

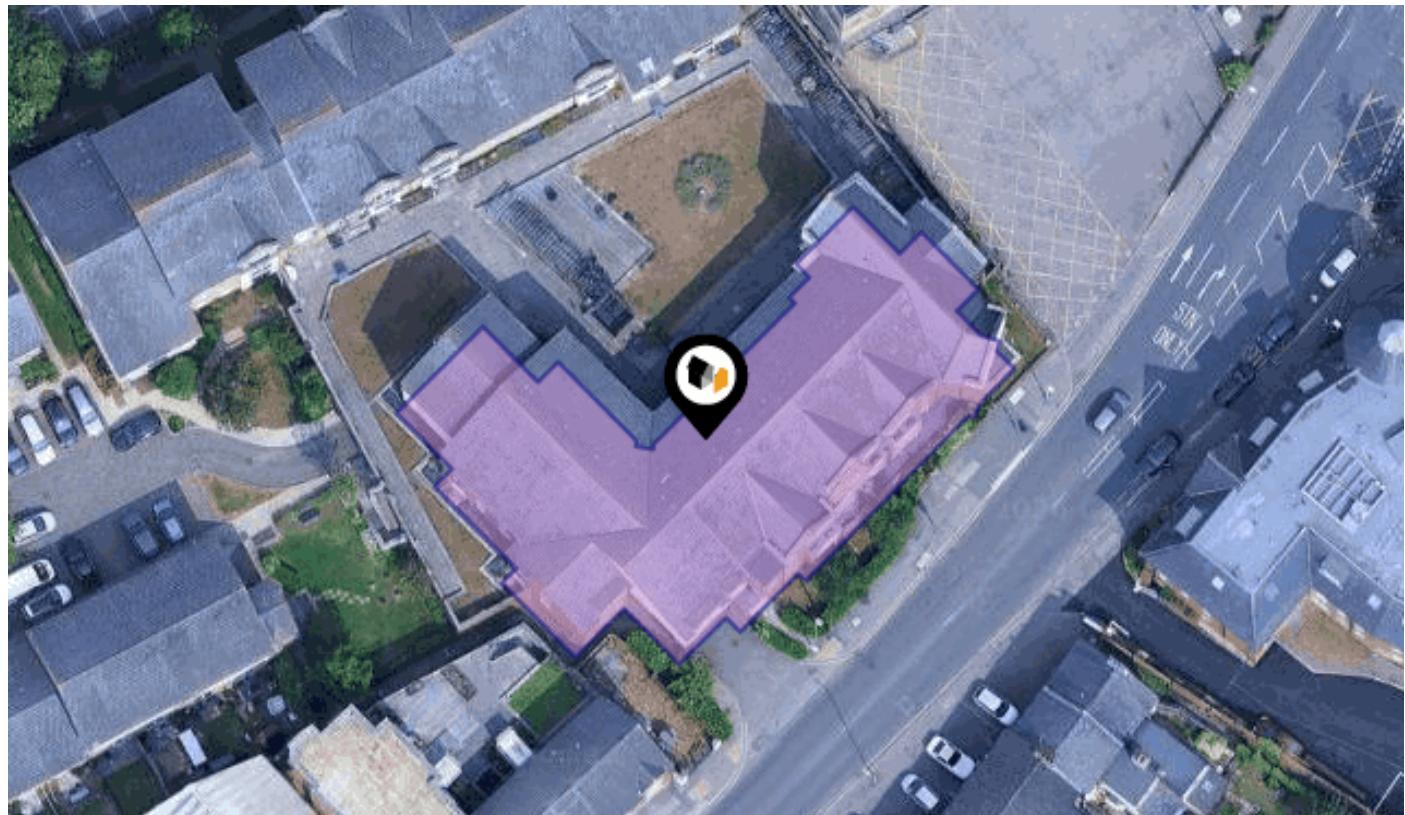


See More Online

## MIR: Material Info

The Material Information Affecting this Property

**Wednesday 28<sup>th</sup> January 2026**



**JOHNSON PLACE, 65, WALSWORTH ROAD, HITCHIN, SG4**

### Country Properties

6 Brand Street Hitchin SG5 1HX

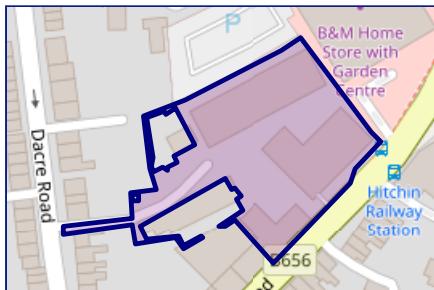
01462 452951

[phurren@country-properties.co.uk](mailto:phurren@country-properties.co.uk)

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

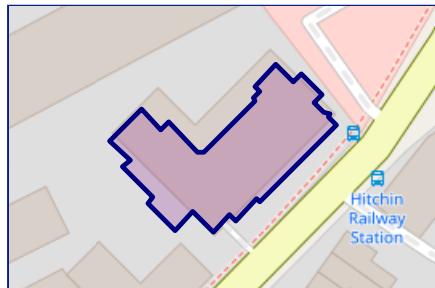


## Freehold Title Plan



**HD260234**

## Leasehold Title Plan



**HD489986**

Start Date: 18/12/2008  
End Date: 01/01/2133  
Lease Term: 125 Years from 1 January 2008  
Term Remaining: 106 years

Planning records for: **43 Johnson Place 65 Walsworth Road Hitchin SG4 9FJ**

**Reference - 12/01369/1DOC**

**Decision:** Decided

**Date:** 11th June 2012

**Description:**

Confirmation of discharge of 18 conditions for application number 06/02187/1

65, Walsworth Road, SG4

Energy rating

**B**

Valid until 15.12.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	81   B	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	End-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>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>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<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>	63 m <sup>2</sup>

## Building Safety

No building safety aspects to report

## Accessibility / Adaptations

not suitable for wheelchair users.

## Restrictive Covenants

None specified by vendor

## Rights of Way (Public & Private)

Communal areas, no other specified

## Construction Type

Standard brick construction

## Property Lease Information

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Leasehold:

Remaining lease on the property: Recent lease extension - 200 years from 2026

Service Charge - £2,100. per annum

No ground rent associated with this property

## Listed Building Information

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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**

