

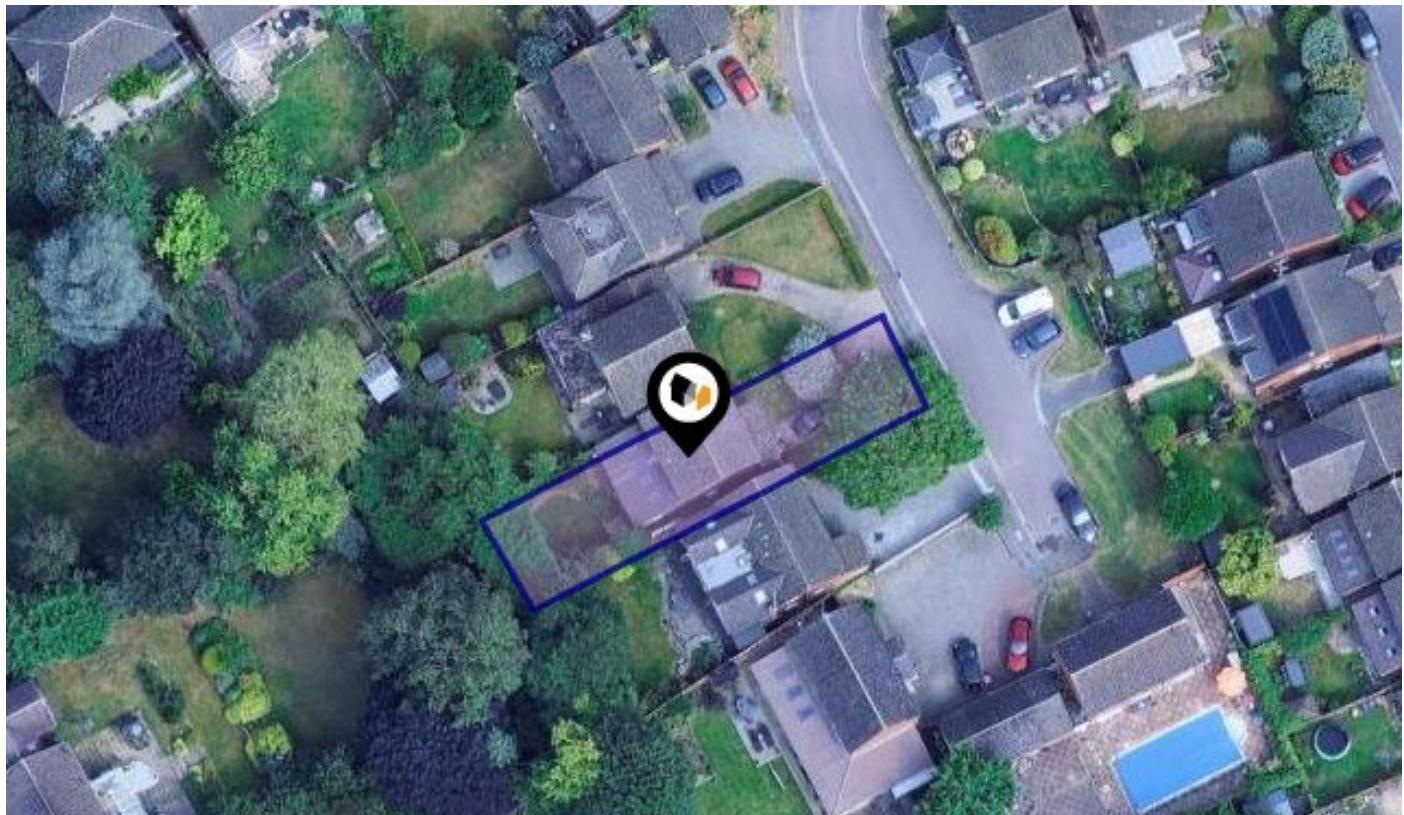


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 04th February 2026



GRANGE CLOSE, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



Planning History This Address

country
properties

Planning records for: ***Grange Close, Hitchin, SG4***

Reference - 14/01394/1HH	
Decision:	Decided
Date:	20th May 2014
Description:	Single storey rear extension and replacement of flat roof to existing rear extension with pitched roof.

Planning records for: **1 Grange Close Hitchin Hertfordshire SG4 9HD**

Reference - 25/00108/FPH

Decision: Decided

Date: 14th January 2025

Description:

Single storey front extension including alterations to existing garage roof and fenestration to facilitate garage conversion following demolition of existing front porch.

Planning records for: **4 Grange Close Hitchin SG4 9HD**

Reference - 91/00306/1

Decision: Decided

Date: 02nd July 1991

Description:

Two storey rear extension

Planning records for: **6 Grange Close St Ippolyts SG4 9HD**

Reference - 81/01746/1

Decision: Decided

Date: 16th December 1981

Description:

Erection of single storey side and rear extension.

Planning records for: **9 Grange Close Hitchin Hertfordshire SG4 9HD**

Reference - 21/00256/LDCP

Decision: Decided

Date: 26th January 2021

Description:

Single storey rear extension

Planning records for: **10 Grange Close Hitchin SG4 9HD**

Reference - 88/00506/1

Decision: Decided

Date: 23rd March 1988

Description:

Erection of two and single storey rear extension (amended by plans received on 20th May 1988)

Reference - 18/01069/FPH

Decision: Decided

Date: 19th April 2018

Description:

First floor rear extension

Reference - 15/01390/1HH

Decision: Decided

Date: 21st May 2015

Description:

Replace garage door with bay window to facilitate conversion of garage to habitable accommodation.

Reference - 90/00528/1

Decision: Decided

Date: 06th April 1990

Description:

Single storey rear extension

Planning records for: **12 Grange Close Hitchin SG4 9HD**

Reference - 88/00198/1

Decision: Decided

Date: 09th February 1988

Description:

Erection of single storey side and rear extension

Reference - 85/01530/1

Decision: Decided

Date: 14th October 1985

Description:

Erection of front entrance canopy.

Reference - 93/00598/1HH

Decision: Decided

Date: 02nd June 1993

Description:

Rear conservatory

Planning records for: **14 Grange Close Hitchin SG4 9HD**

Reference - 89/00052/1

Decision: Decided

Date: 20th January 1989

Description:

Removal of Hornbeam tree

Planning records for: **18 Grange Close Hitchin SG4 9HD**

Reference - 83/01631/1

Decision: Decided

Date: 10th October 1983

Description:

Erection of side extension for double garage associated with conversion of existing garage into living accommodation

Reference - 88/01918/1A

Decision: Decided

Date: 14th November 1988

Description:

Renewal of planning permission 1/1631/83(1033) for side extension for double garage incorporating conversion of existing garage into living accommodation dated 17.11.83

Reference - 23/01941/FPH

Decision: Decided

Date: 15th August 2023

Description:

Two storey side extension and single storey rear extension. Front mono-pitched roof and front porch extension following demolition of existing porch.

Reference - 23/00925/FPH

Decision: Decided

Date: 21st April 2023

Description:

Two storey side extension and single storey rear extension. Front mono-pitched roof and front porch extension following demolition of existing porch.

Planning records for: **22 Grange Close Hitchin Hertfordshire SG4 9HD**

Reference - 20/00926/FPH

Decision: Decided

Date: 04th May 2020

Description:

Single storey rear extension following demolition of existing rear conservatory

Planning records for: **24 Grange Close Hitchin SG4 9HD**

Reference - 82/00966/1

Decision: Decided

Date: 20th July 1982

Description:

Erection of first floor front extension, covered patio, detached garage at rear with new vehicular access.

Reference - 82/01339/1

Decision: Decided

Date: 06th October 1982

Description:

Erection of two storey rear extension and chimney

Reference - 85/00387/1

Decision: Decided

Date: 13th March 1985

Description:

Erection of single storey front extension.

Planning records for: **25 Grange Close Hitchin SG4 9HD**

Reference - 83/00455/1

Decision: Decided

Date: 11th April 1983

Description:

Erection of front entrance porch

Reference - 87/00461/1

Decision: Decided

Date: 24th March 1987

Description:

Erection of rear conservatory extension

Reference - 87/00295/1

Decision: Decided

Date: 27th February 1987

Description:

Erection of rear conservatory

Planning records for: **26 Grange Close Hitchin SG4 9HD**

Reference - 80/01090/1

Decision: Decided

Date: 19th June 1980

Description:

Erection of two storey side extension.

