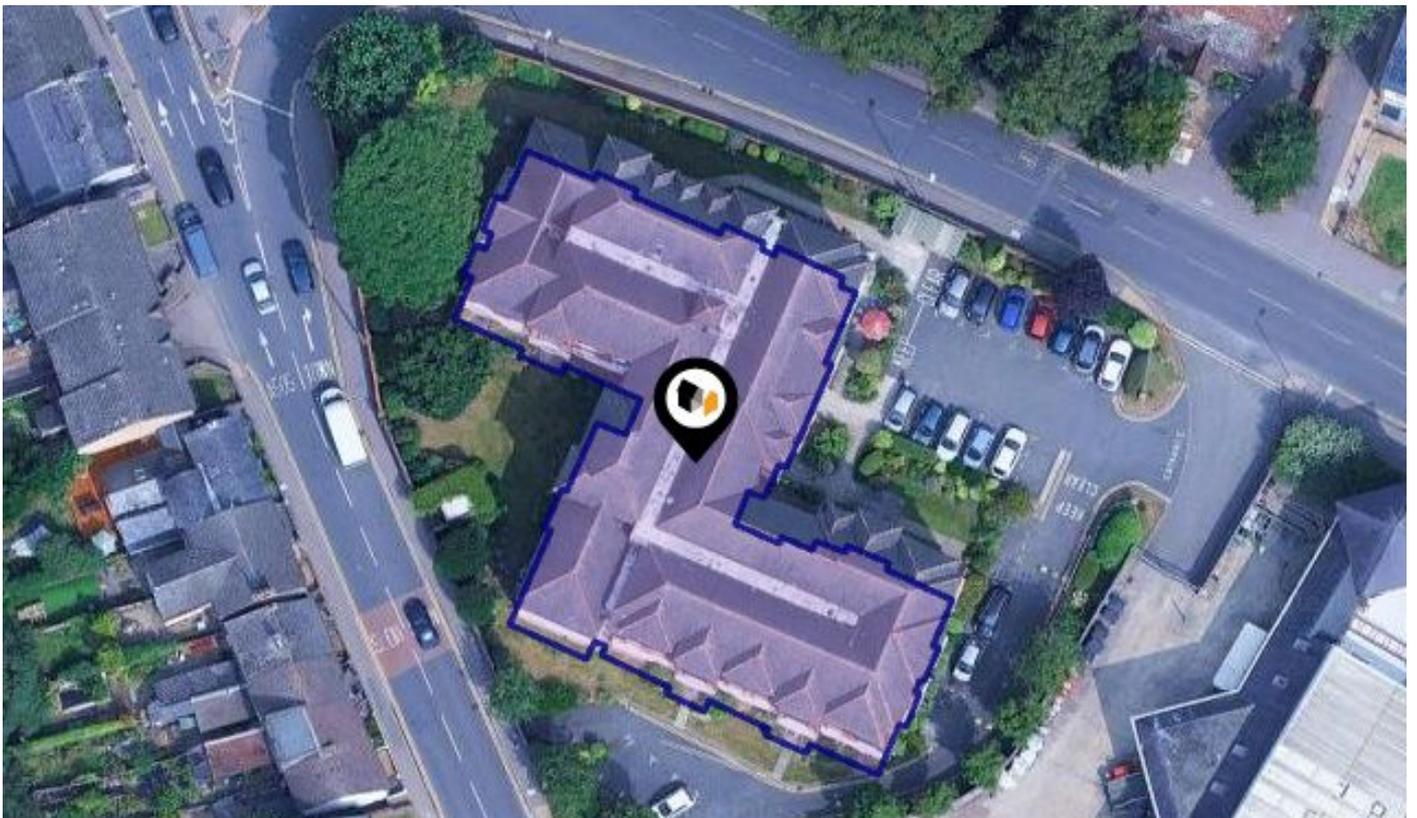




See More Online

## MIR: Material Info

The Material Information Affecting this Property  
**Wednesday 25th February 2026**



**MAPLES COURT, BEDFORD ROAD, HITCHIN, SG5**

### Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

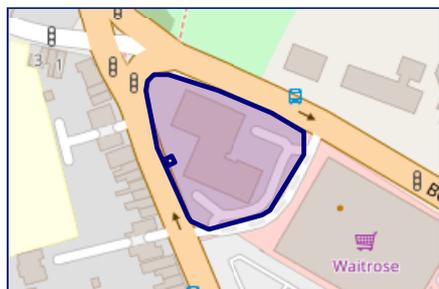
phurren@country-properties.co.uk

www.country-properties.co.uk



### Freehold Title Plan

---



**HD245602**

### Leasehold Title Plan

---



**HD297973**

Start Date: 11/06/1992  
End Date: 01/03/2117  
Lease Term: 125 years from 1 March 1992  
Term Remaining: 91 years

Planning records for: *Christchurch Bedford Road Hitchin SG5 1HF*

<b>Reference - 80/00643/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 28th March 1980
<b>Description:</b> Erection of single storey rear extension for storage purposes.
<b>Reference - 14/02850/1TPO</b>
<b>Decision:</b> Decided
<b>Date:</b> 23rd October 2014
<b>Description:</b> Reduce crown by 30% to one Scots Pine (T1 on plan). Crown thin by 20% to one Sycamore tree (T2 on plan).
<b>Reference - 97/01233/1TPO</b>
<b>Decision:</b> Decided
<b>Date:</b> 13th October 1997
<b>Description:</b> Lopping of a Horse Chestnut tree
<b>Reference - 07/03009/1TPO</b>
<b>Decision:</b> Decided
<b>Date:</b> 24th December 2007
<b>Description:</b> Remove lateral branches from 1 Pine tree, remove deadwood and reduce height of lateral branch of 1 Sycamore tree

Planning records for: *Maples Court Bedford Road Hitchin SG5 1HF*

<b>Reference - 15/00881/1TPO</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	01st April 2015
<b>Description:</b>	Reduce crown by 30% 1 Pinus Sylvestris Tree (T1), Reduce crown by 20% 1 Acer Pseudoplatanus Tree (T2), Thin crown by 10% 1 Taxus Baccata Tree (T3)

Planning records for: *1 Maples Court Bedford Road Hitchin Hertfordshire SG5 1HF*

<b>Reference - 20/02556/TPO</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	06th November 2020
<b>Description:</b>	T1 Scotch Pine - Reduce by 20%. T2 Sycamore - Reduce by 20% T3 Yew - Reduce by 20%

Planning records for: *33 Maples Court Bedford Road Hitchin Hertfordshire SG5 1HF*

<b>Reference - 22/00822/FP</b>	
<b>Decision:</b>	Registered
<b>Date:</b>	22nd March 2022
<b>Description:</b>	Insertion of two vents for internal air source heat pumps.

