

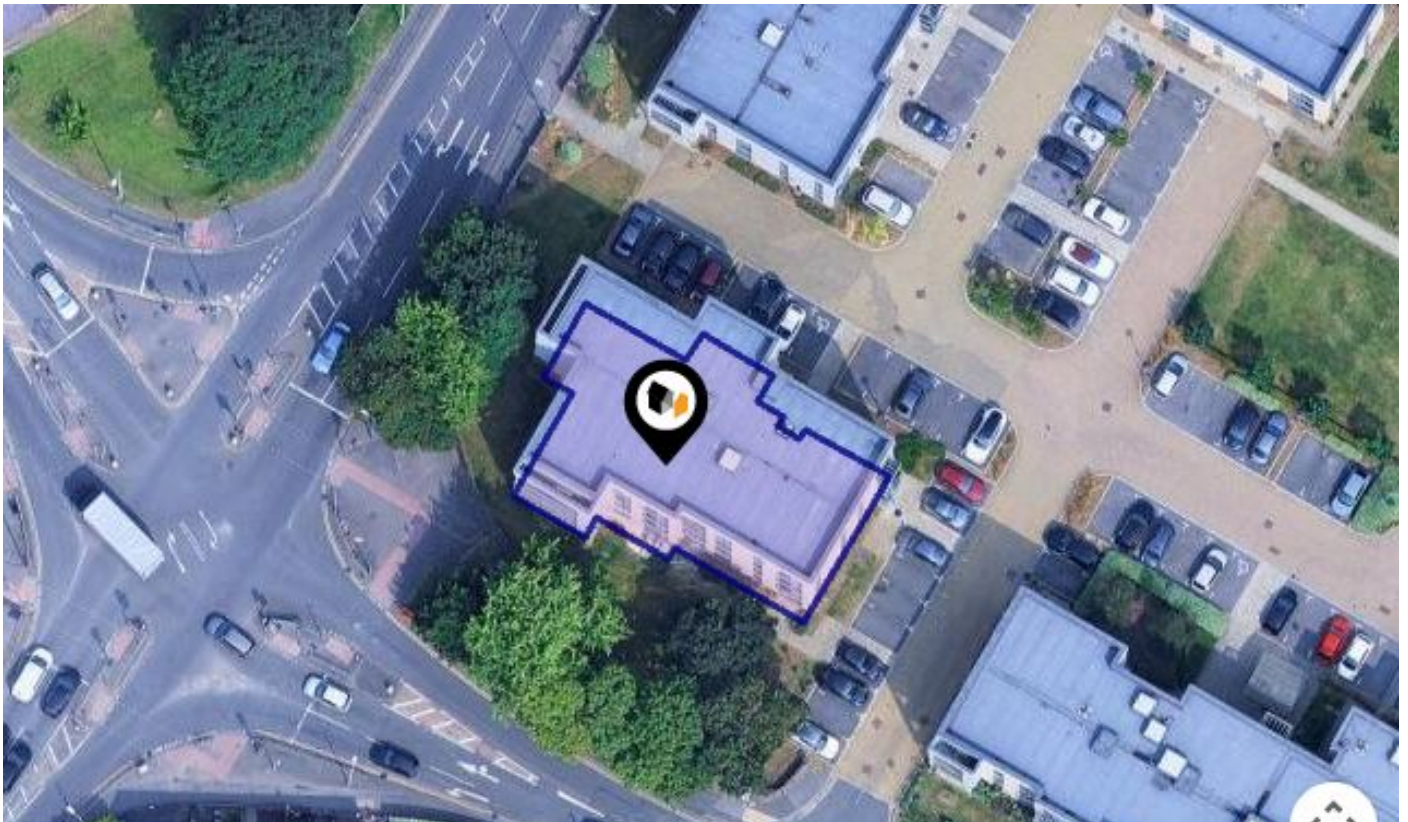


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Monday 01<sup>st</sup> September 2025**



## ALLWOODS PLACE, HITCHIN, SG4

### Country Properties

6 Brand Street Hitchin SG5 1HX

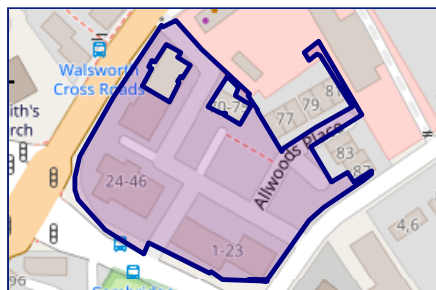
01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk

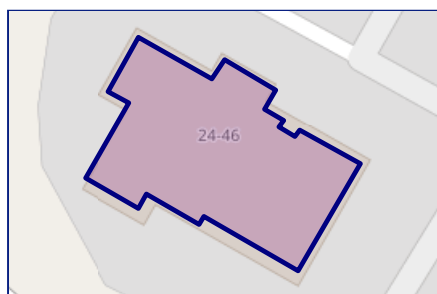


## Freehold Title Plan



**HD345019**

## Leasehold Title Plan



**HD573600**

Start Date: 26/04/2018  
End Date: 01/01/2141  
Lease Term: 125 years from 1 January 2016  
Term Remaining: 115 years

Planning records for: **80 Allwoods Place Hitchin Hertfordshire SG4 0BQ**

Reference - 23/00682/DOC
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 22nd March 2023</p>
<p><b>Description:</b> Condition 3-Details and/or samples of materials (as discharge of condition relating to planning permission 22/03105/S73 granted 30.01.2023)</p>
Reference - 23/00544/FPH
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 29th March 2023</p>
<p><b>Description:</b> Insertion of front ground floor window following removal of garage doors to facilitate garage conversion to lounge (part retrospective)</p>
Reference - 23/01321/FPH
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 06th June 2023</p>
<p><b>Description:</b> Retention and completion of the removal of the garage doors and replacement part wall and part window to facilitate garage conversion to habitable accommodation.</p>
Reference - 23/00688/LDCP
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 22nd March 2023</p>
<p><b>Description:</b> Installation of wall mounted electric vehicle (EV) charger measuring approximately 100mmx150mmx75mm</p>

Planning records for: **84 Allwoods Place Hitchin Hertfordshire SG4 0BQ**

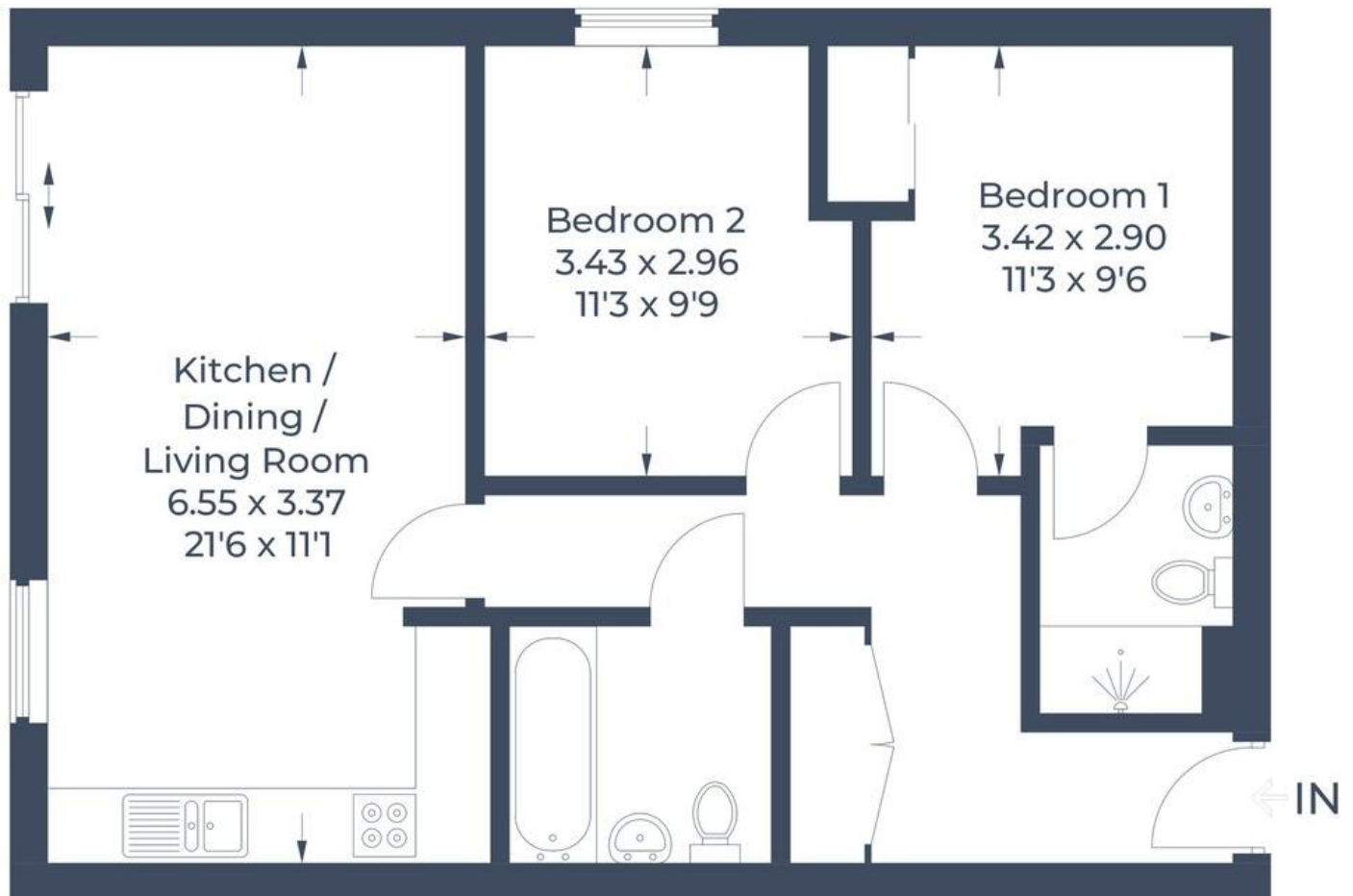
Reference - 21/02241/TPO	
Decision:	Decided
Date:	22nd July 2021
Description:	Walnut - To reduce by 1.2m height & 1.5m width. Remove epicormic growth from trunk.

