country properties

See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 03rd November 2026



JOHN HALL COURT, OFFLEY, HITCHIN, SG5

Country Properties

81 Hermitage Road Hitchin Herts SG5 1DB

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk

The Property Ombudsman

Powered by sprift Know any property instantly

Planning
In Street

country properties

Planning records for: ***7 John Hall Court Offley Hitchin Hertfordshire SG5 3FP***

Reference - 21/00526/FPH

Decision: Decided

Date: 18th February 2021

Description:

Insertion of rooflights to existing front elevation and dormer windows to existing rear elevation roofslopes to facilitate conversion of loftspace into habitable accommodation

Powered by sprift
Know any property instantly

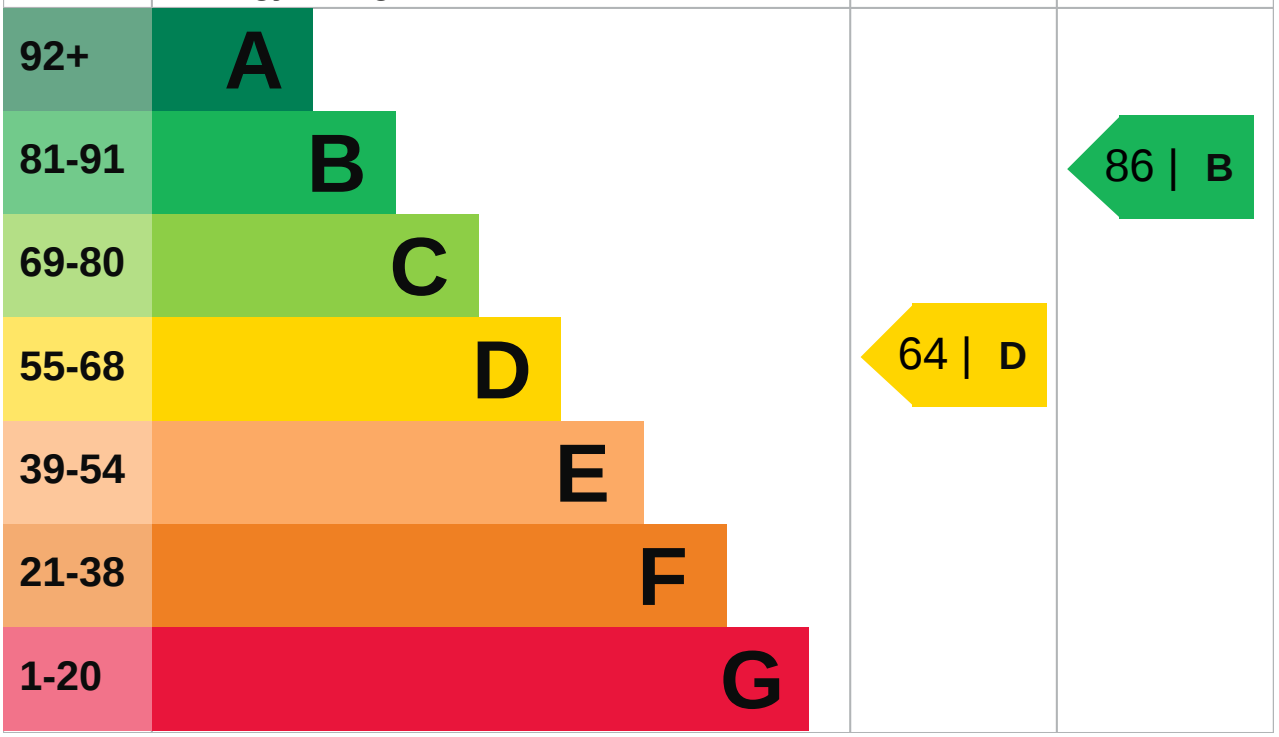
country properties

Offley, SG5

Energy rating

D

Valid until 24.04.2033



Powered by sprift
Know any property instantly

EPC - Additional Data

country properties

Additional EPC Data

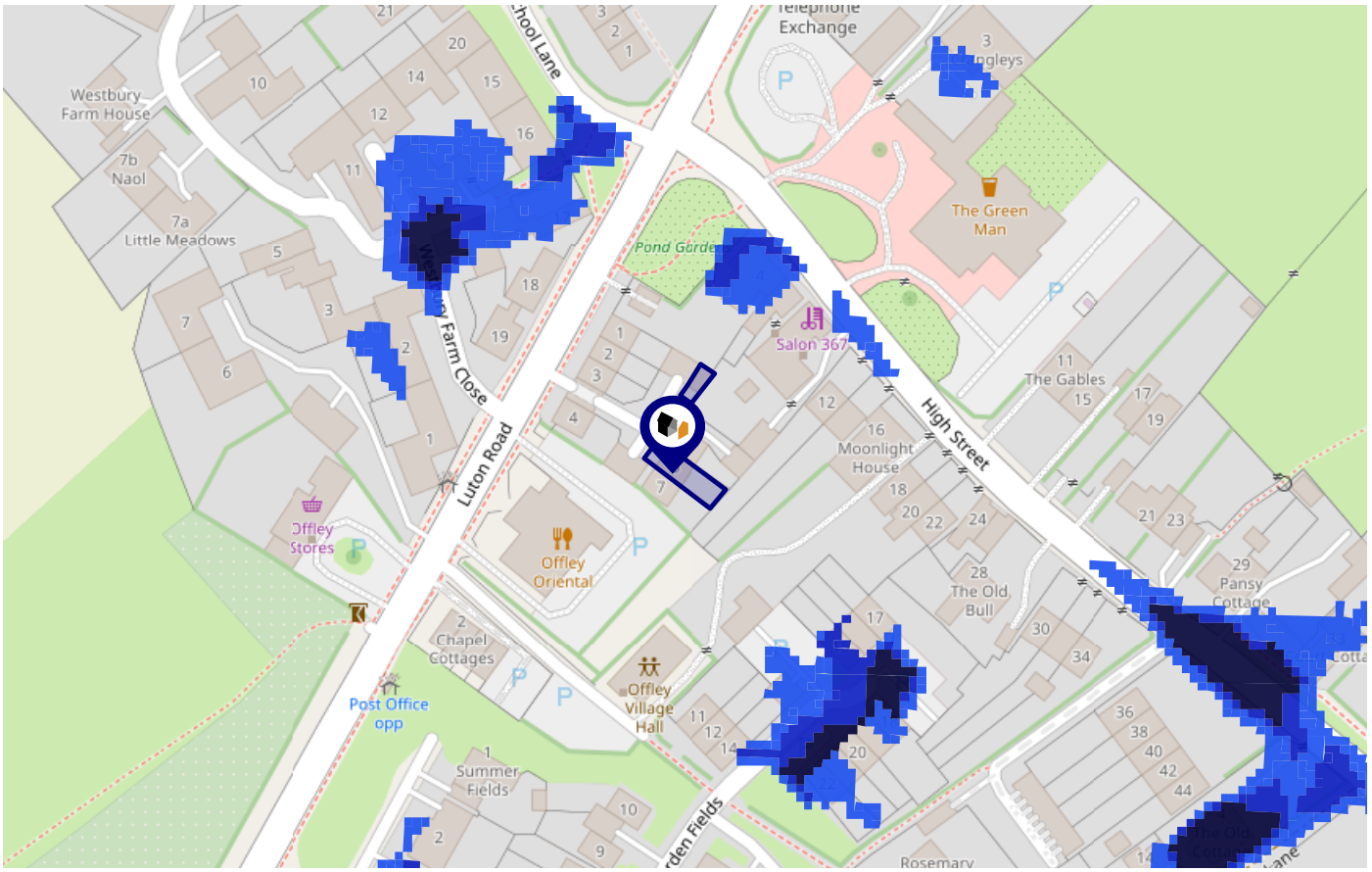
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 20% of fixed outlets
Floors:	Suspended, limited insulation (assumed)
Total Floor Area:	72 m^2