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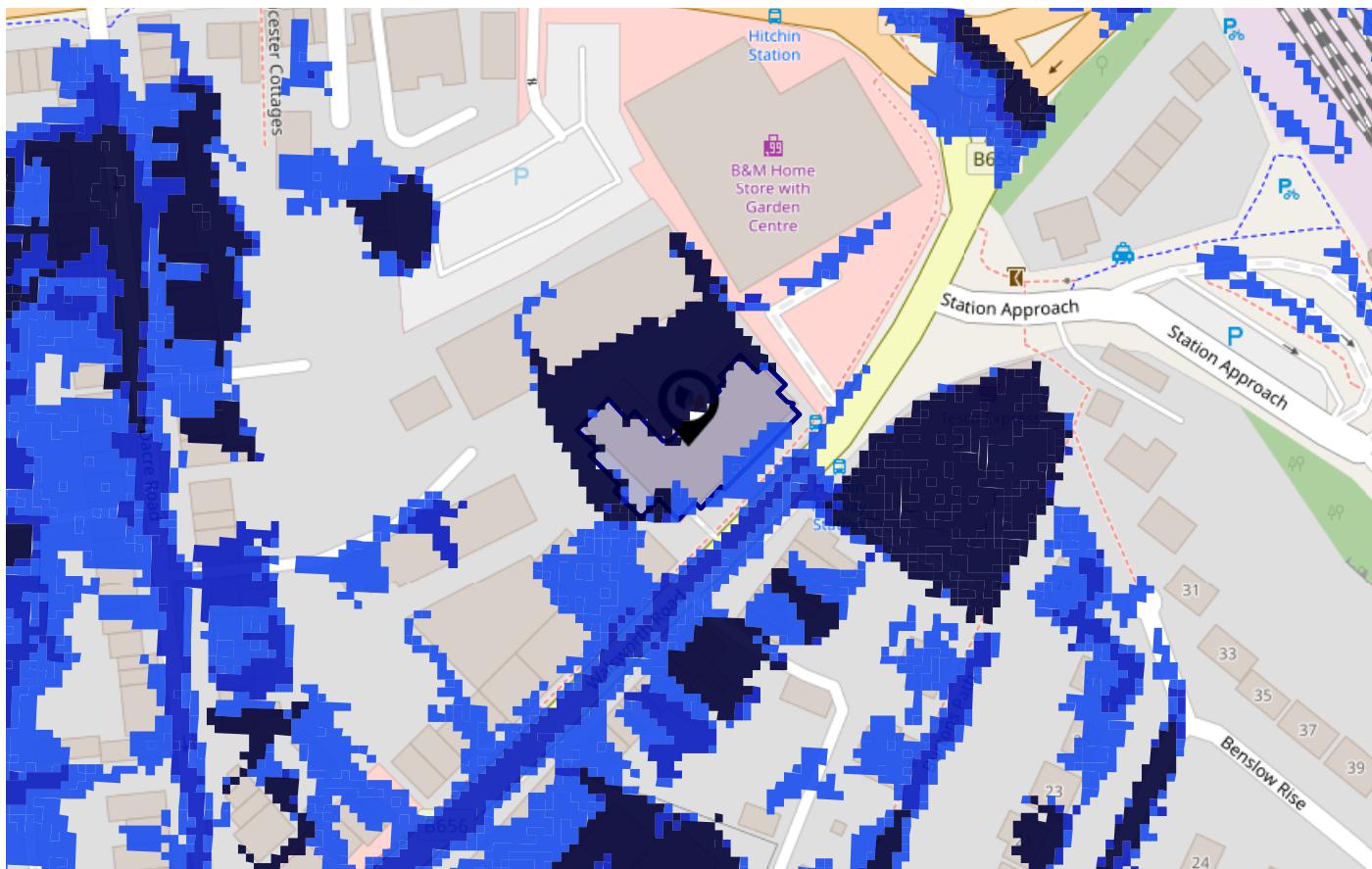
The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

# 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.

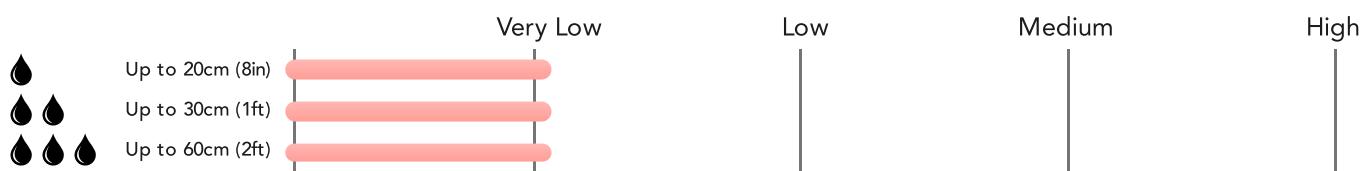


Risk Rating: Very low

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.

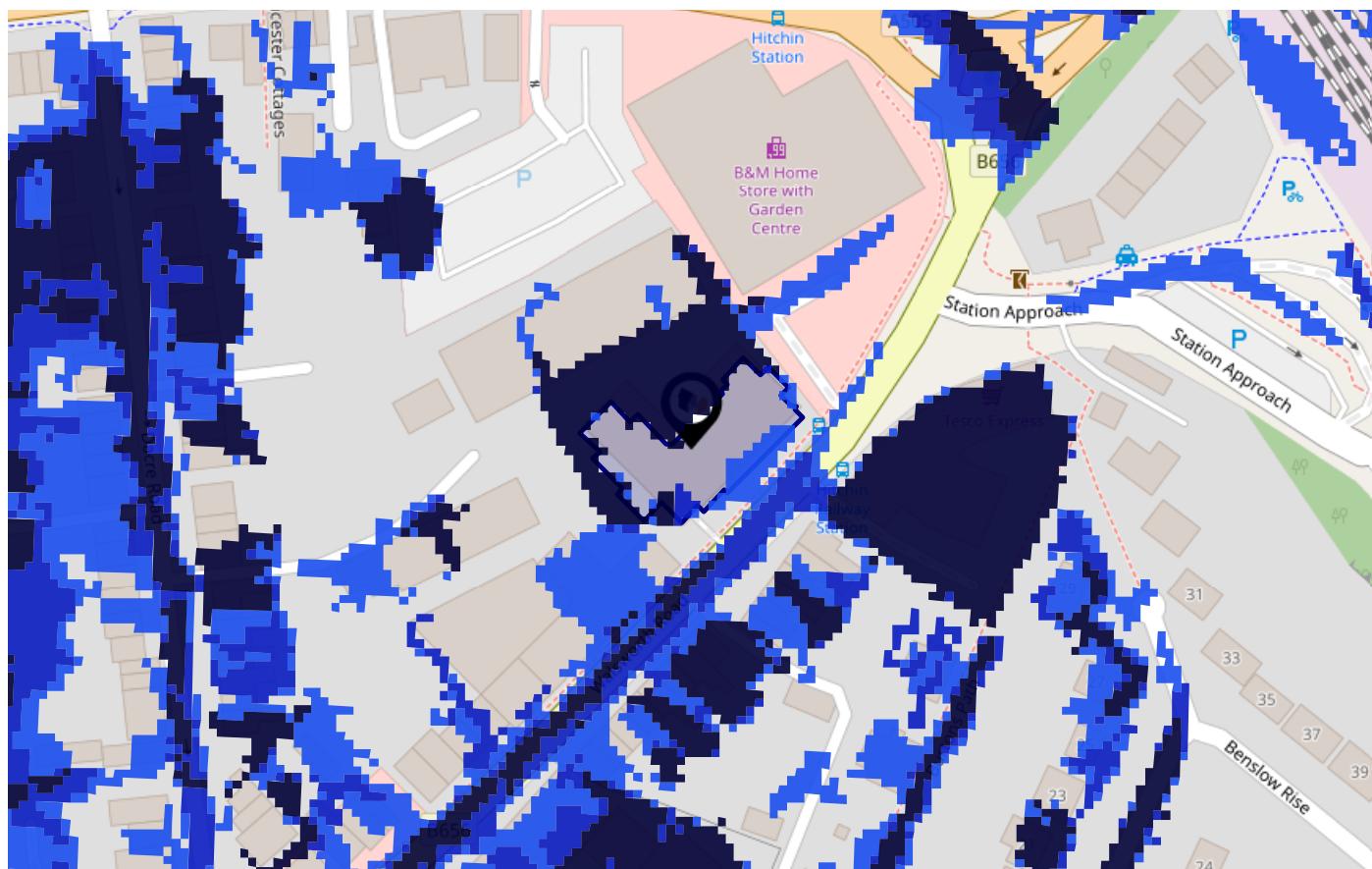
Chance of flooding to the following depths at this property:



# Flood Risk Surface Water - Climate Change

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.

