

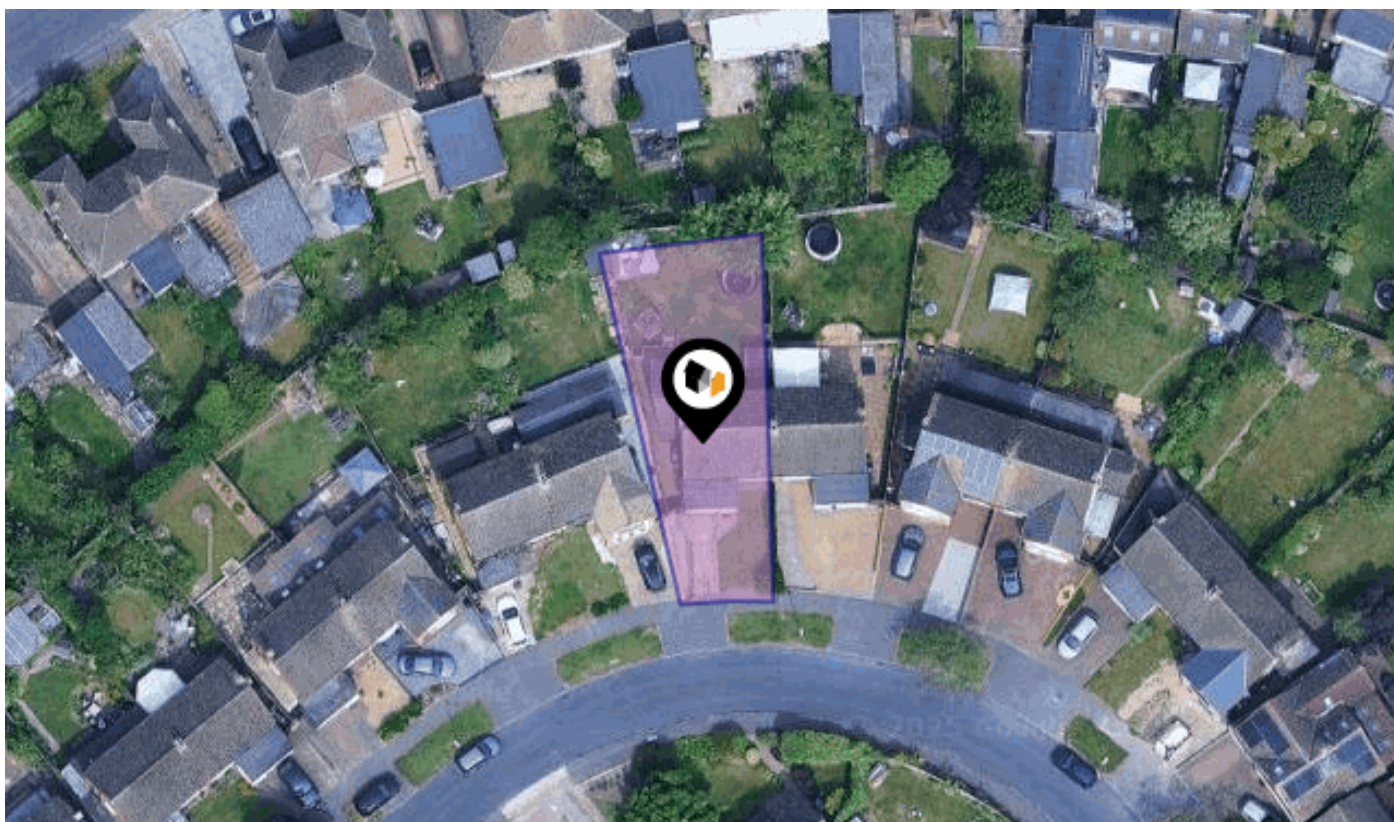


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 05th November 2025



GAINSFORD CRESCENT, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



Planning records for: ***Gainsford Crescent, Hitchin, SG4***

Reference - 13/01678/1HH	
Decision:	Decided
Date:	16th July 2013
Description:	First floor front extension over existing garage, single storey rear extension including lowering of pitched roof over existing dining room

Planning records for: **Land In Bilton Road Off Cadwell Lane Hitchin SG4 0QG**

Reference - 80/01439/1	
Decision:	Decided
Date:	02nd September 1980
Description:	Site & layout of a 3 bay workshop building

Planning records for: **2 Gainsford Crescent Hitchin SG4 0QG**

Reference - 86/00520/1	
Decision:	Decided
Date:	08th April 1986
Description:	Erection of brick boundary wall.

Reference - 06/00152/1HH	
Decision:	Decided
Date:	27th January 2006
Description:	Single storey front extension

Planning records for: **4 Gainsford Crescent Hitchin SG4 0QG**

Reference - 06/00151/1HH	
Decision:	Decided
Date:	27th January 2006
Description:	Single storey front extension

Planning records for: **7 Gainsford Crescent Hitchin SG4 0QG**

Reference - 08/00627/1PUD	
Decision:	Decided
Date:	19th March 2008
Description:	Single storey rear extension and extension of existing rear dormer window

Reference - 08/01258/1HH	
Decision:	Decided
Date:	01st July 2008
Description:	Single storey rear extension, extension of dormer window in rear roofslope

Planning records for: **10 Gainsford Crescent Hitchin SG4 0QG**

Reference - 07/01882/1PUD	
Decision:	Decided
Date:	27th July 2007
Description:	Dormer window in rear roofslope

Planning records for: **12 Gainsford Crescent Hitchin Hertfordshire SG4 0QG**

Reference - 20/01820/FPH	
Decision:	Decided
Date:	19th August 2020
Description:	Single storey rear extension following demolition of existing rear conservatory

Planning records for: **14 Gainsford Crescent Hitchin SG4 0QG**

Reference - 07/01232/1PUD	
Decision:	Decided
Date:	10th May 2007
Description:	Dormer window in rear roofslope and replacement conservatory

Planning records for: **16 Gainsford Crescent Hitchin SG4 0QG**

Reference - 77/00341/1	
Decision:	Decided
Date:	06th March 1977
Description:	Construction of dormer window and erection of car port.

Reference - 07/02921/1PUD	
Decision:	Decided
Date:	12th December 2007
Description:	Lawful Development Certificate (Proposed): Extension of rear dormer window

Reference - 09/01136/1PUD	
Decision:	Decided
Date:	16th June 2009
Description:	Single storey rear extension

Planning records for: **20 Gainsford Crescent Hitchin SG4 0QG**

Reference - 82/01196/1	
Decision:	Decided
Date:	01st September 1982
Description:	Erection of first floor and single storey rear extensions.

Planning records for: **22 Gainsford Crescent Hitchin SG4 0QG**

Reference - 14/00276/1HH	
Decision:	Decided
Date:	11th February 2014
Description:	Single storey side extension

Reference - 93/00375/1PD	
Decision:	Decided
Date:	30th July 1993
Description:	Rear dormer window to facilitate loft conversion.

Planning records for: **23 Gainsford Crescent Hitchin Hertfordshire SG4 0QG**

Reference - 18/03287/FPH	
Decision:	Decided
Date:	28th January 2019
Description:	Single storey rear extension and replacement roof over existing rear extension.

Planning records for: **23 Gainsford Crescent Hitchin Hertfordshire SG4 0QG**

Reference - 18/02976/FPH	
Decision:	Decided
Date:	09th November 2018
Description:	Single storey rear extension and replacement roof over existing rear extension.

Reference - 04/01145/1HH	
Decision:	Decided
Date:	14th July 2004
Description:	Front entrance porch and alterations to existing garage to facilitate conversion to additional living accommodation. First floor front extension.

Planning records for: **24 Gainsford Crescent Hitchin SG4 0QG**

Reference - 93/00895/1PD	
Decision:	Decided
Date:	06th August 1993
Description:	Rear dormer window.

Planning records for: **26 Gainsford Crescent Hitchin SG4 0QG**

Reference - 93/00361/1PD	
Decision:	Decided
Date:	05th April 1993
Description:	Rear dormer window to facilitate loft conversion.

Planning records for: **26 Gainsford Crescent Hitchin SG4 0QG**

Reference - 06/01252/1HH	
Decision:	Decided
Date:	17th July 2006
Description:	Extension of rear roofslope to facilitate two storey rear extension

Reference - X/23/0486/CND	
Decision:	Decided
Date:	29th November 2023
Description:	Discharge of conditions 10 (SUDS) and 14 (Noise) attached to 3/23/1542/VAR

Reference - 23/02616/FPH	
Decision:	Decided
Date:	29th November 2023
Description:	Two storey front extension and part two storey and part single storey rear extension

Planning records for: **27 Gainsford Crescent Hitchin SG4 0QG**

Reference - 12/00831/1HH	
Decision:	Decided
Date:	13th April 2012
Description:	Part two storey and part first floor front extension

Planning records for: **27 Gainsford Crescent Hitchin SG4 0QG**

Reference - 13/00885/1HH	
Decision:	Decided
Date:	29th April 2013
Description:	Two storey front extension and single storey rear extension (as amended by plans received 16th May 2013)

Reference - 20/02690/FPH	
Decision:	Decided
Date:	01st December 2020
Description:	First floor rear extension

Planning records for: **28 Gainsford Crescent Hitchin SG4 0QG**

Reference - 10/02318/1DOC	
Decision:	Decided
Date:	03rd September 2010
Description:	Condition 3 Sample Materials

Reference - 10/00229/1HH	
Decision:	Decided
Date:	16th February 2010
Description:	First floor rear extension

Planning records for: **31 Gainsford Crescent Hitchin Hertfordshire SG4 0QG**

Reference - 24/01418/FPH	
Decision:	Decided
Date:	02nd July 2024
Description:	Single storey rear extension following demolition of existing conservatory. Alterations to fenestration

Planning records for: **33 Gainsford Crescent Hitchin SG4 0QG**

Reference - 04/01303/1HH	
Decision:	Decided
Date:	05th August 2004
Description:	Single storey side extension, part two storey part first floor front extension

Planning records for: **34 Gainsford Crescent Hitchin Hertfordshire SG4 0QG**

Reference - 20/00681/FPH	
Decision:	Decided
Date:	23rd March 2020
Description:	Two storey side and rear extension, widening of vehicular crossover

Planning records for: **35 Gainsford Crescent Hitchin SG4 0QG**

Reference - 93/00439/1HH	
Decision:	Decided
Date:	23rd April 1993
Description:	First floor and part two storey front extension over existing garage. Single storey side extension.

