

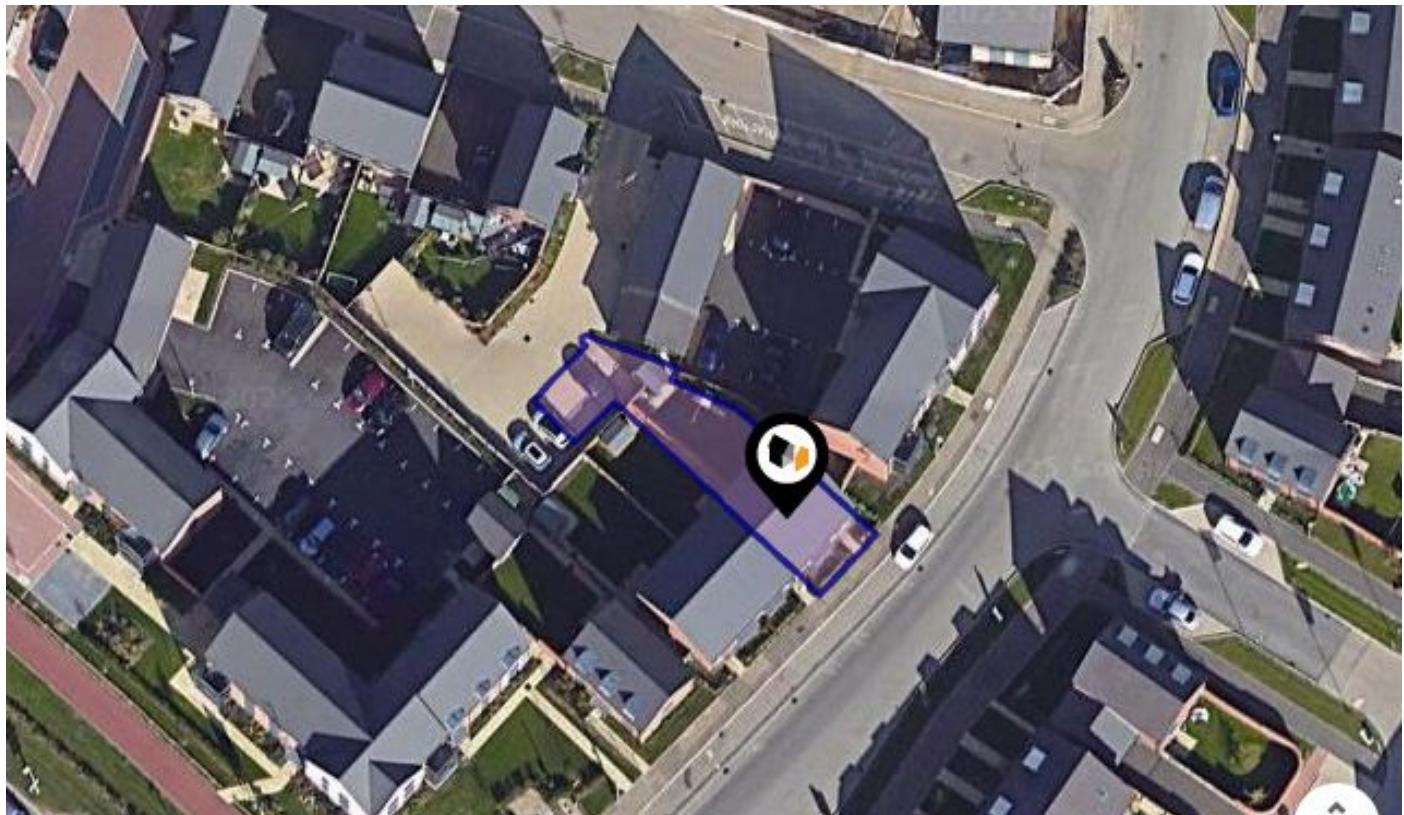


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 28th October 2025



BURNEY DRIVE, GLEBE FARM, MILTON KEYNES, MK17

Chris Durrant powered by eXp

8 Linceslade Grove Loughton Milton Keynes MK5 8DL

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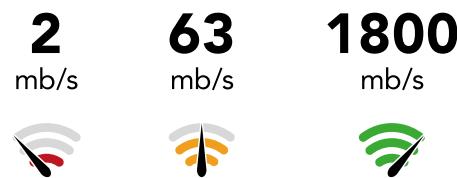
Property

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

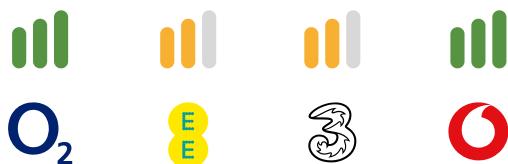
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)



Mobile Coverage:
(based on calls indoors)

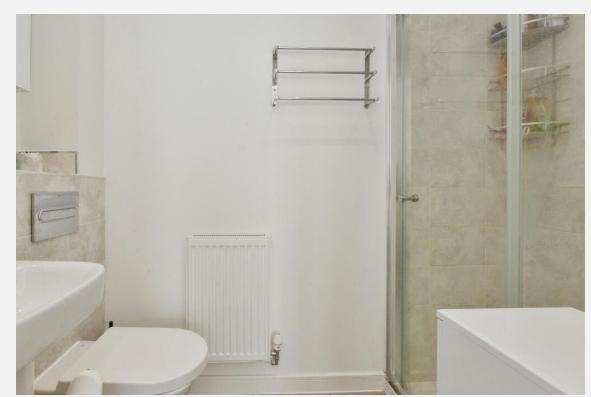


Satellite/Fibre TV Availability:



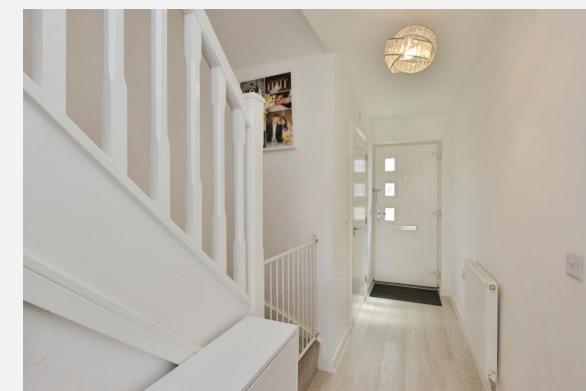
Gallery Photos

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Gallery Photos

CHRIS DURRANT exp[®] UK



Gallery Photos

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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

Property EPC - Certificate

CHRIS DURRANT exp[®] UK

Glebe Farm, MK17

Energy rating

B

Valid until 07.06.2031

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data

CHRIS DURRANT 

Additional EPC Data

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

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

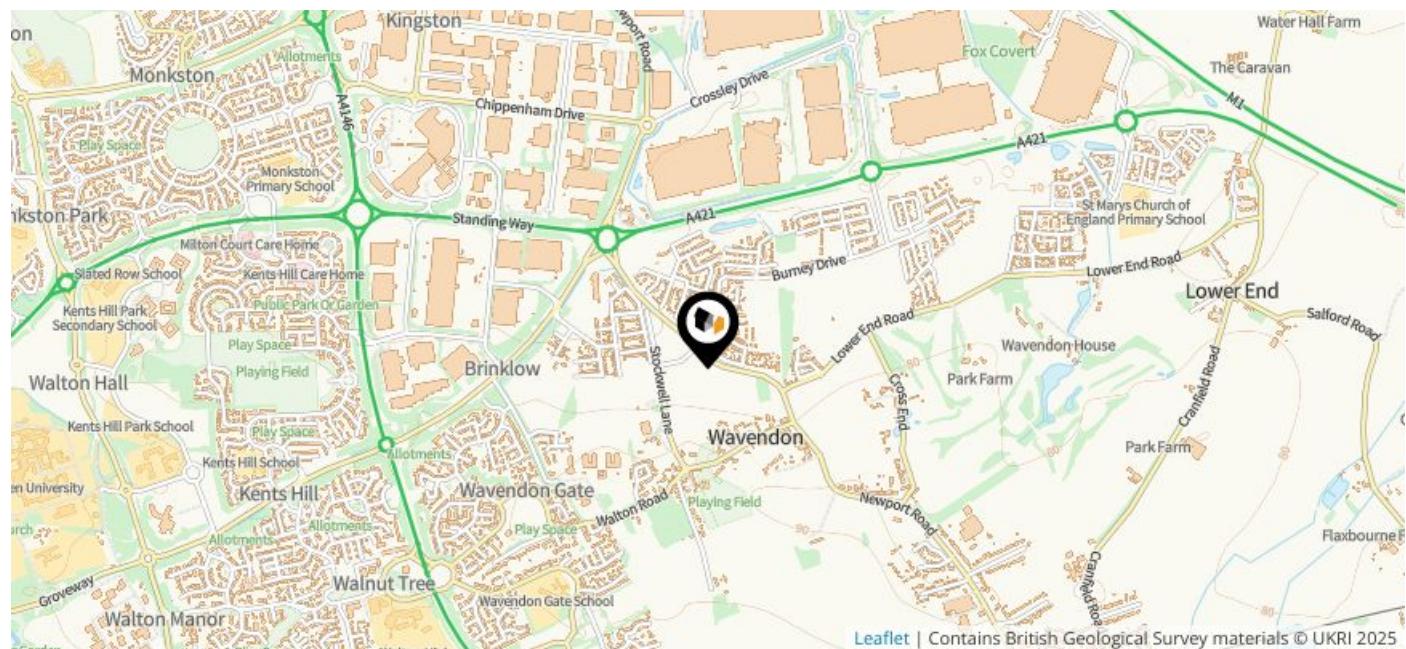
Last Sold Date: 29/01/2021
Last Sold Price: £360,000