Planning records for: *Gregans House 34 Bedford Road Hitchin SG5 1HF*

<b>Reference - 83/00396/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	16th March 1983
<b>Description:</b>	Erection of single storey side extension for additional offices

Planning records for: *Part Of Butts Close Adjoining 34 Bedford Road Hitchin SG5 1HF*

<b>Reference - 81/01595/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 28th October 1981
<b>Description:</b> Use of land for four tennis courts and erection of club pavilion (design and external appearance reserved).
<b>Reference - 76/01490/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 22nd October 1976
<b>Description:</b> Outline application for erection of new offices
<b>Reference - 87/00993/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 22nd June 1987
<b>Description:</b> Erection of single storey front extension to offices
<b>Reference - 25/00661/TCA</b>
<b>Decision:</b> Decided
<b>Date:</b> 10th March 2025
<b>Description:</b> Elder, Cherry, Yew - Raise by 5m

Planning records for: **34 Bedford Road Hitchin SG5 1HF**

<b>Reference - 78/01736/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 22nd November 1978
<b>Description:</b> Erection of single storey side and rear extension for use as offices

<b>Reference - 79/00494/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 29th January 1979
<b>Description:</b> Erection of front entrance porch

<b>Reference - 79/00898/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 28th February 1979
<b>Description:</b> Formation of new vehicular access and access road

Planning records for: **Bedford Road S/O 34 Bedford Road Hitchin SG5 1HF**

<b>Reference - 11/00246/1EC</b>
<b>Decision:</b> Decided
<b>Date:</b> 24th January 2011
<b>Description:</b> Installation of electronic communication cabinet

Planning records for: *Christchurch Methodist Bedford Road Hitchin Hertfordshire SG5 1HF*

<b>Reference - 00/00118/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 24th January 2000
<b>Description:</b> Single storey front and side extensions. New glazed entrance canopy. Alterations to existing pedestrian access, 2.4m high wall to front elevation to provide bins and cycle enclosure (as amended by plan nos. 712/A1/201A & 202A received 20/3/00)
<b>Reference - 07/00029/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 08th February 2007
<b>Description:</b> Primary Access Ramp to replace existing
<b>Reference - 09/01268/1AD</b>
<b>Decision:</b> Decided
<b>Date:</b> 24th July 2009
<b>Description:</b> 1 x internally illuminated free-standing entrance sign, 1 x non-illuminated free-standing poster sign, 1 x free-standing non-illuminated directional sign, 1 x non-illuminated logo sign above entrance (as amended by forms and plan adated 9th September 2009)
<b>Reference - 94/00476/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 26th April 1994
<b>Description:</b> Erection of two storey building to provide Church and associated facilities. Following demolition of existing building. Parking for 34 vehicles (as amended by site plan received 20.05.94 and drawing no 9403/21B and 22A)

Maples Court, Bedford Road, HITCHIN, SG5

Energy rating

**B**

Valid until 24.02.2036

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	← 82   B	← 83   B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

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<b>Property Type:</b>	Mid-floor flat
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Poor
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Energy:</b>	Average
<b>Main Heating Controls:</b>	Manual charge control
<b>Main Heating Controls Energy:</b>	Poor
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Good lighting efficiency
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	(another dwelling below)
<b>Secondary Heating:</b>	Portable electric heaters (assumed)
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	42 m <sup>2</sup>

## Building Safety

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No building safety aspects to report

## Accessibility / Adaptations

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Retirement flat - lift and accessible shower room. Step free

## Restrictive Covenants

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None specified

## Rights of Way (Public & Private)

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None specified

## Construction Type

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Standard Brick Construction

## Property Lease Information

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LEASEHOLD:

Remaining Lease Terms: 91 Years remaining

Ground Rent: £234.73 x 2 per annum

Annual Service Charge on the property: £1417.06 x 2 per annum

Billing terms: Payments made March & September

## Listed Building Information

---

Not Listed

## Stamp Duty

---

Not specified

## Other

---

None specified

## Other

---

None specified

## Electricity Supply

---

YES - Mains

## Gas Supply

---

No Gas

## Central Heating

---

YES - ECH

## Water Supply

---

YES - Mains

## Drainage

---

YES - Mains

## **Important - Please read**

---

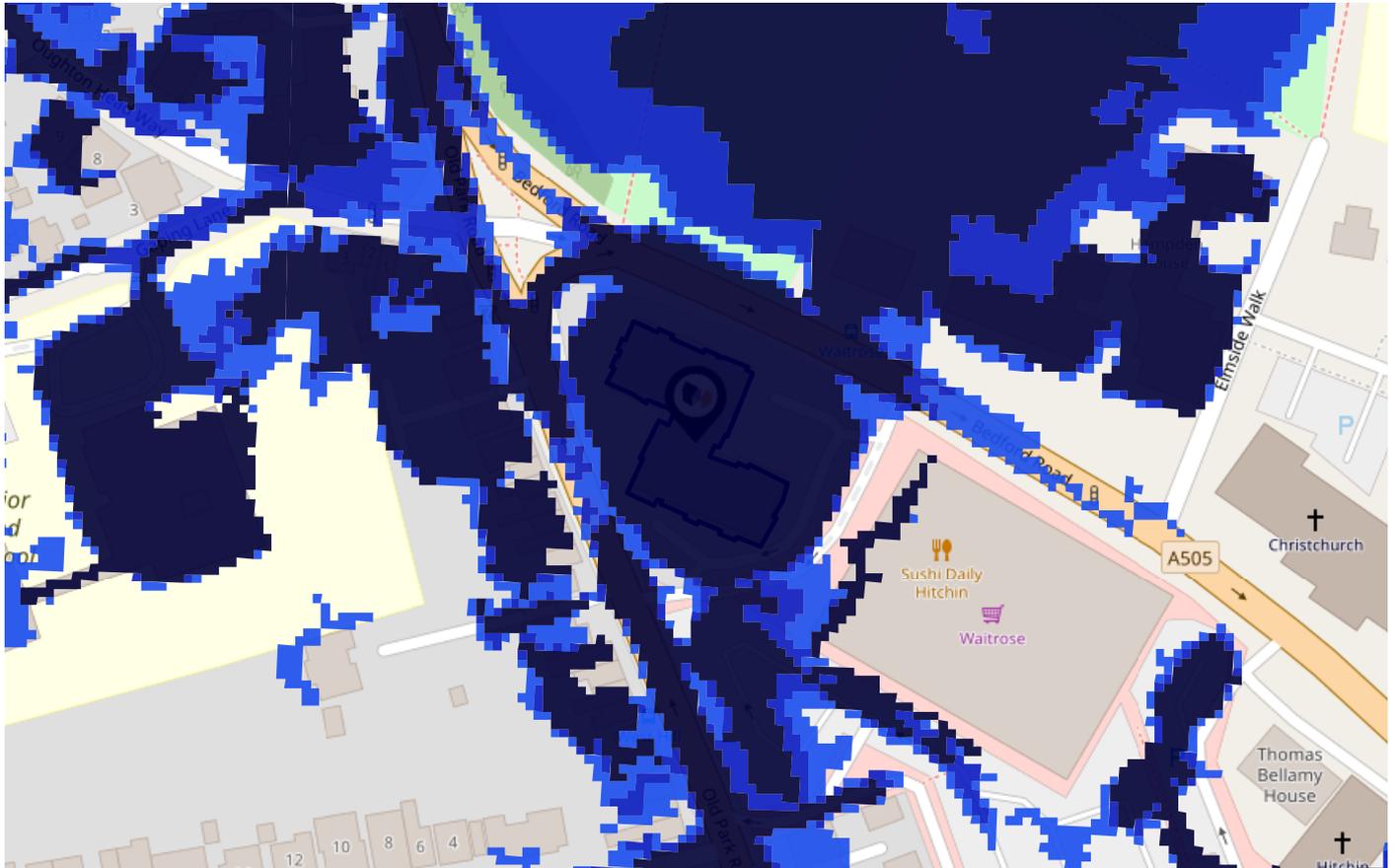
The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.



