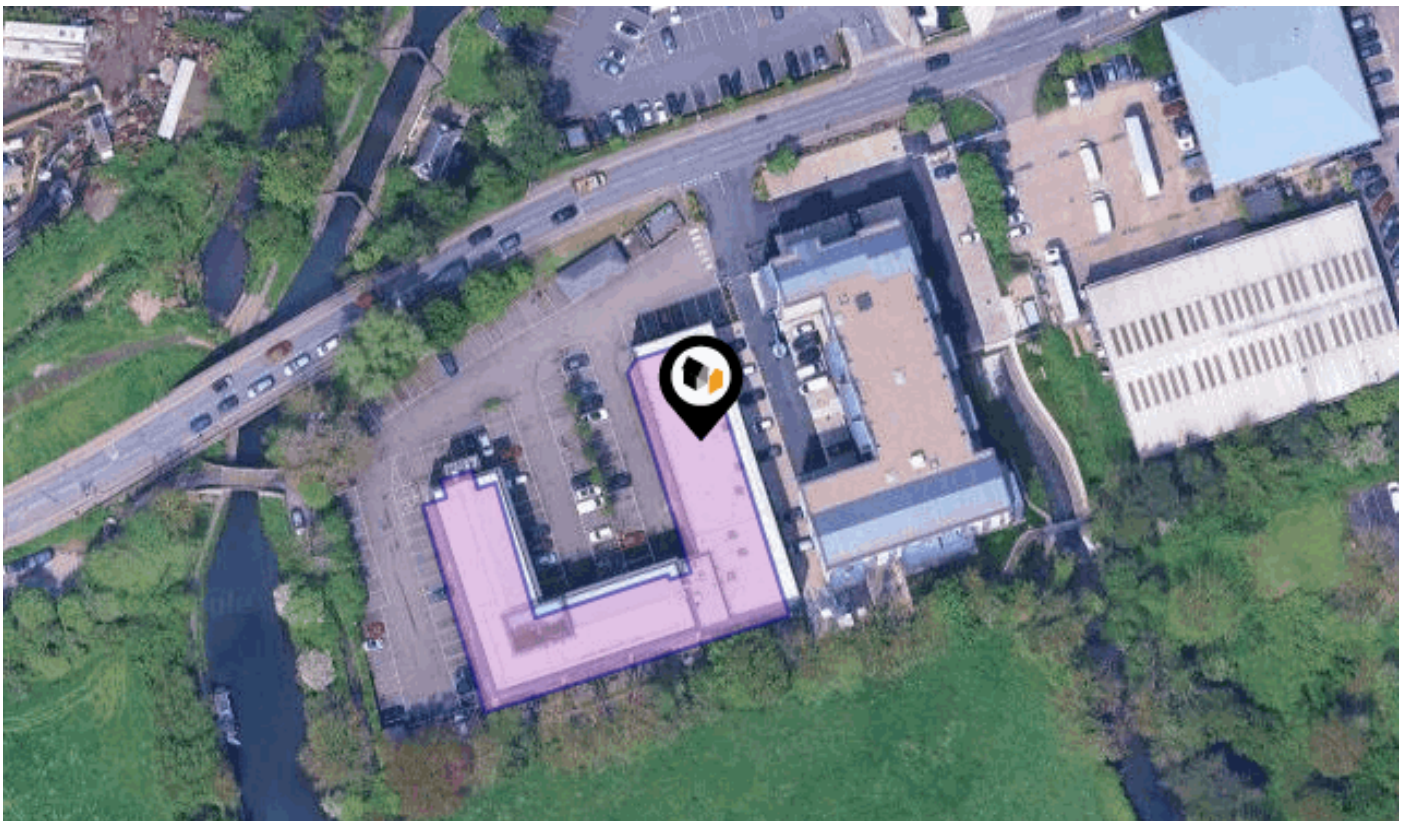




DRR: Desktop Research Report

The key facts about this property & the local market

Tuesday 14th July 2026 - 10:21



**FLAT 66, PINNACLE HOUSE, HOME PARK MILL LINK,
KINGS LANGLEY, WD4 8FW**

Landwood Group

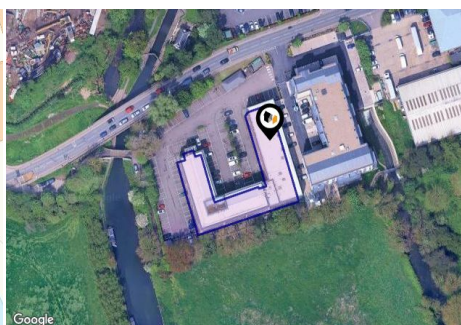
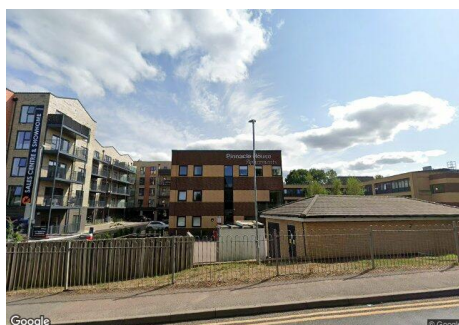
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette
Bedrooms:	2
TUFA(GIA):	710 ft ² / 66 m ²
Plot Area:	0.37 acres
Year Built :	2019
Council Tax :	Band C
Annual Estimate:	£2,153
Title Number:	HD584346
UPRN:	10090788866
Restrictive Covenants:	Yes

Last Sold Date:	05/06/2019
Last Sold Price:	£300,000
Last Sold £/ft ² :	£422
Tenure:	Leasehold

Local Area

Local Authority:	Hertfordshire
	Three rivers
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

16 mb/s **74** mb/s **1800** mb/s



Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

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Freehold Title Plan



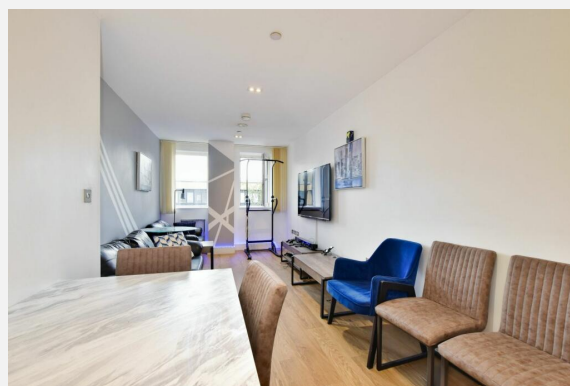
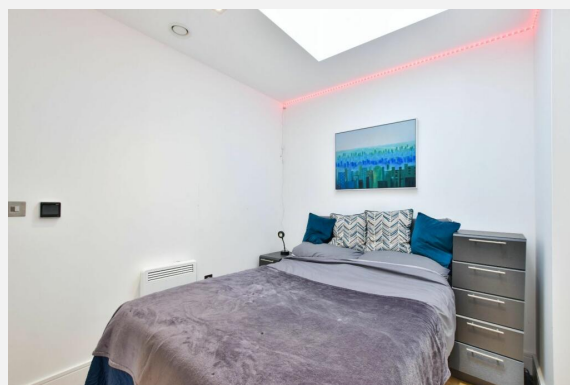
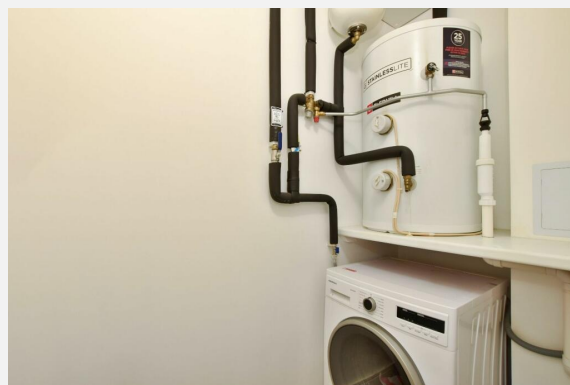
HD466122

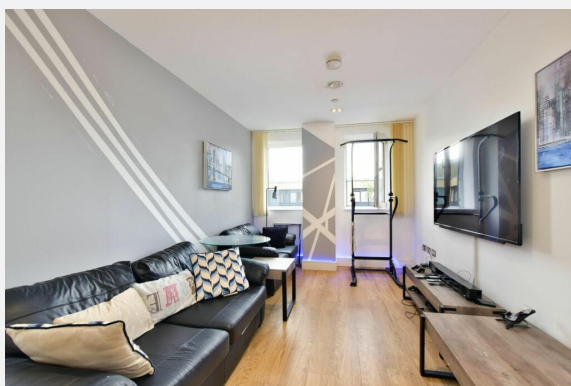
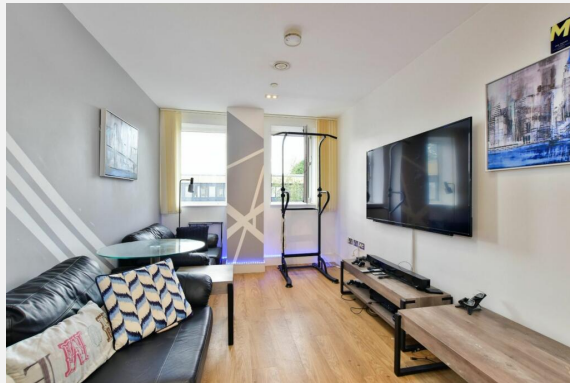
Leasehold Title Plan



HD584346

Start Date: 04/06/2019
End Date: 01/01/3017
Lease Term: 999 years from 1 January 2018
Term Remaining: 991 years

