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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Sunday 09th November 2025



79, WESTBROOK END, NEWTON LONGVILLE, MILTON KEYNES, MK17 0DE

Chris Durrant powered by eXp

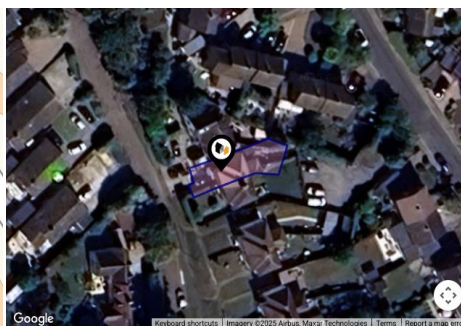
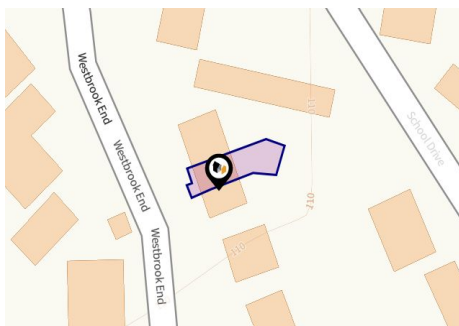
8 Linceslade Grove Loughton Milton Keynes MK5 8DL

07595473891

chris.durrant@exp.uk.com

chrisdurrant.exp.uk.com





Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	914 ft ² / 85 m ²
Plot Area:	0.04 acres
Year Built :	1930-1949
Council Tax :	Band C
Annual Estimate:	£2,135
Title Number:	BM233851
UPRN:	766266111

Last Sold Date:	18/02/2011
Last Sold Price:	£167,000
Last Sold £/ft²:	£210
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

2 mb/s	80 mb/s	1000 mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

CHRIS DURRANT exp UK

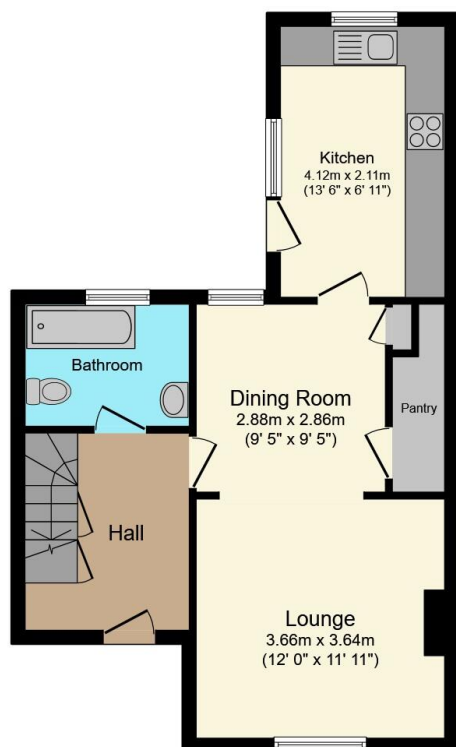
Planning records for: *79, Westbrook End, Newton Longville, Milton Keynes, MK17 0DE*

Reference - 01/02621/APP	
Decision:	Approved
Date:	23rd October 2001
Description:	Erection of one dwelling

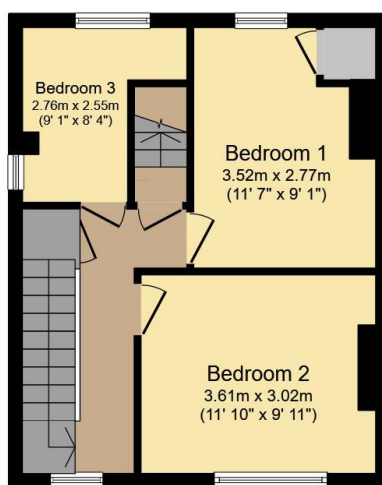




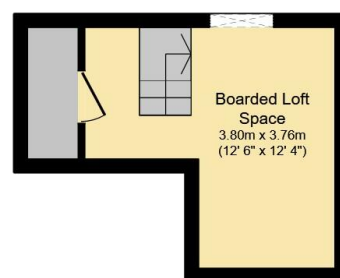
79, WESTBROOK END, NEWTON LONGVILLE, MILTON KEYNES, MK17 0DE



Ground Floor



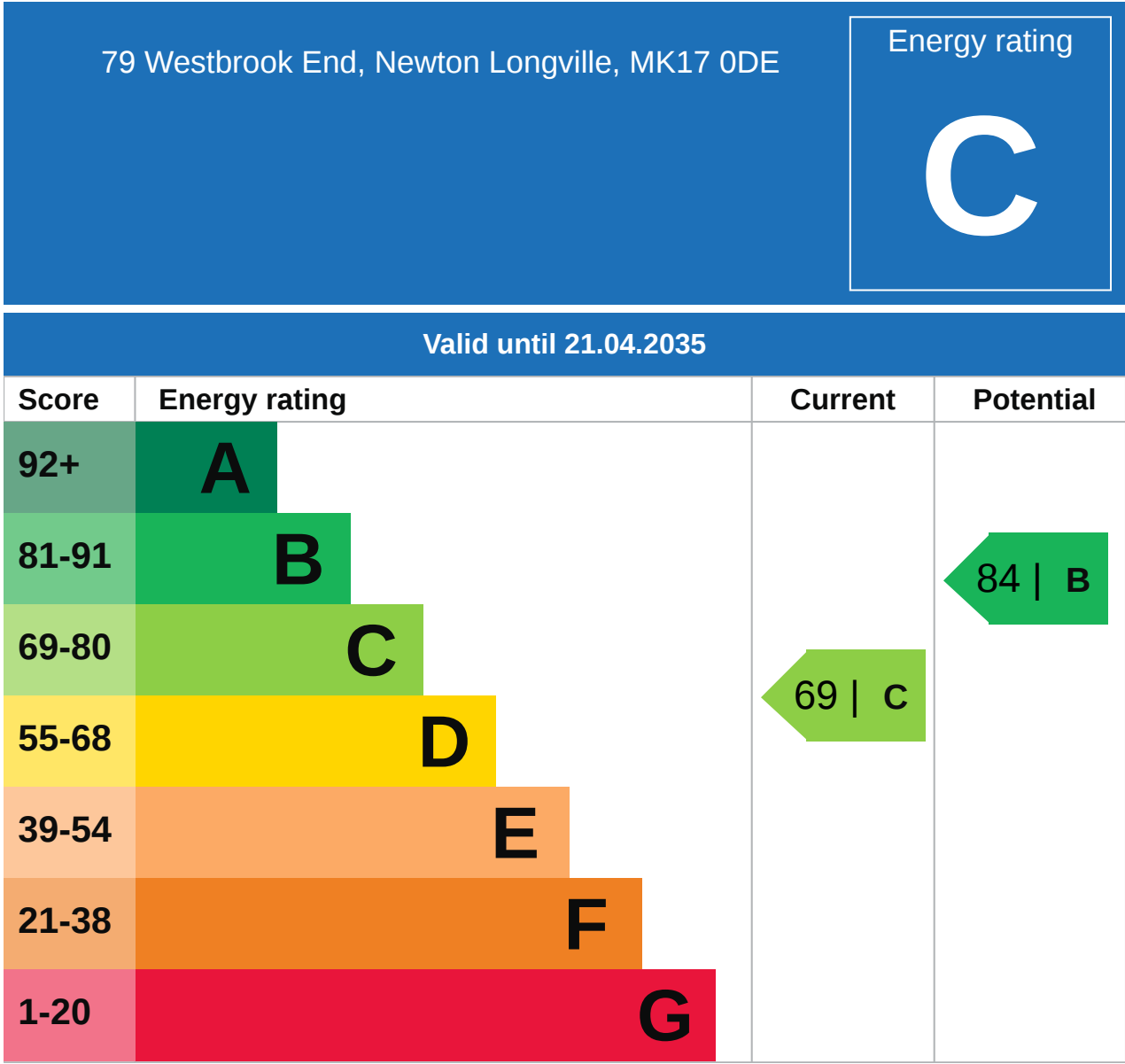
First Floor



Second Floor

Total floor area 97.6 sq.m. (1,050 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com



Additional EPC Data

Property Type:	House
Build Form:	Semi-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 before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 150 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 91% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	85 m ²

77, Westbrook End, Milton Keynes, MK17 0DE

Last Sold Date:	22/06/2023	11/04/2016	21/02/2008	23/06/2006
Last Sold Price:	£510,000	£420,000	£349,950	£250,000

81, Westbrook End, Milton Keynes, MK17 0DE

Last Sold Date:	25/08/2022	11/04/2017	04/02/2011
Last Sold Price:	£370,000	£278,000	£122,000

93, Westbrook End, Milton Keynes, MK17 0DE

Last Sold Date:	05/05/2017
Last Sold Price:	£275,000

79, Westbrook End, Milton Keynes, MK17 0DE

Last Sold Date:	18/02/2011	09/07/2009	23/06/2006
Last Sold Price:	£167,000	£150,000	£186,000

