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## MIR: Material Info

The Material Information Affecting this Property  
**Wednesday 08th April 2026**



**STEVENAGE ROAD, HITCHIN, SG4**

### Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

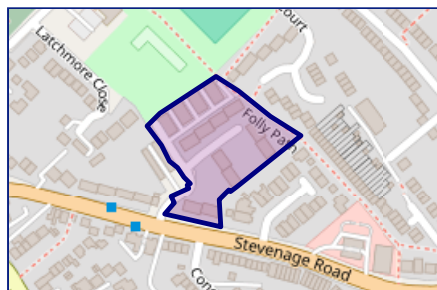
phurren@country-properties.co.uk

www.country-properties.co.uk



### Freehold Title Plan

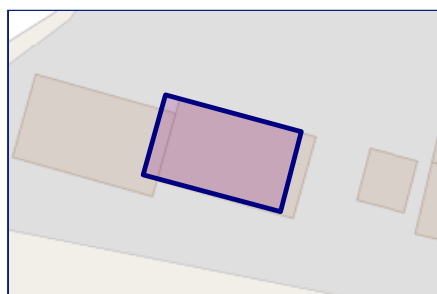
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**HD204483**

### Leasehold Title Plan

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**HD496990**

Start Date: 10/12/2009  
End Date: 24/06/2159  
Lease Term: 186 Years from 24 June 1973  
Term Remaining: 133 years

Planning records for: **67 Stevenage Road Hitchin SG4 9DN**

<b>Reference - 91/00451/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 15th April 1991
<b>Description:</b> Change of use from retail (Class A1) to hot food take-away (Class A3)
<b>Reference - 84/01316/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 17th August 1984
<b>Description:</b> Erection of 6 flats in three storey block, parking spaces following demolition of existing shop & use of six existing garages
<b>Reference - 84/00934/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 11th June 1984
<b>Description:</b> Change of use from grocery shop to fish and chip shop
<b>Reference - 85/00426/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 07th March 1985
<b>Description:</b> Section 53 determination for use of premises for the retail and display of bedroom furniture.

Planning records for: *67 Stevenage Road Hitchin SG4 9DN*

Reference - 82/00996/1	
Decision:	Decided
Date:	26th July 1982
Description:	Change of use from newspaper offices to retail grocery shop including newspaper sales, off-licence and ancillary storage.

Reference - 91/00038/1DC	
Decision:	Decided
Date:	16th January 1991
Description:	Change of use from retail (A1 Use Class) to off-license

Stevenage Road, SG4

Energy rating

**C**

Valid until 26.02.2028

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	75   C	77   C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	1st
<b>Flat Top Storey:</b>	No
<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, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Warm air, Electricaire
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Very Poor
<b>Lighting:</b>	Low energy lighting in 83% of fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	66 m <sup>2</sup>

## Building Safety

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No building safety aspects to report

## Accessibility / Adaptations

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Not suitable for wheelchair users

## 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

## Property Lease Information

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Leasehold:

We have been advised by the vendor that the remaining lease on the property is 134 years. There is a Service Charge of £1,248 paid per annum and a Ground Rent of £150 also paid per annum.

## Listed Building Information

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Not listed

## Stamp Duty

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Not specified

## Other

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None specified

## Other

---

None specified

## Electricity Supply

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YES - Mains

## Gas Supply

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No gas

## Central Heating

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ECH

## Water Supply

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YES - Mains

## Drainage

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YES - Mains

## **Important - Please read**

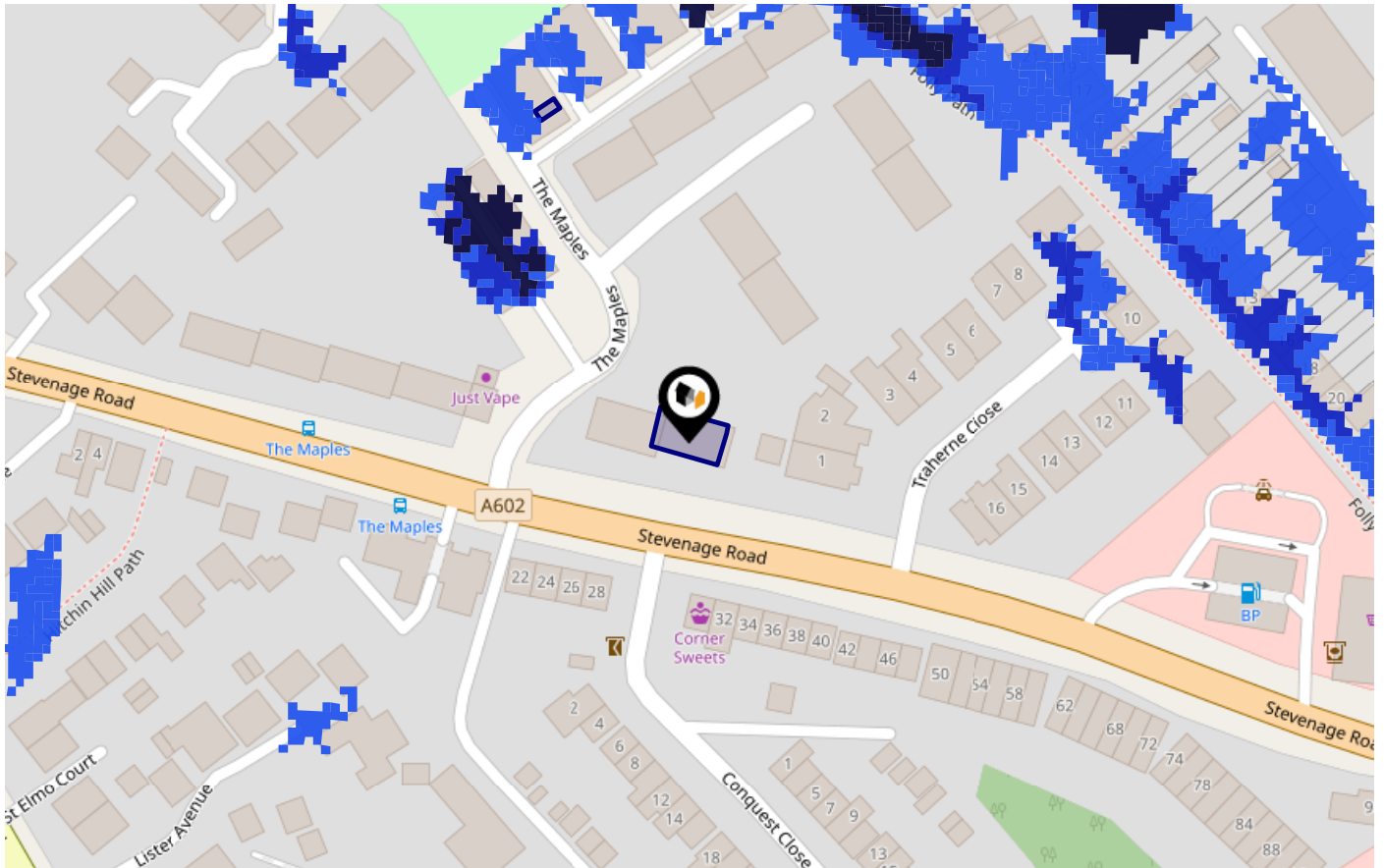
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The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

