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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 08th January 2026



**WATERMILL LANE, WOLVERTON MILL, MILTON KEYNES,
MK12**

Chris Durrant powered by eXp

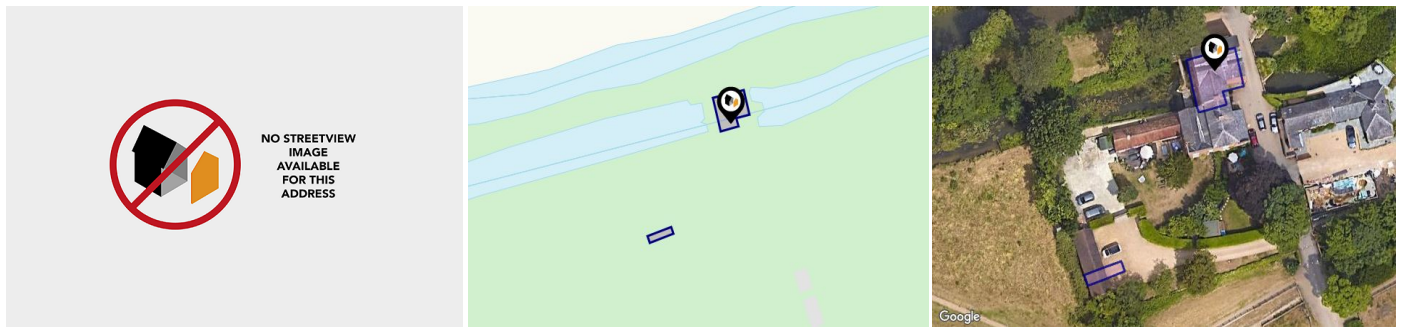
8 Linceslade Grove Loughton Milton Keynes MK5 8DL

07595473891

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chrisdurrant.exp.uk.com





Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	13/04/2000
Floor Area:	871 ft ² / 81 m ²	End Date:	01/04/2124
Plot Area:	0.05 acres	Lease Term:	125 years from 1 April 1999
Year Built :	1900-1929	Term Remaining:	98 years
Council Tax :	Band E		
Annual Estimate:	£2,760		
Title Number:	BM252092		

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)

15 mb/s	49 mb/s	1800 mb/s

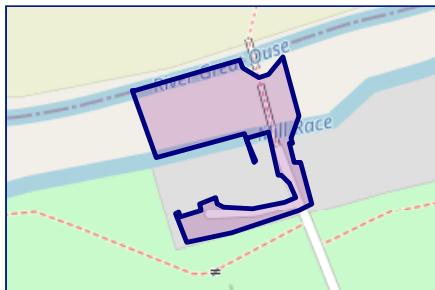
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

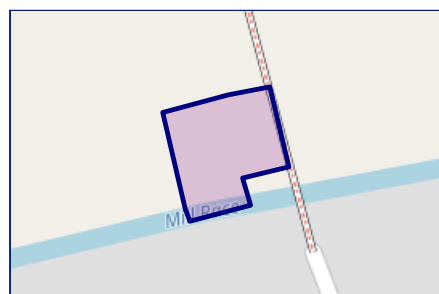


Freehold Title Plan



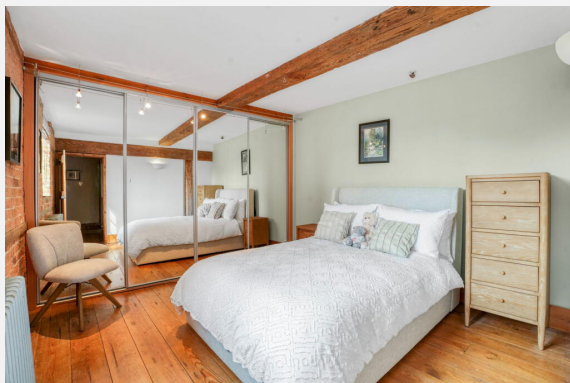
BM244939

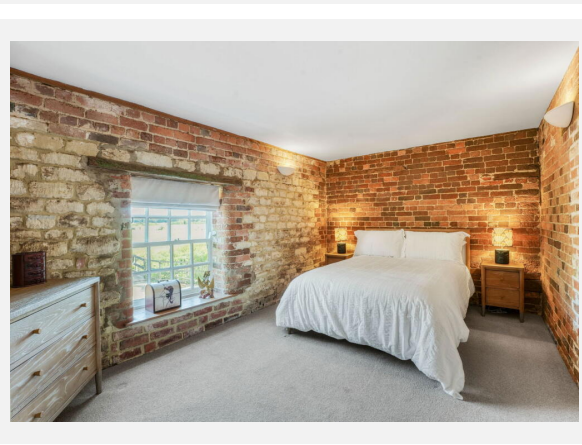
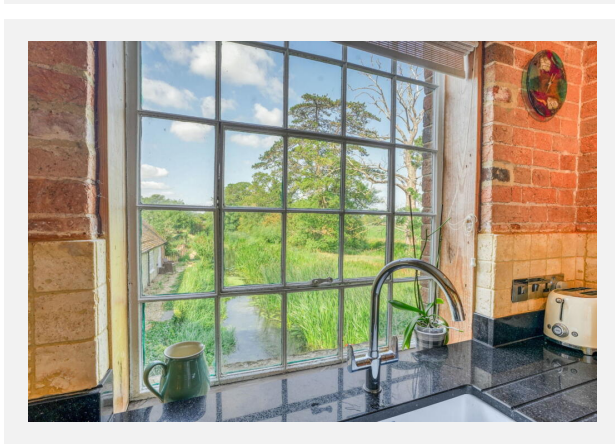
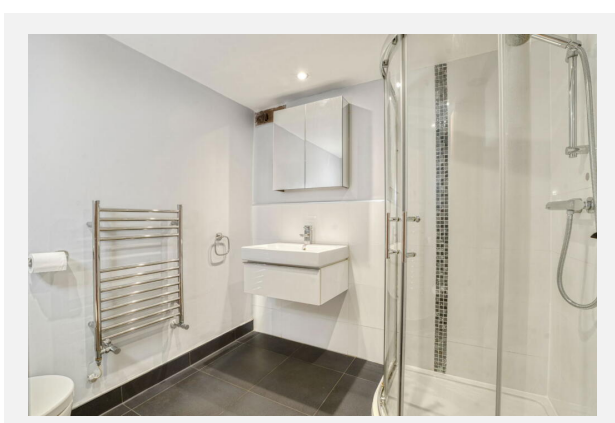
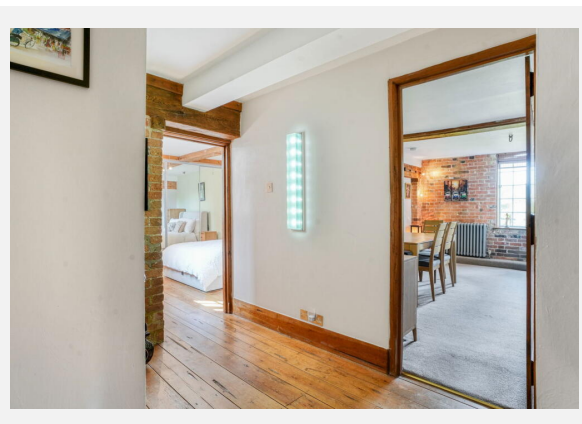
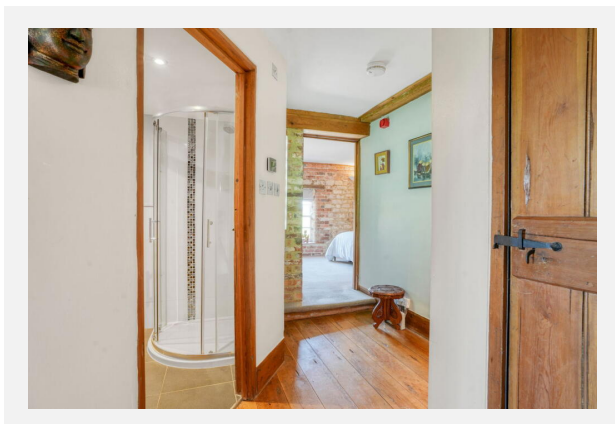
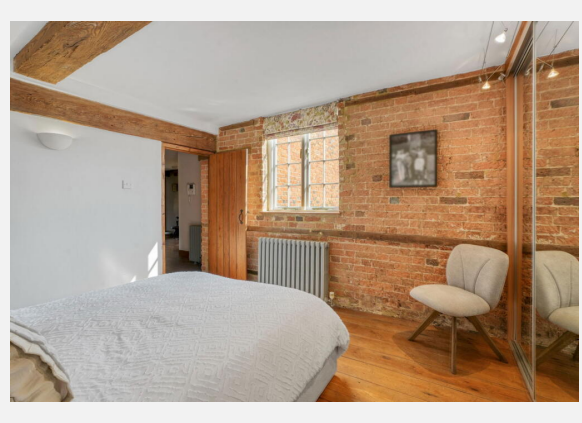
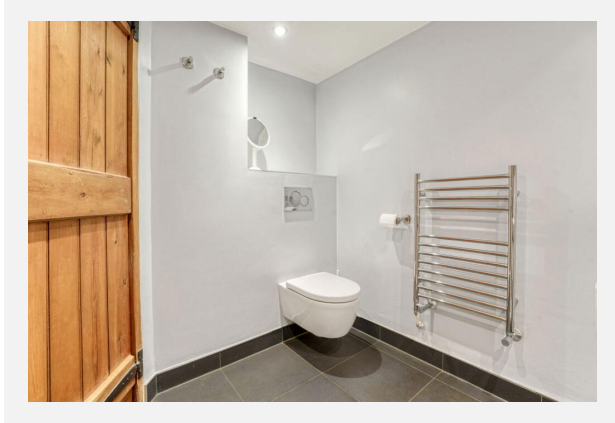
Leasehold Title Plan



