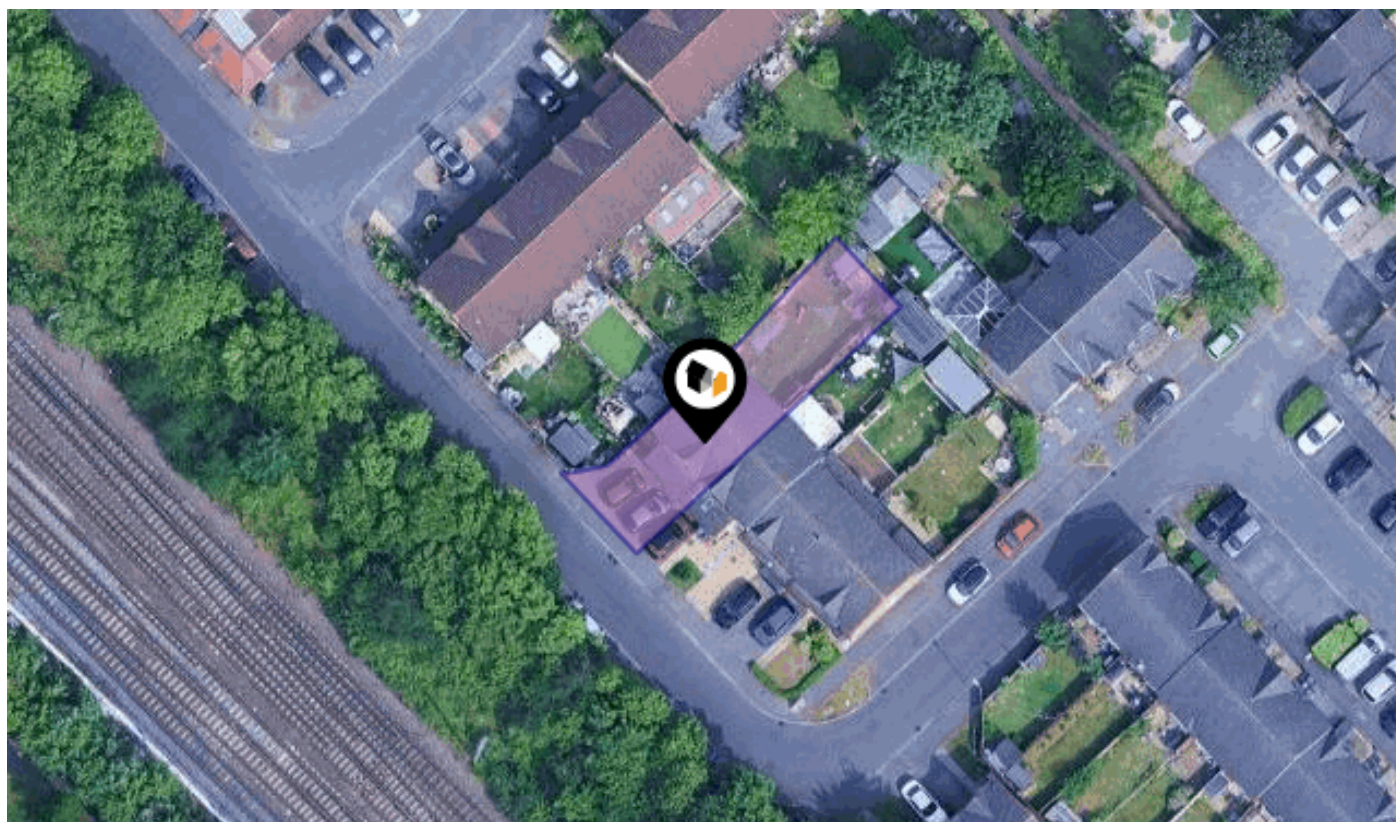




MIR: Material Info

The Material Information Affecting this Property

Tuesday 16th September 2025



TALISMAN STREET, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



Planning records for: **5 Talisman Street Hitchin Hertfordshire SG4 0EZ**

Reference - 18/02236/FPH	
Decision:	Decided
Date:	21st August 2018
Description:	Single storey rear extension and insertion of one ground floor window on side elevation.

Planning records for: **10 Talisman Street Hitchin SG4 0EZ**

Reference - 06/00947/1HH	
Decision:	Decided
Date:	06th June 2006
Description:	Two storey side extension and single storey rear extension

Planning records for: **20 Talisman Street Hitchin SG4 0EZ**

Reference - 16/00659/1HH	
Decision:	Decided
Date:	15th March 2016
Description:	Single storey rear extension

Planning records for: **21 Talisman Street Hitchin SG4 0EZ**

Reference - 11/01995/1HH	
Decision:	Decided
Date:	17th August 2011
Description:	Retention of change of use of public amenity land to residential garden and re-siting of fence in line with revised property boundaries.

Planning records for: **56 Talisman Street Hitchin SG4 0EZ**

Reference - 06/00456/1HH	
Decision:	Decided
Date:	20th March 2006
Description:	Change of use from amenity land to private residential garden

Reference - 14/00182/1HH	
Decision:	Decided
Date:	27th January 2014
Description:	Single storey rear and first floor side extension to existing attached garage to facilitate conversion to habitable accommodation, detached single storey store building (as amended by plans received 20th March 2014).

Reference - 06/00455/1HH	
Decision:	Decided
Date:	25th April 2006
Description:	Retention of garden shed and raised decking

Planning records for: **59 Talisman Street Hitchin SG4 0EZ**

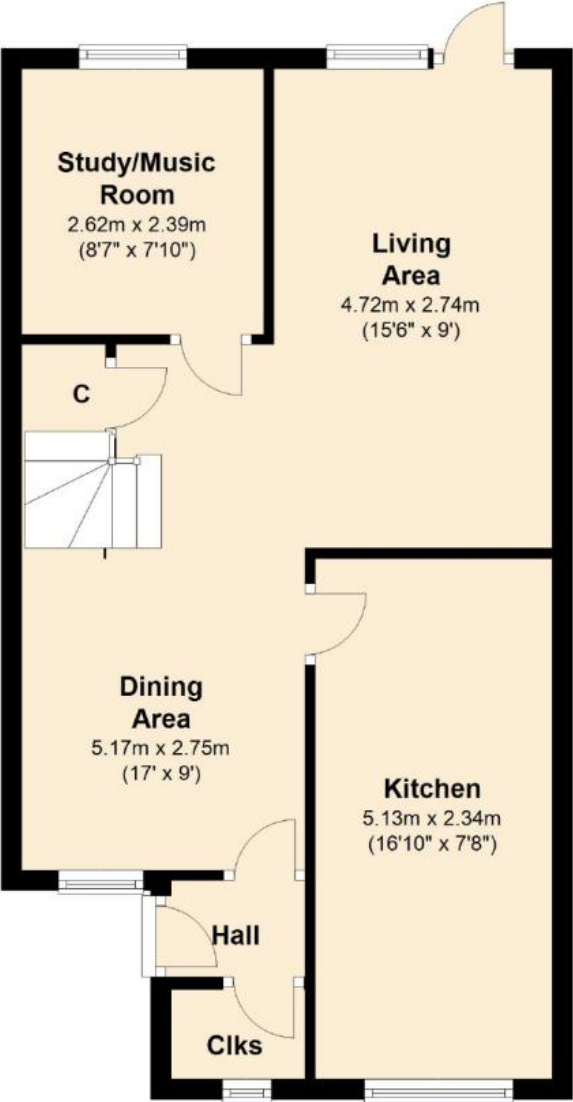
Reference - 07/02864/1HH	
Decision:	Decided
Date:	04th December 2007
Description:	Single storey side extension

Planning records for: *59 Talisman Street Hitchin SG4 0EZ*

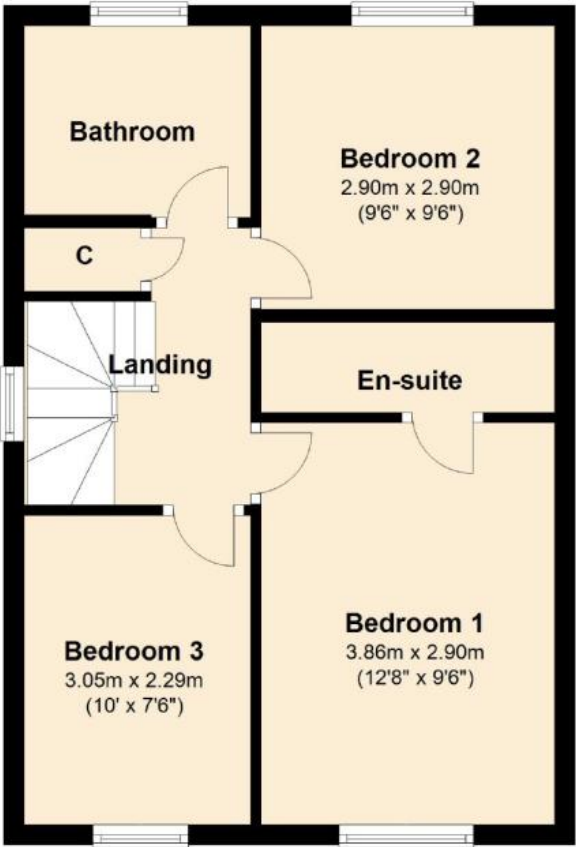
Reference - 08/00338/1HH	
Decision:	Decided
Date:	18th February 2008
Description:	Single storey side extension