# 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: 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.

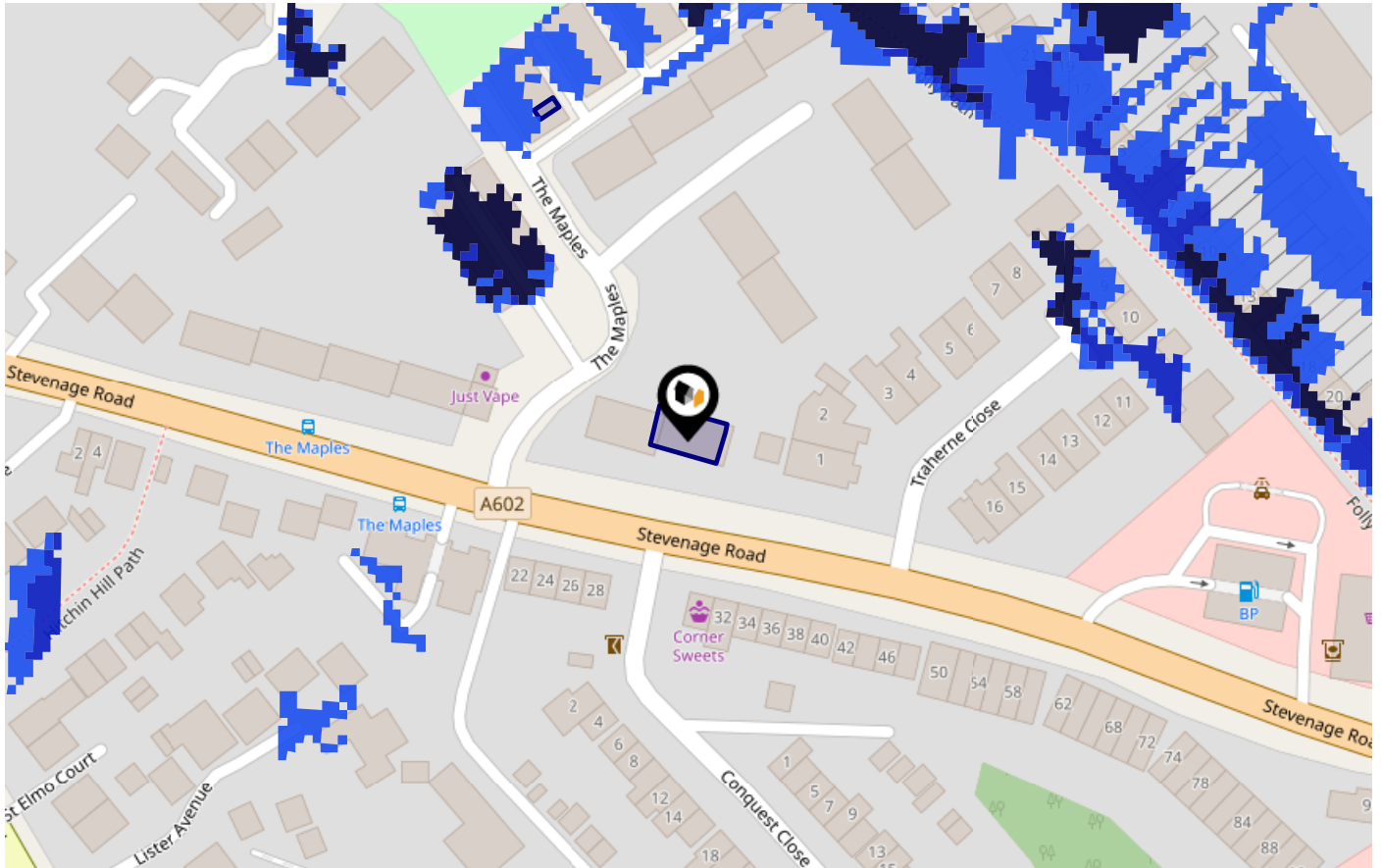
Chance of flooding to the following depths at this property:



# 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.



**Risk Rating:** Very low

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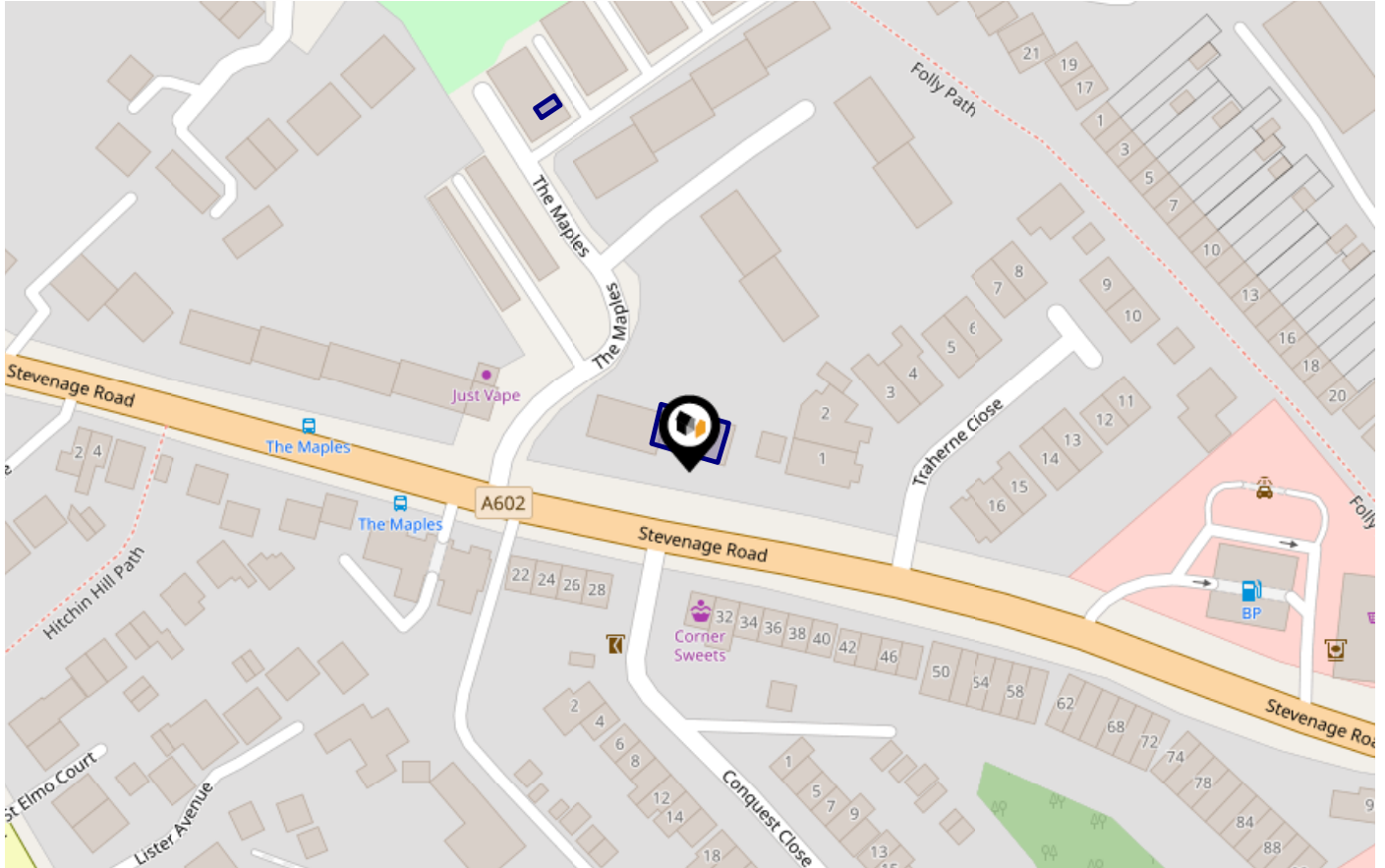
Chance of flooding to the following depths at this property:



# 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**

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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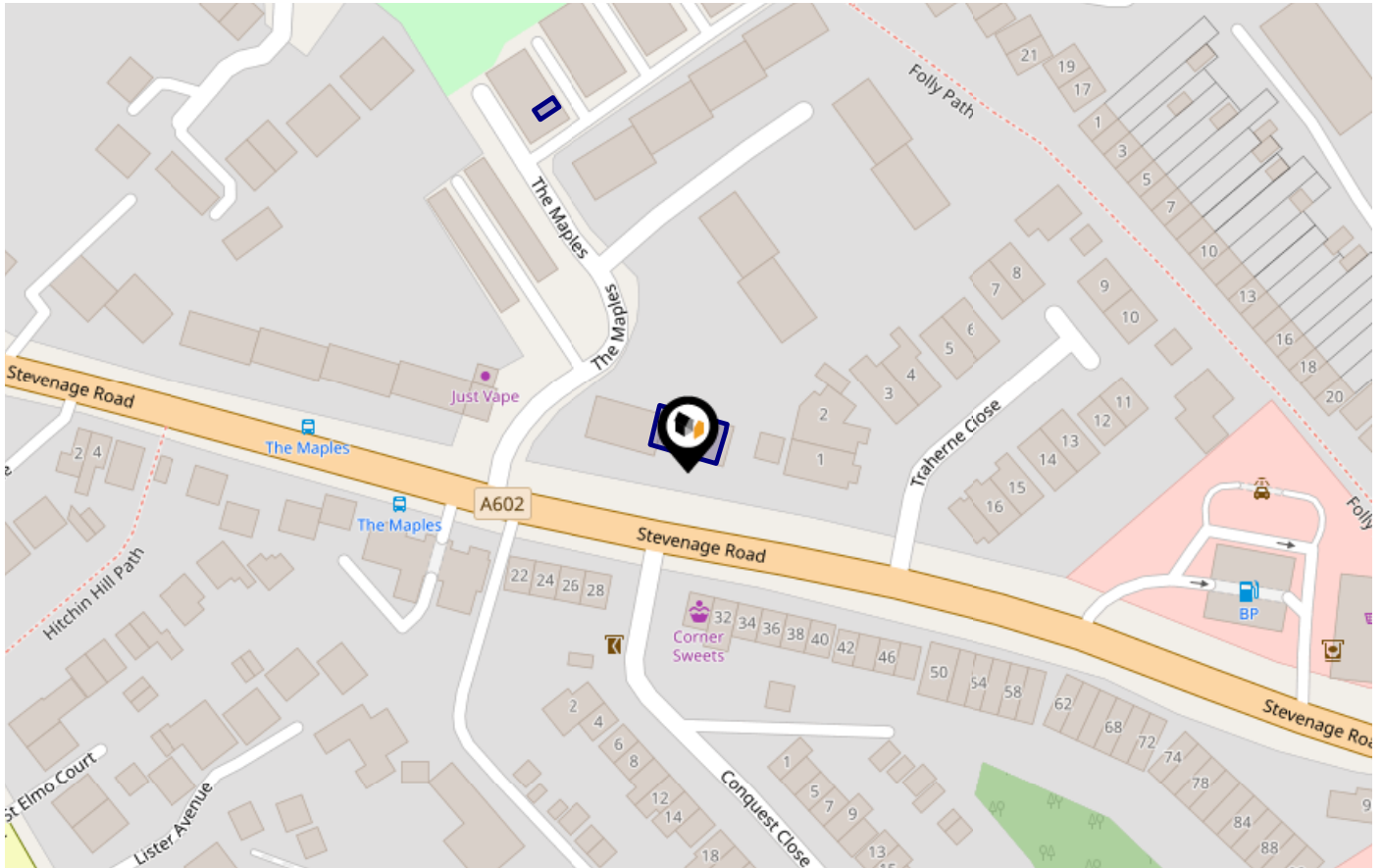
Chance of flooding to the following depths at this property:



# 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**

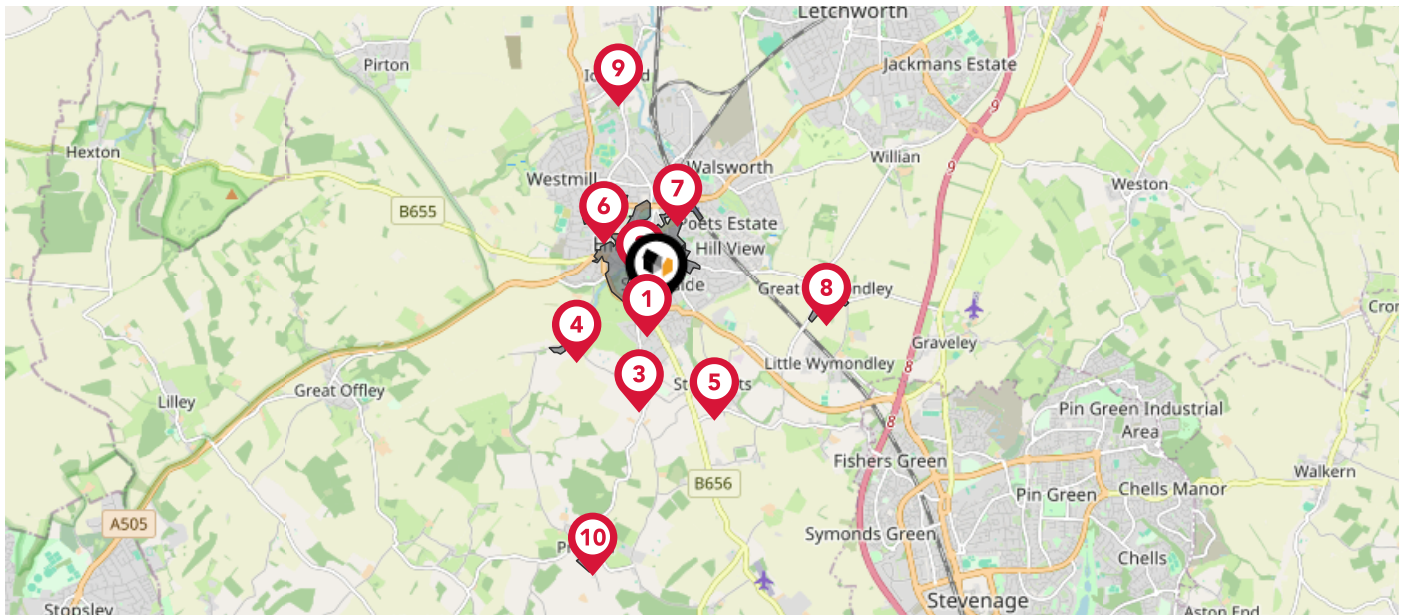
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Chance of flooding to the following depths at this property:



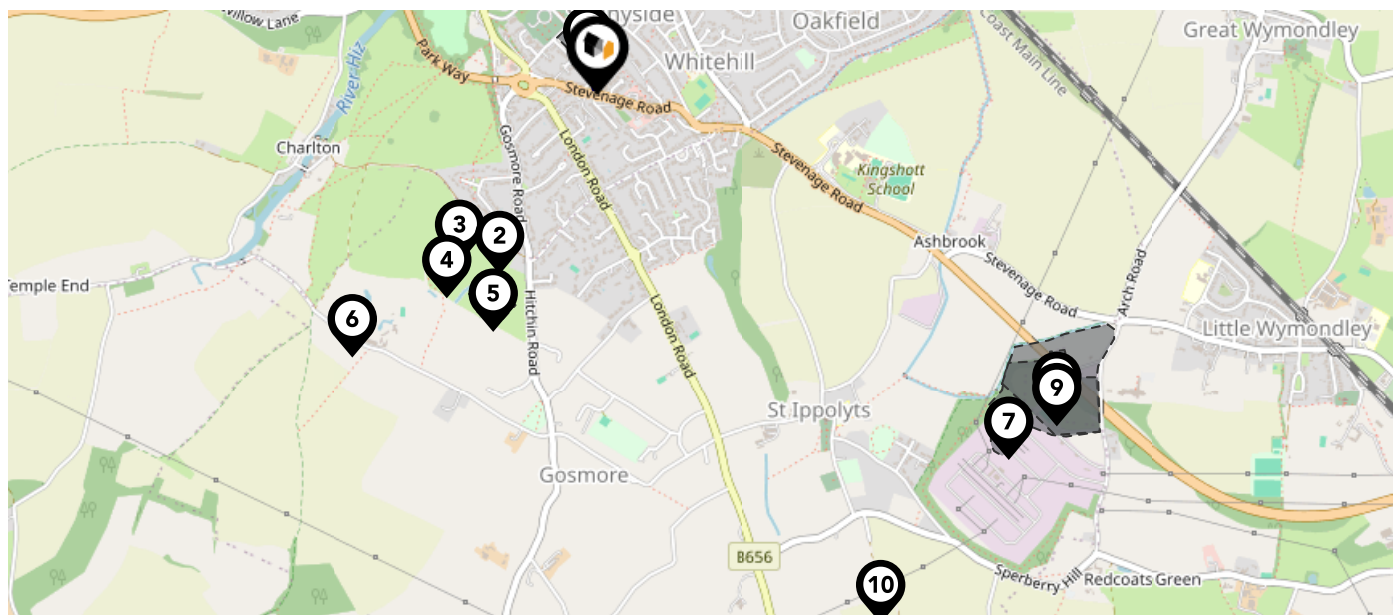
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

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

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

<b>1</b>	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill
<b>2</b>	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
<b>3</b>	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
<b>4</b>	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
<b>5</b>	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
<b>6</b>	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
<b>7</b>	Titmore Green Road-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill
<b>8</b>	Little Wymondley Gravel Pit-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill
<b>9</b>	Little Wymondley Quarry-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill
<b>10</b>	Tittendell-Tittendell Street, St Ippollits, Hertfordshire	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