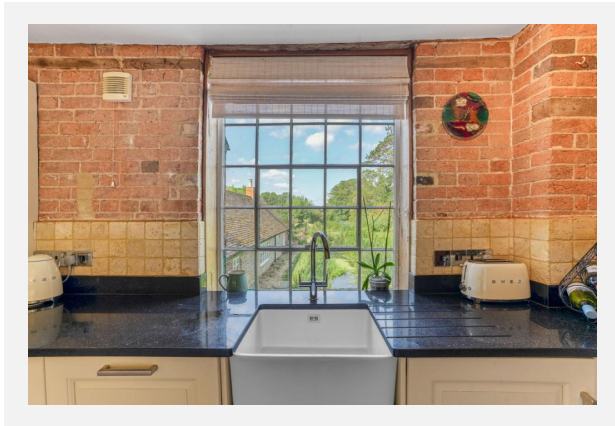
BM252092

Start Date: 13/04/2000
End Date: 01/04/2124
Lease Term: 125 years from 1 April 1999
Term Remaining: 98 years

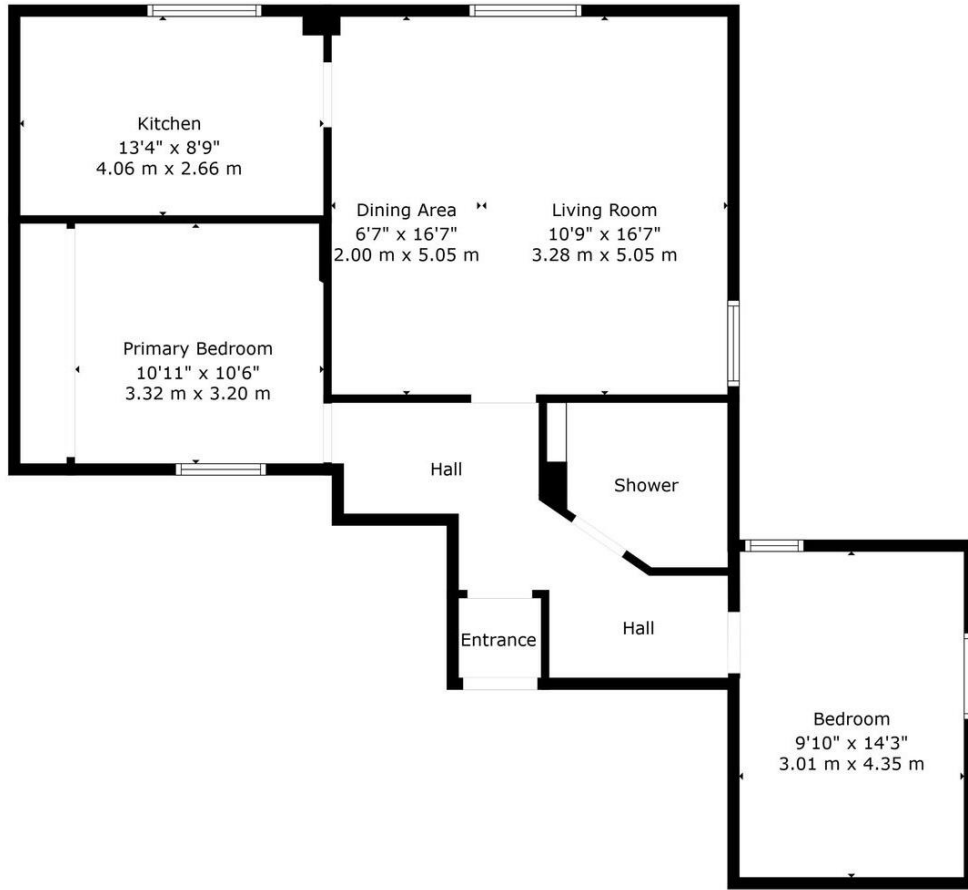








WATERMILL LANE, WOLVERTON MILL, MILTON KEYNES, MK12



CHRIS DURRANT
exp UK

TOTAL: 873 sq. ft, 81 m2
FLOOR 1: 873 sq. ft, 81 m2
WALLS: 78 sq. ft, 7 m2

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



Property EPC - Certificate

Energy rating

C

Valid until 20.08.2035

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

Additional EPC Data

Property Type:	Mid-floor flat
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick, as built, insulated (assumed)
Walls Energy:	Solid brick, as built, insulated (assumed)
Roof:	(another dwelling above)
Roof Energy:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Below average lighting efficiency
Floors:	(another dwelling below)
Total Floor Area:	81 m ²

4, Watermill Lane, Milton Keynes, MK12 5PR

Last Sold Date:	16/12/2024	27/04/2012	03/07/2007	14/04/2000
Last Sold Price:	£425,000	£247,000	£270,000	£153,000

1, Watermill Lane, Milton Keynes, MK12 5PR

Last Sold Date:	27/09/2021	30/07/2010	06/12/2002	17/09/1999
Last Sold Price:	£725,000	£492,500	£425,000	£280,000

6, Watermill Lane, Milton Keynes, MK12 5PR

Last Sold Date:	06/10/2014	25/08/1999
Last Sold Price:	£405,000	£212,000

5, Watermill Lane, Milton Keynes, MK12 5PR

Last Sold Date:	28/09/2011	04/08/2006	30/06/2005	18/12/2000	06/08/1999
Last Sold Price:	£265,000	£238,000	£225,000	£210,500	£165,000

2, Watermill Lane, Milton Keynes, MK12 5PR

Last Sold Date:	27/08/2010	01/05/2009	12/08/2003	10/09/1999
Last Sold Price:	£532,000	£485,000	£390,000	£249,995

3, Watermill Lane, Milton Keynes, MK12 5PR

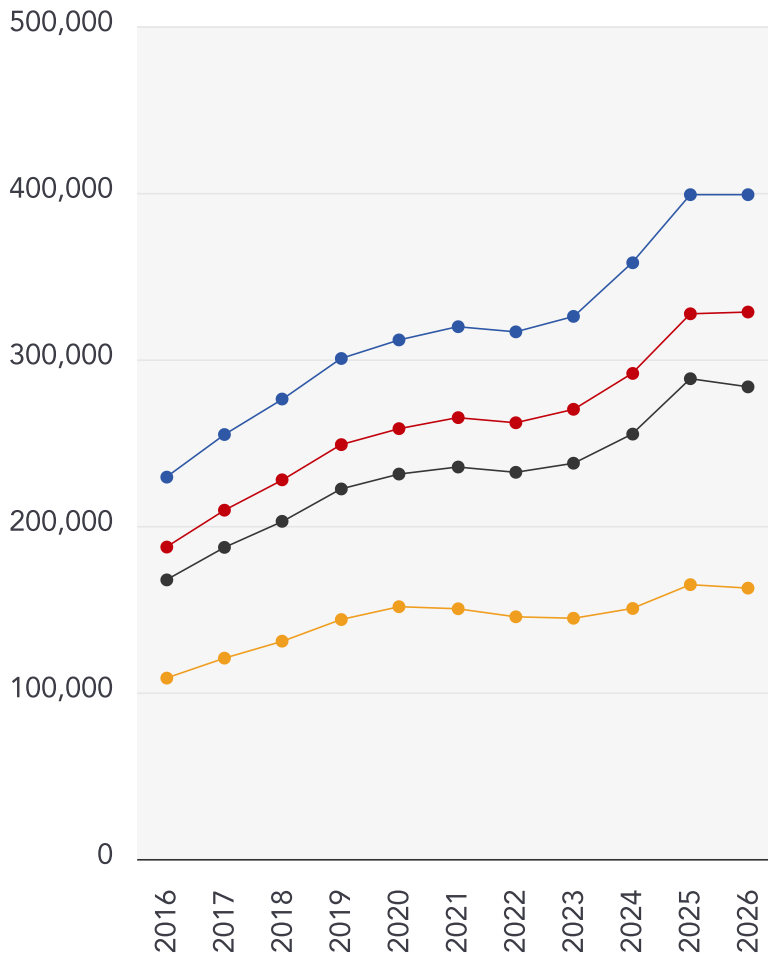
Last Sold Date:	19/09/2008	17/12/1999
Last Sold Price:	£260,000	£150,000

