

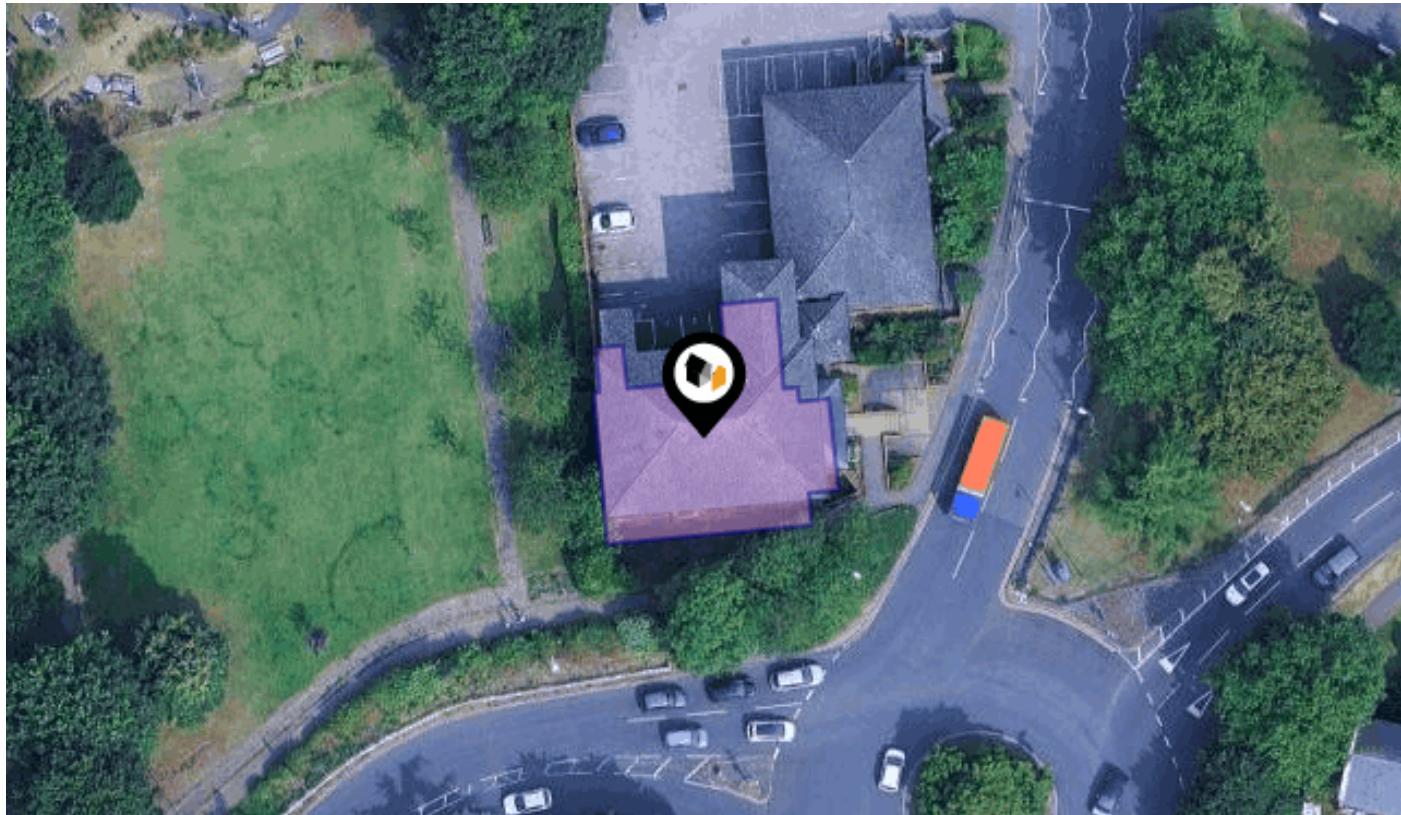


See More Online

## MIR: Material Info

The Material Information Affecting this Property

**Monday 05<sup>th</sup> January 2026**



**CHANCERY PLACE, 1, OLD PARK ROAD, HITCHIN, SG5**

### Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

[phurren@country-properties.co.uk](mailto:phurren@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

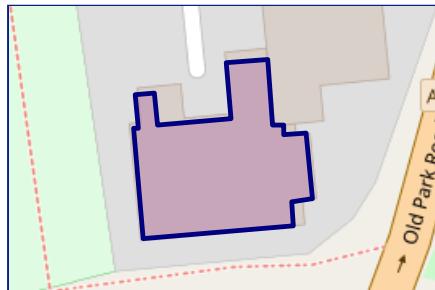


## Freehold Title Plan



**HD287056**

## Leasehold Title Plan



**HD582626**

Start Date: 12/03/2019  
End Date: 01/04/2143  
Lease Term: 125 years from 1 April 2018  
Term Remaining: 117 years

1, Old Park Road, SG5

Energy rating

C

Valid until 07.02.2029

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

## Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Electricity: electricity, unspecified tariff
<b>Floor Level:</b>	Mid floor
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.53 W/m-°K
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(other premises 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>	(other premises below)
<b>Total Floor Area:</b>	25 m <sup>2</sup>

## Building Safety

No building safety aspects to report

## Accessibility / Adaptations

Not suitable for wheelchair users

## Restrictive Covenants

None specified

## Rights of Way (Public & Private)

Shared communal walkways and entrance

## Construction Type

Standard brick construction

## Property Lease Information

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Leasehold

Lease Details: 118 years remaining

Ground Rent - £227.92 per annum

Service Charge - £1,004.32 per annum

## Listed Building Information

---

Not listed

## Stamp Duty

---

Not specified

## Other

---

Not specified

## Other

---

Not specified

## Electricity Supply

---

YES - mains

## Gas Supply

---

NO GAS

## Central Heating

---

YES - ECH

## Water Supply

---

YES - mains

## Drainage

---

YES - mains

## **Important - Please read**

---

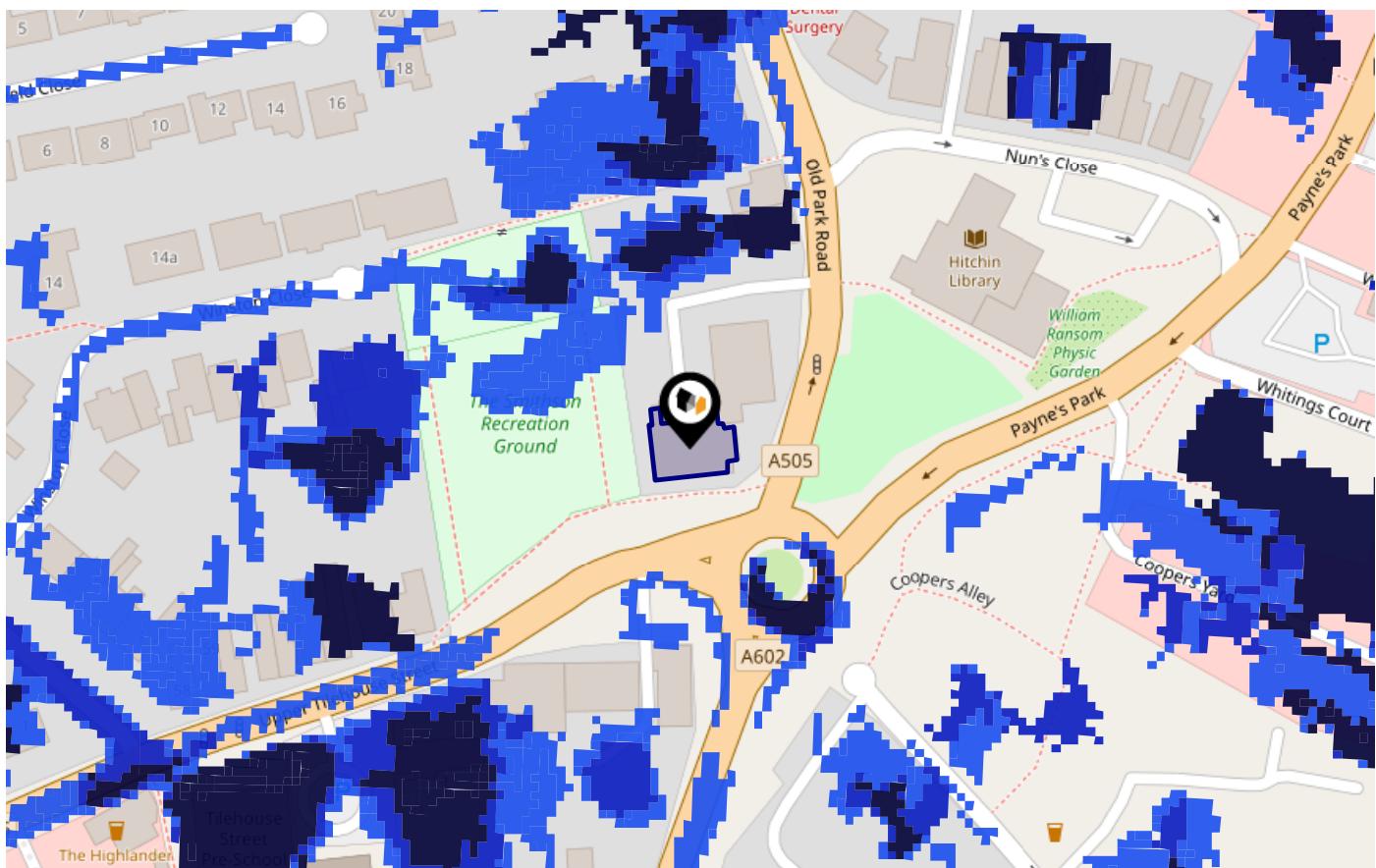
The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence

# Flood Risk

## Surface Water - Flood Risk

country  
properties

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

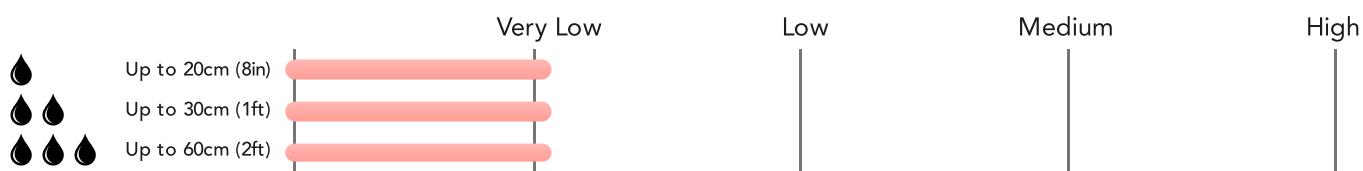


Risk Rating: Very low

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.

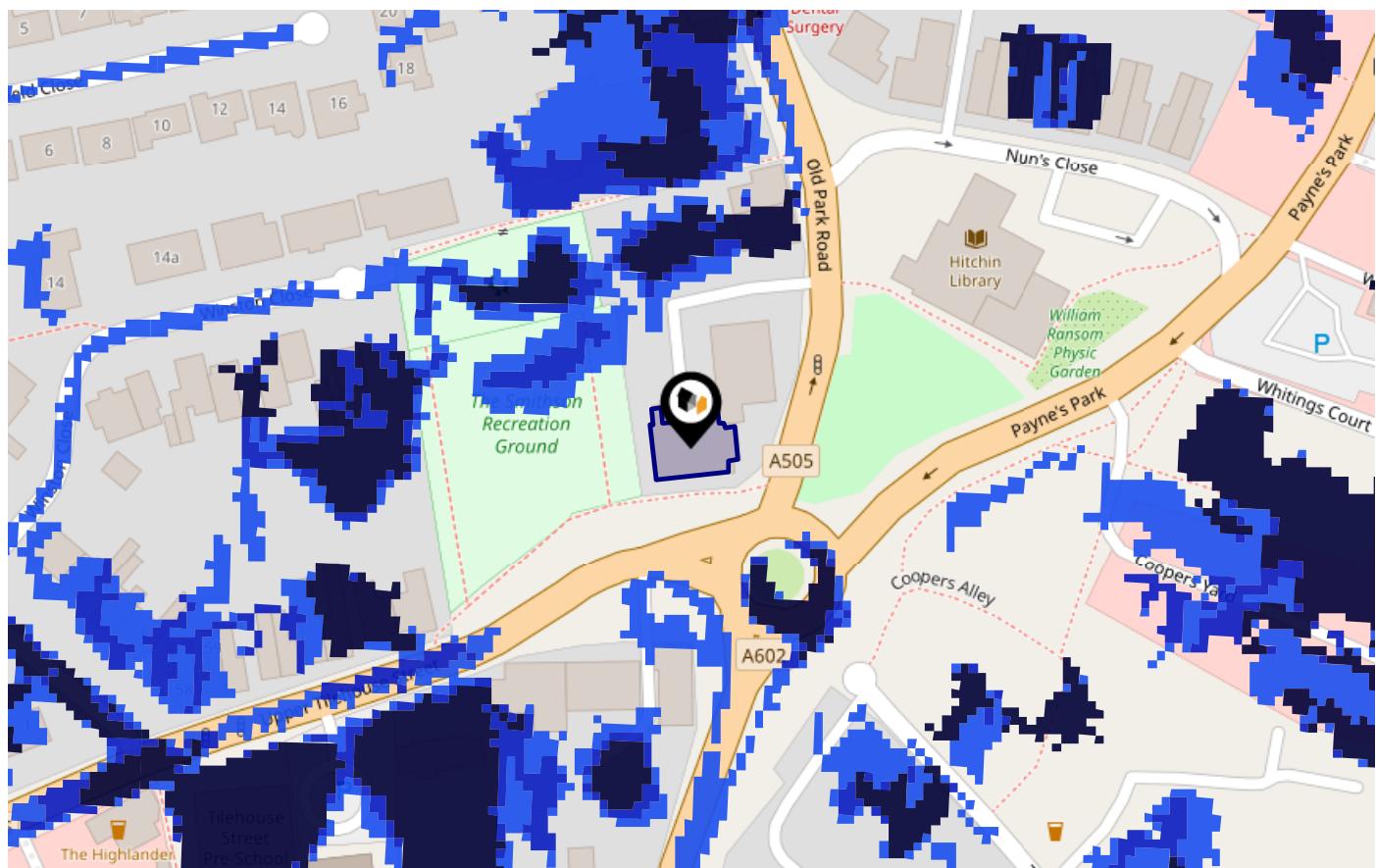
Chance of flooding to the following depths at this property:



# Flood Risk Surface Water - Climate Change

country  
properties

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.

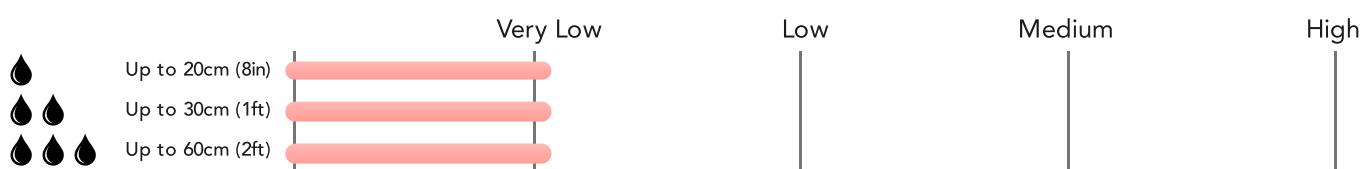


Risk Rating: Very low

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- 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:

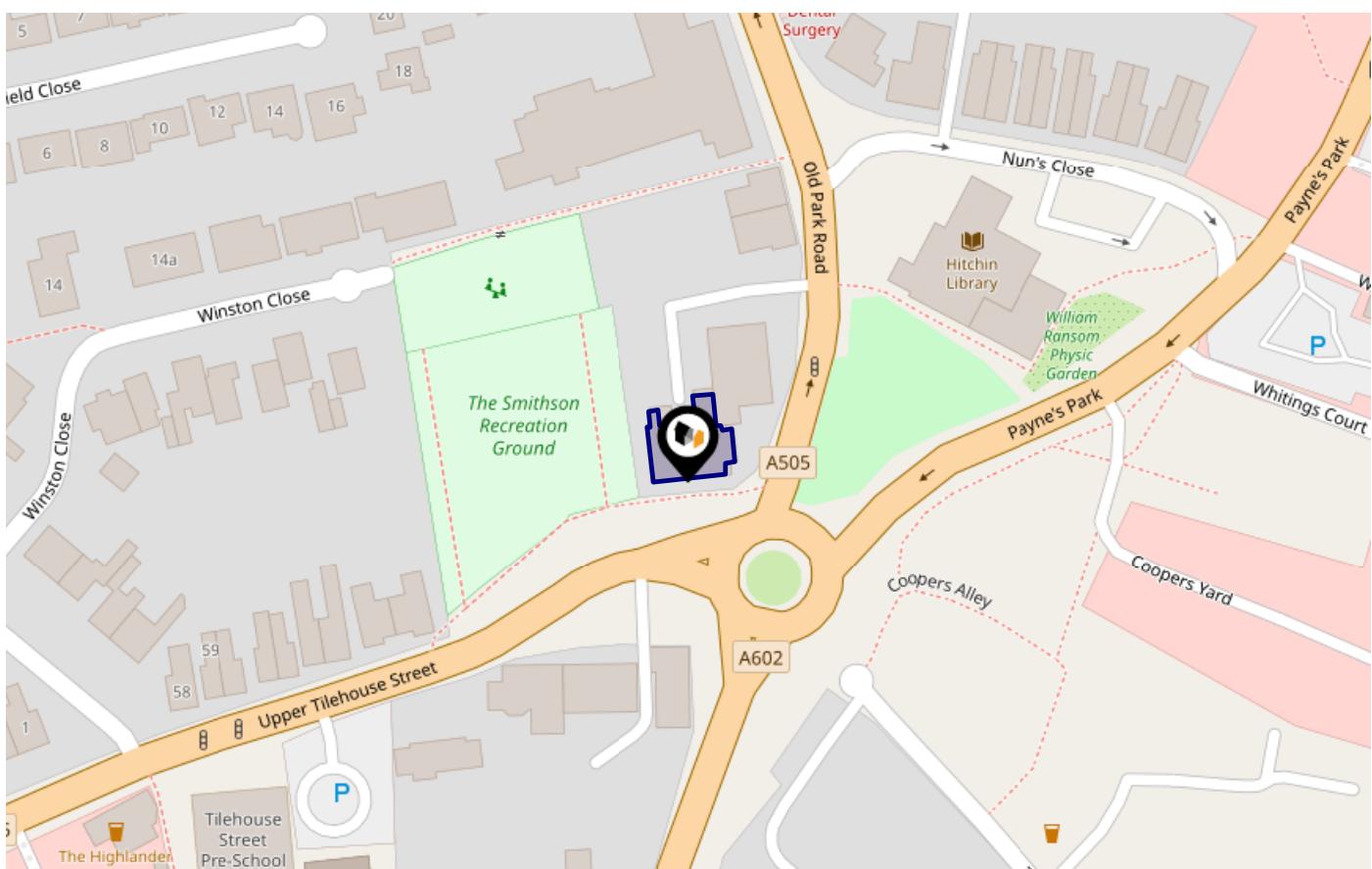


# Flood Risk

## Rivers & Seas - Flood Risk

country  
properties

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

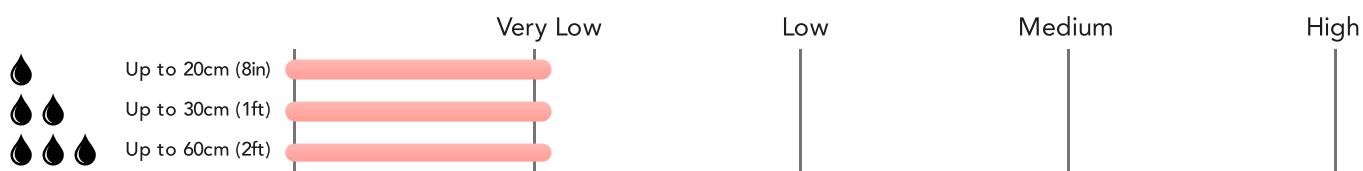


Risk Rating: Very low

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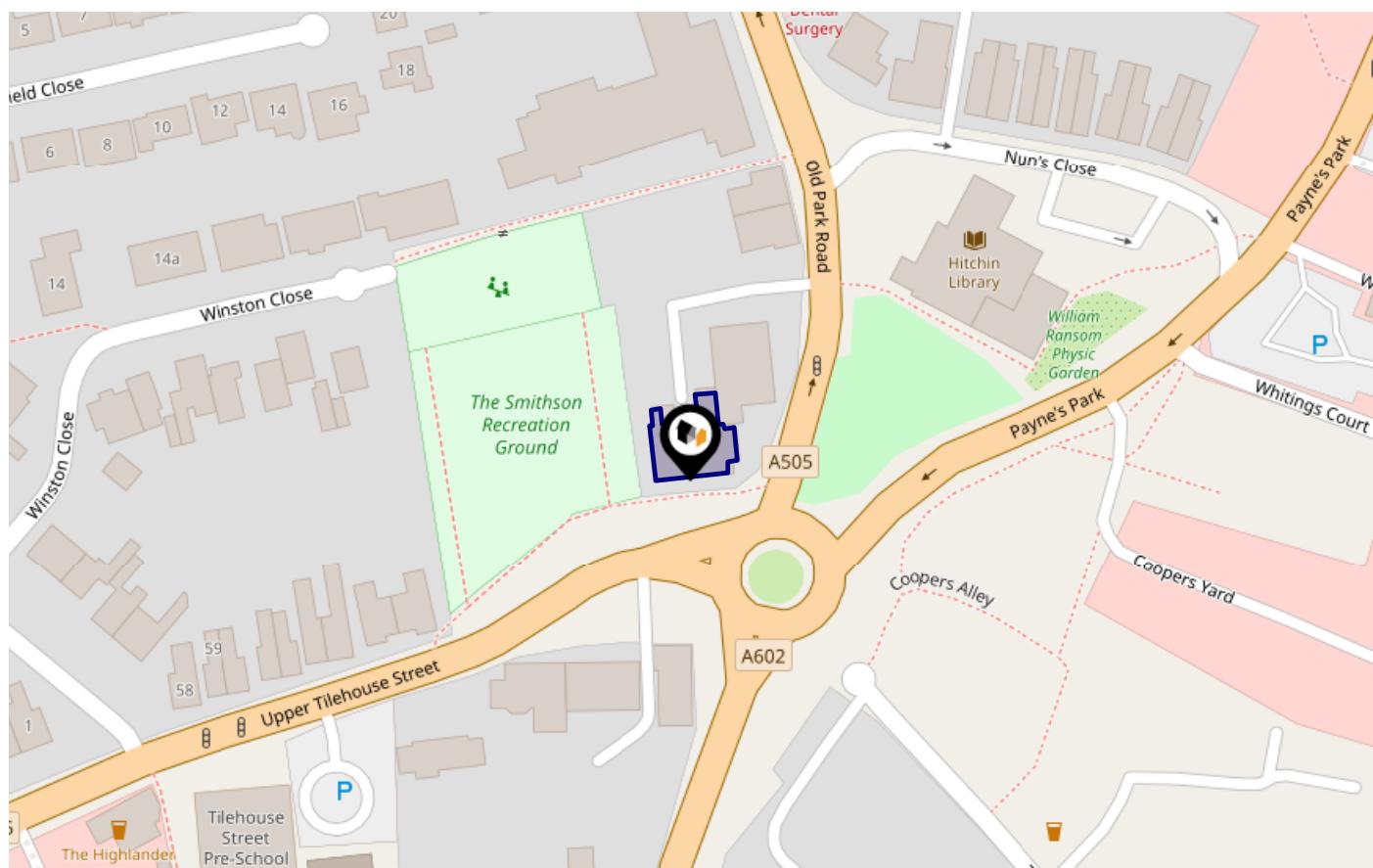
Chance of flooding to the following depths at this property:



# Flood Risk Rivers & Seas - Climate Change

country  
properties

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.