TALISMAN STREET, HITCHIN, SG4

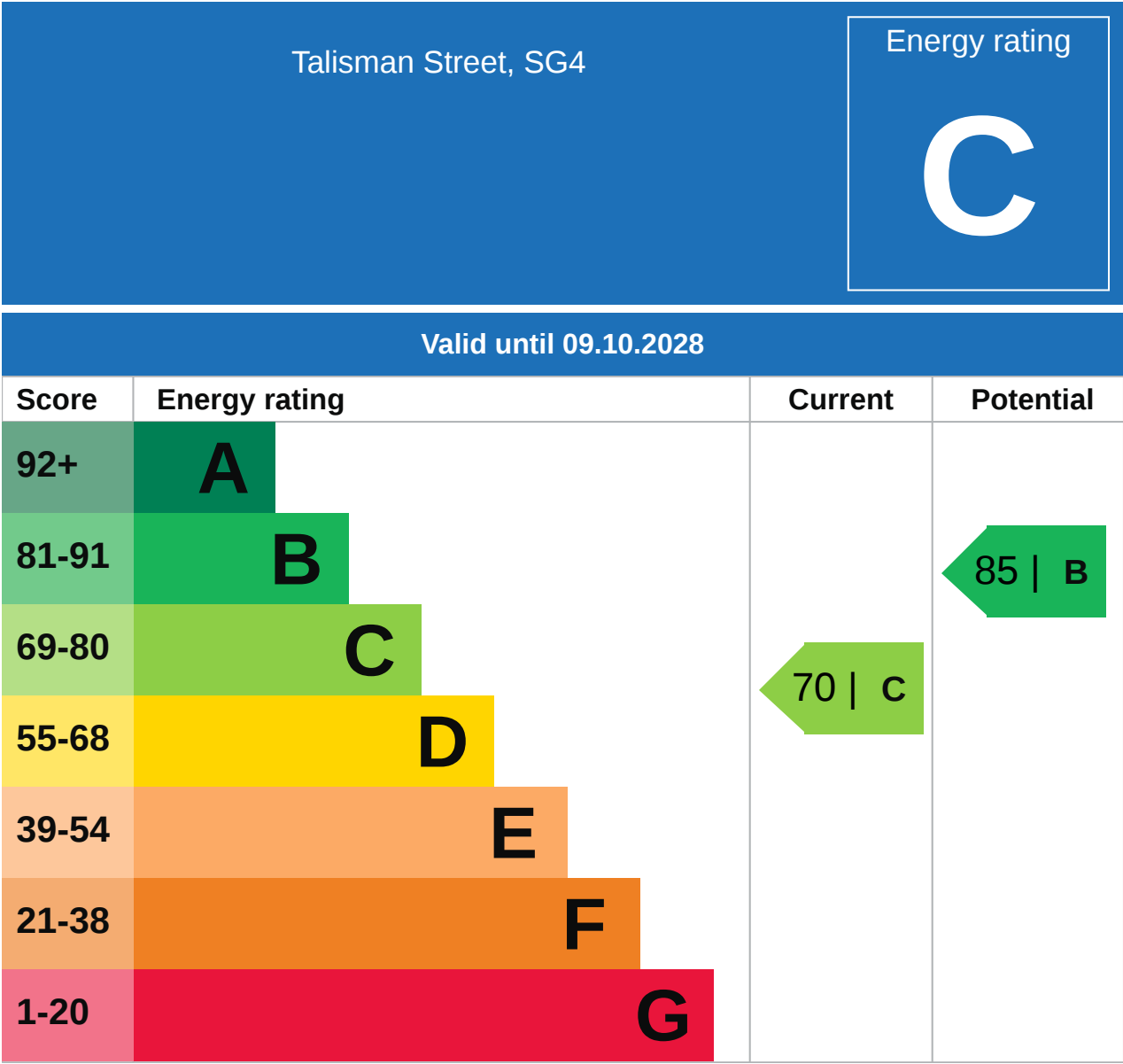
Ground Floor



First Floor



7 Talisman Street, Hitchin



Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 89% of fixed outlets
Floors:	Suspended, limited insulation (assumed)
Total Floor Area:	91 m ²

Building Safety

No building safety aspects to report

Accessibility / Adaptations

None specified
Not suitable for wheelchair users

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Standard Brick

Property Lease Information

Freehold

NB: Estate Service/Maintenance fee of £128.84 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

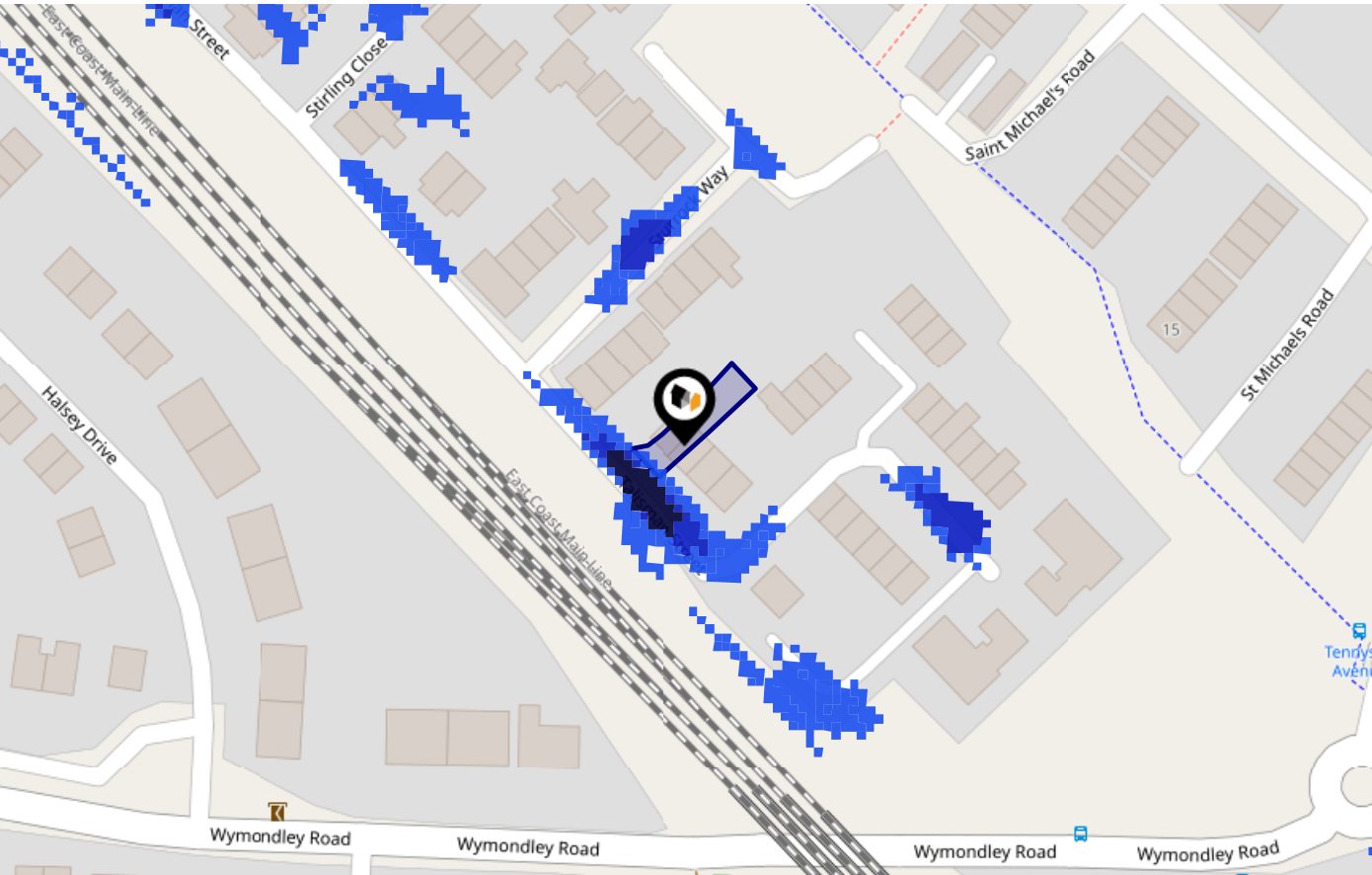
Important - Please read

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.

