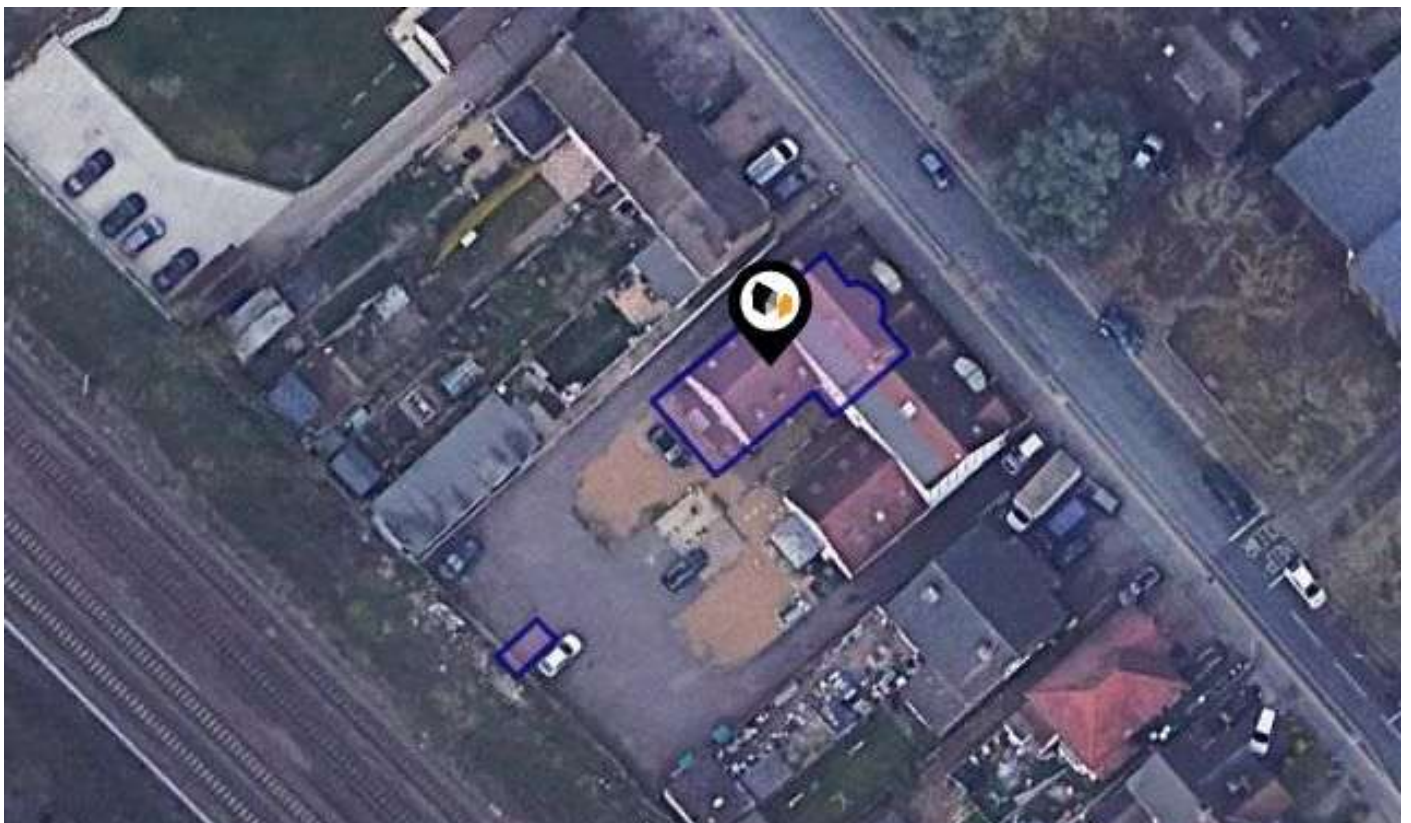




KPF: Key Property Facts

An Analysis of This Property & The Local Area
Thursday 19th March 2026



FLAT E, 11, MARSH ROAD, LUTON, LU3 2QF

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

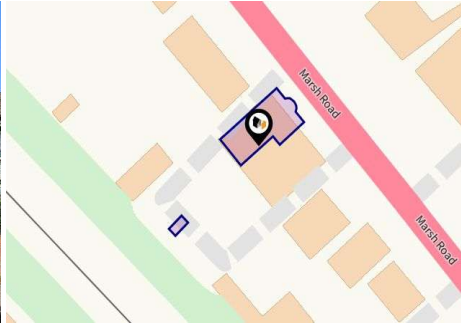
Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

LANDWOOD GROUP



Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	688 ft ² / 64 m ²
Plot Area:	0.04 acres
Year Built :	After 2007
Council Tax :	Band A
Annual Estimate:	£1,547
Title Number:	BD265785
UPRN:	10070560779
Restrictive Covenants:	Yes

Tenure: Leasehold

Local Area

Local Authority:	Luton
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

18 mb/s **80** mb/s **1800** mb/s



Mobile Coverage:
(based on calls indoors)



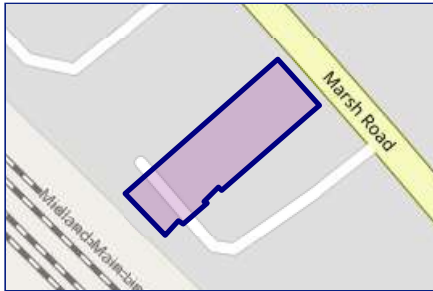
Satellite/Fibre TV Availability:



Property Multiple Title Plans

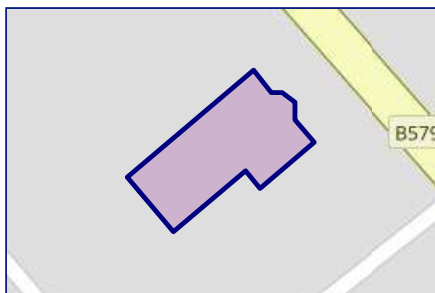
LANDWOOD
GROUP

Freehold Title Plan



BD200534

Leasehold Title Plan

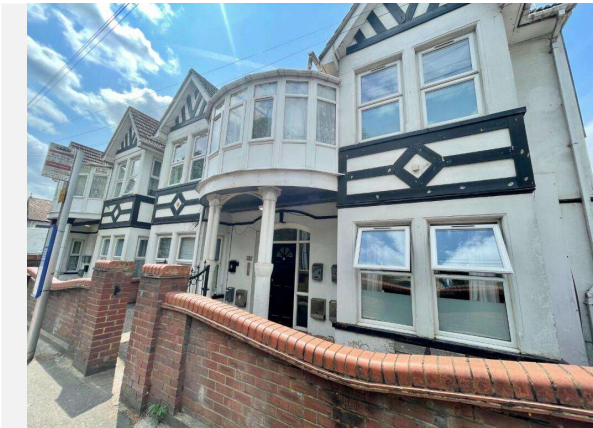


BD265785

Start Date: 24/09/2008
End Date: 24/06/2107
Lease Term: 99 years starting on 24 June 2008
Term Remaining: 81 years

Gallery Photos

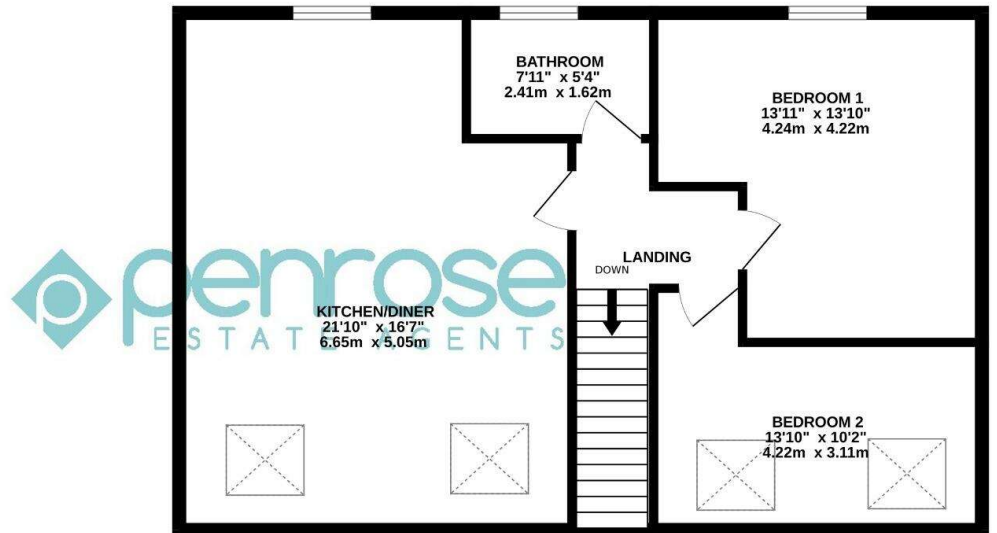
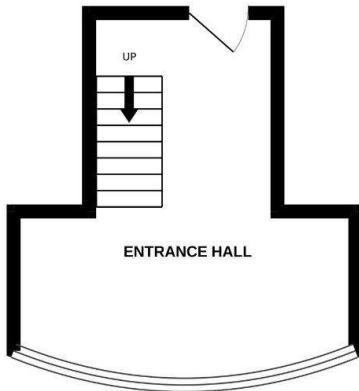
LANDWOOD
GROUP



FLAT E, 11, MARSH ROAD, LUTON, LU3 2QF

1ST FLOOR
165 sq.ft. (15.4 sq.m.) approx.

2ND FLOOR
740 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA : 905 sq.ft. (84.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Property EPC - Certificate

LANDWOOD
GROUP

Flat E, 11 Marsh Road, LU3 2QF

Energy rating

C

Valid until 09.12.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

LANDWOOD
GROUP

Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	02
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 30% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	64 m ²

This map displays nearby coal mine entrances and their classifications.



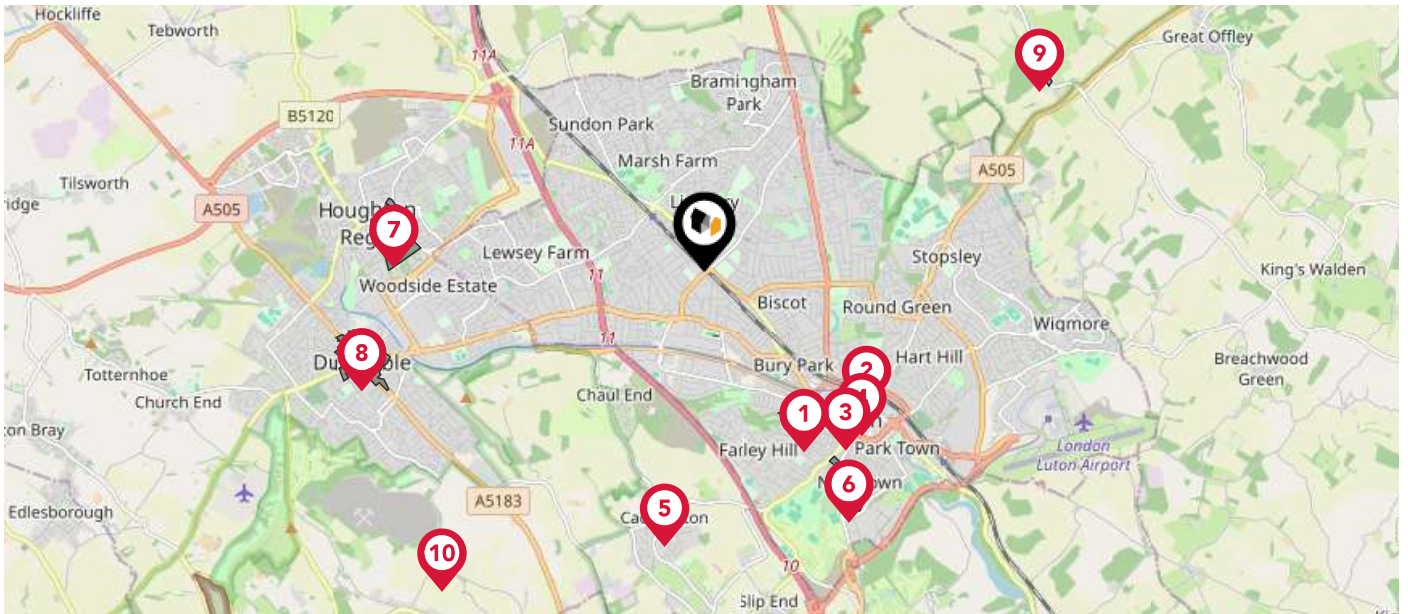
Mine Entry

- ✗ 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.

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

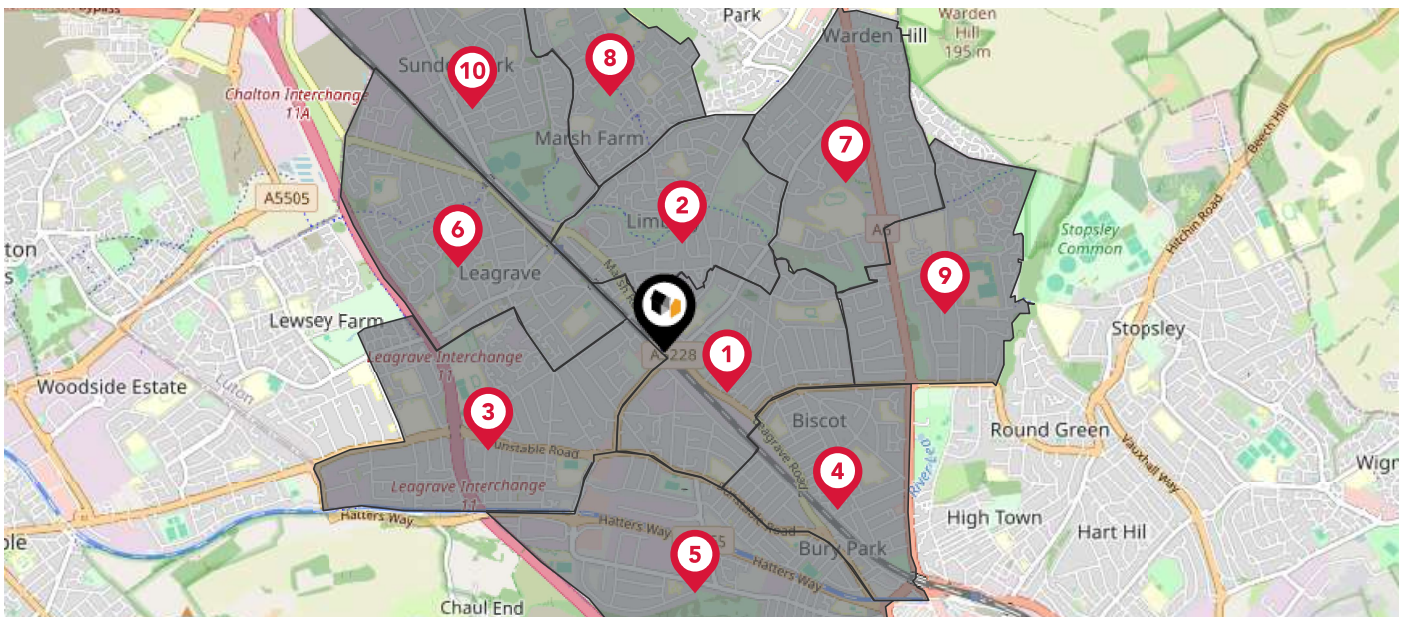
- 1 Rothesay
- 2 High Town
- 3 Town Centre
- 4 Plaiters Lea
- 5 Caddington Conservation Area
- 6 Luton South
- 7 Houghton Regis Conservation Area
- 8 Dunstable Conservation Area
- 9 Lilley
- 10 Kensworth Church End Conservation Area

Maps

Council Wards

LANDWOOD
GROUP

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



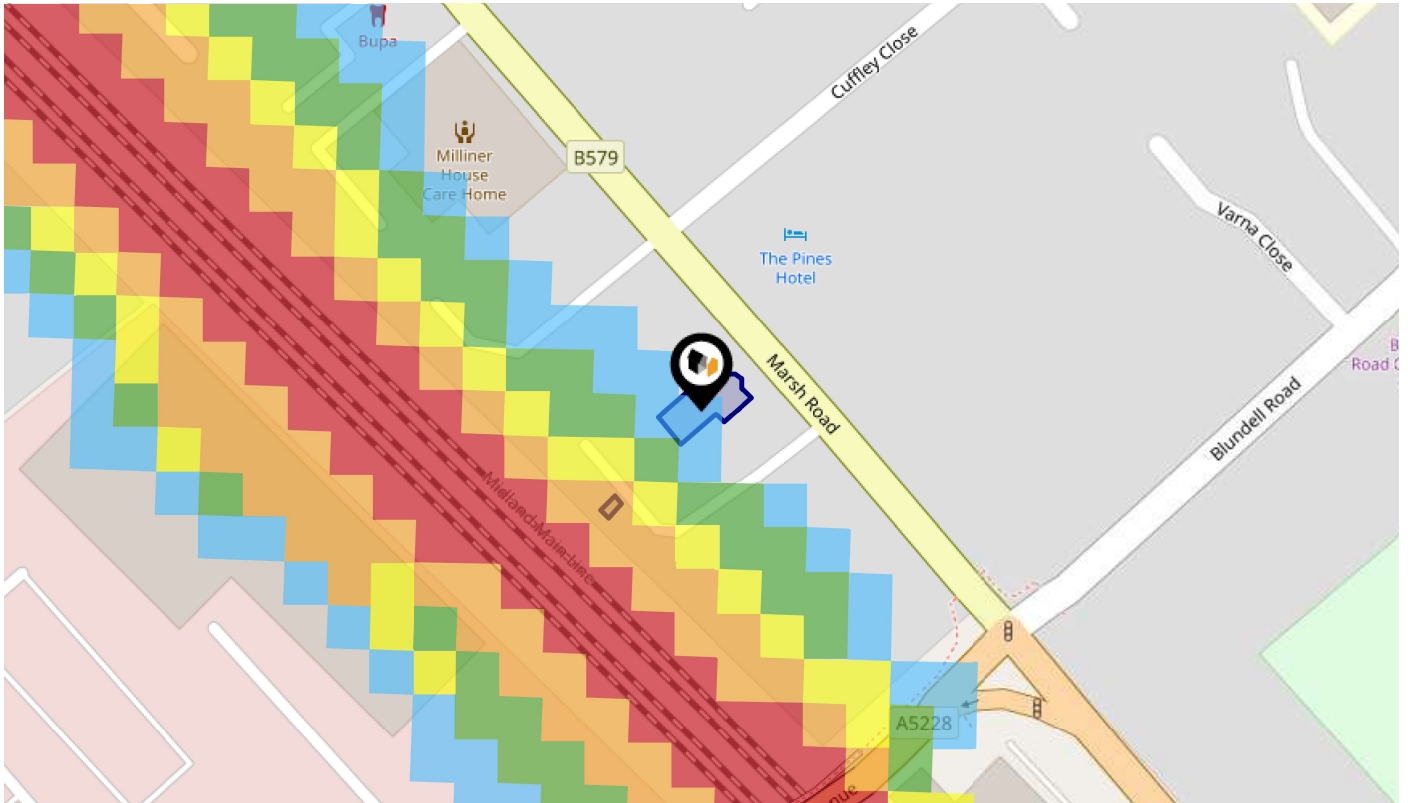
Nearby Council Wards

- 1 Saints Ward
- 2 Limbury Ward
- 3 Challney Ward
- 4 Biscot Ward
- 5 Dallow Ward
- 6 Leagrave Ward
- 7 Icknield Ward
- 8 Northwell Ward
- 9 Barnfield Ward
- 10 Sundon Park Ward

Maps

Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

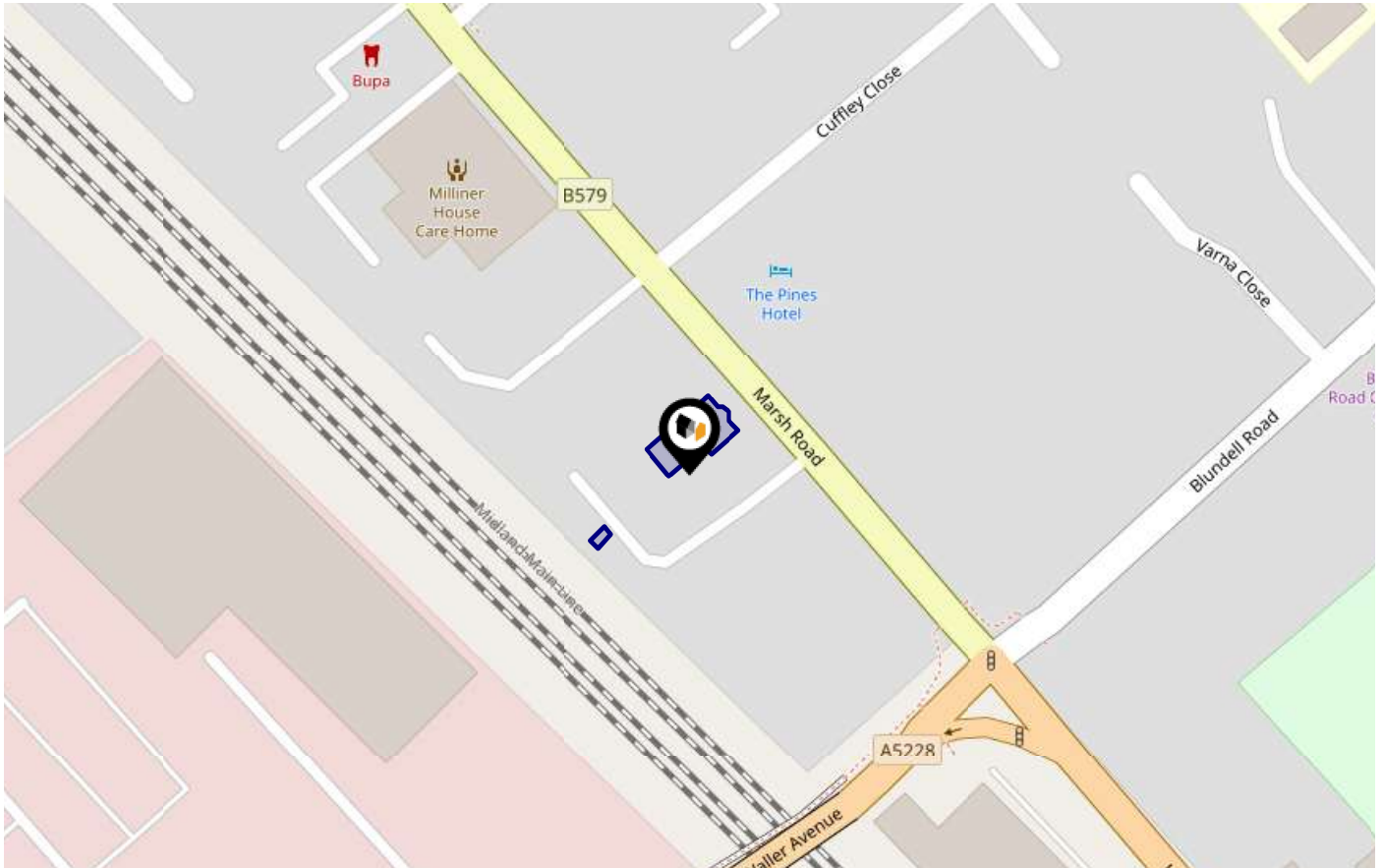
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



Risk Rating: Very low

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

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

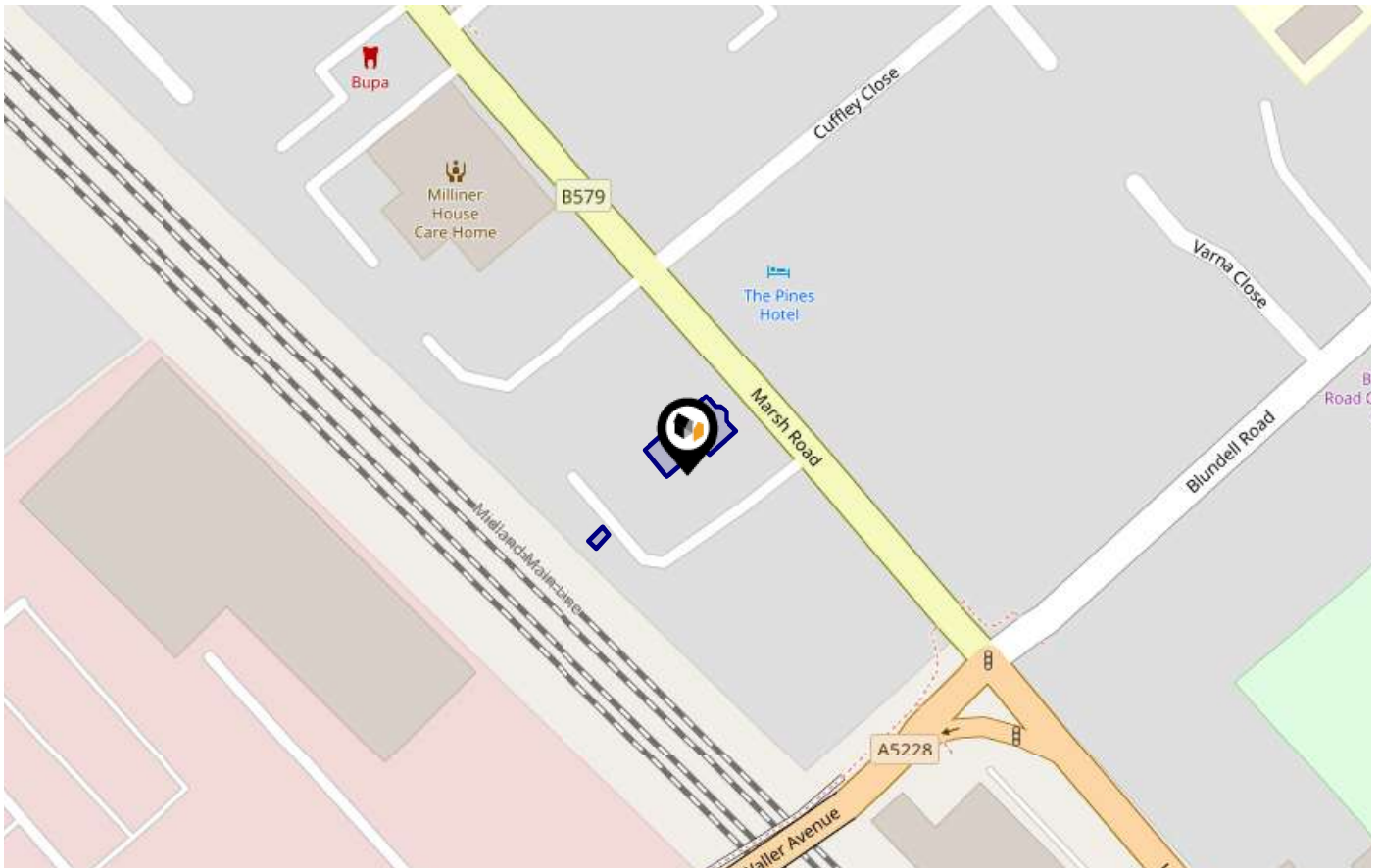
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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



Risk Rating: **Very low**

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

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

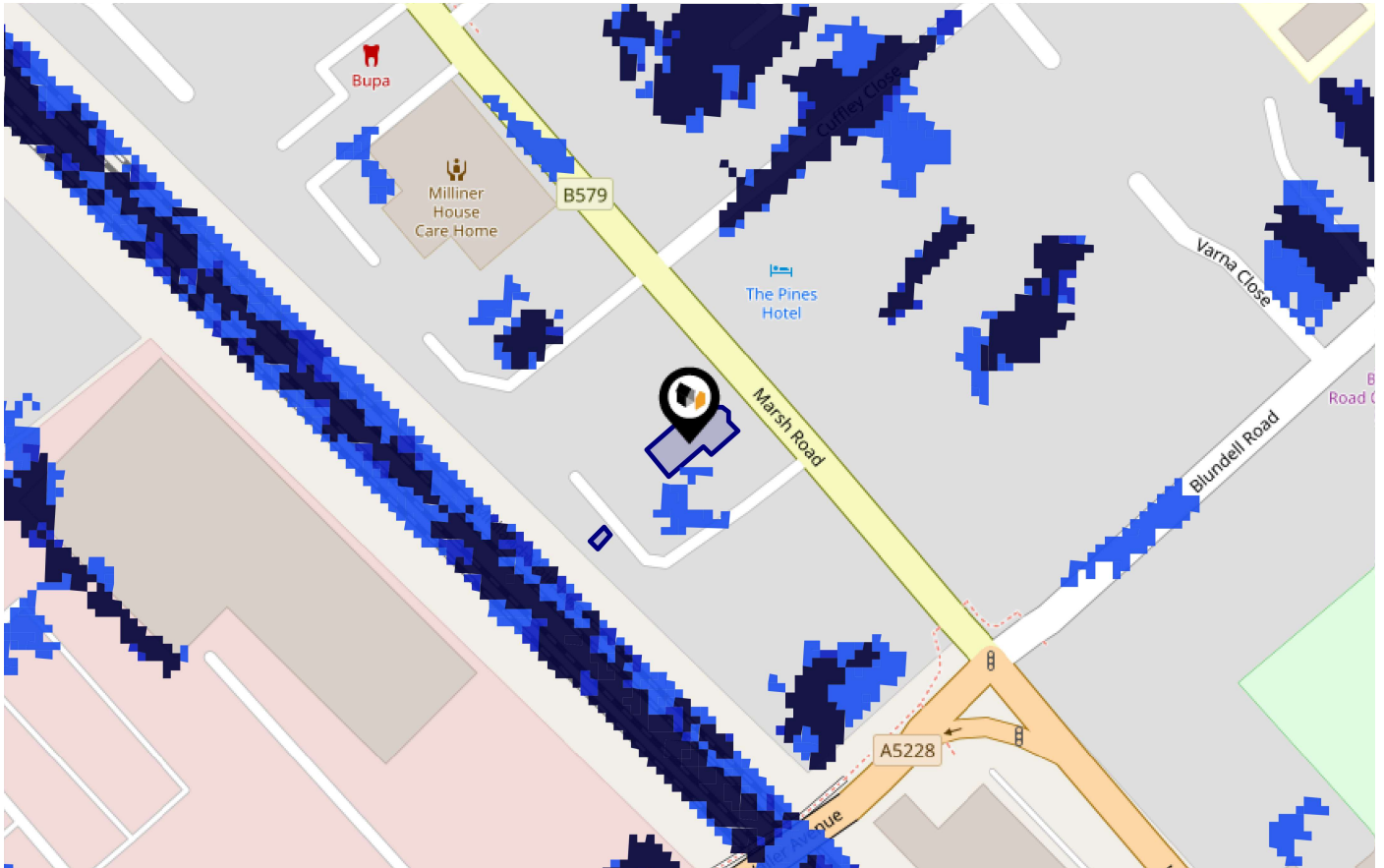
Chance of flooding to the following depths at this property:



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.

