

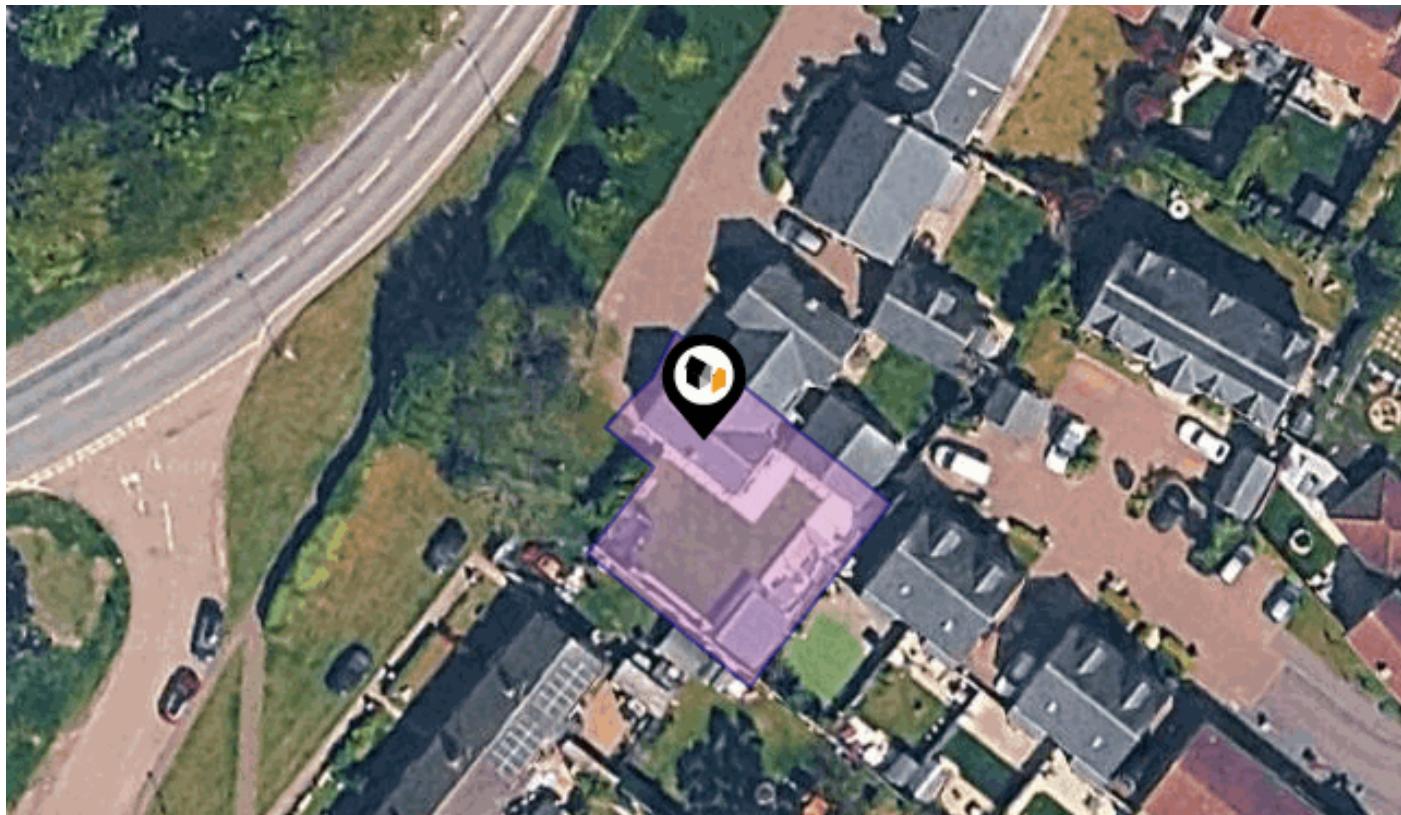


See More Online

## MIR: Material Info

The Material Information Affecting this Property

**Tuesday 10<sup>th</sup> February 2026**



### **GARDEN FIELDS, OFFLEY, HITCHIN, SG5**

#### **Country Properties**

6 Brand Street Hitchin SG5 1HX

01462 452951

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



# Planning History This Address

country  
properties

Planning records for: ***Garden Fields, Offley, Hitchin, SG5***

Reference - 25/00292/FPH	
<b>Decision:</b>	Decided
<b>Date:</b>	30th January 2025
<b>Description:</b>	Single storey rear and side extension linking existing garage to main dwelling

Planning records for: ***Summer Cottage 1 Garden Fields Offley Hitchin SG5 3DF***

**Reference - 17/02646/1HH**

**Decision:** Decided

**Date:** 07th November 2017

**Description:**

Single storey rear extension.

Planning records for: ***2 Garden Fields Offley Hitchin SG5 3DF***

**Reference - 16/02545/1HH**

**Decision:** Decided

**Date:** 06th October 2016

**Description:**

Two storey rear extension

**Reference - 20/01966/FPH**

**Decision:** Decided

**Date:** 03rd September 2020

**Description:**

Single storey rear extension

Planning records for: ***3 Garden Fields Offley Hitchin Hertfordshire SG5 3DF***

**Reference - 22/01770/S73**

**Decision:** Decided

**Date:** 01st July 2022

**Description:**

Variation of condition 2 (front gable wall window replaced with triangular window with Juliet balcony and addition of roof lights) of 21/02400/FPH granted 21/10/2021 for two storey side extension to link existing detached garage to main dwellinghouse, single storey rear extension and erection of front elevation porch.

Planning records for: **3 Garden Fields Offley Hitchin Hertfordshire SG5 3DF**

**Reference - 21/02400/FPH**

**Decision:** Decided

**Date:** 10th August 2021

**Description:**

Two storey side extension to link existing detached garage to main dwellinghouse, single storey rear extension and erection of front elevation porch

Planning records for: **9 Garden Fields Offley Hitchin Hertfordshire SG5 3DF**

**Reference - 24/02358/FPH**

**Decision:** Decided

**Date:** 21st October 2024

**Description:**

Single storey front and rear extensions. Installation of additional front hardstanding. (Amended plan received 11/03/25).

Planning records for: **11 Garden Fields Offley Hitchin Hertfordshire SG5 3DF**

**Reference - 24/01844/FPH**

**Decision:** Decided

**Date:** 19th August 2024

**Description:**

Two storey side extension and single storey rear extension. Insertion of rear dormer window to facilitate loft conversion. Alterations to fenestration

Planning records for: **Wickford House 14 Garden Fields Offley Hitchin Hertfordshire SG5 3DF**

**Reference - 24/01545/FPH**

**Decision:** Decided

**Date:** 12th July 2024

**Description:**

Installation of electric garage doors to existing carport. (Development already carried out).

Planning records for: **27 Garden Fields Offley Hitchin Hertfordshire SG5 3DF**

**Reference - 21/03151/NCS**

**Decision:** Decided

**Date:** 15th November 2021

**Description:**

Single storey rear extension with the following dimension: Length as measured from rear wall of original dwelling - 4.40 metres

Planning records for: **31 Garden Fields Offley Hitchin Hertfordshire SG5 3DF**

**Reference - 24/02851/FPH**

**Decision:** Decided

**Date:** 16th December 2024

**Description:**

Single storey rear extension following demolition of existing conservatory (as amended by plans received on 6 March 2025)

Planning records for: **34 Garden Fields Offley Hitchin Hertfordshire SG5 3DF**

**Reference - 25/02730/TPO**

**Decision:** Decided

**Date:** 29th October 2025

**Description:**

T1: English Oak - Remove

Planning records for: **36 Garden Fields Offley Hitchin Hertfordshire SG5 3DF**

**Reference - 19/00735/FPH**

**Decision:** Decided

**Date:** 29th March 2019

**Description:**

Erection of wooden summerhouse in rear garden.

