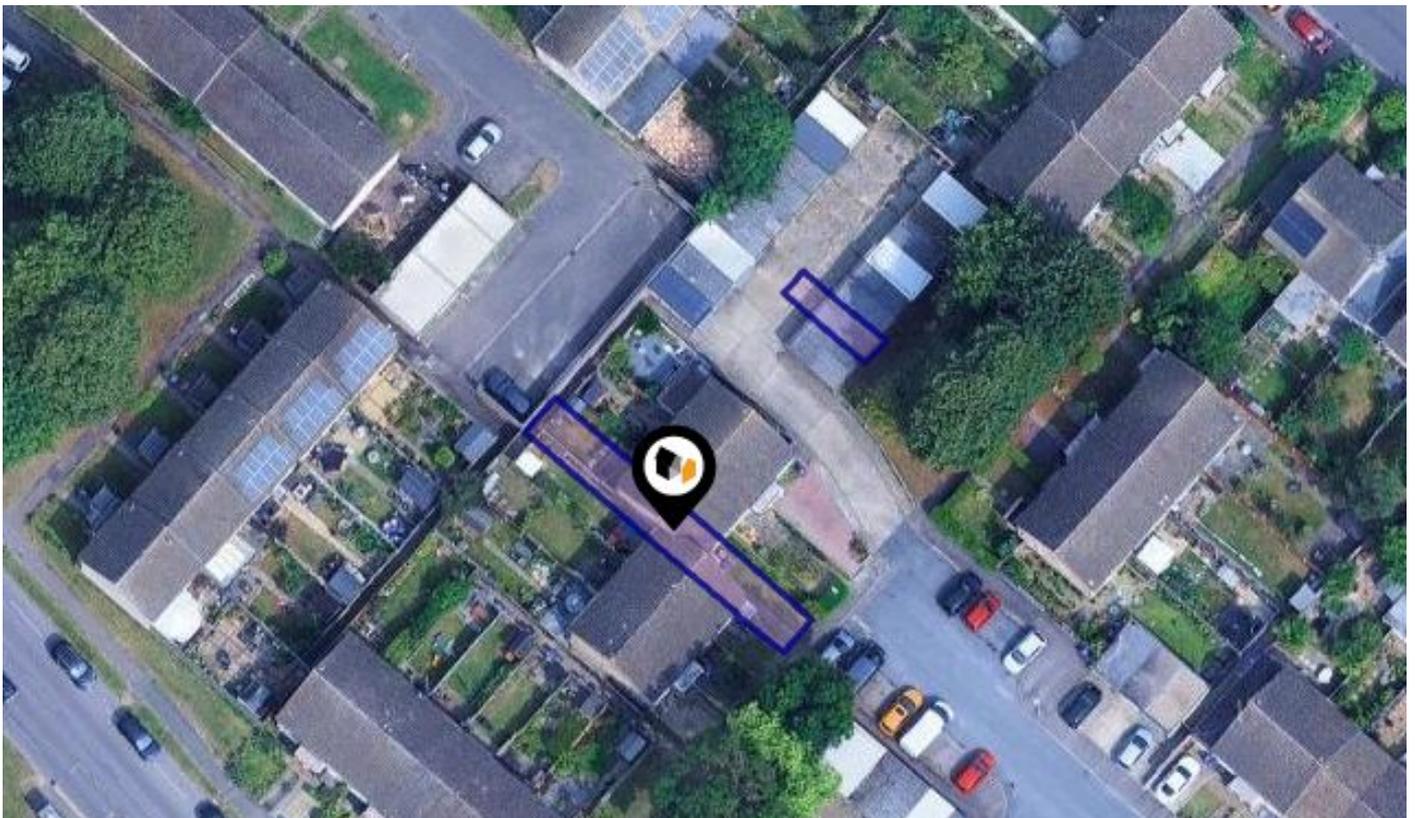




See More Online

## MIR: Material Info

The Material Information Affecting this Property  
**Tuesday 10th March 2026**



**KEATS WAY, 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: *11 Keats Way Hitchin SG4 ODP*

<b>Reference - 78/01611/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 20th September 1978
<b>Description:</b> Erection of detached summerhouse/garden shed.

Planning records for: *21 Keats Way Hitchin SG4 ODP*

<b>Reference - 16/00970/1HH</b>
<b>Decision:</b> Decided
<b>Date:</b> 19th April 2016
<b>Description:</b> Two storey side extension.

Planning records for: *23 Keats Way Hitchin SG4 ODP*

<b>Reference - 02/00581/1HH</b>
<b>Decision:</b> Decided
<b>Date:</b> 12th April 2002
<b>Description:</b> Single storey side extension (as amplified by plan received on 22/07/2002)

Planning records for: *33 Keats Way Hitchin Hertfordshire SG4 ODP*

<b>Reference - 25/00295/FPH</b>
<b>Decision:</b> Decided
<b>Date:</b> 30th January 2025
<b>Description:</b> Two storey side extension to include front porch and single storey front extension following demolition of existing porch. Alterations to existing fenestration.

Planning records for: *41 Keats Way Hitchin SG4 0DP*

<b>Reference - 14/03256/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	15th December 2014
<b>Description:</b>	Single storey extensions to front and rear of existing attached garage

## KEATS WAY, HITCHIN, SG4



For illustrative purposes only – NOT TO SCALE – Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate. Plan produced using PlanUp.

## KEATS WAY, HITCHIN, SG4



For illustrative purposes only – NOT TO SCALE – Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate. Plan produced using PlanUp.

Keats Way, SG4

Energy rating  
C

Valid until 28.01.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	70   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, partial insulation (assumed)
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 7% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	63 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