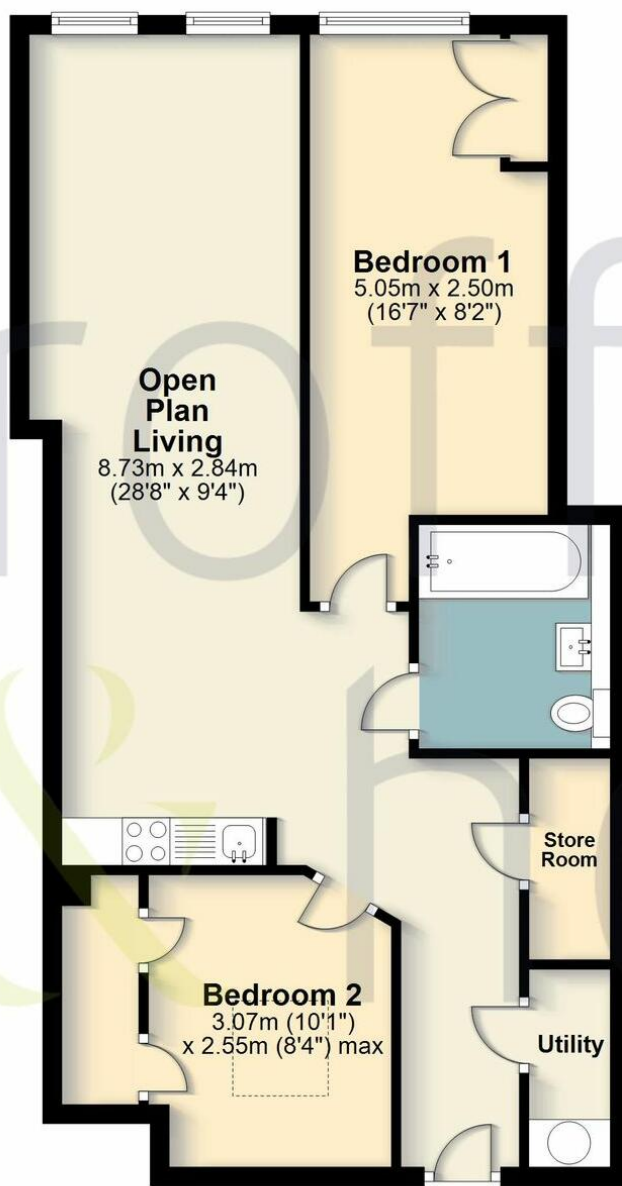




**FLAT 66, PINNACLE HOUSE, HOME PARK MILL LINK,
KINGS LANGLEY, WD4 8FW**

Second Floor

Approx. 66.1 sq. metres (711.9 sq. feet)



Total area: approx. 66.1 sq. metres (711.9 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using PlanUp.

Property
EPC - Certificate

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Flat 66, Pinnacle House, Home Park Mill Link, WD4 8FW

Energy rating

D

Valid until 19.02.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	58 D
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Electricity: electricity, unspecified tariff
Floor Level:	Top floor
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.18 W/m-Â°K
Roof Energy:	Good
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and room thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	66 m ²

Market Sold in Street

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Flat 35, Pinnacle House, Home Park Mill Link, Kings Langley, WD4 8FW	Flat-maisonette House
Last Sold Date: 21/04/2026	
Last Sold Price: £220,000	
Flat 44, Pinnacle House, Home Park Mill Link, Kings Langley, WD4 8FW	Flat-maisonette House
Last Sold Date: 22/04/2025	
Last Sold Price: £195,000	
Flat 59, Pinnacle House, Home Park Mill Link, Kings Langley, WD4 8FW	Flat-maisonette House
Last Sold Date: 09/12/2024	18/06/2019
Last Sold Price: £200,000	£208,000
Flat 75, Pinnacle House, Home Park Mill Link, Kings Langley, WD4 8FW	Flat-maisonette House
Last Sold Date: 31/05/2024	26/06/2020
Last Sold Price: £200,000	£200,000
Flat 82, Pinnacle House, Home Park Mill Link, Kings Langley, WD4 8FW	Flat-maisonette House
Last Sold Date: 31/10/2023	21/06/2019
Last Sold Price: £225,000	£245,000
Flat 36, Pinnacle House, Home Park Mill Link, Kings Langley, WD4 8FW	Flat-maisonette House
Last Sold Date: 27/09/2023	13/11/2019
Last Sold Price: £260,000	£265,000
Flat 79, Pinnacle House, Home Park Mill Link, Kings Langley, WD4 8FW	Flat-maisonette House
Last Sold Date: 14/04/2022	11/06/2021
Last Sold Price: £230,000	£181,000
Flat 11, Pinnacle House, Home Park Mill Link, Kings Langley, WD4 8FW	Flat-maisonette House
Last Sold Date: 14/01/2022	
Last Sold Price: £226,000	
Flat 45, Pinnacle House, Home Park Mill Link, Kings Langley, WD4 8FW	Flat-maisonette House
Last Sold Date: 30/09/2021	
Last Sold Price: £195,000	
Flat 60, Pinnacle House, Home Park Mill Link, Kings Langley, WD4 8FW	Flat-maisonette House
Last Sold Date: 11/05/2021	
Last Sold Price: £200,000	
Flat 56, Pinnacle House, Home Park Mill Link, Kings Langley, WD4 8FW	Flat-maisonette House
Last Sold Date: 11/05/2021	
Last Sold Price: £200,000	
Flat 1, Pinnacle House, Home Park Mill Link, Kings Langley, WD4 8FW	Flat-maisonette House
Last Sold Date: 11/05/2021	
Last Sold Price: £200,000	

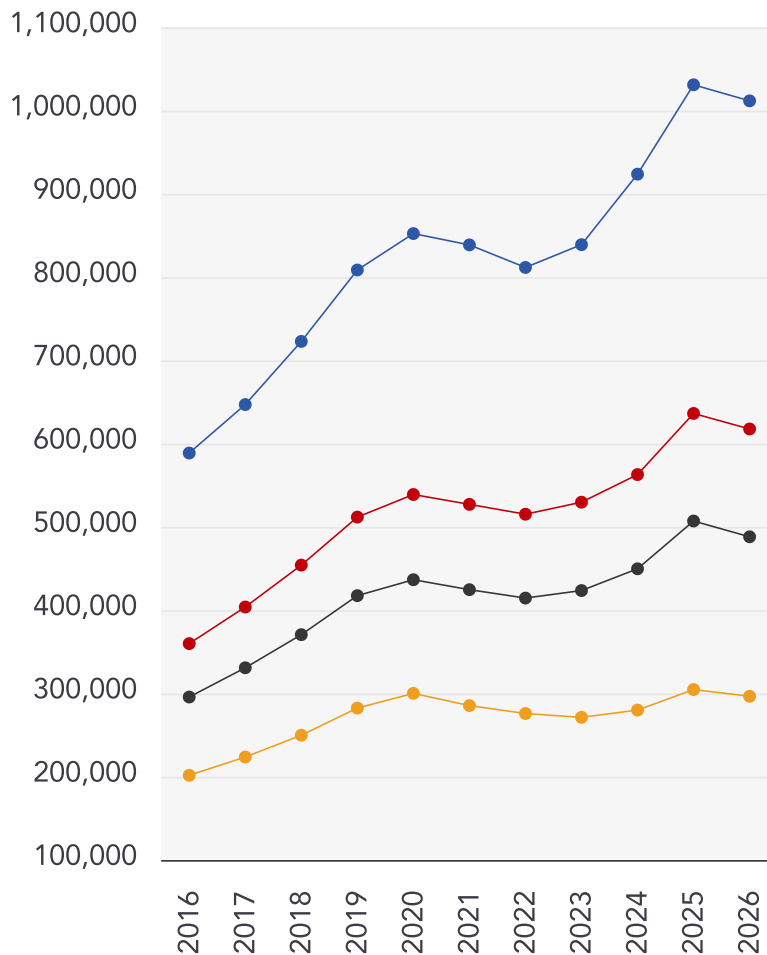
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

LANDWOOD
GROUP

10 Year History of Average House Prices by Property Type in WD4



Detached

+71.83%

Semi-Detached

+71.6%

Terraced

+65.05%

Flat

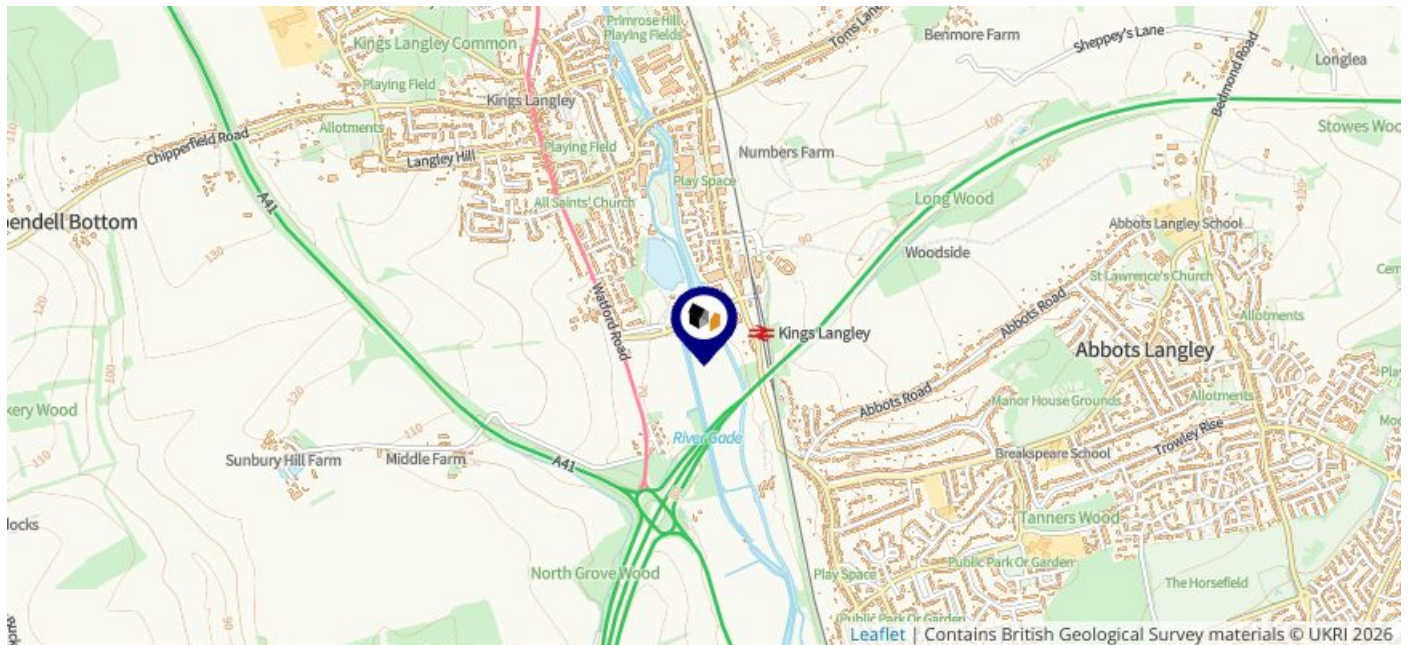
+47.04%

Maps

Coal Mining

LANDWOOD
GROUP

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.