Planning records for: **36 Garden Fields Offley Hitchin Hertfordshire SG5 3DF**

**Reference - 20/02795/FPH**

**Decision:** Decided

**Date:** 30th November 2020

**Description:**

Part first floor over existing attached garage, part two storey side, and single storey rear extension

**Reference - 24/00899/FPH**

**Decision:** Decided

**Date:** 30th April 2024

**Description:**

First floor side extension over existing attached garage and part two storey and part single storey rear extension.  
Alterations to fenestration

Planning records for: **37 Garden Fields Offley Hitchin Hertfordshire SG5 3DF**

**Reference - 19/02250/FPH**

**Decision:** Decided

**Date:** 01st October 2019

**Description:**

Two storey rear extension

**Reference - 24/01625/TPO**

**Decision:** Decided

**Date:** 23rd July 2024

**Description:**

Oak - Prune up to 4m in height

Planning records for: **40 Garden Fields Offley Hitchin Hertfordshire SG5 3DF**

**Reference - 22/02409/LDCP**

**Decision:** Decided

**Date:** 09th September 2022

**Description:**

Single storey rear extension

Planning records for: **44 Garden Fields Offley Hitchin Hertfordshire SG5 3DF**

**Reference - 21/01867/FPH**

**Decision:** Decided

**Date:** 16th June 2021

**Description:**

Single storey side and rear extension following demolition of existing rear elevation element

Planning records for: **45 Garden Fields Offley Hitchin Hertfordshire SG5 3DF**

**Reference - 21/01378/FPH**

**Decision:** Decided

**Date:** 28th April 2021

**Description:**

Single storey rear extension following partial demolition of existing rear elevation extension

Garden Fields, Offley, SG5

Energy rating

**B**

Valid until 17.12.2025

Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-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>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-°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.16 W/m-°K
<b>Roof Energy:</b>	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>	Average thermal transmittance 0.20 W/m-°K
<b>Total Floor Area:</b>	106 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)

None specified

## Construction Type

Standard construction

## Property Lease Information

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Freehold

Annual Service Charge/Maintenance Charge - £321.31

(Billing terms: 1ST JULY – 31 DEC 25 £154.68 1ST JAN – 30TH JUNE 26 £166.63)

## Listed Building Information

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Not listed

## Stamp Duty

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Not specified

## Other

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Not specified

## Other

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Not specified

## Electricity Supply

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YES - Mains

## Gas Supply

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YES - Calor

## Central Heating

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YES - GCH

## Water Supply

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YES - Mains

## Drainage

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YES - Mains

## **Important - Please read**

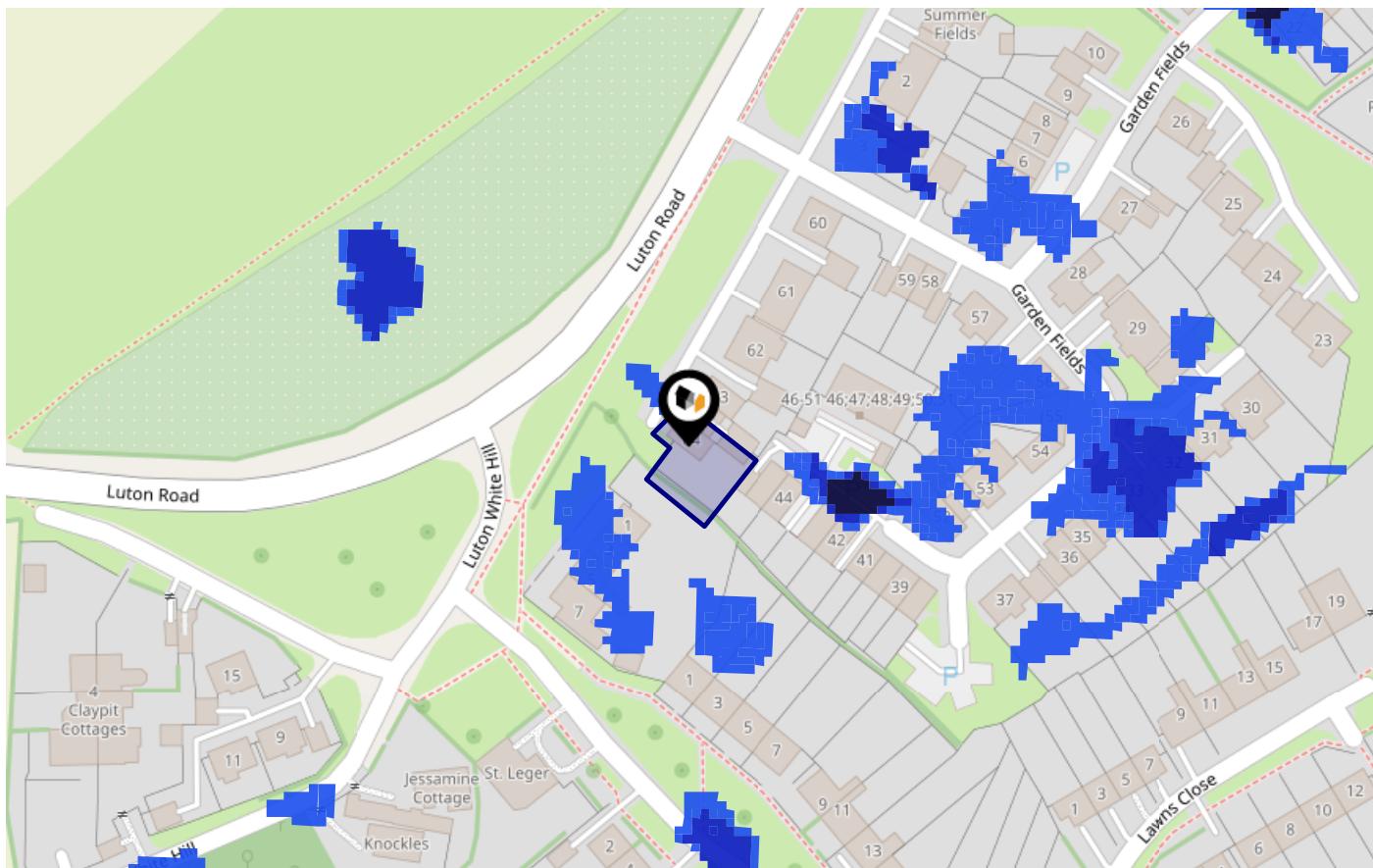
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The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

# 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.

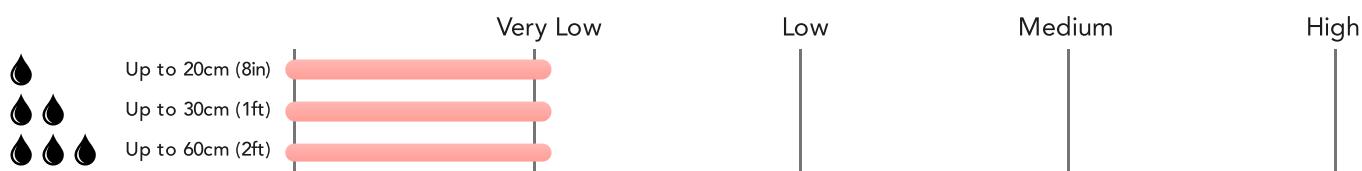


Risk Rating: Very low

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.

