

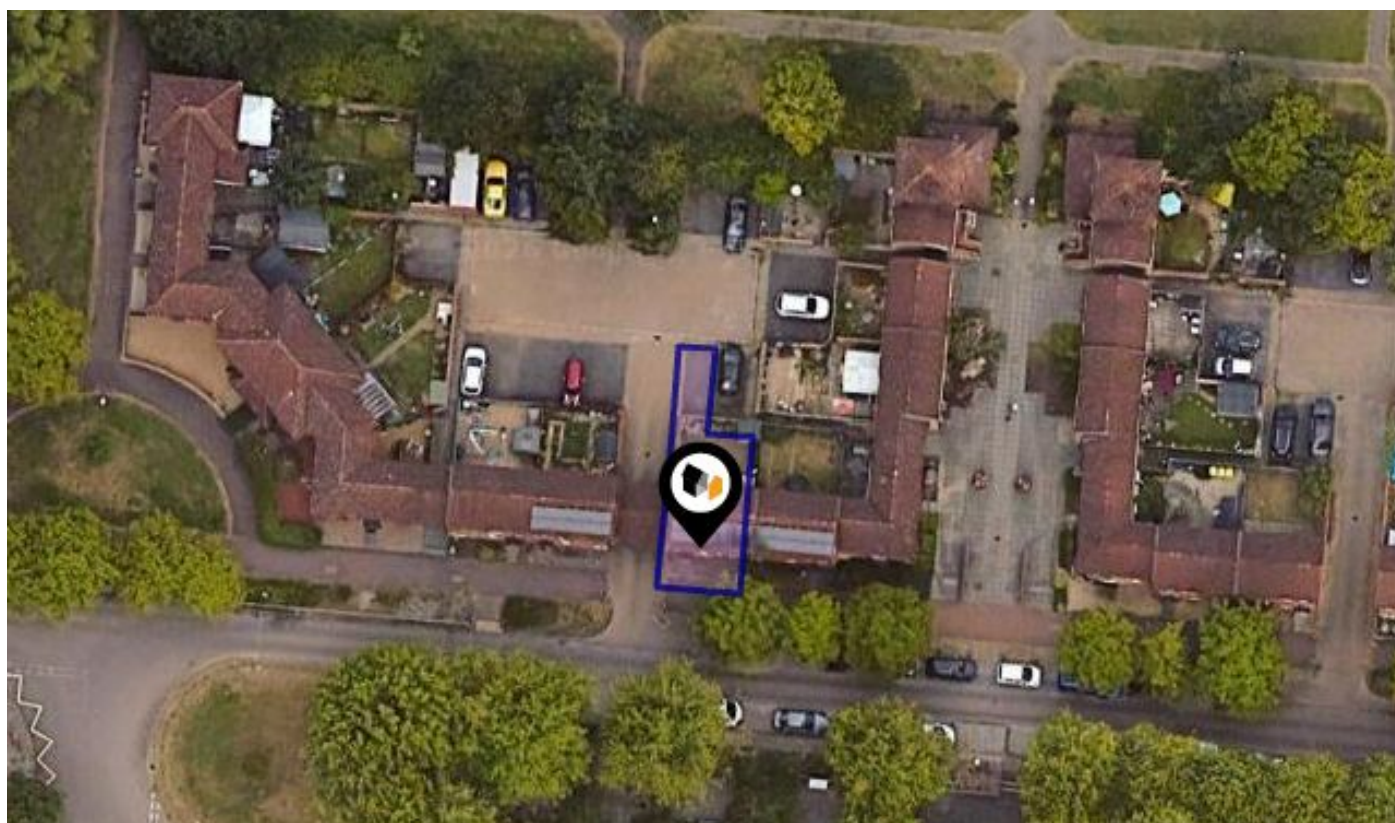


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 22nd June 2026**



**THE HIGH STREET, TWO MILE ASH, MILTON KEYNES, MK8**

**Chris Durrant powered by eXp**

8 Linceslade Grove Loughton Milton Keynes MK5 8DL

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chrisdurrant.exp.uk.com





## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	656 ft <sup>2</sup> / 61 m <sup>2</sup>		
<b>Plot Area:</b>	0.03 acres		
<b>Year Built :</b>	1983-1990		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,845		
<b>Title Number:</b>	BM188176		

## Local Area

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

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

<b>25</b> mb/s	<b>5500</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

Two Mile Ash, MK8

Energy rating

**B**

Valid until 08.10.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	82   B	86   B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

---

<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 60% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	61 m <sup>2</sup>

# Market

## Sold in Street

CHRIS DURRANT exp UK

<b>11, The High Street, Milton Keynes, MK8 8HA</b>						Flat-maisonette House
Last Sold Date:	24/07/2025	21/12/2017	16/02/2007	12/03/2004	11/06/1999	
Last Sold Price:	£170,000	£153,000	£102,000	£86,500	£32,500	
<b>15, The High Street, Milton Keynes, MK8 8HA</b>						Terraced House
Last Sold Date:	28/02/2025	10/09/2009	04/12/2000			
Last Sold Price:	£330,000	£146,000	£52,500			
<b>65, The High Street, Milton Keynes, MK8 8HA</b>						Detached House
Last Sold Date:	11/11/2024					
Last Sold Price:	£370,000					
<b>13, The High Street, Milton Keynes, MK8 8HA</b>						Flat-maisonette House
Last Sold Date:	27/10/2023	30/07/1999				
Last Sold Price:	£67,500	£17,500				
<b>45, The High Street, Milton Keynes, MK8 8HA</b>						Flat-maisonette House
Last Sold Date:	26/10/2022	01/03/2019	25/04/2014	09/10/1998	31/01/1997	18/08/1995
Last Sold Price:	£105,000	£86,000	£66,000	£22,000	£18,995	£16,000
<b>27, The High Street, Milton Keynes, MK8 8HA</b>						Terraced House
Last Sold Date:	07/07/2021	21/07/2017	30/01/2004			
Last Sold Price:	£255,000	£225,000	£62,000			
<b>61, The High Street, Milton Keynes, MK8 8HA</b>						Semi-detached House
Last Sold Date:	28/05/2021	24/05/2001				
Last Sold Price:	£90,000	£25,000				
<b>17, The High Street, Milton Keynes, MK8 8HA</b>						Terraced House
Last Sold Date:	02/08/2019					
Last Sold Price:	£88,000					
<b>25, The High Street, Milton Keynes, MK8 8HA</b>						Terraced House
Last Sold Date:	28/06/2019	11/03/2002	20/04/2000			
Last Sold Price:	£222,500	£56,000	£27,000			
<b>29, The High Street, Milton Keynes, MK8 8HA</b>						Terraced House
Last Sold Date:	23/03/2018	12/08/2005	14/01/2000	17/09/1999		
Last Sold Price:	£232,000	£33,500	£22,000	£17,000		
<b>39, The High Street, Milton Keynes, MK8 8HA</b>						Flat-maisonette House
Last Sold Date:	10/11/2017	25/04/2016	31/08/2007	14/07/2006	08/04/2002	
Last Sold Price:	£112,500	£90,000	£91,000	£84,995	£39,000	
<b>51 - 53, The High Street, Milton Keynes, MK8 8HA</b>						Terraced House
Last Sold Date:	15/07/2016					
Last Sold Price:	£200,000					

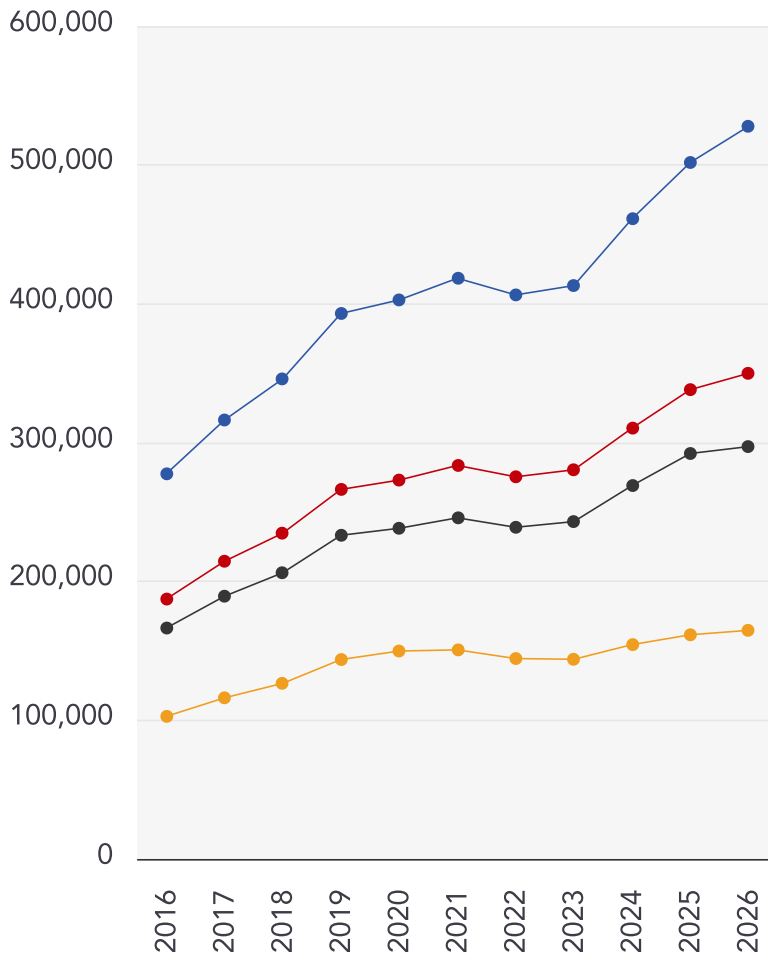
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics

CHRIS DURRANT **exp** UK

### 10 Year History of Average House Prices by Property Type in MK8



Detached

**+90.23%**

Semi-Detached

**+86.85%**

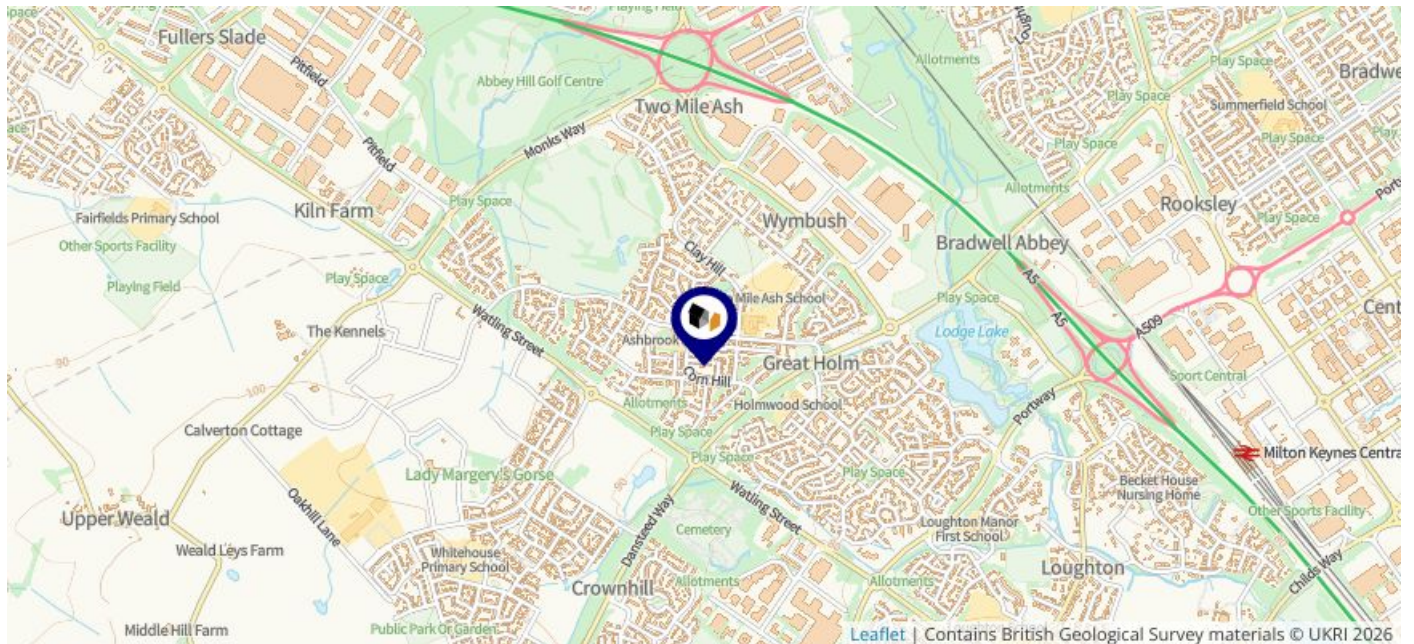
Terraced

**+78.56%**

Flat

**+60.32%**

This map displays nearby coal mine entrances and their classifications.



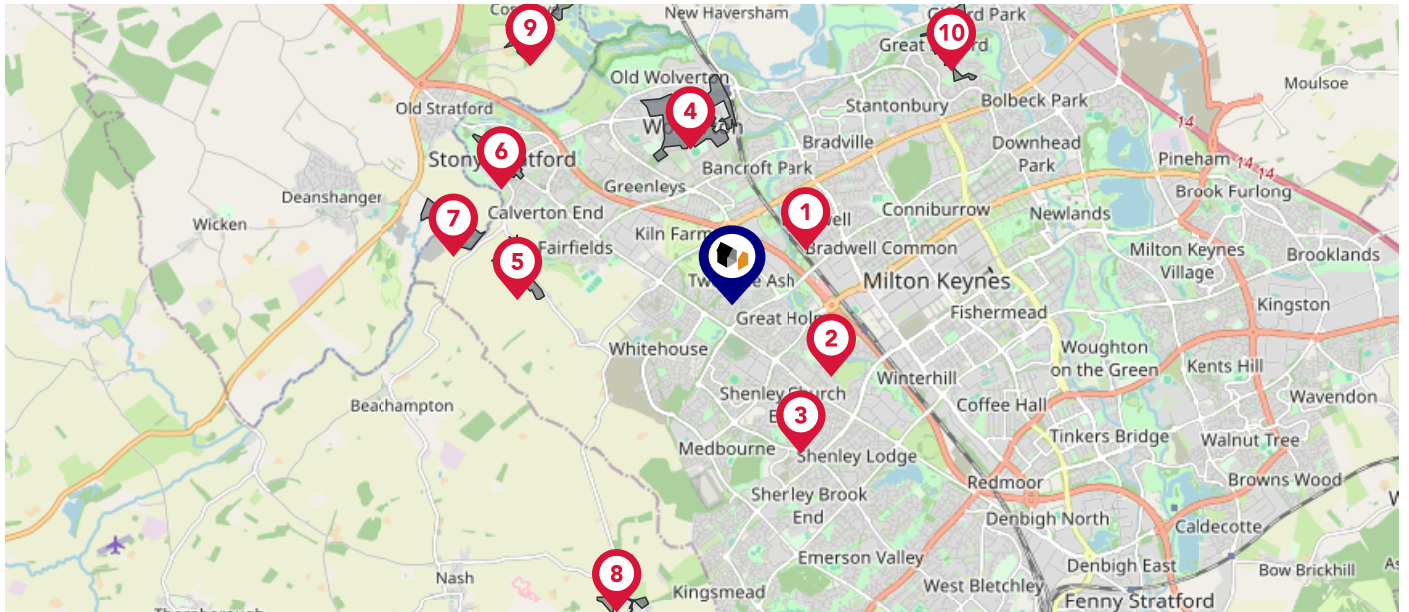
### Mine Entry

- ✕ 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.



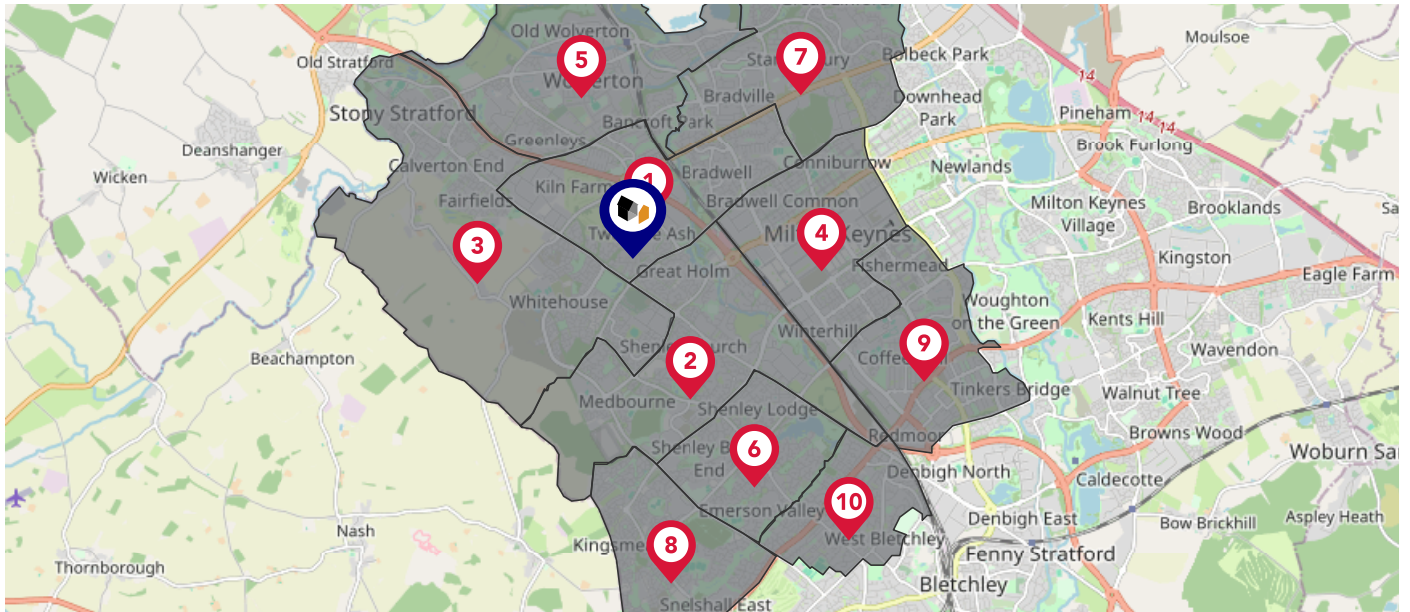
### Nearby Conservation Areas

- 1 Old Bradwell
- 2 Loughton
- 3 Shenley Church End
- 4 Wolverton
- 5 Calverton
- 6 Stony Stratford
- 7 Passenham
- 8 Whaddon
- 9 Cosgrove
- 10 Great Linford

