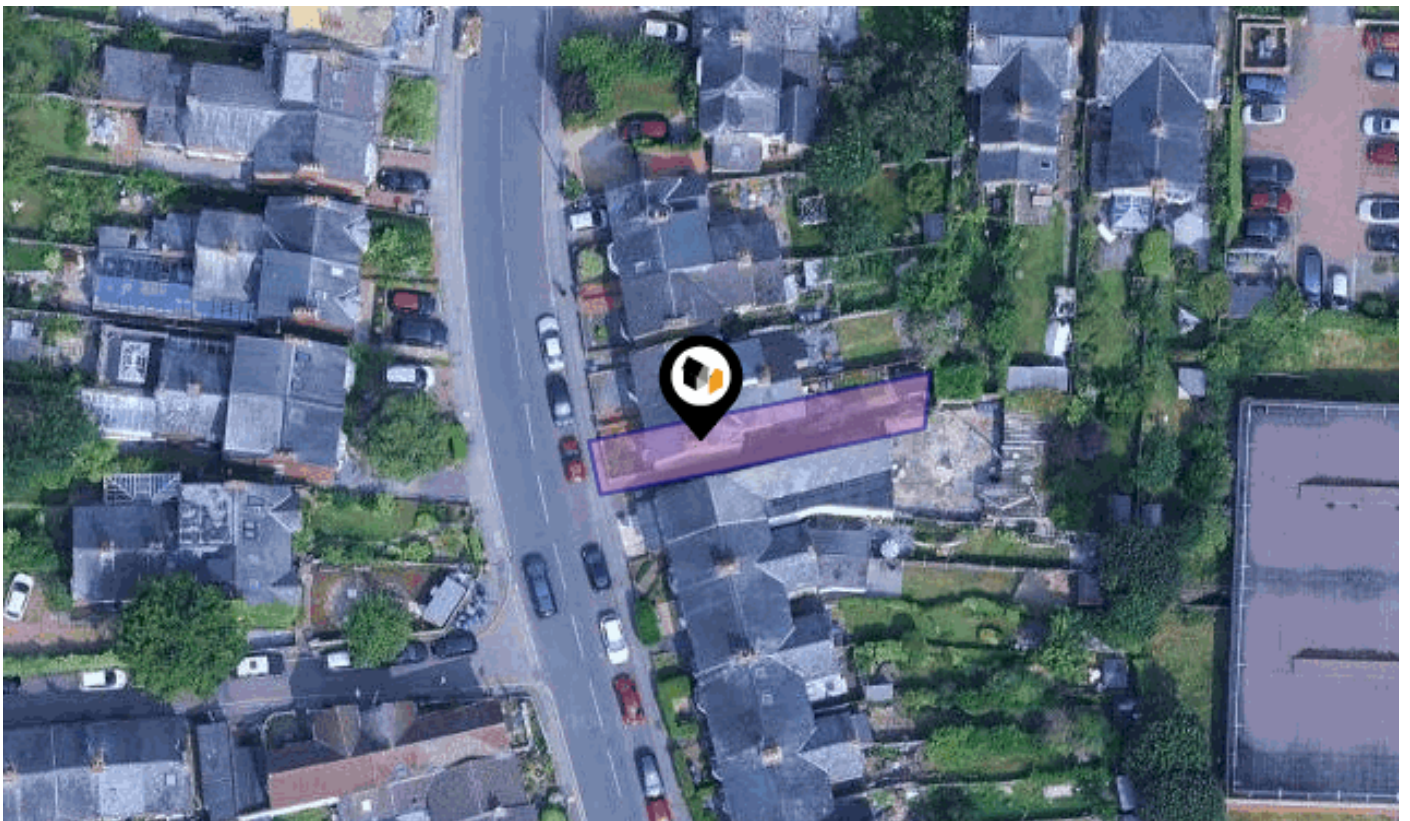




See More Online

MIR: Material Info

The Material Information Affecting this Property
Monday 09th March 2026



ICKLEFORD ROAD, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



Planning records for: **65 Ickleford Road Hitchin SG5 1TL**

Reference - 02/01181/1HH	
Decision:	Decided
Date:	02nd August 2002
Description:	Part single storey, part two storey rear extension following removal of existing conservatory. Single storey front extension to include a garage. Front bay window (as amended by plan no. HET/KH0201/01.02 Rev.A received 24.09.2002 and amended plan HET/KH0201/01B received 11.11.2002)

Planning records for: **66 Ickleford Road Hitchin Herts SG5 1TL**

Reference - 94/00956/1HH	
Decision:	Decided
Date:	30th August 1994
Description:	Part two and single storey rear extension (as amended by plans received 8.11.94 and amplified by letter dated 12.10.94)

Planning records for: **67 Ickleford Road Hitchin SG5 1TL**

Reference - 05/00562/1HH	
Decision:	Decided
Date:	14th April 2005
Description:	Rear roof extension to facilitate loft conversion

Reference - 89/01061/1	
Decision:	Decided
Date:	27th June 1989
Description:	Single storey rear extension

Planning records for: **69 Ickleford Road Hitchin Hertfordshire SG5 1TL**

Reference - 21/00723/LDCP	
Decision:	Decided
Date:	08th March 2021
Description:	Insertion of rooflights to existing front elevation roofslope and erection of an L-shaped dormer over existing first floor elevation and existing rear roofslope to facilitate conversion of loftspace into habitable accommodation

Planning records for: **80 Ickleford Road Hitchin SG5 1TL**

Reference - 13/02616/1NCS	
Decision:	Decided
Date:	24th October 2013
Description:	Single storey rear extension with the following dimensions: Length (Measured from rear wall of original house) - 3.3 metres Maximum height - 3 metres Maximum height of the eaves - 3 metres

Planning records for: **82 Ickleford Road Hitchin Hertfordshire SG5 1TL**

Reference - 19/03001/LDCP	
Decision:	Decided
Date:	17th December 2019
Description:	Insertion rear dormer window and one front velux window to facilitate loft conversion.

Reference - 19/03002/FPH	
Decision:	Decided
Date:	17th December 2019
Description:	Single storey rear extension

Planning records for: **83 Ickleford Road Hitchin Hertfordshire SG5 1TL**

Reference - 22/01593/FPH	
Decision:	Decided
Date:	20th June 2022
Description:	Single storey rear extension. Insertion of rear dormer window and two front roof lights to facilitate loft conversion.

Planning records for: **92 Ickleford Road Hitchin Hertfordshire SG5 1TL**

Reference - 25/01144/FPH	
Decision:	Decided
Date:	16th May 2025
Description:	Single storey rear extension

Planning records for: **71 Ickleford Road Hitchin SG5 1TL**

Reference - 82/01328/1	
Decision:	Decided
Date:	04th October 1982
Description:	Erection of first floor rear extension above ground floor extension under construction

Reference - 81/01712/1	
Decision:	Decided
Date:	23rd November 1981
Description:	Erection of two storey and single storey rear extensions involving demolition of existing buildings as variation to previously approved plans.

Planning records for: *71 Ickleford Road Hitchin SG5 1TL*

Reference - 83/01519/1
Decision: Decided
Date: 19th September 1983
Description: Erection of two storey rear extension
Reference - 18/00284/LDCP
Decision: Decided
Date: 19th March 2018
Description: Proposal use of ground floor as Hair Salon and Nail Bar (use Class A1)
Reference - 84/01480/1
Decision: Decided
Date: 27th September 1984
Description: Erection of single storey front extension to existing shop
Reference - 81/01272/1
Decision: Decided
Date: 20th August 1981
Description: Erection of first floor and single storey rear extensions.