# Flood Risk

## Surface Water - 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.

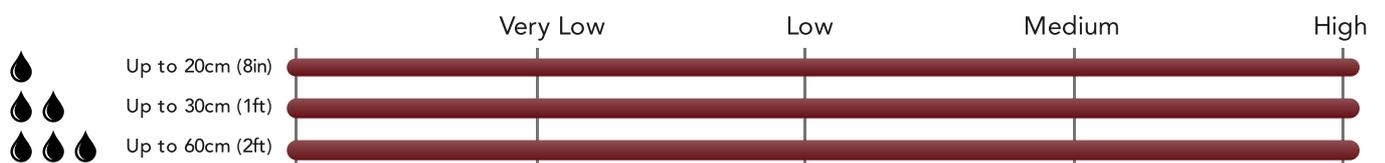


Risk Rating: High

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.

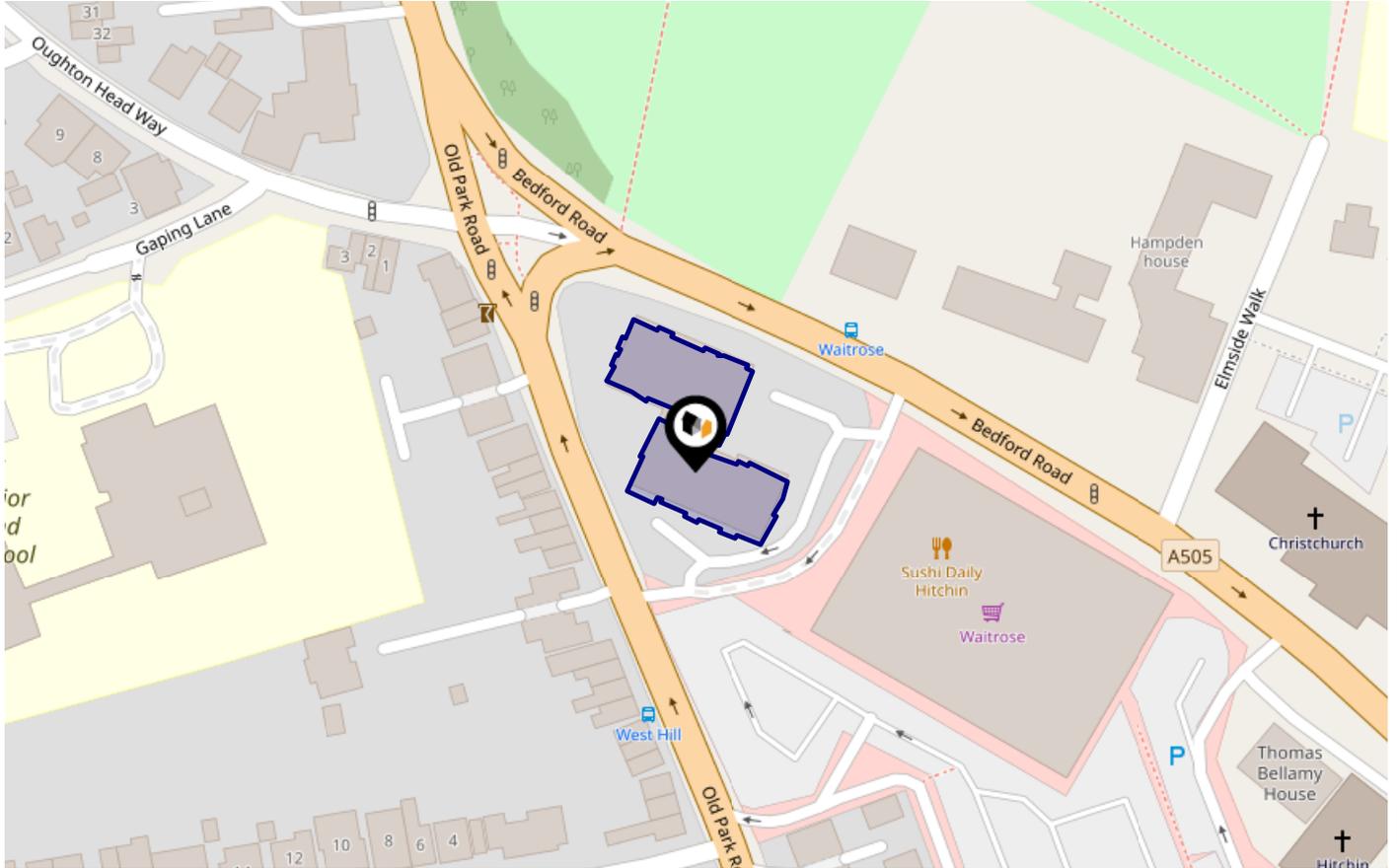
Chance of flooding to the following depths at this property:



# 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: **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.

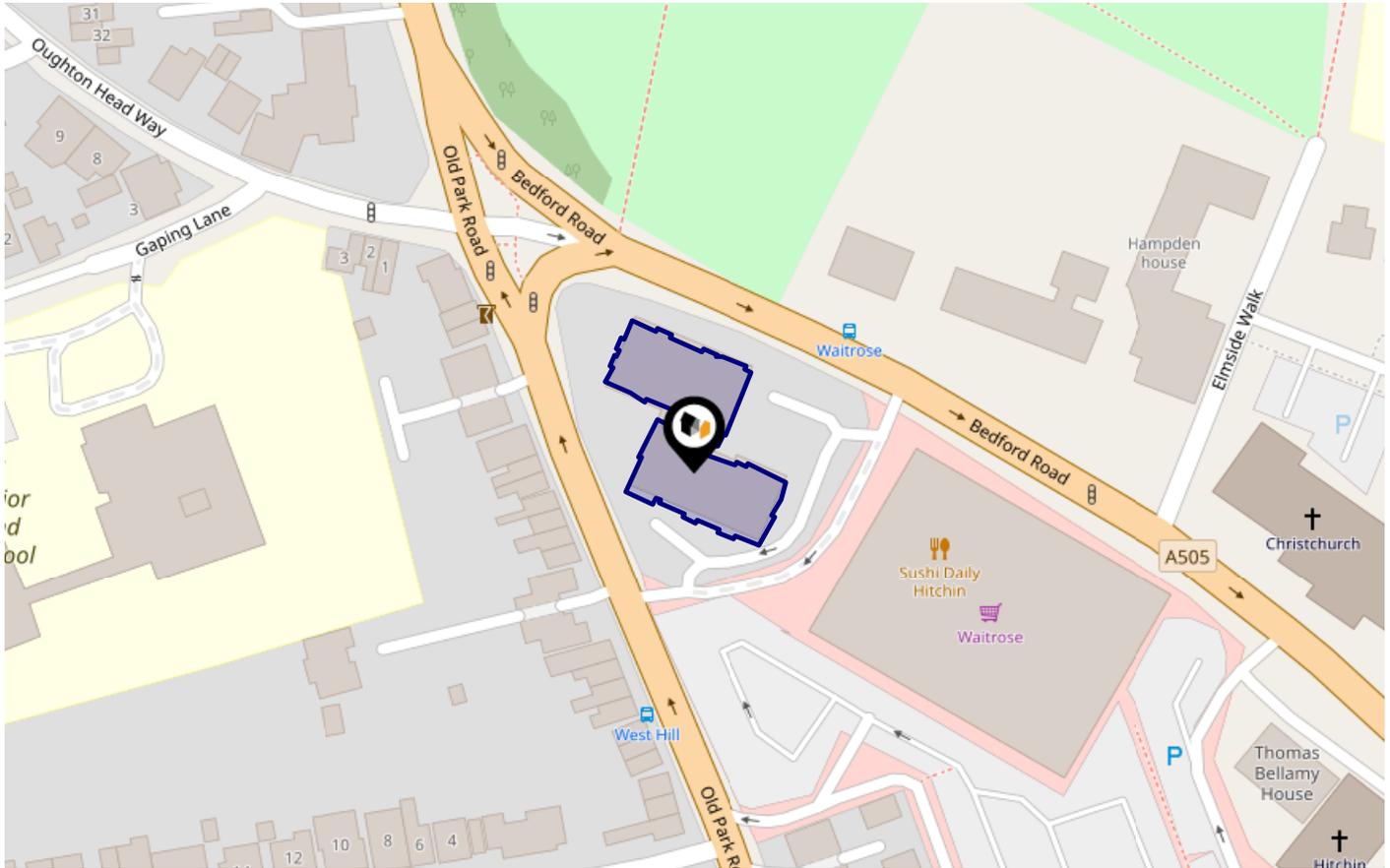
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - 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**

