

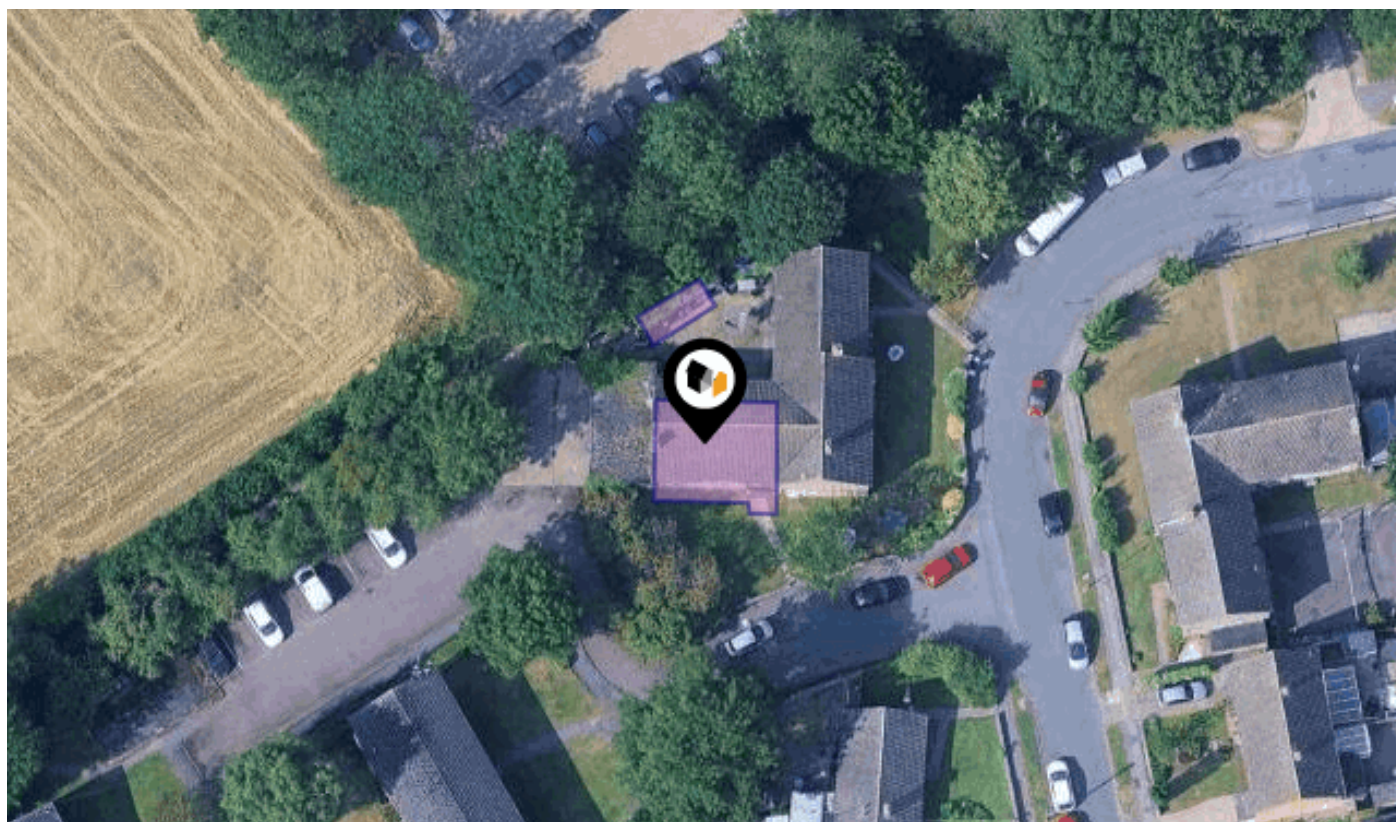


See More Online

## MIR: Material Info

The Material Information Affecting this Property

Thursday 12<sup>th</sup> February 2026



**WALNUT WAY, ICKLEFORD, HITCHIN, SG5**

### Country Properties

6 Brand Street Hitchin SG5 1HX

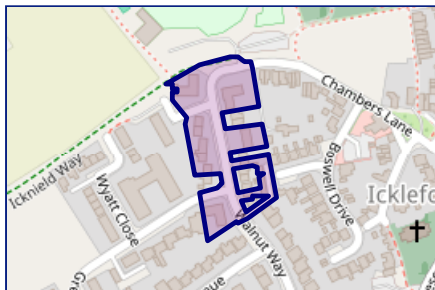
01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk

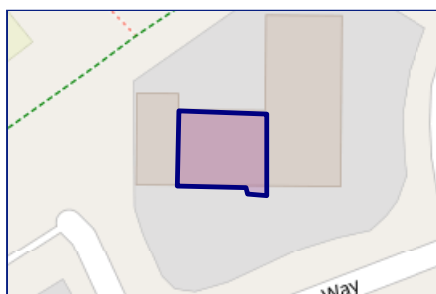


## Freehold Title Plan



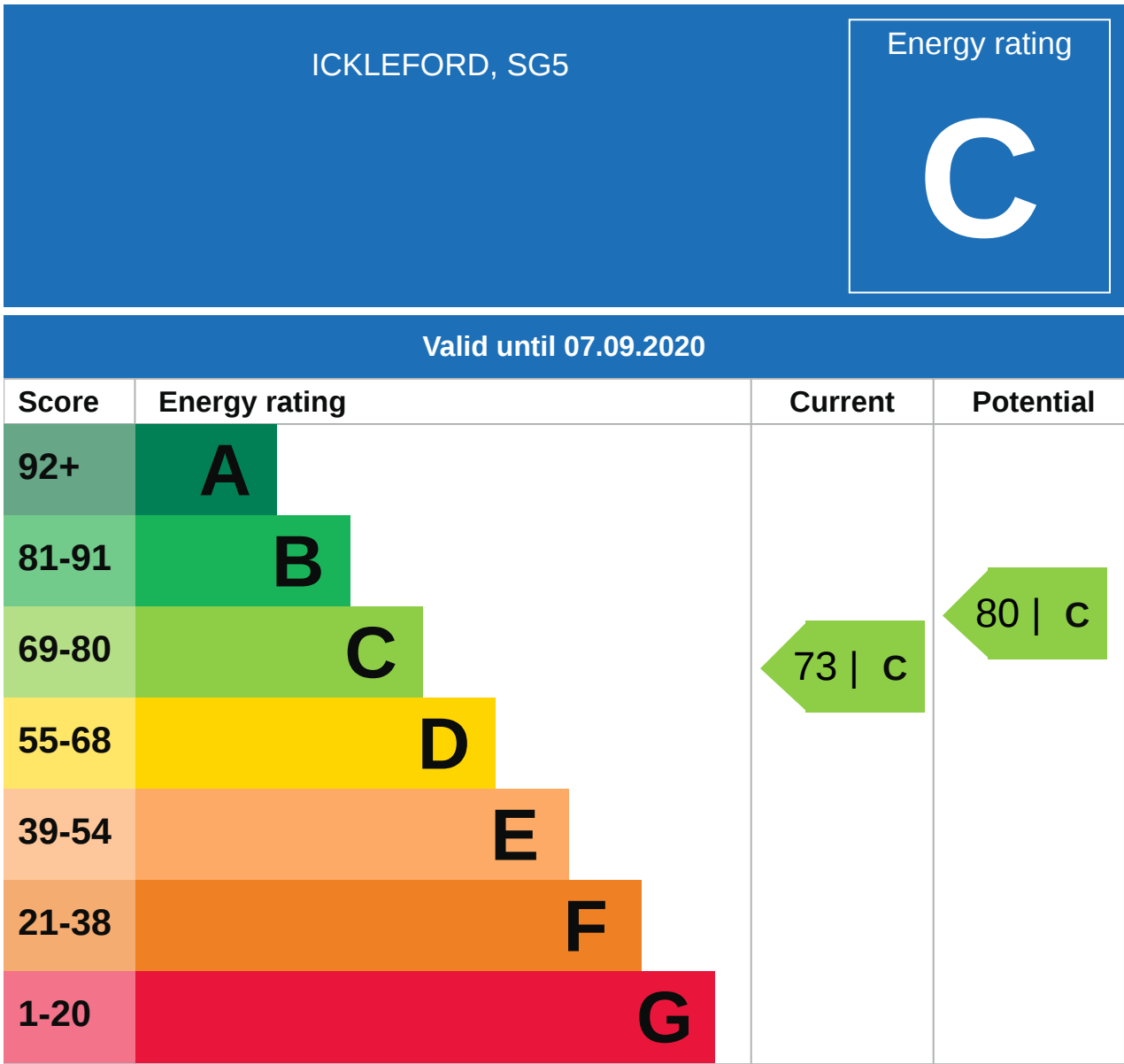
**HD422693**

## 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



## Additional EPC Data

<b>Property Type:</b>	Ground-floor flat
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	(another dwelling above)
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, no room thermostat
<b>Main Heating Controls Energy:</b>	Very poor
<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>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas
<b>Total Floor Area:</b>	56 m <sup>2</sup>

## Building Safety

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None specified

## Accessibility / Adaptations

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None specified

## Restrictive Covenants

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Unknown

## Rights of Way (Public & Private)

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Unknown

## Construction Type

---

Brick

## Property Lease Information

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Lease remaining 103 years  
Service charge 799.68

## Listed Building Information

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Not applicable

## Stamp Duty

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Ask agent

## Other

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## Other

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## **Important - Please read**

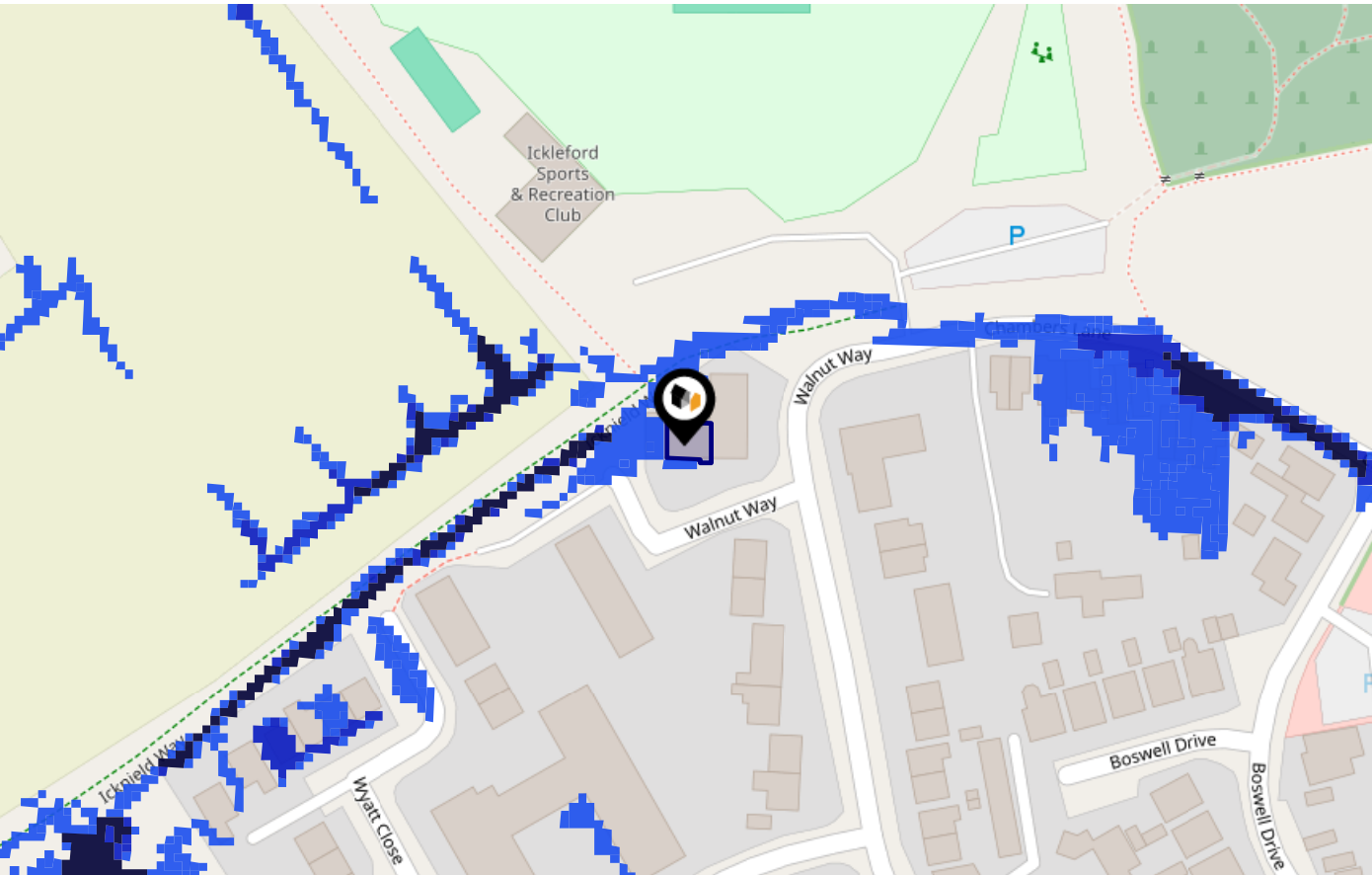
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The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

# 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.

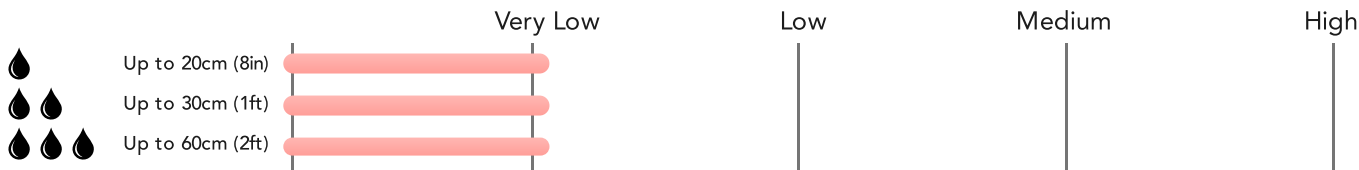


Risk Rating: Very low

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:

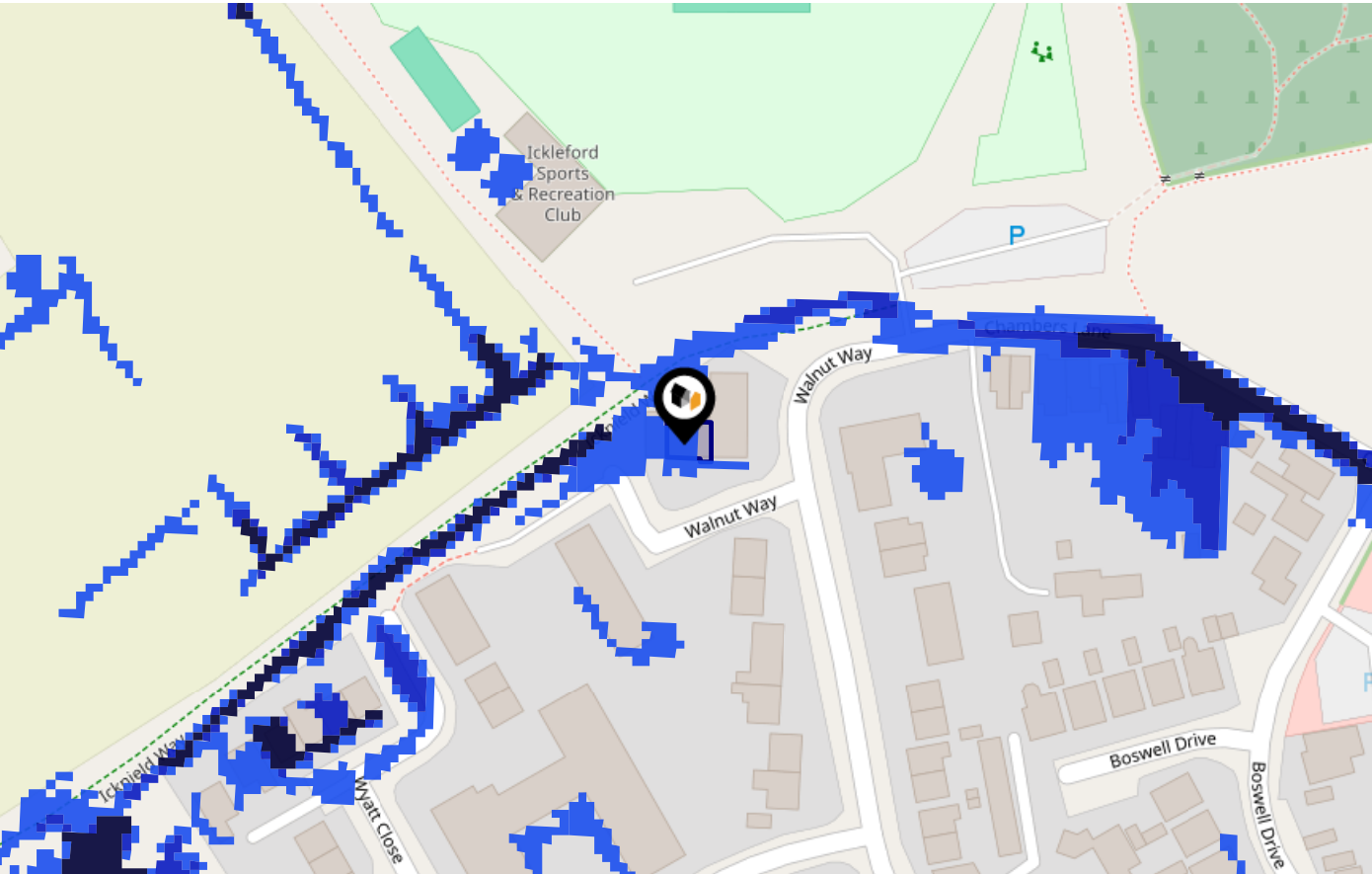




# Flood Risk

## Surface Water - Climate Change

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.

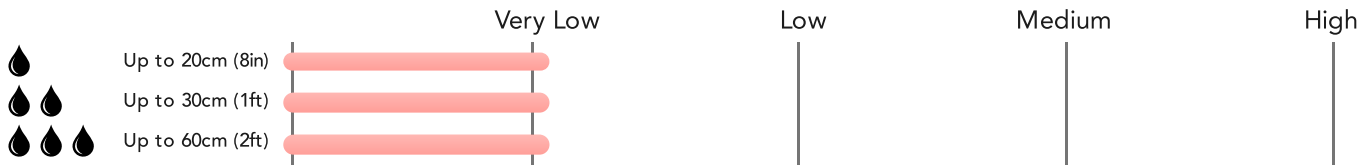


Risk Rating: Low

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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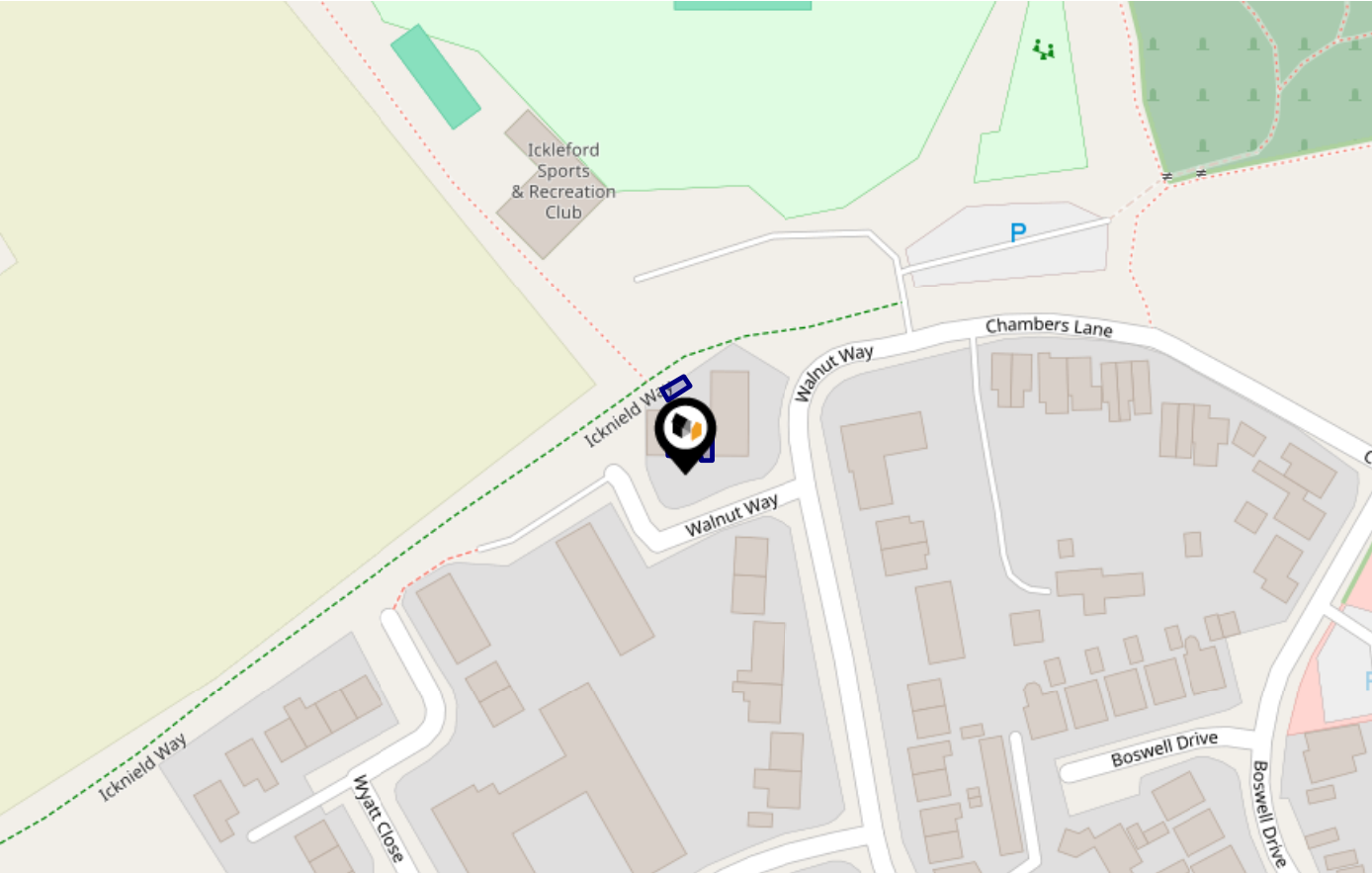
Chance of flooding to the following depths at this property:



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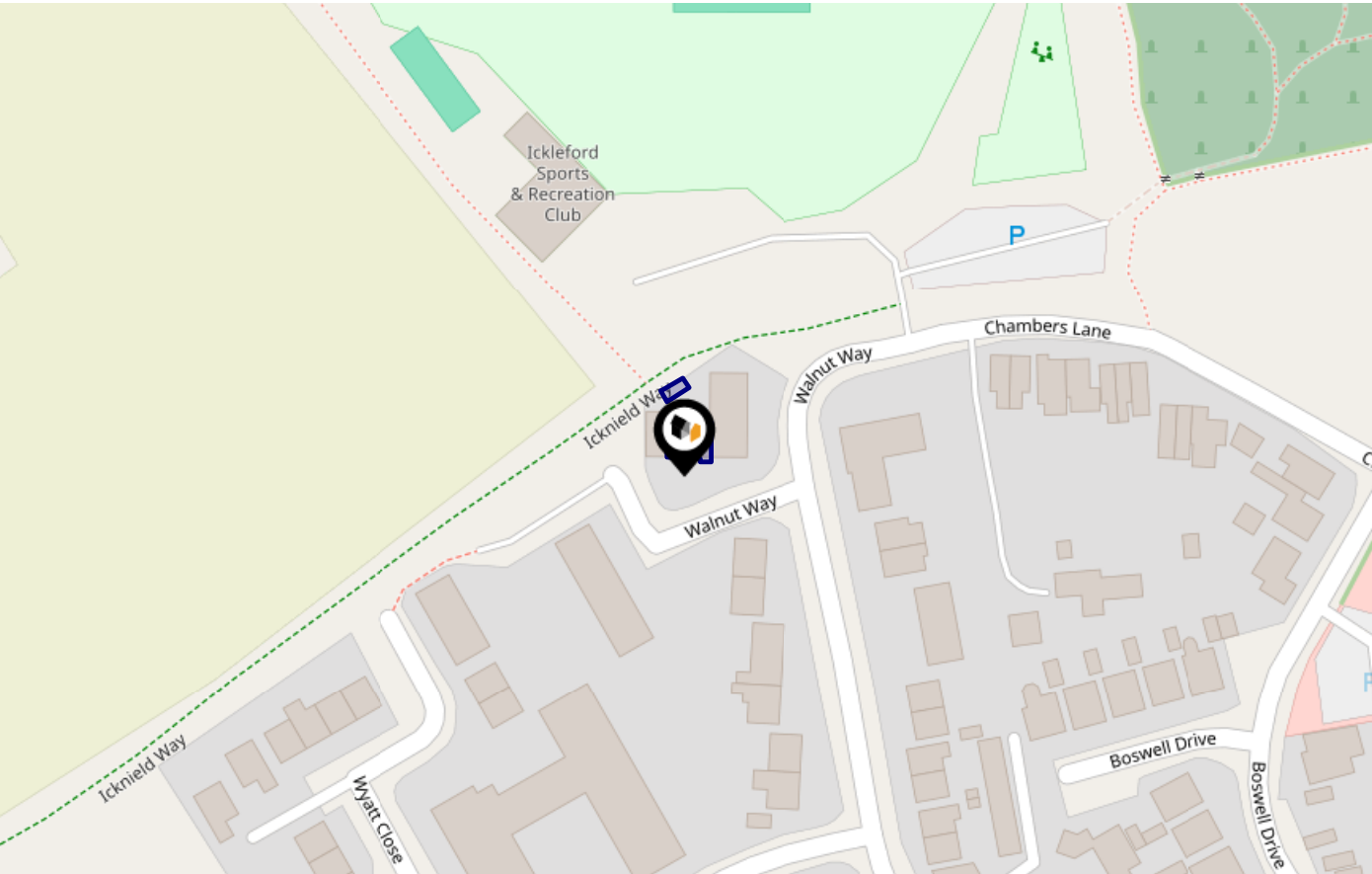
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Climate Change

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.

