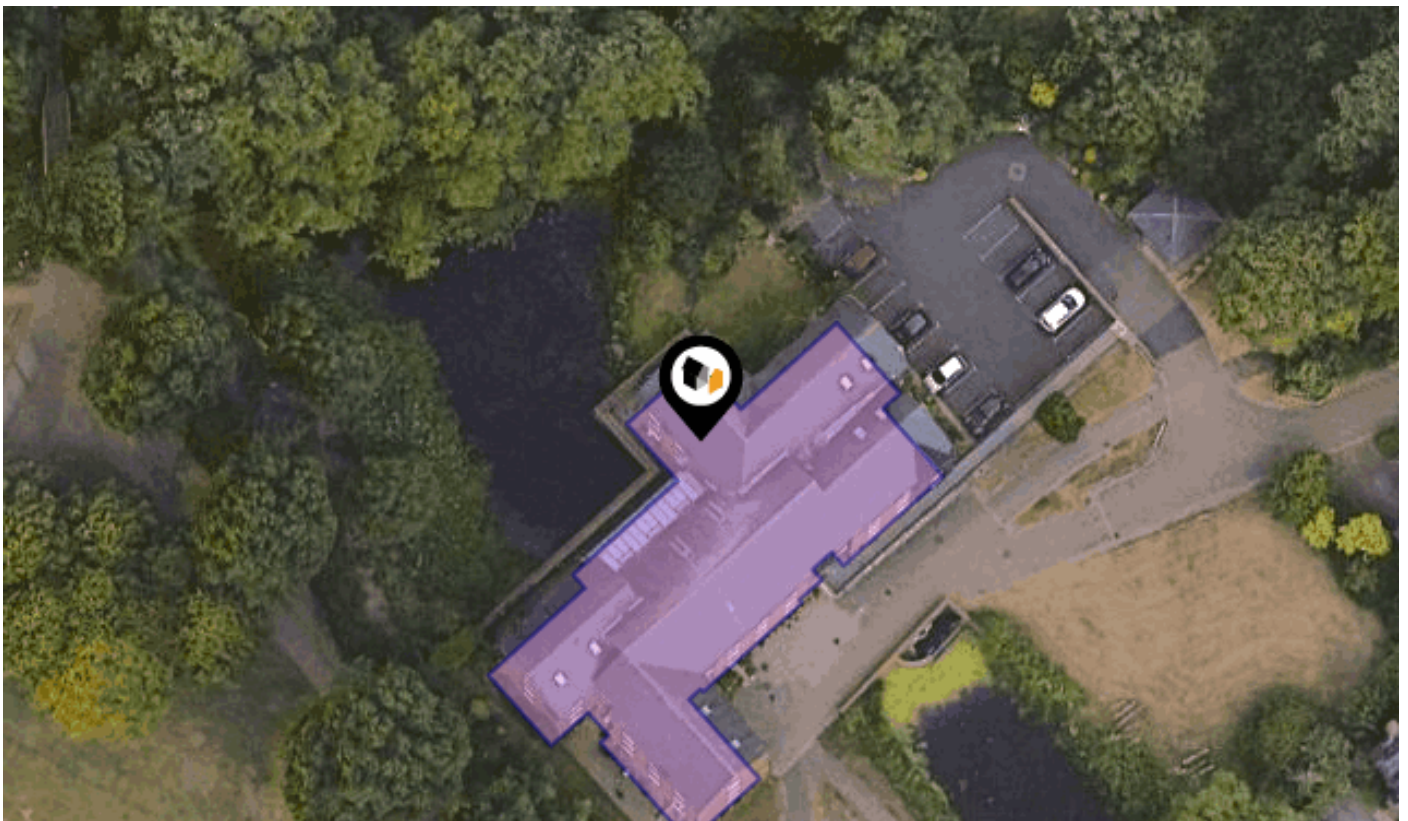




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Wednesday 22nd April 2026



**WILLOW LANE, STONY STRATFORD, MILTON KEYNES,
MK11**

Chris Durrant powered by eXp

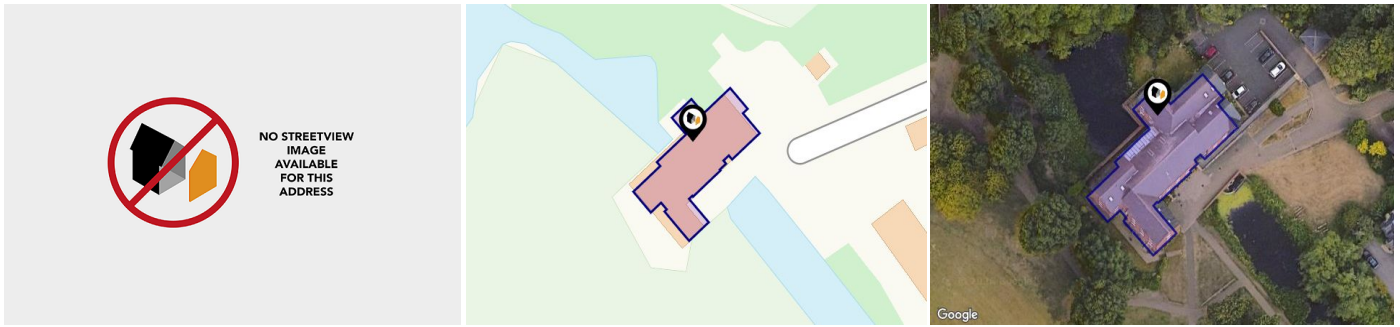
8 Linceslade Grove Loughton Milton Keynes MK5 8DL

07595473891

chris.durrant@exp.uk.com

chrisdurrant.exp.uk.com





Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2		
Floor Area:	699 ft ² / 65 m ²		
Plot Area:	0.17 acres		
Council Tax :	Band D		
Annual Estimate:	£2,372		
Title Number:	BM272310		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

19 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

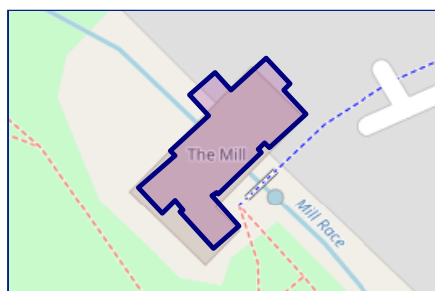


Freehold Title Plan



BM92203

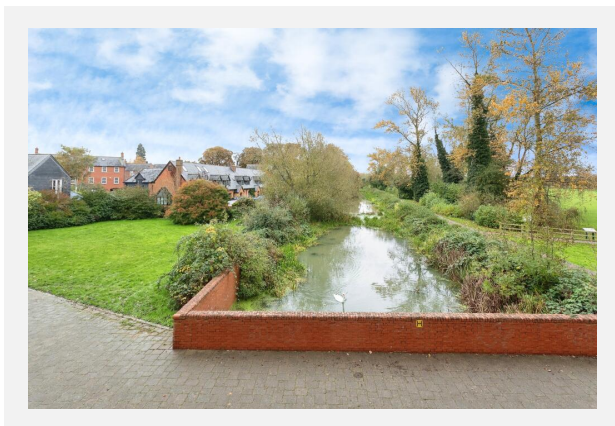
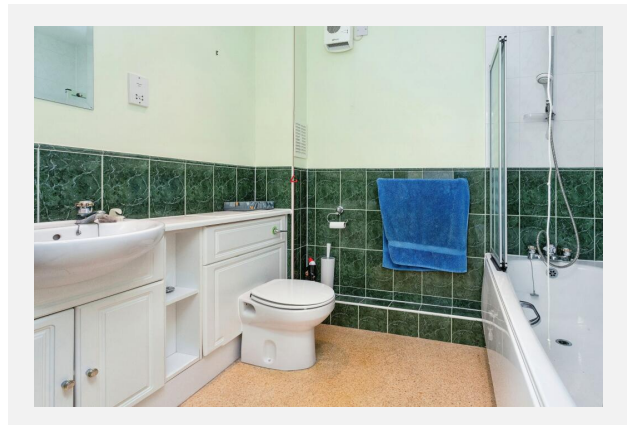
Leasehold Title Plan



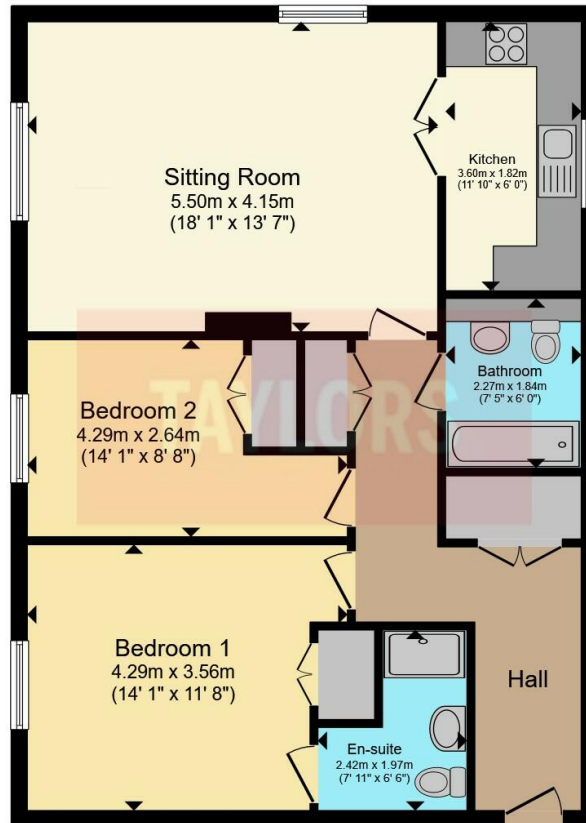
BM272310

Start Date: 27/05/2002
End Date: 01/01/2126
Lease Term: 125 years from 1 January 2001
Term Remaining: 99 years





WILLOW LANE, STONY STRATFORD, MILTON KEYNES, MK11



Total floor area 78.3 sq.m. (843 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Property EPC - Certificate

CHRIS DURRANT exp UK

Stony Stratford, MK11

Energy rating

C

Valid until 31.10.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	01
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 80% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	65 m ²

