

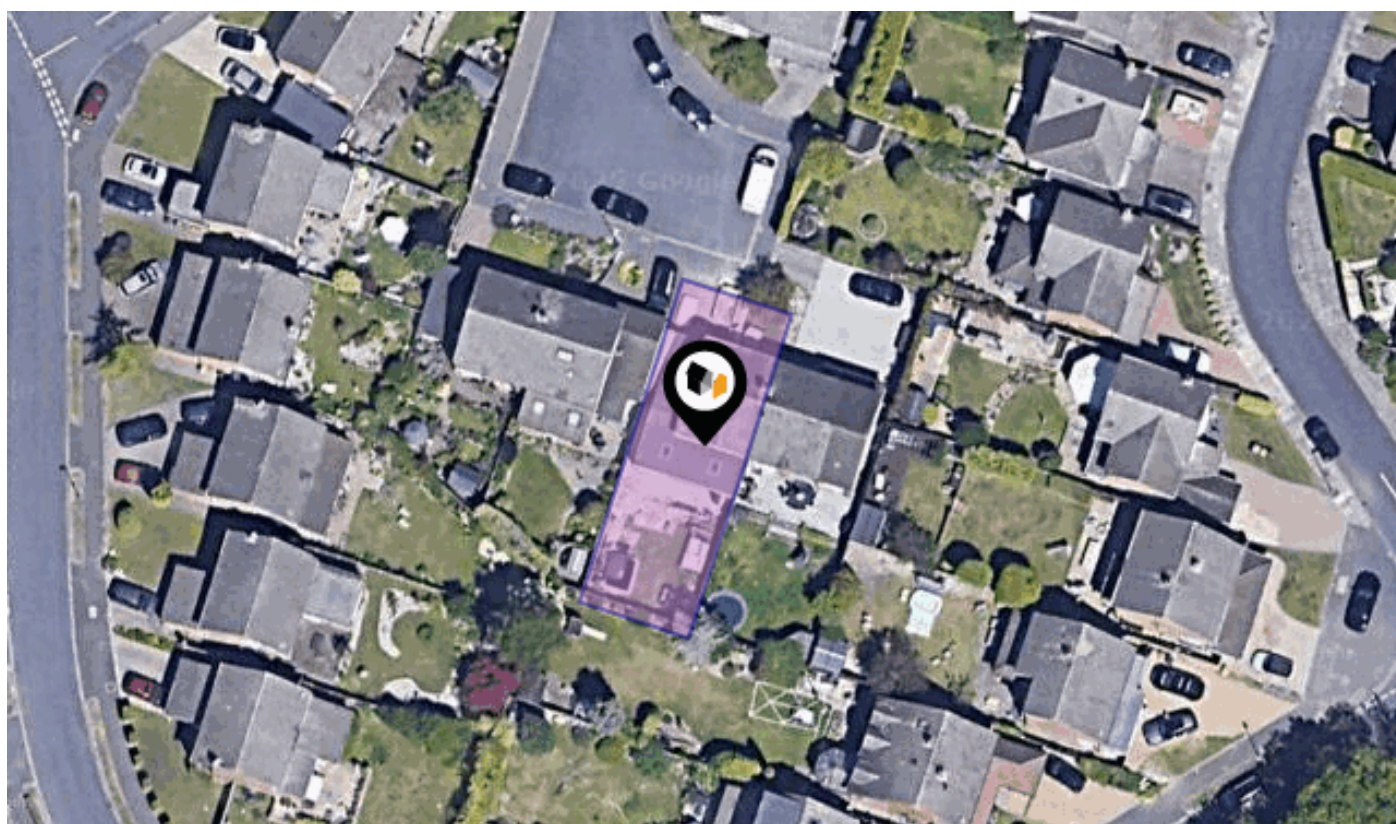


See More Online

## MIR: Material Info

The Material Information Affecting this Property

**Wednesday 22<sup>nd</sup> October 2025**



**GILDED ACRE, DUNSTABLE, LU6**

### Country Properties

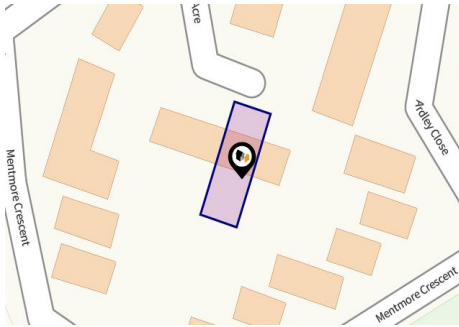
6 Brand Street Hitchin SG5 1HX

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk





Property

|                  |                                         |         |          |
|------------------|-----------------------------------------|---------|----------|
| Type:            | Semi-Detached                           | Tenure: | Freehold |
| Bedrooms:        | 3                                       |         |          |
| Floor Area:      | 979 ft <sup>2</sup> / 91 m <sup>2</sup> |         |          |
| Plot Area:       | 0.07 acres                              |         |          |
| Year Built :     | 1967-1975                               |         |          |
| Council Tax :    | Band D                                  |         |          |
| Annual Estimate: | £2,394                                  |         |          |
| Title Number:    | BD53601                                 |         |          |

Local Area

|                    |                      |                                    |      |      |
|--------------------|----------------------|------------------------------------|------|------|
| Local Authority:   | Central bedfordshire | Estimated Broadband Speeds         |      |      |
| Conservation Area: | No                   | (Standard - Superfast - Ultrafast) |      |      |
| Flood Risk:        |                      |                                    |      |      |
| • Rivers & Seas    | Very low             | 7                                  | 71   | 1800 |
| • Surface Water    | Medium               | mb/s                               | mb/s | mb/s |
|                    |                      |                                    |      |      |

|                          |                                  |  |  |
|--------------------------|----------------------------------|--|--|
| Mobile Coverage:         | Satellite/Fibre TV Availability: |  |  |
| (based on calls indoors) |                                  |  |  |
|                          |                                  |  |  |
|                          |                                  |  |  |

Planning records for: *Gilded Acre, Dunstable, LU6*

| Reference - CB/21/03923/FULL |                                                                                               |
|------------------------------|-----------------------------------------------------------------------------------------------|
| Decision:                    | Decided                                                                                       |
| Date:                        | 26th August 2021                                                                              |
| Description:                 | Single storey rear extension, loft conversion, infill walkway and extend flatroof over garage |

Planning records for: **1 GILDED ACRE, DUNSTABLE, LU6 3TB**

| Reference - SB/05/00345 |                                           |
|-------------------------|-------------------------------------------|
| Decision:               | Grant Planning Permission                 |
| Date:                   | 11th April 2005                           |
| Description:            | ERECTION OF SINGLE STOREY REAR EXTENSION. |

Planning records for: **2 GILDED ACRE, DUNSTABLE, LU6 3TB**

| Reference - SB/04/00374 |                                                      |
|-------------------------|------------------------------------------------------|
| Decision:               | Grant Planning Permission                            |
| Date:                   | 29th March 2004                                      |
| Description:            | ERECTION OF SINGLE STOREY FRONT AND REAR EXTENSIONS. |

Planning records for: **4 GILDED ACRE, DUNSTABLE, LU6 3TB**

| Reference - SB/06/00611 |                                                                             |
|-------------------------|-----------------------------------------------------------------------------|
| Decision:               | Grant Planning Permission                                                   |
| Date:                   | 01st June 2006                                                              |
| Description:            | ERECTION OF TWO STOREY SIDE EXTENSION (REVISED APPLICATION SB/TP/2006/0283) |

| Reference - SB/06/00283 |                                       |
|-------------------------|---------------------------------------|
| Decision:               | Refuse Planning Permission            |
| Date:                   | 27th March 2006                       |
| Description:            | ERECTION OF TWO STOREY SIDE EXTENSION |

Planning records for: **23 GILDED ACRE, DUNSTABLE, LU6 3TB**

| Reference - SB/03/01535 |                                                                    |
|-------------------------|--------------------------------------------------------------------|
| Decision:               | Grant Planning Permission                                          |
| Date:                   | 03rd October 2003                                                  |
| Description:            | ERECTION OF TWO STOREY SIDE/REAR AND SINGLE STOREY REAR EXTENSION. |

Planning records for: **5 GILDED ACRE, DUNSTABLE, LU6 3TB**

| Reference - SB/04/00452 |                                                          |
|-------------------------|----------------------------------------------------------|
| Decision:               | Grant Planning Permission                                |
| Date:                   | 07th April 2004                                          |
| Description:            | ERECTION OF SINGLE STOREY AND TWO STOREY SIDE EXTENSION. |

Planning records for: **21 Gilded Acre, Dunstable, LU6 3TB**

| Reference - SB/08/00400 |                                                   |
|-------------------------|---------------------------------------------------|
| Decision:               | Full Application - Granted                        |
| Date:                   | 09th April 2008                                   |
| Description:            | Erection of single storey side and rear extension |

Planning records for: **19 Gilded Acre, Dunstable, LU6 3TB**

| Reference - CB/14/04359/FULL |                                                                  |
|------------------------------|------------------------------------------------------------------|
| Decision:                    | Full Application - Granted                                       |
| Date:                        | 06th November 2014                                               |
| Description:                 | Two storey side and single storey front extension(Retrospective) |

Planning records for: **19 Gilded Acre, Dunstable, LU6 3TB**

| Reference - CB/25/02143/FULL |                                                                                      |
|------------------------------|--------------------------------------------------------------------------------------|
| Decision:                    | Decided                                                                              |
| Date:                        | 03rd July 2025                                                                       |
| Description:                 | Erection of a single storey rear extension, and conversion of garage with roof light |

| Reference - CB/13/04382/FULL |                                                              |
|------------------------------|--------------------------------------------------------------|
| Decision:                    | Full Application - Granted                                   |
| Date:                        | 18th December 2013                                           |
| Description:                 | Two storey side extension with single storey front extension |

Planning records for: **10 Gilded Acre, Dunstable, LU6 3TB**

| Reference - CB/12/04341/FULL |                                                                                                                                                                             |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                    | Full Application - Granted                                                                                                                                                  |
| Date:                        | 11th December 2012                                                                                                                                                          |
| Description:                 | Side extension; first floor side extension with single storey ground floor front garage and porch extension and lean to single storey ground floor entrance porch extension |

Planning records for: **12 GILDED ACRE, DUNSTABLE, LU6 3TB**

| Reference - SB/06/00121 |                                                 |
|-------------------------|-------------------------------------------------|
| Decision:               | Grant Planning Permission                       |
| Date:                   | 23rd March 2006                                 |
| Description:            | ERECTION OF FIRST FLOOR SIDE AND REAR EXTENSION |