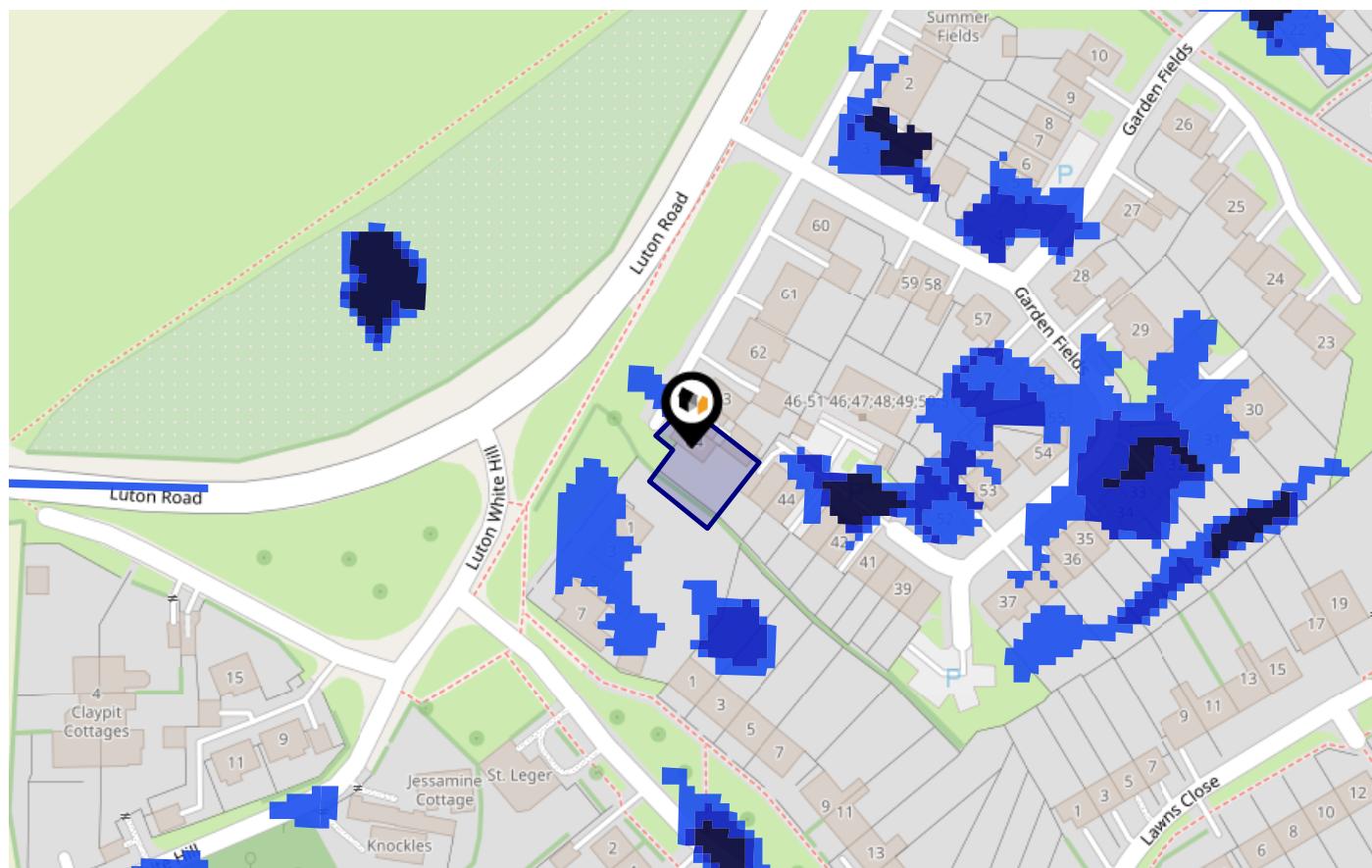
Chance of flooding to the following depths at this property:



# Flood Risk Surface Water - Climate Change

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.

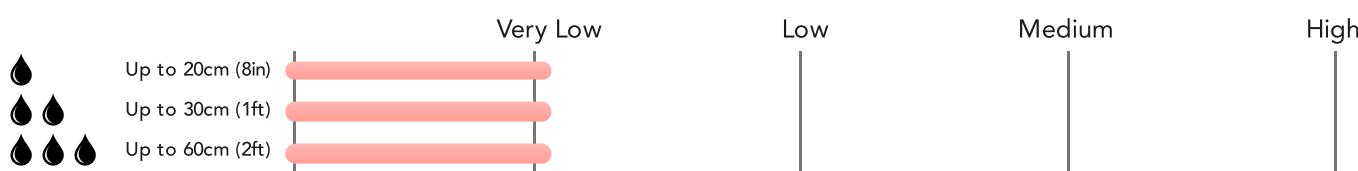


Risk Rating: Very low

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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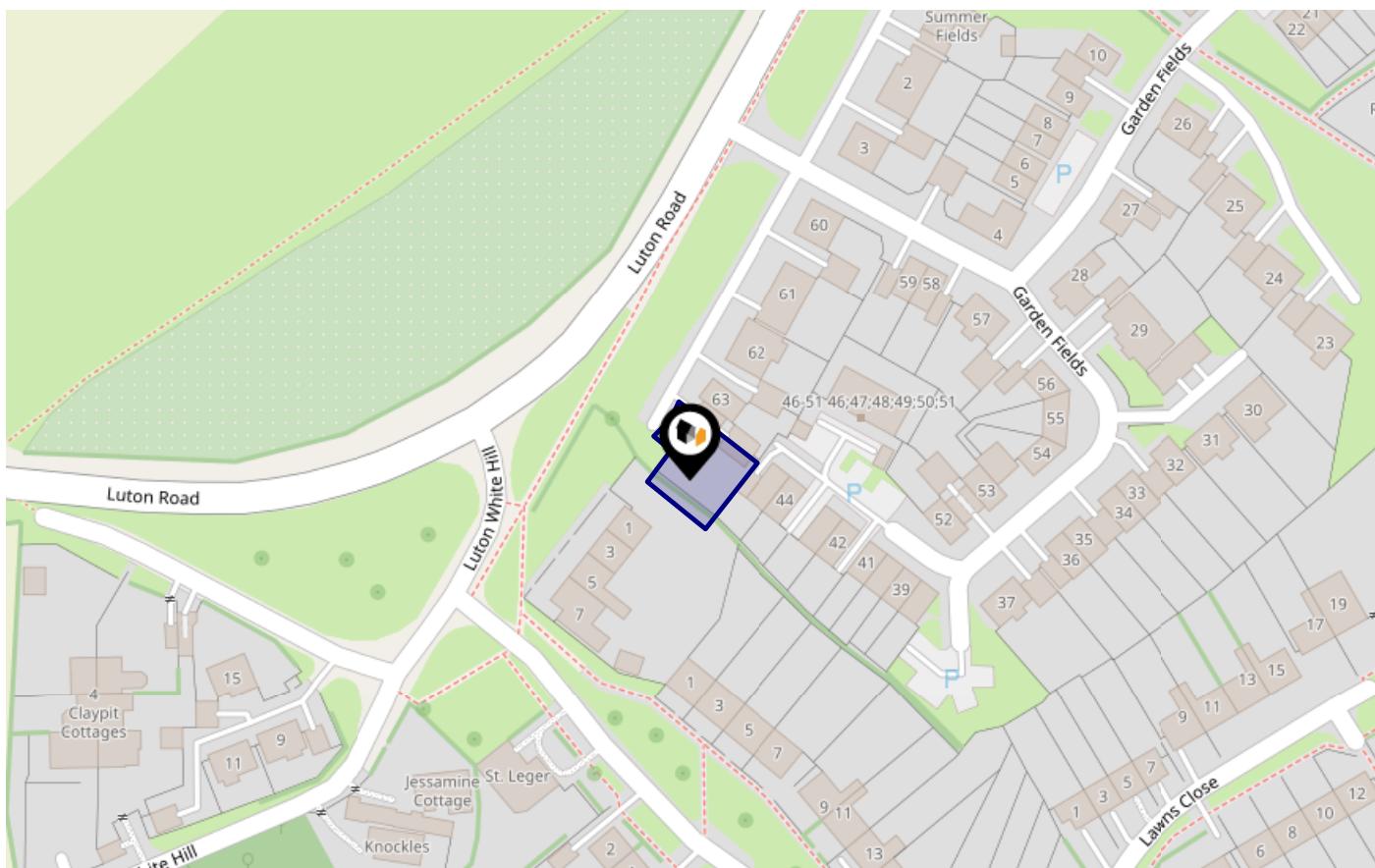
Chance of flooding to the following depths at this property:



# Flood Risk Rivers & Seas - Flood Risk

country  
properties

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

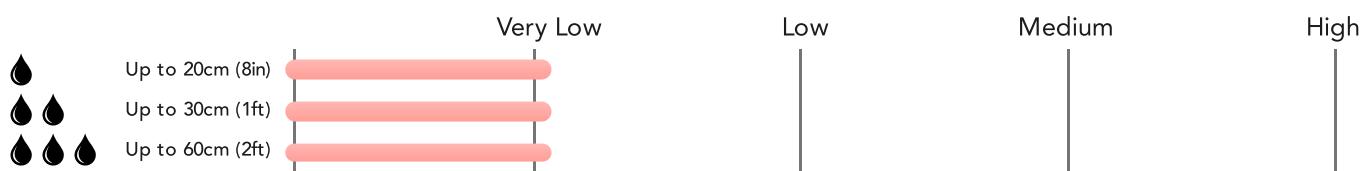


Risk Rating: Very low

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.

