

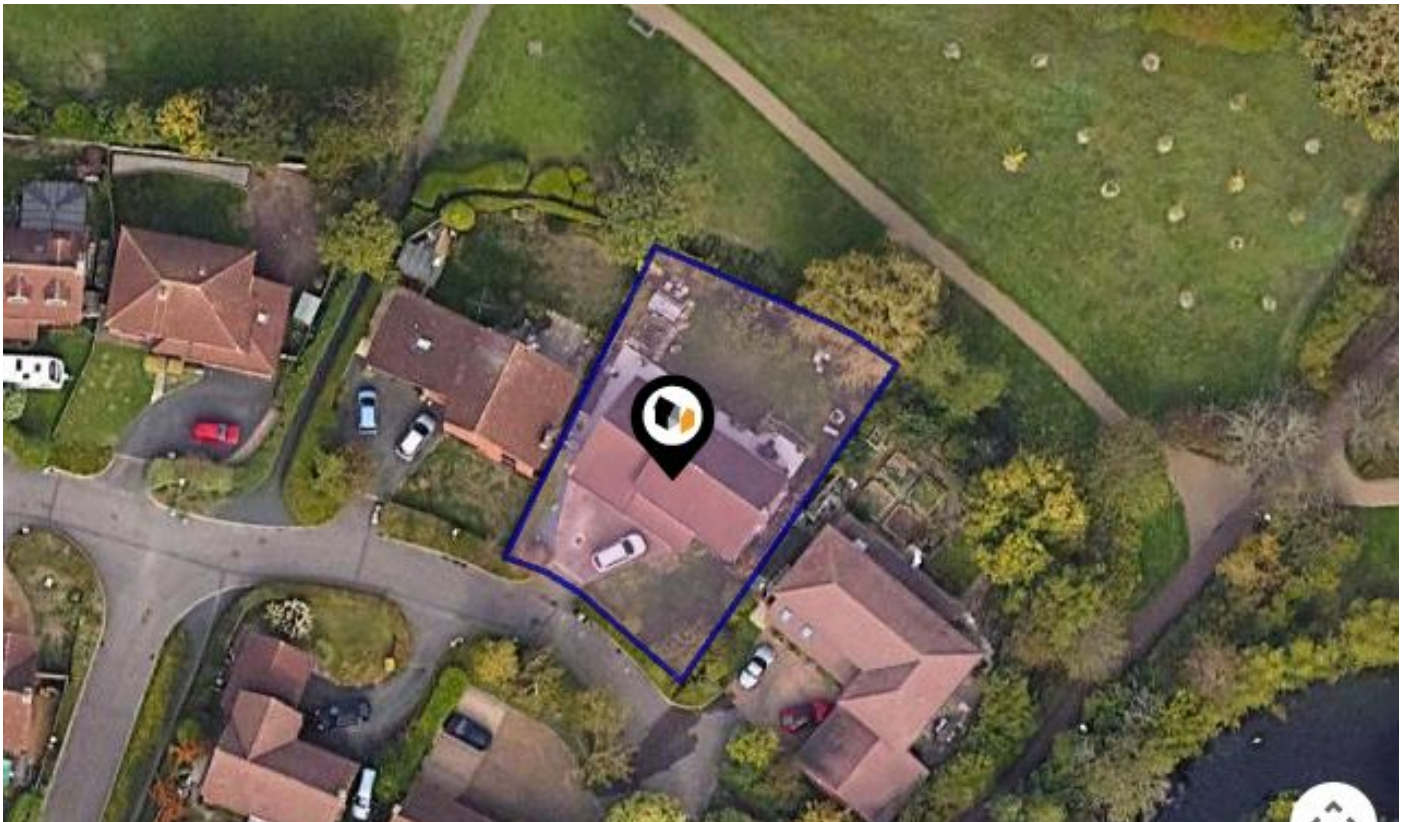


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 31st October 2025



**7, QUADRANS CLOSE, PENNYLAND, MILTON KEYNES,
MK15 8AU**

Chris Durrant powered by eXp

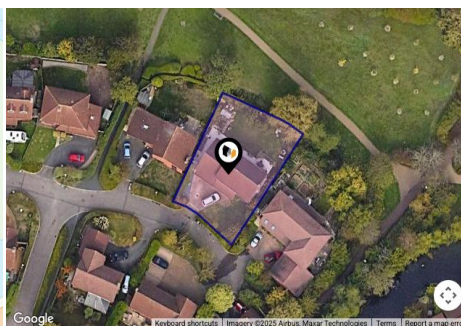
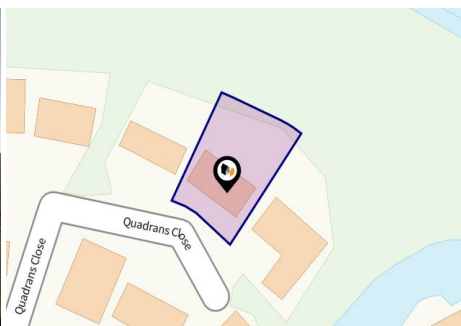
8 Lincslade Grove Loughton Milton Keynes MK5 8DL

07595473891

chris.durrant@exp.uk.com

chrisdurrant.exp.uk.com





Property

Type:	Detached	Last Sold Date:	22/08/2023
Bedrooms:	4	Last Sold Price:	£640,000
Floor Area:	1,883 ft ² / 175 m ²	Last Sold £/ft ² :	£339
Plot Area:	0.15 acres	Tenure:	Freehold
Council Tax :	Band F		
Annual Estimate:	£3,262		
Title Number:	BM241071		
UPRN:	25059259		

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)

2	45	10000
mb/s	mb/s	mb/s

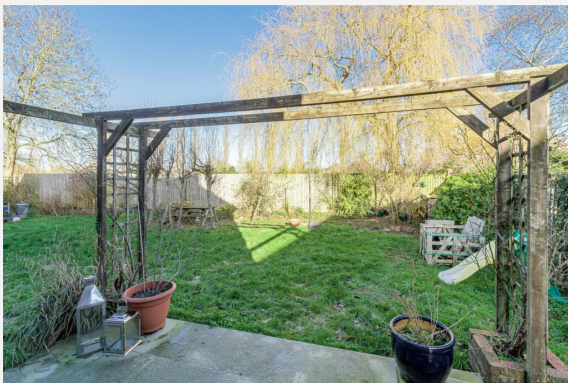
Mobile Coverage:

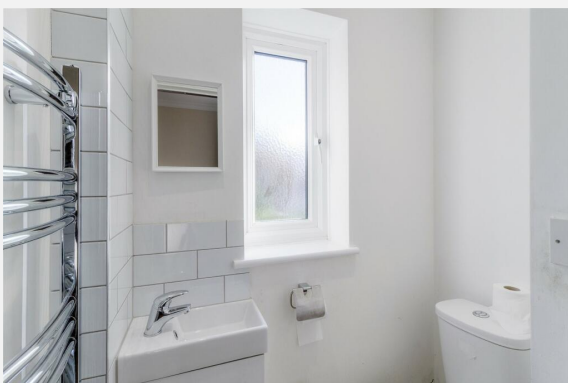
(based on calls indoors)



Satellite/Fibre TV Availability:

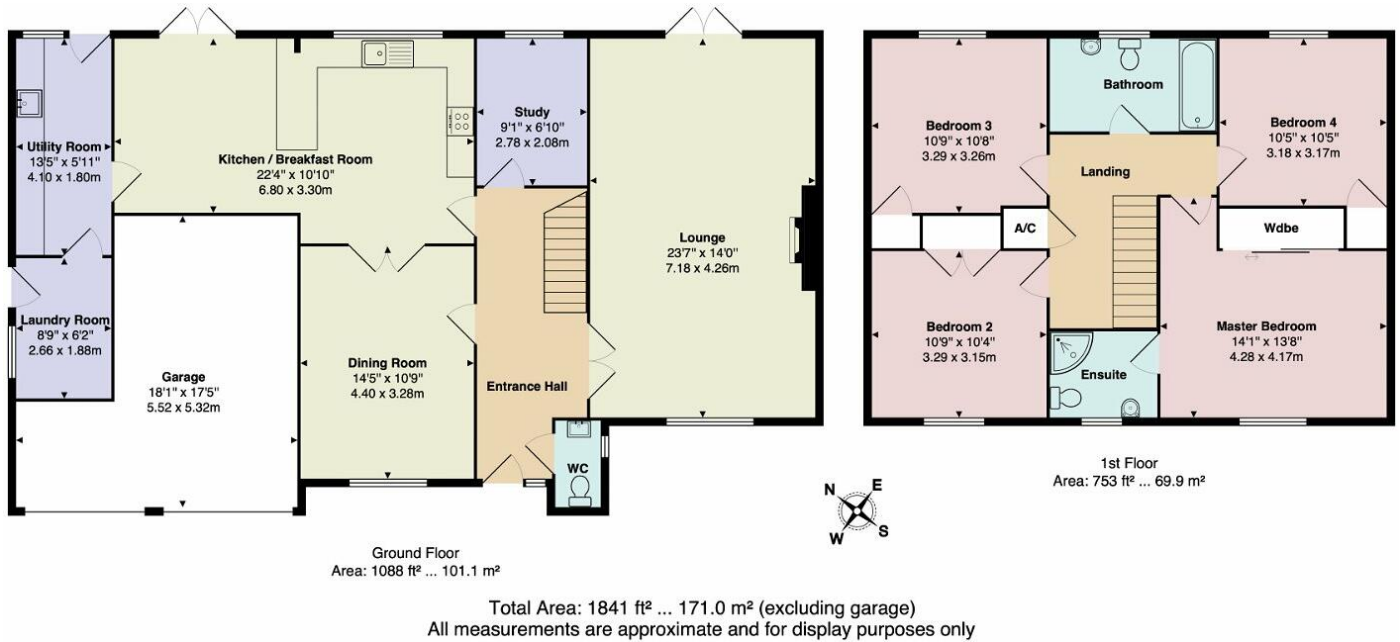


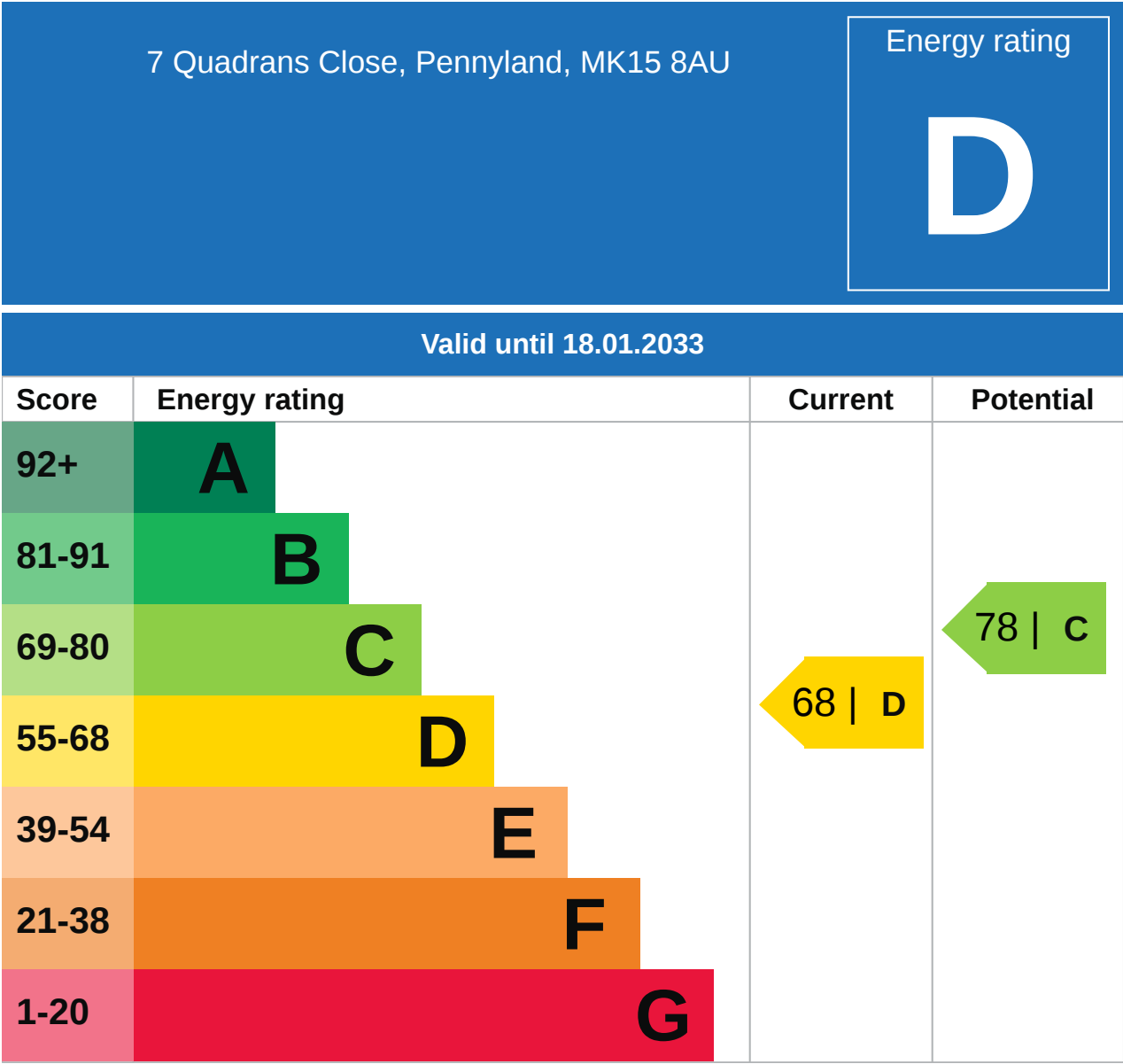






7, QUADRANS CLOSE, PENNYLAND, MILTON KEYNES, MK15 8AU





Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
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 all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	175 m ²

7, Quadrans Close, Milton Keynes, MK15 8AU

Last Sold Date:	22/08/2023	09/11/2007	04/03/1999
Last Sold Price:	£640,000	£335,000	£181,000

2, Quadrans Close, Milton Keynes, MK15 8AU

Last Sold Date:	23/09/2022	21/08/2020	05/09/2000
Last Sold Price:	£650,000	£537,500	£250,000

3, Quadrans Close, Milton Keynes, MK15 8AU

Last Sold Date:	08/10/2019
Last Sold Price:	£495,000

4, Quadrans Close, Milton Keynes, MK15 8AU

Last Sold Date:	14/10/2013
Last Sold Price:	£375,000

10, Quadrans Close, Milton Keynes, MK15 8AU

Last Sold Date:	25/04/2008	31/05/2002
Last Sold Price:	£408,000	£240,000

9, Quadrans Close, Milton Keynes, MK15 8AU

Last Sold Date:	28/04/2005	31/05/2002	11/09/1997
Last Sold Price:	£280,000	£210,000	£131,000

11, Quadrans Close, Milton Keynes, MK15 8AU

Last Sold Date:	10/12/1999
Last Sold Price:	£175,500

8, Quadrans Close, Milton Keynes, MK15 8AU

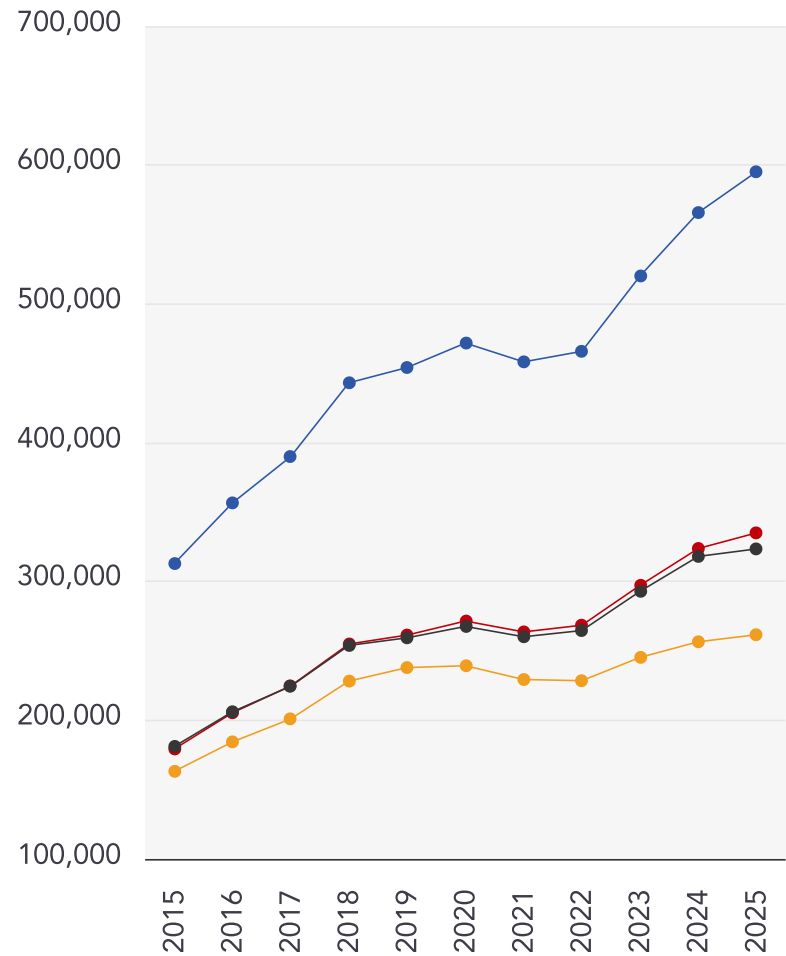
Last Sold Date:	31/10/1996
Last Sold Price:	£134,000

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

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in MK15



Detached

+90.23%

Semi-Detached

+86.85%

Terraced

+78.56%

Flat

+60.32%

This map displays nearby coal mine entrances and their classifications.



