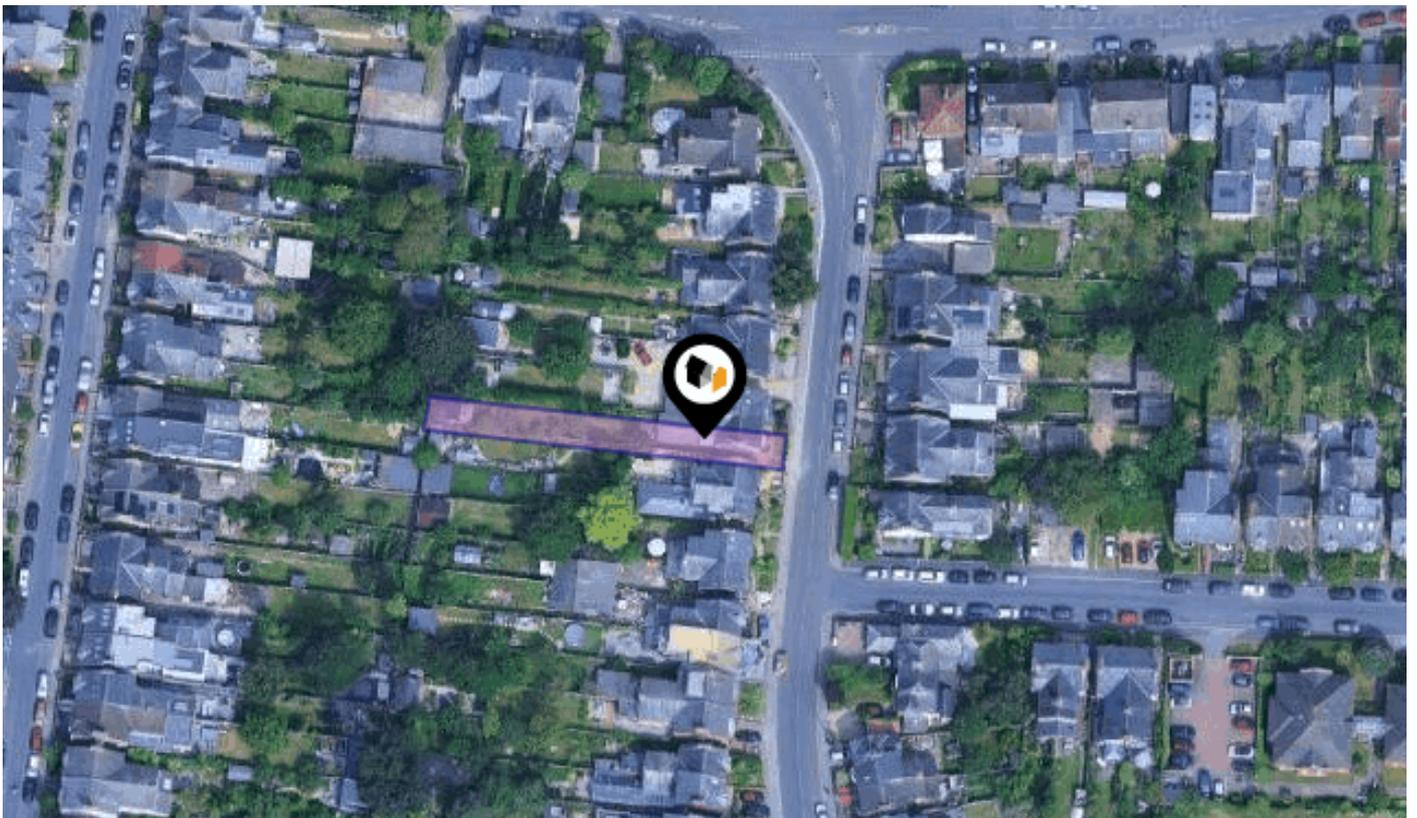




MIR: Material Info

The Material Information Affecting this Property
Friday 06th March 2026



ICKLEFORD ROAD, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk



Planning records for: **31b Ickleford Road Hitchin Hertfordshire SG5 1TR**

Reference - 23/00031/FP	
Decision:	Decided
Date:	18th January 2023
Description:	Retention of insertion of rear dormer window

Reference - 18/02646/FPH	
Decision:	Decided
Date:	02nd October 2018
Description:	Rear dormer window to facilitate loft conversion

Planning records for: **32 Ickleford Road Hitchin SG5 1TR**

Reference - 08/00207/1PUD	
Decision:	Decided
Date:	29th January 2008
Description:	Rear conservatory and insertion of dormer window in rear roofslope to facilitate loft conversion

Planning records for: **34 Ickleford Road Hitchin SG5 1TR**

Reference - 74/00284/1	
Decision:	Decided
Date:	25th February 1974
Description:	Convert house into two flats

Planning records for: **34 Ickleford Road Hitchin SG5 1TR**

Reference - 11/02493/1PUD	
Decision:	Decided
Date:	11th October 2011
Description:	Dormer window in rear roofslope and insertion of rooflight in front roofslope to facilitate conversion of loft to habitable accommodation

Reference - 06/02228/1HH	
Decision:	Decided
Date:	27th October 2006
Description:	Replacement single storey rear extension following demolition of existing. Porch canopy. Pitch roof to front bay window.

Reference - 79/00228/1	
Decision:	Decided
Date:	08th February 1979
Description:	Formation of new vehicular access

Planning records for: **35 Ickleford Road Hitchin SG5 1TR**

Reference - 05/01169/1PUD	
Decision:	Decided
Date:	10th August 2005
Description:	Lawful Development Certificate - Proposed: Rear Dormer Window as amended by drawing Nos. 10805/01A, 10805/02A, 10805/03A, 10805/04A

Planning records for: **35 Ickleford Road Hitchin SG5 1TR**

Reference - 05/01300/1HH	
Decision:	Decided
Date:	06th September 2005
Description:	Single storey rear extension and rear conservatory

Planning records for: **36 Ickleford Road Hitchin Hertfordshire SG5 1TR**

Reference - 25/02674/LDCP	
Decision:	Decided
Date:	20th October 2025
Description:	Installation of rear dormer to include Juliet balcony and installation of roof extension to existing second floor roof, to include No.2 rooflights and insertion of rooflight into existing front roofslope.

Reference - 79/00372/1	
Decision:	Decided
Date:	09th January 1979
Description:	Formation of new vehicular access

Planning records for: **37 Ickleford Road Hitchin Hertfordshire SG5 1TR**

Reference - 22/01037/FPH	
Decision:	Decided
Date:	11th April 2022
Description:	Single storey rear extension and detached workshop outbuilding.

Planning records for: **37 Ickleford Road Hitchin Hertfordshire SG5 1TR**

Reference - 24/02916/FPH	
Decision:	Decided
Date:	23rd December 2024
Description:	Single storey rear extension following demolition of existing rear element.

