

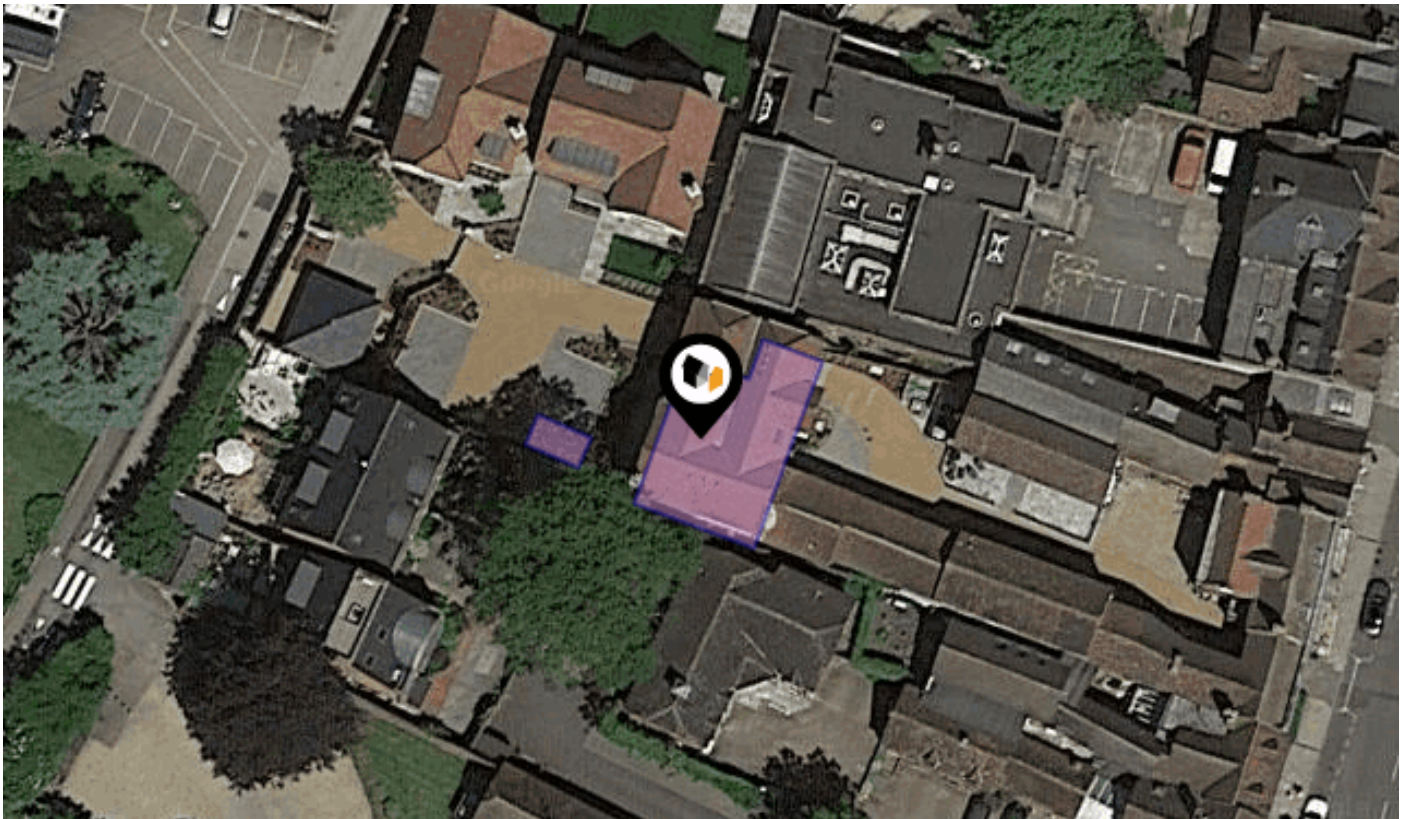


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 15th August 2024



MANOR COURT 26B, BANCROFT, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

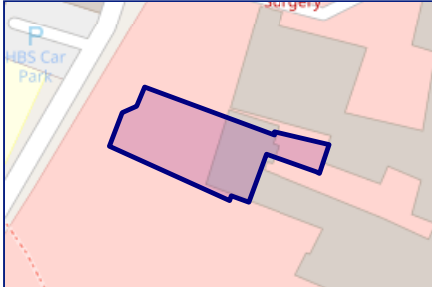
01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk

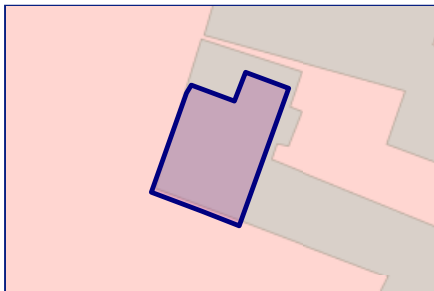


Freehold Title Plan



HD571476

Leasehold Title Plan



HD603195

Start Date: 26/08/2021
End Date: 24/03/3011
Lease Term: 990 years from and including 25 March 2021 to and including 24 March 3011
Term Remaining: 987 years



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start	26/08/2021
Floor Area:	710 ft ² / 66 m ²	Date:	
Plot Area:	0.04 acres	End Date:	24/03/3011
Year Built :	2019	Lease	990 years from and including 25 March
Council Tax :	Band C	Term:	2021 to and including 24 March 3011
Annual Estimate:	£1,979	Term	987 years
Title Number:	HD603195	Remaining:	

Local Area

Local Authority:	Hertfordshire
Conservation Area:	Hitchin
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Bell Chemists 21B Bancroft Hitchin SG5 1JW*

Reference - 90/00798/1	
Decision:	Decided
Date:	30th May 1990
Description:	Change of use of storage area to offices

Planning records for: *18-19 Bancroft Hitchin SG5 1JW*

Reference - 11/01257/1AD	
Decision:	Decided
Date:	20th May 2011
Description:	Replacement externally illuminated fascia signs to front (Bancroft), rear loading enclosure and Lift enclosure elevations, replacement non-illuminated wall signs, installation of externally illuminated projecting sign to front elevation.

Planning records for: *25 Bancroft Hitchin SG5 1JW*

Reference - 88/01351/1	
Decision:	Decided
Date:	26th August 1988
Description:	Single storey link extension (as amended by plans recieved 22.9.88)

Reference - 17/02760/1PN	
Decision:	Decided
Date:	30th October 2017
Description:	Prior approval notification - Class O: Change of use from Use Class B1(a) (offices) to Use Class C3 (residential) to provide 4 number 2 bedroom and 2 number one bedroom flats

Planning records for: *25/26A Bancroft Hitchin Herts SG5 1JW*

Reference - 96/00044/1LB	
Decision:	Decided
Date:	10th January 1996
Description:	First floor link extension

Reference - 11/01144/1	
Decision:	Decided
Date:	24th May 2011
Description:	Change of use of first floor from Class B1 (office) to Class D1 (non-residential institution) to provide childrens tutorial centre

Planning records for: *22 Bancroft Hitchin SG5 1JW*

Reference - 12/01245/1DOC	
Decision:	Decided
Date:	25th May 2012
Description:	Condition 3 (ii) - Details of sections of new basement windows, (iii) Sections details/elevations of replacment rose (v) precise type and size of rooflights

Reference - 10/01431/1	
Decision:	Decided
Date:	24th June 2010
Description:	Change of use from Class A2 (Offices) to Class C3 (Residential) to provide 7 bedroom dwelling with associated parking, landscaping and erection of 1.53m high metal railings to front

Planning records for: *22 Bancroft Hitchin SG5 1JW*

Reference - 10/01432/1LB
Decision: Decided
Date: 24th June 2010
Description: Internal and external alterations to facilitate conversion to residential dwelling including removal of modern partitions, removal of staircase accessing basement, removal of blocked off stairs to basement to form new, insertion of additional bathrooms, fitting kitchen, reroofing and reinstatement of rooflight, reinstatement of front railings, removal of external fire escape and door, provision of weir overflows to parapet wall, erection of new brick wall and laying paving, demolition of existing bin store.
Reference - 12/01856/1DOC
Decision: Decided
Date: 13th August 2012
Description: Condition 3: Details and/or samples of materials to be used for the hardsurfacing and on all external elevations and the roof.
Reference - 08/01761/1CAC
Decision: Decided
Date: 05th August 2008
Description: Demolition of existing single storey building to allow erection of 3 new dwellings
Reference - 13/01046/1DOC
Decision: Decided
Date: 01st May 2013
Description: Condition 4 - Basement Stair Survey (as discharge of condition attached to listed building reference 11/02332/1LB granted consent on 27/04/12)

