

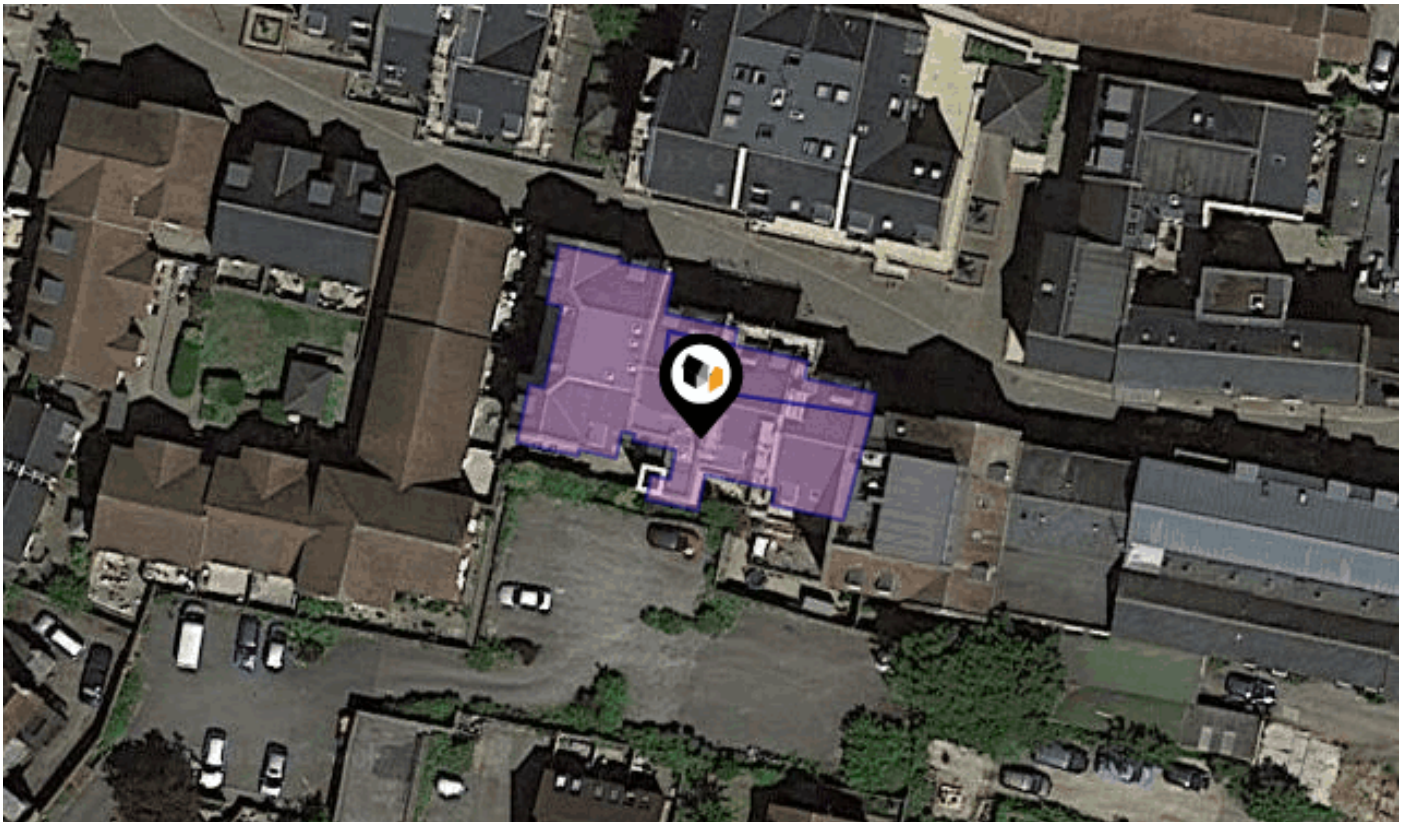


See More Online

# MIR: Material Info

The Material Information Affecting this Property

Friday 24<sup>th</sup> January 2025



**PAYNES PARK, HITCHIN, SG5**

## Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

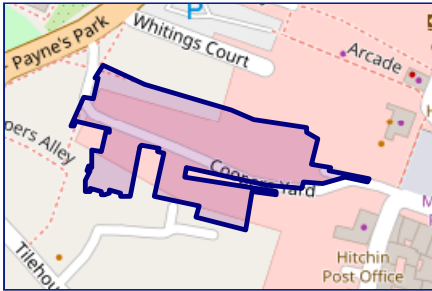
NKearney@country-properties.co.uk

www.country-properties.co.uk



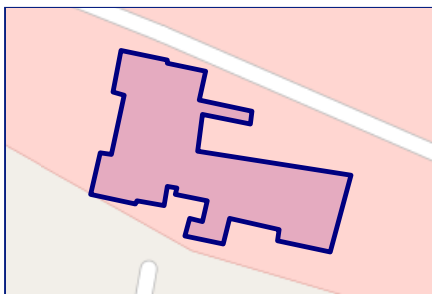
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

## Freehold Title Plan



**HD292575**

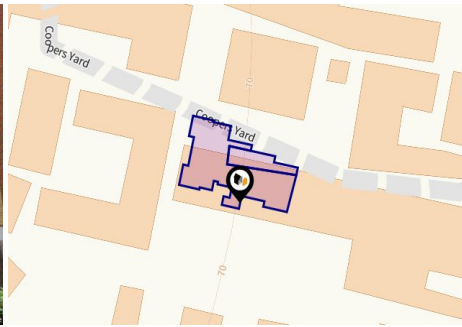
## Leasehold Title Plan



**HD510554**

Start Date: 07/07/2011  
End Date: 01/01/2134  
Lease Term: 125 years from 1 January 2009  
Term: 109 years  
Remaining:

Start Date: 07/07/2011  
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>	07/07/2011
<b>Floor Area:</b>	667 ft <sup>2</sup> / 62 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>	2011	<b>Term Remaining:</b>	109 years
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,979		
<b>Title Number:</b>	HD510554		

## Local Area

<b>Local Authority:</b>	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, SG5

Energy rating

**C**

Valid until 17.05.2032

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85   <b>B</b>
69-80	<b>C</b>	74   <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>	Flat
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	02
<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, standard tariff
<b>Hot Water Energy Efficiency:</b>	Very Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	62 m <sup>2</sup>

