



## MIR: Material Info

The Material Information Affecting this Property

**Tuesday 18<sup>th</sup> March 2025**



### PAYNES PARK, HITCHIN, SG5

#### Country Properties

6 Brand Street Hitchin SG5 1HX

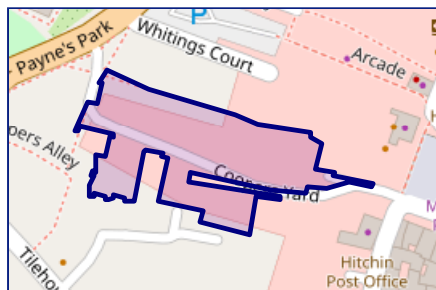
01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk

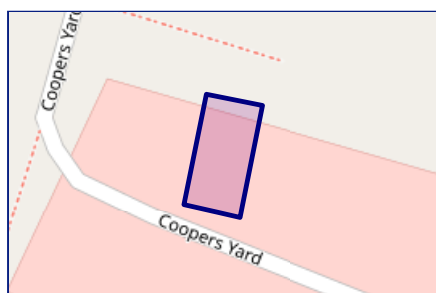


### Multiple Freehold Title Plans Detected



**HD292575**

### Multiple Freehold Title Plans Detected



**HD292575**



## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	2	<b>Start Date:</b>	17/04/2011
<b>Floor Area:</b>	602 ft <sup>2</sup> / 56 m <sup>2</sup>	<b>End Date:</b>	01/01/2134
<b>Plot Area:</b>	0.02 acres	<b>Lease Term:</b>	125 years from 1 January 2009
<b>Year Built :</b>	2011	<b>Term Remaining:</b>	108 years
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,979		
<b>Title Number:</b>	HD508757		

## Local Area

<b>Local Authority:</b>	North hertfordshire
<b>Conservation Area:</b>	Hitchin
<b>Flood Risk:</b>	
<ul style="list-style-type: none"> <li>Rivers &amp; Seas</li> <li>Surface Water</li> </ul>	<p>Very low</p> <p>Low</p>

### 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)

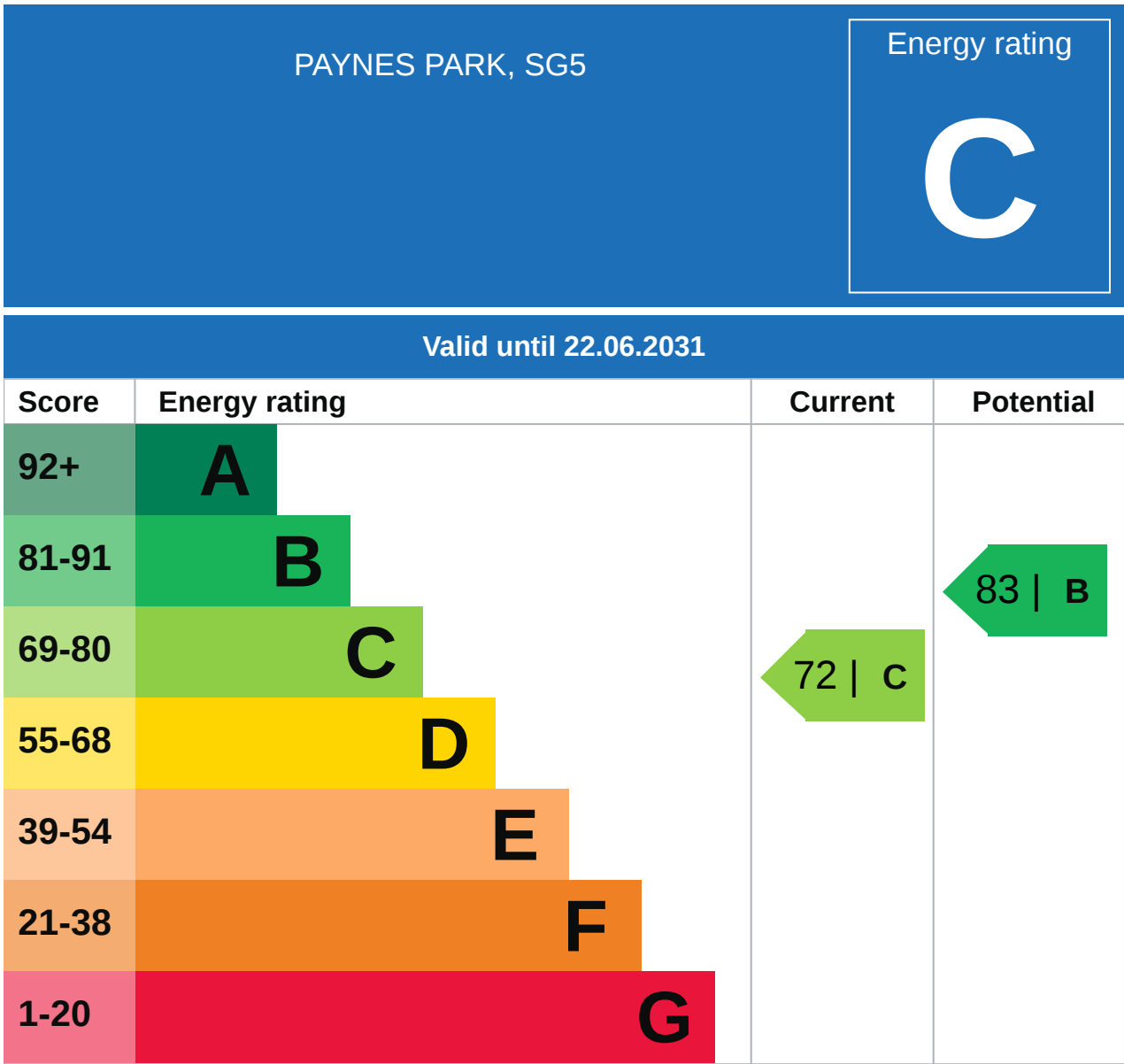


### Satellite/Fibre TV Availability:



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

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



## 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>	01
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 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>	56 m <sup>2</sup>