Planning records for: **36 Gainsford Crescent Hitchin SG4 0QG**

Reference - 91/00405/1	
Decision:	Decided
Date:	04th April 1991
Description:	Two storey side extension

Reference - 01/01852/1HH	
Decision:	Decided
Date:	06th December 2001
Description:	Two storey side extension incorporating single garage

Reference - 87/01203/1	
Decision:	Decided
Date:	27th July 1987
Description:	Erection of two storey side and rear dormer extensions

Planning records for: **39 Gainsford Crescent Hitchin SG4 0QG**

Reference - 81/00639/1	
Decision:	Decided
Date:	06th April 1981
Description:	Section 53 - Single storey side extension.

Planning records for: **39 Gainsford Crescent Hitchin Hertfordshire SG4 0QG**

Reference - 22/02921/LDCP	
Decision:	Decided
Date:	10th November 2022
Description:	Replace front elevation door and insertion of window to existing side elevation of attached garage to facilitate partial conversion of garage into habitable accommodation. Replace existing front entrance door.

Reference - 22/02920/FPH	
Decision:	Decided
Date:	10th November 2022
Description:	Two storey front extension incorporating existing porch and garage, single storey rear extension and alterations to fenestration including re-positioning of front door and removal of existing garage door to facilitate conversion of existing garage to snug.

Reference - 22/02650/LDCP	
Decision:	Decided
Date:	10th October 2022
Description:	Erection of outbuilding to rear garden

Planning records for: **41 Gainsford Crescent Hitchin Hertfordshire SG4 0QG**

Reference - 02/00111/1HH	
Decision:	Decided
Date:	23rd January 2002
Description:	First floor side extension. Pitch roof over existing single storey rear extension.

Planning records for: **41 Gainsford Crescent Hitchin SG4 0QG**

Reference - 14/00803/1HH	
Decision:	Decided
Date:	24th March 2014
Description:	Part two storey and part single storey side/ rear extension.

Planning records for: **43 Gainsford Crescent Hitchin SG4 0QG**

Reference - 05/00778/1HH	
Decision:	Decided
Date:	27th May 2005
Description:	Single storey rear extension

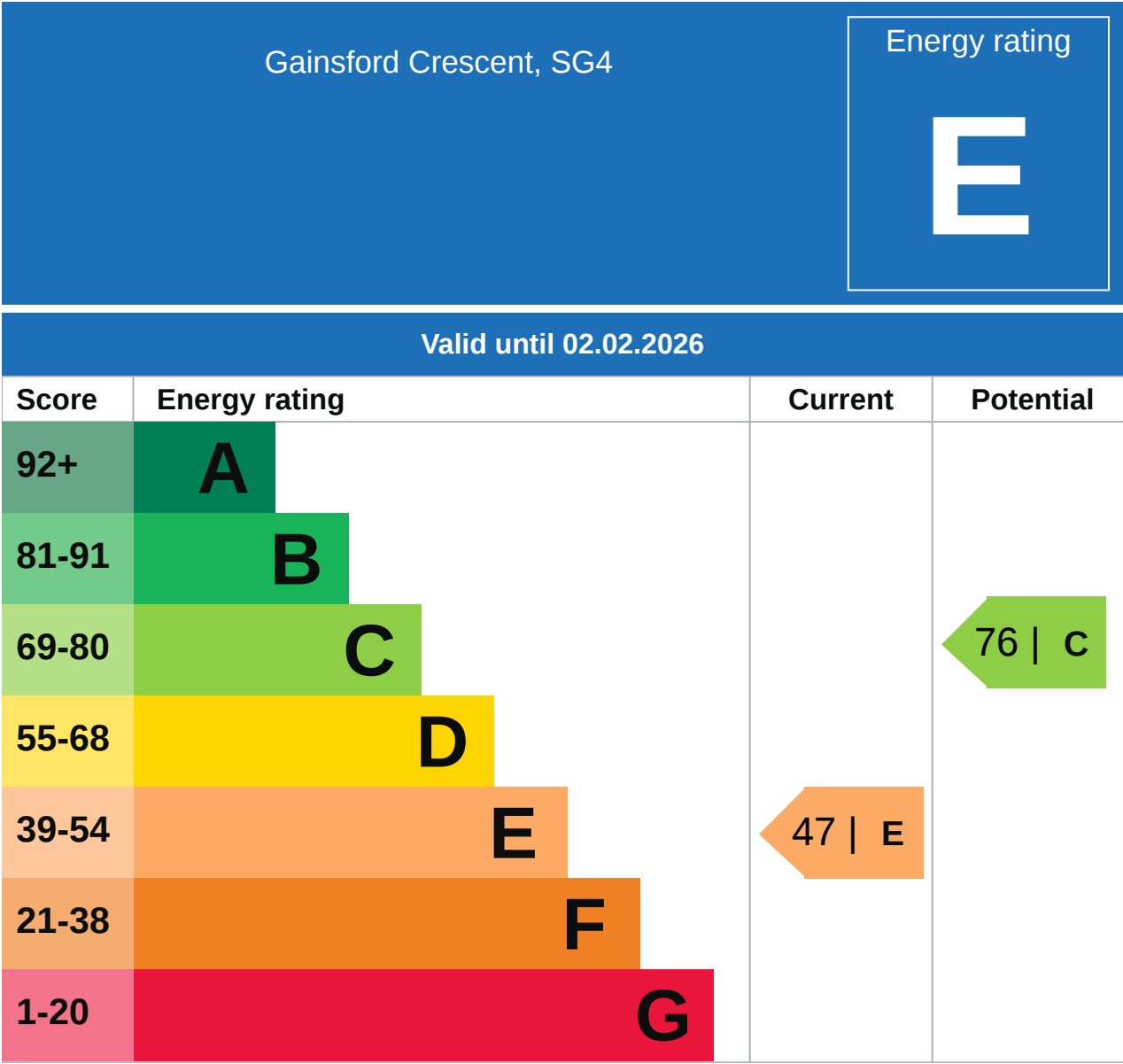
Reference - 82/01554/1	
Decision:	Decided
Date:	22nd November 1982
Description:	Erection of two storey side extension.

Planning records for: **45 Gainsford Crescent Hitchin Hertfordshire SG4 0QG**

Reference - 20/02774/FPH	
Decision:	Decided
Date:	26th November 2020
Description:	Single storey rear extension and relocation of boundary wall 1.5m from the back of the pavement on Harkness Way with change to a brick wall/timber panel fence

Planning records for: *45 Gainsford Crescent Hitchin SG4 0QG*

Reference - 92/00678/1	
Decision:	Decided
Date:	15th June 1992
Description:	Replacement pitch roof over existing flat roofs



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 65% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	92 m ²

Building Safety

Reports of asbestos in guttering pipes - contact agent for further information

Accessibility / Adaptations

None specified

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Standard brick construction

Property Lease Information

Freehold

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

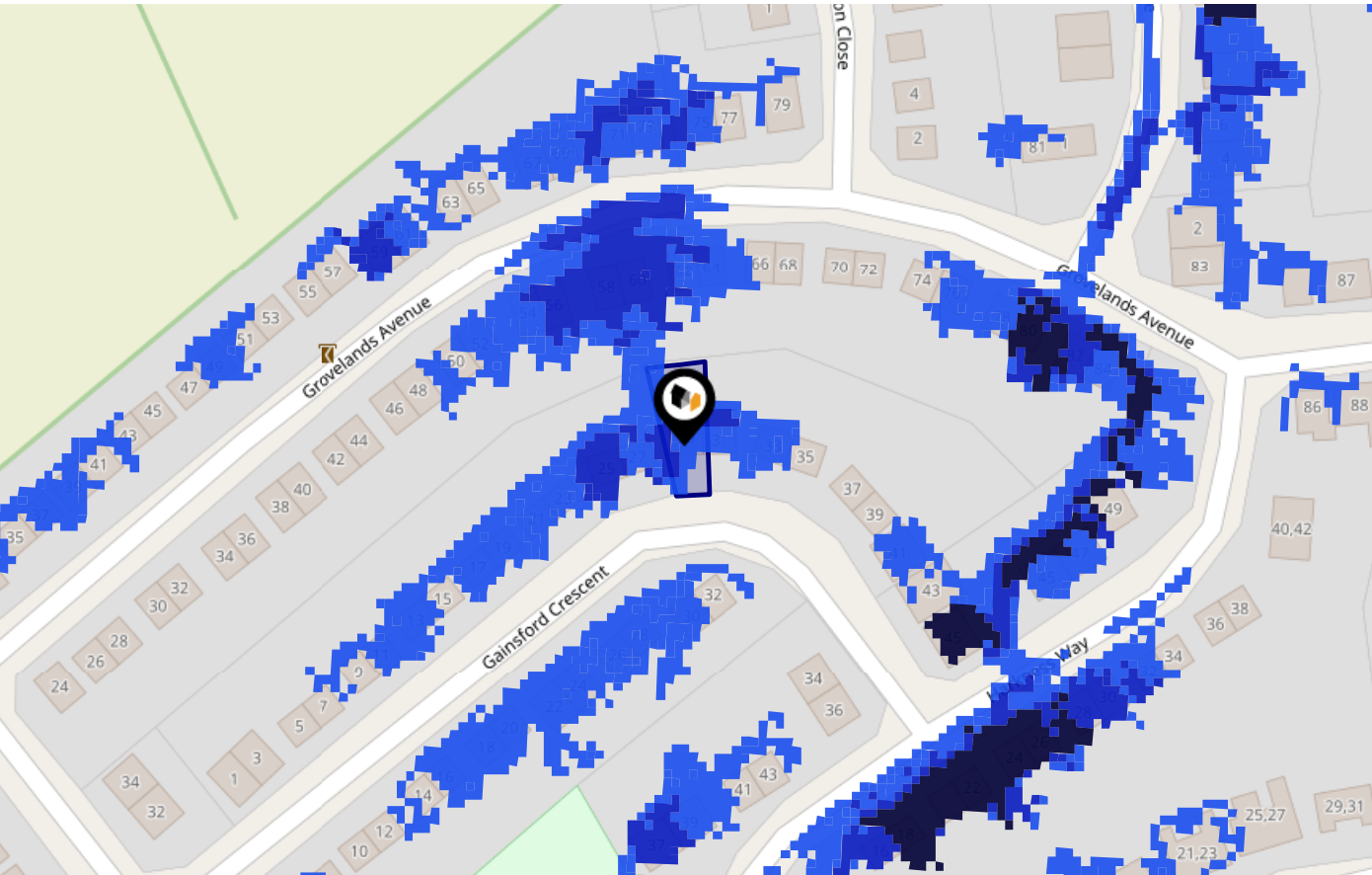
Important - Please read

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.

