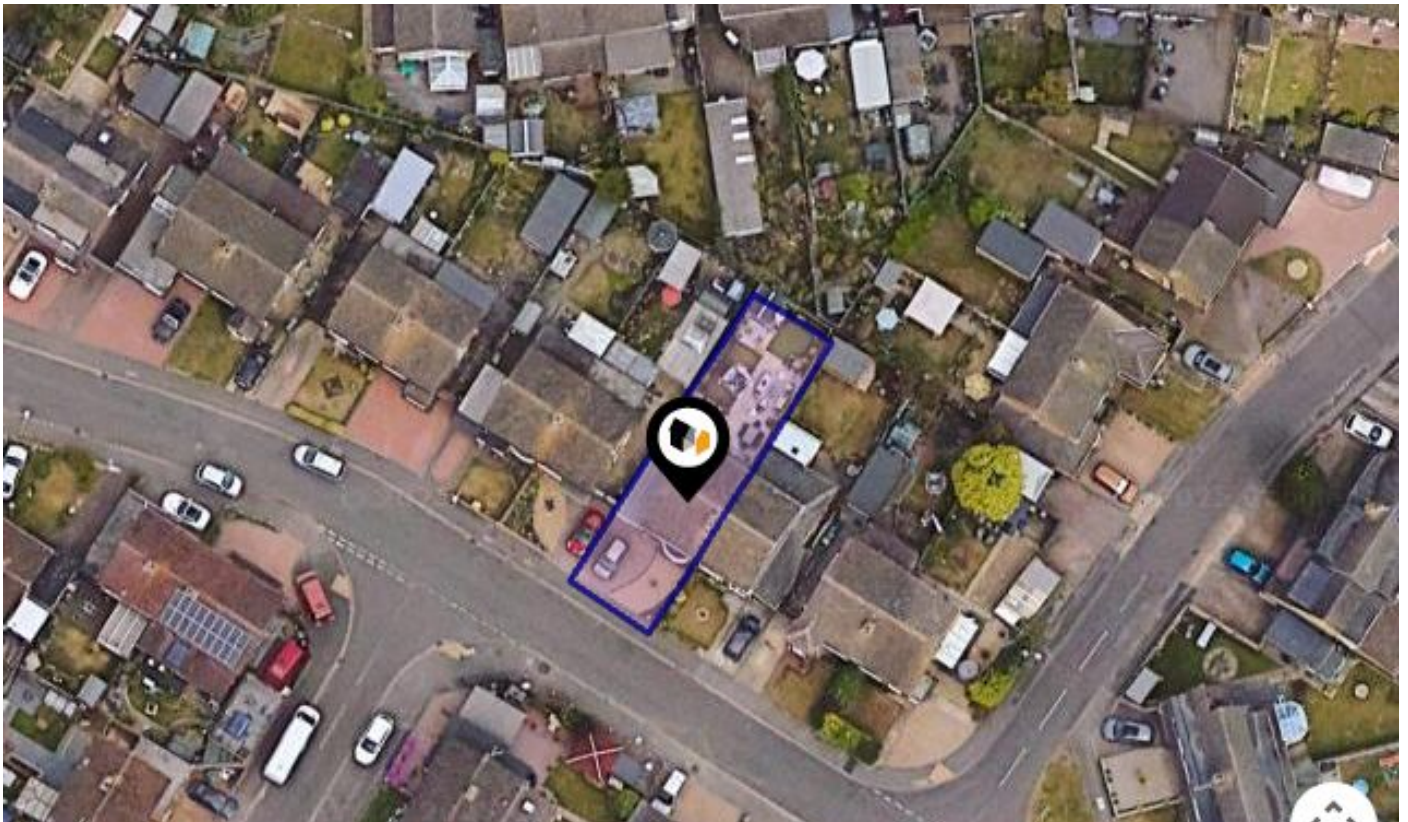


[See More Online](#)

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 08th May 2025



TRINITY ROAD, OLD WOLVERTON, MILTON KEYNES, MK12

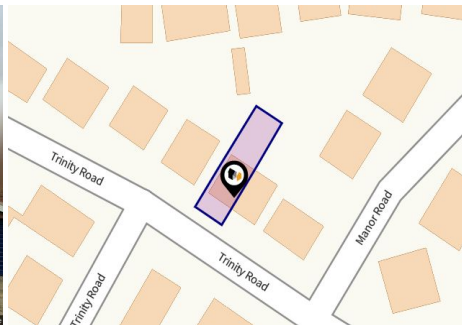
Northwood | Milton Keynes

17 St John Street Newport Pagnell Buckinghamshire MK11 1LE

01908216644

miltonkeynes@northwooduk.com

www.northwooduk.com



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	893 ft ² / 83 m ²
Plot Area:	0.06 acres
Year Built :	1967-1975
Council Tax :	Band C
Annual Estimate:	£2,007
Title Number:	BM27820

Tenure: Freehold

Local Area

Local Authority:	Milton Keynes
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

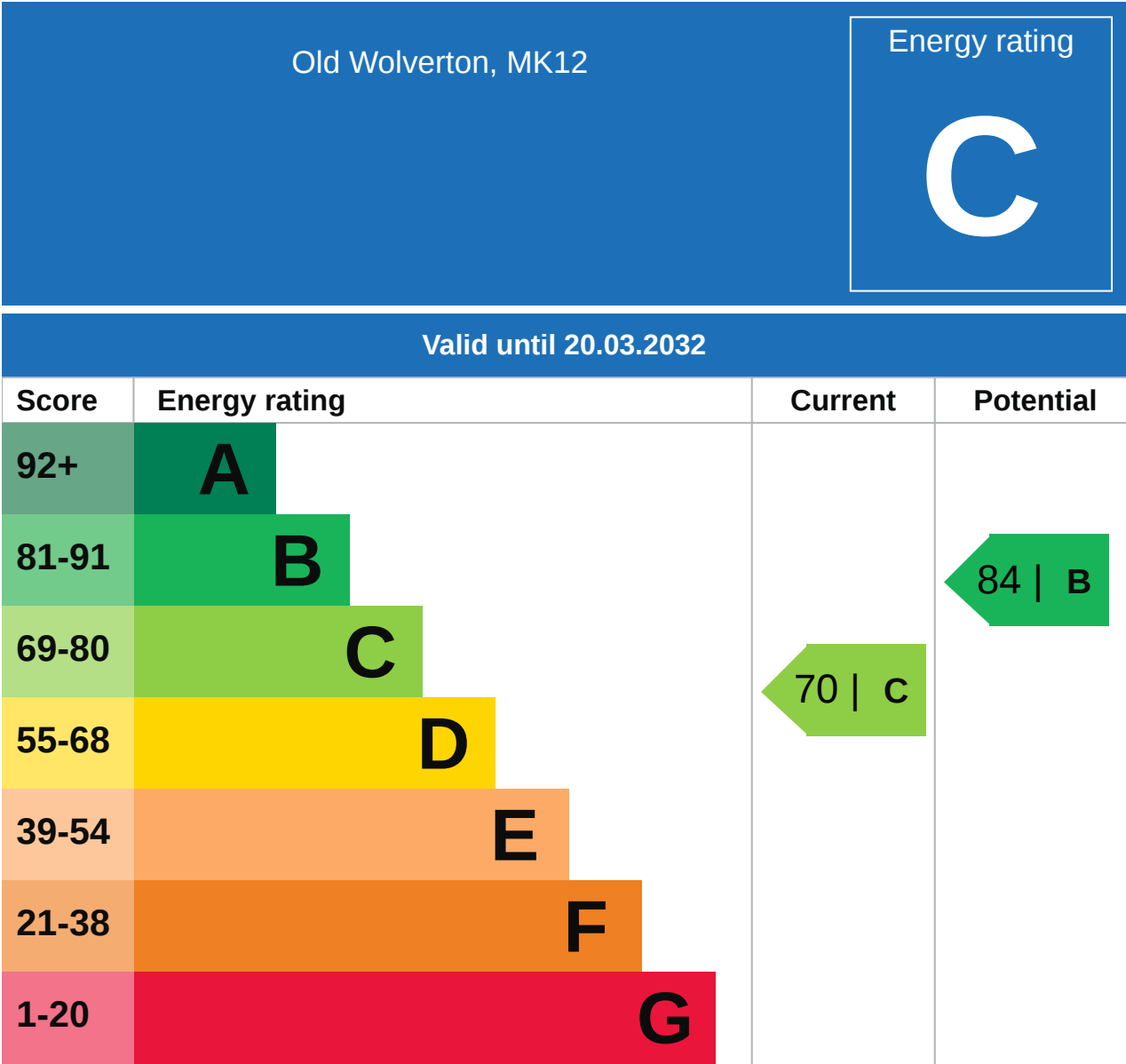
9	60	1800
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:





Property

EPC - Additional Data

The logo for Northwood, featuring a stylized red and white graphic above the word "northwood" in a white, lowercase, sans-serif font.