89, Westbrook End, Milton Keynes, MK17 0DE

Last Sold Date:	28/05/2010
Last Sold Price:	£190,000

91, Westbrook End, Milton Keynes, MK17 0DE

Last Sold Date:	31/08/2006	27/08/2004	14/03/1997
Last Sold Price:	£204,000	£190,000	£49,500

101, Westbrook End, Milton Keynes, MK17 0DE

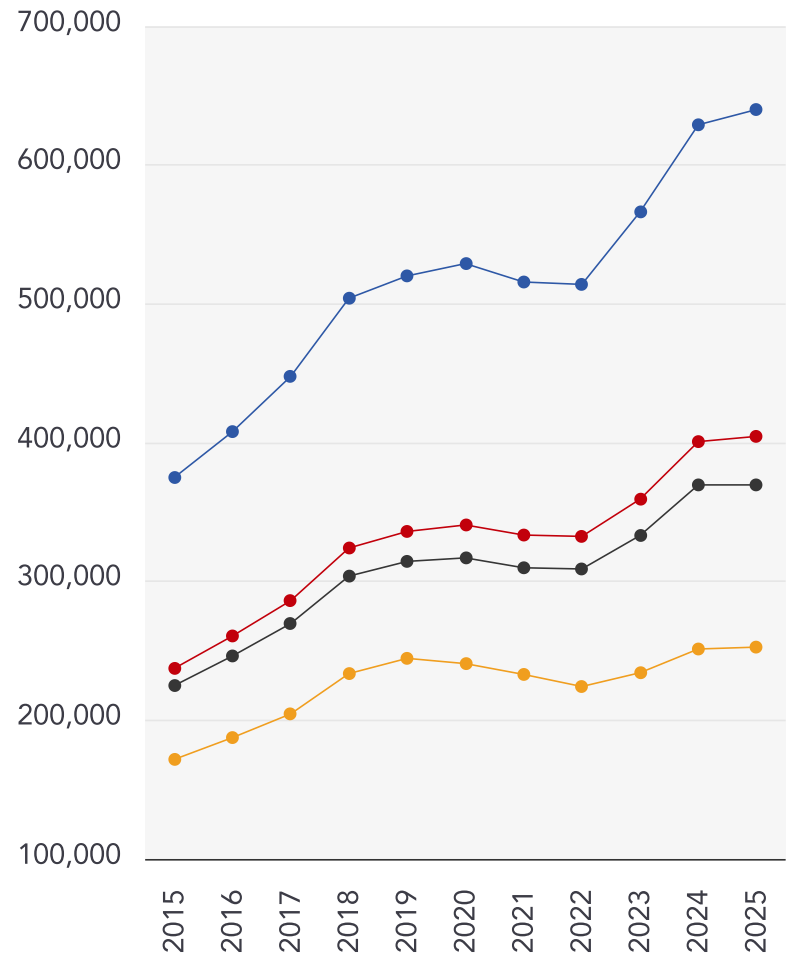
Last Sold Date:	10/03/2000
Last Sold Price:	£71,000

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 MK17



Detached

+70.73%

Semi-Detached

+70.44%

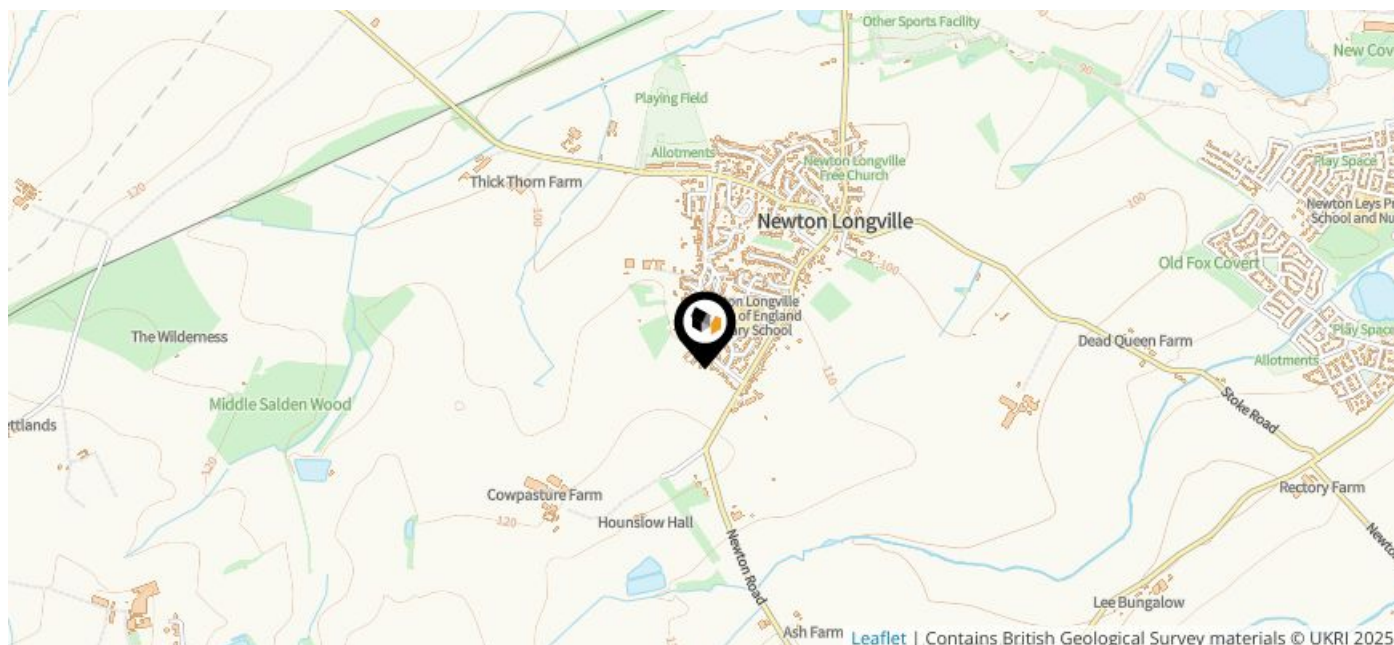
Terraced

+64.26%

Flat

+47.1%

This map displays nearby coal mine entrances and their classifications.



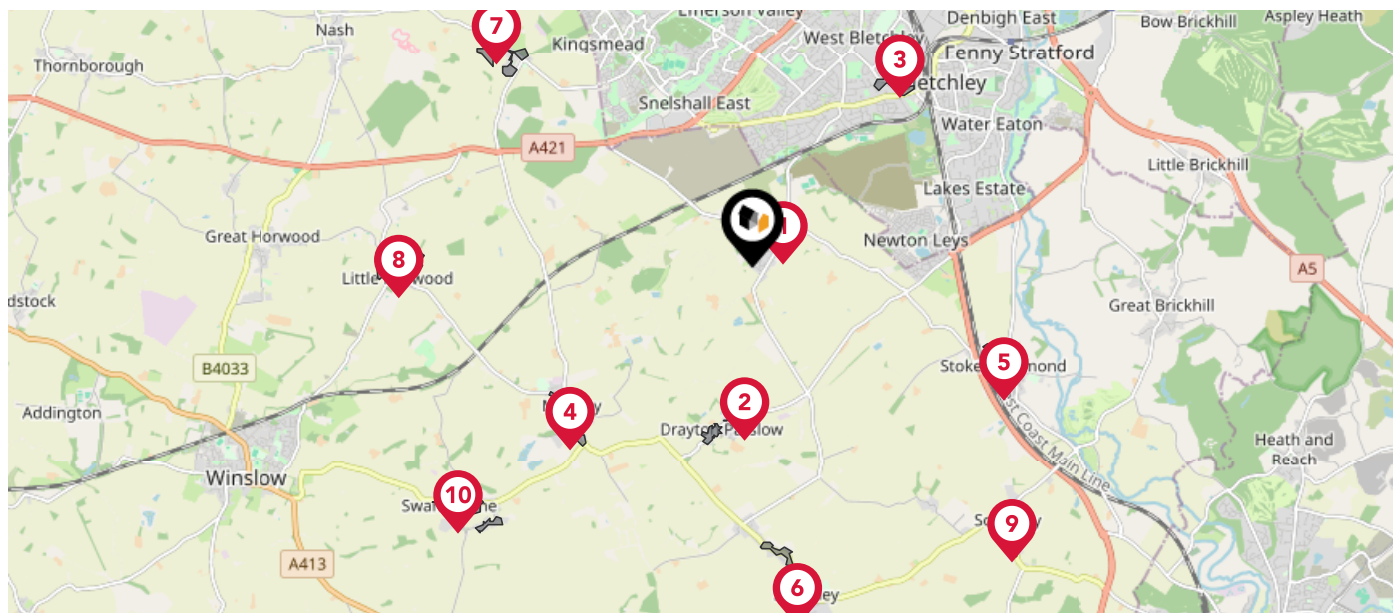
Mine Entry

- ✕ 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.

