

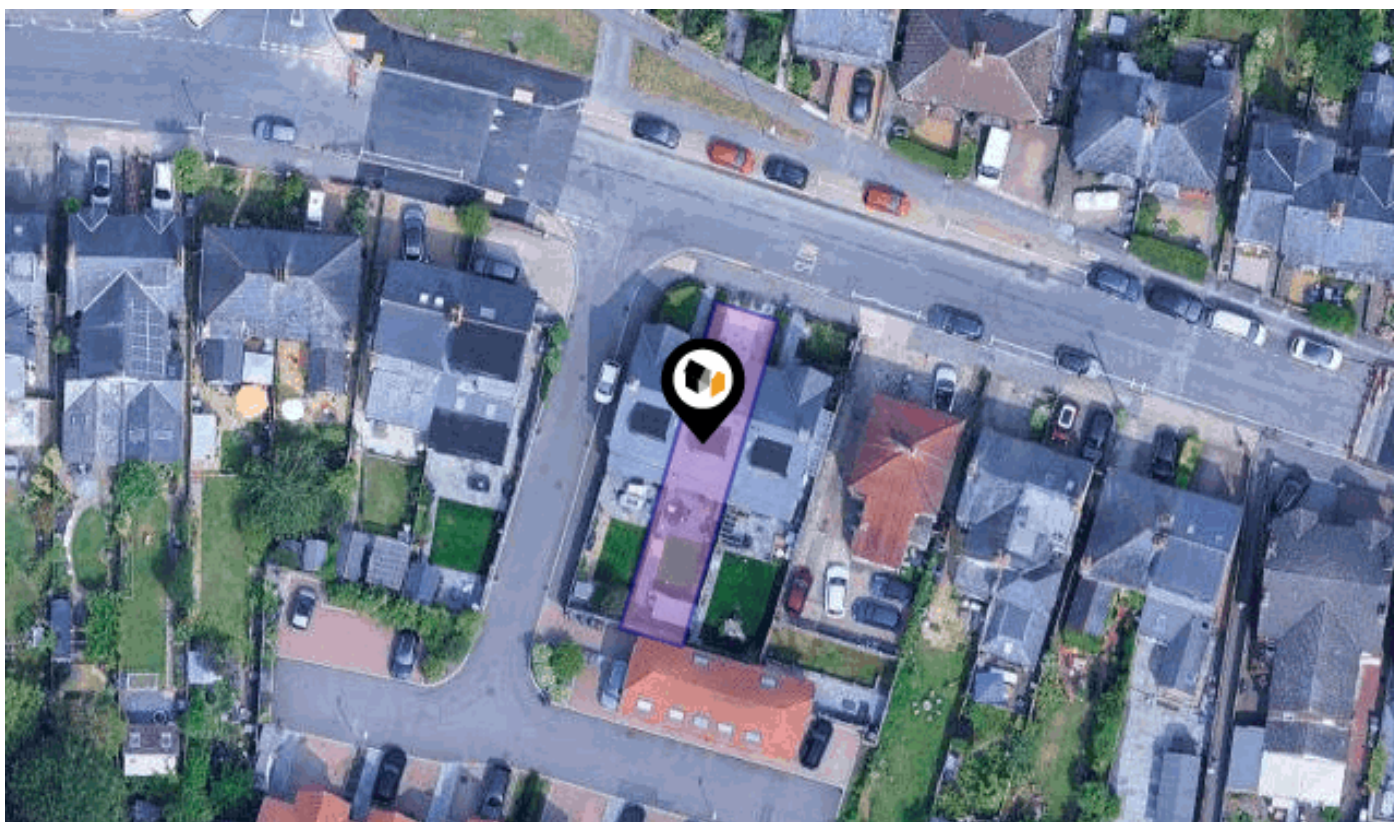


See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 09th September 2025



BEARTON ROAD, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



Planning records for: **31 Bearton Road Hitchin SG5 1UE**

Reference - 17/00832/1HH	
Decision:	Decided
Date:	03rd April 2017
Description:	Single story rear extension

Reference - 23/02176/FPH	
Decision:	Decided
Date:	18th September 2023
Description:	Single storey rear extension.

Reference - 23/02175/LDCP	
Decision:	Decided
Date:	18th September 2023
Description:	Insertion of L-shaped rear dormer window and 2no front rooflights to facilitate conversion of loft space

Planning records for: **33 Bearton Road Hitchin Hertfordshire SG5 1UE**

Reference - 21/01850/FPH	
Decision:	Decided
Date:	29th June 2021
Description:	Installation of vehicular crossover.

Planning records for: **34 Bearton Road Hitchin Hertfordshire SG5 1UE**

Reference - 20/00763/LDCP	
Decision:	Decided
Date:	06th April 2020
Description:	Hip to gable roof side extension including insertion of dormer window and Juliette balcony to existing rear elevation and insertion of two rooflights to existing front roofslope to facilitate the conversion of the loft into habitable accommodation

Planning records for: **36 Bearton Road Hitchin SG5 1UE**

Reference - 13/01385/1HH	
Decision:	Decided
Date:	09th August 2013
Description:	Part two storey and part single storey rear extension

Reference - 06/00499/1PUD	
Decision:	Decided
Date:	24th March 2006
Description:	Rear roof extension to facilitate loft conversion.

Planning records for: **37 Bearton Road Hitchin Hertfordshire SG5 1UE**

Reference - 24/02165/LDCP	
Decision:	Decided
Date:	08th October 2024
Description:	Insertion of rear L shaped box dormer window and two front rooflights to facilitate loft conversion

Planning records for: **37 Bearton Road Hitchin Hertfordshire SG5 1UE**

Reference - 25/01164/FPH	
Decision:	Decided
Date:	13th May 2025
Description:	Part two storey and part single storey side/rear extension following demolition of existing rear element. Installation of first floor side window.

Reference - 94/00050/1HH	
Decision:	Decided
Date:	11th January 1994
Description:	Vehicular crossover.

Planning records for: **44 Bearton Road Hitchin Hertfordshire SG5 1UE**

Reference - 19/00193/LDCP	
Decision:	Decided
Date:	25th January 2019
Description:	Roof extension to form gable end and insertion of rear dormer window and one front velux window to facilitate loft conversion.

Reference - 19/00508/FPH	
Decision:	Decided
Date:	05th March 2019
Description:	Single storey rear extension

Planning records for: **45 Bearton Road Hitchin SG5 1UE**

Reference - 17/01251/1PUD	
Decision:	Decided
Date:	15th May 2017
Description:	Hip to gable roof extension, insertion of second floor window to flank elevation, insertion of dormer windows to rear roofslope and insertion of two rooflights to front roofslope to create additional accommodation in roof space.

Reference - 25/01578/FPH	
Decision:	Decided
Date:	23rd June 2025
Description:	Single storey rear and first floor rear extensions and installation of solar roof panels. Raise existing roof height to existing outbuilding. (amended by plans rec'd 29 July 2025)

Reference - 24/01638/FPH	
Decision:	Decided
Date:	02nd August 2024
Description:	Creation of vehicular access off Bearton Road, constructed as part of the traffic calming scheme: TMZ220001-1. (Development already carried out).

Planning records for: **105 Bearton Road Hitchin SG5 1UE**

Reference - 92/01008/1	
Decision:	Decided
Date:	03rd September 1992
Description:	Detached dwelling and detached double garage. (Renewal of planning permission 1/1503/87 granted 10.11.87)

Planning records for: **105 Bearton Road Hitchin SG5 1UE**

Reference - 87/01503/1	
Decision:	Decided
Date:	10th November 1987
Description:	Erection of detached dwelling and detached double garage to serve new and existing dwelling

Planning records for: **106 Bedford Road Hitchin Herts SG5 1UE**

Reference - 94/00349/1HH	
Decision:	Decided
Date:	21st March 1994
Description:	Single storey side extension.

Reference - 17/00739/1NCS	
Decision:	Decided
Date:	23rd March 2017
Description:	Single storey rear extension (following removal of existing conservatory) with the following dimension: Length (measured from rear wall of original house) - 4.05 metres

Planning records for: **108 Bearton Road Hitchin SG5 1UE**

Reference - 15/00586/1HH	
Decision:	Decided
Date:	03rd March 2015
Description:	Insertion of rear dormer window to facilitate loft conversion, alteration to roof of existing rear projection.

Planning records for: **109 Bearton Road Hitchin SG5 1UE**

Reference - 15/00346/1HH	
Decision:	Decided
Date:	04th February 2015
Description:	Rear roof extension to create additional accommodation in roof space

Planning records for: **110 Bearton Road Hitchin Hertfordshire SG5 1UE**

Reference - 21/00386/FPH	
Decision:	Decided
Date:	04th February 2021
Description:	Single storey rear extension (as amended by plans received 11 August 2021).

Planning records for: **111 Bearton Road Hitchin SG5 1UE**

Reference - 08/00965/1HH	
Decision:	Decided
Date:	14th May 2008
Description:	Single storey rear extension

Planning records for: **112 Bearton Road Hitchin SG5 1UE**

Reference - 07/02270/1HH	
Decision:	Decided
Date:	17th September 2007
Description:	Retention of single storey side and rear extensions

Planning records for: **117 Bearton Road Hitchin SG5 1UE**

Reference - 03/00506/1HH	
Decision:	Decided
Date:	25th March 2003
Description:	Single storey rear extension

Planning records for: **121 Bearton Road Hitchin Hertfordshire SG5 1UE**

Reference - 23/01969/FPH	
Decision:	Decided
Date:	14th September 2023
Description:	Single storey rear and side extension following partial demolition of existing single storey element.

Reference - 24/00769/LDCP	
Decision:	Decided
Date:	09th April 2024
Description:	Insertion of rear L shaped box dormer window and two front rooflights to facilitate loft conversion

Planning records for: **123 Bearton Road Hitchin Hertfordshire SG5 1UE**

Reference - 17/04397/LDCP	
Decision:	Decided
Date:	20th December 2017
Description:	Rear box dormer window to facilitate conversion of loft into habitable space.

Planning records for: **124 Bearton Road Hitchin SG5 1UE**

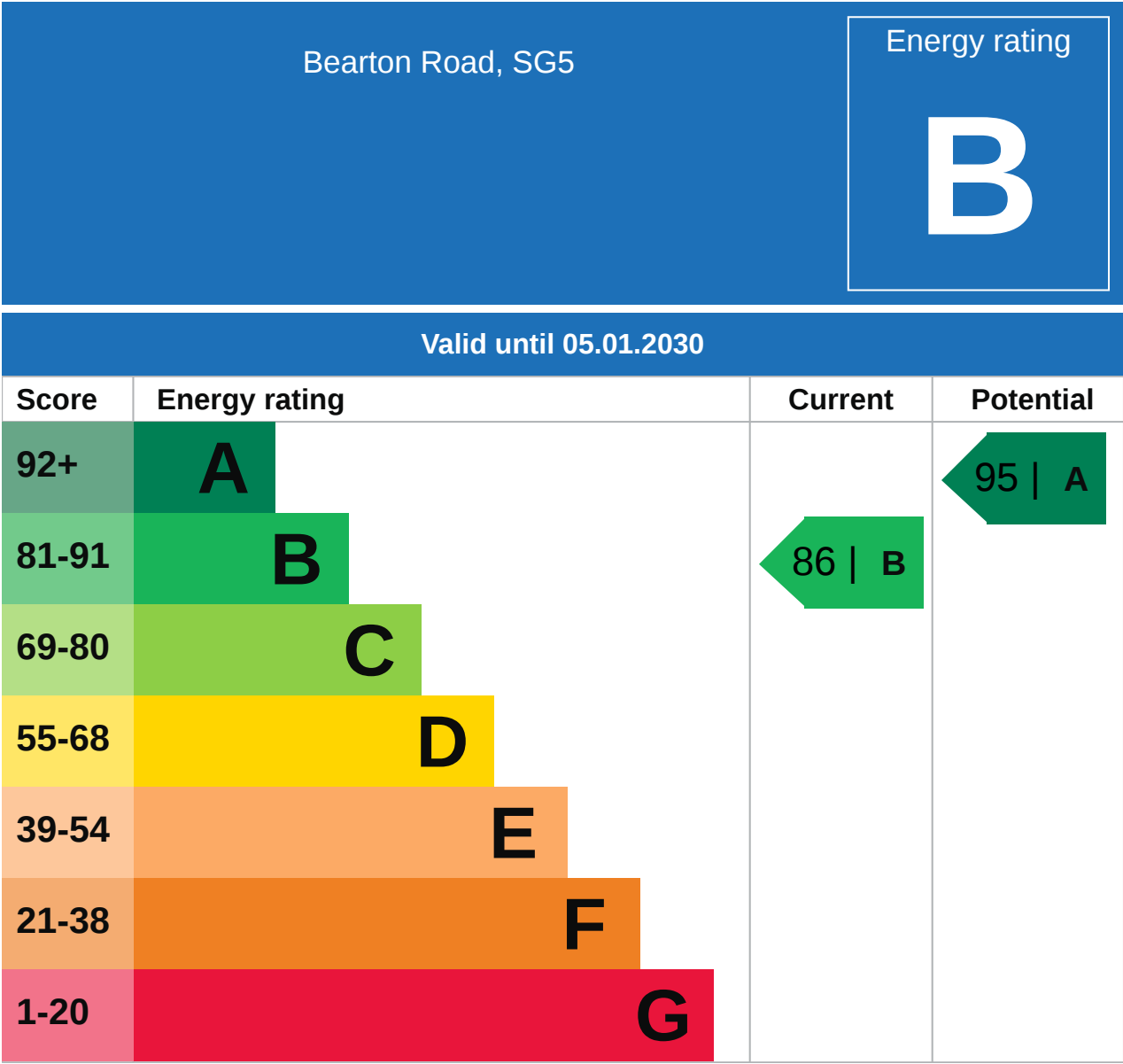
Reference - 11/01333/1HH	
Decision:	Decided
Date:	25th May 2011
Description:	First floor rear extension and insertion of rooflight in existing rear roofslope of existing kitchen area

Reference - 18/01153/FPH	
Decision:	Decided
Date:	26th April 2018
Description:	Single story rear extension.

Reference - 94/01123/1HH	
Decision:	Decided
Date:	17th October 1994
Description:	Single storey rear extension

Planning records for: **125 Bearton Road Hitchin SG5 1UE**

Reference - 10/00852/1PUD	
Decision:	Decided
Date:	10th May 2010
Description:	Single storey side and rear extensions following demolition of existing detached garage and rear extension



Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.24 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.12 W/m-Â°K
Total Floor Area:	126 m ²

Building Safety

No building safety aspects to report

Accessibility / Adaptations

Not suitable for wheelchair users

No adaptations

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Standard Brick

Property Lease Information

FREEHOLD:
Private Maintanance Charge - £250

Listed Building Information

Not listed

Stamp Duty

Not specified

Other

None specified

Other

None specified

Electricity Supply

YES - Mains

Gas Supply

YES - Mains

Central Heating

YES - GCH

Water Supply

YES - Mains

Drainage

YES - Mains

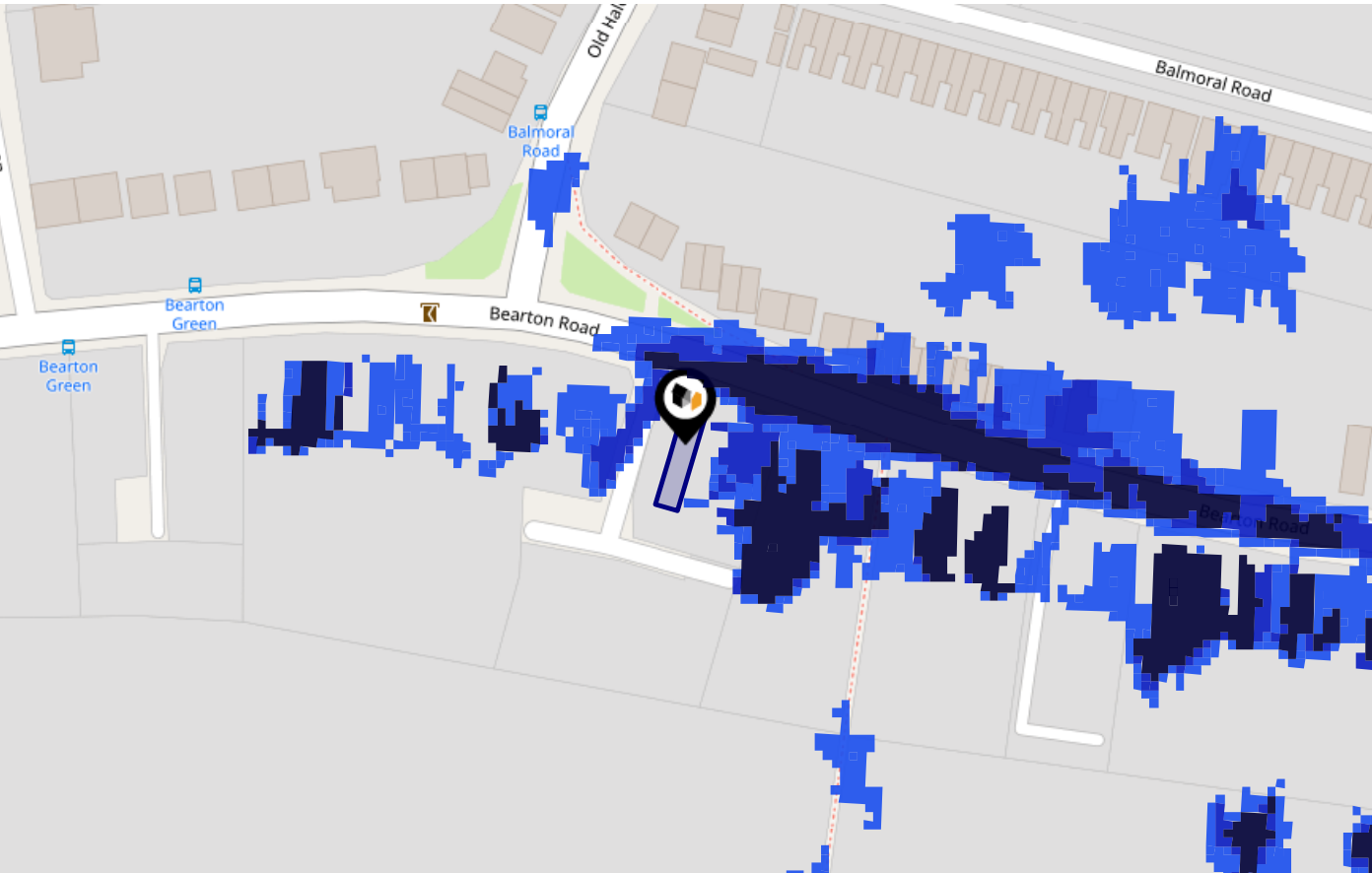
Important - Please read

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.

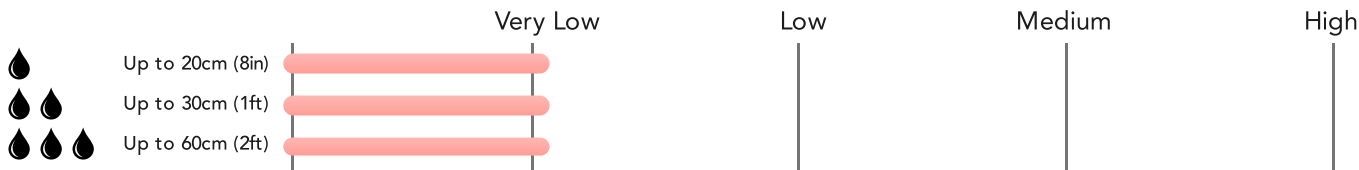


Risk Rating: Very low

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

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
-  **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

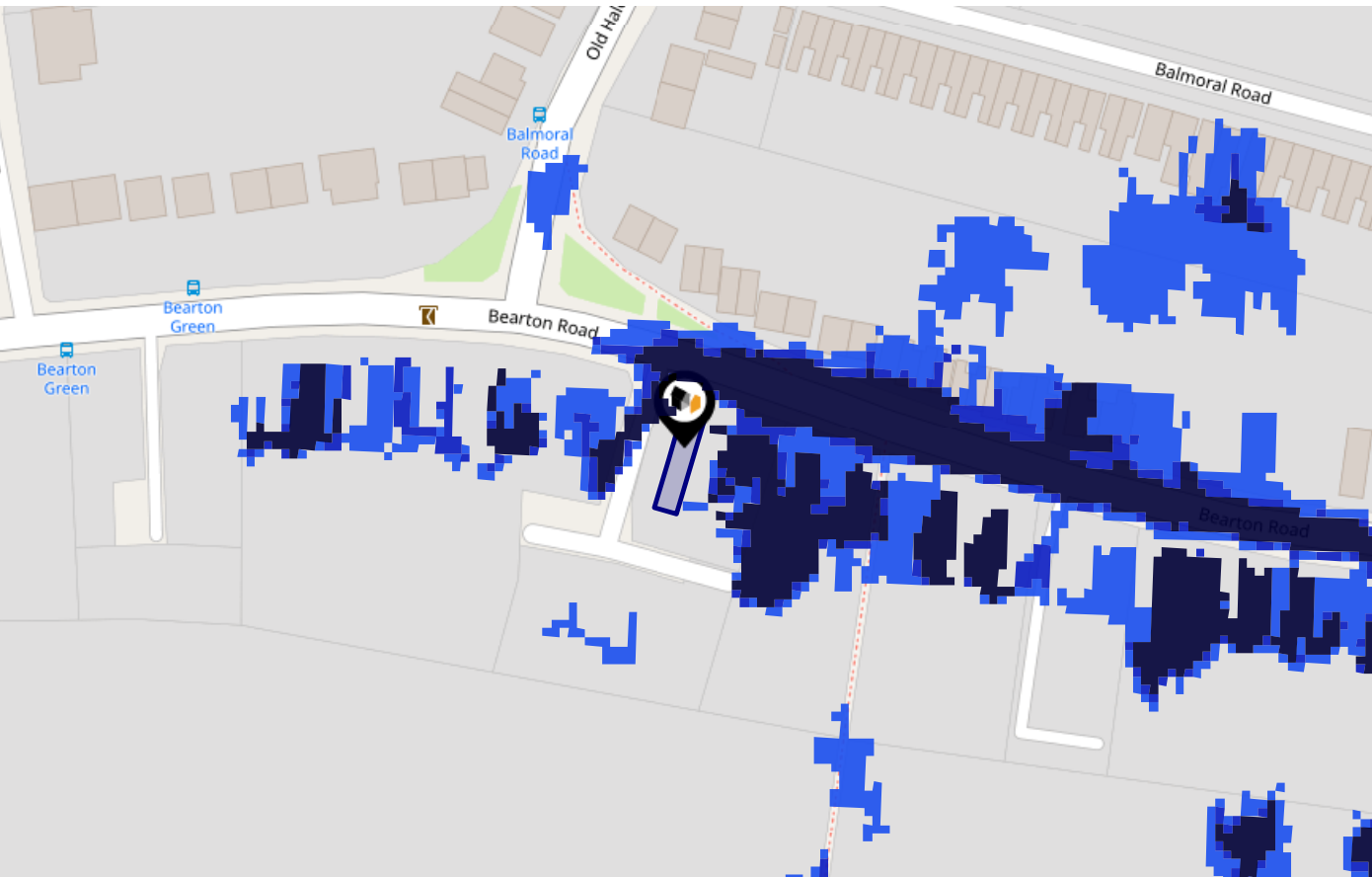
Chance of flooding to the following depths at this property:



Flood Risk

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.

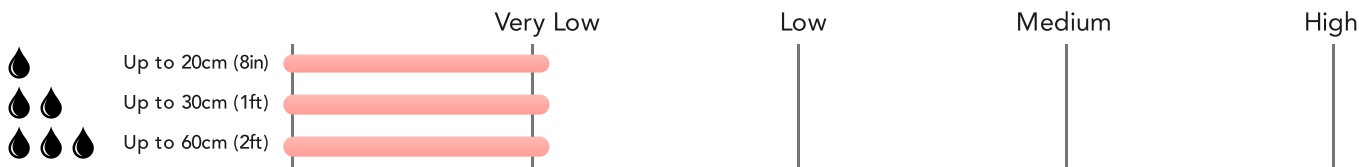


Risk Rating: Very low

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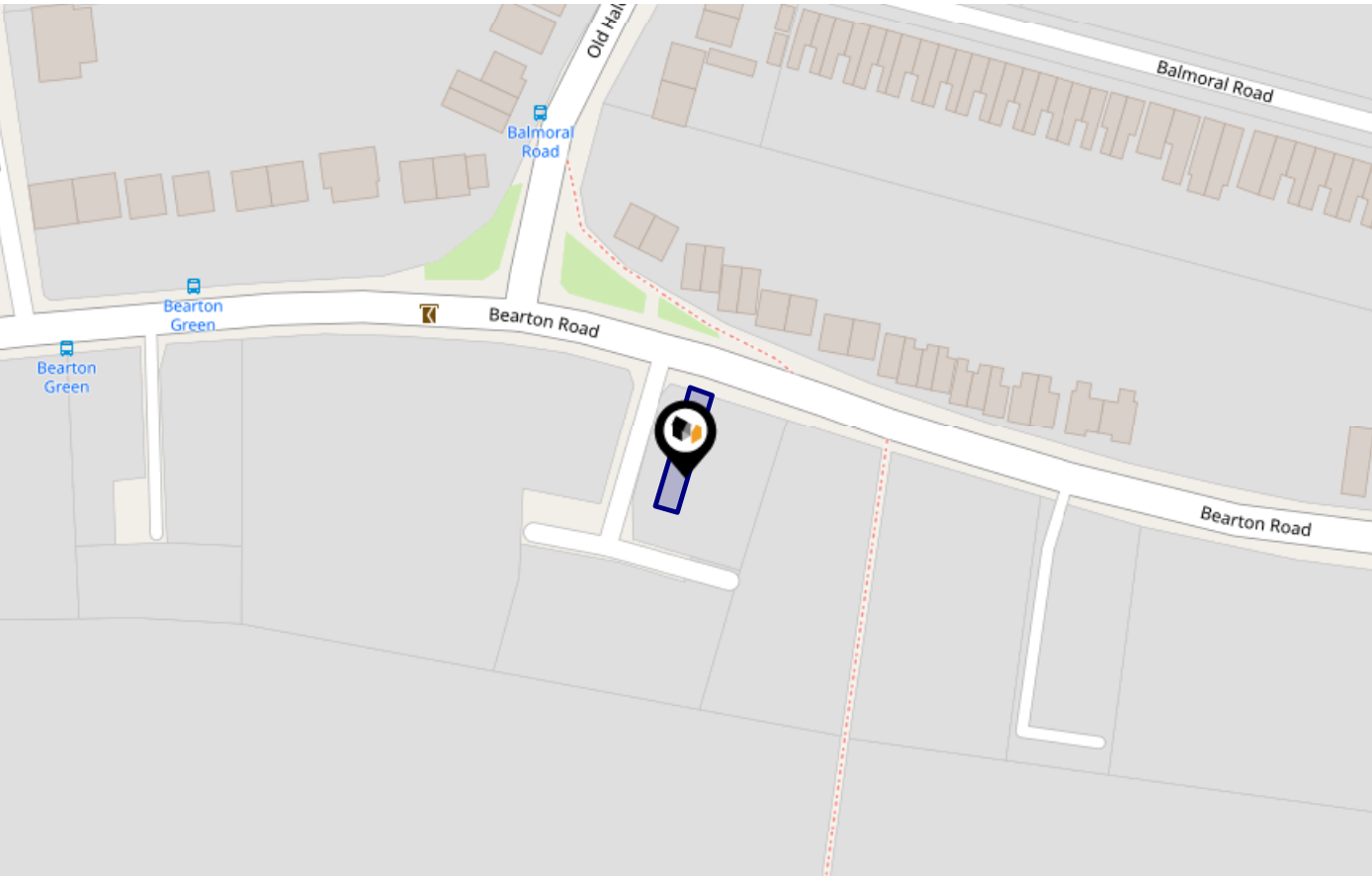
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

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

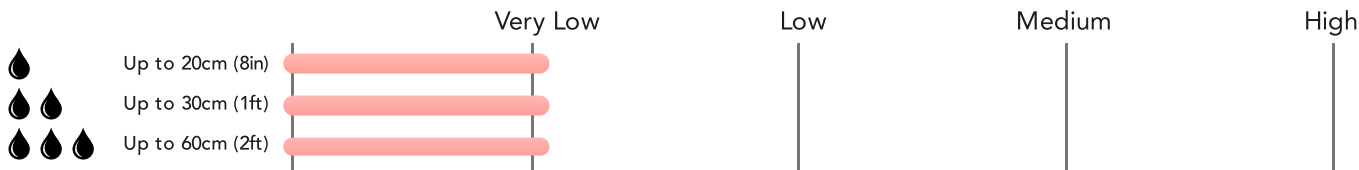


Risk Rating: Very low

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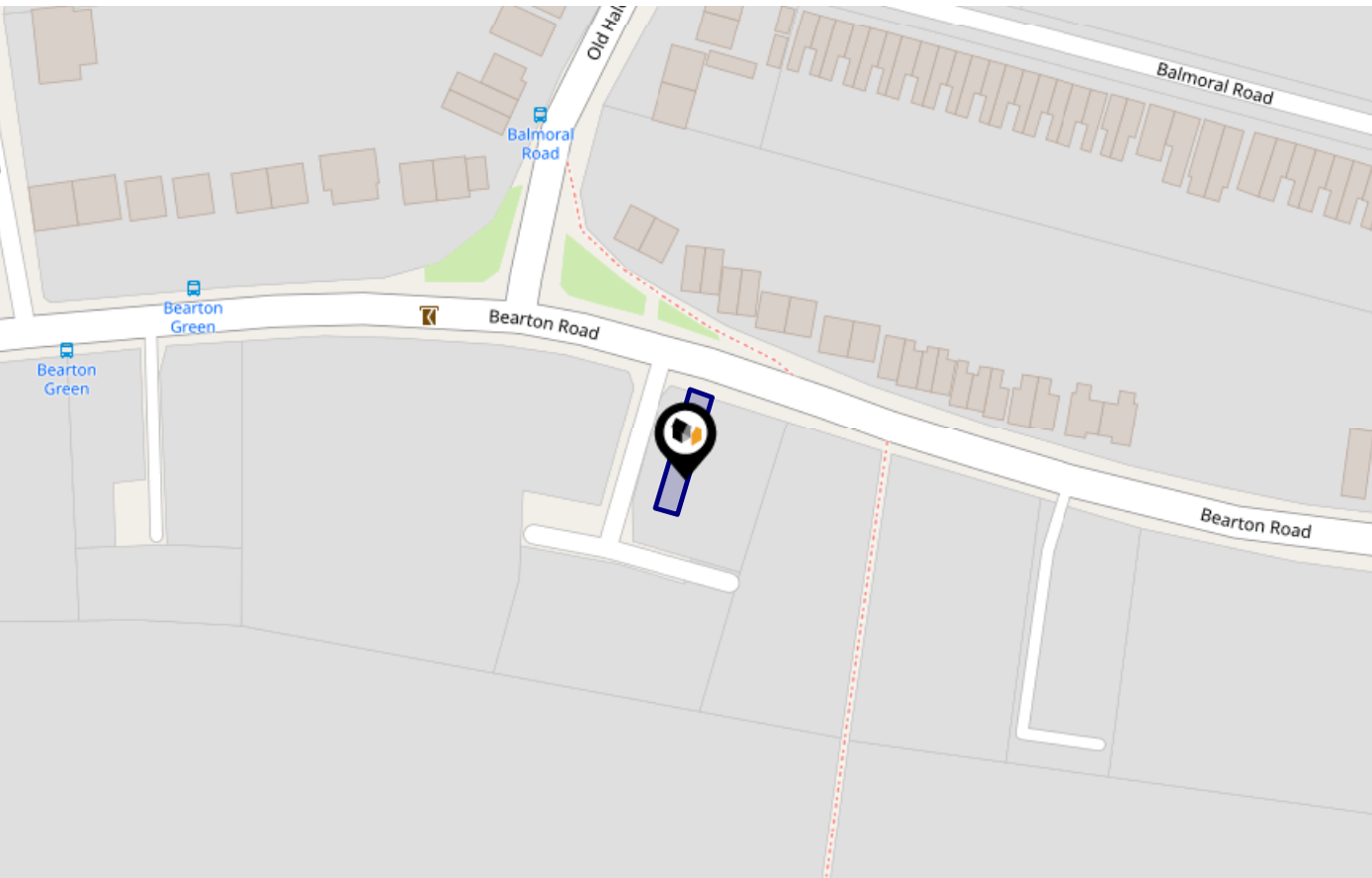
Chance of flooding to the following depths at this property:



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.

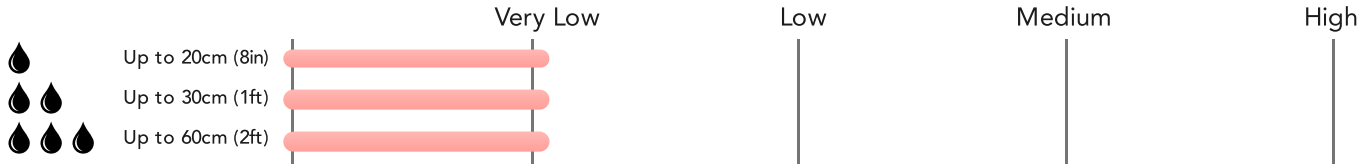


Risk Rating: **Very low**

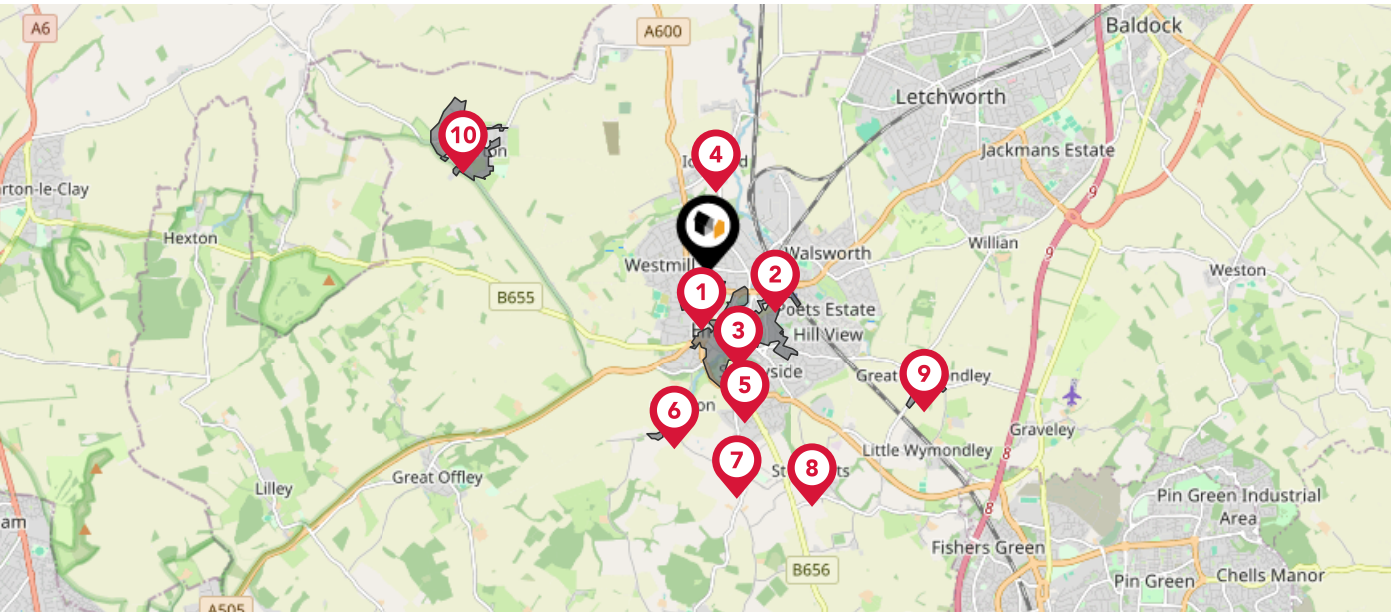
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Chance of flooding to the following depths at this property:

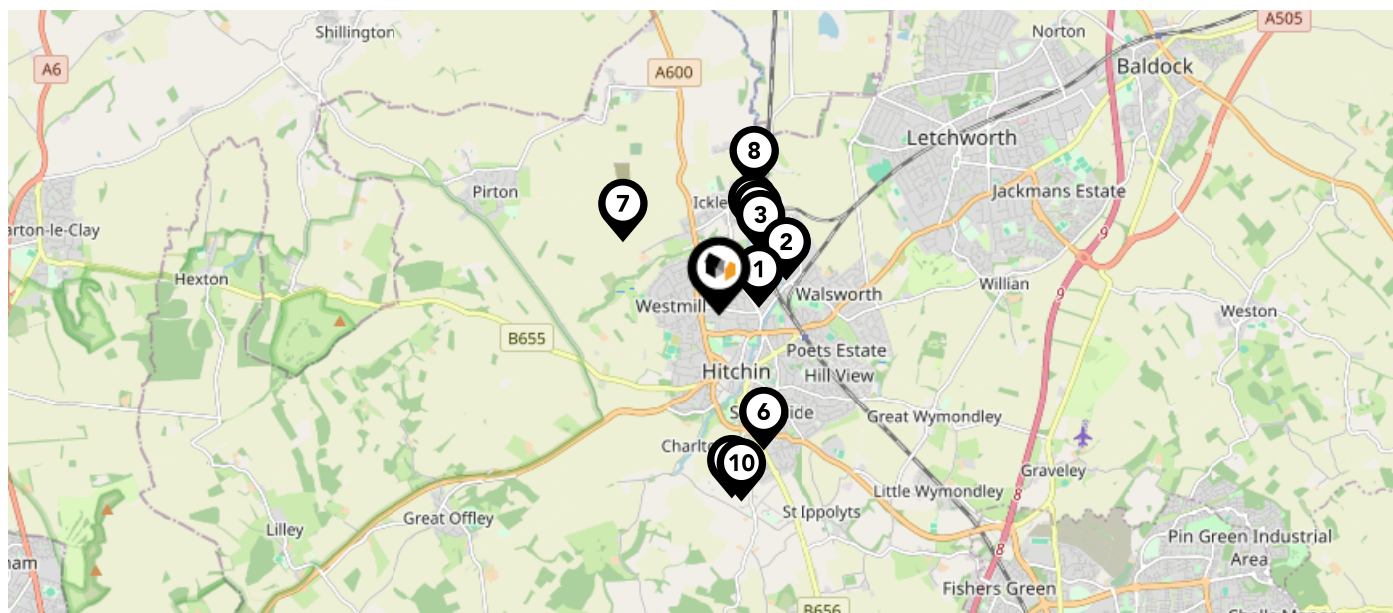


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



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

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	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill	
2	Wallace Way-Hitchin, Hertfordshire	Historic Landfill	
3	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill	
4	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill	
5	Gerry's Hole-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill	
6	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	
7	Hambridge Way-Pirton	Historic Landfill	
8	Lower Green-Ickleford, Hitchin, Surrey	Historic Landfill	
9	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
10	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



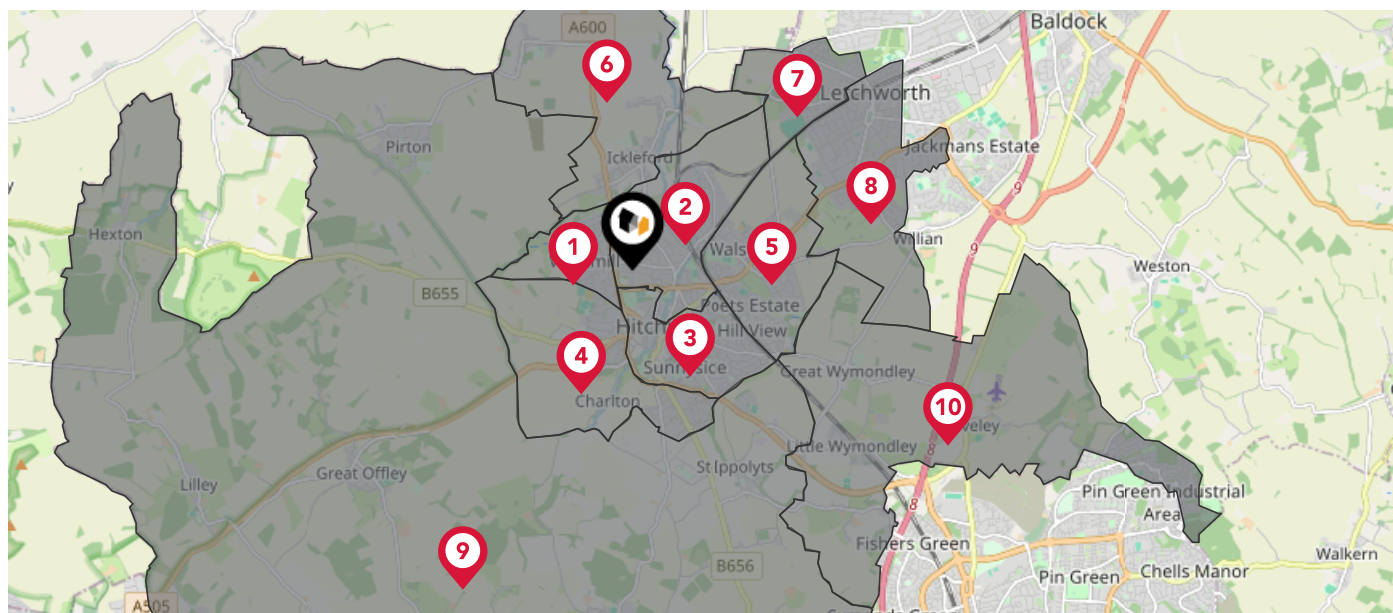
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft











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

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

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

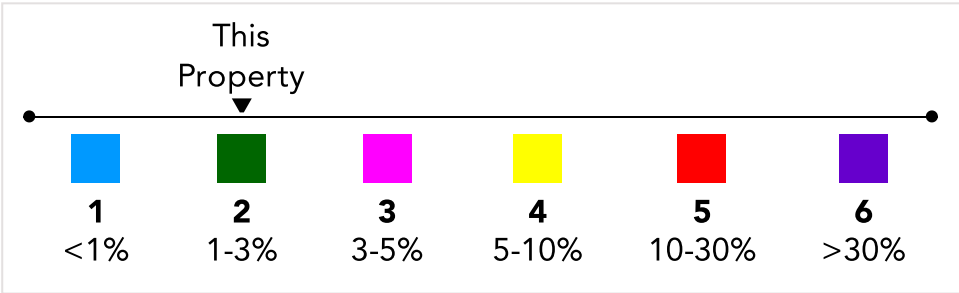
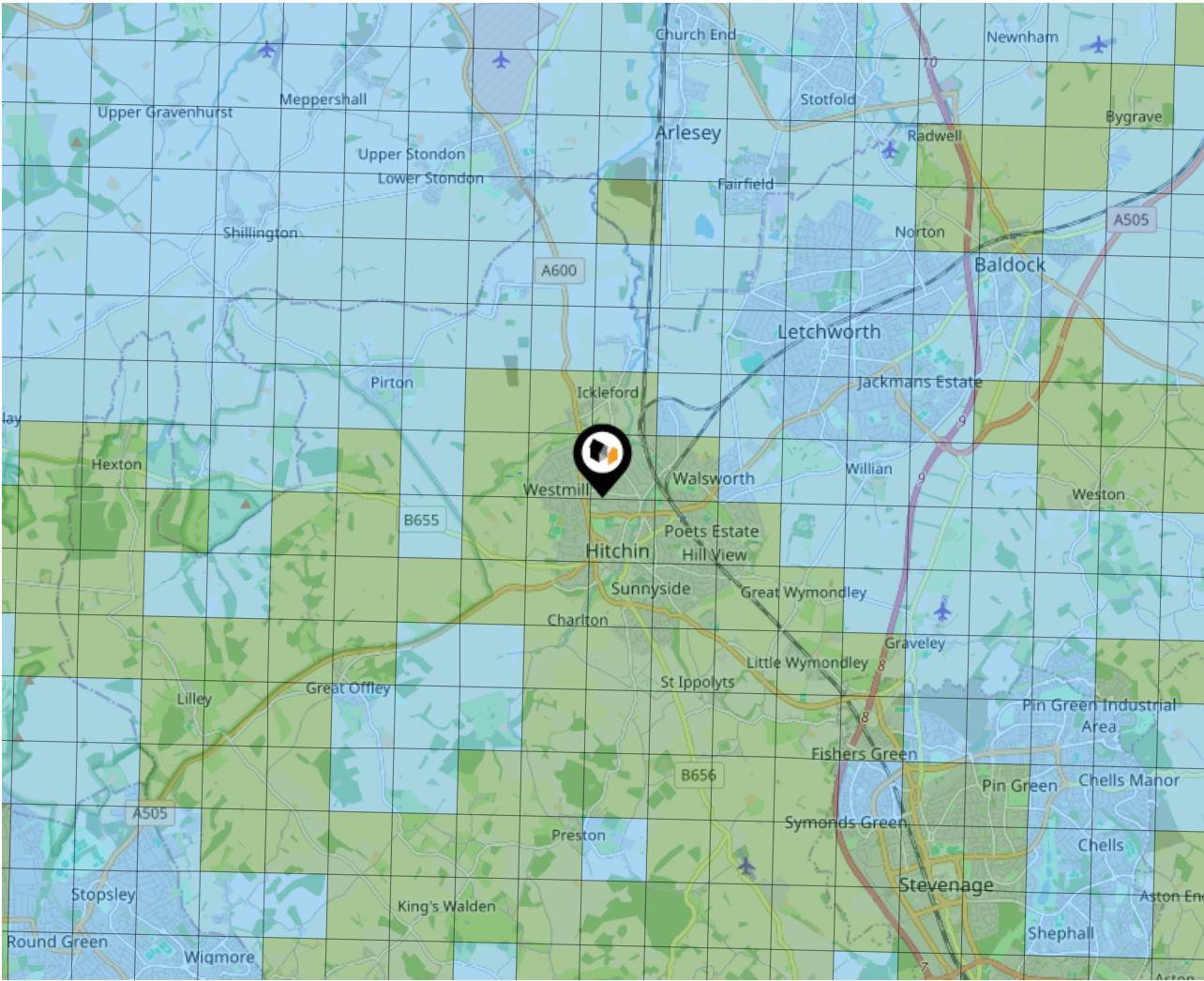


Nearby Council Wards

-  Hitchin Oughton Ward
-  Hitchin Bearton Ward
-  Hitchin Highbury Ward
-  Hitchin Priory Ward
-  Hitchin Walsworth Ward
-  Cadwell Ward
-  Letchworth Wilbury Ward
-  Letchworth South West Ward
-  Hitchwood, Offa and Hoo Ward
-  Chesfield Ward

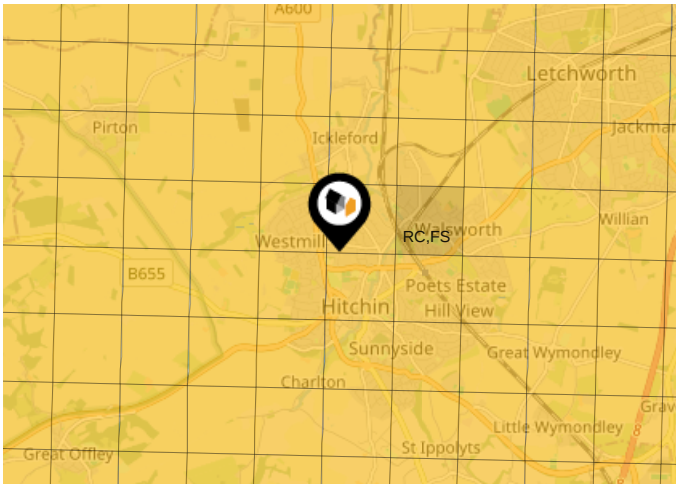
What is Radon?

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

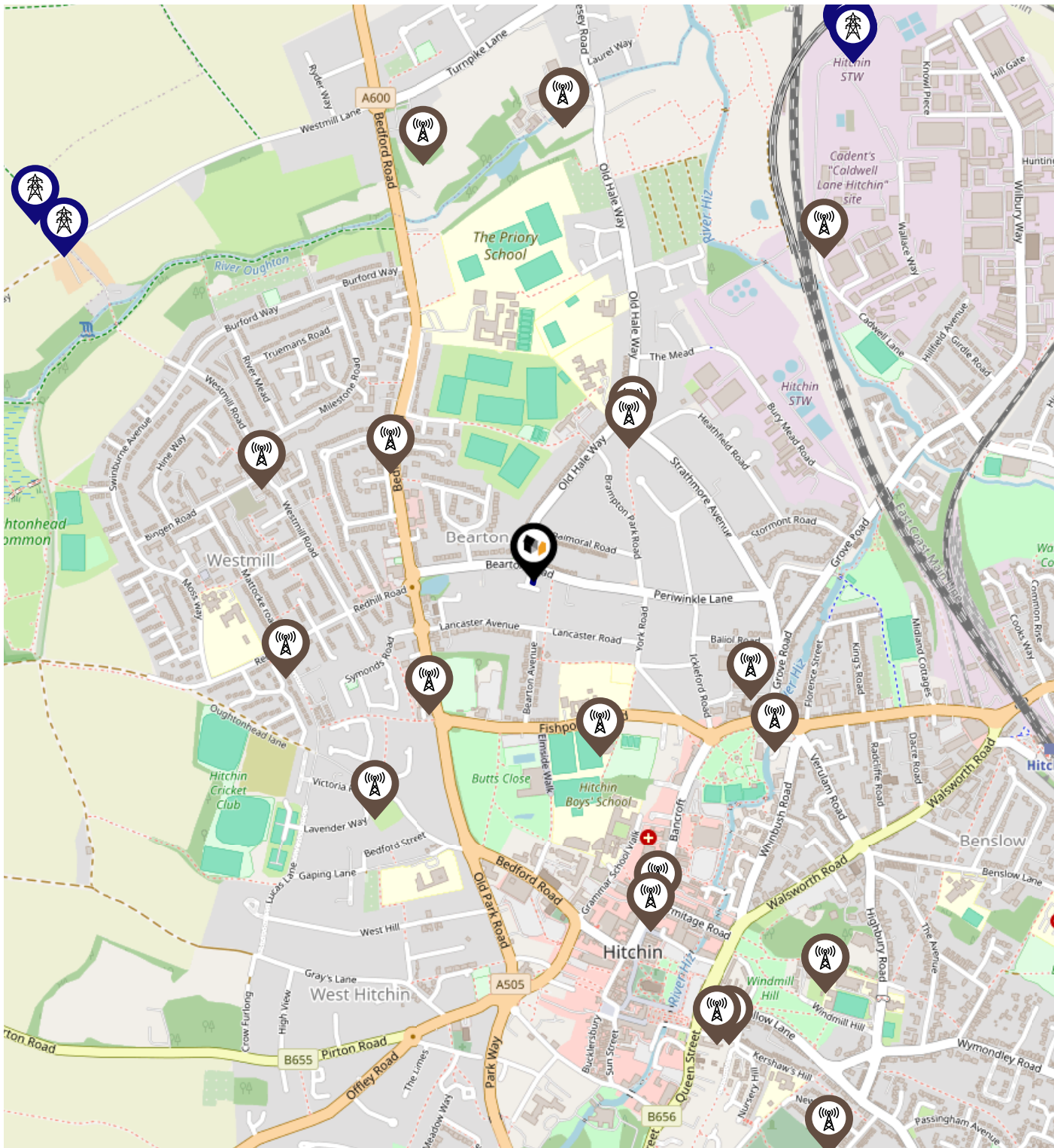


Primary Classifications (Most Common Clay Types)



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

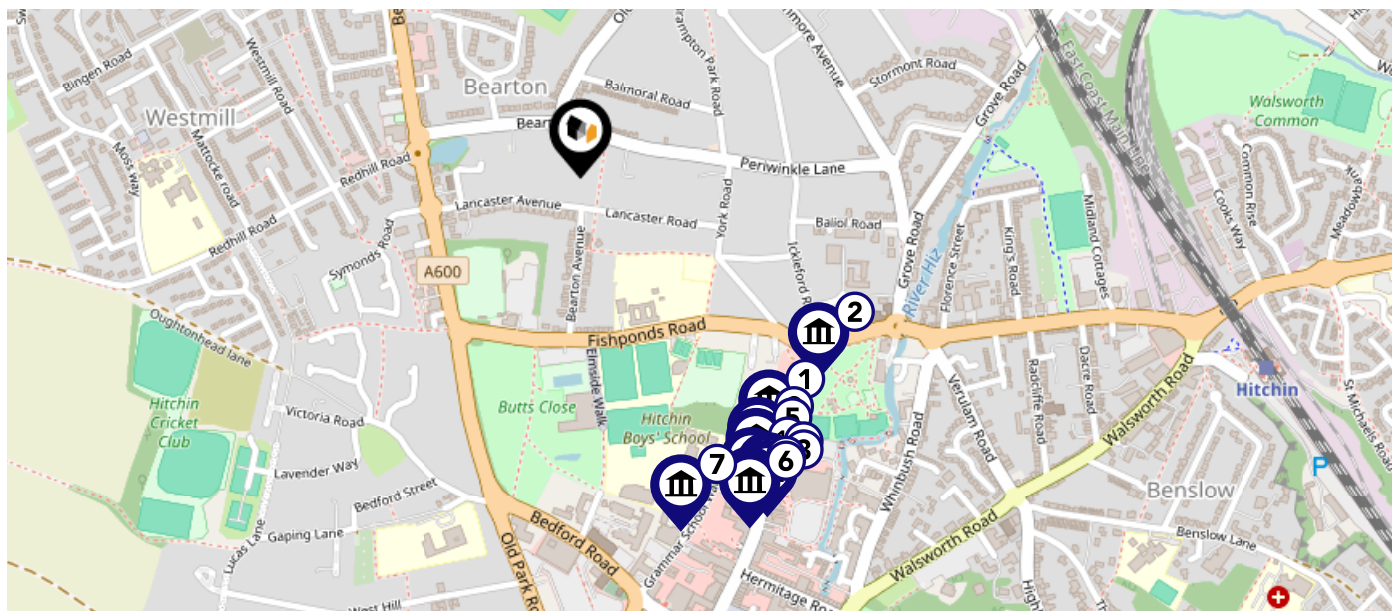
Masts & Pylons



Key:

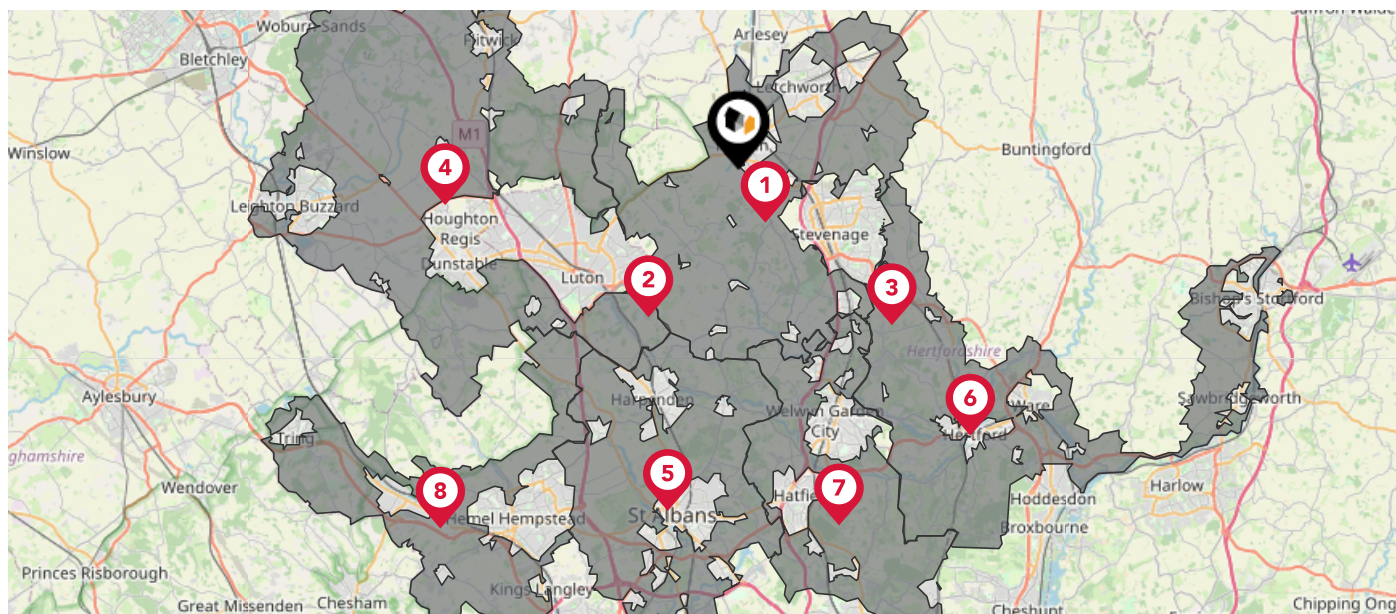
-  Power Pylons
-  Communication Masts

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
	1347577 - 53, Bancroft	Grade II	0.4 miles
	1347594 - Frythe Cottages	Grade II	0.4 miles
	1102222 - 86 And 87, Bancroft	Grade II	0.4 miles
	1172987 - 34, Bancroft	Grade II	0.4 miles
	1102221 - 45, 46 And 46a, Bancroft	Grade II	0.4 miles
	1347576 - 32 And 33, Bancroft	Grade II	0.4 miles
	1102163 - Hitchin Boys Grammar School	Grade II	0.4 miles
	1173005 - Entrance Court Wall And Gateways To Skynner's Almshouses Skynner's Almshouses	Grade II	0.4 miles
	1296455 - 47, Bancroft	Grade II	0.4 miles
	1102220 - 38-40, Bancroft	Grade II	0.4 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



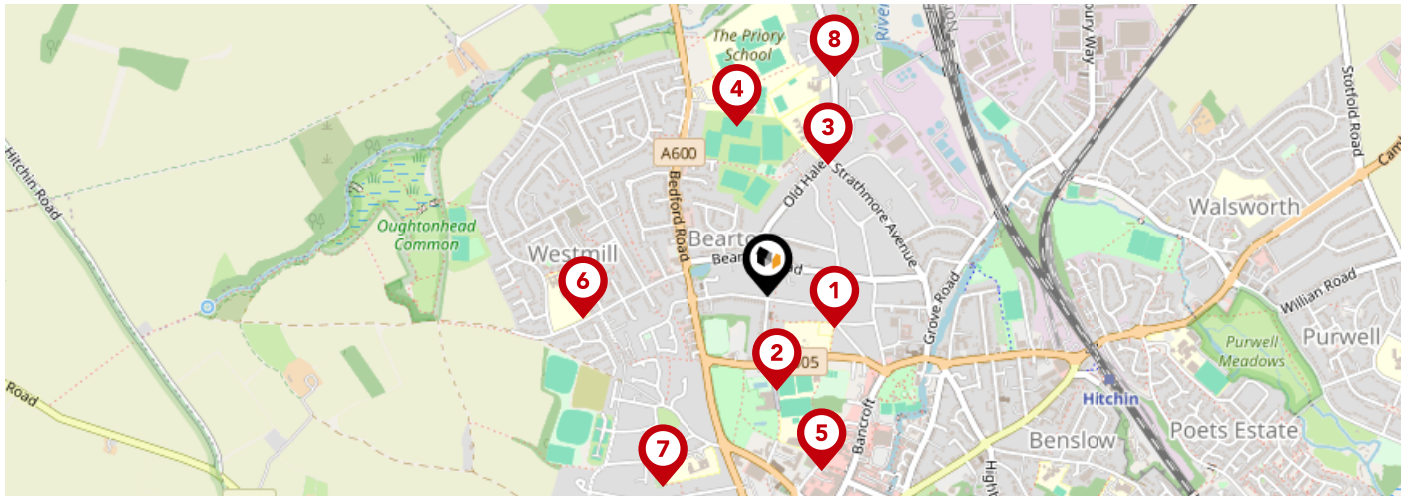
London Green Belt - East Hertfordshire



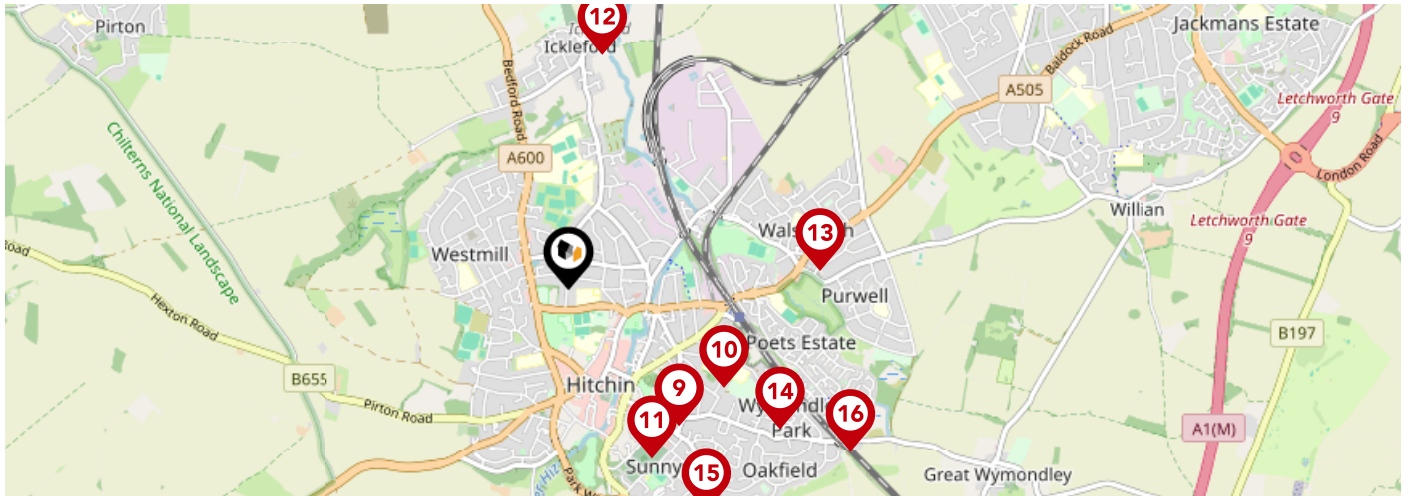
London Green Belt - Welwyn Hatfield



London Green Belt - Dacorum



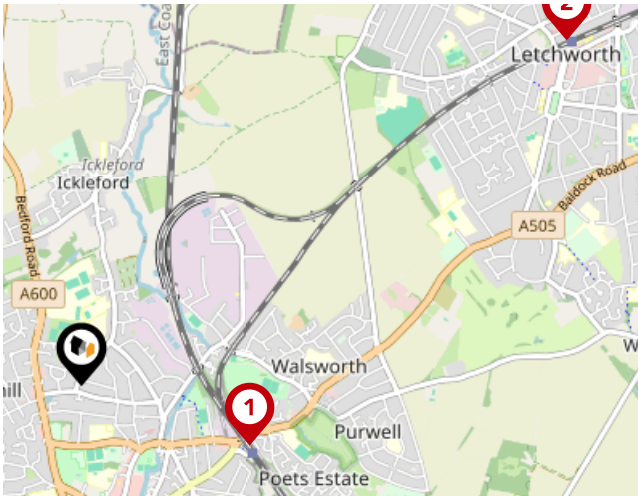
		Nursery	Primary	Secondary	College	Private
1	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Ickleford Primary School Ofsted Rating: Good Pupils: 210 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

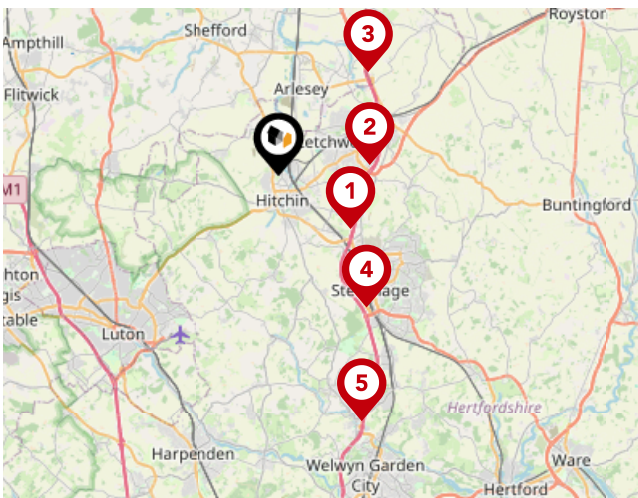
Area

Transport (National)



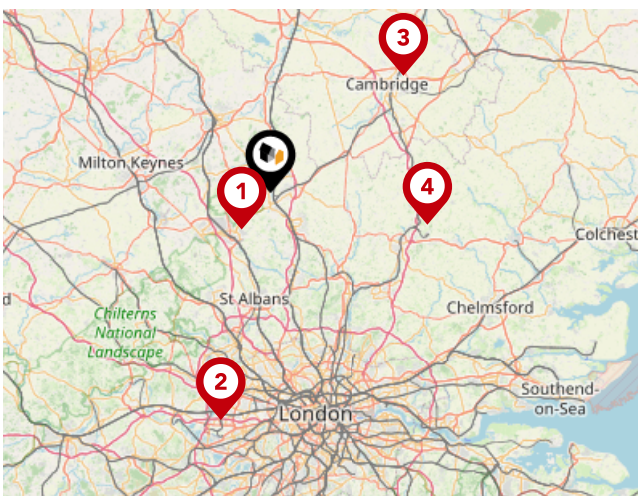
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.82 miles
2	Letchworth Rail Station	2.73 miles
3	Letchworth Rail Station	2.74 miles



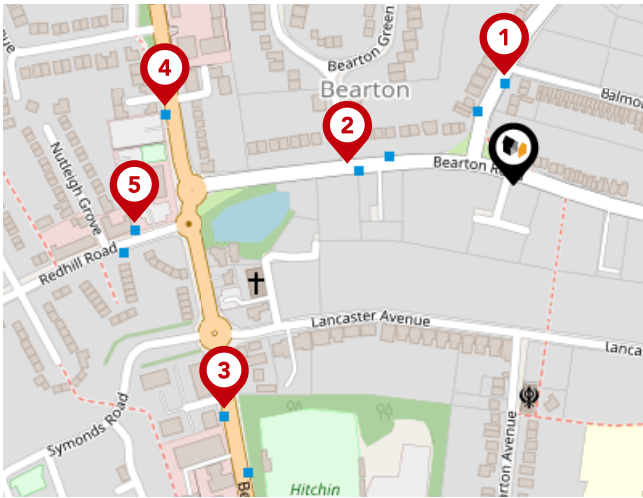
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.28 miles
2	A1(M) J9	3.34 miles
3	A1(M) J10	5.03 miles
4	A1(M) J7	5.76 miles
5	A1(M) J6	9.45 miles



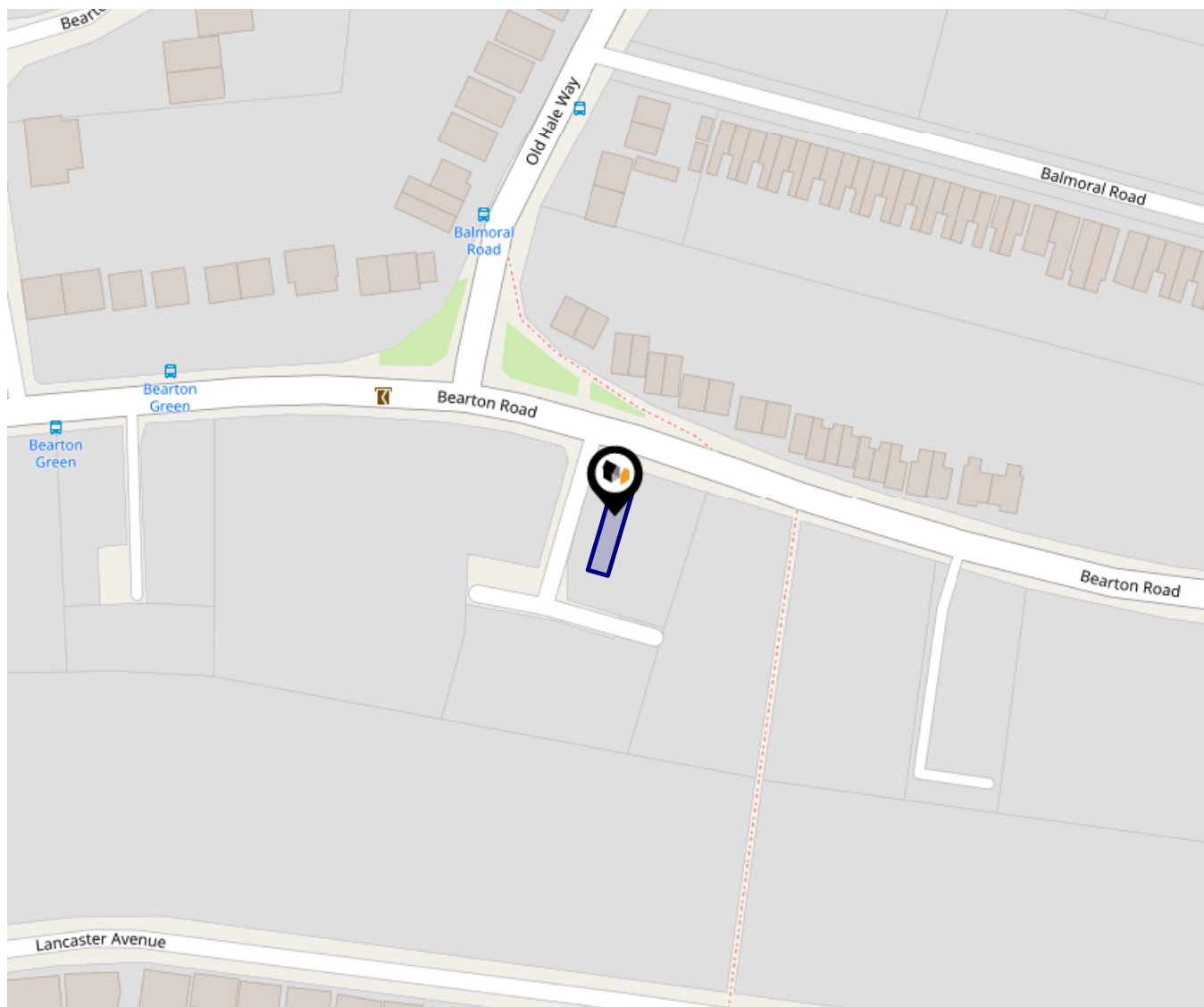
Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.73 miles
2	Heathrow Airport	34.17 miles
3	Cambridge	25.94 miles
4	Stansted Airport	23.57 miles



Bus Stops/Stations

Pin	Name	Distance
1	Balmoral Road	0.06 miles
2	Bearton Green	0.1 miles
3	Fishponds Road	0.21 miles
4	Angel's Reply PH	0.21 miles
5	Nutleigh Grove	0.22 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

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Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



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