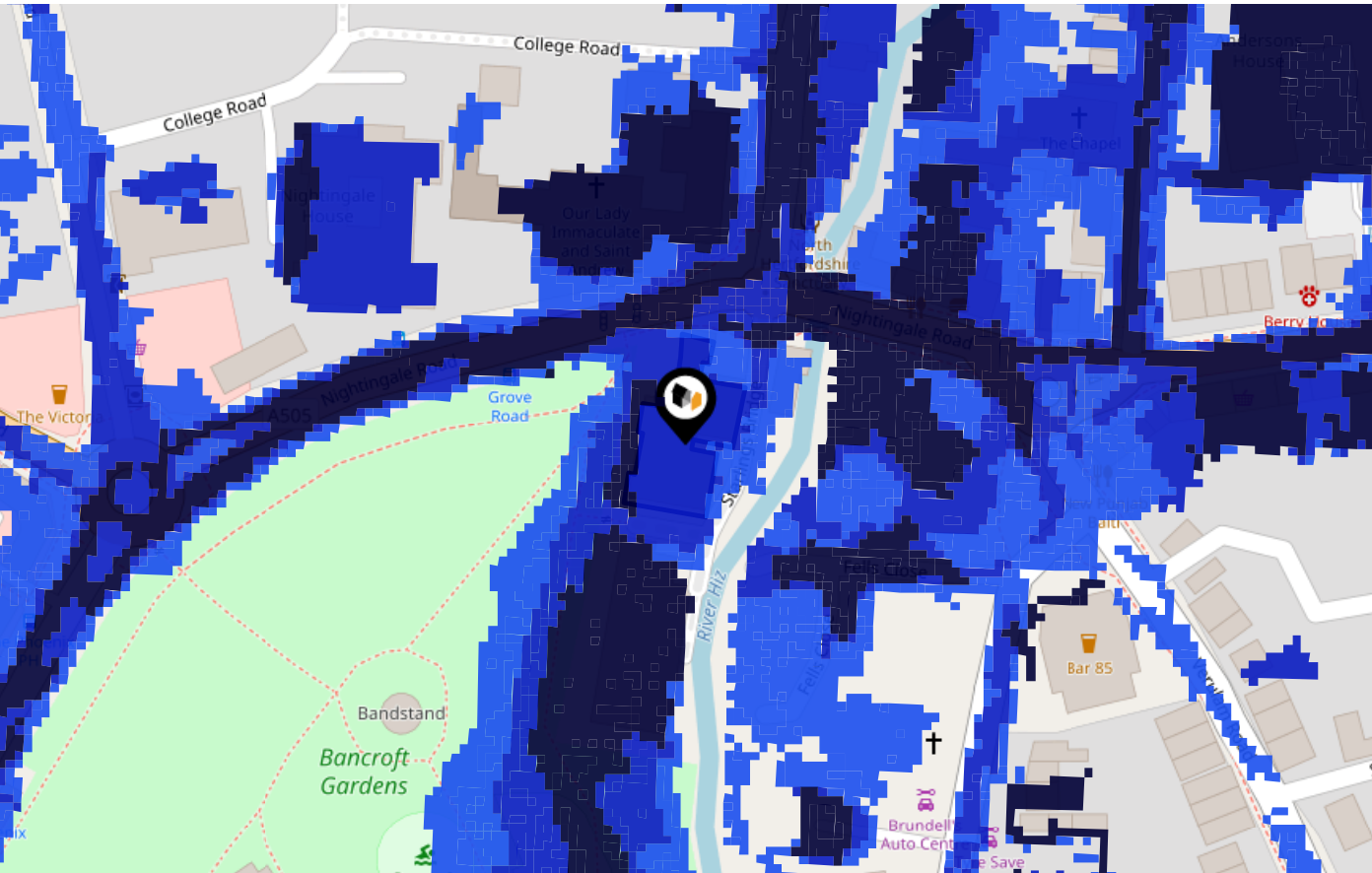
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The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

# Flood Risk

## Surface Water - Flood Risk

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: Medium

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.

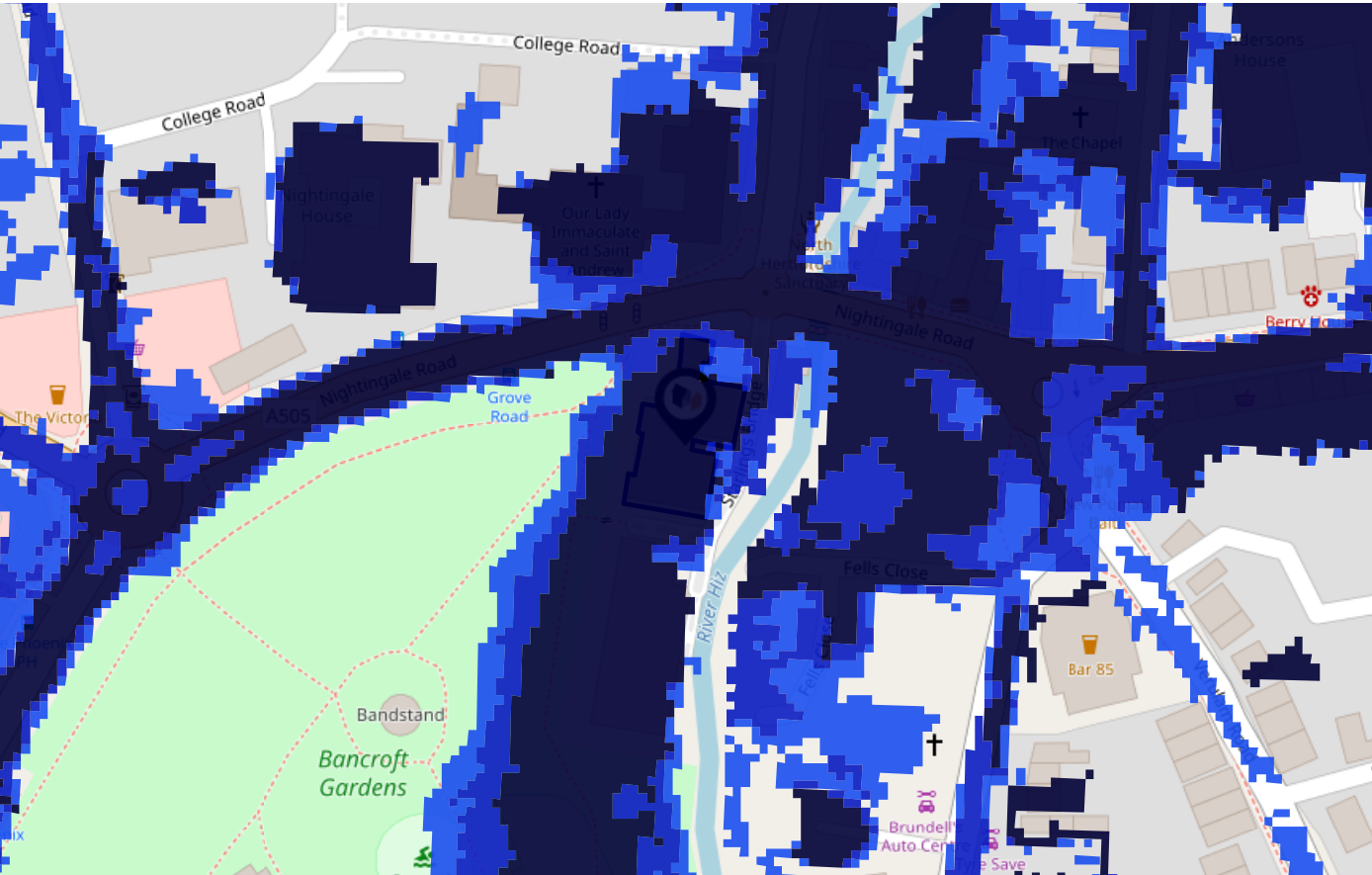
Chance of flooding to the following depths at this property:



# 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.

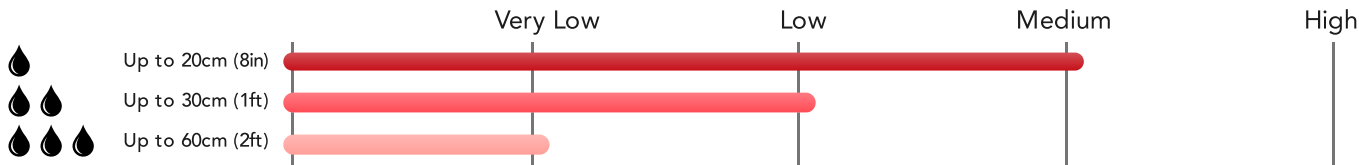


### Risk Rating: High

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.

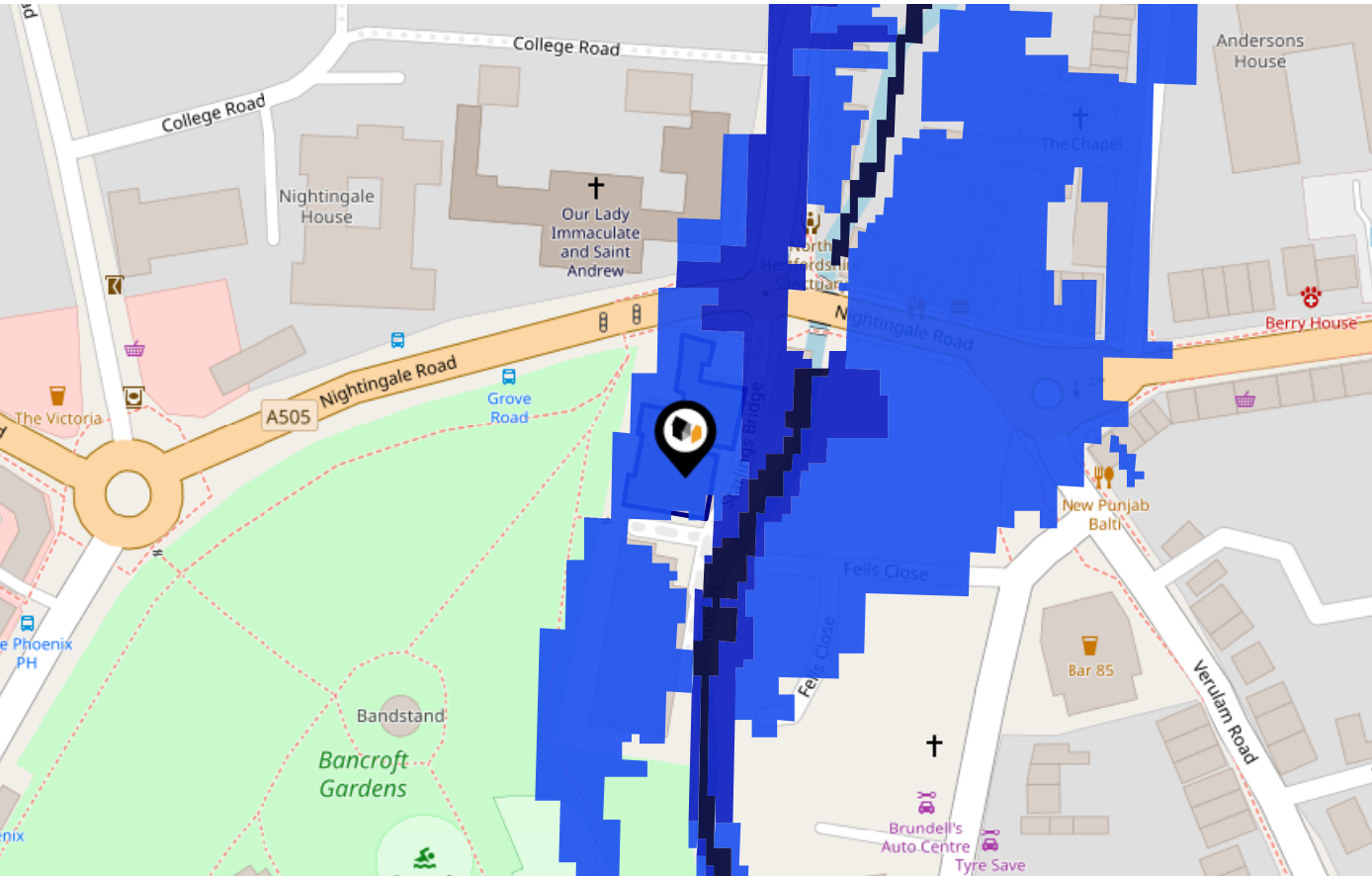
Chance of flooding to the following depths at this property:



