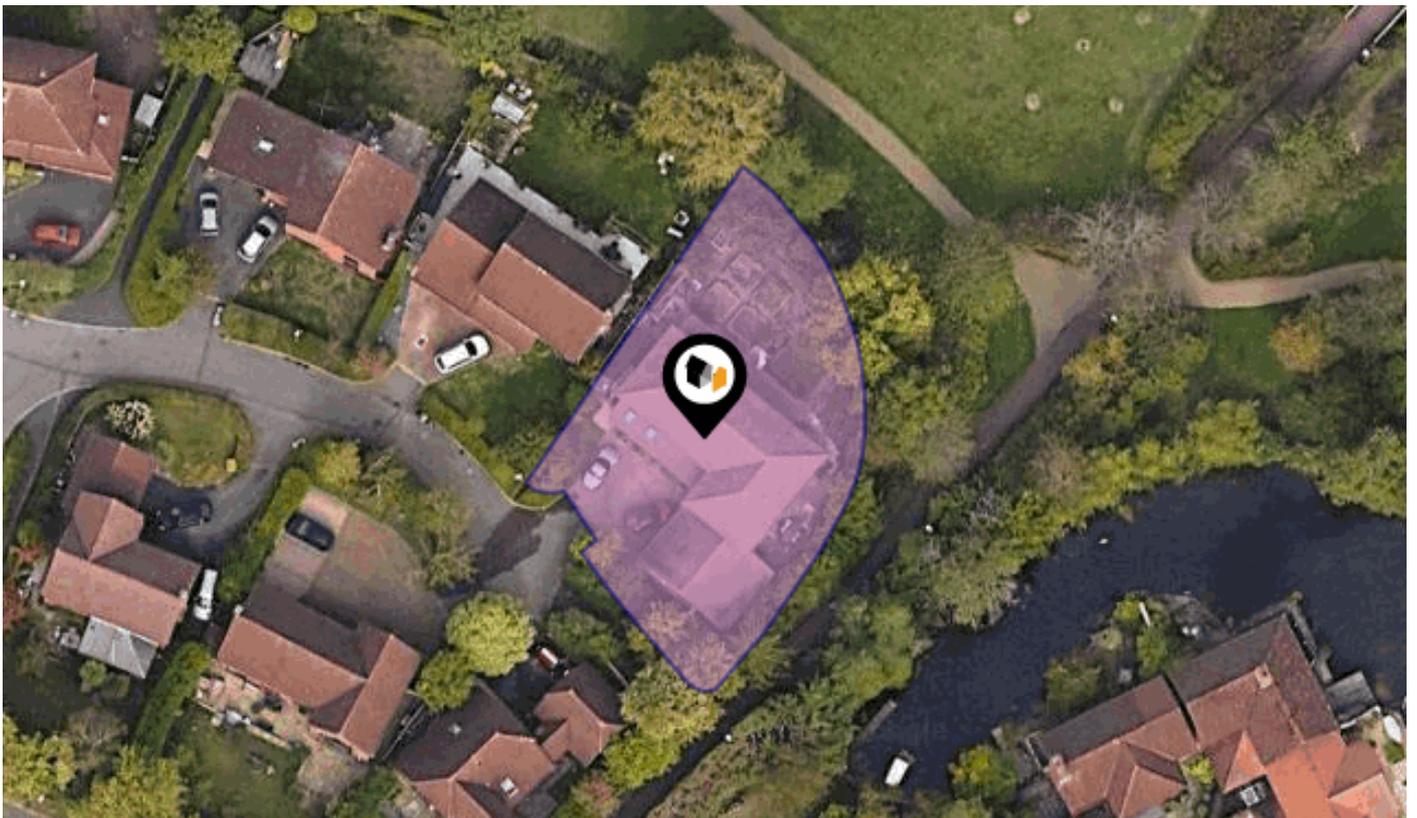




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 02nd March 2026



QUADRANS CLOSE, PENNYLAND, MILTON KEYNES, MK15

Chris Durrant powered by eXp

8 Linceslade Grove Loughton Milton Keynes MK5 8DL

07595473891

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	2,809 ft ² / 261 m ²		
Plot Area:	0.17 acres		
Council Tax :	Band F		
Annual Estimate:	£3,262		
Title Number:	BM166414		

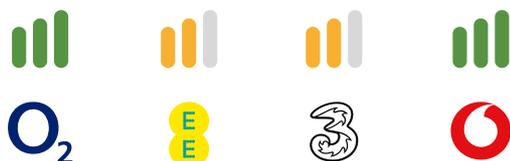
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

2 mb/s	48 mb/s	2000 mb/s

Mobile Coverage: (based on calls indoors)



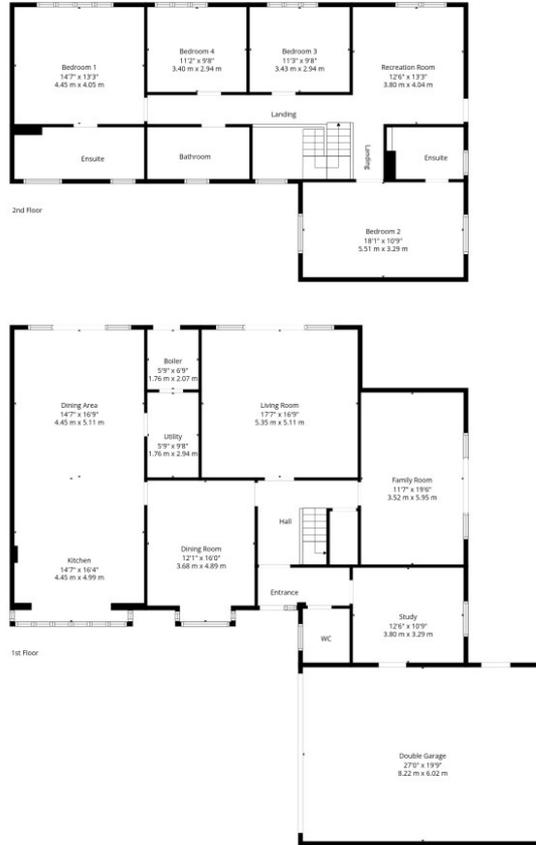
Satellite/Fibre TV Availability:







QUADRANS CLOSE, PENNYLAND, MILTON KEYNES, MK15



TOTAL: 2774 sq. ft, 258 m2

1st floor: 1589 sq. ft, 148 m2, 2nd floor: 1185 sq. ft, 110 m2

EXCLUDED AREAS: DOUBLE GARAGE: 532 sq. ft, 49 m2, UTILITY: 56 sq. ft, 5 m2, WALLS: 207 sq. ft, 19 m2

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



Property EPC - Certificate

Pennyland, MILTON KEYNES, MK15

Energy rating

C

Valid until 19.02.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 400+ mm loft insulation
Roof Energy:	Very good
Window:	Fully triple glazed
Window Energy:	Average
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Time and temperature zone control
Main Heating Controls Energy:	Very good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	249 m ²