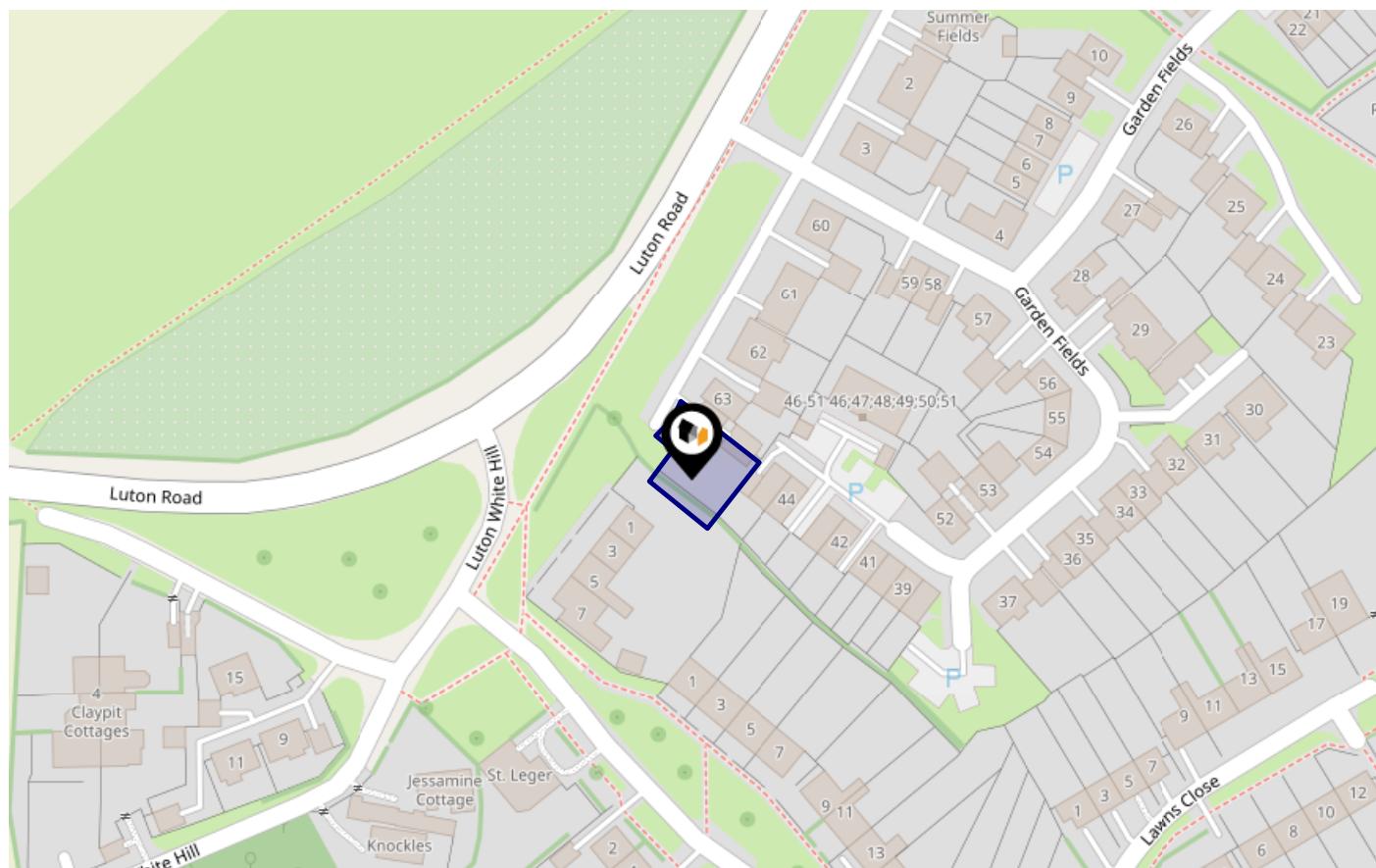
Chance of flooding to the following depths at this property:



# 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

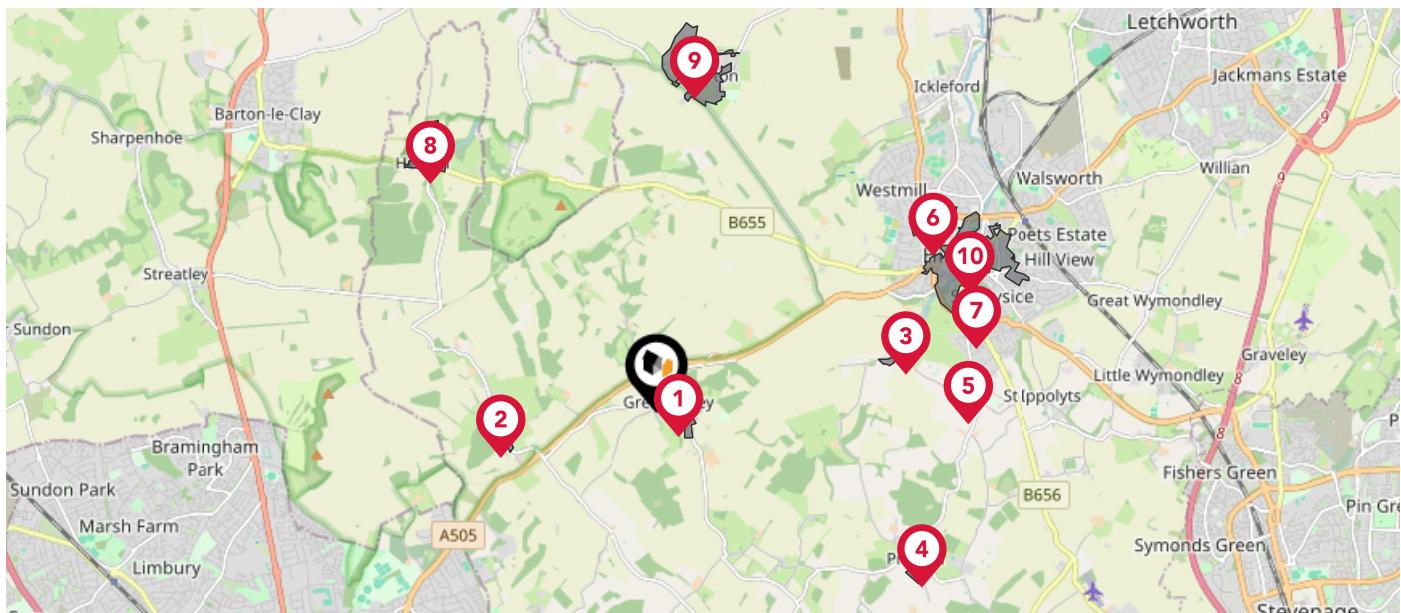
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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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

