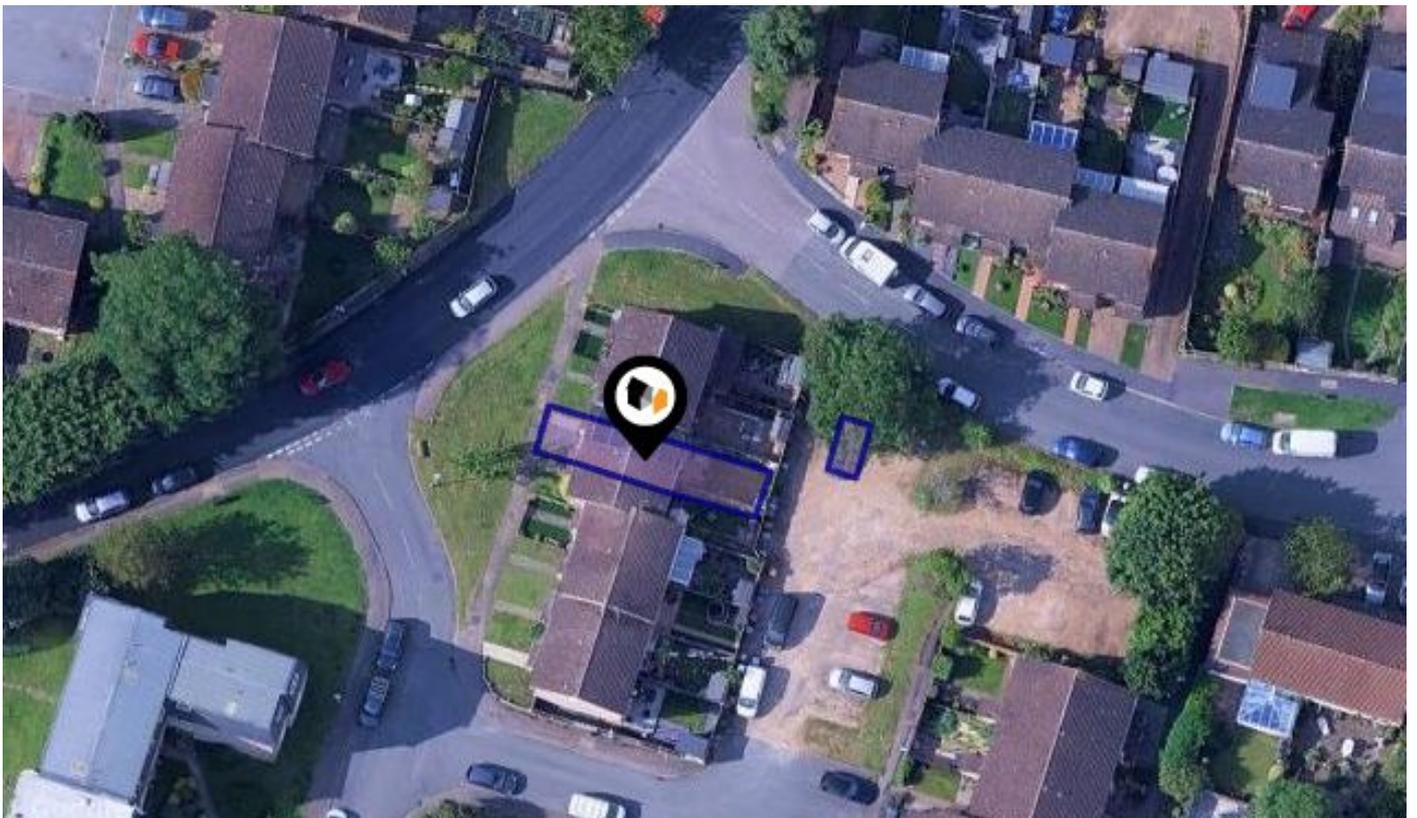




See More Online

MIR: Material Info

The Material Information Affecting this Property
Tuesday 10th March 2026



THE BLANES, WARE, SG12

Shepherds Estate Agents

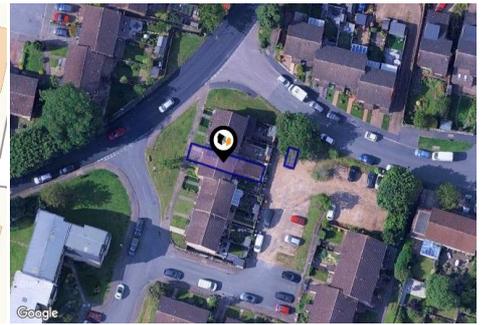
Riverside House 6 Mill Bridge Hertford Herts SG14 1PY

01992 551955

lettings@shepherdsofhertford.co.uk

shepherdsofhertford.co.uk





Property

| | | | |
|-------------------------|---|----------------|----------|
| Type: | Terraced | Tenure: | Freehold |
| Bedrooms: | 2 | | |
| Floor Area: | 484 ft ² / 45 m ² | | |
| Plot Area: | 0.02 acres | | |
| Year Built : | 1983-1990 | | |
| Council Tax : | Band C | | |
| Annual Estimate: | £2,080 | | |
| Title Number: | HD105067 | | |

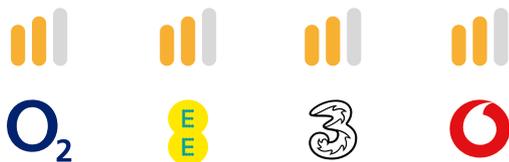
Local Area

| | |
|---------------------------|--------------------|
| Local Authority: | East hertfordshire |
| Conservation Area: | No |
| Flood Risk: | |
| • Rivers & Seas | Very low |
| • Surface Water | Very low |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|---------------------|
| 13 mb/s | 80 mb/s | 1000 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

Energy rating
SG12

A

Valid until 18.10.2033

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | 95 A | 97 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Additional EPC Data

| | |
|-------------------------------------|--|
| Property Type: | House |
| Build Form: | Mid-Terrace |
| Transaction Type: | Rental |
| Energy Tariff: | Dual |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| 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, 200 mm loft insulation |
| 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 all fixed outlets |
| Floors: | Suspended, no insulation (assumed) |
| Total Floor Area: | 45 m ² |

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

Electricity Supply

The property has electric supply

Gas Supply

The property has gas supply

Central Heating

The property gas central heating

Water Supply

The property has water supply

Drainage

The property has mains drainage

Testimonial 1



From first visit to completion of sale we received personal attention, queries were answered quickly and when asked advice, which turned out for the best, was given. A very satisfied client.

Testimonial 2



The team at Shepherds are bright, cheerful and friendly to deal with. Their photos of our house were fabulous, showing it at its best. I'm sure that was a significant reason for the rapid sale. Their responses and updates were always helpful and prompt. I can confidently recommend their services. Many thanks to David, Peter and the team.

Testimonial 3



Shepherds were great when we bought our house recently - answered all my many questions and kept me regularly updated in a somewhat long and frustrating chain with lots of issues. Would highly recommend

Testimonial 4



Very good experience, especially collaboration with my neighbour. Will definitely recommend.



