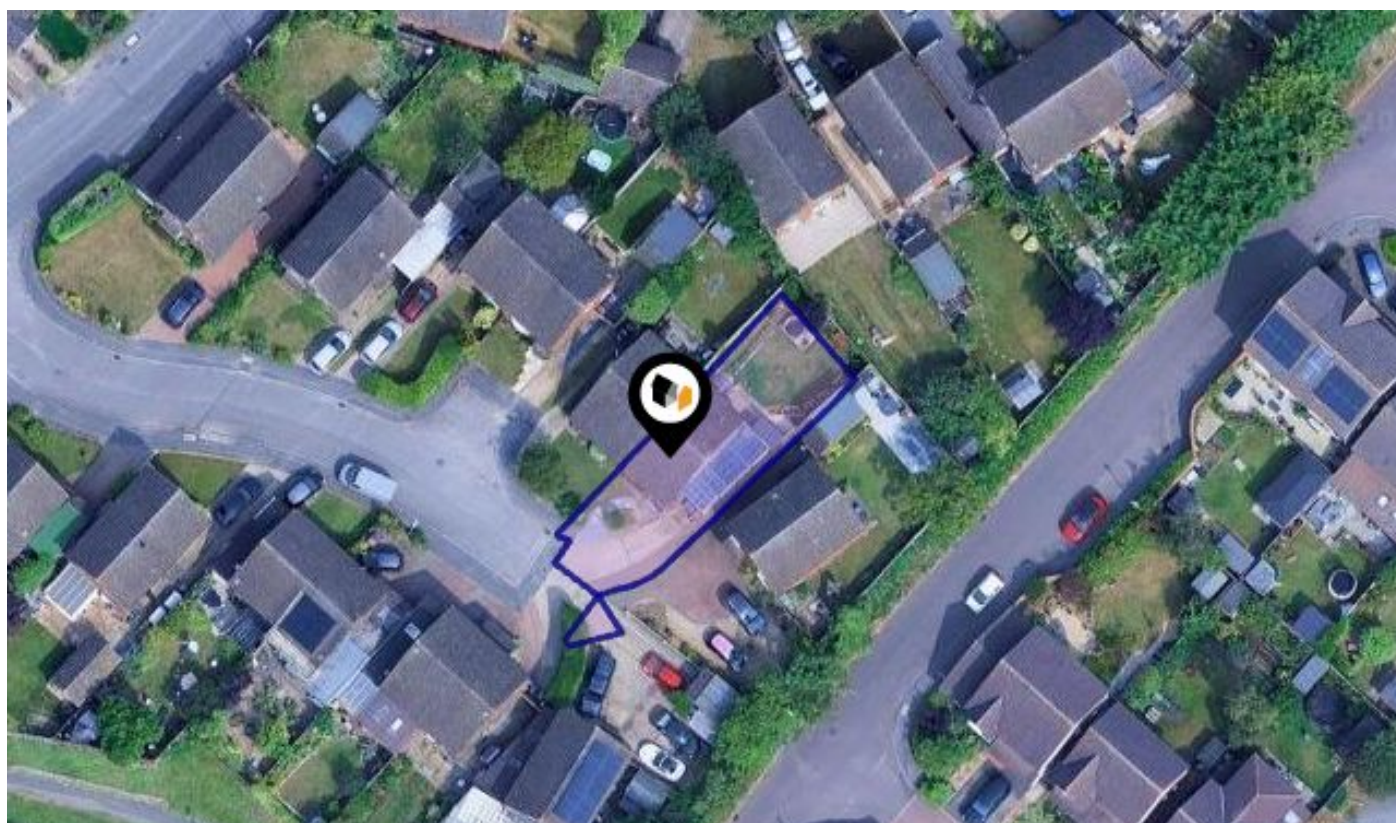




MIR: Material Info

The Material Information Affecting this Property

Tuesday 04th August 2026



COLERIDGE CLOSE, HITCHIN, SG4

Country Properties

81 Hermitage Road Hitchin Herts SG5 1DB

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



Planning records for: ***St Michaels Mount Community Centre St Michaels Road Hitchin SG4 0QY***

Reference - 83/00346/1	
Decision:	Decided
Date:	11th March 1983
Description:	Erection of two storey community centre provision of 12 parking spaces & formation of new vehicle access

Planning records for: ***84 Coleridge Close Hitchin SG4 0QY***

Reference - 12/00119/1HH	
Decision:	Decided
Date:	18th January 2012
Description:	Detached single storey garage and store

Planning records for: ***85 Coleridge Close Hitchin Hertfordshire SG4 0QY***

Reference - 18/02199/FPH	
Decision:	Decided
Date:	15th August 2018
Description:	Single storey side and rear extension and conversion of existing detached single garage to garden room/store.

Planning records for: ***91 Coleridge Close Hitchin SG4 0QY***

Reference - 02/00603/1HH	
Decision:	Decided
Date:	16th April 2002
Description:	First floor rear extension and front porch.

Planning records for: **92 Coleridge Close Hitchin SG4 0QY**

Reference - 02/01108/1HH	
Decision:	Decided
Date:	18th July 2002
Description:	Two storey front extension, single storey side extension and retention of rear conservatory.

Planning records for: **94 Coleridge Close Hitchin SG4 0QY**

Reference - 81/00873/1	
Decision:	Decided
Date:	01st June 1981
Description:	Erection of two storey side extension.

Reference - 82/00099/1	
Decision:	Decided
Date:	01st February 1982
Description:	Application for determination under Section 53 of the Town and Country Planning Act 1971 as to whether the erection of car port, rear entrance porch and shed at rear of garage require planning permission.

Reference - 15/00332/1PUD	
Decision:	Decided
Date:	05th February 2015
Description:	Single storey rear extension

Planning records for: **94 Coleridge Close Hitchin SG4 0QY**

Reference - 04/01474/1HH	
Decision:	Decided
Date:	09th September 2004
Description:	Two storey side annexe and rear conservatory

Planning records for: **95 Coleridge Close Hitchin SG4 0QY**

Reference - 88/00620/1	
Decision:	Decided
Date:	08th April 1988
Description:	Erection of two storey side extension

Reference - 04/01013/1HH	
Decision:	Decided
Date:	11th June 2004
Description:	Rear conservatory

Planning records for: **98 Coleridge Close Hitchin SG4 0QY**

Reference - 17/00422/1HH	
Decision:	Decided
Date:	16th March 2017
Description:	Part single and part double side and rear extension with ancillary works.

Planning records for: **98 Coleridge Close Hitchin Hertfordshire SG4 0QY**

Reference - 17/04401/FPH	
Decision:	Decided
Date:	20th December 2017
Description:	Two storey side extension and single storey rear extension.

Reference - 85/00263/1	
Decision:	Decided
Date:	20th February 1985
Description:	Erection of two storey side extension.

Planning records for: **101 Coleridge Close Hitchin SG4 0QY**

Reference - 93/00013/EUD	
Decision:	Decided
Date:	02nd January 1993
Description:	Rear conservatory.

Planning records for: **102 Coleridge Close Hitchin Hertfordshire SG4 0QY**

Reference - 26/01500/FPH	
Decision:	Registered
Date:	24th July 2026
Description:	Two-storey front/side extension. Alterations to fenestration and addition of render

Planning records for: **103 Coleridge Close Hitchin SG4 0QY**

Reference - 83/00583/1	
Decision:	Decided
Date:	14th April 1983
Description:	Erection of external chimney stack on side elevation

Reference - 88/00604/1	
Decision:	Decided
Date:	07th April 1988
Description:	Erection of single storey front extension

Reference - 83/00359/1	
Decision:	Decided
Date:	10th March 1983
Description:	Section 53 external chimney stack

Planning records for: **105 Coleridge Close Hitchin SG4 0QY**

Reference - 14/02797/1HH	
Decision:	Decided
Date:	22nd October 2014
Description:	Part two storey and part single storey front/side/rear extension (as amended by drawing P03A received 11/12/2014)

Planning records for: **107 Coleridge Close Hitchin SG4 0QY**

Reference - 93/00503/1HH	
Decision:	Decided
Date:	10th May 1993
Description:	Two storey side extension (as amended by plan received 18.6.93).

Planning records for: **109 Coleridge Close Hitchin SG4 0QY**

Reference - 86/00890/1	
Decision:	Decided
Date:	09th June 1986
Description:	Erection of front entrance porch.

Reference - 16/02364/1HH	
Decision:	Decided
Date:	19th September 2016
Description:	Two storey side extension

Planning records for: **112 Coleridge Close Hitchin SG4 0QY**

Reference - 16/02672/1HH	
Decision:	Decided
Date:	28th October 2016
Description:	Single storey rear extension, Front infill extension and single storey extension to rear of existing garage to facilitate its conversion to ancillary habitable living accommodation.