## Construction Type

---

Standard brick construction

## Property Lease Information

---

Freehold

## 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**

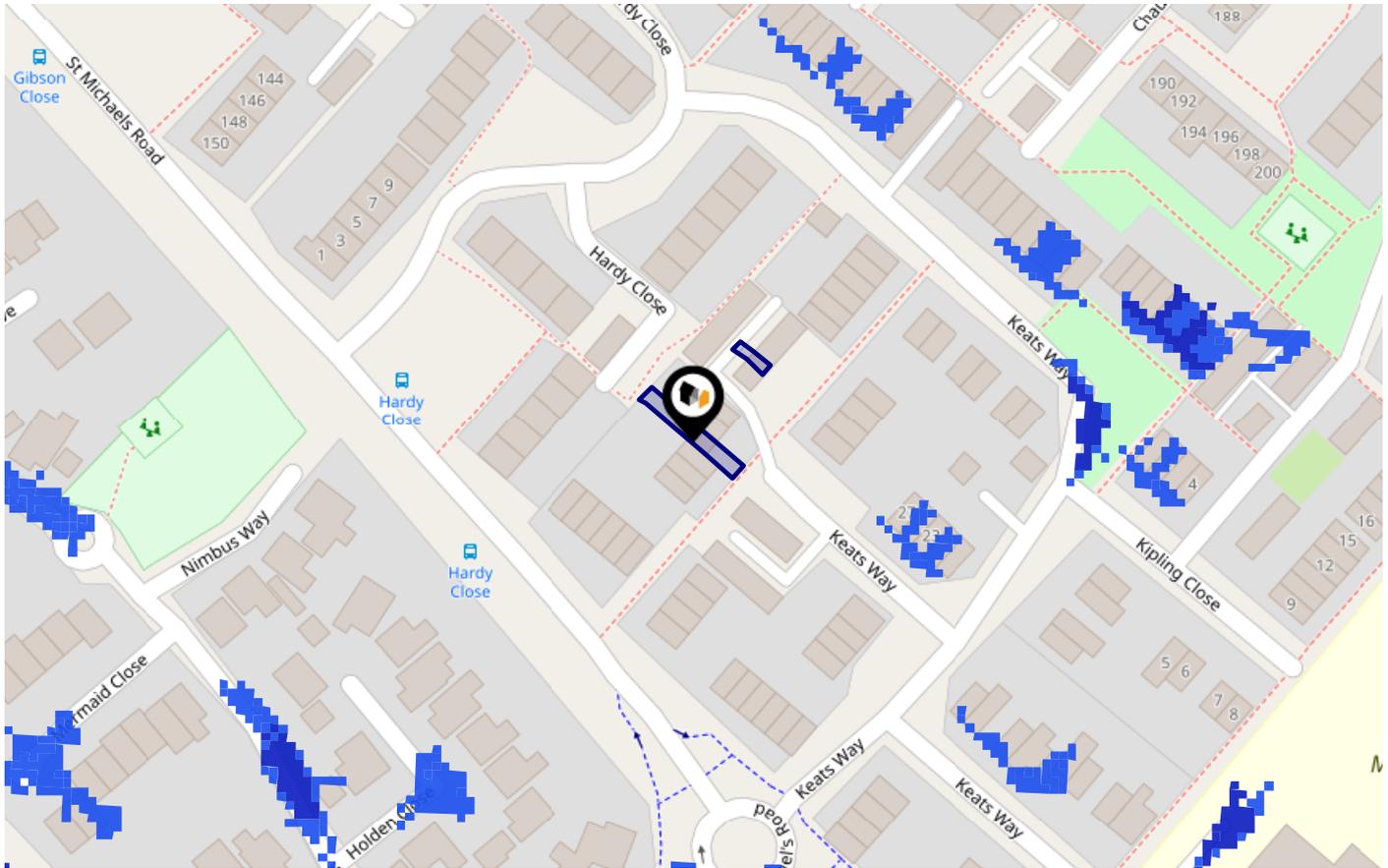
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The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

# 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.

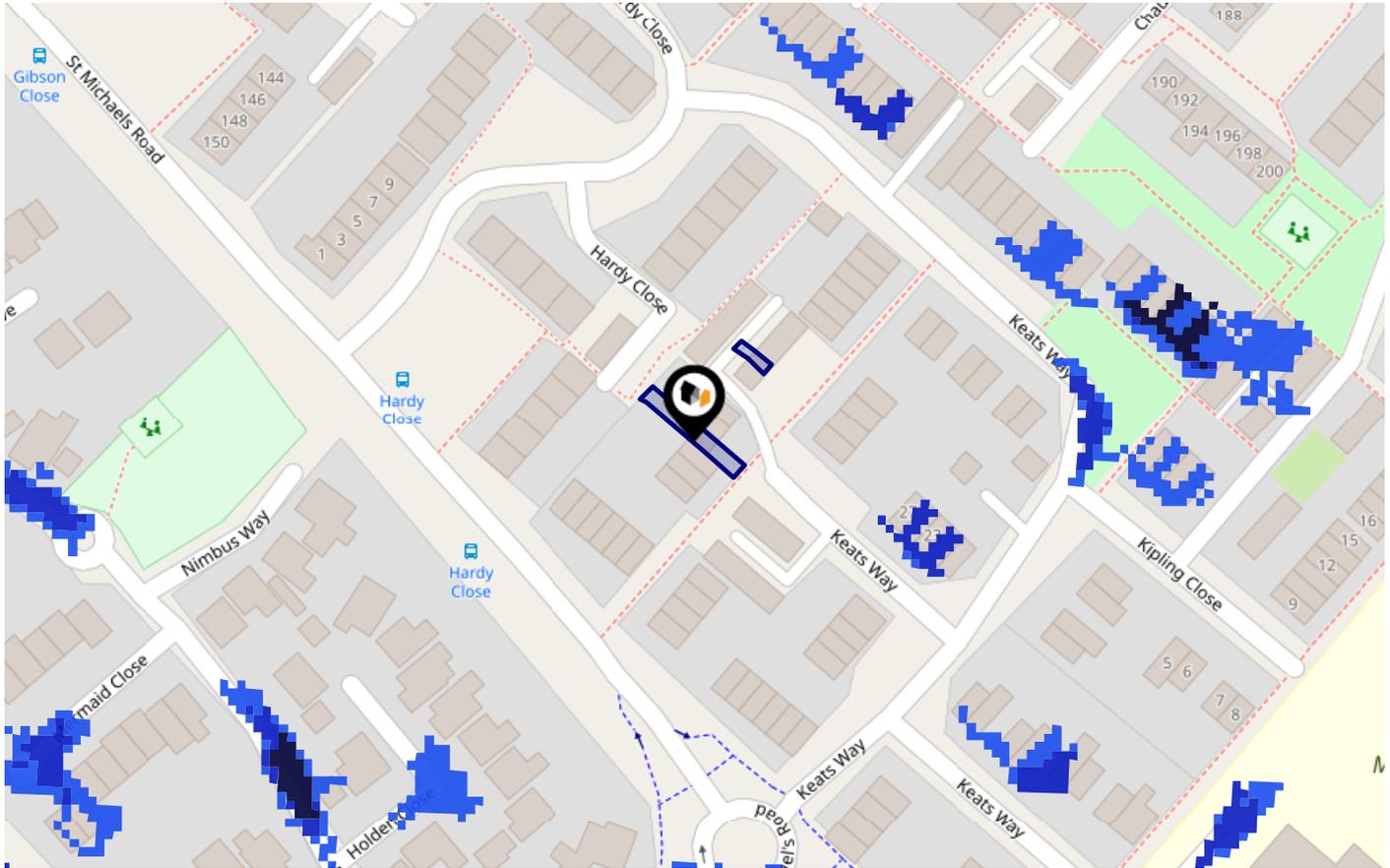
Chance of flooding to the following depths at this property:



# 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**

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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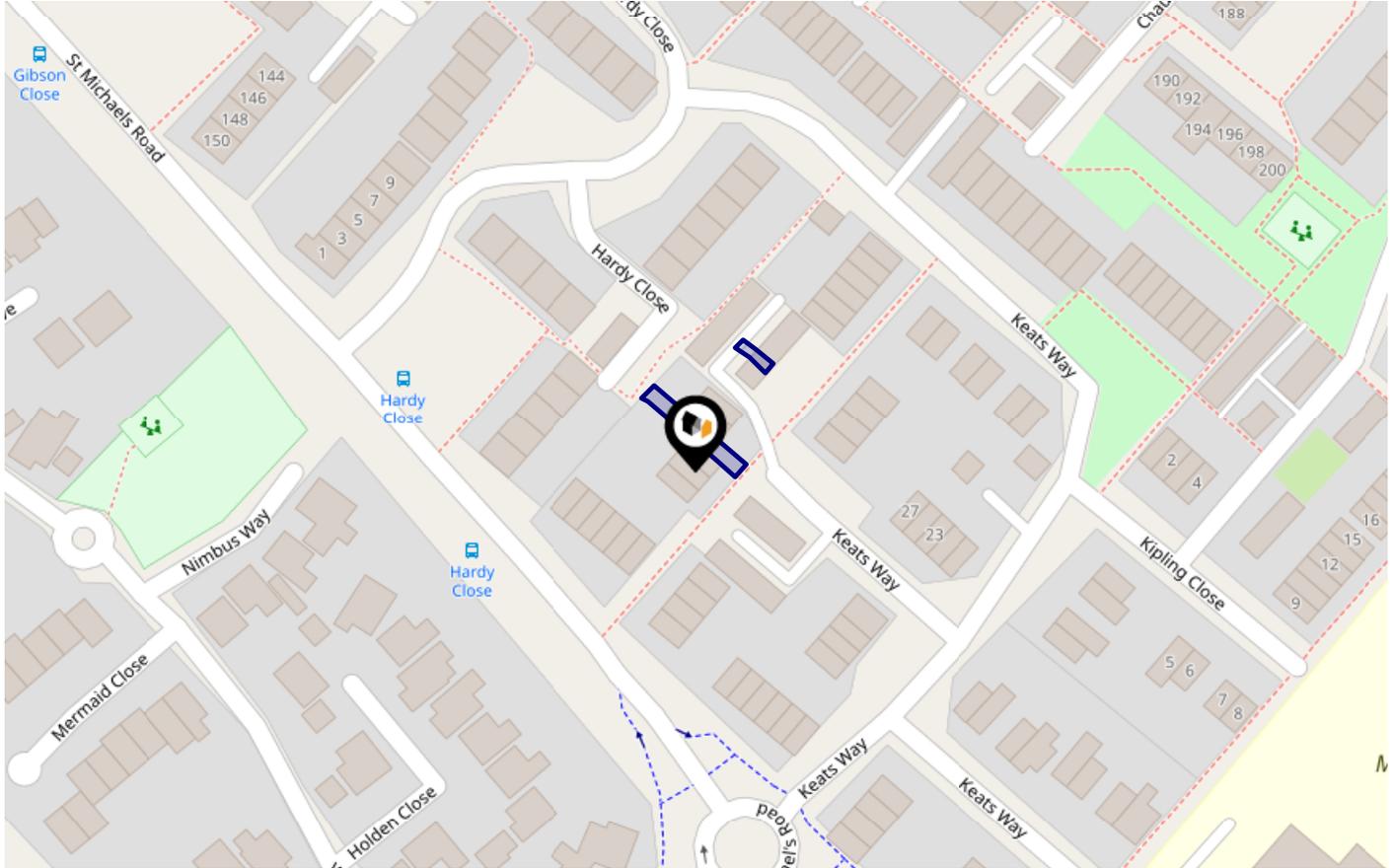
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - 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.

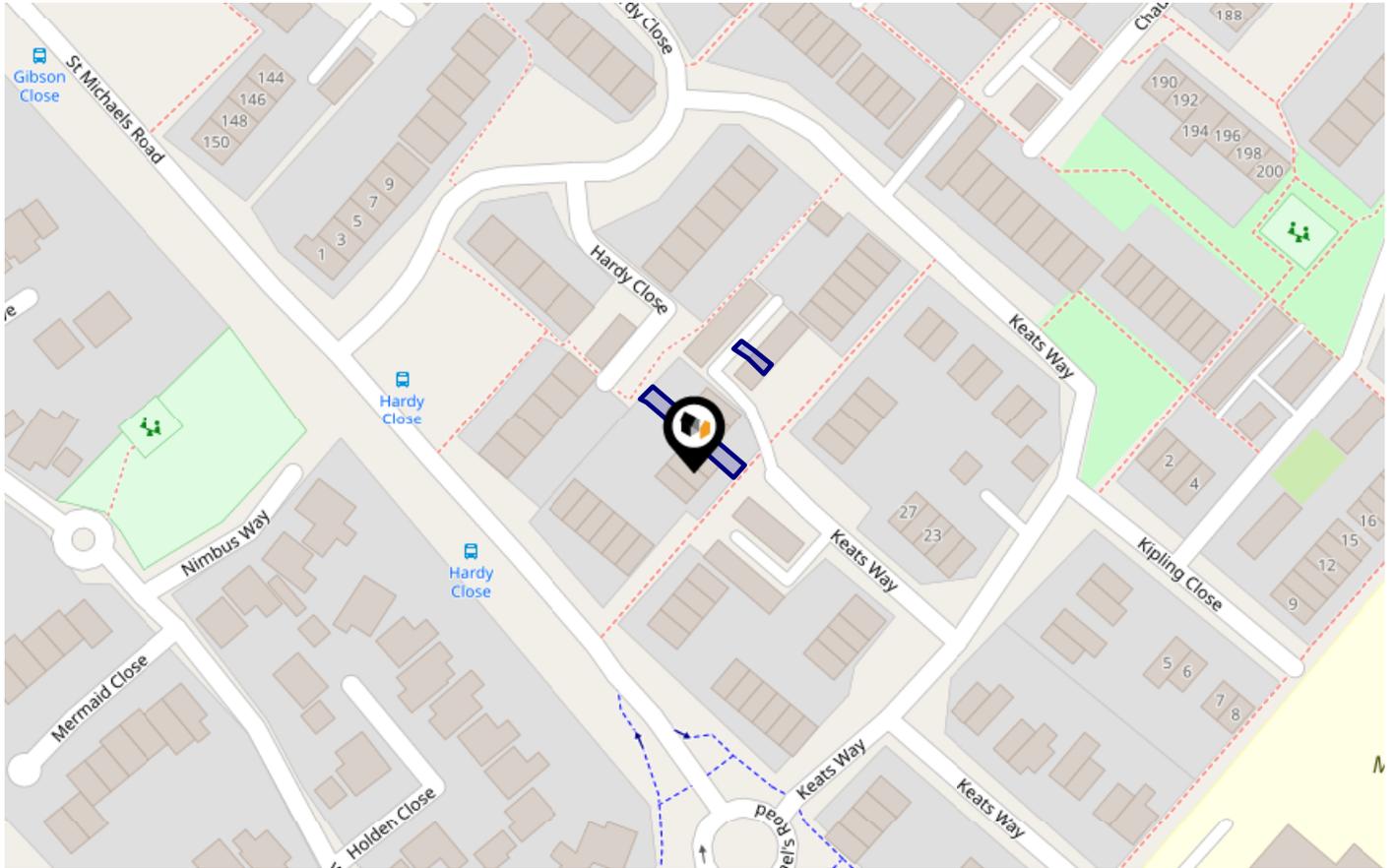
Chance of flooding to the following depths at this property:



# 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**

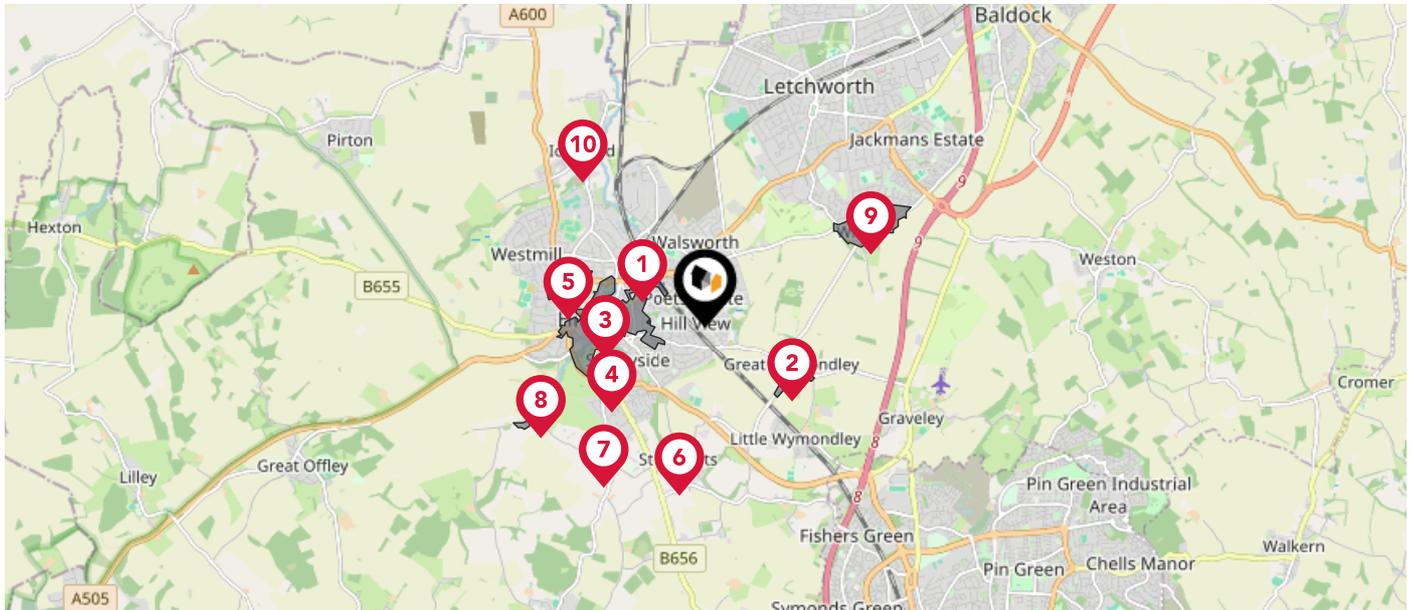
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
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- 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:



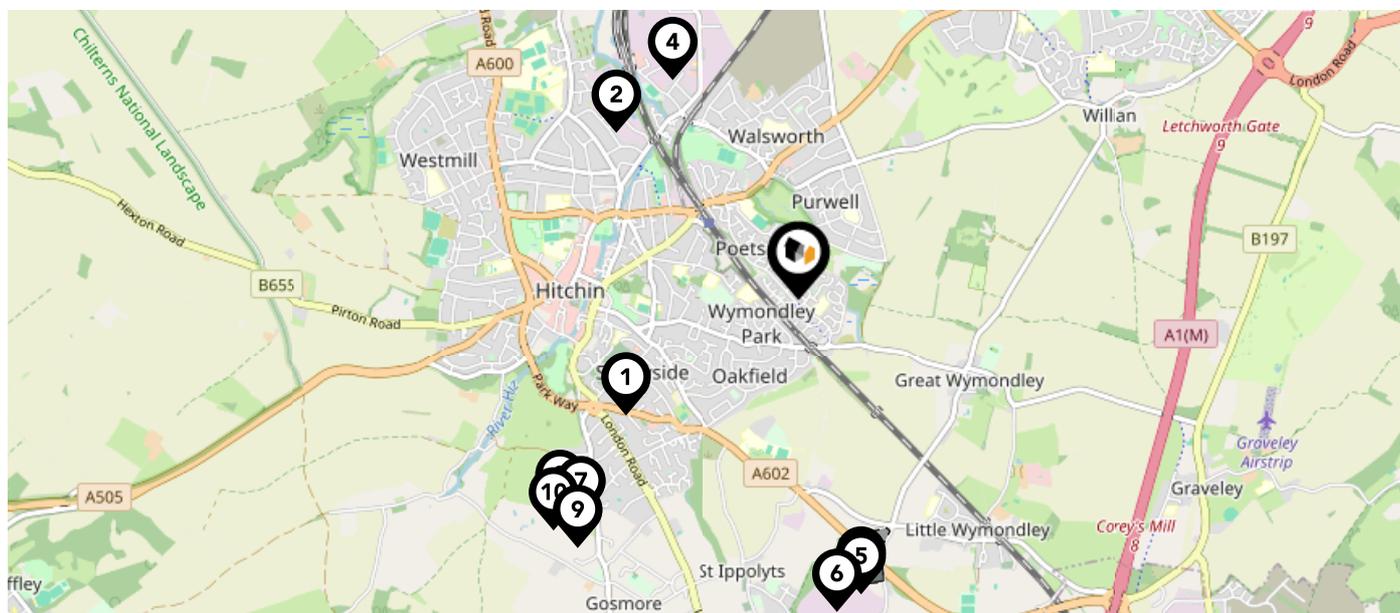
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