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 MK12



Detached

+73.97%

Semi-Detached

+75.35%

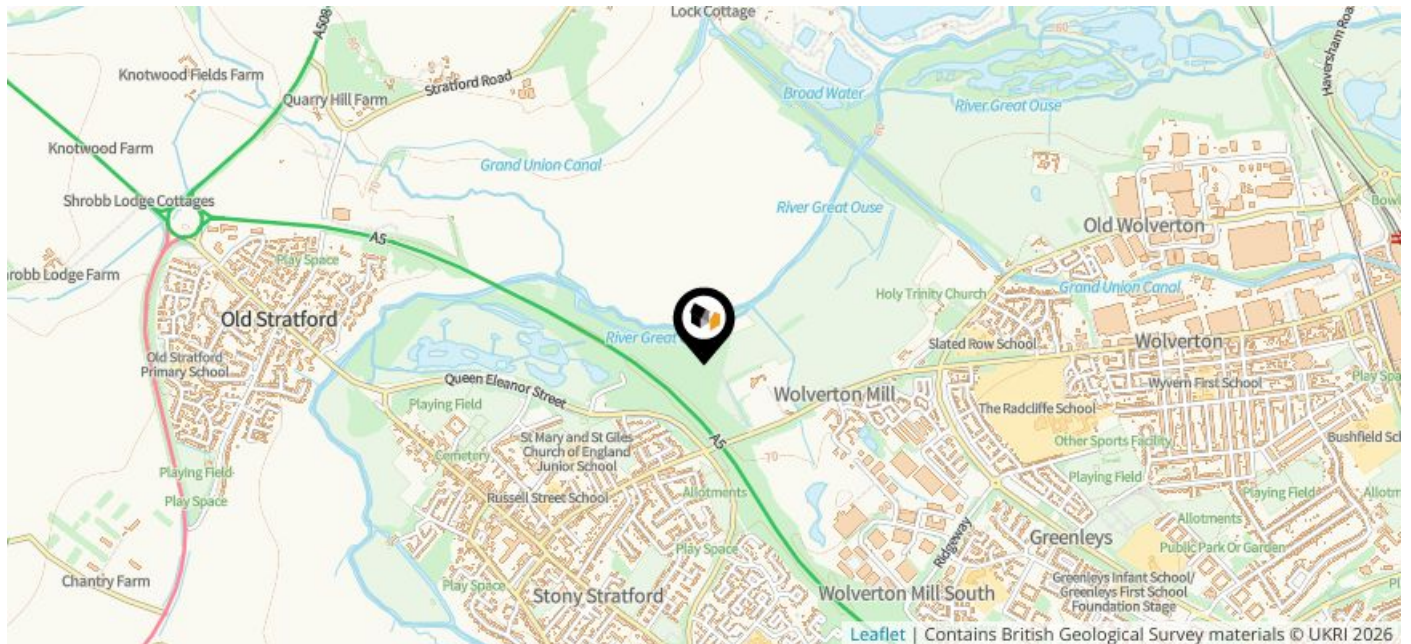
Terraced

+69.17%

Flat

+49.74%

This map displays nearby coal mine entrances and their classifications.



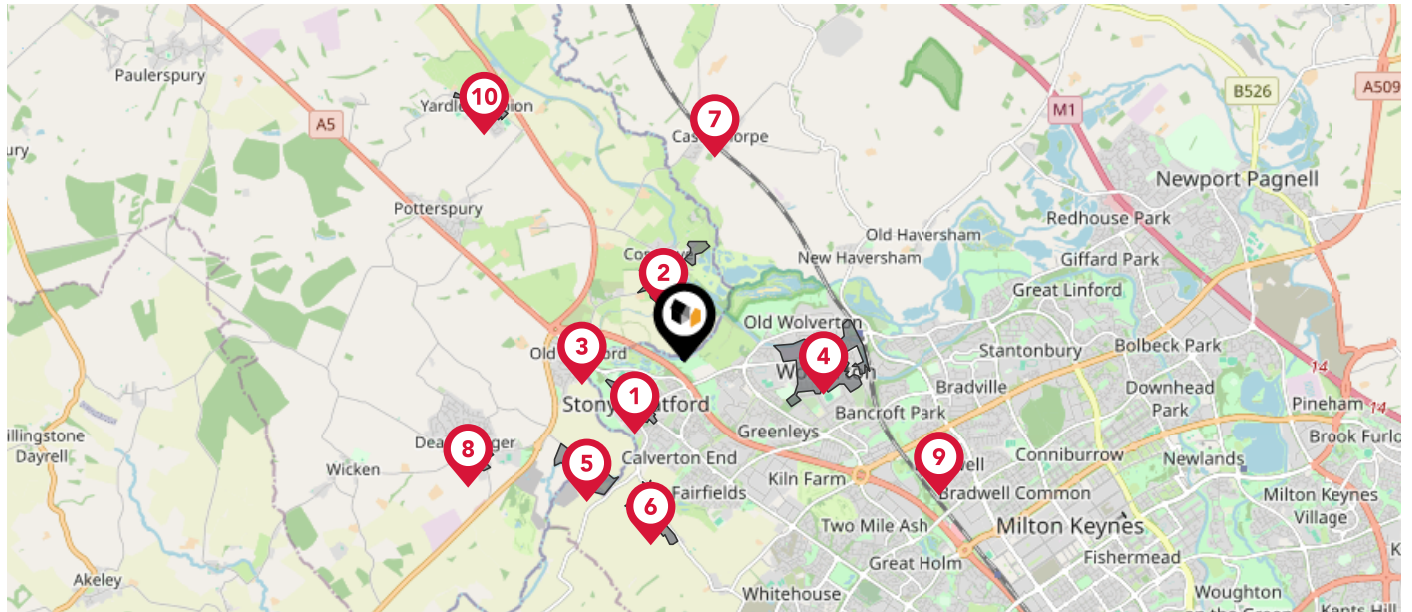
Mine Entry

- ✕ 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.



