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MIR: Material Info

The Material Information Affecting this Property

Monday 02nd November 2026



GREENFIELD AVENUE, ICKLEFORD, HITCHIN, SG5

Country Properties

81 Hermitage Road Hitchin Herts SG5 1DB

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk

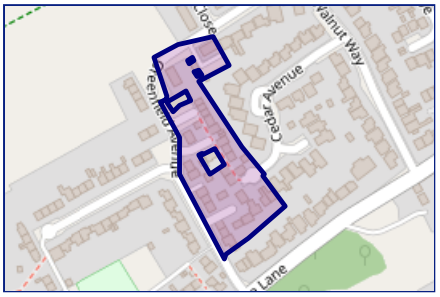
The Property Ombudsman

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Property
Multiple Title Plans

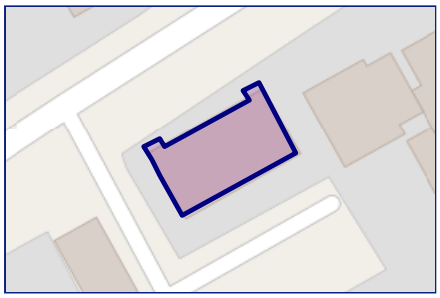
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Freehold Title Plan



HD422682

Leasehold Title Plan



HD588062

Start Date:	29/09/2019
End Date:	30/09/2144
Lease Term:	125 years from and including 30 September 2019
Term Remaining:	117 years

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Planning records for: ***2A Greenfield Avenue Ickleford Hitchin SG5 3XR***

Reference - 16/02421/1HH

Decision: Decided

Date: 29th September 2016

Description:

Partial conversion of garage to create study room including removal of existing external garage door and insertion of 2no windows on the South elevation.

Planning records for: ***1 Greenfield Avenue Ickleford Hitchin SG5 3XR***

Reference - 10/00191/1HH

Decision: Decided

Date: 02nd February 2010

Description:

Part two storey and part single storey rear extension. (Amended plan received 23.02.10).

Reference - 11/00035/1PUD

Decision: Decided

Date: 06th January 2011

Description:

Single storey rear extension

Reference - 10/01667/1

Decision: Decided

Date: 28th July 2010

Description:

Outline application for detached 2-bedroom dwelling (all matters reserved) with ancillary access, car parking and landscaping

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Planning records for: ***5 Greenfield Avenue Ickleford Hitchin SG5 3XR***

Reference - 15/01638/1HH	
Decision:	Decided
Date:	19th June 2015
Description:	
Single storey side extension and part two storey, part single storey rear extension.	

Planning records for: ***9 Greenfield Avenue Ickleford Hitchin SG5 3XR***

Reference - 14/01212/1HH	
Decision:	Decided
Date:	05th May 2014
Description:	
Two storey rear extension and front entrance porch.	

Planning records for: ***15 Greenfield Avenue Ickleford Hitchin SG5 3XR***

Reference - 15/01345/1HH	
Decision:	Decided
Date:	15th May 2015
Description:	
Two storey side extension.	

Planning records for: ***34 Greenfield Avenue Ickleford Hitchin Herts SG5 3XR***

Reference - 93/00523/1HH	
Decision:	Decided
Date:	14th May 1993
Description:	
First floor side and single storey rear extensions.	

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Planning records for: ***34 Greenfield Avenue Ickleford SG5 3XR***

Reference - 80/00126/1

Decision: Decided

Date: 26th January 1980

Description:
Erection of first floor side extension and increase width of existing garage.

Planning records for: ***36 Greenfield Avenue Ickleford Hitchin SG5 3XR***

Reference - 10/02218/1HH

Decision: Decided

Date: 31st August 2010

Description:
First floor side extension

Reference - 80/01880/1

Decision: Decided

Date: 08th December 1980

Description:
Erection of single storey front and rear extensions to garage and formation of front entrance lobby.

Reference - 18/03195/FPH

Decision: Decided

Date: 06th December 2018

Description:
Single storey rear extension

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Planning records for: ***40 Greenfield Avenue Ickleford Hitchin Hertfordshire SG5 3XR***

Reference - 22/01101/FPH

Decision: Decided

Date: 25th April 2022

Description:

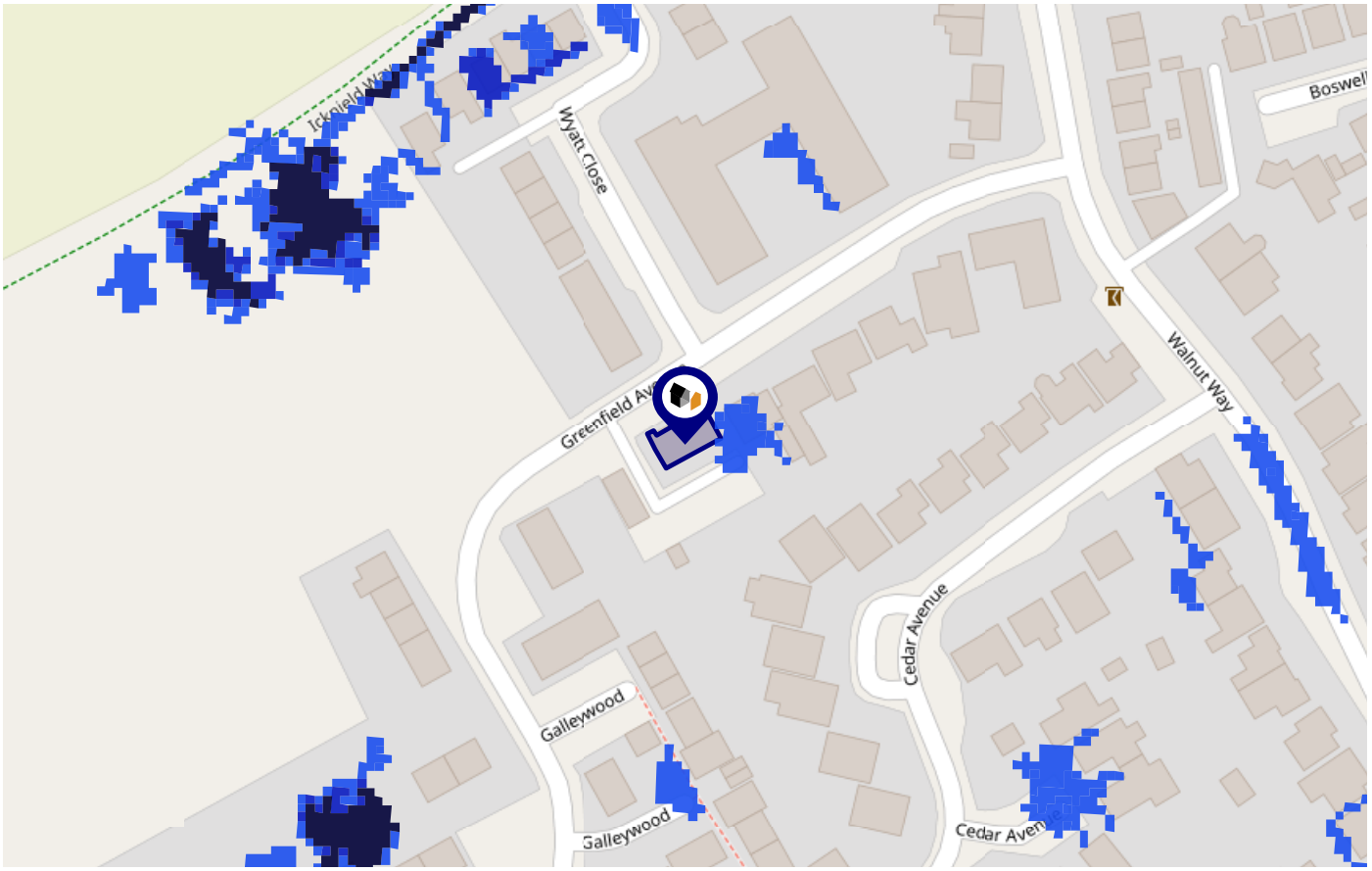
Part two storey and part single storey front/side extension following demolition of existing garage (as amended by plan received 7 June 2022).