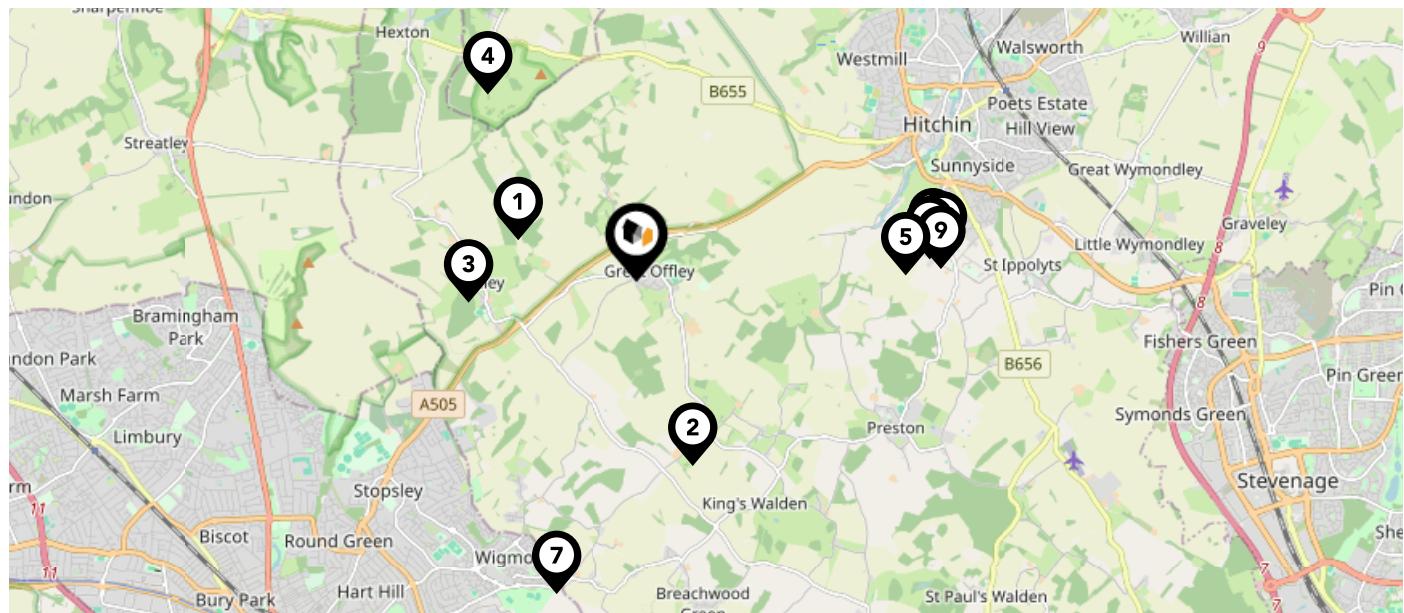
1	Great Offley
2	Lilley
3	Charlton
4	Preston
5	Gosmore
6	Butts Close, Hitchin
7	Hitchin Hill Path
8	Hexton
9	Pirton
10	Hitchin

# Maps

## Landfill Sites

country  
properties

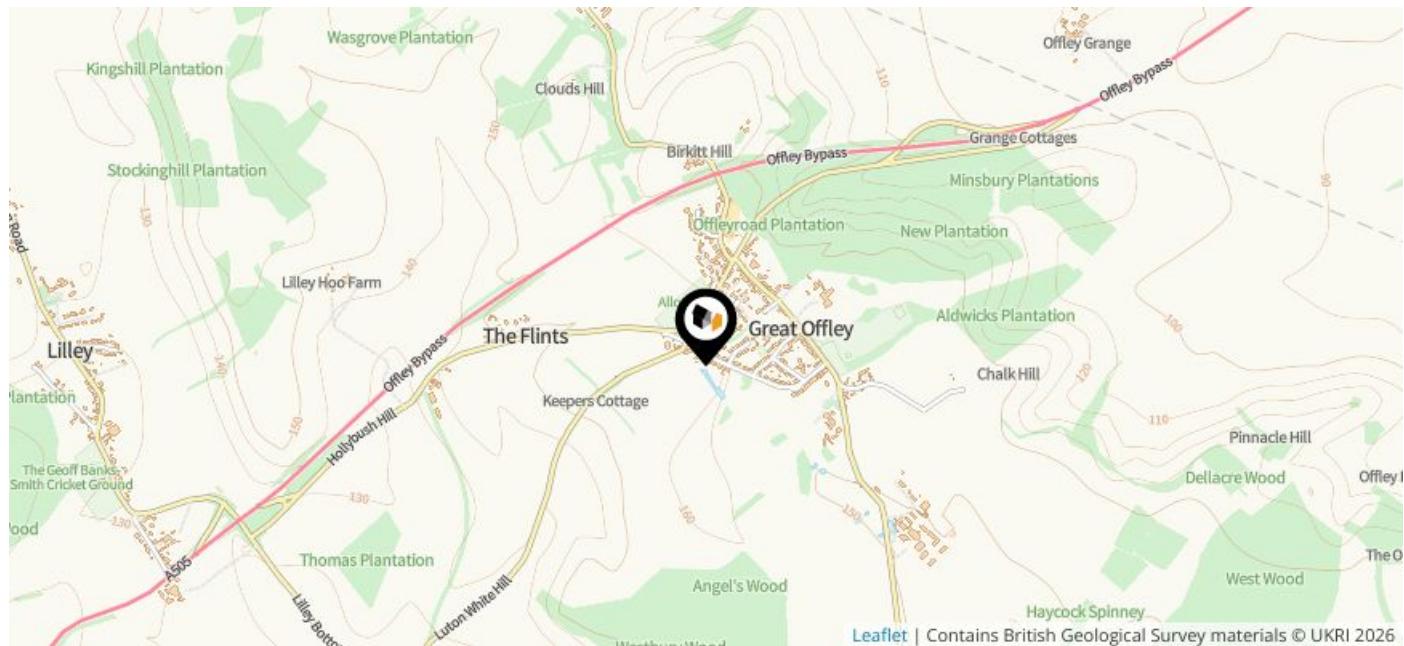
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

1	Dell Hole-Lilley Hoo, Hertfordshire	Historic Landfill	<input type="checkbox"/>
2	Lodge Farm-Kings Walden, Hertfordshire	Historic Landfill	<input type="checkbox"/>
3	Church Farm-Lilley, Hertfordshire	Historic Landfill	<input type="checkbox"/>
4	Clark's Hill-Pegsdon, Bedfordshire	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	Wandon End Farm-Luton, Bedfordshire	Historic Landfill	<input type="checkbox"/>
8	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	<input type="checkbox"/>
9	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	<input type="checkbox"/>
10	Maydencroft Manor-Gosmore, Hitchin	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.

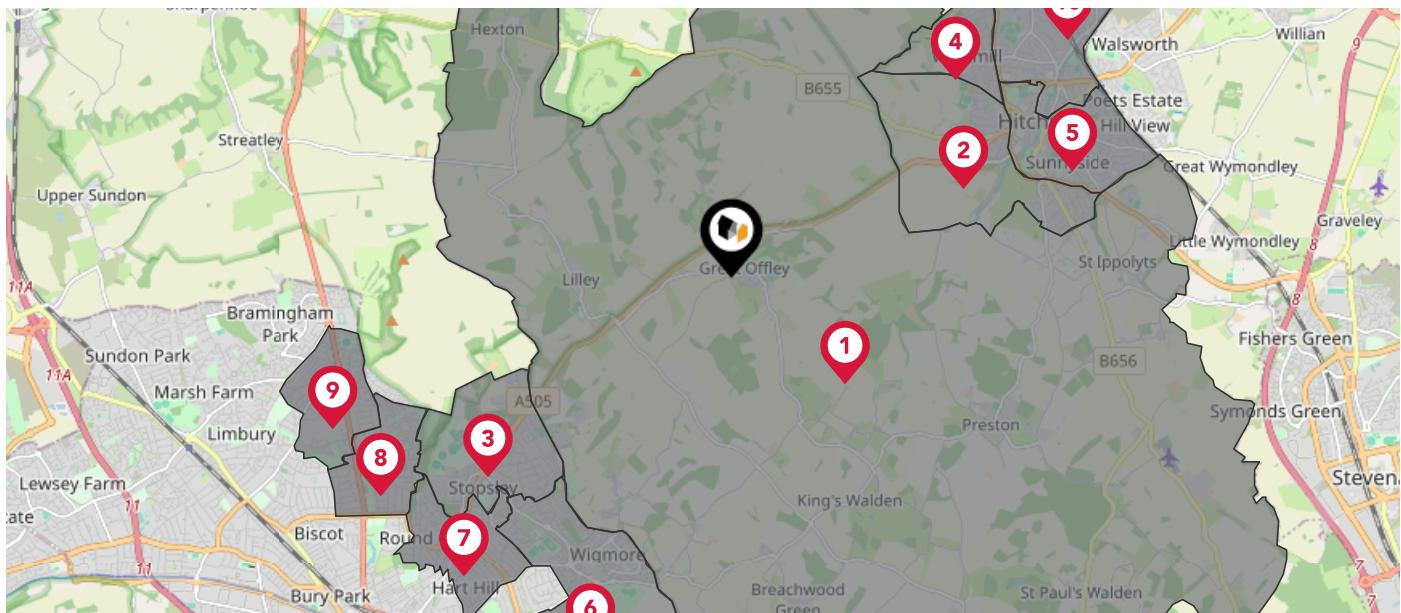
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