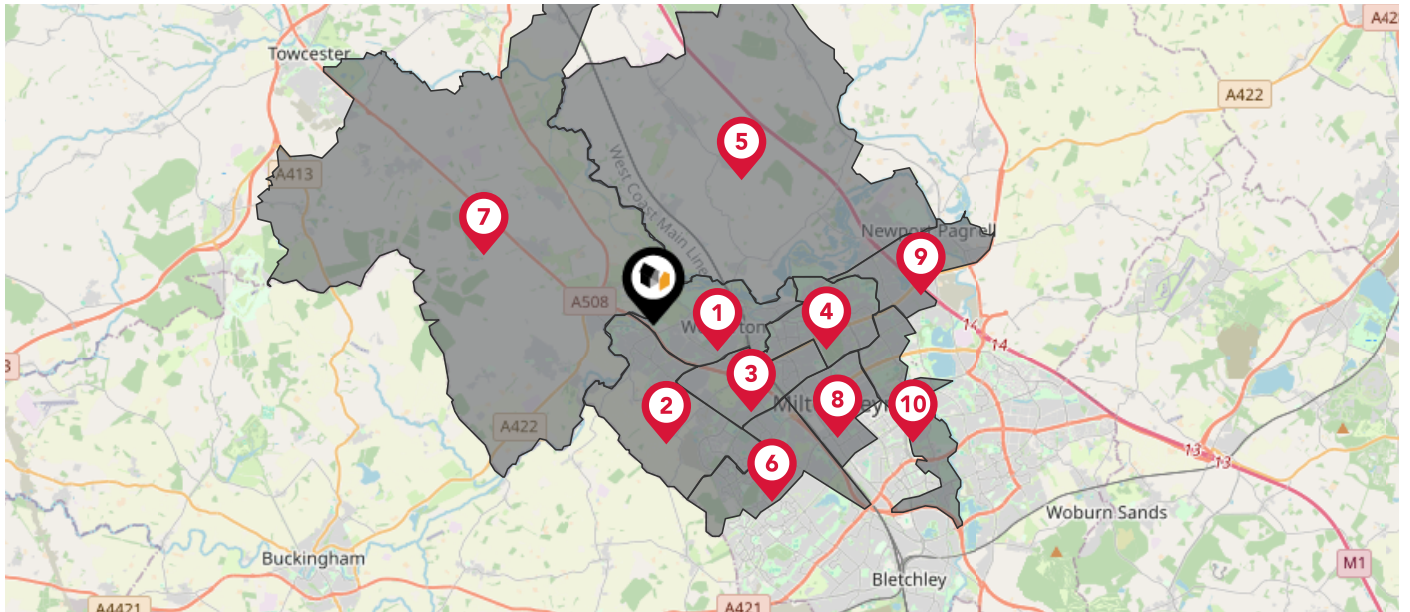
Nearby Conservation Areas

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

Maps

Council Wards

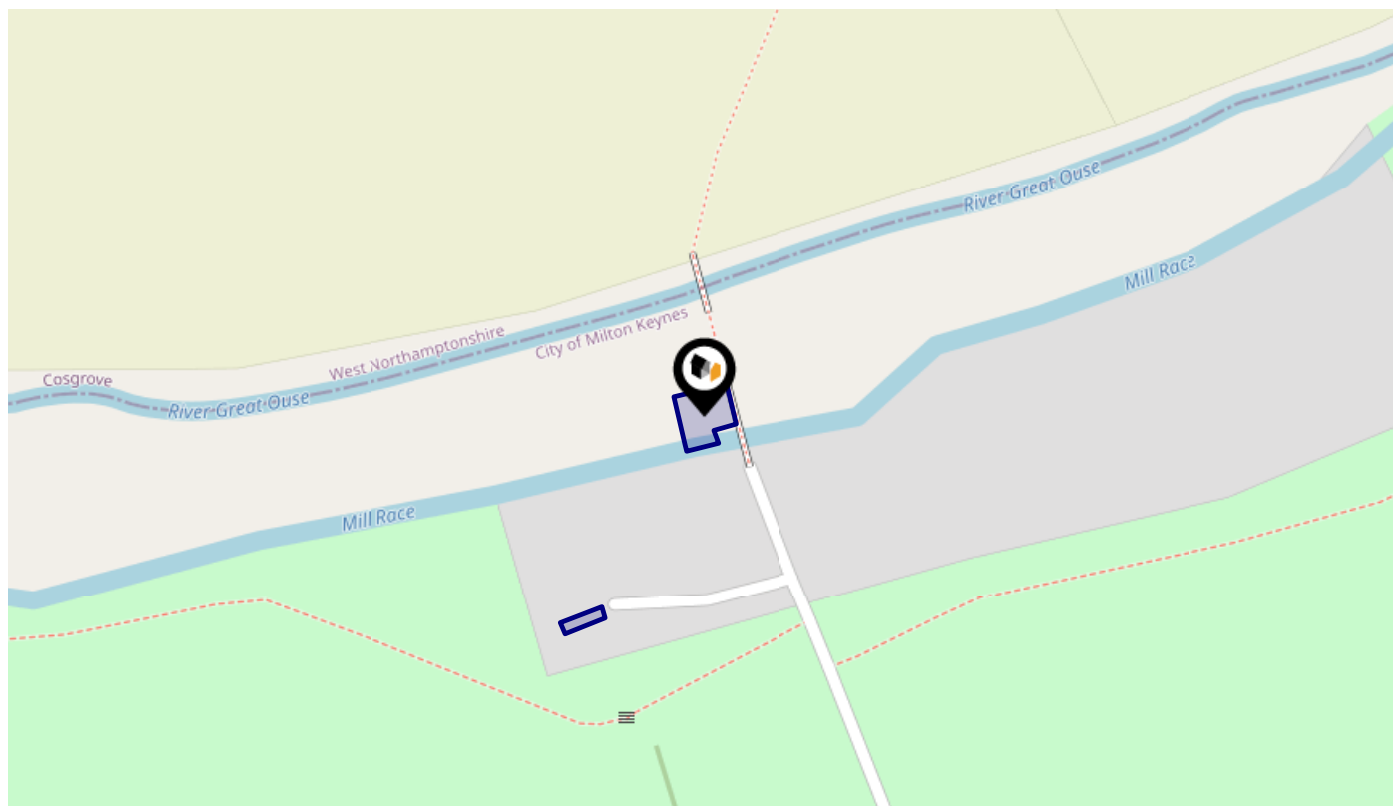
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Wolverton Ward
- 2 Stony Stratford Ward
- 3 Bradwell Ward
- 4 Stantonbury Ward
- 5 Newport Pagnell North & Hanslope Ward
- 6 Loughton & Shenley Ward
- 7 Deanshanger Ward
- 8 Central Milton Keynes Ward
- 9 Newport Pagnell South Ward
- 10 Campbell Park & Old Woughton 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.

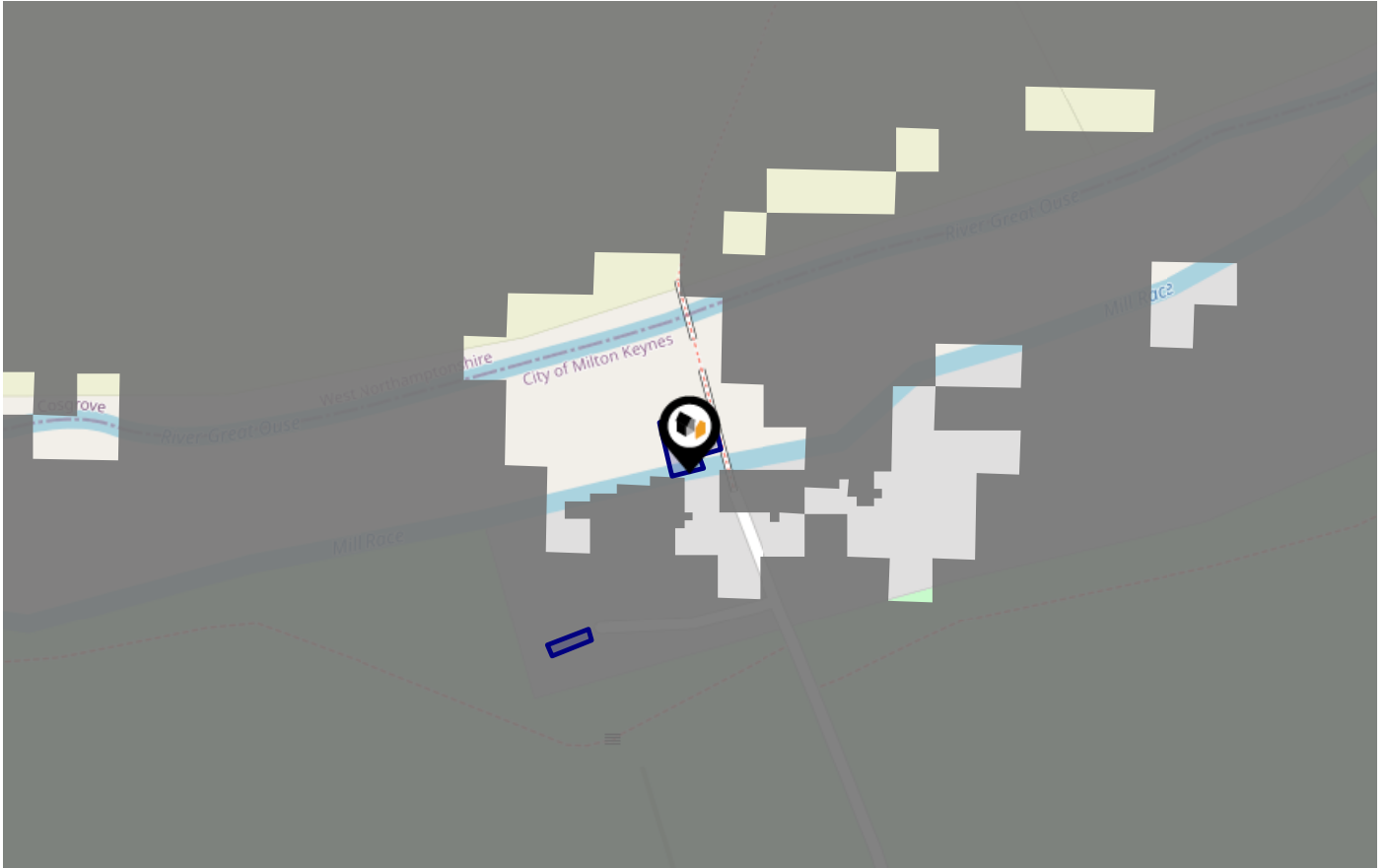
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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: 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.

