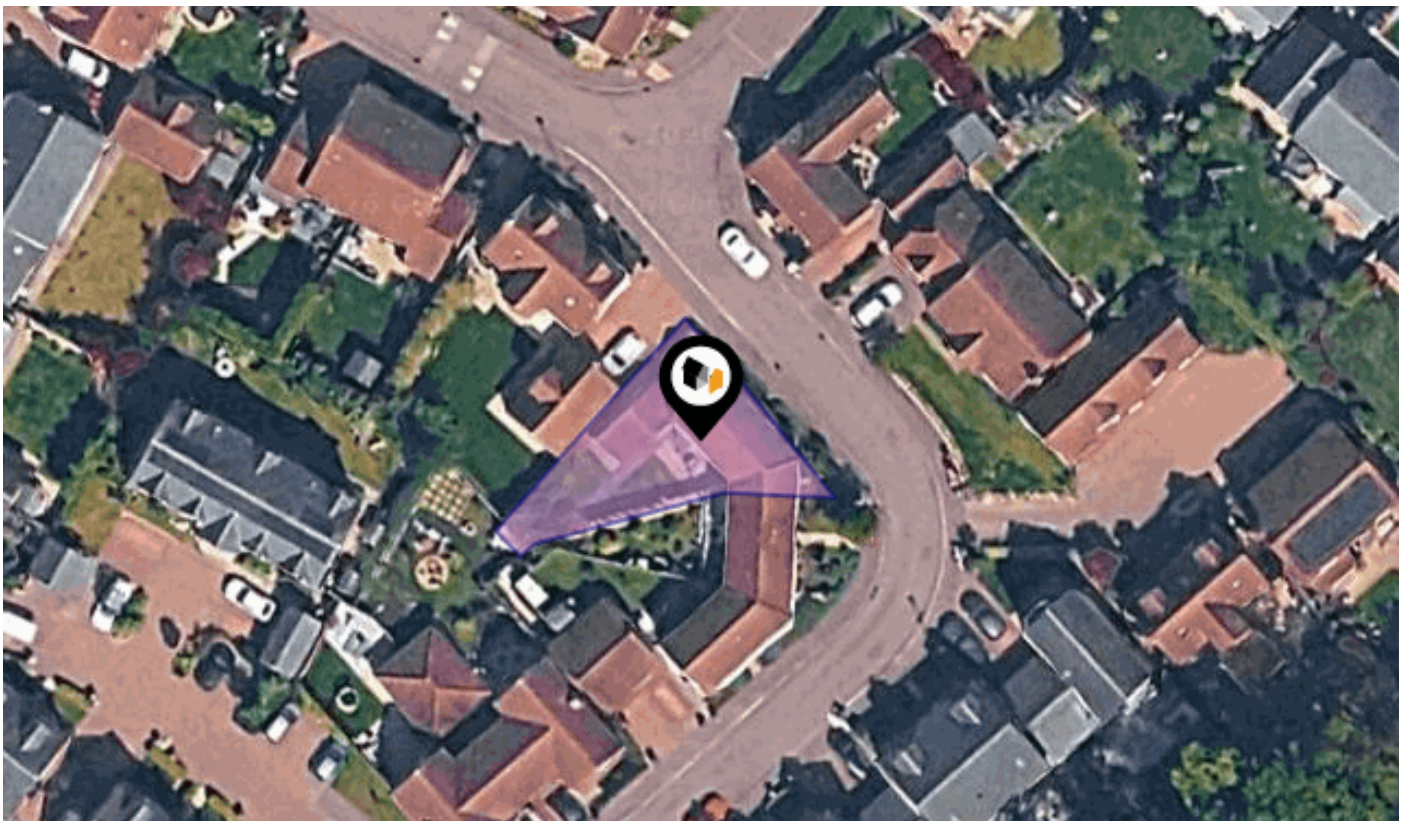




MIR: Material Info

The Material Information Affecting this Property
Thursday 06th August 2026



GARDEN FIELDS, OFFLEY, HITCHIN, SG5

Country Properties

81 Hermitage Road Hitchin Herts SG5 1DB
01462 452951
NKearney@country-properties.co.uk
www.country-properties.co.uk

Planning records for: **Summer Cottage 1 Garden Fields Offley Hitchin SG5 3DF**

Reference - 17/02646/1HH	
Decision:	Decided
Date:	07th November 2017
Description:	Single storey rear extension.

Planning records for: **2 Garden Fields Offley Hitchin SG5 3DF**

Reference - 16/02545/1HH	
Decision:	Decided
Date:	06th October 2016
Description:	Two storey rear extension

Reference - 20/01966/FPH	
Decision:	Decided
Date:	03rd September 2020
Description:	Single storey rear extension

Planning records for: **3 Garden Fields Offley Hitchin Hertfordshire SG5 3DF**

Reference - 22/01770/S73	
Decision:	Decided
Date:	01st July 2022
Description:	Variation of condition 2 (front gable wall window replaced with triangular window with Juliet balcony and addition of roof lights) of 21/02400/FPH granted 21/10/2021 for two storey side extension to link existing detached garage to main dwellinghouse, single storey rear extension and erection of front elevation porch.

Planning records for: **3 Garden Fields Offley Hitchin Hertfordshire SG5 3DF**

Reference - 21/02400/FPH	
Decision:	Decided
Date:	10th August 2021
Description:	Two storey side extension to link existing detached garage to main dwellinghouse, single storey rear extension and erection of front elevation porch

Planning records for: **9 Garden Fields Offley Hitchin Hertfordshire SG5 3DF**

Reference - 24/02358/FPH	
Decision:	Decided
Date:	21st October 2024
Description:	Single storey front and rear extensions. Installation of additional front hardstanding. (Amended plan received 11/03/25).

Planning records for: **11 Garden Fields Offley Hitchin Hertfordshire SG5 3DF**

Reference - 24/01844/FPH	
Decision:	Decided
Date:	19th August 2024
Description:	Two storey side extension and single storey rear extension. Insertion of rear dormer window to facilitate loft conversion. Alterations to fenestration

Planning records for: **Wickford House 14 Garden Fields Offley Hitchin Hertfordshire SG5 3DF**

Reference - 24/01545/FPH	
Decision:	Decided
Date:	12th July 2024
Description:	Installation of electric garage doors to existing carport. (Development already carried out).

Planning records for: **27 Garden Fields Offley Hitchin Hertfordshire SG5 3DF**

Reference - 21/03151/NCS	
Decision:	Decided
Date:	15th November 2021
Description:	Single storey rear extension with the following dimension: Length as measured from rear wall of original dwelling - 4.40 metres

Planning records for: **31 Garden Fields Offley Hitchin Hertfordshire SG5 3DF**

Reference - 24/02851/FPH	
Decision:	Decided
Date:	16th December 2024
Description:	Single storey rear extension following demolition of existing conservatory (as amended by plans received on 6 March 2025)

Reference - 26/00480/DOC	
Decision:	Decided
Date:	20th February 2026
Description:	Details reserved by condition 3 (Materials) of planning permission reference no 24/02851/FPH granted 17.04.2025.

Planning records for: **34 Garden Fields Offley Hitchin Hertfordshire SG5 3DF**

Reference - 25/02730/TPO	
Decision:	Decided
Date:	29th October 2025
Description:	T1: English Oak - Remove

Planning records for: **36 Garden Fields Offley Hitchin Hertfordshire SG5 3DF**

Reference - 19/00735/FPH	
Decision:	Decided
Date:	29th March 2019
Description:	Erection of wooden summerhouse in rear garden.

