



See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 16th April 2025



PARK HOUSE, OLD PARK ROAD, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

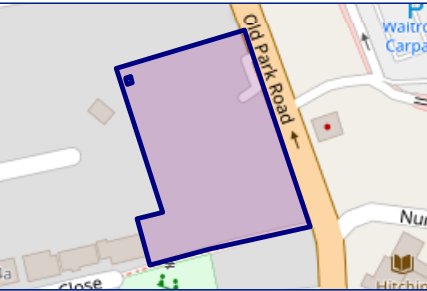
phurren@country-properties.co.uk

www.country-properties.co.uk



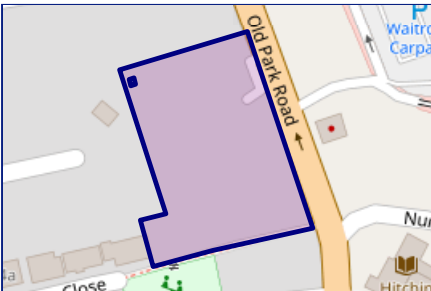
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



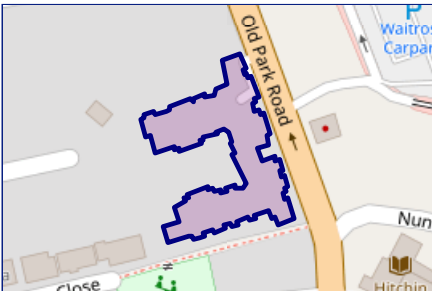
HD396047

Leasehold Title Plans



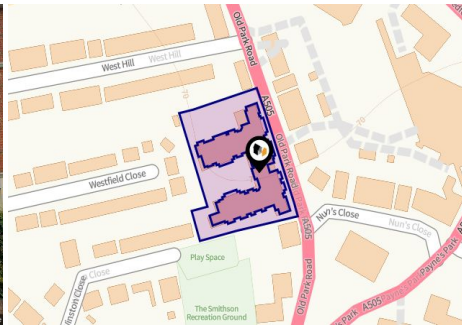
HD546593

Start Date: 13/08/2015
End Date: 01/01/2140
Lease Term: 125 years from and including 1 January 2015
Term Remaining: 114 years



HD546583

Start Date: -
End Date: -
Lease Term: 125 years and three days from and including 1 January 2015
Term Remaining: -



Property

Type: Flat / Maisonette
Bedrooms: 0
Floor Area: 602 ft² / 56 m²
Plot Area: 2.12 acres
Year Built : 2015
Council Tax : Band B
Annual Estimate: £1,814
Title Number: HD546593

Tenure: Leasehold
Start Date: 13/08/2015
End Date: 01/01/2140
Lease Term: 125 years from and including 1 January 2015
Term Remaining: 114 years

Local Area

Local Authority: North hertfordshire
Conservation Area: No
Flood Risk:
 • Rivers & Seas: Very low
 • Surface Water: Low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

17
mb/s



80
mb/s



1800
mb/s



Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Corner Of Old Park Road And Upper Tilehouse Street Hitchin SG5 2JR*

| Reference - 85/00945/1 | |
|------------------------|--|
| Decision: | Decided |
| Date: | 17th June 1985 |
| Description: | Erection of 4 garages as variation of parking provision forming part of 3 storey office development subject to planning permission 1/1392/83(902). |

Planning records for: *Sterling House 16 Old Park Road Hitchin Hertfordshire SG5 2JR*

| Reference - 18/01252/FP | |
|-------------------------|--|
| Decision: | Decided |
| Date: | 08th May 2018 |
| Description: | Installation of 2 no. air conditioning units following the removal 14 no. existing air conditioning condensers within existing plant enclosure |

Planning records for: *12 Old Park Road Hitchin SG5 2JR*

| Reference - 83/01392/1 | |
|------------------------|---------------------------------------|
| Decision: | Decided |
| Date: | 29th December 1984 |
| Description: | Two and three storey office building. |

| Reference - 82/01409/1 | |
|------------------------|---|
| Decision: | Decided |
| Date: | 10th November 1983 |
| Description: | Erection of two and four storey office building. (Appeal Dismissed) |

Planning records for: **22 Old Park Road Hitchin SG5 2JR**

| Reference - 81/00962/1LB |
|---|
| <p>Decision: Decided</p> |
| <p>Date: 17th June 1981</p> |
| <p>Description: Application for Listed Building Consent to demolish building within designated Conservation Area preparatory to re-development fo site.</p> |
| Reference - 15/01332/1DOC |
| <p>Decision: Decided</p> |
| <p>Date: 19th May 2015</p> |
| <p>Description: Condition 6 (C) Remediation Method Statement and (D) Contamination (as discharge of condition attached to planning ref 12/00316/1 granted permission 19/09/2012)</p> |
| Reference - 01/01455/1 |
| <p>Decision: Decided</p> |
| <p>Date: 04th October 2001</p> |
| <p>Description: Use of land for the display of cars for sale and parking following demolition of existing vacant office building. Four 4m high floodlight columns.</p> |
| Reference - 81/01758/1LB |
| <p>Decision: Decided</p> |
| <p>Date: 02nd December 1981</p> |
| <p>Description: Application for Listed Building Consent for alterations to elevations and partial demolition.</p> |

Planning records for: **22 Old Park Road Hitchin SG5 2JR**

| Reference - 81/01711/1 | |
|------------------------|-------------------------------------|
| Decision: | Decided |
| Date: | 23rd November 1981 |
| Description: | Alterations to existing elevations. |

Planning records for: **20 Old Park Road Hitchin SG5 2JR**

| Reference - 76/00258/1 | |
|------------------------|---------------------------------------|
| Decision: | Decided |
| Date: | 27th February 1976 |
| Description: | Proposed single storey rear extension |

| Reference - 18/01578/FPH | |
|--------------------------|------------------------------|
| Decision: | Decided |
| Date: | 12th June 2018 |
| Description: | Single storey rear extension |

| Reference - 19/01546/TCA | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 26th June 2019 |
| Description: | Row of Leylandii - Reduce height by approx 40% and cut back overhanging limbs. |

Planning records for: **20 Old Park Road Hitchin Hertfordshire SG5 2JR**

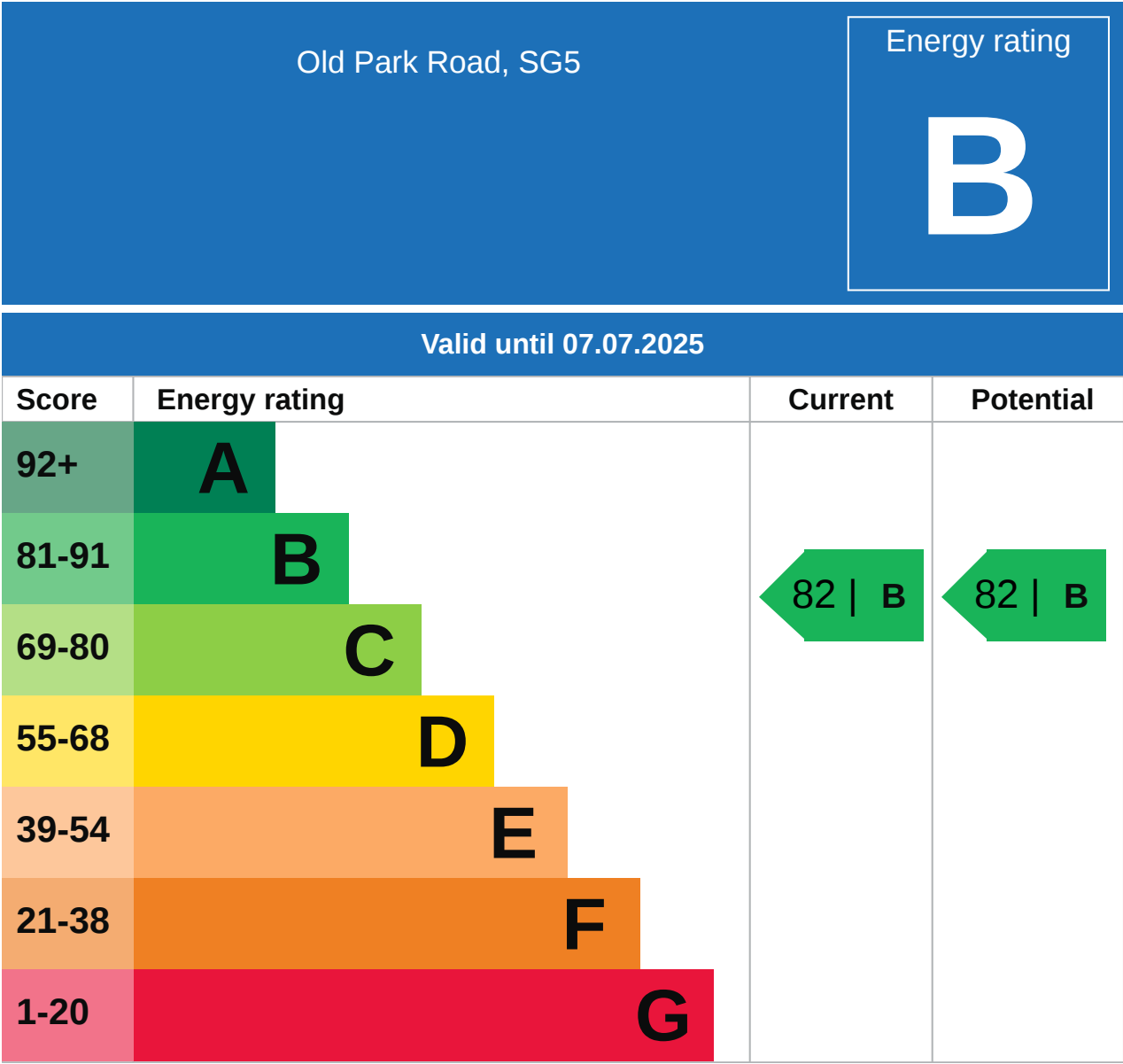
| Reference - 23/00714/TCA | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 23rd March 2023 |
| Description: | T1 Walnut - Crown reduce by up to 2m to leave viable growth points |

| Reference - 85/00549/1 | |
|------------------------|--|
| Decision: | Decided |
| Date: | 09th April 1985 |
| Description: | Erection of two storey side and rear extension |

| Reference - 15/01736/1TCA | |
|---------------------------|----------------------------------|
| Decision: | Decided |
| Date: | 29th June 2015 |
| Description: | Reduce by 25% 1 Walnut Tree (T1) |