# Maps

## Council Wards

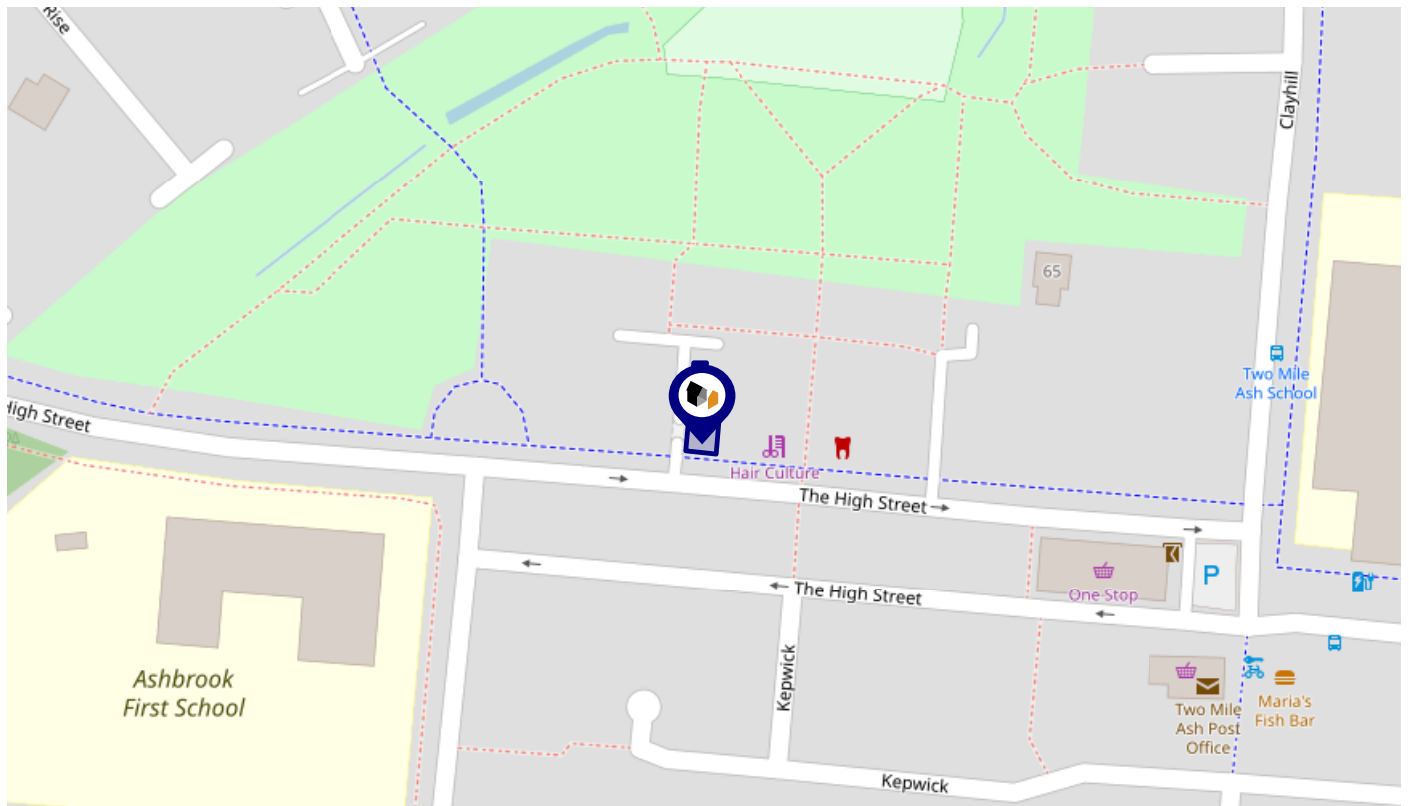
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

- 1 Bradwell Ward
- 2 Loughton & Shenley Ward
- 3 Stony Stratford Ward
- 4 Central Milton Keynes Ward
- 5 Wolverton Ward
- 6 Shenley Brook End Ward
- 7 Stantonbury Ward
- 8 Tattenhoe Ward
- 9 Woughton & Fishermead Ward
- 10 Bletchley West 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.

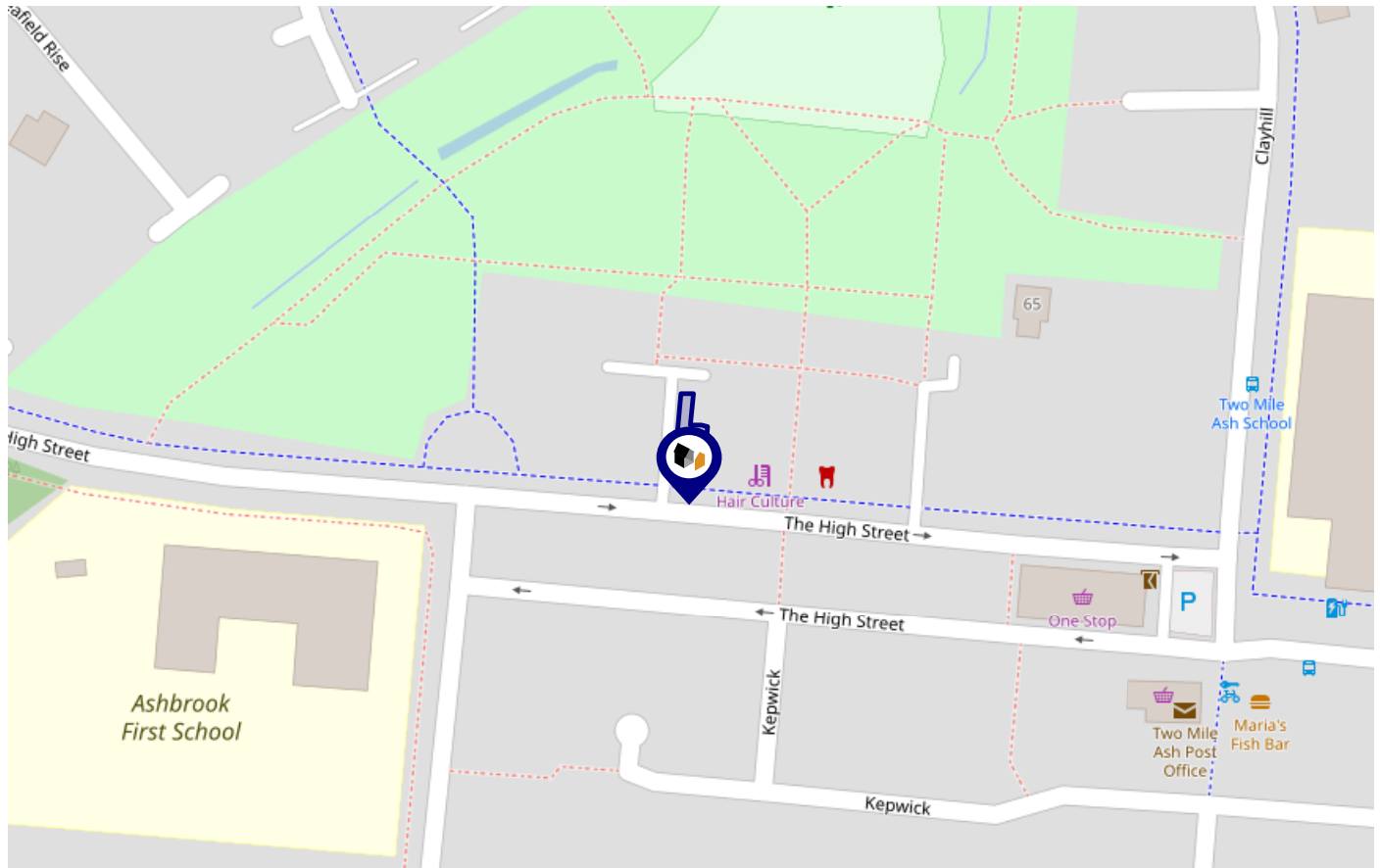
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