Powered by sprift
Know any property instantly

Flood Risk
Surface Water - Flood Risk

country properties

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

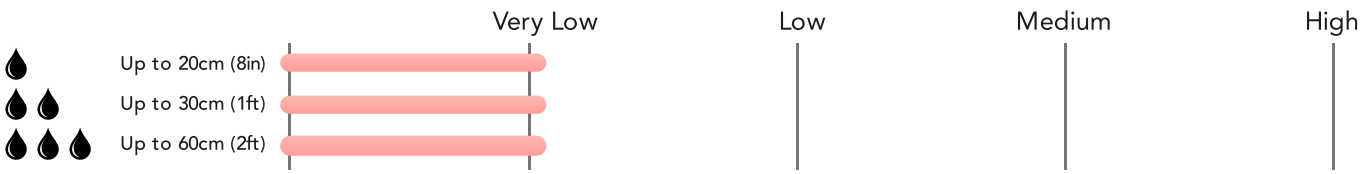


Risk Rating: Very low

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:

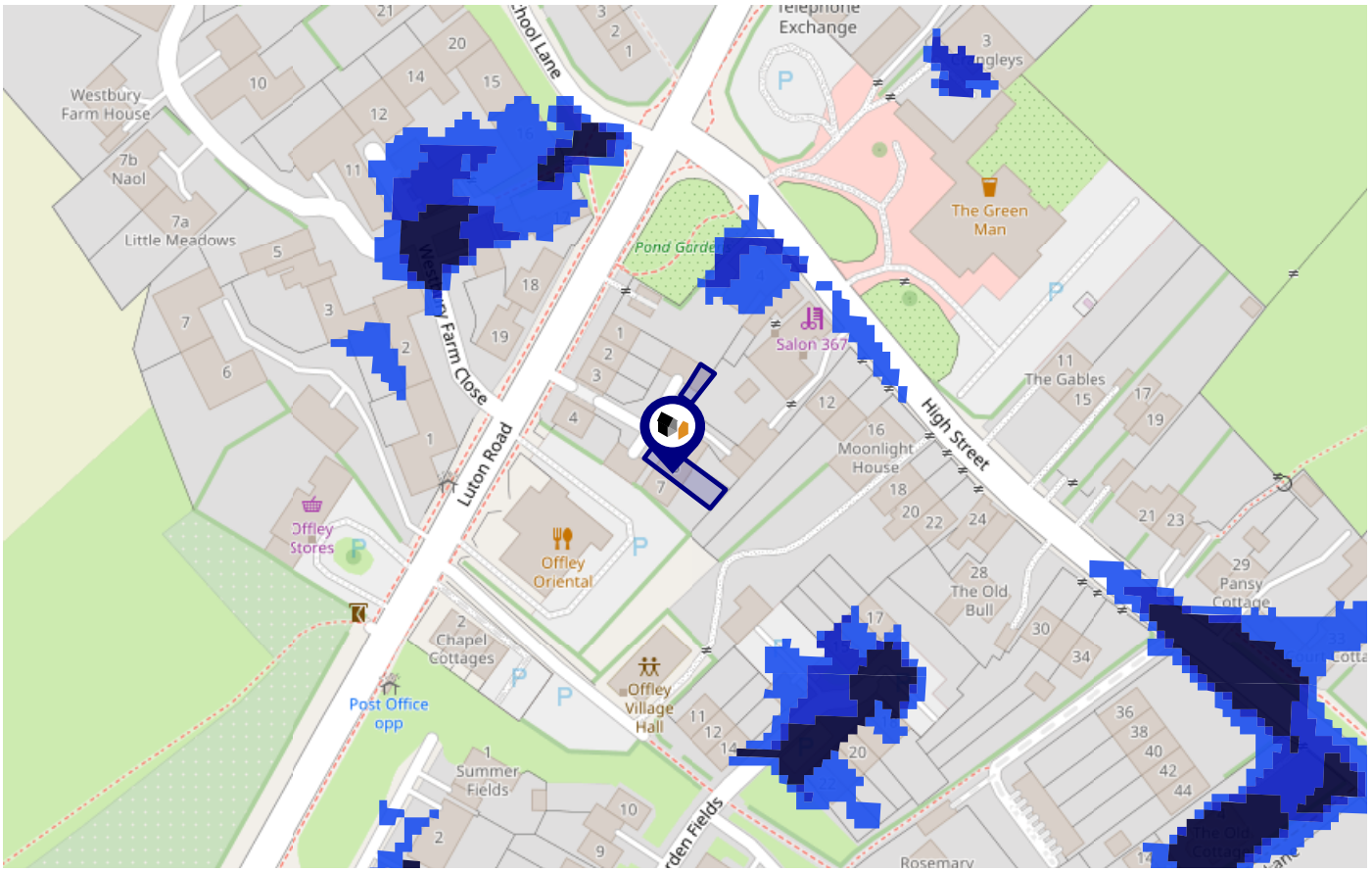


Powered by sprift
Know any property instantly

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.

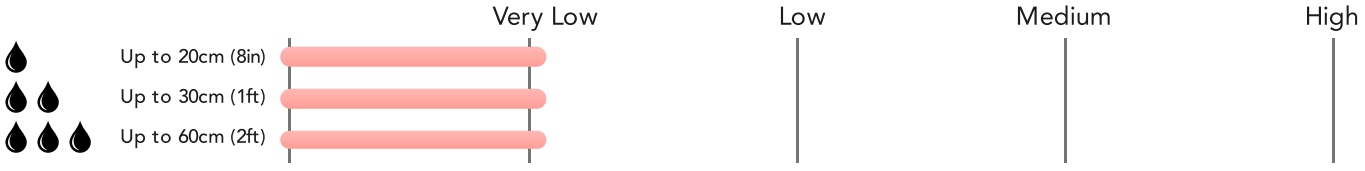


Risk Rating: Very low

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:

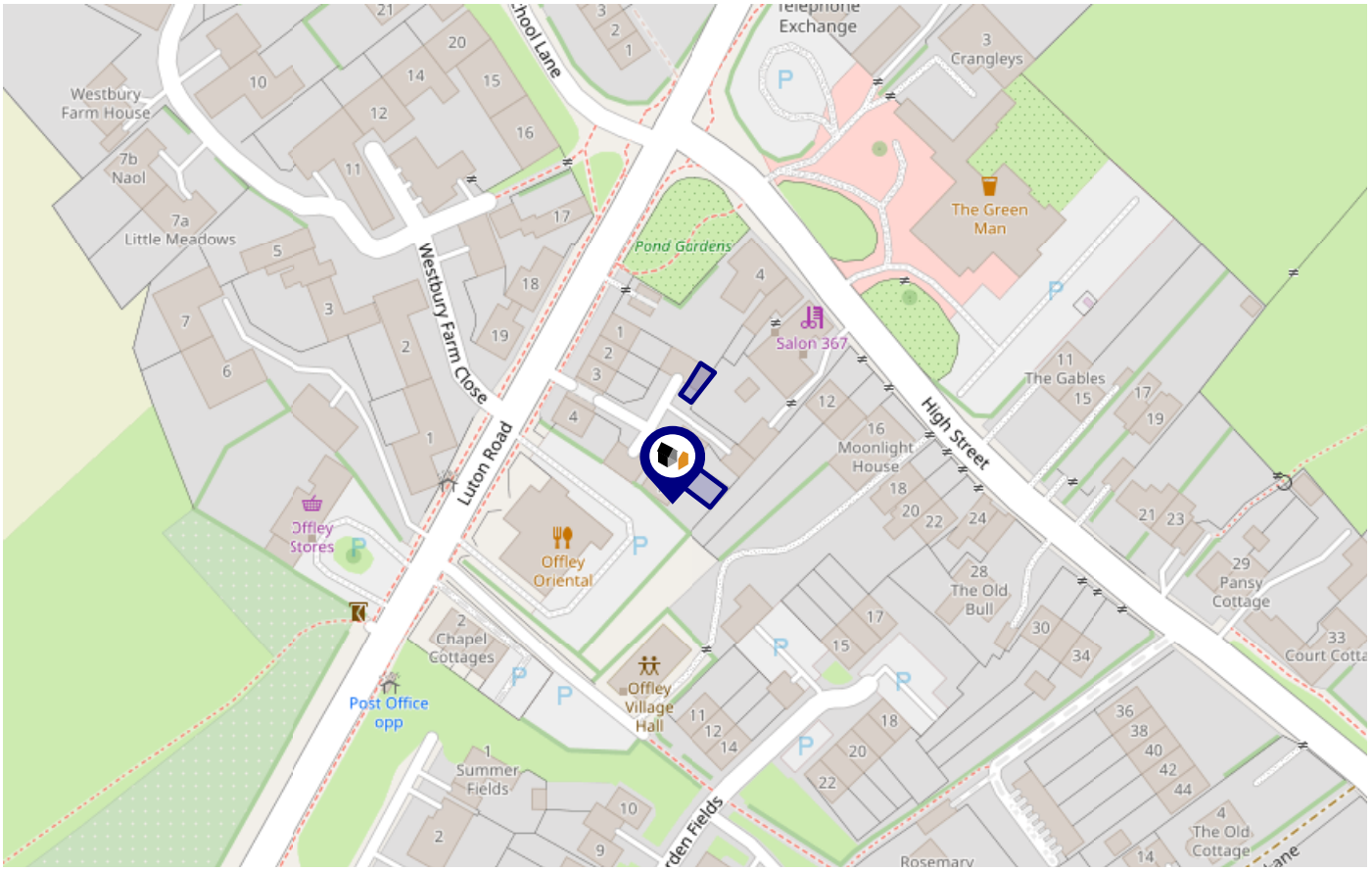


Powered by sprift
Know any property instantly

Flood Risk
Rivers & Seas - Flood Risk

country properties

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

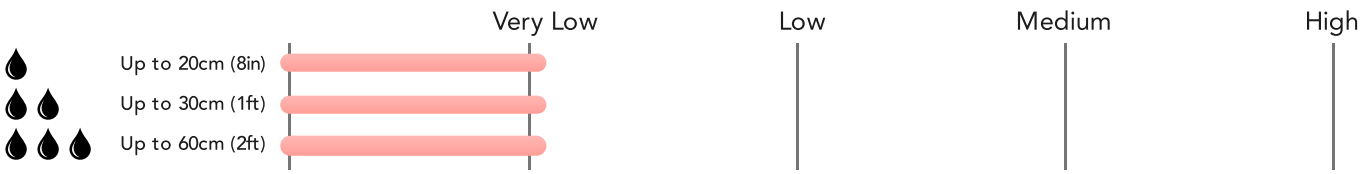


Risk Rating: Very low

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:

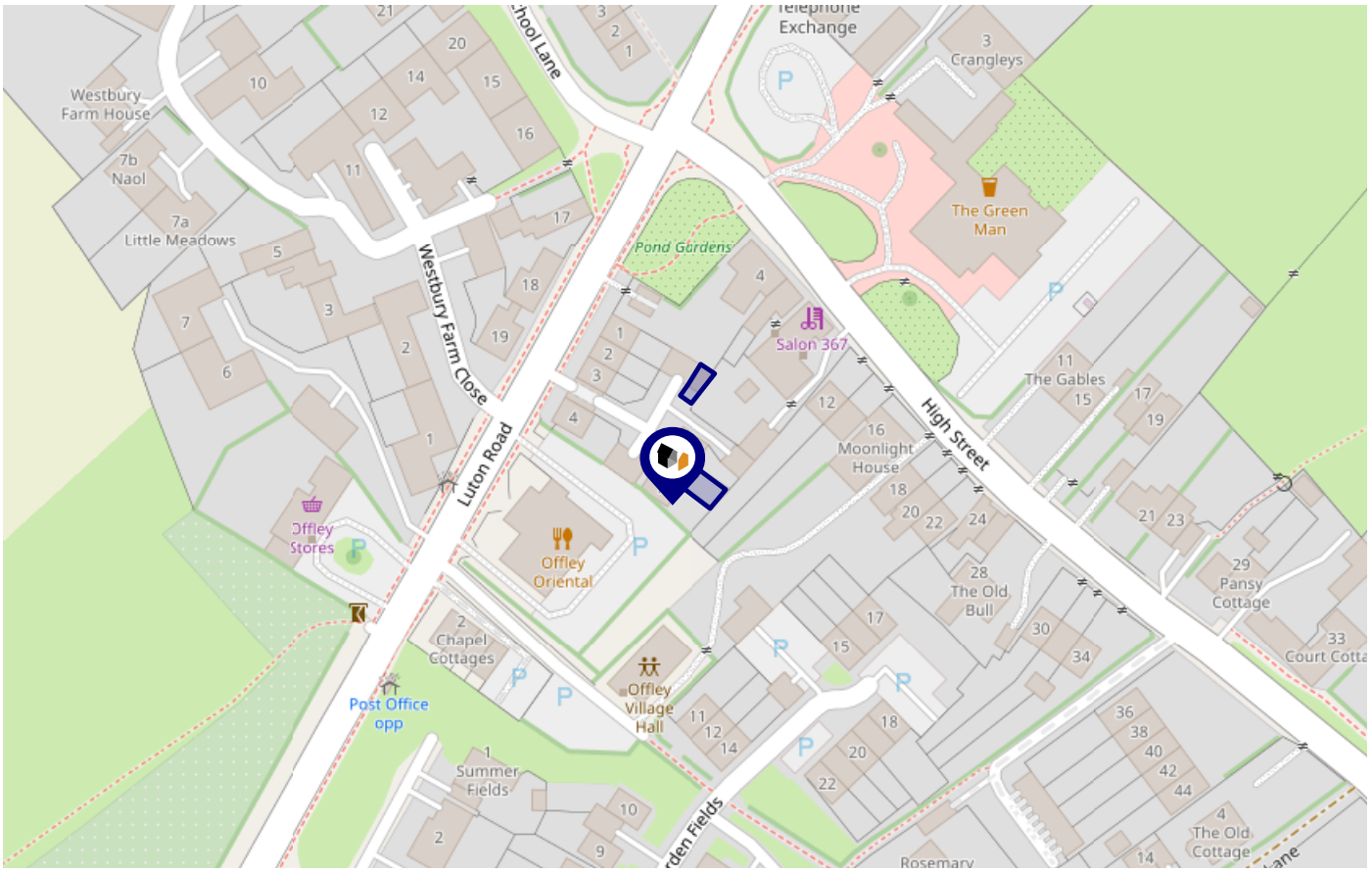


Powered by sprift
Know any property instantly

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.

