



MIR: Material Info

The Material Information Affecting this Property

Thursday 20th August 2026



HIGH STREET, GOSMORE, HITCHIN, SG4

Country Properties

81 Hermitage Road Hitchin Herts SG5 1DB

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk



Planning records for: *High Street, Gosmore, Hitchin, SG4*

Reference - 96/00482/1HH	
Decision:	Decided
Date:	10th April 1996
Description:	Two storey rear extension following demolition of single storey extension (as amended by drawings received on 3.7.96)

Reference - 96/00072/1LB	
Decision:	Decided
Date:	17th January 1996
Description:	Two storey rear extension following demolition of existing

Reference - 88/01126/1	
Decision:	Decided
Date:	22nd June 1988
Description:	Front entrance porch

Planning records for: **1 High Street Gosmore SG4 7QG**

Reference - 80/00229/1	
Decision:	Decided
Date:	11th February 1980
Description:	Continued use of building at rear (fronting Waterdell Lane) as motor vehicle repair workshop.

Reference - 87/00468/1	
Decision:	Decided
Date:	25th March 1987
Description:	Change of use of ground floor shop to residential together with pitched roof to existing flat roofed front extension.

Planning records for: **2 High Street Gosmore Hitchin Herts SG4 7QG**

Reference - 01/00056/1LB	
Decision:	Decided
Date:	09th January 2001
Description:	Replacement flat roof to existing rear single storey

Reference - 03/00946/1HH	
Decision:	Decided
Date:	04th June 2003
Description:	Single storey rear extension (as amended by plan no. HET/769/01 Rev B received 09/10/2003).

Planning records for: **2 High Street Gosmore Hitchin SG4 7QG**

Reference - 03/00989/1LB	
Decision:	Decided
Date:	11th June 2003
Description:	Single storey rear extension following demolition of existing attached outbuilding (WC and Lobby) (as amended by plan no. HET/769/01 Rev B received 09/10/2003).

Planning records for: **Holly Tree Cottage High Street Gosmore Hitchin Hertfordshire SG4 7QG**

Reference - 24/02608/FPH	
Decision:	Decided
Date:	05th December 2024
Description:	Alterations to existing detached outbuilding to include alterations to fenestration and insertion of front and rear rooflights to facilitate conversion of garage into art studio.

Reference - 88/00504/1TCA	
Decision:	Decided
Date:	21st January 1988
Description:	Notification of intention to Prune Horse Chestnut

Reference - 94/00673/1LB	
Decision:	Decided
Date:	10th June 1994
Description:	Installation of two security alarm boxes and two halogen security lamps

Planning records for: **Holly Tree Cottage High Street Gosmore Hitchin Hertfordshire SG4 7QG**

Reference - 25/00606/DOC
Decision: Decided
Date: 05th March 2025
Description: Details reserved by condition 2 (Materials) of listed building consent reference no 24/02609/LBC granted 18.02.2025.
Reference - 90/00837/1LB
Decision: Decided
Date: 06th June 1990
Description: Single storey rear extension for use as studio/workshop
Reference - 03/01225/1TCA
Decision: Decided
Date: 23rd July 2003
Description: Pollard one Holly tree and reduce the crown of one pine tree by 15-20%.
Reference - 07/02256/1LB
Decision: Decided
Date: 23rd October 2007
Description: New window and door in rear elevation and new window in side elevation together with internal alterations to ground floor layout (as amended by drawing R-550-2 Rev A received on 17/12/07)

Planning records for: *Holly Tree Cottage High Street Gosmore Hitchin SG4 7QG*

Reference - 17/01323/1TCA	
Decision:	Decided
Date:	19th May 2017
Description:	T1 Pine - fell

Reference - 24/02609/LBC	
Decision:	Decided
Date:	05th December 2024
Description:	Internal and external alterations to existing detached outbuilding to facilitate the conversion of outbuilding into art studio.

Planning records for: *The Bull High Street Gosmore Hertfordshire SG4 7QG*

Reference - 25/02407/DOC	
Decision:	Decided
Date:	19th September 2025
Description:	Details reserved by condition 8 (Rainwater Goods) of planning permission reference 24/00796/FP granted 10.09.2024.

Reference - 86/01676/1	
Decision:	Decided
Date:	10th October 1986
Description:	Erection of single storey rear extension and dormer window.

Planning records for: *The Bull PH High Street Gosmore Hitchin Herts SG4 7QG*

Reference - 01/01209/1A
Decision: Decided
Date: 31st July 2001
Description: Internally illuminated menu case on front wall. Projecting lights over existing front and side pub signs.
Reference - 24/00796/FP
Decision: Decided
Date: 08th April 2024
Description: Change of use of the public house (Sui Generis) to residential (Class C3) comprising 1x four-bed dwelling and associated landscaping, Erection of carport/storage
Reference - 25/02281/DOC
Decision: Decided
Date: 19th September 2025
Description: Details reserved by condition 3 (Landscaping) of planning permission reference 24/00796/FP granted 10.09.2024.
Reference - 92/00387/1
Decision: Decided
Date: 03rd April 1992
Description: Ground floor extension to bar area, pergola first floor extension for additional bedroom. (As amended by plans recieved 15th May 1992)

Planning records for: *The Bull High Street Gosmore Hertfordshire SG4 7QG*

Reference - 26/01309/LBC
Decision: Registered
Date: 19th May 2026
Description: Single storey rear extension and first floor rear extension following demolition of existing rear elements. Alterations to fenestration and internal and external alterations (development already commenced).
Reference - 92/00386/1LB
Decision: Decided
Date: 03rd April 1992
Description: Internal and external alterations to provide ground and first floor extensions and pergola. (As amended by plans recieved 15th May 1992)
Reference - 01/01208/1LB
Decision: Decided
Date: 31st July 2001
Description: Internally illuminated menu case on front wall. Projecting lights over existing front and side pub signs.
Reference - 24/00725/LBC
Decision: Decided
Date: 08th April 2024
Description: Internal and external alterations to facilitate change of use of the public house (Sui Generis) to residential (Class C3) comprising 1x four-bed dwelling

Planning records for: *The Bull High Street Gosmore Hitchin Hertfordshire SG4 7QG*

Reference - 01/00329/1AD
Decision: Decided
Date: 06th March 2001
Description: Various illuminated and non illuminated pub signs

Reference - 01/00454/1LB
Decision: Decided
Date: 23rd March 2001
Description: Various illuminated and non illuminated pub signs (as amended by letter and plans received 24.04.2001)

Reference - 26/01308/FPH
Decision: Registered
Date: 19th May 2026
Description: Single storey rear extension and first floor rear extension following demolition of existing rear elements. Alterations to fenestration and external alterations (development already commenced).

Reference - 24/00751/FP
Decision: Decided
Date: 02nd April 2024
Description: Temporary planning permission for a period of 12 months for the continued use of the first floor as residential accommodation

Planning records for: *The Bull High Street Gosmore Hertfordshire SG4 7QG*

Reference - 25/02406/DOC	
Decision:	Decided
Date:	19th September 2025
Description:	Details reserved by condition 7 (Carport materials) of planning permission reference 24/00796/FP granted 10.09.2024.

Reference - 98/01477/1LB	
Decision:	Decided
Date:	02nd November 1998
Description:	External strip lighting at eaves level. Public house signs. 7 wall lanterns (as amended by letters from Geo A Dick Ltd dated 30.11.98 and 2.12.98)

Planning records for: *Outbuilding To Victoria House High Street Gosmore Hitchin SG4 7QG*

Reference - 05/00073/1LB	
Decision:	Decided
Date:	20th January 2005
Description:	Replace white metal barn doors with green fibreglass simulating wooden doors

Reference - 17/01902/1TCA	
Decision:	Decided
Date:	24th July 2017
Description:	T1 Common Horse Chesnut - Fell to ground level

Planning records for: *Victoria House High Street Gosmore Hitchin SG4 7QG*

Reference - 11/00561/1LB
Decision: Decided
Date: 04th March 2011
Description: Internal alterations to existing detached garage and store
Reference - 04/01962/1LB
Decision: Decided
Date: 14th December 2004
Description: Re-roofing of barn
Reference - 94/00242/1LB
Decision: Decided
Date: 08th March 1994
Description: Rear conservatory.
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.