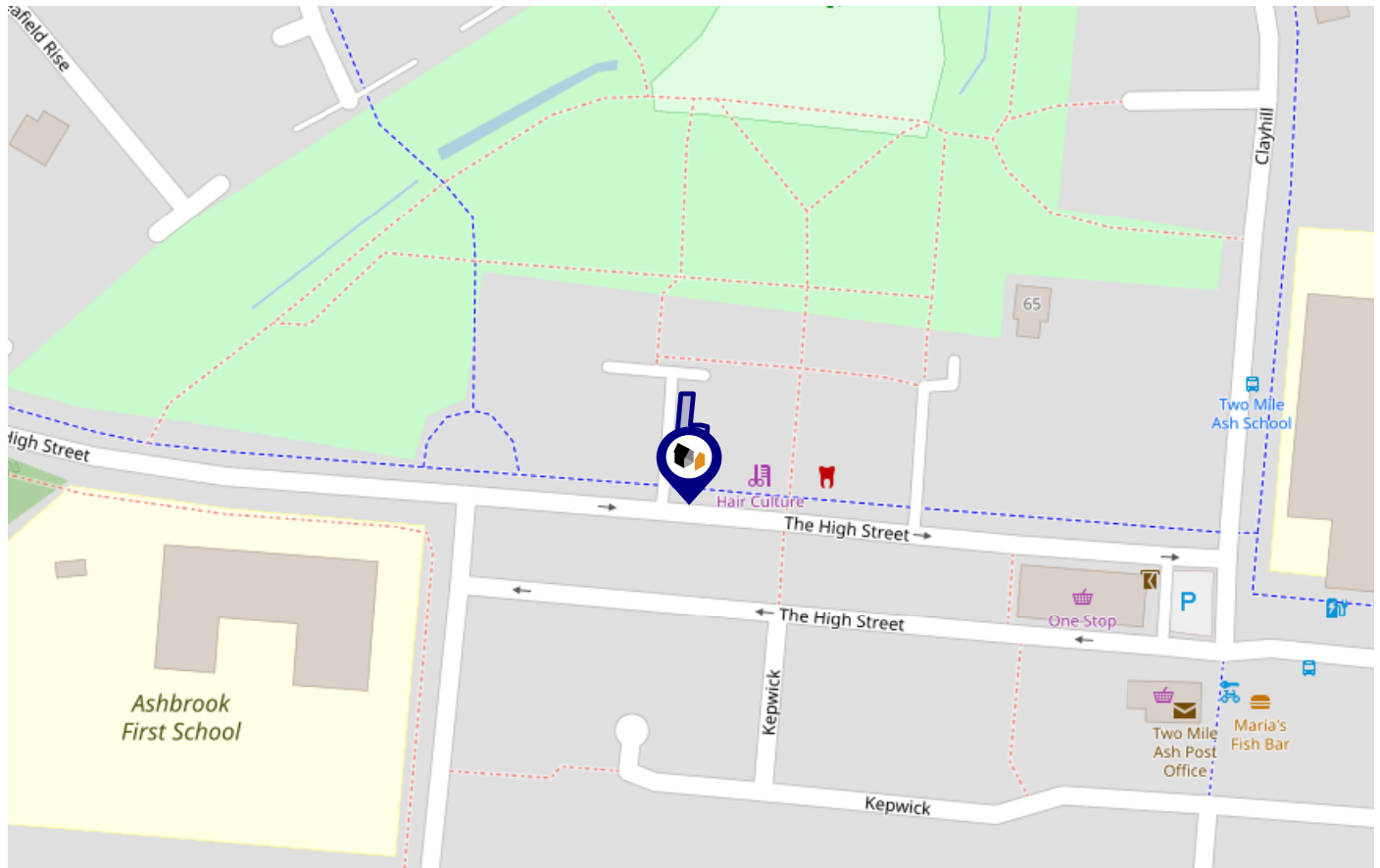
Chance of flooding to the following depths at this property:



# 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.

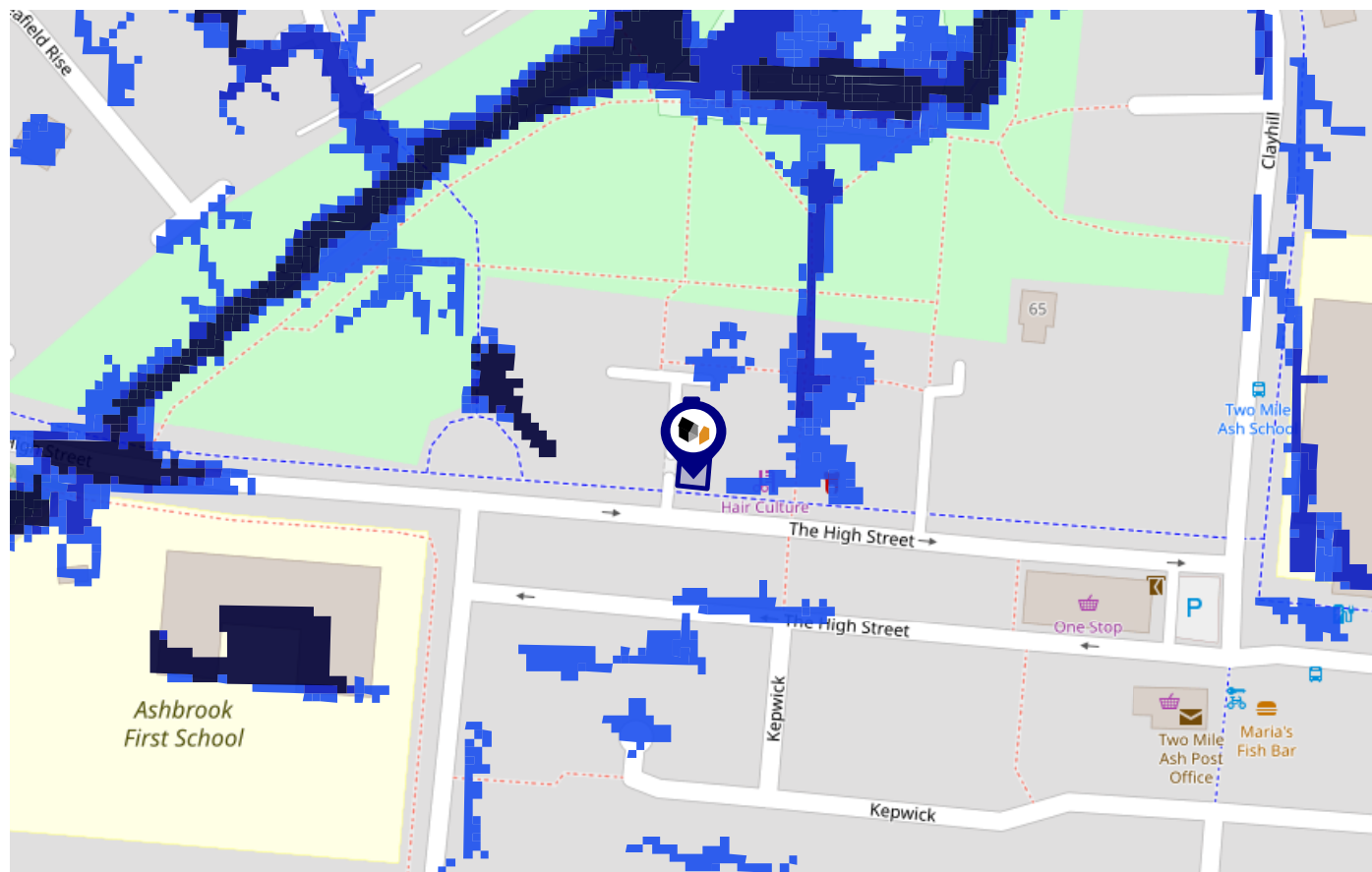
Chance of flooding to the following depths at this property:



# 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.

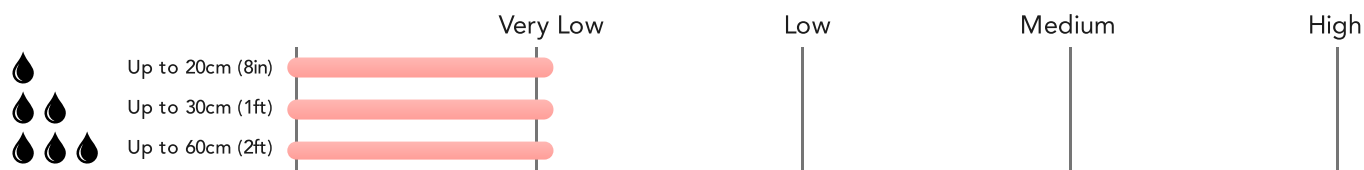


**Risk Rating:** Very low

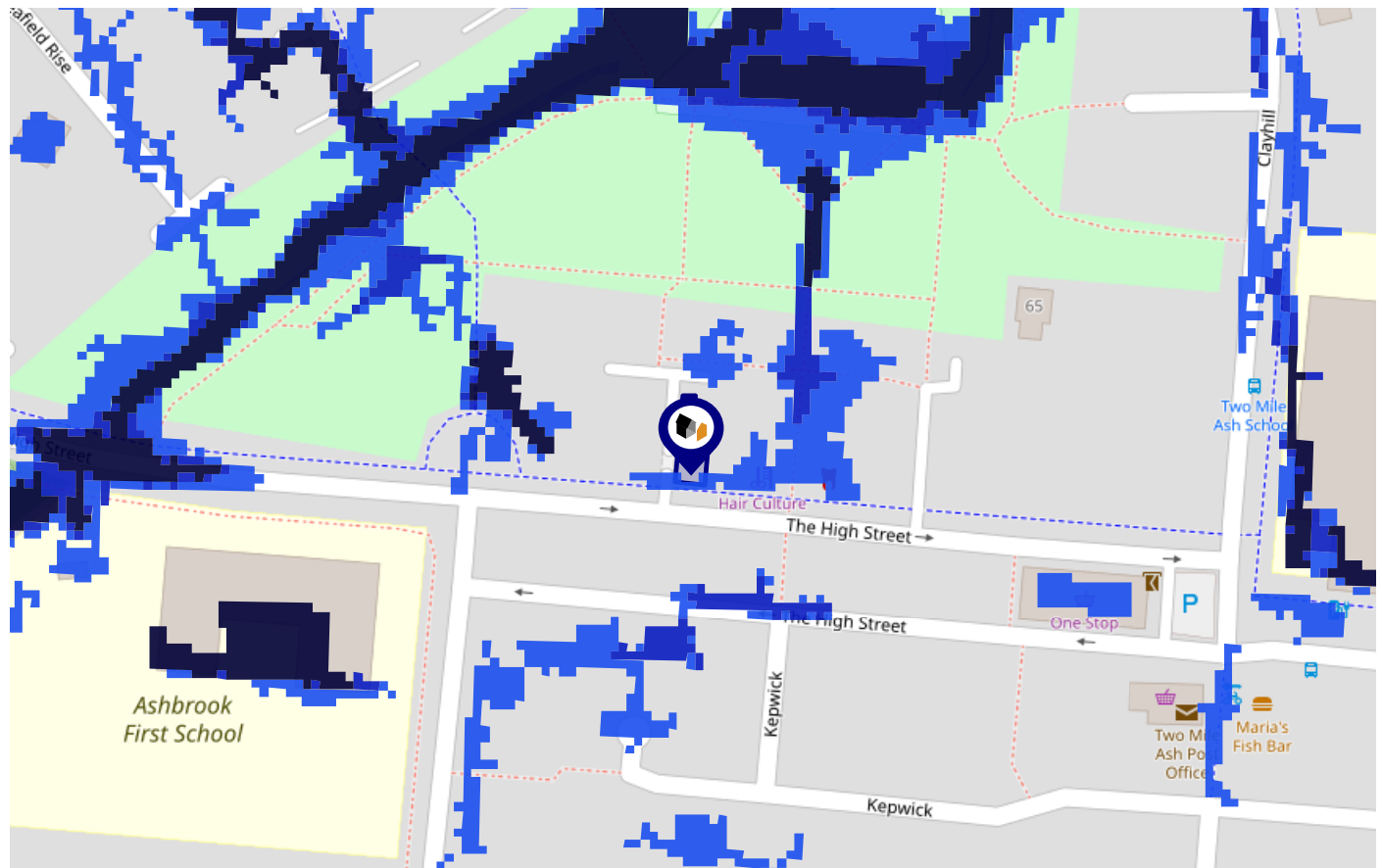
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

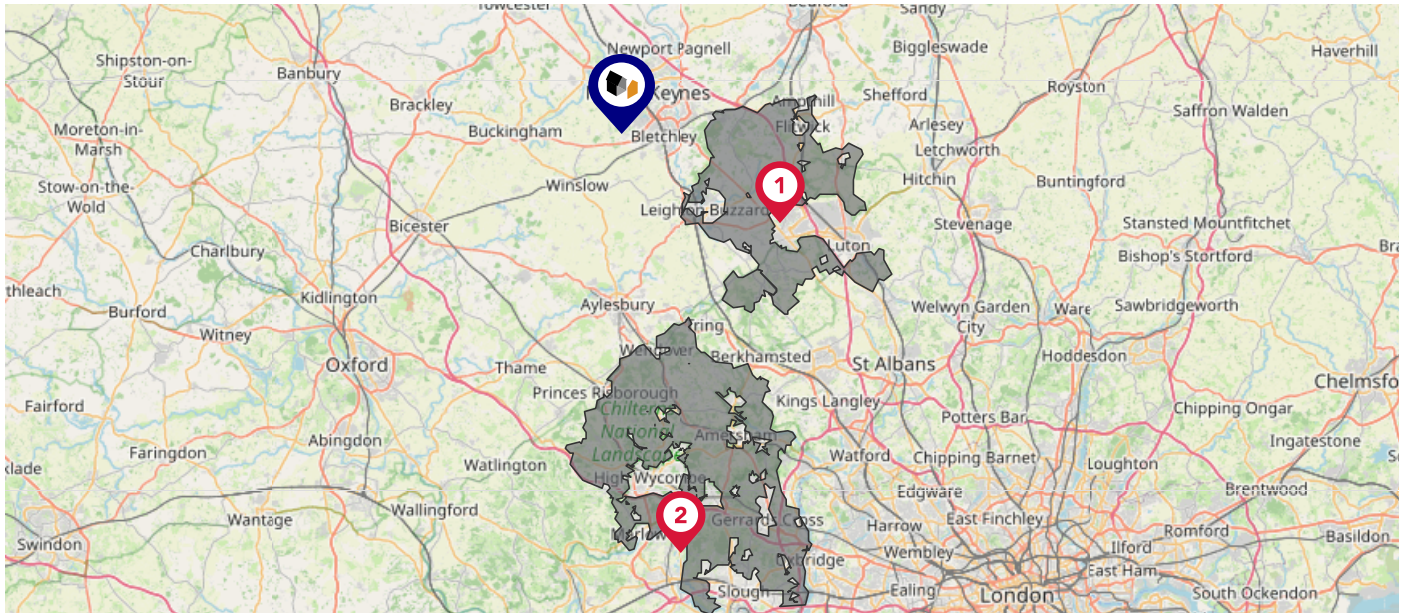
Chance of flooding to the following depths at this property:



# Maps

## Green Belt

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



### Nearby Green Belt Land

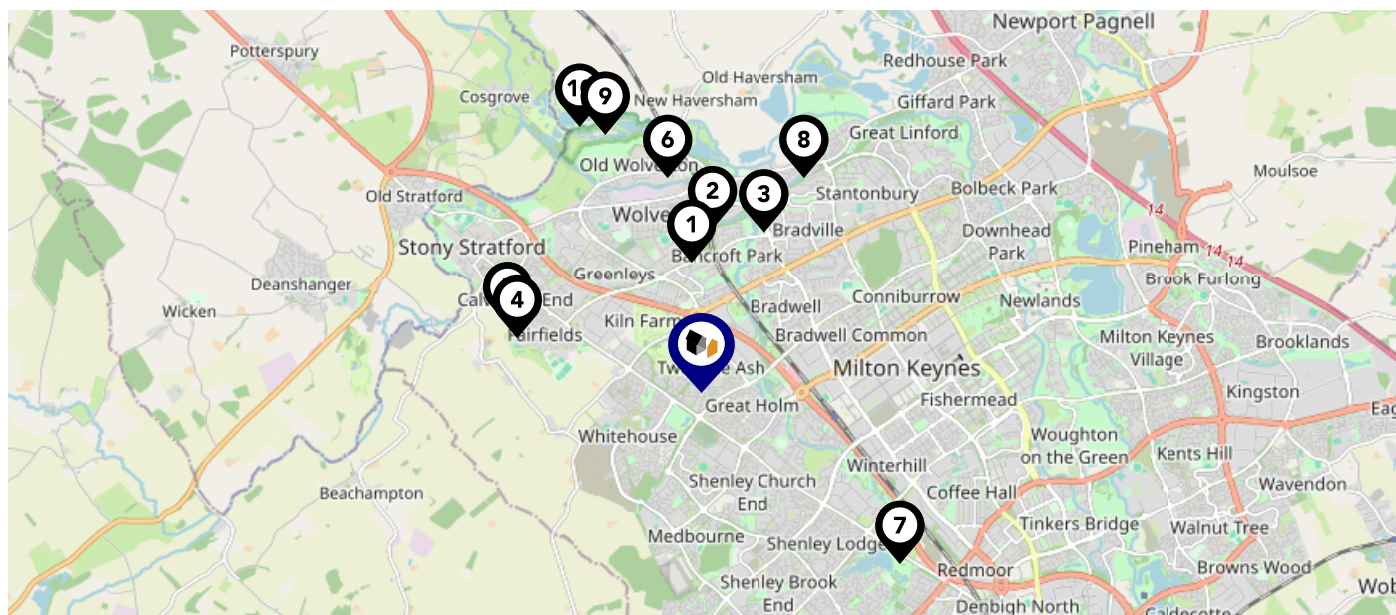


London Green Belt - Central Bedfordshire



London Green Belt - Buckinghamshire

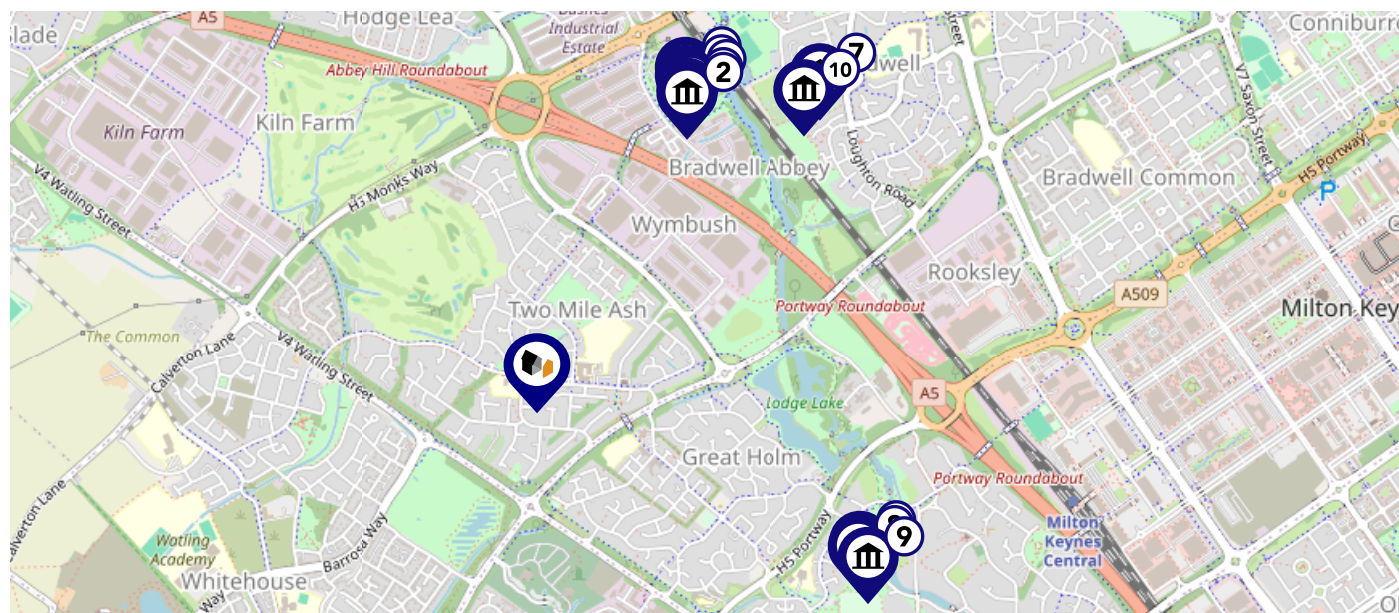
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.













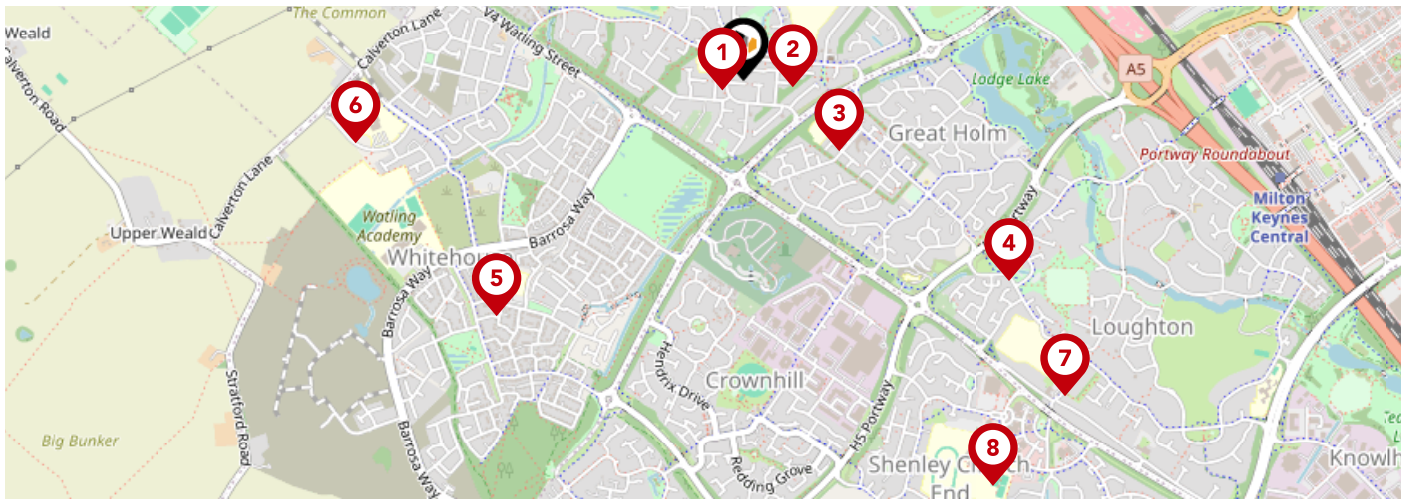
### Nearby Landfill Sites

<b>1</b>	Bushfield County Middle School-Moon Street, Wolverton	Historic Landfill	<input type="checkbox"/>
<b>2</b>	Pre-76 Wolverton-Wolverton, New Bradwell	Historic Landfill	<input type="checkbox"/>
<b>3</b>	Old gravel pits upto c 12m of ?19th C fi-Bradwell Island, New Bradwell	Historic Landfill	<input type="checkbox"/>
<b>4</b>	Calverton End No.1-Stony Stratford	Historic Landfill	<input type="checkbox"/>
<b>5</b>	Calverton End No.2-Stony Stratford	Historic Landfill	<input type="checkbox"/>
<b>6</b>	Haversham Upper Bank-Haversham Bank, Old Wolverton Road, Wolverton	Historic Landfill	<input type="checkbox"/>
<b>7</b>	Elfield Park-The National Bowl, Watling Street, Elfield Park	Historic Landfill	<input type="checkbox"/>
<b>8</b>	New Bradwell Council Landfill-Newport Road, New Bradwell, Buckinghamshire	Historic Landfill	<input type="checkbox"/>
<b>9</b>	Cosgrove Caravan Park-Cosgrove Lodge Park, Lock Lane, Cosgrove	Historic Landfill	<input type="checkbox"/>
<b>10</b>	Manor Farm-Castlethorpe, Buckinghamshire	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
 1159984 - Barn To South Of Bradwell Abbey House	Grade II	0.7 miles
 1160043 - Barn To South West Of Bradwell Abbey House	Grade II	0.7 miles
 1125273 - Bakehouse To East Of Bradwell Abbey House	Grade II	0.8 miles
 1310776 - Bradwell Abbey House	Grade II	0.8 miles
 1125271 - Chapel To North Of Bradwell Abbey House	Grade I	0.8 miles
 1310608 - Building To North Of Manor Farmhouse	Grade II	0.8 miles
 1125269 - The Prince Albert Public House	Grade II	0.9 miles
 1332300 - Manor Farmhouse	Grade II	0.9 miles
 1125250 - Barn To South East Of Manor Farmhouse	Grade II	0.9 miles
 1332310 - Churchyard Gates	Grade II	0.9 miles



