

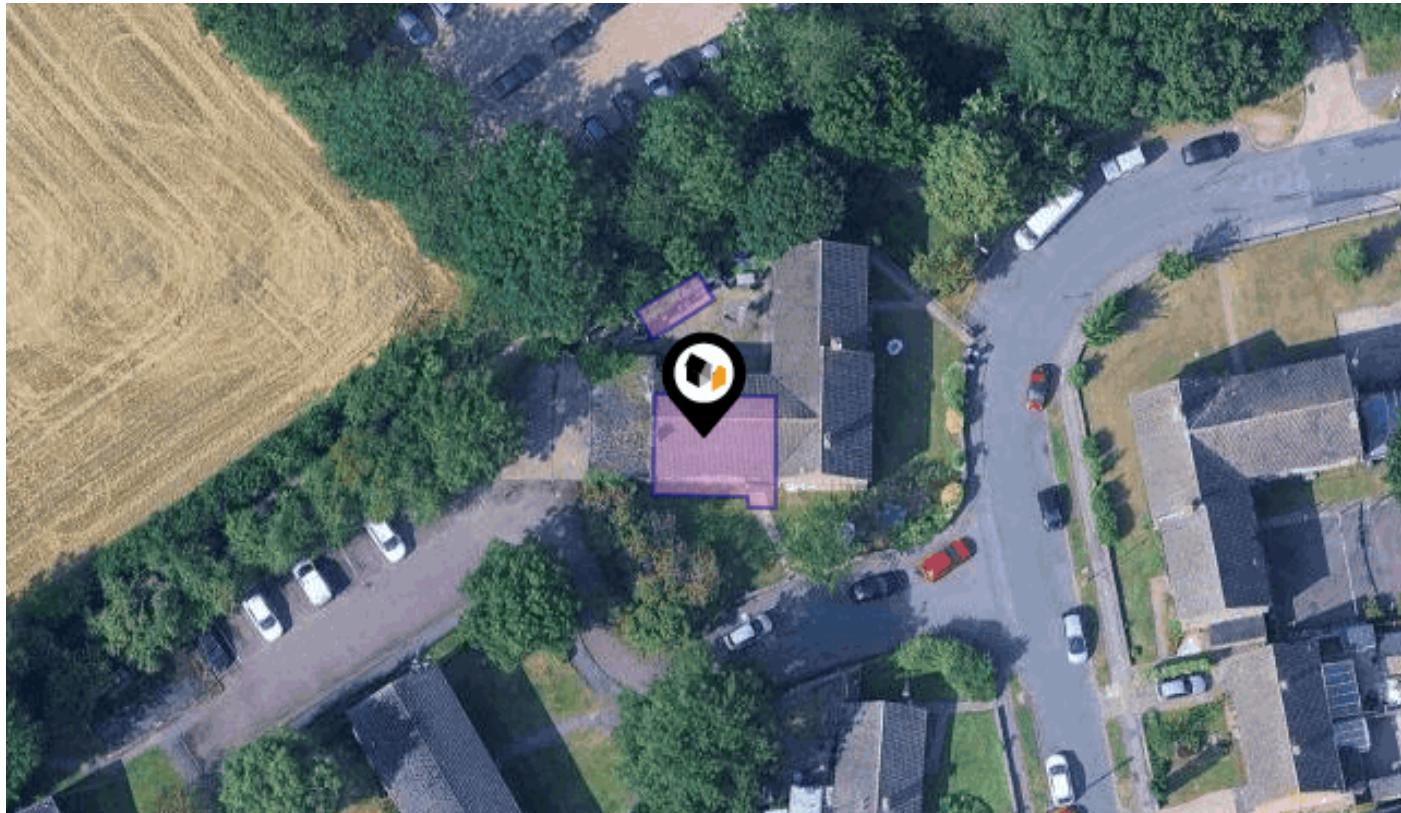


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 12th February 2026



WALNUT WAY, ICKLEFORD, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

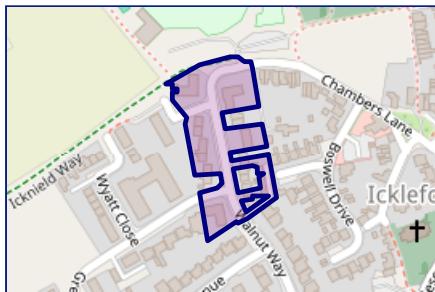
01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk

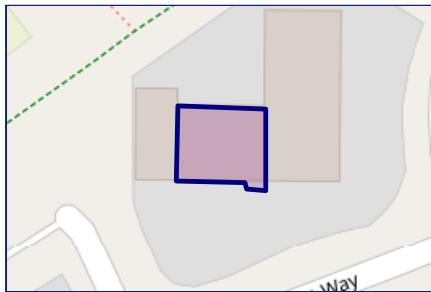


Freehold Title Plan



HD422693

Leasehold Title Plan



HD416500

Start Date: 26/01/2003
End Date: 27/01/2128
Lease Term: 125 years from 27 January 2003
Term Remaining: 102 years

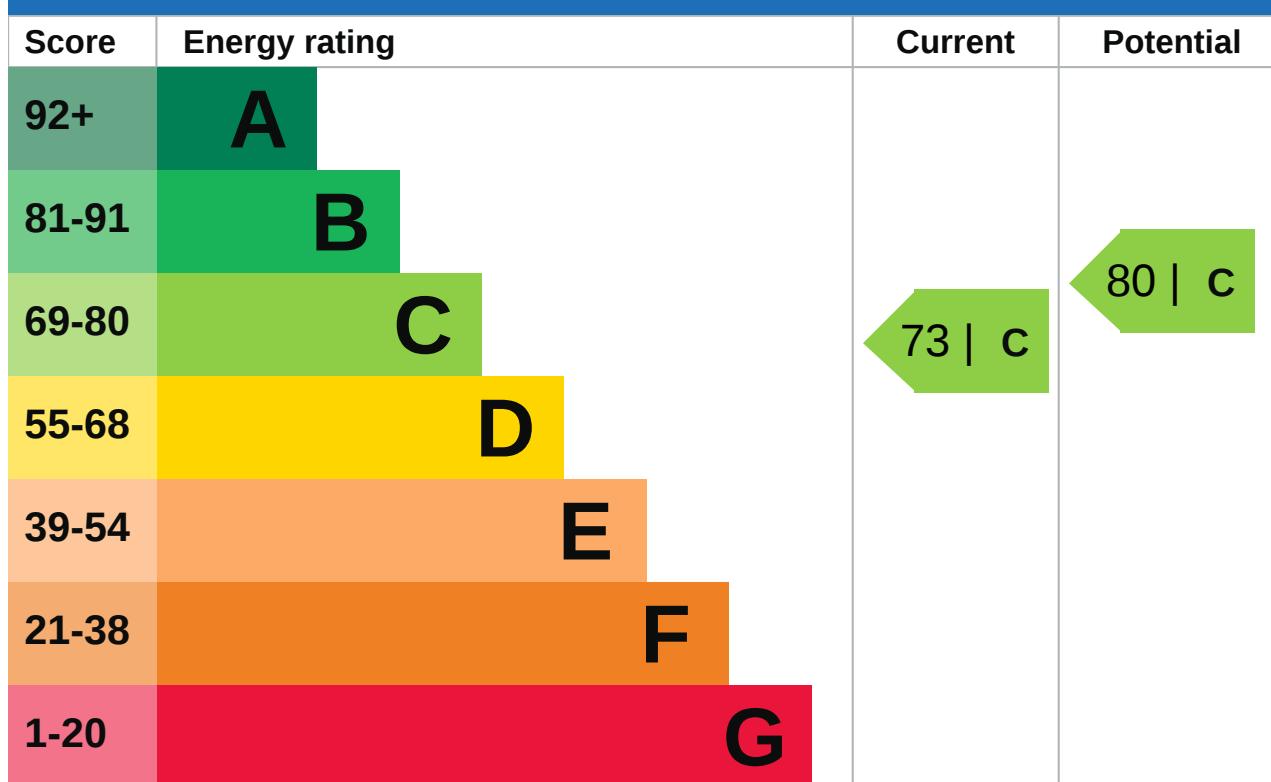
ICKLEFORD, SG5

Energy rating

C

Valid until 07.09.2020

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



73 | c

80 | c

Additional EPC Data

Property Type:	Ground-floor flat
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	(another dwelling above)
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, no room thermostat
Main Heating Controls Energy:	Very poor
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	56 m ²