Additional EPC Data

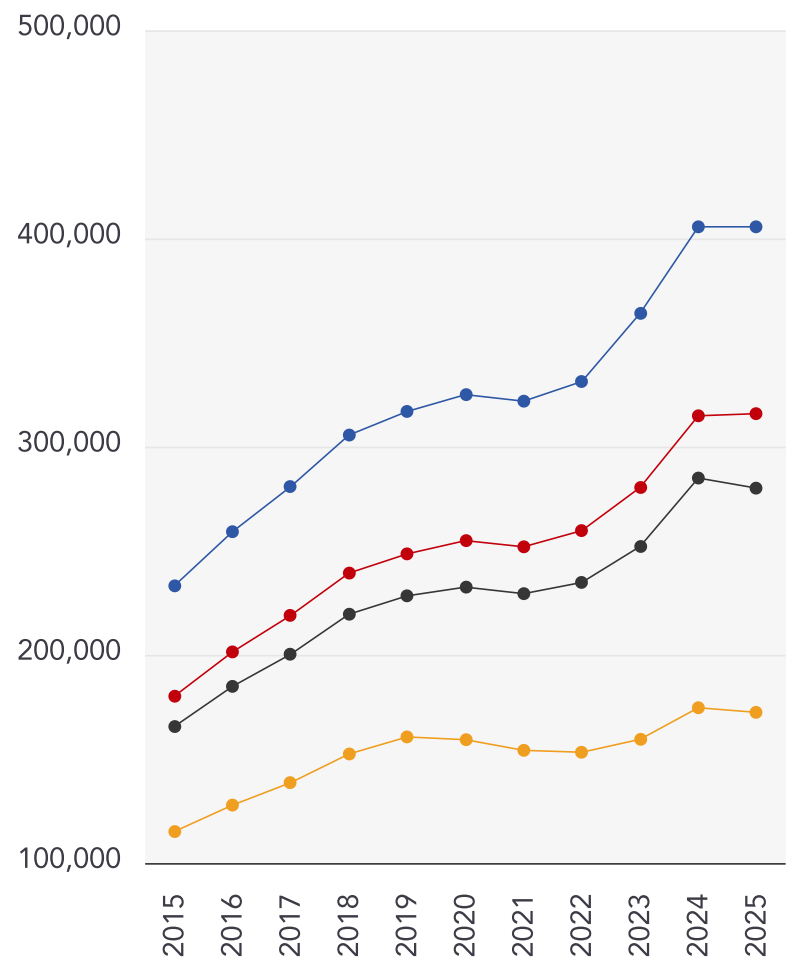
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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 67% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	83 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in MK12



Detached

+73.97%

Semi-Detached

+75.35%

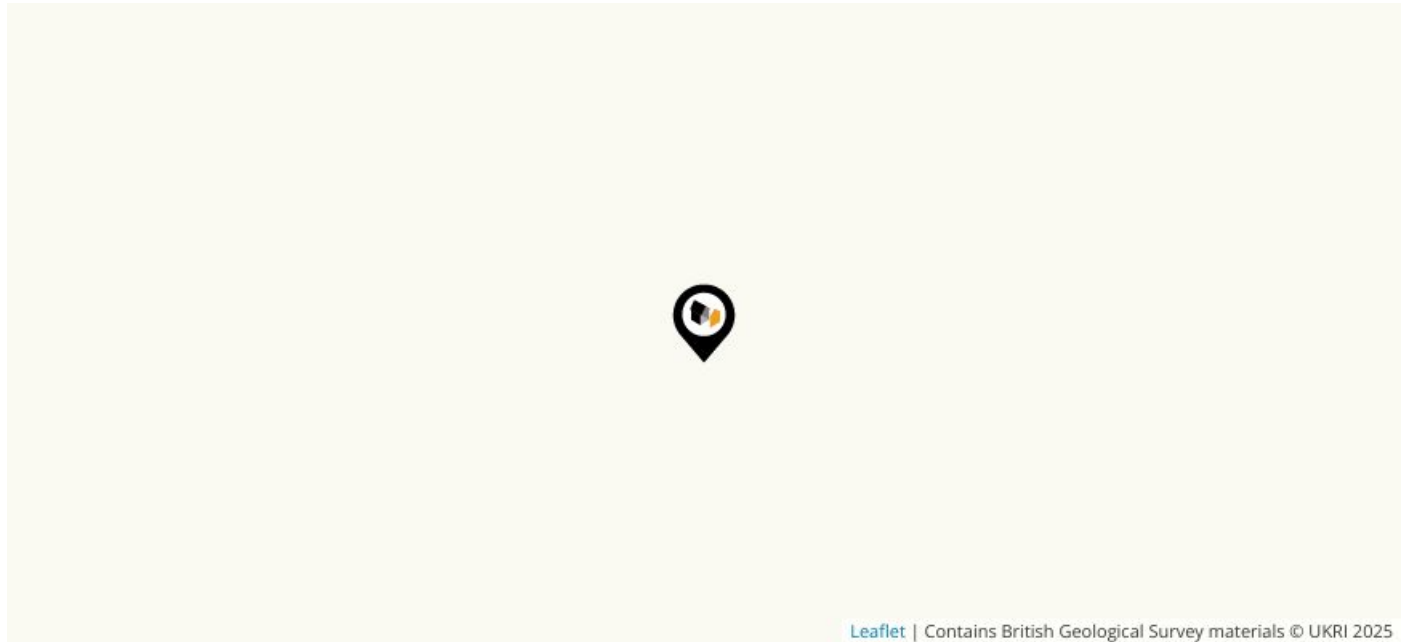
Terraced

+69.17%

Flat

+49.74%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

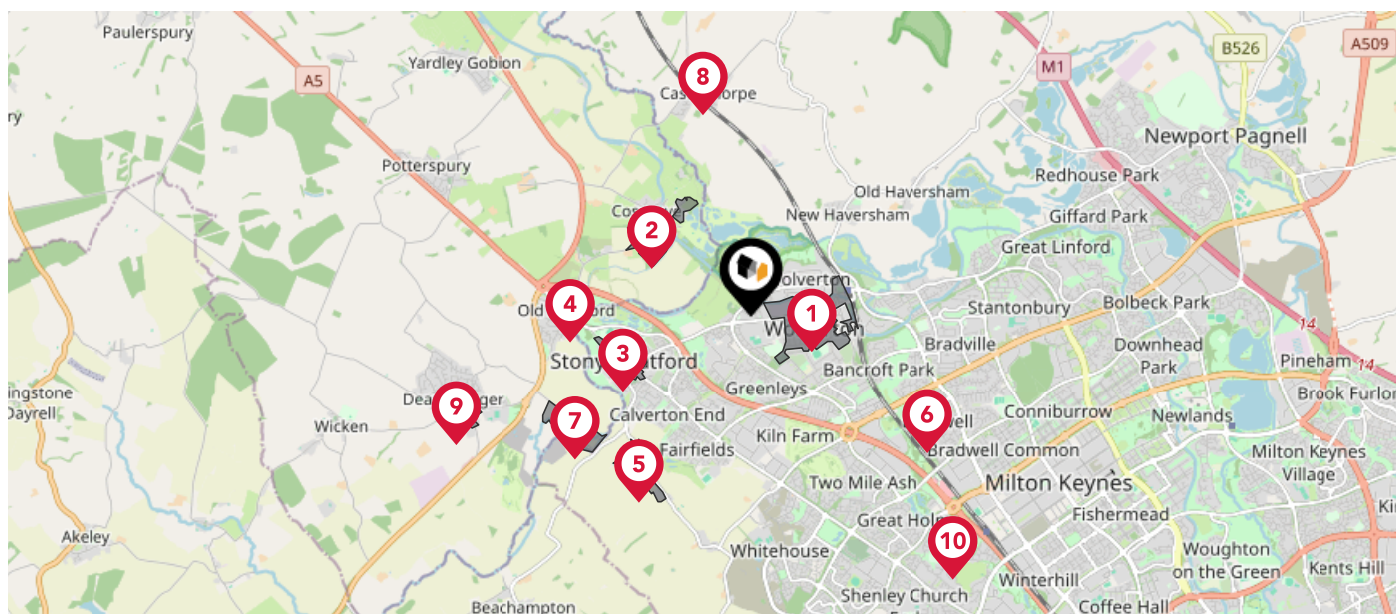
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