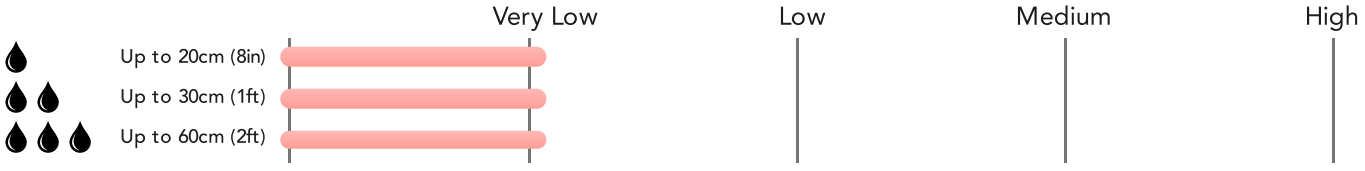


Risk Rating: Very low

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:

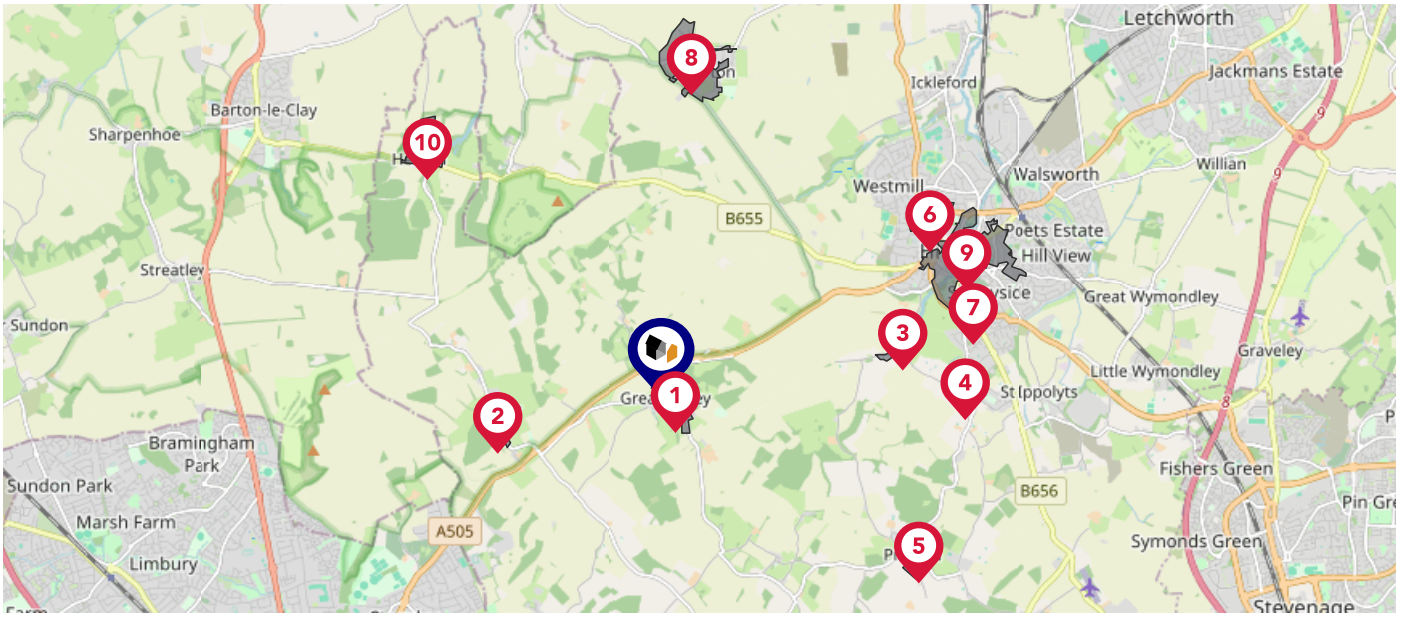


Powered by sprift
Know any property instantly

Maps
Conservation Areas

country properties

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.

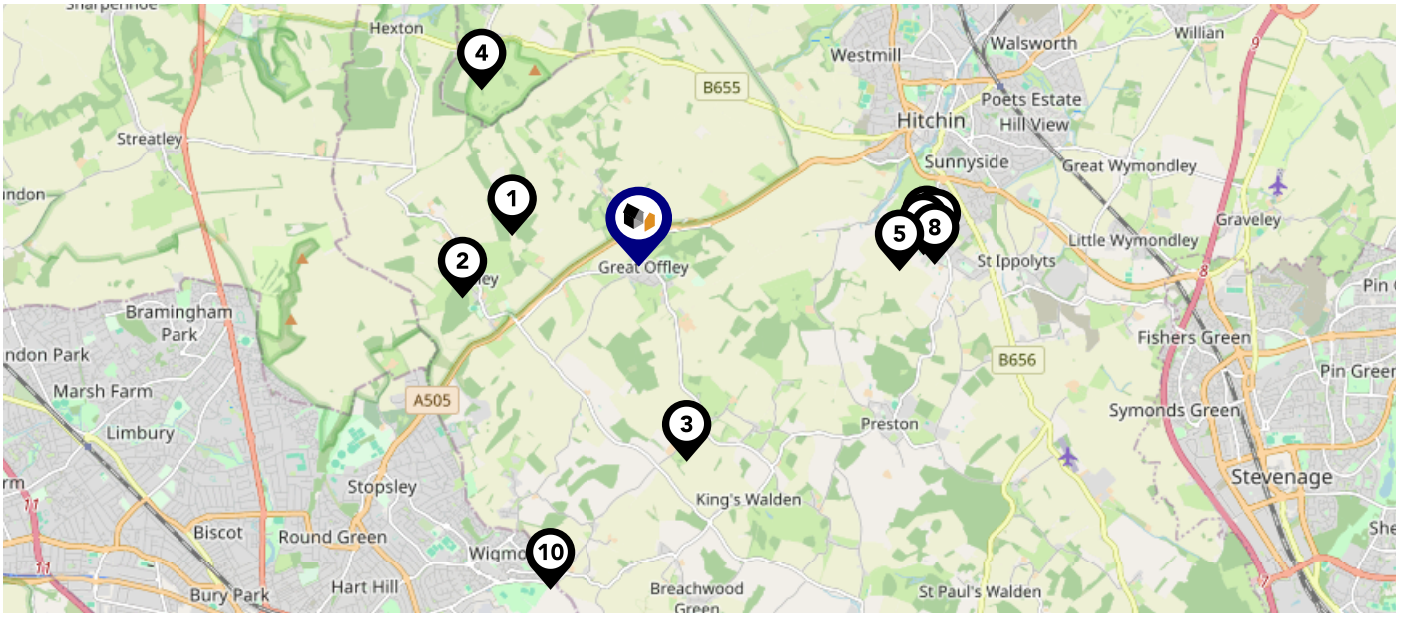


Nearby Conservation Areas	
1	Great Offley
2	Lilley
3	Charlton
4	Gosmore
5	Preston
6	Butts Close, Hitchin
7	Hitchin Hill Path
8	Pirton
9	Hitchin
10	Hexton

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.



