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# MIR: Material Info

The Material Information Affecting this Property

Friday 21<sup>st</sup> March 2025



**ICKNIELD CLOSE, ICKLEFORD, HITCHIN, SG5**

## Country Properties

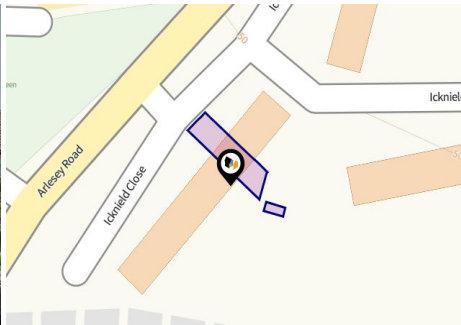
6 Brand Street Hitchin SG5 1HX

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	871 ft <sup>2</sup> / 81 m <sup>2</sup>		
Plot Area:	0.04 acres		
Year Built :	1976-1982		
Council Tax :	Band C		
Annual Estimate:	£1,979		
Title Number:	HD148167		

Local Area

Local Authority:	Hertfordshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	5	80	1800
• Surface Water	Very low	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

Planning records for: **63 Ickniel Close Ickleford SG5 3TE**

Reference - 81/01286/1	
Decision:	Decided
Date:	24th August 1981
Description:	Erection of single storey front extension.

Reference - 86/00256/1	
Decision:	Decided
Date:	25th January 1986
Description:	Erection of single storey side extension.

Planning records for: **67 Ickniel Close Ickleford SG5 3TE**

Reference - 81/01491/1	
Decision:	Decided
Date:	05th October 1981
Description:	Erection of single storey front and side extension.

Planning records for: **68 Ickniel Close Ickleford SG5 3TE**

Reference - 89/00136/1DC	
Decision:	Decided
Date:	27th January 1989
Description:	Erection of brick wall following demolition of existing fence

Planning records for: **68 Ickniel Close Ickleford SG5 3TE**

Reference - 80/01913/1	
Decision:	Decided
Date:	12th December 1980
Description:	Erection of two storey side extension.

Planning records for: **71 Ickniel Close Ickleford Hitchin SG5 3TE**

Reference - 05/00361/1PUD	
Decision:	Decided
Date:	09th March 2005
Description:	Lawful Development Certificate: Single storey front extension and rear dormer window to facilitate loft conversion

Planning records for: **74 Ickniel Close Ickleford SG5 3TE**

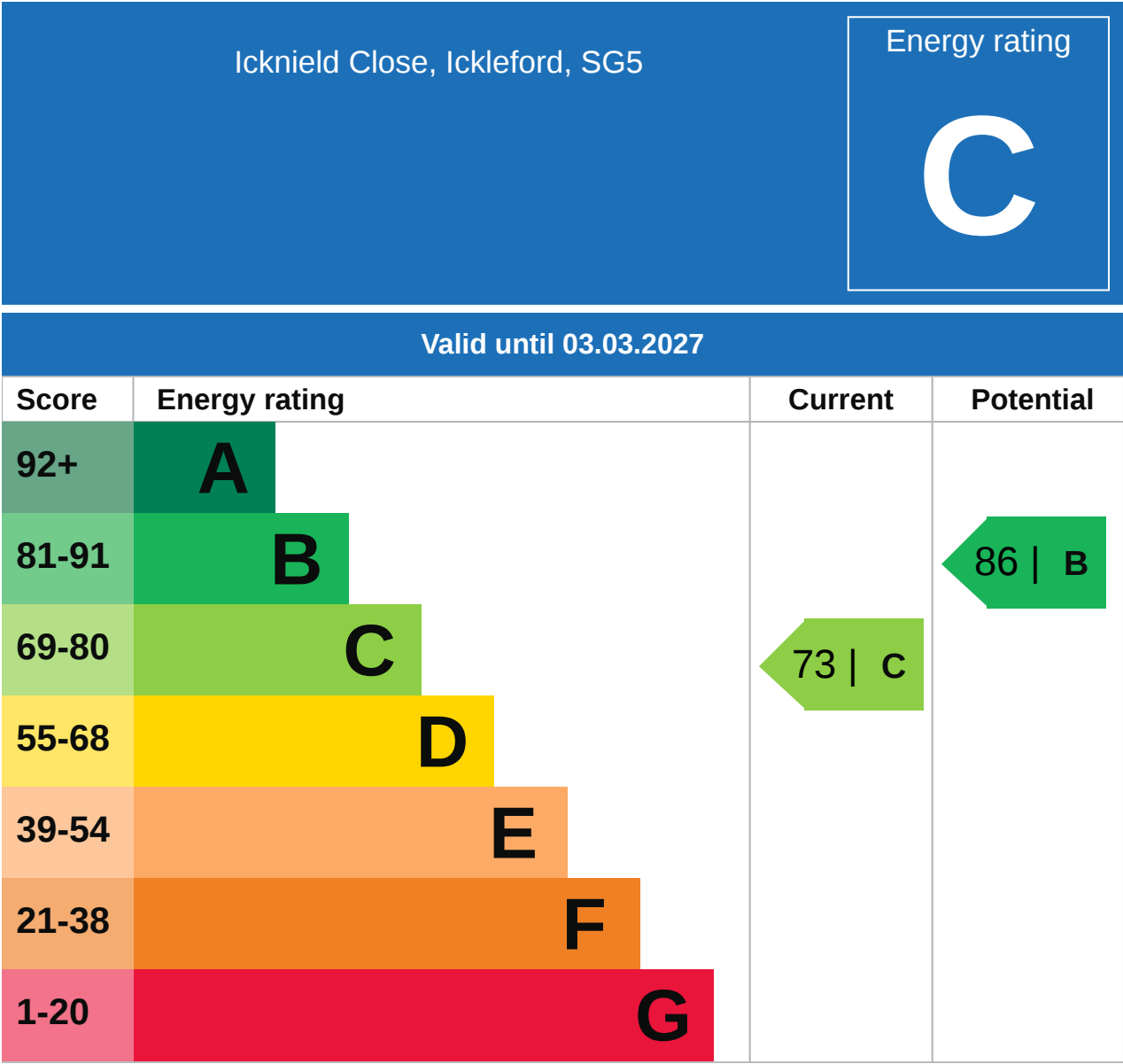
Reference - 08/01049/1HH	
Decision:	Decided
Date:	08th May 2008
Description:	Single storey front extension

Reference - 07/02493/1HH	
Decision:	Decided
Date:	15th October 2007
Description:	Single storey front extension

Planning records for: *75 Icknield Close Ickleford SG5 3TE*

Reference - 82/00595/1	
Decision:	Decided
Date:	12th May 1982
Description:	Erection of two storey and single storey side extension.