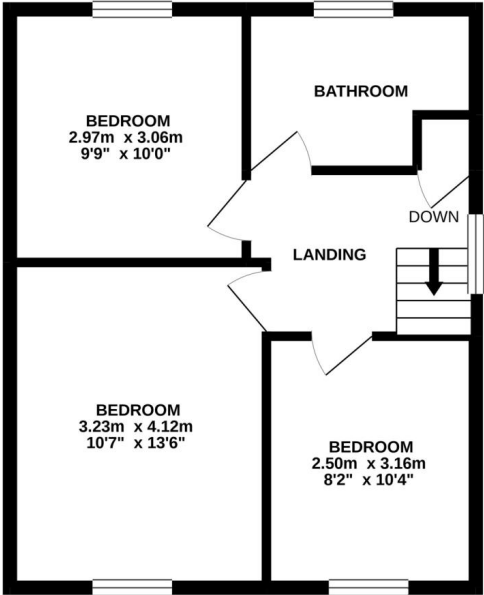
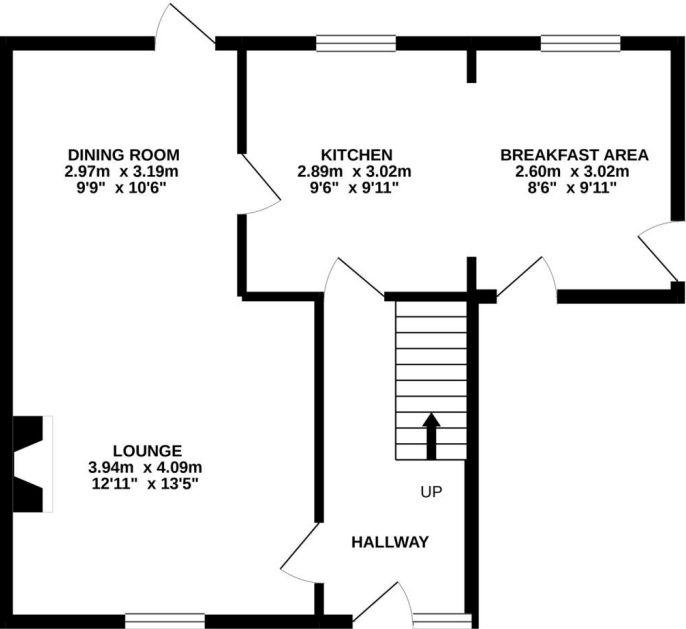




GILDED ACRE, DUNSTABLE, LU6

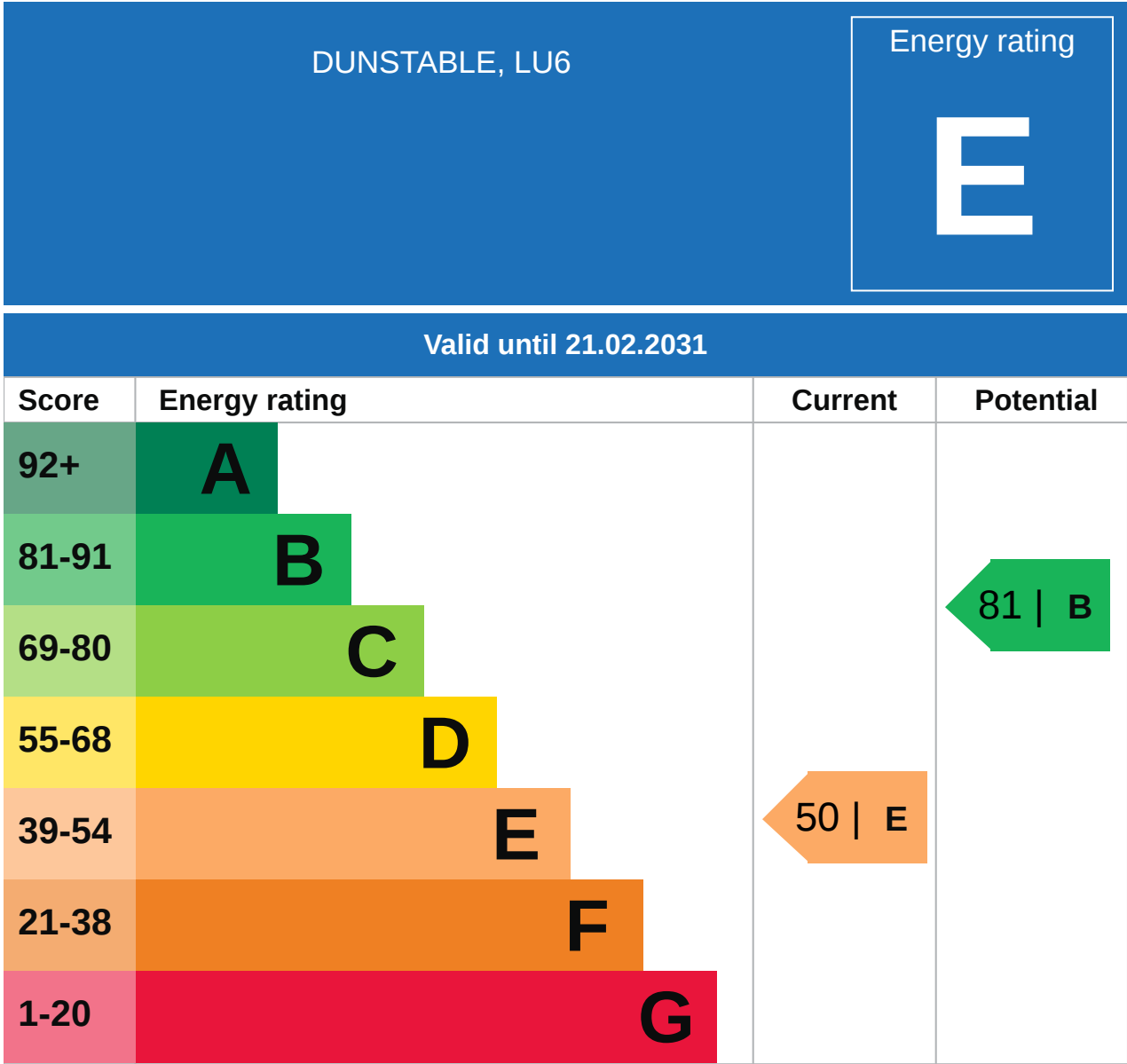
GROUND FLOOR  
50.3 sq.m. (542 sq.ft.) approx.

1ST FLOOR  
42.7 sq.m. (459 sq.ft.) approx.



TOTAL FLOOR AREA : 93.0 sq.m. (1001 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Additional EPC Data

|                                     |                                                |
|-------------------------------------|------------------------------------------------|
| <b>Property Type:</b>               | House                                          |
| <b>Build Form:</b>                  | Semi-Detached                                  |
| <b>Transaction Type:</b>            | Marketed sale                                  |
| <b>Energy Tariff:</b>               | Off-peak 7 hour                                |
| <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>          | 1                                              |
| <b>Open Fireplace:</b>              | 0                                              |
| <b>Ventilation:</b>                 | Natural                                        |
| <b>Walls:</b>                       | Cavity wall, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                | Poor                                           |
| <b>Roof:</b>                        | Pitched, limited insulation (assumed)          |
| <b>Roof Energy:</b>                 | Very Poor                                      |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas                |
| <b>Main Heating Controls:</b>       | Programmer, no room thermostat                 |
| <b>Hot Water System:</b>            | From main system, no cylinder thermostat       |
| <b>Hot Water Energy Efficiency:</b> | Average                                        |
| <b>Lighting:</b>                    | Low energy lighting in 30% of fixed outlets    |
| <b>Floors:</b>                      | Solid, no insulation (assumed)                 |
| <b>Total Floor Area:</b>            | 91 m <sup>2</sup>                              |