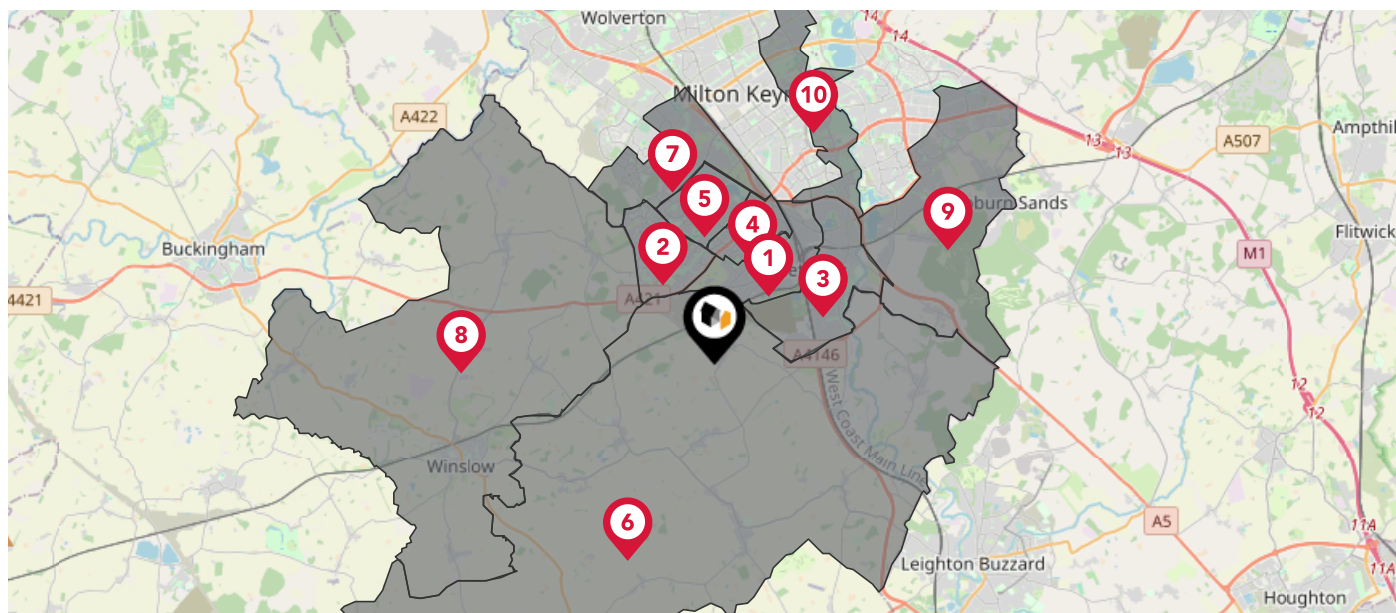
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- | | |
|----|------------------|
| 1 | Newton Longville |
| 2 | Drayton Parslow |
| 3 | Bletchley |
| 4 | Mursley |
| 5 | Stoke Hammond |
| 6 | Stewkley |
| 7 | Whaddon |
| 8 | Little Horwood |
| 9 | Soulbury |
| 10 | Swanbourne |

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



Bletchley Park Ward



Tattenhoe Ward



Bletchley East Ward



Bletchley West Ward



Shenley Brook End Ward



Great Brickhill Ward



Loughton & Shenley Ward



Winslow Ward

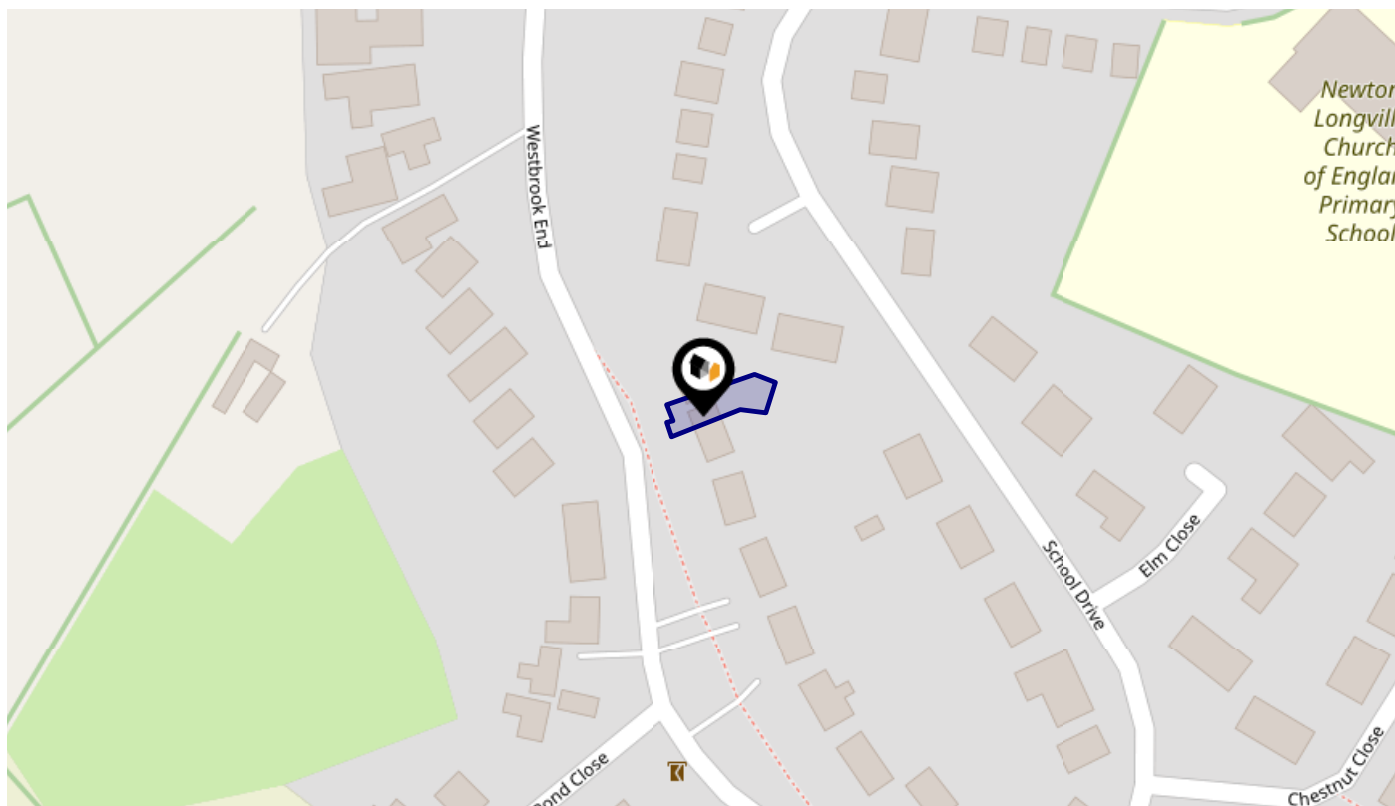


Danesborough & Walton Ward



Campbell Park & Old Woughton 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.

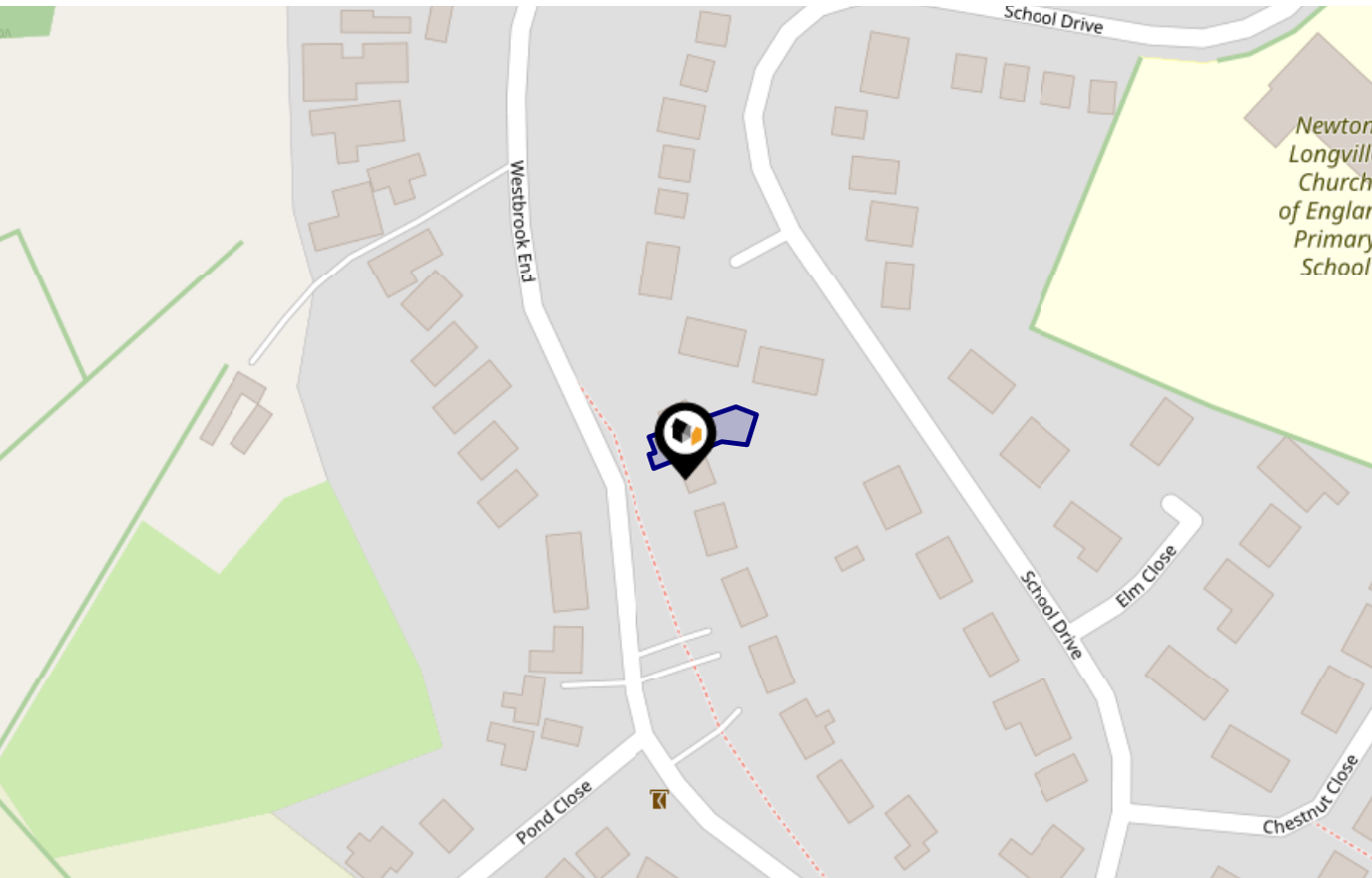
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

