



MIR: Material Info

The Material Information Affecting this Property

Monday 01st September 2025



KINGS WALDEN ROAD, OFFLEY, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

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Planning records for: *Red Lion Cottages Kings Walden Road Offley SG5 3DZ*

Reference - 77/00865/1	
Decision:	Decided
Date:	22nd June 1977
Description:	Use of a cottage for holselry accommodation connected with the red lion public house

Planning records for: *The Red Lion Kings Walden Road Offley Hitchin SG5 3DZ*

Reference - 03/00091/1	
Decision:	Decided
Date:	22nd January 2003
Description:	Rear conservatory

Reference - 77/00988/1	
Decision:	Decided
Date:	12th July 1977
Description:	Single storey extensions at front and rear and new flat roof to existing single storey building at rear

Planning records for: *1 Red Lion Cottages Kings Walden Road Great Offley SG5 3DZ*

Reference - 83/00471/1	
Decision:	Decided
Date:	28th March 1983
Description:	Formation of new vehicular access

Planning records for: **1 Red Lion Cottages Kings Walden Road Great Offley SG5 3DZ**

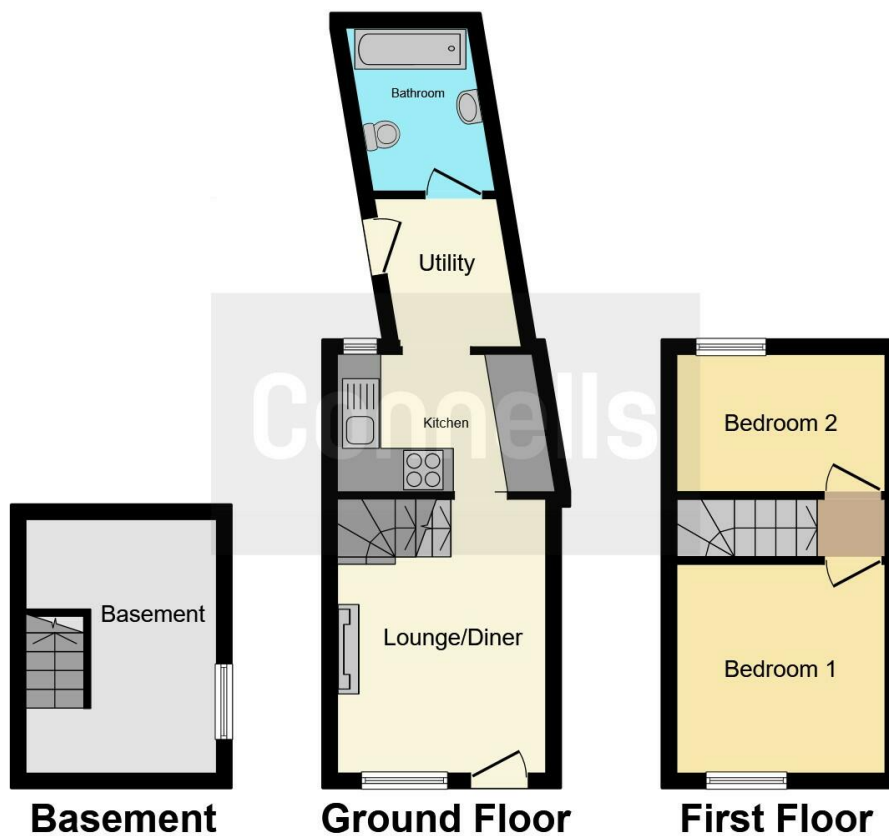
Reference - 83/00143/1	
Decision:	Decided
Date:	01st February 1983
Description:	Section 53 as to whether alterations to dwelling erection of a detached garage & formation of vehicular access & erection a boundary fence involves development for which p.p is required

Planning records for: **3-4 Red Lion Cottages Kings Walden Road Great Offley SG5 3DZ**

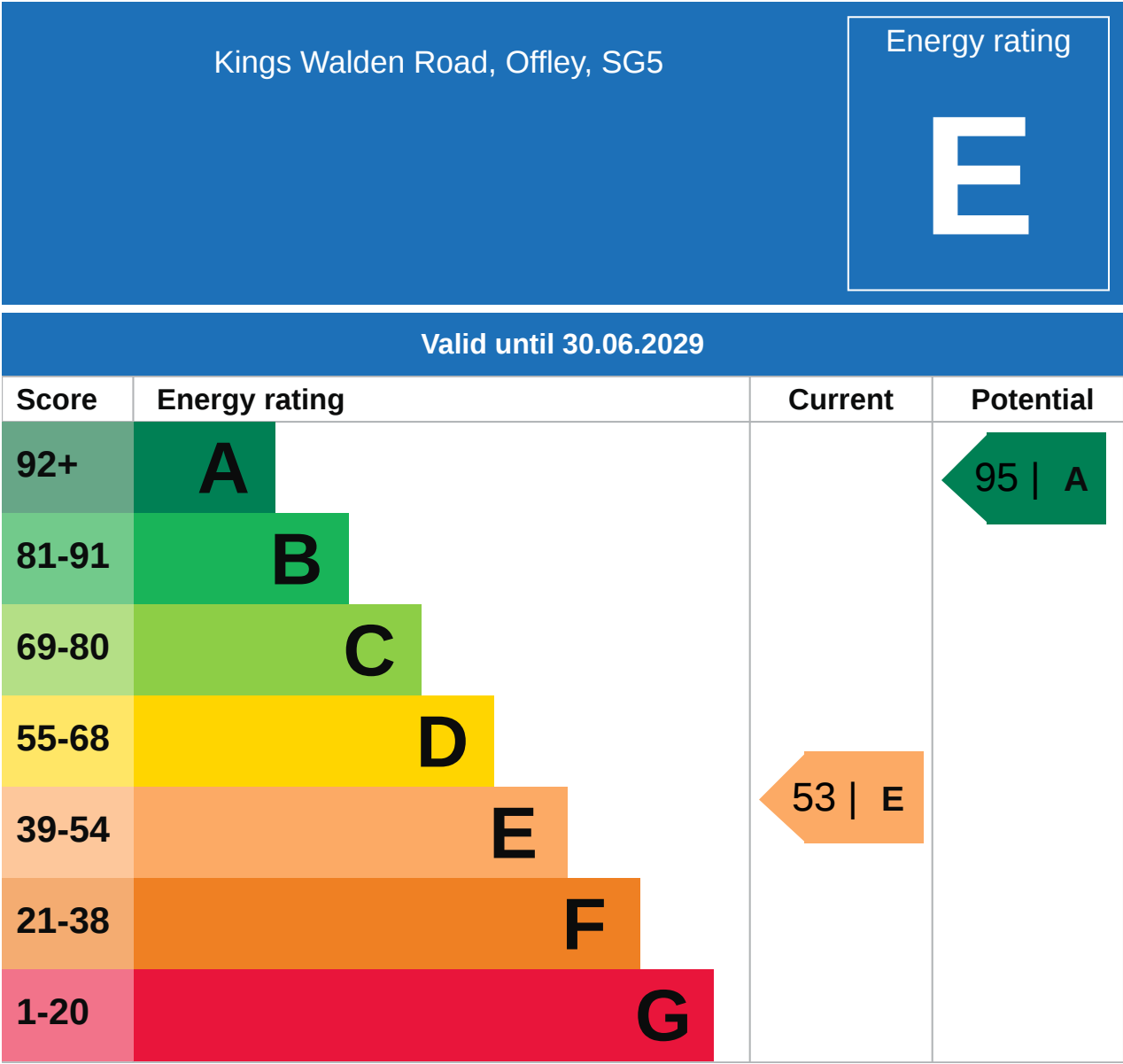
Reference - 84/00249/1	
Decision:	Decided
Date:	16th February 1984
Description:	Erection of first floor side and single storey rear extensions to facilitate conversion of house into two one bedroom dwellings.

