

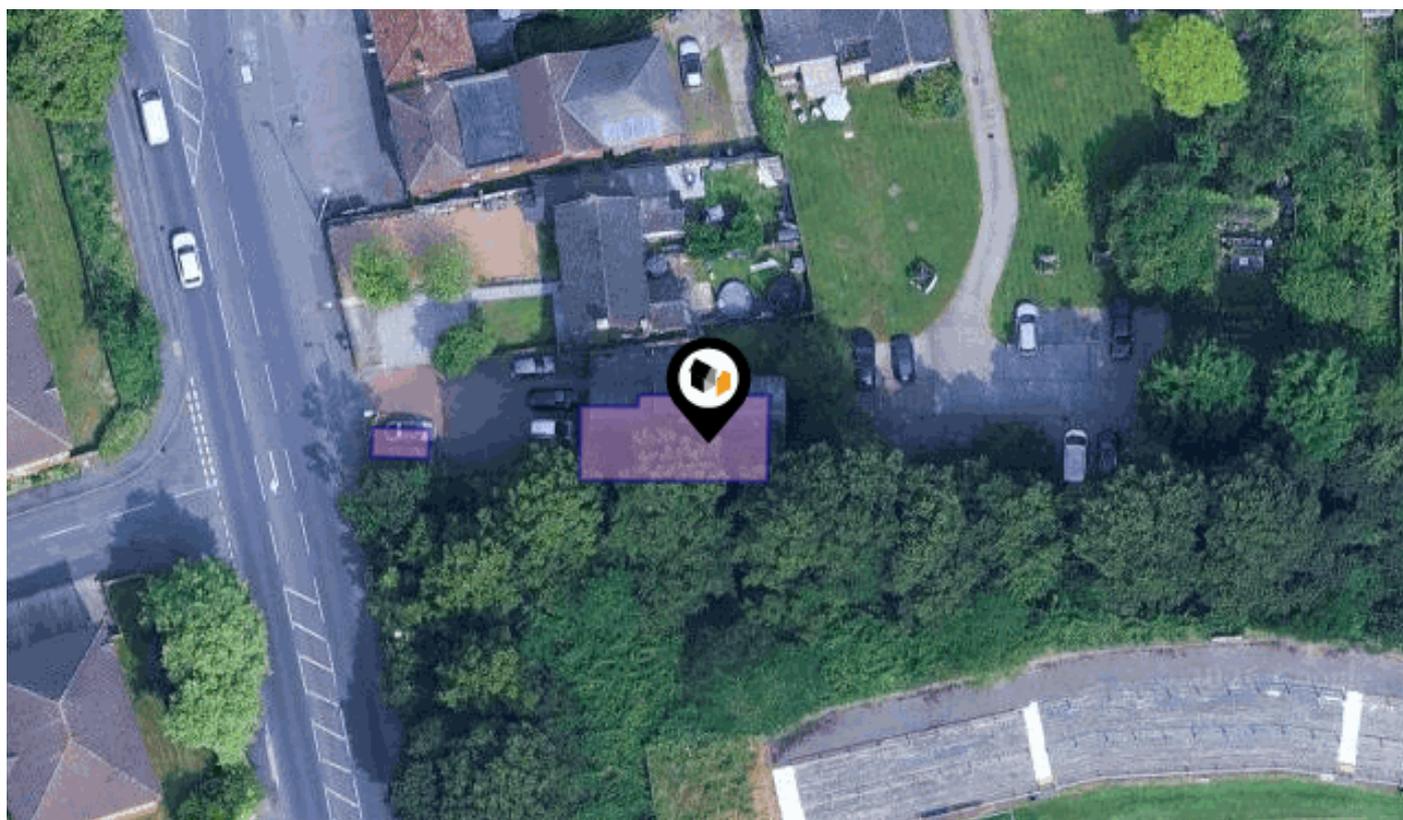


See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 27th February 2026



BEARTON VILLAS, 36, BEDFORD ROAD, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

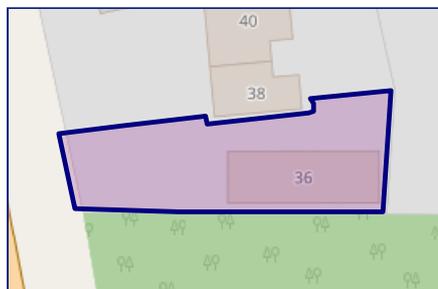
01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk

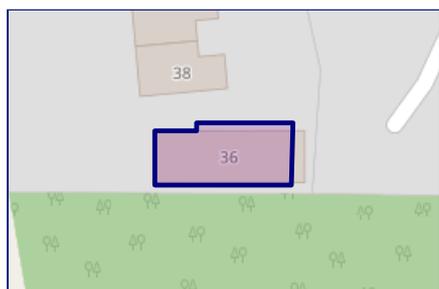


Freehold Title Plan



HD265323

Leasehold Title Plan



HD450916

Start Date: 22/02/2006
End Date: 01/11/2130
Lease Term: 125 years from 1 November 2005
Term Remaining: 104 years

Planning records for: *Shell Petrol Station Bedford Road Hitchin SG5 2TY*

Reference - 12/02014/1DOC
Decision: Decided
Date: 28th August 2012
Description: Condition 7: The development hereby permitted shall not be commenced until such time as a scheme to install the underground tank(s) has been submitted to, and approved in writing by, the local planning authority. The scheme shall include the full structural details of the installation, including details of: excavation, the tank(s), tank surround, associated pipework and monitoring system. The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme, or any changes as may subsequently be agreed, in writing, by the local planning authority.
Reference - 12/02013/1DOC
Decision: Decided
Date: 28th August 2012
Description: Condition 6: Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.
Reference - 13/02784/1DOC
Decision: Decided
Date: 26th November 2013
Description: Discharge of Condition 4 - Verification report for planning application 12/02678/1 granted 22.01.13.
Reference - 12/01963/1DOC
Decision: Decided
Date: 28th August 2012
Description: Condition 3(i) A site investigation scheme, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site, ii) The results of the site investigation and detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken, iii) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Planning records for: *Shell Petrol Station Bedford Road Hitchin SG5 2TY*

Reference - 16/00256/1
Decision: Decided
Date: 01st February 2016
Description: Retention of ATM and waste bin to shop front.
Reference - 82/01017/1
Decision: Decided
Date: 28th July 1982
Description: Resiting of existing pole sign
Reference - 15/01316/1EC
Decision: Decided
Date: 13th May 2015
Description: Installation of 3 x cabinets and removal of one cabinet.
Reference - 86/01611/1
Decision: Decided
Date: 01st October 1986
Description: Internally illuminated free standing pole sign & 2 directional signs

Planning records for: *City Service Station Bedford Road Hitchin SG5 2TY*

Reference - 86/00348/1AD	
Decision:	Decided
Date:	10th February 1986
Description:	Internally illuminated forecourt pole sign.

Reference - 12/02678/1	
Decision:	Decided
Date:	27th November 2012
Description:	Variation of Condition 4 imposed on application 11/02584/1 granted 29 March 2012 to allow the verification report to be submitted and approved in writing within 3 months following the completion of the site works. Application 11/02584/1 granted permission for the Installation of a new 120,000 litre double skin steel tank farm following replacement of existing tank storage. New above ground offset fill point with associated pipework and tanker fill area. New forecourt canopy with new pump dispensers together with drainage alterations and resurfacing works associated with this type of redevelopment. (Amended description).

