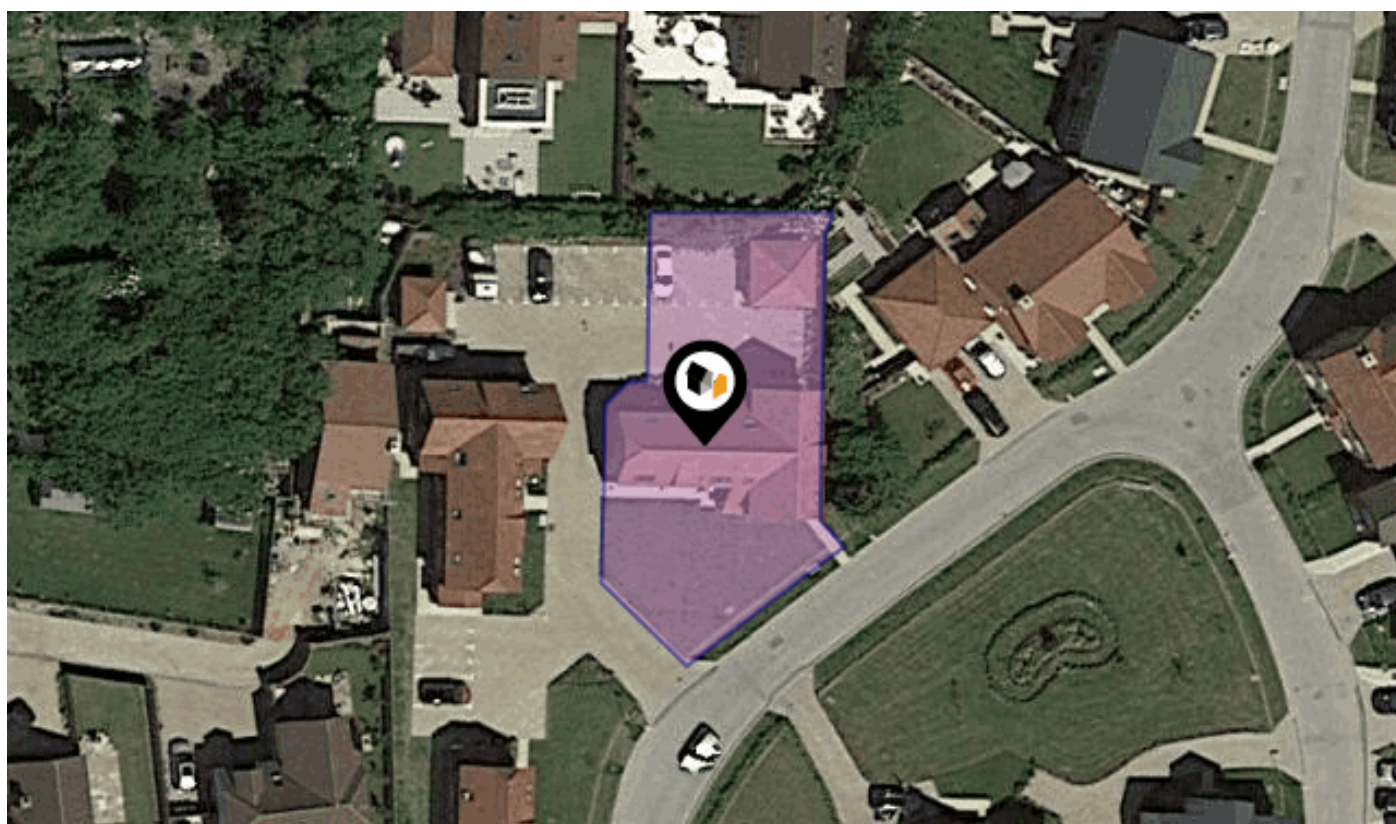




# MIR: Material Info

The Material Information Affecting this Property

**Tuesday 15<sup>th</sup> April 2025**



**DROVERS WAY, PIRTON, HITCHIN, SG5**

## Country Properties

6 Brand Street Hitchin SG5 1HX

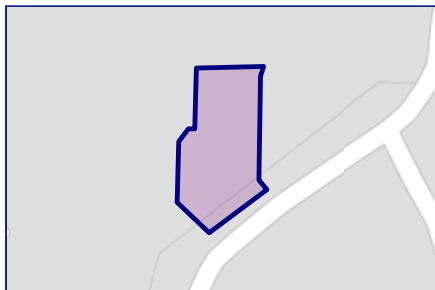
01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk

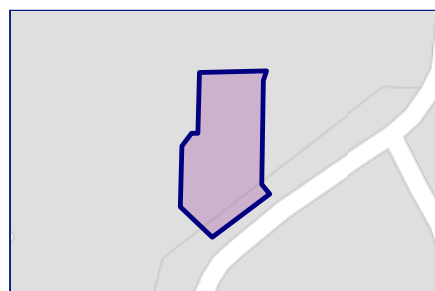


## Freehold Title Plan



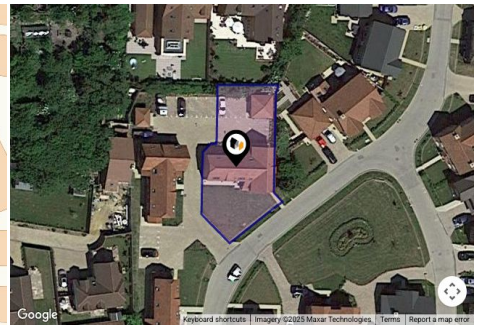
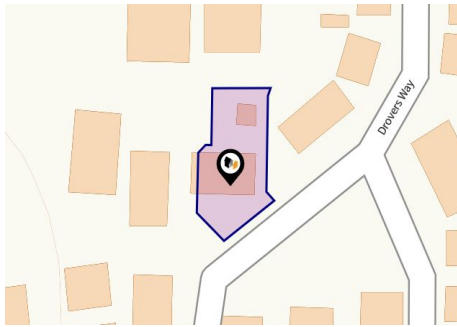
**HD598820**

## Leasehold Title Plan



**HD610814**

Start Date: 30/03/2022  
End Date: 01/04/2144  
Lease Term: 125 years from 1 April 2019  
Term Remaining: 119 years



## Property

**Type:** Flat / Maisonette  
**Bedrooms:** 1  
**Floor Area:** 505 ft<sup>2</sup> / 47 m<sup>2</sup>  
**Plot Area:** 0.14 acres  
**Council Tax :** Band B  
**Annual Estimate:** £1,814  
**Title Number:** HD610814

**Tenure:** Leasehold  
**Start Date:** 30/03/2022  
**End Date:** 01/04/2144  
**Lease Term:** 125 years from 1 April 2019  
**Term Remaining:** 119 years

## Local Area

**Local Authority:** Hertfordshire  
**Conservation Area:** No  
**Flood Risk:**  
 • Rivers & Seas Very low  
 • Surface Water Very low