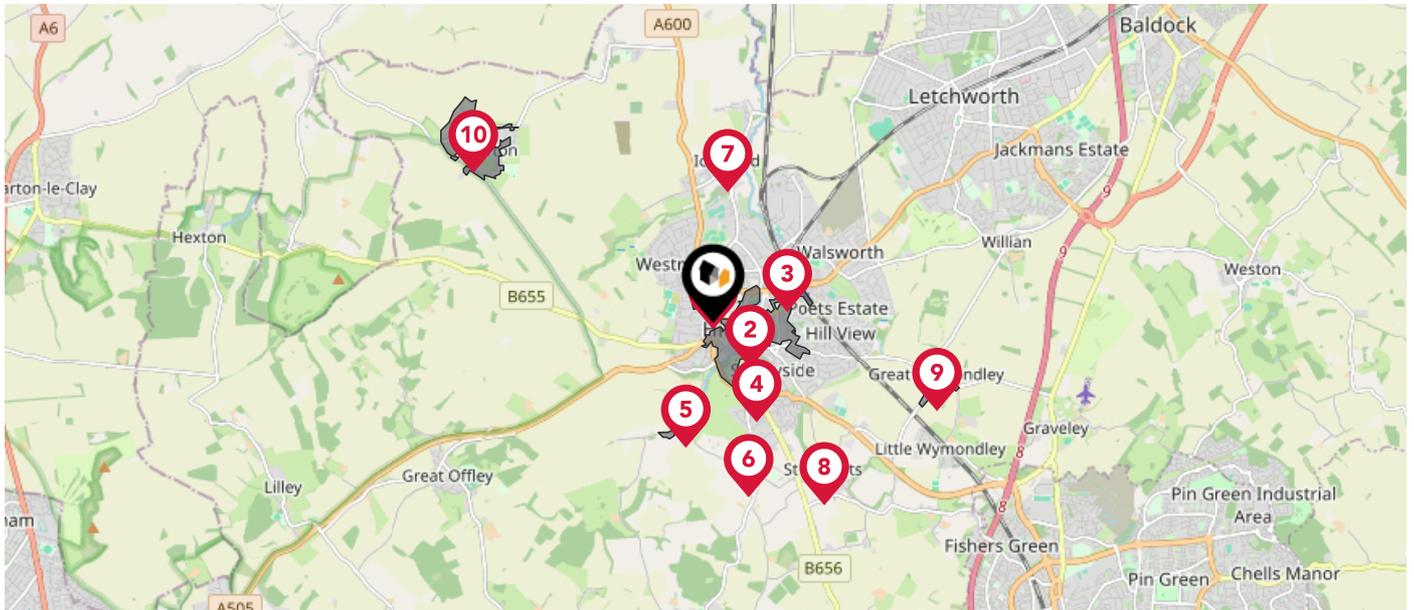
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



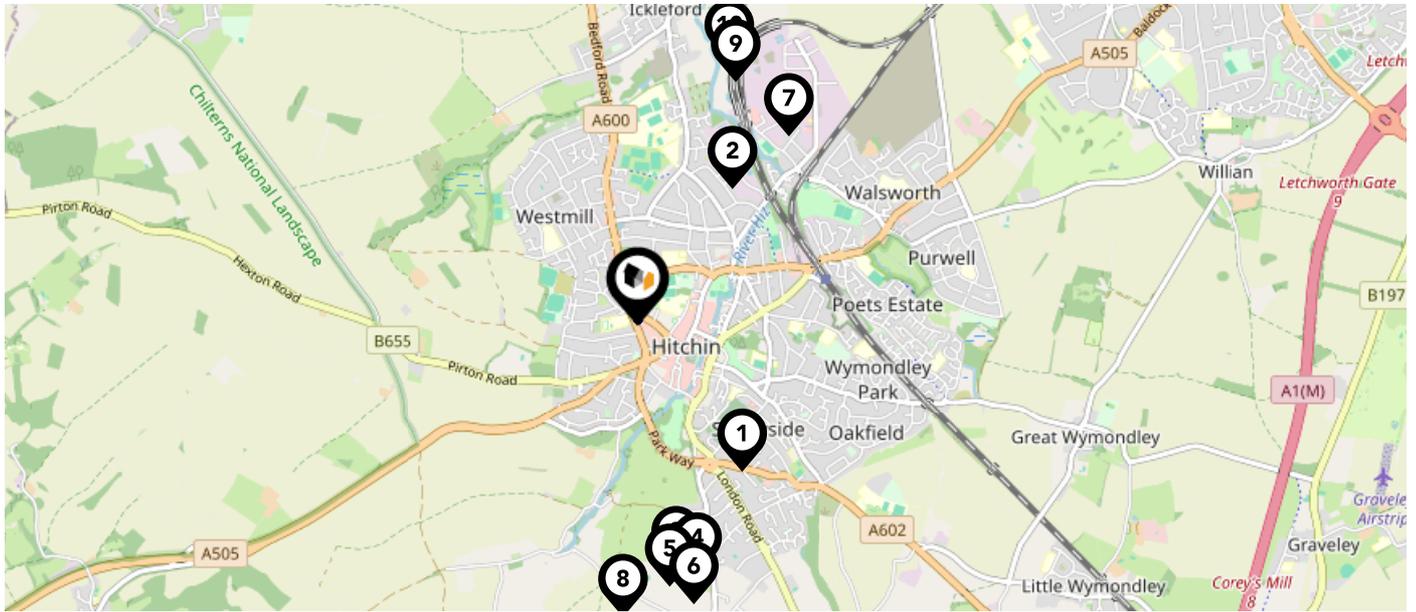
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

-  Butts Close, Hitchin
-  Hitchin
-  Hitchin Railway and Ransom's Recreation Ground
-  Hitchin Hill Path
-  Charlton
-  Gosmore
-  Ickleford
-  St Ippolyts
-  Great Wymondley
-  Pirton