Reference - 87/00737/1	
Decision:	Decided
Date:	08th May 1987
Description:	Erection of first floor rear extension

KINGS WALDEN ROAD, OFFLEY, HITCHIN, SG5



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	43 m ²

Building Safety

No building safety aspects to report

Accessibility / Adaptations

Not suitable for wheelchairs users
Updated internal rooms including updating the kitchen

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

Not specified

Other

None specified

Other

None specified

Electricity Supply

YES - Mains

Gas Supply

No

Central Heating

YES - Central

Water Supply

YES - Mains

Drainage

YES Mains

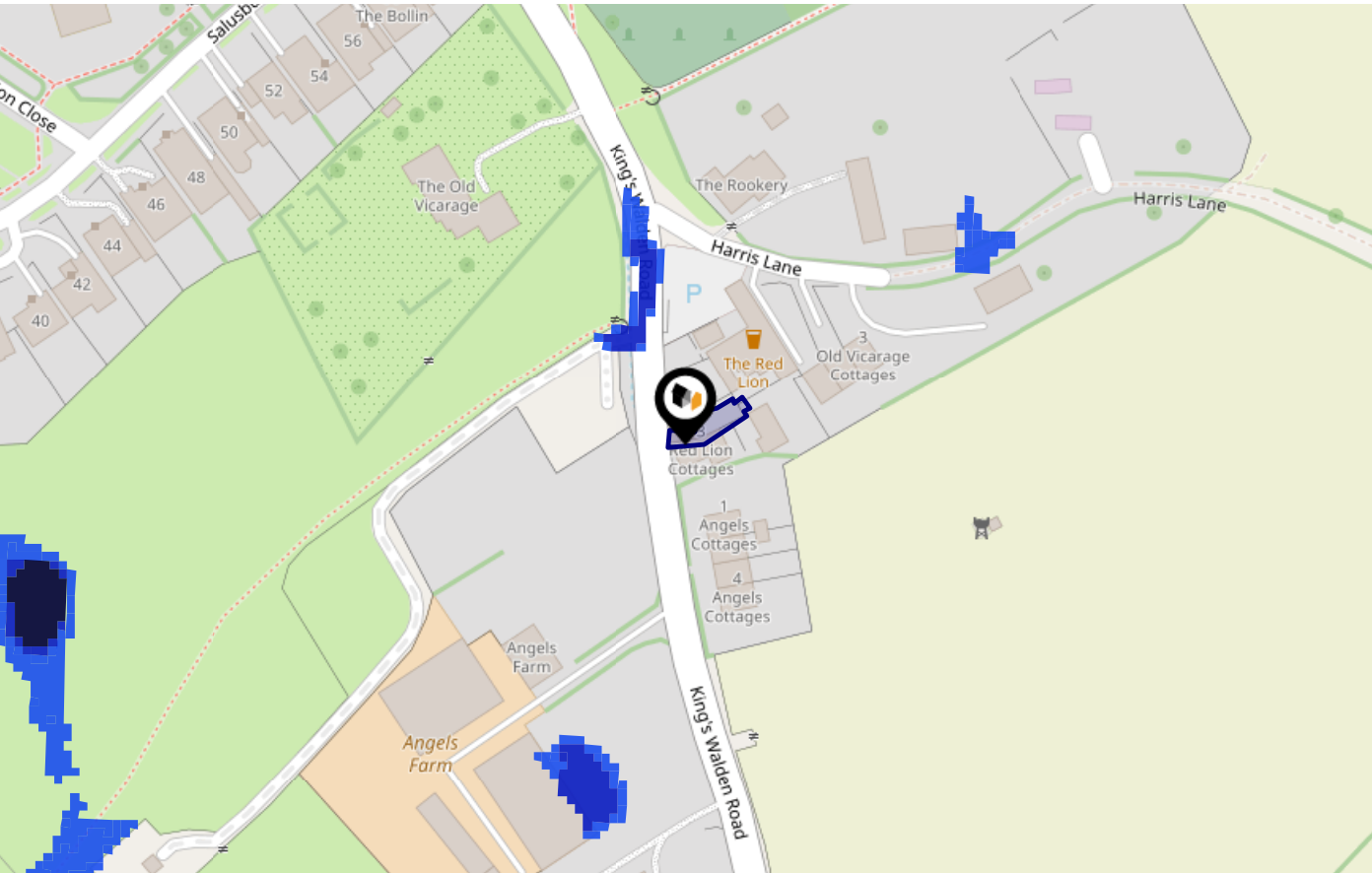
Important - Please read

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.

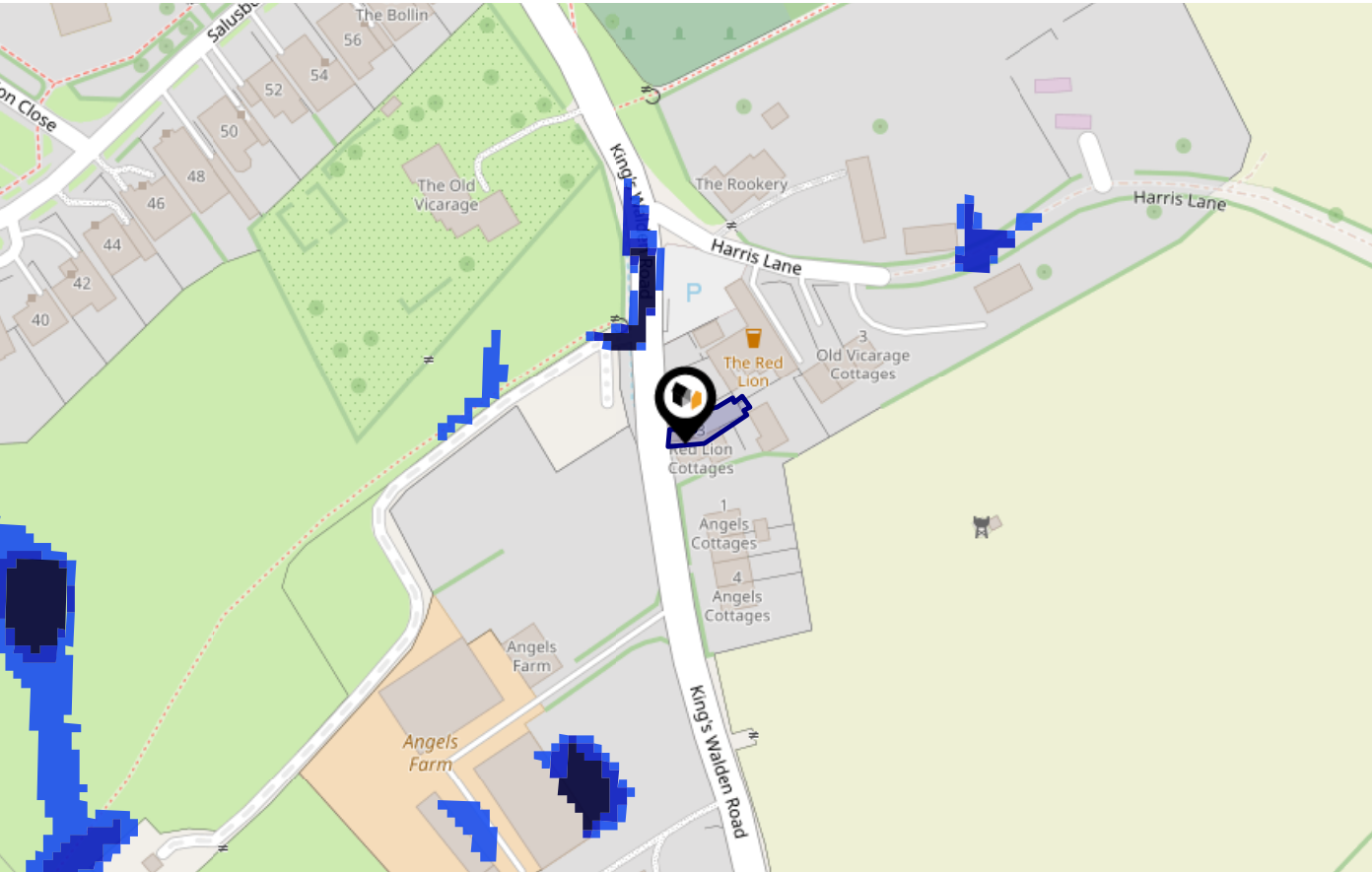
Chance of flooding to the following depths at this property:



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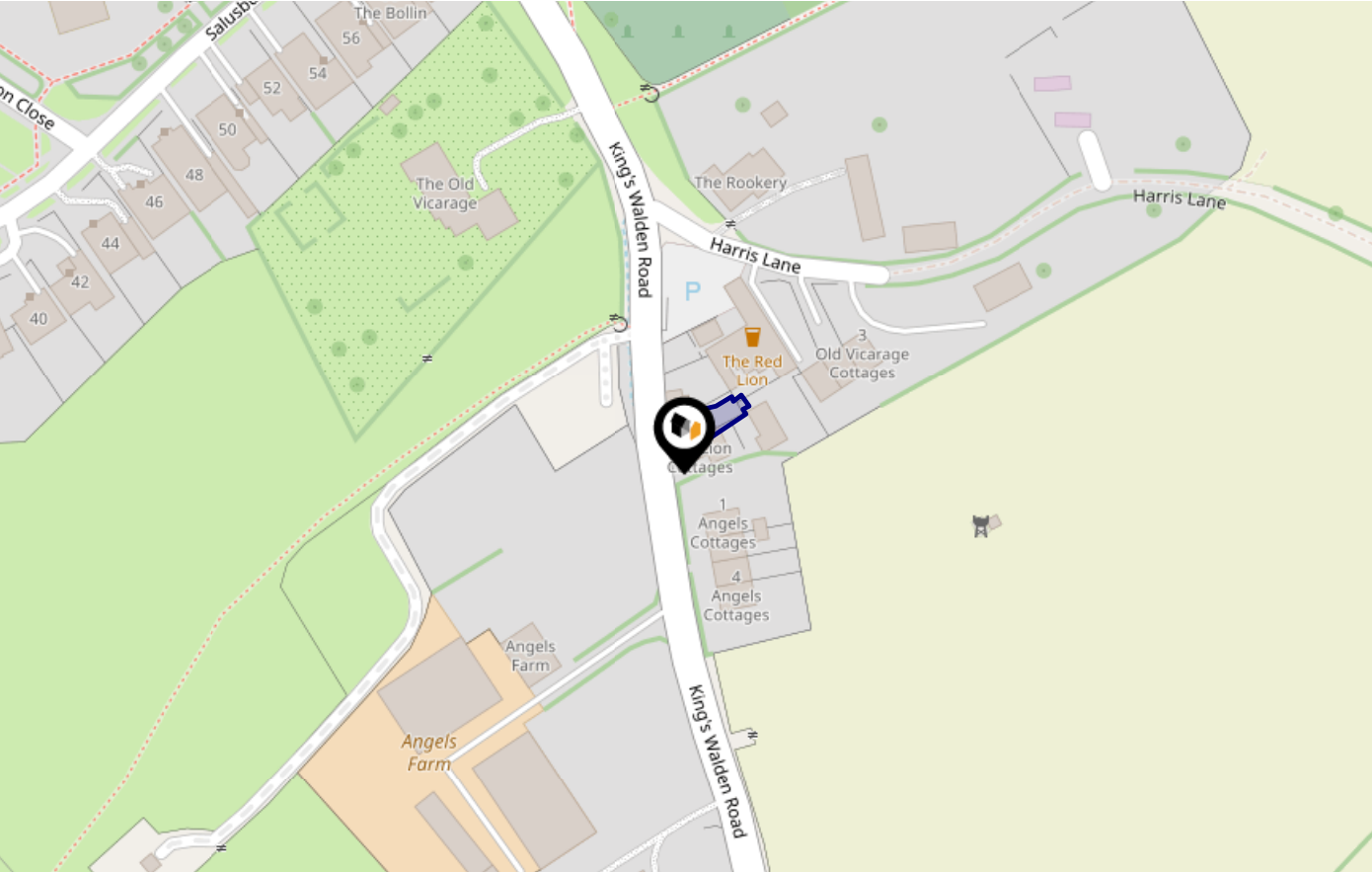
Chance of flooding to the following depths at this property:



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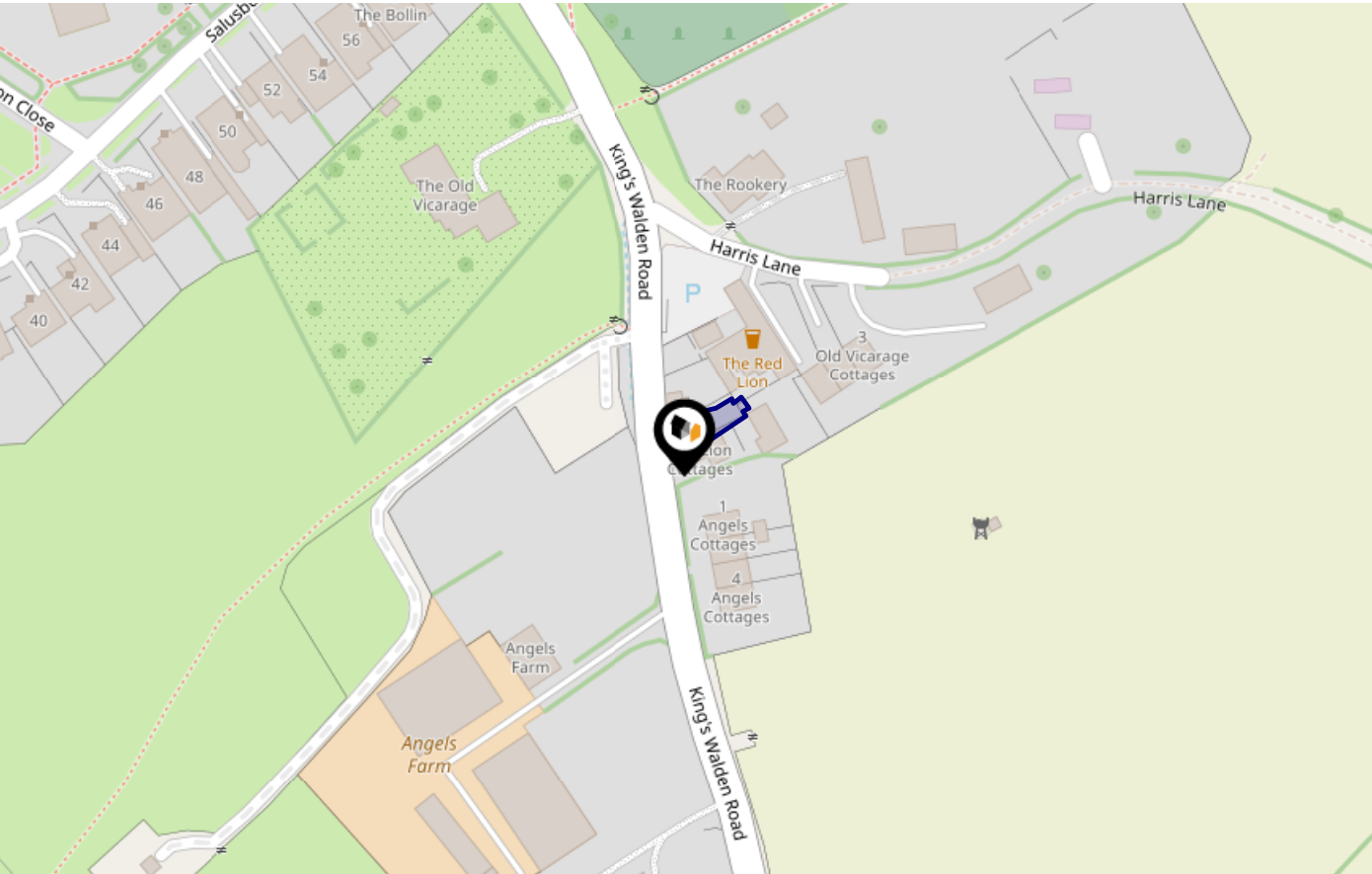
Chance of flooding to the following depths at this property:



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.