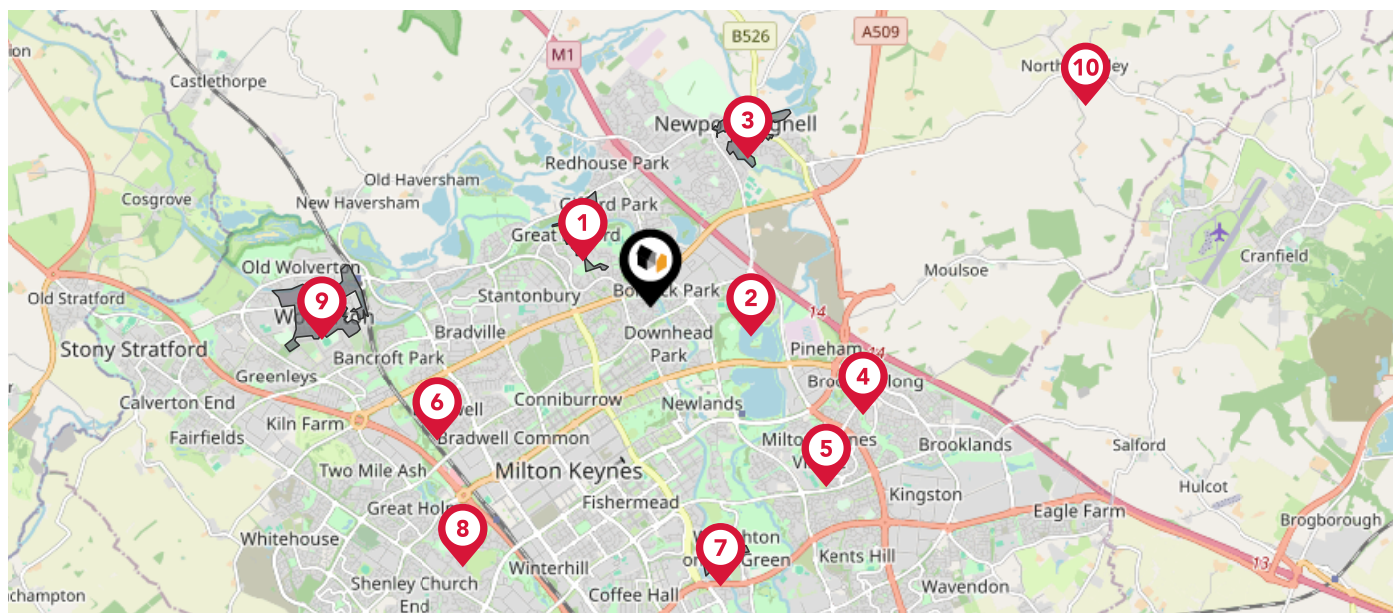
Mine Entry

- ✕ 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



Great Linford



Willen



Newport Pagnell



Broughton



Milton Keynes Village



Old Bradwell



Wroughton on the Green



Loughton

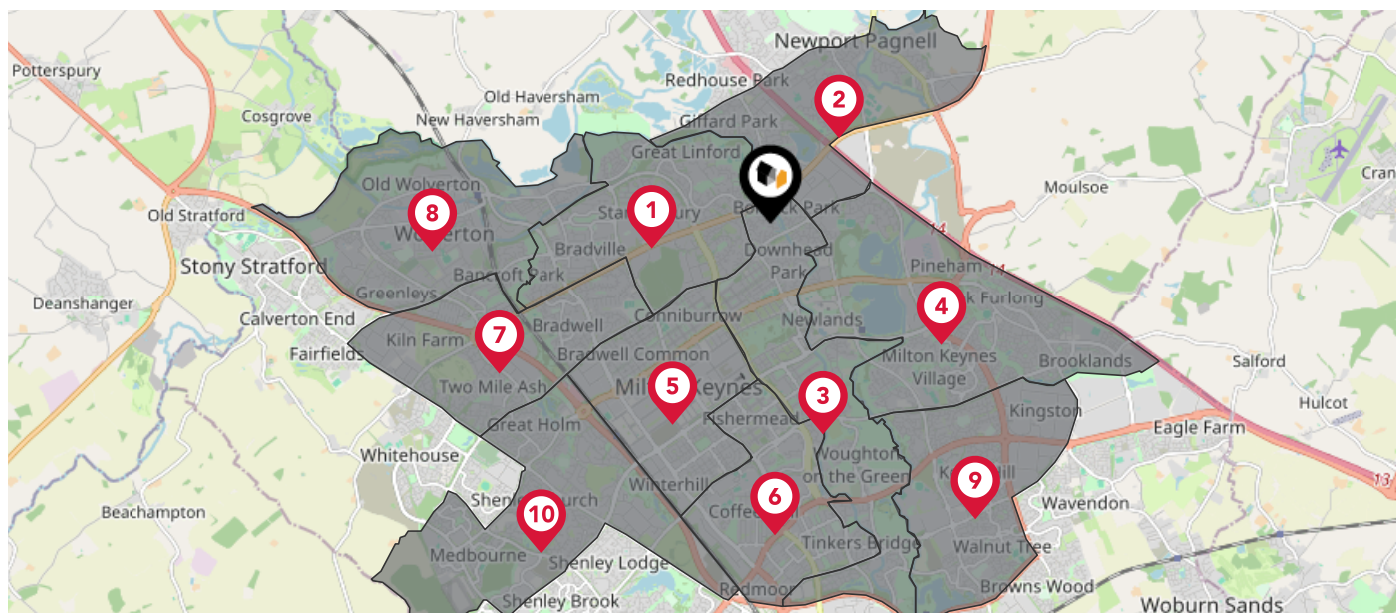


Wolverton



North Crawley

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

Stantonbury Ward

2

Newport Pagnell South Ward

3

Campbell Park & Old Woughton Ward

4

Broughton Ward

5

Central Milton Keynes Ward

6

Woughton & Fishermead Ward

7

Bradwell Ward

8

Wolverton Ward

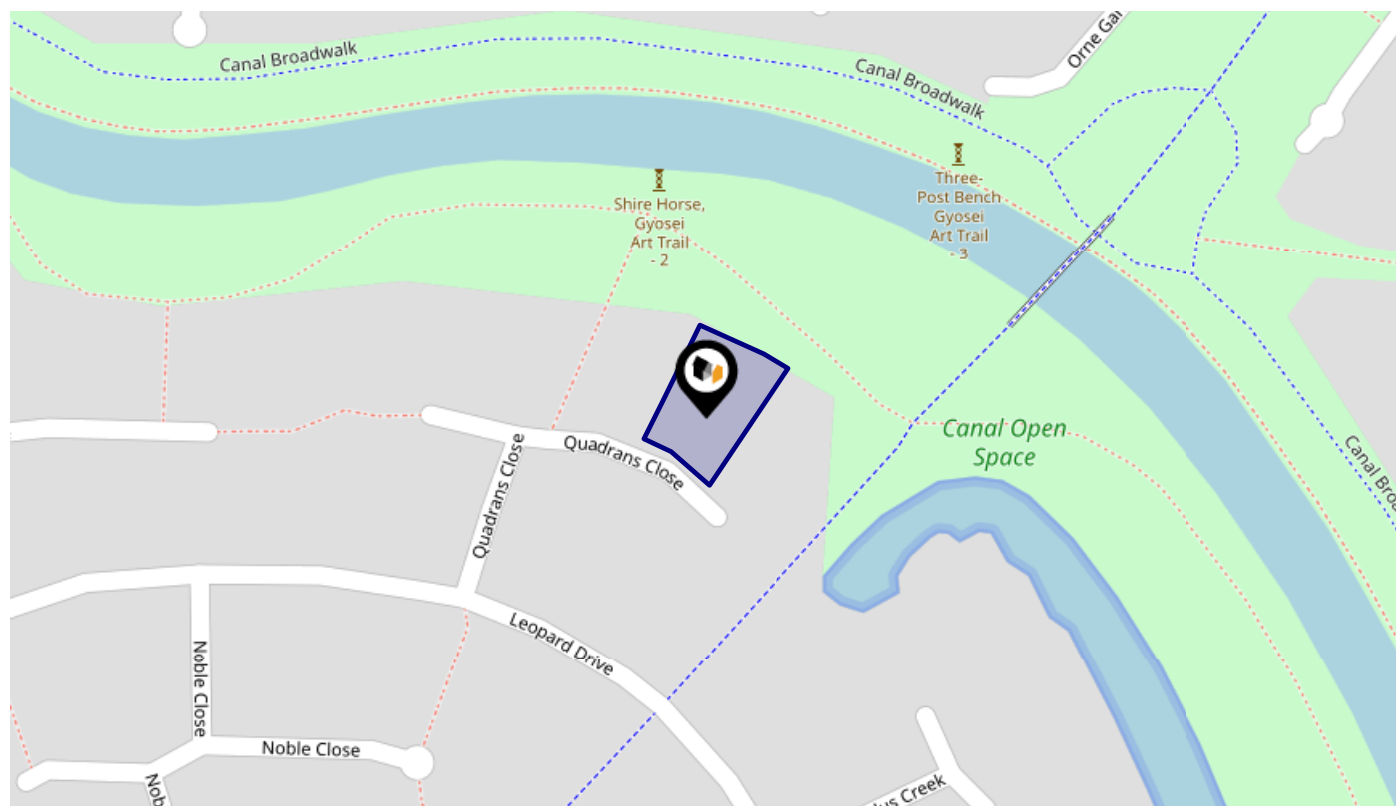
9

Monkston Ward

10

Loughton & Shenley 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.

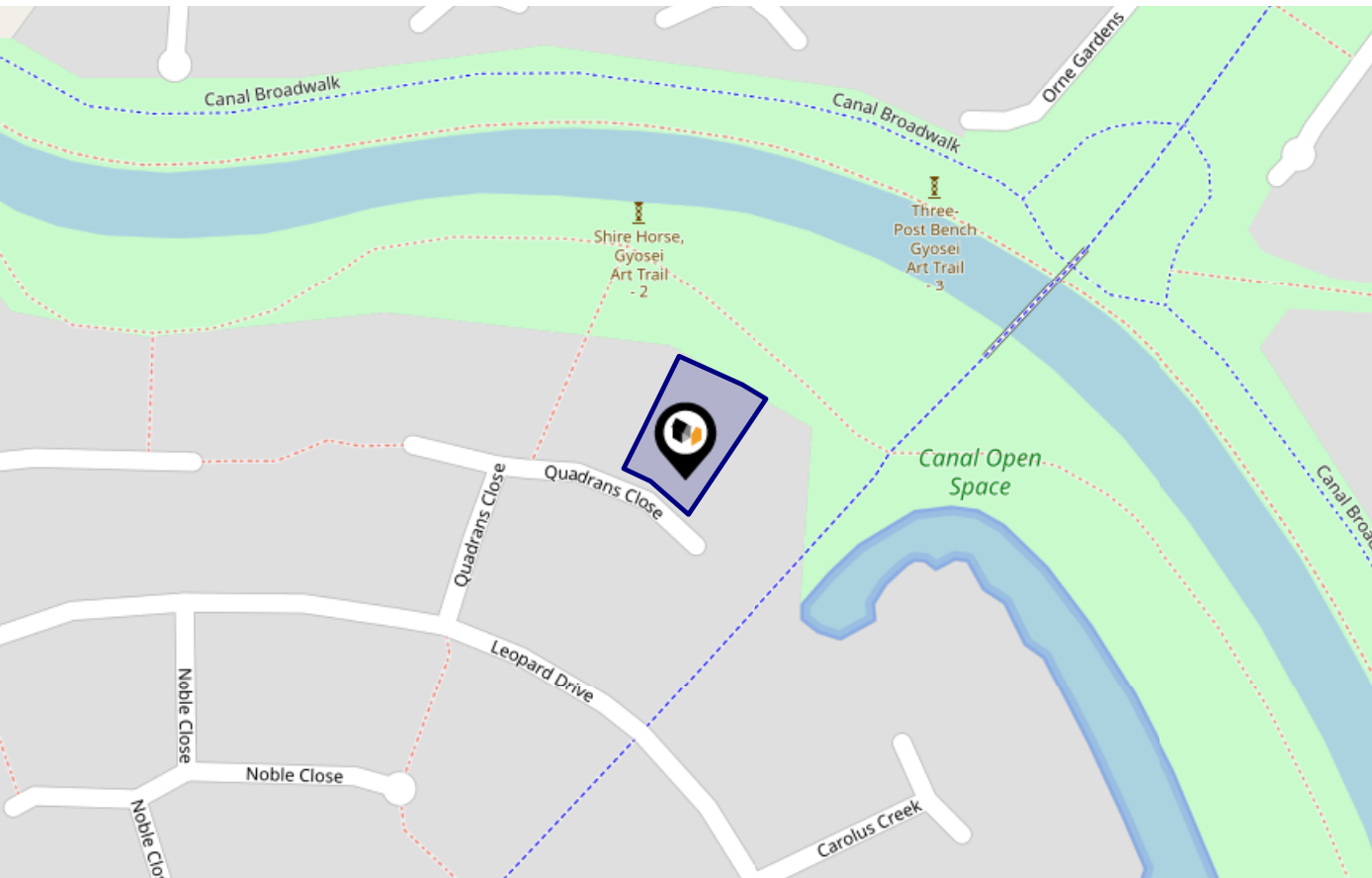
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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

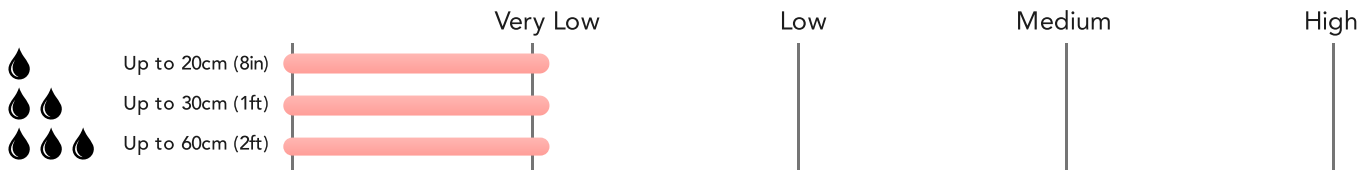


Risk Rating: Very low

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.

