

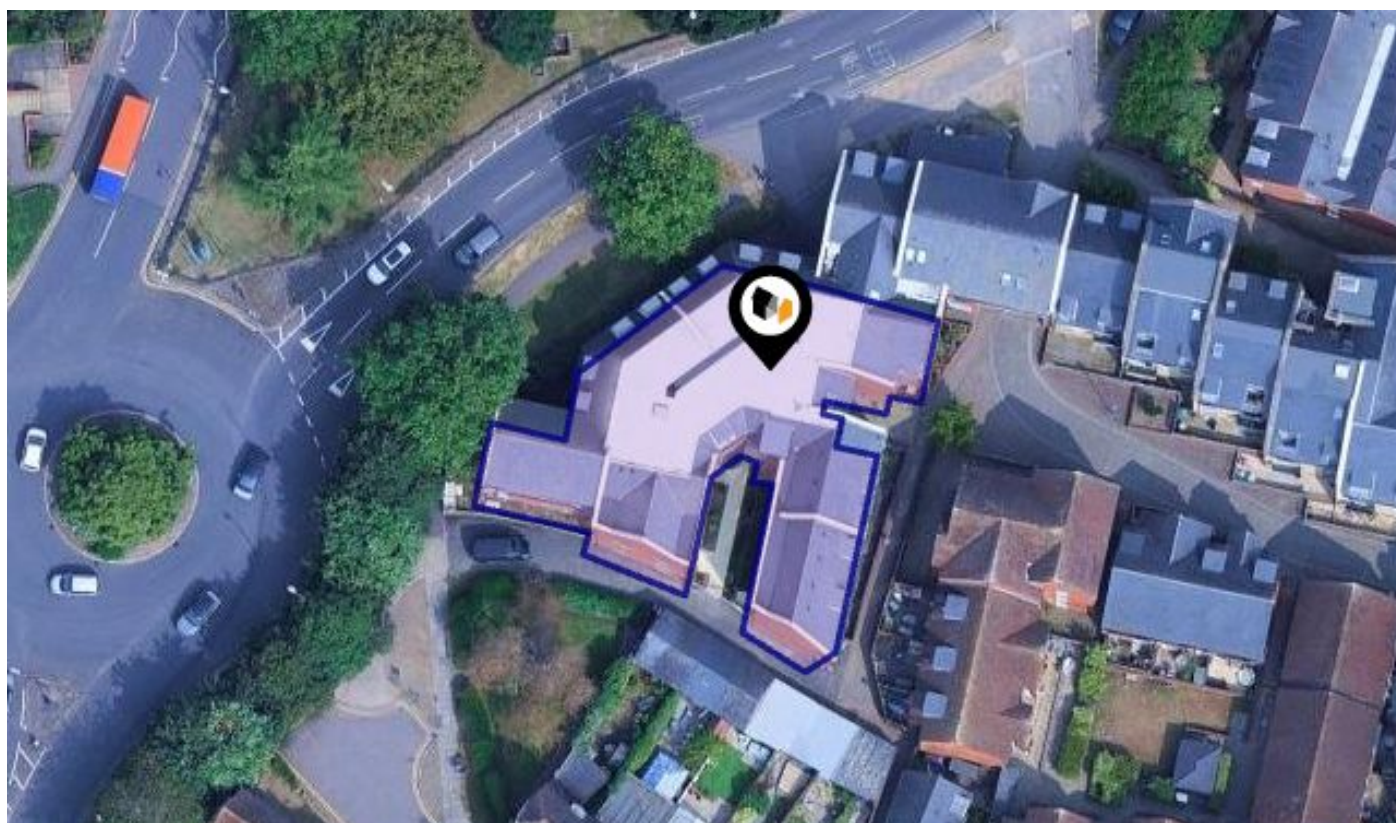


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 13th July 2026



PAYNES PARK, HITCHIN, SG5

Country Properties

81 Hermitage Road Hitchin Herts SG5 1DB

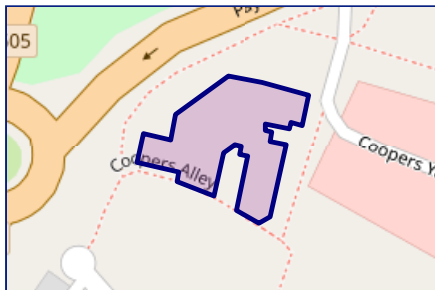
01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk

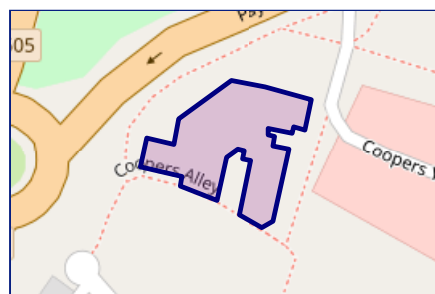


Freehold Title Plan



HD292575

Leasehold Title Plan

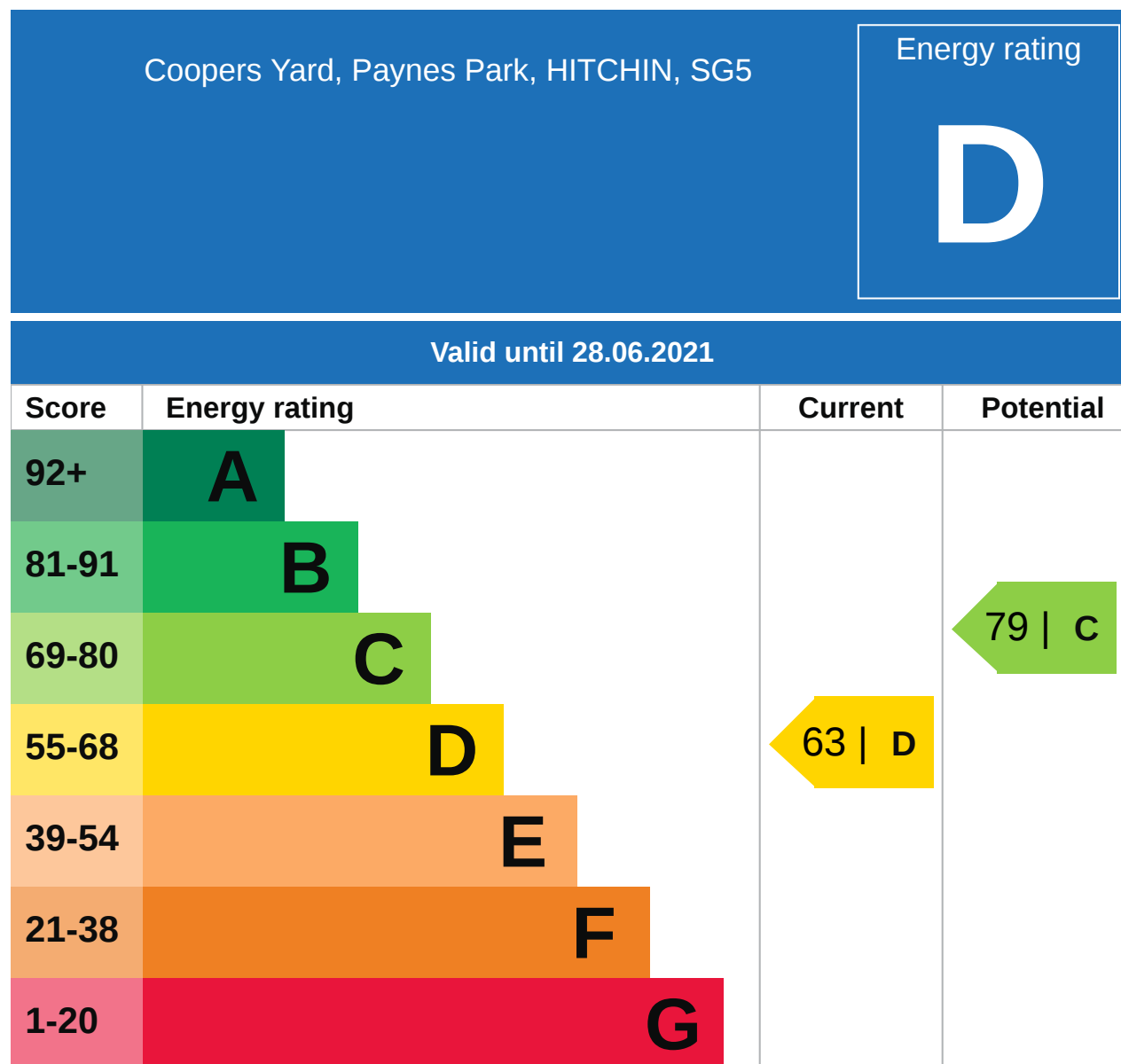


HD512369

Start Date: 20/09/2011
End Date: 01/01/2134
Lease Term: 125 years from 1 January 2009
Term Remaining: 107 years