## Building Safety

---

None specified

## Accessibility / Adaptations

---

Not suitable for wheelchair users

## Restrictive Covenants

---

None specified

## Rights of Way (Public & Private)

---

None specified

## Construction Type

---

Brick



## Property Lease Information

---

Not applicable

## Listed Building Information

---

Not applicable

## Stamp Duty

---

Ask Agent

## Electricity Supply

---

Yes

## Gas Supply

---

Yes

## Central Heating

---

Yes

## Water Supply

---

Yes - mains

## Drainage

---

Yes - mains

---

## **Important - Please read**

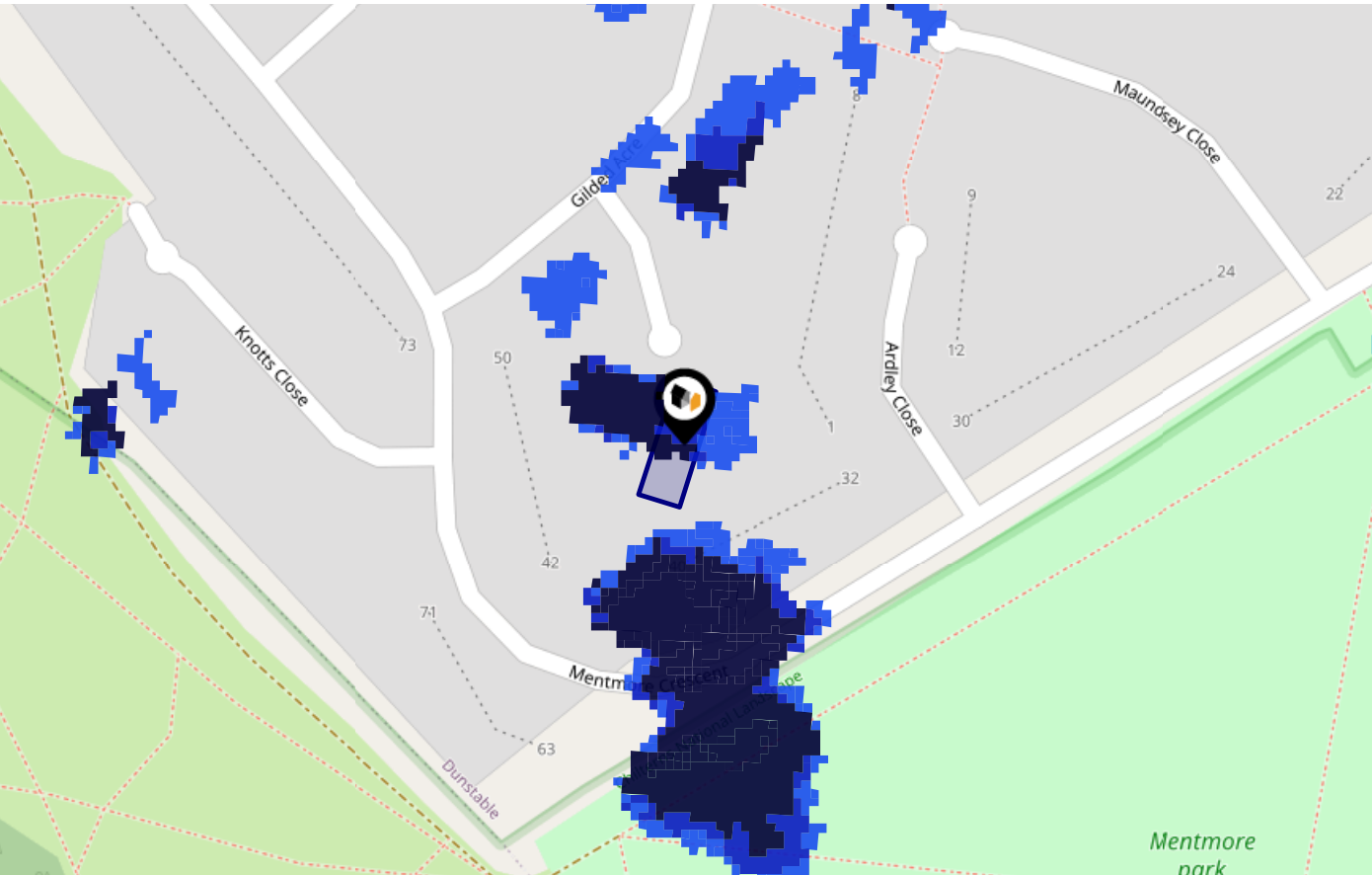
---

The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

# Flood Risk

## Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

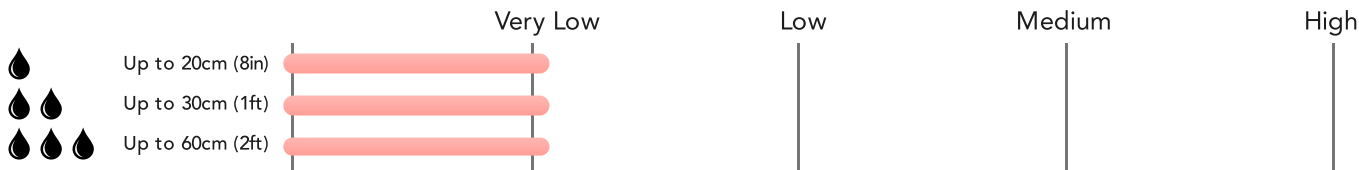


Risk Rating: Medium

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.

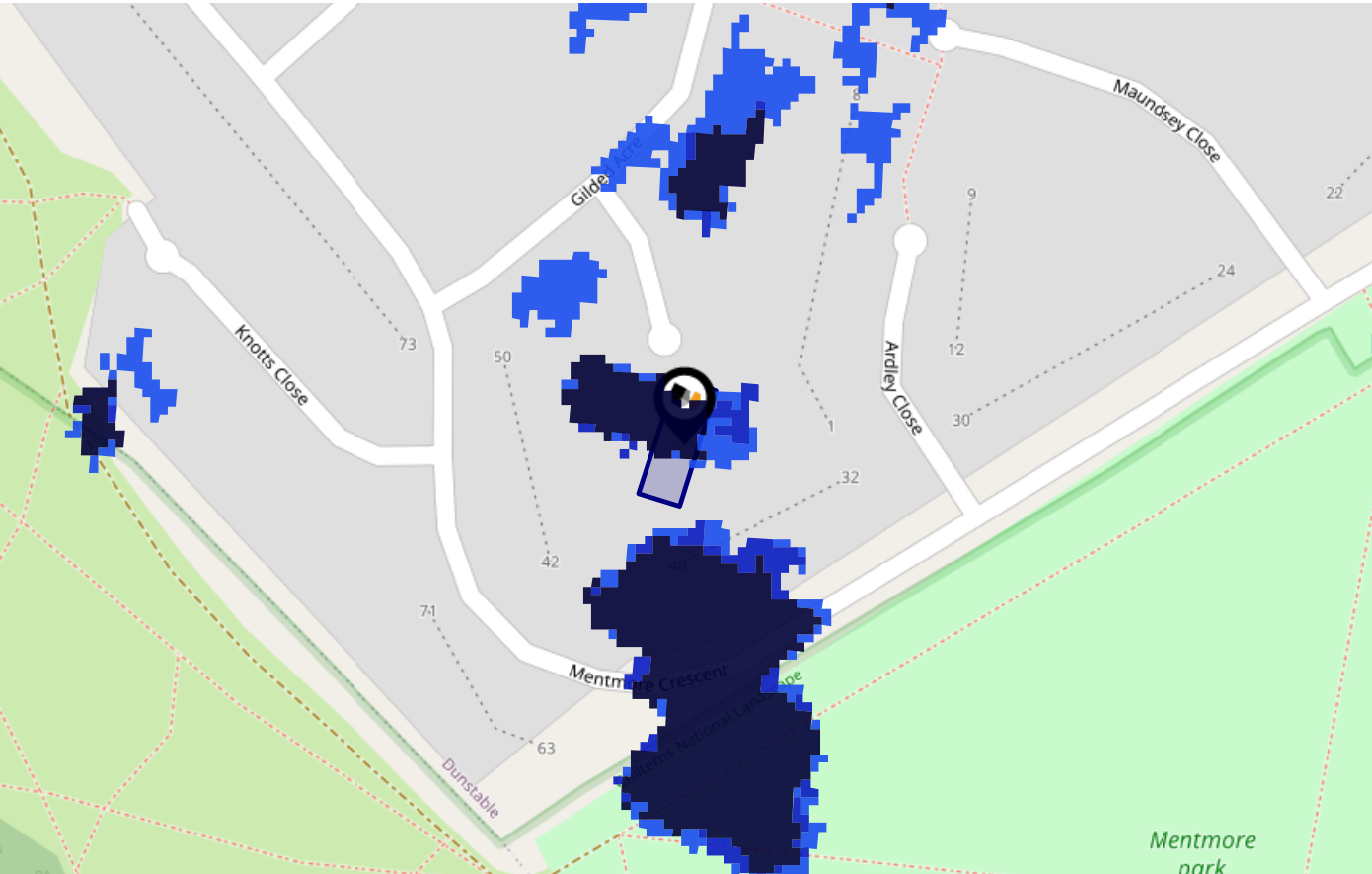
Chance of flooding to the following depths at this property:



# 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.

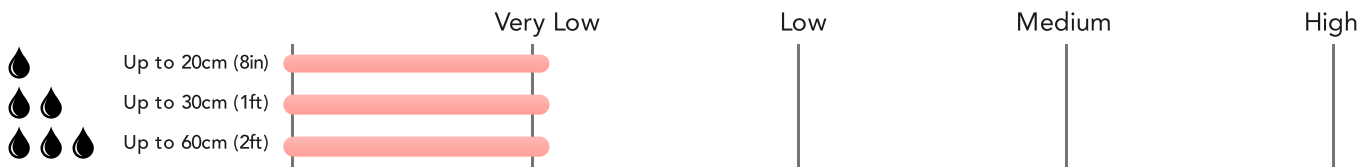


### Risk Rating: High

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:

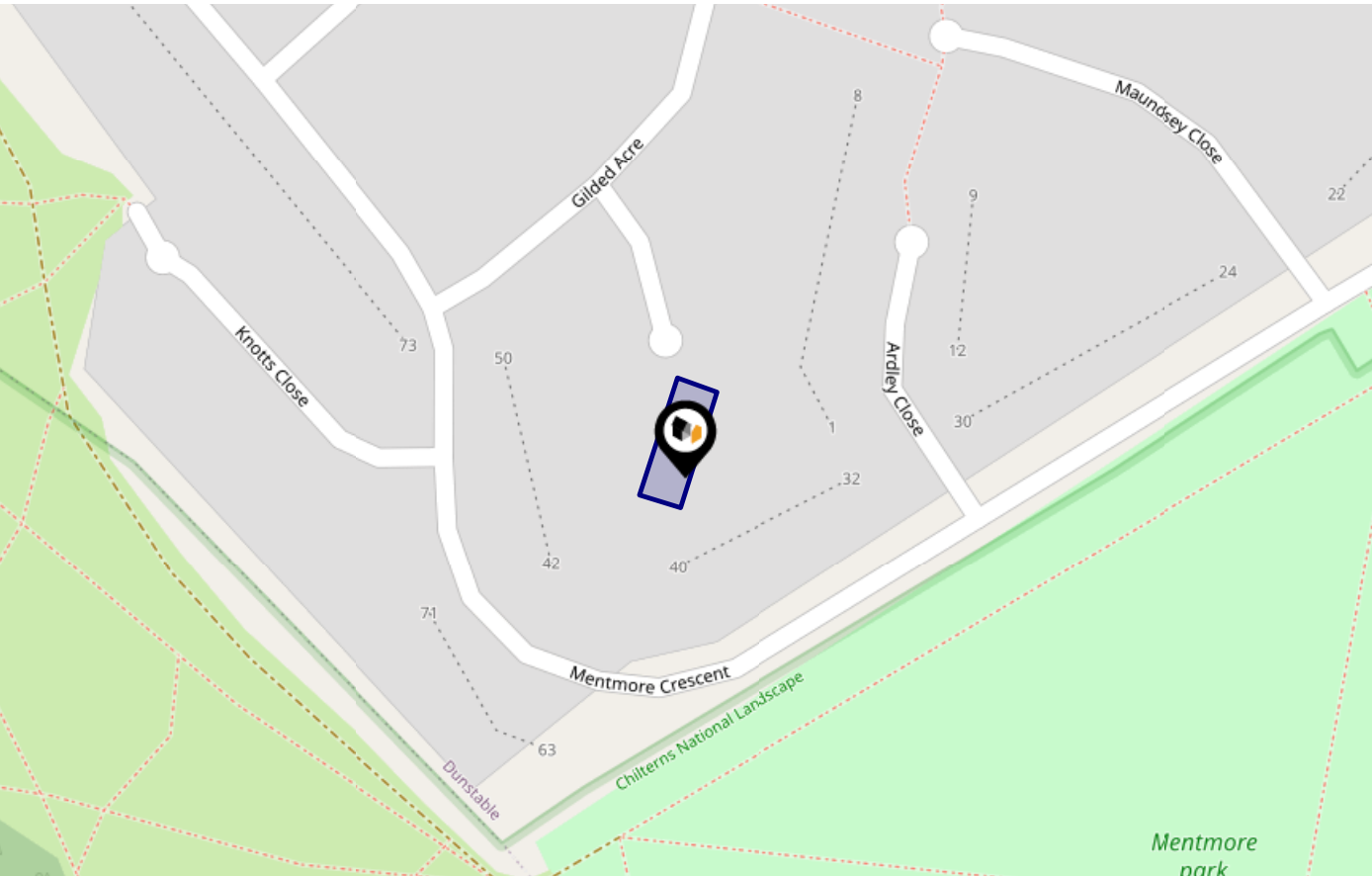




# Flood Risk

## 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.

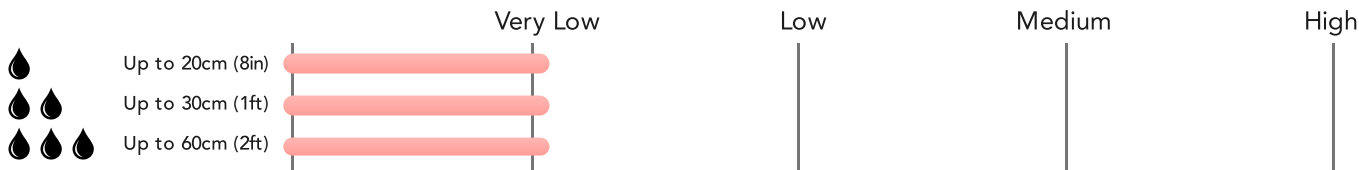


Risk Rating: **Very low**

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.

