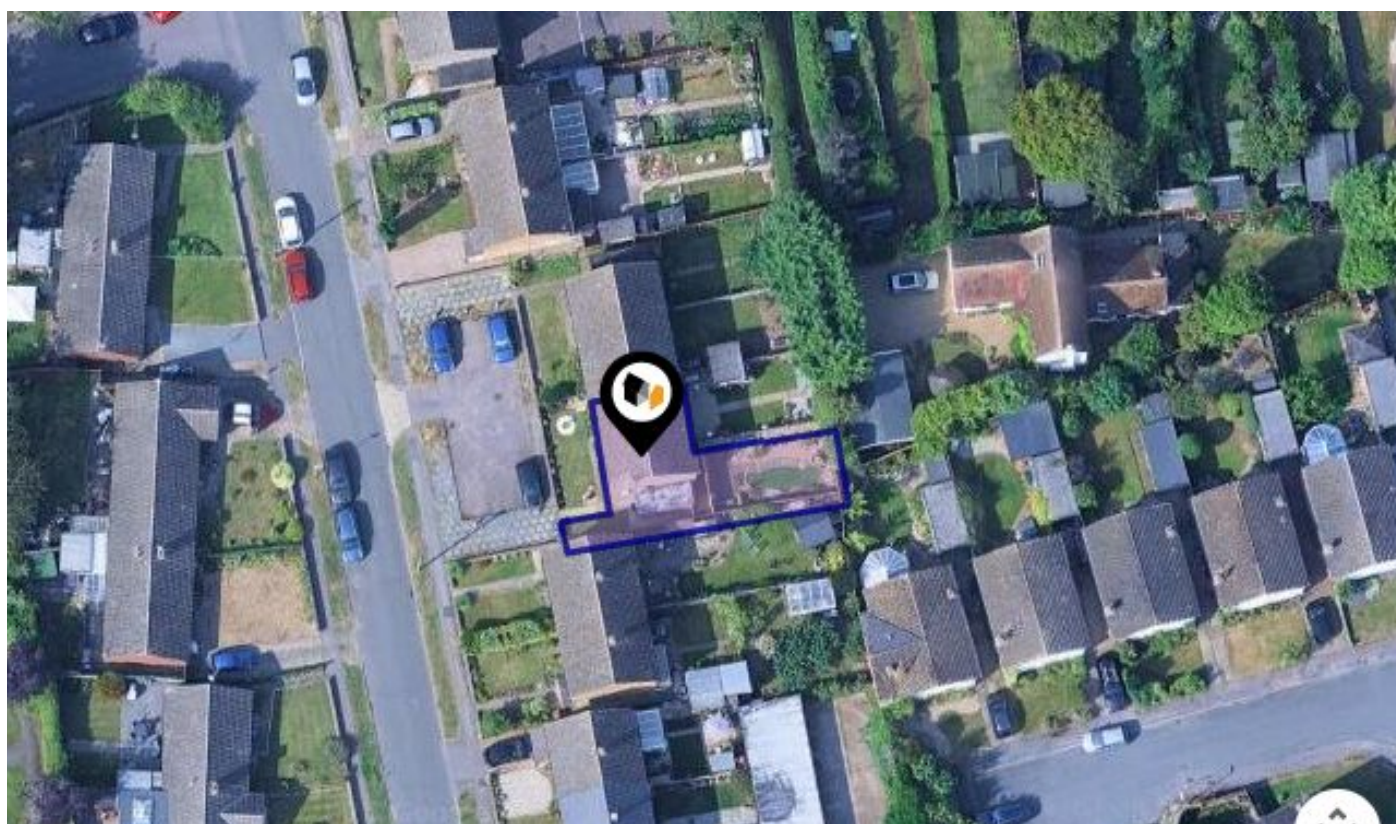




MIR: Material Info

The Material Information Affecting this Property

Friday 19th September 2025



WALNUT WAY, ICKLEFORD, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

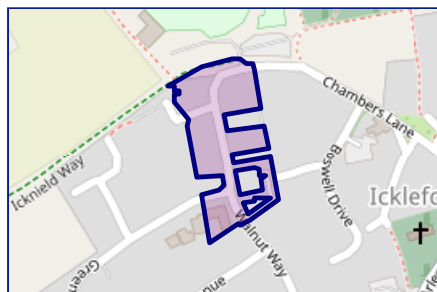
01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk

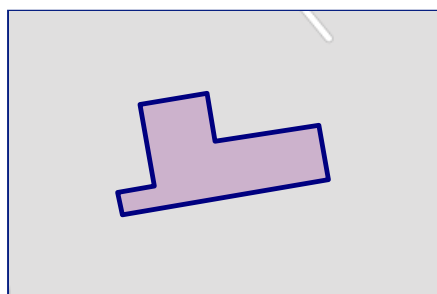


Freehold Title Plan



HD422693

Leasehold Title Plan



HD558998

Start Date: 13/11/2016
End Date: 14/11/2141
Lease Term: 125 years from 14 November 2016
Term Remaining: 116 years

Planning records for: **26 Walnut Way Ickleford SG5 3XX**

Reference - 80/00279/1	
Decision:	Decided
Date:	19th February 1980
Description:	Erection of single storey front extension.

Reference - 82/00239/1	
Decision:	Decided
Date:	25th February 1982
Description:	Erection of single storey front extension.

Reference - 03/00104/1HH	
Decision:	Decided
Date:	24th January 2003
Description:	Pitched roof to existing front extension..

Planning records for: **28 Walnut Way Ickleford Hitchin SG5 3XX**

Reference - 03/00444/1HH	
Decision:	Decided
Date:	14th March 2003
Description:	Single storey front extension with pitched roof, as a variation of previous planning permission granted under ref. 02/00836/1HH dated 16/07/2002

Planning records for: **28 Walnut Way Ickleford Hitchin SG5 3XX**

Reference - 02/00836/1HH	
Decision:	Decided
Date:	22nd May 2002
Description:	Single storey front extension with pitched roof (as amended by plans received 09/07/02)

Planning records for: **31 Walnut Way Ickleford SG5 3XX**

Reference - 84/00991/1	
Decision:	Decided
Date:	20th June 1984
Description:	Erection of single storey front extension

Planning records for: **38 Walnut Way Ickleford SG5 3XX**

Reference - 08/00896/1HH	
Decision:	Decided
Date:	22nd April 2008
Description:	Front entrance porch

Planning records for: **40 Walnut Way Ickleford SG5 3XX**

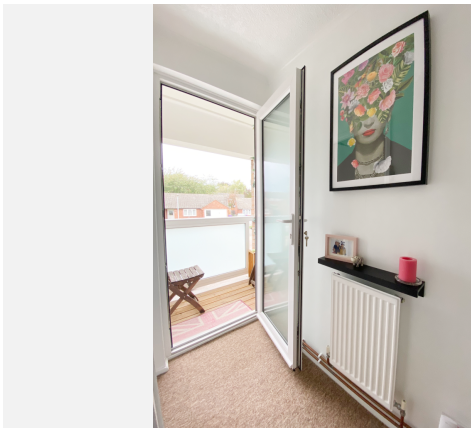
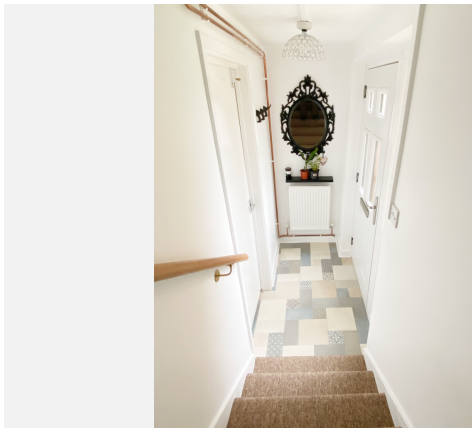
Reference - 88/01247/1	
Decision:	Decided
Date:	12th July 1988
Description:	Front entrance porch

Planning records for: **30 Walnut Way Ickleford SG5 3XX**

Reference - 06/02091/1	
Decision:	Decided
Date:	14th September 2006
Description:	Change of Use from A1 (retail) to A5 (Hot food takeaway).

