

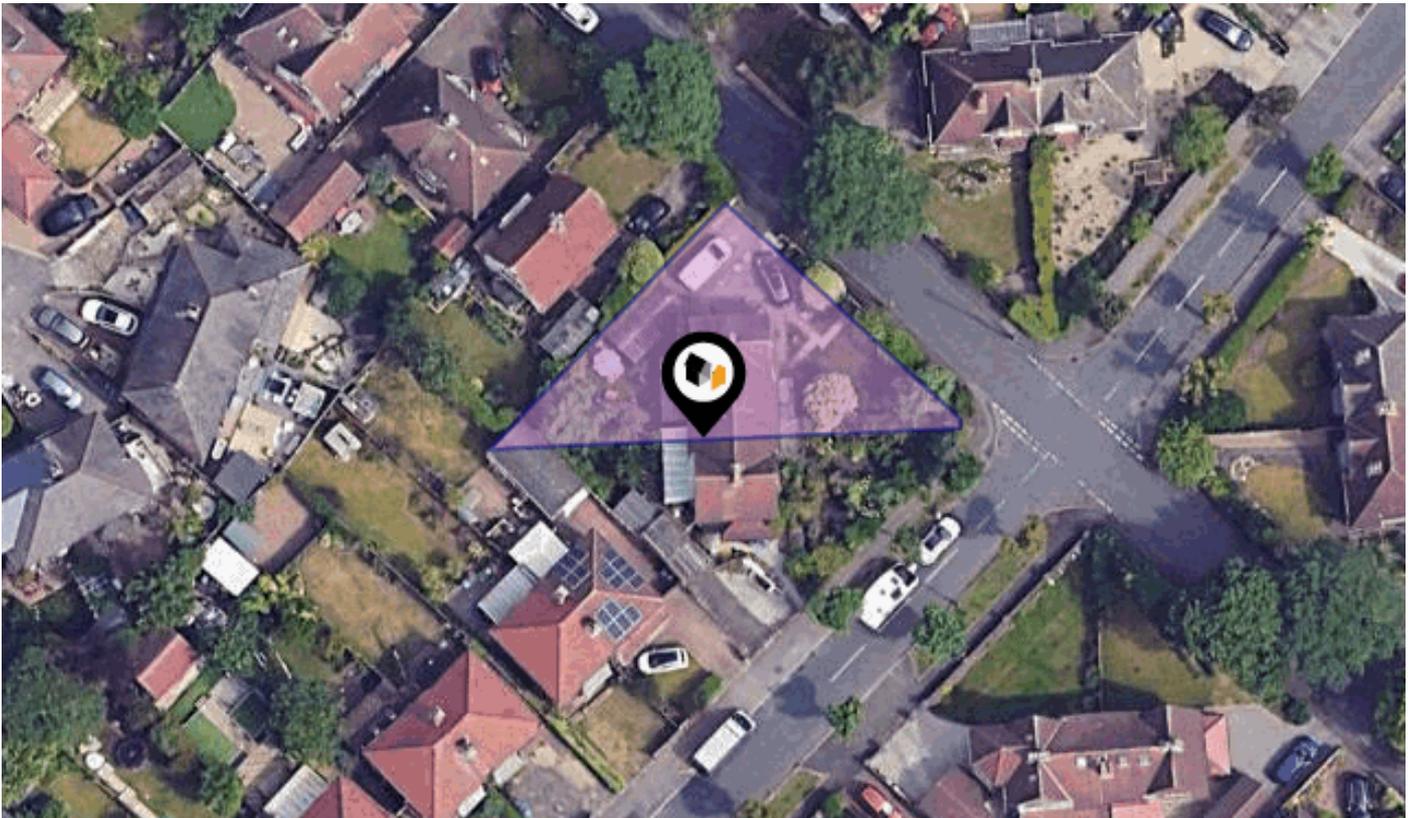


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Wednesday 02<sup>nd</sup> April 2025**



**CROSSWAYS, DONCASTER, DN2**

## Elite Property

Elite Property 9 Hall Gate Doncaster DN1 3LU

01302981149

chris@elitepg.co.uk

elitepg.co.uk



## Property

**Type:** Semi-Detached  
**Bedrooms:** 3  
**Floor Area:** 968 ft<sup>2</sup> / 90 m<sup>2</sup>  
**Plot Area:** 0.09 acres  
**Council Tax :** Band C  
**Annual Estimate:** £1,876  
**Title Number:** SYK57169

**Tenure:** Freehold

## Local Area

**Local Authority:** Doncaster  
**Conservation Area:** No  
**Flood Risk:**  
 • Rivers & Seas: Very low  
 • Surface Water: Very low

**Estimated Broadband Speeds**  
 (Standard - Superfast - Ultrafast)

<b>6</b>	<b>80</b>	<b>1800</b>
mb/s	mb/s	mb/s

**Mobile Coverage:**  
 (based on calls indoors)


**Satellite/Fibre TV Availability:**


Planning records for: **1 Crossways Wheatley Hills Doncaster DN2 5SQ**

<b>Reference - Doncaster/11/02001/FUL</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	18th July 2011
<b>Description:</b>	Erection of pitched roof two storey extension to side and pitched roof single storey extension to rear of semi-detached house.

Planning records for: **2 Crossways Wheatley Hills Doncaster DN2 5SQ**

<b>Reference - Doncaster/13/01772/PD</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	20th August 2013
<b>Description:</b>	Erection of ground floor infill front extension to a detached house, following demolition of existing extension.

Planning records for: **4 Crossways Wheatley Hills Doncaster South Yorkshire DN2 5SQ**

<b>Reference - Doncaster/05/01334/P</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	22nd March 2005
<b>Description:</b>	Erection of ground floor pitched roof extensions to front and rear of detached house

Planning records for: **5 Crossways Wheatley Hills Doncaster DN2 5SQ**

<b>Reference - 18/01941/PD</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	02nd August 2018
<b>Description:</b>	Re-tile main roof with 2 x velux to rear of property and erection of garage following demolition of existing.

Planning records for: **5 Crossways Wheatley Hills Doncaster DN2 5SQ**

<b>Reference - 18/02846/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 14th November 2018
<b>Description:</b> Erection of single storey rear and side extension, alterations to existing detached garage, boundary wall and gates to front boundary adjoining Crossways.

<b>Reference - Doncaster/18/01941/PD</b>
<b>Decision:</b> Decided
<b>Date:</b> 02nd August 2018
<b>Description:</b> Re-tile main roof with 2 x velux to rear of property and erection of garage following demolition of existing.

Planning records for: **9 Crossways Wheatley Hills Doncaster DN2 5SQ**

<b>Reference - 24/02028/CPL</b>
<b>Decision:</b> Decided
<b>Date:</b> 29th October 2024
<b>Description:</b> Certificate of proposed lawful development for a pitched roof single storey Kitchen extension to the rear of the property.

DN2

Energy rating

**D**

Valid until 22.09.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	65   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	90 m <sup>2</sup>

## Building Safety

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The current owner is not aware of any material information that should be declared. You are advised to satisfy this requirement with your own legal representative.

## Accessibility / Adaptations

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The current owner is not aware of any adaptations that have been made. You are advised to satisfy this requirement with your own legal representative.

## Restrictive Covenants

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The current owner is not aware of any material information that should be declared. You are advised to satisfy this requirement with your own legal representative.

## Rights of Way (Public & Private)

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The current owner is not aware of any rights of way that pass through the property. You are advised to satisfy this requirement with your own legal representative.

## Construction Type

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The current owner believes that the property is built using standard construction methods. You are advised to satisfy this requirement with your own legal representative.

## Property Lease Information

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The property is held on a freehold title.

## Listed Building Information

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The building does not appear to be affected by any listing status. You are advised to satisfy this requirement with your own legal representative.

## Stamp Duty

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Stamp Duty payments vary dependant on your individual circumstances. The Govenment calculator can be used to determine your invidual payments - <https://www.tax.service.gov.uk/calculate-stamp-dutyland-tax#!/intro>

## Electricity Supply

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The property is connected to a mains electricity supply

## Gas Supply

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The property is connected to a mains gas supply

## Central Heating

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Central heating is provided by a gas powered boiler

## Water Supply

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The property is connected to a mains water supply

## Drainage

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The property is connected to a mains drainage supply



### Elite Property

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Founded in 2022 by husband-and-wife team Chris and Emma Stone, Elite Property is an estate agency with a difference. Drawing on over 17 years of experience, Chris has held senior roles at some of the most prominent corporate and independent agencies in the UK. His vision for Elite Property was simple yet ambitious: to combine the best of his industry knowledge and experience with a personal touch, creating an estate agency experience unlike any other in Doncaster. Elite Property has earned a reputation for professionalism balanced with approachability. We leverage the latest technology to streamline our services but never lose sight of the fundamentals—taking the time to speak to our clients and understand their unique needs. With fixed fee packages starting from just £995 + VAT, we're able to offer outstanding value without cutting corners on the 5-star service our clients expect. At Elite Property, we're committed to providing a superior, personalised estate agency experience.

## Testimonial 1



We had the most stress free experience of selling our house. Everything was handled efficiently and professionally. Amazing service!

## Testimonial 2



1st class service, very professional, always answered emails , phone calls. I was unsure at first as I had always used big firms in the past, Chris Stone works relentlessly to get the work done in the quickest timescale. Highly recommended.

## Testimonial 3



I would strongly recommend Elite Properties when you are looking to sell or purchase a property. I was extremely happy with the service that we received when we were dealing with Chris. From the initial conversation and throughout the whole process Chris was very professional. He always went above and beyond to make sure that what should be a stressful situation was a smooth and successful process. Chris was very knowledgeable about the local market.

## Testimonial 4



We used Elite Property for the recent sale of our property, and what a fantastic service from start to finish. Chris at Elite had great communication throughout the process, not just between us, but the buyers/solicitors too, making the process much more efficient. Highly professional, yet a friendly approach, cannot recommend them enough. Good luck to Chris and the company for their future success. Thank you again!



/elitedoncaster



/elitepropertydoncaster



/elitepropertydoncaster

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## Important - Please read

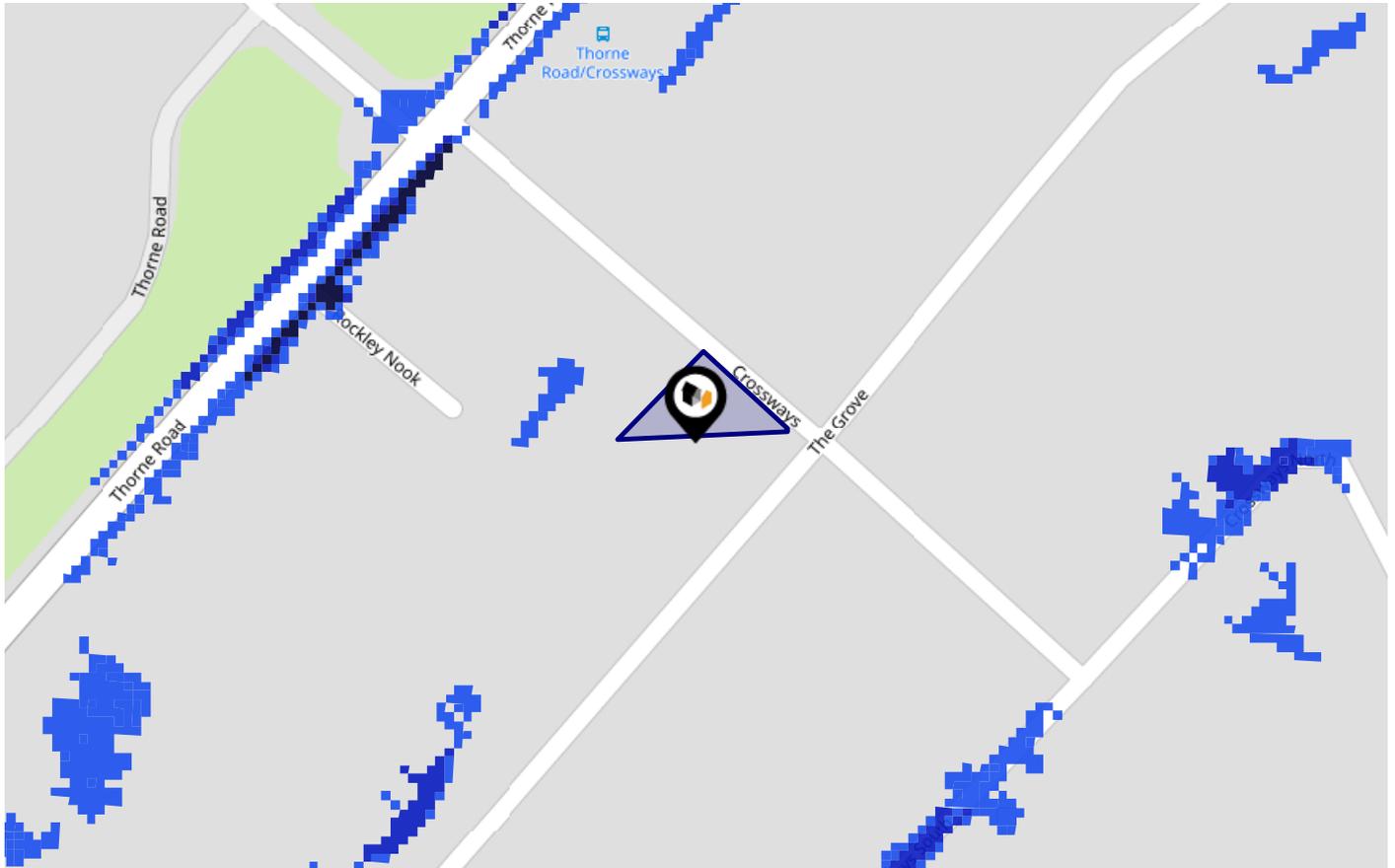
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The information contained in this report has been provided to the best of our ability based on details supplied by the current property owner and the agent. While we strive for accuracy, we cannot guarantee that all information is complete or up to date. Prospective purchasers are strongly advised to conduct their own independent investigations to verify the accuracy of the details provided, including but not limited to property measurements, boundaries, planning permissions, services, and any other material considerations. Neither the agent nor the property owner accepts liability for any inaccuracies or omissions.

# 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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

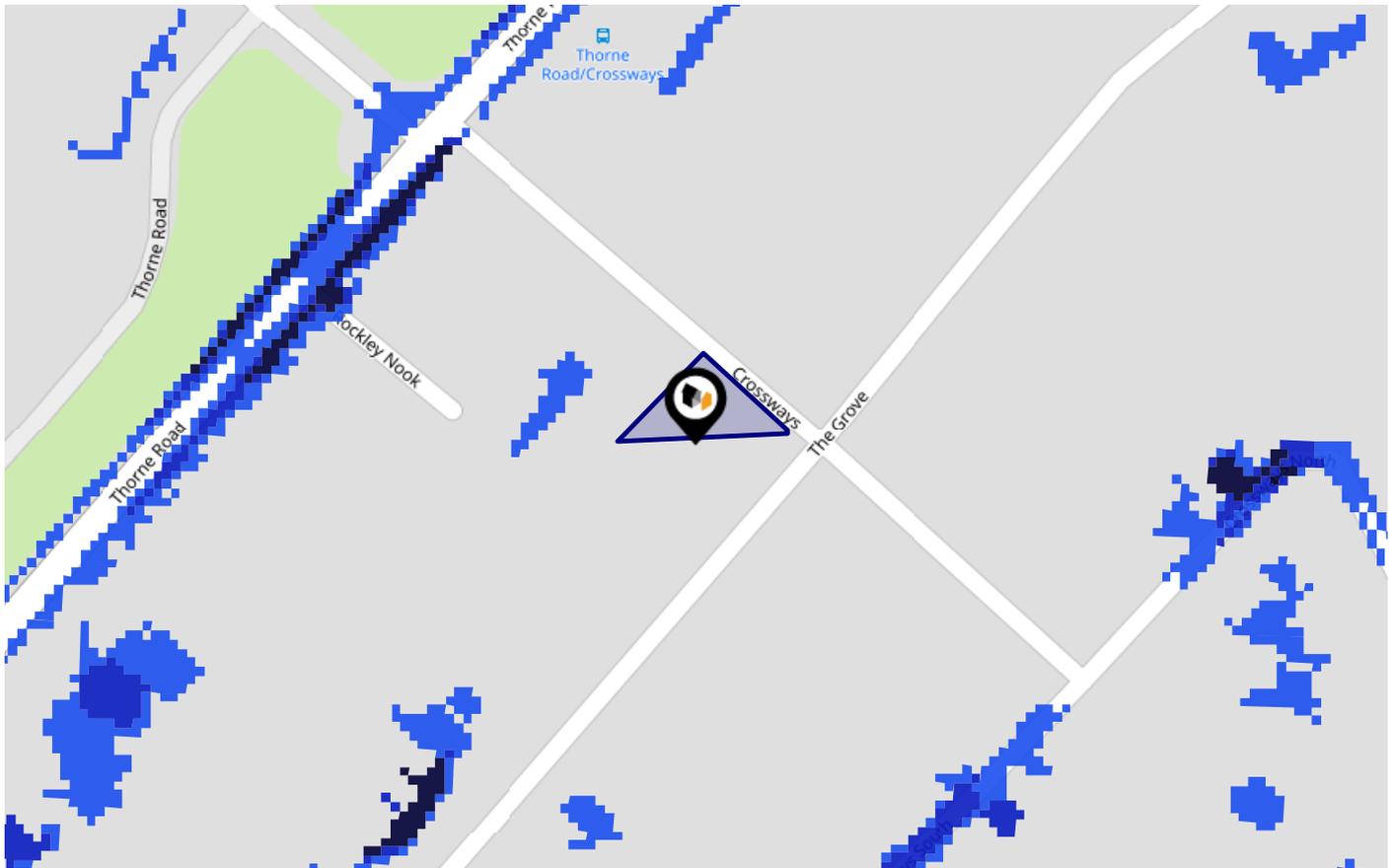
Chance of flooding to the following depths at this property:



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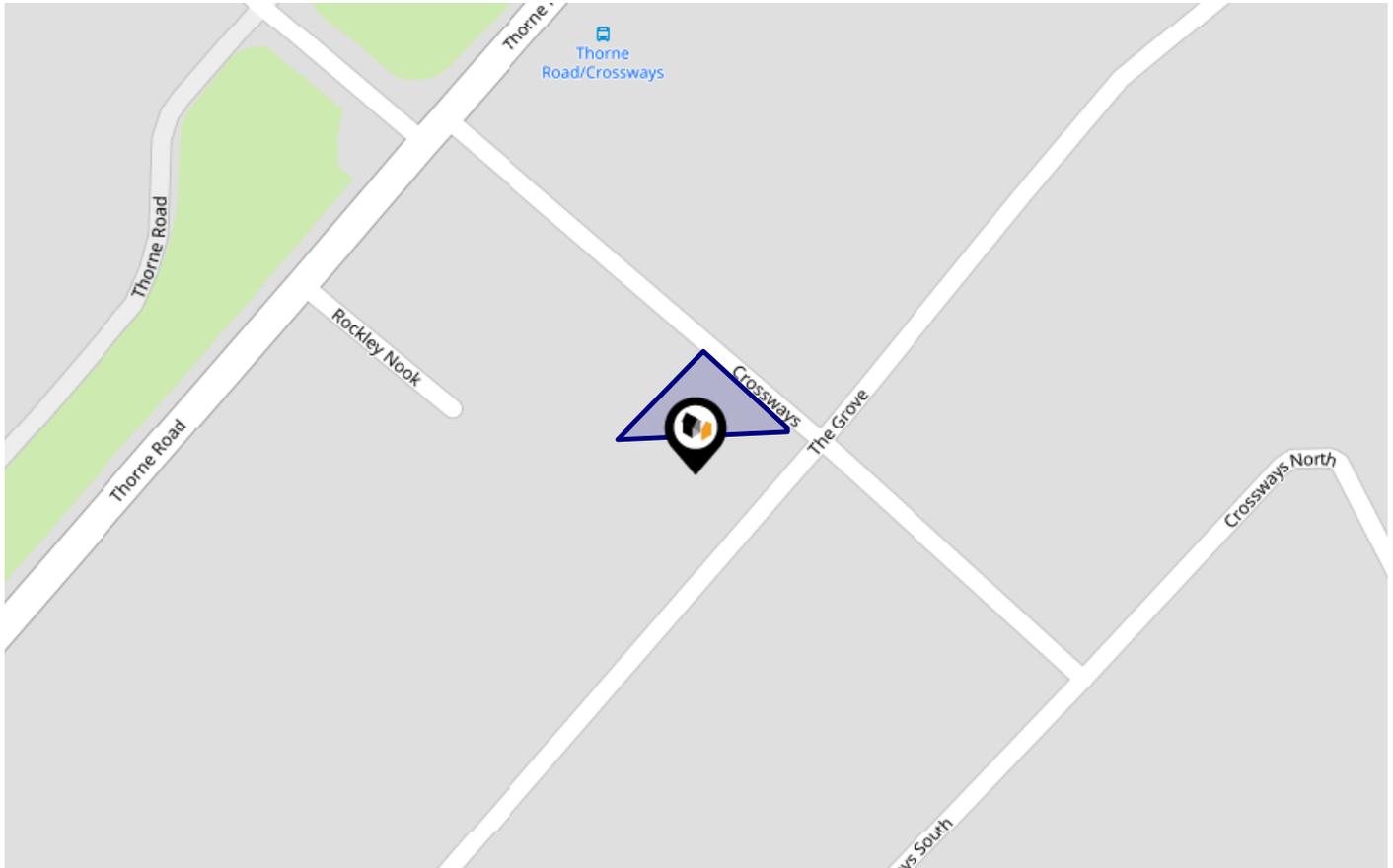
Chance of flooding to the following depths at this property:



# 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 (0.25%) in any one year.
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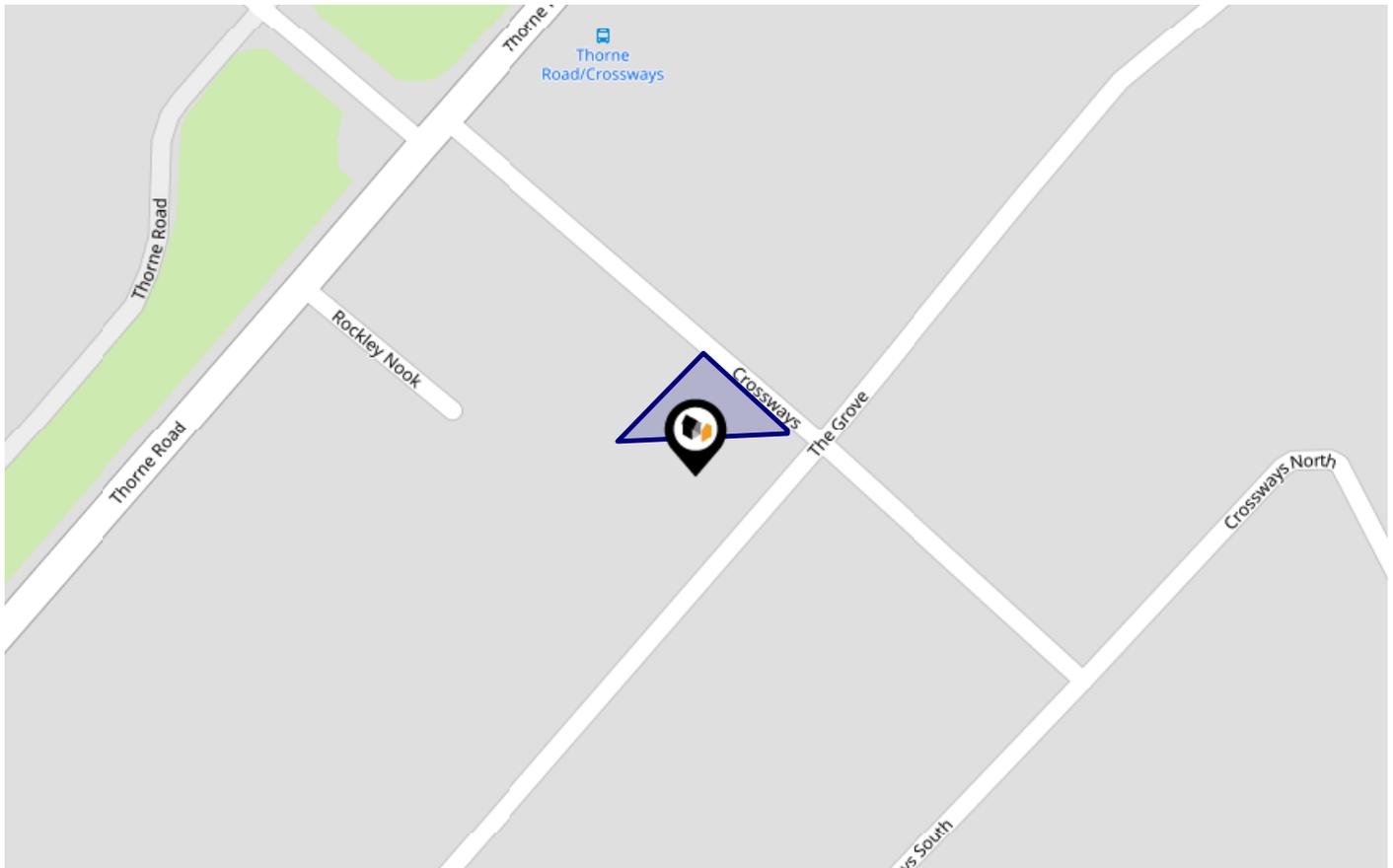
Chance of flooding to the following depths at this property:



# 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

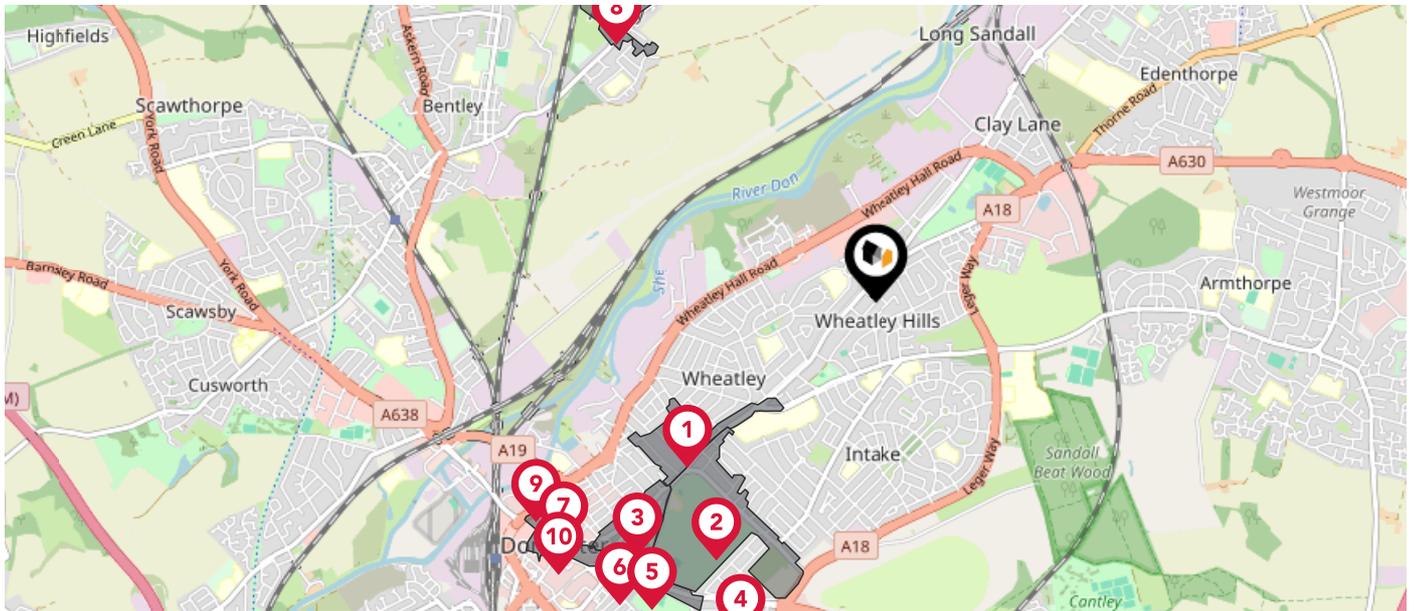
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- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk** - an area which has 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:



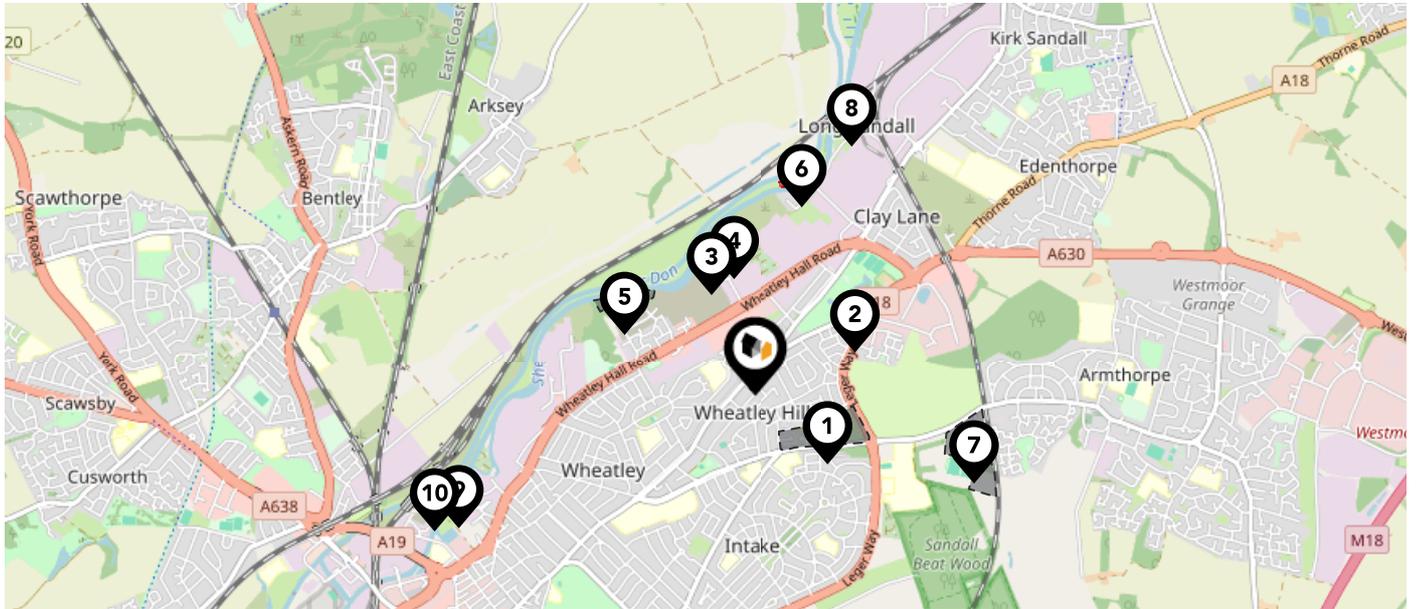
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

-  Doncaster - Thorne Road
-  Doncaster - Town Field
-  Doncaster - Christ Church
-  Doncaster - William Nuttall Cottage Homes
-  Doncaster - Bennetthorpe
-  Doncaster - South Parade
-  Doncaster - Market Place
-  Arksey
-  Doncaster - St George's
-  Doncaster - High Street

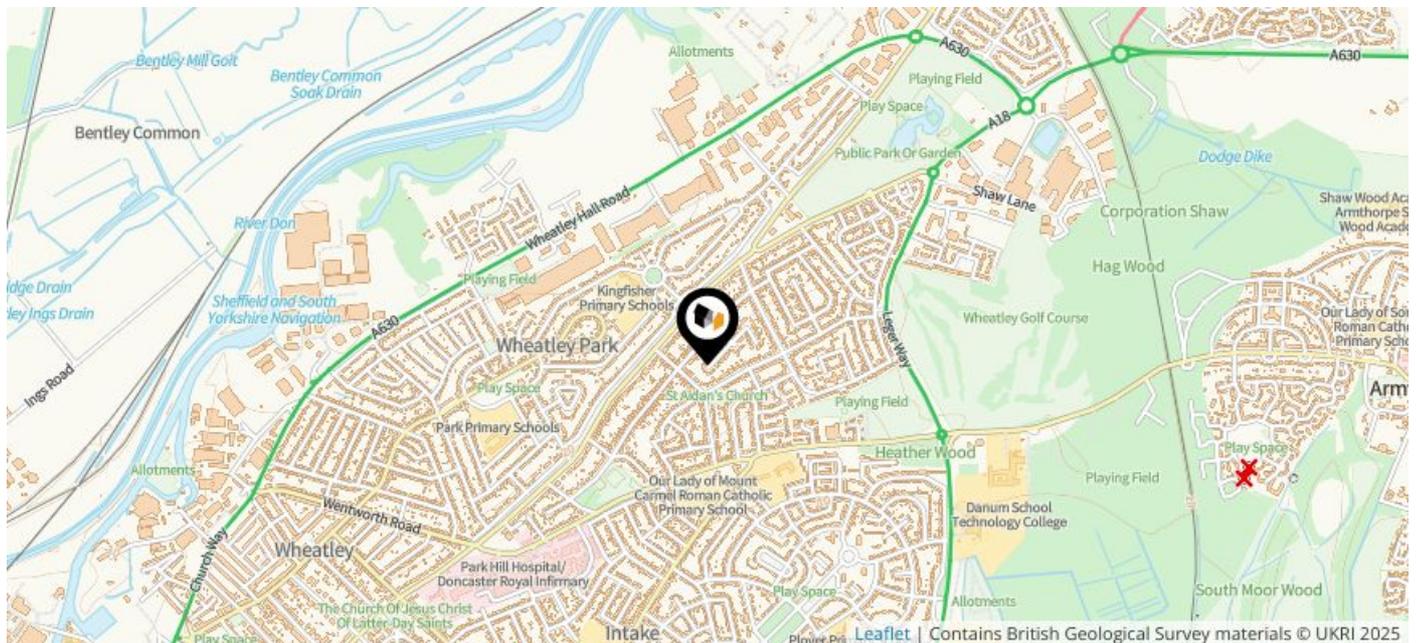
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

<b>1</b>	Leger Way-Wheatley Hills, Doncaster	Historic Landfill
<b>2</b>	Leger Way / Thorne Road-Thorne Road, Doncaster	Historic Landfill
<b>3</b>	Wheatley Hall Road-Doncaster	Historic Landfill
<b>4</b>	Wheatley Hall Road-Doncaster	Historic Landfill
<b>5</b>	Wheatley Hall Road-Doncaster	Historic Landfill
<b>6</b>	EA/EPR/EP3199ZE/V002	Active Landfill
<b>7</b>	Pothill-Armthorpe Road, Doncaster, South Yorkshire	Historic Landfill
<b>8</b>	Clay Lane-Long Sandall	Historic Landfill
<b>9</b>	Gas House Bight-Wharf Road, Milethorn Lane, Doncaster, South Yorkshire	Historic Landfill
<b>10</b>	Land to the rear of Railway Engineers' Department-Marshgate Depot, Friargate, Doncaster	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



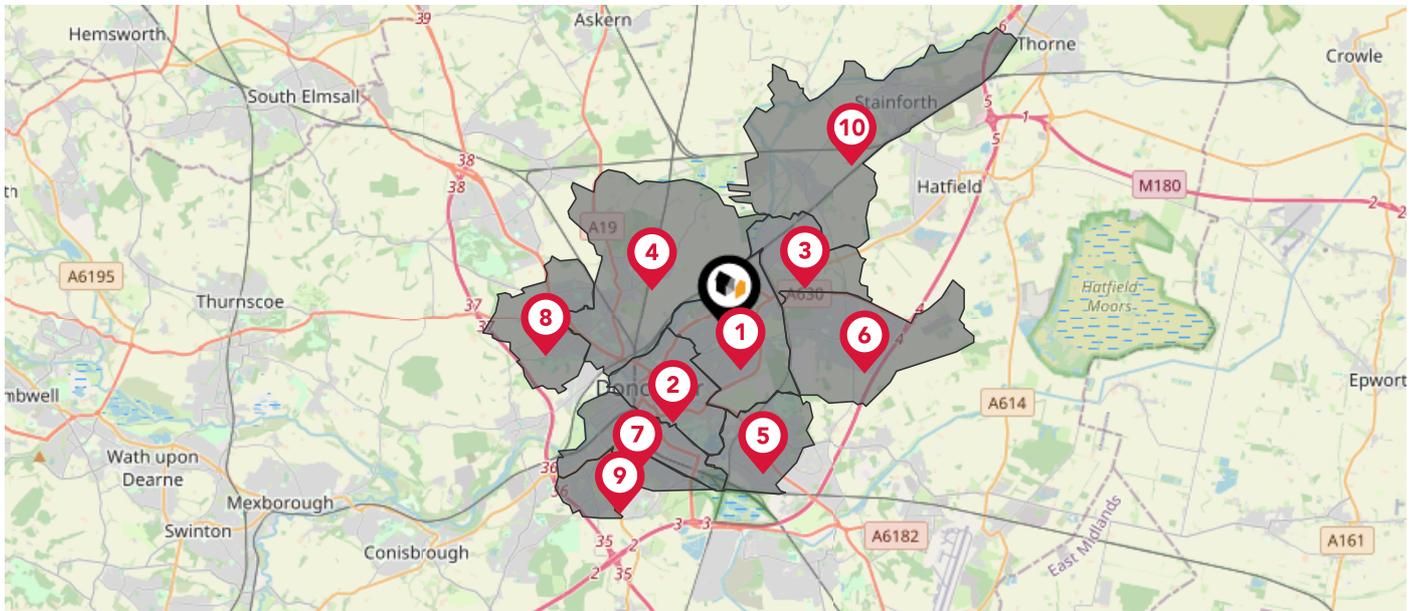
## Mine Entry

- ✕ 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

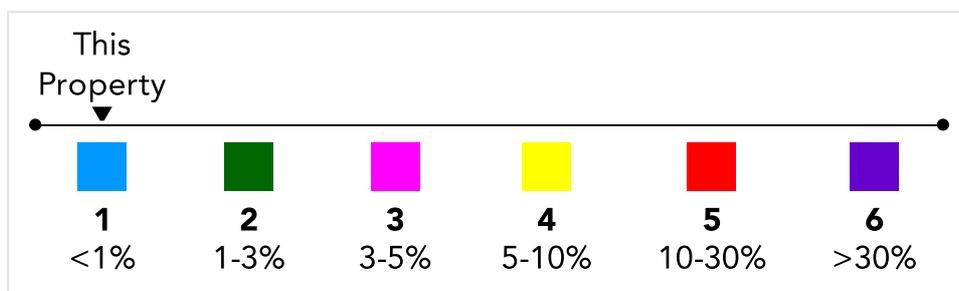
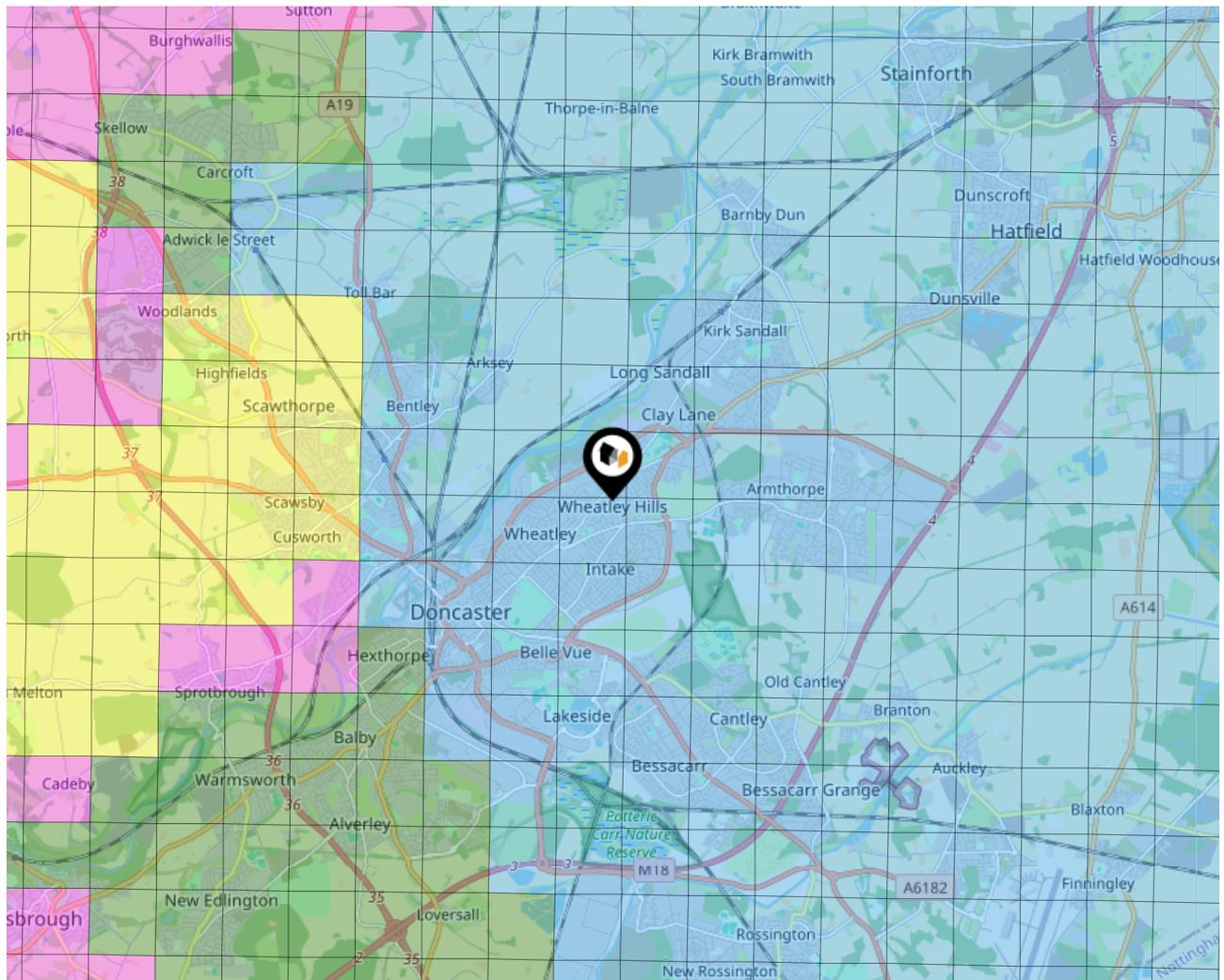


### Nearby Council Wards

-  1 Wheatley Hills & Intake Ward
-  2 Town Ward
-  3 Edenthorpe & Kirk Sandall Ward
-  4 Bentley Ward
-  5 Bessacarr Ward
-  6 Armthorpe Ward
-  7 Hexthorpe & Balby North Ward
-  8 Roman Ridge Ward
-  9 Balby South Ward
-  10 Stainforth & Barnby Dun Ward

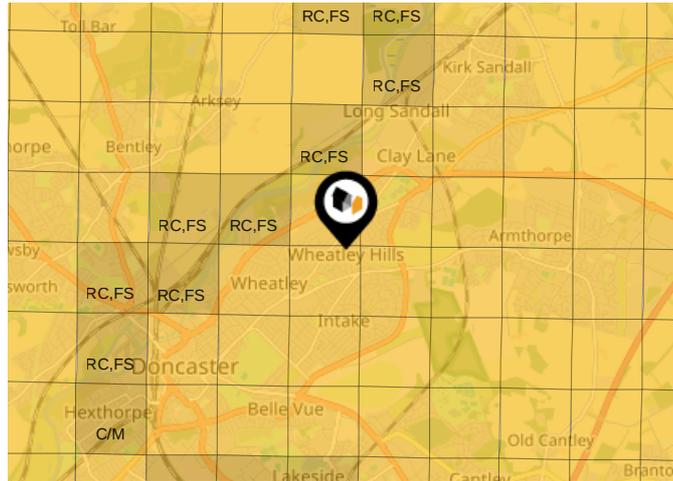
## What is Radon?

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/m<sup>3</sup>).



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

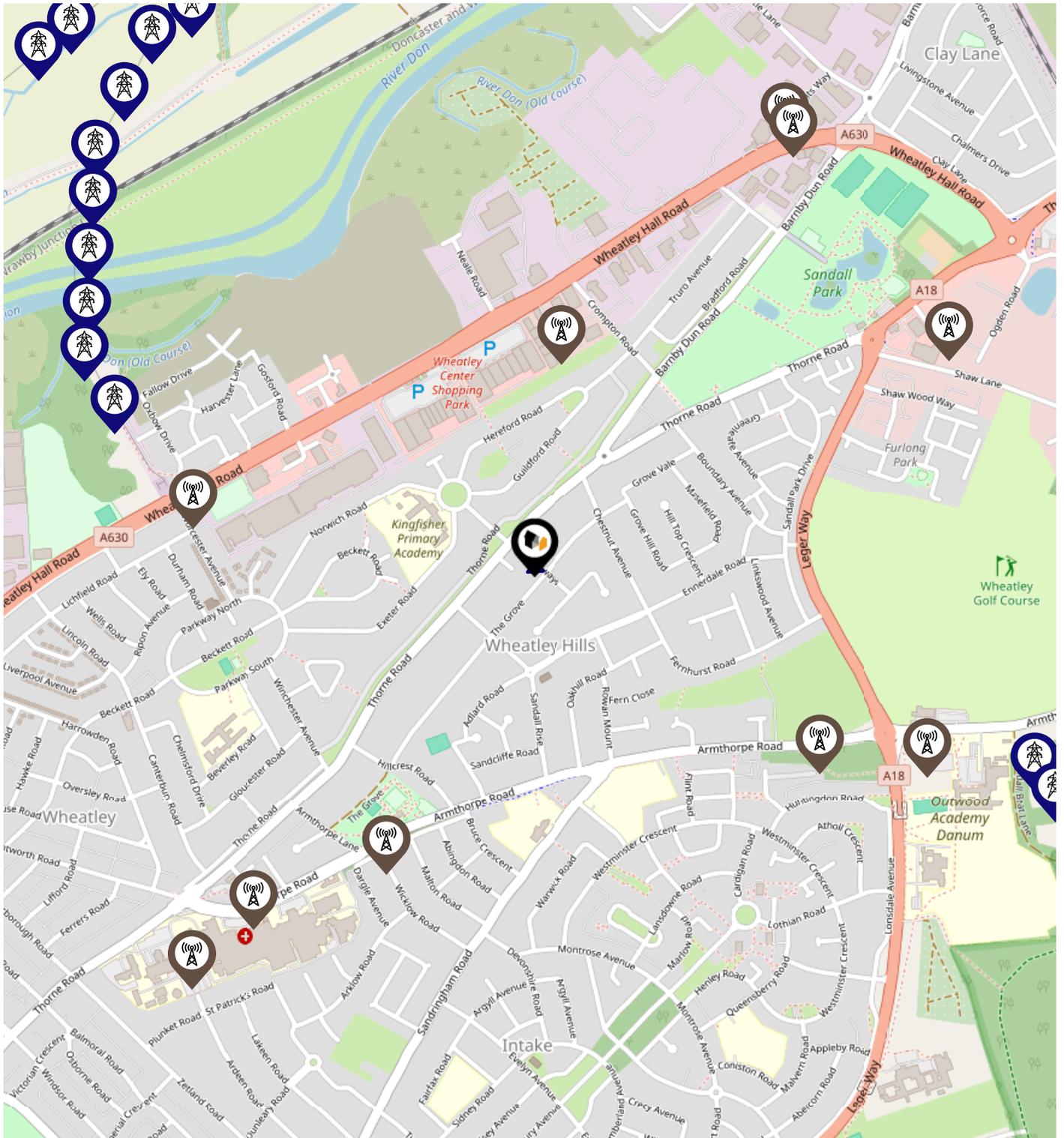
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SAND TO LOAM
<b>Parent Material Grain:</b>	ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE
<b>Soil Group:</b>	LIGHT TO MEDIUM		



## Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

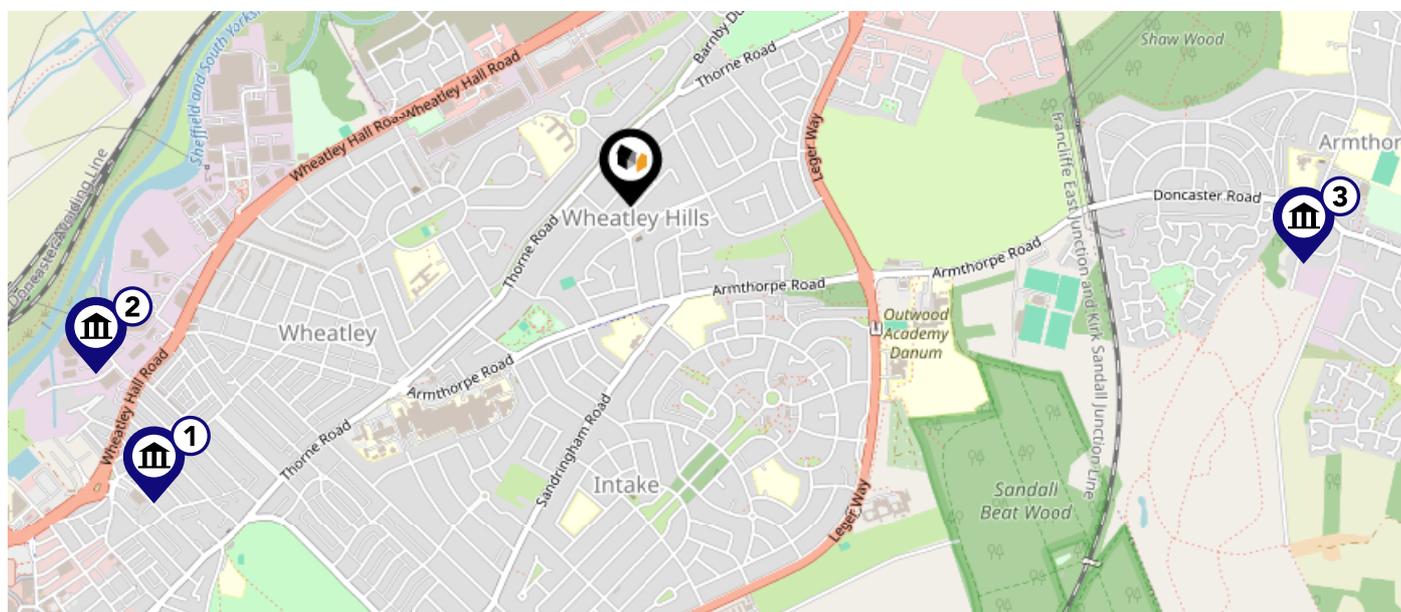
# Local Area Masts & Pylons



### Key:

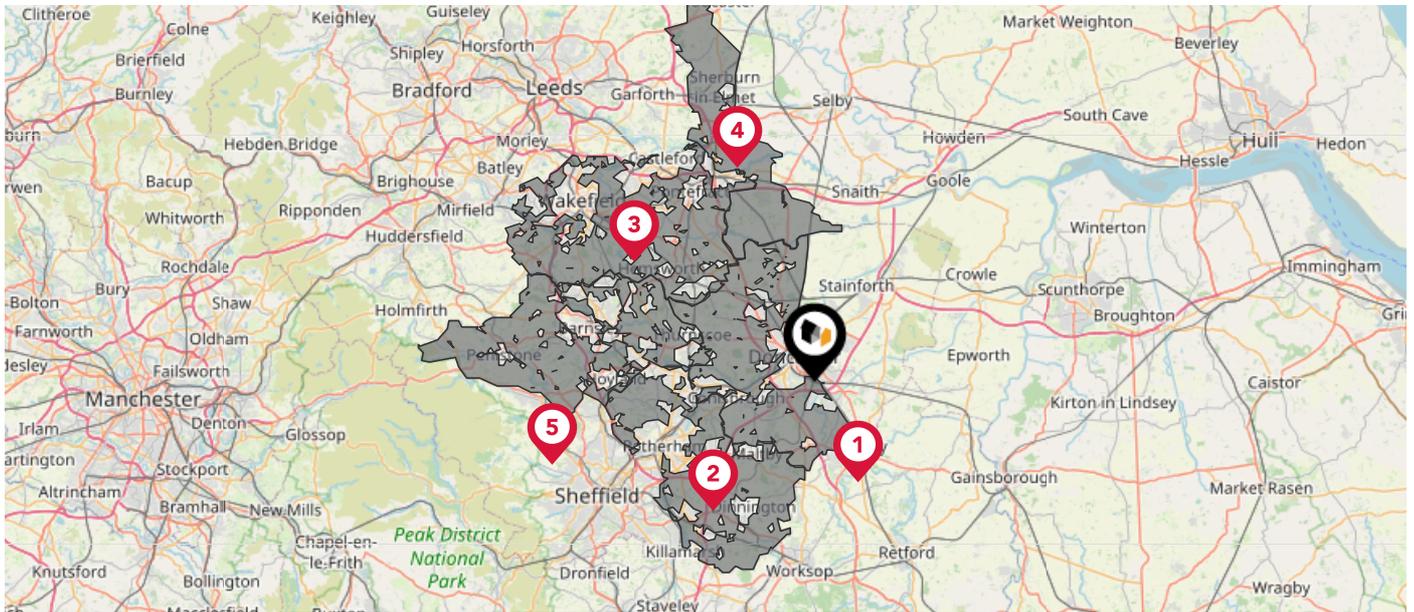
-  Power Pylons
-  Communication Masts

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



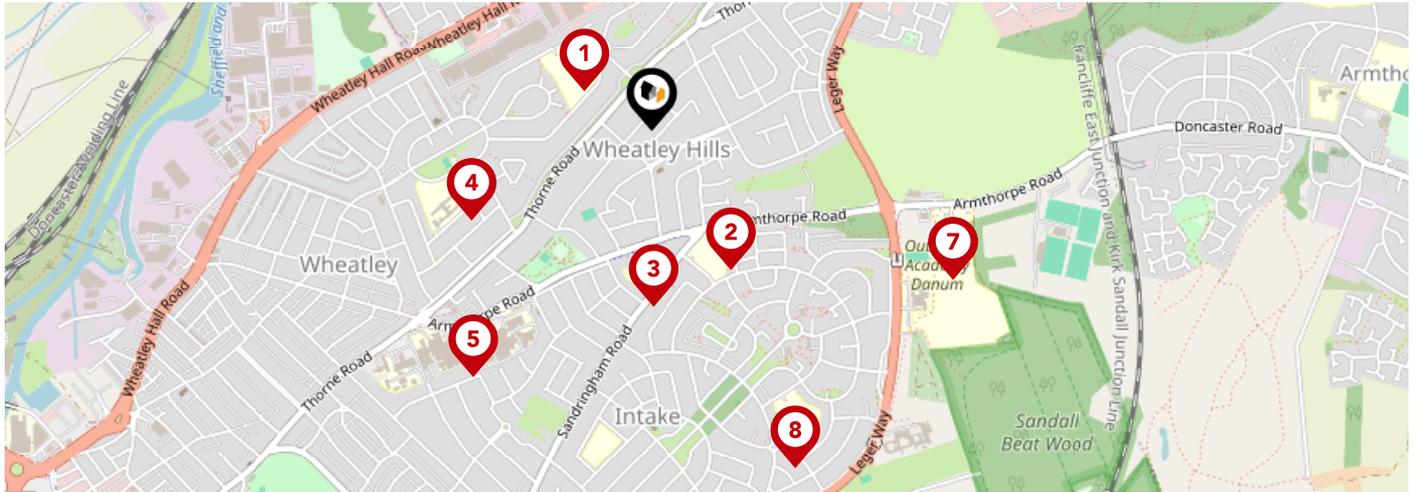
Listed Buildings in the local district		Grade	Distance
	1151441 - Church Of St Mary	Grade II	1.2 miles
	1314870 - Lock At Strawberry Lock	Grade II	1.2 miles
	1314821 - Church Of St Mary	Grade II	1.5 miles

This map displays nearby areas that have been designated as Green Belt...



## Nearby Green Belt Land

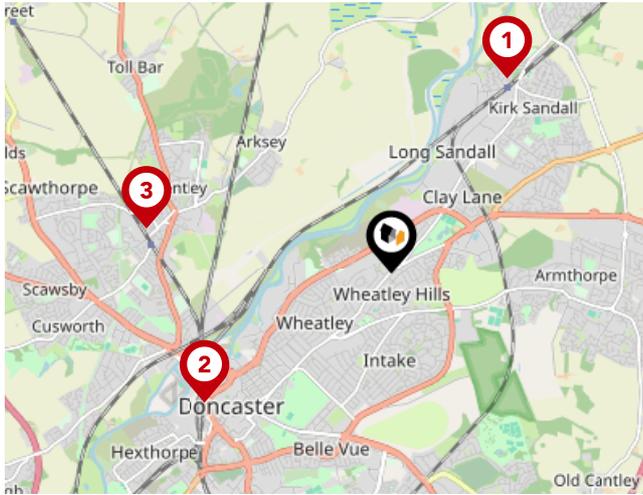
-  South and West Yorkshire Green Belt - Doncaster
-  South and West Yorkshire Green Belt - Rotherham
-  South and West Yorkshire Green Belt - Wakefield
-  South and West Yorkshire Green Belt - Selby
-  South and West Yorkshire Green Belt - Barnsley



