



 Introduction

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An invaluable insight into your new home

This Location Information brochure offers an informed overview of **Park Crescent Development** as a potential new home, along with essential material about its surrounding area and its local community. It provides a valuable insight for any prospective owner or tenant.

We wanted to provide you with information that you can absorb quickly, so we have presented it as visually as possible, making use of maps, icons, tables, graphs and charts. Overall, the brochure contains information about:

- **The Property** - including property details, floor plans, room details, photographs and Energy Performance Certificate.
- **Transport** - including locations of bus and coach stops, railway stations and ferry ports.
- **Health** - including locations, contact details and organisational information on the nearest GPs, pharmacies, hospitals and dentists.
- **Local Policing** - including locations, contact details and information about local community policing and the nearest police station, as well as police officers assigned to the area.
- **Education** - including locations of infant, primary and secondary schools and Key Performance Indicators (KPIs) for each key stage.
- **Local Amenities** - including locations of local services and facilities - everything from convenience stores to leisure centres, golf courses, theatres and DIY centres.
- **Census** - We have given a breakdown of the local community's age, employment and educational statistics.





PARK CRESCENT DEVELOPMENT, £209,703



x1
Bedrooms

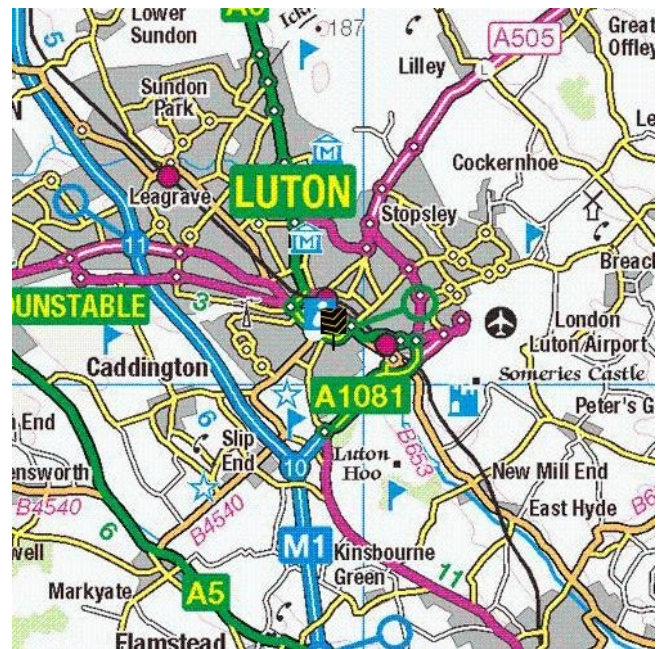


x1
Living Rooms



x1
Bathrooms

Where you are



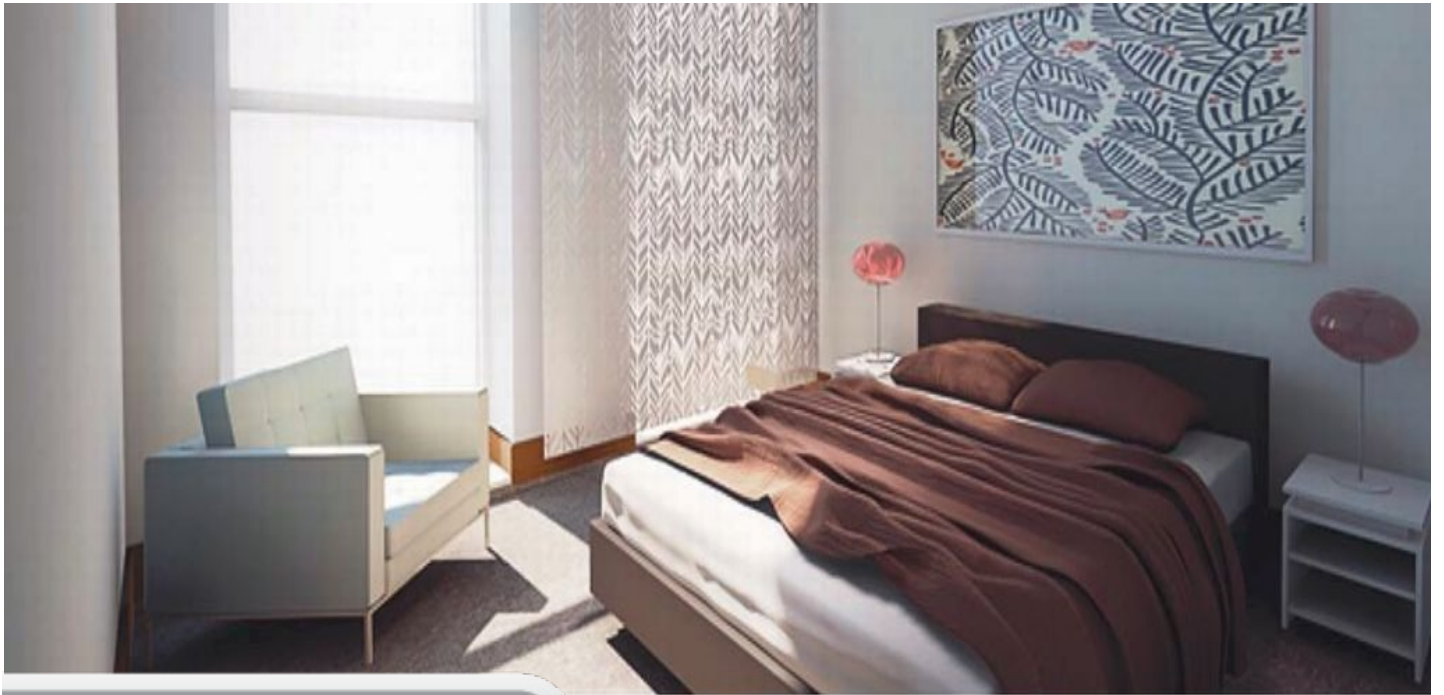


Photo 1

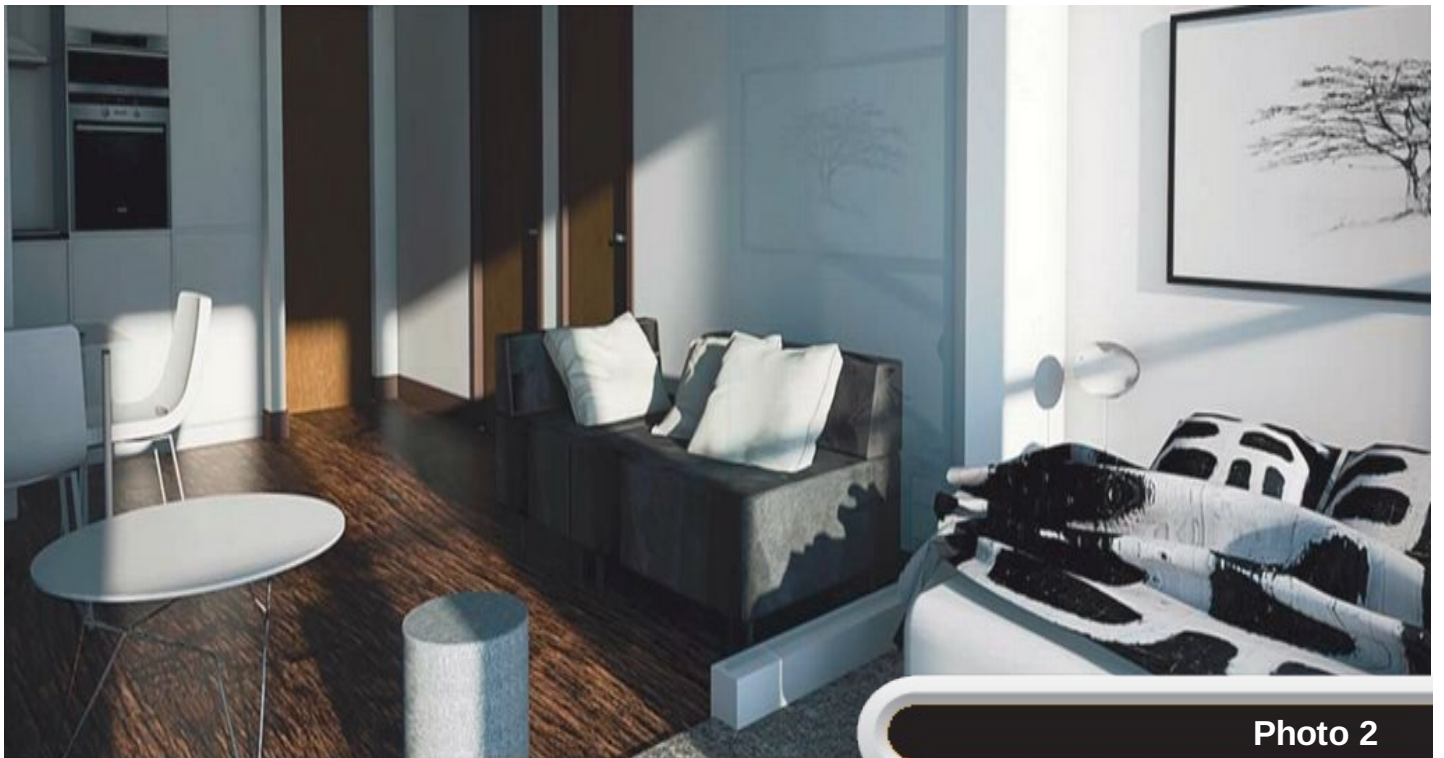


Photo 2





Photo 4



Raine and Co 33 Market Place, Stevenage, SG1 1DH 01438 870 668

A select development of high specification studio suites and one bed apartments totalling 38 apartments over three floors. Situated in the heart of Luton Town and close to both train stations and the University of Bedfordshire campus. Ideal purchase for students and residential purchasers. Offering a 250 year lease and 10 year warranty. A number of plots already reserved so DONT DELAY VIEWING or you'll miss out. Prices starting from £182,500. Please call Raine and Co now to arrange a viewing to avoid disappointment.



Raine and Co 33 Market Place, Stevenage, SG1 1DH **01438 870 668**



Everything you want to know about local property prices



How does **Park Crescent Development** compare to the **county** and **national average**?

Whether you are selling, buying, letting or renting it is always useful to know the prices that local properties have recently sold for. The table below contains local, average and national sold prices for the period 1/7/2016 to 31/1/2017 for all types of property allowing you to get a sense of the current market conditions.

Post code / National	Detached	Semi-detached	Terraced	Flats/Maisonettes
LU1	£478763	£288243	£219713	£129582
National	£388720	£242324	£232459	£275086

Data produced by Land Registry © Crown copyright 2014.

This data covers the transactions received at Land Registry in the period 1/1/2010 to 31/1/2017. © Crown copyright 2014.

