

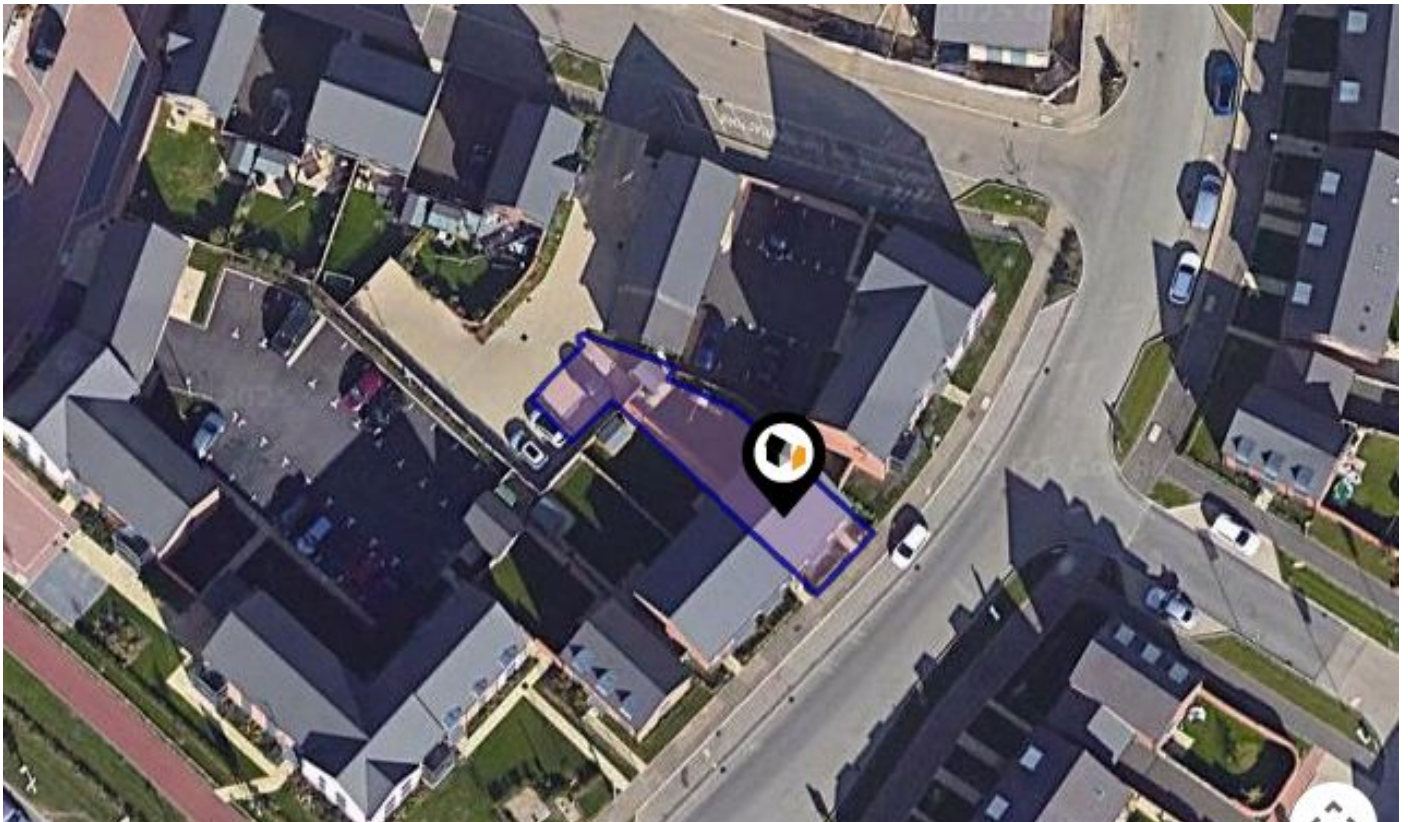


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 28<sup>th</sup> October 2025**



**BURNEY DRIVE, GLEBE FARM, MILTON KEYNES, MK17**

**Chris Durrant powered by eXp**

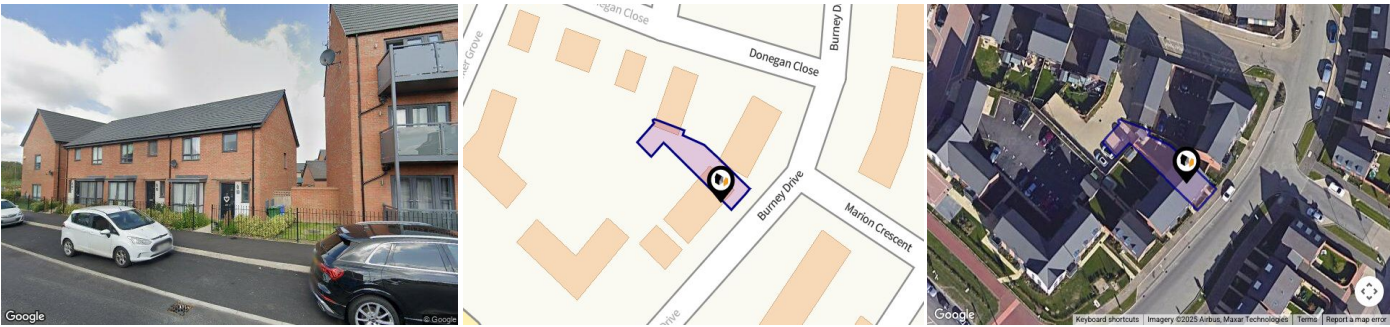
8 Linceslade Grove Loughton Milton Keynes MK5 8DL

07595473891

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chrisdurrant.exp.uk.com





## Property

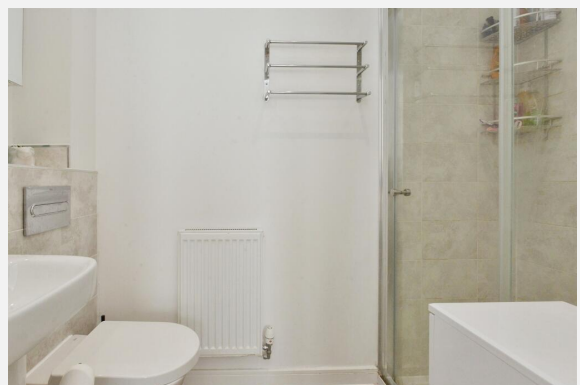
Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	893 ft <sup>2</sup> / 83 m <sup>2</sup>		
Plot Area:	0.05 acres		
Year Built :	2021		
Council Tax :	Band C		
Annual Estimate:	£2,007		
Title Number:	BM453417		

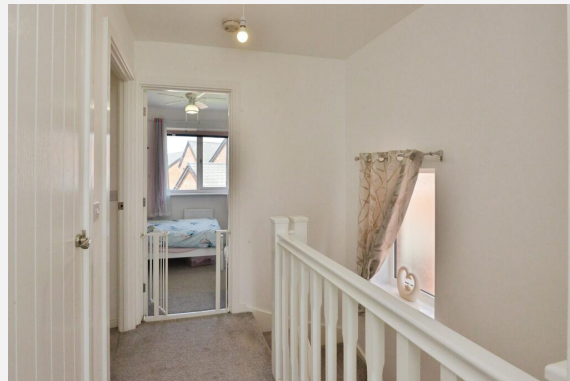
## Local Area

Local Authority:	Milton keynes	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	2	63	1800
• Surface Water	Very low	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			