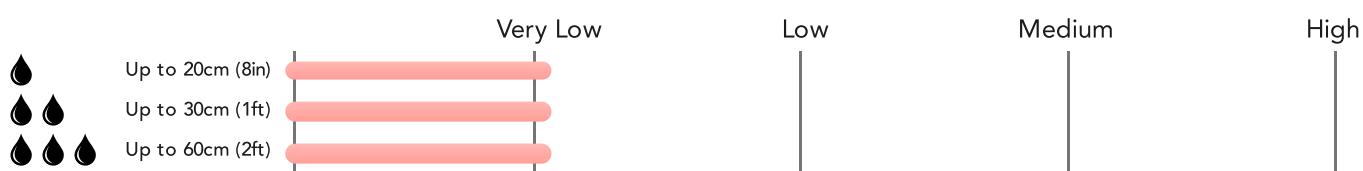


Risk Rating: Very low

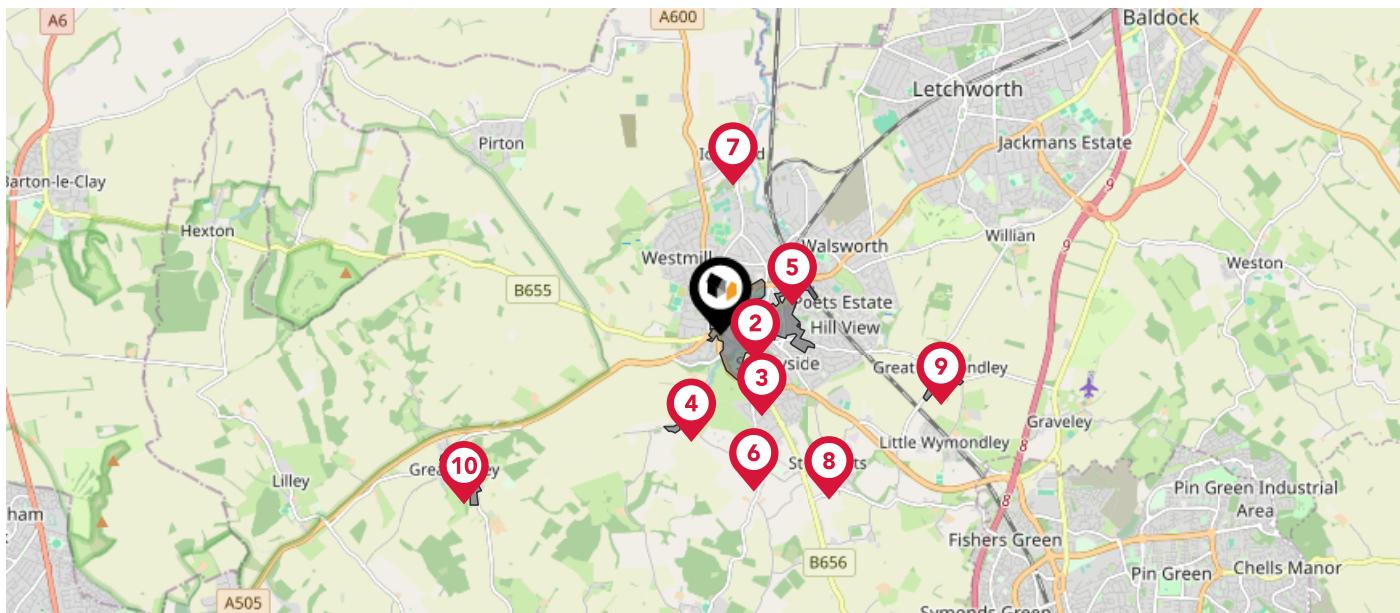
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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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- 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:



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

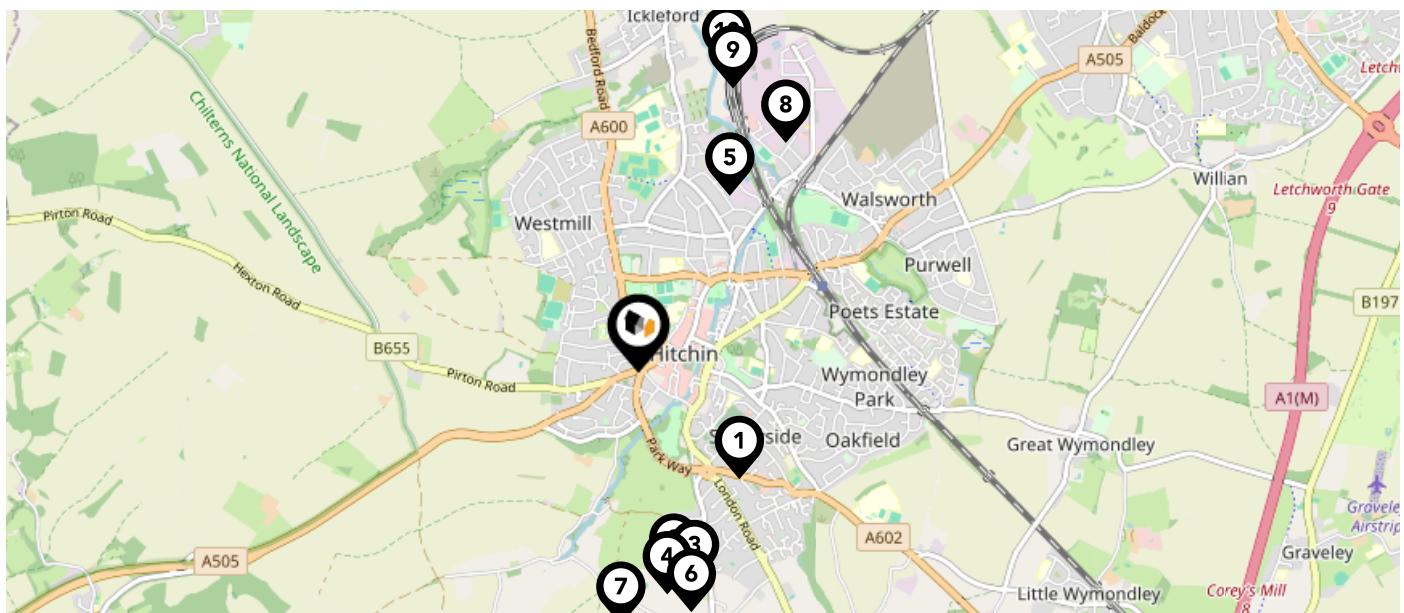
- 1 Butts Close, Hitchin
- 2 Hitchin
- 3 Hitchin Hill Path
- 4 Charlton
- 5 Hitchin Railway and Ransom's Recreation Ground
- 6 Gosmore
- 7 Ickleford
- 8 St Ippolyts
- 9 Great Wymondley
- 10 Great Offley