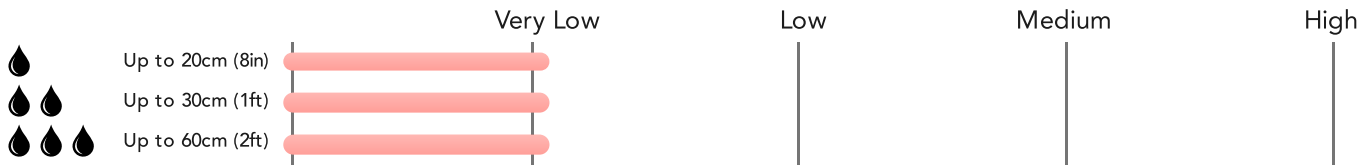


Risk Rating: **Very low**

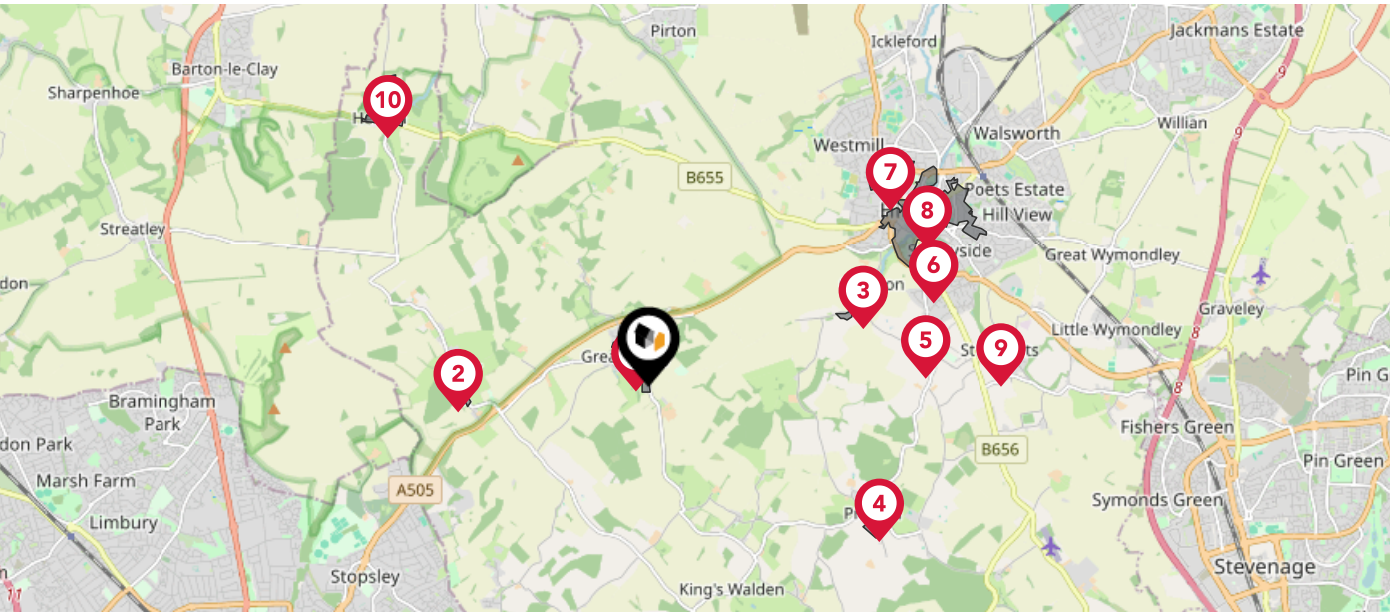
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:

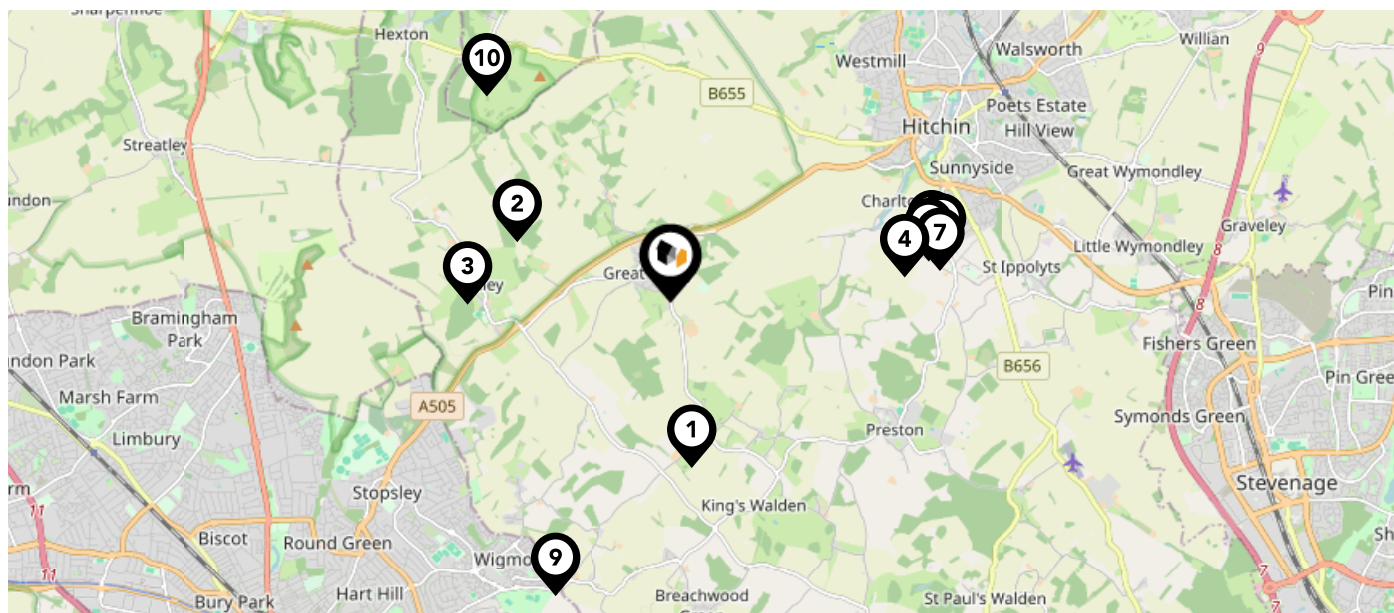


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Great Offley
2	Lilley
3	Charlton
4	Preston
5	Gosmore
6	Hitchin Hill Path
7	Butts Close, Hitchin
8	Hitchin
9	St Ippolyts
10	Hexton

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	Lodge Farm-Kings Walden, Hertfordshire	Historic Landfill	
2	Dell Hole-Lilley Hoo, Hertfordshire	Historic Landfill	
3	Church Farm-Lilley, Hertfordshire	Historic Landfill	
4	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
5	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
6	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
7	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
8	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
9	Wandon End Farm-Luton, Bedfordshire	Historic Landfill	
10	Clark's Hill-Pegsdon, Bedfordshire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