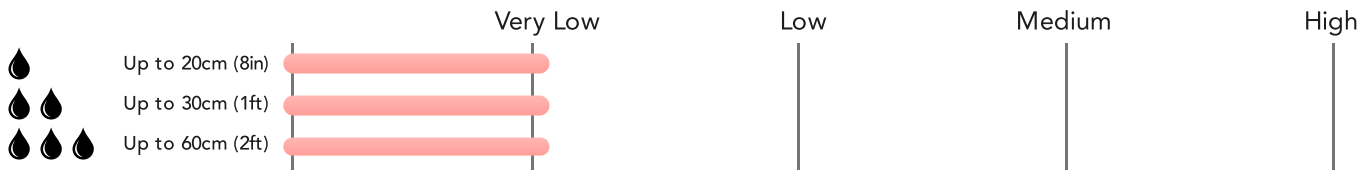


Risk Rating: Low

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.

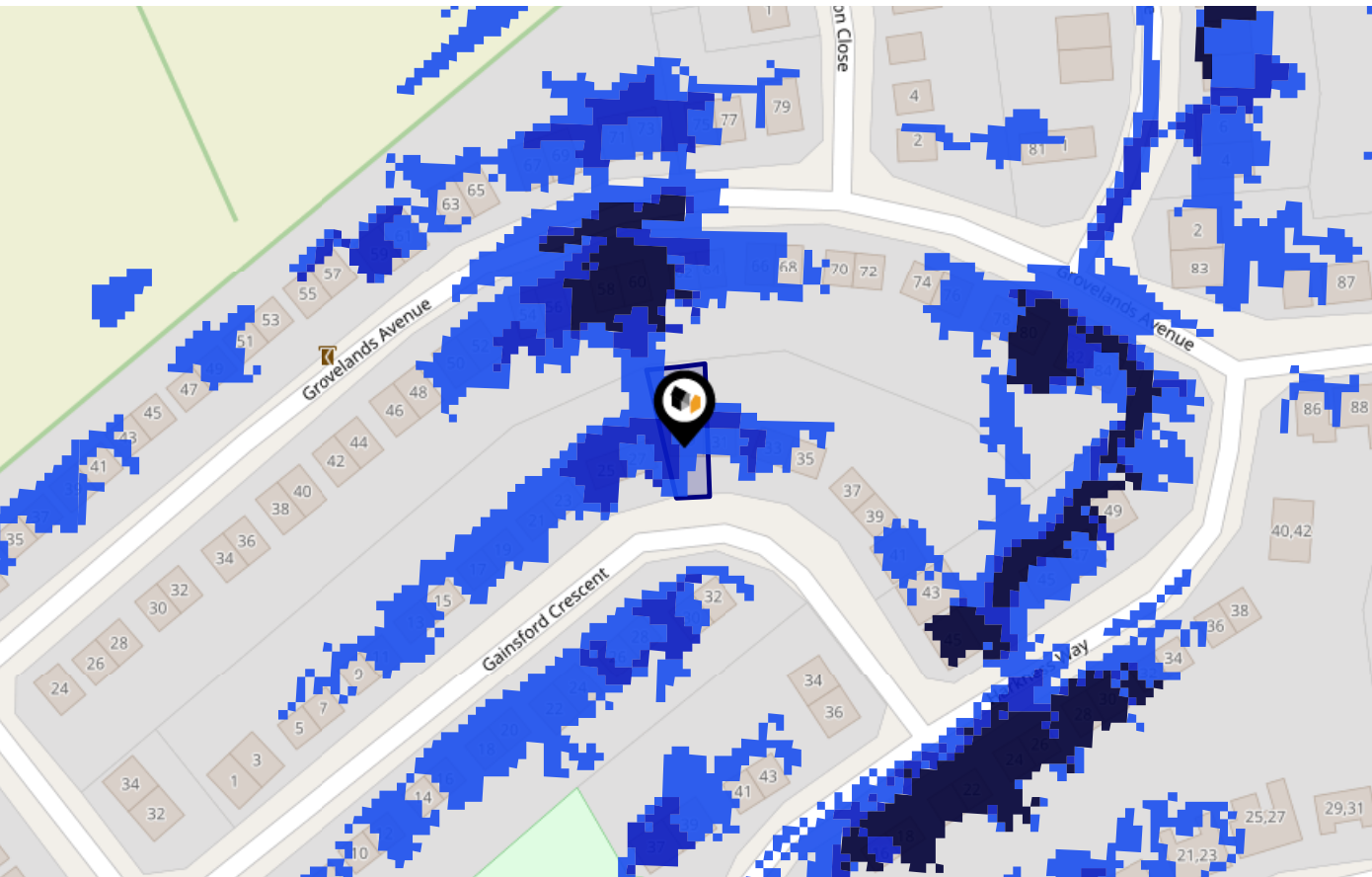
Chance of flooding to the following depths at this property:



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.

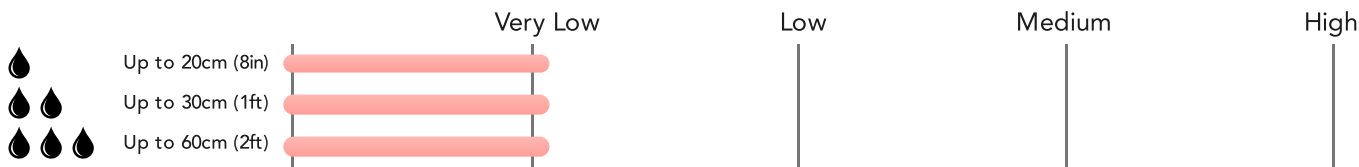


Risk Rating: Low

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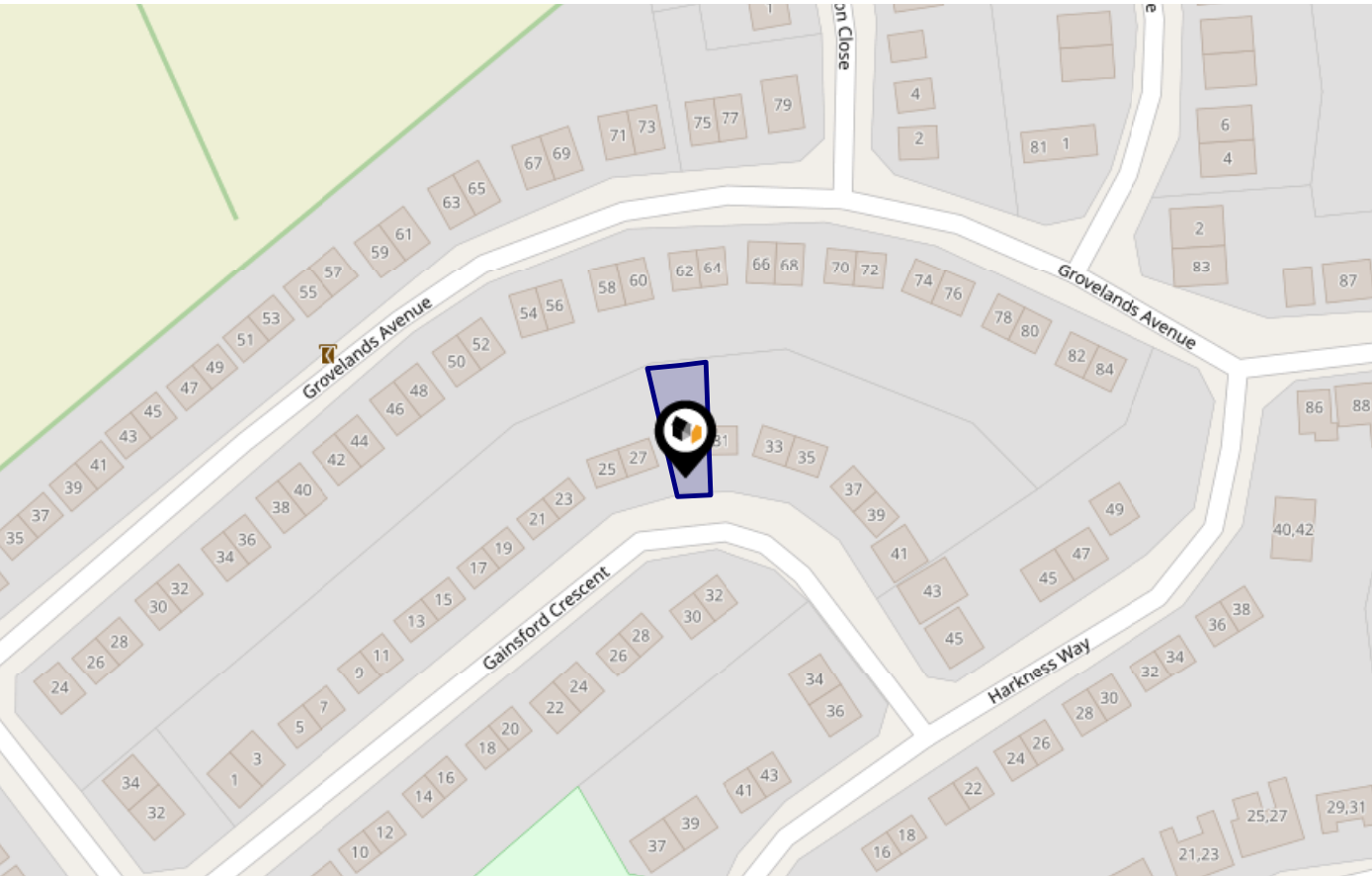
Chance of flooding to the following depths at this property:



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.