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Flood Risk
Surface Water - Flood Risk

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

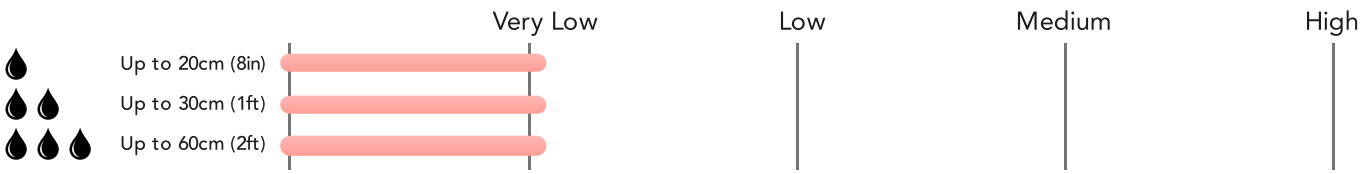


Risk Rating: Very low

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:

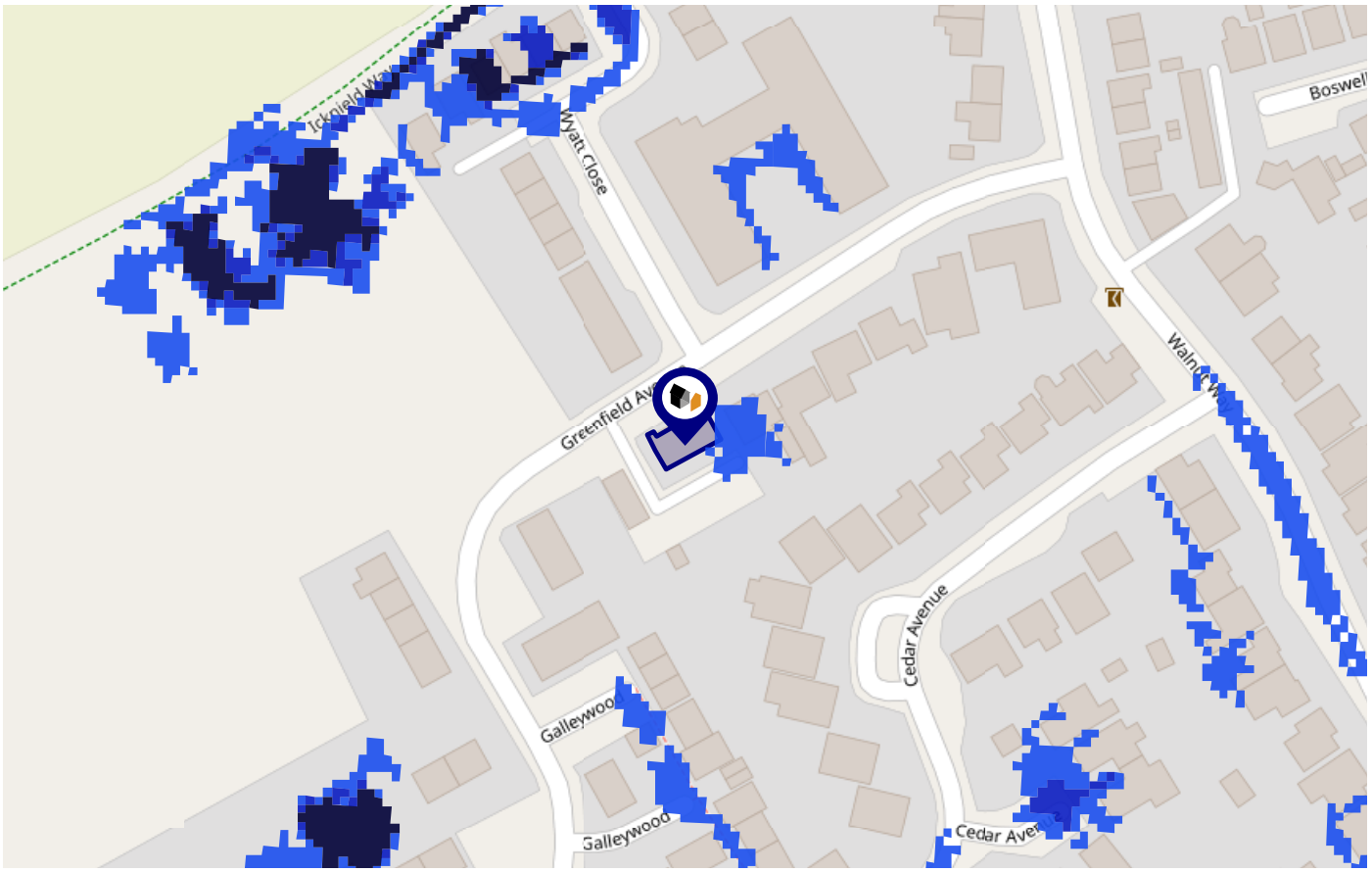


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Flood Risk
Surface Water - Climate Change

country properties

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.