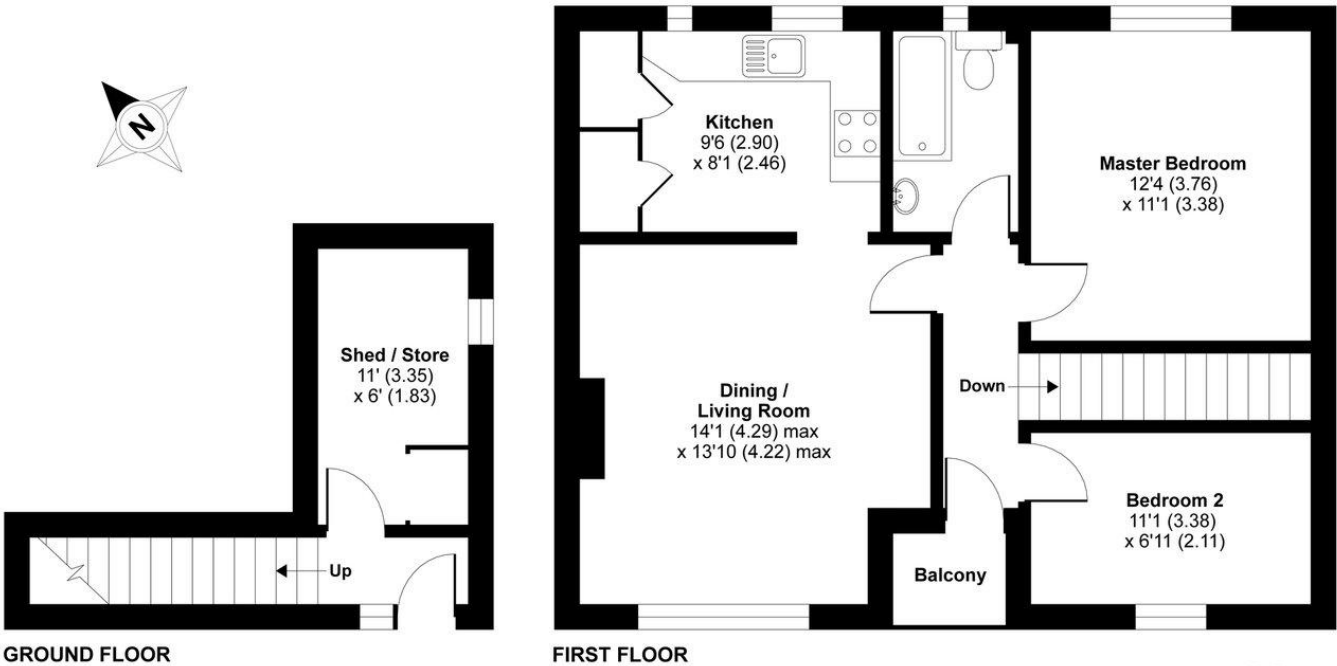
Reference - 04/00149/1	
Decision:	Decided
Date:	06th February 2004
Description:	Change of use and conversion of ground floor shop to two bedroom flat.





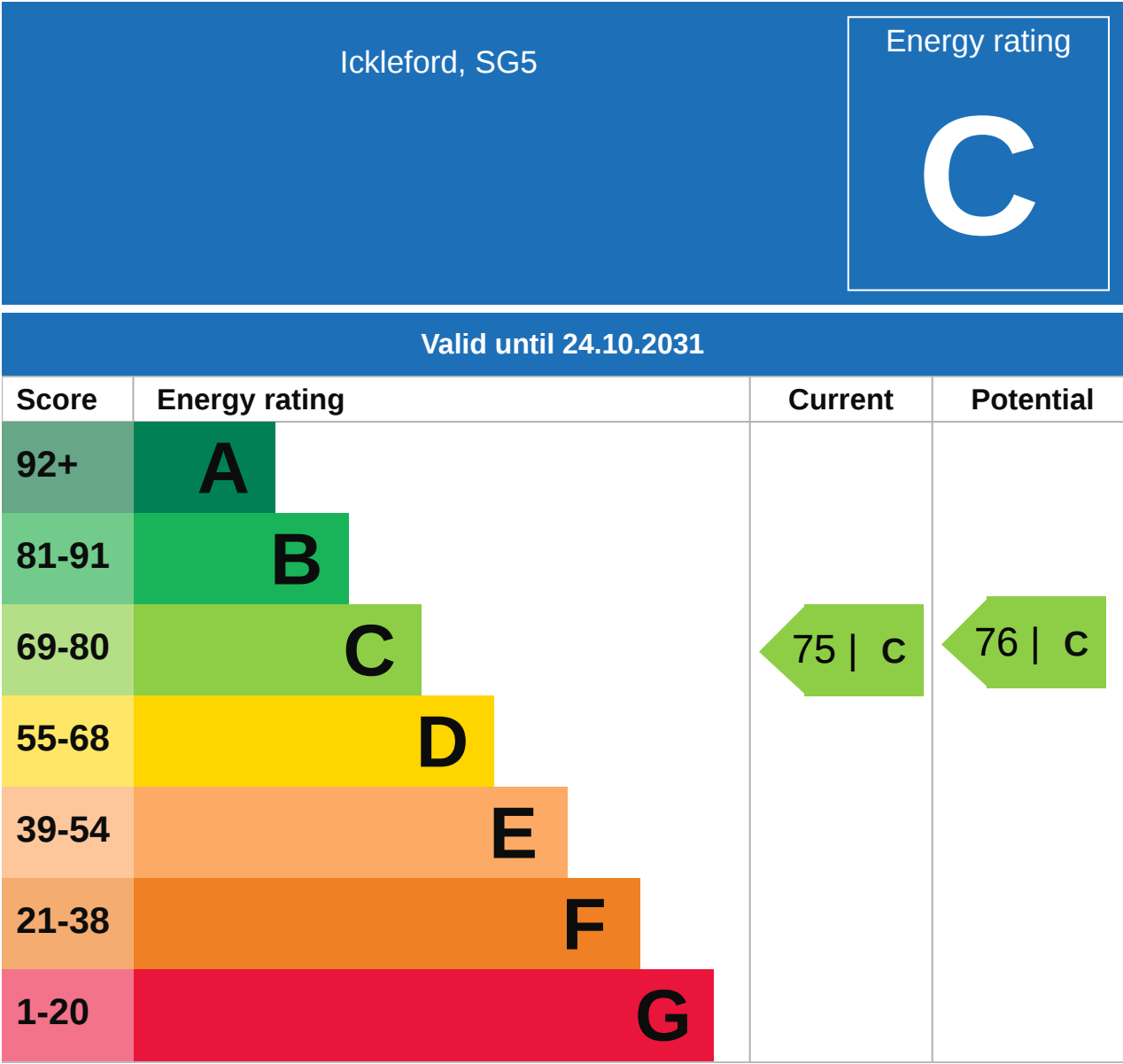
WALNUT WAY, ICKLEFORD, HITCHIN, SG5

Approximate Area = 765 sq ft / 71 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Country Properties. REF: 780784





Additional EPC Data

Property Type:	Maisonette
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	62 m ²

Building Safety

None specified

Accessibility / Adaptations

Not suitable for wheelchair users

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Brick

Property Lease Information

Lease remaining 116 years
Service charge £260 per annum
Ground rent £10 per annum