Planning records for: *71 Ickleford Road Hitchin SG5 1TL*

Reference - 89/00766/1
Decision: Decided
Date: 25th July 1989
Description: Conversion of existing end terrace dwelling and shop into 4 self-contained flats with 5 parking spaces.

Reference - 83/00590/1
Decision: Decided
Date: 15th April 1983
Description: Erection of first floor rear extension over ground floor extension under construction

Reference - 81/00610/1
Decision: Decided
Date: 01st September 1981
Description: Use of garage for storage and distribution of milk.

Planning records for: *99-100 Ickleford Road Hitchin SG5 1TL*

Reference - 06/00131/1
Decision: Decided
Date: 27th January 2006
Description: Single storey rear extension, ground floor rear window and door as variation of part of planning permission ref 04/01617/1 granted 11.03.05. Replacement shopfront (as amended by plans and details received 2 June 2006)

Planning records for: *99-100 Ickleford Road Hitchin SG5 1TL*

Reference - 08/01409/1AD	
Decision:	Decided
Date:	20th June 2008
Description:	Retention of internally illuminated sign above automated teller machine

Reference - 06/01892/1	
Decision:	Decided
Date:	04th September 2006
Description:	Two storey side and rear extensions to provide increased internal retail floorspace on ground floor including enhancement of roof space accommodation by means of raising the existing height by 600 mm. Provision of 3 two bedroom first floor flats and 2 one bedroom second floor flats together with archway access to 6 car parking spaces following part demolition of existing buildings

Reference - 92/00941/1	
Decision:	Decided
Date:	13th August 1992
Description:	Widening of existing crossover and hardstanding to provide four parking spaces. (Amended by plan no PCA/CO/92/1A recieved 21st October 1992)

Reference - 04/02040/1AD	
Decision:	Decided
Date:	30th December 2004
Description:	Non illuminated two sided hanging 'Post Office' sign

Planning records for: *99-100 Ickleford Road Hitchin SG5 1TL*

Reference - 11/01165/1
Decision: Decided
Date: 06th May 2011
Description: Conversion of ground floor storage area to one bedroom bedsit accommodation and construction of entrance porch.

Reference - 05/01216/1
Decision: Decided
Date: 16th August 2005
Description: Three storey side and rear extensions with new third floor over existing building to provide internal retail floorspace on ground floor with 6 two bedroom flats over, single storey rear extension and archway access to 7 parking spaces. Part demolition of existing buildings (as amended by drawing 04322/05A and 04322/06B received 5 October 2005)

Reference - 08/01408/1
Decision: Decided
Date: 20th June 2008
Description: Retention of automated teller machine

Reference - 10/00589/1
Decision: Decided
Date: 31st March 2010
Description: Retention of relocated automated teller machine

Planning records for: *99/100 Ickleford Road Hitchin Herts SG5 1TL*

Reference - 95/00003/1
Decision: Decided
Date: 05th January 1995
Description: First floor side extension
Reference - 10/00590/1AD
Decision: Decided
Date: 31st March 2010
Description: Retention of internally illuminated sign above relocated atm machine
Reference - 10/02720/1
Decision: Decided
Date: 02nd November 2010
Description: Retention of 1-bedroom ground floor flat following conversion from retail/storage area to residential dwelling
Reference - 04/01617/1
Decision: Decided
Date: 07th October 2004
Description: Two storey side and rear extensions to provide internal retail floor space on ground floor. 4 two bedroom flats and 1 one bedroom flat at first floor and in roof space with the installation of dormer windows to the front (west) and side (north and south) elevations. Detached double garage and associated parking (as amended by drawing no 04322/03D and 04D received 14/12/04)

Planning records for: *99-100 Ickleford Road Hitchin SG5 1TL*

Reference - 05/00815/1	
Decision:	Decided
Date:	01st May 2005
Description:	Three storey side and rear extensions with new third floor over existing building to provide internal retail floorspace on ground floor with 6 two bedroom flats over, single storey rear extension and archway access to 7 parking spaces. Part demolition of existing buildings.

SG5

Energy rating
D

Valid until 03.08.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	80 m ²

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 brick construction

Property Lease Information

Freehold

Listed Building Information

Not listed

Stamp Duty

None specified

Other

None specified

Other

None specified

Electricity Supply

YES - Mains

Gas Supply

YES - Mains

Central Heating

YES - GCH

Water Supply

YES - Mains

Drainage

YES - Mains

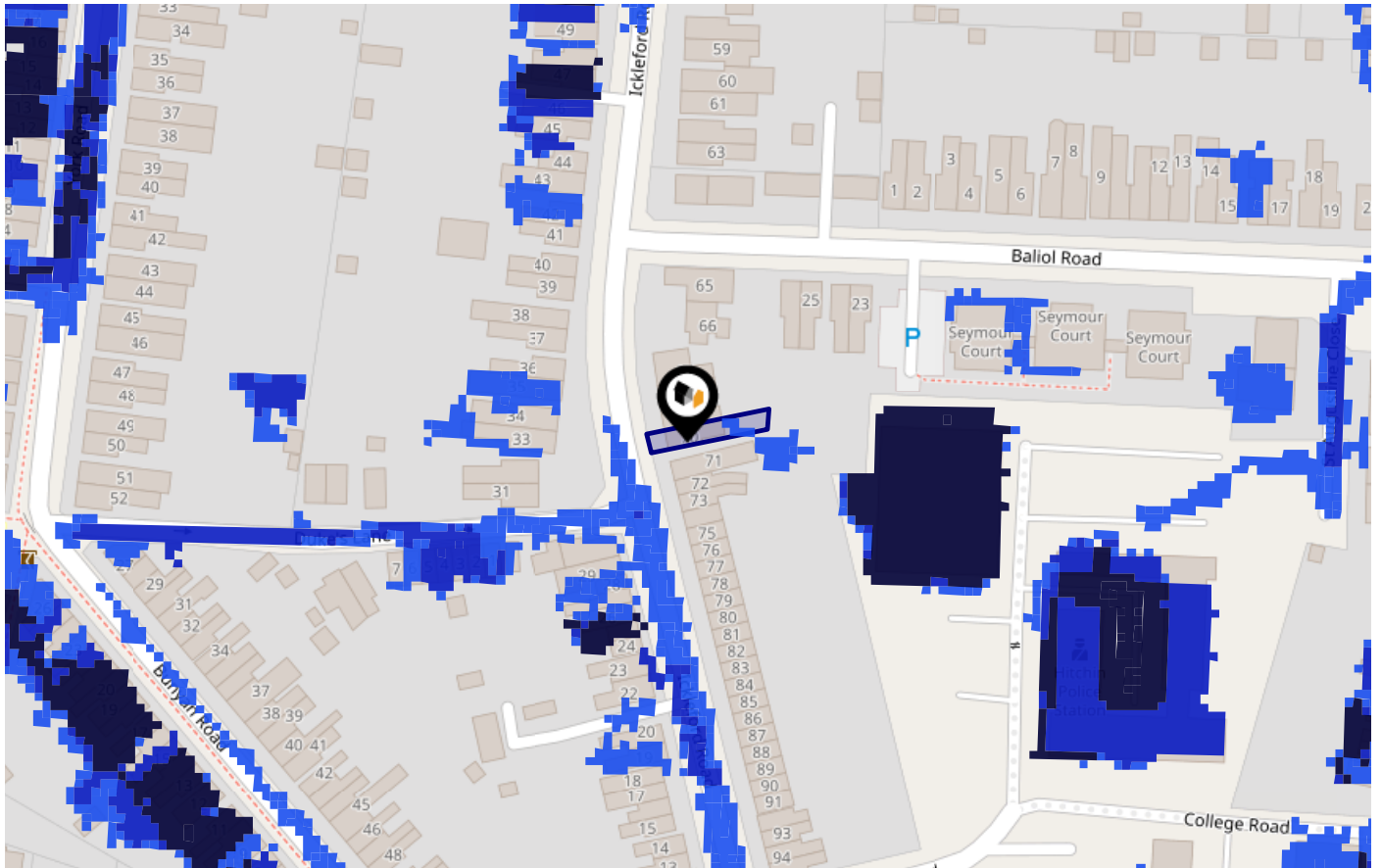
Important - Please read

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.