# Flood Risk

## 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: 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.
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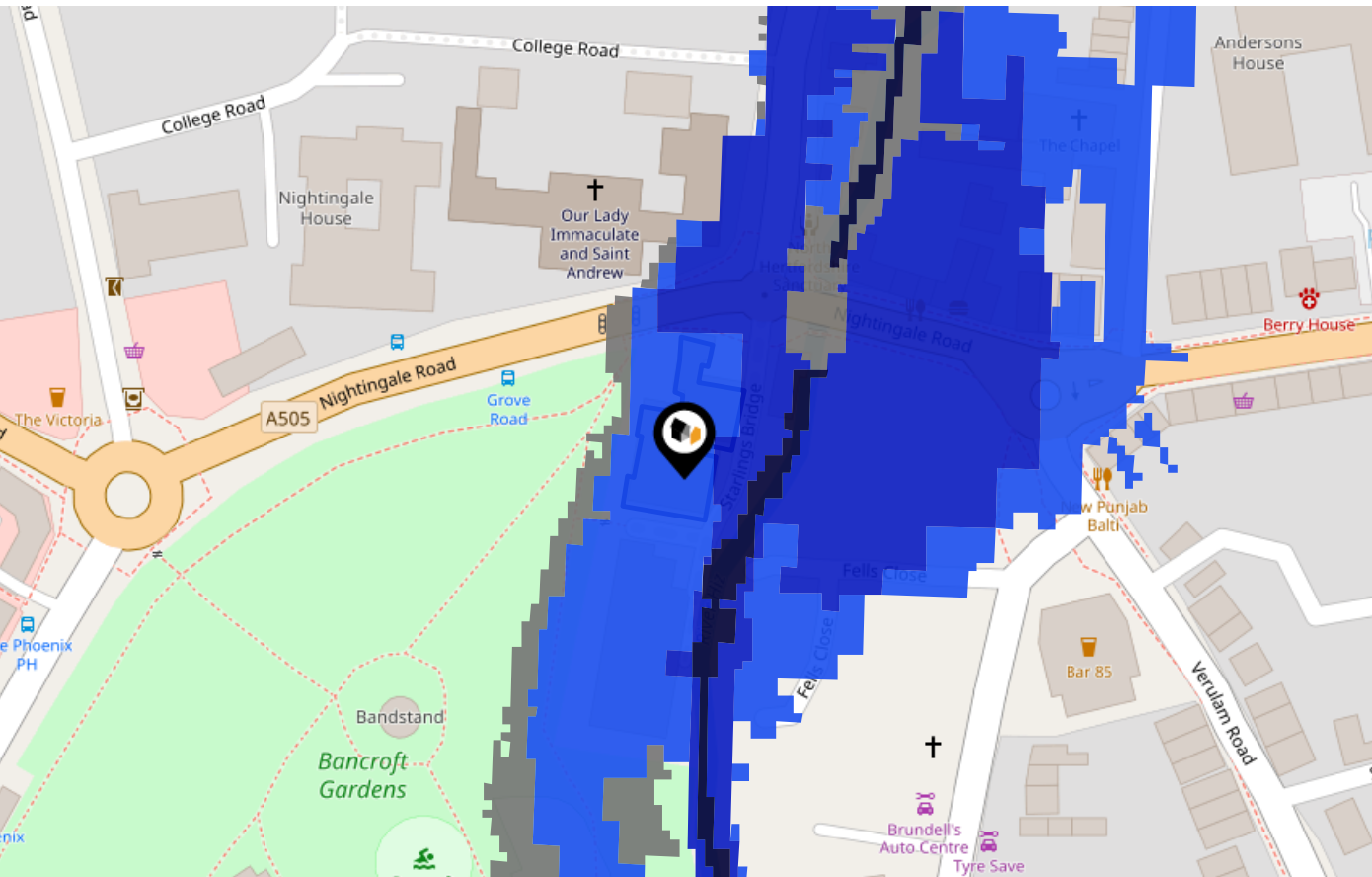
Chance of flooding to the following depths at this property:



# 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.

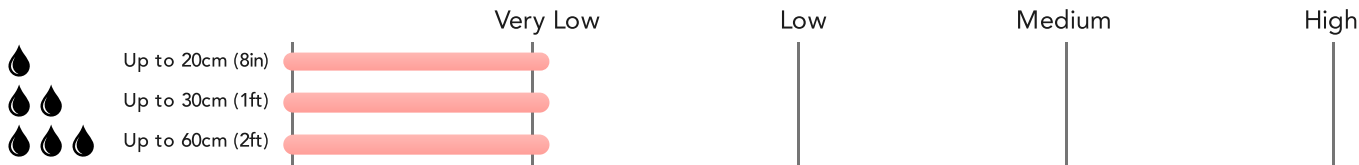


Risk Rating: Low

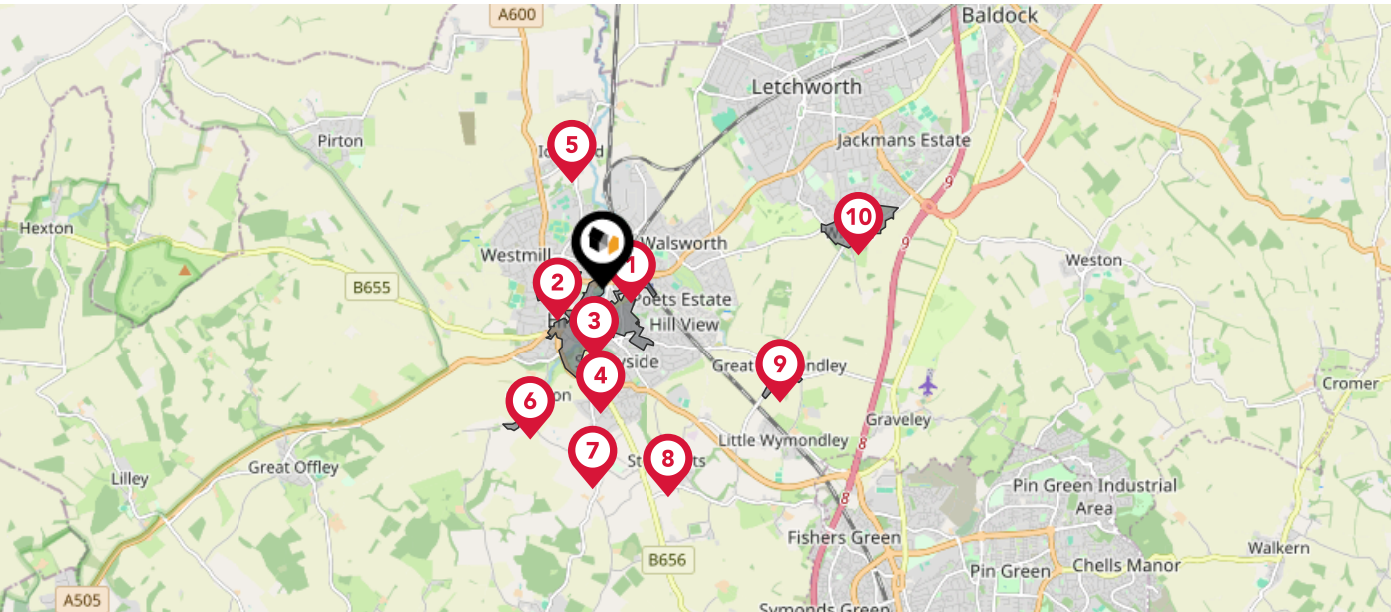
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 Railway and Ransom's Recreation Ground
2	Butts Close, Hitchin
3	Hitchin
4	Hitchin Hill Path
5	Ickleford
6	Charlton
7	Gosmore
8	St Ippolyts
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	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	Gerry's Hole-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill	
7	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
8	Maydencroft Manor-Gosmore, Hitchin	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