Planning records for: **22 Bancroft Hitchin SG5 1JW**

Reference - 12/01854/1LB
Decision: Decided
Date: 13th August 2012
Description: Remove existing modern glazed door with rose fanlight above to rear south elevation and replace with glazed door and rectangular fanlight under new splayed arch, remove glazed door with side lights and fanlight to rear elevation and replace with a 10-over-10 timber sliding sash window, replace adjacent mis-matched brickwork to match brickwork elsewhere (as amended by drawing no.P03 Rev A received on 03/10/2012).
Reference - 11/02331/1
Decision: Decided
Date: 04th October 2011
Description: Change of use of existing offices to two self-contained dwellings together with associated parking and amenity areas (as amended by plan nos. P01B and P02B received 21/03/12).
Reference - 13/00996/1DOC
Decision: Decided
Date: 01st May 2013
Description: Condition 3 - Garden wall details (as discharge of condition attached to planning reference 11/02331/1 granted permission on 27/04/12)
Reference - 13/01042/1DOC
Decision: Decided
Date: 01st May 2013
Description: Condition 5 - Noise Mitigation Scheme (as discharge of condition attached to planning reference 11/02331/1 granted permission on 27/04/12)

Planning records for: **22 Bancroft Hitchin SG5 1JW**

Reference - 12/02136/1LB
Decision: Decided
Date: 18th September 2012
Description: Internal alterations including revised first to second floor stair (as amended by drawing no.P04 A received on 24/10/2012 and as a variation of listed building consent 11/02332/1LB granted permission on 27/04/12 for Internal alterations including removal of modern partitions, infilling existing and creating new openings, reinstatement of railing to front facade, erection of walls at rear to create 2 gardens, paving of 4 car park spaces to rear and removal of rear fire escape to facilitate conversion to 2 dwellings (as amended by plan nos P01B and P02B received 21/03/12)).
Reference - 09/01727/1
Decision: Decided
Date: 29th September 2009
Description: Revised access layout, parking and railings to the rear of the building (as amended by plan nos. 16A, 17A and 18A received on 12th November 2009)
Reference - 13/01712/1NMA
Decision: Decided
Date: 17th July 2013
Description: Provision of a wall and railings, construction of store, construction of lobby to rear door, addition of two rooflights (as non-material amendment to planning reference 12/00893/1 granted 16/07/12 for change to courtyard and parking spaces layout, increase depth of houses to allow full size lifts, minor elevation changes to all houses, omit basement to House A, change roof tile to blue slate to all houses, crown roof to plot A (as minor material amendment to application number 09/01158/1 granted 30 July 2009))
Reference - 09/01728/1LB
Decision: Decided
Date: 29th September 2009
Description: External alterations including removal of fire escape door and stairs, erection of front and rear railings and amended gutters and weir overflows

Planning records for: **22 Bancroft Hitchin SG5 1JW**

Reference - 13/01044/1DOC
Decision: Decided
Date: 01st May 2013
Description: Condition 3 (ii) Sections of new basement windows (as discharge of condition attached to listed building reference 11/02332/1LB granted consent on 27/04/12)
Reference - 11/02332/1LB
Decision: Decided
Date: 04th October 2011
Description: Internal alterations including removal of modern partitions, infilling existing and creating new openings, reinstatement of railing to front facade, erection of walls at rear to create 2 gardens, paving of 4 car park spaces to rear and removal of rear fire escape to facilitate conversion to 2 dwellings (as amended by plan nos P01B and P02B received 21/03/12).
Reference - 13/01812/1TCA
Decision: Decided
Date: 26th July 2013
Description: Reduce canopies all round by approximately 2-3m of 2 Yew trees (T1 and T4), lift canopies of both trees sufficient to accommodate proposed parking space (T1) and to clear roof lines of neighbouring properties (T4)
Reference - 13/01048/1DOC
Decision: Decided
Date: 01st May 2013
Description: Condition 6 - Door details (as discharge of condition attached to listed building reference 11/02332/1LB granted consent on 27/04/12)