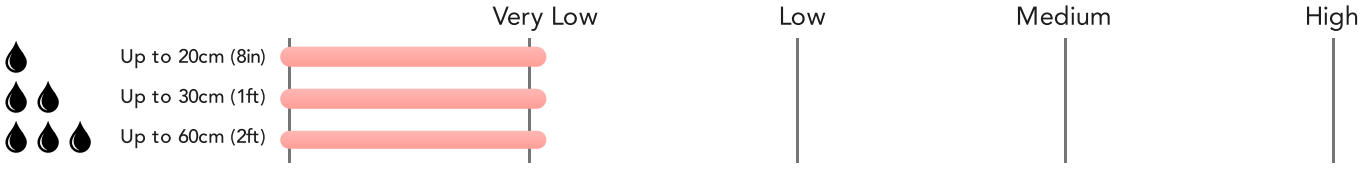


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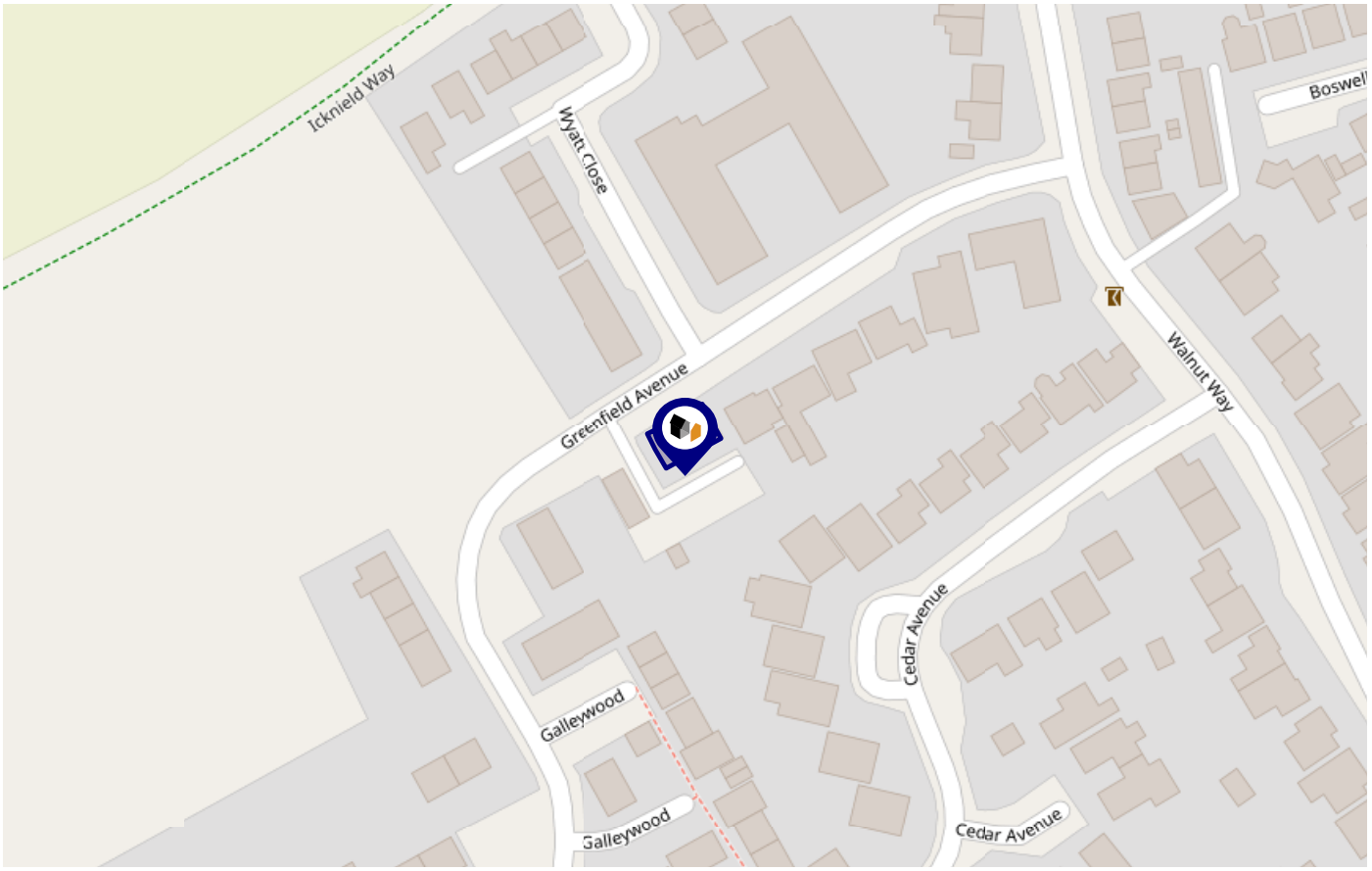
Chance of flooding to the following depths at this property:



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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.

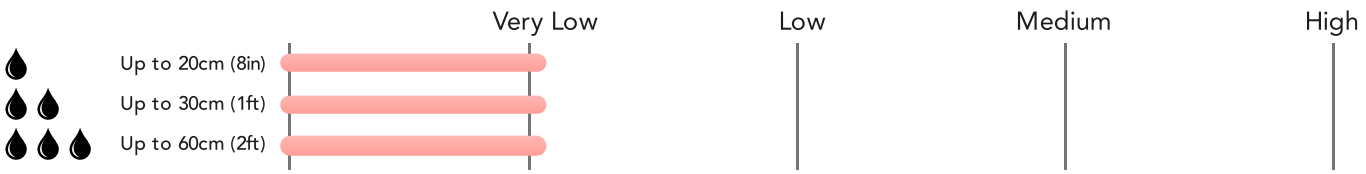


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Chance of flooding to the following depths at this property:

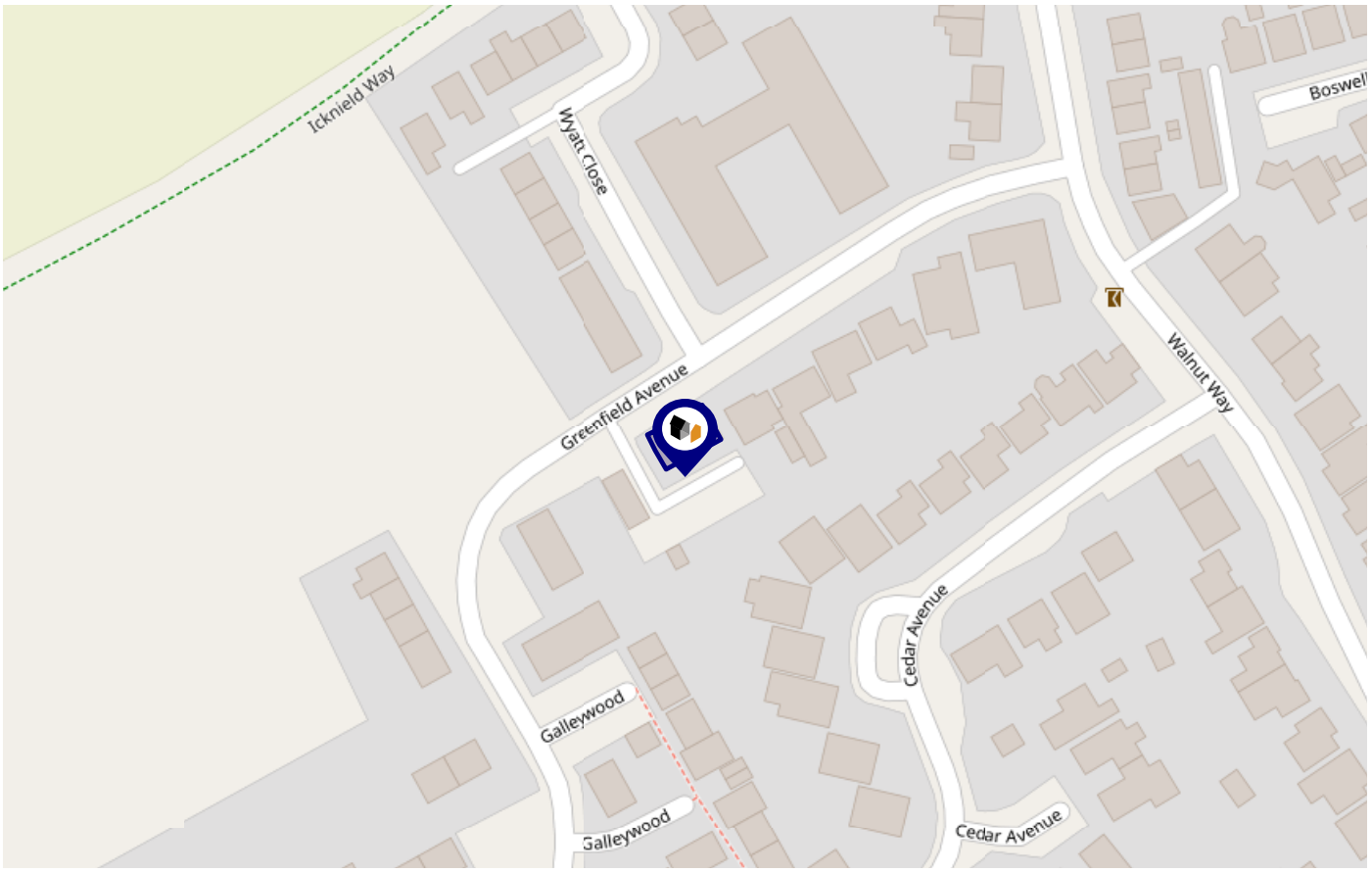


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Flood Risk
Rivers & Seas - Climate Change

country properties

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.

