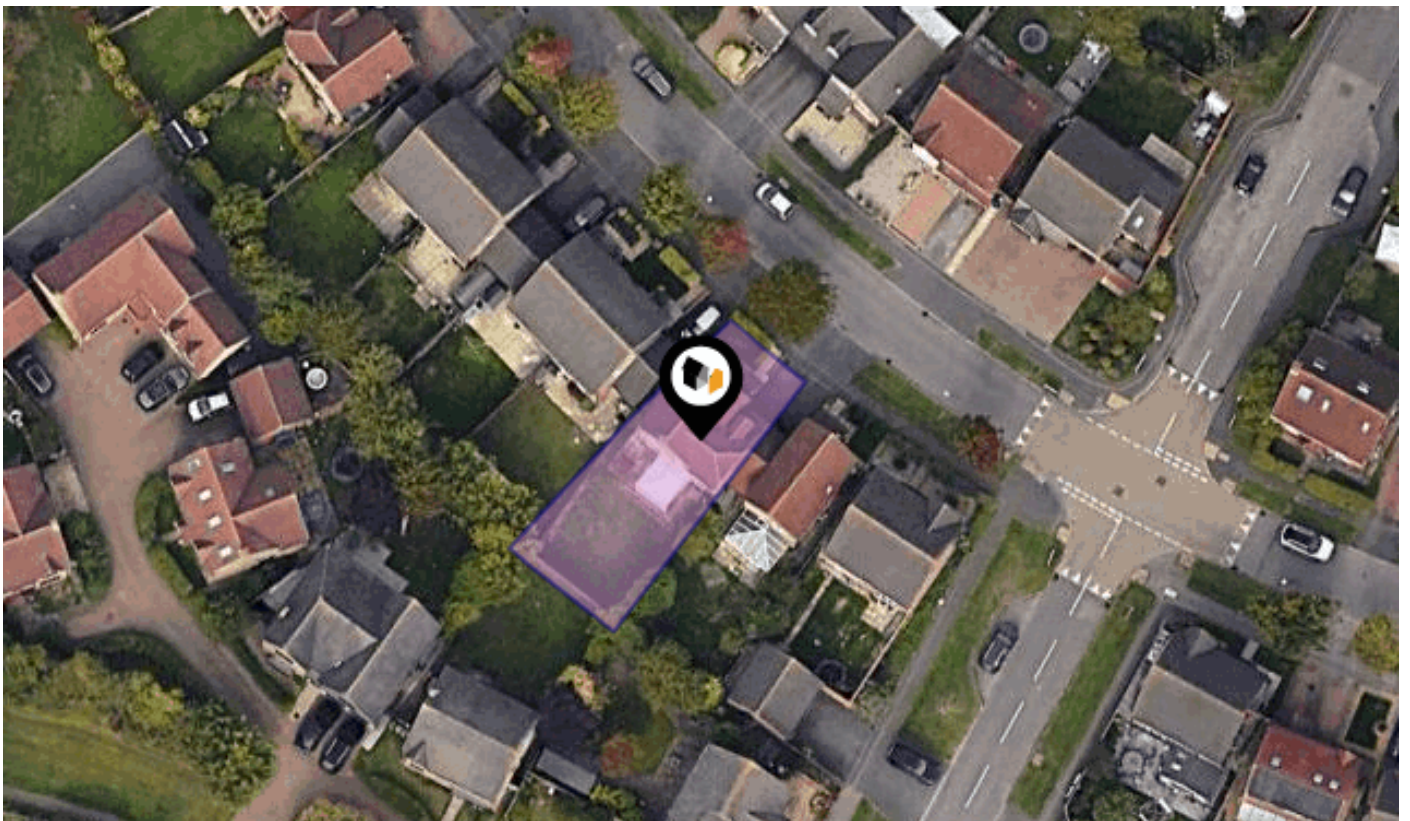




See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Monday 23rd March 2026**



**BLANCHLAND CIRCLE, MONKSTON, MILTON KEYNES,  
MK10**

**Chris Durrant powered by eXp**

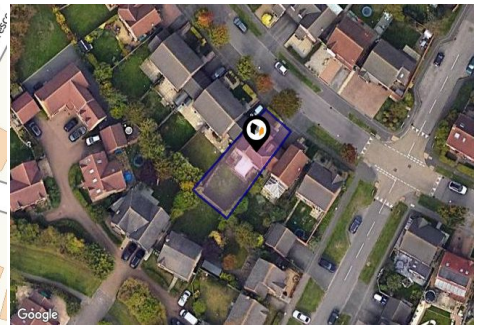
8 Linceslade Grove Loughton Milton Keynes MK5 8DL

07595473891

chris.durrant@exp.uk.com

chrisdurrant.exp.uk.com





## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	882 ft <sup>2</sup> / 82 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Year Built :</b>	2000		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,258		
<b>Title Number:</b>	BM257415		

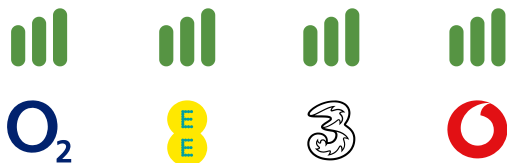
## Local Area

<b>Local Authority:</b>	Milton Keynes
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>13</b> mb/s	<b>2000</b> mb/s

### Mobile Coverage: (based on calls indoors)

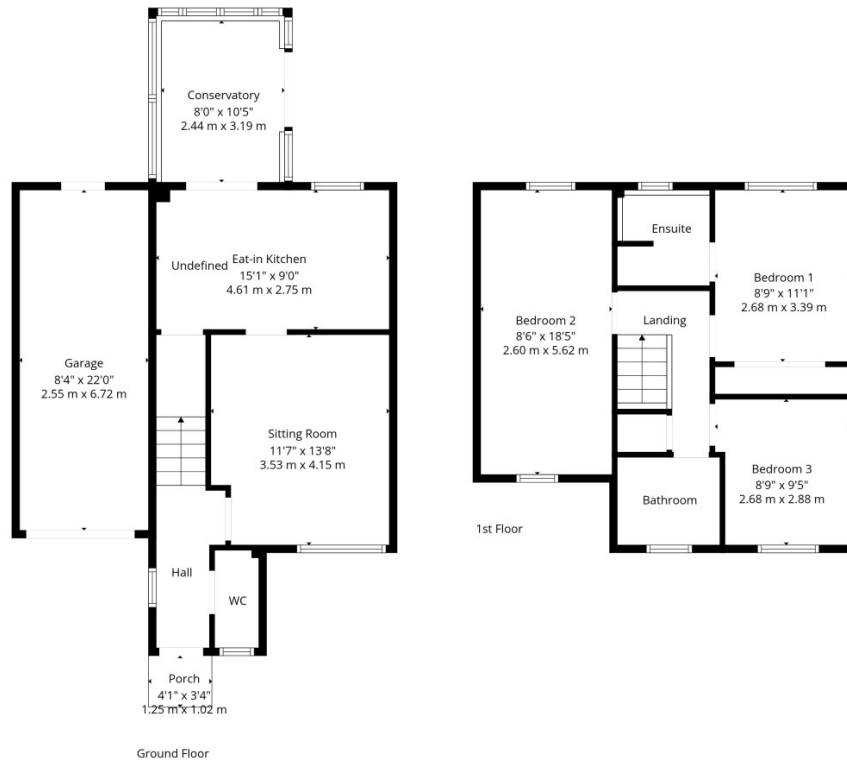


### Satellite/Fibre TV Availability:





# BLANCHLAND CIRCLE, MONKSTON, MILTON KEYNES, MK10



**TOTAL: 975 sq. ft, 91 m2**  
GROUND FLOOR: 482 sq. ft, 45 m2, 1ST FLOOR: 493 sq. ft, 46 m2  
EXCLUDED AREAS: GARAGE: 184 sq. ft, 17 m2, PORCH: 14 sq. ft, 1 m2, LOW CEILING: 18 sq. ft, 2 m2,  
WALLS: 106 sq. ft, 9 m2

Floor Plan Created By Harper & Reid. Measurements Deemed Highly Reliable But Not Guaranteed



# Property EPC - Certificate

MILTON KEYNES, MK10

Energy rating

C

Valid until 13.09.2020

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   c	74   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Additional EPC Data

---

<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Very good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Very good
<b>Lighting:</b>	Low energy lighting in 9% of fixed outlets
<b>Lighting Energy:</b>	Very poor
<b>Floors:</b>	Suspended, limited insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	81 m <sup>2</sup>