/shepherdsofhertford



/shepherds100



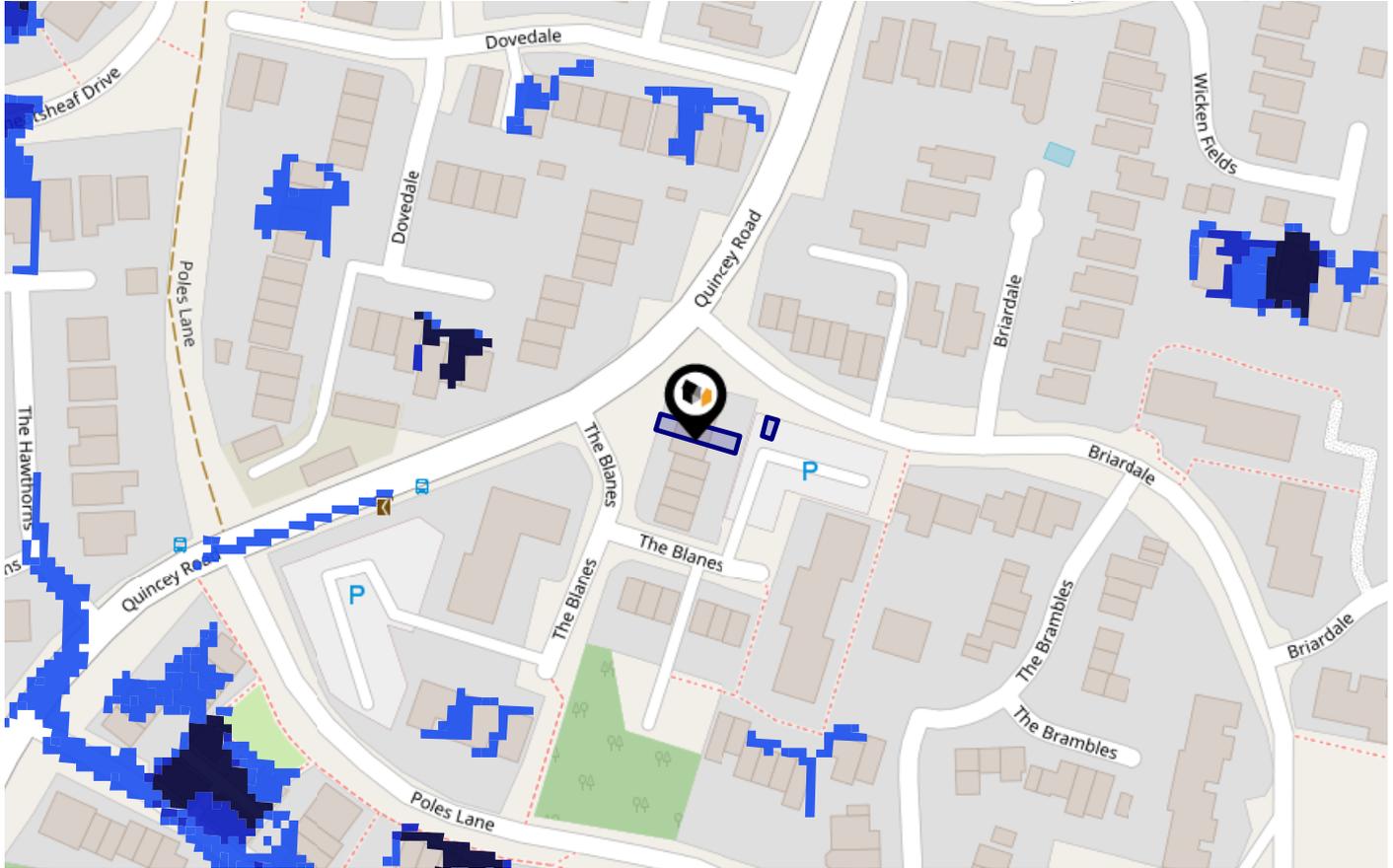
/shepherdsofhertford/

Important - Please read

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.

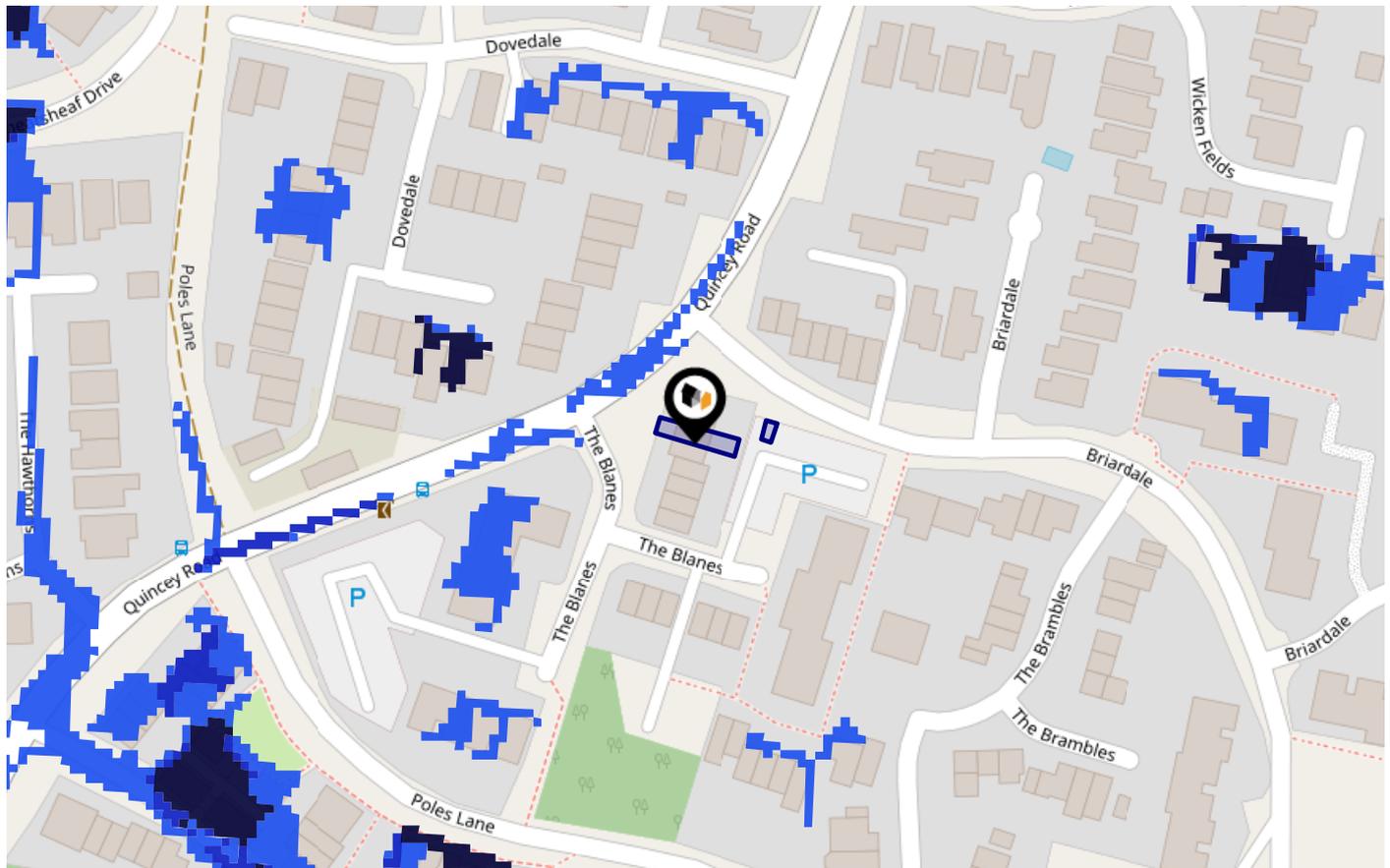
Chance of flooding to the following depths at this property:



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.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