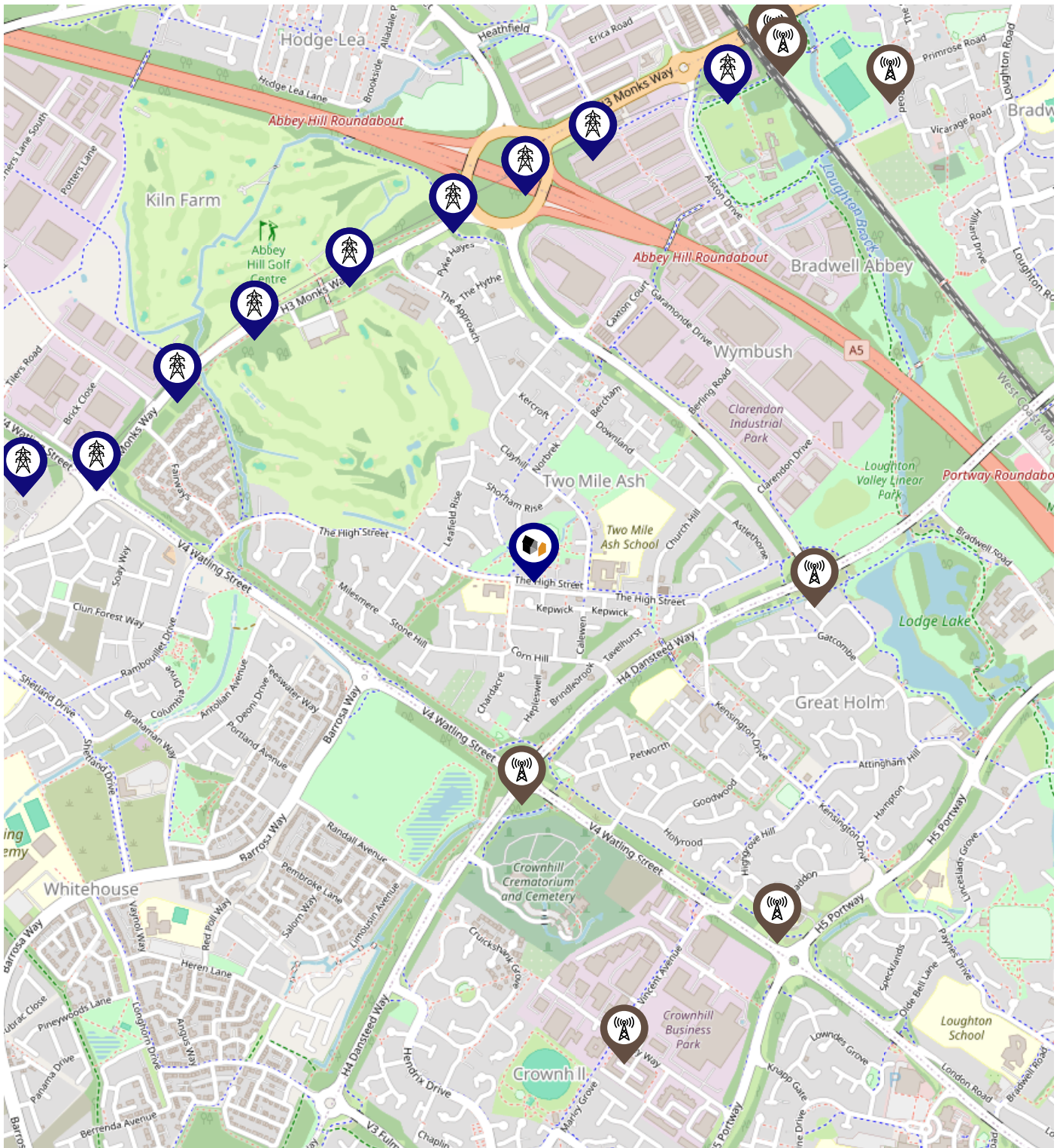
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Ashbrook School</b> Ofsted Rating: Good   Pupils: 181   Distance:0.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Two Mile Ash School</b> Ofsted Rating: Outstanding   Pupils: 676   Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Holmwood School</b> Ofsted Rating: Good   Pupils: 199   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Loughton Manor First School</b> Ofsted Rating: Outstanding   Pupils: 229   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Whitehouse Primary School</b> Ofsted Rating: Good   Pupils: 666   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Watling Academy</b> Ofsted Rating: Outstanding   Pupils: 1203   Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Loughton School</b> Ofsted Rating: Good   Pupils: 469   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Denbigh School</b> Ofsted Rating: Good   Pupils: 1761   Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
 <b>Bradwell Village School</b> Ofsted Rating: Good   Pupils: 201   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Christ the Sower Ecumenical Primary School</b> Ofsted Rating: Good   Pupils: 258   Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Priory Common School</b> Ofsted Rating: Good   Pupils: 73   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Fairfields Primary School</b> Ofsted Rating: Good   Pupils: 542   Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Heelands School</b> Ofsted Rating: Good   Pupils: 86   Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Greenleys First School</b> Ofsted Rating: Good   Pupils: 115   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Greenleys Junior School</b> Ofsted Rating: Good   Pupils: 225   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>The Hazeley Academy</b> Ofsted Rating: Good   Pupils: 1592   Distance:1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

# Local Area

## Masts & Pylons

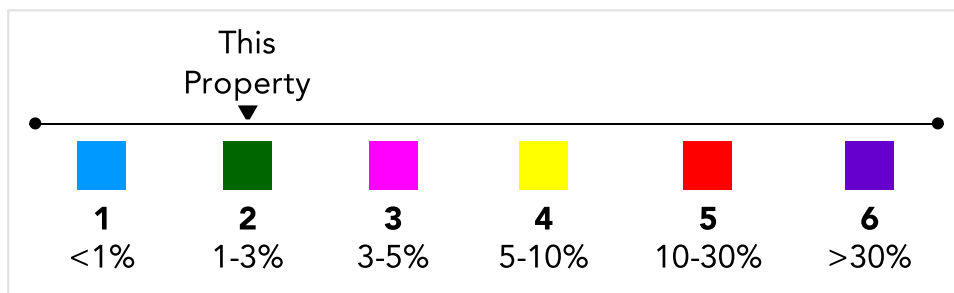
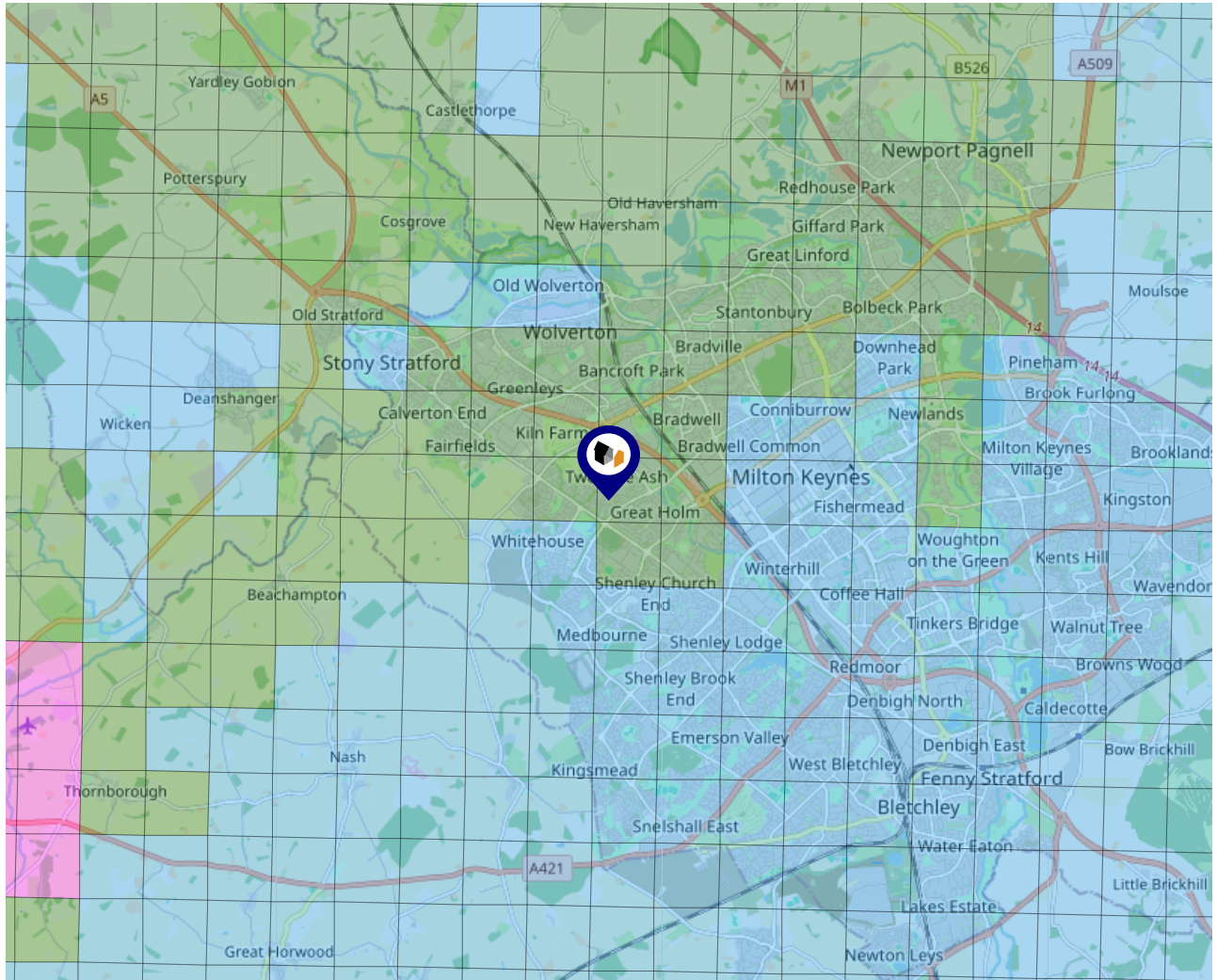