Listed Building Information

Not applicable

Stamp Duty

Ask agent

Electricity Supply

Yes

Gas Supply

Yes

Central Heating

Yes

Water Supply

Yes - makns supply

Drainage

Yes - mans supply

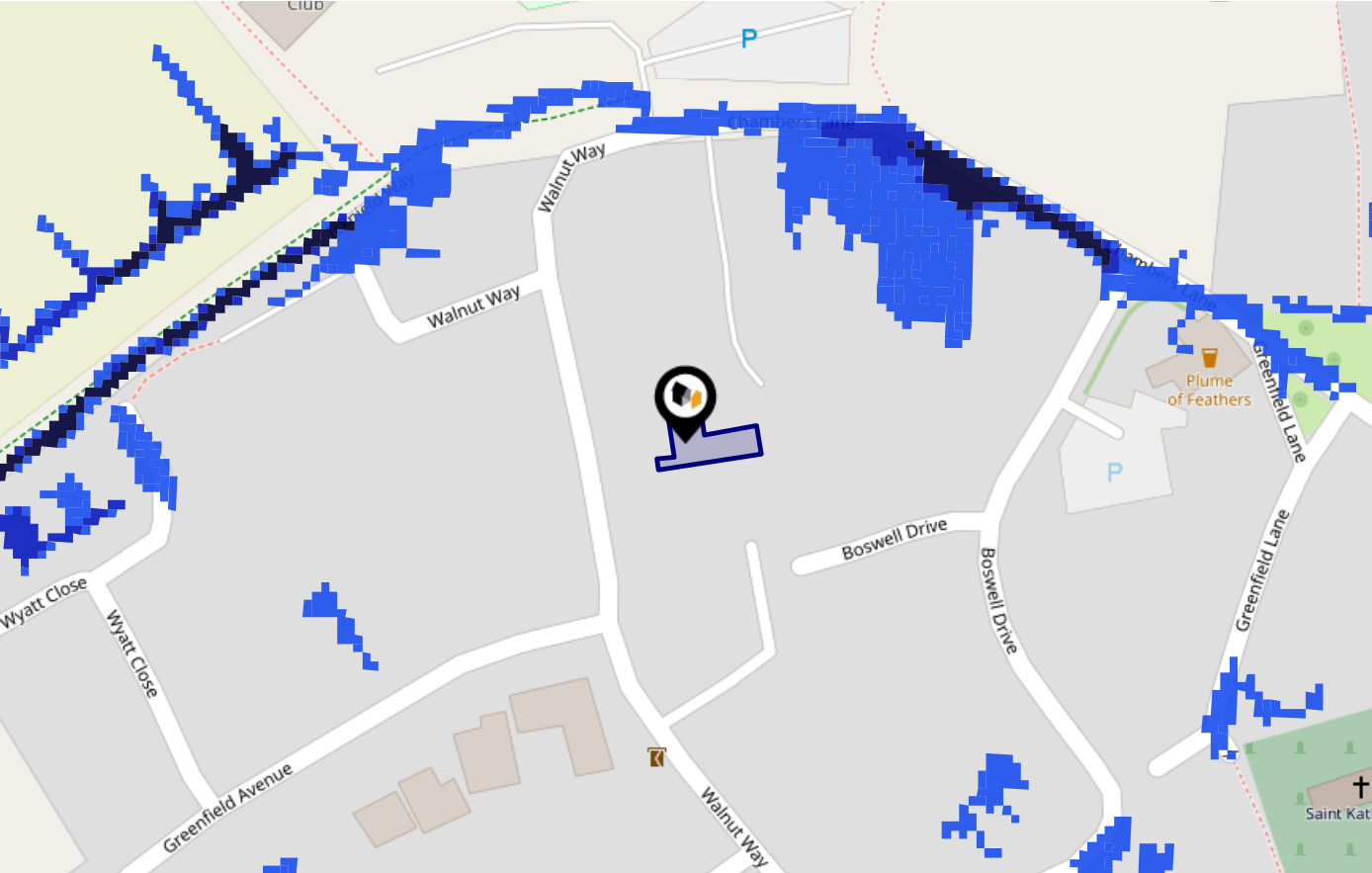
Important - Please read

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

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

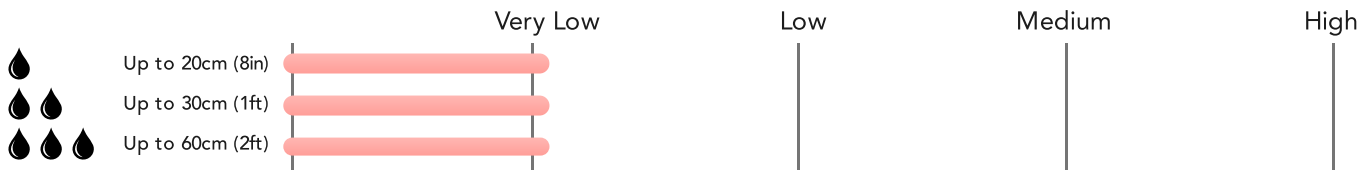


Risk Rating: **Very low**

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.

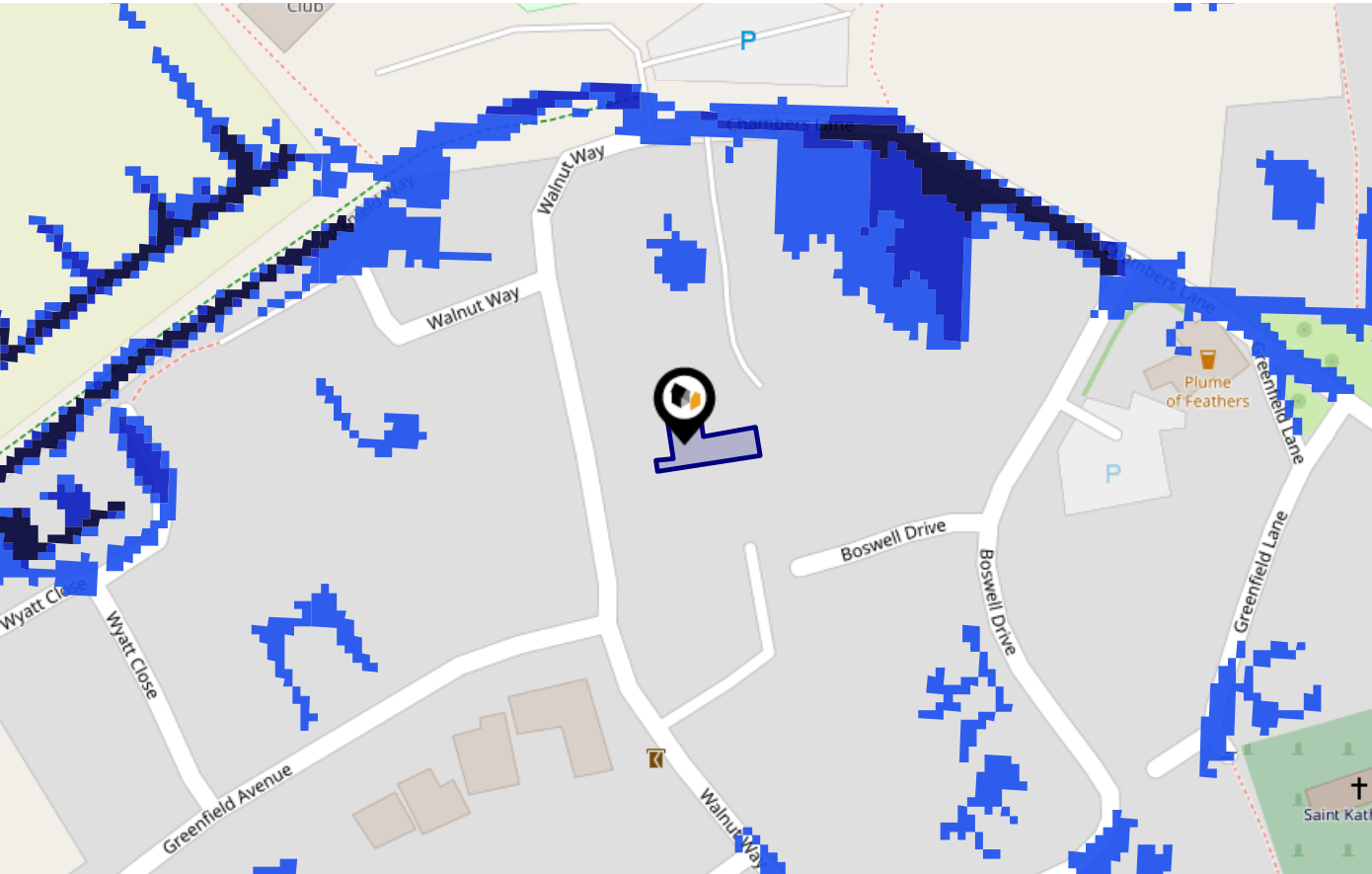
Chance of flooding to the following depths at this property:



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.

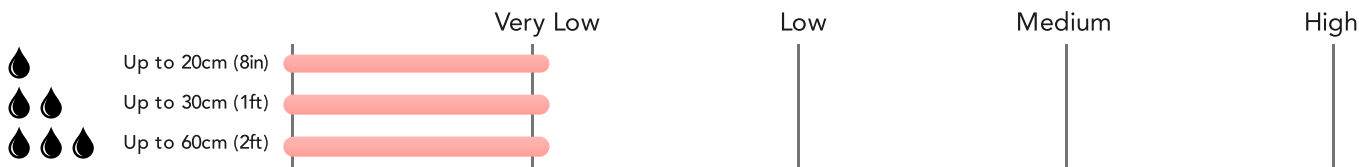


Risk Rating: Very low

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.

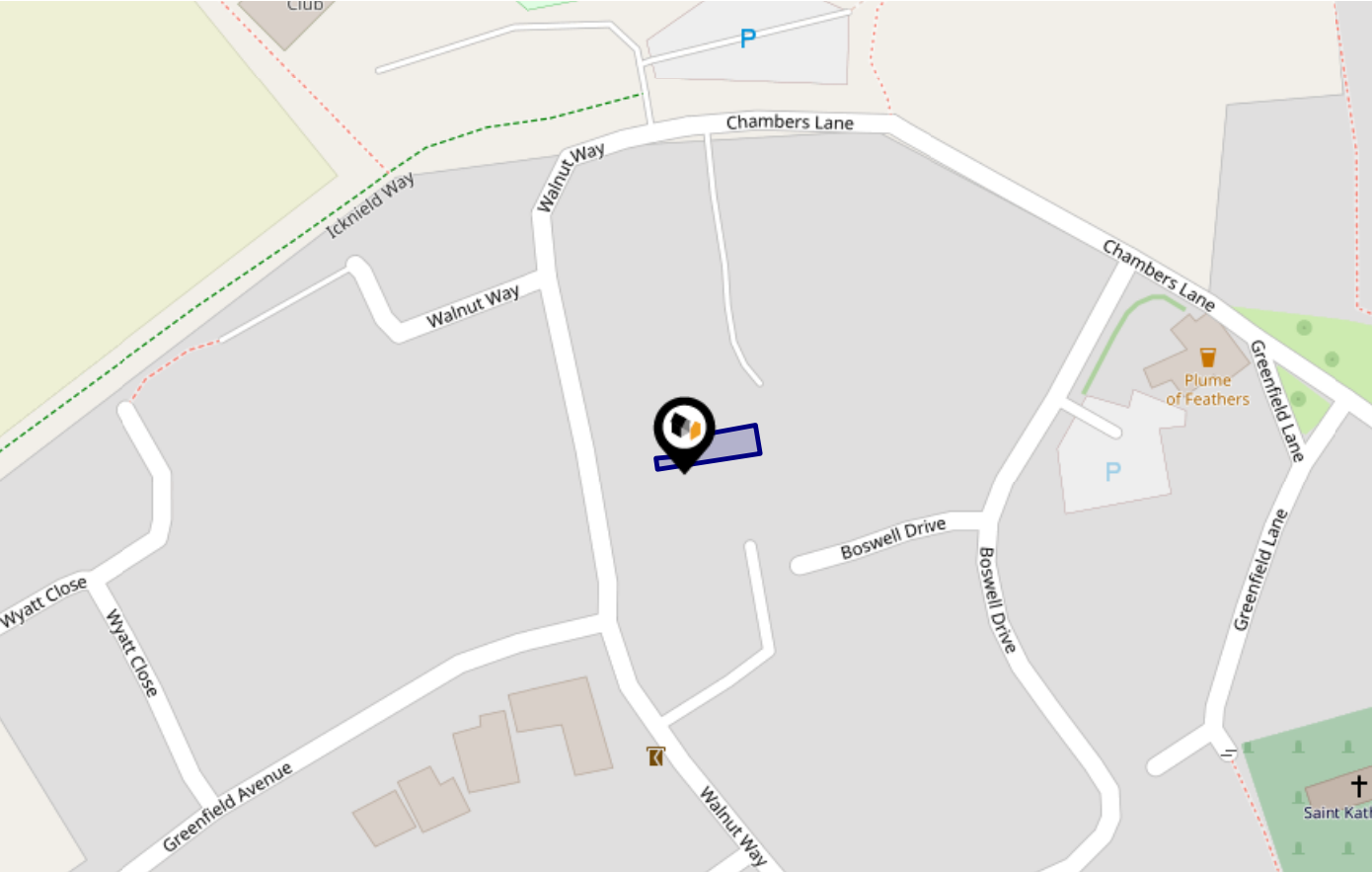
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - 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.
- 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.