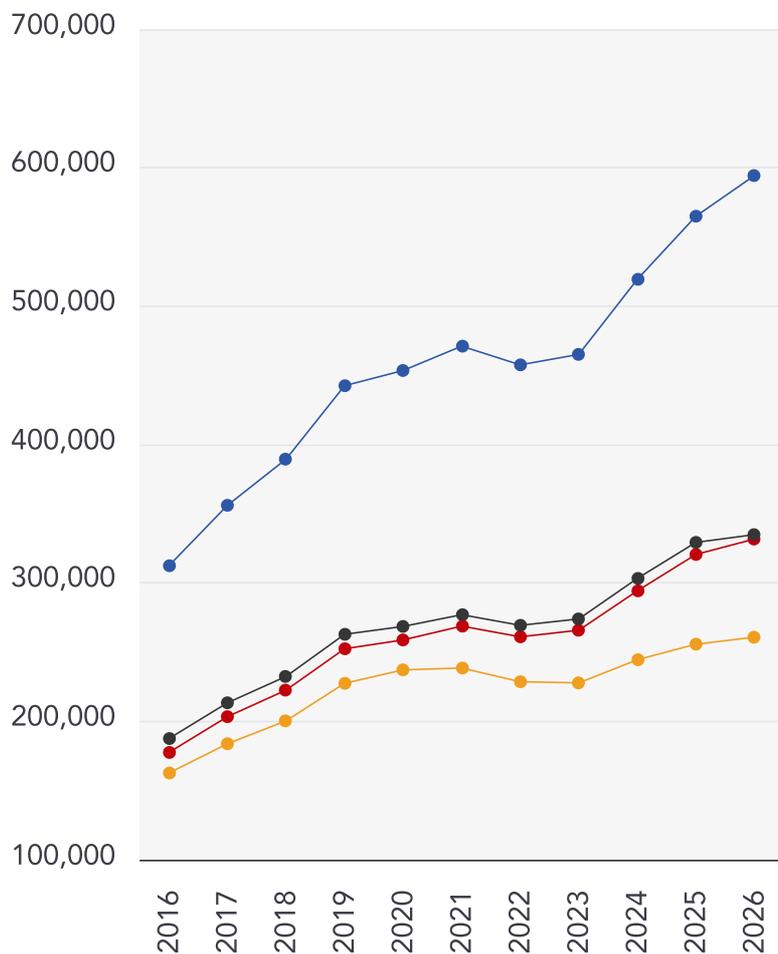
7, Quadrans Close, Milton Keynes, MK15 8AU				Detached House
Last Sold Date:	22/08/2023	09/11/2007	04/03/1999	
Last Sold Price:	£640,000	£335,000	£181,000	
2, Quadrans Close, Milton Keynes, MK15 8AU				Detached House
Last Sold Date:	23/09/2022	21/08/2020	05/09/2000	
Last Sold Price:	£650,000	£537,500	£250,000	
3, Quadrans Close, Milton Keynes, MK15 8AU				Detached House
Last Sold Date:	08/10/2019			
Last Sold Price:	£495,000			
4, Quadrans Close, Milton Keynes, MK15 8AU				Detached House
Last Sold Date:	14/10/2013			
Last Sold Price:	£375,000			
10, Quadrans Close, Milton Keynes, MK15 8AU				Detached House
Last Sold Date:	25/04/2008	31/05/2002		
Last Sold Price:	£408,000	£240,000		
9, Quadrans Close, Milton Keynes, MK15 8AU				Detached House
Last Sold Date:	28/04/2005	31/05/2002	11/09/1997	
Last Sold Price:	£280,000	£210,000	£131,000	
11, Quadrans Close, Milton Keynes, MK15 8AU				Detached House
Last Sold Date:	10/12/1999			
Last Sold Price:	£175,500			
8, Quadrans Close, Milton Keynes, MK15 8AU				Detached House
Last Sold Date:	31/10/1996			
Last Sold Price:	£134,000			

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 MK15



Detached

+90.23%

Terraced

+78.56%

Semi-Detached

+86.85%

Flat

+60.32%

This map displays nearby coal mine entrances and their classifications.



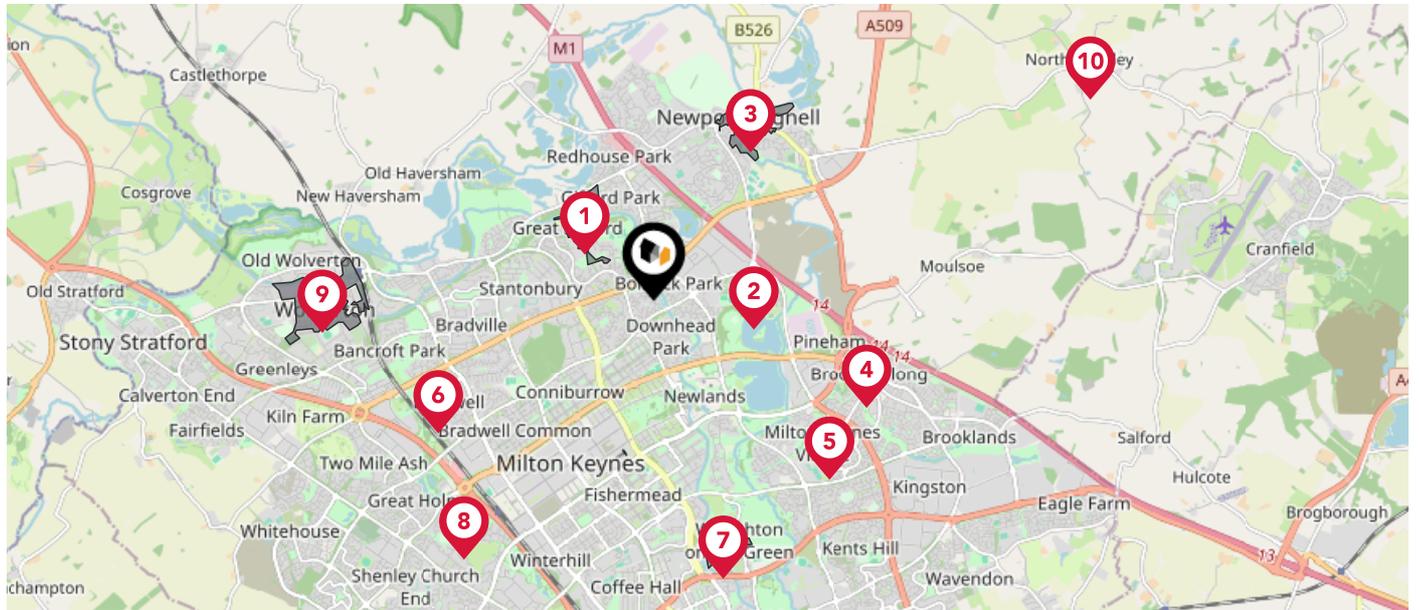
Mine Entry

- ✕ 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.

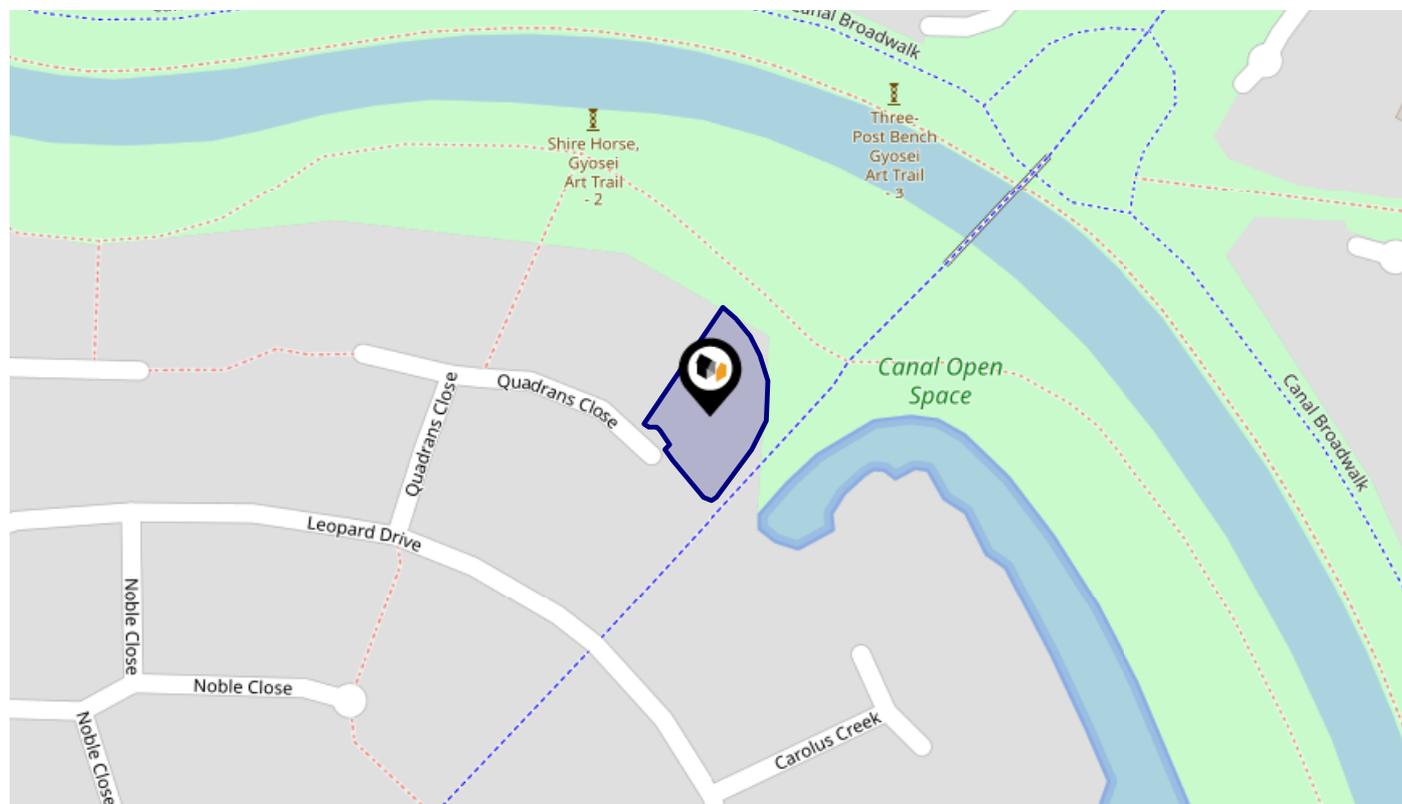
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Great Linford
- 2 Willen
- 3 Newport Pagnell
- 4 Broughton
- 5 Milton Keynes Village
- 6 Old Bradwell
- 7 Wroughton on the Green
- 8 Loughton
- 9 Wolverton
- 10 North Crawley

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.