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



Wolverton



Cosgrove



Stony Stratford



Old Stratford



Calverton



Old Bradwell



Passenham



Castlethorpe



Deanshanger

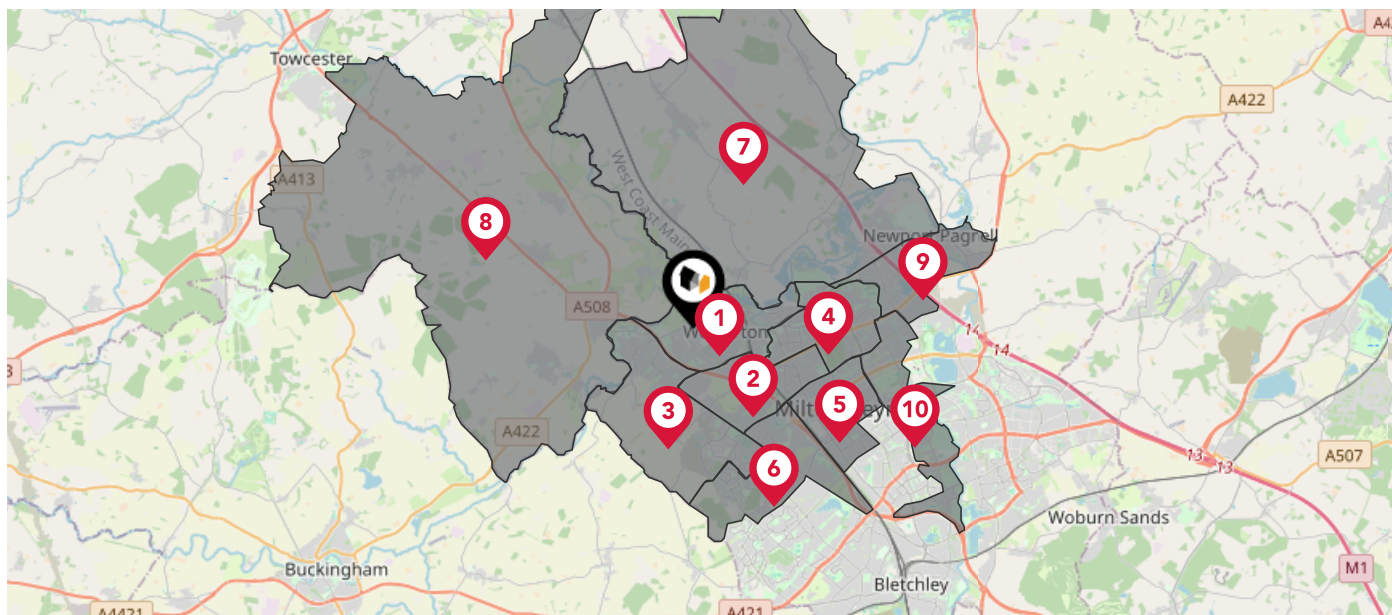


Loughton

Maps

Council Wards

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



Wolverton Ward



Bradwell Ward



Stony Stratford Ward



Stantonbury Ward



Central Milton Keynes Ward



Loughton & Shenley Ward



Newport Pagnell North & Hanslope Ward



Deanshanger Ward



Newport Pagnell South Ward



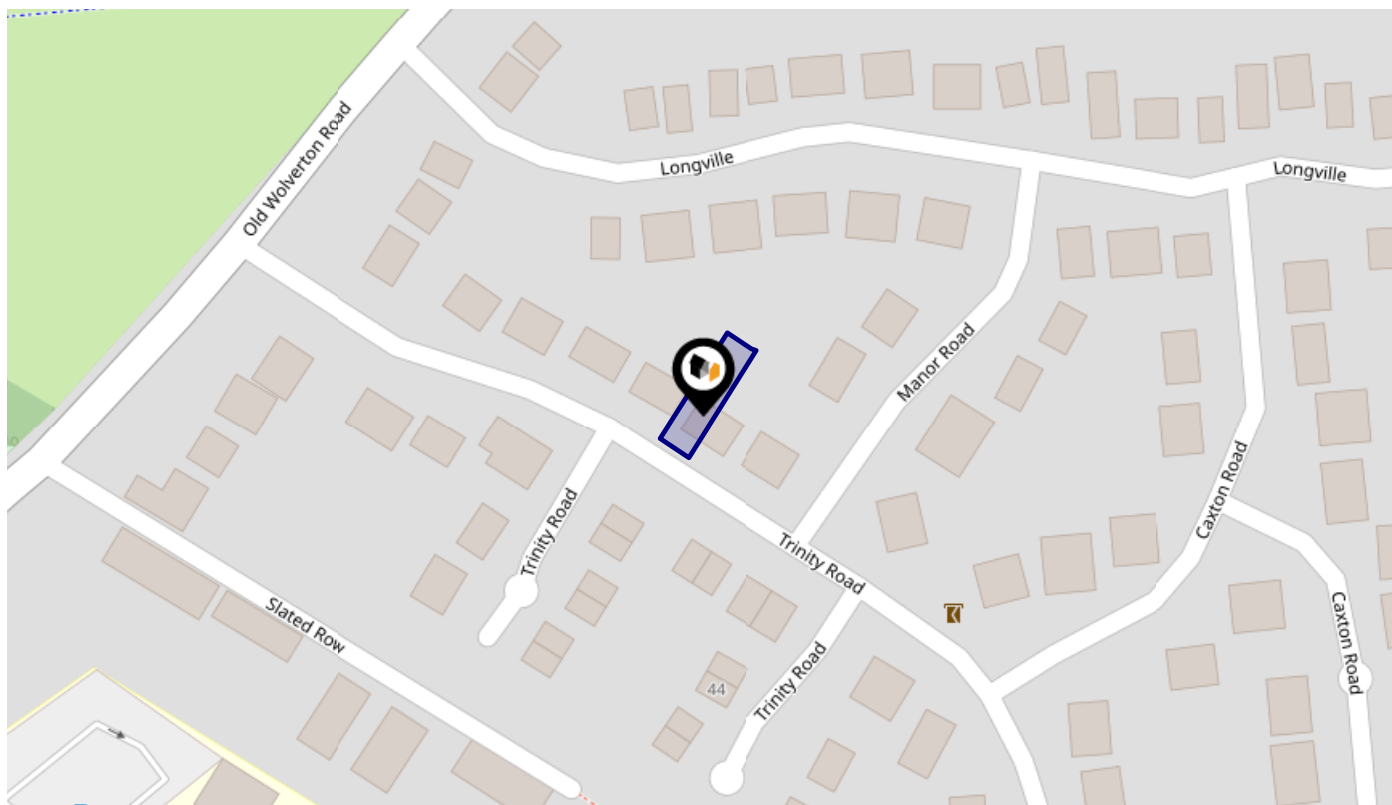
Campbell Park & Old Woughton Ward

Maps

Rail Noise

northwood

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:

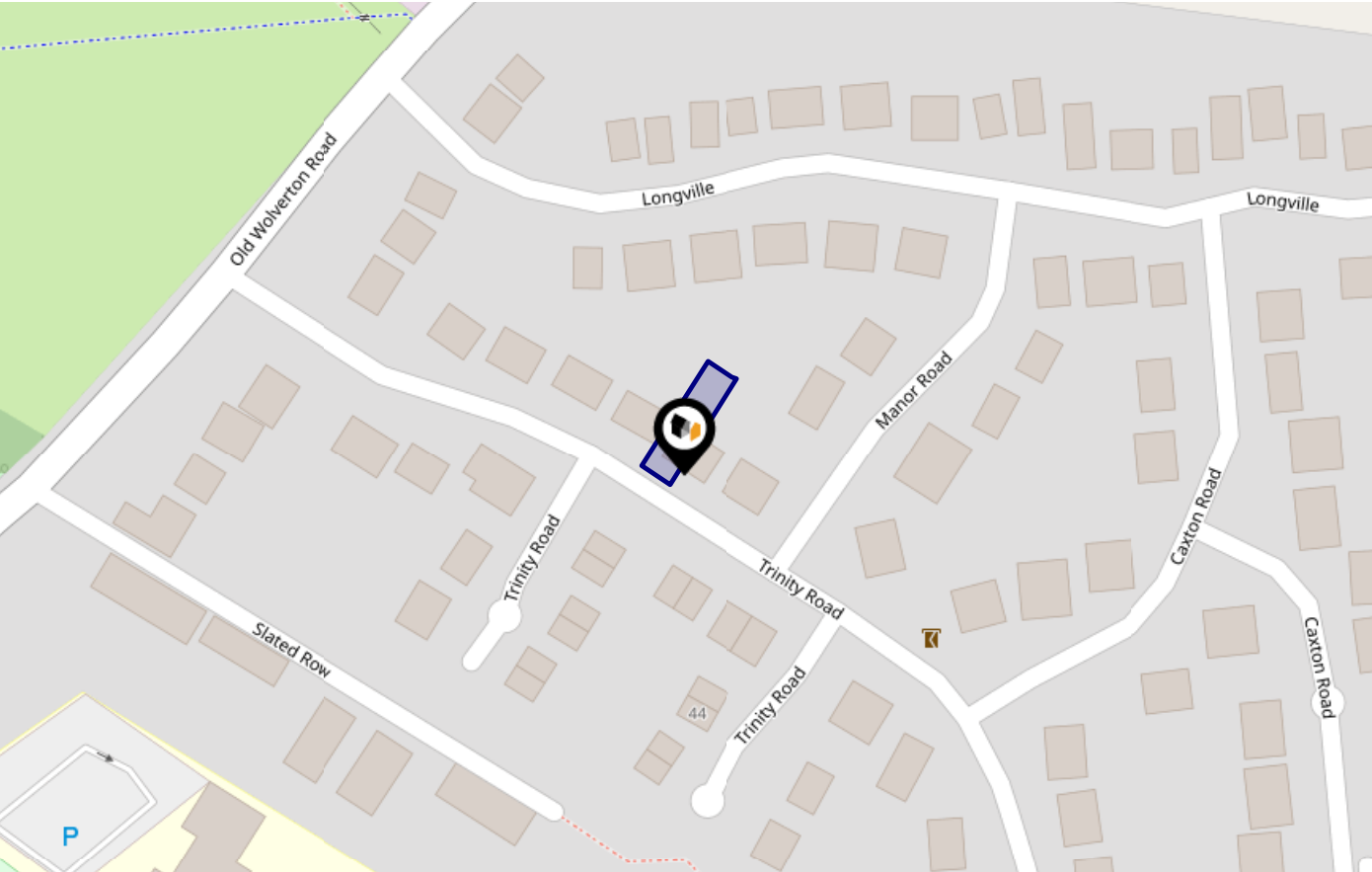
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