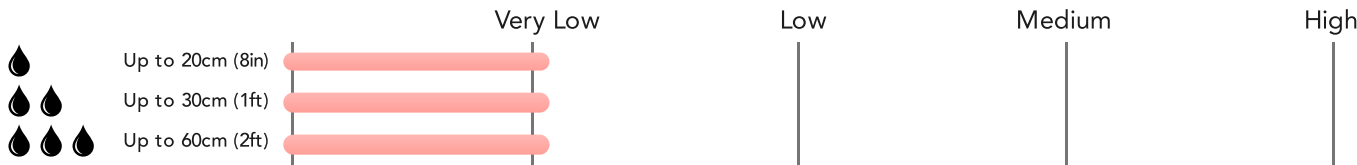


Risk Rating: **Very low**

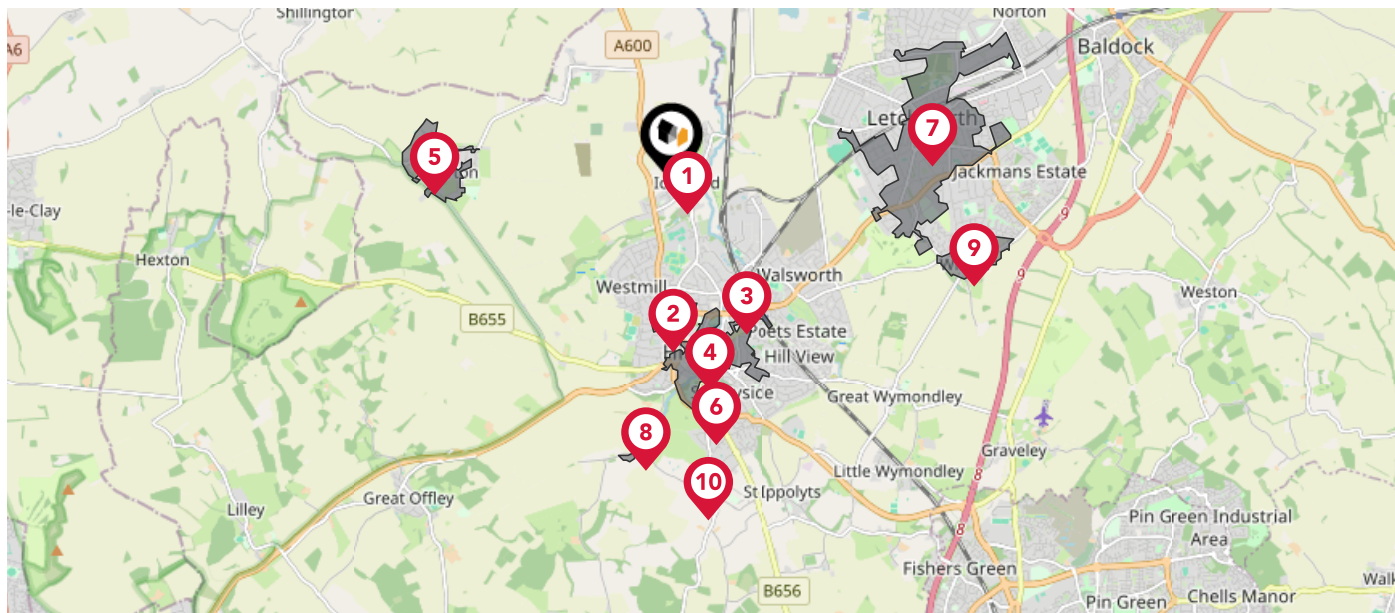
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



Ickleford



Butts Close, Hitchin



Hitchin Railway and Ransom's Recreation Ground



Hitchin



Pirton



Hitchin Hill Path



Letchworth



Charlton



Willian



Gosmore

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
2	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill
3	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill
4	Lower Green-Ickleford, Hitchin, Surrey	Historic Landfill
5	Ickleford Railway Cutting-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill
6	No name provided by source	Active Landfill
7	Hambridge Way-Pirton	Historic Landfill
8	Wallace Way-Hitchin, Hertfordshire	Historic Landfill
9	Pit At Holwell-Hitchin, Hertfordshire	Historic Landfill
10	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill



This map displays nearby coal mine entrances and their classifications.