## Building Safety

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None Specified

## Accessibility / Adaptations

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None Specified

## Restrictive Covenants

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None Specified

## Rights of Way (Public & Private)

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None Specified

## Construction Type

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Standard Brick

## Property Lease Information

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LEASEHOLD:

The remaining lease on the property is 109 years.  
Ground Rent of approx. £300 per annum  
Service Charge of approx. £983 every 6 months.  
(figures from 2023/24)

## Listed Building Information

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Not listed

## Stamp Duty

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Not specified

## Other

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None specified

## Other

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None specified



## Electricity Supply

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YES - Supplier unknown

## Gas Supply

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No Gas in property

## Central Heating

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Yes

## Water Supply

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Yes Mains - Supplier unknown

## Drainage

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Mains

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## **Important - Please read**

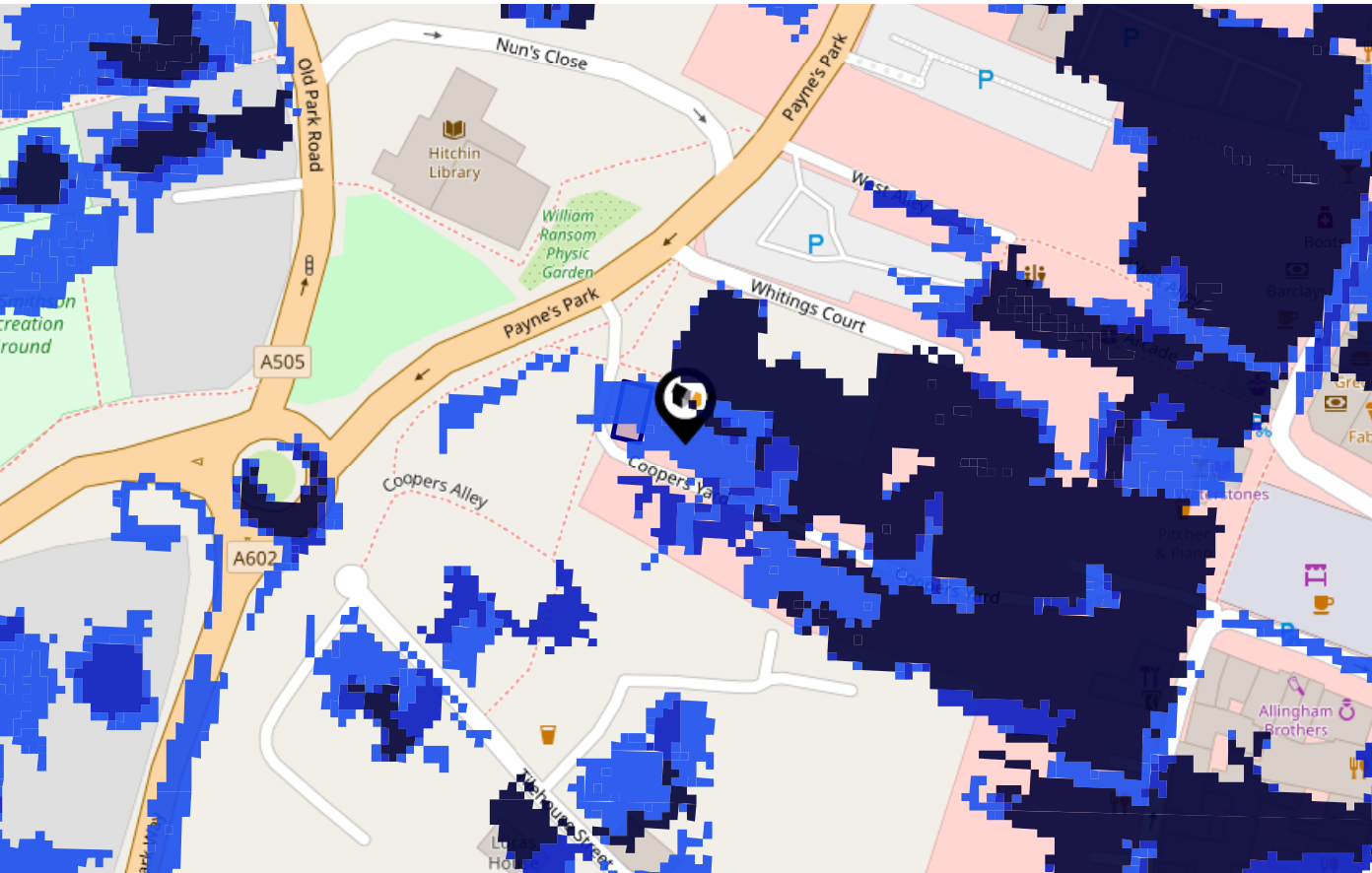
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The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

# 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: 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 (0.25%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