### Key:

-  Power Pylons
-  Communication Masts

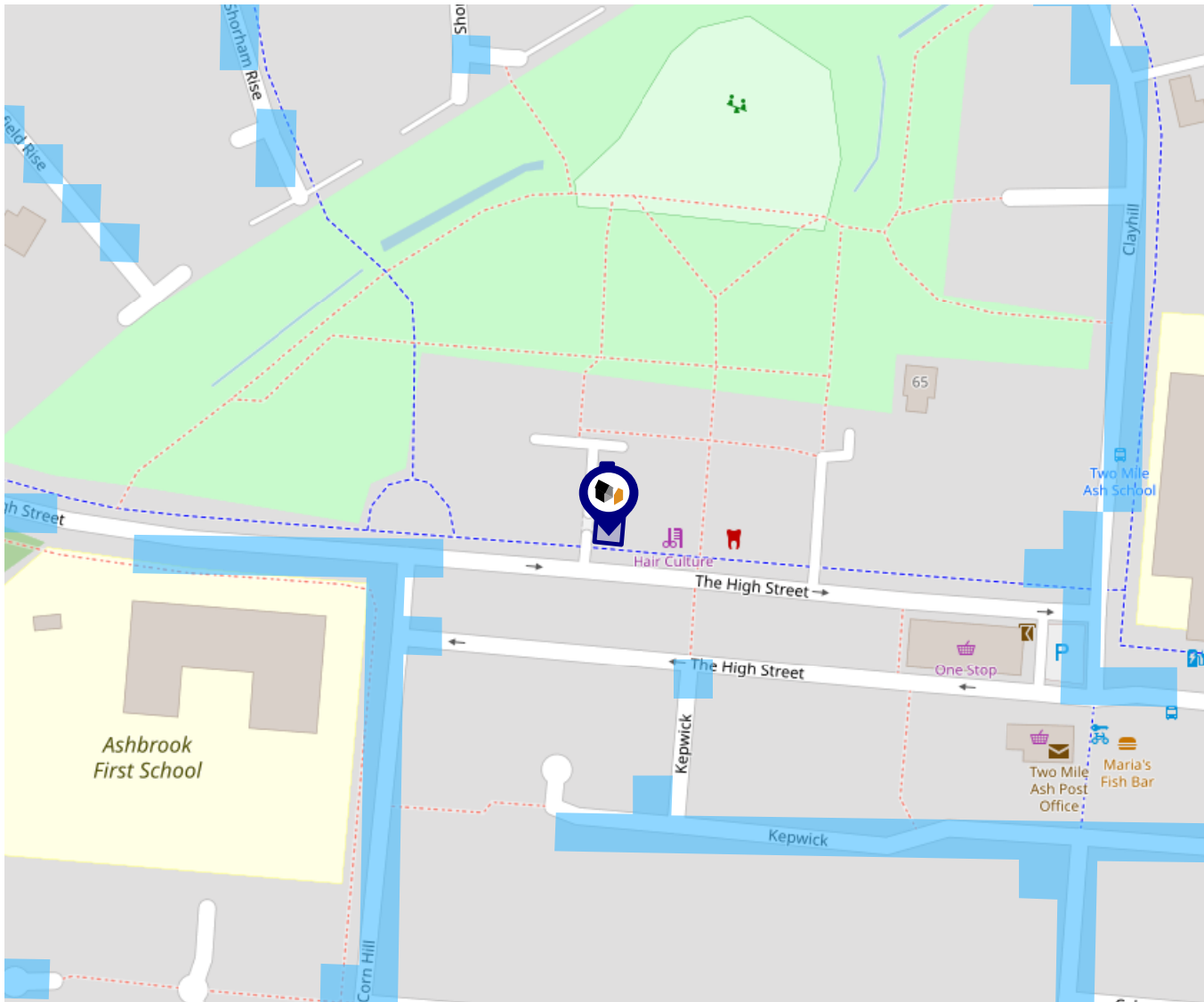
### What is Radon?

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

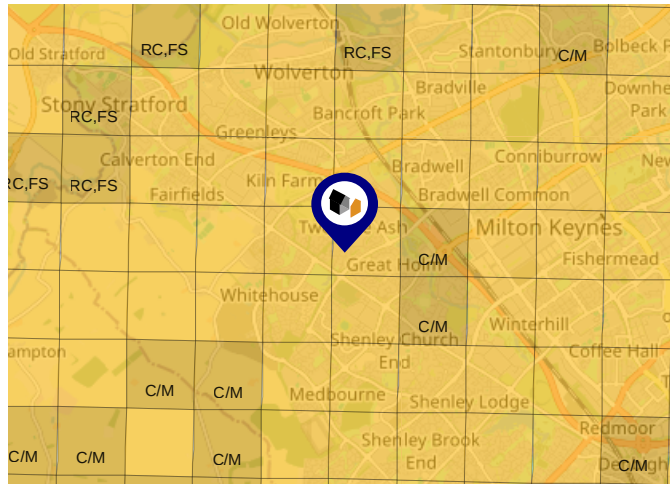


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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>	VARIABLE	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM
<b>Parent Material Grain:</b>	MIXED (ARGILLIC-RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO HEAVY		

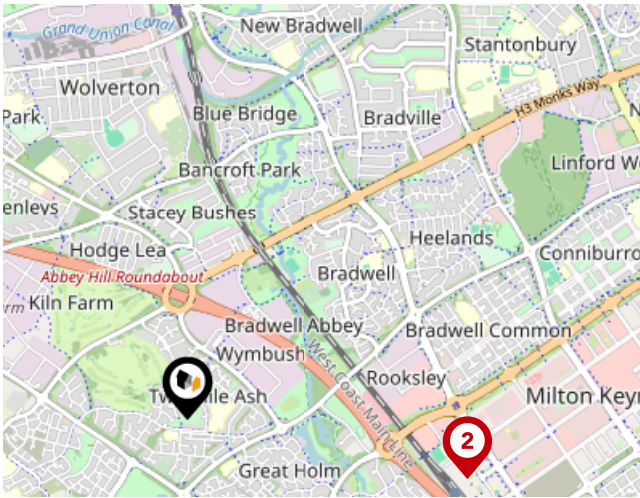


### Primary Classifications (Most Common Clay Types)

<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

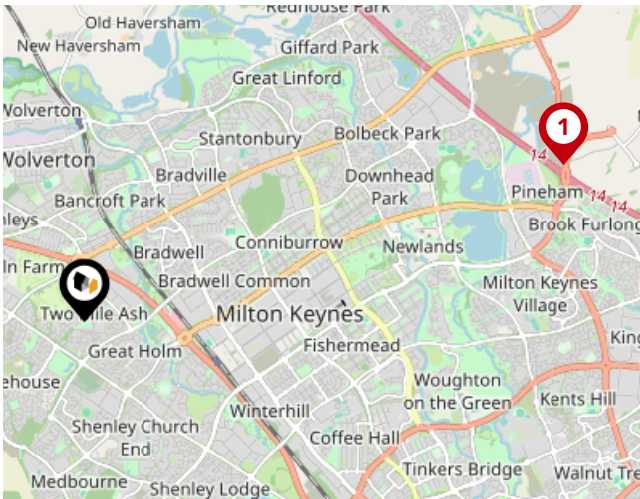
# Area

## Transport (National)



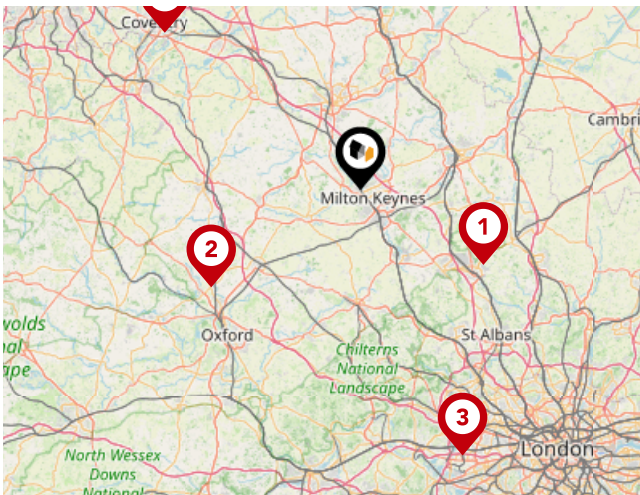
### National Rail Stations

Pin	Name	Distance
1	Wolverton Rail Station	1.89 miles
2	Milton Keynes Central Rail Station	1.3 miles
3	Bletchley Rail Station	4.12 miles



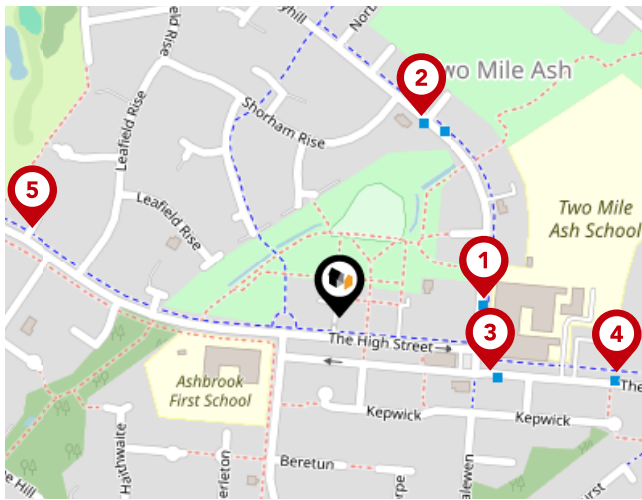
### Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J14	4.6 miles
2	M1 J15	10.9 miles
3	M1 J13	8.46 miles
4	M1 J15A	13.27 miles
5	M1 J16	16.04 miles



### Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	21.23 miles
2	Kidlington	25.95 miles
3	Heathrow Airport	41.8 miles
4	Baginton	36.46 miles



### Bus Stops/Stations

Pin	Name	Distance
1	Two Mile Ash School	0.08 miles
2	Shorham Rise	0.12 miles
3	Two Mile Ash School	0.09 miles
4	Church Hill	0.16 miles
5	The High Street West	0.18 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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