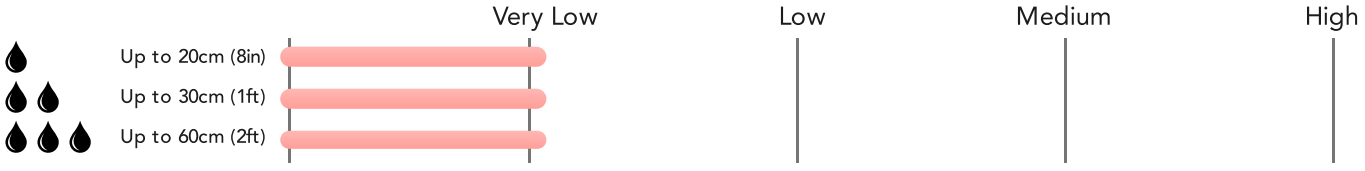


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

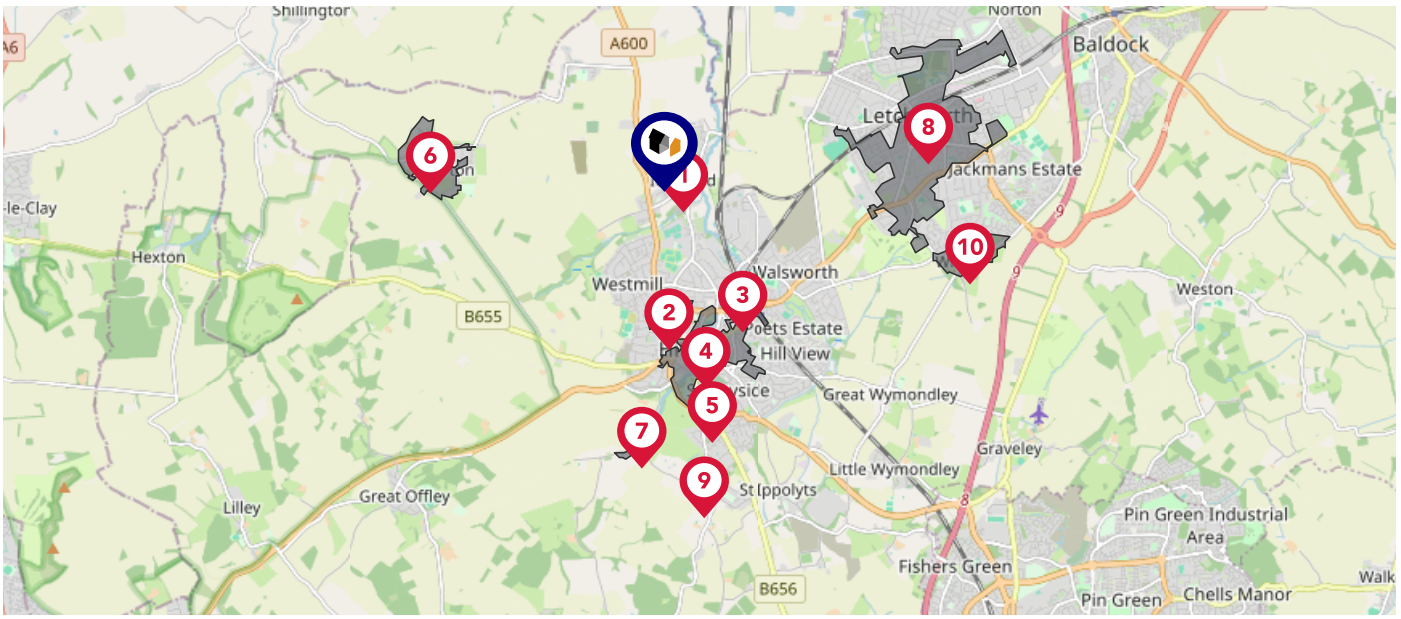


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Maps
Conservation Areas

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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.

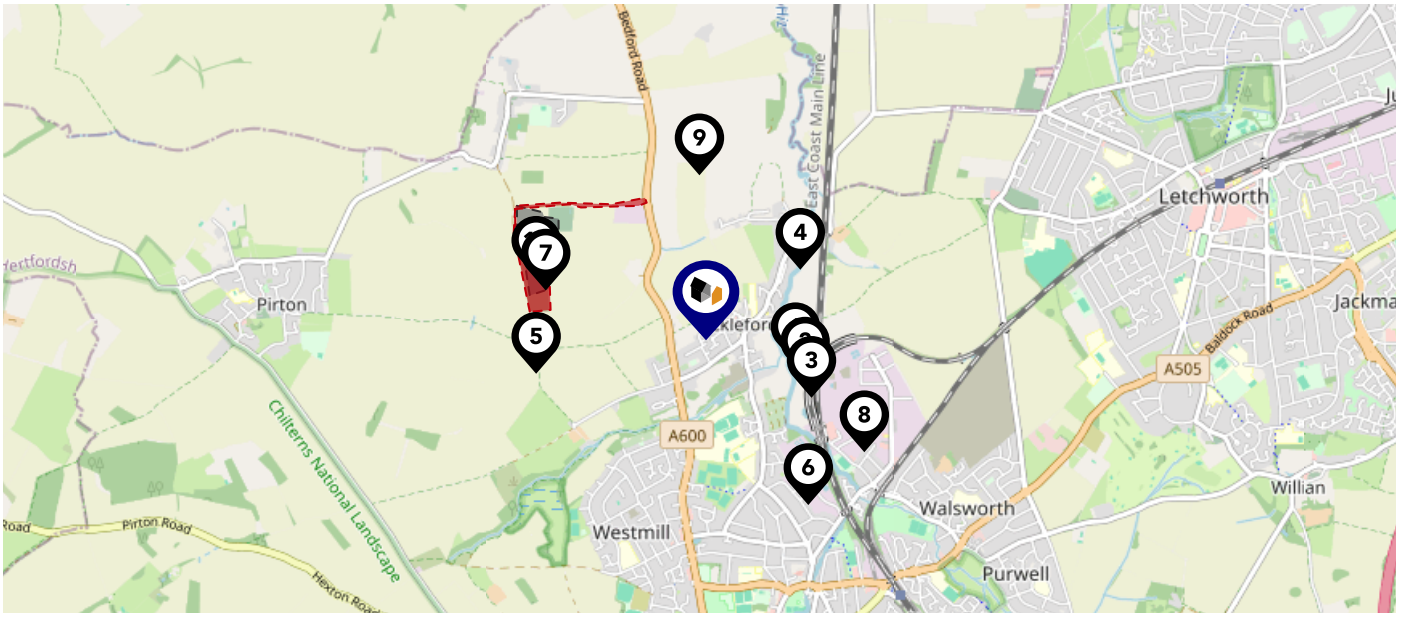


Nearby Conservation Areas	
1	Ickleford
2	Butts Close, Hitchin
3	Hitchin Railway and Ransom's Recreation Ground
4	Hitchin
5	Hitchin Hill Path
6	Pirton
7	Charlton
8	Letchworth
9	Gosmore
10	Willian

