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## MIR: Material Info

The Material Information Affecting this Property  
**Wednesday 18th February 2026**



**ARLESEY ROAD, ICKLEFORD, HITCHIN, SG5**

### Country Properties

6 Brand Street Hitchin SG5 1HX

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# Planning History

## This Address

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

<b>Reference - 23/00452/EC</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	24th February 2023
<b>Description:</b>	Installation of one 10m light pole

Planning records for: **73 Arlesey Road Ickleford SG5 3TH**

<b>Reference - 80/00737/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 15th April 1980
<b>Description:</b> Erection of 3 detached houses with garages and formation of new vehicular accesses following demolition of existing dwelling.
<b>Reference - 20/02221/NMA</b>
<b>Decision:</b> Decided
<b>Date:</b> 01st October 2020
<b>Description:</b> Change of roof material from interlocking concrete tiles to match existing to natural slate (as non material amendment to planning permission reference 19/02805/FPH granted on 16.01.2020)
<b>Reference - 77/00553/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 21st April 1977
<b>Description:</b> Outline application for layout of three dwellings with garages
<b>Reference - 77/00214/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 10th February 1977
<b>Description:</b> Outline application for 5 dwellings with garages

Planning records for: *73 Arlesey Road Ickleford Hitchin Hertfordshire SG5 3TH*

Reference - 19/02805/FPH	
Decision:	Decided
Date:	25th November 2019
Description:	Single storey rear extension following demolition of existing conservatory, first floor rear extension and single storey front extension to existing garage.

Planning records for: *75 Arlesey Road Ickleford Hitchin SG5 3TH*

Reference - 74/00878/1	
Decision:	Decided
Date:	22nd October 1974
Description:	Construction of vehicular access and garage

Reference - 17/01458/1PUD	
Decision:	Decided
Date:	05th June 2017
Description:	Lawful Development Certificate (Proposed) Single storey rear extension

Reference - 91/00600/1	
Decision:	Decided
Date:	15th May 1991
Description:	Single storey side extension

Planning records for: *Land Adjacent 75 Ickniel Close Ickleford SG5 3TH*

<b>Reference - 12/00028/1TD</b>
<b>Decision:</b> Decided
<b>Date:</b> 06th January 2012
<b>Description:</b> 1 X BT DSLAM cabinet

<b>Reference - 17/01671/1HH</b>
<b>Decision:</b> Decided
<b>Date:</b> 06th July 2017
<b>Description:</b> Retention of single storey rear extension

<b>Reference - 18/02999/FPH</b>
<b>Decision:</b> Decided
<b>Date:</b> 12th November 2018
<b>Description:</b> Erection of detached double garage.

Planning records for: *89 Arlesey Road Ickleford SG5 3TH*

<b>Reference - 79/01888/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 15th August 1979
<b>Description:</b> Erection of single storey side extension to garage for use as office/studio

Planning records for: **89 Arlesey Road Ickleford Hitchin Herts SG5 3TH**

Reference - 01/00997/1HH	
Decision:	Decided
Date:	25th June 2001
Description:	Two storey rear extension

Planning records for: **91 Arlesey Road Ickleford Hitchin Herts SG5 3TH**

Reference - 01/00998/1HH	
Decision:	Decided
Date:	25th June 2001
Description:	Two storey rear extension

Planning records for: **99 Arlesey Road Ickleford SG5 3TH**

Reference - 77/00104/1	
Decision:	Decided
Date:	01st January 1977
Description:	Proposed extensions and alterations

Reference - 96/00187/1LB	
Decision:	Decided
Date:	01st February 1996
Description:	Two and single storey rear extension and single storey side extension

Planning records for: *99 Arlesey Road Ickleford Hitchin SG5 3TH*

Reference - 05/00128/1LB	
Decision:	Decided
Date:	01st February 2005
Description:	Removal of cement based render on south elevation wall and chimney stack and apply new lime render to wall

Planning records for: *100 Arlesey Road Ickleford Hitchin SG5 3TH*

Reference - 16/02645/1HH	
Decision:	Decided
Date:	17th October 2016
Description:	Erection of residential annexe following demolition of existing detached garage (annexe previously approved under 16/00984/IHH).

Reference - 23/00067/LBC	
Decision:	Decided
Date:	14th February 2023
Description:	Install 3no. 300mm chimney pots with associated cowls and bird guards to triple flue stack of large internal chimney.

Reference - 24/00018/LBC	
Decision:	Decided
Date:	05th February 2024
Description:	Replace sole plate and brick plinth, replace existing timber studs at ground floor only, install sheep's fleece insulation within infill panels before finishing with lime render on front (gable end) elevation.

Planning records for: *100 Arlesey Road Ickleford Herts SG5 3TH*

<b>Reference - 99/00517/1LB</b>
<b>Decision:</b> Decided
<b>Date:</b> 15th April 1999
<b>Description:</b> Removal of internal wall on ground floor
<b>Reference - 16/02304/1DOC</b>
<b>Decision:</b> Decided
<b>Date:</b> 09th September 2016
<b>Description:</b> Condition 3 -Details and samples of materials to be used on all external elevations and the roof (as Discharge of Condition of Planning permission 16/00984/1HH granted 26/07/2016)
<b>Reference - 24/01169/DOC</b>
<b>Decision:</b> Decided
<b>Date:</b> 22nd May 2024
<b>Description:</b> Details reserved by Condition 2 - Replacement timber frame (of listed building consent reference 24/00018/LBC granted on 16.04.2024)
<b>Reference - 16/00984/1HH</b>
<b>Decision:</b> Decided
<b>Date:</b> 21st April 2016
<b>Description:</b> Conversion and extension of existing garage to form annex, proposed carport and garden office (as amended by plans received 13/7/16).

Planning records for: *100 Arlesey Road Ickleford Herts SG5 3TH*

Reference - 99/01063/1LB	
Decision:	Decided
Date:	05th August 1999
Description:	Replacement external beams to front of cottage

Planning records for: *103 Arlesey Road Ickleford Hitchin Herts SG5 3TH*

Reference - 93/00438/1HH	
Decision:	Decided
Date:	22nd April 1993
Description:	Single storey part side and rear extension.

Reference - 04/01729/1HH	
Decision:	Decided
Date:	01st November 2004
Description:	Two storey rear extension and pitched roof to existing. Single storey rear/side extension (as amended by drawing received 06.12.04)

Reference - 88/01731/1	
Decision:	Decided
Date:	06th October 1988
Description:	Two storey rear extension

Planning records for: *Land In Front Of 105 Arlesey Road Ickleford Hertfordshire SG5 3TH*

Reference - 23/00484/FPH	
Decision:	Decided
Date:	28th February 2023
Description:	Single storey rear extension

Reference - 23/00481/EC	
Decision:	Decided
Date:	28th February 2023
Description:	Installation of one pole.

Planning records for: *111 Arlesey Road Ickleford Hitchin SG5 3TH*

Reference - 16/02951/1HH	
Decision:	Decided
Date:	20th December 2016
Description:	Extension to vehicular access

Planning records for: *113 Arlesey Road Ickleford Hitchin SG5 3TH*

Reference - 04/01772/1HH	
Decision:	Decided
Date:	09th November 2004
Description:	Single storey side extension As amended by plan No. AGN/04/02A - Side elevation to be brick work to match existing.

Planning records for: *115 Arlesey Road Ickleford SG5 3TH*

Reference - 77/01071/1	
Decision:	Decided
Date:	04th August 1977
Description:	Single storey side extension to provide additional garage

Planning records for: *117 Arlesey Road Ickleford SG5 3TH*

Reference - 05/01007/1	
Decision:	Decided
Date:	12th July 2005
Description:	Replacement of existing bungalow with 5 bedroom dwelling and garage. (As variation to application 05/00551/1 15.06.05)

Reference - 05/00551/1	
Decision:	Decided
Date:	11th April 2005
Description:	Replacement of existing bungalow with a 5 bedroom dwelling and garage (as amended by drawing no. 01A received 07.06.05)

Reference - 17/01959/1HH	
Decision:	Decided
Date:	23rd August 2017
Description:	Retention of rear garden building/store.

Planning records for: *121 Arlesey Road Ickleford Hitchin Hertfordshire SG5 3TH*

<b>Reference - 00/01217/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	11th August 2000
<b>Description:</b>	Two storey side and rear extensions, with new roof incorporating 3 front and 3 rear dormer windows to provide first floor accommodation. Detached single garage

Planning records for: *123 Arlesey Road Ickleford SG5 3TH*

<b>Reference - 86/00158/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	04th February 1986
<b>Description:</b>	Erection of two storey rear extension and construction of new roof to existing property.

<b>Reference - 15/00075/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	09th January 2015
<b>Description:</b>	Dropped Kerb

Planning records for: *129 Arlesey Road Ickleford SG5 3TH*

<b>Reference - 79/00072/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	12th March 1979
<b>Description:</b>	Retention of single storey rear extension and installation of bow window on front elevation

Planning records for: *131 Arlesey Road Ickleford Hitchin SG5 3TH*

<b>Reference - 91/00178/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	13th February 1991
<b>Description:</b>	Two storey rear extension following demolition of existing

<b>Reference - 92/01055/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	28th September 1992
<b>Description:</b>	Retention of rear conservatory

<b>Reference - 91/00937/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	02nd August 1991
<b>Description:</b>	New vehicular crossover

Planning records for: *133 Arlesey Road Ickleford SG5 3TH*

<b>Reference - 78/00316/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	06th March 1978
<b>Description:</b>	Erection of two storey rear extension and installation of dormer window, and formation of new vehicular access

Planning records for: **133 Arlesey Road Ickleford SG5 3TH**

Reference - 82/00806/1	
Decision:	Decided
Date:	16th June 1982
Description:	Erection of single storey side and rear extension.

Reference - 07/00968/1HH	
Decision:	Decided
Date:	13th April 2007
Description:	Rear conservatory

Reference - 80/00587/1	
Decision:	Decided
Date:	28th March 1980
Description:	Installation of dormer window on North elevation and construction of hipped roof over existing canopy on front elevation in association with other works of extension and alteration already approved. (In association with amended drawings received by Local Planning Authority on 16.5.1980).

Planning records for: **135 Arlesey Road Ickleford Hitchin SG5 3TH**

Reference - 03/00805/1HH	
Decision:	Decided
Date:	15th May 2003
Description:	Replacement conservatory and new flat roof to kitchen. Canopy roof to infill lobby.

Planning records for: *135 Arlesey Road Ickleford Hitchin SG5 3TH*

<b>Reference - 17/00267/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	13th February 2017
<b>Description:</b>	Single storey rear conservatory following demolition of existing conservatory.

Planning records for: *137 Arlesey Road Ickleford SG5 3TH*

<b>Reference - 85/01640/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	04th November 1985
<b>Description:</b>	Section 53 determination - Erection of stable in rear garden.

Planning records for: *The Cricketers Arlesey Road Ickleford Hitchin Hertfordshire SG5 3TH*

<b>Reference - 17/04375/DOC</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	28th November 2017
<b>Description:</b>	Condition 15 - Refuse Storage Details (as Discharge of Condition of Planning Permission 17/00536/1 granted 24/07/2017)

<b>Reference - 17/04376/DOC</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	28th November 2017
<b>Description:</b>	Condition 4 - Car parking area details of the hardsurfacing materials (As Discharge of Condition of Planning permission 17/00536/1 granted 24/07/2017)

Planning records for: *The Cricketers Arlesey Road Ickleford Hitchin SG5 3TH*

<b>Reference - 17/00536/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 23rd March 2017
<b>Description:</b> Variation to condition 2 (development in accordance with approved plans) of planning permission ref 11/00772/1 granted 23/05/2011 including increase in height of main roof and reduction in depth of side extension and alterations to fenestration (as amended by plan nos. CRI/09/03H, 05H & 07H)
<b>Reference - 94/00331/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 04th February 1994
<b>Description:</b> Two storey side extension and alterations to provide new bar area and Manager's flat.
<b>Reference - 10/00822/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 16th April 2010
<b>Description:</b> Increase in height of existing roof to provide second floor accommodation together with part three storey, part two storey and part single storey side extensions, part first floor rear and two storey rear extensions to create restaurant and additional bedroom facilities for current public house and bed and breakfast business (as amended by drawing nos. CRI/09/03B, 04B, 05B, 06B and 07A received 10th June 2010)
<b>Reference - 11/00772/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 28th March 2011
<b>Description:</b> Two storey and part single storey side extensions, part first floor rear and two storey rear extensions to create restaurant and additional bedroom facilities for current public house and bed and breakfast business

Planning records for: *The Cricketers Arleseey Road Ickleford SG5 3TH*

<b>Reference - 77/01512/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 11th November 1977
<b>Description:</b> Erection of single storey side extension & formation of new vehicular access with car park at rear
<b>Reference - 16/00115/1NMA</b>
<b>Decision:</b> Decided
<b>Date:</b> 18th January 2016
<b>Description:</b> Increase to roof height and alterations to fenestration of proposed two storey side/rear extension and alteration to width of proposed rear extension. Alteration to car park layout (non-material amendment to planning application 11/00772/1 granted 23/05/2011)
<b>Reference - 17/04213/DOC</b>
<b>Decision:</b> Decided
<b>Date:</b> 28th November 2017
<b>Description:</b> Condition 7 - Obscure glass (as Discharge of Condition of Planning permission 17/00536/1 granted 24/07/2017)
<b>Reference - 80/00140/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 25th January 1980
<b>Description:</b> Erection of single storey front and side extensions and use of building as general functions hall.

Planning records for: *The Cricketers Arlesey Road Ickleford Hitchin Hertfordshire SG5 3TH*

<b>Reference - 17/04373/DOC</b>
<b>Decision:</b> Decided
<b>Date:</b> 28th November 2017
<b>Description:</b> Condition 12 - External Details (as Discharge of Condition of Planning permission 17/00536/1 granted 24/07/2017)

<b>Reference - 86/01192/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 23rd July 1986
<b>Description:</b> Erection of two storey and first floor side extension to facilitate the use of hall as a three bedroom dwelling with garage.

<b>Reference - 17/04374/DOC</b>
<b>Decision:</b> Decided
<b>Date:</b> 28th November 2017
<b>Description:</b> Condition 14 - Phasing plan (as Discharge of Condition of Planning permission 17/00536/1 granted 24/07/2017)

Ickleford, SG5

Energy rating

**D**

Valid until 19.08.2032

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79   <b>C</b>
55-68	<b>D</b>	58   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<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 installed during or after 2002
<b>Previous Extension:</b>	3
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 50 mm loft insulation
<b>Roof Energy:</b>	Poor
<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 70% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	129 m <sup>2</sup>

## Building Safety

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No building safety aspects to report

## Accessibility / Adaptations

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Not suitable for wheelchair users

## Restrictive Covenants

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None specified

## Rights of Way (Public & Private)

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None specified

## Construction Type

---

Standard brick

## Property Lease Information

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Freehold

## Listed Building Information

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Not listed  
(Converted Chapel)

## Stamp Duty

---

Not specified

## Other

---

None specified

## Other

---

None specified

## Electricity Supply

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YES - Mains

## Gas Supply

---

YES - Mains

## Central Heating

---

YES - GCH

## Water Supply

---

YES - Mains

## Drainage

---

YES - Mains

## **Important - Please read**

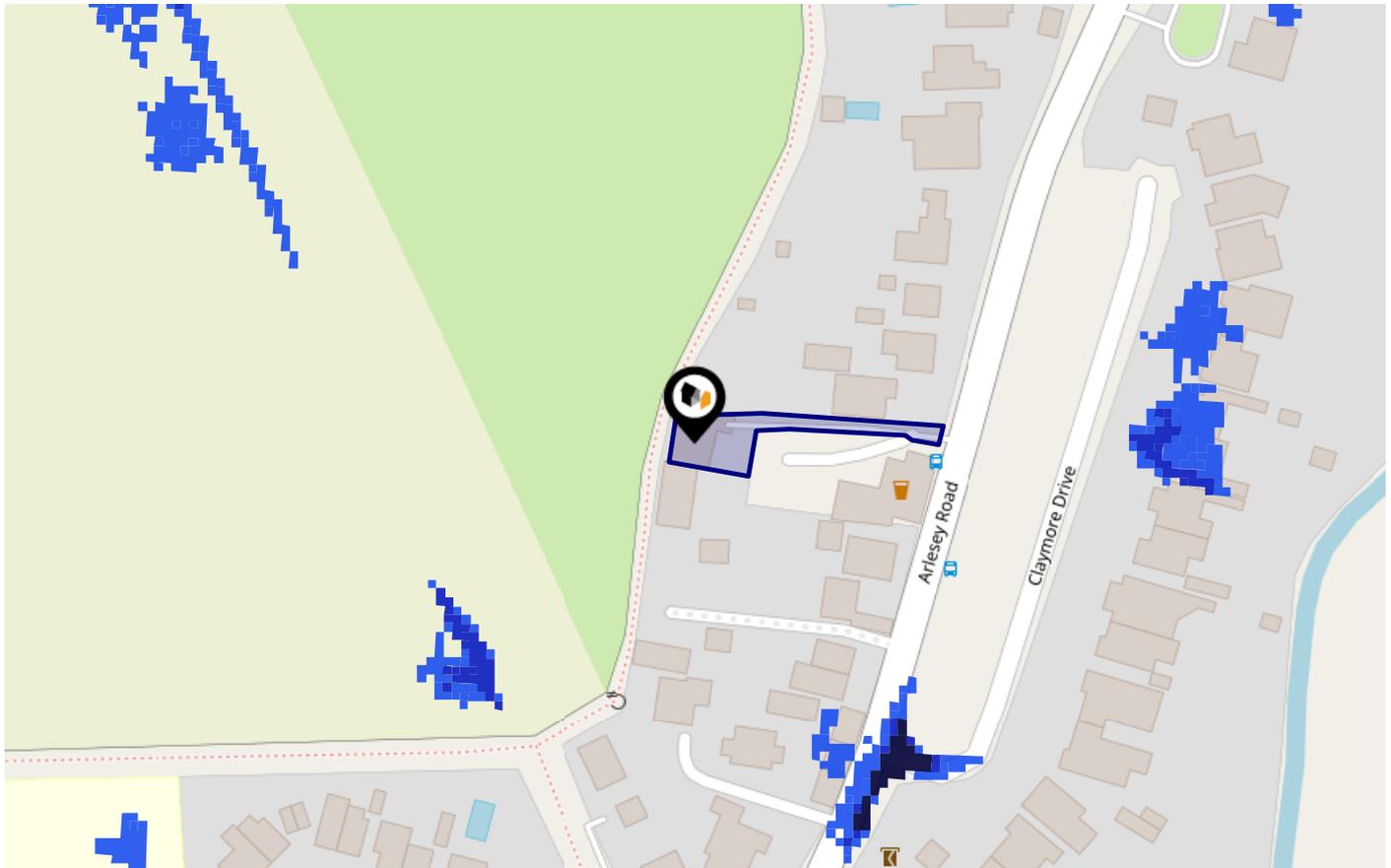
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The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

# 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 (0.1%)** in any one year.
- Very Low Risk** - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

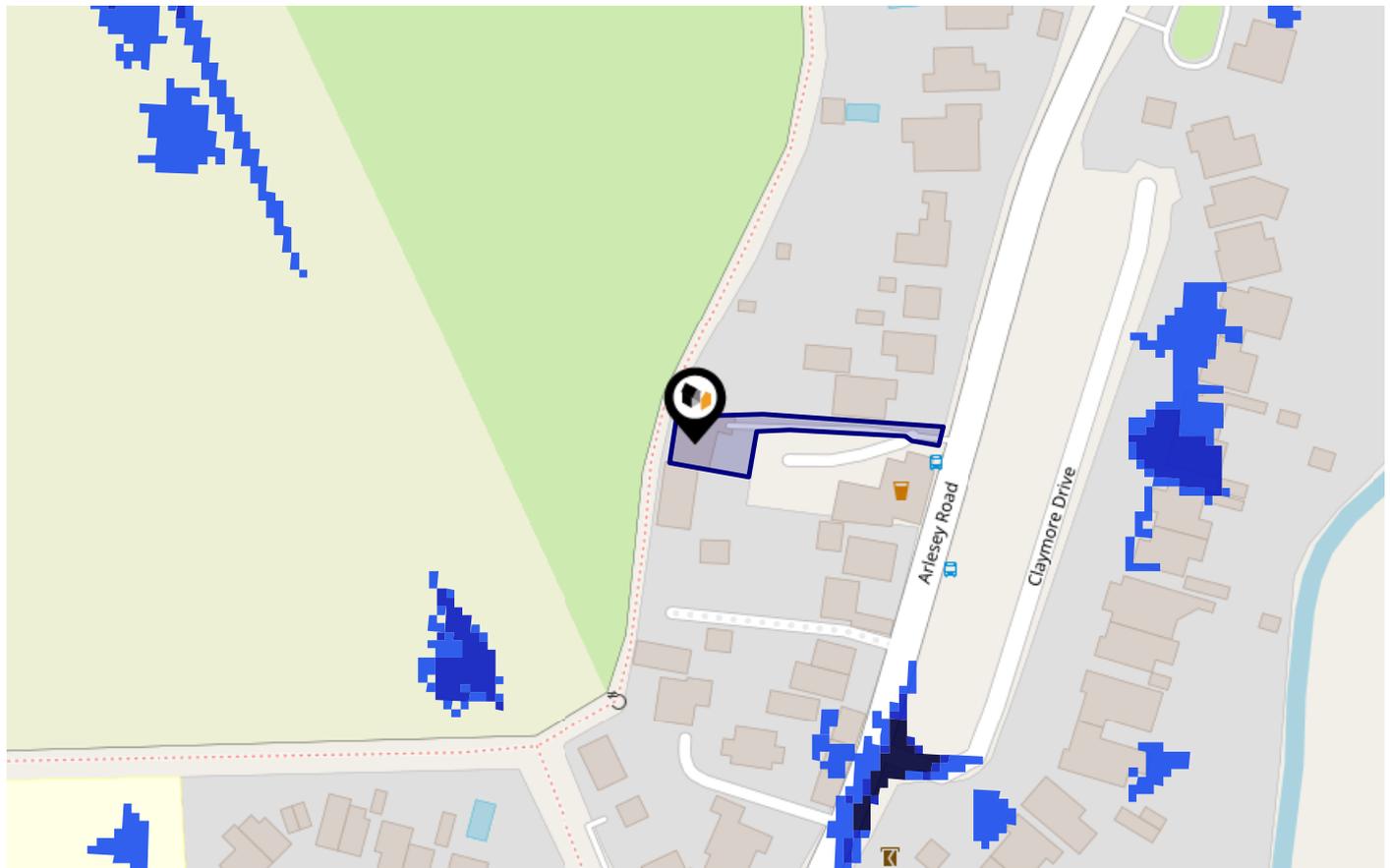
Chance of flooding to the following depths at this property:



# 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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- 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.