Planning records for: **22 Bancroft Hitchin SG5 1JW**

Reference - 13/01043/1DOC
Decision: Decided
Date: 01st May 2013
Description: Condition 3(i) - Finial details of front railings (as discharge of condition attached to listed building reference 11/02332/1LB granted consent on 27/04/12)
Reference - 13/00460/1TCA
Decision: Decided
Date: 27th February 2013
Description: Reduce canopy all round by approximately 2.0 metres and lightly lift canopy by removing low hanging branches to one Oak tree (T2)
Reference - 11/00033/1
Decision: Decided
Date: 24th January 2011
Description: Single storey flat roof extension to eastern elevation of dental surgery to create covered porch, entrance lobby, store, disabled toilet and bin enclosure and external alterations, including infill of covered area on north elevation and re-cladding north and east elevations.
Reference - 13/01047/1DOC
Decision: Decided
Date: 01st May 2013
Description: Condition 5 - Bay Window Survey (as discharge of condition of listed building reference 11/02332/1LB granted consent 27/04/12)

Planning records for: **22 Bancroft Hitchin SG5 1JW**

Reference - 13/01045/1DOC	
Decision:	Decided
Date:	01st May 2013
Description:	Condition 3(vi) - Bathroom pipework (as discharge of condition attached to listed building reference 11/02332/1LB granted consent 27/04/12)

Planning records for: **Premises Rear Of 26 Bancroft Hitchin SG5 1JW**

Reference - 86/00352/1	
Decision:	Decided
Date:	05th March 1986
Description:	Occupation of building without compliance with Condition 2 (office occupier) of planning permission No. 1/1708/80(1063).

Reference - 18/00266/TCA	
Decision:	Decided
Date:	25th January 2018
Description:	T1, T2, T3 Maple - Fell

Reference - 17/02361/1TCA	
Decision:	Decided
Date:	18th September 2017
Description:	T1, T2, T3 Maple - Fell to ground level

Planning records for: *Trooper's Yard 23 Bancroft & 24 Bancroft Hitchin SG5 1JW*

Reference - 89/00943/1
Decision: Decided
Date: 04th June 1989
Description: Change of use of premises. First floor flat to B1 office use. Multiply Linked to 23 & 24 Bancroft.

Reference - 89/00942/1
Decision: Decided
Date: 04th June 1989
Description: Change of use. Two existing shop units to B1 office use. Multiply linked to 23 & 24 Bancroft.

Reference - 11/00932/1
Decision: Decided
Date: 03rd May 2011
Description: Change of use of existing vacant office building, alterations to fenestration and conversion to provide 4 x 2-bedroom apartments with 6 parking spaces and associated bin and cycle stores

Reference - 11/01684/1
Decision: Decided
Date: 05th July 2011
Description: Change of use from Use Class B1 (Offices) to Use Class D1 (Orthodontic Practice) and 9 associated car parking spaces.

Planning records for: **21A Bancroft Hitchin SG5 1JW**

Reference - 89/00739/1	
Decision:	Decided
Date:	31st May 1989
Description:	Shopfront canopy

Reference - 12/00971/1TCA	
Decision:	Decided
Date:	25th April 2012
Description:	Reduce height and bulk of 3 Yew trees and one Box tree by 30%

Planning records for: **20 Bancroft Hitchin SG5 1JW**

Reference - 76/00460/1	
Decision:	Decided
Date:	18th May 1976
Description:	Change of use for office to educational purposes.

Planning records for: **27 Bancroft Hitchin SG5 1JW**

Reference - 85/00911/1LB	
Decision:	Decided
Date:	11th June 1985
Description:	Installation of blind on ground floor front elevation.

Planning records for: **27 Bancroft Hitchin SG5 1JW**

Reference - 85/00912/1AD	
Decision:	Decided
Date:	11th June 1985
Description:	Installation of advertisement blind on ground floor front elevation.