# Maps

## Landfill Sites

country  
properties

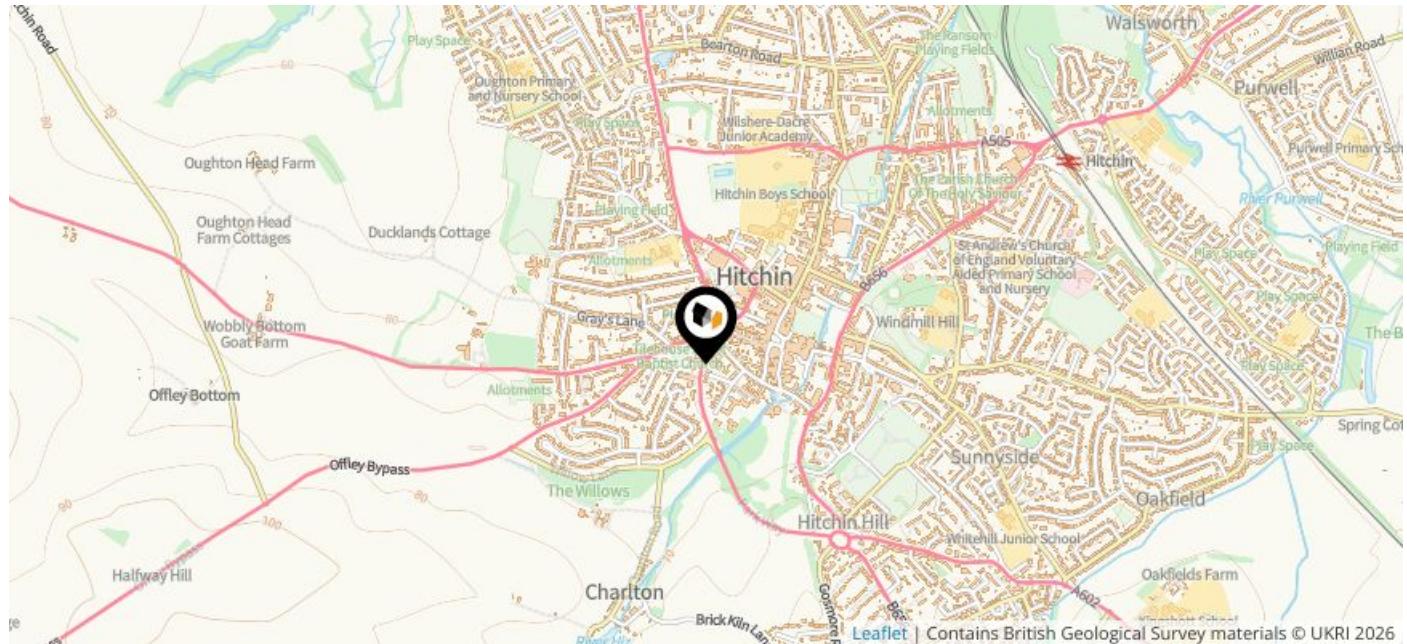
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

1	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
2	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	<input type="checkbox"/>
3	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	<input type="checkbox"/>
4	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	<input type="checkbox"/>
5	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
6	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	<input type="checkbox"/>
7	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	<input type="checkbox"/>
8	Wallace Way-Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
9	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
10	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>

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.

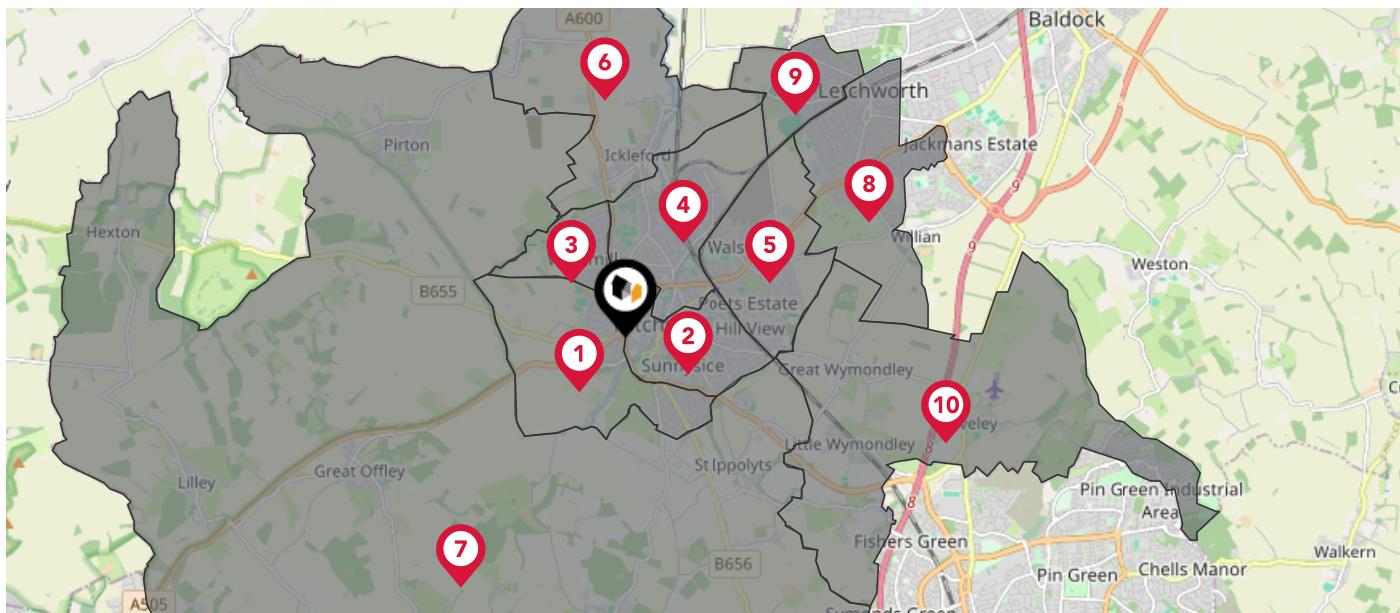
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

# Maps

## Council Wards

country  
properties

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

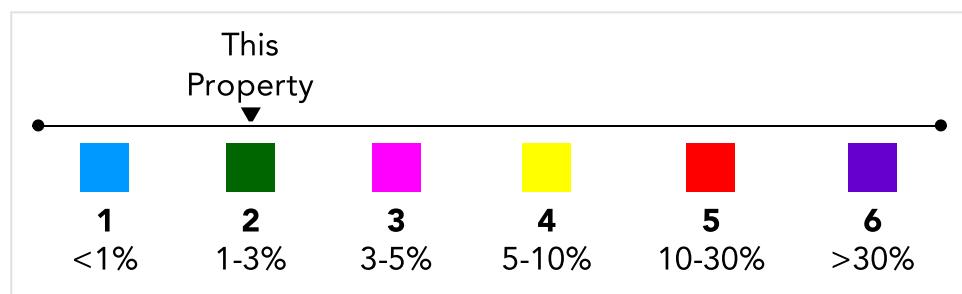
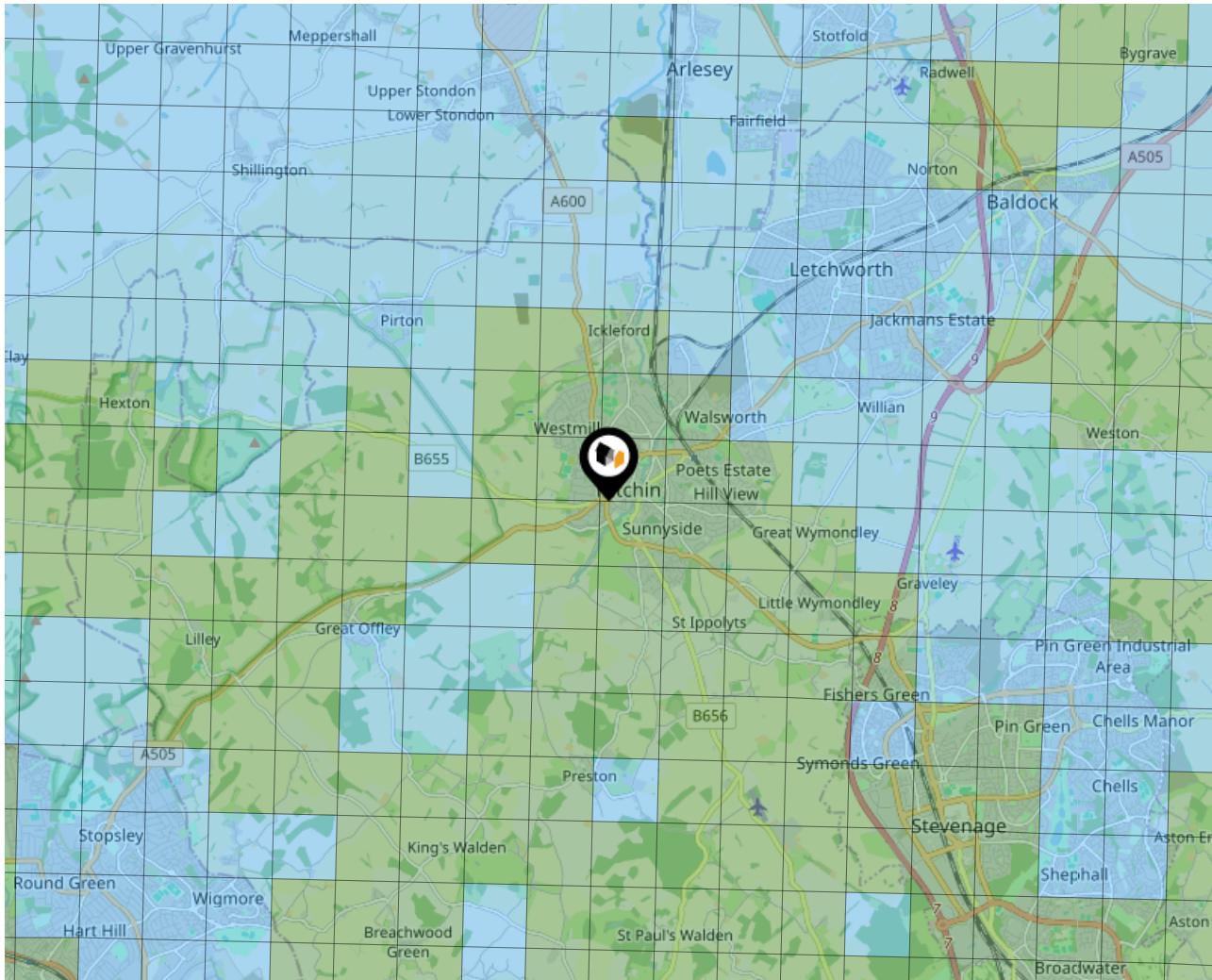


