

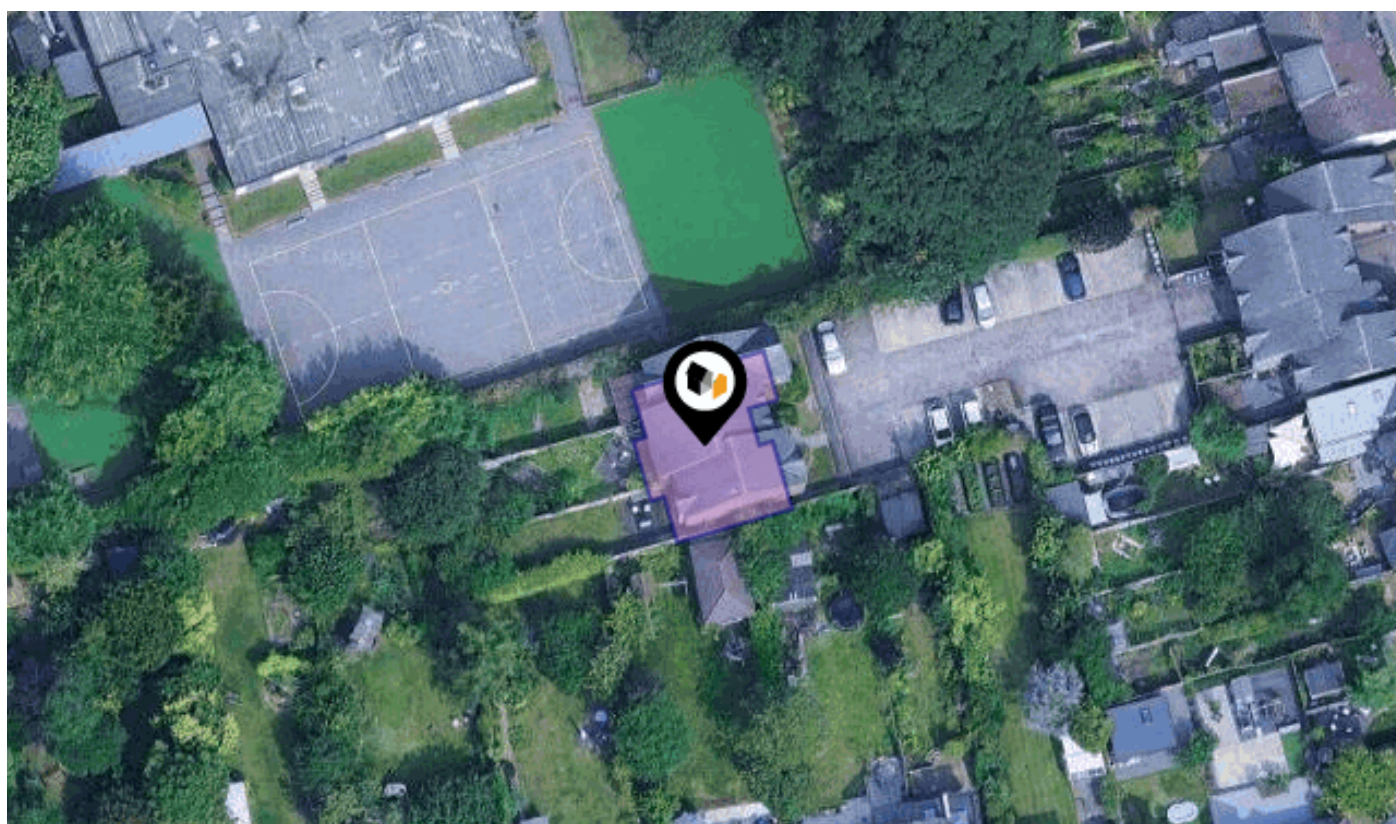


See More Online

# MIR: Material Info

The Material Information Affecting this Property

Friday 30<sup>th</sup> January 2026



**OLD PARK ROAD, HITCHIN, SG5**

## Country Properties

6 Brand Street Hitchin SG5 1HX

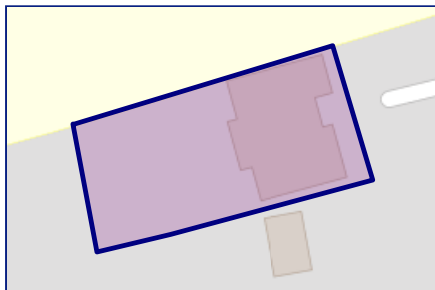
01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk

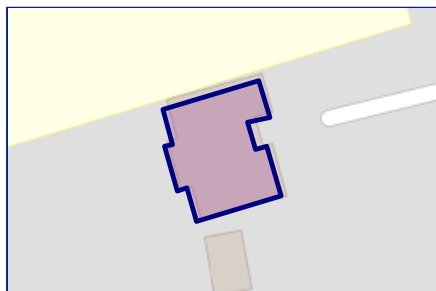


## Freehold Title Plan



**HD261841**

## Leasehold Title Plan



**HD393649**

Start Date: 27/11/2000  
End Date: 01/07/2125  
Lease Term: 125 years from 1.7.2000  
Term Remaining: 99 years

Planning records for: **37 Old Park Road Hitchin Hertfordshire SG5 2JX**

| Reference - 20/00652/FPH |  |
|--------------------------|--|
| Decision:                | Decided  |
| Date:                    | 23rd March 2020  |
| Description:             | Side and rear fenestration alterations, to include rear roof lights and internal changes |

Planning records for: **46 Old Park Road Hitchin SG5 2JX**

| Reference - 12/02511/1HH |  |
|--------------------------|--|
| Decision:                | Decided                                    |
| Date:                    | 14th November 2012                         |
| Description:             | Part single and two storey rear extensions |

Planning records for: **50 Old Park Road Hitchin SG5 2JX**

| Reference - 80/01116/1 |   |
|------------------------|---|
| Decision:              | Decided   |
| Date:                  | 27th June 1980  |
| Description:           | Erection of rear dormer extension to provide additional living accommodation in roof space. |

Planning records for: **55 Old Park Road Hitchin SG5 2JX**

| Reference - 08/01360/1HH |   |
|--------------------------|---|
| Decision:                | Decided                                     |
| Date:                    | 17th June 2008                              |
| Description:             | Single storey rear extension and side porch |