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

**5** **33** **-**  
 mb/s mb/s mb/s



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



O<sub>2</sub>



EE



3



O

**Satellite/Fibre TV Availability:**



BT



sky



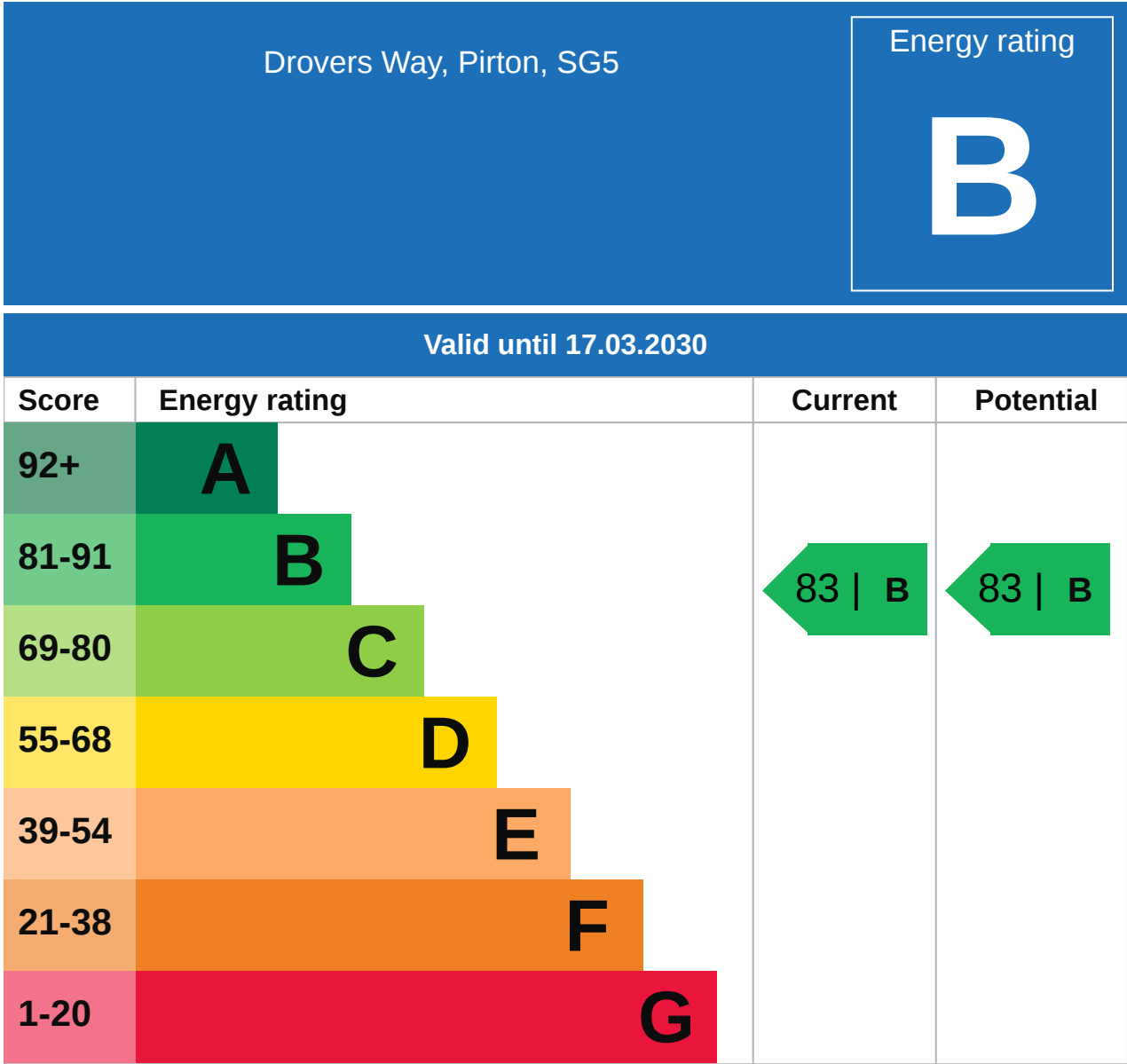
Virgin media

Planning records for: **32 Drovers Way Pirton Hitchin Hertfordshire SG5 3EQ**

Reference - 25/00462/FPH	
Decision:	Registered
Date:	24th March 2025
Description:	Erection of wooden log cabin in rear garden.

Planning records for: **34 Drovers Way Pirton Hitchin Hertfordshire SG5 3EQ**

Reference - 24/01468/FPH	
Decision:	Decided
Date:	04th July 2024
Description:	Single storey rear extension



## 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>	Mains gas - this is for backwards compatibility only and should not be used
<b>Floor Level:</b>	Top floor
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.24 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.13 W/m-Â°K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(other premises below)
<b>Total Floor Area:</b>	47 m <sup>2</sup>

## Building Safety

---

None specified

## Accessibility / Adaptations

---

None specified

## Restrictive Covenants

---

None specified

## Rights of Way (Public & Private)

---

Shared staircase with 1 other property.

## Construction Type

---

Standard Brick with cladding/Barn style

## Property Lease Information

---

Leasehold

Lease length - 123 Years

100% Ownership Service Charge - £444.48 per annum

100% Ownership Ground Rent - £3557.40 per annum

50% Ownership Service Charge - £179.24 (Estate charge Included in service charge) paid monthly

50% Ownership Buildings insurance - £10.14 paid monthly

**Listed Building Information**  
50% Ownership Management fee - £12.48 paid monthly

---

Not listed

## Stamp Duty

---

Not specified

## Other

---

Not specified

## Other

---

Not specified



## Electricity Supply

---

YES - Scottish Power

## Gas Supply

---

YES - Scottish Power

## Central Heating

---

YES - GCH

## Water Supply

---

YES - AFFINITY

## Drainage

---

MAINS

---

## **Important - Please read**

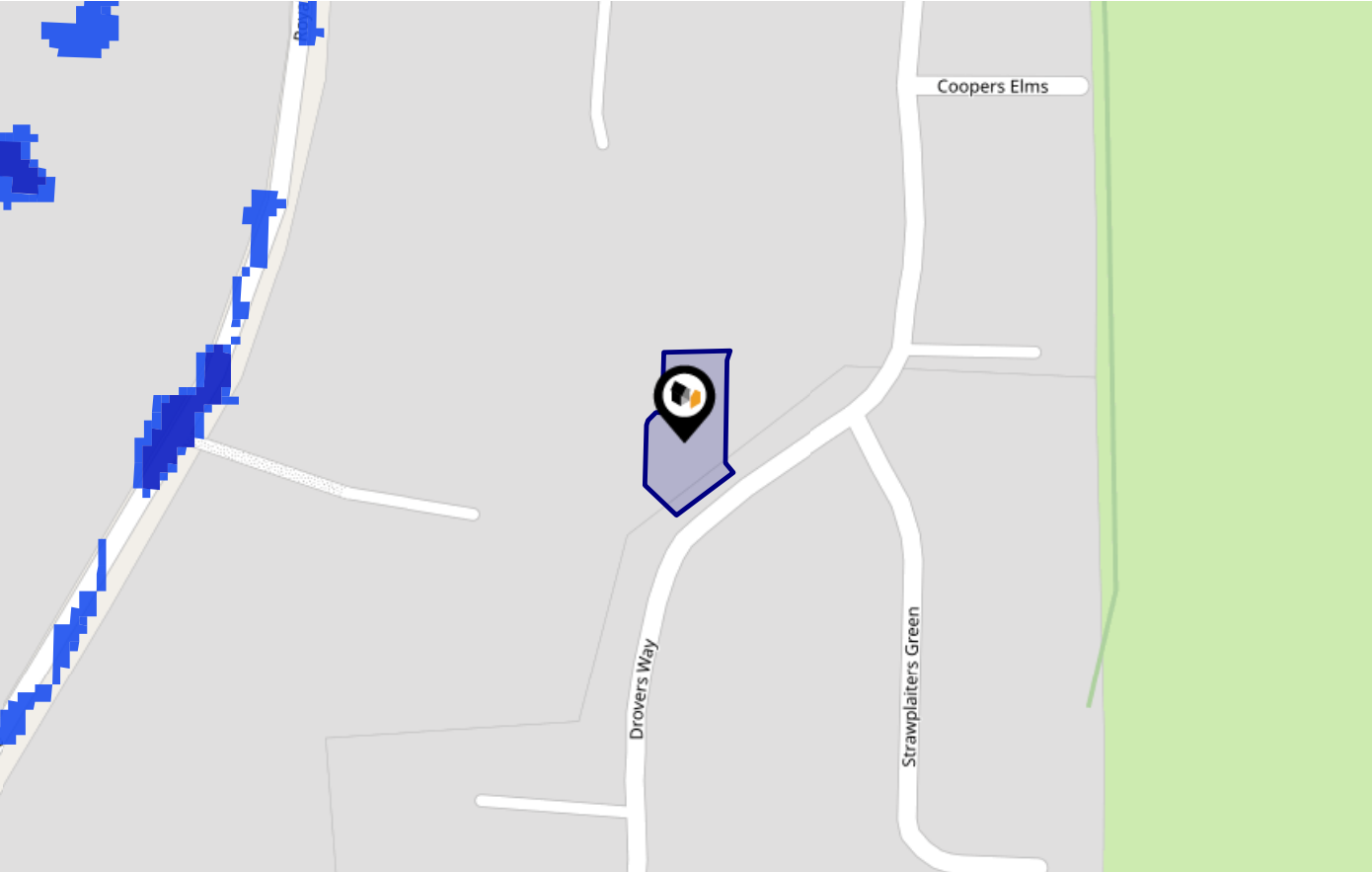
---

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

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

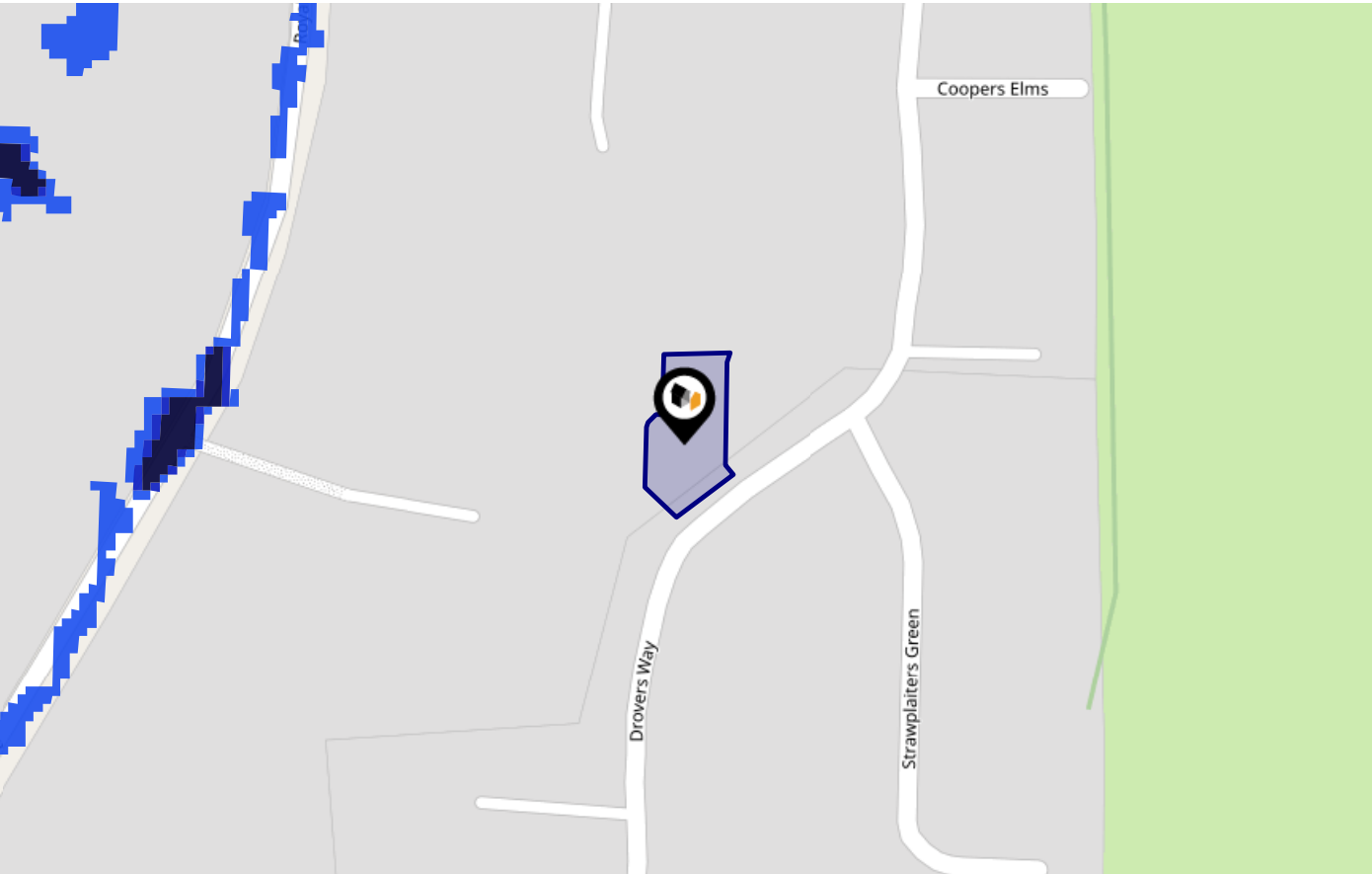
Chance of flooding to the following depths at this property:



# 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: 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.
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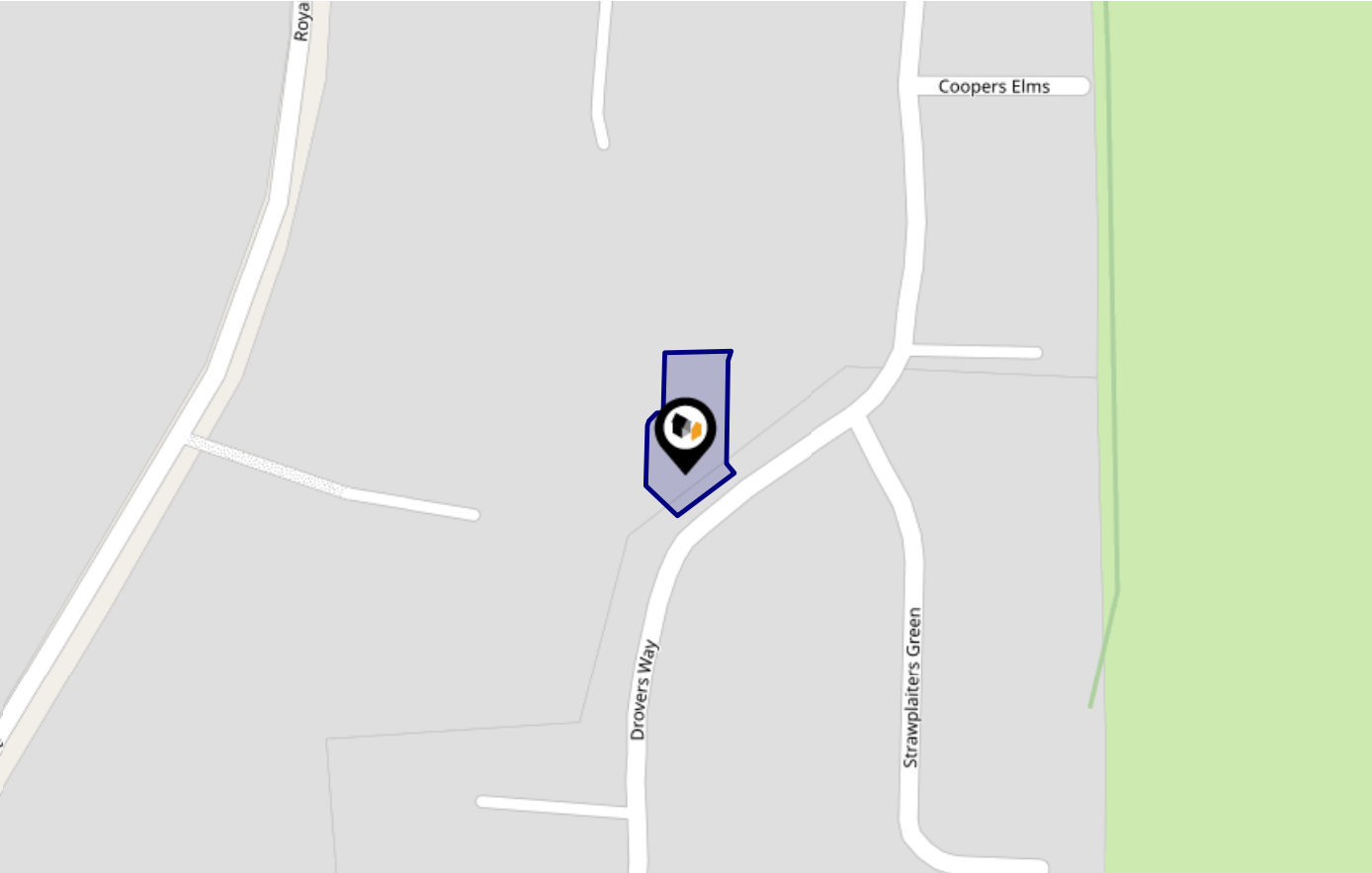
Chance of flooding to the following depths at this property:



# 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.

- 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.