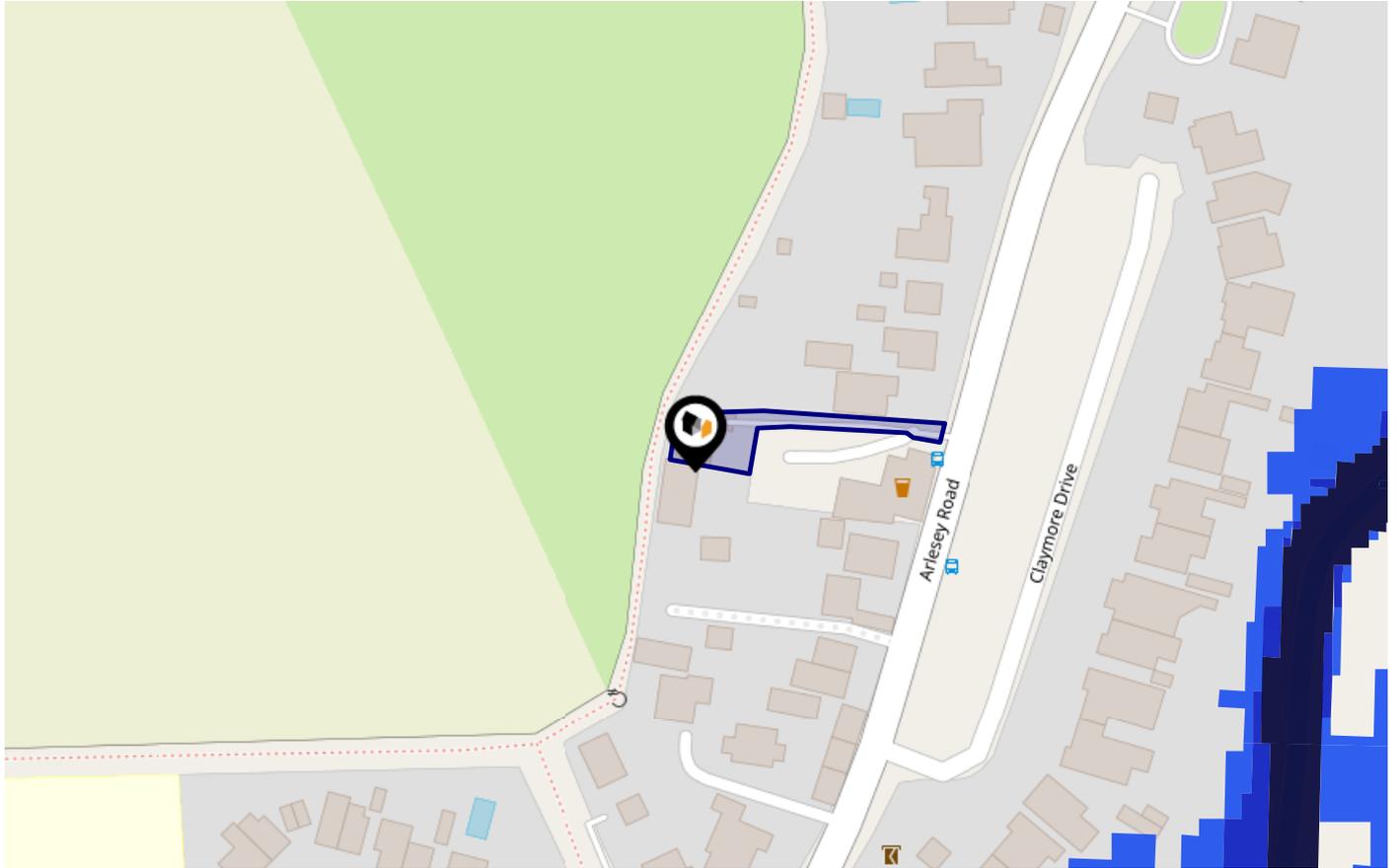
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - 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.

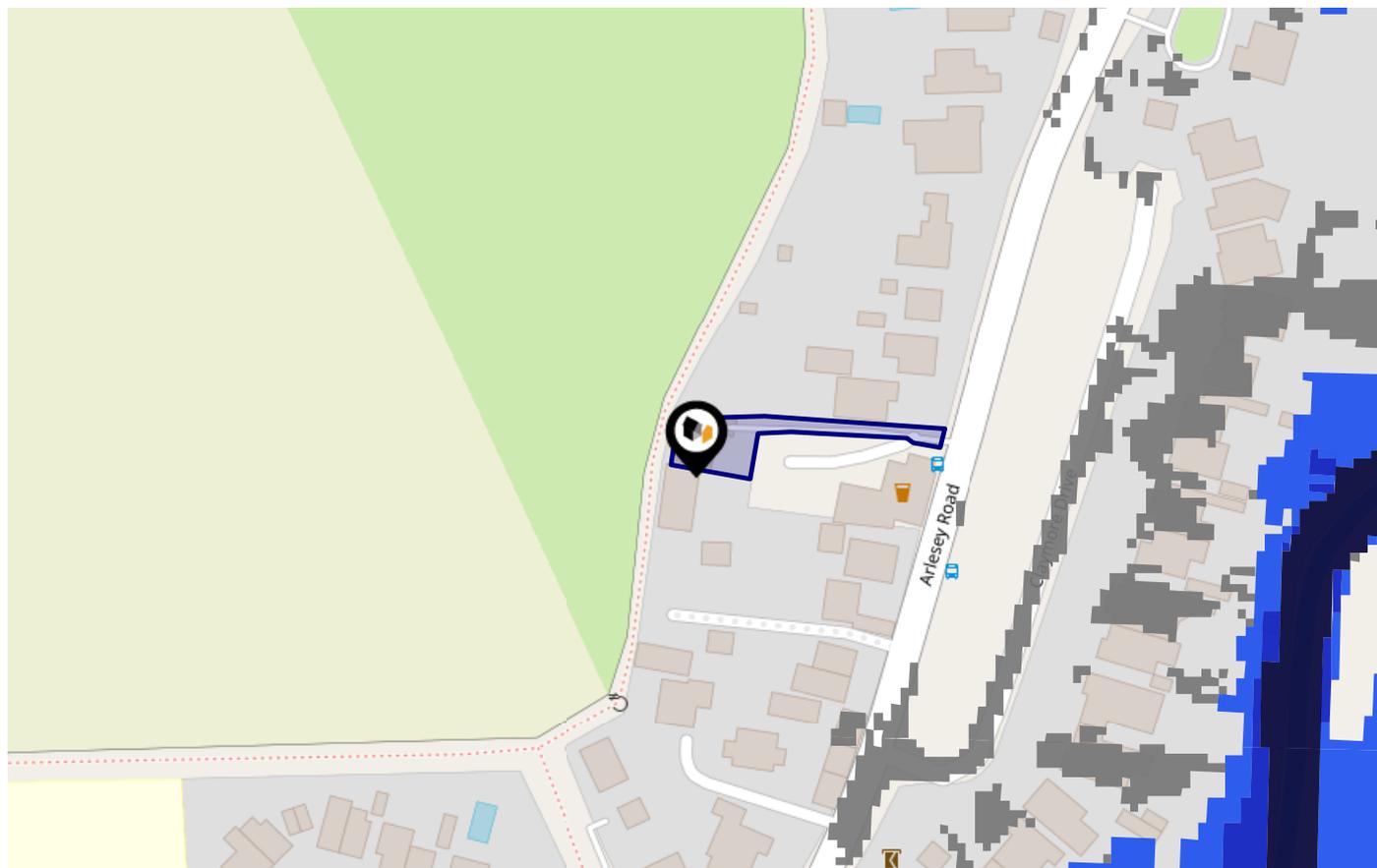
Chance of flooding to the following depths at this property:



# 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.

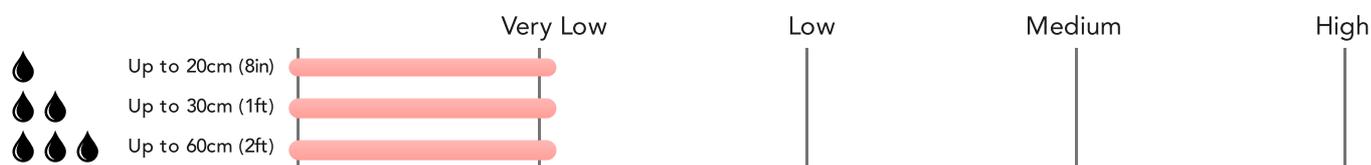


Risk Rating: **Very low**

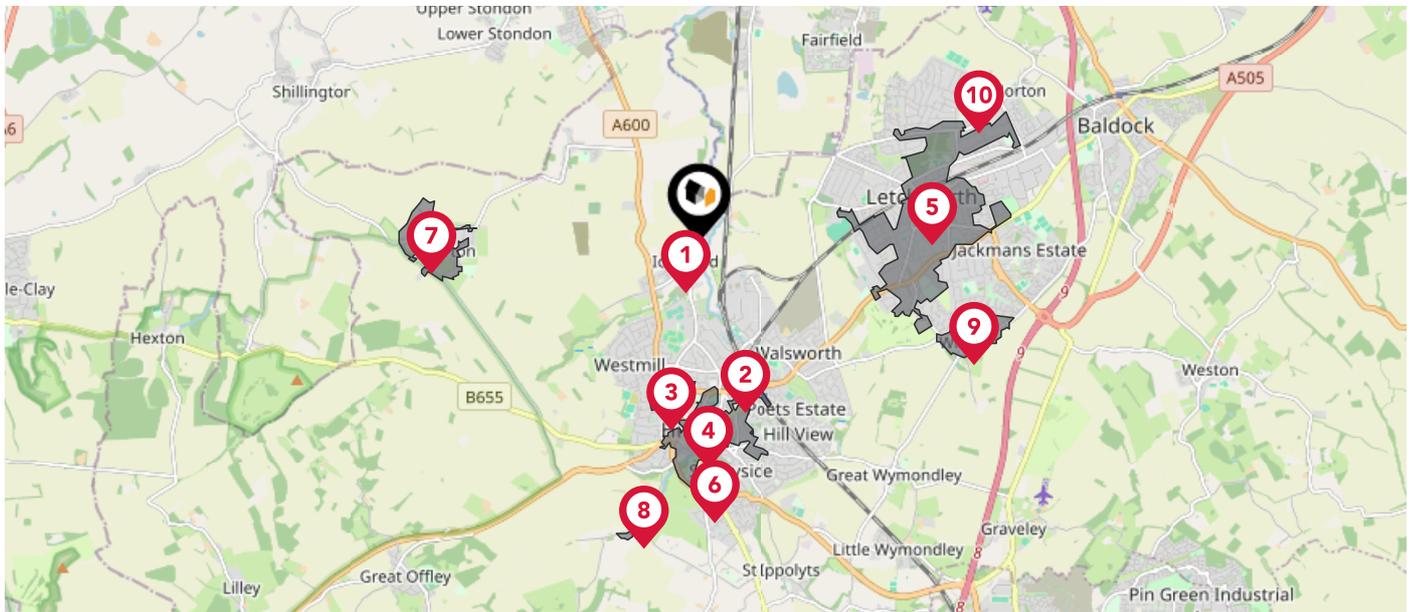
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



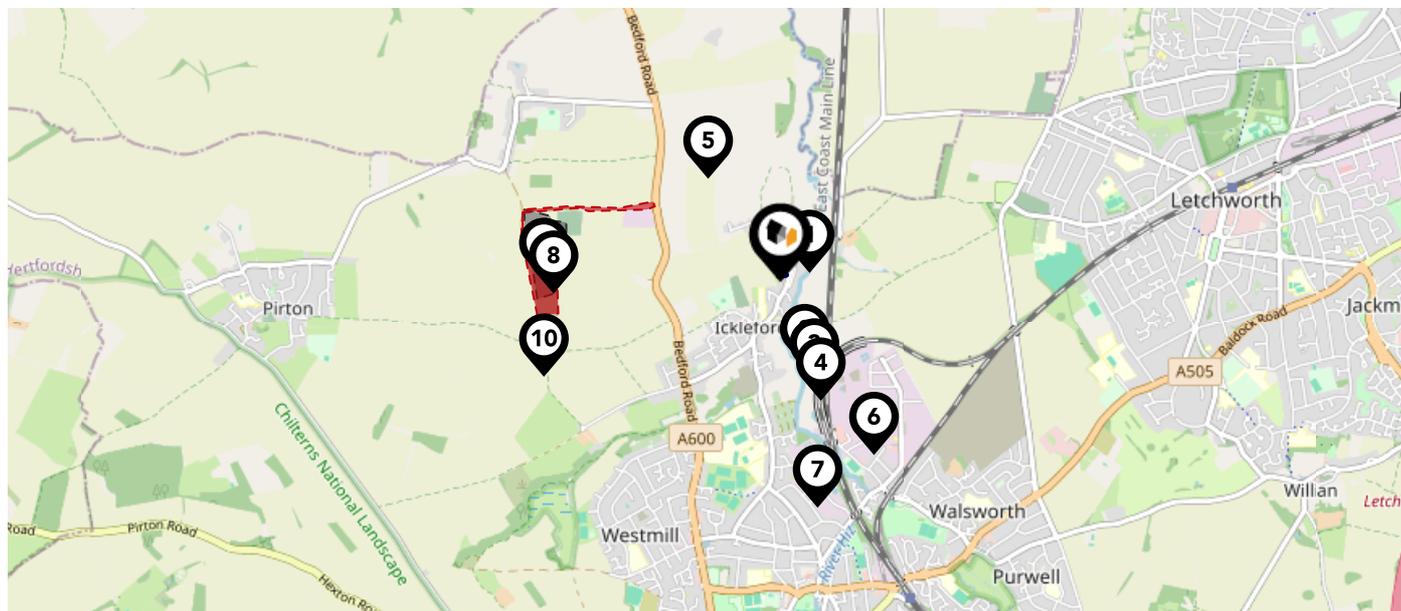
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

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

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

<b>1</b>	Lower Green-Ickleford, Hitchin, Surrey	Historic Landfill
<b>2</b>	Gerry's Hole-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill
<b>3</b>	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill
<b>4</b>	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill
<b>5</b>	Ickleford Railway Cutting-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill
<b>6</b>	Wallace Way-Hitchin, Hertfordshire	Historic Landfill
<b>7</b>	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill
<b>8</b>	No name provided by source	Active Landfill
<b>9</b>	Pit At Holwell-Hitchin, Hertfordshire	Historic Landfill
<b>10</b>	Hambridge Way-Pirton	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