Planning records for: **38 Ickleford Road Hitchin SG5 1TR**

Reference - 02/00915/1HH	
Decision:	Decided
Date:	10th June 2002
Description:	Installation of 3 dormer windows to facilitate use of loft space for 2 additional bedrooms (as amended by drawing no. IR/SS/8/A received 24 July 2002)

Reference - 10/00329/1PUD	
Decision:	Decided
Date:	18th February 2010
Description:	Single storey rear extension

Reference - 10/00886/1HH	
Decision:	Decided
Date:	26th April 2010
Description:	Single storey rear extension

Planning records for: *39 Ickleford Road Hitchin Hertfordshire SG5 1TR*

Reference - 20/02346/FPH
Decision: Decided
Date: 15th October 2020
Description: Erection of detached office building to rear garden
Reference - 23/00491/FUL
Decision: Decided
Date: 02nd June 2023
Description: RETROSPECTIVE Removal of existing air conditioning unit and installation of 2 new air conditioning units inside acoustic enclosures
Reference - 23/01280/FPH
Decision: Decided
Date: 02nd June 2023
Description: Raise existing roof ridge height, insertion of no.2 rooflights to existing front and dormer to existing rear roofslope to facilitate conversion of loftspace into habitable accommodation.
Reference - 23/01968/FPH
Decision: Decided
Date: 18th August 2023
Description: Raise existing roof ridge height, add roof parapet to existing party wall, insert 2 rooflights to front and dormer to existing rear roof slope to facilitate conversion of loft space into habitable accommodation.

Planning records for: **39 Ickleford Road Hitchin Hertfordshire SG5 1TR**

Reference - 19/00246/LDCP	
Decision:	Decided
Date:	31st January 2019
Description:	Replacement and raising of roof to existing single storey rear extension, alterations to existing fenestration and addition of first floor side window.

Planning records for: **43 Ickleford Road Hitchin SG5 1TR**

Reference - 16/00468/1HH	
Decision:	Decided
Date:	24th February 2016
Description:	Single storey rear extension

Reference - 10/03093/1EUD	
Decision:	Decided
Date:	28th January 2011
Description:	Dormer window in rear roofslope to facilitate conversion of loft to habitable accommodation

Planning records for: **44 Ickleford Road Hitchin Hertfordshire SG5 1TR**

Reference - 23/02247/FPH	
Decision:	Decided
Date:	25th September 2023
Description:	Single storey rear extension, first floor rear bay window and rear roof extension to facilitate loft conversion to habitable accommodation.

Planning records for: **44 Ickleford Road Hitchin Hertfordshire SG5 1TR**

Reference - 23/02332/LBC	
Decision:	Decided
Date:	25th September 2023
Description:	Internal alterations and proposed double garage

Reference - 24/02809/NMA	
Decision:	Decided
Date:	09th December 2024
Description:	Move position of air source heat pump (as Non-Material Amendment to planning permission 23/02247/FPH granted 22.01.2024)

Planning records for: **46 Ickleford Road Hitchin SG5 1TR**

Reference - 88/00987/1	
Decision:	Decided
Date:	31st May 1988
Description:	Erection of first floor and single storey side and rear extensions.

Reference - 07/02110/1HH	
Decision:	Decided
Date:	28th August 2007
Description:	Rear dormer window

Planning records for: **52 Ickleford Road Hitchin SG5 1TR**

Reference - 11/00258/1PUD	
Decision:	Decided
Date:	02nd February 2011
Description:	Dormer window in rear roofslope and insertion of rooflights to front to facilitate conversion of loft to habitable accommodation

Reference - 18/00128/FPH	
Decision:	Decided
Date:	15th January 2018
Description:	Single storey rear and side infill extension.

Reference - 18/02059/FPH	
Decision:	-
Date:	08th August 2018
Description:	Proposed drop kerb and hardstanding

Planning records for: **54 Ickleford Road Hitchin SG5 1TR**

Reference - 88/00535/1	
Decision:	Decided
Date:	28th February 1988
Description:	Detached garage.

Planning records for: **54 Ickleford Road Hitchin SG5 1TR**

Reference - 88/00667/1	
Decision:	Decided
Date:	18th April 1988
Description:	Erection of detached double garage with alterations to vehicular access to Bearton Road (As amended by plans recieved on 26.5.88)

Planning records for: **31a Ickleford Road Hitchin Hertfordshire SG5 1TR**

Reference - 25/00182/NMA	
Decision:	Decided
Date:	19th February 2025
Description:	Alteration to door and window configuration (as non-material amendment to planning permission reference 23/02918/FP granted on 21.02.2024)

Reference - 23/02918/FP	
Decision:	Decided
Date:	15th January 2024
Description:	Erection of timber shed following demolition of existing timber shed

Building Safety

None specified

Accessibility / Adaptations

Not suitable for wheel chair users

Restrictive Covenants

None specified

Rights of Way (Public & Private)

The property boundary at the front of the house between 44 and 45 runs up the middle of the gravel path and the front steps , both own their half and have right of way over the other half