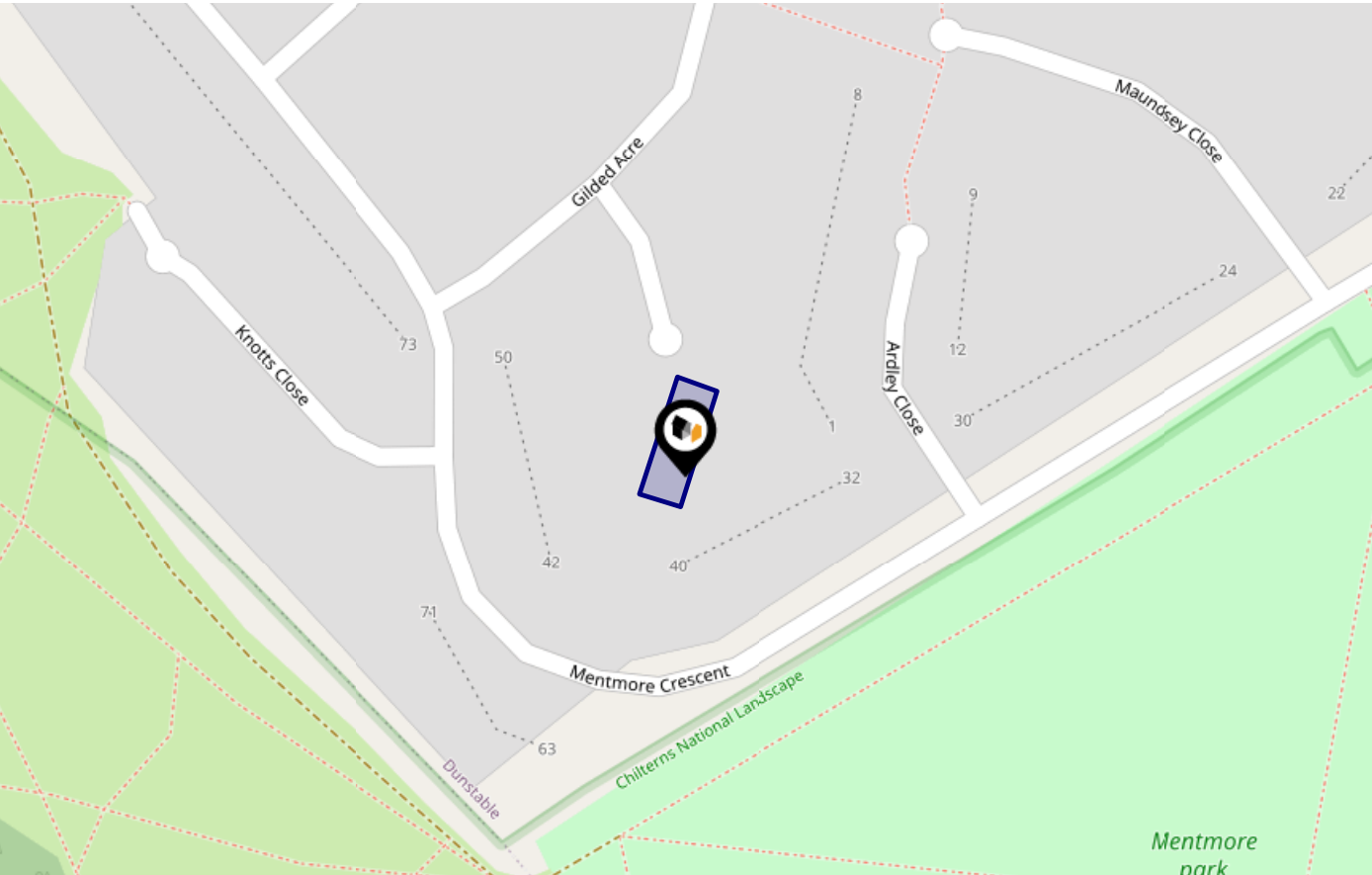
Chance of flooding to the following depths at this property:



# 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.

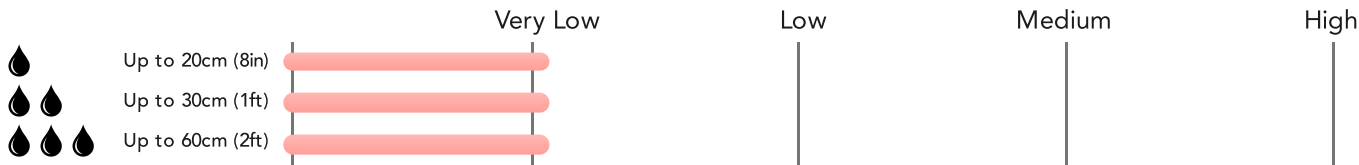


Risk Rating: **Very low**

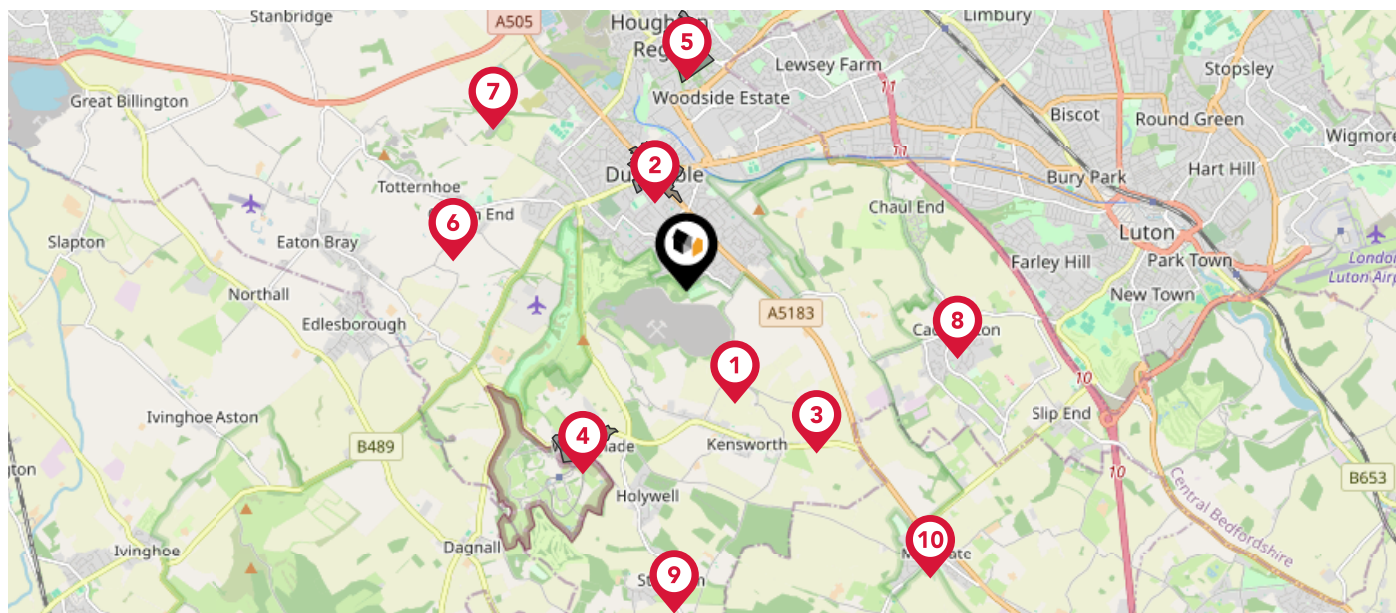
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



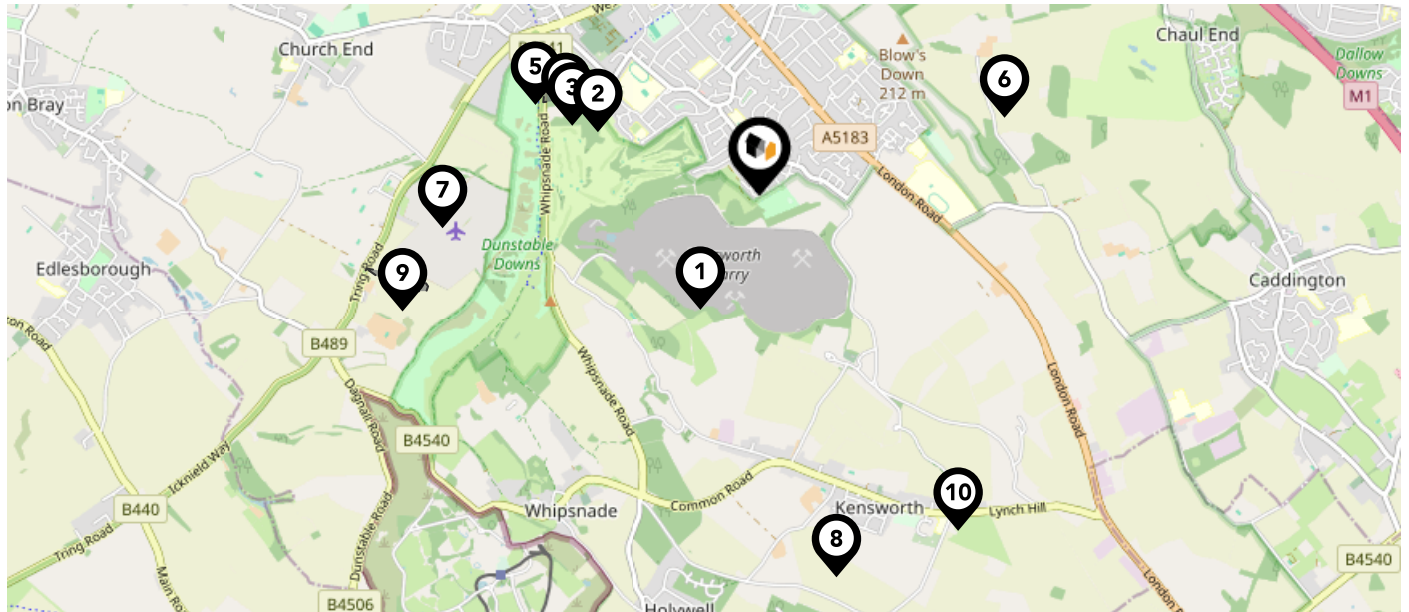
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

- 1 Kensworth Church End Conservation Area
- 2 Dunstable Conservation Area
- 3 Kensworth Lynch Conservation Area
- 4 Whipsnade Conservation Area
- 5 Houghton Regis Conservation Area
- 6 Totternhoe Conservation Area
- 7 Sewell Conservation Area
- 8 Caddington Conservation Area
- 9 Studham Conservation Area
- 10 Markyate

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.