Planning records for: **21 Old Park Road Hitchin SG5 2JR**

| Reference - 15/00535/1HH | |
|--------------------------|------------------------------|
| Decision: | Decided |
| Date: | 25th February 2015 |
| Description: | Single storey rear extension |



Additional EPC Data

| | |
|-------------------------------------|--|
| Property Type: | Flat |
| Build Form: | Detached |
| Transaction Type: | New dwelling |
| Energy Tariff: | Off-peak 7 hour |
| Main Fuel: | Electricity: electricity, unspecified tariff |
| Floor Level: | Top floor |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Walls: | Average thermal transmittance 0.12 W/m-Â°K |
| Walls Energy: | Very Good |
| Roof: | Average thermal transmittance 0.11 W/m-Â°K |
| Roof Energy: | Very Good |
| Main Heating: | Electric underfloor heating |
| Main Heating Controls: | Time and temperature zone control |
| Hot Water System: | Electric immersion, off-peak |
| Hot Water Energy Efficiency: | Poor |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | (other premises below) |
| Total Floor Area: | 56 m ² |

Building Safety

Retirement Property

Accessibility / Adaptations

Lift to all floors

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Standadr brick

Property Lease Information

LEASEHOLD

remaining lease on the property is 119 years,
annual Service Charge of £9,894
Ground Rent of £435 also paid annually

Listed Building Information

Not listed

Stamp Duty

Not specified

Other

Not specified

Other

Not specified

Electricity Supply

YES

Gas Supply

NO

Central Heating

YES

Water Supply

YES - mains

Drainage

mains

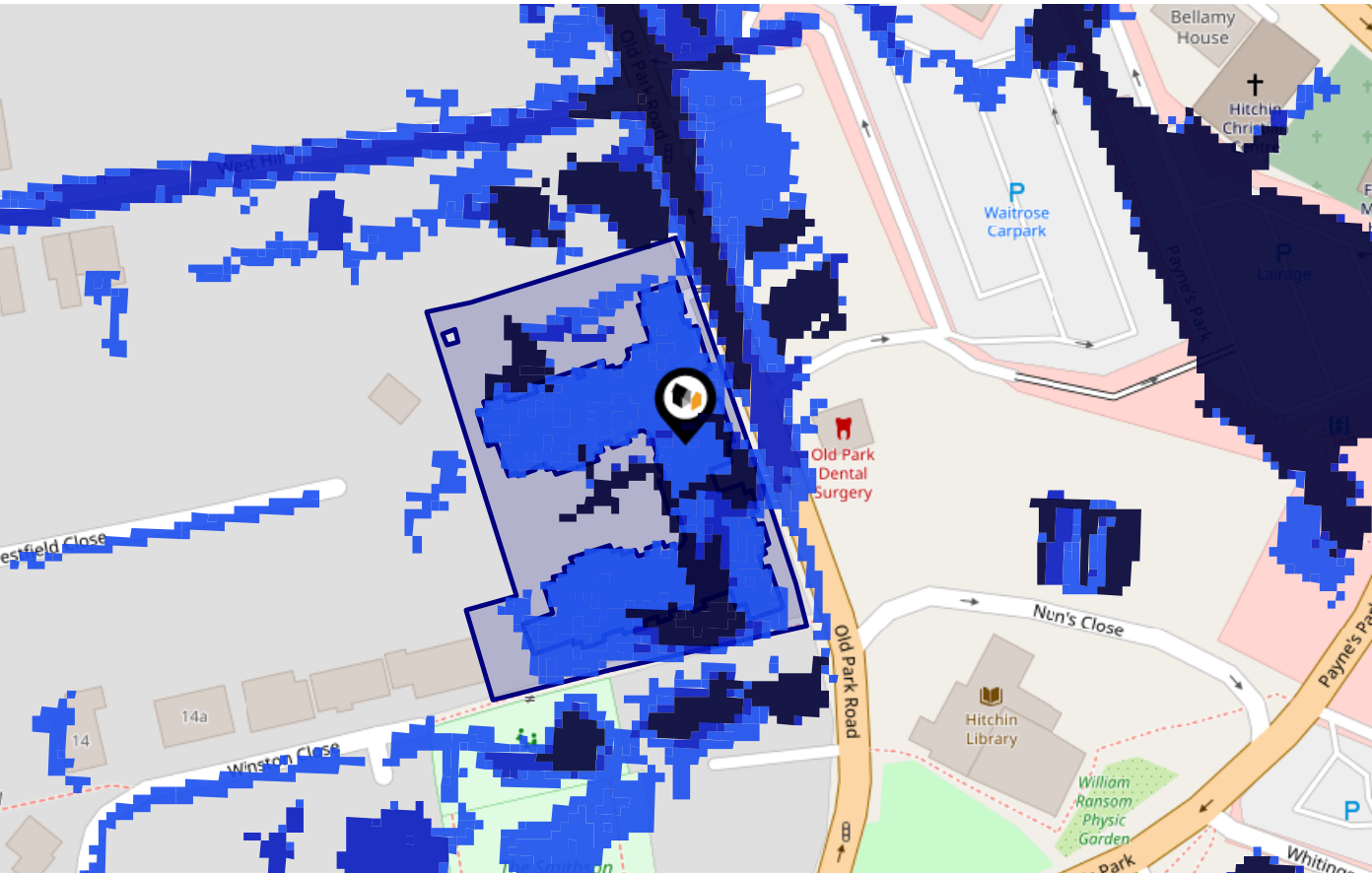
Important - Please read

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: 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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

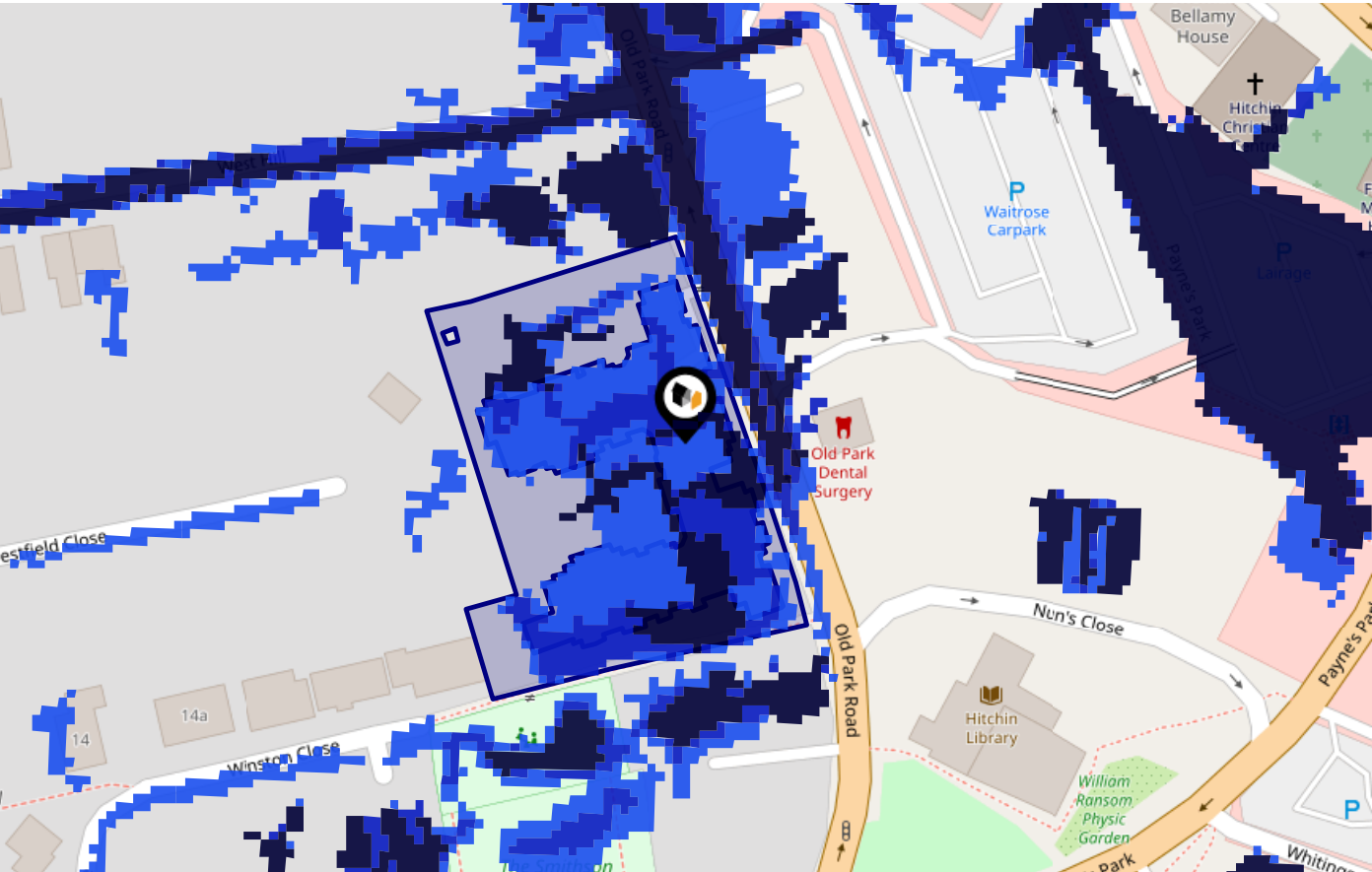
Chance of flooding to the following depths at this property:



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.

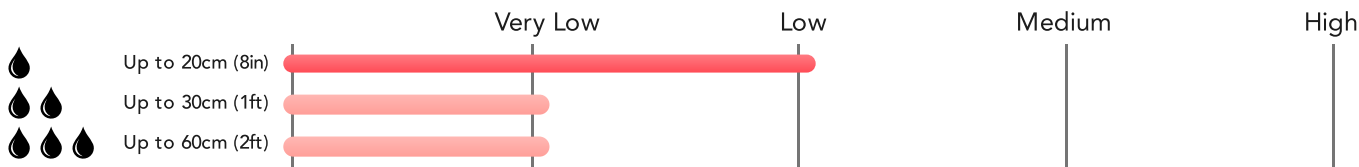


Risk Rating: Low

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.

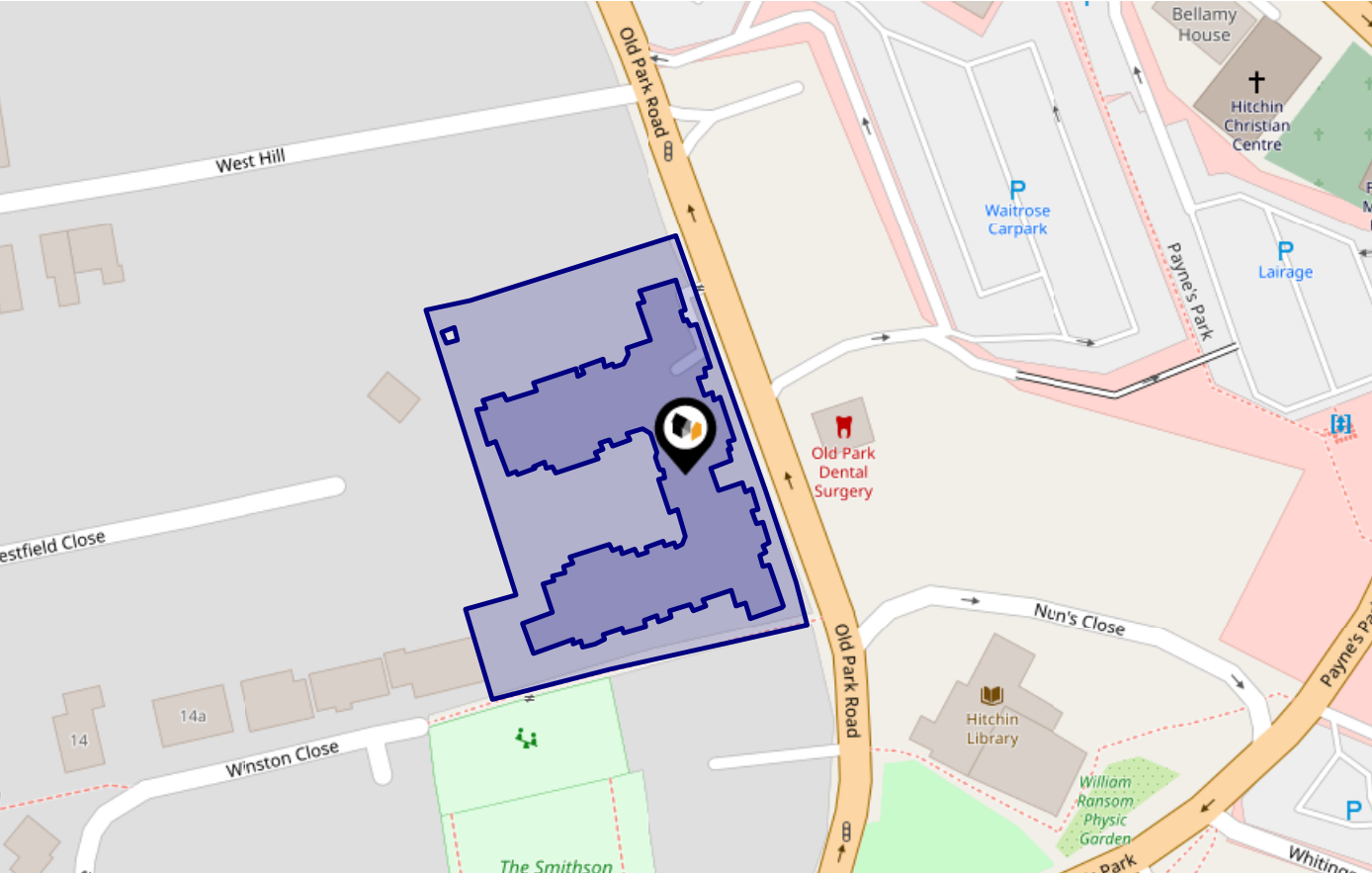
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

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

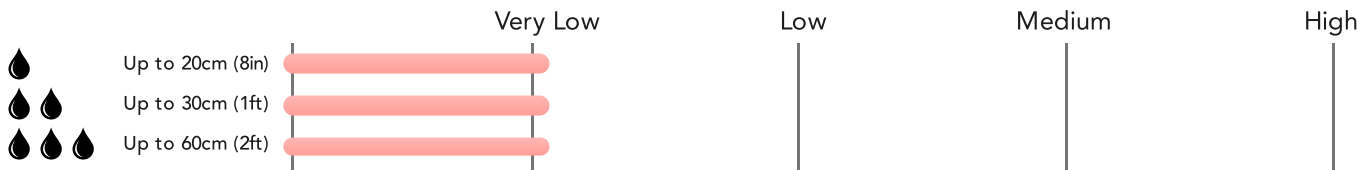


Risk Rating: **Very low**

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

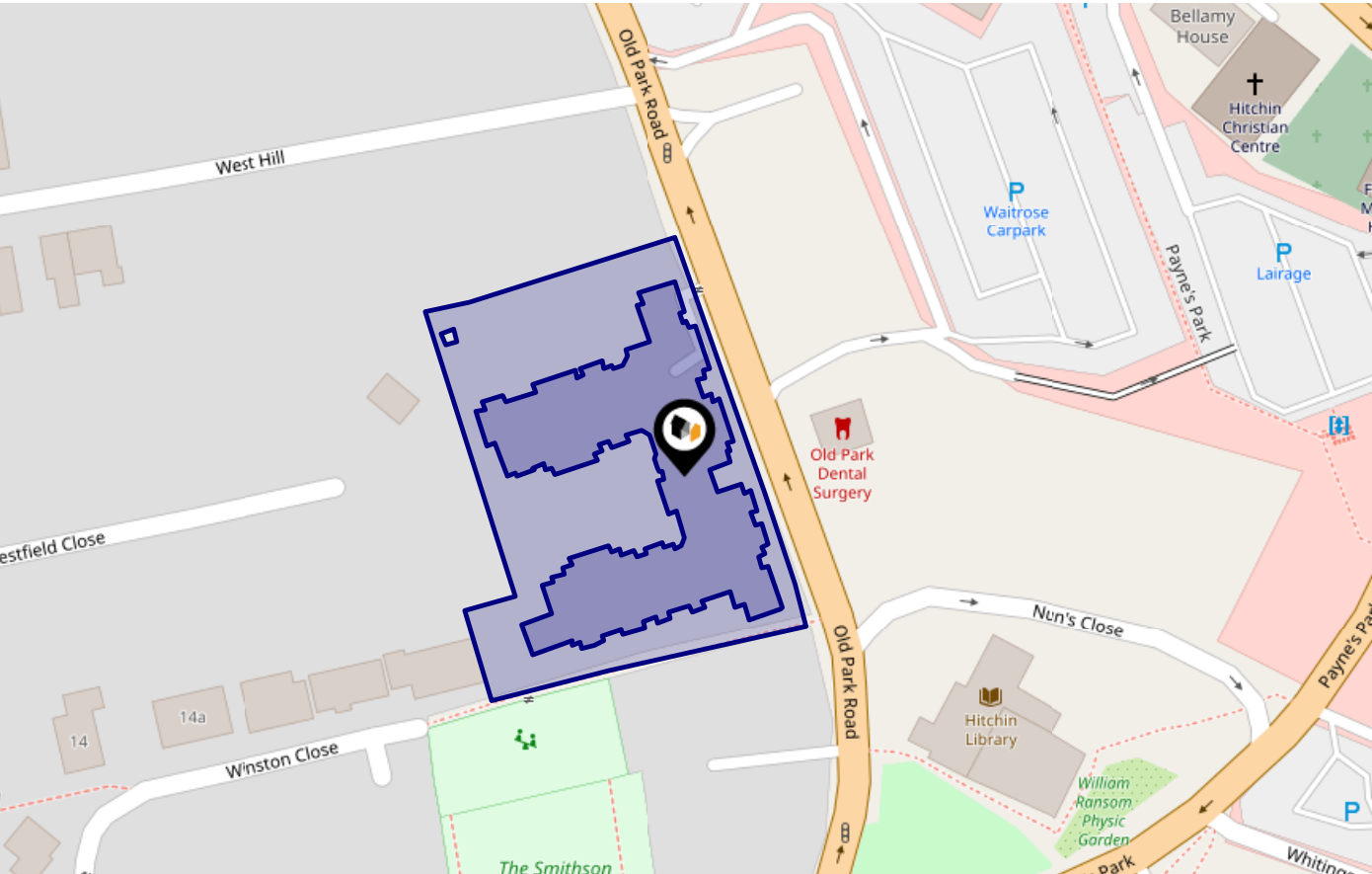
Chance of flooding to the following depths at this property:



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.

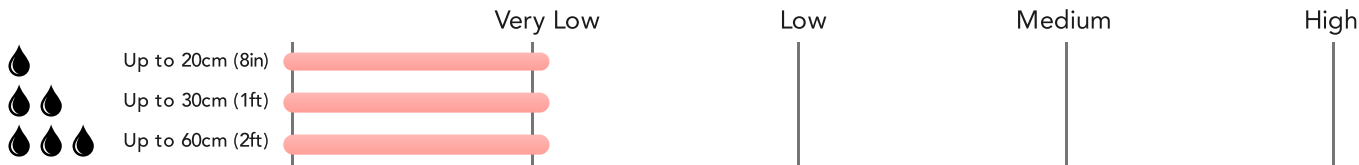


Risk Rating: Very low

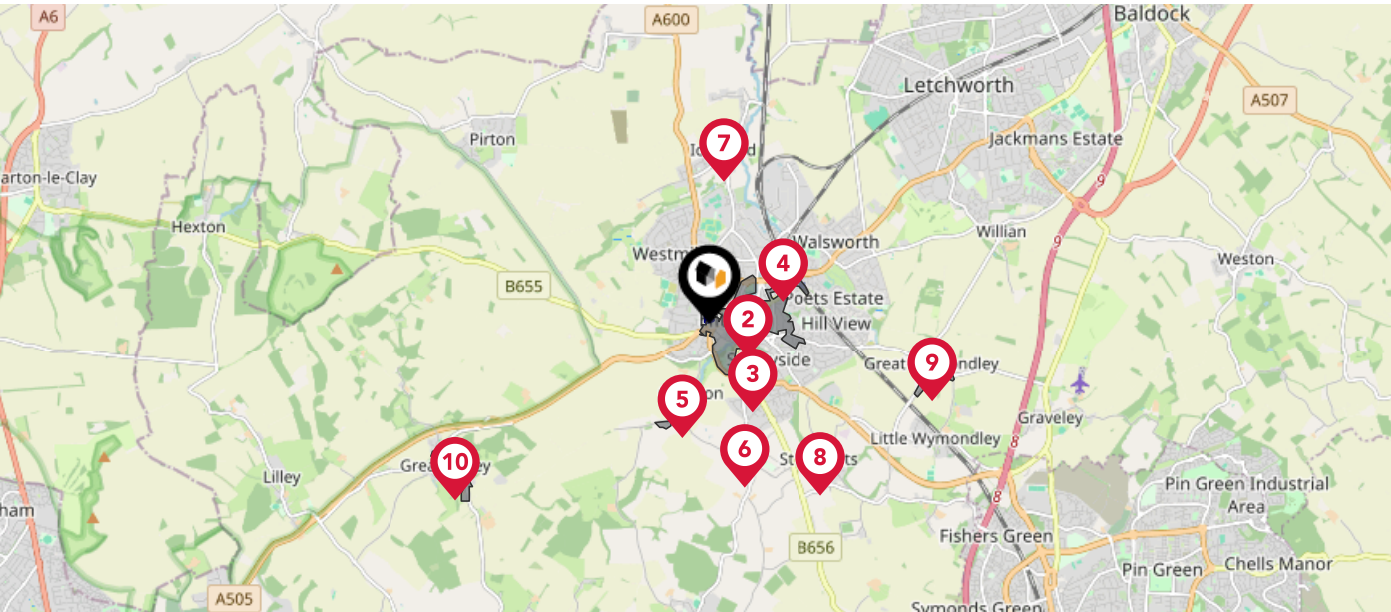
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:

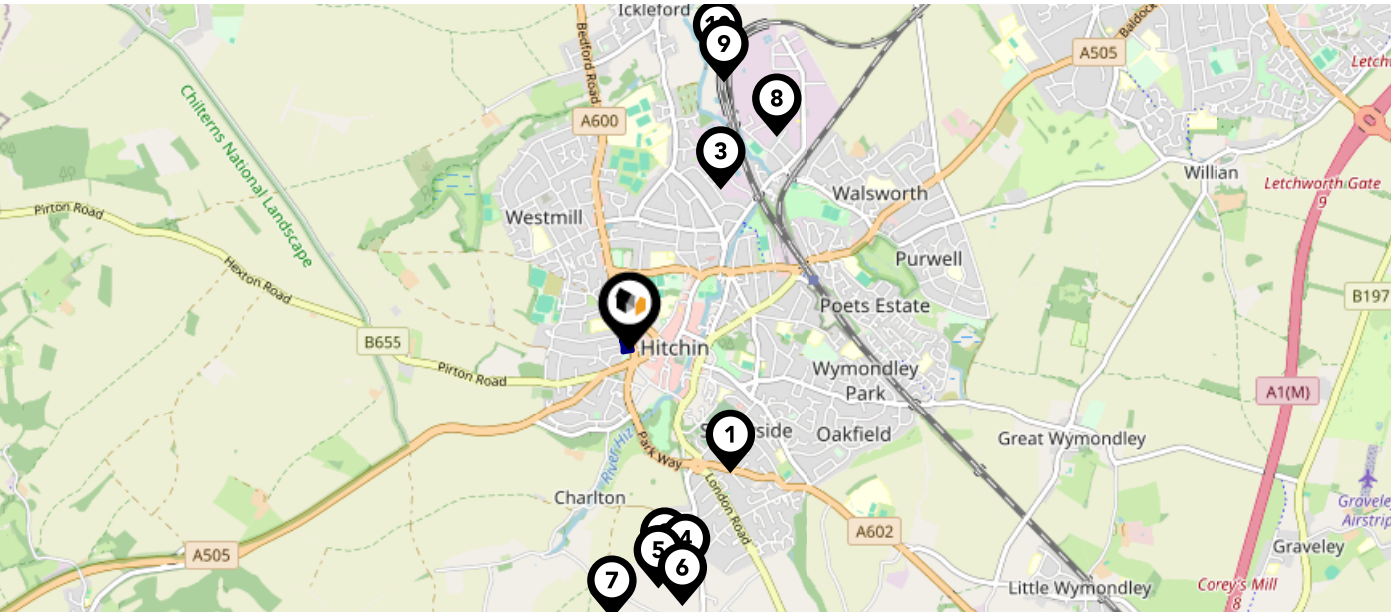


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



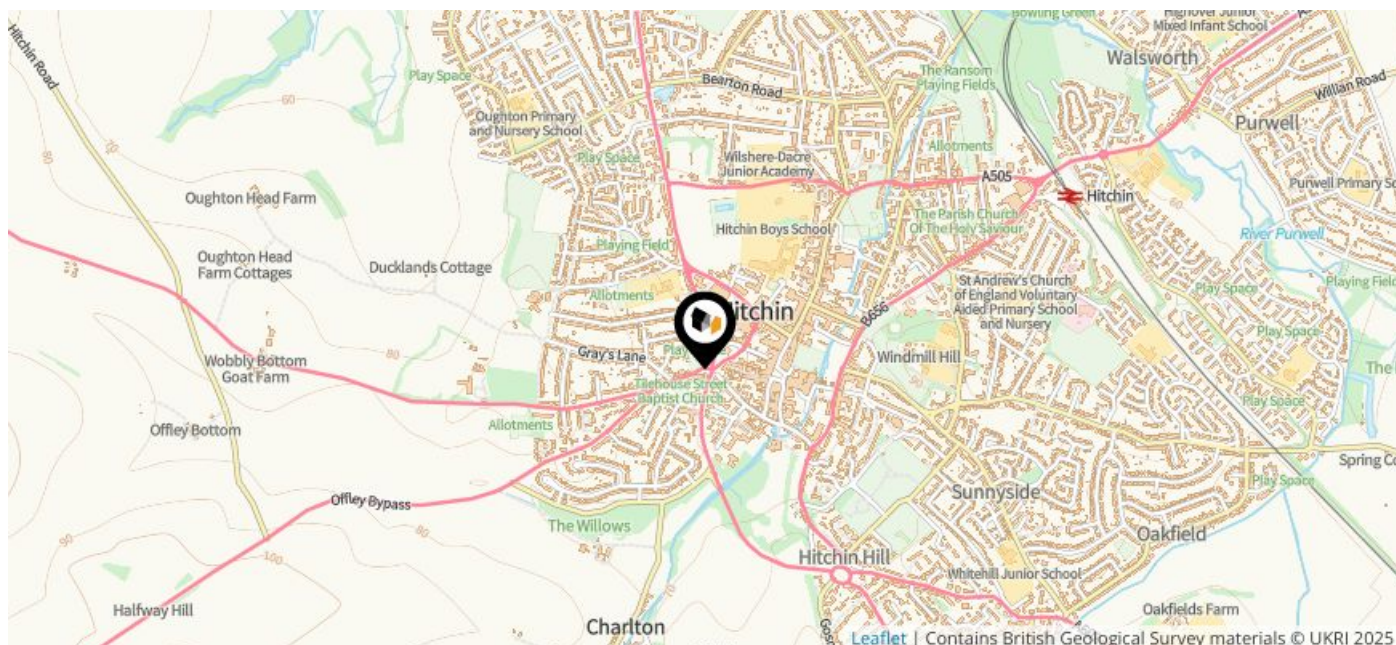
| Nearby Conservation Areas | |
|---------------------------|--|
| 1 | Butts Close, Hitchin |
| 2 | Hitchin |
| 3 | Hitchin Hill Path |
| 4 | Hitchin Railway and Ransom's Recreation Ground |
| 5 | Charlton |
| 6 | Gosmore |
| 7 | Ickleford |
| 8 | St Ippolyts |
| 9 | Great Wymondley |
| 10 | Great Offley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

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 | Eynesford Court-Hitchin, Hertfordshire | Historic Landfill <input type="checkbox"/> |
| 2 | Maydencroft Manor-Gosmore, Hitchin | Historic Landfill <input type="checkbox"/> |
| 3 | Ickleford-Near Hitchin, Hertfordshire | Historic Landfill <input type="checkbox"/> |
| 4 | Maydencroft Manor-Gosmore, Hitchin | Historic Landfill <input type="checkbox"/> |
| 5 | Maydencroft Manor-Gosmore, Hitchin | Historic Landfill <input type="checkbox"/> |
| 6 | Maydencroft Manor-Gosmore, Hitchin | Historic Landfill <input type="checkbox"/> |
| 7 | Maydencroft Manor-Gosmore, Hitchin | Historic Landfill <input type="checkbox"/> |
| 8 | Wallace Way-Hitchin, Hertfordshire | Historic Landfill <input type="checkbox"/> |
| 9 | Cadwell Lane-Hitchin, Hertfordshire | Historic Landfill <input type="checkbox"/> |
| 10 | Land off Cadwell lane-Hitchin, Hertfordshire | Historic Landfill <input type="checkbox"/> |

This map displays nearby coal mine entrances and their classifications.



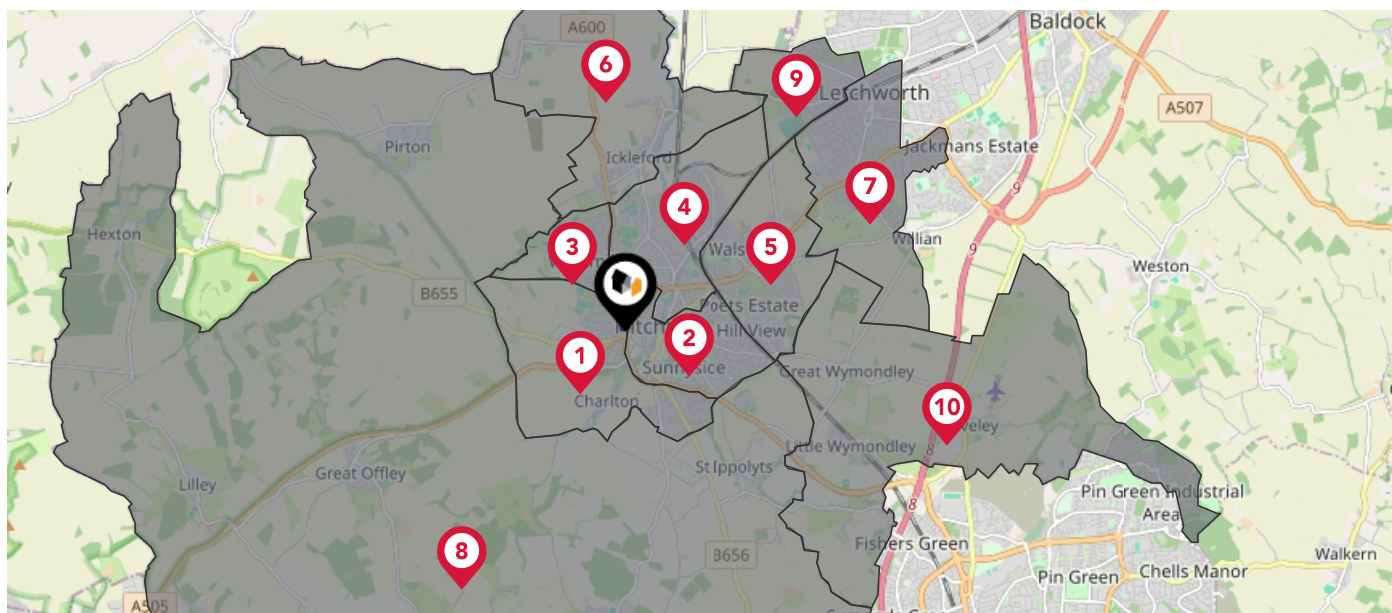
Mine Entry

- ✕ 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 Priory Ward



Hitchin Highbury Ward



Hitchin Oughton Ward



Hitchin Bearton Ward



Hitchin Walsworth Ward



Cadwell Ward



Letchworth South West Ward



Hitchwood, Offa and Hoo Ward



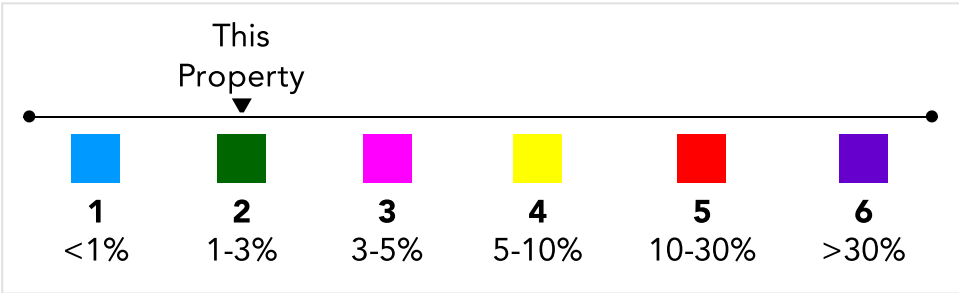
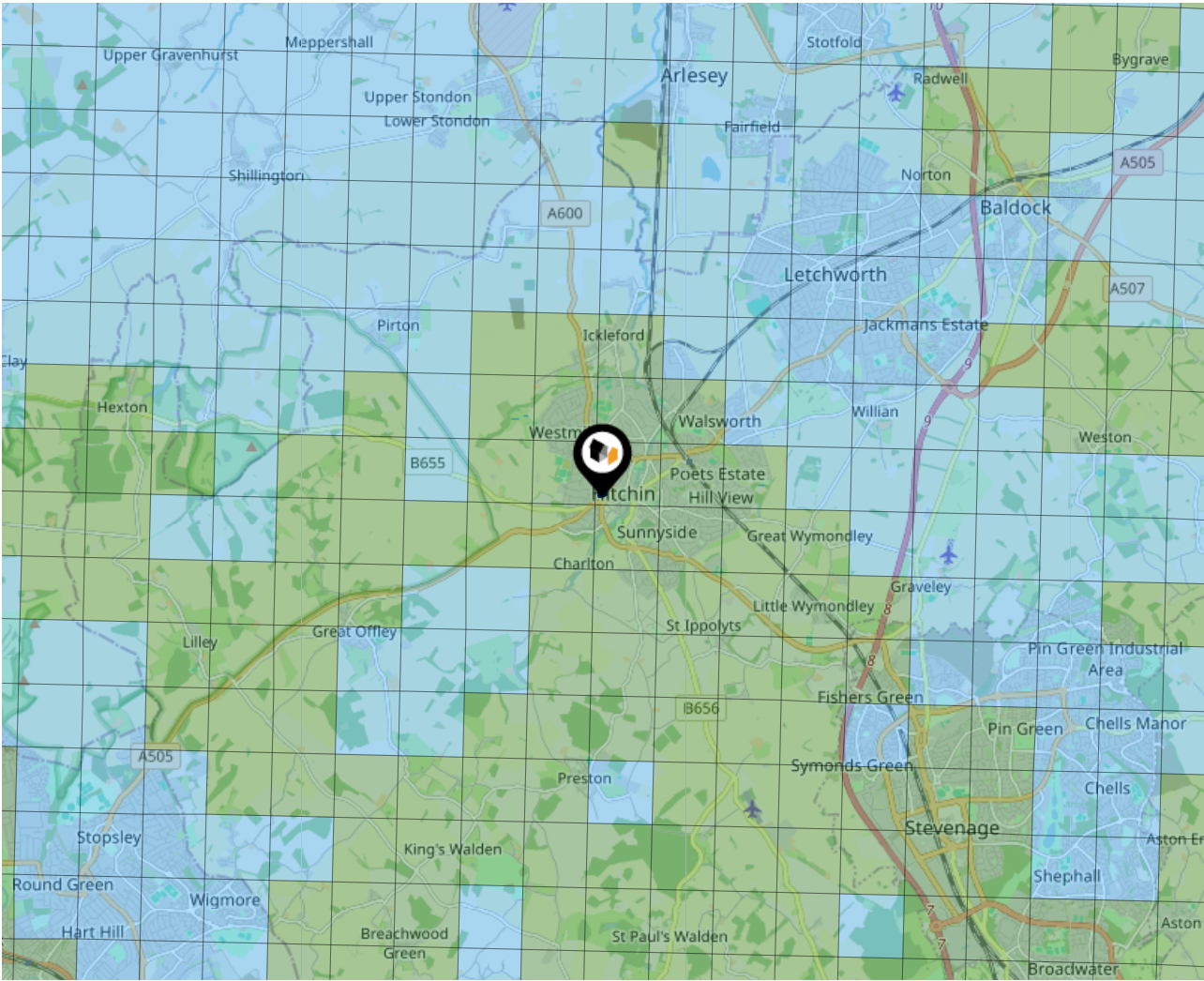
Letchworth Wilbury Ward