Planning records for: **112 Coleridge Close Hitchin SG4 0QY**

Reference - 05/00566/1HH	
Decision:	Decided
Date:	15th April 2005
Description:	First floor side extension and single storey rear extension. (Amended Car Park Plan, Drawing No.R-251-1 received 04/05/05)

Reference - 88/01033/1	
Decision:	Decided
Date:	08th June 1988
Description:	Erection of single storey front and side extension to provide entrance porch, garage and extended kitchen (as amended by plans recieved 23.8.88)

Planning records for: **113 Coleridge Close Hitchin SG4 0QY**

Reference - 04/01645/1HH	
Decision:	Decided
Date:	14th October 2004
Description:	Two Storey rear extension

Reference - 87/00775/1	
Decision:	Decided
Date:	14th May 1987
Description:	Erection of single storey front and side extension

Planning records for: **113 Coleridge Close Hitchin SG4 0QY**

Reference - 05/00686/1HH	
Decision:	Decided
Date:	06th May 2005
Description:	Two storey and first floor side extension and single storey rear extension (as amplified by plans received 07.06.05, drawing no ES113/3)

Planning records for: **115 Coleridge Close Hitchin SG4 0QY**

Reference - 03/01878/1HH	
Decision:	Decided
Date:	27th November 2003
Description:	First floor side extension.

Planning records for: **118 Coleridge Close Hitchin SG4 0QY**

Reference - 06/00019/1HH	
Decision:	Decided
Date:	04th January 2006
Description:	First floor side extension.

Reference - 08/00649/1HH	
Decision:	Decided
Date:	21st April 2008
Description:	Rear conservatory

Planning records for: **123 Coleridge Close Hitchin SG4 0QY**

Reference - 04/01865/1HH	
Decision:	Decided
Date:	25th November 2004
Description:	Single storey side and rear extensions to include single garage

Planning records for: **124 Coleridge Close Hitchin Hertfordshire SG4 0QY**

Reference - 20/00071/NMA	
Decision:	Awaiting decision
Date:	14th January 2020
Description:	Conversion of garage to a lounge area (as a non material amendment to planning permission reference 16/01433/1HH granted on 01.08.2016)

Reference - 02/00983/1HH	
Decision:	Decided
Date:	24th June 2002
Description:	Single storey front, side and rear extension (as amended by plan no. B-610-1 Rev 'B' received 27 September 2002)

Reference - 20/00164/LDCP	
Decision:	Decided
Date:	25th February 2020
Description:	Replace existing front garage door with a ground floor window to facilitate conversion of garage into habitable accommodation

Planning records for: **124 Coleridge Close Hitchin SG4 0QY**

Reference - 16/01433/1HH	
Decision:	Decided
Date:	06th June 2016
Description:	First floor side and rear extension (as amended by plans received 21/6/16)

Reference - 19/02412/FPH	
Decision:	Decided
Date:	15th October 2019
Description:	First floor side and rear extension

Planning records for: **125 Coleridge Close Hitchin SG4 0QY**

Reference - 13/02535/1HH	
Decision:	Decided
Date:	23rd October 2013
Description:	First floor front extension

Planning records for: **126 Coleridge Close Hitchin SG4 0QY**

Reference - 89/01180/1	
Decision:	Decided
Date:	21st July 1989
Description:	Single storey rear extension

Planning records for: **126 Coleridge Close Hitchin SG4 0QY**

Reference - 85/00011/1	
Decision:	Decided
Date:	07th January 1985
Description:	Erection of single storey side extension to form garage.

Planning records for: **127 Coleridge Close Hitchin SG4 0QY**

Reference - 05/01344/1HH	
Decision:	Decided
Date:	21st September 2005
Description:	Two storey side extension following demolition of existing garage (as amended by plans received on 8th November 2005).

Planning records for: **128 Coleridge Close Hitchin SG4 0QY**

Reference - 90/00324/1	
Decision:	Decided
Date:	02nd March 1990
Description:	Single storey front and side extension incorporating garage

Planning records for: **135 Coleridge Close Hitchin SG4 0QY**

Reference - 15/00327/1PUD	
Decision:	Decided
Date:	03rd February 2015
Description:	Conversion of existing detached garage to provide home office and store.

Planning records for: **139 Coleridge Close Hitchin Hertfordshire SG4 0QY**

Reference - 24/02626/FPH	
Decision:	Decided
Date:	19th November 2024
Description:	Single storey front and side extensions following demolition of existing detached garage and partial levelling of the driveway

Reference - 06/01003/1HH	
Decision:	Decided
Date:	16th June 2006
Description:	Single storey side extension

Reference - 20/02017/FPH	
Decision:	Decided
Date:	08th September 2020
Description:	Erection of a 1.5 storey detached garage to include storage room above following demolition of existing detached single storey garage

Planning records for: **141 Coleridge Close Hitchin SG4 0QY**

Reference - 06/00400/1HH	
Decision:	Decided
Date:	13th March 2006
Description:	Single storey rear extension including new roof to existing side garage

Planning records for: **142 Coleridge Close Hitchin SG4 0QY**

Reference - 91/00889/1	
Decision:	Decided
Date:	18th July 1991
Description:	Single storey side and rear extension incorporating garage

Planning records for: **144 Coleridge Close Hitchin Hertfordshire SG4 0QY**

Reference - 18/01205/FPH	
Decision:	Decided
Date:	04th May 2018
Description:	Single storey rear extension

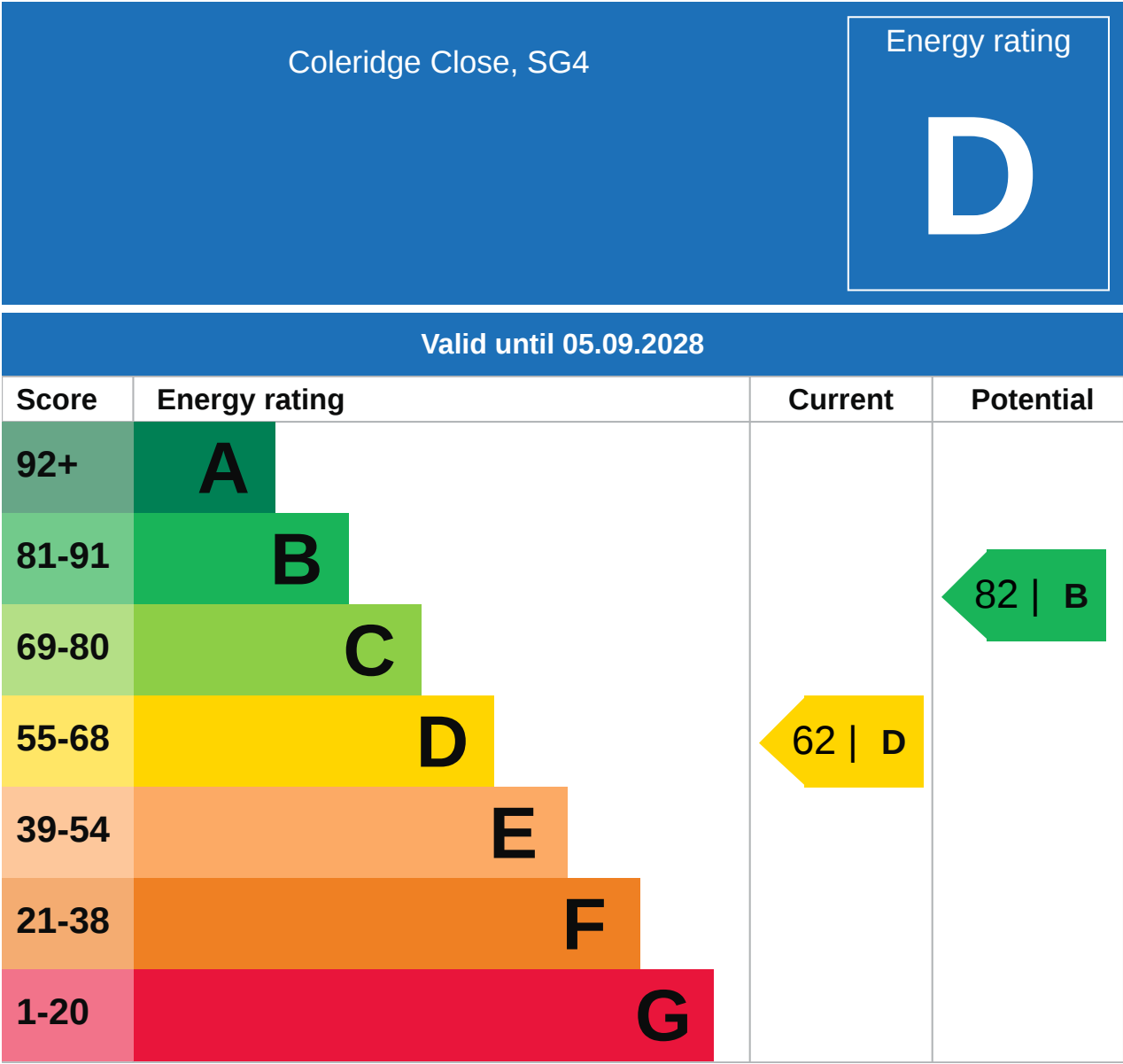
Planning records for: **146 Coleridge Close Hitchin SG4 0QY**