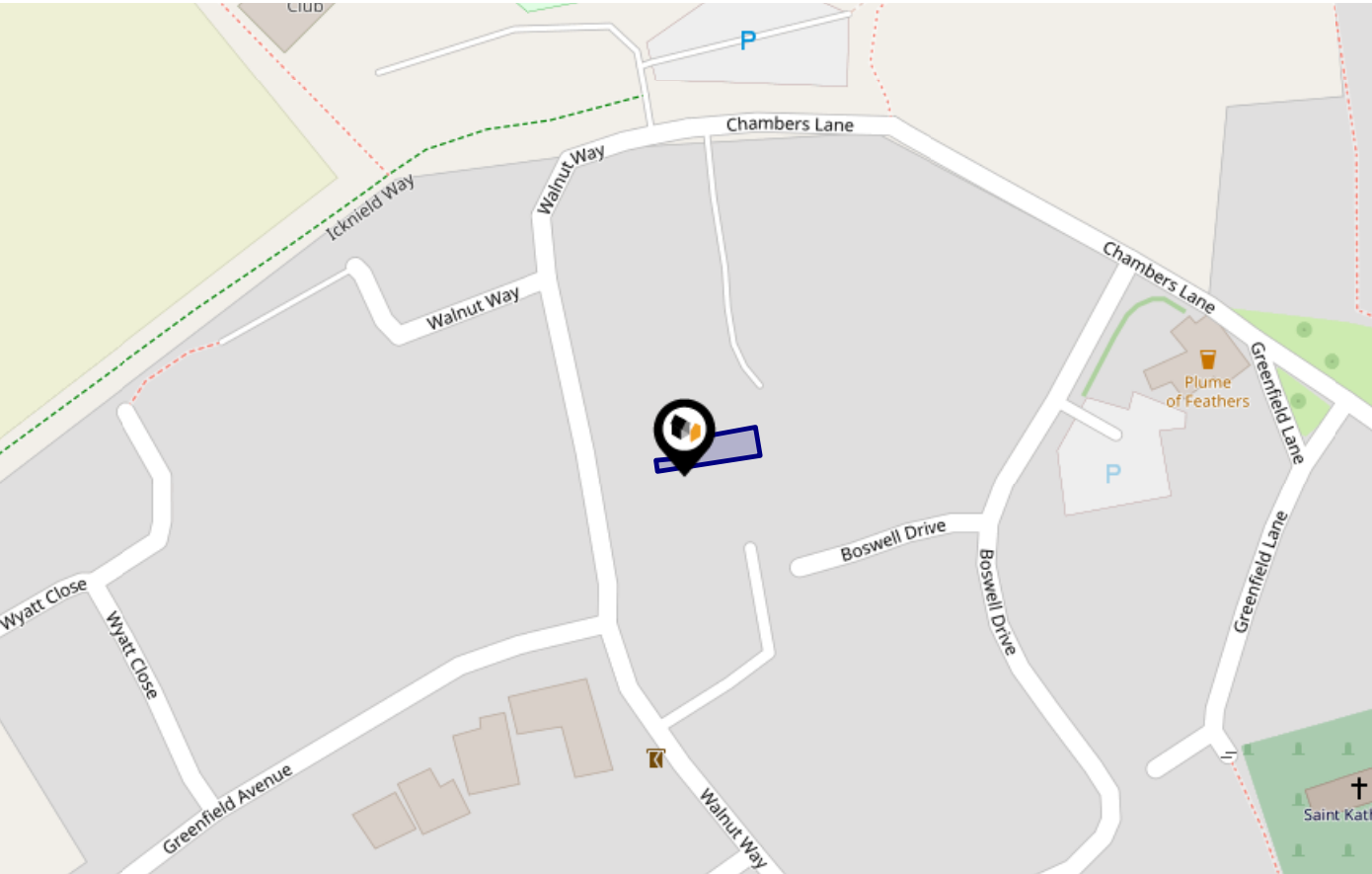
Chance of flooding to the following depths at this property:



Flood Risk

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.

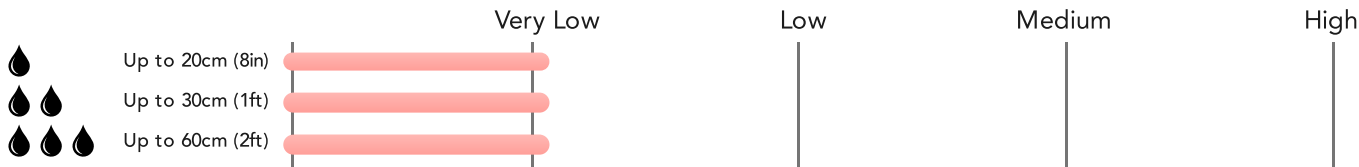


Risk Rating: **Very low**

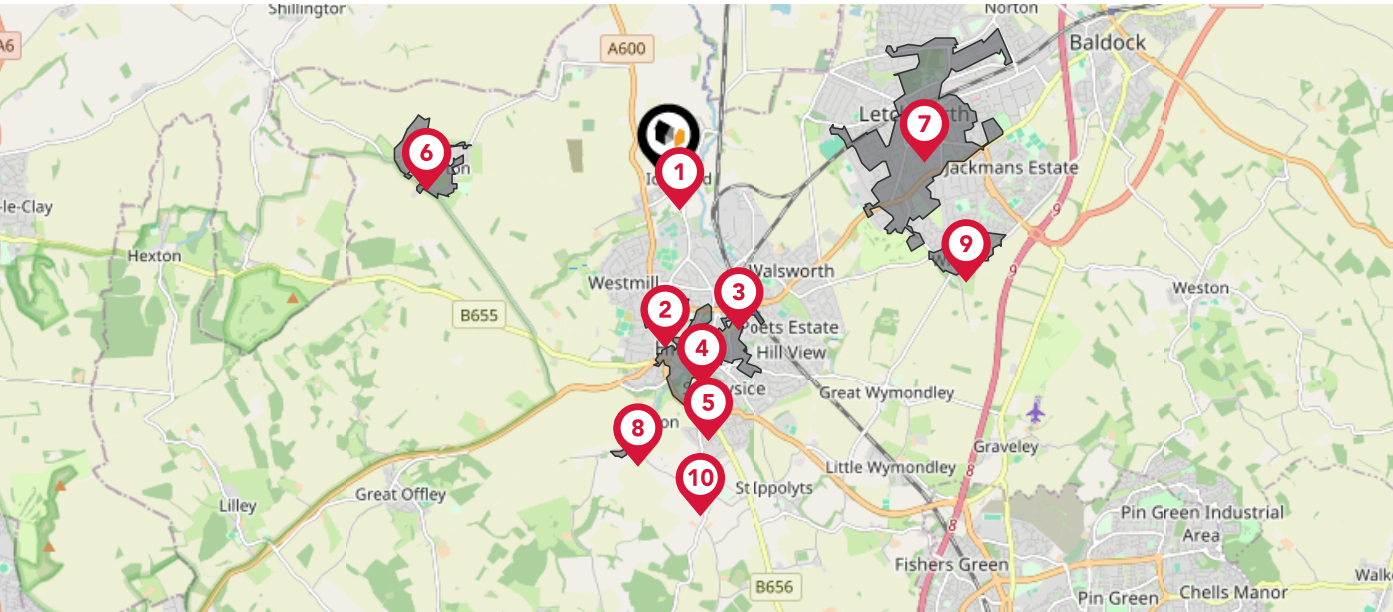
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- 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:

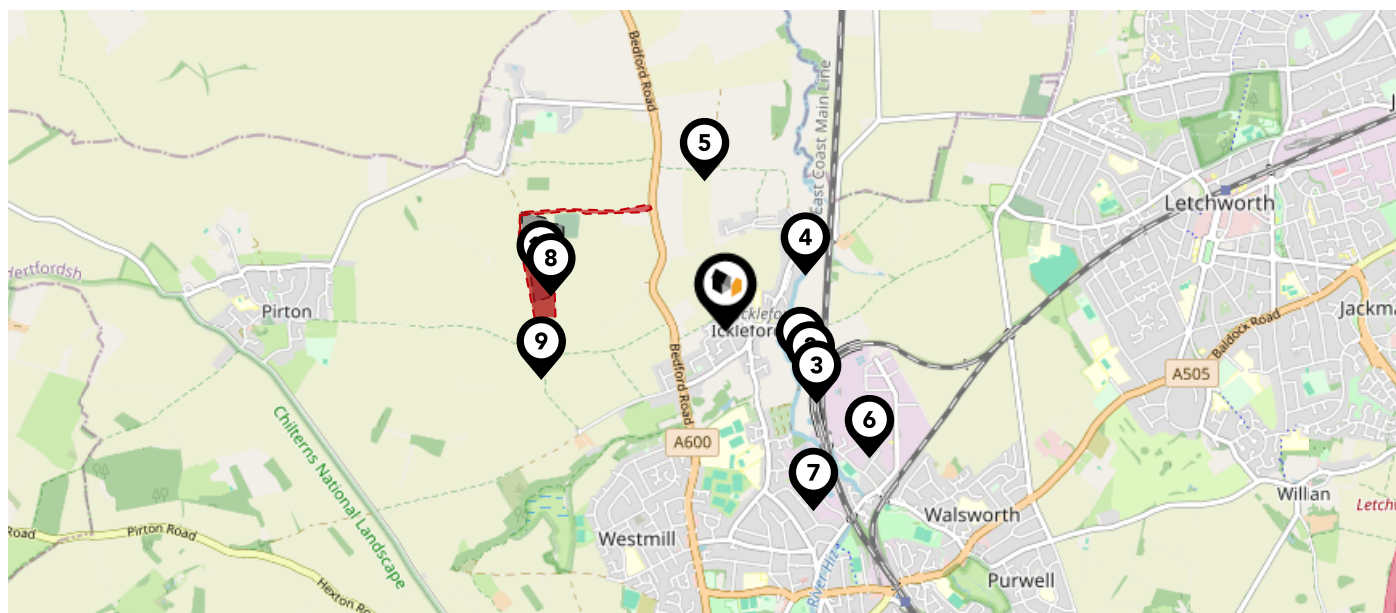


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Ickleford
2	Butts Close, Hitchin
3	Hitchin Railway and Ransom's Recreation Ground
4	Hitchin
5	Hitchin Hill Path
6	Pirton
7	Letchworth
8	Charlton
9	Willian
10	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	Wallace Way-Hitchin, Hertfordshire	Historic Landfill	
7	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill	
8	No name provided by source	Active Landfill	
9	Hambridge Way-Pirton	Historic Landfill	
10	Pit At Holwell-Hitchin, Hertfordshire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



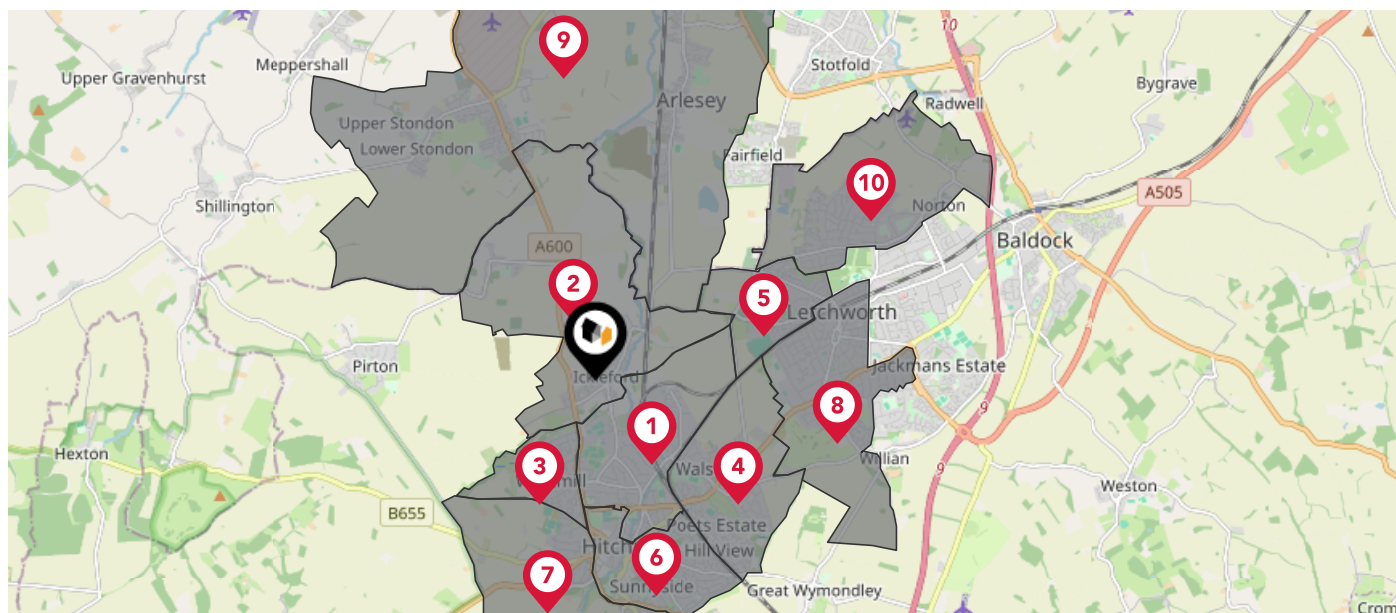
Mine Entry

- ✕ 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



Hitchin Bearton Ward



Cadwell Ward



Hitchin Oughton Ward



Hitchin Walsworth Ward



Letchworth Wilbury Ward



Hitchin Highbury Ward



Hitchin Priory Ward



Letchworth South West Ward



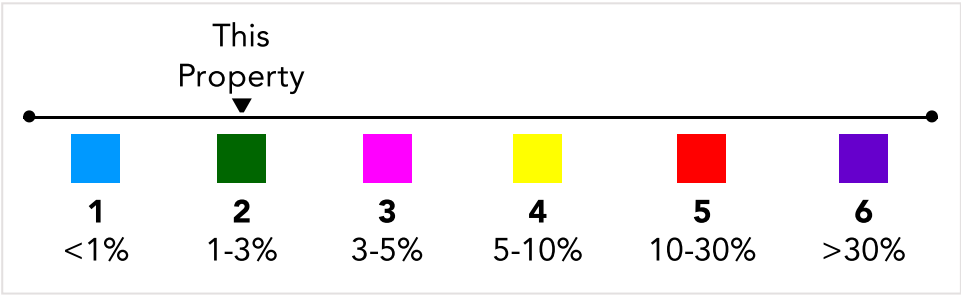
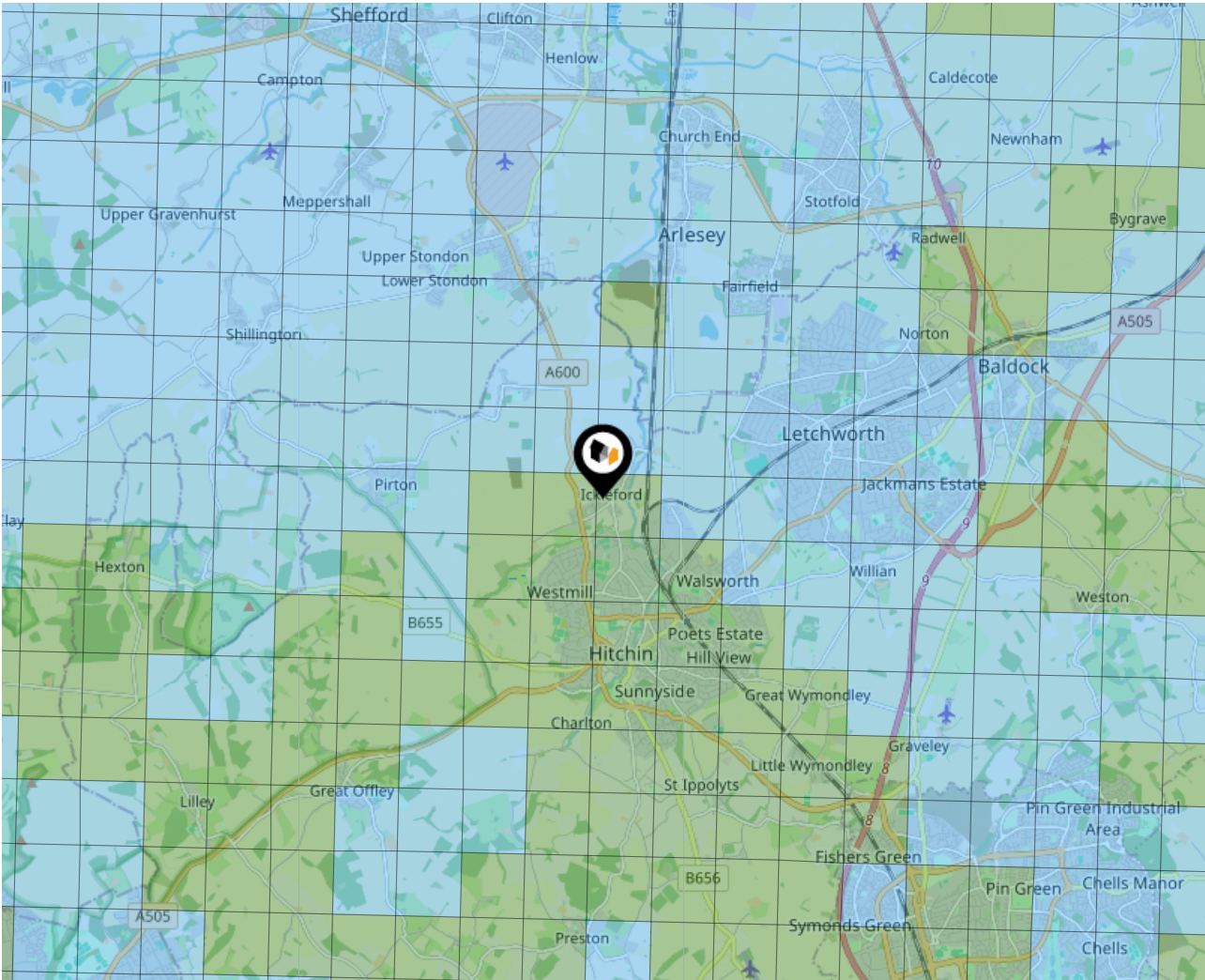
Arlesey Ward