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

Maps Coal Mining

CHRIS DURRANT exp[®] uk

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

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

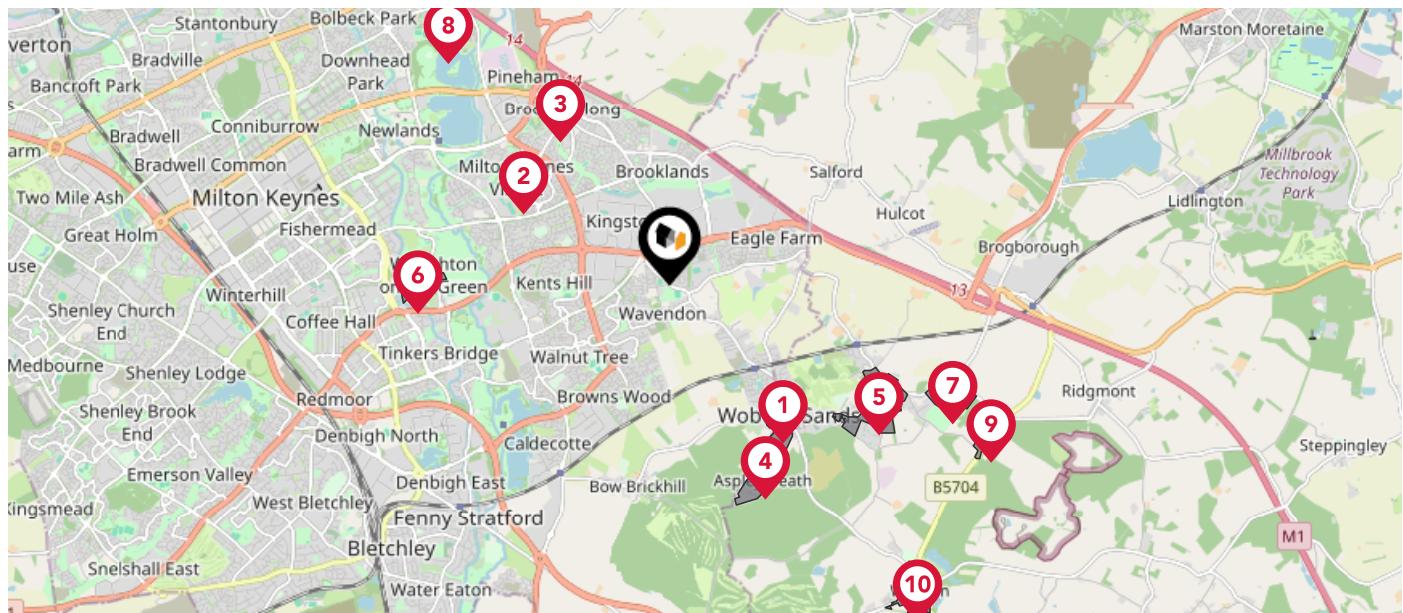
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

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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.