Construction Type

Brick

Property Lease Information

Not applicable

Listed Building Information

Not applicable

Stamp Duty

Ask agent

Other

Other

Electricity Supply

Yes

Gas Supply

Yes

Central Heating

Yes

Water Supply

Mains supply

Drainage

Mains supply

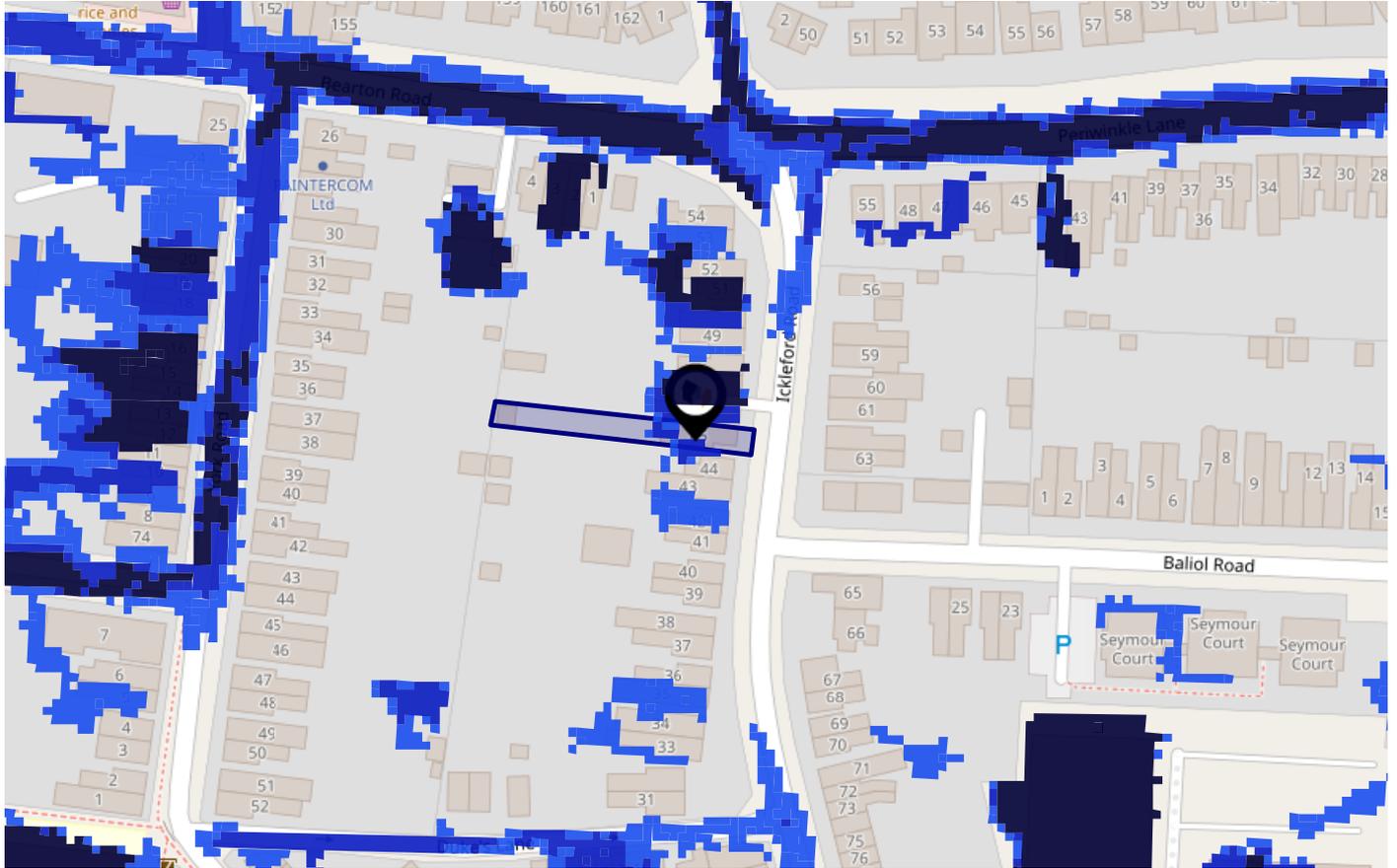
Important - Please read

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

Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: **Very low**

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

- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- Low Risk** - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.
- Very Low Risk** - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

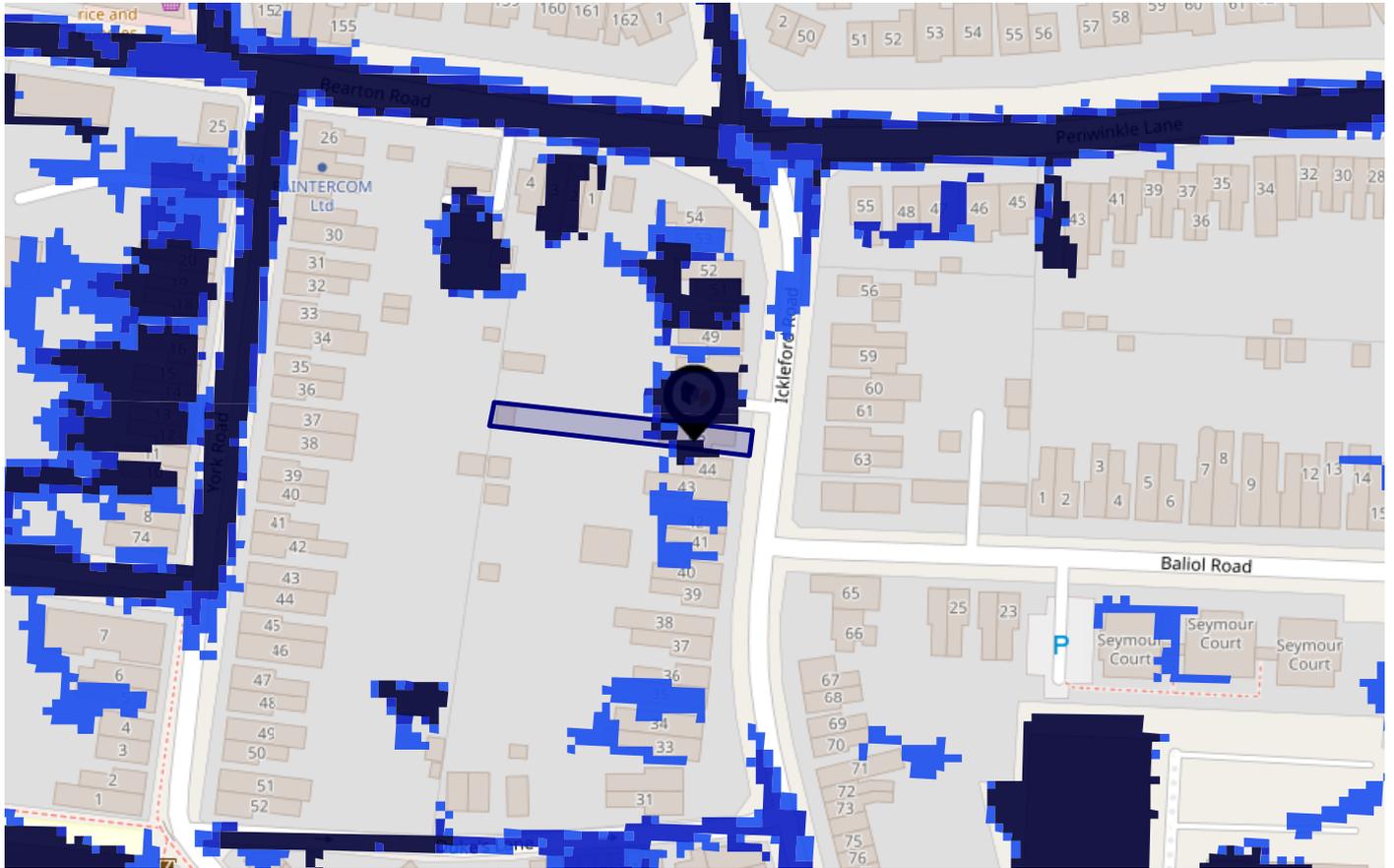
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

