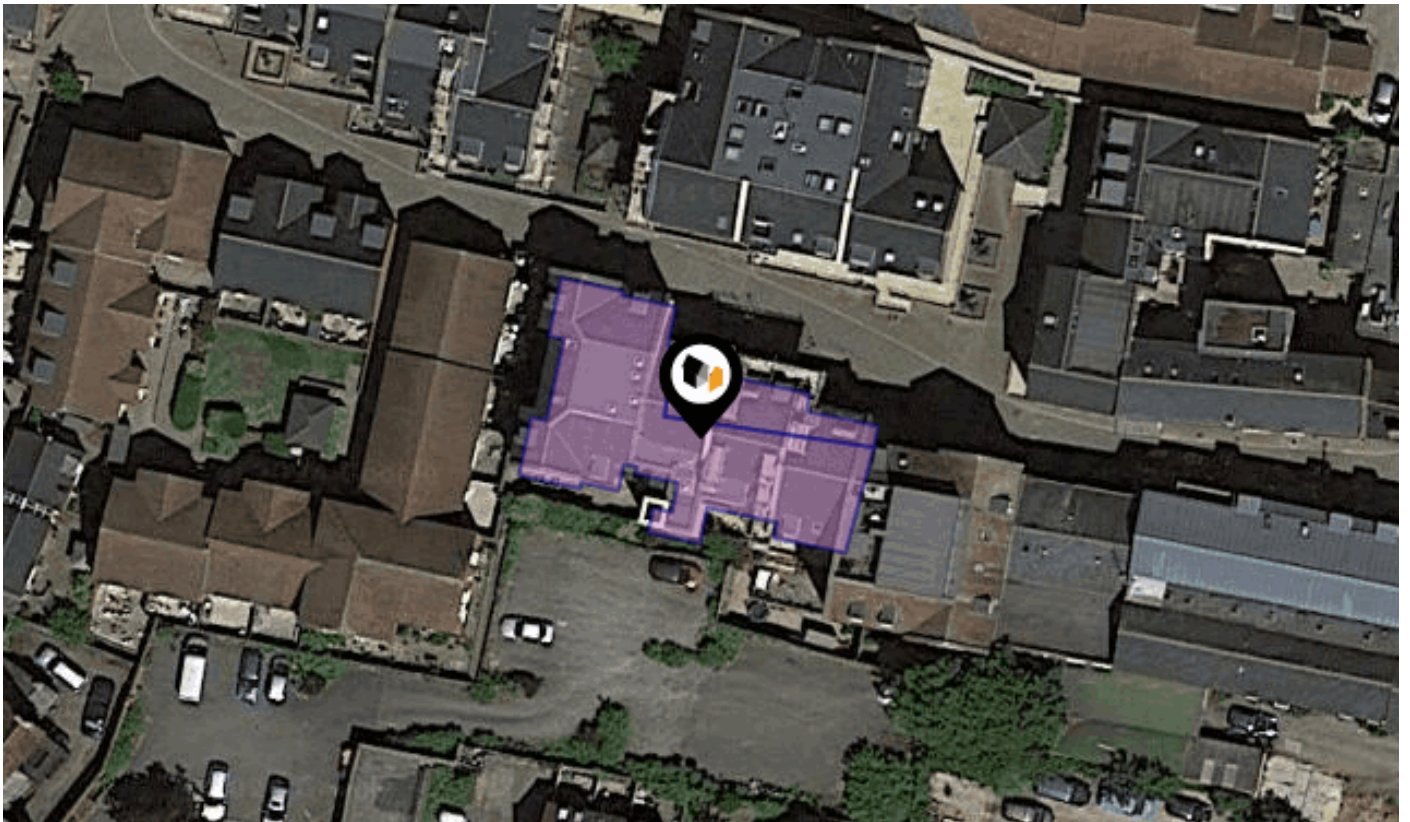




# MIR: Material Info

The Material Information Affecting this Property

**Monday 18<sup>th</sup> November 2024**



## PAYNES PARK, HITCHIN, SG5

### Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

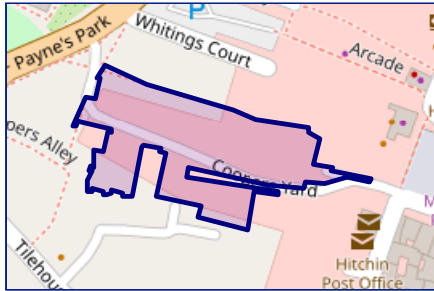
phurren@country-properties.co.uk

www.country-properties.co.uk



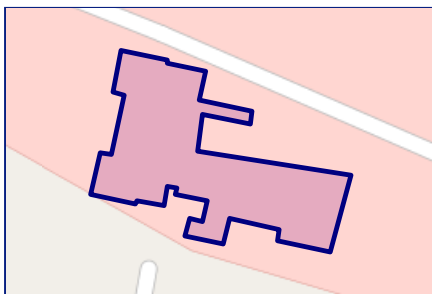
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