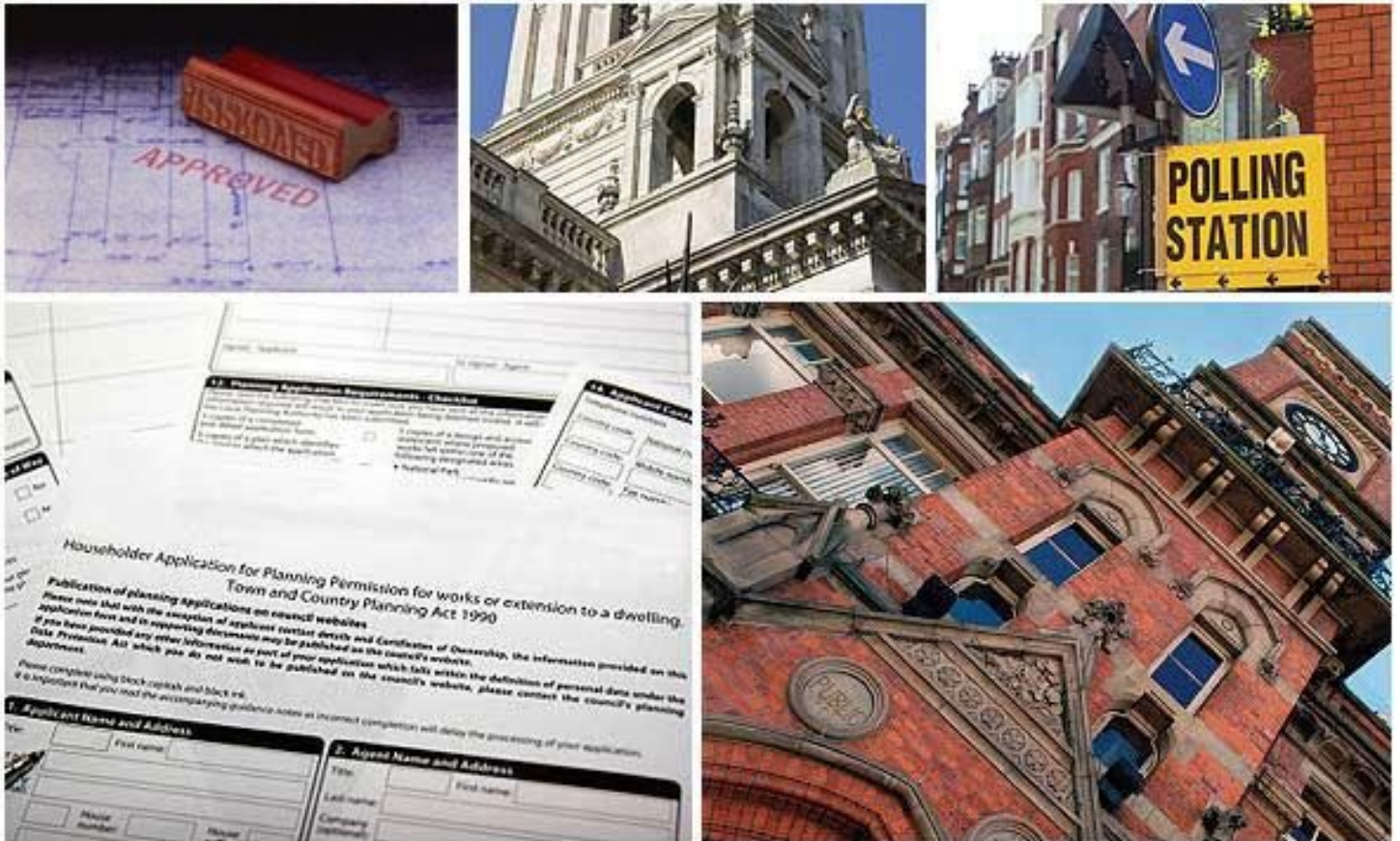


Raine and Co 33 Market Place, Stevenage, SG1 1DH **01438 870 668**



Everything you want
to know about
local authorities





Get to know your local authorities

Local government directly affects quality of life, particularly when it comes to council tax, planning, waste disposal and the impact of local policies. You may want to investigate how this is likely to affect you if you decide to move.

There are nearly 400 local authorities in England, with five different types of local government structure. These can be broadly divided into **single-tier** and **two-tier authorities**.

Single-tier authorities are **Metropolitan Authorities**, **London Boroughs** and **Unitary** or **Shire Authorities**.

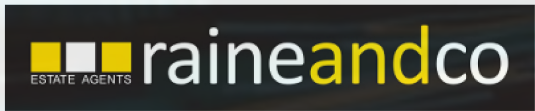
Two-tier authorities have both a **County Council**, and a **District Council** or **City Council**.

There are also around 10,000 parish and town councils, effectively creating an additional tier in some areas - mostly, but not exclusively, in rural areas. The National Association of Local Councils (NALC) represents and works on behalf of these community councils and is a useful contact point.

The local authority locations and contact details for **Park Crescent Development** are:

Shire / County / District	Website	Address	Contact details
Luton Borough Council (English Unitary)	http://www.luton.gov.uk/	Luton, Bedfordshire, LU1 2BQ	t: 01582 546000 f: 01582 546223 e: feedback@luton.gov.uk

Disclaimer: The information displayed above has been obtained using the property's postcode in proximity to its local authority. It is recommended that this information is independently verified.



Everything you want
to know about
transport links

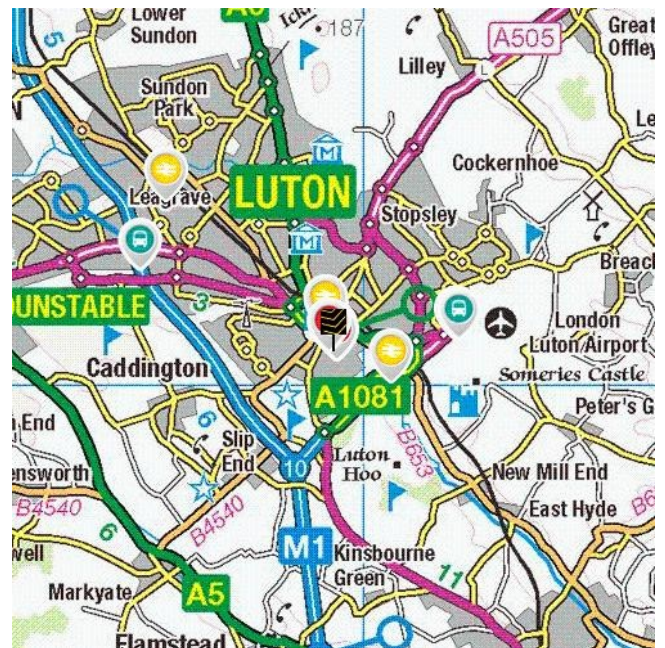




Become familiar with public transport links

Being able to choose to travel by public transport is important for many reasons. It helps to reduce congestion, provides access to work and education, and facilitates use of health and leisure facilities. If you or your family members travel abroad, access to the nearest ferry terminals is also likely to be a significant factor in choosing a new property. Using the maps below, you can pinpoint the precise locations of transport links for **Park Crescent Development**. Tables for each type of transport indicate the property's distance from the nearest bus stops, railway stations, coach stops and ferry terminals (providing that these facilities are within the scale proximity of the maps.)

Transport Links



	Airports	Approx Distance
	London Luton Airport	1.49 miles
	London Heathrow Airport	27.87 miles
	London Stansted Airport	28.67 miles
	London City Airport	32.46 miles
	Cambridge Airport	33.83 miles
	Ferry ports	Approx Distance
	Kew Pier	27.52 miles
	Savoy Pier	28.35 miles
	Embankment Pier	28.41 miles
	Blackfriars Millennium Pier	28.5 miles
	Festival Pier	28.53 miles
	London Eye Millennium Pier	28.68 miles
	Westminster Millennium Pier	28.73 miles
	Bankside Pier	28.83 miles

Disclaimer: The information represented in this section has been sourced from the Department of Transport's Open Data and is based on the property's postcode. It is recommended that this information is independently verified.



Raine and Co 33 Market Place, Stevenage, SG1 1DH 01438 870 668

	Train Stations	Approx Distance
	Luton Rail Station	0.35 miles
	Luton Airport Parkway Rail Station	0.76 miles
	Leagrave Rail Station	2.76 miles
	Harpenden Rail Station	5.04 miles
	Harlington (Beds) Rail Station	6.85 miles
	Hitchin Rail Station	8.21 miles
	Stevenage Rail Station	8.89 miles
	Flitwick Rail Station	9.41 miles
	Bus Stops	Approx Distance
	Luton Centre Park Street	0.02 miles
	Park Square	0.02 miles
	Luton Centre Park Street	0.02 miles
	Luton Centre Park Street	0.03 miles
	Luton Centre Park Square	0.04 miles
	Park Square	0.06 miles
	Central Baptist Church	0.07 miles
	Park Square	0.07 miles
	Coach Stops	Approx Distance
	Luton: Bus Station Bute Street	0.28 miles
	Luton Airport Parkway: Rail Stn Coach Stop	0.76 miles
	Luton Airport Bus Station	1.53 miles
	Luton: Travelodge Bus lay by	2.55 miles
	Hitchin Coach Stop	7.59 miles
	Hitchin Rail Station Coach Stop	8.17 miles
	Hemel Hempstead Bus Station	9.0 miles
	Stevenage Bus Station	9.07 miles

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ESTATE AGENTS **raineandco**

Everything you want
to know about
local schools

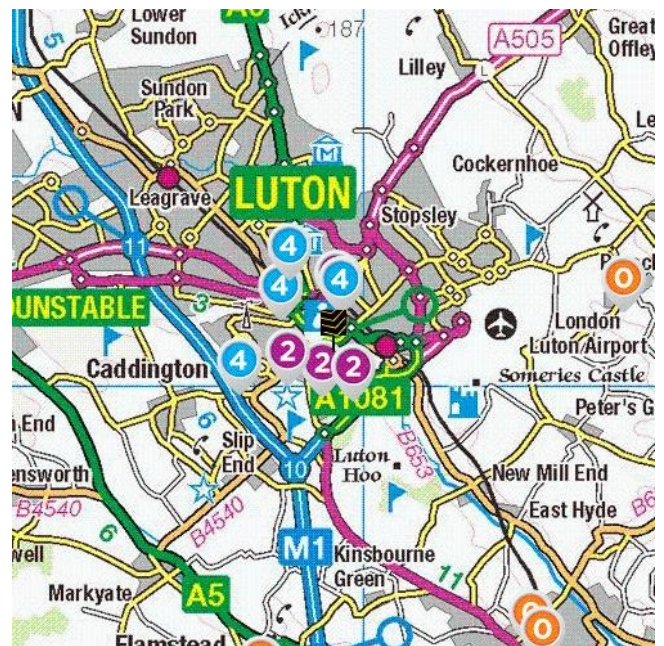


How are local schools performing?

If schools are important to you, then this section sets out the published Key Performance Indicators for schools near to your prospective new home. Key Performance Indicators look primarily at how well pupils perform in their tests and examinations, as well as some other measures like attendance.

If you want to know more about a particular school or college, you can also visit the Ofsted website <http://www.ofsted.gov.uk/inspection-reports/find-inspection-report>

Local Schools




The next page shows tables and charts divided into Key Stages and a list of respective schools local to **Park Crescent Development**. There are four main age-related Key Stages defined as:



Special schools are marked with this icon


Key Stage	Definition
Key Stage 0	Marker / indicator - no legal definition
Key Stage 1	Fits broadly with the first stage of education, i.e. ages 5-7.
Key Stage 2	Fits the later stage of primary education, often known as junior schools, i.e. ages 8-11. This takes pupils up to the standardised break at age 11 after which pupils generally change schools and transfer to secondary education.
Key Stage 3	Secondary education split between key stages 3 and 4, with key stage 3 covering ages 11-13.
Key Stage 4	Key Stage 4 (ages 14-16) covers the two year period of study for GCSE level examinations.
Key Stage 5	Beyond key stage 4 is 16+ or Sixth Form provision, sometimes unofficially referred to as Key Stage 5.

	Key Stage 0 - Name and Address	Approx Distance
	<p>Name: Breachwood Green Pre School Address: Chapel Road, HITCHIN, Hertfordshire, SG4 8NX</p>	3.53 miles
	<p>Name: Apple Tree Childcare Address: 21 Church Road, ST ALBANS, Hertfordshire, AL3 8BN</p>	4.13 miles
	<p>Name: Highfield Pre School Address: Highfield Oval, HARPENDEN, Hertfordshire, AL5 4BX</p>	4.21 miles
	<p>Name: Lynmore Nursery School Address: 34 Sun Lane, HARPENDEN, Hertfordshire, AL5 4HA</p>	4.45 miles

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	Key Stage 2 - Information	Approx Distance
	<p>Name: Tennyson Road Primary School</p> <p>Address: Tennyson Road, Luton, LU1 3RS</p> <p>Contact Number: 01582 723230</p> <p>Age Range: 4-11 yrs</p> <p>Local Education Authority: Luton</p> <p>Religious Character: Does not apply</p>	0.48 miles
	<p>Name: Surrey Street Primary School</p> <p>Address: Cutenhoe Road, Luton, LU1 3NJ</p> <p>Contact Number: 01582 748810</p> <p>Age Range: 4-11 yrs</p> <p>Local Education Authority: Luton</p> <p>Religious Character: Does not apply</p>	0.56 miles
	<p>Name: St Matthew's Primary School</p> <p>Address: Wenlock Street, Luton, LU2 0NJ</p> <p>Contact Number: 01582 723970</p> <p>Age Range: 3-11 yrs</p> <p>Local Education Authority: Luton</p> <p>Religious Character: Does not apply</p>	0.63 miles
	<p>Name: Hillborough Junior School</p> <p>Address: Hillborough Road, Luton, LU1 5EZ</p> <p>Contact Number: 01582 613331</p> <p>Age Range: 7-11 yrs</p> <p>Local Education Authority: Luton</p> <p>Religious Character: Does not apply</p>	0.63 miles

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2014 results data set and is based on the property's postcode.



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Percentage of pupils achieving level 4 or higher in Reading, Writing and Maths

	Name	2015	2014
2	Tennyson Road Primary School	100.0 %	100.0 %
	Surrey Street Primary School	74.0 %	76.0 %
	St Matthew's Primary School	64.0 %	74.0 %
	Hillborough Junior School	95.0 %	92.0 %
	Luton	75.0 %	73.0 %
	National	80.0 %	78.0 %

Value Added


As well as actual pupil performance in tests and exams, an important Key Performance Indicator is that of Value Added. When pupils start a school, they all have varying levels of ability and social advantage. A school's Value Added score measures how much progress they have made from the beginning to the end of their compulsory secondary education (i.e. between the end of Key Stage 2 and the end of Key Stage 4). It is a quick measurement of the effect of a school on its pupils.

Value Added Measures for 2015

	Name	Value Added Measures 2015		
2	Tennyson Road Primary School	Maths VA 102.0 Lower 100.9 Upper 103.1	Reading VA 102.2 Lower 101.3 Upper 103.1	Writing TA VA 101.1 Lower 100.1 Upper 102.0
	Surrey Street Primary School	Maths VA 99.9 Lower 98.7 Upper 101.0	Reading VA 98.9 Lower 98.0 Upper 99.9	Writing TA VA 98.9 Lower 97.9 Upper 100.0
	St Matthew's Primary School	Maths VA 100.5 Lower 99.8 Upper 101.2	Reading VA 99.8 Lower 99.3 Upper 100.4	Writing TA VA 99.0 Lower 98.4 Upper 99.6
	Hillborough Junior School	Maths VA 101.0 Lower 100.4 Upper 101.7	Reading VA 100.4 Lower 99.9 Upper 101.0	Writing TA VA 100.2 Lower 99.6 Upper 100.8

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2015 results data set and is based on the property's postcode.




	Key Stage 4 - Information	Approx Distance
	<p>Name: Barnfield Business and Enterprise Studio Address: 1 - 9 York Street, Luton, LU2 0EZ Contact Number: 01582 569702 Age Range: 14-19 yrs Local Education Authority: Luton Religious Character: Does not apply Admission Policy: Comprehensive</p>	0.55 miles
	<p>Name: Bury Park Educational Institute (Al - Hikmah Secondary School) Address: 82 - 86 Dunstable Road, Luton, LU1 1EH Contact Number: 01582 728196 Age Range: 9-19 yrs Local Education Authority: Luton Religious Character: Muslim</p>	0.8 miles
	<p>Name: Denbigh High School Address: Alexandra Avenue, Luton, LU3 1HE Contact Number: 01582 736611 Age Range: 11-16 yrs Local Education Authority: Luton Religious Character: None</p>	1.1 miles
	<p>Name: Barnfield South Academy Luton Address: Rotheram Avenue, Luton, LU1 5PP Contact Number: 01582 722333 Age Range: 11-18 yrs Local Education Authority: Luton Religious Character: Does not apply Admission Policy: Comprehensive</p>	1.22 miles

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2015 results data set and is based on the property's postcode.




Percentage of pupils achieving 5+ A*-C or equivalents including A*-C in both English and Mathematics GCSEs

	Name	2015	2014	2013	2012
	Barnfield Business and Enterprise Studio	3.0 %	17.0 %	9.0 %	13.0 %
	Bury Park Educational Institute (Al - Hikmah Secondary School)	68.0 %	65.0 %	72.0 %	71.0 %
	Denbigh High School	70.0 %	54.0 %	63.0 %	63.0 %
	Barnfield South Academy Luton	33.0 %	54.0 %	77.0 %	51.0 %
	Luton	53.1 %	54.1 %	58.7 %	57.7 %
	National	53.8 %	53.4 %	59.2 %	59.4 %

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2015 results data set and is based on the property's postcode.

Percentage of pupils achieving the English Baccalaureate for English, Maths, Science, Humanities and Language subject area at grade A*-G


	Name	English	Maths	Science	Humanities	Languages
	Barnfield Business and Enterprise Studio	32.0 %	26.0 %	N/A	0.0 %	N/A
	Bury Park Educational Institute (Al - Hikmah Secondary School)	76.0 %	76.0 %	77.0 %	N/A	32.0 %
	Denbigh High School	78.0 %	77.0 %	84.0 %	66.0 %	64.0 %
	Barnfield South Academy Luton	38.0 %	55.0 %	40.0 %	61.0 %	50.0 %
	Luton	64.9 %	65.5 %	66.3 %	58.8 %	64.3 %
	National	65.8 %	65.5 %	69.9 %	69.2 %	72.7 %

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2015 results data set and is based on the property's postcode.



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Value Added Measure for each Baccalaureate subject area

	Name	Value Added Measure 2015				
	Barnfield Business and Enterprise Studio	English VA 995.9 Lower 992.8 Upper 999.0	Maths VA 989.6 Lower 986.3 Upper 992.9	Science VA N/A Lower N/A Upper N/A	Humanities VA 978.9 Lower 974.7 Upper 983.1	Languages VA N/A Lower N/A Upper N/A
	Bury Park Educational Institute (Al - Hikmah Secondary School)	English VA N/A Lower N/A Upper N/A	Maths VA N/A Lower N/A Upper N/A	Science VA N/A Lower N/A Upper N/A	Humanities VA N/A Lower N/A Upper N/A	Languages VA N/A Lower N/A Upper N/A
	Denbigh High School	English VA 1002.2 Lower 1001.1 Upper 1003.3	Maths VA 1004.0 Lower 1002.9 Upper 1005.1	Science VA 1004.9 Lower 1004.0 Upper 1005.8	Humanities VA 1002.8 Lower 1001.5 Upper 1004.1	Languages VA 1001.3 Lower 1000.0 Upper 1002.6
	Barnfield South Academy Luton	English VA 996.0 Lower 994.8 Upper 997.2	Maths VA 997.4 Lower 996.2 Upper 998.7	Science VA 994.9 Lower 993.9 Upper 996.0	Humanities VA 995.7 Lower 993.7 Upper 997.6	Languages VA 995.1 Lower 993.4 Upper 996.8

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	Key Stage 5 - Information	Approx Distance
	<p>Name: Barnfield College Address: York Street, Luton, LU2 0EZ Contact Number: 01582 569500 Age Range: 16+ yrs Local Education Authority: Luton Religious Character: Does not apply Admission Policy: Not applicable</p>	0.55 miles
	<p>Name: Barnfield Business and Enterprise Studio Address: 1 - 9 York Street, Luton, LU2 0EZ Contact Number: 01582 569702 Age Range: 14-19 yrs Local Education Authority: Luton Religious Character: Does not apply Admission Policy: Comprehensive</p>	0.55 miles
	<p>Name: Bury Park Educational Institute (Al - Hikmah Secondary School) Address: 82 - 86 Dunstable Road, Luton, LU1 1EH Contact Number: 01582 728196 Age Range: 9-19 yrs Local Education Authority: Luton Religious Character: Muslim</p>	0.8 miles
	<p>Name: Barnfield South Academy Luton Address: Rotheram Avenue, Luton, LU1 5PP Contact Number: 01582 722333 Age Range: 11-18 yrs Local Education Authority: Luton Religious Character: Does not apply Admission Policy: Comprehensive</p>	1.22 miles

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2015 results data set and is based on the property's postcode.



A*-E results breakdown (A Level and Academic)

	Name	1 or more	2 or more	3 or more
	Barnfield College	A Level N/A Academic N/A	A Level N/A Academic N/A	A Level N/A Academic N/A
	Barnfield Business and Enterprise Studio	A Level N/A Academic N/A	A Level N/A Academic N/A	A Level N/A Academic N/A
	Bury Park Educational Institute (Al - Hikmah Secondary School)	A Level N/A Academic N/A	A Level N/A Academic N/A	A Level N/A Academic N/A
	Barnfield South Academy Luton	A Level 97.0 Academic 97.0	A Level 53.0 Academic 53.0	A Level 33.0 Academic 33.0
	Luton	A Level 99.2 Academic 99.2	A Level 80.8 Academic 80.8	A Level 63.6 Academic 63.6
	National	A Level 99.6 Academic 99.6	A Level 92.2 Academic 92.4	A Level 78.7 Academic 79.3

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2015 results data set and is based on the property's postcode.



Raine and Co 33 Market Place, Stevenage, SG1 1DH 01438 870 668



Everything you want
to know about
local health services



How local are the health services?

We all want good access to local health facilities, wherever we live. To see how well **Park Crescent Development** is served, we have set out below the exact locations of hospitals, Accident & Emergency centres, GPs, pharmacies, dentists, out-of-hours medical care and walk-in clinics. Where it's available, you will find more detailed information, including the names of practitioners and their contact details.

Hospitals		Approx Distance
	Luton And Dunstable Hospital, The L&D Hospital NHS Foundation Trust, Luton, Bedfordshire, LU4 0DZ	2.9 miles
A&E		Approx Distance
	Luton And Dunstable Hospital, The L&D Hospital NHS Foundation Trust, Luton, Bedfordshire, LU4 0DZ	2.9 miles
Walk-in Clinics		Approx Distance
	Town Centre Gp Surgery, Luton, Bedfordshire, LU1 2SE	0.18 miles

Disclaimer: The information represented in this section has been sourced from the Department of Health's Open Data and is based on the property's postcode.

	GPs	Approx Distance
	GP LED WALK-IN CENTRE, 14-16 CHAPEL STREET, BEDFORDSHIRE, LU1 2SE	0.16 miles
	CASTLE STREET SURGERY, THE SURGERY, BEDFORDSHIRE, LU1 3AG	0.16 miles
	THE MEDICI MEDICAL PRACTICE, THE MEDICI PRACTICE, BEDFORDSHIRE, LU1 3UA	0.34 miles
	DR I SALEH'S PRACTICE, THE SURGERY, BEDFORDSHIRE, LU2 0NN	0.54 miles

Disclaimer: The information represented in this section has been sourced from the Department of Health's Open Data and is based on the property's postcode.

	Dental Surgeons	Approx Distance
	Pure Dentistry, 397 Luton Road, HARPENDEN, Hertfordshire, AL5 3NF	3.4 miles
	Harpenden Dental Centre, 171 Luton Road, HARPENDEN, Hertfordshire, AL5 3BN	4.12 miles
	Dmr Mackinnon, Wayside Dental Practice, HARPENDEN, Hertfordshire, AL5 2EW	4.4 miles
	Harpenden Orthodontics, First Floor, HARPENDEN, Hertfordshire, AL5 2SP	4.71 miles
	Harpenden Smiles Dental Studio, 1C Leyton Road, HARPENDEN, Hertfordshire, AL5 2TJ	4.86 miles

Disclaimer: The information represented in this section has been sourced from Experian and is based on the property's postcode.



Raine and Co 33 Market Place, Stevenage, SG1 1DH **01438 870 668**





Everything you want
to know about
local amenities





What about local amenities?

There are a number of local amenities on offer in the area around **Park Crescent Development**. The tables below give the addresses of local shops, restaurants, pubs, gyms and even golf clubs.






	Local Grocers and Convenience Stores	Approx Distance
	Tesco Express, 95-101 Luton Road, HARPENDEN, Hertfordshire, AL5 3BB	4.17 miles
	Tesco Express, 103-105 Lower Luton Road, HARPENDEN, Hertfordshire, AL5 5AL	4.71 miles
	The Shop By The Park, 107 Station Road, HARPENDEN, Hertfordshire, AL5 4UJ	4.93 miles
	Handy Store The Convenience Store, 38 Lybury Lane, ST ALBANS, Hertfordshire, AL3 7HY	5.45 miles
	J & S Webb, 36 Churchyard, HITCHIN, Hertfordshire, SG5 1HR	7.51 miles
	Supermarkets	Approx Distance
	The Co-operative Food, 138-144 Lower Luton Road, HARPENDEN, Hertfordshire, AL5 5HA	4.62 miles
	Marks & Spencer, 15-18 Church Green Row, HARPENDEN, Hertfordshire, AL5 2TW	4.82 miles
	Waitrose, 3 Leyton Road, HARPENDEN, Hertfordshire, AL5 2TJ	4.86 miles
	Sainsburys, 31 High Street, HARPENDEN, Hertfordshire, AL5 2RU	4.88 miles
	The Co-operative Food, 66 High Street, ST ALBANS, Hertfordshire, AL3 7LN	5.45 miles

Disclaimer: The information represented in this section has been sourced from Experian and is based on the property/s postcode.

	Nightclubs	Approx Distance
	Batchwood Hall Golf Club, Batchwood Hall, ST ALBANS, Hertfordshire, AL3 5XA	8.05 miles
	Havana, 50 Victoria Street, ST ALBANS, Hertfordshire, AL1 3HZ	9.29 miles
	Oceana, 127 The Parade, WATFORD, Hertfordshire, WD17 1NA	15.05 miles
	Cameo Nightclub, Gade House, WATFORD, Hertfordshire, WD17 1AY	15.19 miles
	Pink Punters, 2 Watling Street, MILTON KEYNES, Buckinghamshire, MK2 2BS	15.25 miles
	Pubs / Bars / Inns	Approx Distance
	The Fox, 469 Luton Road, HARPENDEN, Hertfordshire, AL5 3QE	3.3 miles
	Red Lion, 16 Chapel Road, HITCHIN, Hertfordshire, SG4 8NU	3.54 miles
	Plume Of Feathers, 85 London Road, ST ALBANS, Hertfordshire, AL3 8JP	3.56 miles
	Wagon & Horses, Friars Wash, ST ALBANS, Hertfordshire, AL3 8EX	3.83 miles
	Harvester, London Road, ST ALBANS, Hertfordshire, AL3 8HT	3.88 miles
	Wine Bars	Approx Distance
	Sunrunner, 24 Bancroft, HITCHIN, Hertfordshire, SG5 1JW	7.65 miles
	2 Dry, 19 High Street, STEVENAGE, Hertfordshire, SG1 3BG	9.02 miles
	Mokoko Cocktail Bar & Grill, 26 Verulam Road, ST ALBANS, Hertfordshire, AL3 4DE	9.11 miles
	The Snug Bar, 1 French Row, ST ALBANS, Hertfordshire, AL3 5DU	9.2 miles
	La Concha, Station Place, LETCHWORTH GARDEN CITY, Hertfordshire, SG6 3AD	10.48 miles
	Restaurants	Approx Distance
	Charlie's Restaurant & Bar, 50 Luton Road, HARPENDEN, Hertfordshire, AL5 3NG	3.36 miles
	The Pavillion, 38 High Street, ST ALBANS, Hertfordshire, AL3 8PB	3.49 miles
	Saffron Indian Cuisine, A5 London Road, ST ALBANS, Hertfordshire, AL3 8HQ	3.69 miles
	The Old Bell, 177 Luton Road, HARPENDEN, Hertfordshire, AL5 3BN	4.12 miles
	Offley Oriental, Luton Road, HITCHIN, Hertfordshire, SG5 3DG	4.71 miles
	Golf Club / Courses / Professionals	Approx Distance
	Redbourn Golf Club Ltd, Green Lane, ST ALBANS, Hertfordshire, AL3 7QA	4.59 miles
	Aldwickbury Park Golf Club, Piggottshill Lane, HARPENDEN, Hertfordshire, AL5 1AB	5.6 miles
	Harpenden Golf Club, Redbourn Lane, HARPENDEN, Hertfordshire, AL5 2AX	5.74 miles
	Harpenden Common Golf Club, East Common, HARPENDEN, Hertfordshire, AL5 1BL	5.88 miles
	Mid-herts Golf Club, Lower Gustard Wood, ST ALBANS, Hertfordshire, AL4 8RS	6.09 miles

Disclaimer: The information represented in this section has been sourced from Experian and is based on the property's postcode.



	Places of Worship	Approx Distance
	St Marys Church, Luton Road, HARPENDEN, Hertfordshire, AL5 3QE	3.3 miles
	Markyate Baptist Church, Buckwood Road, STALBANS, Hertfordshire, AL3 8JB	3.67 miles
	St Leonards C Of E Church, 50 Trowley Hill Road, STALBANS, Hertfordshire, AL3 8EE	4.23 miles
	Harpenden United Reformed Church, 18 Ambrose Lane, HARPENDEN, Hertfordshire, AL5 4AX	4.32 miles
	Our Lady Of Lourdes Roman Catholic Church, 1 Kirkwick Avenue, HARPENDEN, Hertfordshire, AL5 2QH	4.74 miles
	Banks / Financial Institutions	Approx Distance
	Halifax, 34 High Street, HARPENDEN, Hertfordshire, AL5 2SX	4.87 miles
	Santander, 31A High Street, HARPENDEN, Hertfordshire, AL5 2RU	4.88 miles
	Lloyds Bank, 18 High Street, HARPENDEN, Hertfordshire, AL5 2TA	4.89 miles
	Harpenden Building Society, Mardall House, HARPENDEN, Hertfordshire, AL5 4HU	4.91 miles
	Natwest, 21 High Street, HARPENDEN, Hertfordshire, AL5 2RY	4.91 miles
	DIY Stores	Approx Distance
	Ej Smith Diy, 19 High Street, STALBANS, Hertfordshire, AL3 8PG	3.46 miles
	Globofleet, 40 Roundfield Avenue, HARPENDEN, Hertfordshire, AL5 5BE	4.77 miles
	Southdown Hardware, 132 Southdown Road, HARPENDEN, Hertfordshire, AL5 1PU	5.67 miles
	Screwfix, Trade City, HEMEL HEMPSTEAD, Hertfordshire, HP2 7EB	7.75 miles
	Et Cherry & Sons Ltd, Rear of 52 Nightingale Road, HITCHIN, Hertfordshire, SG5 1RE	8.01 miles
	Hotels	Approx Distance
	Hertfordshire Moat House Hotel, London Road, STALBANS, Hertfordshire, AL3 8HH	3.61 miles
	Premierr Inn, London Road, STALBANS, Hertfordshire, AL3 8HT	3.88 miles
	Offley Place Ltd, Offley Place, HITCHIN, Hertfordshire, SG5 3DS	4.85 miles
	Lord Lister Hotel, 1 Park Street, HITCHIN, Hertfordshire, SG4 9AH	7.37 miles
	La Bella Vita, 9 Sun Street, HITCHIN, Hertfordshire, SG5 1AE	7.41 miles
	Theatres / Concert Halls	Approx Distance
	The Queen Mother Theatre, Woodside, HITCHIN, Hertfordshire, SG4 9SP	7.81 miles
	The Sandpit Theatre, The Ridgeway, STALBANS, Hertfordshire, AL4 9NX	8.6 miles
	Old Town Hall, High Street, HEMEL HEMPSTEAD, Hertfordshire, HP1 3AE	8.61 miles
	Gordon Craig Theatre, Lytton Way, STEVENAGE, Hertfordshire, SG1 1LZ	8.96 miles
	Ovo, 26 The Maltings, STALBANS, Hertfordshire, AL1 3HL	9.25 miles

Disclaimer: The information represented in this section has been sourced from Experian and is based on the property's postcode.