Chesfield Ward

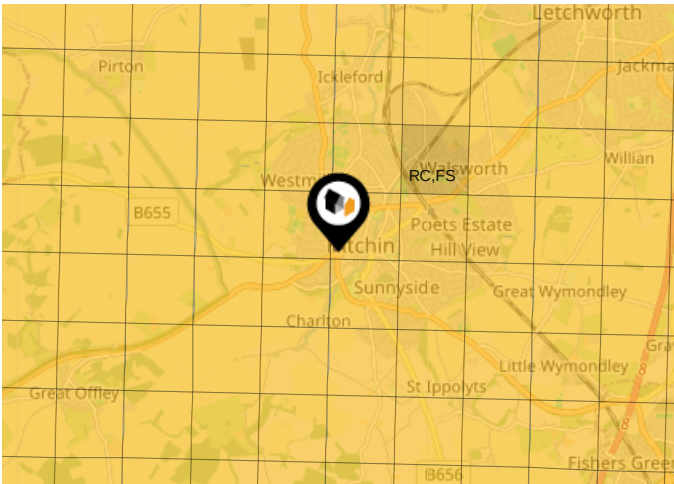
What is Radon?

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 |

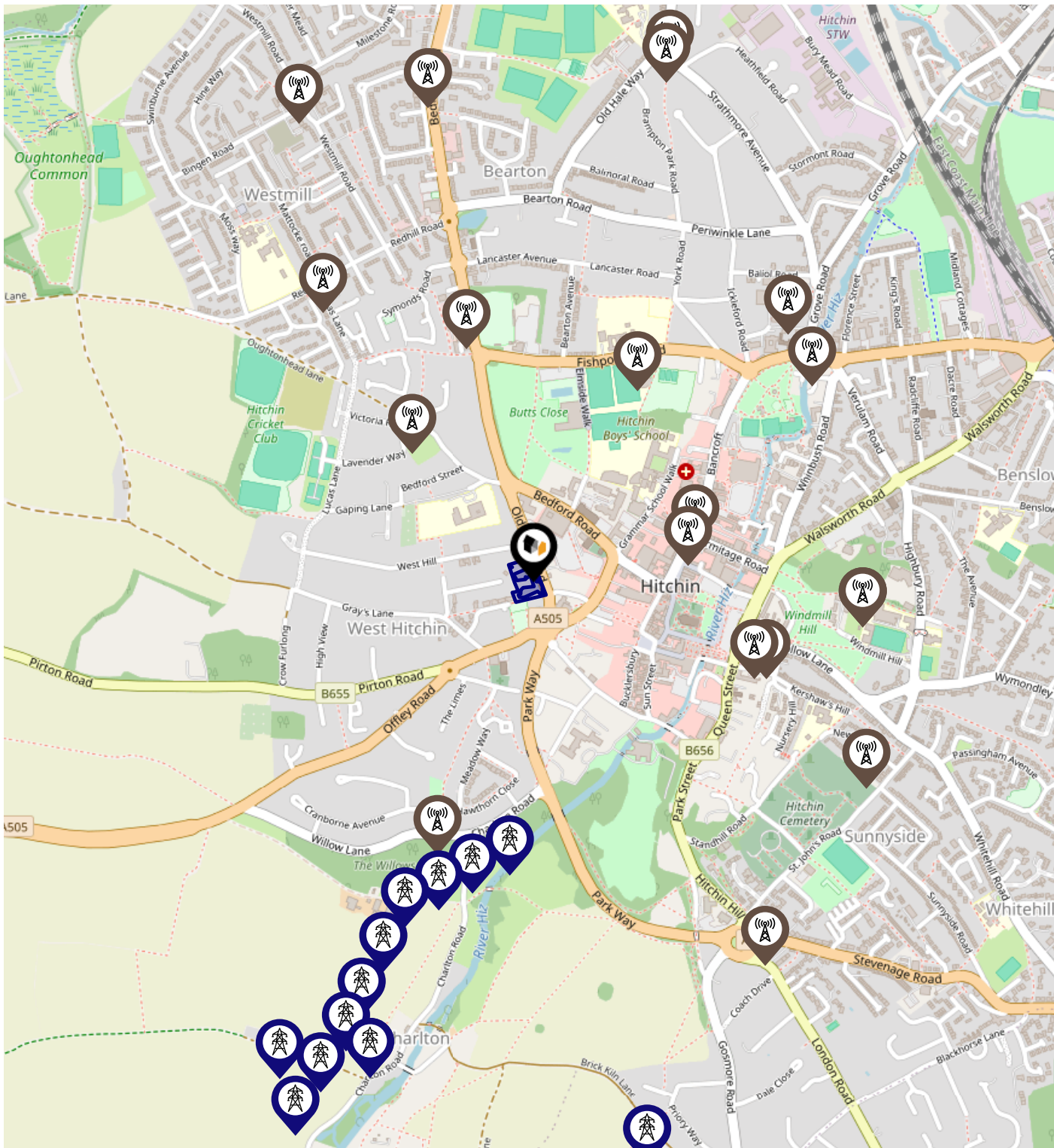


Primary Classifications (Most Common Clay Types)



| | |
|---------------|--|
| 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

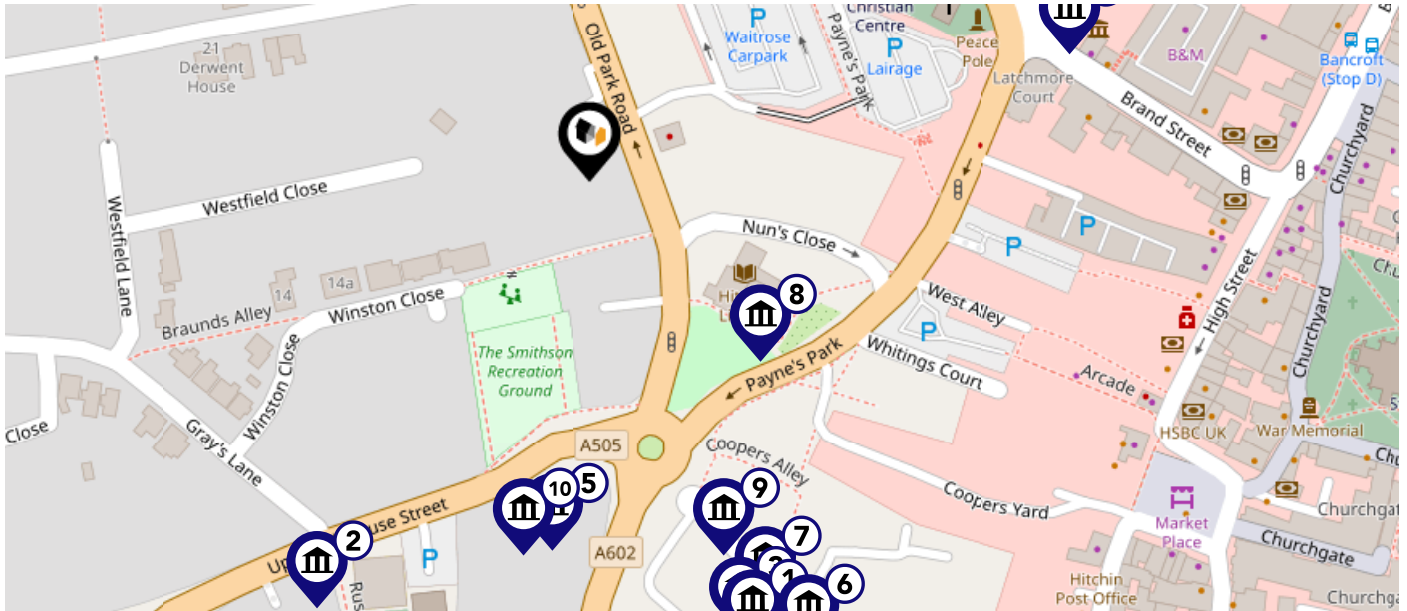
Masts & Pylons



Key:

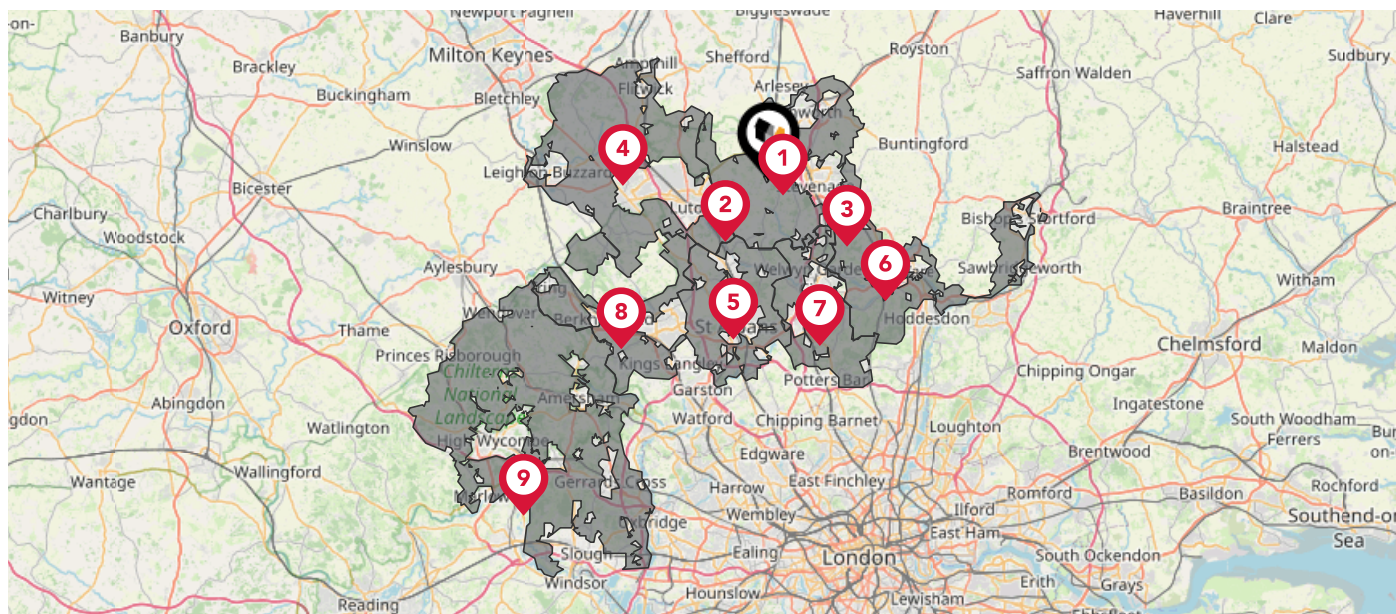
-  Power Pylons
-  Communication Masts

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 |
|--|--|----------|-----------|
| | 1347584 - 28, Tilehouse Street | Grade II | 0.1 miles |
| | 1102118 - The Highlander Public House | Grade II | 0.1 miles |
| | 1102157 - 29, Tilehouse Street | Grade II | 0.1 miles |
| | 1394494 - Town Hall | Grade II | 0.1 miles |
| | 1102159 - Number 42 (Iewesford House) And Front Gate And Railings To Number 42 | Grade II | 0.1 miles |
| | 1102122 - 81 And 82, Tilehouse Street | Grade II | 0.1 miles |
| | 1102121 - 77 And 78, Tilehouse Street | Grade II | 0.1 miles |
| | 1102179 - Hitchin Museum | Grade II | 0.1 miles |
| | 1102119 - 70, Tilehouse Street | Grade II | 0.1 miles |
| | 1173822 - Number 43 (elm Lodge) And Front Railings To Number 43 | Grade II | 0.1 miles |

This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land



London Green Belt - North Hertfordshire



London Green Belt - Luton



London Green Belt - Stevenage



London Green Belt - Central Bedfordshire



London Green Belt - St Albans



London Green Belt - East Hertfordshire



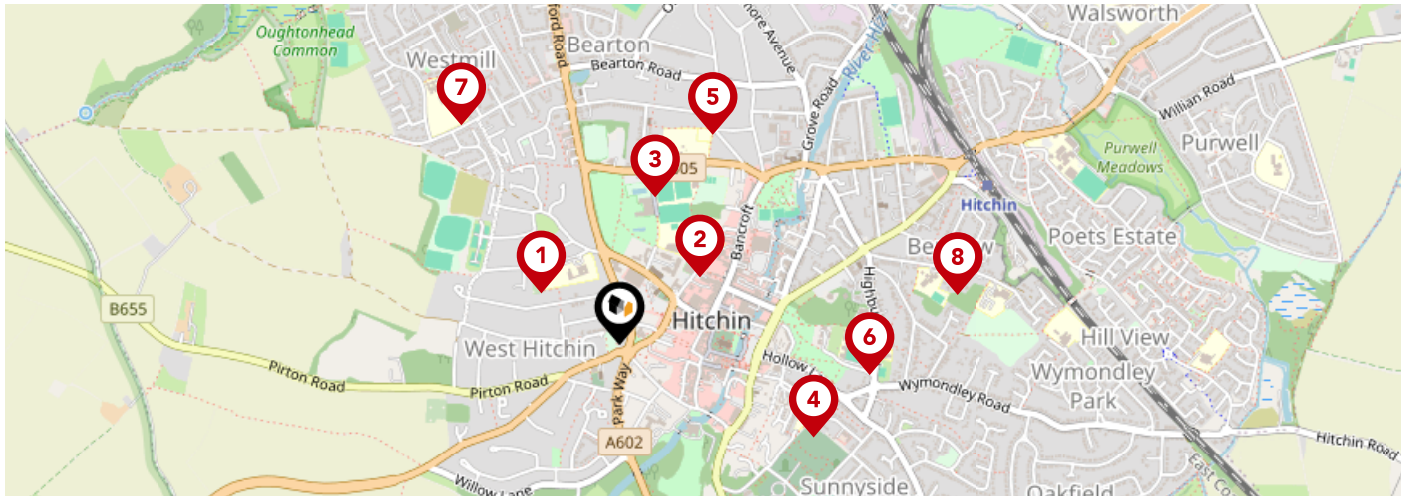
London Green Belt - Welwyn Hatfield



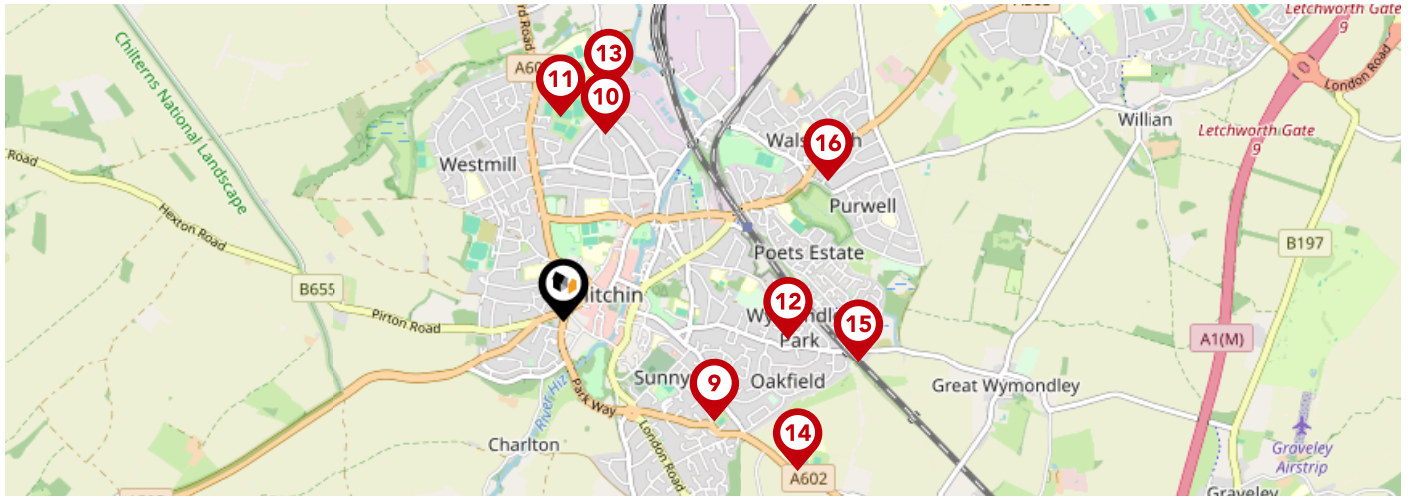
London Green Belt - Dacorum











London Green Belt - Buckinghamshire



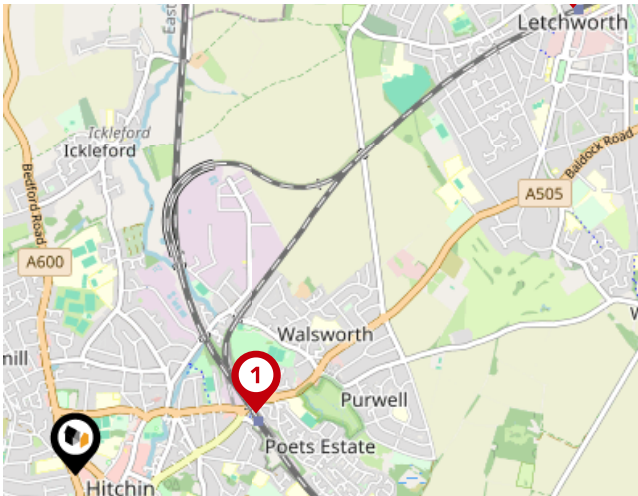
| | | Nursery | Primary | Secondary | College | Private |
|----------|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.22 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.24 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.35 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.49 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.52 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.57 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.62 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.78 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.82 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.88 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.94 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:1.03 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:1.08 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:1.27 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:1.36 | <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:1.37 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

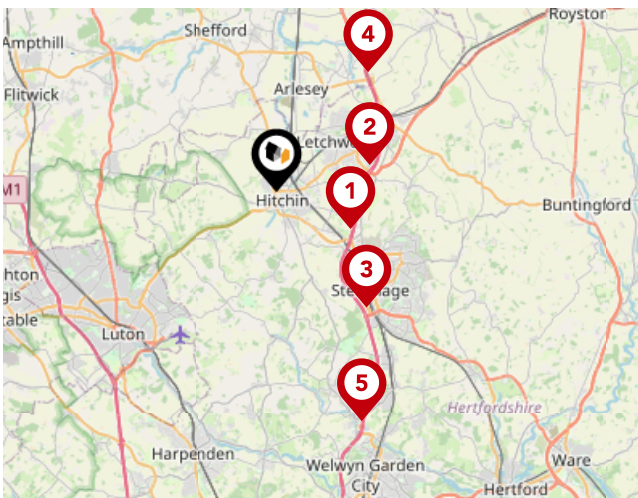
Area

Transport (National)



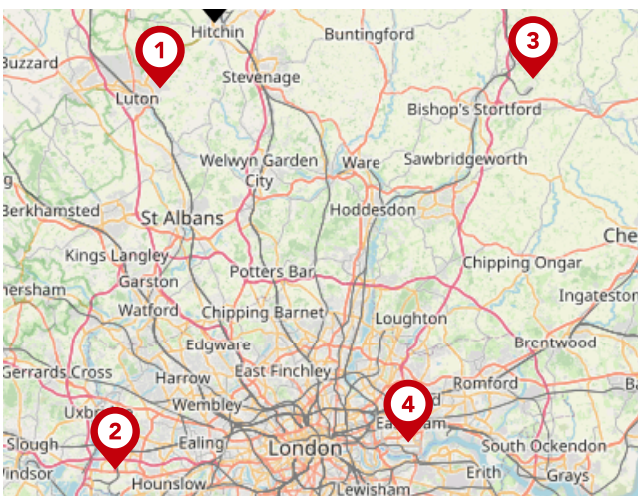
National Rail Stations

| Pin | Name | Distance |
|-----|-------------------------|------------|
| 1 | Hitchin Rail Station | 0.88 miles |
| 2 | Letchworth Rail Station | 3.13 miles |
| 3 | Stevenage Rail Station | 4.6 miles |



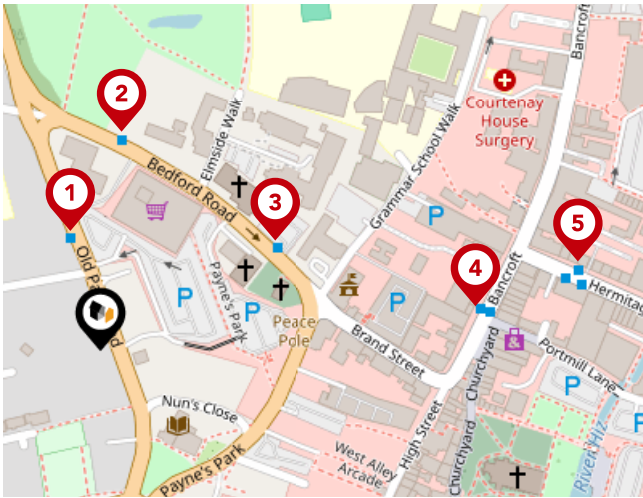
Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|-----------|------------|
| 1 | A1(M) J8 | 3.04 miles |
| 2 | A1(M) J9 | 3.51 miles |
| 3 | A1(M) J7 | 5.35 miles |
| 4 | A1(M) J10 | 5.5 miles |
| 5 | A1(M) J6 | 8.94 miles |



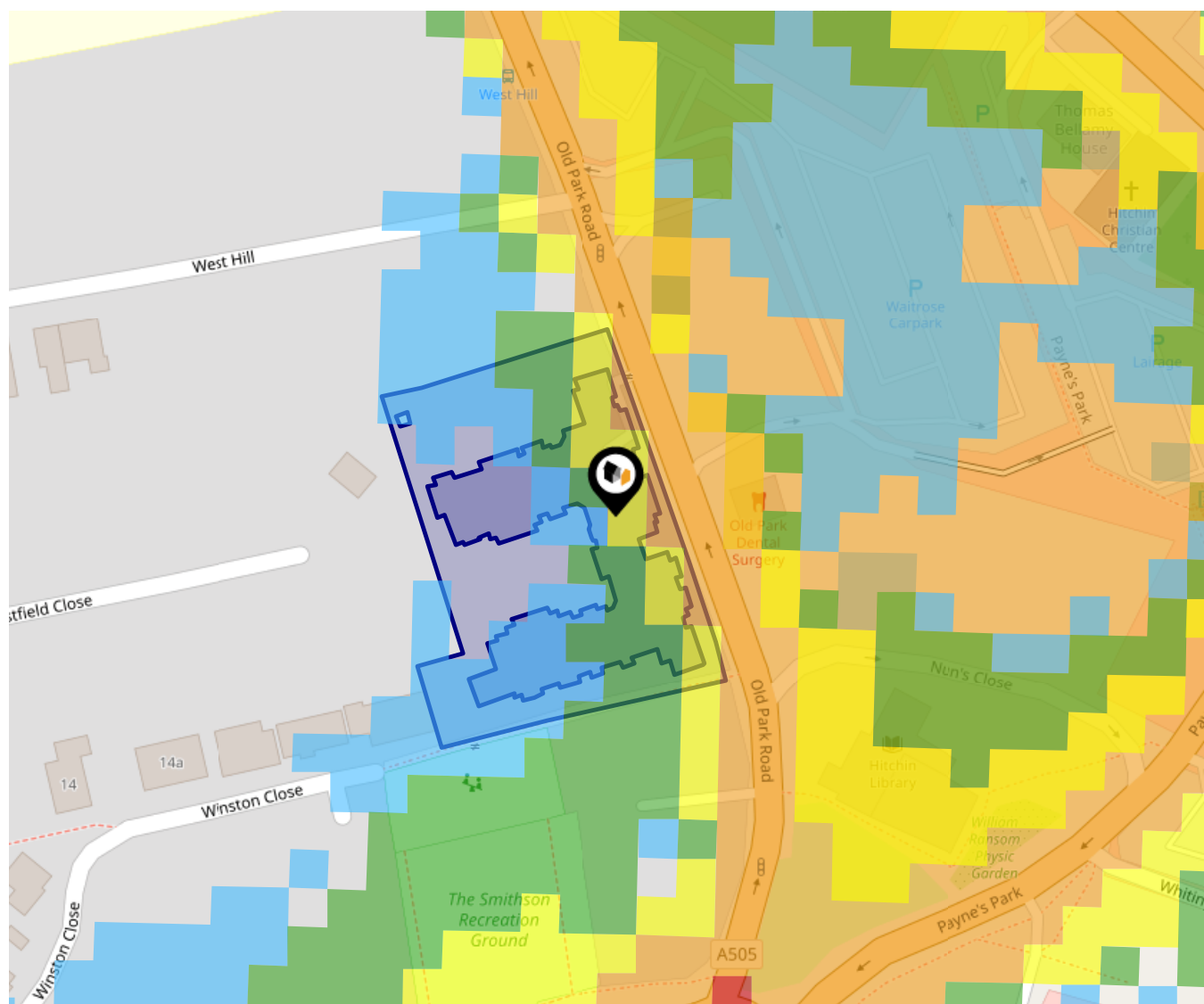
Airports/Helipads

| Pin | Name | Distance |
|-----|------------------|-------------|
| 1 | Luton Airport | 6.21 miles |
| 2 | Heathrow Airport | 33.62 miles |
| 3 | Stansted Airport | 23.63 miles |
| 4 | Silvertown | 33.96 miles |



Bus Stops/Stations

| Pin | Name | Distance |
|-----|---------------------|------------|
| 1 | West Hill | 0.07 miles |
| 2 | Waitrose | 0.13 miles |
| 3 | Grammar School Walk | 0.12 miles |
| 4 | Bancroft | 0.22 miles |
| 5 | Hermitage Road | 0.28 miles |



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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.



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

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

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

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



Valuation Office
Agency