Planning records for: **26 Grange Close St Ippolyts SG4 9HD**

Reference - 81/01080/1

Decision: Decided

Date: 28th July 1981

Description:

Erection of single storey side and rear extension and conversion of existing garage into living accommodation.

Reference - 84/00621/1

Decision: Decided

Date: 13th April 1984

Description:

Erection of single storey front extension and external chimney on side elevation

Planning records for: **27 Grange Close Hitchin SG4 9HD**

Reference - 05/01693/1HH

Decision: Decided

Date: 11th November 2005

Description:

Single storey front extension.

Planning records for: **28 Grange Close Hitchin SG4 9HD**

Reference - 86/02142/1

Decision: Decided

Date: 23rd December 1986

Description:

Erection of single storey rear extension. (As amended by plan received 27th February 1987).

Planning records for: **29 Grange Close Hitchin SG4 9HD**

Reference - 89/00767/1

Decision: Decided

Date: 11th May 1989

Description:

Single storey front and two storey rear extensions

Planning records for: **32 Grange Close Hitchin SG4 9HD**

Reference - 87/01696/1

Decision: Decided

Date: 11th November 1987

Description:

Erection of single storey front extension

Planning records for: **34 Grange Close Hitchin Hertfordshire SG4 9HD**

Reference - 25/00717/FPH

Decision: Decided

Date: 14th March 2025

Description:

Single storey front infill extension.

Reference - 00/00642/1HH

Decision: Decided

Date: 28th April 2000

Description:

Single storey rear extension

Planning records for: **35 Grange Close Hitchin SG4 9HD**

Reference - 89/01817/1

Decision: Decided

Date: 18th December 1990

Description:

Single storey part side extension

Planning records for: **36 Grange Close Hitchin SG4 9HD**

Reference - 11/01659/1PUD

Decision: Decided

Date: 04th July 2011

Description:

Single storey rear extension and addition of pitched roof to existing single storey rear element.

Planning records for: **39 Grange Close Hitchin Hertfordshire SG4 9HD**

Reference - 18/00902/FPH

Decision: Decided

Date: 28th March 2018

Description:

Single story front extension and works to existing garage to facilitate conversion into habitable space.

Planning records for: **40 Grange Close Hitchin SG4 9HD**

Reference - 13/00528/1HH

Decision: Decided

Date: 07th March 2013

Description:

Rear conservatory

Planning records for: **40 Grange Close Hitchin SG4 9HD**

Reference - 87/00318/1

Decision: Decided

Date: 04th March 1987

Description:

Erection of single storey front and two storey side extension

Reference - 81/00581/1

Decision: Decided

Date: 31st March 1981

Description:

Erection of single storey rear extension.

Planning records for: **41 Grange Close Hitchin SG4 9HD**

Reference - 17/00011/1PUD

Decision: Decided

Date: 03rd January 2017

Description:

Single story rear extension

Planning records for: **43 Grange Close Hitchin SG4 9HD**

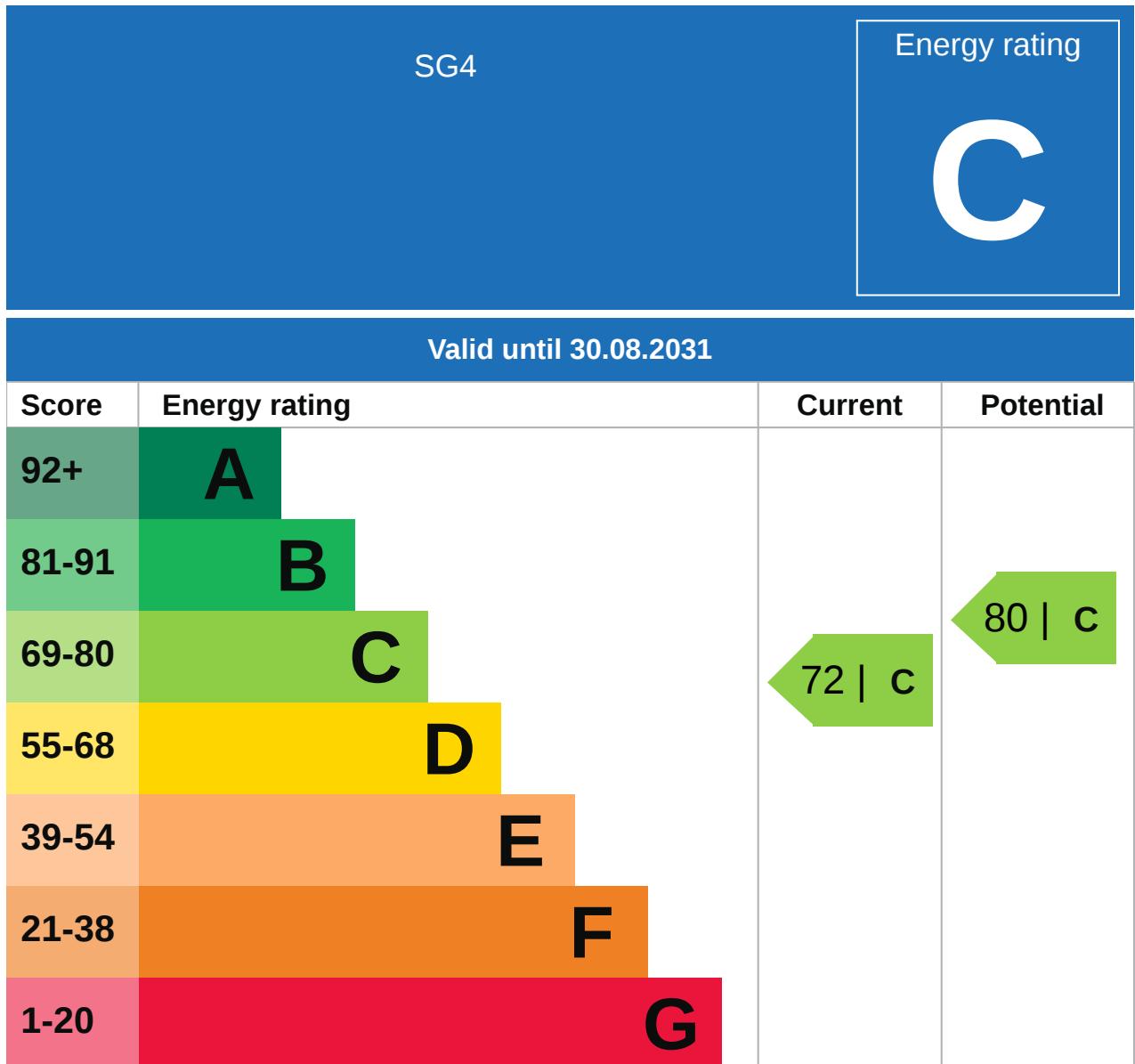
Reference - 88/00575/1

Decision: Decided

Date: 05th April 1988

Description:

Erection of two storey side extension and front entrance porch.



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Not sale or rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	145 m ²