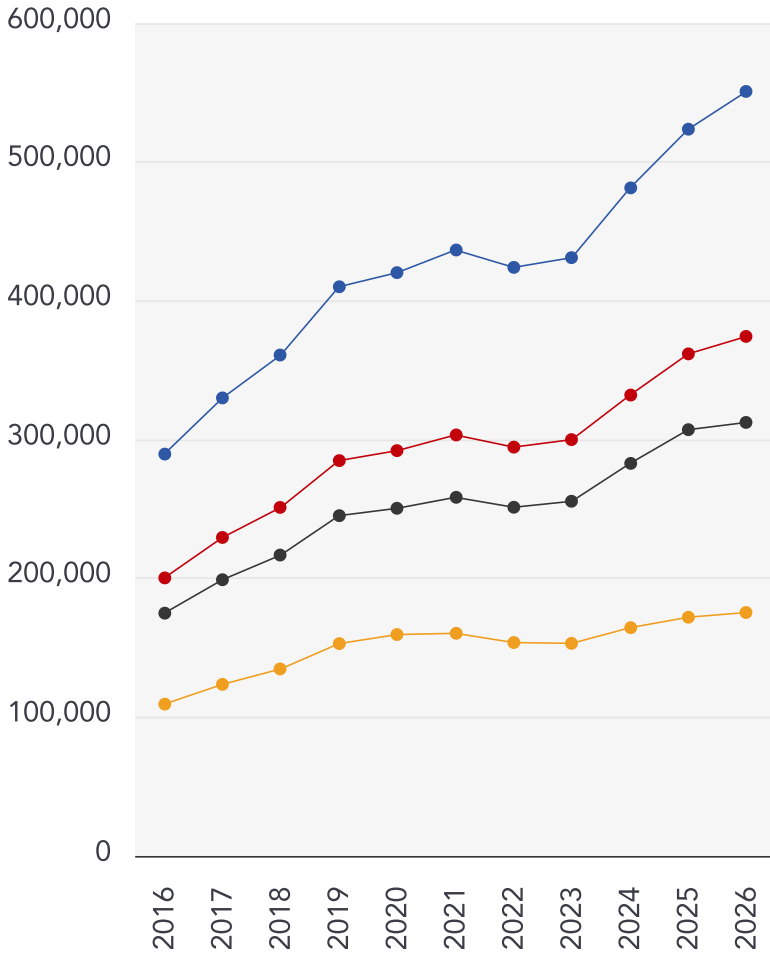
<b>129, Blanchland Circle, Milton Keynes, MK10 9FD</b>		Detached House			
Last Sold Date:	05/08/2025	08/09/2000			
Last Sold Price:	£365,000	£105,500			
<b>119, Blanchland Circle, Milton Keynes, MK10 9FD</b>		Detached House			
Last Sold Date:	27/03/2025	04/08/2005	23/12/2002	15/12/2000	
Last Sold Price:	£420,000	£215,000	£174,995	£114,950	
<b>123, Blanchland Circle, Milton Keynes, MK10 9FD</b>		Semi-detached House			
Last Sold Date:	31/01/2022	11/08/2000			
Last Sold Price:	£378,000	£100,950			
<b>127, Blanchland Circle, Milton Keynes, MK10 9FD</b>		Semi-detached House			
Last Sold Date:	06/03/2020				
Last Sold Price:	£305,000				
<b>121, Blanchland Circle, Milton Keynes, MK10 9FD</b>		Terraced House			
Last Sold Date:	12/08/2015	20/04/2011	09/03/2007	22/07/2003	06/12/2000
Last Sold Price:	£282,500	£216,000	£240,000	£182,000	£118,950
<b>133, Blanchland Circle, Milton Keynes, MK10 9FD</b>		Detached House			
Last Sold Date:	12/01/2001				
Last Sold Price:	£118,000				
<b>117, Blanchland Circle, Milton Keynes, MK10 9FD</b>		Detached House			
Last Sold Date:	15/12/2000				
Last Sold Price:	£170,000				
<b>131, Blanchland Circle, Milton Keynes, MK10 9FD</b>		Semi-detached House			
Last Sold Date:	31/08/2000				
Last Sold Price:	£114,950				
<b>125, Blanchland Circle, Milton Keynes, MK10 9FD</b>		Semi-detached House			
Last Sold Date:	11/08/2000				
Last Sold Price:	£100,950				

**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 MK10



Detached

**+90.23%**

Semi-Detached

**+86.85%**

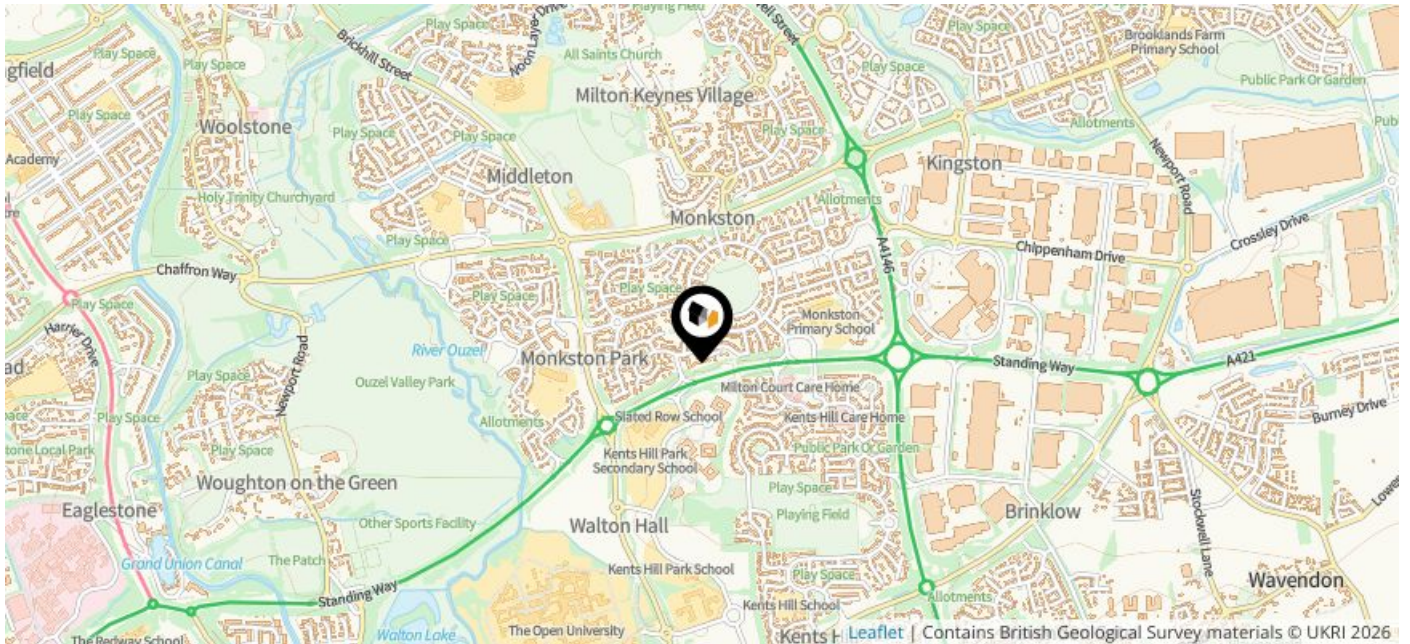
Terraced

**+78.56%**

Flat

**+60.32%**

This map displays nearby coal mine entrances and their classifications.



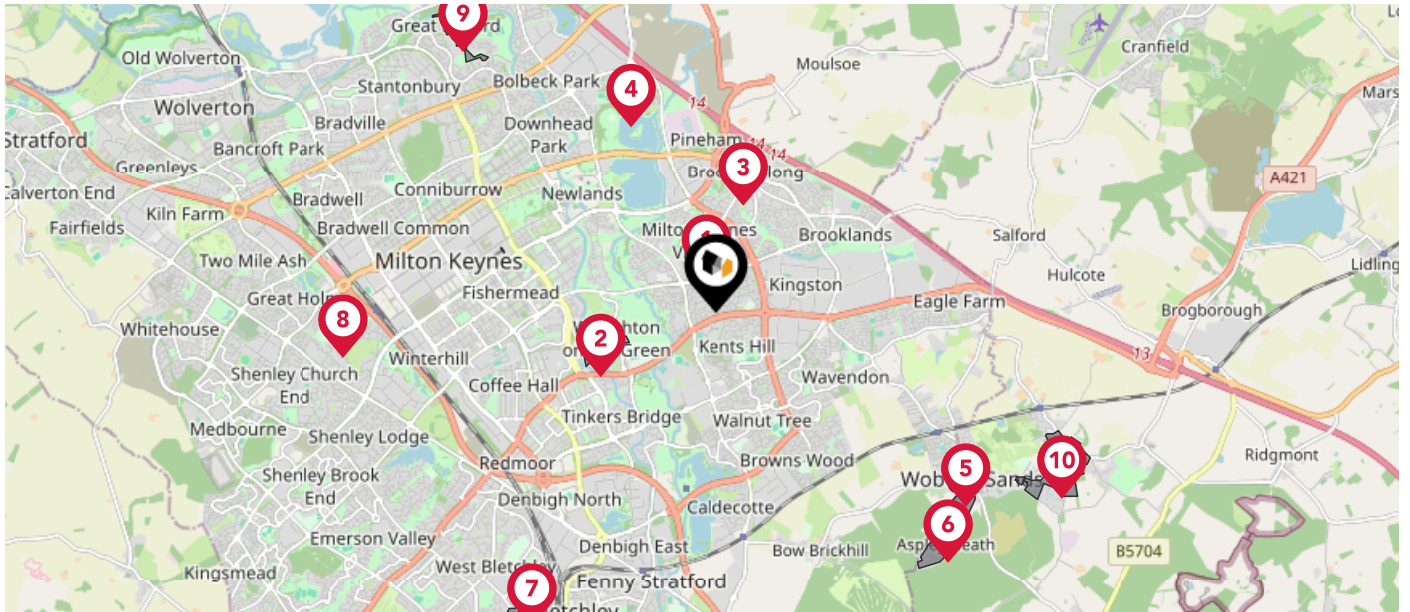
### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