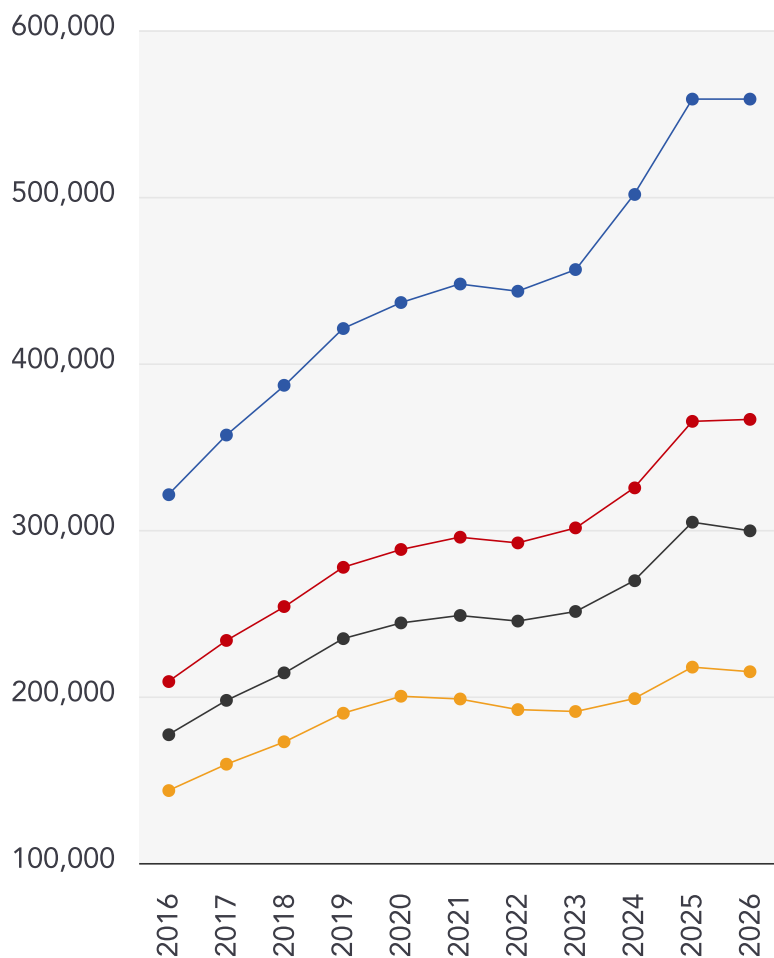
34, Willow Lane, Milton Keynes, MK11 1FH						Flat-maisonette House
Last Sold Date:	30/08/2023	11/06/2002				
Last Sold Price:	£325,000	£159,950				
32, Willow Lane, Milton Keynes, MK11 1FH						Flat-maisonette House
Last Sold Date:	02/08/2022	30/01/2013	11/11/2011	15/12/2006	28/03/2002	
Last Sold Price:	£320,000	£229,500	£210,000	£232,000	£159,950	
28, Willow Lane, Milton Keynes, MK11 1FH						Flat-maisonette House
Last Sold Date:	01/07/2022	07/08/2009	02/08/2002			
Last Sold Price:	£300,000	£219,000	£159,000			
39, Willow Lane, Milton Keynes, MK11 1FH						Flat-maisonette House
Last Sold Date:	01/07/2022	24/11/2011	21/06/2002			
Last Sold Price:	£260,000	£205,000	£157,950			
38, Willow Lane, Milton Keynes, MK11 1FH						Flat-maisonette House
Last Sold Date:	24/01/2020	28/03/2002				
Last Sold Price:	£315,000	£157,950				
29, Willow Lane, Milton Keynes, MK11 1FH						Flat-maisonette House
Last Sold Date:	16/07/2019	28/02/2014	30/09/2009	24/01/2007		
Last Sold Price:	£315,000	£249,995	£230,000	£295,950		
30, Willow Lane, Milton Keynes, MK11 1FH						Flat-maisonette House
Last Sold Date:	21/03/2017	30/04/2002				
Last Sold Price:	£225,000	£128,950				
37, Willow Lane, Milton Keynes, MK11 1FH						Flat-maisonette House
Last Sold Date:	23/03/2016					
Last Sold Price:	£250,000					
35, Willow Lane, Milton Keynes, MK11 1FH						Flat-maisonette House
Last Sold Date:	15/05/2015	29/05/2002				
Last Sold Price:	£235,000	£157,950				
43, Willow Lane, Milton Keynes, MK11 1FH						Flat-maisonette House
Last Sold Date:	30/04/2015	28/06/2002				
Last Sold Price:	£295,000	£235,950				
33, Willow Lane, Milton Keynes, MK11 1FH						Flat-maisonette House
Last Sold Date:	28/01/2015	17/05/2005	16/09/2002			
Last Sold Price:	£241,000	£199,995	£159,950			
41, Willow Lane, Milton Keynes, MK11 1FH						Flat-maisonette House
Last Sold Date:	18/12/2014	27/09/2002				
Last Sold Price:	£275,000	£210,000				

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 MK11



Detached

+73.97%

Semi-Detached

+75.35%

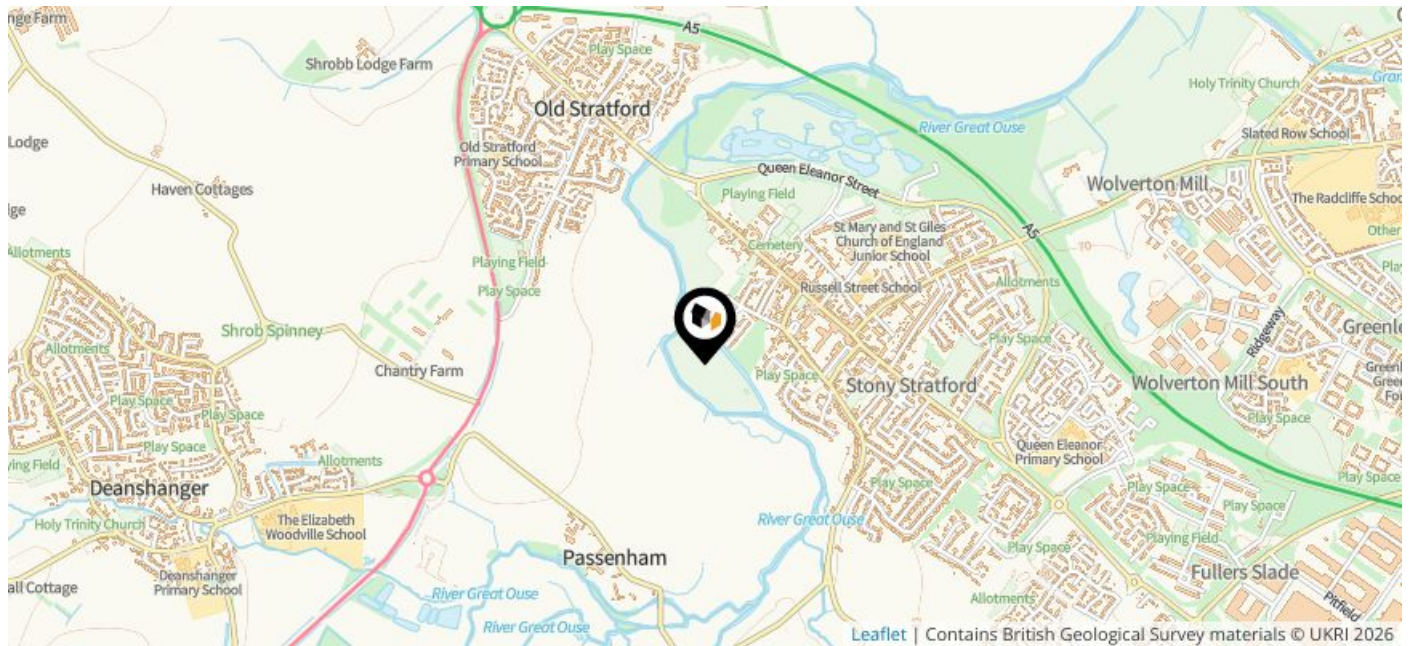
Terraced

+69.17%

Flat

+49.74%

This map displays nearby coal mine entrances and their classifications.



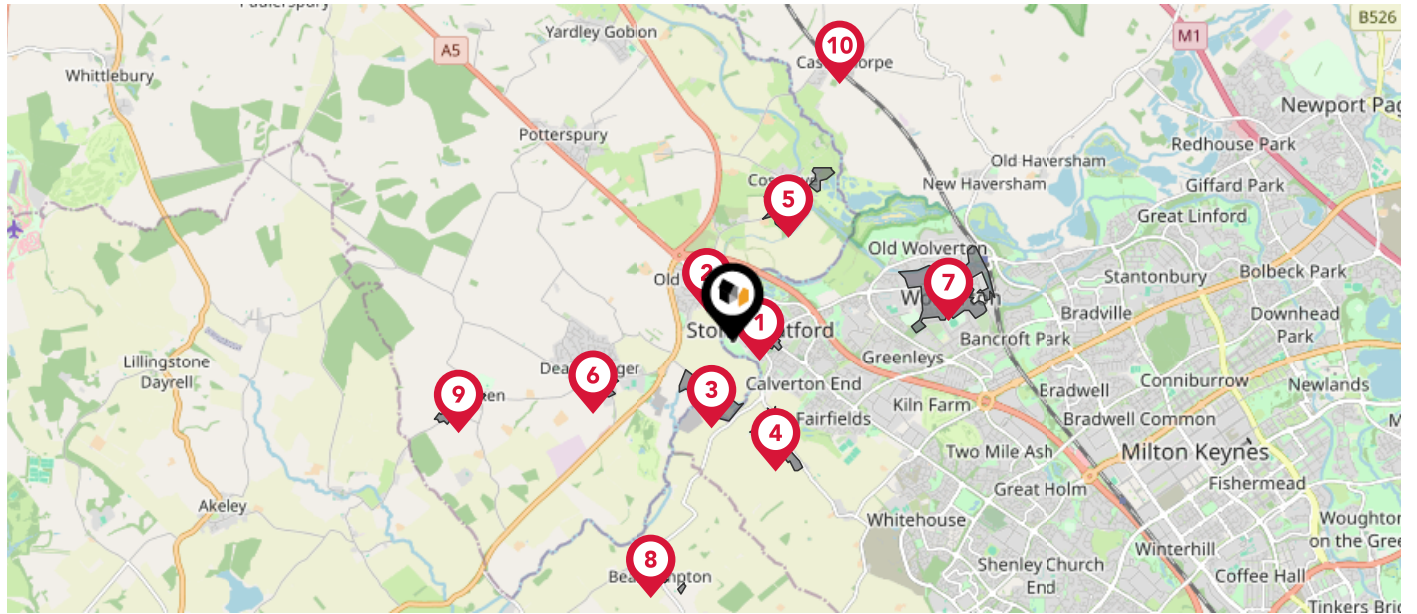
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft











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

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

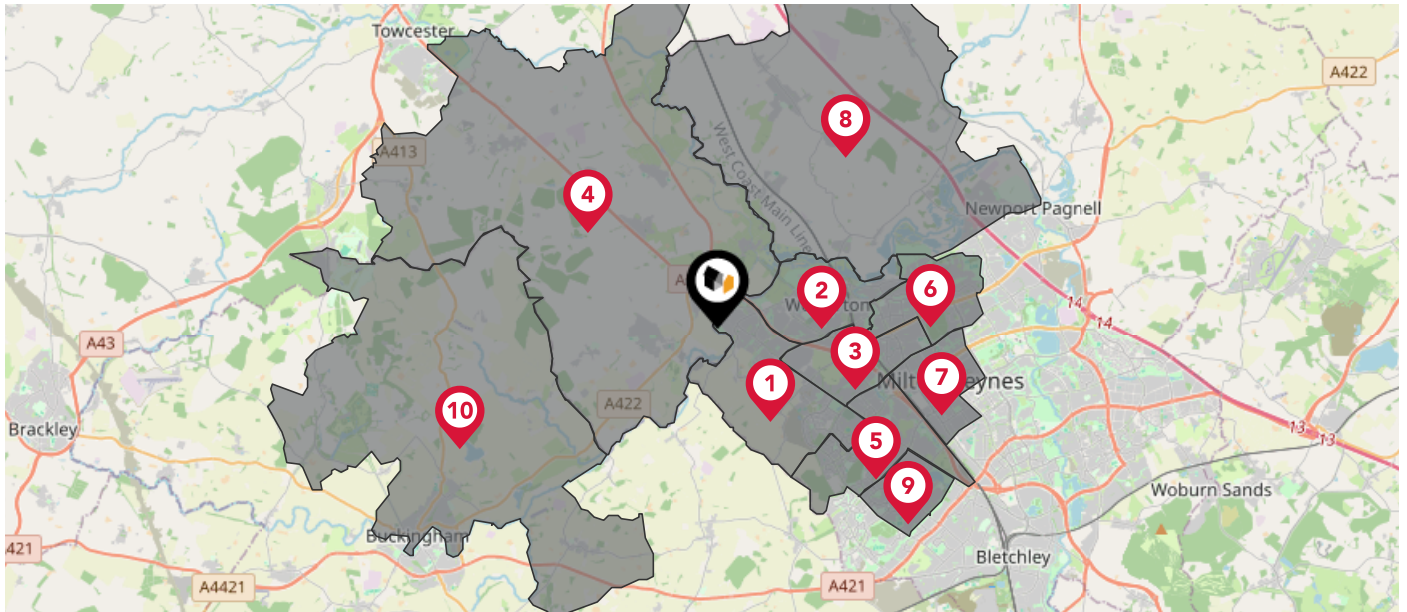
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

-  1 Stony Stratford
-  2 Old Stratford
-  3 Passenham
-  4 Calverton
-  5 Cosgrove
-  6 Deanshanger
-  7 Wolverton
-  8 Beachampton
-  9 Wicken
-  10 Castlethorpe

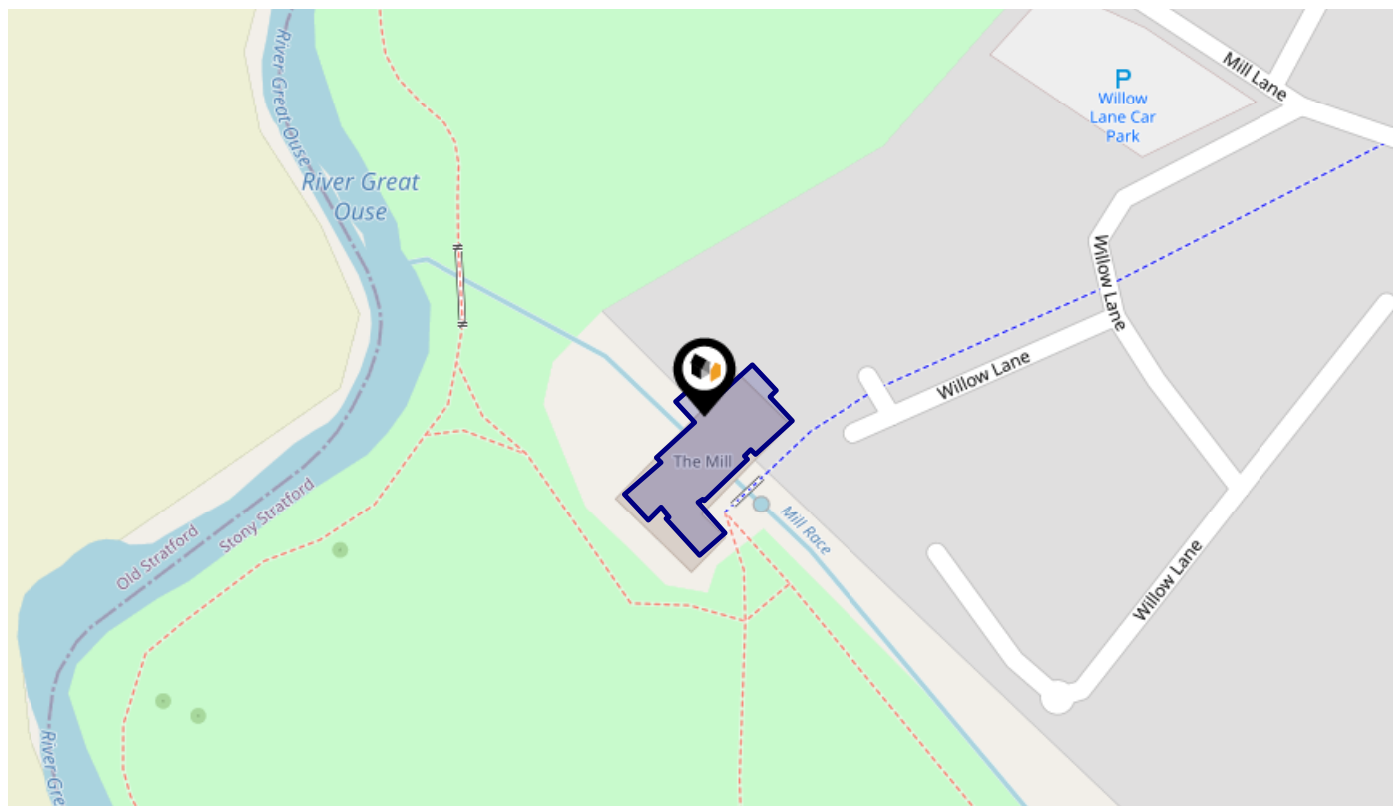
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Stony Stratford Ward
-  Wolverton Ward
-  Bradwell Ward
-  Deanshanger Ward
-  Loughton & Shenley Ward
-  Stantonbury Ward
-  Central Milton Keynes Ward
-  Newport Pagnell North & Hanslope Ward
-  Shenley Brook End Ward
-  Buckingham East 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.

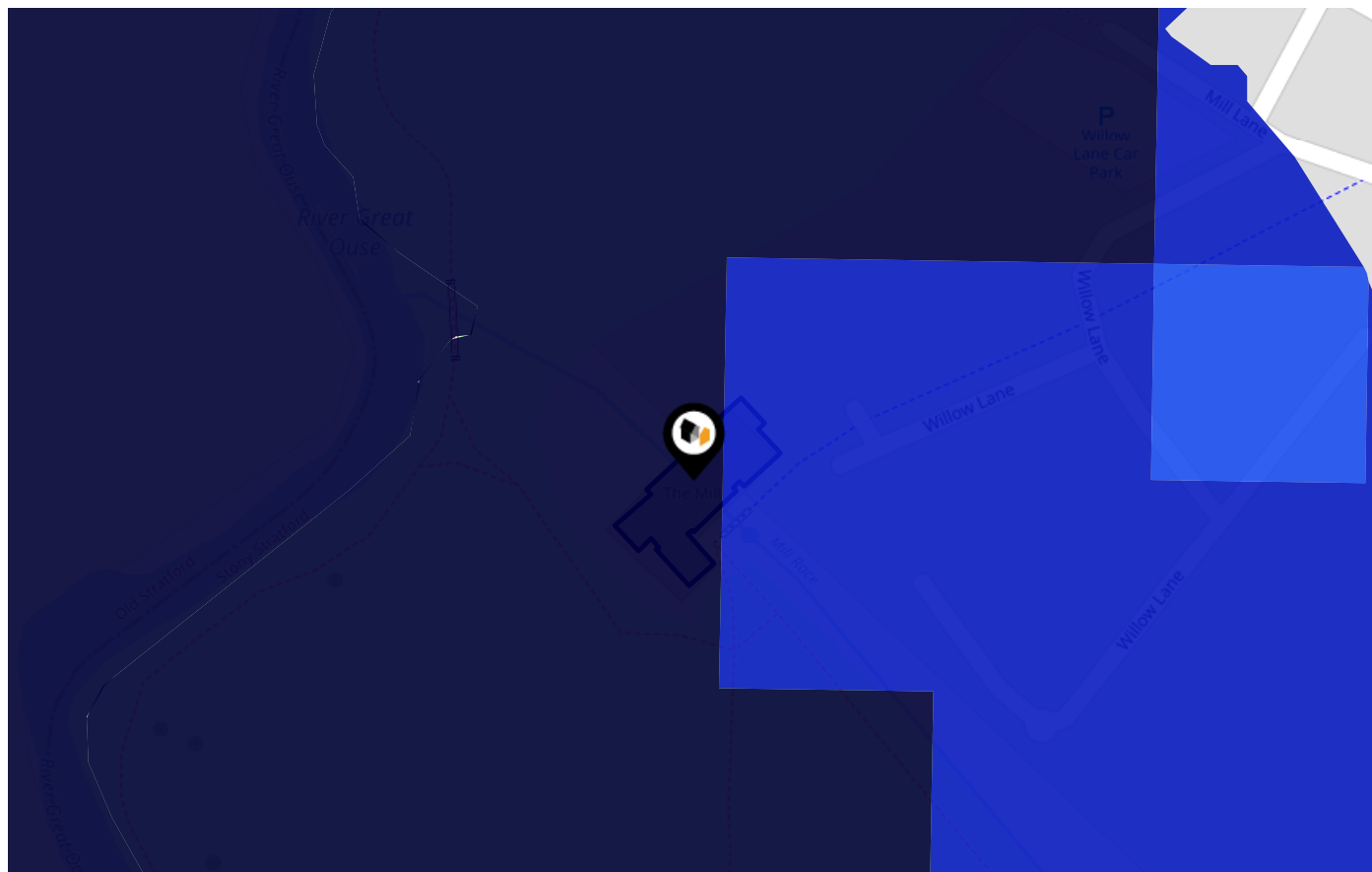
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