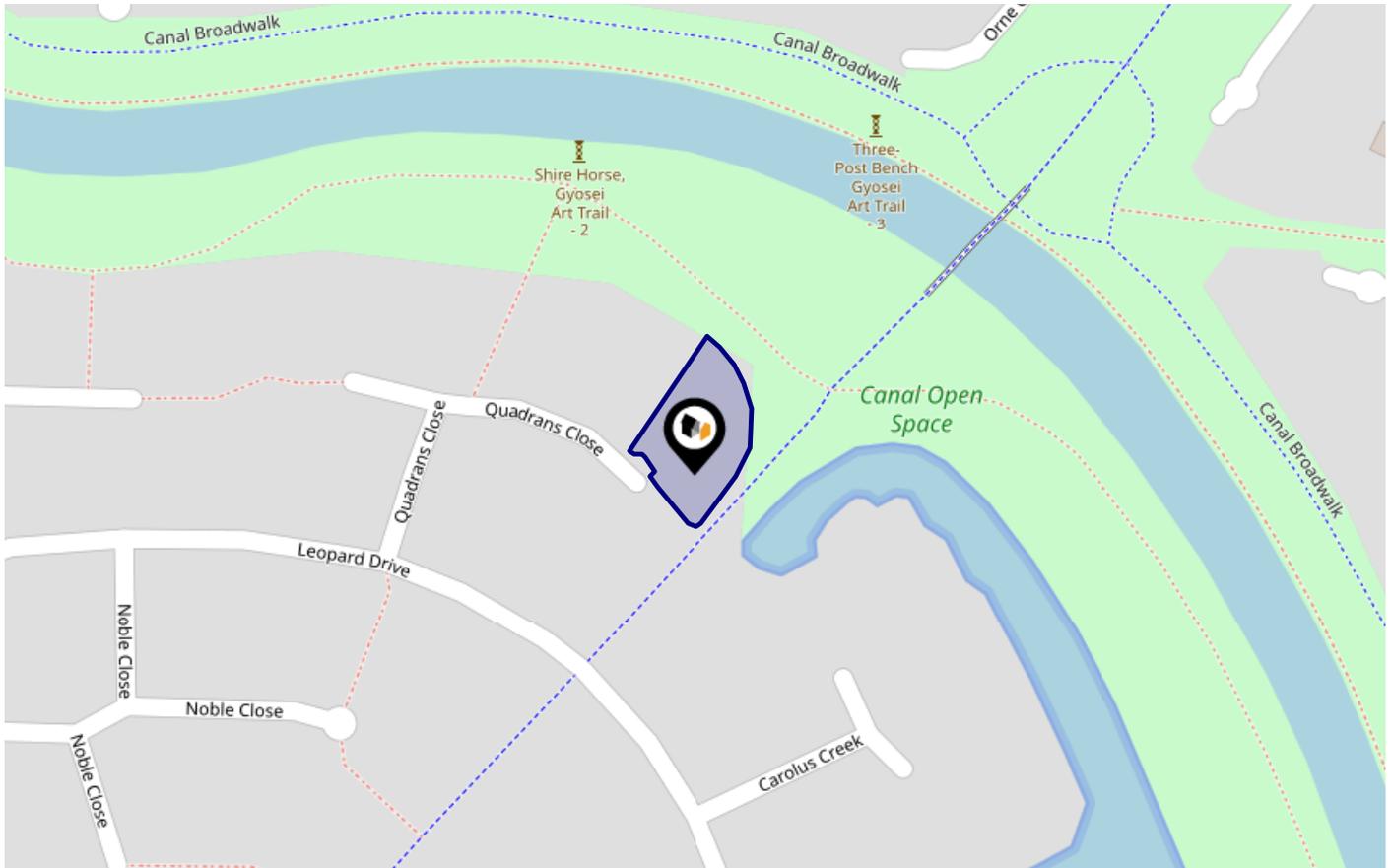
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

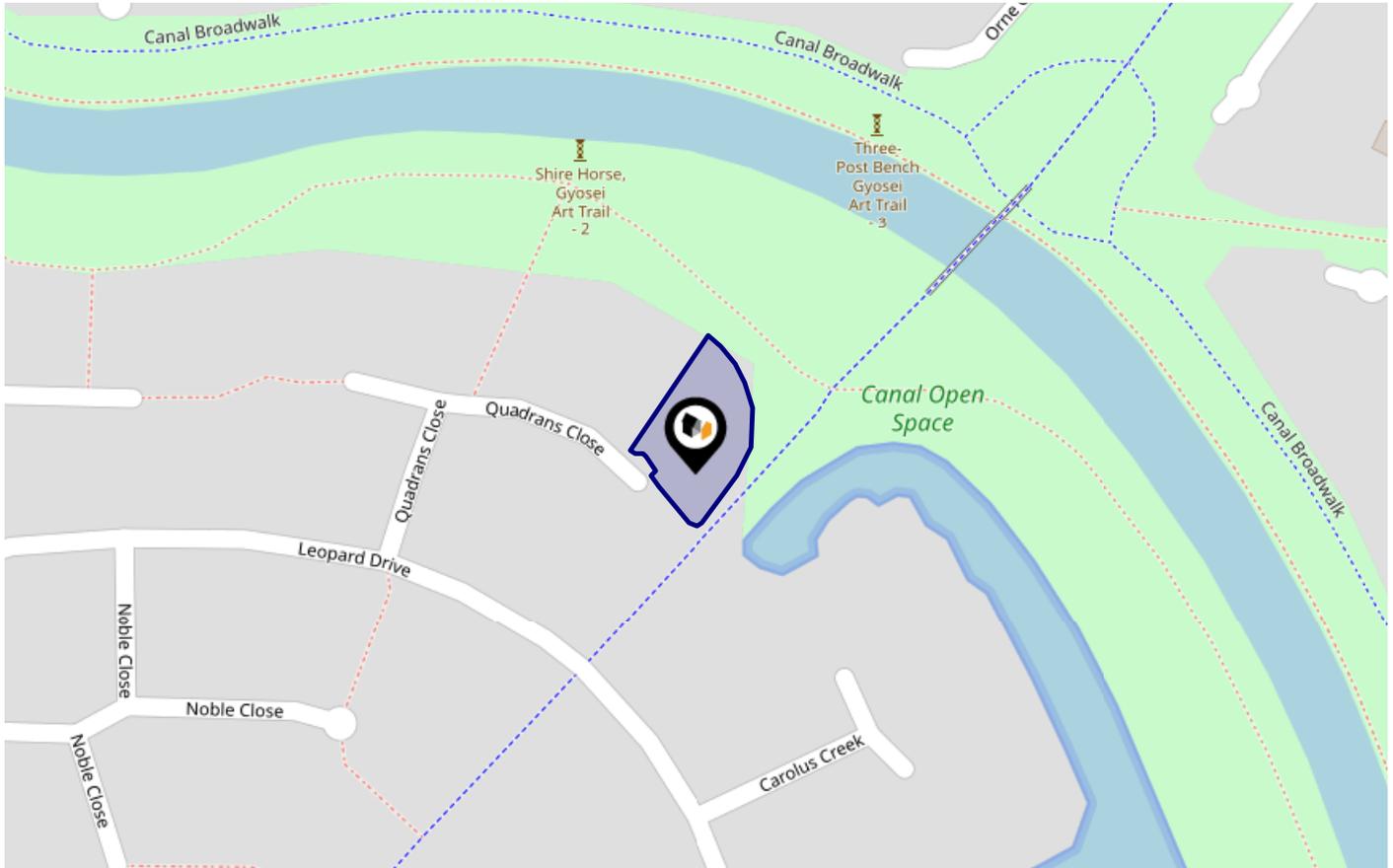
Chance of flooding to the following depths at this property:



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.
- 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.