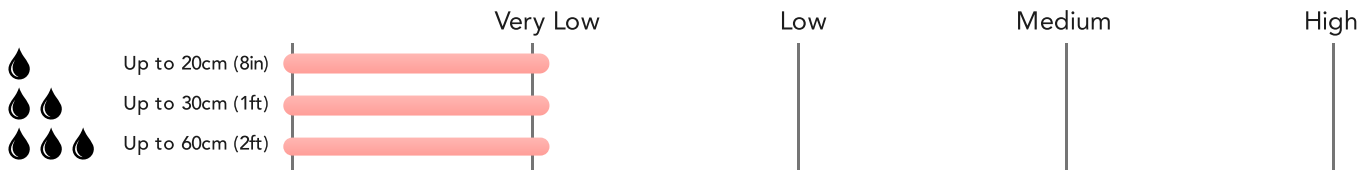


Risk Rating: **Very low**

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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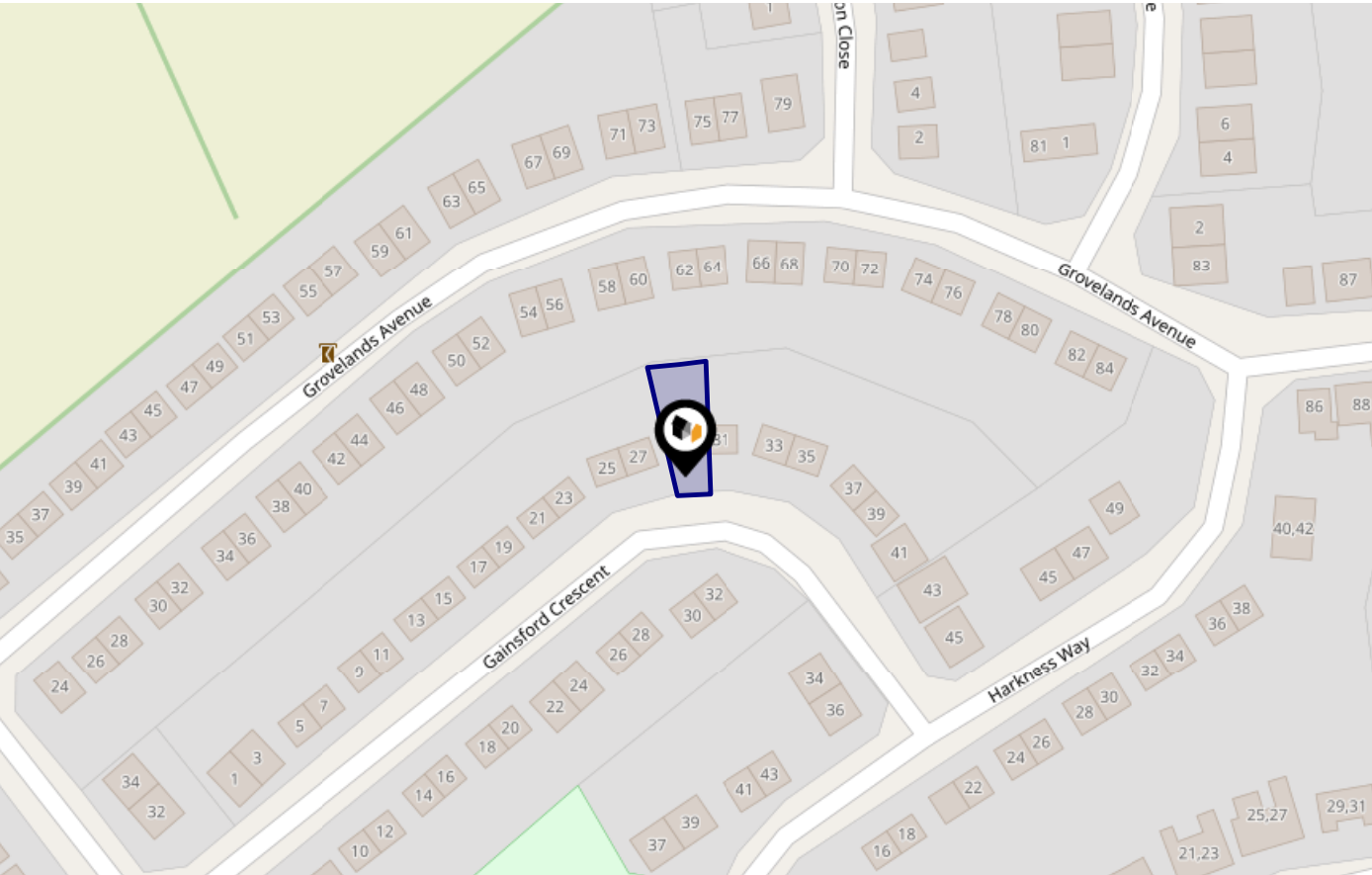
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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.

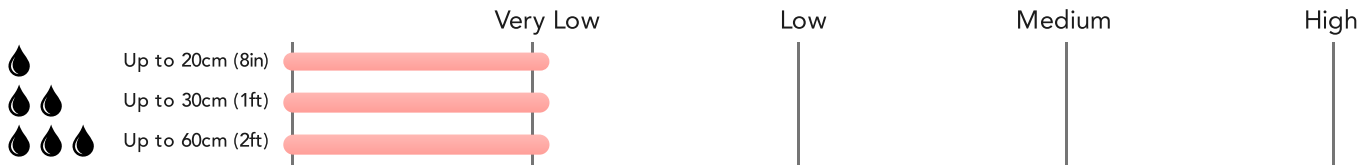


Risk Rating: Very low

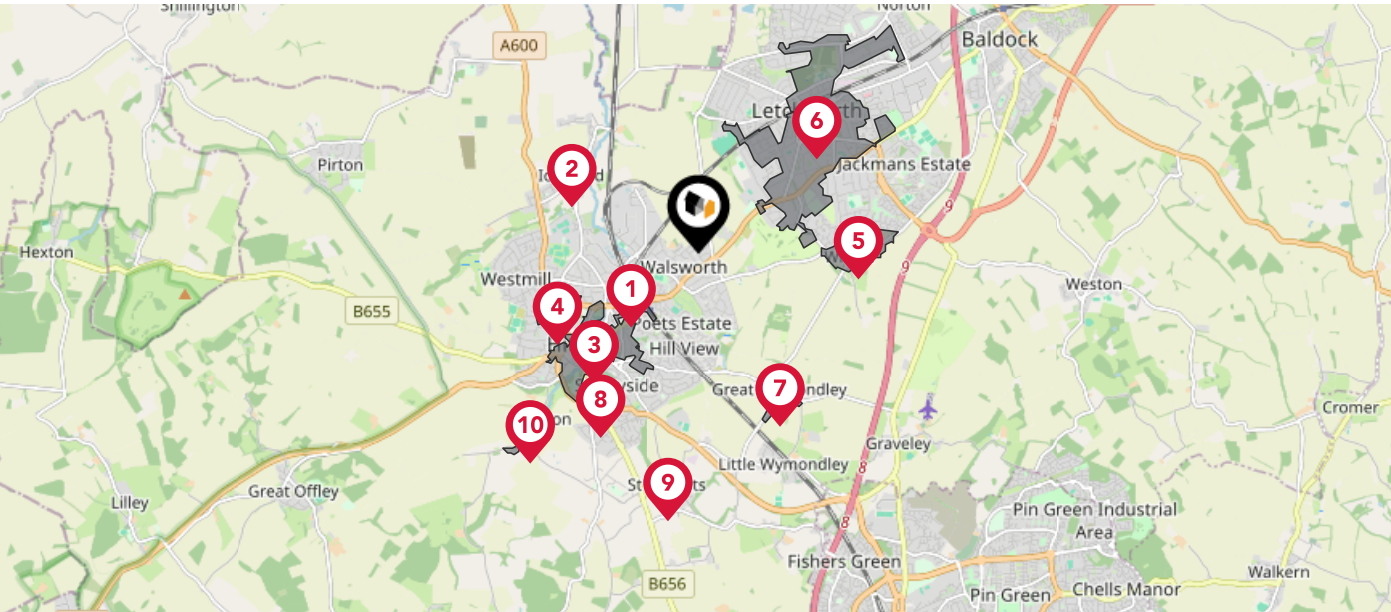
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Chance of flooding to the following depths at this property:

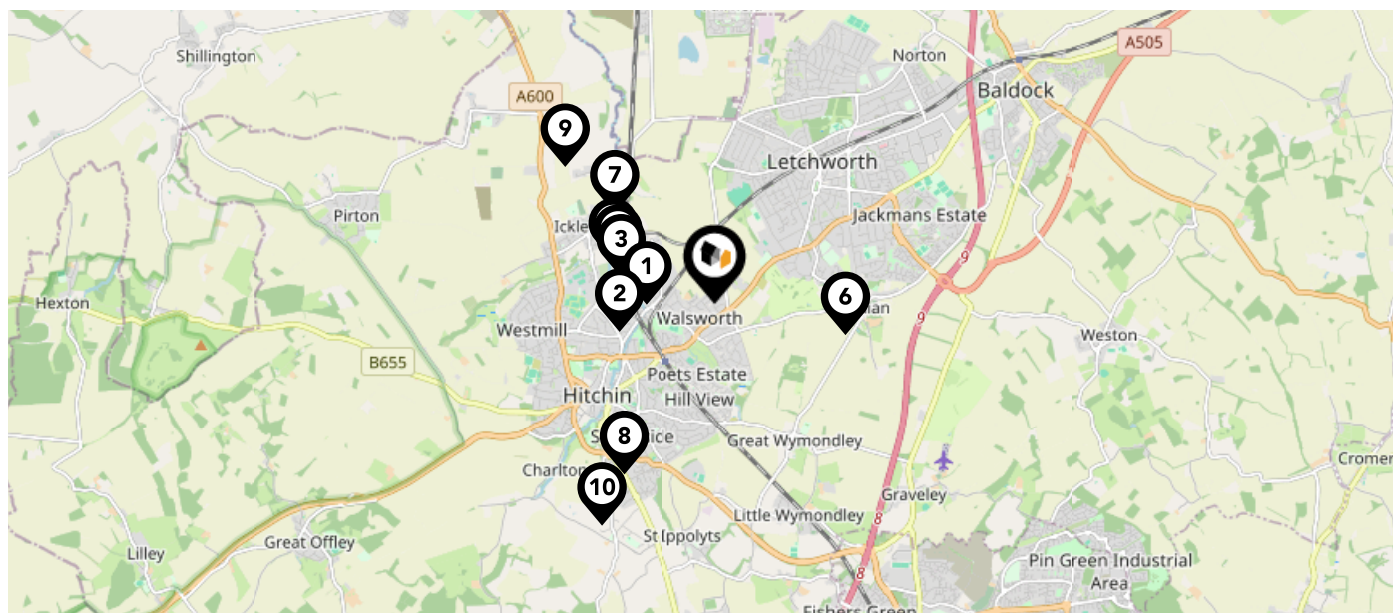


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



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

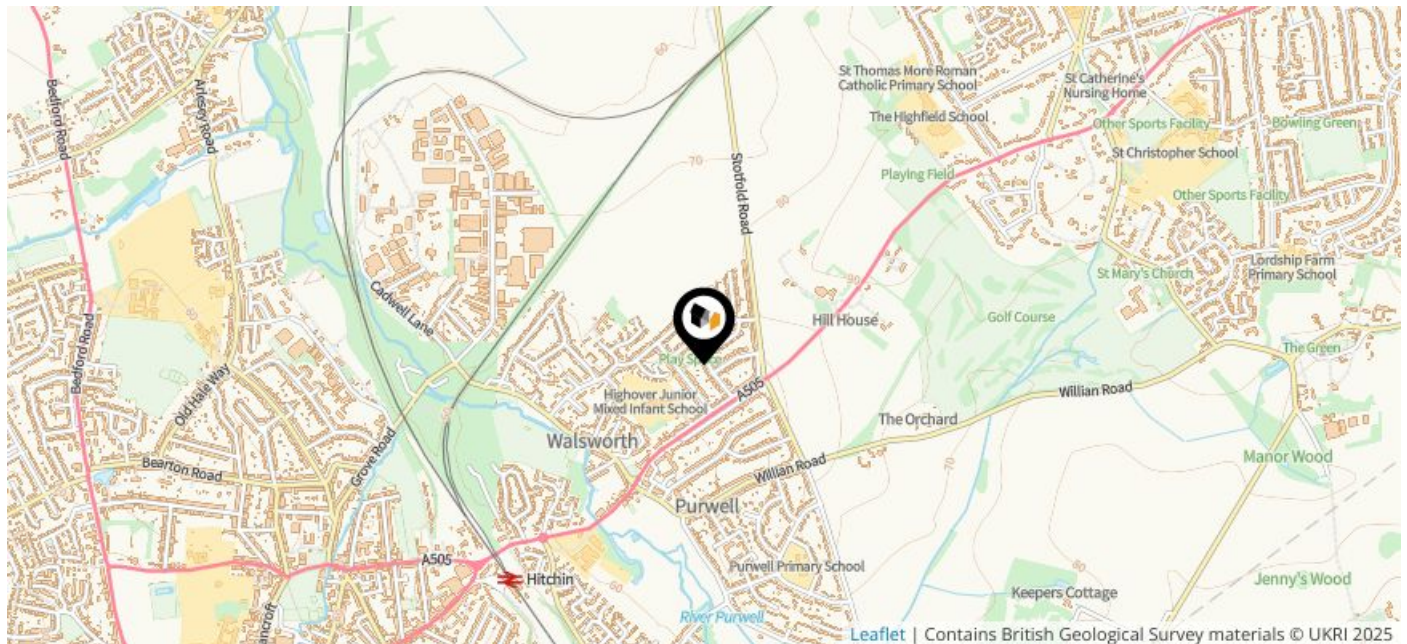
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Wallace Way-Hitchin, Hertfordshire	Historic Landfill	
2	Ickleford-Near 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	Willian Road-Letchworth, Hertfordshire	Historic Landfill	
7	Lower Green-Ickleford, Hitchin, Surrey	Historic Landfill	
8	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	
9	Ickleford Railway Cutting-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill	
10	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



