

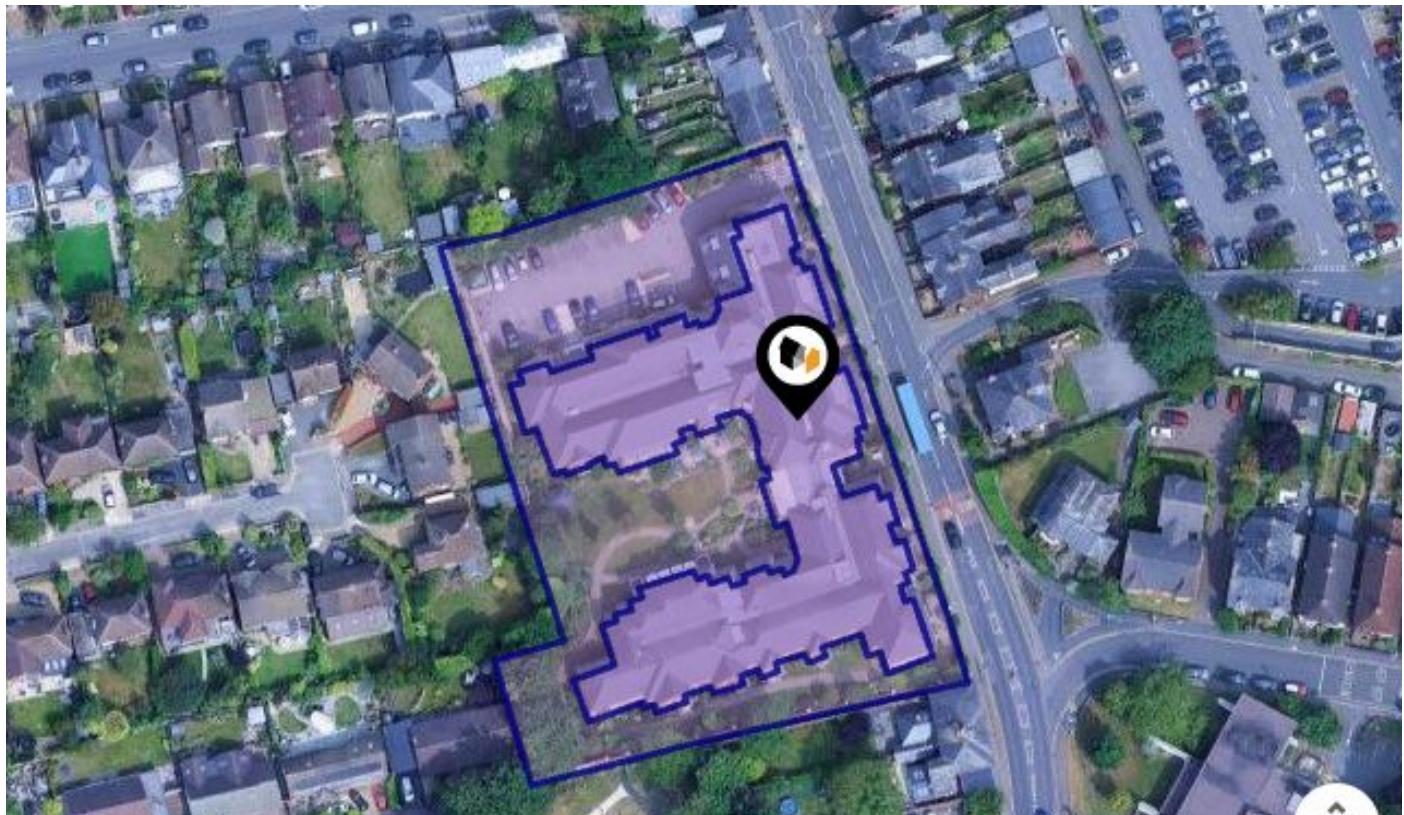


See More Online

## MIR: Material Info

The Material Information Affecting this Property

**Wednesday 16<sup>th</sup> April 2025**



**PARK HOUSE, OLD PARK ROAD, HITCHIN, SG5**

### Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

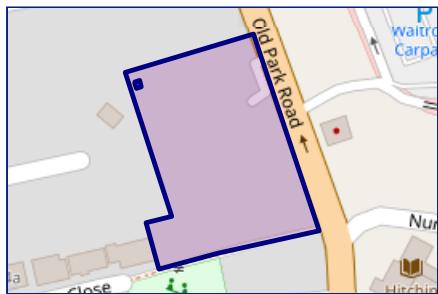
[phurren@country-properties.co.uk](mailto:phurren@country-properties.co.uk)

[www.country-properties.co.uk](http://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



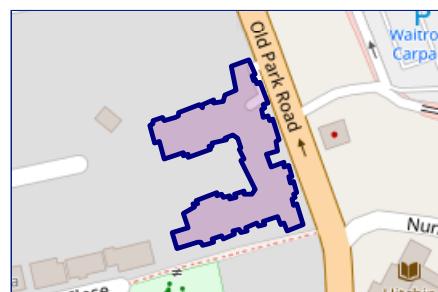
**HD396047**

## 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: -



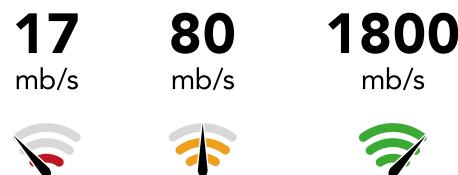
## Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	0	Start Date:	13/08/2015
Floor Area:	602 ft <sup>2</sup> / 56 m <sup>2</sup>	End Date:	01/01/2140
Plot Area:	2.12 acres	Lease Term:	125 years from and including 1 January 2015
Year Built :	2015	Term	114 years
Council Tax :	Band B	Remaining:	
Annual Estimate:	£1,814		
Title Number:	HD546593		

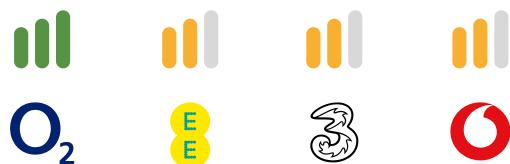
## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)



**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

**Decision:** Decided

**Date:** 17th June 1981

**Description:**

Application for Listed Building Consent to demolish building within designated Conservation Area preparatory to re-development fo site.

## Reference - 15/01332/1DOC

**Decision:** Decided

**Date:** 19th May 2015

**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)

## Reference - 01/01455/1

**Decision:** Decided

**Date:** 04th October 2001

**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.

## Reference - 81/01758/1LB

**Decision:** Decided

**Date:** 02nd December 1981

**Description:**

Application for Listed Building Consent for alterations to elevations and partial demolition.

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

Old Park Road, SG5

Energy rating

**B**

Valid until 07.07.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

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

## 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**

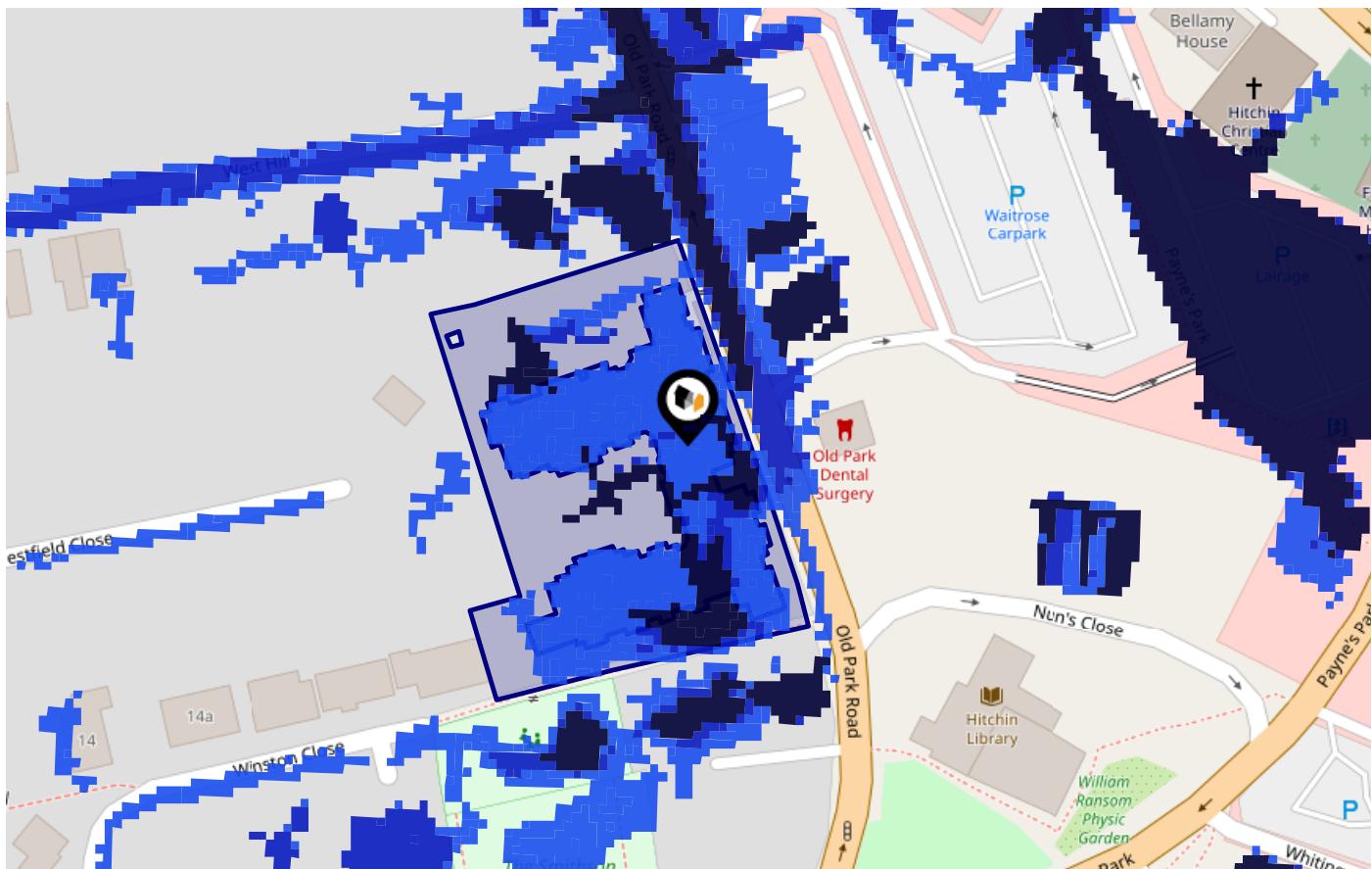
The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

# Flood Risk

## Surface Water - Flood Risk

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: 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.

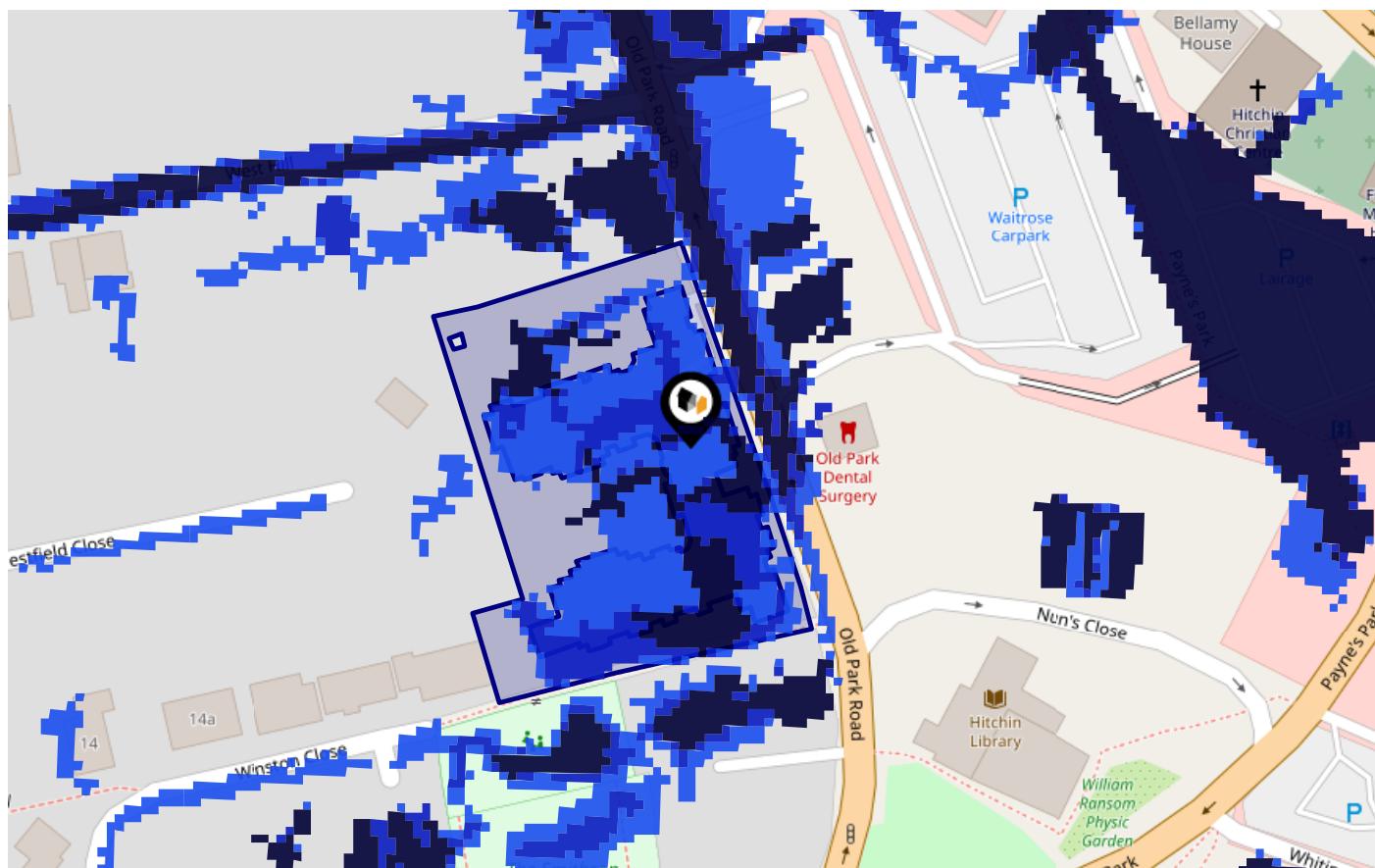
Chance of flooding to the following depths at this property:



# Flood Risk Surface Water - Climate Change

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: 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.

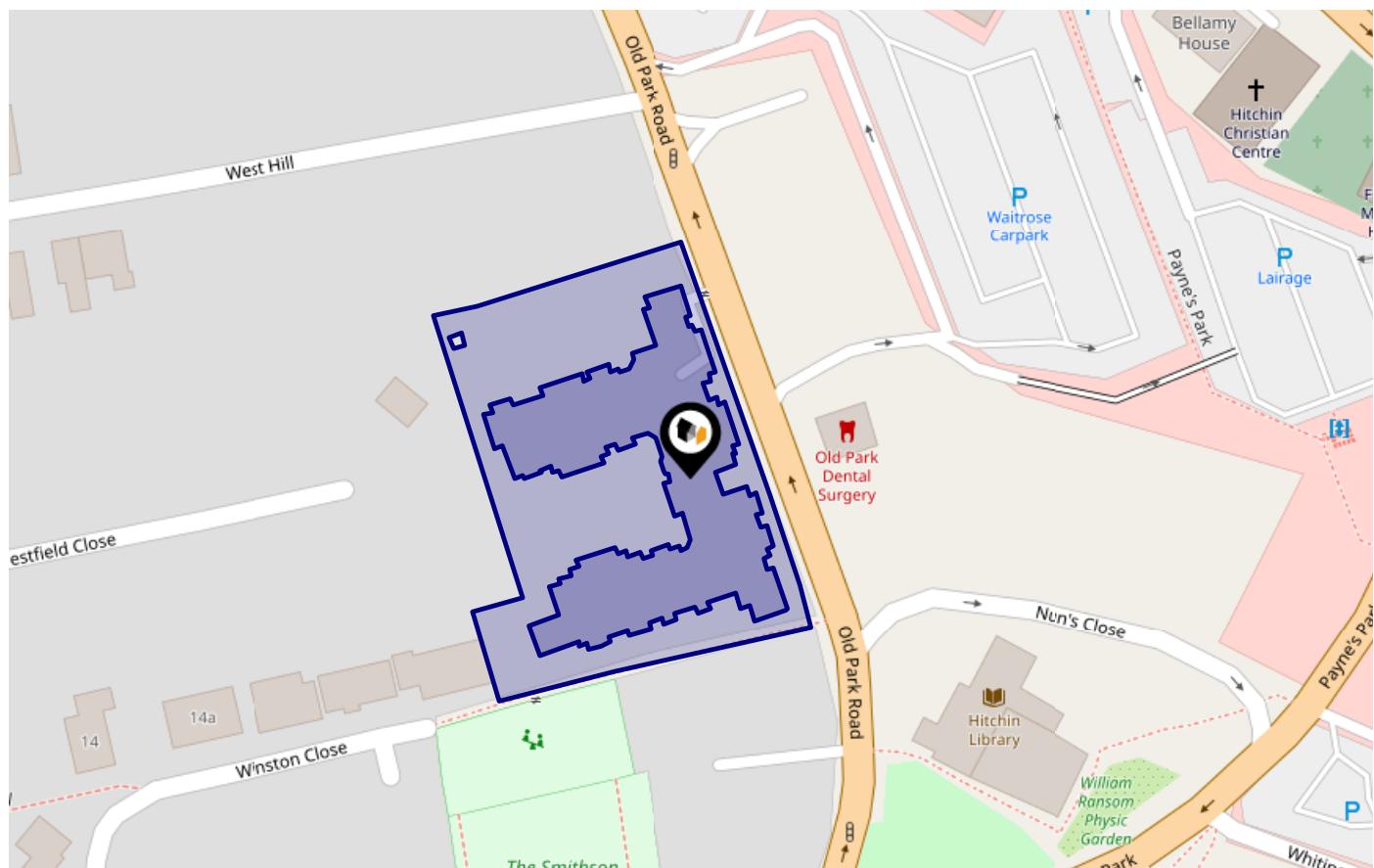
Chance of flooding to the following depths at this property:



# Flood Risk Rivers & Seas - Flood Risk

country  
properties

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

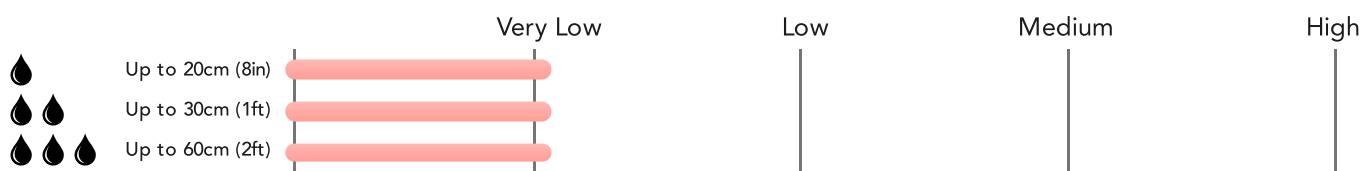


Risk Rating: Very low

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 (0.25%) in any one year.
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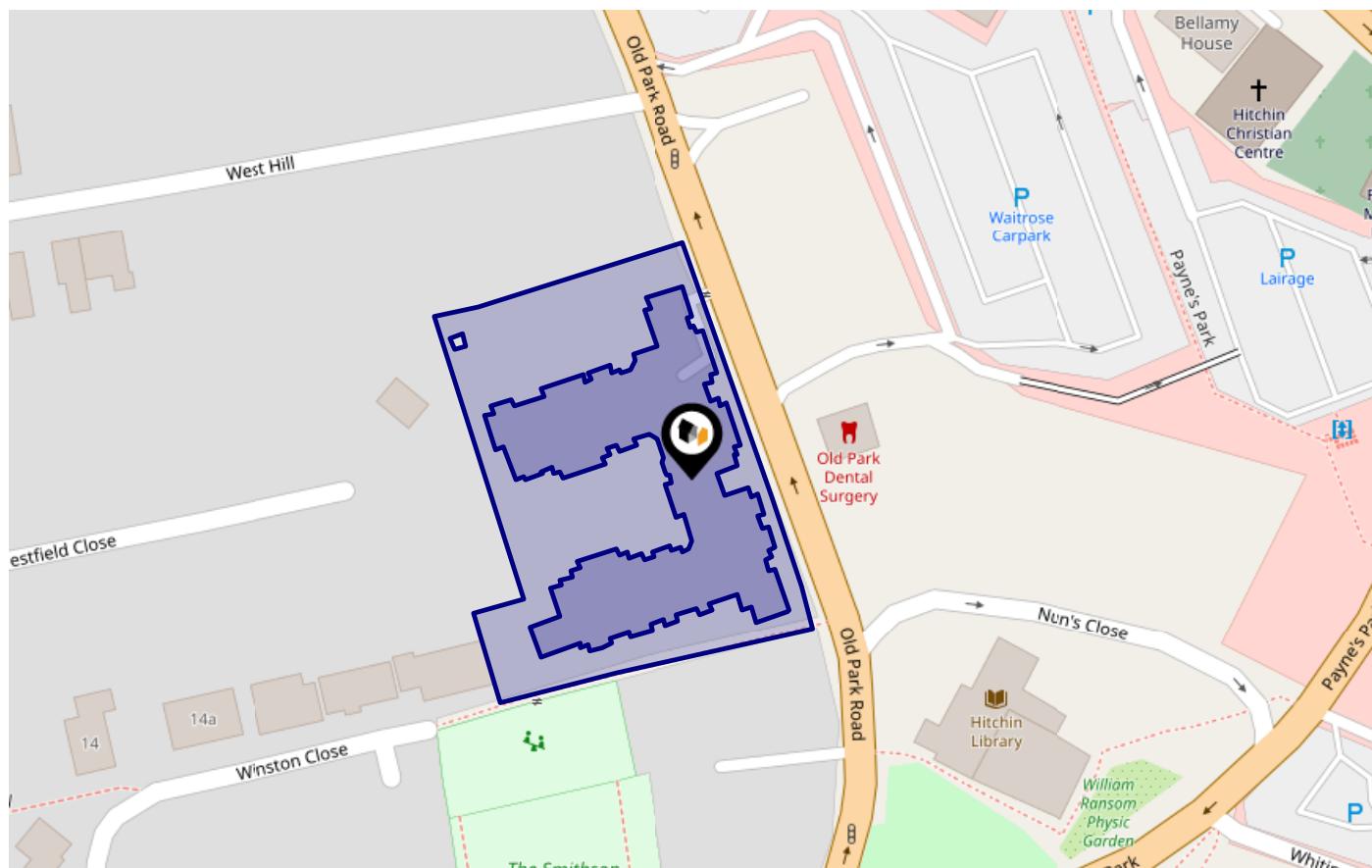
Chance of flooding to the following depths at this property:



# 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.

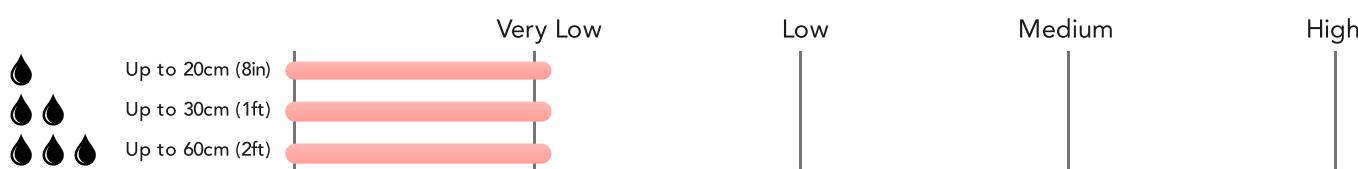


Risk Rating: Very low

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:

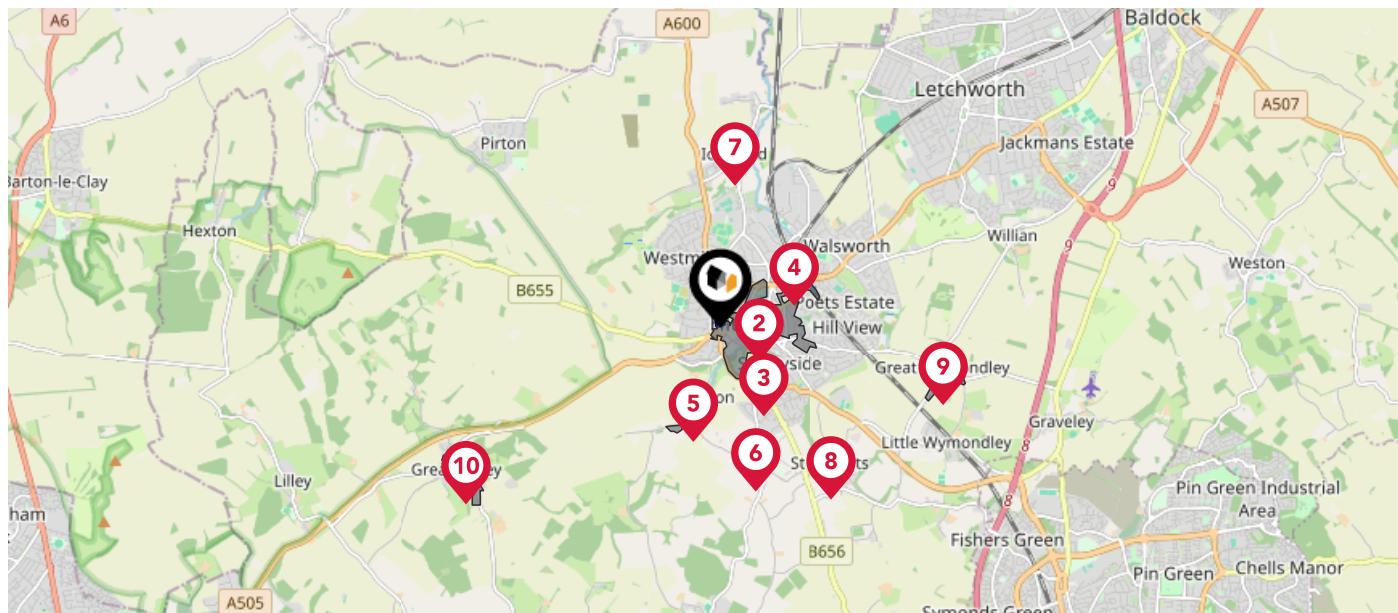


# Maps

## 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

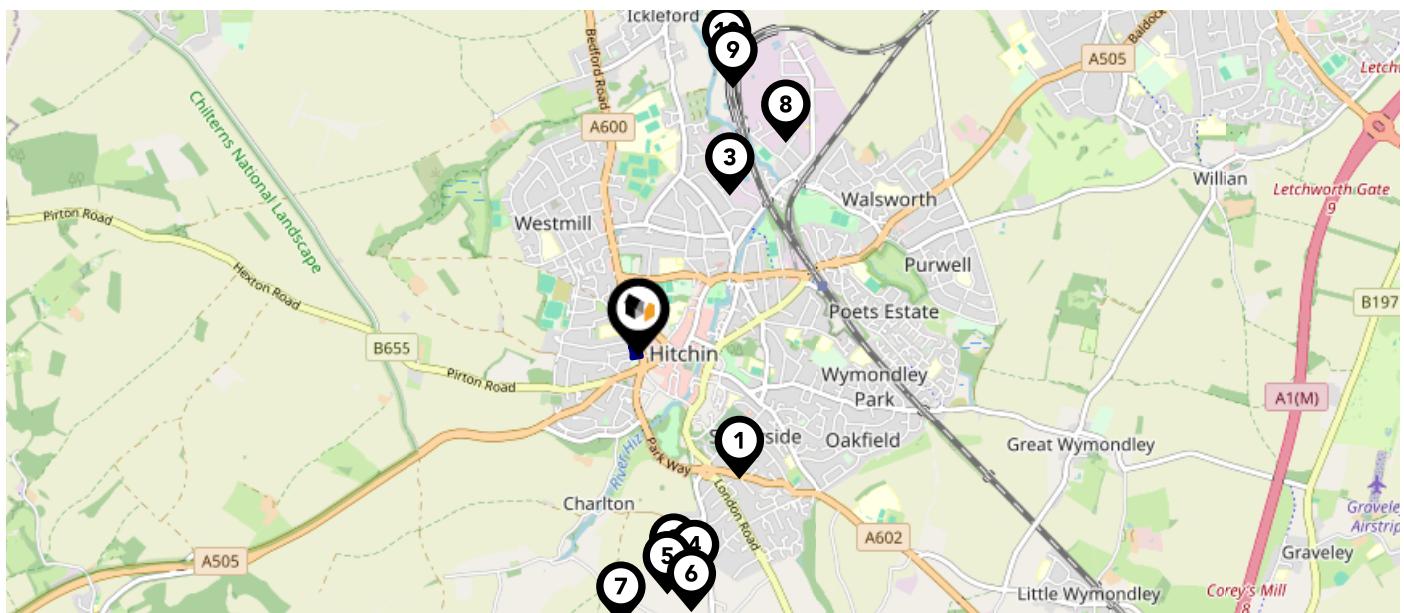
1	Butts Close, Hitchin
2	Hitchin
3	Hitchin Hill Path
4	Hitchin Railway and Ransom's Recreation Ground
5	Charlton
6	Gosmore
7	Ickleford
8	St Ippolyts
9	Great Wymondley
10	Great Offley

# Maps

## Landfill Sites

country  
properties

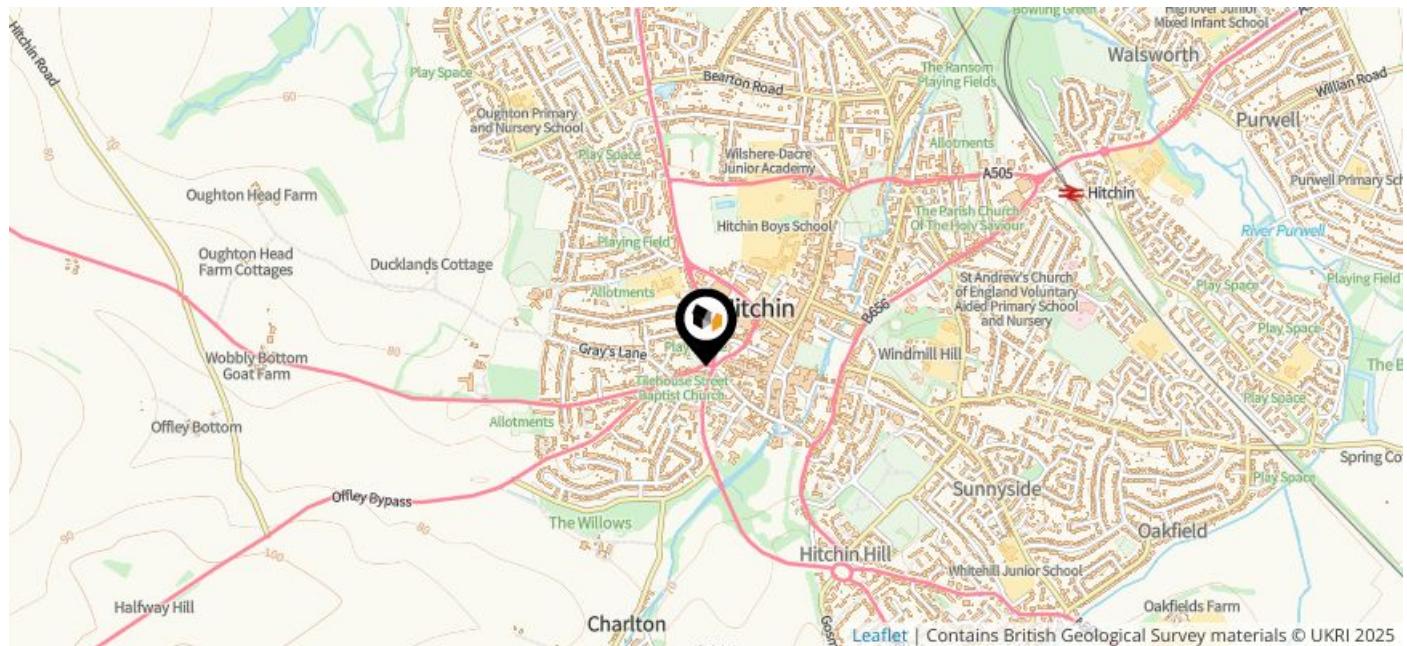
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

1	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.

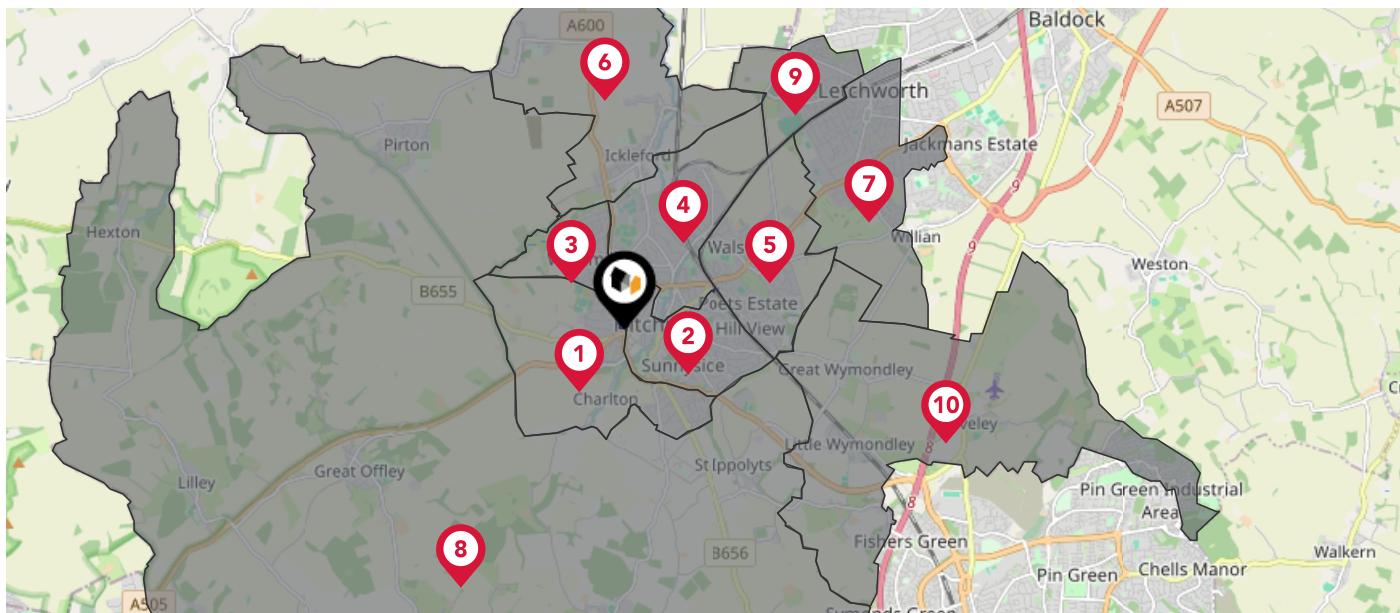
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

# Maps

## Council Wards

country  
properties

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

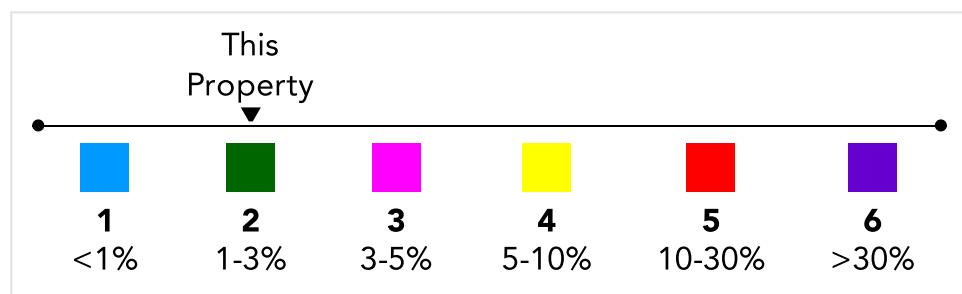
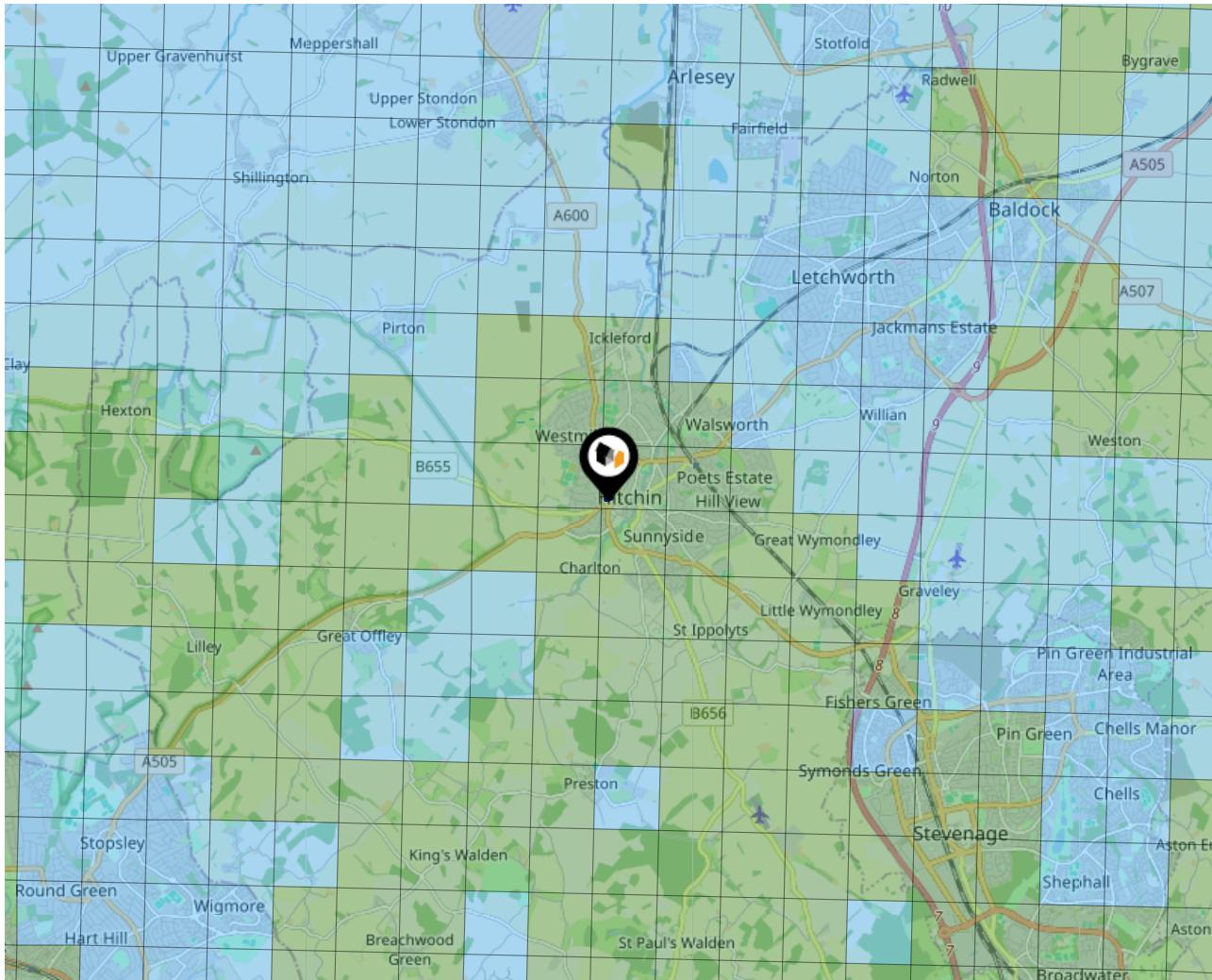


### Nearby Council Wards

- 1 Hitchin Priory Ward
- 2 Hitchin Highbury Ward
- 3 Hitchin Oughton Ward
- 4 Hitchin Beartons Ward
- 5 Hitchin Walsworth Ward
- 6 Cadwell Ward
- 7 Letchworth South West Ward
- 8 Hitchwood, Offa and Hoo Ward
- 9 Letchworth Wilbury Ward
- 10 Chesfield Ward

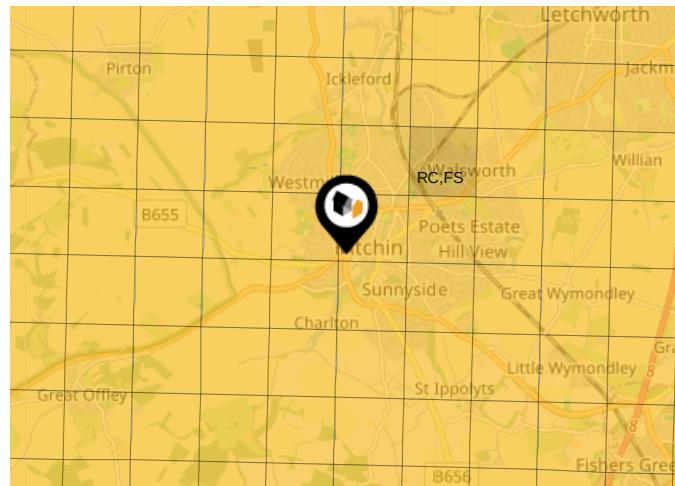
## What is Radon?

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/m<sup>3</sup>).



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

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

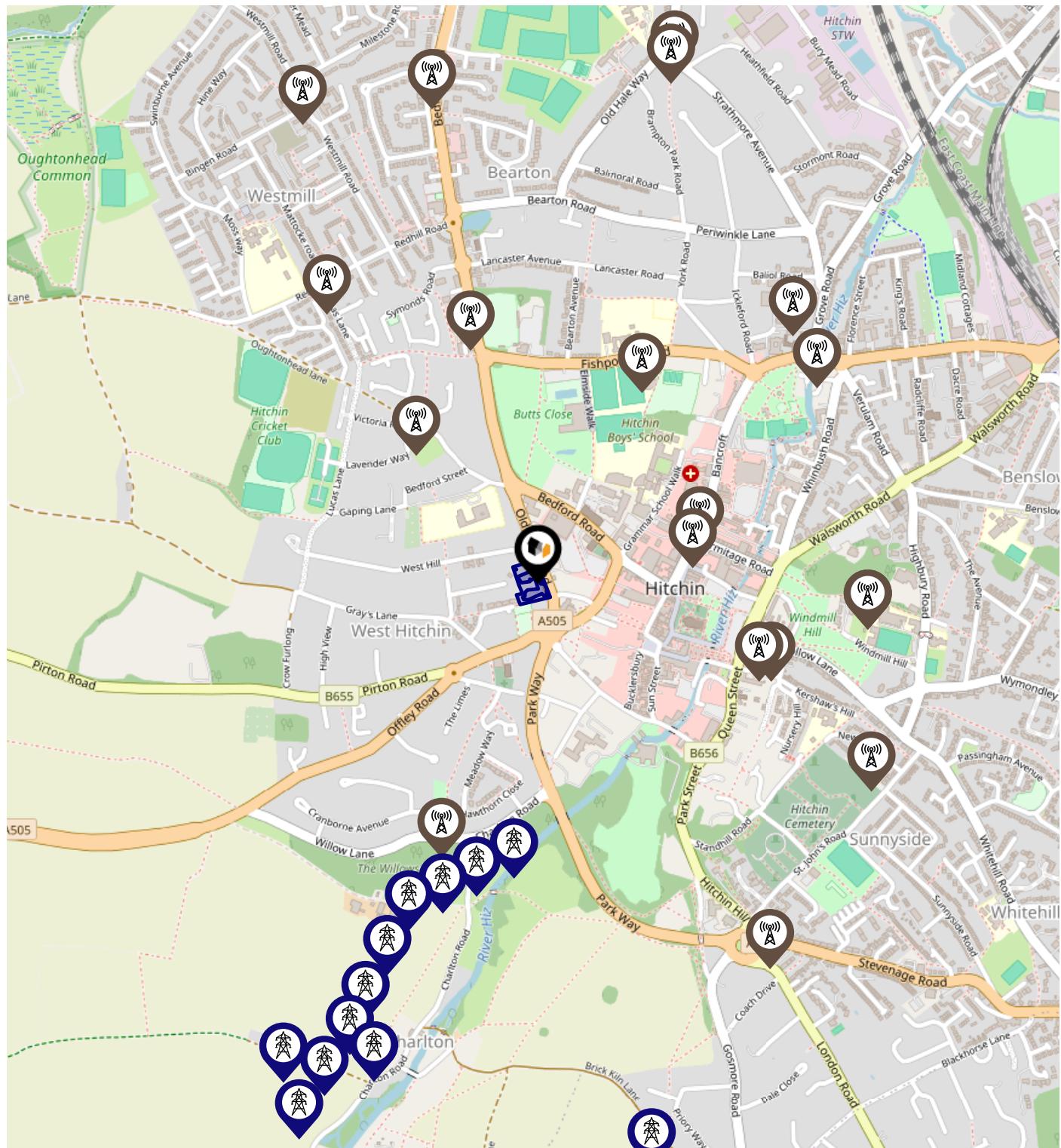


## Primary Classifications (Most Common Clay Types)

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

# Local Area Masts & Pylons

country  
properties



## Key:

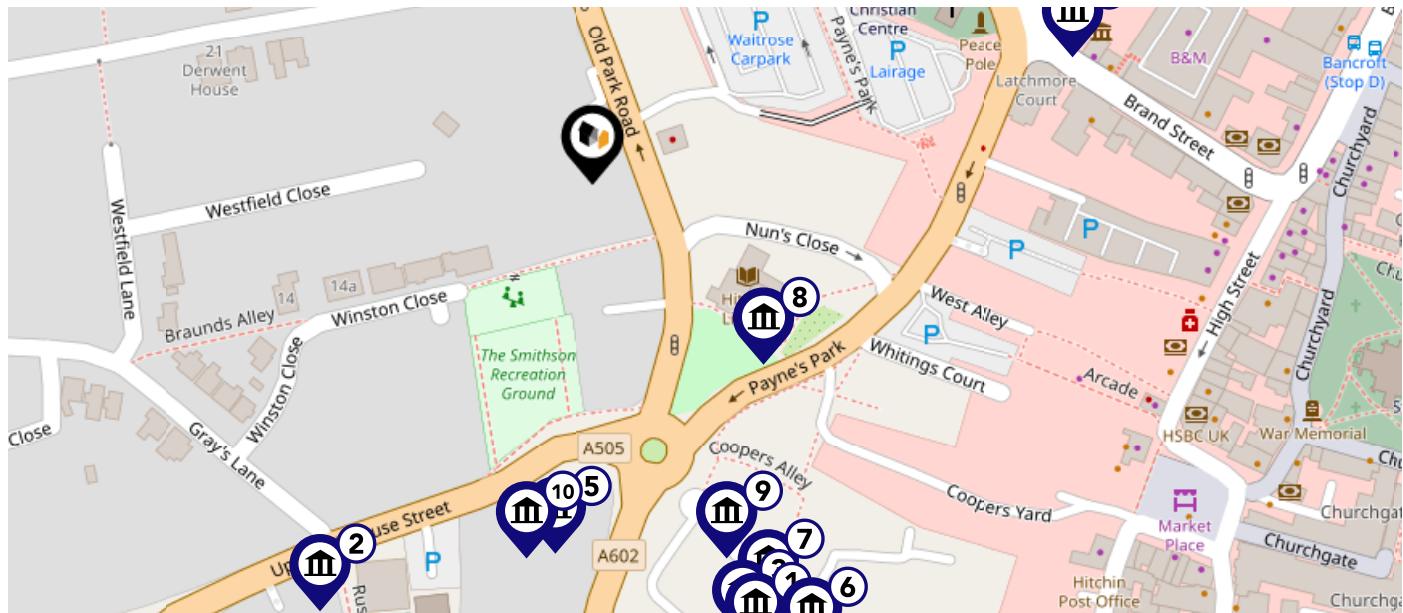
- Power Pylons
- Communication Masts

# Maps

## Listed Buildings

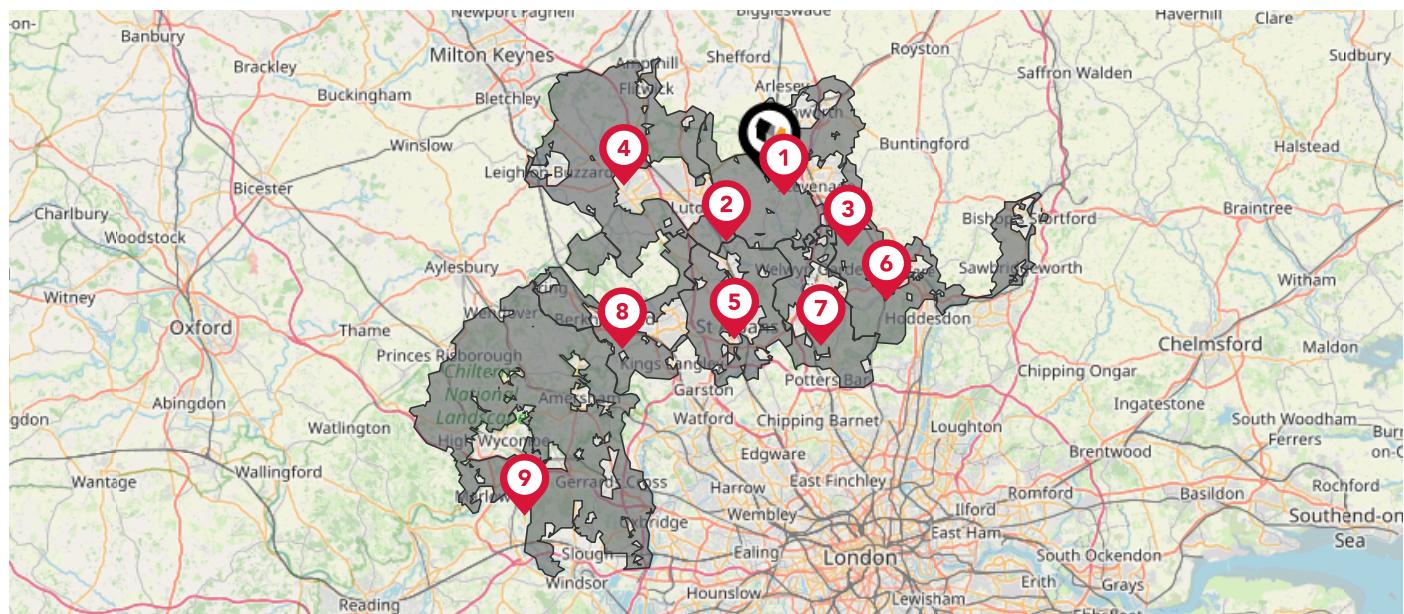
country  
properties

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



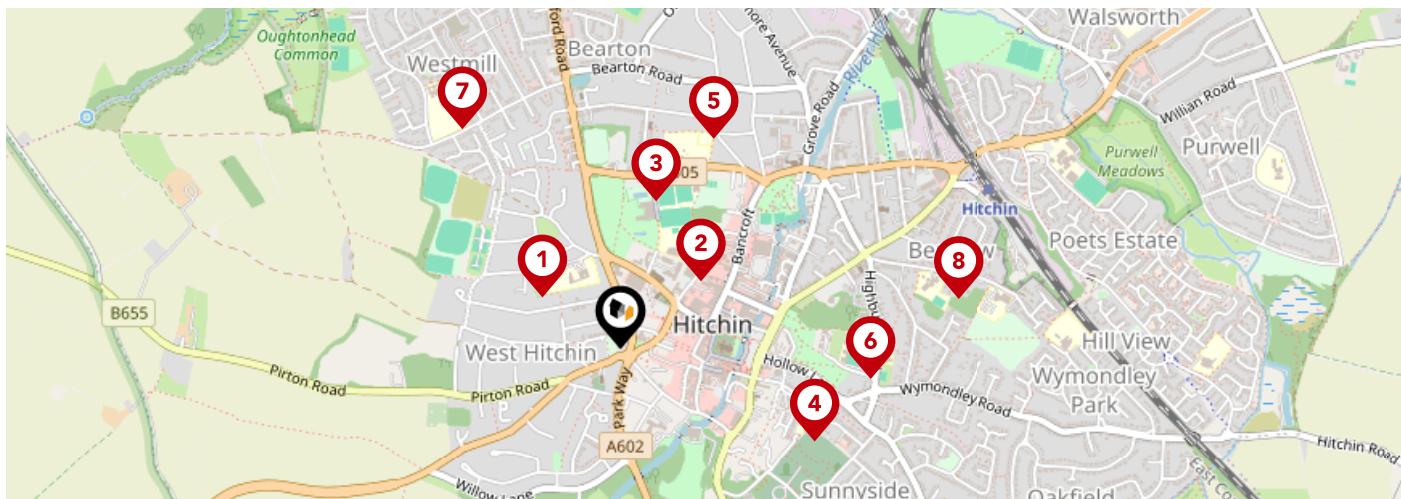
Listed Buildings in the local district	Grade	Distance
1347584 - 28, Tilehouse Street	Grade II	0.1 miles
1102118 - The Highlander Public House	Grade II	0.1 miles
1102157 - 29, Tilehouse Street	Grade II	0.1 miles
1394494 - Town Hall	Grade II	0.1 miles
1102159 - Number 42 (lewesford House) And Front Gate 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

- 1 London Green Belt - North Hertfordshire
- 2 London Green Belt - Luton
- 3 London Green Belt - Stevenage
- 4 London Green Belt - Central Bedfordshire
- 5 London Green Belt - St Albans
- 6 London Green Belt - East Hertfordshire
- 7 London Green Belt - Welwyn Hatfield
- 8 London Green Belt - Dacorum
- 9 London Green Belt - Buckinghamshire



Nursery Primary Secondary College Private

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

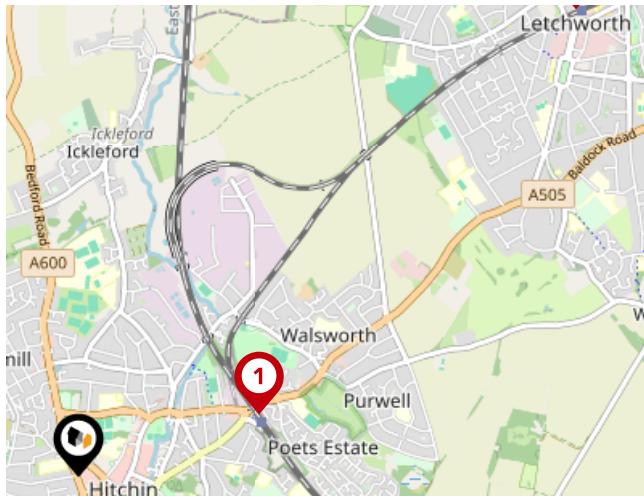


Nursery Primary Secondary College Private

<b>9</b>	<b>Whitehill Junior School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 240   Distance:0.82					
<b>10</b>	<b>Strathmore Infant and Nursery School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 199   Distance:0.88					
<b>11</b>	<b>The Priory School</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 1231   Distance:0.94					
<b>12</b>	<b>William Ransom Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding   Pupils: 422   Distance:1.03					
<b>13</b>	<b>Our Lady Catholic Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 154   Distance:1.08					
<b>14</b>	<b>Kingshott School</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated   Pupils: 400   Distance:1.27					
<b>15</b>	<b>Mary Exton Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 181   Distance:1.36					
<b>16</b>	<b>Highover Junior Mixed and Infant School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 428   Distance:1.37					

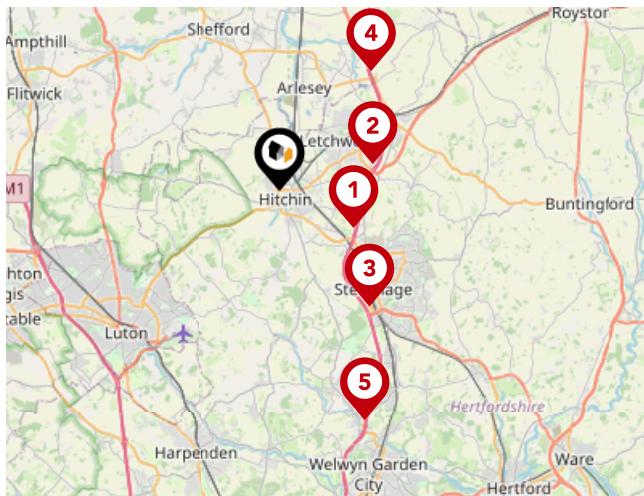
# Area Transport (National)

country properties



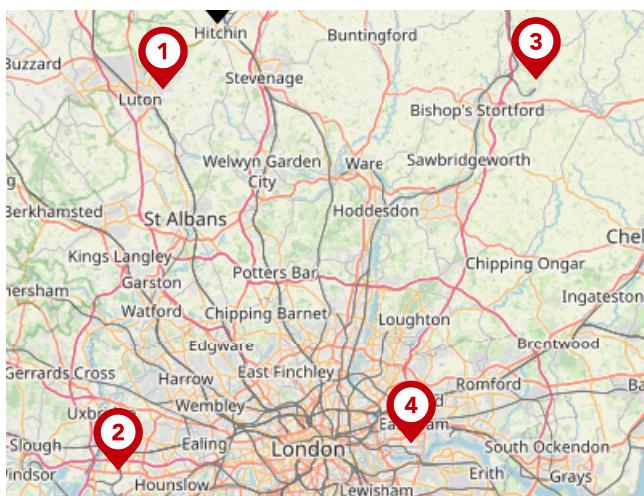
## National Rail Stations

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

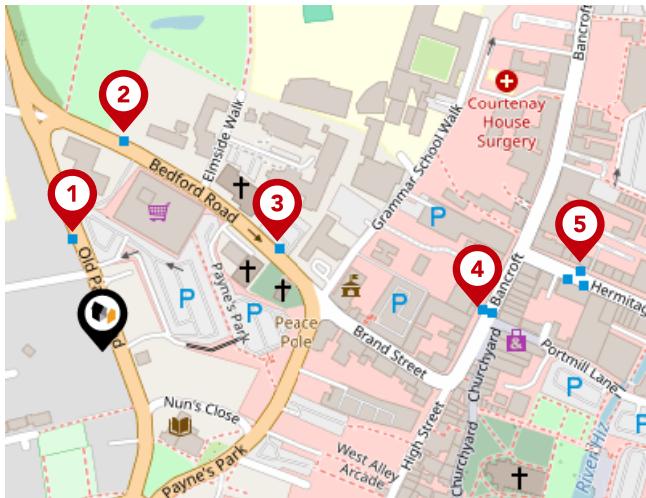


## Airports/Helipads

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

# Area Transport (Local)

country  
properties

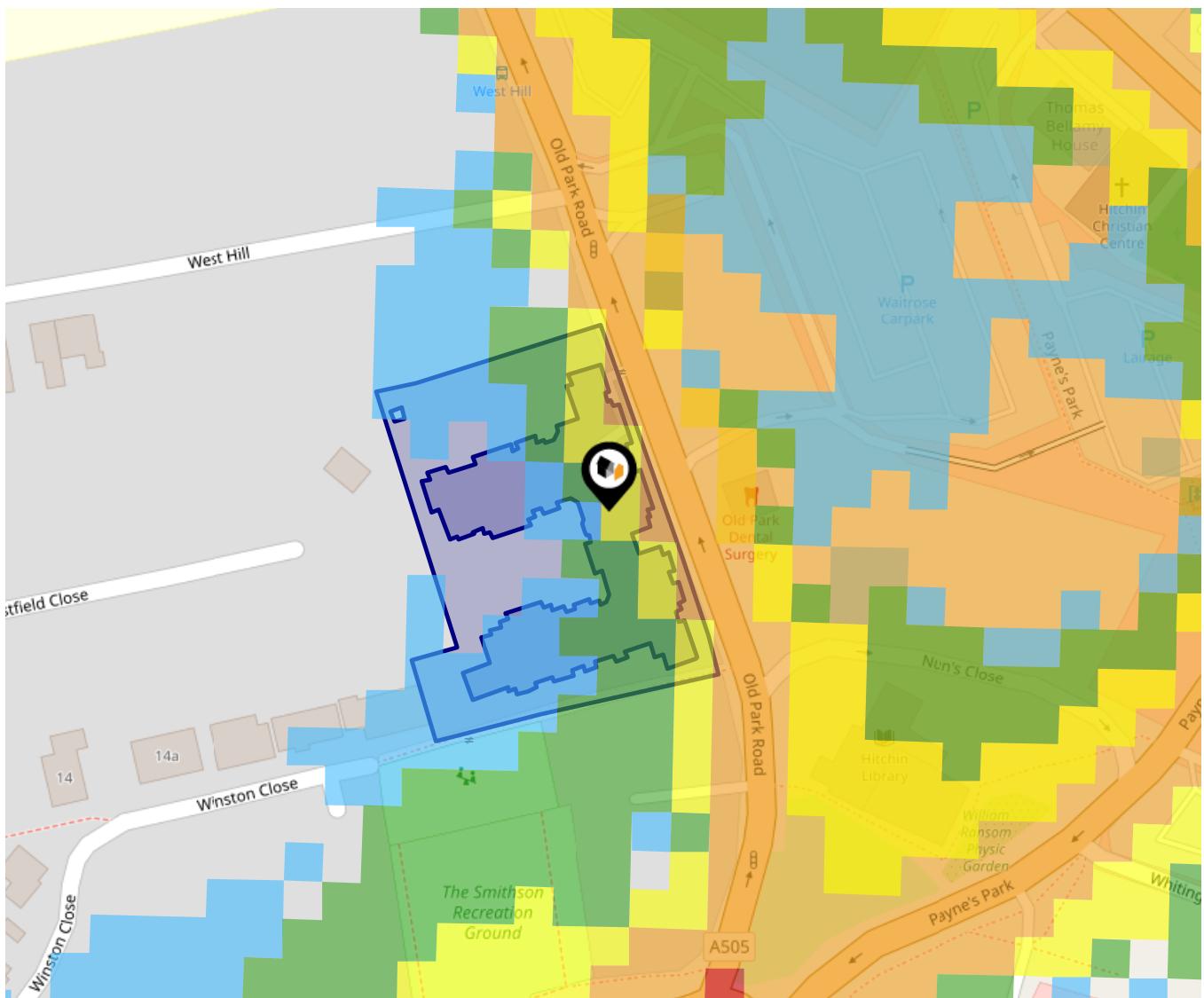


## Bus Stops/Stations

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

# Local Area Road Noise

country  
properties



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.

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# country properties

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