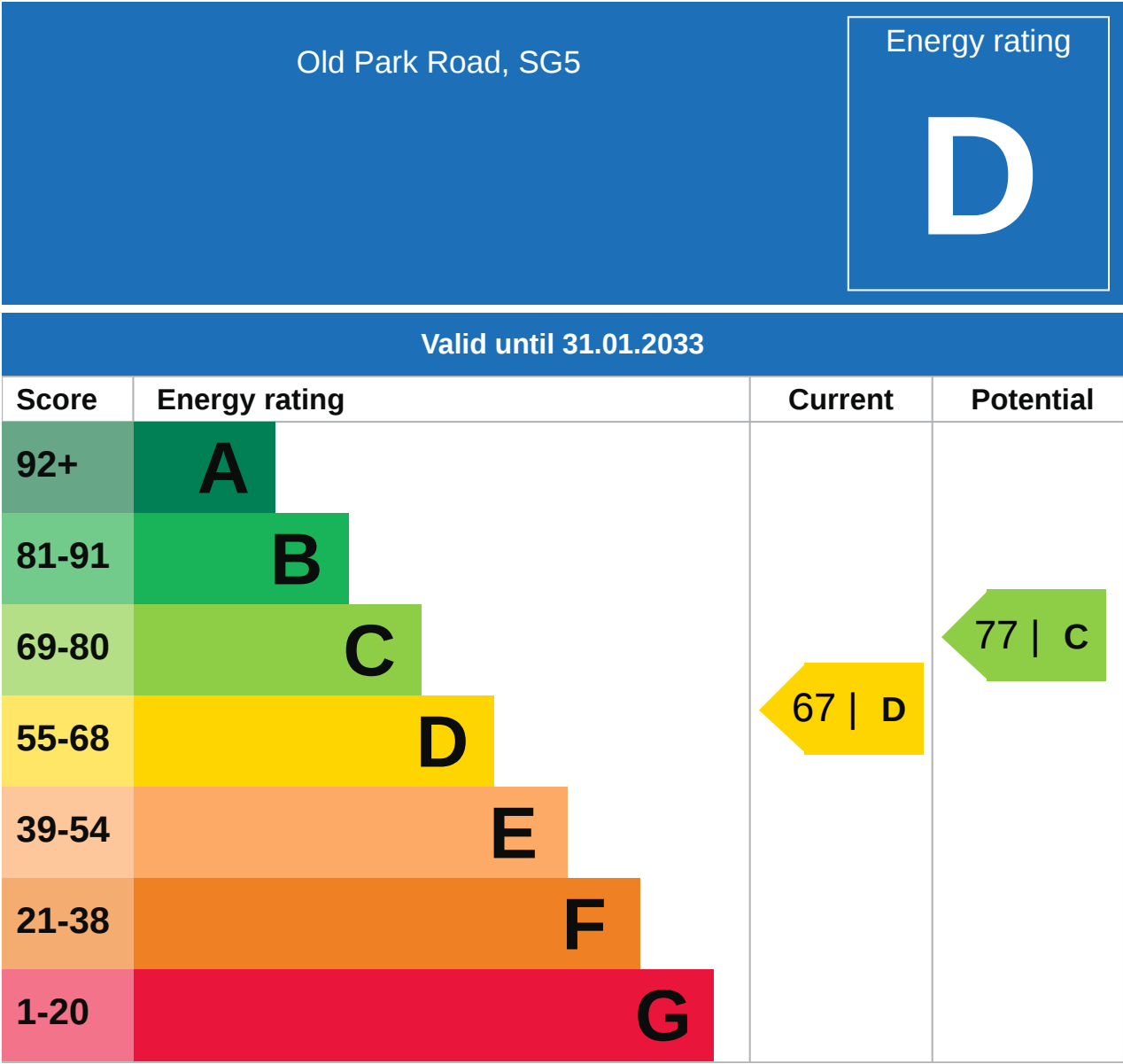
Planning records for: **60 Old Park Road Hitchin SG5 2JX**

| Reference - 07/02740/1 |   |
|------------------------|---|
| Decision:              | Decided   |
| Date:                  | 15th November 2007  |
| Description:           | Part two storey and part single storey rear extension to facilitate conversion of existing dwelling into two 2-bedroom dwellings following demolition of existing single storey extension |

| Reference - 79/00618/1 |  |
|------------------------|--|
| Decision:              | Decided                                  |
| Date:                  | 19th February 1979                       |
| Description:           | Erection of single storey rear extension |

Planning records for: **3 The Old Bakery Old Park Road Hitchin Hertfordshire SG5 2JX**

| Reference - 18/01066/FPH |                   |
|--------------------------|-------------------|
| Decision:                | Decided           |
| Date:                    | 28th May 2018     |
| Description:             | Rear conservatory |



## Additional EPC Data

|                                     |  |
|-------------------------------------|--|
| <b>Property Type:</b>               | Flat                                       |
| <b>Build Form:</b>                  | End-Terrace                                |
| <b>Transaction Type:</b>            | Rental                                     |
| <b>Energy Tariff:</b>               | Dual                                       |
| <b>Main Fuel:</b>                   | Electricity (not community)                |
| <b>Main Gas:</b>                    | No   |
| <b>Floor Level:</b>                 | 01   |
| <b>Flat Top Storey:</b>             | Yes  |
| <b>Glazing Type:</b>                | Double glazing, unknown install date       |
| <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>                        | Pitched, 300 mm loft insulation            |
| <b>Roof Energy:</b>                 | Very Good                                  |
| <b>Main Heating:</b>                | Room heaters, electric                     |
| <b>Main Heating Controls:</b>       | Programmer and appliance thermostats       |
| <b>Hot Water System:</b>            | Electric immersion, off-peak               |
| <b>Hot Water Energy Efficiency:</b> | Poor                                       |
| <b>Lighting:</b>                    | Low energy lighting in all fixed outlets   |
| <b>Floors:</b>                      | (another dwelling below)                   |
| <b>Total Floor Area:</b>            | 35 m <sup>2</sup>                          |

## Building Safety

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None specified

## Accessibility / Adaptations

---

Not suitable for wheel chair users

## Restrictive Covenants

---

None specified

## Rights of Way (Public & Private)

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None specified

## Construction Type

---

Brick

## Property Lease Information

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Lease remaining 99 years  
Ground rent £50 per annum  
Service charge £763.42 per annum

## Listed Building Information

---

Not applicable

## Stamp Duty

---

Ask agent

## Other

---

## Other

---



## Electricity Supply

---

Yes

## Gas Supply

---

No

## Central Heating

---

## Water Supply

---

Mains supply

## Drainage

---

Mains supply

## **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 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

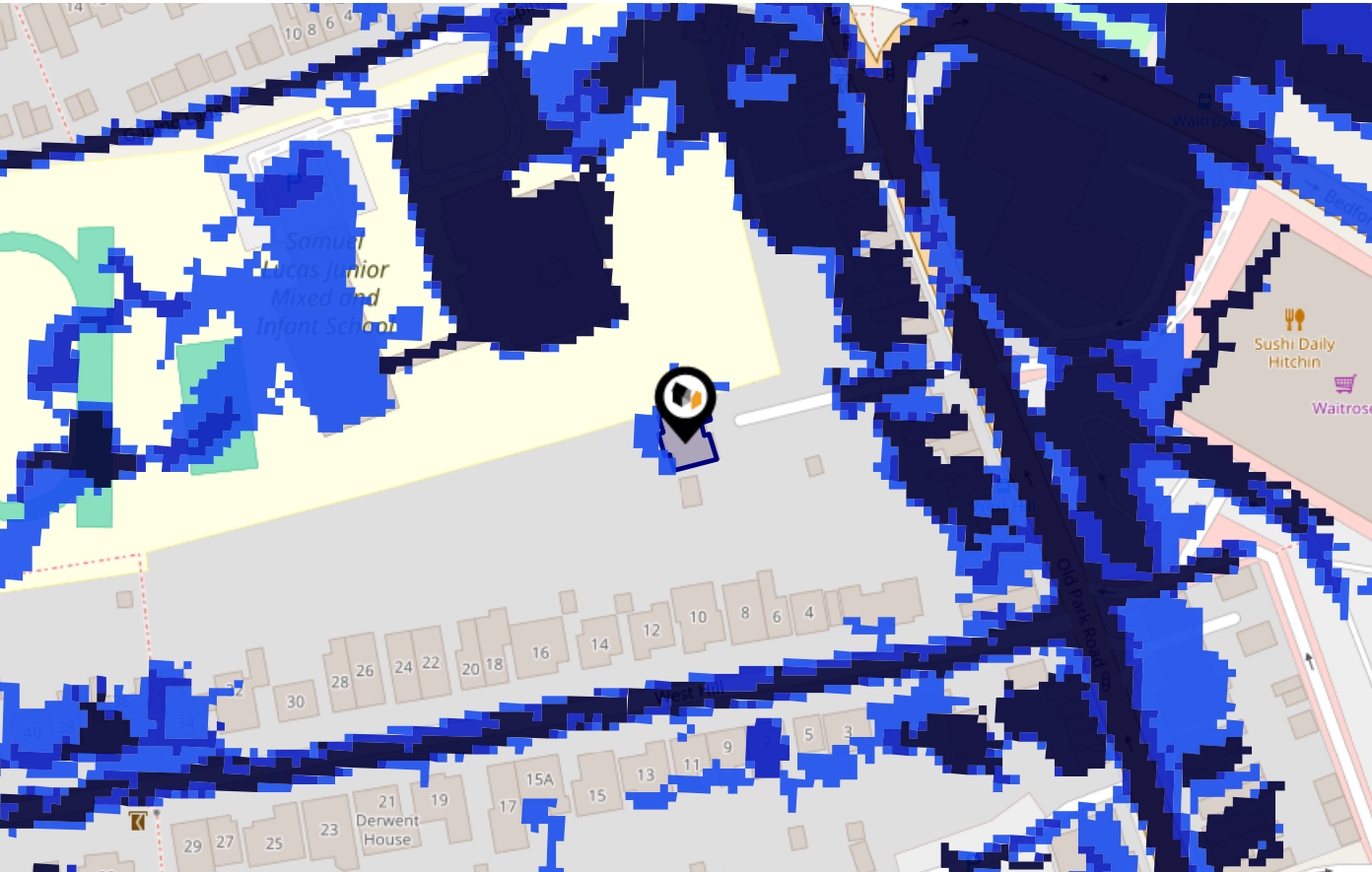
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Climate Change

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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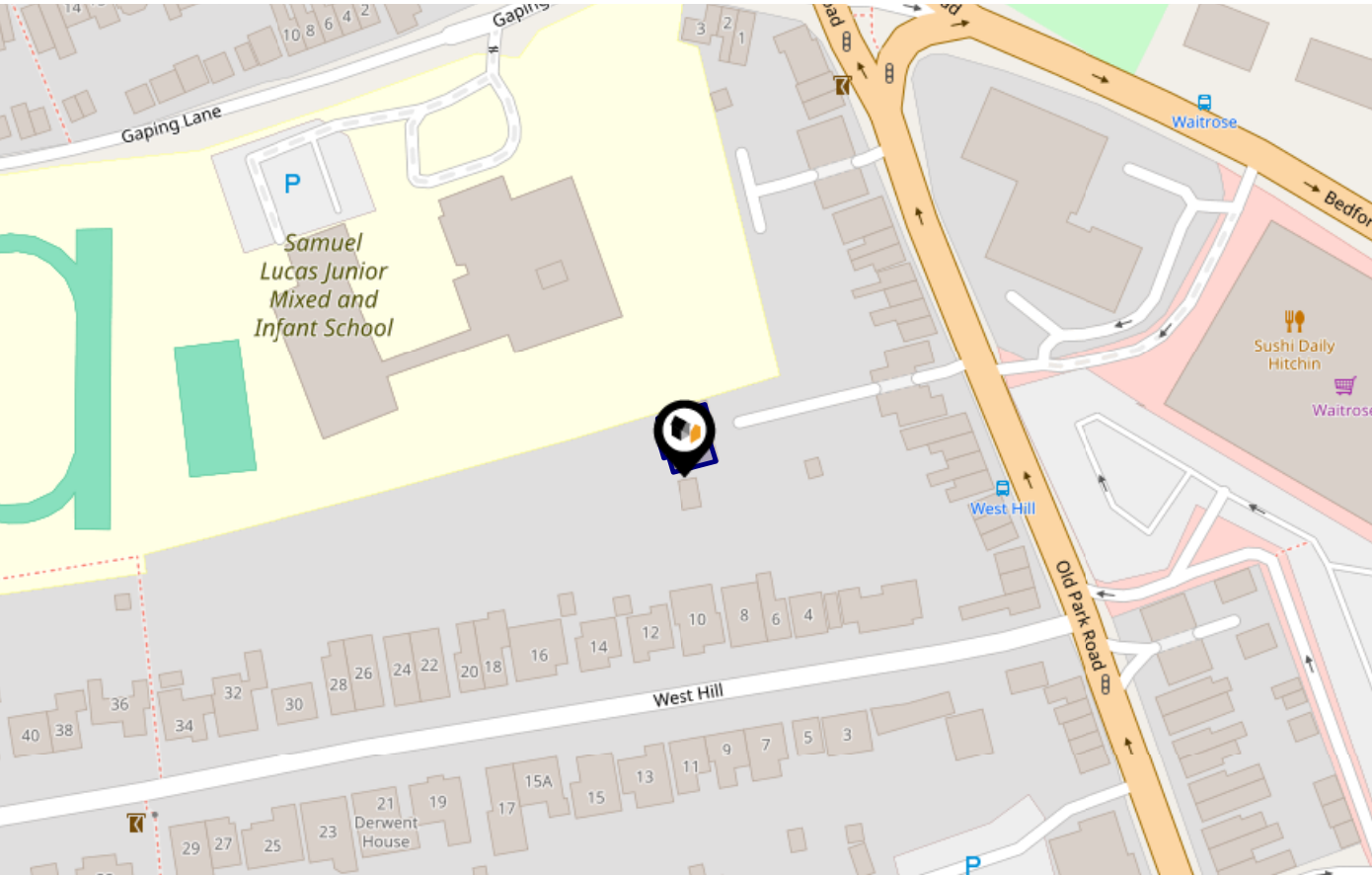
Chance of flooding to the following depths at this property:



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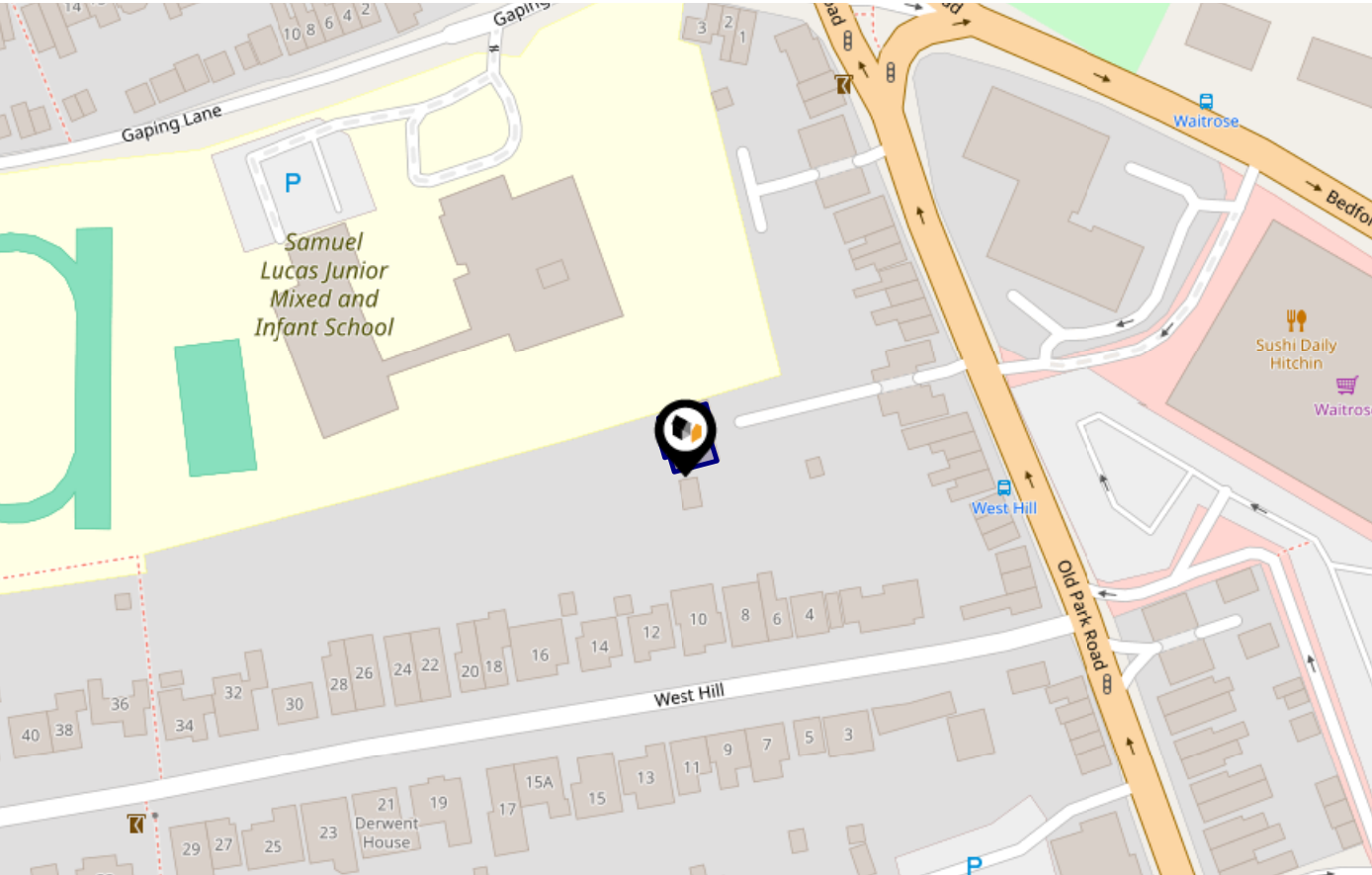
Chance of flooding to the following depths at this property:



# 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.

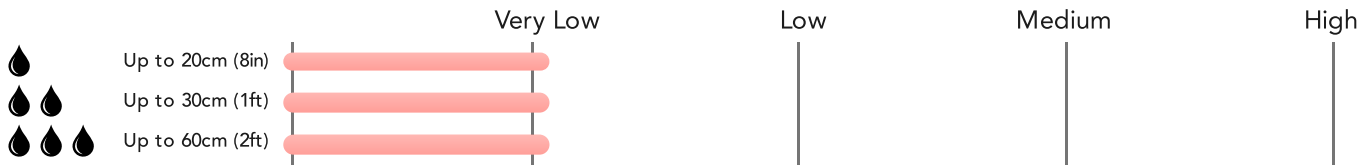


Risk Rating: **Very low**

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.

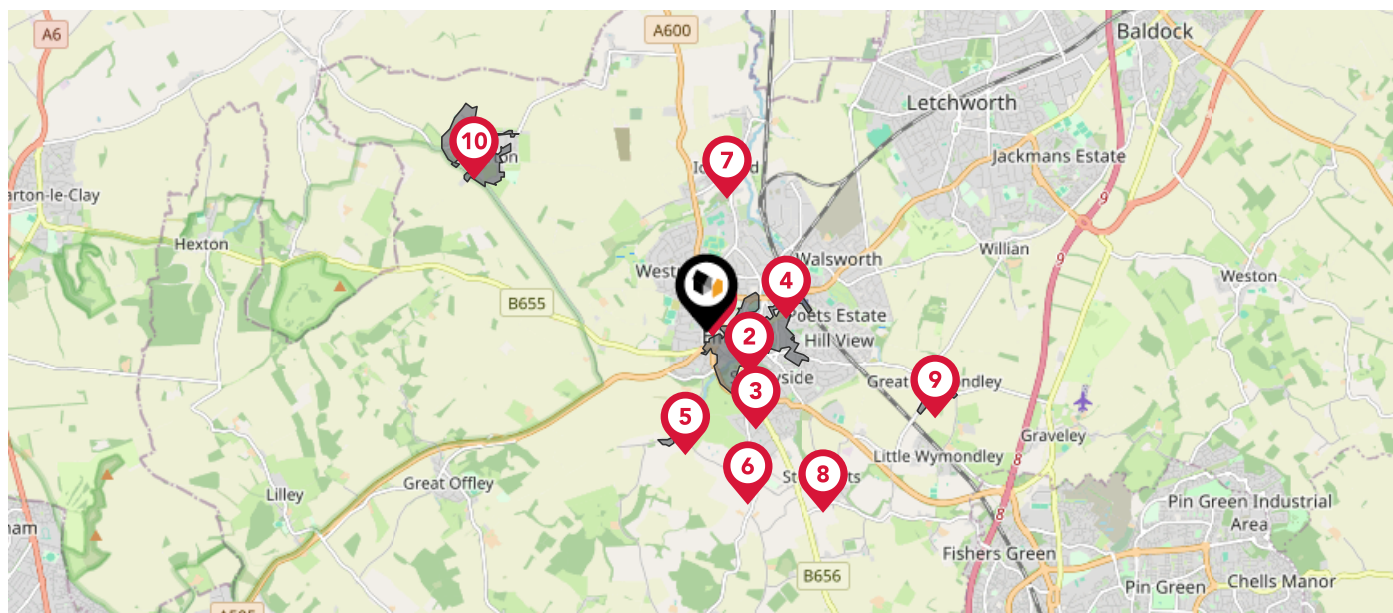
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any 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:





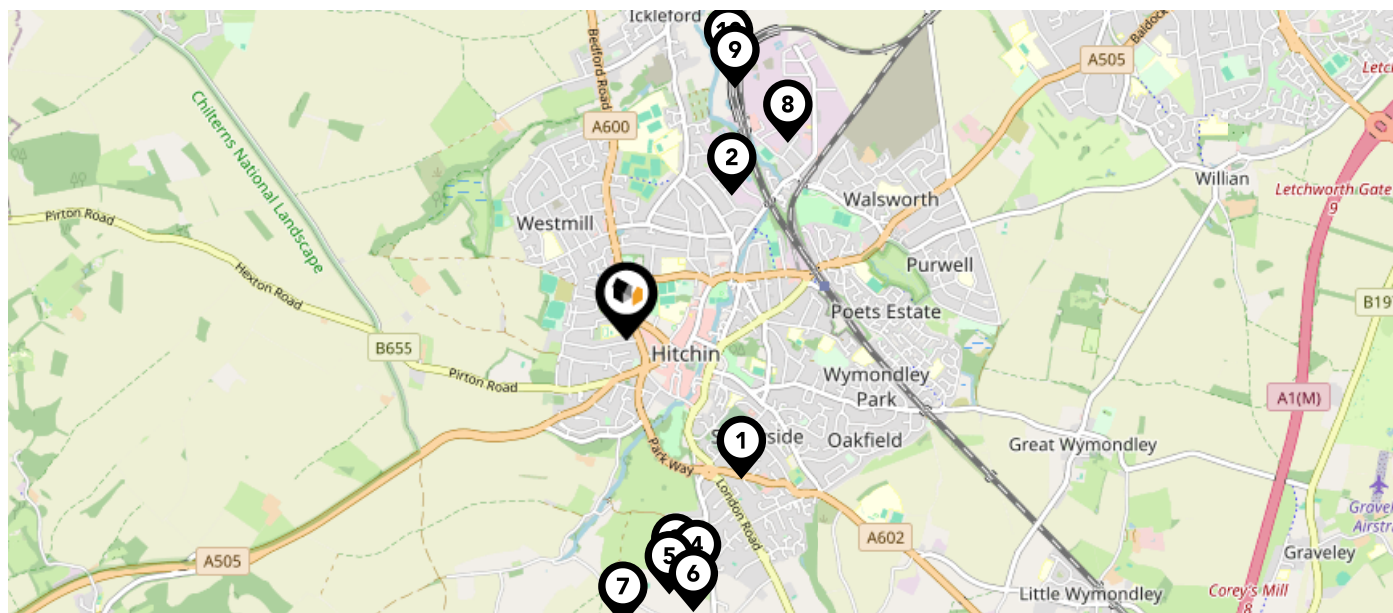
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

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

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.

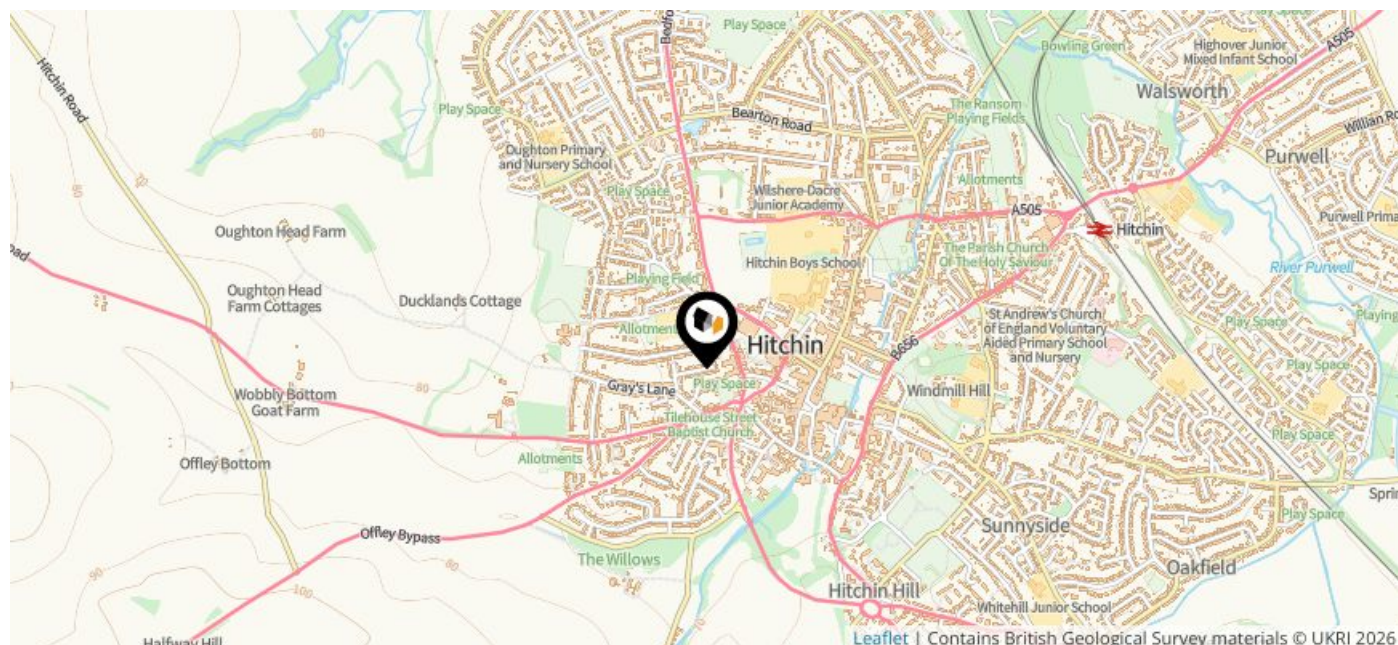


### Nearby Landfill Sites

|    |  |                   |  |
|----|--|-------------------|--|
| 1  | Eynesford Court-Hitchin, Hertfordshire       | Historic Landfill |  |
| 2  | Ickleford-Near Hitchin, Hertfordshire        | Historic Landfill |  |
| 3  | Maydencroft Manor-Gosmore, Hitchin           | Historic Landfill |  |
| 4  | Maydencroft Manor-Gosmore, Hitchin           | Historic Landfill |  |
| 5  | Maydencroft Manor-Gosmore, Hitchin           | Historic Landfill |  |
| 6  | Maydencroft Manor-Gosmore, Hitchin           | 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.