## Building Safety

---

None specified

## Accessibility / Adaptations

---

None specified

## Restrictive Covenants

---

None specified

## Rights of Way (Public & Private)

---

None specified

## Construction Type

---

Standard brick

## Property Lease Information

---

115 years remaining

Ground rent £300 per annum

Service charge £2054 per annum

## Listed Building Information

---

Not applicable

## Stamp Duty

---

Ask agent



## Electricity Supply

---

Yes

## Gas Supply

---

Yes

## Water Supply

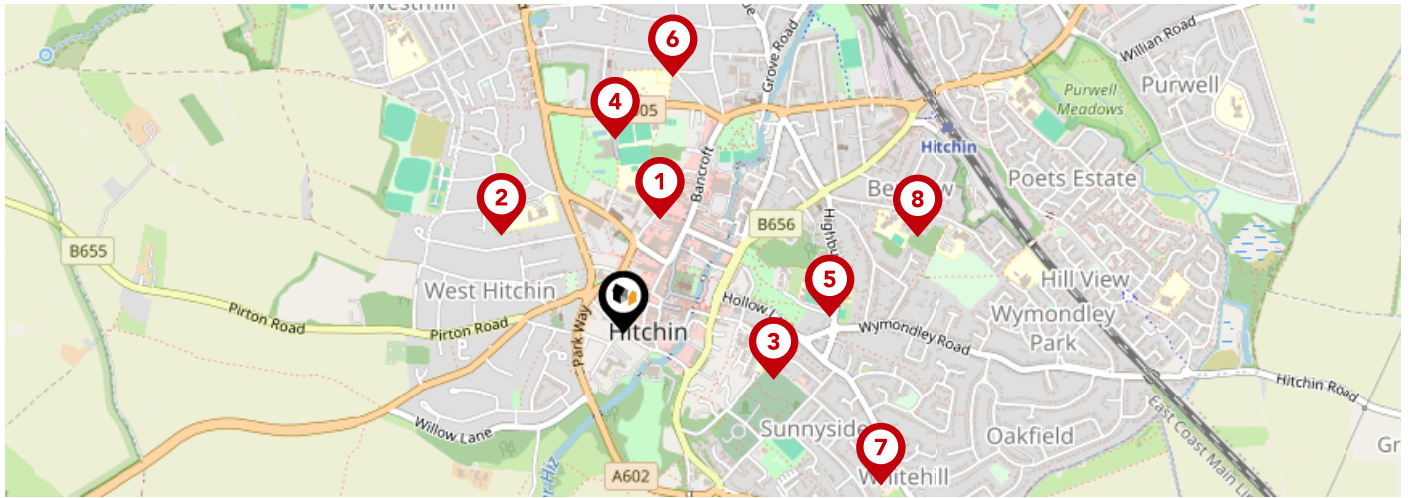
---

Yes

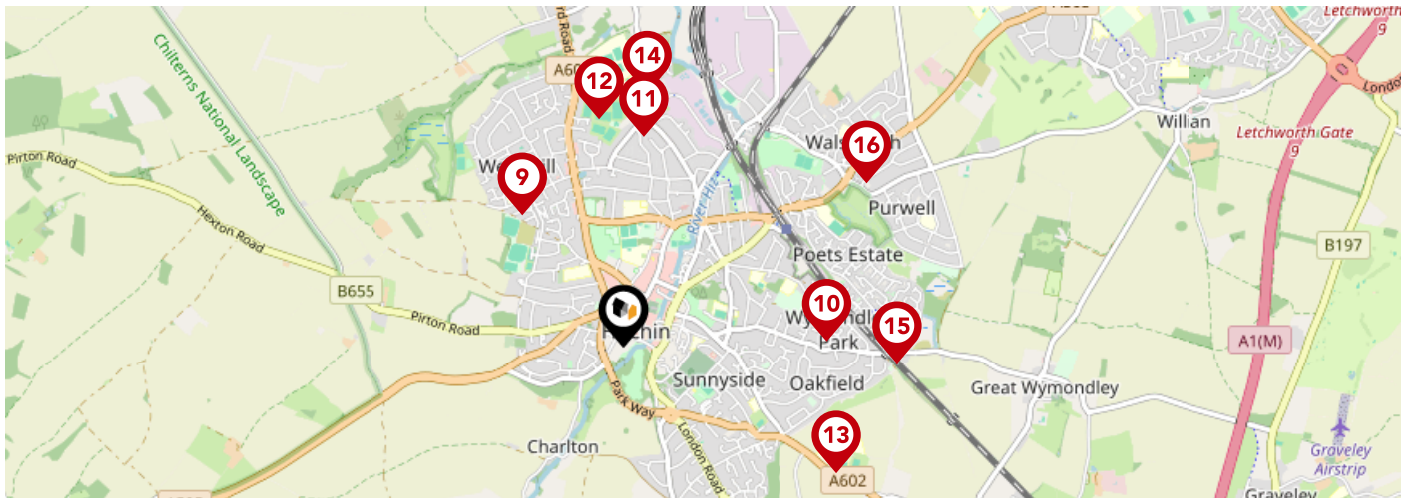
## Drainage

---

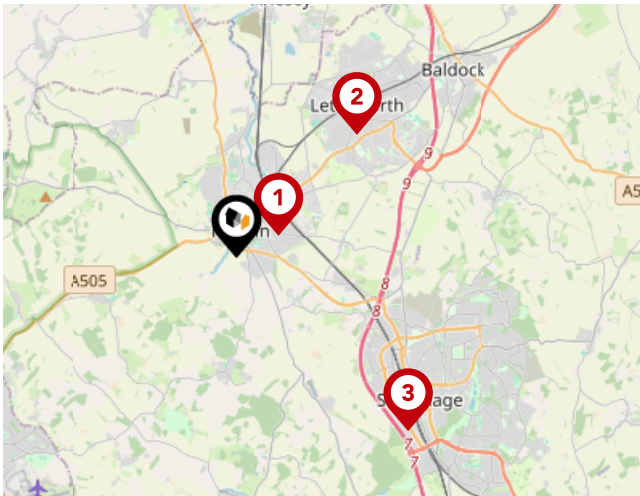
Yes



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Hitchin Boys' School</b> Ofsted Rating: Outstanding   Pupils: 1317   Distance:0.28</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:0.6</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"/>