Building Safety

None specified

Accessibility / Adaptations

None specified

Restrictive Covenants

Unknown

Rights of Way (Public & Private)

Unknown

Construction Type

Brick

Property Lease Information

Lease remaining 103 years
Service charge 799.68

Listed Building Information

Not applicable

Stamp Duty

Ask agent

Other

Other

Important - Please read

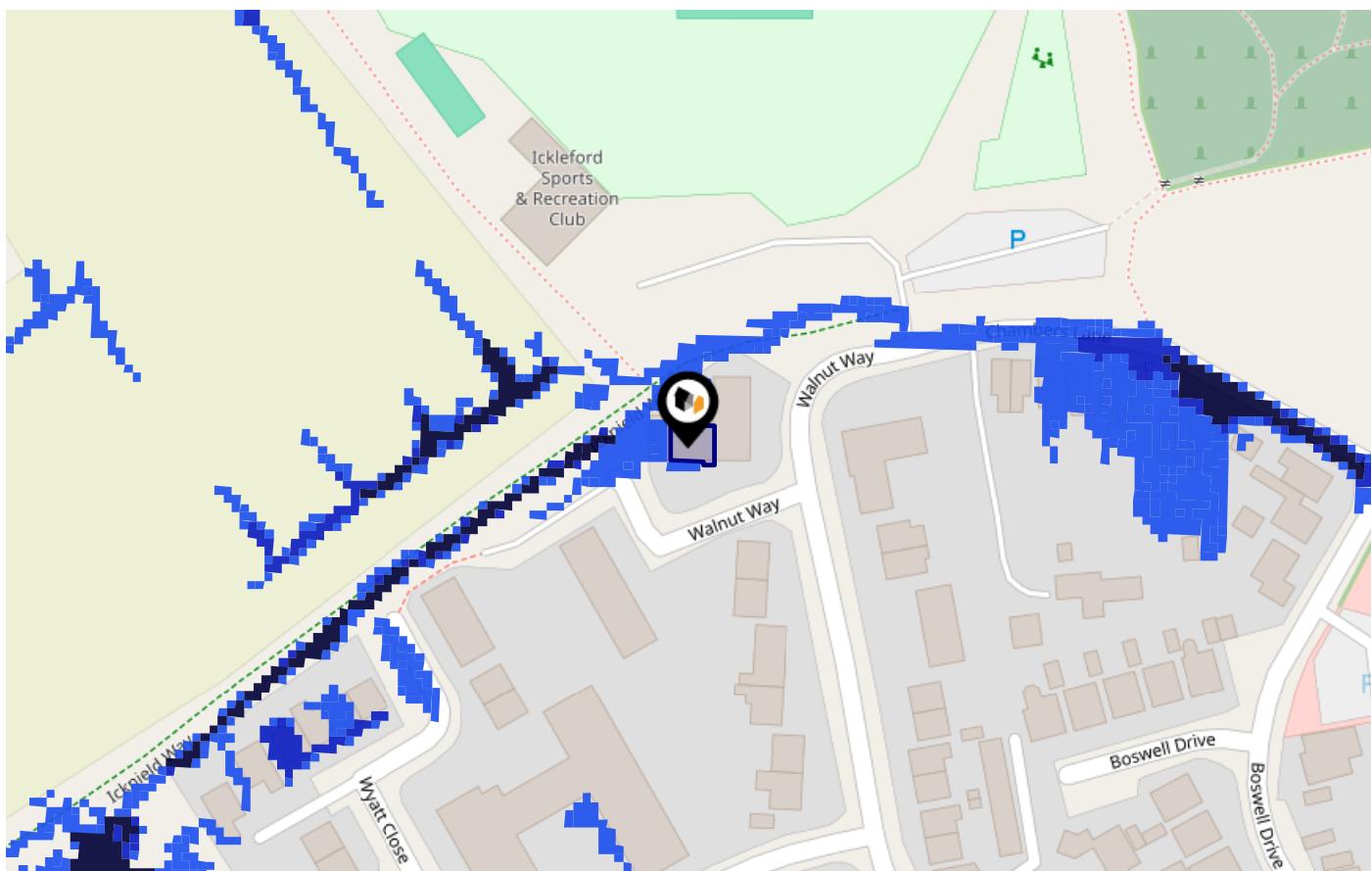
The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

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.

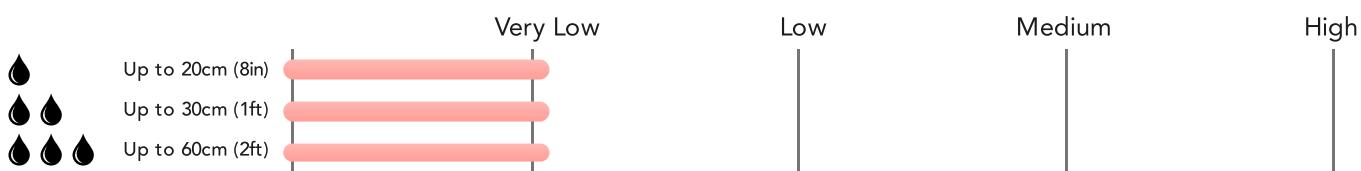


Risk Rating: Very low

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.