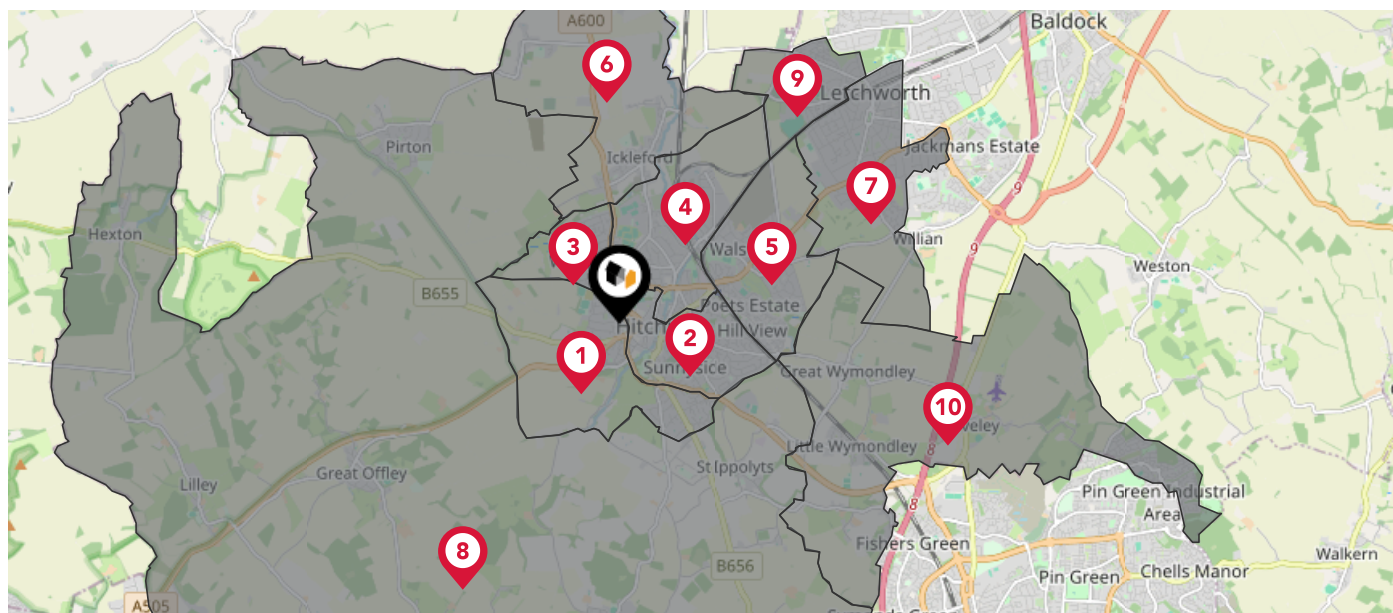
### Mine Entry

- ✕ 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 Priory Ward



Hitchin Highbury Ward



Hitchin Oughton Ward



Hitchin Bearton Ward



Hitchin Walsworth Ward



Cadwell Ward



Letchworth South West Ward



Hitchwood, Offa and Hoo Ward



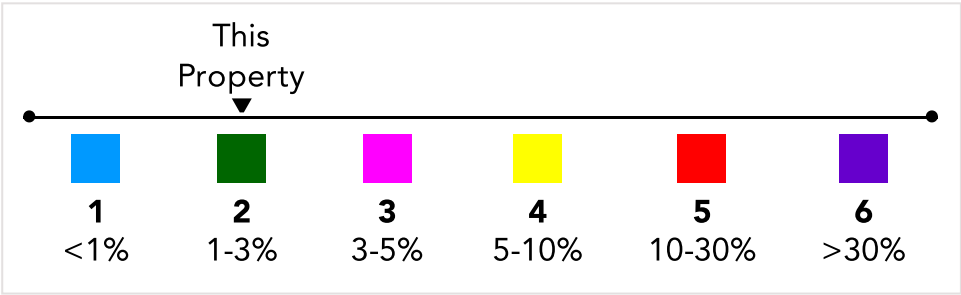
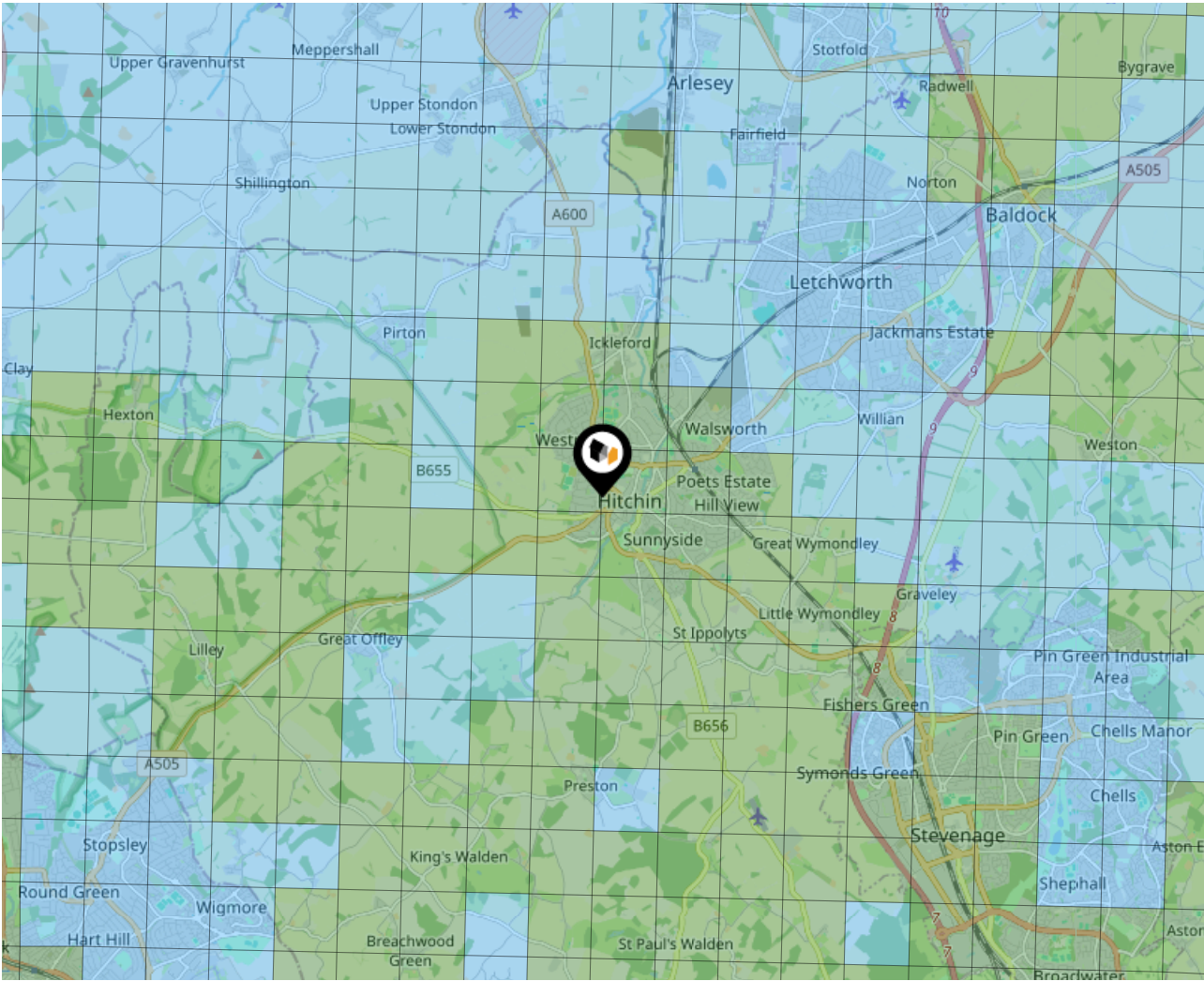
Letchworth Wilbury Ward



Chesfield Ward

What is Radon?

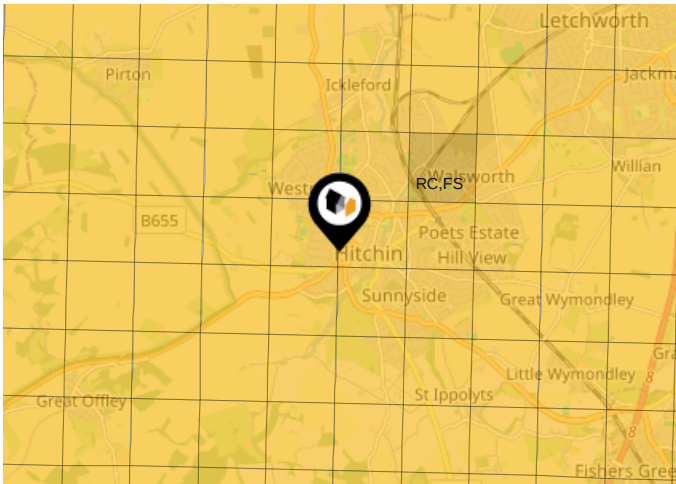
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/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)<br>TO HEAVY | <b>Soil Depth:</b>   | DEEP-INTERMEDIATE     |



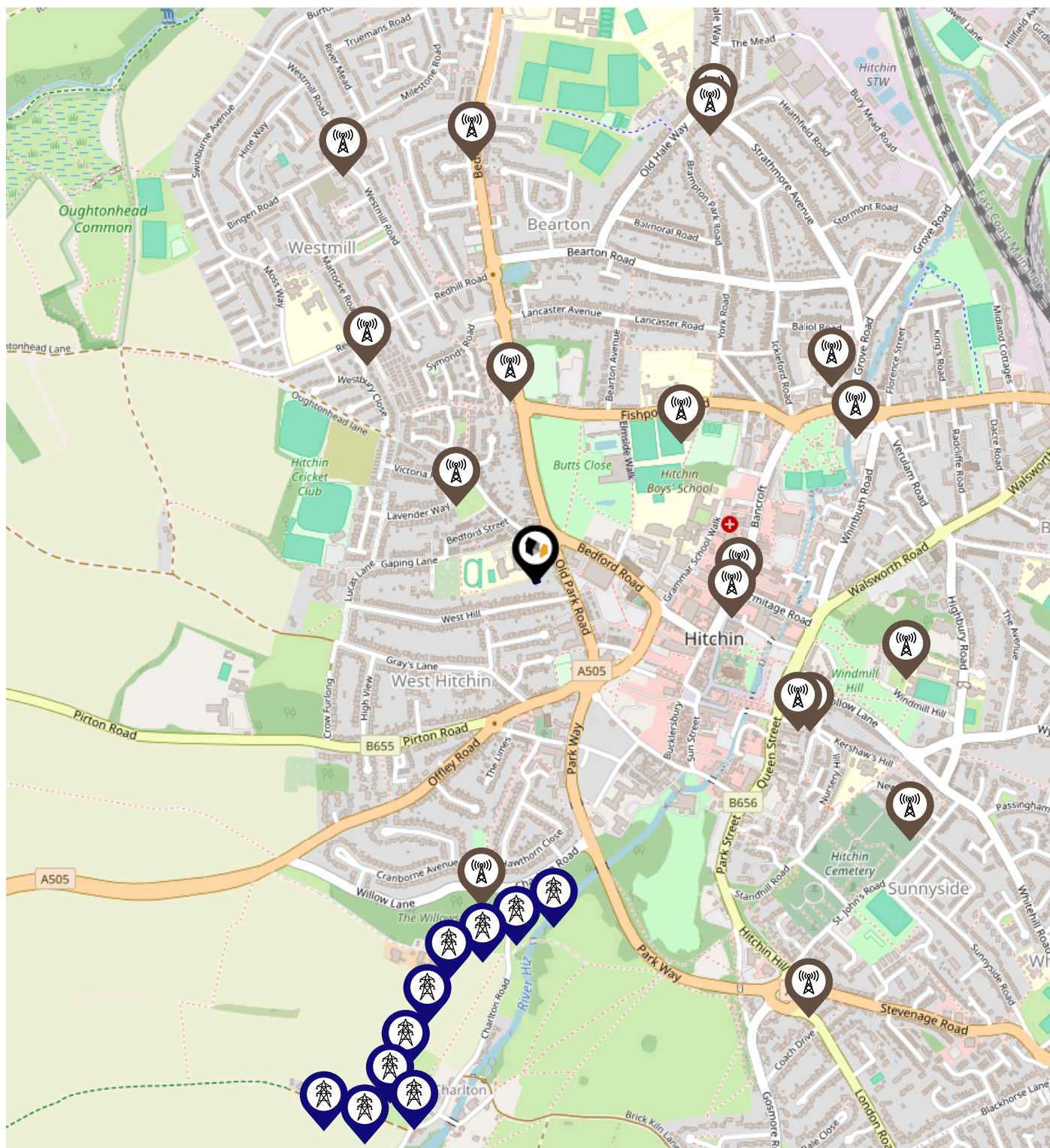
Primary Classifications (Most Common Clay Types)

|               |  |
|---------------|--|
| <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