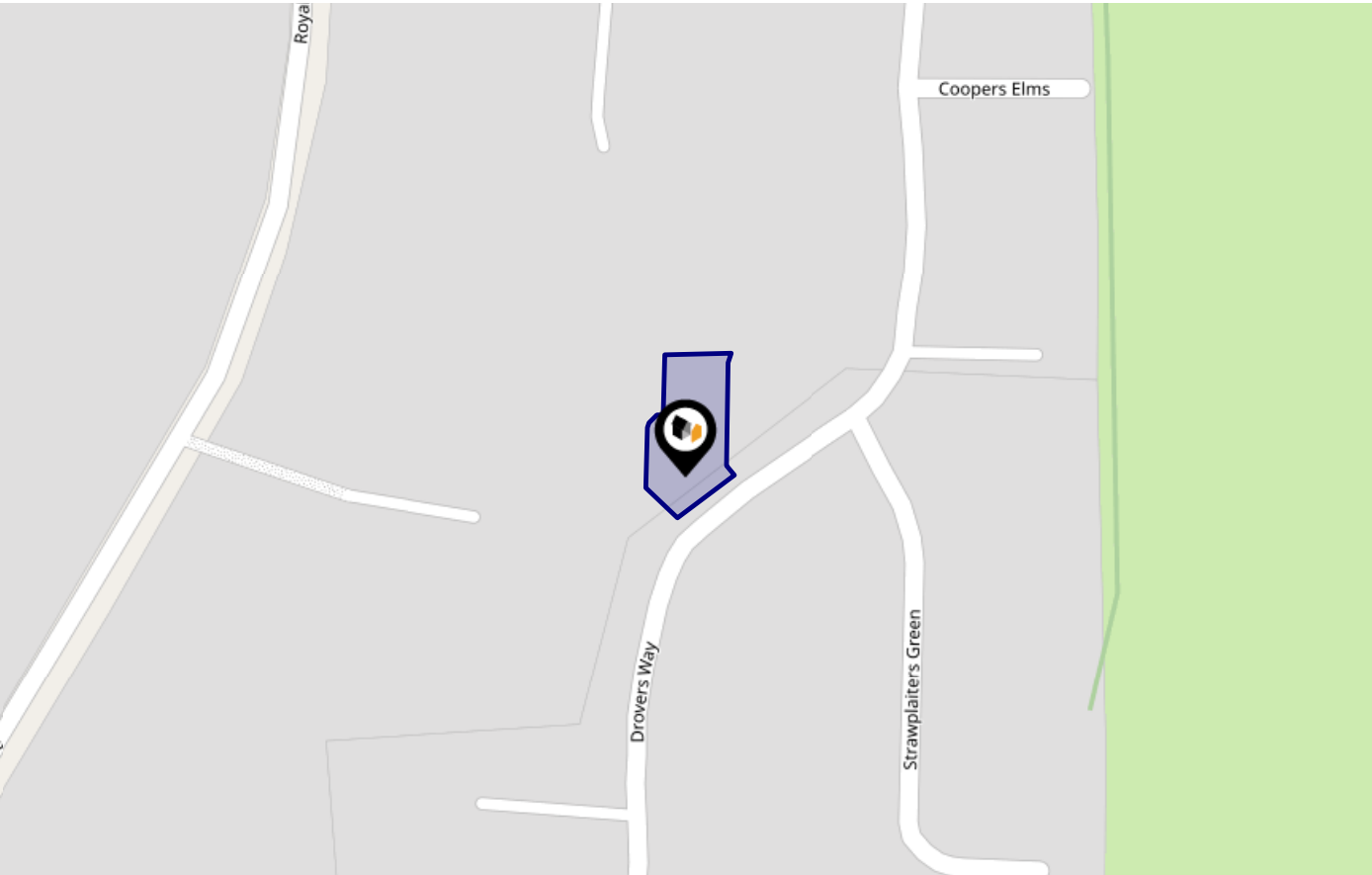
Chance of flooding to the following depths at this property:



# Flood Risk

## 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.

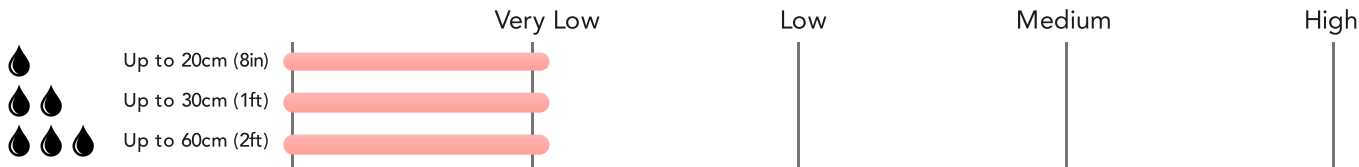


Risk Rating: **Very low**

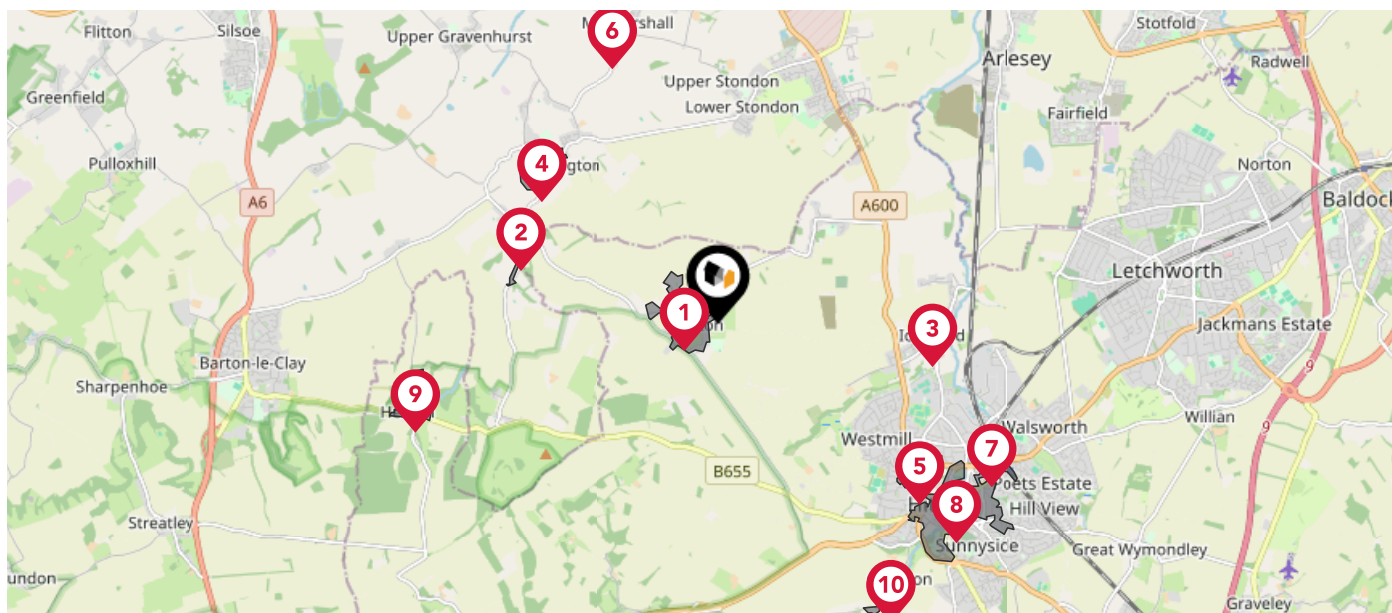
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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  | Pirton   |
| 2  | Shillington (Apsley End)                       |
| 3  | Ickleford                                      |
| 4  | Shillington (Central Bedfordshire)             |
| 5  | Butts Close, Hitchin                           |
| 6  | Meppershall                                    |
| 7  | Hitchin Railway and Ransom's Recreation Ground |
| 8  | Hitchin  |
| 9  | Hexton   |
| 10 | Charlton                                       |

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	Pit At Holwell-Hitchin, Hertfordshire	Historic Landfill	
2	Hambridge Way-Pirton	Historic Landfill	
3	No name provided by source	Active Landfill	
4	Opposite Tyne Hill Farm-Lower Stondon, Bedfordshire	Historic Landfill	
5	Lower Stondon-Bedfordshire	Historic Landfill	
6	Ickleford Railway Cutting-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill	
7	Disused Sand Pit-Stondon Manor, Upper Stondon, Bedfordshire	Historic Landfill	
8	Gerry's Hole-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill	
9	Lower Green-Ickleford, Hitchin, Surrey	Historic Landfill	
10	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill	



This map displays nearby coal mine entrances and their classifications.