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

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



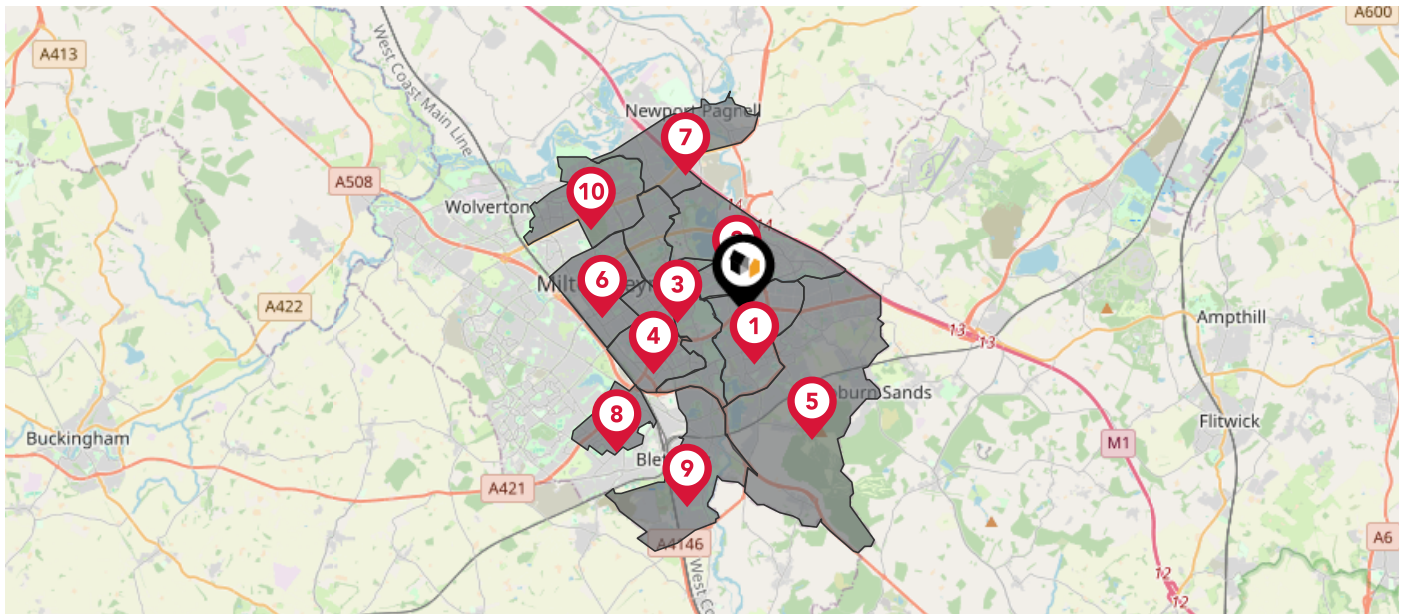
### Nearby Conservation Areas

- 1 Milton Keynes Village
- 2 Wroughton on the Green
- 3 Broughton
- 4 Willen
- 5 Woburn Sands
- 6 Aspley Heath Conservation Area
- 7 Bletchley
- 8 Loughton
- 9 Great Linford
- 10 Aspley Guise Conservation Area

# Maps

## Council Wards

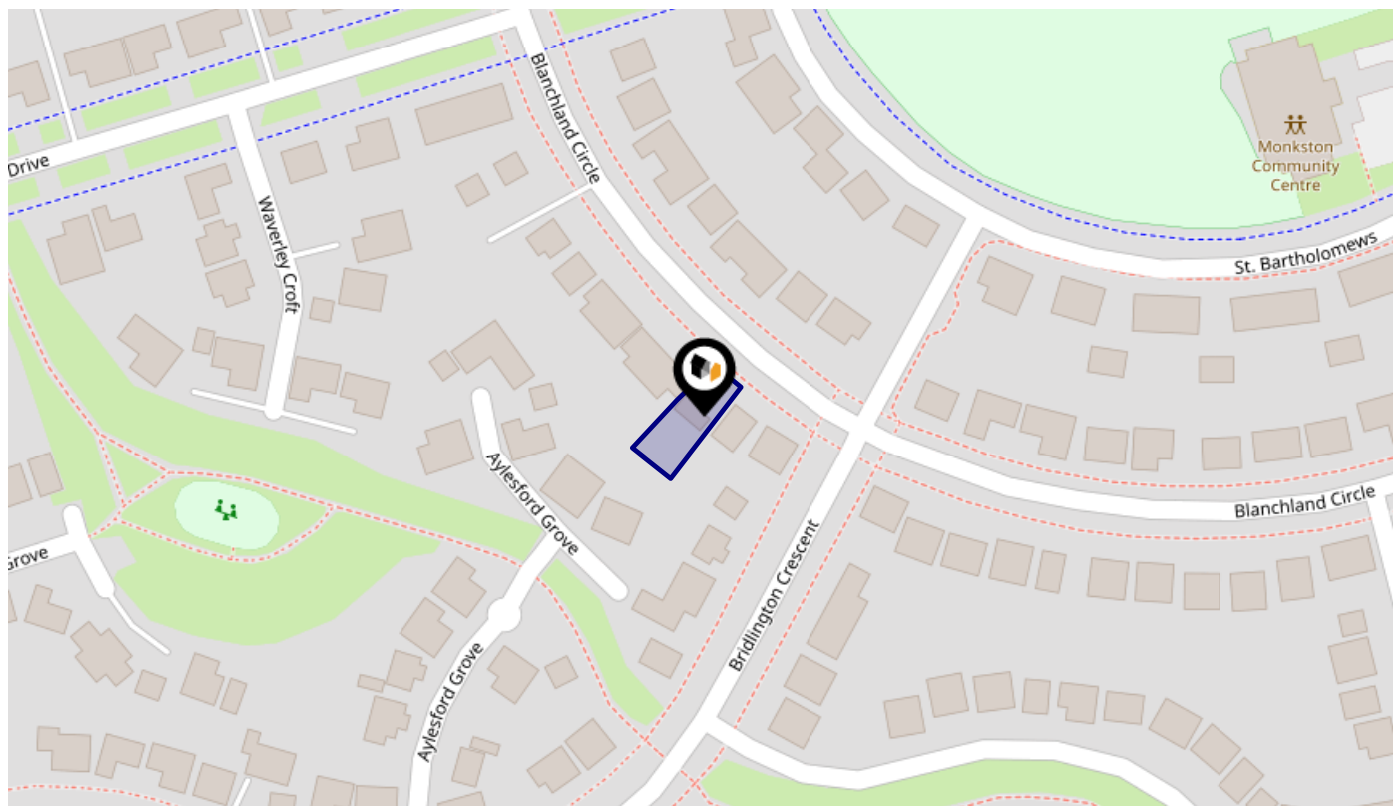
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

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

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

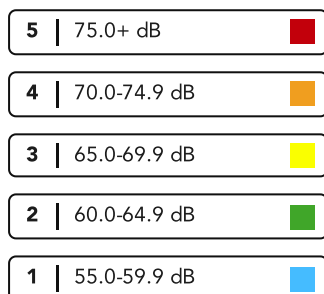


### Rail Noise Data

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.

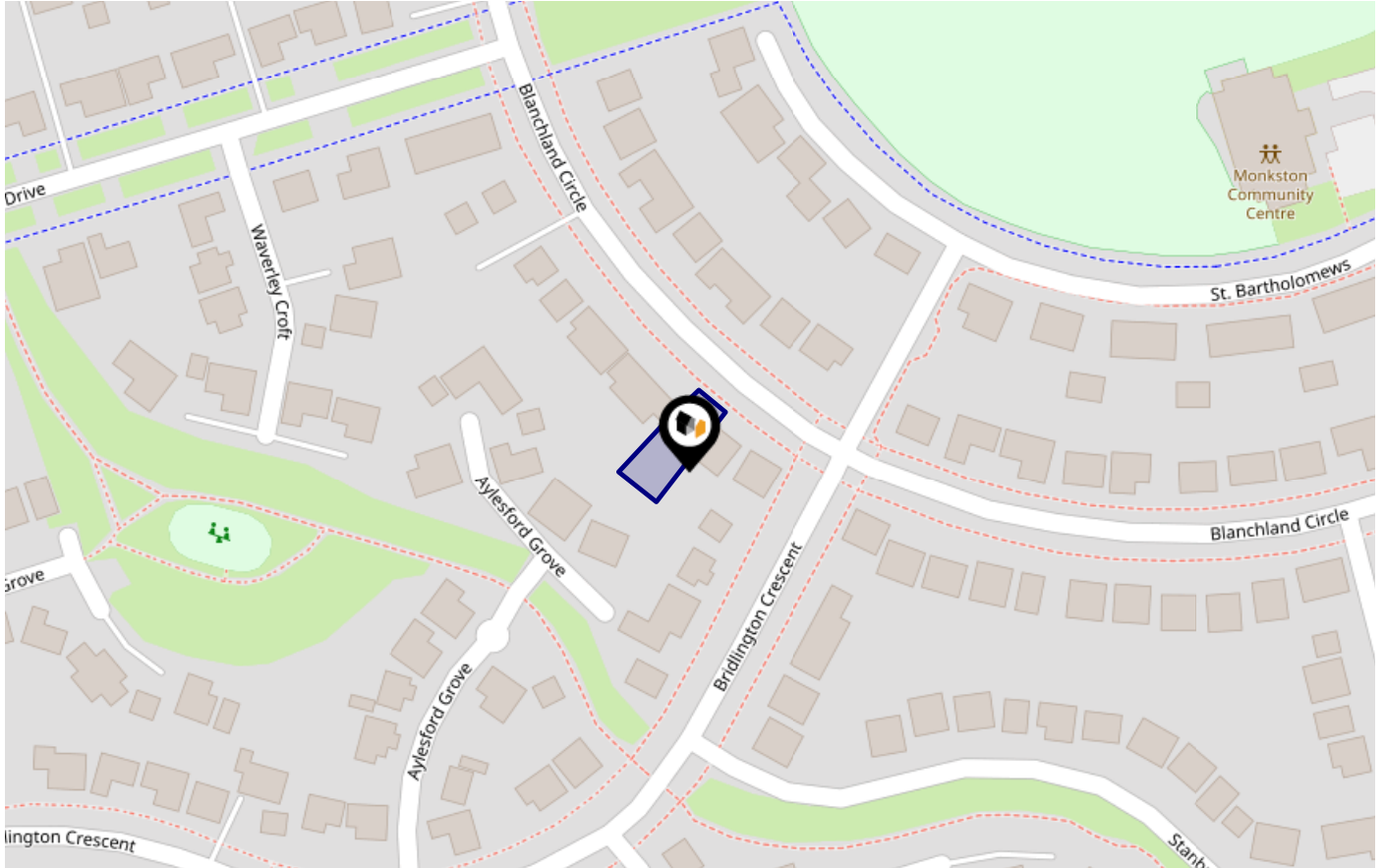
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



# 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.

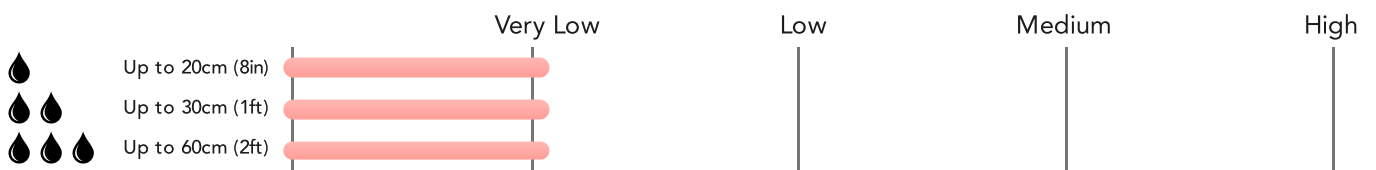


Risk Rating: Very low

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.