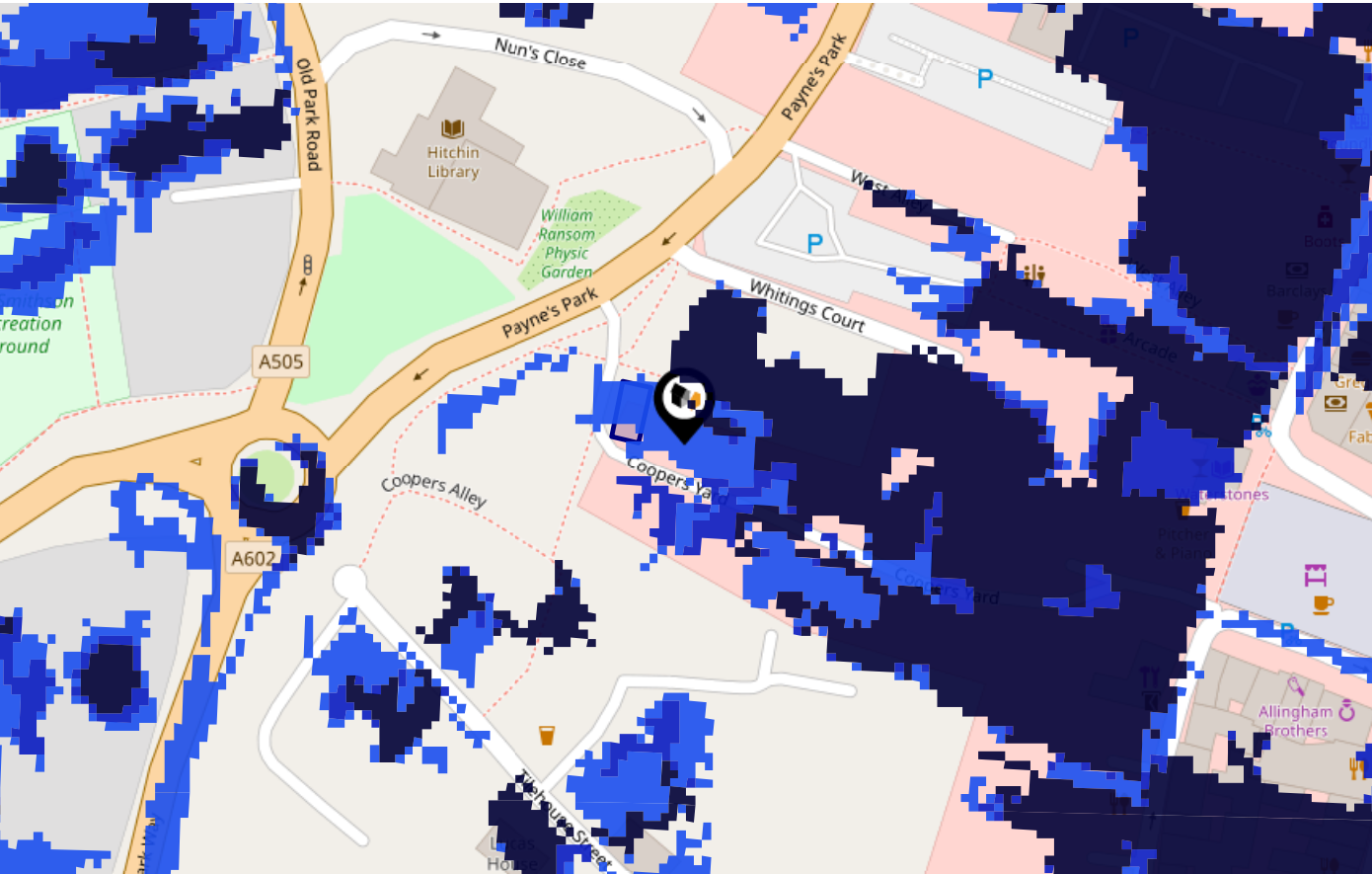
Chance of flooding to the following depths at this property:



# 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: 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.

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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.

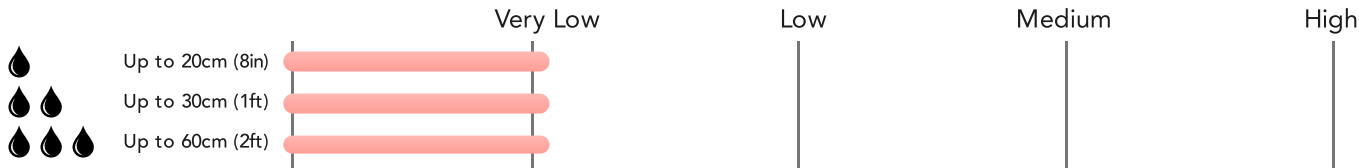


Risk Rating: Very low

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.

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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.

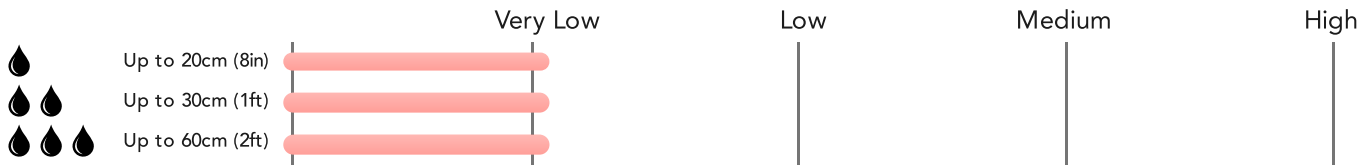


Risk Rating: Very low

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.