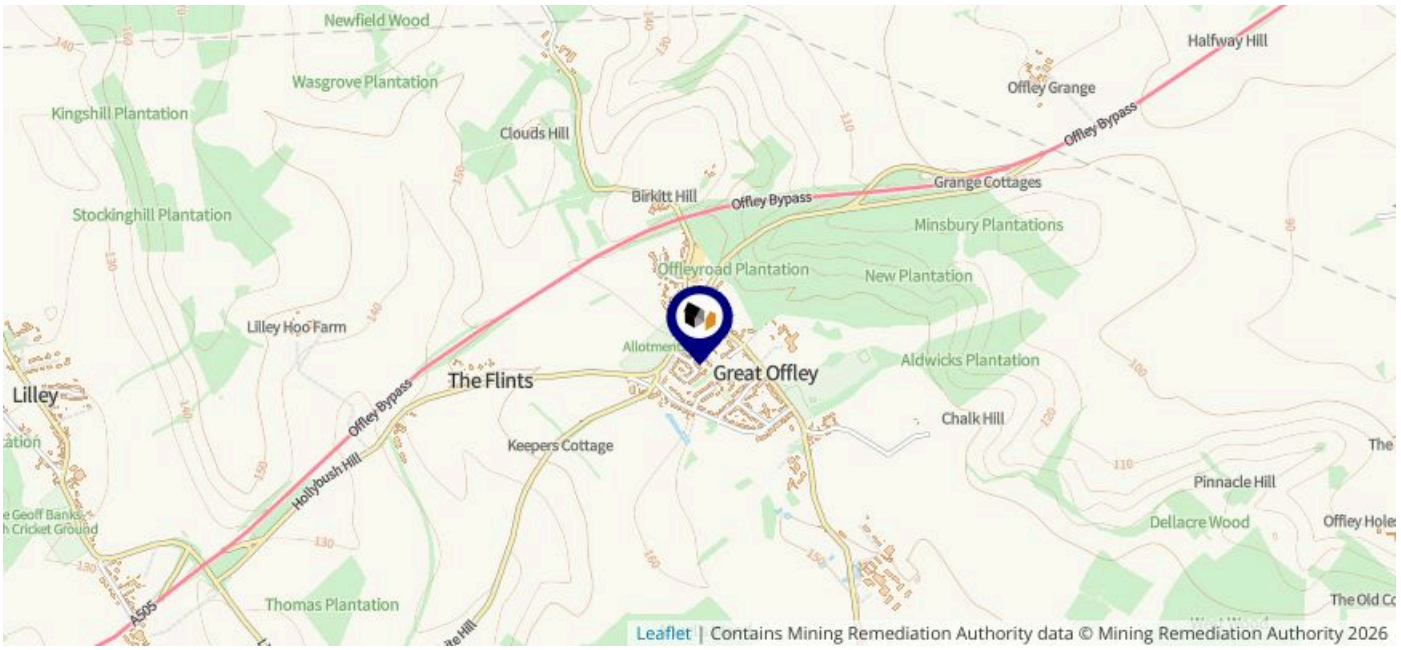
Nearby Landfill Sites

1	Dell Hole-Lilley Hoo, Hertfordshire	Historic Landfill
2	Church Farm-Lilley, Hertfordshire	Historic Landfill
3	Lodge Farm-Kings Walden, 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	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
10	Wandon End Farm-Luton, Bedfordshire	Historic Landfill

Maps
Coal Mining

country properties

This map displays nearby coal mine entrances and their classifications.