Reference - 20/02795/FPH	
Decision:	Decided
Date:	30th November 2020
Description:	Part first floor over existing attached garage, part two storey side, and single storey rear extension

Reference - 24/00899/FPH	
Decision:	Decided
Date:	30th April 2024
Description:	First floor side extension over existing attached garage and part two storey and part single storey rear extension. Alterations to fenestration

Planning records for: **37 Garden Fields Offley Hitchin Hertfordshire SG5 3DF**

Reference - 19/02250/FPH	
Decision:	Decided
Date:	01st October 2019
Description:	Two storey rear extension

Planning records for: **Land Adjacent To 37 Garden Fields Offley Hitchin Hertfordshire SG5 3DF**

Reference - 24/01625/TPO	
Decision:	Decided
Date:	23rd July 2024
Description:	Oak - Prune up to 4m in height

Planning records for: **40 Garden Fields Offley Hitchin Hertfordshire SG5 3DF**

Reference - 22/02409/LDCP	
Decision:	Decided
Date:	09th September 2022
Description:	Single storey rear extension

Planning records for: **44 Garden Fields Offley Hitchin Hertfordshire SG5 3DF**

Reference - 21/01867/FPH	
Decision:	Decided
Date:	16th June 2021
Description:	Single storey side and rear extension following demolition of existing rear elevation element

Planning records for: **45 Garden Fields Offley Hitchin Hertfordshire SG5 3DF**

Reference - 21/01378/FPH	
Decision:	Decided
Date:	28th April 2021
Description:	Single storey rear extension following partial demolition of existing rear elevation extension

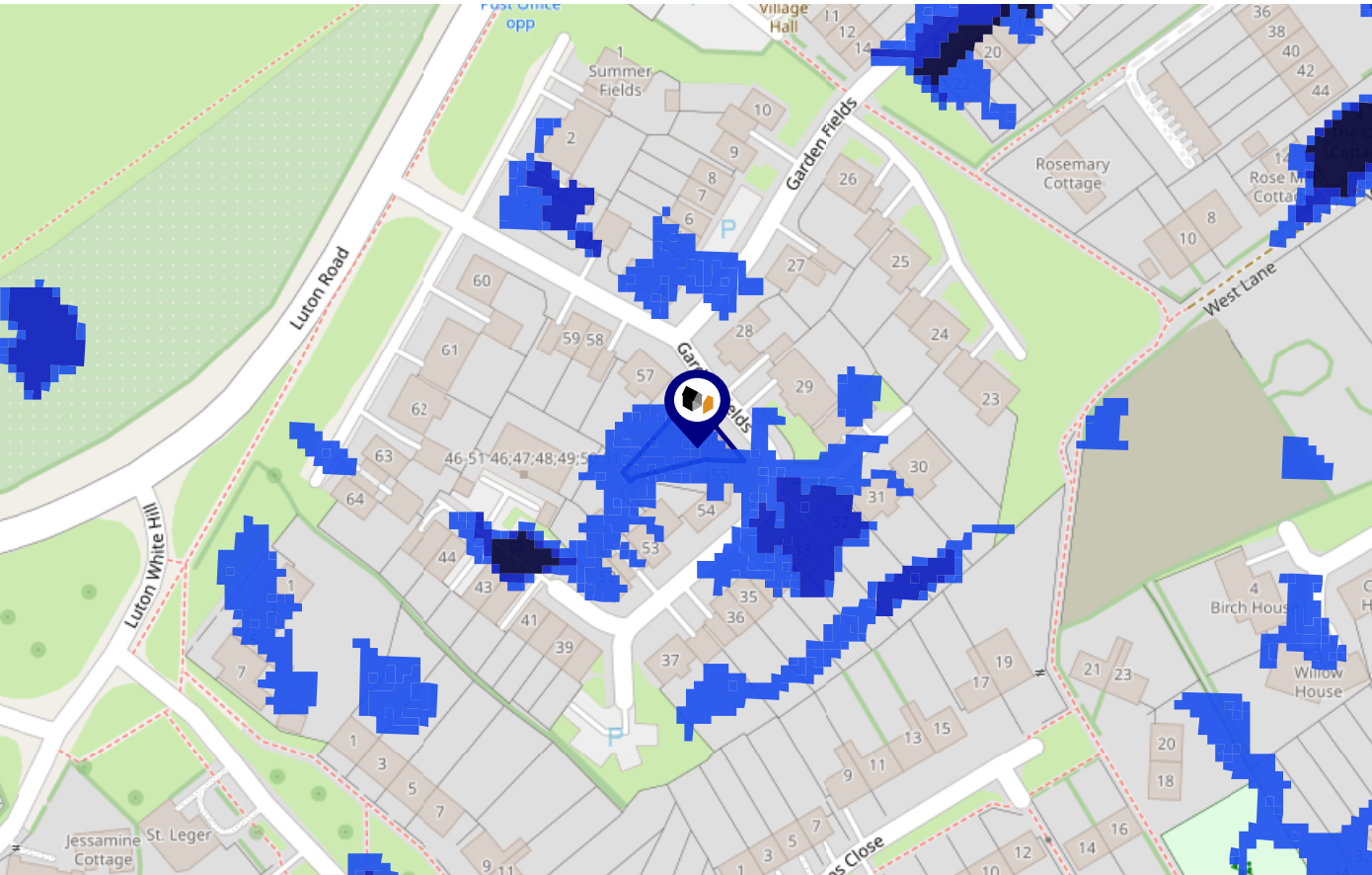
Planning records for: *64 Garden Fields Offley Hitchin Hertfordshire SG5 3DF*

Reference - 25/00292/FPH	
Decision:	Decided
Date:	30th January 2025
Description:	Single storey rear and side extension linking existing garage to main dwelling

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.

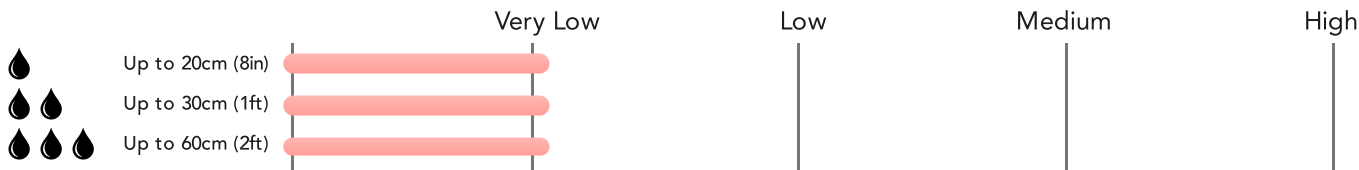


Risk Rating: Low

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.

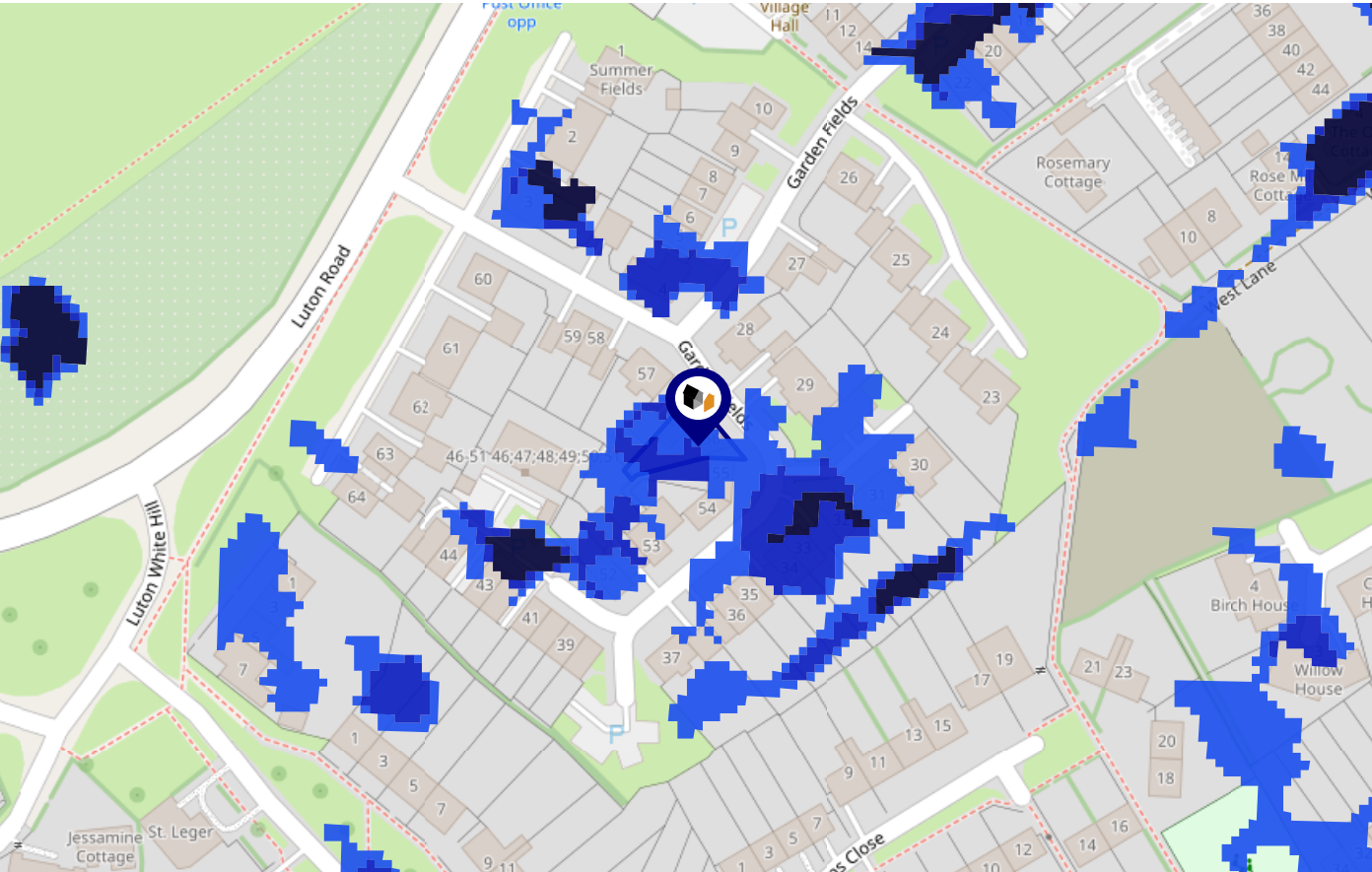
Chance of flooding to the following depths at this property:



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.

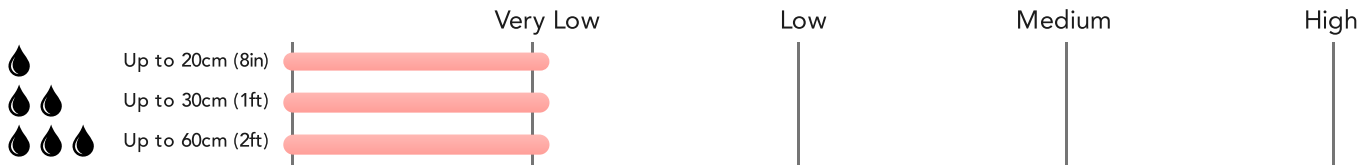


Risk Rating: Low

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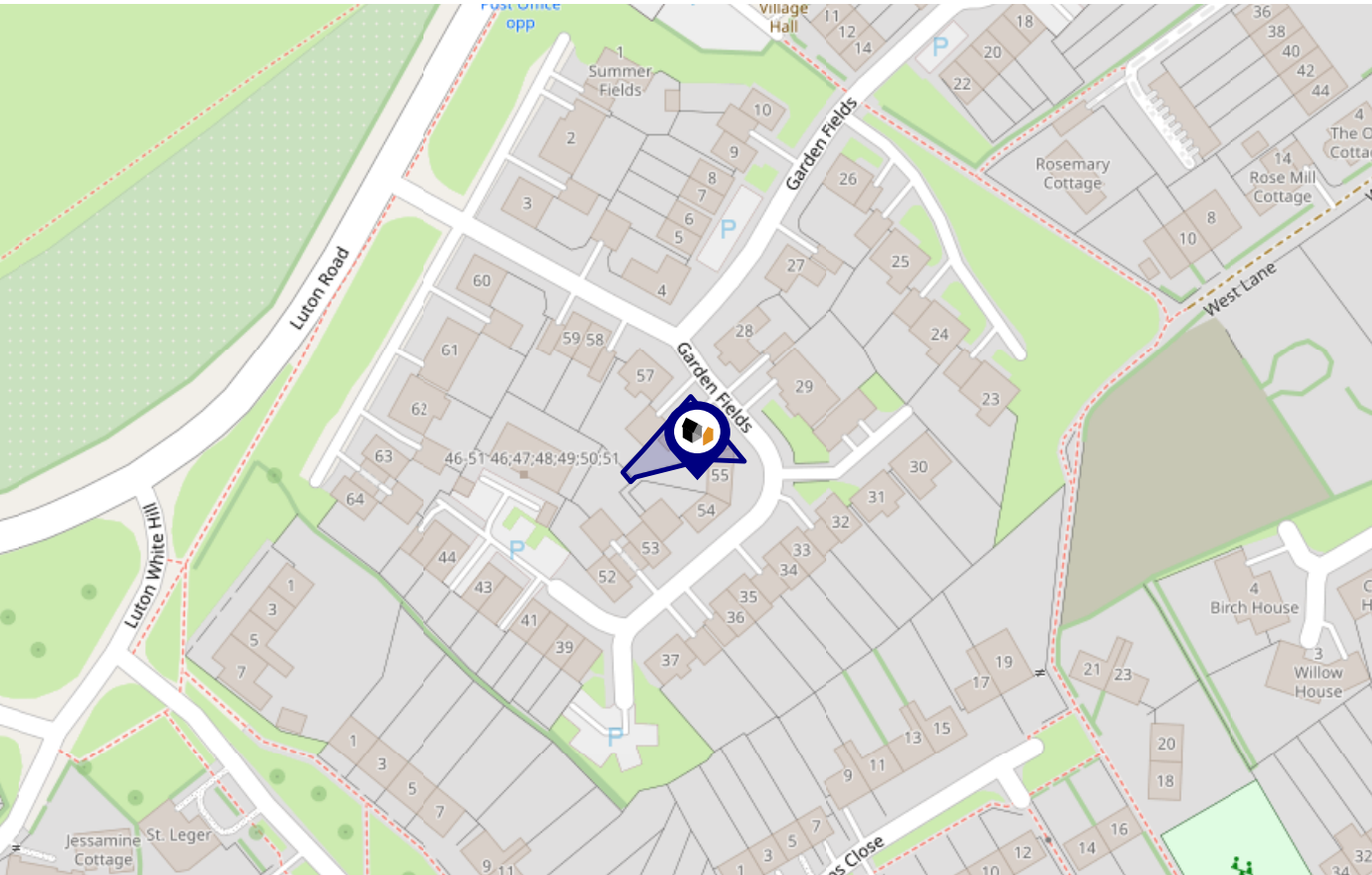
Chance of flooding to the following depths at this property:



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.

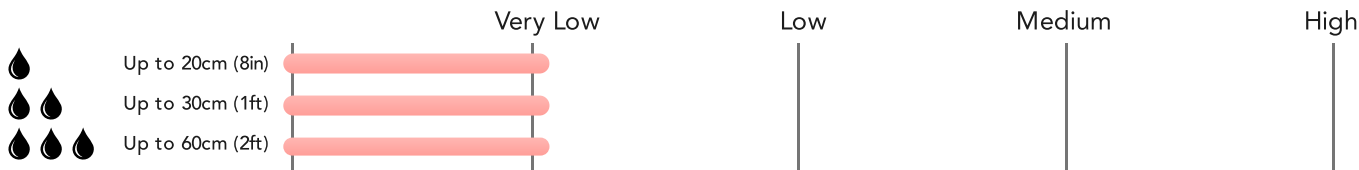


Risk Rating: Very low

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.