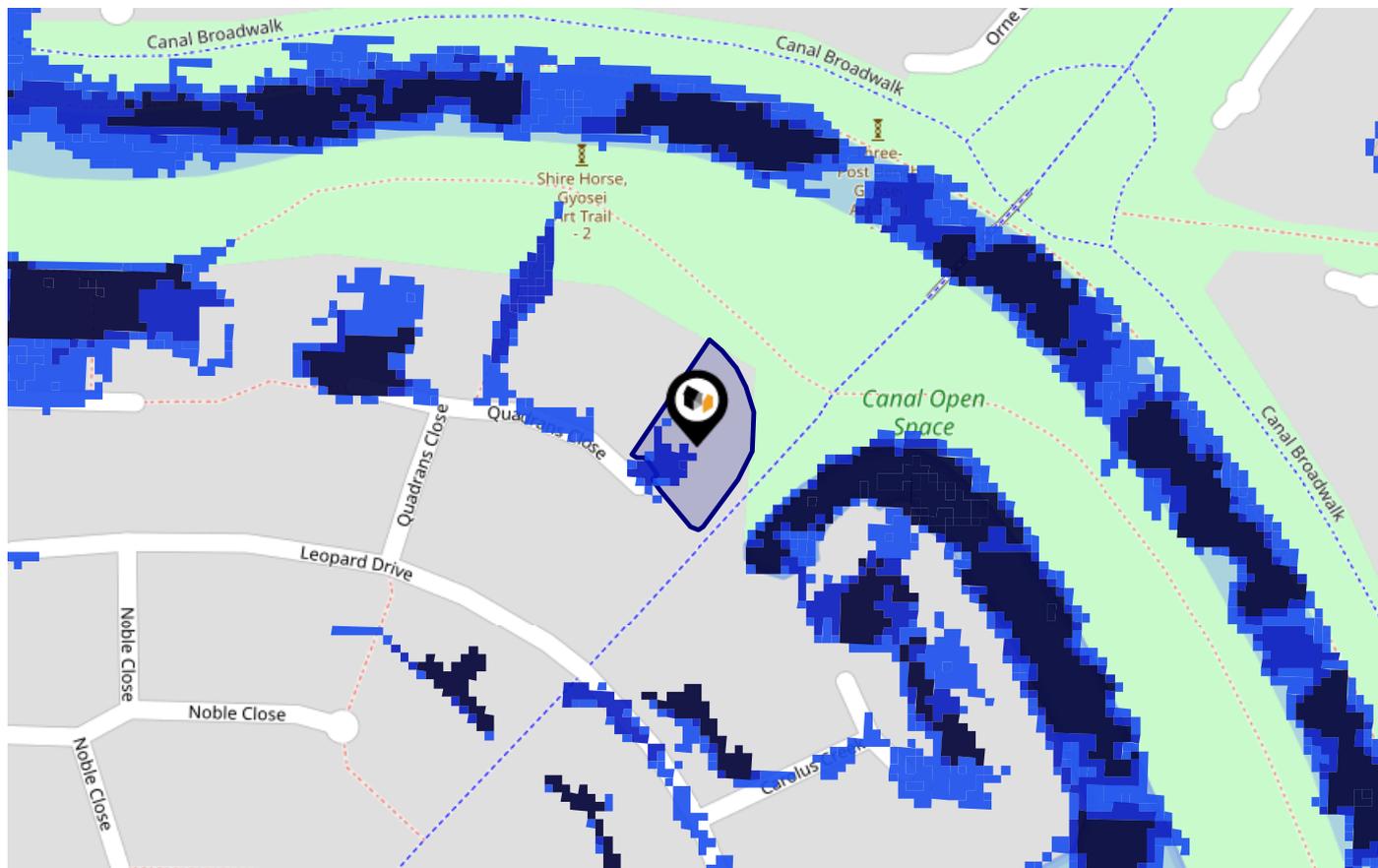
Chance of flooding to the following depths at this property:



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.

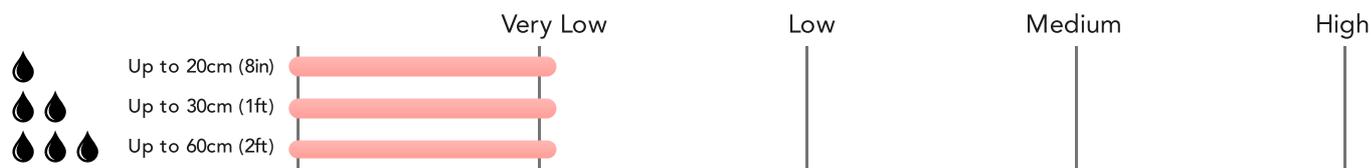


Risk Rating: Very low

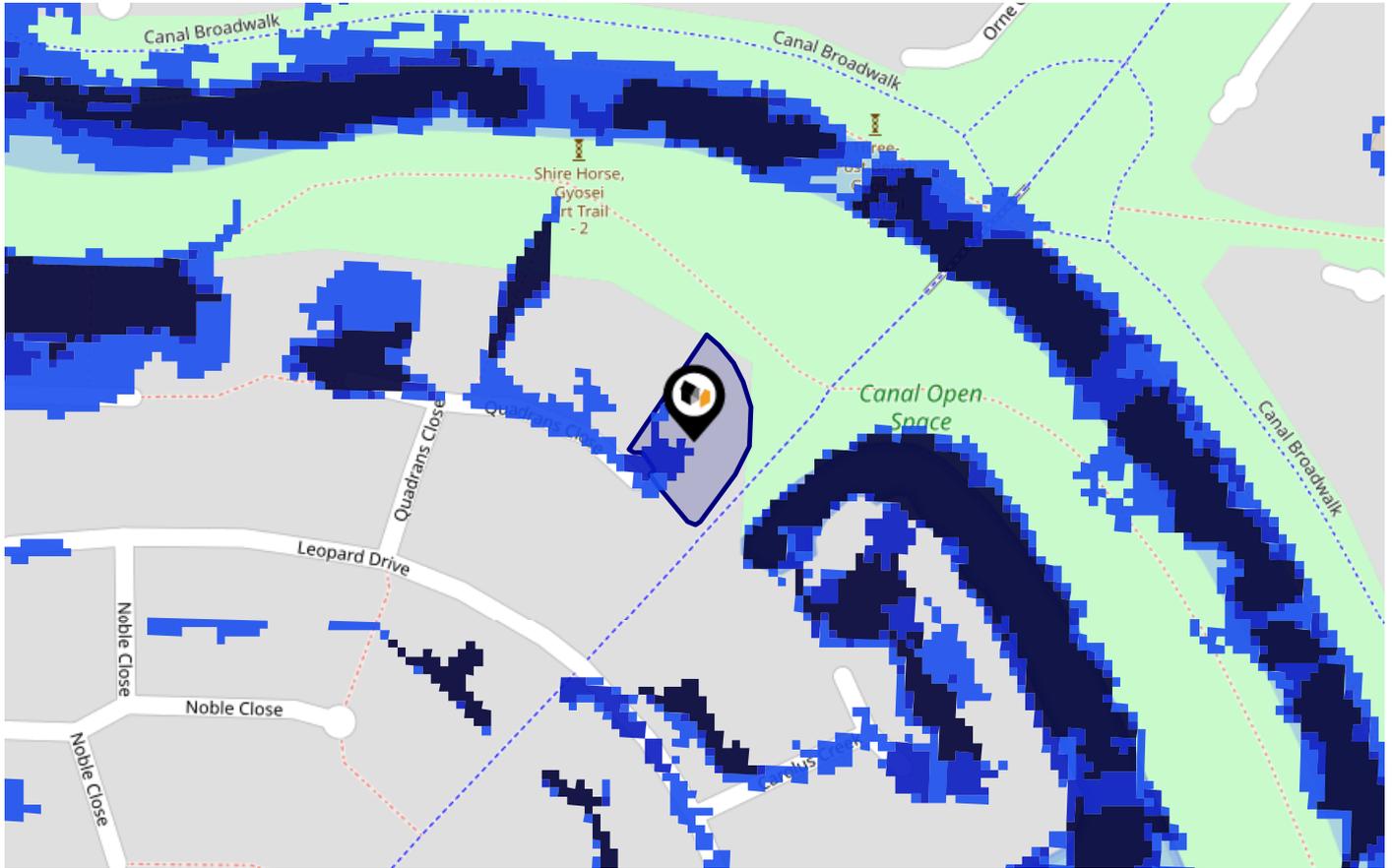
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

