

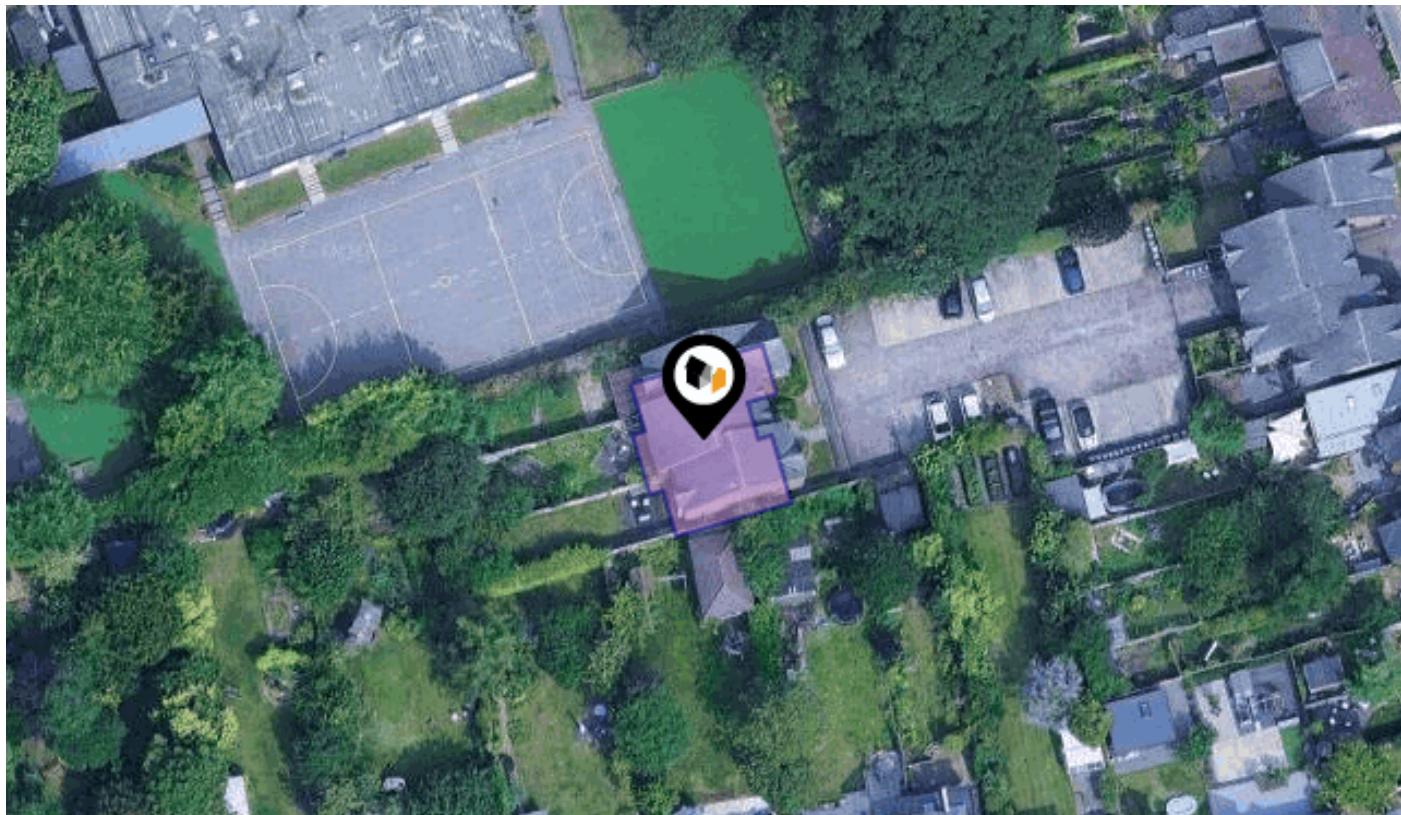


See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 30th January 2026



OLD PARK ROAD, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

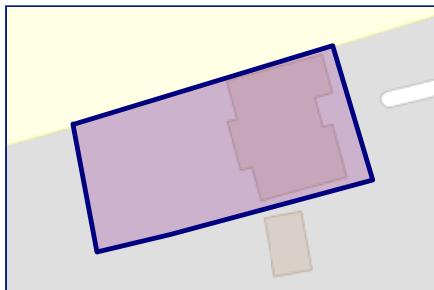
NKearney@country-properties.co.uk

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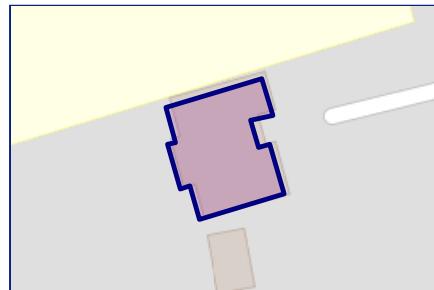
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Freehold Title Plan



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

Old Park Road, SG5

Energy rating

D

Valid until 31.01.2033

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Additional EPC Data

| | |
|-------------------------------------|--|
| Property Type: | Flat |
| Build Form: | End-Terrace |
| Transaction Type: | Rental |
| Energy Tariff: | Dual |
| Main Fuel: | Electricity (not community) |
| Main Gas: | No |
| Floor Level: | 01 |
| Flat Top Storey: | Yes |
| Glazing Type: | Double glazing, unknown install date |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, as built, insulated (assumed) |
| Walls Energy: | Good |
| Roof: | Pitched, 300 mm loft insulation |
| Roof Energy: | Very Good |
| Main Heating: | Room heaters, electric |
| Main Heating Controls: | Programmer and appliance thermostats |
| Hot Water System: | Electric immersion, off-peak |
| Hot Water Energy Efficiency: | Poor |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | (another dwelling below) |
| Total Floor Area: | 35 m ² |