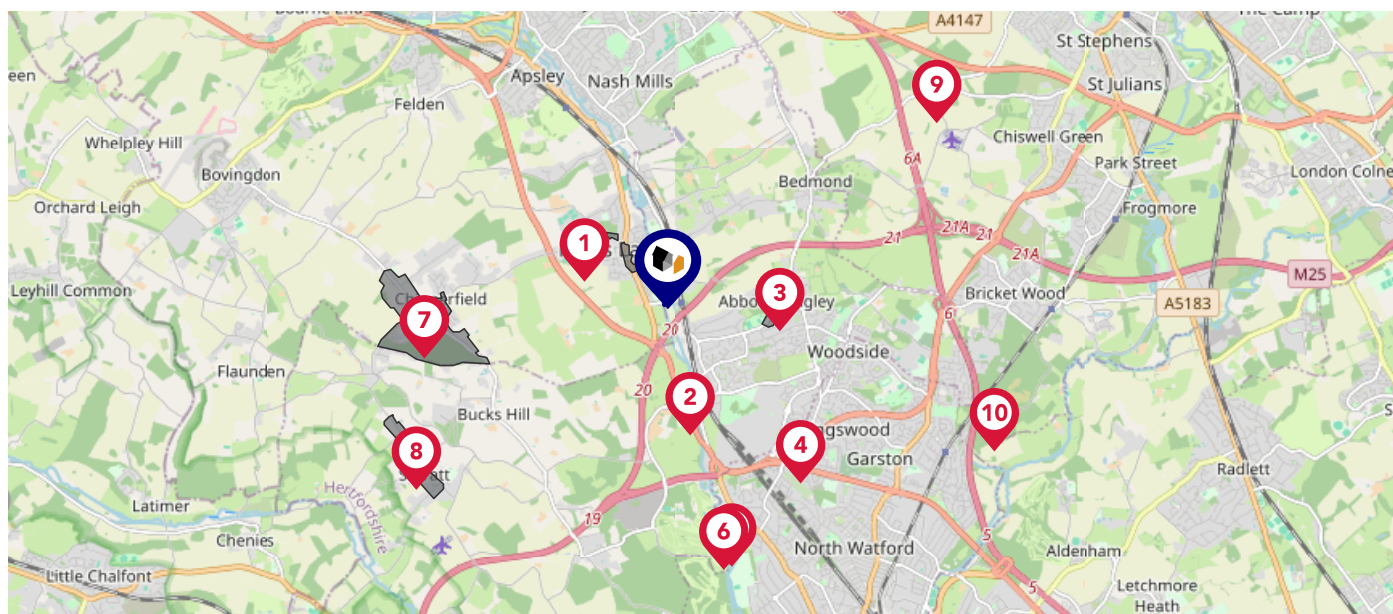
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

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GROUP

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

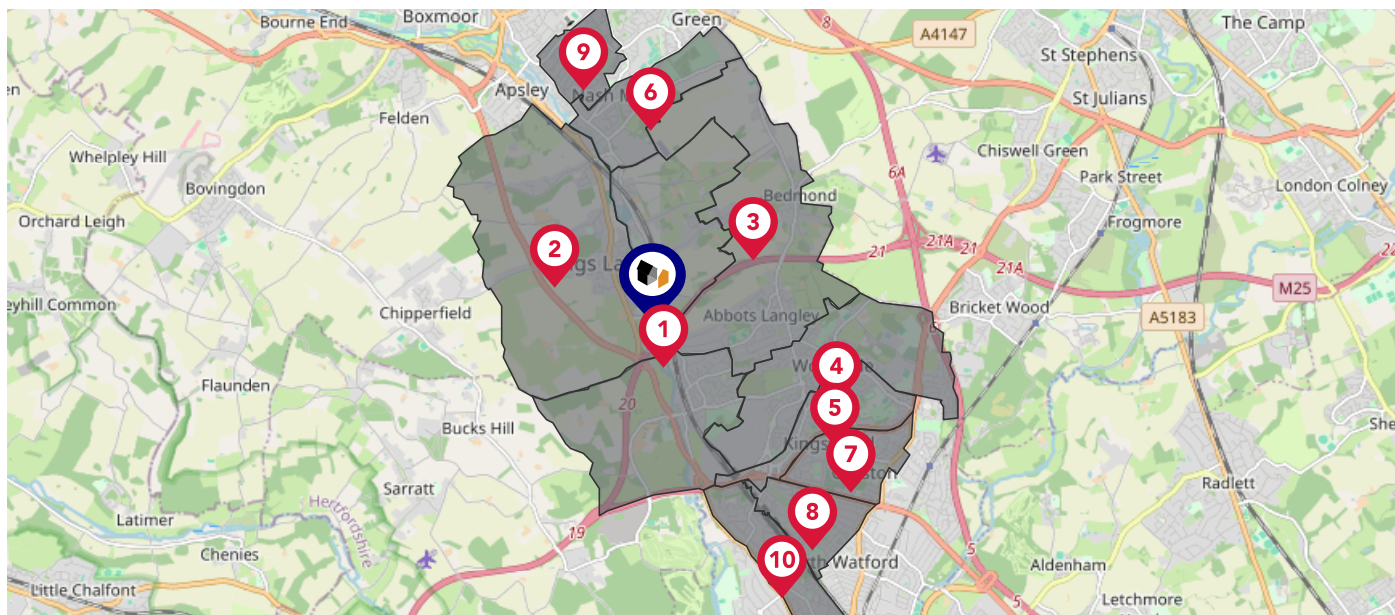
- 1 Kings Langley
- 2 Hunton Bridge
- 3 Abbots Langley
- 4 Macdonnell Gardens
- 5 Grove Mill
- 6 Grove Mill
- 7 Chipperfield
- 8 Sarratt, The Green
- 9 Potters Crouch
- 10 Old Brickett Wood

Maps

Council Wards

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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

Gade Valley Ward

2

Kings Langley Ward

3

Abbots Langley & Bedmond Ward

4

Leavesden Ward

5

Woodside Ward

6

Nash Mills Ward

7

Stanborough Ward

8

Leggatts Ward

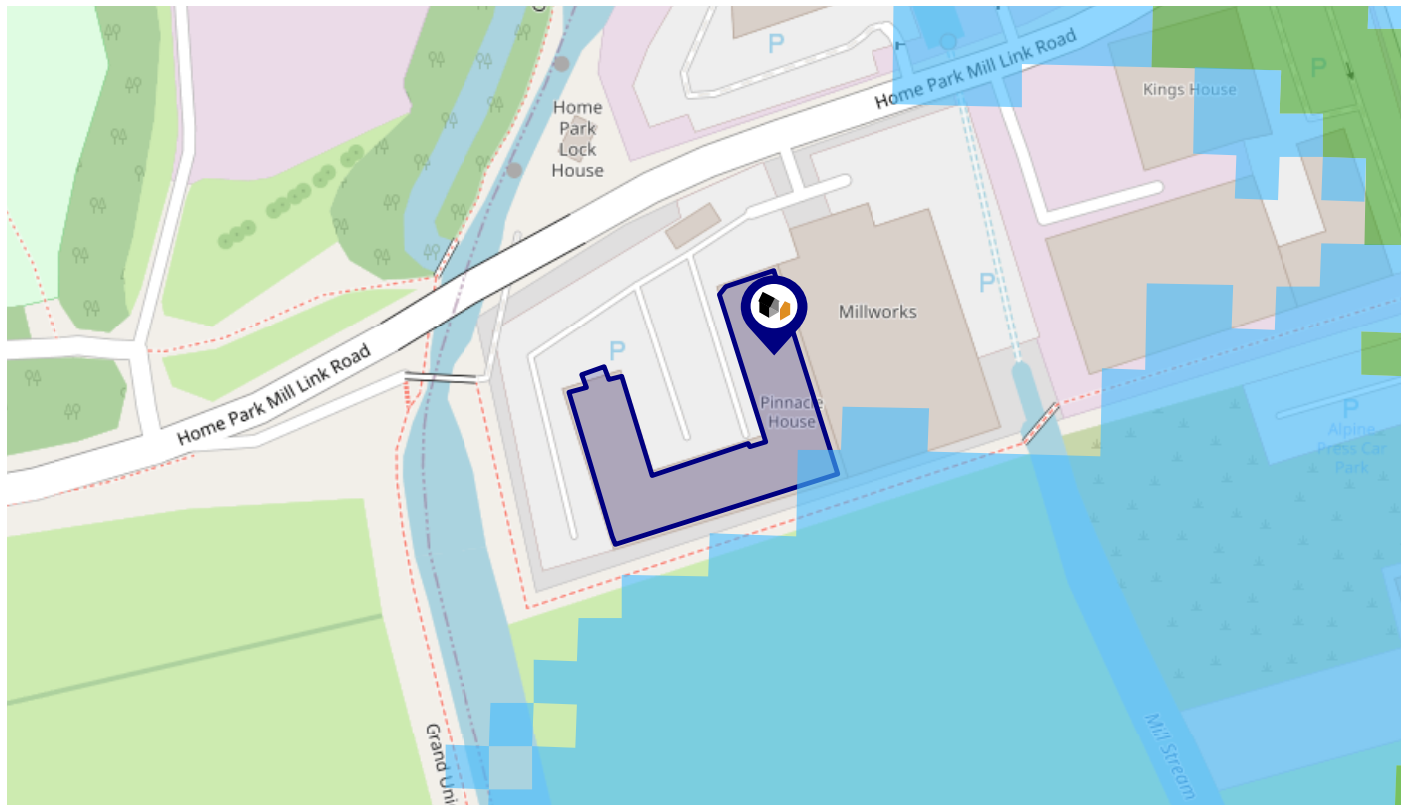
9

Bennetts End Ward

10

Nascot Ward

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:

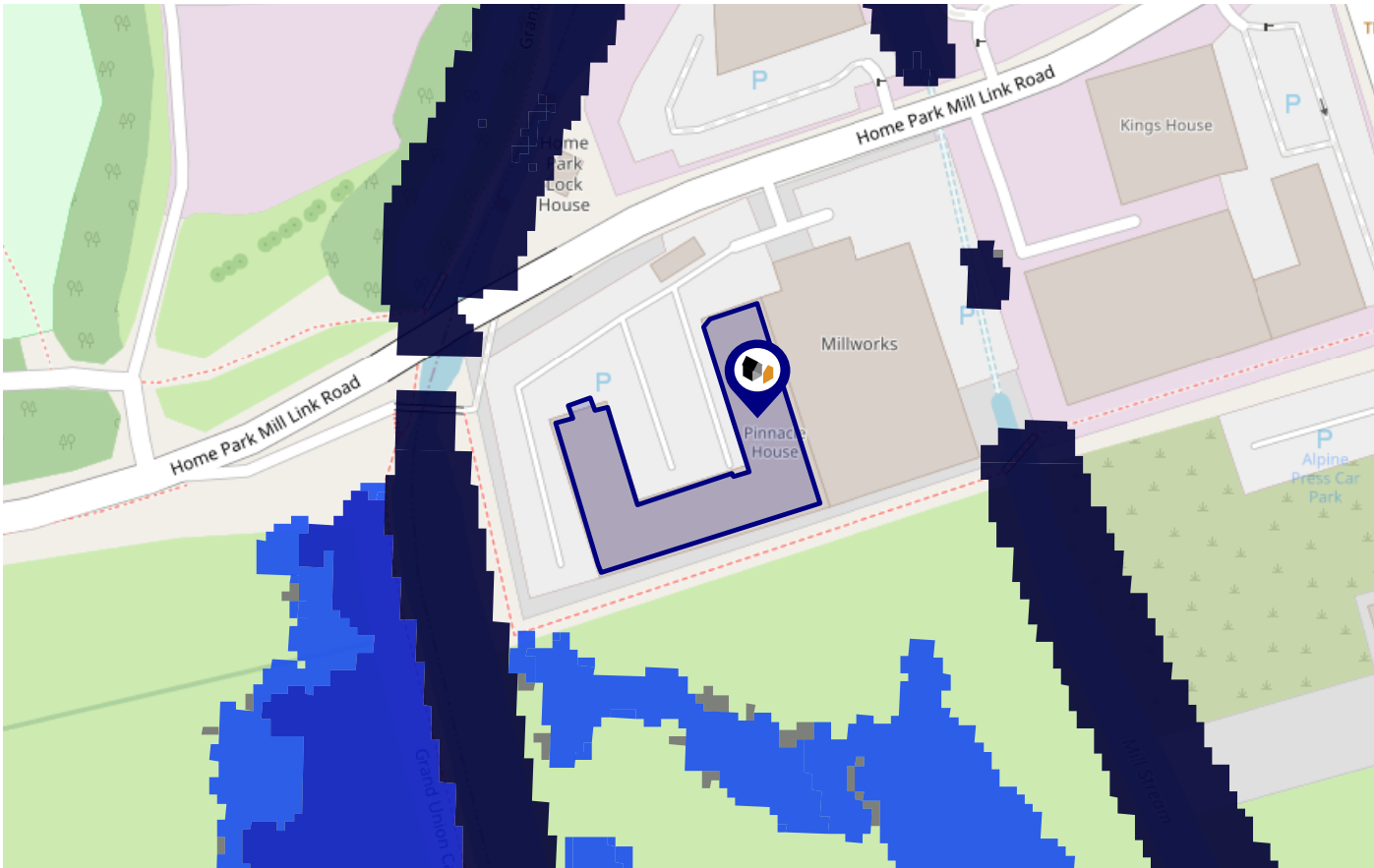
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk

LANDWOOD
GROUP

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

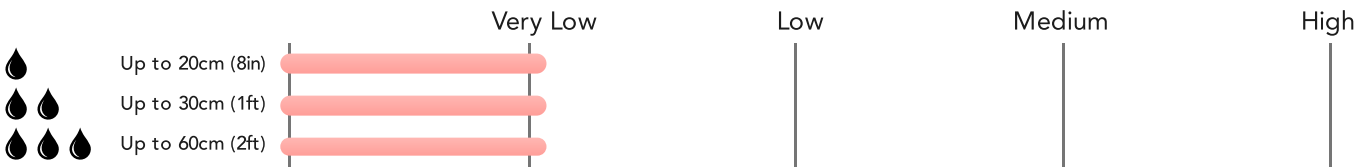


Risk Rating: Very low

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:

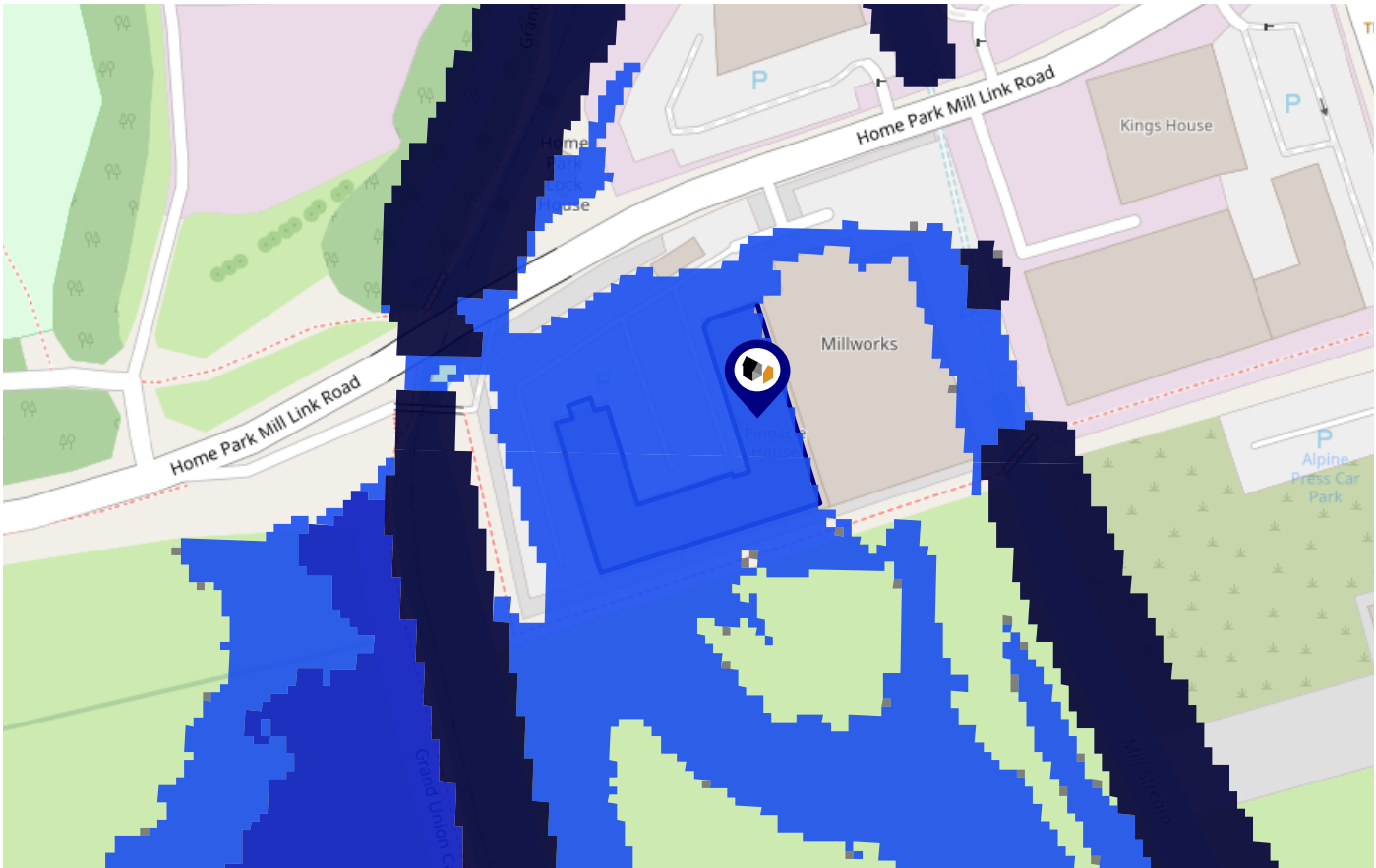


Flood Risk

Rivers & Seas - Climate Change

LANDWOOD
GROUP

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.

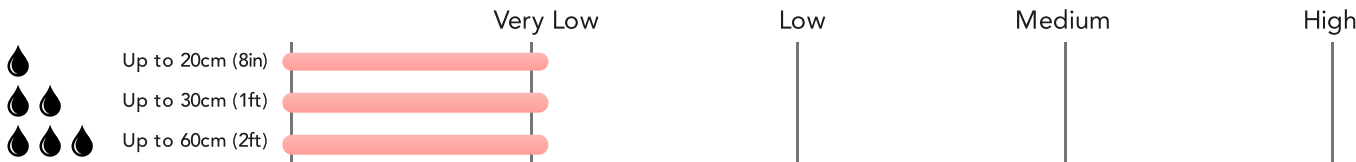


Risk Rating: Low

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.

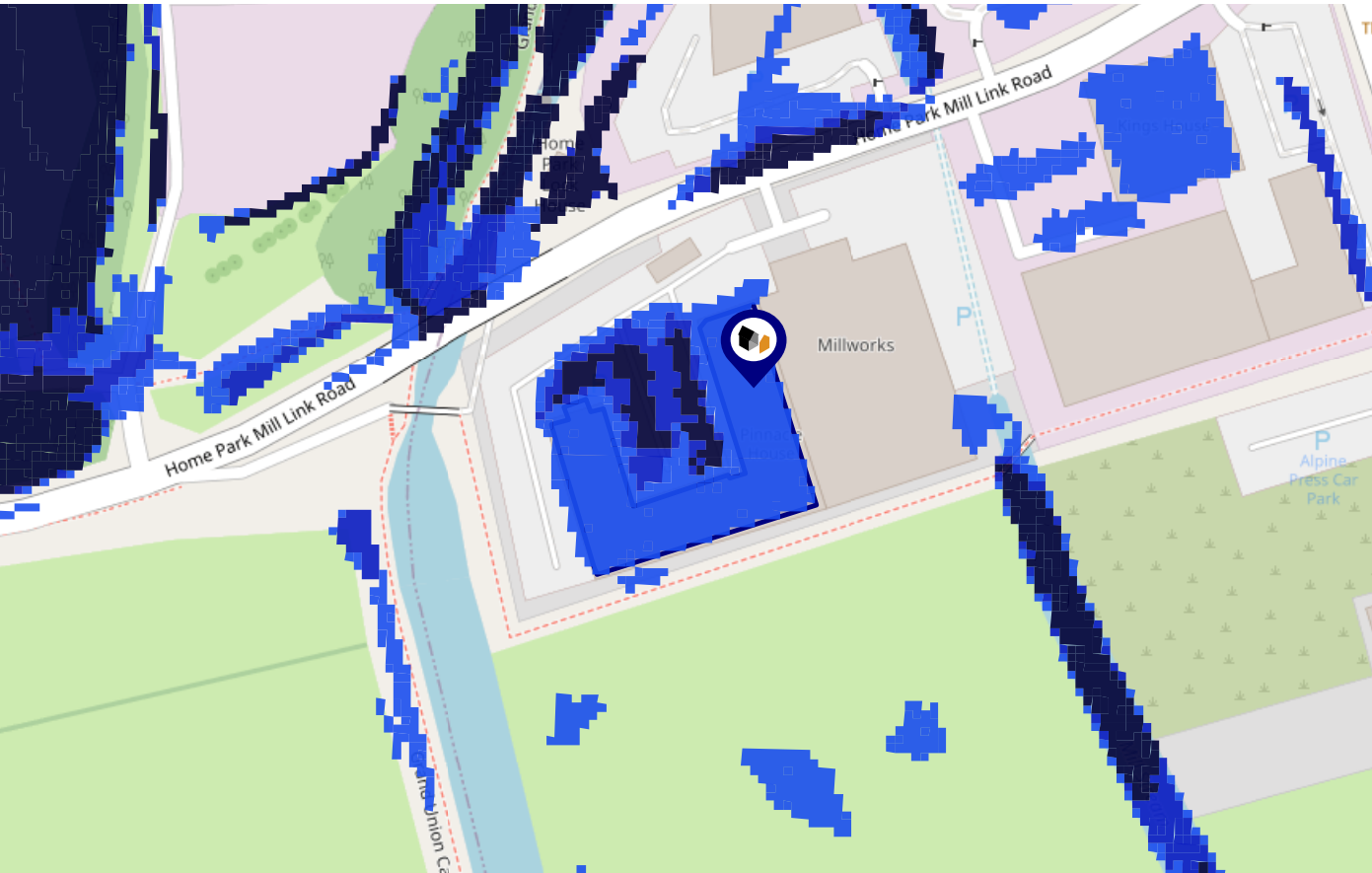
Chance of flooding to the following depths at this property:



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.