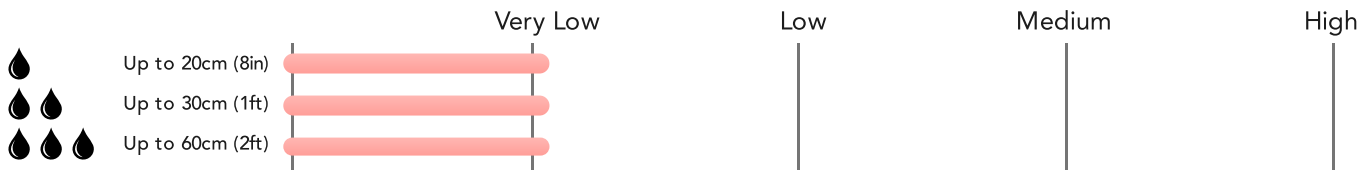


Risk Rating: Very low

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.

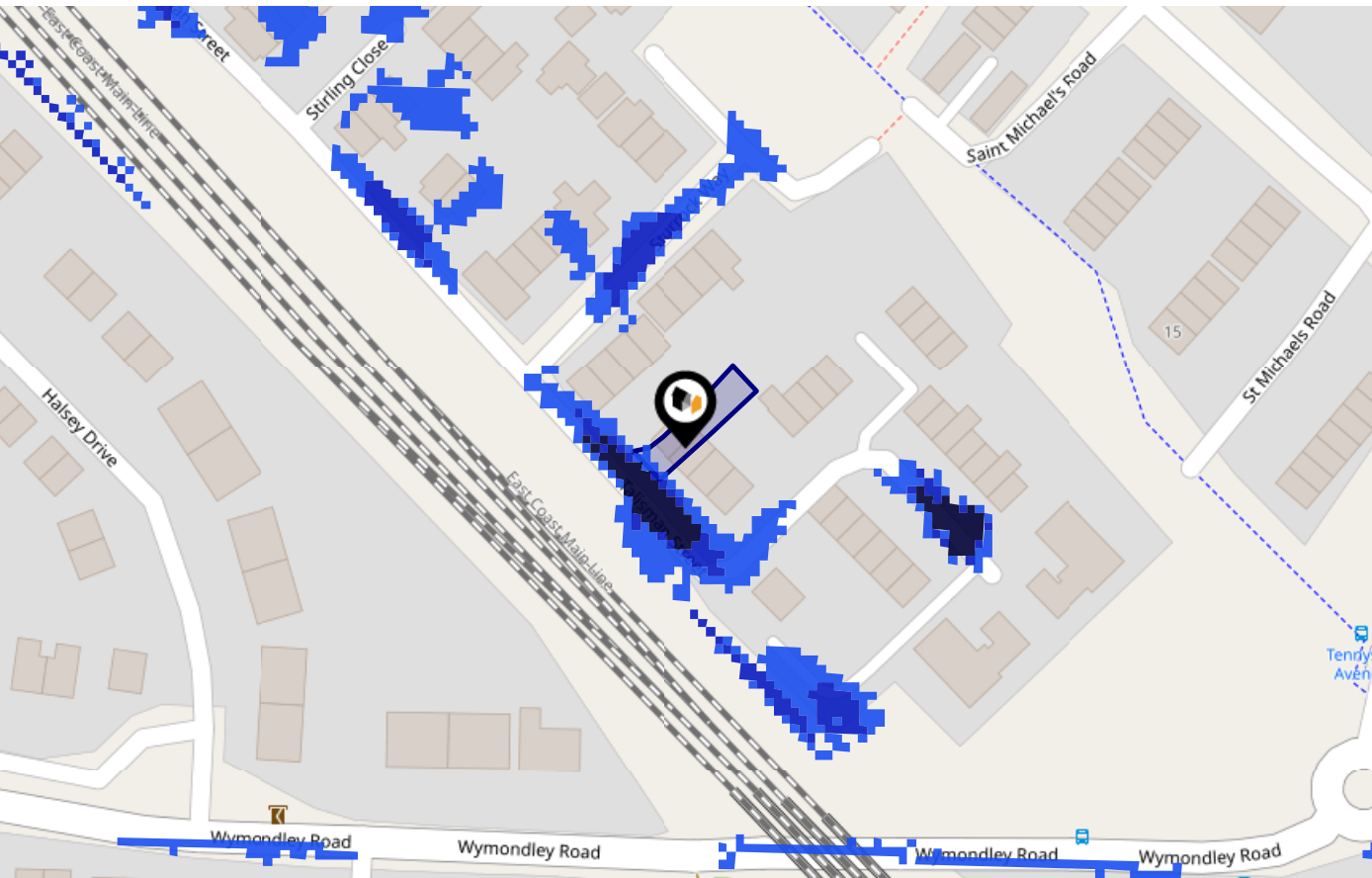
Chance of flooding to the following depths at this property:



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.

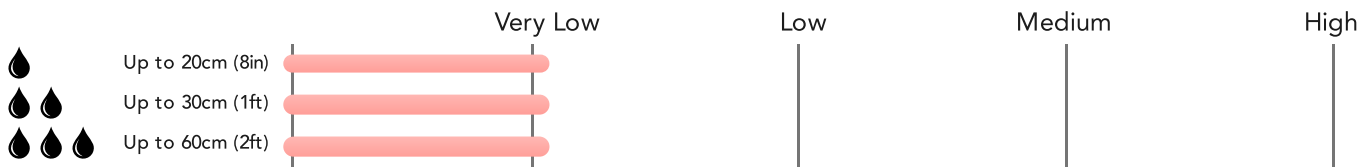


Risk Rating: **Very low**

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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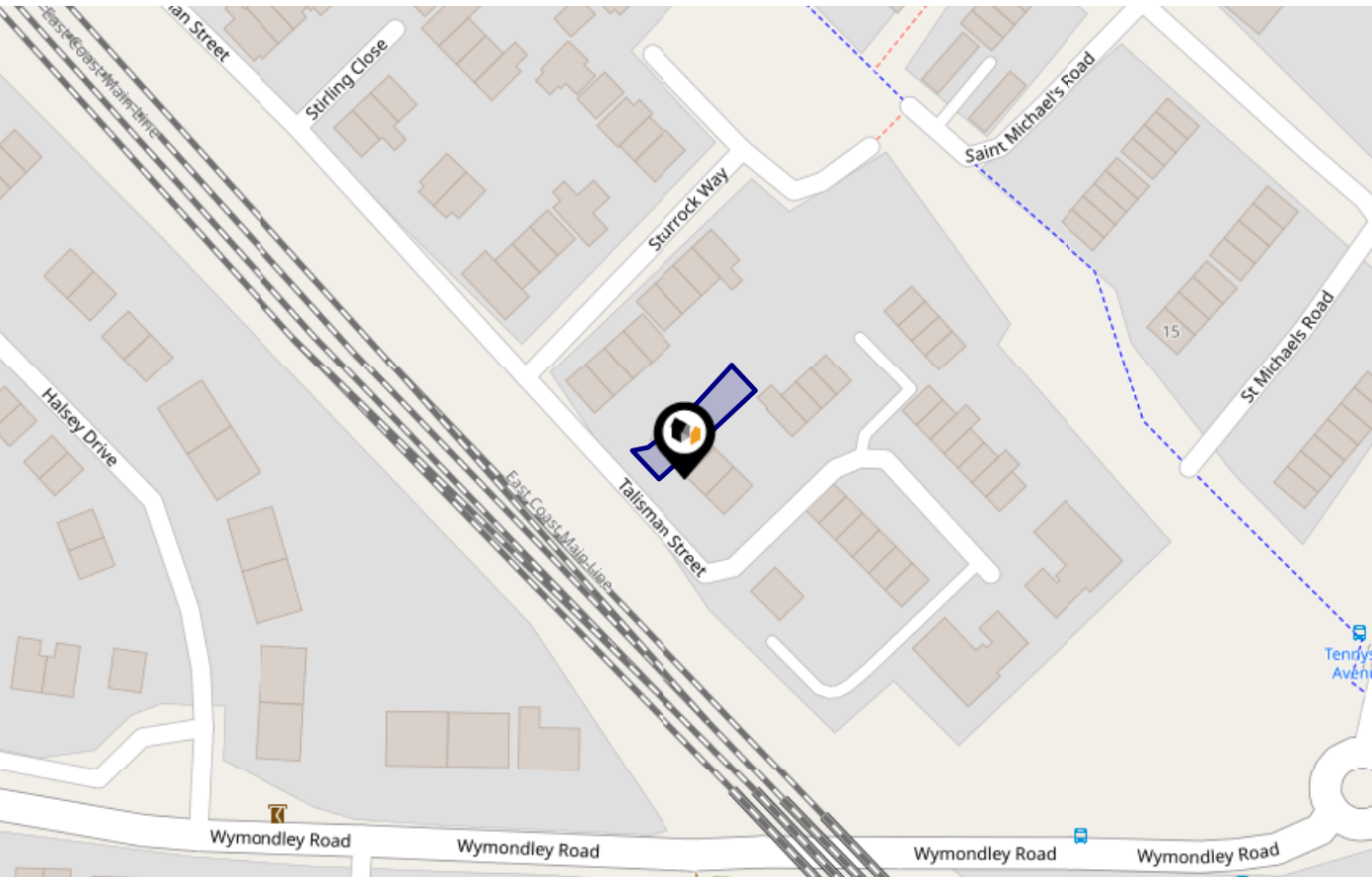
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

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

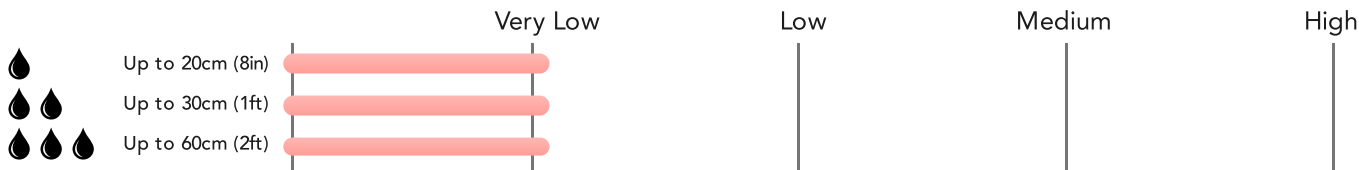


Risk Rating: Very low

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.