Letchworth Grange Ward

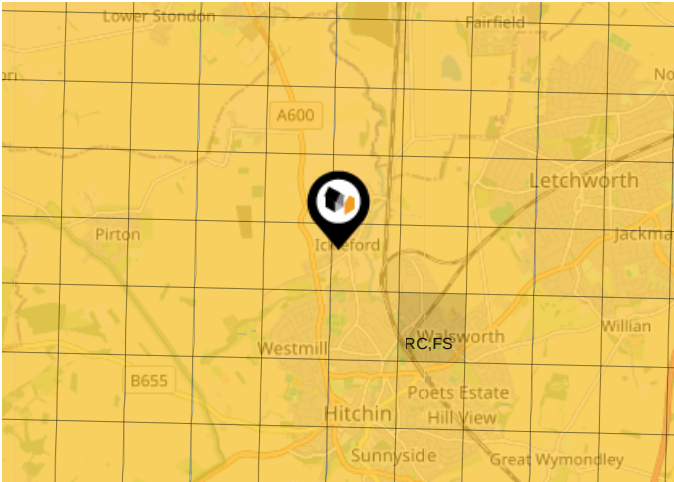
What is Radon?

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).



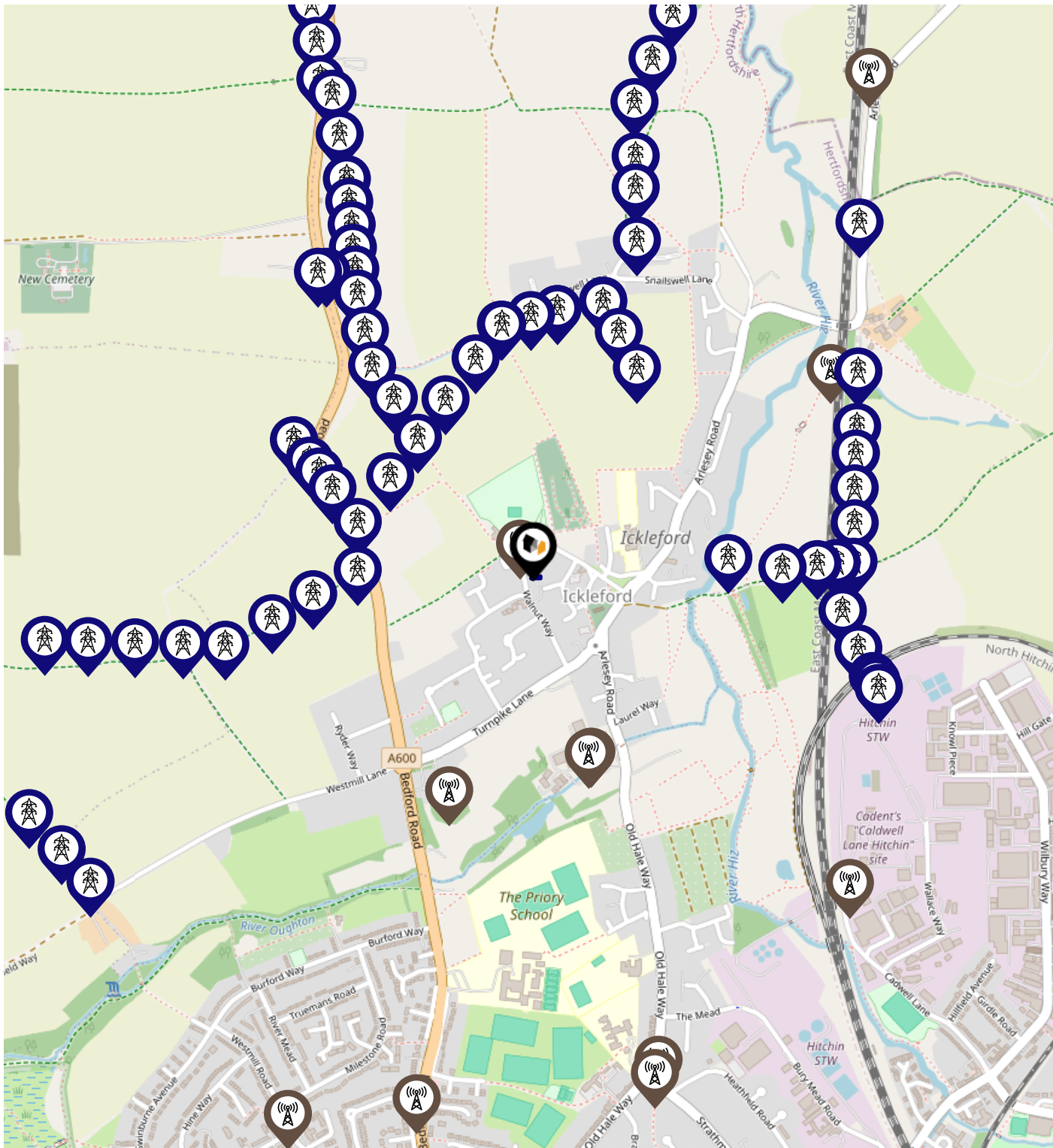
Ground Composition for this Address (Surrounding square kilometer zone around property)

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)

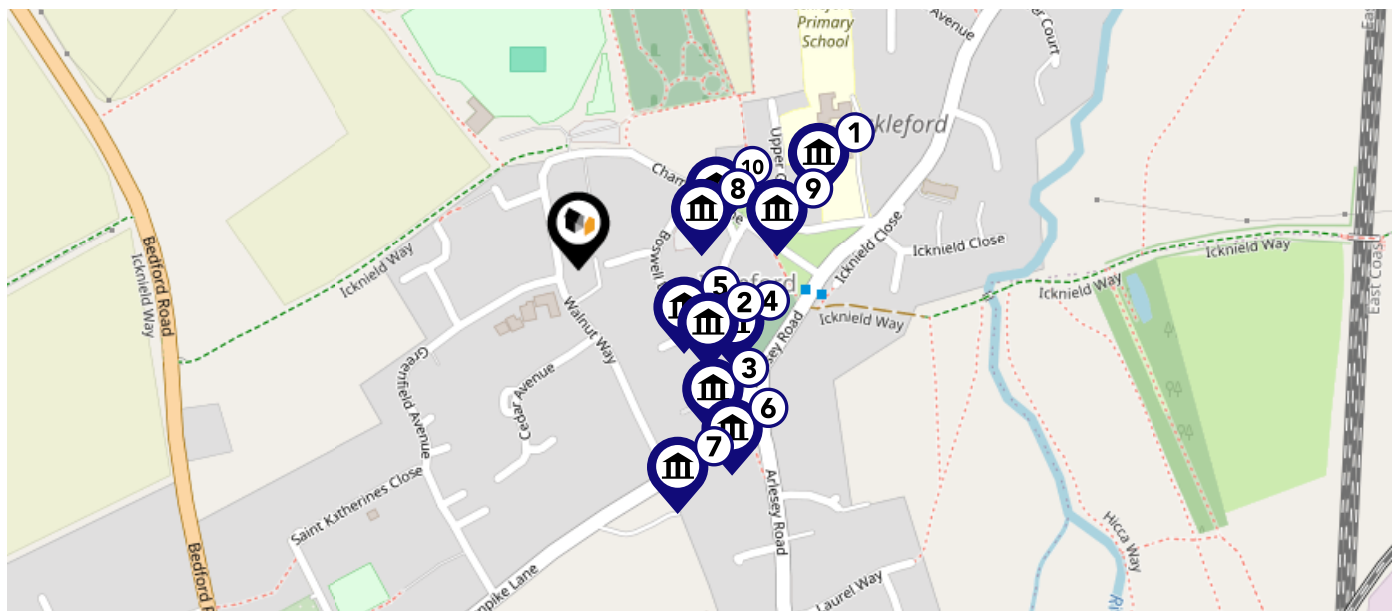
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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