Reference - 11/02584/1	
Decision:	Decided
Date:	21st October 2011
Description:	Installation of a new 120,000 litre double skin steel tank farm following replacement of existing tank storage. New above ground offset fill point with associated pipework and tanker fill area. New forecourt canopy with new pump dispensers together with drainage alterations and resurfacing works associated with this type of redevelopment

Reference - 86/00292/1	
Decision:	Decided
Date:	10th February 1986
Description:	Redevelopment of petrol filling station involving erection of sales building. new car wash, petrol, pumps, canopy, underground storage tank and alteration to existing access following demolition of existing building.

Planning records for: *West Westmill Filling Station Bedford Road Hitchin SG5 2TY*

Reference - 85/01290/1	
Decision:	Decided
Date:	23rd August 1985
Description:	Redevelopment of petrol filling station involving erection of replacement sales building forecourt canopy, self service pumps, underground petrol storage tanks and formation of new access

Reference - 16/00257/1AD	
Decision:	Decided
Date:	01st February 2016
Description:	Retention of two internally illuminated fascia signs to ATM

Planning records for: *40 Bedford Road Hitchin Hertfordshire SG5 2TY*

Reference - 20/02112/FPH	
Decision:	Decided
Date:	23rd September 2020
Description:	Single storey side extension following demolition of existing sheds

Planning records for: *42 Bedford Road Hitchin SG5 2TY*

Reference - 82/00893/1	
Decision:	Decided
Date:	02nd July 1982
Description:	Internally illuminated double sided projecting sign

Planning records for: **42 Bedford Road Hitchin SG5 2TY**

Reference - 89/01611/1	
Decision:	Decided
Date:	01st November 1989
Description:	New vehicular access

Reference - 82/00892/1	
Decision:	Decided
Date:	02nd July 1982
Description:	Externally illuminated fascia sign

Reference - 20/00043/FP	
Decision:	Decided
Date:	20th January 2020
Description:	Change of Use and conversion of existing store rooms to create one 1-bed dwelling (as amended by drawings received 20th May 2020).

Reference - 78/01865/1A	
Decision:	Decided
Date:	12th December 1979
Description:	Installation of internally illuminated fascia sign providing illumination of individual letters only and erection of double sided internally illuminated projection box sign

Planning records for: *42 Bedford Road Hitchin SG5 2TY*

Reference - 87/01239/1
Decision: Decided
Date: 31st July 1987
Description: Erection of single storey rear extension to shop for storeroom
Reference - 83/01704/1
Decision: Decided
Date: 24th October 1983
Description: Formation of new vehicular access to forecourt
Reference - 24/00918/FP
Decision: Decided
Date: 07th May 2024
Description: Installation of disabled parking bay and vehicular crossover (amended by plans received 10/09/24)
Reference - 86/01723/1AD
Decision: Decided
Date: 12th November 1986
Description: Internally illuminated fascia sign.

Planning records for: **42 Bedford Road Hitchin SG5 2TY**

Reference - 15/01161/1	
Decision:	Decided
Date:	27th April 2015
Description:	First floor rear extension to form one bedroom flat. Insertion of one window into each side elevation of existing first floor flat.

Planning records for: **Firs Hotel Bedford Road Hitchin SG5 2TY**

Reference - 79/02035/1	
Decision:	Decided
Date:	12th October 1979
Description:	Erection of two storey and single storey rear extensions to provide 7 bedrooms, dining room, kitchen and 3 bedroom flat and additional parking spaces

Reference - 79/01136/1	
Decision:	Decided
Date:	05th July 1979
Description:	Erection of two-storey and single storey rear extensions to provide seven additional bedrooms, dining room, kitchen managers flat, together with additional parking spaces

Reference - 78/01090/1	
Decision:	Decided
Date:	18th July 1978
Description:	Conversion of existing hotel into six self contained flats, construction of access road and car parking area

Planning records for: *Firs Hotel Bedford Road Hitchin SG5 2TY*

Reference - 82/01203/1
Decision: Decided
Date: 02nd September 1982
Description: Erection of front entrance porch.
Reference - 82/01204/1
Decision: Decided
Date: 02nd September 1982
Description: Internally illuminated fascia signs on three sides of front entrance porch.
Reference - 85/00463/1
Decision: Decided
Date: 27th March 1985
Description: Installation of two shower rooms.
Reference - 10/00499/1AD
Decision: Decided
Date: 15th March 2010
Description: Replacement double-sided internally illuminated post sign

Planning records for: *Firs Hotel Bedford Road Hitchin SG5 2TY*

Reference - 87/01211/1
Decision: Decided
Date: 28th July 1987
Description: Erection of two storey and first floor rear extension to provide additional bedroom accommodation. (Revised by plans recieved 16/10/87)
Reference - 78/00262/1
Decision: Decided
Date: 24th February 1978
Description: No details
Reference - 84/01420/1
Decision: Decided
Date: 13th September 1984
Description: Siting of advertisement pole sign externally illuminated by spotlights
Reference - 86/01785/1
Decision: Decided
Date: 31st October 1986
Description: Erection of single storey side extension.

36, Bedford Road, SG5

Energy rating

C

Valid until 10.01.2029

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

Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling 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 90% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	42 m ²