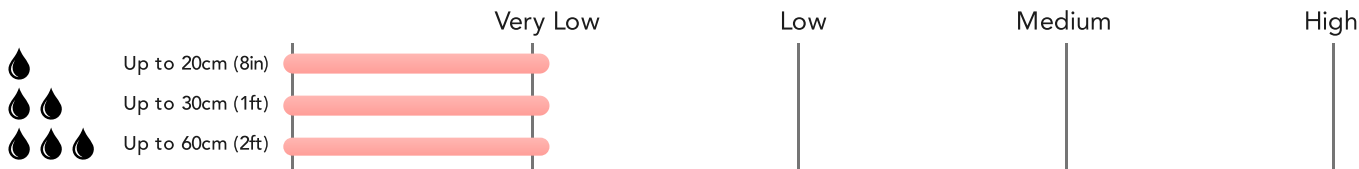


Risk Rating: Very low

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

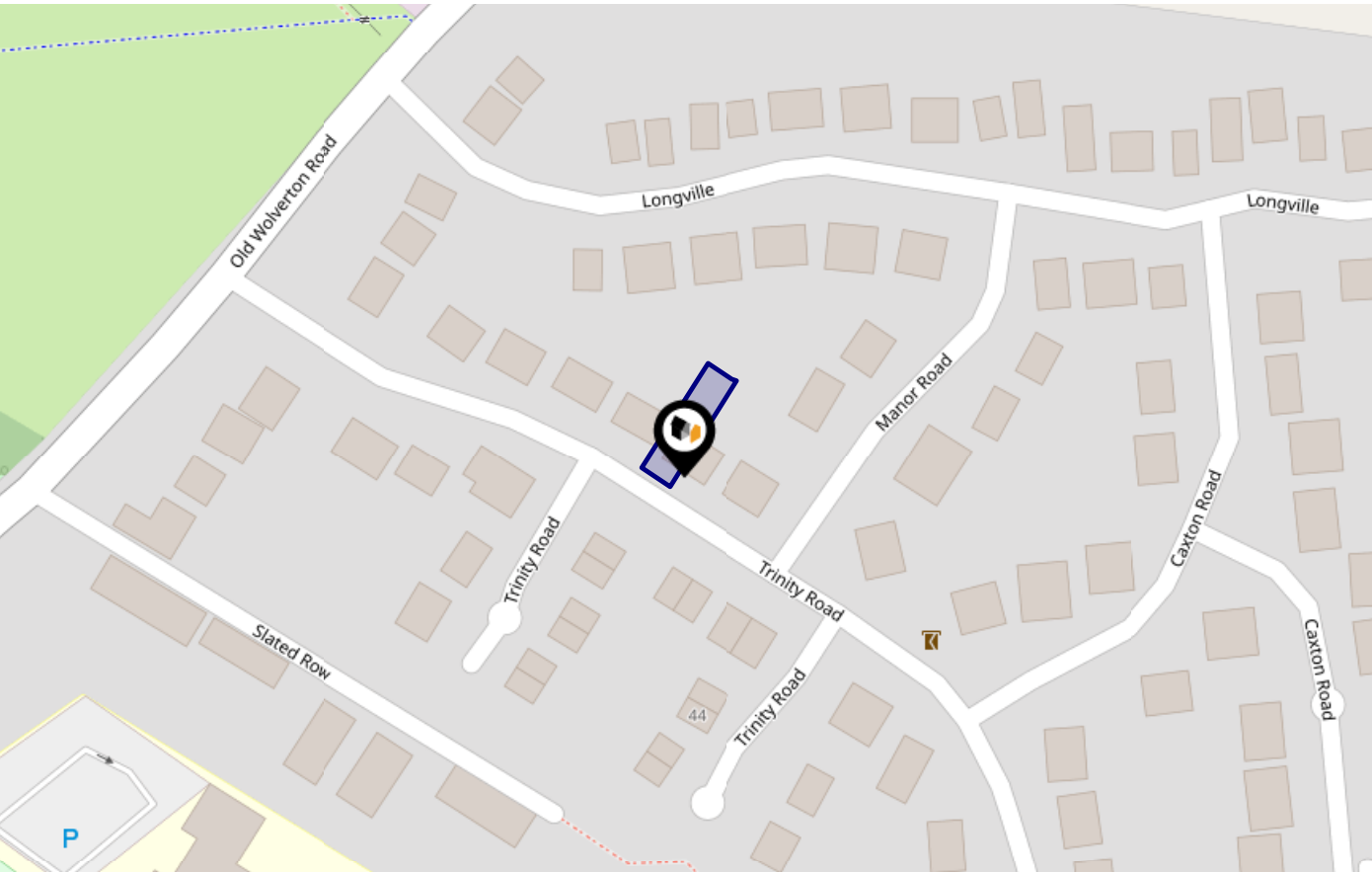


Flood Risk

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.

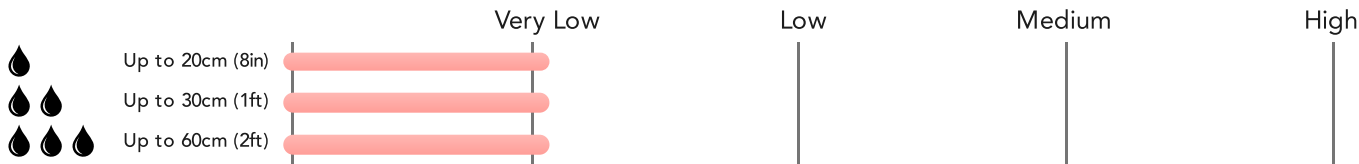


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

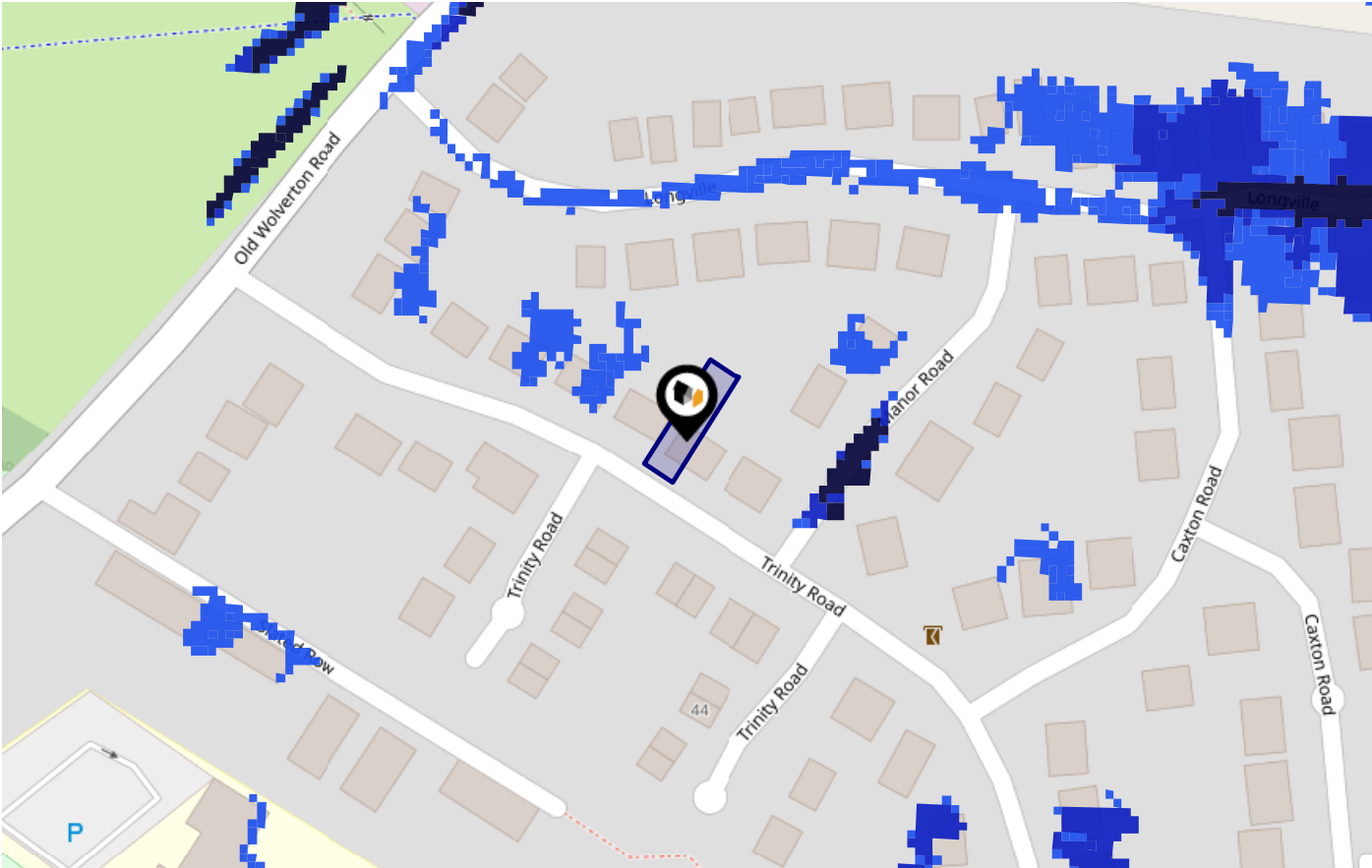


Flood Risk

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.