Key:

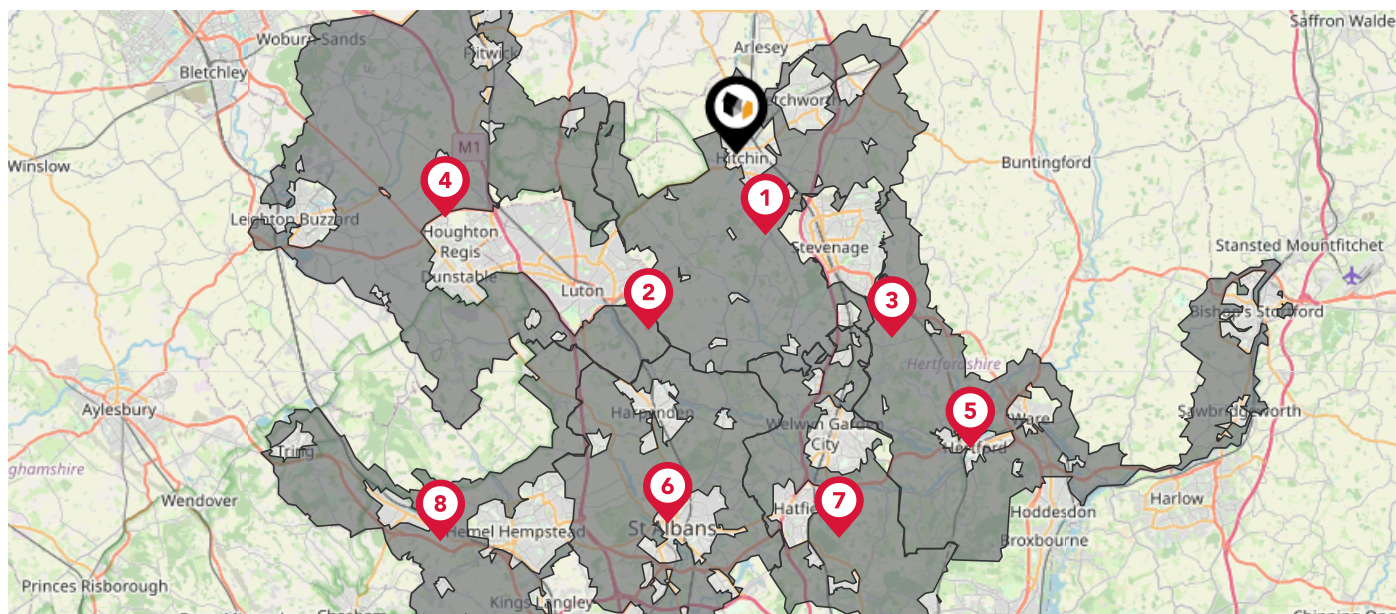
-  Power Pylons
-  Communication Masts

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
	1347059 - Old S Range Of Ickleford Jmi School	Grade II	0.1 miles
	1174389 - 3-5, Church Path	Grade II	0.1 miles
	1347090 - The Old George Inn	Grade II	0.1 miles
	1295821 - Church Of St Katherine (church Of England)	Grade I	0.1 miles
	1347092 - Greenfield Cottage	Grade II	0.1 miles
	1174426 - Barn House	Grade II	0.1 miles
	1295767 - Waltham Cottage	Grade II	0.1 miles
	1295731 - Plume Of Feathers Public House	Grade II	0.1 miles
	1174443 - The Cottage	Grade II	0.1 miles
	1103232 - Arnolds Farm	Grade II	0.1 miles

This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land



London Green Belt - North Hertfordshire



London Green Belt - Luton



London Green Belt - Stevenage



London Green Belt - Central Bedfordshire



London Green Belt - East Hertfordshire



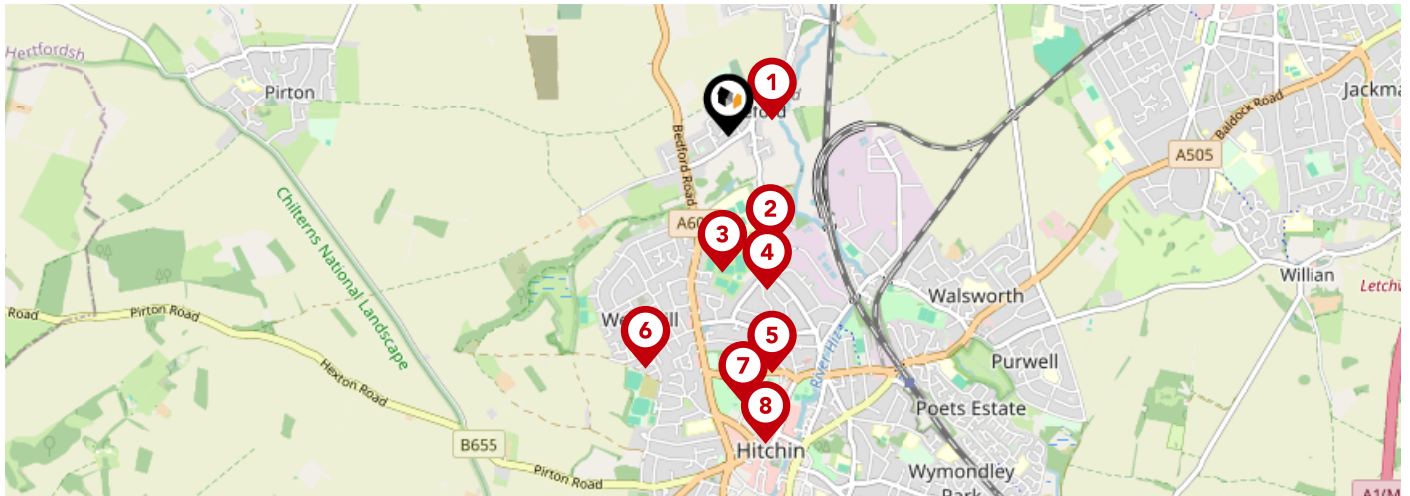
London Green Belt - St Albans



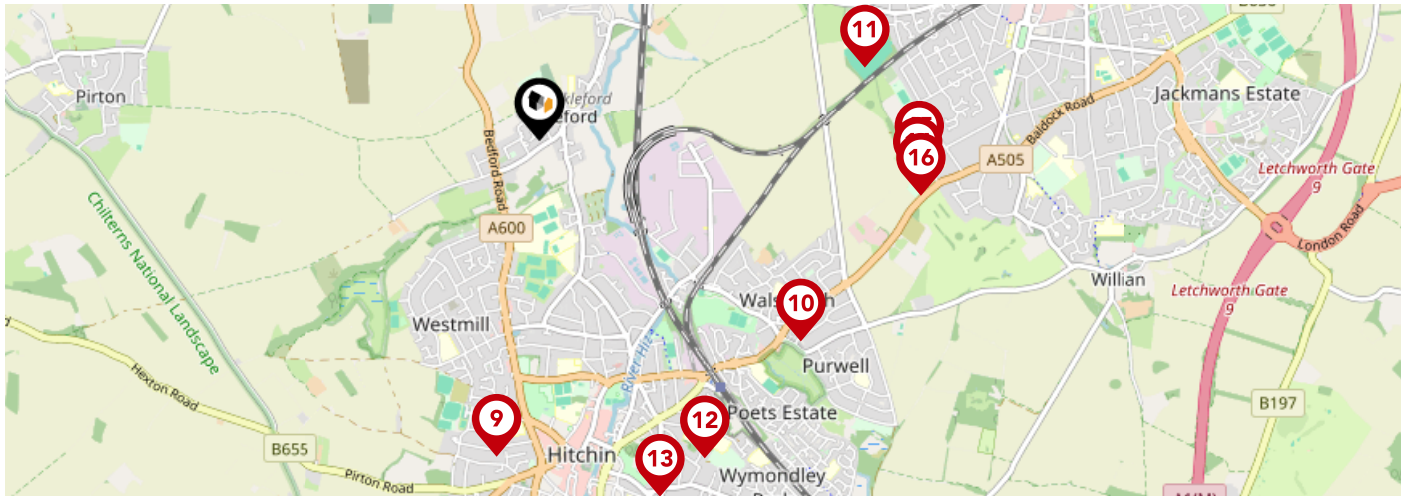
London Green Belt - Welwyn Hatfield



London Green Belt - Dacorum



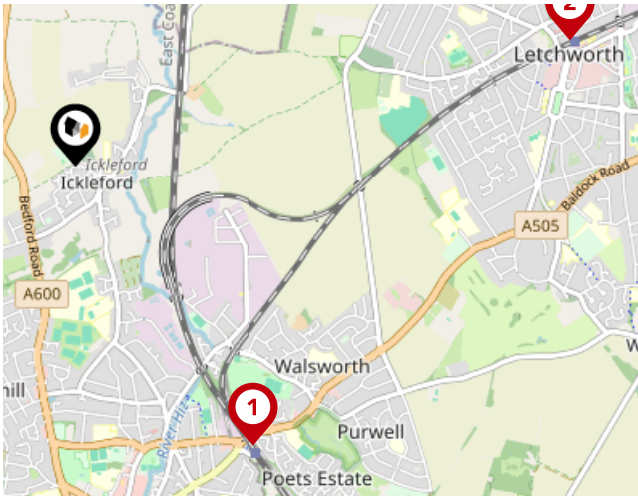
		Nursery	Primary	Secondary	College	Private
1	Ickleford Primary School Ofsted Rating: Good Pupils: 210 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:1.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:1.41	<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 Ofsted Rating: Outstanding Pupils: 420 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Fearnhill School Ofsted Rating: Good Pupils: 596 Distance:1.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:1.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	The Highfield School Ofsted Rating: Good Pupils: 998 Distance:1.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	St Thomas More Roman Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	North Herts Education Support Centre Ofsted Rating: Outstanding Pupils: 1 Distance:1.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