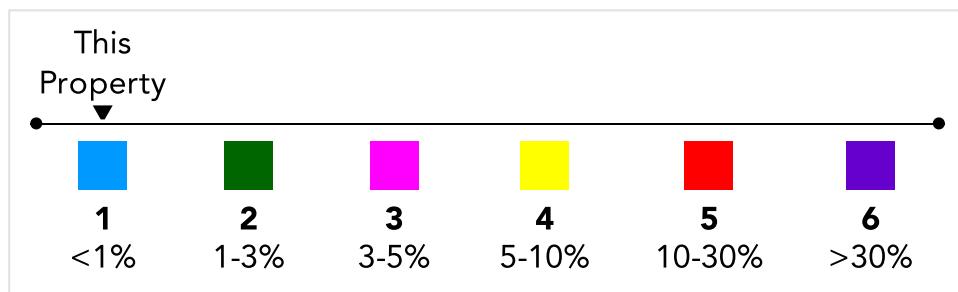
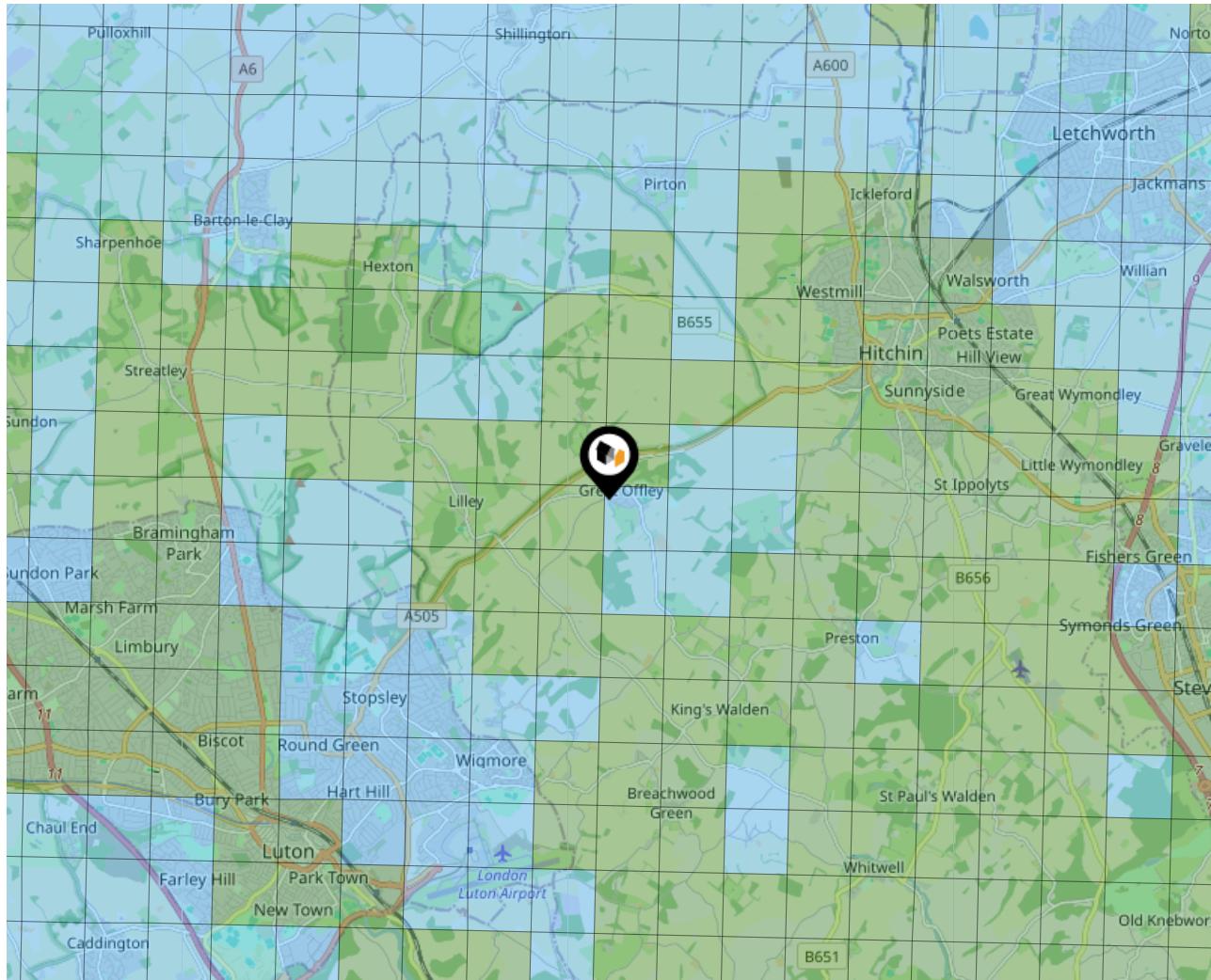


### Nearby Council Wards

- 1 Hitchwood, Offa and Hoo Ward
- 2 Hitchin Priory Ward
- 3 Stopsley Ward
- 4 Hitchin Oughton Ward
- 5 Hitchin Highbury Ward
- 6 Wigmore Ward
- 7 Round Green Ward
- 8 Barnfield Ward
- 9 Icknield Ward
- 10 Hitchin Bearton Ward

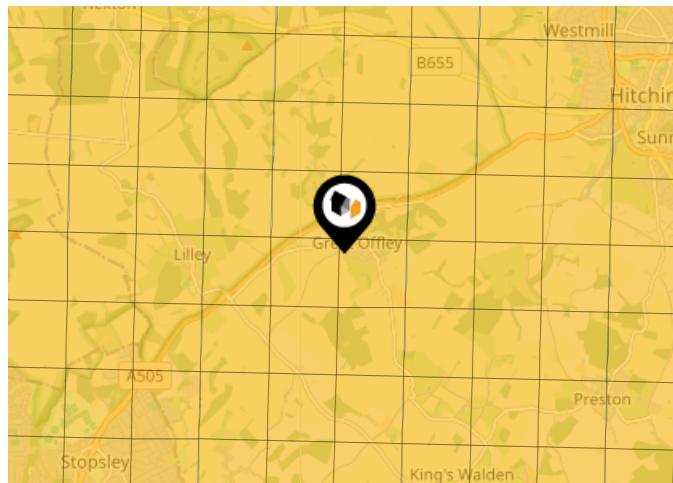
## What is Radon?

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, SILTY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	SHALLOW
<b>Soil Group:</b>	ALL		