Planning records for: *Victoria House Gosmore SG4 7QG*

Reference - 80/01027/1
Decision: Decided
Date: 12th June 1980
Description: Use of barn/garage for the storage and distribution of linen and towels.
Reference - 22/02919/TCA
Decision: Decided
Date: 10th November 2022
Description: T1 Thuja Plicata - Remove. T2 Cupressocyparis Leylandii - Remove. T3 Chamaecyparis Lawsoniana - Reduce height by 0.7m to below telephone wire. T4 Coppice Corylus Avellana - Reduce by 70%. T5 Common laurel and Cupressus Leylandii - Reduce height to 2.5m.
Reference - 96/00406/1TCA
Decision: Decided
Date: 10th April 1996
Description: Removal of Sycamore tree
Reference - 10/03001/1TCA
Decision: Decided
Date: 03rd December 2010
Description: Remove one Prunus Padas (Bird Cherry), one Chamaecyparis Lawsoniana (Lawsons Cypress) and one Fagus sylvatica (Beech hedge). Dead wood one Betula alba (White birch).

Planning records for: **Victoria House High Street Gosmore Hitchin Hertfordshire SG4 7QG**

Reference - 19/00475/TCA	
Decision:	Decided
Date:	04th March 2019
Description:	T1 Salix Chrysococoma - Remove to ground level. T2 Amelanchier Lamarkii - Remove to ground. T3 Chamaecyparis Lawsoniana - Remove to ground. T4 Chamaecyparis Lawsoniana - Reduce height to below telephone wire

Reference - 94/00369/1HH	
Decision:	Decided
Date:	31st March 1994
Description:	Rear conservatory.

Reference - 98/01443/1TCA	
Decision:	Decided
Date:	07th September 1998
Description:	Felling of Horse Chestnut tree

Planning records for: **Bird In Hand High Street Gosmore Hitchin Hertfordshire SG4 7QG**

Reference - 20/00091/TCA	
Decision:	Decided
Date:	16th January 2020
Description:	2x Leyland Cypress - Remove

Planning records for: *Bird In Hand High Street Gosmore Hitchin SG4 7QG*

Reference - 16/01116/1DOC
Decision: Decided
Date: 05th May 2016
Description: Discharge of Condition 4: Prior to the installation of any lighting, a detailed lighting scheme shall be submitted to the Local Planning Authority (as attached to planning permission reference 16/00534/1 granted 28/04/2016)
Reference - 16/00534/1
Decision: Decided
Date: 04th March 2016
Description: Provision of timber pergola structure, timber fixed seating bays, brick built barbecue and new fencing to new patio area following removal of existing petanque court.
Reference - 84/00652/1
Decision: Decided
Date: 24th April 1984
Description: Alterations to vehicular access
Reference - 18/01787/TCA
Decision: Decided
Date: 04th July 2018
Description: Leylandii Cypress - Fell

Planning records for: ***Bird In Hand High Street Gosmore Hitchin Hertfordshire SG4 7QG***

Reference - 23/01468/TCA	
Decision:	Decided
Date:	23rd June 2023
Description:	Ash - Remove

Reference - 84/00668/1	
Decision:	Decided
Date:	24th April 1984
Description:	Resiting of illuminated pole sign

Planning records for: ***9 High Street Gosmore Hitchin SG4 7QG***

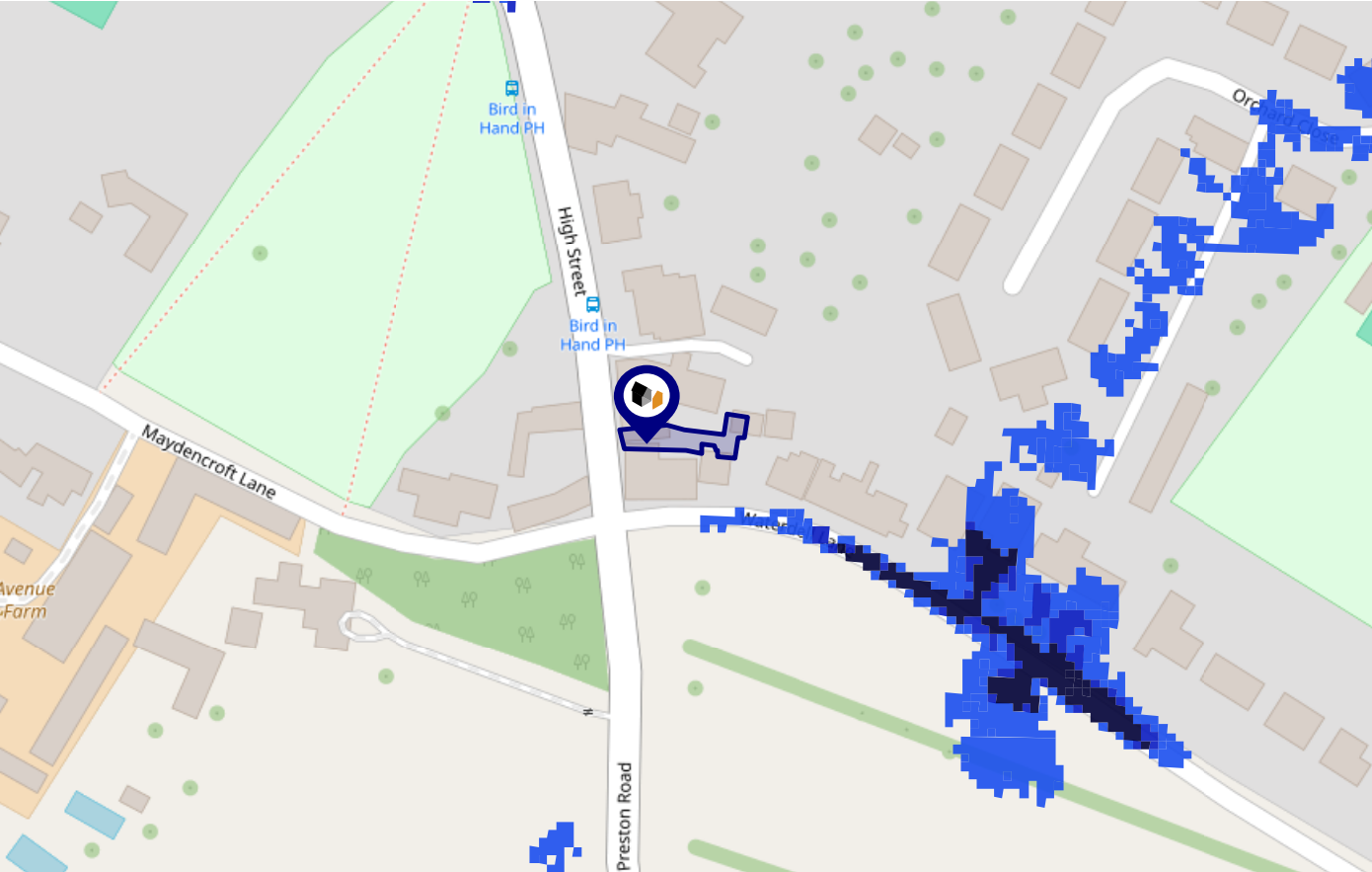
Reference - 97/00397/1TCA	
Decision:	Decided
Date:	21st April 1997
Description:	Felling of 1 Sycamore tree

Reference - 91/01351/1LB	
Decision:	Decided
Date:	21st November 1991
Description:	Removal of non-structural timber work to gable elevation and re-rendering. Removal of bituminous coating to flint plinth and repointing. Enlargement of ground floor window.

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.

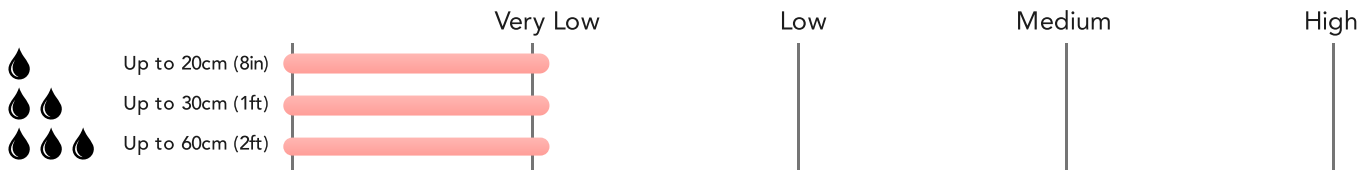


Risk Rating: **Very low**

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.