Reference - 90/01472/1	
Decision:	Decided
Date:	29th October 1990
Description:	Re-siting of 2 metre high boundary fence

Reference - 01/02033/1HH	
Decision:	Decided
Date:	28th December 2001
Description:	Single storey rear extension

Planning records for: **146 Coleridge Close Hitchin Hertfordshire SG4 0QY**

Reference - 00/00625/1HH
Decision: Decided
Date: 27th April 2000
Description: Two storey side extension following demolition of existing lean to
Reference - 01/00110/1HH
Decision: Decided
Date: 26th January 2001
Description: Single storey side extension following demolition of existing lean too (as amended by drawing no. 9940E rev 1 received 28.3.2001)
Reference - 92/00609/1
Decision: Decided
Date: 29th May 1992
Description: Single storey side and rear extension to existing garage.
Reference - 82/00847/1
Decision: Decided
Date: 23rd June 1982
Description: Section 53 for determination as to whether alterations to the garage and its use as a chiropodists surgery requires planning permission.



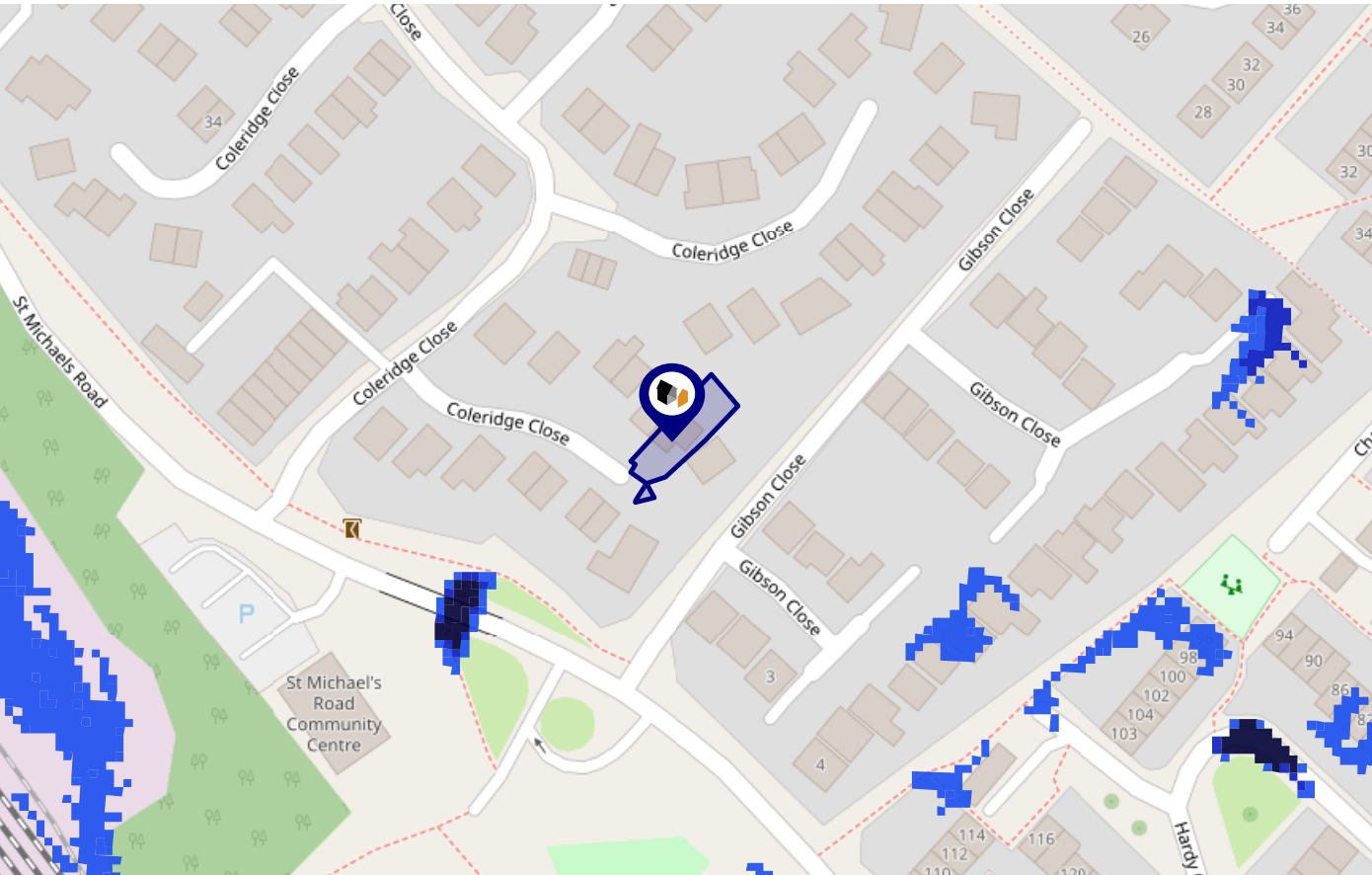
Additional EPC Data

Property Type:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	Rental (private)
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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, limited insulation (assumed)
Roof Energy:	Very Poor
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:	45 m ²

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.

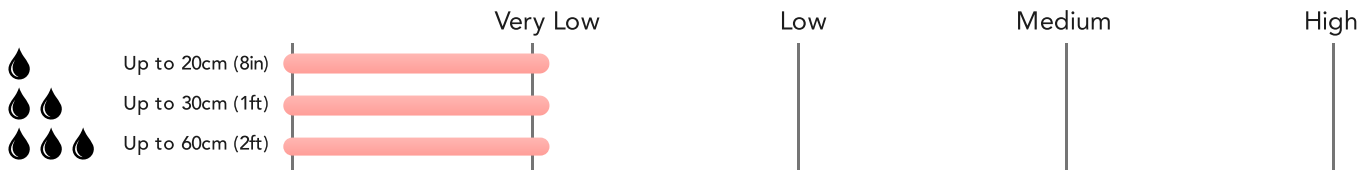


Risk Rating: Very low

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.