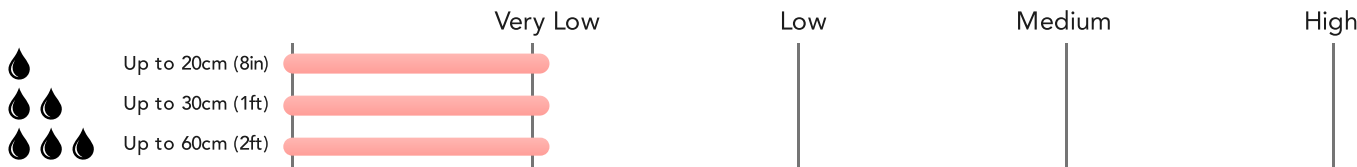


Risk Rating: Low

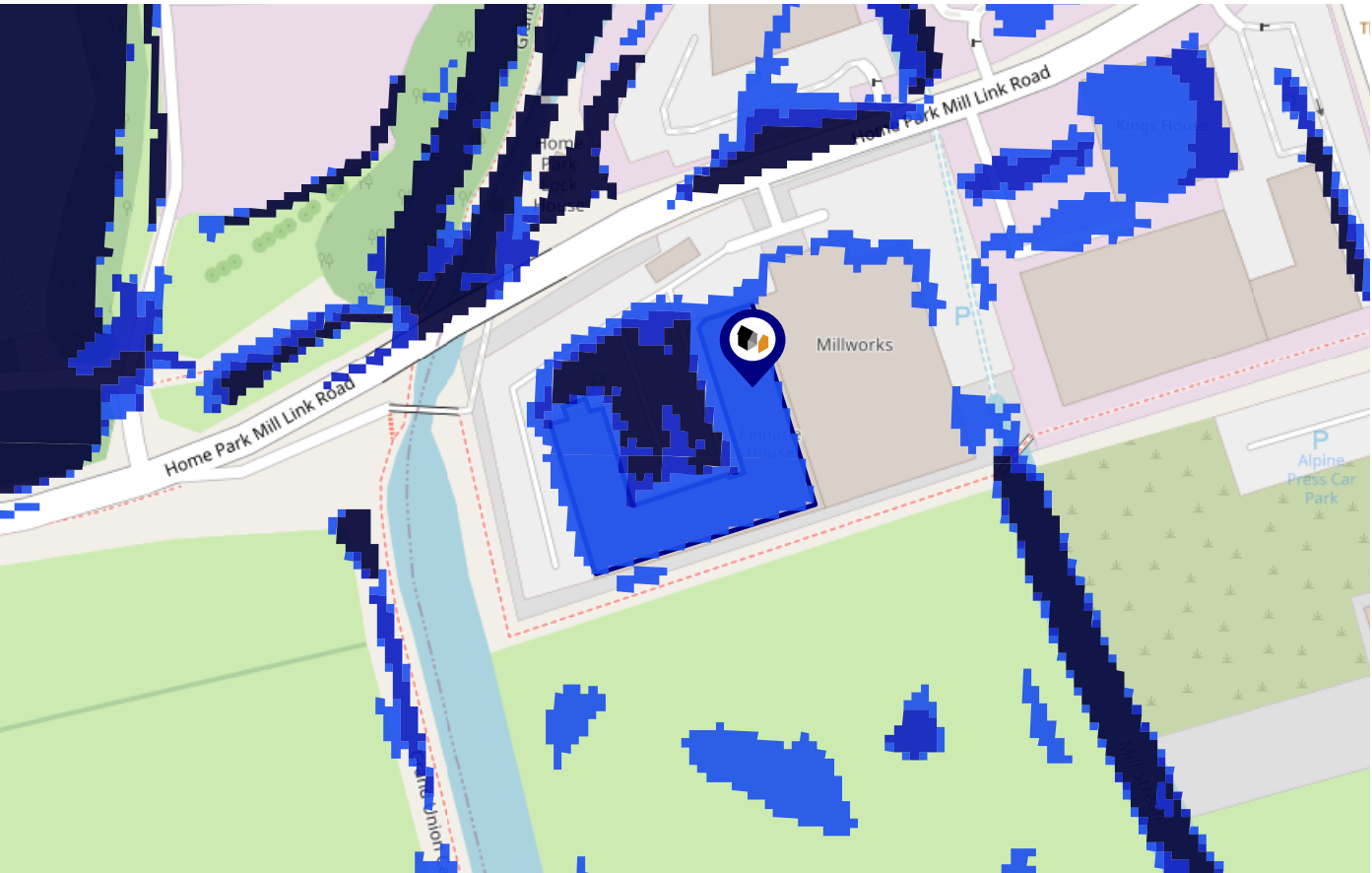
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 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.

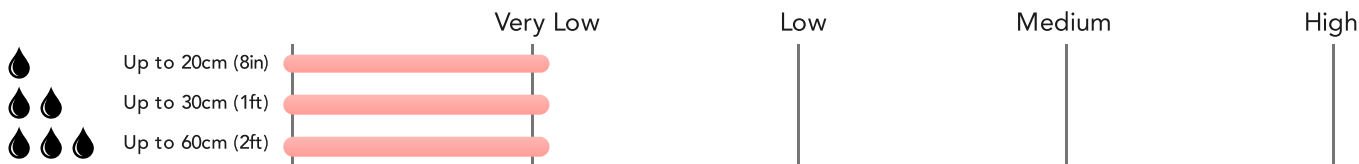


Risk Rating: Low

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:

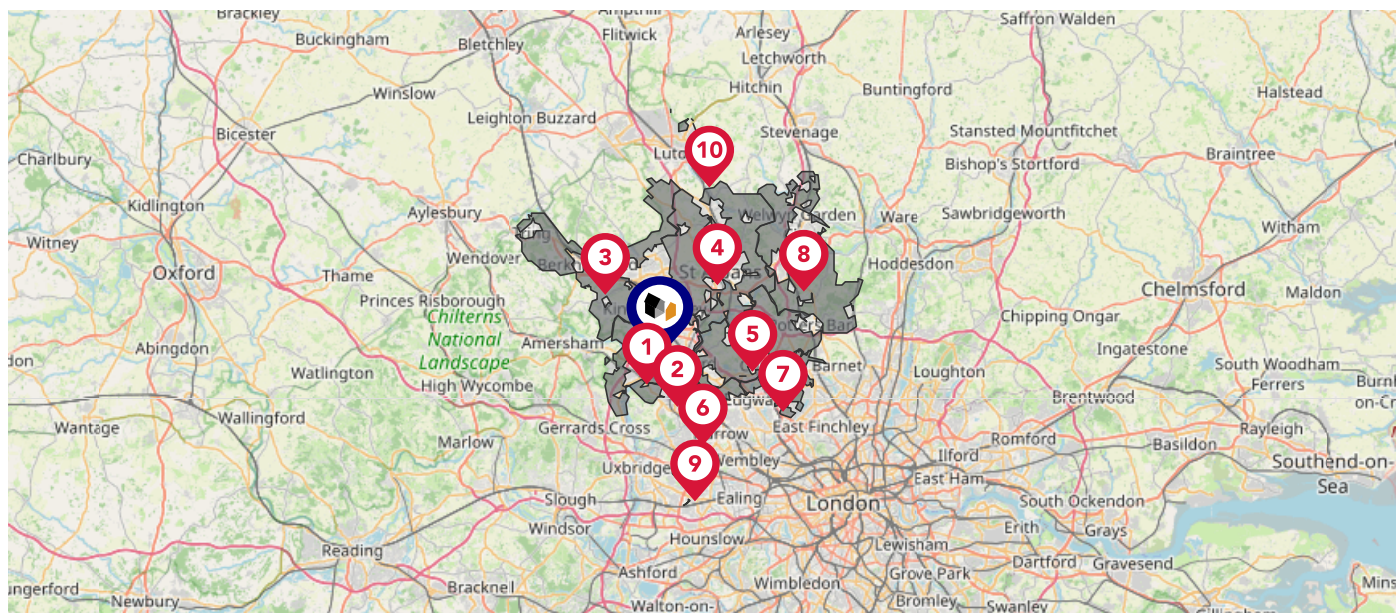


Maps

Green Belt

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



Nearby Green Belt Land

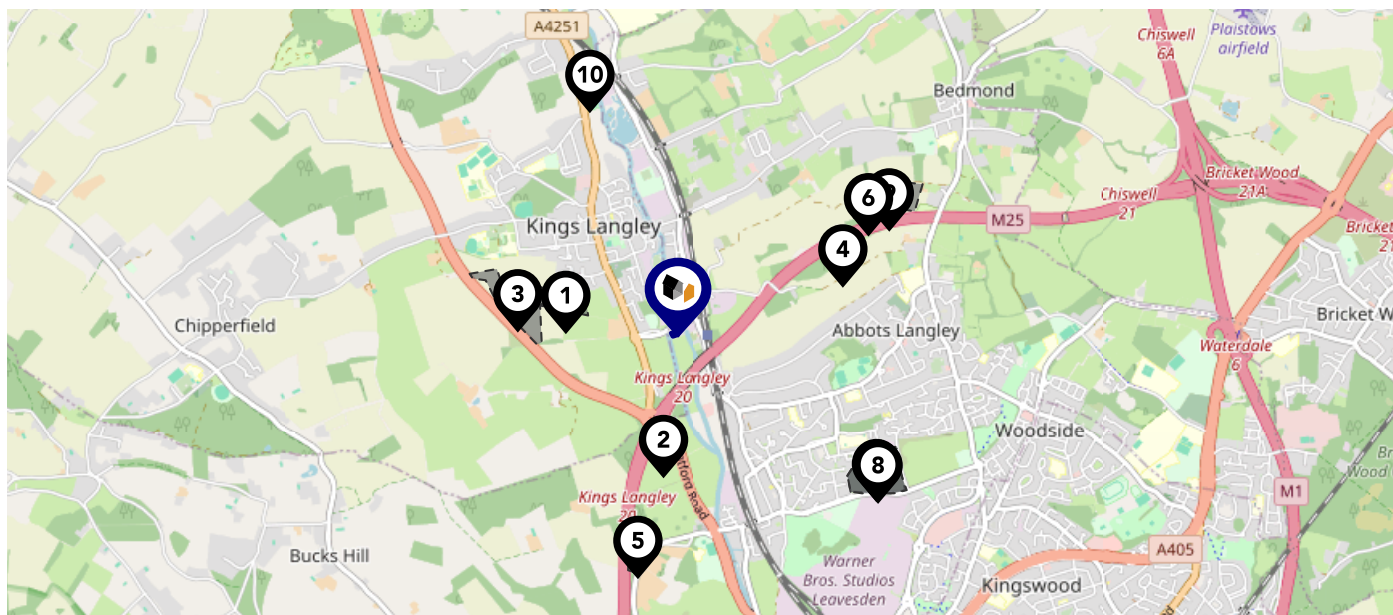
- 1 London Green Belt - Three Rivers
- 2 London Green Belt - Watford
- 3 London Green Belt - Dacorum
- 4 London Green Belt - St Albans
- 5 London Green Belt - Hertsmere
- 6 London Green Belt - Harrow
- 7 London Green Belt - Barnet
- 8 London Green Belt - Welwyn Hatfield
- 9 London Green Belt - Ealing
- 10 London Green Belt - Luton

Maps

Landfill Sites

LANDWOOD
GROUP

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

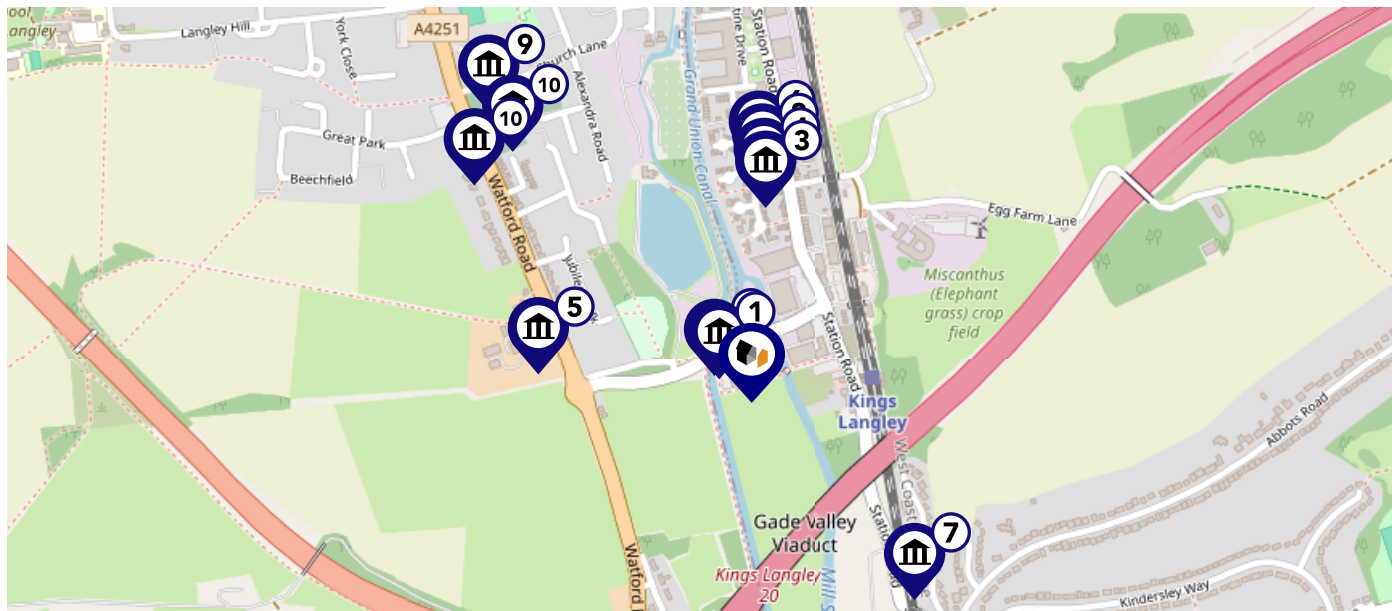
1	Langley Hill Smallholdings-South of Langley Hill, Kings Langley, Hertfordshire	Historic Landfill	☐
2	Junction 20 M25-A41 Junction 20 M25 and A41- Abbots Langley, Hertfordshire	Historic Landfill	☐
3	The Smallholdings-Kings Langley, Wyatt, Hertfordshire	Historic Landfill	☐
4	Ovaltine Dairy Farm-Abbots Langley, Hertfordshire	Historic Landfill	☐
5	Great Westwood Estate-Langleybury Lane, Kings Langley, Hertfordshire	Historic Landfill	☐
6	Land at Sheppey Farm off Sheppey Lane-Abbots Langley, Hertfordshire	Historic Landfill	☐
7	Council Refuse Tip-Tanners Wood, Abbots Langley, Hertfordshire	Historic Landfill	☐
8	Furtherfield-Three Rivers DC Furtherfield, Abbots Langley, Hertfordshire	Historic Landfill	☐
9	Ovaltine Farm-Abbots Langley, Hertfordshire	Historic Landfill	☐
10	Rectory Farm-Kings Langley, Hertfordshire	Historic Landfill	☐

Maps

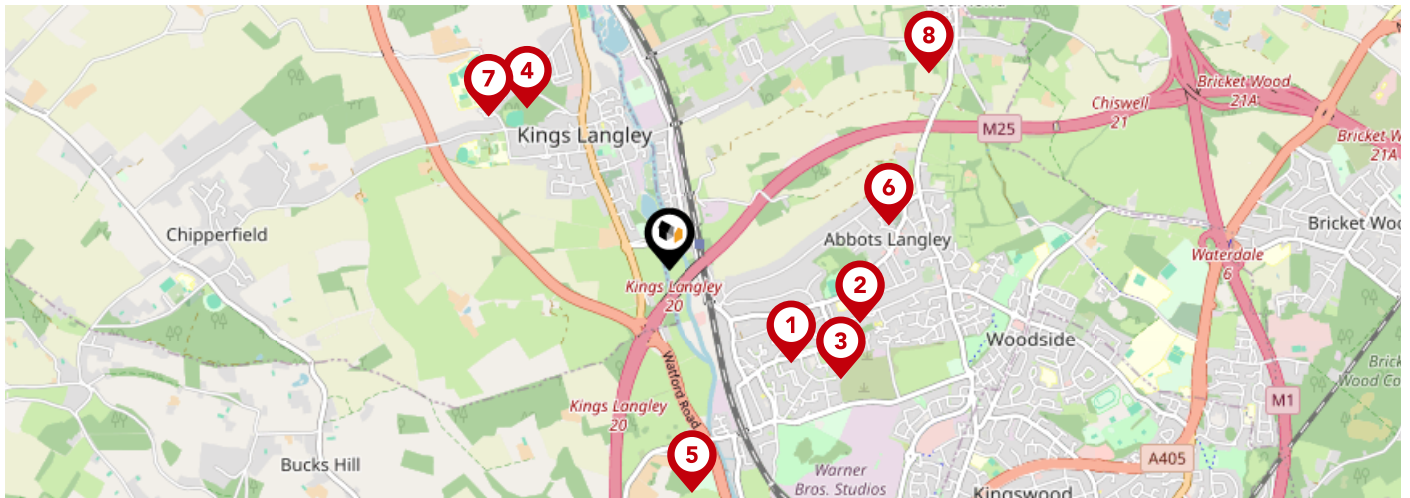
Listed Buildings

LANDWOOD
GROUP

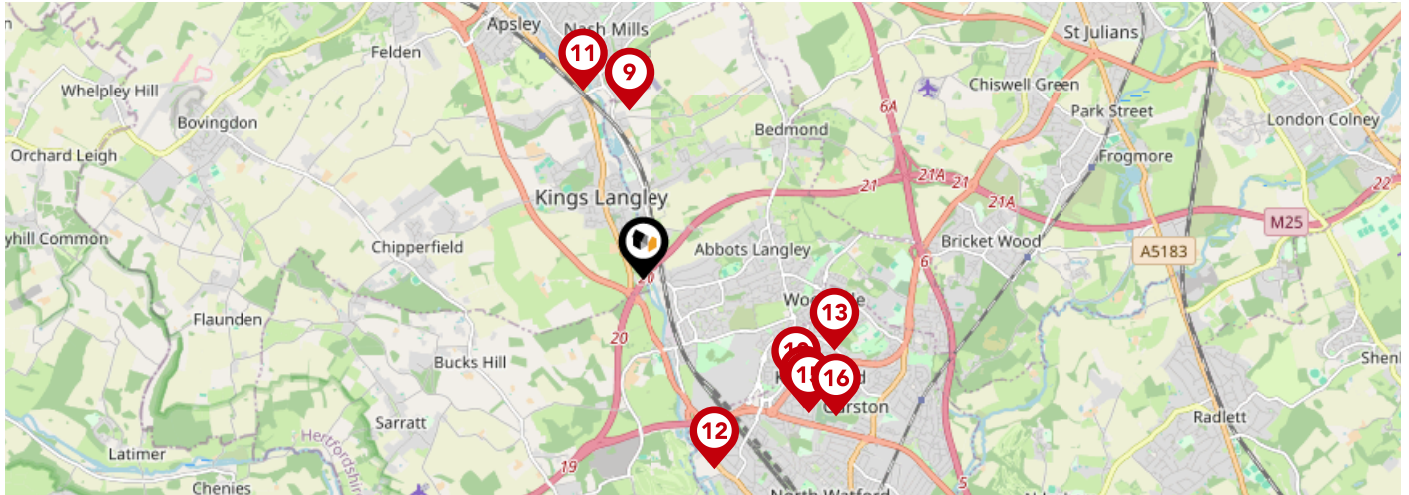
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1296337 - Home Park Lock House	Grade II	0.0 miles
 1100916 - Home Park Lock	Grade II	0.0 miles
 1100894 - Home Park Cottages	Grade II	0.2 miles
 1173225 - Home Park Cottages	Grade II	0.2 miles
 1174187 - Cedar Lodge	Grade II	0.2 miles
 1173214 - Home Park Cottages	Grade II	0.3 miles
 1100892 - Dickinson House	Grade II	0.3 miles
 1348208 - Home Park Cottages	Grade II	0.3 miles
 1296169 - Church House	Grade II	0.4 miles
 1436993 - Kings Langley War Memorial	Grade II	0.4 miles
 1173676 - Wotton Monuments In All Saints Churchyard (35 Metres To East Of Church)	Grade II	0.4 miles