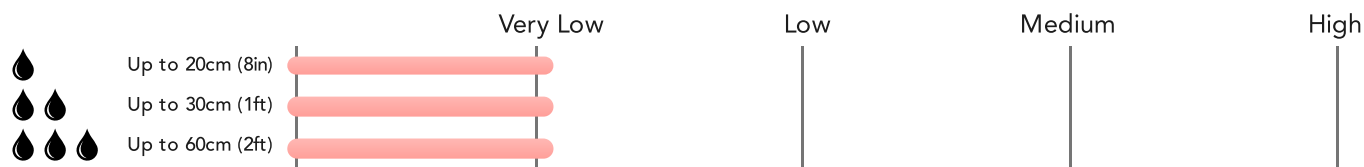


Risk Rating: **Very low**

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.
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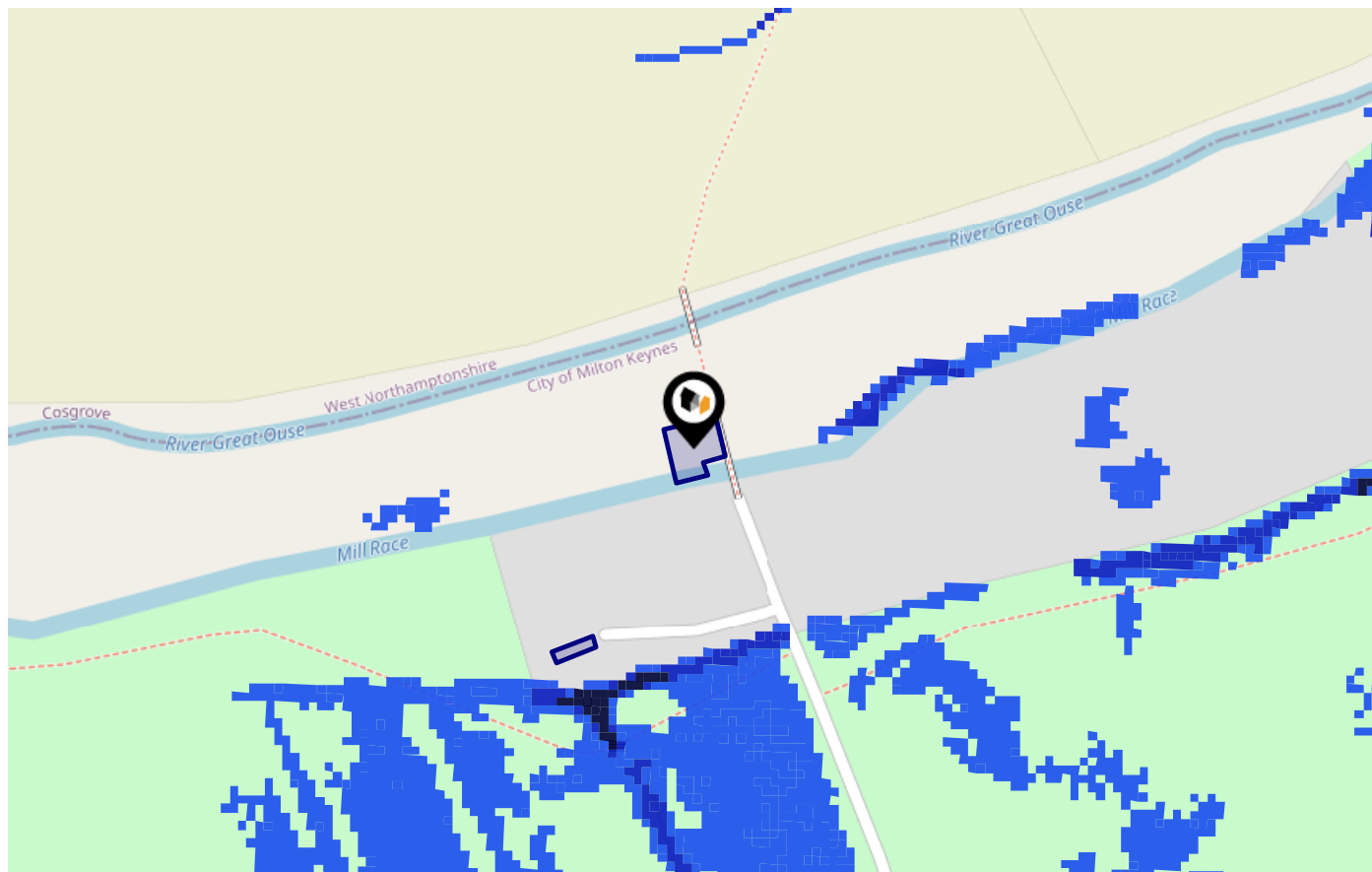
Chance of flooding to the following depths at this property:



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.

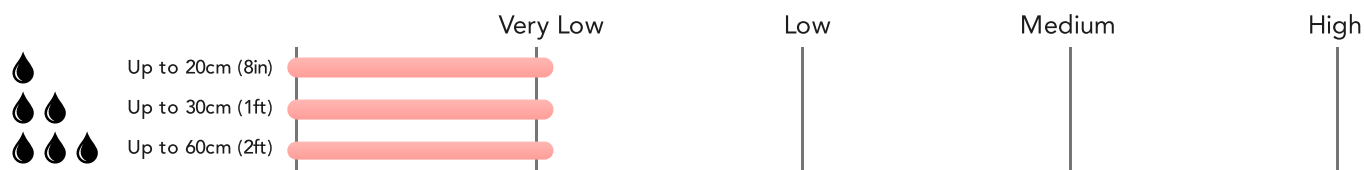


Risk Rating: Very low

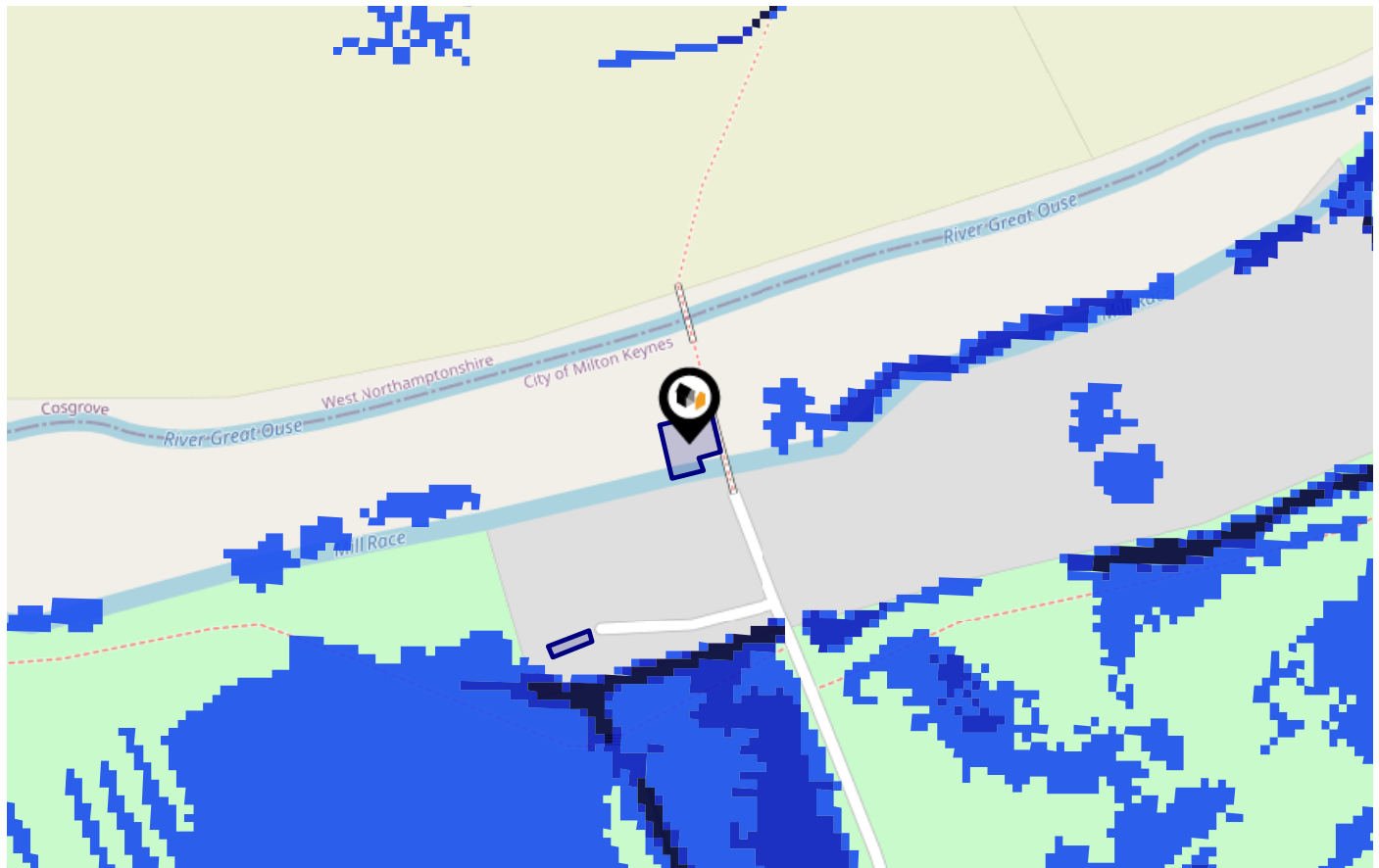
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- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk** - an area in which 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.
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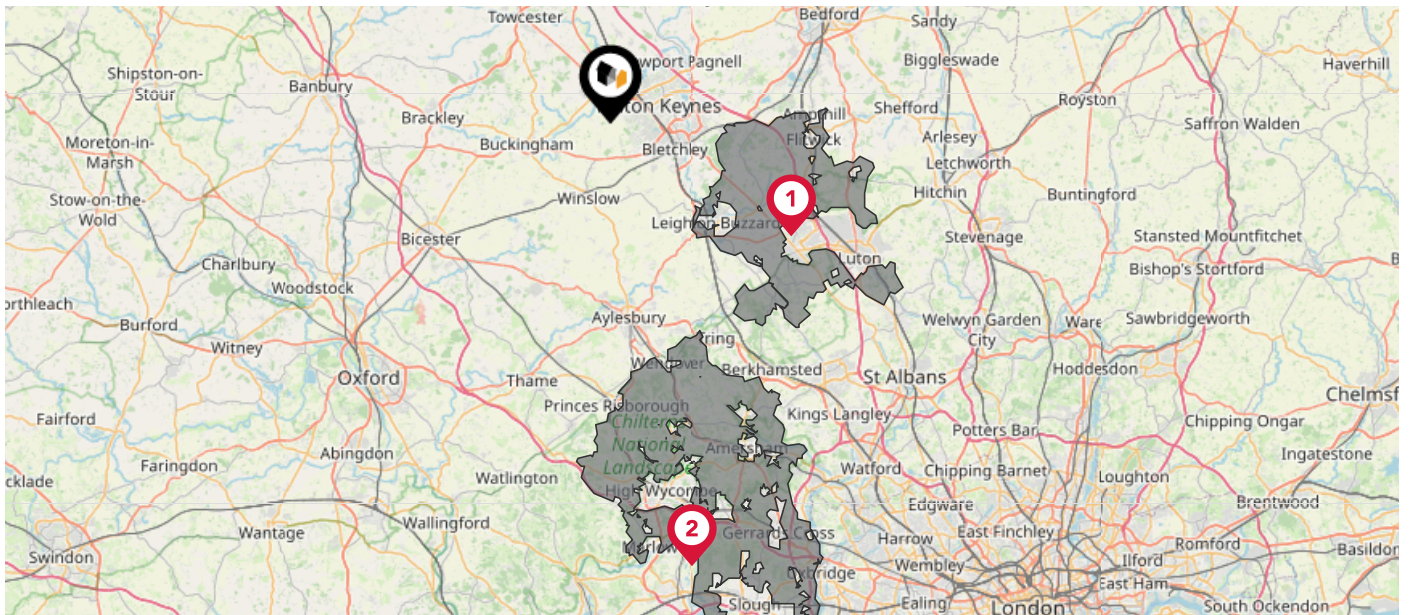
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