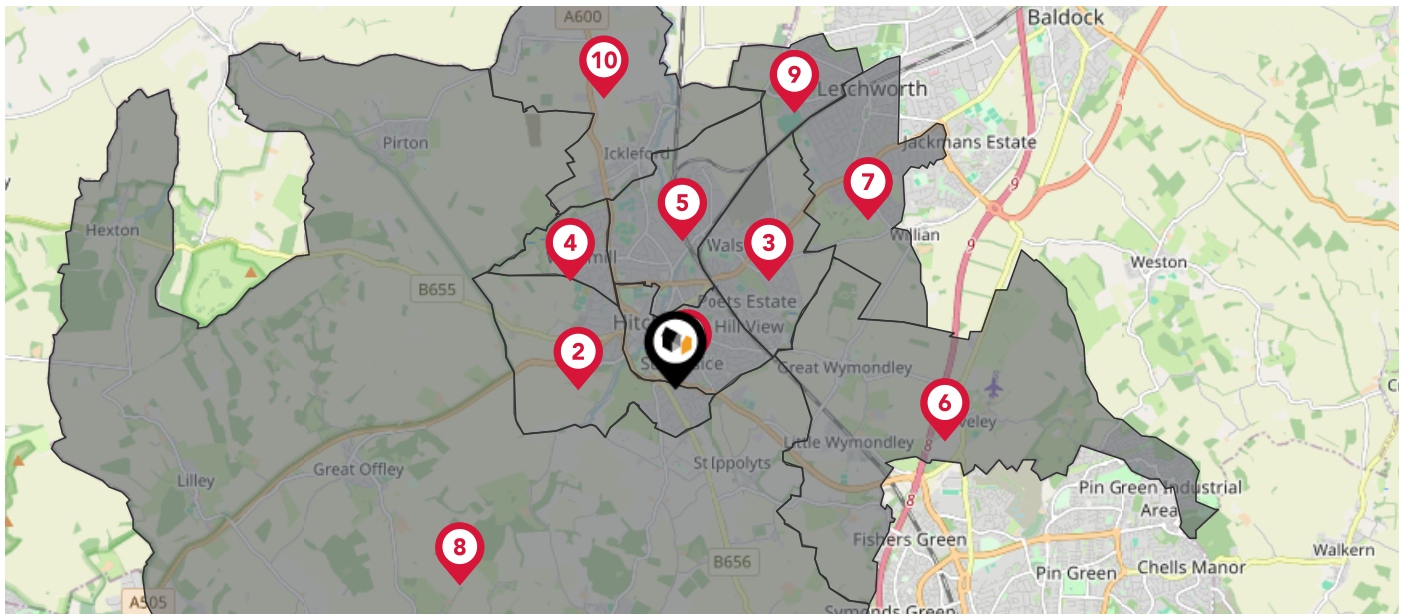
### Mine Entry

- ✕ 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

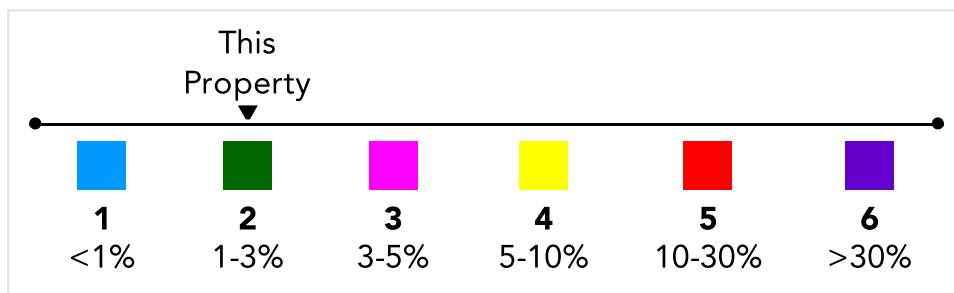
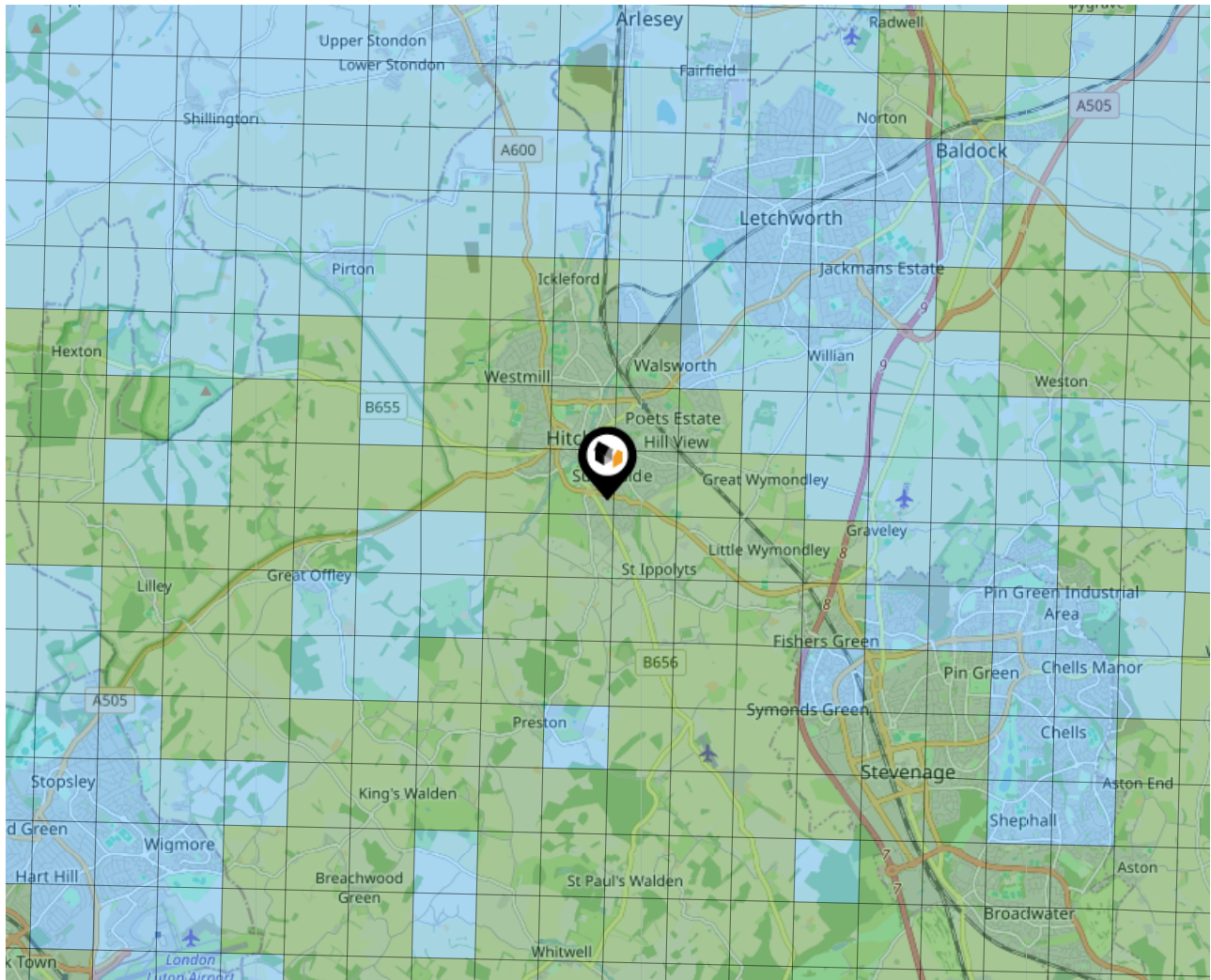


### Nearby Council Wards

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

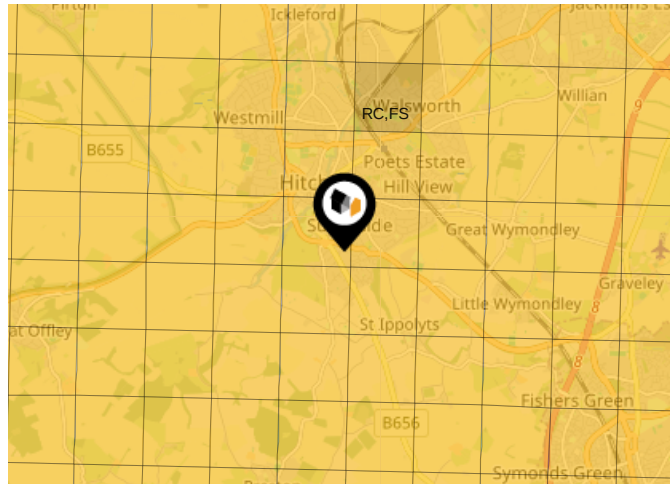
### What is Radon?

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)

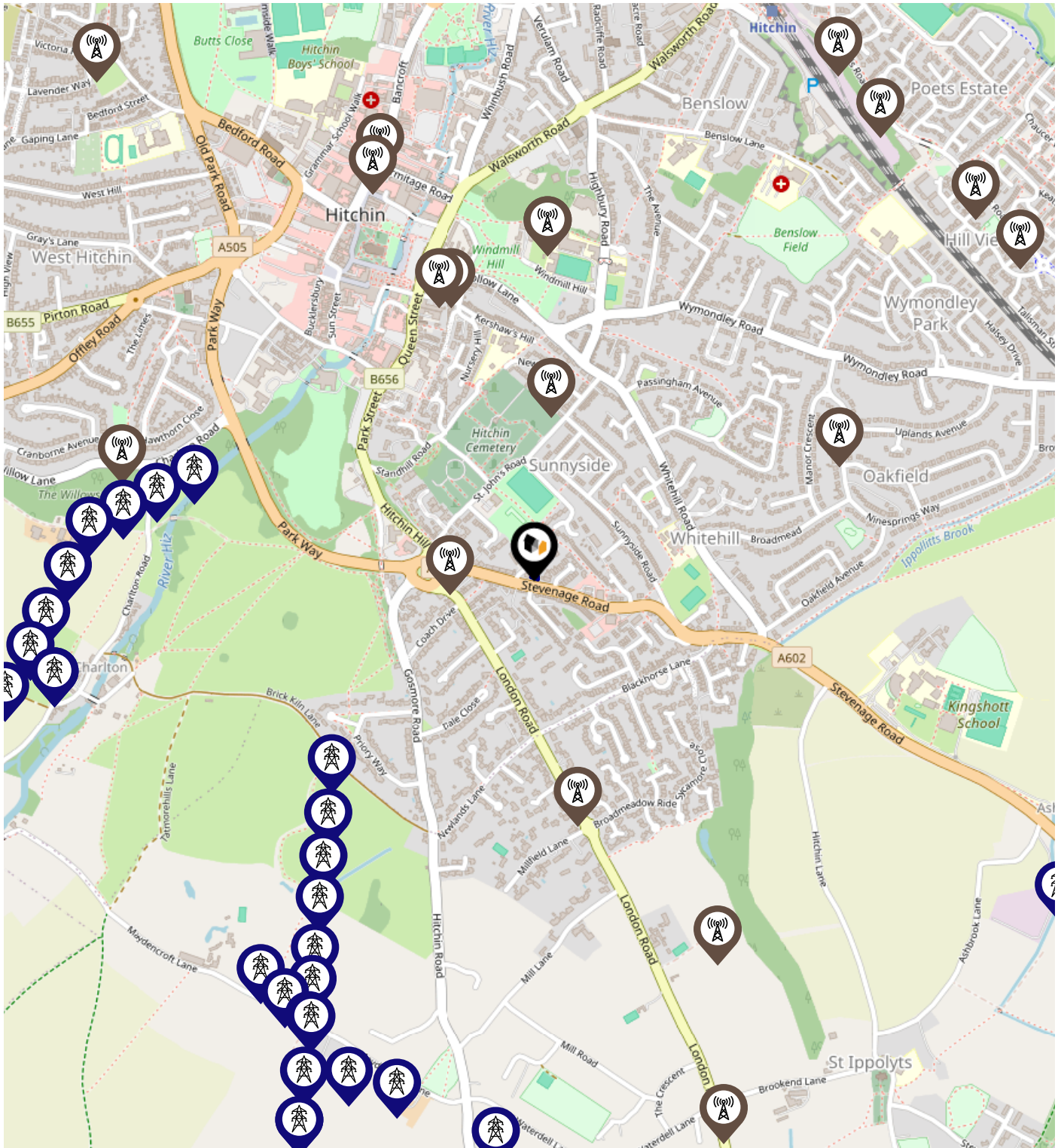
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAY TO SANDY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	ALL		





### Primary Classifications (Most Common Clay Types)

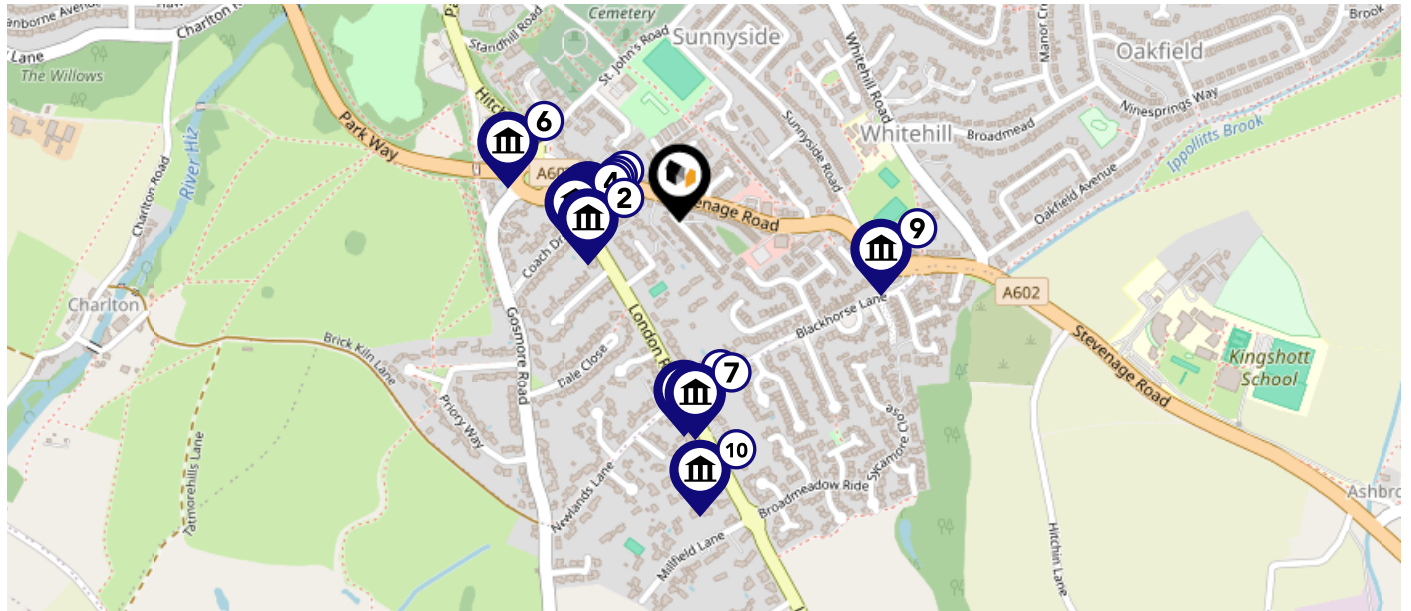
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL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

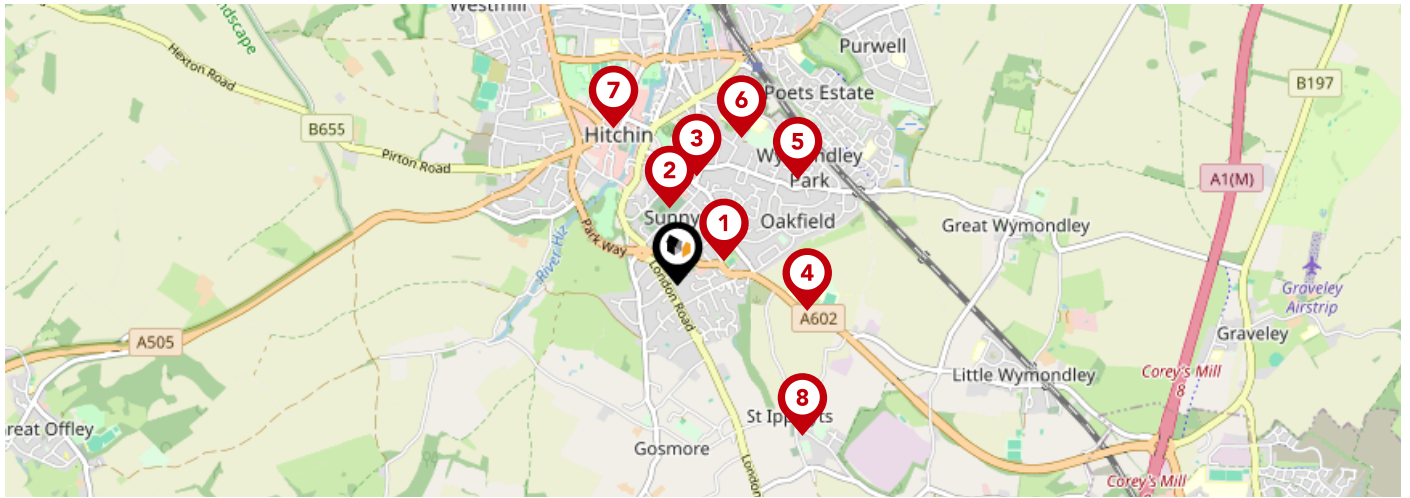


- Key:**
-  Power Pylons
  -  Communication Masts

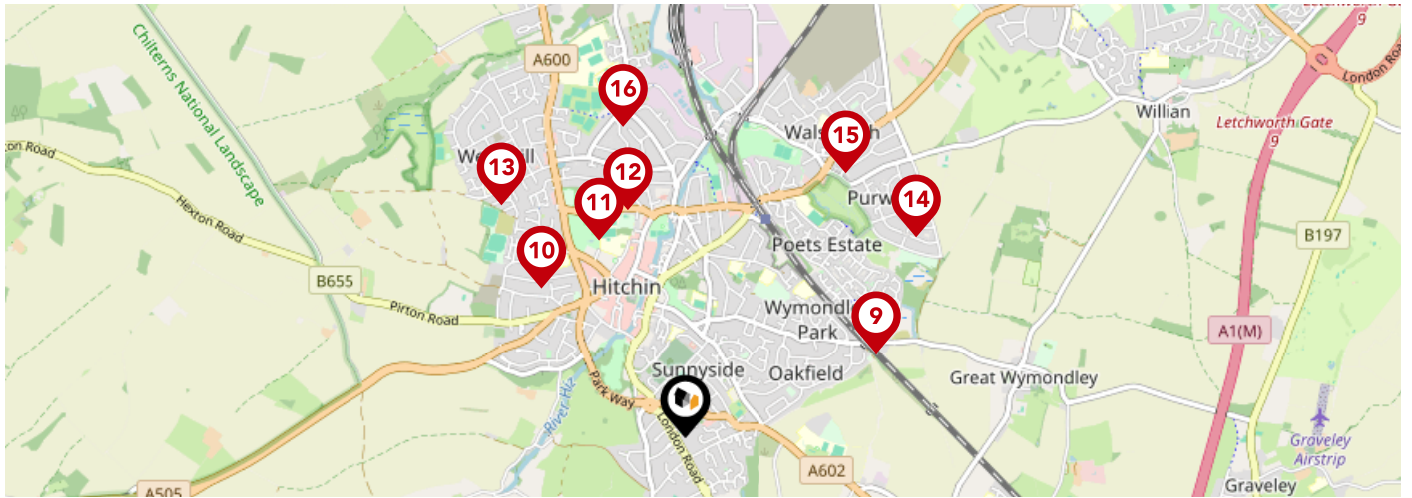
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