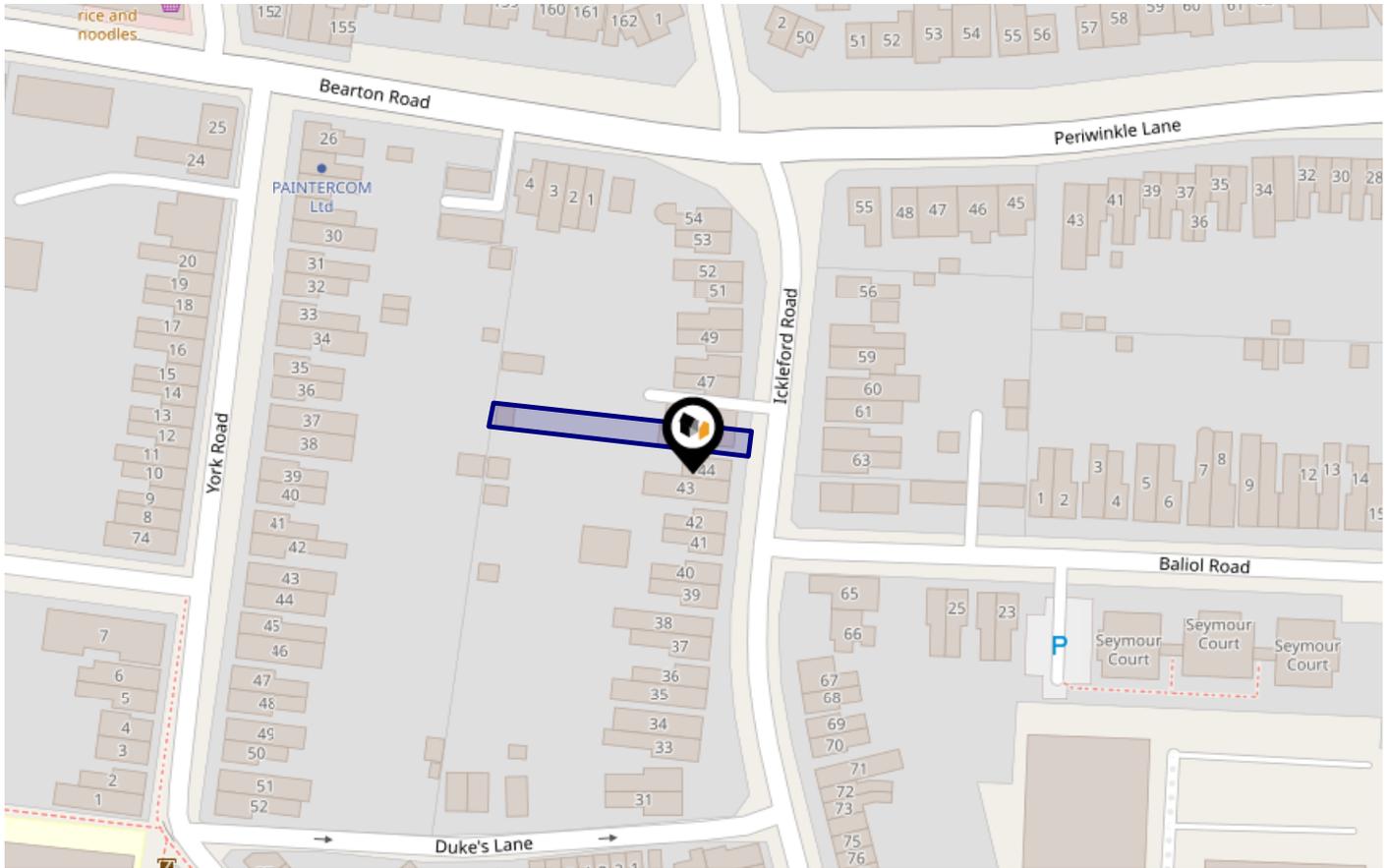
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



Risk Rating: Very low

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

- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

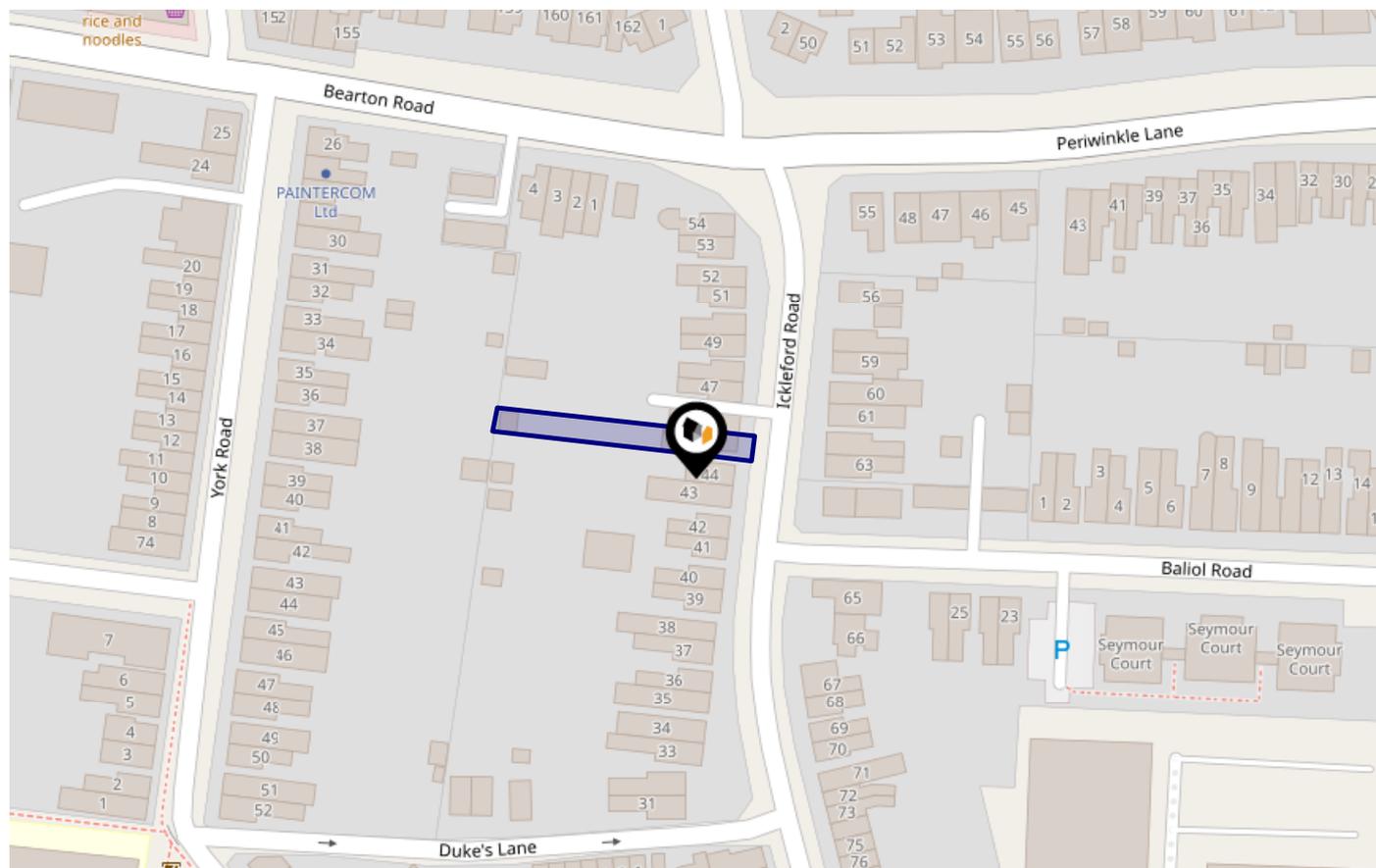
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