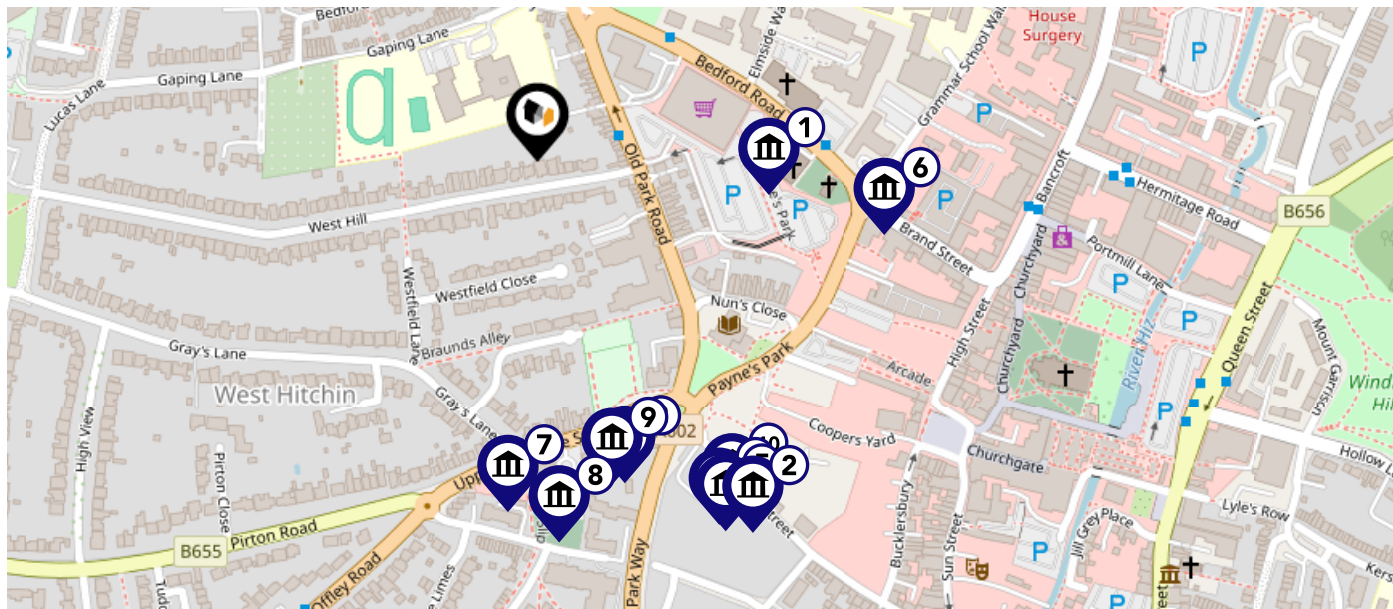
country  
properties













### Key:

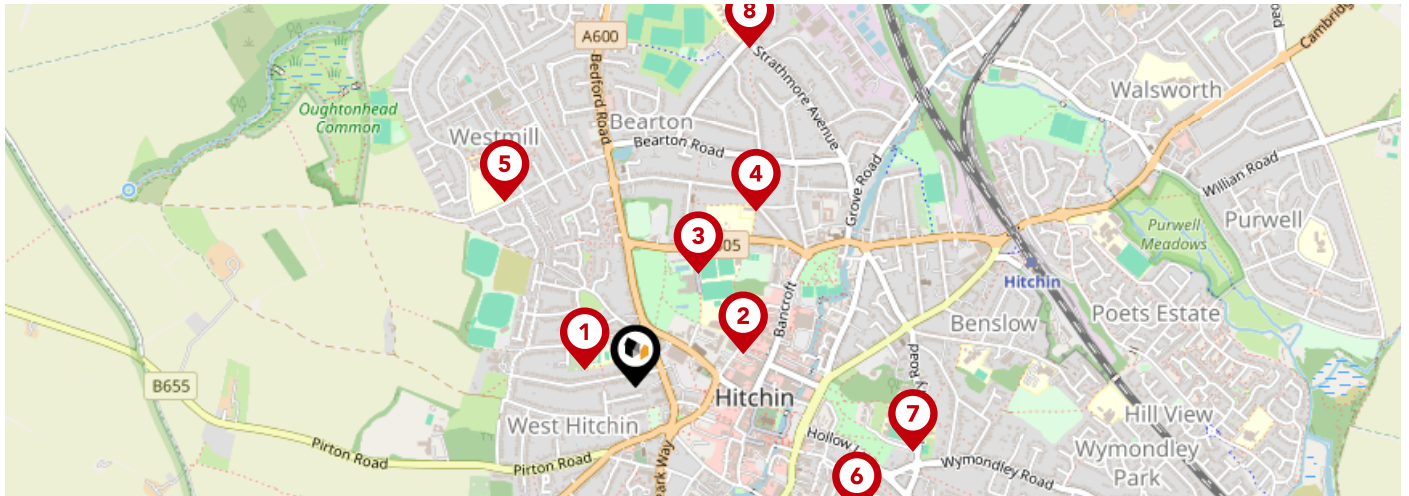
-  Power Pylons
-  Communication Masts

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

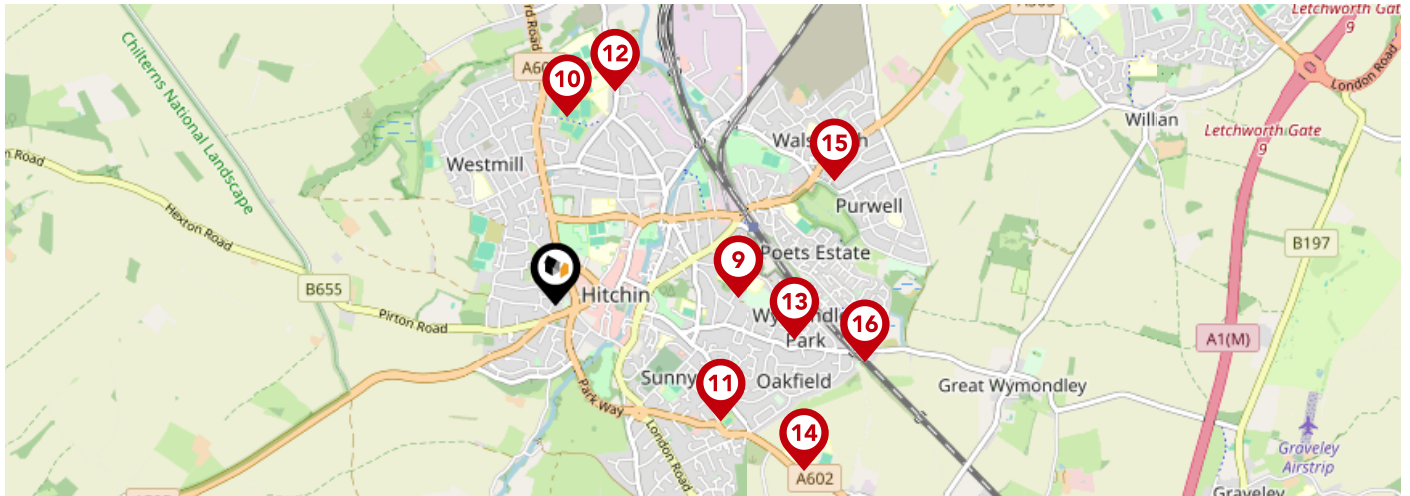










| Listed Buildings in the local district  |   | Grade    | Distance  |
|---|---|----------|-----------|
|  | 1102184 - Entrance Block At North Hertfordshire And South Bedfordshire Hospital | Grade II | 0.1 miles |
|  | 1102122 - 81 And 82, Tilehouse Street   | Grade II | 0.2 miles |
|  | 1102159 - Number 42 (Jewesford House) And Front Gate And Railings To Number 42  | Grade II | 0.2 miles |
|  | 1102157 - 29, Tilehouse Street  | Grade II | 0.2 miles |
|  | 1347584 - 28, Tilehouse Street  | Grade II | 0.2 miles |
|  | 1394494 - Town Hall   | Grade II | 0.2 miles |
|  | 1102118 - The Highlander Public House   | Grade II | 0.2 miles |
|  | 1102116 - Baptist Chapel  | Grade II | 0.2 miles |
|  | 1173822 - Number 43 (elm Lodge) And Front Railings To Number 43                 | Grade II | 0.2 miles |
|  | 1102121 - 77 And 78, Tilehouse Street   | Grade II | 0.2 miles |





|          |  | Nursery                             | Primary                             | Secondary                           | College                  | Private                  |
|----------|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Samuel Lucas Junior Mixed and Infant School</b><br>Ofsted Rating: Outstanding   Pupils: 420   Distance:0.13 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Hitchin Boys' School</b><br>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>3</b> | <b>Wilshire-Dacre Junior Academy</b><br>Ofsted Rating: Good   Pupils: 267   Distance:0.3                       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>York Road Nursery School</b><br>Ofsted Rating: Outstanding   Pupils: 107   Distance:0.49                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Oughton Primary and Nursery School</b><br>Ofsted Rating: Good   Pupils: 218   Distance:0.52                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Highbury Infant School and Nursery</b><br>Ofsted Rating: Good   Pupils: 204   Distance:0.58                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Hitchin Girls' School</b><br>Ofsted Rating: Outstanding   Pupils: 1355   Distance:0.65                      | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Strathmore Infant and Nursery School</b><br>Ofsted Rating: Good   Pupils: 199   Distance:0.82               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

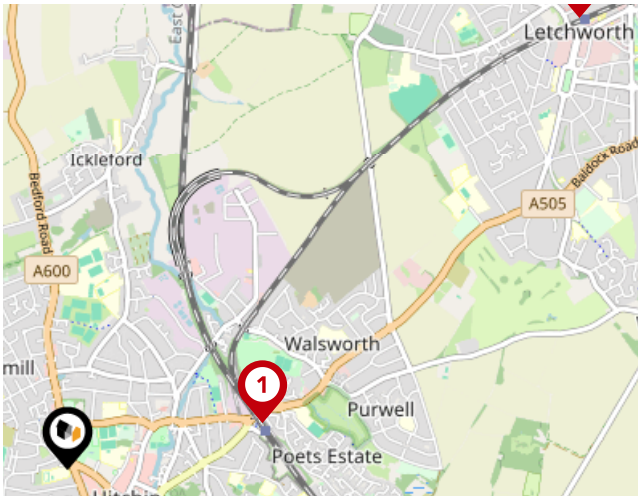


|   |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|---|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|    | <b>St Andrew's Church of England Voluntary Aided Primary School, Hitchin</b><br>Ofsted Rating: Outstanding   Pupils: 252   Distance:0.84 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The Priory School</b><br>Ofsted Rating: Good   Pupils: 1231   Distance:0.87   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Whitehill Junior School</b><br>Ofsted Rating: Good   Pupils: 240   Distance:0.92  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Our Lady Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 154   Distance:1.02   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>William Ransom Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 422   Distance:1.1  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Kingshott School</b><br>Ofsted Rating: Not Rated   Pupils: 400   Distance:1.36  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Highover Junior Mixed and Infant School</b><br>Ofsted Rating: Good   Pupils: 428   Distance:1.39                                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Mary Exton Primary School</b><br>Ofsted Rating: Good   Pupils: 181   Distance:1.43  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



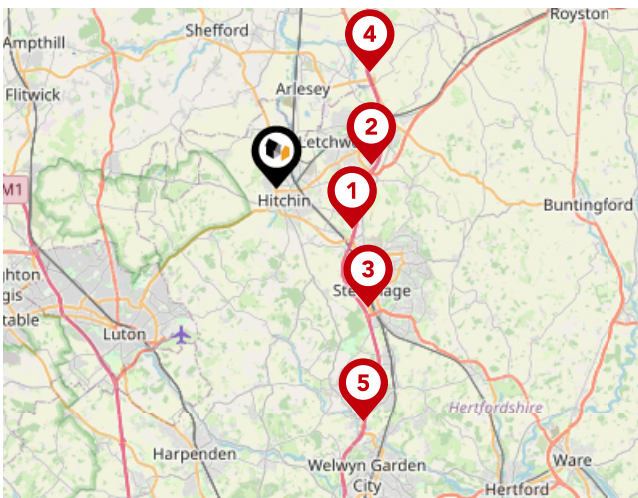
# Area

## Transport (National)



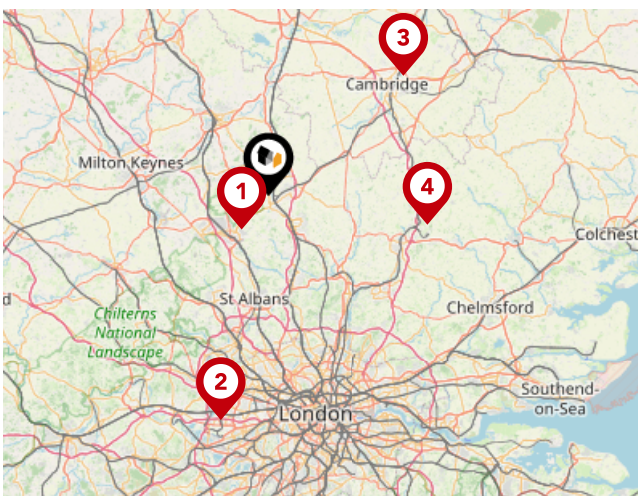
### National Rail Stations

| Pin | Name                    | Distance   |
|-----|-------------------------|------------|
| 1   | Hitchin Rail Station    | 0.92 miles |
| 2   | Letchworth Rail Station | 3.12 miles |
| 3   | Letchworth Rail Station | 3.13 miles |



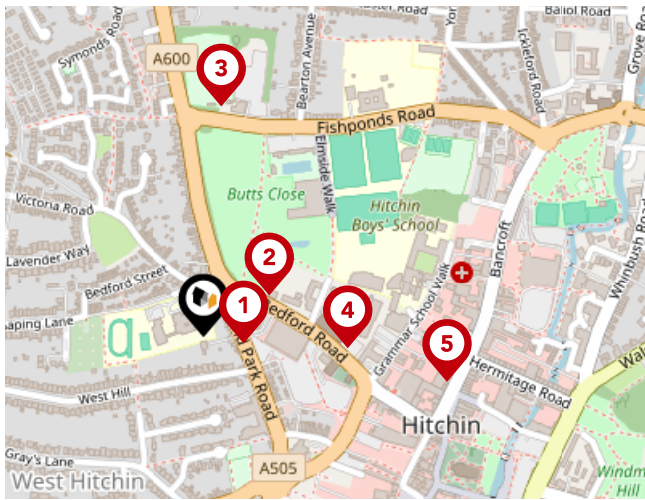
### Trunk Roads/Motorways

| Pin | Name      | Distance   |
|-----|-----------|------------|
| 1   | A1(M) J8  | 3.13 miles |
| 2   | A1(M) J9  | 3.55 miles |
| 3   | A1(M) J7  | 5.45 miles |
| 4   | A1(M) J10 | 5.48 miles |
| 5   | A1(M) J6  | 9.04 miles |



### Airports/Helipads

| Pin | Name             | Distance    |
|-----|------------------|-------------|
| 1   | Luton Airport    | 6.28 miles  |
| 2   | Heathrow Airport | 33.68 miles |
| 3   | Cambridge        | 26.35 miles |
| 4   | Stansted Airport | 23.6 miles  |



Bus Stops/Stations

| Pin | Name                | Distance   |
|-----|---------------------|------------|
| 1   | West Hill           | 0.05 miles |
| 2   | Waitrose            | 0.09 miles |
| 3   | Football Club       | 0.26 miles |
| 4   | Grammar School Walk | 0.16 miles |
| 5   | Bancroft            | 0.28 miles |

# 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.



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#### Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk