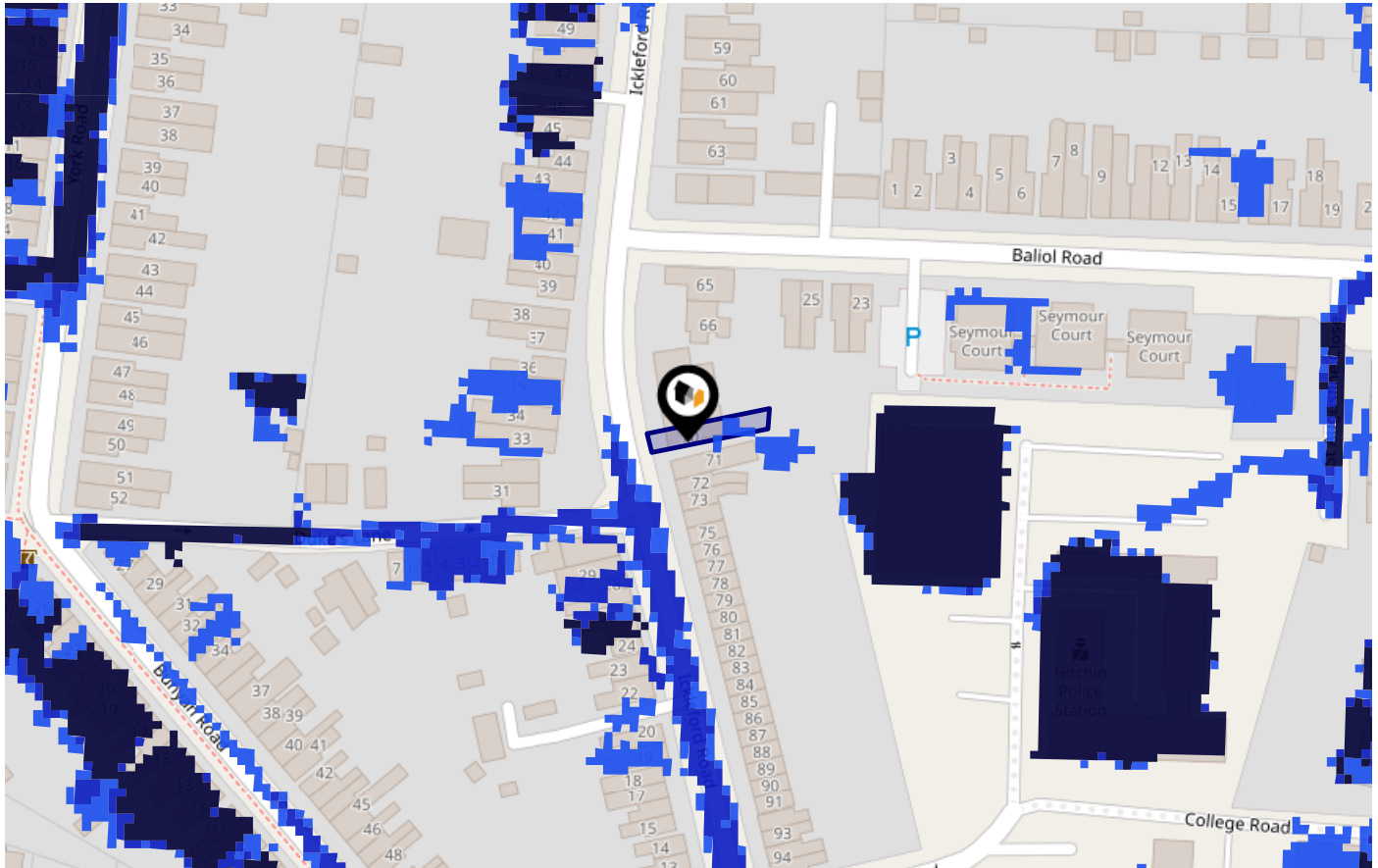
Chance of flooding to the following depths at this property:



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.

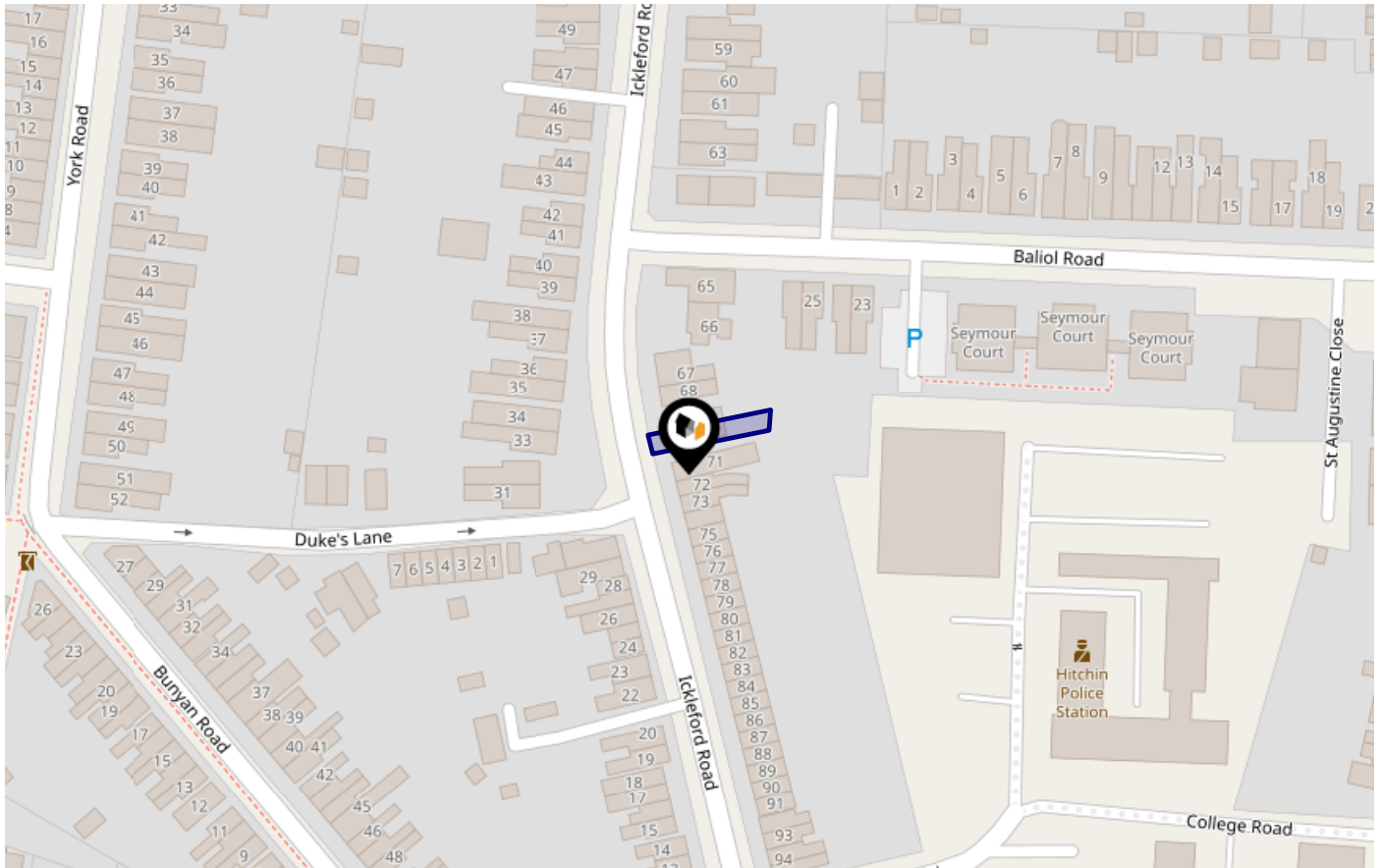
Chance of flooding to the following depths at this property:



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.

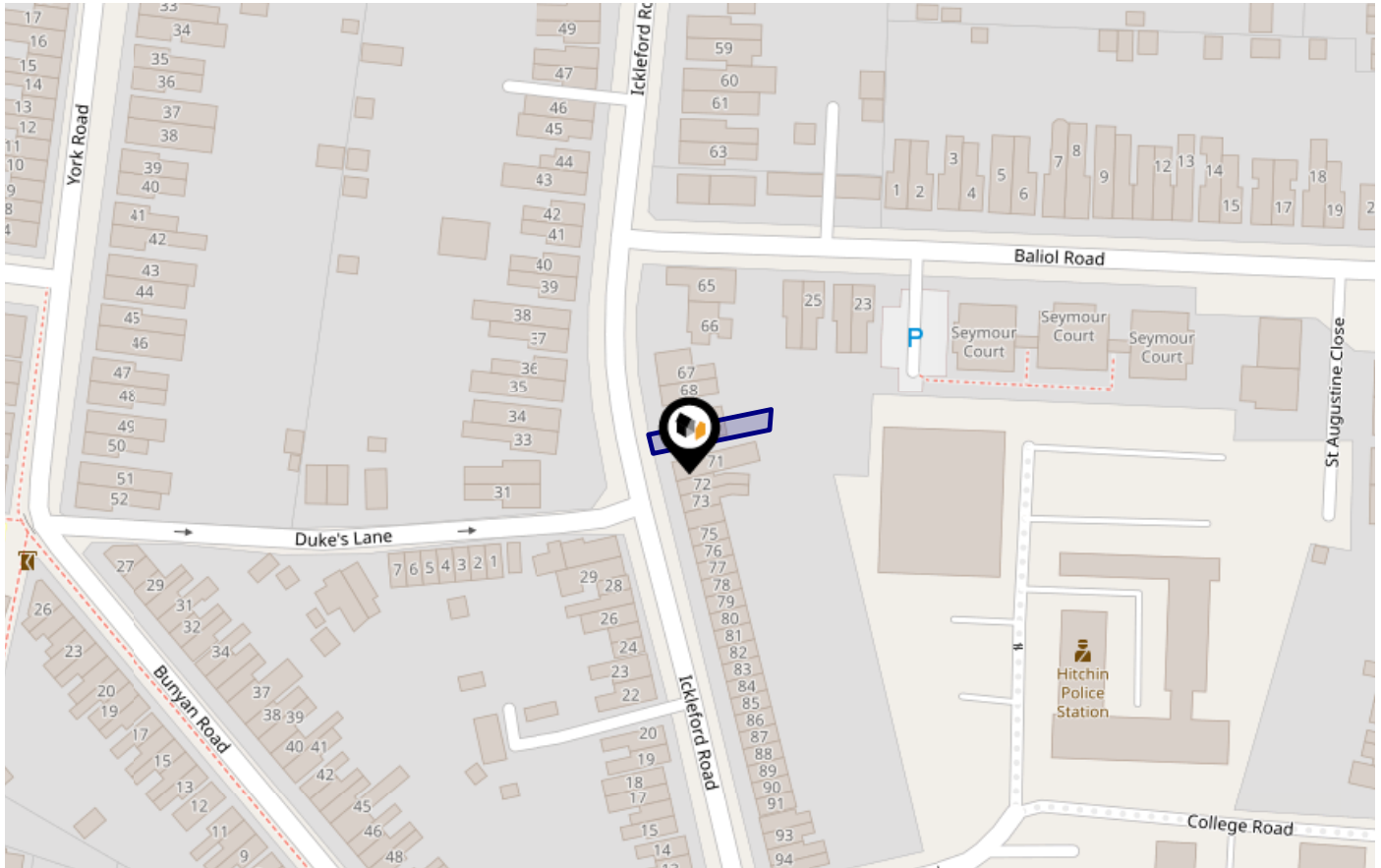
Chance of flooding to the following depths at this property:



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**

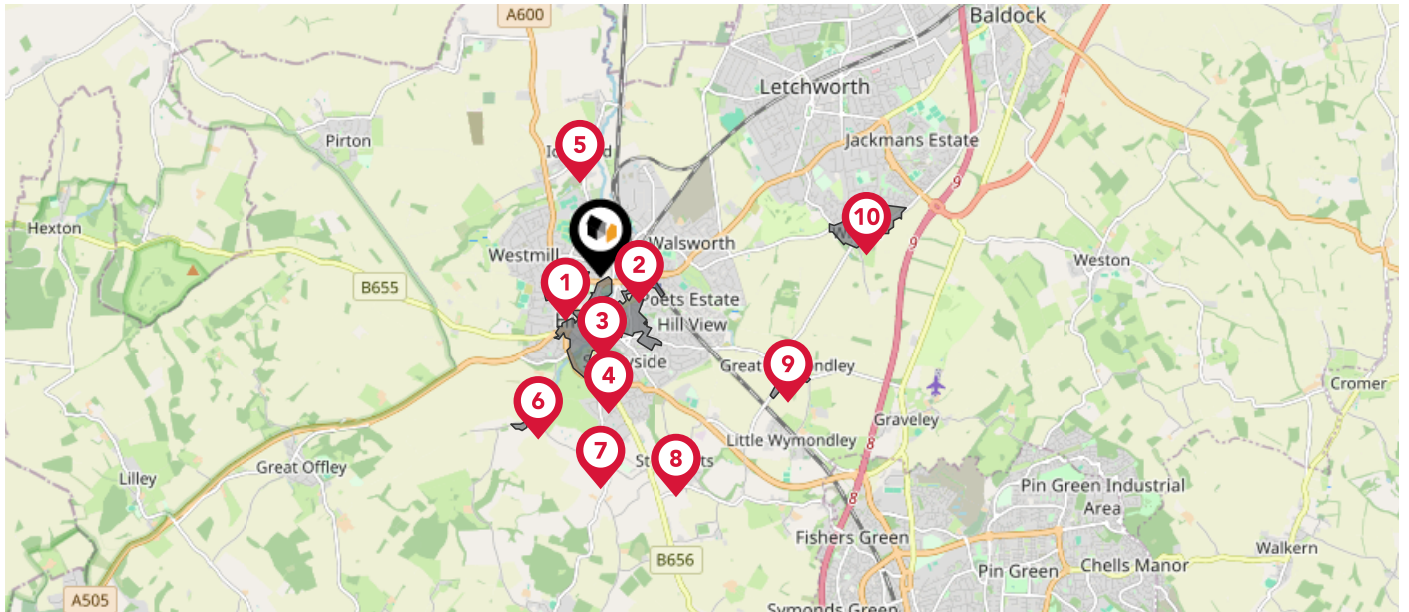
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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