Building Safety

None specified

Accessibility / Adaptations

Not suitable for wheel chair users

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Brick

Property Lease Information

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

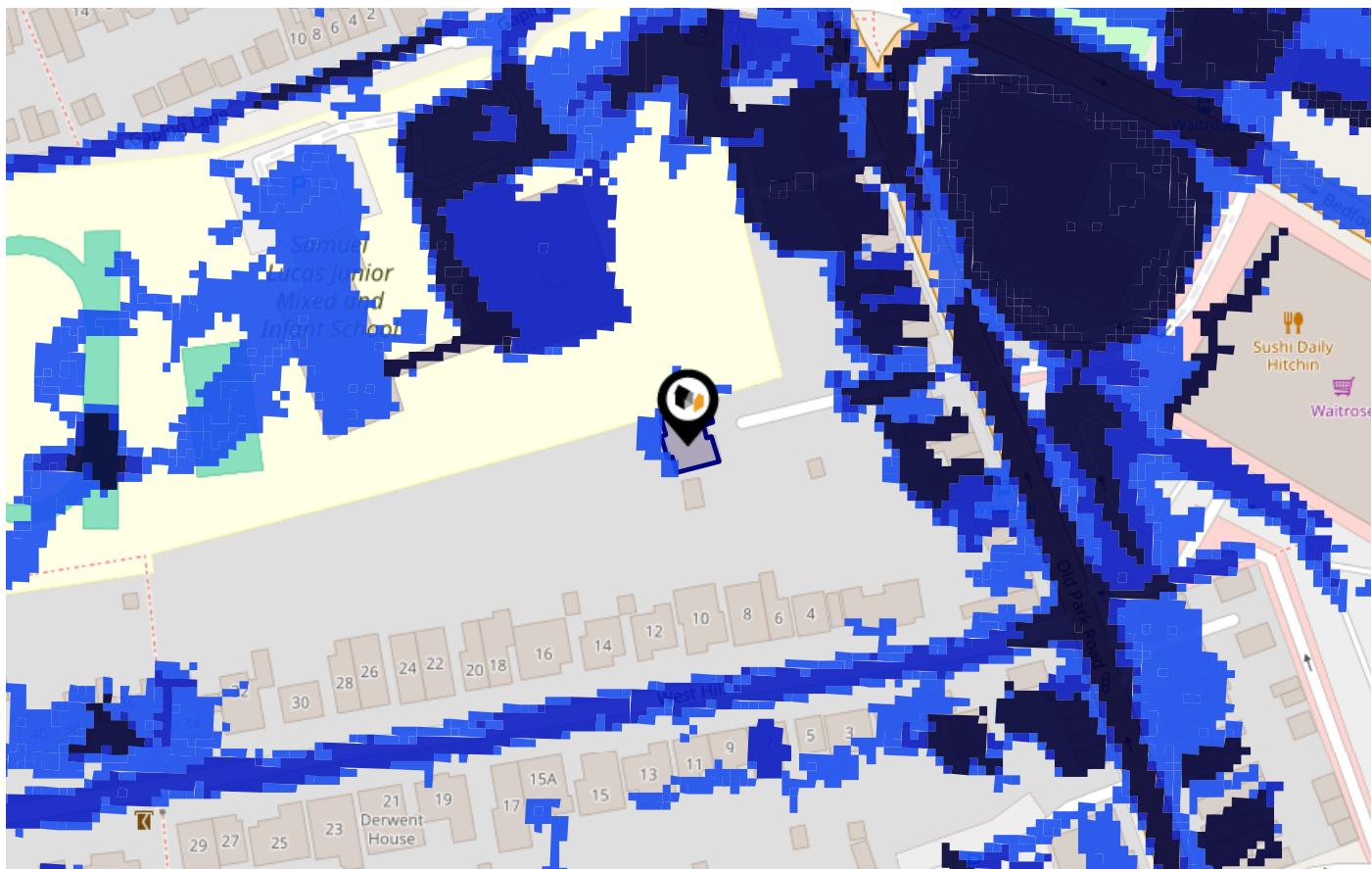
The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

Flood Risk

Surface Water - Flood Risk

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.

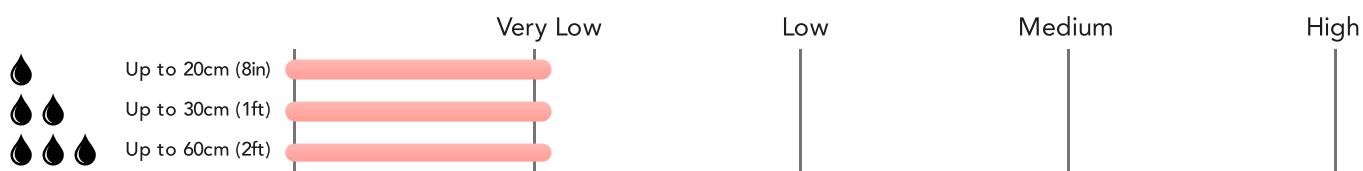


Risk Rating: Very low

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.

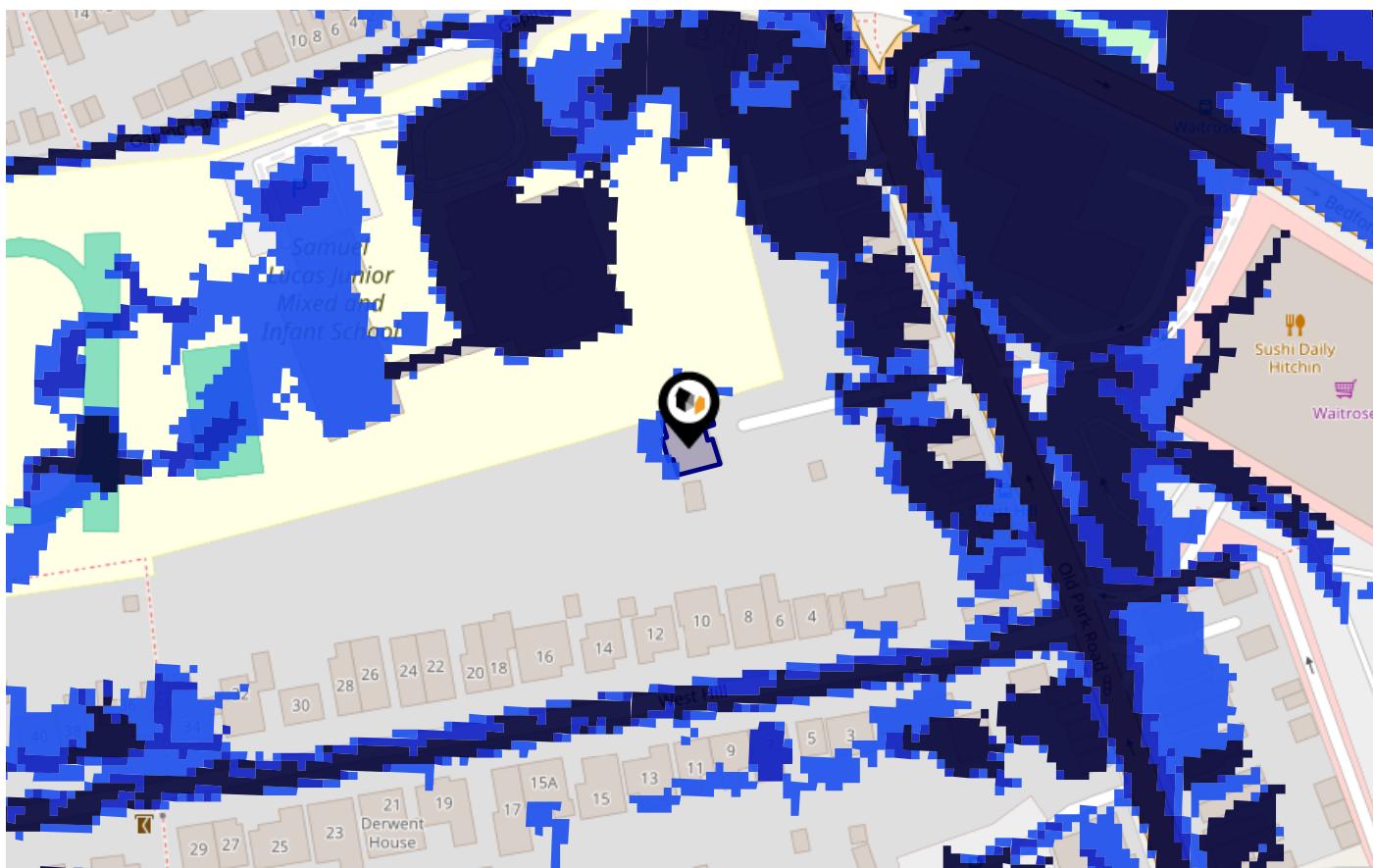
Chance of flooding to the following depths at this property:



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.