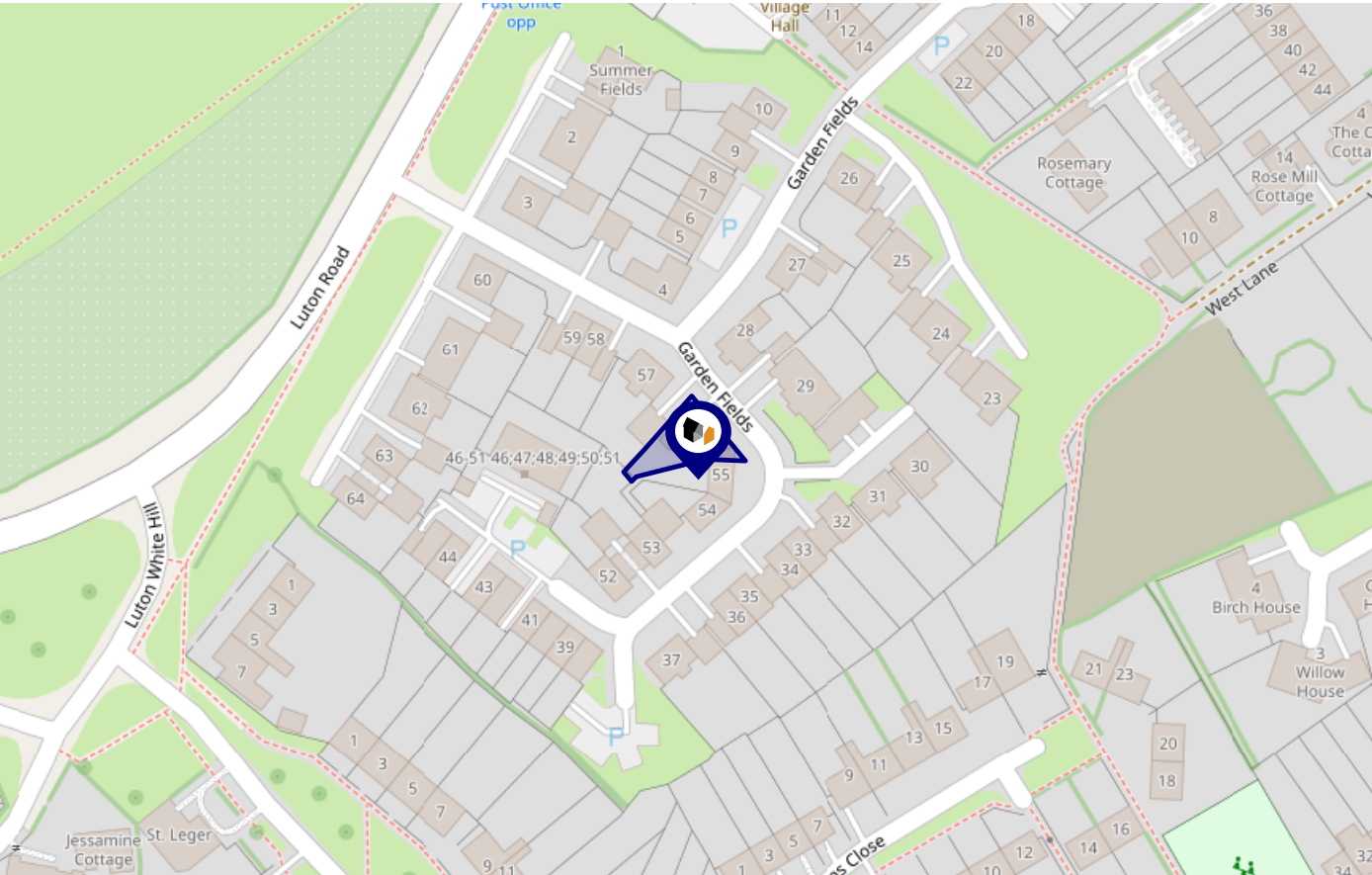
Chance of flooding to the following depths at this property:



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.

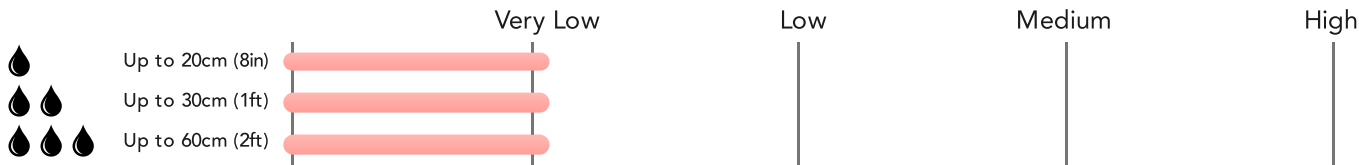


Risk Rating: Very low

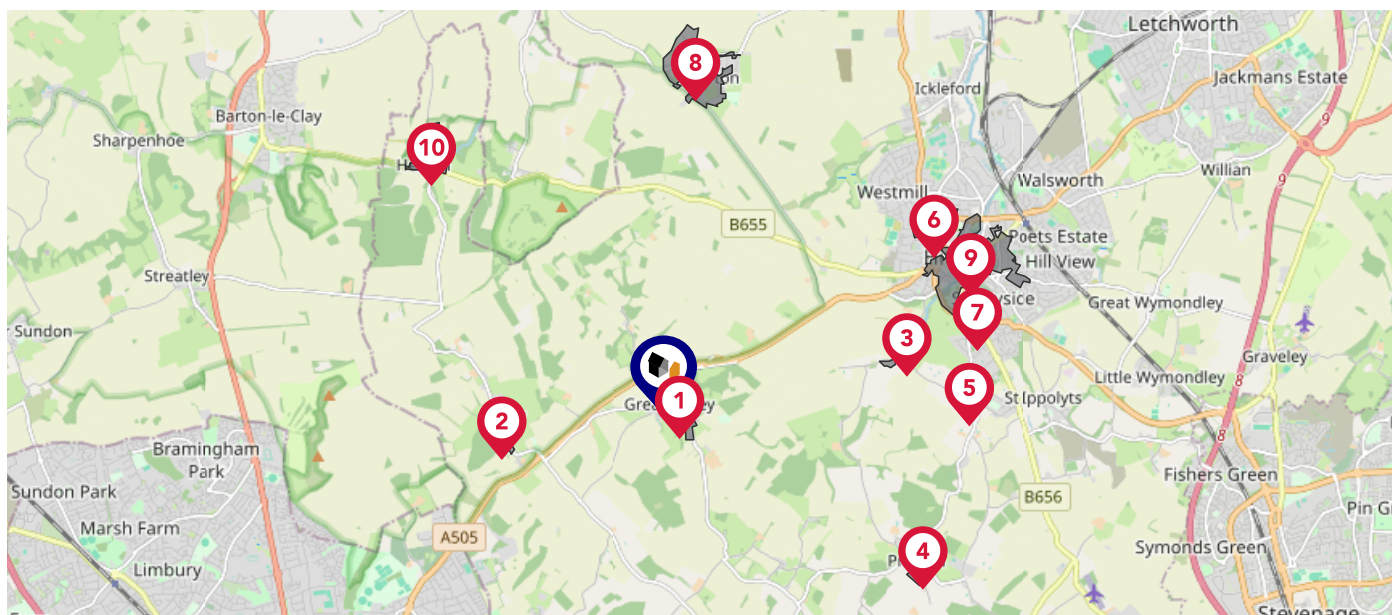
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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