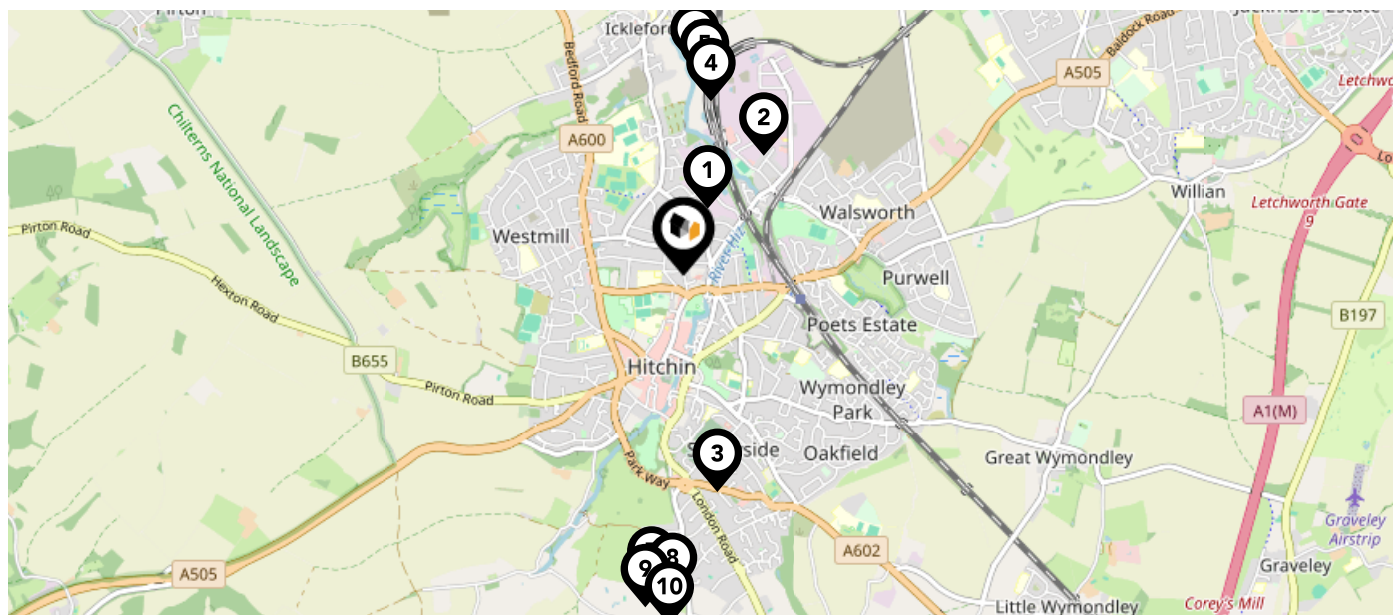
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

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

This map displays nearby coal mine entrances and their classifications.