Maps
Landfill Sites

country properties

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



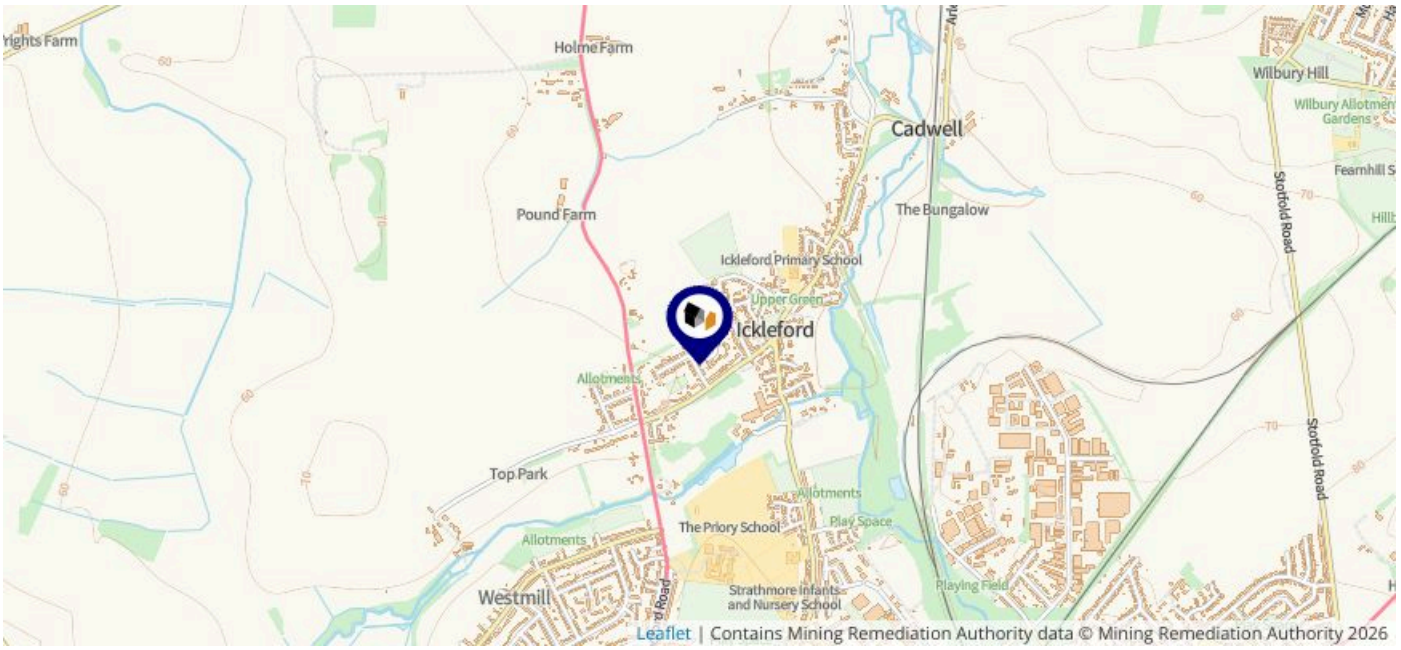
Nearby Landfill Sites

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

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

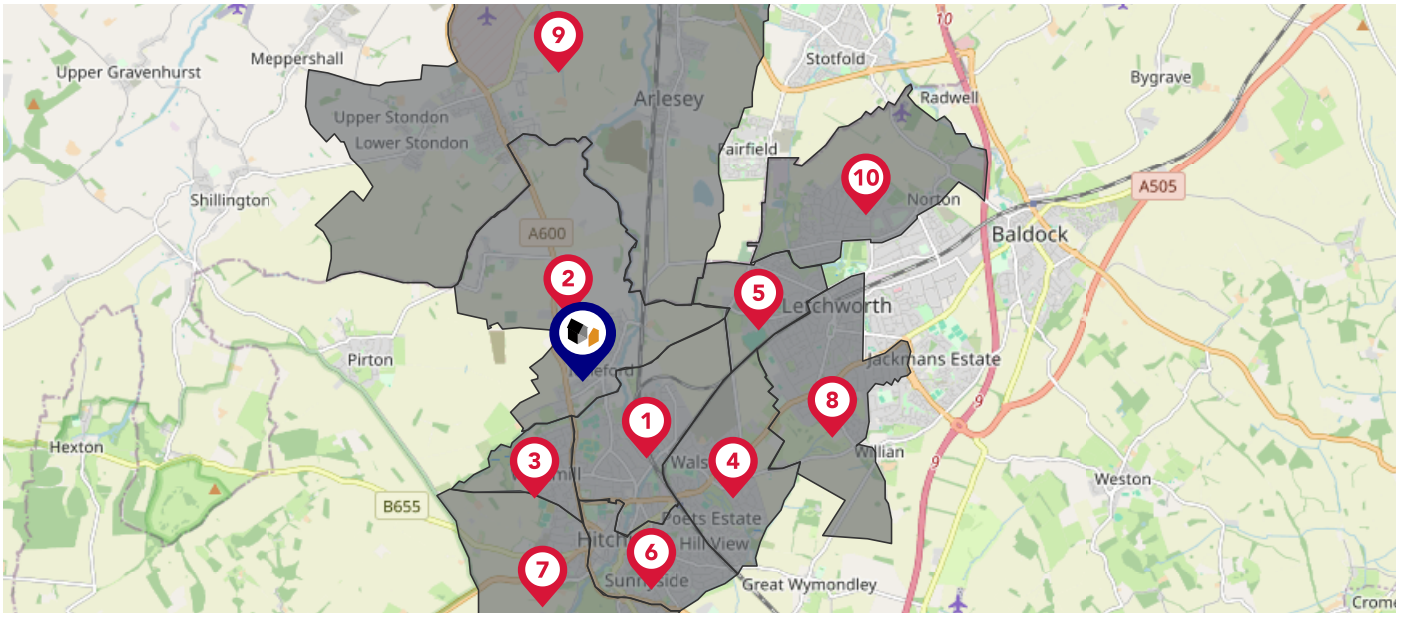
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

Maps
Council Wards

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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