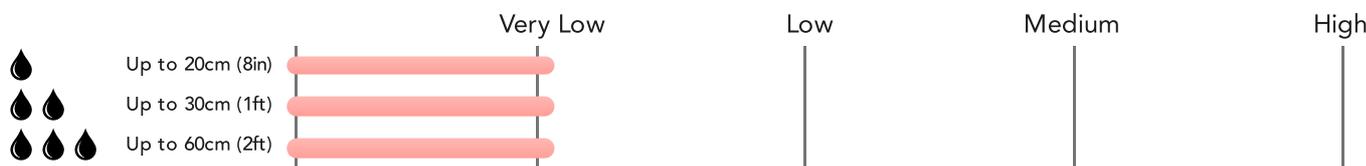


Risk Rating: Very low

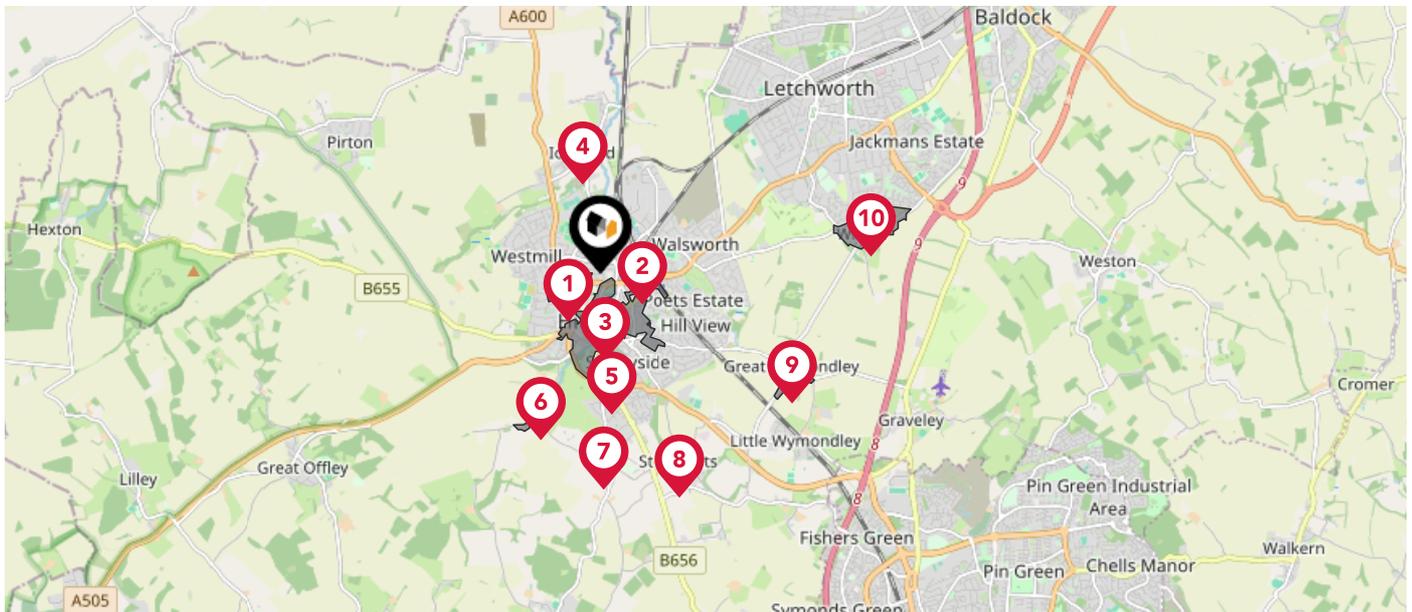
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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:



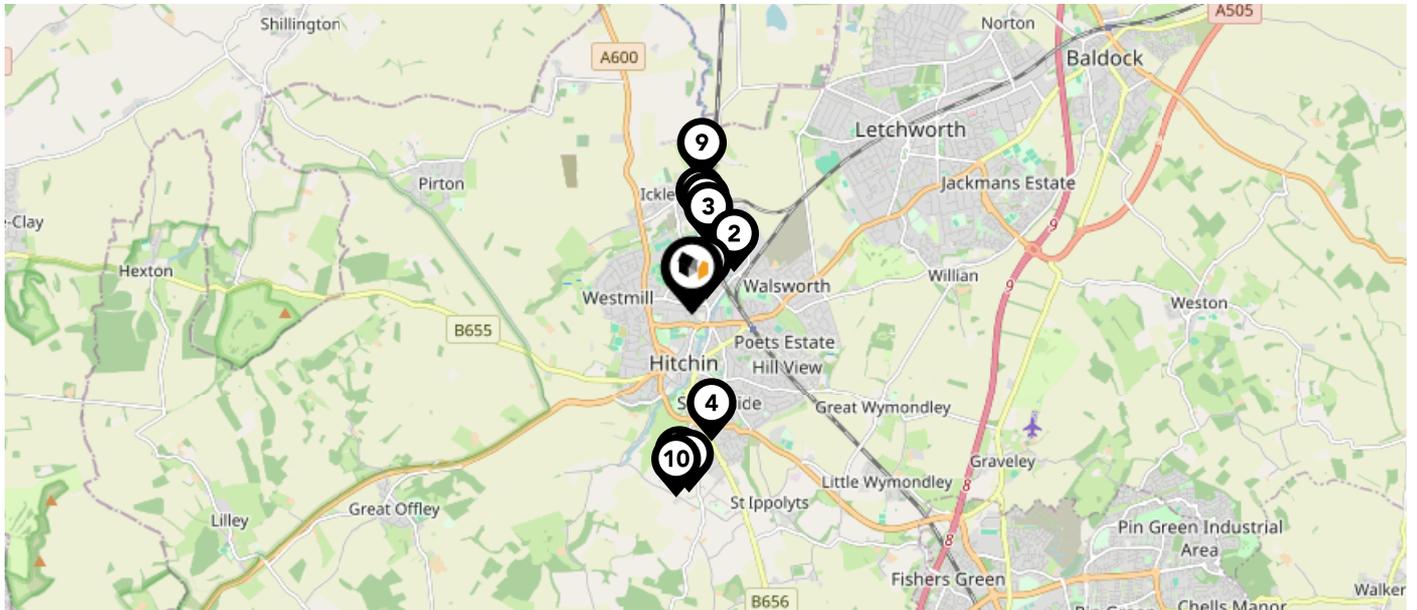
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

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

This map displays nearby coal mine entrances and their classifications.