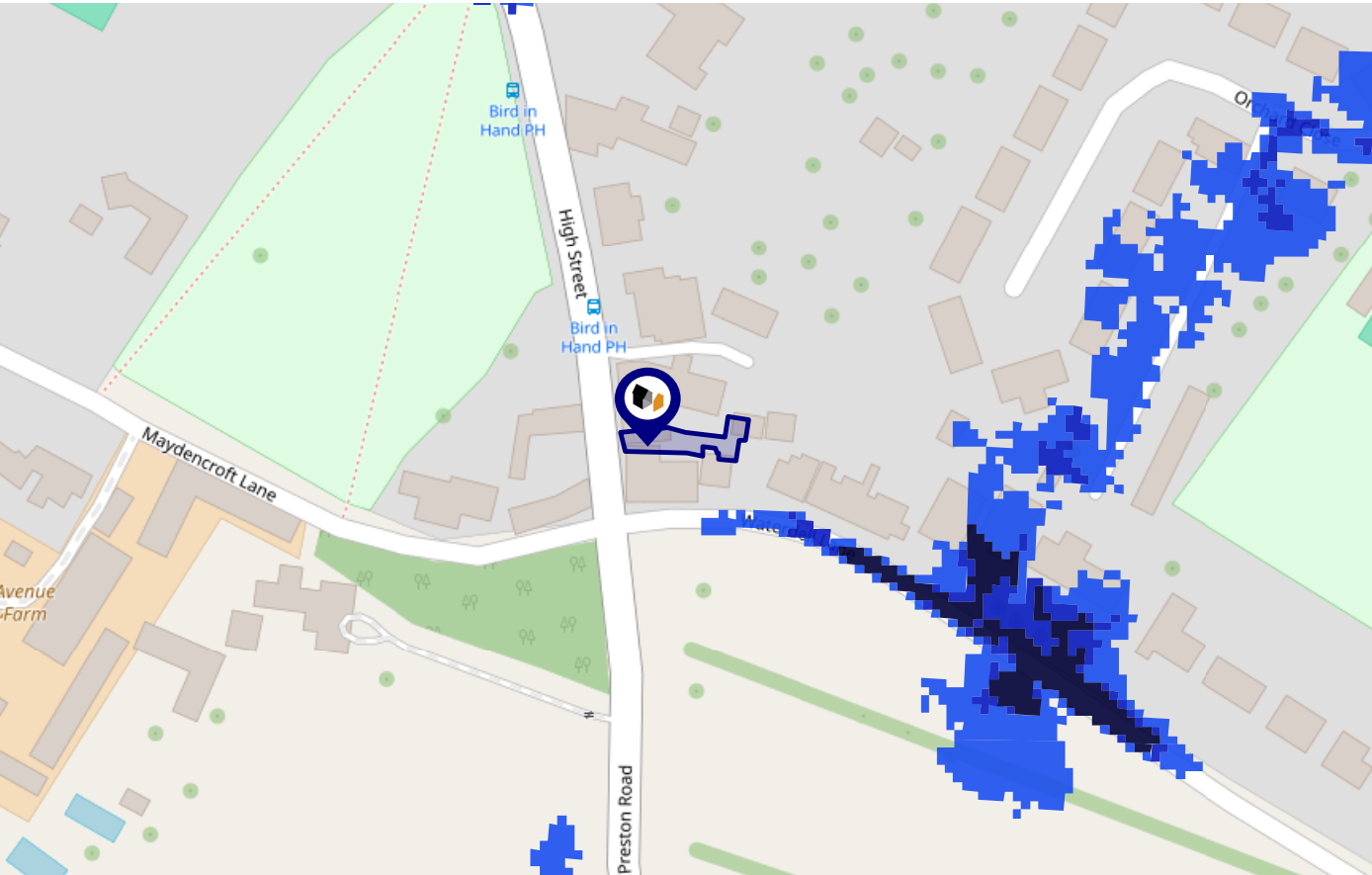
Chance of flooding to the following depths at this property:



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.

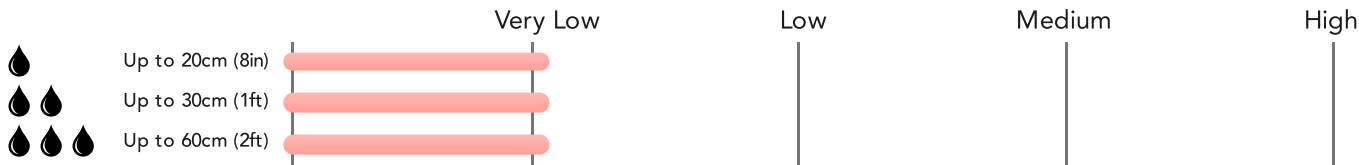


Risk Rating: Very low

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.

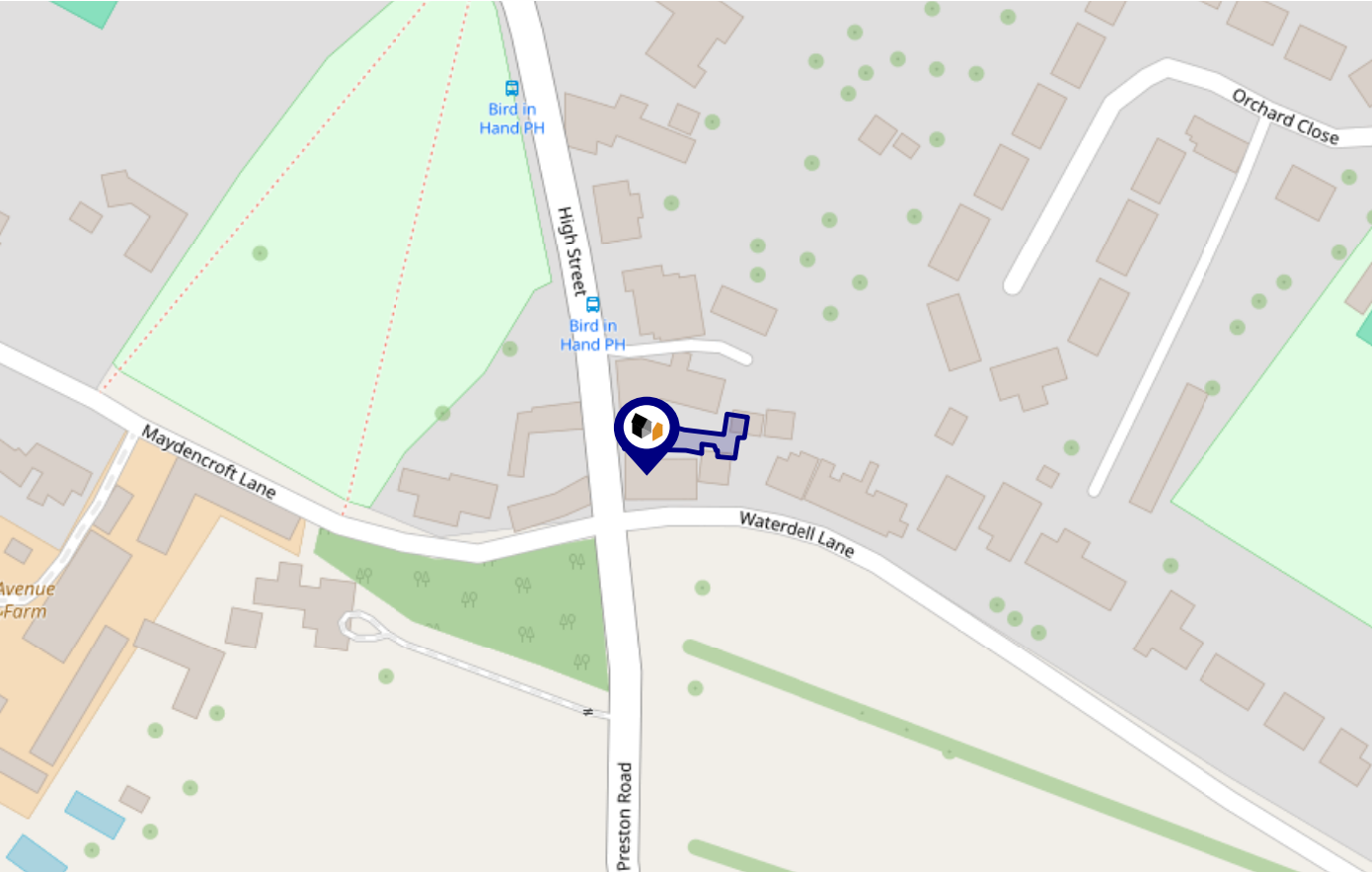
Chance of flooding to the following depths at this property:



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.