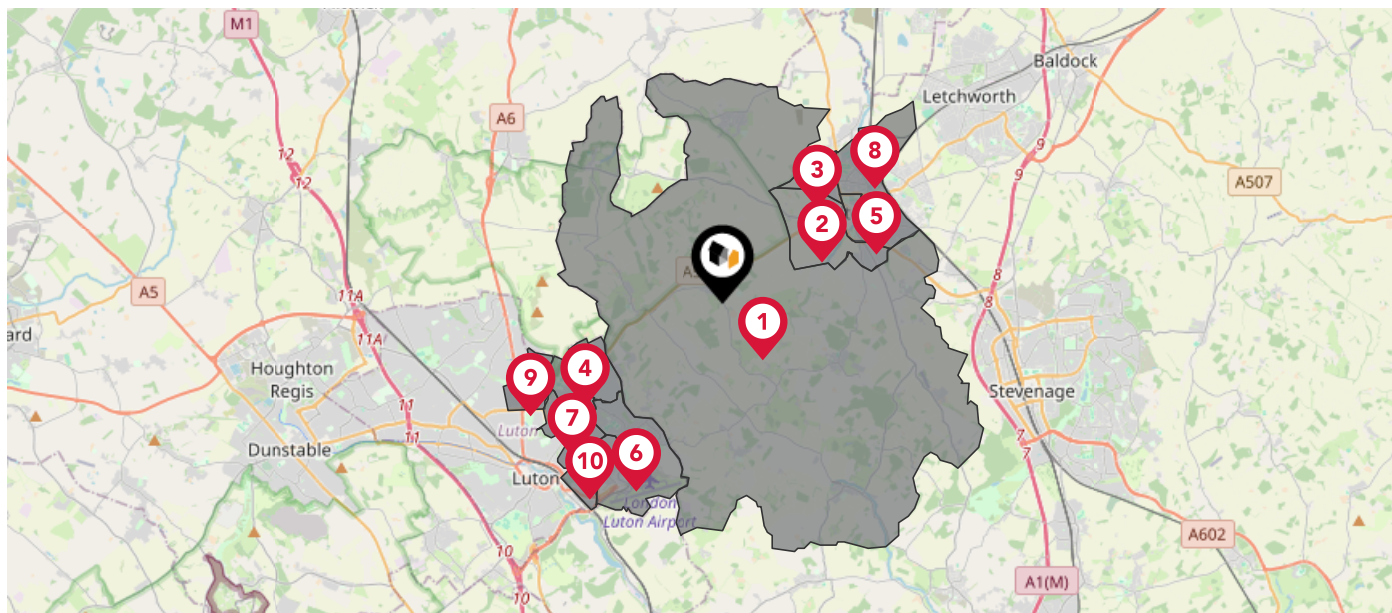
Mine Entry

- ✕ 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 Hitchwood, Offa and Hoo Ward

2 Hitchin Priory Ward

3 Hitchin Oughton Ward

4 Stopsley Ward

5 Hitchin Highbury Ward

6 Wigmore Ward

7 Round Green Ward

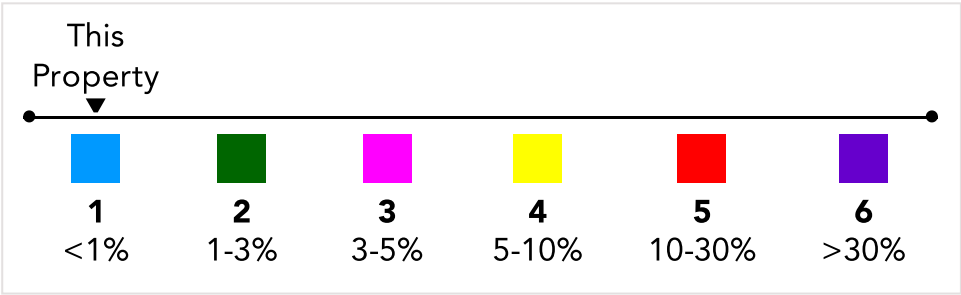
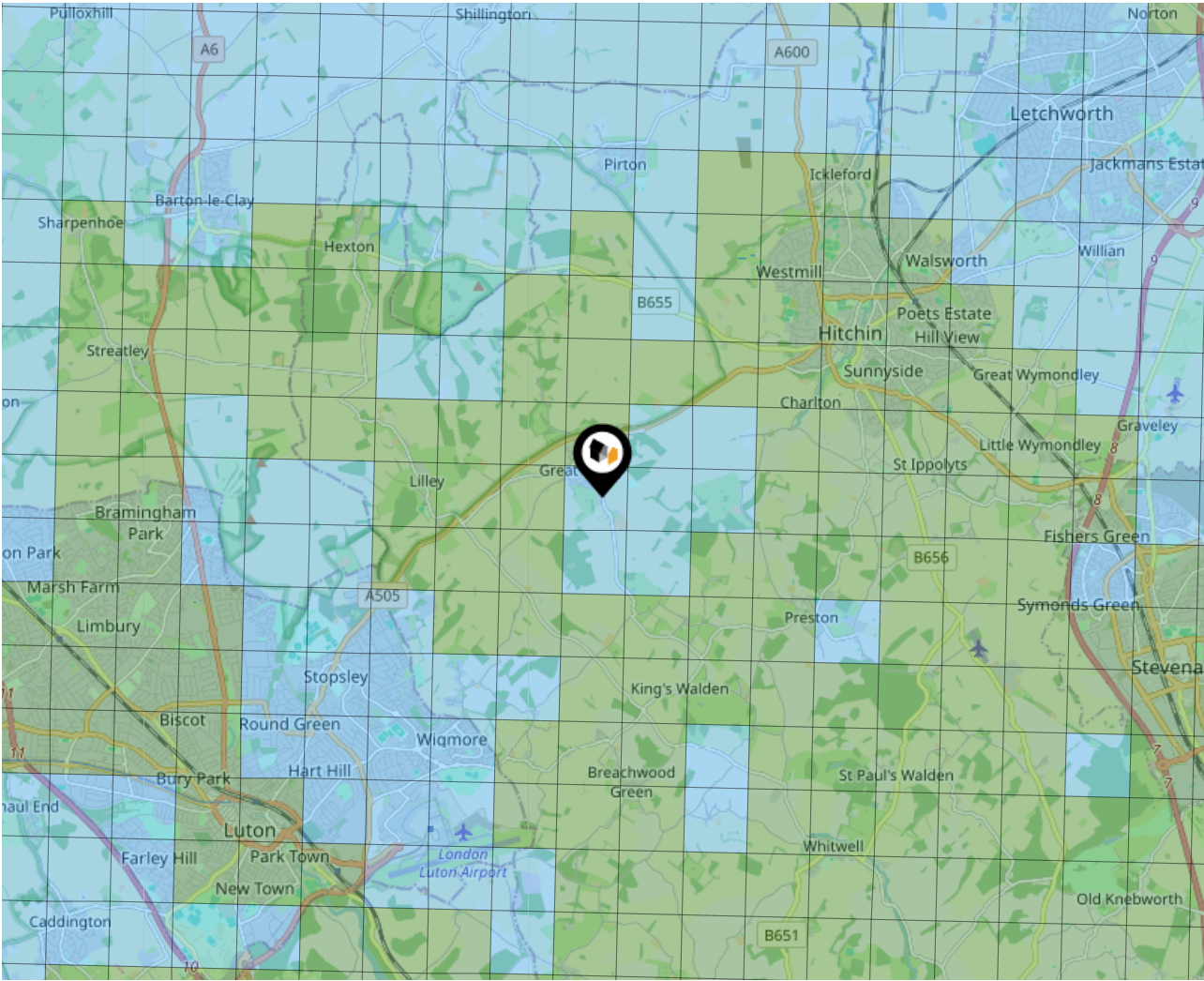
8 Hitchin Bearton Ward