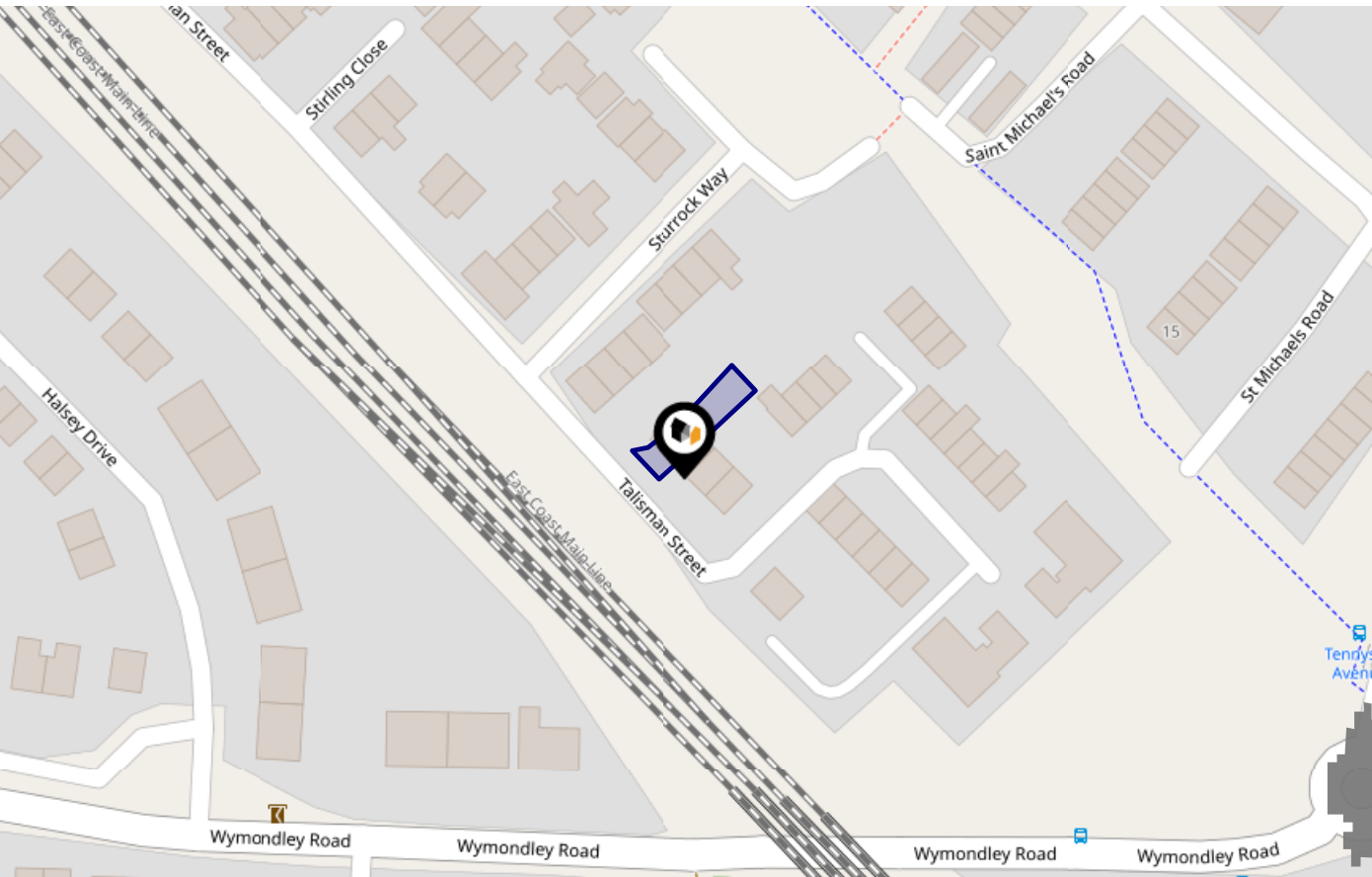
Chance of flooding to the following depths at this property:



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.

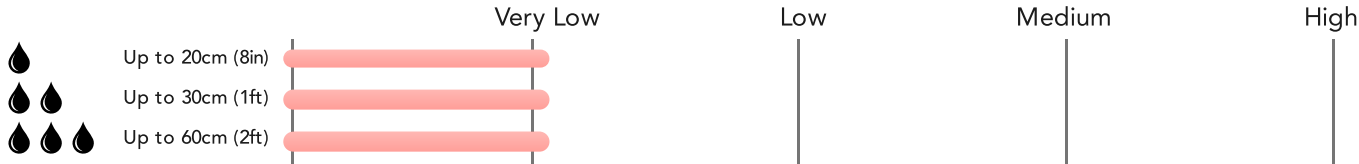


Risk Rating: **Very low**

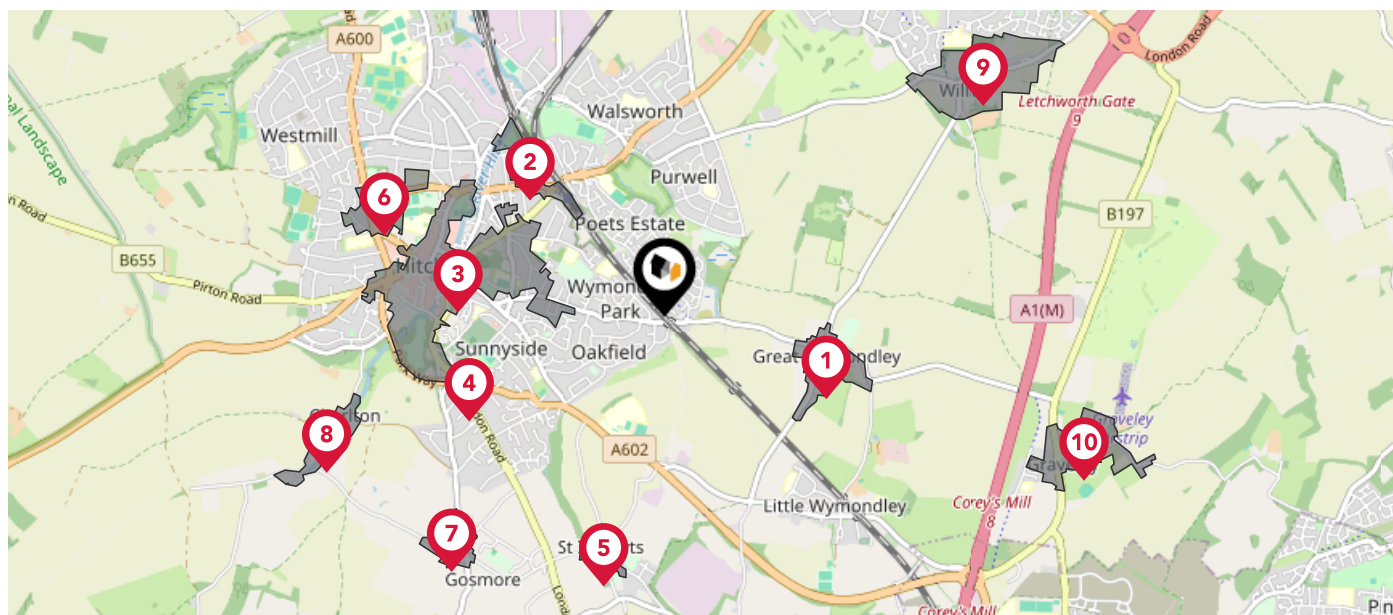
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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- 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