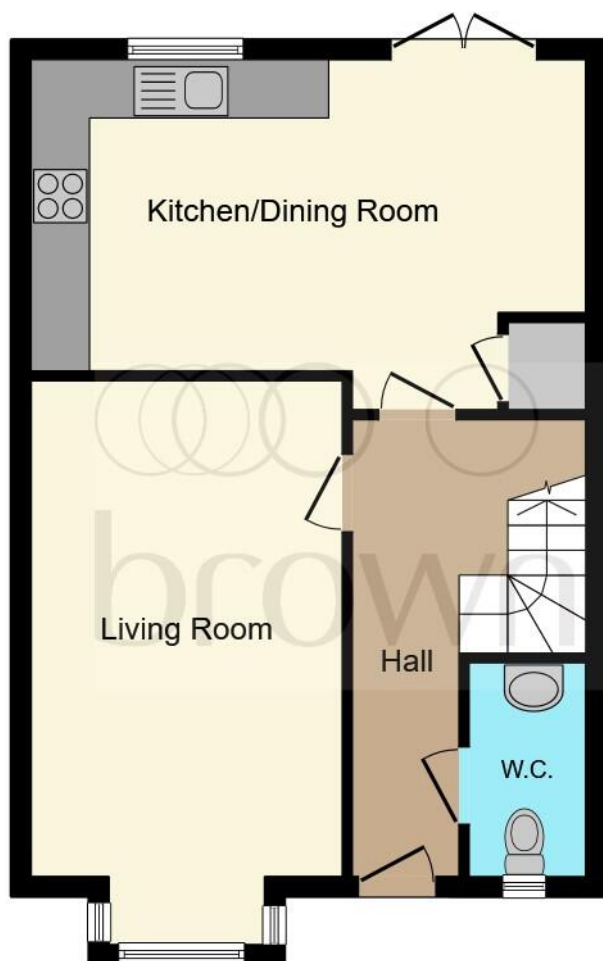








## BURNEY DRIVE, GLEBE FARM, MILTON KEYNES, MK17

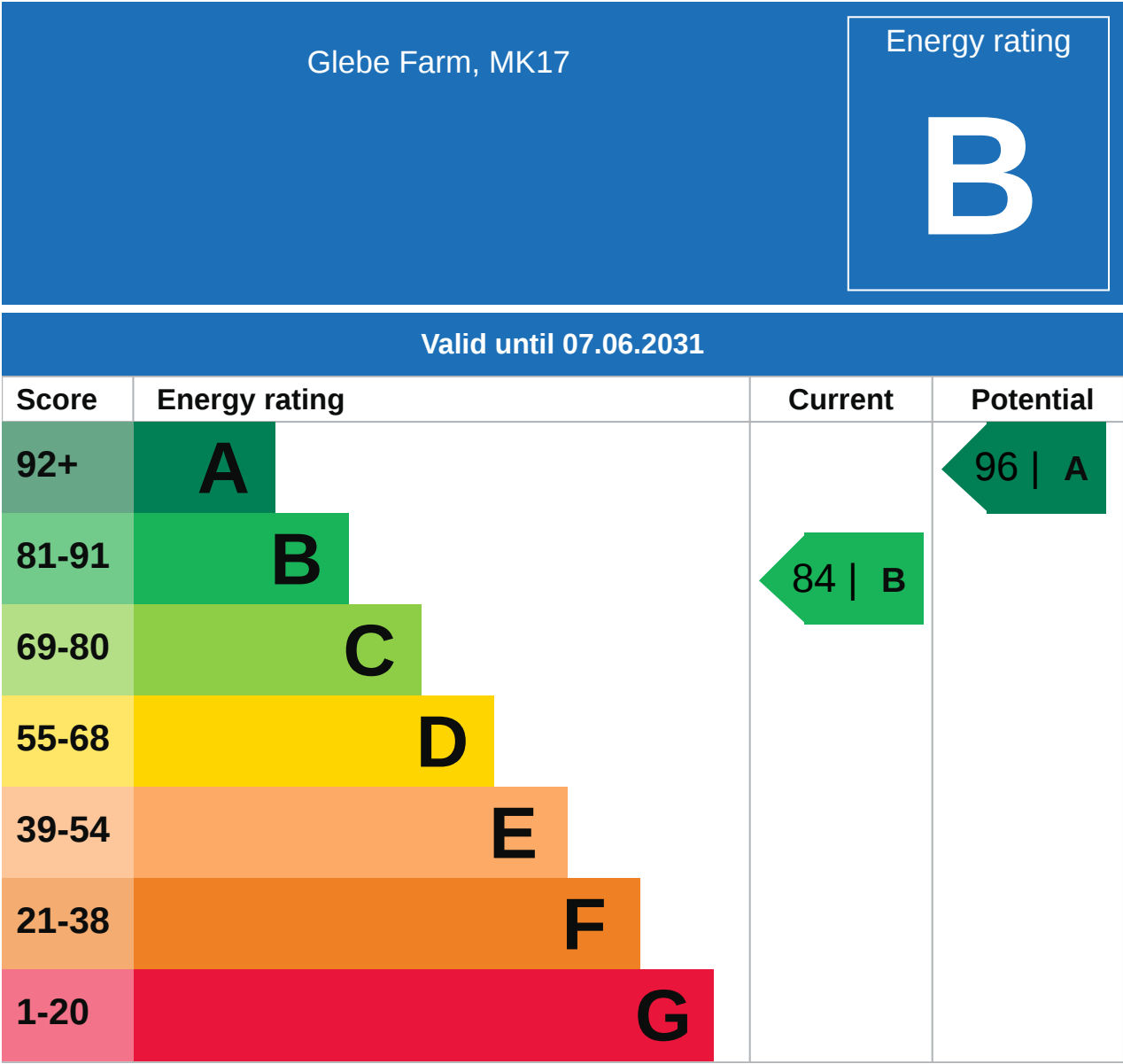


**Ground Floor**



**First Floor**

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). Powered by [www.focalagent.com](http://www.focalagent.com)



### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Gas: mains gas
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.24 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.10 W/m-Â°K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.15 W/m-Â°K
<b>Total Floor Area:</b>	83 m <sup>2</sup>



## 346, Burney Drive, Milton Keynes, MK17 8SQ

Last Sold Date: 05/09/2024  
Last Sold Price: £82,000

## 332, Burney Drive, Milton Keynes, MK17 8SQ

Last Sold Date: 24/01/2023  
Last Sold Price: £410,000

## 330, Burney Drive, Milton Keynes, MK17 8SQ

Last Sold Date: 20/10/2022  
Last Sold Price: £398,000

## 328, Burney Drive, Milton Keynes, MK17 8SQ

Last Sold Date: 25/08/2022  
Last Sold Price: £385,000

## 324, Burney Drive, Milton Keynes, MK17 8SQ

Last Sold Date: 11/08/2022  
Last Sold Price: £395,000

## 342, Burney Drive, Milton Keynes, MK17 8SQ

Last Sold Date: 02/02/2022  
Last Sold Price: £367,500

## 340, Burney Drive, Milton Keynes, MK17 8SQ

Last Sold Date: 28/01/2022  
Last Sold Price: £360,000

## 326, Burney Drive, Milton Keynes, MK17 8SQ

Last Sold Date: 02/08/2021  
Last Sold Price: £330,000

## 338, Burney Drive, Milton Keynes, MK17 8SQ

Last Sold Date: 02/08/2021  
Last Sold Price: £350,000

## 344, Burney Drive, Milton Keynes, MK17 8SQ

Last Sold Date: 30/04/2021  
Last Sold Price: £450,000

## 320, Burney Drive, Milton Keynes, MK17 8SQ

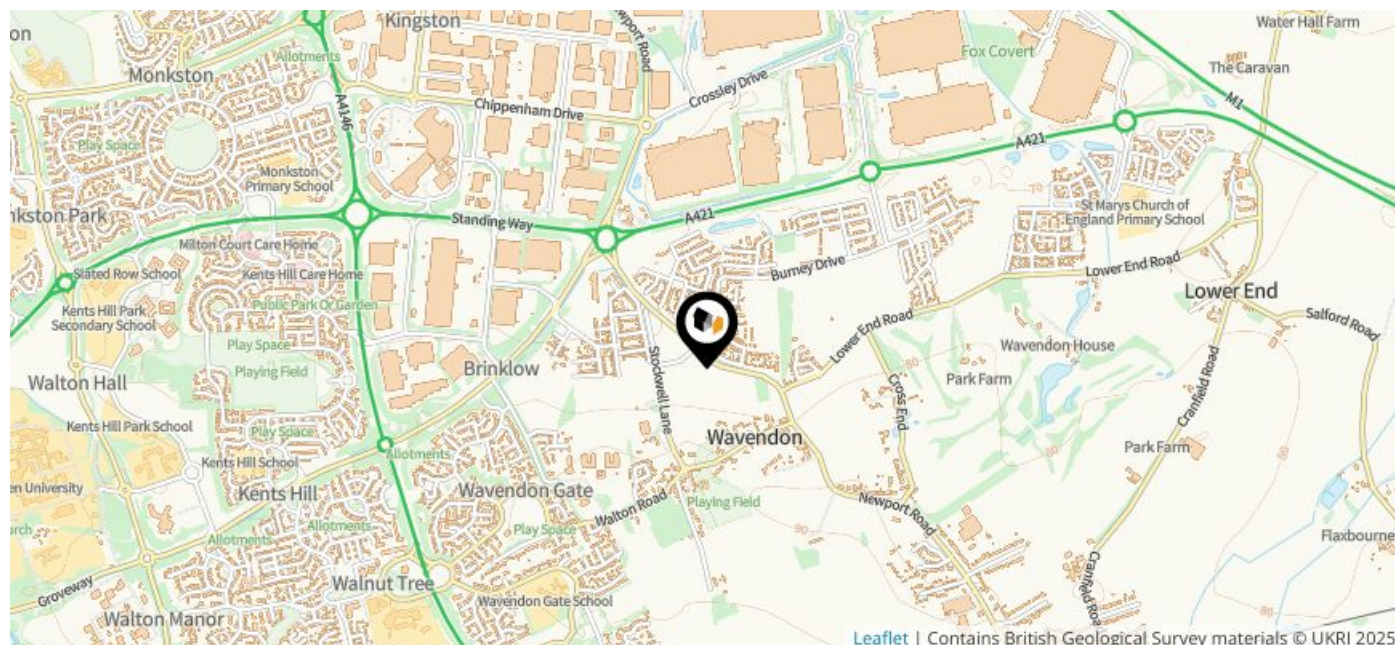
Last Sold Date: 15/03/2021  
Last Sold Price: £450,000

## 322, Burney Drive, Milton Keynes, MK17 8SQ

Last Sold Date: 29/01/2021  
Last Sold Price: £360,000

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

This map displays nearby coal mine entrances and their classifications.



