

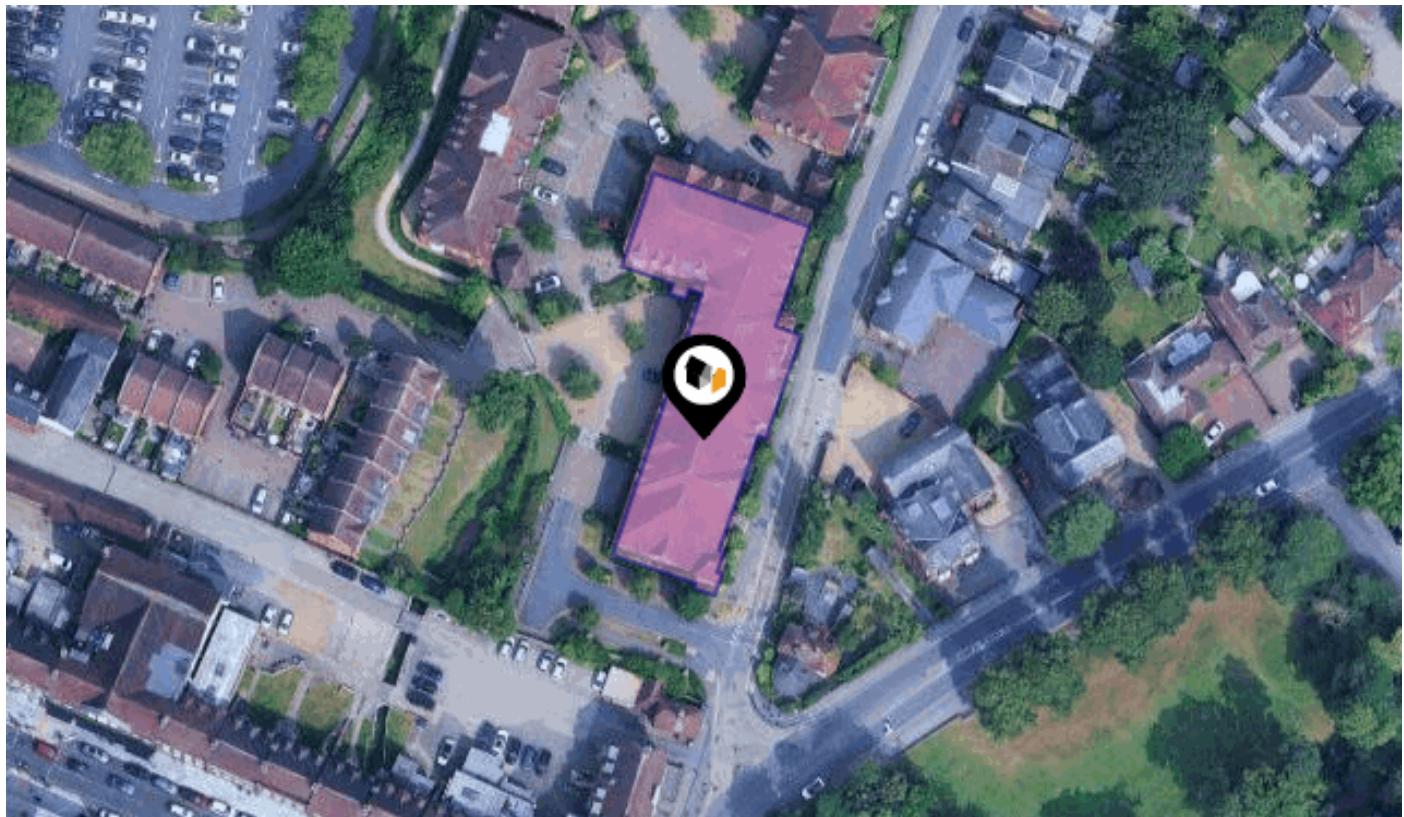


See More Online

## MIR: Material Info

The Material Information Affecting this Property

**Tuesday 16<sup>th</sup> December 2025**



**WHINBUSH ROAD, HITCHIN, SG5**

### Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

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





## Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	03/06/2007
Floor Area:	645 ft <sup>2</sup> / 60 m <sup>2</sup>	End Date:	01/01/2130
Plot Area:	0.32 acres	Lease Term:	125 years from 1 January 2005
Year Built :	2007	Term Remaining:	104 years
Council Tax :	Band C		
Annual Estimate:	£2,073		
Title Number:	HD471088		

## Local Area

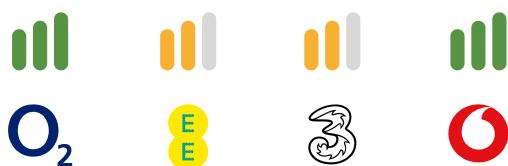
Local Authority:	Hertfordshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	High

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

**17**  
mb/s      **1800**  
mb/s



**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



Whinbush Road, SG5

Energy rating

C

Valid until 24.11.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	80   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	03
<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>	Timber frame, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Room heaters, electric
<b>Main Heating Controls:</b>	Programmer and appliance thermostats
<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>	(another dwelling below)
<b>Total Floor Area:</b>	60 m <sup>2</sup>

## Building Safety

No building safety aspects to report

## Accessibility / Adaptations

Not suitable for Wheelchair users

## Restrictive Covenants

None specified

## Rights of Way (Public & Private)

None specified (communal areas shared)

## Construction Type

Standard brick construction

## Property Lease Information

---

### LEASEHOLD

Lease details: The remaining lease on the property is 104 years from January 2026.

Charges:

Service Charge is £1,616.17 per annum

Ground Rent is £398.56 per annum

There is an Annual Reserve Fund of £498.91

## Listed Building Information

---

Not listed

## Stamp Duty

---

Not specified

## Other

---

Not specified

## Other

---

Not specified

## Electricity Supply

---

Yes - Mains

## Gas Supply

---

No Gas

## Central Heating

---

Yes

## Water Supply

---

Yes - Mains

## Drainage

---

Yes - Mains

## **Important - Please read**

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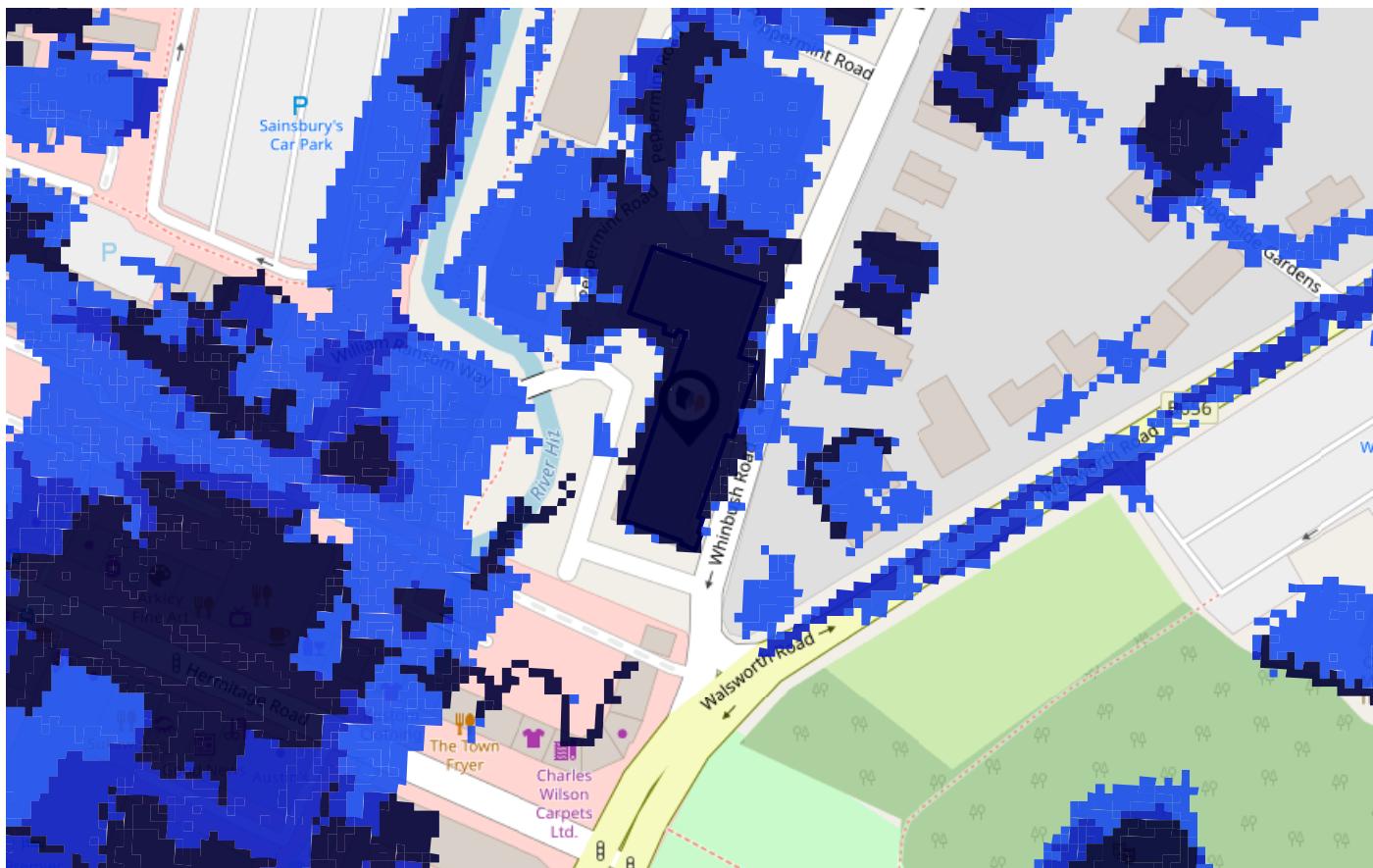
The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

# Flood Risk

## Surface Water - Flood Risk

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.

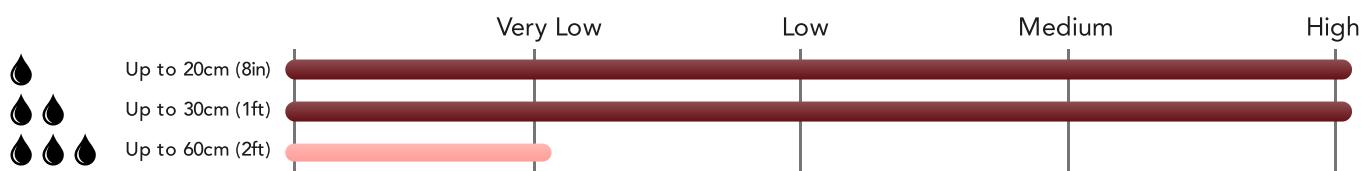


Risk Rating: High

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.

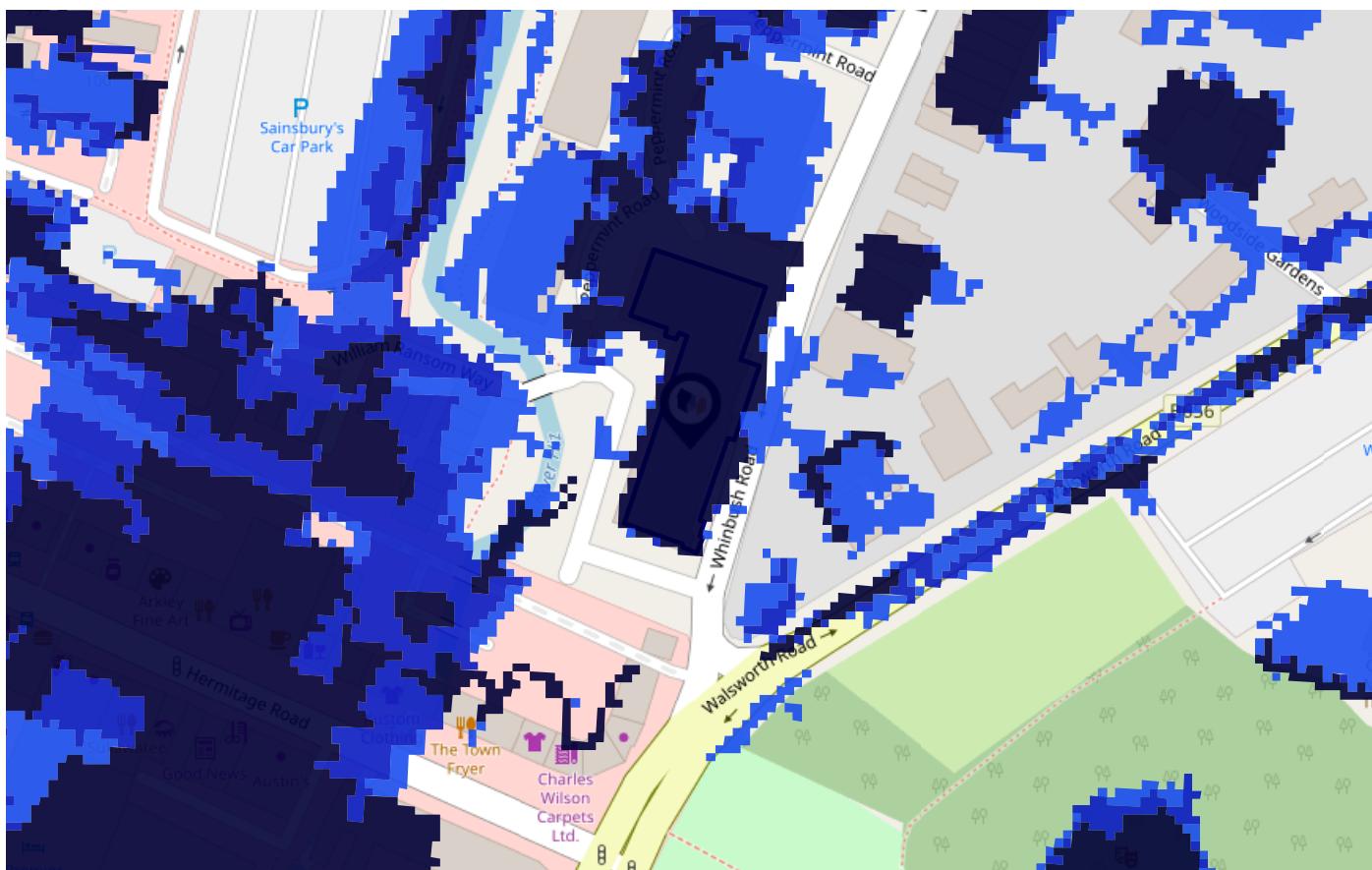
Chance of flooding to the following depths at this property:



# Flood Risk 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.

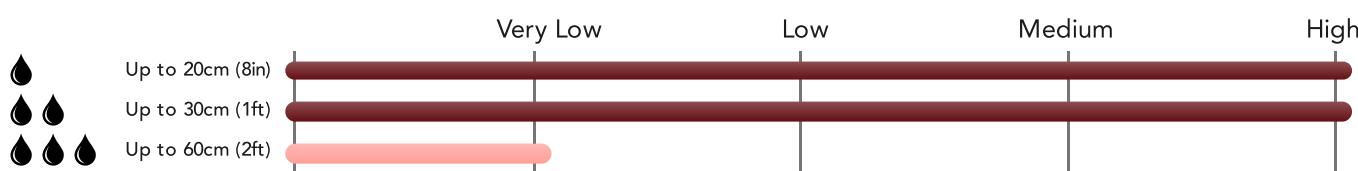


Risk Rating: High

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- 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:

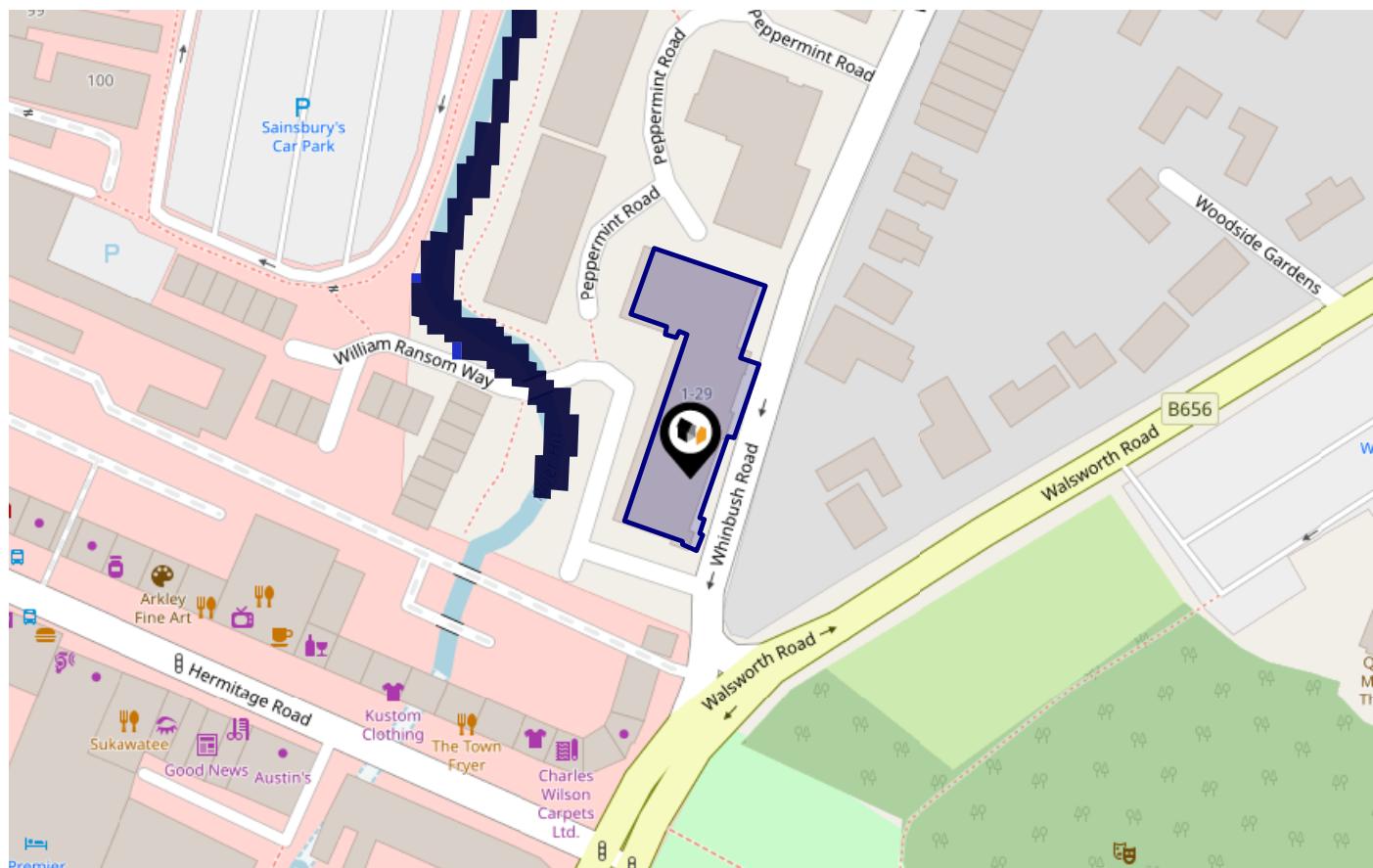


# Flood Risk

## Rivers & Seas - Flood Risk

country  
properties

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

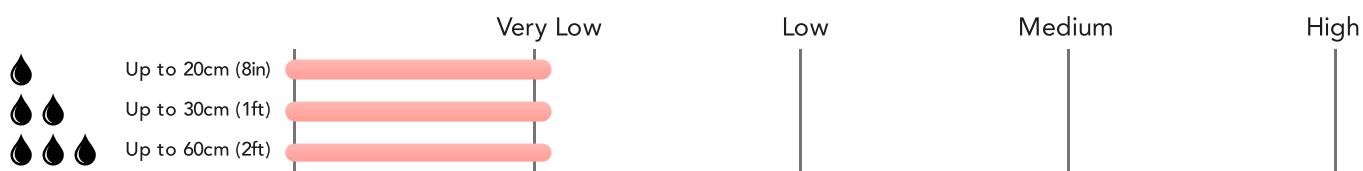


Risk Rating: Very low

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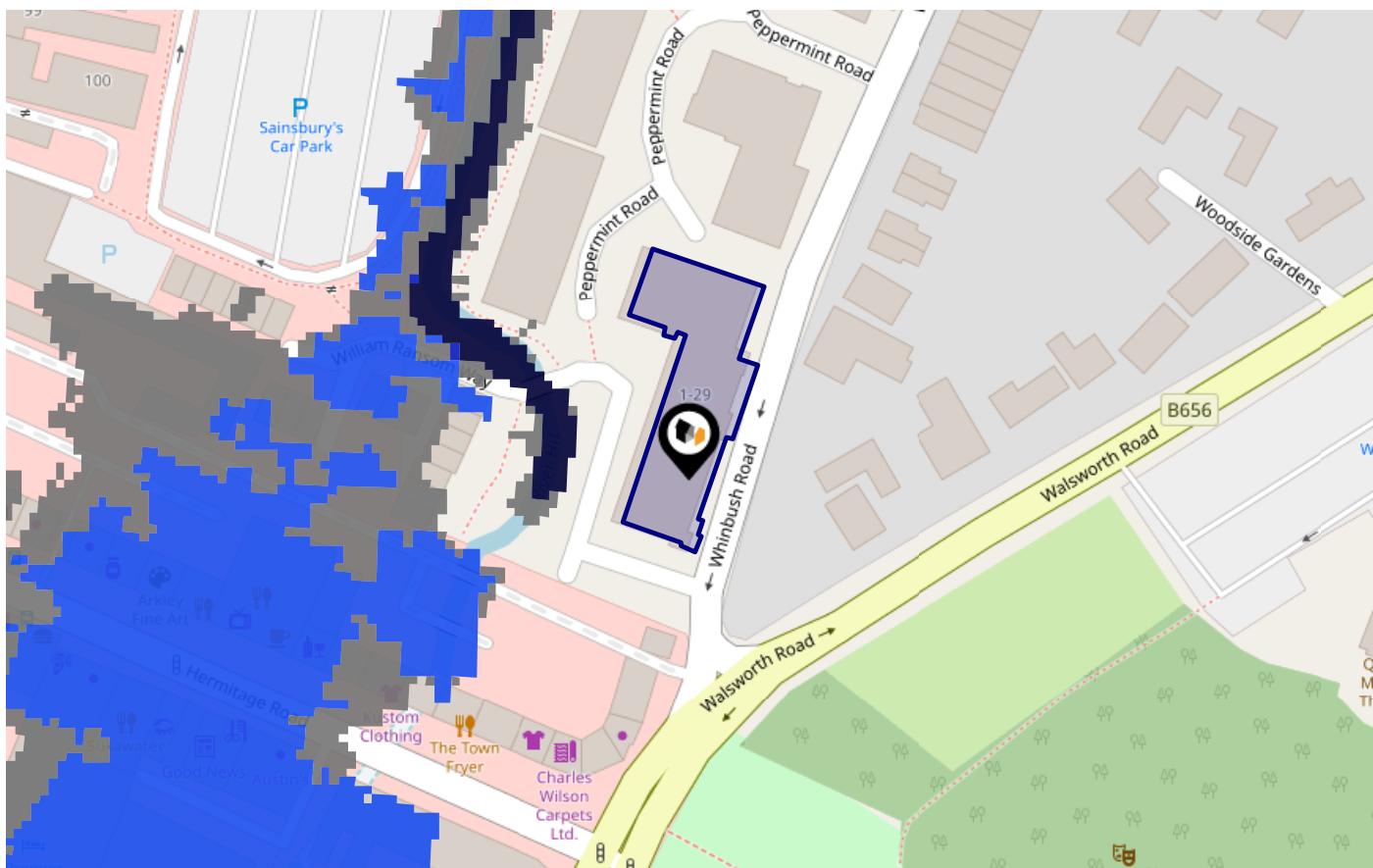
Chance of flooding to the following depths at this property:



# 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.

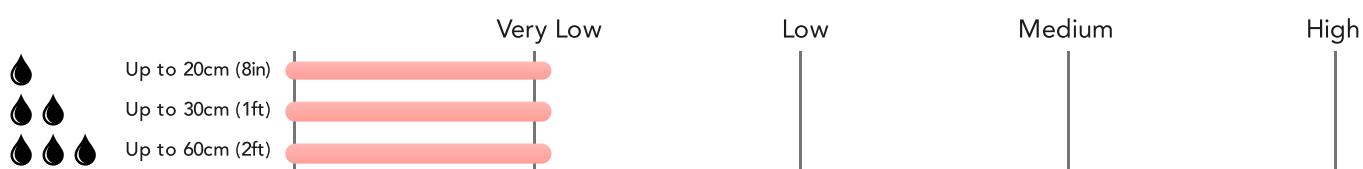


Risk Rating: Very low

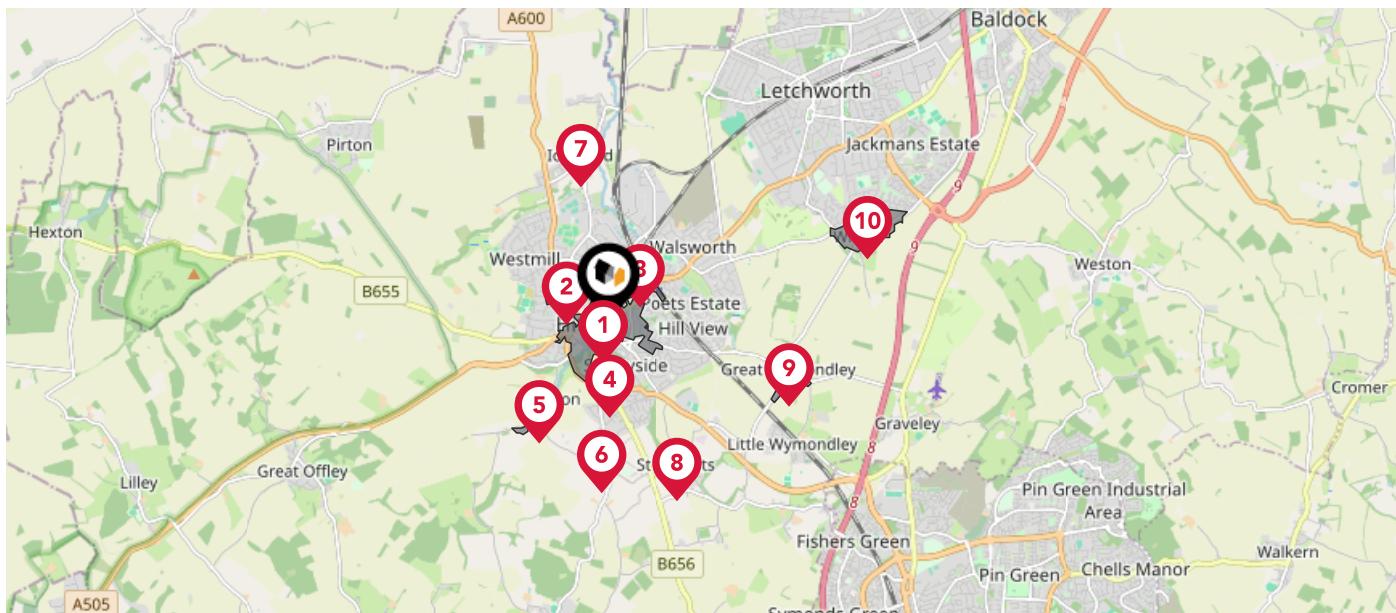
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
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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

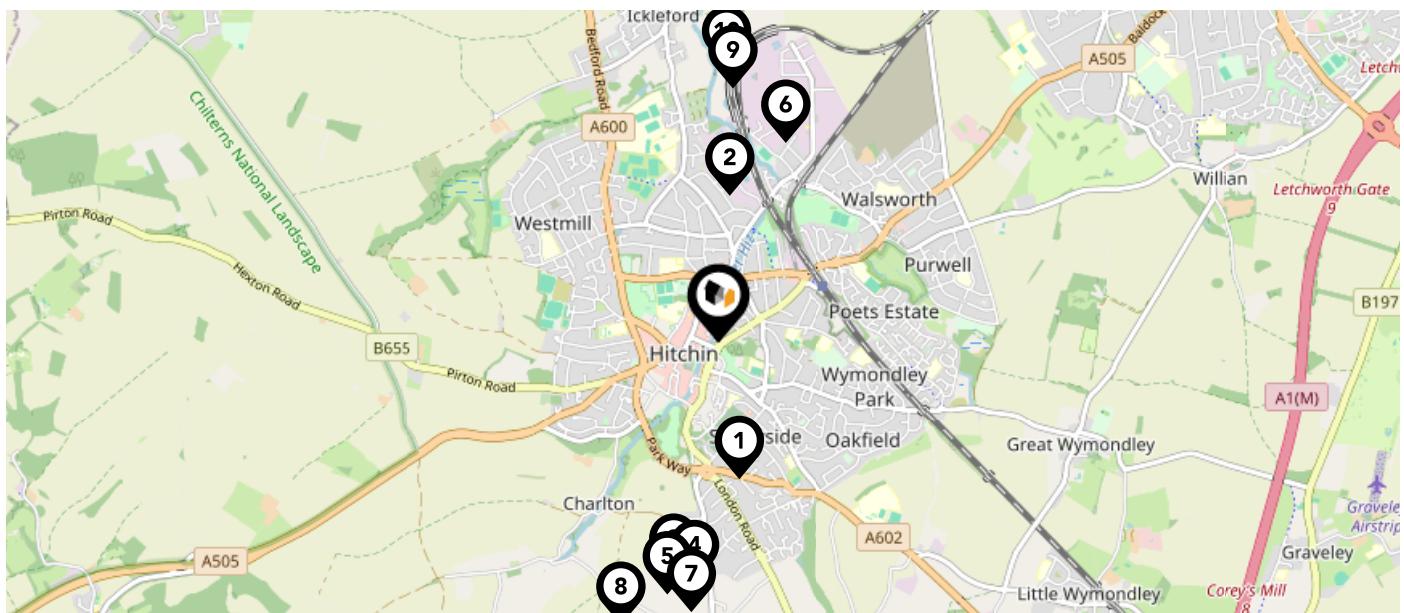
1	Hitchin
2	Butts Close, Hitchin
3	Hitchin Railway and Ransom's Recreation Ground
4	Hitchin Hill Path
5	Charlton
6	Gosmore
7	Ickleford
8	St Ippolys
9	Great Wymondley
10	Willian