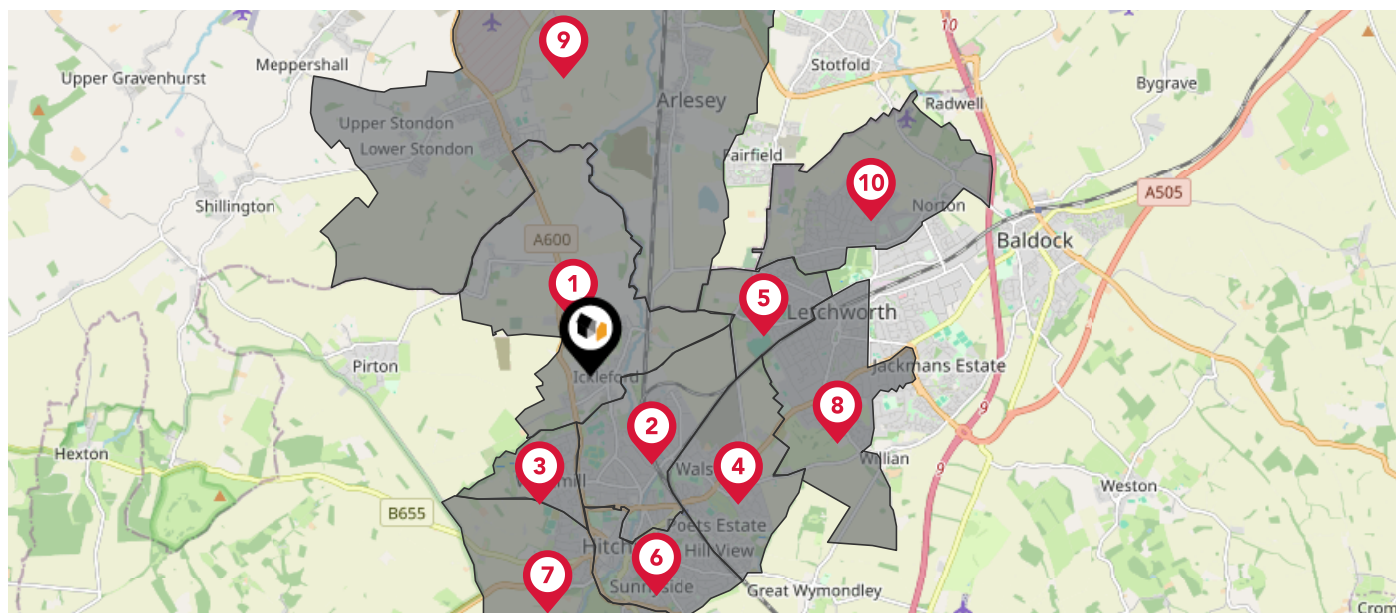
### Mine Entry

- ✕ 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



Cadwell Ward



Hitchin Bearton Ward



Hitchin Oughton Ward



Hitchin Walsworth Ward



Letchworth Wilbury Ward



Hitchin Highbury Ward



Hitchin Priory Ward



Letchworth South West Ward



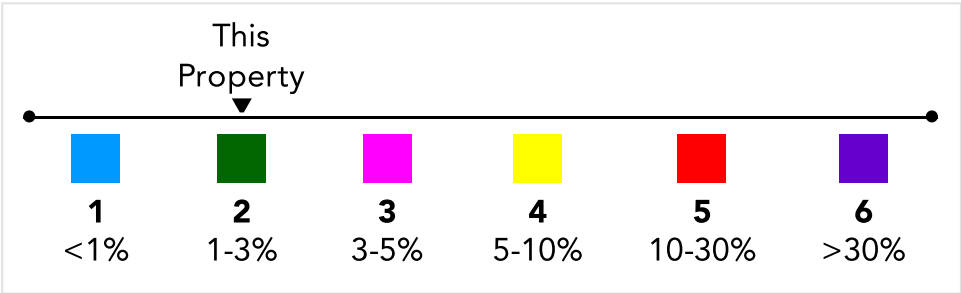
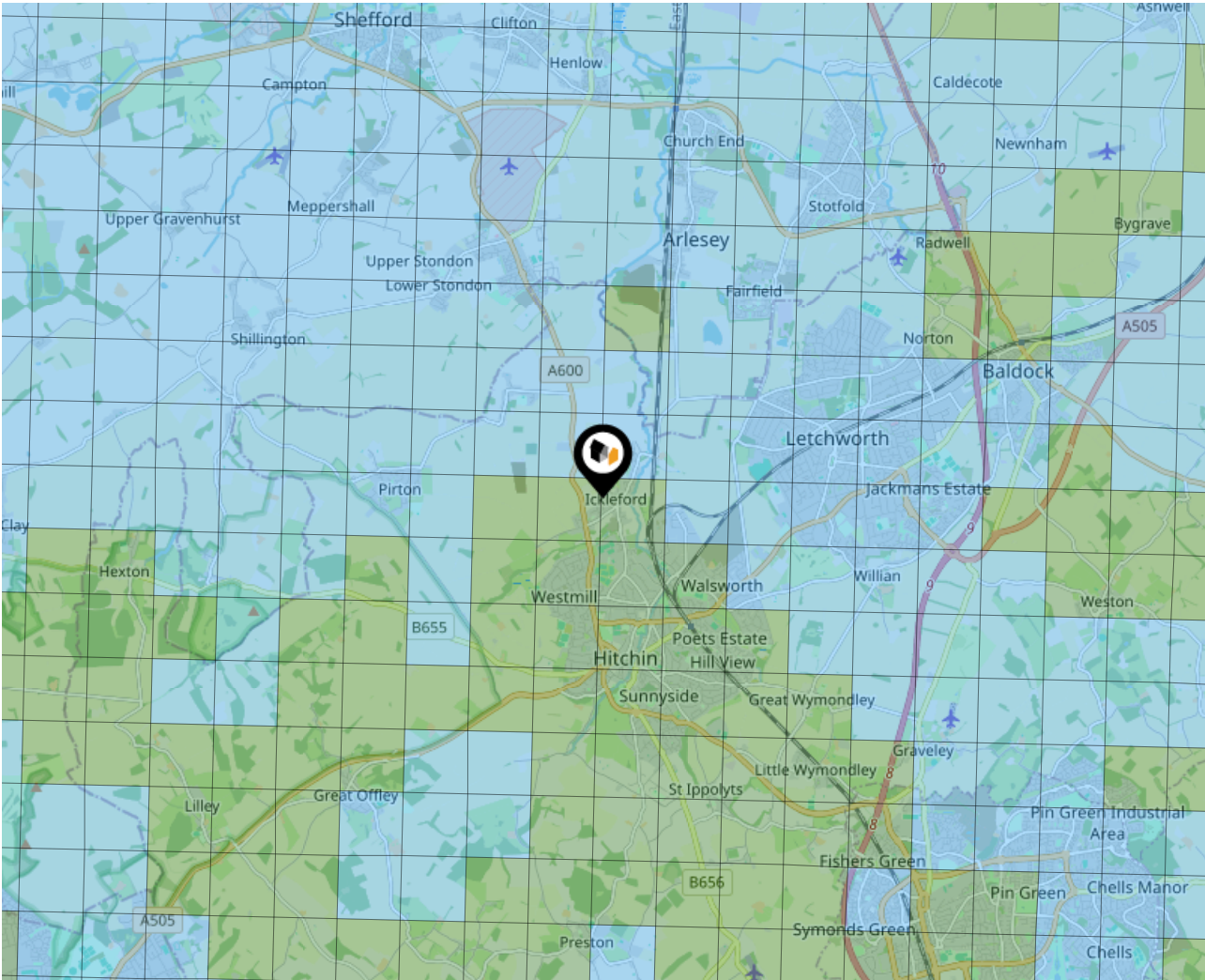
Arlesey Ward



Letchworth Grange Ward

What is Radon?

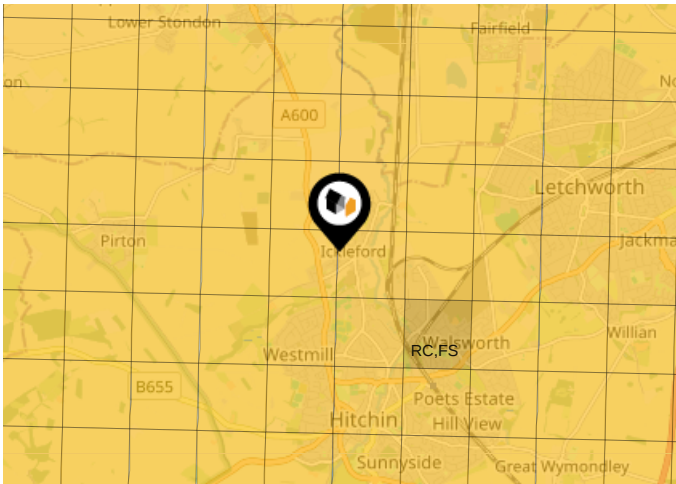
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





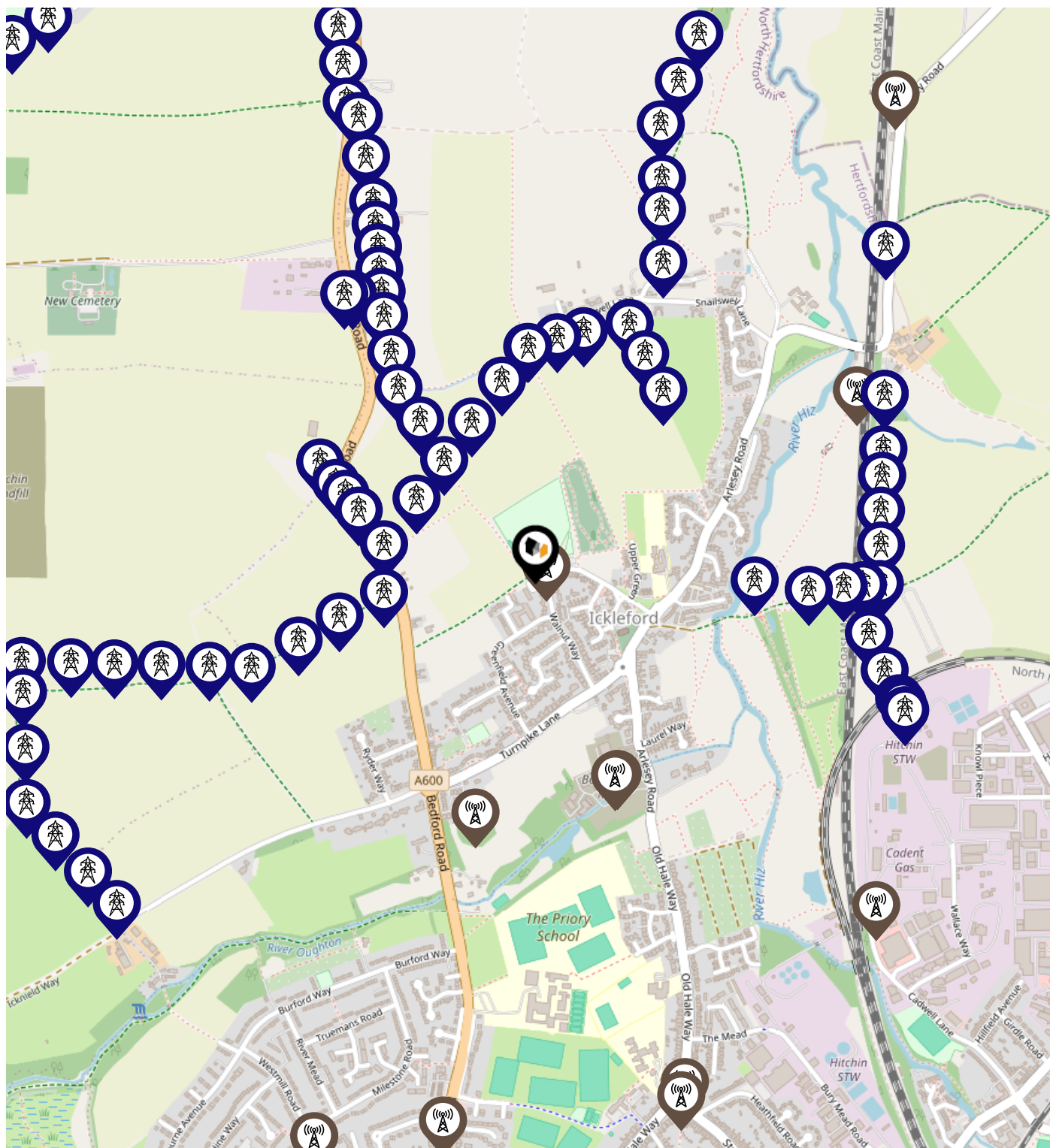
Ground Composition for this Address (Surrounding square kilometer zone around property)