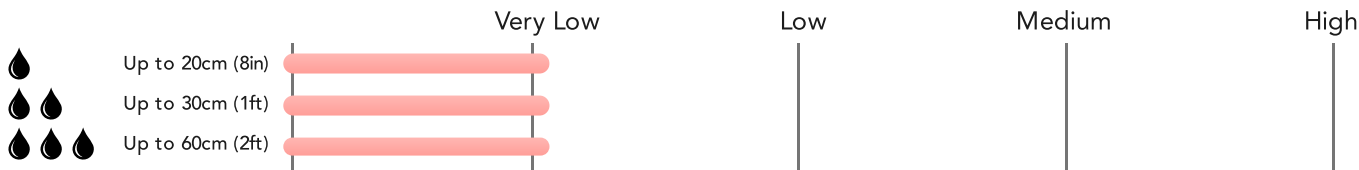


Risk Rating: Very low

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.
- 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.

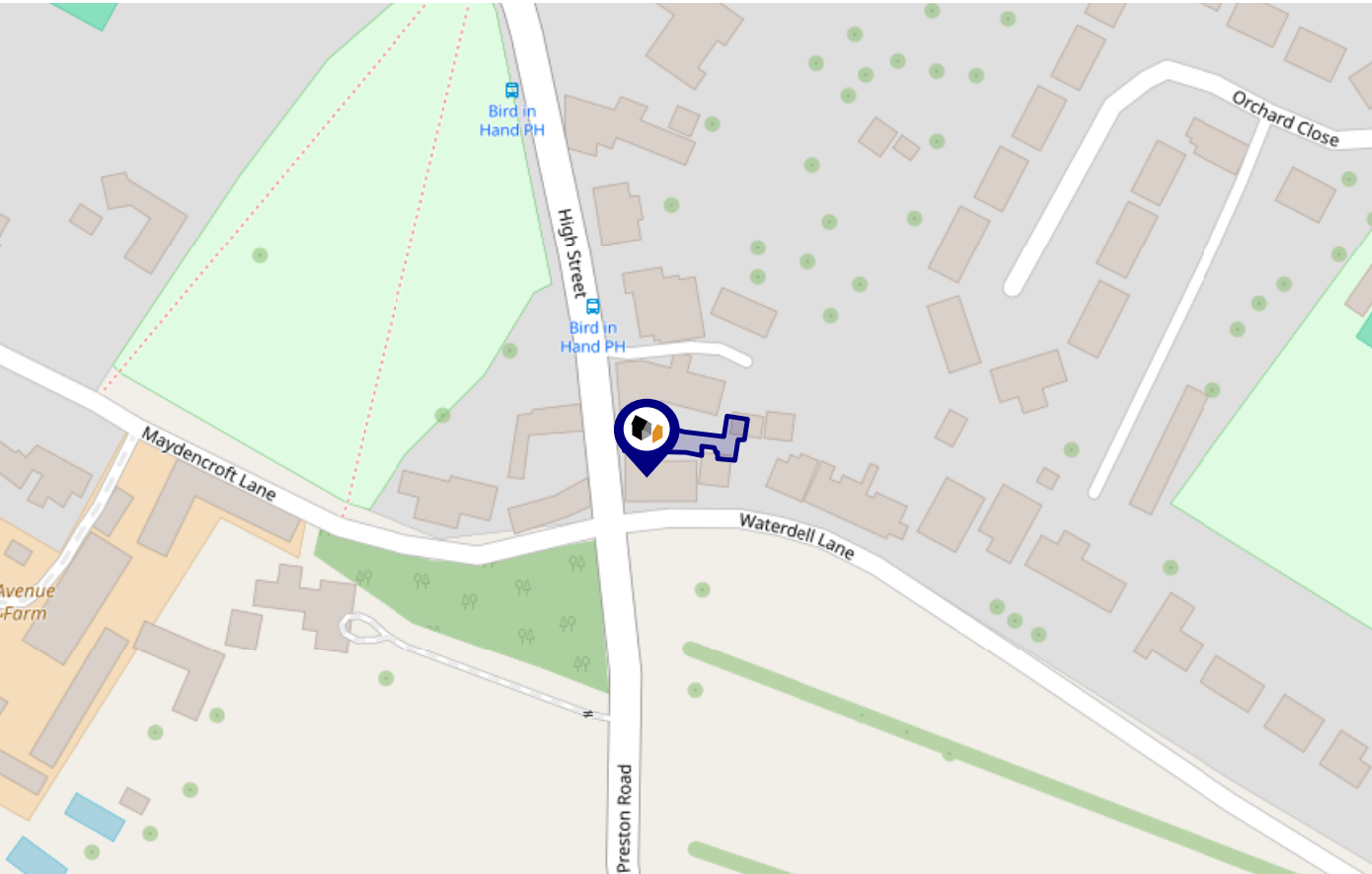
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - 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.

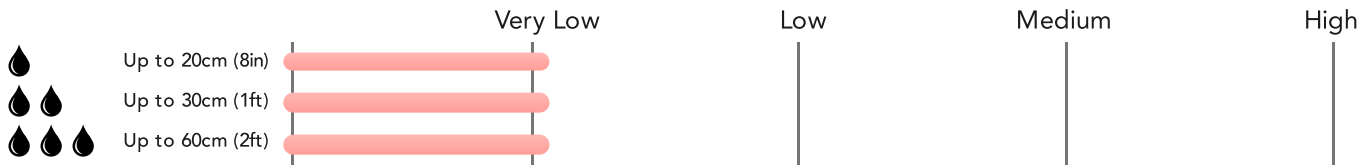


Risk Rating: Very low

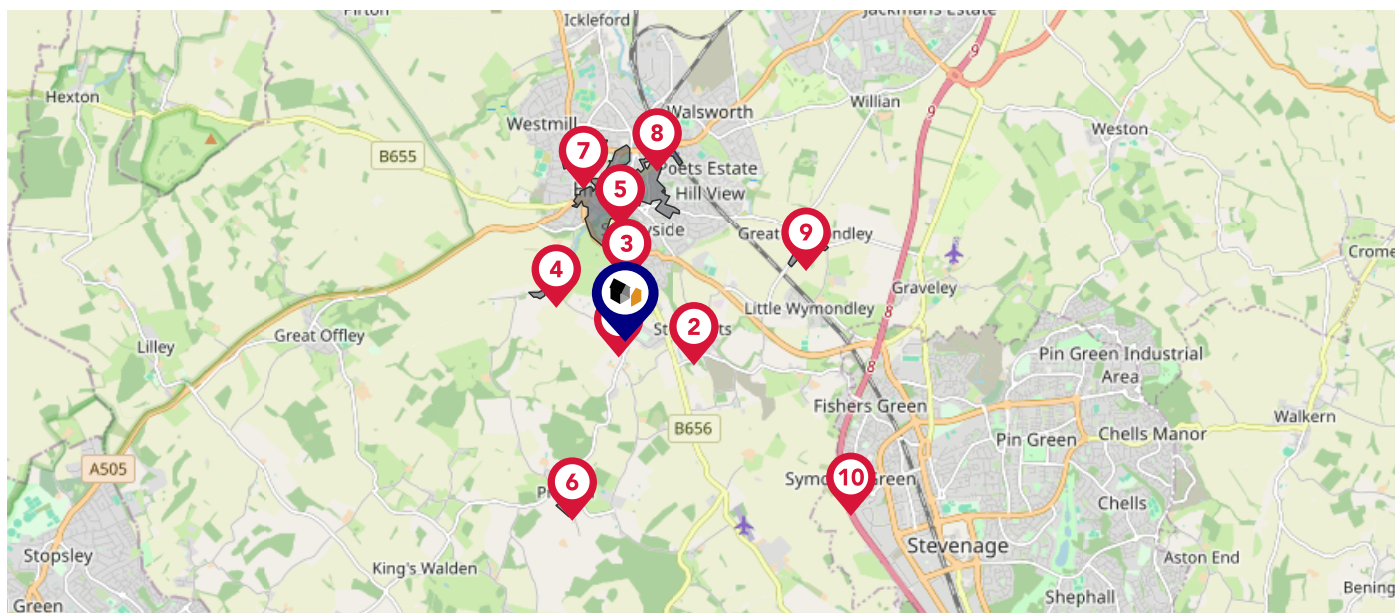
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
- 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:



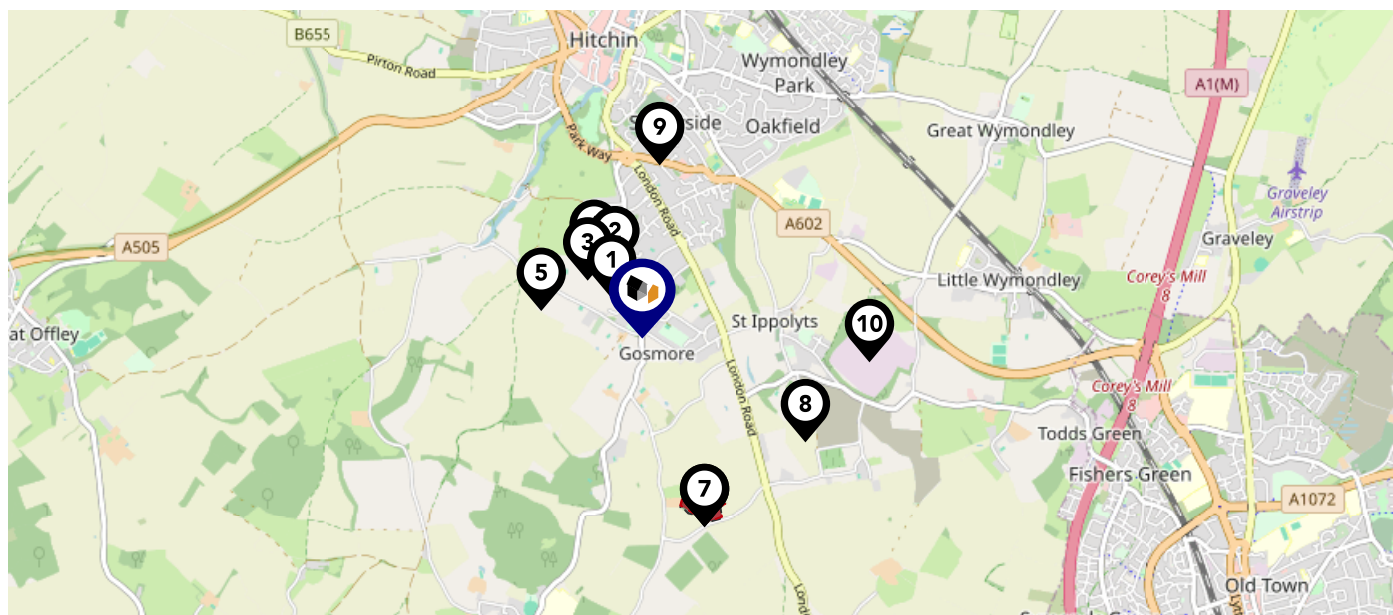
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

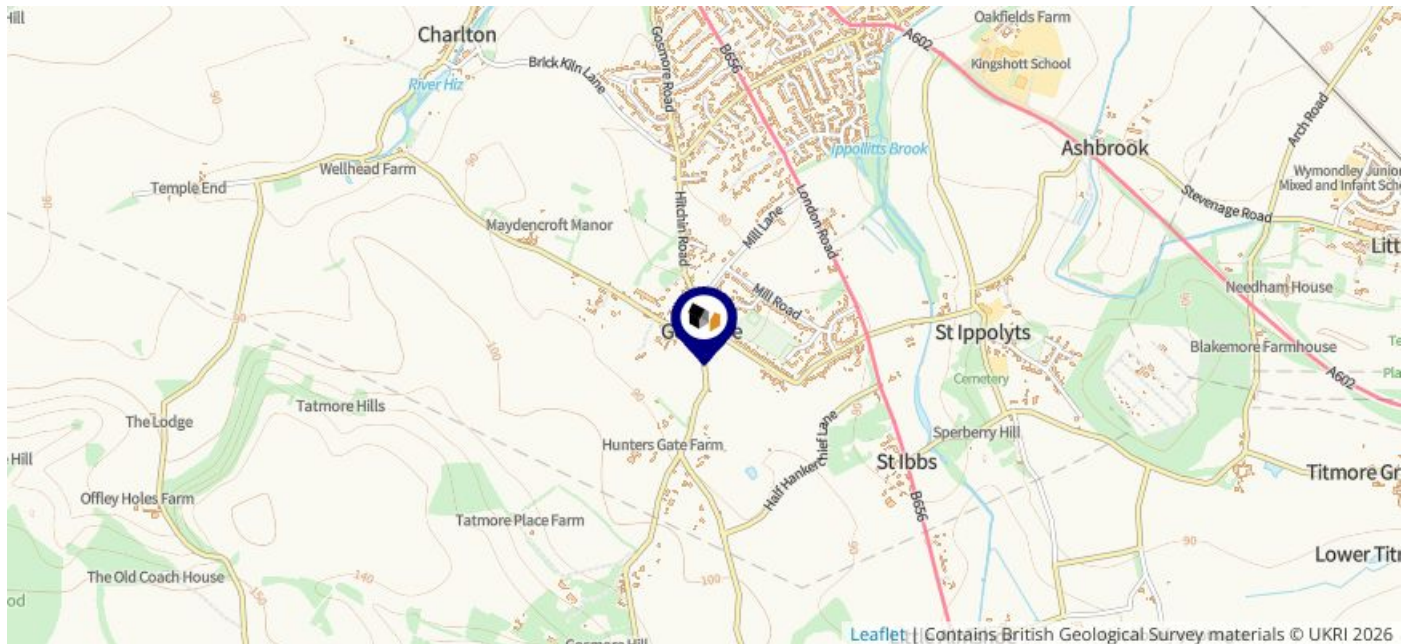
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
2	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
3	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
4	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
5	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
6	EA/EPR/LB3303UD/T001 - Vicars Grove	Active Landfill	
7	Kings Grove-St Ippollits, Hertfordshire	Historic Landfill	
8	Tittendell-Tittendell Street, St Ippollits, Hertfordshire	Historic Landfill	
9	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	
10	Titmore Green Road-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