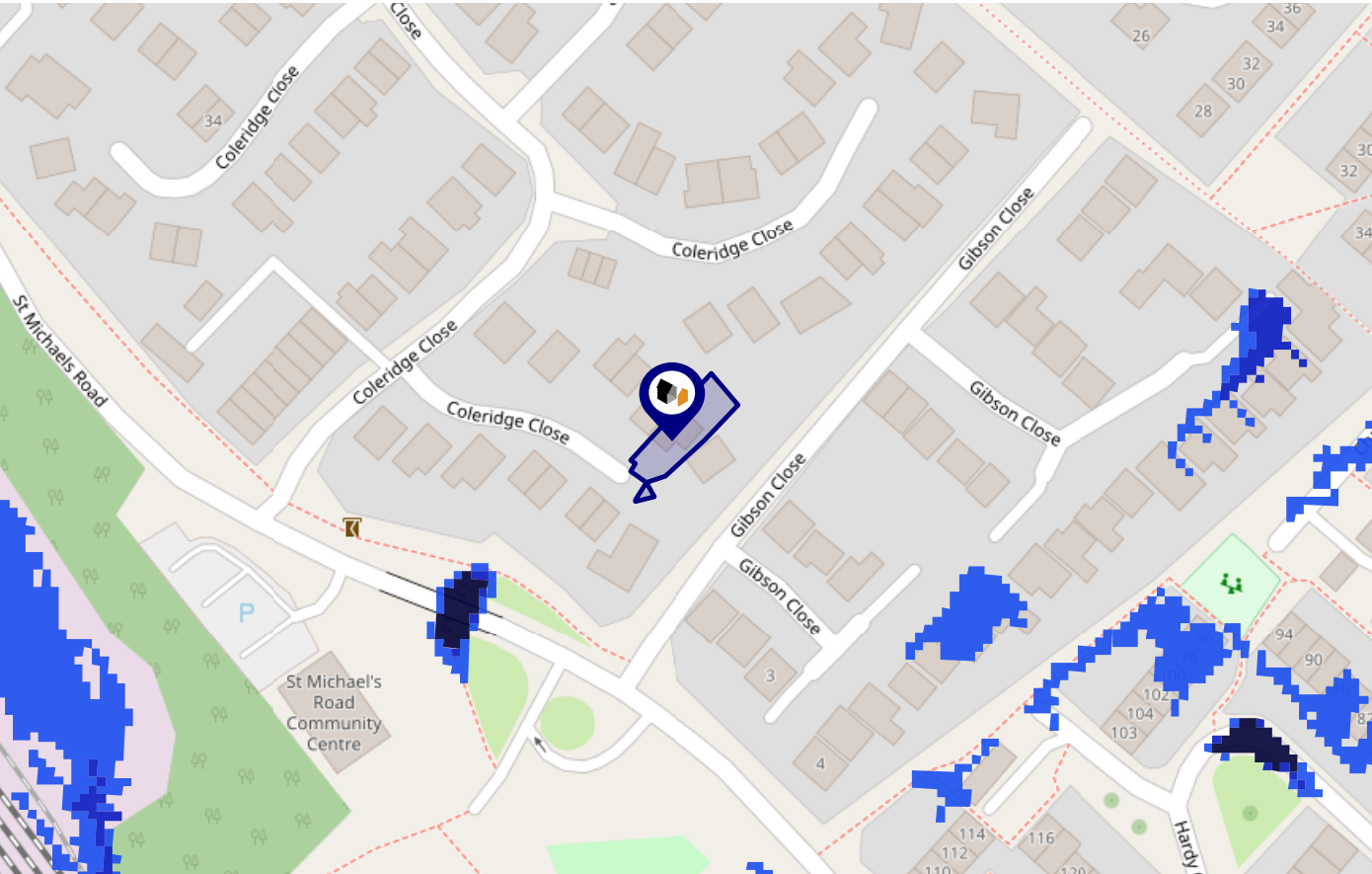
Chance of flooding to the following depths at this property:



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.

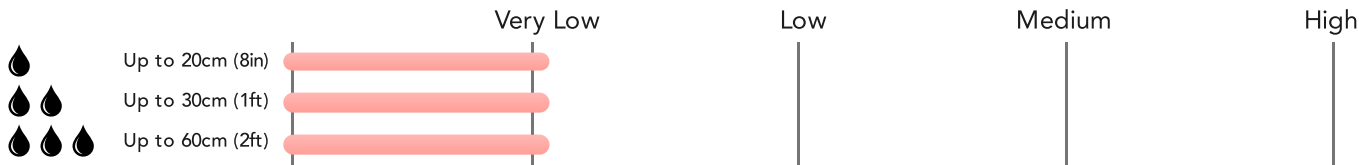


Risk Rating: **Very low**

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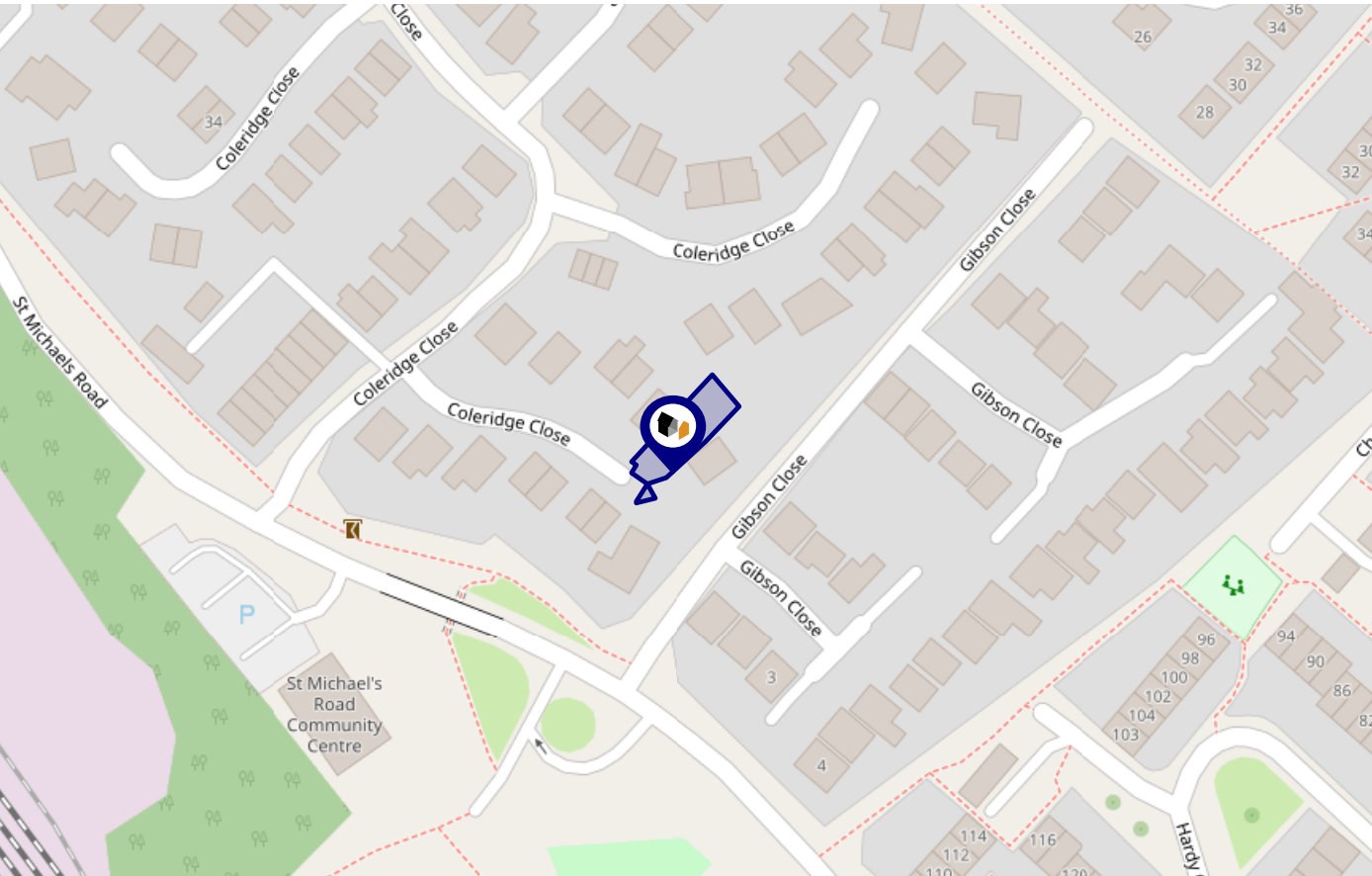
Chance of flooding to the following depths at this property:



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.

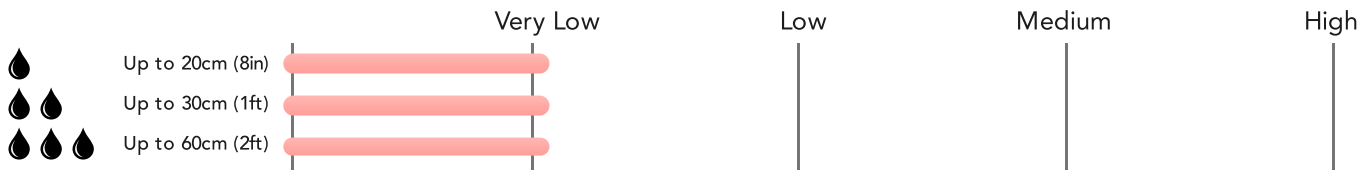


Risk Rating: **Very low**

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.