Planning records for: **85 Allwoods Place Hitchin Hertfordshire SG4 0BQ**

Reference - 19/01777/FPH	
Decision:	Decided
Date:	29th July 2019
Description:	Single storey rear extension and insertion of 2nd floor window to side elevation and ancillary works.

## ALLWOODS PLACE, HITCHIN, SG4

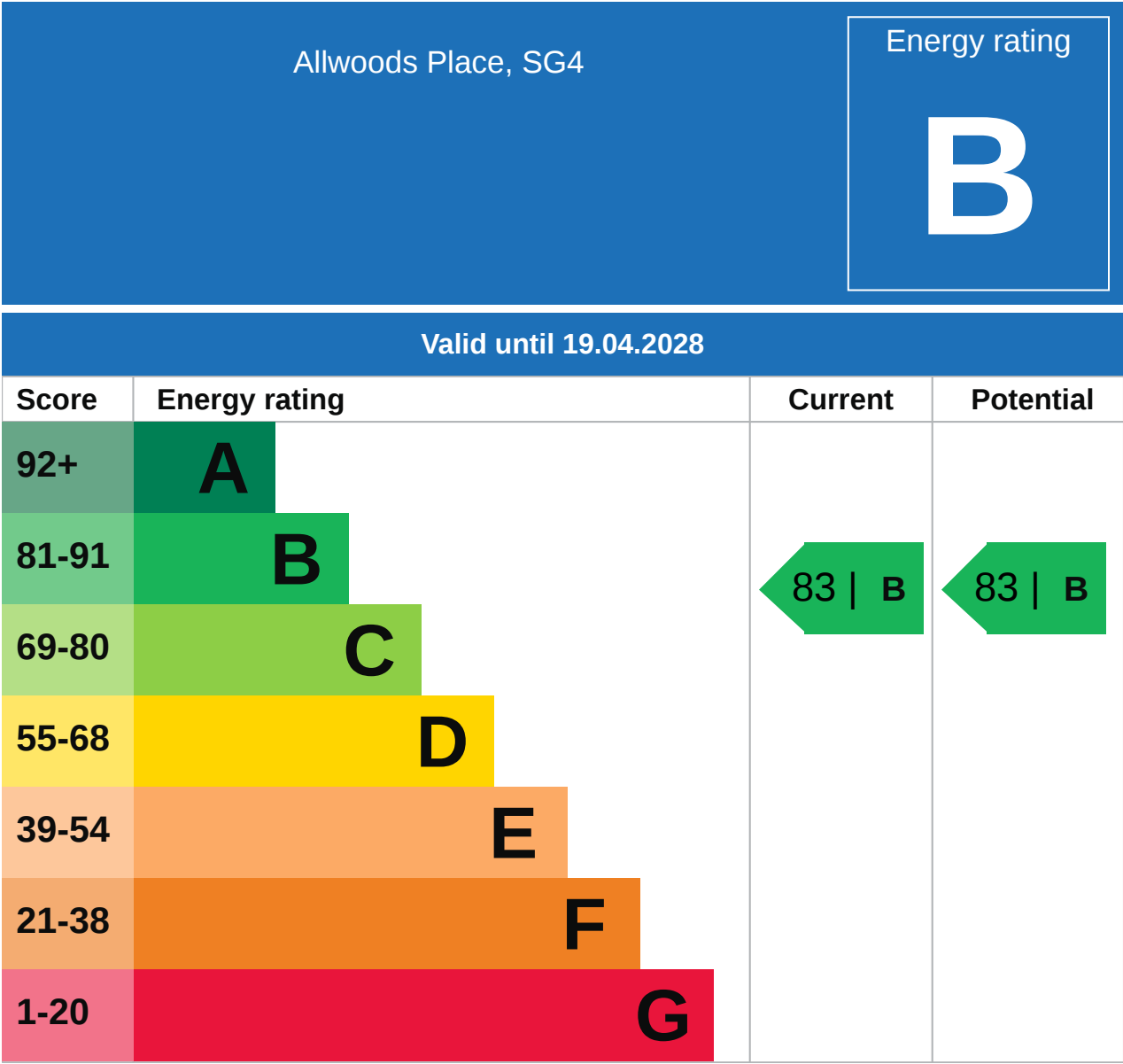
Approximate Gross Internal Area = 62.6 sq m / 674 sq ft



## Ground Floor

Illustration for identification purposes only,  
measurements are approximate, not to scale.

© CJ Property Marketing Produced for Country Properties



## Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Floor Level:</b>	Ground floor
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.22 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	(other premises above)
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.16 W/m-Â°K
<b>Total Floor Area:</b>	62 m <sup>2</sup>

## Building Safety

---

No building safety aspects to report

## Accessibility / Adaptations

---

No changes  
Ground floor flat

## Restrictive Covenants

---

None Specified

## Rights of Way (Public & Private)

---

None Specified

## Construction Type

---

Standard Brick



## Property Lease Information

---

Leasehold:

Lease remaining - 115 years

Service Charge - £3282.84 per annum

Ground Rent - £250 per annum

## Listed Building Information

---

Not listed

## Stamp Duty

---

Not specified

## Other

---

None specified

## Other

---

None specified

## Electricity Supply

---

YES - Mains

## Gas Supply

---

YES - Mains

## Central Heating

---

YES - GCH

## Water Supply

---

YES - Mains

## Drainage

---

YES - Mains

---

## **Important - Please read**

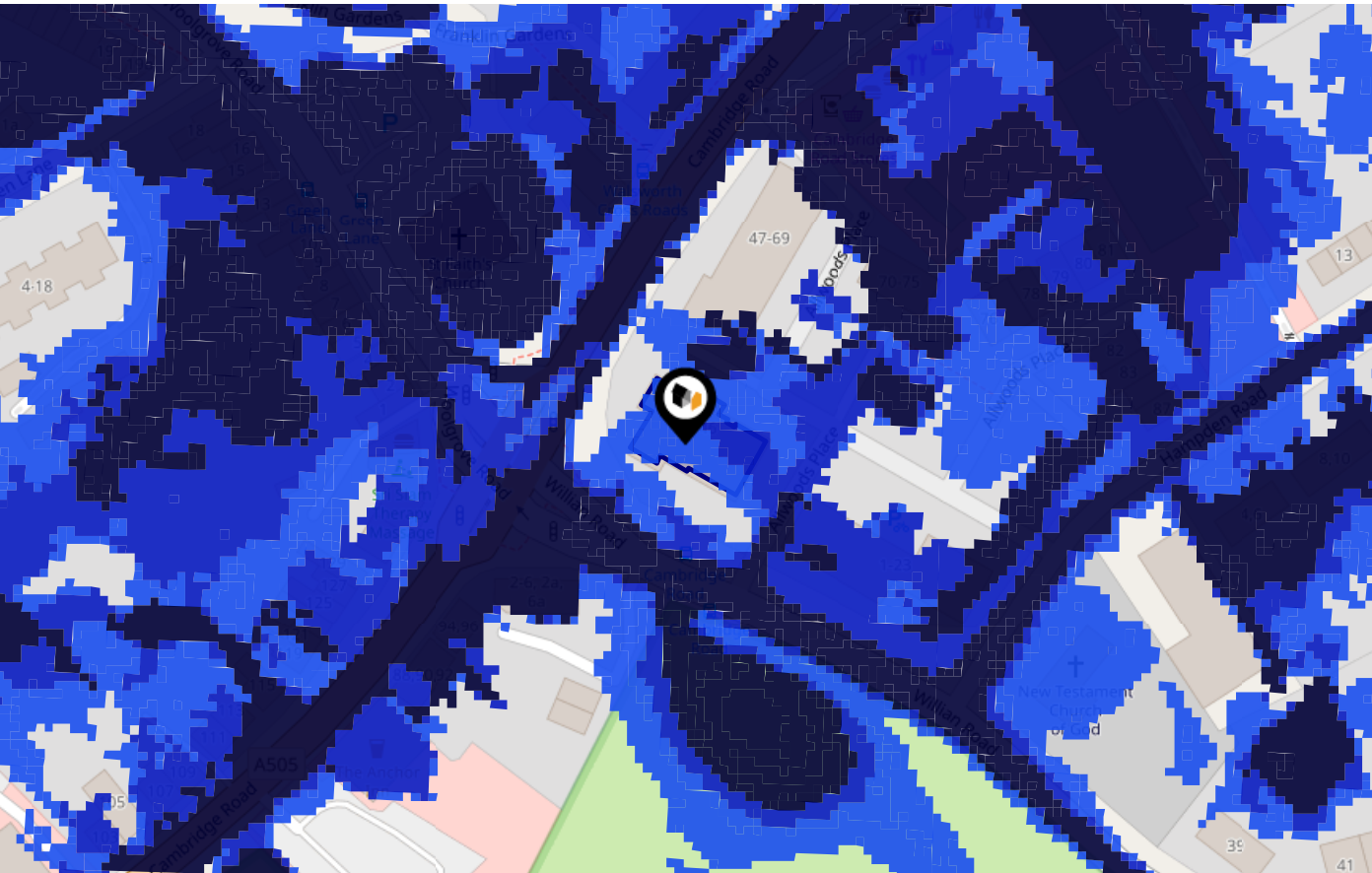
---

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: 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.

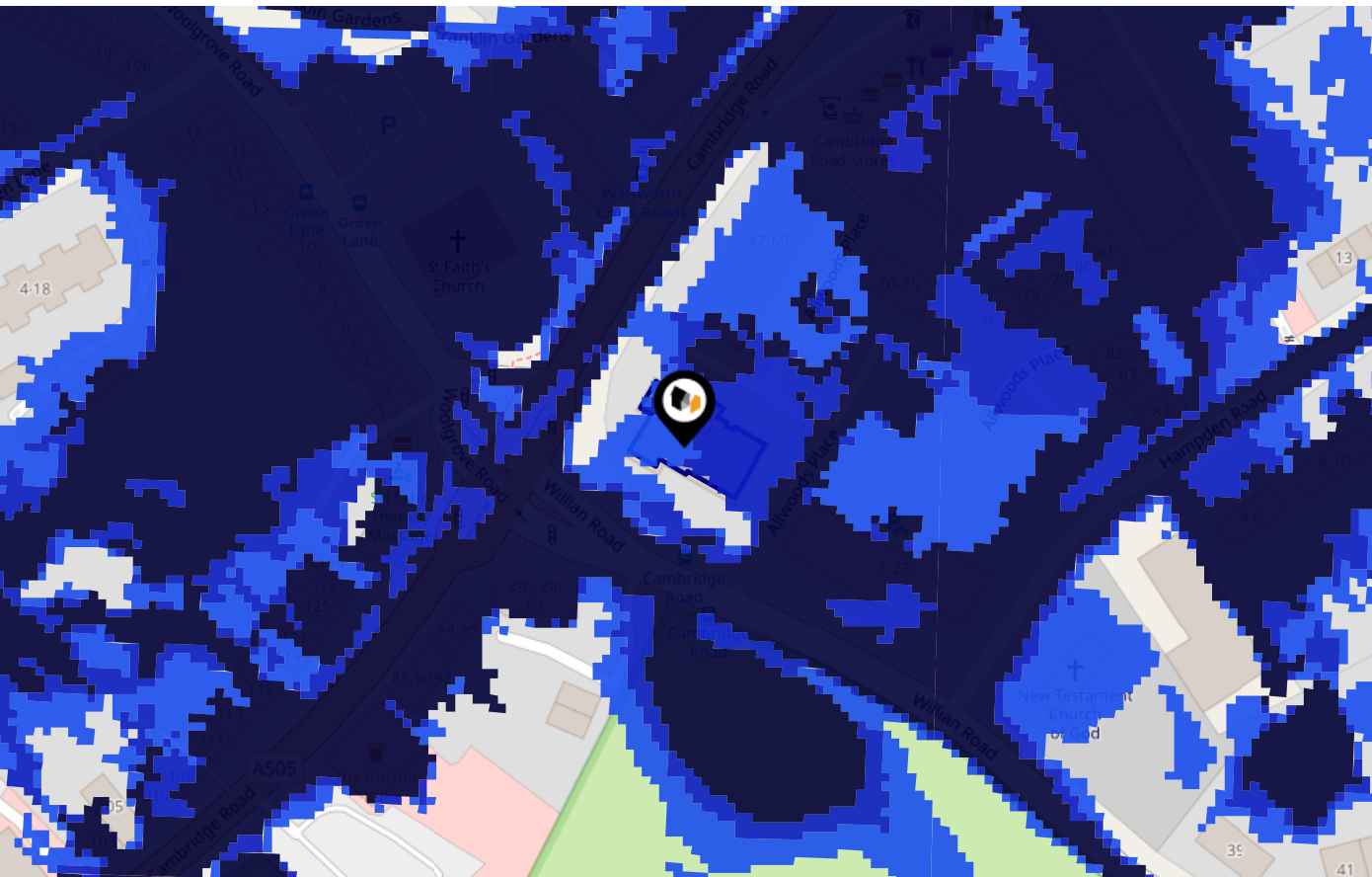
Chance of flooding to the following depths at this property:



# 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.

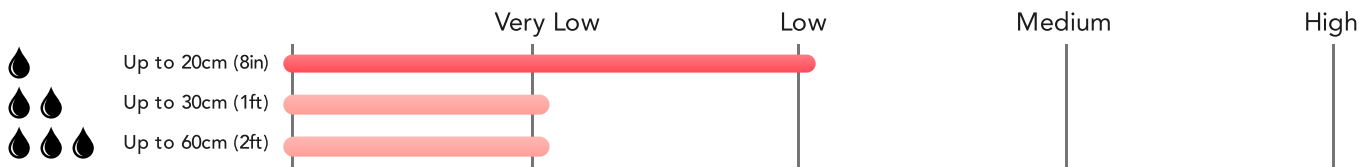


Risk Rating: Low

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.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