Planning records for: *125 Coopers Yard Paynes Park Hitchin Hertfordshire SG5 1AU*

Reference - 18/01821/DOC	
Decision:	Decided
Date:	25th July 2018
Description:	Confirmation of discharge of conditions 2, 4, 5, 7 and 22 (as attached to Planning permission 06/02007/1 granted 26/07/2007)



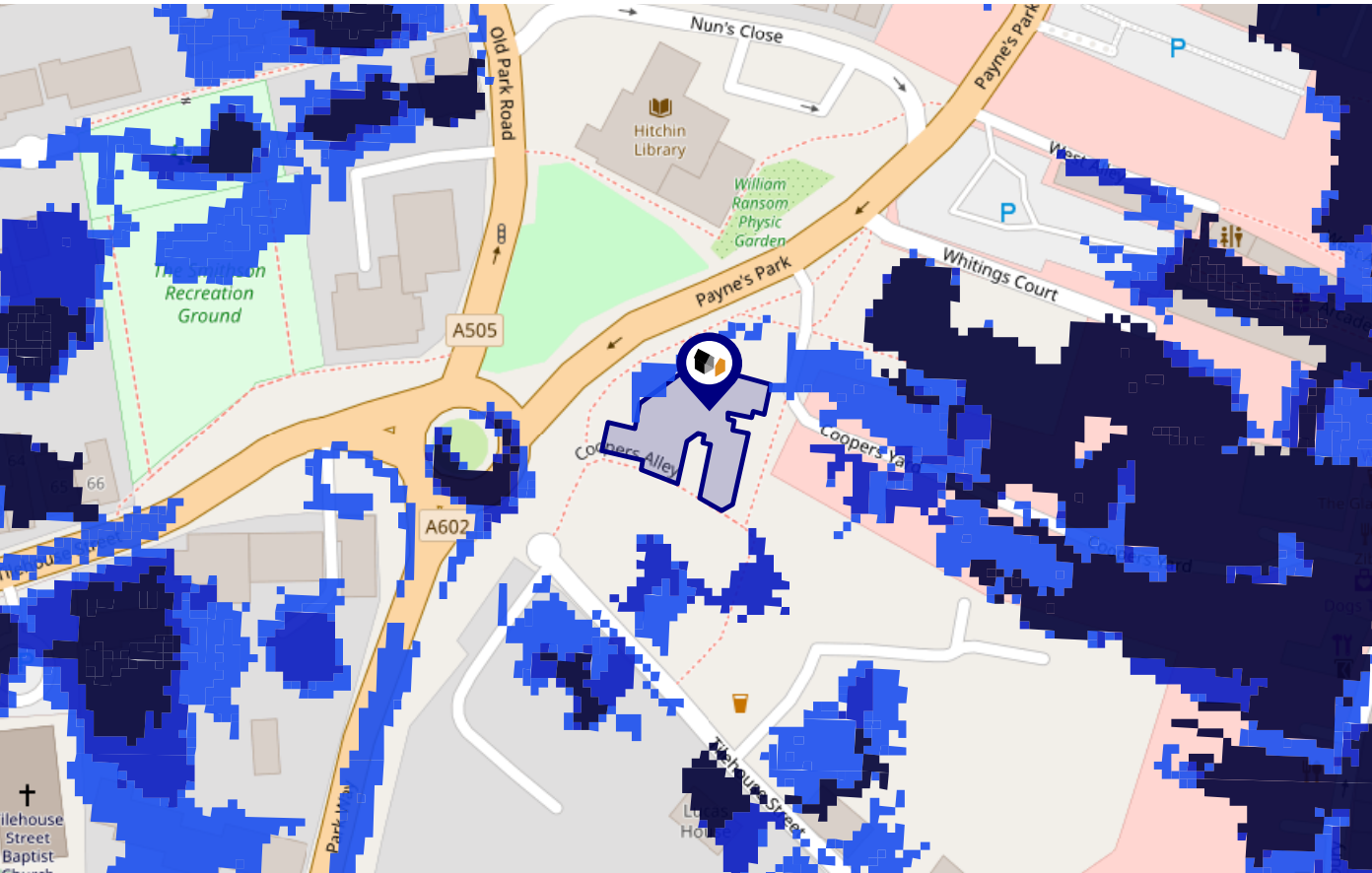
Additional EPC Data

Property Type:	Top-floor flat
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Room heaters, electric
Main Heating Energy:	Very poor
Main Heating Controls:	Programmer and appliance thermostats
Main Heating Controls Energy:	Good
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very poor
Lighting:	Low energy lighting in 87% of fixed outlets
Lighting Energy:	Very good
Floors:	(other premises below)
Secondary Heating:	None
Total Floor Area:	102 m ²

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.

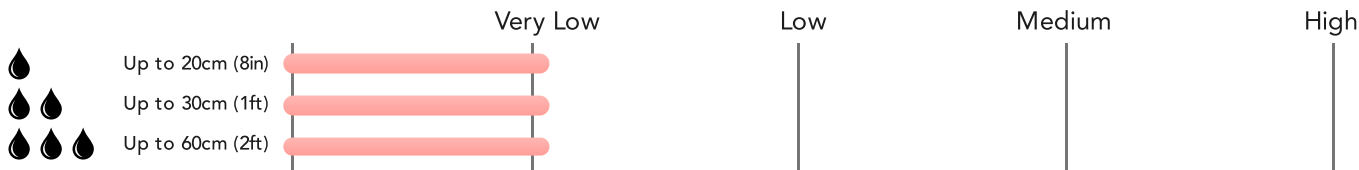


Risk Rating: Very low

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.