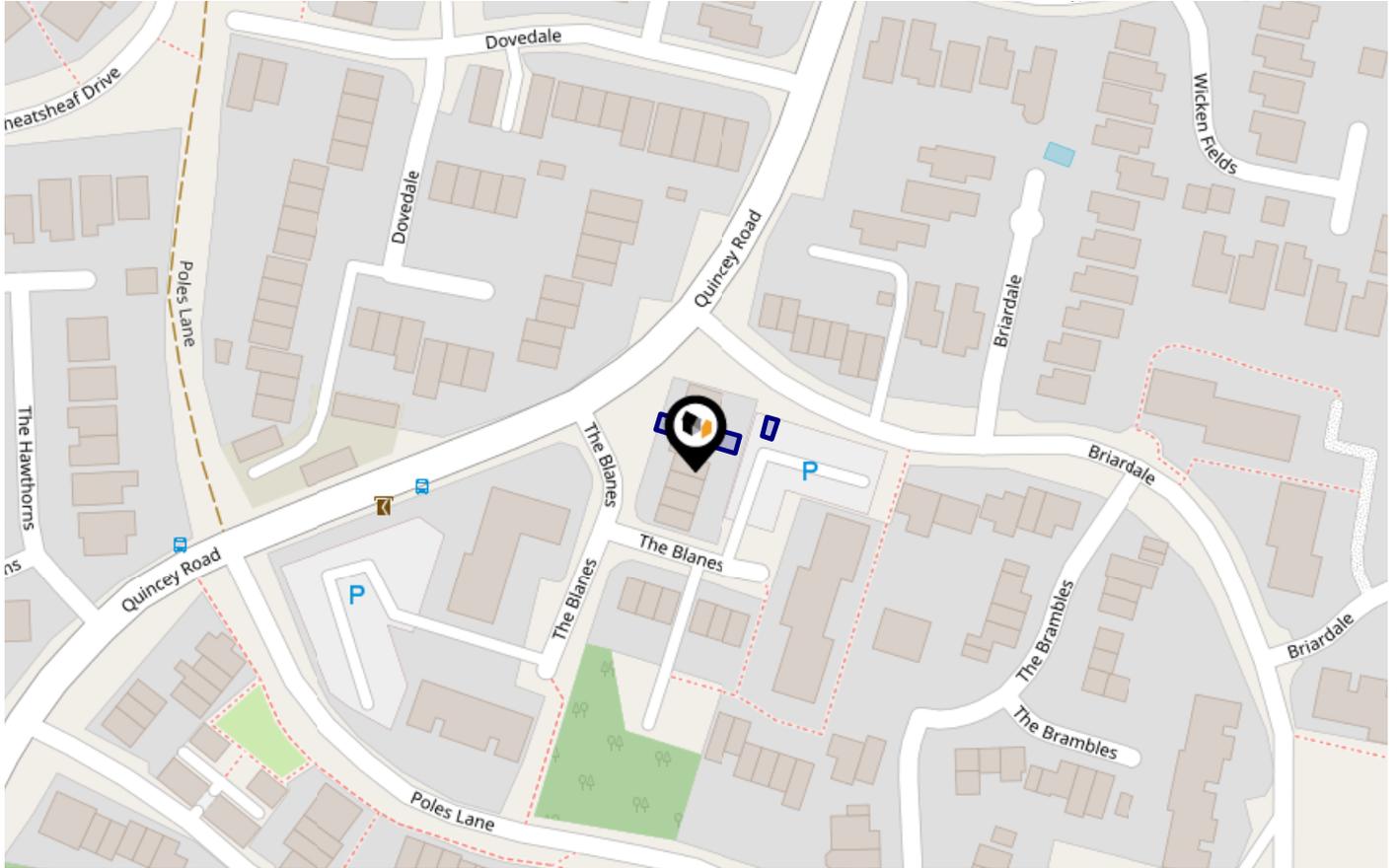
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

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.

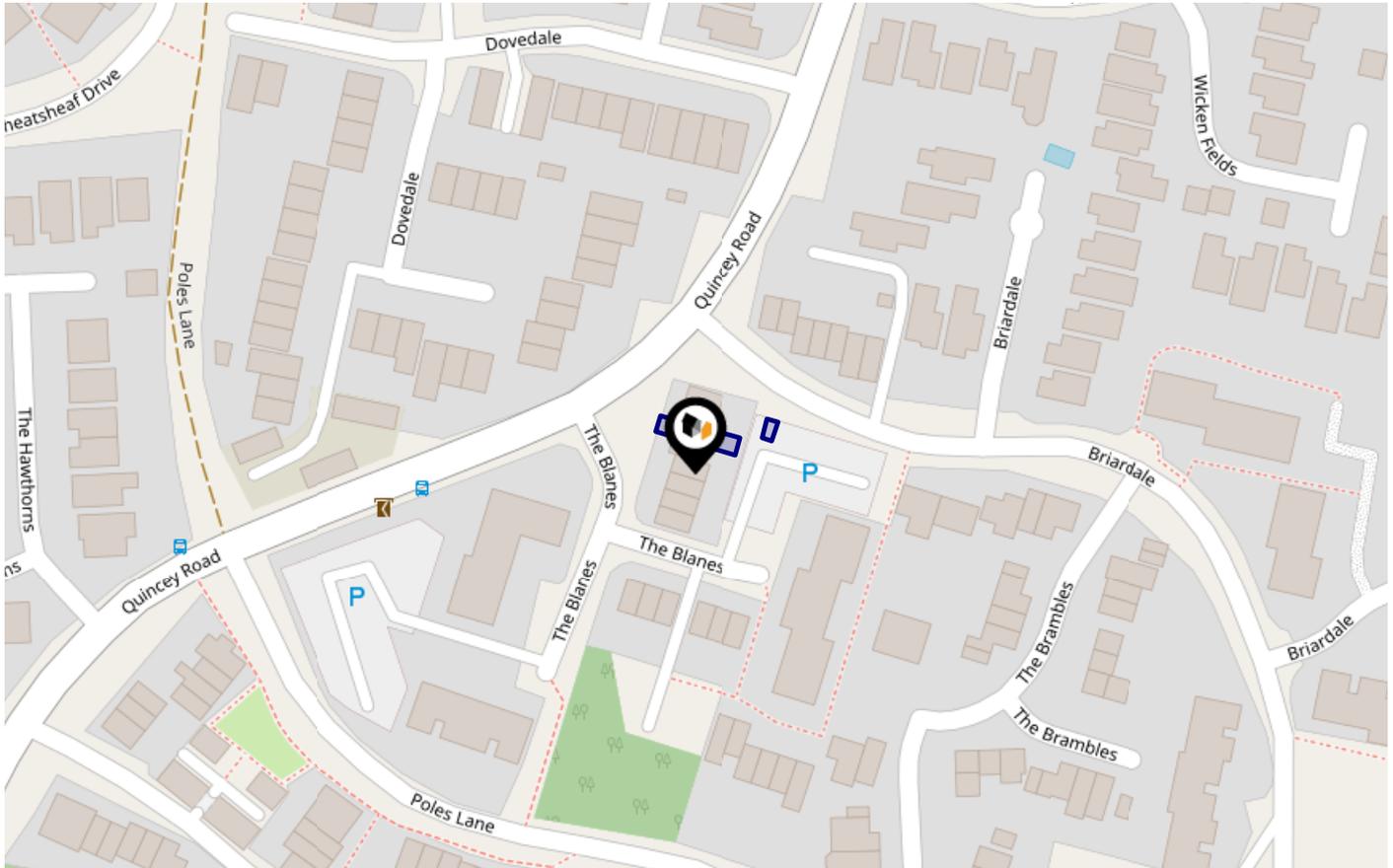
Chance of flooding to the following depths at this property:



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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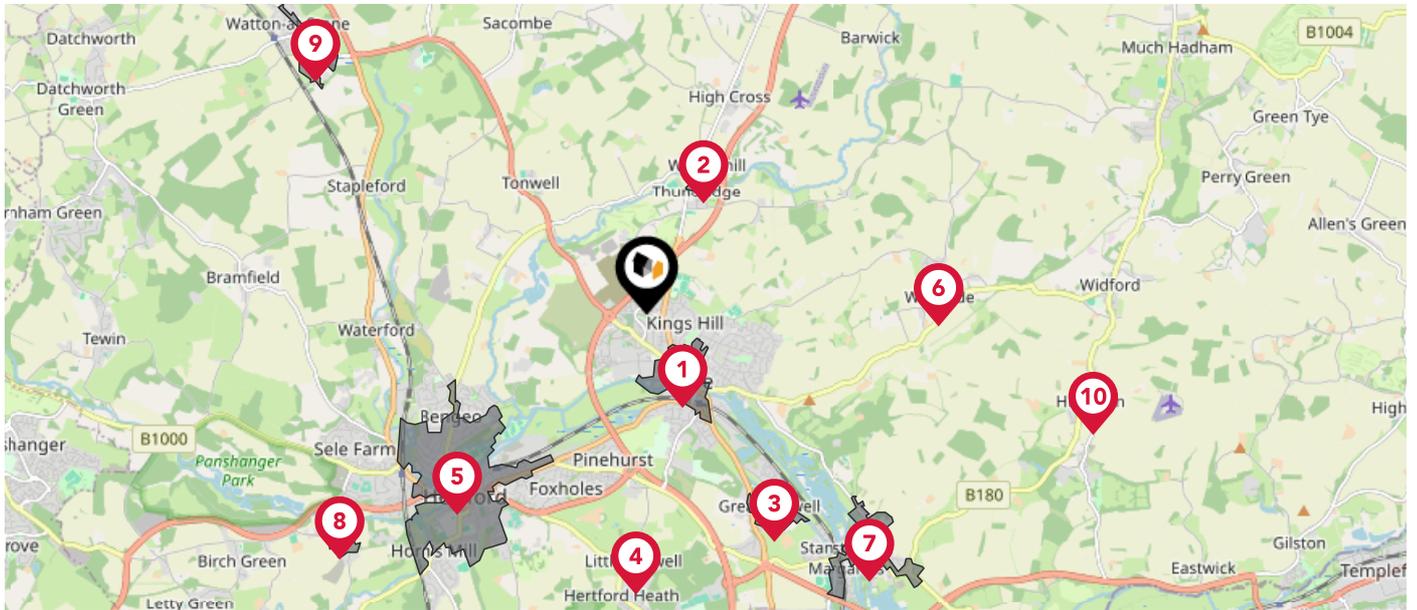
Chance of flooding to the following depths at this property:



Maps

Conservation Areas

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.



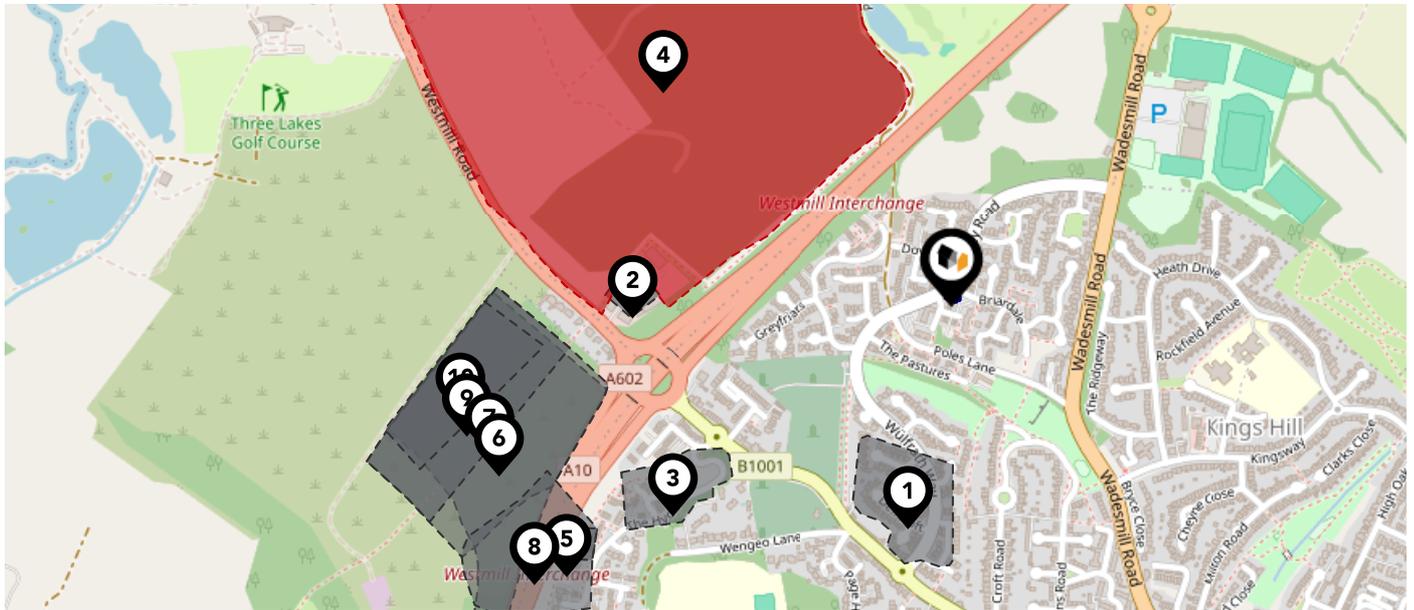
Nearby Conservation Areas

- 1 Ware
- 2 Thundridge Wadesmill
- 3 Great Amwell
- 4 Little Amwell
- 5 Hertford
- 6 Wareside
- 7 Stanstead Abbots
- 8 Hertingfordbury
- 9 Watton at Stone
- 10 Hunsdon

Maps

Landfill Sites

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.



