



## MIR: Material Info

The Material Information Affecting this Property

**Wednesday 11<sup>th</sup> February 2026**



**LOWER ROAD, BREACHWOOD GREEN, HITCHIN, SG4**

### Country Properties

6 Brand Street Hitchin SG5 1HX

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Planning records for: *Lower Road, Breachwood Green, Hitchin, SG4*

Reference - 87/01775/1	
Decision:	Decided
Date:	25th November 1987
Description:	Alterations and conversion of outbuilding to provide additional living accommodation together with erection of side extension for garage and front entrance porch (as amended by plan recieved 6 January 1988)

Planning records for: ***Land On The West Side Of Lower Road Breachwood Green Hertfordshire SG4 8NS***

Reference - 22/02871/FP	
Decision:	Decided
Date:	07th November 2022
Description:	Erection of six dwellings comprising of two pairs of semi-detached dwellings (2 x 2-bed and 2 x 3-bed) and two detached 3-bed dwellings with detached double garages (plots 3 and 4) including parking, landscaping and creation of vehicular access off Lower Road.

Planning records for: ***1 Lower Road Breachwood Green SG4 8NS***

Reference - 80/01275/1	
Decision:	Decided
Date:	26th July 1980
Description:	Formation of new vehicular access and erection of front boundary fence.

Planning records for: ***6 Lower Road Breachwood Green Herts SG4 8NS***

Reference - 93/00696/1HH	
Decision:	Decided
Date:	22nd June 1993
Description:	First floor rear extension.

Planning records for: ***8 Lower Road Breachwood Green Hitchin Hertfordshire SG4 8NS***

Reference - 24/02461/FPH	
Decision:	Decided
Date:	30th October 2024
Description:	Single storey rear extension following demolition of existing rear extension. Insertion of Juliet balcony to rear first floor window, alterations to openings and new roof to existing rear extension

Planning records for: **11 Lower Road Breachwood Green SG4 8NS**

Reference - 81/01236/1	
Decision:	Decided
Date:	13th August 1981
Description:	Erection of side entrance porch.

Planning records for: **13 Lower Road Breachwood Green Hitchin Hertfordshire SG4 8NS**

Reference - 02/00123/1LB	
Decision:	Decided
Date:	25th January 2002
Description:	Replacement ground floor side window

Reference - 19/01051/LBC	
Decision:	Decided
Date:	10th May 2019
Description:	Internal alterations to include exposing post and tie chord, replacing floor finishes and alter upper landing step of first floor, install party wall in attic, low pressure soda blasting of internal frame and other associated minor works. External alterations to include replacement double glazed windows (3 no x side and 1 no x rear), replacement "front" door to side elevation and installation of 3 no lamps

Planning records for: **15 Lower Road Breachwood Green Hitchin Hertfordshire SG4 8NS**

Reference - 01/00464/1LB	
Decision:	Decided
Date:	03rd May 2001
Description:	Replacement windows and frames

Planning records for: **15 Lower Road Breachwood Green Hitchin SG4 8NS**

Reference - 16/02974/1LB
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 23rd November 2016</p>
<p><b>Description:</b> Replacement of timber 1980s style Boulton &amp; Paul windows &amp; doors, with double-glazed timber windows &amp; doors to rear, south-west and north-east elevations.</p>
Reference - 82/00283/1
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 12th March 1982</p>
<p><b>Description:</b> Erection of detached dwelling with integral garage and detached double garage to serve existing home</p>
Reference - 12/00459/1HH
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 06th March 2012</p>
<p><b>Description:</b> Retention of 10 solar panels on garage roof</p>
Reference - 92/00187/1LB
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 26th January 1992</p>
<p><b>Description:</b> Listed building consent: Internal alterations to provide cloakroom in existing hallway.</p>

Planning records for: **17 Lower Road Breachwood Green SG4 8NS**

Reference - 83/00031/1	
Decision:	Decided
Date:	10th January 1983
Description:	Erection of single storey side extension

Reference - 82/01422/1	
Decision:	Decided
Date:	06th November 1981
Description:	Erection of detached chalet bungalow with garage and detached double garages o serves existing house.

Planning records for: **20 Lower Road Breachwood Green SG4 8NS**

Reference - 09/00334/1HH	
Decision:	Decided
Date:	20th February 2009
Description:	Rear conservatory

Reference - 13/01572/1HH	
Decision:	Decided
Date:	02nd July 2013
Description:	Single storey front extension

Planning records for: **25 Lower Road Breachwood Green SG4 8NS**

Reference - 84/01805/1	
Decision:	Decided
Date:	24th April 1985
Description:	Approval of details for erection of detached house (Additional plan recieved 25 May 1988)

Reference - 88/00698/1	
Decision:	Decided
Date:	21st April 1988
Description:	Approval of details for erection of detached house. (Additional plan recieved 25th May 1988)

Planning records for: **26 Lower Road Breachwood Green Hitchin SG4 8NS**

Reference - 04/01855/1HH	
Decision:	Decided
Date:	18th November 2004
Description:	Two and single storey front extension. Two storey side extension

Reference - 05/00177/1HH	
Decision:	Decided
Date:	08th February 2005
Description:	Two storey front and single storey side extension.

Planning records for: **26 Lower Road Breachwood Green SG4 8NS**

Reference - 90/00816/1DC	
Decision:	Decided
Date:	05th June 1990
Description:	Single storey side extension to provide garage

Reference - 12/01777/1HH	
Decision:	Decided
Date:	01st August 2012
Description:	Single storey rear extension

Planning records for: **27 Lower Road Breachwood Green SG4 8NS**

Reference - 84/01340/1	
Decision:	Decided
Date:	24th August 1984
Description:	Erection of two and single storey rear extension, replacement front entrance porch and detached

Reference - 01/00080/1HH	
Decision:	Decided
Date:	19th January 2001
Description:	Attached car port with extended roof to front porch (as amended by drawing no. 01/147/1A received 9.3.2001)



Planning records for: **28 Lower Road Breachwood Green Hitchin Hertfordshire SG4 8NS**

Reference - 01/00610/1HH	
Decision:	Decided
Date:	19th April 2001
Description:	Single storey front extension

Reference - 01/00194/1HH	
Decision:	Decided
Date:	08th February 2001
Description:	Single storey front extension to provide garage

Planning records for: **30 Lower Road Breachwood Green Hitchin Hertfordshire SG4 8NS**

Reference - 24/00333/TCA	
Decision:	Registered
Date:	08th April 2024
Description:	5 Day Notice-Works to Trees in a Conservation Area Cherry Tree. Remove due to trunk rot and branch fungus

Reference - 24/00787/FPH	
Decision:	Decided
Date:	08th April 2024
Description:	Part two storey and part single storey rear extension, two storey side and first floor front extension, alterations to existing openings, ground floor front infill extension and internal alterations.

Planning records for: **32 Lower Road Breachwood Green SG4 8NS**

Reference - 06/01010/1HH	
Decision:	Decided
Date:	19th June 2006
Description:	First floor front extension (as amended by drawings received 18.07.06 and 04.08.06)

Planning records for: **34 Lower Road Breachwood Green Hitchin Hertfordshire SG4 8NS**

Reference - 21/00615/FPH	
Decision:	Decided
Date:	25th February 2021
Description:	Single storey rear extension and first floor extension over existing front elevation attached garage following demolition of existing rear conservatory (amended by plans received 15/04/2021)

Planning records for: **37 Lower Road Breachwood Green SG4 8NS**

Reference - 81/01517/1	
Decision:	Decided
Date:	09th October 1981
Description:	Erection of two storey side extension.

Reference - 92/01214/1	
Decision:	Decided
Date:	10th November 1992
Description:	Single storey rear extension. (As amended by plan no. 926/1A recieved 2.12.92)

Planning records for: **37 Lower Road Breachwood Green SG4 8NS**

Reference - 87/00271/1	
Decision:	Decided
Date:	23rd February 1987
Description:	Erection of two storey rear extension

Planning records for: **43 Lower Road Breachwood Green Hitchin Herts SG4 8NS**

Reference - 94/01082/1HH	
Decision:	Decided
Date:	04th October 1994
Description:	Single storey side and rear extensions

Reference - 87/01046/1	
Decision:	Decided
Date:	29th June 1987
Description:	Erection of two storey rear extension

Reference - 06/00545/1HH	
Decision:	Decided
Date:	03rd April 2006
Description:	Two storey rear and single storey side extensions. Insertion of dormer window in side (south) roof slope (scale of drawings clarified in email received 7th July 2006)

Planning records for: *Hillside Farmhouse Lower Road Breachwood Green SG4 8NS*

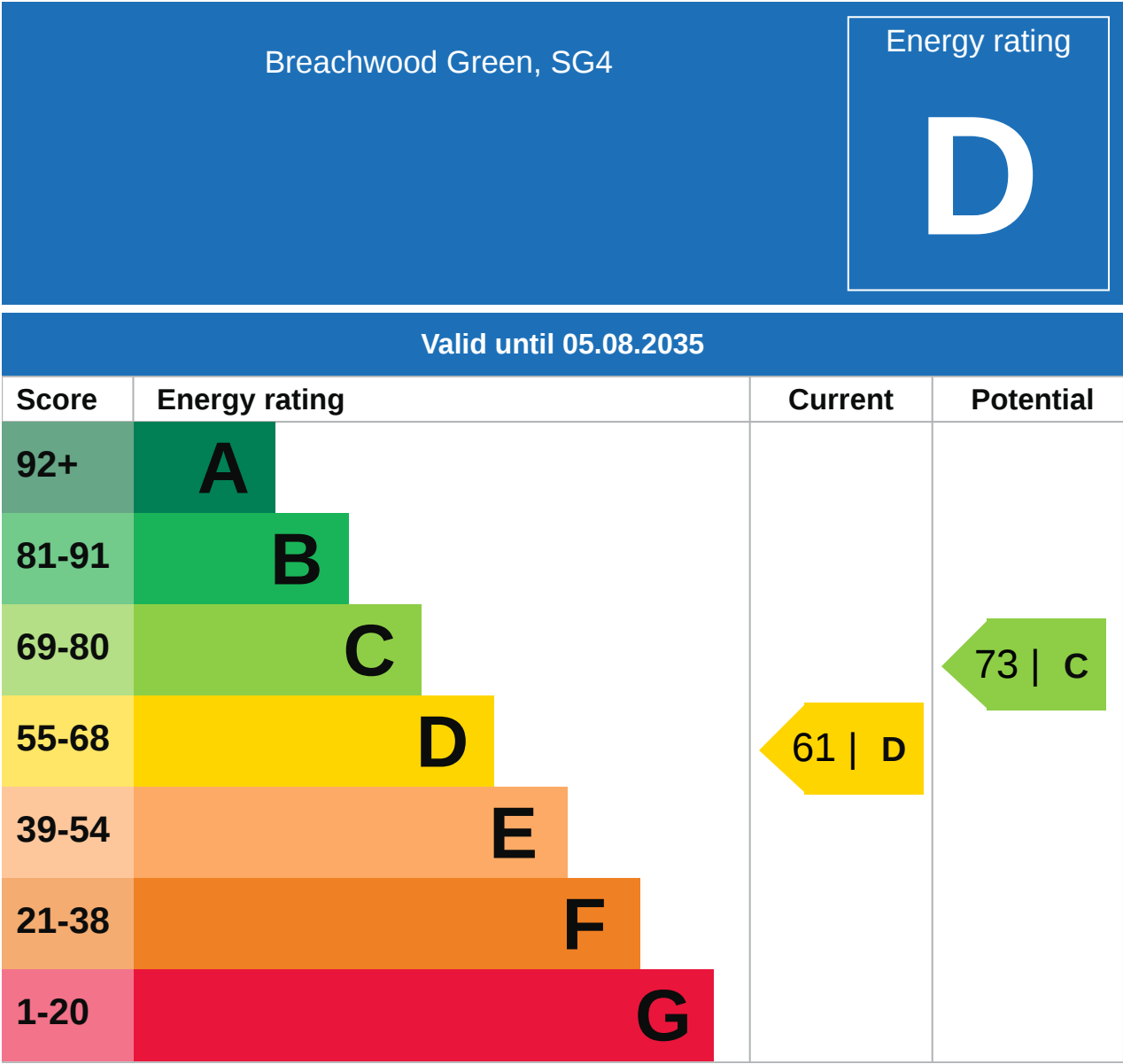
Reference - 85/01256/1
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 15th August 1985</p>
<p><b>Description:</b> Erection of detached building to provide three stables, hay store and tack room.</p>
Reference - 79/01800/1
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 29th October 1979</p>
<p><b>Description:</b> Erection of double garage and workshop</p>
Reference - 80/01079/1
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 18th June 1980</p>
<p><b>Description:</b> Erection of two detached houses with double garages and formation of new vehicular access.</p>
Reference - 82/00285/1
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 27th April 1982</p>
<p><b>Description:</b> See application reference number 1/283/82 (174).</p>

Planning records for: *Hillside Farm Lower Road Breachwood Green SG4 8NS*

Reference - 85/00524/1LB
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 03rd April 1985</p>
<p><b>Description:</b> Demolition of conservatory and erection of single storey rear extension with internal alterations.</p>
Reference - 85/00523/1
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 03rd April 1985</p>
<p><b>Description:</b> Erection of replacement single storey rear extension.</p>
Reference - 78/01594/1
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 24th October 1978</p>
<p><b>Description:</b> Site and layout of 4 terraced houses and garages</p>
Reference - 85/01255/1
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 15th August 1985</p>
<p><b>Description:</b> Erection of detached triple garage.</p>

Planning records for: *Old Hill Farm Lower Road Breachwood Green Hitchin SG4 8NS*

Reference - 85/00218/1	
Decision:	Decided
Date:	13th February 1985
Description:	Internal alterations and conversion of two cottages into one dwelling



## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	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>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 125 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Below average lighting efficiency
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	182 m <sup>2</sup>



## Building Safety

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No building safety aspects to report

## Accessibility / Adaptations

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Not suitable for wheelchair users

## Restrictive Covenants

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None specified

## Rights of Way (Public & Private)

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None specified

## Construction Type

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Standard Brick

## Property Lease Information

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Freehold

## Listed Building Information

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Not listed

## Stamp Duty

---

Not specified

## Other

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None specified

## Other

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None specified

## Electricity Supply

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YES - Mains

## Gas Supply

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YES - Mains

## Central Heating

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YES - GCH

## Water Supply

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YES - Mains

## Drainage

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YES - Mains

## **Important - Please read**

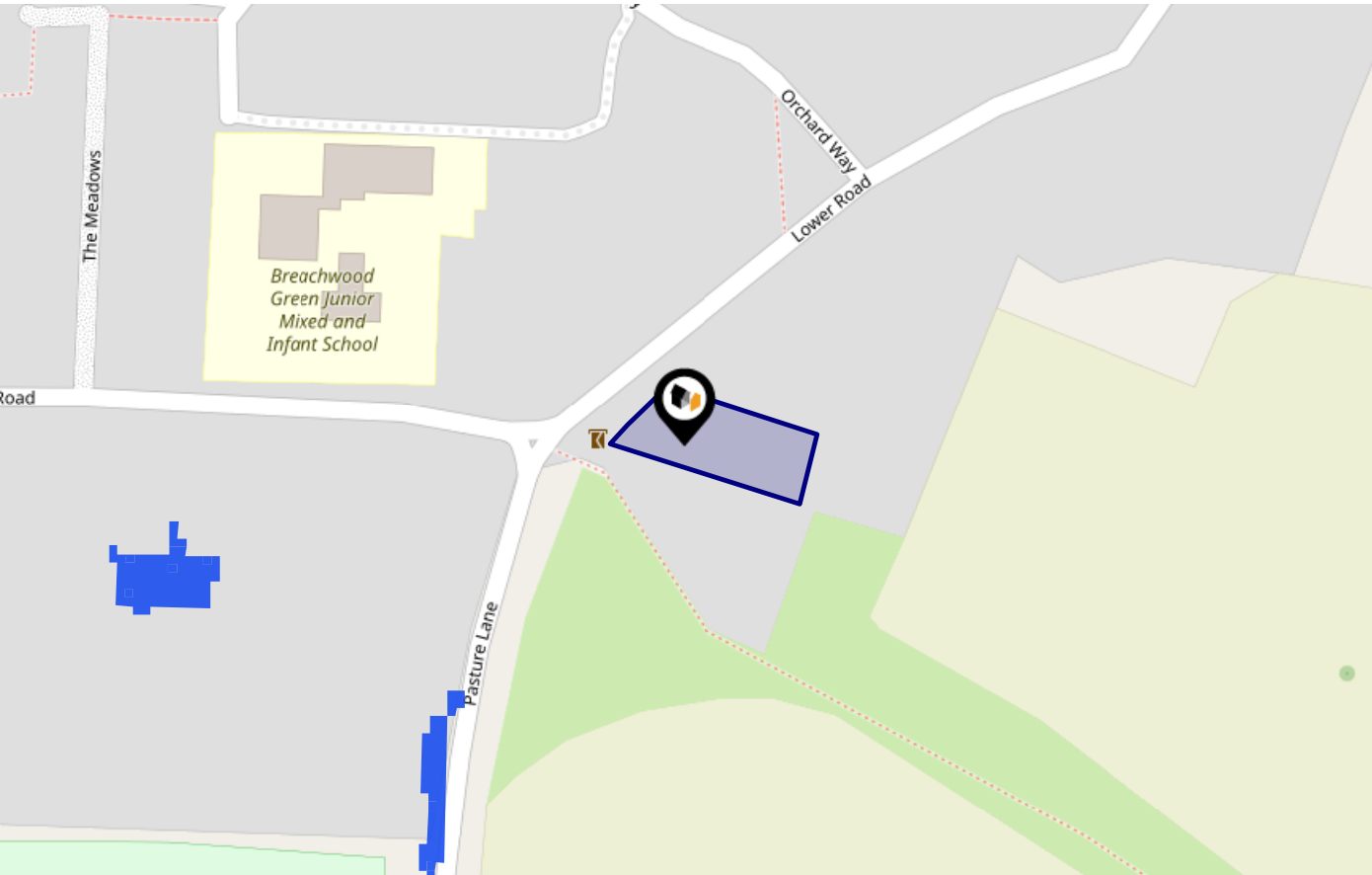
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The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

# Flood Risk

## Surface Water - Flood Risk

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

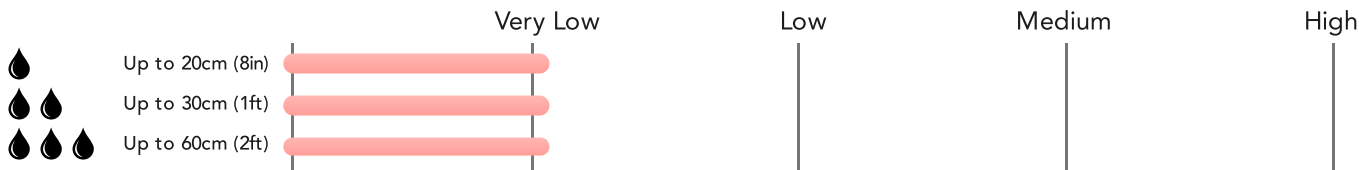


Risk Rating: Very low

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

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

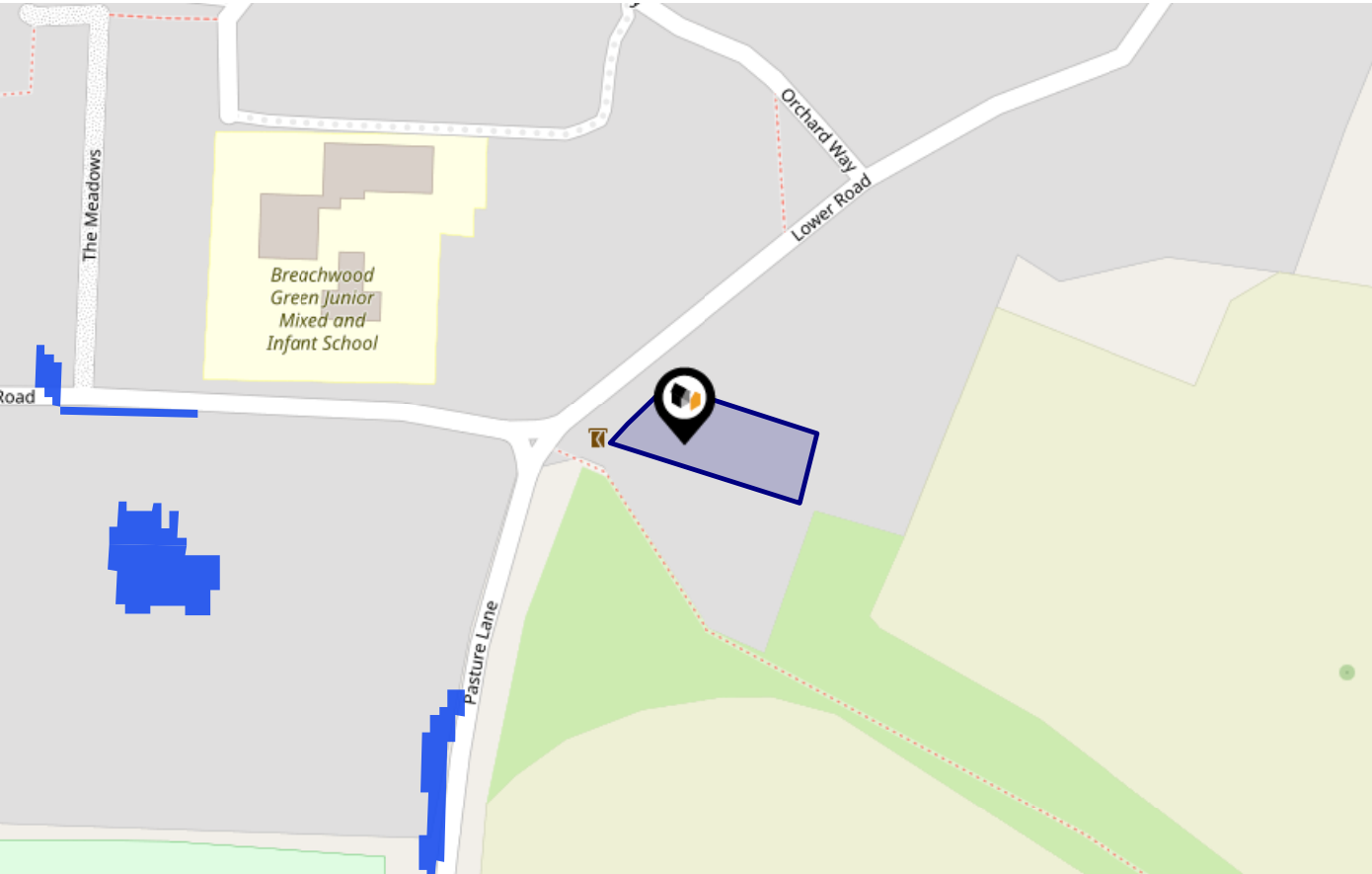
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