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

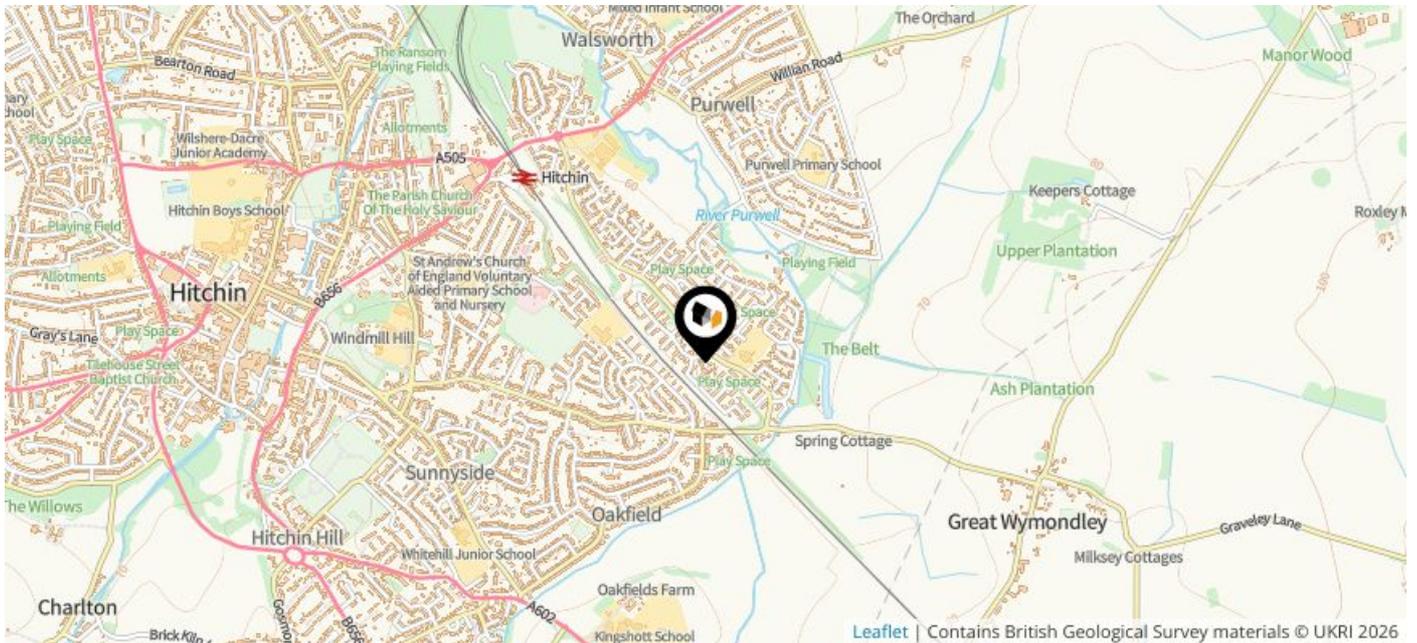
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

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

This map displays nearby coal mine entrances and their classifications.