## Freehold Title Plan



**HD292575**

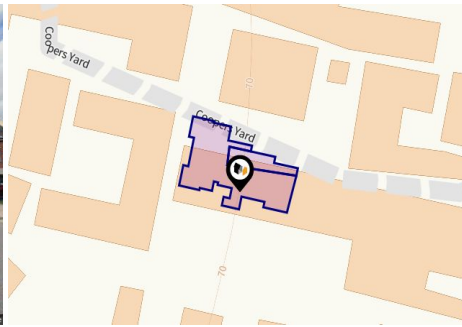
## Leasehold Title Plan



**HD498358**

Start Date: 07/10/2009  
End Date: 01/01/2134  
Lease Term: 125 years from 1 January 2009  
Term: 109 years  
Remaining:

Start Date: 07/10/2009  
End Date: 01/01/2134  
Lease Term: 125 years from 1 January 2009  
Term: 109 years  
Remaining:



## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	2	<b>Start Date:</b>	07/10/2009
<b>Floor Area:</b>	710 ft <sup>2</sup> / 66 m <sup>2</sup>	<b>End Date:</b>	01/01/2134
<b>Plot Area:</b>	0.09 acres	<b>Lease Term:</b>	125 years from 1 January 2009
<b>Year Built :</b>	2009	<b>Term Remaining:</b>	109 years
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,979		
<b>Title Number:</b>	HD498557		

## Local Area

<b>Local Authority:</b>	North hertfordshire
<b>Conservation Area:</b>	Hitchin
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	High

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

<b>16</b> mb/s	<b>71</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:



Planning records for: *35 Coopers Yard Paynes Park Hitchin SG5 1AR*

<b>Reference - 14/03007/1DOC</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	11th November 2014
<b>Description:</b>	Confirmation of discharge of all conditions attached to planning reference 06/02007/1 granted permission 26/07/2007.

Paynes Park, HITCHIN, SG5

Energy rating

**C**

Valid until 06.02.2033

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		87   <b>B</b>
69-80	<b>C</b>	77   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

<b>Property Type:</b>	Mid-floor flat
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Room heaters, electric
<b>Main Heating Energy:</b>	Very poor
<b>Main Heating Controls:</b>	Programmer and appliance thermostats
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	Electric immersion, standard tariff
<b>Hot Water Energy Efficiency:</b>	Very poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	(another dwelling below)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	66 m <sup>2</sup>