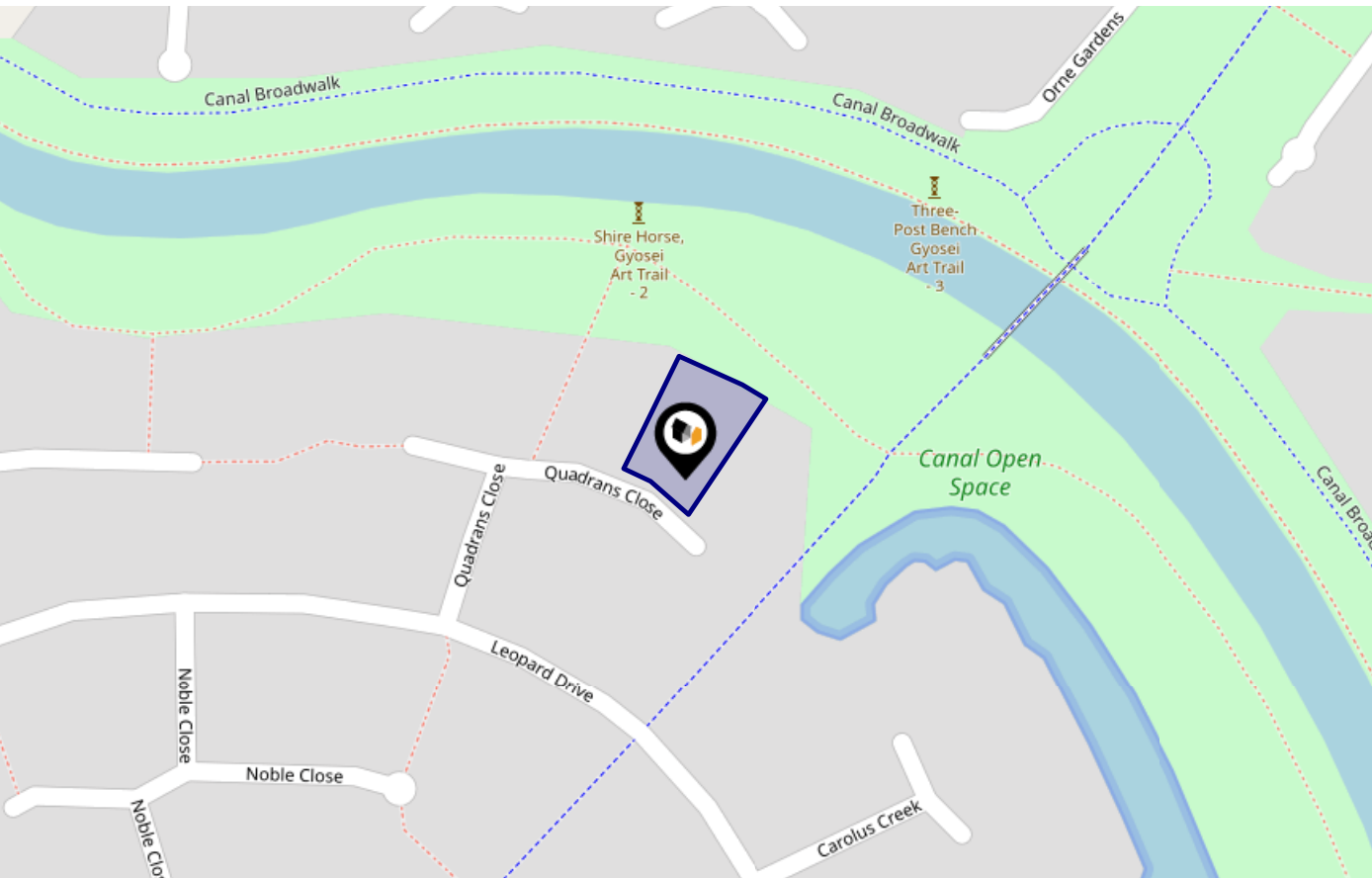
Chance of flooding to the following depths at this property:



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.

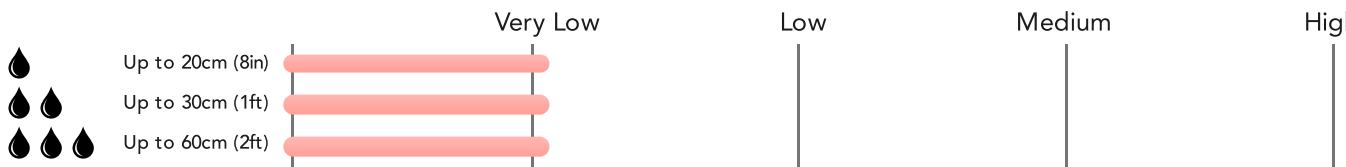


Risk Rating: **Very low**

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.

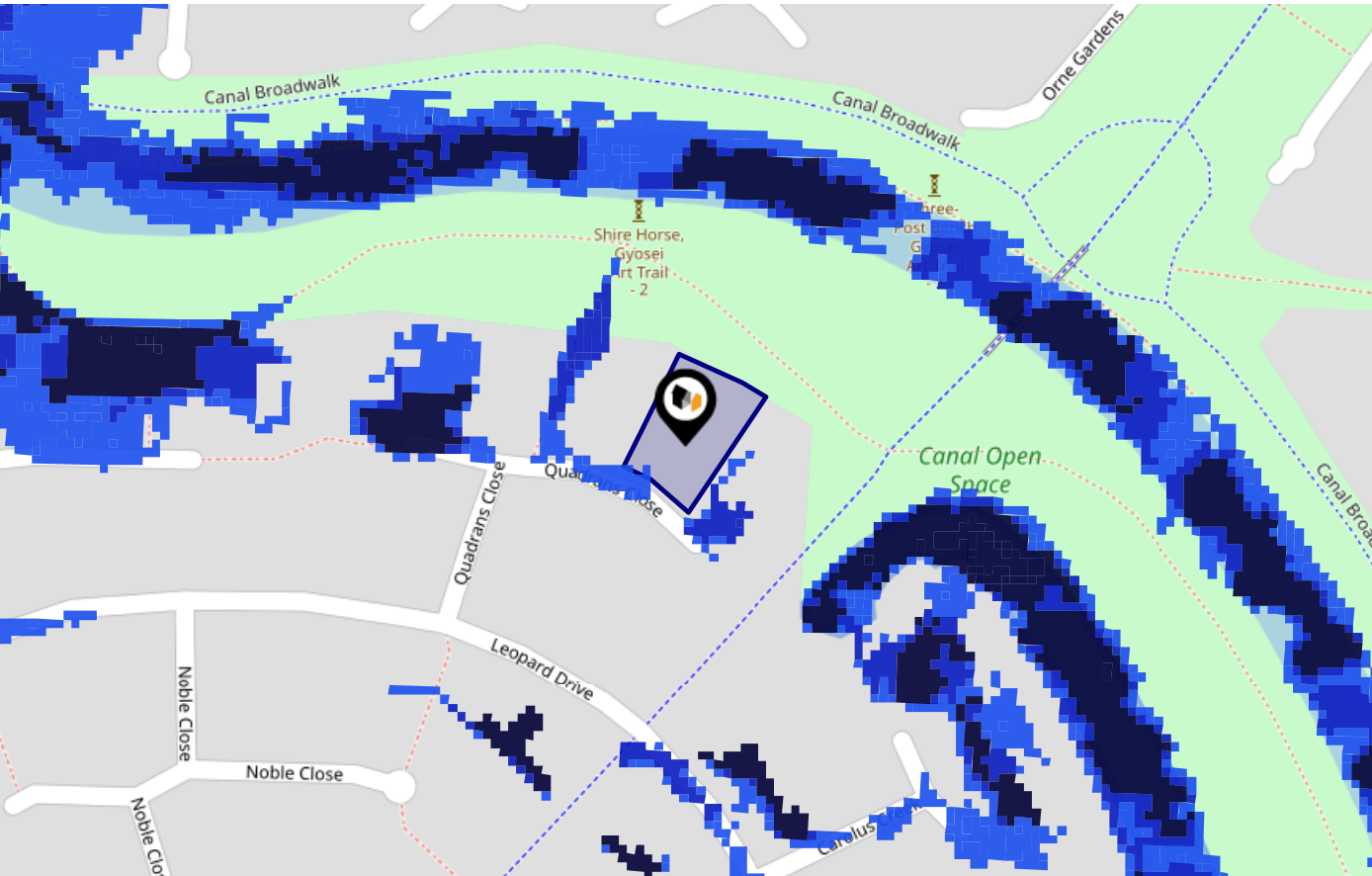
Chance of flooding to the following depths at this property:



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.