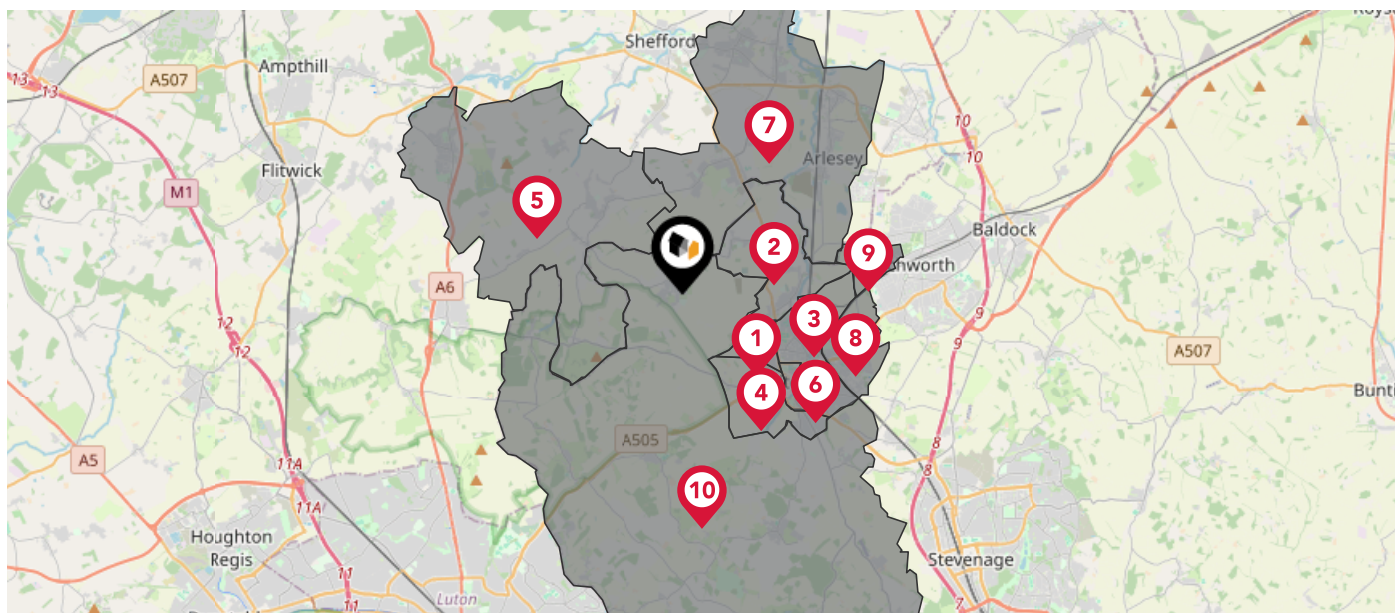
### Mine Entry

- ✕ 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

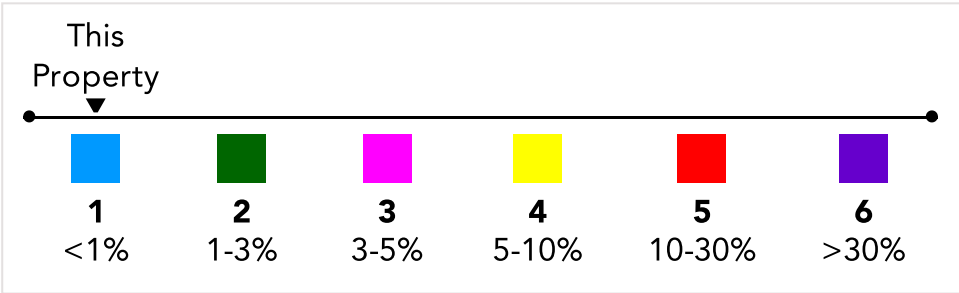
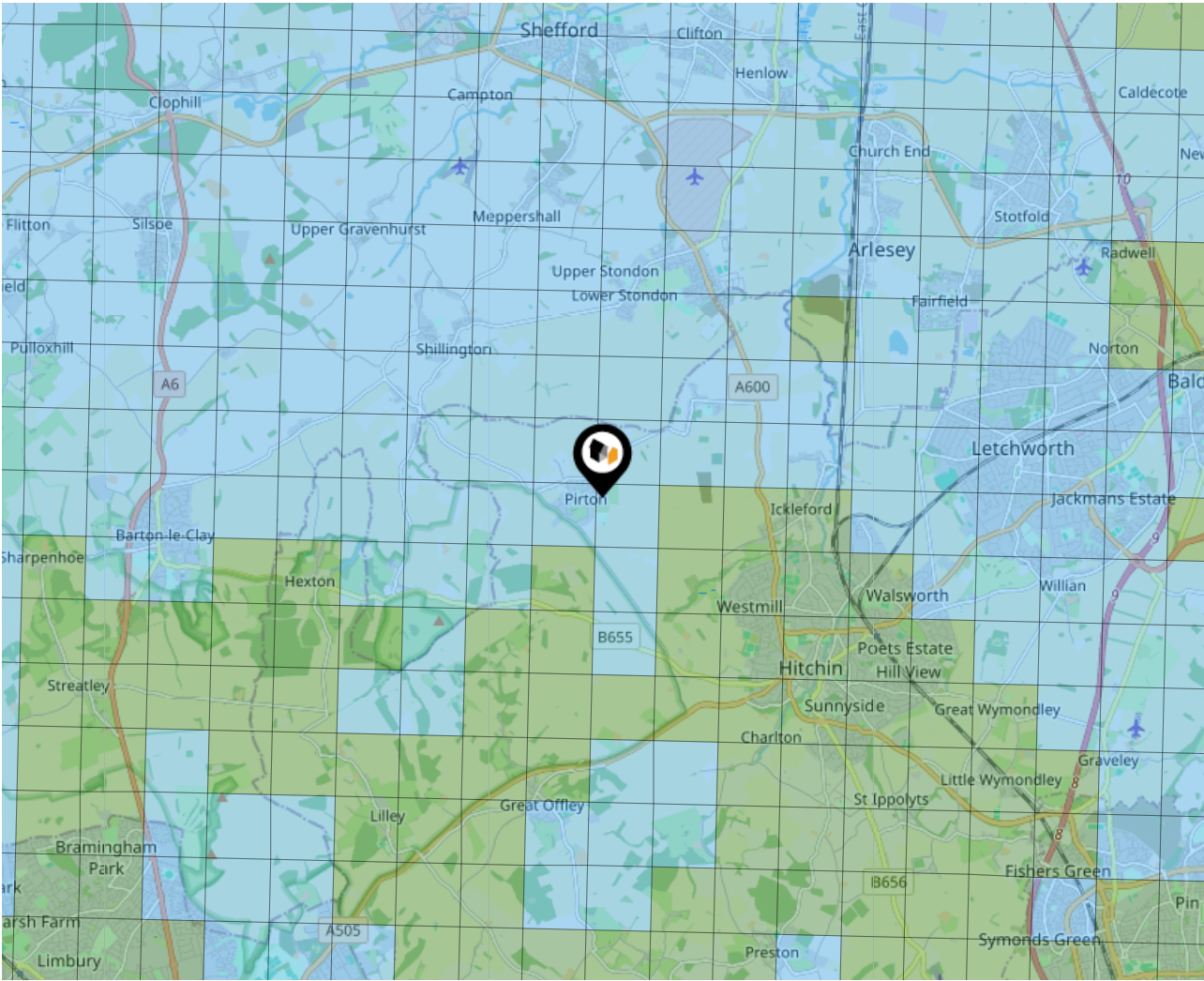


### Nearby Council Wards

-  Hitchin Oughton Ward
-  Cadwell Ward
-  Hitchin Bearton Ward
-  Hitchin Priory Ward
-  Silsoe and Shillington Ward
-  Hitchin Highbury Ward
-  Arlesey Ward
-  Hitchin Walsworth Ward
-  Letchworth Wilbury Ward
-  Hitchwood, Offa and Hoo Ward

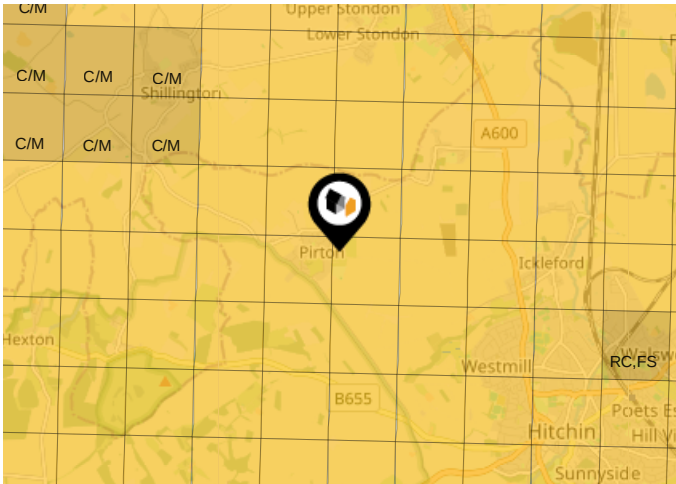
What is Radon?

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/m3).