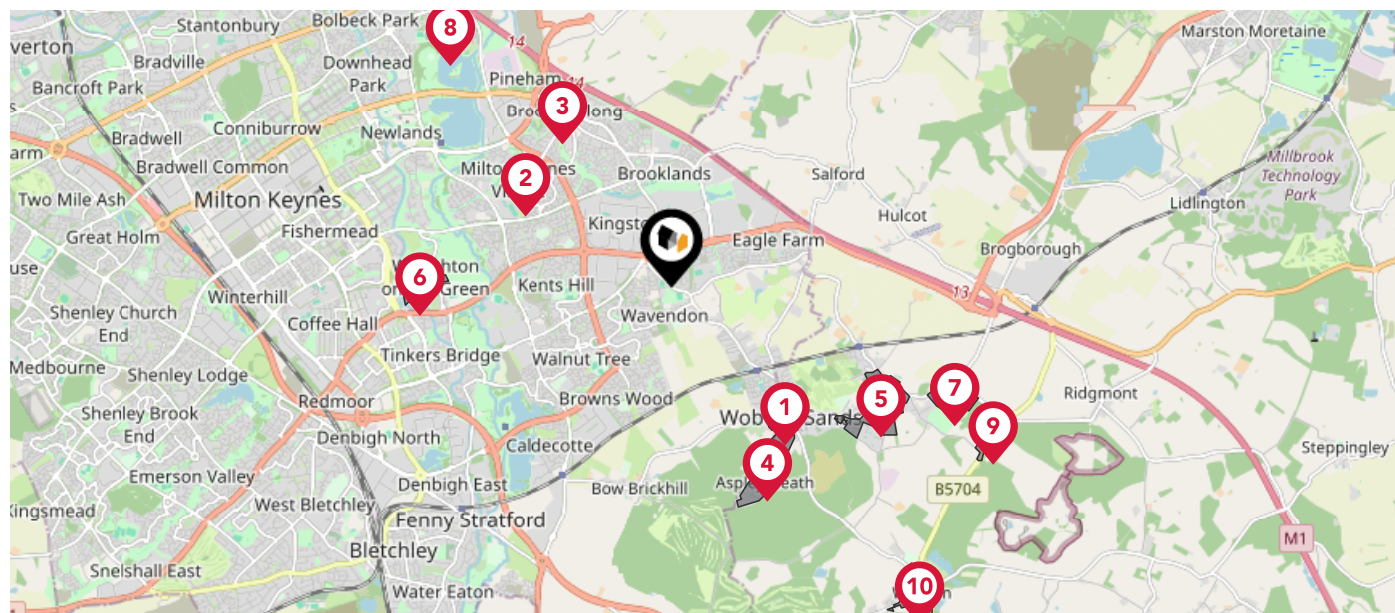
### Mine Entry

- ✕ 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

Woburn Sands

2

Milton Keynes Village

3

Broughton

4

Aspley Heath Conservation Area

5

Aspley Guise Conservation Area

6

Wroughton on the Green

7

Husborne Crawley Conservation Area

8

Willen

9

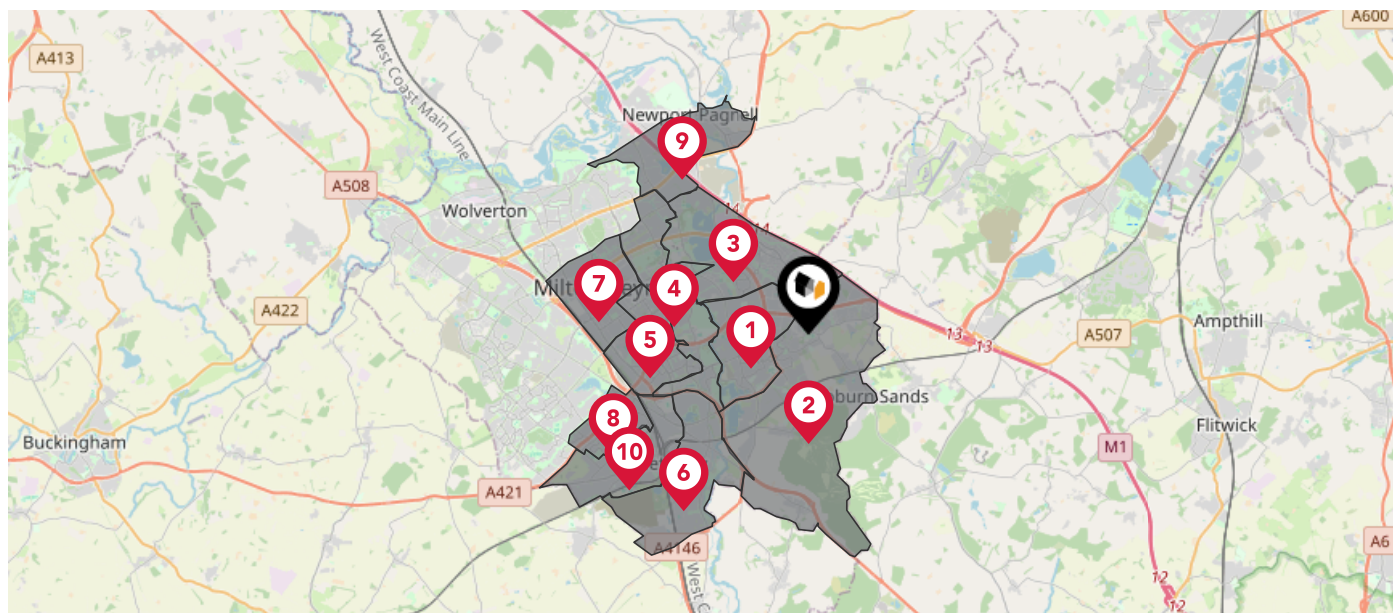
Husborne Crawley Conservation Area

10

Woburn Conservation Area



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



Monkston Ward



Danesborough & Walton Ward



Broughton Ward



Campbell Park & Old Woughton Ward



Woughton & Fishermead Ward



Bletchley East Ward



Central Milton Keynes Ward



Bletchley West Ward



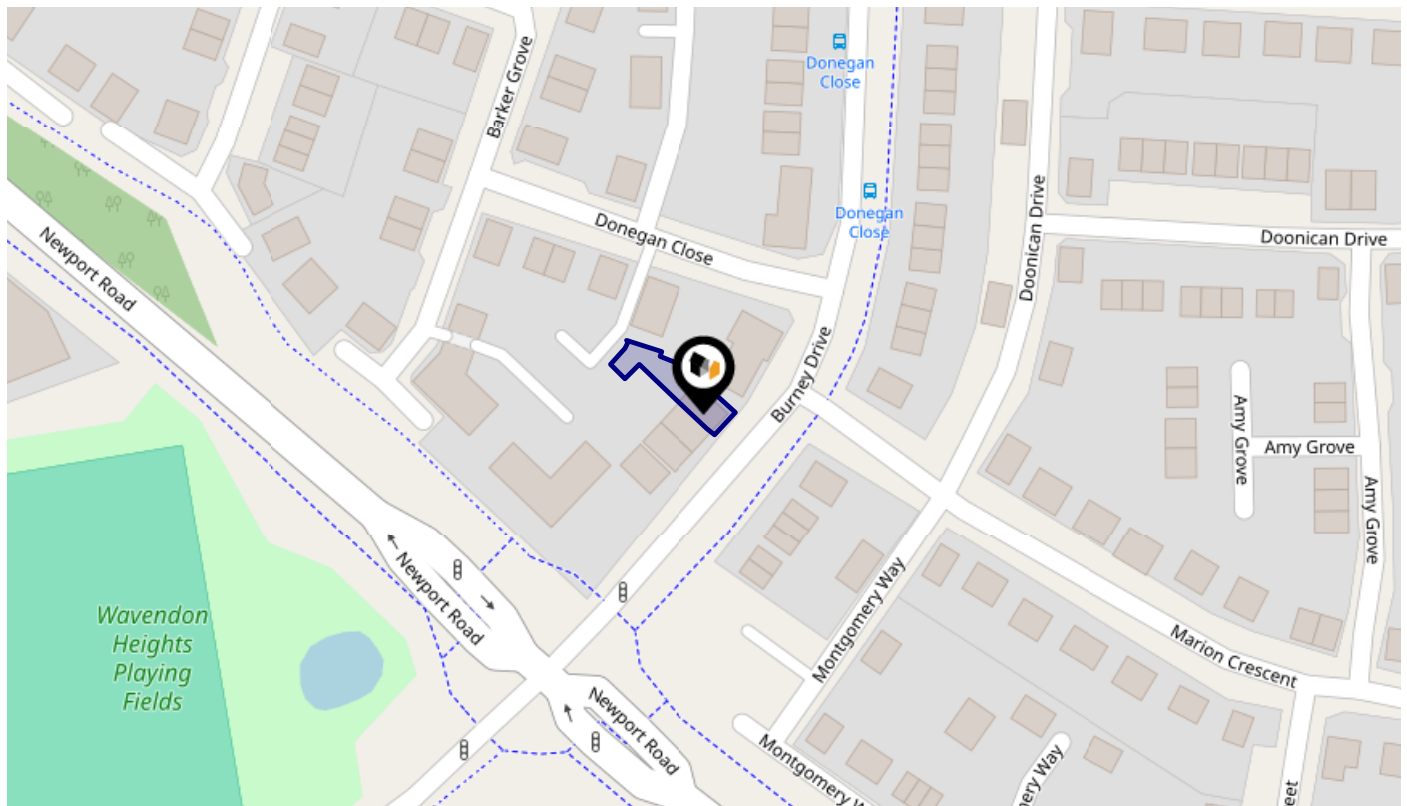
Newport Pagnell South Ward



Bletchley Park 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.

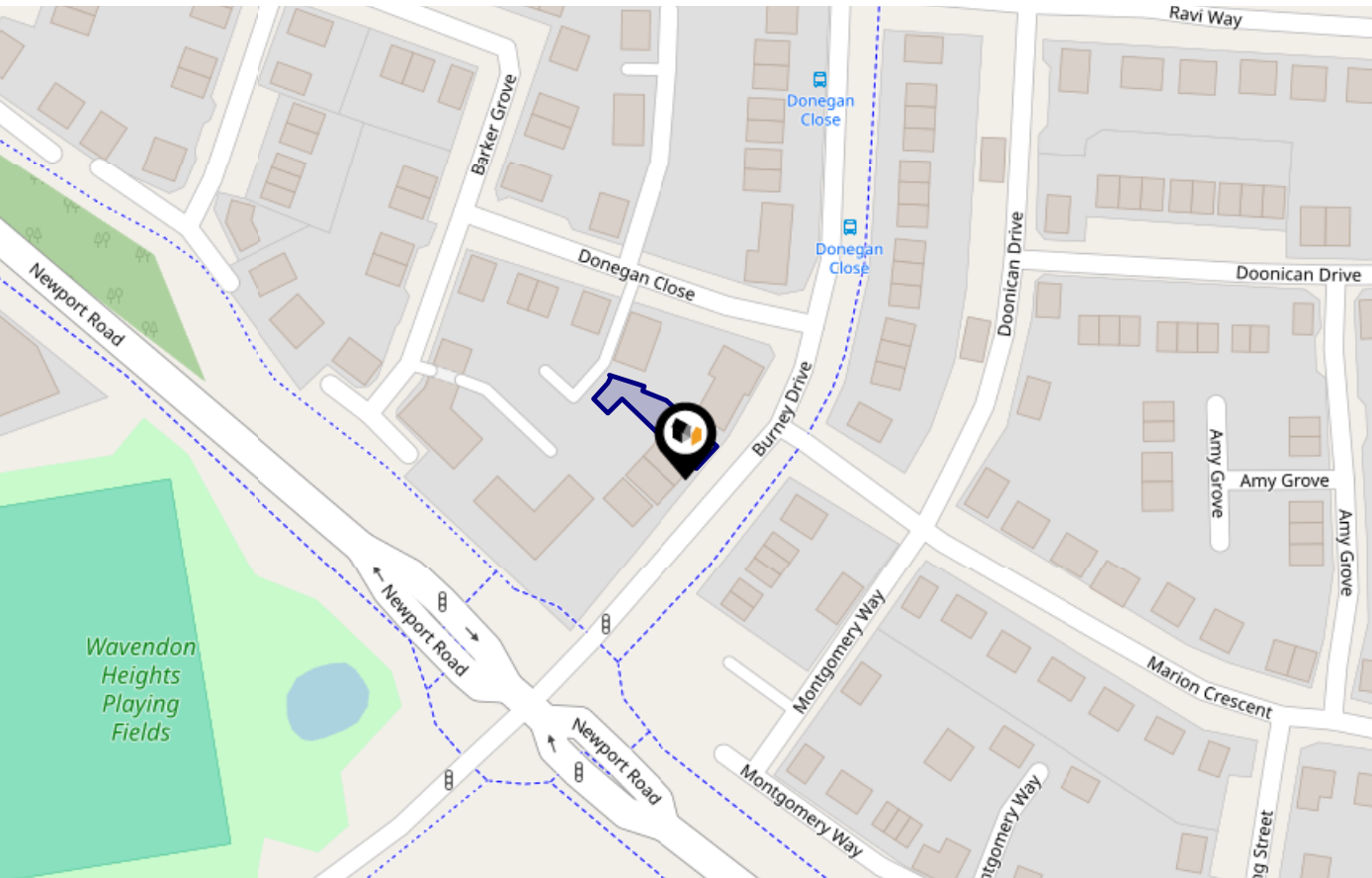
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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.