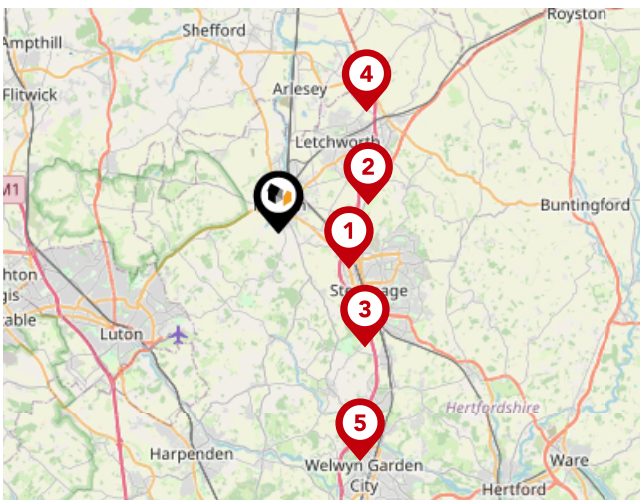


		Nursery	Primary	Secondary	College	Private
	<b>Oughton Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 218   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>William Ransom Primary School</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:0.97	<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:1.17	<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"/>



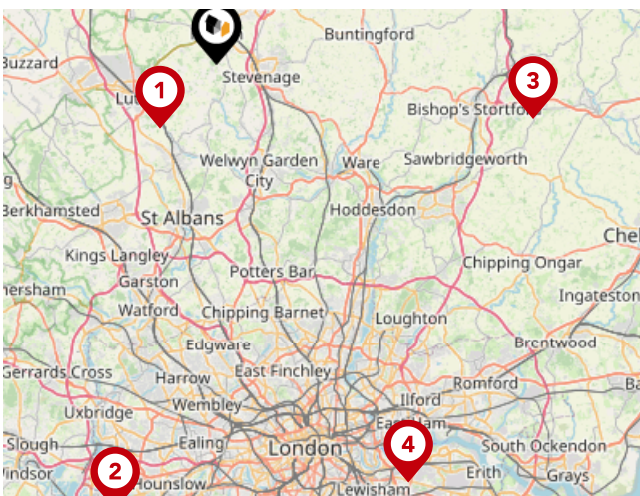
### National Rail Stations

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	5.2 miles
4	A1(M) J10	5.53 miles
5	A1(M) J6	8.81 miles

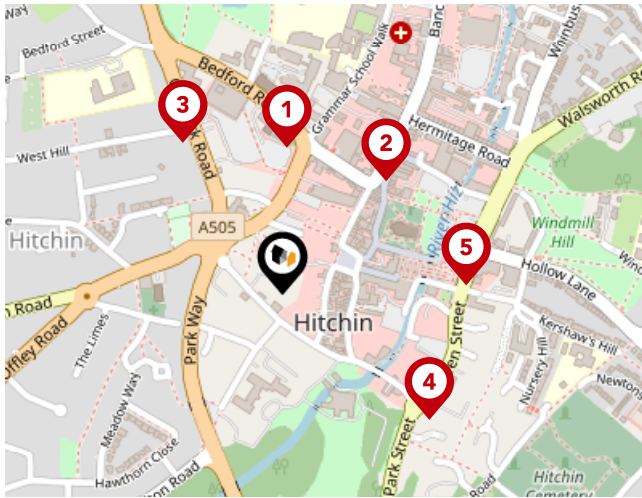


### Airports/HELIPADS

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	Grammar School Walk	0.17 miles
2	Bancroft	0.18 miles
3	West Hill	0.21 miles
4	ASDA	0.22 miles
5	St Mary's Square	0.21 miles

---

## **Important - Please read**

---

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



# 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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

# country properties

### Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk



Valuation Office  
Agency