Mine Entry

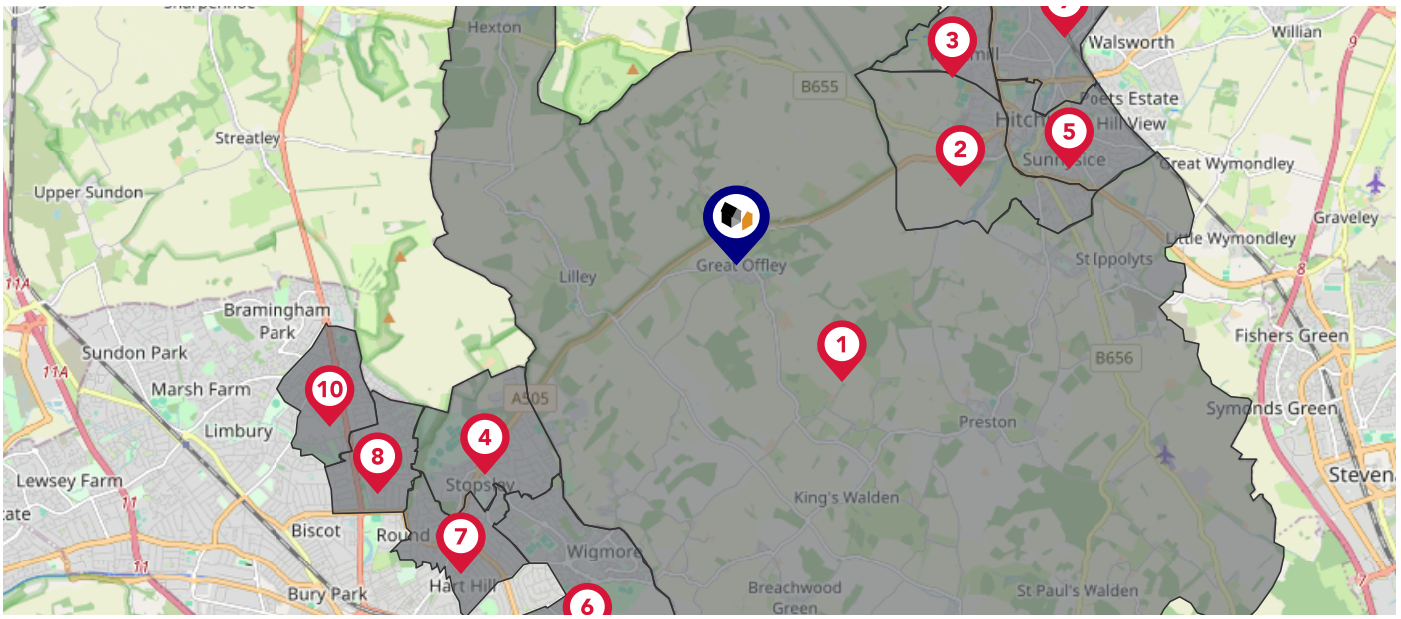
- Adit
- Gutter Pit
- Shaft

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

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



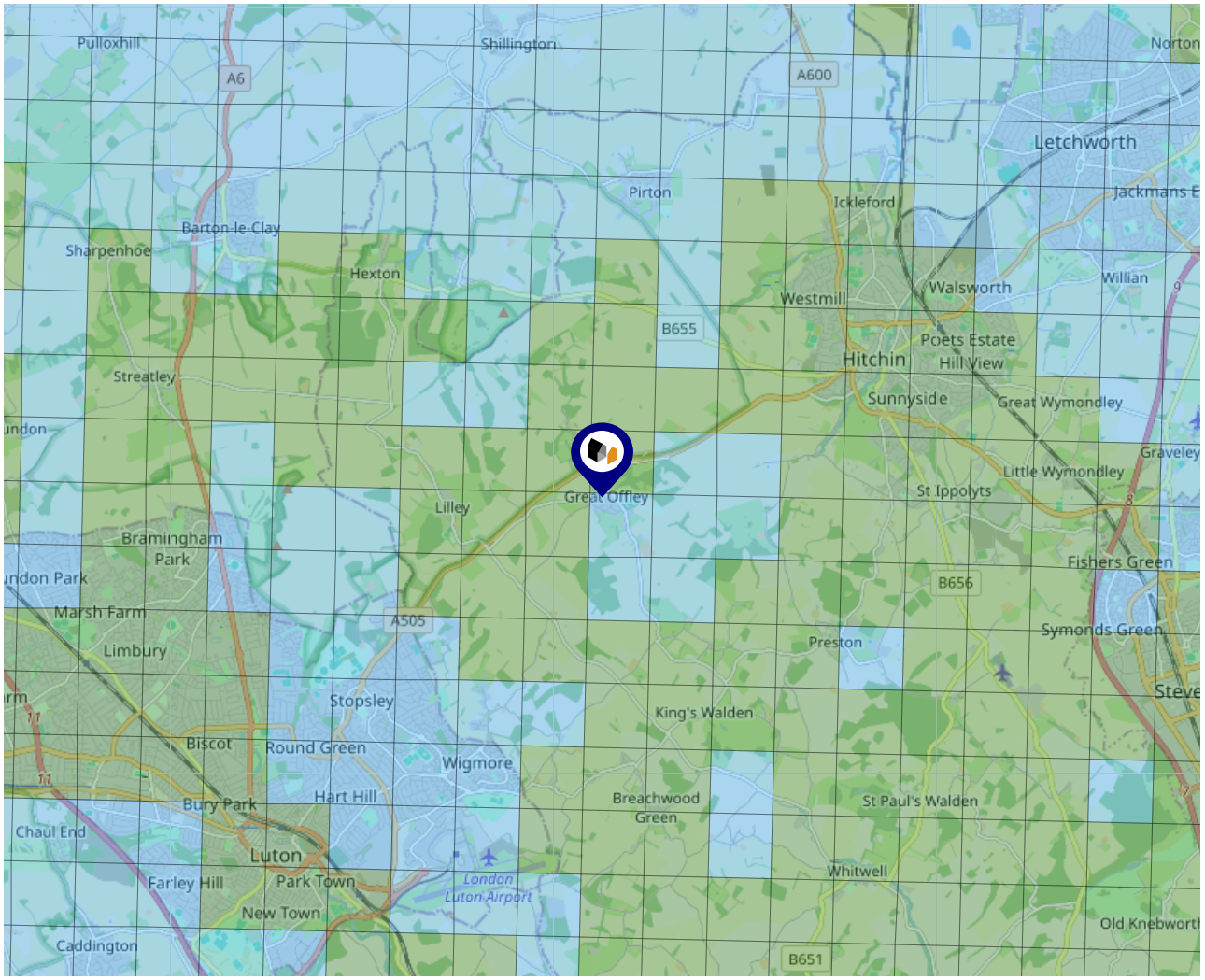
Nearby Council Wards

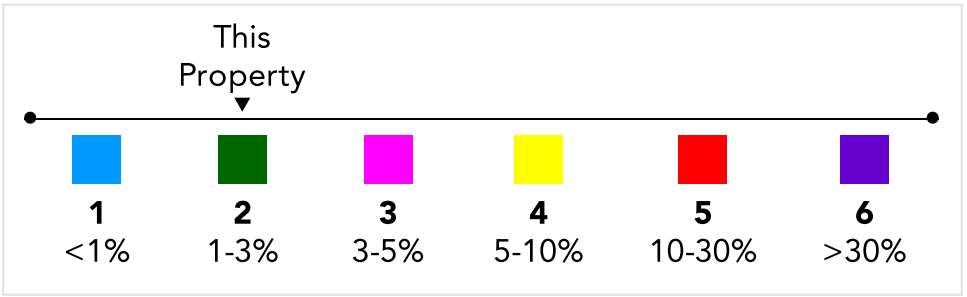
1	Hitchwood, Offa and Hoo Ward
2	Hitchin Priory Ward
3	Hitchin Oughton Ward
4	Stopsley Ward
5	Hitchin Highbury Ward
6	Wigmore Ward
7	Round Green Ward
8	Barnfield Ward
9	Hitchin Bearton Ward
10	Icknield Ward

country properties

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).



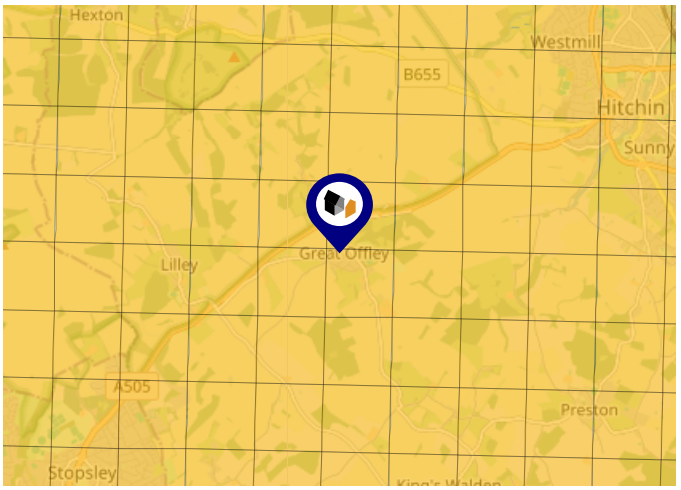


Powered by sprift
Know any property instantly

country properties

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		



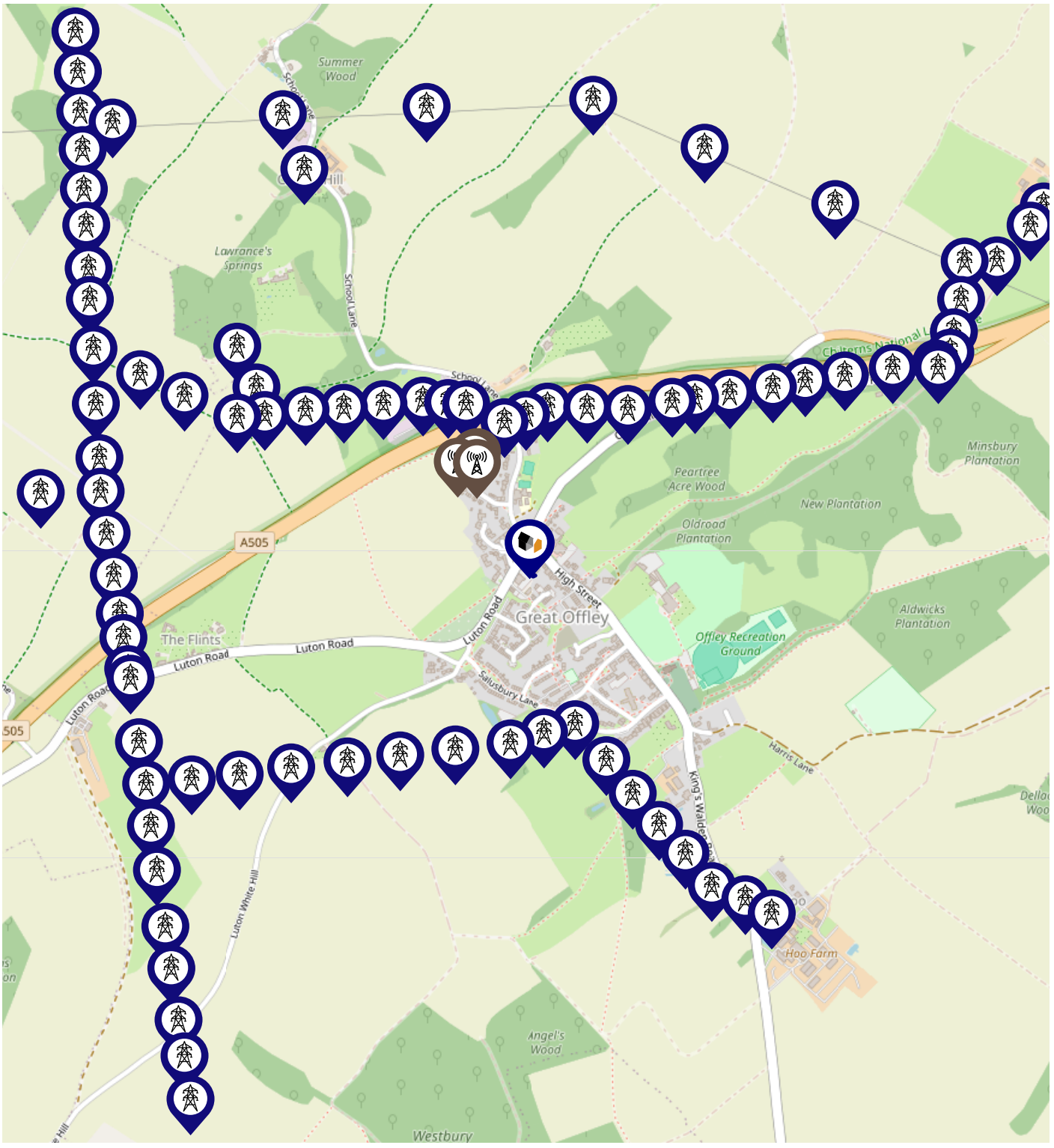
Primary Classifications (Most Common Clay Types)