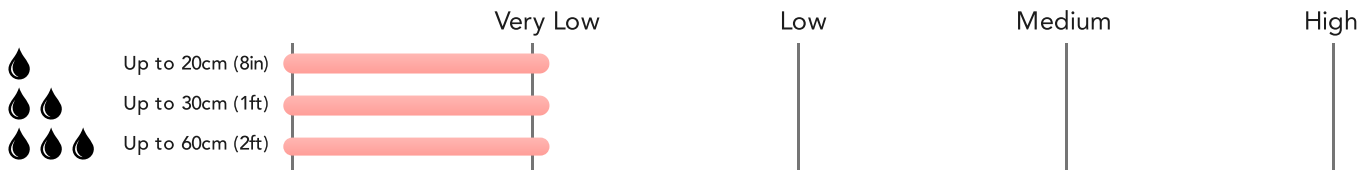


**Risk Rating: Very low**

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.

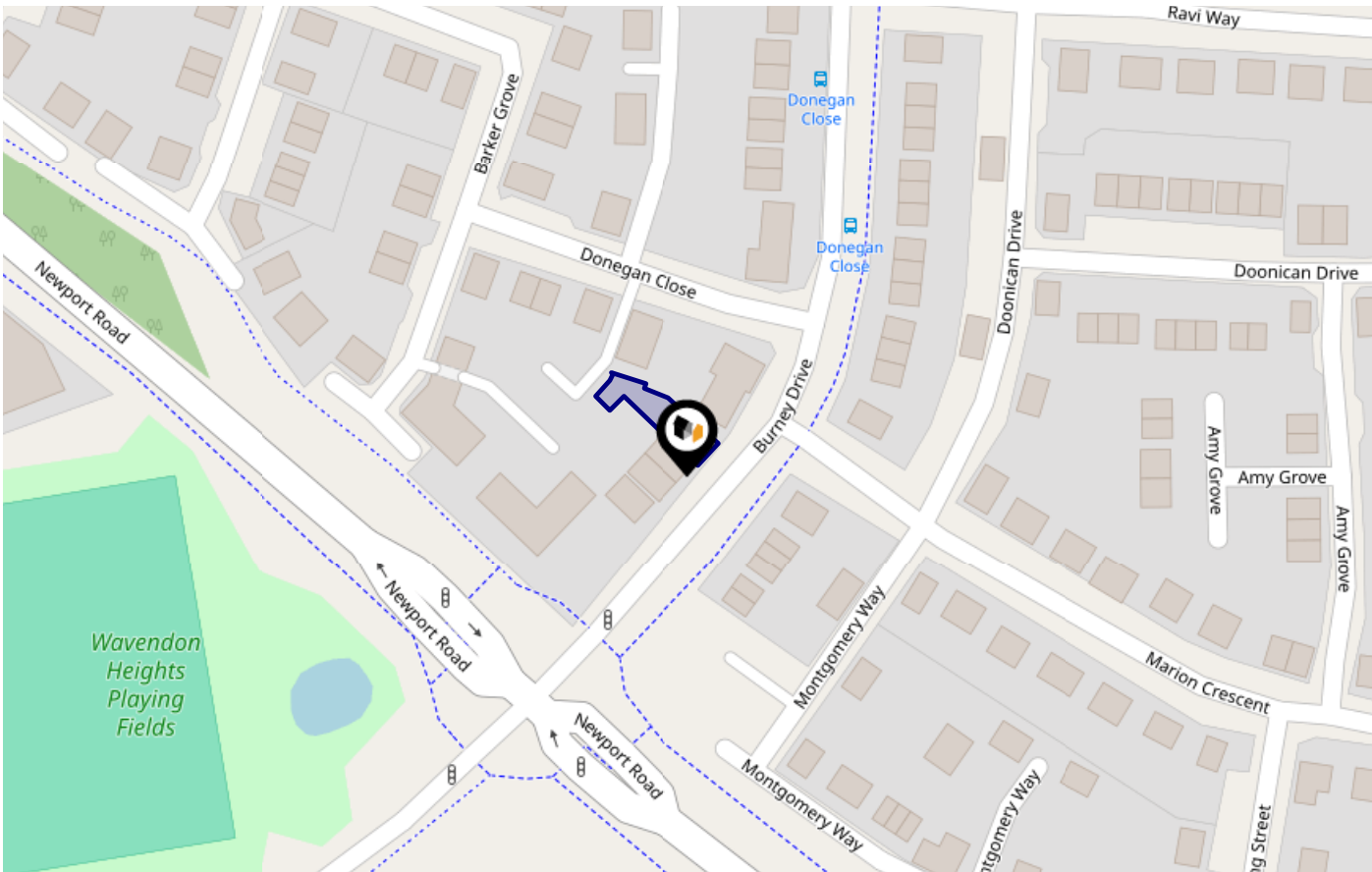
Chance of flooding to the following depths at this property:



# 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.

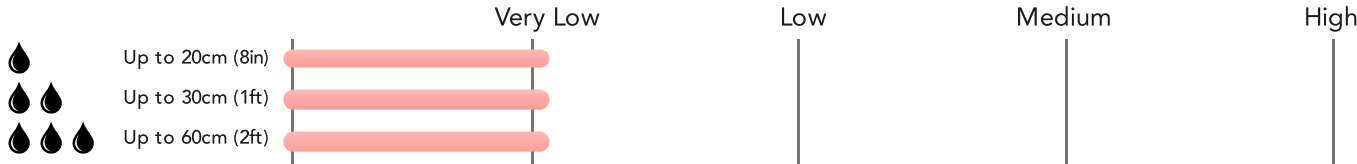


**Risk Rating:** Very low

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.

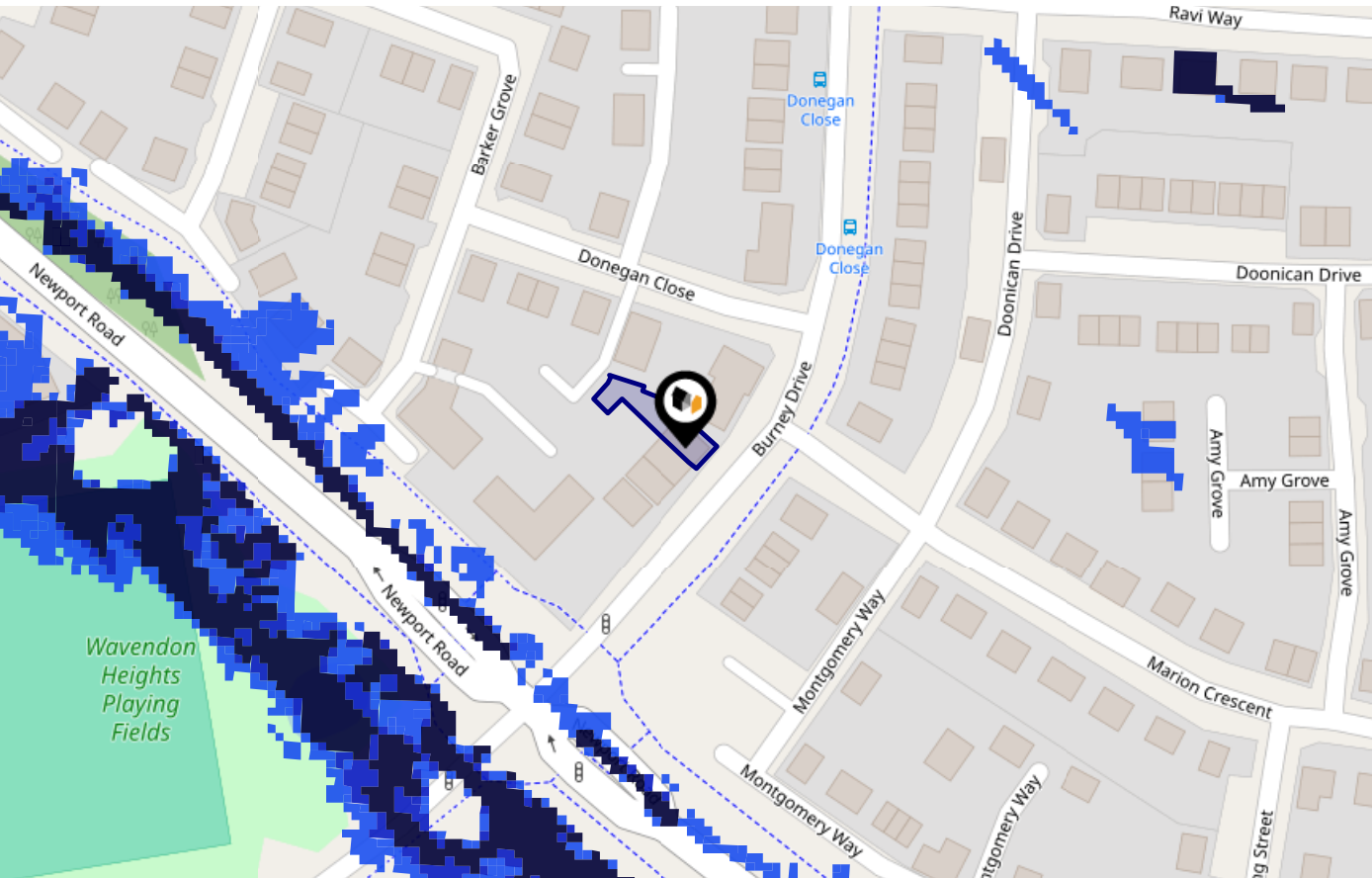
Chance of flooding to the following depths at this property:



# 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.

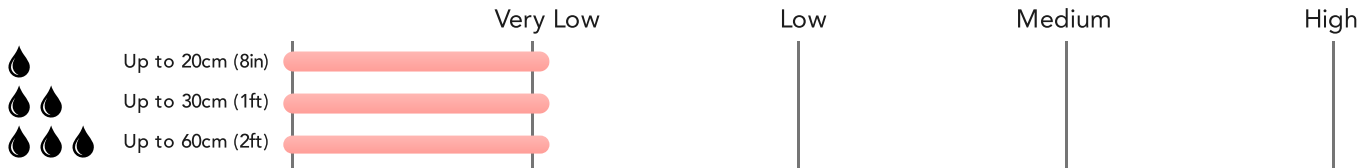


**Risk Rating:** Very low

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.