Great Offley



Lilley



Charlton



Preston



Gosmore



Butts Close, Hitchin



Hitchin Hill Path



Pirton

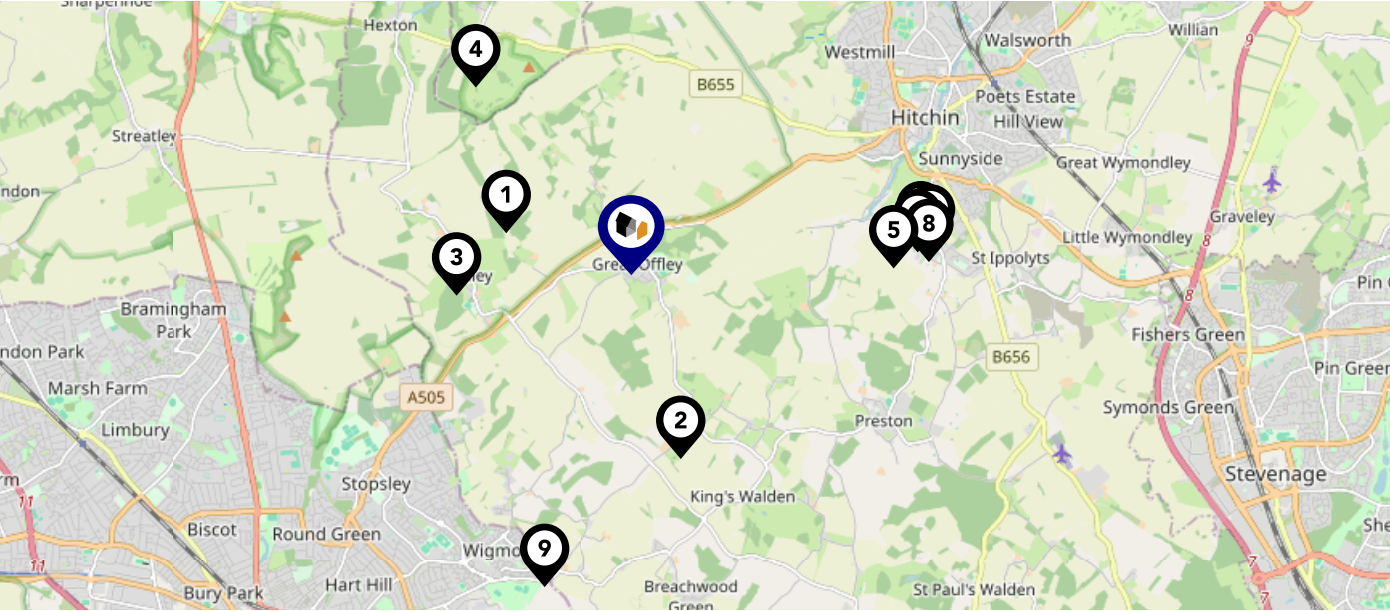


Hitchin



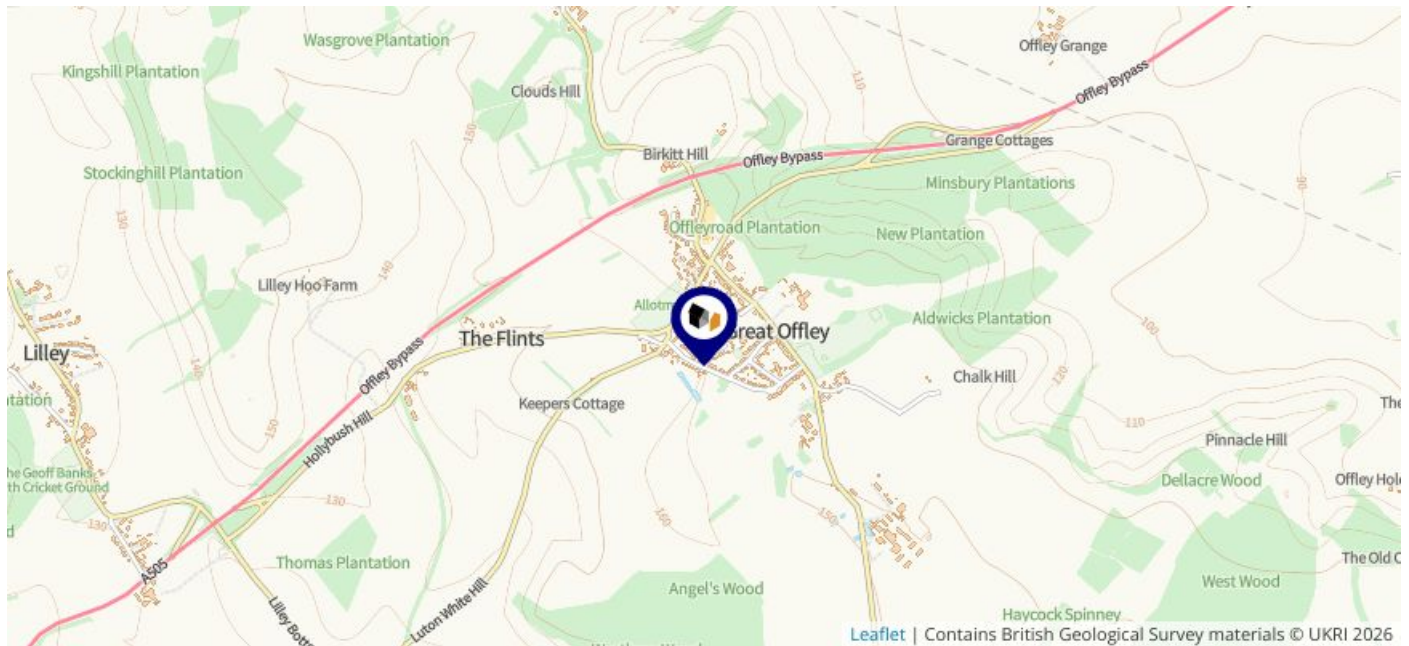
Hexton

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



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

This map displays nearby coal mine entrances and their classifications.