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

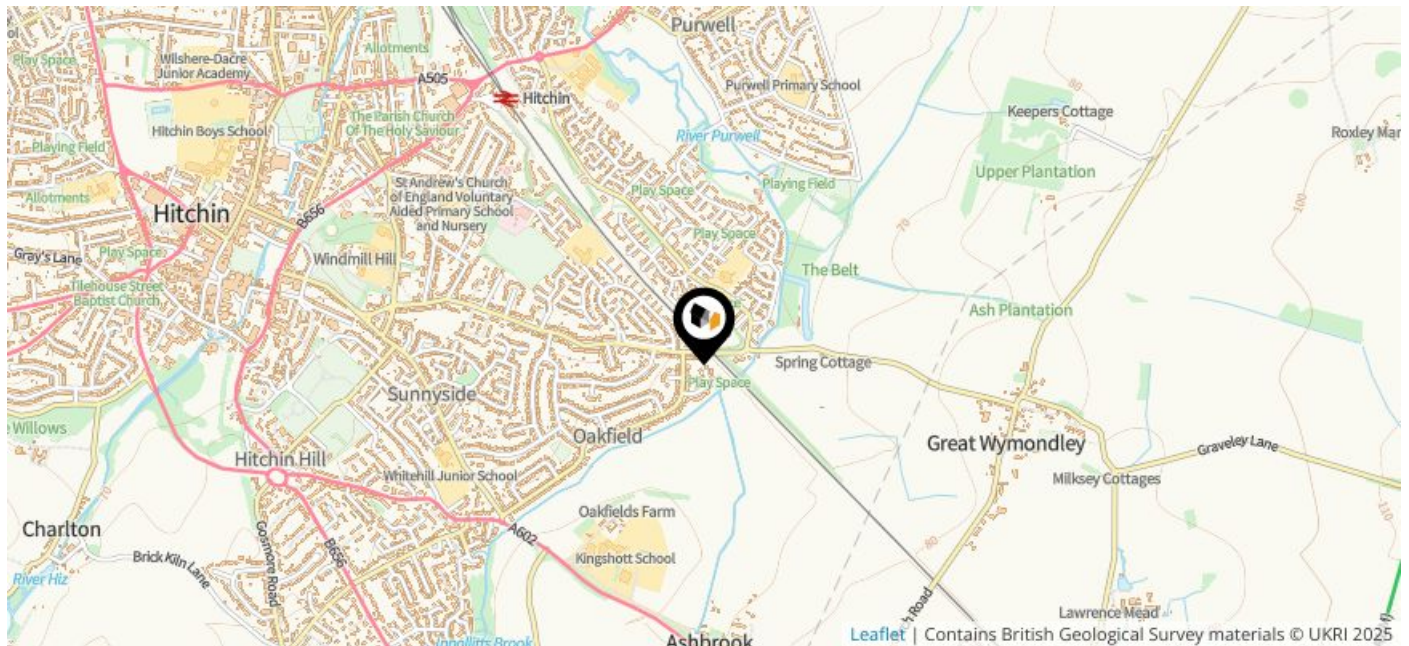
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	
2	Little Wymondley Gravel Pit-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	
3	Little Wymondley Quarry-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	
4	Titmore Green Road-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	
5	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
6	Wymondleybury-Little Wymondley	Historic Landfill	
7	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
8	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
9	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill	
10	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



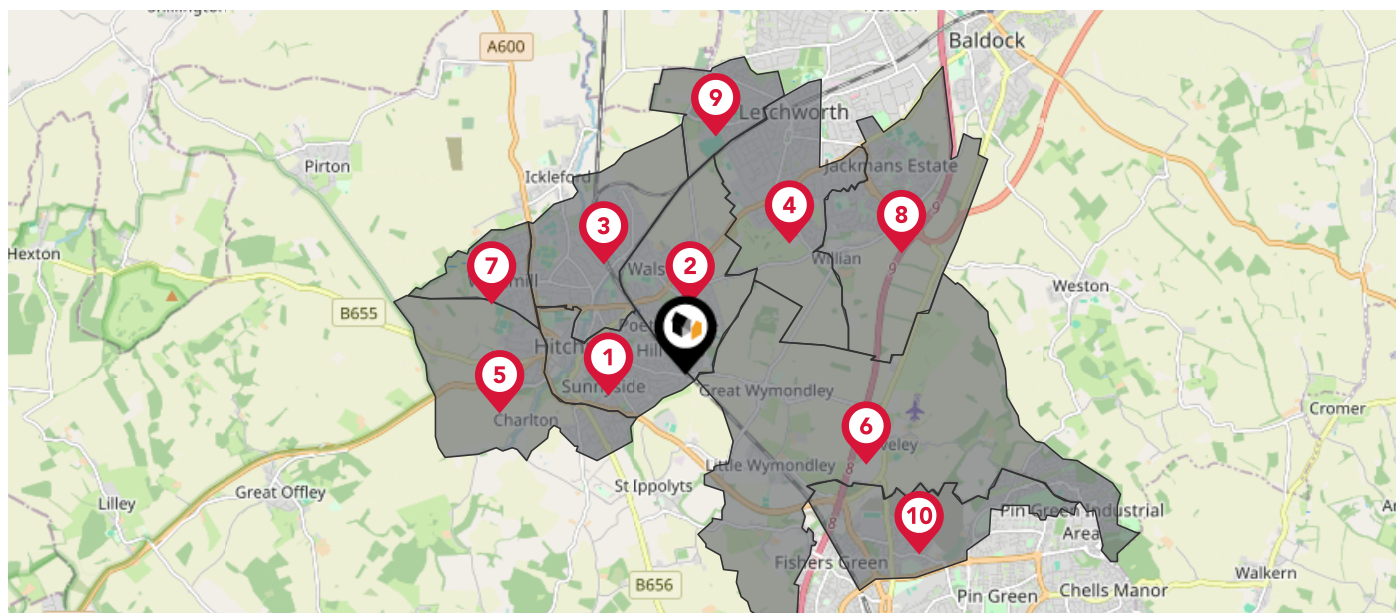
Mine Entry

- ✕ 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 Walsworth Ward



Hitchin Bearton Ward



Letchworth South West Ward



Hitchin Priory Ward



Chesfield Ward



Hitchin Oughton Ward



Letchworth South East Ward



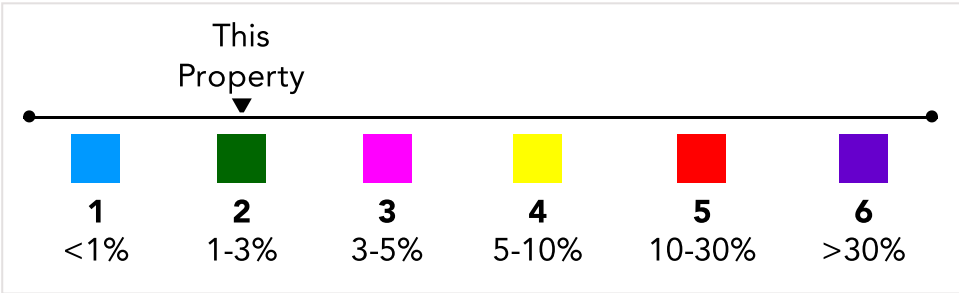
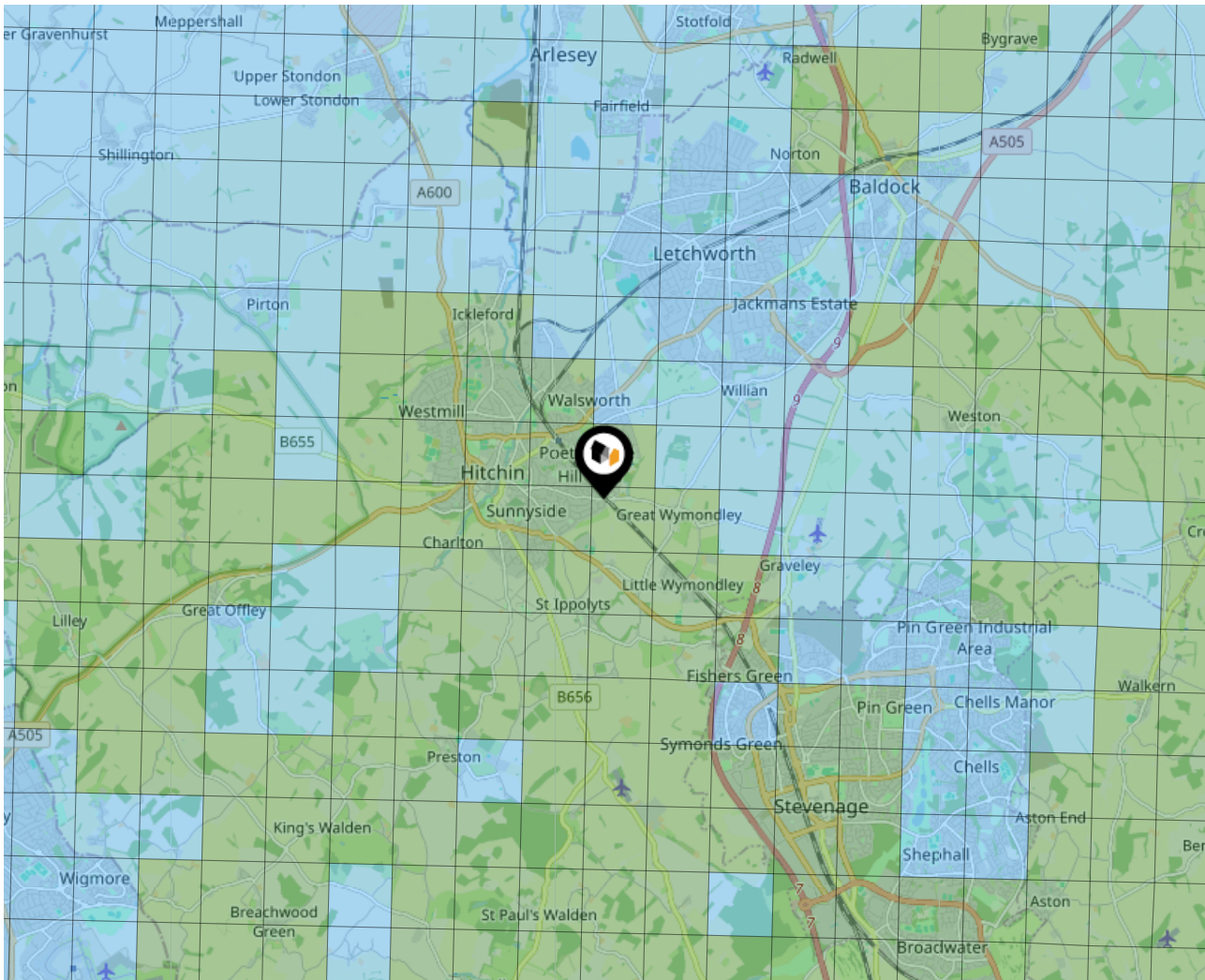
Letchworth Wilbury Ward