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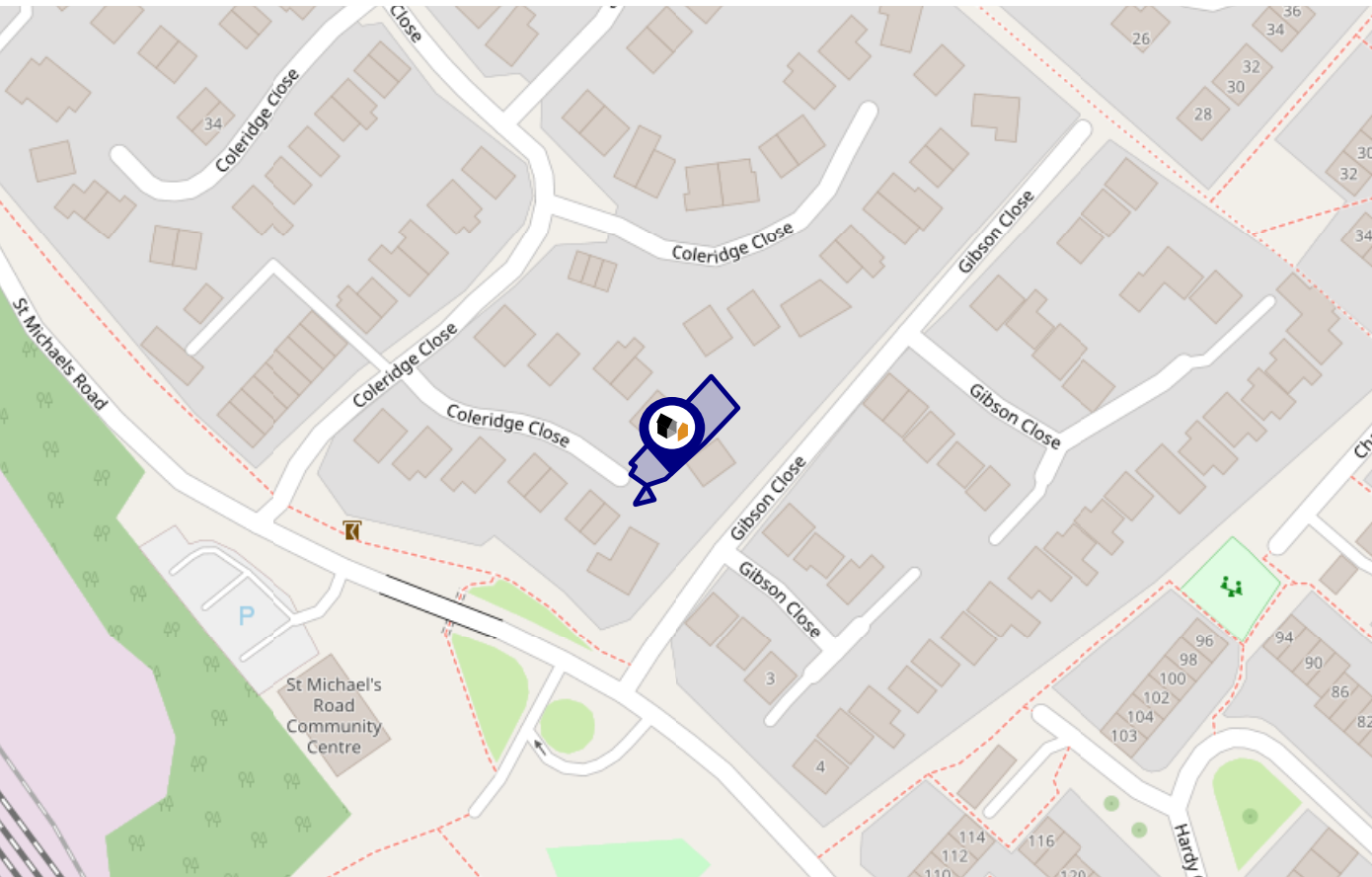
Chance of flooding to the following depths at this property:



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.

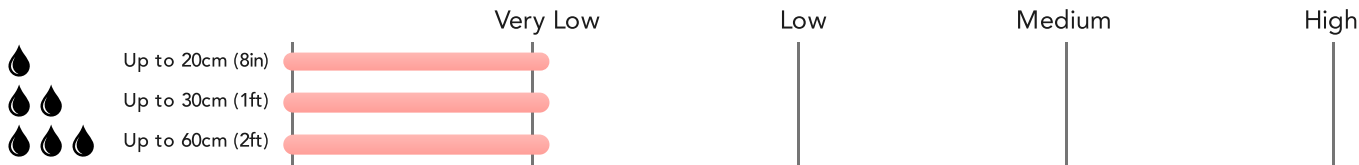


Risk Rating: Very low

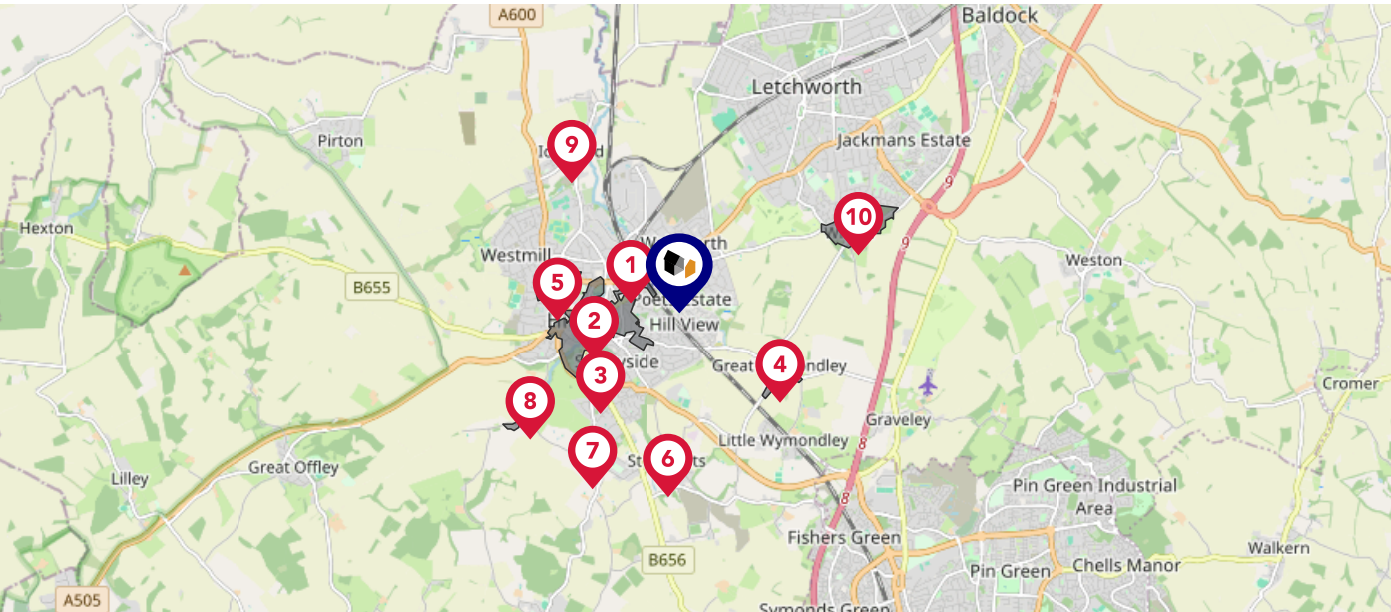
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