Planning records for: **29 Bancroft Hitchin Hertfordshire SG5 1JW**

Reference - 00/01492/1	
Decision:	Decided
Date:	02nd October 2000
Description:	Change of use of former magistrates court to youth activities centre

Planning records for: **Land To R/O 22 Bancroft Hitchin SG5 1JW**

Reference - 09/01158/1	
Decision:	Decided
Date:	18th June 2009
Description:	Erection of 3 x 3-bed dwellings comprising a detached dwelling and a pair of semi-detached dwellings together with associated parking following demolition of existing single storey building

Reference - 08/01478/1	
Decision:	Decided
Date:	03rd July 2008
Description:	Terrace of three 3-bedroom dwellings with associated parking following demolition of existing single storey building

Planning records for: *Land To R/O 22 Bancroft Hitchin SG5 1JW*

Reference - 12/00893/1	
Decision:	Decided
Date:	31st May 2012
Description:	Change to courtyard and parking spaces layout, increase depth of houses to allow full size lifts, minor elevation changes to all houses, omit basement to House A, change roof tile to blue slate to all houses, crown roof to plot A (as minor material amendment to application number 09/01158/1 granted 30 July 2009)

Planning records for: *21 Bancroft Hitchin SG5 1JW*

Reference - 15/00268/1LB	
Decision:	Decided
Date:	10th February 2015
Description:	Internal alterations at first floor living in association with existing office use.

Reference - 14/02287/1	
Decision:	Decided
Date:	26th August 2014
Description:	Change of use of vacant offices (B2) to residential (C3) to provide 4 x 1 bed flats and 1 x 2 bed flat at first and second floor level.

Reference - 14/02288/1LB	
Decision:	Decided
Date:	26th August 2014
Description:	Internal alterations to doors to facilitate change of use of vacant offices (B2) to residential (C3) to provide 4 x 1 bed flats and 1 x 2 bed flat at first and second floor level.

Planning records for: **21 Bancroft Hitchin SG5 1JW**

Reference - 89/01056/1LB	
Decision:	Decided
Date:	10th July 1989
Description:	Erection of a window canopy.

Reference - 16/02383/1TCA	
Decision:	Decided
Date:	21st September 2016
Description:	Fell 1 Beech tree (T1)

Planning records for: **Forman Laws 25 Bancroft Hitchin SG5 1JW**

Reference - 78/01813/1LB	
Decision:	Decided
Date:	22nd December 1978
Description:	Internal alteration and refurbishment of existing building involving twos storey rear extension to provide additional accommodation.

Reference - 96/01383/1LB	
Decision:	Decided
Date:	20th November 1996
Description:	Rear glazed link corridor with internal alterations (as amended by drawings 19 and 20 received 31.12.96)

Planning records for: *Forman Laws 25 Bancroft Hitchin SG5 1JW*

Reference - 98/01340/1LB	
Decision:	Decided
Date:	30th September 1998
Description:	Single storey rear extension with internal alterations.

Reference - 99/01347/1LB	
Decision:	Decided
Date:	29th September 1999
Description:	Two storey link extension between 25 Bancroft and Troopers Yard Bancroft. Internal and external alterations.

Planning records for: *The Manor House Bancroft Hitchin SG5 1JW*

Reference - 16/00323/1LB	
Decision:	Decided
Date:	12th February 2016
Description:	Internal alterations to include lower vertical sliding sash secondary glazing units, to facilitate conversion of retail unit to 1 x 2 bedroom dwelling.

Reference - 16/01368/1TCA	
Decision:	Decided
Date:	25th May 2016
Description:	Fell 1 Ash Tree (T1) Reduce by 30% 1 Cherry Tree (T2)

Planning records for: *The Manor House Bancroft Hitchin SG5 1JW*

Reference - 16/00322/1	
Decision:	Decided
Date:	12th February 2016
Description:	Conversion of existing two storey retail unit (A1 use) to 1 x 2 bedroom dwelling.