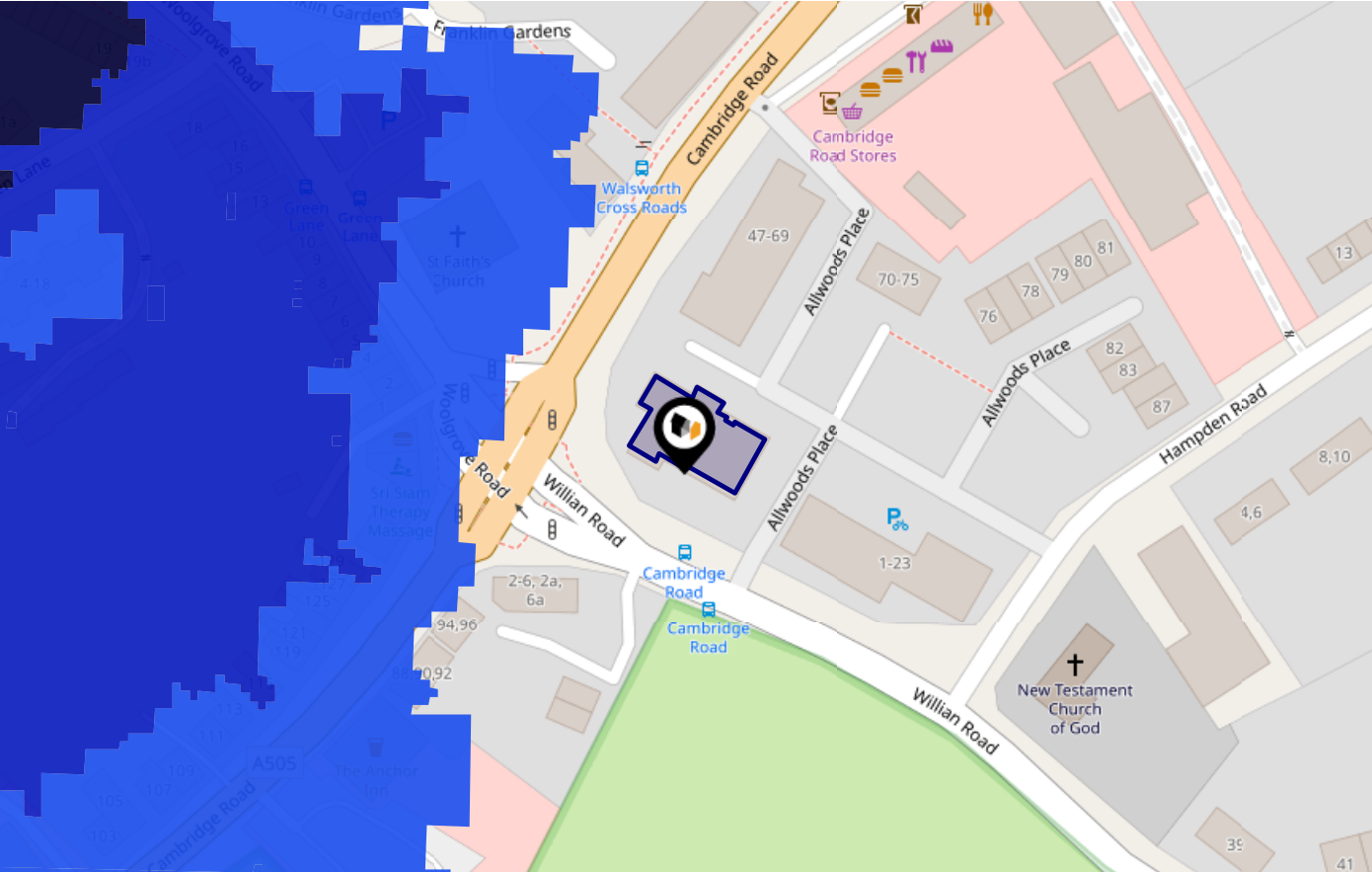
Chance of flooding to the following depths at this property:



# 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 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

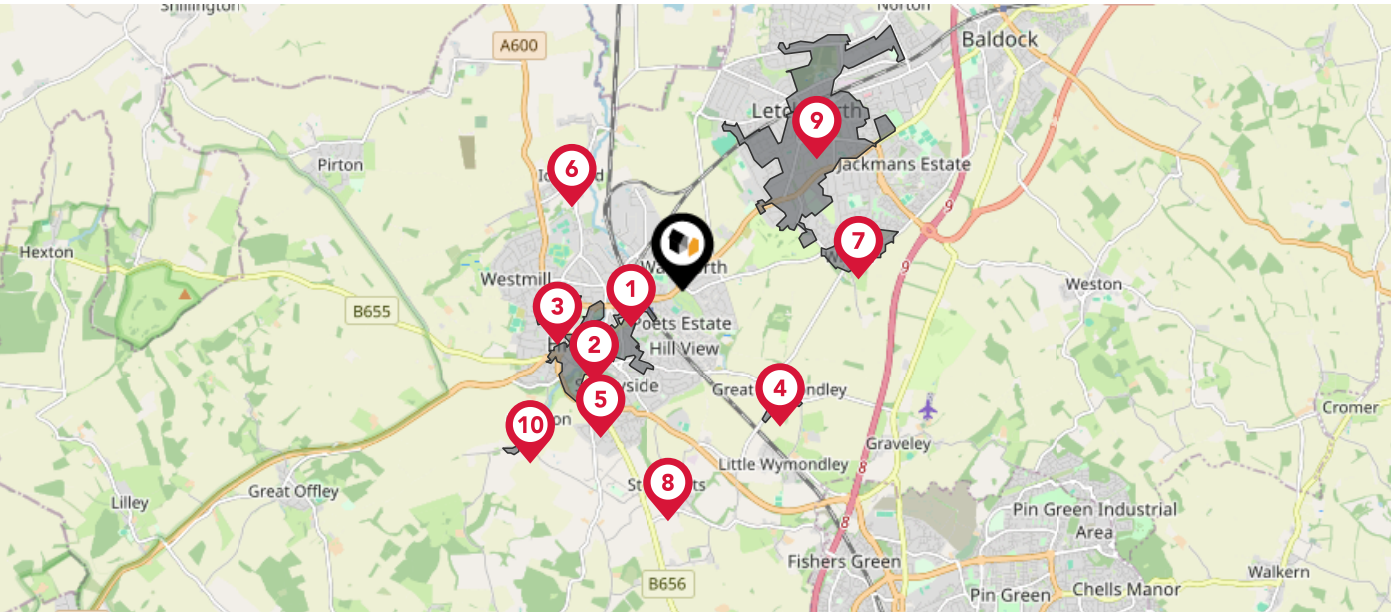
Chance of flooding to the following depths at this property:



Soil Depth	Risk Level
Up to 20cm (8in)	Very Low
Up to 30cm (1ft)	Very Low
Up to 60cm (2ft)	Very Low



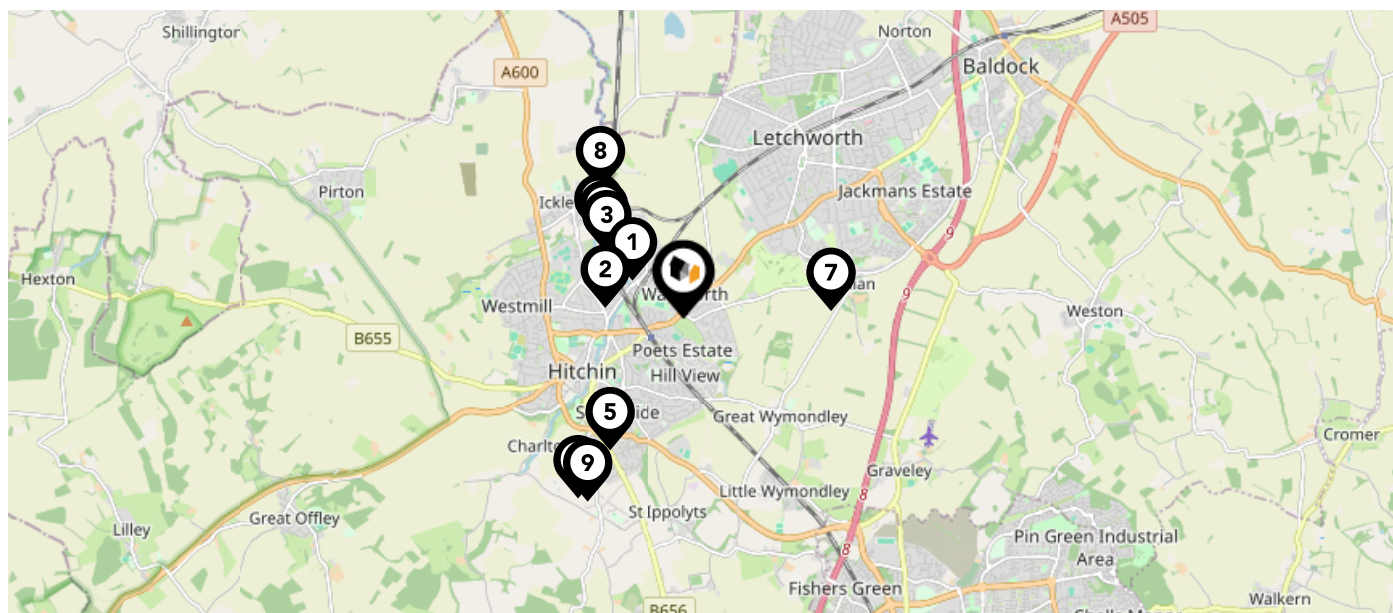
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



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



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	Wallace Way-Hitchin, Hertfordshire	Historic Landfill	
2	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill	
3	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill	
4	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill	
5	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	
6	Gerry's Hole-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill	
7	Willian Road-Letchworth, Hertfordshire	Historic Landfill	
8	Lower Green-Ickleford, Hitchin, Surrey	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.