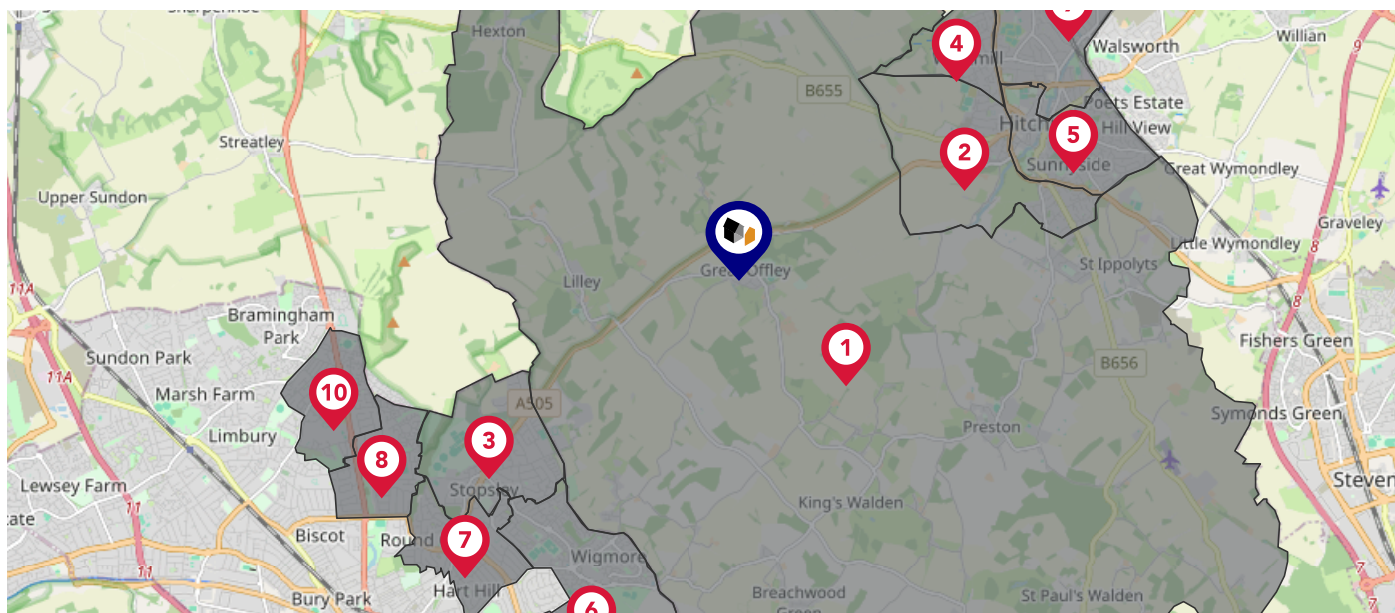
Mine Entry

- ✕ 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

1 Hitchwood, Offa and Hoo Ward

2 Hitchin Priory Ward

3 Stopsley Ward

4 Hitchin Oughton Ward

5 Hitchin Highbury Ward

6 Wigmore Ward

7 Round Green Ward

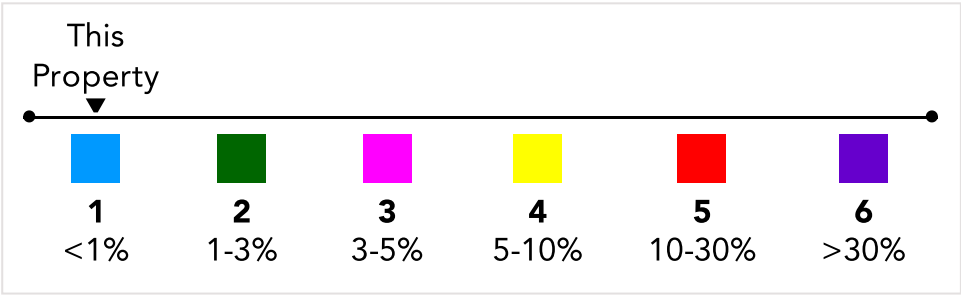
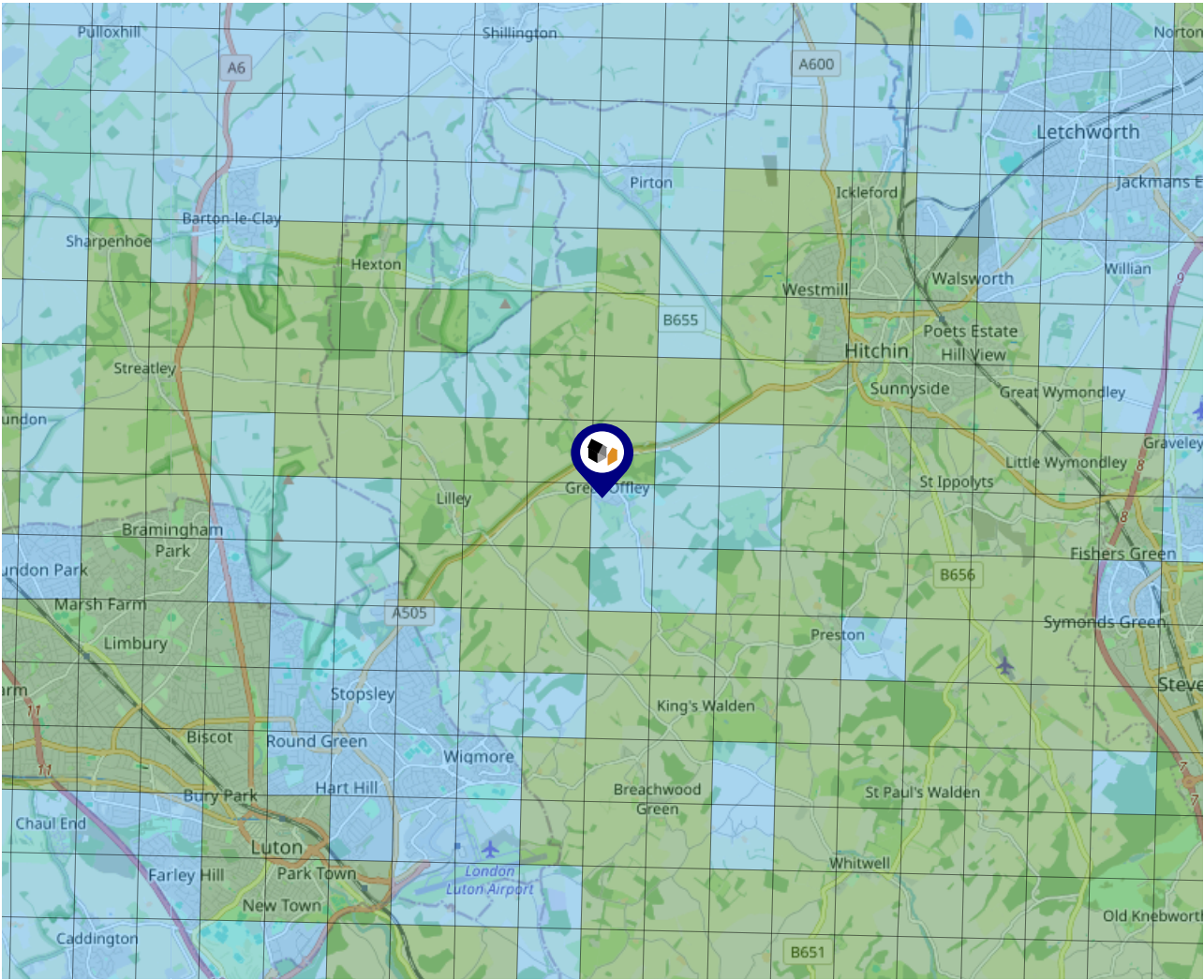
8 Barnfield Ward

9 Hitchin Bearton Ward

10 Icknield Ward

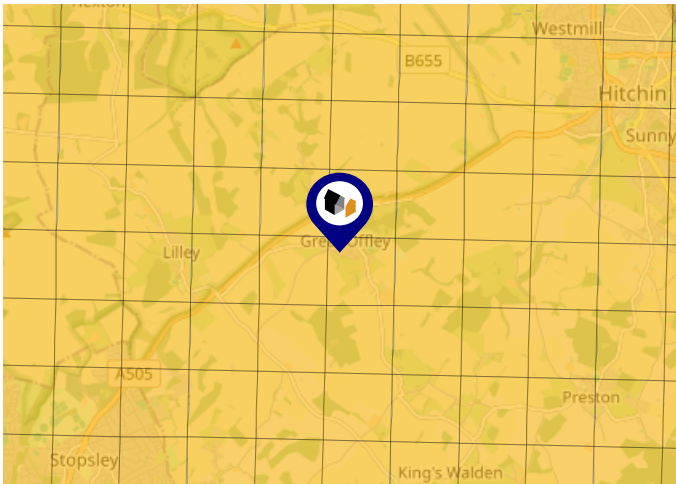
What is Radon?

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



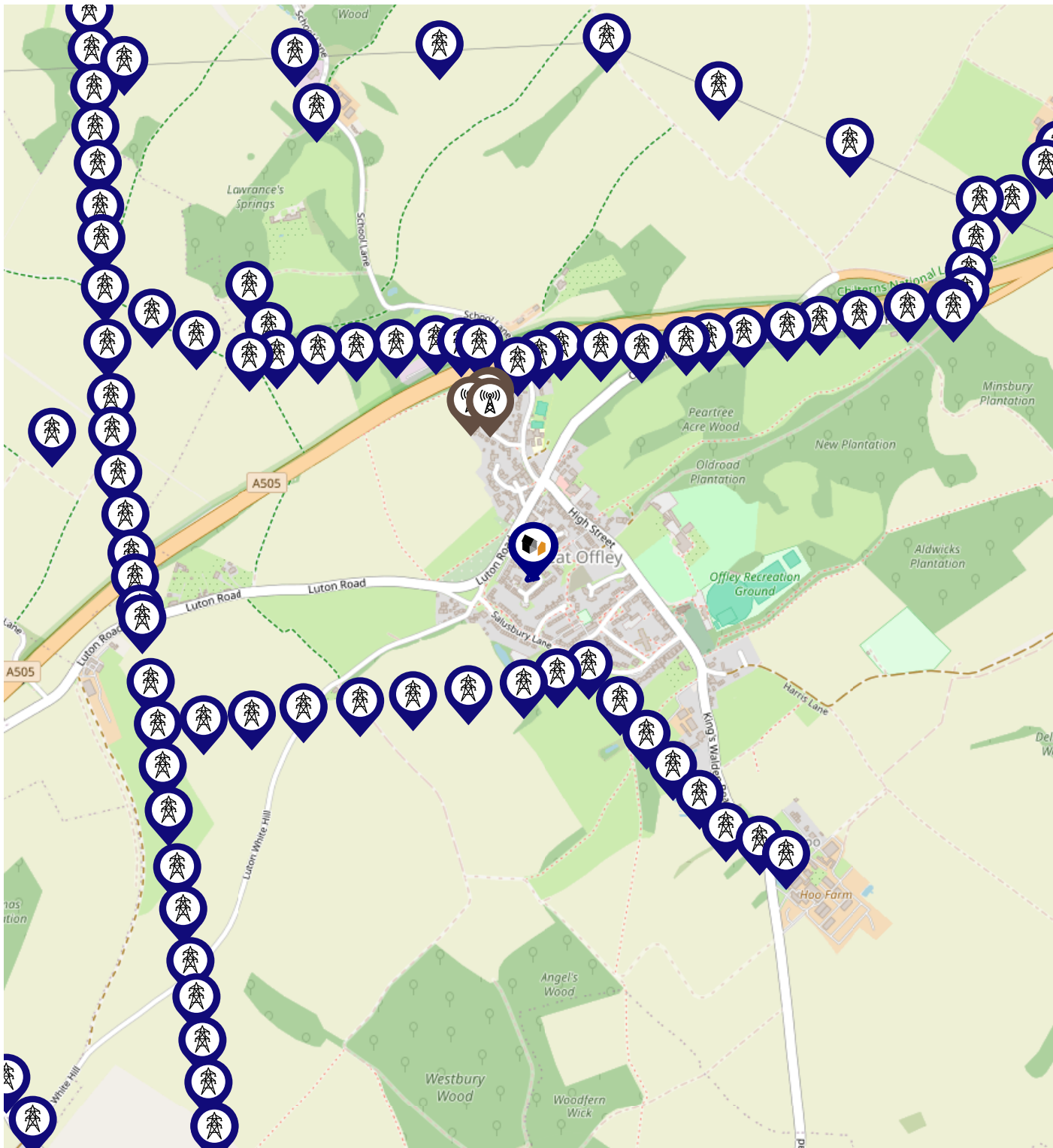
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