# Maps

## Landfill Sites

country  
properties

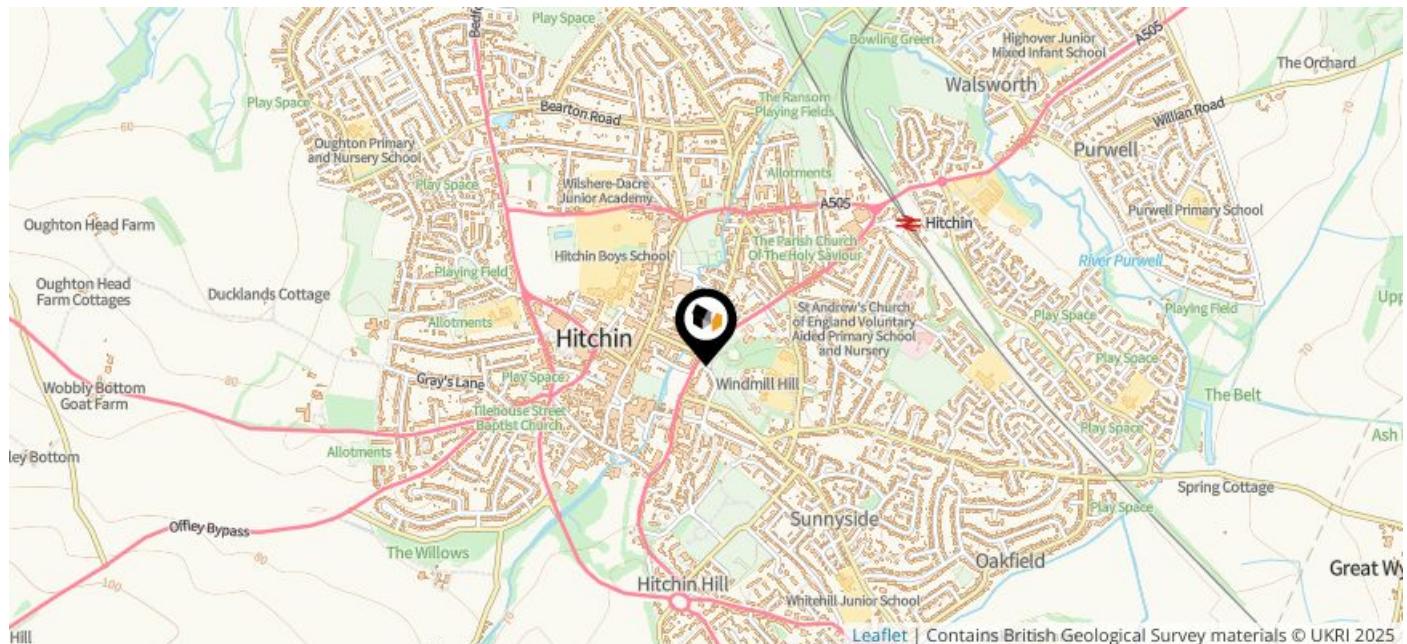
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

1	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
2	Ickleford-Near Hitchin, Hertfordshire	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	Wallace Way-Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
7	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	<input type="checkbox"/>
8	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	<input type="checkbox"/>
9	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
10	Land off Cadwell lane-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.

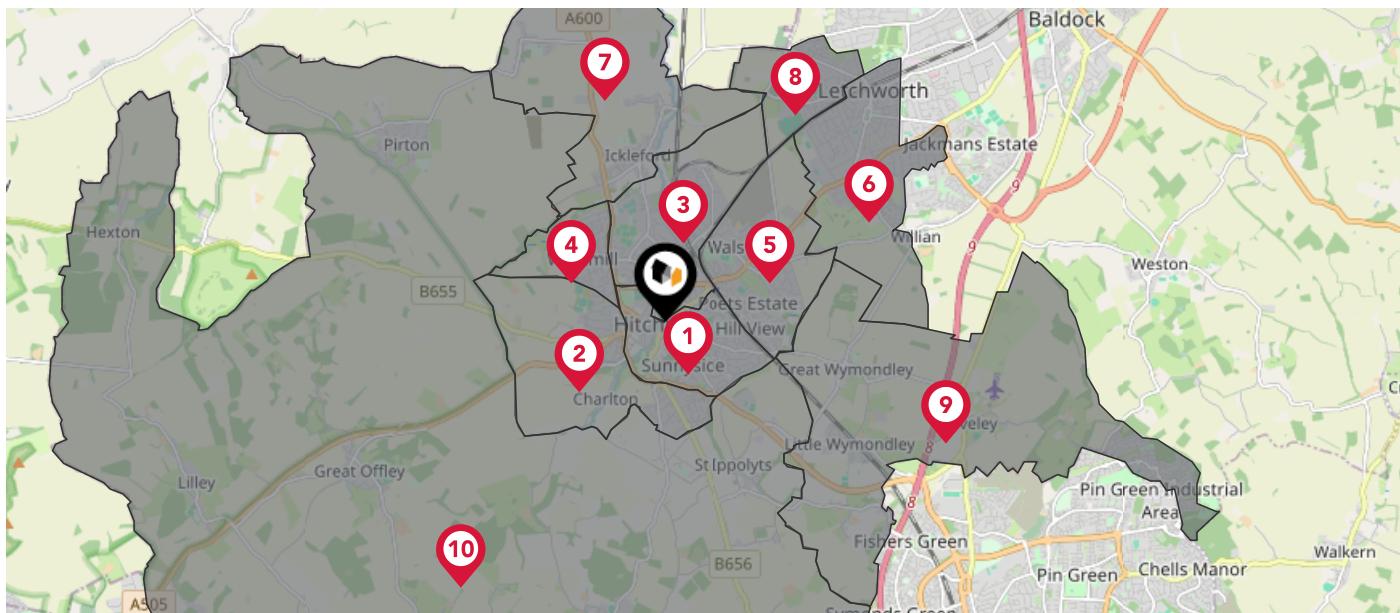
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