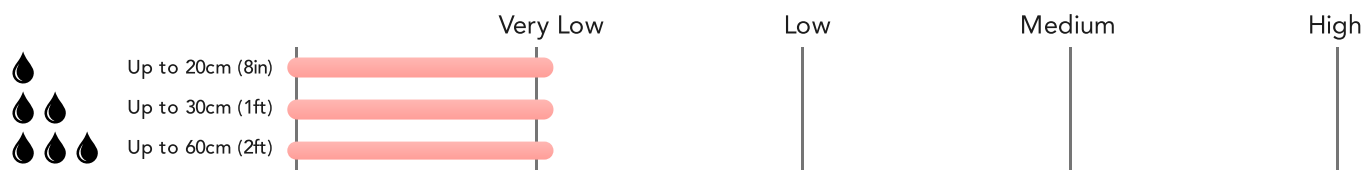


Risk Rating: High

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.

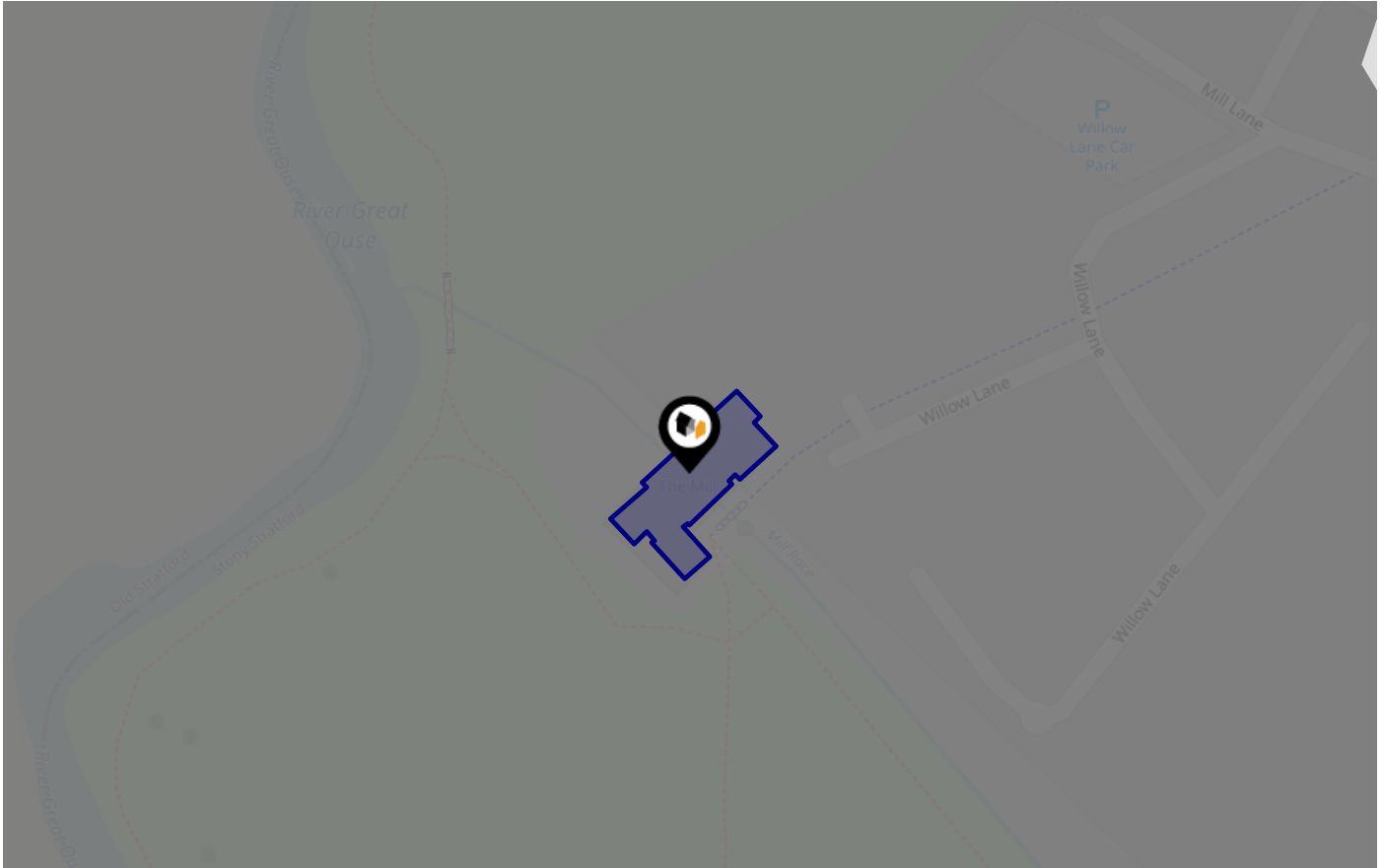
Chance of flooding to the following depths at this property:



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.

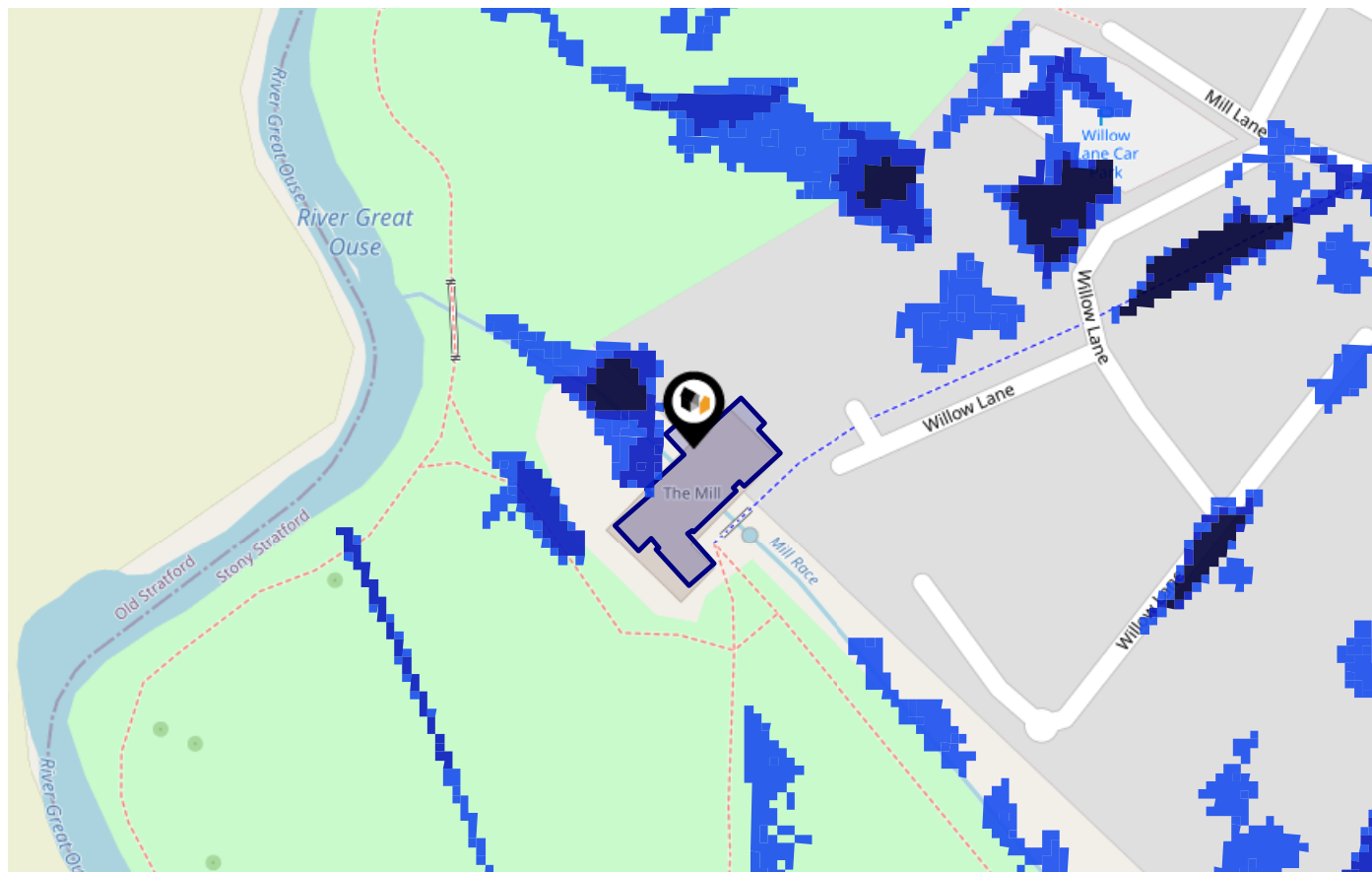
Chance of flooding to the following depths at this property:



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.