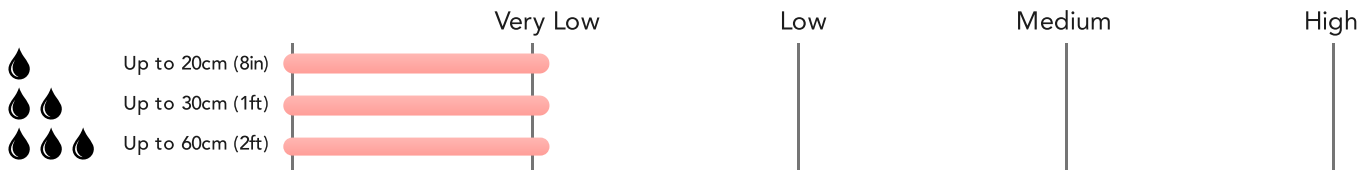


Risk Rating: **Very low**

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.

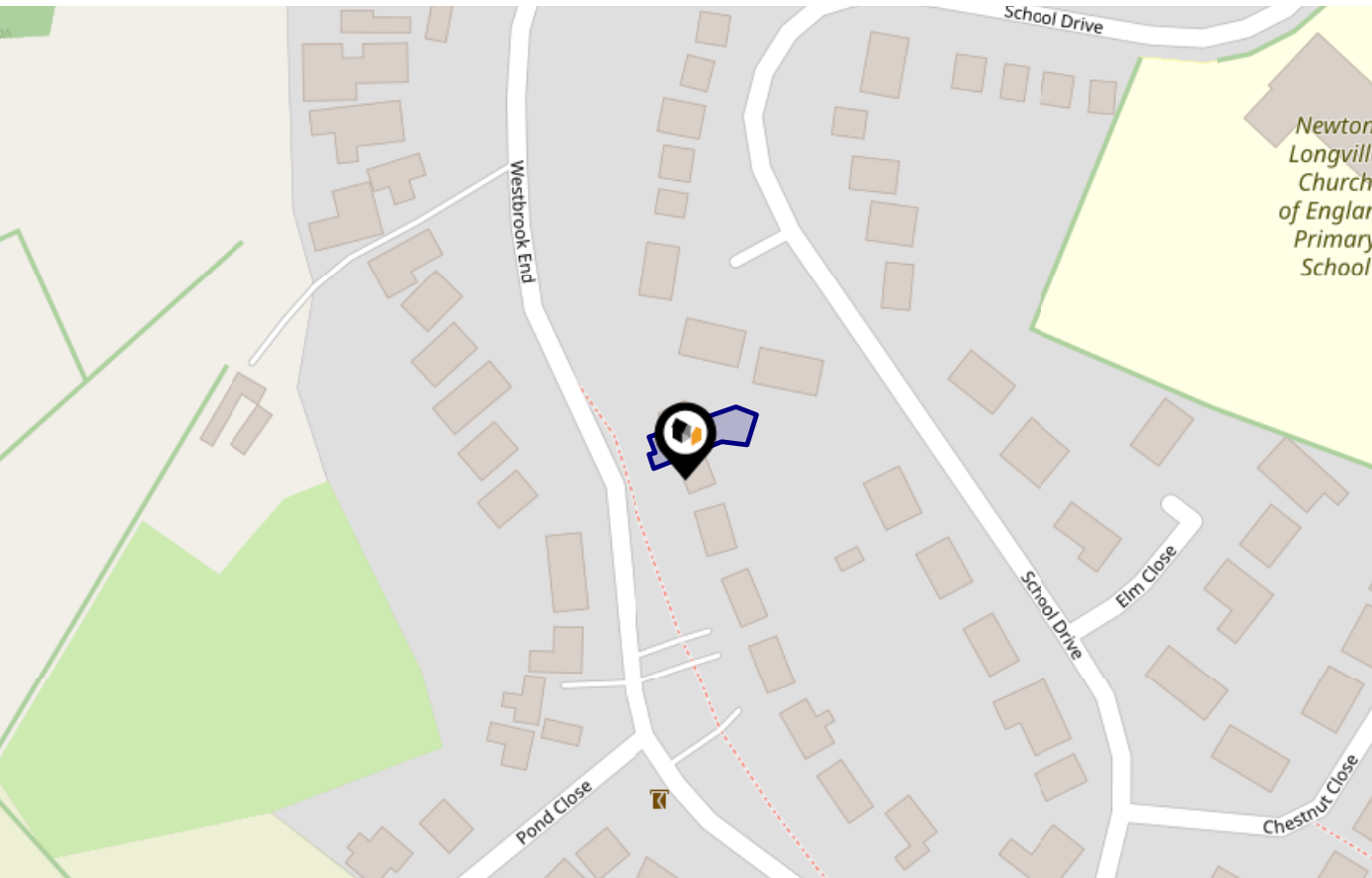
Chance of flooding to the following depths at this property:



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.

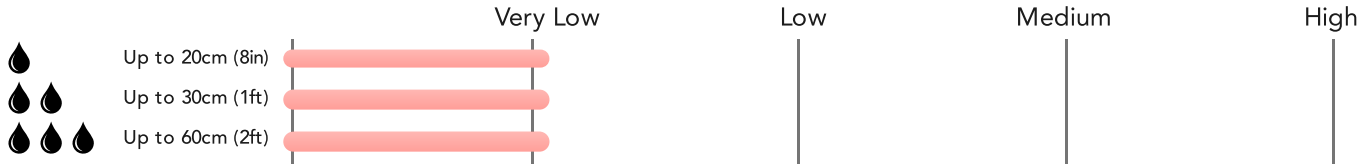


Risk Rating: **Very low**

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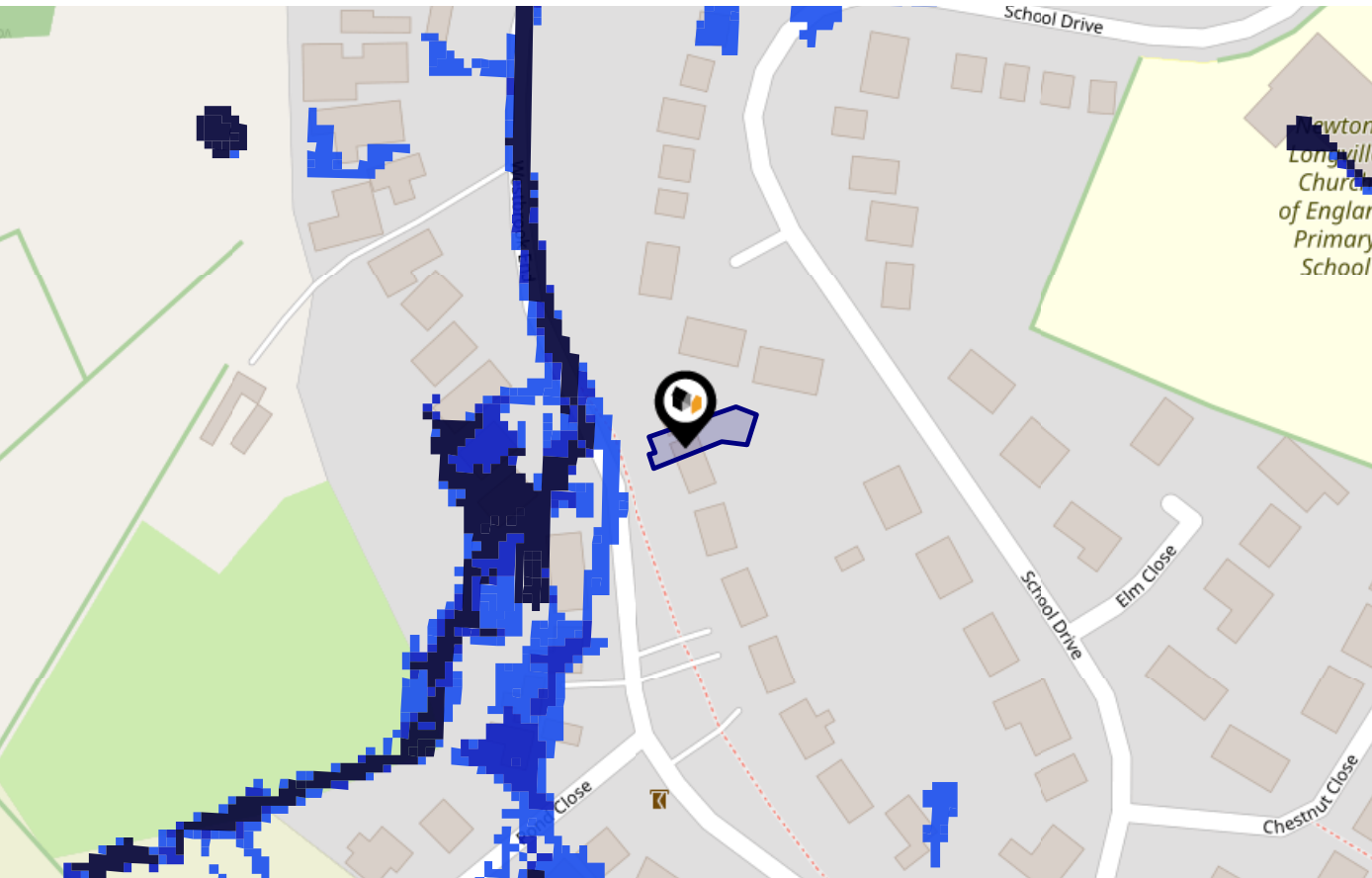
Chance of flooding to the following depths at this property:



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.

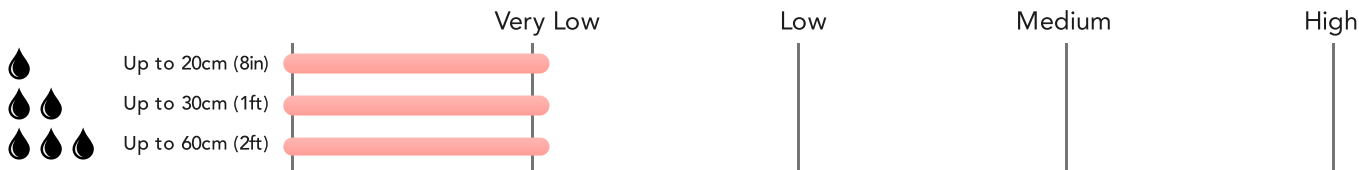


Risk Rating: Very low

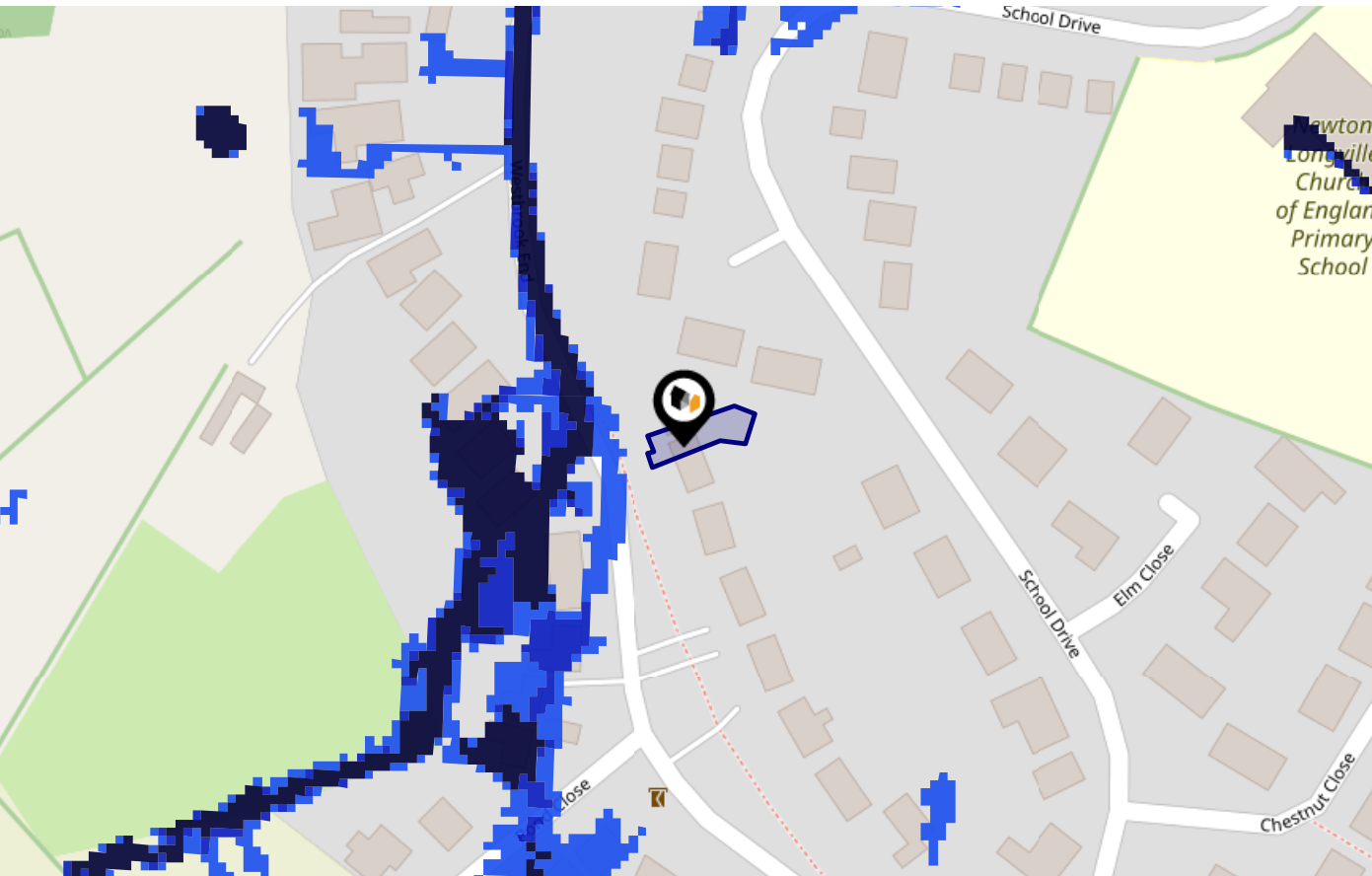
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 (0.1%) 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.

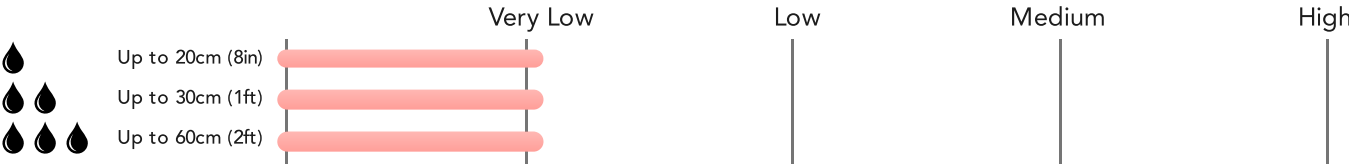


Risk Rating: Very low

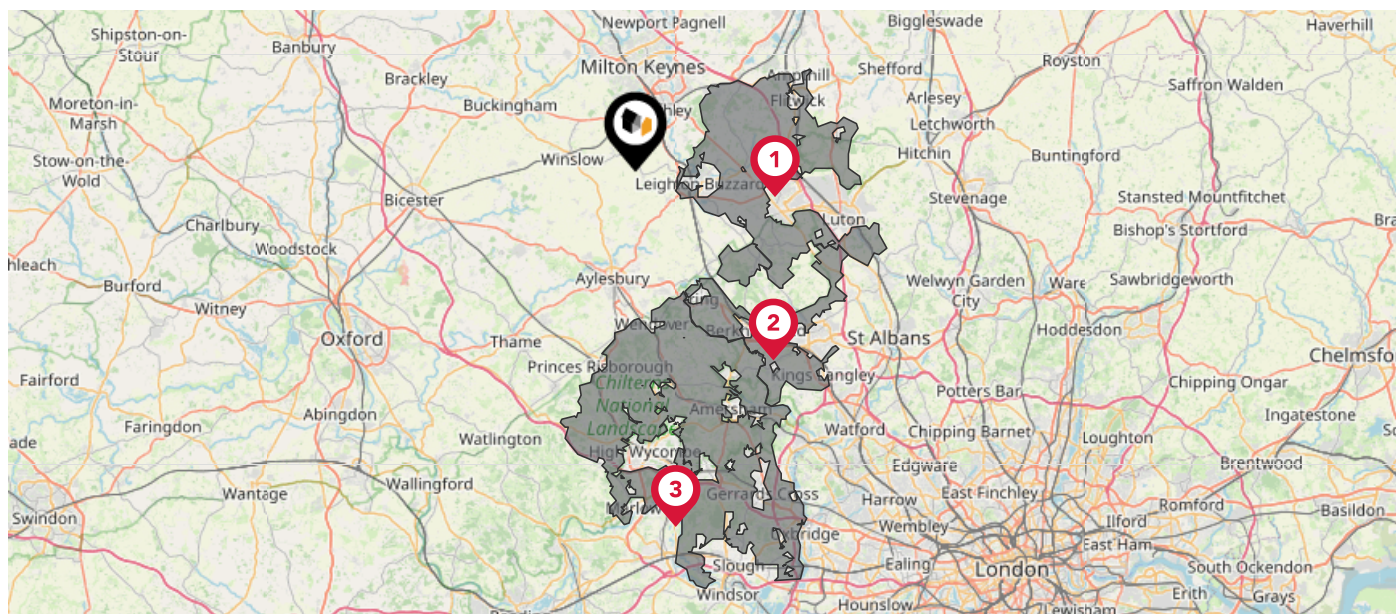
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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 - Dacorum