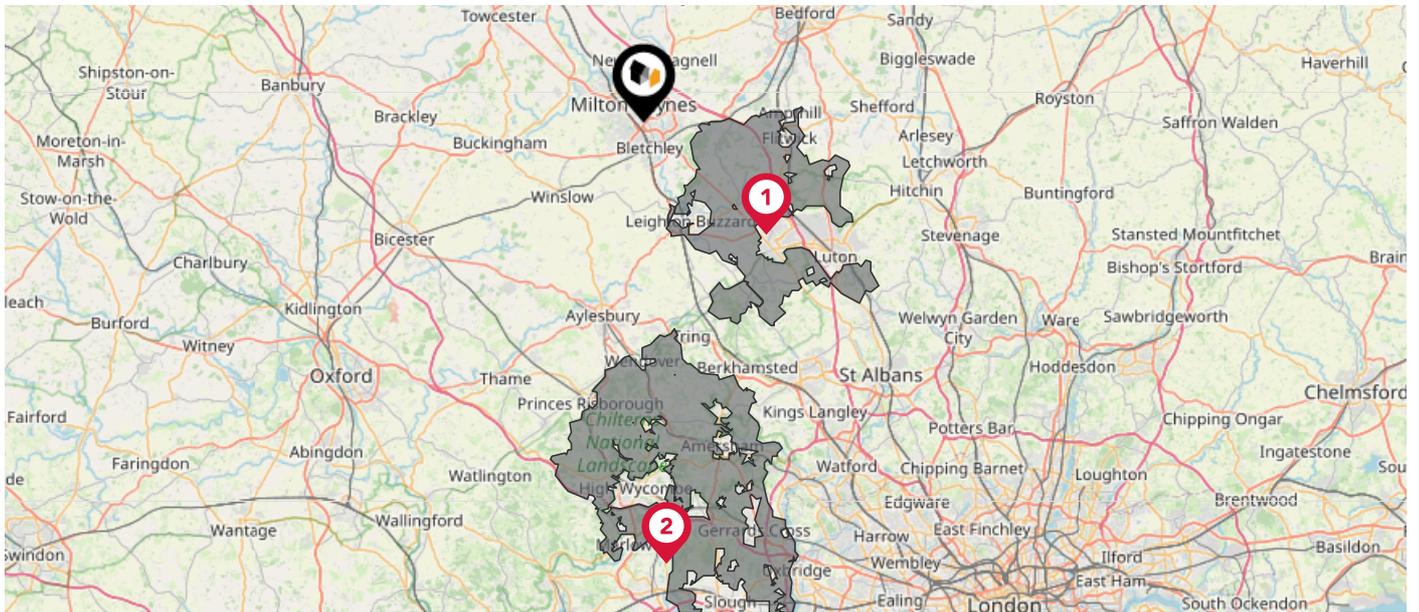
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



Nearby Green Belt Land

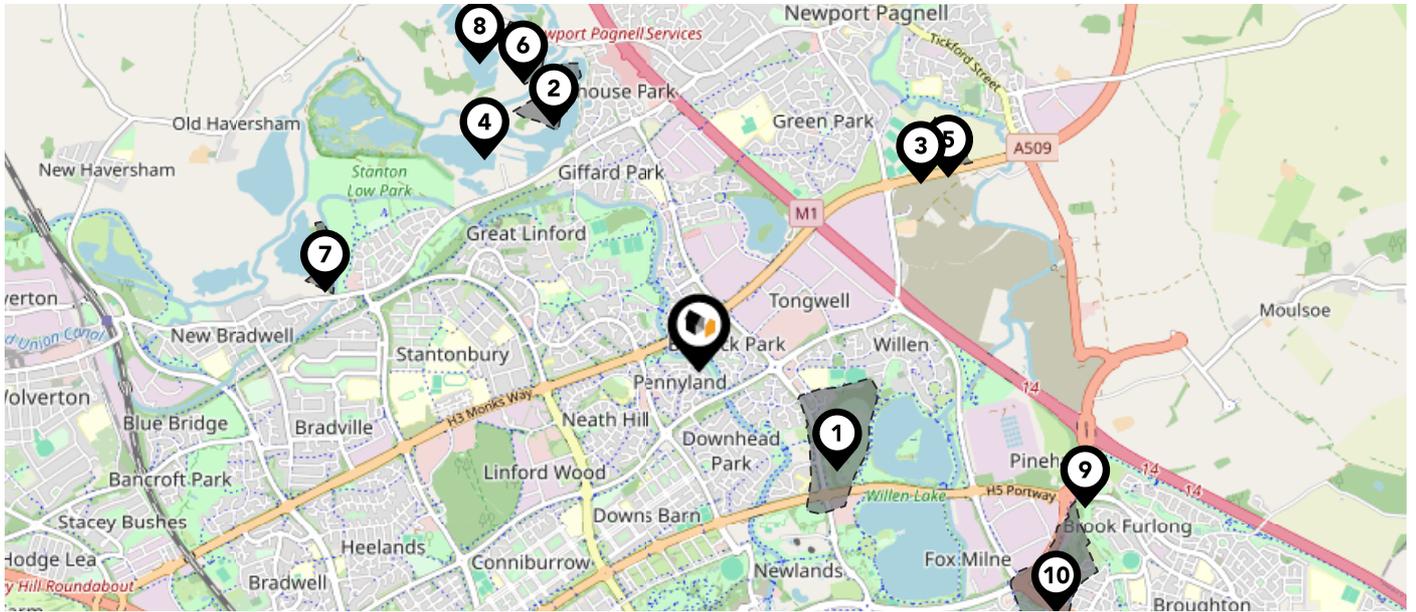


London Green Belt - Central Bedfordshire



London Green Belt - Buckinghamshire

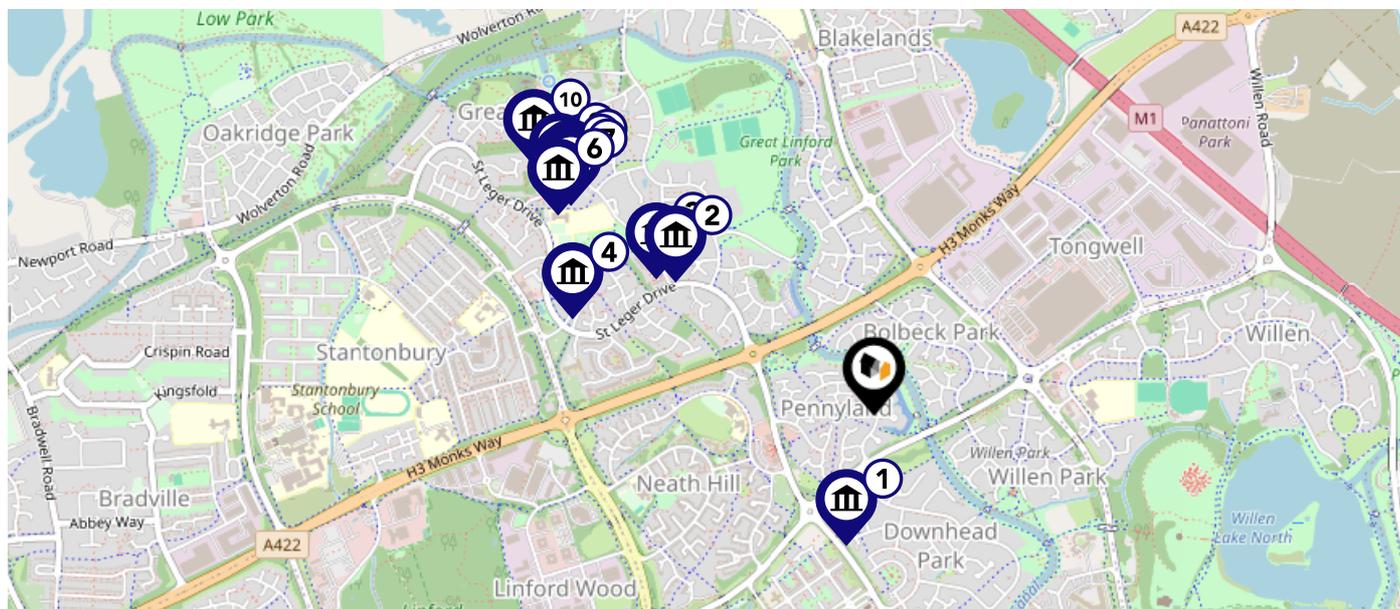
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