Building Safety

No building safety aspects to report

Accessibility / Adaptations

Downstairs wet room

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Standard brick constructio

Property Lease Information

Freehold

Listed Building Information

No

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

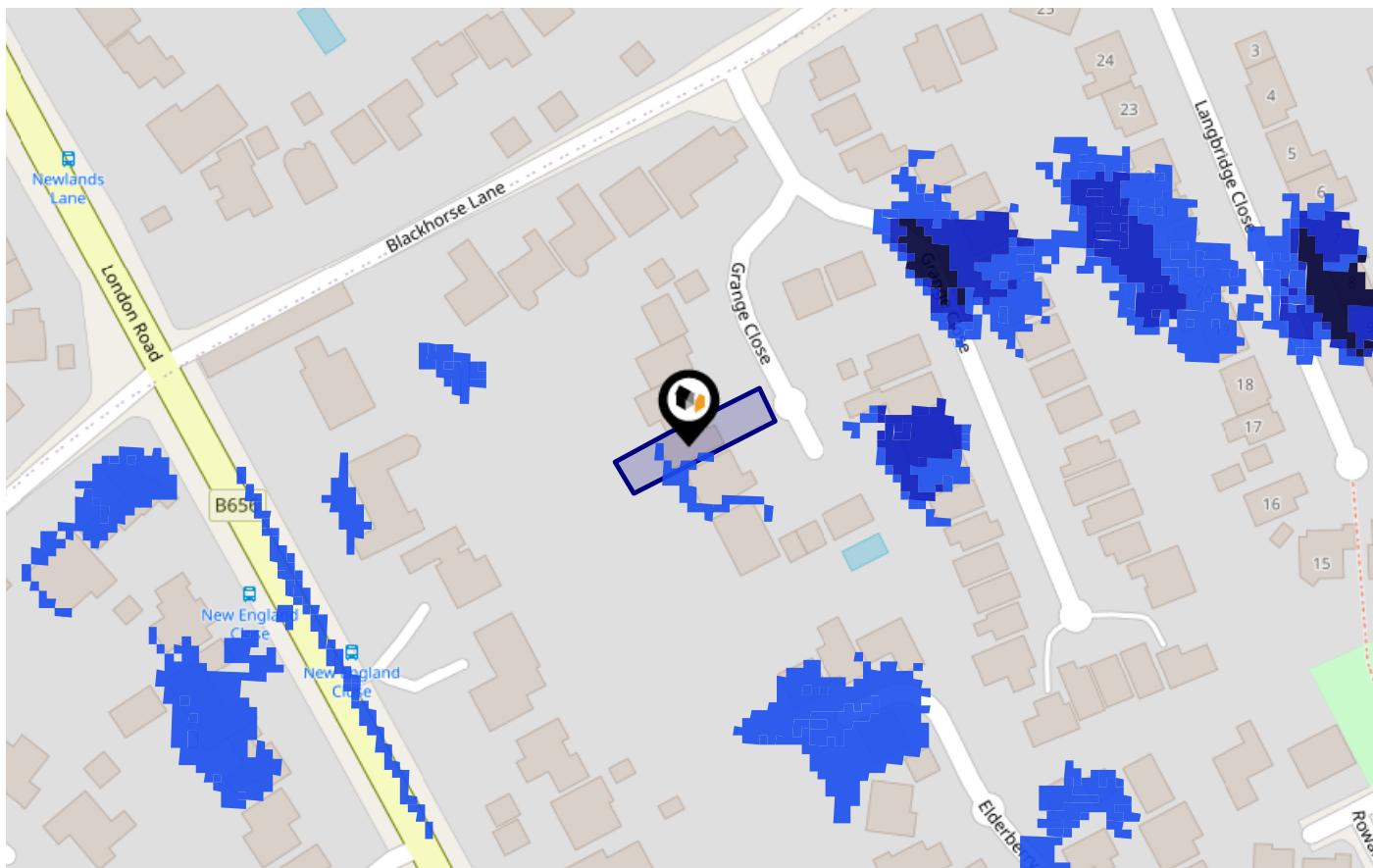
The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

Flood Risk

Surface Water - Flood Risk

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.

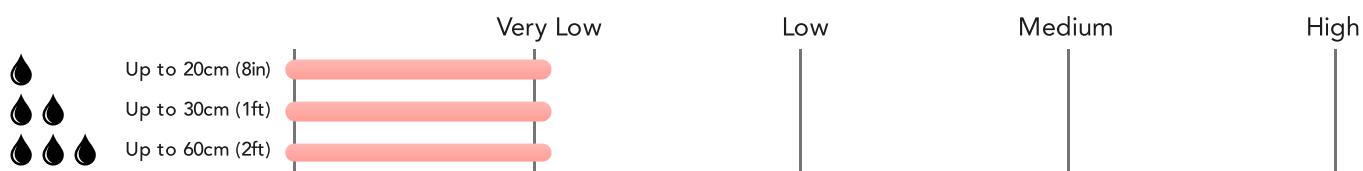


Risk Rating: Very low

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.

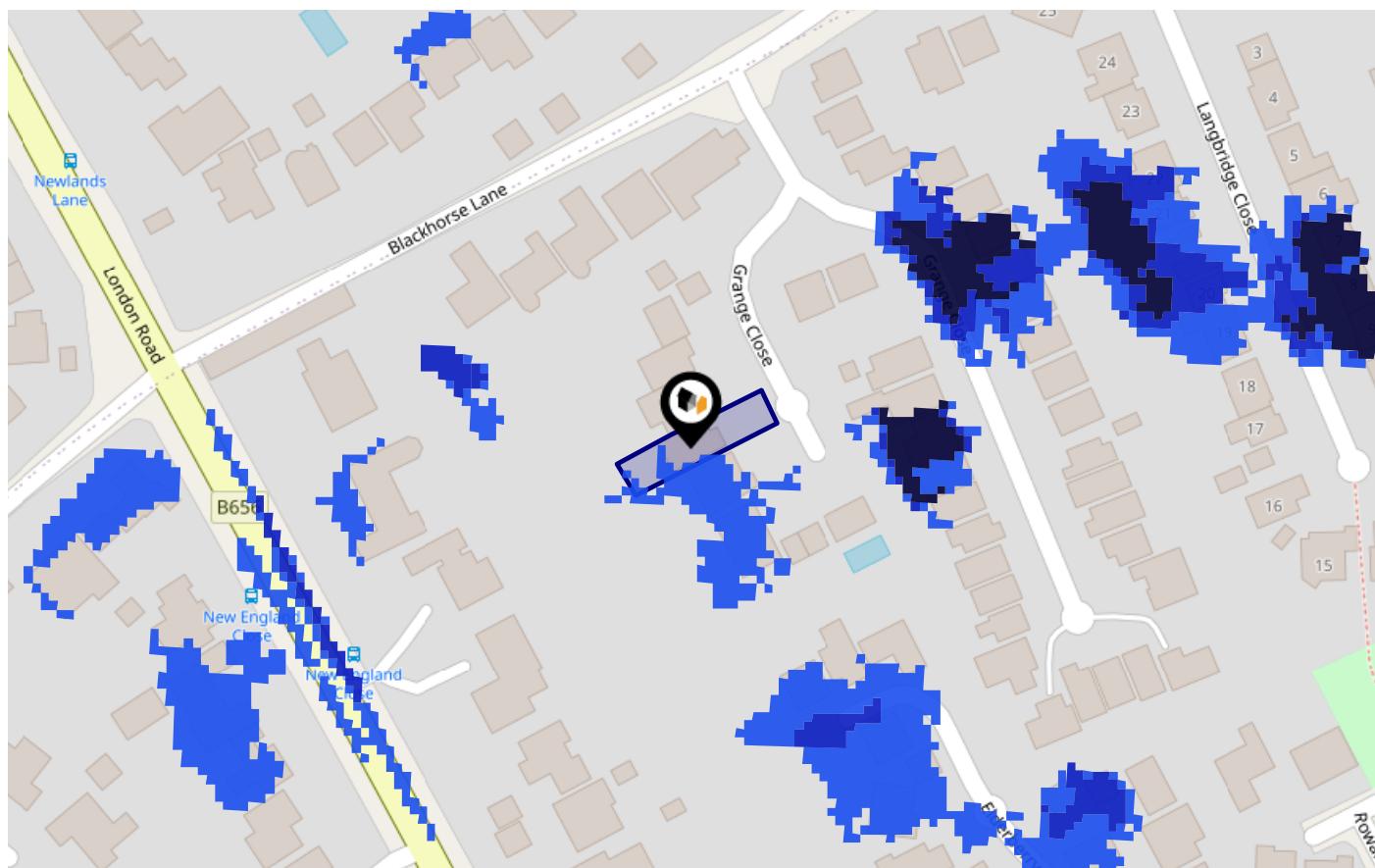
Chance of flooding to the following depths at this property:



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.