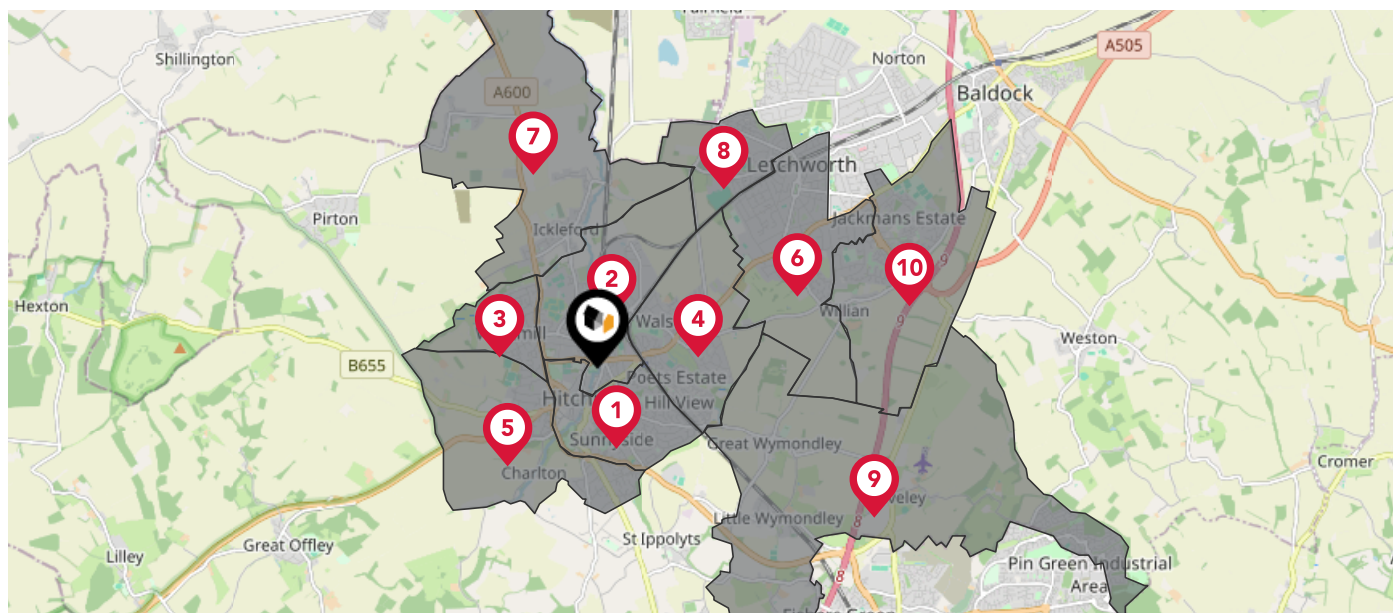
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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 Oughton Ward



Hitchin Walsworth Ward



Hitchin Priory Ward



Letchworth South West Ward



Cadwell Ward



Letchworth Wilbury Ward



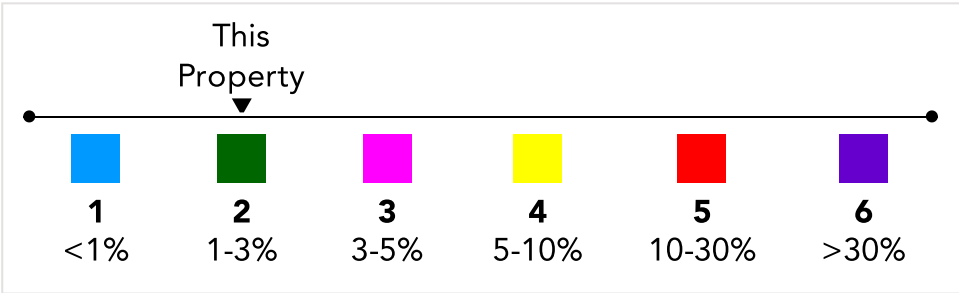
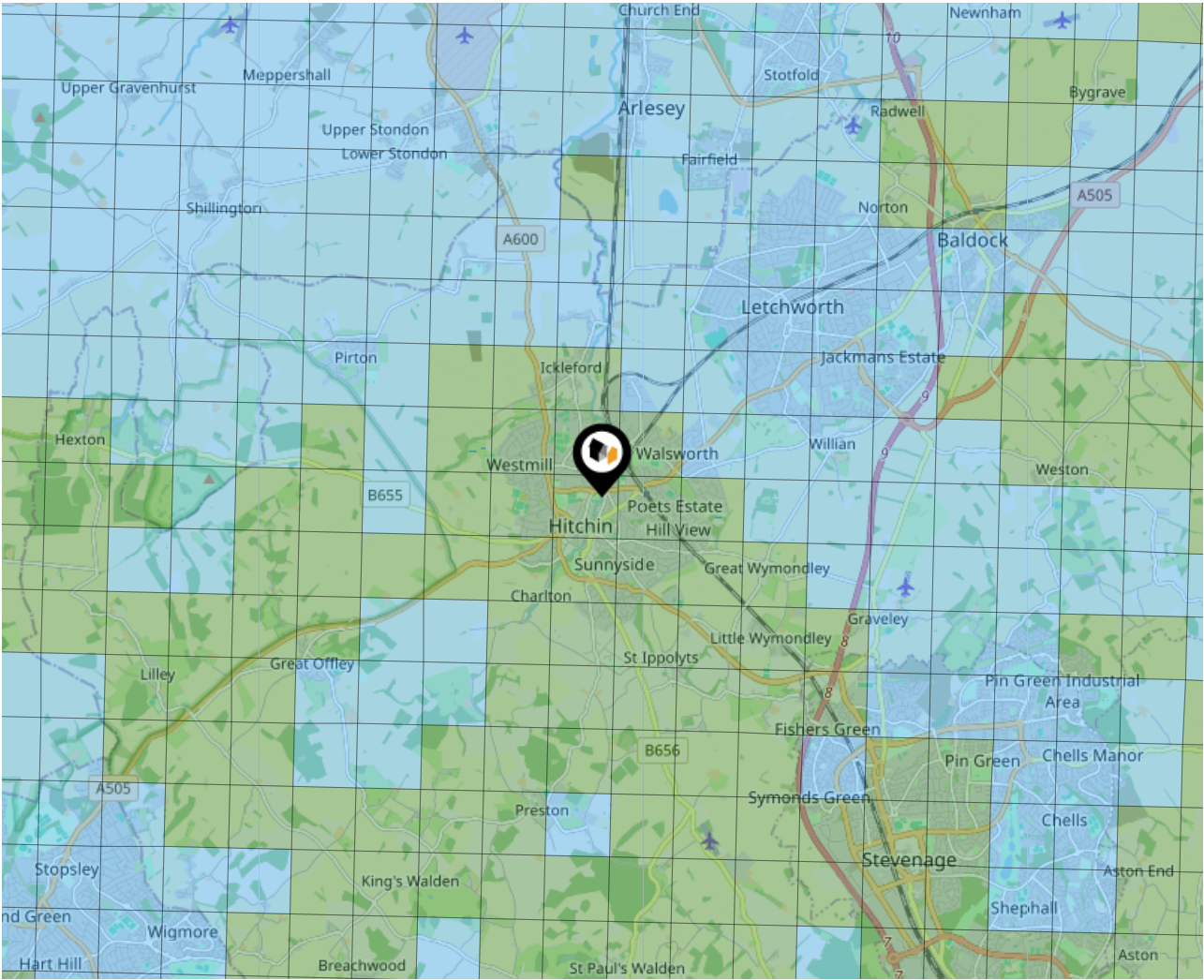
Chesfield Ward