Woodfield Ward

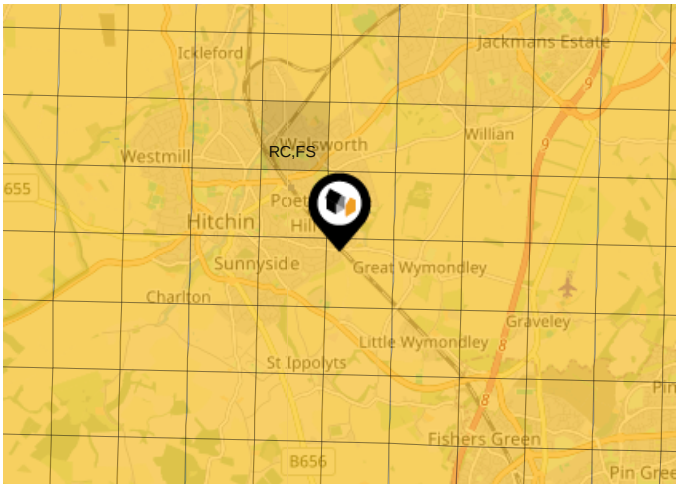
What is Radon?

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/m³).



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		

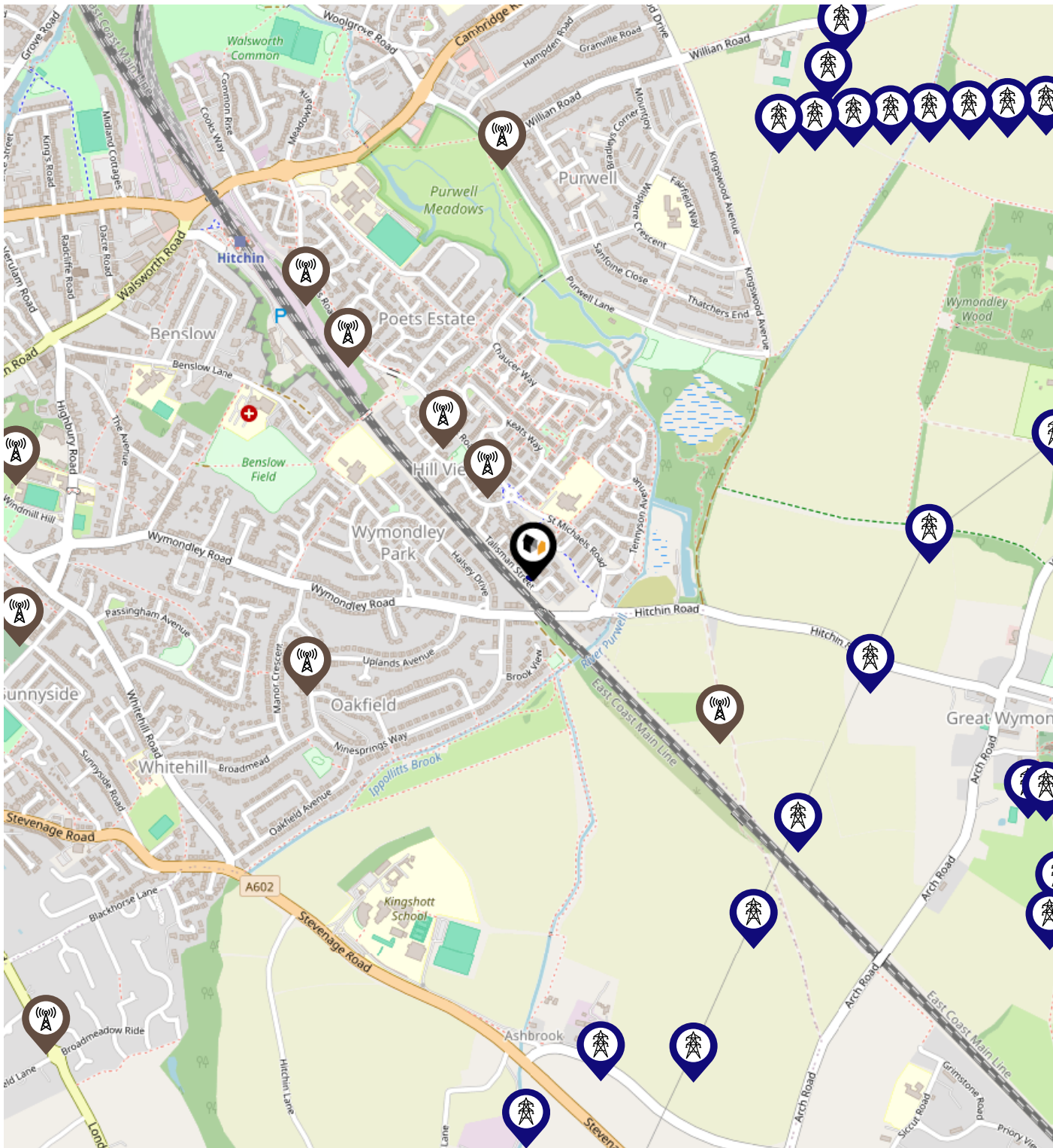


Primary Classifications (Most Common Clay Types)



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

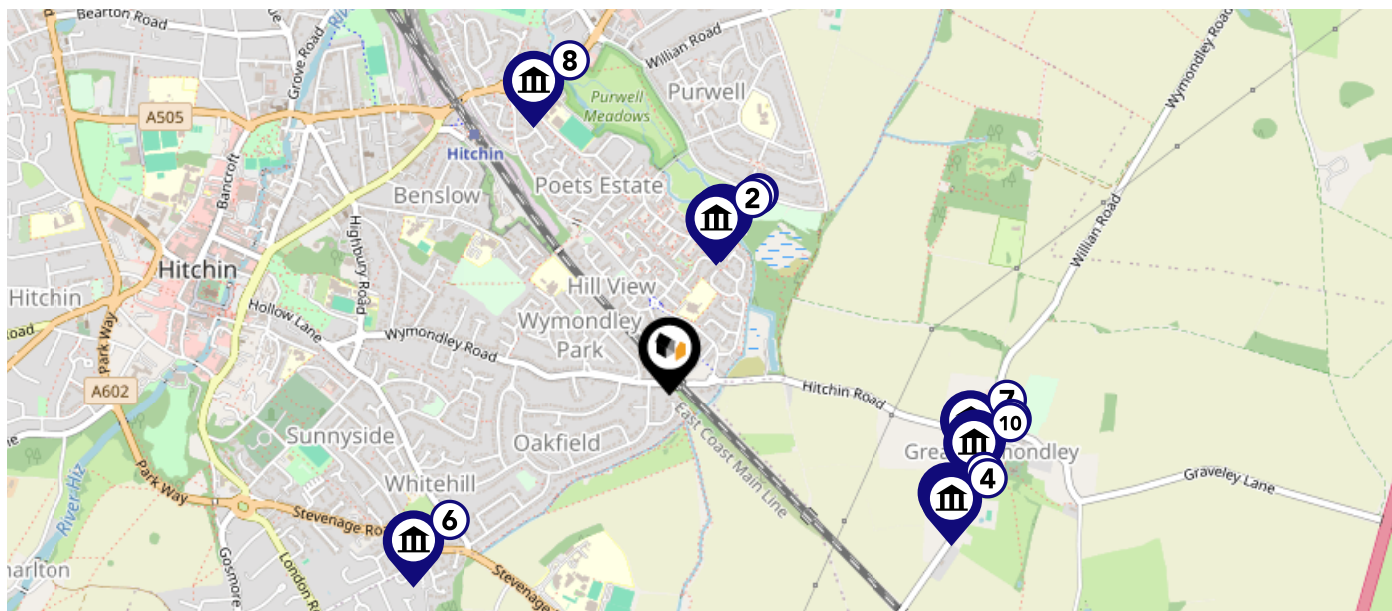
Masts & Pylons













Key:

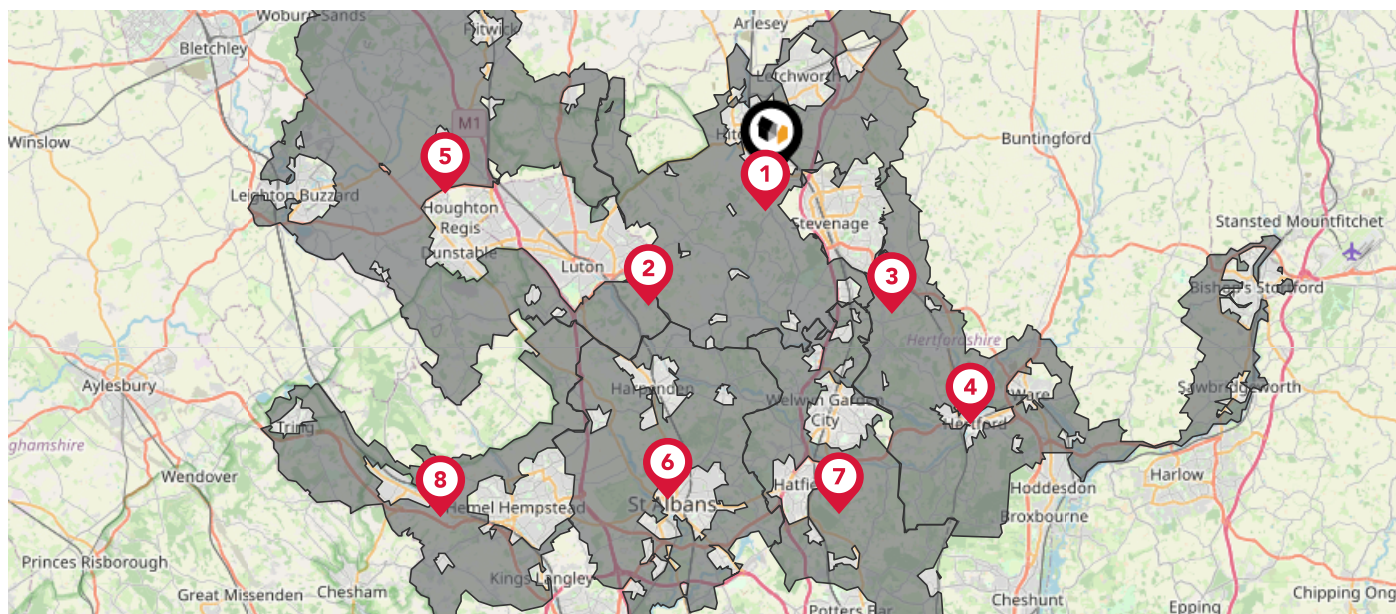
-  Power Pylons
-  Communication Masts

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
	1347596 - Purwell Mill	Grade II	0.3 miles
	1296130 - Mill Cottage At Purwell Farm	Grade II	0.3 miles
	1102180 - Mill House	Grade II	0.3 miles
	1347443 - 1, 2, 3, 4 And 5 Hornbeam Court, (howard Cottage, Seymour Cottage, Boleyn Cottage, Aragon Cottage, Cleeves Cottage)	Grade II	0.7 miles
	1175700 - Lavender Cottage	Grade II	0.7 miles
	1102138 - The New Found Out Public House	Grade II	0.7 miles
	1347429 - The Manor House	Grade II	0.7 miles
	1296215 - Walsworth House	Grade II	0.7 miles
	1175687 - Box Tree Cottage	Grade II	0.7 miles
	1347442 - 1 Post Office Row	Grade II	0.7 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 - East Hertfordshire



London Green Belt - Central Bedfordshire



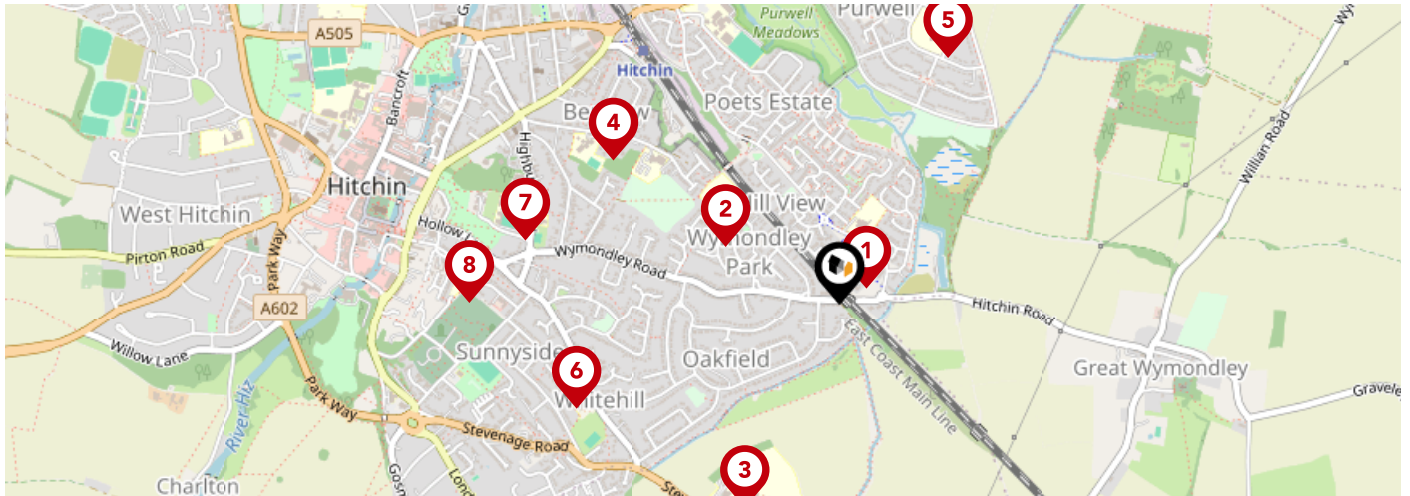
London Green Belt - St Albans



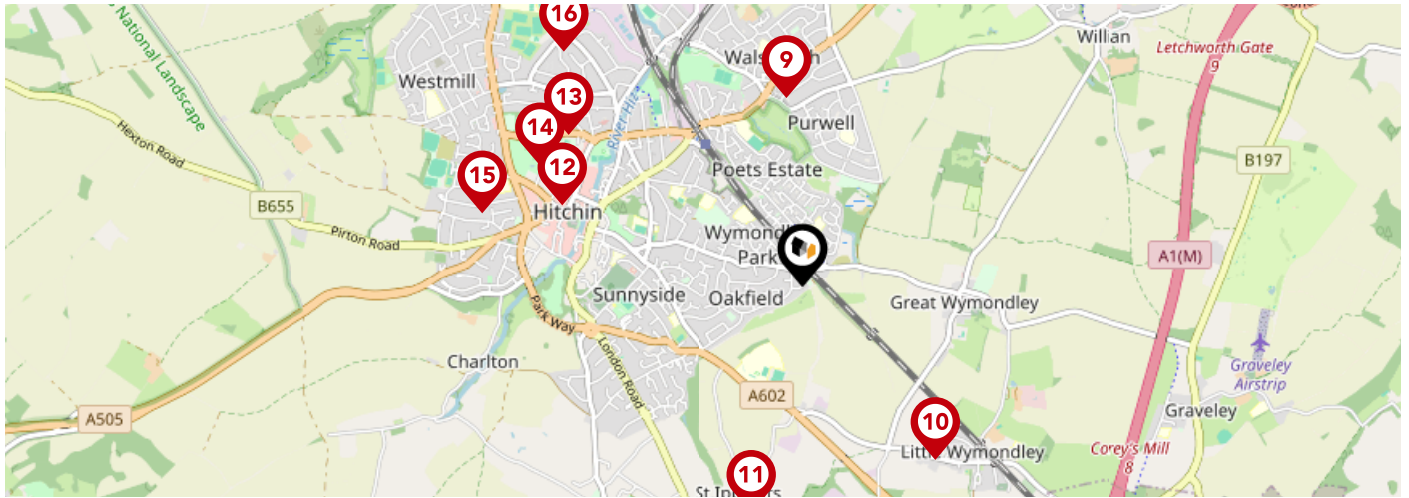
London Green Belt - Welwyn Hatfield











London Green Belt - Dacorum



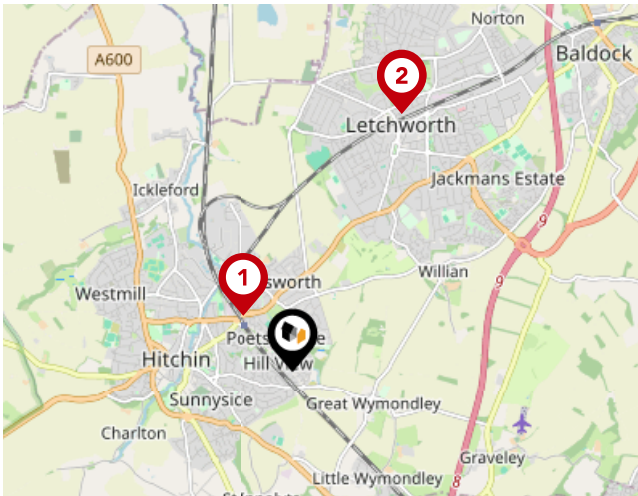
		Nursery	Primary	Secondary	College	Private
1	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:0.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wymondley Junior Mixed and Infant School Ofsted Rating: Good Pupils: 102 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Ippolyts Church of England Aided Primary School Ofsted Rating: Good Pupils: 175 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:1.28	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