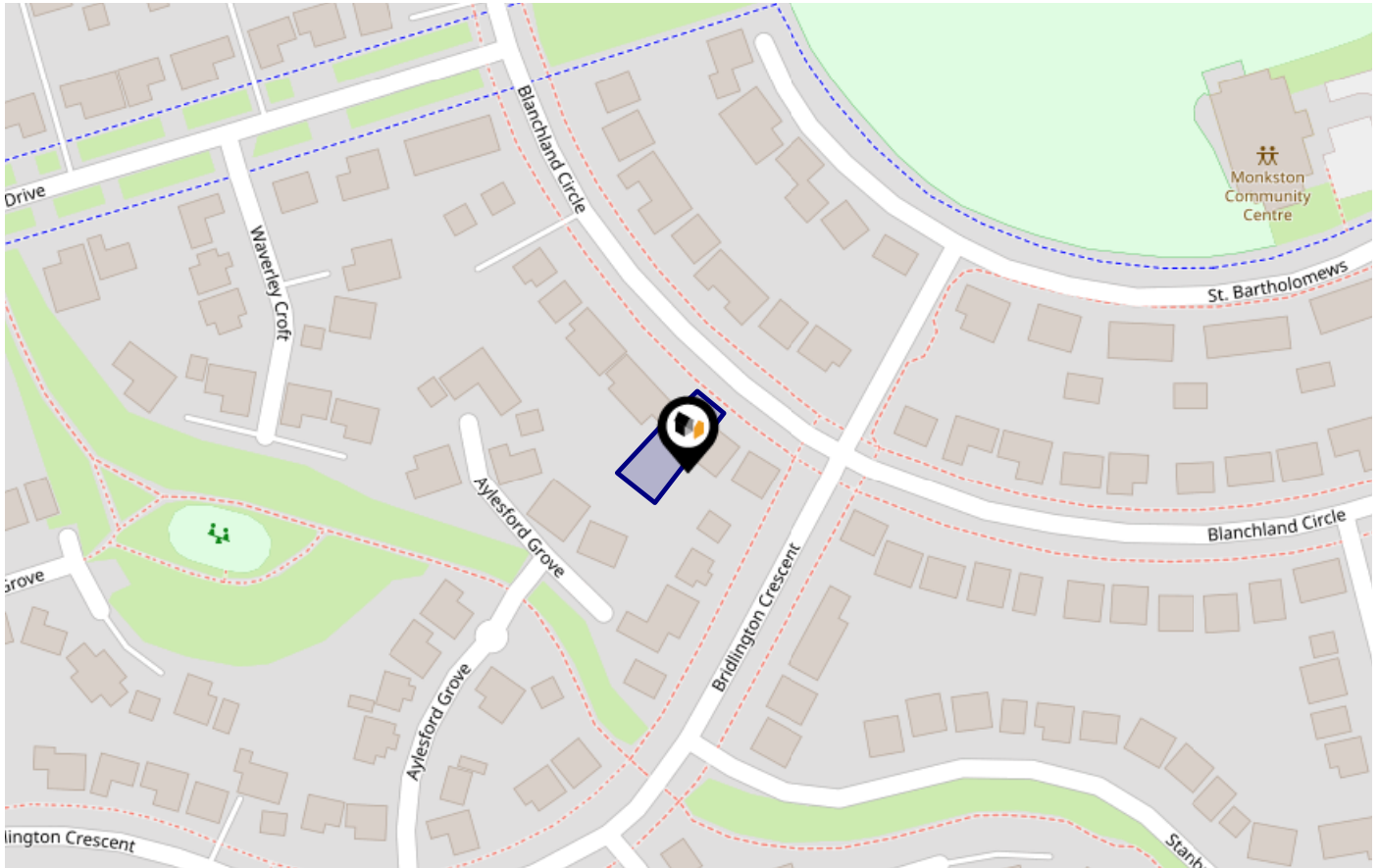
Chance of flooding to the following depths at this property:



# 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.

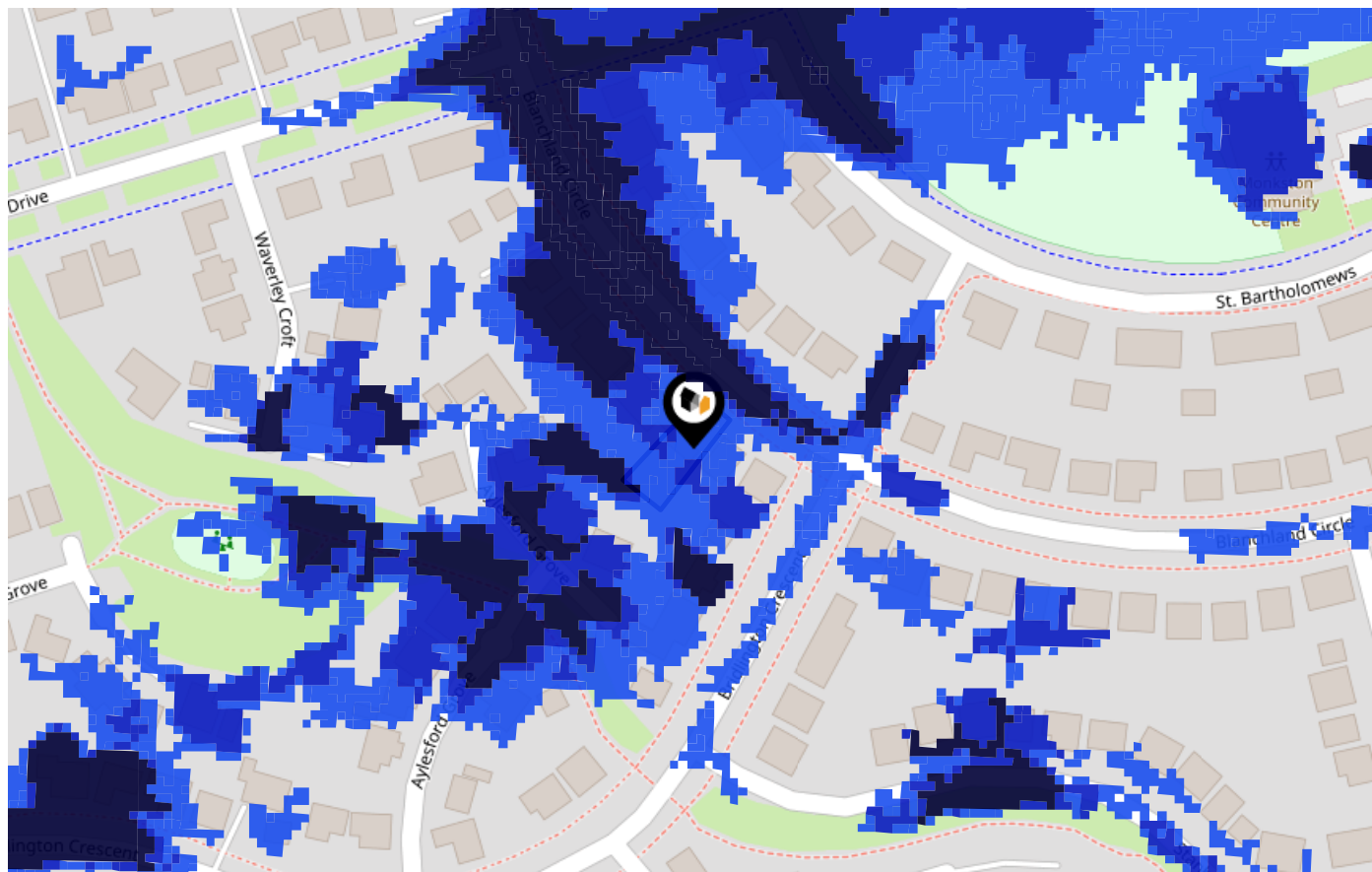
Chance of flooding to the following depths at this property:



# 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.

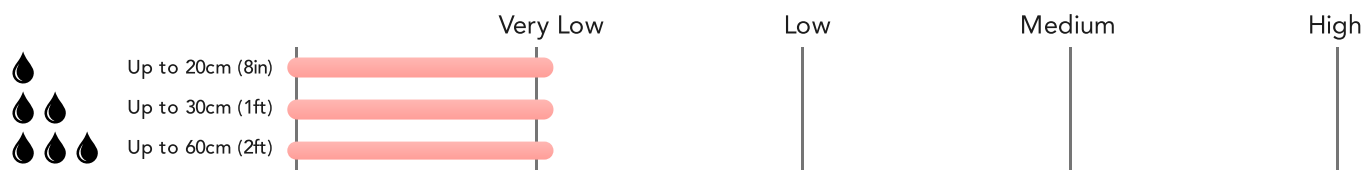


Risk Rating: Low

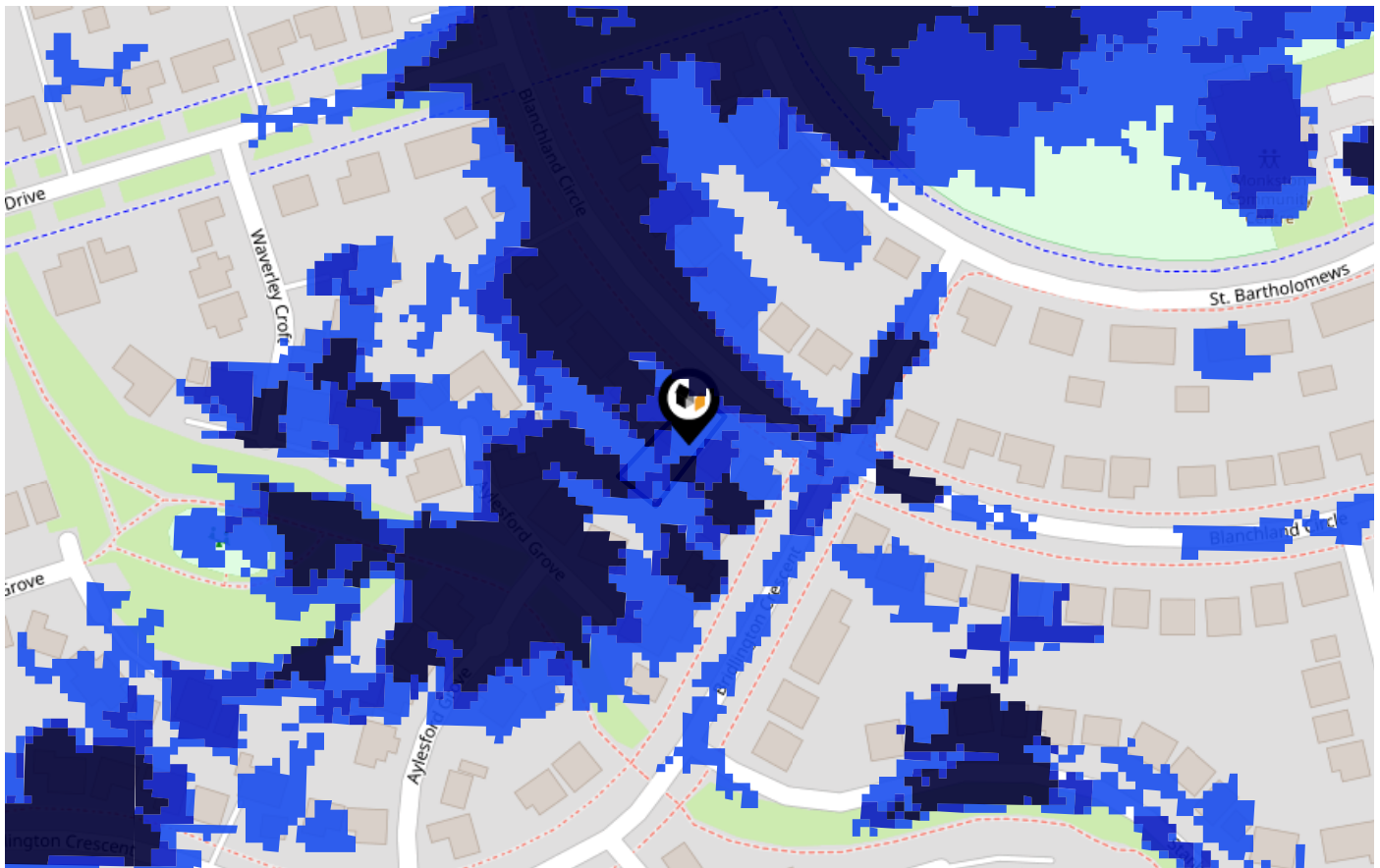
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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: **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.

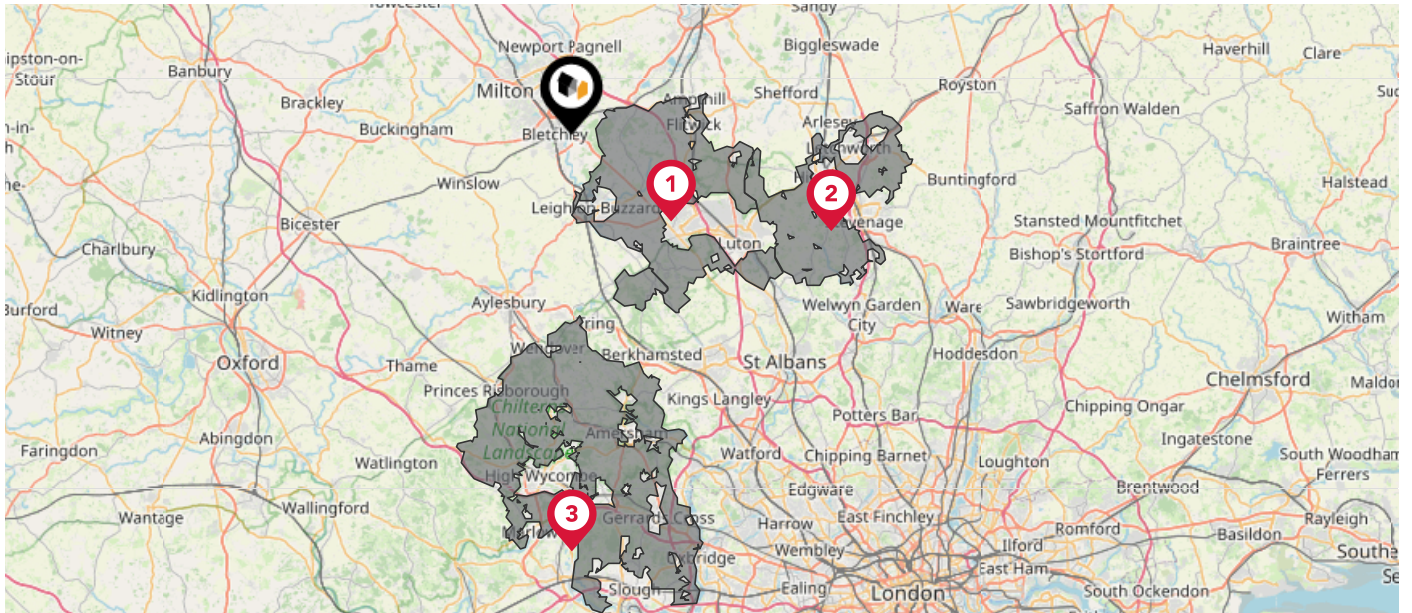
Chance of flooding to the following depths at this property:



# Maps

## Green Belt

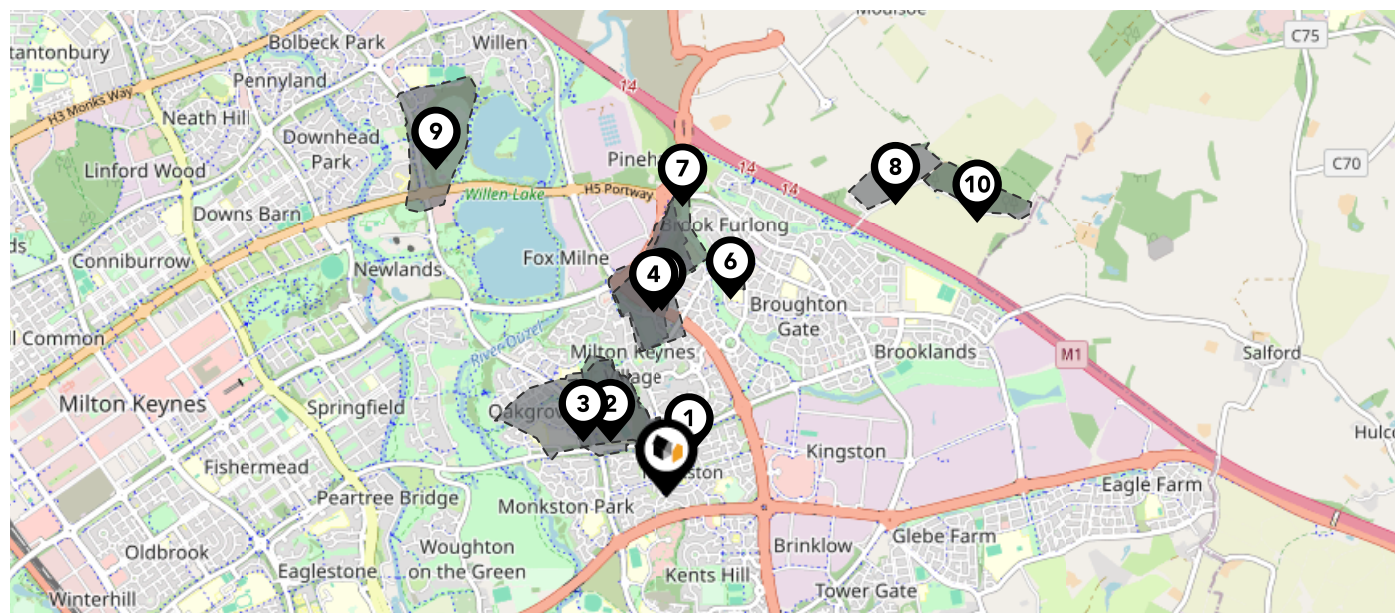
This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