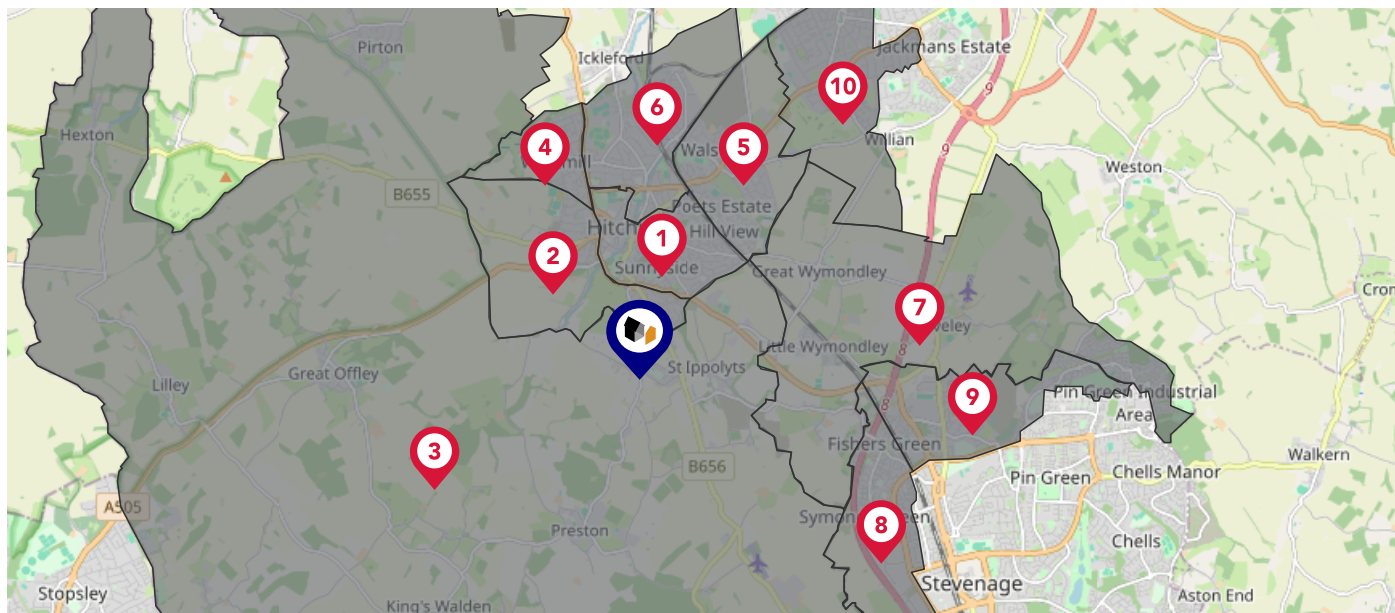
Mine Entry

- ✕ 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 Highbury Ward



Hitchin Priory Ward



Hitchwood, Offa and Hoo Ward



Hitchin Oughton Ward



Hitchin Walsworth Ward



Hitchin Bearton Ward



Chesfield Ward



Symonds Green Ward



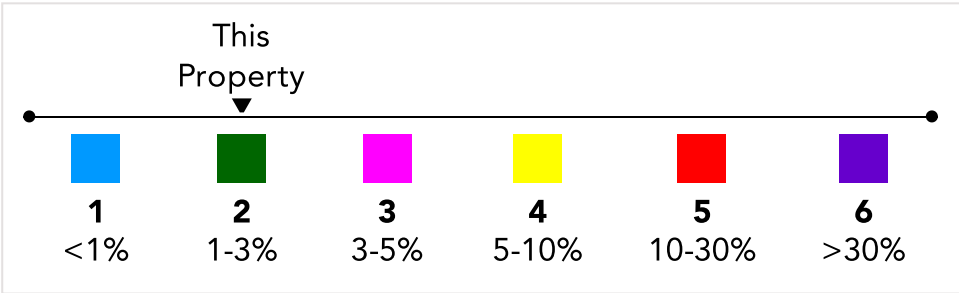
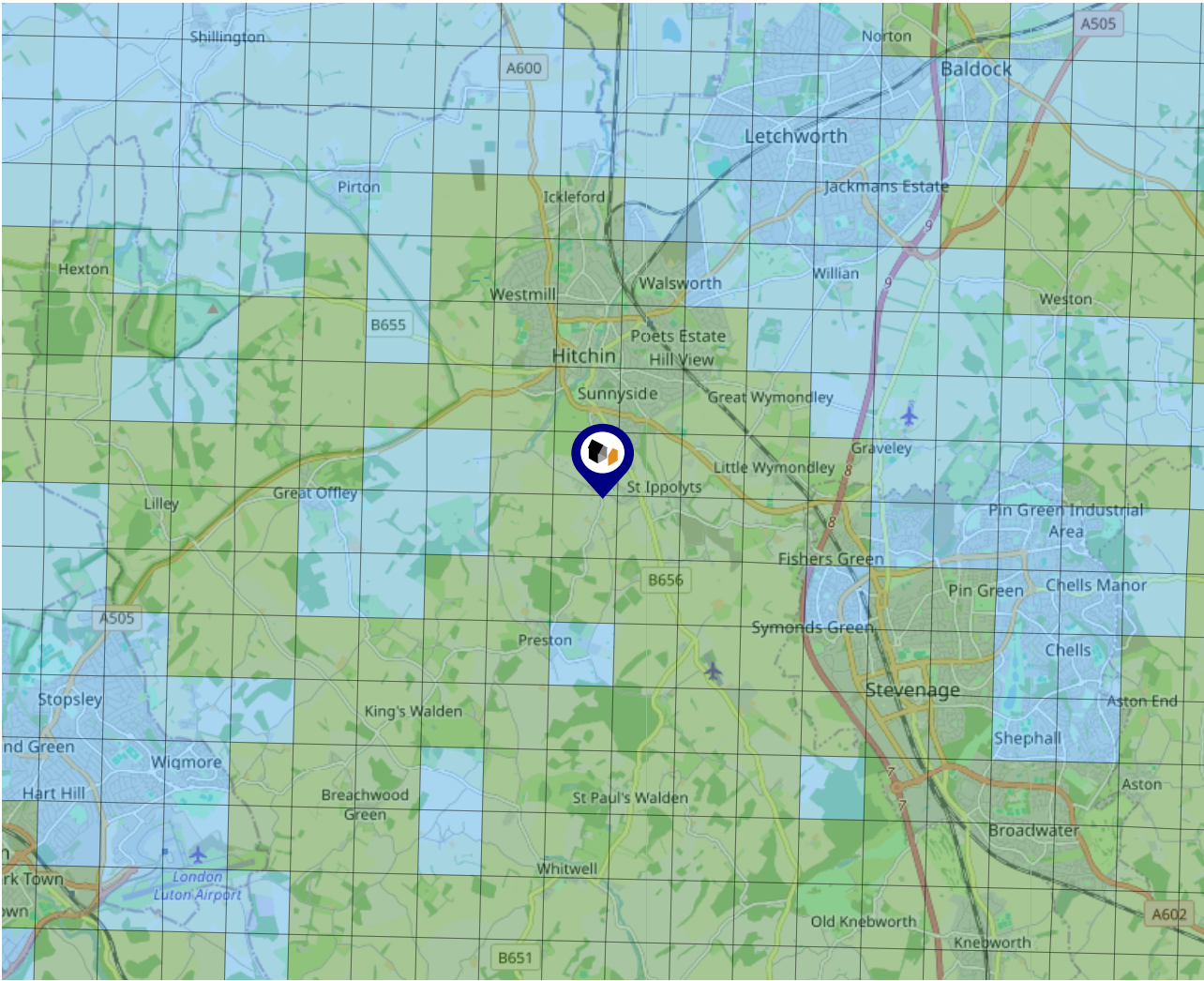
Woodfield Ward



Letchworth South West Ward

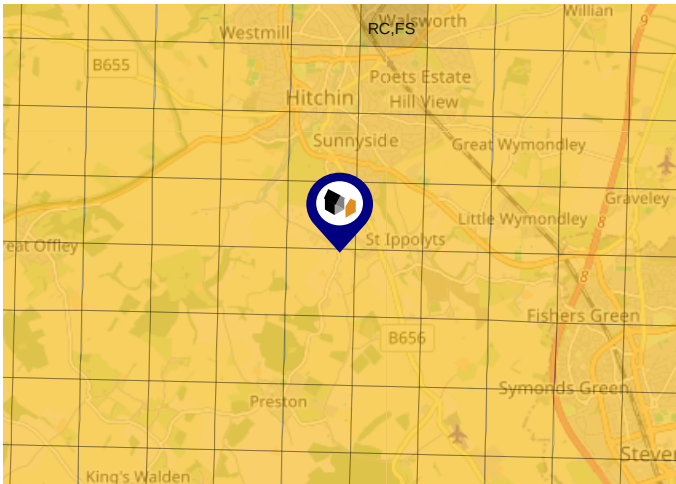
What is Radon?