		Nursery	Primary	Secondary	College	Private
1	Divine Saviour Roman Catholic Primary School Ofsted Rating: Good Pupils: 201 Distance:0.7	☐	☒	☐	☐	☐
2	Breakspeare School Ofsted Rating: Outstanding Pupils: 106 Distance:0.9	☐	☐	☒	☐	☐
3	Tanners Wood Junior Mixed and Infant School Ofsted Rating: Good Pupils: 427 Distance:0.93	☐	☒	☐	☐	☐
4	Kings Langley Primary School Ofsted Rating: Good Pupils: 450 Distance:1	☐	☒	☐	☐	☐
5	St Paul's Church of England Primary School, Langleybury Ofsted Rating: Good Pupils: 209 Distance:1.02	☐	☒	☐	☐	☐
6	Abbots Langley School Ofsted Rating: Good Pupils: 418 Distance:1.03	☐	☒	☐	☐	☐
7	Kings Langley School Ofsted Rating: Good Pupils: 1085 Distance:1.09	☐	☐	☒	☐	☐
8	Bedmond Academy Ofsted Rating: Good Pupils: 87 Distance:1.5	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Abbot's Hill School Ofsted Rating: Not Rated Pupils: 474 Distance:1.56	☐	☐	☒	☐	☐
	Leavesden JMI School Ofsted Rating: Good Pupils: 379 Distance:1.72	☐	☒	☐	☐	☐
	Nash Mills Church of England Primary School Ofsted Rating: Good Pupils: 235 Distance:1.82	☐	☒	☐	☐	☐
	Holy Rood Catholic Primary School Ofsted Rating: Outstanding Pupils: 453 Distance:1.85	☐	☒	☐	☐	☐
	Alban Wood Primary School and Nursery Ofsted Rating: Good Pupils: 239 Distance:1.87	☐	☒	☐	☐	☐
	Kingsway Infants' School Ofsted Rating: Good Pupils: 174 Distance:1.89	☐	☒	☐	☐	☐
	Kingsway Junior School Ofsted Rating: Good Pupils: 235 Distance:1.94	☐	☒	☐	☐	☐
	Kingswood Nursery School Ofsted Rating: Outstanding Pupils: 95 Distance:2.17	☒	☐	☐	☐	☐

Local Area

Masts & Pylons

LANDWOOD
GROUP

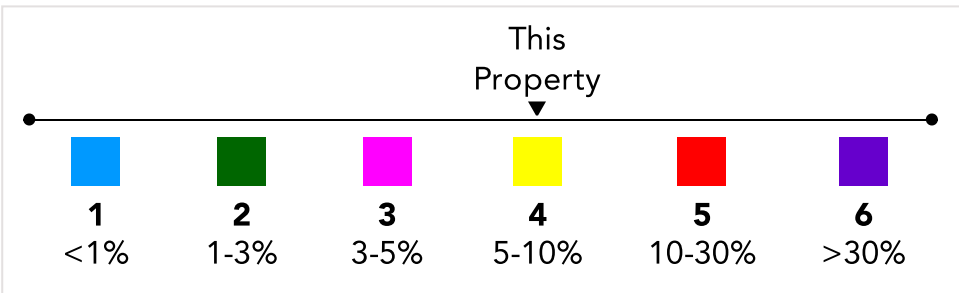
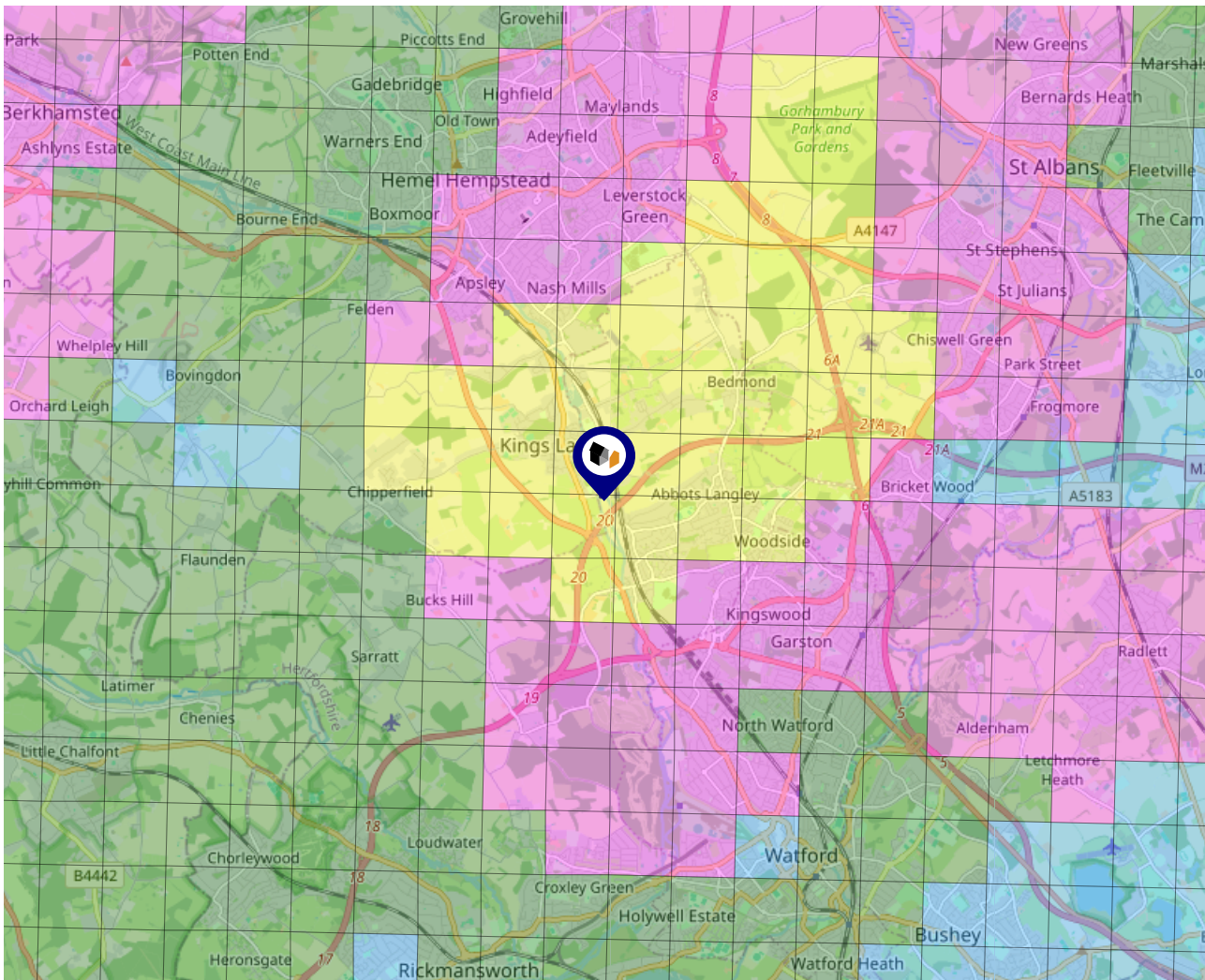


Key:

-  Power Pylons
-  Communication Masts

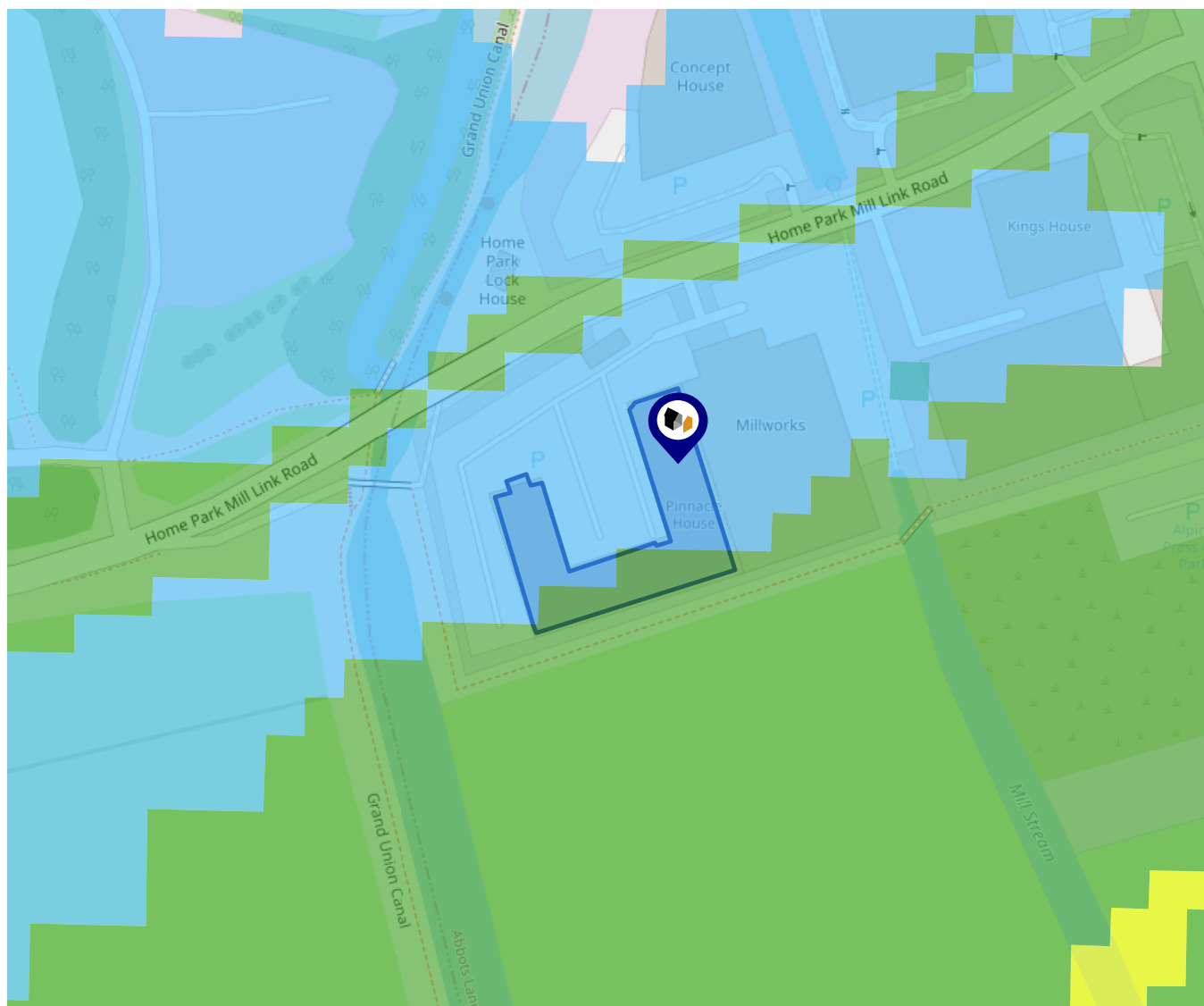
What is Radon?