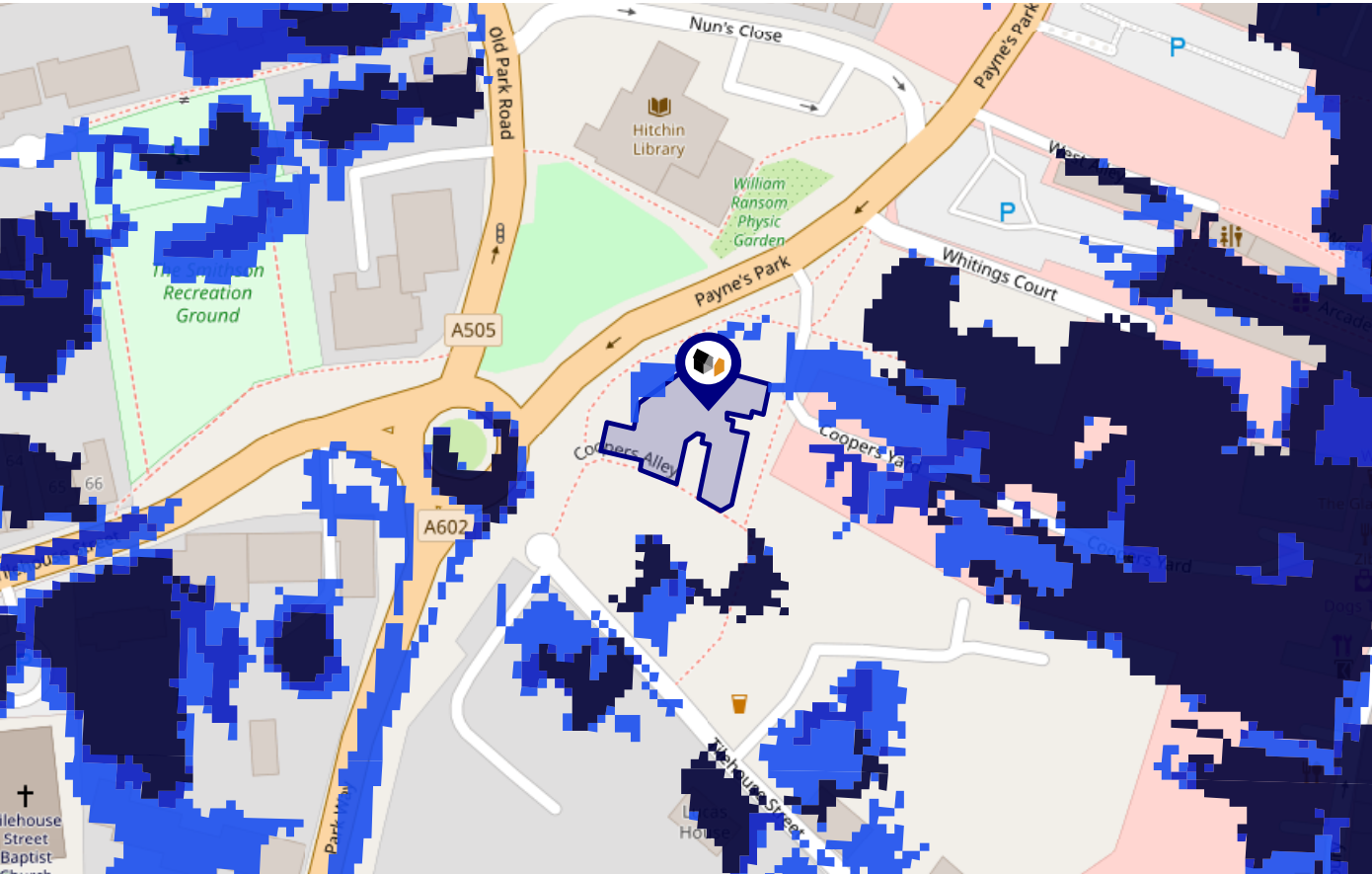
Chance of flooding to the following depths at this property:



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.

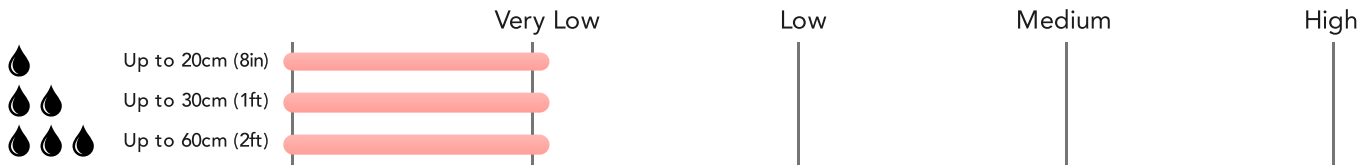


Risk Rating: **Very low**

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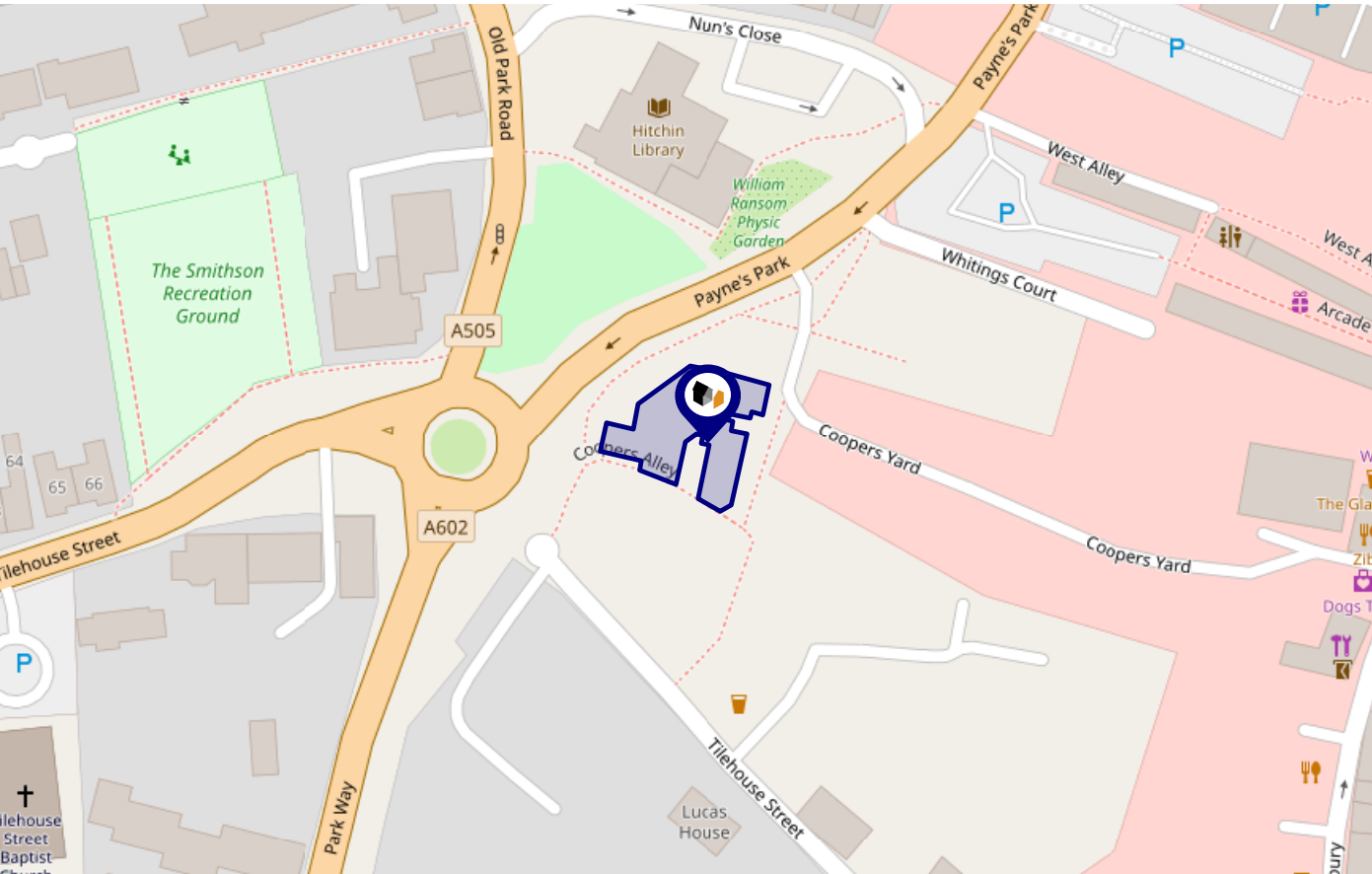
Chance of flooding to the following depths at this property:



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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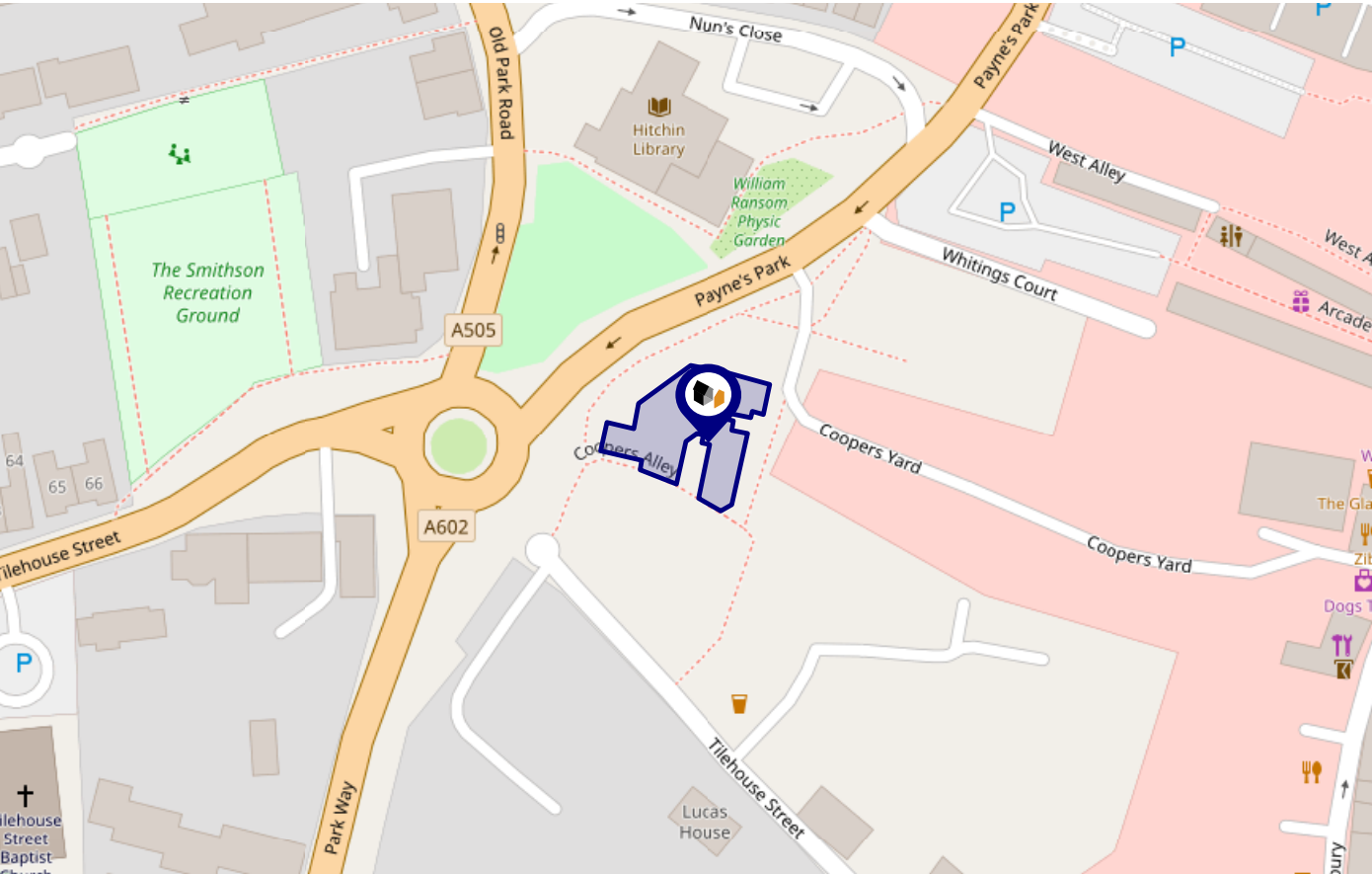
Chance of flooding to the following depths at this property:



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.

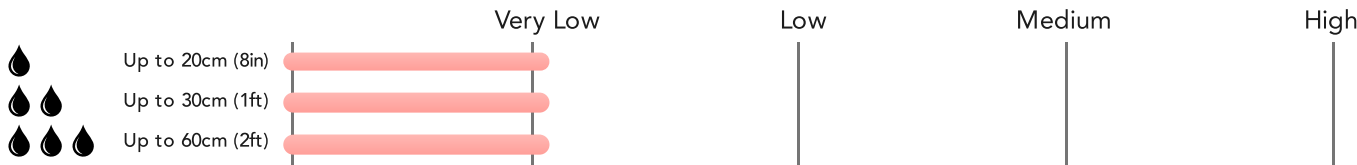


Risk Rating: Very low

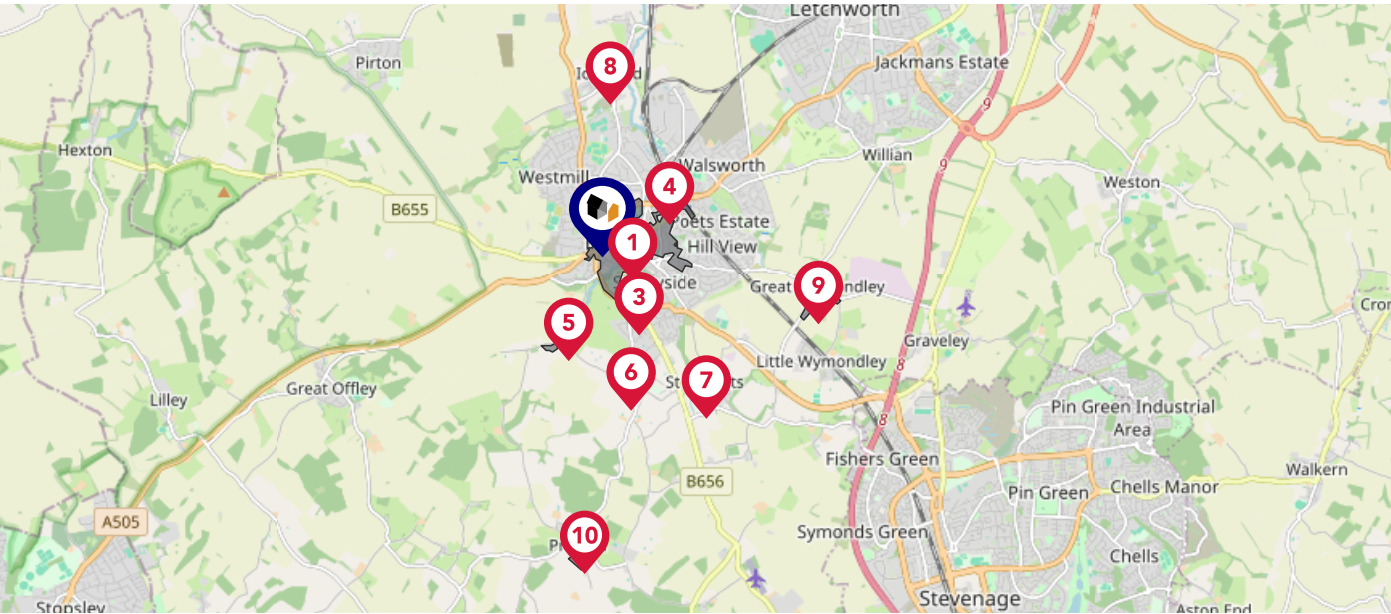
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Chance of flooding to the following depths at this property:

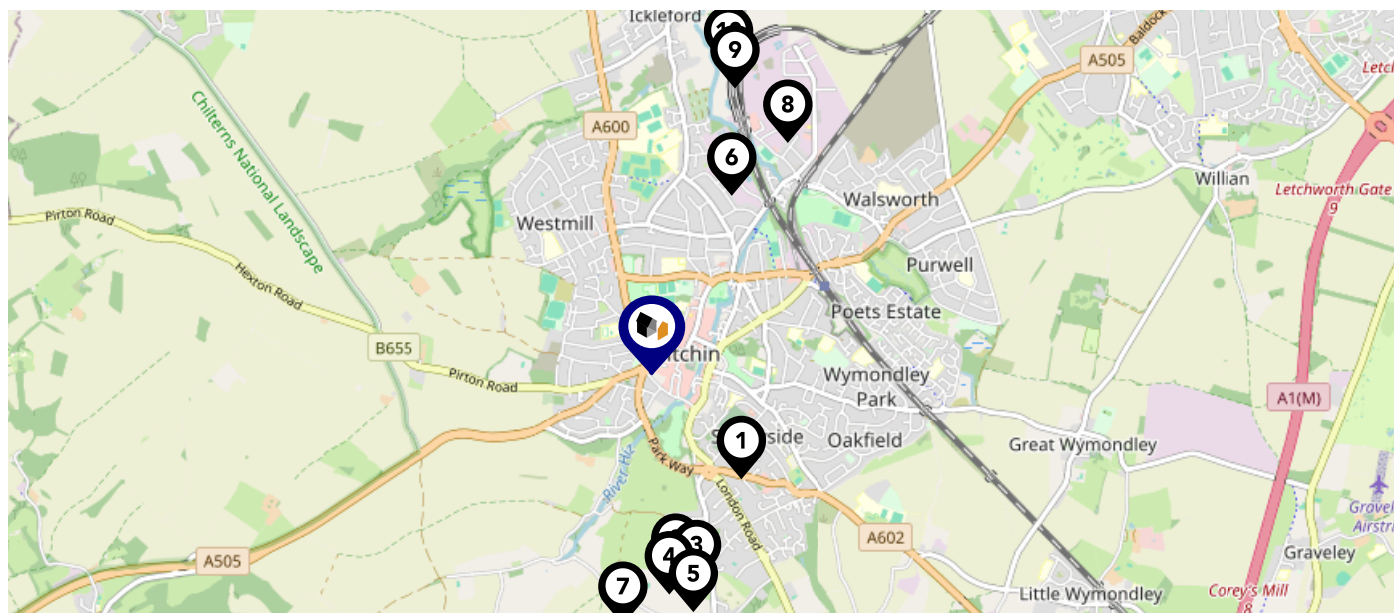


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



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

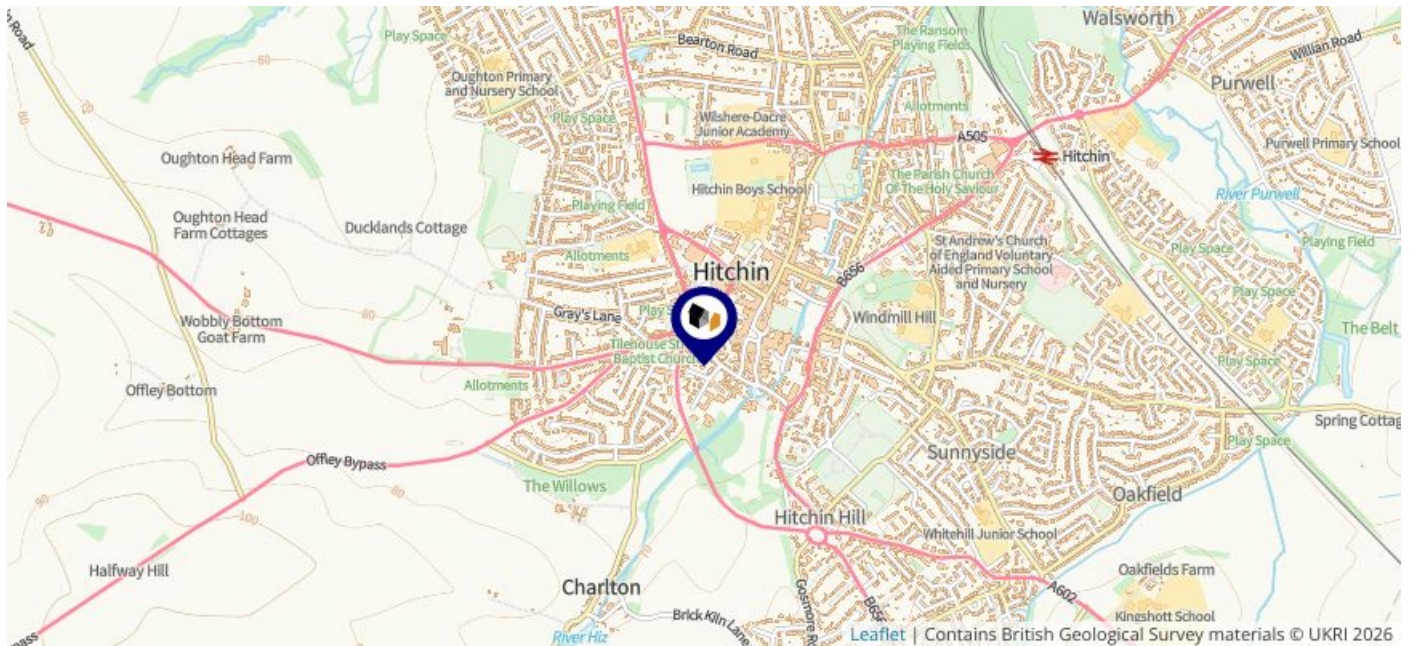
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

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

This map displays nearby coal mine entrances and their classifications.



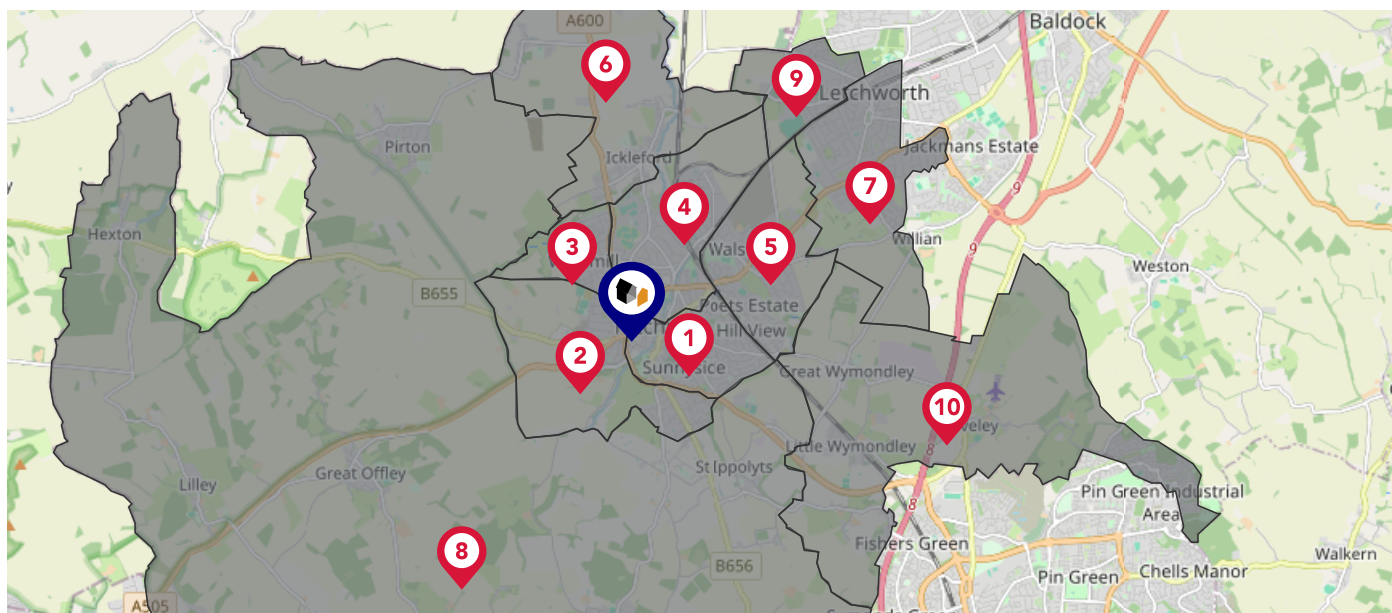
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