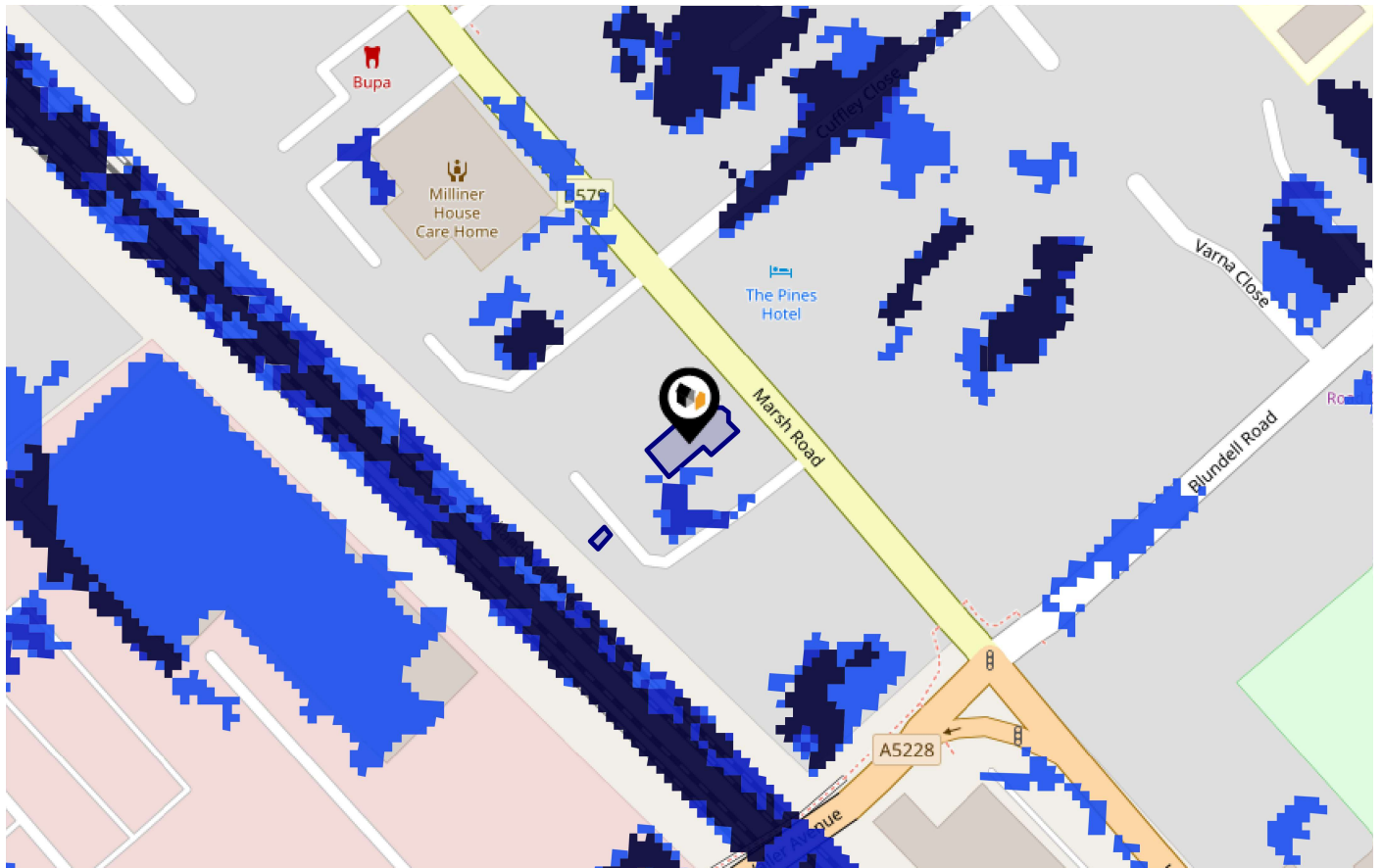
Chance of flooding to the following depths at this property:



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

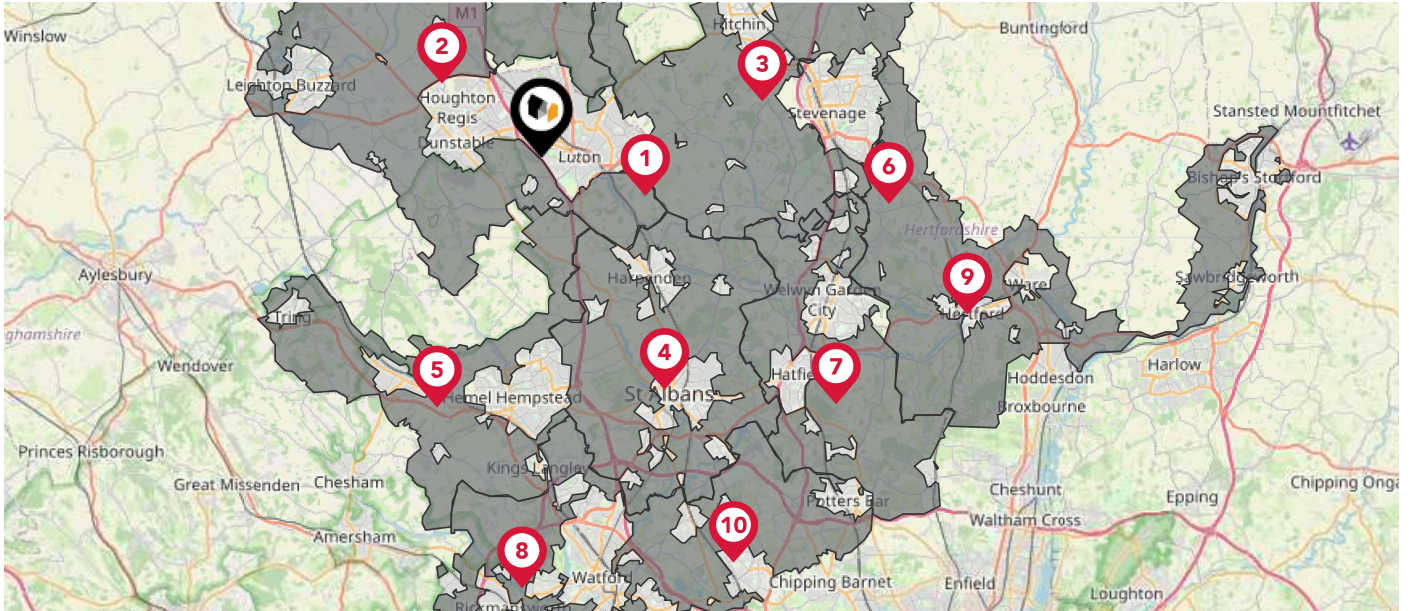
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

- 1 London Green Belt - Luton
- 2 London Green Belt - Central Bedfordshire
- 3 London Green Belt - North Hertfordshire
- 4 London Green Belt - St Albans
- 5 London Green Belt - Dacorum
- 6 London Green Belt - Stevenage
- 7 London Green Belt - Welwyn Hatfield
- 8 London Green Belt - Three Rivers
- 9 London Green Belt - East Hertfordshire
- 10 London Green Belt - Hertsmere

Maps

Landfill Sites

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	Limbury-Luton	Historic Landfill
2	Chalk Lagoons-Dallow Road, Luton, Bedfordshire	Historic Landfill
3	Limbury-Luton	Historic Landfill
4	Croda Works-New Bedford Road, Luton, Bedfordshire	Historic Landfill
5	Lye Trading Estate-Old Bedford Road	Historic Landfill
6	Park Avenue - Sundon Park Road-Sundon Park, Luton	Historic Landfill
7	Stopsley-Luton	Historic Landfill
8	Luton Road-Caddington	Historic Landfill
9	Folly Lane-Caddington, Bedfordshire	Historic Landfill
10	Zouche's Farm-Caddington, Bedfordshire	Historic Landfill

Maps

Listed Buildings

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

	1376191 - Holy Trinity Church	Grade II	0.5 miles
	1311772 - Moat House	Grade II	0.7 miles
	1376618 - Church Of St Luke	Grade II	0.8 miles
	1200358 - Church Of St Andrew With Attached Walls To South-east	Grade II	0.9 miles
	1114632 - Quadrant Walls, Curtain Walls And Gate Piers To Wardown Park Lodge	Grade II	1.2 miles
	1157879 - Lodge To Wardown Park	Grade II	1.2 miles
	1321340 - Summerhouse At Wardown Park	Grade II	1.3 miles
	1321379 - Wardown Park House	Grade II	1.3 miles
	1114639 - Entrance Gate And Outbuildings To Wardown Park House	Grade II	1.3 miles

Area Schools

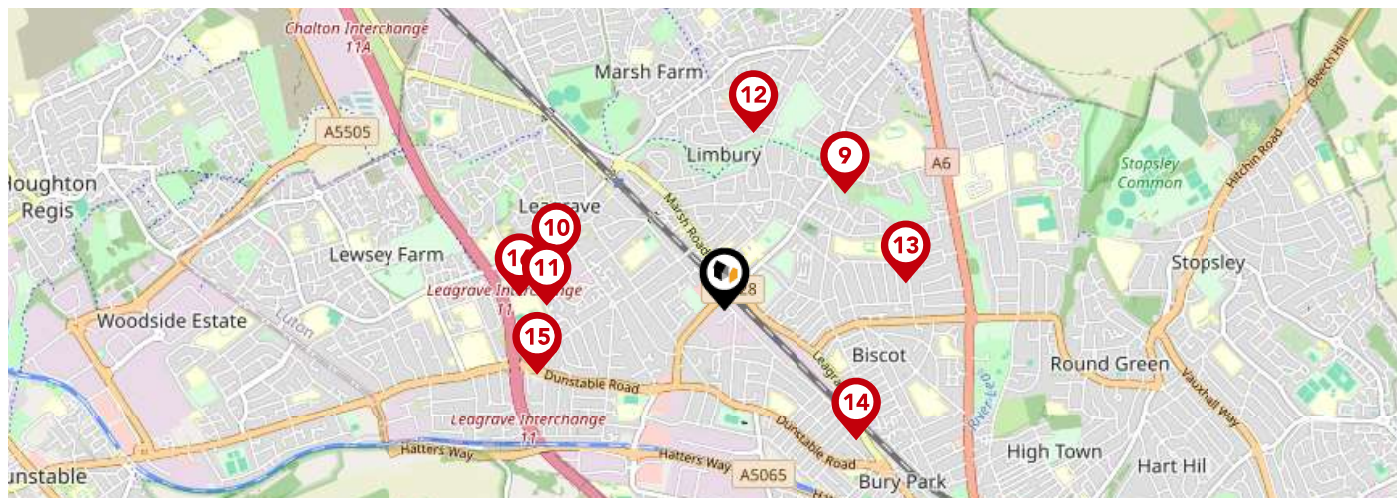
LANDWOOD GROUP



		Nursery	Primary	Secondary	College	Private
1	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 745 Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Norton Road Primary School Ofsted Rating: Good Pupils: 370 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Beechwood Primary School Ofsted Rating: Good Pupils: 872 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Jamiatul Uloom Al - Islamia Ofsted Rating: Good Pupils: 102 Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Maidenhall Primary School Ofsted Rating: Good Pupils: 642 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	William Austin Junior School Ofsted Rating: Good Pupils: 568 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Denbigh Primary School Ofsted Rating: Outstanding Pupils: 628 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Downside Primary School Ofsted Rating: Good Pupils: 1038 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

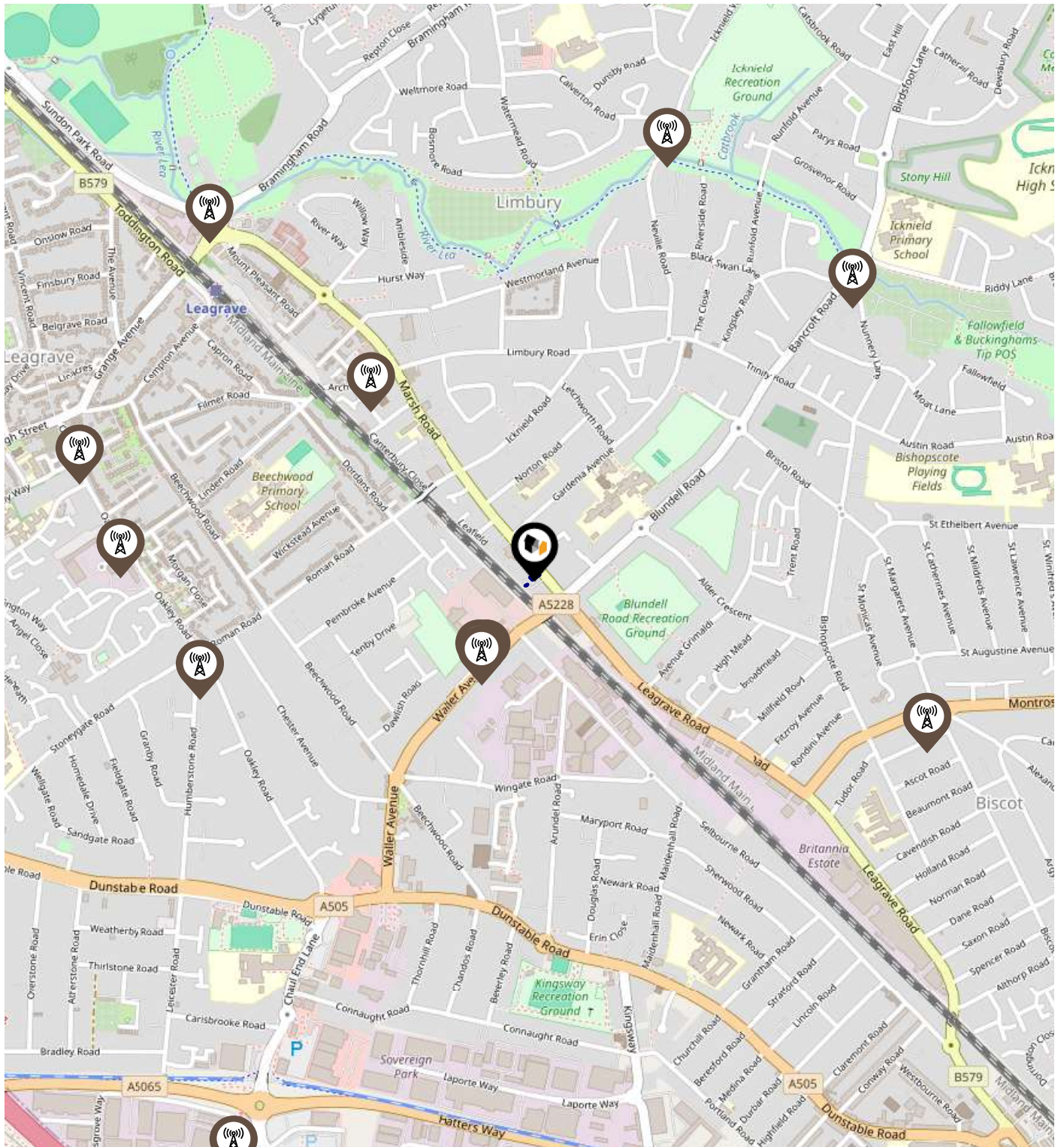
LANDWOOD GROUP





	Nursery	Primary	Secondary	College	Private
<p>9 Icknield Primary School Ofsted Rating: Good Pupils: 607 Distance:0.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 King's House Moorlands Ofsted Rating: Good Pupils: 168 Distance:0.8</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Challney High School for Girls Ofsted Rating: Outstanding Pupils: 1042 Distance:0.82</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 The Meads Primary School Ofsted Rating: Good Pupils: 515 Distance:0.82</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 William Austin Infant School Ofsted Rating: Good Pupils: 341 Distance:0.84</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Active Support Education Centre Ofsted Rating: Good Pupils: 85 Distance:0.84</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Challney High School for Boys Ofsted Rating: Outstanding Pupils: 1199 Distance:0.91</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Al Hikmah Boys School Ofsted Rating: Good Pupils: 105 Distance:0.95</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