Nearby Green Belt Land



London Green Belt - Central Bedfordshire

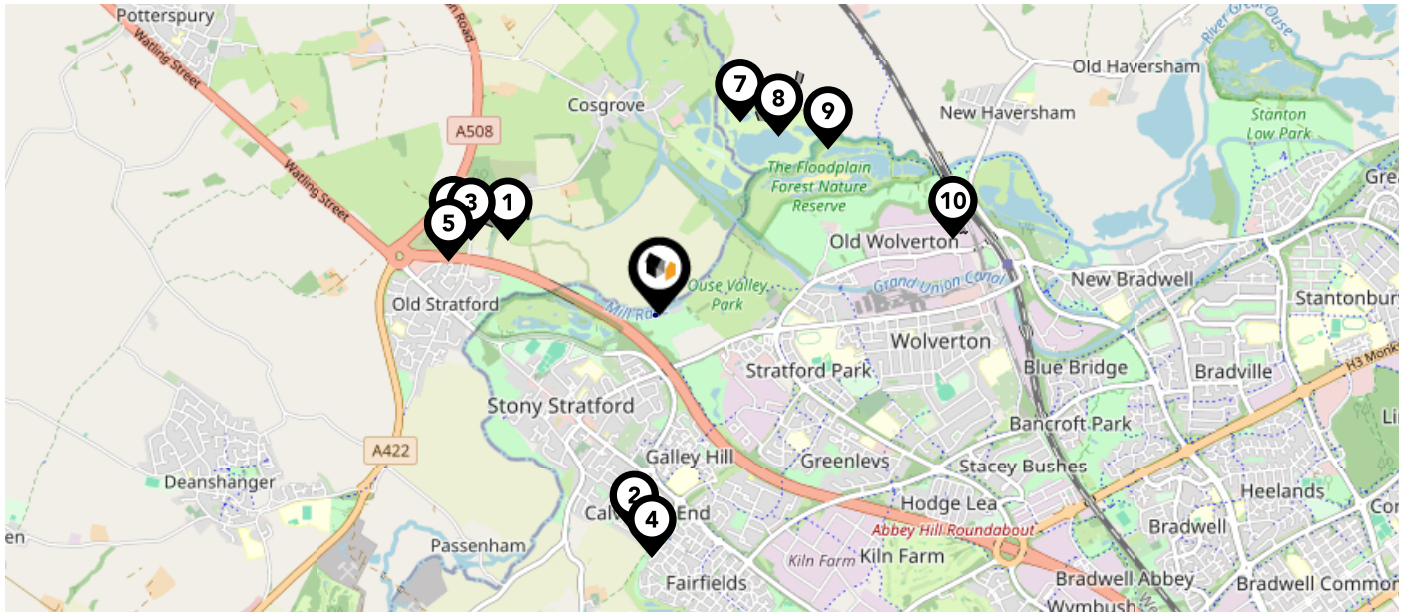


London Green Belt - Buckinghamshire

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

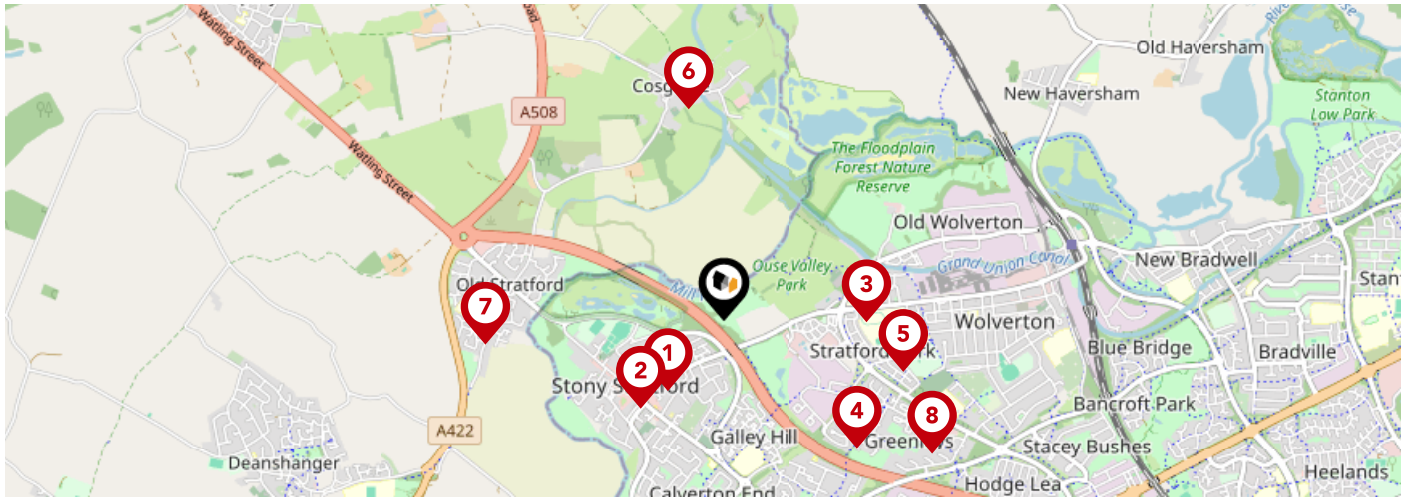
1	Stratford Road-Cosgrove	Historic Landfill	<input type="checkbox"/>
2	Calverton End No.2-Stony Stratford	Historic Landfill	<input type="checkbox"/>
3	J Harper - Brook Farm-Northampton Road,, Cosgrove,Buckinghamshire	Historic Landfill	<input type="checkbox"/>
4	Calverton End No.1-Stony Stratford	Historic Landfill	<input type="checkbox"/>
5	Old Furtho Pit-Old Stratford	Historic Landfill	<input type="checkbox"/>
6	Furtho Pit-Cosgrove	Historic Landfill	<input type="checkbox"/>
7	Manor Farm No.2-Castlethorpe, Buckinghamshire	Historic Landfill	<input type="checkbox"/>
8	Manor Farm-Castlethorpe, Buckinghamshire	Historic Landfill	<input type="checkbox"/>
9	Cosgrove Caravan Park-Cosgrove Lodge Park, Lock Lane, Cosgrove	Historic Landfill	<input type="checkbox"/>
10	Haversham Upper Bank-Haversham Bank, Old Wolverton Road, Wolverton	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...