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

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

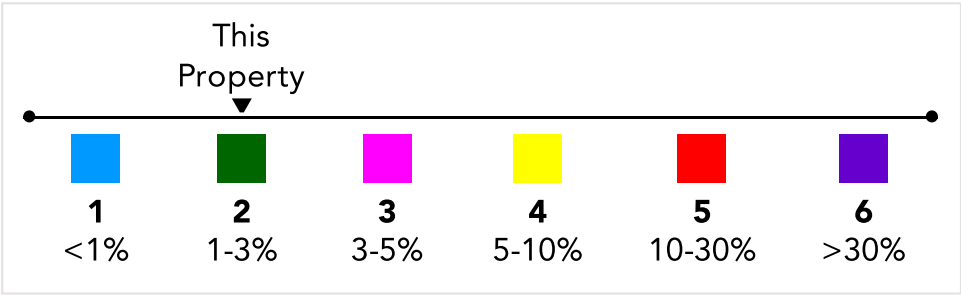
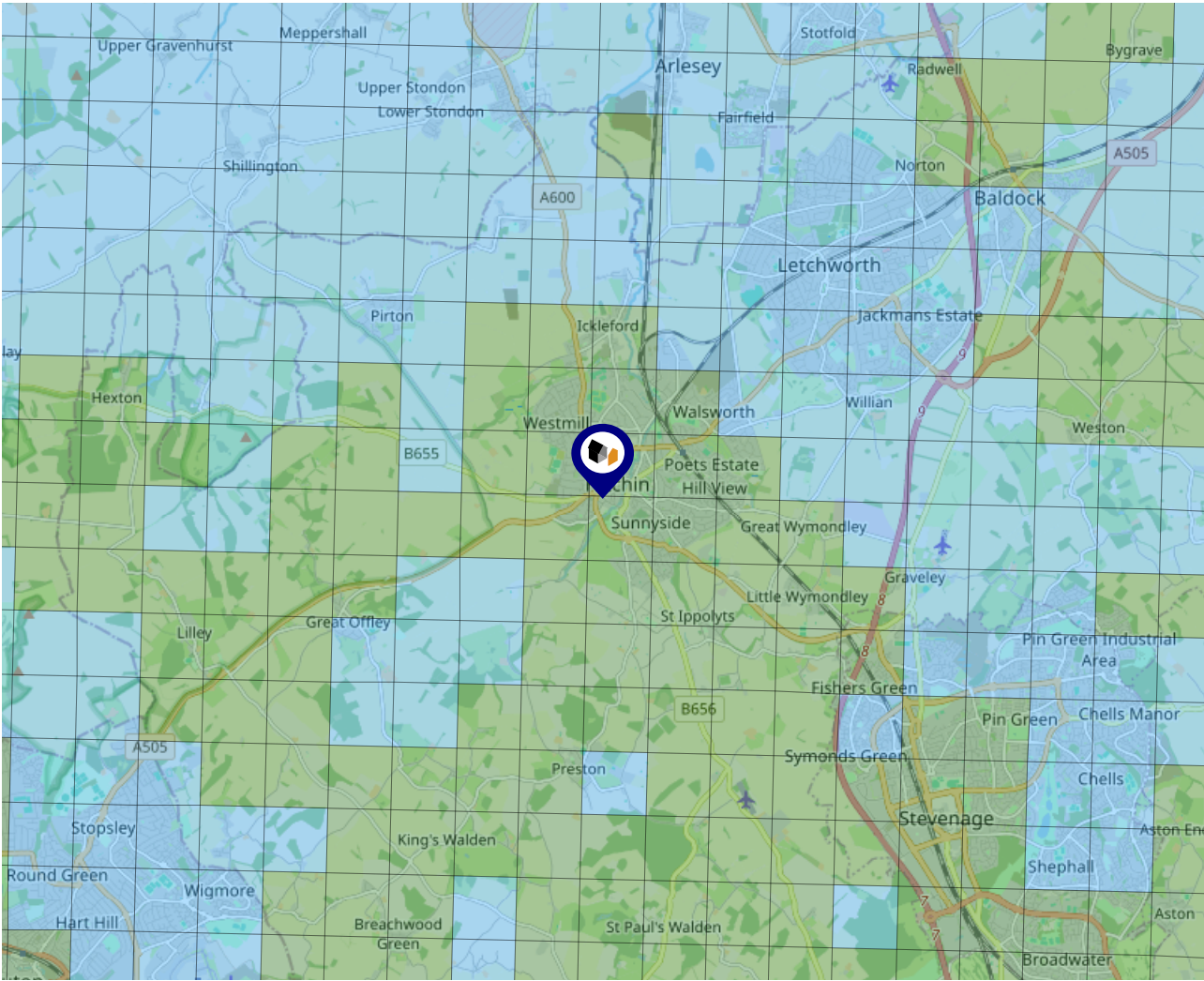


Nearby Council Wards

- 1 Hitchin Highbury Ward
- 2 Hitchin Priory 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

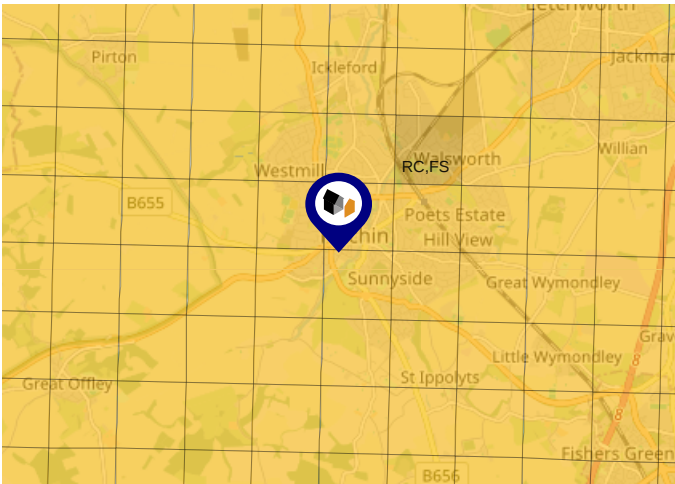
What is Radon?