9 Barnfield Ward

10 Crawley Ward

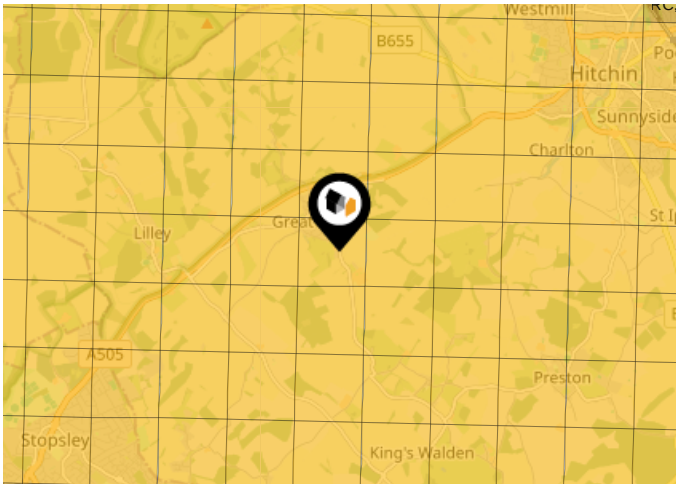
What is Radon?

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).



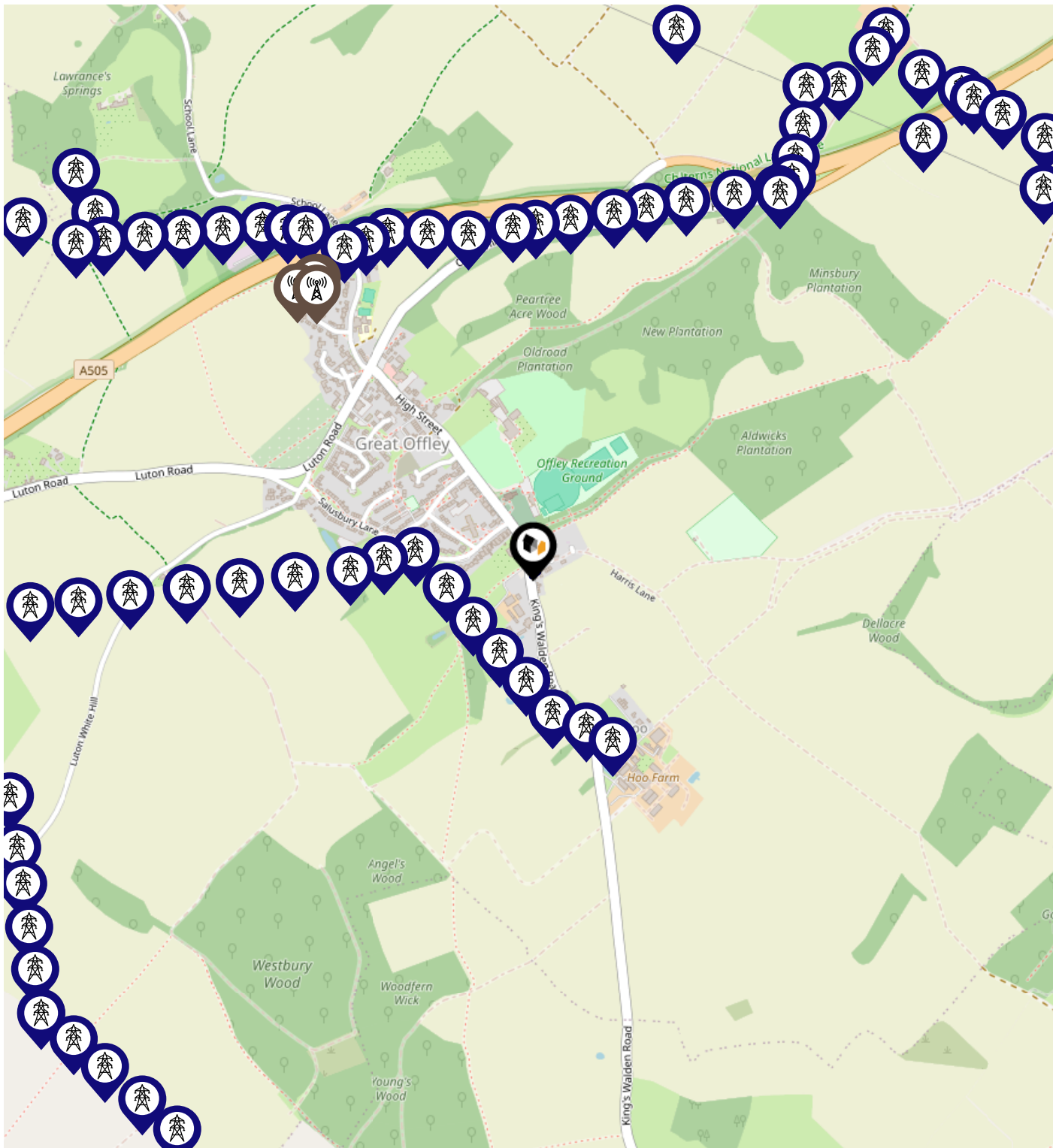
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	HIGH	Soil Texture:	CHALKY, SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	SHALLOW
Soil Group:	ALL		





Primary Classifications (Most Common Clay Types)

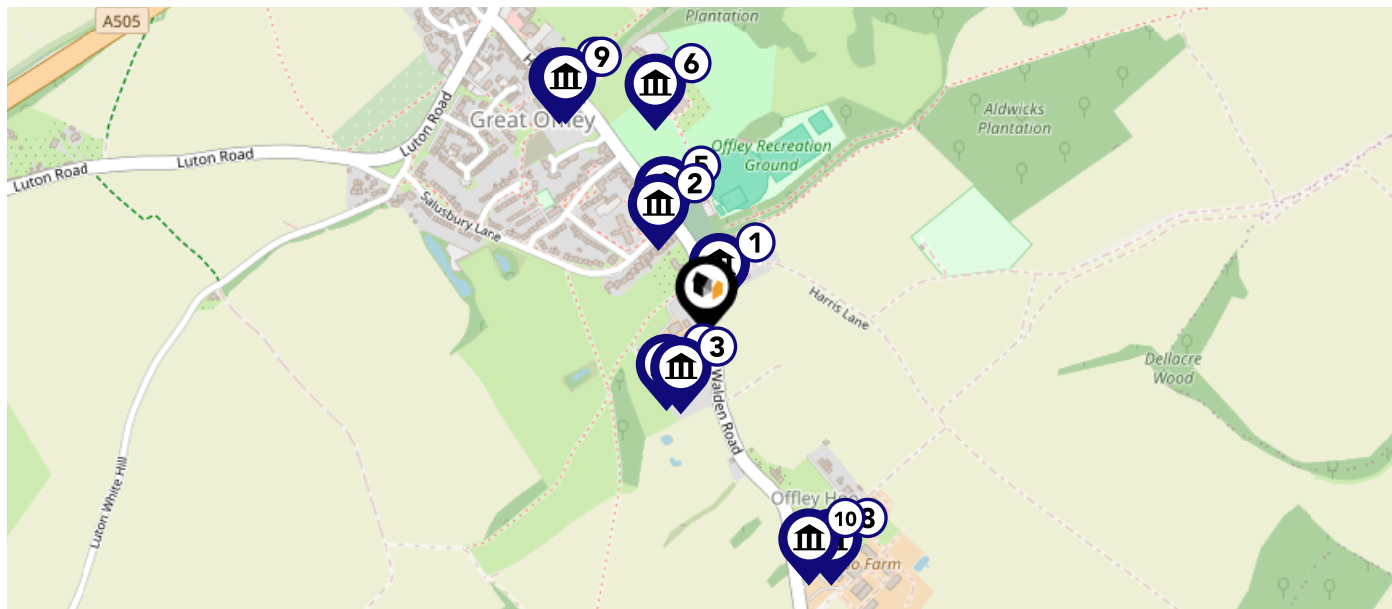
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