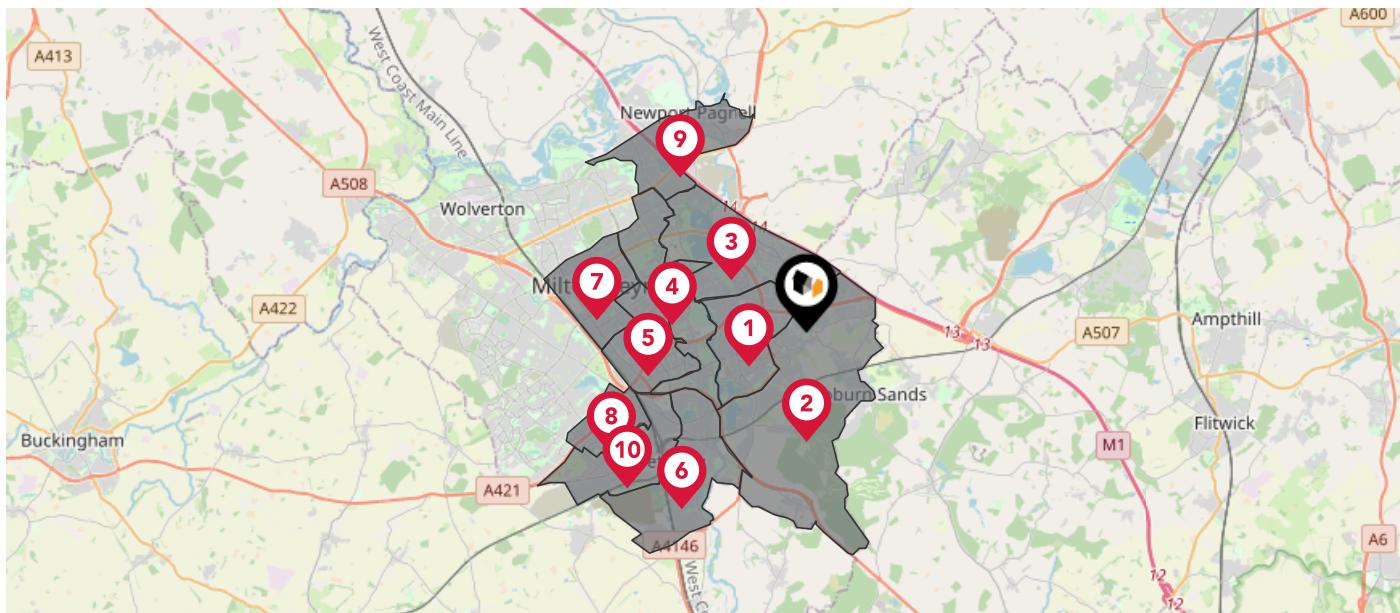
Nearby Conservation Areas

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

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



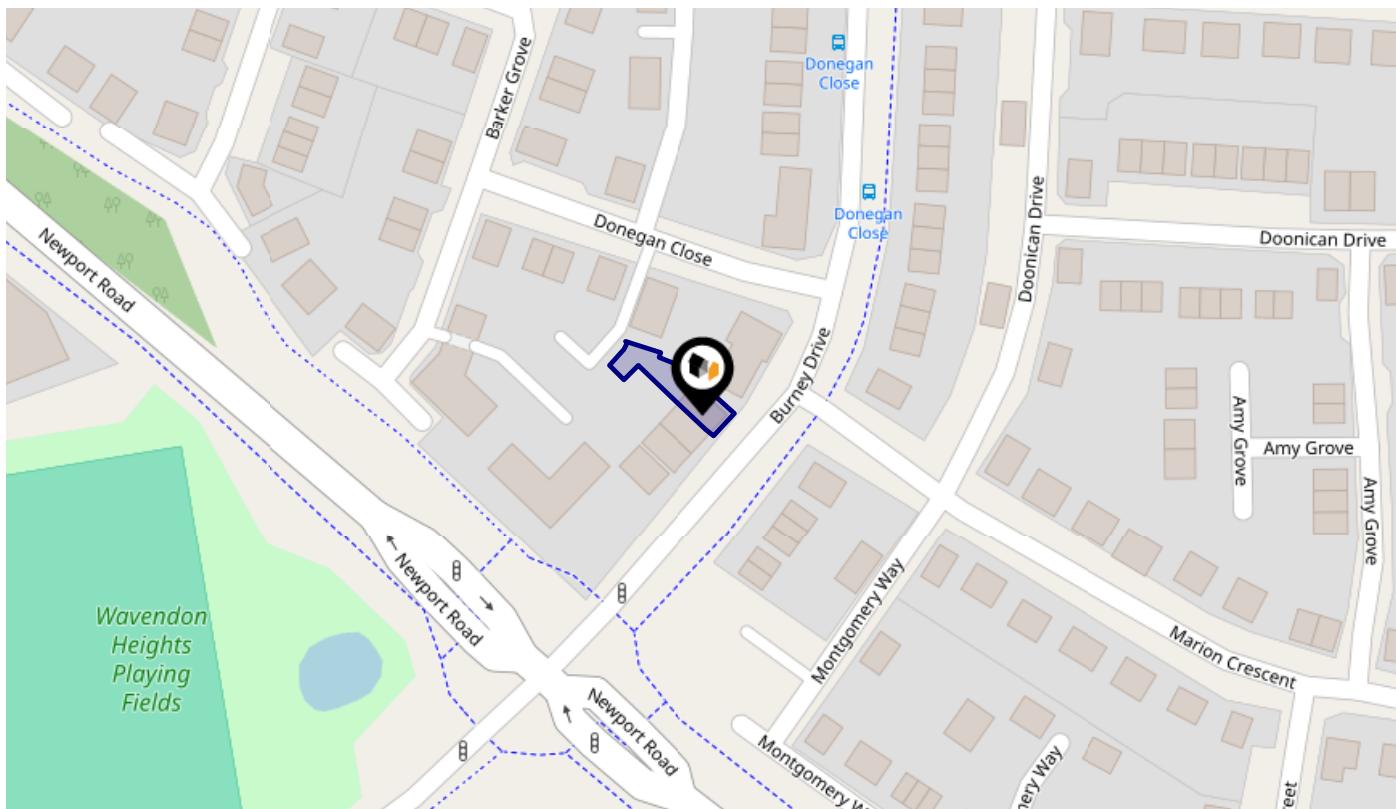
Nearby Council Wards

- 1 Monkston Ward
- 2 Danesborough & Walton Ward
- 3 Broughton Ward
- 4 Campbell Park & Old Woughton Ward
- 5 Woughton & Fishermead Ward
- 6 Bletchley East Ward
- 7 Central Milton Keynes Ward
- 8 Bletchley West Ward
- 9 Newport Pagnell South Ward
- 10 Bletchley Park Ward

Maps

Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

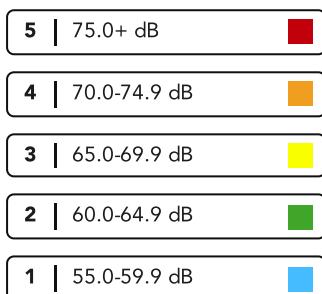


Rail Noise Data

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:

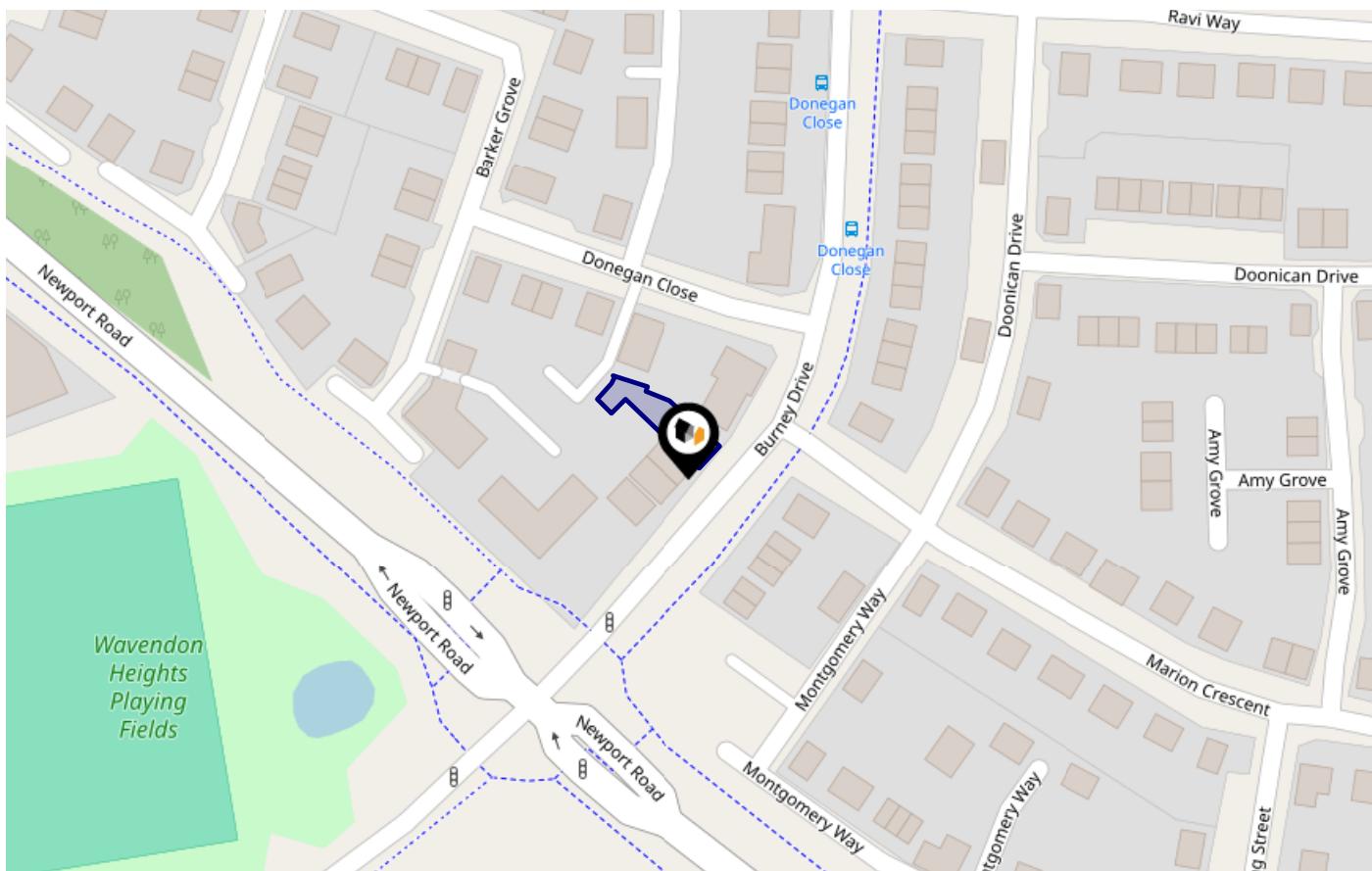


Flood Risk

Rivers & Seas - Flood Risk

CHRIS DURRANT **exp** uk

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

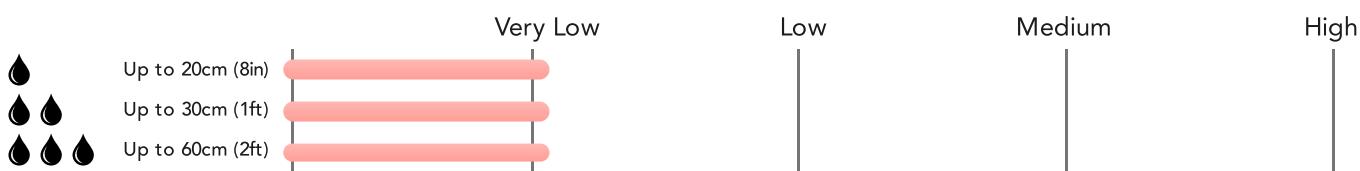


Risk Rating: Very low

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:

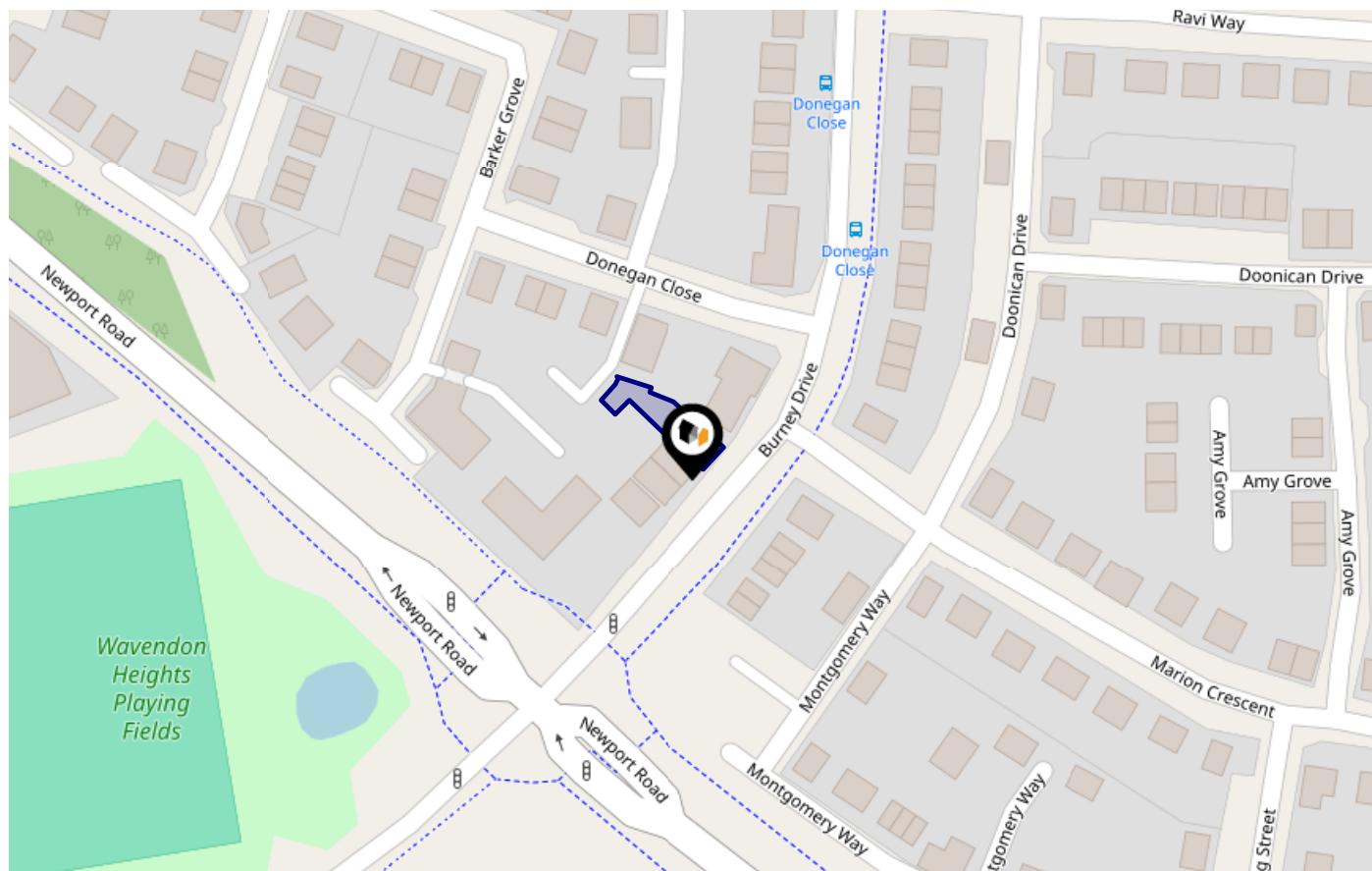


Flood Risk

Rivers & Seas - Climate Change

CHRIS DURRANT **exp** uk

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.

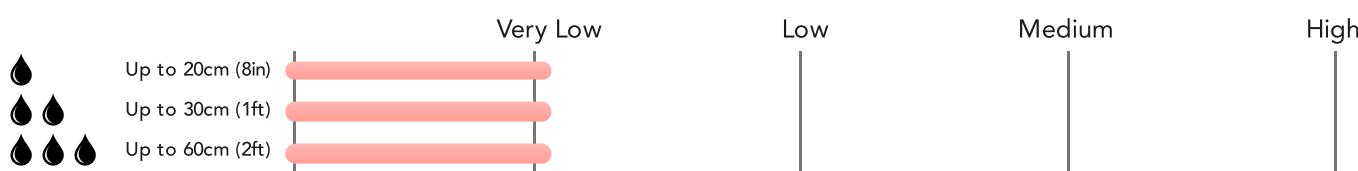


Risk Rating: Very low

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.
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- 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:

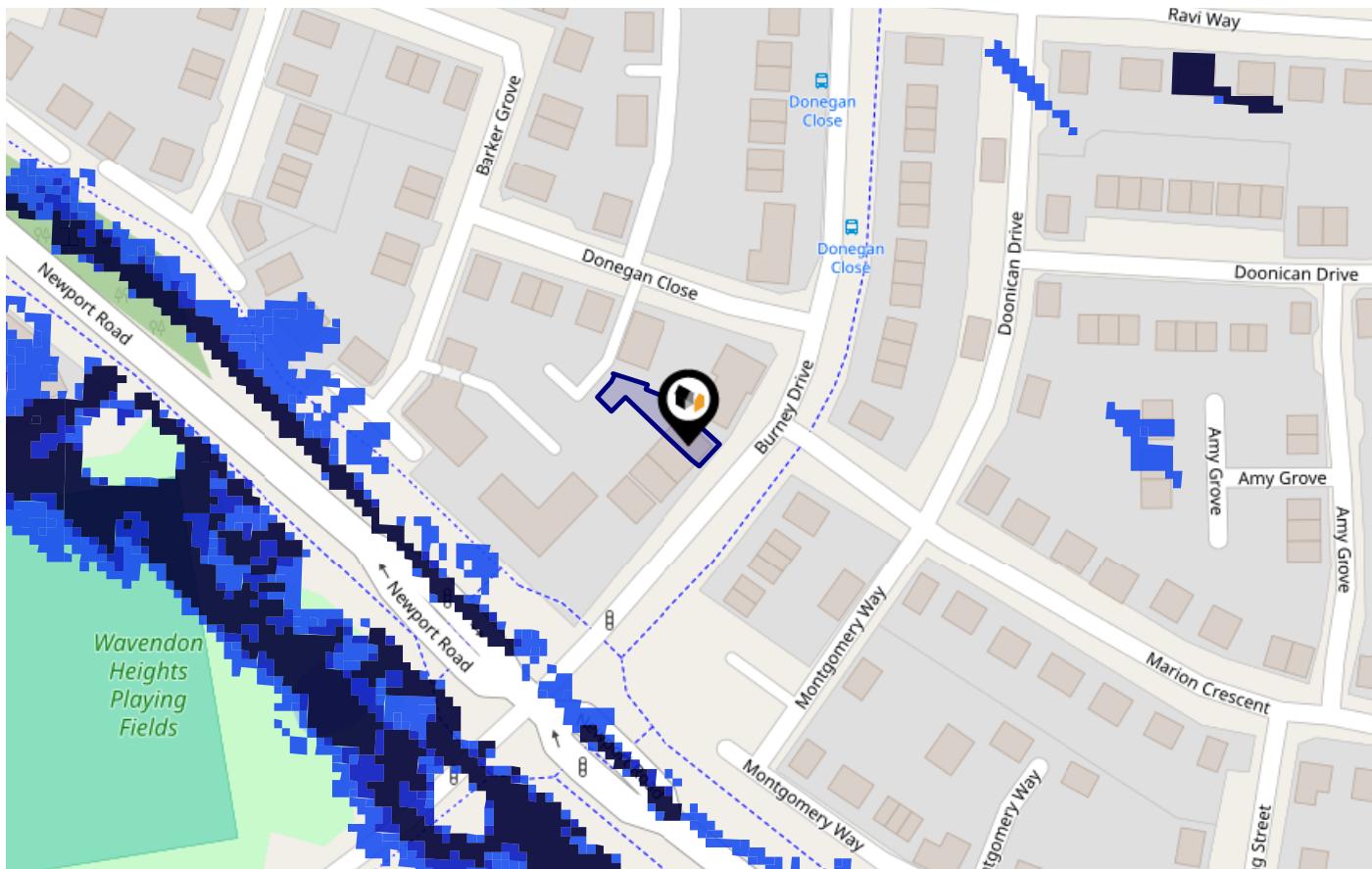


Flood Risk

Surface Water - Flood Risk

CHRIS DURRANT **exp[®] uk**

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

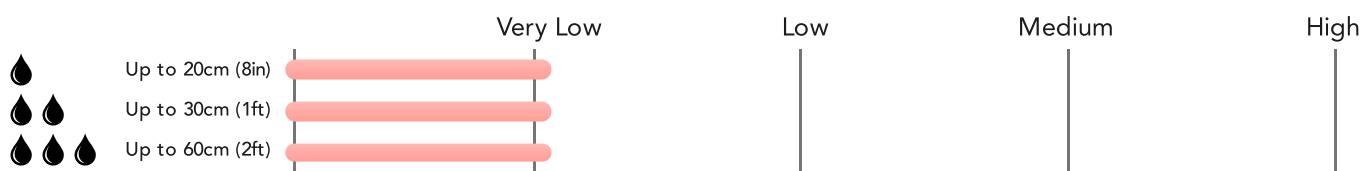


Risk Rating: Very low

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.