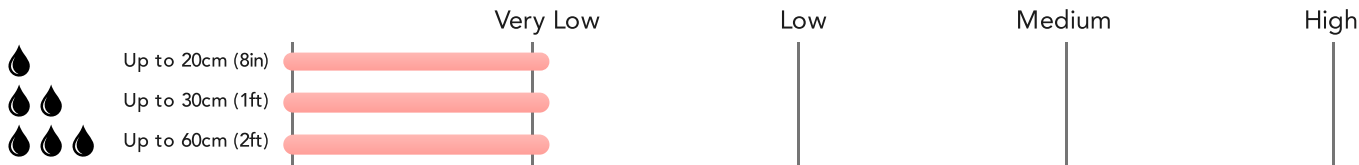


Risk Rating: Very low

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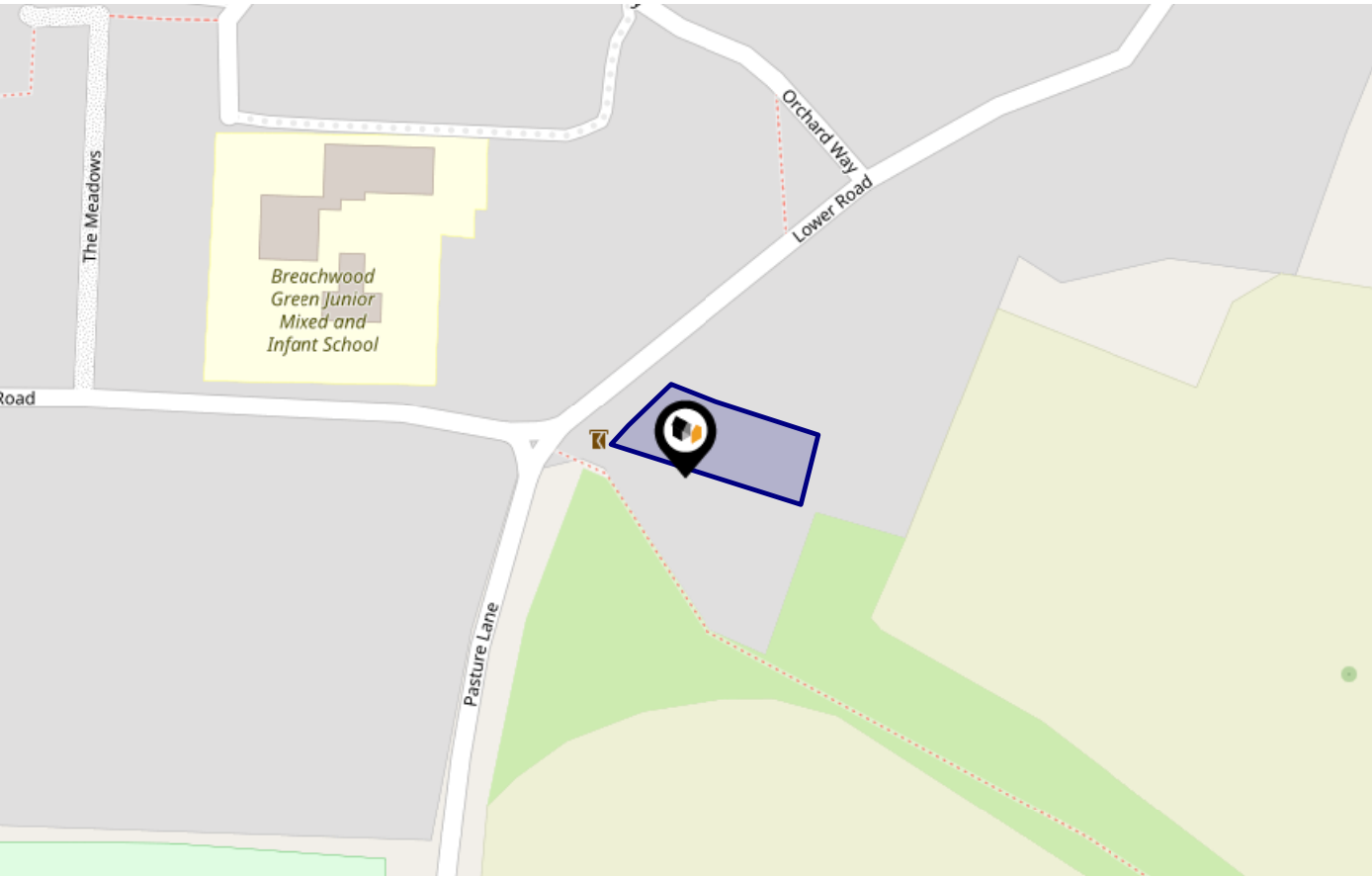
Chance of flooding to the following depths at this property:



# 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.

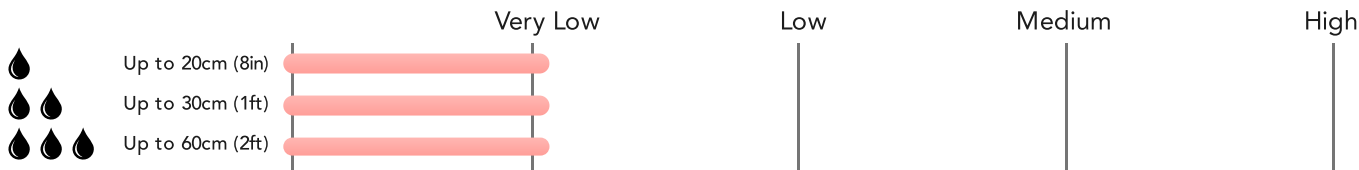


Risk Rating: Very low

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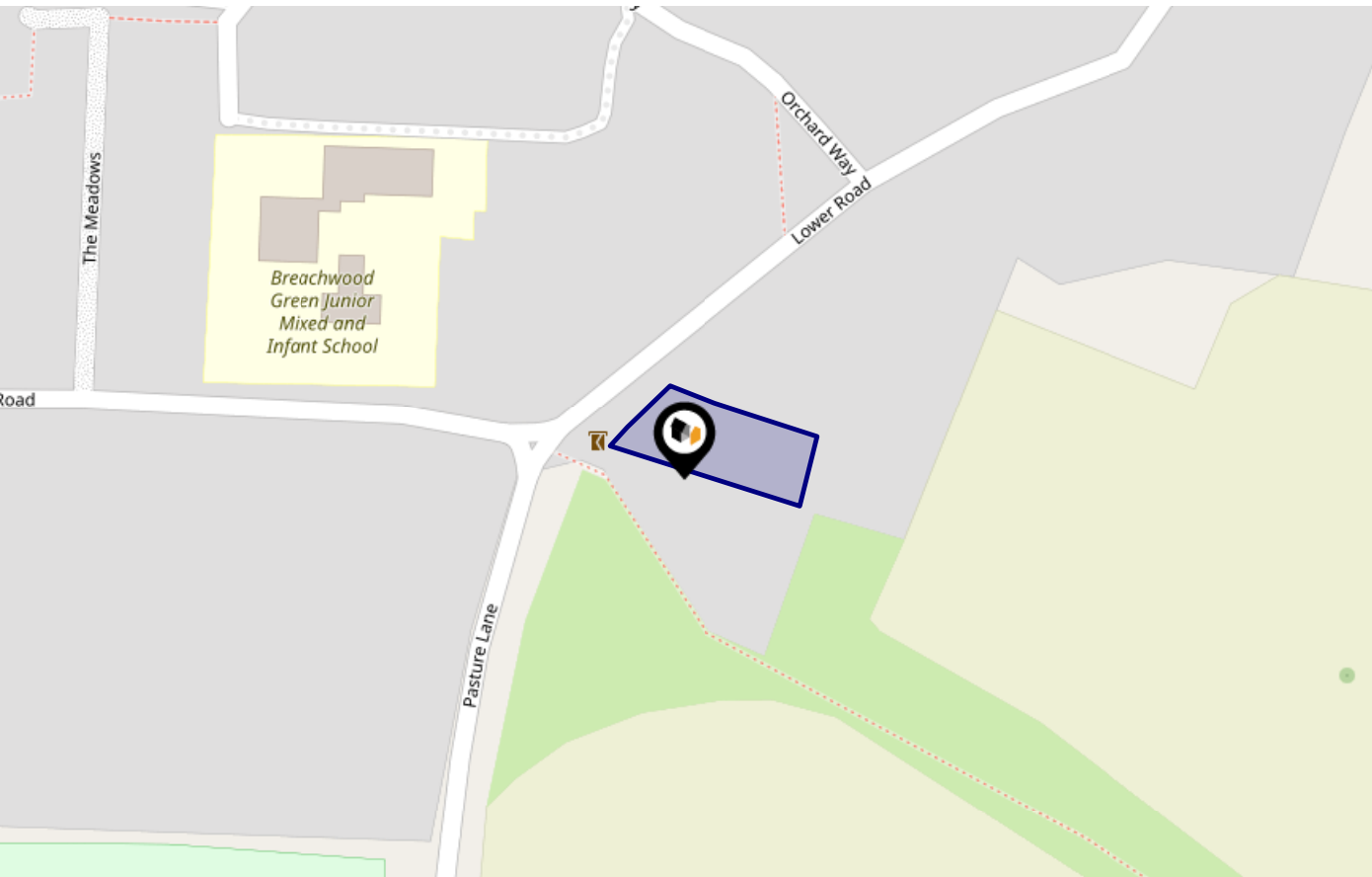
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

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

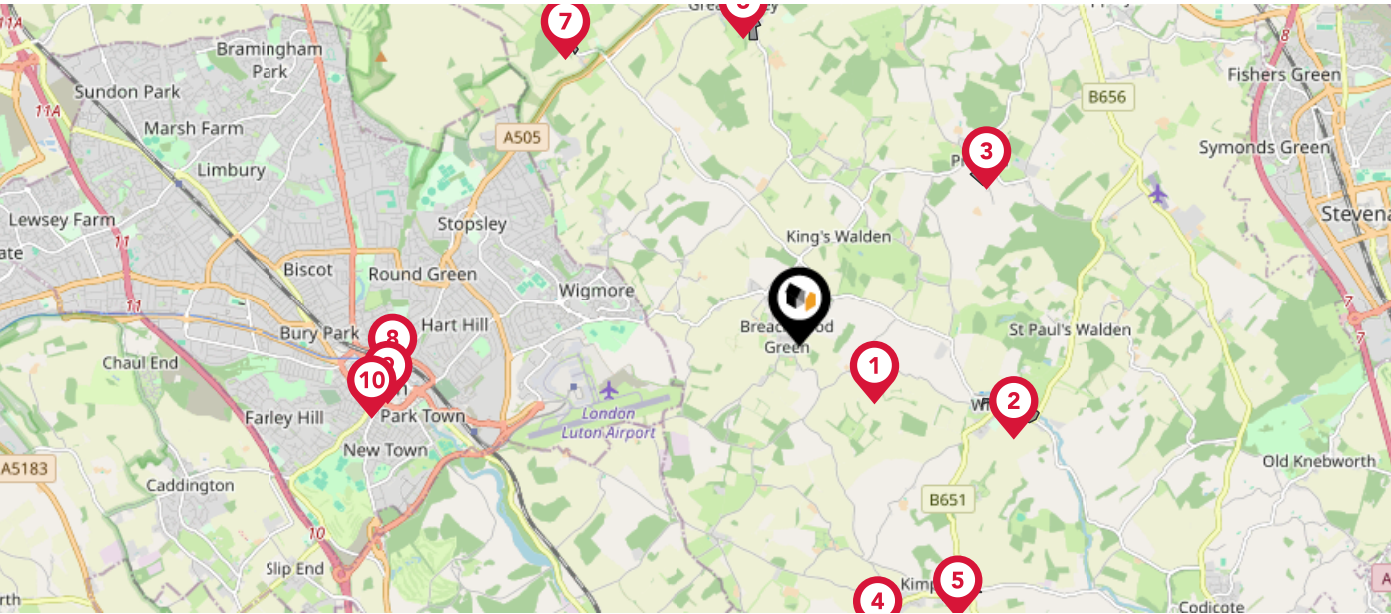
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Chance of flooding to the following depths at this property:



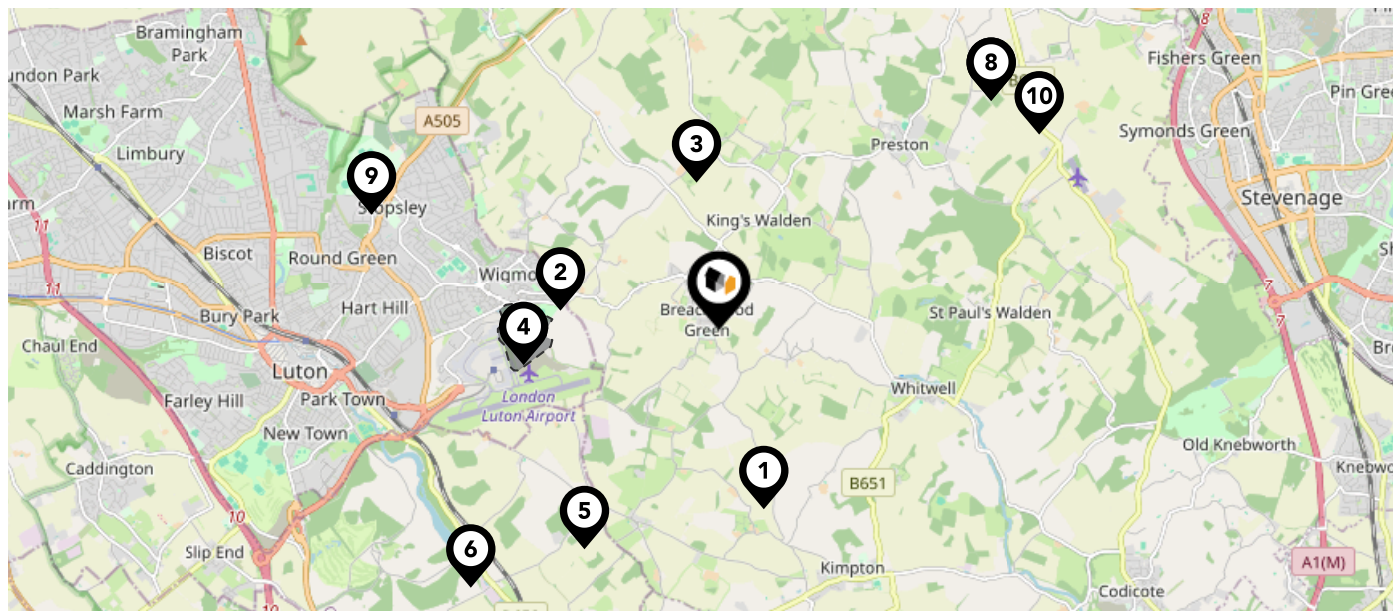


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Bendish
2	Whitwell
3	Preston
4	Kimpton Bottom
5	Kimpton
6	Great Offley
7	Lilley
8	High Town
9	Plaiters Lea
10	Town Centre

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	Whiteway Bottom Lane-Kimpton, Hitchin, Hertfordshire	Historic Landfill	
2	Wandon End Farm-Luton, Bedfordshire	Historic Landfill	
3	Lodge Farm-Kings Walden, Hertfordshire	Historic Landfill	
4	Luton Airport-Eaton Green Road, Luton, Bedfordshire	Historic Landfill	
5	Laburnum Farm-Chiltern Green, Luton, Bedfordshire	Historic Landfill	
6	Luton Hoo Tip-Luton Hoo, Hyde	Historic Landfill	
7	EA/EPR/LB3303UD/T001 - Vicars Grove	Active Landfill	
8	Kings Grove-St Ippollits, Hertfordshire	Historic Landfill	
9	Stopsley-Luton	Historic Landfill	
10	Chapel Foot Tip-Parish Of St Ippollitts, Hitchin, Hertfordshire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

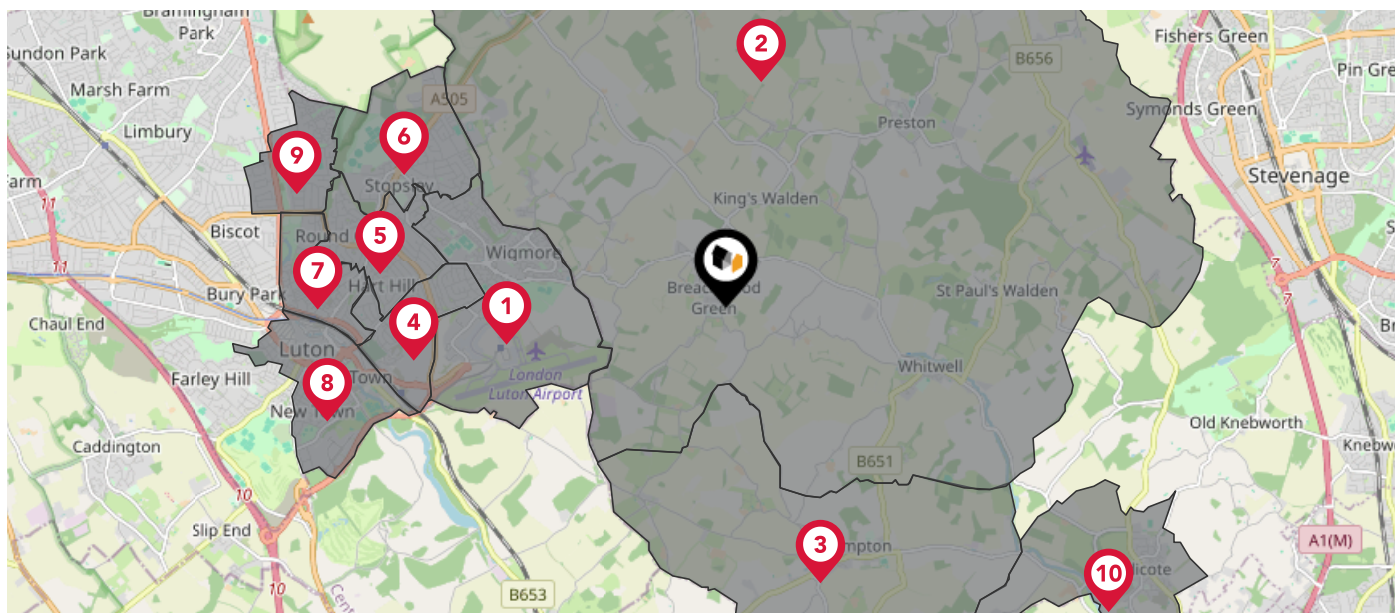
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

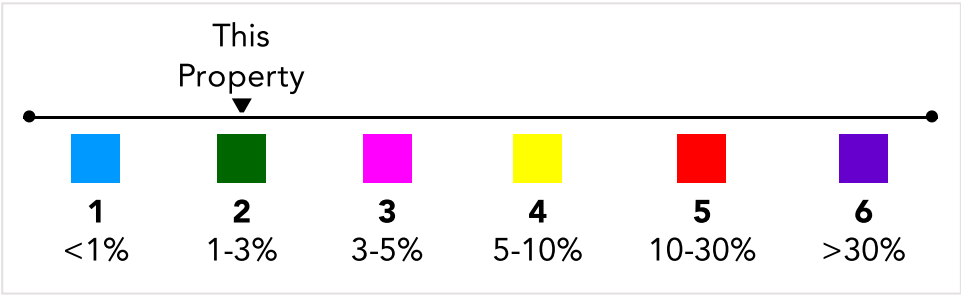
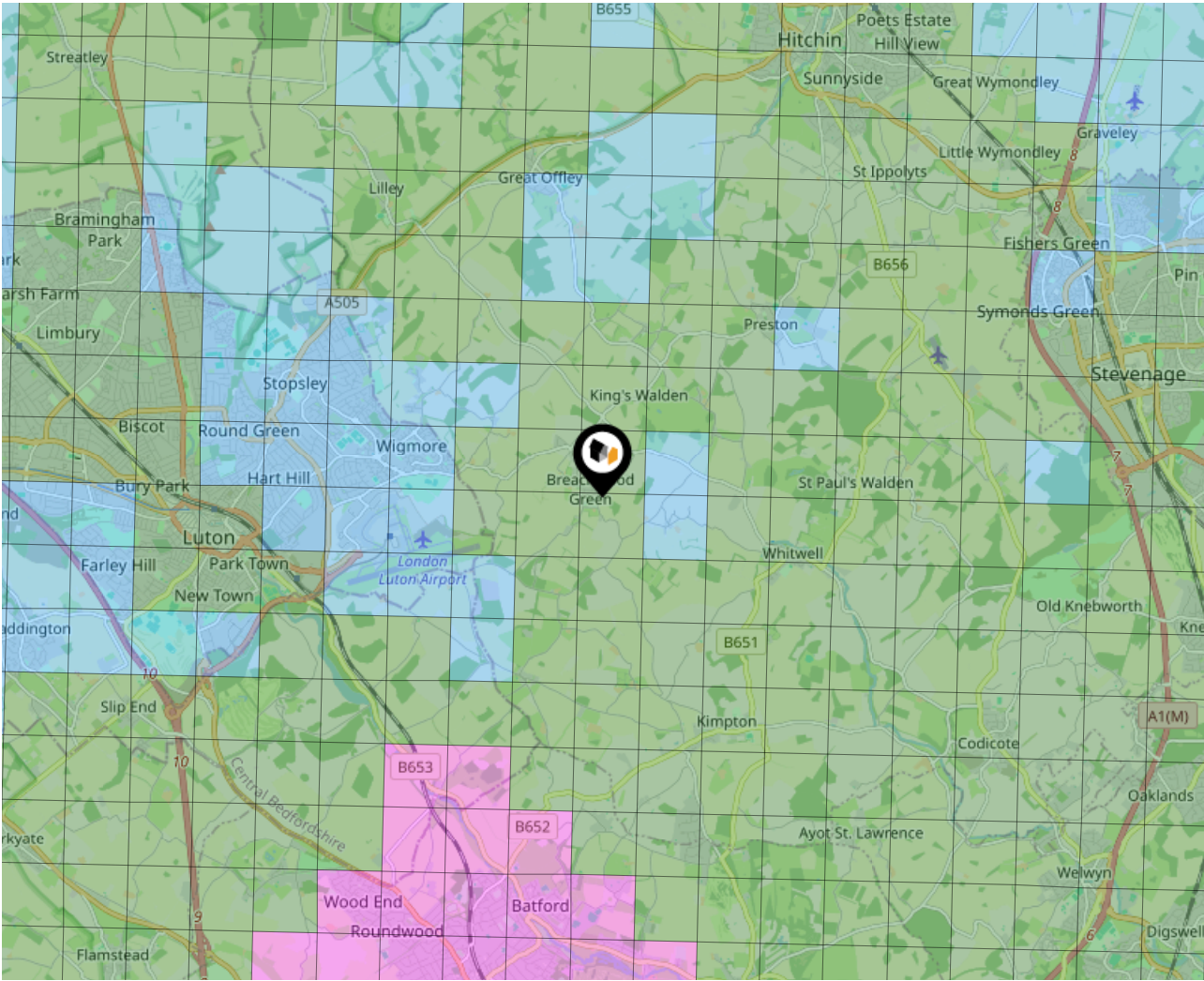


### Nearby Council Wards

-  1 Wigmore Ward
-  2 Hitchwood, Offa and Hoo Ward
-  3 Kimpton Ward
-  4 Crawley Ward
-  5 Round Green Ward
-  6 Stopsley Ward
-  7 High Town Ward
-  8 South Ward
-  9 Barnfield Ward
-  10 Codicote Ward

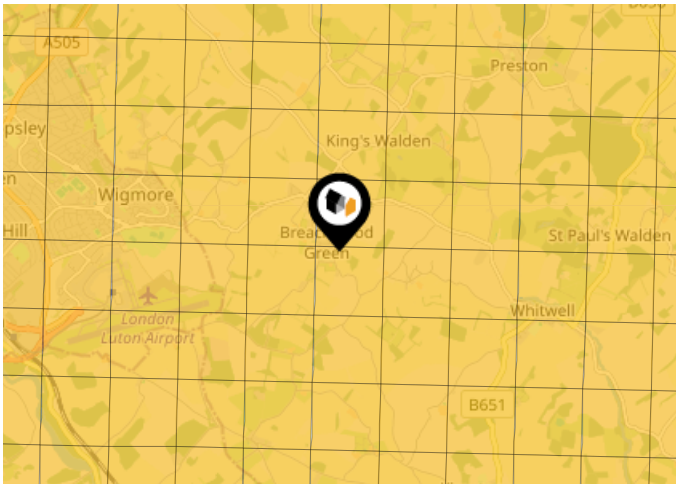
What is Radon?

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



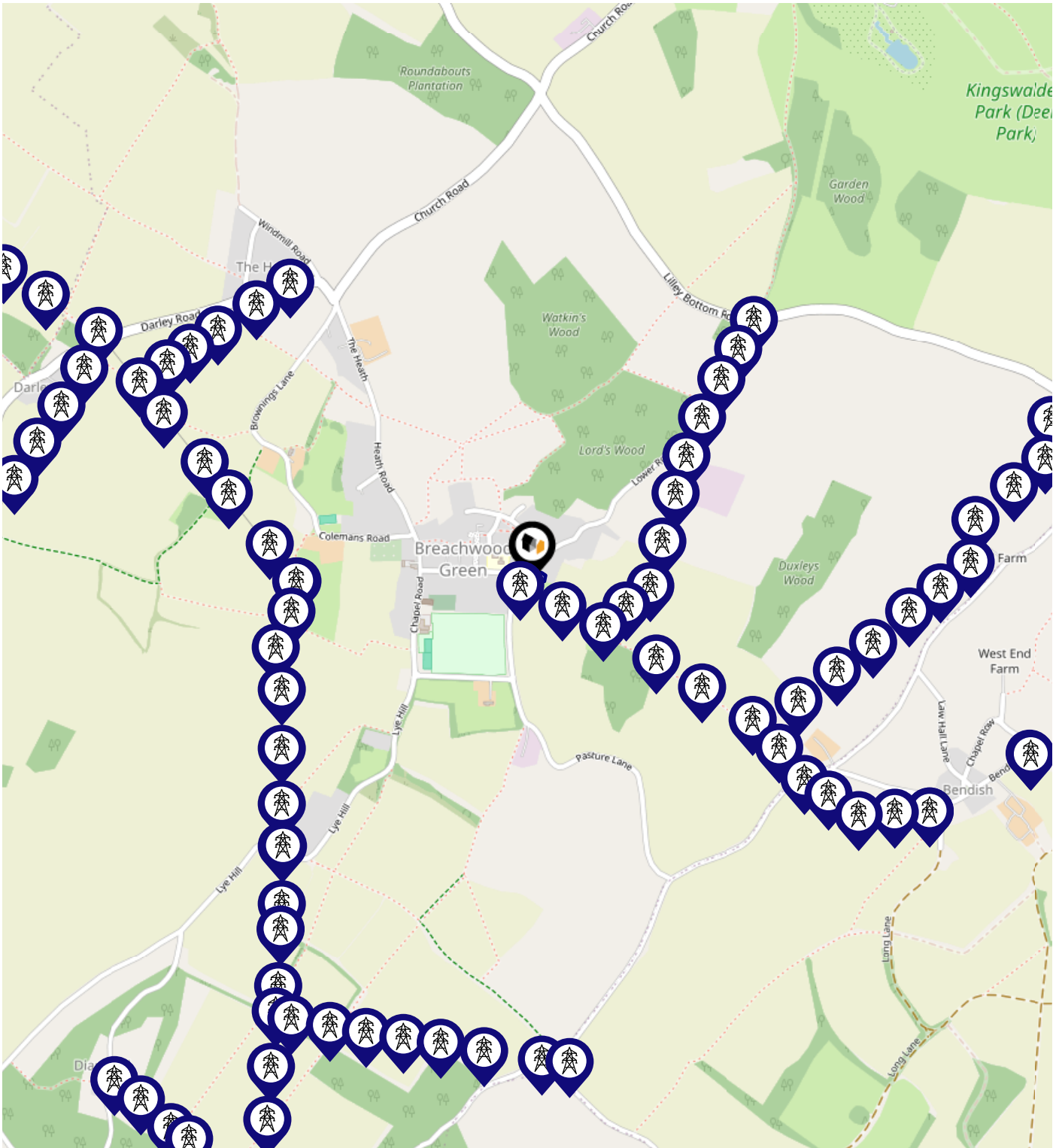
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	SILT TO SAND
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		





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

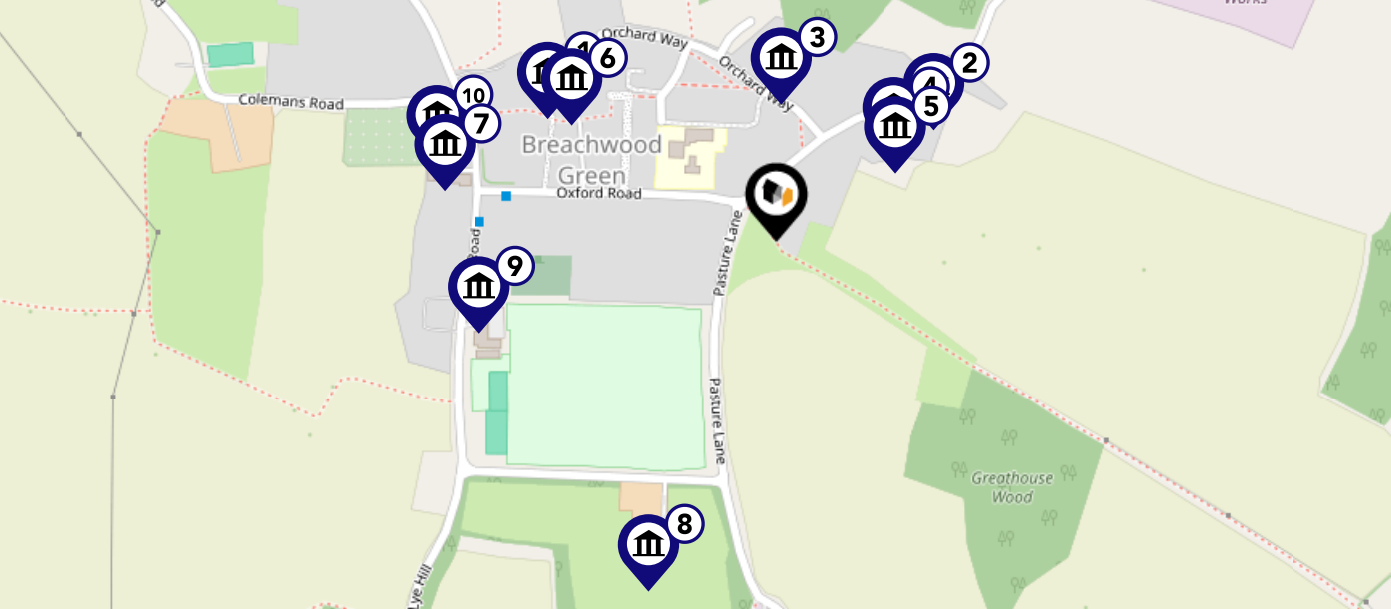












**Key:**

-  Power Pylons
-  Communication Masts

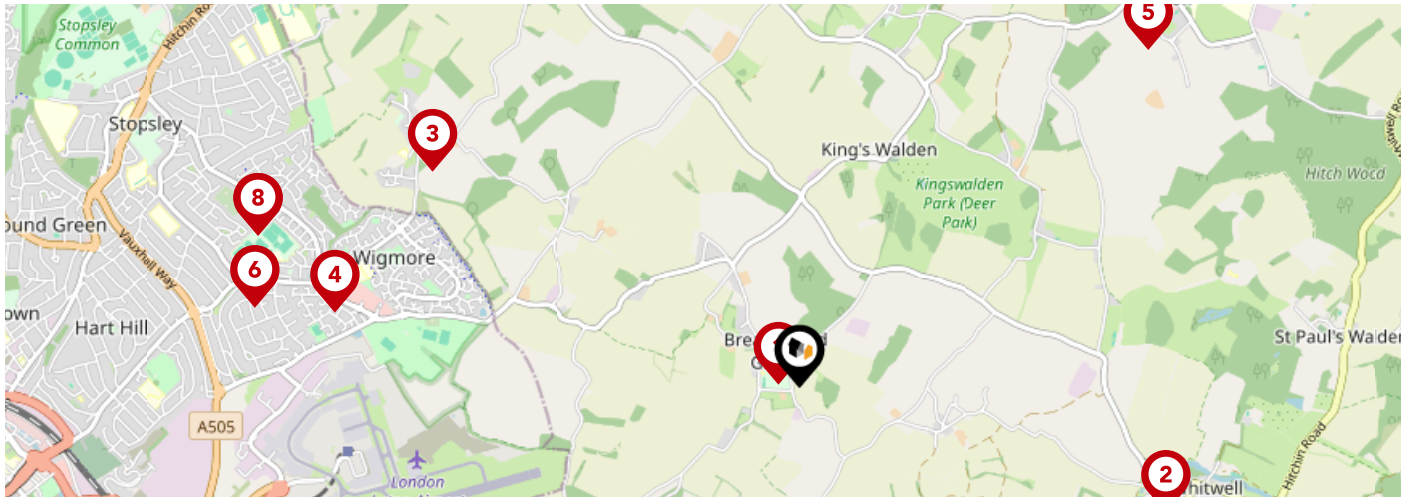


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

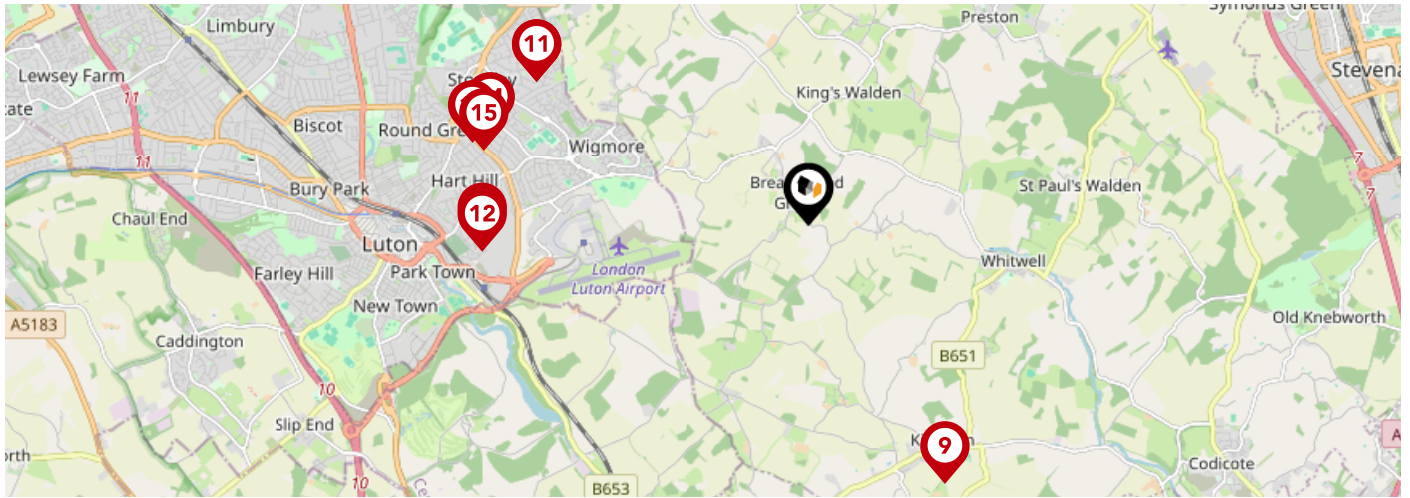










Listed Buildings in the local district		Grade	Distance
	1102443 - Meadow Cottage	Grade II	0.1 miles
	1176450 - Old Hill Farm	Grade II	0.1 miles
	1102442 - Keepers Cottage	Grade II	0.1 miles
	1102440 - 11 And 13, Lower Road	Grade II	0.1 miles
	1102441 - Hillside Farmhouse	Grade II	0.1 miles
	1102444 - Manor House	Grade II	0.1 miles
	1347431 - 12, Chapel Road	Grade II	0.2 miles
	1102445 - Baileys Farmhouse	Grade II	0.2 miles
	1176161 - 23 And 25, Chapel Road	Grade II	0.2 miles
	1102474 - Fir Tree Cottage	Grade II	0.2 miles

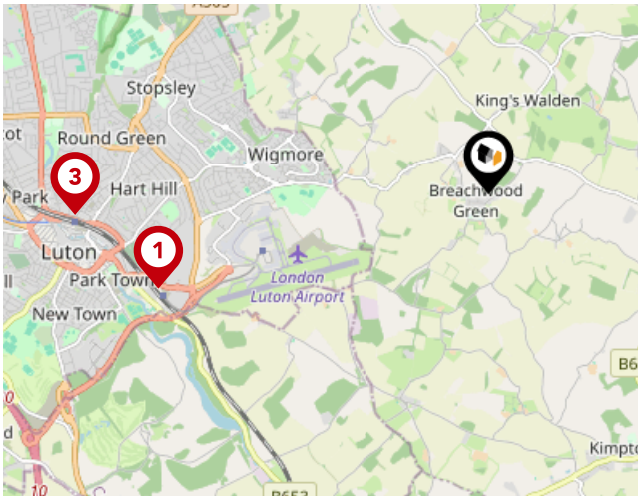







		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Breachwood Green Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 92   Distance:0.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Paul's Walden Primary School</b> Ofsted Rating: Good   Pupils: 70   Distance:1.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Cockernhoe Endowed CofE Primary School</b> Ofsted Rating: Requires improvement   Pupils: 78   Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Wigmore Primary</b> Ofsted Rating: Good   Pupils: 604   Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Preston Primary School</b> Ofsted Rating: Good   Pupils: 67   Distance:2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Queen Elizabeth School</b> Ofsted Rating: Good   Pupils: 1186   Distance:2.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Somerles Junior School</b> Ofsted Rating: Good   Pupils: 241   Distance:2.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Somerles Infant School and Early Childhood Education Centre</b> Ofsted Rating: Outstanding   Pupils: 286   Distance:2.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

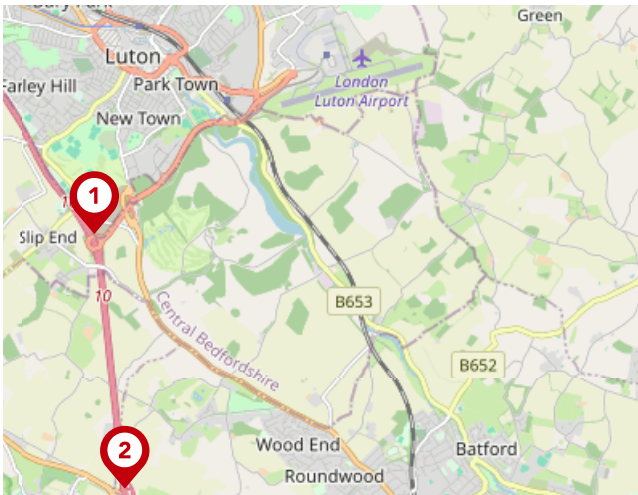


		Nursery	Primary	Secondary	College	Private
	<b>Kimpton Primary School</b> Ofsted Rating: Good   Pupils: 162   Distance:2.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Putteridge Primary School</b> Ofsted Rating: Good   Pupils: 618   Distance:2.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Putteridge High School</b> Ofsted Rating: Good   Pupils: 1197   Distance:2.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Crawley Green Infant School</b> Ofsted Rating: Outstanding   Pupils: 267   Distance:2.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wenlock CofE Academy</b> Ofsted Rating: Not Rated   Pupils: 350   Distance:2.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lady Zia Wernher School</b> Ofsted Rating: Outstanding   Pupils: 198   Distance:3.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ramridge Primary School</b> Ofsted Rating: Good   Pupils: 468   Distance:3.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sacred Heart Primary School</b> Ofsted Rating: Good   Pupils: 407   Distance:3.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>








### National Rail Stations

Pin	Name	Distance
	Luton Airport Parkway Rail Station	3.14 miles
	Harpenden Rail Station	4.97 miles
	Luton Rail Station	3.78 miles







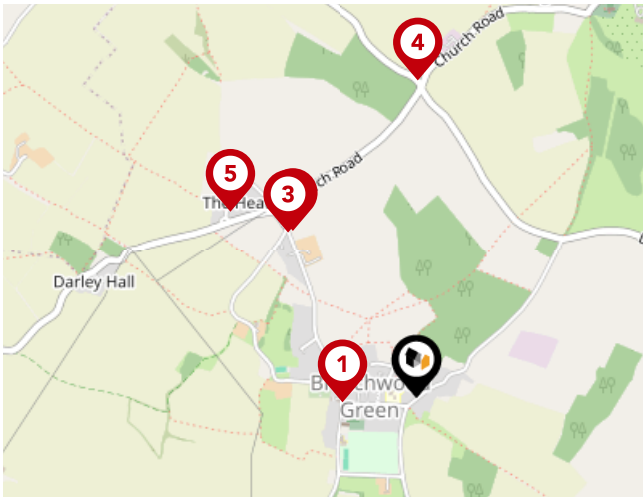
### Trunk Roads/Motorways

Pin	Name	Distance
	M1 J10	4.71 miles
	M1 J9	5.95 miles
	A1(M) J8	5.47 miles
	A1(M) J7	5.09 miles
	A1(M) J6	6.33 miles



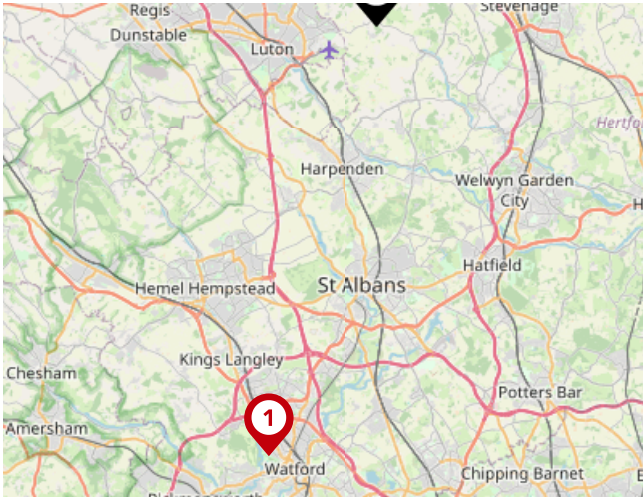
### Airports/Helipads

Pin	Name	Distance
	Luton Airport	2.24 miles
	Heathrow Airport	28.91 miles
	Heathrow Airport Terminal 4	29.86 miles
	Stansted Airport	25.02 miles



Bus Stops/Stations

Pin	Name	Distance
1	Oxford Road	0.17 miles
2	Brownings Lane	0.48 miles
3	Brownings Lane	0.48 miles
4	Roundabouts Plantation	0.73 miles
5	Millway	0.6 miles



Local Connections

Pin	Name	Distance
1	Watford Underground Station	16.21 miles



# Country Properties

## Data Quality

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



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Valuation Office  
Agency