LANDWOOD
GROUP



Key:

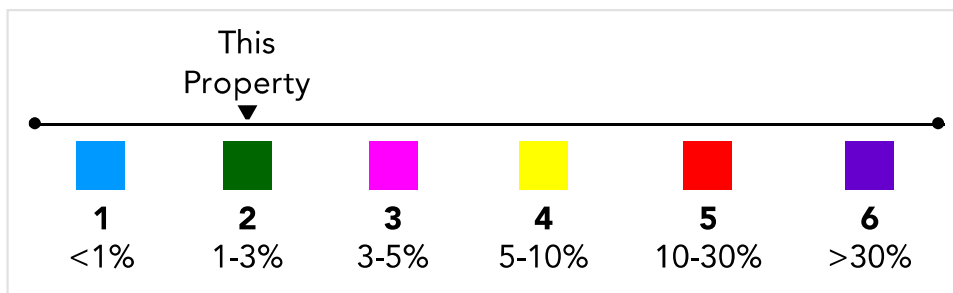
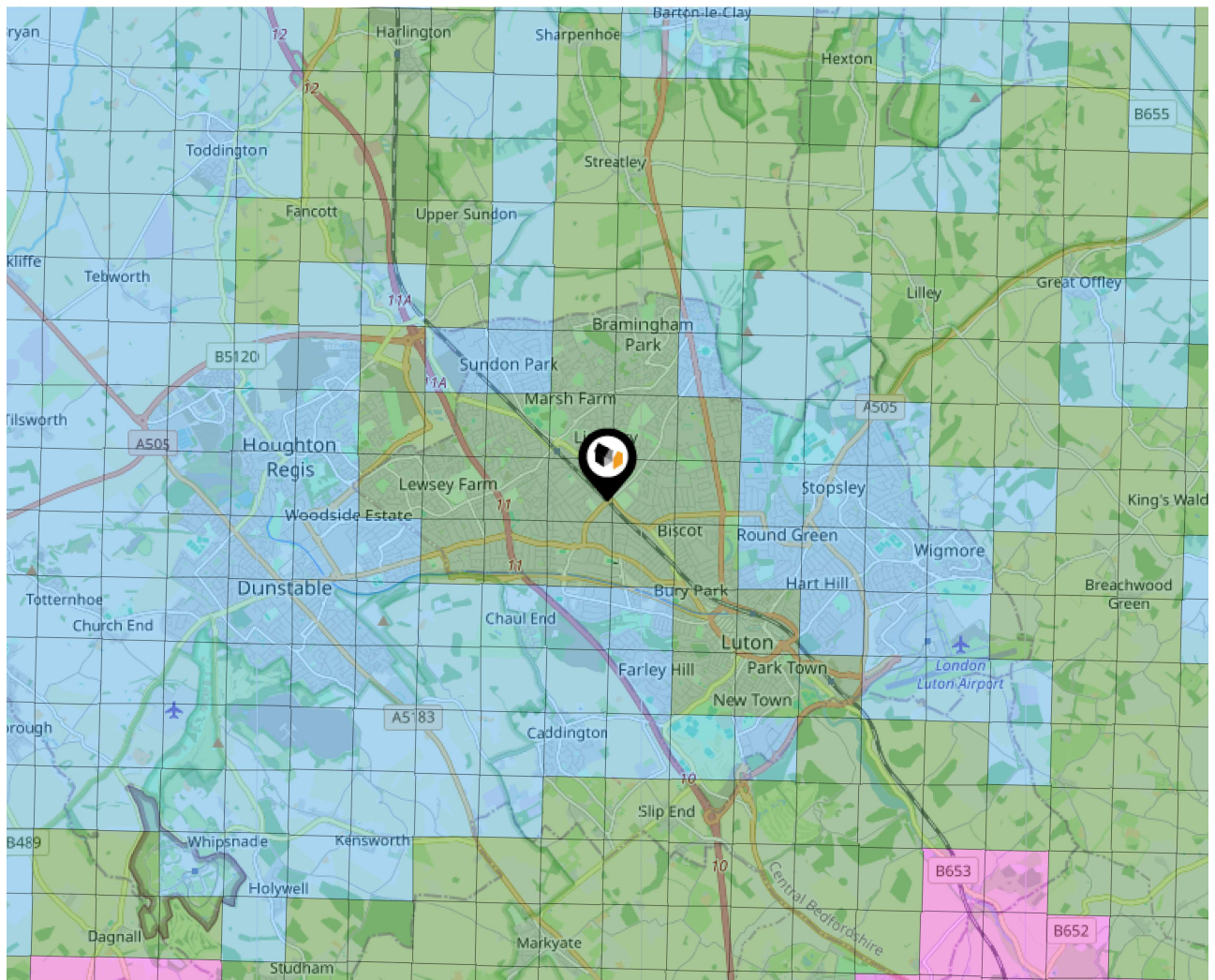
-  Power Pylons
-  Communication Masts

Environment

Radon Gas

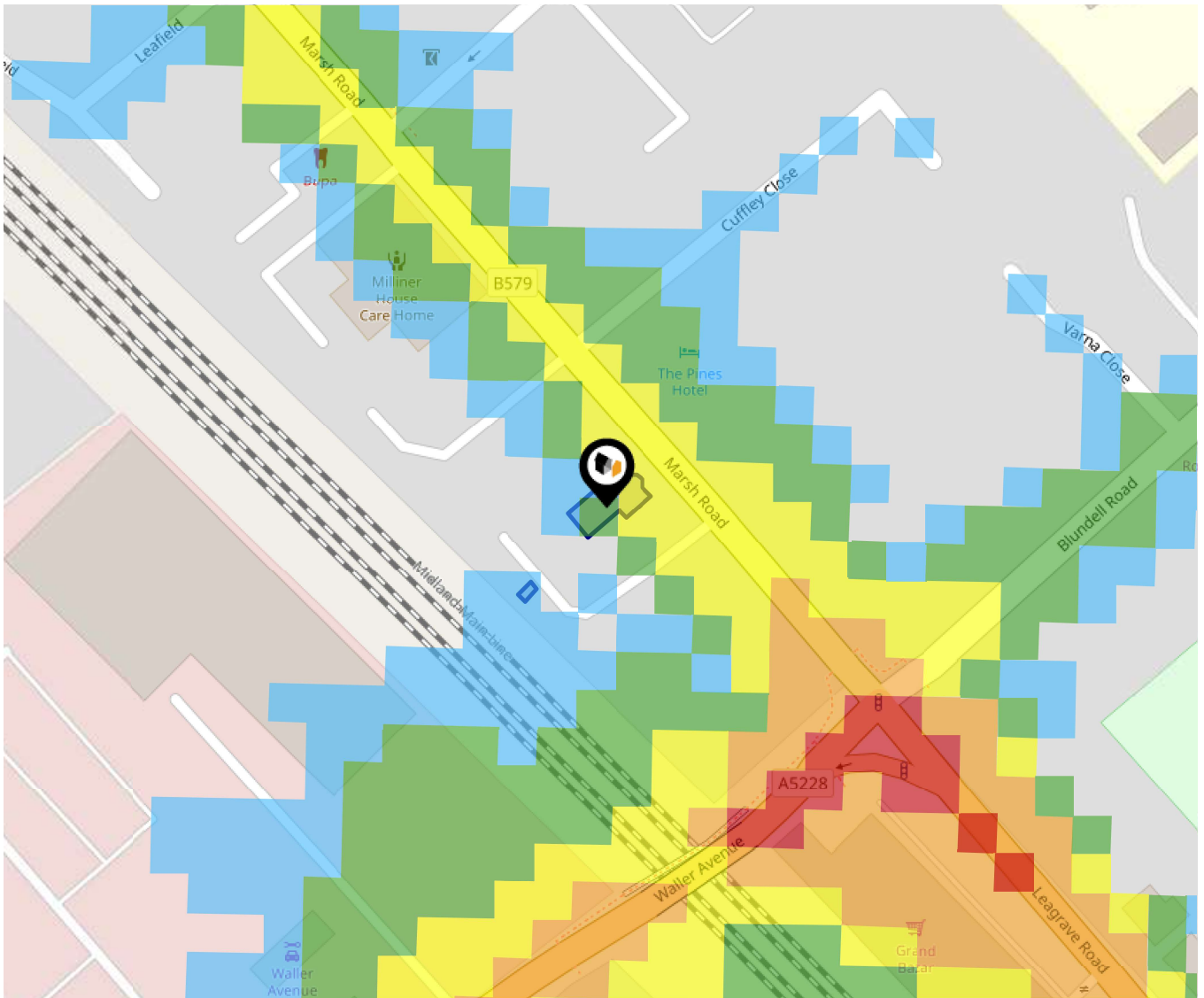
What is Radon?