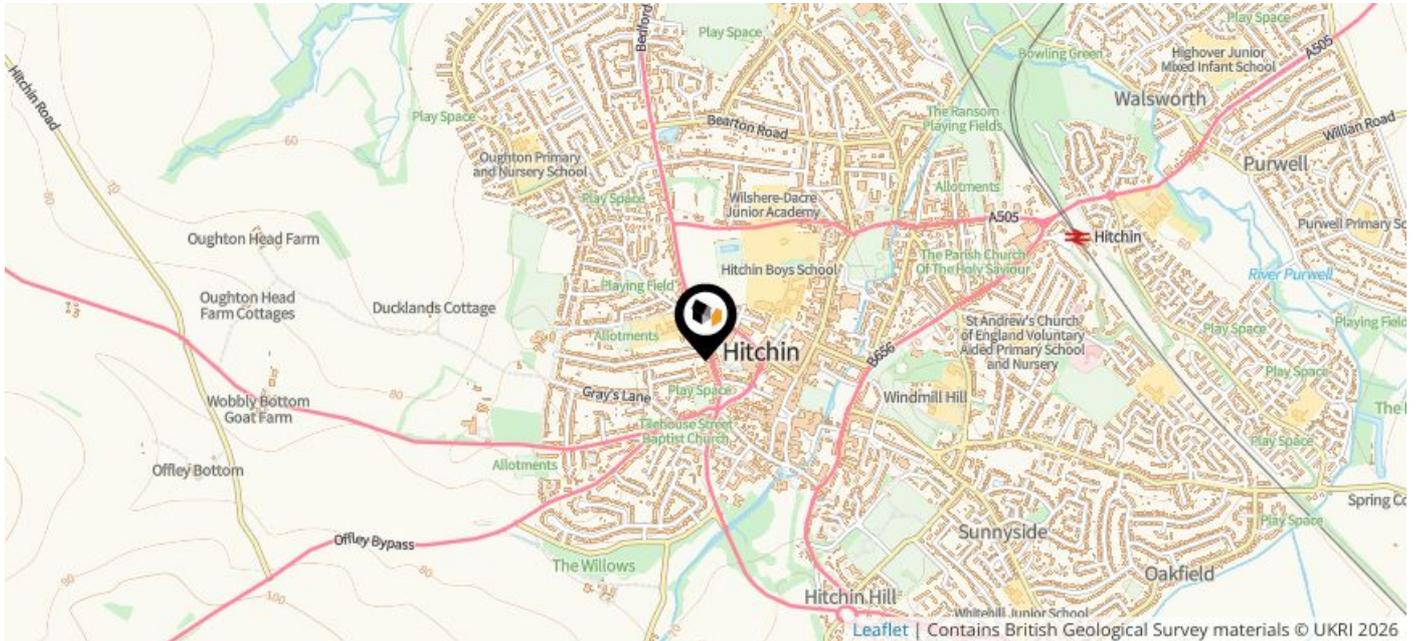
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill
	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill
	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
	Wallace Way-Hitchin, Hertfordshire	Historic Landfill
	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill
	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