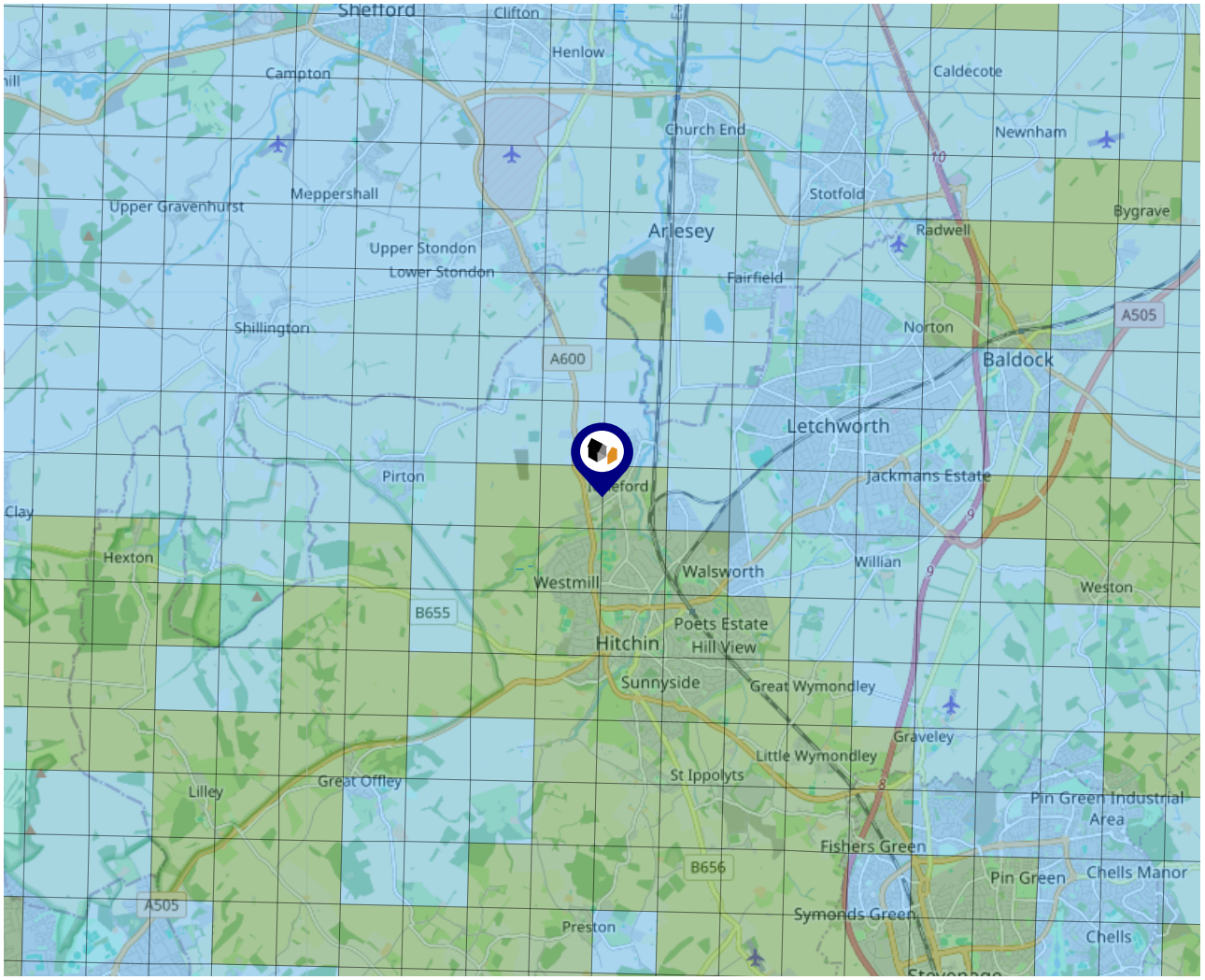
Nearby Council Wards

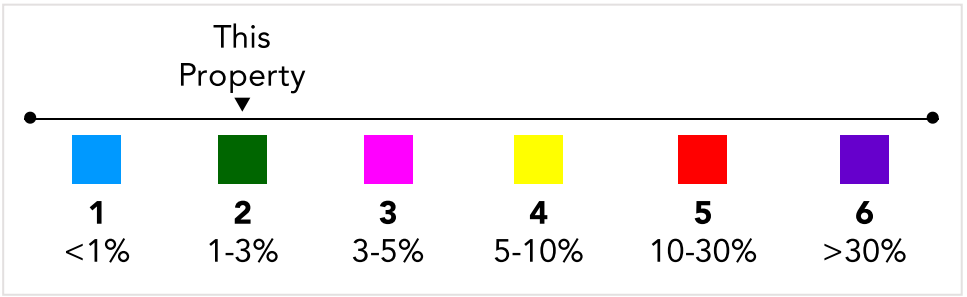
1	Hitchin Bearton Ward
2	Cadwell Ward
3	Hitchin Oughton Ward
4	Hitchin Walsworth Ward
5	Letchworth Wilbury Ward
6	Hitchin Highbury Ward
7	Hitchin Priory Ward
8	Letchworth South West Ward
9	Arlesey Ward
10	Letchworth Grange Ward

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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).



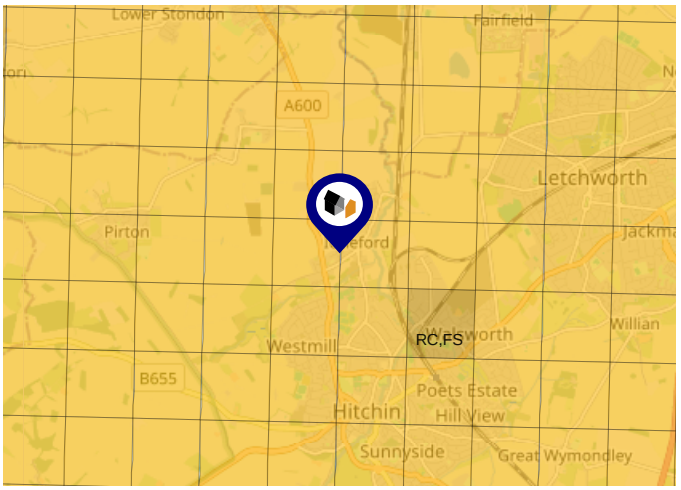


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Ground Composition for this Address (Surrounding square kilometer zone around property)

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



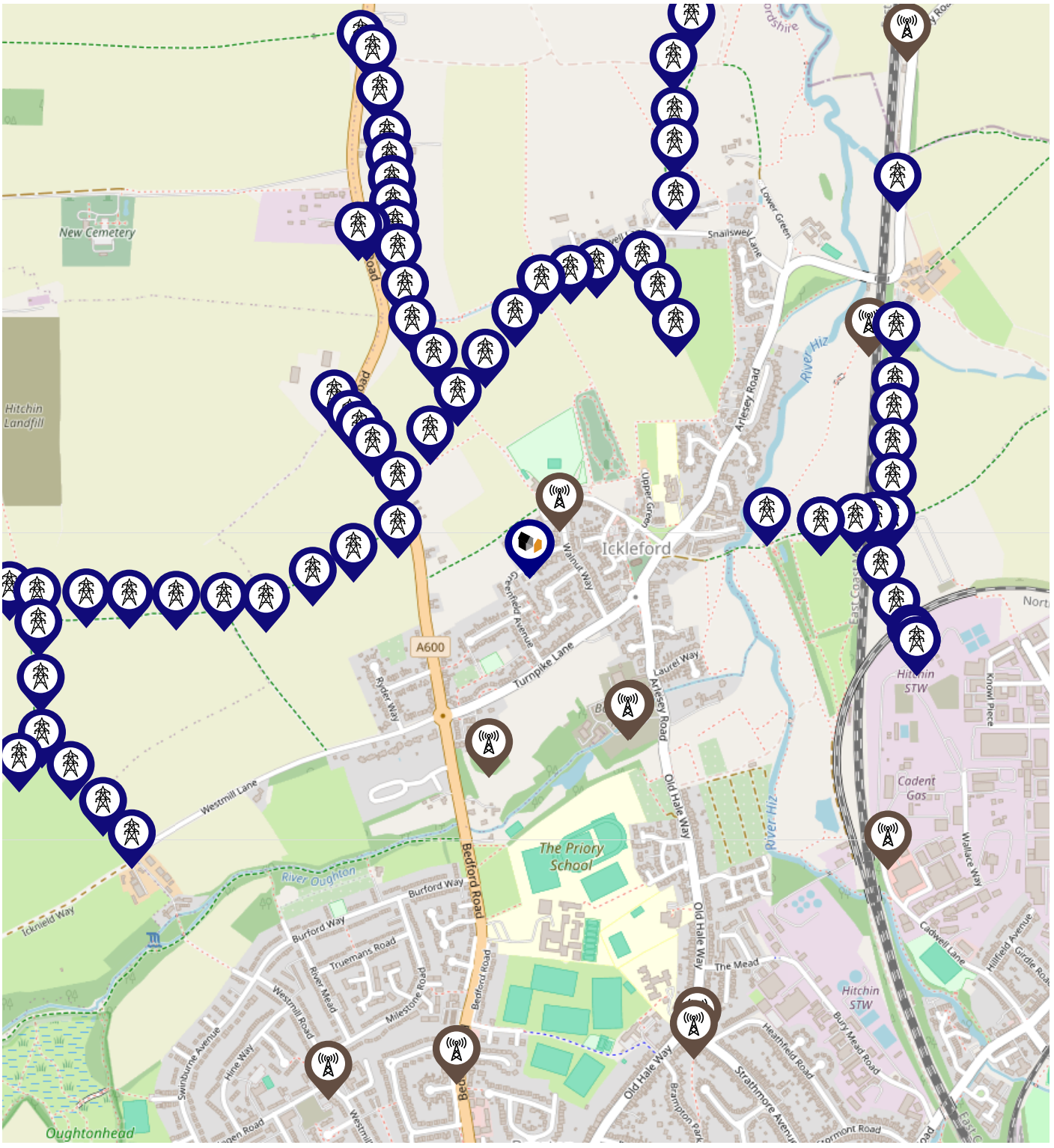
Primary Classifications (Most Common Clay Types)

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

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Local Area
Masts & Pylons

country properties



Key:

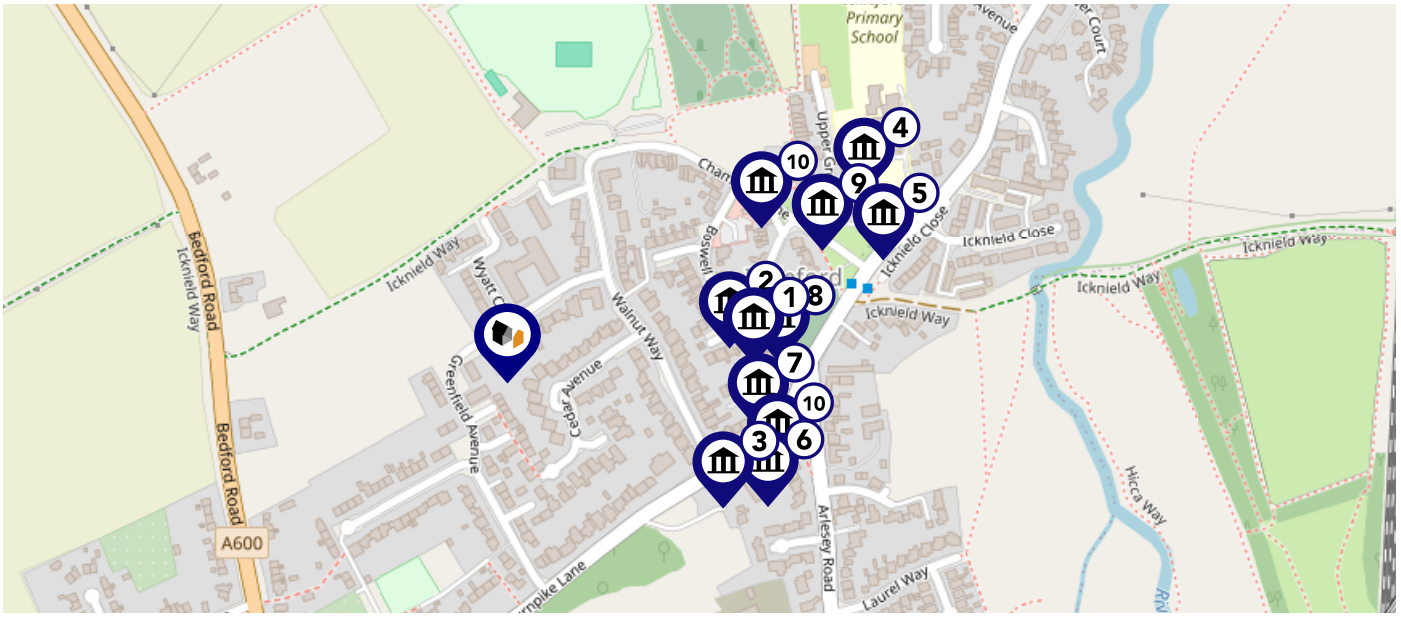
- Power Pylons
- Communication Masts

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Maps
Listed Buildings

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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
1 1174389 - 3-5, Church Path	Grade II	0.1 miles
2 1347092 - Greenfield Cottage	Grade II	0.1 miles
3 1295767 - Waltham Cottage	Grade II	0.1 miles
4 1347059 - Old S Range Of Ickleford Jmi School	Grade II	0.2 miles
5 1295724 - Gateway And Frontage Wall To Ickleford Jmi School	Grade II	0.2 miles
6 1295754 - The Old Manor Cottage	Grade II	0.2 miles
7 1347090 - The Old George Inn	Grade II	0.2 miles
8 1295821 - Church Of St Katherine (church Of England)	Grade I	0.2 miles
9 1174443 - The Cottage	Grade II	0.2 miles
10 1174426 - Barn House	Grade II	0.2 miles
10 1103232 - Arnolds Farm	Grade II	0.2 miles

Building Safety

None specified

Accessibility / Adaptations

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Brick

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Material Information

Property Lease Information

Lease remaining 118 years (125 year from September 2019)
Shared Onwership rent £288 per month (including service charge)
Service charge £275 per annum

Listed Building Information

Not applicable

Stamp Duty

Ask agent

Other

Other

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Electricity Supply

Mains supply

Gas Supply

Yes

Central Heating

Yes

Water Supply

Mains supply

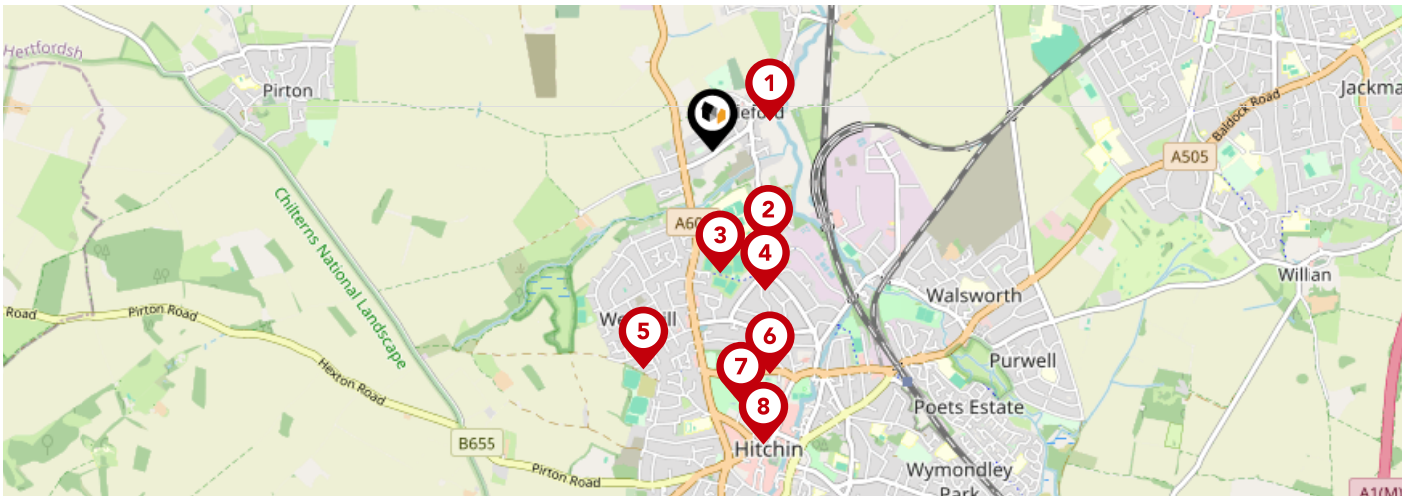
Drainage

Mains supply

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Area
Schools

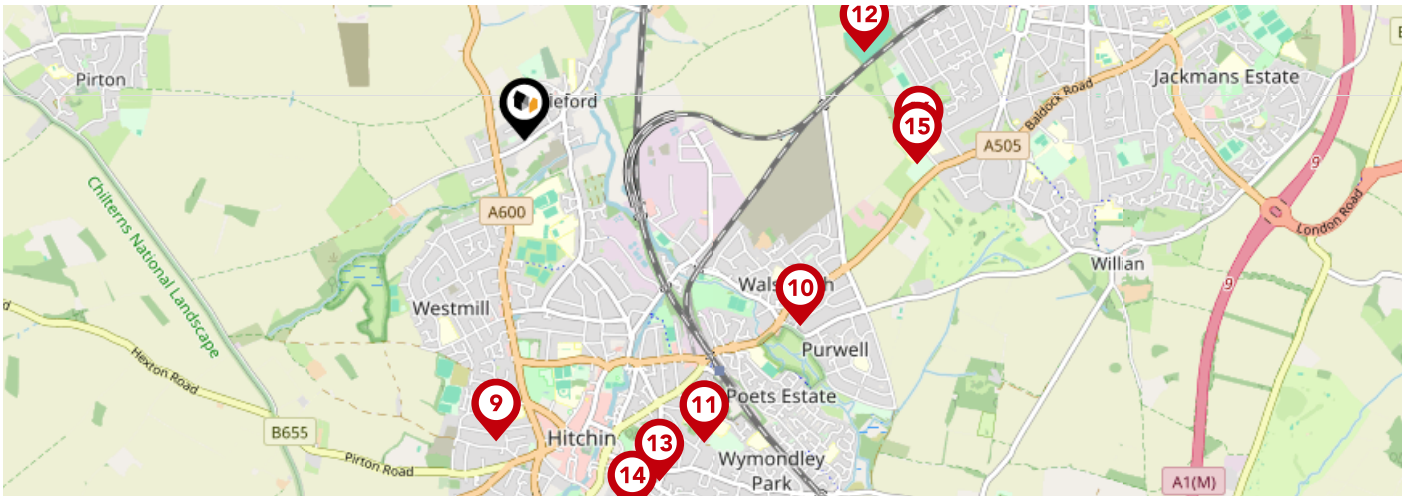
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	Nursery	Primary	Secondary	College	Private
1 **Ickleford Primary School** Ofsted Rating: Good | Pupils: 210 | Distance:0.3	☐	☑	☐	☐	☐
2 **Our Lady Catholic Primary School** Ofsted Rating: Good | Pupils: 154 | Distance:0.51	☐	☑	☐	☐	☐
3 **The Priory School** Ofsted Rating: Good | Pupils: 1231 | Distance:0.55	☐	☐	☑	☐	☐
4 **Strathmore Infant and Nursery School** Ofsted Rating: Good | Pupils: 199 | Distance:0.68	☐	☑	☐	☐	☐
5 **Oughton Primary and Nursery School** Ofsted Rating: Good | Pupils: 218 | Distance:1.04	☐	☑	☐	☐	☐
6 **York Road Nursery School** Ofsted Rating: Outstanding | Pupils: 107 | Distance:1.05	☑	☐	☐	☐	☐
7 **Wilshere-Dacre Junior Academy** Ofsted Rating: Good | Pupils: 267 | Distance:1.16	☐	☑	☐	☐	☐
8 **Hitchin Boys' School** Ofsted Rating: Outstanding | Pupils: 1317 | Distance:1.36	☐	☐	☑	☐	☐