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



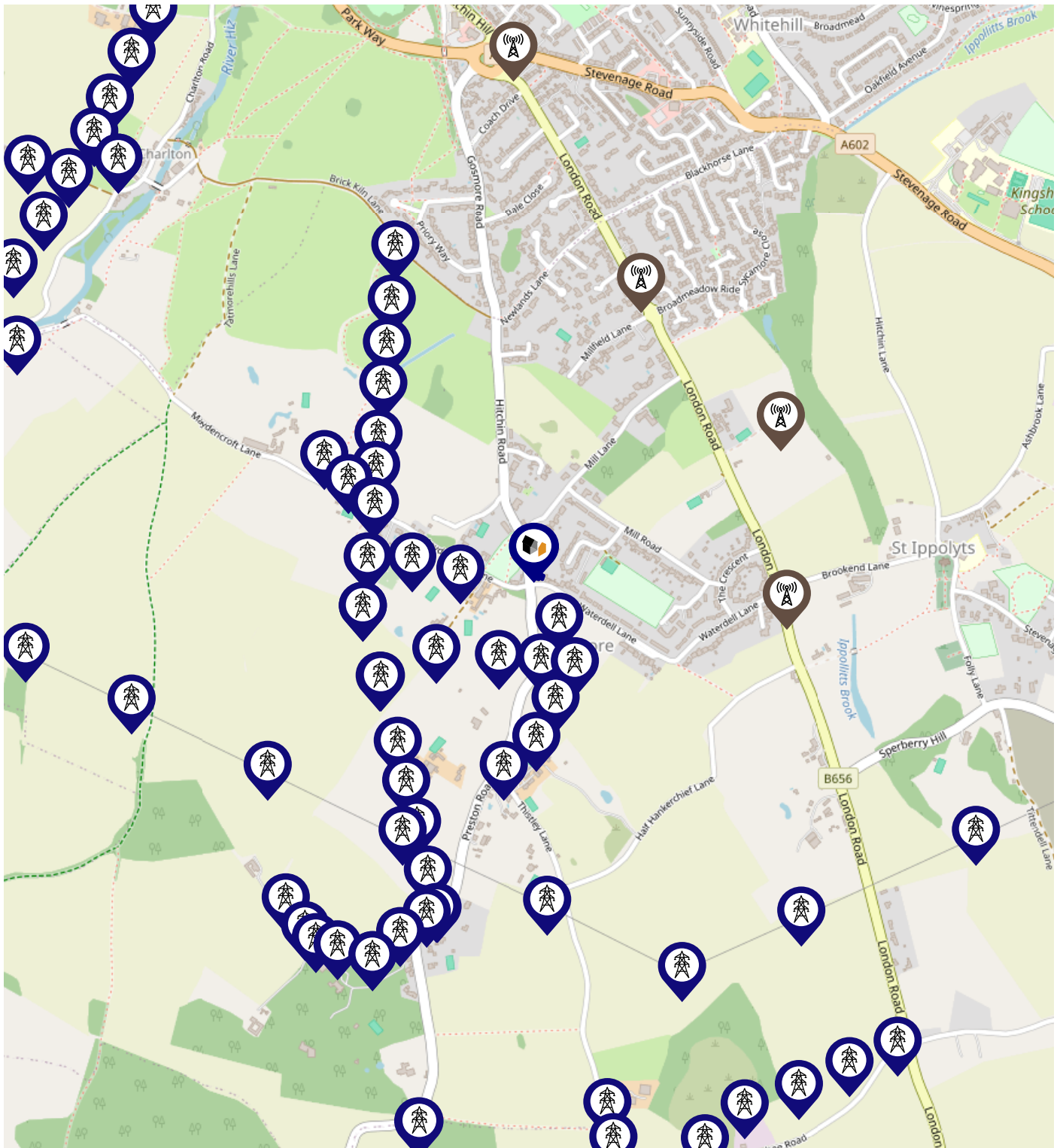
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	HIGH	Soil Texture:	CHALKY, SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	SHALLOW
Soil Group:	ALL		



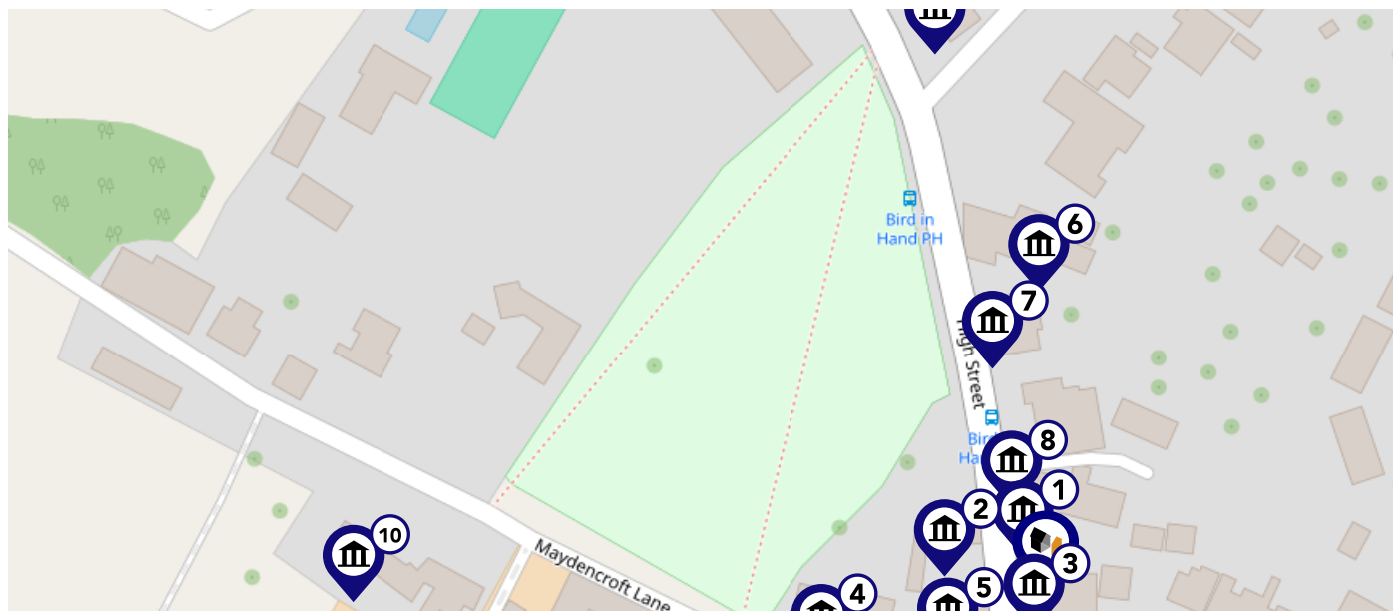
Primary Classifications (Most Common Clay Types)

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
	1347424 - 2,3 And 4, High Street	Grade II	0.0 miles
	1102537 - Holly Tree Cottage	Grade II	0.0 miles
	1175112 - The Bull Public House	Grade II	0.0 miles
	1175196 - Rosedale	Grade II	0.0 miles
	1347428 - 1, Maydencroft Lane	Grade II	0.0 miles
	1102536 - Outbuildings To Victoria House Adjoining Number 9 (the Old Cottage)	Grade II	0.0 miles
	1175099 - Victoria House	Grade II	0.0 miles
	1347423 - The Old Cottage	Grade II	0.0 miles
	1175085 - Rose Cottages	Grade II	0.1 miles
	1347447 - Whitbank And Jenny Cottage	Grade II	0.1 miles