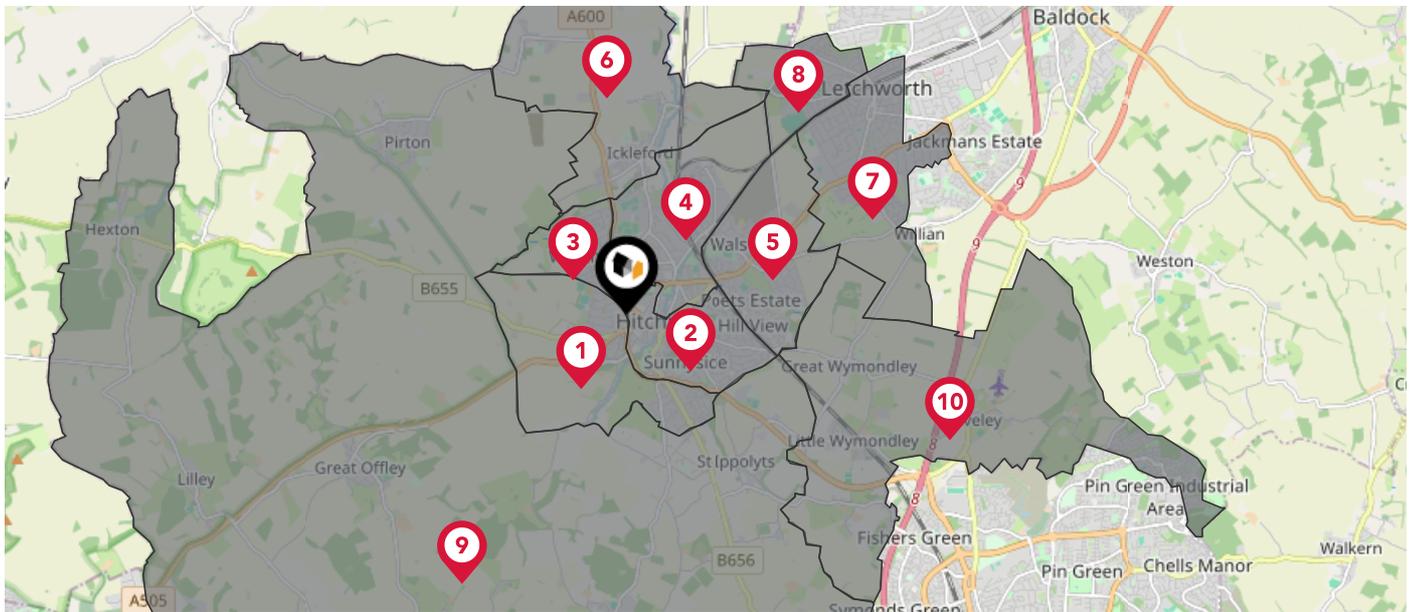
### Mine Entry

- ✕ 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

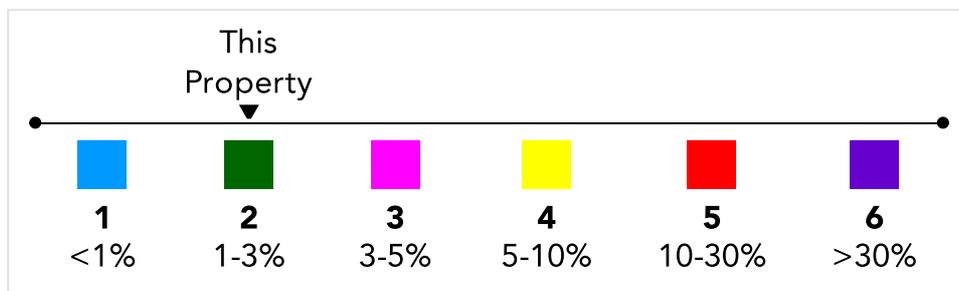
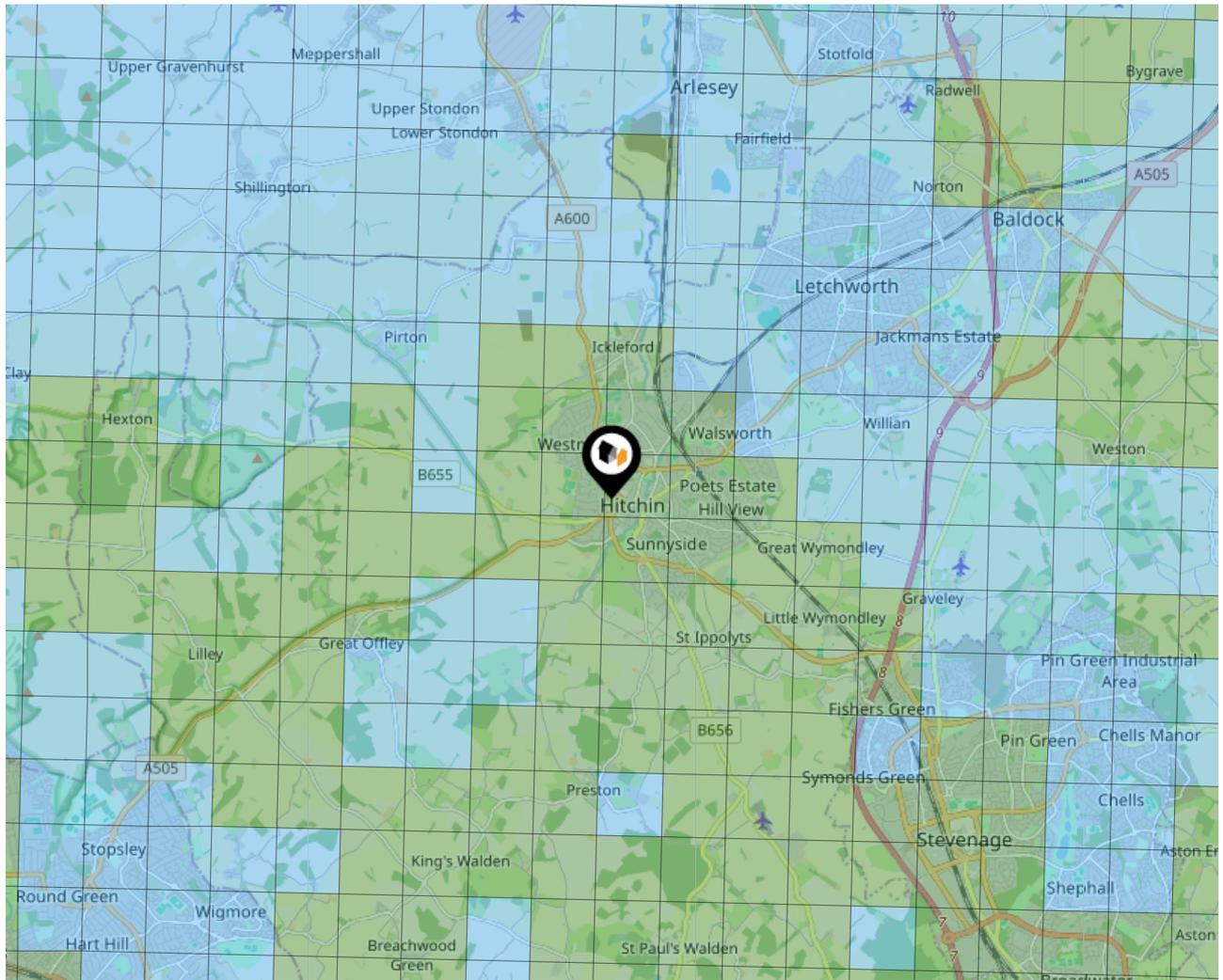


### Nearby Council Wards

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

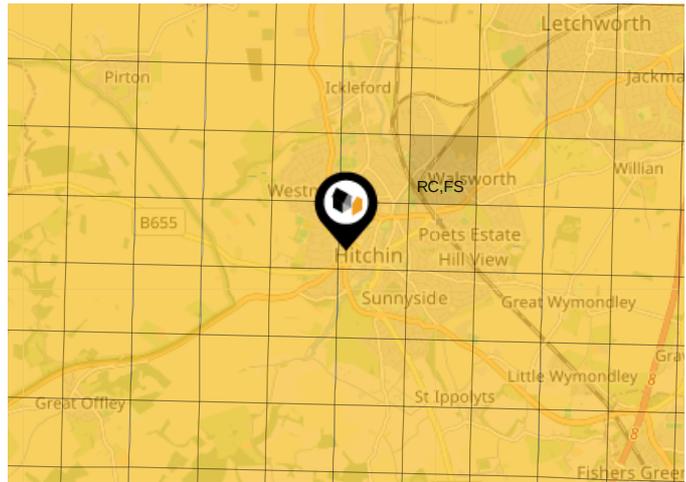
### What is Radon?

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)

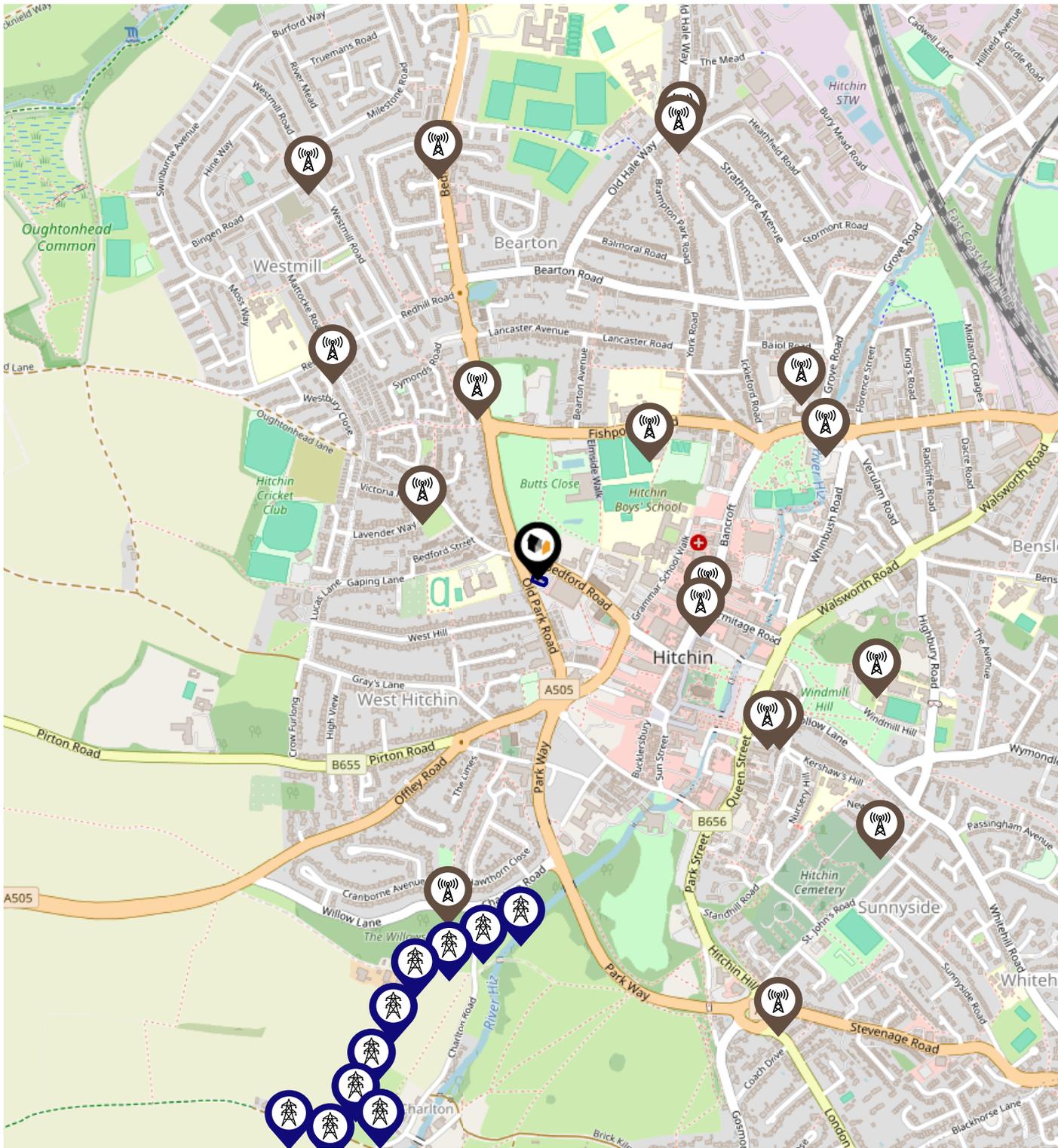
<b>Carbon Content:</b>	HIGH	<b>Soil Texture:</b>	CHALKY CLAY TO CHALKY
<b>Parent Material Grain:</b>	ARGILLIC		LOAM
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY	<b>Soil Depth:</b>	DEEP-INTERMEDIATE