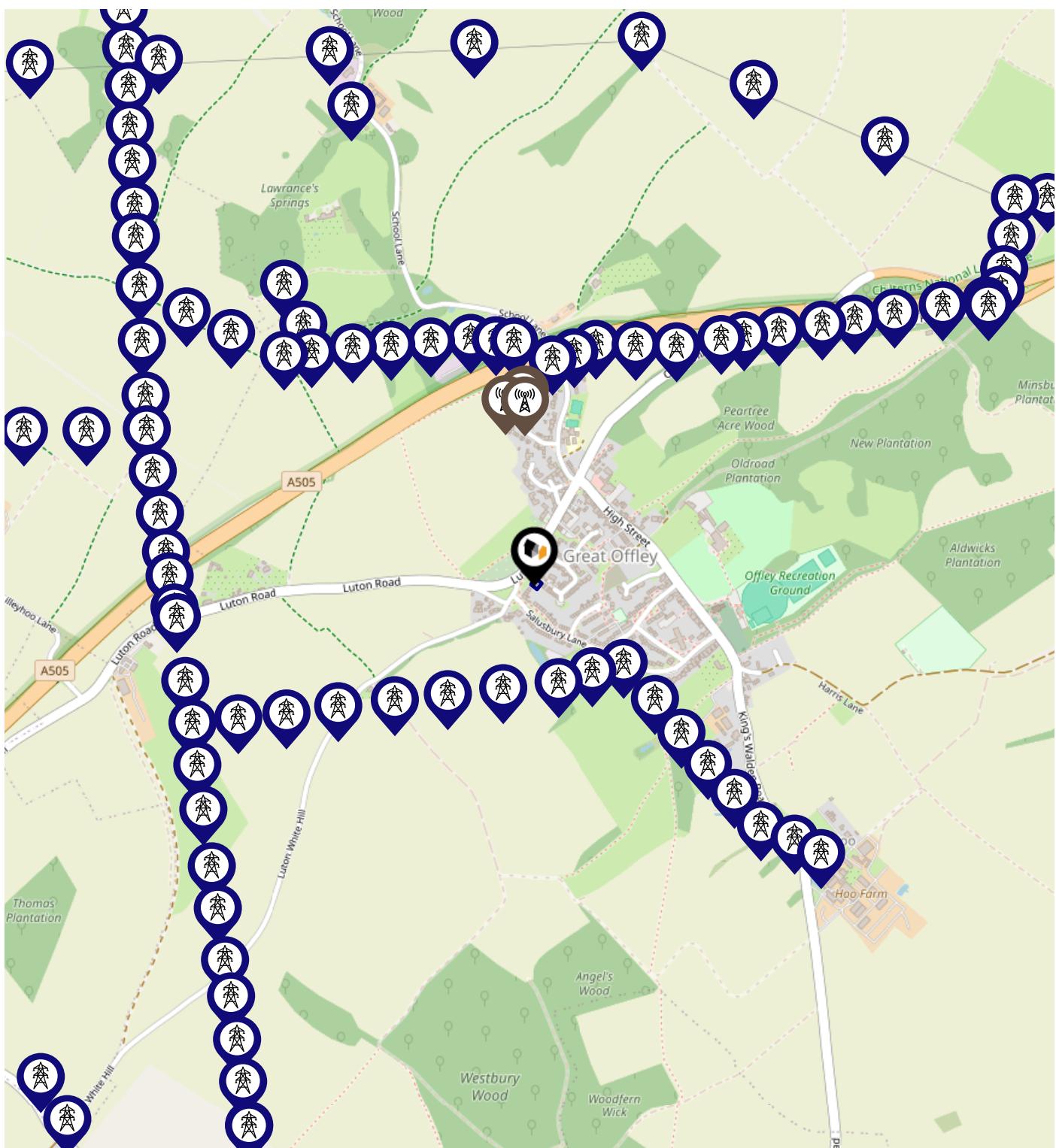


## Primary Classifications (Most Common Clay Types)

<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:

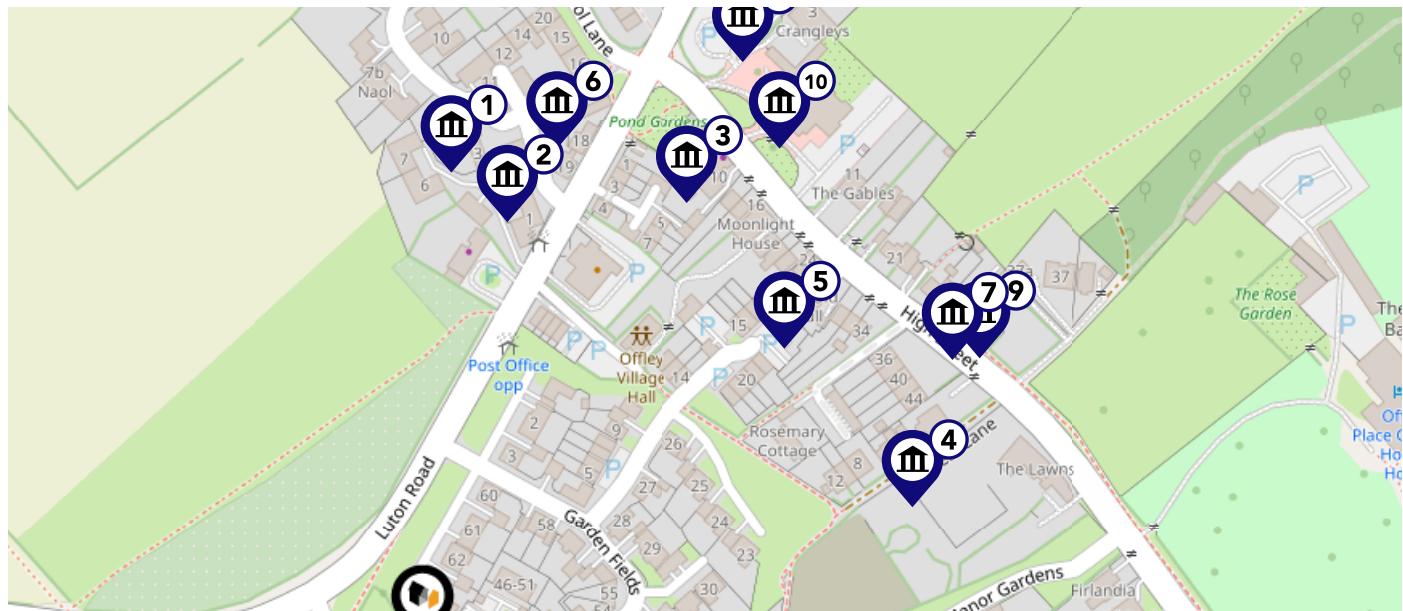
- Power Pylons
- Communication Masts

# Maps

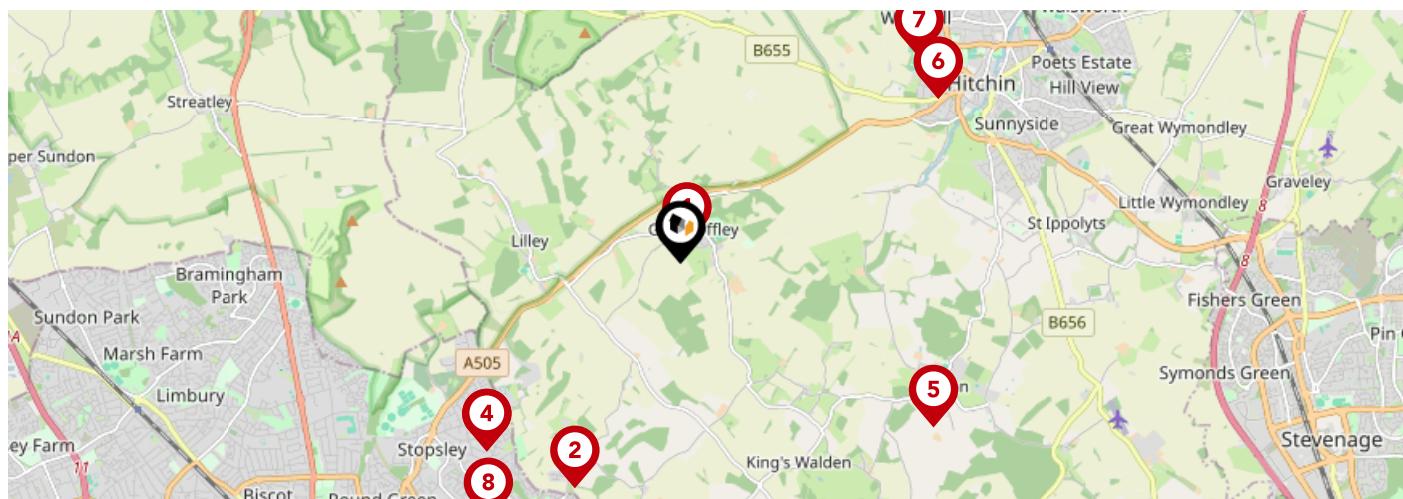
## Listed Buildings

country  
properties

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

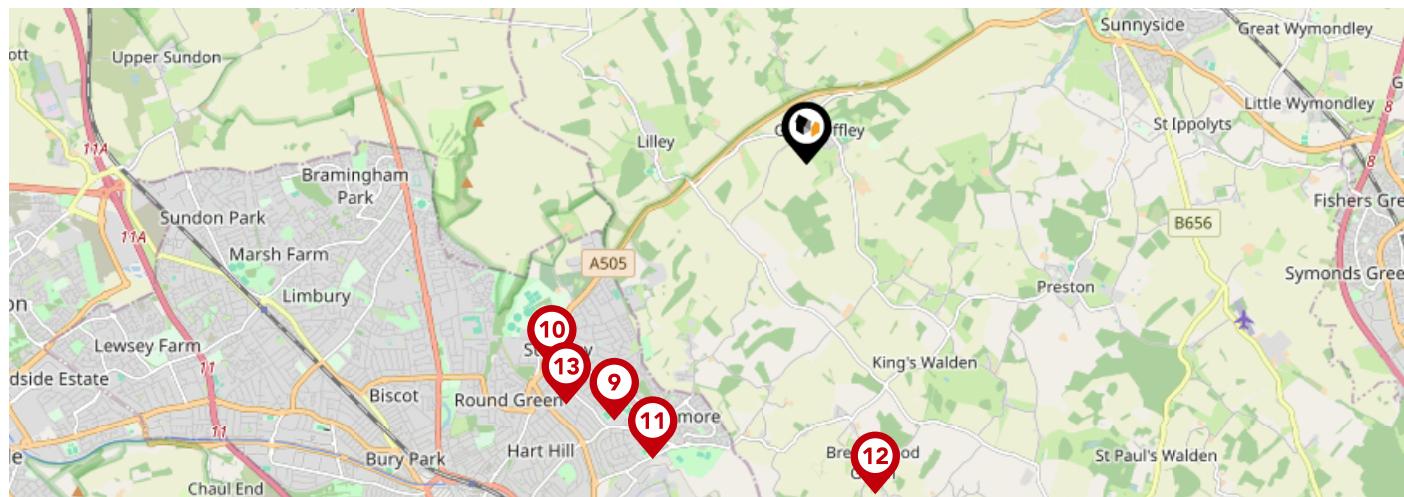


Listed Buildings in the local district		Grade	Distance
	1175092 - Westbury House Flats 1, 2, 3, 4	Grade II	0.1 miles
	1103214 - South Range Of Farm Buildings At Westbury Farm, Running From Westbury House To Road	Grade II	0.1 miles
	1174744 - The Pond Cottage The Pond House	Grade II	0.1 miles
	1103211 - Walls And Gate Of Walled Garden At The Lawns	Grade II	0.1 miles
	1103206 - The Bull Public House	Grade II	0.1 miles
	1347104 - Dovecote At Westbury Farm	Grade II	0.1 miles
	1174729 - Vine Cottage	Grade II	0.2 miles
	1174723 - Barn To North West Of The Green Man Public House	Grade II	0.2 miles
	1347082 - Court House	Grade II	0.2 miles
	1103205 - The Green Man Public House	Grade II	0.2 miles



Nursery Primary Secondary College Private

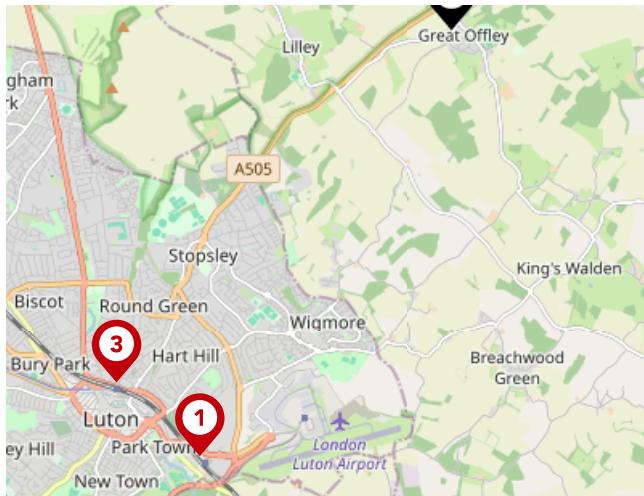
<b>1</b>	<b>Offley Endowed Primary School and Nursery</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 165   Distance:0.19					
<b>2</b>	<b>Cockernhoe Endowed CofE Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement   Pupils: 78   Distance:2.26					
<b>3</b>	<b>Putteridge Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 618   Distance:2.47					
<b>4</b>	<b>Putteridge High School</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 1197   Distance:2.47					
<b>5</b>	<b>Preston Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 67   Distance:2.75					
<b>6</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:2.8					
<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:2.88					
<b>8</b>	<b>Someries Infant School and Early Childhood Education Centre</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding   Pupils: 286   Distance:2.93					



		Nursery	Primary	Secondary	College	Private
9	<a href="#">Someries Junior School</a>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	<a href="#">Stopsley Community Primary School</a>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	<a href="#">Wigmore Primary</a>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	<a href="#">Breachwood Green Junior Mixed and Infant School</a>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	<a href="#">Lady Zia Wernher School</a>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	<a href="#">Hitchin Boys' School</a>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	<a href="#">Wilshire-Dacre Junior Academy</a>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	<a href="#">Pirton School</a>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

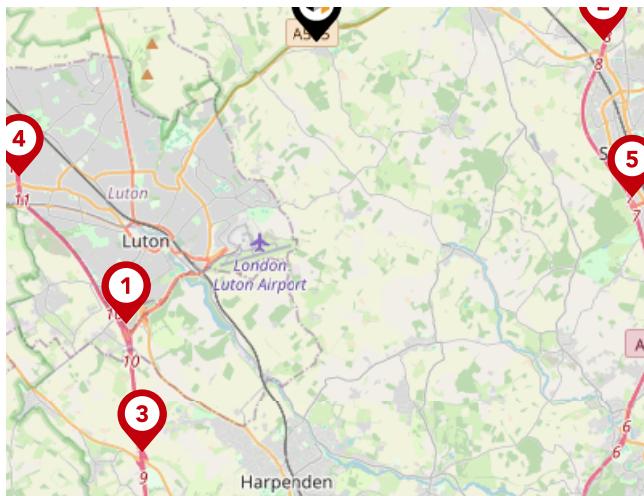
# Area Transport (National)

country  
properties



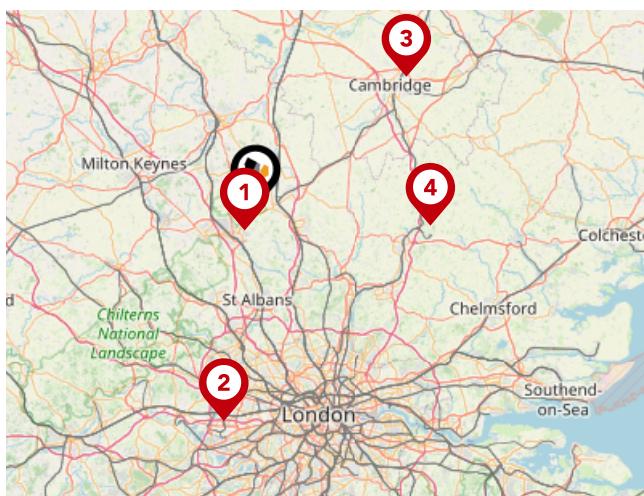
## National Rail Stations

Pin	Name	Distance
1	Luton Airport Parkway Rail Station	4.53 miles
2	Hitchin Rail Station	3.76 miles
3	Luton Rail Station	4.44 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J10	6.24 miles
2	A1(M) J8	5.24 miles
3	M1 J9	8.17 miles
4	M1 J11	5.97 miles
5	A1(M) J7	6.45 miles



## Airports/Helipads

Pin	Name	Distance
1	Luton Airport	3.71 miles
2	Heathrow Airport	31.78 miles
3	Cambridge	29.17 miles
4	Stansted Airport	25.85 miles

# Area Transport (Local)

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## Bus Stops/Stations

Pin	Name	Distance
1	Post Office	0.11 miles
2	Mill Farm	0.37 miles
3	Mill Farm	0.47 miles
4	Hollybush Hill	0.99 miles
5	Hollybush Hill	1.1 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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