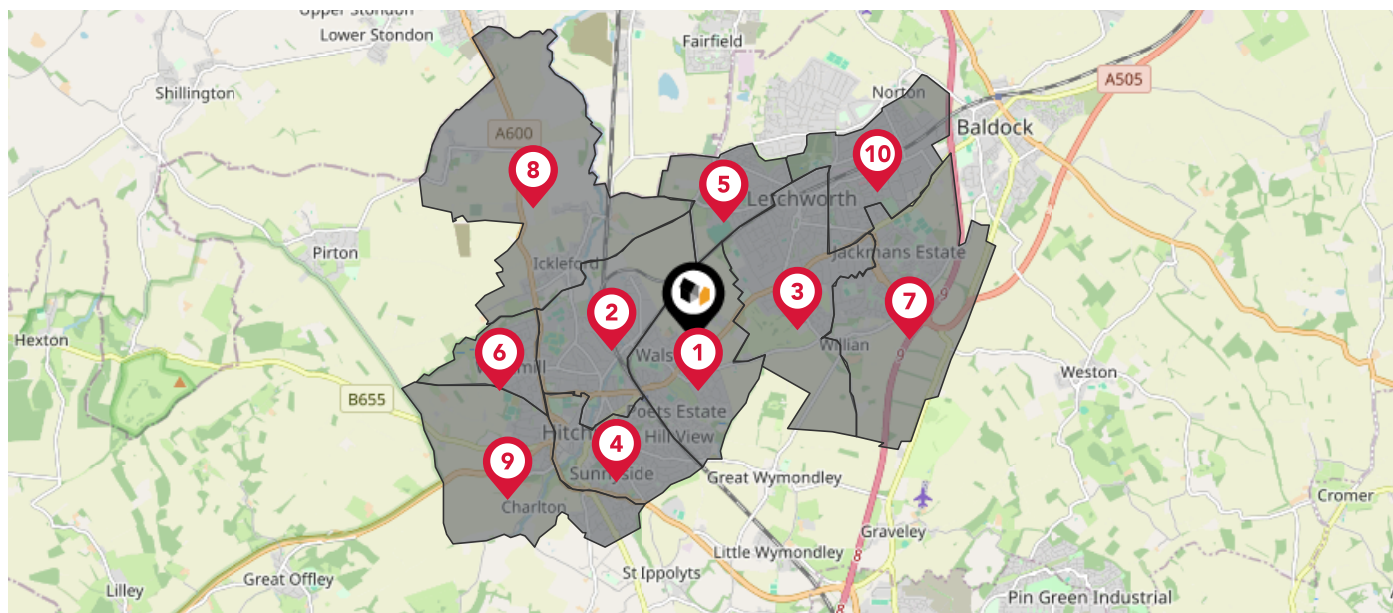
Mine Entry

- ✕ 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 Walsworth Ward



Hitchin Bearton Ward



Letchworth South West Ward



Hitchin Highbury Ward



Letchworth Wilbury Ward



Hitchin Oughton Ward



Letchworth South East Ward



Cadwell Ward



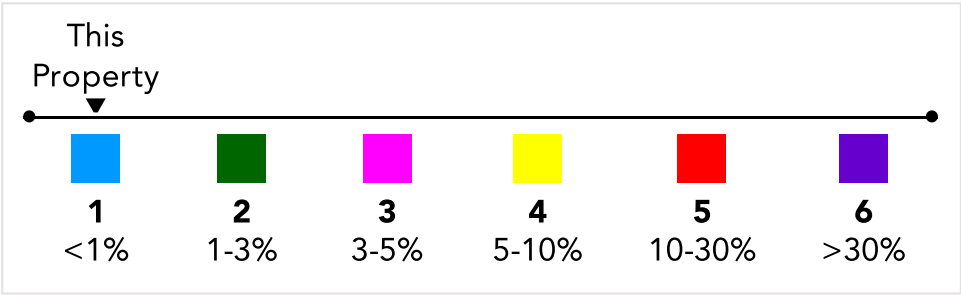
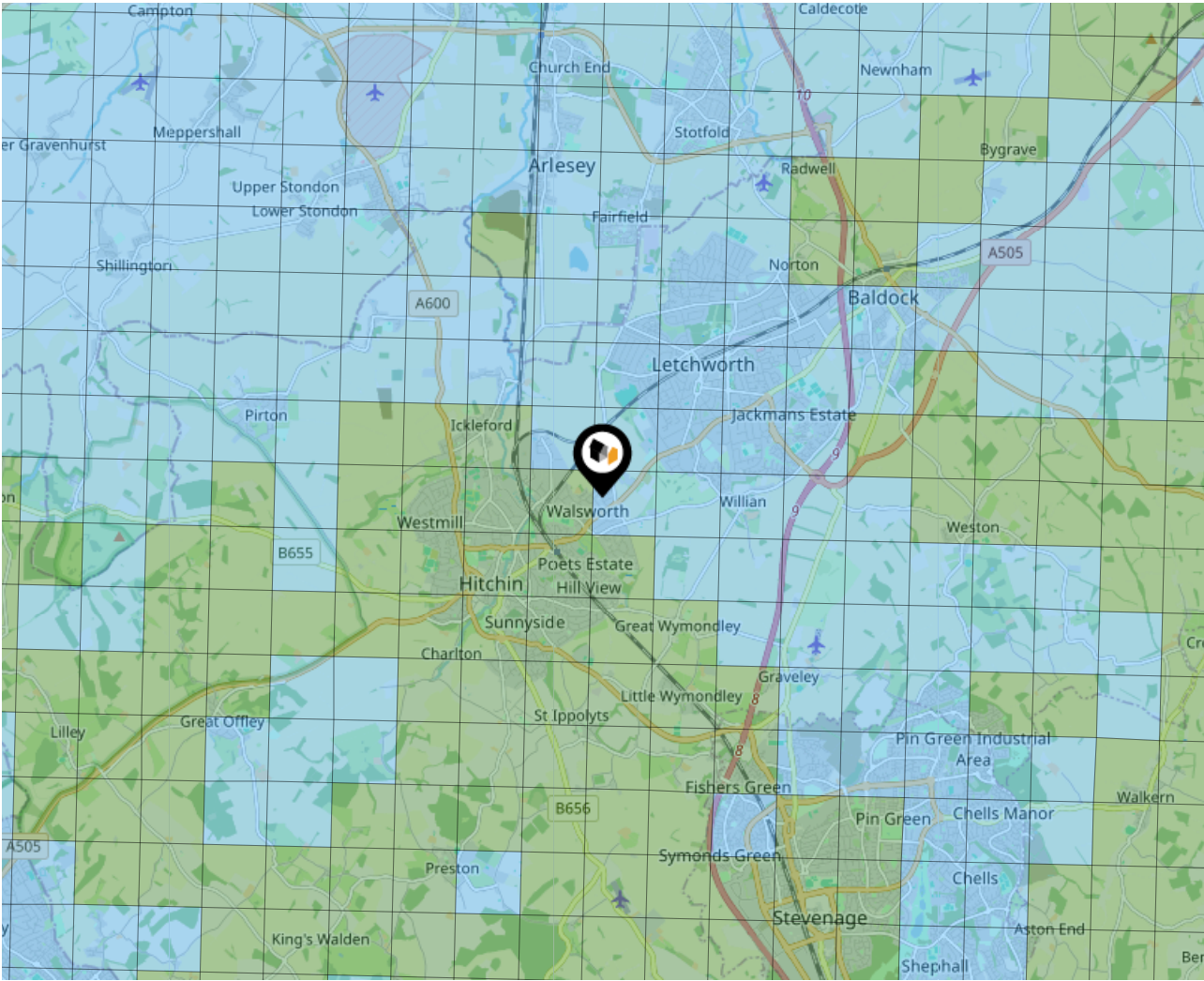
Hitchin Priory Ward



Letchworth East Ward

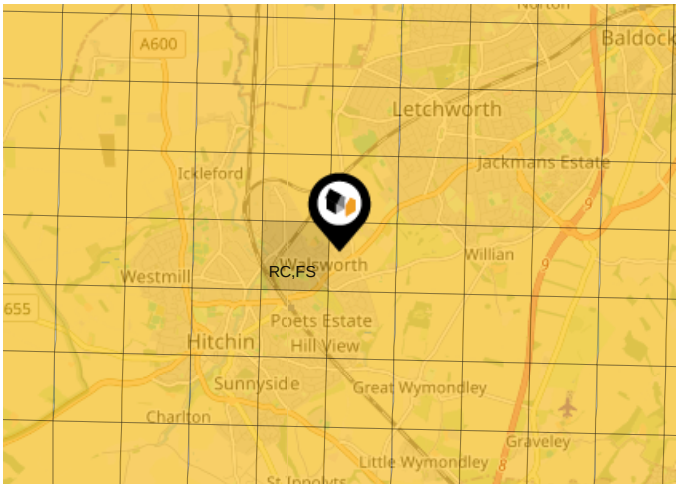
What is Radon?

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:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		

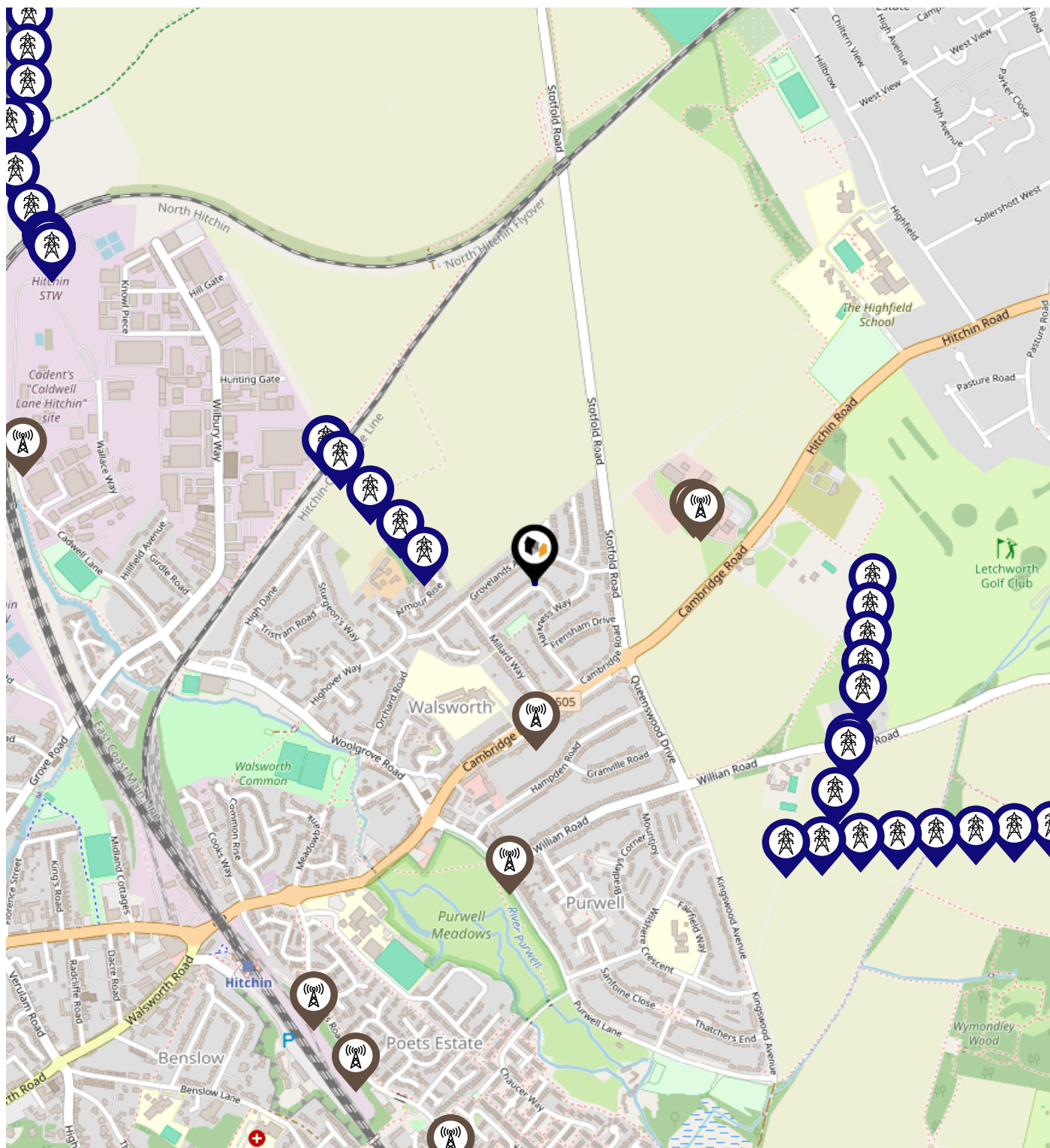


Primary Classifications (Most Common Clay Types)