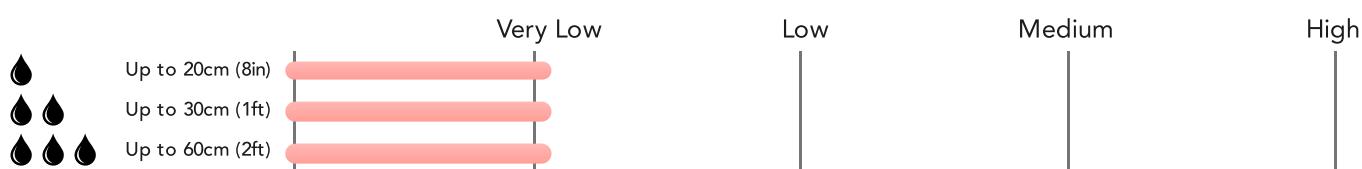


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:

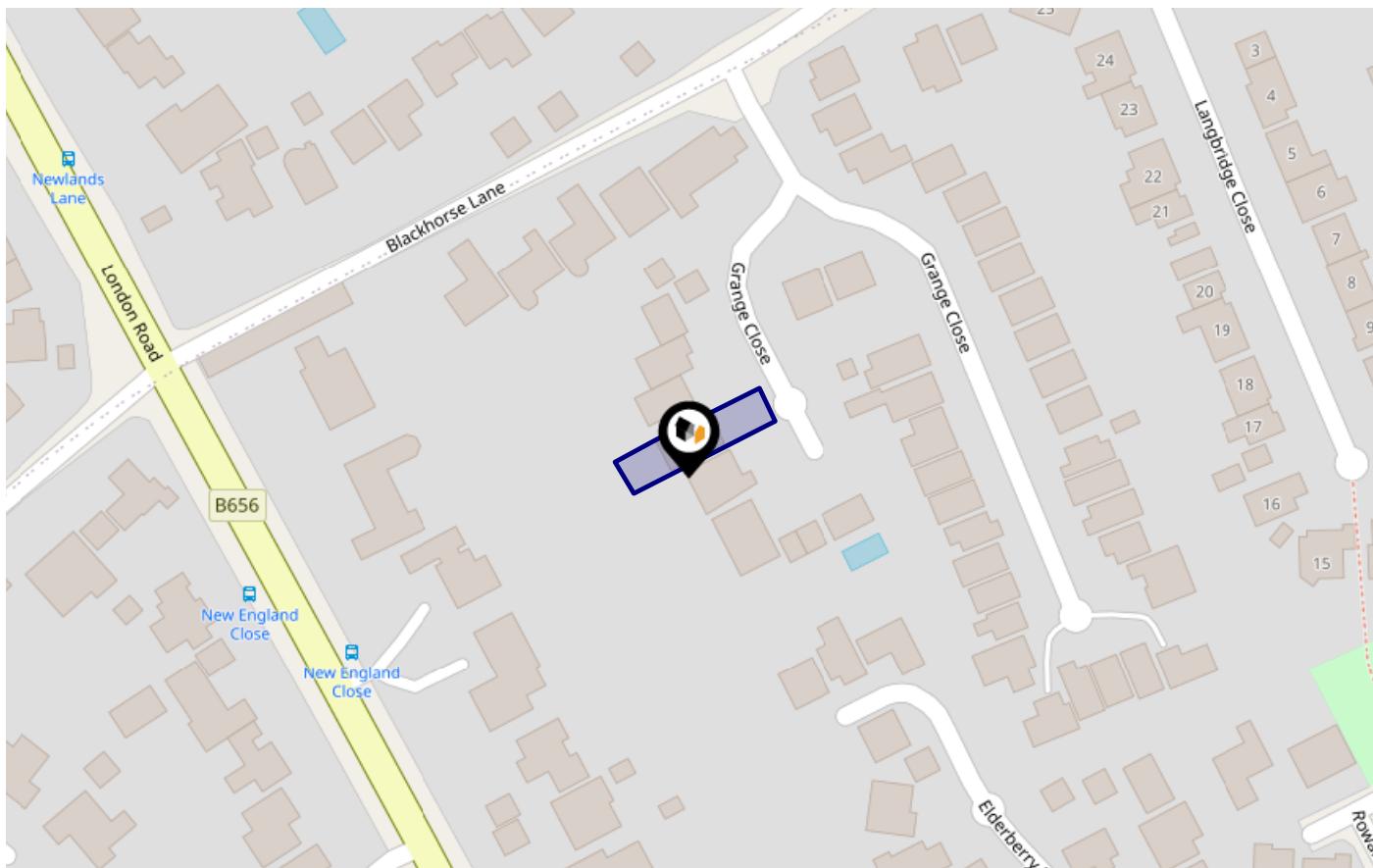


Flood Risk

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.

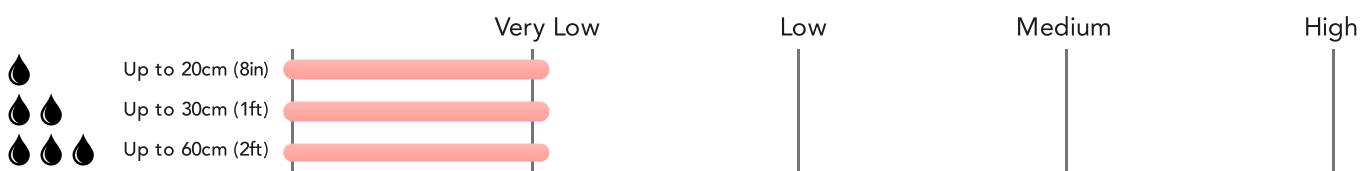


Risk Rating: Very low

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.

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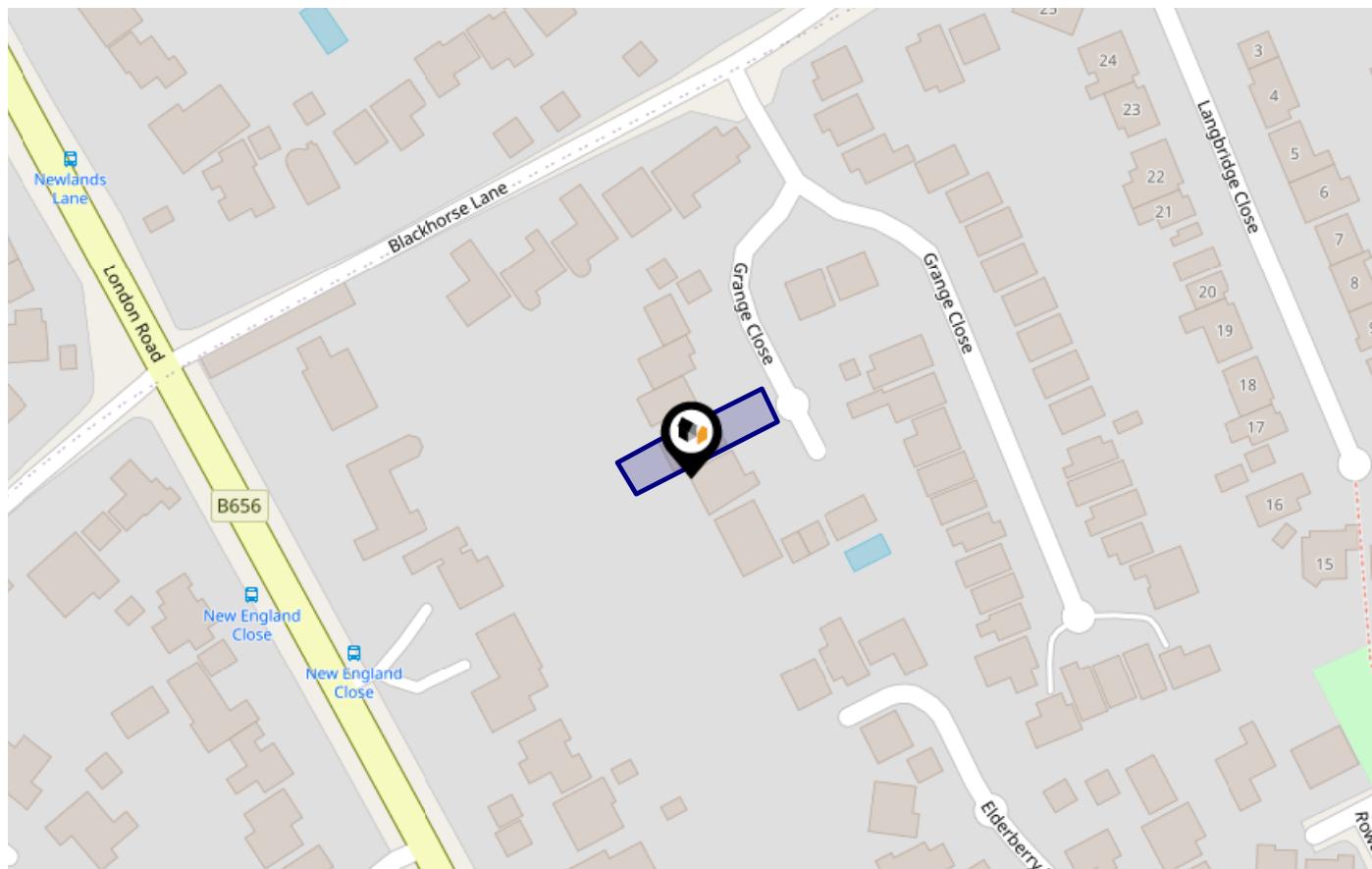
Chance of flooding to the following depths at this property:



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.