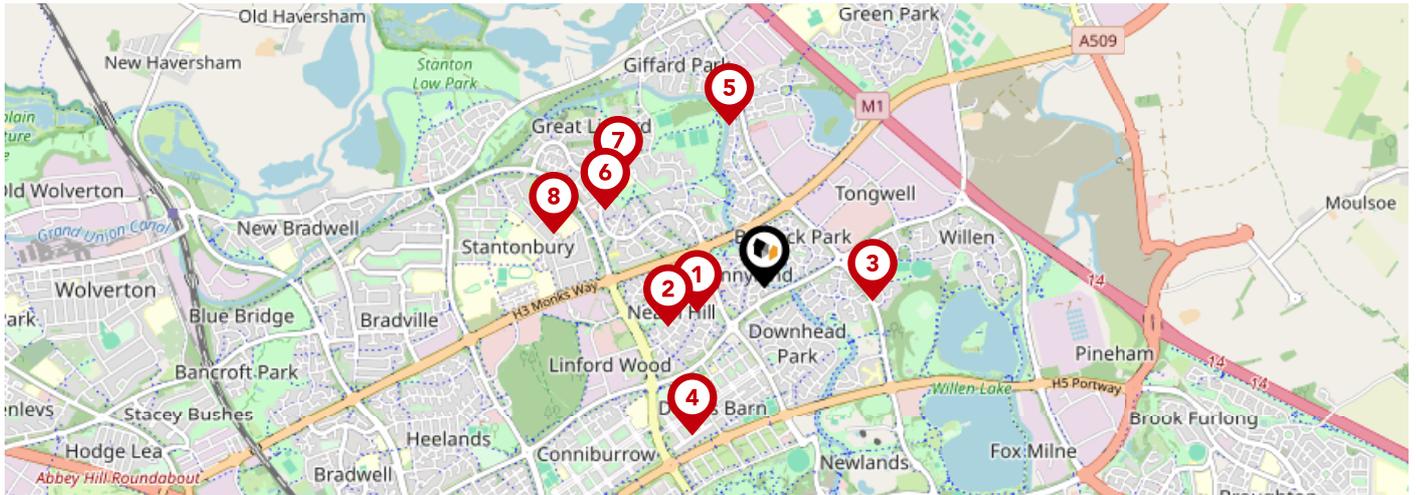
1	Willen Tip-Milton Keynes	Historic Landfill
2	Great Linford Pit-Milton Keynes	Historic Landfill
3	Pre-76 Newport Pagnell-Newport Pagnell	Historic Landfill
4	Great Linford Pit-Milton Keynes	Historic Landfill
5	Borrow Pit-Caldecote Lane, Newport Pagnell	Historic Landfill
6	Great Linford Pit-Milton Keynes	Historic Landfill
7	New Bradwell Council Landfill-Newport Road, New Bradwell, Buckinghamshire	Historic Landfill
8	Great Linford Pit-Milton Keynes	Historic Landfill
9	Broughton Barn-Broughton Grounds Lane, Milton Keynes	Historic Landfill
10	Broughton Quarry-Broughton, Milton Keynes, Buckinghamshire	Historic Landfill

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



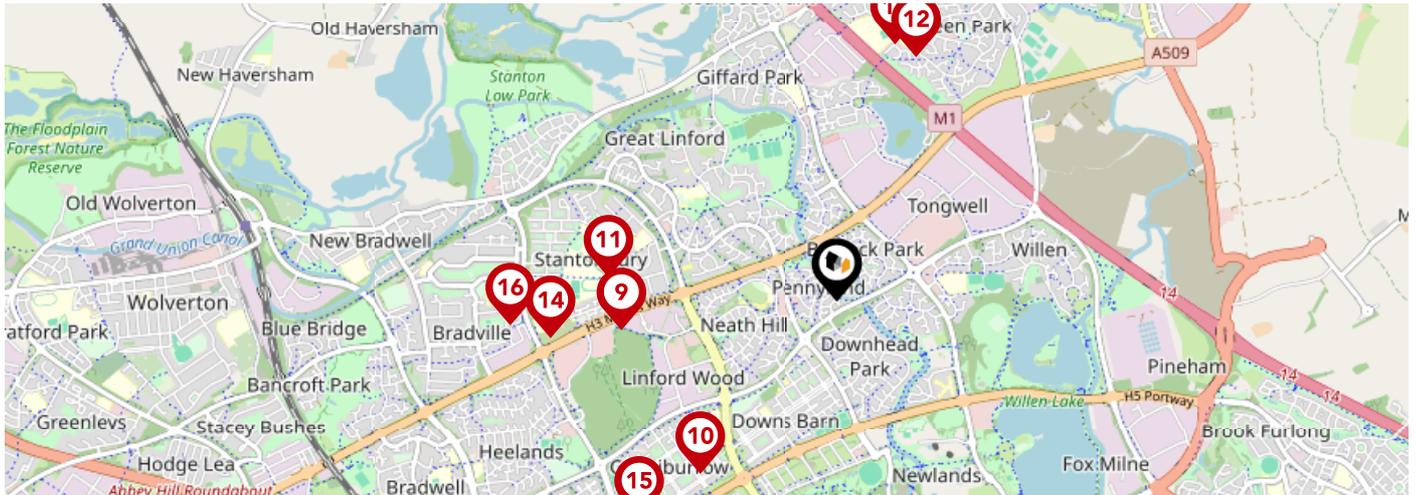
Listed Buildings in the local district	Grade	Distance
 1125274 - Lodge Farmhouse	Grade II	0.3 miles
 1332314 - Grange Farmhouse	Grade II	0.5 miles
 1160075 - The Mead	Grade II	0.6 miles
 1125245 - Linford Lodge	Grade II	0.7 miles
 1332353 - K6 Telephone Kiosk	Grade II	0.8 miles
 1332335 - Church Farmhouse	Grade II	0.8 miles
 1125243 - 21, 23 (forge End Cottage), 25 (old Bakery Cottage) And 27	Grade II	0.8 miles
 1332336 - Rivet's Yard	Grade II	0.8 miles
 1125242 - Wall In Front Of Glebe House And Continued To South	Grade II	0.9 miles
 1125239 - The Old Rectory	Grade II	0.9 miles

Area Schools



	Nursery	Primary	Secondary	College	Private
 Brooksward School Ofsted Rating: Good Pupils:0 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Monica's Catholic Primary School Ofsted Rating: Good Pupils: 428 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Willen Primary School Ofsted Rating: Good Pupils: 359 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Downs Barn School Ofsted Rating: Good Pupils: 89 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Giffard Park Primary School Ofsted Rating: Good Pupils: 283 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Great Linford Primary School Ofsted Rating: Good Pupils: 341 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Andrew's CofE Infant School Ofsted Rating: Good Pupils: 15 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Stephenson Academy Ofsted Rating: Good Pupils: 121 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