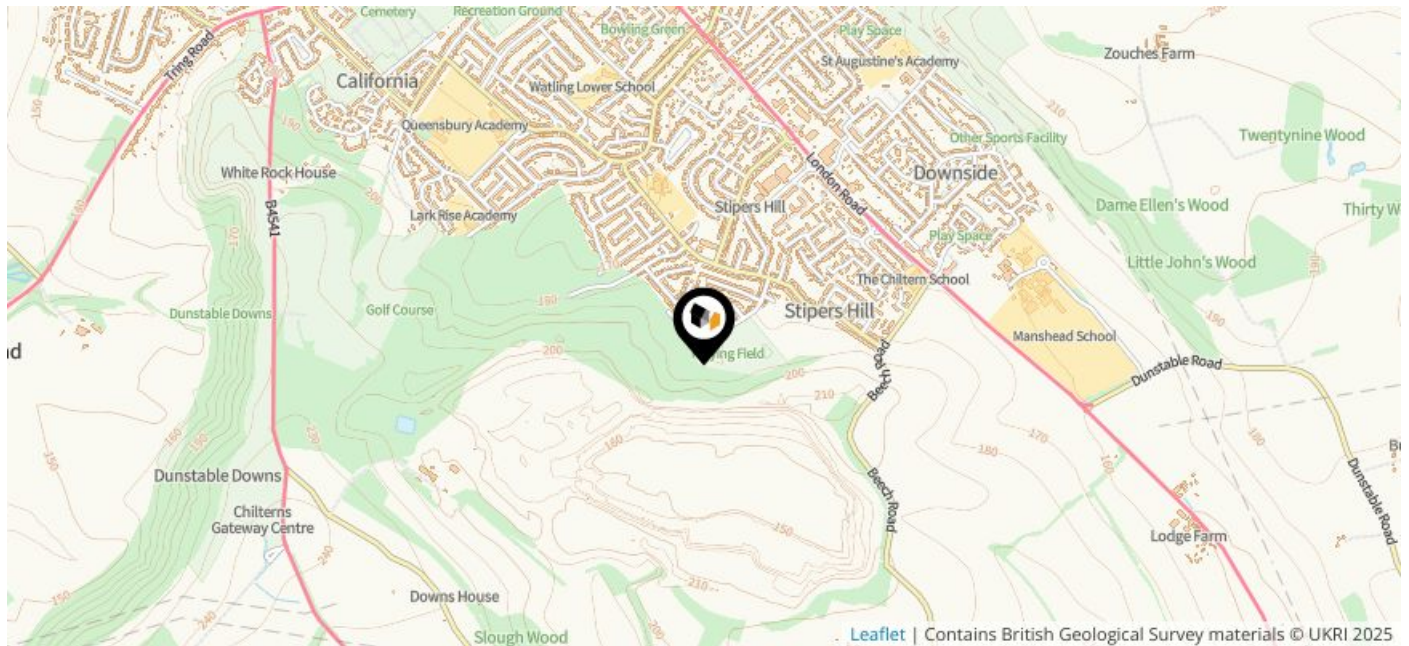


### Nearby Landfill Sites

|    |                                                                             |                   |  |
|----|-----------------------------------------------------------------------------|-------------------|--|
| 1  | Kensworth Quarry-Kensworth                                                  | Historic Landfill |  |
| 2  | North of Downs Farm-Dunstable, Bedfordshire                                 | Historic Landfill |  |
| 3  | Meadway Tip California-Whipsnade Road, Five Knolls, Dunstable, Bedfordshire | Historic Landfill |  |
| 4  | Spoondell Quarry-Dunstable                                                  | Historic Landfill |  |
| 5  | Dunstable-Bedfordshire                                                      | Historic Landfill |  |
| 6  | Zouche's Farm-Caddington, Bedfordshire                                      | Historic Landfill |  |
| 7  | London Gliding Club-Airfield Tring Road, Dunstable                          | Historic Landfill |  |
| 8  | Clayhill Farm-Dovehouse, Lane Kensworth                                     | Historic Landfill |  |
| 9  | Shepherds Farm-Tring Road, Wellhead                                         | Historic Landfill |  |
| 10 | Spratts Lane-Kensworth, Dunstable, Bedfordshire                             | Historic Landfill |  |



This map displays nearby coal mine entrances and their classifications.