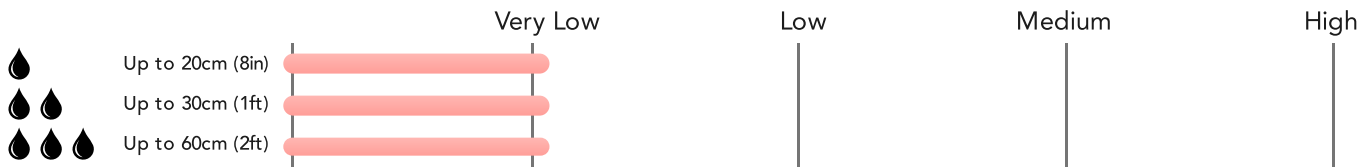


Risk Rating: Very low

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

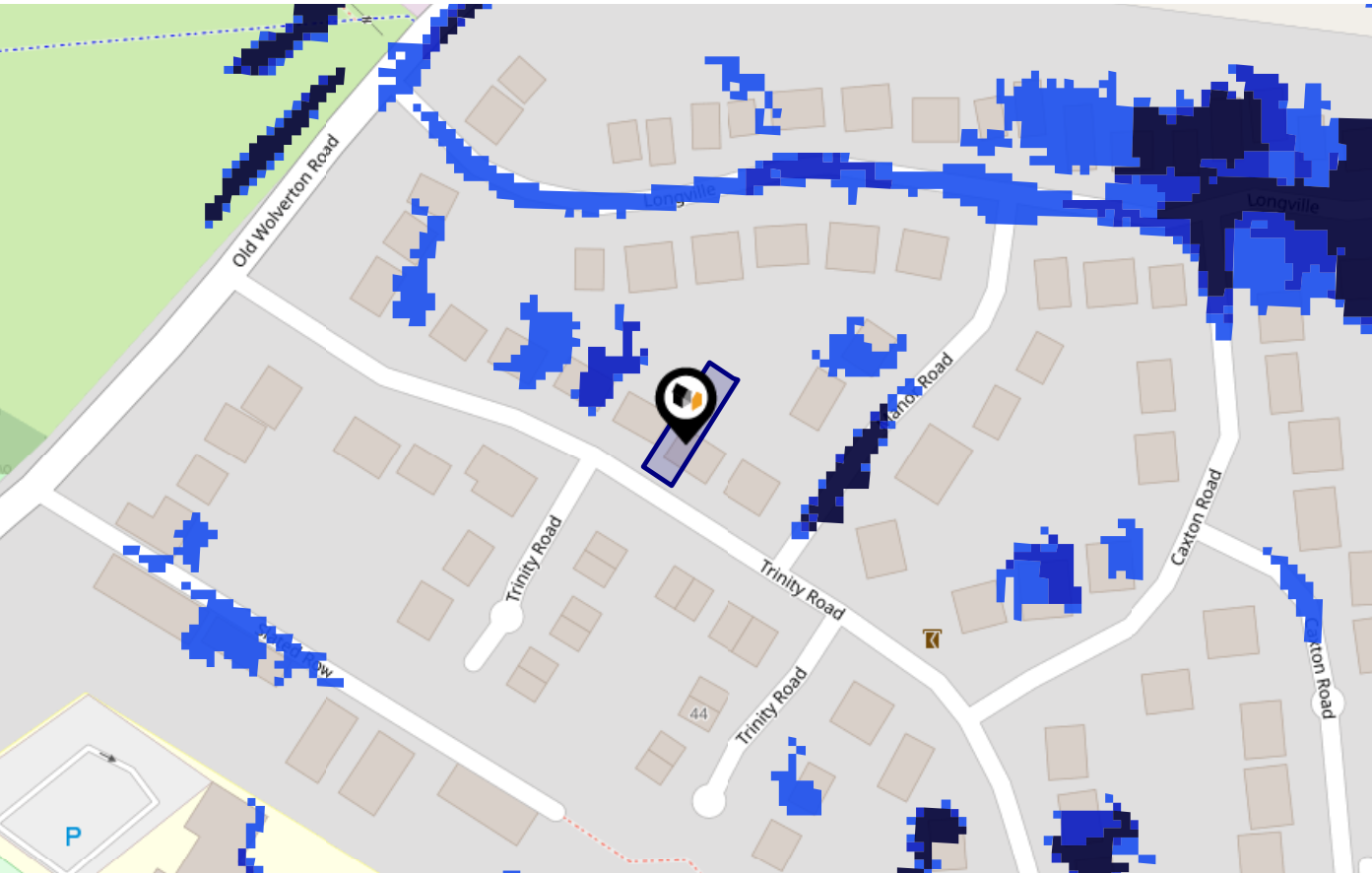


Flood Risk

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.

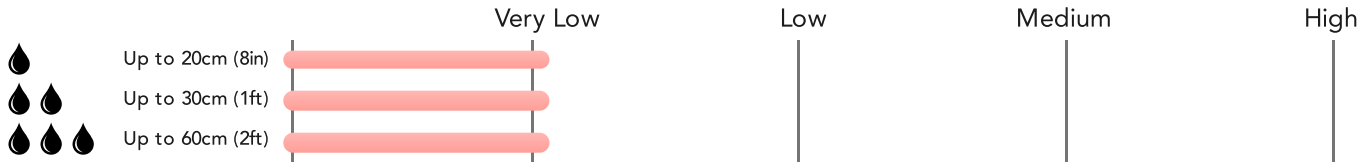


Risk Rating: Very low

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.

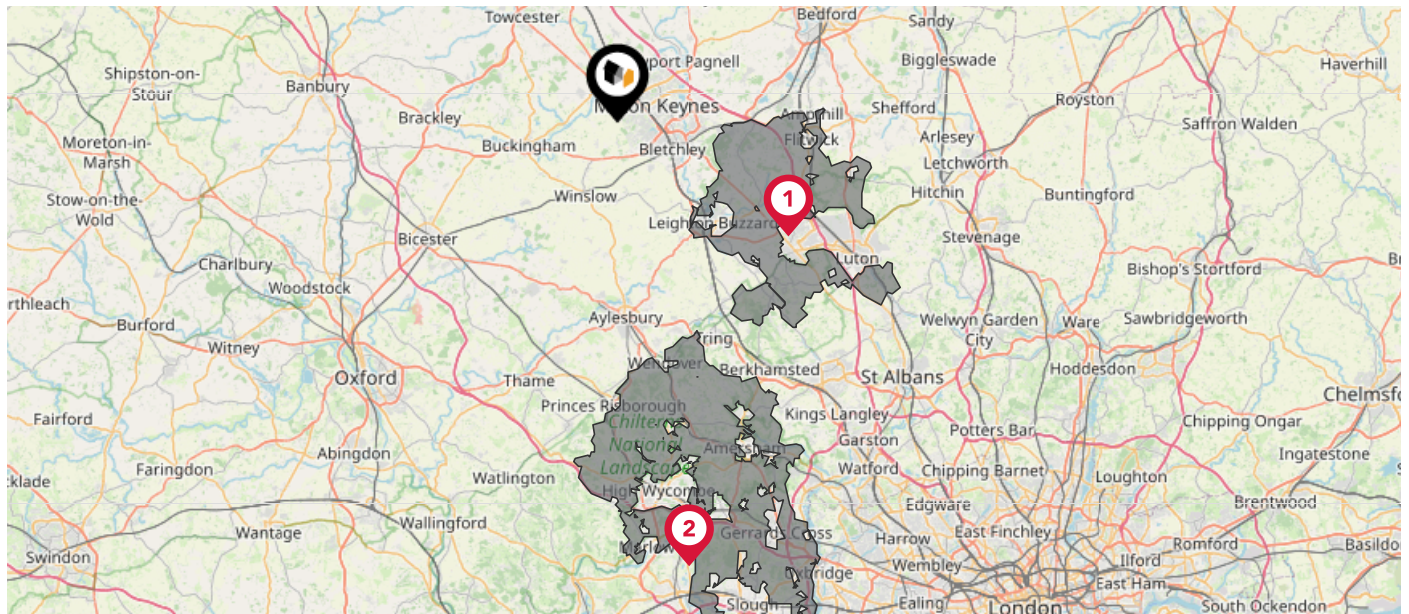
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



Nearby Green Belt Land



London Green Belt - Central Bedfordshire

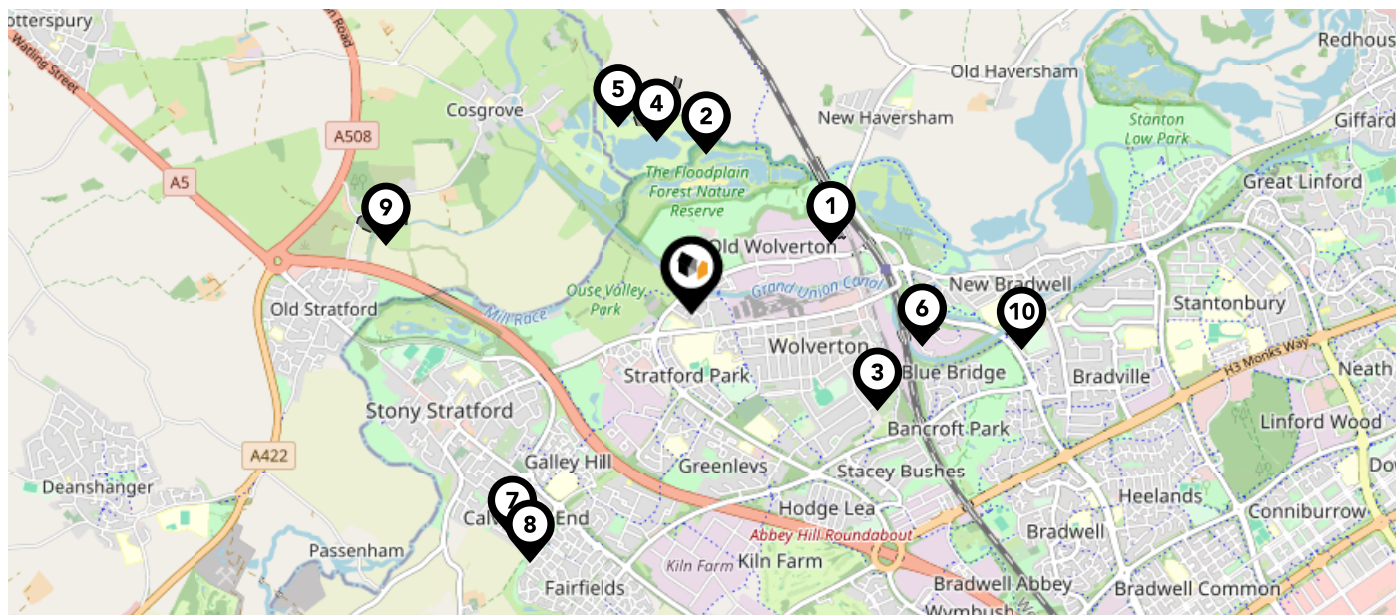


London Green Belt - Buckinghamshire

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.