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

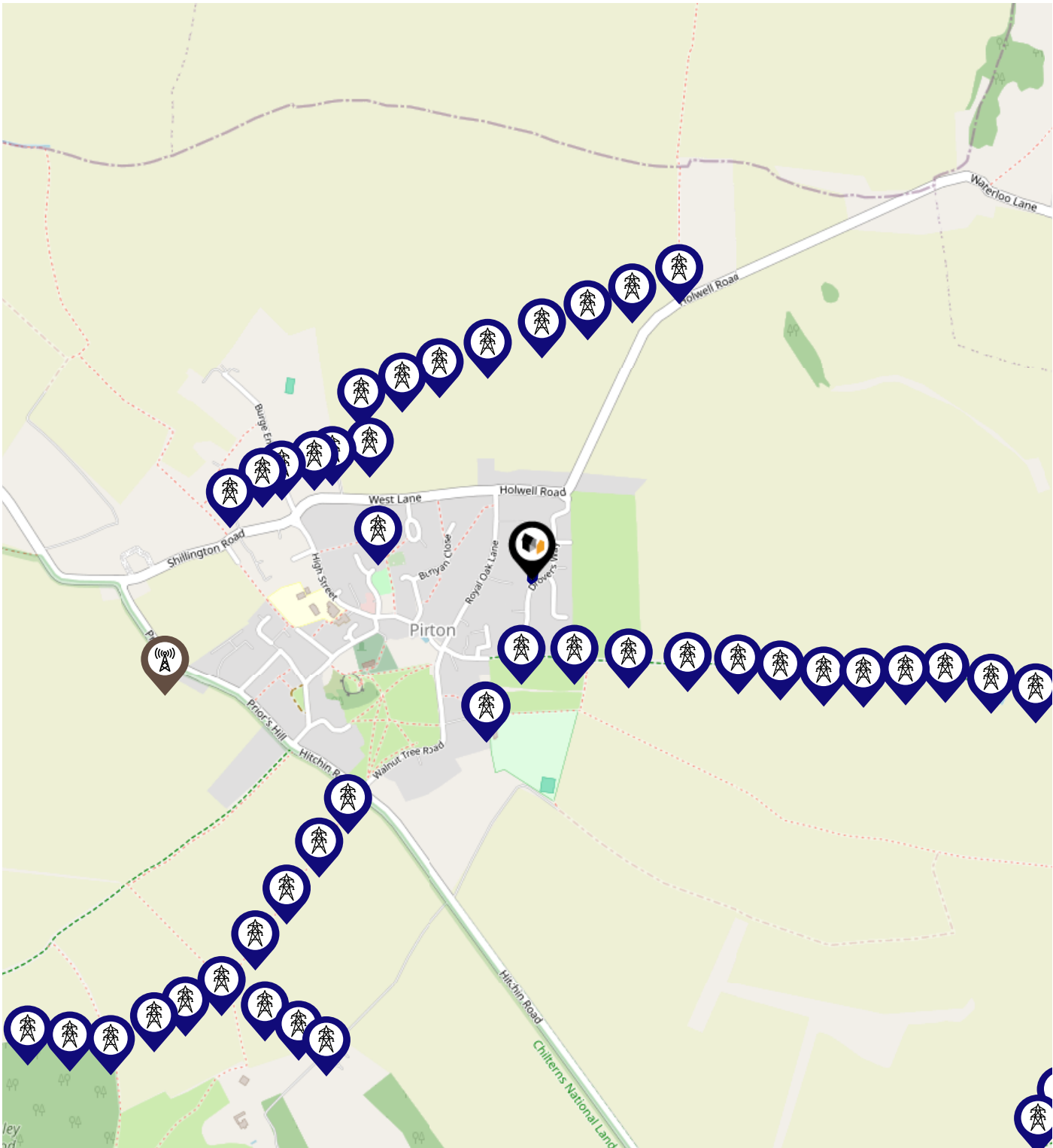
<b>Carbon Content:</b>	HIGH	<b>Soil Texture:</b>	CHALKY CLAY TO CHALKY
<b>Parent Material Grain:</b>	ARGILLIC		LOAM
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY	<b>Soil Depth:</b>	DEEP-INTERMEDIATE