### Nearby Council Wards

- 1 Hitchin Priory Ward
- 2 Hitchin Highbury Ward
- 3 Hitchin Oughton Ward
- 4 Hitchin Bearton Ward
- 5 Hitchin Walsworth Ward
- 6 Cadwell Ward
- 7 Hitchwood, Offa and Hoo Ward
- 8 Letchworth South West Ward
- 9 Letchworth Wilbury Ward
- 10 Chesfield Ward

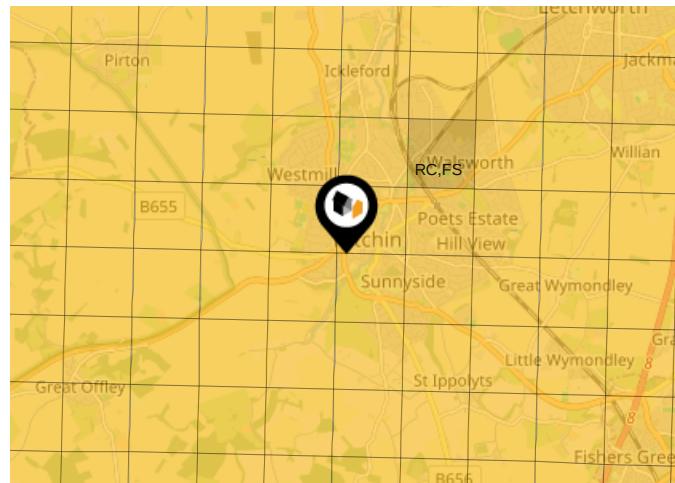
## What is Radon?