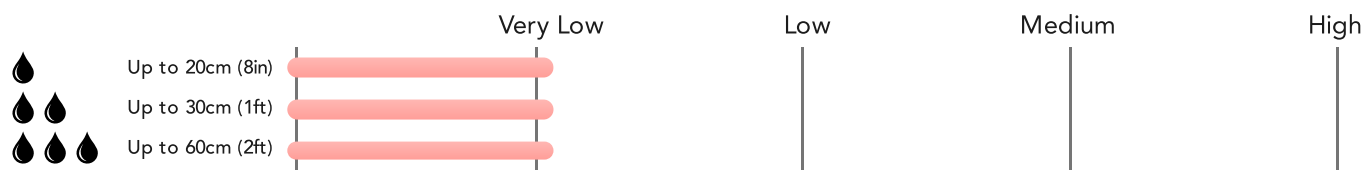


Risk Rating: Very low

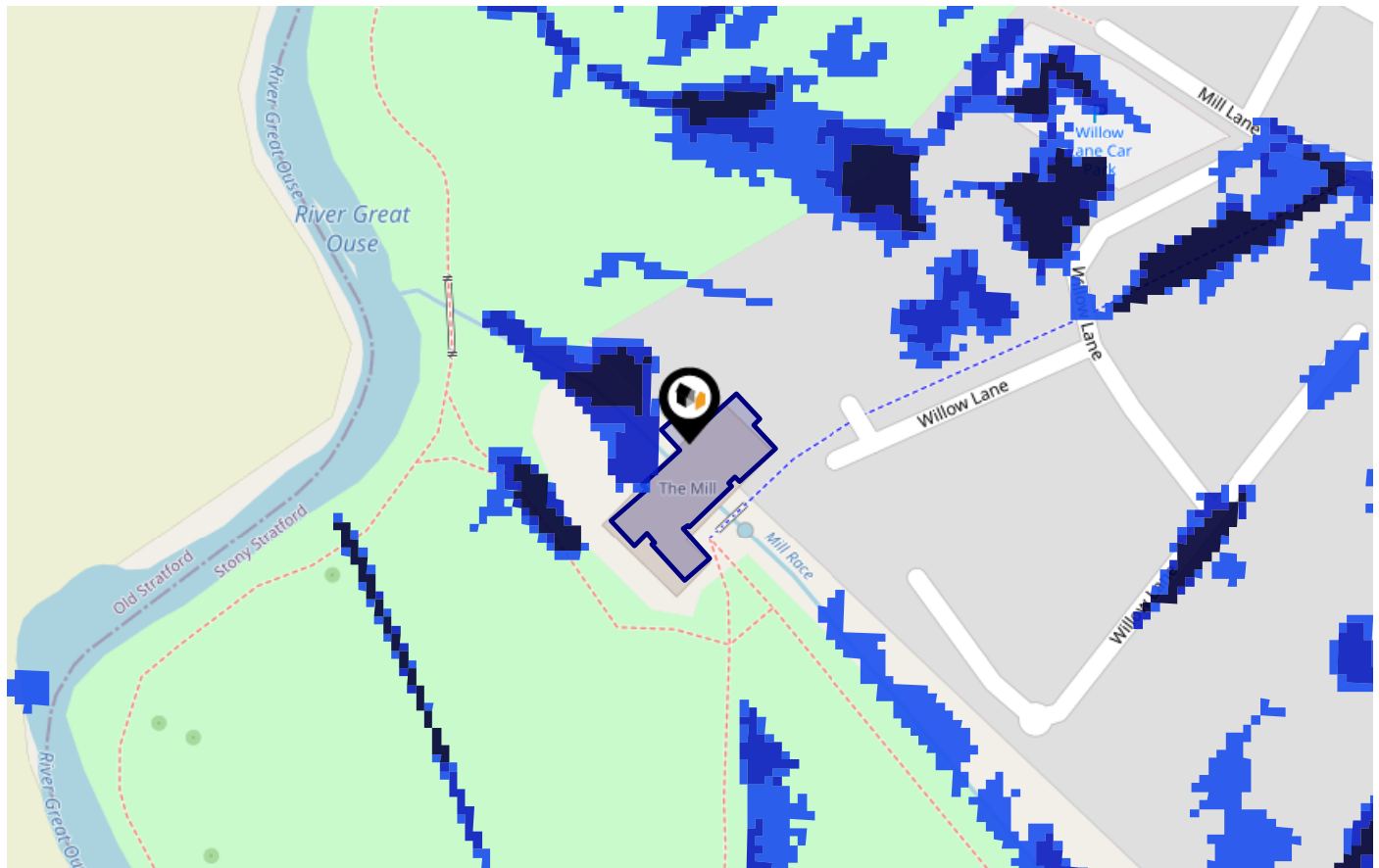
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

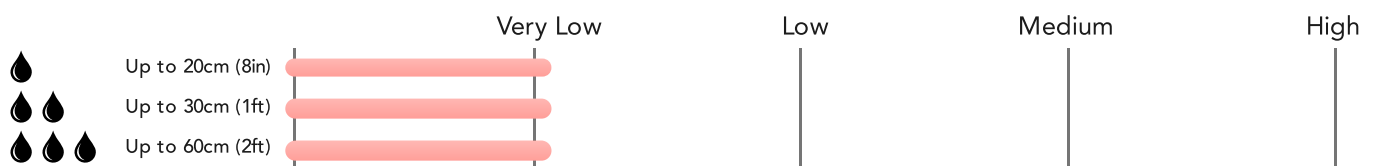


Risk Rating: Very low

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.

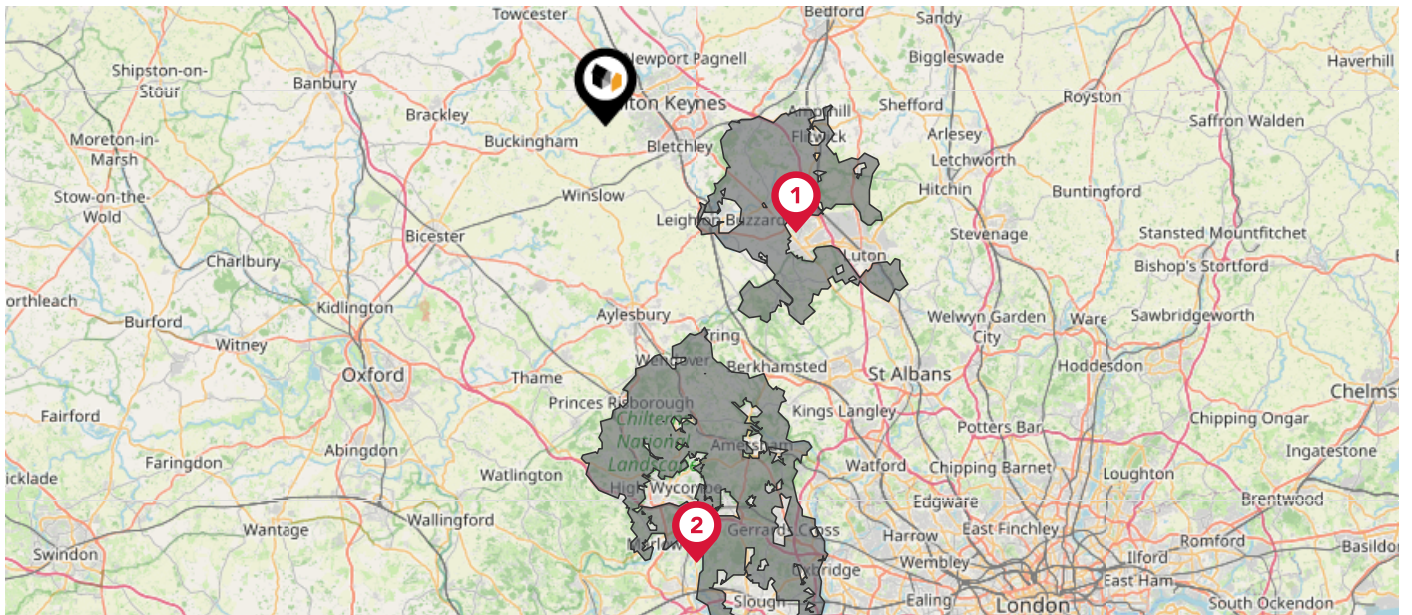
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



Nearby Green Belt Land



London Green Belt - Central Bedfordshire

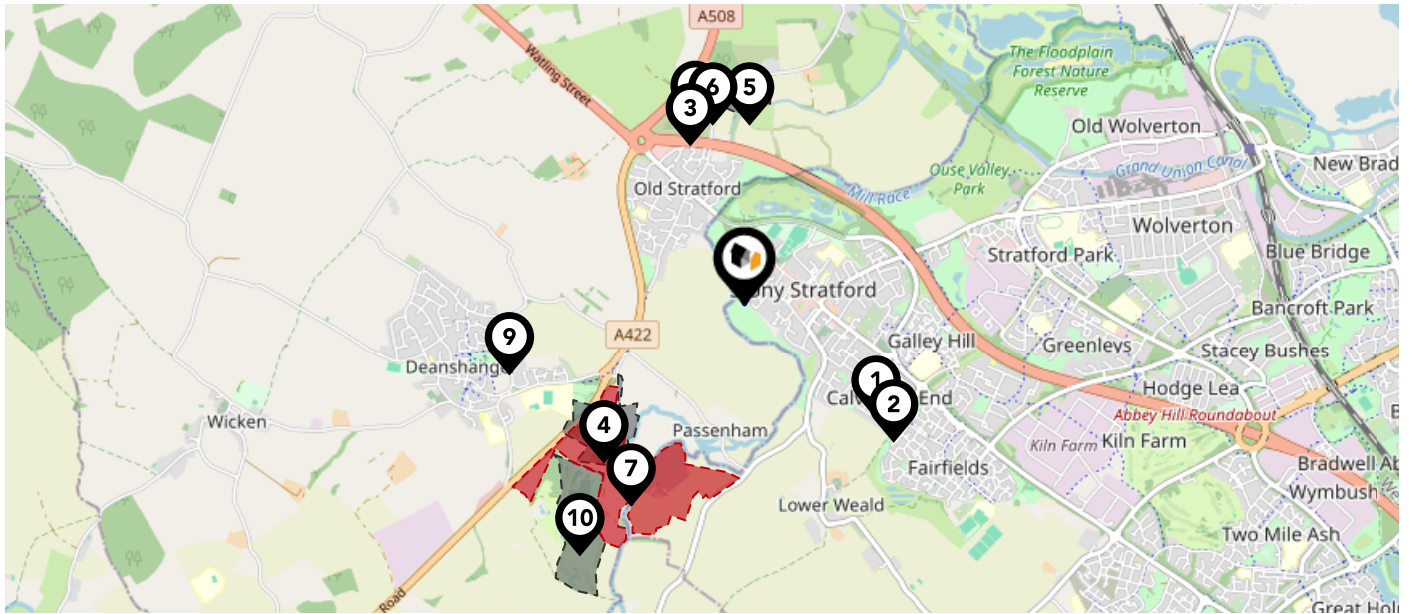


London Green Belt - Buckinghamshire

Maps

Landfill Sites

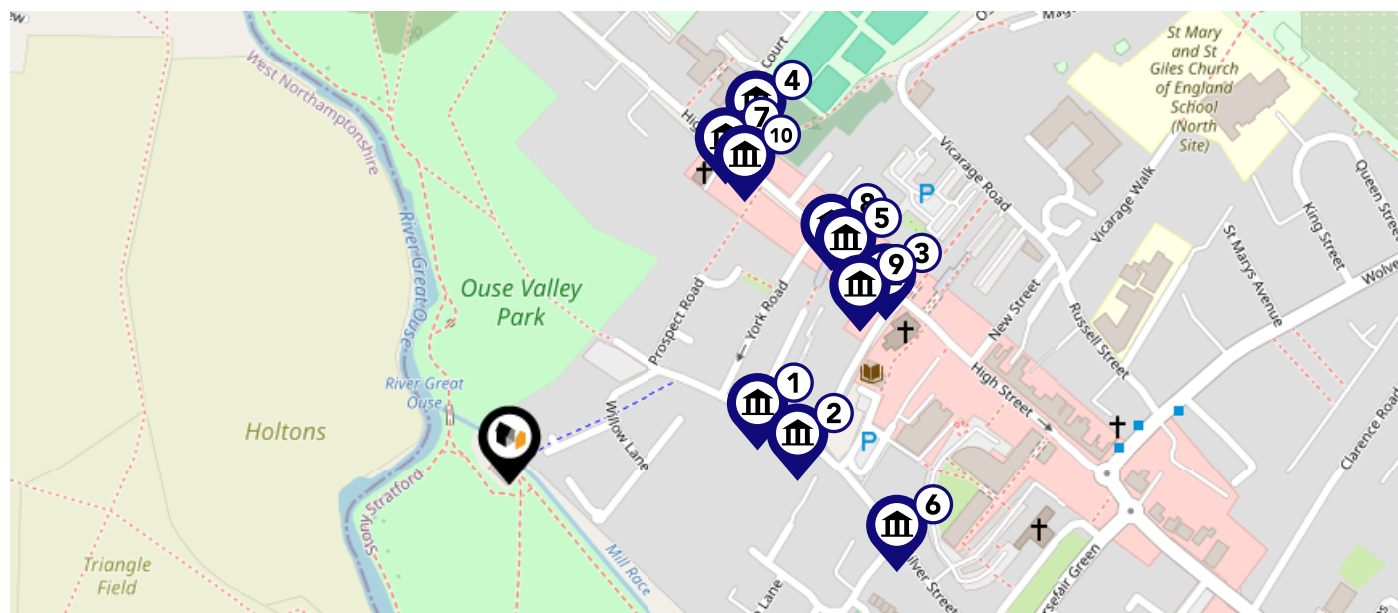
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

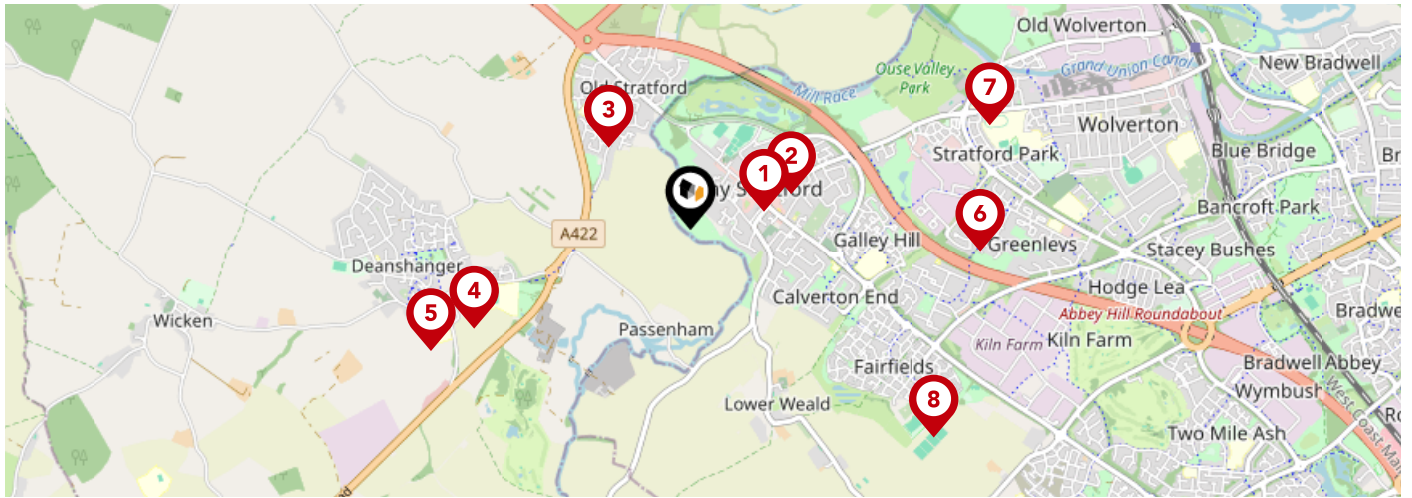
1	Calverton End No.2-Stony Stratford	Historic Landfill	<input type="checkbox"/>
2	Calverton End No.1-Stony Stratford	Historic Landfill	<input type="checkbox"/>
3	Old Furtho Pit-Old Stratford	Historic Landfill	<input type="checkbox"/>
4	R M C Aggregates - Passenham-Passenham Lane, Nr Deanshanger, Stony Stratford, Northants, MK19 6HN	Historic Landfill	<input type="checkbox"/>
5	Stratford Road-Cosgrove	Historic Landfill	<input type="checkbox"/>
6	J Harper - Brook Farm-Northampton Road,,Cosgrove,Buckinghamshire	Historic Landfill	<input type="checkbox"/>
7	EA/EPR/AB3503UZ/V005	Active Landfill	<input checked="" type="checkbox"/>
8	Furtho Pit-Cosgrove	Historic Landfill	<input type="checkbox"/>
9	Old Lagoons, Deanshanger-Hayes Road, Deanshanger	Historic Landfill	<input type="checkbox"/>
10	Kingfisher Farm-Deanshanger	Historic Landfill	<input type="checkbox"/>

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

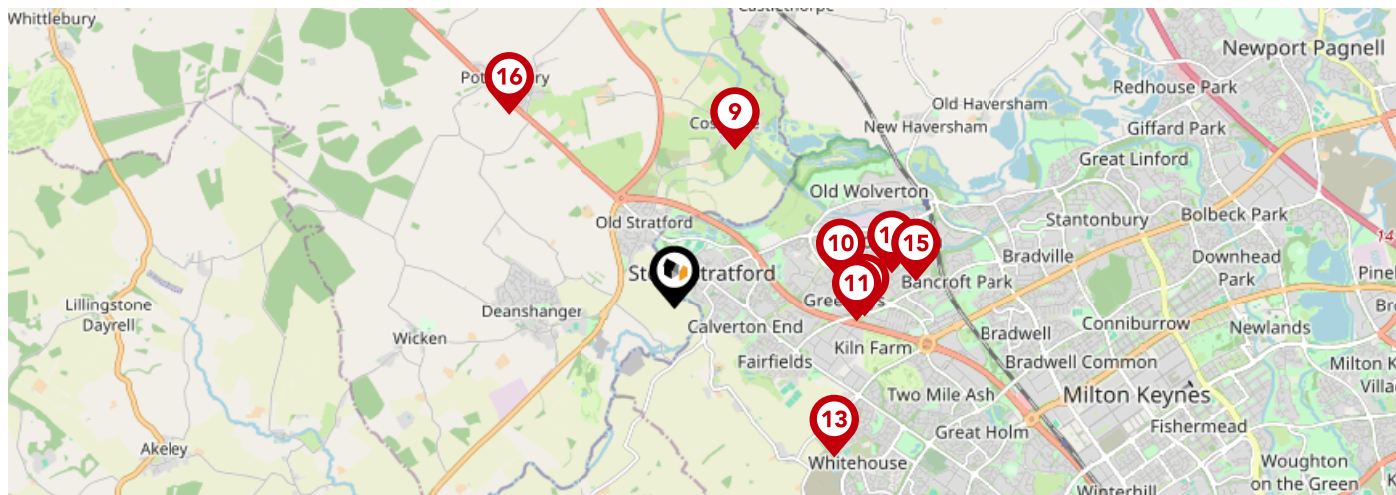










Listed Buildings in the local district		Grade	Distance
	1125356 - Laura Cottage	Grade II	0.1 miles
	1159337 - 40 Church Street	Grade II	0.2 miles
	1125400 - 70 And 70a, High Street	Grade II	0.2 miles
	1159656 - The Old Vicarage	Grade II	0.2 miles
	1332276 - National Westminster Bank	Grade II	0.2 miles
	1332259 - Methodist Church And Church Hall	Grade II	0.2 miles
	1125370 - 106, High Street	Grade II	0.2 miles
	1125363 - 84, High Street	Grade II	0.2 miles
	1310719 - 65, High Street	Grade II	0.2 miles
	1332237 - 98 And 100, High Street	Grade II	0.2 miles