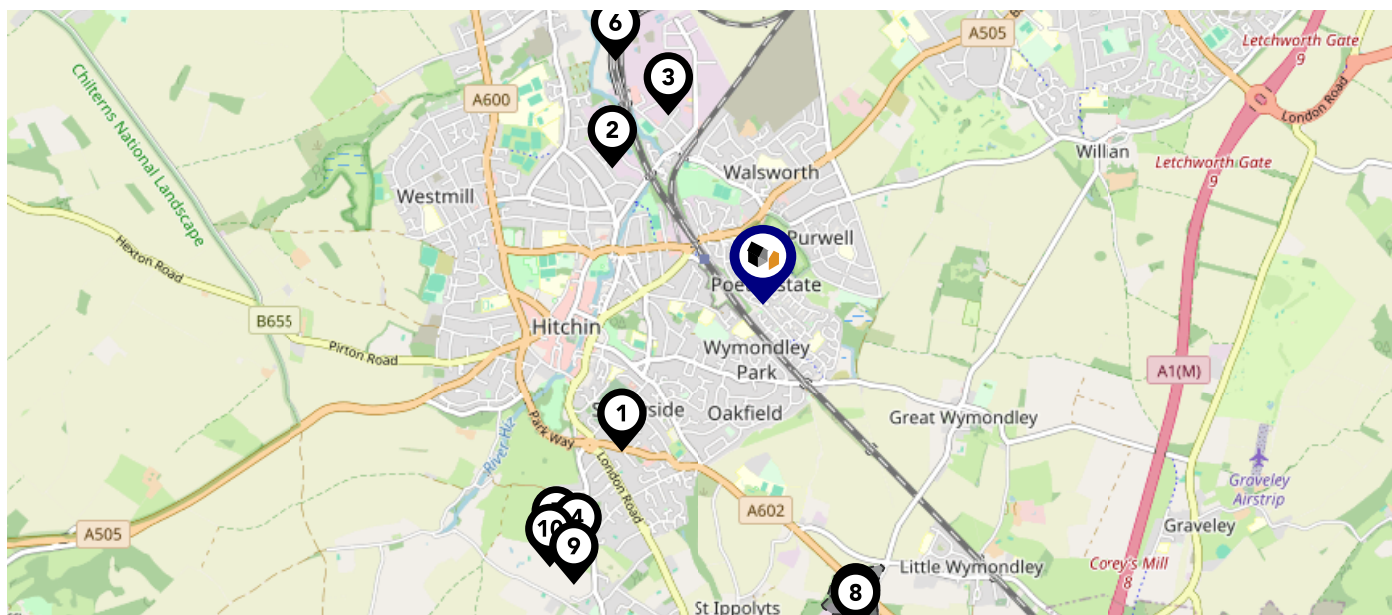


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



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

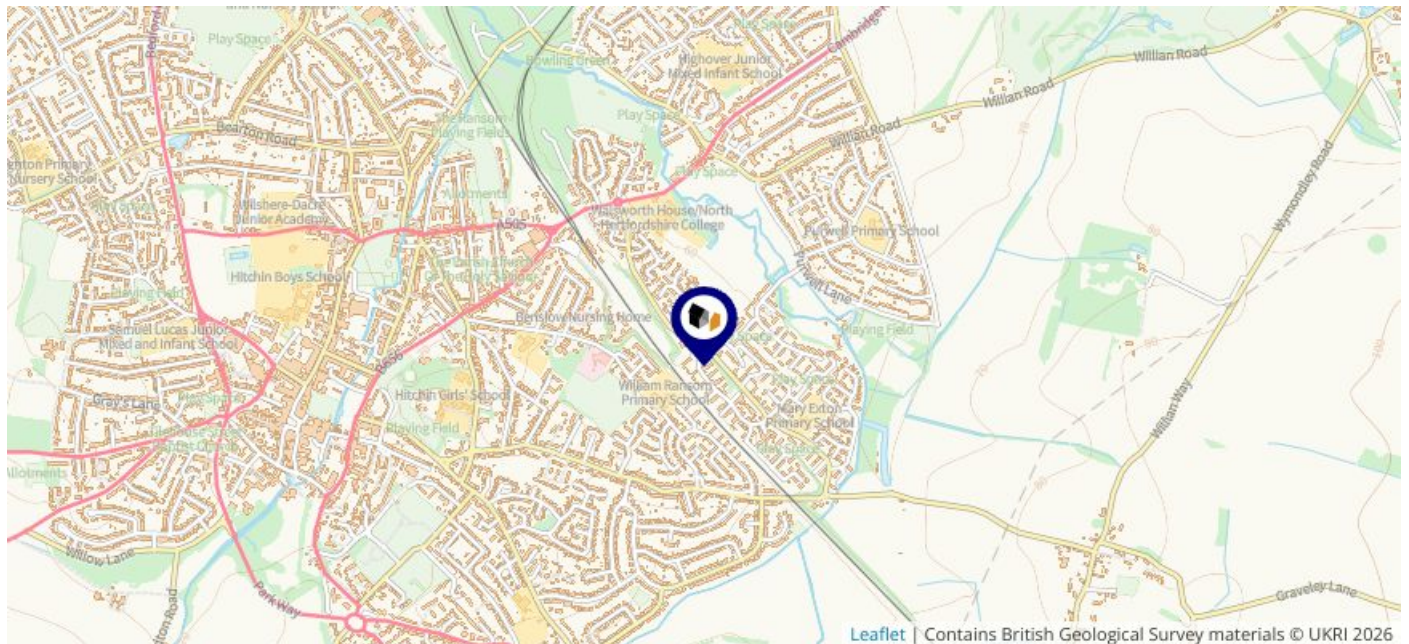
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	
2	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill	
3	Wallace Way-Hitchin, Hertfordshire	Historic Landfill	
4	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
5	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
6	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill	
7	Little Wymondley Gravel Pit-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	
8	Little Wymondley Quarry-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	
9	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
10	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



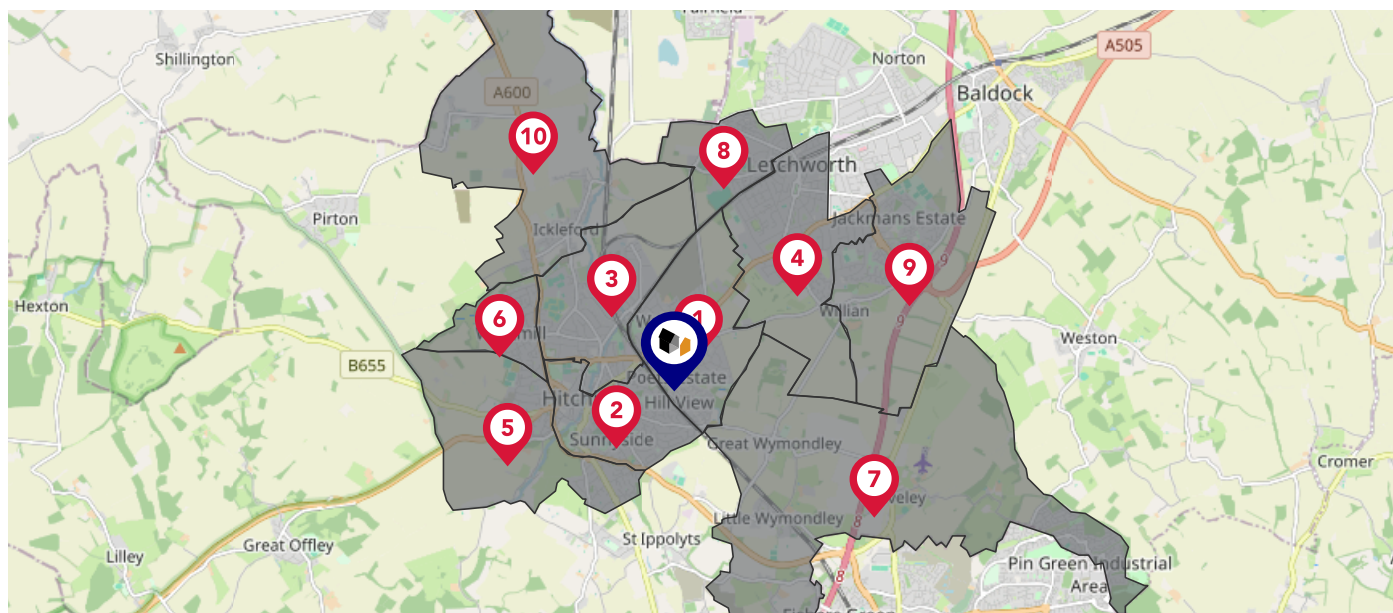
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