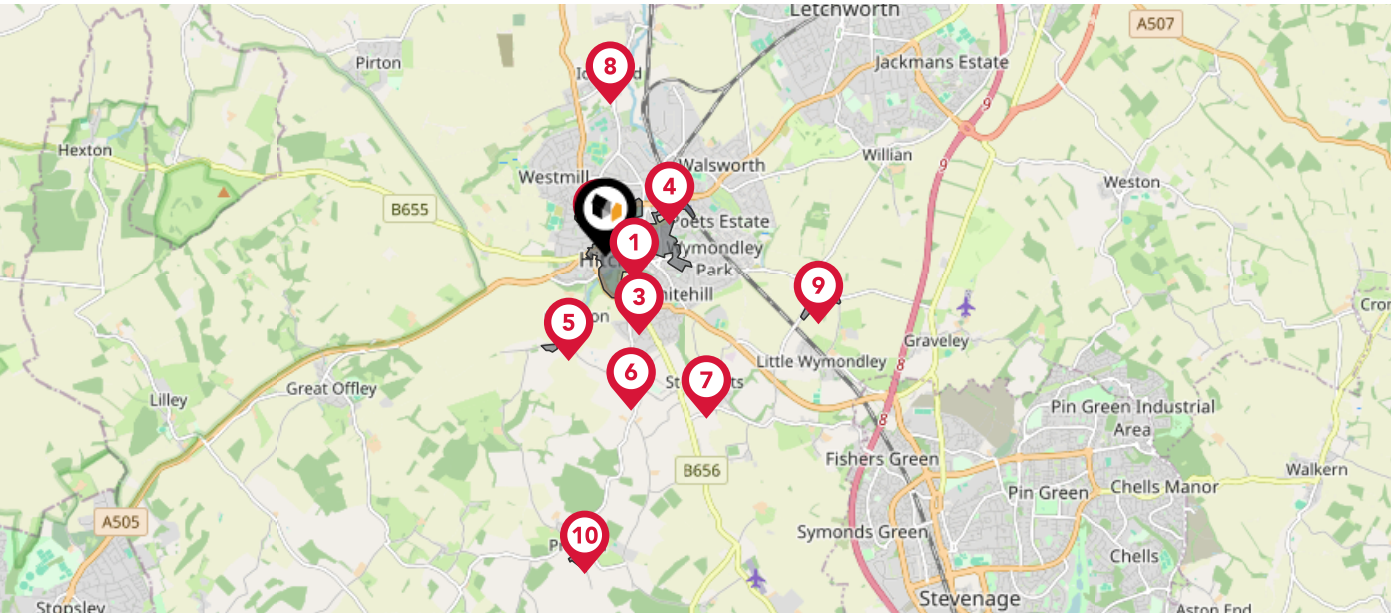
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Chance of flooding to the following depths at this property:





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

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	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	
2	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
3	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
4	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
5	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
6	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill	
7	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
8	Wallace Way-Hitchin, Hertfordshire	Historic Landfill	
9	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill	
10	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill	



This map displays nearby coal mine entrances and their classifications.



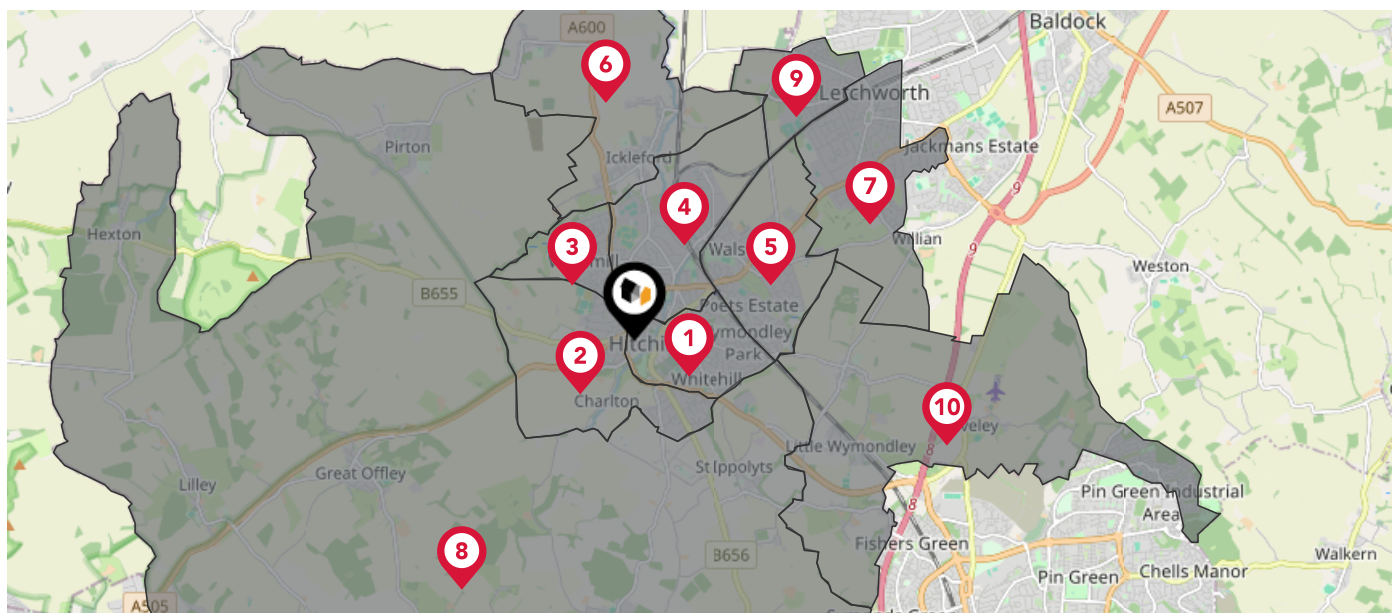
### Mine Entry

- ✕ 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.