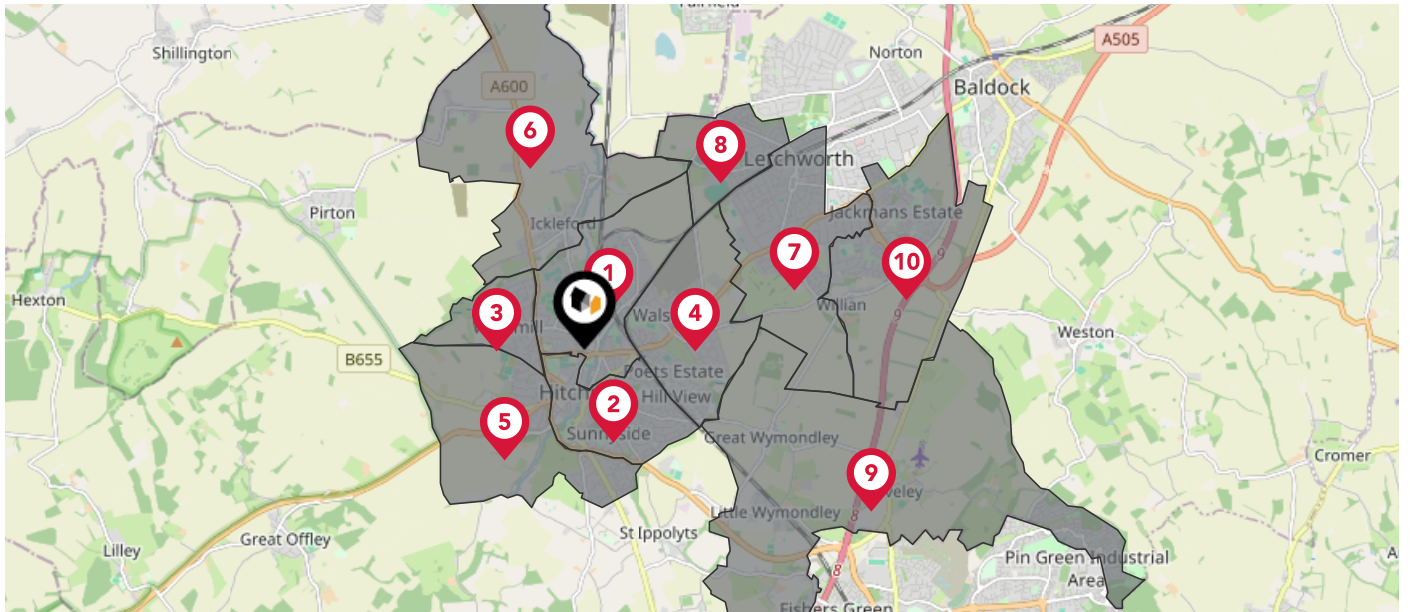
Mine Entry

- ✕ 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

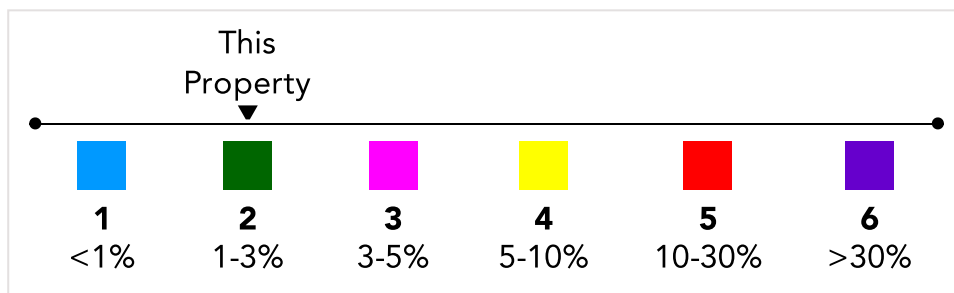
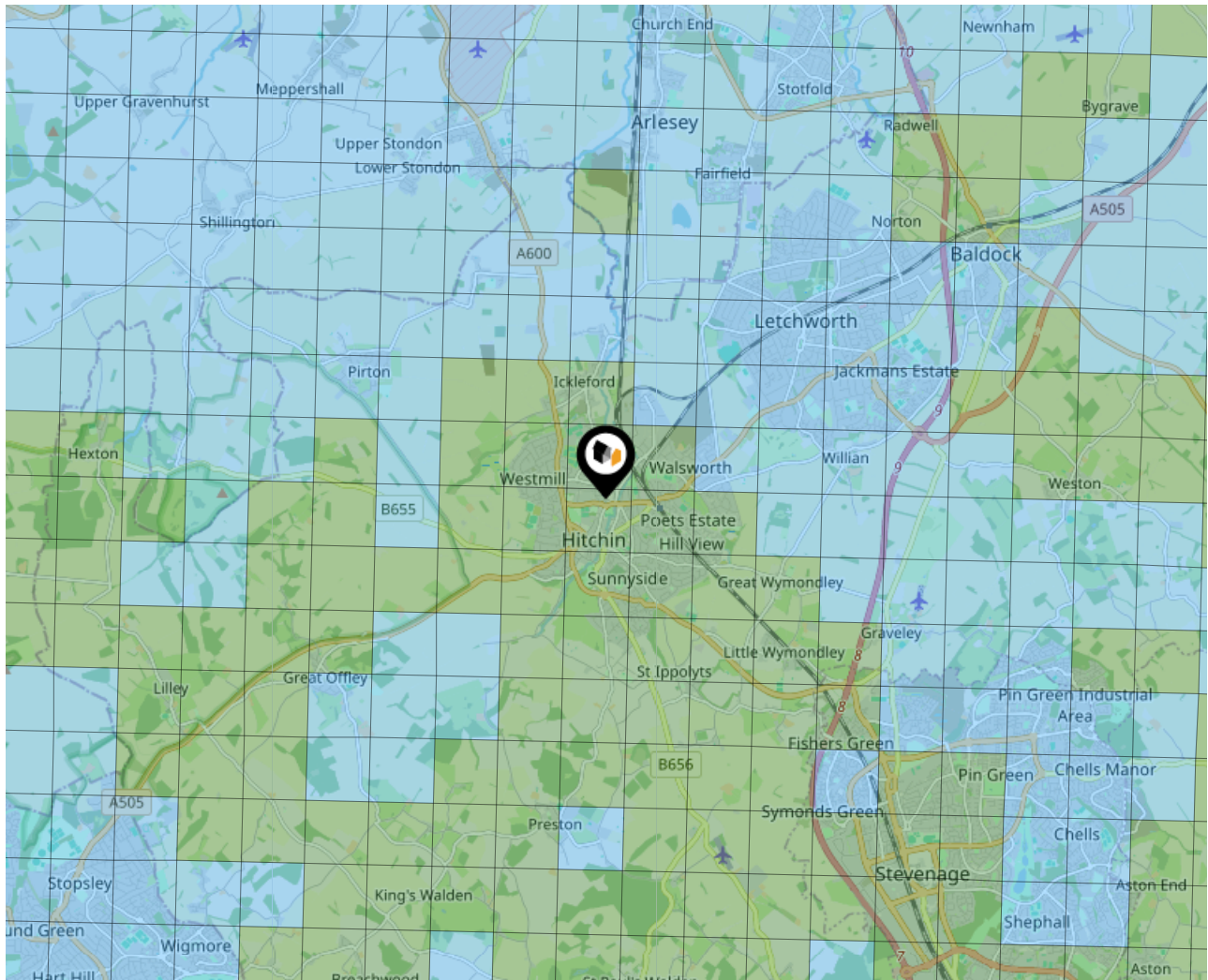


Nearby Council Wards

- 1 Hitchin Bearton Ward
- 2 Hitchin Highbury Ward
- 3 Hitchin Oughton Ward
- 4 Hitchin Walsworth Ward
- 5 Hitchin Priory Ward
- 6 Cadwell Ward
- 7 Leitchworth South West Ward
- 8 Leitchworth Wilbury Ward
- 9 Chesfield Ward
- 10 Leitchworth South East Ward

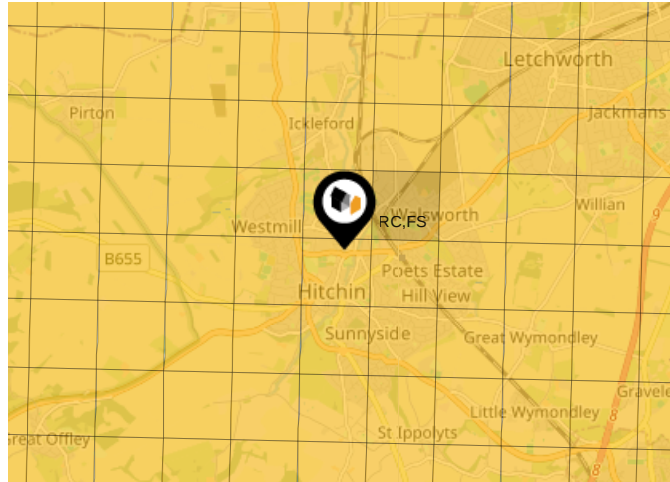
What is Radon?

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)

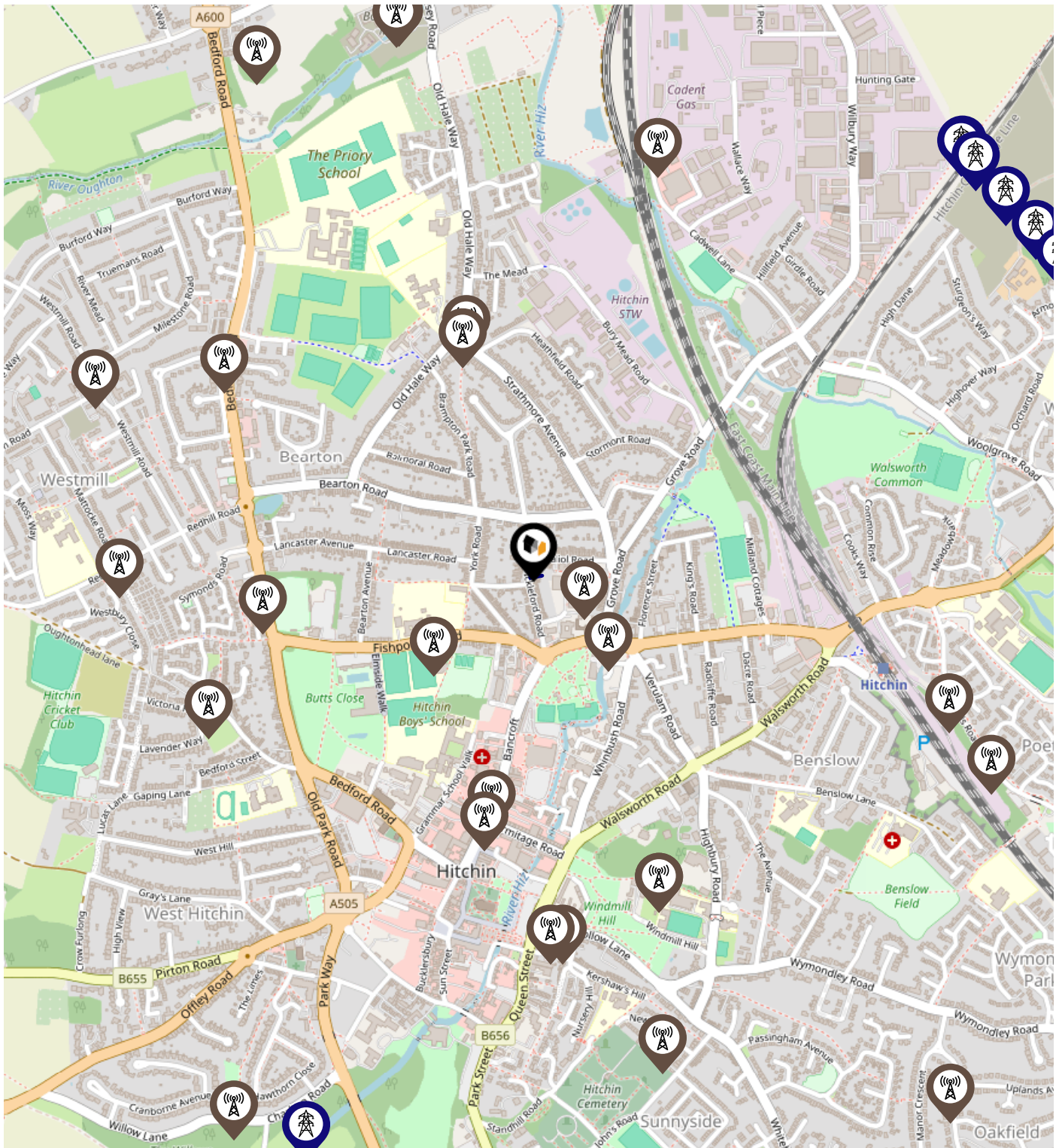
Carbon Content:	HIGH	Soil Texture:	CHALKY CLAY TO CHALKY
Parent Material Grain:	ARGILLIC		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP-INTERMEDIATE