Letchworth South East Ward

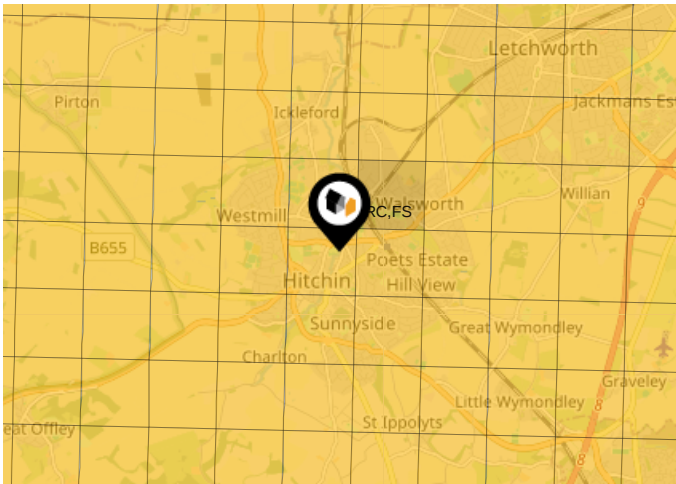
### What is Radon?

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/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 - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		

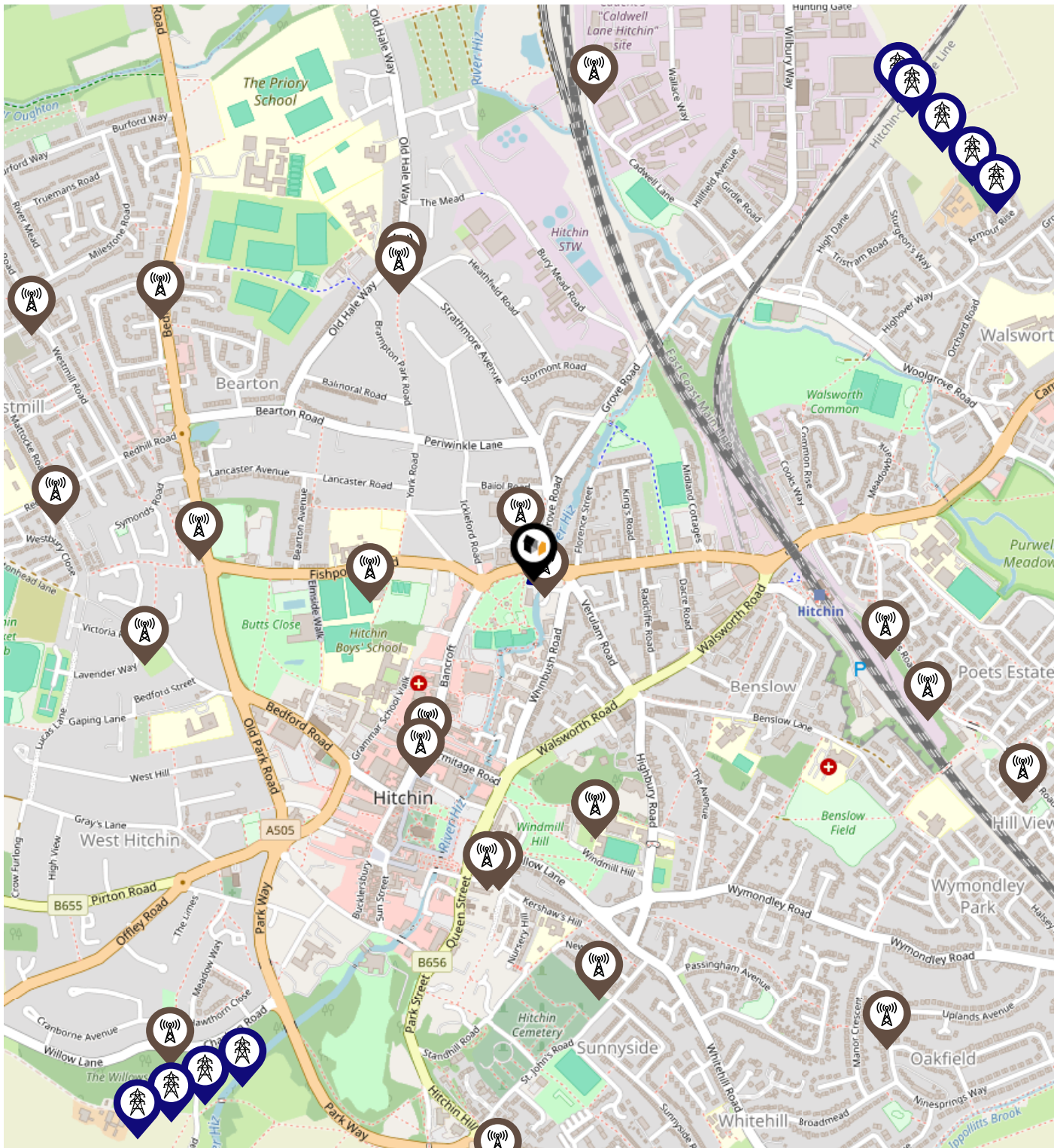


Primary Classifications (Most Common Clay Types)