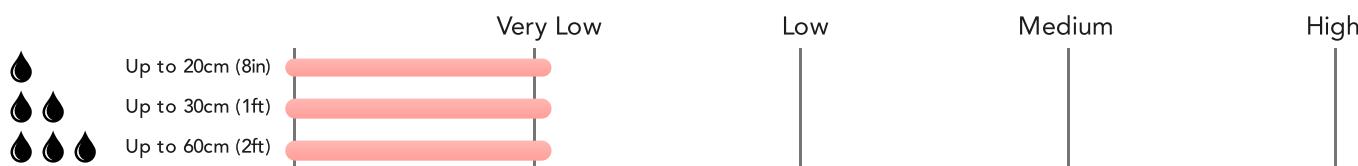


Risk Rating: Very low

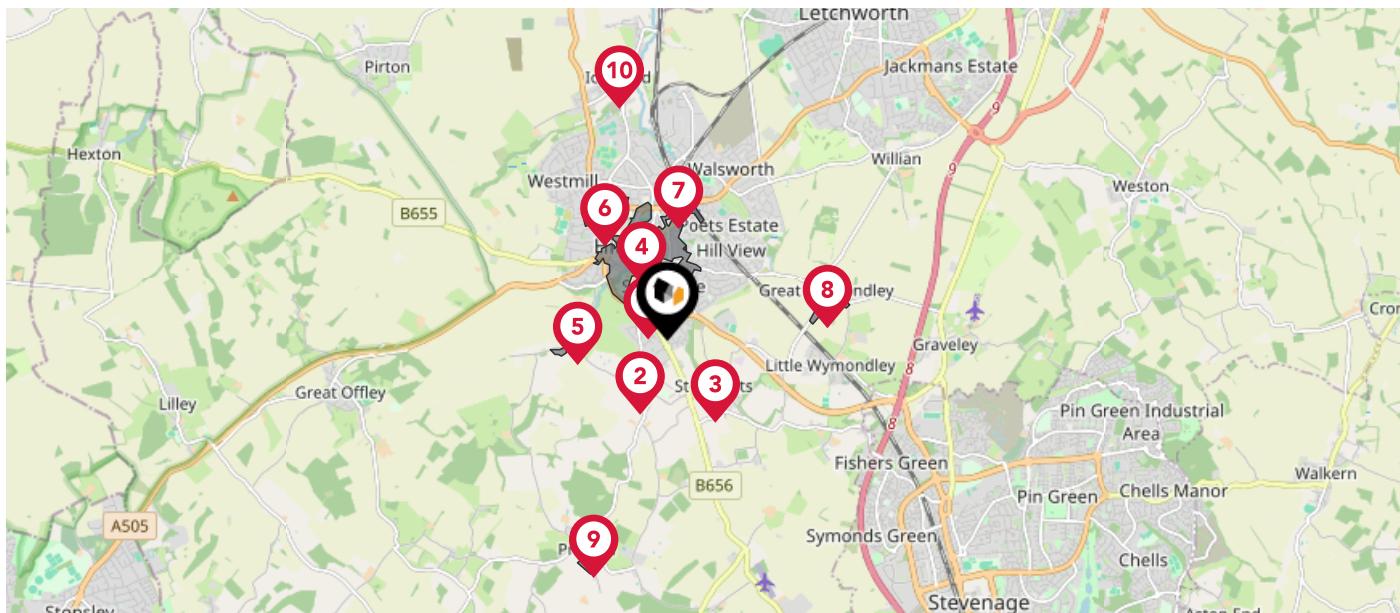
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Chance of flooding to the following depths at this property:



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

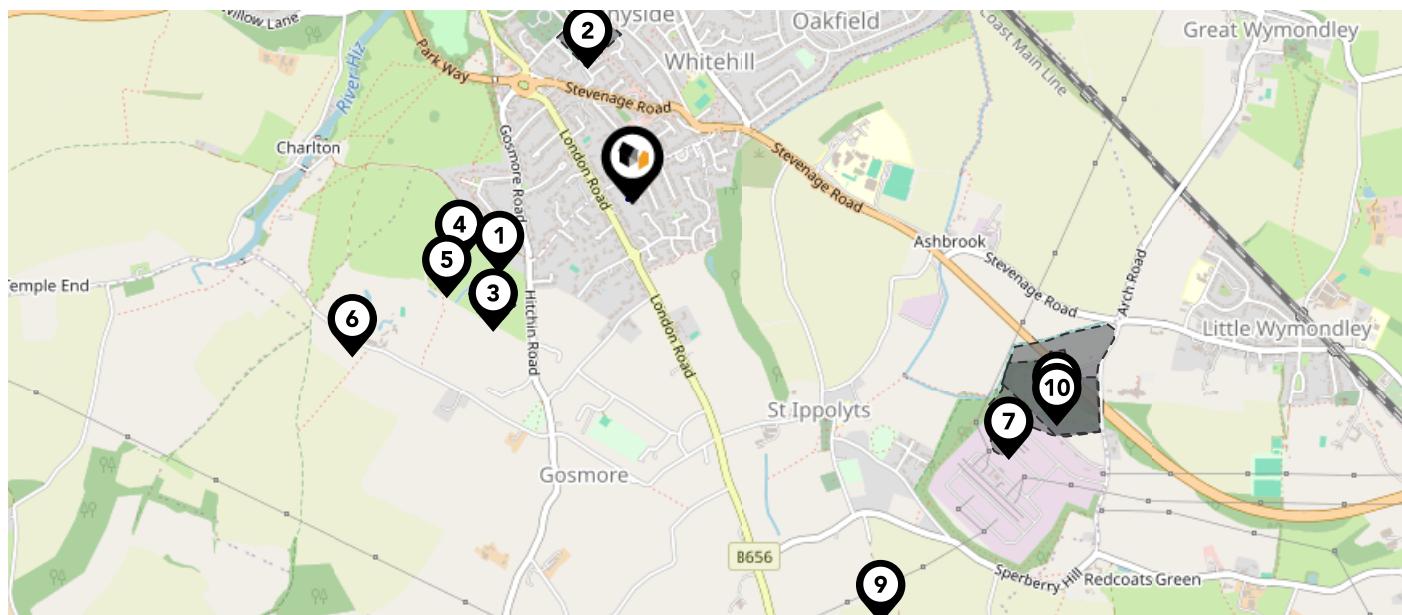
1	Hitchin Hill Path
2	Gosmore
3	St Ippolys
4	Hitchin
5	Charlton
6	Butts Close, Hitchin
7	Hitchin Railway and Ransom's Recreation Ground
8	Great Wymondley
9	Preston
10	Ickleford

Maps

Landfill Sites

country
properties

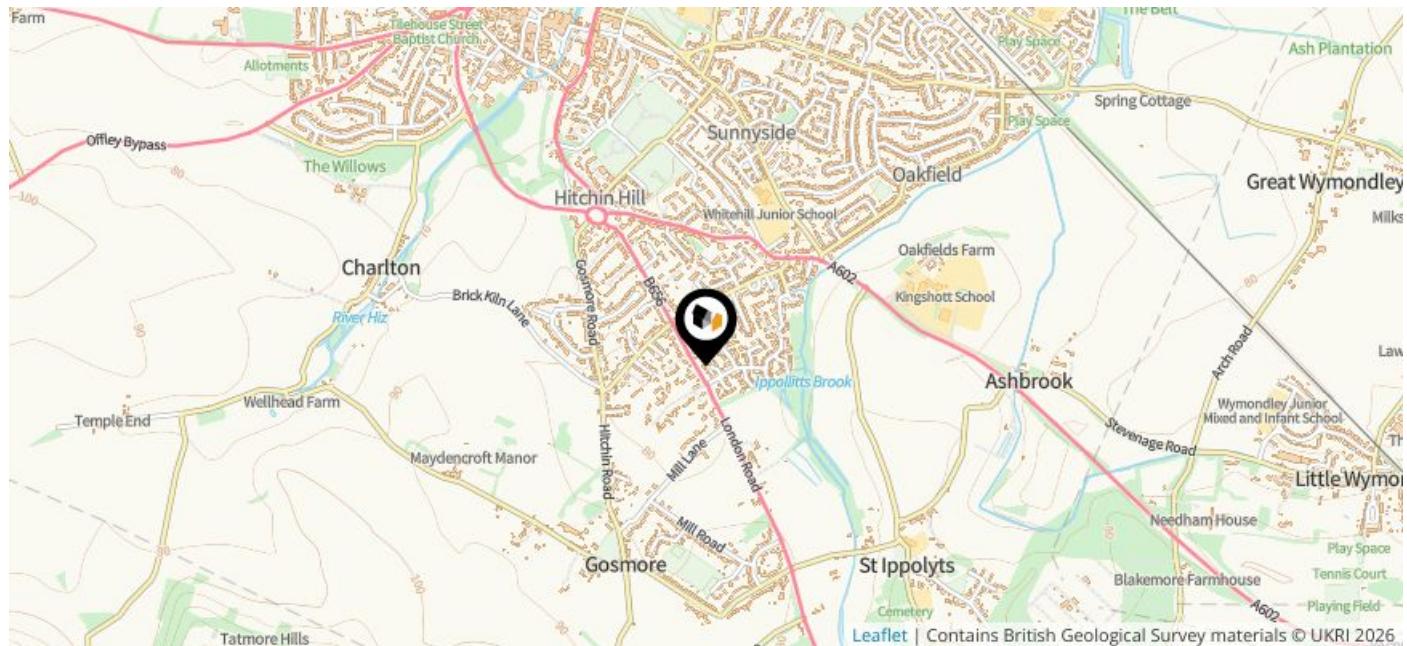
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	<input type="checkbox"/>
2	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
3	Maydencroft Manor-Gosmore, Hitchin	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	Titmore Green Road-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
8	Little Wymondley Gravel Pit-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
9	Tittendell-Tittendell Street, St Ippolits, Hertfordshire	Historic Landfill	<input type="checkbox"/>
10	Little Wymondley Quarry-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>