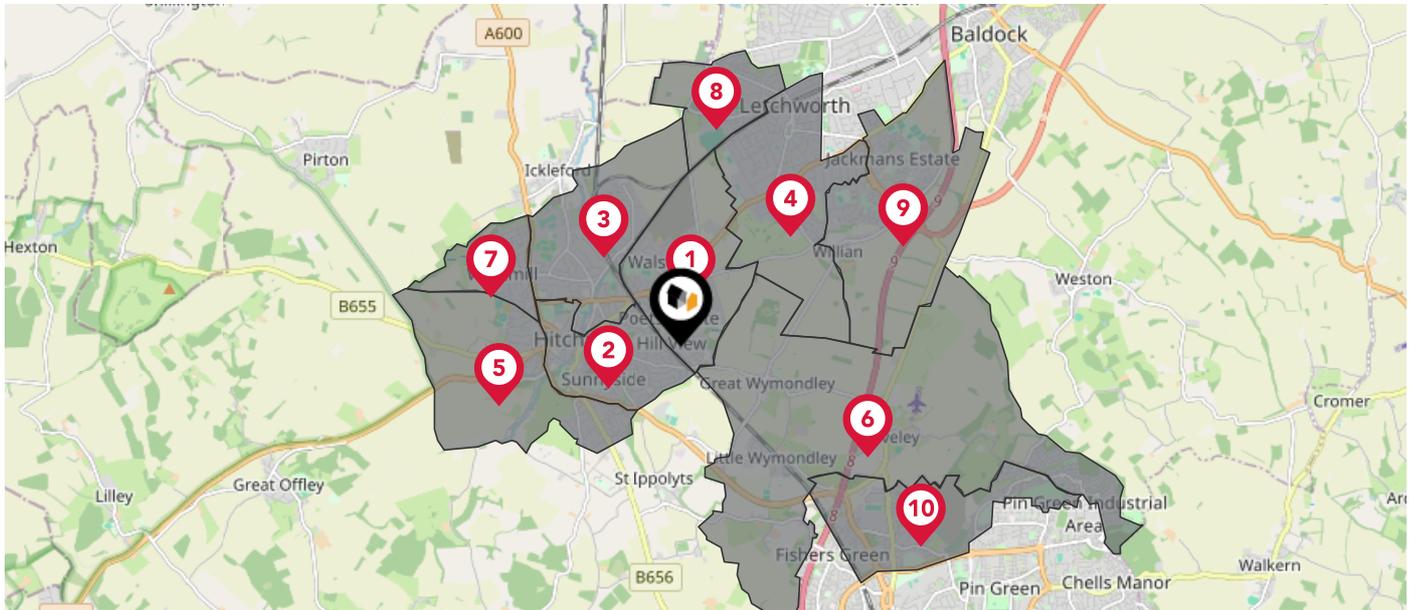
### Mine Entry

- ✕ 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

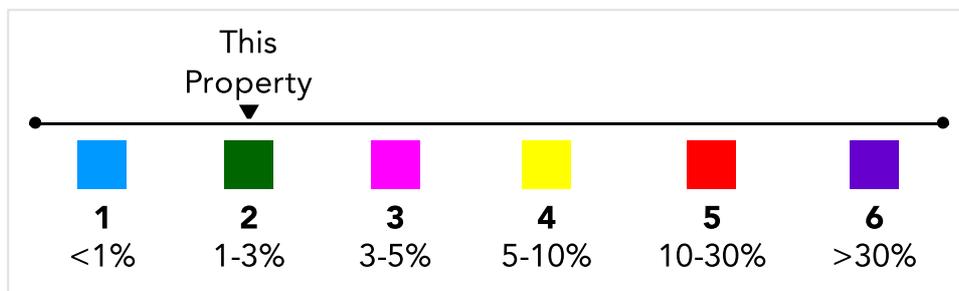
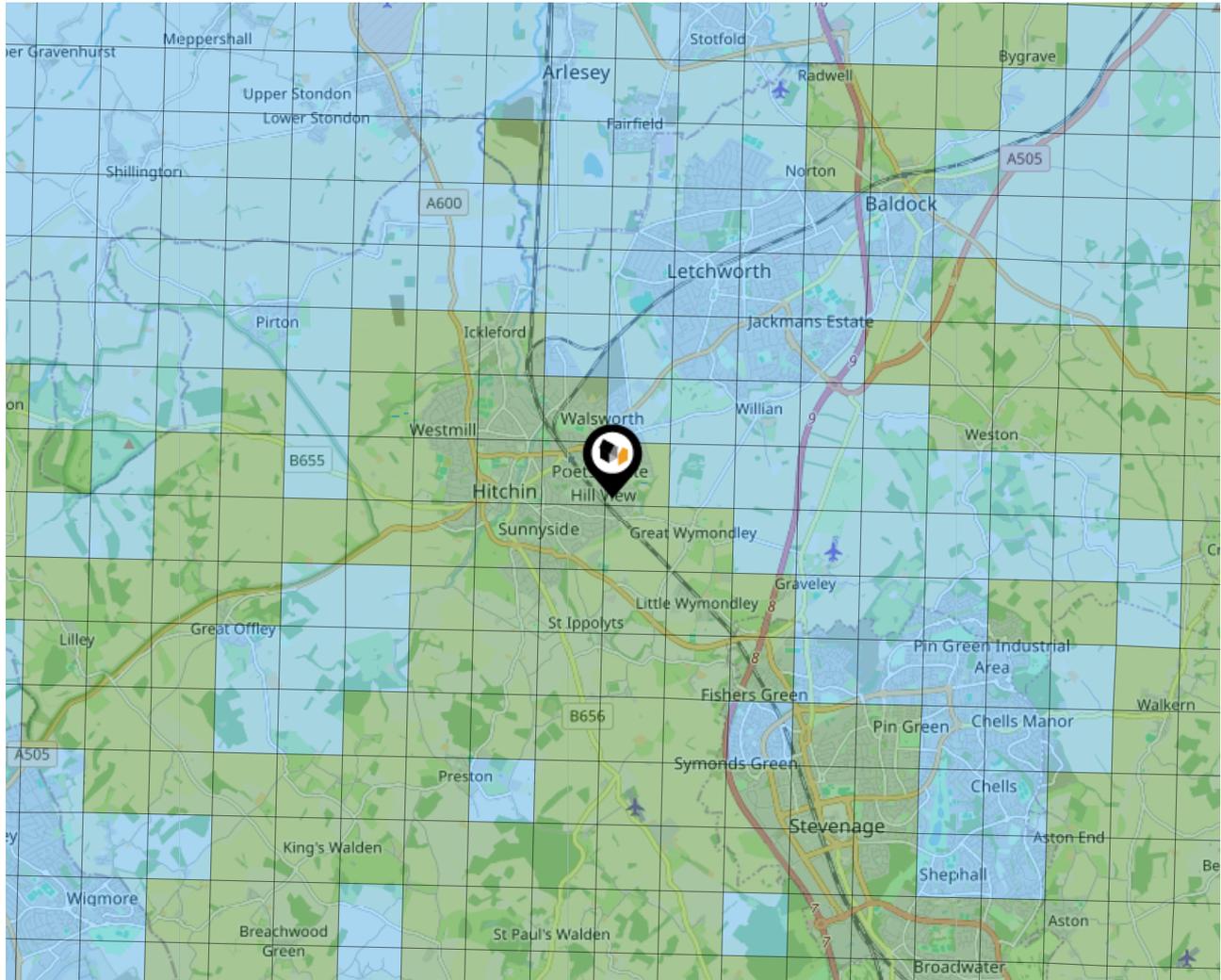


### Nearby Council Wards

- 1 Hitchin Walsworth Ward
- 2 Hitchin Highbury Ward
- 3 Hitchin Bearton Ward
- 4 Letchworth South West Ward
- 5 Hitchin Priory Ward
- 6 Chesfield Ward
- 7 Hitchin Oughton Ward
- 8 Letchworth Wilbury Ward
- 9 Letchworth South East Ward
- 10 Woodfield Ward

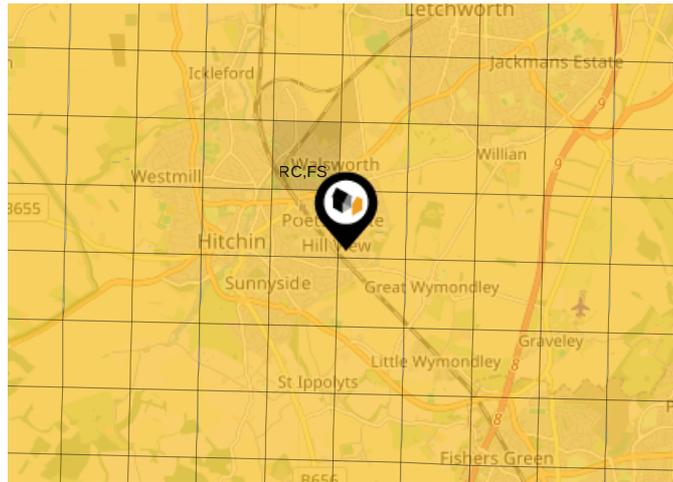
### What is Radon?

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/m<sup>3</sup>).



### Ground Composition for this Address (Surrounding square kilometer zone around property)

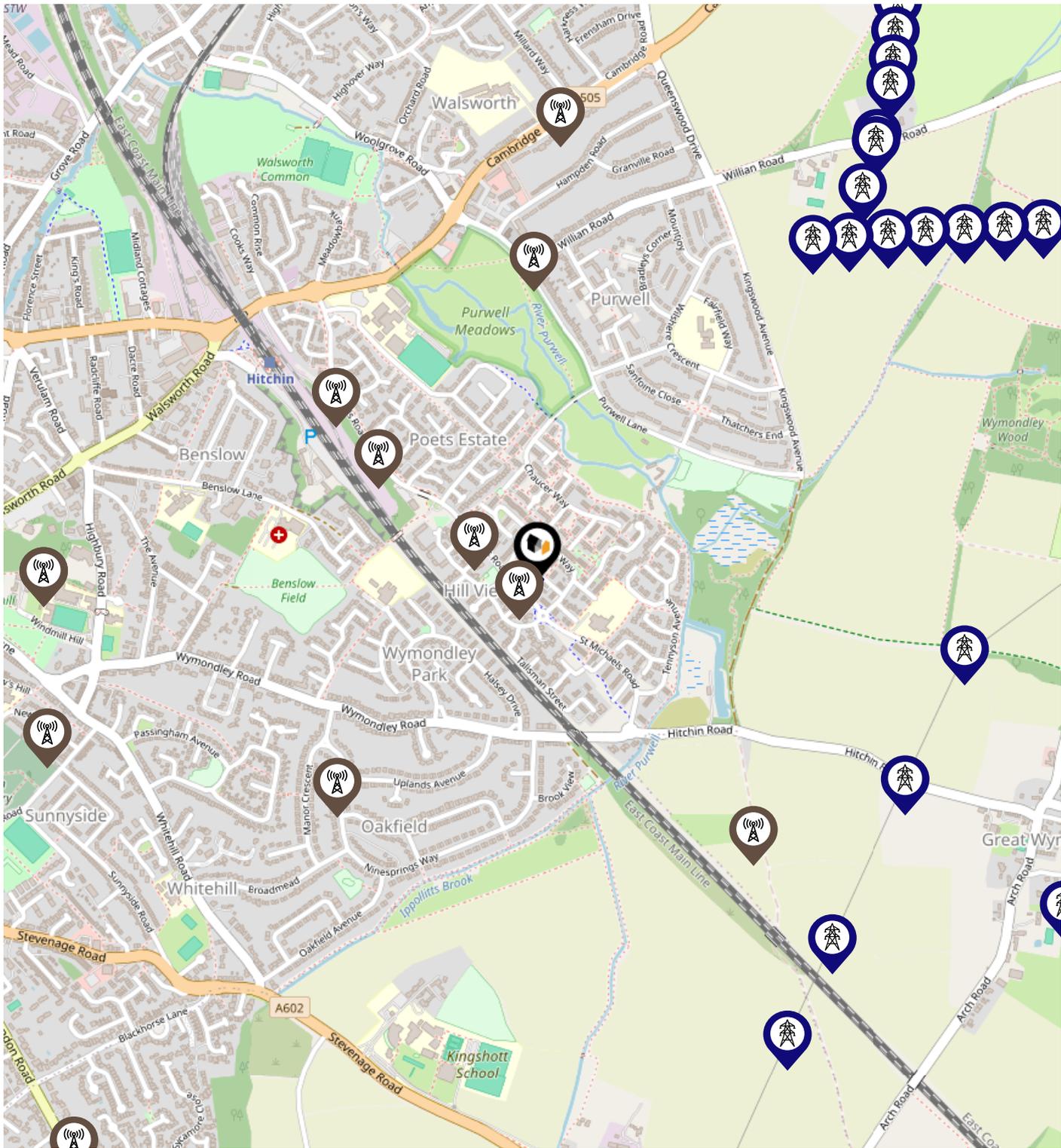
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAY TO SANDY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	ALL		



### 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

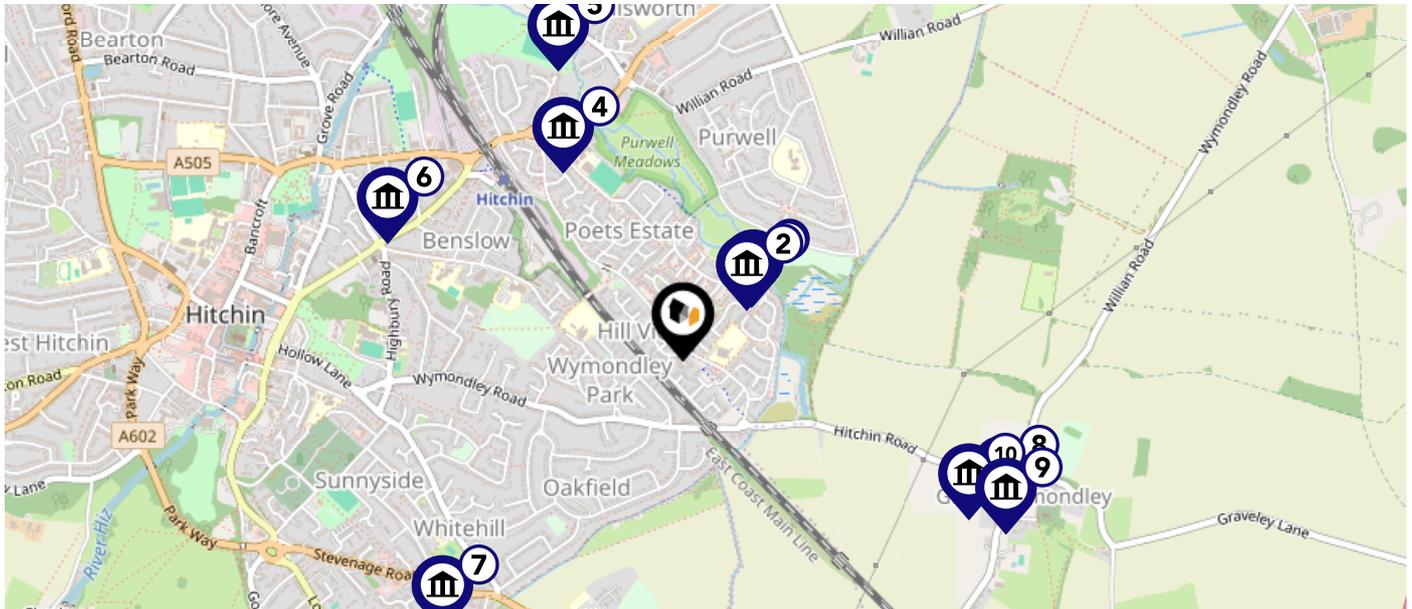
# Local Area Masts & Pylons



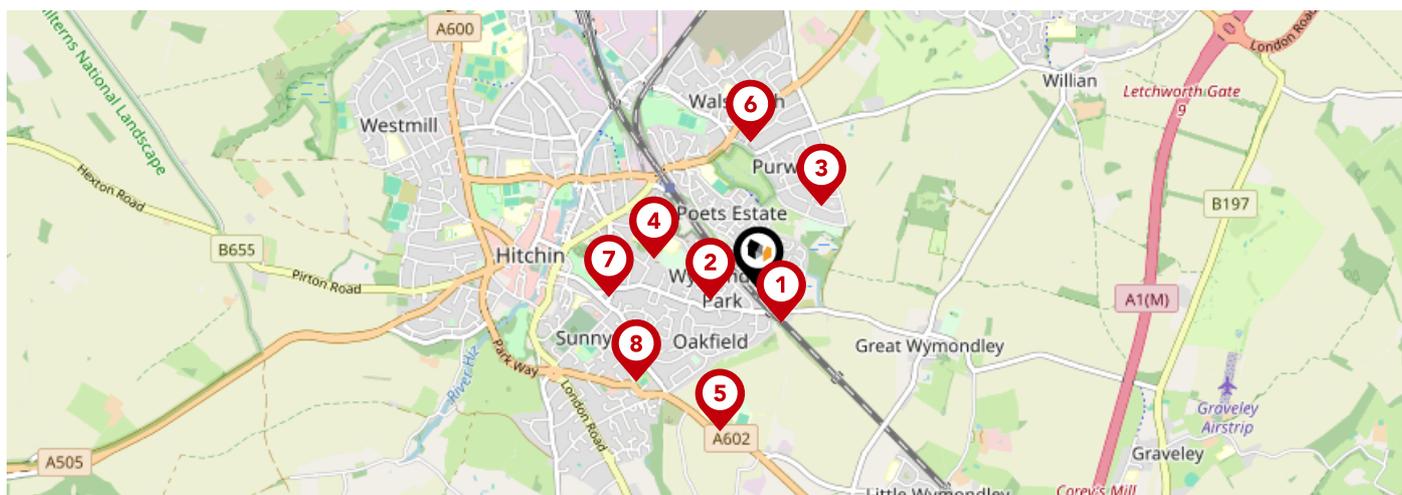
**Key:**

-  Power Pylons
-  Communication Masts

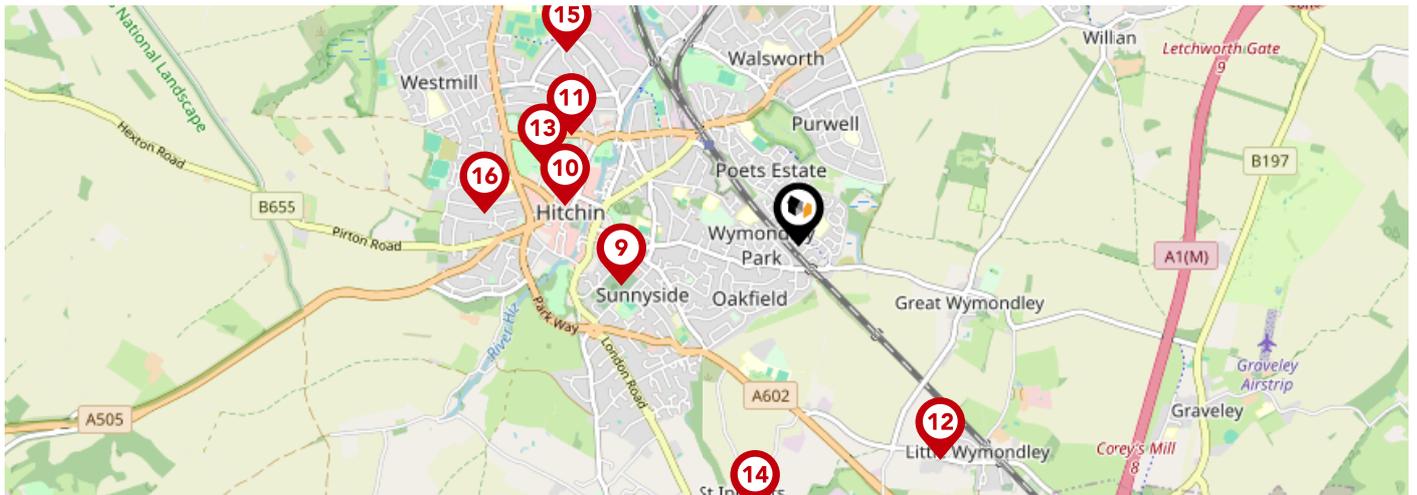
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



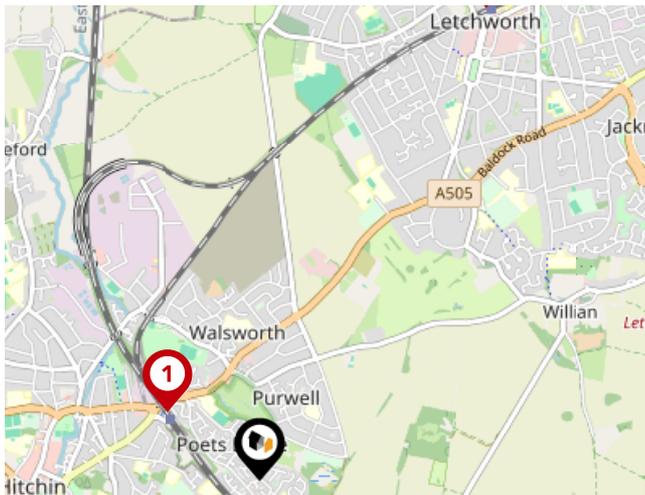
Listed Buildings in the local district	Grade	Distance
1347596 - Purwell Mill	Grade II	0.2 miles
1296130 - Mill Cottage At Purwell Farm	Grade II	0.2 miles
1102180 - Mill House	Grade II	0.2 miles
1296215 - Walsworth House	Grade II	0.5 miles
1347608 - 91, Woolgrove Road	Grade II	0.7 miles
1102182 - Church Of The Holy Saviour	Grade II	0.7 miles
1102138 - The New Found Out Public House	Grade II	0.8 miles
1347429 - The Manor House	Grade II	0.8 miles
1347442 - 1 Post Office Row	Grade II	0.8 miles
1102473 - The Grange	Grade II	0.8 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Mary Exton Primary School</b> Ofsted Rating: Good   Pupils: 181   Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>William Ransom Primary School</b> Ofsted Rating: Outstanding   Pupils: 422   Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Purwell Primary School</b> Ofsted Rating: Requires improvement   Pupils: 167   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Andrew's Church of England Voluntary Aided Primary School, Hitchin</b> Ofsted Rating: Outstanding   Pupils: 252   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Kingshott School</b> Ofsted Rating: Not Rated   Pupils: 400   Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Highover Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 428   Distance:0.68	<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:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Whitehill Junior School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <a href="#">Highbury Infant School and Nursery</a> Ofsted Rating: Good   Pupils: 204   Distance:0.82</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <a href="#">Hitchin Boys' School</a> Ofsted Rating: Outstanding   Pupils: 1317   Distance:1.08</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <a href="#">York Road Nursery School</a> Ofsted Rating: Outstanding   Pupils: 107   Distance:1.15</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <a href="#">Wymondley Junior Mixed and Infant School</a> Ofsted Rating: Good   Pupils: 102   Distance:1.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <a href="#">Wilshere-Dacre Junior Academy</a> Ofsted Rating: Good   Pupils: 267   Distance:1.22</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <a href="#">St Ippolyts Church of England Aided Primary School</a> Ofsted Rating: Good   Pupils: 175   Distance:1.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <a href="#">Strathmore Infant and Nursery School</a> Ofsted Rating: Good   Pupils: 199   Distance:1.37</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <a href="#">Samuel Lucas Junior Mixed and Infant School</a> Ofsted Rating: Outstanding   Pupils: 420   Distance:1.43</p>	<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	0.52 miles
2	Letchworth Rail Station	2.4 miles
3	Letchworth Rail Station	2.41 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	1.99 miles
2	A1(M) J9	2.35 miles
3	A1(M) J7	4.67 miles
4	A1(M) J10	4.87 miles
5	A1(M) J6	8.56 miles

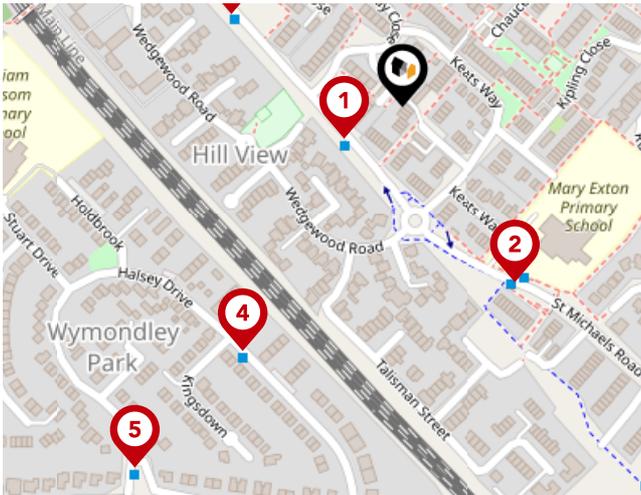


### Airports/Helipads

Pin	Name	Distance
1	Luton Airport	7.11 miles
2	Cambridge	25.47 miles
3	Stansted Airport	22.29 miles
4	Silvertown	33.42 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Hardy Close	0.04 miles
2	Mary Exton School	0.12 miles
3	Gibson Close	0.11 miles
4	Kingsdown	0.17 miles
5	Wymondley Road	0.26 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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