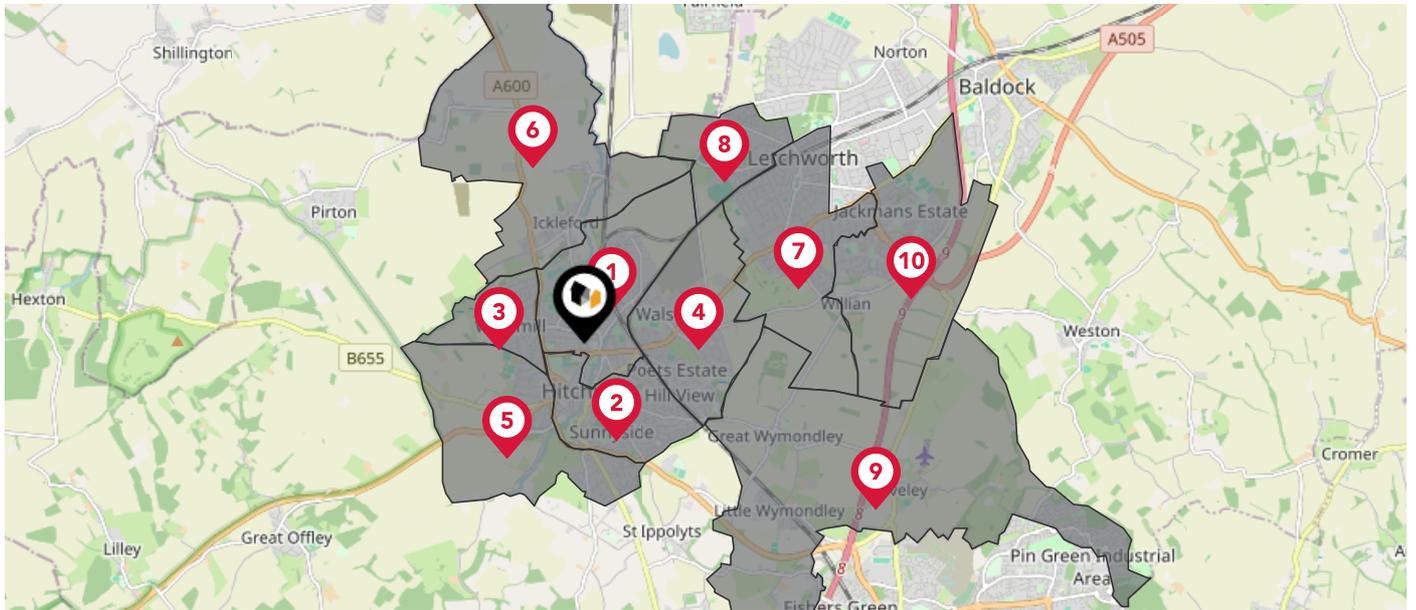
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

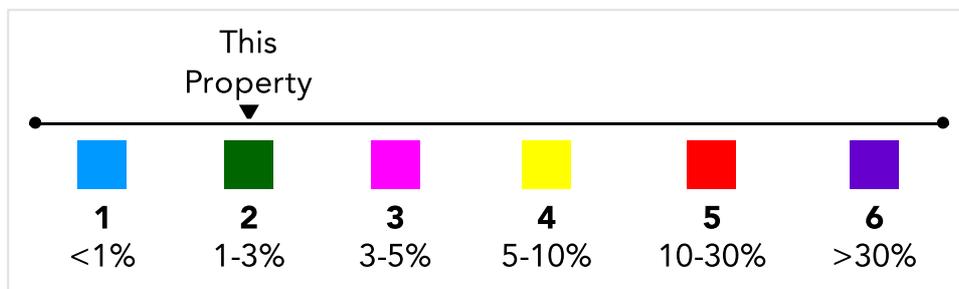
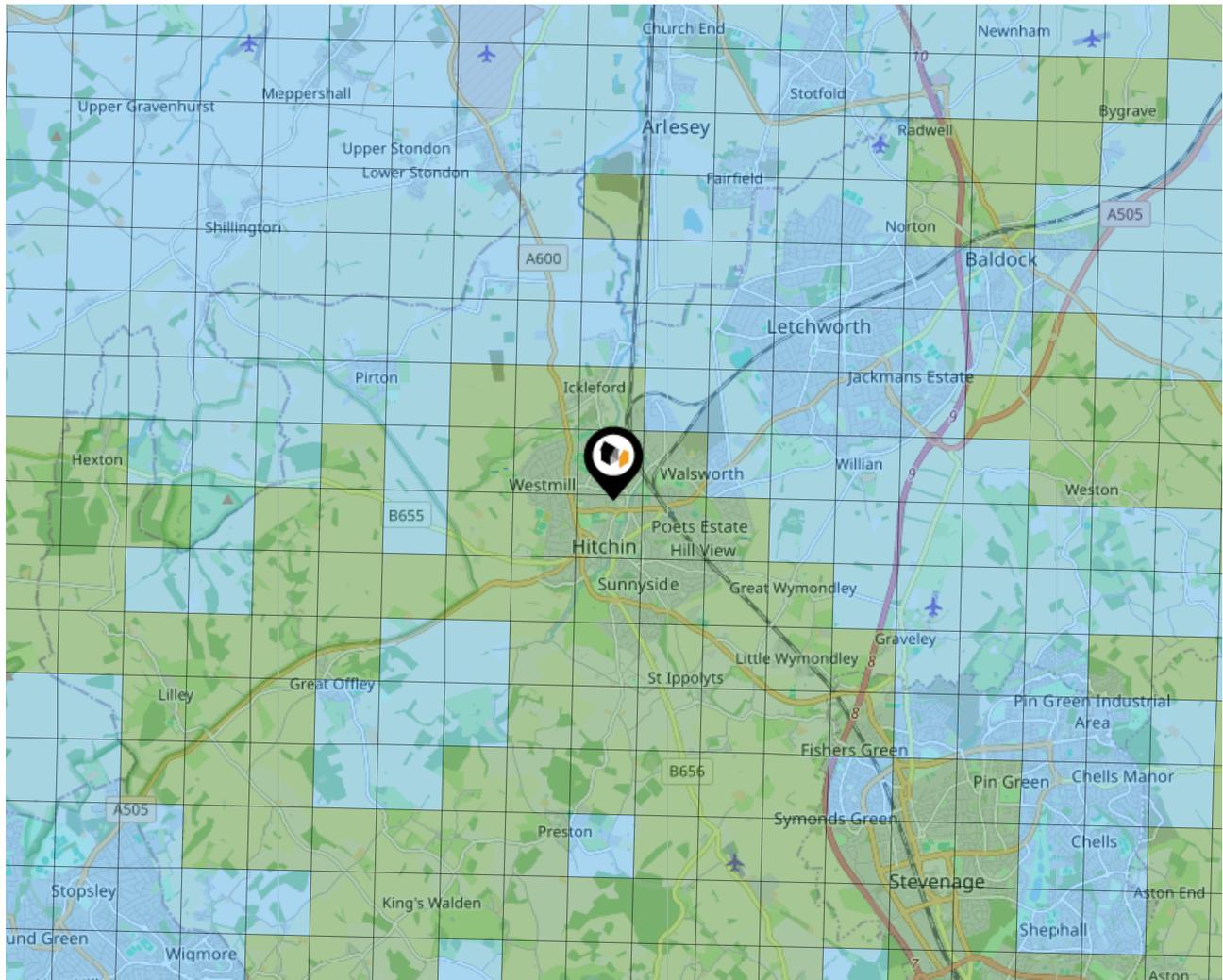


Nearby Council Wards

-  Hitchin Bearton Ward
-  Hitchin Highbury Ward
-  Hitchin Oughton Ward
-  Hitchin Walsworth Ward
-  Hitchin Priory Ward
-  Cadwell Ward
-  Letchworth South West Ward
-  Letchworth Wilbury Ward
-  Chesfield Ward
-  Letchworth South East Ward