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

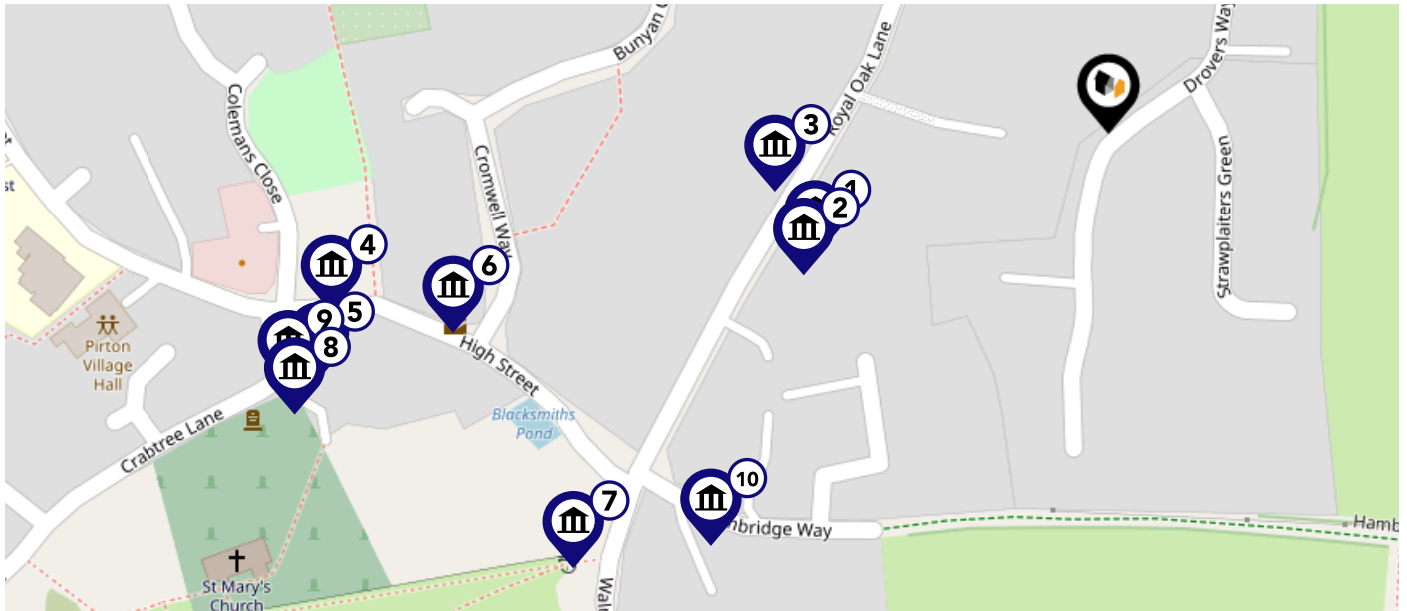














**Key:**

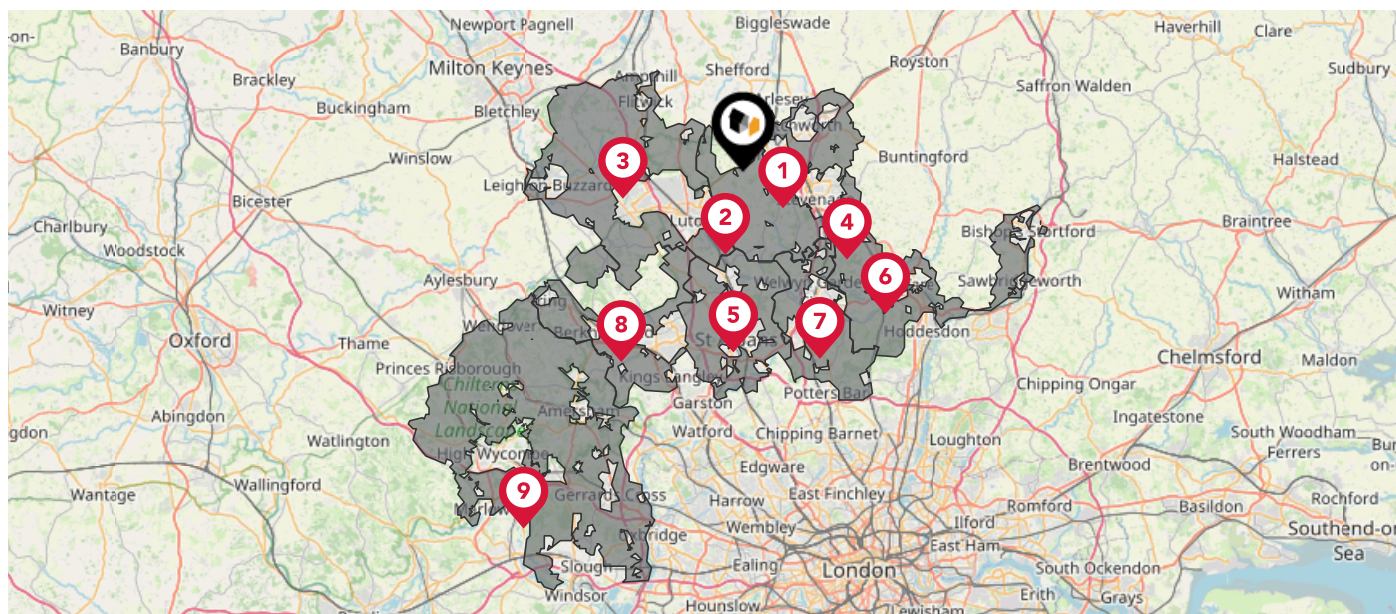
-  Power Pylons
-  Communication Masts

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
	1175517 - 14, Royal Oak Lane	Grade II	0.1 miles
	1347077 - Primrose Cottage	Grade II	0.1 miles
	1103194 - 19-21, Royal Oak Lane	Grade II	0.1 miles
	1347076 - 41-45, High Street	Grade II	0.2 miles
	1103193 - 20, High Street	Grade II	0.2 miles
	1103192 - Cromwell Cottage	Grade II	0.2 miles
	1347097 - 4-6, Walnut Tree Road	Grade II	0.2 miles
	1295337 - 5, Crabtree Lane	Grade II	0.2 miles
	1295373 - 1 And 3, Crabtree Lane	Grade II	0.2 miles
	1103190 - South-east Barn At No 1 (elm Tree Farm)	Grade II	0.2 miles

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



### Nearby Green Belt Land



London Green Belt - North Hertfordshire



London Green Belt - Luton



London Green Belt - Central Bedfordshire



London Green Belt - Stevenage



London Green Belt - St Albans



London Green Belt - East Hertfordshire



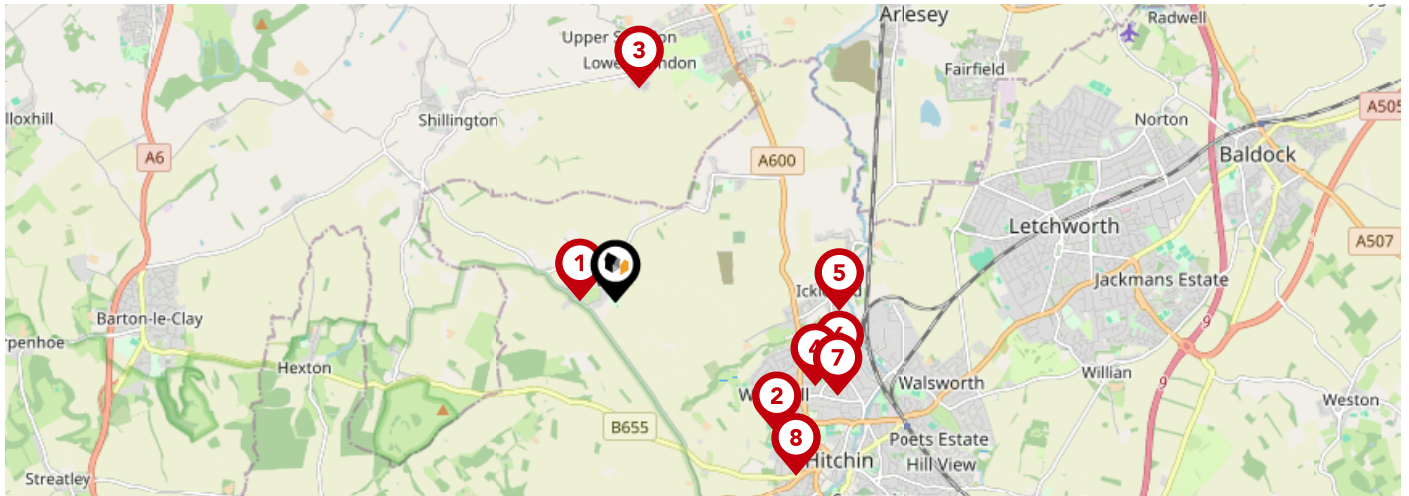
London Green Belt - Welwyn Hatfield



London Green Belt - Dacorum

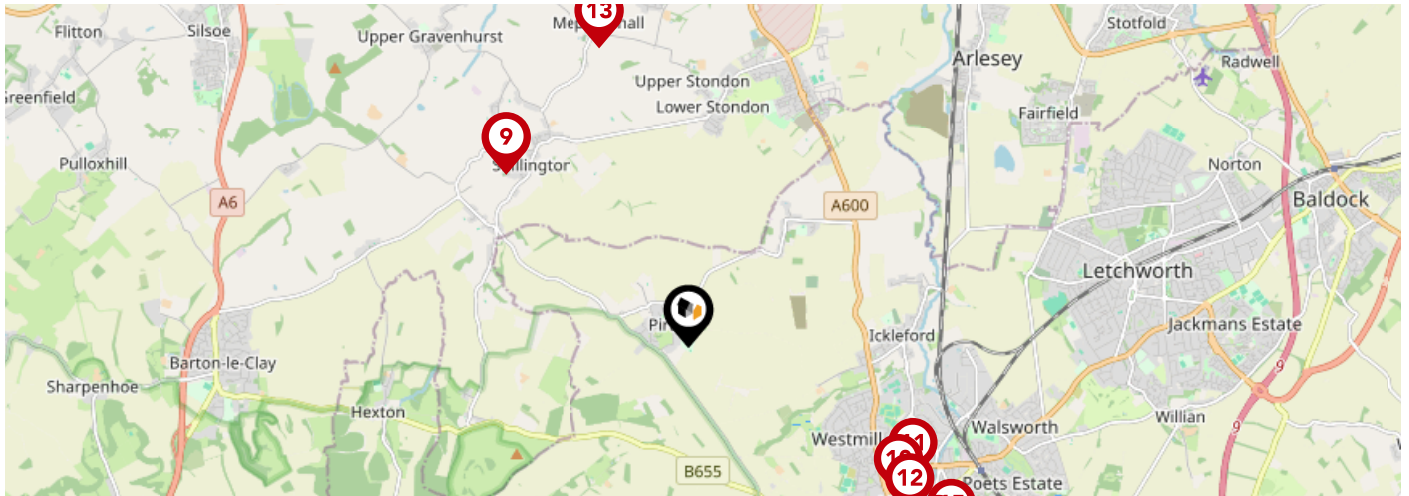










London Green Belt - Buckinghamshire

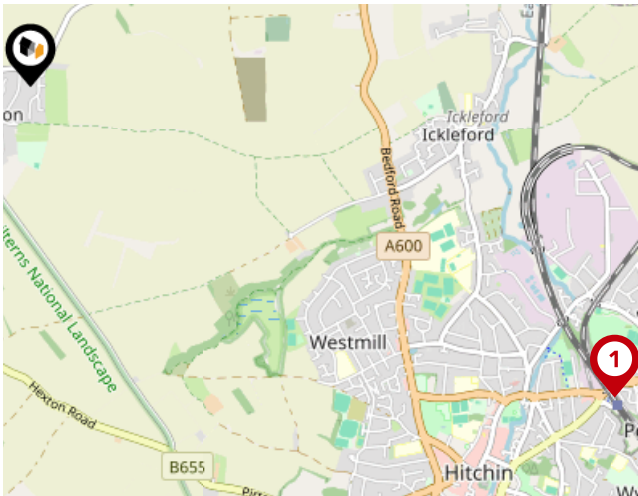


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Pirton School</b> Ofsted Rating: Requires improvement   Pupils: 150   Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Oughton Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 218   Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Stondon Lower School</b> Ofsted Rating: Good   Pupils: 147   Distance:1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Priory School</b> Ofsted Rating: Good   Pupils: 1231   Distance:1.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Ickleford Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Our Lady Catholic Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Strathmore Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 199   Distance:2.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Samuel Lucas Junior Mixed and Infant School</b> Ofsted Rating: Outstanding   Pupils: 420   Distance:2.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