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

Powered by sprift
Know any property instantly

Local Area
Masts & Pylons

country properties



Key:

Power Pylons

Communication Masts

Powered by sprift
Know any property instantly

Maps
Listed Buildings

country properties

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 1103214 - South Range Of Farm Buildings At Westbury Farm, Running From Westbury House To Road	Grade II	0.0 miles
2 1174744 - The Pond Cottage The Pond House	Grade II	0.0 miles
3 1103206 - The Bull Public House	Grade II	0.0 miles
4 1347104 - Dovecote At Westbury Farm	Grade II	0.0 miles
5 1175092 - Westbury House Flats 1, 2, 3, 4	Grade II	0.1 miles
6 1174729 - Vine Cottage	Grade II	0.1 miles
7 1174723 - Barn To North West Of The Green Man Public House	Grade II	0.1 miles
8 1347082 - Court House	Grade II	0.1 miles
9 1103205 - The Green Man Public House	Grade II	0.1 miles
10 1103211 - Walls And Gate Of Walled Garden At The Lawns	Grade II	0.1 miles

Powered by sprift
Know any property instantly

Material Information

country properties

Building Safety

No building safety aspects to report

Accessibility / Adaptations

Not suitable for wheel chair users

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Standard brick construction

Powered by sprift
Know any property instantly

Property Lease Information

Freehold

Listed Building Information

Not listed

Stamp Duty

Not specified

Other

None specified

Other

None specified

Powered by sprift
Know any property instantly

Electricity Supply

YES - Mains

Gas Supply

No Gas (oil)

Central Heating

Oil/Electric central heating

Water Supply

YES - Mains

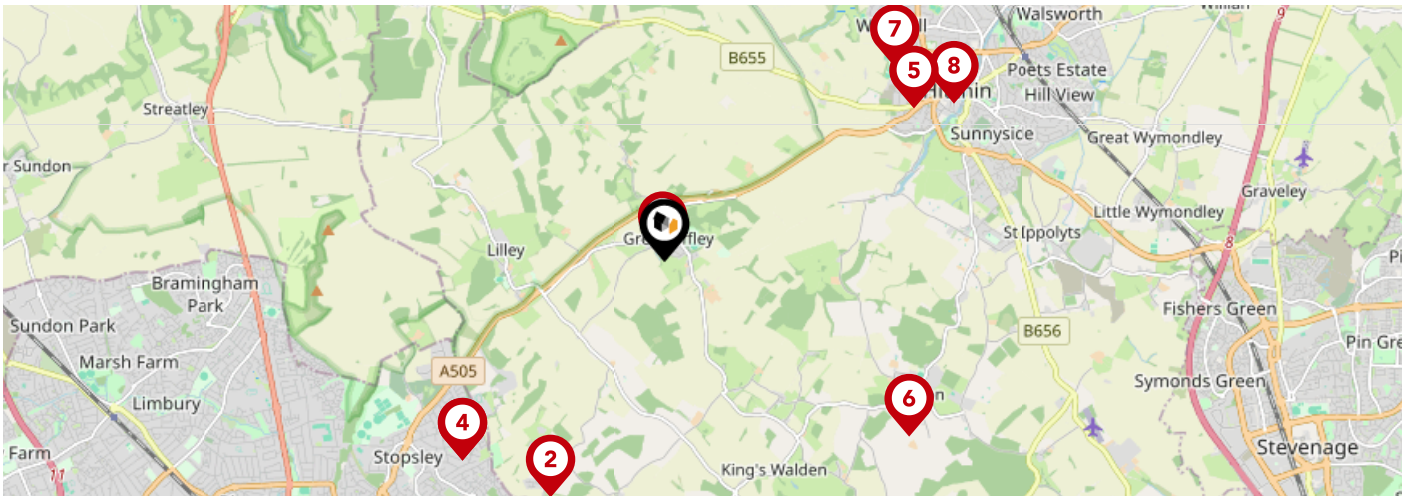
Drainage

YES - Mains

Powered by sprift
Know any property instantly

Area
Schools

country properties

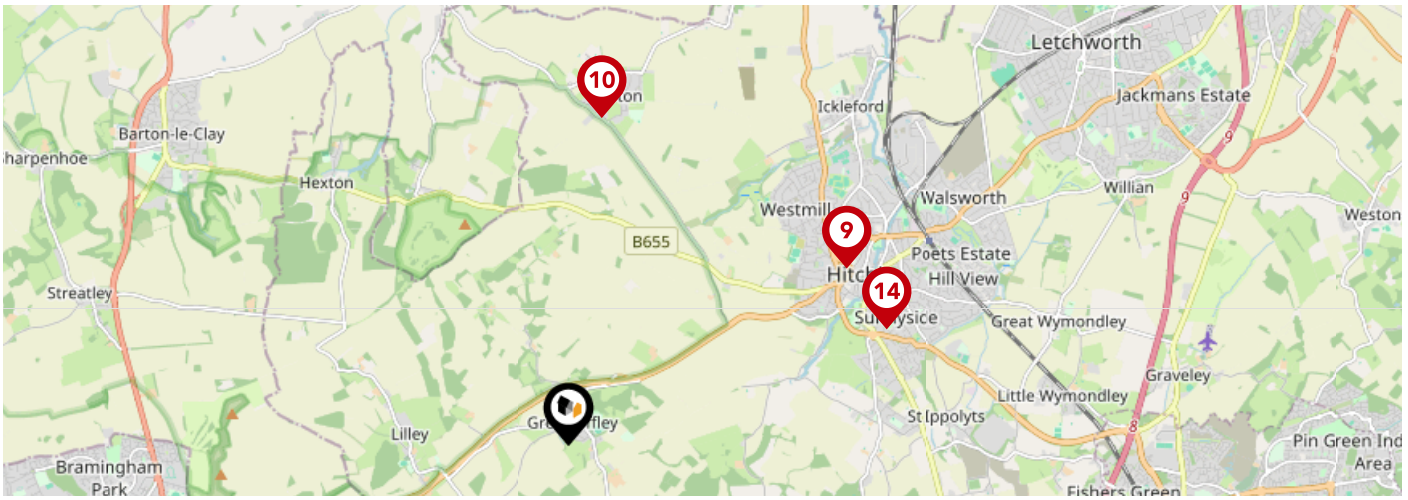


		Nursery	Primary	Secondary	College	Private
1	Offley Endowed Primary School and Nursery Ofsted Rating: Good | Pupils: 165 | Distance:0.08		✓			
2	Cockernhoe Endowed CofE Primary School Ofsted Rating: Requires improvement | Pupils: 78 | Distance:2.38		✓			
3	Putteridge Primary School Ofsted Rating: Good | Pupils: 618 | Distance:2.59		✓			
4	Putteridge High School Ofsted Rating: Good | Pupils: 1197 | Distance:2.59			✓		
5	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding | Pupils: 420 | Distance:2.68		✓			
6	Preston Primary School Ofsted Rating: Good | Pupils: 67 | Distance:2.75		✓			
7	Oughton Primary and Nursery School Ofsted Rating: Good | Pupils: 218 | Distance:2.76		✓			
8	Hitchin Boys' School Ofsted Rating: Outstanding | Pupils: 1317 | Distance:3.02			✓		