<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) TO HEAVY	<b>Soil Depth:</b>	DEEP-INTERMEDIATE





Primary Classifications (Most Common Clay Types)

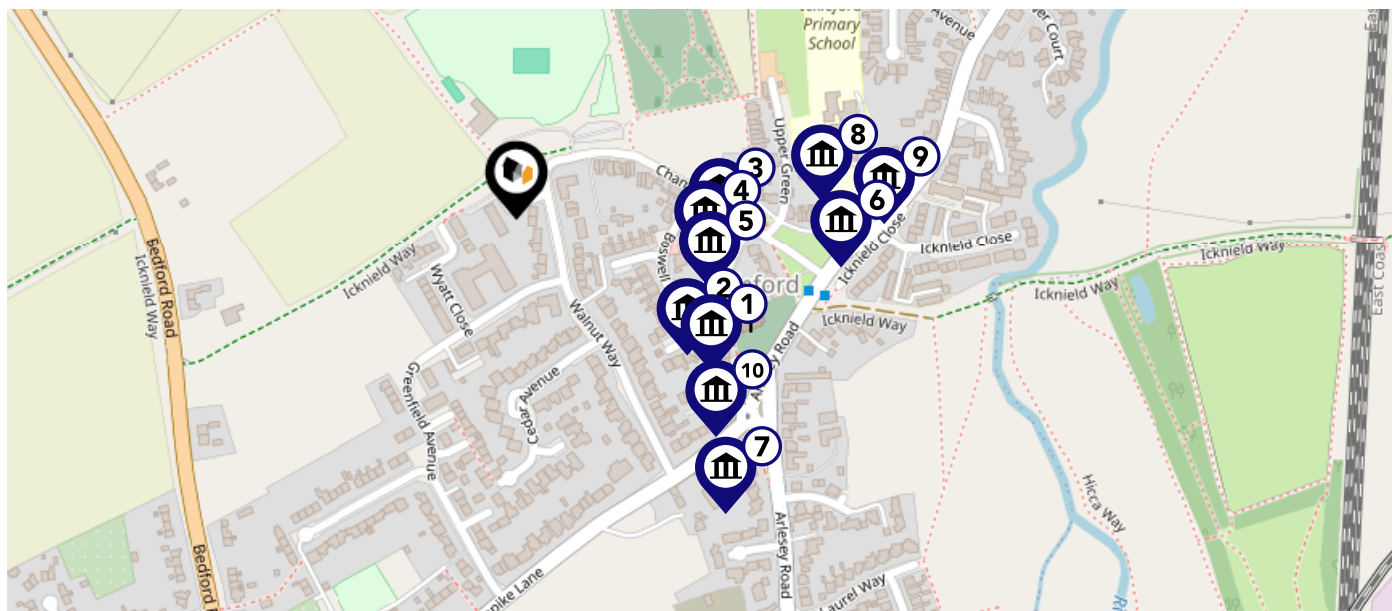
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</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













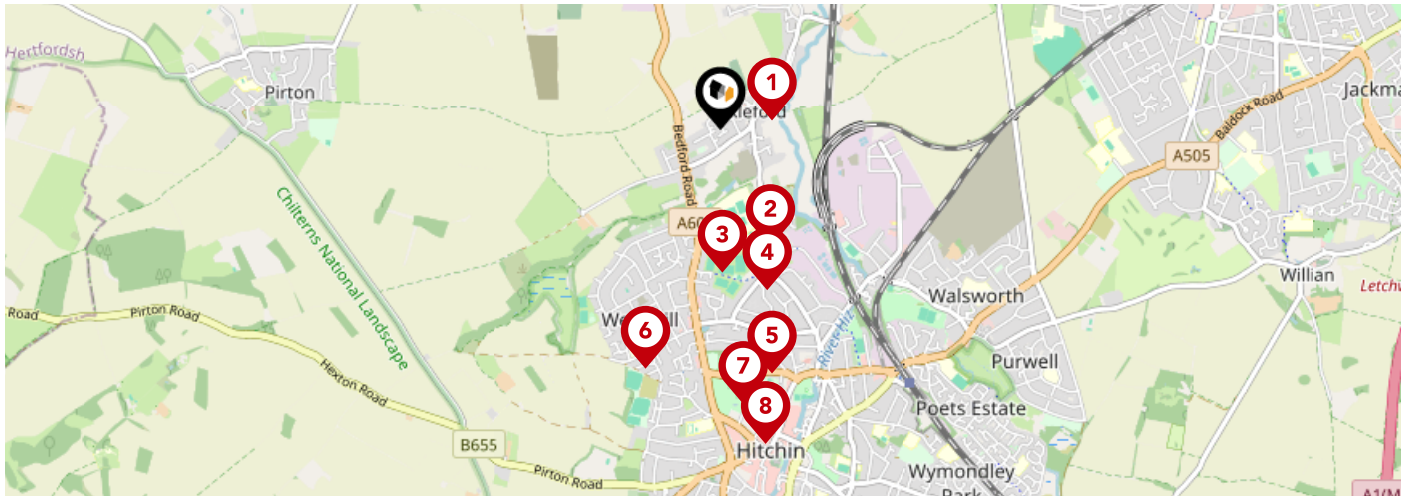
**Key:**

-  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...