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).



Local Area Road Noise

LANDWOOD
GROUP

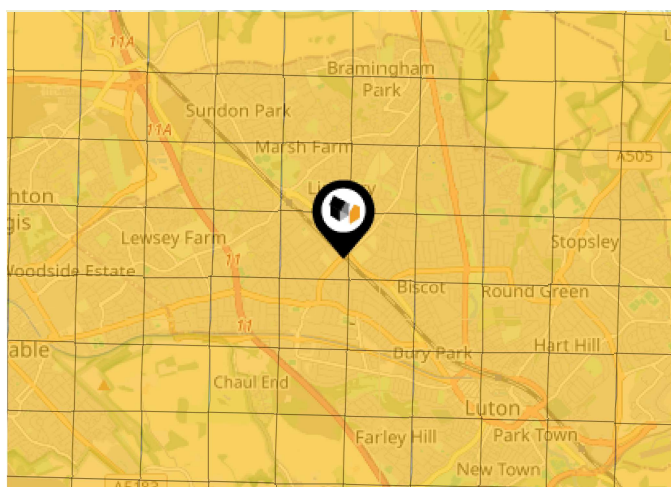


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

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)		



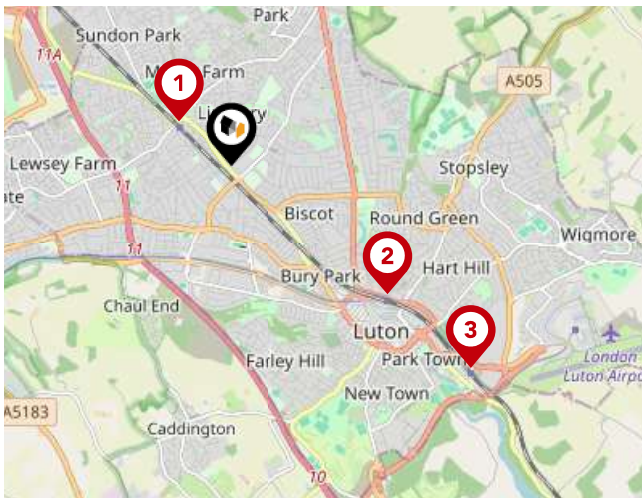
Primary Classifications (Most Common Clay Types)

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

Area

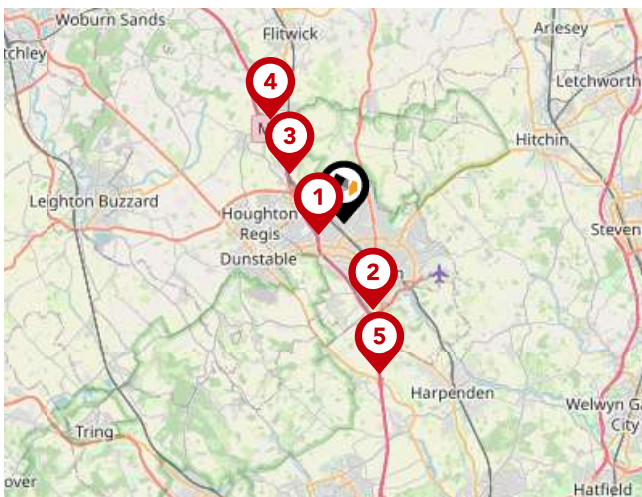
Transport (National)

LANDWOOD GROUP



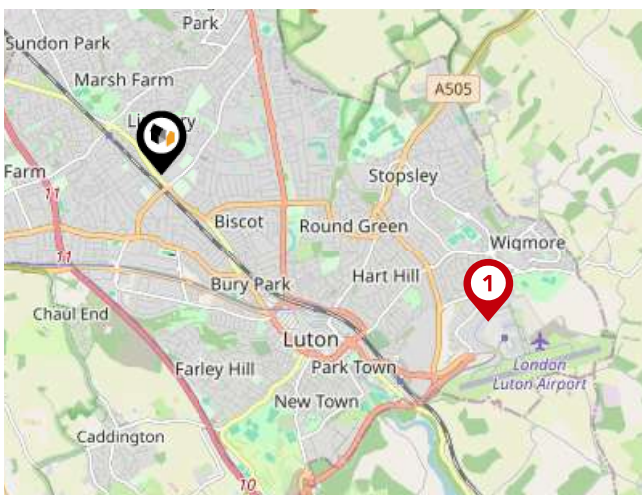
National Rail Stations

Pin	Name	Distance
1	Legrave Rail Station	0.64 miles
2	Luton Rail Station	1.84 miles
3	Luton Airport Parkway Rail Station	2.87 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J11	1.05 miles
2	M1 J10	3.3 miles
3	M1 J11A	2.72 miles
4	M1 J12	4.67 miles
5	M1 J9	5.62 miles



Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	3.28 miles
2	Heathrow Airport	29.38 miles
3	Heathrow Airport Terminal 4	30.38 miles
4	Stansted Airport	30.21 miles

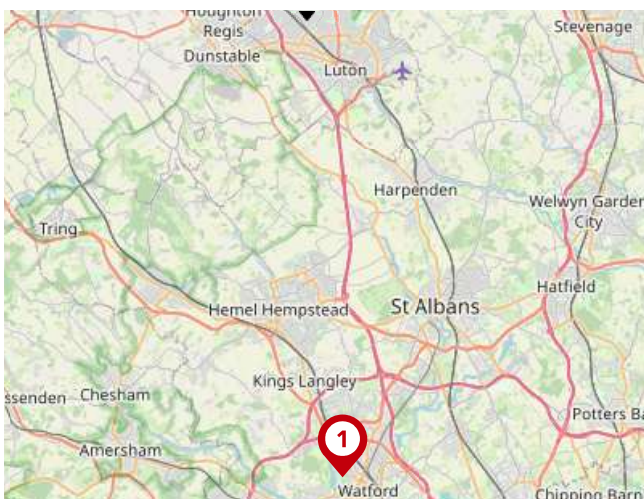
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Waller Avenue	0.01 miles
2	Waller Avenue	0.11 miles
3	Roman Road	0.14 miles
4	Avenue Grimaldi	0.19 miles
5	St Josephs Infant School	0.2 miles



Local Connections

Pin	Name	Distance
1	Watford Underground Station	16.77 miles



Ferry Terminals

Pin	Name	Distance
1	Little Venice Waterbus Stop	28.48 miles
2	London Zoo Waterbus Stop	27.97 miles
3	Camden Lock Waterbus	27.94 miles

Landwood Group

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>