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

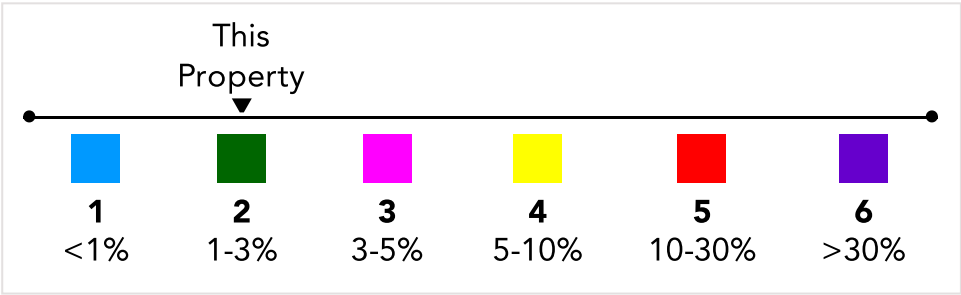
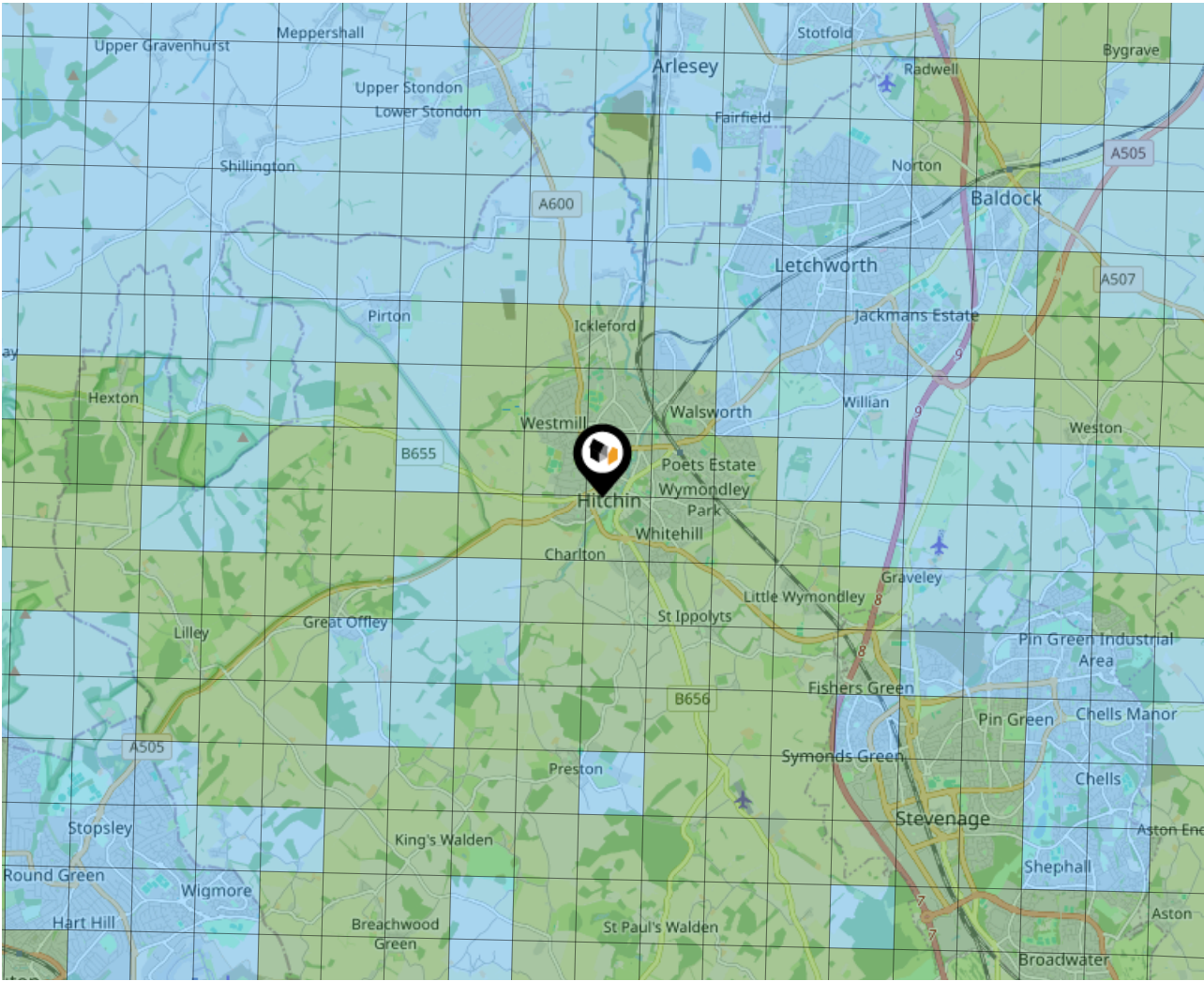


### Nearby Council Wards

-  Hitchin Highbury Ward
-  Hitchin Priory Ward
-  Hitchin Oughton Ward
-  Hitchin Bearton Ward
-  Hitchin Walsworth Ward
-  Cadwell Ward
-  Letchworth South West Ward
-  Hitchwood, Offa and Hoo Ward
-  Letchworth Wilbury Ward
-  Chesfield Ward

What is Radon?

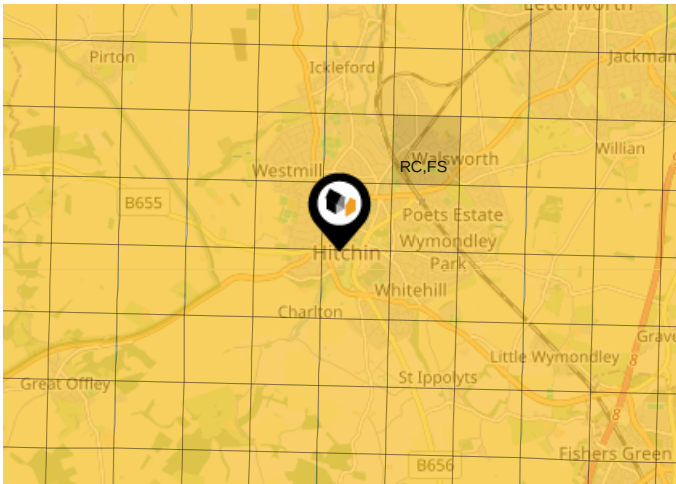
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).





Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	HIGH	<b>Soil Texture:</b>	CHALKY CLAY TO CHALKY
<b>Parent Material Grain:</b>	ARGILLIC		LOAM
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY	<b>Soil Depth:</b>	DEEP-INTERMEDIATE

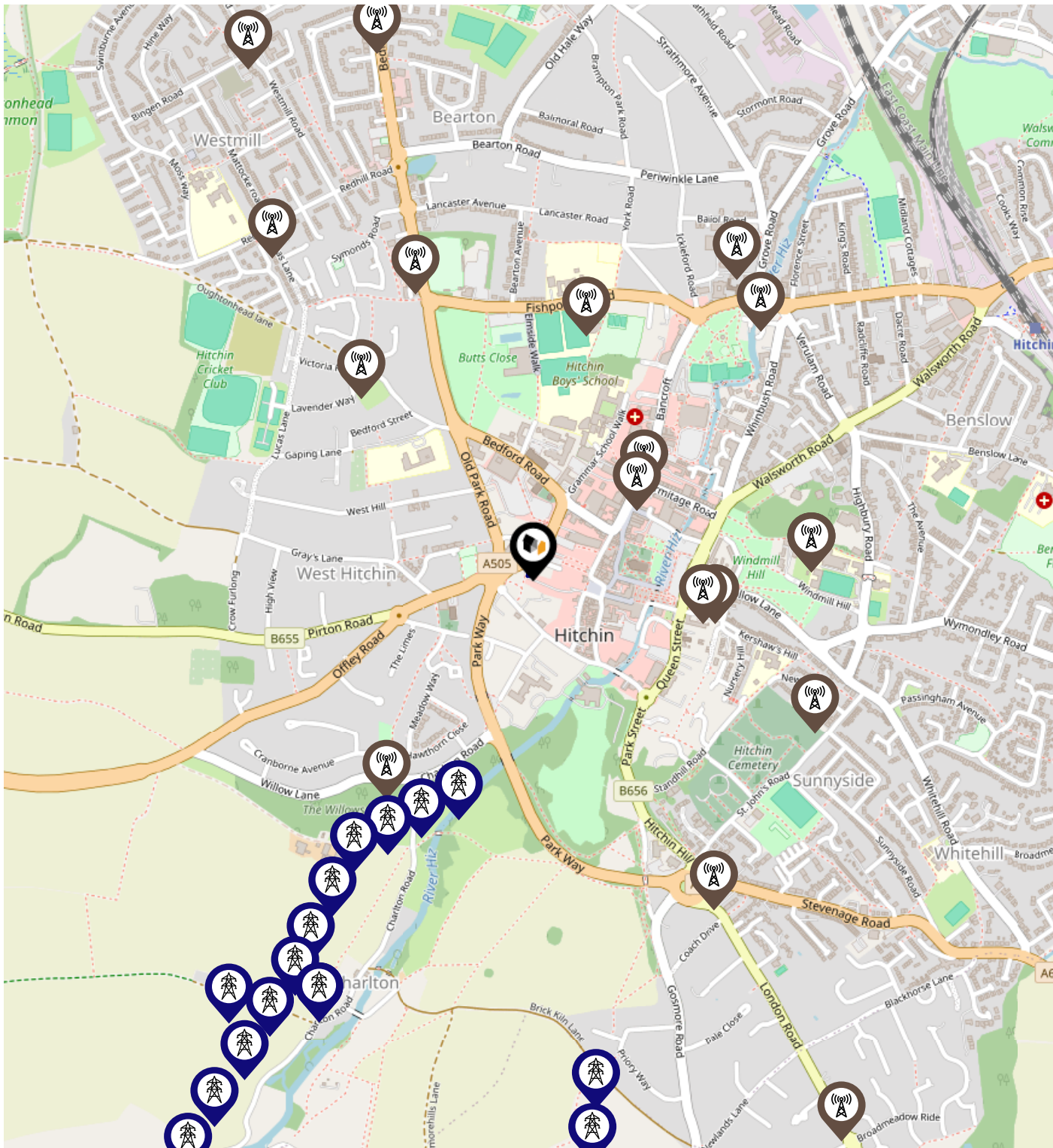


Primary Classifications (Most Common Clay Types)