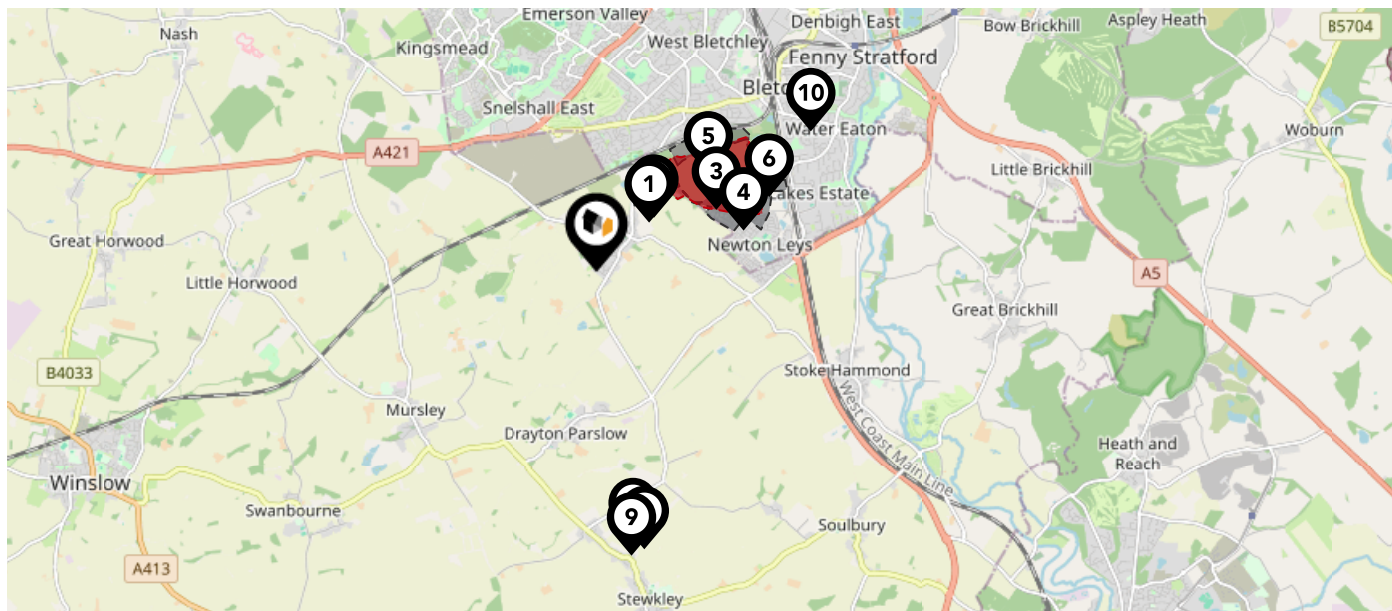


London Green Belt - Buckinghamshire

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	London Brick Company Limited-Bletchley Road, Bletchley, Buckinghamshire	Historic Landfill	
2	Sports Ground off Bletchley Road-Newton Longville, Milton Keynes	Historic Landfill	
3	No name provided by source	Active Landfill	
4	Area A2 Newton Longville Landfill Site-Bletchley Road, Newton Longville, Buckinghamshire	Historic Landfill	
5	B4034, Water Eaton-London Brick Company Ltd, Water Eaton	Historic Landfill	
6	Flettons Pit-Water Eaton, Milton Keynes, Buckinghamshire	Historic Landfill	
7	Bletchley Road-Leighton Buzzard, Berkshire	Historic Landfill	
8	Stewkley-Stewkley, Buckinghamshire	Historic Landfill	
9	Bletchley Road-Stewkley, Buckinghamshire	Historic Landfill	
10	Westfield Road-Bletchley	Historic Landfill	

Maps

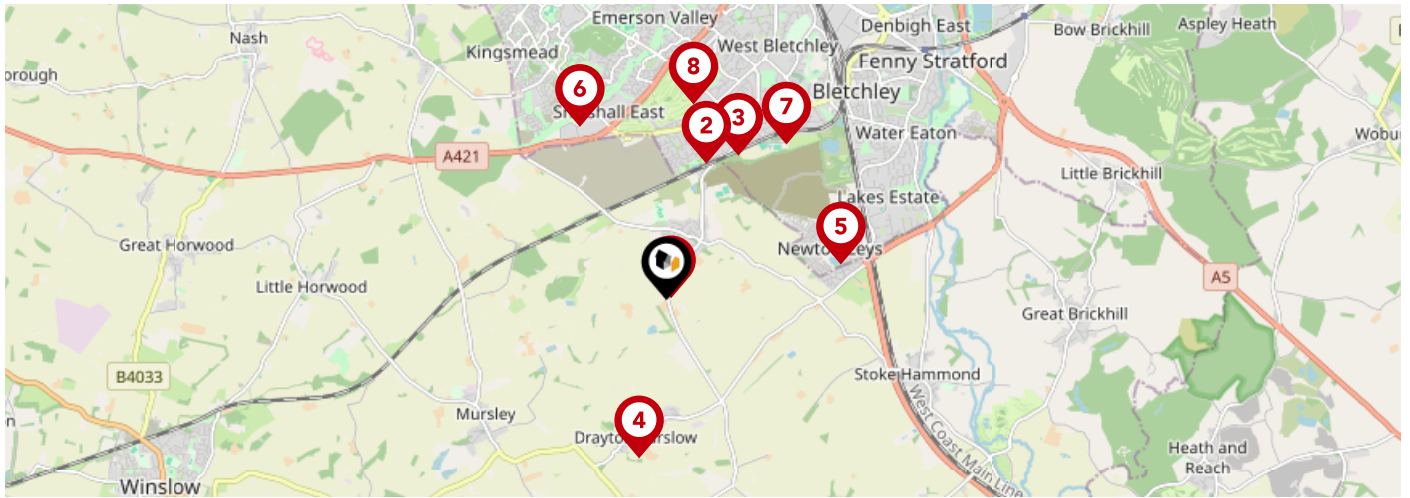
Listed Buildings

CHRIS DURRANT exp UK

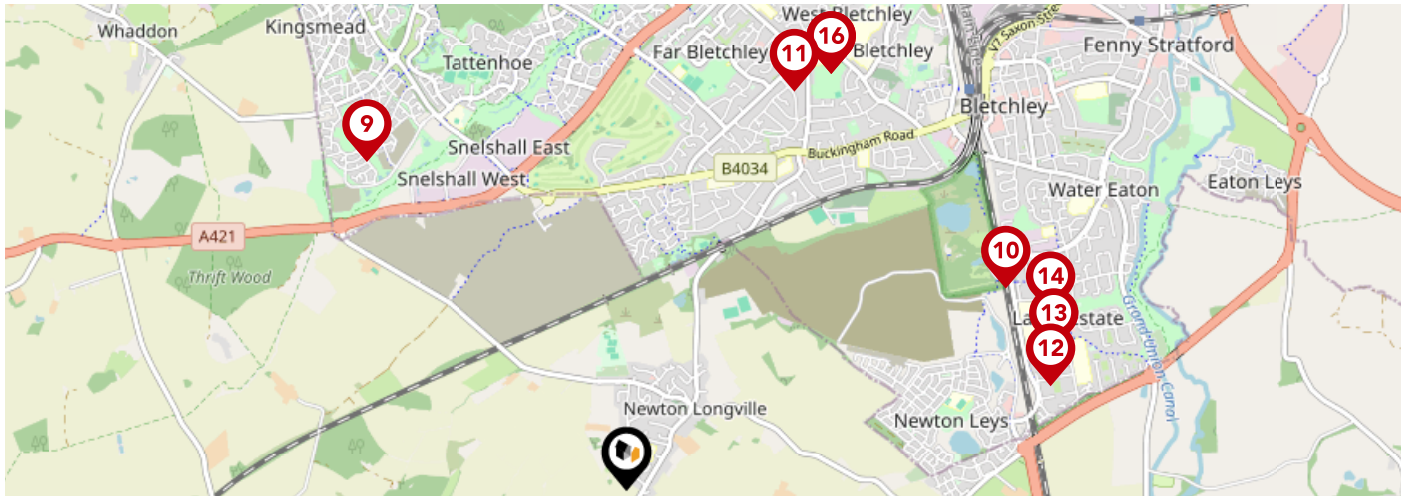
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1287666 - Jasmine Cottage	Grade II	0.1 miles
	1216032 - September Cottage	Grade II	0.1 miles
	1216427 - 53, Westbrook End	Grade II	0.2 miles
	1216031 - The Thatched House	Grade II	0.2 miles
	1216351 - Rose Cottage	Grade II	0.2 miles
	1216038 - Beverley Cottage	Grade II	0.2 miles
	1287692 - Ivy Lodge Farmhouse	Grade II	0.2 miles
	1287753 - 21, Drayton Road	Grade II	0.2 miles
	1216029 - Warners Cottage	Grade II	0.2 miles
	1216352 - Manor House And 2 Barns Attached To South East Corner	Grade II	0.3 miles