Area Schools



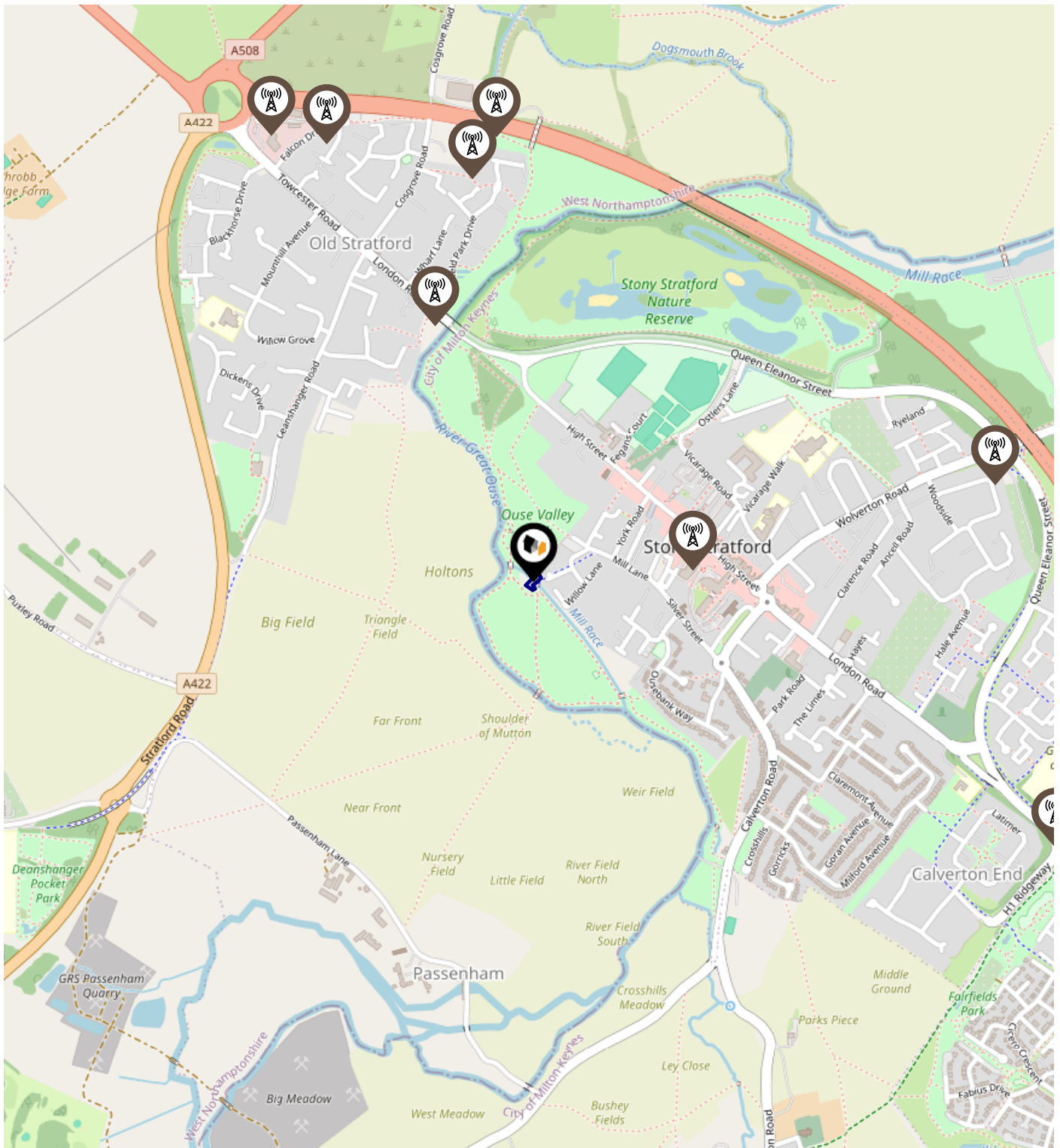
		Nursery	Primary	Secondary	College	Private
1	Russell Street School Ofsted Rating: Outstanding Pupils: 191 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Mary and St Giles Church of England School Ofsted Rating: Good Pupils: 362 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Old Stratford Primary School Ofsted Rating: Good Pupils: 187 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Elizabeth Woodville School Ofsted Rating: Requires improvement Pupils: 1124 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Deanshanger Primary School Ofsted Rating: Requires improvement Pupils: 307 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Mary Magdalene Catholic Primary School Ofsted Rating: Outstanding Pupils: 385 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Slated Row School Ofsted Rating: Outstanding Pupils: 229 Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Fairfields Primary School Ofsted Rating: Good Pupils: 542 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Cosgrove Village Primary School Ofsted Rating: Good Pupils: 39 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Radcliffe School Ofsted Rating: Good Pupils: 1246 Distance:1.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Greenleys First School Ofsted Rating: Good Pupils: 115 Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Greenleys Junior School Ofsted Rating: Good Pupils: 225 Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Watling Academy Ofsted Rating: Outstanding Pupils: 1203 Distance:2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wyvern School Ofsted Rating: Good Pupils: 353 Distance:2.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bushfield School Ofsted Rating: Good Pupils: 411 Distance:2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	John Hellins Primary School Ofsted Rating: Outstanding Pupils: 208 Distance:2.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

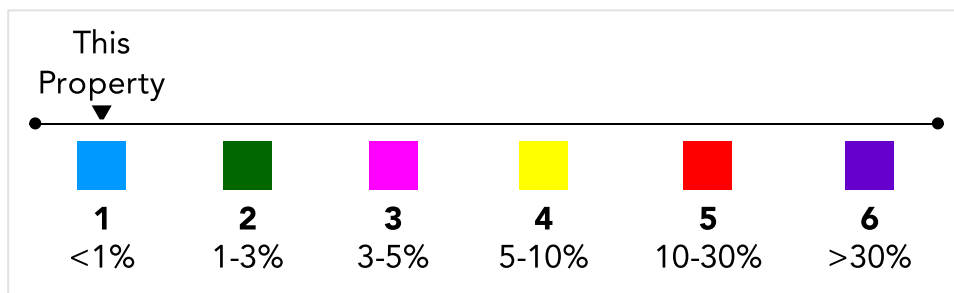
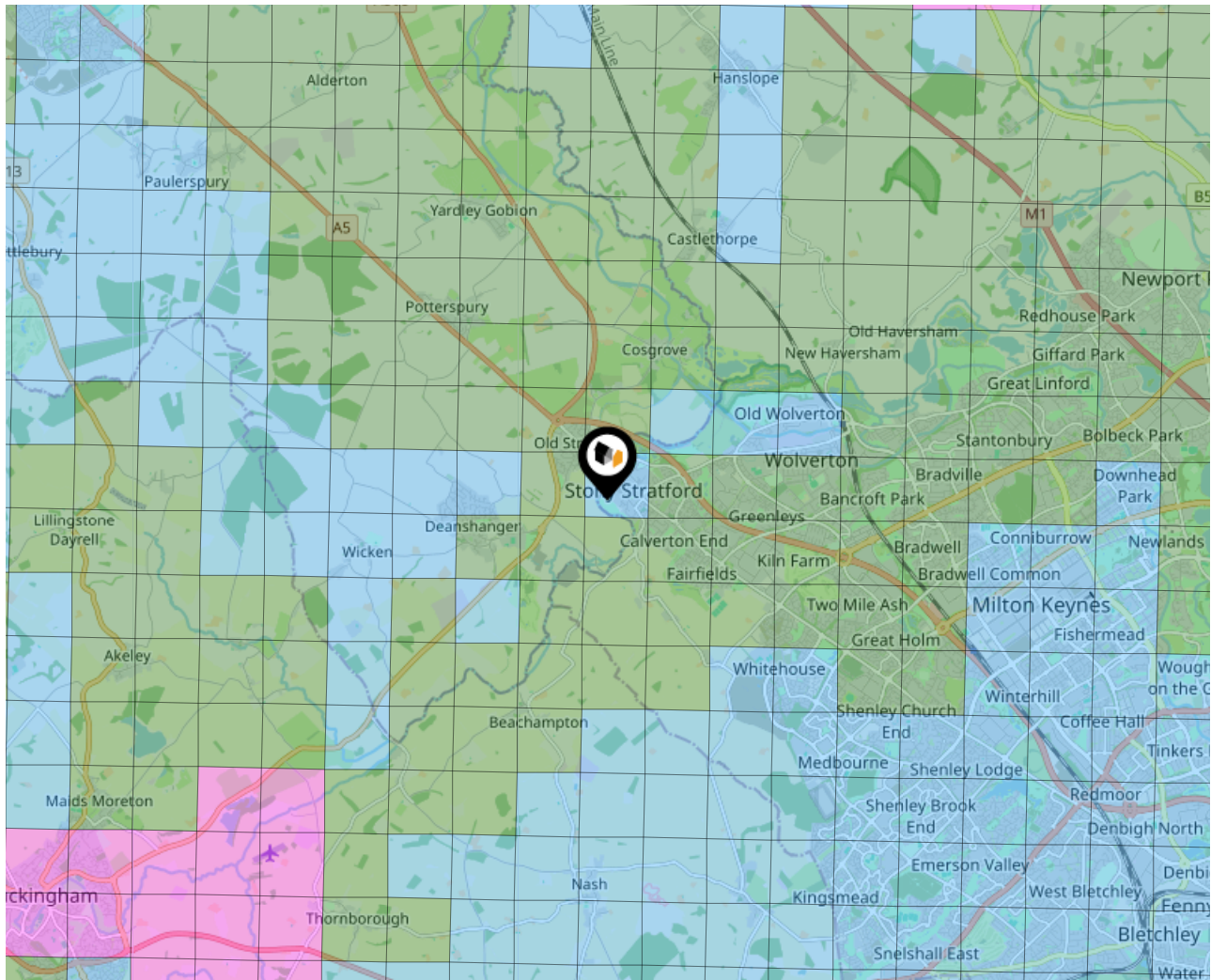


