

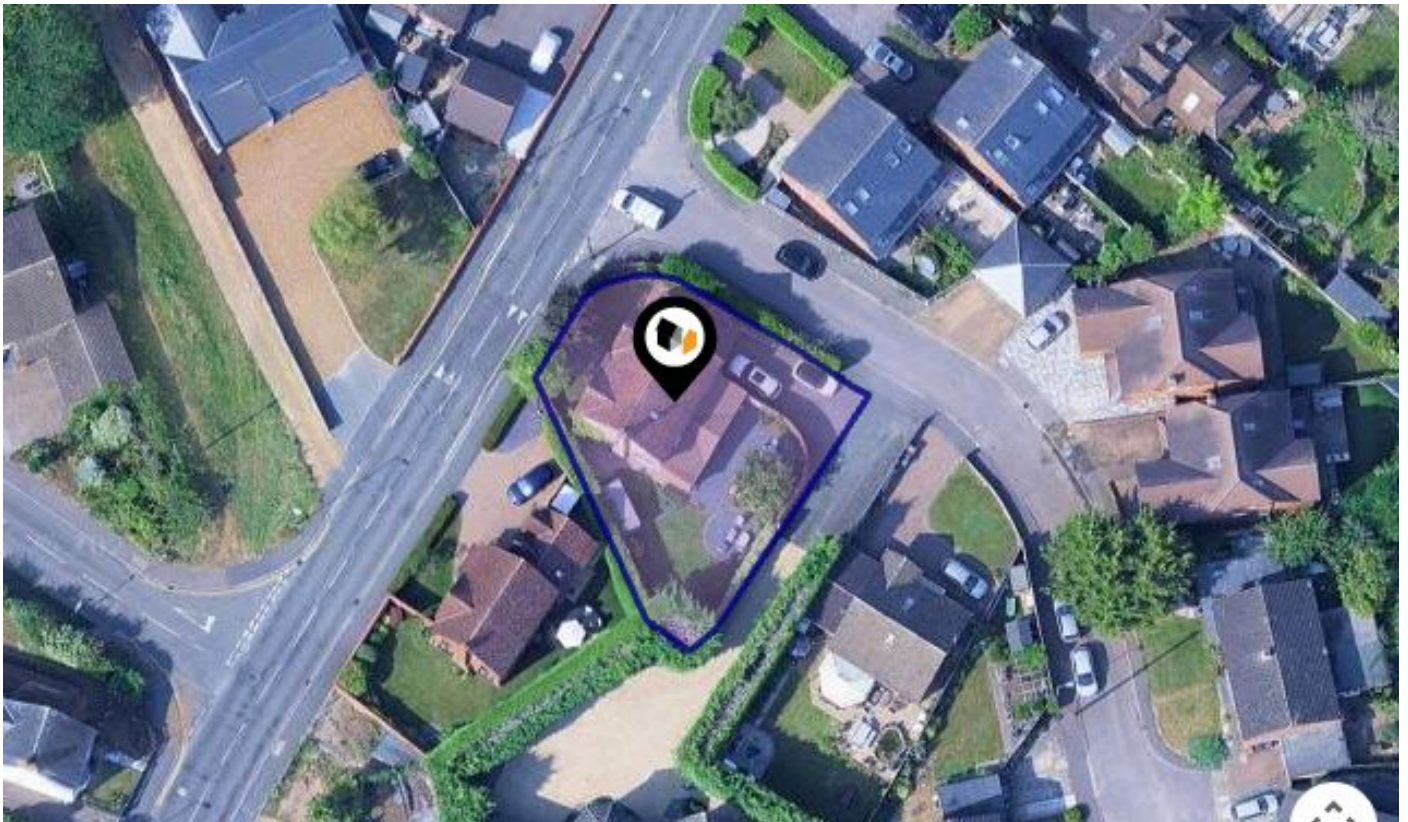


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 28th April 2025



ARLESEY ROAD, ICKLEFORD, HITCHIN, SG5

Country Properties

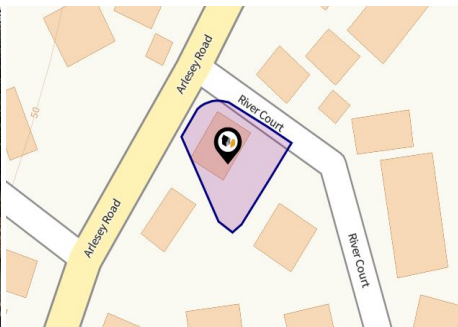
6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	6		
Floor Area:	2,325 ft ² / 216 m ²		
Plot Area:	0.12 acres		
Council Tax :	Band F		
Annual Estimate:	£3,369		
Title Number:	HD351445		

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:
(based on calls indoors)

Satellite/Fibre TV Availability:



Planning records for: **Arlesey Road, Ickleford, Hitchin, SG5**

Reference - 91/00920/1	
Decision:	Decided
Date:	25th July 1991
Description:	Detached dwelling with double garage. Alterations to existing vehicular and pedestrian access (Outline - design, external appearance details reserved)

Reference - 00/00033/1HH	
Decision:	Decided
Date:	10th January 2000
Description:	Retention of single storey side extension

Reference - 18/00472/FPH	
Decision:	Decided
Date:	14th February 2018
Description:	Conversion and extension of existing rear conservatory to form single storey rear extension including replacement tiled roof. Conversion of garage into to utility room.

Planning records for: **90 Arlesey Road Ickleford Hitchin Hertfordshire SG5 3UE**

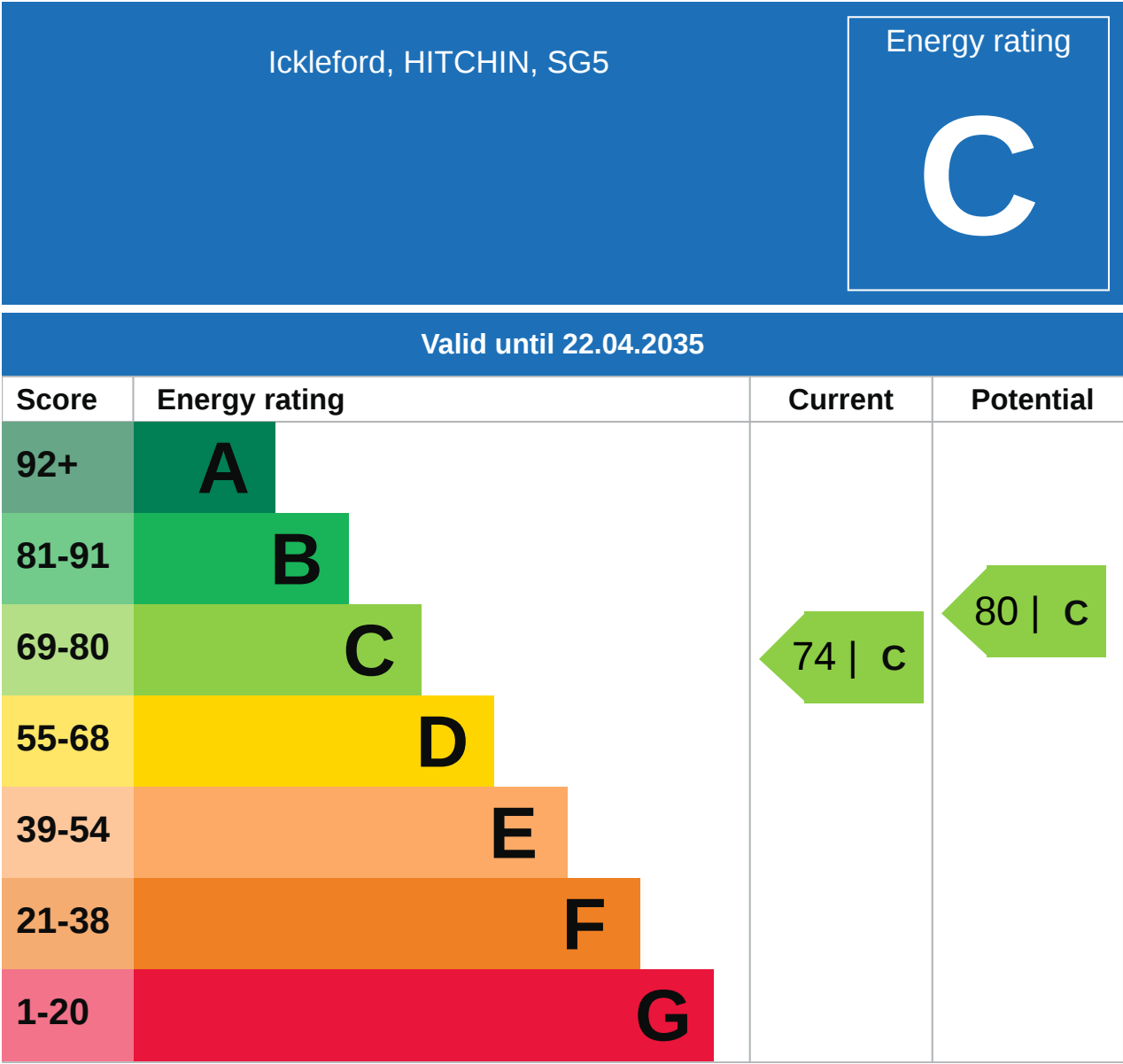
Reference - 24/01974/FPH
<p>Decision: Decided</p>
<p>Date: 18th September 2024</p>
<p>Description: First floor side extension over existing double garage including front dormer window, and single storey front porch extension. Erection of detached single storey outbuilding following demolition of existing rear outbuilding and attached conservatory. Part removal of front brick garden wall and reconstruction of section of the wall. Removal of existing first floor front and rear hanging tiles and installation of render finish. Alterations to existing fenestration.</p>
Reference - 90/00229/1
<p>Decision: Decided</p>
<p>Date: 23rd February 1990</p>
<p>Description: Erection of a pair of semi-detached dwellings with 4 parking spaces</p>
Reference - 89/00526/1
<p>Decision: Decided</p>
<p>Date: 07th April 1989</p>
<p>Description: Erection of a terrace of three, two bedroom dwellings with six parking spaces.</p>
Reference - 79/02026/1
<p>Decision: Decided</p>
<p>Date: 11th December 1979</p>
<p>Description: Erection of single storey side extension</p>

Planning records for: **90 Arlesey Road Ickleford Hitchin Hertfordshire SG5 3UE**

Reference - 23/00144/FPH
<p>Decision: Decided</p>
<p>Date: 20th January 2023</p>
<p>Description: First floor side extension over existing garage including front dormer window, two storey front extension, external rendering to first floor front and rear elevations and erection of detached outbuilding following demolition of existing conservatory and outbuilding. Alterations to fenestration and erection of front garden wall.</p>
Reference - 92/00848/1
<p>Decision: Decided</p>
<p>Date: 24th July 1992</p>
<p>Description: Pitched roof over existing garage and front porch.</p>
Reference - 90/01086/1
<p>Decision: Decided</p>
<p>Date: 28th August 1990</p>
<p>Description: Two detached dwellings with double car port. New Vehicular and pedestrian access</p>
Reference - 74/00209/1
<p>Decision: Decided</p>
<p>Date: 04th March 1974</p>
<p>Description: 8' wide vehicular access</p>

Planning records for: **92 Arlesey Road Ickleford SG5 3UE**

Reference - 91/00615/1	
Decision:	Decided
Date:	17th May 1991
Description:	Land Adjacent 90 Arlesey Road - Detached dwelling with double garage. New vehicular and pedestrian (Amended plan recieved 18.7.91)



Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, limited insulation (assumed)
Secondary Heating:	None
Total Floor Area:	216 m ²

Building Safety

None Specified

Accessibility / Adaptations

Yes - Rear extension works and Garage conversion to utility room
New patio doors
Updated ensuite and downstairs cloakroom
Part window/door replacements 2018/2019

Restrictive Covenants

None Specified

Rights of Way (Public & Private)

None Specified

Construction Type

Standard Brick

Property Lease Information

Freehold

Listed Building Information

Not listed

Stamp Duty

Not Specified

Other

Not Specified

Other

Not Specified

Electricity Supply

YES - E-ON

Gas Supply

YES - E-O

Central Heating

YES - GCH

Water Supply

YES - AFFINITY

Drainage

Mains

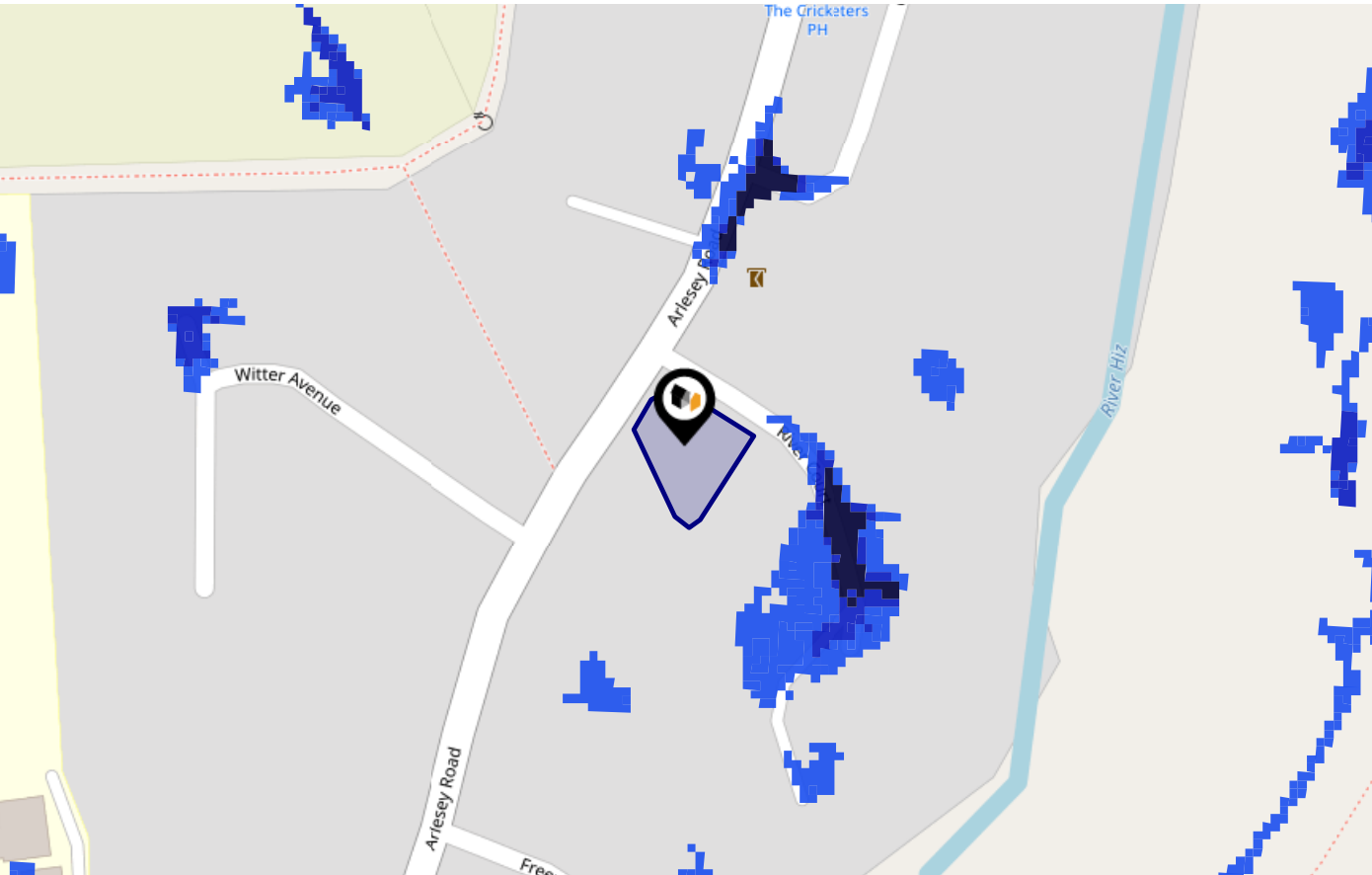
Important - Please read

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

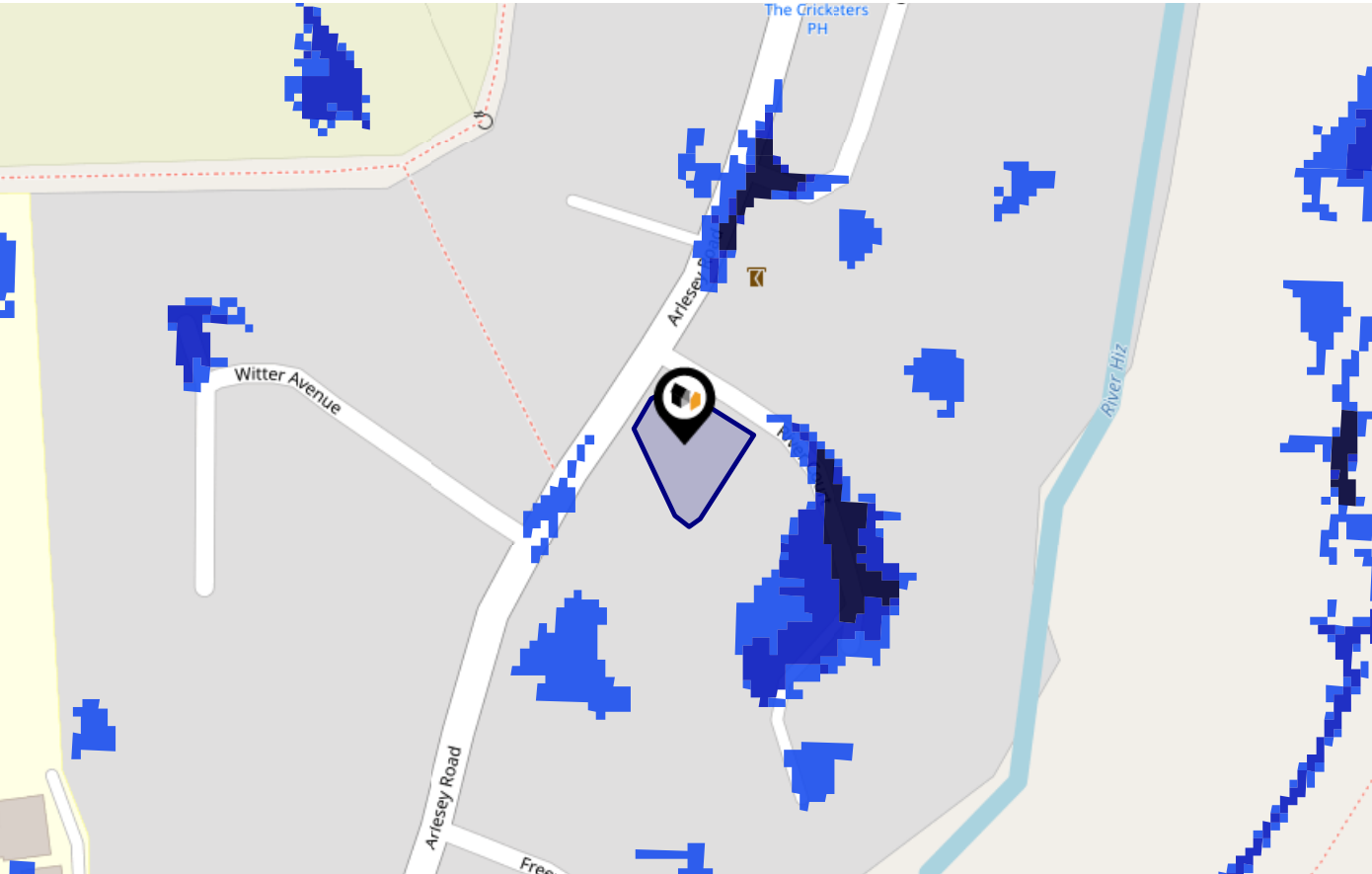
Chance of flooding to the following depths at this property:



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.

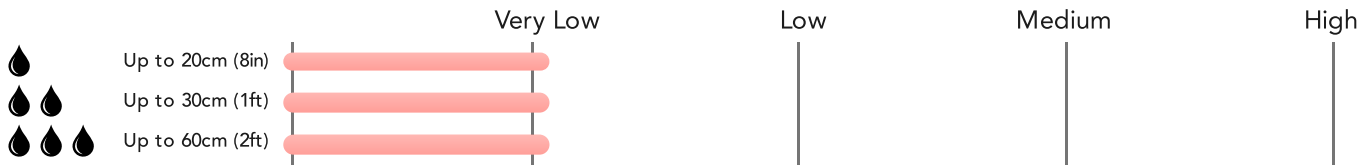


Risk Rating: **Very low**

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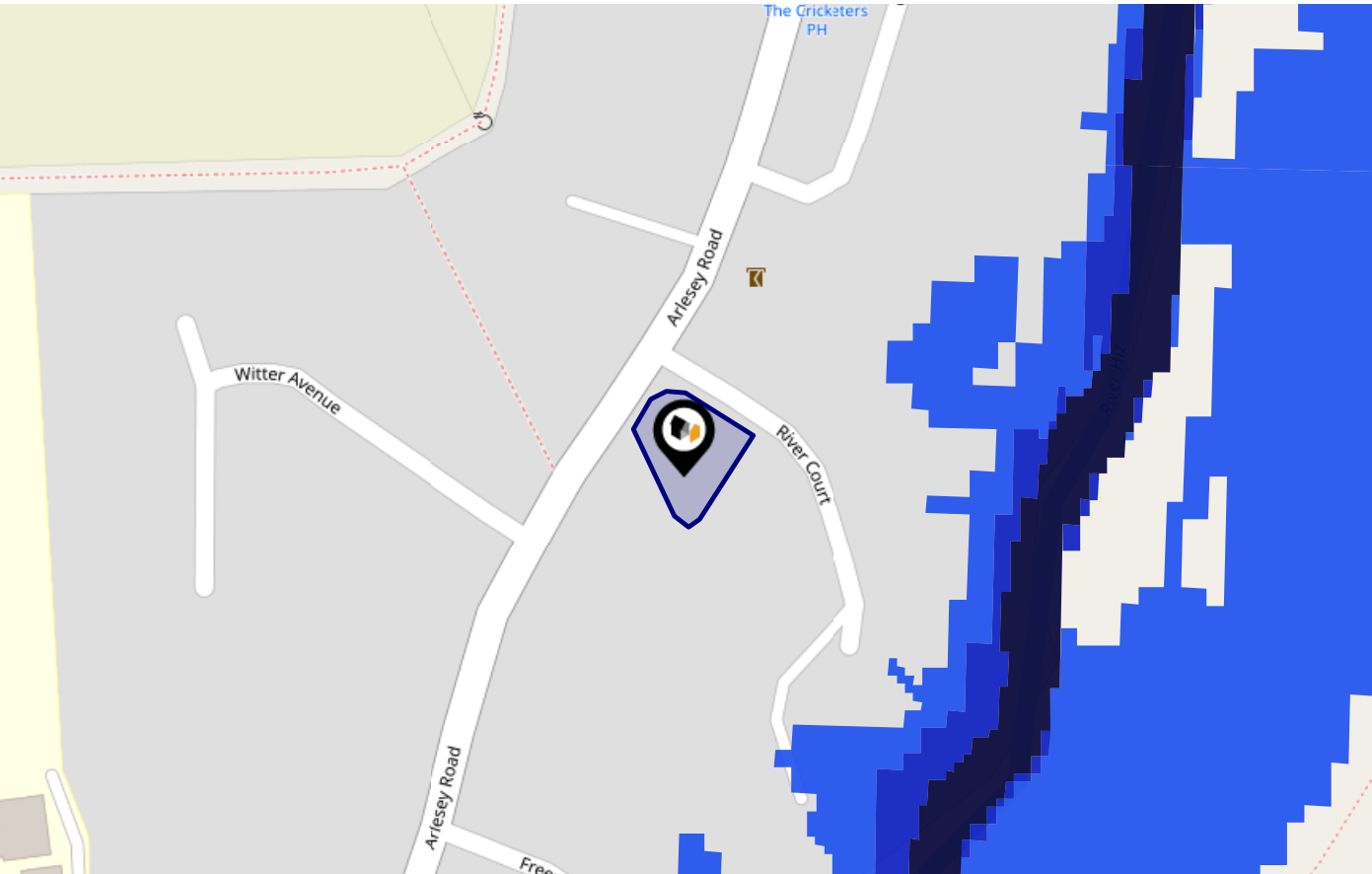
Chance of flooding to the following depths at this property:



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.