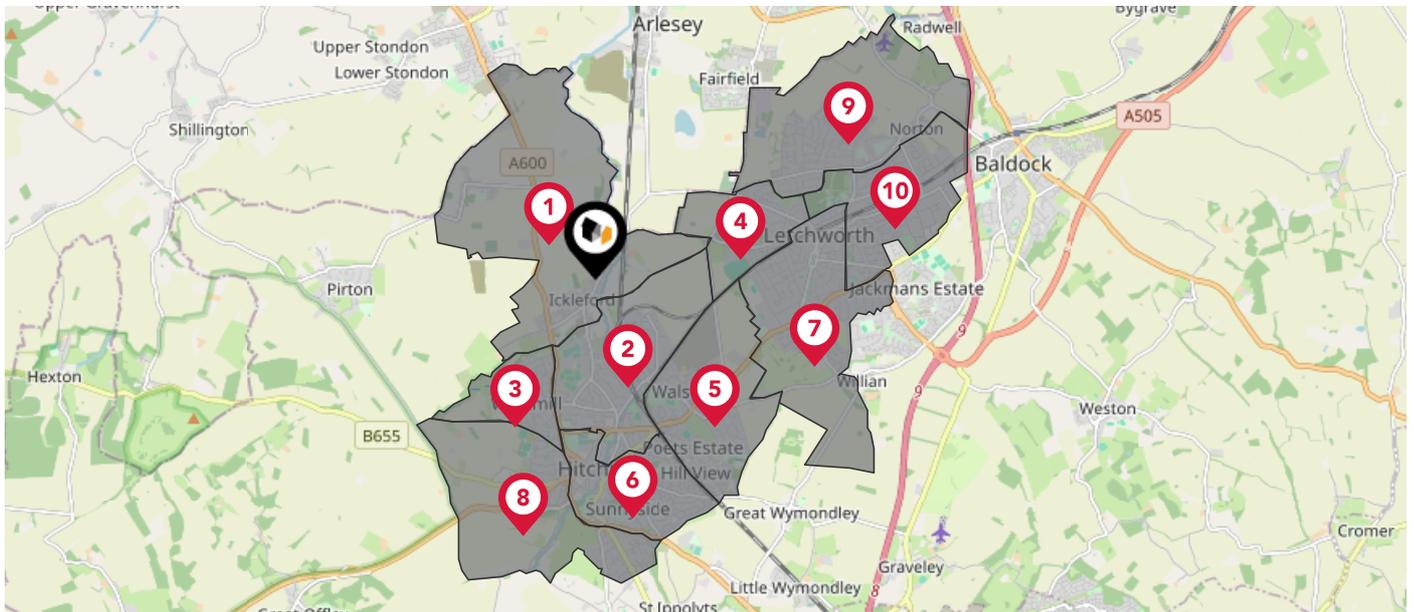
### Mine Entry

- ✕ 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

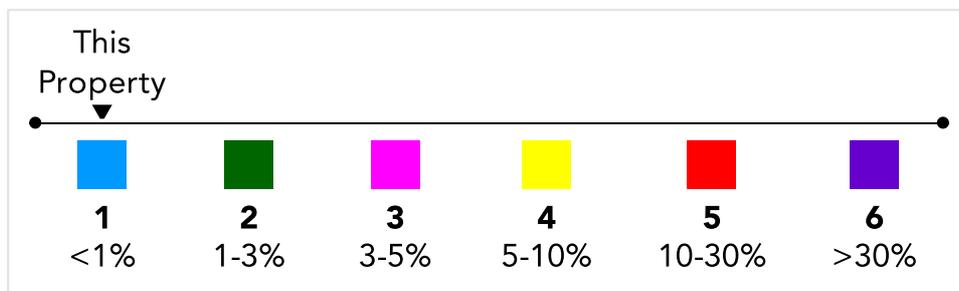
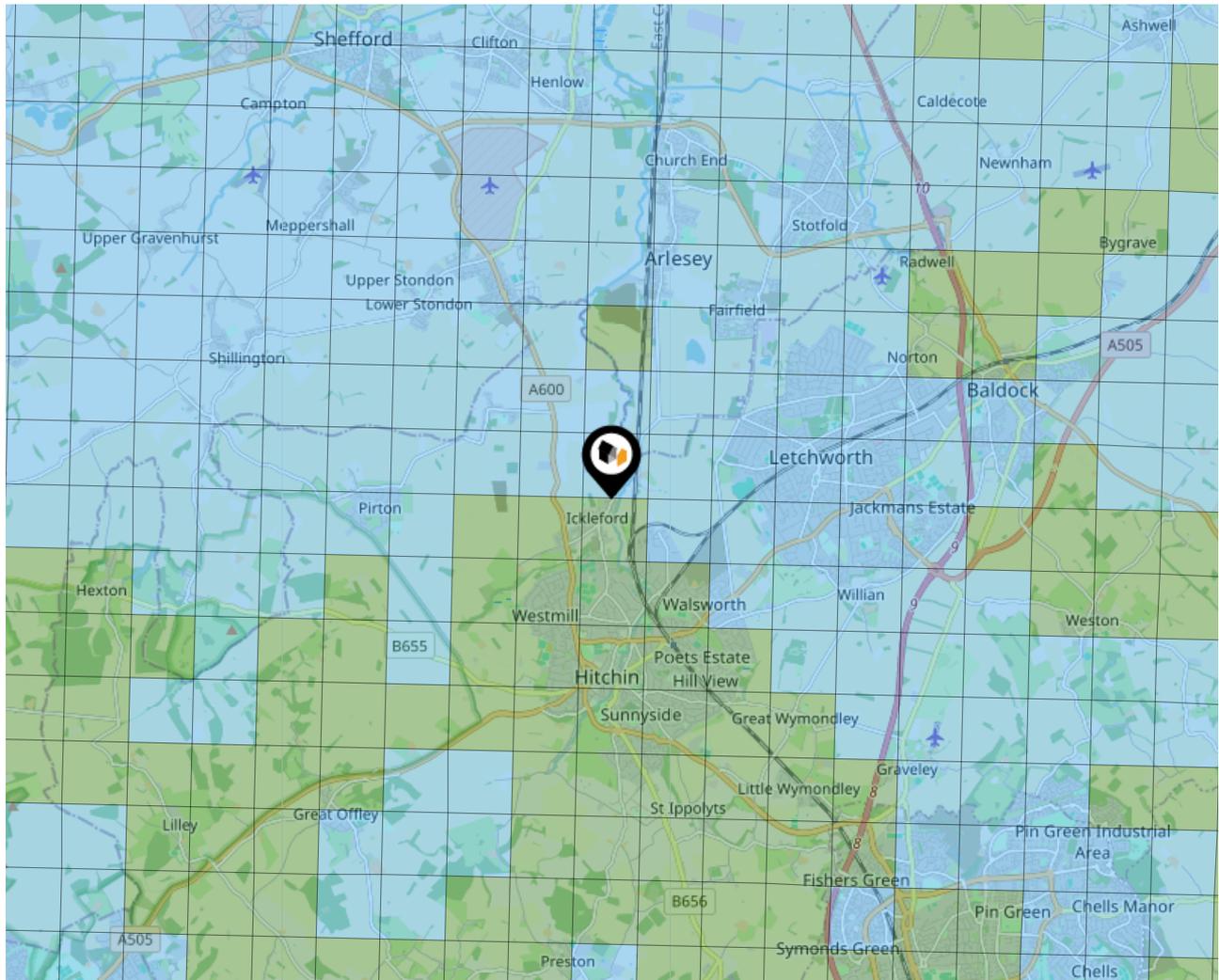


### Nearby Council Wards

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

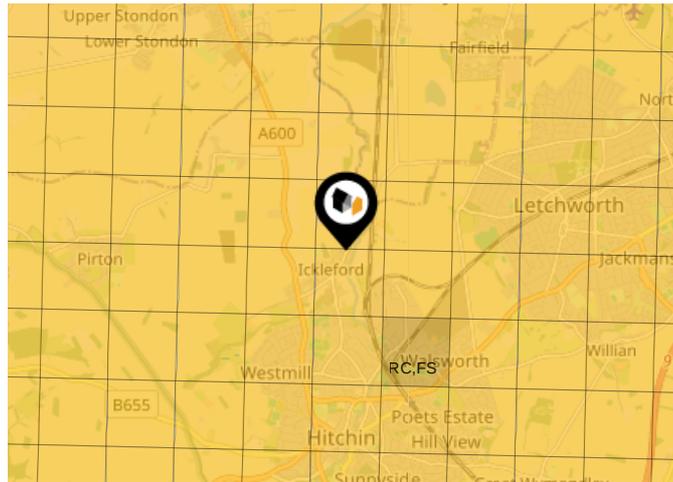
### What is Radon?