Primary Classifications (Most Common Clay Types)

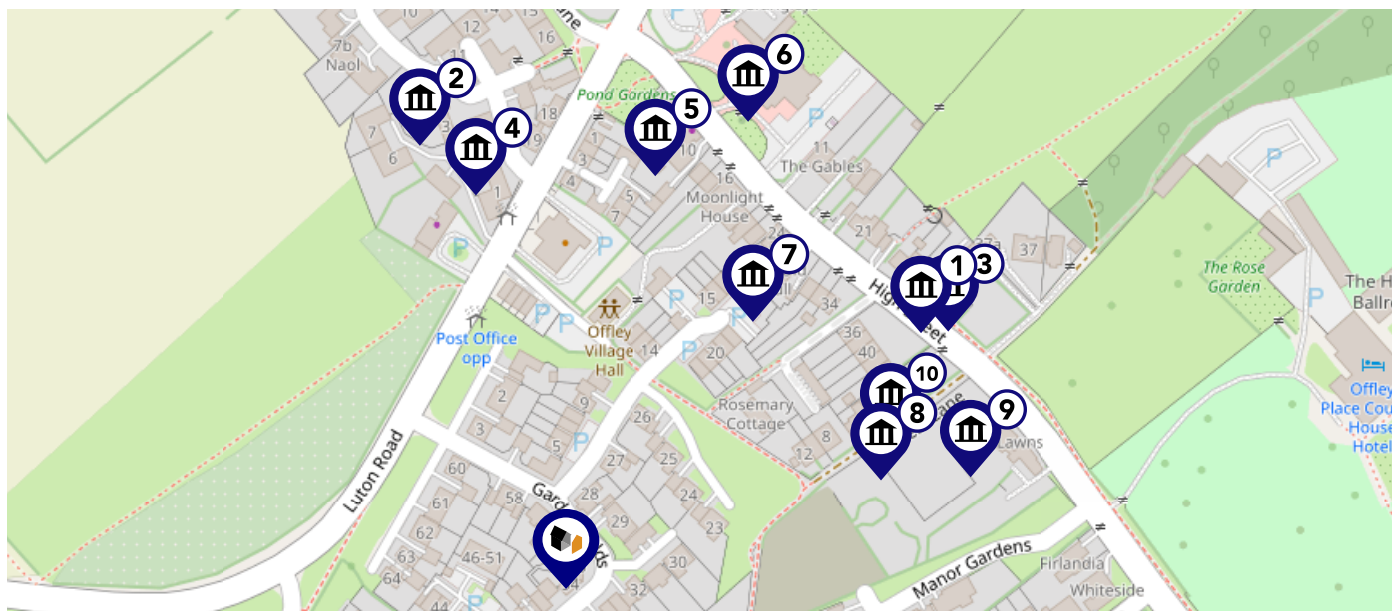
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



Key:

-  Power Pylons
-  Communication Masts

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



Listed Buildings in the local district		Grade	Distance
	1174729 - Vine Cottage	Grade II	0.1 miles
	1175092 - Westbury House Flats 1, 2, 3, 4	Grade II	0.1 miles
	1347082 - Court House	Grade II	0.1 miles
	1103214 - South Range Of Farm Buildings At Westbury Farm, Running From Westbury House To Road	Grade II	0.1 miles
	1174744 - The Pond Cottage The Pond House	Grade II	0.1 miles
	1103205 - The Green Man Public House	Grade II	0.1 miles
	1103206 - The Bull Public House	Grade II	0.1 miles
	1103211 - Walls And Gate Of Walled Garden At The Lawns	Grade II	0.1 miles
	1103210 - The Lawns And Linked Outbuildings To South	Grade II	0.1 miles
	1103183 - 2-6, West Lane	Grade II	0.1 miles