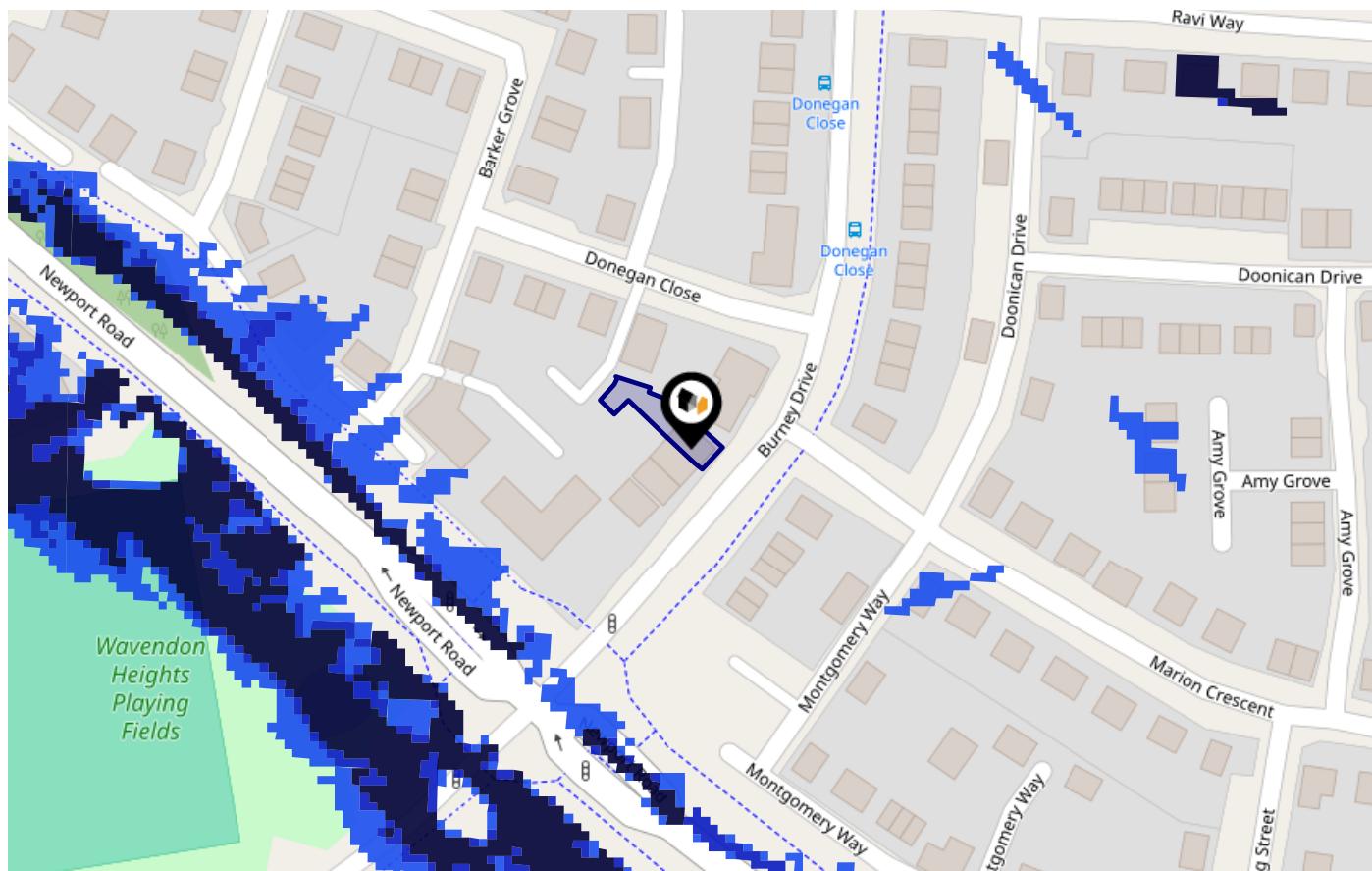
Chance of flooding to the following depths at this property:



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.

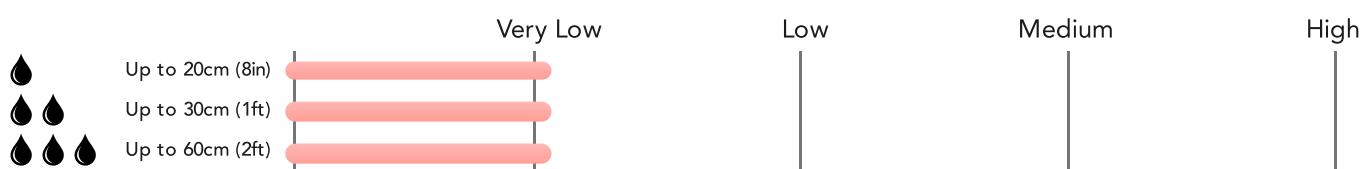


Risk Rating: Very low

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:

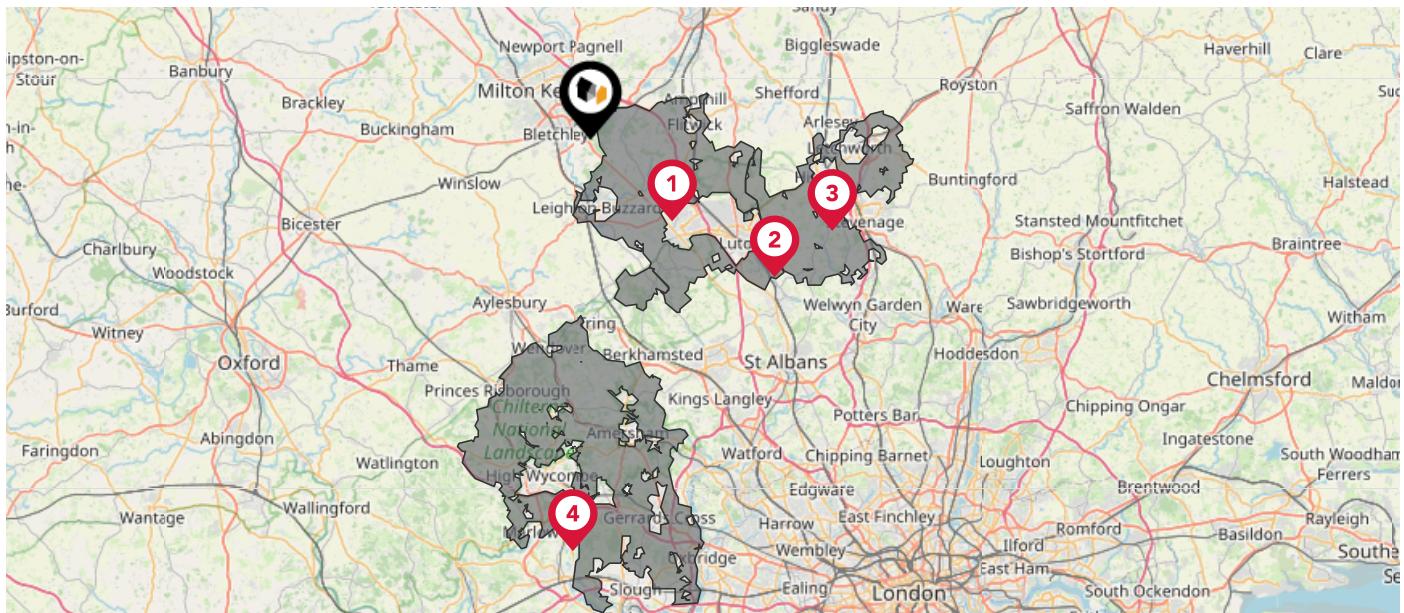


Maps

Green Belt

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



Nearby Green Belt Land



1 London Green Belt - Central Bedfordshire



2 London Green Belt - Luton



3 London Green Belt - North Hertfordshire



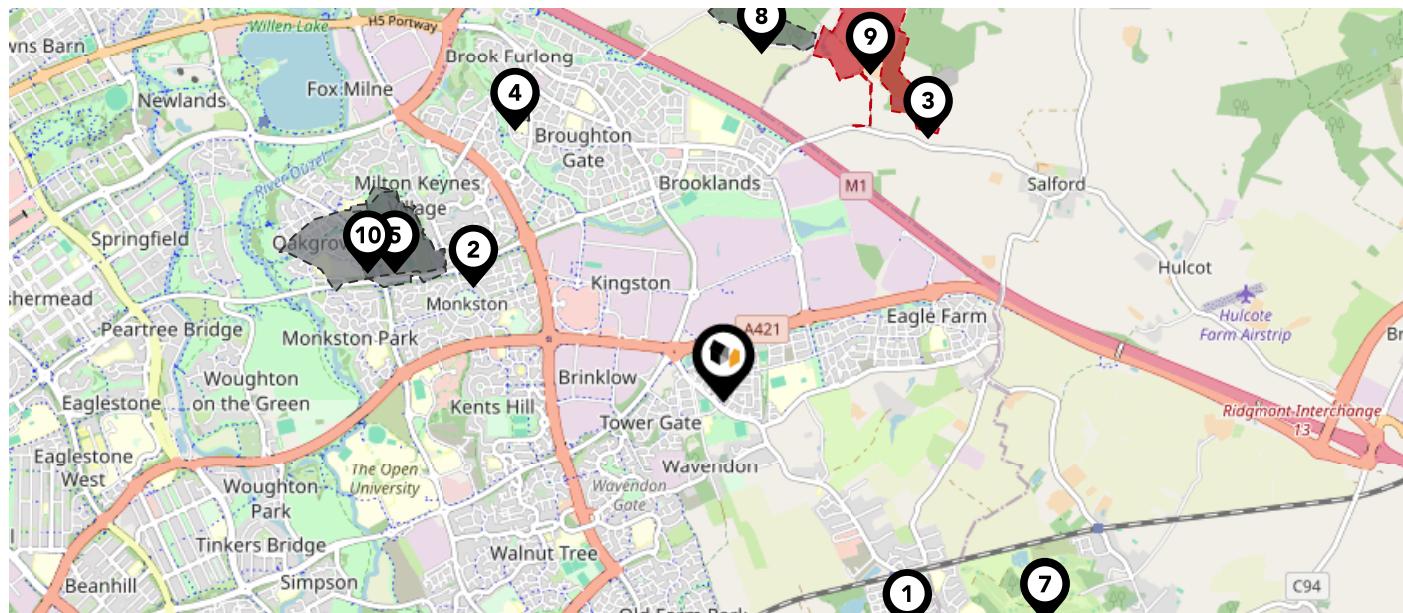
4 London Green Belt - Buckinghamshire

Maps

Landfill Sites

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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