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

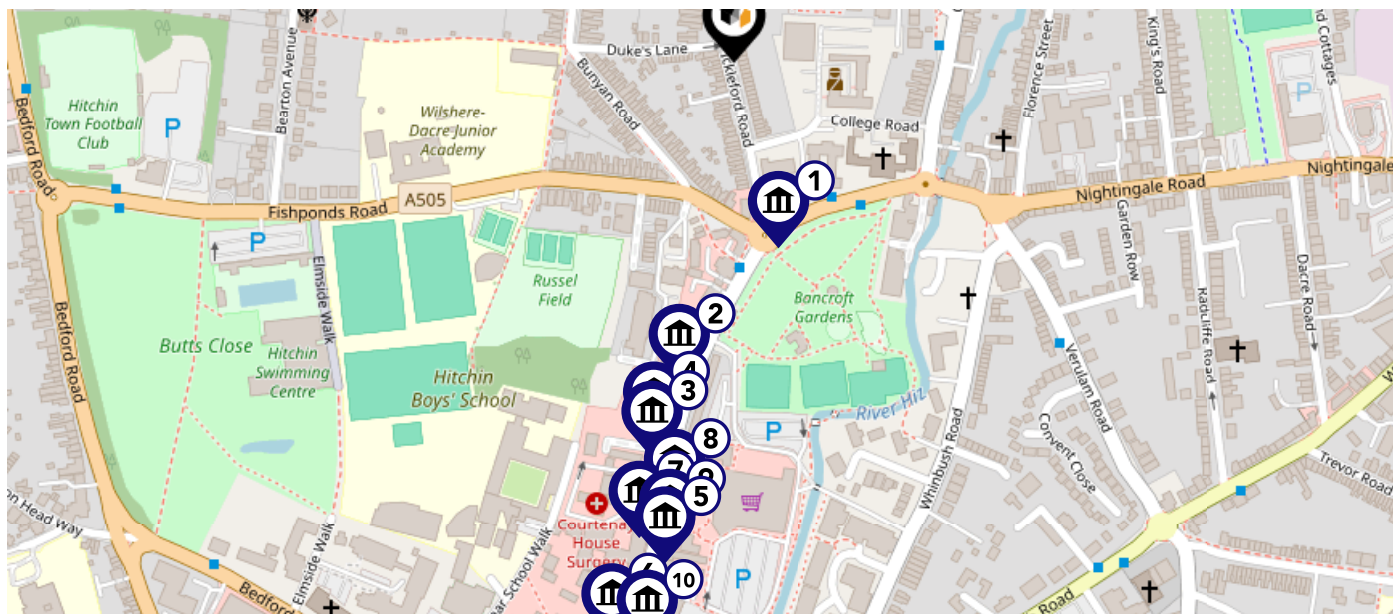
Local Area Masts & Pylons



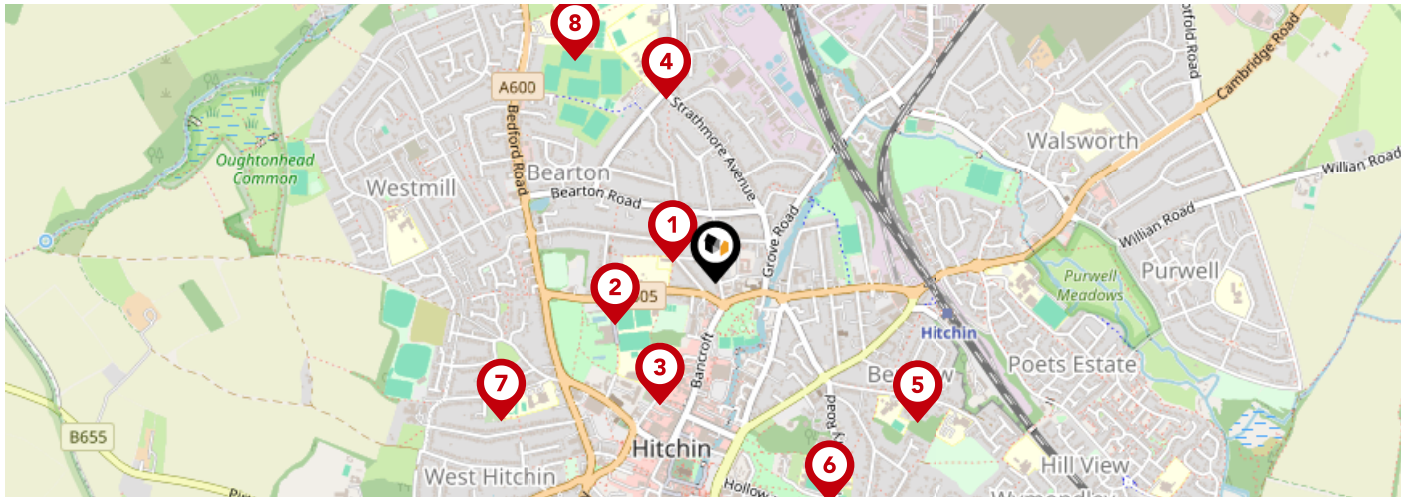
Key:

-  Power Pylons
-  Communication Masts

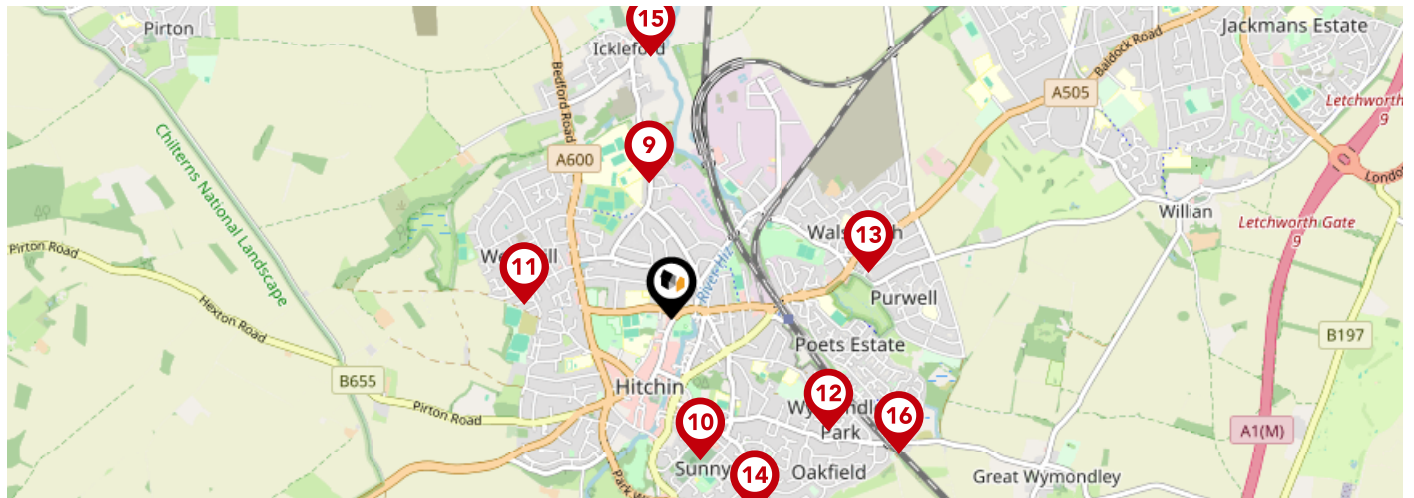
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



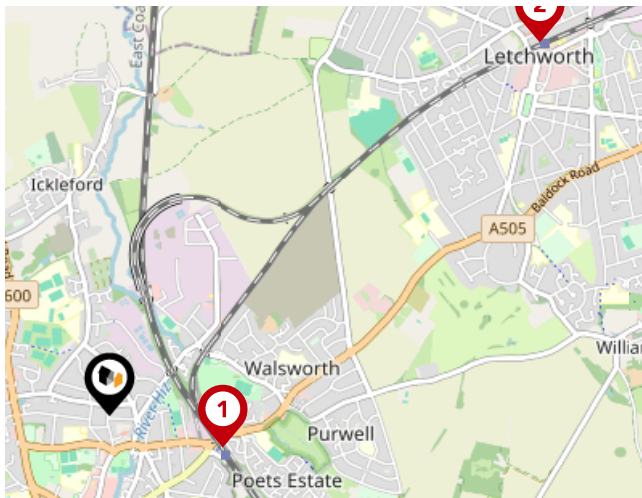
Listed Buildings in the local district	Grade	Distance
1347594 - Frythe Cottages	Grade II	0.1 miles
1347577 - 53, Bancroft	Grade II	0.2 miles
1102221 - 45, 46 And 46a, Bancroft	Grade II	0.2 miles
1296455 - 47, Bancroft	Grade II	0.2 miles
1173028 - 93, Bancroft	Grade II	0.3 miles
1102218 - 23 And 24, Bancroft	Grade II	0.3 miles
1172987 - 34, Bancroft	Grade II	0.3 miles
1102222 - 86 And 87, Bancroft	Grade II	0.3 miles
1347578 - 91 And 92, Bancroft	Grade II	0.3 miles
1296363 - 103 And 103b, Bancroft	Grade II	0.3 miles



		Nursery	Primary	Secondary	College	Private
York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.11		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.25		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.31		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.44		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.56		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.56		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.58		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.6		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

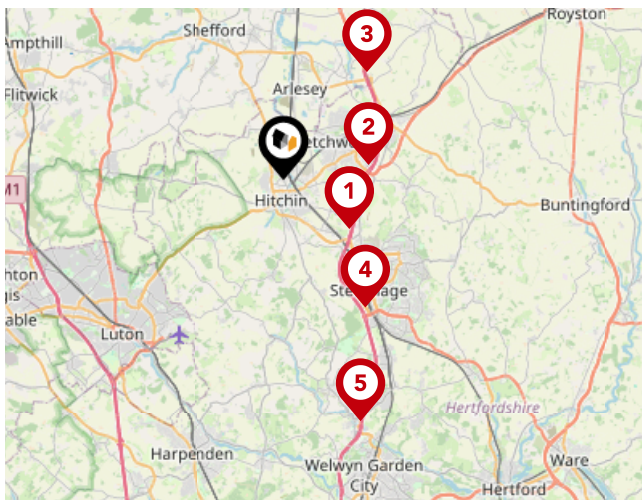


	Nursery	Primary	Secondary	College	Private
Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ickleford Primary School Ofsted Rating: Good Pupils: 210 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



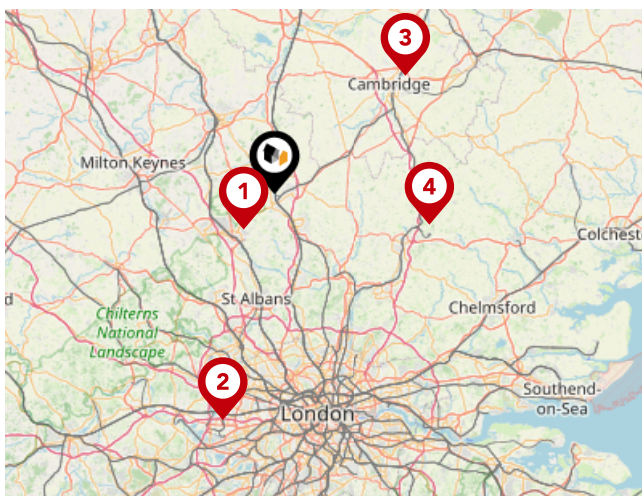
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.54 miles
2	Letchworth Rail Station	2.6 miles
3	Letchworth Rail Station	2.61 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3 miles
2	A1(M) J9	3.1 miles
3	A1(M) J10	4.96 miles
4	A1(M) J7	5.52 miles
5	A1(M) J6	9.25 miles

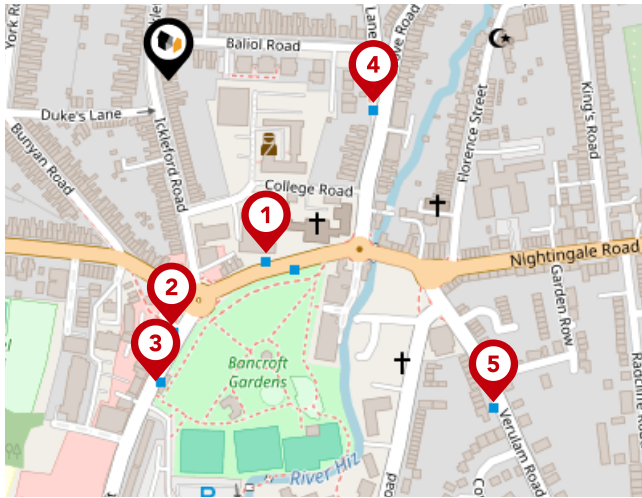


Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	6.79 miles
2	Heathrow Airport	34.11 miles
3	Cambridge	25.83 miles
4	Stansted Airport	23.3 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Grove Road	0.11 miles
2	Bunyan Road	0.14 miles
3	Bunyan Road	0.17 miles
4	Water Lane	0.12 miles
5	Convent Close	0.26 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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