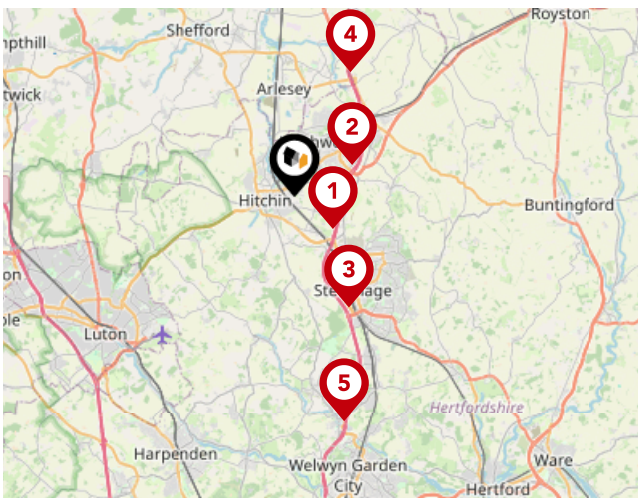
Area

Transport (National)



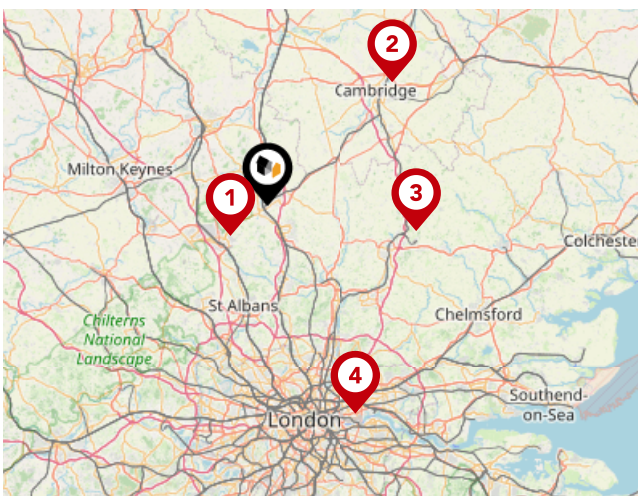
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.68 miles
2	Letchworth Rail Station	2.56 miles
3	Letchworth Rail Station	2.56 miles



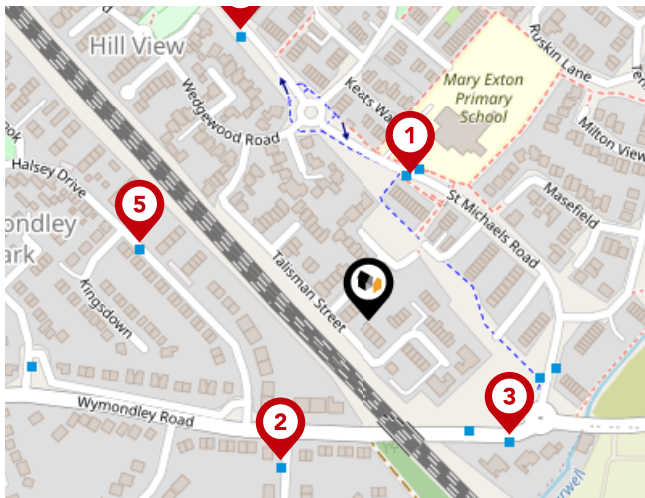
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	1.83 miles
2	A1(M) J9	2.41 miles
3	A1(M) J7	4.48 miles
4	A1(M) J10	5.02 miles
5	A1(M) J6	8.37 miles



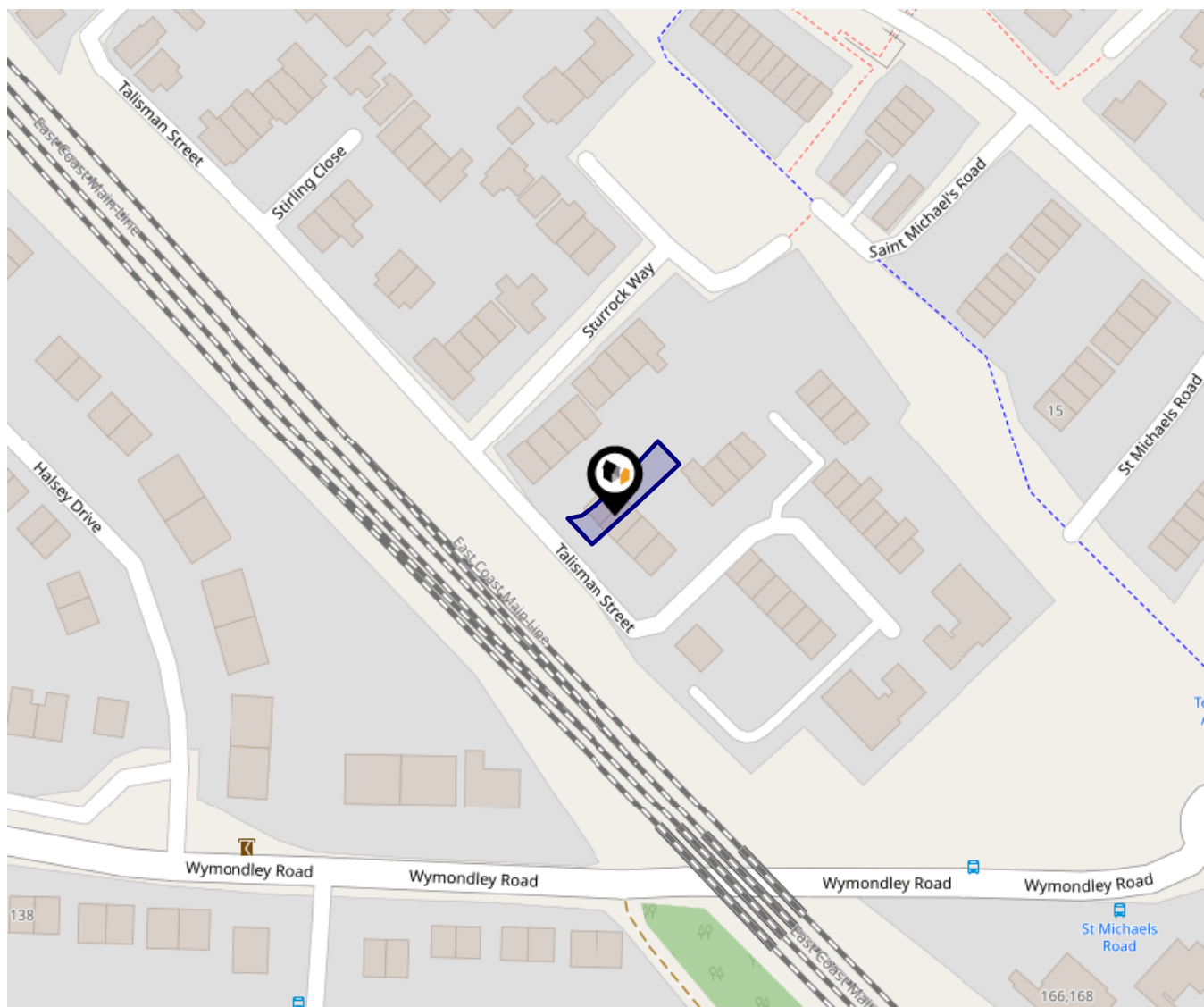
Airports/Helipads

Pin	Name	Distance
1	Luton Airport	7.02 miles
2	Cambridge	25.57 miles
3	Stansted Airport	22.22 miles
4	Silvertown	33.24 miles



Bus Stops/Stations

Pin	Name	Distance
1	Mary Exton School	0.09 miles
2	Linton Close	0.09 miles
3	St Michaels Road	0.1 miles
4	Hardy Close	0.18 miles
5	Kingsdown	0.14 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