Planning records for: *24 Bancroft Hitchin SG5 1JW*

Reference - 87/01501/1LB	
Decision:	Decided
Date:	29th September 1987
Description:	Erection of rear external staircase, first floor door, internal alterations and external dumb-waiter

Reference - 87/01423/1	
Decision:	Decided
Date:	11th September 1987
Description:	Change of use of domestic kitchen to restaurant kitchen

Reference - 89/01504/1	
Decision:	Decided
Date:	04th October 1989
Description:	Enclosure to existing external fire escape

Planning records for: **24 Bancroft Hitchin SG5 1JW**

Reference - 90/01292/1
Decision: Decided
Date: 13th September 1990
Description: Change of use from restaurant/bar to office use
Reference - 86/02159/1
Decision: Decided
Date: 30th December 1986
Description: Change of use of ground floor shop to wine bar. (Amplified by additional plan received 23.1.1987 and letter dated 21.1.1987).
Reference - 88/01667/1LB
Decision: Decided
Date: 26th September 1988
Description: Internal alterations
Reference - 87/01422/1
Decision: Decided
Date: 11th September 1987
Description: Retention of conservatory extension

Planning records for: **24 Bancroft Hitchin SG5 1JW**

Reference - 87/01400/1LB
Decision: Decided
Date: 08th September 1987
Description: Application for consent for retention of conservatory
Reference - 87/01502/1
Decision: Decided
Date: 29th September 1987
Description: Erection of rear external staircase, installation of first floor door and external dumb-waiter.
Reference - 89/01153/1LB
Decision: Decided
Date: 14th July 1989
Description: Glazed covering for existing external staircase/fire escape. (Amended by plans received 4.10.89.)
Reference - 86/00423/1
Decision: Decided
Date: 19th March 1986
Description: Change of use of first and second floors from retail to residential.

Planning records for: **24 Bancroft Hitchin SG5 1JW**

Reference - 88/01666/1	
Decision:	Decided
Date:	26th September 1988
Description:	Change of use of first floor staff room to restaurant.

26b Bancroft, SG5

Energy rating

B

Valid until 11.04.2031

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

Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Floor Level:	2
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m-Â°K
Walls Energy:	Very Good
Roof:	(other premises above)
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:	(other premises below)
Total Floor Area:	66 m ²

Building Safety

None specified

Accessibility / Adaptations

None specified

Restrictive Covenants

None

Rights of Way (Public & Private)

Yes - entrance and exit at the end of the courtyard which is part of the Gate House. Right of access through the gate