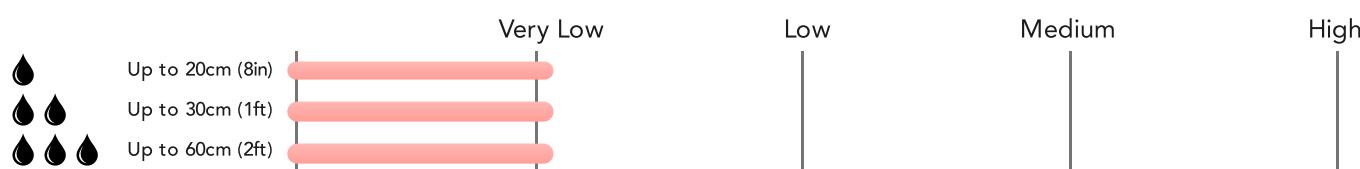


Risk Rating: Very low

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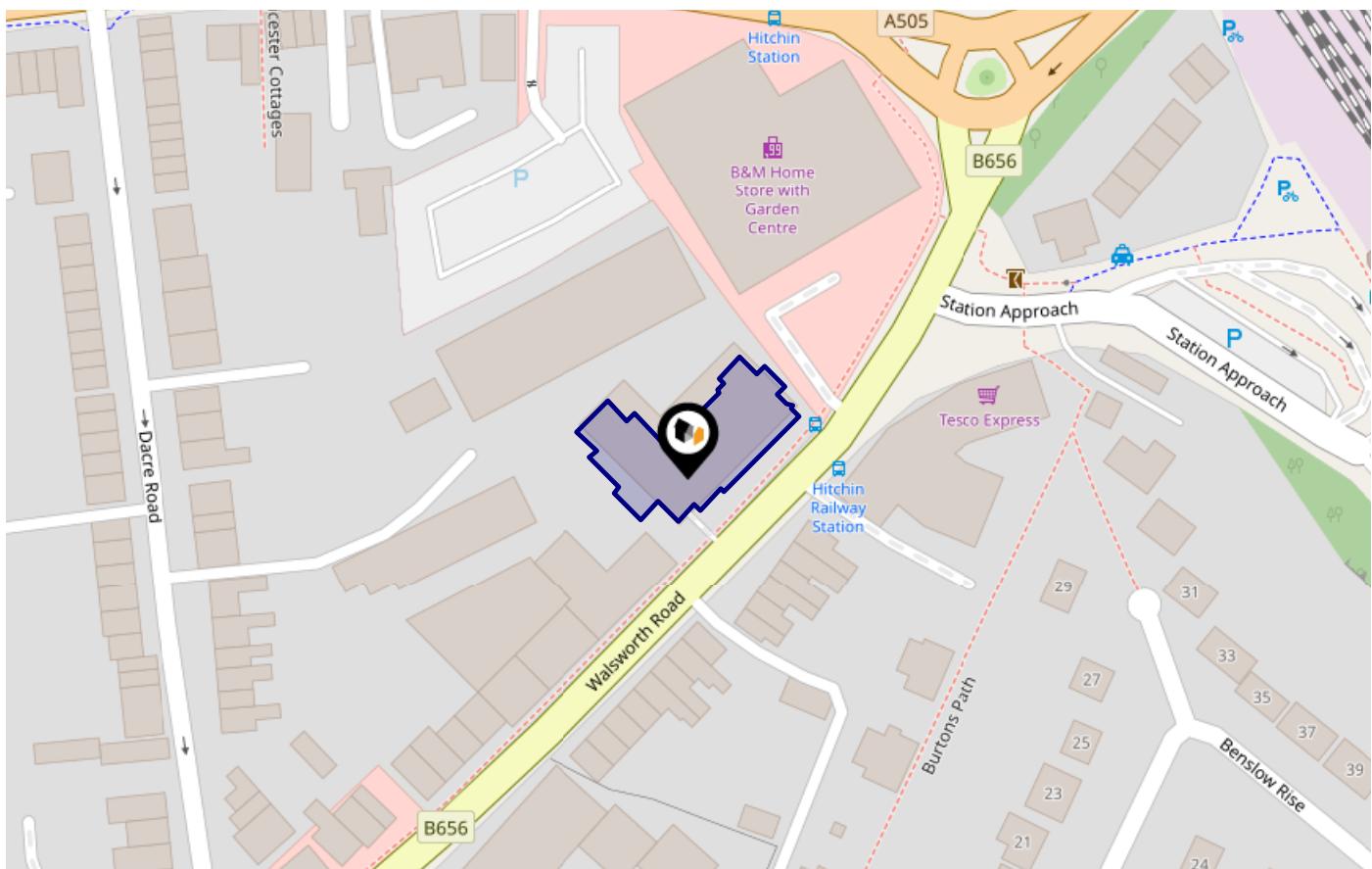
Chance of flooding to the following depths at this property:



# 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.

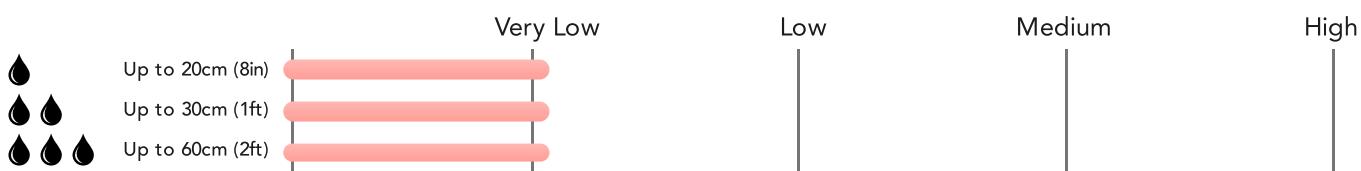


Risk Rating: Very low

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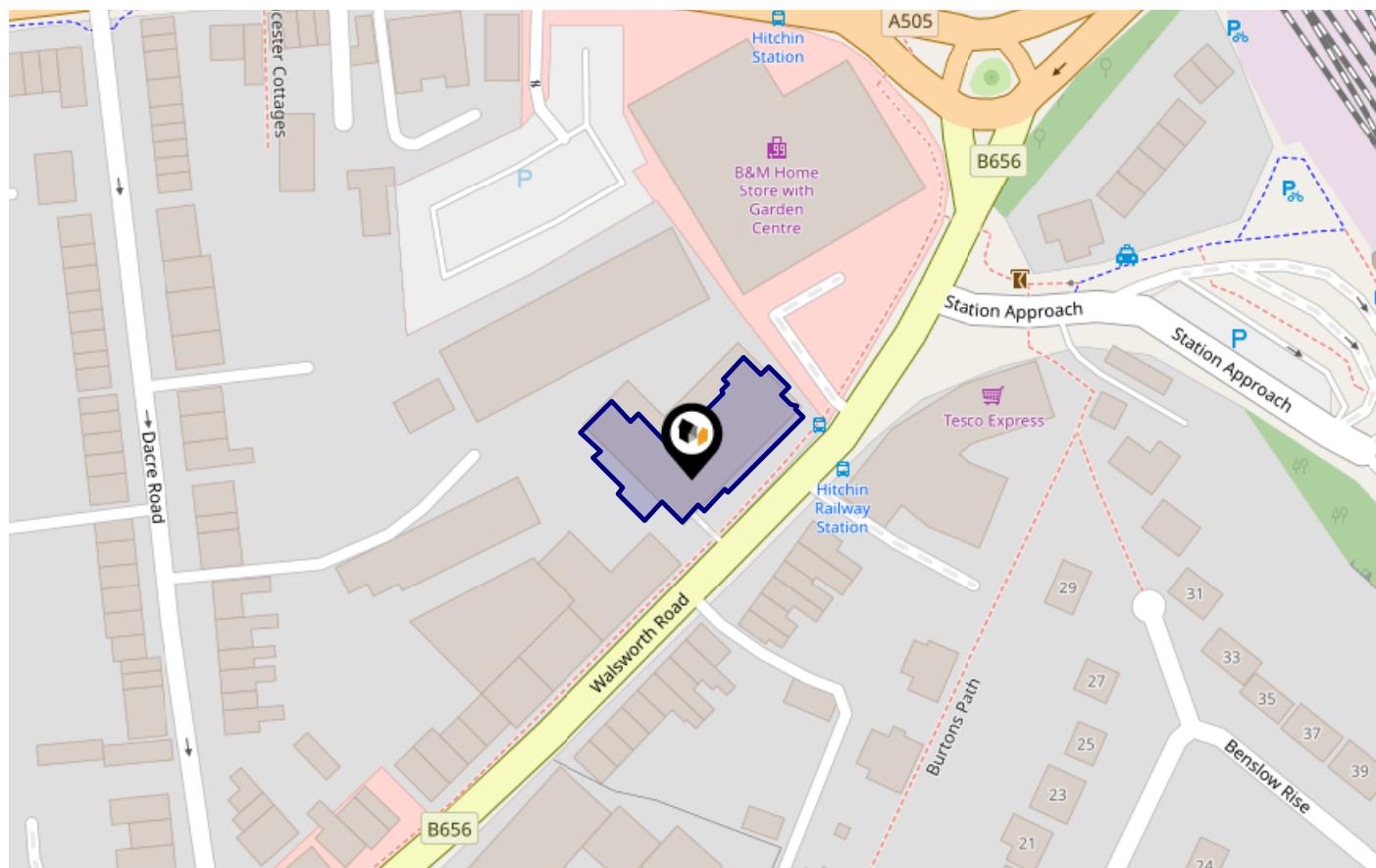
Chance of flooding to the following depths at this property:



# 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.

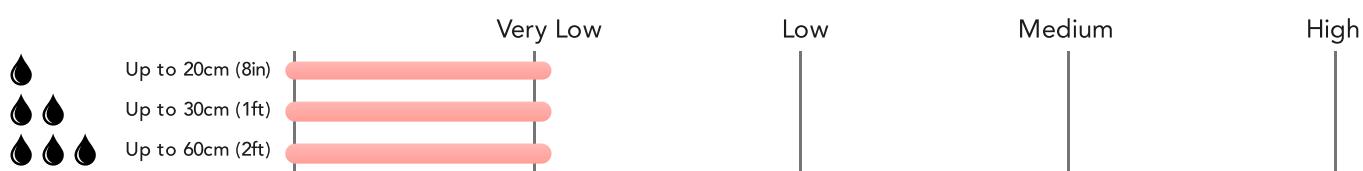


**Risk Rating: Very low**

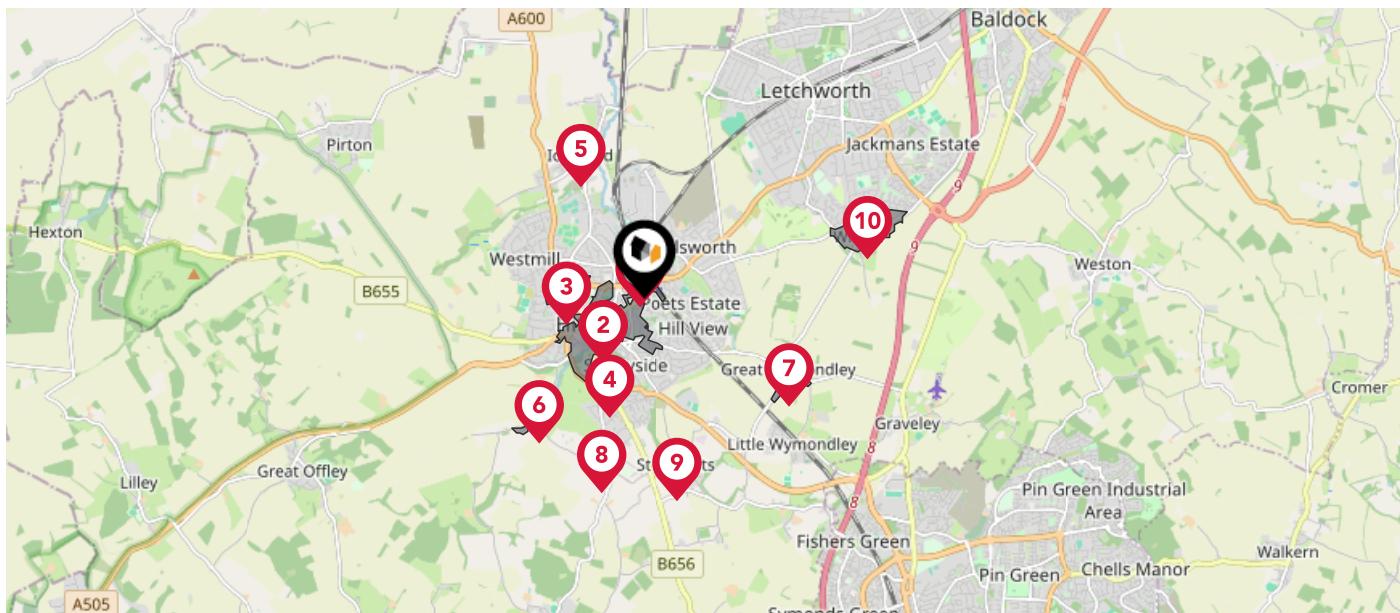
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

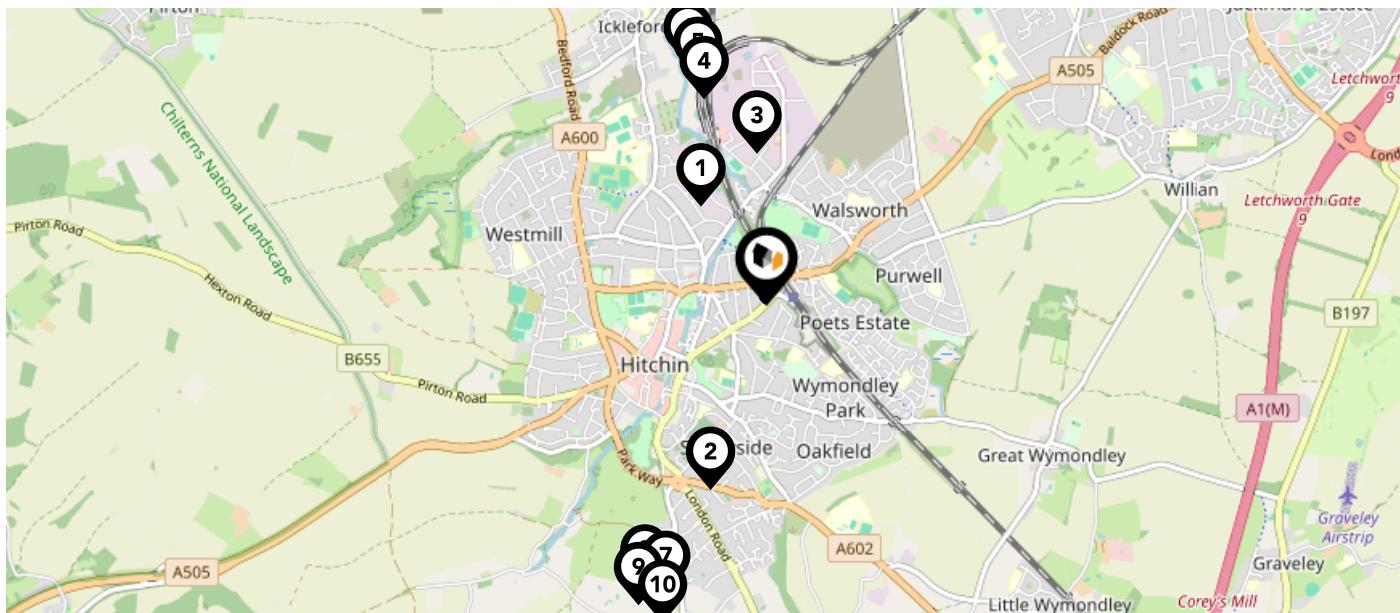
1	Hitchin Railway and Ransom's Recreation Ground
2	Hitchin
3	Butts Close, Hitchin
4	Hitchin Hill Path
5	Ickleford
6	Charlton
7	Great Wymondley
8	Gosmore
9	St Ippolts
10	Willian

# Maps

## Landfill Sites

country  
properties

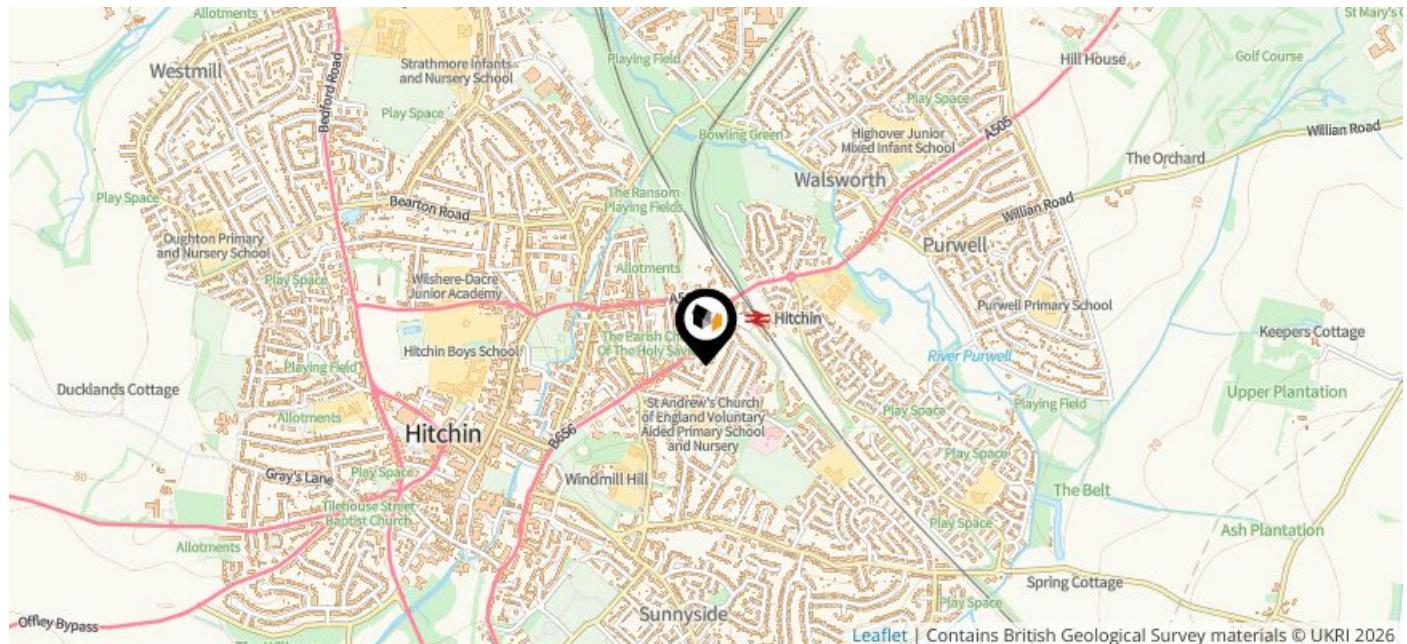
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

1	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
2	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
3	Wallace Way-Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
4	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
5	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
6	Gerry's Hole-Ickleford, Near 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	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	<input type="checkbox"/>
10	Maydencroft Manor-Gosmore, Hitchin	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.

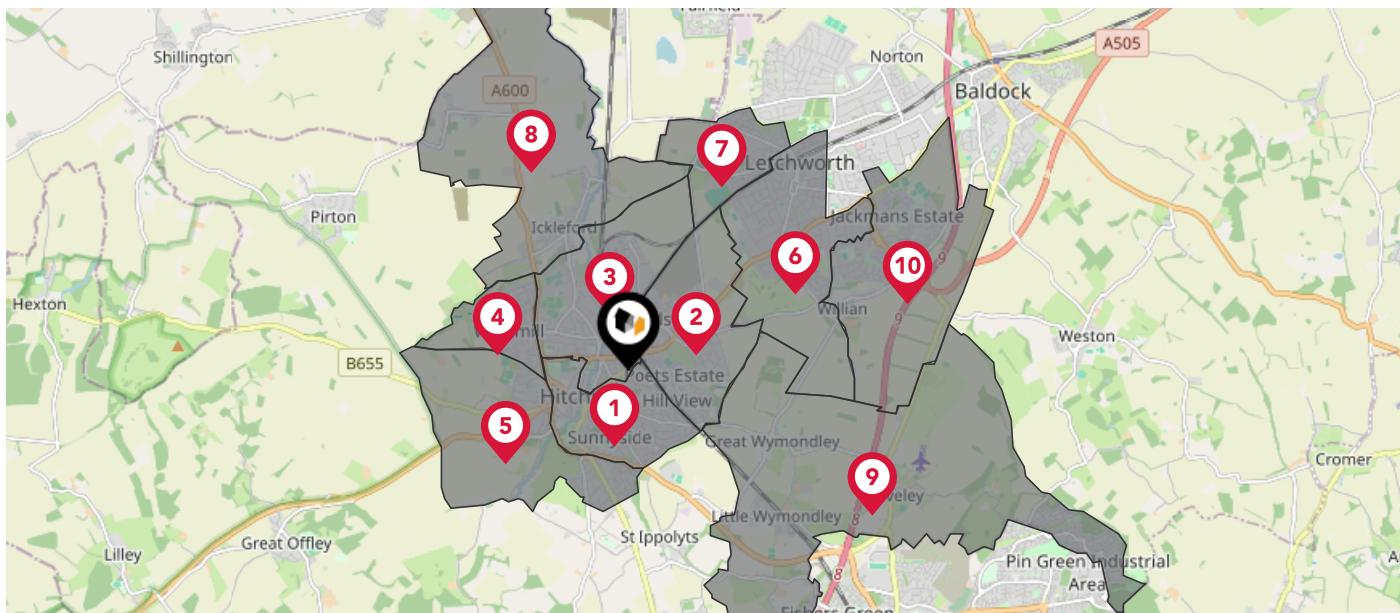
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

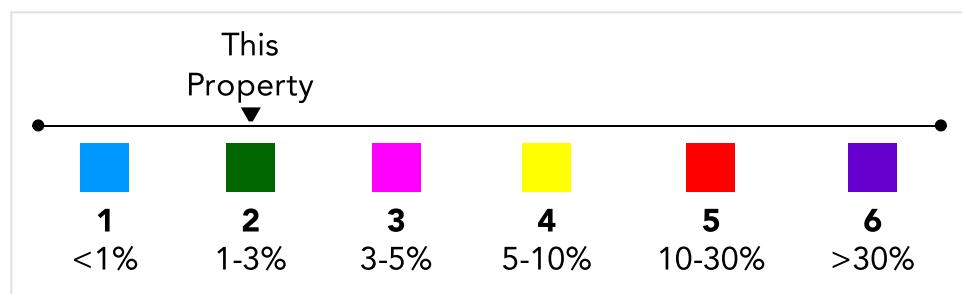
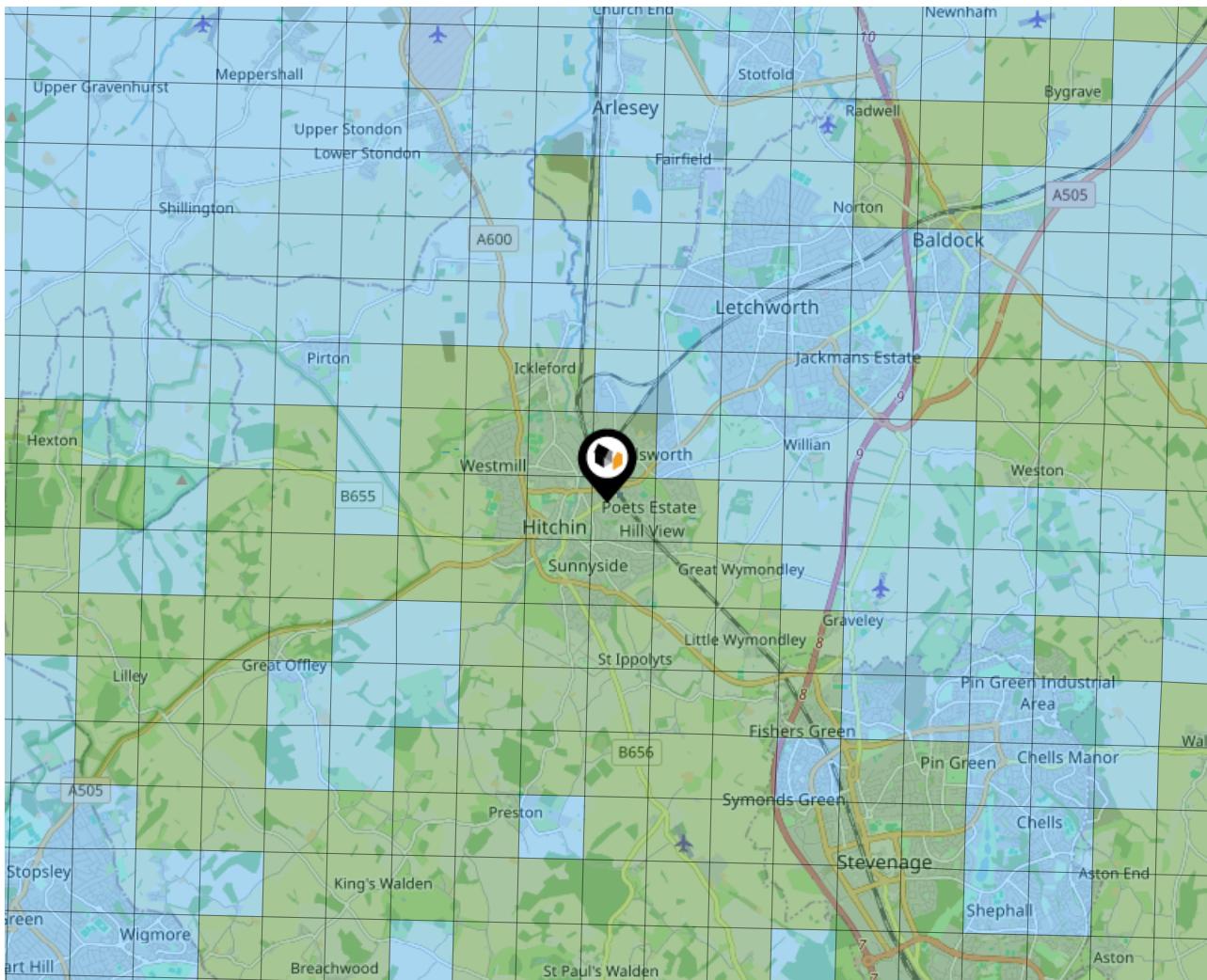


### Nearby Council Wards

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

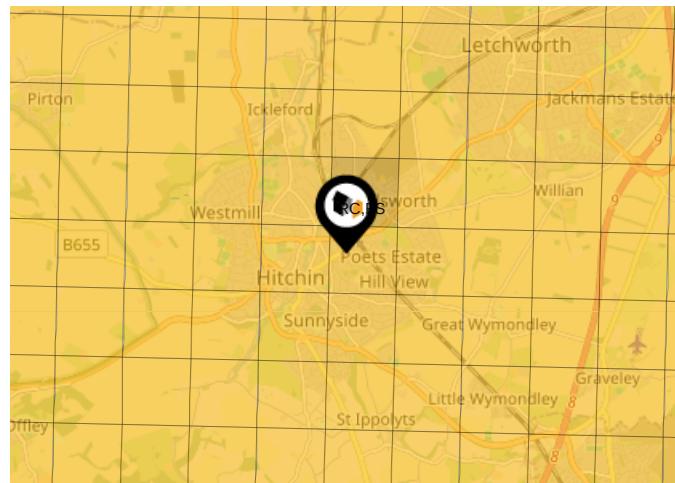
## What is Radon?