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

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



Nearby Council Wards



Hitchin Walsworth Ward



Hitchin Highbury Ward



Hitchin Bearton Ward



Letchworth South West Ward



Hitchin Priory Ward



Hitchin Oughton Ward



Chesfield Ward



Letchworth Wilbury Ward



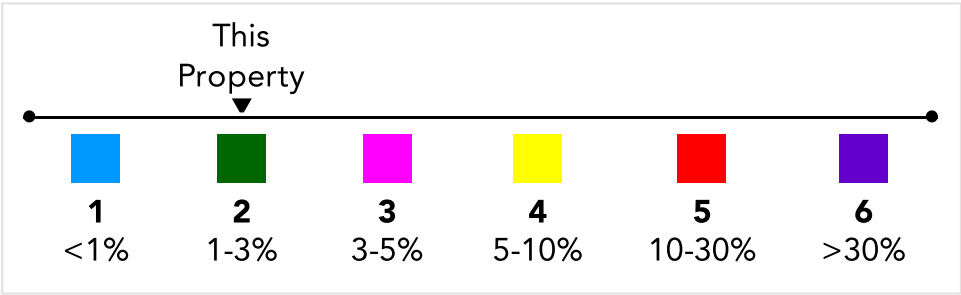
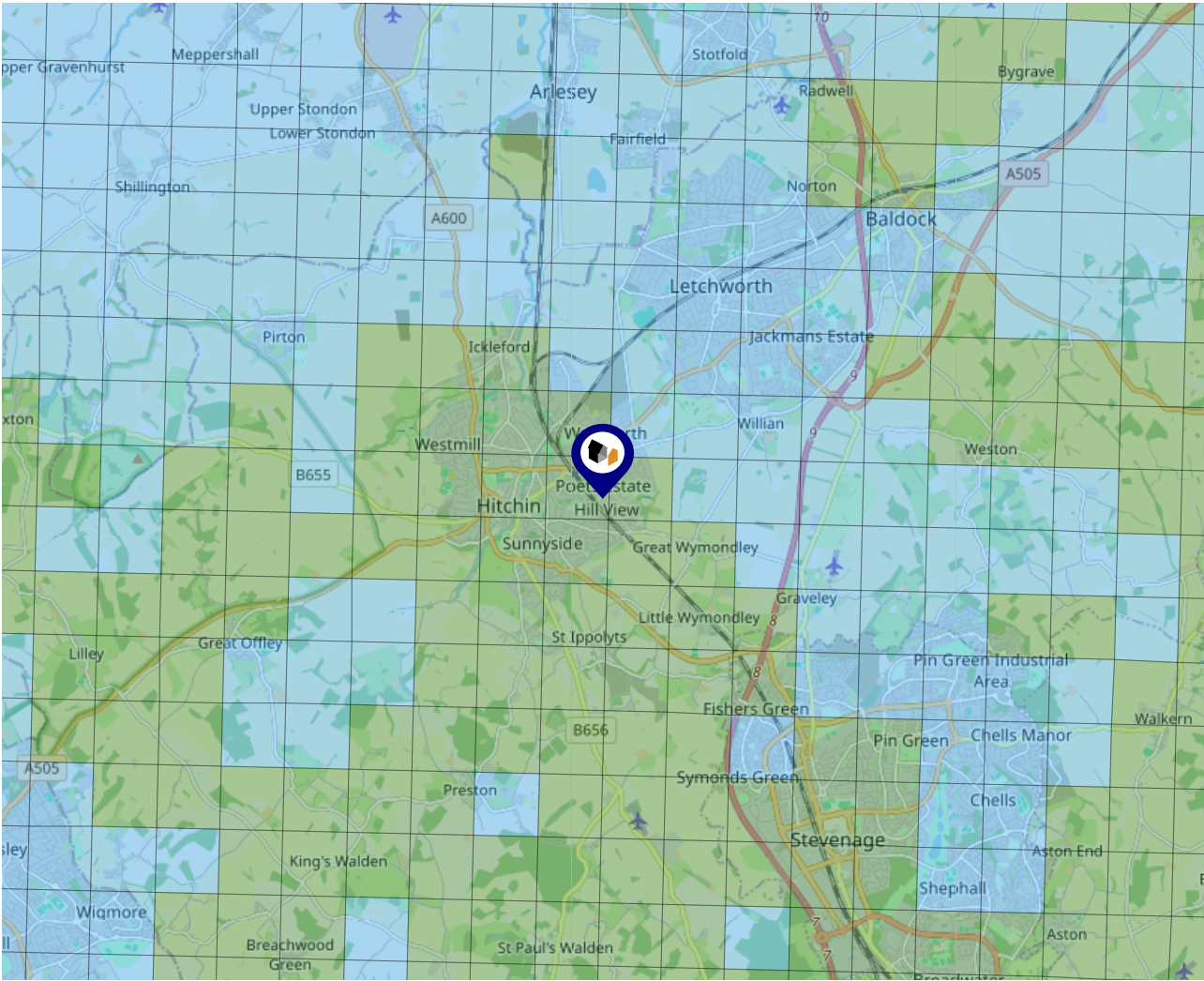
Letchworth South East Ward



Cadwell Ward

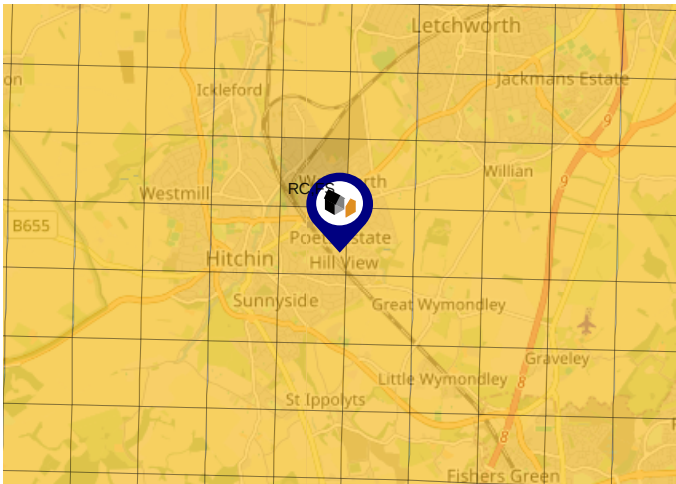
What is Radon?

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).



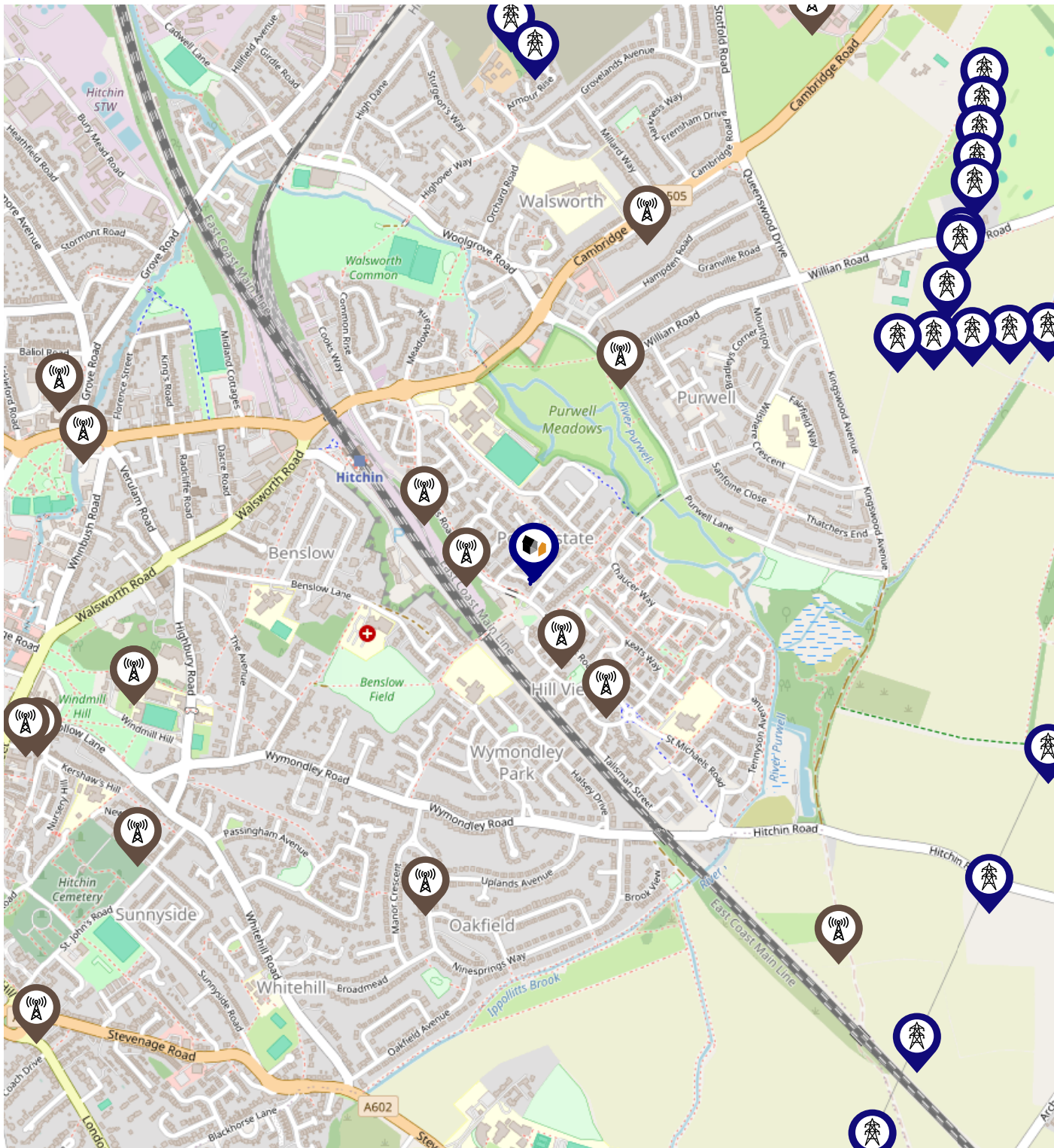
Ground Composition for this Address (Surrounding square kilometer zone around property)

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)