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

Not applicable

Listed Building Information

Frontage is Grade II listed

Stamp Duty

Ask agent

Other

Other

Electricity Supply

Mains supply

Gas Supply

Yes

Central Heating

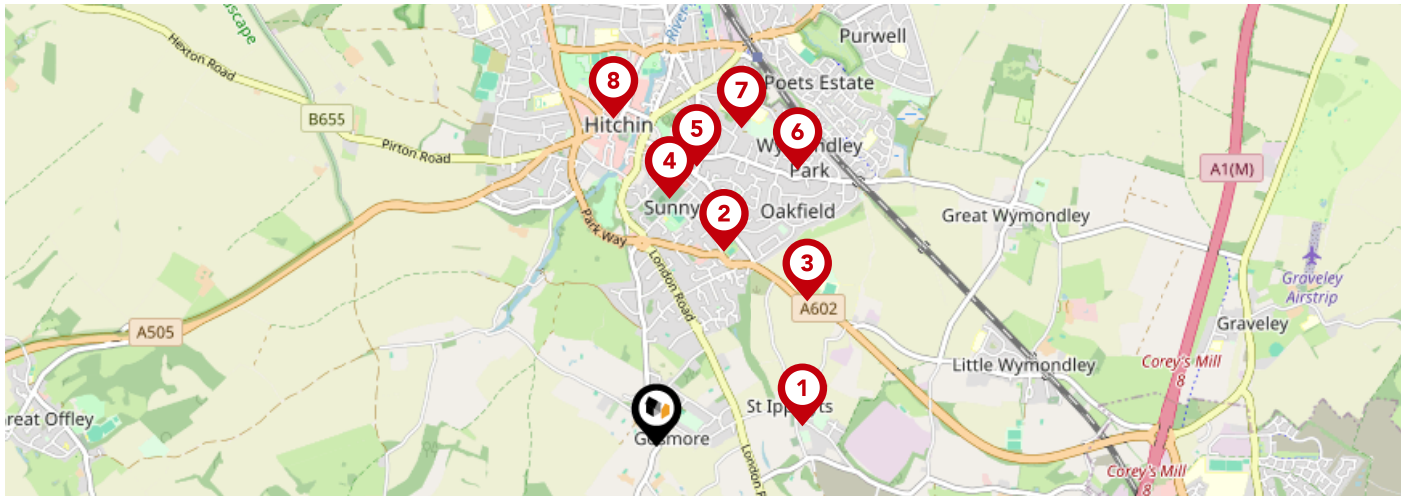
Yes

Water Supply

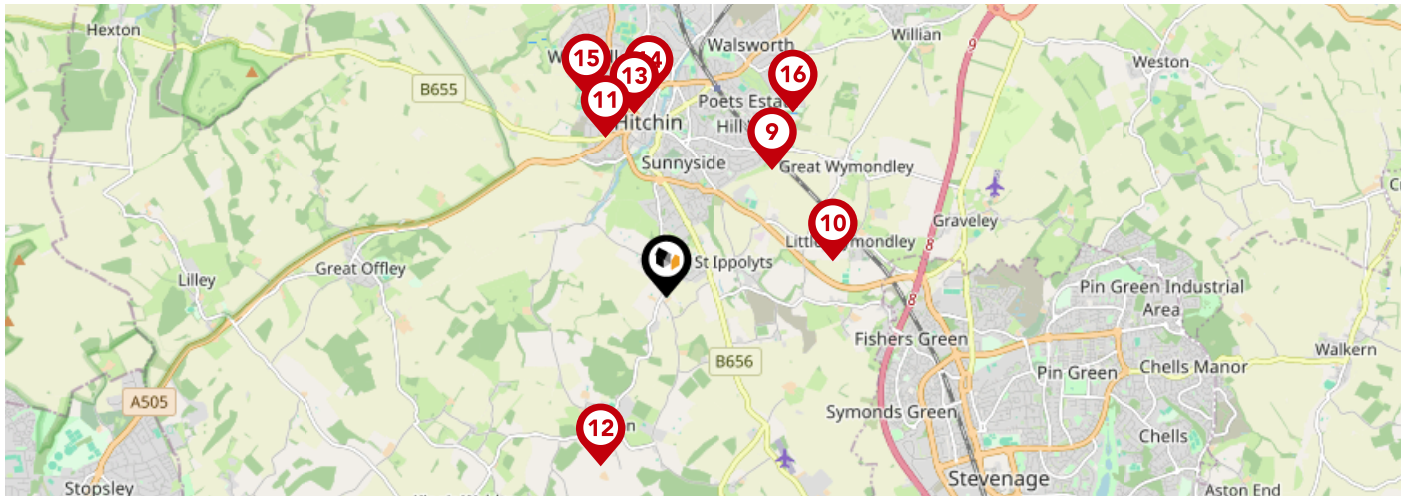
Mains supply

Drainage

Mains supply



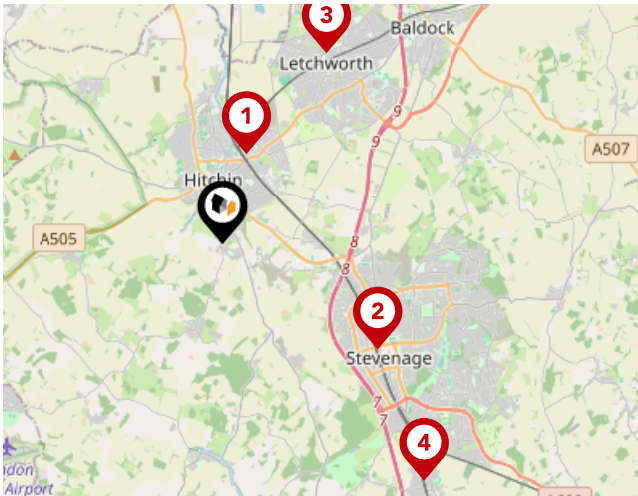
		Nursery	Primary	Secondary	College	Private
1	St Ippolyts Church of England Aided Primary School Ofsted Rating: Good Pupils: 175 Distance:0.67	☐	☒	☐	☐	☐
2	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.94	☐	☒	☐	☐	☐
3	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.96	☐	☐	☒	☐	☐
4	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:1.13	☐	☒	☐	☐	☐
5	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:1.29	☐	☐	☒	☐	☐
6	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:1.42	☐	☒	☐	☐	☐
7	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:1.51	☐	☒	☐	☐	☐
8	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:1.51	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance: 1.51	☐	☒	☐	☐	☐
	Wymondley Junior Mixed and Infant School Ofsted Rating: Good Pupils: 102 Distance: 1.55	☐	☒	☐	☐	☐
	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance: 1.57	☐	☒	☐	☐	☐
	Preston Primary School Ofsted Rating: Good Pupils: 67 Distance: 1.66	☐	☒	☐	☐	☐
	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance: 1.71	☐	☒	☐	☐	☐
	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance: 1.83	☒	☐	☐	☐	☐
	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance: 1.99	☐	☒	☐	☐	☐
	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance: 2.05	☐	☒	☐	☐	☐

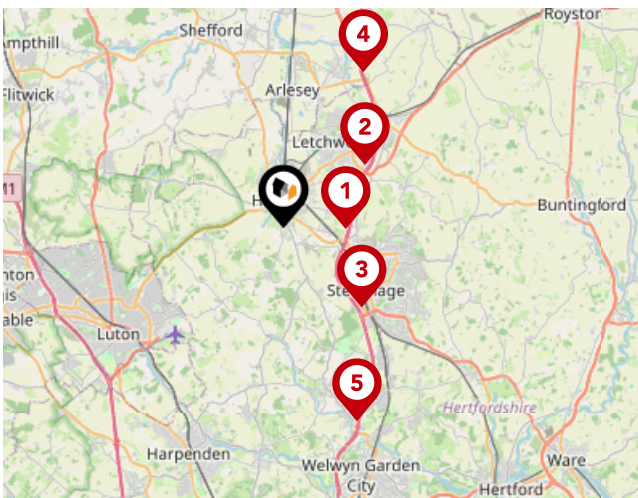
Area

Transport (National)



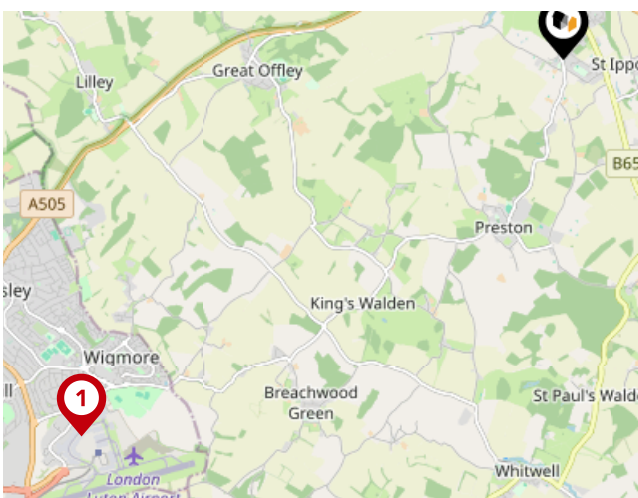
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	1.7 miles
2	Stevenage Rail Station	3.42 miles
3	Letchworth Rail Station	3.97 miles
4	Knebworth Rail Station	5.68 miles
5	Baldock Rail Station	5.71 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.32 miles
2	A1(M) J9	3.78 miles
3	A1(M) J7	4.07 miles
4	A1(M) J10	6.42 miles
5	A1(M) J6	7.54 miles



Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	5.59 miles



Bus Stops/Stations

Pin	Name	Distance
1	Bird in Hand PH	0.03 miles
2	Thistley Lane	0.34 miles
3	London Road Crossroads	0.35 miles
4	London Road Crossroads	0.38 miles
5	Gosmore Road	0.4 miles

Local Connections

No Local Connections found within 30 km of this property.

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.

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

81 Hermitage Road Hitchin Herts SG5 1DB

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk