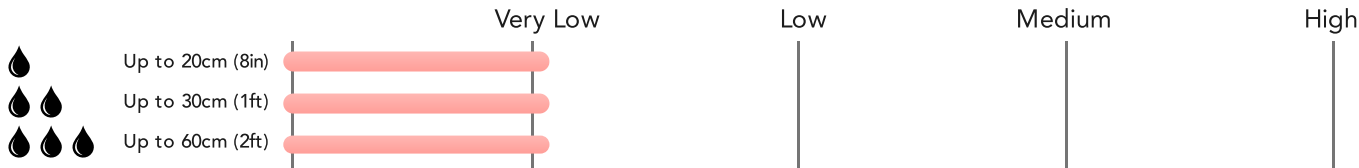


Risk Rating: Very low

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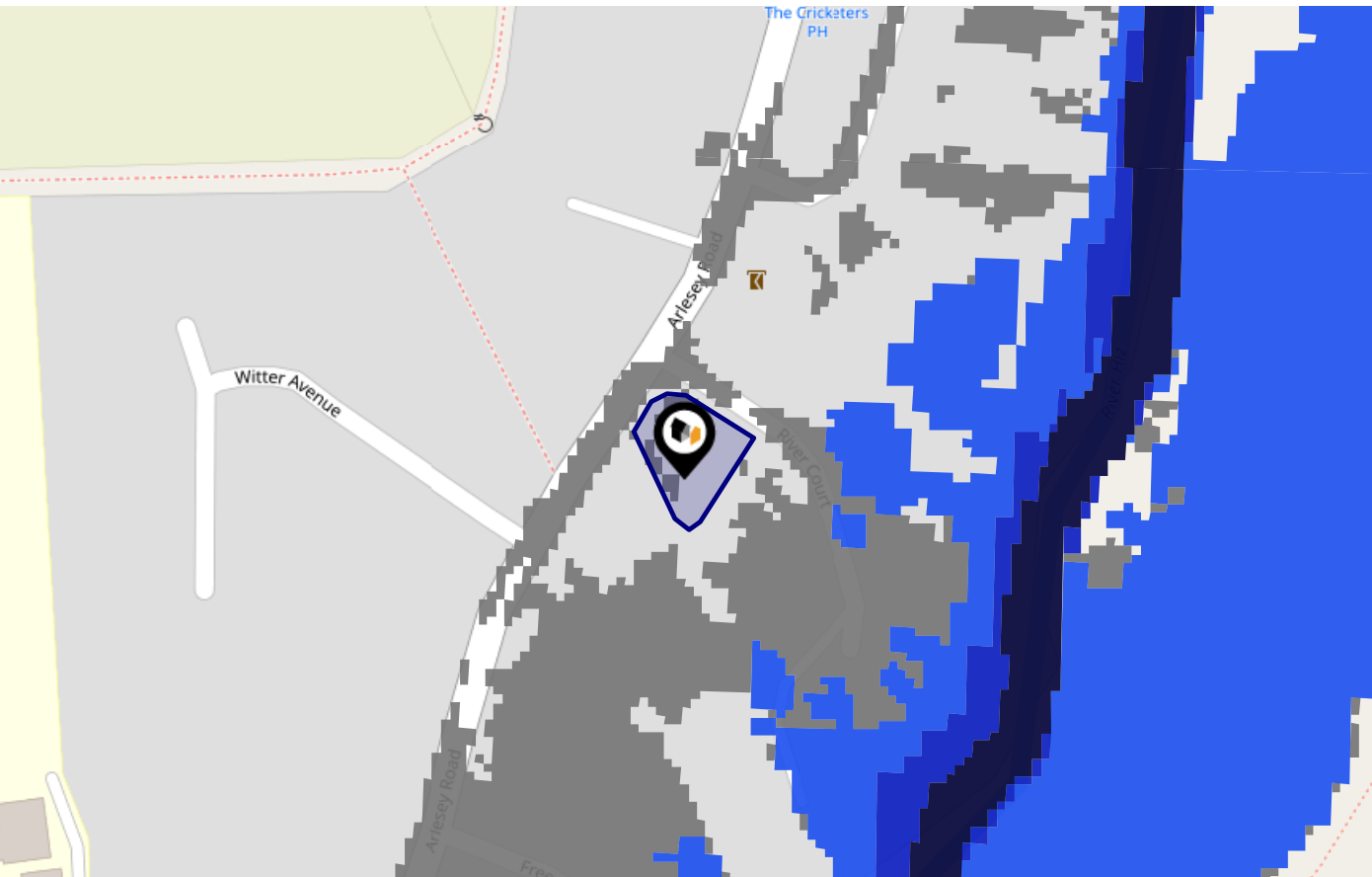
Chance of flooding to the following depths at this property:



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.

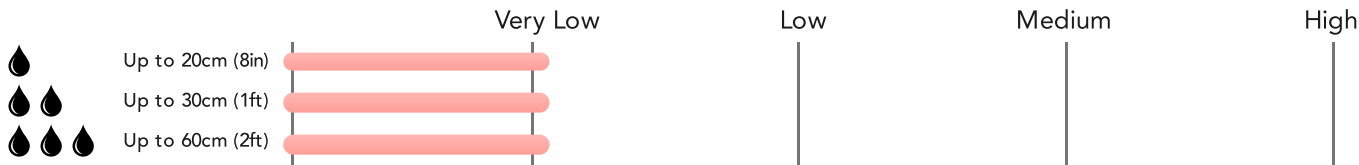


Risk Rating: Very low

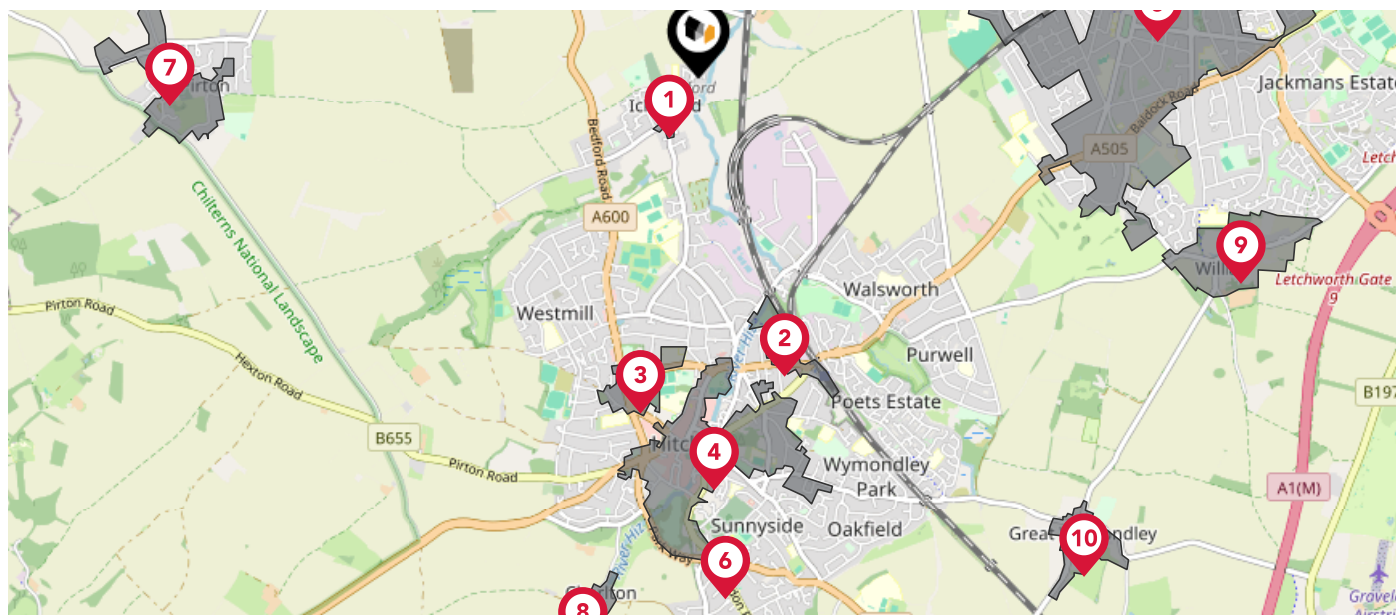
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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



Ickleford



Hitchin Railway and Ransom's Recreation Ground



Butts Close, Hitchin



Hitchin



Letchworth



Hitchin Hill Path



Pirton



Charlton

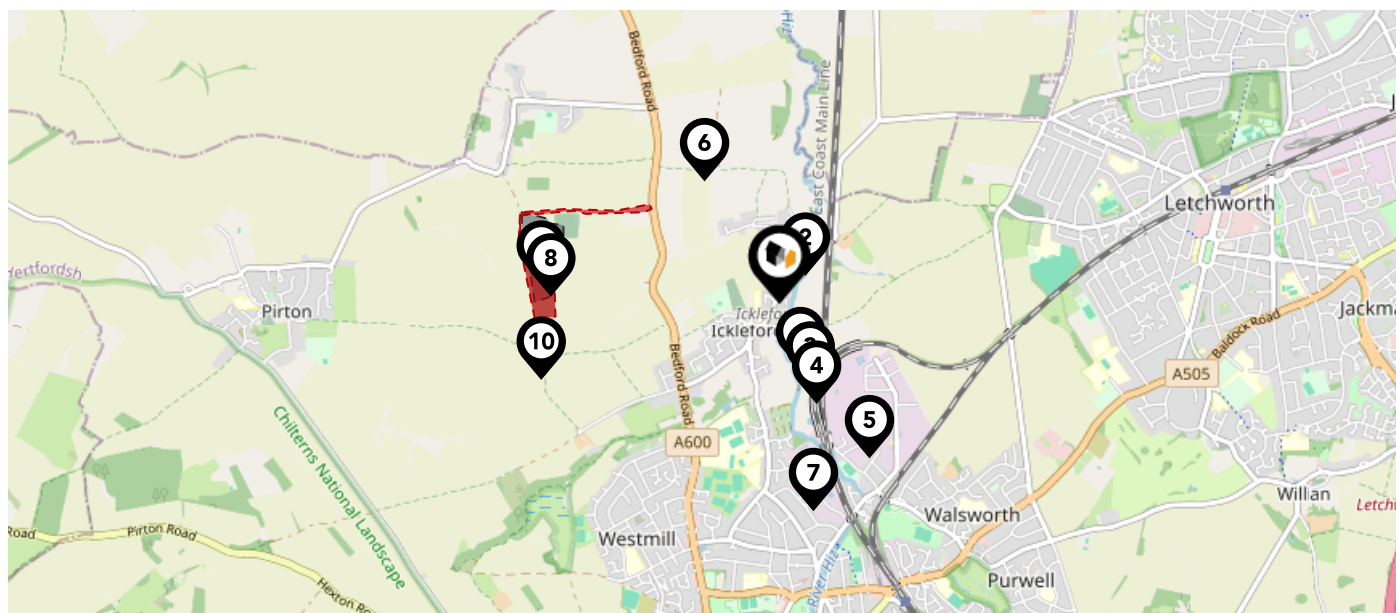


Willian



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

This map displays nearby coal mine entrances and their classifications.



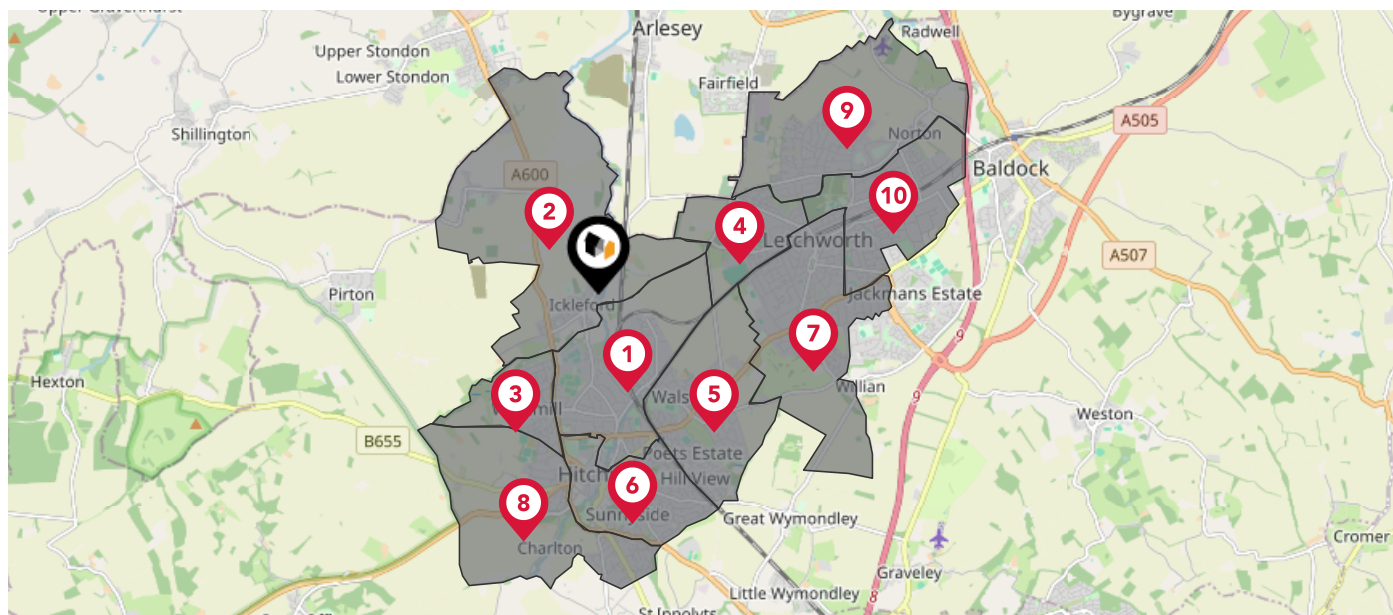
Mine Entry

- ✕ 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



Letchworth Wilbury Ward



Hitchin Walsworth Ward



Hitchin Highbury Ward



Letchworth South West Ward



Hitchin Priory Ward



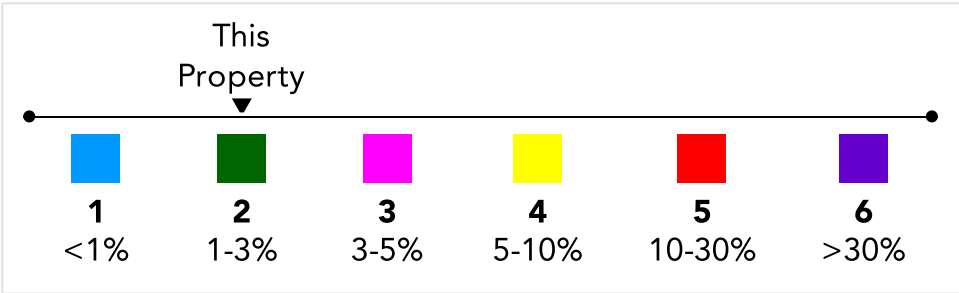
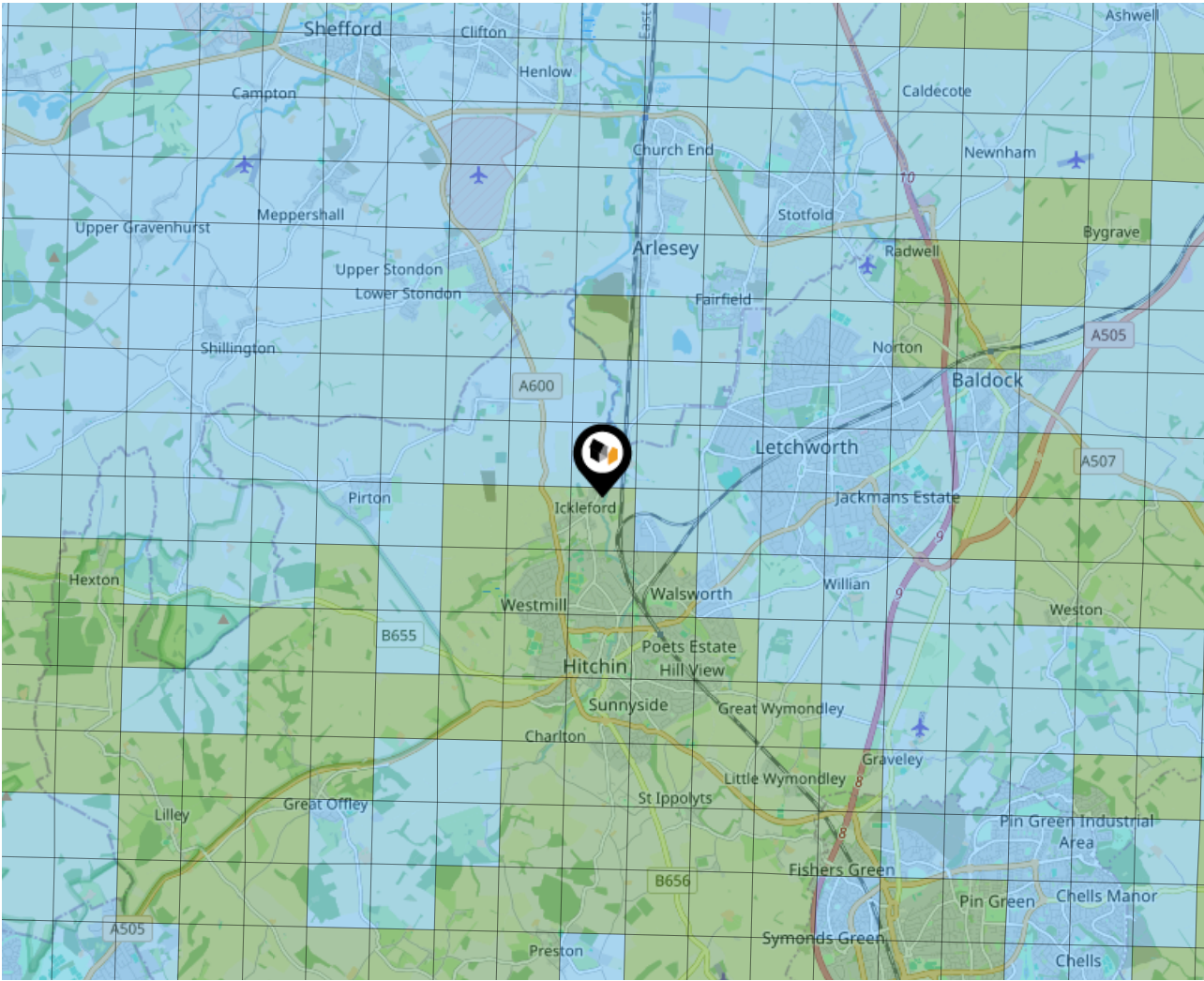
Letchworth Grange Ward



Letchworth East Ward

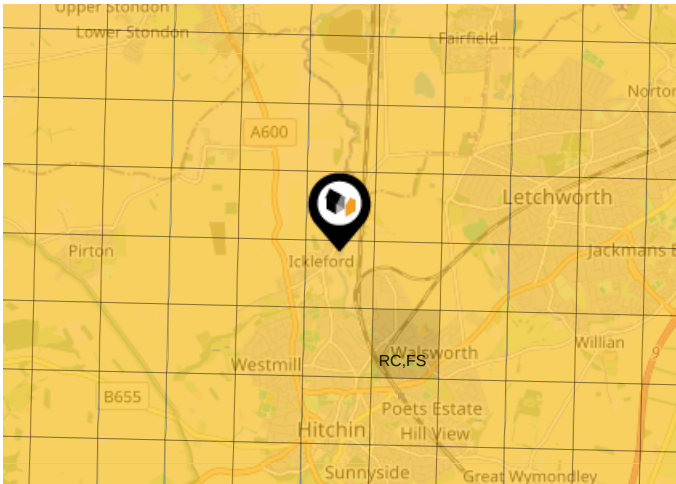
What is Radon?

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).



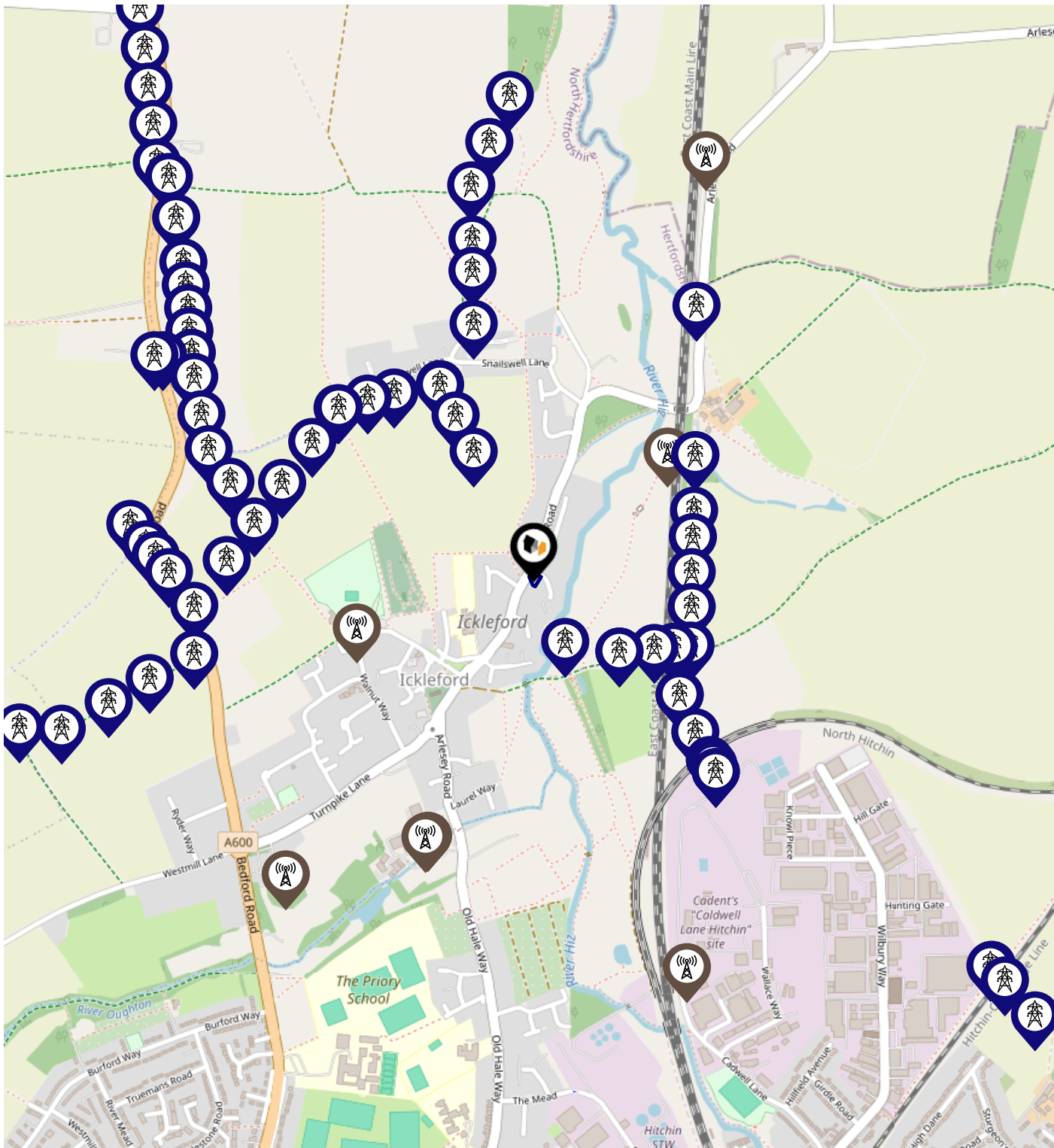
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		





Primary Classifications (Most Common Clay Types)

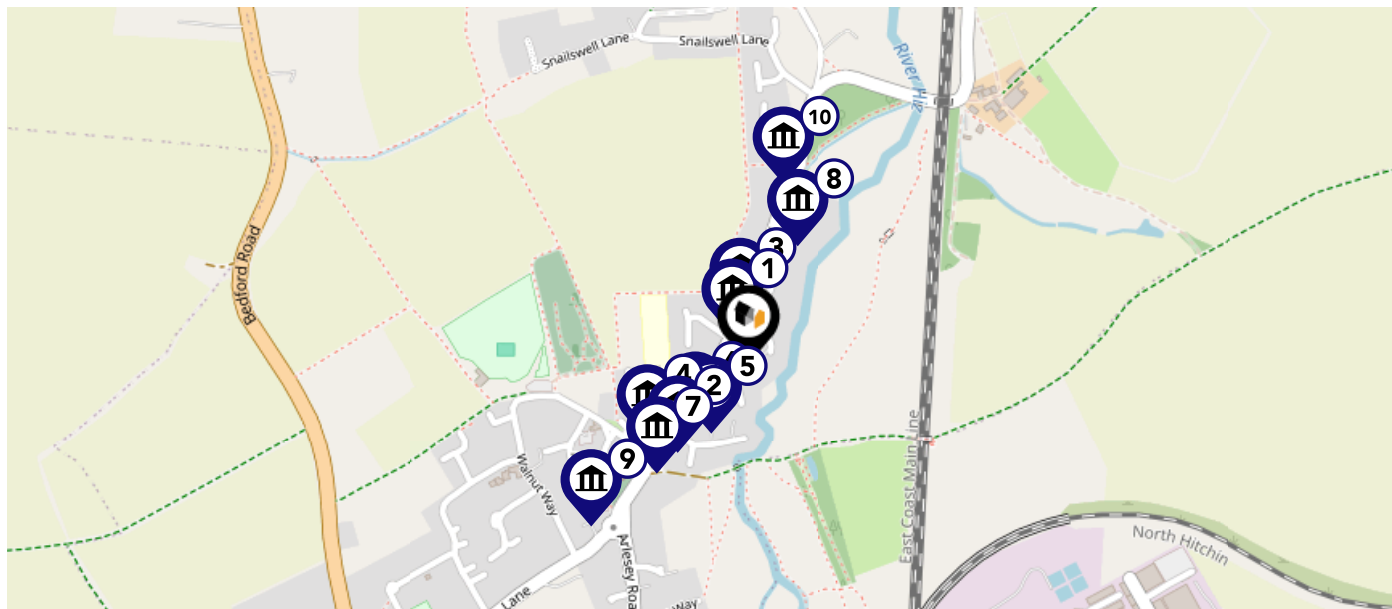
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

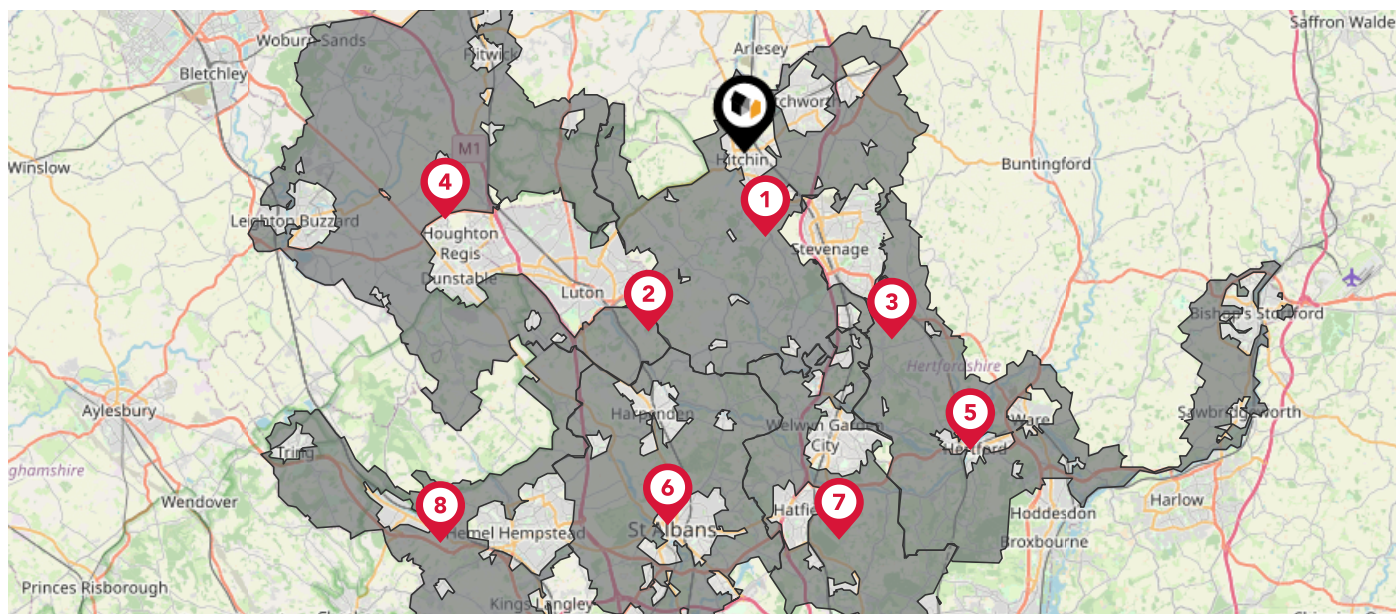
-  Power Pylons
-  Communication Masts

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
	1347091 - No 77 (in Yard Behind No 79)	Grade II	0.0 miles
	1103226 - Rose Cottage	Grade II	0.1 miles
	1295799 - Oakwood	Grade II	0.1 miles
	1347059 - Old S Range Of Ickleford Jmi School	Grade II	0.1 miles
	1295853 - 88, Arlesey Road	Grade II	0.1 miles
	1174332 - Clive Cottage	Grade II	0.1 miles
	1295724 - Gateway And Frontage Wall To Ickleford Jmi School	Grade II	0.2 miles
	1174204 - Old Farm Cottage	Grade II	0.2 miles
	1174389 - 3-5, Church Path	Grade II	0.2 miles
	1103227 - Long Meadow	Grade II	0.2 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



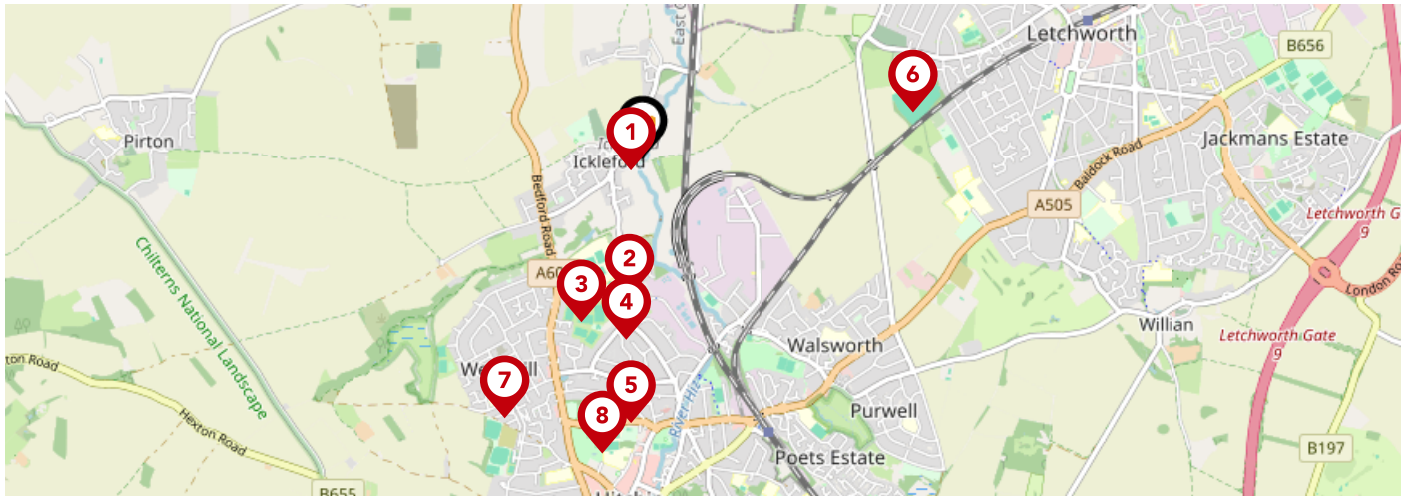
London Green Belt - St Albans



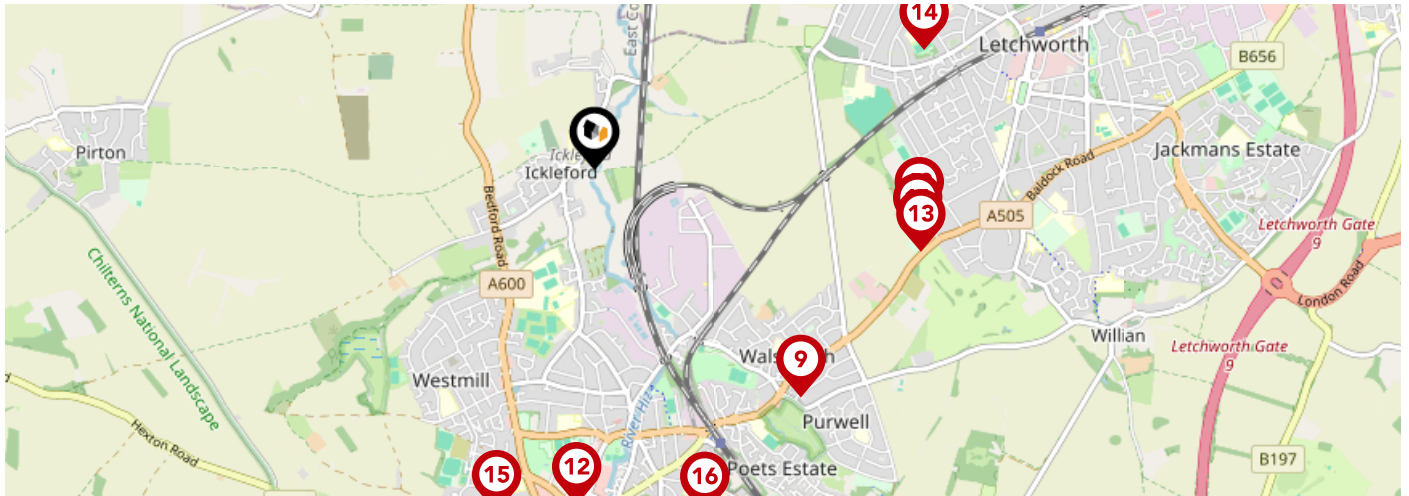
London Green Belt - Welwyn Hatfield











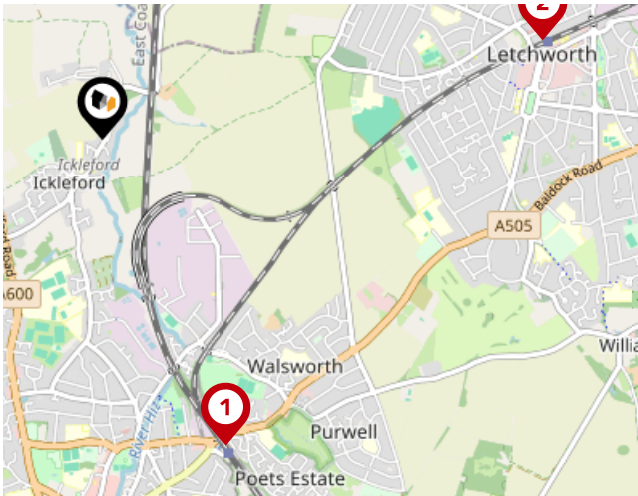
London Green Belt - Dacorum



		Nursery	Primary	Secondary	College	Private
1	Ickleford Primary School Ofsted Rating: Good Pupils: 210 Distance:0.07	<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:0.63	<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:0.79	<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:0.83	<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:1.21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Fearnhill School Ofsted Rating: Good Pupils: 596 Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

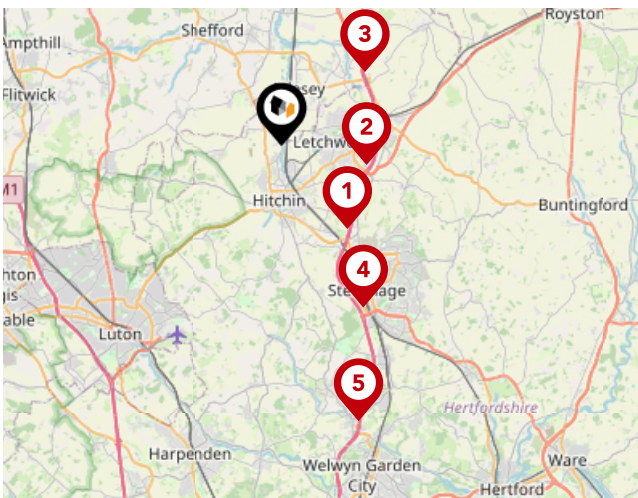


		Nursery	Primary	Secondary	College	Private
	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance: 1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Thomas More Roman Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance: 1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Highfield School Ofsted Rating: Good Pupils: 998 Distance: 1.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance: 1.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	North Herts Education Support Centre Ofsted Rating: Outstanding Pupils: 1 Distance: 1.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Icknield Infant and Nursery School Ofsted Rating: Requires improvement Pupils: 213 Distance: 1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance: 1.63	<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: 1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



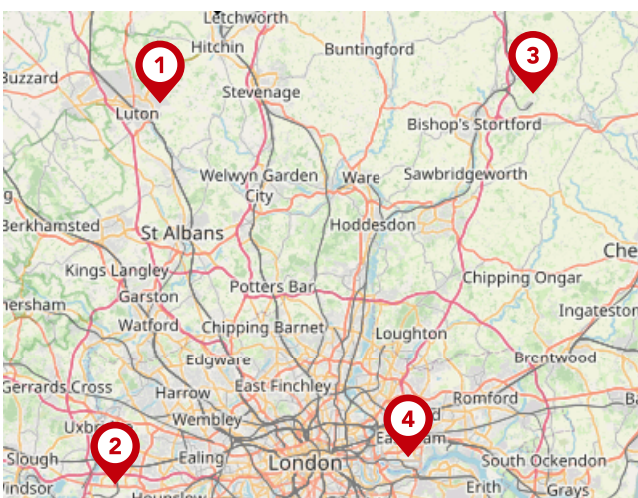
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	1.5 miles
2	Letchworth Rail Station	2.06 miles
3	Arlesey Rail Station	3.66 miles



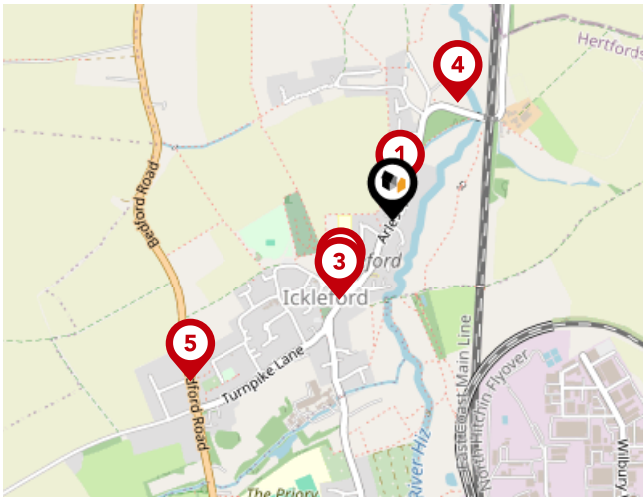
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.91 miles
2	A1(M) J9	3.17 miles
3	A1(M) J10	4.08 miles
4	A1(M) J7	6.64 miles
5	A1(M) J6	10.46 miles



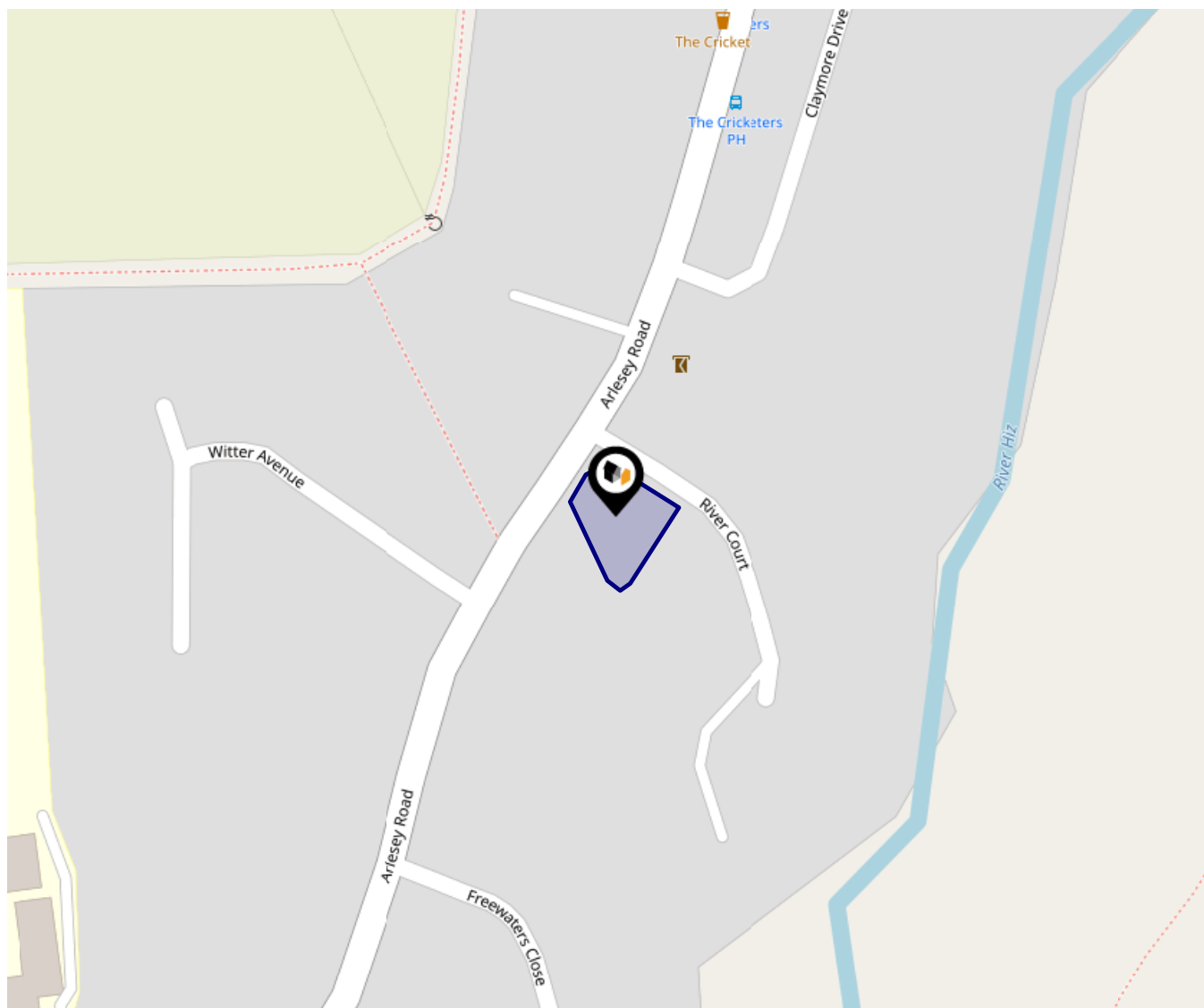
Airports/Helipads

Pin	Name	Distance
1	Luton Airport	7.73 miles
2	Heathrow Airport	35.32 miles
3	Stansted Airport	23.71 miles
4	Silvertown	35.39 miles



Bus Stops/Stations

Pin	Name	Distance
1	The Cricketers PH	0.07 miles
2	St Katharine's Church	0.2 miles
3	St Katharine's Church	0.22 miles
4	The Green	0.31 miles
5	Turnpike Lane	0.59 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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The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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Valuation Office
Agency