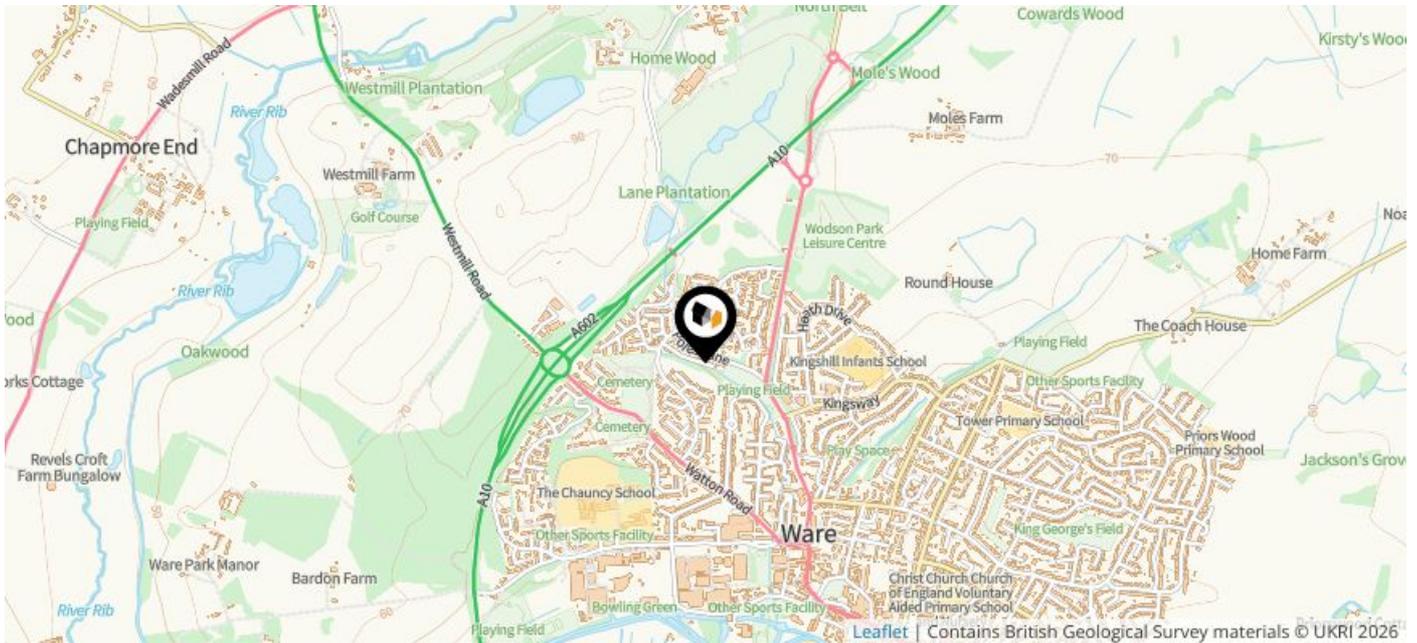
Nearby Landfill Sites

| | | | |
|-----------|---|-------------------|---|
| 1 | Watton Road-Ware, East Hertfordshire | Historic Landfill |  |
| 2 | Westmill Road Car Park-Westmill Road, Ware, Hertfordshire | Historic Landfill |  |
| 3 | Ware Quarry-Westmill Road, Ware, Hertfordshire | Historic Landfill |  |
| 4 | No name provided by source | Active Landfill |  |
| 5 | Ware Quarry-Westmill Road, Ware, Hertfordshire | Historic Landfill |  |
| 6 | Ware Quarry-Westmill Road, Ware, Hertfordshire | Historic Landfill |  |
| 7 | Ware Quarry-Westmill Road, Ware, Hertfordshire | Historic Landfill |  |
| 8 | Ware Quarry-Westmill Road, Ware, Hertfordshire | Historic Landfill |  |
| 9 | Ware Quarry-Westmill Road, Ware, Hertfordshire | Historic Landfill |  |
| 10 | Gentleman's Field-Westmill Road, Ware, Hertfordshire | Historic Landfill |  |

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

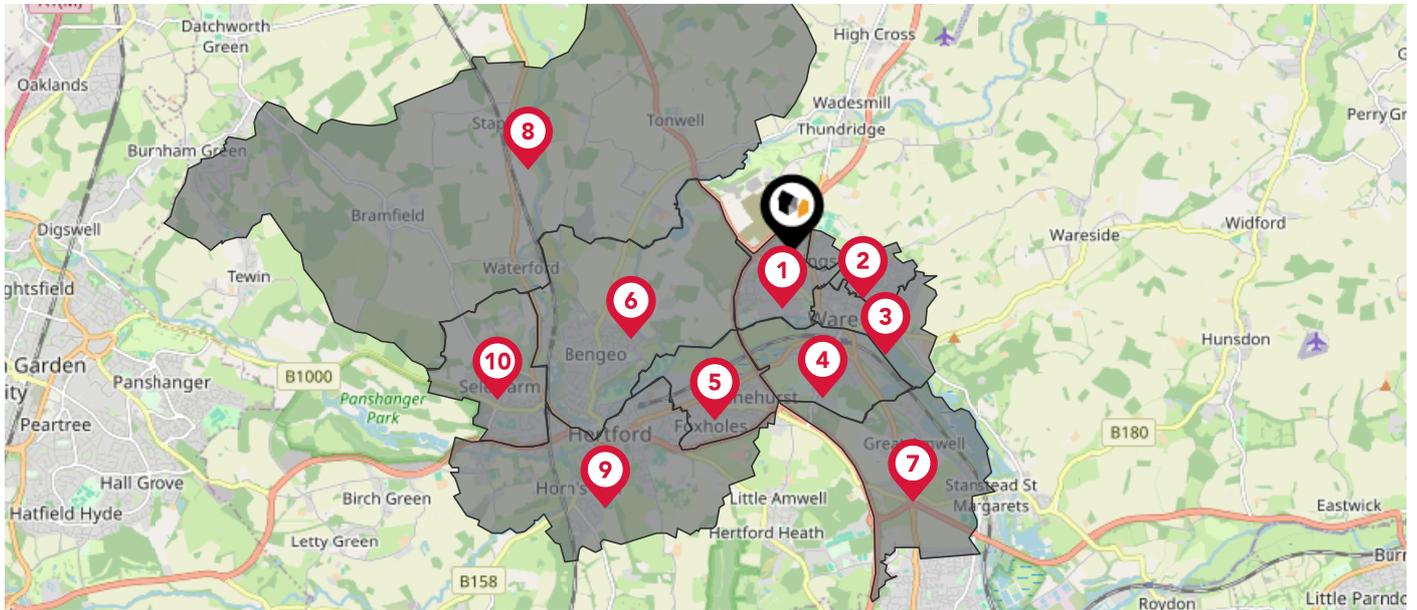
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

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

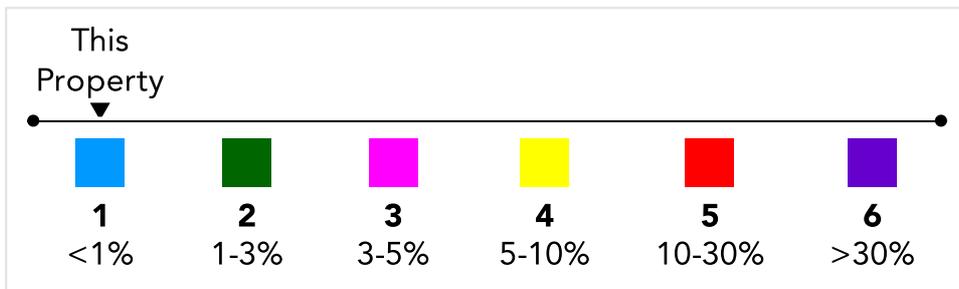
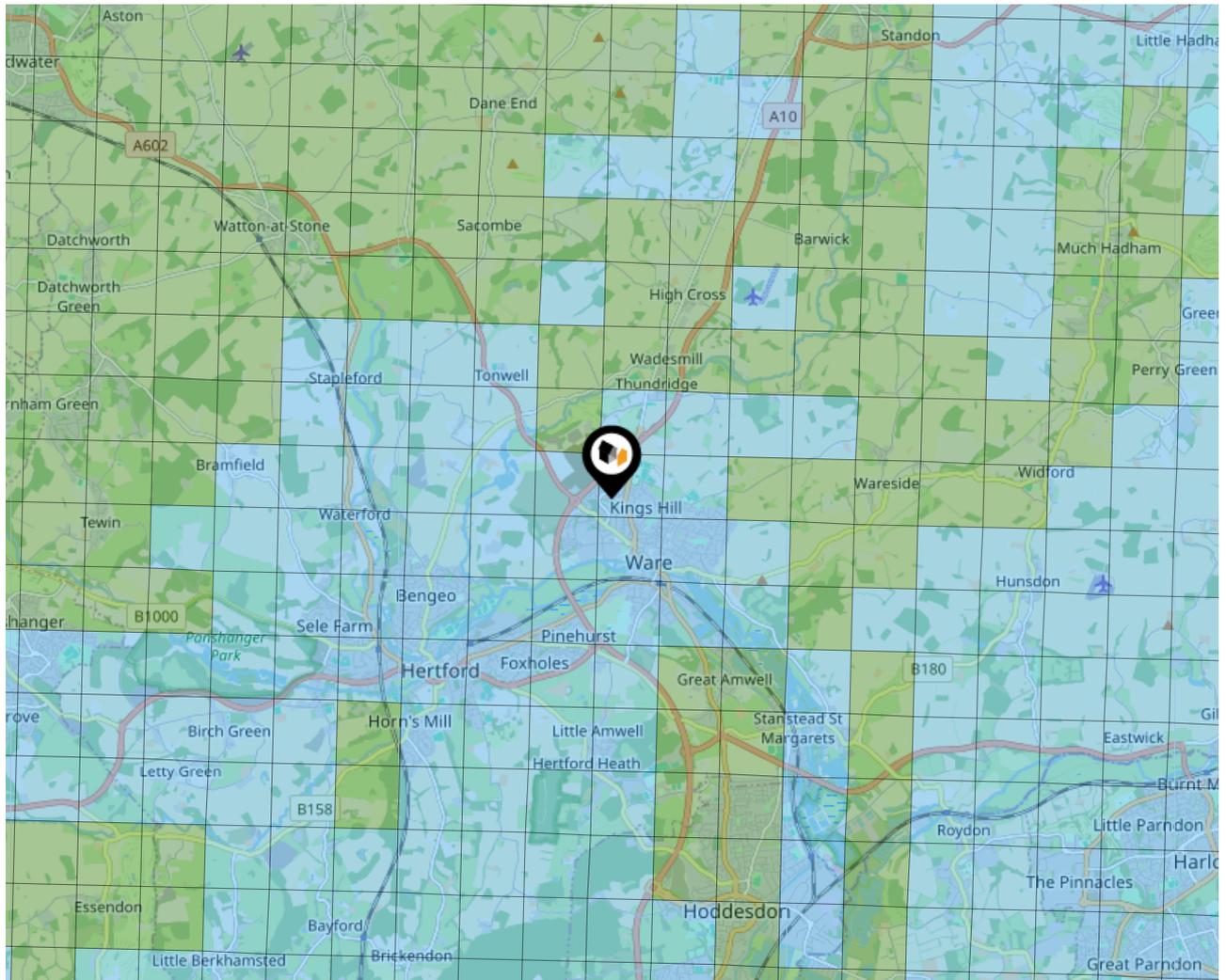