Key:

-  Power Pylons
-  Communication Masts

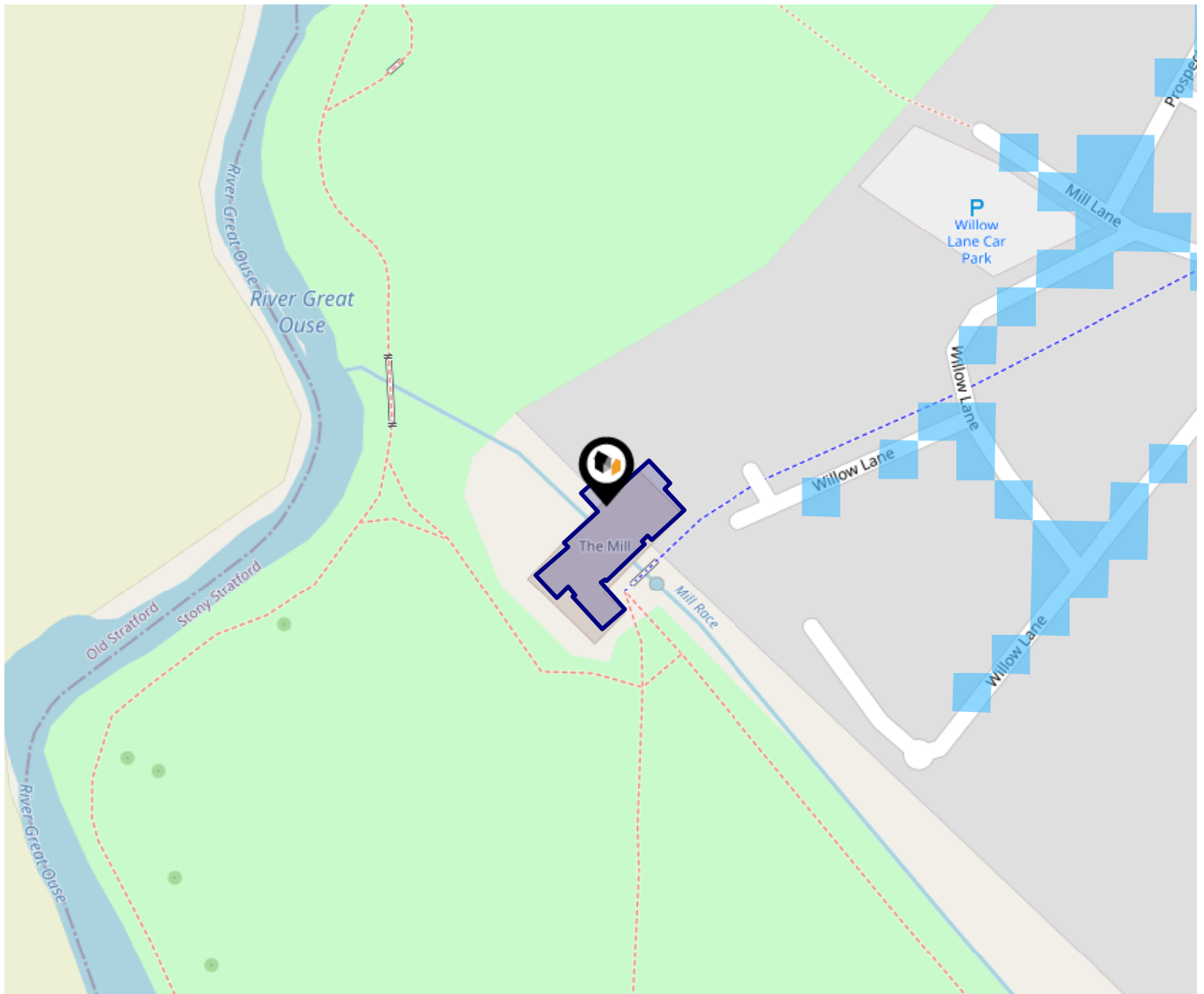
What is Radon?

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/m³).



Local Area

Road Noise

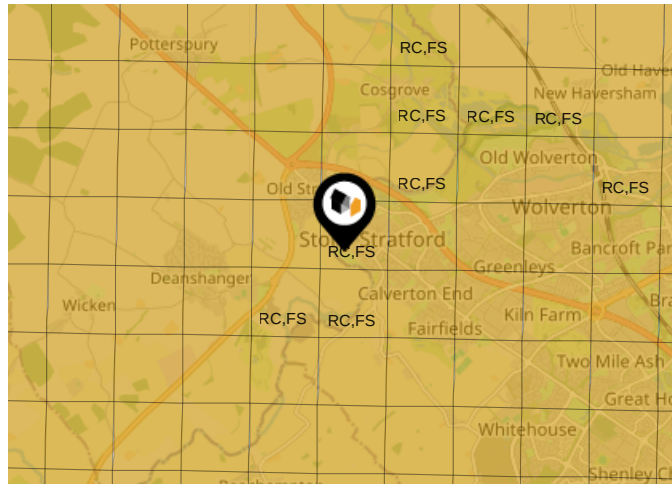


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		

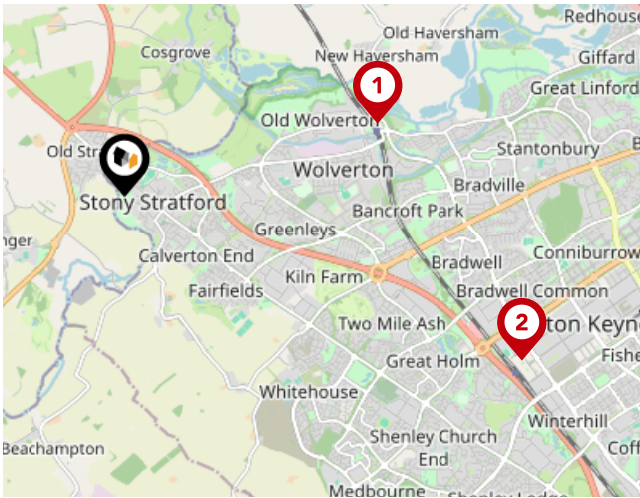


Primary Classifications (Most Common Clay Types)

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

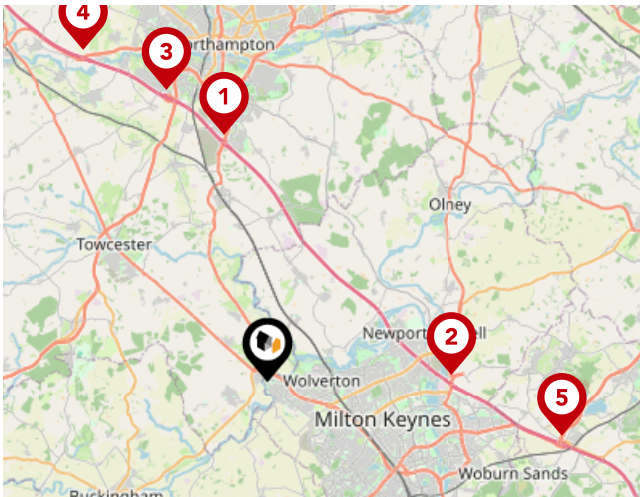
Area

Transport (National)



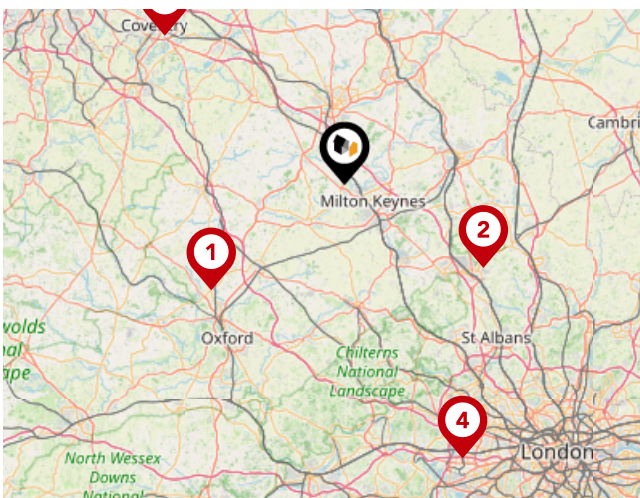
National Rail Stations

Pin	Name	Distance
1	Wolverson Rail Station	2.41 miles
2	Milton Keynes Central Rail Station	3.92 miles
3	Bletchley Rail Station	6.68 miles



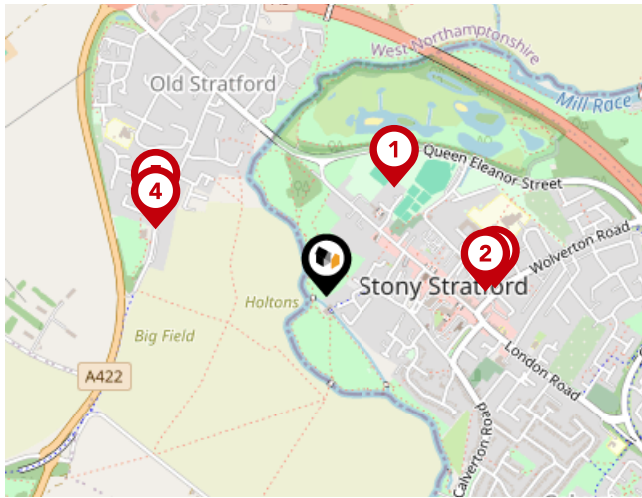
Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J15	9.09 miles
2	M1 J14	6.72 miles
3	M1 J15A	11.23 miles
4	M1 J16	13.77 miles
5	M1 J13	10.96 miles



Airports/HELIPADS

Pin	Name	Distance
1	Kidlington	24.75 miles
2	Luton Airport	23.88 miles
3	Baginton	33.87 miles
4	Heathrow Airport	43.82 miles



Bus Stops/Stations

Pin	Name	Distance
1	Fegan's Court	0.29 miles
2	Wolverton Road	0.36 miles
3	Wolverton Road	0.38 miles
4	Community Centre	0.42 miles
5	Community Centre	0.44 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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Chris Durrant powered by eXp Data Quality

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