



 Introduction

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Census 



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, £182,445



x1
Bedrooms

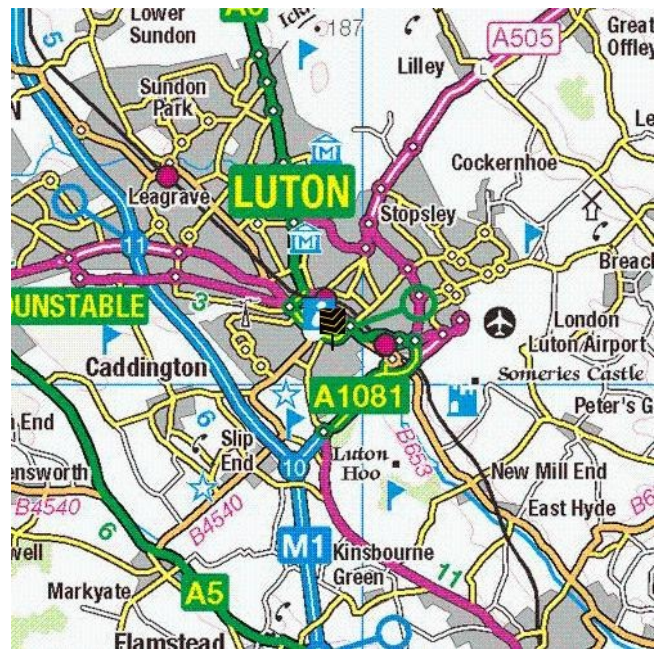


x1
Living Rooms



x1
Bathrooms

Where you are



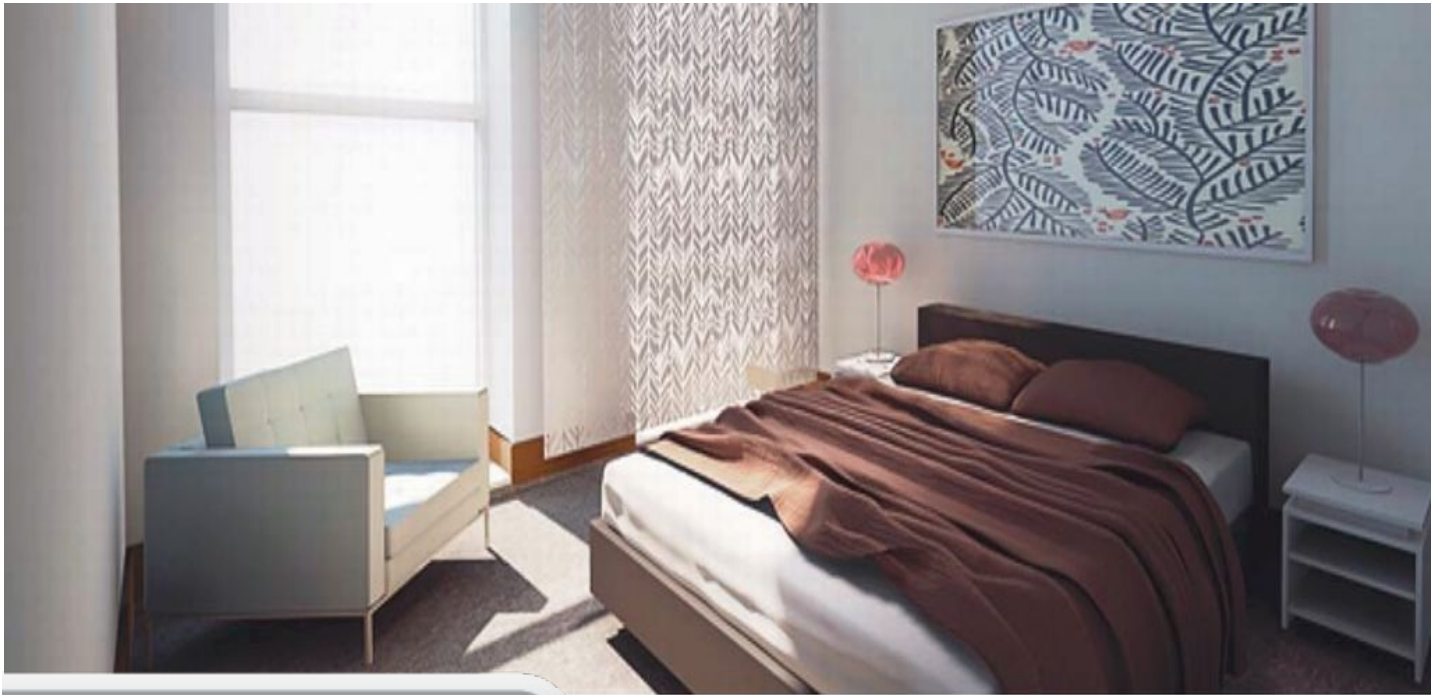


Photo 1

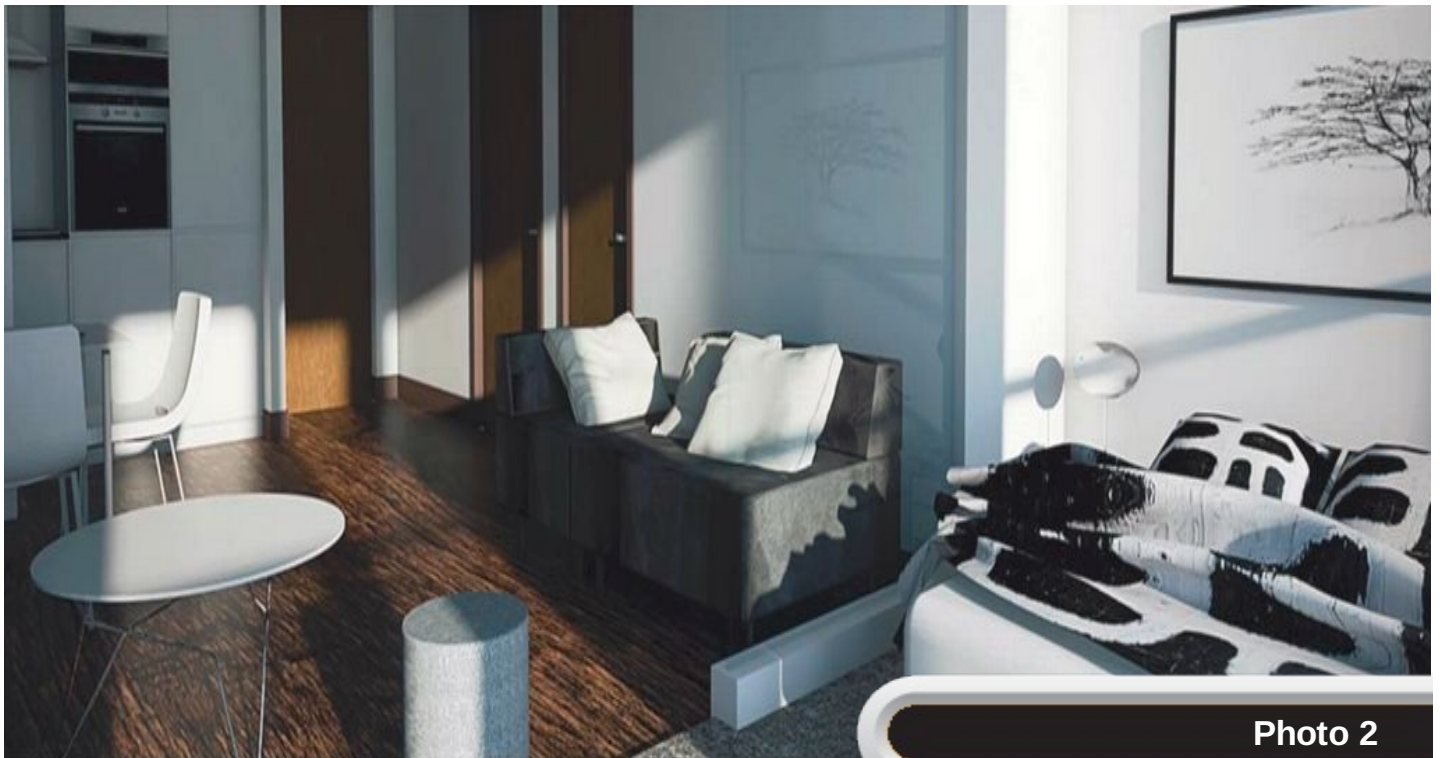


Photo 2





Photo 1



Photo 5



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.

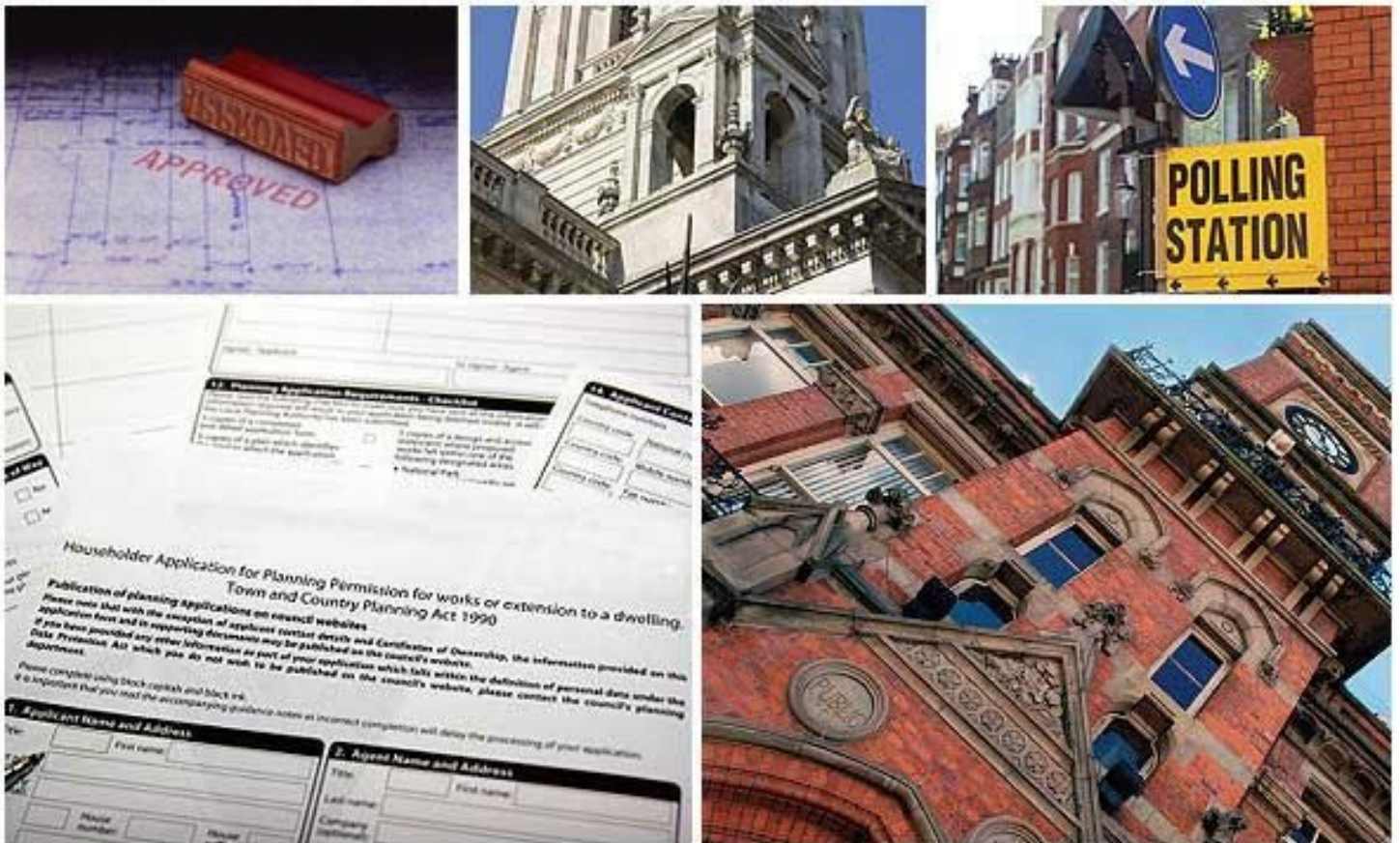


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Everything you want
to know about
local authorities





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**.

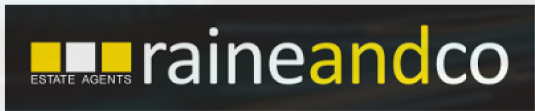
Two-tier authorities have both a **County Council**, and a **District Council** or **City Council**.

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

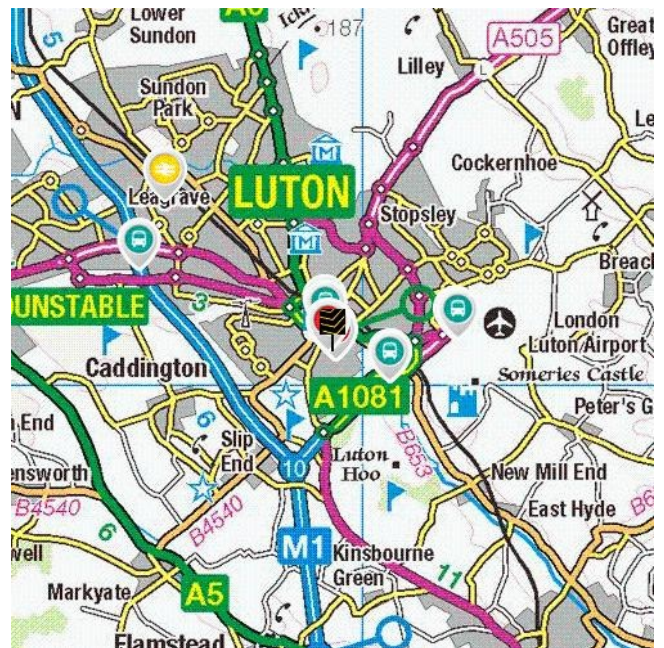




Become familiar with public transport links

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.



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| | 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

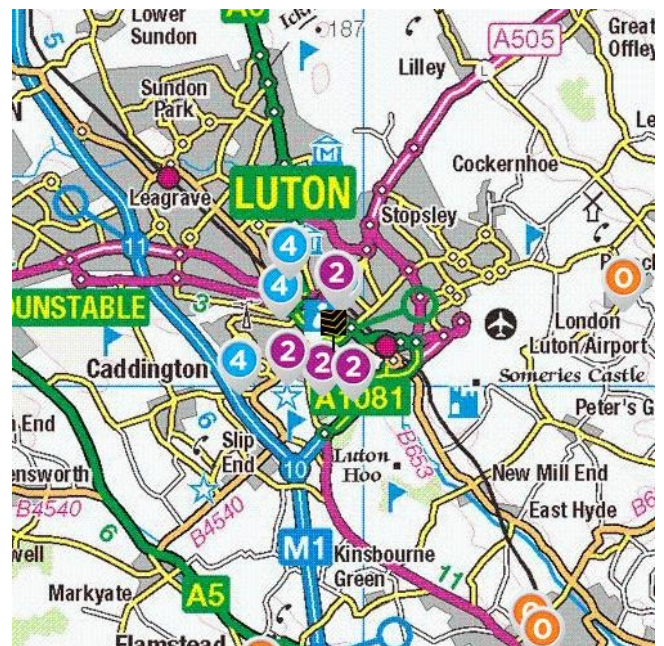


How are local schools performing?

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.



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


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

| | Name | 2015 | 2014 |
|---|------------------------------|---------------|---------------|
|  | 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 | | |
|---|------------------------------|--|--|---|
|  | 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 | | | | |
|---|--|---|---|---|---|--|
| 4 | 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.

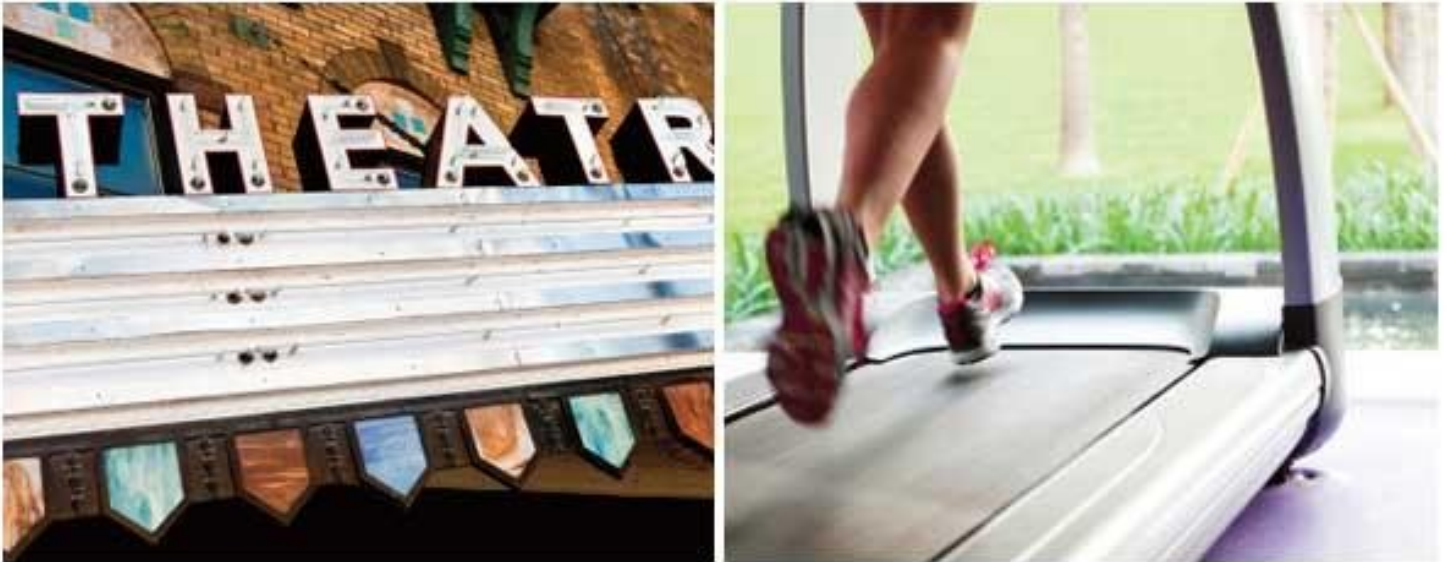


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Everything you want
to know about
local amenities





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, STALBANS, Hertfordshire, AL3 5XA | 8.05 miles |
| | Havana, 50 Victoria Street, STALBANS, 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, STALBANS, Hertfordshire, AL3 8JP | 3.56 miles |
| | Wagon & Horses, Friars Wash, STALBANS, Hertfordshire, AL3 8EX | 3.83 miles |
| | Harvester, London Road, STALBANS, 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, STALBANS, Hertfordshire, AL3 4DE | 9.11 miles |
| | The Snug Bar, 1 French Row, STALBANS, 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, STALBANS, Hertfordshire, AL3 8PB | 3.49 miles |
| | Saffron Indian Cuisine, A5 London Road, STALBANS, 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, STALBANS, 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, STALBANS, 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 |

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| | 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



Everything you want
to know about
local policing



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

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.

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