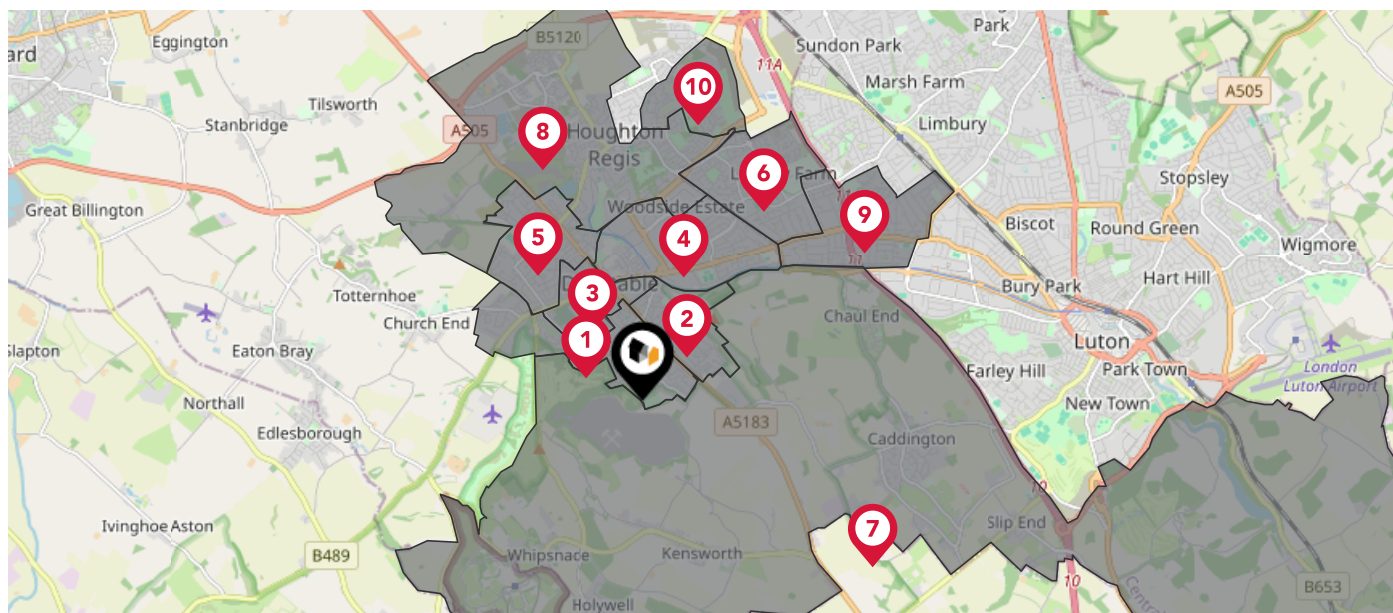
### Mine Entry

- ✕ 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



Dunstable-Watling Ward



Dunstable-Manshead Ward



Dunstable-Central Ward



Dunstable-Icknield Ward



Dunstable-Northfields Ward



Lewsey Ward



Caddington Ward



Houghton Hall Ward



Challney Ward

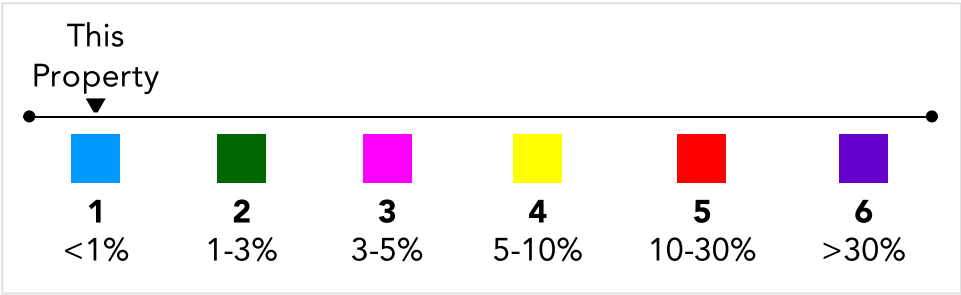
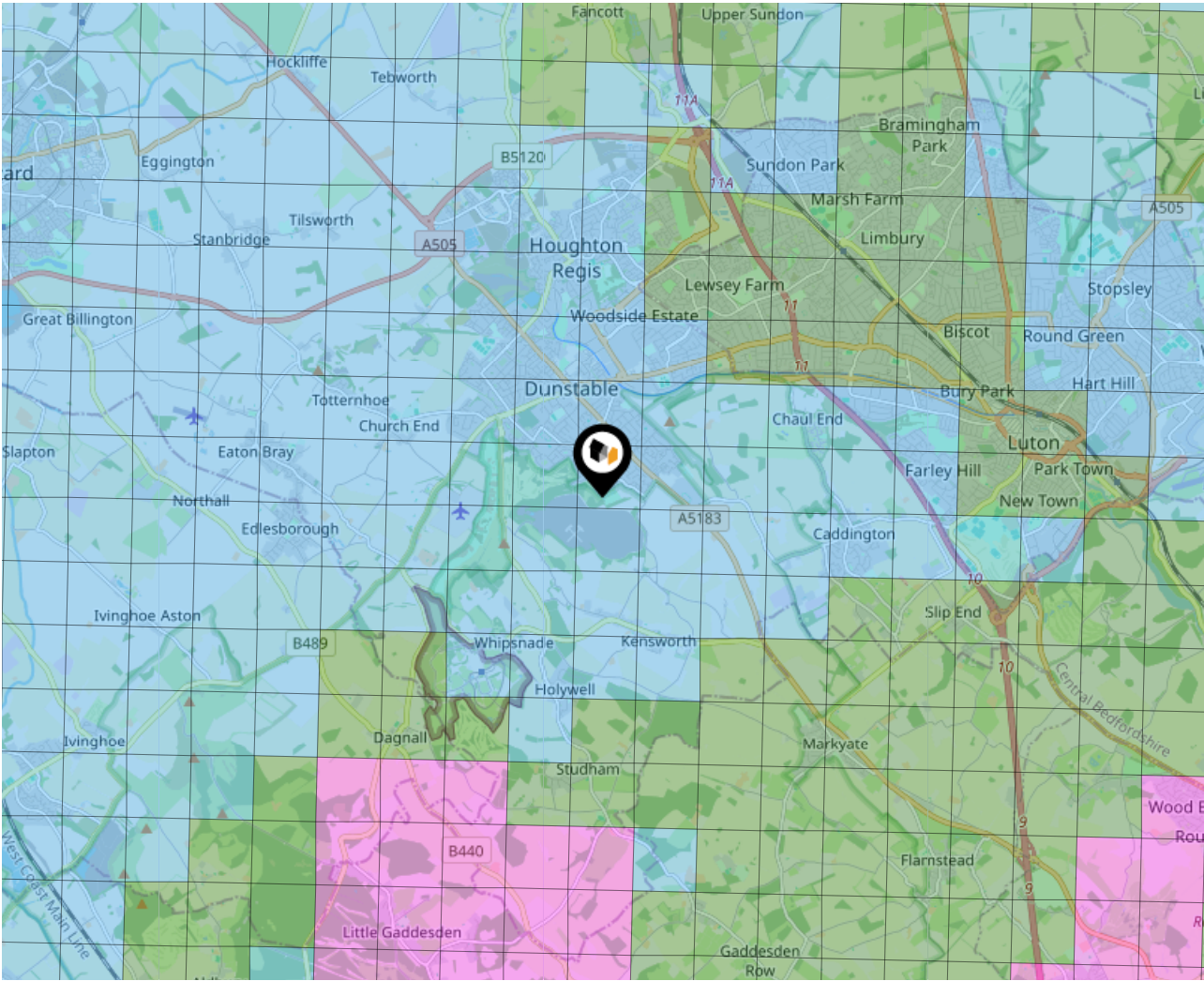


Parkside Ward



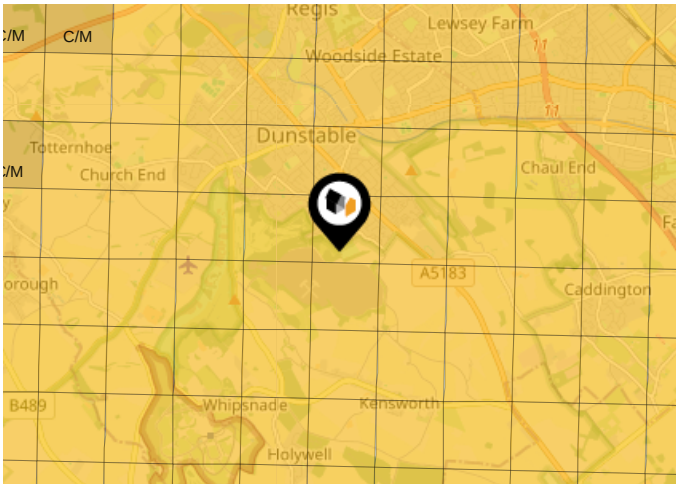
What is Radon?

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)

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

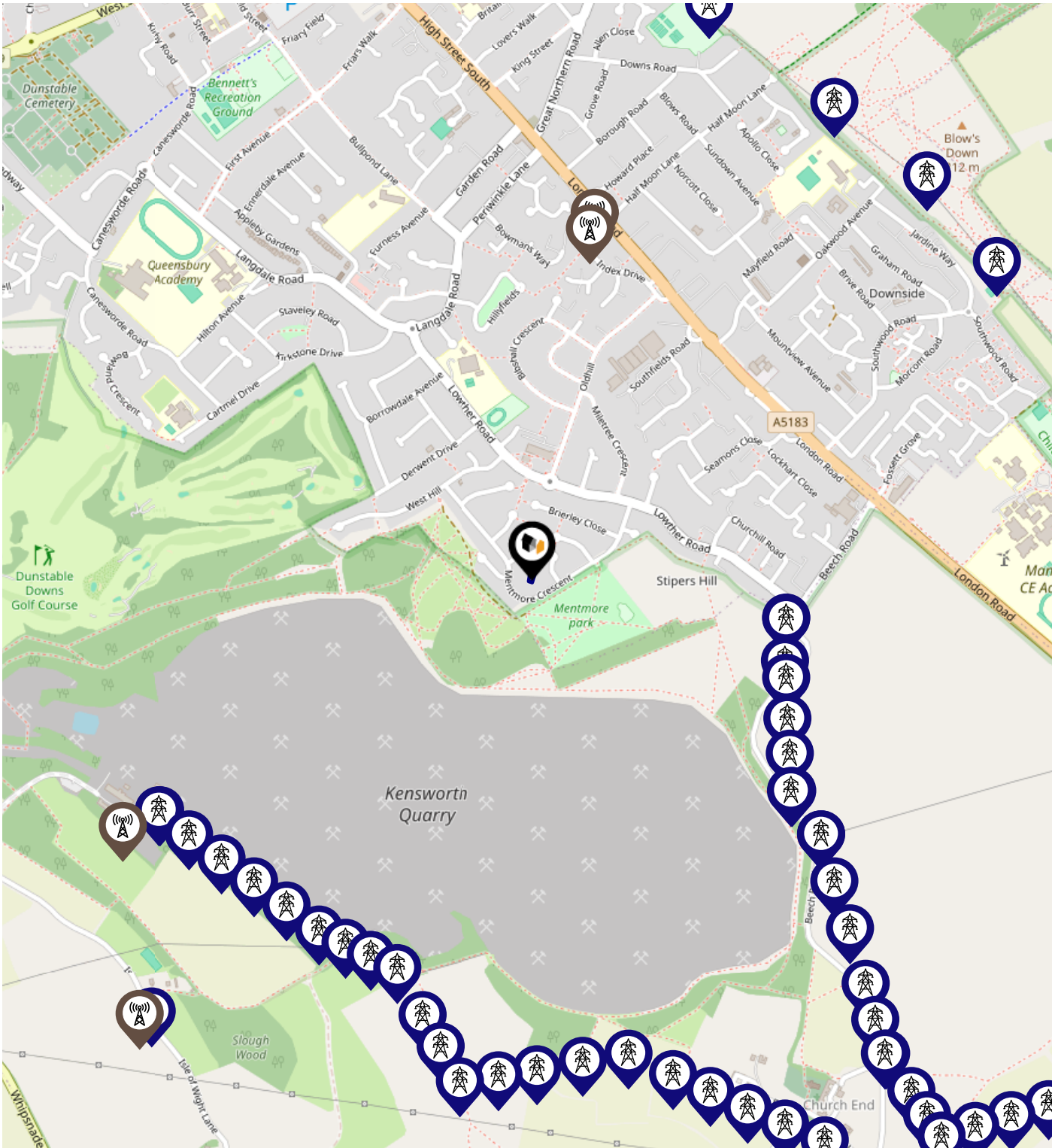


Primary Classifications (Most Common Clay Types)

|        |                                              |
|--------|----------------------------------------------|
| 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                   |

# Local Area

## Masts & Pylons

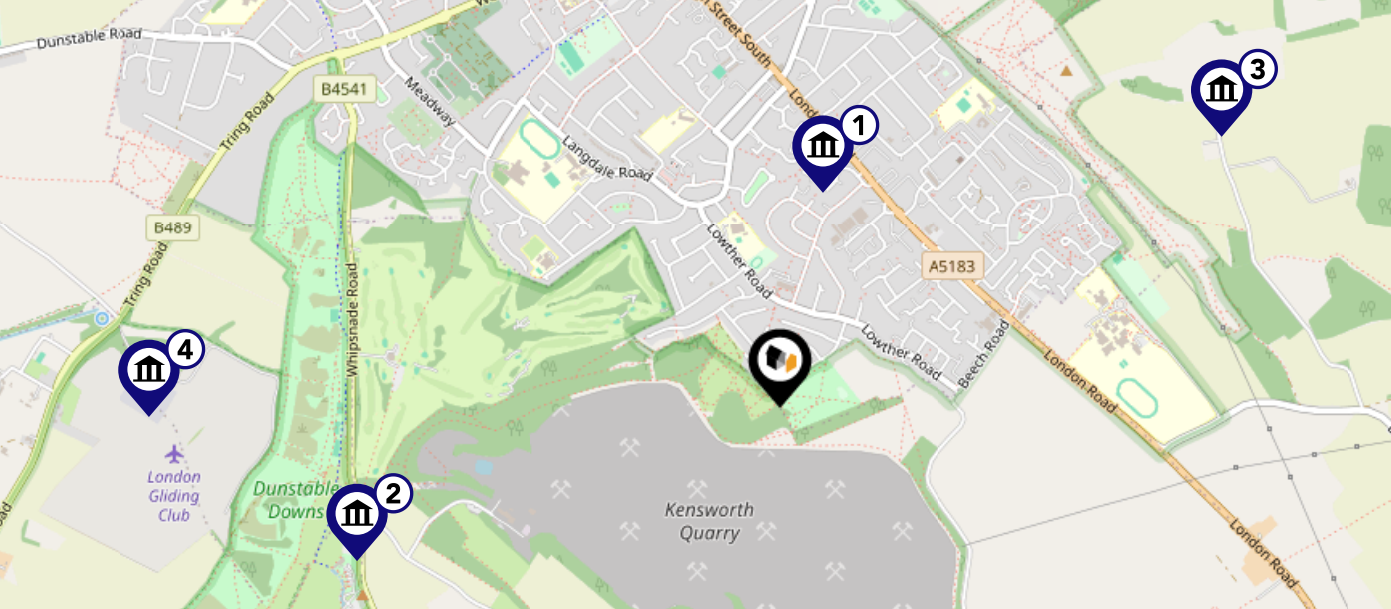


### Key:

-  Power Pylons
-  Communication Masts

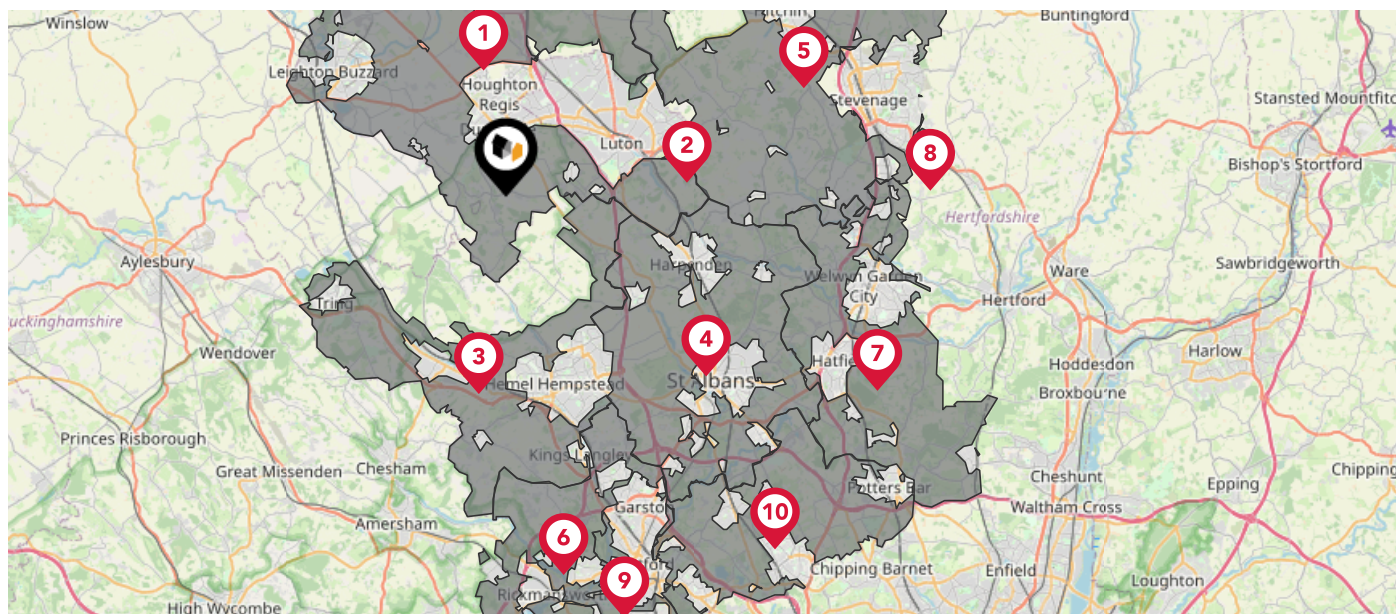


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| Listed Buildings in the local district                                              |                                                                        | Grade    | Distance  |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------|----------|-----------|
|  | 1311823 - Half Moon House                                              | Grade II | 0.5 miles |
|  | 1438456 - The Robertson War Memorial Bequest Obelisk, Robertson Corner | Grade II | 1.0 miles |
|  | 1114660 - Zouche's Farmhouse                                           | Grade II | 1.2 miles |
|  | 1236160 - London Gliding Club Hangar And Clubhouse                     | Grade II | 1.4 miles |

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



### Nearby Green Belt Land



London Green Belt - Central Bedfordshire



London Green Belt - Luton



London Green Belt - Dacorum



London Green Belt - St Albans



London Green Belt - North Hertfordshire



London Green Belt - Three Rivers



London Green Belt - Welwyn Hatfield



London Green Belt - Stevenage

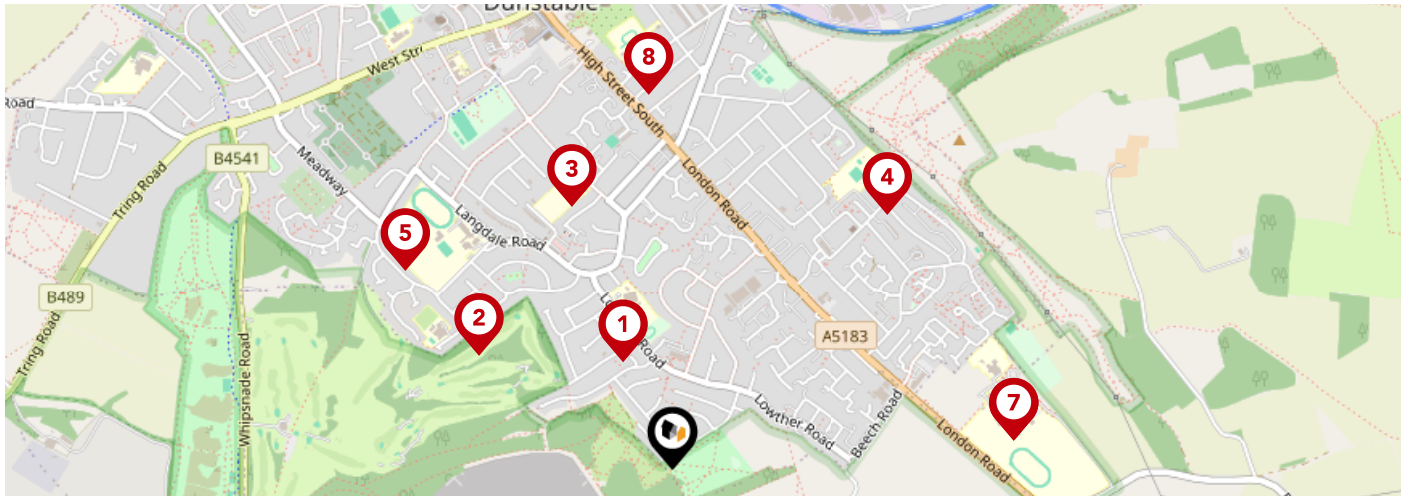


London Green Belt - Watford

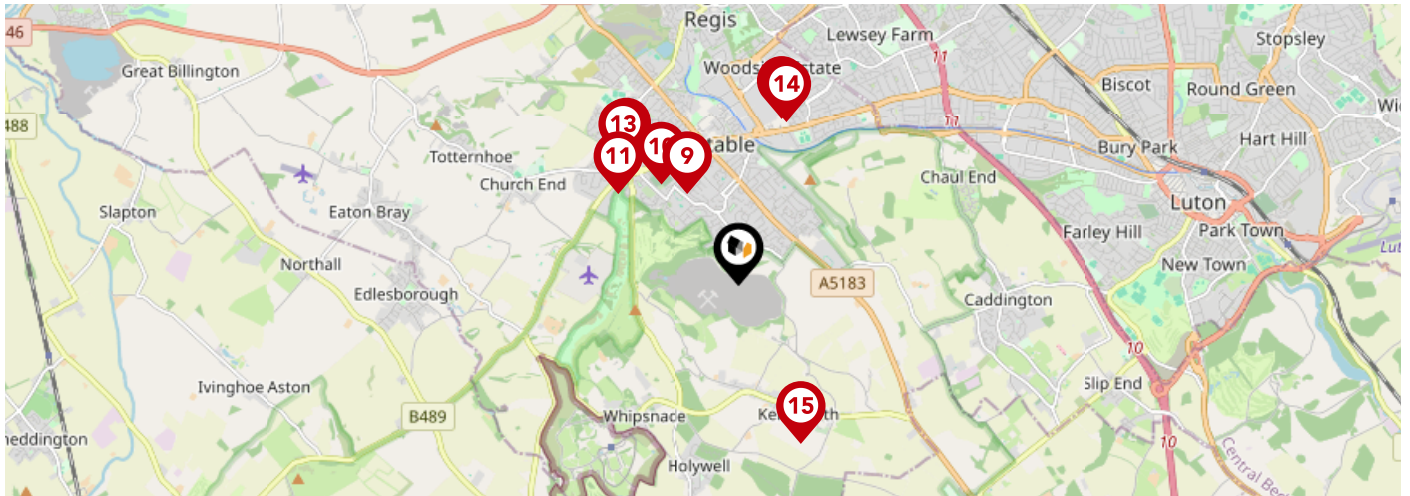


London Green Belt - Hertsmere





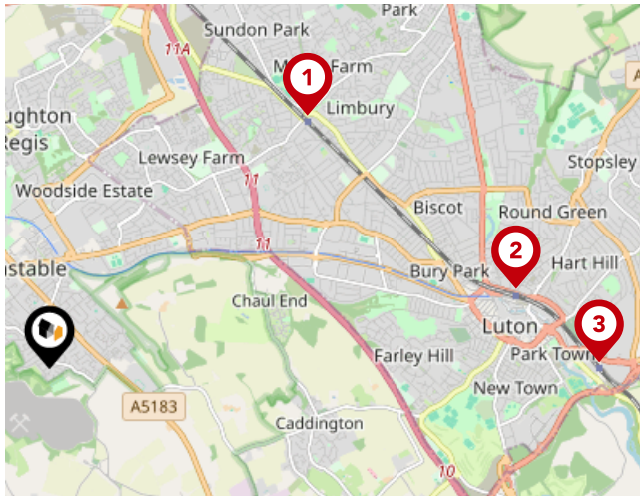
|          |                                                                                                 | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|-------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Ardley Hill Academy</b><br>Ofsted Rating: Requires improvement   Pupils: 459   Distance:0.27 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Lark Rise Academy</b><br>Ofsted Rating: Outstanding   Pupils: 360   Distance:0.51            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Watling Lower School</b><br>Ofsted Rating: Good   Pupils: 206   Distance:0.64                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>St. Augustine's Academy</b><br>Ofsted Rating: Good   Pupils: 185   Distance:0.76             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Queensbury Academy</b><br>Ofsted Rating: Good   Pupils: 1195   Distance:0.76                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>St Mary's Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 249   Distance:0.78   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Manshead Church of England Academy</b><br>Ofsted Rating: Good   Pupils: 1118   Distance:0.78 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Priory Academy</b><br>Ofsted Rating: Good   Pupils: 791   Distance:0.86                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



|                                                                                     |                                                                                                             | Nursery                             | Primary                             | Secondary                | College                  | Private                  |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
|    | <b>Dunstable Icknield Lower School</b><br>Ofsted Rating: Requires improvement   Pupils: 328   Distance:0.96 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|   | <b>Ashton St Peter's VA C of E School</b><br>Ofsted Rating: Good   Pupils: 209   Distance:1.15              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Lancot School</b><br>Ofsted Rating: Good   Pupils: 444   Distance:1.39                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Westfield Nursery School</b><br>Ofsted Rating: Good   Pupils: 115   Distance:1.53                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Beecroft Academy</b><br>Ofsted Rating: Good   Pupils: 418   Distance:1.55                                | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Hadrian Academy</b><br>Ofsted Rating: Good   Pupils: 387   Distance:1.56                                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Kensworth Church of England Academy</b><br>Ofsted Rating: Good   Pupils: 86   Distance:1.56              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Willow Nursery School</b><br>Ofsted Rating: Good   Pupils: 101   Distance:1.57                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