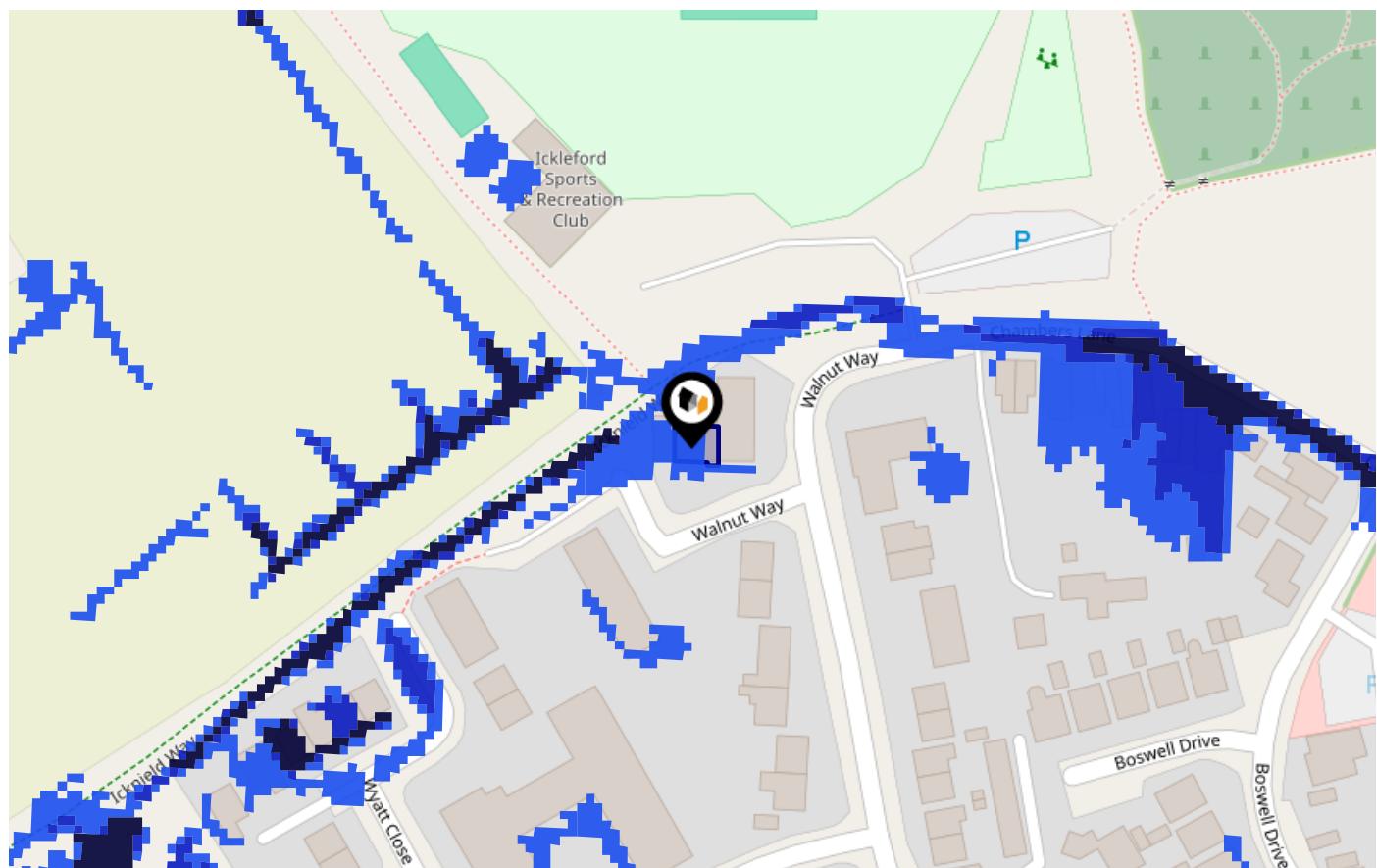
Chance of flooding to the following depths at this property:



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.

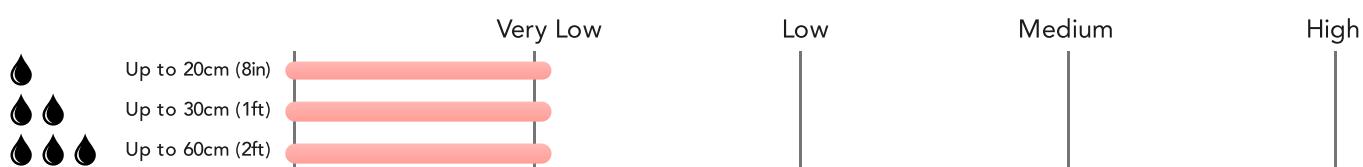


Risk Rating: **Low**

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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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Chance of flooding to the following depths at this property:

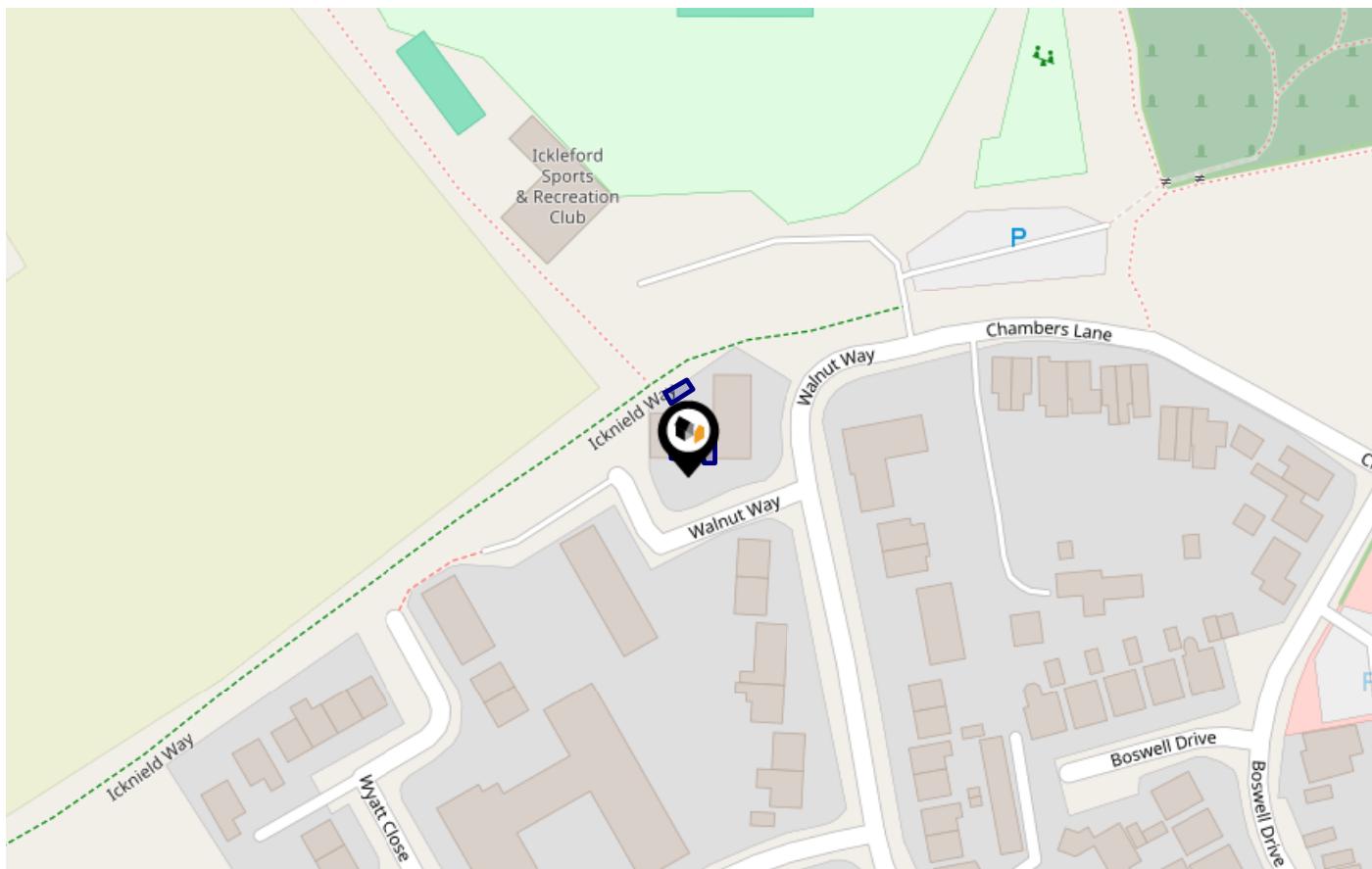


Flood Risk

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.