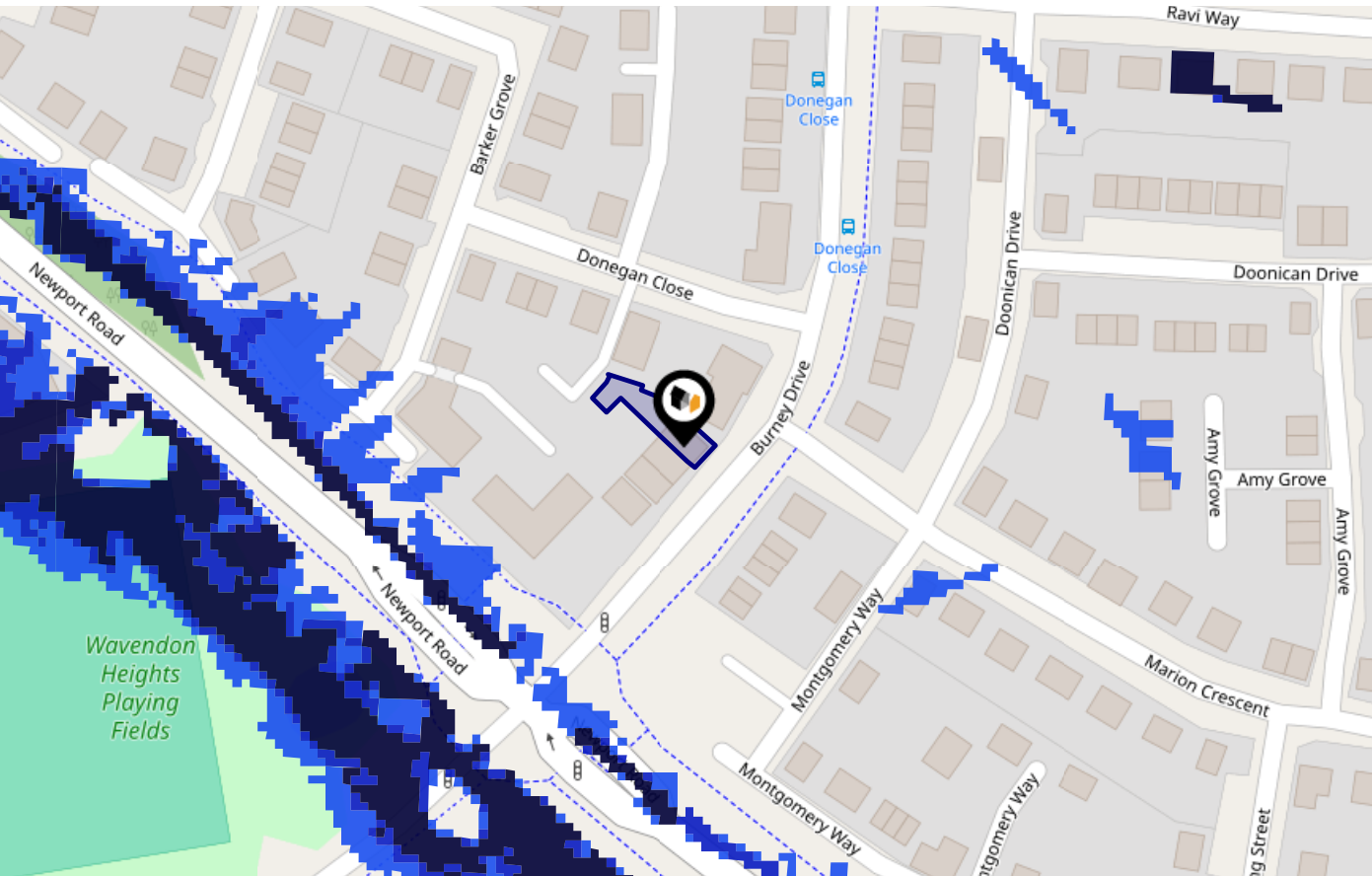
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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

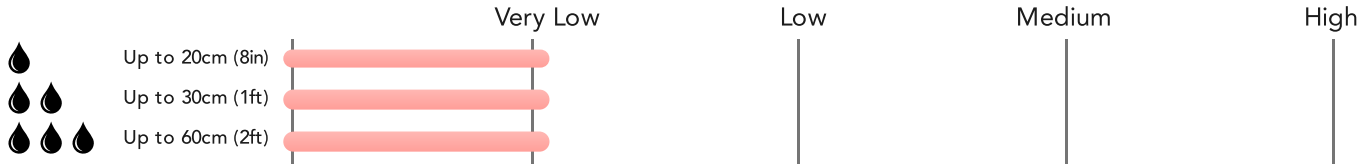


Risk Rating: Very low

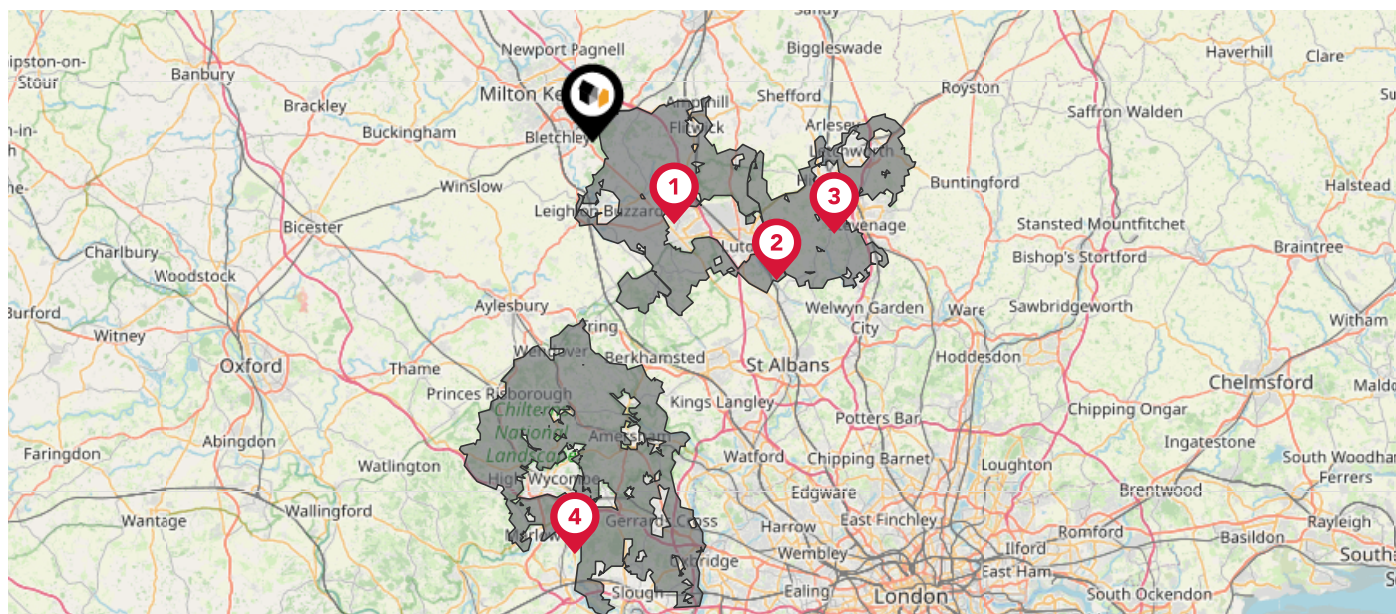
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 - Luton