- 1 London Green Belt - Central Bedfordshire
- 2 London Green Belt - North Hertfordshire
- 3 London Green Belt - Buckinghamshire

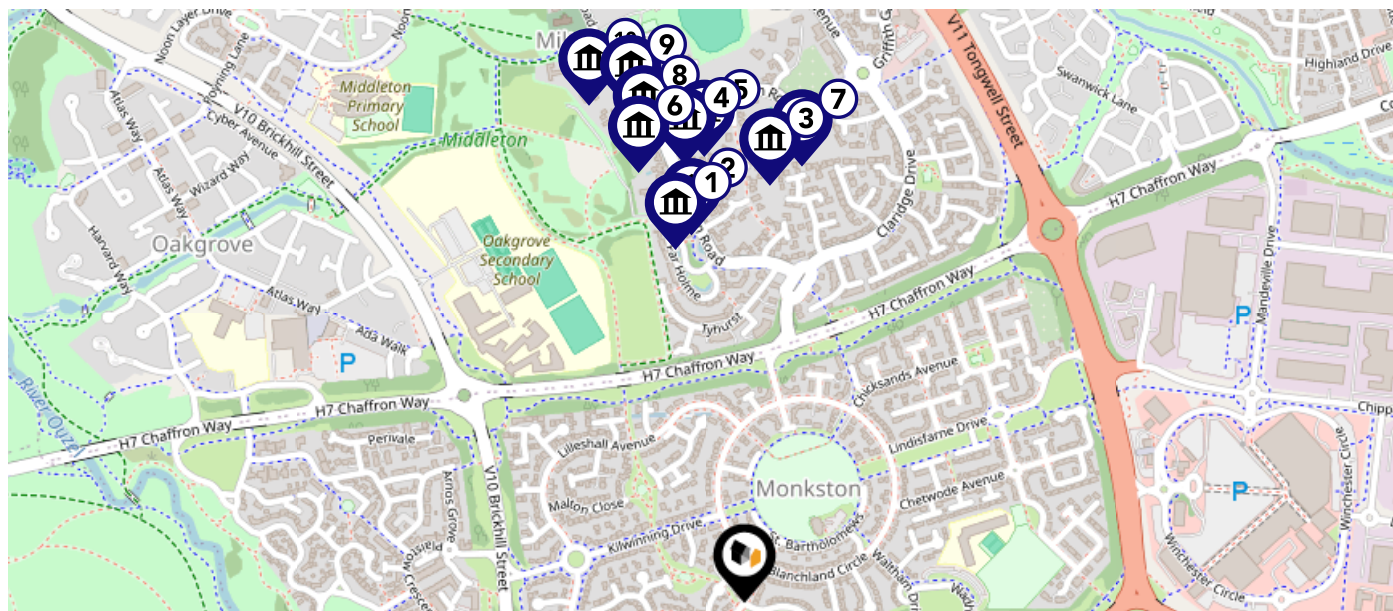
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

<b>1</b>	Former reservoir Middleton Site10E-Wingfield Grove, Middleton	Historic Landfill
<b>2</b>	Middleton South West Landfill-Milton Keynes	Historic Landfill
<b>3</b>	Broughton Quarry-Broughton, Milton Keynes, Buckinghamshire	Historic Landfill
<b>4</b>	Broughton Quarry-Broughton, Milton Keynes, Buckinghamshire	Historic Landfill
<b>5</b>	Middleton North East Landfill-Broughton, Milton Keynes	Historic Landfill
<b>6</b>	Broughton Village-Broughton Village, Milton Keynes, Buckinghamshire	Historic Landfill
<b>7</b>	Broughton Barn-Broughton Grounds Lane, Milton Keynes	Historic Landfill
<b>8</b>	Broughton Barns-Broughton Grounds Lane, Milton Keynes, Buckinghamshire	Historic Landfill
<b>9</b>	Willen Tip-Milton Keynes	Historic Landfill
<b>10</b>	Broughton Grounds-Broughton, Milton Keynes	Historic Landfill

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

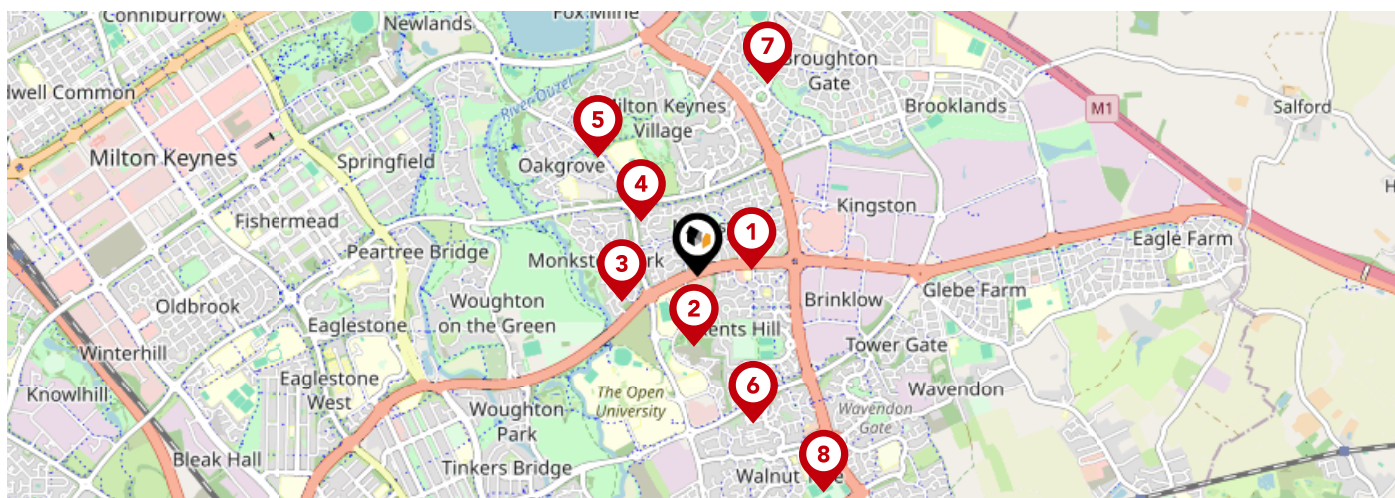


### Listed Buildings in the local district

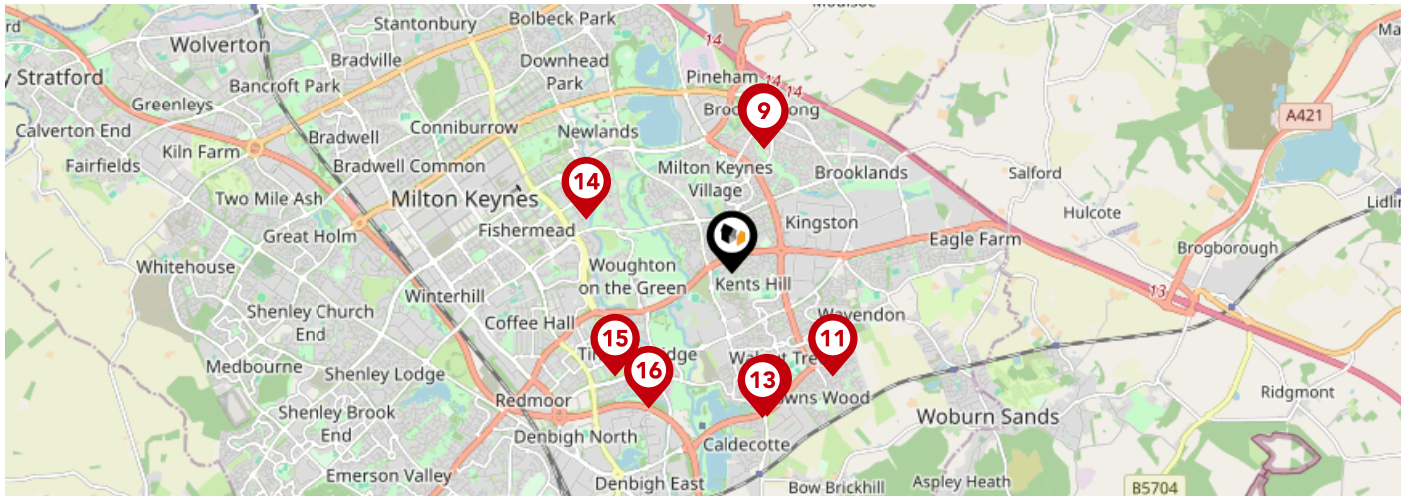
### Grade









### Distance

	1160453 - Southside Farmhouse	Grade II	0.4 miles
	1125252 - Burley Cottages	Grade II	0.4 miles
	1332301 - Home Farmhouse	Grade II	0.5 miles
	1125251 - The Old Post Office	Grade II	0.5 miles
	1160425 - Abbots Cottage	Grade II	0.5 miles
	1160444 - Nurses Cottage	Grade II	0.5 miles
	1310576 - Brook Farmhouse	Grade II	0.5 miles
	1332302 - The Swan Inn	Grade II	0.5 miles
	1125253 - Swan Cottage	Grade II	0.6 miles
	1160514 - Manor Farmhouse	Grade II	0.6 miles