	Cinemas	Approx Distance
	Cineworld, Unit 4, STEVENAGE, Hertfordshire, SG1 2UA	8.82 miles
	Empire Cinemas, Jarman Park, HEMEL HEMPSTEAD, Hertfordshire, HP2 4JW	9.1 miles
	The Odyssey Cinema, 166 London Road, ST ALBANS, Hertfordshire, AL1 1PQ	9.51 miles
	Rex Cinema, Three Close Lane, BERKHAMSTED, Hertfordshire, HP4 2FG	10.38 miles
	Broadway Cinema, Eastcheap, LETCHWORTH GARDEN CITY, Hertfordshire, SG6 3DD	10.45 miles
	Leisure Centres	Approx Distance
	Redbourn Recreation Centre, 75 Dunstable Road, ST ALBANS, Hertfordshire, AL3 7PP	4.99 miles
	Harpenden Sports Centre, Leyton Road, HARPENDEN, Hertfordshire, AL5 2HU	4.99 miles
	Fitness Connection Hitchin Ltd, New Gym, HITCHIN, Hertfordshire, SG4 9TW	7.56 miles
	Hbs Sports Centre, Grammar School Walk, HITCHIN, Hertfordshire, SG5 1JB	7.63 miles
	Virgin Active, Maylands Avenue, HEMEL HEMPSTEAD, Hertfordshire, HP2 4NW	8.32 miles
	Newsagents	Approx Distance
	Hertfordshire News Delivery, 21 Roundfield Avenue, HARPENDEN, Hertfordshire, AL5 5BD	4.76 miles
	Martins, 46 High Street, HARPENDEN, Hertfordshire, AL5 2SX	4.87 miles
	News 4u, 1A Station Road, HARPENDEN, Hertfordshire, AL5 4SA	4.99 miles
	Rt Merryfield, 17 Sun Street, HITCHIN, Hertfordshire, SG5 1AH	7.41 miles
	Martins, Unit 3, HEMEL HEMPSTEAD, Hertfordshire, HP2 6BJ	7.45 miles
	Post Offices	Approx Distance
	Kingsbourne Green Post Office, 393 Luton Road, HARPENDEN, Hertfordshire, AL5 3NF	3.4 miles
	Flamstead Stores, 21 High Street, ST ALBANS, Hertfordshire, AL3 8BX	4.09 miles
	Kingsw arlden Post Office Store, 2 Plough Lane, HITCHIN, Hertfordshire, SG4 8LA	4.59 miles
	Redbourn Post Office, 73 High Street, ST ALBANS, Hertfordshire, AL3 7LW	5.42 miles
	Southdown Road Post Office, 135 Southdown Road, HARPENDEN, Hertfordshire, AL5 1PU	5.67 miles

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Raine and Co 33 Market Place, Stevenage, SG1 1DH 01438 870 668



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Everything you want
to know about
local policing

POLICE



Understanding who polices your neighbourhood

When you move to a new area, you want to know the arrangements for local community policing. See below for essential information about police services near to **Park Crescent Development**. We have included location and contact details for the police station and wherever possible, details of police officers assigned to the area.

Your policing neighbourhood

The name of your policing neighbourhood is **Luton Town Centre** and it has a population of **2473**.

Your Community Team is dedicated to making your neighbourhood an even safer place to live by tackling crime and anti-social behaviour.

Use the links to find out which Community Policing Team covers your area, who they are and what they are doing.

You can also use these pages to view crime maps for your area.

Your Local Policing Team

Name	Rank	Tel No.	E-mail
Seb Greschner	Sergeant	101	
Dick Doggrell	Sergeant	101	

Disclaimer: The information represented in this section has been sourced from data.police.uk.

Locations of Interest

Luton Police Station,
station
Buxton Road, Luton

Opening hours:
Mon - Sun 8am - 8pm

Disclaimer: The information represented in this section has been sourced from data.police.uk.



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ESTATE AGENTS **raineandco**

Everything you want
to know about
your community



Understanding the demographics of the local community

Census statistics can be used to build up a detailed snapshot of the population and its composition. We can see how the population is differentiated by age, employment status, education, and so on at a particular point in time. In this section we have extracted information specific to the local area for **Park Crescent Development** and compared it with information for all citizens of the UK so that you can better understand the character of your prospective local community.

The below tables allow you to make a comparison between your prospective local vicinity (Output Area) and National results. An Output Area is the lowest geographical level that census statistics are provided. They are formed from adjacent postcodes with the minimum size being 40 residential households up to a recommended size of 125 households. Urban/rural mixes are avoided where possible.

Age Profile

The below table provides an age breakdown of the local population which will help give you an understanding of how your prospective new area's age distribution compares against the national average.

	Output Area	National
0-4	2.41% (6)	5.96% (2926238)
5-14	2.41% (6)	12.93% (6351576)
15-24	57.03% (142)	12.18% (5985323)
25-34	17.67% (44)	14.36% (7054271)
35-44	3.61% (9)	14.94% (7341900)
45-54	10.04% (25)	13.22% (6494262)
55-64	3.21% (8)	10.54% (5177261)
65-74	2.41% (6)	8.35% (4102841)
75-84	1.2% (3)	5.6% (2751135)
>85	0.0% (0)	1.94% (954024)

Education Profile

The below table provides an education breakdown of the local population which will help give you an understanding of how your prospective new area's educational profile compares against the county and national average. The levels used are designed as:

- **Level 1** - 1-4 O Levels/CSE/GCSEs (any grades), Entry Level, Foundation Diploma, NVQ level 1, Foundation GNVQ, Basic/Essential Skills
- **Level 2** - 5+ O Level (Passes)/CSEs (Grade 1)/GCSEs (Grades A*-C), School Certificate, 1 A Level/2-3 AS Levels/VCEs, Intermediate/Higher Diploma, Intermediate Diploma, NVQ level 2, Intermediate GNVQ, City and Guilds Craft, BTEC First/General Diploma, RSA Diploma Apprenticeship
- **Level 3** - 2+ A Levels/VCEs, 4+ AS Levels, Higher School Certificate, Progression/Advanced Diploma, NVQ Level 3; Advanced GNVQ, City and Guilds Advanced Craft, ONC, OND, BTEC National, RSA Advanced Diploma
- **Level 4+** - Degree (for example BA, BSc), Higher Degree (for example MA, PhD, PGCE), NVQ Level 4-5, HNC, HND, RSA Higher Diploma, BTEC Higher level, Foundation degree, Professional qualifications (for example teaching, nursing, accountancy)

	Output Area	National
None	18.41% (44)	28.85% (10251674)
Level 1	7.53% (18)	16.63% (5909093)
Level 2	15.48% (37)	19.36% (6877530)
Level 3	36.82% (88)	8.34% (2962282)
Level 4 or 5	17.99% (43)	19.9% (7072052)
Unknown	3.77% (9)	6.92% (2459460)

Disclaimer: The information represented in this section has been sourced from The Office for National Statistics.

Employment Profile

The below table provides an employment breakdown of the local population which will help give you an understanding of how your prospective new area's employment compares against the county and national average.

	Output Area	National
Employee part time	2.94% (7)	11.81% (4196041)
Employee full time	15.55% (37)	40.81% (14499241)
Self employed part time	0.0% (0)	1.95% (694033)
Self employed full time	4.62% (11)	6.36% (2260955)
Unemployed	6.3% (15)	3.35% (1188855)
Full time students	17.65% (42)	2.58% (917582)
Student	37.82% (90)	4.67% (1660564)
Retired	3.36% (8)	13.54% (4811595)
Looking after home family	1.68% (4)	6.52% (2316229)
Permanently sick/disabled	2.52% (6)	5.3% (1884901)
Other	7.56% (18)	3.1% (1102095)

Disclaimer: The information represented in this section has been sourced from The Office for National Statistics.