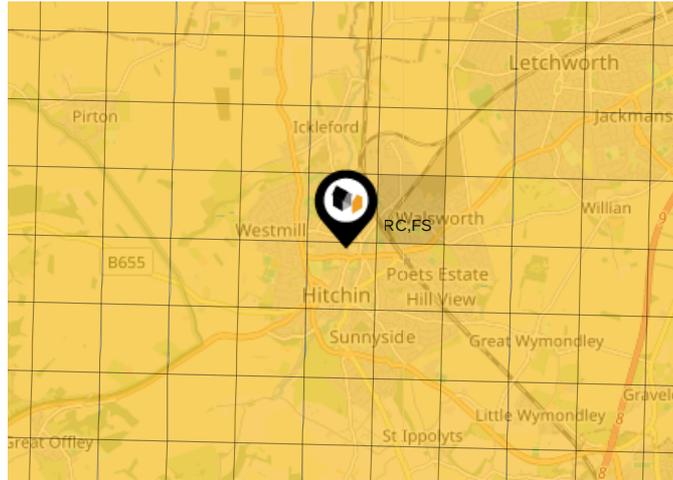
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



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

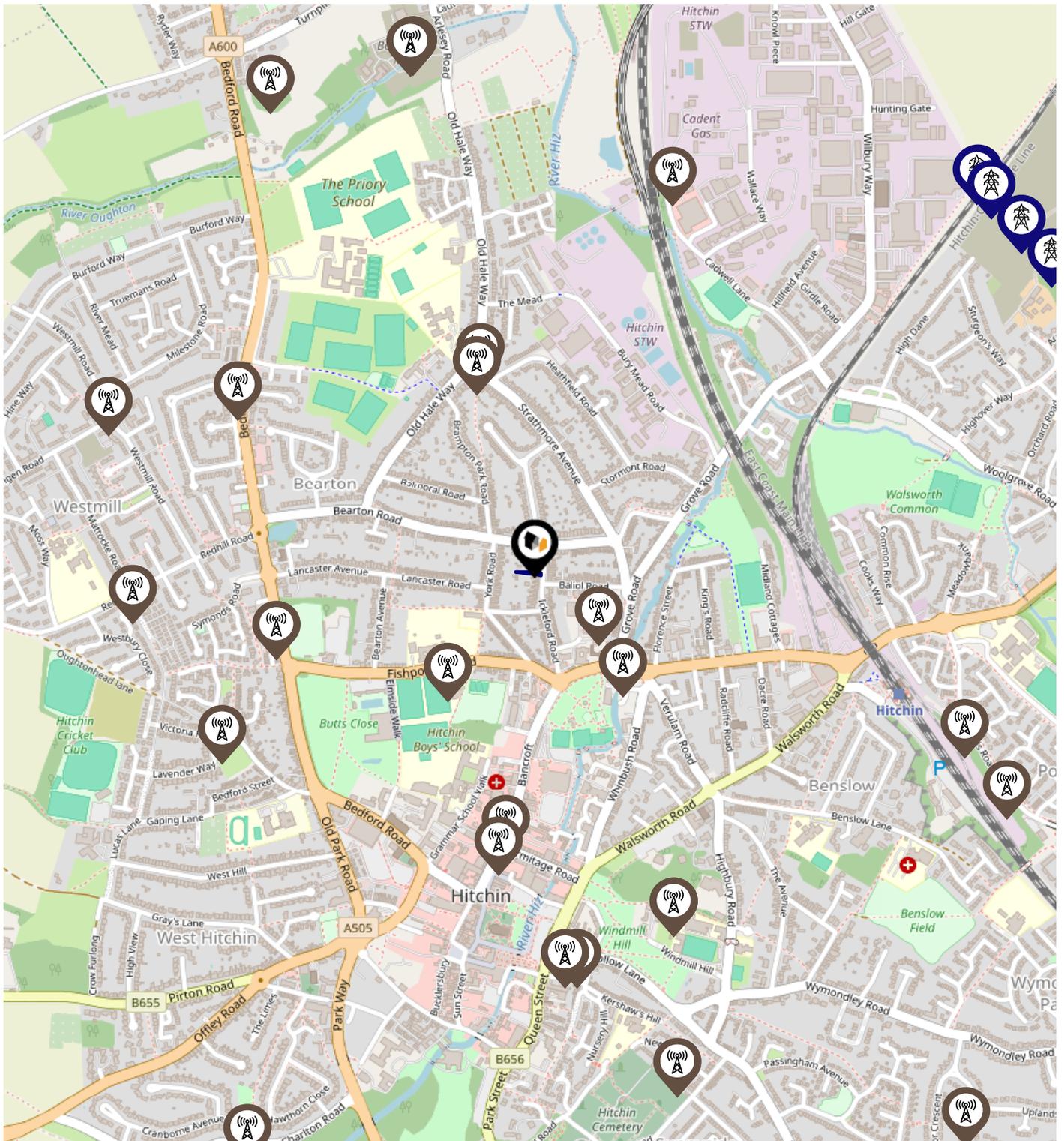
Carbon Content:	HIGH	Soil Texture:	CHALKY CLAY TO CHALKY
Parent Material Grain:	ARGILLIC		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP-INTERMEDIATE



Primary Classifications (Most Common Clay Types)