## Building Safety

---

None Specified

## Accessibility / Adaptations

---

None Specified

## Restrictive Covenants

---

None Specified

## Rights of Way (Public & Private)

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None Specified

## Construction Type

---

Standard Brick

## Property Lease Information

---

Leasehold

Annual ground rent - £300 payable to Estates and Management LTD

Service charge - £1040.50 - payable to Saint Andrews bureau

Lease length - Not specified - ask Agent

## Listed Building Information

---

Not listed

## Other

---

Not specified

## Other

---

Not specified

## Other

---

Not specified



## Electricity Supply

---

YES - Supplier not specified

## Gas Supply

---

Not specified

## Central Heating

---

YES

## Water Supply

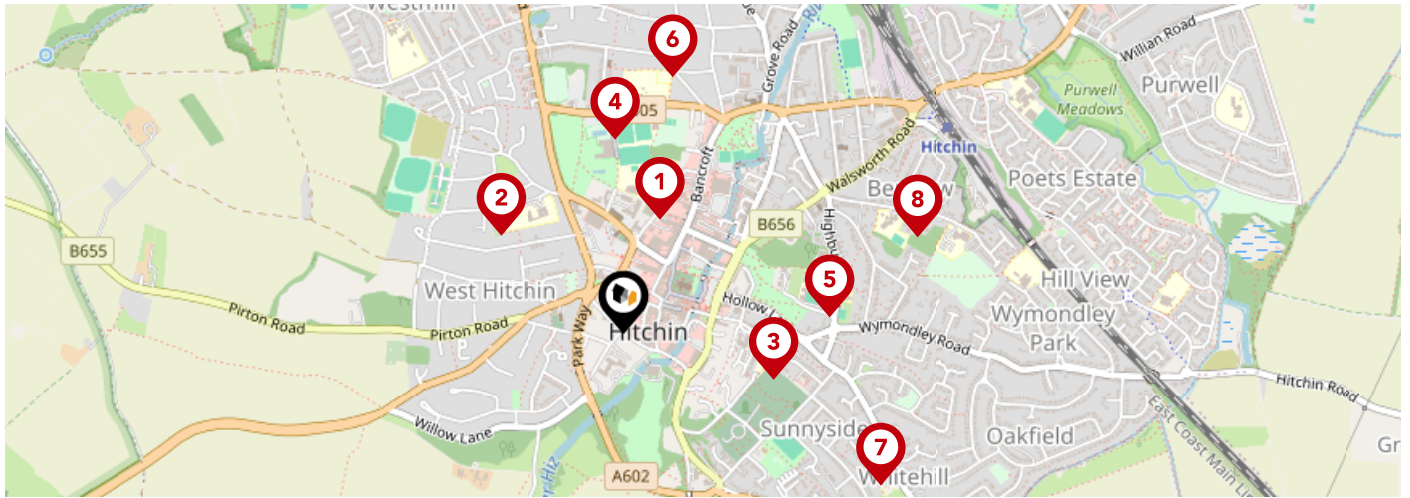
---

YES - supplier not specified

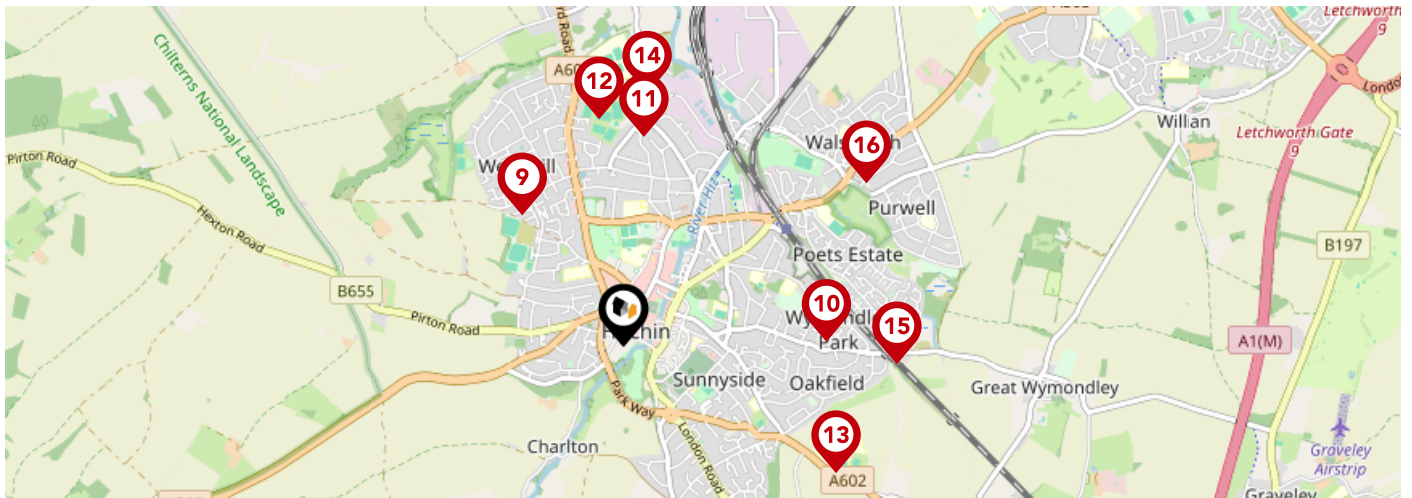
## Drainage

---

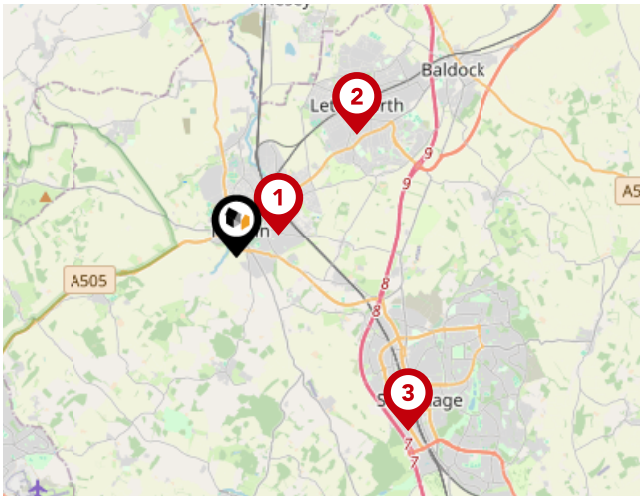
Mains



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Hitchin Boys' School</b> Ofsted Rating: Outstanding   Pupils: 1317   Distance:0.27</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Samuel Lucas Junior Mixed and Infant School</b> Ofsted Rating: Outstanding   Pupils: 420   Distance:0.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Highbury Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 204   Distance:0.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Wilshere-Dacre Junior Academy</b> Ofsted Rating: Good   Pupils: 267   Distance:0.44</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Hitchin Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1355   Distance:0.47</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>York Road Nursery School</b> Ofsted Rating: Outstanding   Pupils: 107   Distance:0.59</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Whitehill Junior School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.69</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>St Andrew's Church of England Voluntary Aided Primary School, Hitchin</b> Ofsted Rating: Outstanding   Pupils: 252   Distance:0.71</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