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

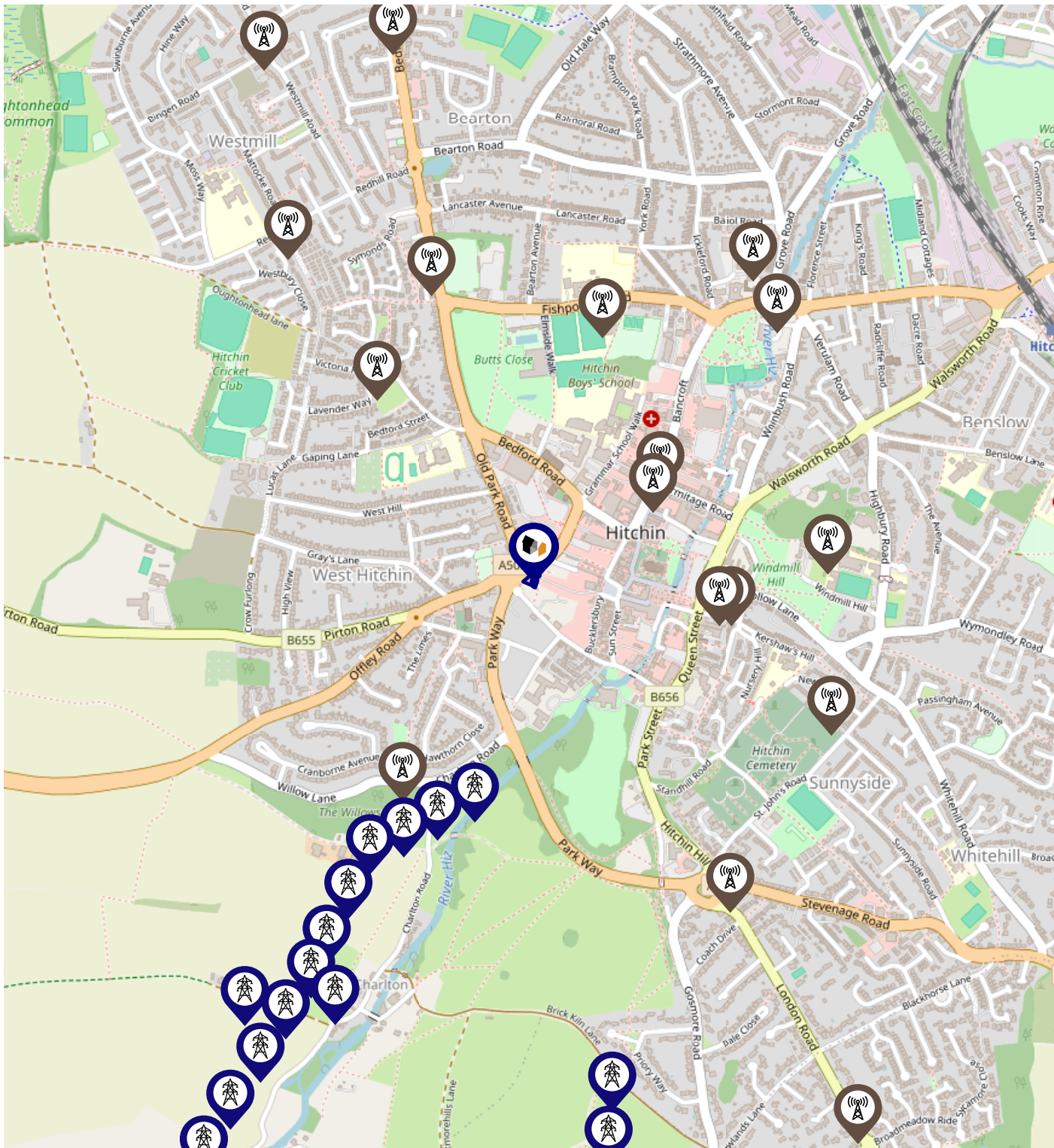


Primary Classifications (Most Common Clay Types)

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

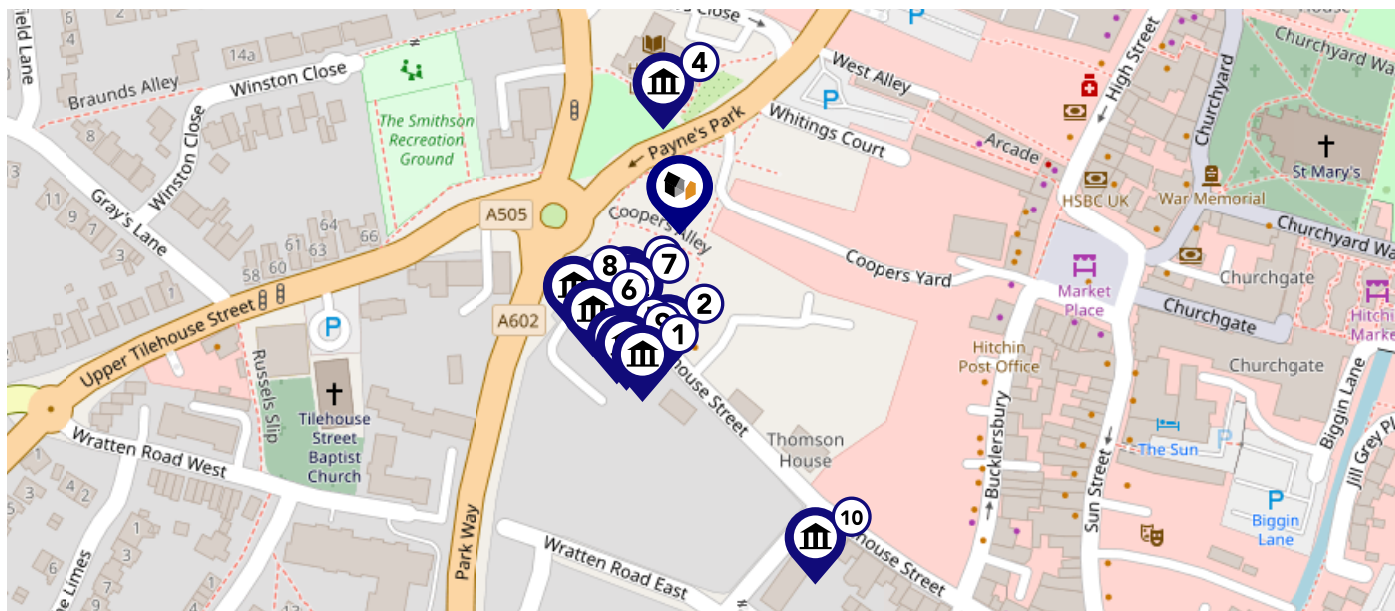
Masts & Pylons



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
	1102157 - 29, Tilehouse Street	Grade II	0.0 miles
	1102121 - 77 And 78, Tilehouse Street	Grade II	0.0 miles
	1102119 - 70, Tilehouse Street	Grade II	0.0 miles
	1102179 - Hitchin Museum	Grade II	0.0 miles
	1102158 - 31 And 32, Tilehouse Street	Grade II	0.0 miles
	1347585 - Western House	Grade II	0.0 miles
	1102120 - 71-75, Tilehouse Street	Grade II	0.0 miles
	1173805 - 36, Tilehouse Street	Grade II	0.0 miles
	1173792 - 30, Tilehouse Street	Grade II	0.0 miles
	1102154 - 15-17 Tilehouse Street	Grade II	0.1 miles

Building Safety

No building safety aspects to report

Accessibility / Adaptations

Not suitable for wheelchair users

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Standrad brick construction

Property Lease Information

LEASEHOLD:

We have been informed by the vendor that the remaining lease on the property is 125 years. With a Ground Rent of £300 per annum and a Service Charge of £2,296.90 per annum.

Listed Building Information

Not listed

Stamp Duty

Not specified

Other

None specified

Other

None specified

Electricity Supply

YES _ Mains

Gas Supply

No gas

Central Heating

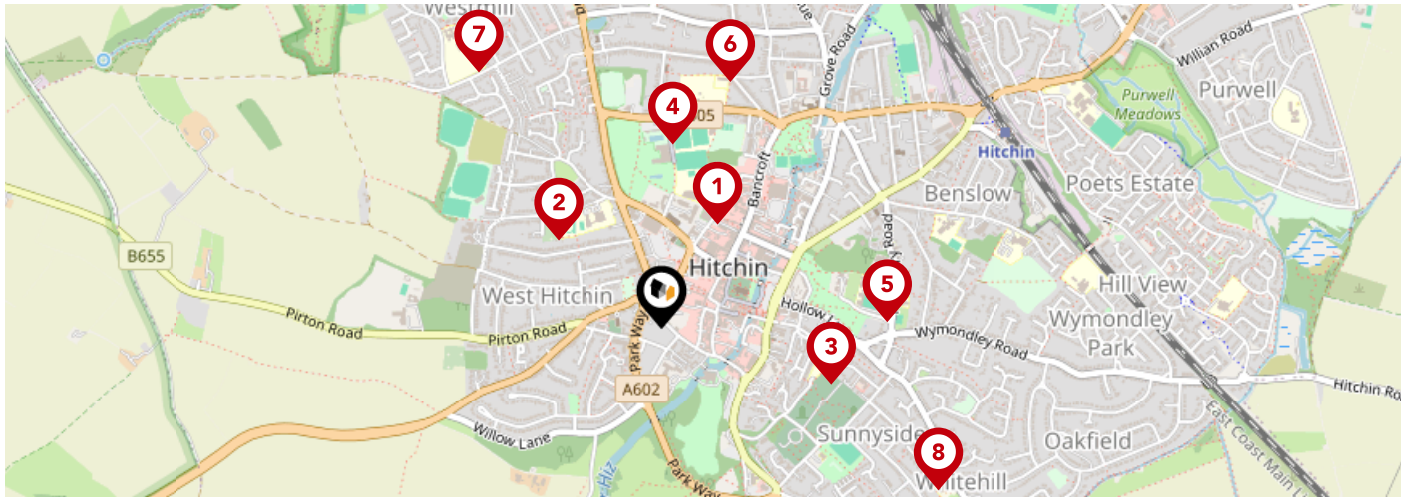
ECH

Water Supply

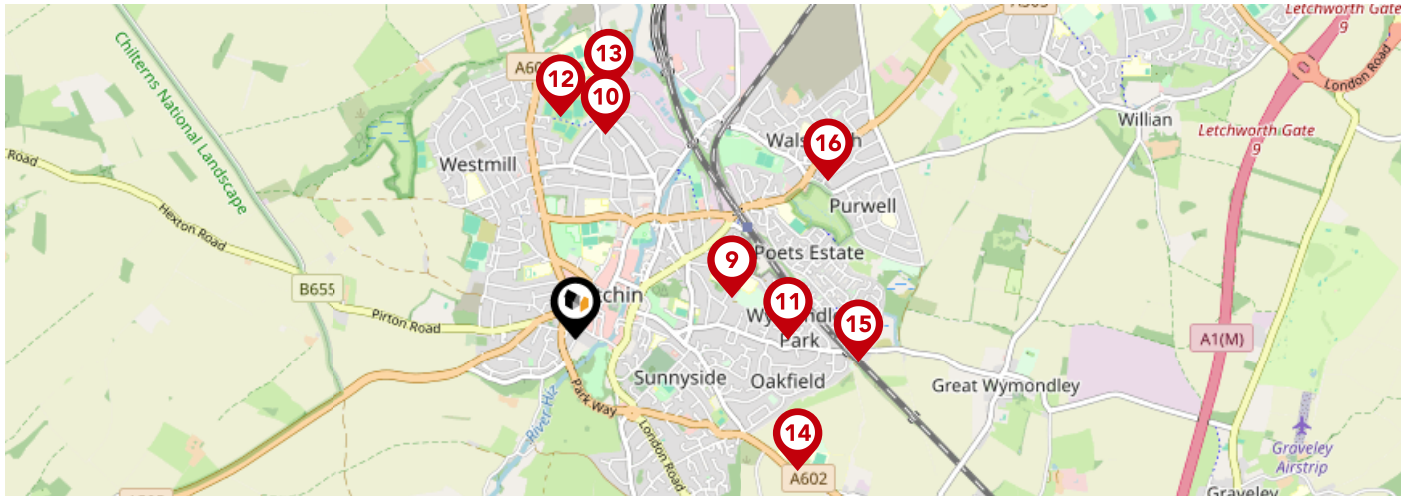
YES - Mains

Drainage

YES - Mains



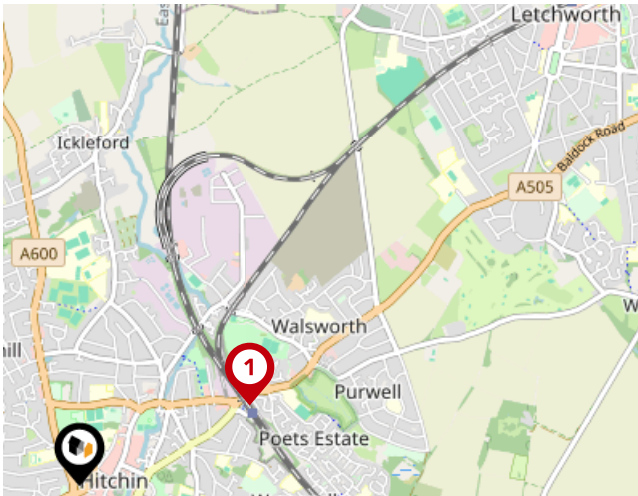
		Nursery	Primary	Secondary	College	Private
1	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.27	☐	☐	☒	☐	☐
2	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.31	☐	☒	☐	☐	☐
3	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.41	☐	☒	☐	☐	☐
4	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.42	☐	☒	☐	☐	☐
5	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.52	☐	☐	☒	☐	☐
6	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.58	☒	☐	☐	☐	☐
7	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.72	☐	☒	☐	☐	☐
8	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.73	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.75	☐	☒	☐	☐	☐
	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.95	☐	☒	☐	☐	☐
	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.97	☐	☒	☐	☐	☐
	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:1.02	☐	☐	☒	☐	☐
	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:1.15	☐	☒	☐	☐	☐
	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:1.18	☐	☐	☒	☐	☐
	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:1.3	☐	☒	☐	☐	☐
	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:1.37	☐	☒	☐	☐	☐

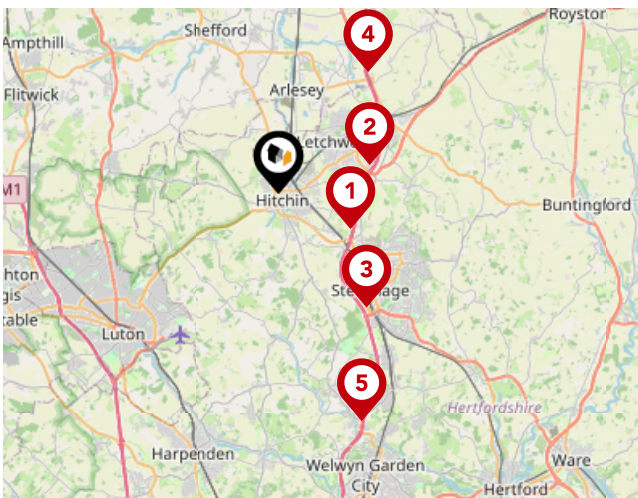
Area

Transport (National)



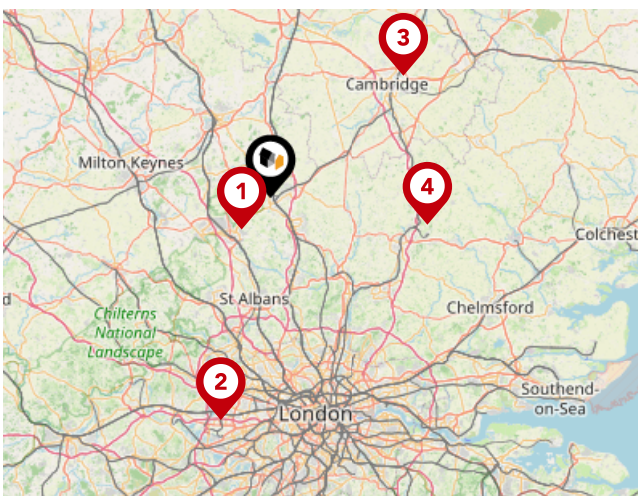
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.86 miles
2	Letchworth Rail Station	3.14 miles
3	Letchworth Rail Station	3.15 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.95 miles
2	A1(M) J9	3.48 miles
3	A1(M) J7	5.25 miles
4	A1(M) J10	5.53 miles
5	A1(M) J6	8.85 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.23 miles
2	Heathrow Airport	33.55 miles
3	Cambridge	26.37 miles
4	Stansted Airport	23.46 miles



Bus Stops/Stations

Pin	Name	Distance
1	Grammar School Walk	0.15 miles
2	West Hill	0.17 miles
3	Waitrose	0.21 miles
4	Bancroft	0.19 miles
5	St Mary's Square	0.25 miles

Important - Please read

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

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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