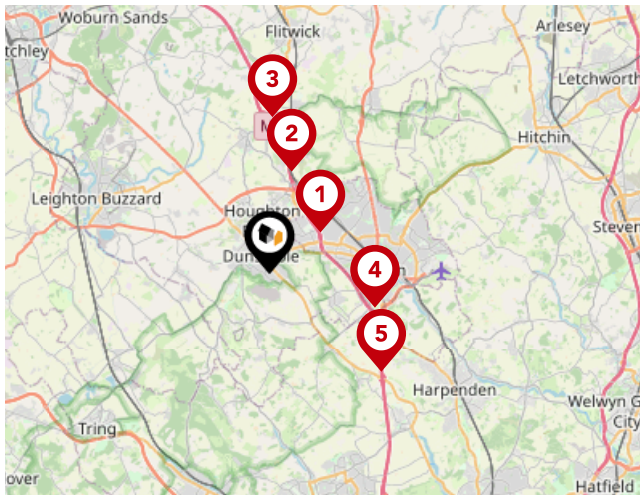
# Area

## Transport (National)



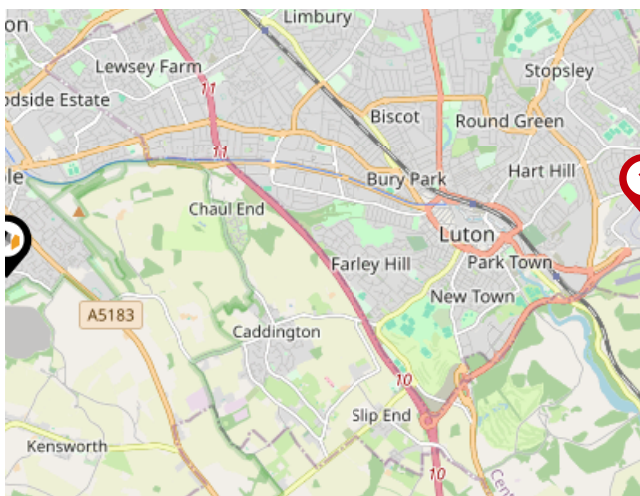
### National Rail Stations

| Pin                                                                               | Name                               | Distance   |
|-----------------------------------------------------------------------------------|------------------------------------|------------|
|  | Leagrave Rail Station              | 3.31 miles |
|  | Luton Rail Station                 | 4.32 miles |
|  | Luton Airport Parkway Rail Station | 5.03 miles |



### Trunk Roads/Motorways

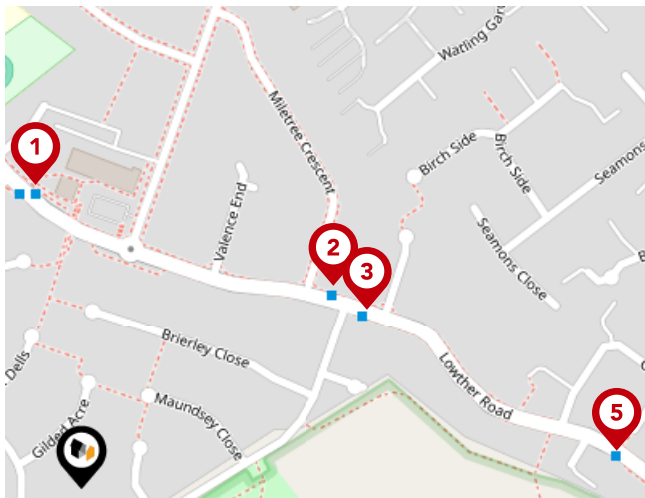
| Pin                                                                                 | Name    | Distance   |
|-------------------------------------------------------------------------------------|---------|------------|
|   | M1 J11  | 2.4 miles  |
|  | M1 J11A | 3.83 miles |
|  | M1 J12  | 5.7 miles  |
|  | M1 J10  | 4.05 miles |
|  | M1 J9   | 5.46 miles |



### Airports/Helipads

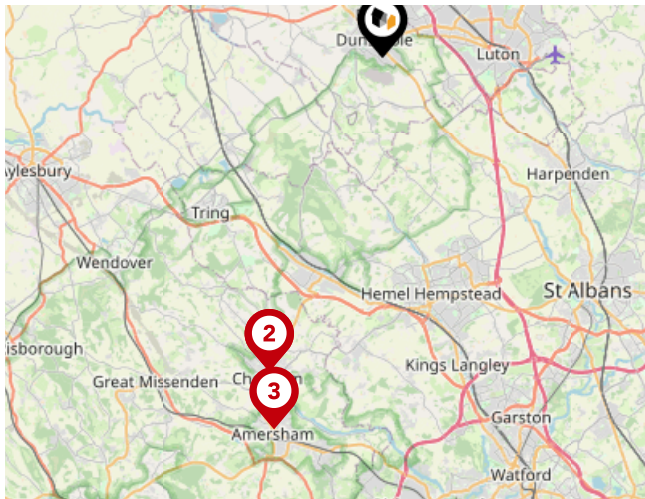
| Pin                                                                                 | Name                        | Distance    |
|-------------------------------------------------------------------------------------|-----------------------------|-------------|
|  | Luton Airport               | 5.86 miles  |
|  | Heathrow Airport            | 27.6 miles  |
|  | Heathrow Airport Terminal 4 | 28.62 miles |
|  | Stansted Airport            | 33.09 miles |





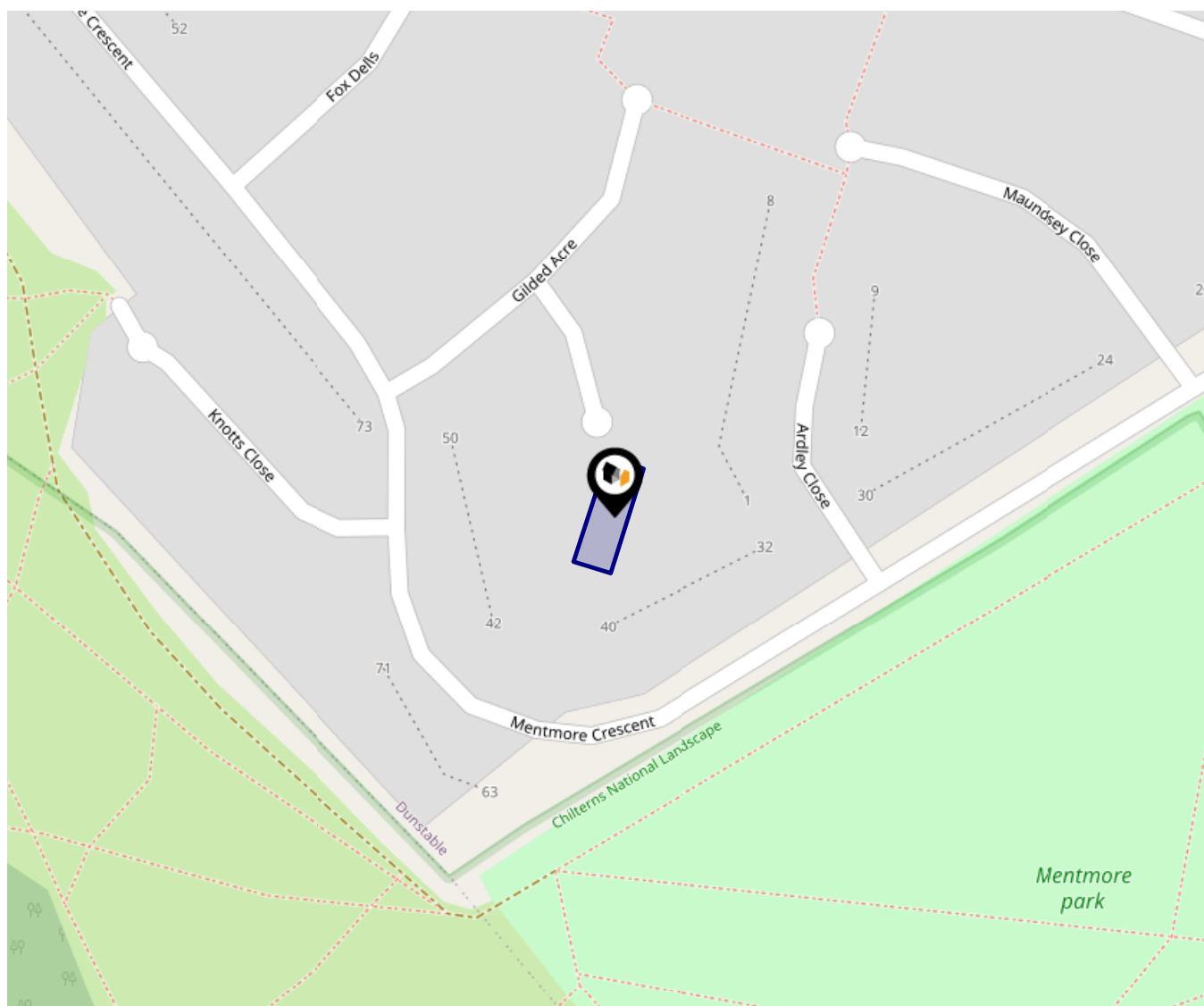
### Bus Stops/Stations

| Pin | Name               | Distance   |
|-----|--------------------|------------|
| 1   | Lowther Road Shops | 0.18 miles |
| 2   | Miletree Crescent  | 0.18 miles |
| 3   | Miletree Crescent  | 0.19 miles |
| 4   | The Cheveralls     | 0.29 miles |
| 5   | Churchill Road     | 0.31 miles |



### Local Connections

| Pin | Name                         | Distance    |
|-----|------------------------------|-------------|
| 1   | Chesham Underground Station  | 12.24 miles |
| 2   | Chesham Underground Station  | 12.24 miles |
| 3   | Amersham Underground Station | 14.23 miles |



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

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

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



# Country Properties

## Data Quality

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



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