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

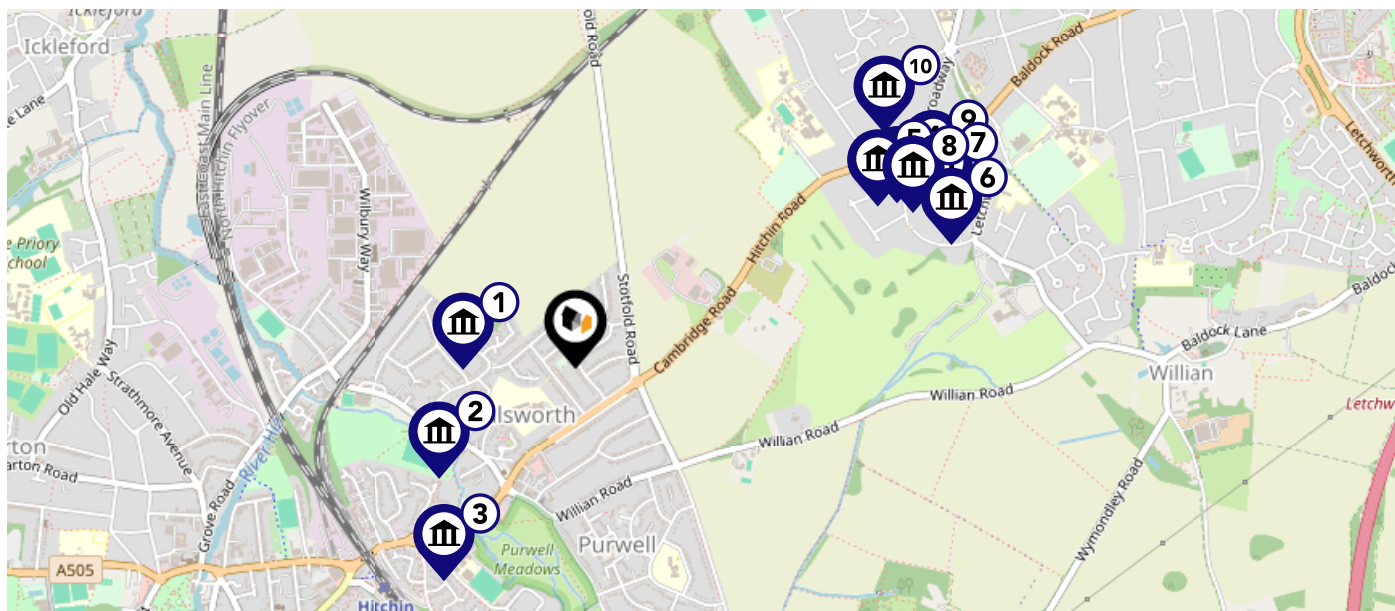
Masts & Pylons



Key:

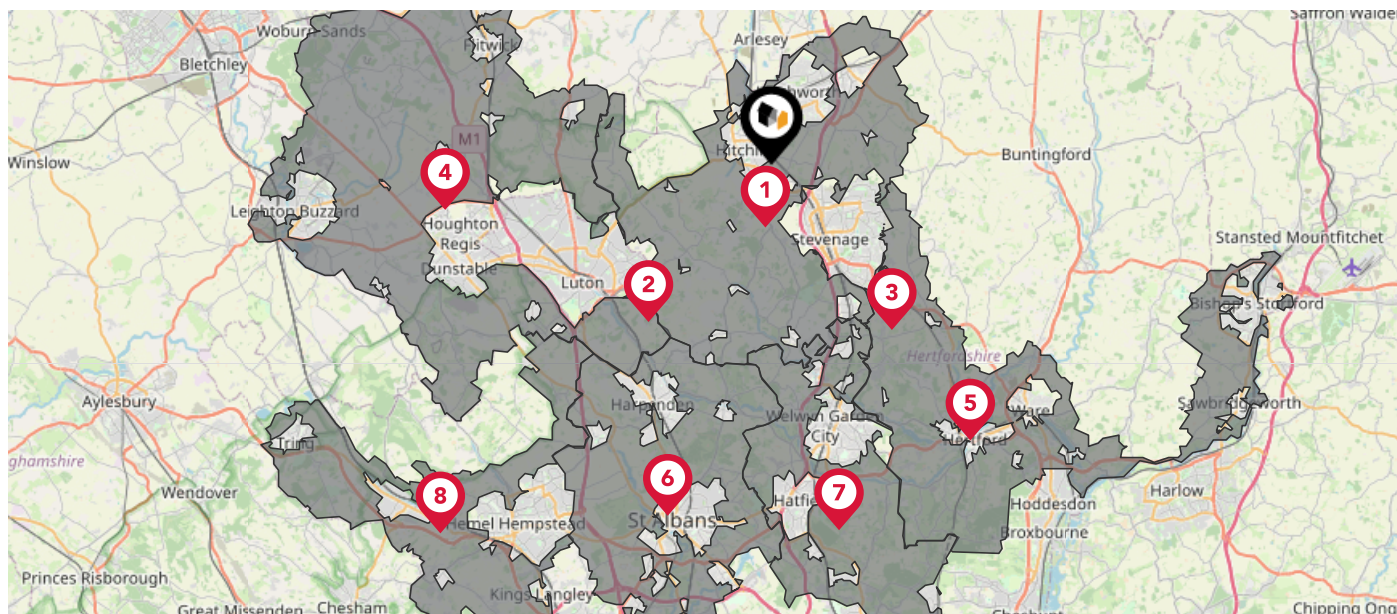
-  Power Pylons
-  Communication Masts

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
	1452743 - Threshing Barn At Highover Farm	Grade II	0.2 miles
	1347608 - 91, Woolgrove Road	Grade II	0.4 miles
	1296215 - Walsworth House	Grade II	0.6 miles
	1295681 - The Coppice	Grade II	0.8 miles
	1101989 - Corrie Wood	Grade II	0.8 miles
	1101985 - Hall Barn	Grade II	0.9 miles
	1347695 - The Glade	Grade II	0.9 miles
	1102004 - Deanrow	Grade II	0.9 miles
	1101988 - West Field	Grade II	0.9 miles
	1295596 - Tanglewood	Grade II	0.9 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 - East Hertfordshire



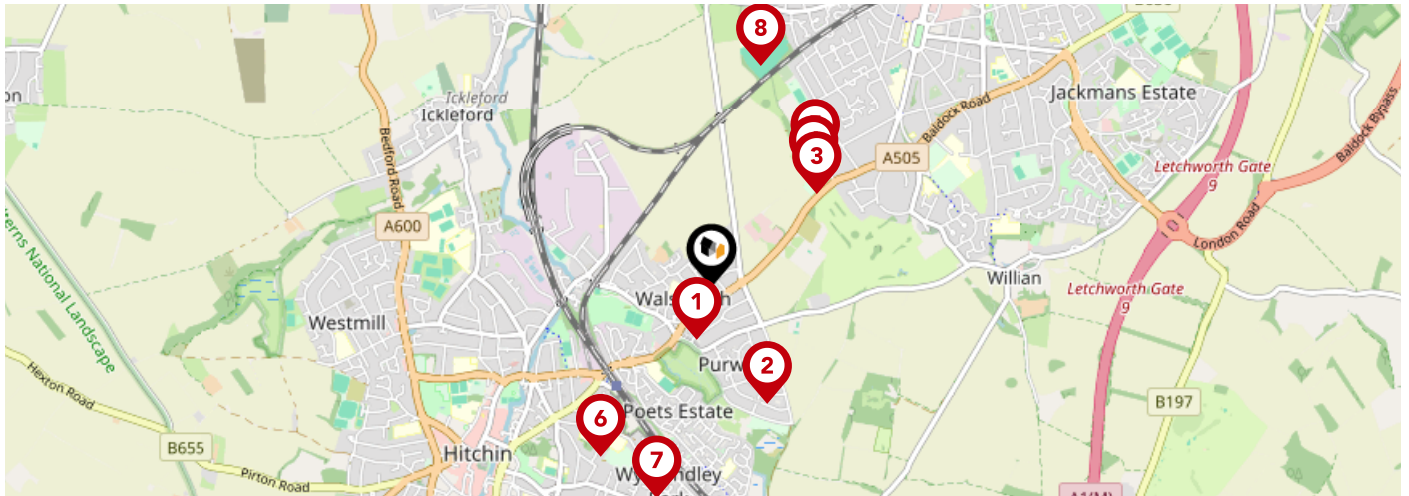
London Green Belt - St Albans



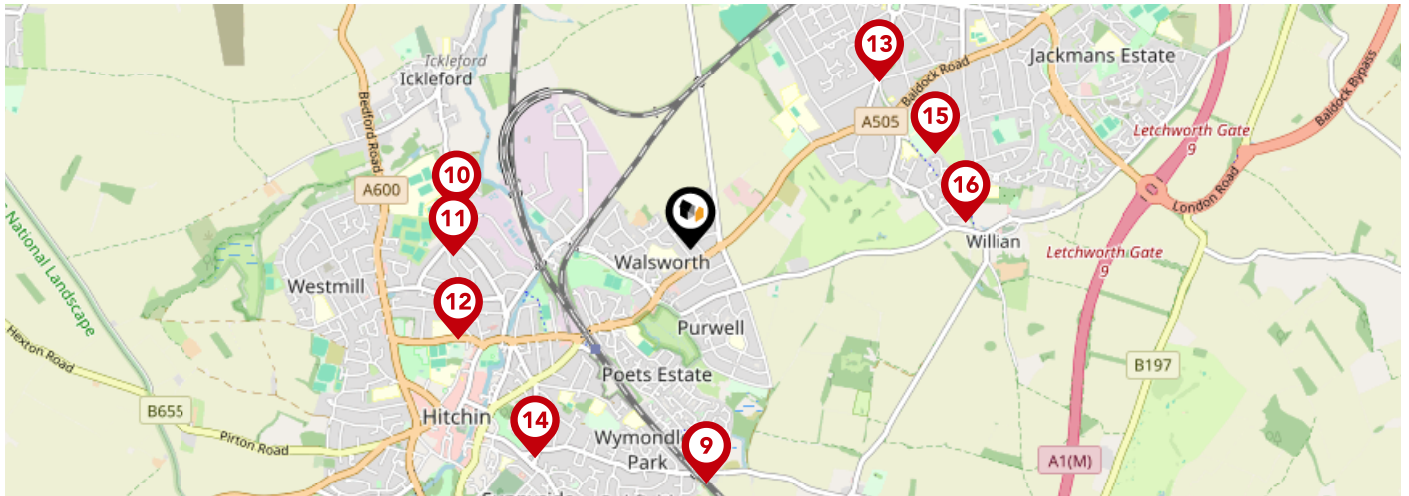
London Green Belt - Welwyn Hatfield



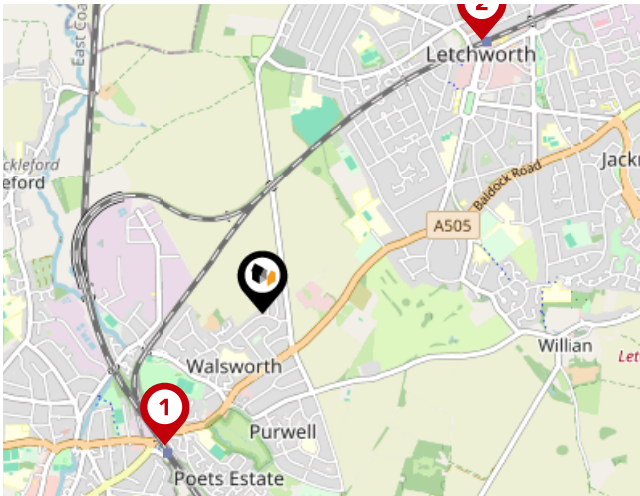
London Green Belt - Dacorum



		Nursery	Primary	Secondary	College	Private
1	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:0.25	☐	☒	☐	☐	☐
2	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:0.59	☐	☒	☐	☐	☐
3	North Herts Education Support Centre Ofsted Rating: Outstanding Pupils: 1 Distance:0.64	☐	☐	☒	☐	☐
4	The Highfield School Ofsted Rating: Good Pupils: 998 Distance:0.68	☐	☐	☒	☐	☐
5	St Thomas More Roman Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:0.74	☐	☒	☐	☐	☐
6	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.92	☐	☒	☐	☐	☐
7	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:1	☐	☒	☐	☐	☐
8	Fearnhill School Ofsted Rating: Good Pupils: 596 Distance:1.04	☐	☐	☒	☐	☐