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



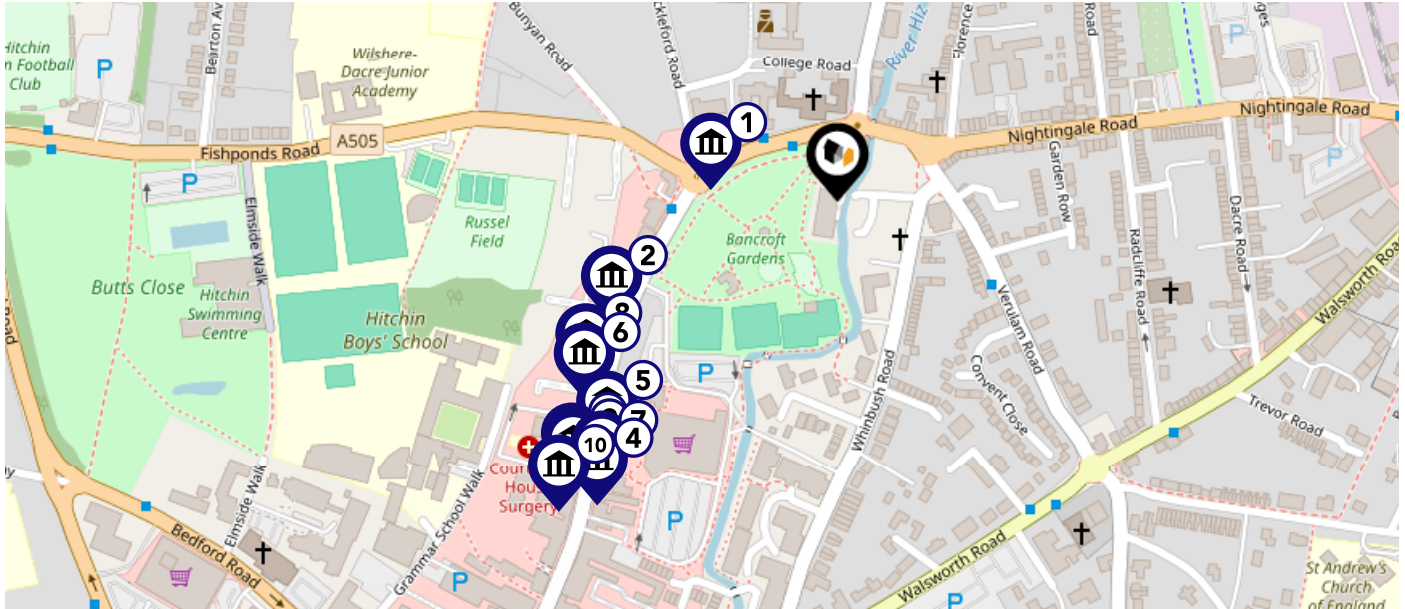
# Local Area Masts & Pylons



**Key:**

-  Power Pylons
-  Communication Masts

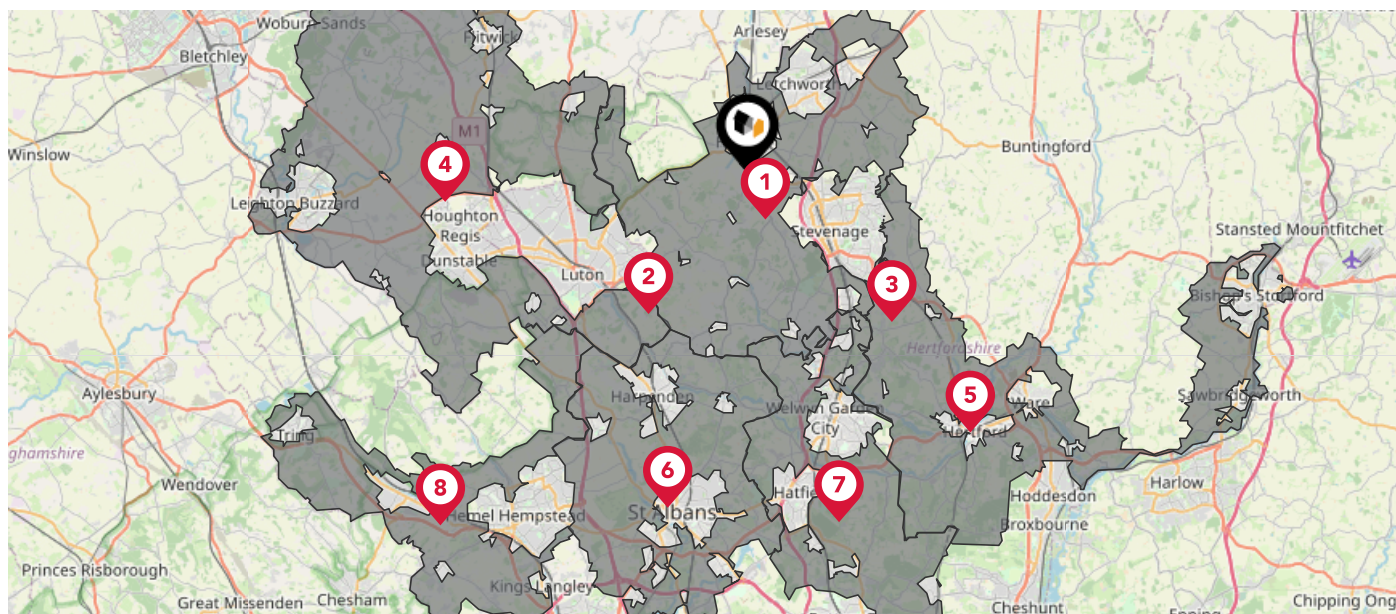
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1347594 - Frythe Cottages	Grade II	0.1 miles
	1347577 - 53, Bancroft	Grade II	0.1 miles
	1172987 - 34, Bancroft	Grade II	0.2 miles
	1173028 - 93, Bancroft	Grade II	0.2 miles
	1102222 - 86 And 87, Bancroft	Grade II	0.2 miles
	1102221 - 45, 46 And 46a, Bancroft	Grade II	0.2 miles
	1347578 - 91 And 92, Bancroft	Grade II	0.2 miles
	1296455 - 47, Bancroft	Grade II	0.2 miles
	1347576 - 32 And 33, Bancroft	Grade II	0.2 miles
	1172978 - 30, Bancroft	Grade II	0.2 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