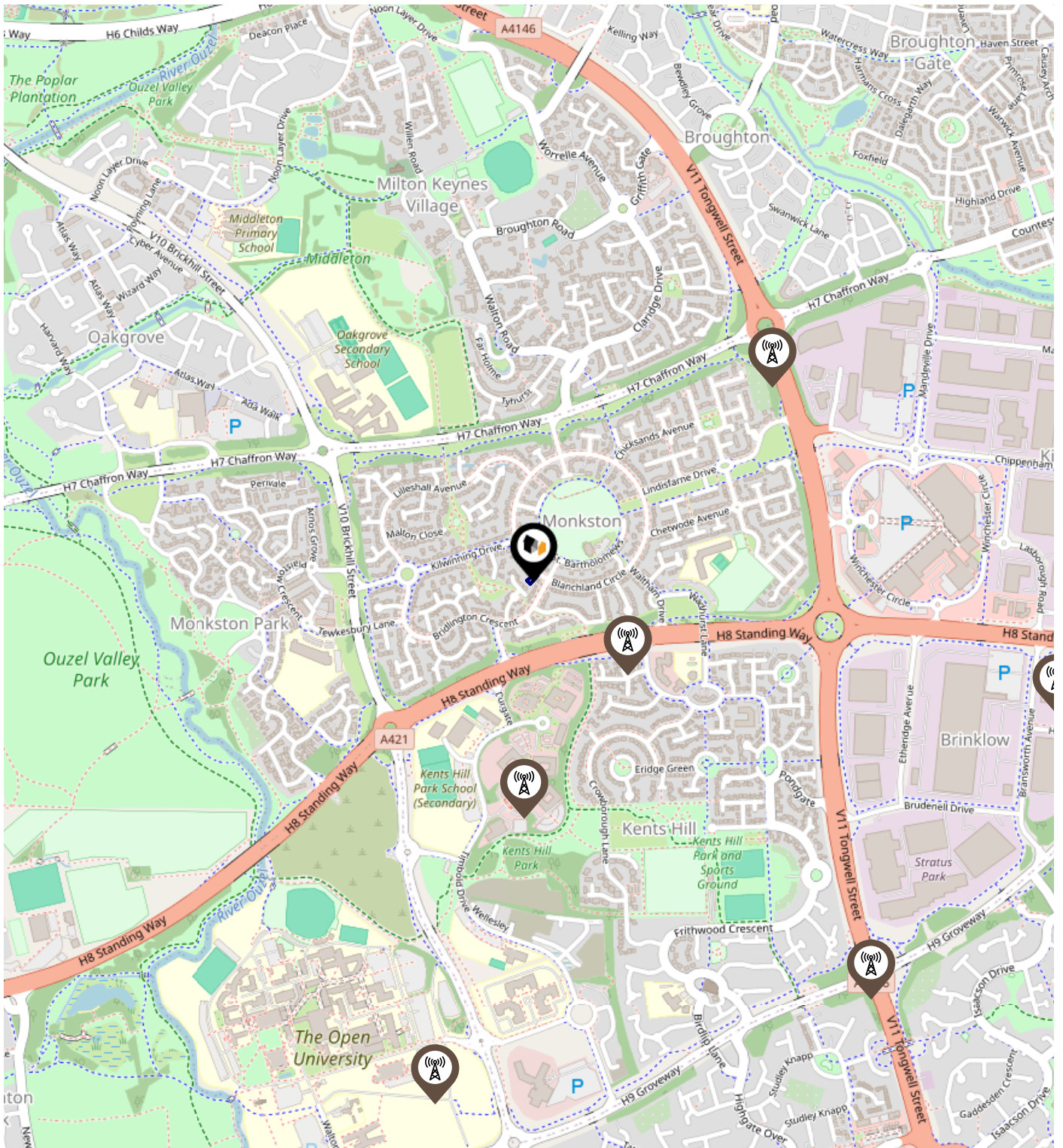
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Monkston Primary School</b> Ofsted Rating: Good   Pupils: 416   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Kents Hill Park all-through school</b> Ofsted Rating: Good   Pupils: 985   Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Bernadette's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Oakgrove School</b> Ofsted Rating: Good   Pupils: 2490   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Middleton Primary School</b> Ofsted Rating: Outstanding   Pupils: 630   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Kents Hill School</b> Ofsted Rating: Good   Pupils: 106   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Broughton Fields Primary School</b> Ofsted Rating: Good   Pupils: 414   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Walton High</b> Ofsted Rating: Good   Pupils: 3077   Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





	Nursery	Primary	Secondary	College	Private
 <b>Broughton Manor Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 290   Distance:1.18	<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:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Wavendon Gate School</b> Ofsted Rating: Good   Pupils: 414   Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Heronshaw School</b> Ofsted Rating: Good   Pupils: 220   Distance:1.34	<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:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Shepherdswell Academy</b> Ofsted Rating: Good   Pupils: 136   Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Langland Community School</b> Ofsted Rating: Not Rated   Pupils: 172   Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Charles Warren Academy</b> Ofsted Rating: Good   Pupils: 204   Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons

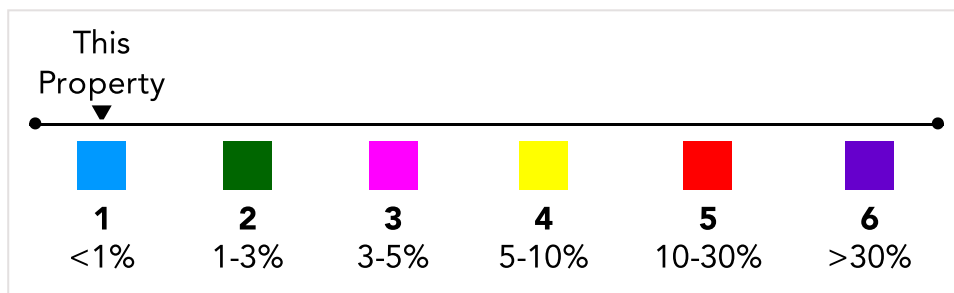
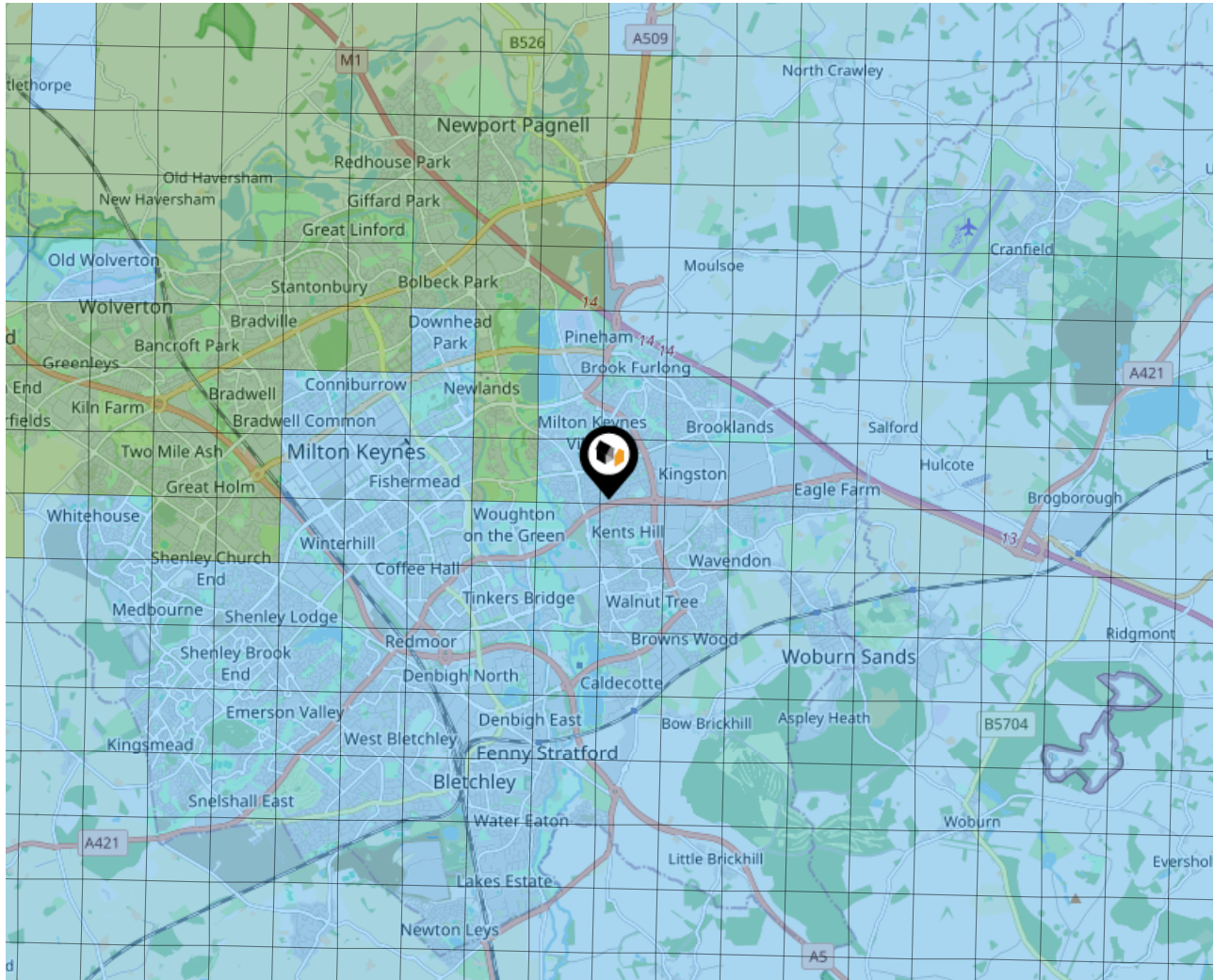