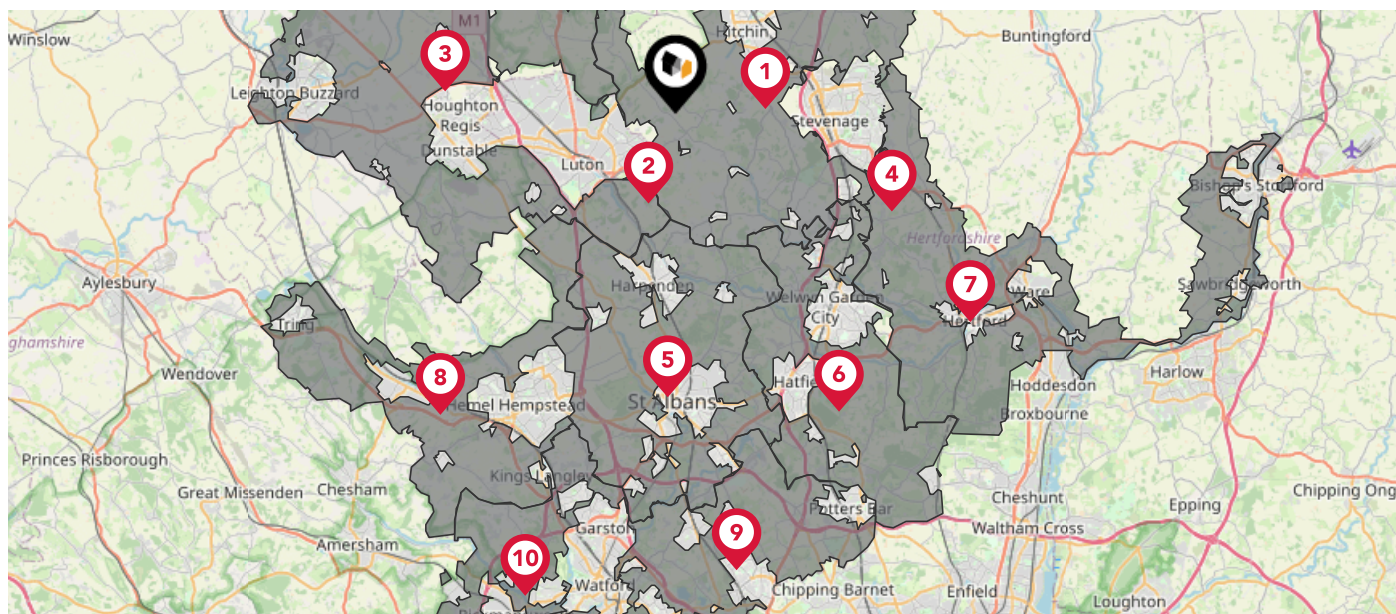
-  Power Pylons
-  Communication Masts

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
	1103209 - The Rookery	Grade II	0.0 miles
	1174992 - Churchyard Wall Next Road And Iron Gates At Church Of St Mary Magdalene	Grade II	0.1 miles
	1295486 - Great Offley House	Grade II	0.1 miles
	1175047 - West Barn At Great Offley House	Grade II	0.1 miles
	1347084 - Church Of St Mary Magdalene (c Of E)	Grade I	0.1 miles
	1174815 - Offley Place (hertfordshire Educational Department Residential Centre) And Linked North Service Block	Grade II	0.2 miles
	1174729 - Vine Cottage	Grade II	0.3 miles
	1347085 - Offley Hoo And Stable Adjoining On West	Grade II	0.3 miles
	1347082 - Court House	Grade II	0.3 miles
	1175003 - North-west Barn Range At Offley Hoo	Grade II	0.3 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 - Central Bedfordshire



London Green Belt - Stevenage



London Green Belt - St Albans



London Green Belt - Welwyn Hatfield



London Green Belt - East Hertfordshire



London Green Belt - Dacorum



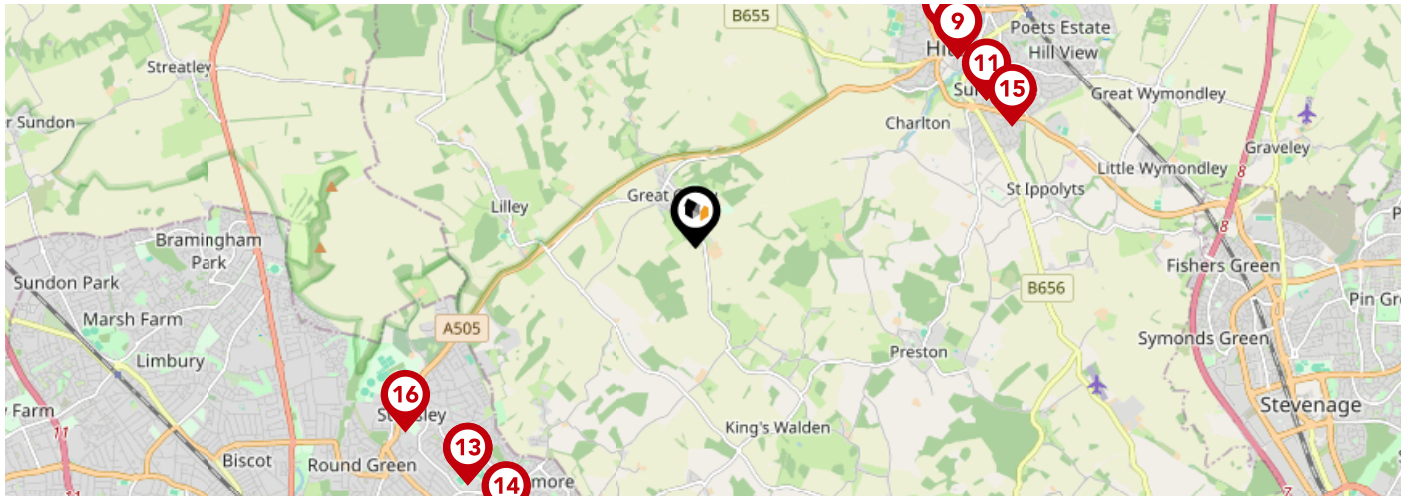
London Green Belt - Hertsmere



London Green Belt - Three Rivers



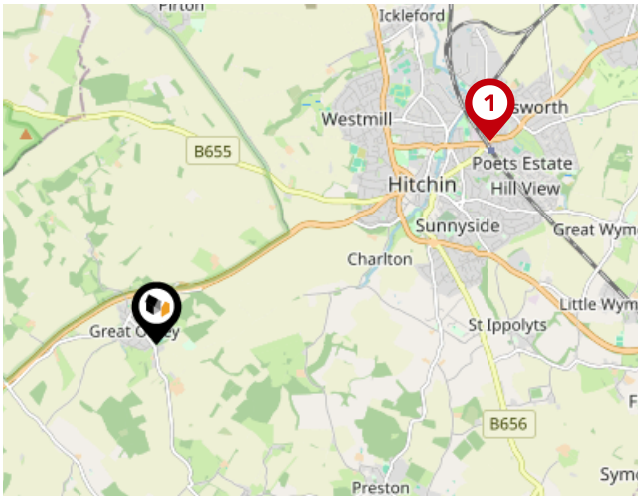
		Nursery	Primary	Secondary	College	Private
1	Offley Endowed Primary School and Nursery Ofsted Rating: Good Pupils: 165 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Cockernhoe Endowed CofE Primary School Ofsted Rating: Requires improvement Pupils: 78 Distance:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Preston Primary School Ofsted Rating: Good Pupils: 67 Distance:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Putteridge Primary School Ofsted Rating: Good Pupils: 618 Distance:2.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Putteridge High School Ofsted Rating: Good Pupils: 1197 Distance:2.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:2.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:2.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Breachwood Green Junior Mixed and Infant School Ofsted Rating: Good Pupils: 92 Distance:2.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:2.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:2.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:2.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Somerles Infant School and Early Childhood Education Centre Ofsted Rating: Outstanding Pupils: 286 Distance:3.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Somerles Junior School Ofsted Rating: Good Pupils: 241 Distance:3.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Wigmore Primary Ofsted Rating: Good Pupils: 604 Distance:3.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:3.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Stopsley Community Primary School Ofsted Rating: Good Pupils: 462 Distance:3.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