Construction Type

Standard brick

Property Lease Information

Share of the Freehold
Service Charge - £2,147.72
Peppercorn ground rent

Listed Building Information

Not listed

Other

Converted from commercial use in 2021

Electricity Supply

British Gas

Gas Supply

British Gas

Central Heating

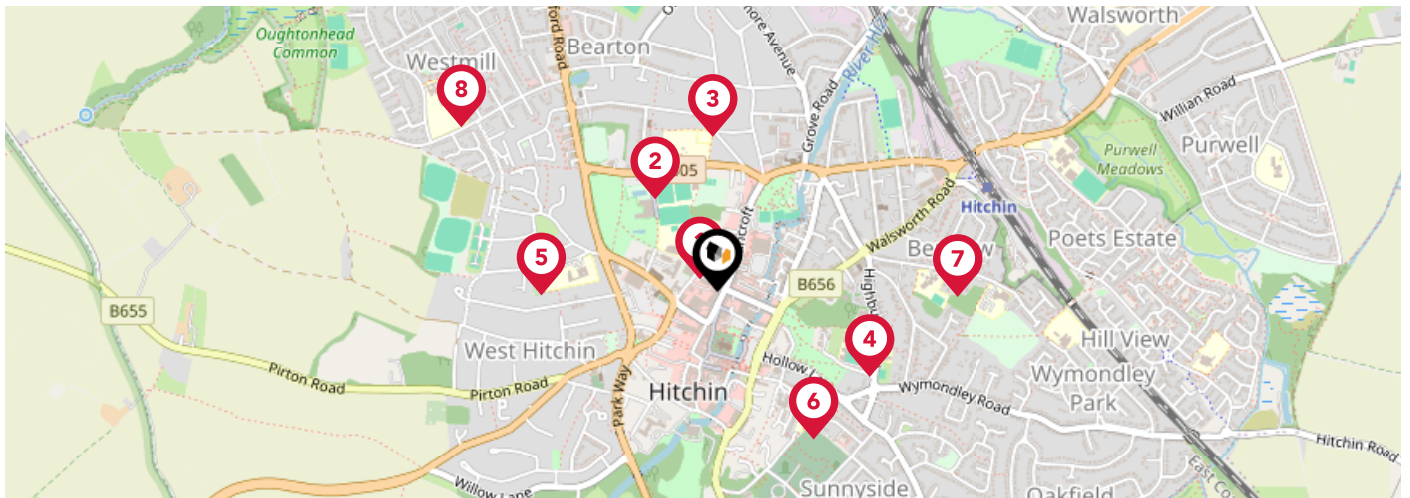
Yes - gas combination

Water Supply

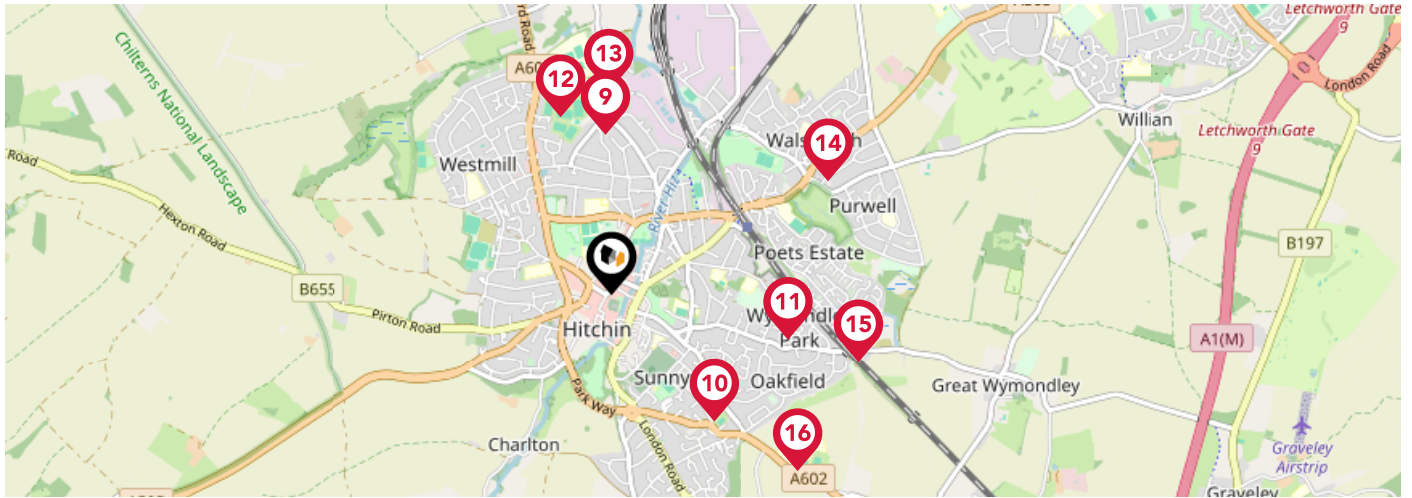
Affinity Water

Drainage

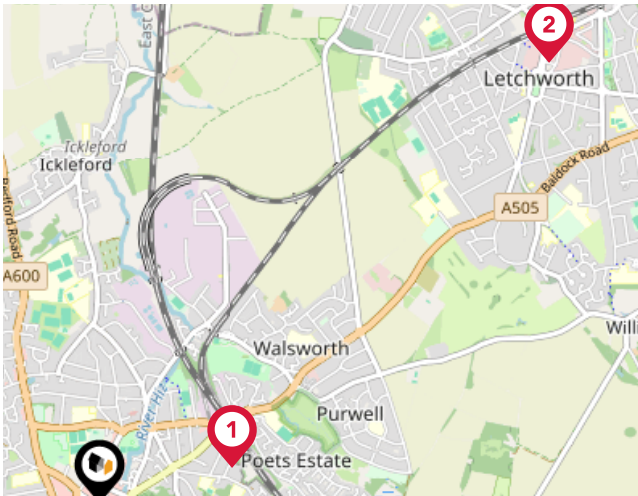
Affinity Water



		Nursery	Primary	Secondary	College	Private
Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.05		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.25		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.35		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.4		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.4		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.41		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.55		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.69		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