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

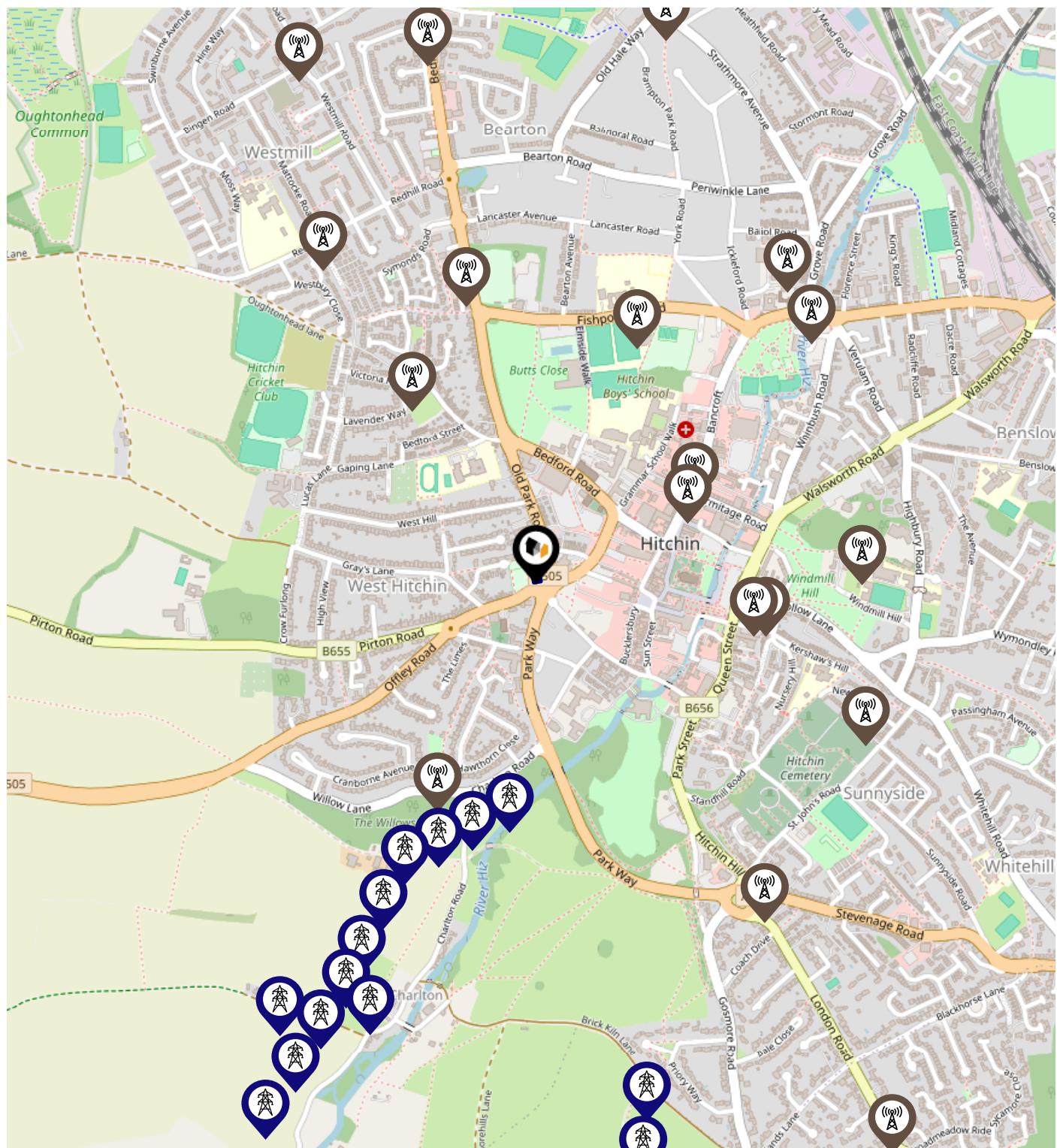


## Primary Classifications (Most Common Clay Types)

<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

country  
properties



## Key:

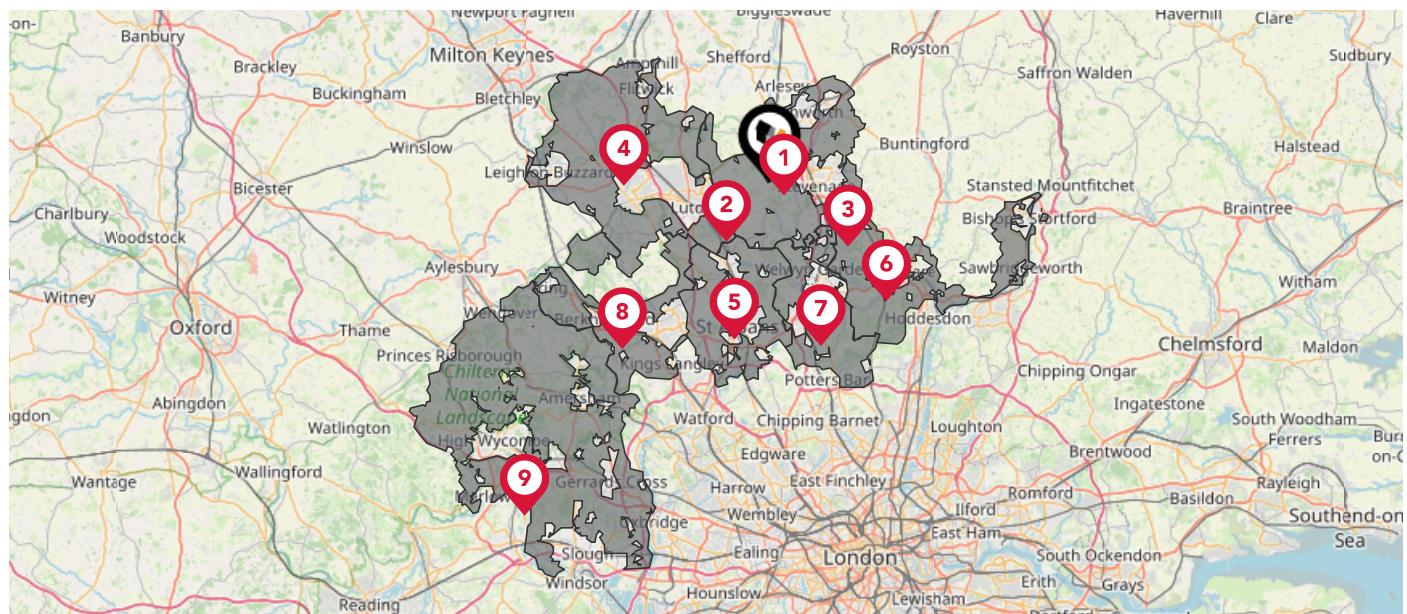
- Power Pylons
- Communication Masts

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



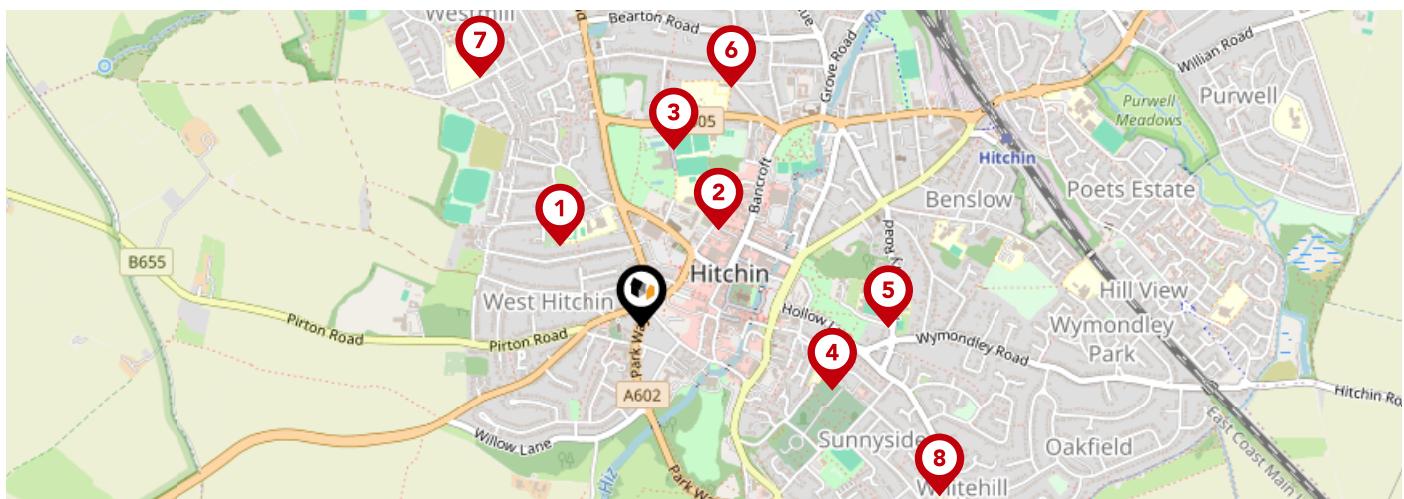
Listed Buildings in the local district	Grade	Distance
 1102159 - Number 42 (lewesford House) And Front Gate And Railings To Number 42	Grade II	0.0 miles
 1102179 - Hitchin Museum	Grade II	0.0 miles
 1173822 - Number 43 (elm Lodge) And Front Railings To Number 43	Grade II	0.0 miles
 1173805 - 36, Tilehouse Street	Grade II	0.0 miles
 1347586 - Number 41 (former Coach House To Number 42)	Grade II	0.0 miles
 1102157 - 29, Tilehouse Street	Grade II	0.1 miles
 1102118 - The Highlander Public House	Grade II	0.1 miles
 1102154 - 15-17 Tilehouse Street	Grade II	0.1 miles
 1347584 - 28, Tilehouse Street	Grade II	0.1 miles
 1102122 - 81 And 82, Tilehouse Street	Grade II	0.1 miles

This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

- 1 London Green Belt - North Hertfordshire
- 2 London Green Belt - Luton
- 3 London Green Belt - Stevenage
- 4 London Green Belt - Central Bedfordshire
- 5 London Green Belt - St Albans
- 6 London Green Belt - East Hertfordshire
- 7 London Green Belt - Welwyn Hatfield
- 8 London Green Belt - Dacorum
- 9 London Green Belt - Buckinghamshire



Nursery Primary Secondary College Private

<b>1</b>	<b>Samuel Lucas Junior Mixed and Infant School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding   Pupils: 420   Distance:0.26					
<b>2</b>	<b>Hitchin Boys' School</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding   Pupils: 1317   Distance:0.29					
<b>3</b>	<b>Wilshire-Dacre Junior Academy</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 267   Distance:0.41					
<b>4</b>	<b>Highbury Infant School and Nursery</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 204   Distance:0.46					
<b>5</b>	<b>Hitchin Girls' School</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding   Pupils: 1355   Distance:0.56					
<b>6</b>	<b>York Road Nursery School</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding   Pupils: 107   Distance:0.59					
<b>7</b>	<b>Oughton Primary and Nursery School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 218   Distance:0.68					
<b>8</b>	<b>Whitehill Junior School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 240   Distance:0.78					

