

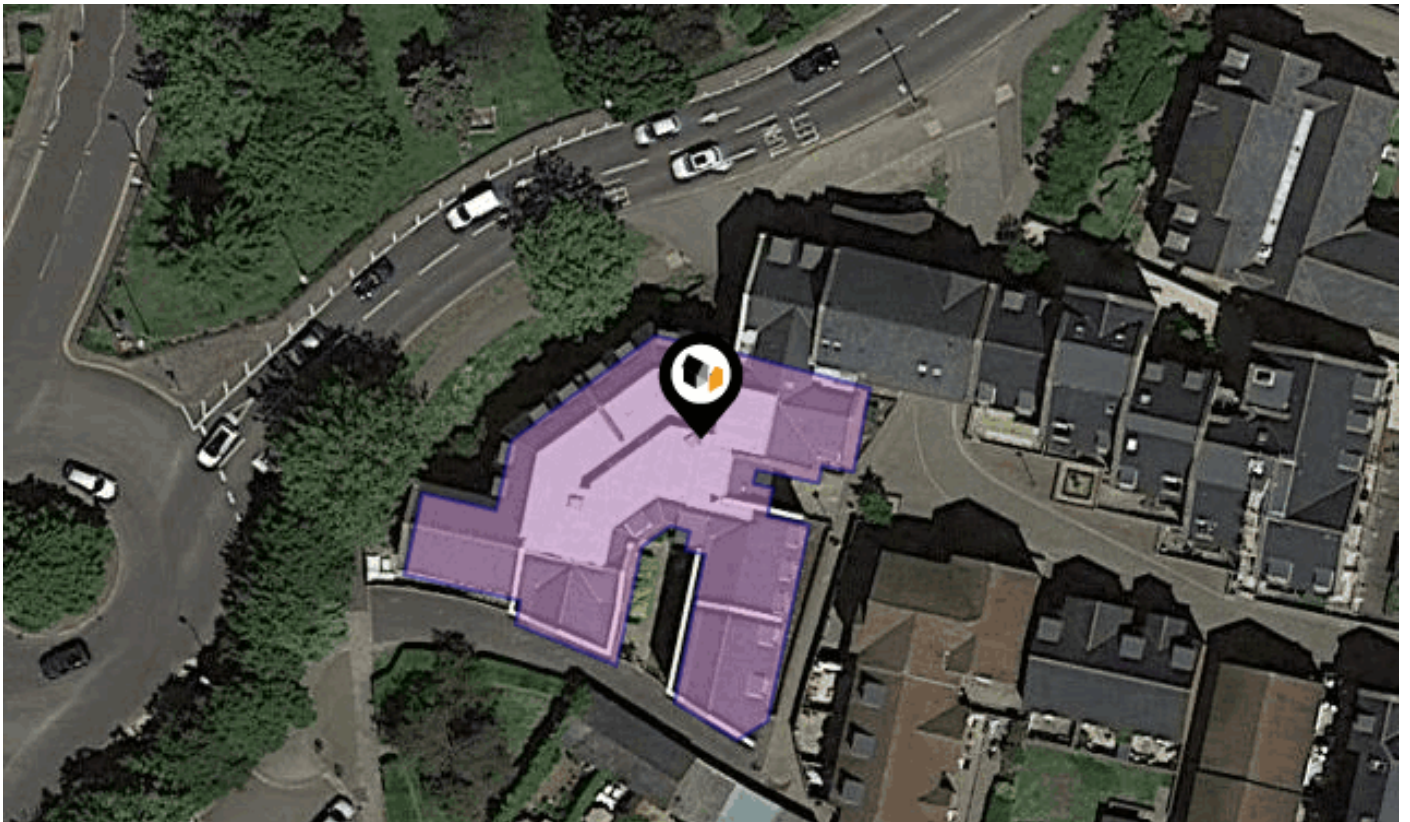


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## MIR: Material Info

The Material Information Affecting this Property

Tuesday 06<sup>th</sup> August 2024



### PAYNES PARK, HITCHIN, SG5

#### Country Properties

6 Brand Street Hitchin SG5 1HX

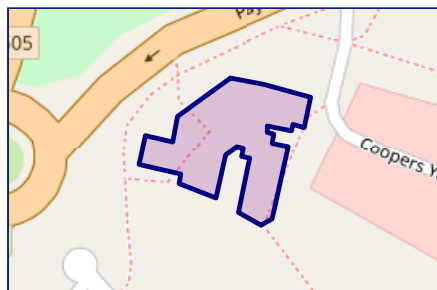
01462 452951

phurren@country-properties.co.uk

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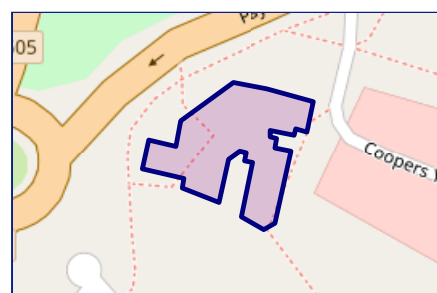