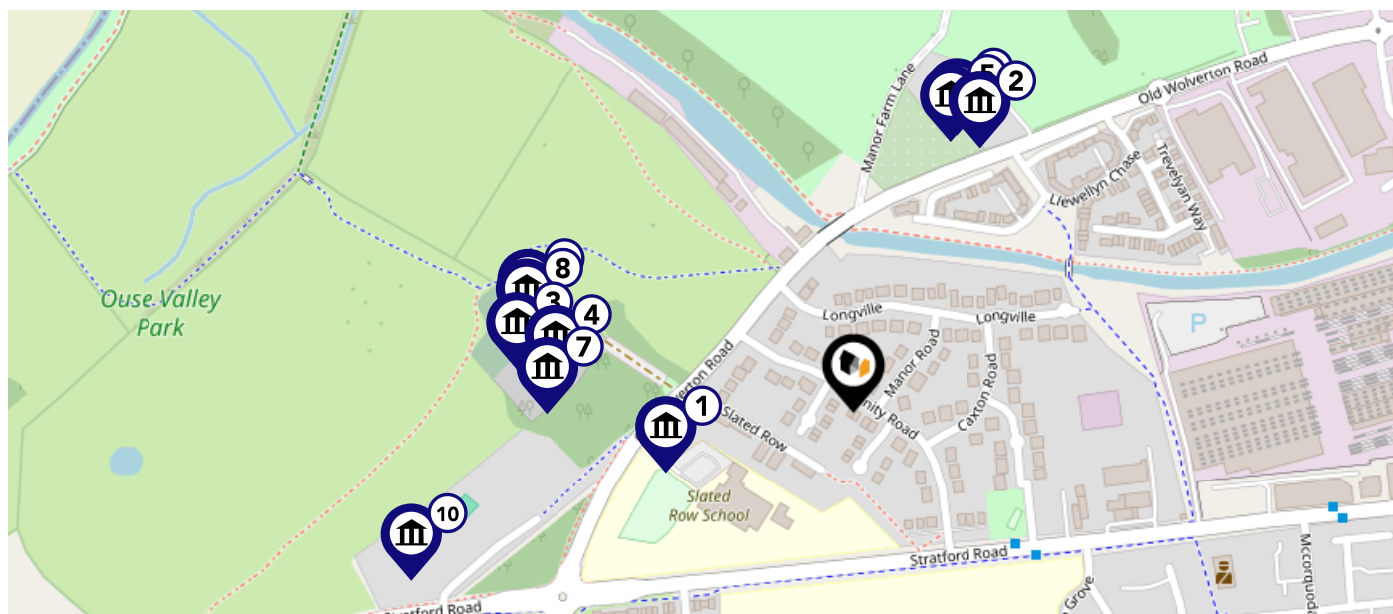
Nearby Landfill Sites

1	Haversham Upper Bank-Haversham Bank, Old Wolverton Road, Wolverton	Historic Landfill	☐
2	Cosgrove Caravan Park-Cosgrove Lodge Park, Lock Lane, Cosgrove	Historic Landfill	☐
3	Bushfield County Middle School-Moon Street, Wolverton	Historic Landfill	☐
4	Manor Farm-Castlethorpe, Buckinghamshire	Historic Landfill	☐
5	Manor Farm No.2-Castlethorpe, Buckinghamshire	Historic Landfill	☐
6	Pre-76 Wolverton-Wolverton, New Bradwell	Historic Landfill	☐
7	Calverton End No.2-Stony Stratford	Historic Landfill	☐
8	Calverton End No.1-Stony Stratford	Historic Landfill	☐
9	Stratford Road-Cosgrove	Historic Landfill	☐
10	Old gravel pits upto c 12m of ?19th C fi-Bradwell Island, New Bradwell	Historic Landfill	☐

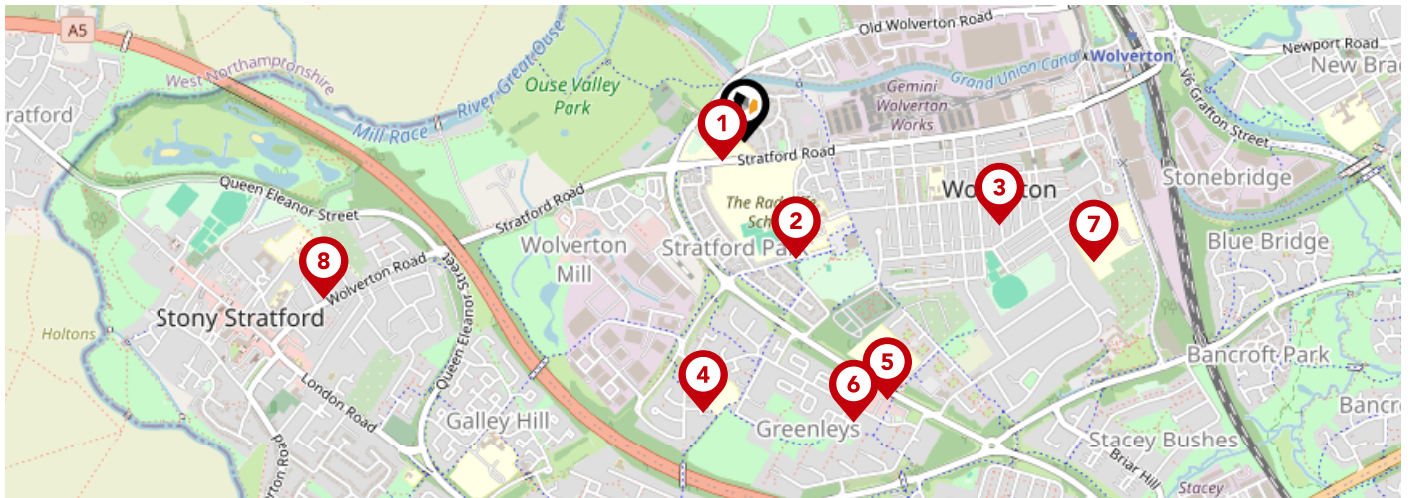
Maps

Listed Buildings

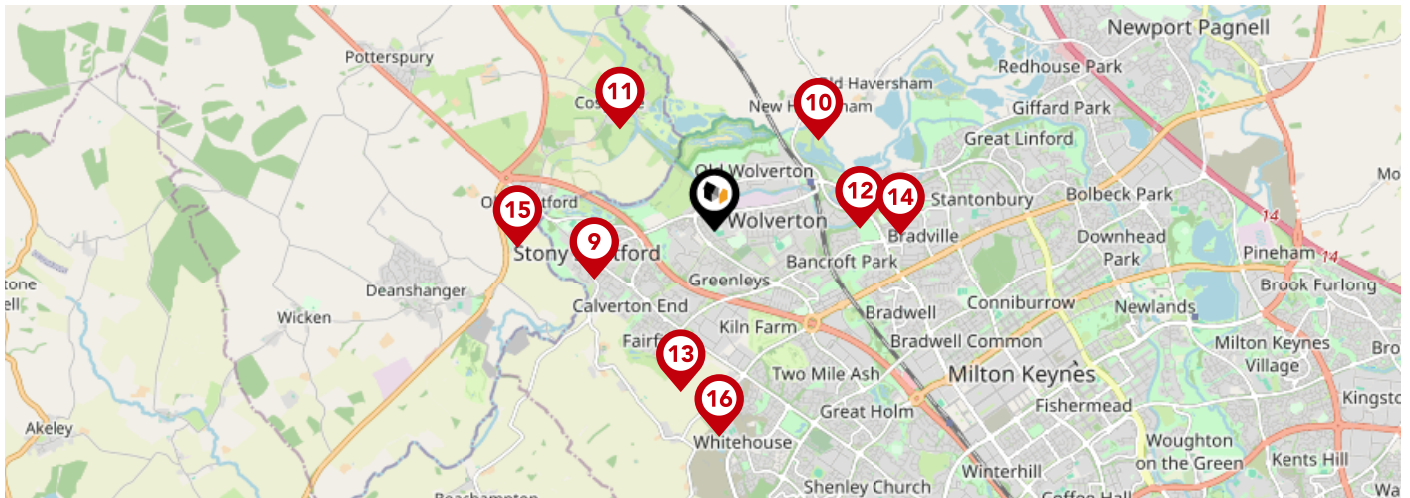
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1389365 - Former School And School House	Grade II	0.1 miles
 1332257 - Manor Cottages	Grade II	0.2 miles
 1389360 - Headstone Approx 20 Metres South West Of The Tower Of The Church Of The Holy Trinity	Grade II	0.2 miles
 1125322 - Longueville Court	Grade II	0.2 miles
 1125326 - Manor Cottages	Grade II	0.2 miles
 1125327 - Manor Cottages	Grade II	0.2 miles
 1389366 - Stable Approx 18 Metres To The South West Of Longueville Court	Grade II	0.2 miles
 1389361 - Two Chest Tombs To The South Of The Nave Of The Church Of The Holy Trinity	Grade II	0.2 miles
 1125323 - Church Of The Holy Trinity	Grade II	0.2 miles
 1125321 - Stable Adjoining Wolverton Park	Grade II	0.3 miles