Building Safety

None specified

Accessibility / Adaptations

Not suitable for wheel chair users

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Brick

Property Lease Information

104 years remaining
Service charge £1540.80 per annum
Ground rent £150 per annum

Listed Building Information

Not applicable

Stamp Duty

Ask agent

Other

Other

Electricity Supply

Yes

Gas Supply

No

Central Heating

Yes

Water Supply

Mains supply

Drainage

Mains supply

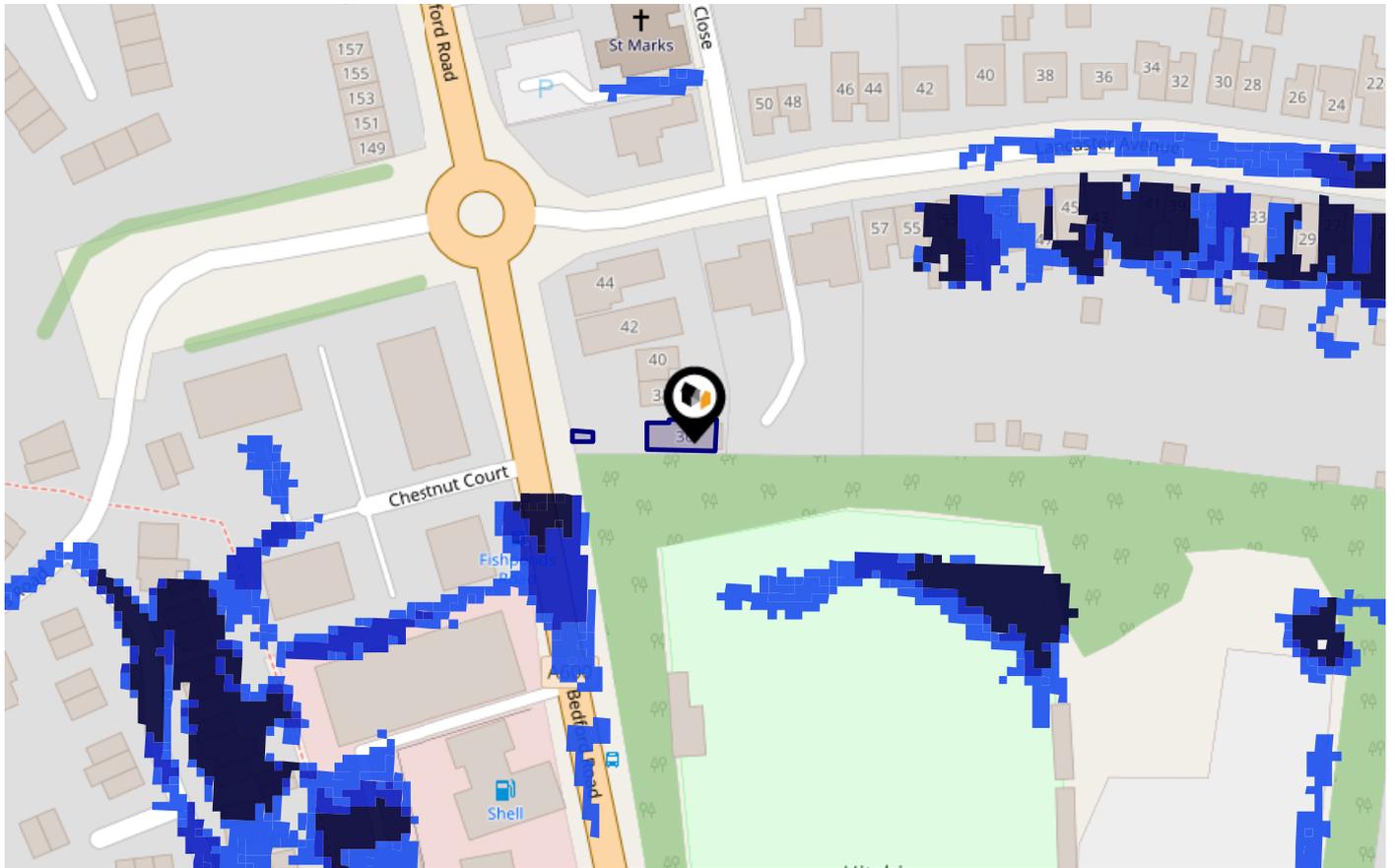
Important - Please read

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.

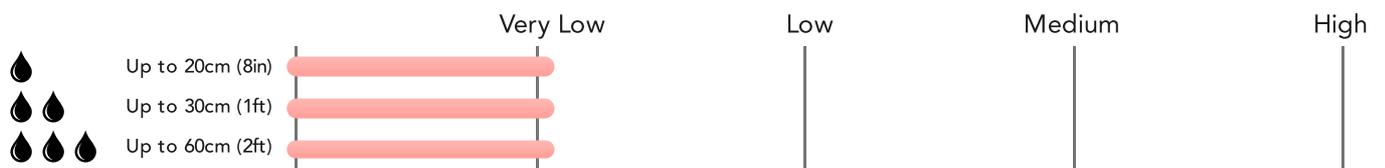


Risk Rating: Very low

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.

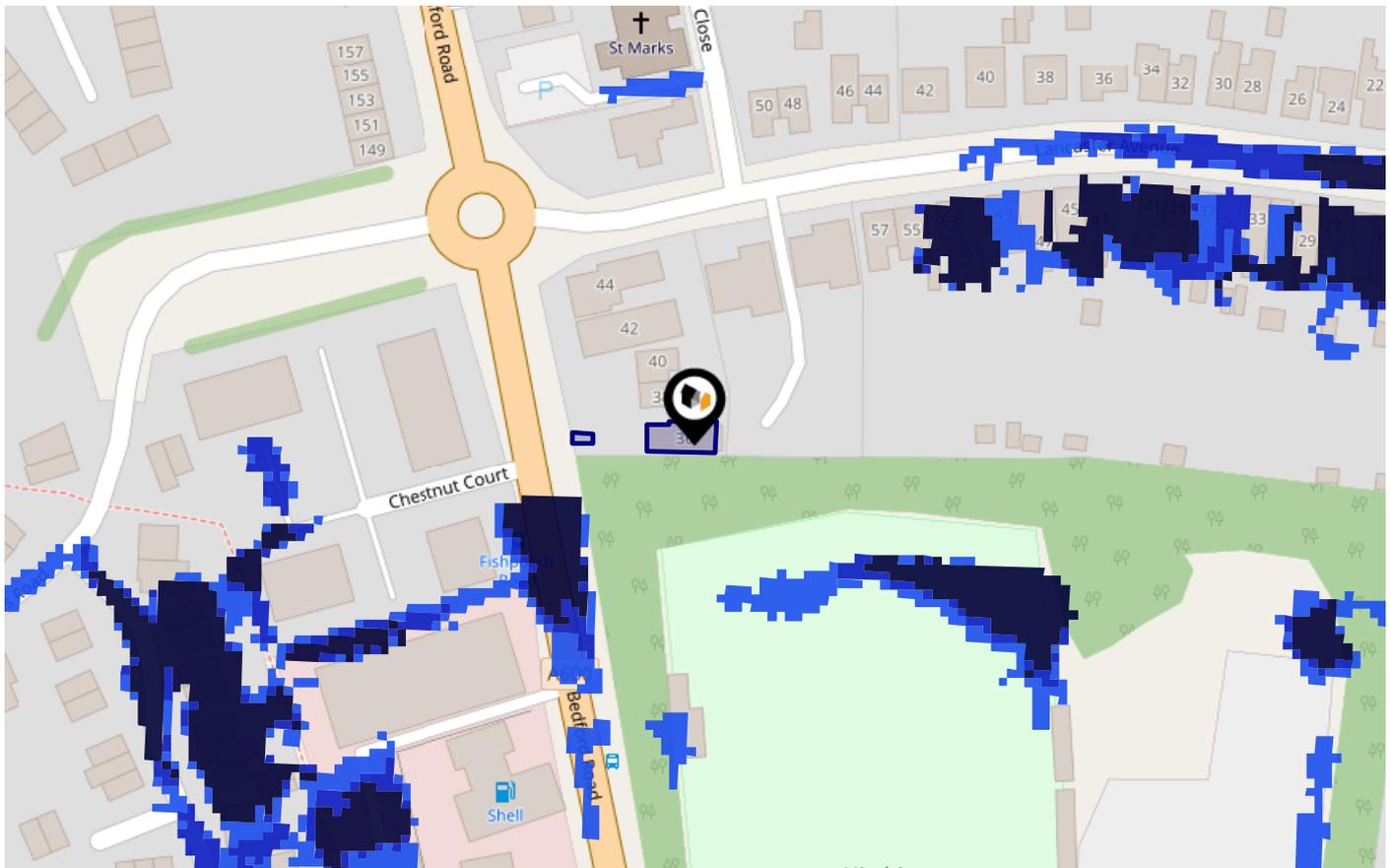
Chance of flooding to the following depths at this property:



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**

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

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

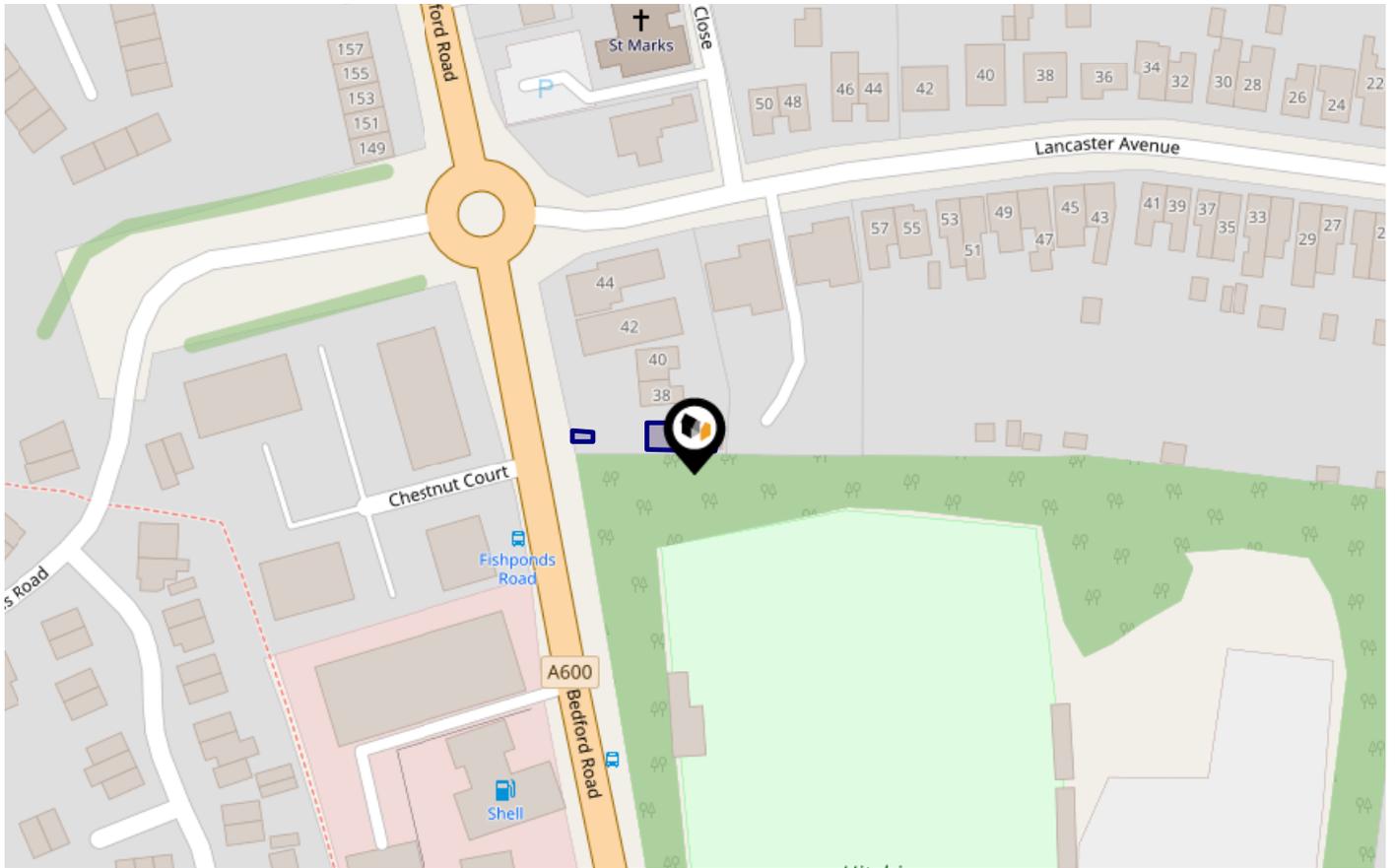
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

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



Risk Rating: **Very low**

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

- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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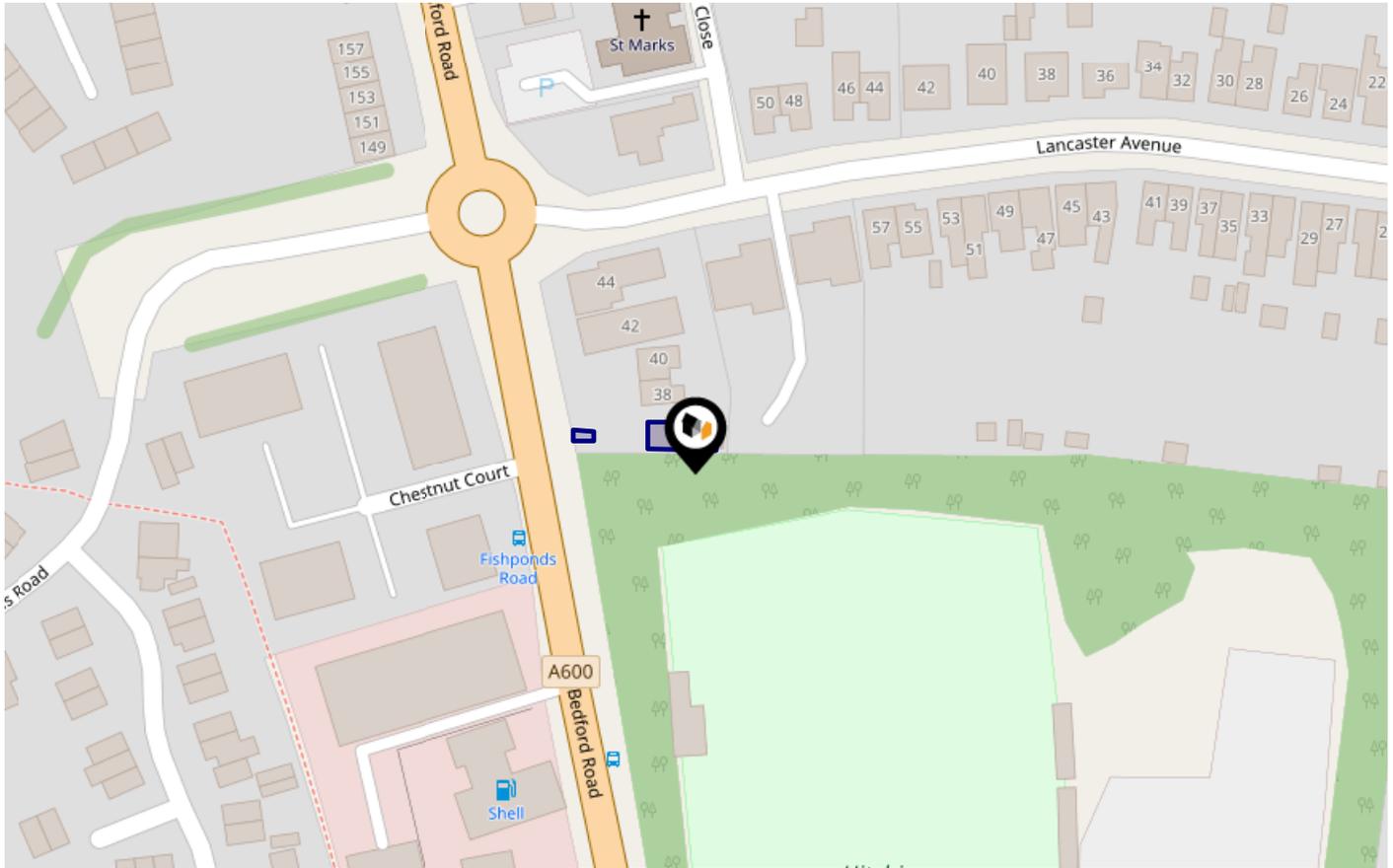
Chance of flooding to the following depths at this property:



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.