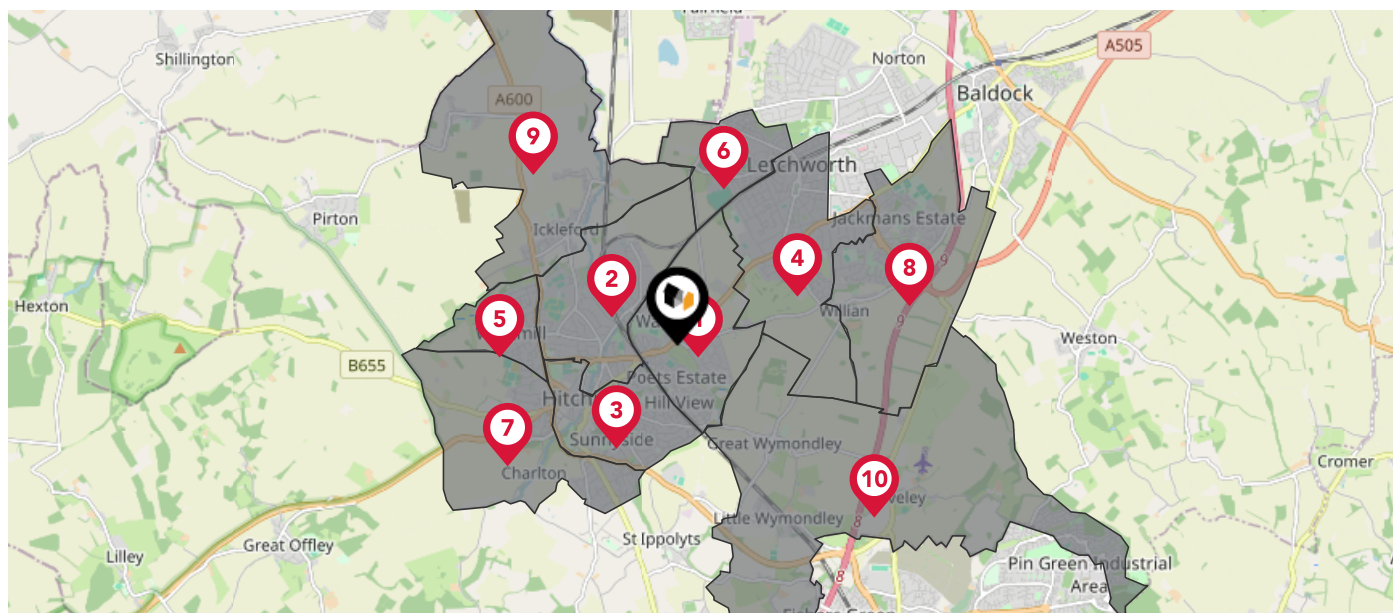
### Mine Entry

- ✕ 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 Walsworth Ward



Hitchin Bearton Ward



Hitchin Highbury Ward



Letchworth South West Ward



Hitchin Oughton Ward



Letchworth Wilbury Ward



Hitchin Priory Ward



Letchworth South East Ward



Cadwell Ward

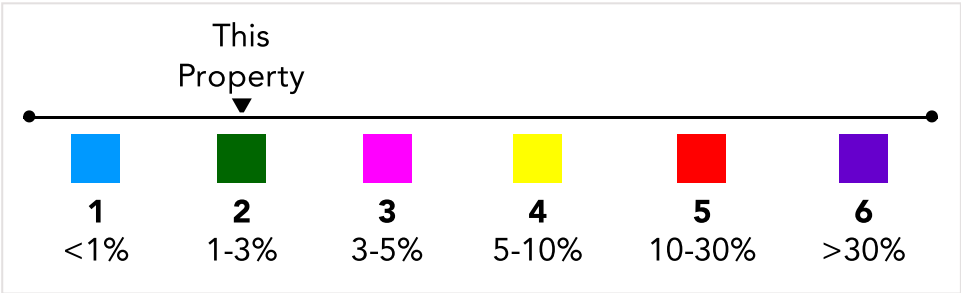
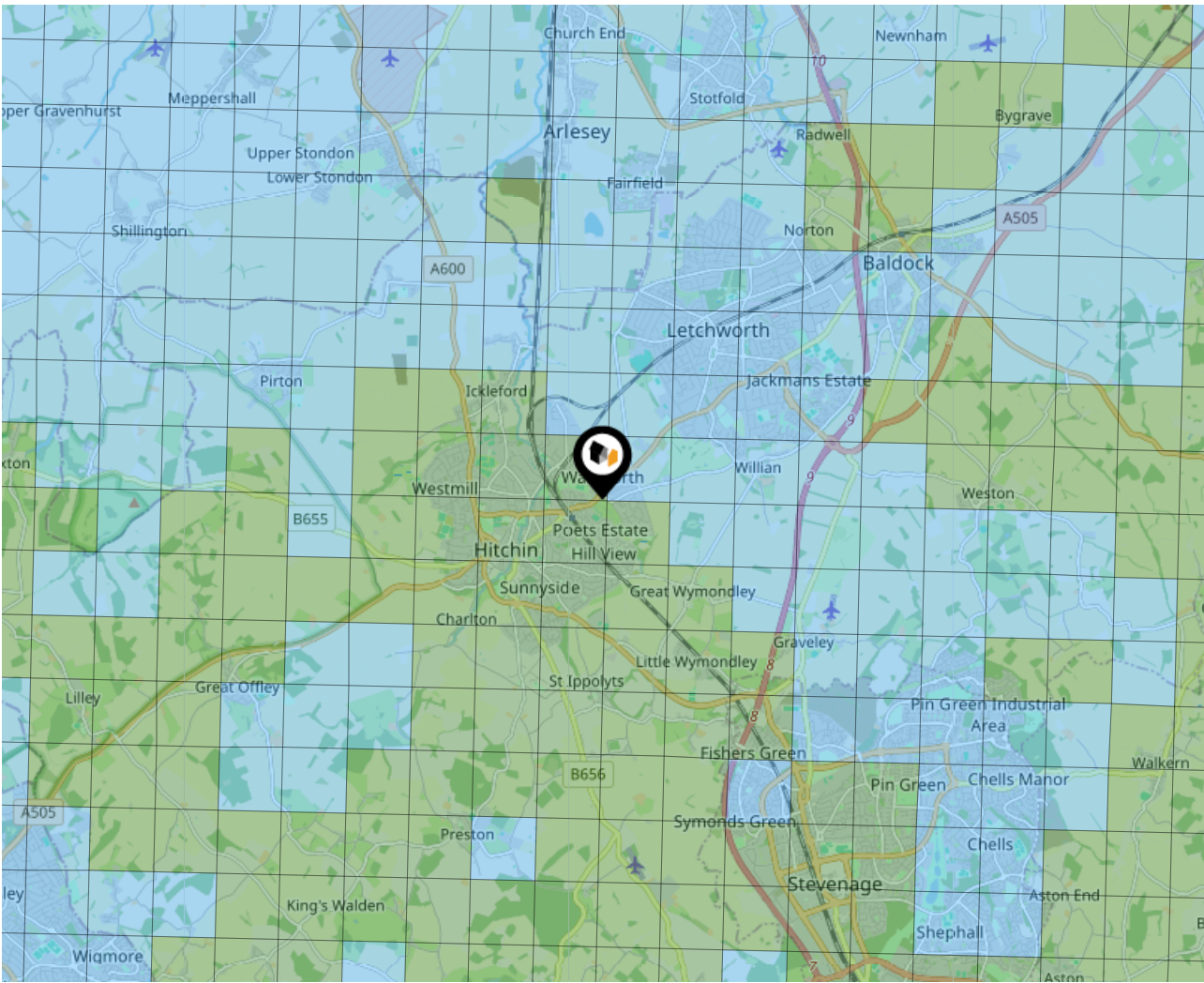