# Maps

## Council Wards

country  
properties

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

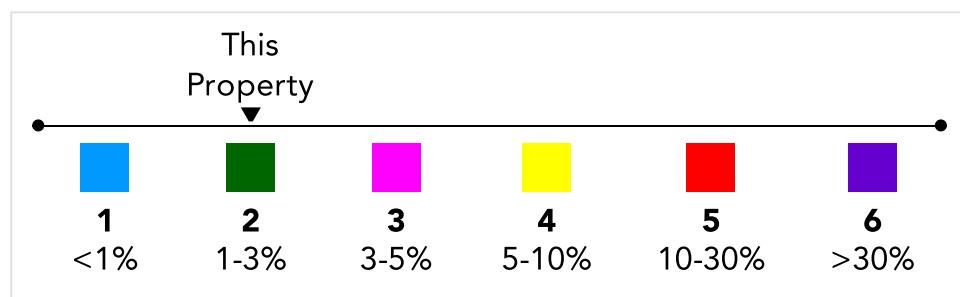
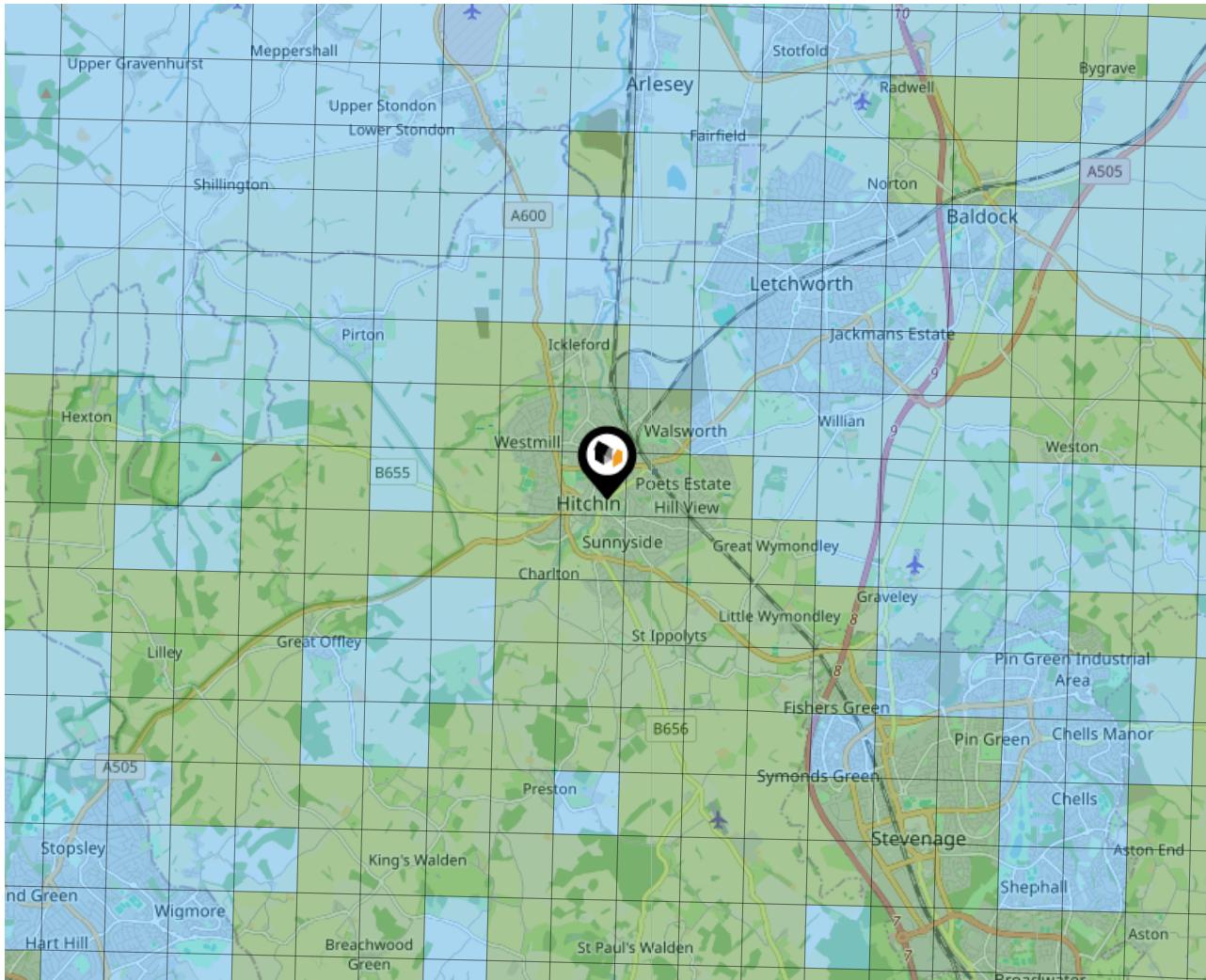


### Nearby Council Wards

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

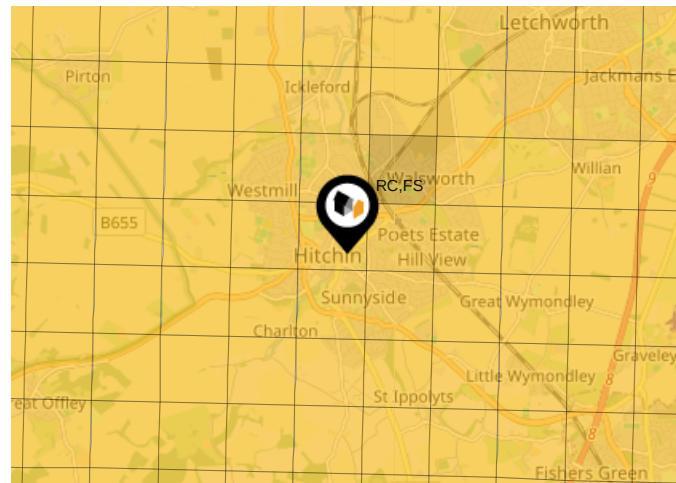
## What is Radon?

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

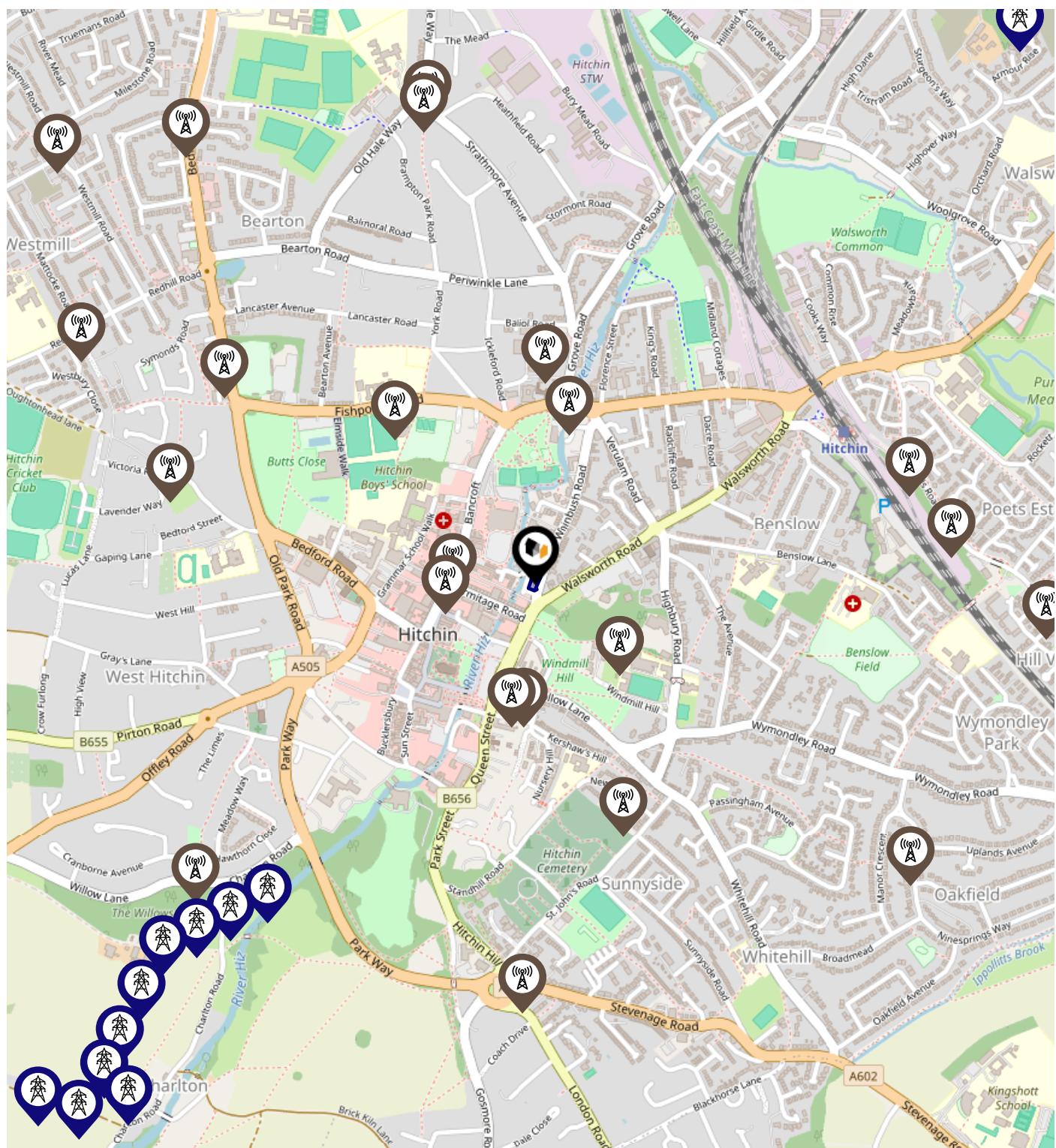


## Primary Classifications (Most Common Clay Types)

<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...