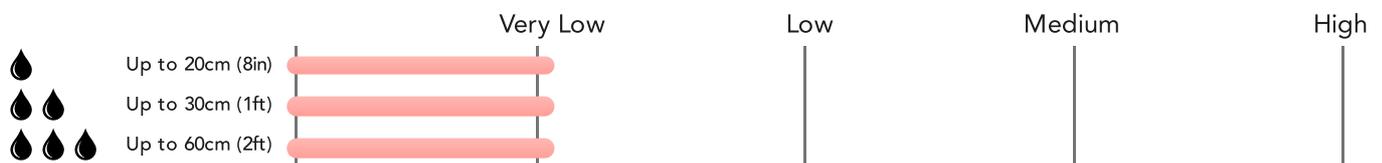


Risk Rating: Very low

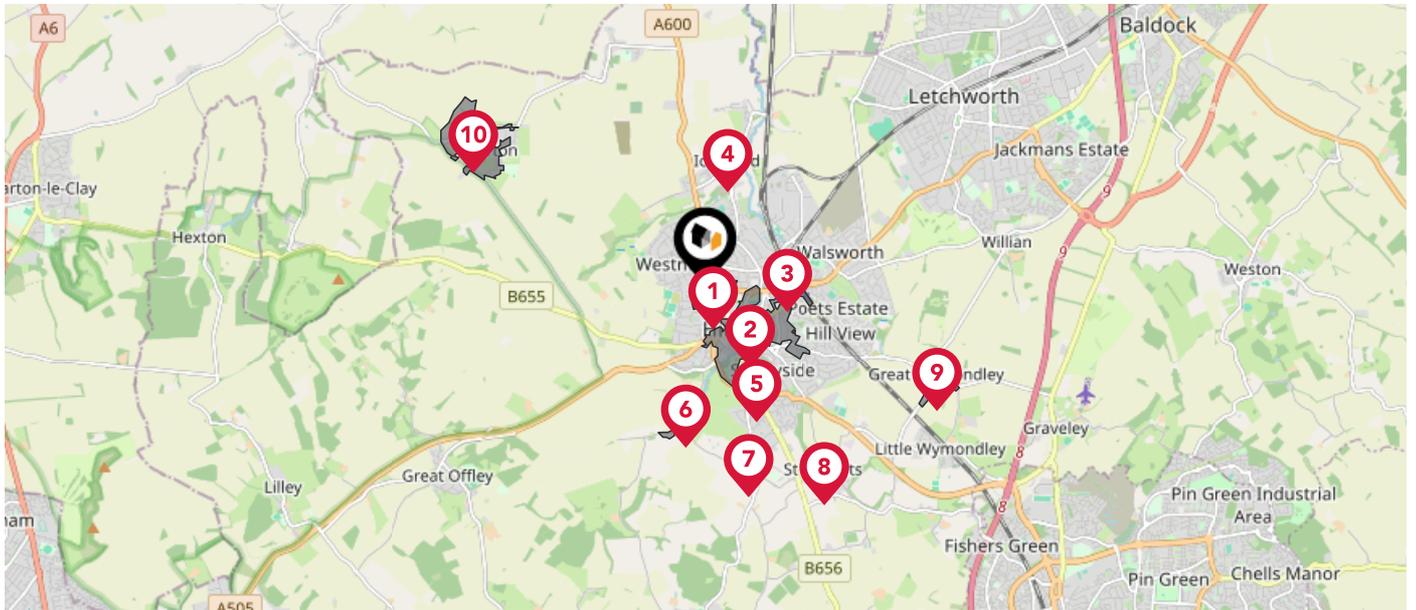
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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



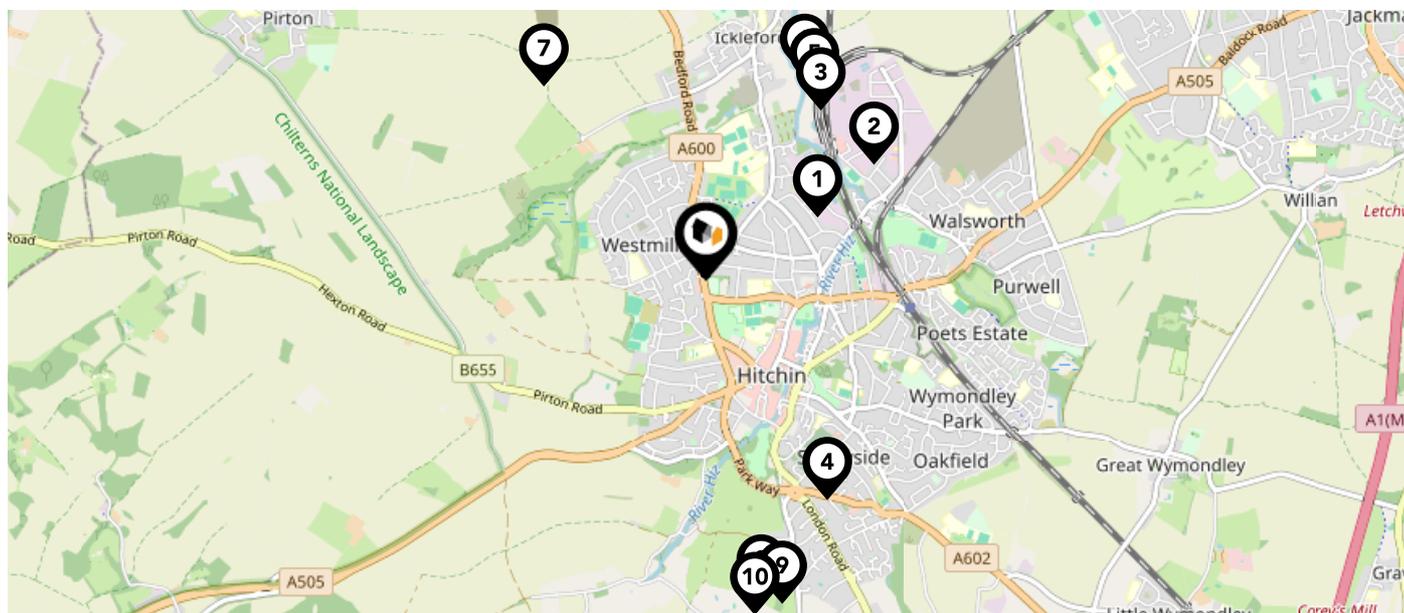
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Butts Close, Hitchin
- 2 Hitchin
- 3 Hitchin Railway and Ransom's Recreation Ground
- 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	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill
5	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill
6	Gerry's Hole-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill
7	Hambridge Way-Pirton	Historic Landfill
8	Maydencroft Manor-Gosmore, Hitchin	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.