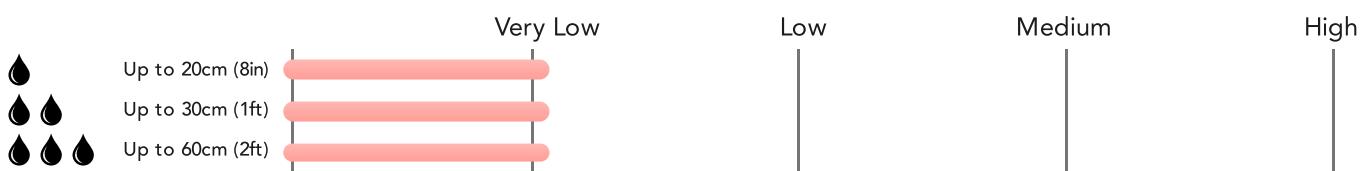


Risk Rating: Very low

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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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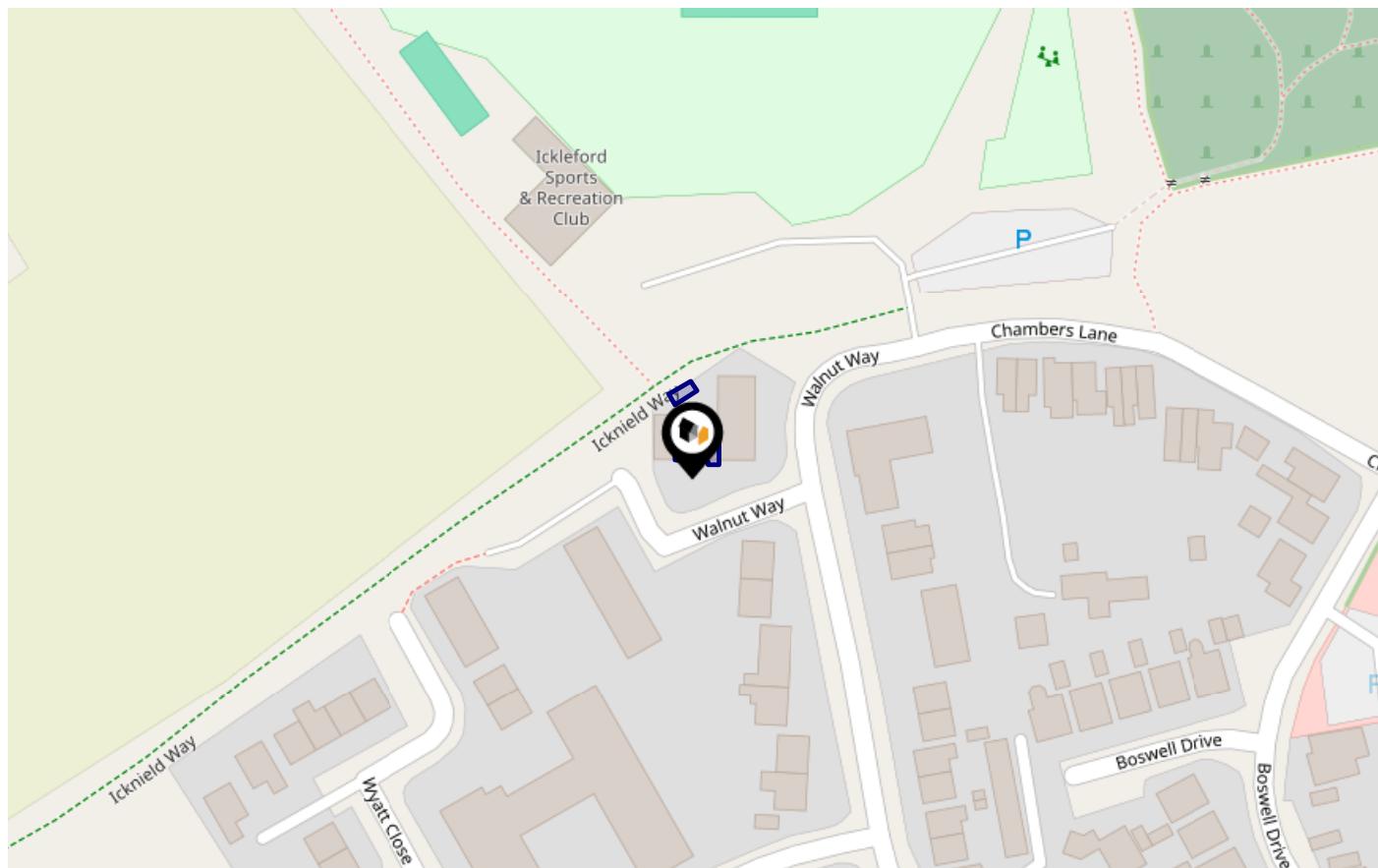
Chance of flooding to the following depths at this property:



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.

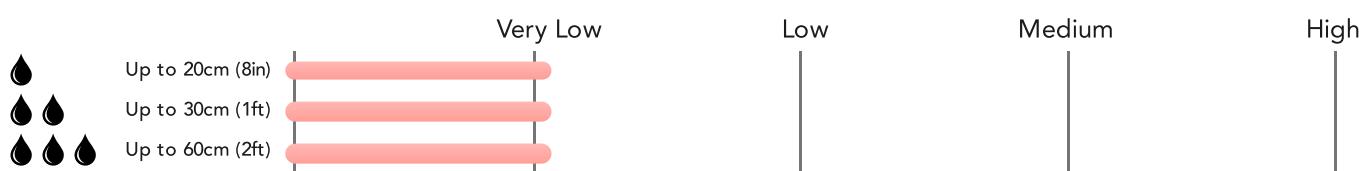


Risk Rating: Very low

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:

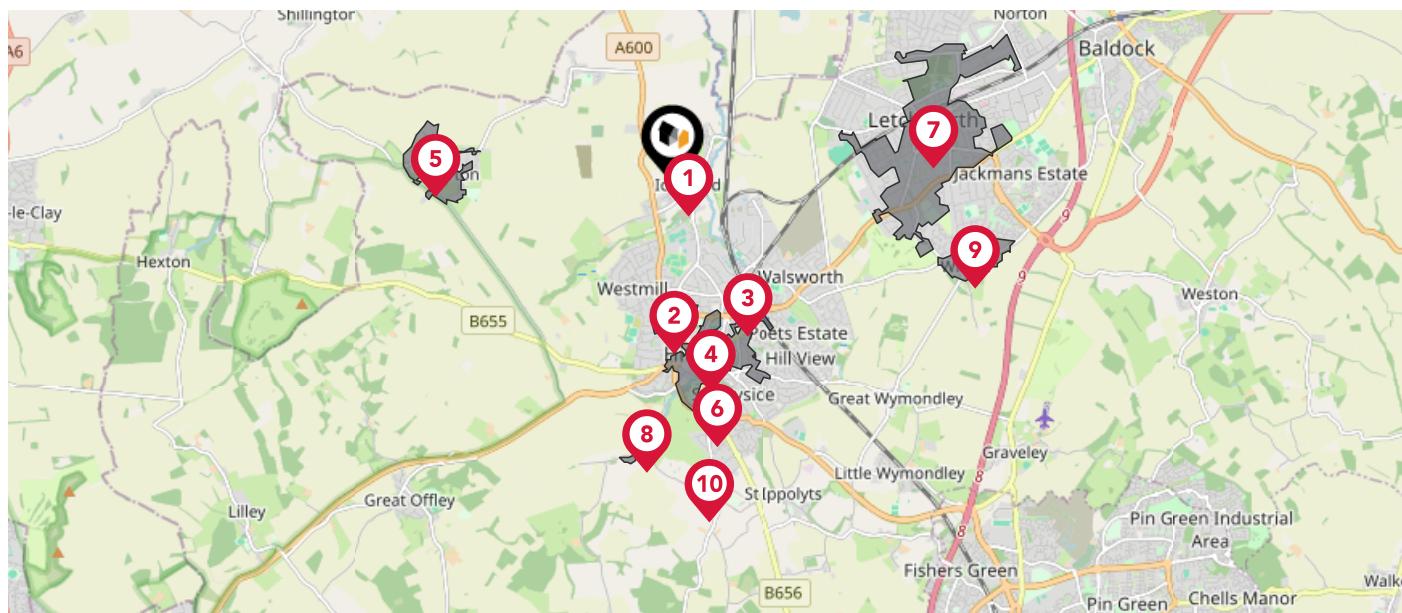


Maps

Conservation Areas

country
properties

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	Ickleford
2	Butts Close, Hitchin
3	Hitchin Railway and Ransom's Recreation Ground
4	Hitchin
5	Pirton
6	Hitchin Hill Path
7	Letchworth
8	Charlton
9	Willian
10	Gosmore

Maps

Landfill Sites

country
properties

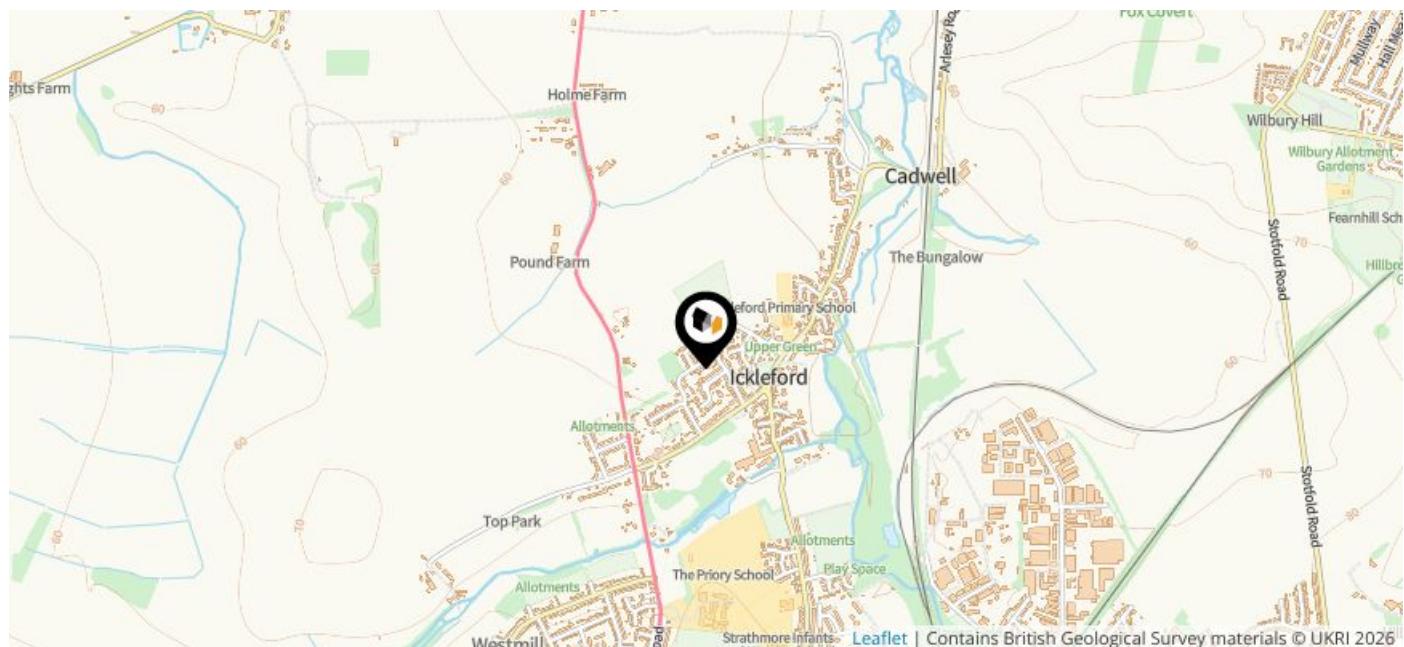
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Gerry's Hole-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
2	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
3	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
4	Lower Green-Ickleford, Hitchin, Surrey	Historic Landfill	<input type="checkbox"/>
5	Ickleford Railway Cutting-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
6	No name provided by source	Active Landfill	<input checked="" type="checkbox"/>
7	Hambridge Way-Pirton	Historic Landfill	<input type="checkbox"/>
8	Wallace Way-Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
9	Pit At Holwell-Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
10	Ickleford-Near 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.

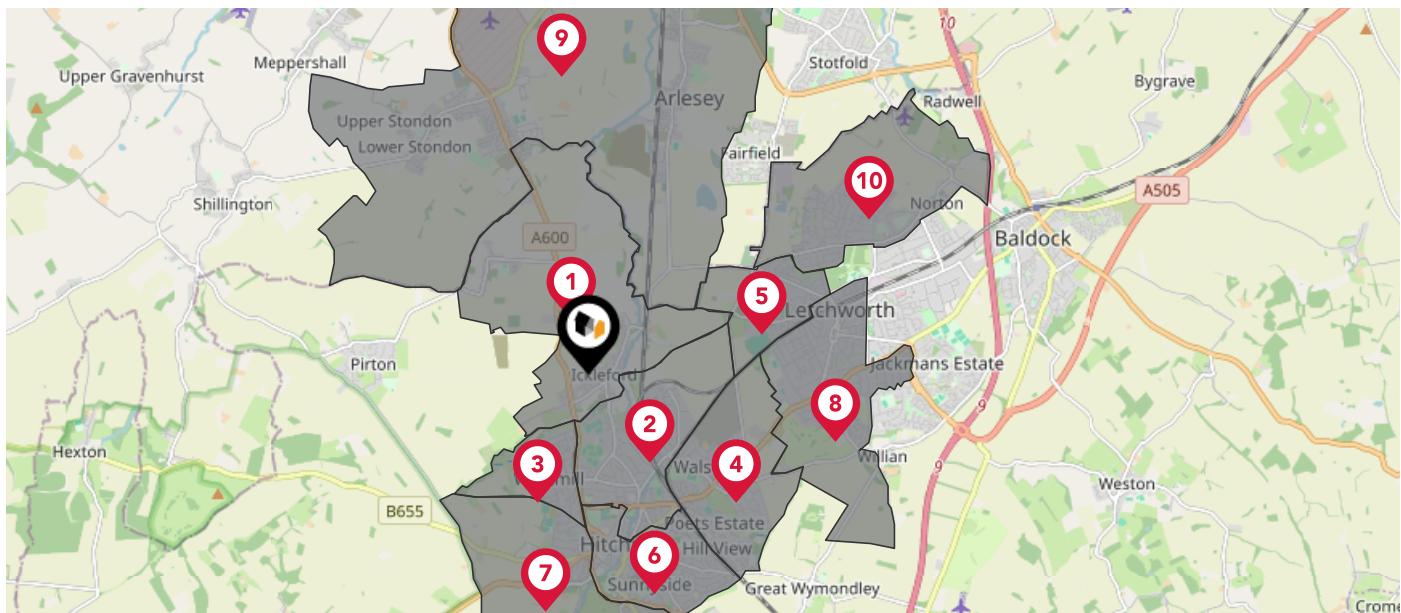
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Council Wards

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

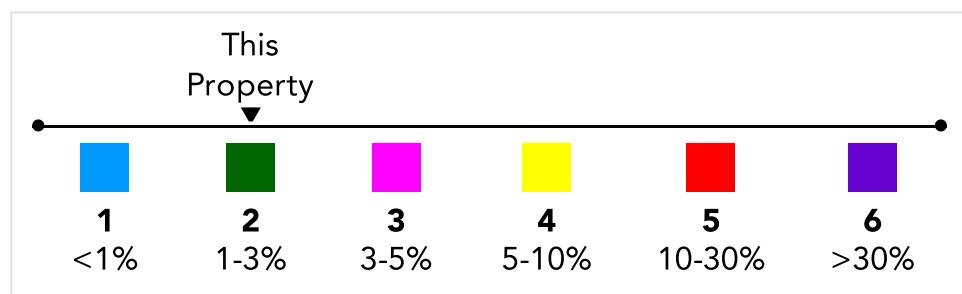
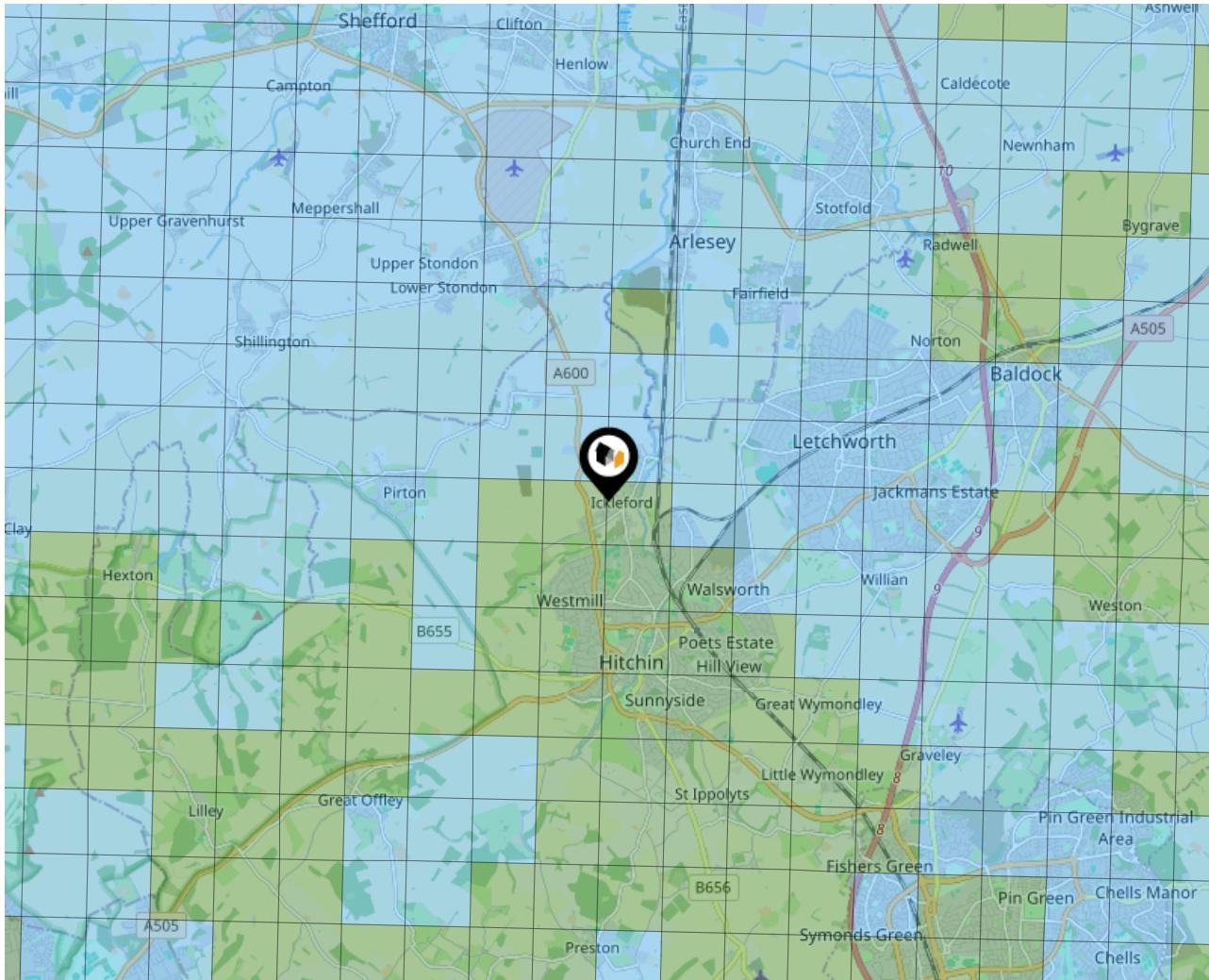


Nearby Council Wards

- 1 Cadwell Ward
- 2 Hitchin Bearton Ward
- 3 Hitchin Oughton Ward
- 4 Hitchin Walsworth Ward
- 5 Letchworth Wilbury Ward
- 6 Hitchin Highbury Ward
- 7 Hitchin Priory Ward
- 8 Letchworth South West Ward
- 9 Arlesey Ward
- 10 Letchworth Grange Ward

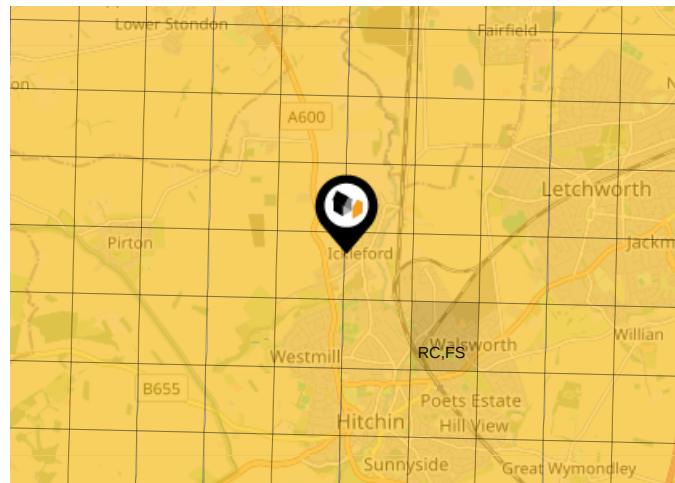
What is Radon?

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

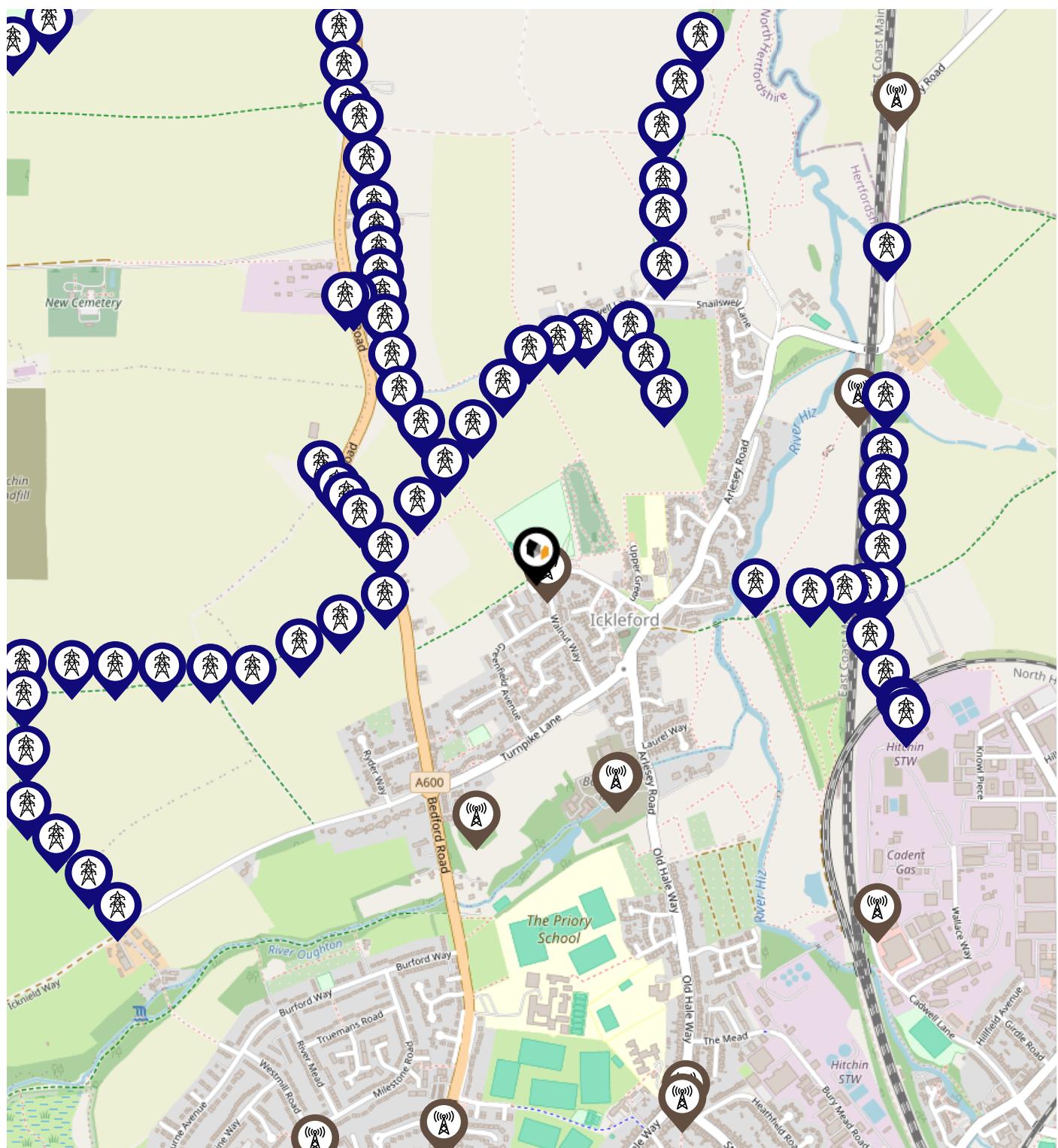


Primary Classifications (Most Common Clay Types)

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:

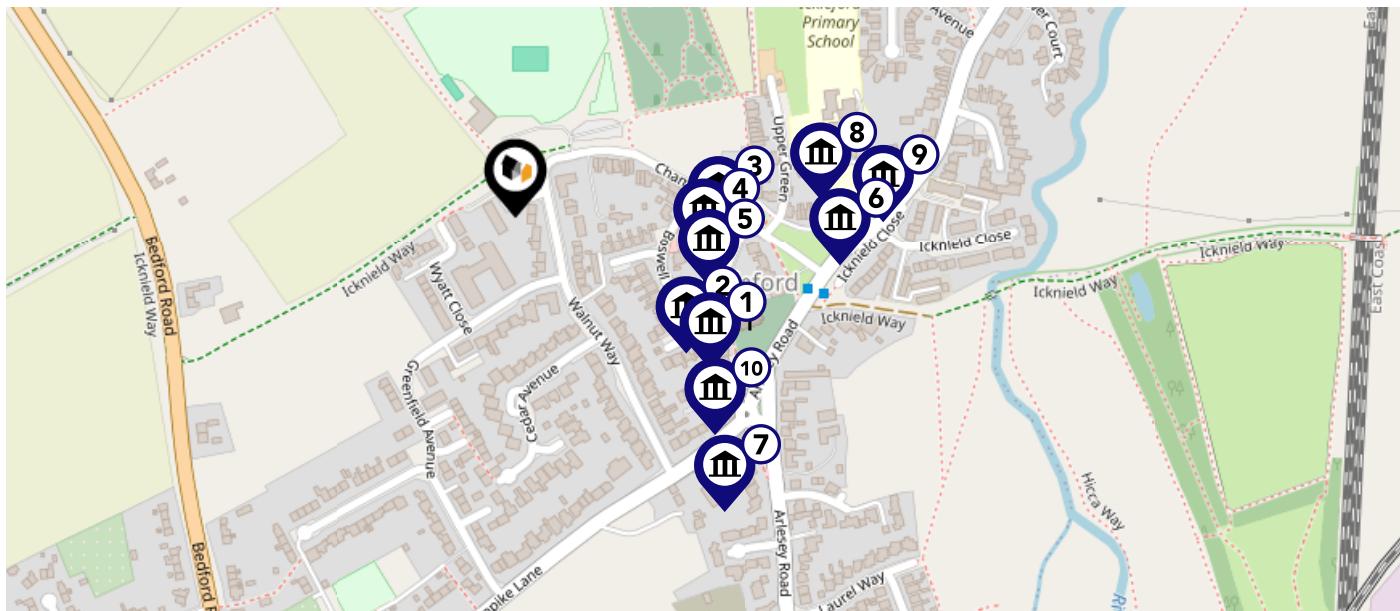
- Power Pylons
- Communication Masts

Maps

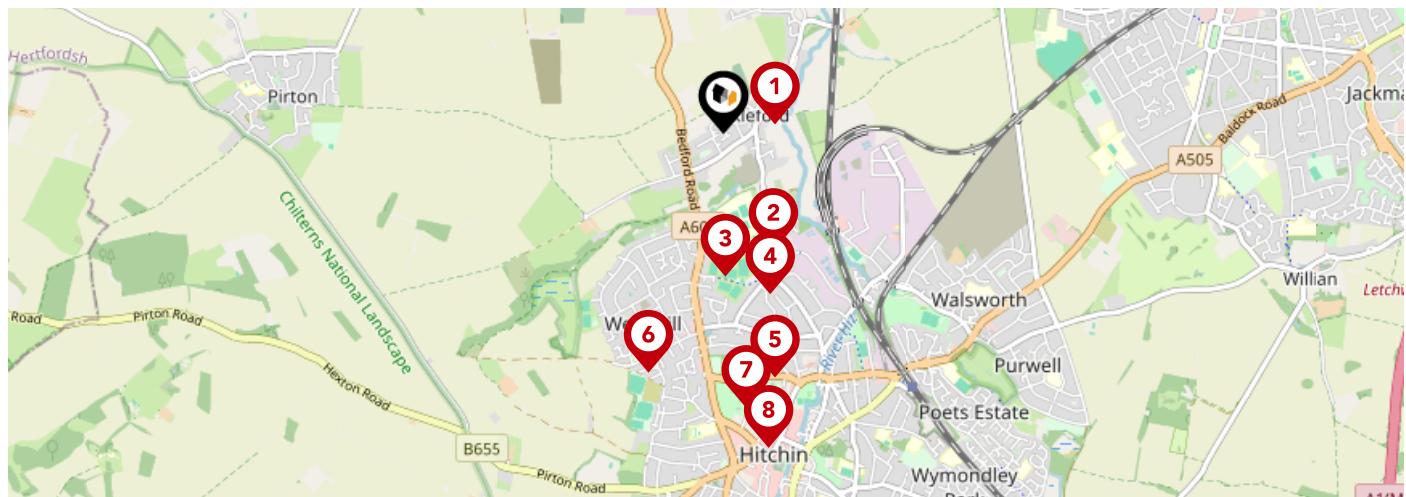
Listed Buildings

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properties

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

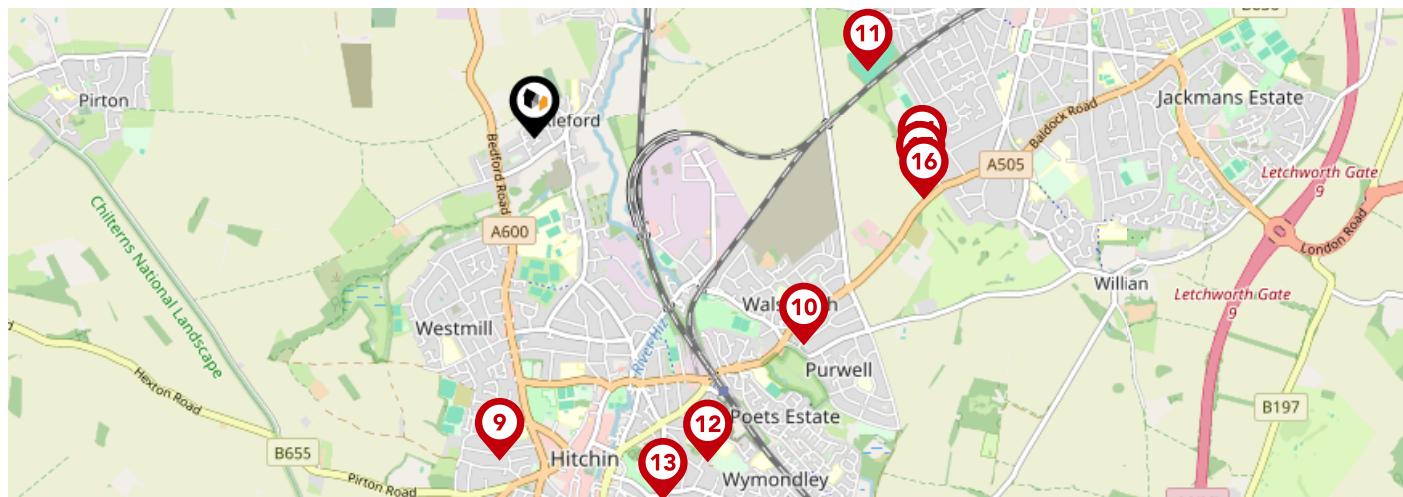


Listed Buildings in the local district	Grade	Distance
1174389 - 3-5, Church Path	Grade II	0.1 miles
1347092 - Greenfield Cottage	Grade II	0.1 miles
1103232 - Arnolds Farm	Grade II	0.1 miles
1295731 - Plume Of Feathers Public House	Grade II	0.1 miles
1103233 - St Katherines Cottages	Grade II	0.1 miles
1295724 - Gateway And Frontage Wall To Ickleford Jmi School	Grade II	0.2 miles
1295754 - The Old Manor Cottage	Grade II	0.2 miles
1347059 - Old S Range Of Ickleford Jmi School	Grade II	0.2 miles
1103226 - Rose Cottage	Grade II	0.2 miles
1347090 - The Old George Inn	Grade II	0.2 miles



Nursery Primary Secondary College Private

	School Name	Ofsted Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Ickleford Primary School	Good	210	0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Our Lady Catholic Primary School	Good	154	0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Priory School	Good	1231	0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Strathmore Infant and Nursery School	Good	199	0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	York Road Nursery School	Outstanding	107	1.13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Oughton Primary and Nursery School	Good	218	1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Wilshire-Dacre Junior Academy	Good	267	1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hitchin Boys' School	Outstanding	1317	1.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

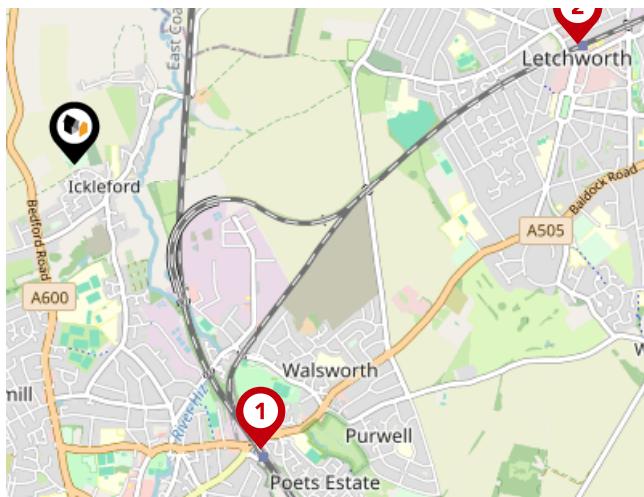


Nursery Primary Secondary College Private

9	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:1.48					
10	Highover Junior Mixed and Infant School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 428 Distance:1.55					
11	Fearnhill School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 596 Distance:1.55					
12	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"/>
	Ofsted Rating: Outstanding Pupils: 252 Distance:1.67					
13	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:1.76					
14	St Thomas More Roman Catholic Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 228 Distance:1.77					
15	The Highfield School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 998 Distance:1.77					
16	North Herts Education Support Centre	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 1 Distance:1.8					

Area Transport (National)

country properties



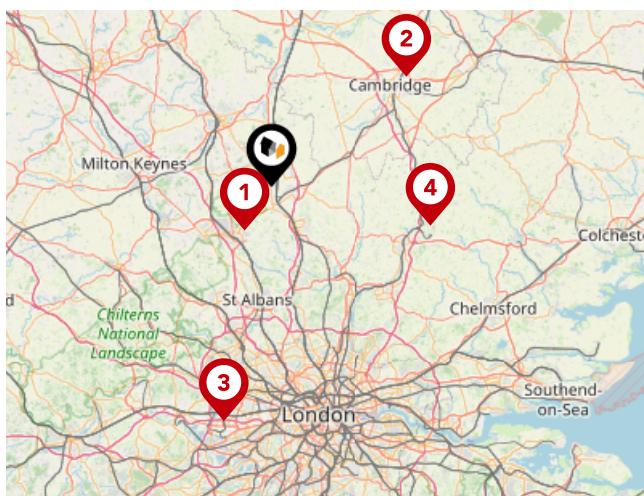
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	1.55 miles
2	Letchworth Rail Station	2.36 miles
3	Letchworth Rail Station	2.37 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	4.03 miles
2	A1(M) J9	3.43 miles
3	A1(M) J10	4.36 miles
4	A1(M) J7	6.69 miles
5	A1(M) J6	10.45 miles

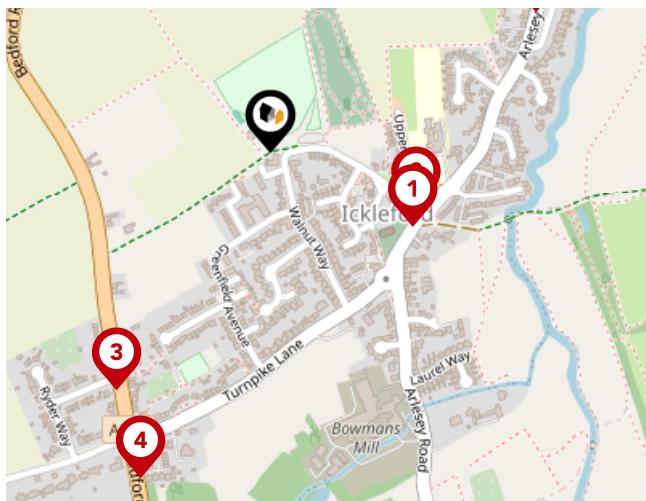


Airports/Helpads

Pin	Name	Distance
1	Luton Airport	7.54 miles
2	Cambridge	25.32 miles
3	Heathrow Airport	35.17 miles
4	Stansted Airport	23.86 miles

Area Transport (Local)

country
properties



Bus Stops/Stations

Pin	Name	Distance
1	St Katharine's Church	0.18 miles
2	St Katharine's Church	0.18 miles
3	Turnpike Lane	0.32 miles
4	Turnpike Lane	0.4 miles
5	The Cricketers PH	0.34 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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