This map displays nearby coal mine entrances and their classifications.



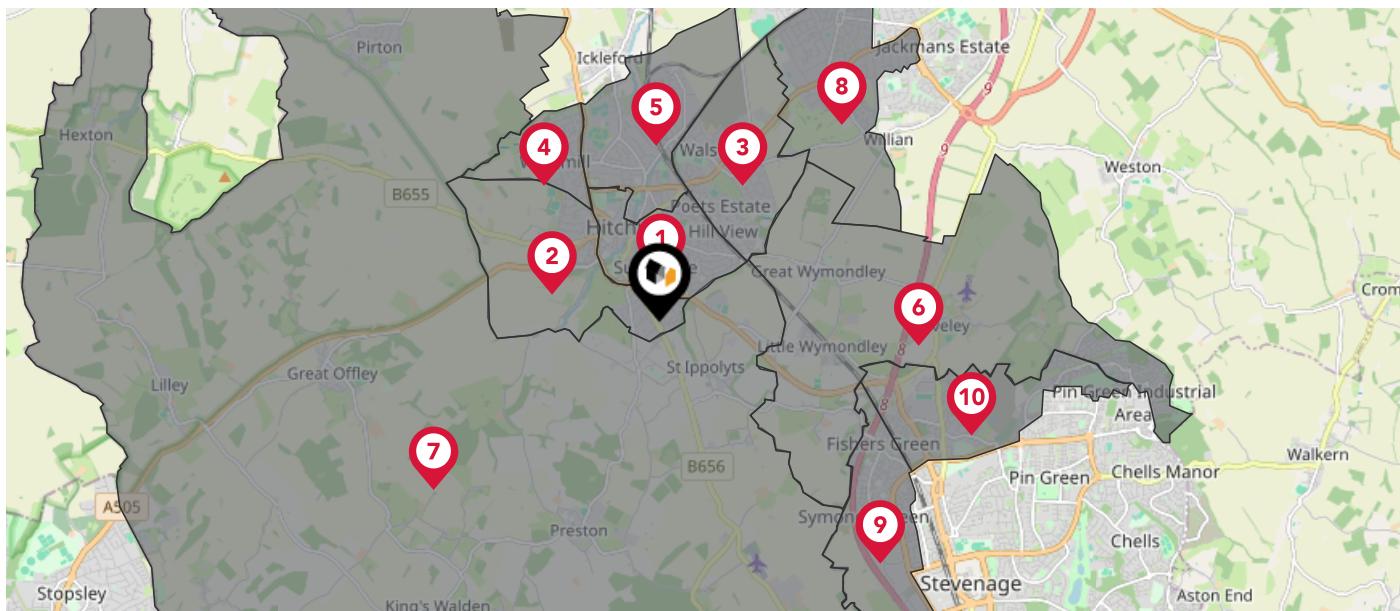
Mine Entry

- ✖ 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

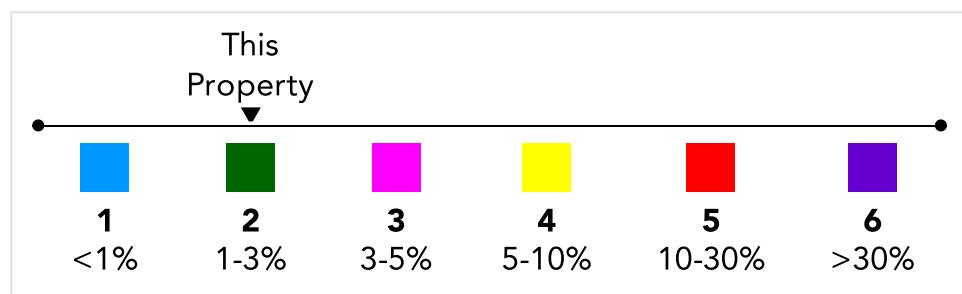
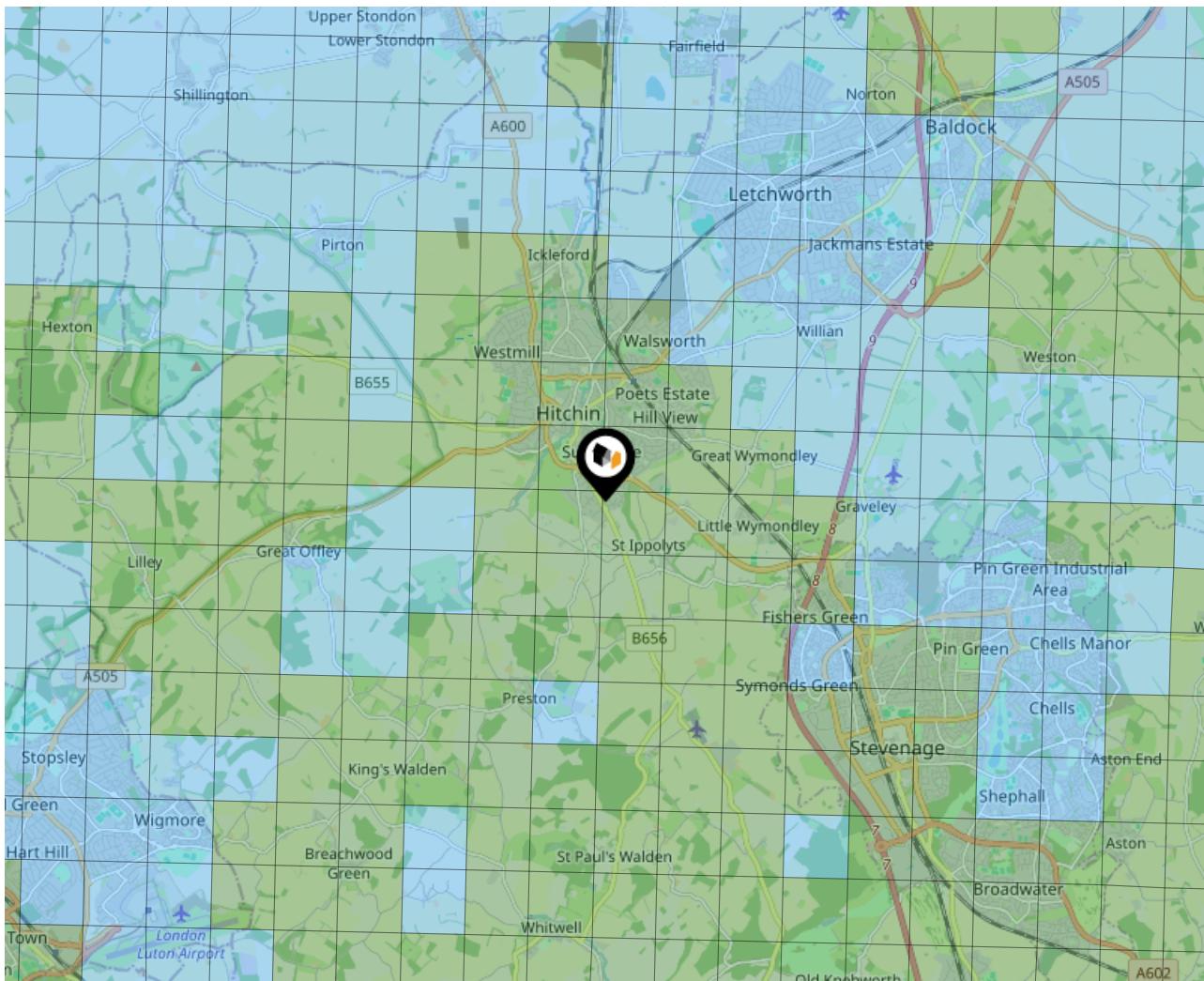