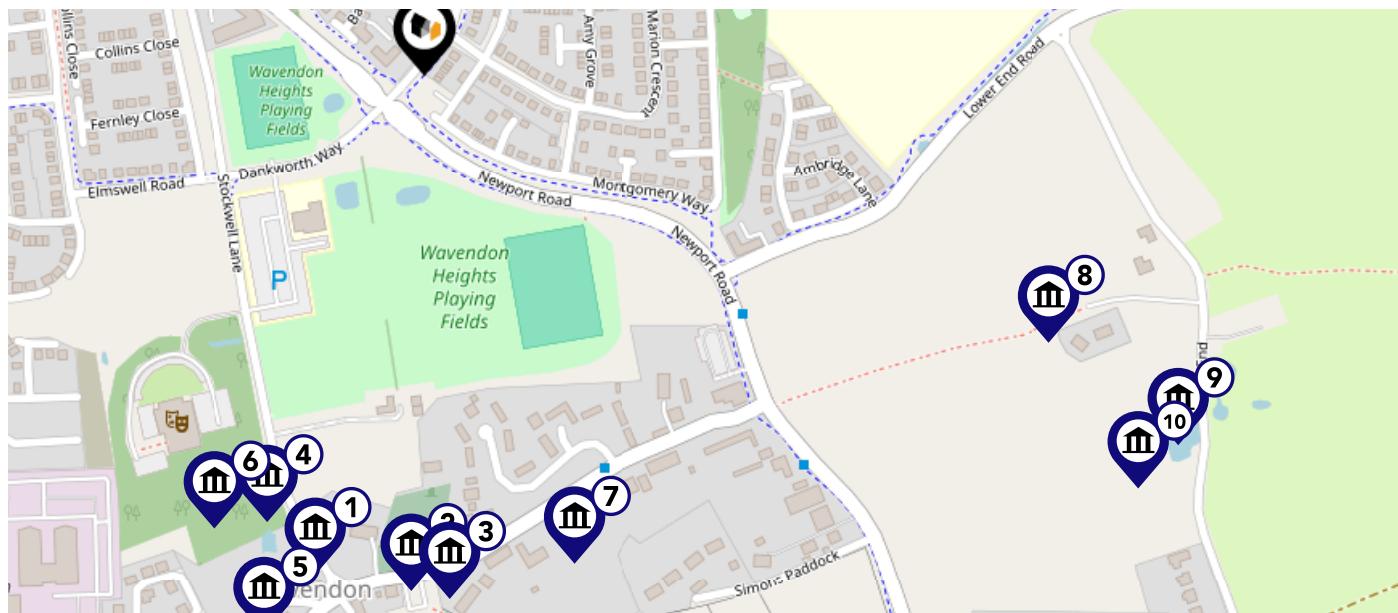
1	The Grove-Station Road, Woburn Sands	Historic Landfill	<input type="checkbox"/>
2	Former reservoir Middleton Site10E-Wingfield Grove, Middleton	Historic Landfill	<input type="checkbox"/>
3	EA/EPR/CP3996NF/V005	Active Landfill	<input checked="" type="checkbox"/>
4	Broughton Village-Broughton Village,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

Maps

Listed Buildings

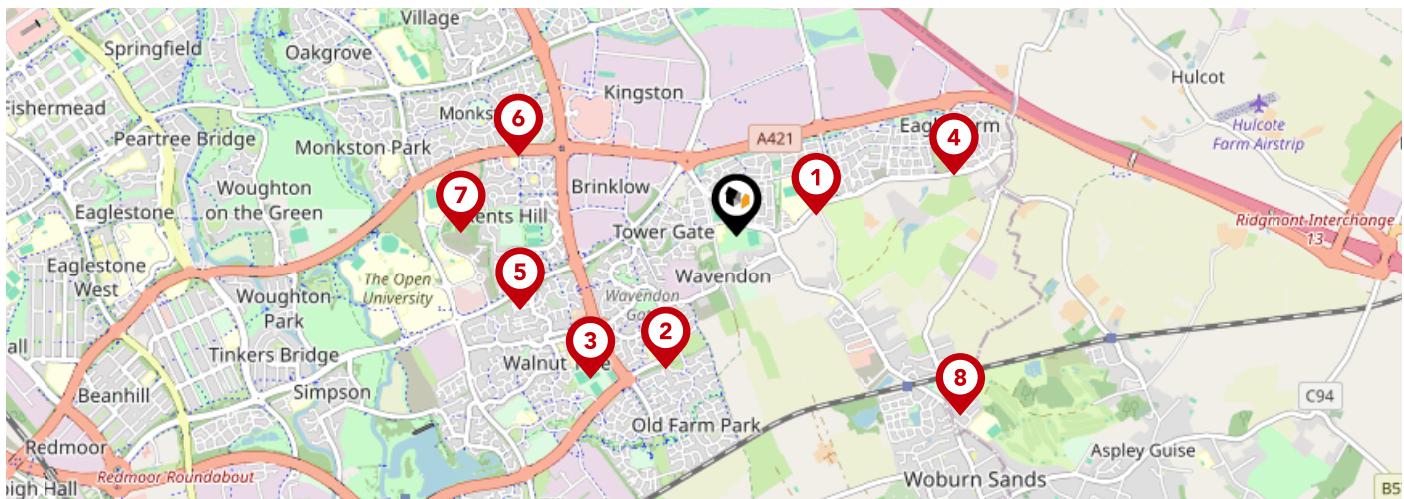
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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