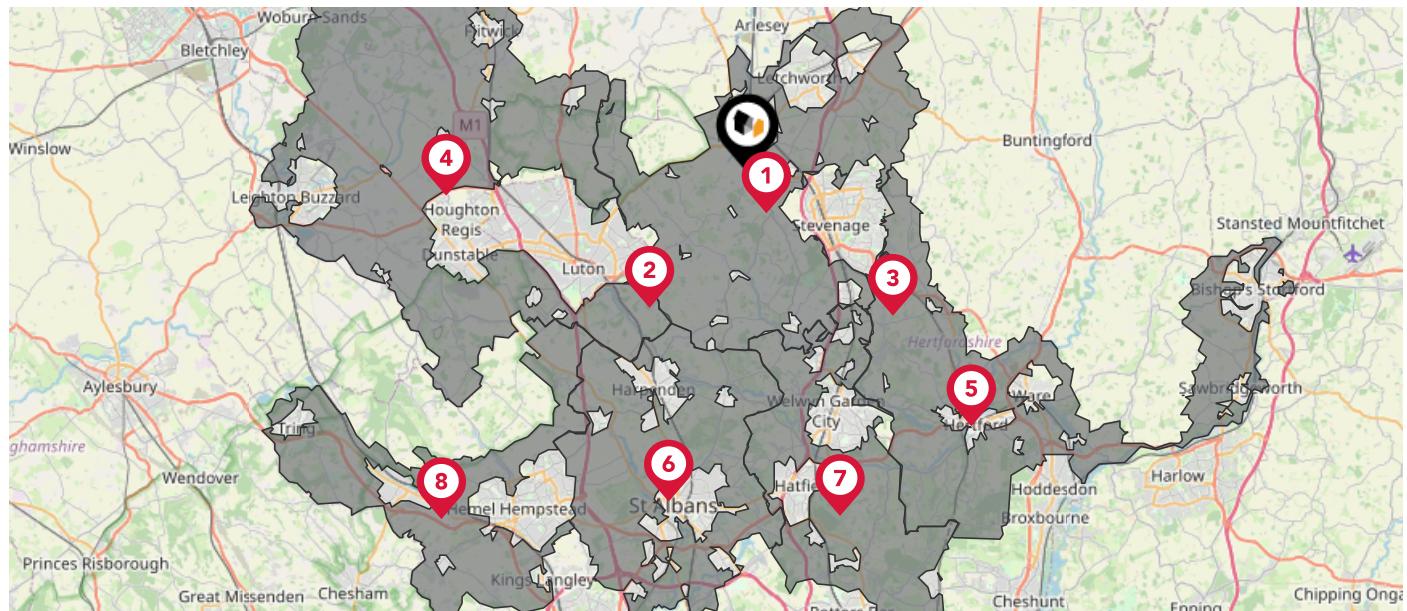
### Listed Buildings in the local district

### Grade

### Distance

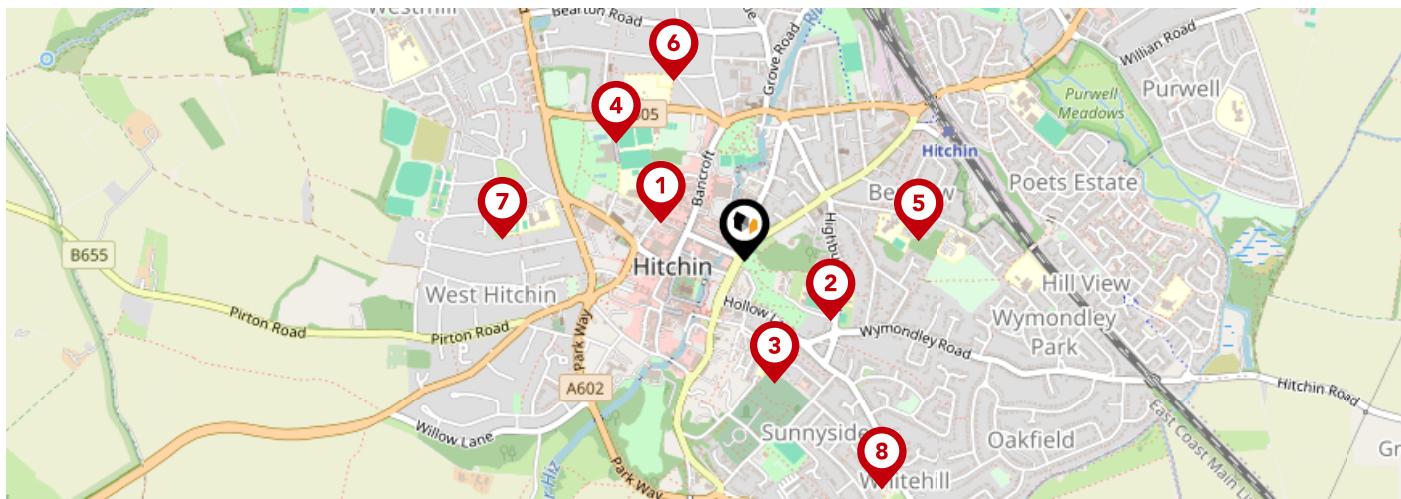
	1102128 - 1, Walsworth Road	Grade II	0.0 miles
	1172987 - 34, Bancroft	Grade II	0.1 miles
	1102216 - 21, Bancroft	Grade II	0.1 miles
	1173028 - 93, Bancroft	Grade II	0.1 miles
	1347574 - 21a, Bancroft	Grade II	0.1 miles
	1102222 - 86 And 87, Bancroft	Grade II	0.1 miles
	1102218 - 23 And 24, Bancroft	Grade II	0.1 miles
	1102224 - 102 And 102a, Bancroft	Grade II	0.1 miles
	1296363 - 103 And 103b, Bancroft	Grade II	0.1 miles
	1173040 - 101, Bancroft	Grade II	0.1 miles
	1347578 - 91 And 92, Bancroft	Grade II	0.1 miles

This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

- 1 London Green Belt - North Hertfordshire
- 2 London Green Belt - Luton
- 3 London Green Belt - Stevenage
- 4 London Green Belt - Central Bedfordshire
- 5 London Green Belt - East Hertfordshire
- 6 London Green Belt - St Albans
- 7 London Green Belt - Welwyn Hatfield
- 8 London Green Belt - Dacorum



Nursery Primary Secondary College Private

	School Name	Ofsted Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Hitchin Boys' School	Ofsted Rating: Outstanding	Pupils: 1317	Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hitchin Girls' School	Ofsted Rating: Outstanding	Pupils: 1355	Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Highbury Infant School and Nursery	Ofsted Rating: Good	Pupils: 204	Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Wilshire-Dacre Junior Academy	Ofsted Rating: Good	Pupils: 267	Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Andrew's Church of England Voluntary Aided Primary School, Hitchin	Ofsted Rating: Outstanding	Pupils: 252	Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	York Road Nursery School	Ofsted Rating: Outstanding	Pupils: 107	Distance:0.44	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Samuel Lucas Junior Mixed and Infant School	Ofsted Rating: Outstanding	Pupils: 420	Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Whitehill Junior School	Ofsted Rating: Good	Pupils: 240	Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