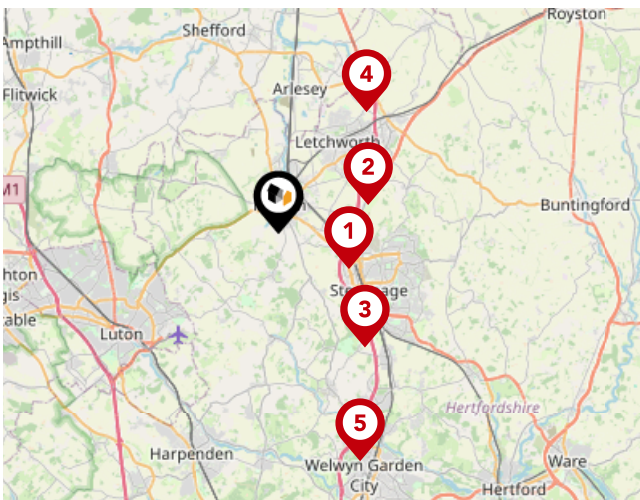


		Nursery	Primary	Secondary	College	Private
	<b>Oughton Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 218   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>William Ransom Primary School</b> Ofsted Rating: Outstanding   Pupils: 422   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Strathmore Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 199   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Priory School</b> Ofsted Rating: Good   Pupils: 1231   Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingshott School</b> Ofsted Rating: Not Rated   Pupils: 400   Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Our Lady Catholic Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mary Exton Primary School</b> Ofsted Rating: Good   Pupils: 181   Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Highover Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 428   Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



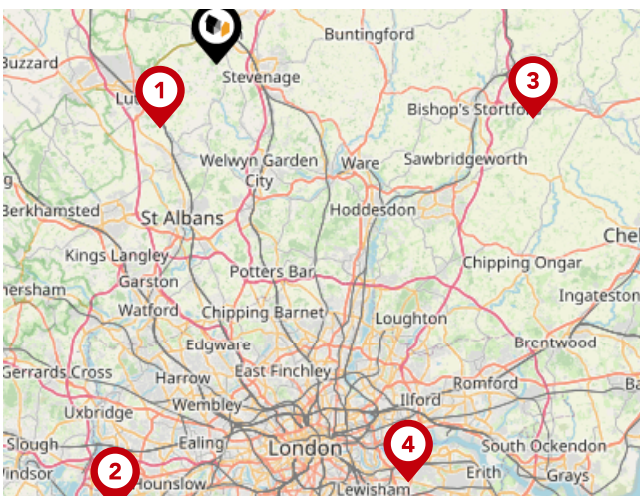
### National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.83 miles
2	Letchworth Rail Station	3.13 miles
3	Stevenage Rail Station	4.45 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.9 miles
2	A1(M) J9	3.45 miles
3	A1(M) J7	5.21 miles
4	A1(M) J10	5.52 miles
5	A1(M) J6	8.81 miles

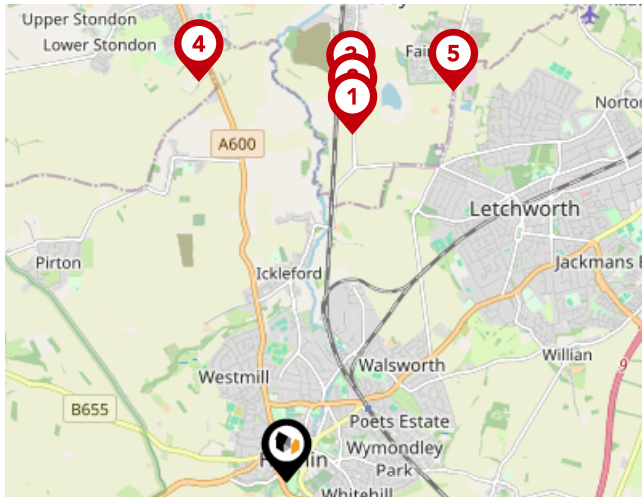


### Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	6.2 miles
2	Heathrow Airport	33.54 miles
3	Stansted Airport	23.51 miles
4	Silvertown	33.82 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Fountain Cottage	3.23 miles
2	The Cemetery	3.4 miles
3	Jubilee Crescent	3.6 miles
4	Loganberry Way	3.74 miles
5	Dickens Boulevard	3.88 miles

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## **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.

# Country Properties

## Data Quality

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# country properties

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