### 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

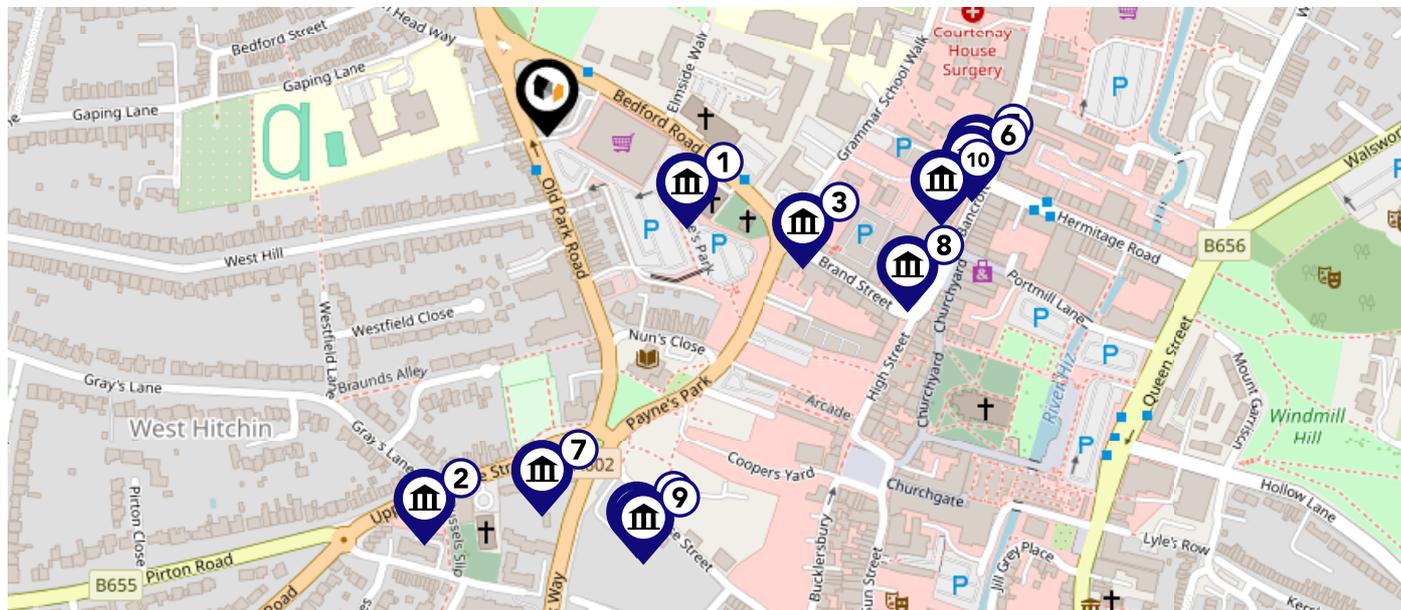
# Local Area Masts & Pylons



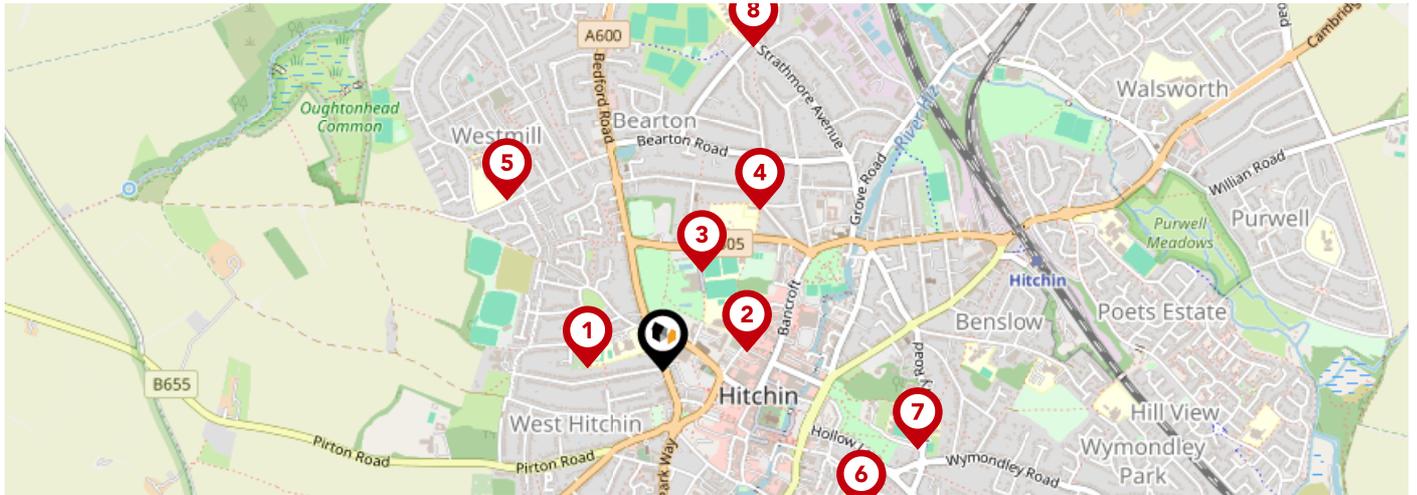
**Key:**

-  Power Pylons
-  Communication Masts

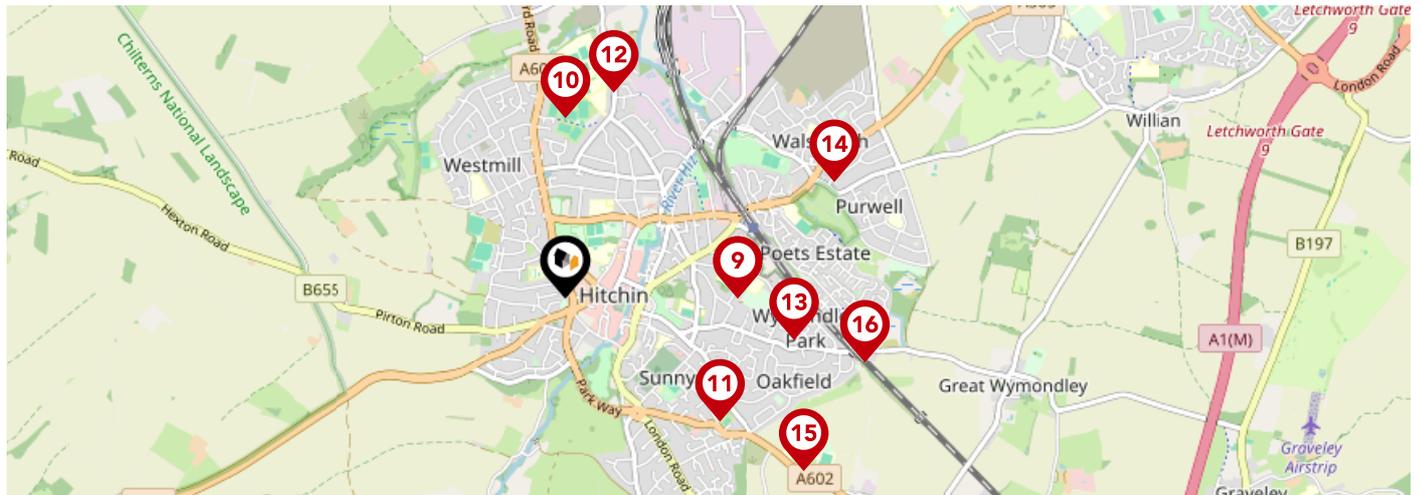
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



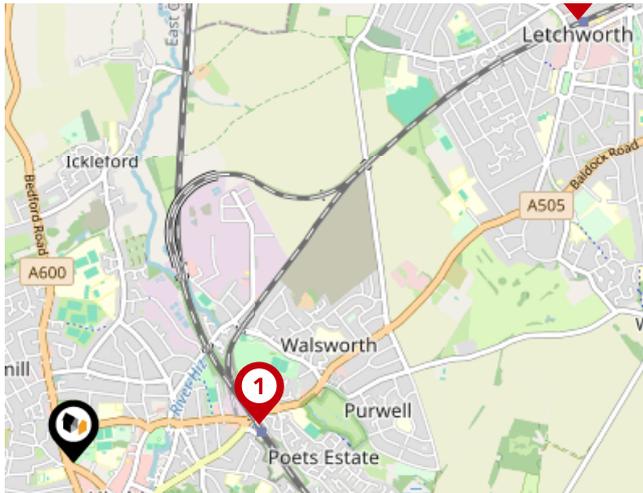
Listed Buildings in the local district	Grade	Distance
 1102184 - Entrance Block At North Hertfordshire And South Bedfordshire Hospital	Grade II	0.1 miles
 1102118 - The Highlander Public House	Grade II	0.2 miles
 1394494 - Town Hall	Grade II	0.2 miles
 1102157 - 29, Tilehouse Street	Grade II	0.2 miles
 1347574 - 21a, Bancroft	Grade II	0.2 miles
 1102216 - 21, Bancroft	Grade II	0.2 miles
 1102159 - Number 42 (lewesford House) And Front Gate And Railings To Number 42	Grade II	0.2 miles
 1102214 - 6-8, Bancroft	Grade II	0.2 miles
 1347584 - 28, Tilehouse Street	Grade II	0.2 miles
 1347573 - 17, Bancroft	Grade II	0.2 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Samuel Lucas Junior Mixed and Infant School</b> Ofsted Rating: Outstanding   Pupils: 420   Distance:0.17	<input type="checkbox"/>	<input checked="" 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:0.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Wilshere-Dacre Junior Academy</b> Ofsted Rating: Good   Pupils: 267   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>York Road Nursery School</b> Ofsted Rating: Outstanding   Pupils: 107   Distance:0.43	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Oughton Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 218   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Highbury Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 204   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Hitchin Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1355   Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Strathmore Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 199   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