Reference - 03/00957/1HH	
Decision:	Decided
Date:	06th June 2003
Description:	Two storey side extension incorporating single garage



## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 82% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	81 m <sup>2</sup>

## Building Safety

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None specified

## Accessibility / Adaptations

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Knock through kitchen into living room

## Restrictive Covenants

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None specified

## Rights of Way (Public & Private)

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None specified

## Construction Type

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Standard brick

## Property Lease Information

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Not applicable

## Listed Building Information

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Not applicable

## Stamp Duty

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Ask agent

## Electricity Supply

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Yes

## Gas Supply

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Yes

## Central Heating

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Yes

## Water Supply

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Yes

## Drainage

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Yes

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## **Important - Please read**

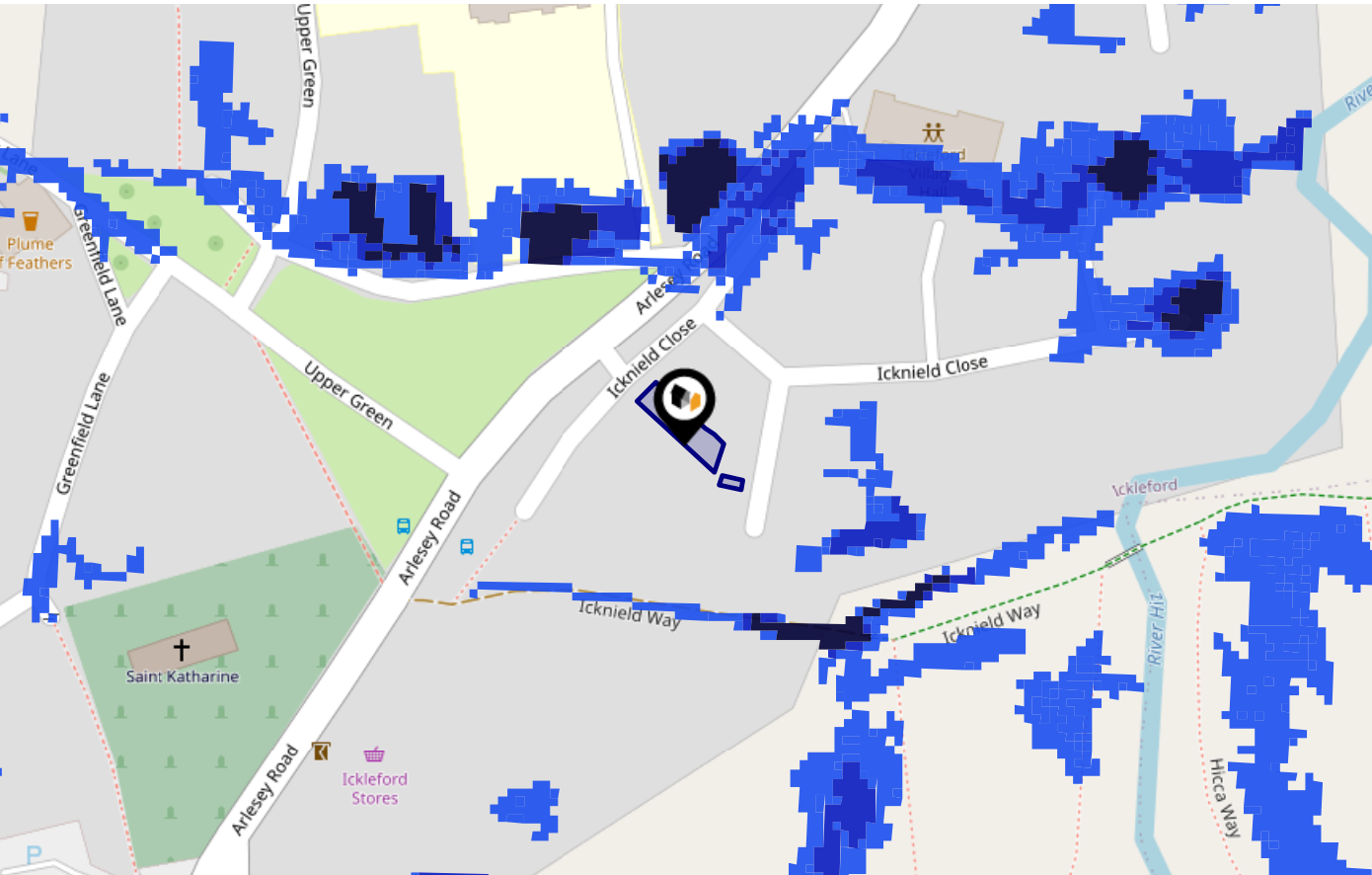
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The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

# 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.

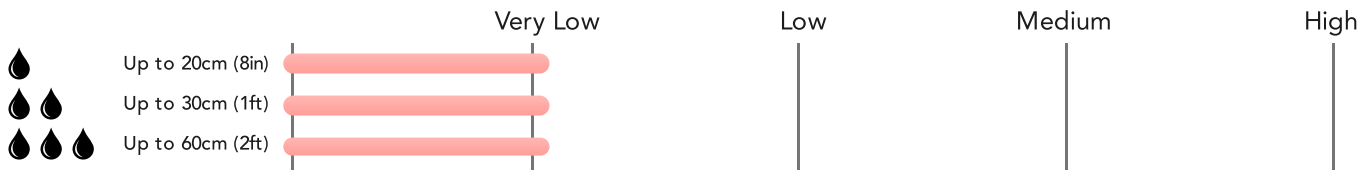


Risk Rating: **Very low**

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

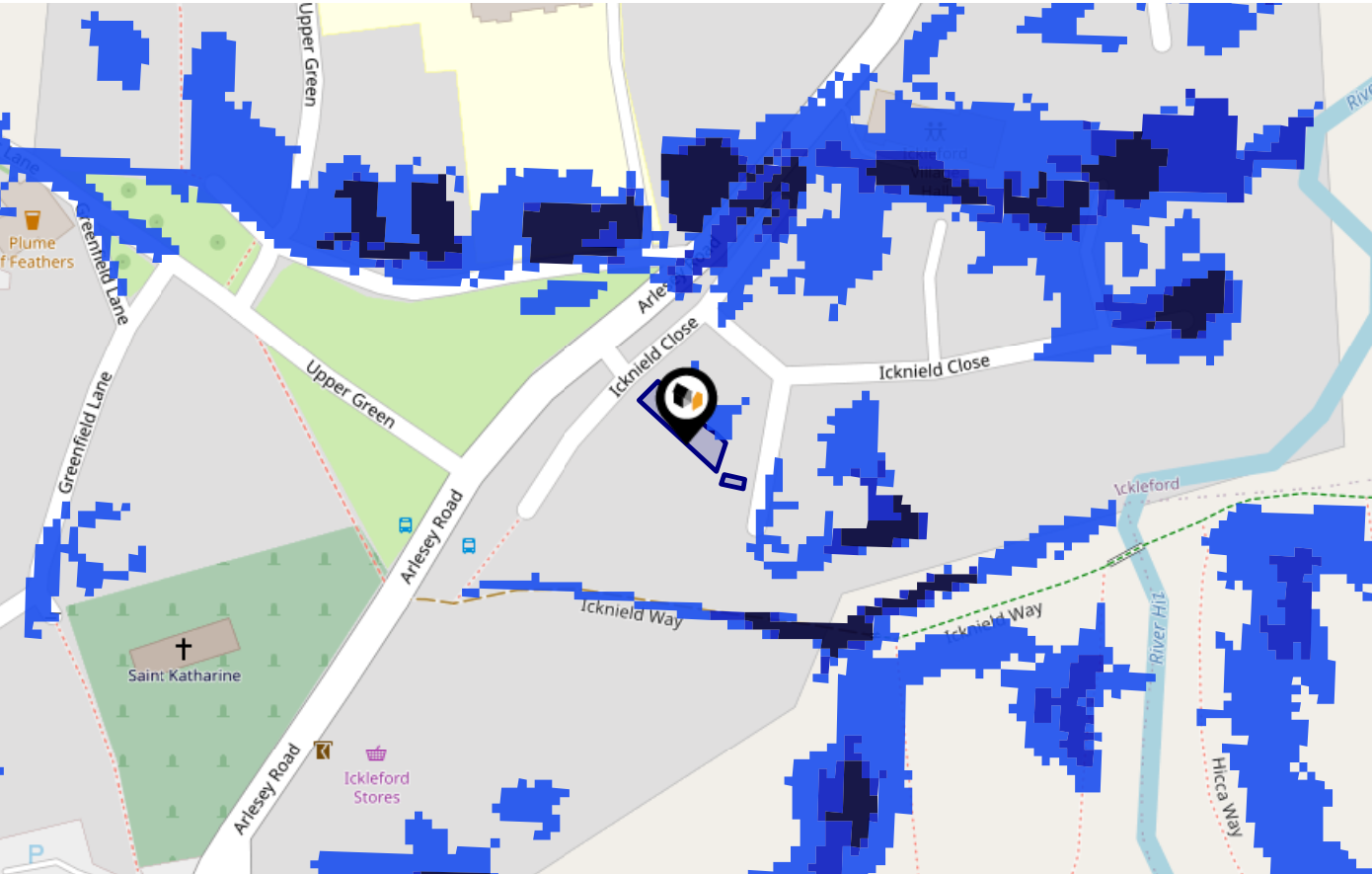
Chance of flooding to the following depths at this property:



# 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.

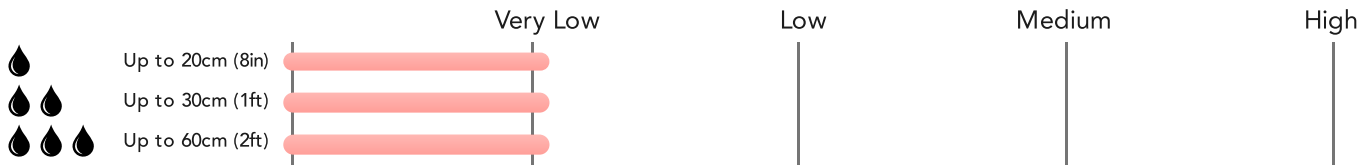


Risk Rating: **Very low**

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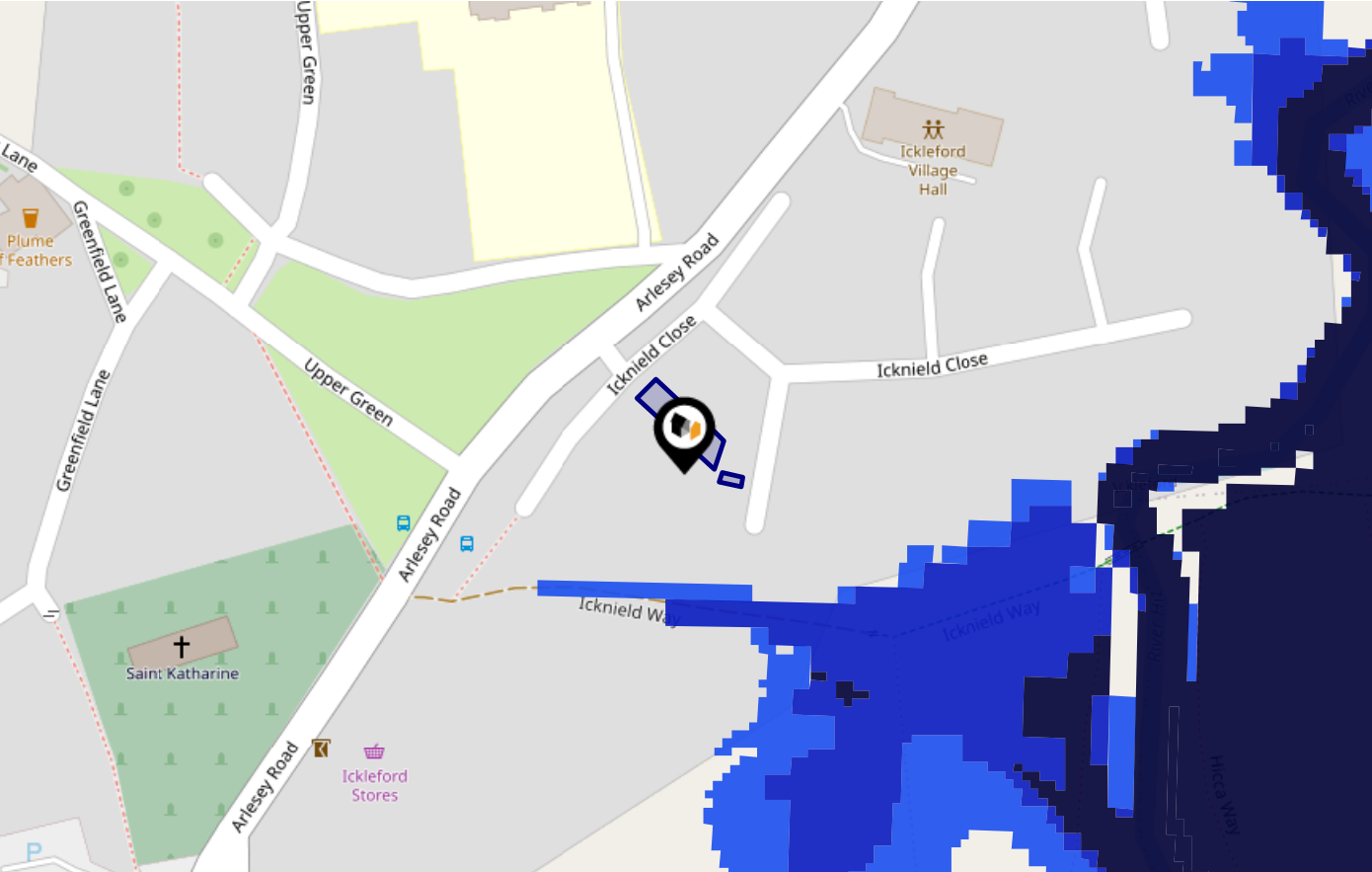
Chance of flooding to the following depths at this property:



# 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.

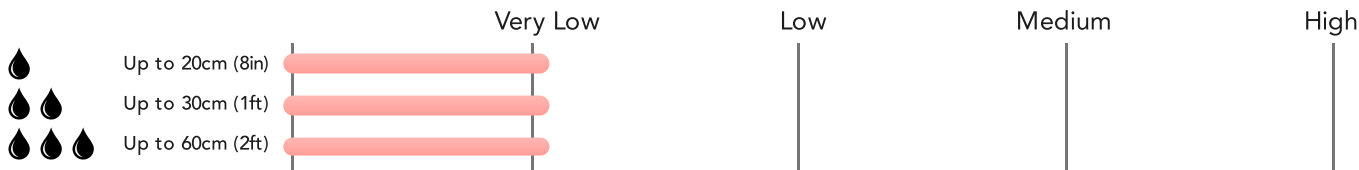


Risk Rating: Very low

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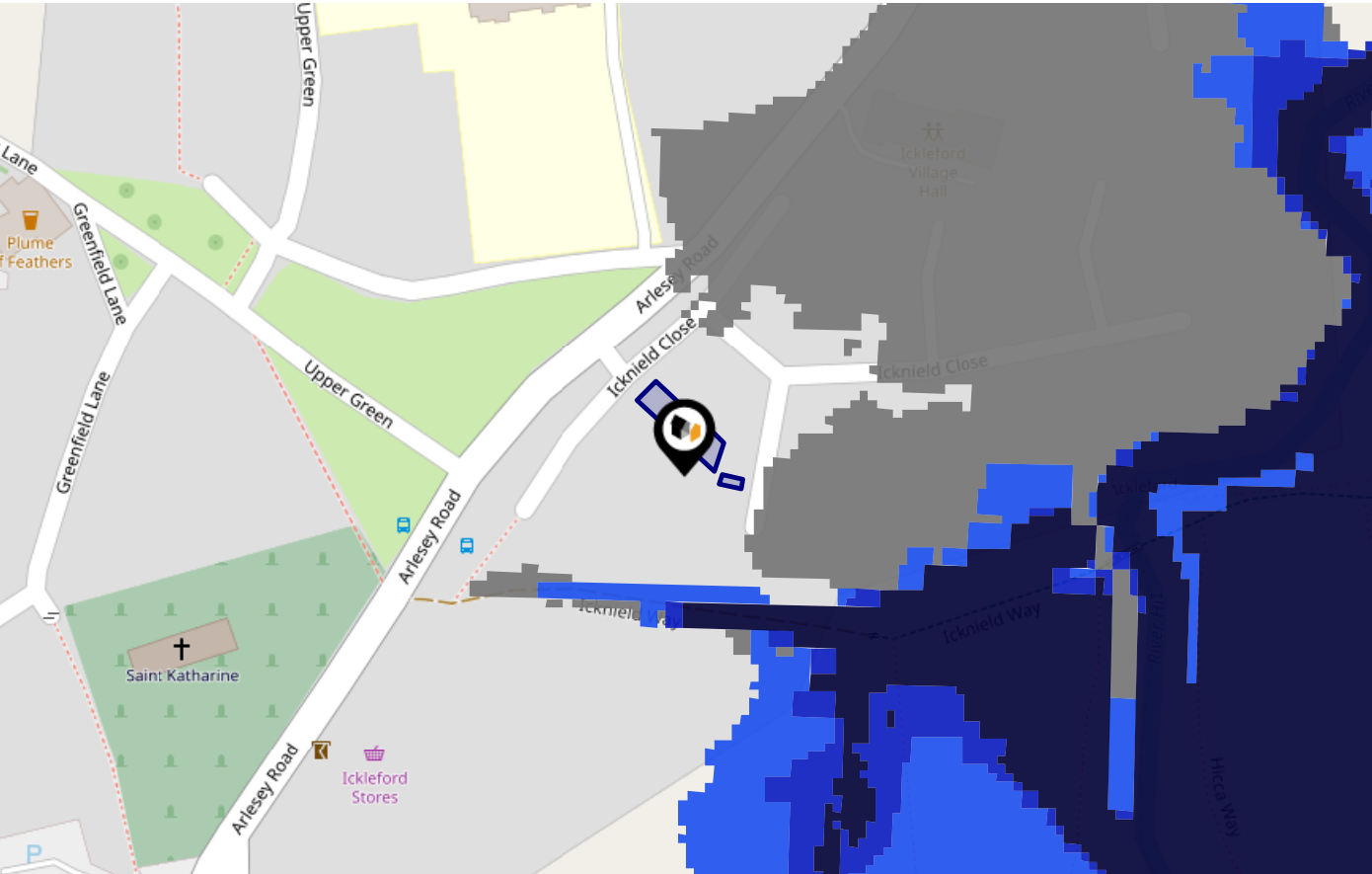
Chance of flooding to the following depths at this property:



# 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.

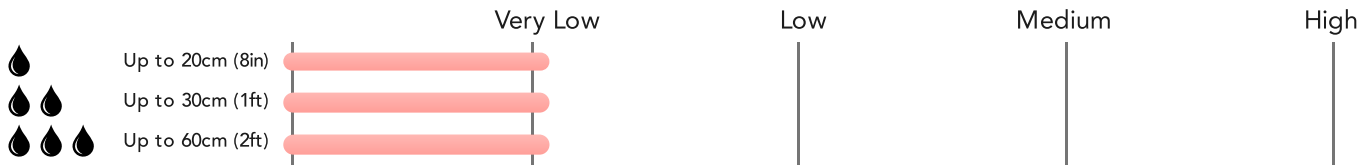


Risk Rating: Very low

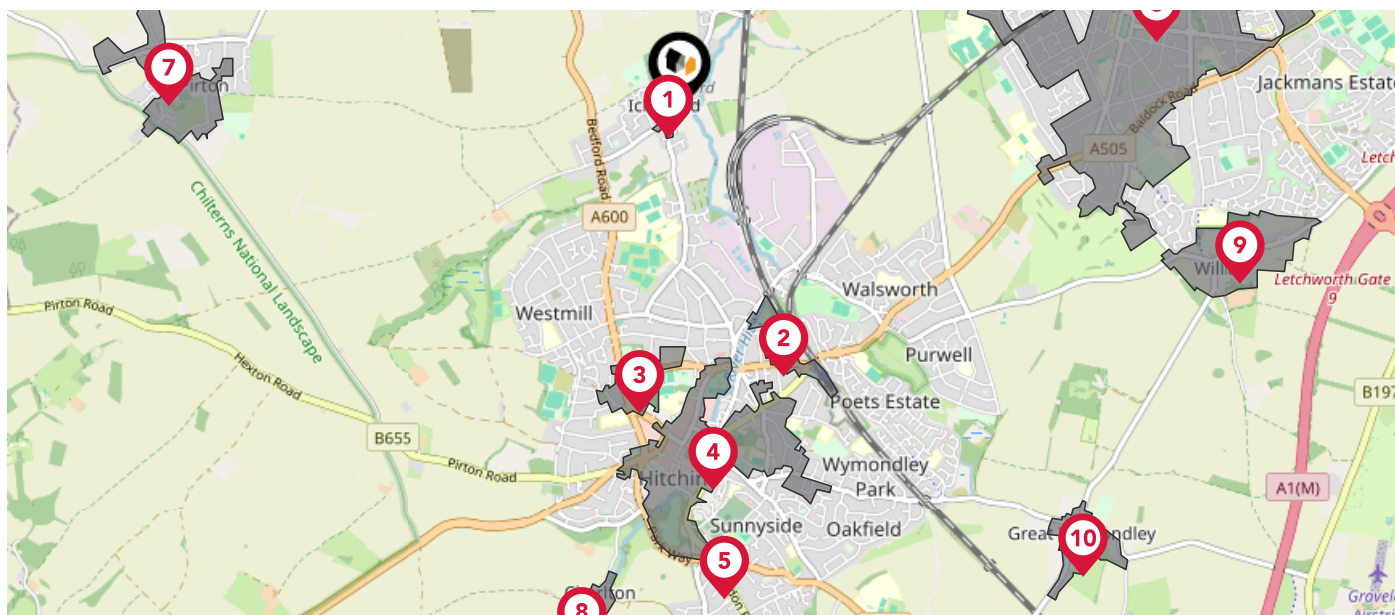
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



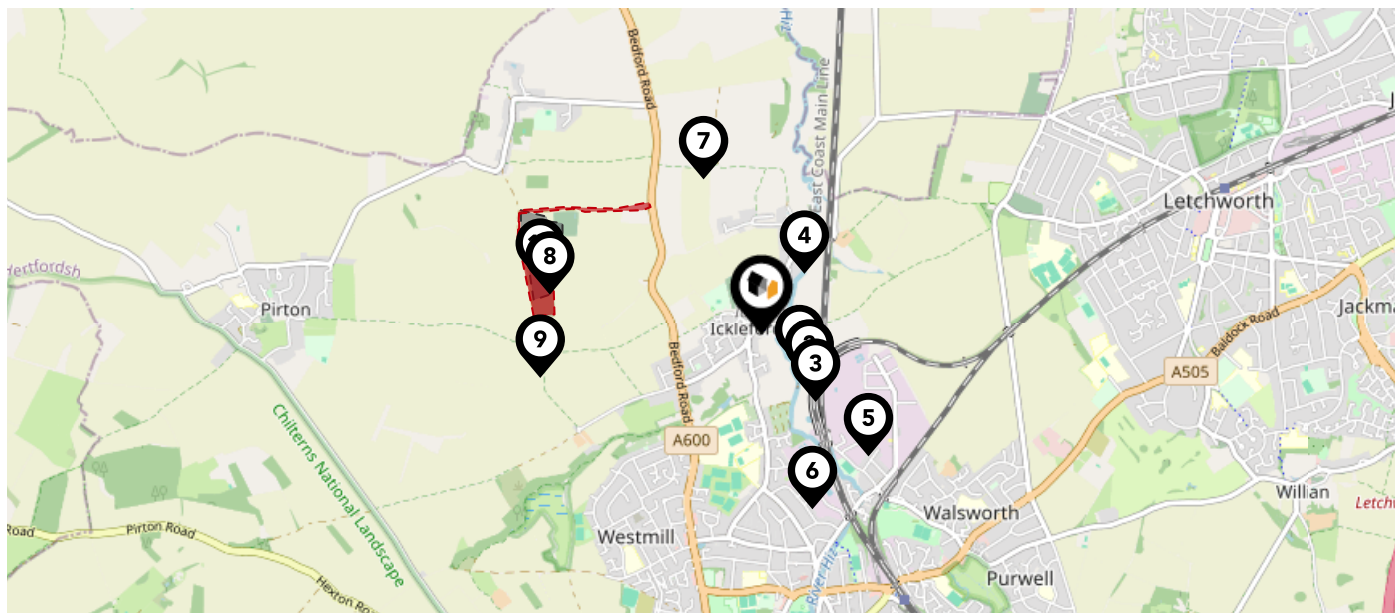
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

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

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	Wallace Way-Hitchin, Hertfordshire	Historic Landfill	
6	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill	
7	Ickleford Railway Cutting-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.



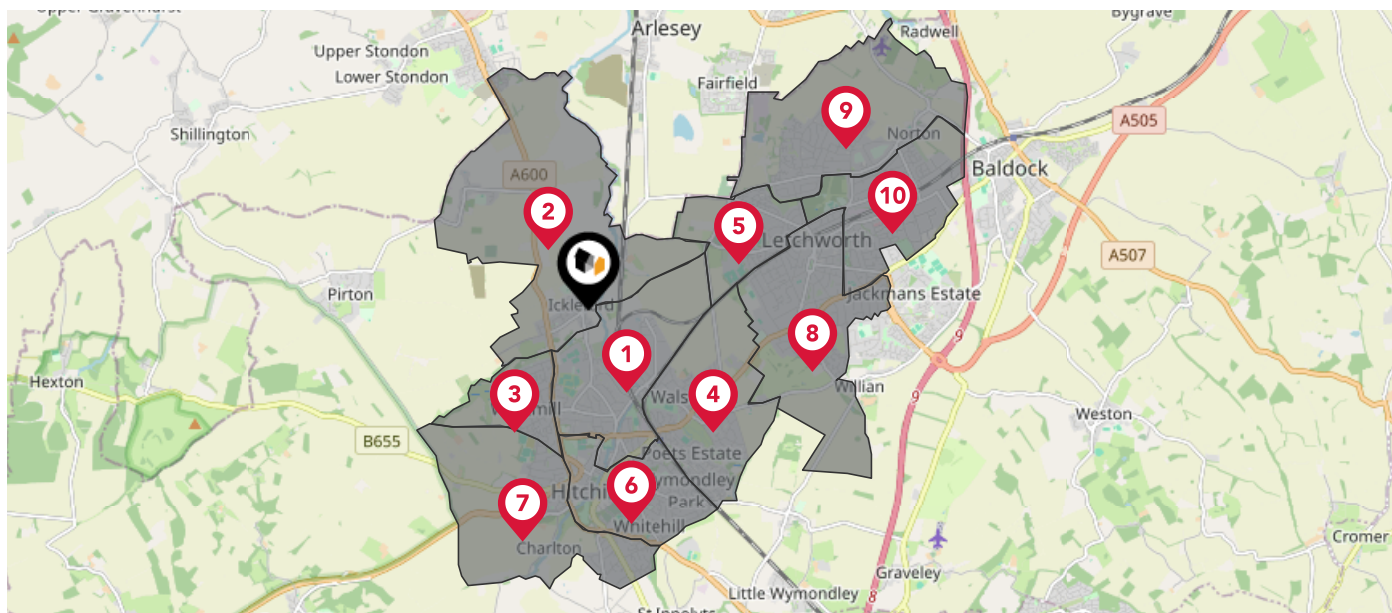
### Mine Entry

- ✕ 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



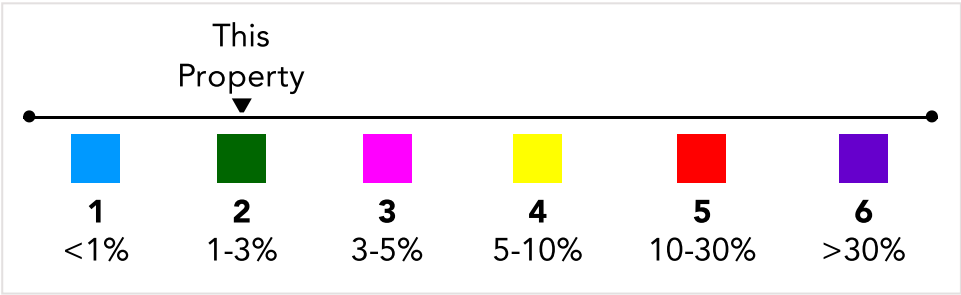
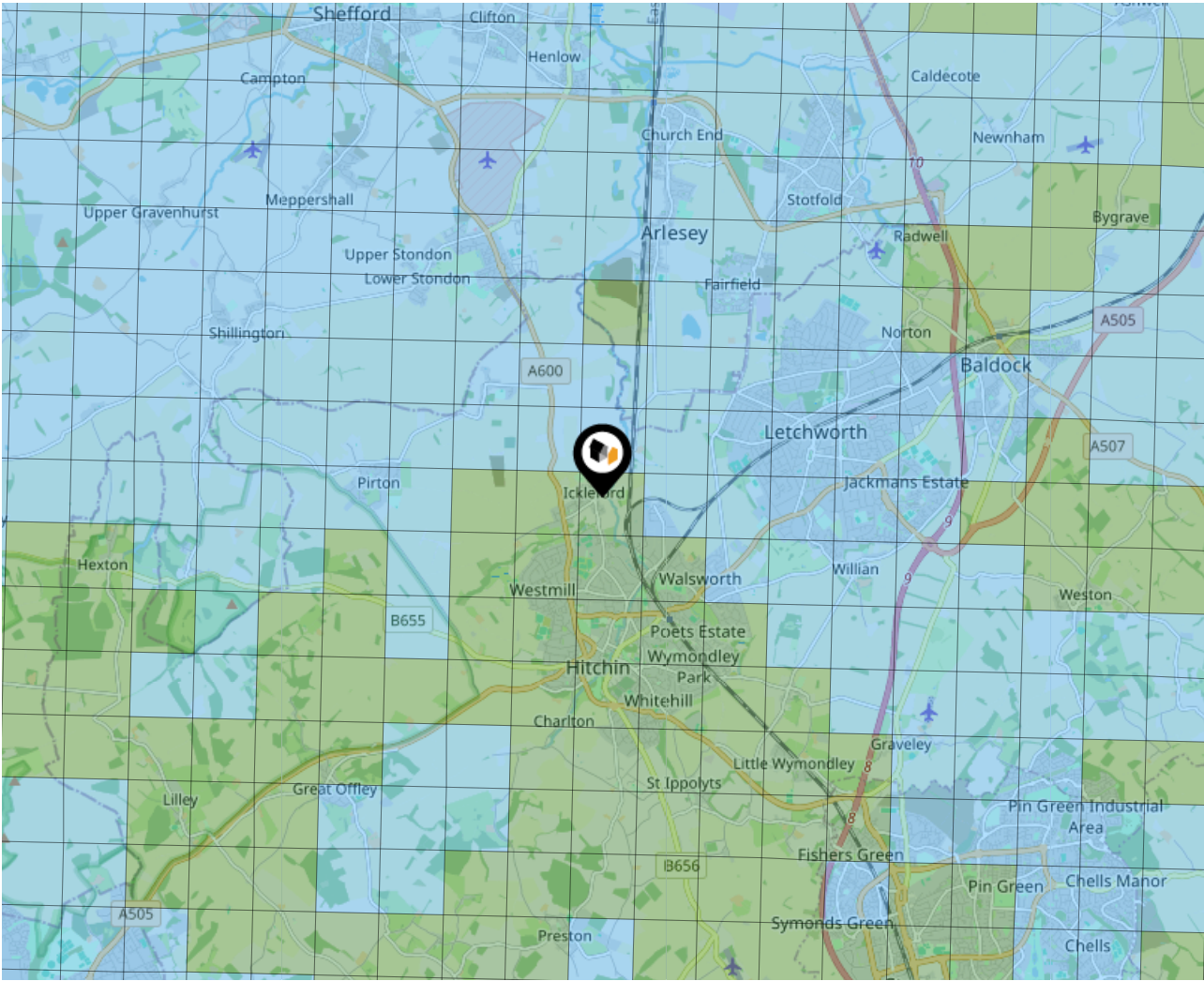
Letchworth Grange Ward



Letchworth East Ward

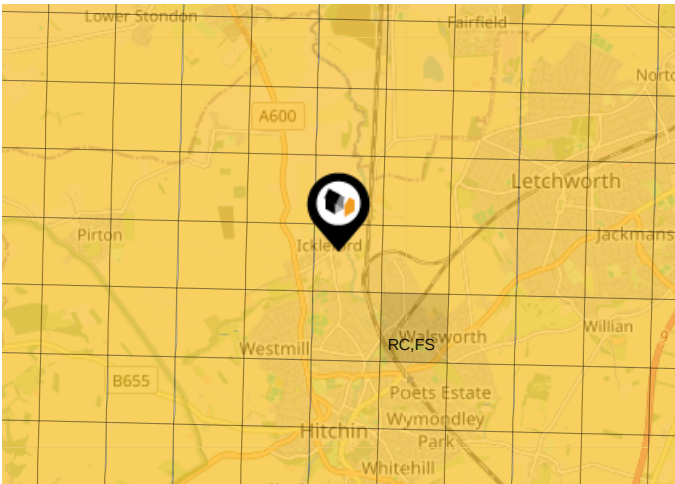
What is Radon?

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).



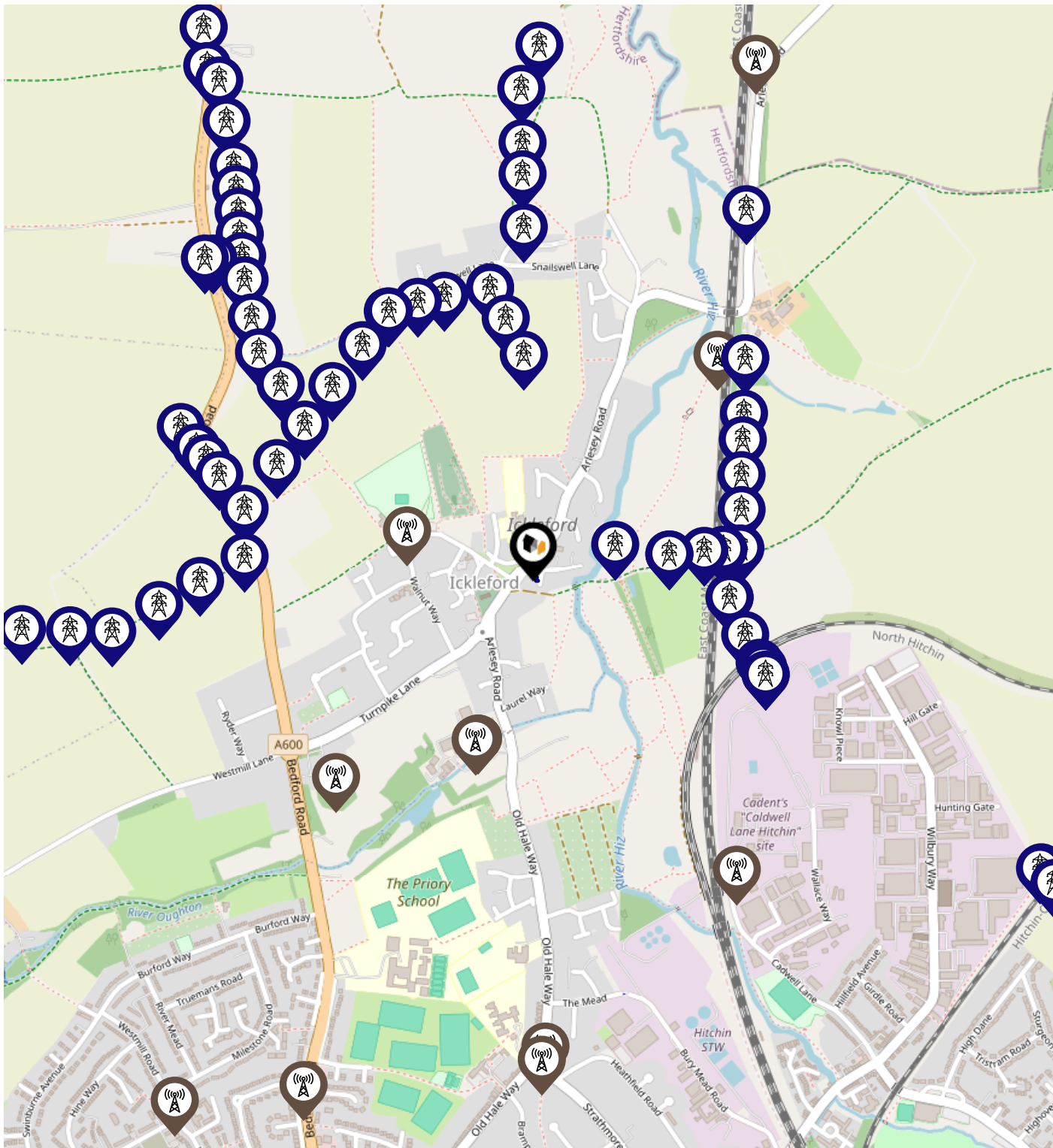
Ground Composition for this Address (Surrounding square kilometer zone around property)

<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





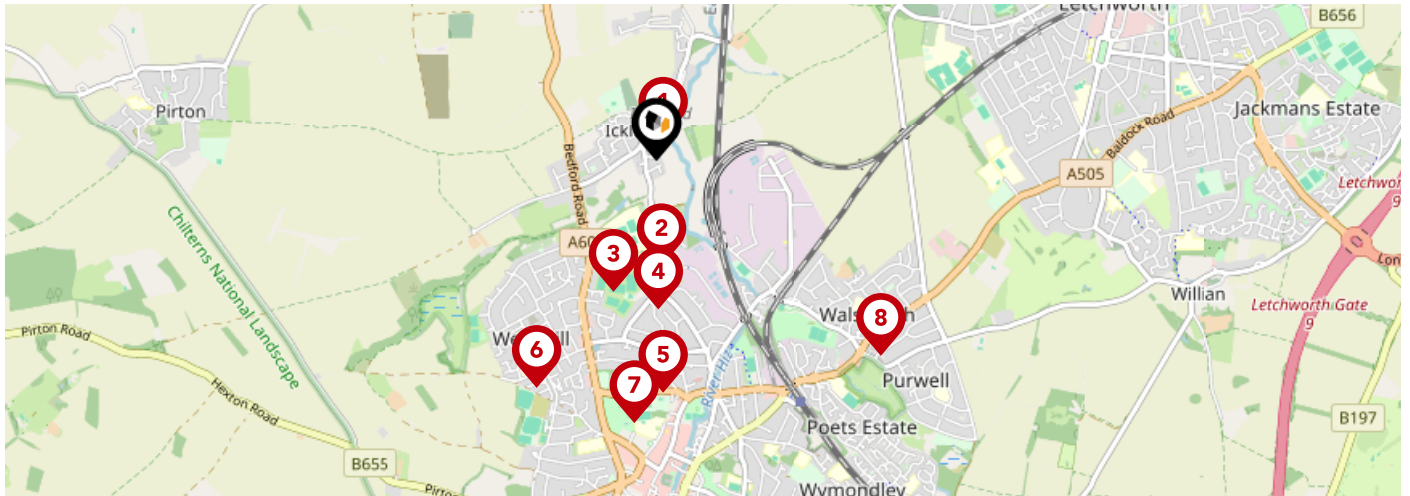
Primary Classifications (Most Common Clay Types)

<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

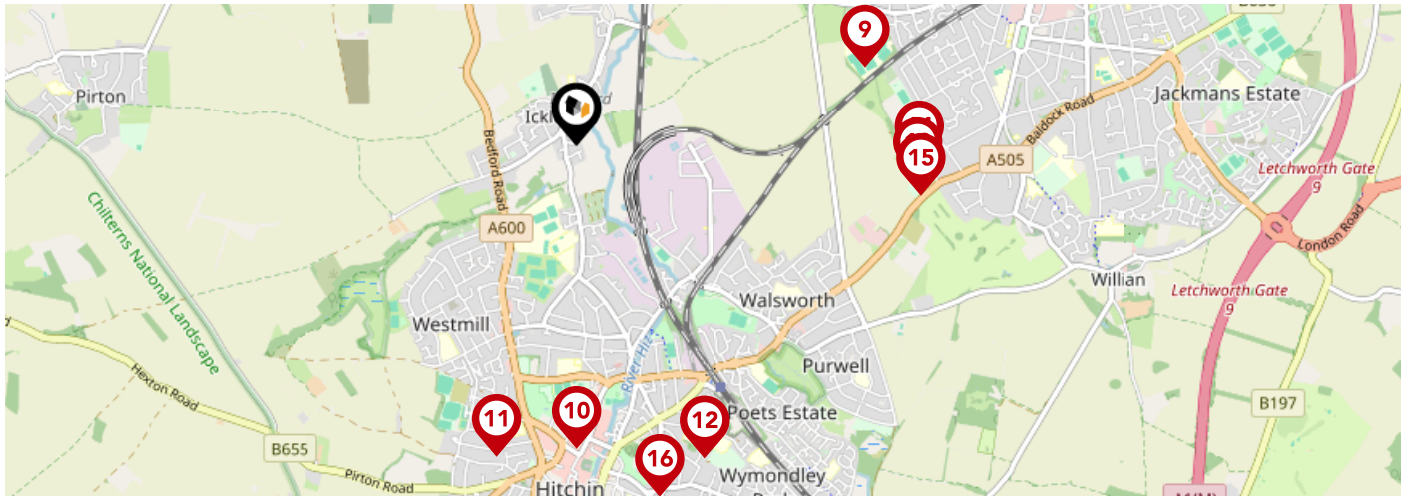










**Key:**

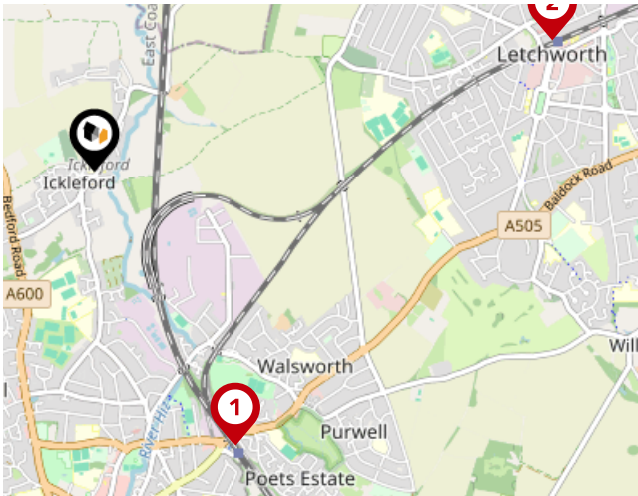
-  Power Pylons
-  Communication Masts



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Ickleford Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:0.1	<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:0.48	<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:0.63	<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:0.68	<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:1.06	<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:1.18	<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:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Highover Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 428   Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

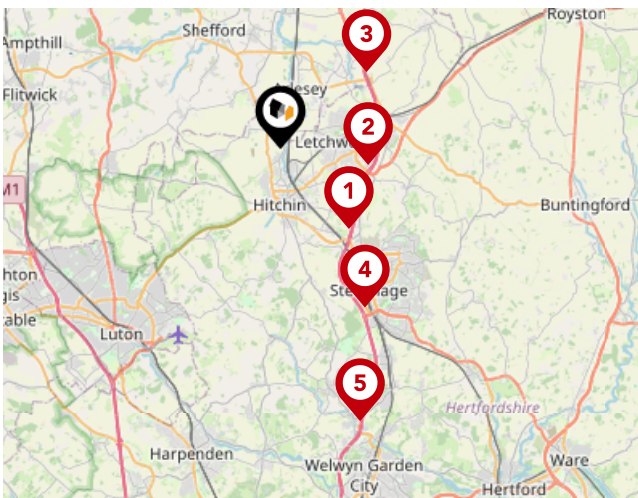


		Nursery	Primary	Secondary	College	Private
	<b>Fearnhill School</b> Ofsted Rating: Good   Pupils: 596   Distance: 1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hitchin Boys' School</b> Ofsted Rating: Outstanding   Pupils: 1317   Distance: 1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Samuel Lucas Junior Mixed and Infant School</b> Ofsted Rating: Outstanding   Pupils: 420   Distance: 1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Andrew's Church of England Voluntary Aided Primary School, Hitchin</b> Ofsted Rating: Outstanding   Pupils: 252   Distance: 1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Highfield School</b> Ofsted Rating: Good   Pupils: 998   Distance: 1.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Thomas More Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance: 1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>North Herts Education Support Centre</b> Ofsted Rating: Outstanding   Pupils: 1   Distance: 1.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hitchin Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1355   Distance: 1.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



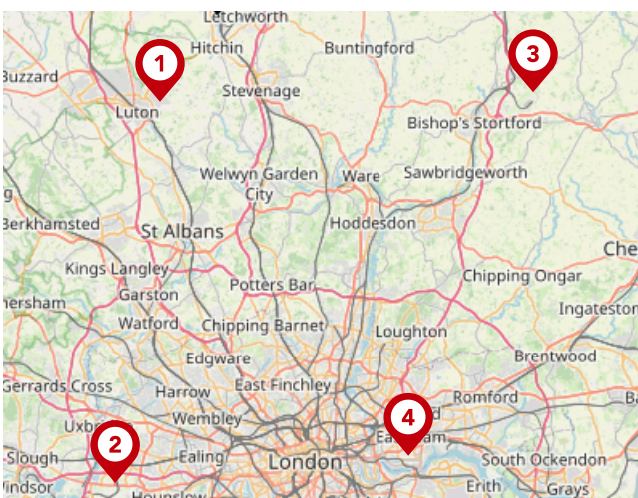
### National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	1.4 miles
2	Letchworth Rail Station	2.17 miles
3	Arlesey Rail Station	3.82 miles



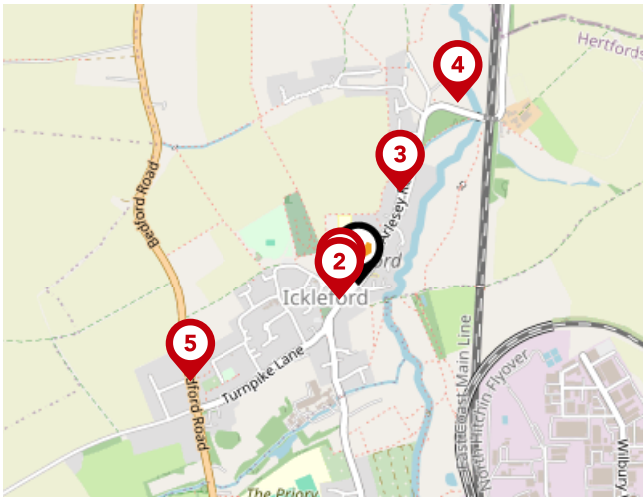
### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.85 miles
2	A1(M) J9	3.22 miles
3	A1(M) J10	4.24 miles
4	A1(M) J7	6.54 miles
5	A1(M) J6	10.35 miles



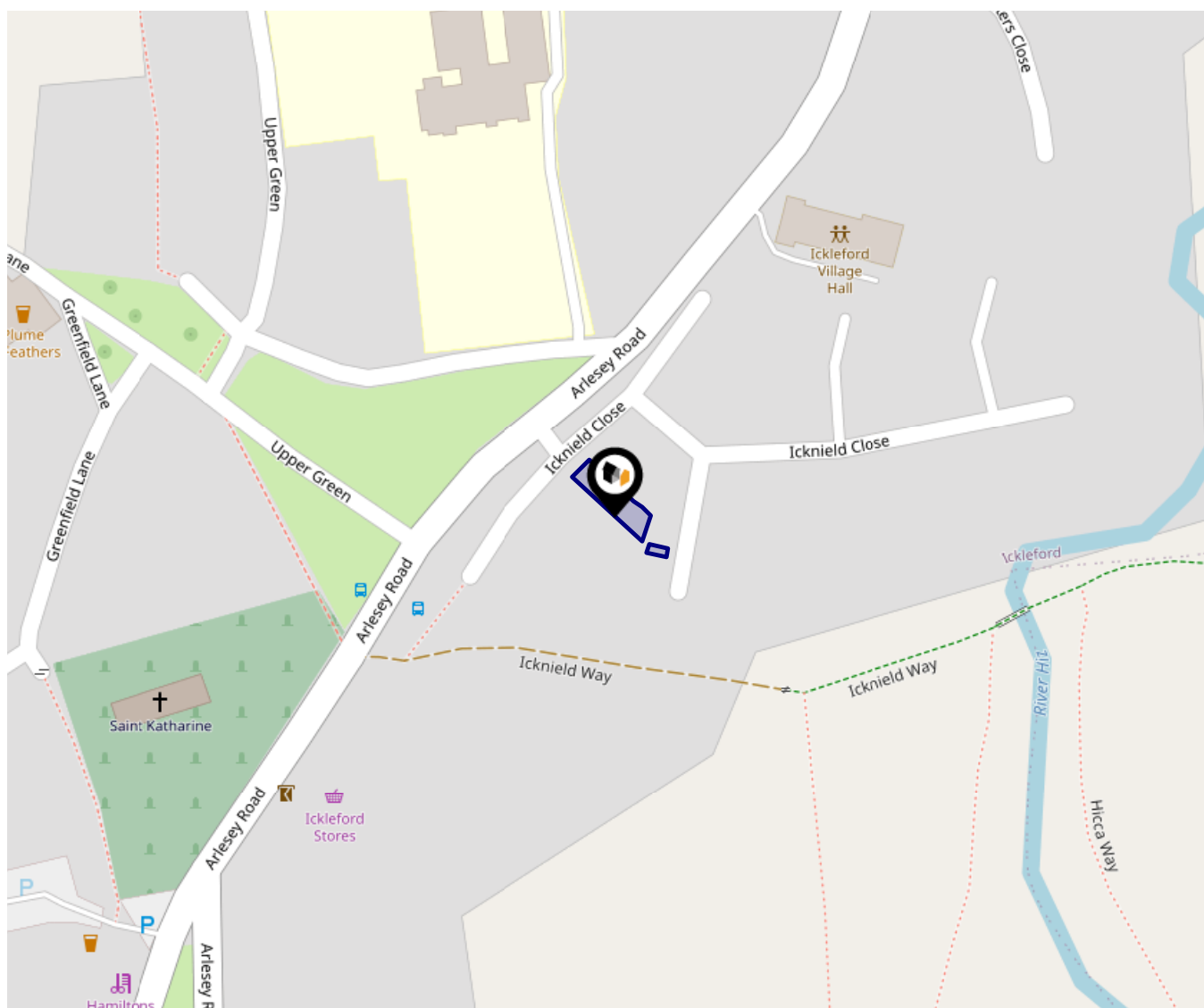
### Airports/Helipads

Pin	Name	Distance
1	Luton Airport	7.56 miles
2	Heathrow Airport	35.16 miles
3	Stansted Airport	23.75 miles
4	Silvertown	35.28 miles



Bus Stops/Stations

Pin	Name	Distance
1	St Katharine's Church	0.04 miles
2	St Katharine's Church	0.06 miles
3	The Cricketers PH	0.23 miles
4	The Green	0.47 miles
5	Turnpike Lane	0.44 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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#### **Country Properties**

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Valuation Office  
Agency