Nearby Council Wards

- 1 Hitchin Highbury Ward
- 2 Hitchin Priory Ward
- 3 Hitchin Walsworth Ward
- 4 Hitchin Oughton Ward
- 5 Hitchin Bearton Ward
- 6 Chesfield Ward
- 7 Hitchwood, Offa and Hoo Ward
- 8 Letchworth South West Ward
- 9 Symonds Green Ward
- 10 Woodfield Ward

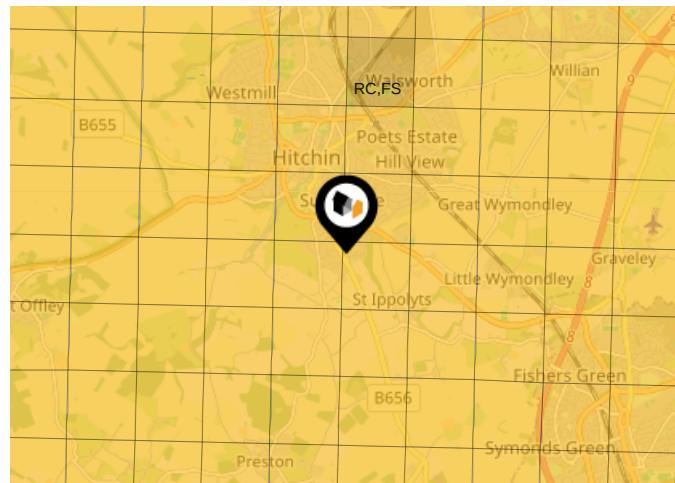
What is Radon?

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, SILTY LOAM
Parent Material Grain: ARGILLIC - **Soil Depth:** SHALLOW
ARENACEOUS
Soil Group: ALL

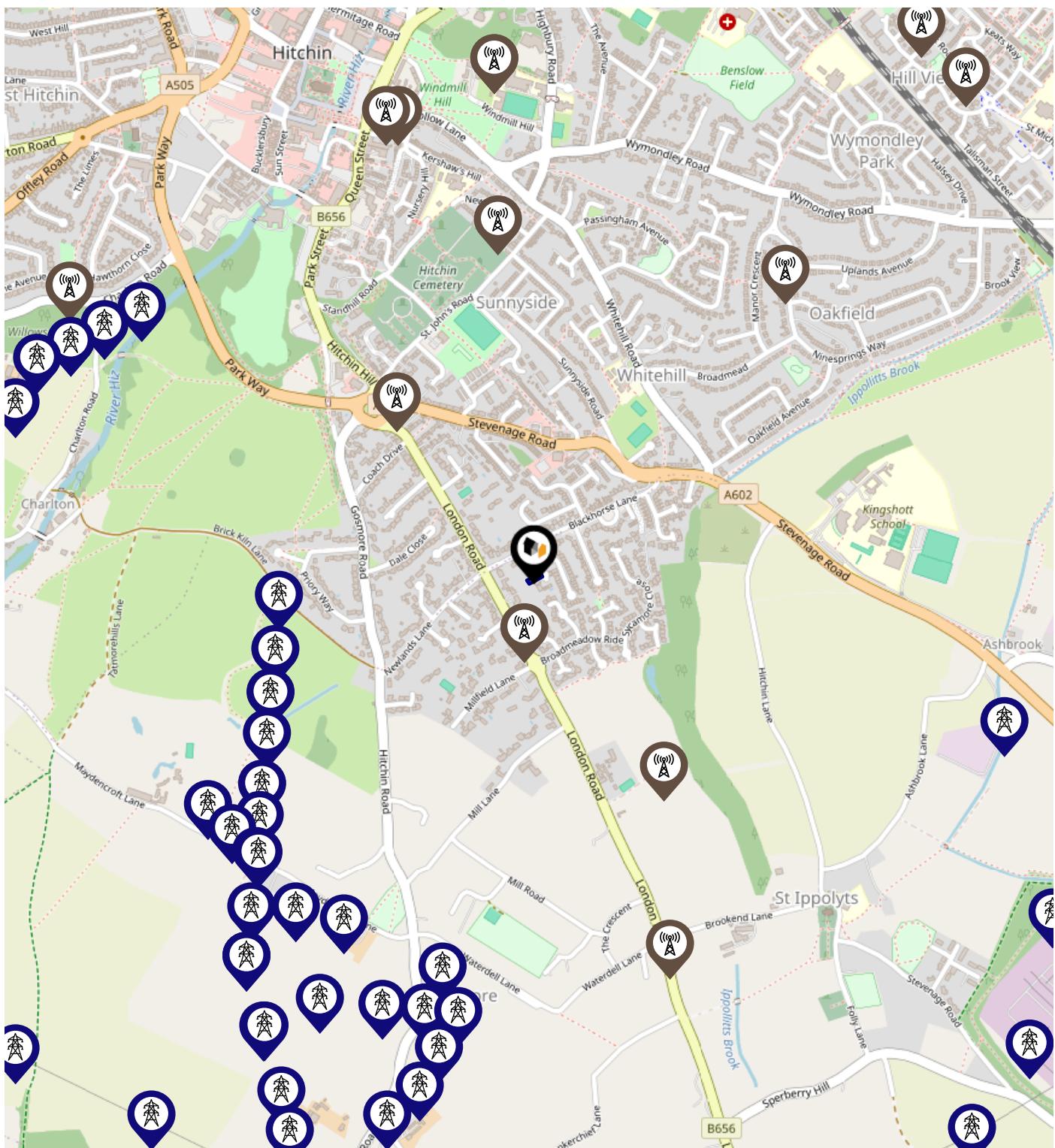


Primary Classifications (Most Common Clay Types)

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

Local Area Masts & Pylons

country
properties



Key:

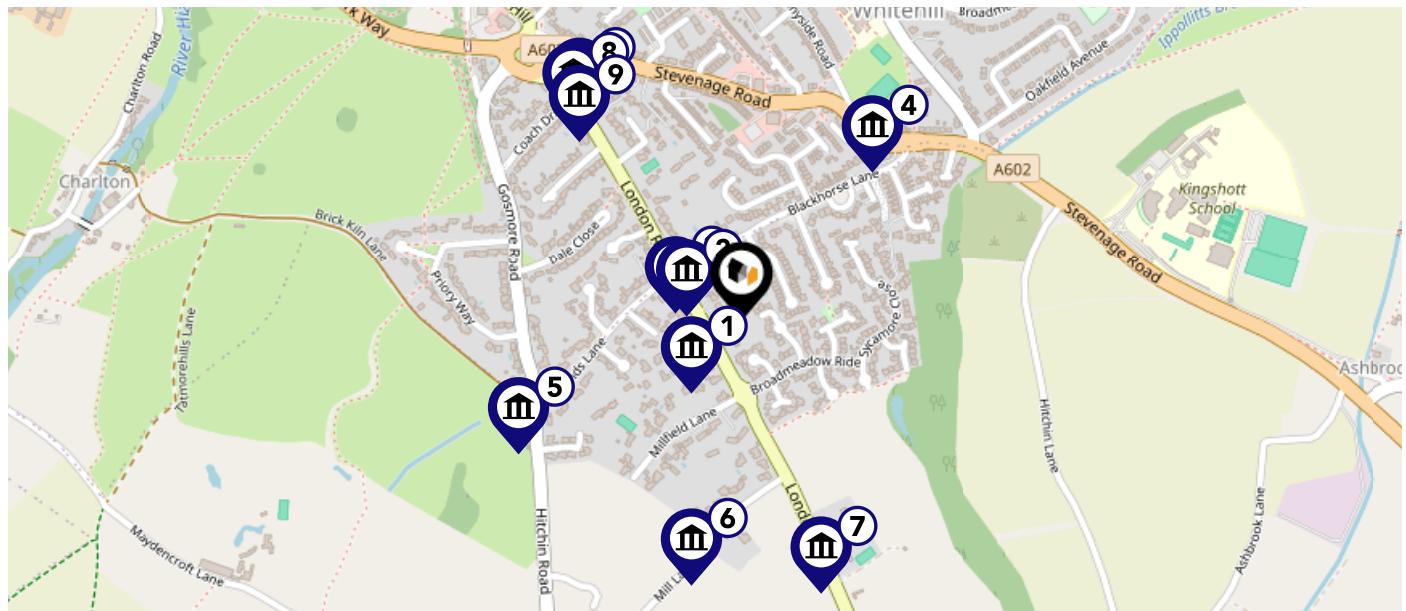
- Power Pylons
- Communication Masts

Maps

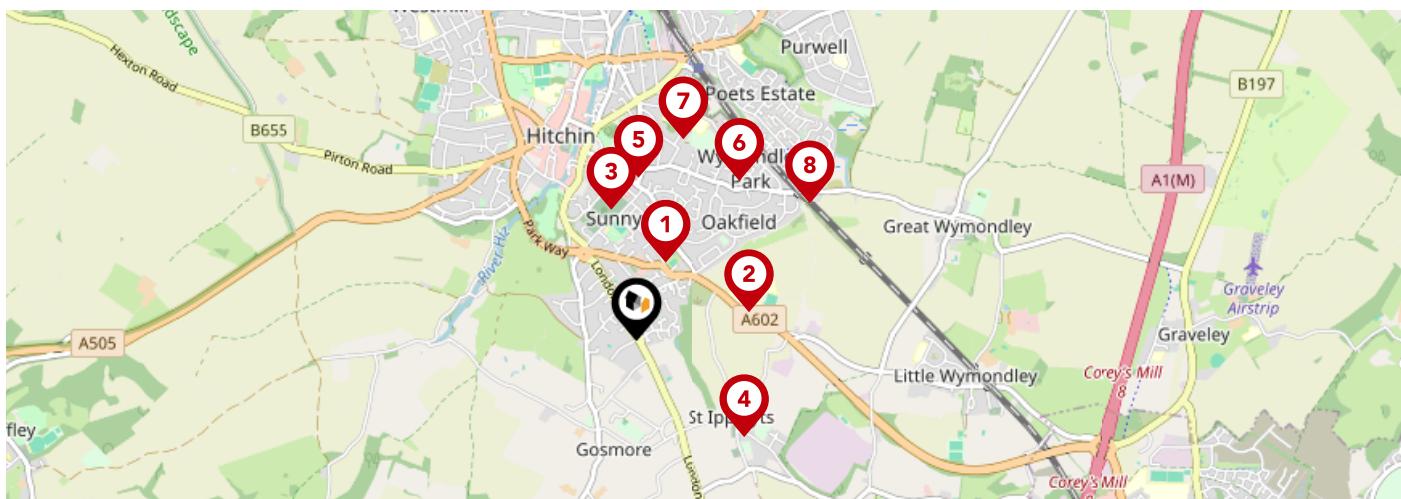
Listed Buildings

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
	1175154 - New England House, And New England Cottage	Grade II	0.1 miles
	1347425 - The Grange House	Grade II	0.1 miles
	1175136 - Barn At The Grange House	Grade II	0.1 miles
	1102138 - The New Found Out Public House	Grade II	0.2 miles
	1102538 - Rose View Opposite Newlands Lane	Grade II	0.3 miles
	1102506 - The Mill Farm	Grade II	0.3 miles
	1102539 - Pound Farmhouse	Grade II	0.3 miles
	1347590 - 7, Hitchin Hill Path	Grade II	0.3 miles
	1347591 - Saint Elmo	Grade II	0.3 miles
	1102171 - 8, Hitchin Hill Path	Grade II	0.3 miles



		Nursery	Primary	Secondary	College	Private
1	Whitehill Junior School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 240 Distance:0.38					
2	Kingshott School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils: 400 Distance:0.53					
3	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:0.61					
4	St Ippolyts Church of England Aided Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 175 Distance:0.65					
5	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:0.75					
6	William Ransom Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 422 Distance:0.87					
7	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:0.95					
8	Mary Exton Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 181 Distance:1.01					

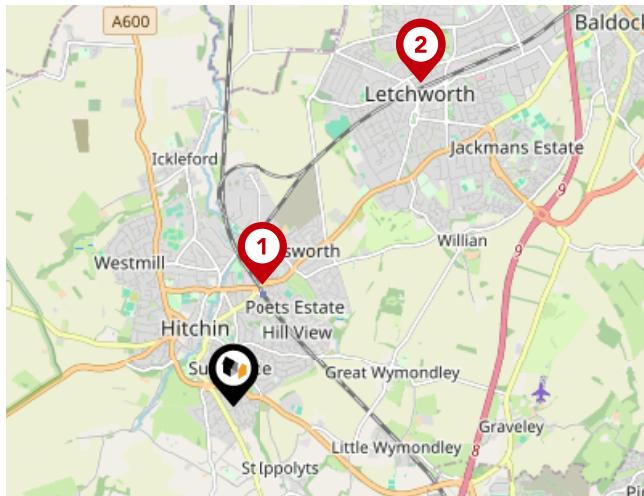


Nursery Primary Secondary College Private

9	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: 1.04					
10	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: 1.19					
11	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: 1.25					
12	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: 1.34					
13	Wymondley Junior Mixed and Infant School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 102 Distance: 1.35					
14	Purwell Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 167 Distance: 1.52					
15	Highover Junior Mixed and Infant School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 428 Distance: 1.6					
16	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: 1.61					

Area Transport (National)

country properties



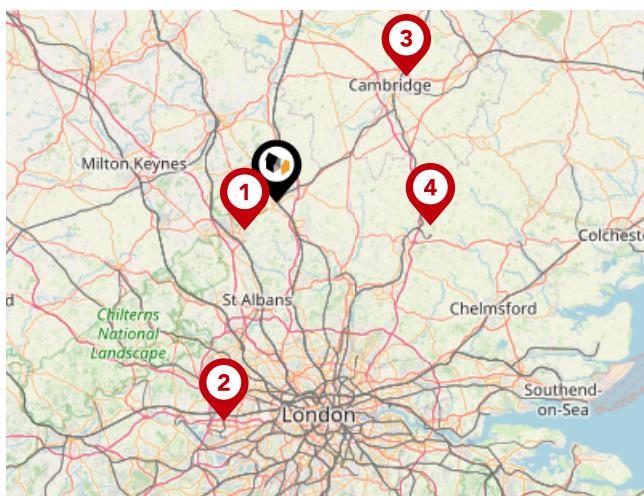
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	1.14 miles
2	Letchworth Rail Station	3.42 miles
3	Letchworth Rail Station	3.43 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.22 miles
2	A1(M) J9	3.34 miles
3	A1(M) J7	4.36 miles
4	A1(M) J10	5.88 miles
5	A1(M) J6	7.99 miles

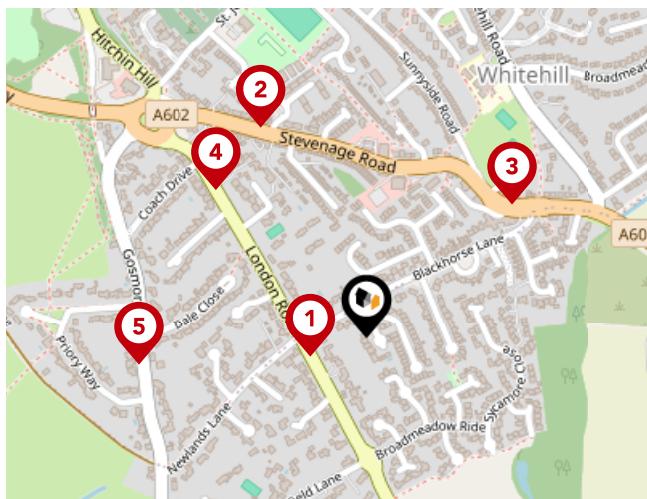


Airports/Helpads

Pin	Name	Distance
1	Luton Airport	6.08 miles
2	Heathrow Airport	32.95 miles
3	Cambridge	26.51 miles
4	Stansted Airport	22.84 miles

Area Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	New England Close	0.07 miles
2	The Maples	0.27 miles
3	Blackhorse Lane	0.22 miles
4	Lister Avenue	0.24 miles
5	Priory Way	0.26 miles

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

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



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