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		

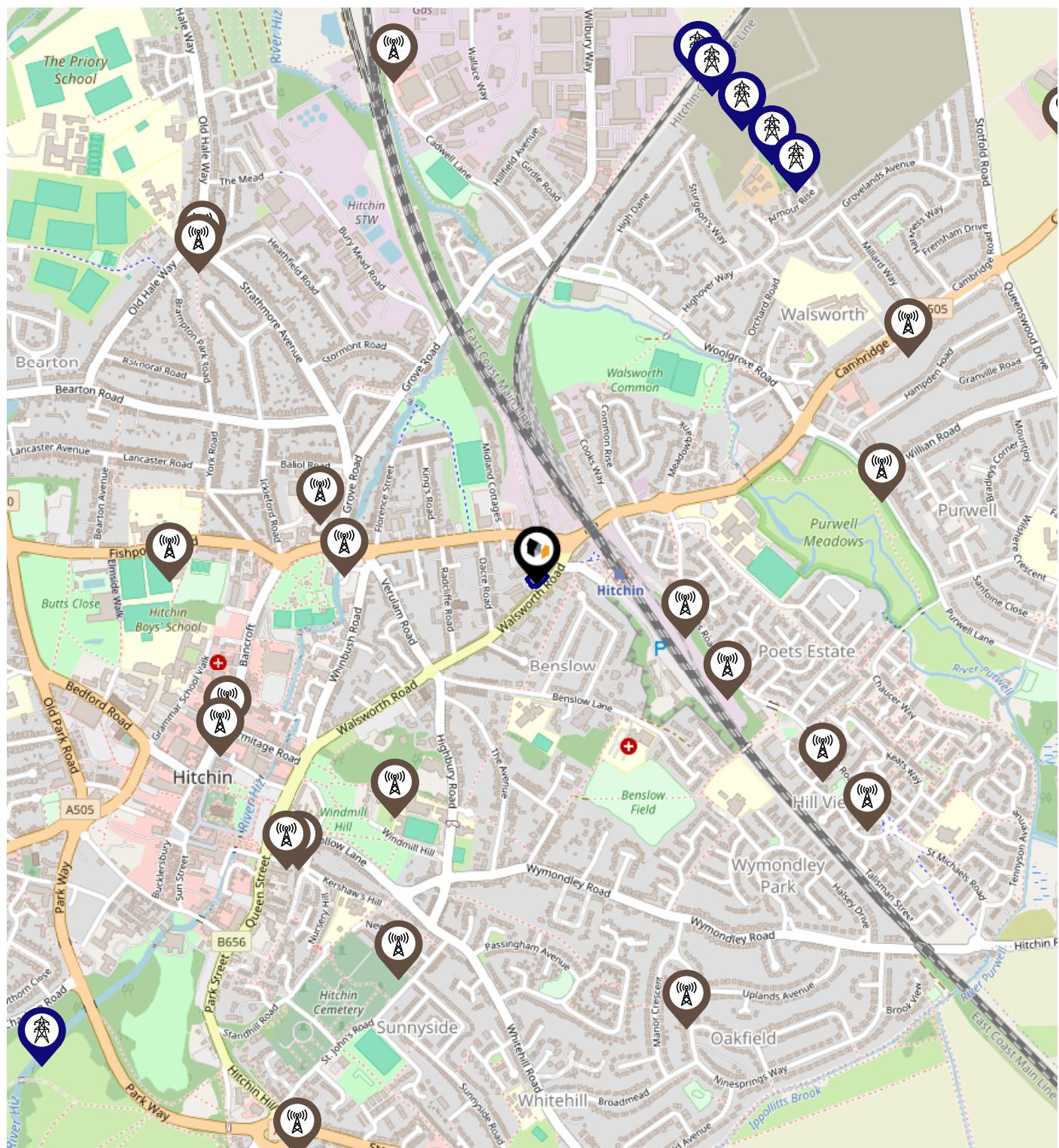


## Primary Classifications (Most Common Clay Types)

<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

country  
properties



## Key:

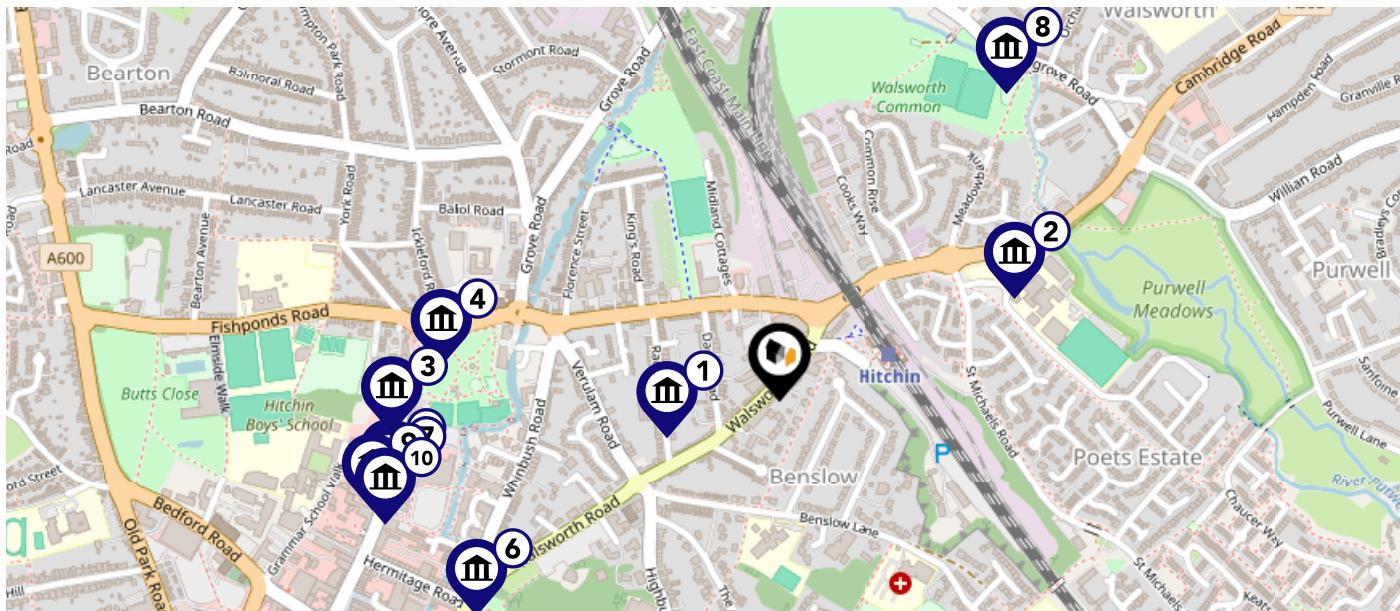
- Power Pylons
- Communication Masts

# Maps

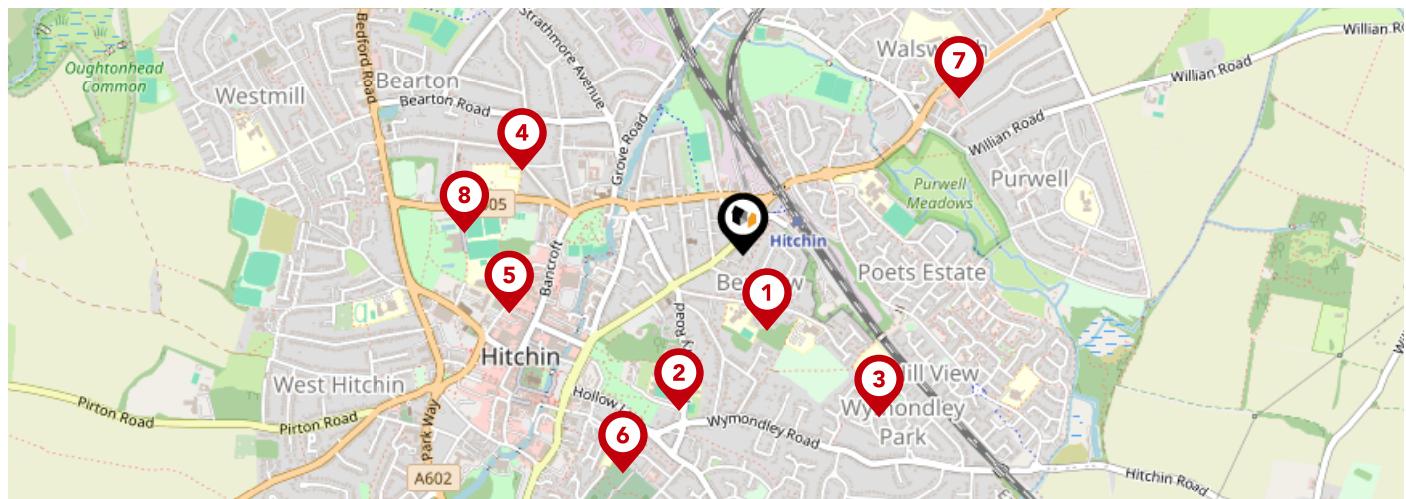
## Listed Buildings

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
1102182 - Church Of The Holy Saviour	Grade II	0.1 miles
1296215 - Walsworth House	Grade II	0.3 miles
1347577 - 53, Bancroft	Grade II	0.4 miles
1347594 - Frythe Cottages	Grade II	0.4 miles
1102222 - 86 And 87, Bancroft	Grade II	0.4 miles
1102128 - 1, Walsworth Road	Grade II	0.4 miles
1173005 - Entrance Court Wall And Gateways To Skynner's Almshouses Skynner's Almshouses	Grade II	0.4 miles
1347608 - 91, Woolgrove Road	Grade II	0.4 miles
1172987 - 34, Bancroft	Grade II	0.5 miles
1173028 - 93, Bancroft	Grade II	0.5 miles



Nursery Primary Secondary College Private

	School Name	Ofsted Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	<a href="#">St Andrew's Church of England Voluntary Aided Primary School, Hitchin</a>	Ofsted Rating: Outstanding	Pupils: 252	Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	<a href="#">Hitchin Girls' School</a>	Ofsted Rating: Outstanding	Pupils: 1355	Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	<a href="#">William Ransom Primary School</a>	Ofsted Rating: Outstanding	Pupils: 422	Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	<a href="#">York Road Nursery School</a>	Ofsted Rating: Outstanding	Pupils: 107	Distance:0.54	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	<a href="#">Hitchin Boys' School</a>	Ofsted Rating: Outstanding	Pupils: 1317	Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	<a href="#">Highbury Infant School and Nursery</a>	Ofsted Rating: Good	Pupils: 204	Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	<a href="#">Highover Junior Mixed and Infant School</a>	Ofsted Rating: Good	Pupils: 428	Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	<a href="#">Wilshire-Dacre Junior Academy</a>	Ofsted Rating: Good	Pupils: 267	Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