Chesfield Ward



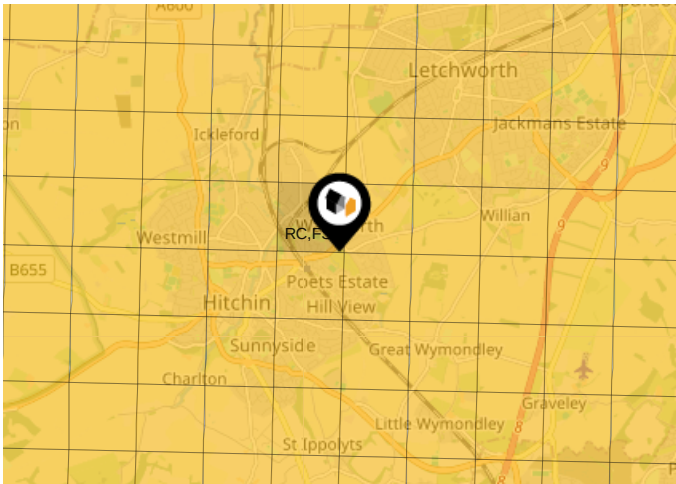
What is Radon?

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		

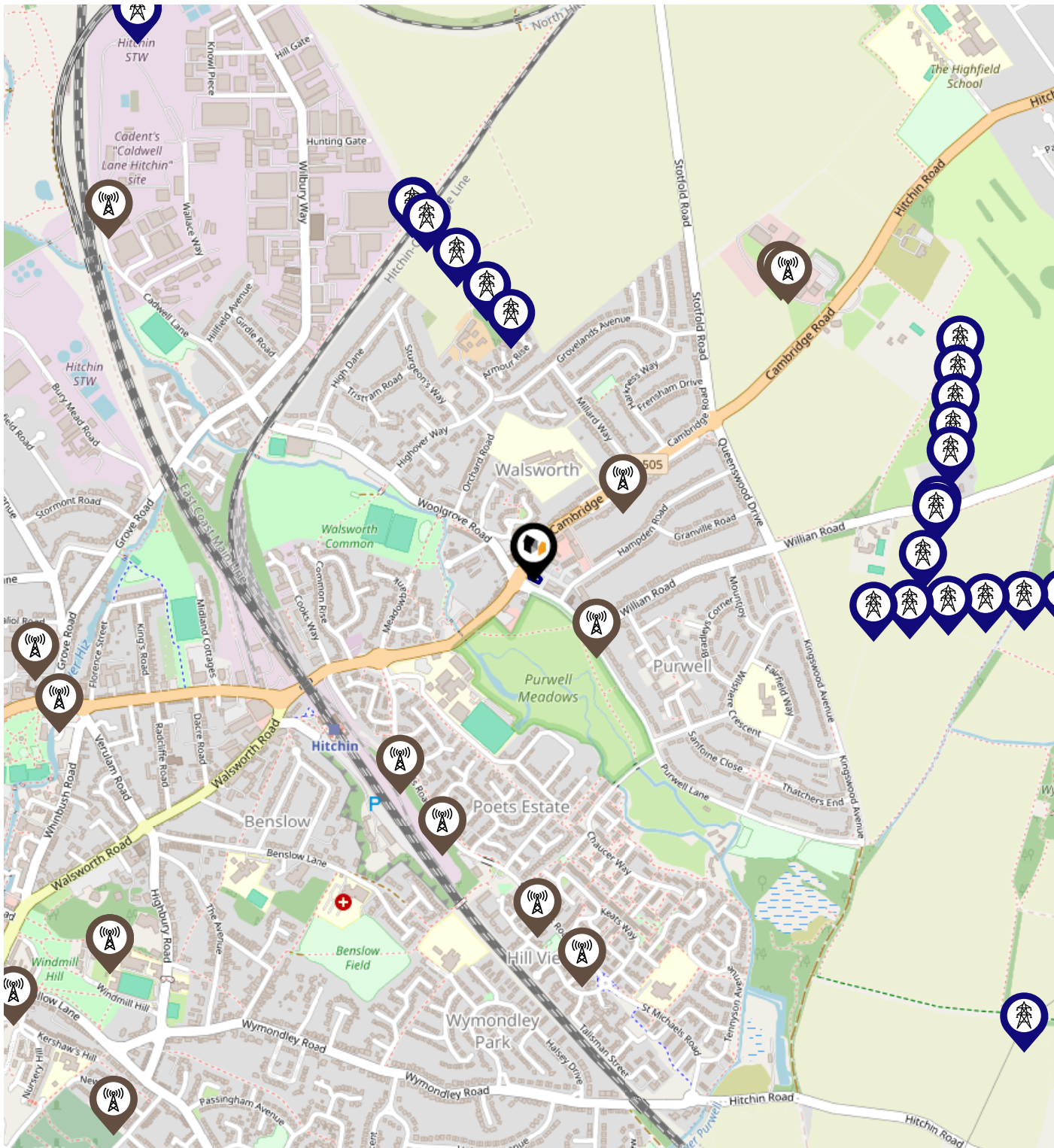


Primary Classifications (Most Common Clay Types)