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

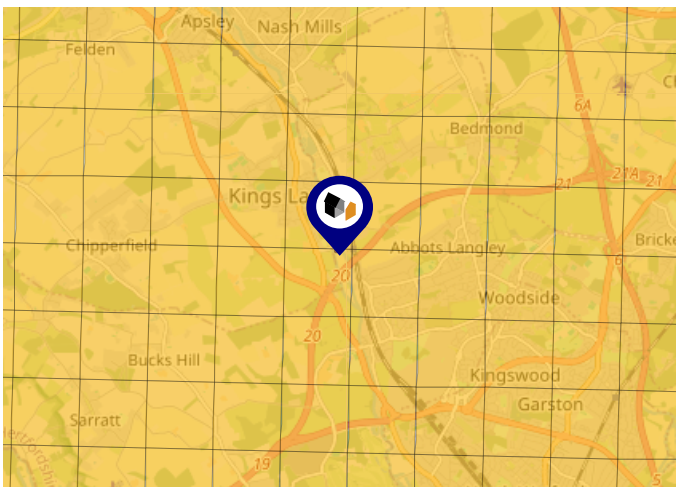


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	HIGH	Soil Texture:	CHALKY, SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



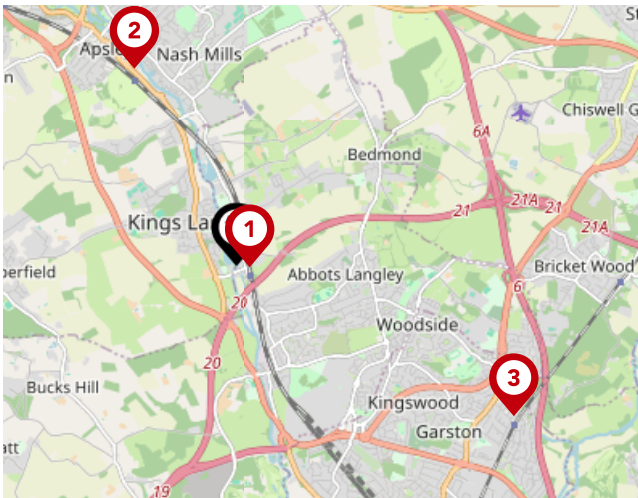
Primary Classifications (Most Common Clay Types)

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

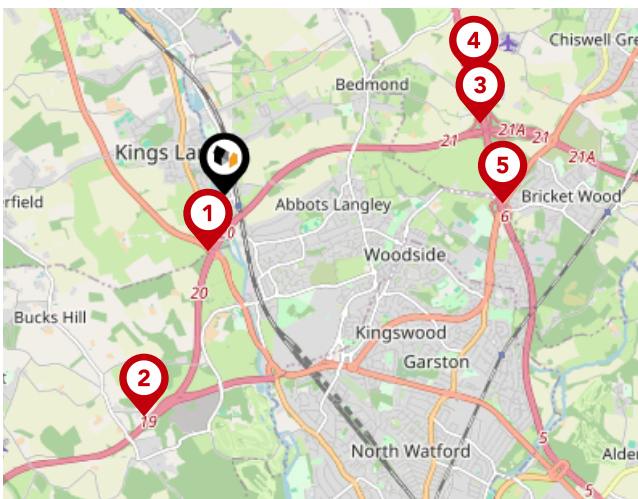
Transport (National)

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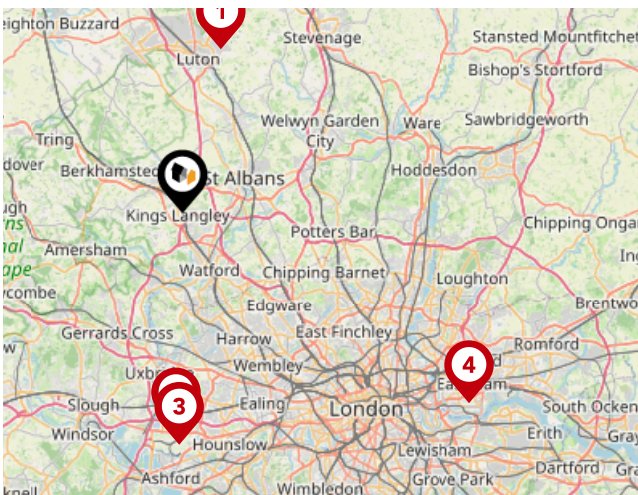
National Rail Stations

Pin	Name	Distance
1	Kings Langley Rail Station	0.12 miles
2	Apsley Rail Station	2.04 miles
3	Garston (Herts) Rail Station	2.9 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J20	0.53 miles
2	M25 J19	2.15 miles
3	M25 J21	2.44 miles
4	M1 J6A	2.54 miles
5	M1 J6	2.56 miles



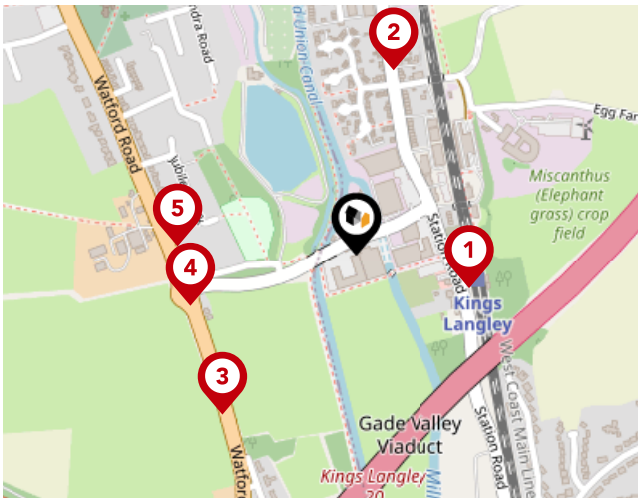
Airports/Helipads

Pin	Name	Distance
1	Luton Airport	12.28 miles
2	Heathrow Airport	16.06 miles
3	Heathrow Airport Terminal 4	17.06 miles
4	London City Airport	25.36 miles

Area

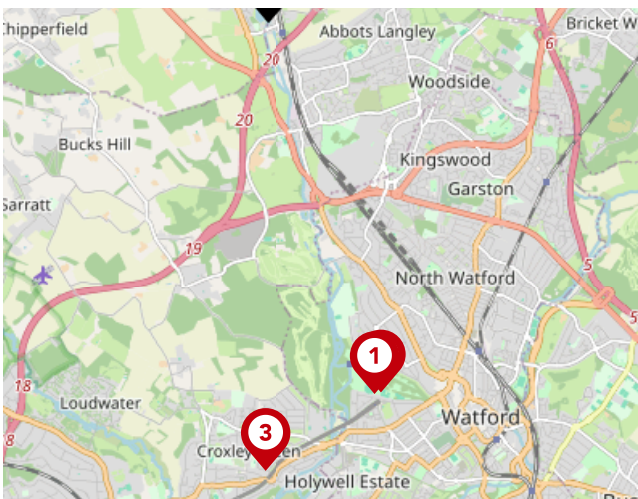
Transport (Local)

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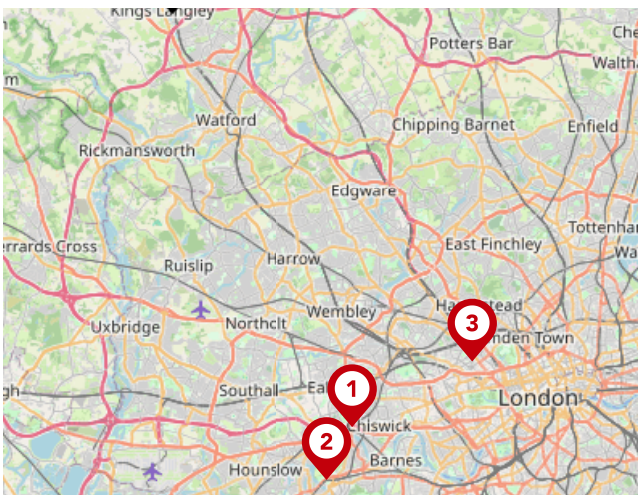
Bus Stops/Stations

Pin	Name	Distance
1	Kings Langley Railway Station	0.13 miles
2	Roman Gardens	0.22 miles
3	Clapgate Farm	0.24 miles
4	Home Park Industrial Estate	0.2 miles
5	Home Park Industrial Estate	0.21 miles



Local Connections

Pin	Name	Distance
1	Watford Underground Station	3.54 miles
2	Watford Underground Station	3.54 miles
3	Croxley Underground Station	4.12 miles



Ferry Terminals

Pin	Name	Distance
1	Kew Pier	16.6 miles
2	Richmond St. Helena Pier	18.07 miles
3	Little Venice Waterbus Stop	16.93 miles

The Landwood Group logo, consisting of the words "LANDWOOD" and "GROUP" stacked vertically in a white, sans-serif font, set against an orange square background with rounded corners.

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Working from offices in Manchester and covering all of the UK, place your trust in our highly experienced team to deliver an end to end service that will exceed your expectations.

Our Team

Professional, experienced, friendly, focused and down to earth, Landwood Group staff care about doing the best job we can for you.

The service every client gets is director-led, personal and tailored to them – and our reputation has been built up over many years. We'd love to get to know you and your business better.

Data Quality

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



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