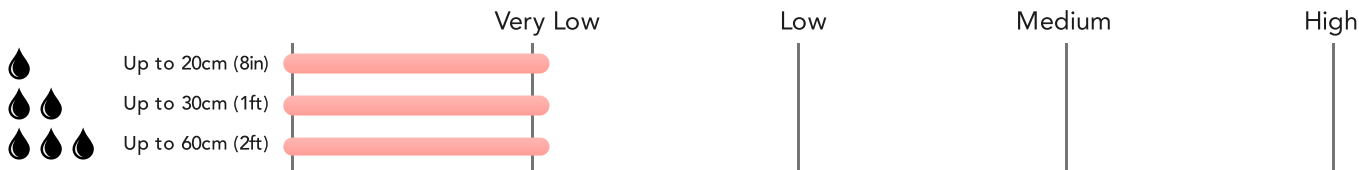


Risk Rating: Very low

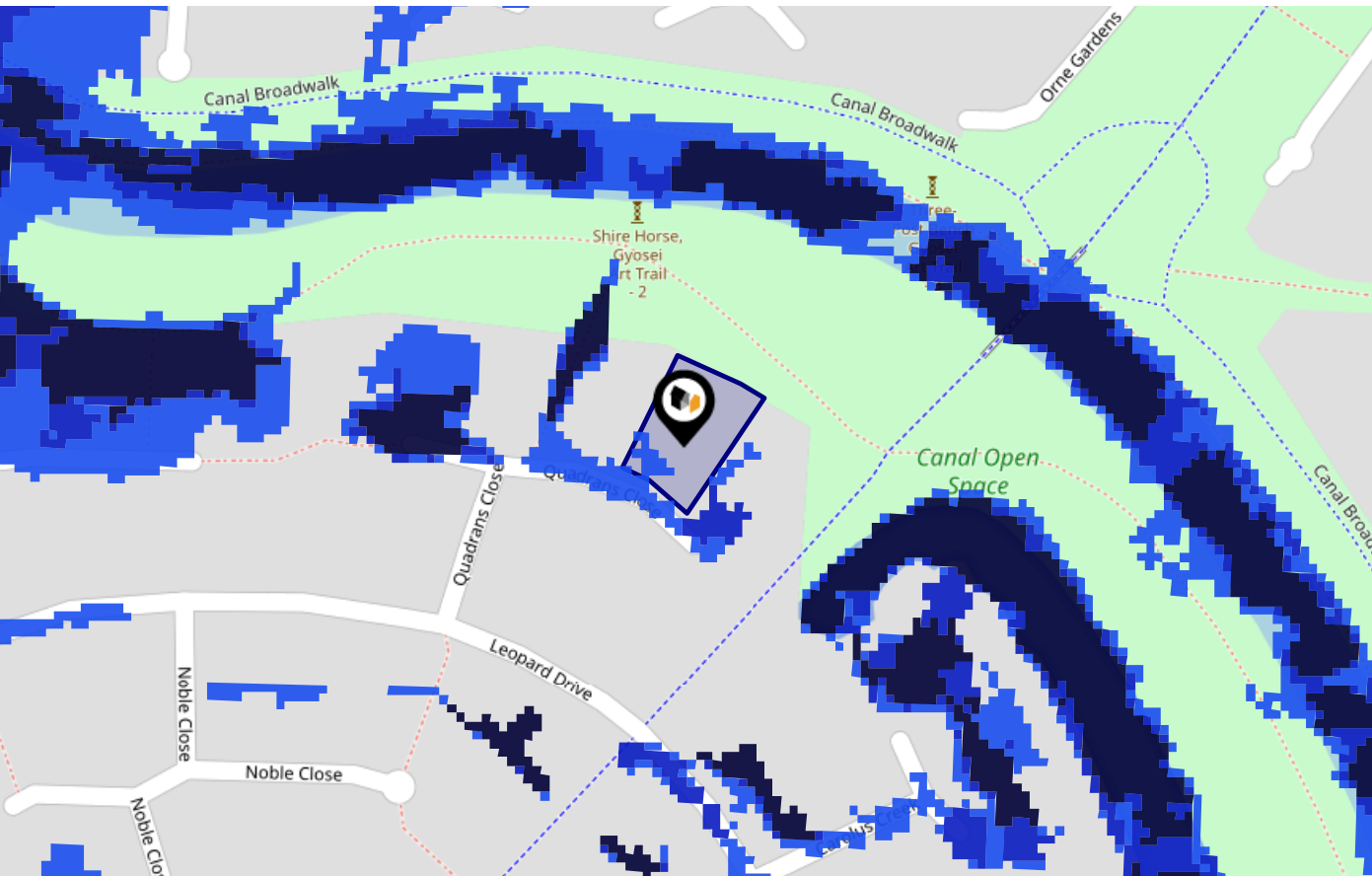
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

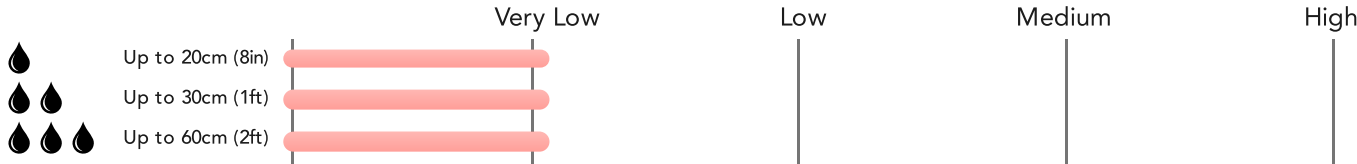


Risk Rating: Very low

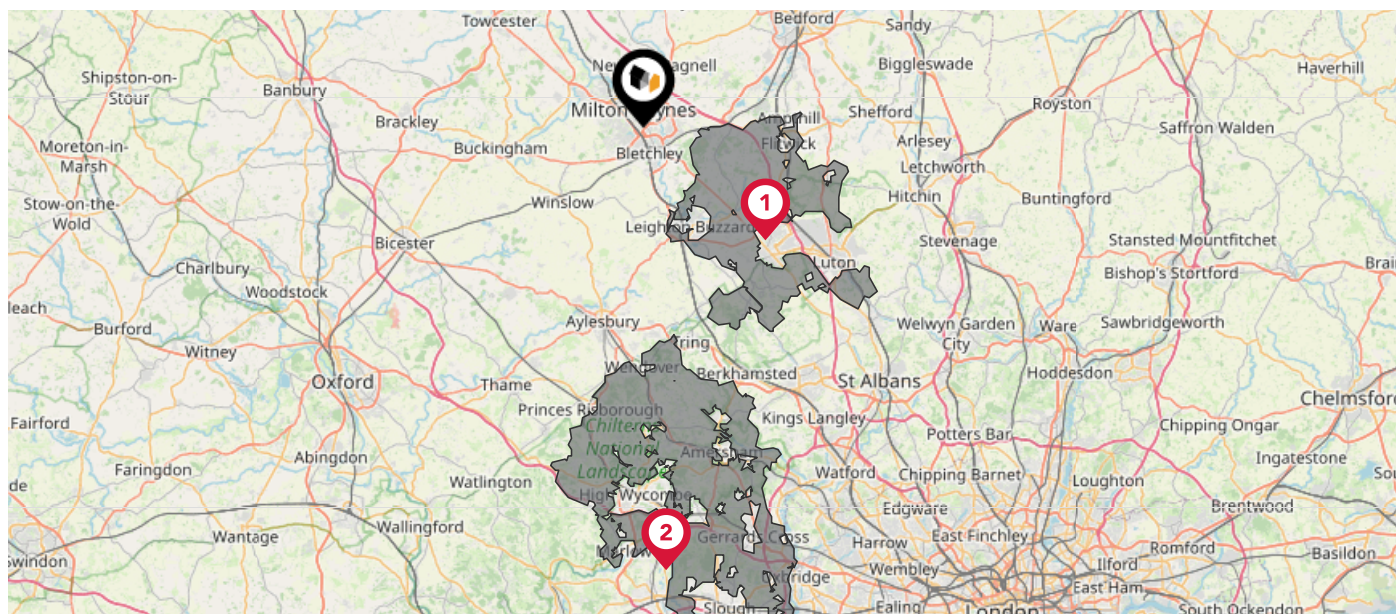
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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



London Green Belt - Central Bedfordshire

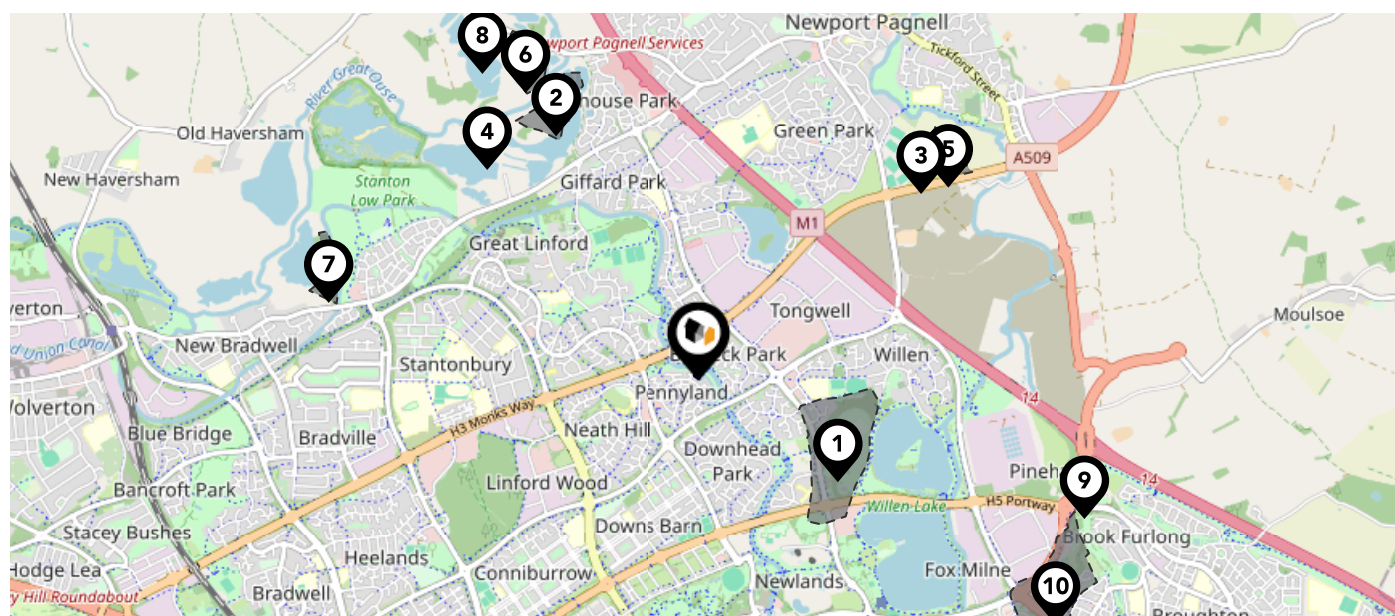


London Green Belt - Buckinghamshire

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.