## Freehold Title Plan



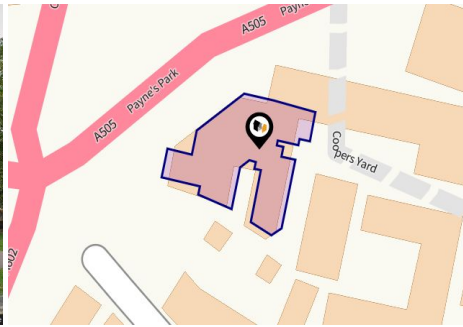
**HD292575**

## Leasehold Title Plan



**HD511792**

Start Date: 15/09/2011  
End Date: 01/01/2134  
Lease Term: 125 years from 1 January 2009  
Term Remaining: 109 years



## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	2	<b>Start Date:</b>	15/09/2011
<b>Plot Area:</b>	0.16 acres	<b>End Date:</b>	01/01/2134
<b>Year Built :</b>	2011	<b>Lease Term:</b>	125 years from 1 January 2009
<b>Council Tax :</b>	Band D	<b>Term Remaining:</b>	109 years
<b>Annual Estimate:</b>	£2,226		
<b>Title Number:</b>	HD511792		

## Local Area

<b>Local Authority:</b>	Hertfordshire
<b>Conservation Area:</b>	Hitchin
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Low

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

<b>16</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:



## Building Safety

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Not specified

## Accessibility / Adaptations

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Not specified - lift from car park

## Restrictive Covenants

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None

## Rights of Way (Public & Private)

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Not specified

## Construction Type

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Standard Brick

## Property Lease Information

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Advised by current vendor:

Remaining Lease - 110 Years

Service Charge payable to SAB - £1232 per annum

Ground Rent payable to E & M - £300 per annum

## Listed Building Information

---

not listed

## Other

---

Not specified

## Other

---

Not specified

## Other

---

Not specified

## Electricity Supply

---

Yes - Supplier not specified

## Gas Supply

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No

## Central Heating

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Yes - Supplier not specified

## Water Supply

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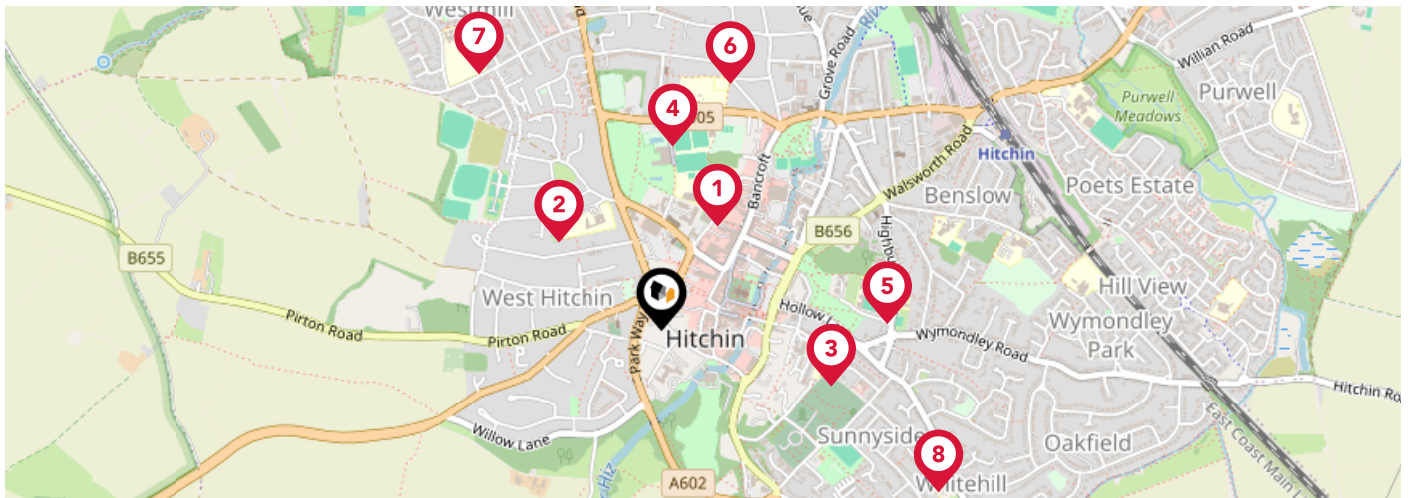
Yes - Supplier not specified

## Drainage

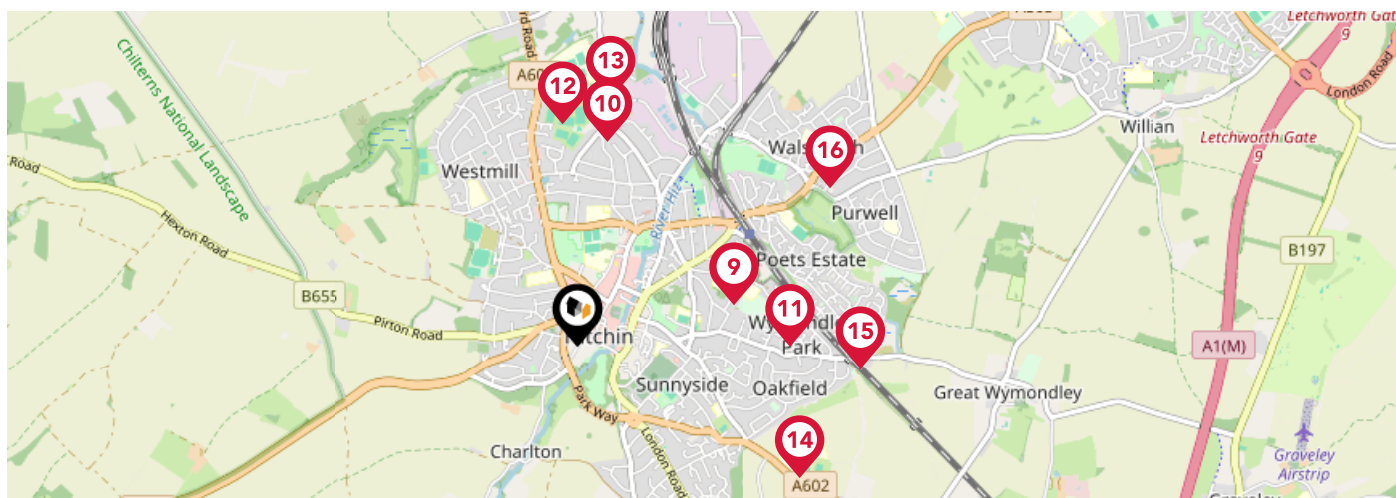
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Mains



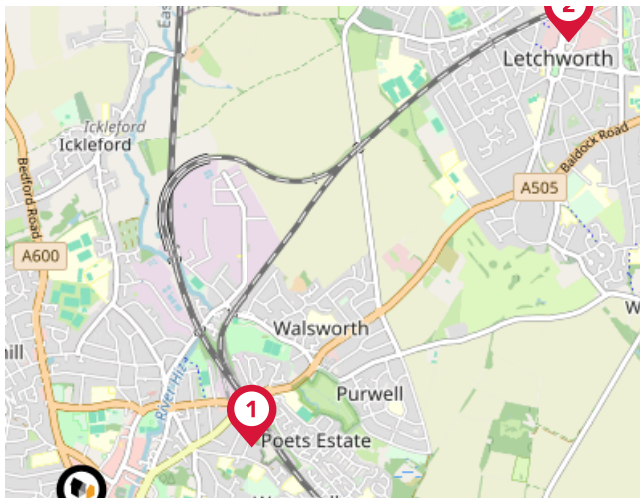


	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Hitchin Boys' School</b> Ofsted Rating: Outstanding   Pupils: 1164   Distance:0.27</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Samuel Lucas Junior Mixed and Infant School</b> Ofsted Rating: Outstanding   Pupils: 422   Distance:0.31</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: 224   Distance:0.41</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: 266   Distance:0.42</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: 1188   Distance:0.52</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: 131   Distance:0.58</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Oughton Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 228   Distance:0.72</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Whitehill Junior School</b> Ofsted Rating: Good   Pupils: 238   Distance:0.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