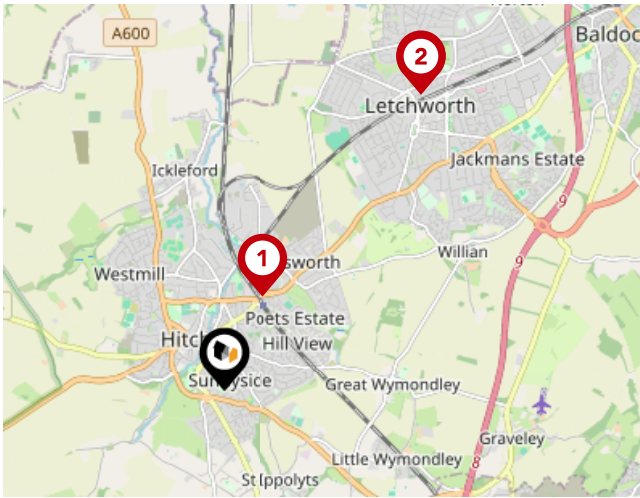
Listed Buildings in the local district	Grade	Distance
1347590 - 7, Hitchin Hill Path	Grade II	0.1 miles
1347591 - Saint Elmo	Grade II	0.1 miles
1102171 - 8, Hitchin Hill Path	Grade II	0.1 miles
1173474 - Montserrat	Grade II	0.1 miles
1296212 - 5 And 6, Hitchin Hill Path	Grade II	0.1 miles
1102172 - The Three Moorhens Public House	Grade II	0.2 miles
1347425 - The Grange House	Grade II	0.2 miles
1175136 - Barn At The Grange House	Grade II	0.2 miles
1102138 - The New Found Out Public House	Grade II	0.3 miles
1175154 - New England House, And New England Cottage	Grade II	0.3 miles



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Whitehill Junior School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Highbury Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 204   Distance:0.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Hitchin Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1355   Distance:0.5</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Kingshott School</b> Ofsted Rating: Not Rated   Pupils: 400   Distance:0.6</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>William Ransom Primary School</b> Ofsted Rating: Outstanding   Pupils: 422   Distance:0.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>St Andrew's Church of England Voluntary Aided Primary School, Hitchin</b> Ofsted Rating: Outstanding   Pupils: 252   Distance:0.74</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Hitchin Boys' School</b> Ofsted Rating: Outstanding   Pupils: 1317   Distance:0.78</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>St Ippolyts Church of England Aided Primary School</b> Ofsted Rating: Good   Pupils: 175   Distance:0.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

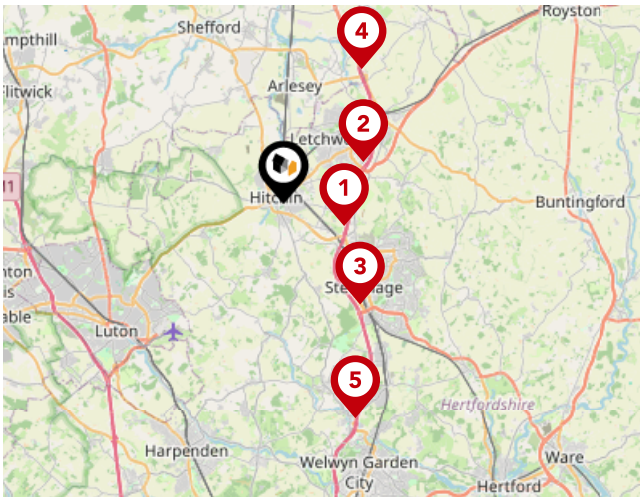


	Nursery	Primary	Secondary	College	Private
<b>Mary Exton Primary School</b> Ofsted Rating: Good   Pupils: 181   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Samuel Lucas Junior Mixed and Infant School</b> Ofsted Rating: Outstanding   Pupils: 420   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Wilshere-Dacre Junior Academy</b> Ofsted Rating: Good   Pupils: 267   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>York Road Nursery School</b> Ofsted Rating: Outstanding   Pupils: 107   Distance:1.08	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Oughton Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 218   Distance:1.36	<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:1.39	<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:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Strathmore Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 199   Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



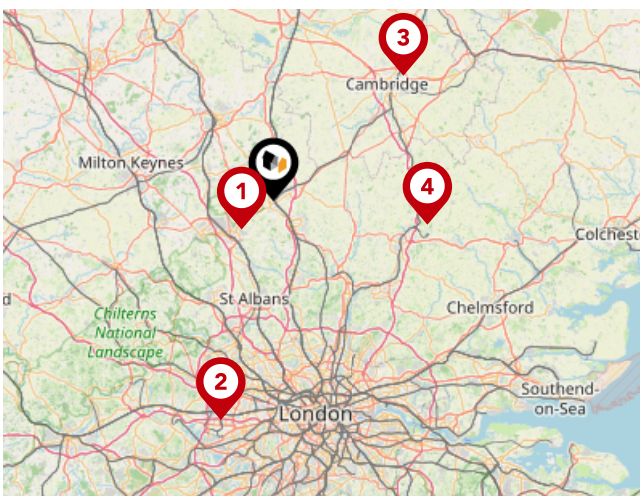
### National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.92 miles
2	Letchworth Rail Station	3.25 miles
3	Letchworth Rail Station	3.25 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.37 miles
2	A1(M) J9	3.28 miles
3	A1(M) J7	4.61 miles
4	A1(M) J10	5.7 miles
5	A1(M) J6	8.25 miles



### Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.18 miles
2	Heathrow Airport	33.18 miles
3	Cambridge	26.39 miles
4	Stansted Airport	22.96 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	The Maples	0.04 miles
2	The Maples	0.05 miles
3	Lister Avenue	0.12 miles
4	Coach Drive	0.24 miles
5	Coach Drive	0.25 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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