Nearby Council Wards

- 1 Ware St. Mary's Ward
- 2 Ware Trinity Ward
- 3 Ware Christchurch Ward
- 4 Ware Chadwell Ward
- 5 Hertford Kingsmead Ward
- 6 Hertford Bengo Ward
- 7 Great Amwell Ward
- 8 Hertford Rural North Ward
- 9 Hertford Castle Ward
- 10 Hertford Sele Ward

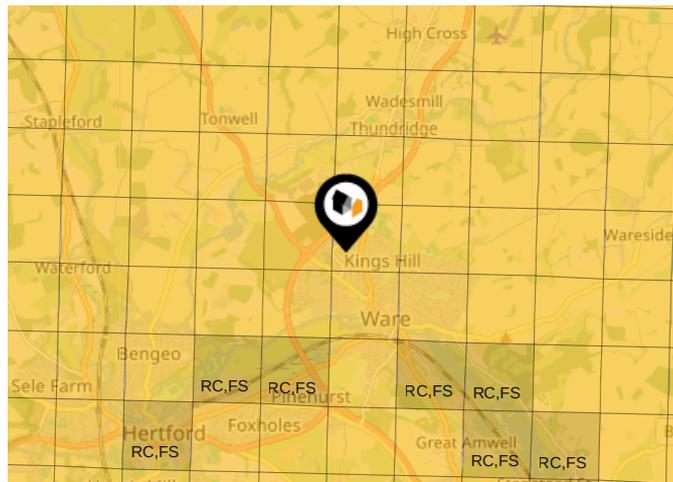
What is Radon?

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)

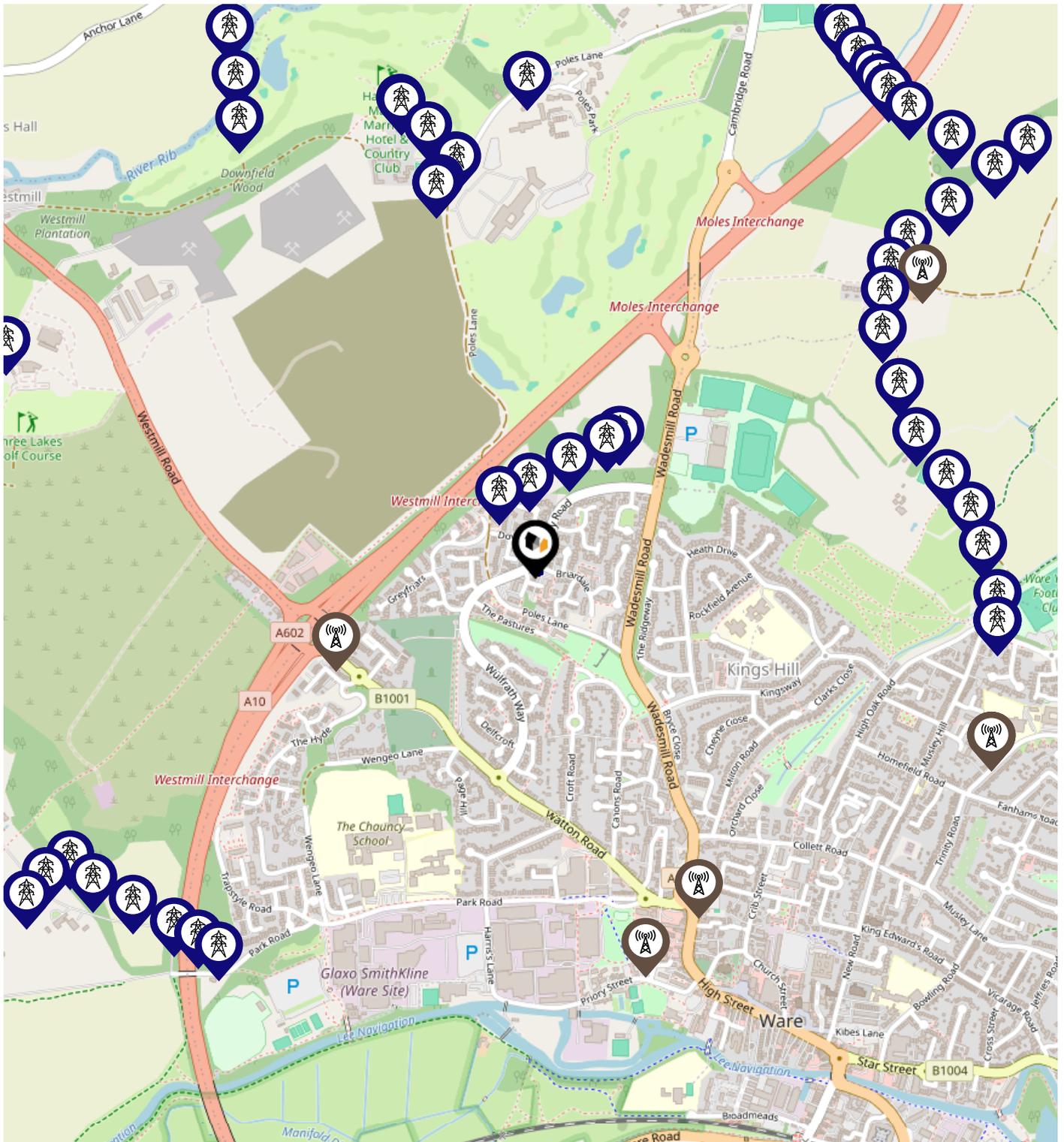
| | | | |
|-------------------------------|------------------------------------|----------------------|--|
| Carbon Content: | VARIABLE | Soil Texture: | LOAM TO CLAYEY LOAM, LOCALLY CHALKY |
| Parent Material Grain: | MIXED (ARGILLIC- RUDACEOUS) | Soil Depth: | DEEP |
| Soil Group: | MEDIUM TO LIGHT(SILTY) TO HEAVY | | |