<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

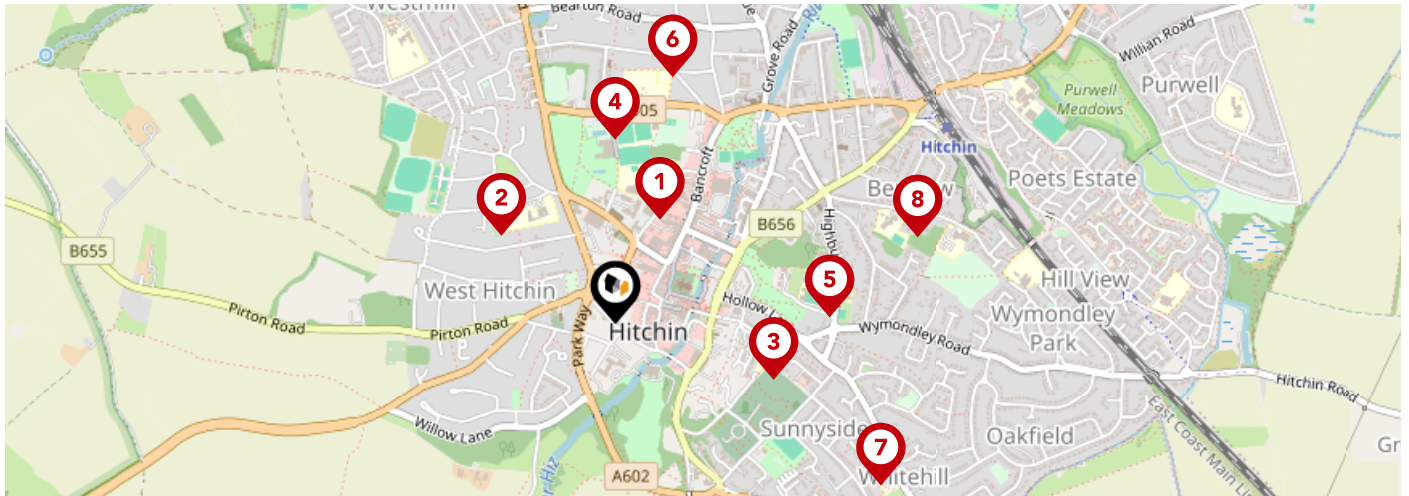
# Local Area

## Masts & Pylons



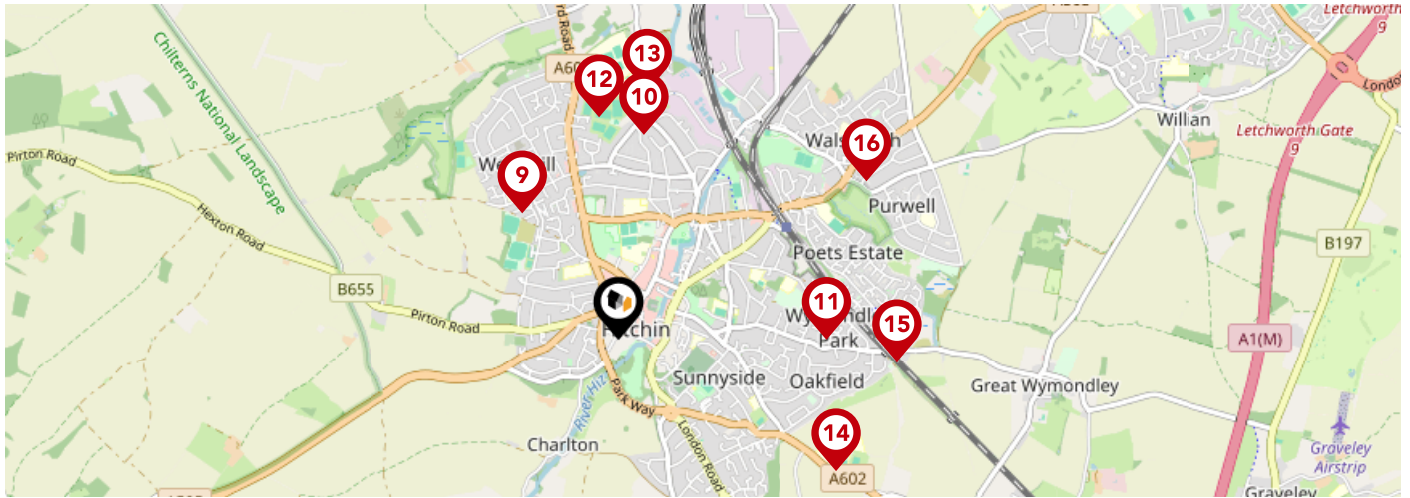
**Key:**









-  Power Pylons
-  Communication Masts

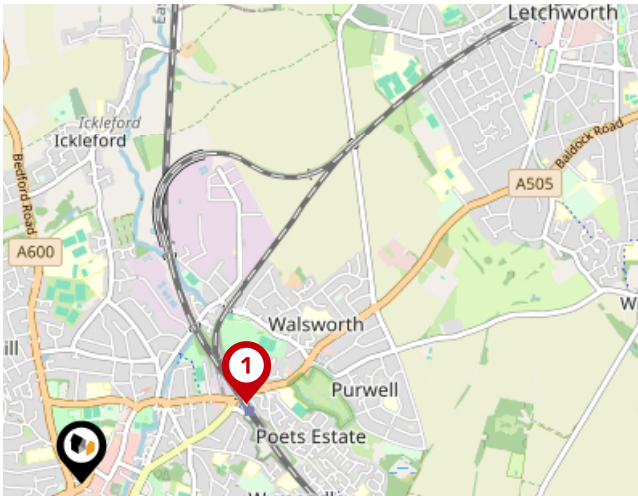


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Hitchin Boys' School</b> Ofsted Rating: Outstanding   Pupils: 1317   Distance:0.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Samuel Lucas Junior Mixed and Infant School</b> Ofsted Rating: Outstanding   Pupils: 420   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Highbury Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 204   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Wilshire-Dacre Junior Academy</b> Ofsted Rating: Good   Pupils: 267   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Hitchin Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1355   Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>York Road Nursery School</b> Ofsted Rating: Outstanding   Pupils: 107   Distance:0.58	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Whitehill Junior School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Andrew's Church of England Voluntary Aided Primary School, Hitchin</b> Ofsted Rating: Outstanding   Pupils: 252   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>






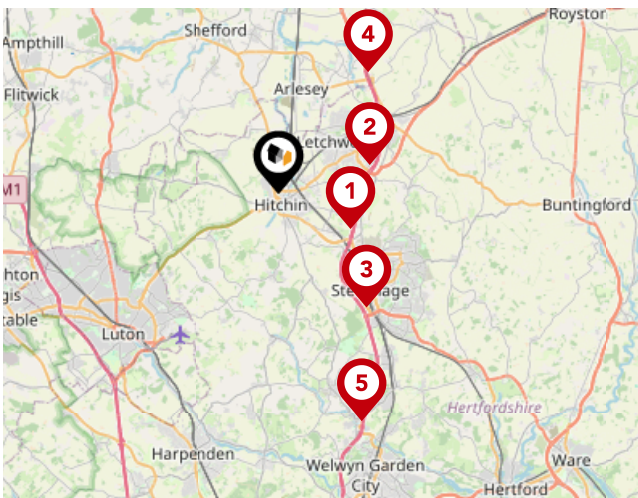


		Nursery	Primary	Secondary	College	Private
	<b>Oughton Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 218   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Strathmore Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 199   Distance:0.94	<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:0.95	<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:1.03	<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:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingshott School</b> Ofsted Rating: Not Rated   Pupils: 400   Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mary Exton Primary School</b> Ofsted Rating: Good   Pupils: 181   Distance:1.27	<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:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>