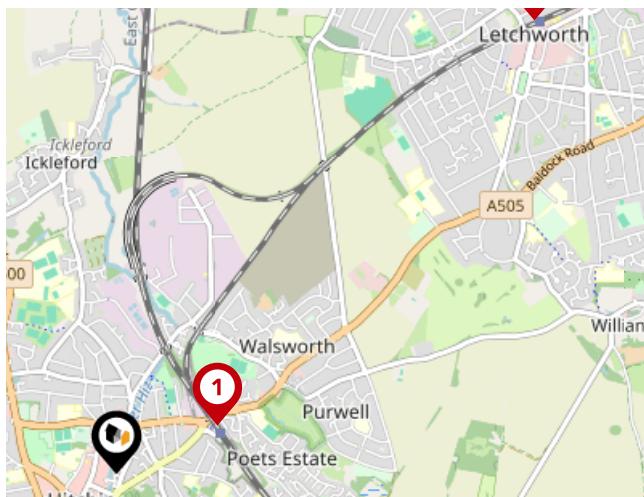


Nursery Primary Secondary College Private

	William Ransom Primary School						
9	Strathmore Infant and Nursery School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Ofsted Rating: Outstanding   Pupils: 422   Distance:0.67						
11	Oughton Primary and Nursery School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Ofsted Rating: Good   Pupils: 199   Distance:0.81						
13	The Priory School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Ofsted Rating: Good   Pupils: 218   Distance:0.85						
15	Our Lady Catholic Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Ofsted Rating: Good   Pupils: 1231   Distance:0.95						
17	Mary Exton Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18	Ofsted Rating: Good   Pupils: 154   Distance:1						
19	Highover Junior Mixed and Infant School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20	Ofsted Rating: Good   Pupils: 181   Distance:1.01						
21	Kingshott School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22	Ofsted Rating: Not Rated   Pupils: 428   Distance:1.02						
23							

# Area Transport (National)

country properties



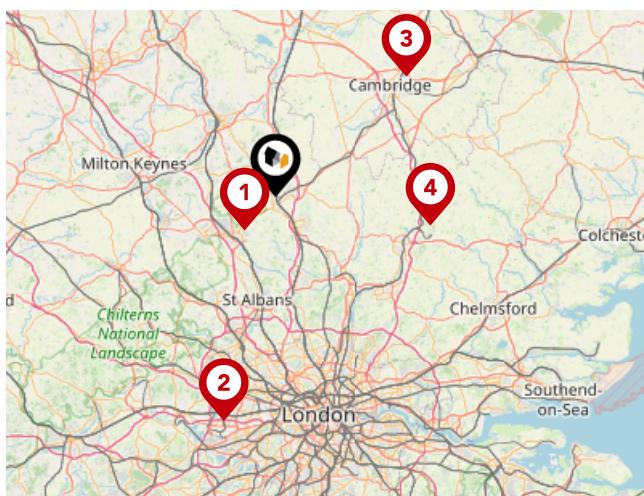
## National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.51 miles
2	Letchworth Rail Station	2.82 miles
3	Letchworth Rail Station	2.82 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.75 miles
2	A1(M) J9	3.13 miles
3	A1(M) J7	5.19 miles
4	A1(M) J10	5.22 miles
5	A1(M) J6	8.89 miles

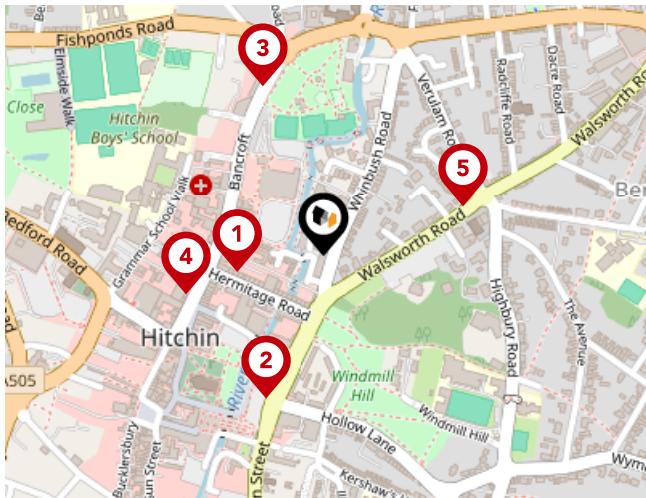


## Airports/Helpads

Pin	Name	Distance
1	Luton Airport	6.56 miles
2	Heathrow Airport	33.77 miles
3	Cambridge	26.03 miles
4	Stansted Airport	23.17 miles

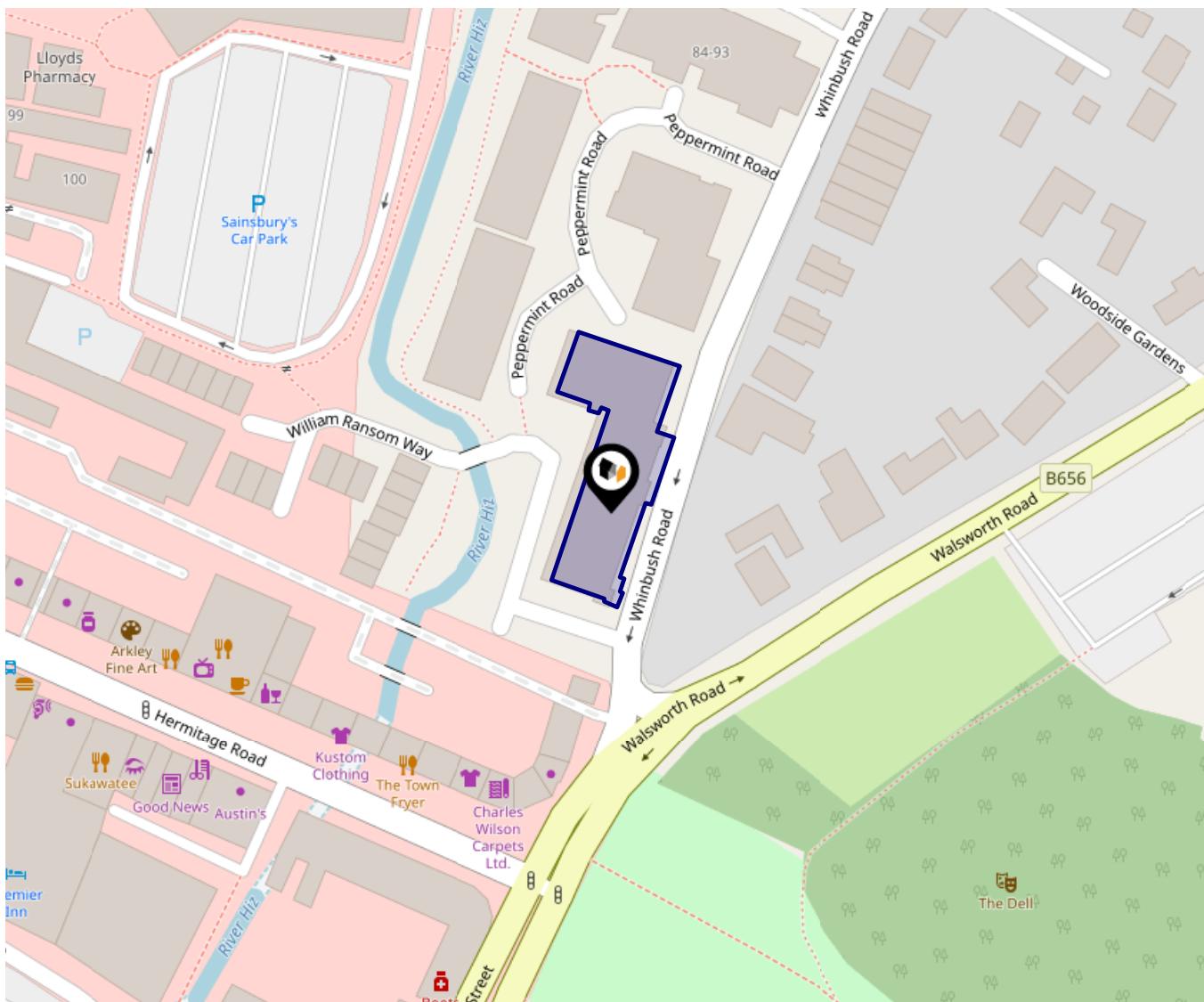
# Area Transport (Local)

country  
properties



## Bus Stops/Stations

Pin	Name	Distance
1	Hermitage Road	0.1 miles
2	St Mary's Square	0.17 miles
3	Bunyan Road	0.21 miles
4	Bancroft	0.16 miles
5	Verulam Road	0.17 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.

Powered by



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country  
properties

### Country Properties

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Land  
Registry