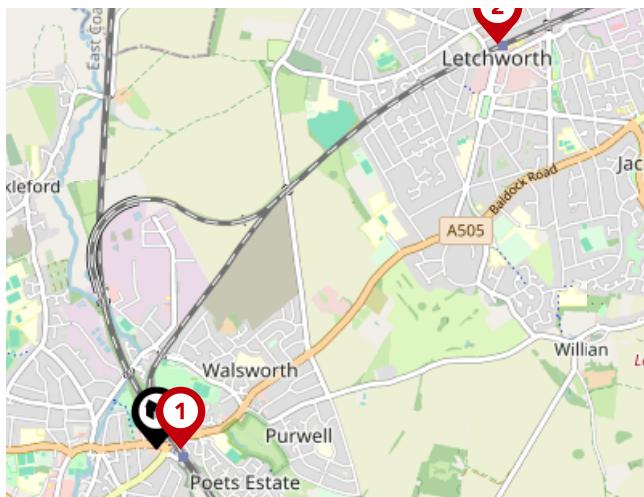


Nursery Primary Secondary College Private

	Whitehill Junior School	Ofsted Rating: Good   Pupils: 240   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Strathmore Infant and Nursery School	Ofsted Rating: Good   Pupils: 199   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Mary Exton Primary School	Ofsted Rating: Good   Pupils: 181   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Purwell Primary School	Ofsted Rating: Requires improvement   Pupils: 167   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Samuel Lucas Junior Mixed and Infant School	Ofsted Rating: Outstanding   Pupils: 420   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Our Lady Catholic Primary School	Ofsted Rating: Good   Pupils: 154   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	The Priory School	Ofsted Rating: Good   Pupils: 1231   Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Kingshott School	Ofsted Rating: Not Rated   Pupils: 400   Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)

country properties



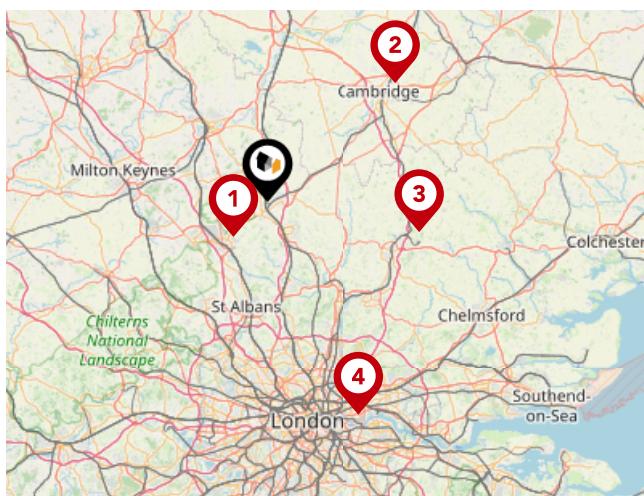
## National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.11 miles
2	Letchworth Rail Station	2.42 miles
3	Letchworth Rail Station	2.43 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.59 miles
2	A1(M) J9	2.74 miles
3	A1(M) J10	4.85 miles
4	A1(M) J7	5.19 miles
5	A1(M) J6	9 miles

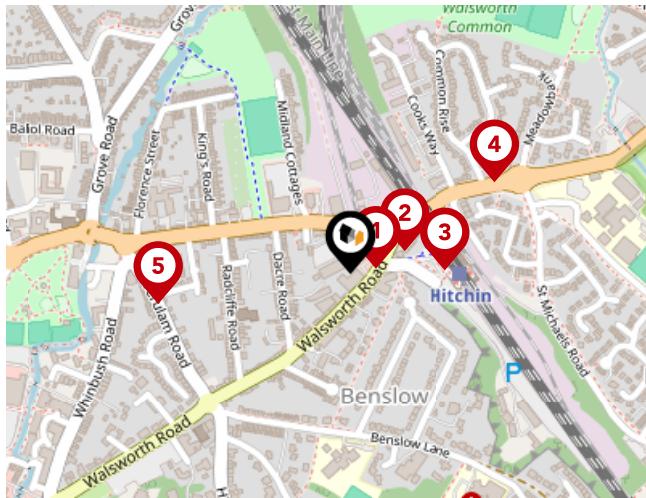


## Airports/Helpads

Pin	Name	Distance
1	Luton Airport	6.95 miles
2	Cambridge	25.63 miles
3	Stansted Airport	22.87 miles
4	Silvertown	33.92 miles

# Area Transport (Local)

country  
properties



## Bus Stops/Stations

Pin	Name	Distance
1	Hitchin Railway Station	0.03 miles
2	Hitchin Railway Station	0.07 miles
3	Hitchin Railway Station	0.11 miles
4	North Herts College	0.19 miles
5	Convent Close	0.22 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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### Country Properties

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