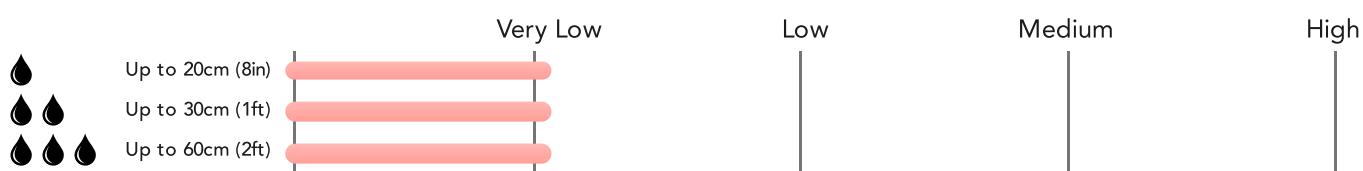


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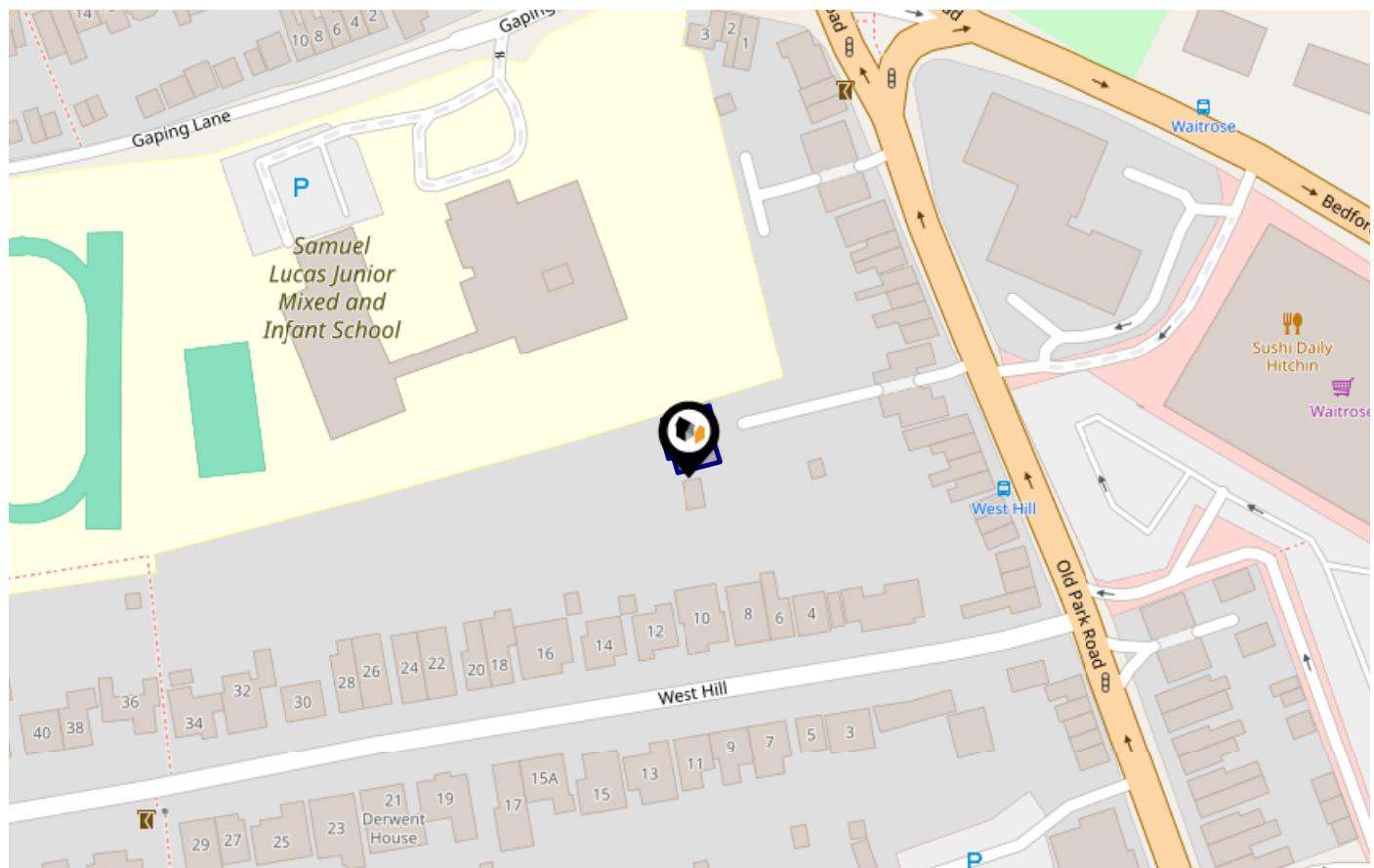
Chance of flooding to the following depths at this property:



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.

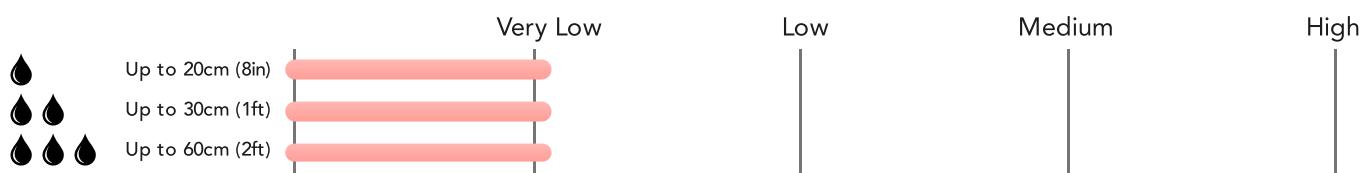


Risk Rating: Very low

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- 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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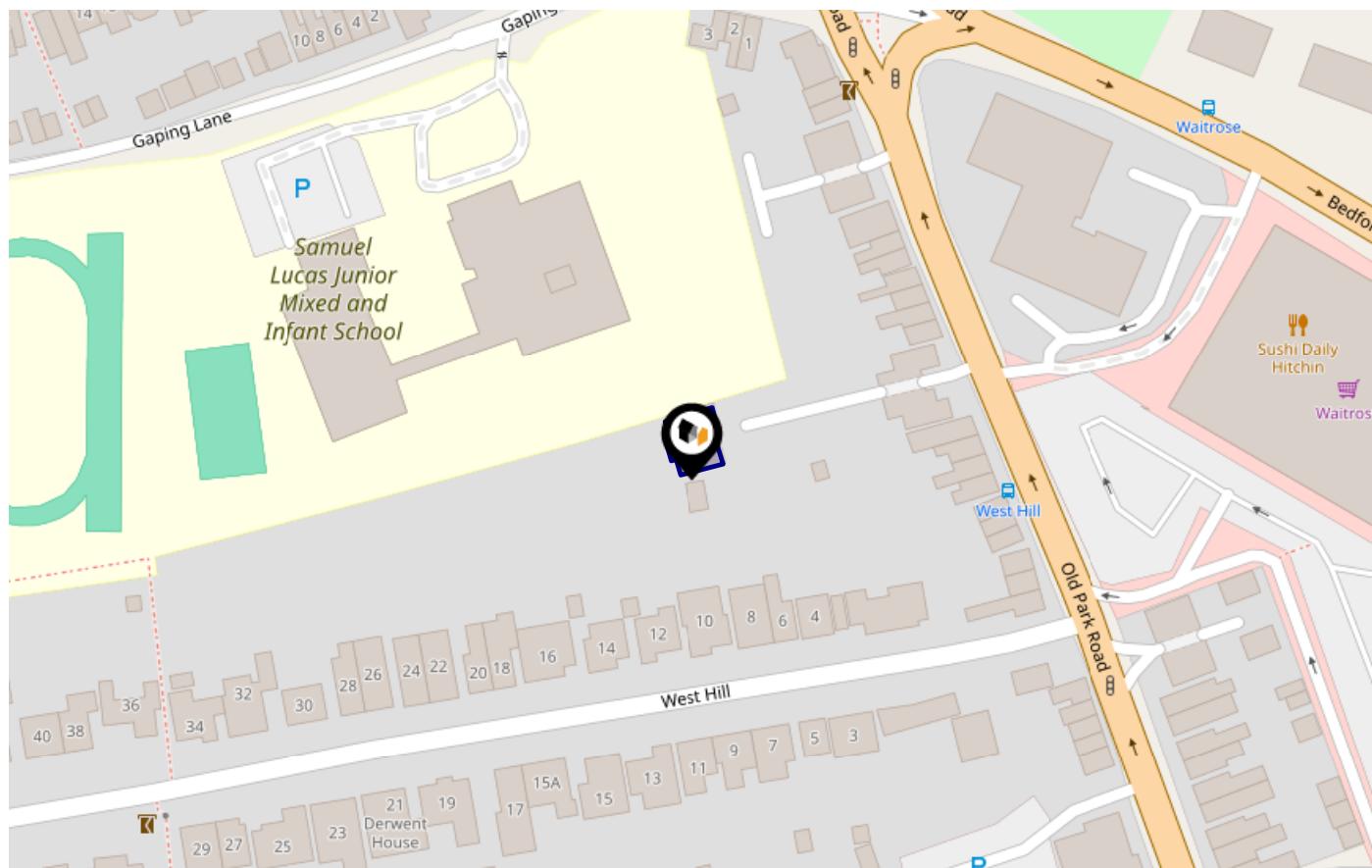
Chance of flooding to the following depths at this property:



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.

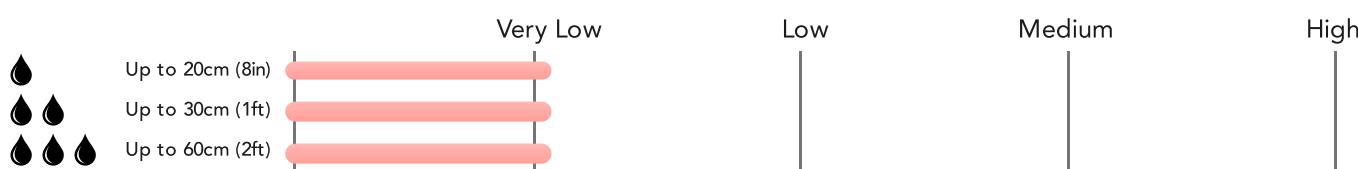


Risk Rating: Very low

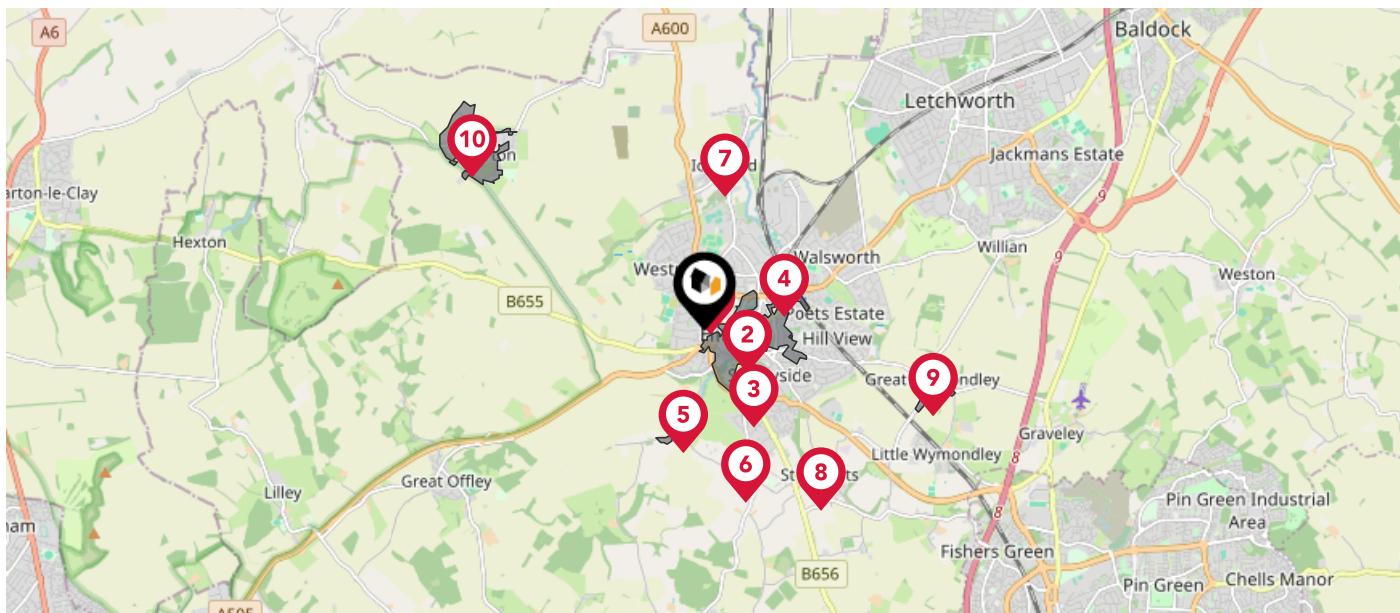
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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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

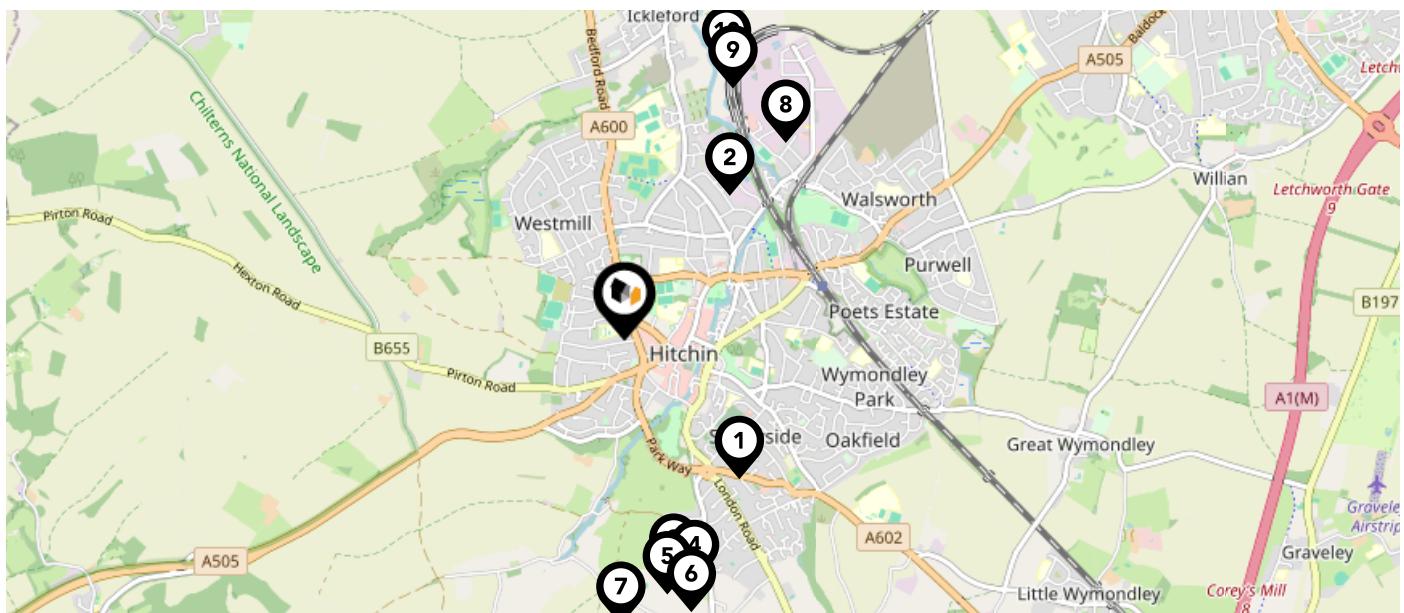
- 1 Butts Close, Hitchin
- 2 Hitchin
- 3 Hitchin Hill Path
- 4 Hitchin Railway and Ransom's Recreation Ground
- 5 Charlton
- 6 Gosmore
- 7 Ickleford
- 8 St Ippolys
- 9 Great Wymondley
- 10 Pirton

Maps

Landfill Sites

country
properties

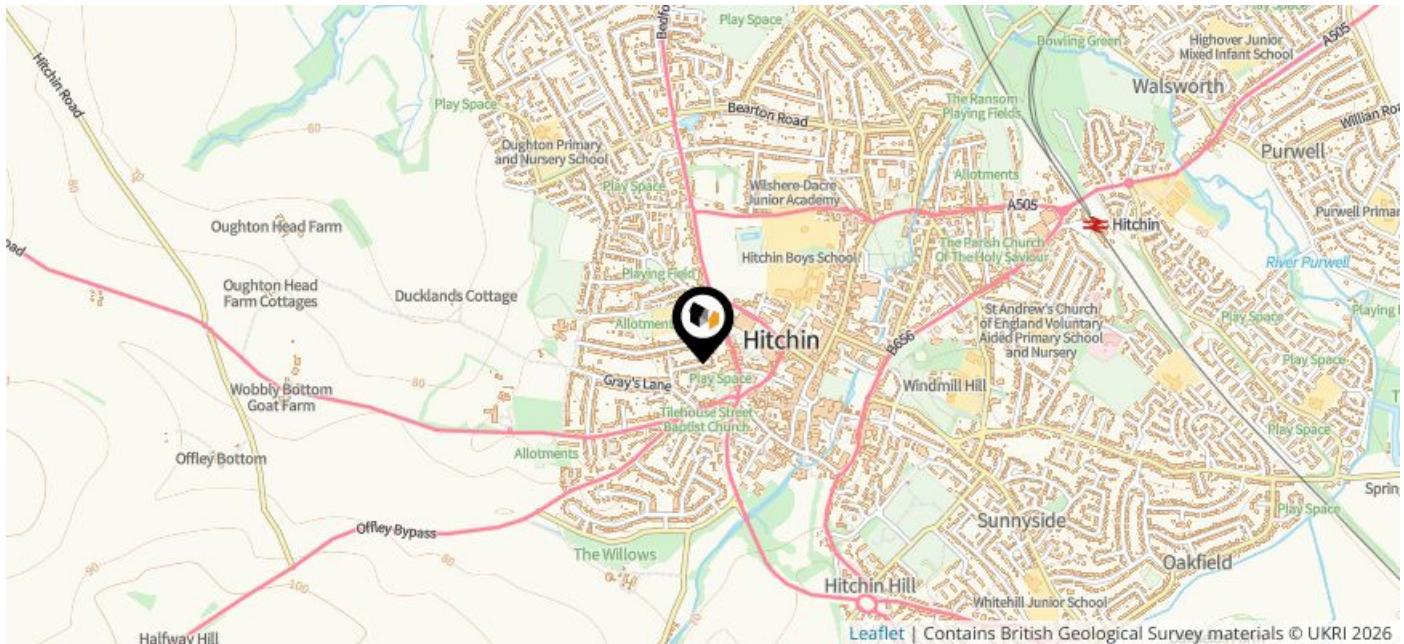
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

| | | | |
|----|--|-------------------|--------------------------|
| 1 | Eynesford Court-Hitchin, Hertfordshire | Historic Landfill | <input type="checkbox"/> |
| 2 | Ickleford-Near Hitchin, Hertfordshire | 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 | Maydencroft Manor-Gosmore, Hitchin | 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

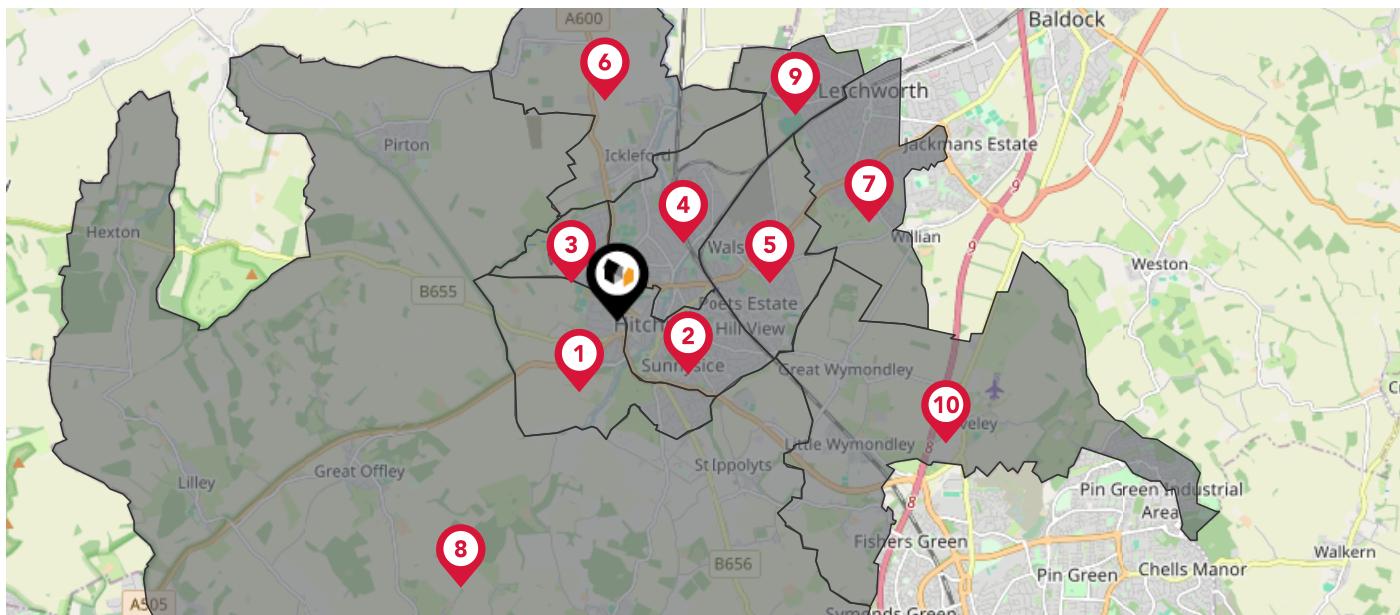
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