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



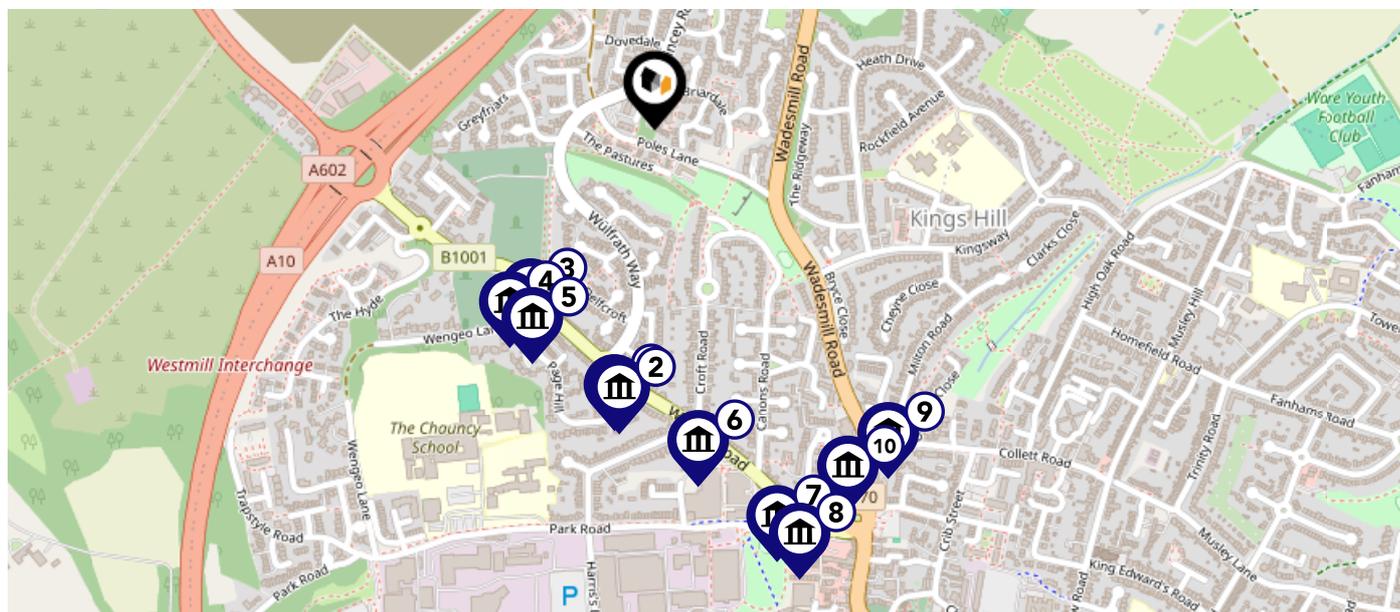
Key:

-  Power Pylons
-  Communication Masts

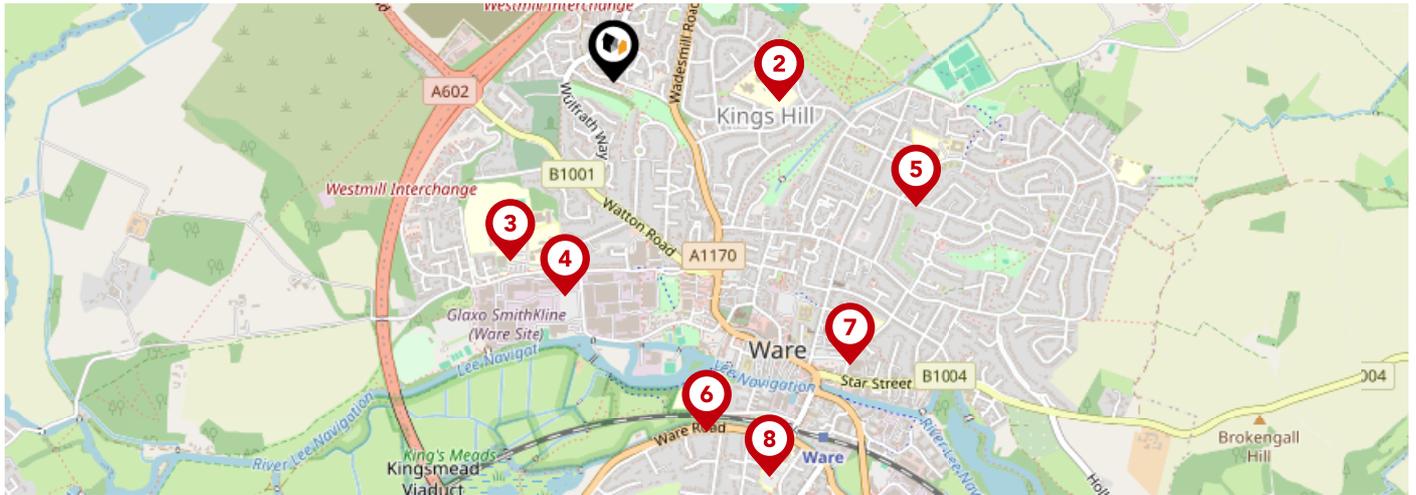
Maps

Listed Buildings

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 |
|--|----------|-----------|
| 1238364 - 107-113, Watton Road | Grade II | 0.3 miles |
| 1275400 - 99-105, Watton Road | Grade II | 0.3 miles |
| 1274163 - Gates And Gate Piers To Ware Cemetery North Extension | Grade II | 0.3 miles |
| 1238449 - Mortuary Chapels At Ware Cemetery | Grade II | 0.3 miles |
| 1217456 - Iron Railings And Entrance Gates To Ware Cemetery | Grade II | 0.3 miles |
| 1238304 - The Rose And Crown Public House | Grade II | 0.4 miles |
| 1217453 - The New Rose And Crown Public House | Grade II | 0.5 miles |
| 1238290 - Main Brewery Building | Grade II | 0.5 miles |
| 1238270 - The Cannon Tavern | Grade II | 0.5 miles |
| 1221544 - Milestone In Verge East Of Ware Fire Station (not Included) At TI 3558 1470 | Grade II | 0.5 miles |



| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | St Mary's Voluntary Controlled Church of England Junior School Ofsted Rating: Good Pupils: 234 Distance:0.38 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Kingshill Infant School Ofsted Rating: Good Pupils: 208 Distance:0.38 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | The Chauncy School Ofsted Rating: Outstanding Pupils: 1466 Distance:0.47 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | St Catherine's Church of England Primary School Ofsted Rating: Good Pupils: 394 Distance:0.5 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Larkspur Academy Ofsted Rating: Good Pupils: 109 Distance:0.75 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Sacred Heart Catholic Primary School Ofsted Rating: Good Pupils: 201 Distance:0.83 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Christ Church CofE (VA) Primary School and Nursery Ofsted Rating: Good Pupils: 316 Distance:0.84 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Hertford Regional College Ofsted Rating: Good Pupils:0 Distance:0.97 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | Nursery | Primary | Secondary | College | Private |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| Priors Wood Primary School Ofsted Rating: Good Pupils: 201 Distance:1.15 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Thundridge Church of England Primary School Ofsted Rating: Good Pupils: 63 Distance:1.27 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Presdales School Ofsted Rating: Outstanding Pupils: 1175 Distance:1.29 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Pinewood School Ofsted Rating: Requires improvement Pupils: 209 Distance:1.44 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Middleton School Ofsted Rating: Outstanding Pupils: 107 Distance:1.59 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Wheatcroft Primary School Ofsted Rating: Good Pupils: 315 Distance:1.59 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Bengeo Primary School Ofsted Rating: Outstanding Pupils: 450 Distance:2.04 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Puller Memorial, Church of England, Voluntary Aided Primary School Ofsted Rating: Good Pupils: 63 Distance:2.15 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