**Key:**

-  Power Pylons
-  Communication Masts

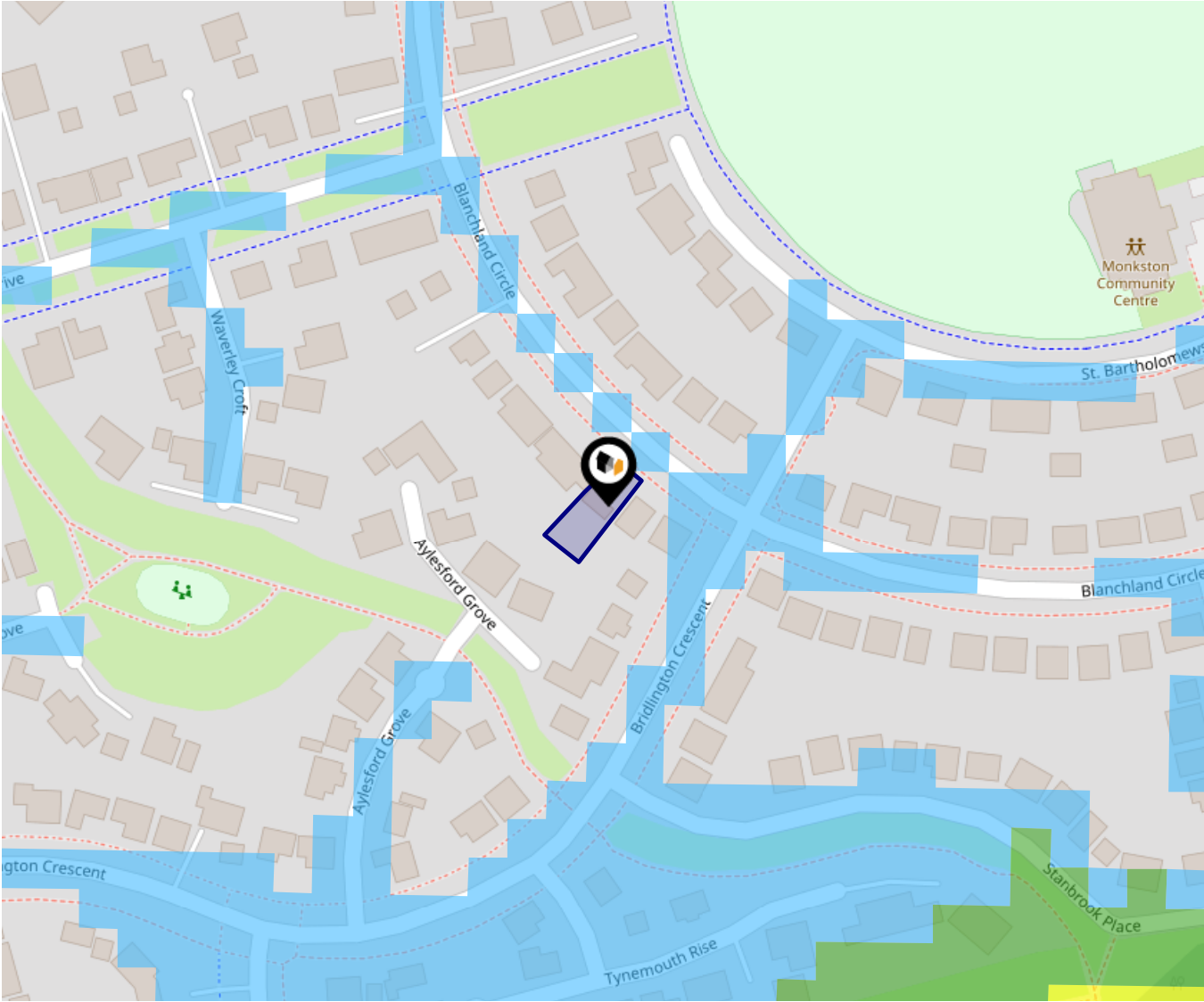
### What is Radon?

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>).



# Local Area

## Road Noise

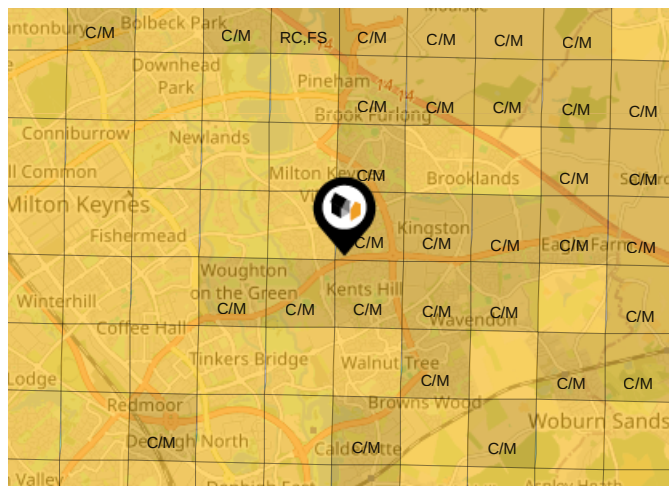


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

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

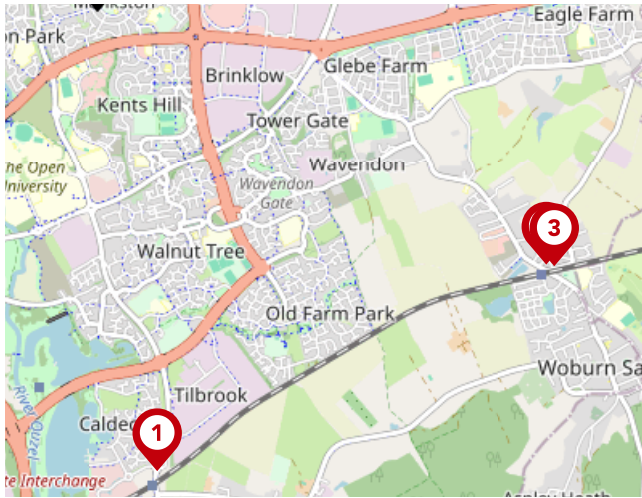


### Primary Classifications (Most Common Clay Types)

<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

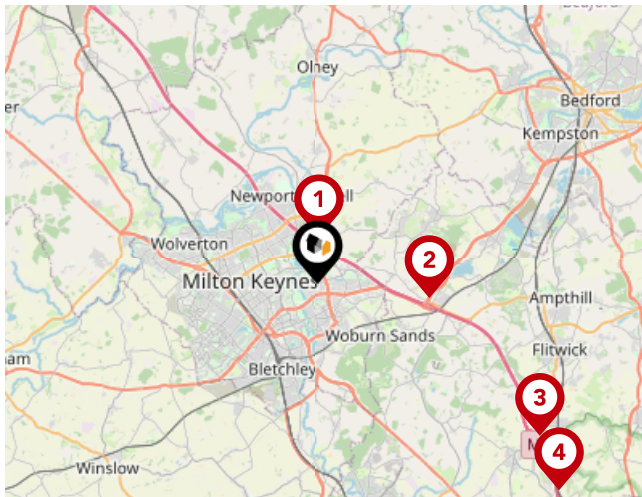
# Area

## Transport (National)



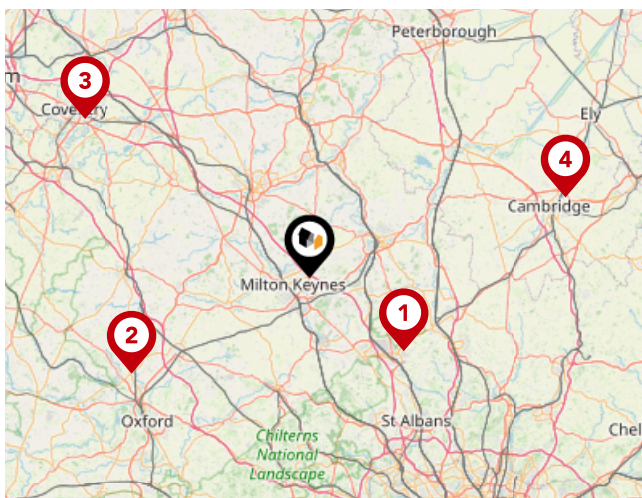
### National Rail Stations

Pin	Name	Distance
1	Bow Brickhill Rail Station	2.12 miles
2	Woburn Sands Rail Station	2.35 miles
3	Woburn Sands Rail Station	2.38 miles



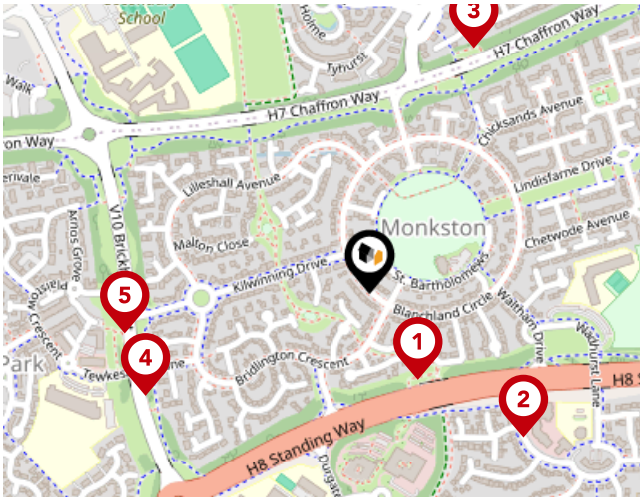
### Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J14	1.68 miles
2	M1 J13	4.14 miles
3	M1 J12	9.88 miles
4	M1 J11A	11.64 miles
5	M1 J15	13.26 miles



### Airports/Helipads

Pin	Name	Distance
1	Luton Airport	17.52 miles
2	Kidlington	29.54 miles
3	Baginton	40.05 miles
4	Cambridge	39.08 miles



### Bus Stops/Stations

Pin	Name	Distance
1	Leominster Gate	0.11 miles
2	Tunbridge Grove West	0.24 miles
3	Claridge Drive	0.3 miles
4	Tewkesbury Lane	0.28 miles
5	Tewkesbury Lane	0.28 miles

### Chris Durrant powered by eXp

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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

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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.

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

# Chris Durrant powered by eXp Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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