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/m<sup>3</sup>).



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

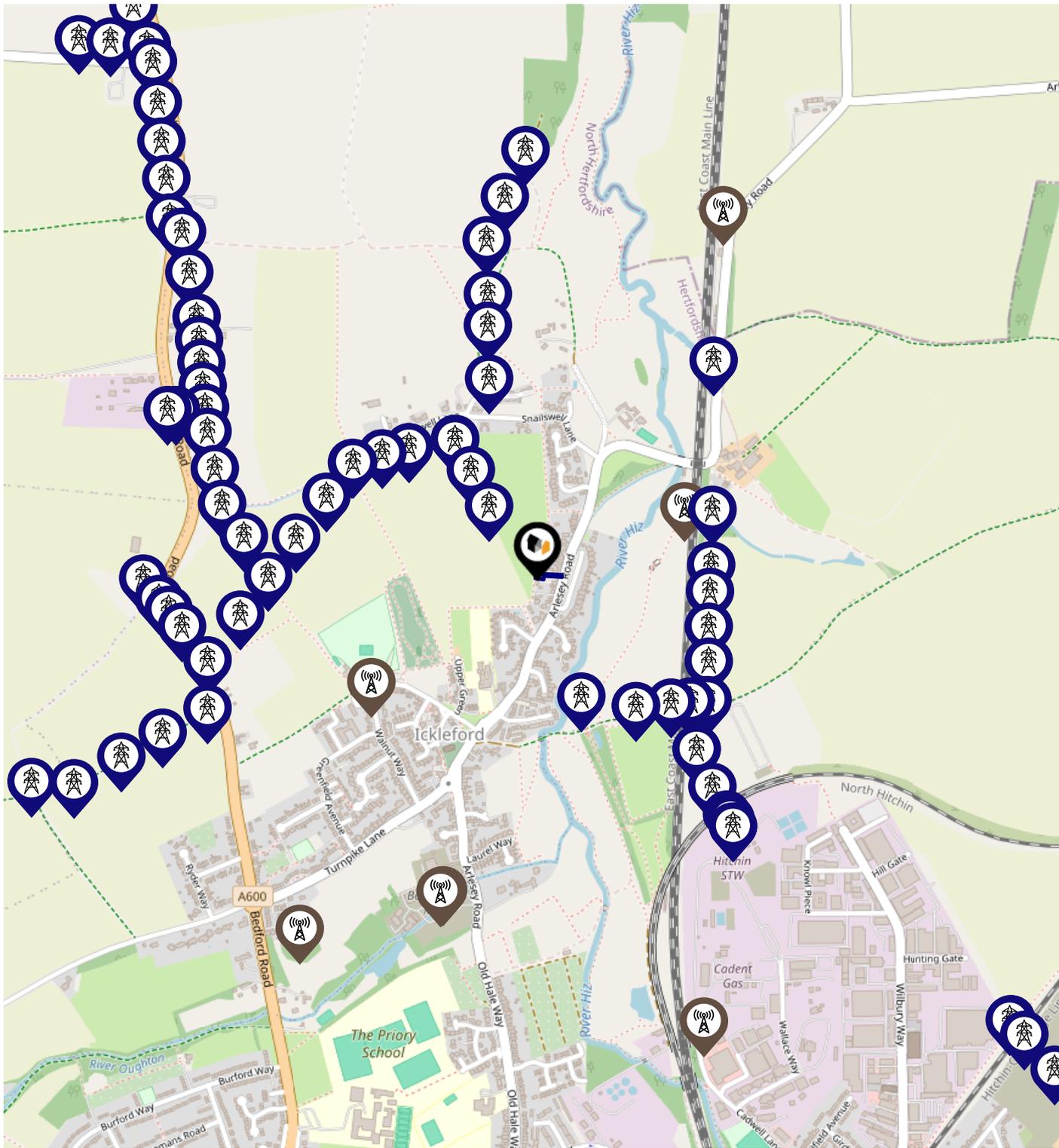
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAY TO SANDY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	ALL		