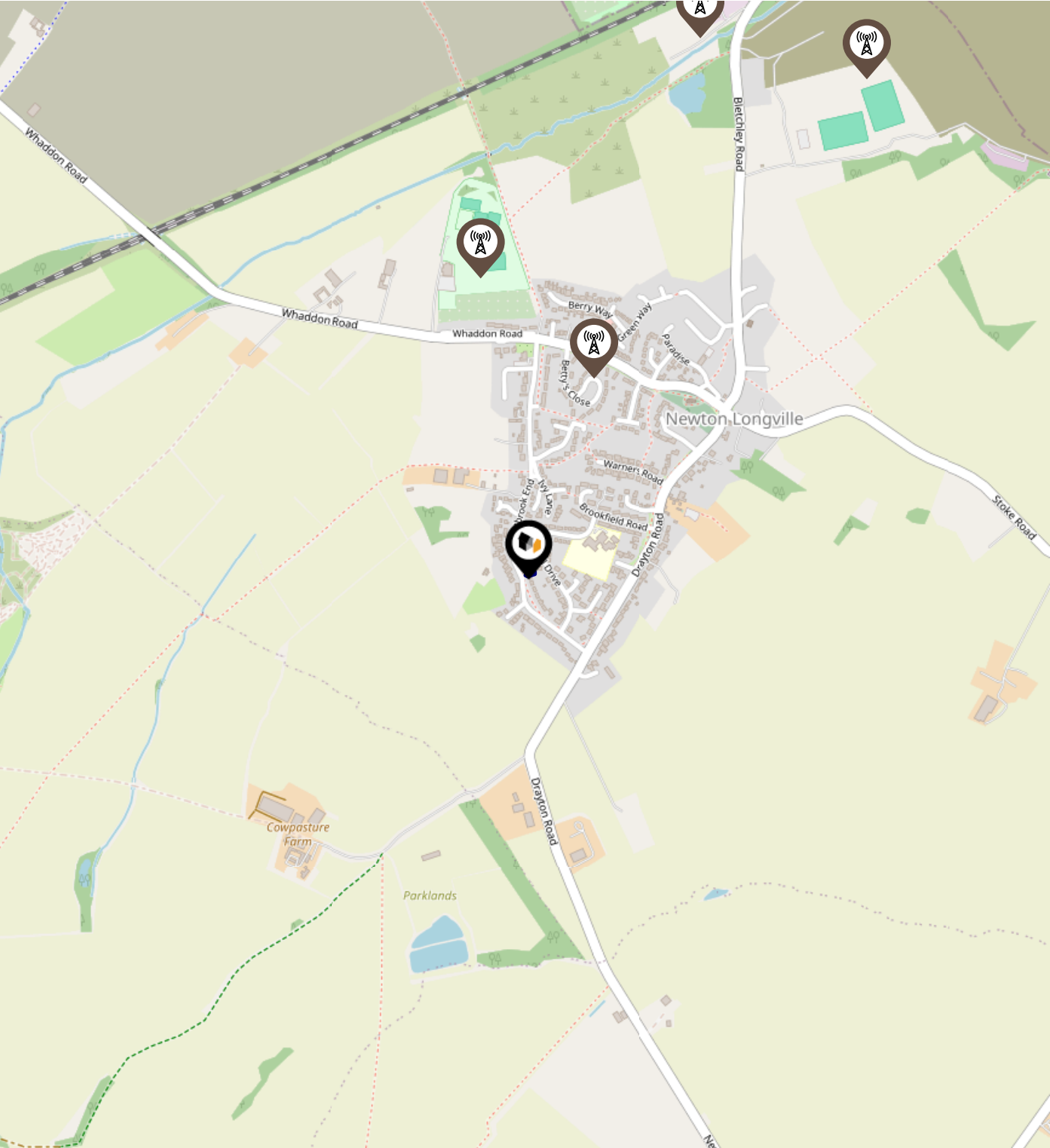
		Nursery	Primary	Secondary	College	Private
1	Newton Longville Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.04	☐	☒	☐	☐	☐
2	Chestnuts Primary School Ofsted Rating: Good Pupils: 432 Distance:1.29	☐	☒	☐	☐	☐
3	St Thomas Aquinas Catholic Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:1.46	☐	☒	☐	☐	☐
4	Drayton Parslow Village School Ofsted Rating: Good Pupils: 39 Distance:1.48	☐	☒	☐	☐	☐
5	Newton Leys Primary School Ofsted Rating: Good Pupils: 589 Distance:1.62	☐	☒	☐	☐	☐
6	Giles Brook Primary School Ofsted Rating: Good Pupils: 436 Distance:1.76	☐	☒	☐	☐	☐
7	Holne Chase Primary School Ofsted Rating: Good Pupils: 211 Distance:1.78	☐	☒	☐	☐	☐
8	Milton Keynes Preparatory School Ofsted Rating: Not Rated Pupils: 380 Distance:1.79	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Priory Rise School Ofsted Rating: Outstanding Pupils: 669 Distance:1.91	☐	☒	☐	☐	☐
10	KWS Milton Keynes Ofsted Rating: Good Pupils: 6 Distance:1.96	☐	☐	☒	☐	☐
11	Cambian Bletchley Park School Ofsted Rating: Good Pupils: 55 Distance:1.98	☐	☐	☒	☐	☐
12	Water Hall Primary School Ofsted Rating: Requires improvement Pupils: 239 Distance:2	☐	☒	☐	☐	☐
13	Sir Herbert Leon Academy Ofsted Rating: Special Measures Pupils: 652 Distance:2.05	☐	☐	☒	☐	☐
14	Drayton Park School Ofsted Rating: Outstanding Pupils:0 Distance:2.1	☐	☒	☐	☐	☐
15	Rickley Park Primary School Ofsted Rating: Good Pupils: 458 Distance:2.12	☐	☒	☐	☐	☐
16	Lord Grey Academy Ofsted Rating: Good Pupils: 1414 Distance:2.12	☐	☐	☒	☐	☐