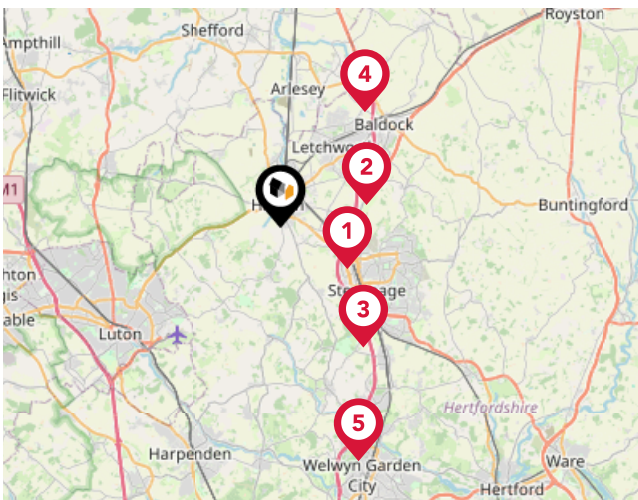


	Nursery	Primary	Secondary	College	Private
Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.83	<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:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:0.93	<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:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:1.17	<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:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



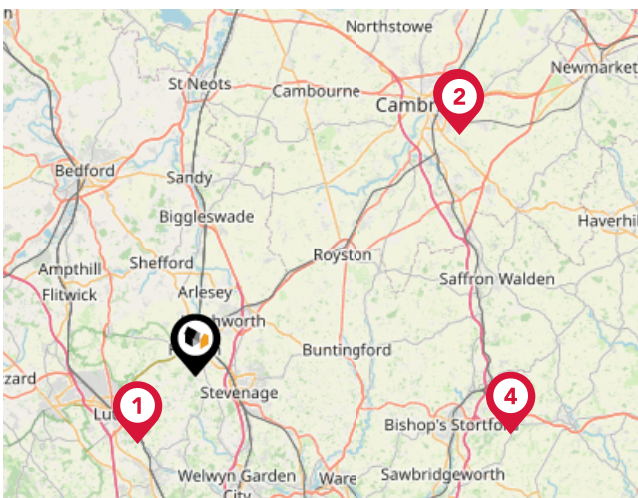
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.63 miles
2	Letchworth Rail Station	2.88 miles
3	Stevenage Rail Station	4.54 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.9 miles
2	A1(M) J9	3.26 miles
3	A1(M) J7	5.32 miles
4	A1(M) J10	5.26 miles
5	A1(M) J6	8.99 miles

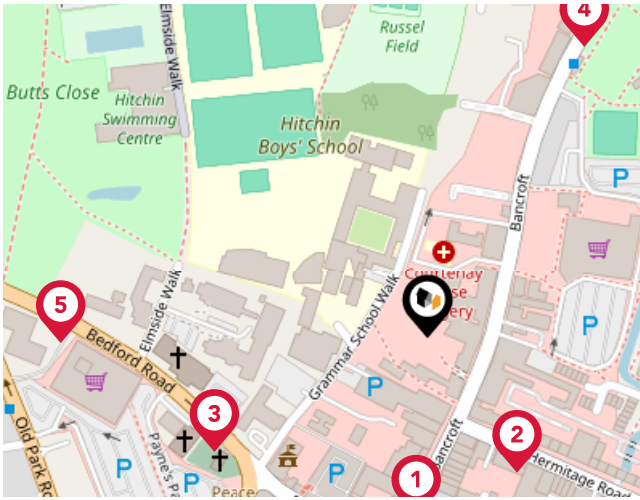


Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	6.45 miles
2	Cambridge Airport	26.1 miles
3	Cambridge Airport	26.24 miles
4	London Stansted Airport	23.43 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bancroft	0.1 miles
2	Hermitage Road	0.09 miles
3	Grammar School Walk	0.14 miles
4	Bunyan Road	0.19 miles
5	Waitrose	0.21 miles

Important - Please read

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

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

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk



Valuation Office
Agency