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

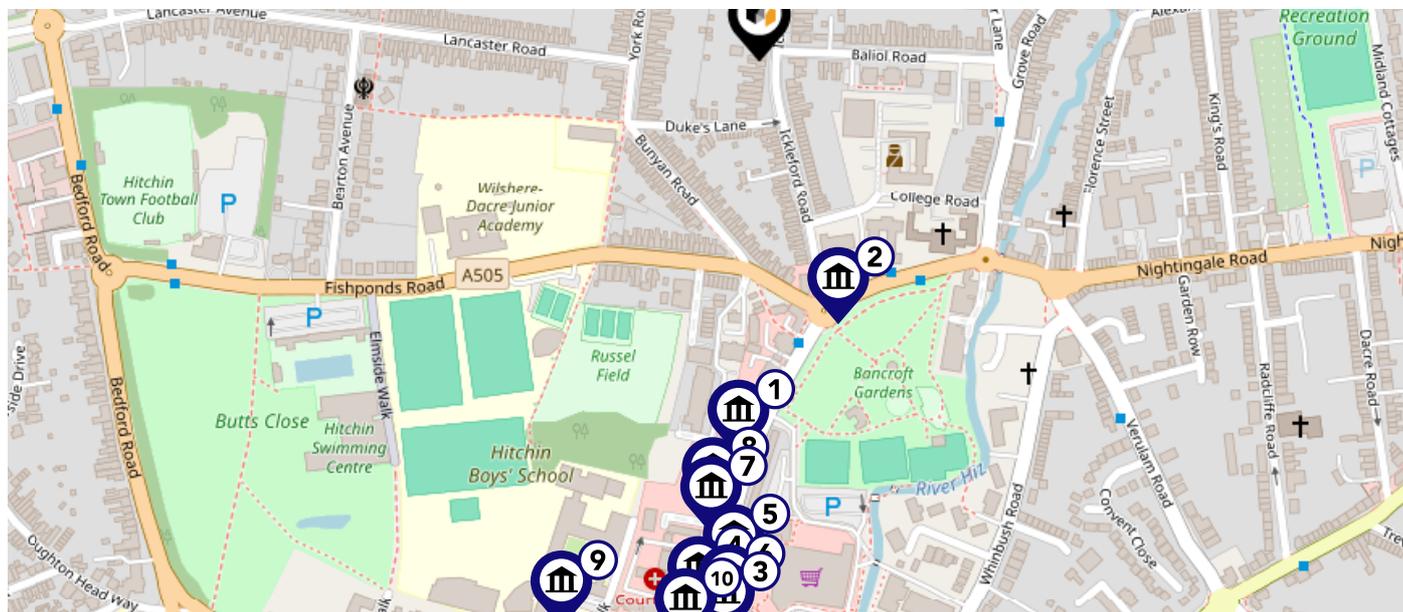
Local Area Masts & Pylons



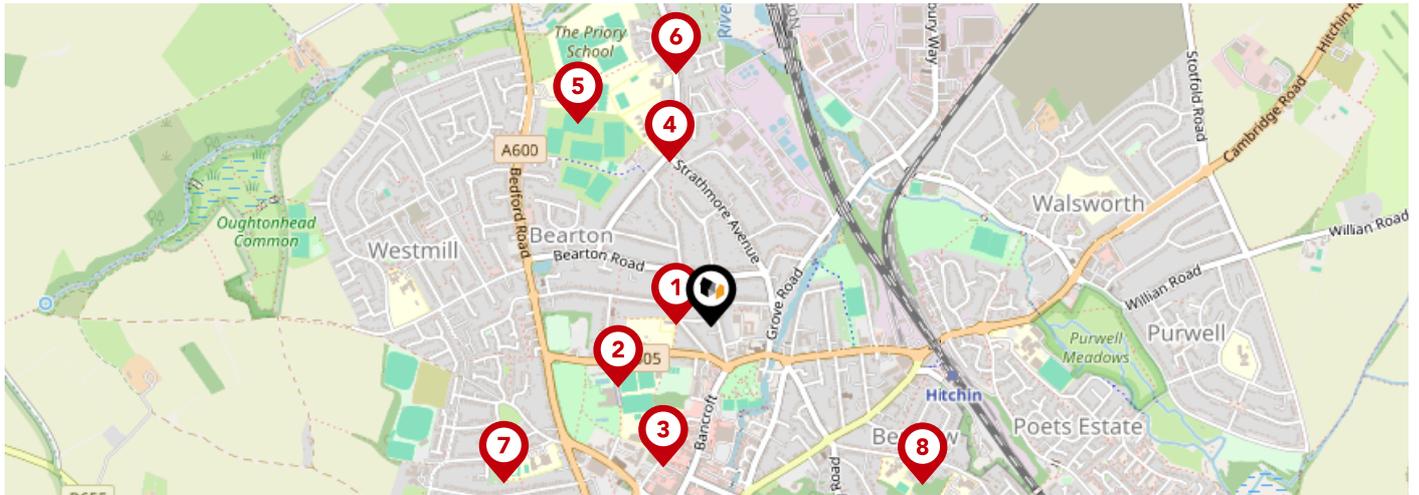
Key:

-  Power Pylons
-  Communication Masts

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



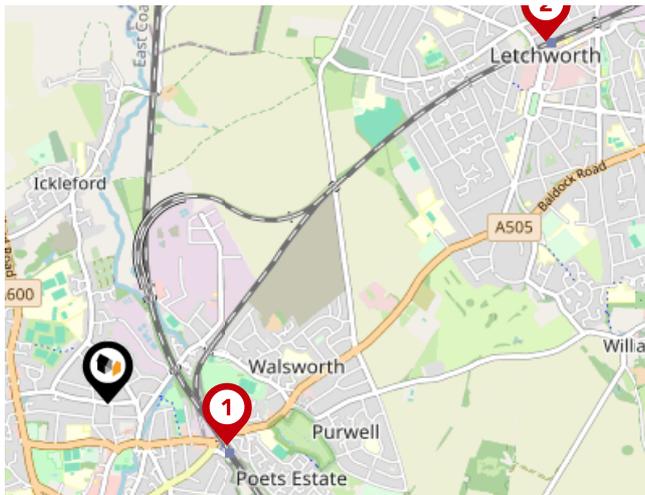
Listed Buildings in the local district	Grade	Distance
1347577 - 53, Bancroft	Grade II	0.2 miles
1347594 - Frythe Cottages	Grade II	0.2 miles
1173028 - 93, Bancroft	Grade II	0.3 miles
1172987 - 34, Bancroft	Grade II	0.3 miles
1102222 - 86 And 87, Bancroft	Grade II	0.3 miles
1347578 - 91 And 92, Bancroft	Grade II	0.3 miles
1102221 - 45, 46 And 46a, Bancroft	Grade II	0.3 miles
1296455 - 47, Bancroft	Grade II	0.3 miles
1102163 - Hitchin Boys Grammar School	Grade II	0.3 miles
1172978 - 30, Bancroft	Grade II	0.3 miles



	Nursery	Primary	Secondary	College	Private
<p>1 York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.08</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.34</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.39</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.55</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:0.58</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ickleford Primary School Ofsted Rating: Good Pupils: 210 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.57 miles
2	Letchworth Rail Station	2.59 miles
3	Letchworth Rail Station	2.6 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.05 miles
2	A1(M) J9	3.12 miles
3	A1(M) J10	4.94 miles
4	A1(M) J7	5.57 miles
5	A1(M) J6	9.3 miles

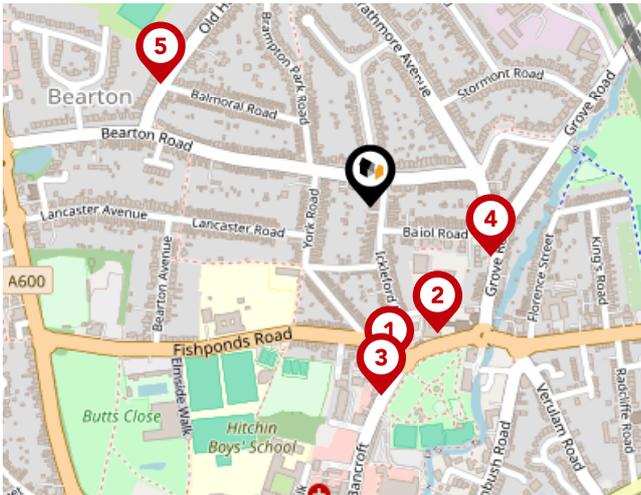


Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	6.82 miles
2	Heathrow Airport	34.15 miles
3	Cambridge	25.82 miles
4	Stansted Airport	23.32 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bunyan Road	0.19 miles
2	Grove Road	0.16 miles
3	Bunyan Road	0.22 miles
4	Water Lane	0.15 miles
5	Balmoral Road	0.28 miles

Country Properties

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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