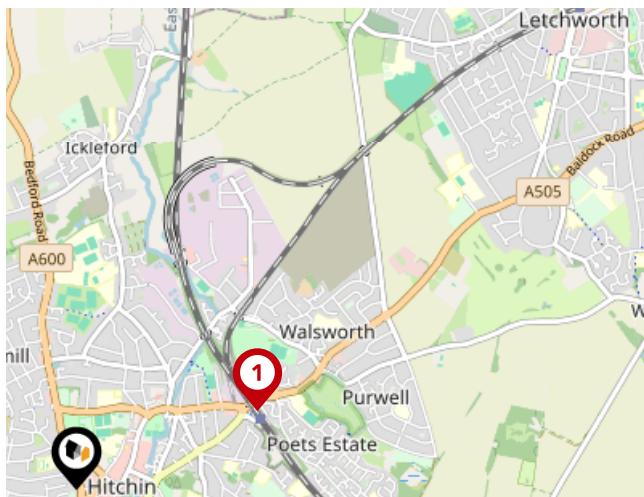


Nursery Primary Secondary College Private

	St Andrew's Church of England Voluntary Aided Primary School, Hitchin	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Ofsted Rating: Outstanding   Pupils: 252   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Strathmore Infant and Nursery School Ofsted Rating: Good   Pupils: 199   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	The Priory School Ofsted Rating: Good   Pupils: 1231   Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	William Ransom Primary School Ofsted Rating: Outstanding   Pupils: 422   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Our Lady Catholic Primary School Ofsted Rating: Good   Pupils: 154   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Kingshott School Ofsted Rating: Not Rated   Pupils: 400   Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Mary Exton Primary School Ofsted Rating: Good   Pupils: 181   Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Highover Junior Mixed and Infant School Ofsted Rating: Good   Pupils: 428   Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)

country properties



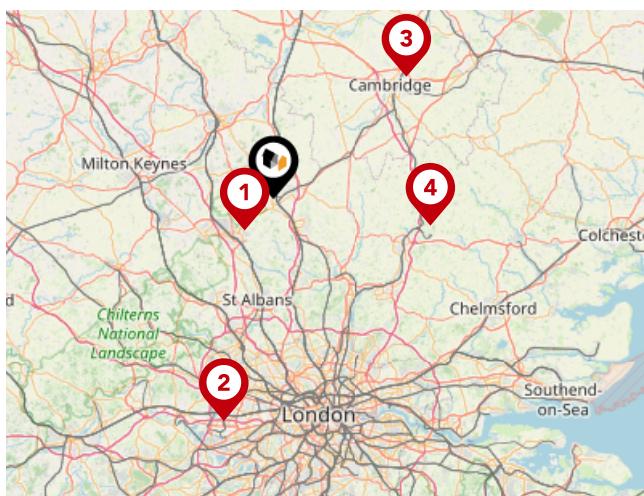
## National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.9 miles
2	Letchworth Rail Station	3.17 miles
3	Letchworth Rail Station	3.18 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3 miles
2	A1(M) J9	3.52 miles
3	A1(M) J7	5.29 miles
4	A1(M) J10	5.55 miles
5	A1(M) J6	8.88 miles

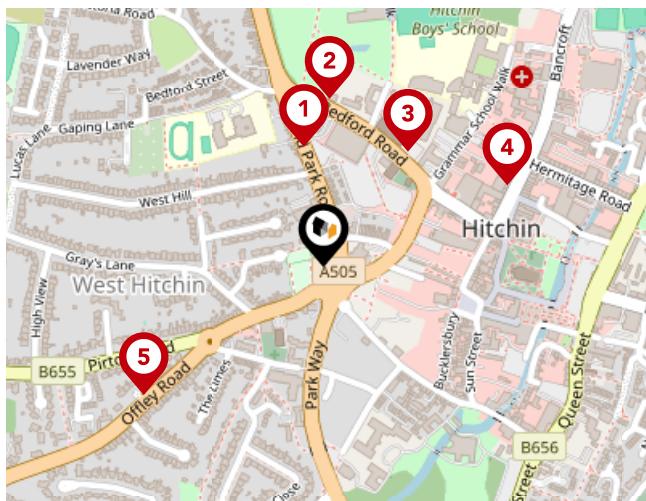


## Airports/Helpads

Pin	Name	Distance
1	Luton Airport	6.21 miles
2	Heathrow Airport	33.55 miles
3	Cambridge	26.4 miles
4	Stansted Airport	23.51 miles

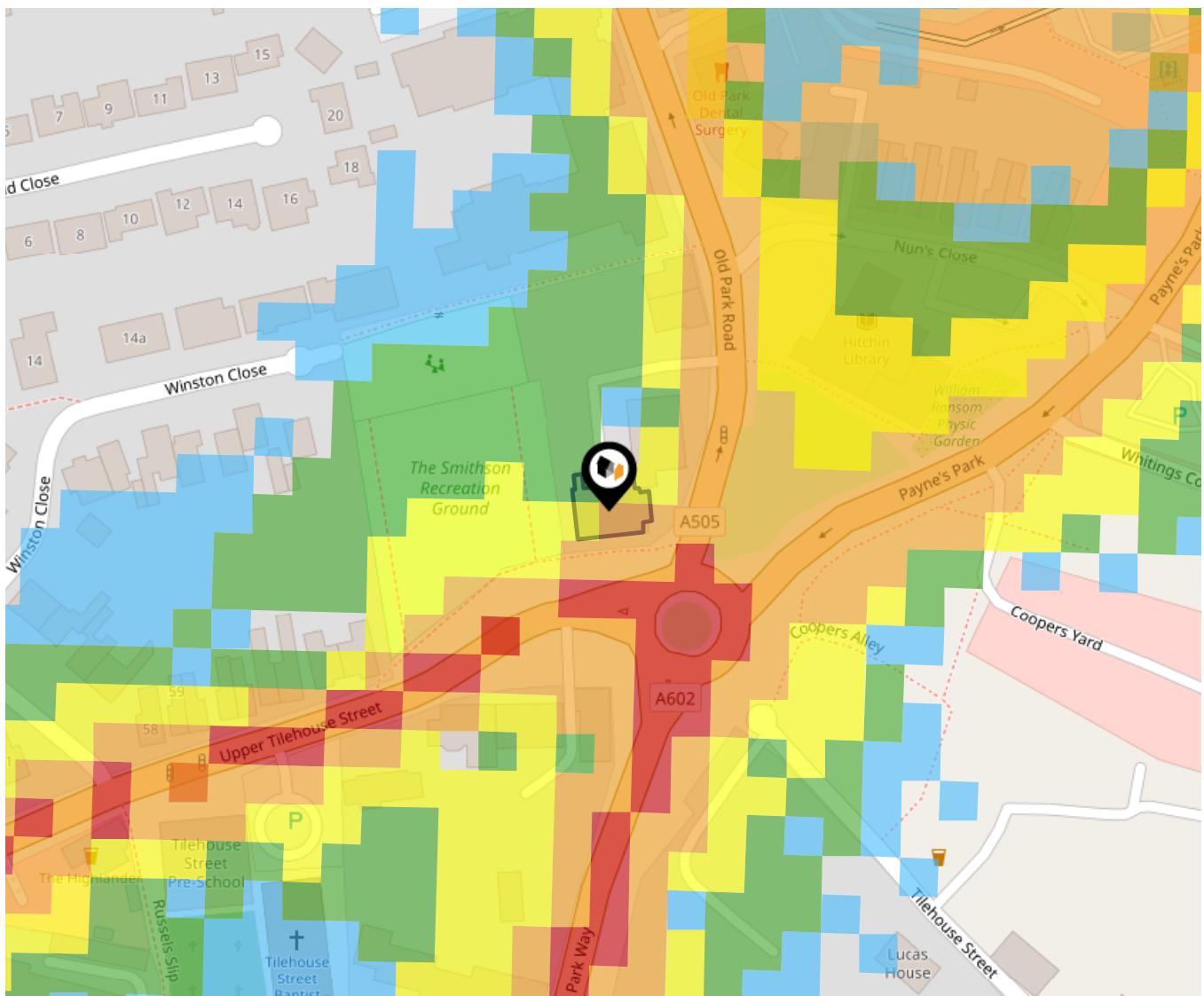
# Area Transport (Local)

country  
properties



## Bus Stops/Stations

Pin	Name	Distance
1	West Hill	0.14 miles
2	Waitrose	0.19 miles
3	Grammar School Walk	0.16 miles
4	Bancroft	0.23 miles
5	Moormead Close	0.25 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

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.

Powered by



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country  
properties

### Country Properties

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Land  
Registry