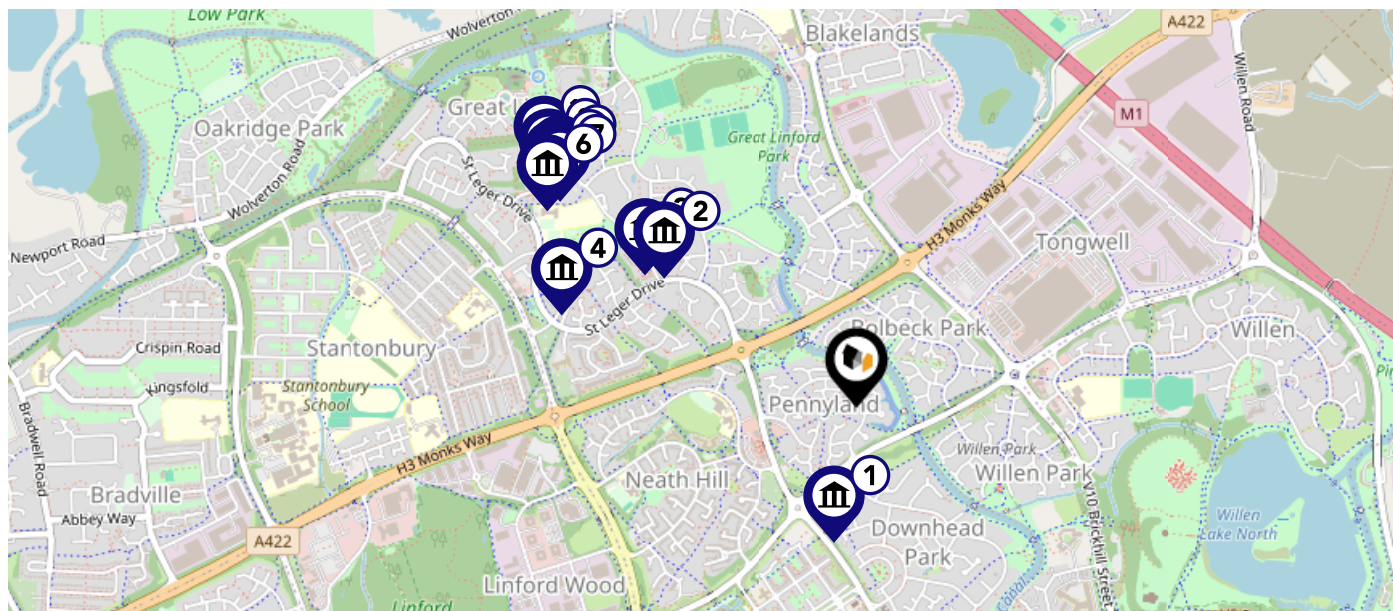
Nearby Landfill Sites

1	Willen Tip-Milton Keynes	Historic Landfill	
2	Great Linford Pit-Milton Keynes	Historic Landfill	
3	Pre-76 Newport Pagnell-Newport Pagnell	Historic Landfill	
4	Great Linford Pit-Milton Keynes	Historic Landfill	
5	Borrow Pit-Caldecote Lane, Newport Pagnell	Historic Landfill	
6	Great Linford Pit-Milton Keynes	Historic Landfill	
7	New Bradwell Council Landfill-Newport Road, New Bradwell, Buckinghamshire	Historic Landfill	
8	Great Linford Pit-Milton Keynes	Historic Landfill	
9	Broughton Barn-Broughton Grounds Lane, Milton Keynes	Historic Landfill	
10	Broughton Quarry-Broughton, Milton Keynes, Buckinghamshire	Historic Landfill	

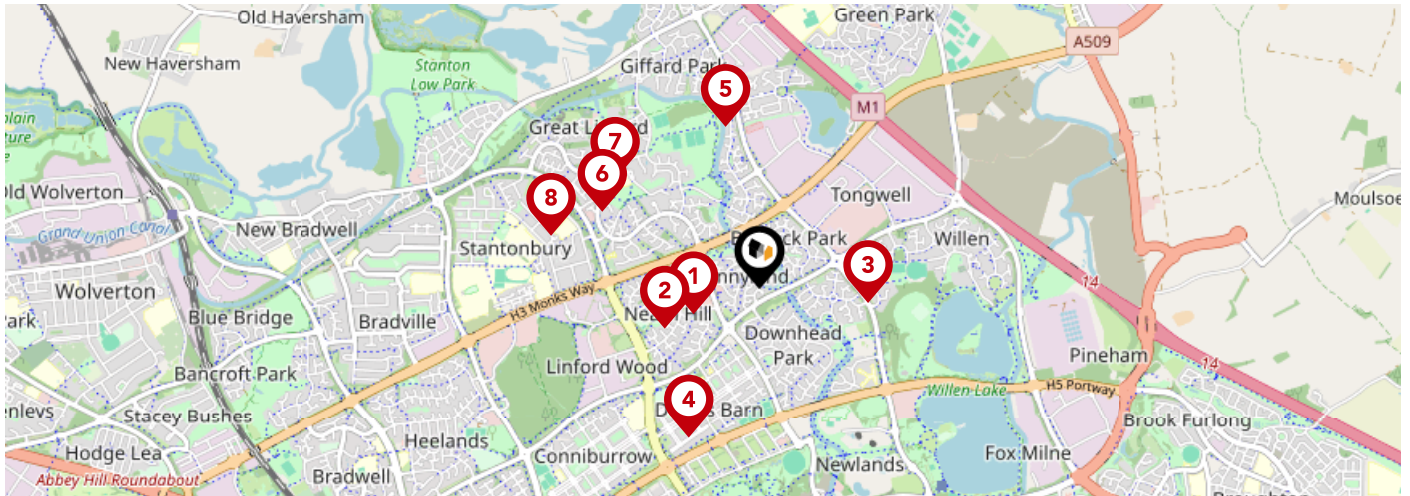
Maps

Listed Buildings

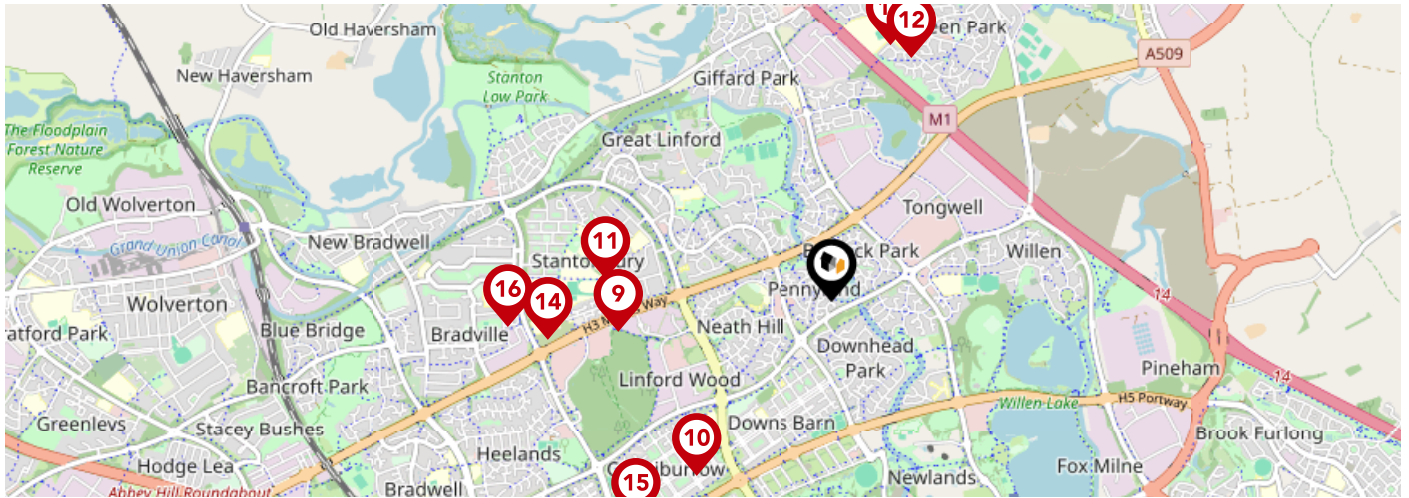
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1125274 - Lodge Farmhouse	Grade II	0.3 miles
	1332314 - Grange Farmhouse	Grade II	0.5 miles
	1160075 - The Mead	Grade II	0.6 miles
	1125245 - Linford Lodge	Grade II	0.7 miles
	1332353 - K6 Telephone Kiosk	Grade II	0.8 miles
	1332335 - Church Farmhouse	Grade II	0.8 miles
	1125243 - 21, 23 (forge End Cottage), 25 (old Bakery Cottage) And 27	Grade II	0.8 miles
	1332336 - Rivet's Yard	Grade II	0.8 miles
	1125242 - Wall In Front Of Glebe House And Continued To South	Grade II	0.9 miles
	1125240 - The Nags Head Public House	Grade II	0.9 miles