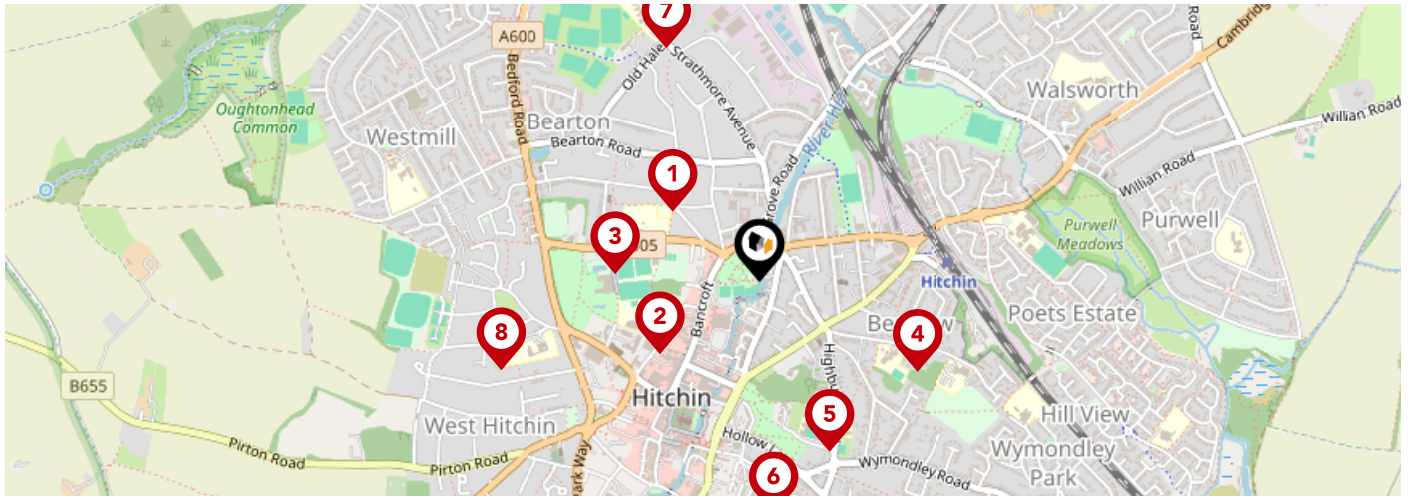
London Green Belt - St Albans



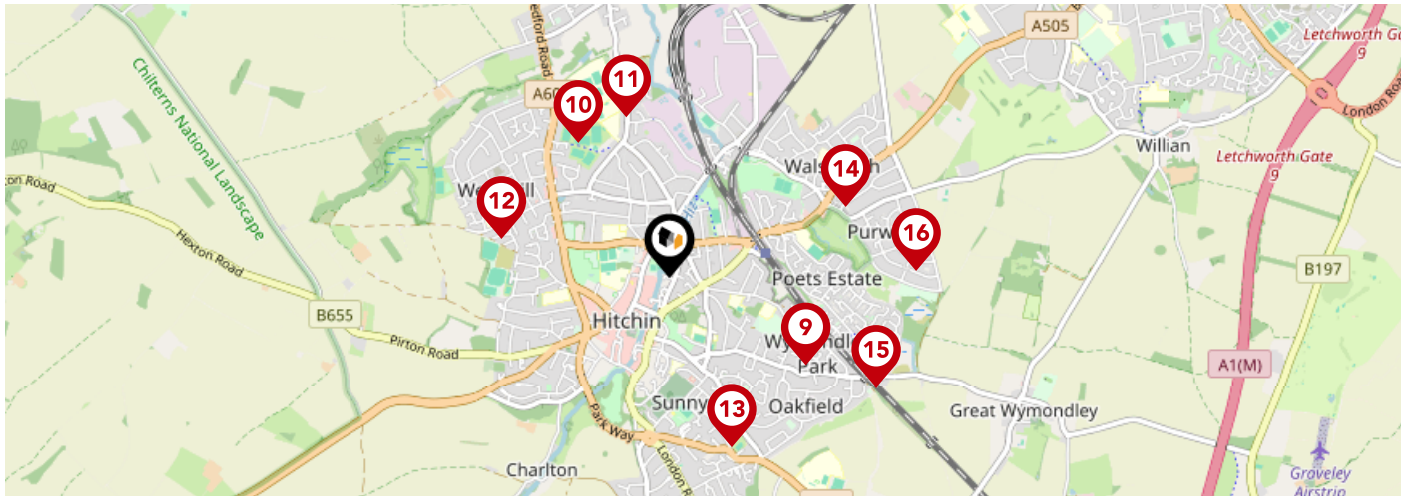
London Green Belt - Welwyn Hatfield











London Green Belt - Dacorum



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>York Road Nursery School</b> Ofsted Rating: Outstanding   Pupils: 107   Distance:0.25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hitchin Boys' School</b> Ofsted Rating: Outstanding   Pupils: 1317   Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Wilshire-Dacre Junior Academy</b> Ofsted Rating: Good   Pupils: 267   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Andrew's Church of England Voluntary Aided Primary School, Hitchin</b> Ofsted Rating: Outstanding   Pupils: 252   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Hitchin Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1355   Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Highbury Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 204   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Strathmore Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 199   Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Samuel Lucas Junior Mixed and Infant School</b> Ofsted Rating: Outstanding   Pupils: 420   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

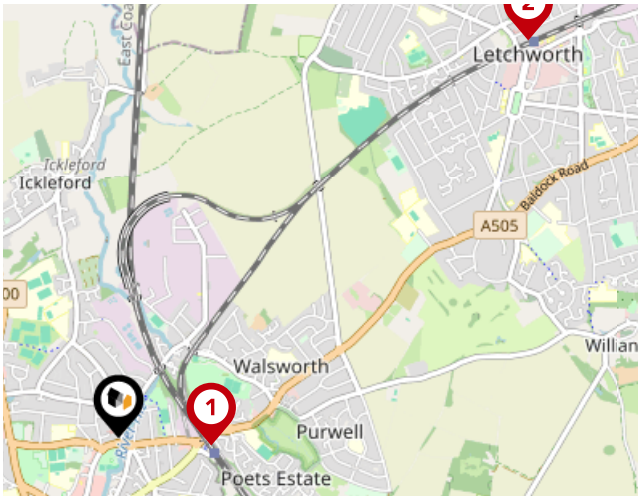


		Nursery	Primary	Secondary	College	Private
	<b>William Ransom Primary School</b> Ofsted Rating: Outstanding   Pupils: 422   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Priory School</b> Ofsted Rating: Good   Pupils: 1231   Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Our Lady Catholic Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oughton Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 218   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whitehill Junior School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Highover Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 428   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mary Exton Primary School</b> Ofsted Rating: Good   Pupils: 181   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Purwell Primary School</b> Ofsted Rating: Requires improvement   Pupils: 167   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