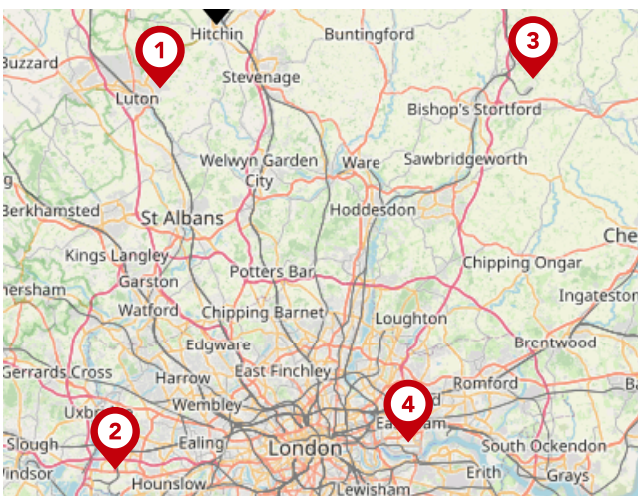
### National Rail Stations

Pin	Name	Distance
	Hitchin Rail Station	0.84 miles
	Letchworth Rail Station	3.13 miles
	Stevenage Rail Station	4.48 miles







### Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J8	2.93 miles
	A1(M) J9	3.46 miles
	A1(M) J7	5.23 miles
	A1(M) J10	5.52 miles
	A1(M) J6	8.84 miles



### Airports/Helipads

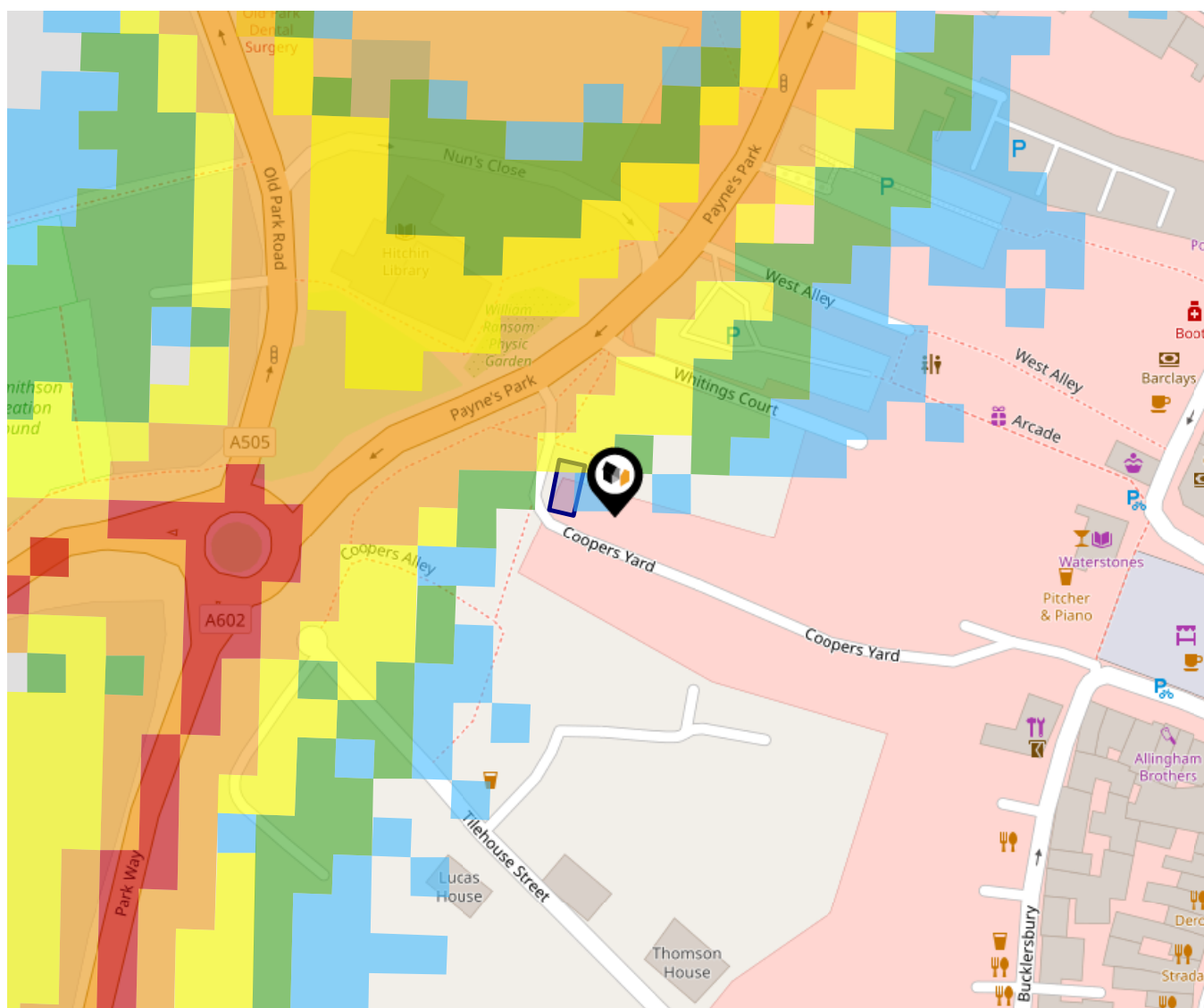
Pin	Name	Distance
	Luton Airport	6.2 miles
	Heathrow Airport	33.56 miles
	Stansted Airport	23.54 miles
	Silvertown	33.85 miles





### Bus Stops/Stations

Pin	Name	Distance
1	Grammar School Walk	0.15 miles
2	West Hill	0.18 miles
3	Waitrose	0.22 miles
4	Bancroft	0.17 miles
5	St Mary's Square	0.23 miles



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

# Country Properties

## Data Quality

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Valuation Office  
Agency