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

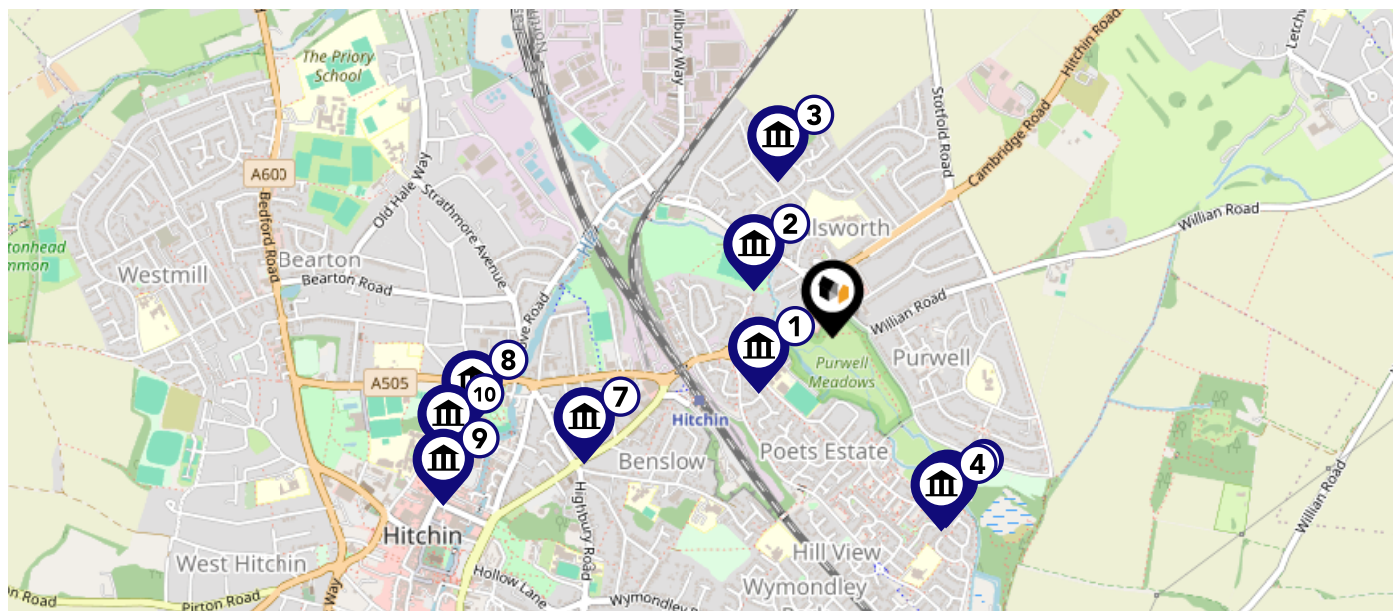












### Key:

-  Power Pylons
-  Communication Masts

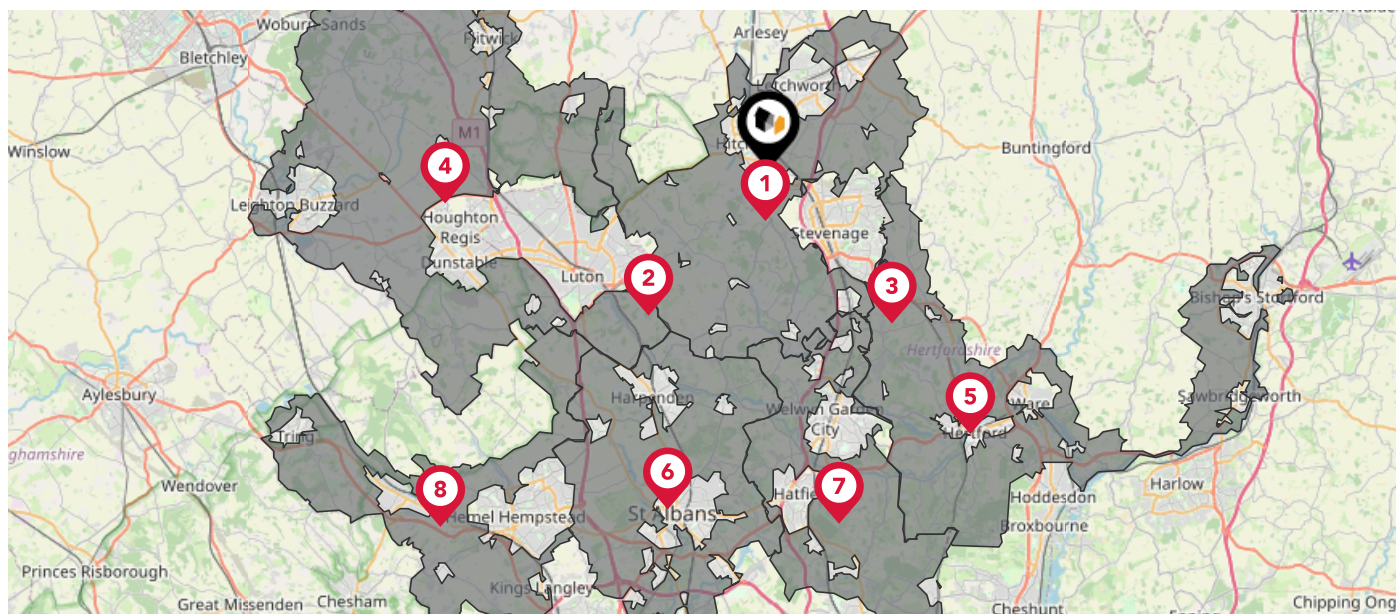


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1296215 - Walsworth House	Grade II	0.2 miles
	1347608 - 91, Woolgrove Road	Grade II	0.2 miles
	1452743 - Threshing Barn At Highover Farm	Grade II	0.4 miles
	1296130 - Mill Cottage At Purwell Farm	Grade II	0.5 miles
	1347596 - Purwell Mill	Grade II	0.5 miles
	1102180 - Mill House	Grade II	0.5 miles
	1102182 - Church Of The Holy Saviour	Grade II	0.6 miles
	1347594 - Frythe Cottages	Grade II	0.8 miles
	1173028 - 93, Bancroft	Grade II	0.9 miles
	1347577 - 53, Bancroft	Grade II	0.9 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