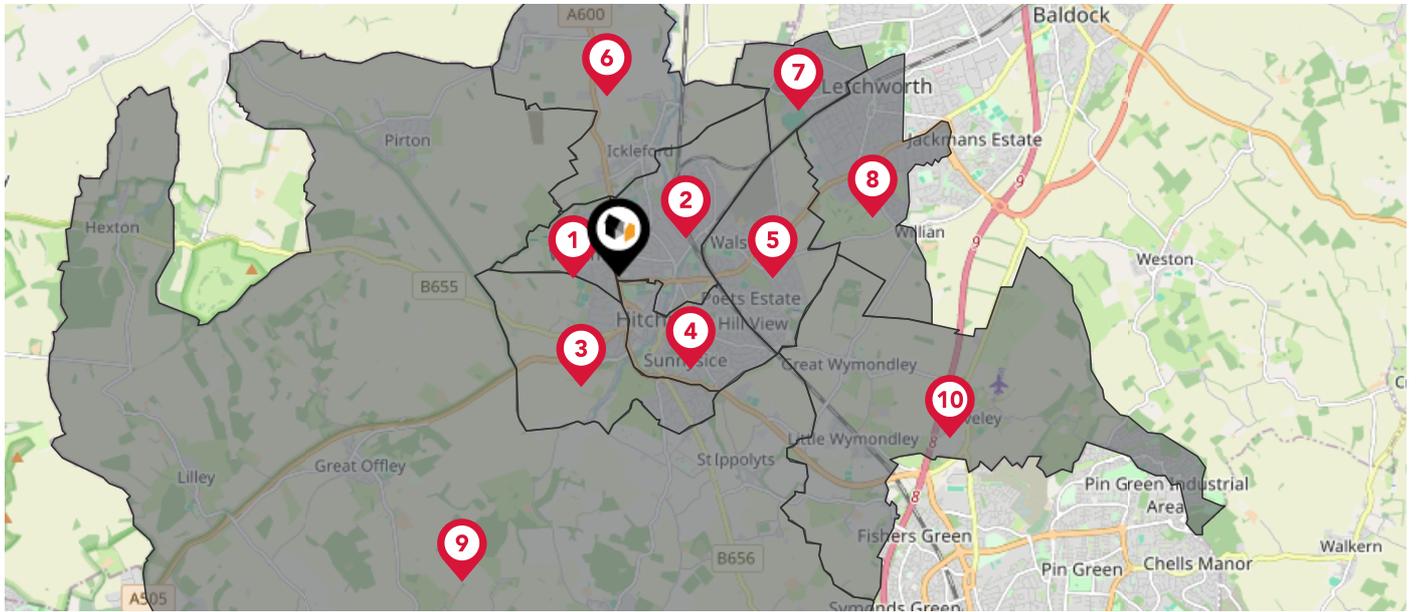
Mine Entry

- ✕ 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

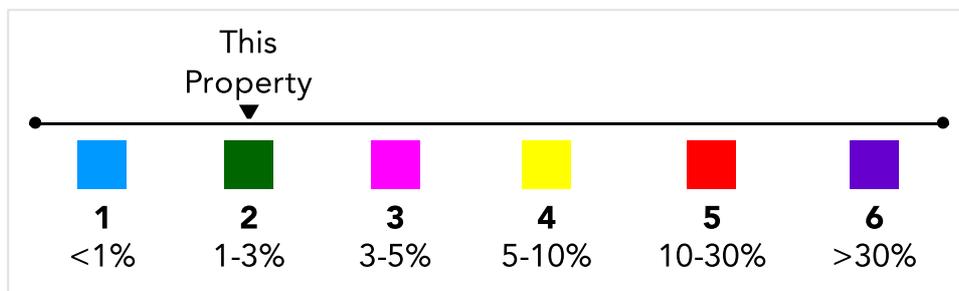
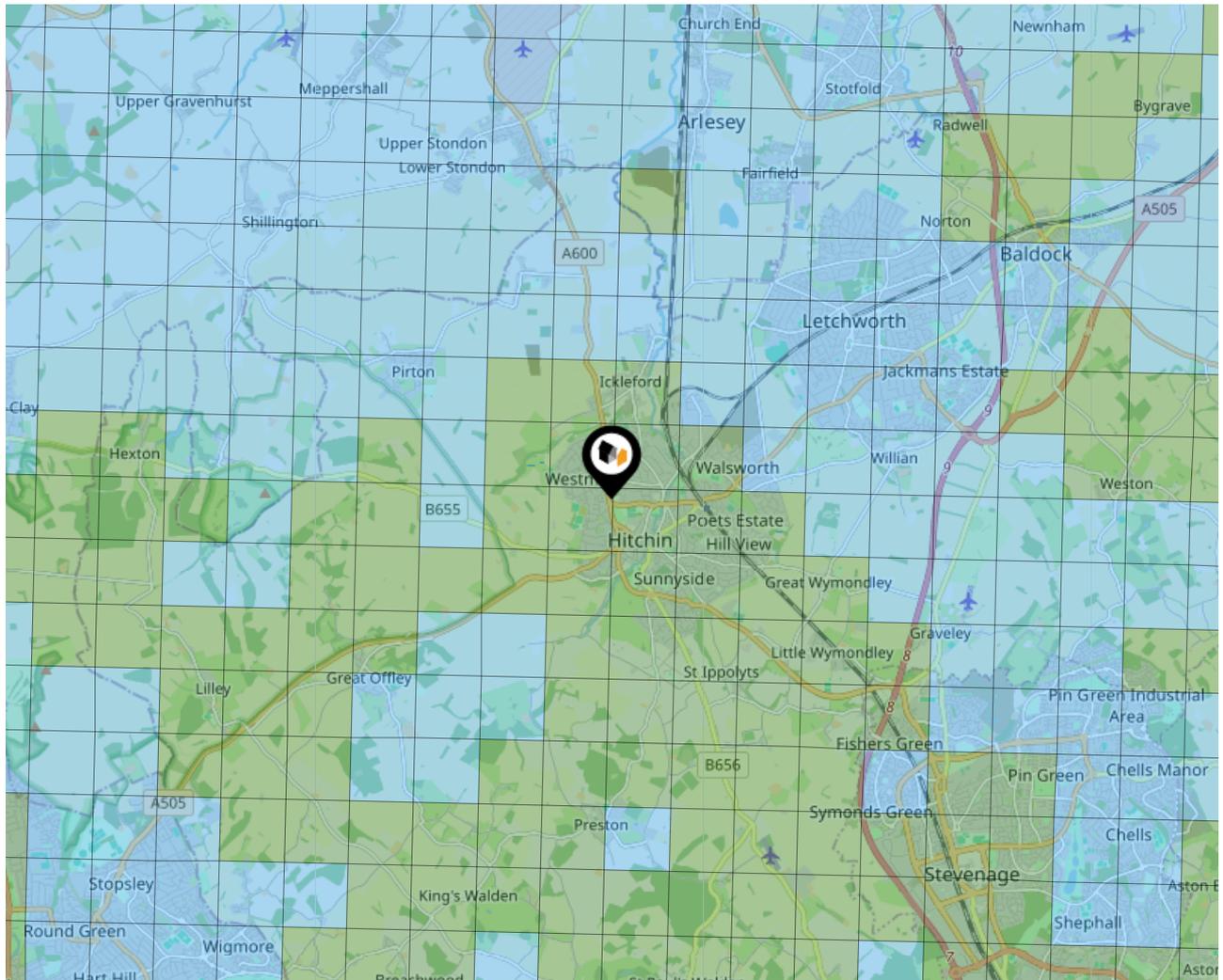


Nearby Council Wards

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

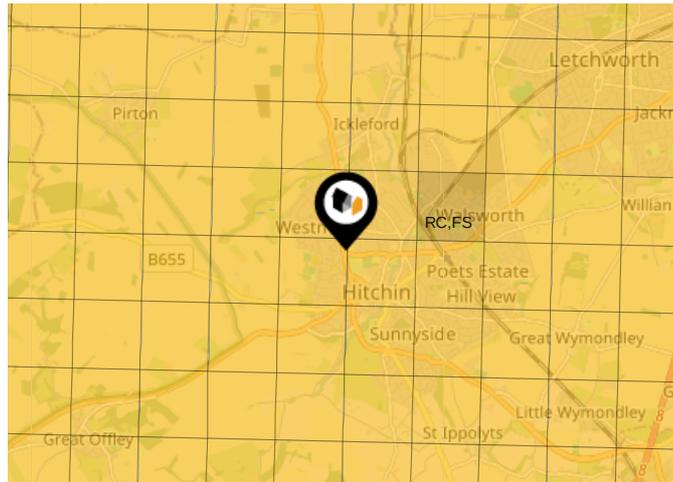
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