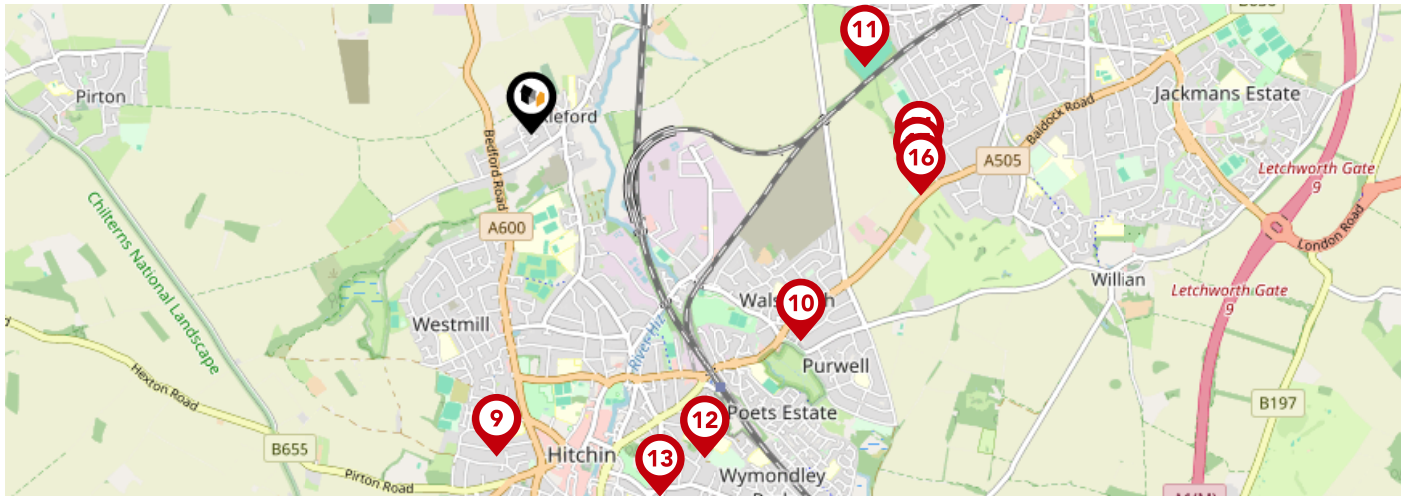


Listed Buildings in the local district		Grade	Distance
	1174389 - 3-5, Church Path	Grade II	0.1 miles
	1347092 - Greenfield Cottage	Grade II	0.1 miles
	1103232 - Arnolds Farm	Grade II	0.1 miles
	1295731 - Plume Of Feathers Public House	Grade II	0.1 miles
	1103233 - St Katherines Cottages	Grade II	0.1 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
<b>1</b>	<b>Ickleford Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Our Lady Catholic Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The Priory School</b> Ofsted Rating: Good   Pupils: 1231   Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Strathmore Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 199   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>York Road Nursery School</b> Ofsted Rating: Outstanding   Pupils: 107   Distance:1.13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Oughton Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 218   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Wilshire-Dacre Junior Academy</b> Ofsted Rating: Good   Pupils: 267   Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Hitchin Boys' School</b> Ofsted Rating: Outstanding   Pupils: 1317   Distance:1.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

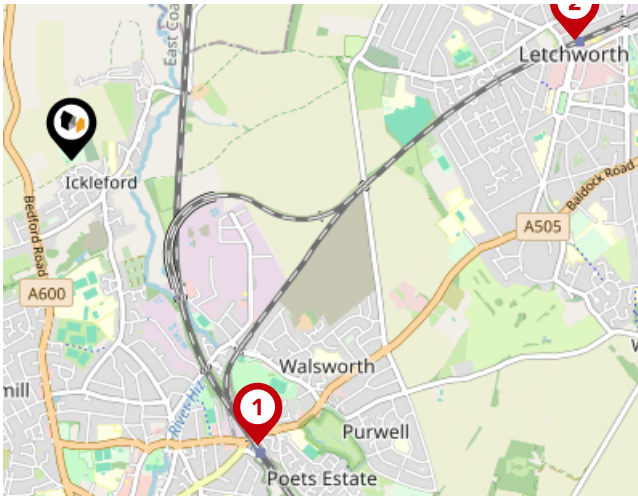




		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Samuel Lucas Junior Mixed and Infant School</b> Ofsted Rating: Outstanding   Pupils: 420   Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Highover Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 428   Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Fearnhill School</b> Ofsted Rating: Good   Pupils: 596   Distance:1.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>St Andrew's Church of England Voluntary Aided Primary School, Hitchin</b> Ofsted Rating: Outstanding   Pupils: 252   Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Hitchin Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1355   Distance:1.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>St Thomas More Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>The Highfield School</b> Ofsted Rating: Good   Pupils: 998   Distance:1.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>North Herts Education Support Centre</b> Ofsted Rating: Outstanding   Pupils: 1   Distance:1.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

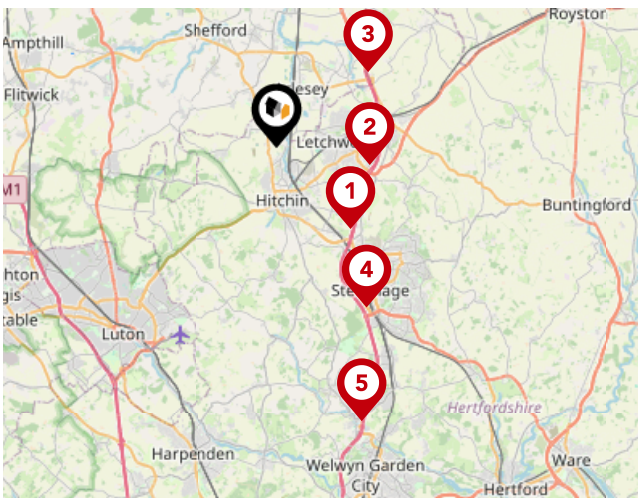
# Area

## Transport (National)



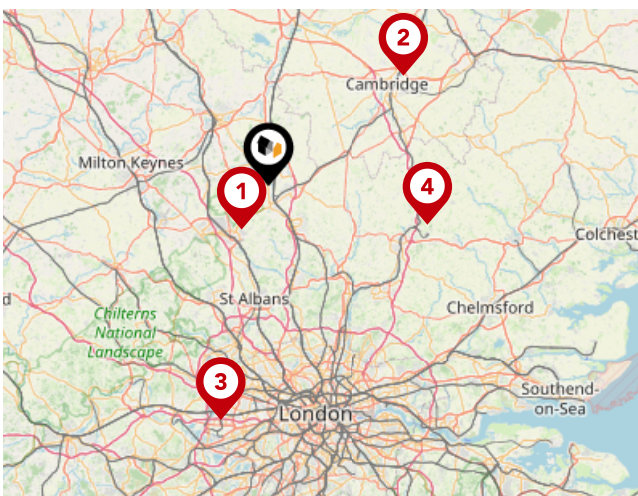
### National Rail Stations

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/Helipads

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



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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