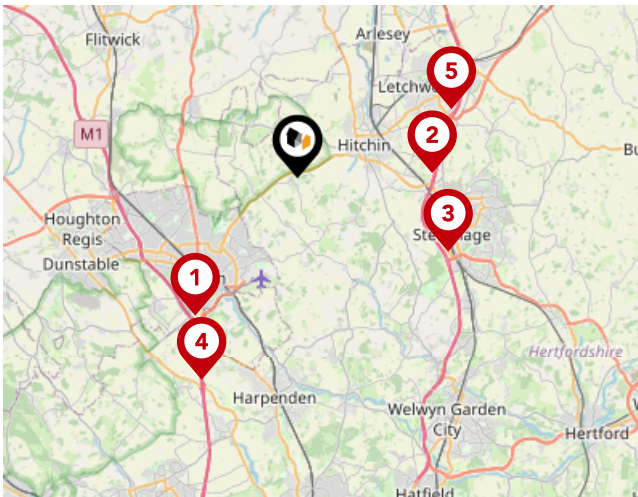
Area

Transport (National)



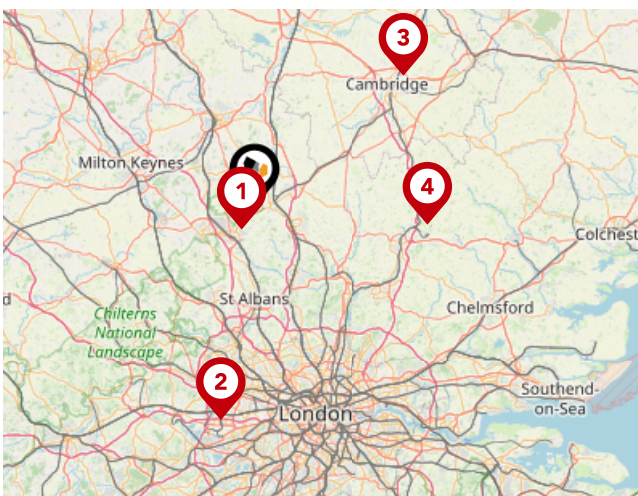
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	3.57 miles
2	Luton Airport Parkway Rail Station	4.56 miles
3	Luton Rail Station	4.55 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J10	6.29 miles
2	A1(M) J8	4.93 miles
3	A1(M) J7	6.1 miles
4	M1 J9	8.15 miles
5	A1(M) J9	6.14 miles



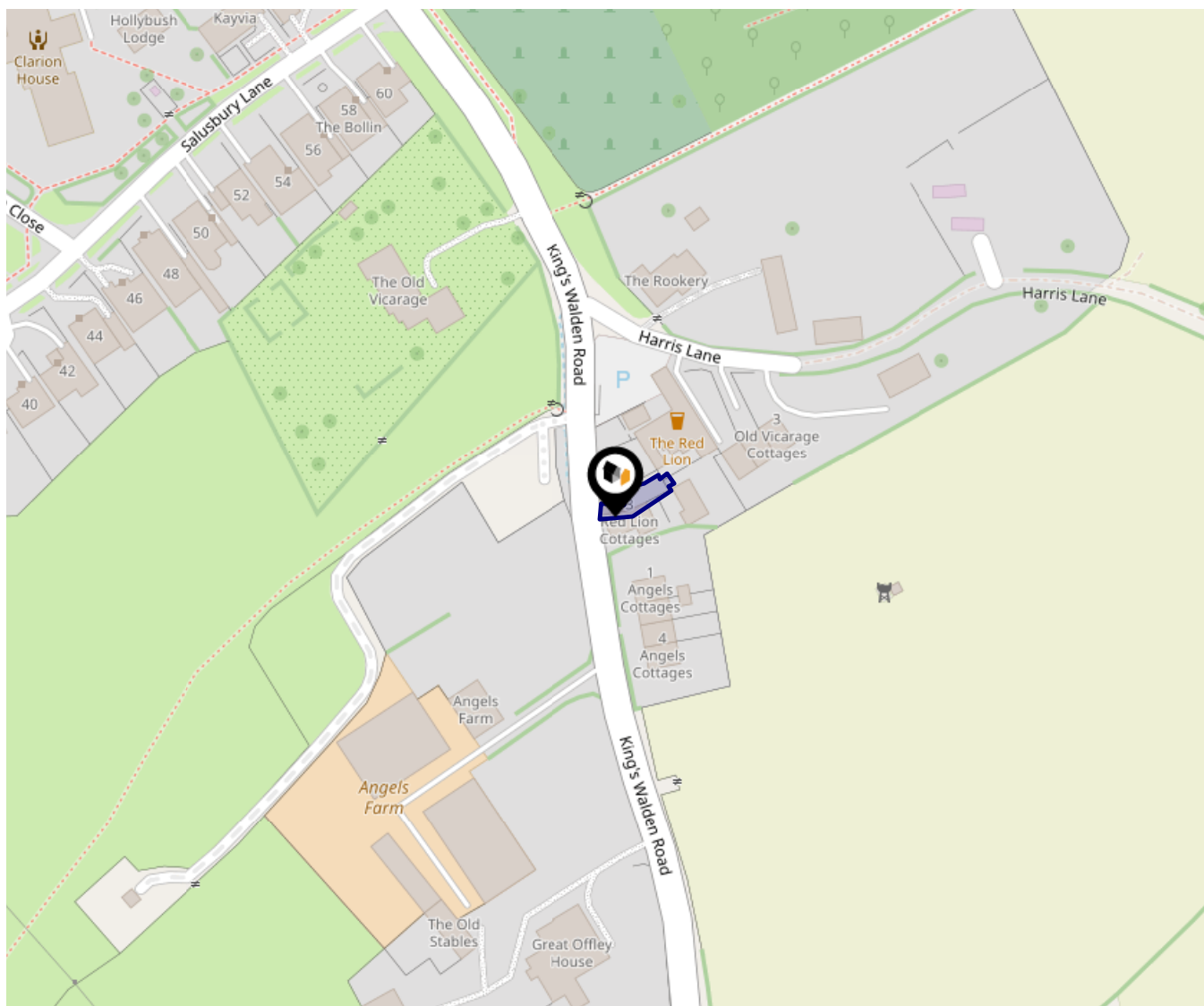
Airports/Helipads

Pin	Name	Distance
1	Luton Airport	3.7 miles
2	Heathrow Airport	31.67 miles
3	Cambridge	29.04 miles
4	Stansted Airport	25.52 miles



Bus Stops/Stations

Pin	Name	Distance
1	Post Office	0.39 miles
2	Mill Farm	0.7 miles
3	Mill Farm	0.79 miles
4	Hollybush Hill	1.25 miles
5	Hollybush Hill	1.35 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