London Green Belt - North Hertfordshire

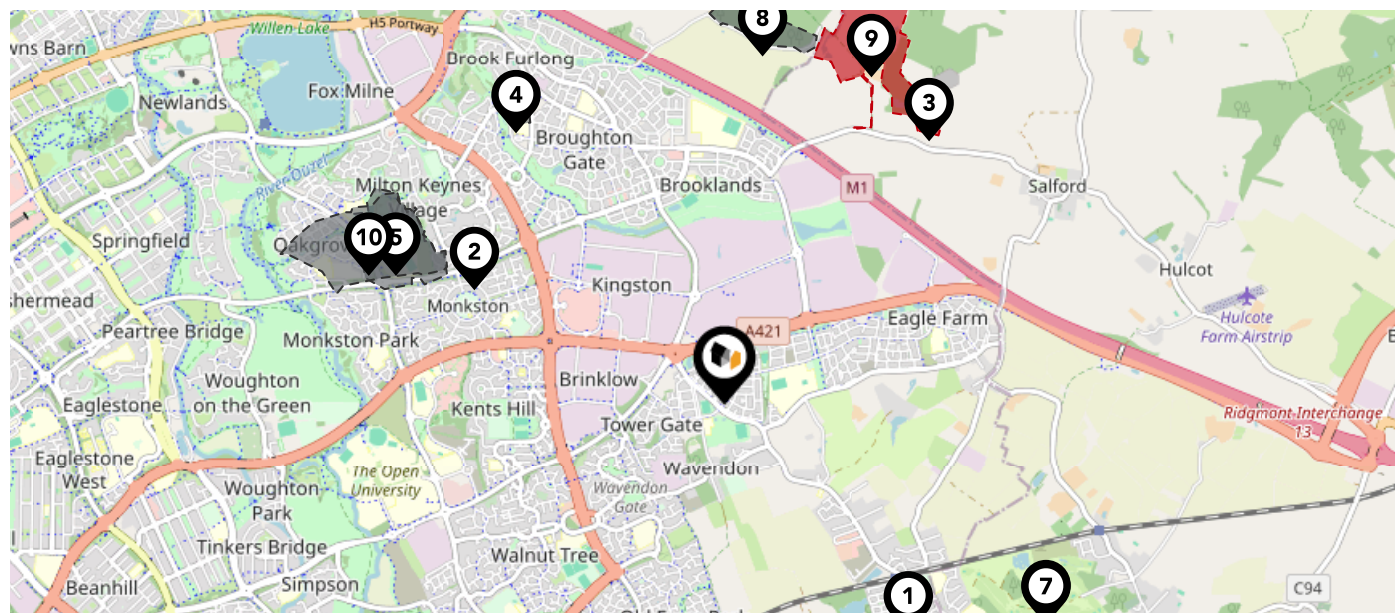


London Green Belt - Buckinghamshire

# 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	The Grove-Station Road, Woburn Sands	Historic Landfill	
2	Former reservoir Middleton Site10E-Wingfield Grove, Middleton	Historic Landfill	
3	EA/EPR/CP3996NF/V005	Active Landfill	
4	Broughton Village-Broughton Village, Milton Keynes, Buckinghamshire	Historic Landfill	
5	Middleton South West Landfill-Milton Keynes	Historic Landfill	
6	The Warren-Mill Lane, Aspley Guise, Buckinghamshire	Historic Landfill	
7	Disused Sand Pit-The Warren, Mill Lane, Aspley Guise	Historic Landfill	
8	Broughton Grounds-Broughton, Milton Keynes	Historic Landfill	
9	EA/EPR/RP3792NN/T003	Active Landfill	
10	Broughton Quarry-Broughton, Milton Keynes, Buckinghamshire	Historic Landfill	

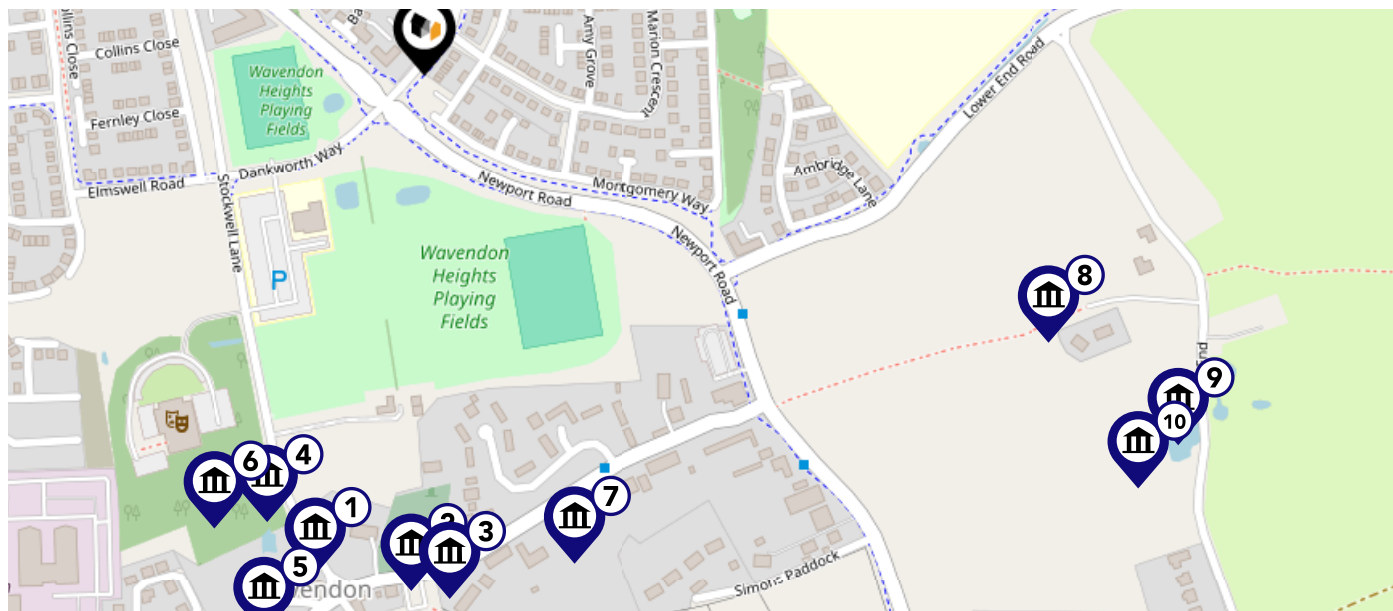












# Maps

## Listed Buildings

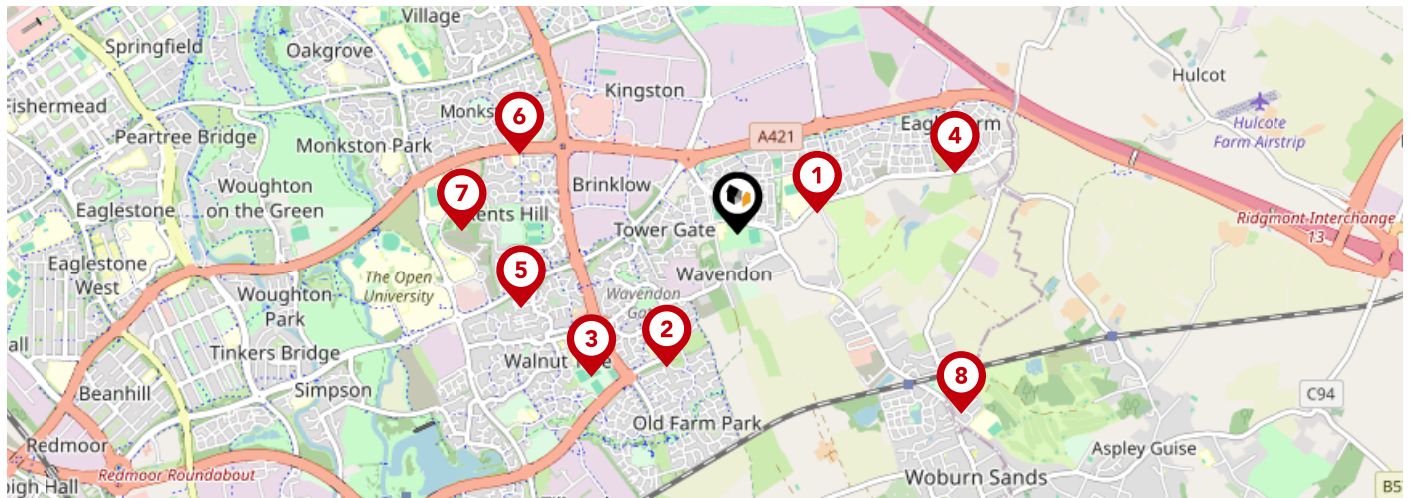
CHRIS DURRANT exp UK

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

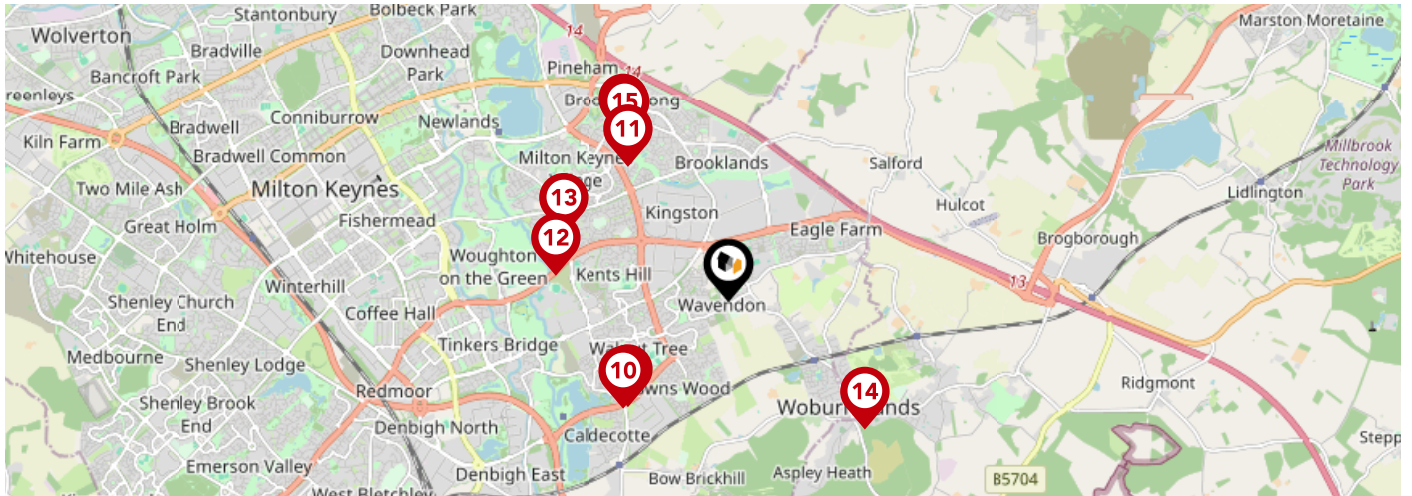










Listed Buildings in the local district		Grade	Distance
	1213188 - Seven Gables	Grade II	0.3 miles
	1289169 - Church Of St Mary	Grade II	0.3 miles
	1458148 - Wavendon War Memorial Cross	Grade II	0.3 miles
	1213190 - Boundary Walls And Gatepiers To Number 3 The Old Rectory	Grade II	0.3 miles
	1213192 - The Maltings	Grade II	0.3 miles
	1213189 - The Old Rectory (including The Attached Hall And Service Block To North West)	Grade II	0.3 miles
	1213193 - The Old Manor	Grade II	0.3 miles
	1289187 - Wavendon Cottage	Grade II	0.4 miles
	1289188 - Manor Cottage	Grade II	0.5 miles
	1289189 - Wavendon Manor	Grade II	0.5 miles