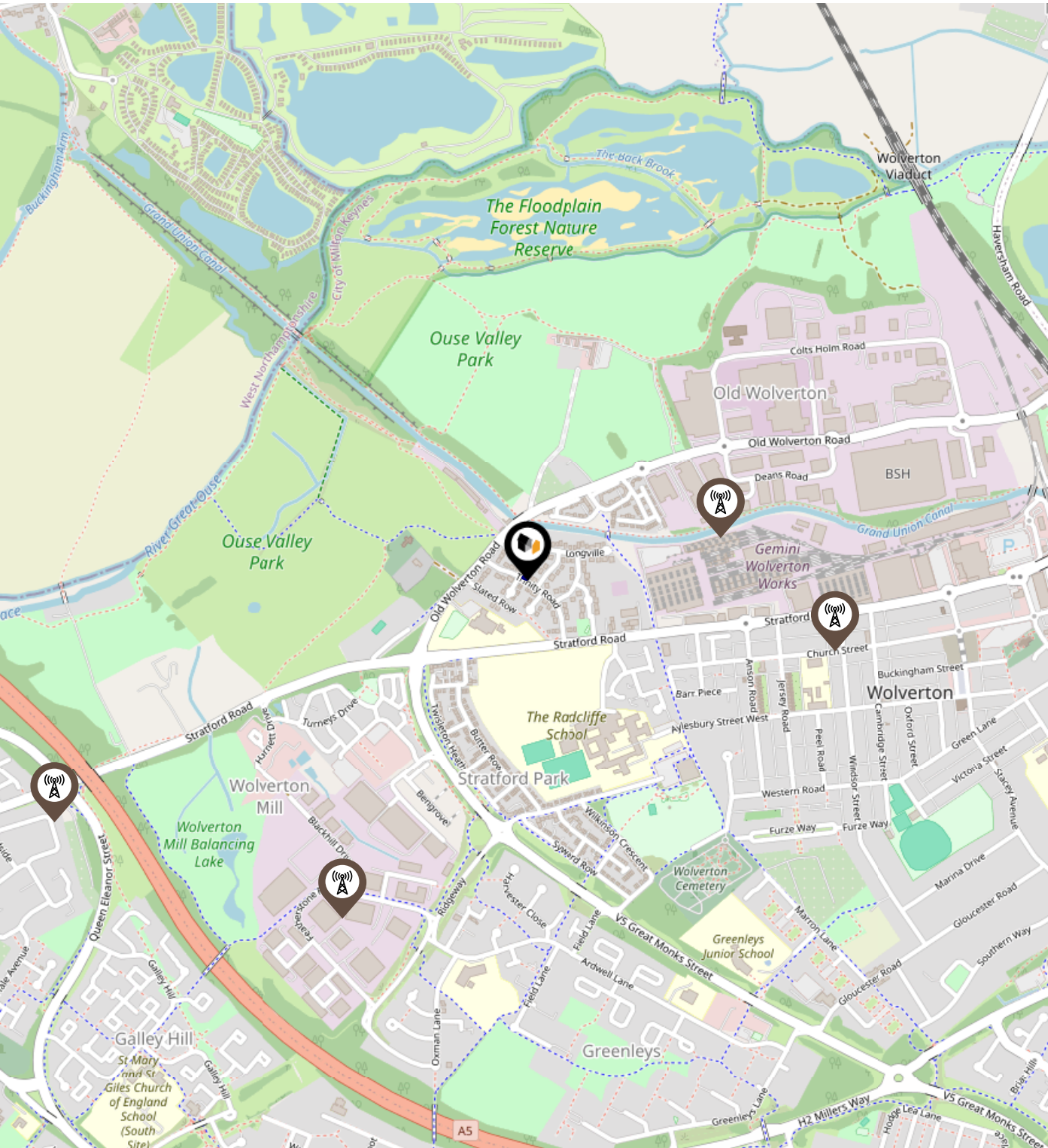
		Nursery	Primary	Secondary	College	Private
1	Slated Row School Ofsted Rating: Outstanding Pupils: 229 Distance:0.07	☐	☐	☒	☐	☐
2	The Radcliffe School Ofsted Rating: Good Pupils: 1246 Distance:0.29	☐	☐	☒	☐	☐
3	Wyvern School Ofsted Rating: Good Pupils: 353 Distance:0.61	☐	☒	☐	☐	☐
4	St Mary Magdalene Catholic Primary School Ofsted Rating: Outstanding Pupils: 385 Distance:0.62	☐	☒	☐	☐	☐
5	Greenleys Junior School Ofsted Rating: Good Pupils: 225 Distance:0.67	☐	☒	☐	☐	☐
6	Greenleys First School Ofsted Rating: Good Pupils: 115 Distance:0.68	☐	☒	☐	☐	☐
7	Bushfield School Ofsted Rating: Good Pupils: 411 Distance:0.84	☐	☒	☐	☐	☐
8	St Mary and St Giles Church of England School Ofsted Rating: Good Pupils: 362 Distance:1.02	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Russell Street School Ofsted Rating: Outstanding Pupils: 191 Distance: 1.17	☐	☒	☐	☐	☐
	Haversham Village School Ofsted Rating: Good Pupils: 167 Distance: 1.26	☐	☒	☐	☐	☐
	Cosgrove Village Primary School Ofsted Rating: Good Pupils: 39 Distance: 1.27	☐	☒	☐	☐	☐
	New Bradwell Primary School Ofsted Rating: Good Pupils: 618 Distance: 1.34	☐	☒	☐	☐	☐
	Fairfields Primary School Ofsted Rating: Good Pupils: 542 Distance: 1.5	☐	☒	☐	☐	☐
	Pepper Hill School Ofsted Rating: Good Pupils: 137 Distance: 1.7	☐	☒	☐	☐	☐
	Old Stratford Primary School Ofsted Rating: Good Pupils: 187 Distance: 1.79	☐	☒	☐	☐	☐
	Watling Academy Ofsted Rating: Outstanding Pupils: 1203 Distance: 1.87	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

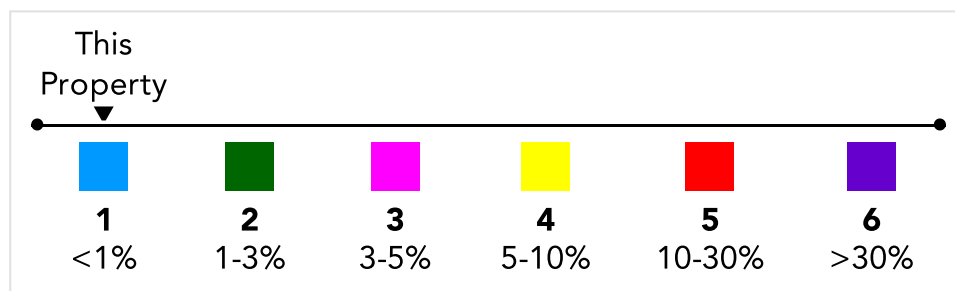
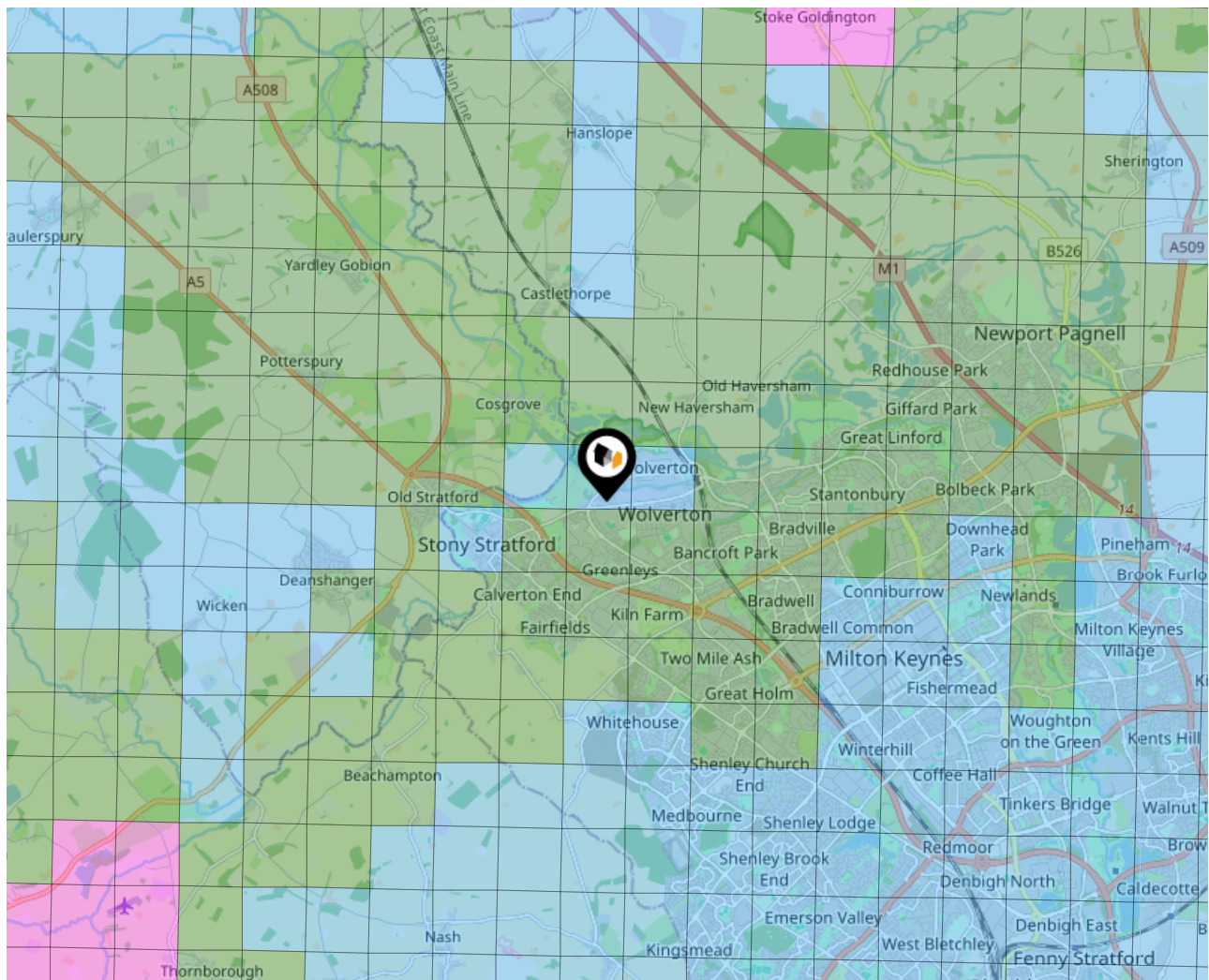


Key:

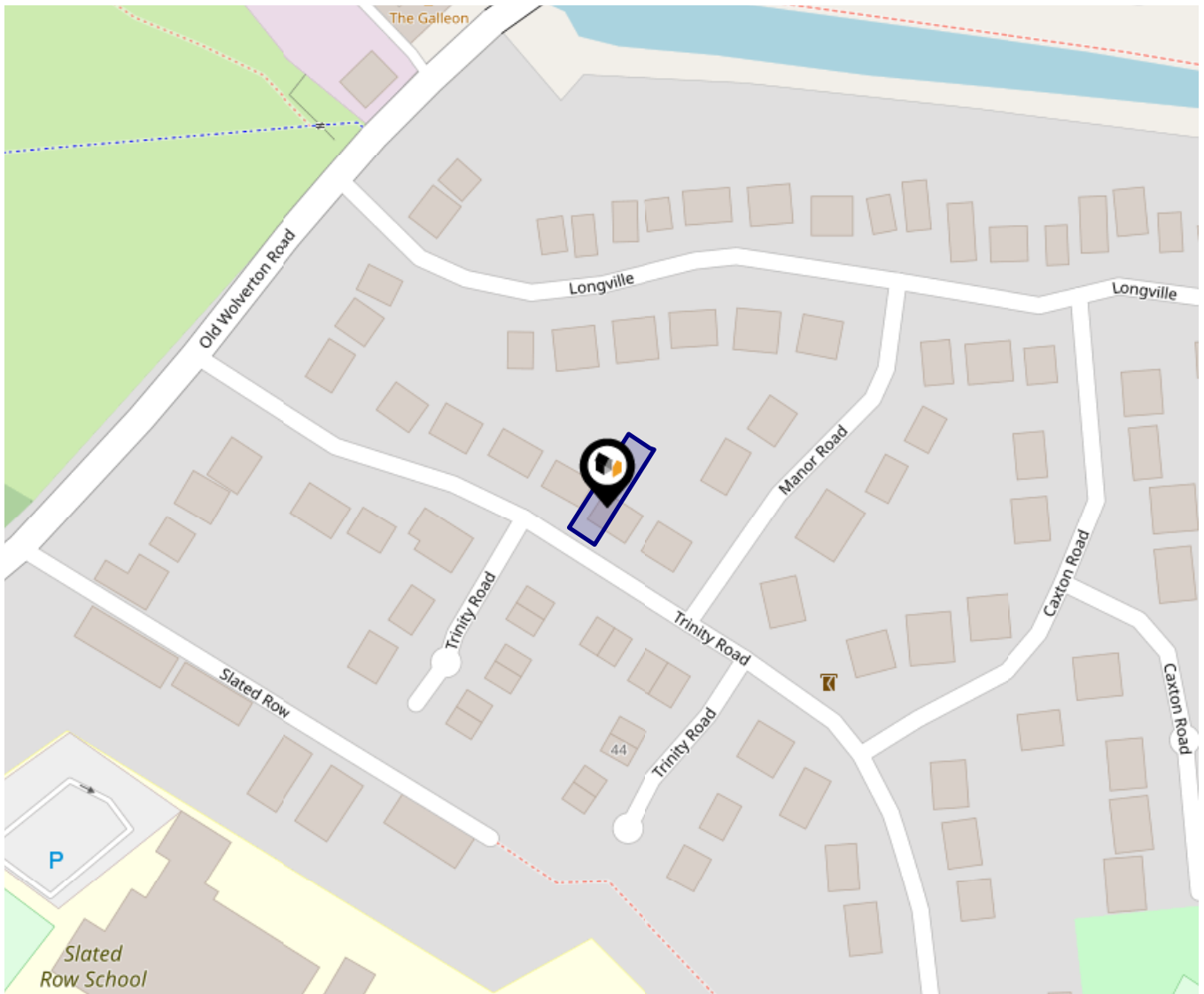
- Power Pylons
- Communication Masts

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



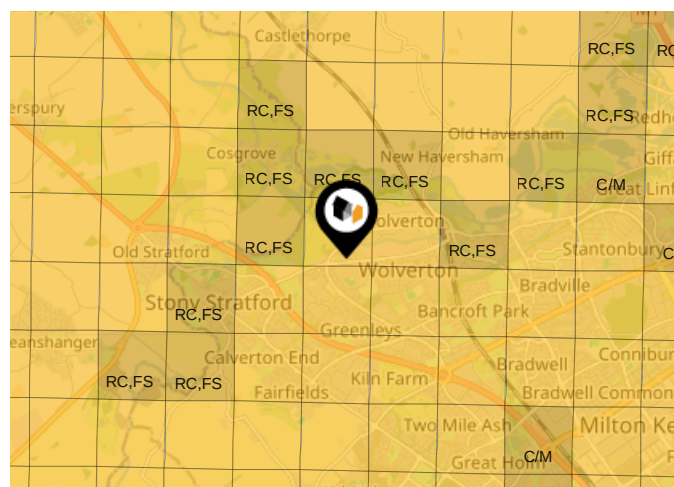
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

- 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)		



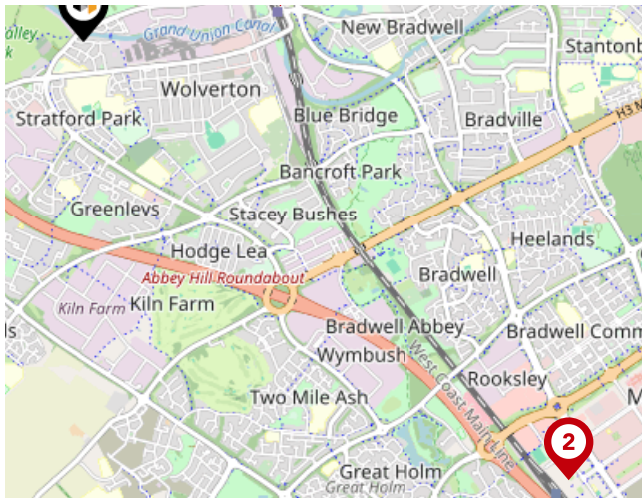
Primary Classifications (Most Common Clay Types)

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

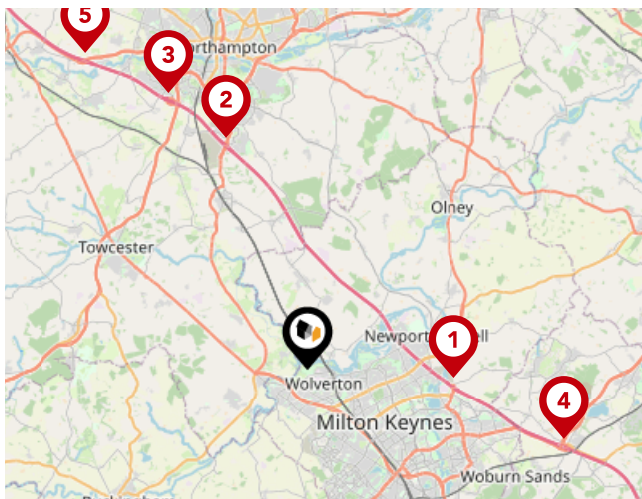
Transport (National)

northwood



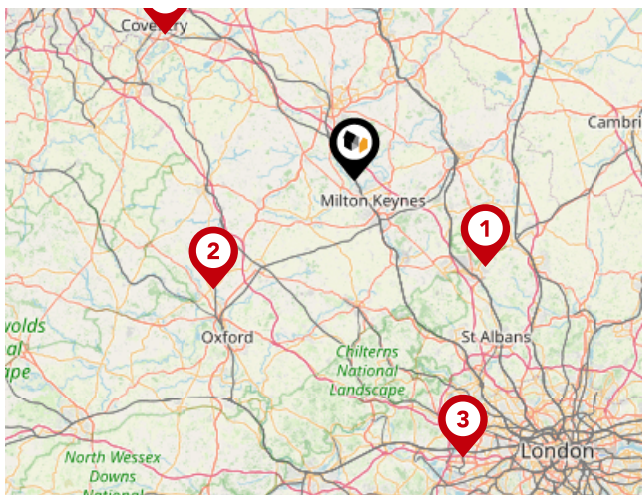
National Rail Stations

Pin	Name	Distance
1	Wolverton Rail Station	0.91 miles
2	Milton Keynes Central Rail Station	2.98 miles
3	Bletchley Rail Station	6.04 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J14	5.31 miles
2	M1 J15	8.95 miles
3	M1 J15A	11.3 miles
4	M1 J13	9.69 miles
5	M1 J16	14.08 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	22.98 miles
2	Kidlington	26.14 miles
3	Heathrow Airport	43.76 miles
4	Baginton	34.65 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Christchurch Grove	0.13 miles
2	Greenleys Roundabout North	0.35 miles
3	Greenleys Roundabout North	0.34 miles
4	Wolverton Police Station	0.28 miles
5	Harnett Drive	0.37 miles



Northwood | Milton Keynes

With over forty years of property experience amongst us, we believe no one is more qualified to serve the buyers, sellers, landlords and tenants of Milton Keynes.

As the fastest growing urban area in Britain, Milton Keynes is clearly the place to live. Combined with the fact that some of the 2015 Rugby World cup games were played in town, who wouldn't want to live here!

Our office of estate and letting agents in Milton Keynes works together with the Bedford office to provide you with more choice over a greater geographical area and we offer a full range of both sales and lettings services alongside our very popular Guaranteed rent service – ideal for busy landlords who are looking for a reliable, fixed income each and every month. Our highly popular Guaranteed rent service offers hassle-free property management and also guarantees rent even if the proper

Northwood | Milton Keynes

Testimonials



Testimonial 1



My experience with Northwood letting agency is truly fantastic! Manager Amanda is highly knowledgeable, professional and understanding. She kept me updated and informed in most helpful and kind manner. Amanda took away the stress of moving with her superb expertise, warmth and kindness. So crucially important during stress of moving. Northwood is the place where employees care. Highly recommended!

Testimonial 2



We have had excellent service from Northwood- Letting Agents Milton Keynes. Amanda, Graham and the team were always on hand to support and answer questions and quickly resolved any issues. Communication with them is easy and fast and they are kind and professional. Thank you for your help and for accommodating us so quickly.

Testimonial 3



A general 5 star. Great agents, very understanding and pleasure speaking to. Nicola white who comes out to do the inspections (from the Milton Keynes branch) is lovely and makes inspections less scary.

Testimonial 4



Been with Northwood for many years, always been helpful and friendly. Professional service. Highly recommend.



/NorthwoodMK/



/northwooduk



/company/northwooduk-com/

Northwood | Milton Keynes

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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The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

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.



Northwood | Milton Keynes

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