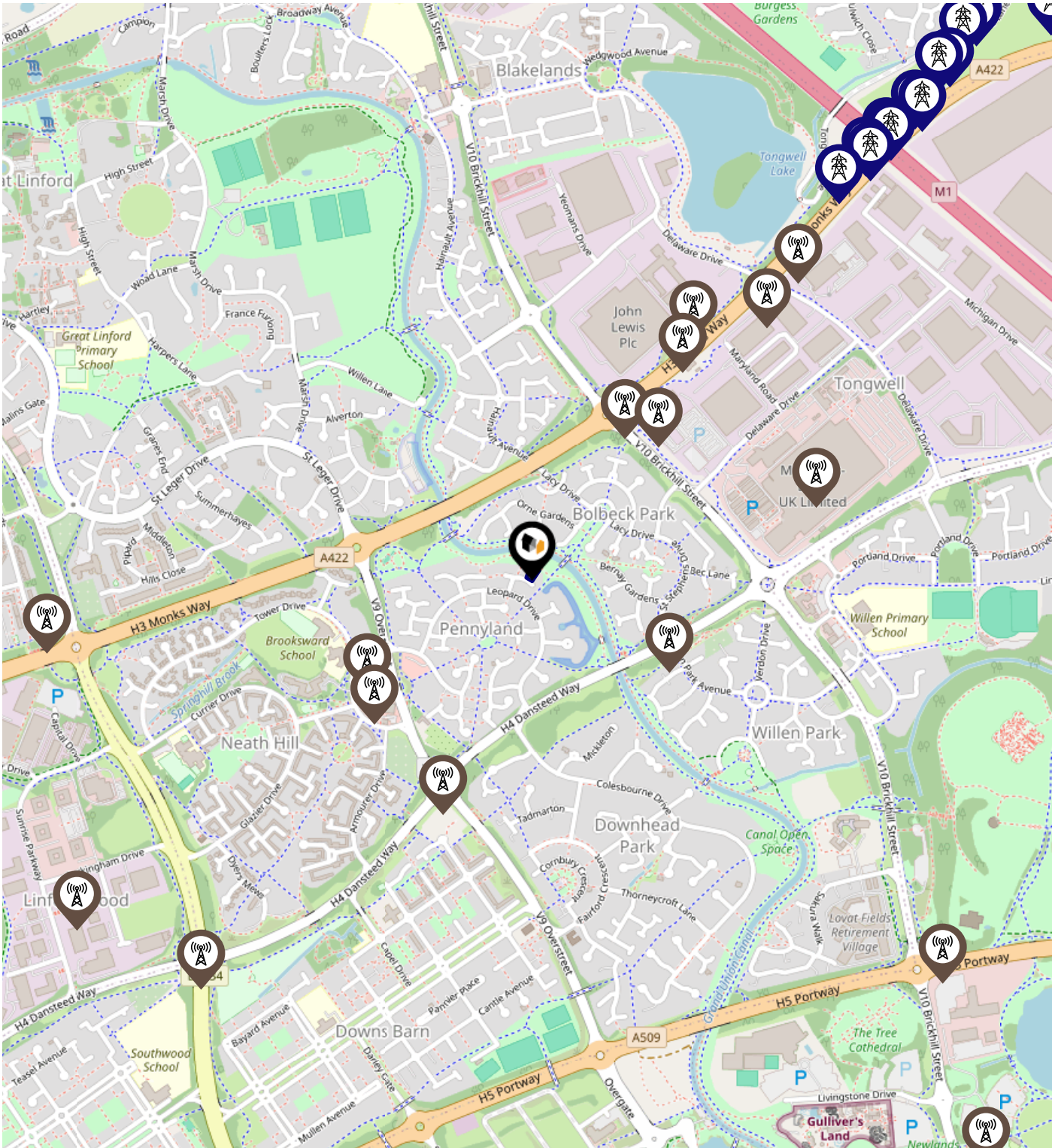
		Nursery	Primary	Secondary	College	Private
1	Brooksward School Ofsted Rating: Good Pupils:0 Distance:0.32	☐	☒	☐	☐	☐
2	St Monica's Catholic Primary School Ofsted Rating: Good Pupils: 428 Distance:0.46	☐	☒	☐	☐	☐
3	Willen Primary School Ofsted Rating: Good Pupils: 359 Distance:0.5	☐	☒	☐	☐	☐
4	Downs Barn School Ofsted Rating: Good Pupils: 89 Distance:0.75	☐	☒	☐	☐	☐
5	Giffard Park Primary School Ofsted Rating: Good Pupils: 283 Distance:0.75	☐	☒	☐	☐	☐
6	Great Linford Primary School Ofsted Rating: Good Pupils: 341 Distance:0.79	☐	☒	☐	☐	☐
7	St Andrew's CofE Infant School Ofsted Rating: Good Pupils: 15 Distance:0.83	☐	☒	☐	☐	☐
8	Stephenson Academy Ofsted Rating: Good Pupils: 121 Distance:0.98	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	The Webber Independent School Ofsted Rating: Not Rated Pupils: 315 Distance:0.98	☐	☐	☒	☐	☐
	Southwood School Ofsted Rating: Good Pupils: 193 Distance:1	☐	☒	☐	☐	☐
	Wood End Infant & Pre-School Ofsted Rating: Good Pupils: 84 Distance:1.03	☐	☒	☐	☐	☐
	Green Park School Ofsted Rating: Good Pupils: 301 Distance:1.17	☐	☒	☐	☐	☐
	Ousedale School Ofsted Rating: Good Pupils: 2273 Distance:1.2	☐	☐	☒	☐	☐
	Stantonbury School Ofsted Rating: Requires improvement Pupils: 1504 Distance:1.3	☐	☐	☒	☐	☐
	Germander Park School Ofsted Rating: Good Pupils: 81 Distance:1.34	☐	☒	☐	☐	☐
	Stanton School Ofsted Rating: Outstanding Pupils: 301 Distance:1.47	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

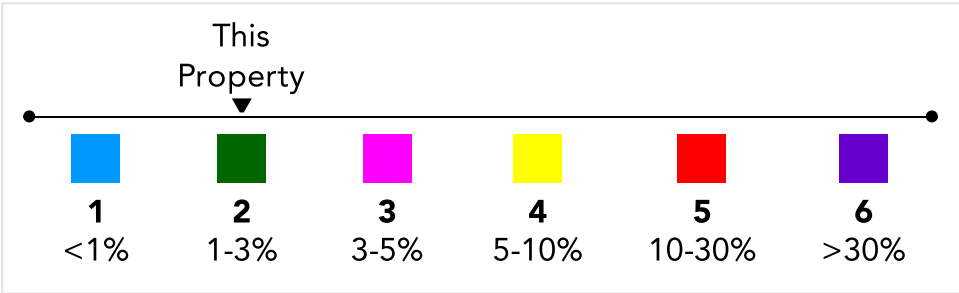
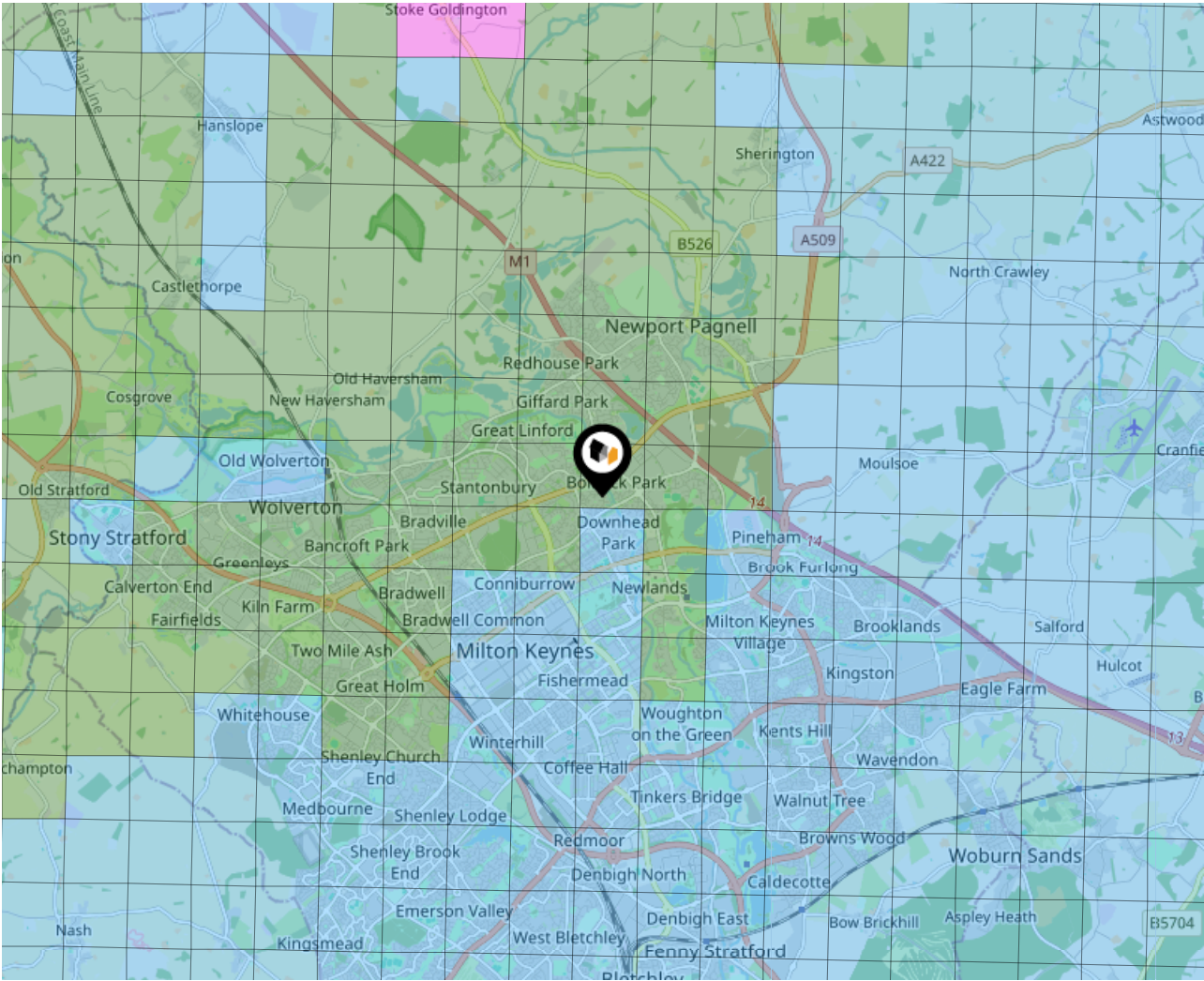