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

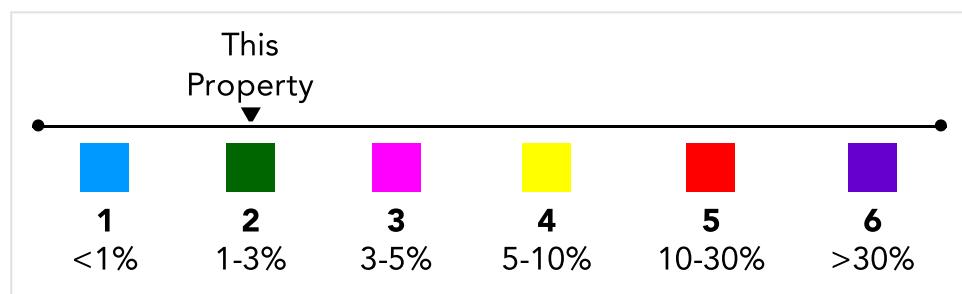
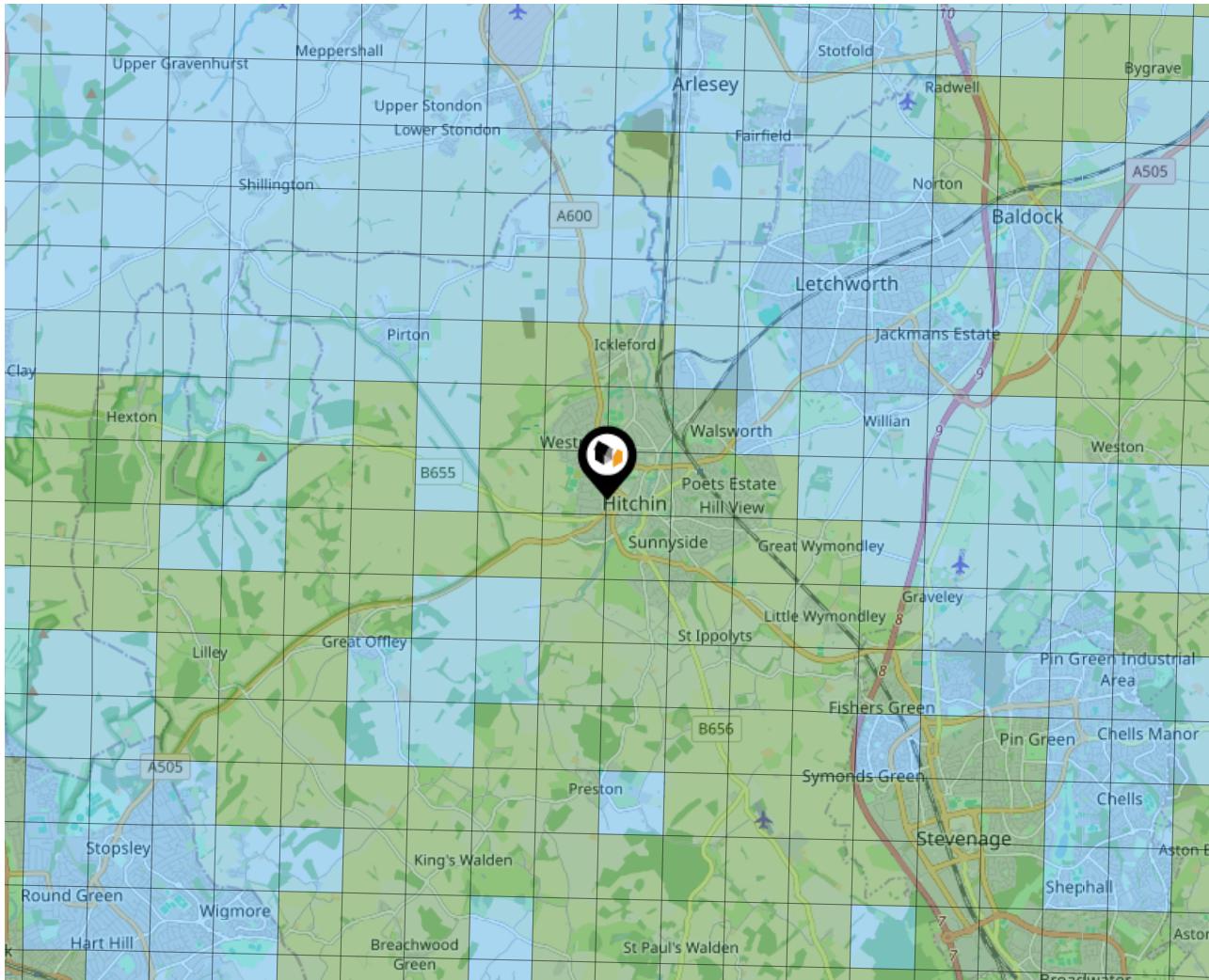


Nearby Council Wards

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

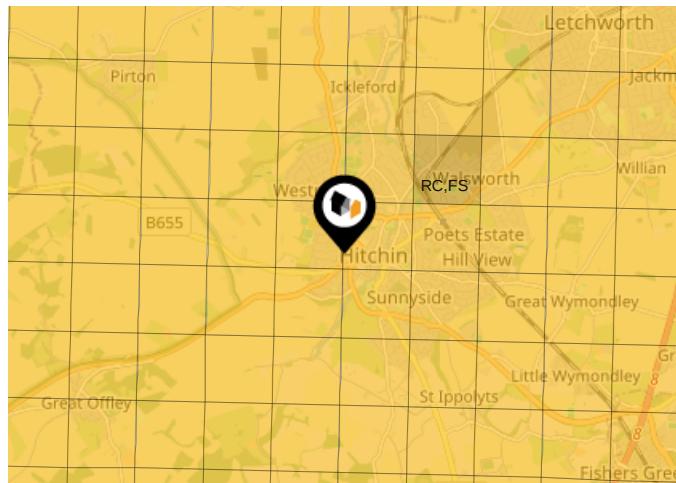
What is Radon?

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/m³).



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

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

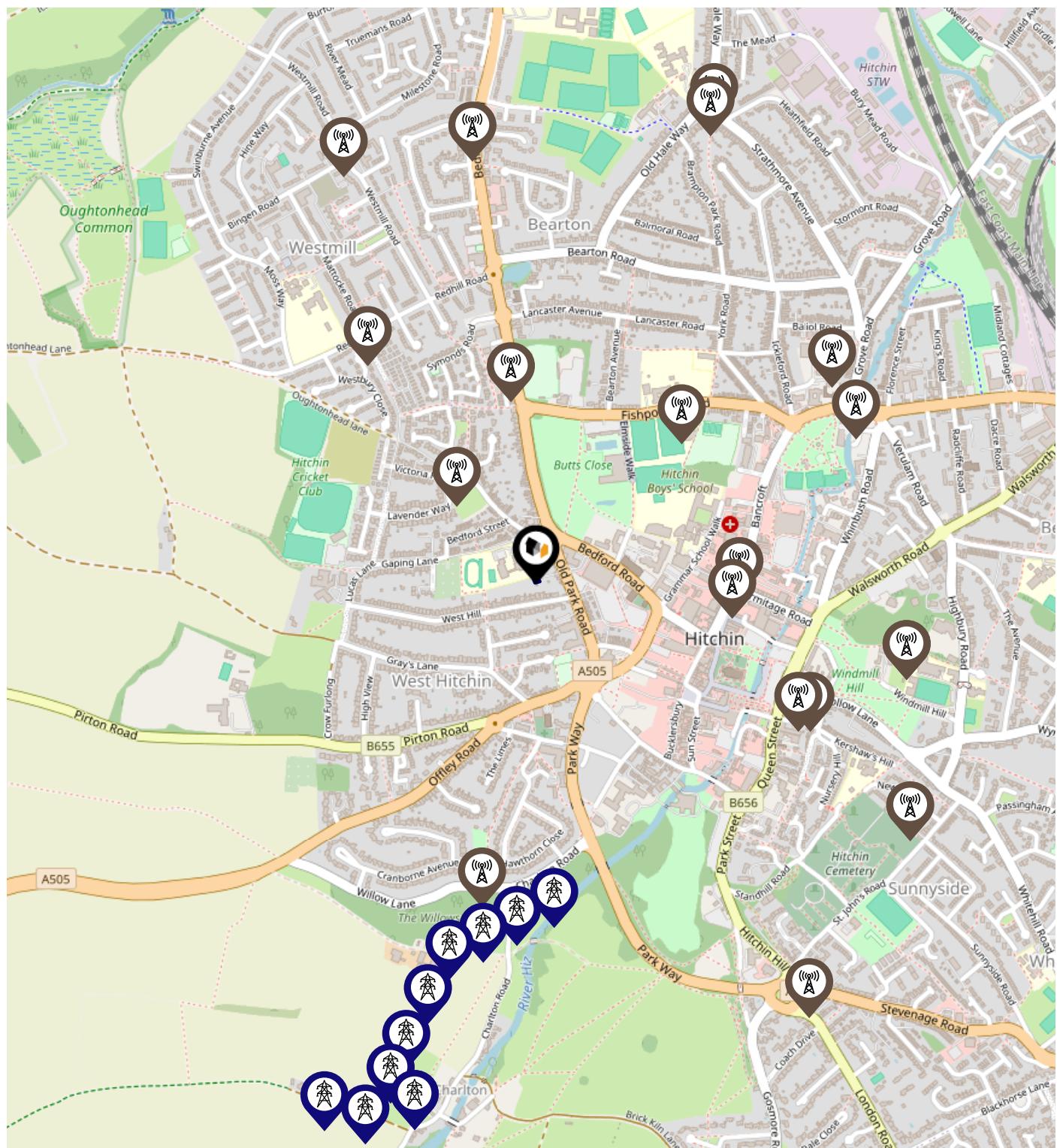


Primary Classifications (Most Common Clay Types)

| | |
|---------------|--|
| C/M | Claystone / Mudstone |
| FPC,S | Floodplain Clay, Sand / Gravel |
| FC,S | Fluvial Clays & Silts |
| FC,S,G | Fluvial Clays, Silts, Sands & Gravel |
| PM/EC | Prequaternary Marine / Estuarine Clay / Silt |
| QM/EC | Quaternary Marine / Estuarine Clay / Silt |
| RC | Residual Clay |
| RC/LL | Residual Clay & Loamy Loess |
| RC,S | River Clay & Silt |
| RC,FS | Riverine Clay & Floodplain Sands and Gravel |
| RC,FL | Riverine Clay & Fluvial Sands and Gravel |
| TC | Terrace Clay |
| TC/LL | Terrace Clay & Loamy Loess |

Local Area Masts & Pylons

country
properties



Key:

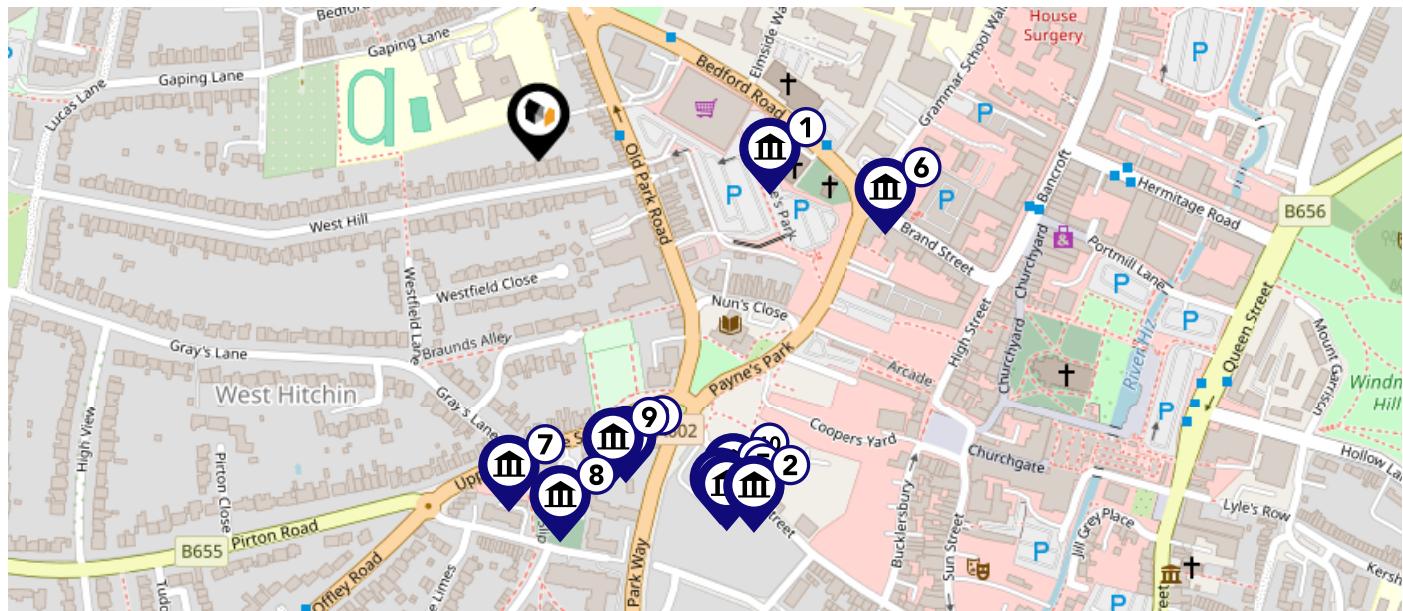
- Power Pylons
- Communication Masts

Maps

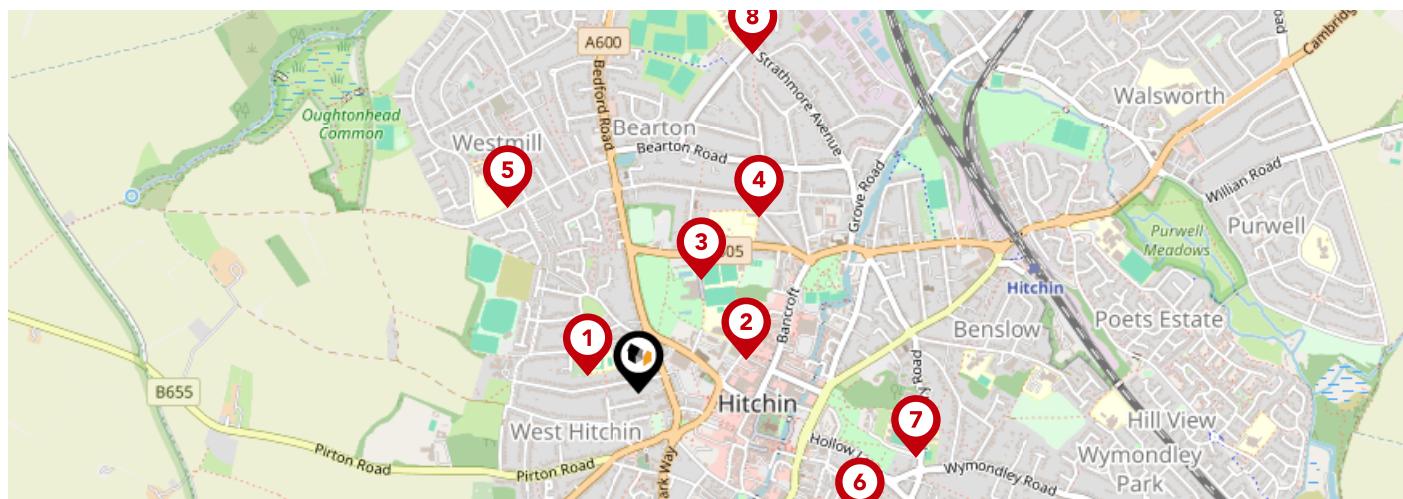
Listed Buildings

country
properties

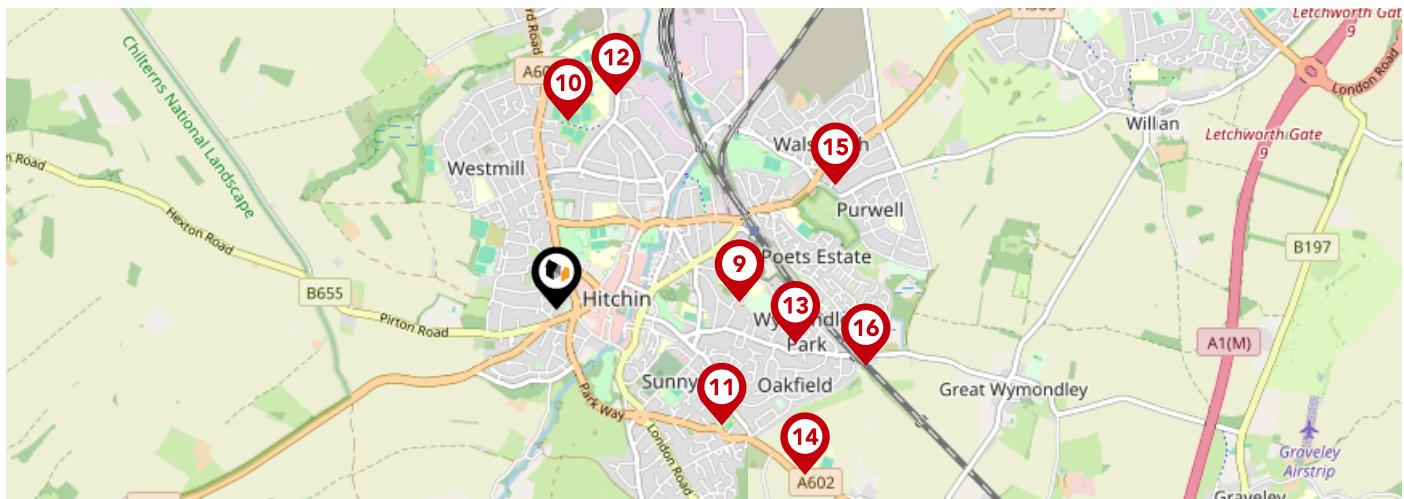
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| 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 (lewesford 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 |
|---|---|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Samuel Lucas Junior Mixed and Infant School | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Outstanding Pupils: 420 Distance:0.13 | | | | | |
| 2 | Hitchin Boys' School | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Outstanding Pupils: 1317 Distance:0.26 | | | | | |
| 3 | Wilshire-Dacre Junior Academy | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Good Pupils: 267 Distance:0.3 | | | | | |
| 4 | York Road Nursery School | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Outstanding Pupils: 107 Distance:0.49 | | | | | |
| 5 | Oughton Primary and Nursery School | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Good Pupils: 218 Distance:0.52 | | | | | |
| 6 | Highbury Infant School and Nursery | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Good Pupils: 204 Distance:0.58 | | | | | |
| 7 | Hitchin Girls' School | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Outstanding Pupils: 1355 Distance:0.65 | | | | | |
| 8 | Strathmore Infant and Nursery School | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Good Pupils: 199 Distance:0.82 | | | | | |