Local Area

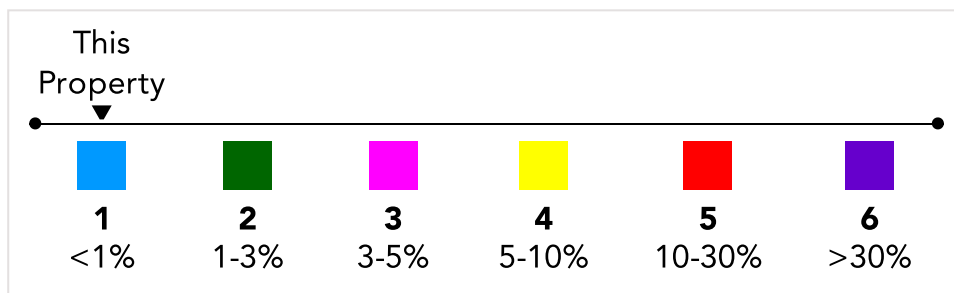
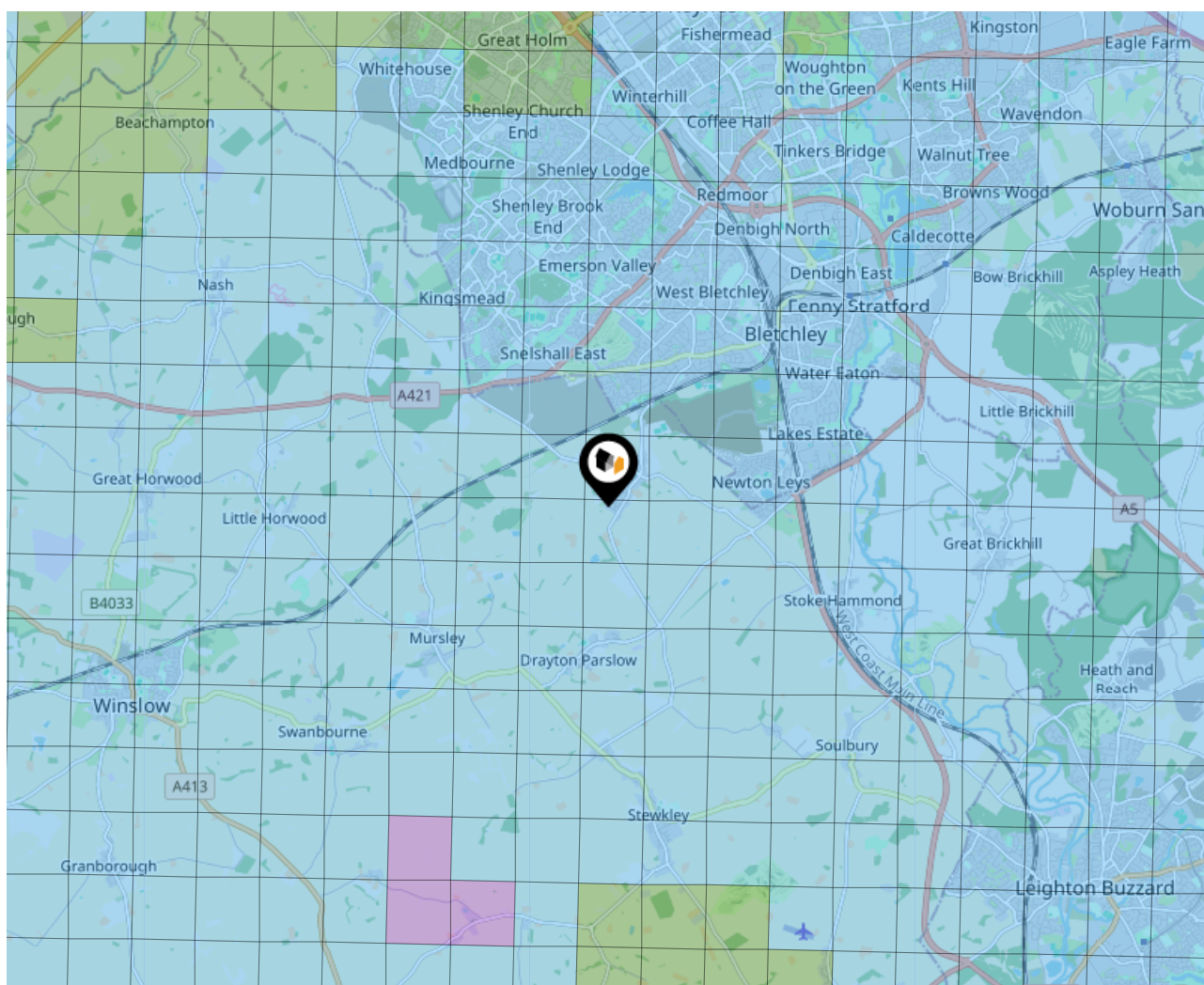
Masts & Pylons

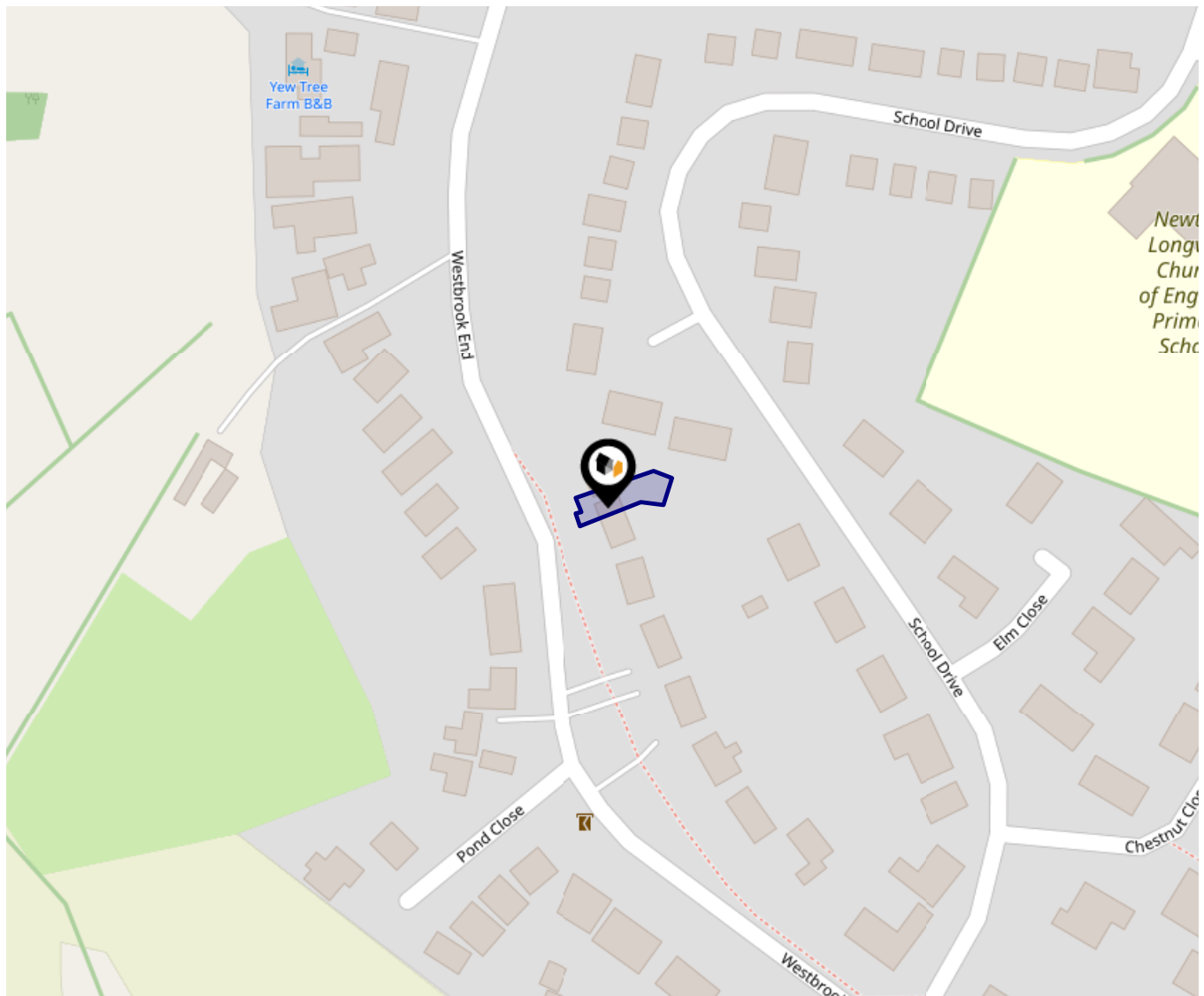


- Key:**
-  Power Pylons
 -  Communication Masts

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).





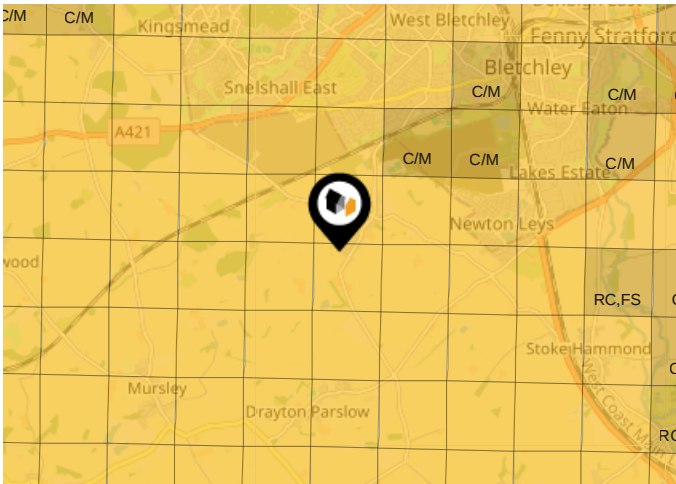
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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



Primary Classifications (Most Common Clay Types)

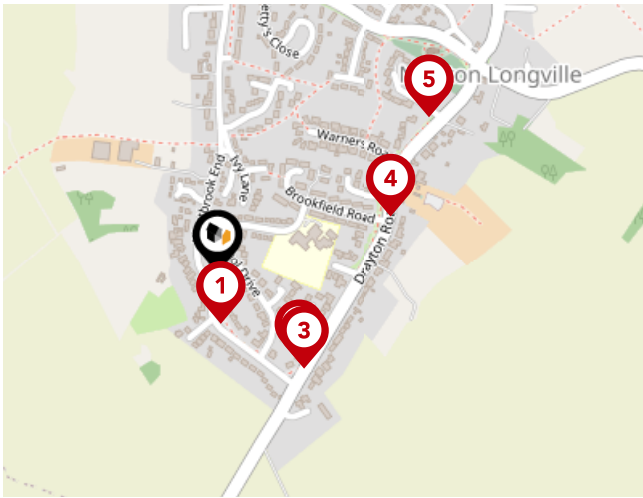
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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



Trunk Roads/Motorways

Airports/Helipads

Powered by  **sprift**
Know any property instantly



Bus Stops/Stations

Pin	Name	Distance
1	School Drive	0.06 miles
2	Drayton Road	0.14 miles
3	Drayton Road	0.15 miles
4	Brookfield Road	0.21 miles
5	The Green	0.3 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.

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Valuation Office
Agency