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

Area Schools



Nursery Primary Secondary College Private



Glebe Farm School

Ofsted Rating: Not Rated | Pupils: 552 | Distance: 0.38



Wavendon Gate School

Ofsted Rating: Good | Pupils: 414 | Distance: 0.69



Walton High

Ofsted Rating: Good | Pupils: 3077 | Distance: 0.93



St Mary's Wavendon CofE Primary

Ofsted Rating: Good | Pupils: 424 | Distance: 1.03



Kents Hill School

Ofsted Rating: Good | Pupils: 106 | Distance: 1.04



Monkston Primary School

Ofsted Rating: Good | Pupils: 416 | Distance: 1.06



Kents Hill Park all-through school

Ofsted Rating: Good | Pupils: 985 | Distance: 1.26



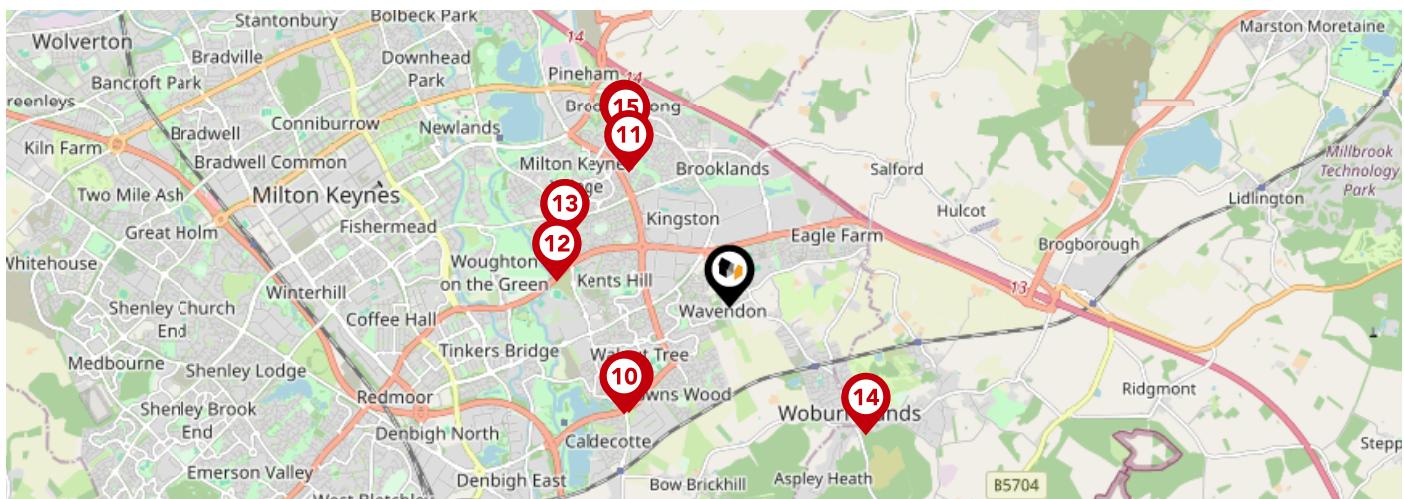
Swallowfield Primary

Ofsted Rating: Good | Pupils: 457 | Distance: 1.3



Area Schools

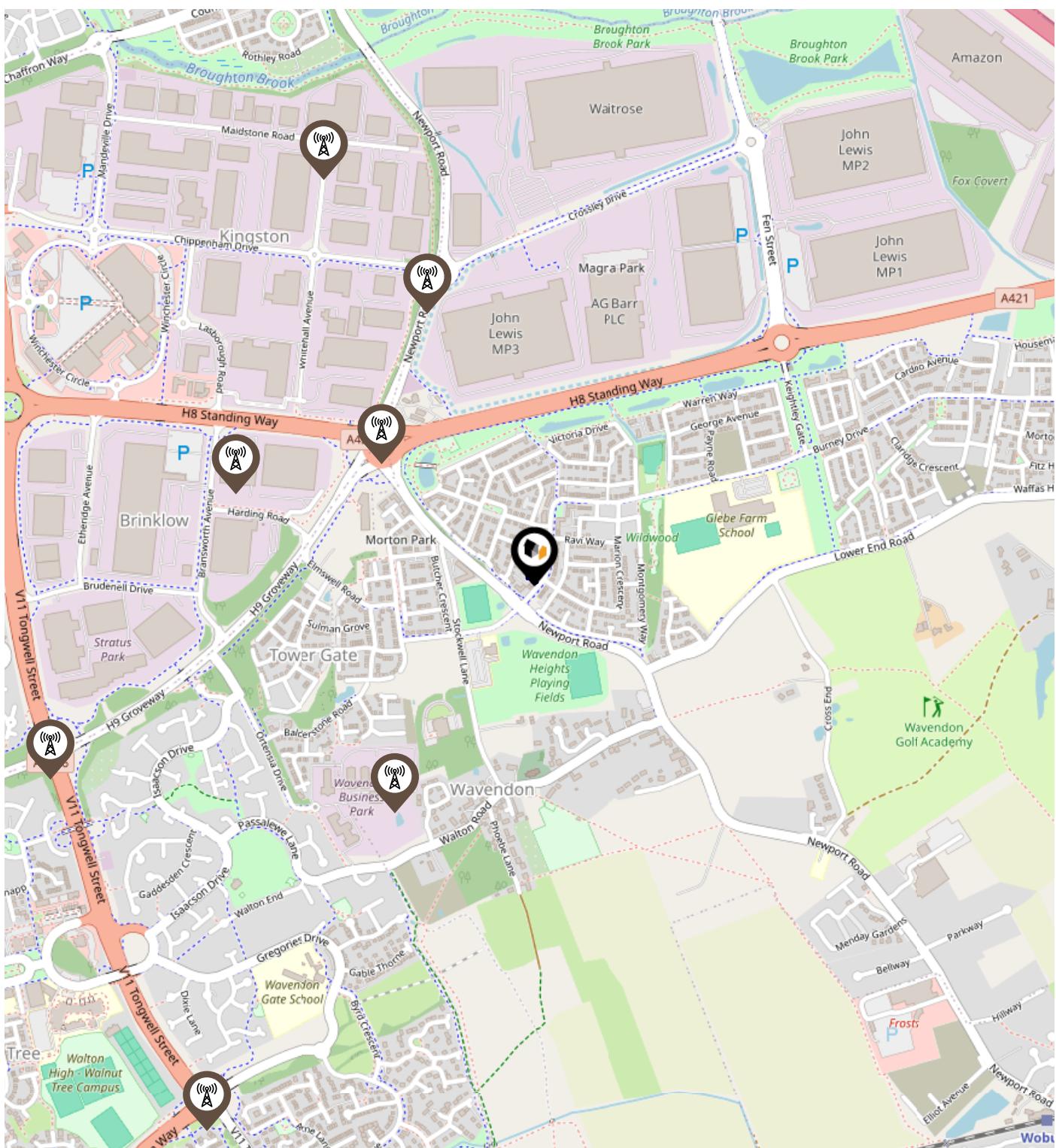
CHRIS DURRANT **exp** uk



		Nursery	Primary	Secondary	College	Private
9	Heronshaw School Ofsted Rating: Good Pupils: 220 Distance: 1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Heronsgate School Ofsted Rating: Good Pupils: 379 Distance: 1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Broughton Fields Primary School Ofsted Rating: Good Pupils: 414 Distance: 1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	St Bernadette's Catholic Primary School Ofsted Rating: Good Pupils: 417 Distance: 1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Oakgrove School 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"/>
14	Fulbrook 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"/>
15	Broughton Manor Preparatory School 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"/>
16	Brooklands Farm Primary School 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

CHRIS DURRANT **exp** uk

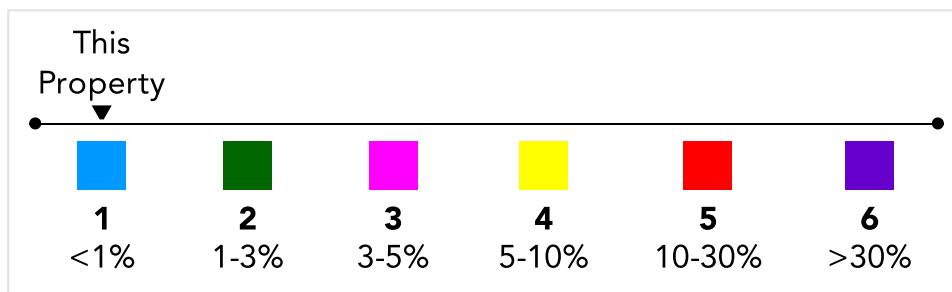
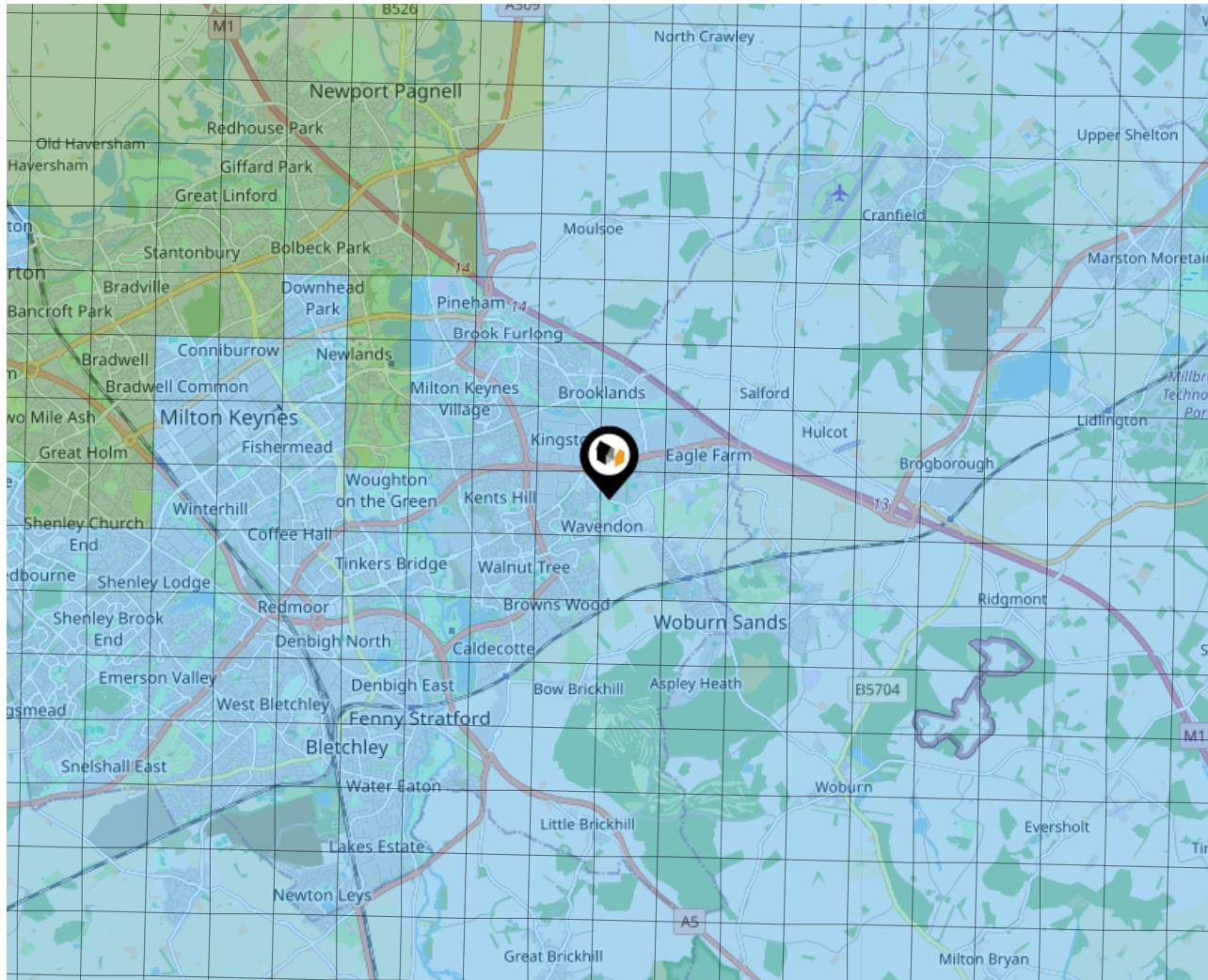