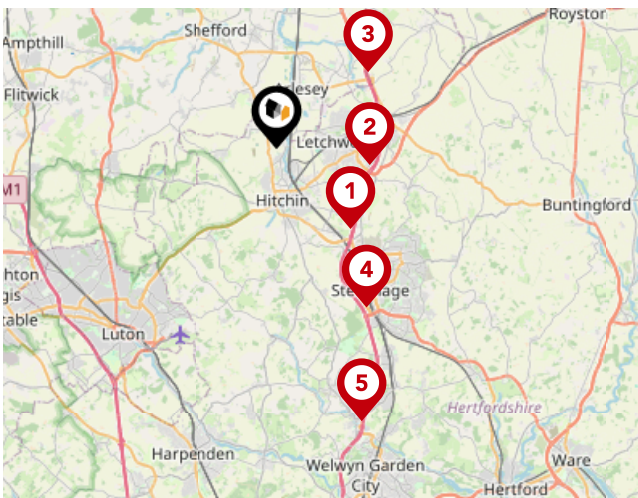
Area

Transport (National)



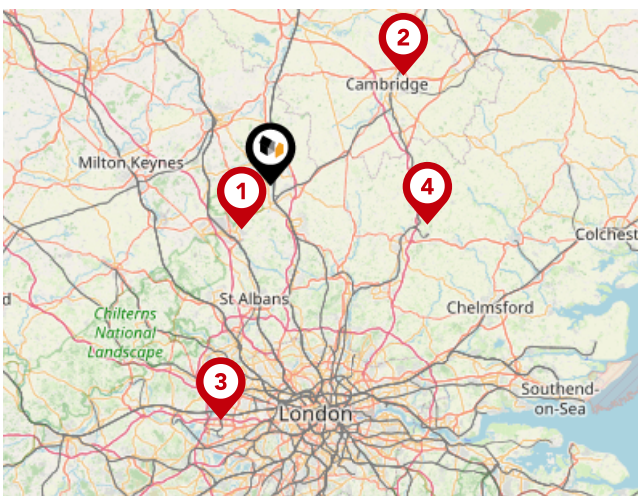
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	1.51 miles
2	Letchworth Rail Station	2.33 miles
3	Letchworth Rail Station	2.34 miles



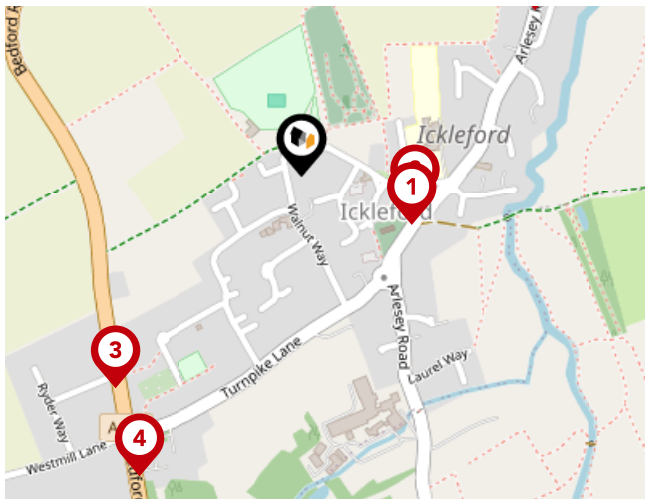
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.98 miles
2	A1(M) J9	3.39 miles
3	A1(M) J10	4.35 miles
4	A1(M) J7	6.64 miles
5	A1(M) J6	10.41 miles



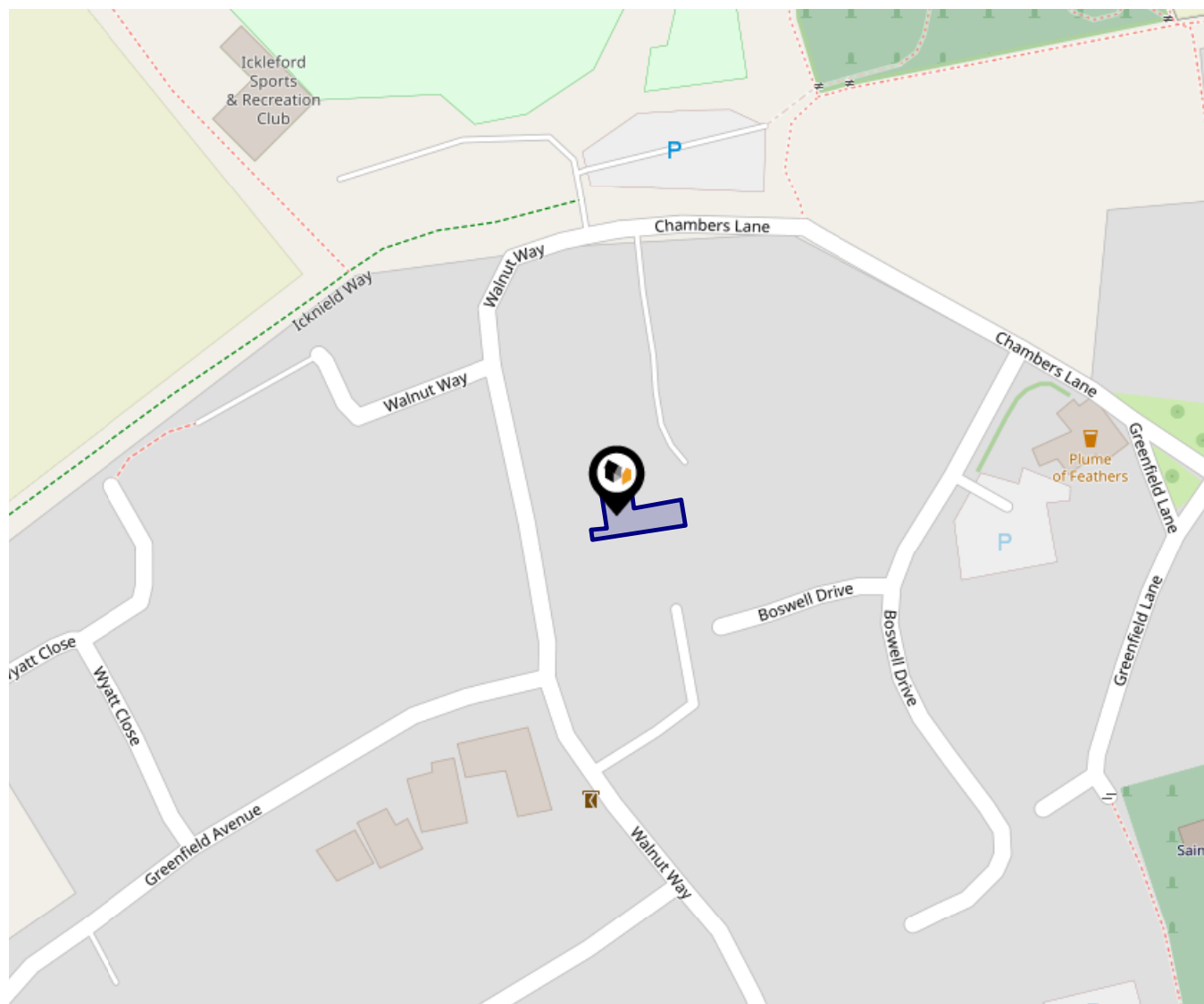
Airports/Helipads

Pin	Name	Distance
1	Luton Airport	7.53 miles
2	Cambridge	25.31 miles
3	Heathrow Airport	35.15 miles
4	Stansted Airport	23.82 miles



Bus Stops/Stations

Pin	Name	Distance
1	St Katharine's Church	0.14 miles
2	St Katharine's Church	0.13 miles
3	Turnpike Lane	0.32 miles
4	Turnpike Lane	0.39 miles
5	The Cricketers PH	0.33 miles



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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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Valuation Office
Agency