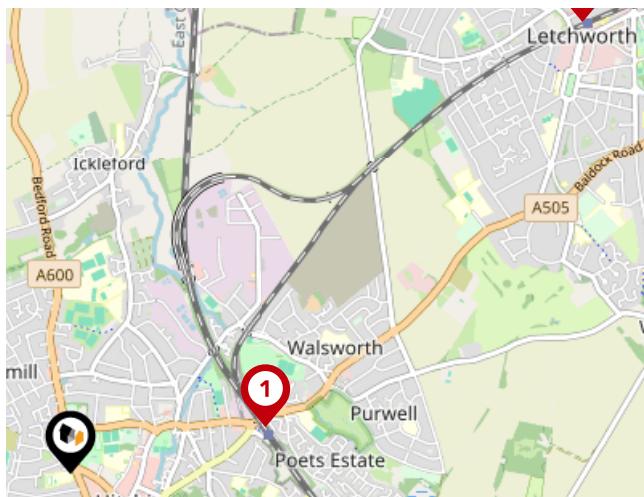


Nursery Primary Secondary College Private

| | 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:0.84 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 | The Priory School | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11 | Ofsted Rating: Good Pupils: 1231 Distance:0.87 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12 | Whitehill Junior School | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13 | Ofsted Rating: Good Pupils: 240 Distance:0.92 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | Our Lady Catholic Primary School | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15 | William Ransom Primary School | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16 | Ofsted Rating: Outstanding Pupils: 422 Distance:1.1 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 17 | Kingshott School | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 18 | 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"/> | <input type="checkbox"/> |
| 19 | Highover Junior Mixed and Infant School | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 20 | Ofsted Rating: Good Pupils: 428 Distance:1.39 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 21 | Mary Exton Primary School | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 22 | Ofsted Rating: Good Pupils: 181 Distance:1.43 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

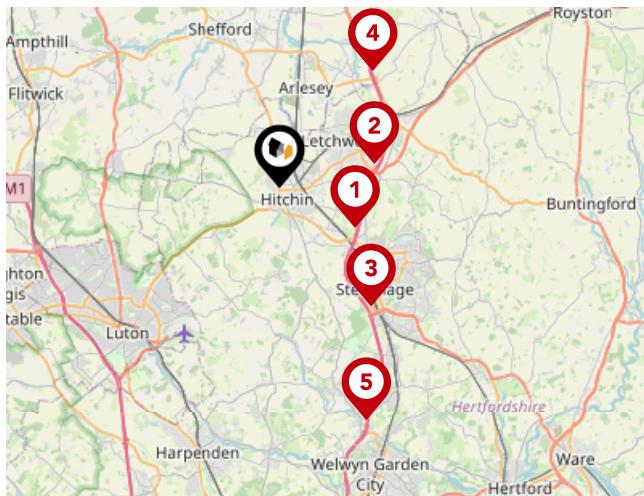
Area Transport (National)

country properties



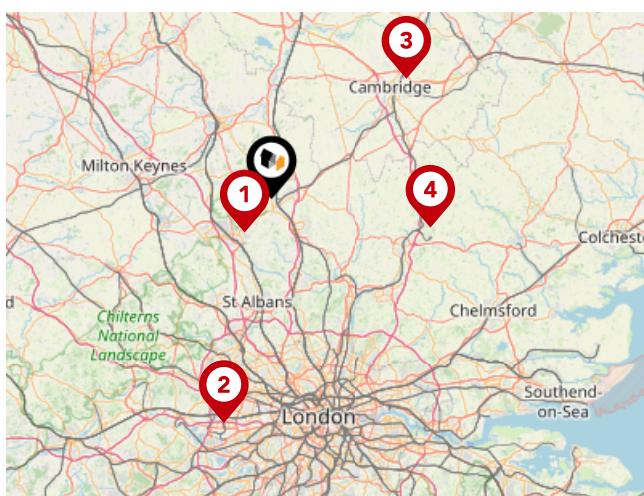
National Rail Stations

| Pin | Name | Distance |
|-----|-------------------------|------------|
| 1 | Hitchin Rail Station | 0.92 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 |

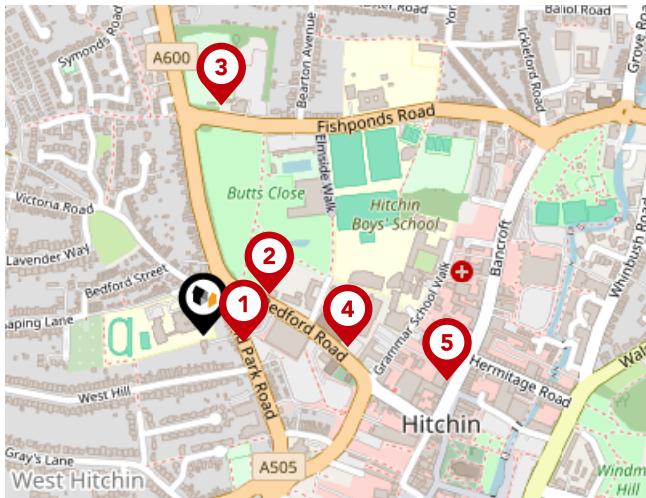


Airports/Helpads

| 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 |

Area Transport (Local)

country
properties



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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