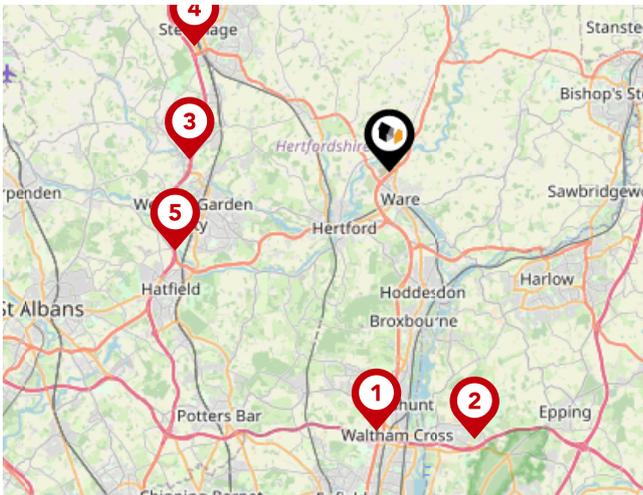
Area

Transport (National)



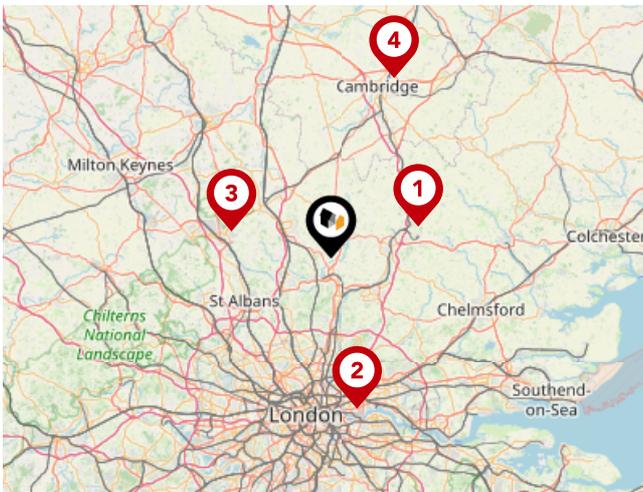
National Rail Stations

| Pin | Name | Distance |
|-----|-----------------------------|------------|
| 1 | Ware Rail Station | 1 miles |
| 2 | Hertford East Rail Station | 2.07 miles |
| 3 | Hertford North Rail Station | 2.68 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|----------|-------------|
| 1 | M25 J25 | 9.53 miles |
| 2 | M25 J26 | 10.31 miles |
| 3 | A1(M) J6 | 7.28 miles |
| 4 | A1(M) J7 | 8.48 miles |
| 5 | A1(M) J4 | 8.34 miles |

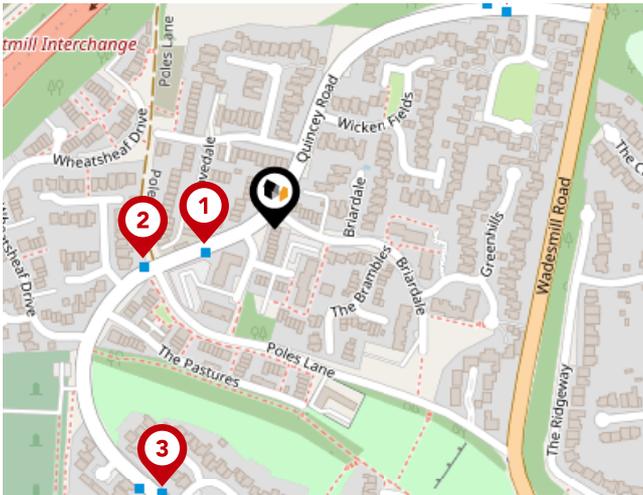


Airports/HELIPADS

| Pin | Name | Distance |
|-----|------------------|-------------|
| 1 | Stansted Airport | 13.71 miles |
| 2 | Silvertown | 22.29 miles |
| 3 | Luton Airport | 14.98 miles |
| 4 | Cambridge | 28.16 miles |

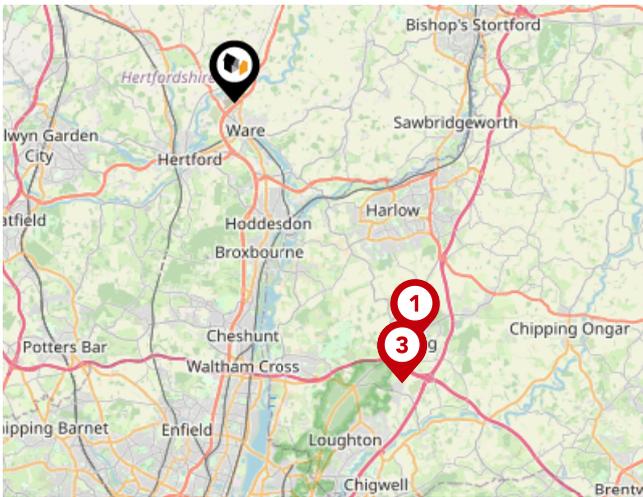
Area

Transport (Local)



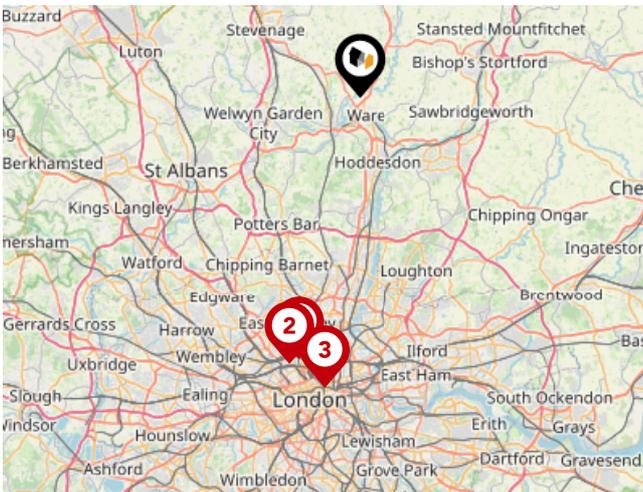
Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------|------------|
| 1 | Poles Lane | 0.04 miles |
| 2 | Poles Lane | 0.08 miles |
| 3 | Demontfort Rise | 0.16 miles |
| 4 | Amberley Green | 0.18 miles |
| 5 | Amberley Green | 0.19 miles |



Local Connections

| Pin | Name | Distance |
|-----|----------------------------------|-------------|
| 1 | Epping Underground Station | 10.98 miles |
| 2 | Theydon Bois Underground Station | 11.99 miles |
| 3 | Theydon Bois Underground Station | 12 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|--------------------------|-------------|
| 1 | Camden Lock Waterbus | 19.9 miles |
| 2 | London Zoo Waterbus Stop | 20.41 miles |
| 3 | Blackfriars Pier | 21.61 miles |

Shepherds Estate Agents

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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