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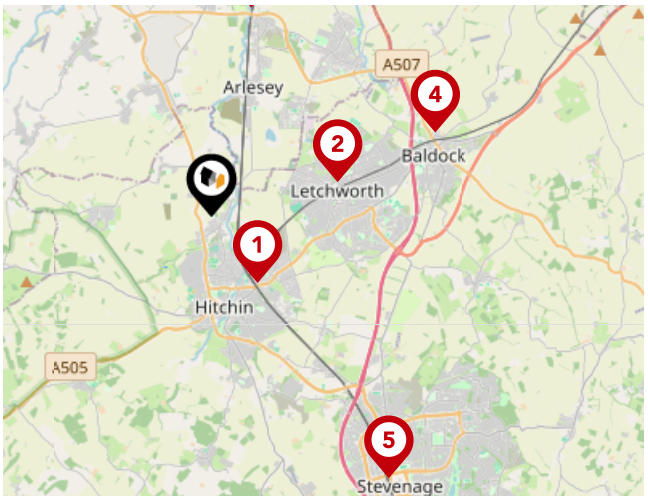
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding | Pupils: 420 | Distance:1.38	☐	☑	☐	☐	☐
10	Highover Junior Mixed and Infant School Ofsted Rating: Good | Pupils: 428 | Distance:1.52	☐	☑	☐	☐	☐
11	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding | Pupils: 252 | Distance:1.6	☐	☑	☐	☐	☐
12	Fearnhill School Ofsted Rating: Good | Pupils: 596 | Distance:1.61	☐	☐	☑	☐	☐
13	Hitchin Girls' School Ofsted Rating: Outstanding | Pupils: 1355 | Distance:1.68	☐	☐	☑	☐	☐
14	Highbury Infant School and Nursery Ofsted Rating: Good | Pupils: 204 | Distance:1.77	☐	☑	☐	☐	☐
15	The Highfield School Ofsted Rating: Good | Pupils: 998 | Distance:1.79	☐	☐	☑	☐	☐
16	St Thomas More Roman Catholic Primary School Ofsted Rating: Good | Pupils: 228 | Distance:1.8	☐	☑	☐	☐	☐

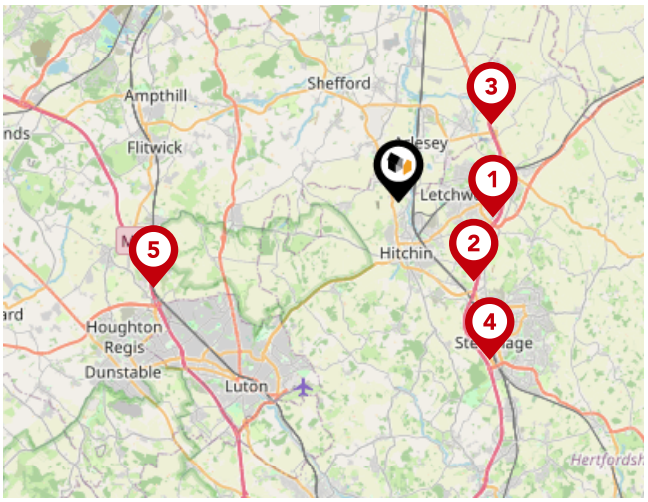
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Area
Transport (National)



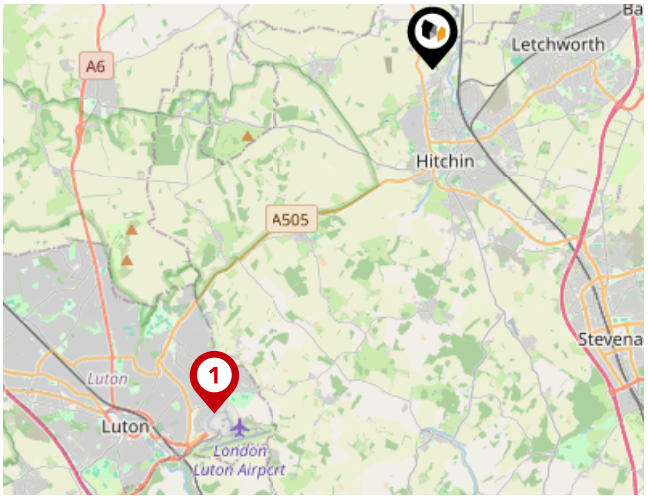
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	1.47 miles
2	Letchworth Rail Station	2.41 miles
3	Arlesey Rail Station	3.91 miles
4	Baldock Rail Station	4.38 miles
5	Stevenage Rail Station	5.77 miles



Trunk Roads/Motorways

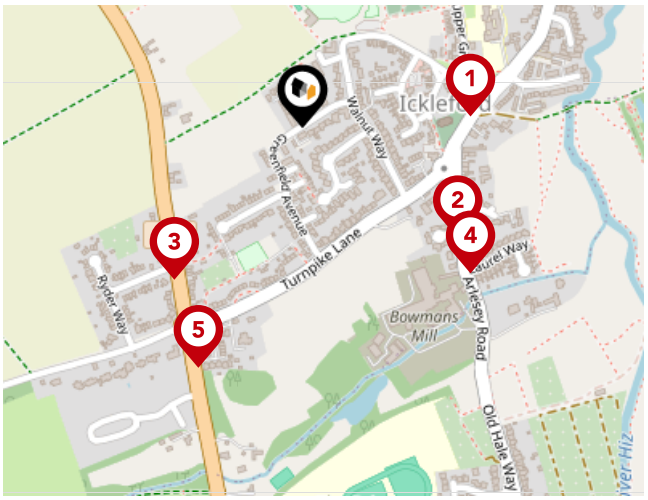
Pin	Name	Distance
1	A1(M) J9	3.44 miles
2	A1(M) J8	3.97 miles
3	A1(M) J10	4.44 miles
4	A1(M) J7	6.6 miles
5	M1 J11A	9.48 miles



Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	7.43 miles

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St Katharine's Church	0.19 miles
2	Laurel Way	0.21 miles
3	Turnpike Lane	0.22 miles
4	Laurel Way	0.25 miles
5	Turnpike Lane	0.29 miles

Local Connections

No Local Connections found within 30 km of this property.

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Disclaimer

Important - Please read

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

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Country Properties
Data Quality

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

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country properties

Country Properties

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

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

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