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

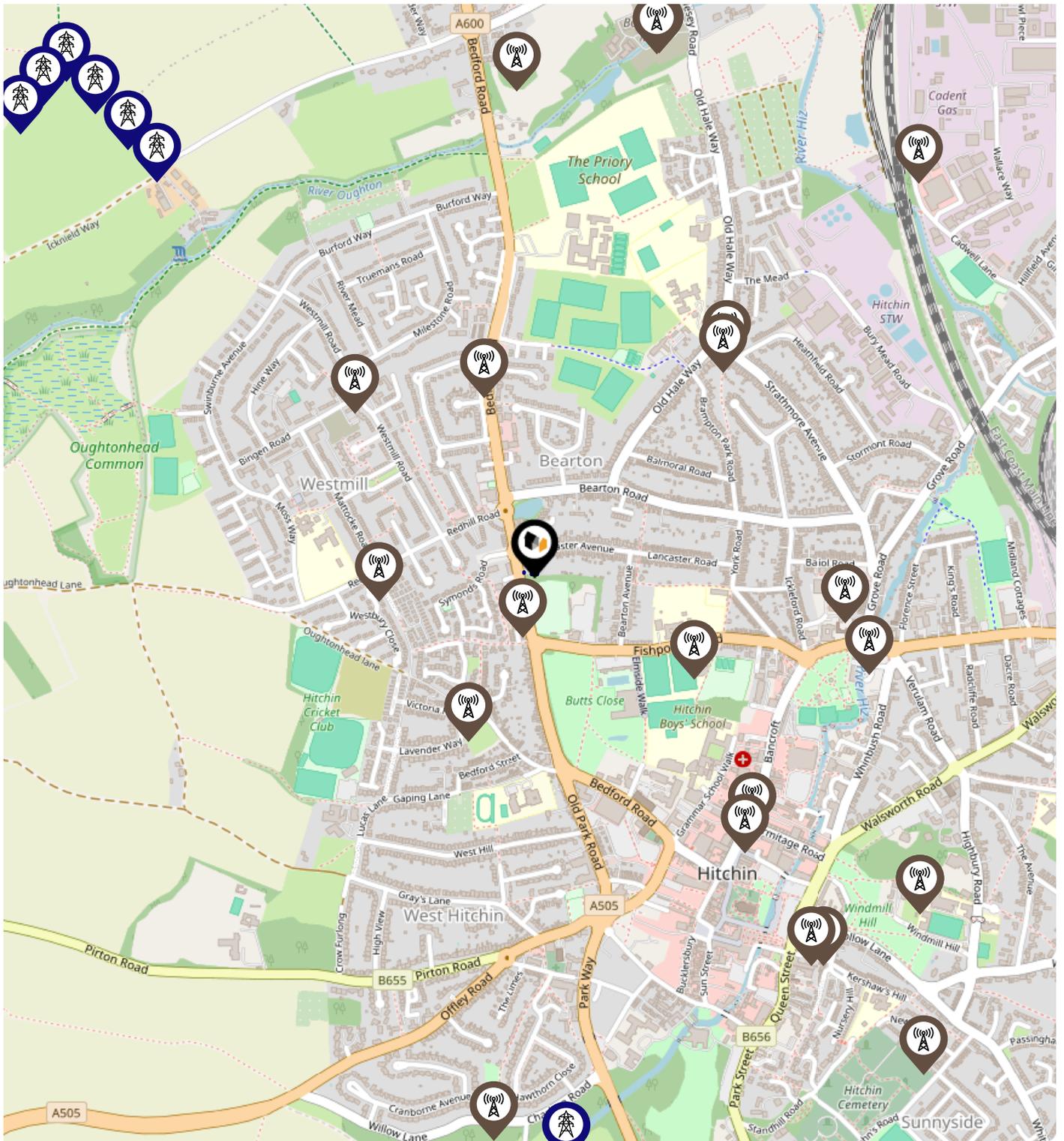
Carbon Content:	HIGH	Soil Texture:	CHALKY CLAY TO CHALKY
Parent Material Grain:	ARGILLIC		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP-INTERMEDIATE