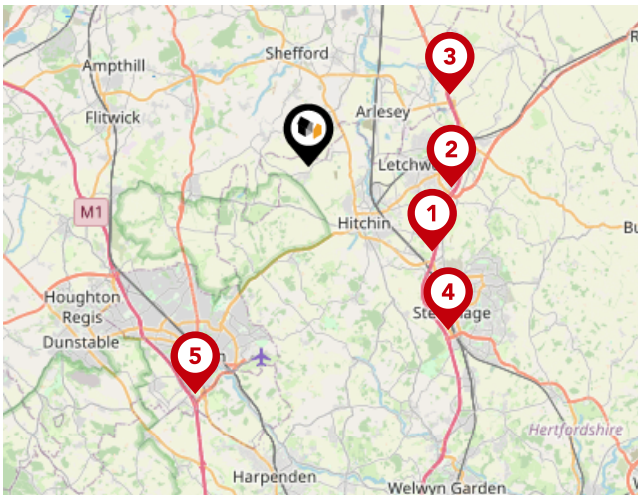


		Nursery	Primary	Secondary	College	Private
	<b>Shillington Lower School</b> Ofsted Rating: Good   Pupils: 126   Distance:2.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wilshire-Dacre Junior Academy</b> Ofsted Rating: Good   Pupils: 267   Distance:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>York Road Nursery School</b> Ofsted Rating: Outstanding   Pupils: 107   Distance:2.39	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hitchin Boys' School</b> Ofsted Rating: Outstanding   Pupils: 1317   Distance:2.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Meppershall Church of England Academy</b> Ofsted Rating: Good   Pupils: 212   Distance:2.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Highbury Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 204   Distance:2.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hitchin Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1355   Distance:2.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Offley Endowed Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 165   Distance:2.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



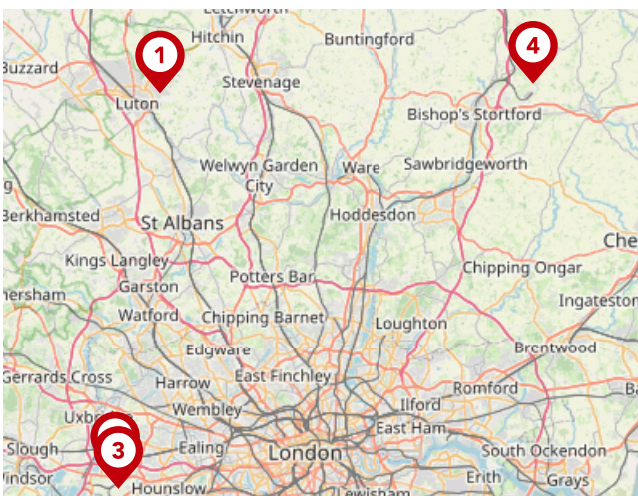
### National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	3.02 miles
2	Arlesey Rail Station	4.42 miles
3	Letchworth Rail Station	4.14 miles



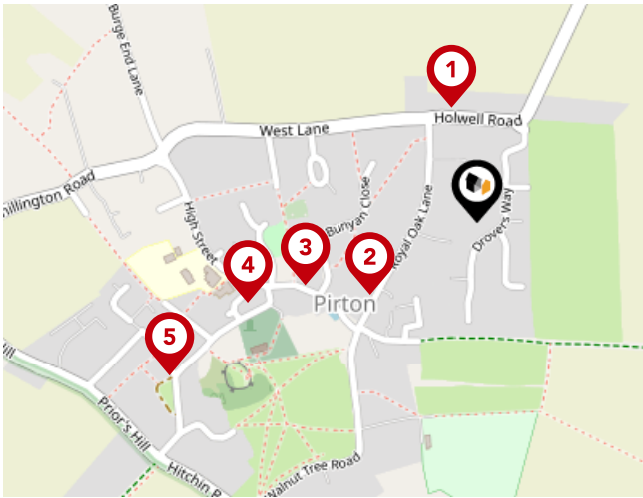
### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	5.49 miles
2	A1(M) J9	5.25 miles
3	A1(M) J10	5.83 miles
4	A1(M) J7	7.83 miles
5	M1 J10	9.27 miles



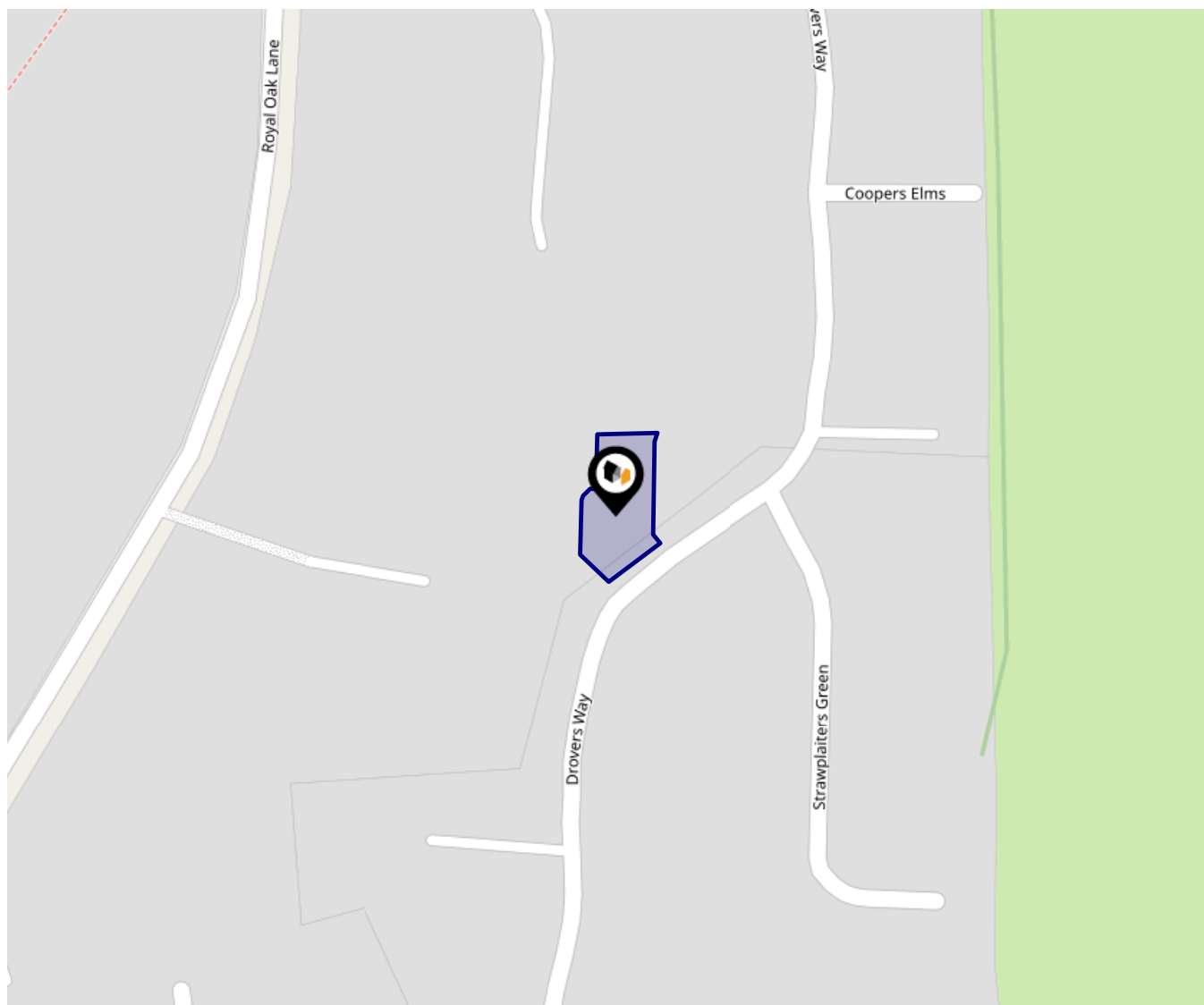
### Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.82 miles
2	Heathrow Airport	34.95 miles
3	Heathrow Airport Terminal 4	35.91 miles
4	Stansted Airport	25.76 miles



Bus Stops/Stations

Pin	Name	Distance
1	Royal Oak Lane	0.14 miles
2	High Street	0.15 miles
3	Post Office	0.21 miles
4	War Memorial	0.28 miles
5	Motte & Bailey PH	0.39 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.



### **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.

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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**

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Valuation Office  
Agency