Key:

-  Power Pylons
-  Communication Masts

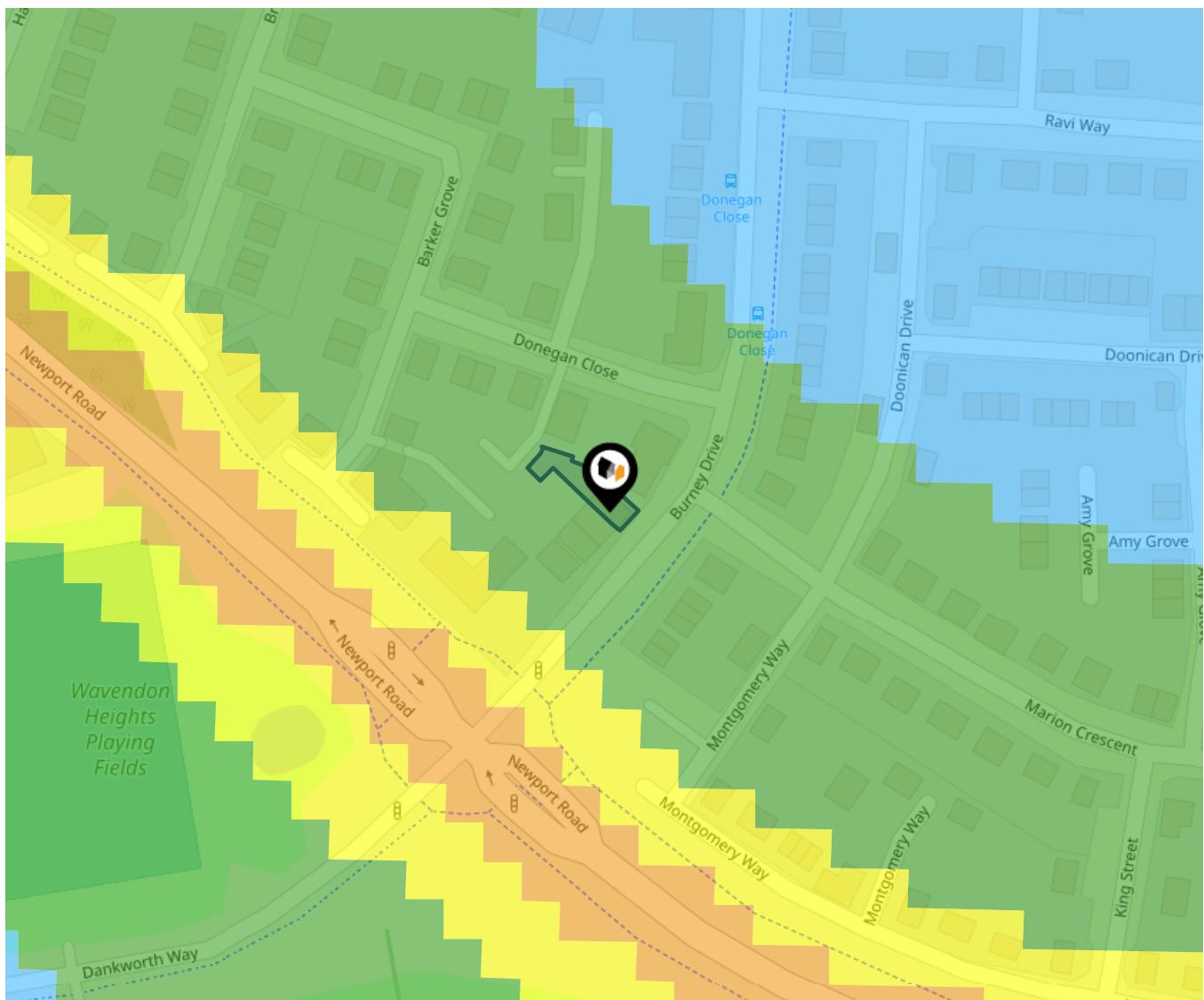
What is Radon?

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

CHRIS DURRANT **exp** uk



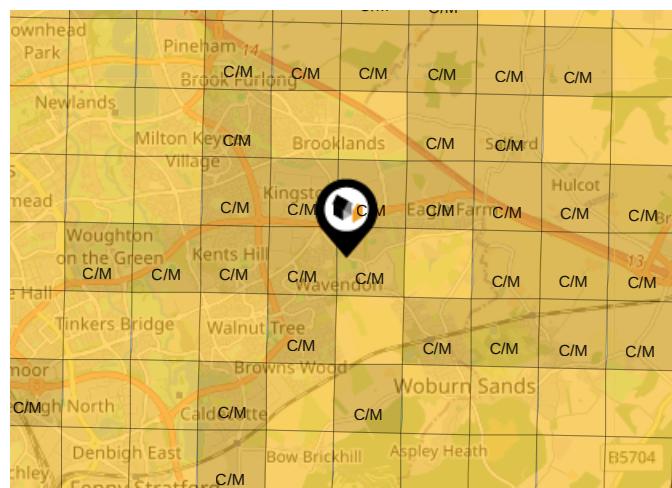
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

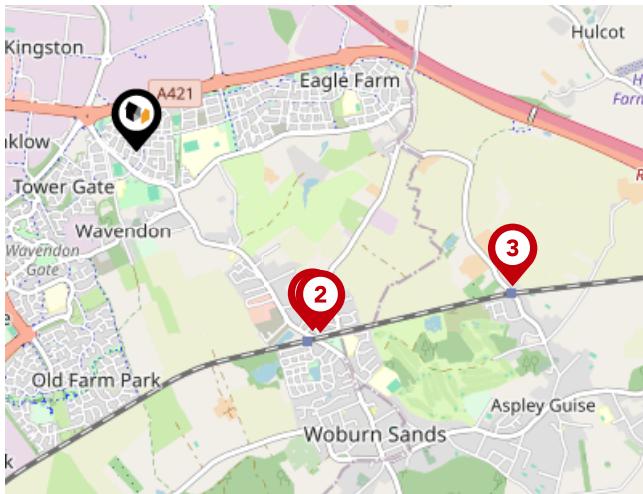
Carbon Content:	NONE	Soil Texture:	CLAYEY LOAM TO SANDY
Parent Material Grain:	ARGILLIC -		LOAM
	ARENACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

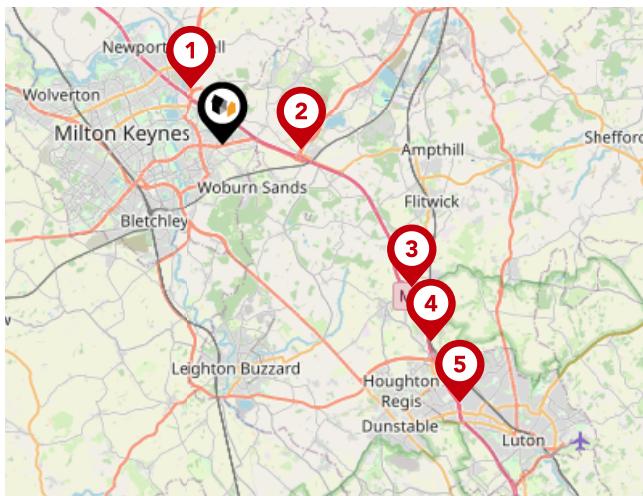
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

Area Transport (National)



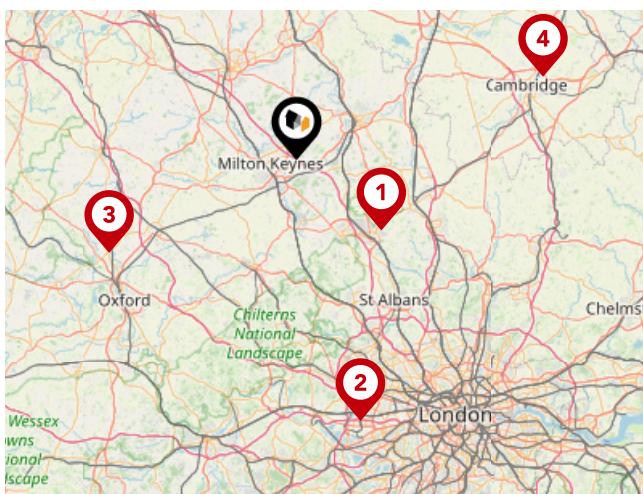
National Rail Stations

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/Helpads

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)

CHRIS DURRANT **exp** uk



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

Agent Disclaimer

CHRIS DURRANT **exp** uk

Important - Please Read

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