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Kingfisher Primary Academy</b> Ofsted Rating: Good   Pupils: 443   Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Sandringham Primary School</b> Ofsted Rating: Good   Pupils: 420   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Our Lady of Mount Carmel Catholic Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Park Primary School</b> Ofsted Rating: Good   Pupils: 440   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Hospital Teaching Service</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Heatherwood School</b> Ofsted Rating: Outstanding   Pupils: 83   Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Outwood Academy Danum</b> Ofsted Rating: Good   Pupils: 1167   Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Plover Primary School</b> Ofsted Rating: Good   Pupils: 394   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

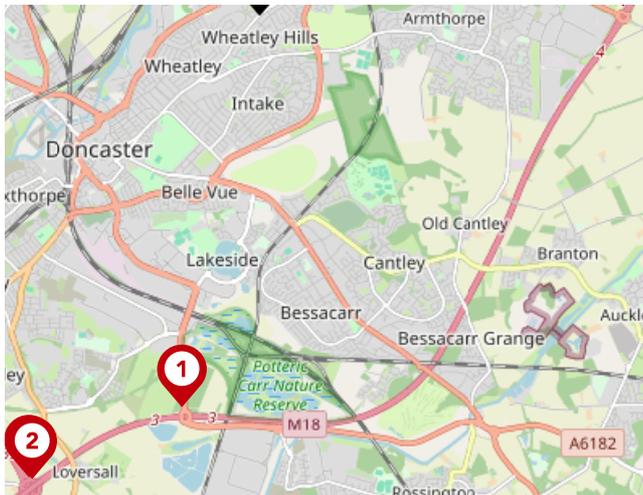


	Nursery	Primary	Secondary	College	Private
<p><b>9 Intake Primary Academy</b> Ofsted Rating: Good   Pupils: 294   Distance:0.81</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10 Bader Special Academy</b> Ofsted Rating: Requires improvement   Pupils: 106   Distance:1.18</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11 Town Field Primary School</b> Ofsted Rating: Good   Pupils: 463   Distance:1.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12 Communication Specialist College - Doncaster</b> Ofsted Rating: Good   Pupils:0   Distance:1.35</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13 Doncaster School for the Deaf</b> Ofsted Rating: Good   Pupils: 40   Distance:1.35</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14 Hungerhill School</b> Ofsted Rating: Outstanding   Pupils: 1172   Distance:1.35</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15 Hall Cross Academy</b> Ofsted Rating: Good   Pupils: 1991   Distance:1.51</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16 Arksey Primary School</b> Ofsted Rating: Good   Pupils: 74   Distance:1.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



## National Rail Stations

Pin	Name	Distance
1	Kirk Sandall Rail Station	2.01 miles
2	Doncaster Rail Station	1.99 miles
3	Bentley (S Yorks) Rail Station	2.18 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M18 J3	3.52 miles
2	M18 J2	4.55 miles
3	A1(M) J35	4.56 miles
4	M18 J4	3.2 miles
5	A1(M) J36	4.08 miles

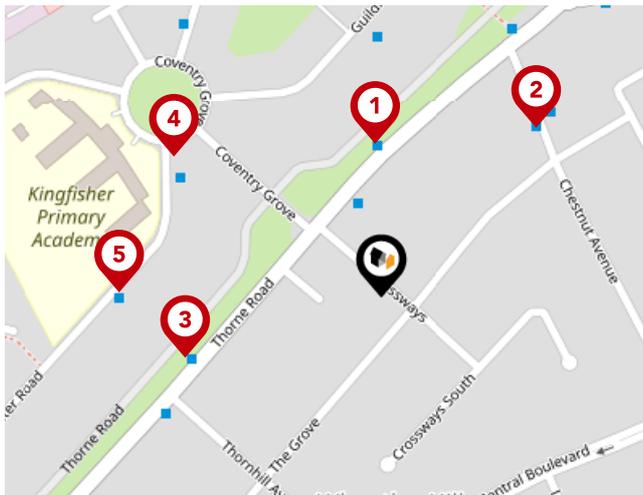


## Airports/Helipads

Pin	Name	Distance
1	Finningley	5.42 miles
2	Leeds Bradford Airport	32.38 miles
3	Humberside Airport	31 miles
4	Manchester Airport	49.86 miles

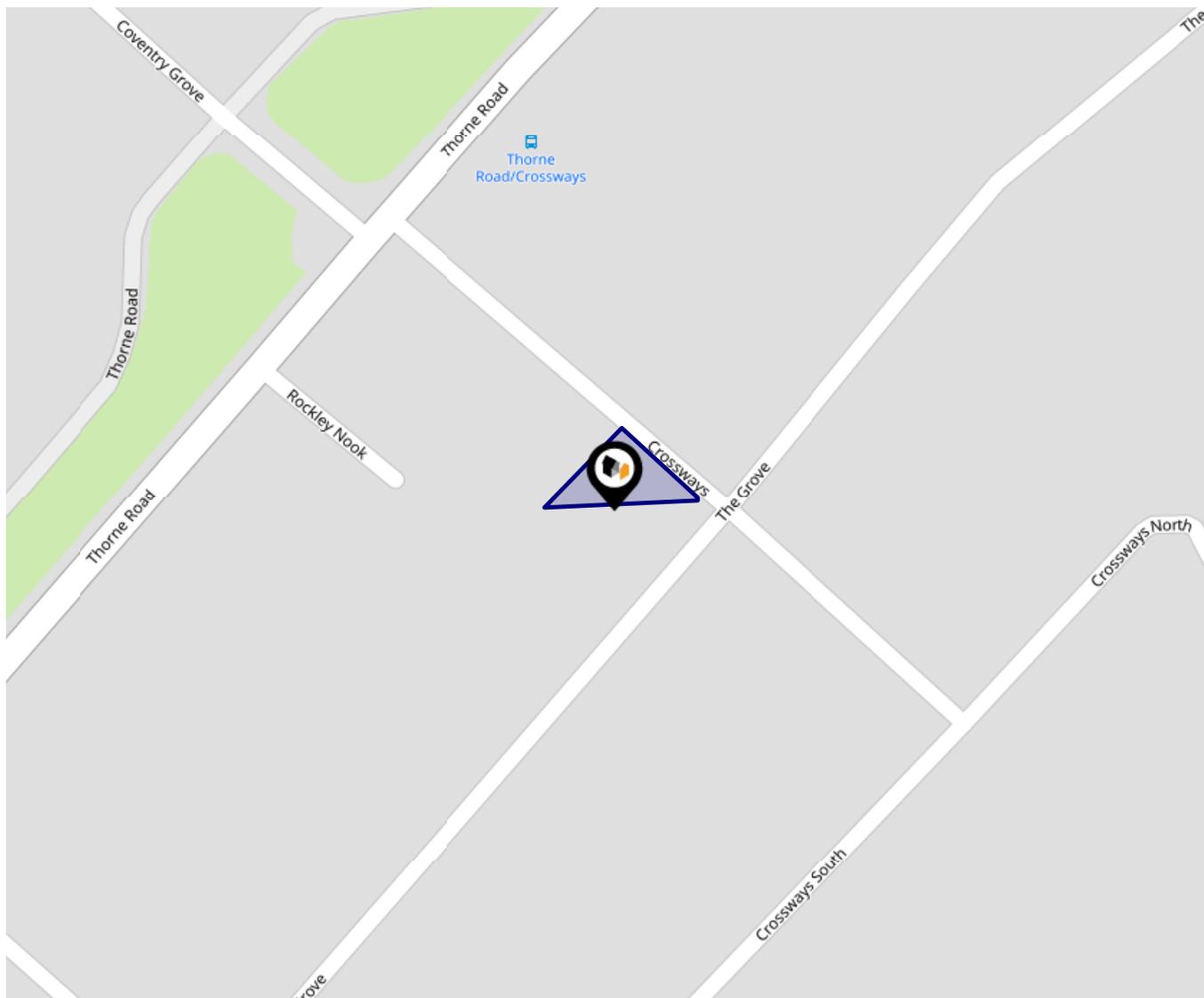
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Thorne Road/Coventry Grove	0.09 miles
2	Chestnut Avenue/The Grove	0.13 miles
3	Thorne Road/Thornhill Avenue	0.11 miles
4	Exeter Road/Coventry Grove	0.14 miles
5	Exeter Road/Coventry Grove	0.14 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

# Elite Property 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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