### 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

# Local Area Masts & Pylons



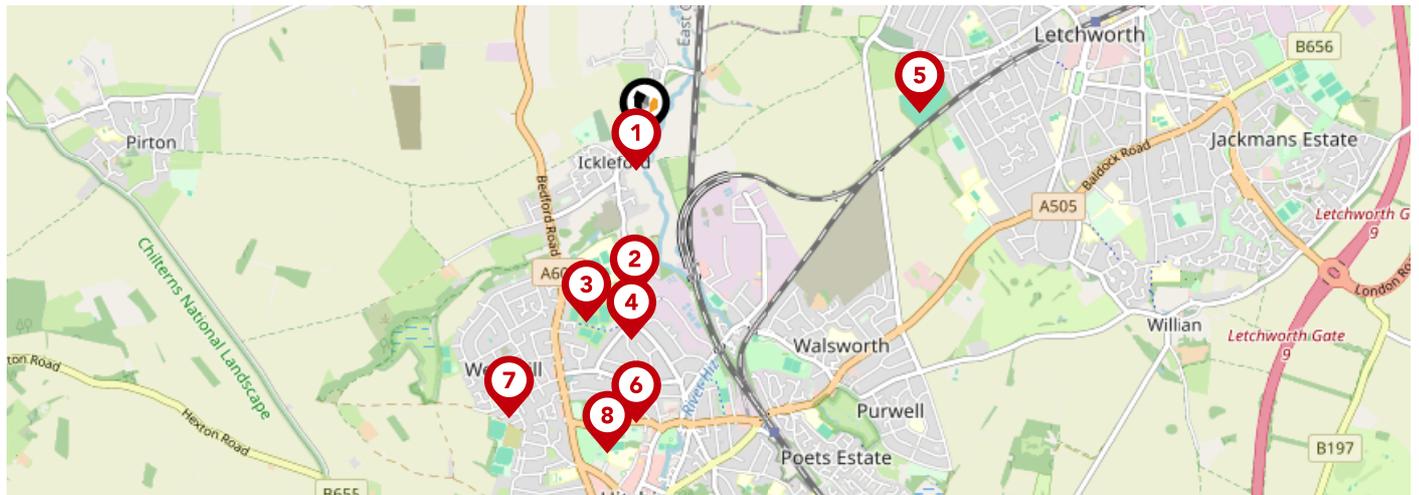
**Key:**

-  Power Pylons
-  Communication Masts

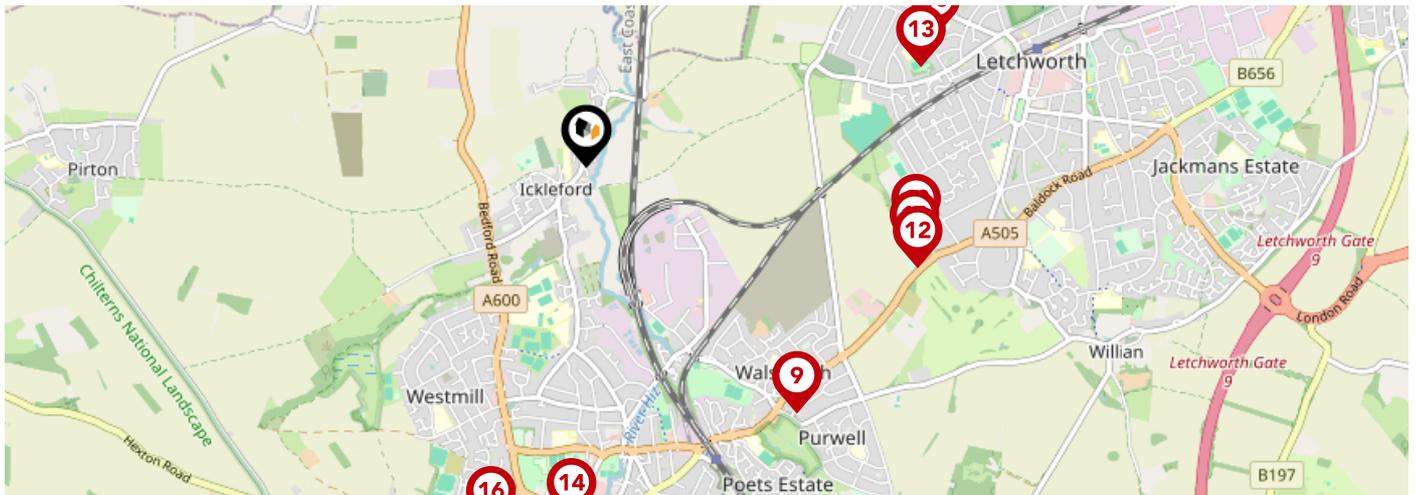
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



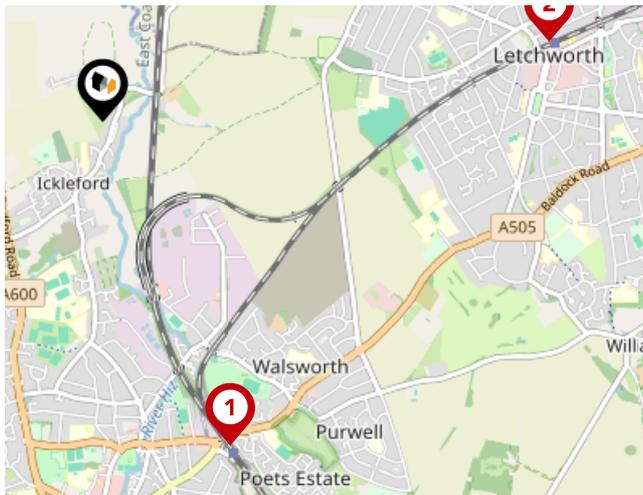
Listed Buildings in the local district	Grade	Distance
1295799 - Oakwood	Grade II	0.0 miles
1347091 - No 77 (in Yard Behind No 79)	Grade II	0.0 miles
1174204 - Old Farm Cottage	Grade II	0.1 miles
1103227 - Long Meadow	Grade II	0.1 miles
1295724 - Gateway And Frontage Wall To Ickleford Jmi School	Grade II	0.2 miles
1347059 - Old S Range Of Ickleford Jmi School	Grade II	0.2 miles
1103226 - Rose Cottage	Grade II	0.2 miles
1295853 - 88, Arlesey Road	Grade II	0.2 miles
1347057 - Abbis Cottage	Grade II	0.2 miles
1174443 - The Cottage	Grade II	0.2 miles
1103232 - Arnolds Farm	Grade II	0.2 miles



	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Ickleford Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:0.14	<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:0.72	<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:0.87	<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:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Fearnhill School</b> Ofsted Rating: Good   Pupils: 596   Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>York Road Nursery School</b> Ofsted Rating: Outstanding   Pupils: 107   Distance:1.29	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Oughton Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 218   Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Wilshere-Dacre Junior Academy</b> Ofsted Rating: Good   Pupils: 267   Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

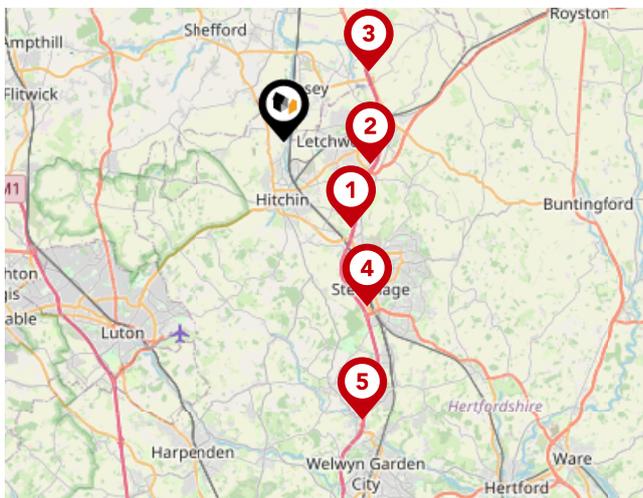


	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Highover Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 428   Distance:1.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>St Thomas More Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance:1.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>The Highfield School</b> Ofsted Rating: Good   Pupils: 998   Distance:1.54</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>North Herts Education Support Centre</b> Ofsted Rating: Outstanding   Pupils: 1   Distance:1.58</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Icknield Infant and Nursery School</b> Ofsted Rating: Requires improvement   Pupils: 213   Distance:1.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Hitchin Boys' School</b> Ofsted Rating: Outstanding   Pupils: 1317   Distance:1.61</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Wilbury Junior School</b> Ofsted Rating: Requires improvement   Pupils: 263   Distance:1.7</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Samuel Lucas Junior Mixed and Infant School</b> Ofsted Rating: Outstanding   Pupils: 420   Distance:1.71</p>	<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	1.59 miles
2	Letchworth Rail Station	2.06 miles
3	Letchworth Rail Station	2.07 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.99 miles
2	A1(M) J9	3.21 miles
3	A1(M) J10	4.04 miles
4	A1(M) J7	6.72 miles
5	A1(M) J6	10.55 miles

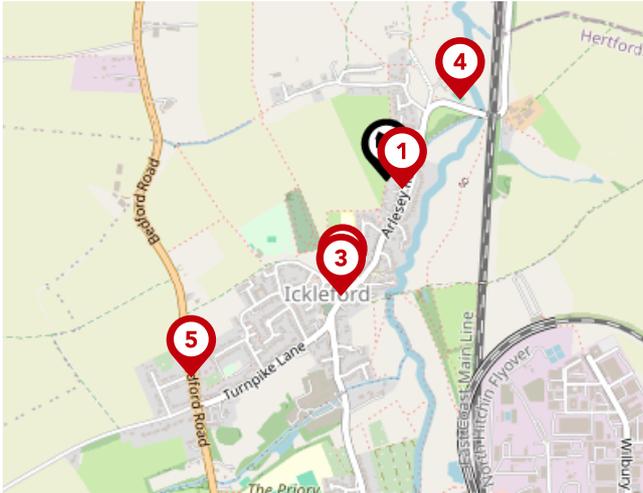


### Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	7.83 miles
2	Cambridge	25 miles
3	Heathrow Airport	35.4 miles
4	Stansted Airport	23.64 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	The Cricketers PH	0.04 miles
2	St Katharine's Church	0.26 miles
3	St Katharine's Church	0.29 miles
4	The Green	0.25 miles
5	Turnpike Lane	0.63 miles

# Country Properties

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