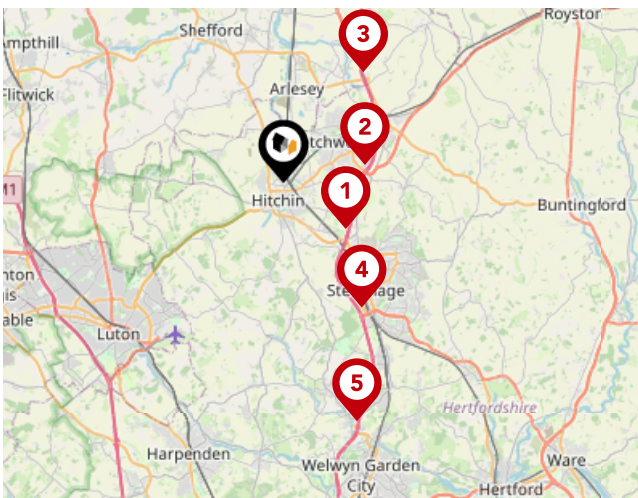
# Area

## Transport (National)



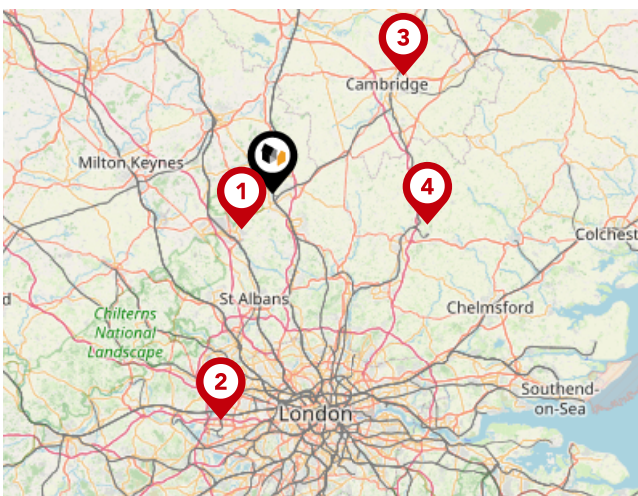
### National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.42 miles
2	Letchworth Rail Station	2.61 miles
3	Letchworth Rail Station	2.62 miles



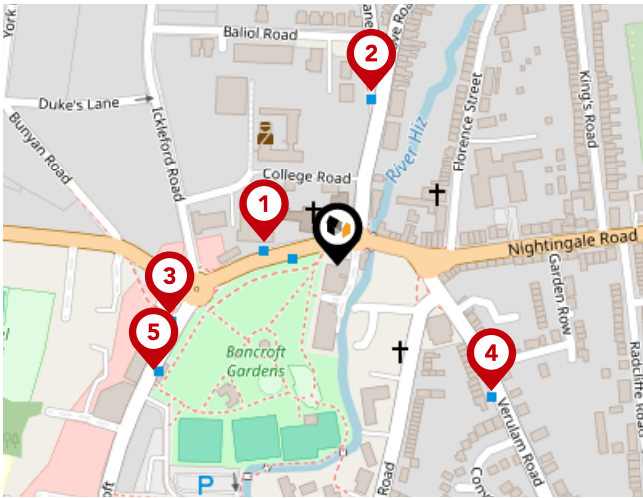
### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.86 miles
2	A1(M) J9	3.03 miles
3	A1(M) J10	5 miles
4	A1(M) J7	5.38 miles
5	A1(M) J6	9.12 miles



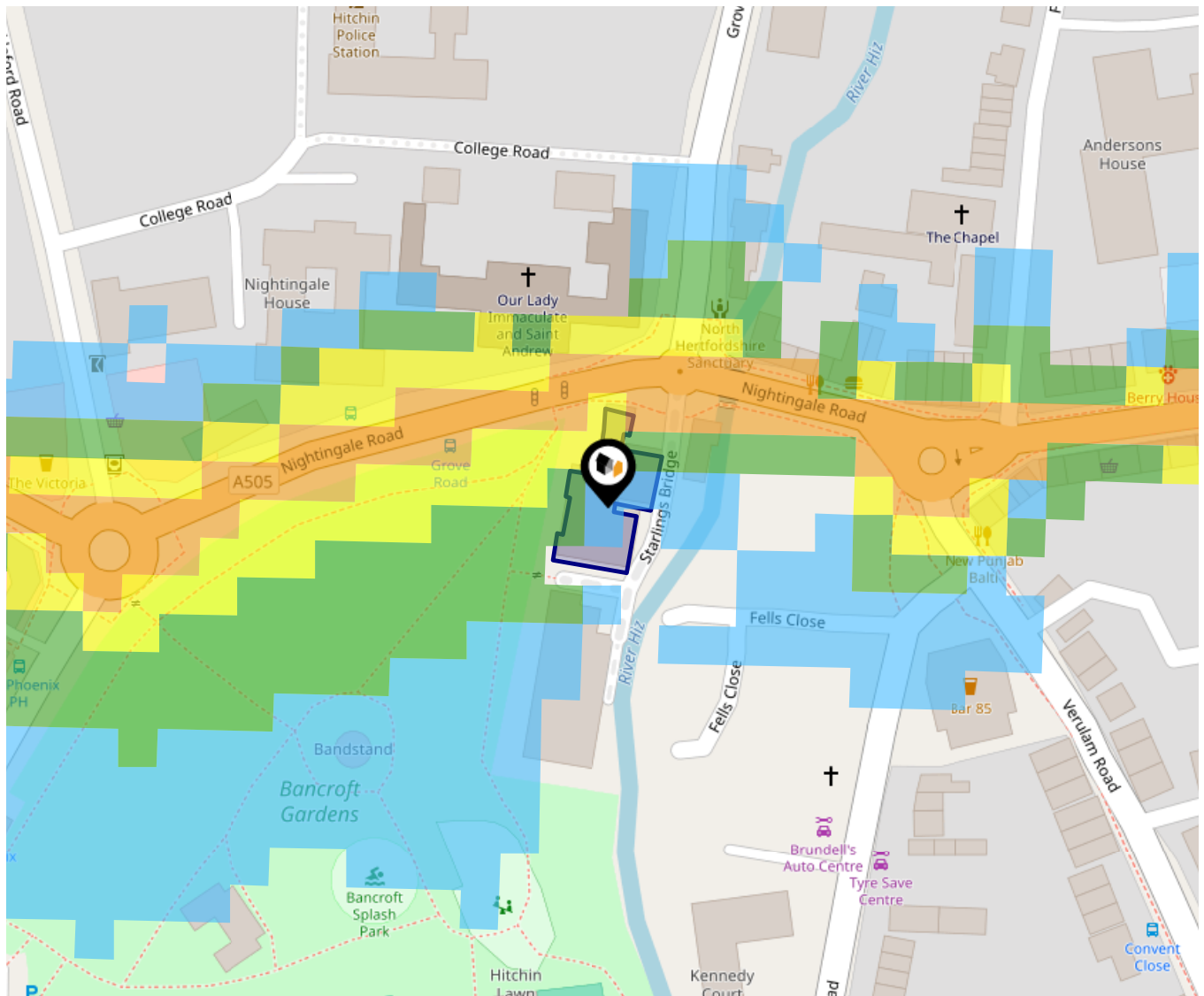
### Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.77 miles
2	Heathrow Airport	34.02 miles
3	Cambridge	25.84 miles
4	Stansted Airport	23.18 miles



Bus Stops/Stations

Pin	Name	Distance
1	Grove Road	0.04 miles
2	Water Lane	0.1 miles
3	Bunyan Road	0.1 miles
4	Convent Close	0.11 miles
5	Bunyan Road	0.12 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