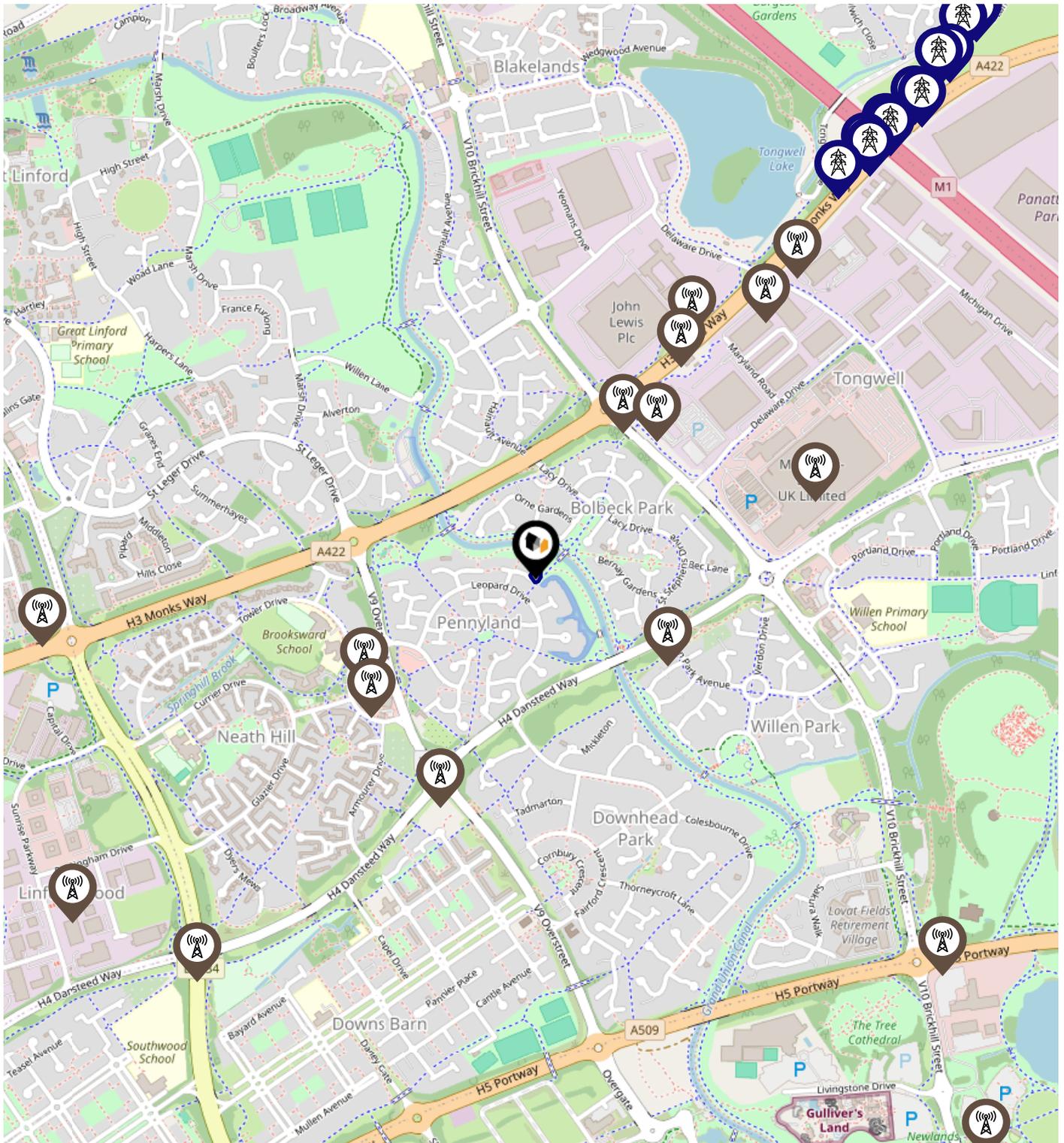
Area Schools



		Nursery	Primary	Secondary	College	Private
	The Webber Independent School Ofsted Rating: Not Rated Pupils: 315 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Southwood School Ofsted Rating: Good Pupils: 193 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wood End Infant & Pre-School Ofsted Rating: Good Pupils: 84 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Green Park School Ofsted Rating: Good Pupils: 301 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ousedale School Ofsted Rating: Good Pupils: 2273 Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stantonbury School Ofsted Rating: Requires improvement Pupils: 1504 Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Germander Park School Ofsted Rating: Good Pupils: 81 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stanton School Ofsted Rating: Outstanding Pupils: 301 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

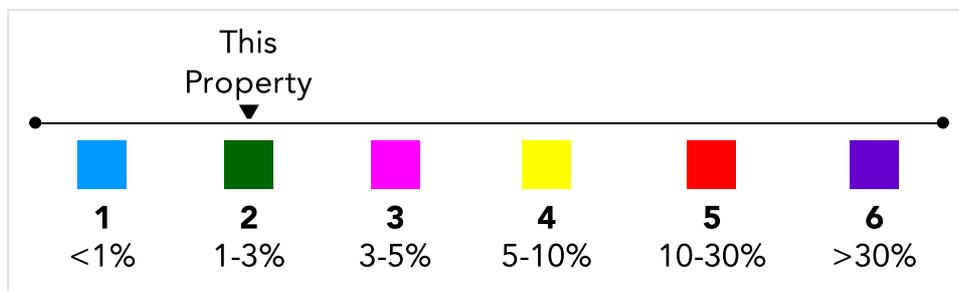
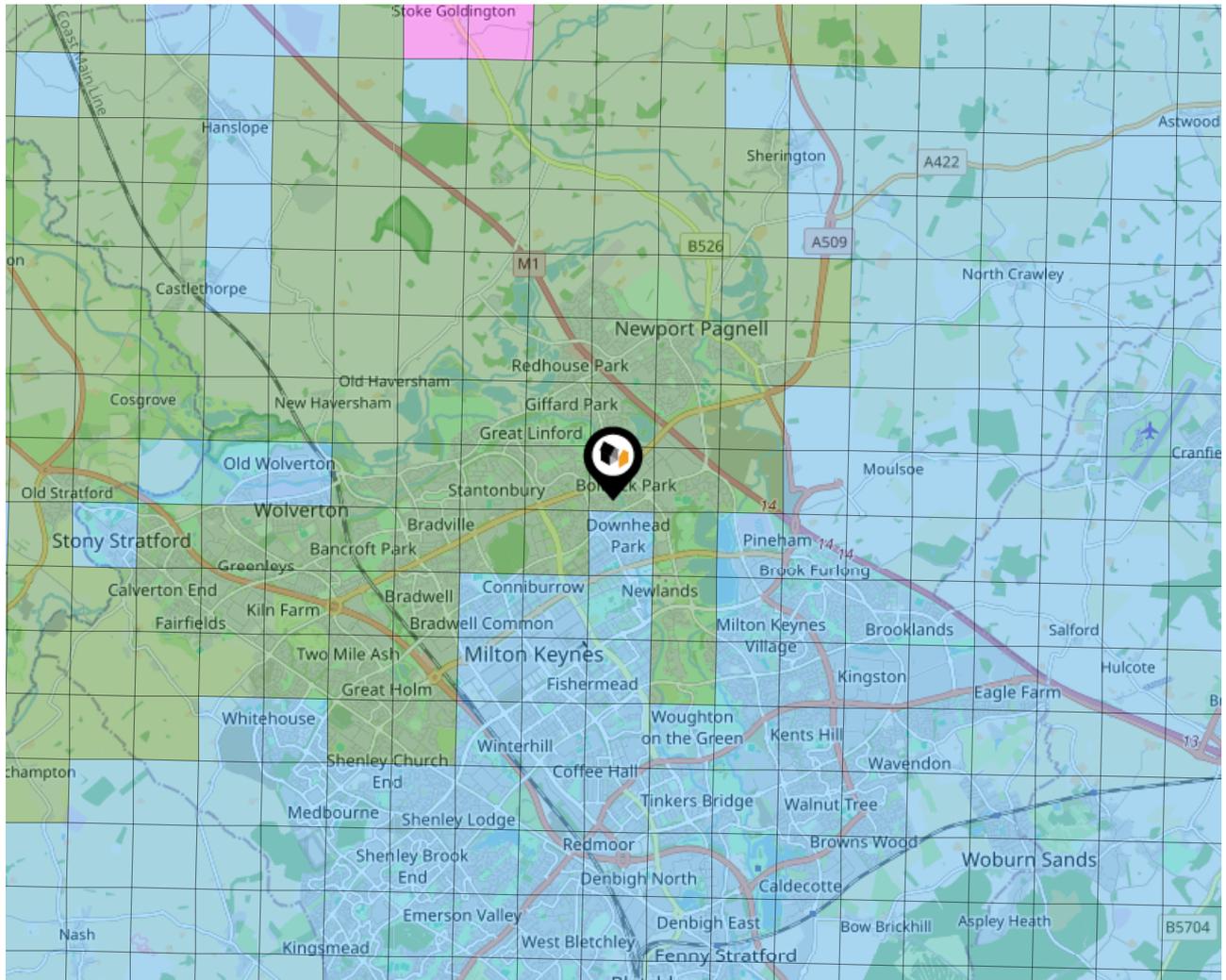


Key:

-  Power Pylons
-  Communication Masts

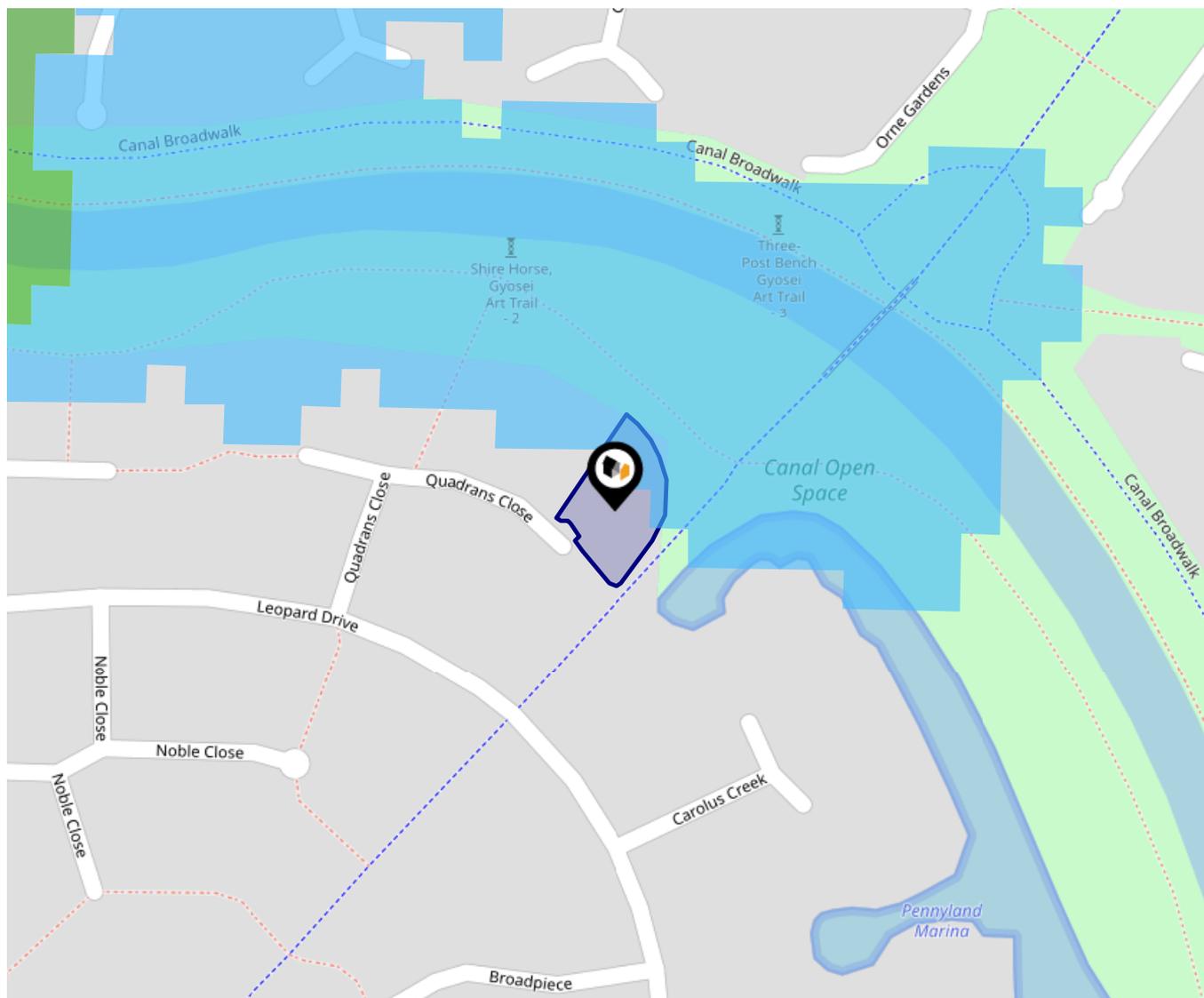
What is Radon?

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



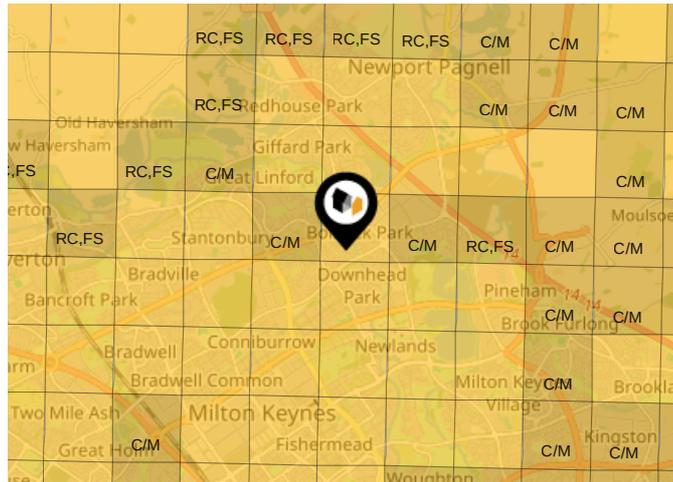
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

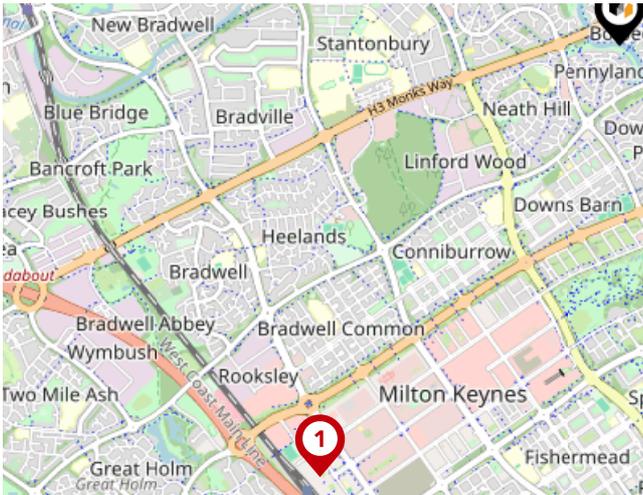


Primary Classifications (Most Common Clay Types)

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

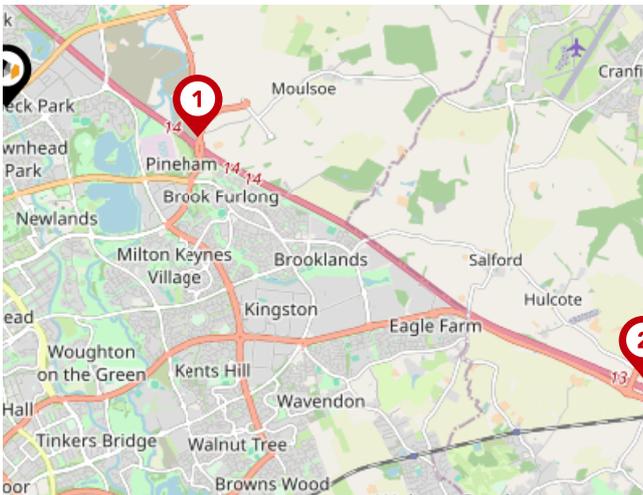
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Milton Keynes Central Rail Station	2.39 miles
2	Wolverton Rail Station	2.68 miles
3	Fenny Stratford Rail Station	4.49 miles



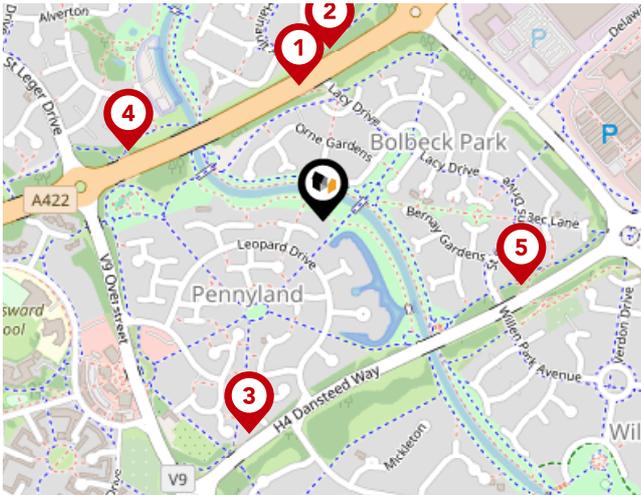
Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J14	1.75 miles
2	M1 J13	6.3 miles
3	M1 J15	10.69 miles
4	M1 J15A	13.3 miles
5	M1 J12	12.38 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	20.05 miles
2	Kidlington	29.08 miles
3	Baginton	37.56 miles
4	Cambridge	40.15 miles



Bus Stops/Stations

Pin	Name	Distance
1	Blakelands Roundabout West	0.16 miles
2	Blakelands Roundabout West	0.2 miles
3	Neath Hill Roundabout East	0.26 miles
4	Great Linford Roundabout East	0.23 miles
5	Willen Roundabout West	0.24 miles

Chris Durrant powered by eXp

Chris Durrant – ‘Your’ Estate Agent has one goal – to put you at the forefront of your property transaction and ensure that your move is as smooth as possible.

Testimonial 1



Highly recommend! Chris did a tremendous job helping us sell our property. He really cares about his clients and does all he can to get things done in a timely manner. I wholeheartedly recommend him as very professional and great communication throughout the purchase process

Testimonial 2



Chris recently dealt with our purchase. Nothing was too much trouble and he was always available to communicate between the different parties and to keep us informed . I would definitely recommend

Testimonial 3



After having my property valued with several agents, Chris stood out from the crowd. His ambition and enthusiasm shows he has the right tools for this industry and would highly recommend him. Thanks for all your help Chris, Keep up the good work



/ChrisDurrantexp



/chris-durrant-08752622

Important - Please Read

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.

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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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CHRIS DURRANT **exp** UK

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Valuation Office
Agency



Royal Mail