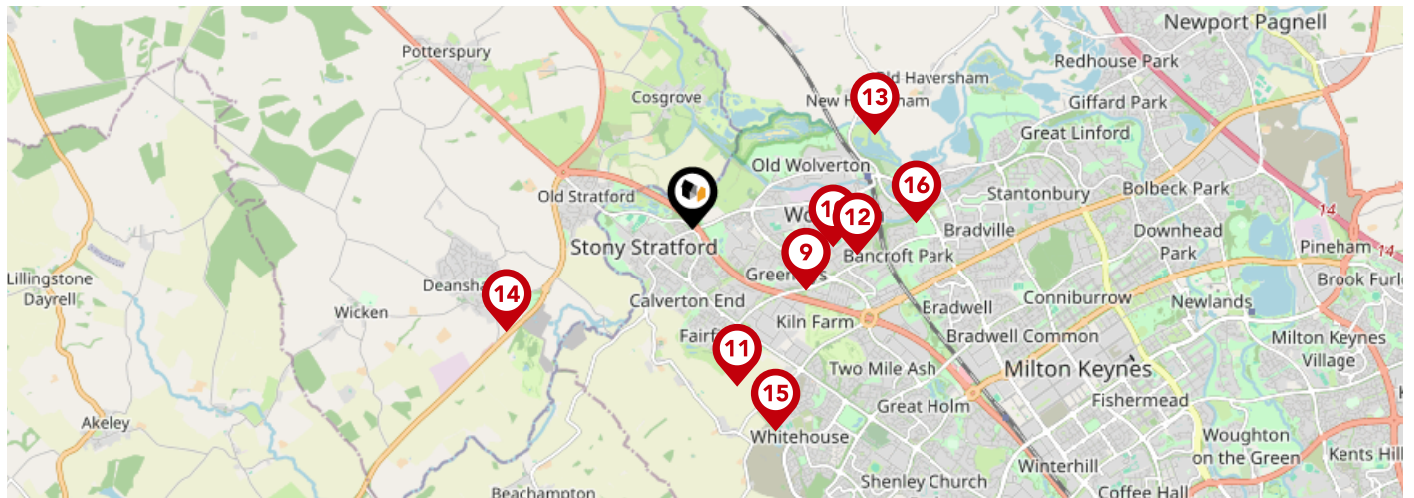










Listed Buildings in the local district	Grade	Distance
 1332261 - Barn And Coach House To East Of Old Wolverton Mill	Grade II	0.0 miles
 1310497 - Old Wolverton Mill	Grade II	0.0 miles
 1125333 - Stable Block To East Of Wolverton House	Grade II	0.2 miles
 1160593 - Wolverton House	Grade II	0.3 miles
 1310482 - Barn At Warren Farm North Of Warren Farm Cottage.	Grade II	0.4 miles
 1389363 - Spinney Cottage	Grade II	0.4 miles
 1125334 - Warren Farm Cottage	Grade II	0.4 miles
 1389360 - Headstone Approx 20 Metres South West Of The Tower Of The Church Of The Holy Trinity	Grade II	0.5 miles
 1040846 - Ice House At Sp 7926 4208 In Park Of Cosgrove Hall	Grade II	0.5 miles
 1125321 - Stable Adjoining Wolverton Park	Grade II	0.5 miles

Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 St Mary and St Giles Church of England School Ofsted Rating: Good Pupils: 362 Distance:0.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Russell Street School Ofsted Rating: Outstanding Pupils: 191 Distance:0.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Slated Row School Ofsted Rating: Outstanding Pupils: 229 Distance:0.65</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 St Mary Magdalene Catholic Primary School Ofsted Rating: Outstanding Pupils: 385 Distance:0.84</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 The Radcliffe School Ofsted Rating: Good Pupils: 1246 Distance:0.85</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Cosgrove Village Primary School Ofsted Rating: Good Pupils: 39 Distance:0.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Old Stratford Primary School Ofsted Rating: Good Pupils: 187 Distance:1.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Greenleys First School Ofsted Rating: Good Pupils: 115 Distance:1.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Greenleys Junior School Ofsted Rating: Good Pupils: 225 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wyvern School Ofsted Rating: Good Pupils: 353 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fairfields Primary School Ofsted Rating: Good Pupils: 542 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bushfield School Ofsted Rating: Good Pupils: 411 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Haversham Village School Ofsted Rating: Good Pupils: 167 Distance:1.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Elizabeth Woodville School Ofsted Rating: Requires improvement Pupils: 1124 Distance:1.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Watling Academy Ofsted Rating: Outstanding Pupils: 1203 Distance:1.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	New Bradwell Primary School Ofsted Rating: Good Pupils: 618 Distance:2.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

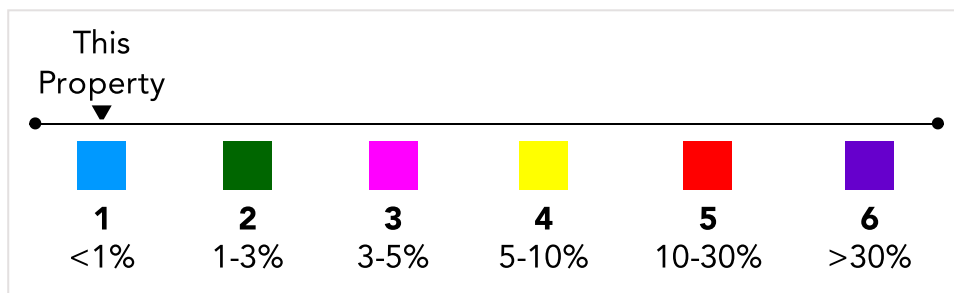
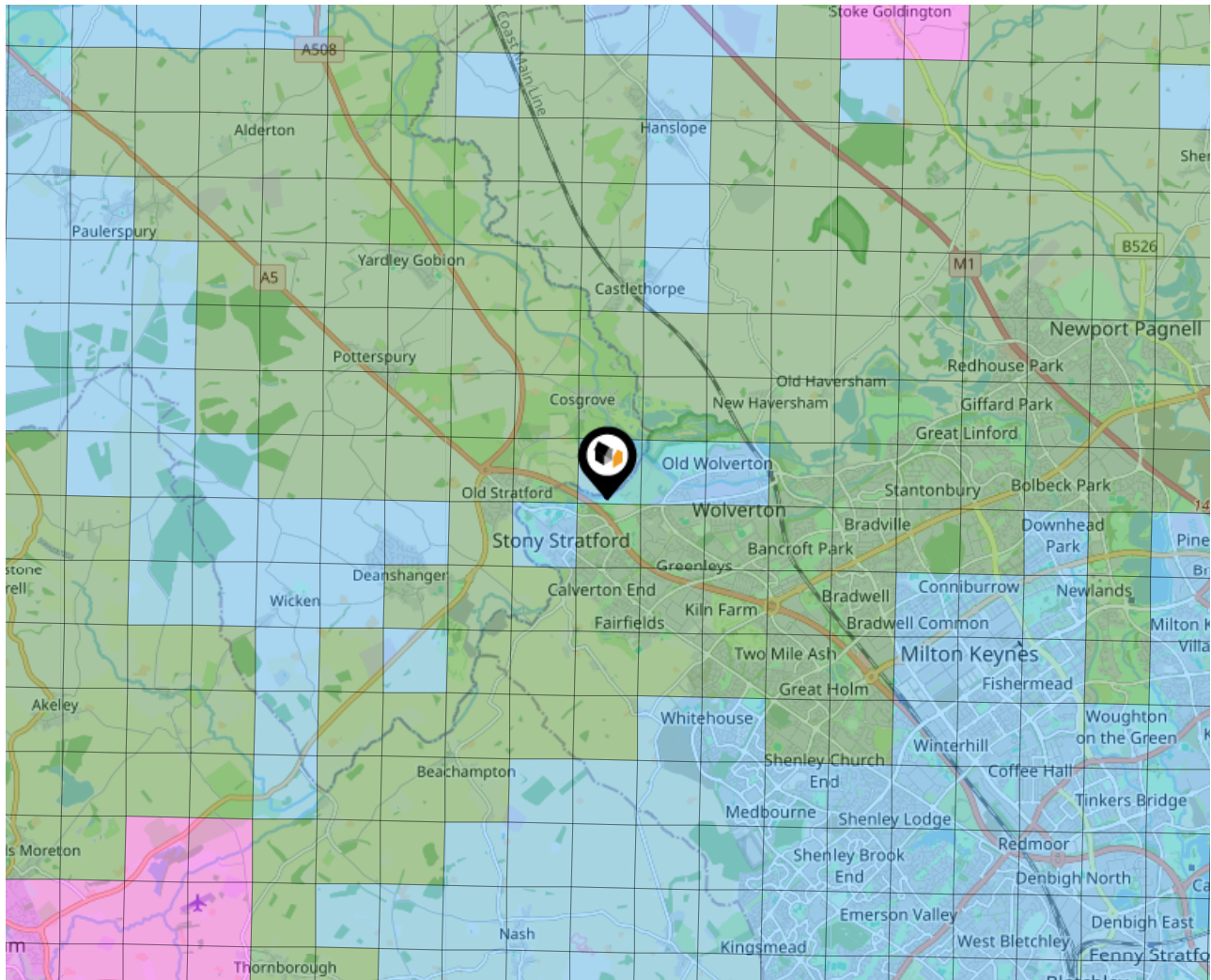