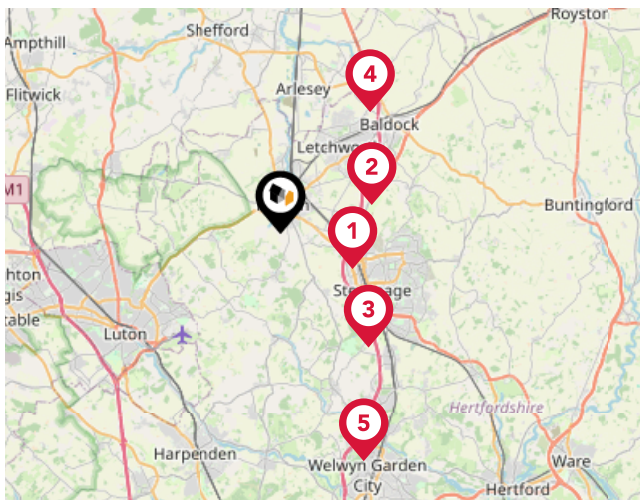
	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>St Andrew's Church of England Voluntary Aided Primary School, Hitchin</b></p> <p>Ofsted Rating: Outstanding   Pupils: 269   Distance:0.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Strathmore Infant and Nursery School</b></p> <p>Ofsted Rating: Good   Pupils: 225   Distance:0.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>William Ransom Primary School</b></p> <p>Ofsted Rating: Outstanding   Pupils: 359   Distance:0.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>The Priory School</b></p> <p>Ofsted Rating: Good   Pupils: 1206   Distance:1.02</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Our Lady Catholic Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 211   Distance:1.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Kingshott School</b></p> <p>Ofsted Rating: Not Rated   Pupils: 409   Distance:1.18</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Mary Exton Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 201   Distance:1.3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Highover Junior Mixed and Infant School</b></p> <p>Ofsted Rating: Good   Pupils: 439   Distance:1.37</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





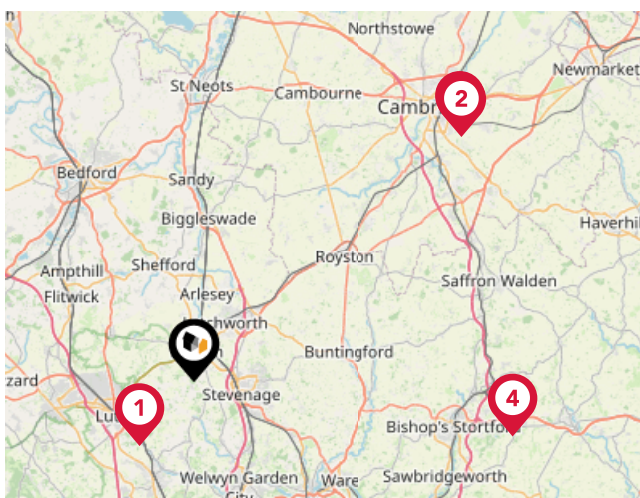
### National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.86 miles
2	Letchworth Rail Station	3.14 miles
3	Stevenage Rail Station	4.5 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.95 miles
2	A1(M) J9	3.48 miles
3	A1(M) J7	5.25 miles
4	A1(M) J10	5.53 miles
5	A1(M) J6	8.85 miles

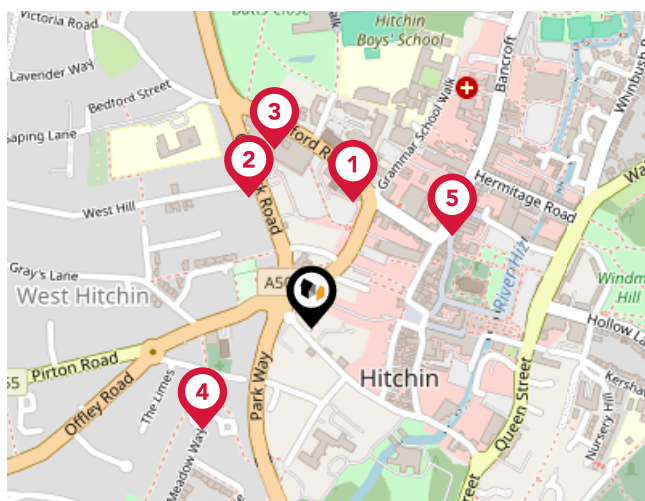


### Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	6.19 miles
2	Cambridge Airport	26.37 miles
3	Cambridge Airport	26.5 miles
4	London Stansted Airport	23.56 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Grammar School Walk	0.15 miles
2	West Hill	0.17 miles
3	Waitrose	0.21 miles
4	Meadow Way Hail and Ride	0.17 miles
5	Bancroft	0.19 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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Valuation Office  
Agency