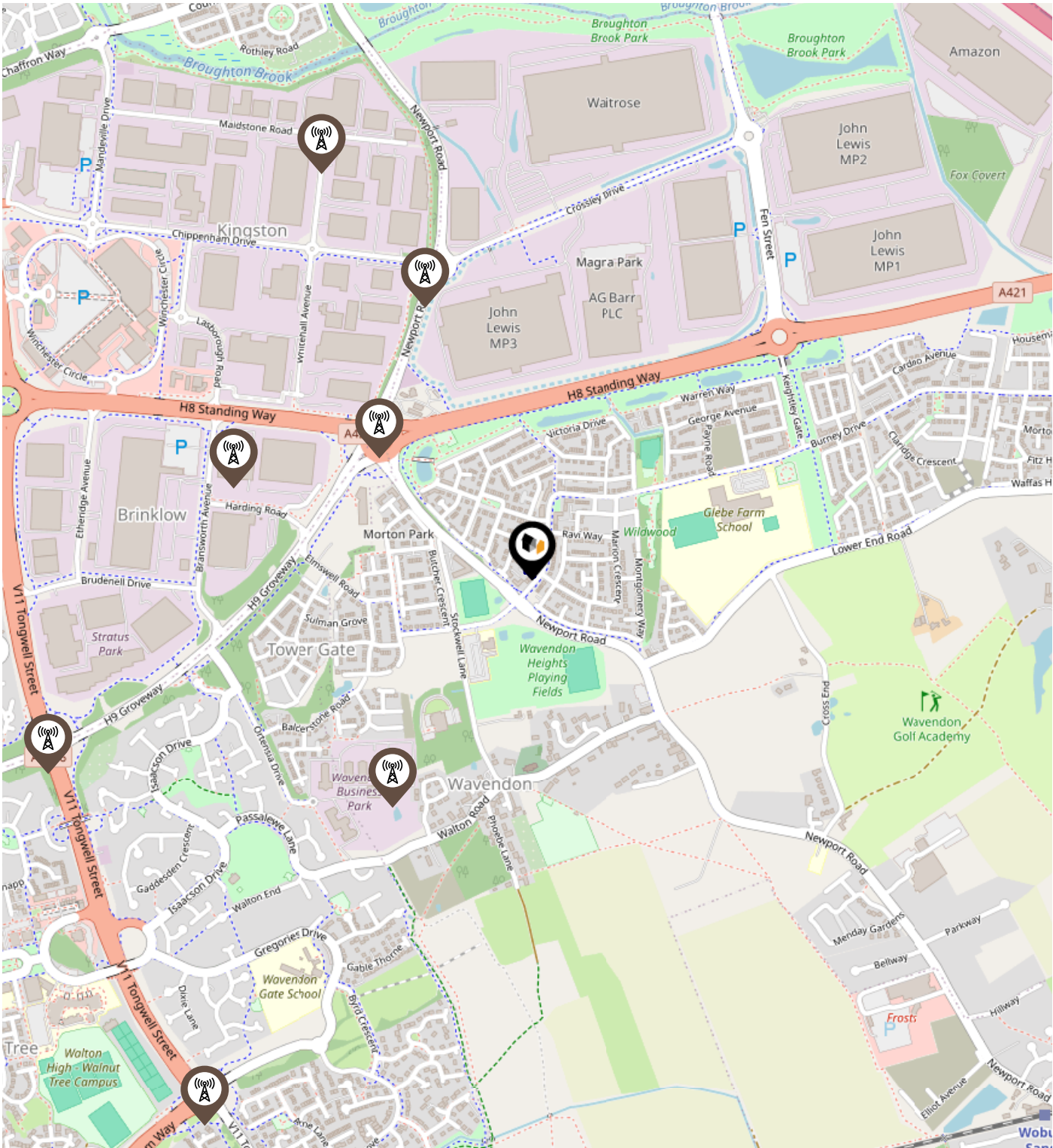
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Glebe Farm School</b> Ofsted Rating: Not Rated   Pupils: 552   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Wavendon Gate School</b> Ofsted Rating: Good   Pupils: 414   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Walton High</b> Ofsted Rating: Good   Pupils: 3077   Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Mary's Wavendon CofE Primary</b> Ofsted Rating: Good   Pupils: 424   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Kents Hill School</b> Ofsted Rating: Good   Pupils: 106   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Monkston Primary School</b> Ofsted Rating: Good   Pupils: 416   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Kents Hill Park all-through school</b> Ofsted Rating: Good   Pupils: 985   Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Swallowfield Primary</b> Ofsted Rating: Good   Pupils: 457   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	<b>Heronshaw School</b> Ofsted Rating: Good   Pupils: 220   Distance: 1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Heronsgate School</b> Ofsted Rating: Good   Pupils: 379   Distance: 1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Broughton Fields Primary School</b> Ofsted Rating: Good   Pupils: 414   Distance: 1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Bernadette's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance: 1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oakgrove School</b> Ofsted Rating: Good   Pupils: 2490   Distance: 1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fulbrook</b> Ofsted Rating: Requires improvement   Pupils: 503   Distance: 1.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Broughton Manor Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 290   Distance: 1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brooklands Farm Primary School</b> Ofsted Rating: Outstanding   Pupils: 1310   Distance: 1.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons



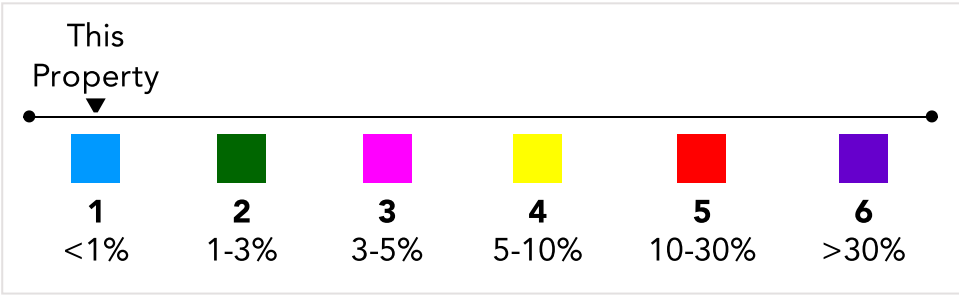
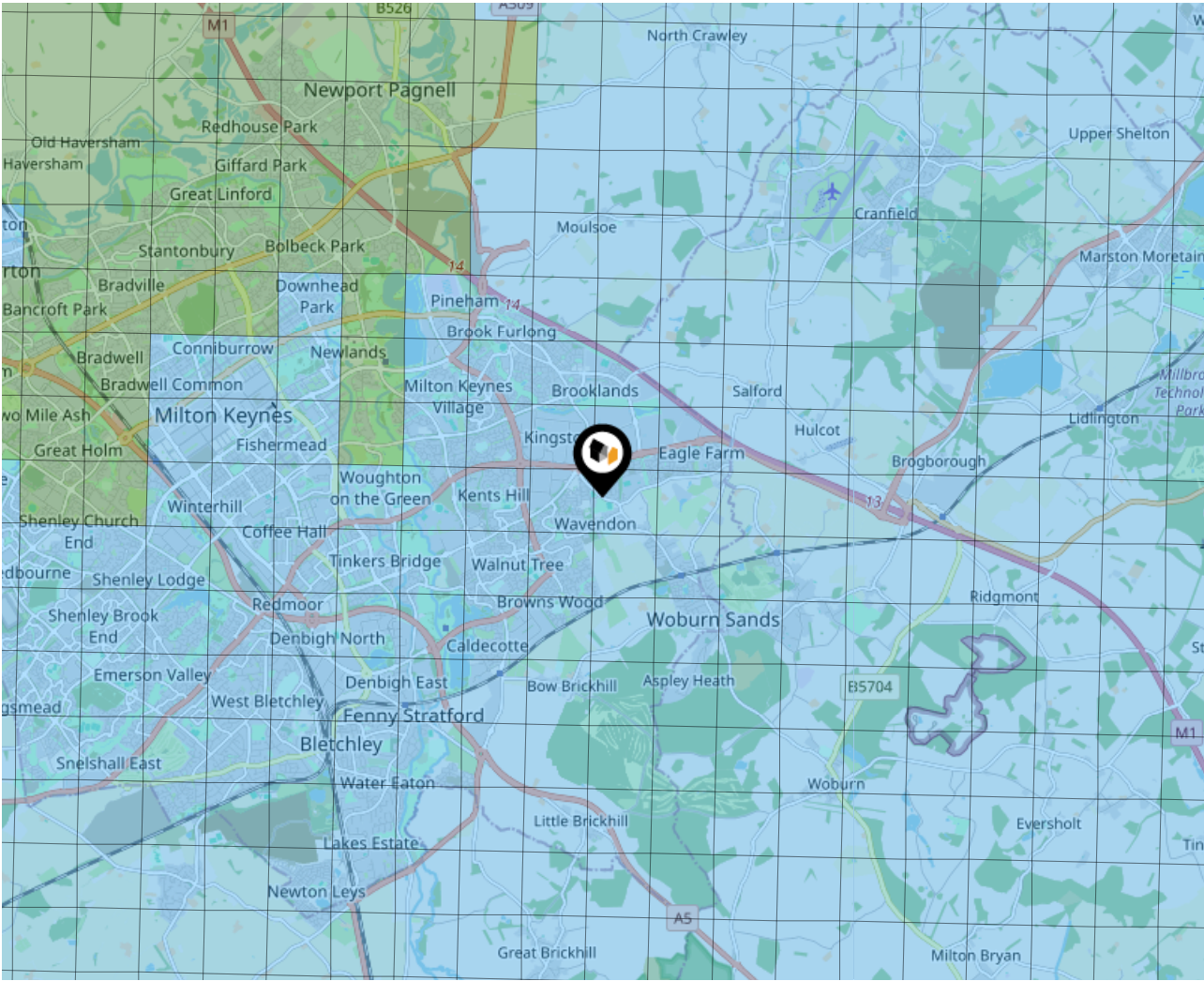
### Key:

-  Power Pylons
-  Communication Masts

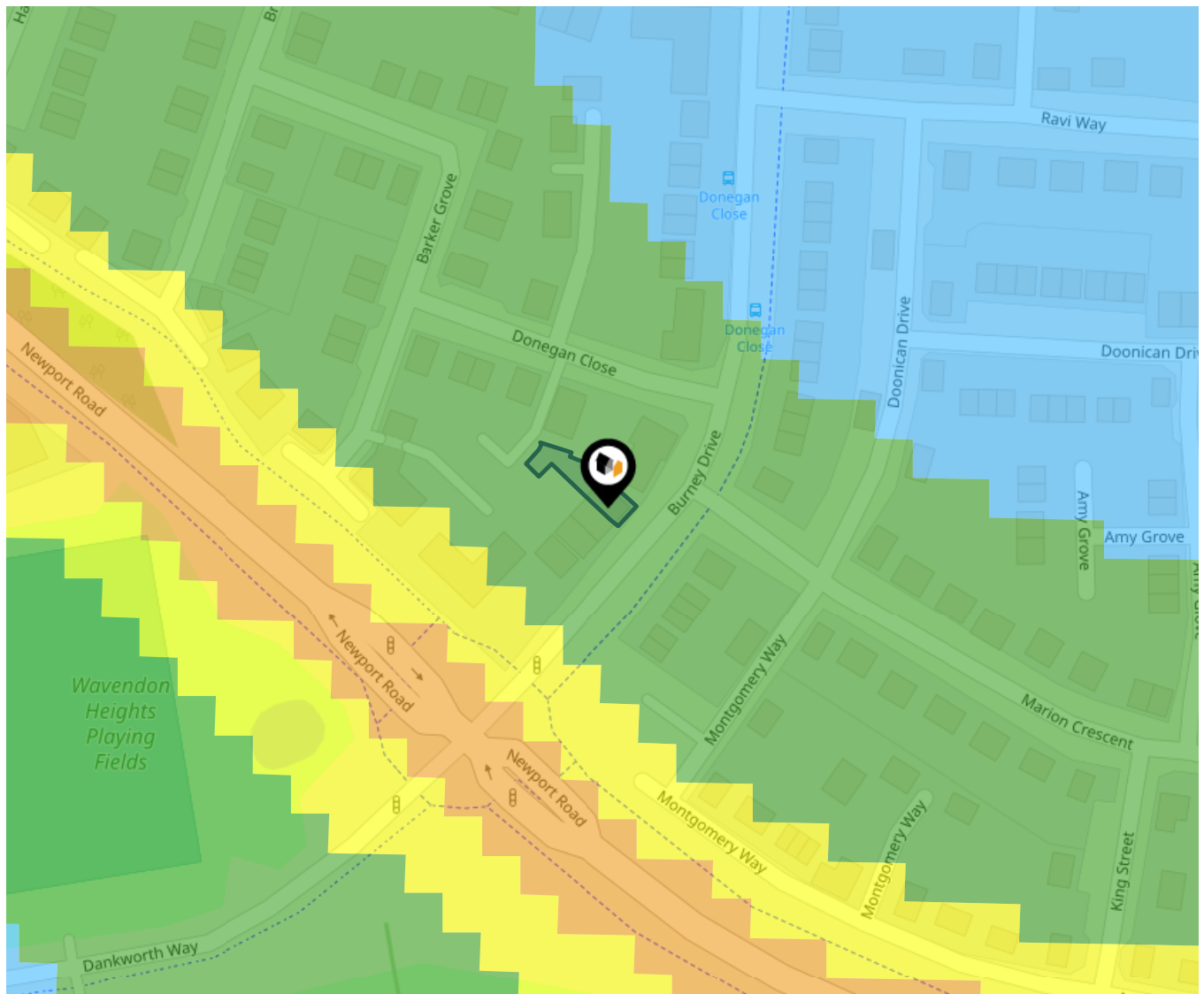


### What is Radon?

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/m<sup>3</sup>).







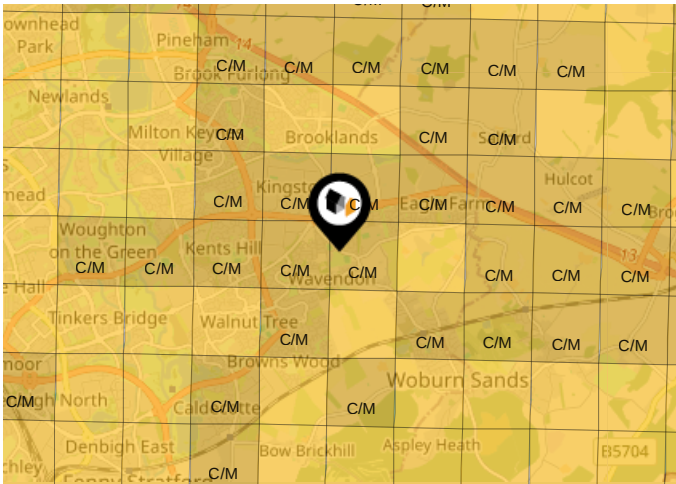
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAYEY LOAM TO SANDY
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS		LOAM
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY	<b>Soil Depth:</b>	DEEP



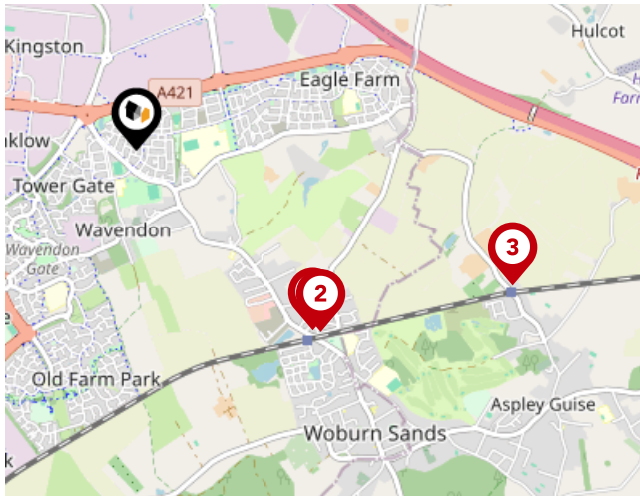
Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Area

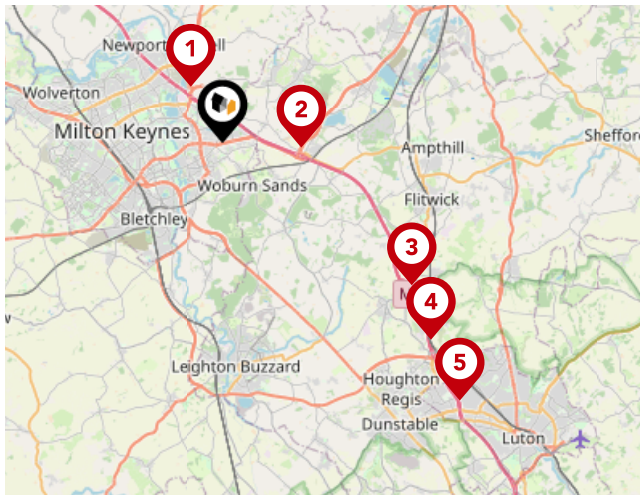
## Transport (National)

CHRIS DURRANT **exp** UK



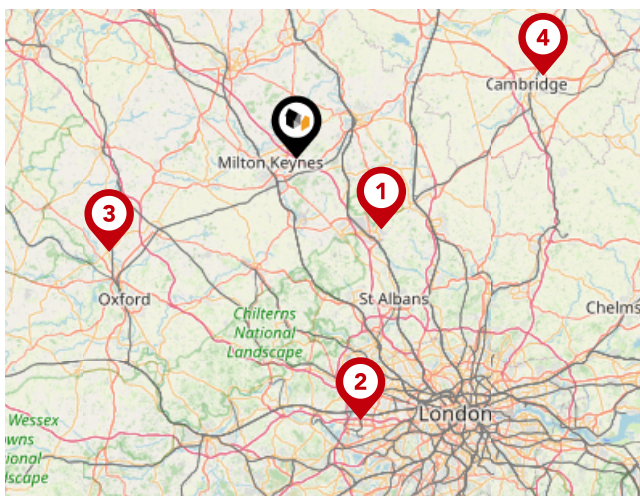
### National Rail Stations

Pin	Name	Distance
1	Woburn Sands Rail Station	1.14 miles
2	Woburn Sands Rail Station	1.17 miles
3	Aspley Guise Rail Station	1.82 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J14	2.34 miles
2	M1 J13	2.87 miles
3	M1 J12	8.67 miles
4	M1 J11A	10.48 miles
5	M1 J11	12.82 miles

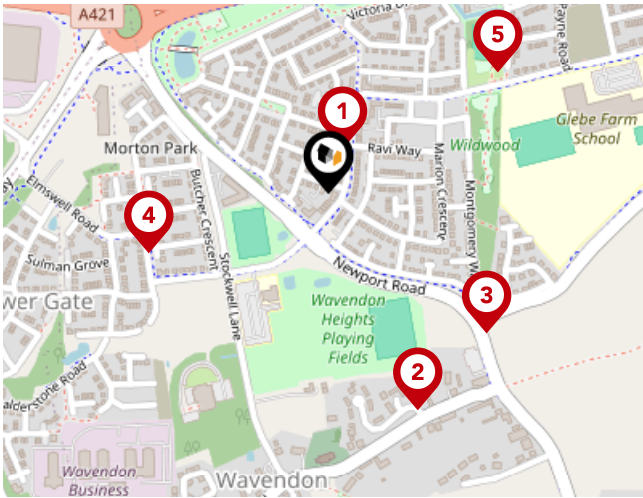


### Airports/Helipads

Pin	Name	Distance
1	Luton Airport	16.34 miles
2	Heathrow Airport	39.56 miles
3	Kidlington	30.49 miles
4	Cambridge	38.01 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Donegan Close	0.05 miles
2	St Mary's Close	0.27 miles
3	The Wavendon Arms	0.24 miles
4	Elmswell Road	0.21 miles
5	Payne Road	0.24 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

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## Important - Please Read

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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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# 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.



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