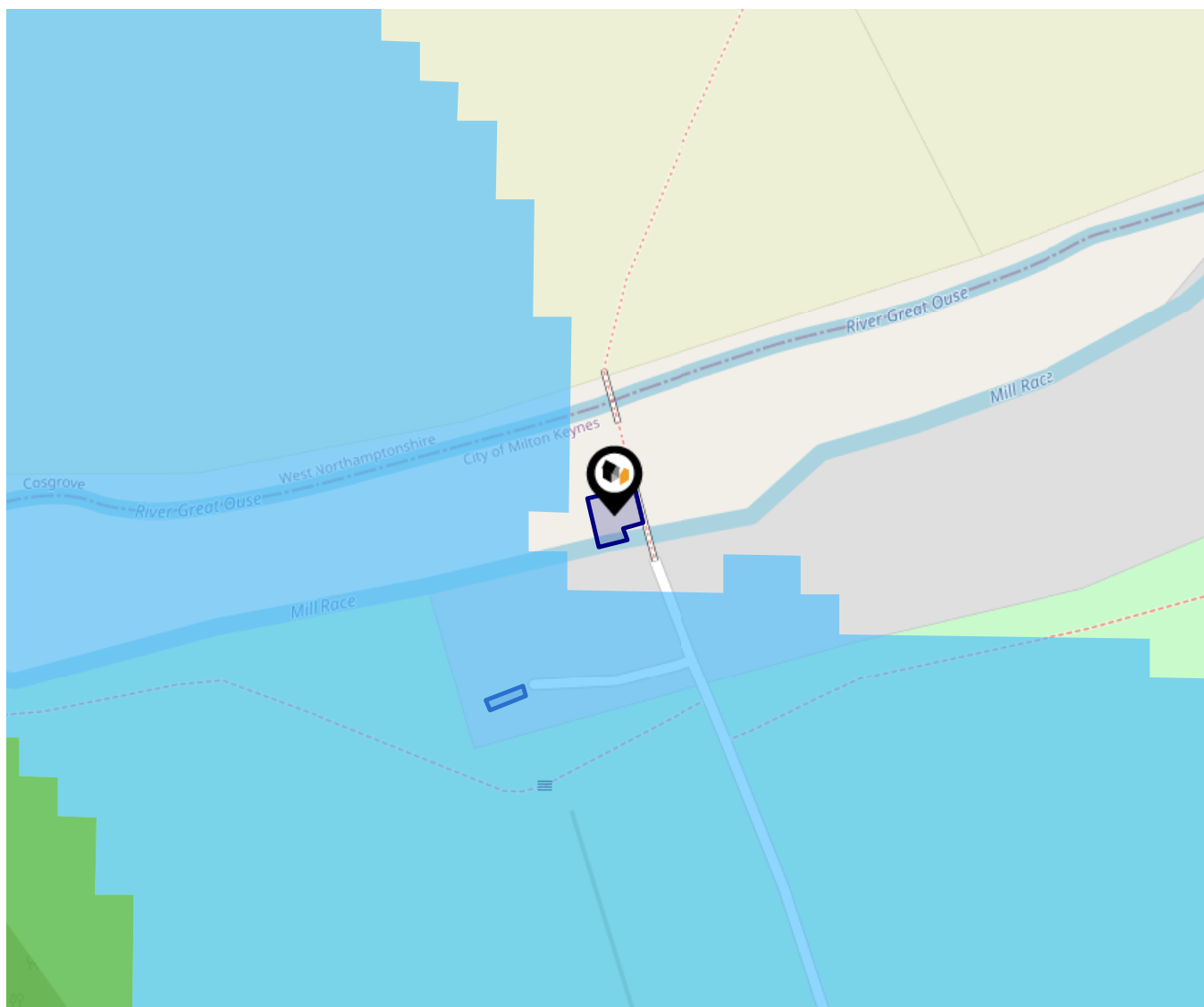
Key:

-  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).





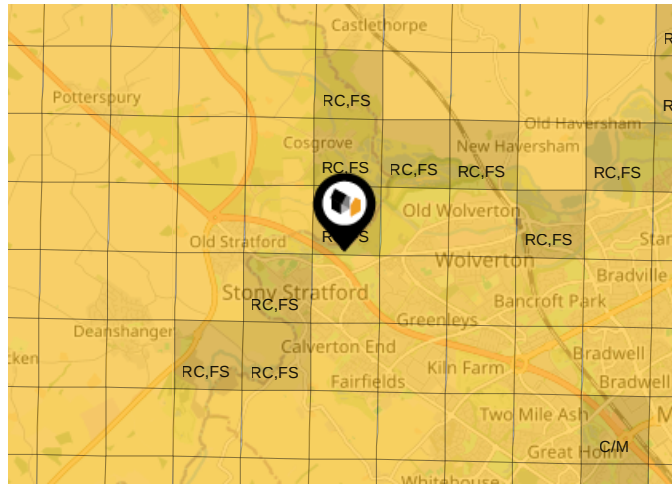
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		

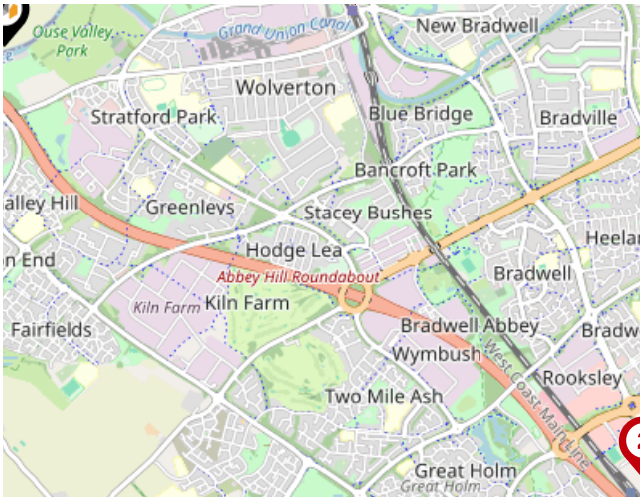


Primary Classifications (Most Common Clay Types)

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

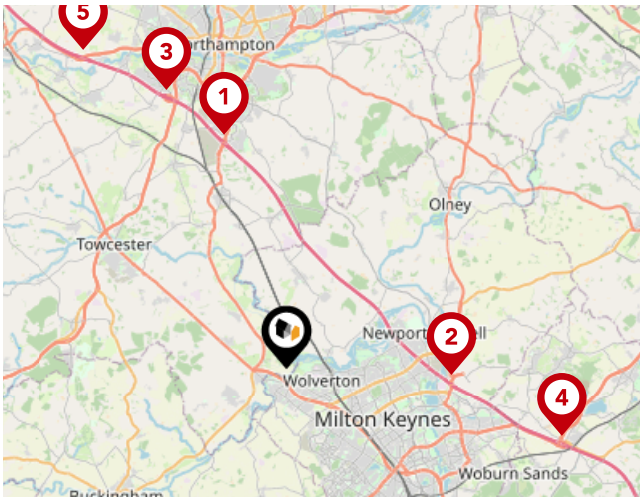
Area

Transport (National)



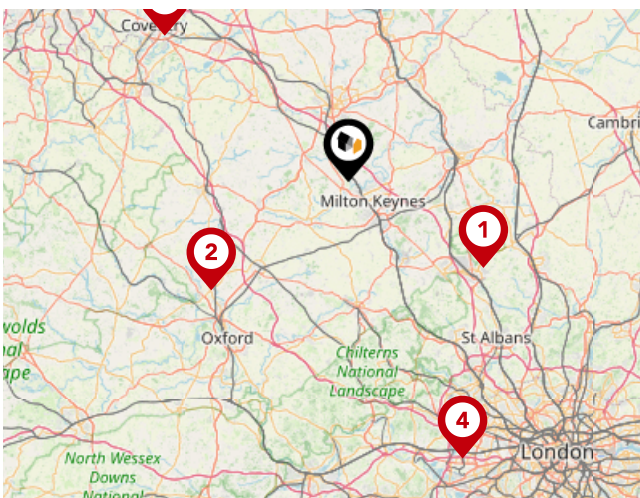
National Rail Stations

Pin	Name	Distance
1	Wolverton Rail Station	1.62 miles
2	Milton Keynes Central Rail Station	3.52 miles
3	Bletchley Rail Station	6.48 miles



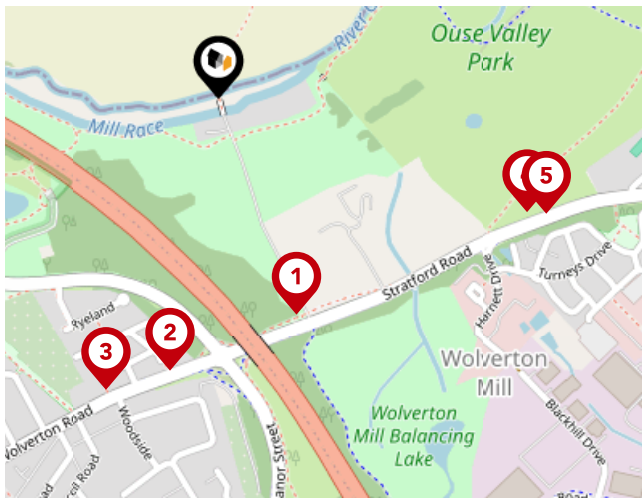
Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J15	8.77 miles
2	M1 J14	6.01 miles
3	M1 J15A	11.03 miles
4	M1 J13	10.36 miles
5	M1 J16	13.72 miles



Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	23.52 miles
2	Kidlington	25.6 miles
3	Baginton	34.12 miles
4	Heathrow Airport	43.99 miles



Bus Stops/Stations

Pin	Name	Distance
1	Watermill Lane	0.26 miles
2	Woodside	0.31 miles
3	Woodside	0.36 miles
4	Harnett Drive	0.37 miles
5	Harnett Drive	0.4 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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Agency



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