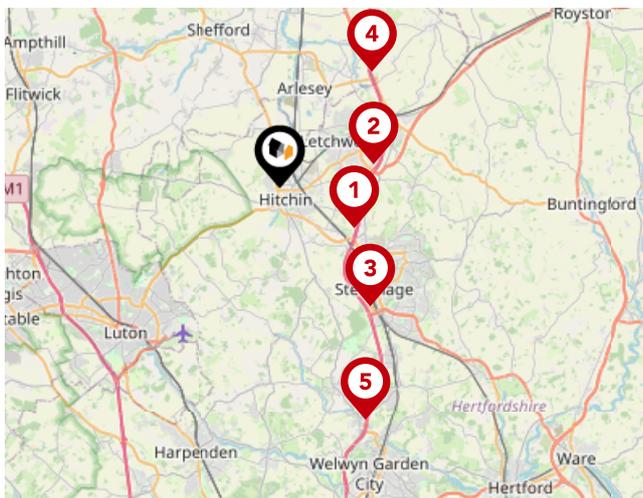


	Nursery	Primary	Secondary	College	Private
<b>St Andrew's Church of England Voluntary Aided Primary School, Hitchin</b> Ofsted Rating: Outstanding   Pupils: 252   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The Priory School</b> Ofsted Rating: Good   Pupils: 1231   Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Whitehill Junior School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Our Lady Catholic Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>William Ransom Primary School</b> Ofsted Rating: Outstanding   Pupils: 422   Distance:1.06	<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:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Kingshott School</b> Ofsted Rating: Not Rated   Pupils: 400   Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Mary Exton Primary School</b> Ofsted Rating: Good   Pupils: 181   Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



### National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.86 miles
2	Letchworth Rail Station	3.06 miles
3	Letchworth Rail Station	3.07 miles



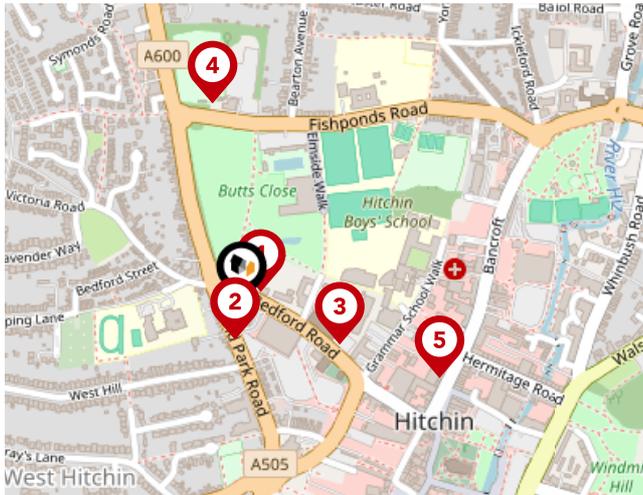
### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.1 miles
2	A1(M) J9	3.49 miles
3	A1(M) J7	5.44 miles
4	A1(M) J10	5.42 miles
5	A1(M) J6	9.05 miles



### Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	6.34 miles
2	Heathrow Airport	33.72 miles
3	Cambridge	26.29 miles
4	Stansted Airport	23.55 miles



### Bus Stops/Stations

Pin	Name	Distance
1	Waitrose	0.03 miles
2	West Hill	0.04 miles
3	Grammar School Walk	0.12 miles
4	Football Club	0.23 miles
5	Bancroft	0.24 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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