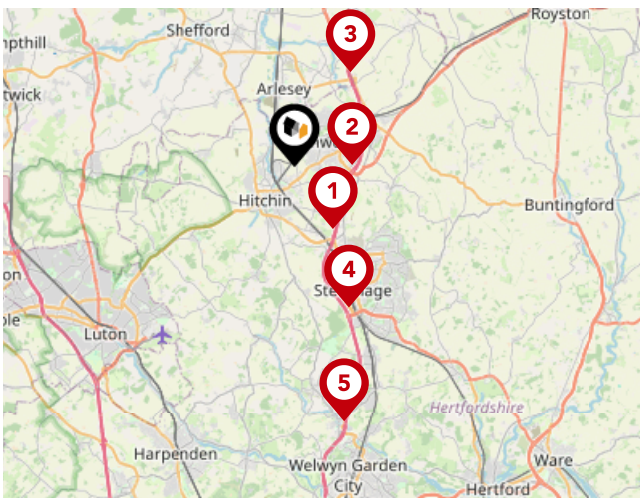


		Nursery	Primary	Secondary	College	Private
	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance: 1.06	☐	☒	☐	☐	☐
	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance: 1.08	☐	☒	☐	☐	☐
	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance: 1.08	☐	☒	☐	☐	☐
	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance: 1.14	☒	☐	☐	☐	☐
	St Francis College Ofsted Rating: Not Rated Pupils: 301 Distance: 1.15	☐	☐	☒	☐	☐
	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance: 1.19	☐	☐	☒	☐	☐
	St Christopher School Ofsted Rating: Not Rated Pupils: 546 Distance: 1.2	☐	☐	☒	☐	☐
	Lordship Farm Primary School Ofsted Rating: Good Pupils: 441 Distance: 1.26	☐	☒	☐	☐	☐



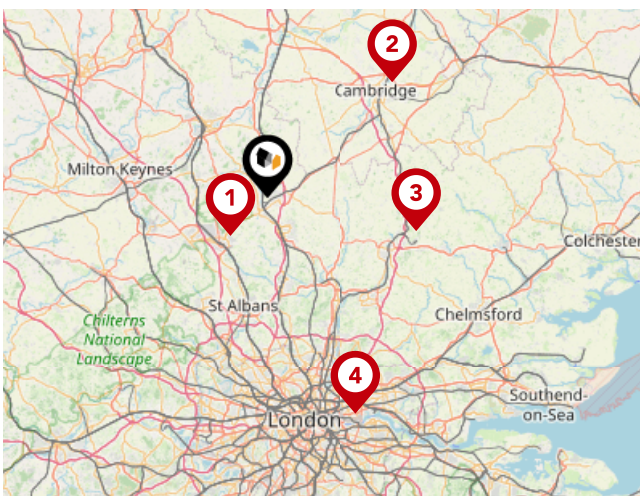
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.74 miles
2	Letchworth Rail Station	1.61 miles
3	Letchworth Rail Station	1.61 miles



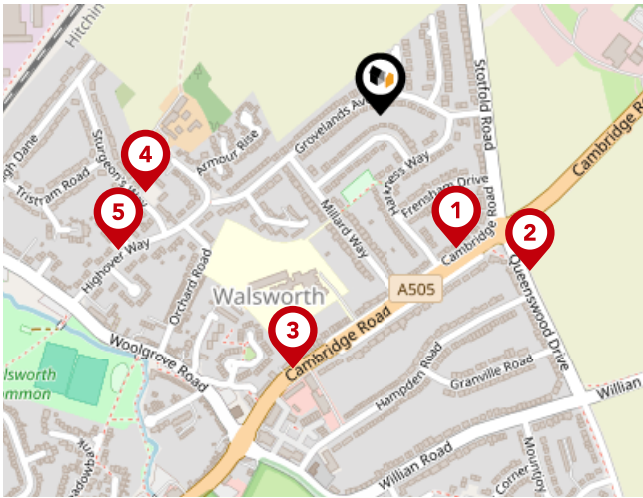
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.67 miles
2	A1(M) J9	2.09 miles
3	A1(M) J10	4.05 miles
4	A1(M) J7	5.49 miles
5	A1(M) J6	9.45 miles



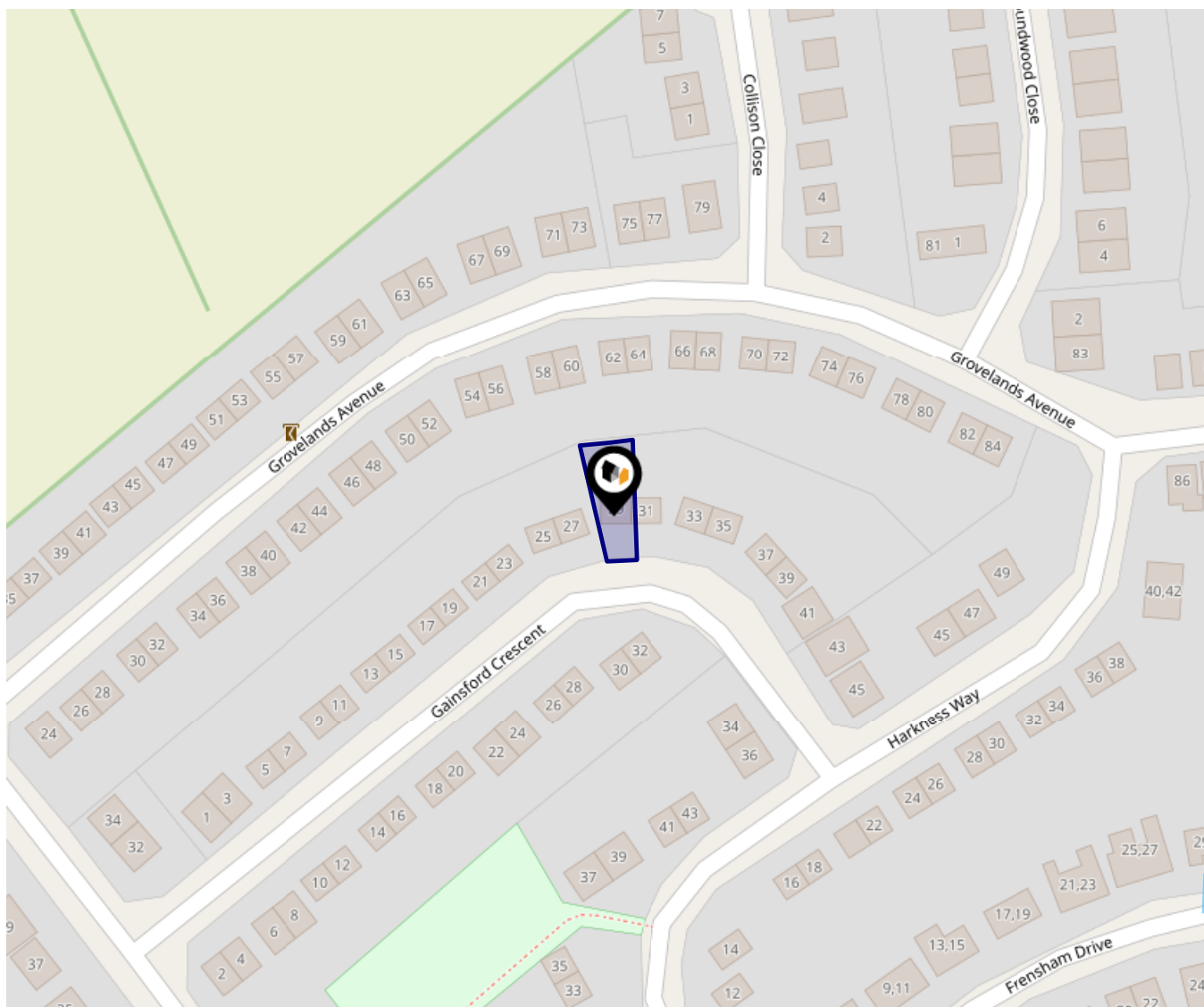
Airports/Helipads

Pin	Name	Distance
1	Luton Airport	7.77 miles
2	Cambridge	24.82 miles
3	Stansted Airport	22.44 miles
4	Silvertown	34.26 miles



Bus Stops/Stations

Pin	Name	Distance
1	Queenswood Drive	0.17 miles
2	Hampden Road	0.25 miles
3	Walsworth Cross Roads	0.31 miles
4	Highover Way	0.28 miles
5	East Close	0.34 miles



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

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

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

Country Properties

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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