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

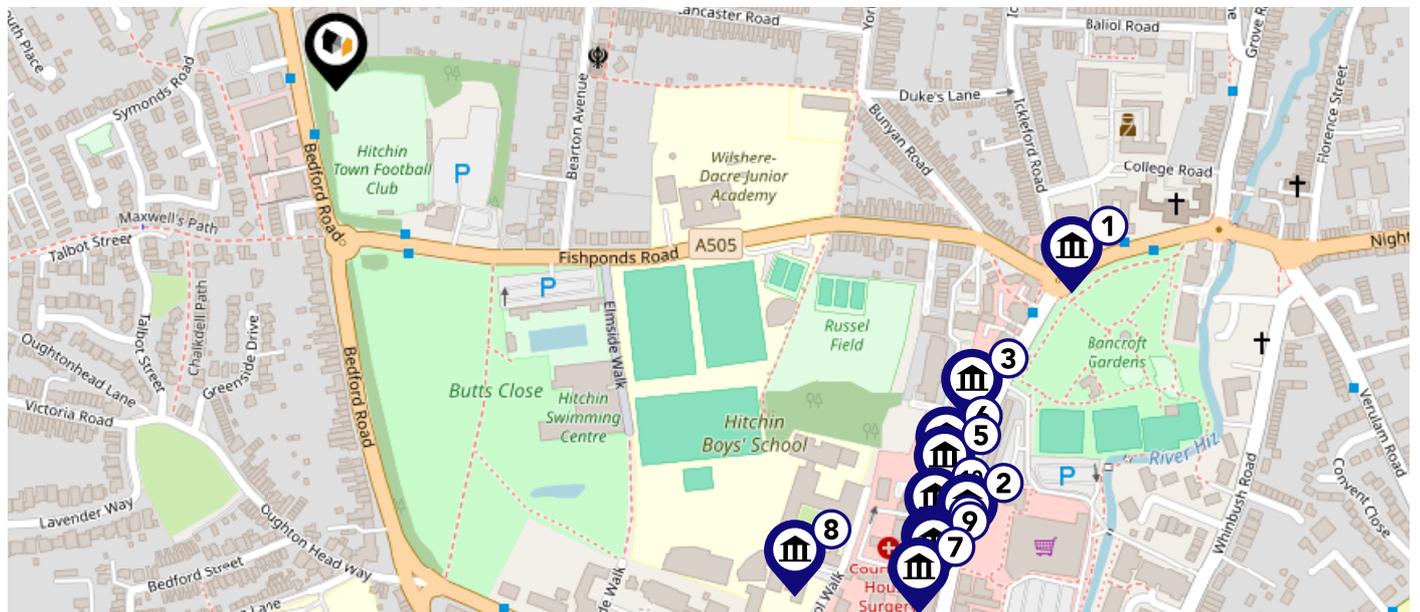
Local Area Masts & Pylons



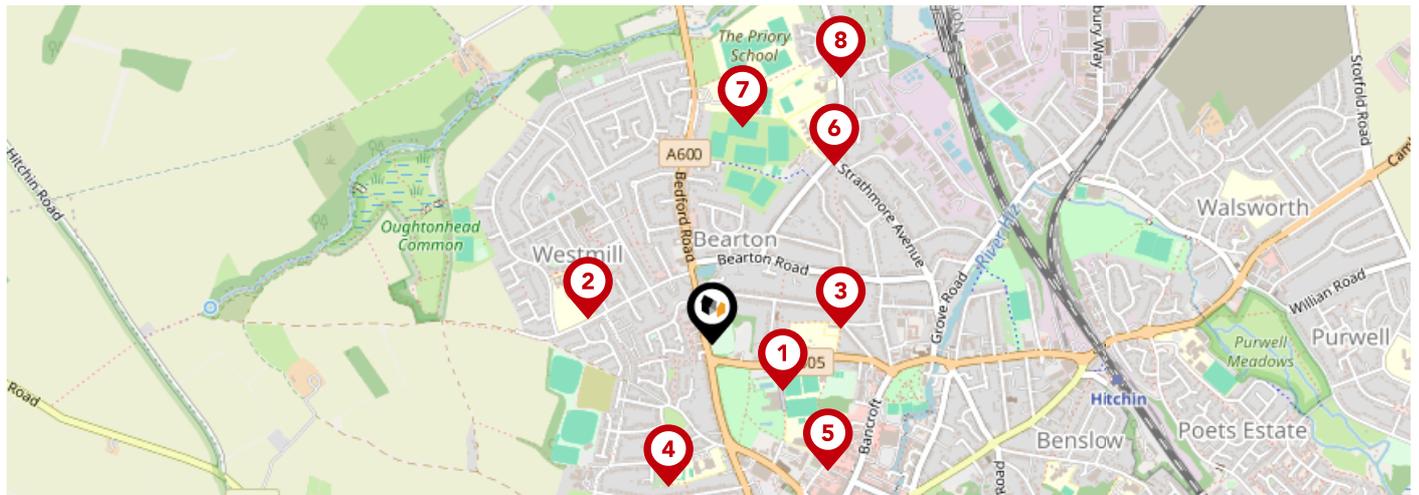
Key:

-  Power Pylons
-  Communication Masts

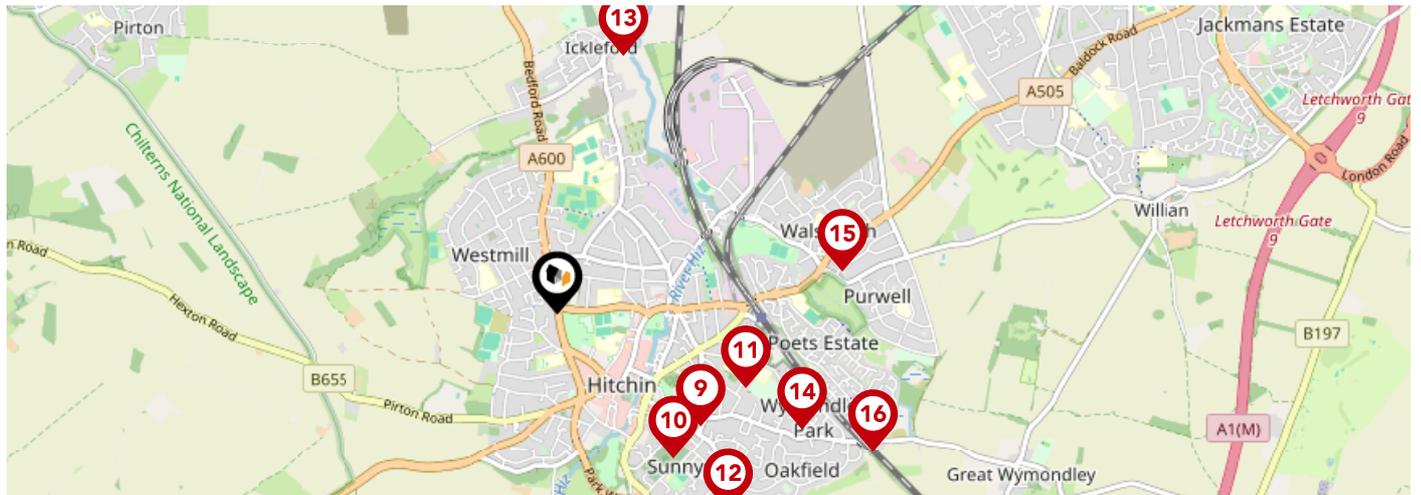
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



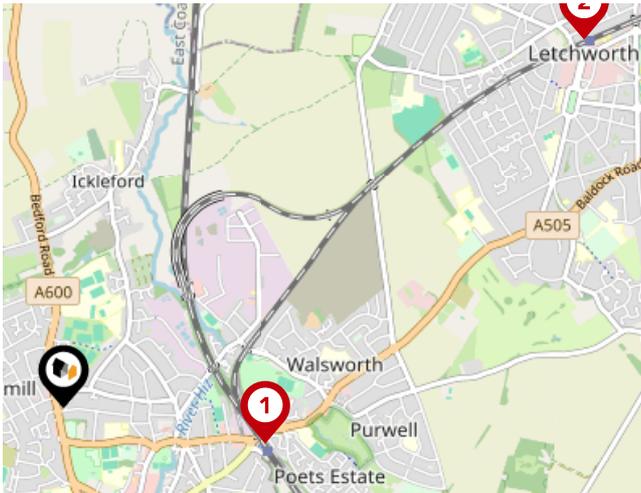
Listed Buildings in the local district	Grade	Distance
1347594 - Frythe Cottages	Grade II	0.4 miles
1102222 - 86 And 87, Bancroft	Grade II	0.4 miles
1347577 - 53, Bancroft	Grade II	0.4 miles
1172987 - 34, Bancroft	Grade II	0.4 miles
1102221 - 45, 46 And 46a, Bancroft	Grade II	0.4 miles
1296455 - 47, Bancroft	Grade II	0.4 miles
1172978 - 30, Bancroft	Grade II	0.4 miles
1102163 - Hitchin Boys Grammar School	Grade II	0.4 miles
1347576 - 32 And 33, Bancroft	Grade II	0.4 miles
1102220 - 38-40, Bancroft	Grade II	0.4 miles



		Nursery	Primary	Secondary	College	Private
Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.19		<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:0.28		<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:0.3		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.34		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.39		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.5		<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:0.5		<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:0.68		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

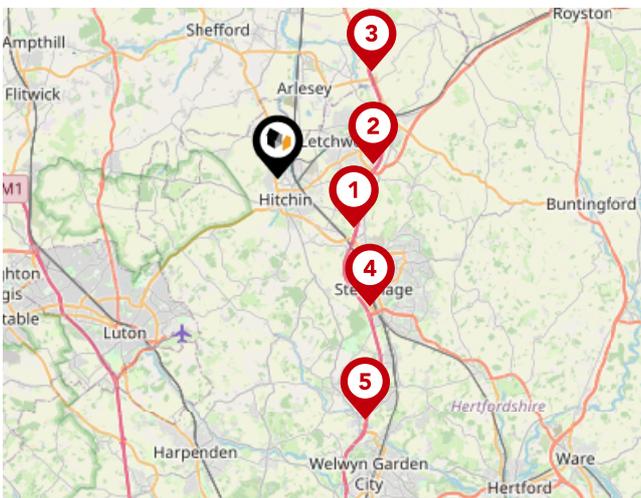


	Nursery	Primary	Secondary	College	Private
Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.84	<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:0.92	<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:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ickleford Primary School Ofsted Rating: Good Pupils: 210 Distance:1.23	<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:1.23	<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:1.31	<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:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.93 miles
2	Letchworth Rail Station	2.91 miles
3	Letchworth Rail Station	2.91 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.33 miles
2	A1(M) J9	3.49 miles
3	A1(M) J10	5.21 miles
4	A1(M) J7	5.75 miles
5	A1(M) J6	9.39 miles



Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	6.56 miles
2	Heathrow Airport	34.03 miles
3	Cambridge	26.12 miles
4	Stansted Airport	23.68 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Fishponds Road	0.03 miles
2	Football Club	0.11 miles
3	Bearton Green	0.13 miles
4	Nutleigh Grove	0.12 miles
5	Angel's Reply PH	0.17 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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