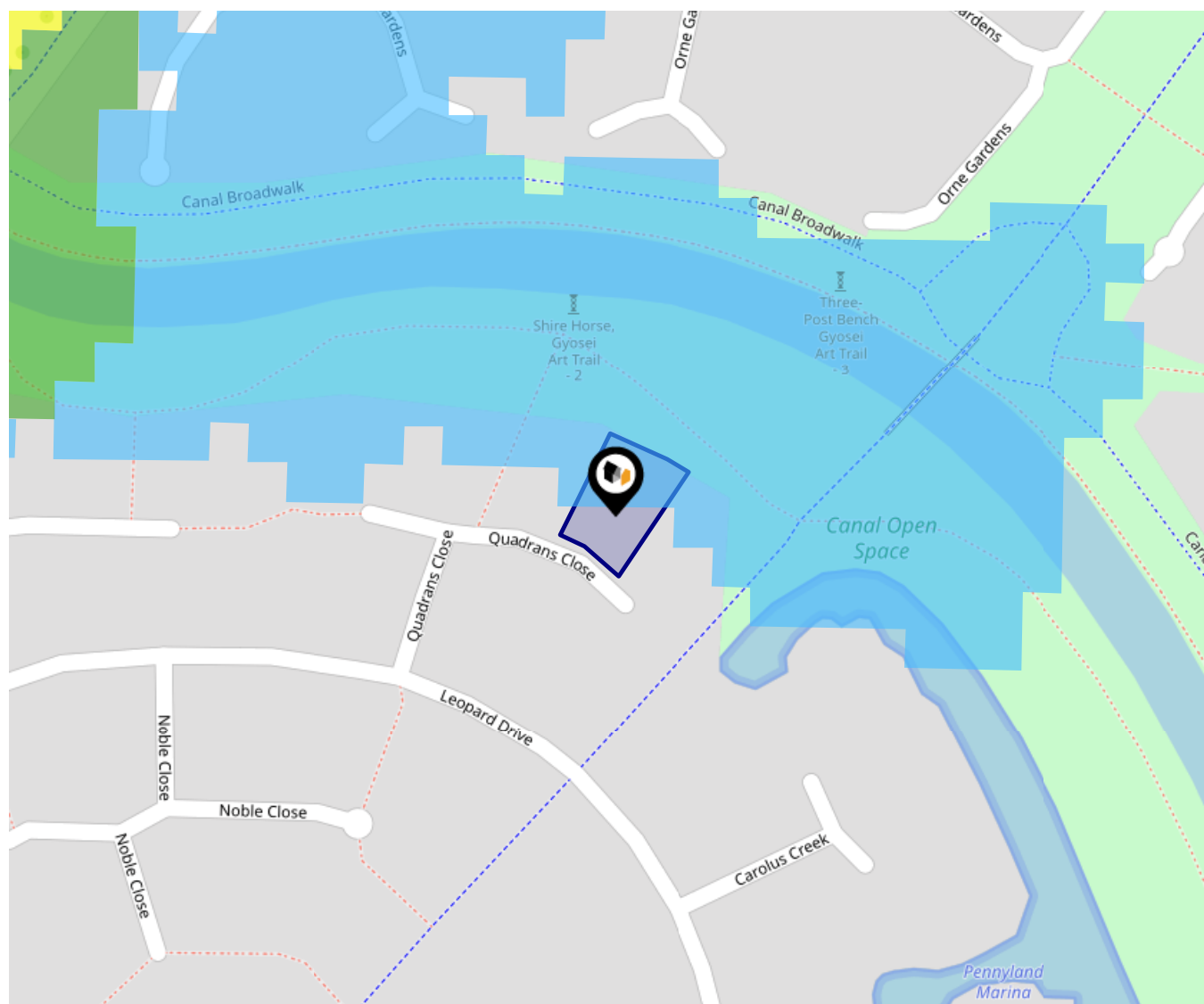
Key:

-  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).





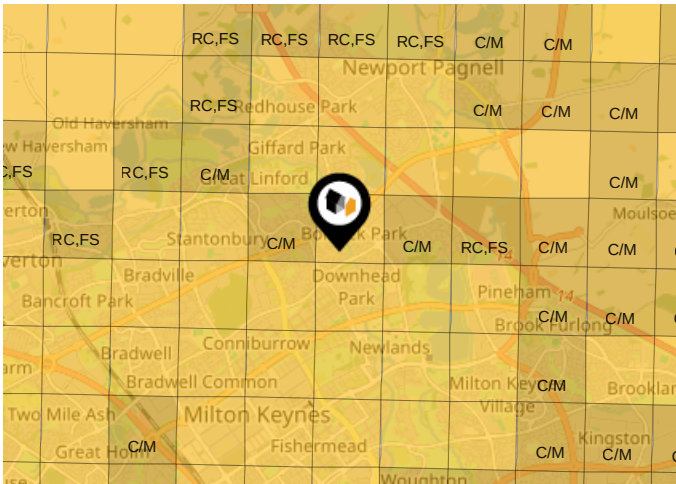
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	VARIABLE(LOW)	Soil Texture:	CLAY TO LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY TO MEDIUM		



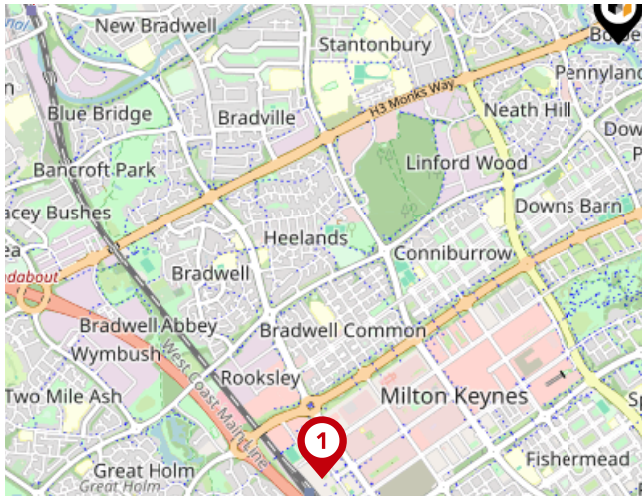
Primary Classifications (Most Common Clay Types)

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

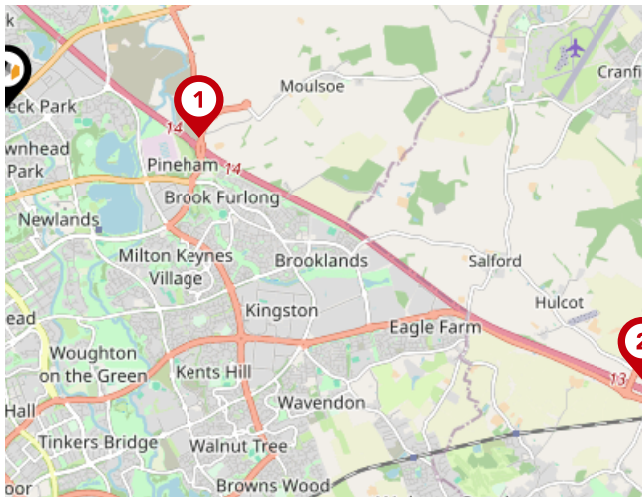
Transport (National)

CHRIS DURRANT exp UK



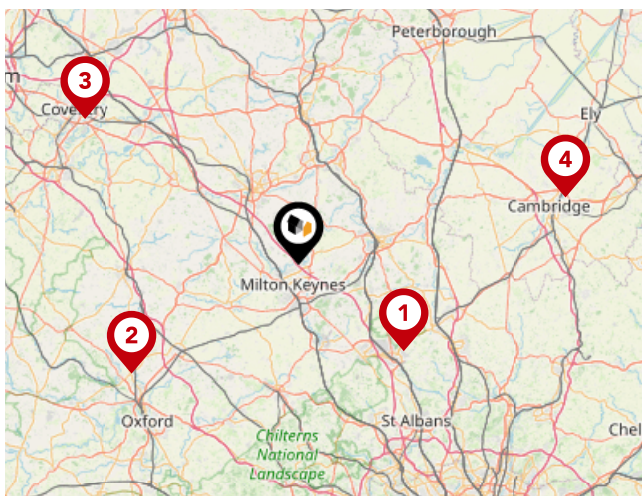
National Rail Stations

Pin	Name	Distance
1	Milton Keynes Central Rail Station	2.39 miles
2	Wolverton Rail Station	2.67 miles
3	Fenny Stratford Rail Station	4.5 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J14	1.76 miles
2	M1 J13	6.31 miles
3	M1 J15	10.68 miles
4	M1 J15A	13.29 miles
5	M1 J12	12.39 miles

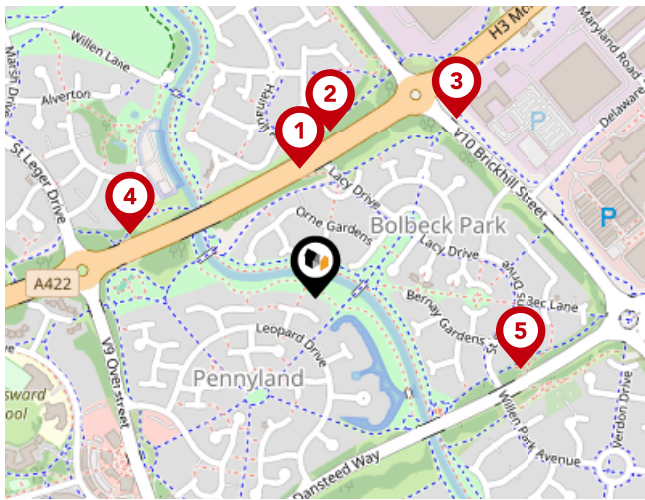


Airports/Helipads

Pin	Name	Distance
1	Luton Airport	20.06 miles
2	Kidlington	29.08 miles
3	Baginton	37.54 miles
4	Cambridge	40.15 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Blakelands Roundabout West	0.15 miles
2	Blakelands Roundabout West	0.19 miles
3	Delaware Drive	0.26 miles
4	Great Linford Roundabout East	0.22 miles
5	Willen Roundabout West	0.25 miles

Chris Durrant powered by eXp

Chris Durrant – 'Your' Estate Agent has one goal – to put you at the forefront of your property transaction and ensure that your move is as smooth as possible.

Testimonial 1



Highly recommend! Chris did a tremendous job helping us sell our property. He really cares about his clients and does all he can to get things done in a timely manner. I wholeheartedly recommend him as very professional and great communication throughout the purchase process

Testimonial 2



Chris recently dealt with our purchase. Nothing was too much trouble and he was always available to communicate between the different parties and to keep us informed . I would definitely recommend

Testimonial 3



After having my property valued with several agents, Chris stood out from the crowd. His ambition and enthusiasm shows he has the right tools for this industry and would highly recommend him. Thanks for all your help Chris, Keep up the good work



/ChrisDurrantexp



/chris-durrant-08752622

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Chris Durrant powered by eXp or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Chris Durrant powered by eXp and therefore no warranties can be given as to their good working order.

Chris Durrant powered by eXp 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.

CHRIS DURRANT **exp** UK

Chris Durrant powered by eXp

8 Lincslade Grove Loughton Milton

Keynes MK5 8DL

07595473891

chris.durrant@exp.uk.com

chrisdurrant.exp.uk.com