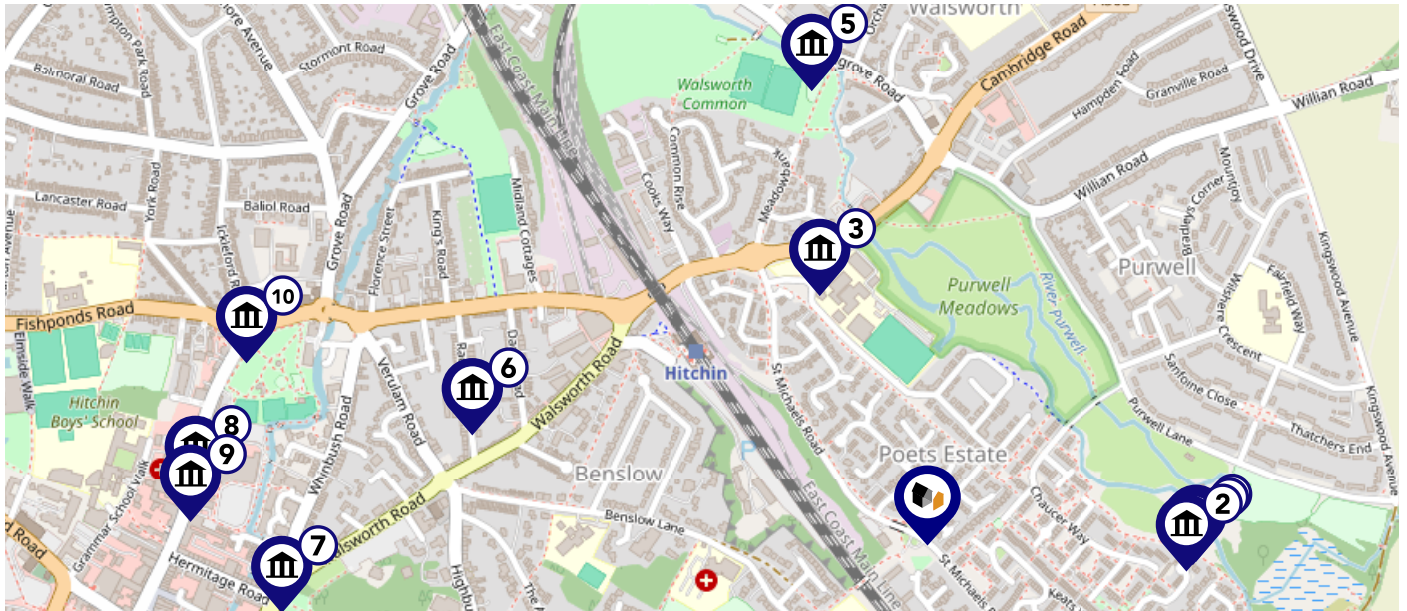
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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



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
	1347596 - Purwell Mill	Grade II	0.3 miles
	1296130 - Mill Cottage At Purwell Farm	Grade II	0.3 miles
	1296215 - Walsworth House	Grade II	0.3 miles
	1102180 - Mill House	Grade II	0.3 miles
	1347608 - 91, Woolgrove Road	Grade II	0.5 miles
	1102182 - Church Of The Holy Saviour	Grade II	0.5 miles
	1102128 - 1, Walsworth Road	Grade II	0.7 miles
	1102222 - 86 And 87, Bancroft	Grade II	0.8 miles
	1173028 - 93, Bancroft	Grade II	0.8 miles
	1347594 - Frythe Cottages	Grade II	0.8 miles

Building Safety

None to report

Accessibility / Adaptations

Level access

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

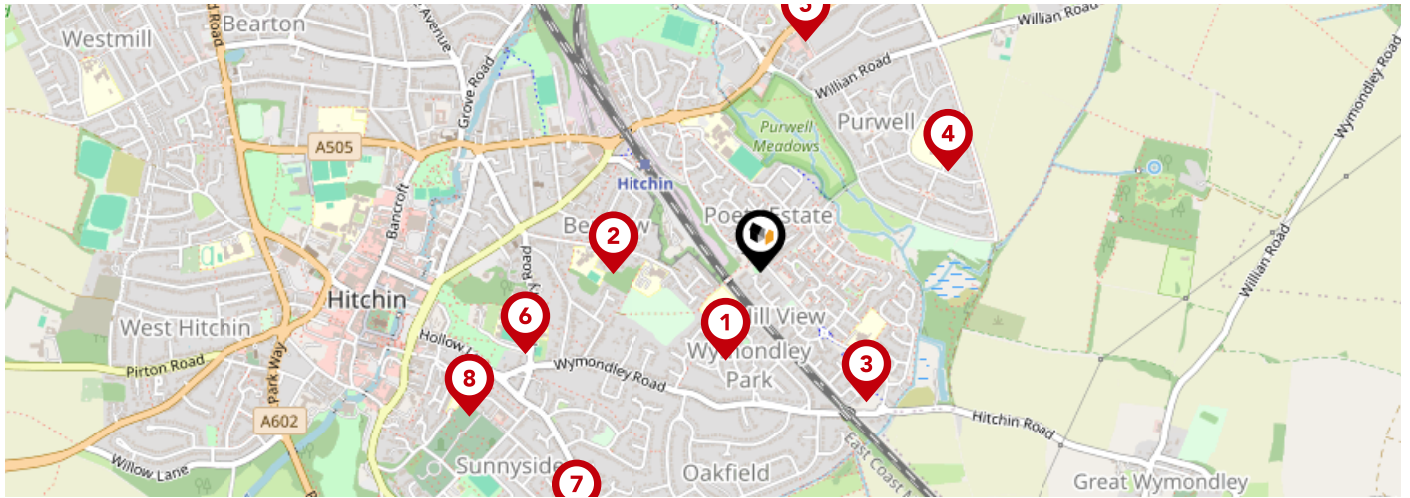
YES - GCH

Water Supply

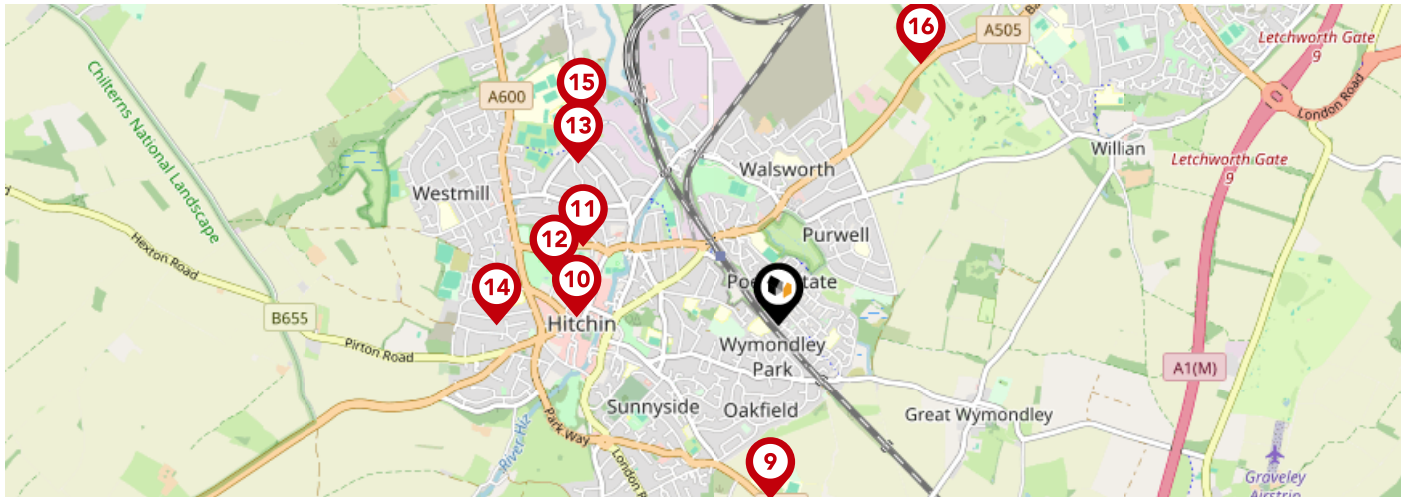
YES - Mains

Drainage

YES - Mains



		Nursery	Primary	Secondary	College	Private
1	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.21	☐	☒	☐	☐	☐
2	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.33	☐	☒	☐	☐	☐
3	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:0.38	☐	☒	☐	☐	☐
4	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:0.49	☐	☒	☐	☐	☐
5	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:0.54	☐	☒	☐	☐	☐
6	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.57	☐	☐	☒	☐	☐
7	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.71	☐	☒	☐	☐	☐
8	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.74	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.8	☐	☐	☒	☐	☐
	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.93	☐	☐	☒	☐	☐
	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.96	☒	☐	☐	☐	☐
	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:1.05	☐	☒	☐	☐	☐
	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:1.17	☐	☒	☐	☐	☐
	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:1.29	☐	☒	☐	☐	☐
	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:1.3	☐	☒	☐	☐	☐
	North Herts Education Support Centre Ofsted Rating: Outstanding Pupils: 1 Distance:1.36	☐	☐	☒	☐	☐

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

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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

81 Hermitage Road Hitchin Herts SG5 1DB

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk