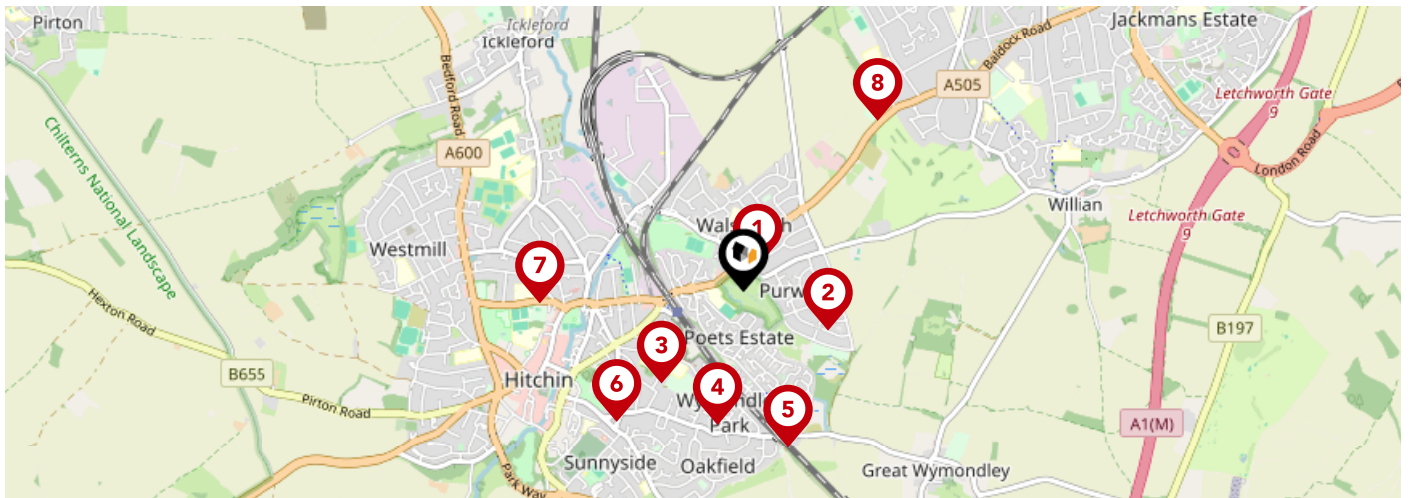


London Green Belt - Welwyn Hatfield

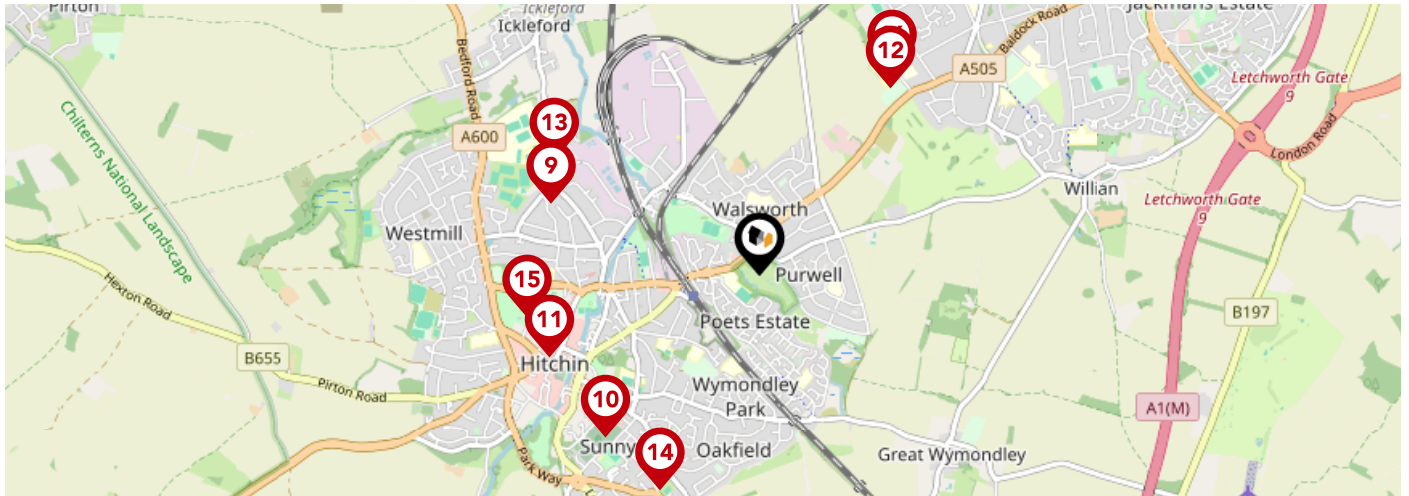










London Green Belt - Dacorum





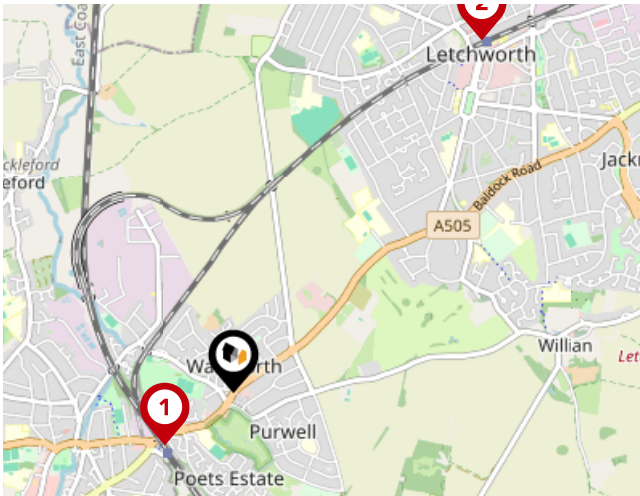
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Highover Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 428   Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Purwell Primary School</b> Ofsted Rating: Requires improvement   Pupils: 167   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Andrew's Church of England Voluntary Aided Primary School, Hitchin</b> Ofsted Rating: Outstanding   Pupils: 252   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>William Ransom Primary School</b> Ofsted Rating: Outstanding   Pupils: 422   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Mary Exton Primary School</b> Ofsted Rating: Good   Pupils: 181   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Hitchin Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1355   Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>York Road Nursery School</b> Ofsted Rating: Outstanding   Pupils: 107   Distance:0.93	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>North Herts Education Support Centre</b> Ofsted Rating: Outstanding   Pupils: 1   Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Strathmore Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 199   Distance: 1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Highbury Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 204   Distance: 1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hitchin Boys' School</b> Ofsted Rating: Outstanding   Pupils: 1317   Distance: 1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Highfield School</b> Ofsted Rating: Good   Pupils: 998   Distance: 1.04	<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: 1.07	<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: 1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wilshire-Dacre Junior Academy</b> Ofsted Rating: Good   Pupils: 267   Distance: 1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Thomas More Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance: 1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

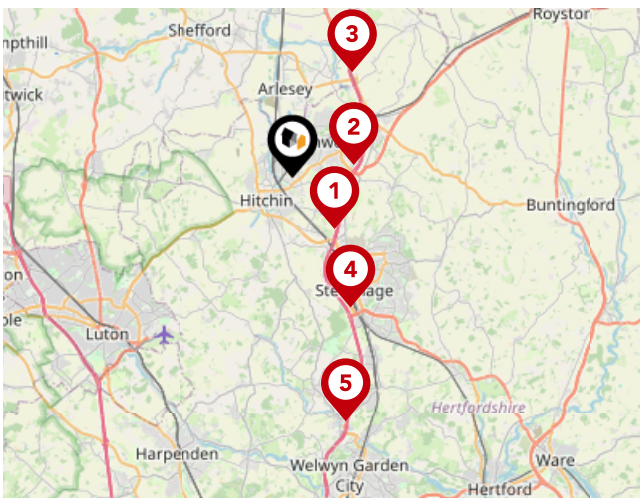
# Area

## Transport (National)



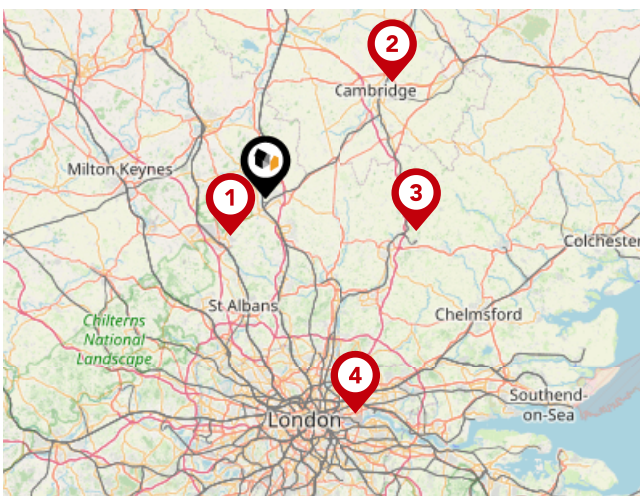
### National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.39 miles
2	Letchworth Rail Station	1.97 miles
3	Letchworth Rail Station	1.98 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.46 miles
2	A1(M) J9	2.27 miles
3	A1(M) J10	4.42 miles
4	A1(M) J7	5.21 miles
5	A1(M) J6	9.13 miles



### Airports/Helipads

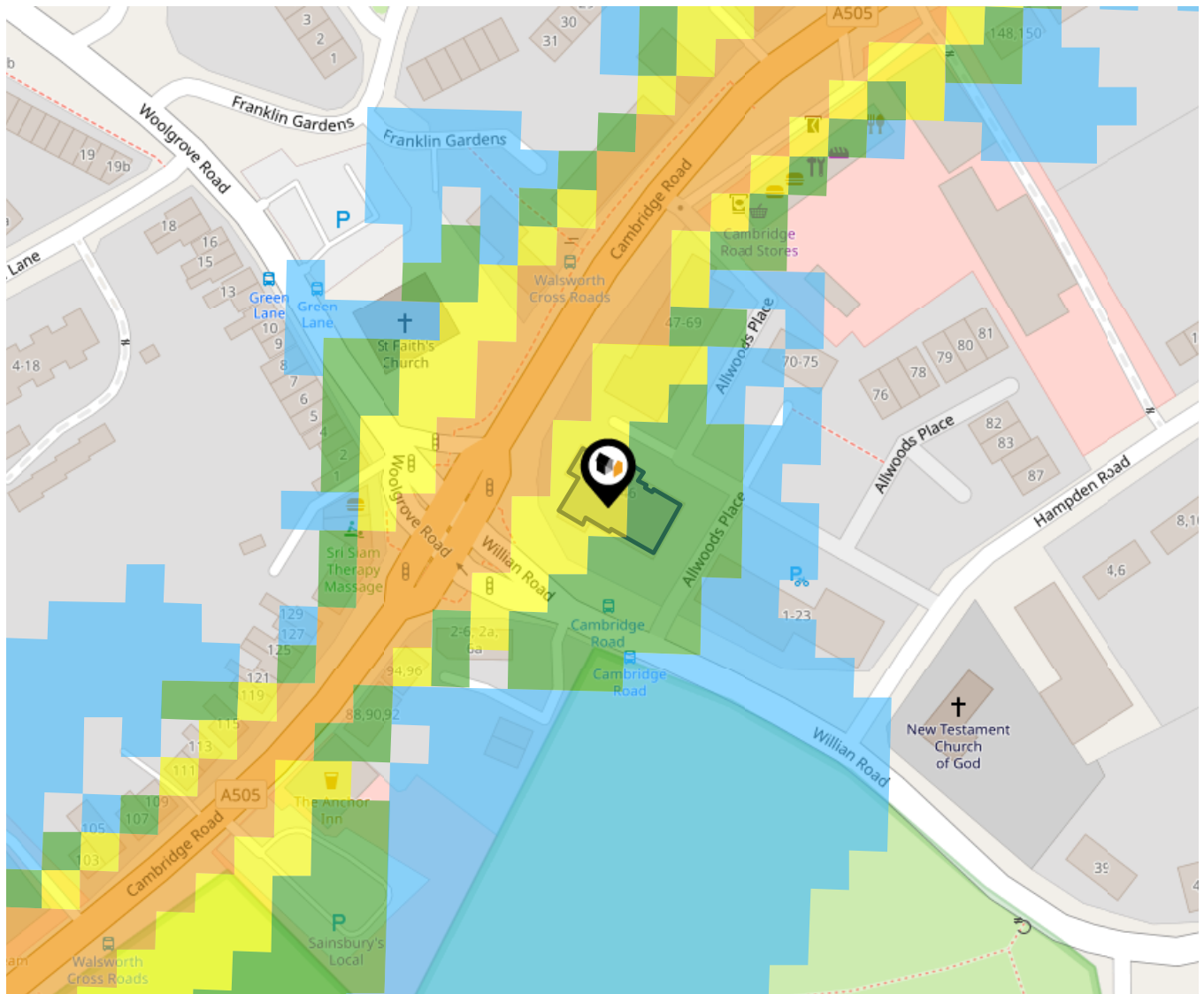
Pin	Name	Distance
1	Luton Airport	7.42 miles
2	Cambridge	25.16 miles
3	Stansted Airport	22.5 miles
4	Silvertown	33.98 miles



Bus Stops/Stations

Pin	Name	Distance
1	Walsworth Cross Roads	0.04 miles
2	Walsworth Cross Roads	0.08 miles
3	Green Lane	0.07 miles
4	Purwell Meadows	0.11 miles
5	Orchard Road	0.15 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.

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

phurren@country-properties.co.uk

www.country-properties.co.uk



Valuation Office  
Agency