Building Safety

None specified

Accessibility / Adaptations

Not suitable for wheel chair users

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Brick

Property Lease Information

Annual service charge £333.25 billed half yearly

Listed Building Information

Bot applicable

Stamp Duty

Ask agent

Other

Other

Electricity Supply

Mains supply

Gas Supply

LPG Gas

Central Heating

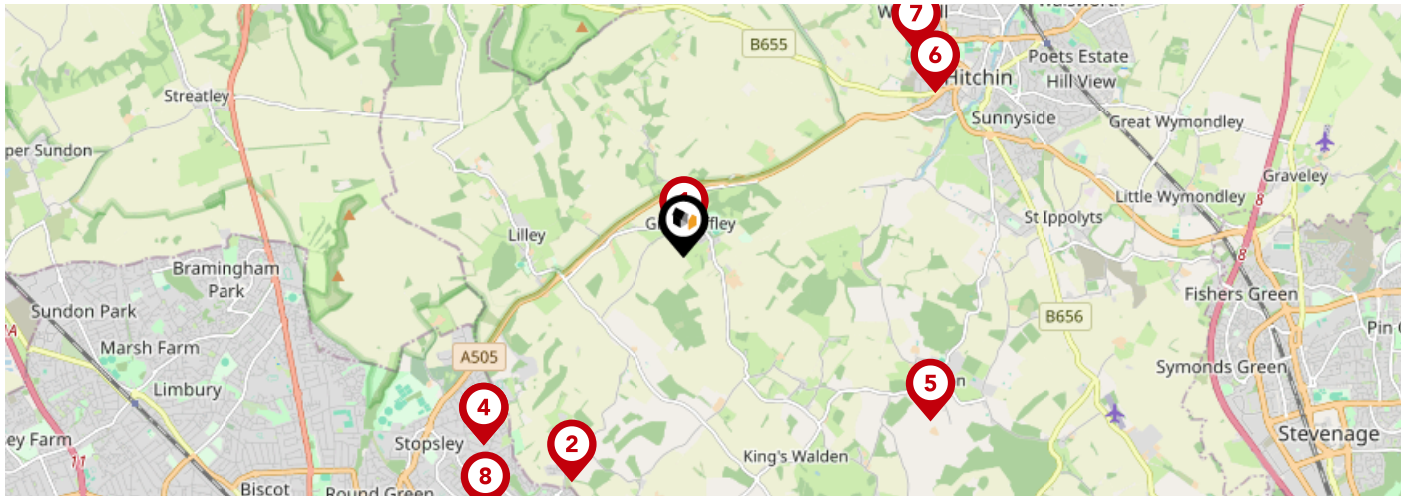
LPG Gas - Community Tank

Water Supply

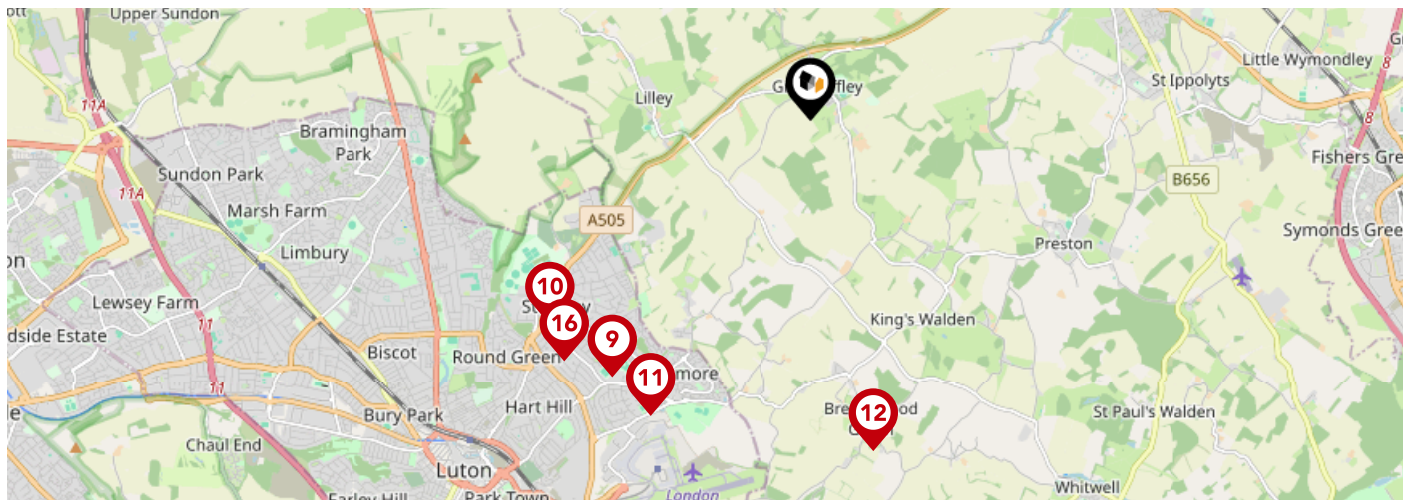
Mains supply

Drainage

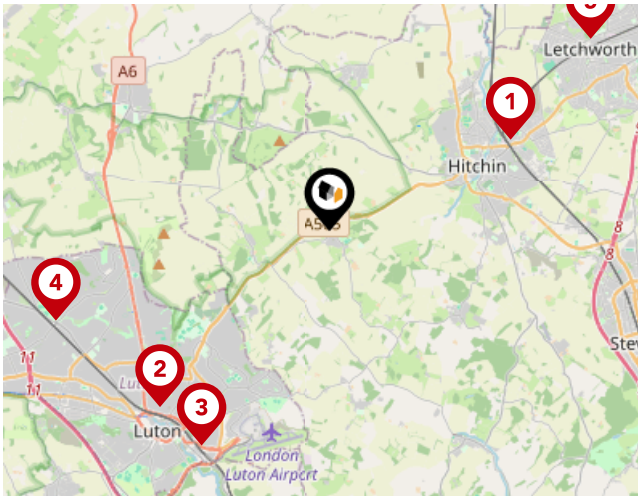
Mains supply



		Nursery	Primary	Secondary	College	Private
1	Offley Endowed Primary School and Nursery Ofsted Rating: Good Pupils: 165 Distance:0.17	☐	☒	☐	☐	☐
2	Cockernhoe Endowed CofE Primary School Ofsted Rating: Requires improvement Pupils: 78 Distance:2.29	☐	☒	☐	☐	☐
3	Putteridge Primary School Ofsted Rating: Good Pupils: 618 Distance:2.51	☐	☒	☐	☐	☐
4	Putteridge High School Ofsted Rating: Good Pupils: 1197 Distance:2.51	☐	☐	☒	☐	☐
5	Preston Primary School Ofsted Rating: Good Pupils: 67 Distance:2.71	☐	☒	☐	☐	☐
6	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:2.75	☐	☒	☐	☐	☐
7	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:2.84	☐	☒	☐	☐	☐
8	Somerles Infant School and Early Childhood Education Centre Ofsted Rating: Outstanding Pupils: 286 Distance:2.96	☐	☒	☐	☐	☐

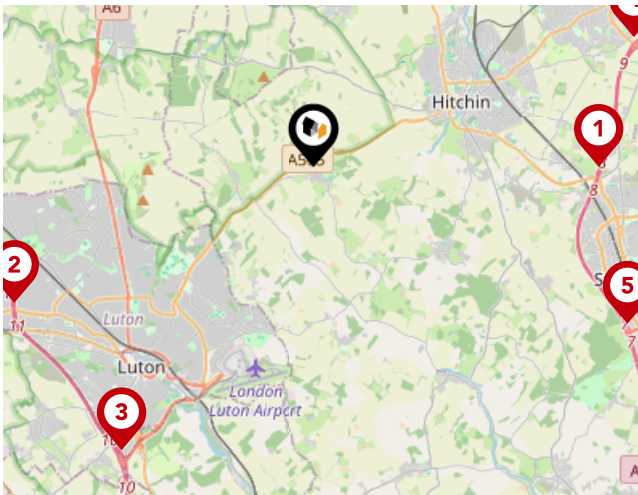


		Nursery	Primary	Secondary	College	Private
	Somerles Junior School Ofsted Rating: Good Pupils: 241 Distance: 2.96	☐	☒	☐	☐	☐
	Stopsley Community Primary School Ofsted Rating: Good Pupils: 462 Distance: 3.03	☐	☒	☐	☐	☐
	Wigmore Primary Ofsted Rating: Good Pupils: 604 Distance: 3.07	☐	☒	☐	☐	☐
	Breachwood Green Junior Mixed and Infant School Ofsted Rating: Good Pupils: 92 Distance: 3.08	☐	☒	☐	☐	☐
	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance: 3.08	☐	☐	☒	☐	☐
	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance: 3.09	☐	☒	☐	☐	☐
	Pirton School Ofsted Rating: Requires improvement Pupils: 150 Distance: 3.12	☐	☒	☐	☐	☐
	Lady Zia Wernher School Ofsted Rating: Outstanding Pupils: 198 Distance: 3.15	☐	☒	☐	☐	☐



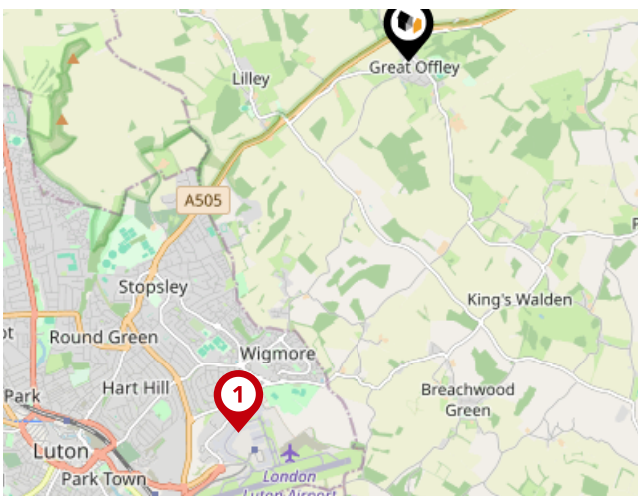
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	3.7 miles
2	Luton Rail Station	4.47 miles
3	Luton Airport Parkway Rail Station	4.54 miles
4	Leagrave Rail Station	5.26 miles
5	Letchworth Rail Station	5.92 miles



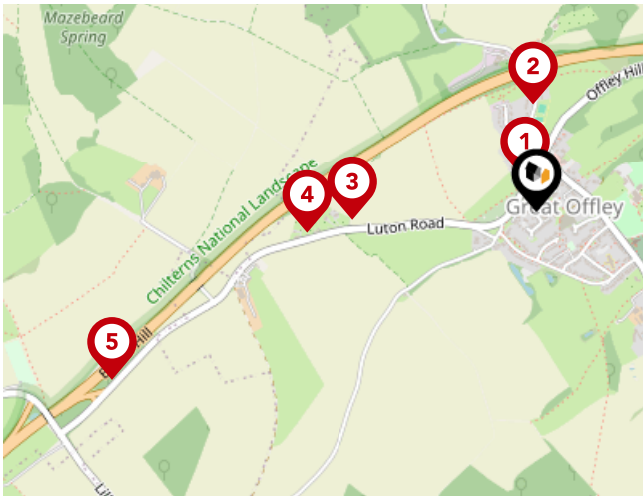
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	5.18 miles
2	M1 J11	6.01 miles
3	M1 J10	6.26 miles
4	A1(M) J9	6.3 miles
5	A1(M) J7	6.4 miles



Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	3.73 miles



Bus Stops/Stations

Pin	Name	Distance
1	Post Office	0.07 miles
2	Offley Endowed School	0.24 miles
3	Mill Farm	0.42 miles
4	Mill Farm	0.52 miles
5	Hollybush Hill	1.04 miles

Local Connections

No Local Connections found within 30 km of this property.

Important - Please read

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

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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