Powered by sprift
Know any property instantly

Area
Schools

country properties



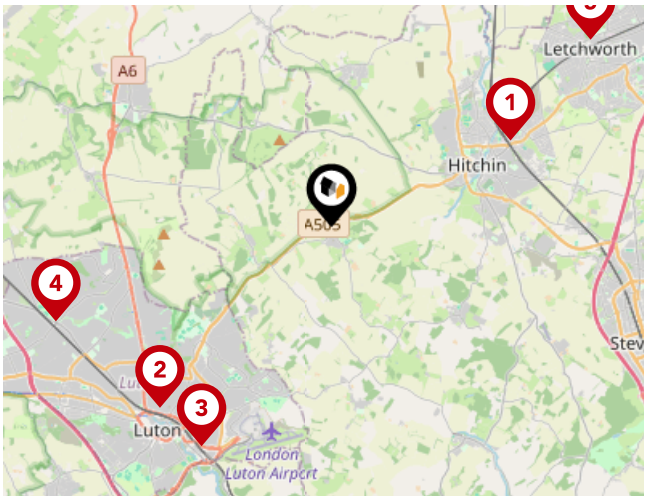
		Nursery	Primary	Secondary	College	Private
9	**Wilshere-Dacre Junior Academy** Ofsted Rating: Good | Pupils: 267 | Distance:3.02	☐	☑	☐	☐	☐
10	**Pirton School** Ofsted Rating: Requires improvement | Pupils: 150 | Distance:3.02	☐	☑	☐	☐	☐
11	**Someries Infant School and Early Childhood Education Centre** Ofsted Rating: Outstanding | Pupils: 286 | Distance:3.05	☐	☑	☐	☐	☐
12	**Someries Junior School** Ofsted Rating: Good | Pupils: 241 | Distance:3.05	☐	☑	☐	☐	☐
13	**Stopsley Community Primary School** Ofsted Rating: Good | Pupils: 462 | Distance:3.1	☐	☑	☐	☐	☐
14	**Highbury Infant School and Nursery** Ofsted Rating: Good | Pupils: 204 | Distance:3.1	☐	☑	☐	☐	☐
15	**Wigmore Primary** Ofsted Rating: Good | Pupils: 604 | Distance:3.16	☐	☑	☐	☐	☐
16	**Breachwood Green Junior Mixed and Infant School** Ofsted Rating: Good | Pupils: 92 | Distance:3.17	☐	☑	☐	☐	☐

Powered by sprift
Know any property instantly

Area

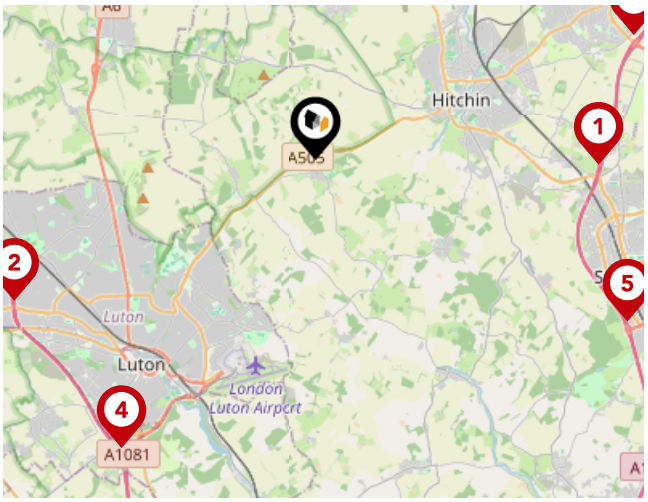
Transport (National)

country properties



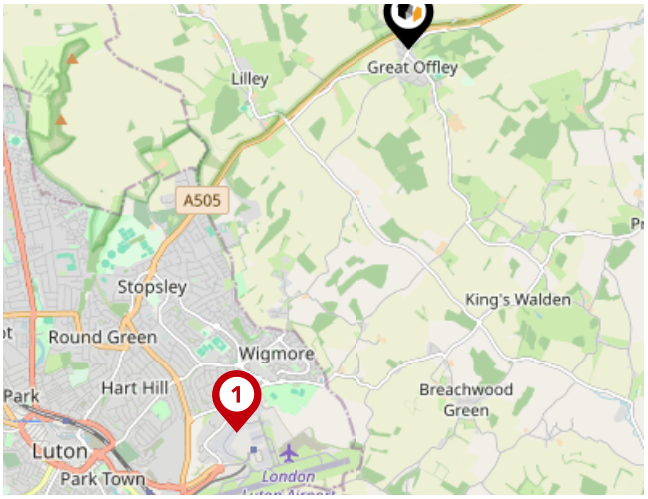
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	3.65 miles
2	Luton Rail Station	4.55 miles
3	Luton Airport Parkway Rail Station	4.63 miles
4	Leagrave Rail Station	5.31 miles
5	Letchworth Rail Station	5.85 miles



Trunk Roads/Motorways

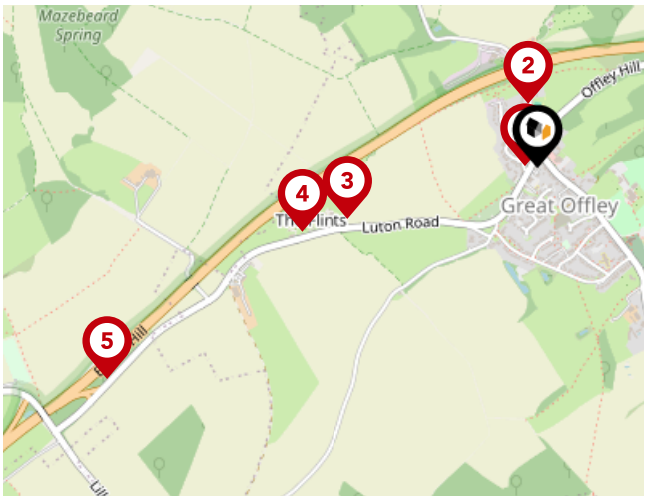
Pin	Name	Distance
1	A1(M) J8	5.17 miles
2	M1 J11	6.06 miles
3	A1(M) J9	6.25 miles
4	M1 J10	6.35 miles
5	A1(M) J7	6.43 miles



Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	3.83 miles

Powered by sprift
Know any property instantly



Bus Stops/Stations

Pin	Name	Distance
1	Post Office	0.03 miles
2	Offley Endowed School	0.14 miles
3	Mill Farm	0.45 miles
4	Mill Farm	0.55 miles
5	Hollybush Hill	1.09 miles

Local Connections

No Local Connections found within 30 km of this property.

Powered by sprift
Know any property instantly

Disclaimer

Important - Please read

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

Powered by sprift
Know any property instantly

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.

Powered by sprift
Know any property instantly

Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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

country properties

Country Properties

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

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail