CHRIS DURRANT eXp UK

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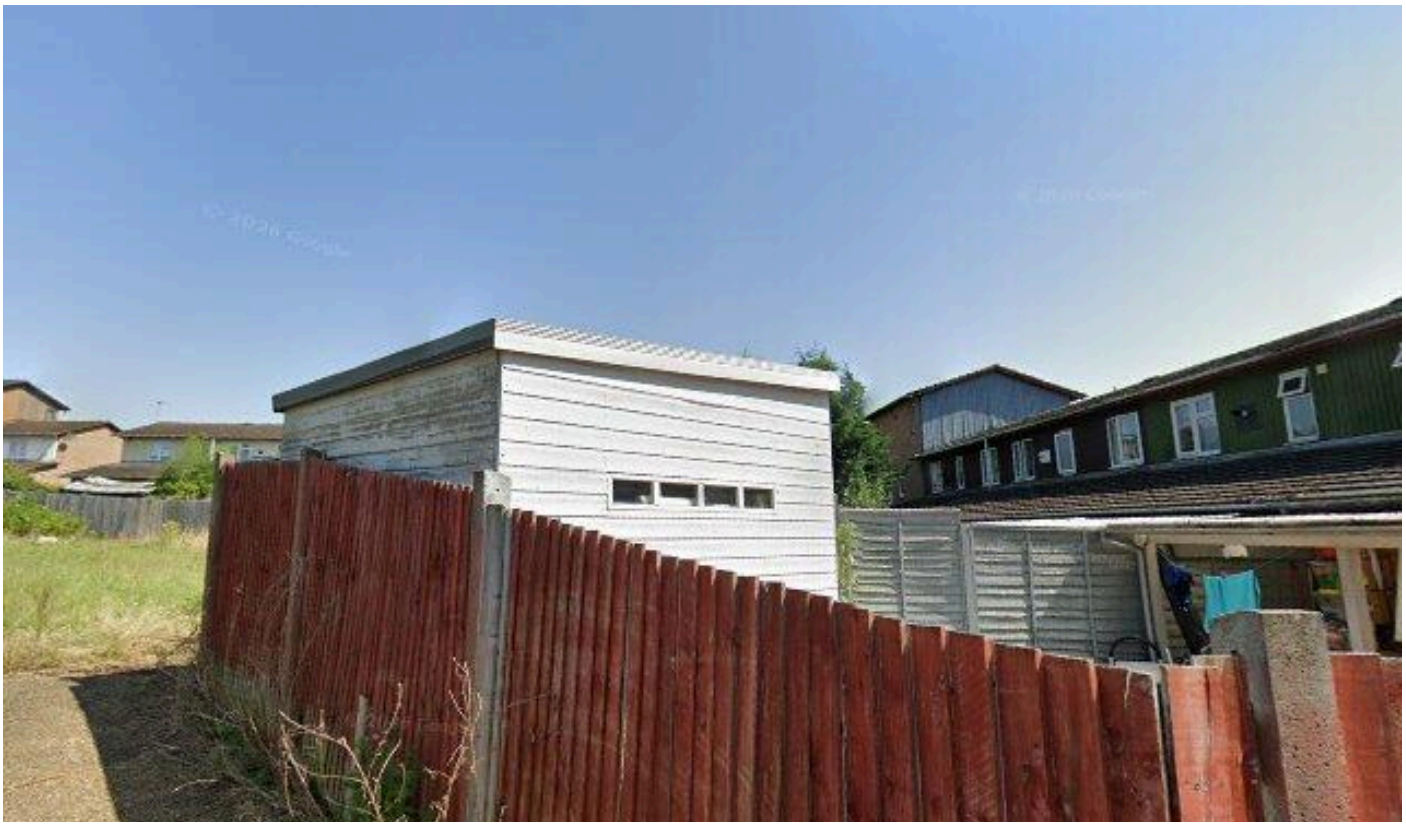
KFB: Key Facts For Buyers

A Guide to This Property & the Local Area



MITCHAM PLACE, BRADWELL COMMON, MILTON KEYNES, MK13

Chris Durrant powered by eXp

8 Linceslade Grove Loughton Milton Keynes MK5 8DL

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Property
Overview

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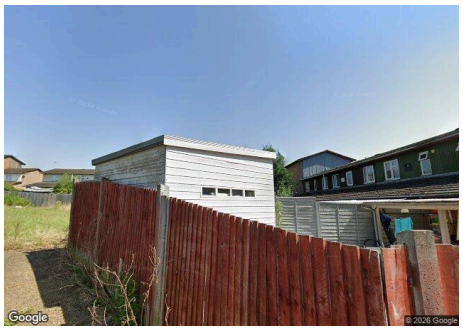

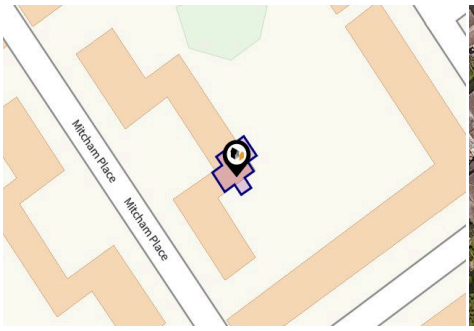

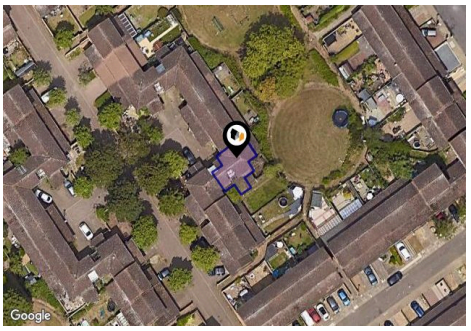

Property

Type:	Flat / Maisonette	**Tenure:**	Leasehold
Bedrooms:	2		
Floor Area:	592 ft^2 / 55 m^2		
Plot Area:	0.02 acres		
Year Built :	1976-1982		
Council Tax :	Band A		
Annual Estimate:	£1,581		
Title Number:	BM165303		

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)

5 mb/s	114 mb/s	5500 mb/s

Mobile Coverage:
(based on calls indoors)

O2 — EE — 3 — Vodafone

Satellite/Fibre TV Availability:

BT	sky	Virgin media
✓	✓	✗

Property
Multiple Title Plans

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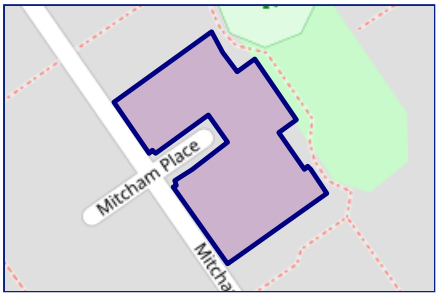
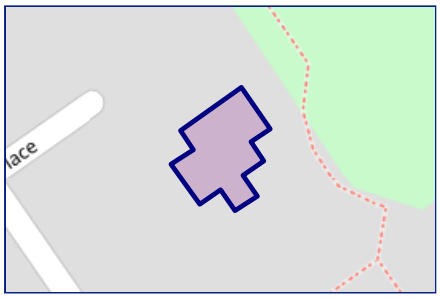
Freehold Title Plan



BM179036

Leasehold Title Plan



BM165303

Start Date:	28/07/1991
End Date:	29/07/2116
Lease Term:	125 years from 29 July 1991
Term Remaining:	89 years

Gallery
Photos

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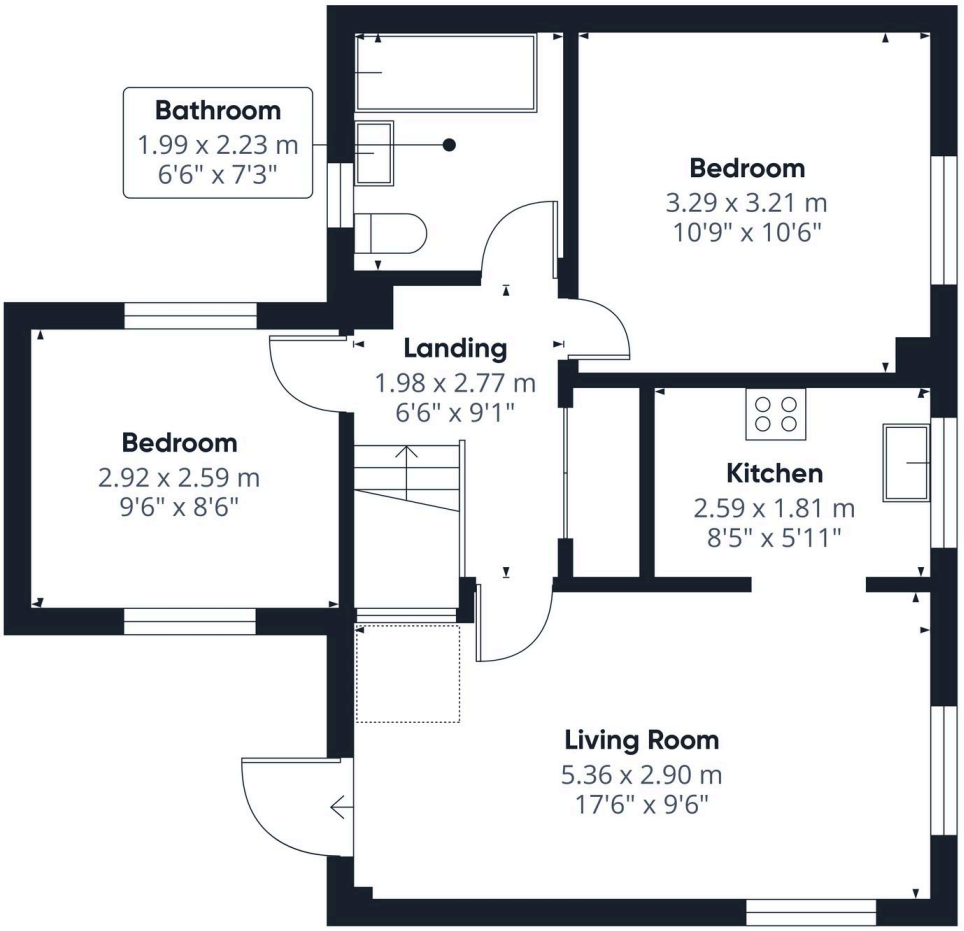
MITCHAM PLACE, BRADWELL COMMON, MILTON KEYNES, MK13



Stratfords.

Approximate total area(1)
47.25 m²
508.59 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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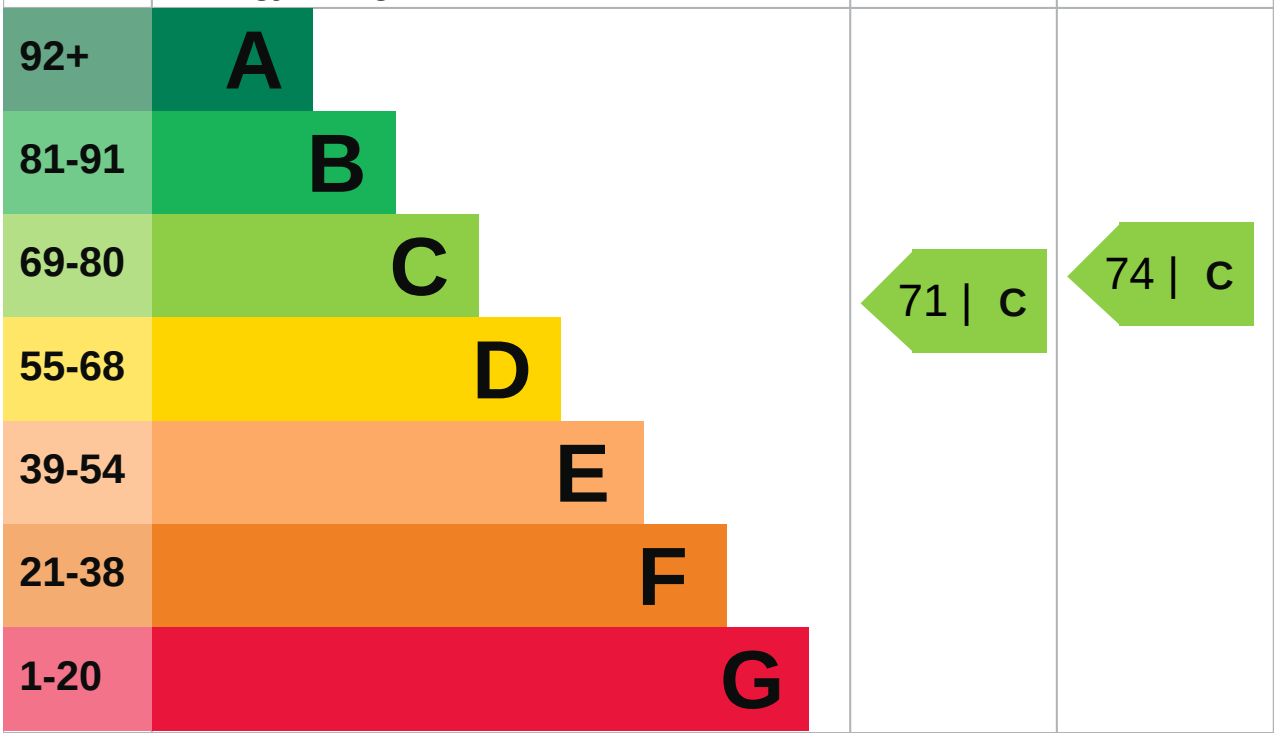
Mitcham Place, Bradwell Common, MK13

Energy rating

C

Valid until 26.07.2030



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EPC - Additional Data

Additional EPC Data

Property Type:	Maisonette
Build Form:	End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	2nd
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
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:	Good
Lighting:	Low energy lighting in 86% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	55 m^2

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Market
Sold in Street

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1, Mitcham Place, Milton Keynes, MK13 8BS				Semi-detached House
Last Sold Date:	24/09/2021	22/11/2013		
Last Sold Price:	£282,500	£175,000		

10, Mitcham Place, Milton Keynes, MK13 8BS				Flat-maisonette House
Last Sold Date:	23/04/2021	13/10/2006		
Last Sold Price:	£160,000	£125,000		

24, Mitcham Place, Milton Keynes, MK13 8BS				Flat-maisonette House
Last Sold Date:	09/03/2021	18/01/2019	06/04/2006	
Last Sold Price:	£160,000	£145,000	£118,000	

7, Mitcham Place, Milton Keynes, MK13 8BS				Flat-maisonette House
Last Sold Date:	10/07/2020			
Last Sold Price:	£172,500			

13, Mitcham Place, Milton Keynes, MK13 8BS				Flat-maisonette House
Last Sold Date:	18/10/2019	04/07/2014	21/05/2010	15/12/2006
Last Sold Price:	£168,000	£135,000	£114,000	£122,000

9, Mitcham Place, Milton Keynes, MK13 8BS				Flat-maisonette House
Last Sold Date:	20/04/2018	04/06/2004	03/06/1997	
Last Sold Price:	£167,500	£99,500	£29,000	

23, Mitcham Place, Milton Keynes, MK13 8BS				Flat-maisonette House
Last Sold Date:	24/03/2016	09/01/2004	18/06/1999	03/02/1995
Last Sold Price:	£137,000	£102,000	£37,000	£27,000

25, Mitcham Place, Milton Keynes, MK13 8BS		Flat-maisonette House
Last Sold Date:	10/04/2015	
Last Sold Price:	£125,000	

19, Mitcham Place, Milton Keynes, MK13 8BS		Flat-maisonette House
Last Sold Date:	21/02/2014	
Last Sold Price:	£118,000	

22, Mitcham Place, Milton Keynes, MK13 8BS		Flat-maisonette House
Last Sold Date:	22/10/2010	
Last Sold Price:	£110,000	

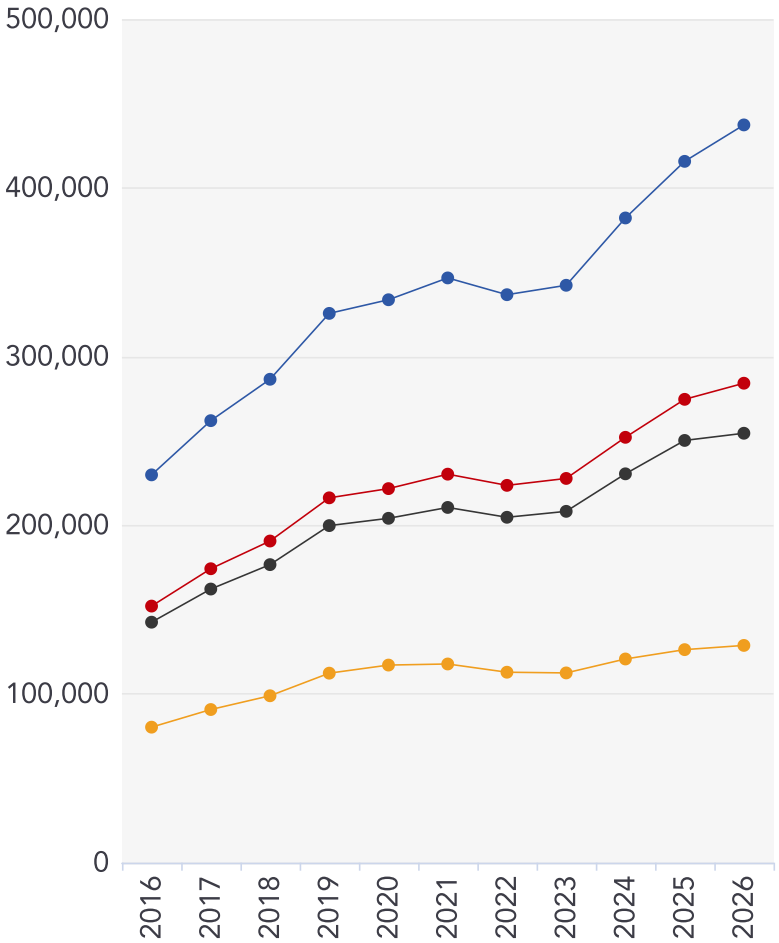
14, Mitcham Place, Milton Keynes, MK13 8BS			Flat-maisonette House
Last Sold Date:	17/09/2009	12/08/1999	
Last Sold Price:	£109,000	£41,000	

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 MK13



Detached

+90.23%

Semi-Detached

+86.85%

Terraced

+78.56%

Flat

+60.32%

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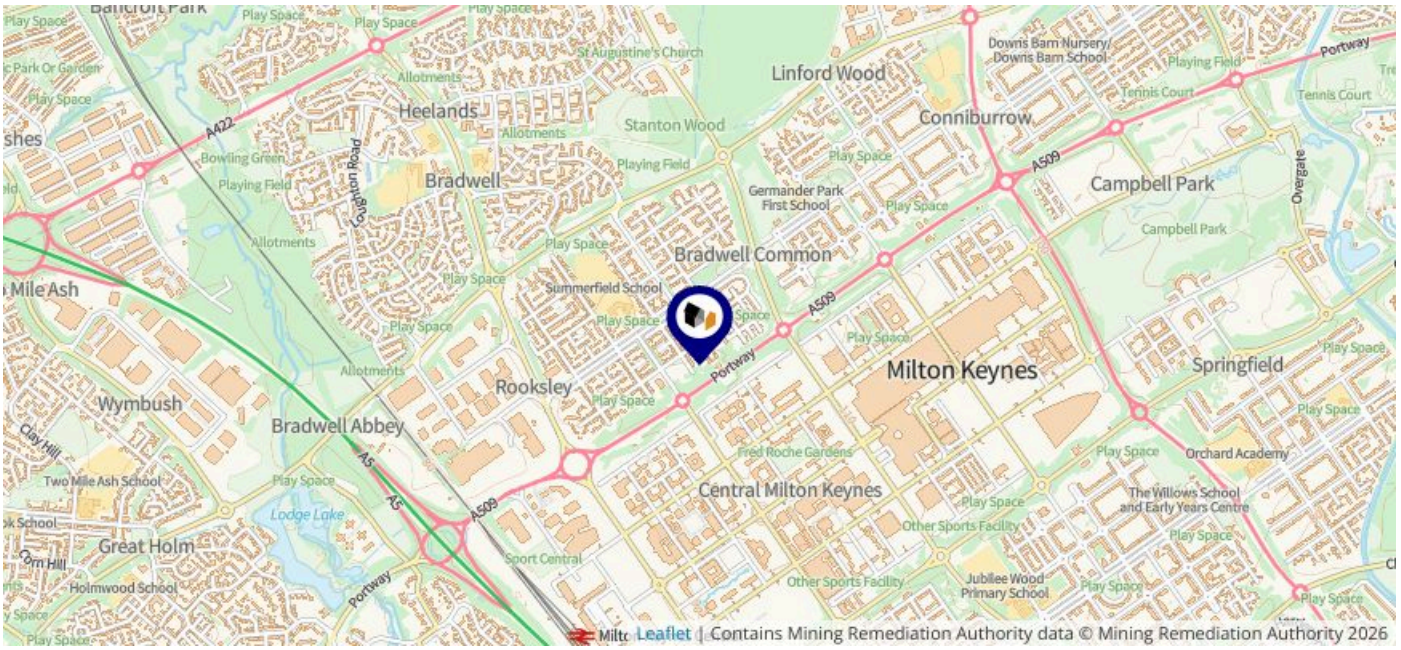
Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

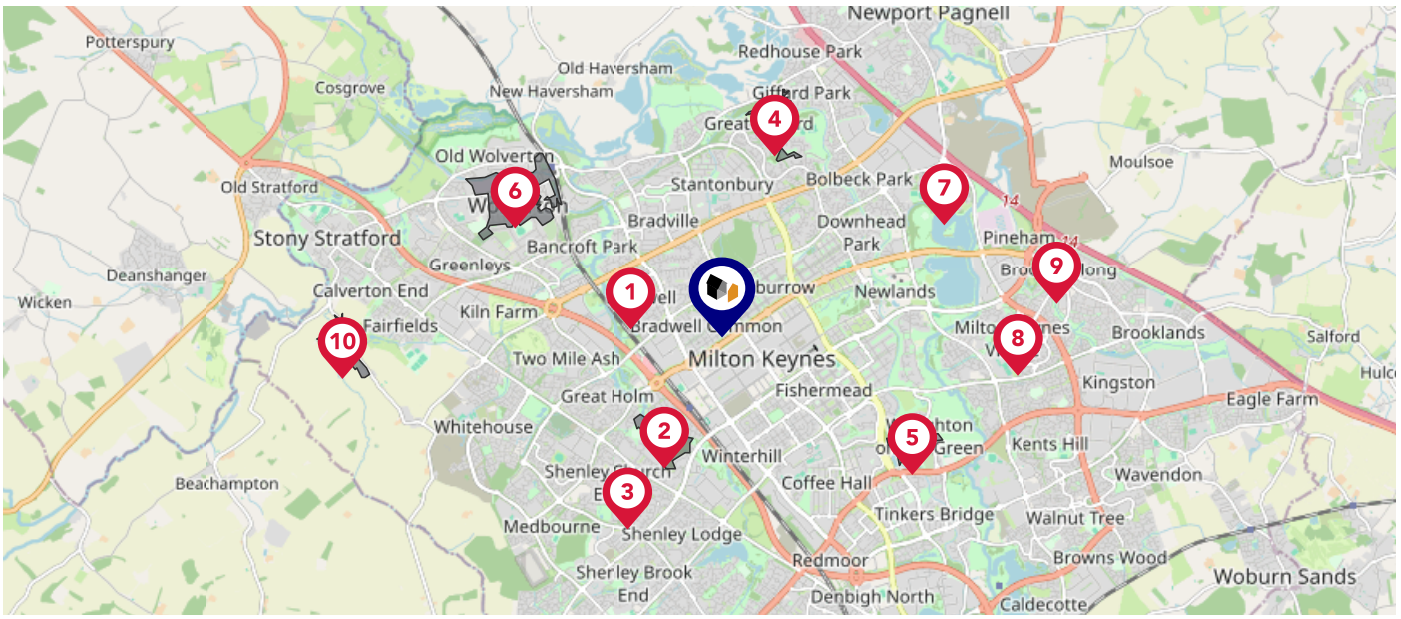
- Adit
- Gutter Pit
- Shaft

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.

Maps
Conservation Areas

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	Bradwell
2	Loughton
3	Shenley Church End
4	Great Linford
5	Woughton on the Green
6	Wolverton
7	Willen
8	Milton Keynes Village
9	Broughton
10	Calverton

Maps
Council Wards

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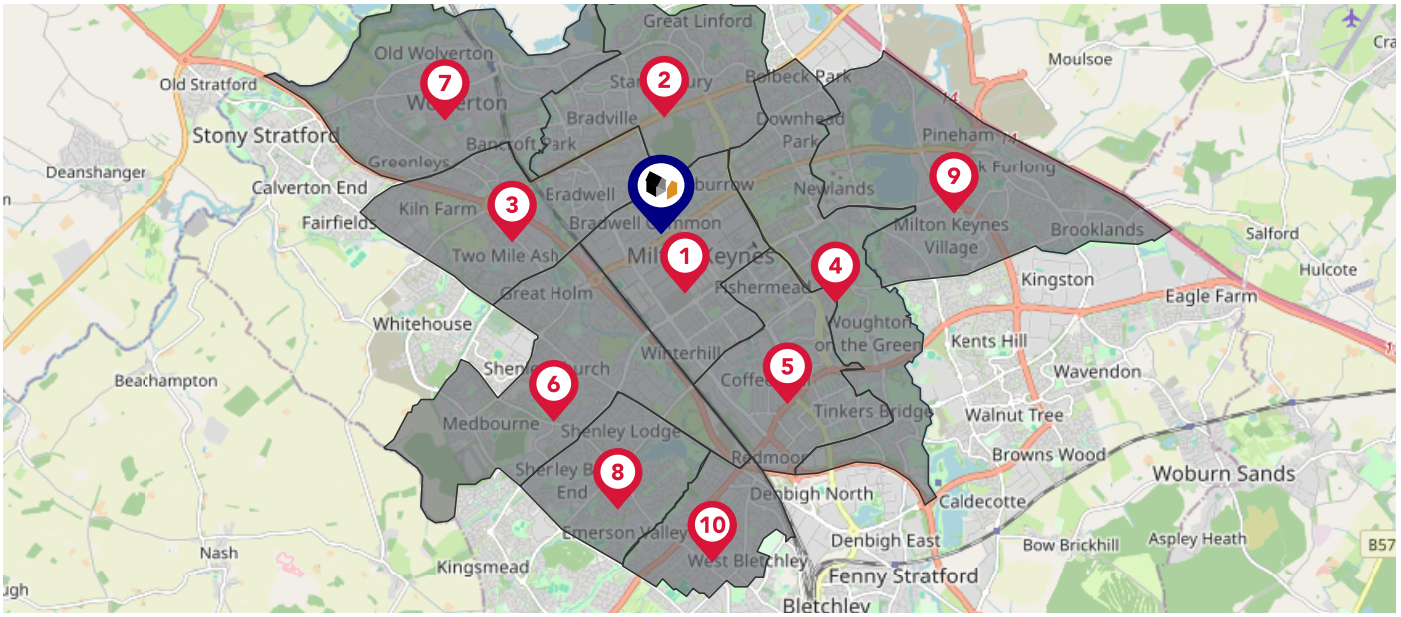
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

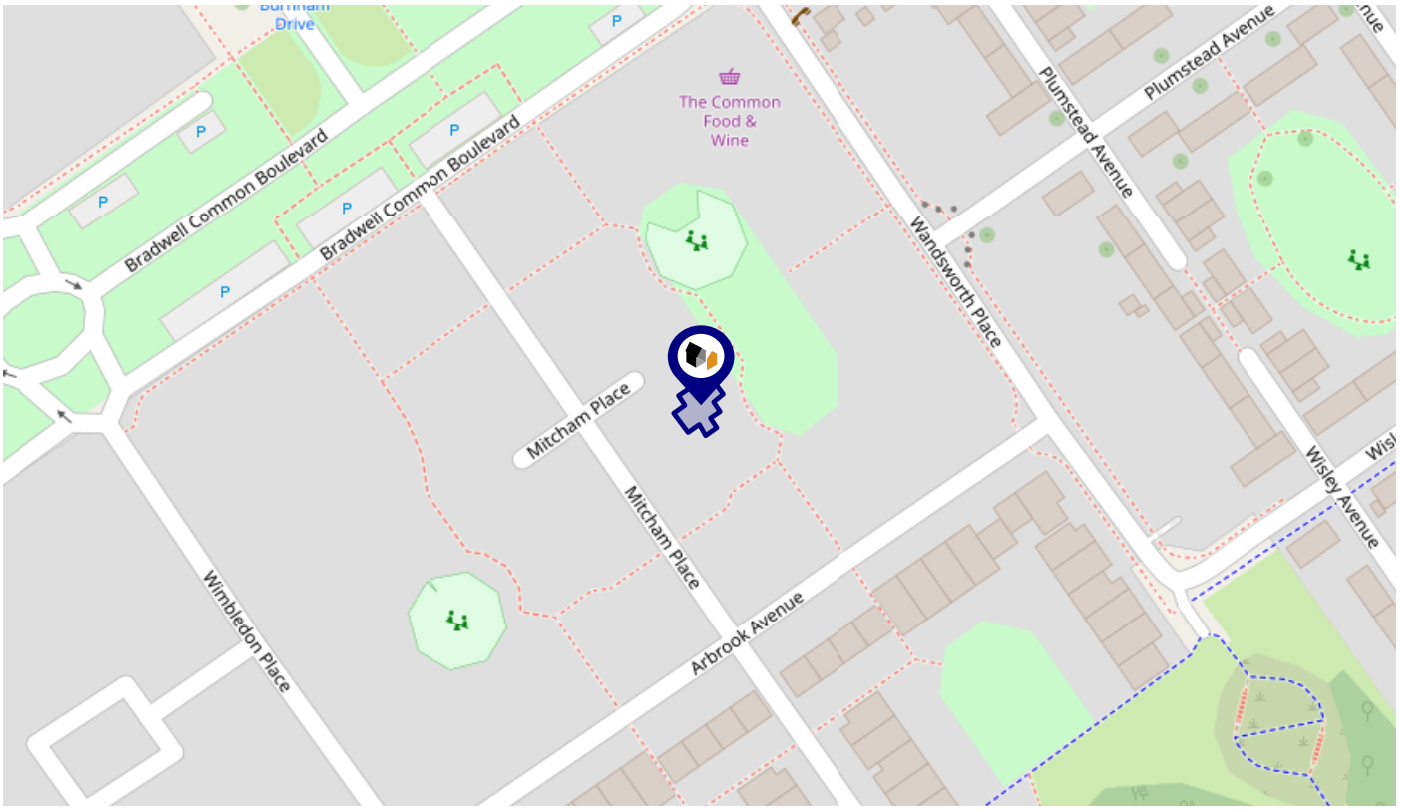


Nearby Council Wards

1	Central Milton Keynes Ward
2	Stantonbury Ward
3	Bradwell Ward
4	Campbell Park & Old Woughton Ward
5	Woughton & Fishermead Ward
6	Loughton & Shenley Ward
7	Wolverton Ward
8	Shenley Brook End Ward
9	Broughton Ward
10	Bletchley West Ward

Maps
Rail Noise

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.

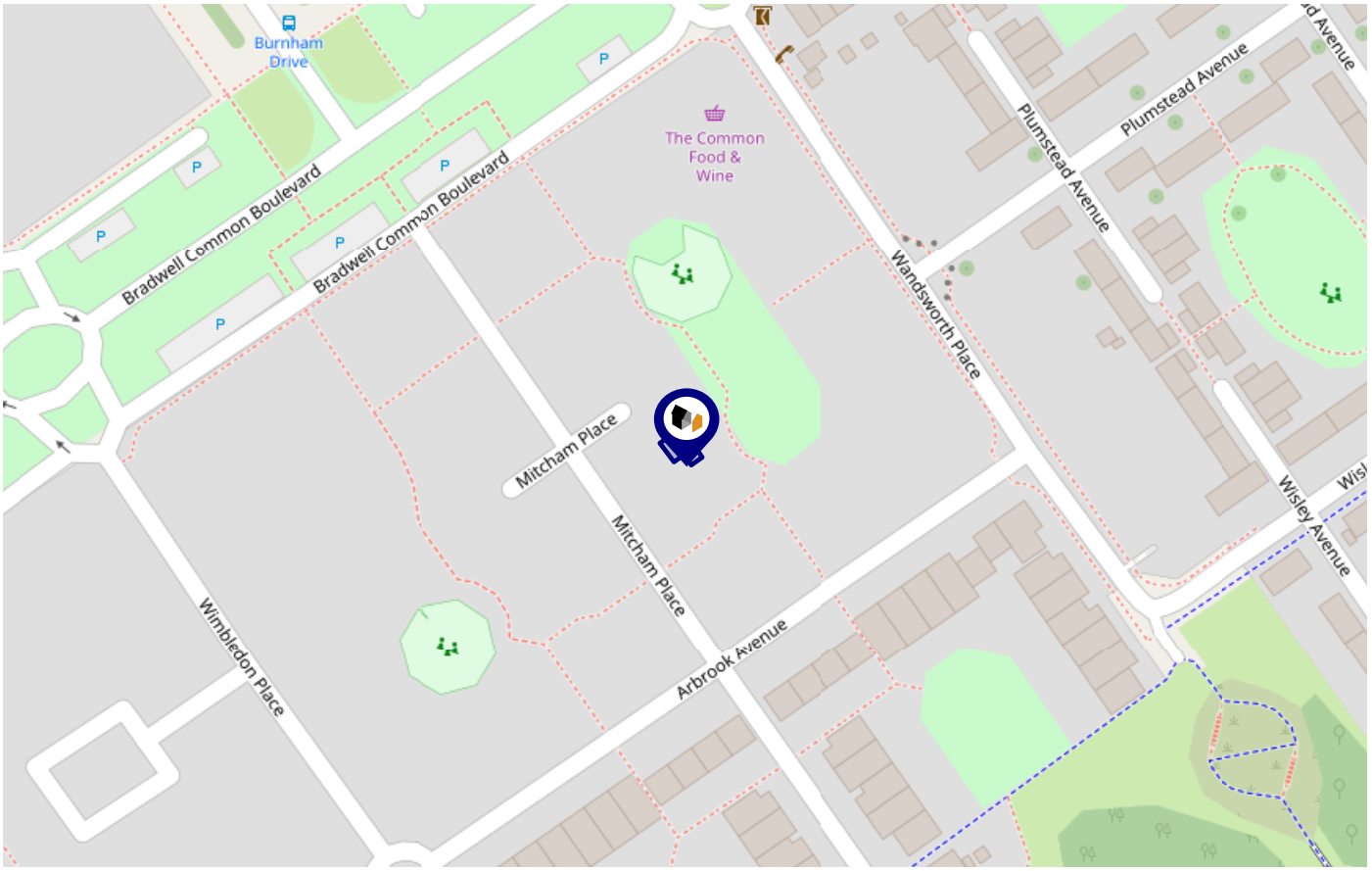
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

CHRIS DURRANT exp UK

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

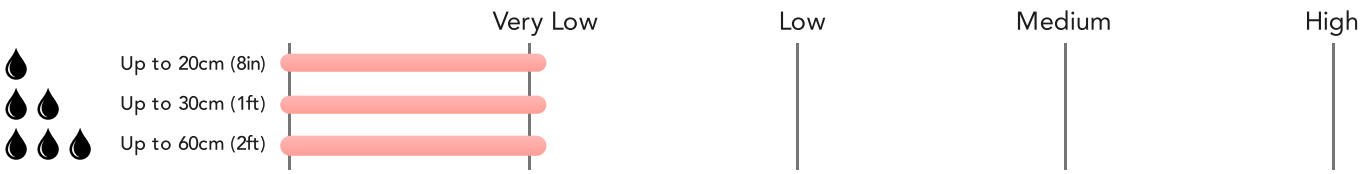


Risk Rating: Very low

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:



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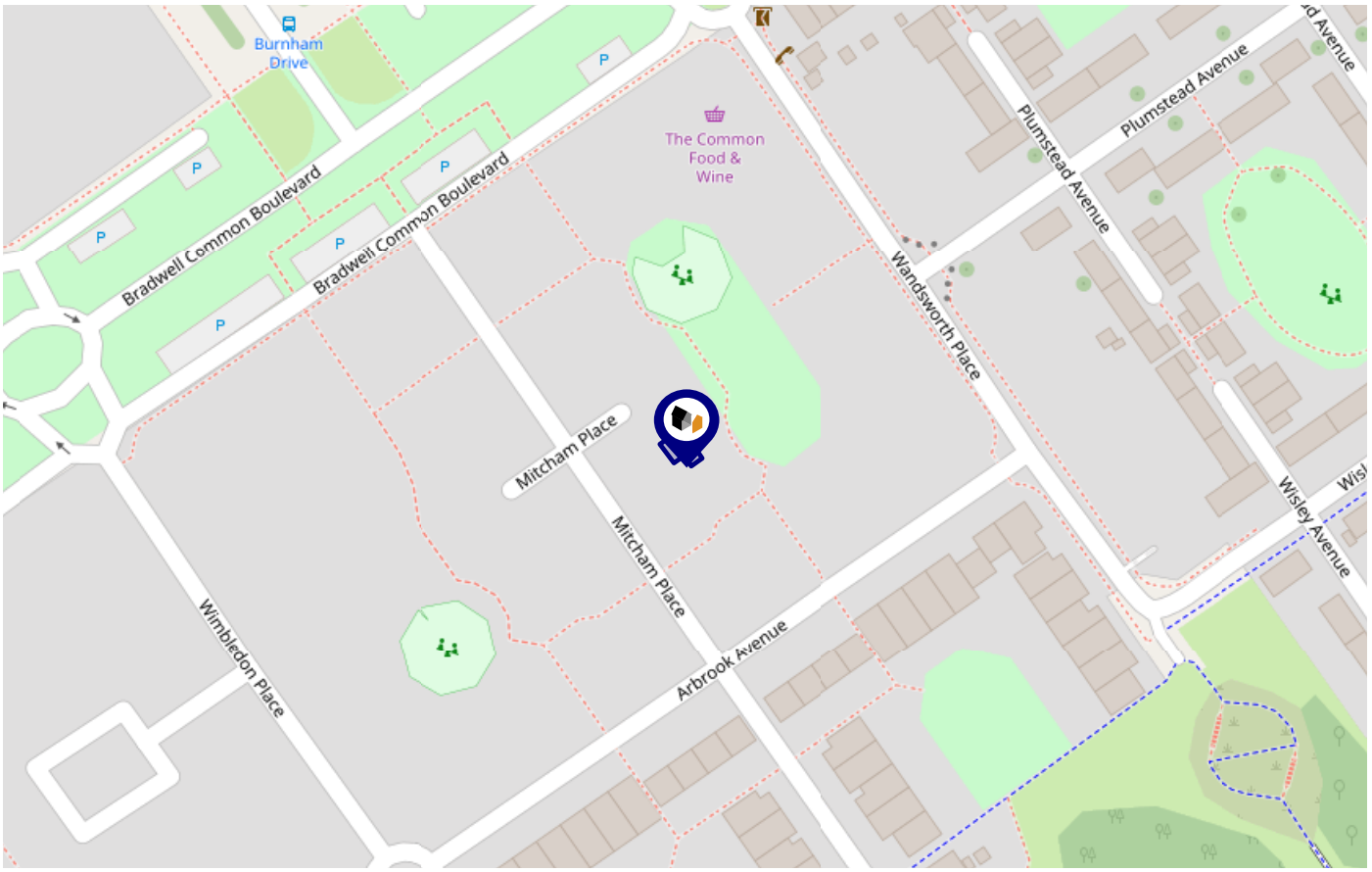
Flood Risk
Rivers & Seas - Climate Change

CHRIS DURRANT exp UK

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.



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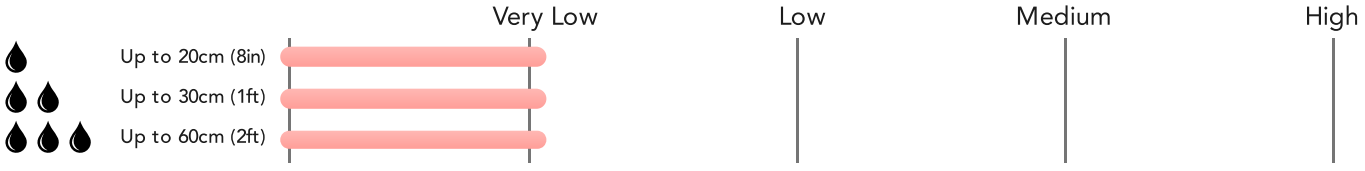
Chance of flooding to the following depths at this property:



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Flood Risk
Surface Water - Flood Risk

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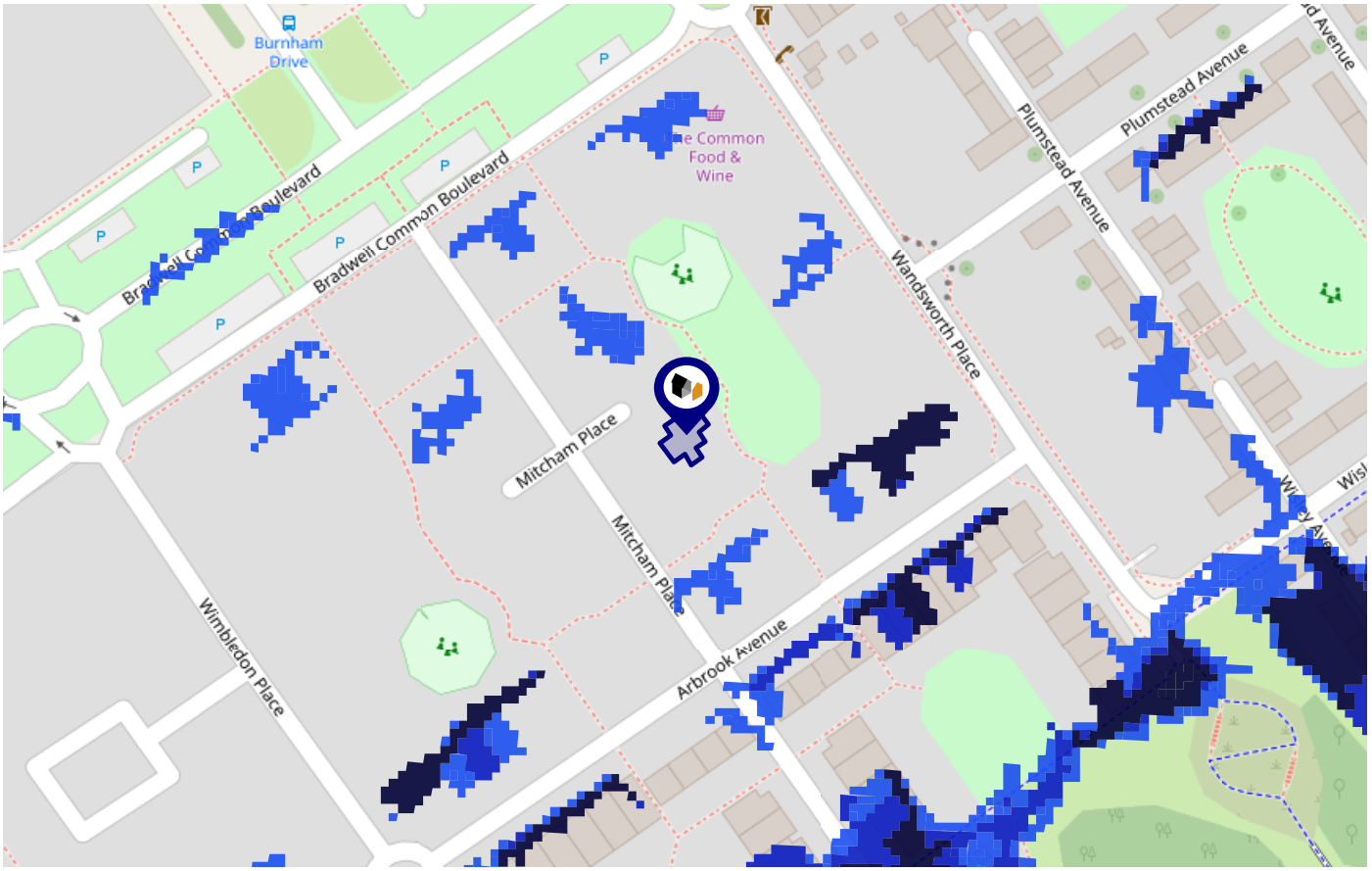
This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



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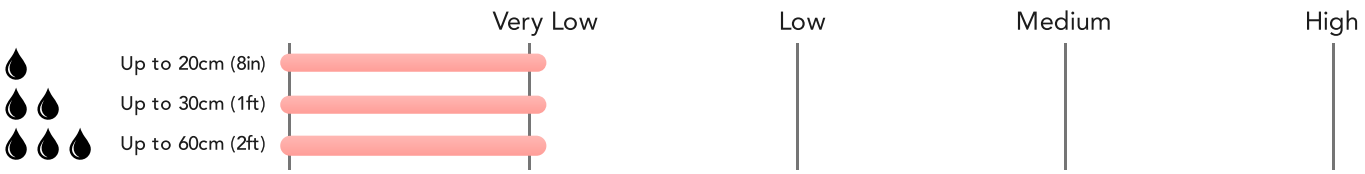

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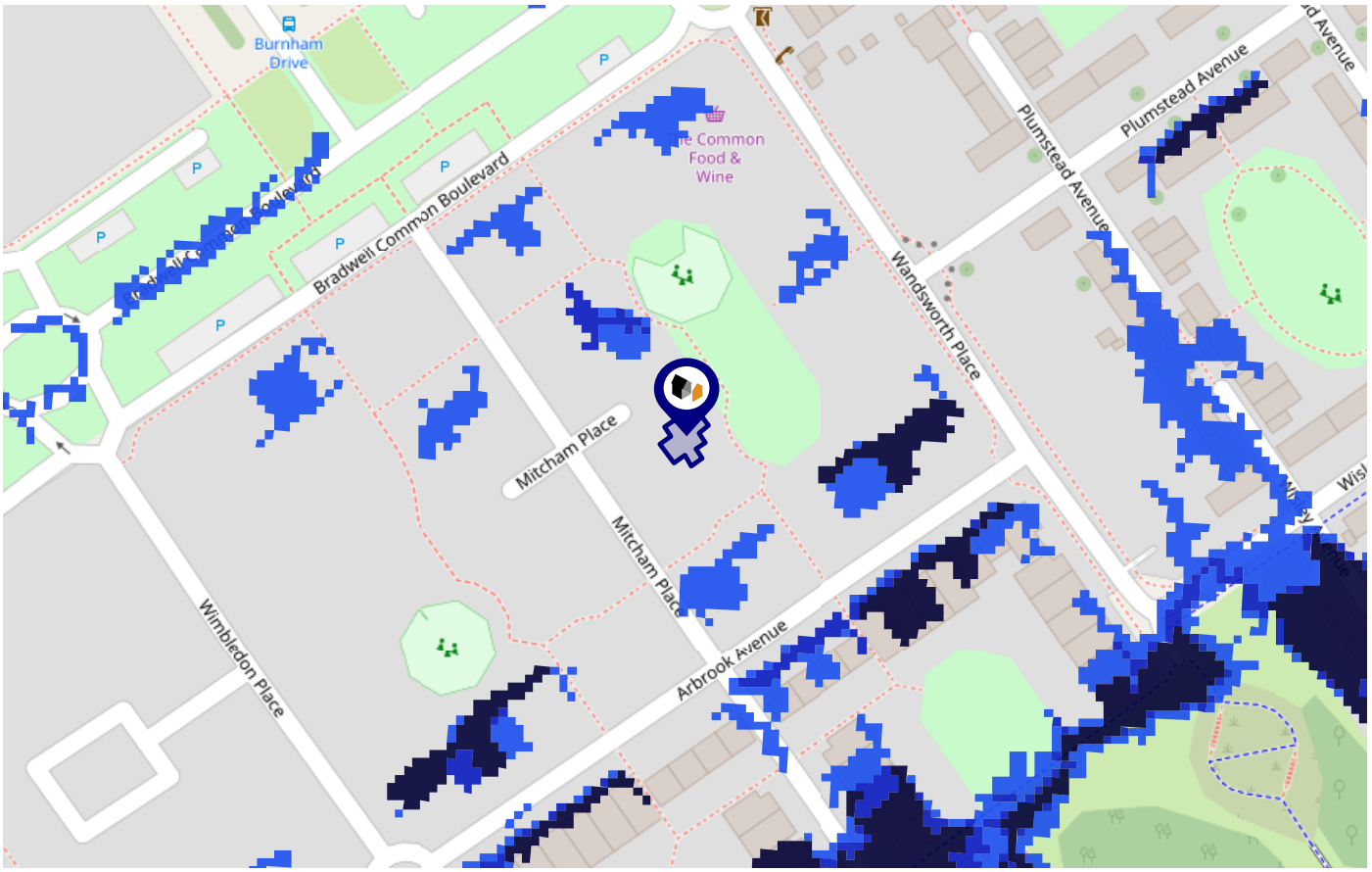
Flood Risk
Surface Water - Climate Change

CHRIS DURRANT exp UK

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.



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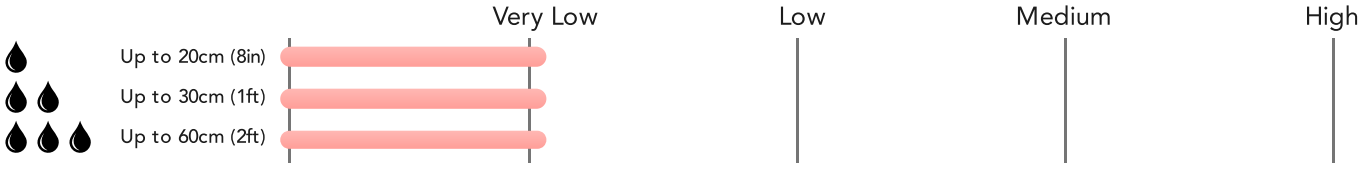

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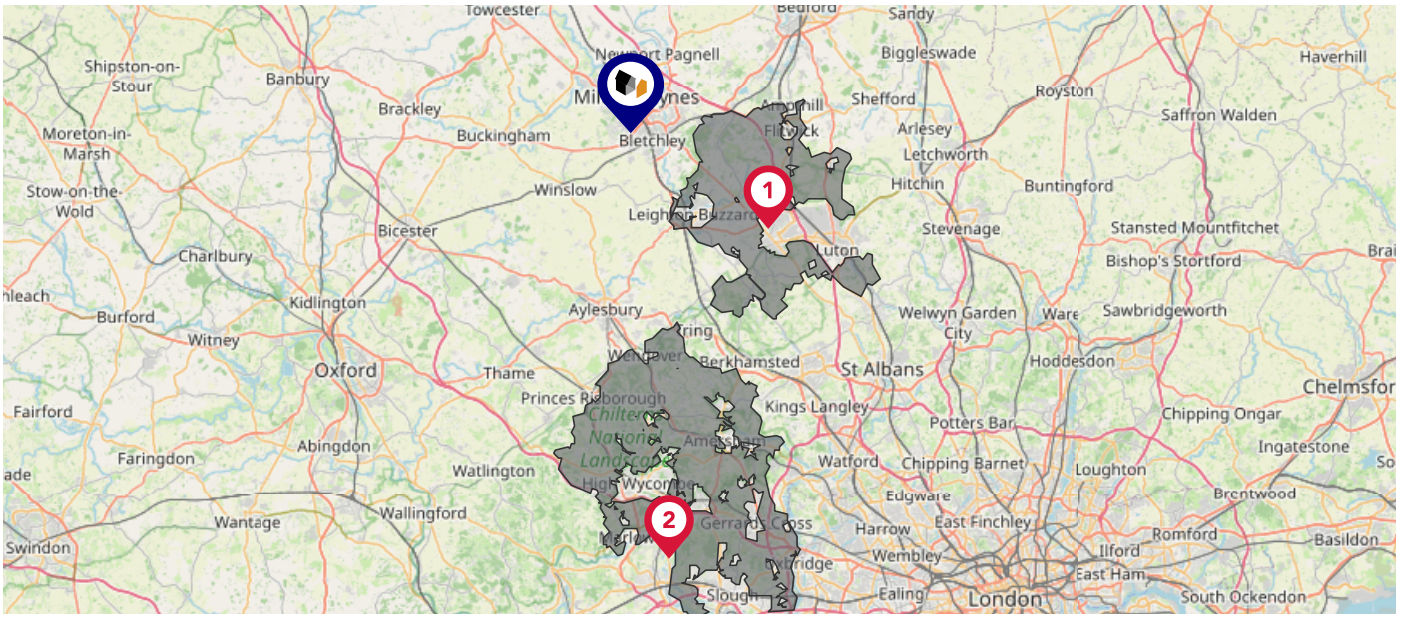
Maps
Green Belt

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 - Buckinghamshire

Maps
Landfill Sites

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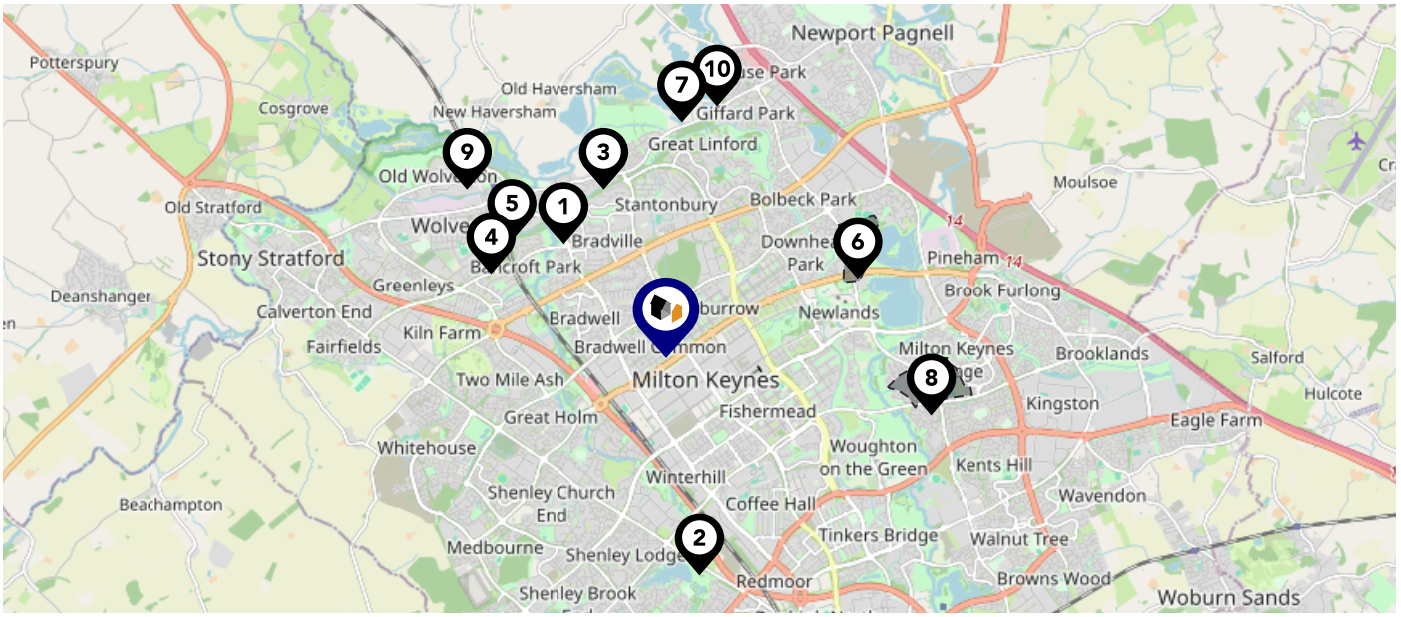
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Old gravel pits upto c 12m of ?19th C fi-Bradwell Island, New Bradwell	Historic Landfill
2	Elfield Park-The National Bowl, Watling Street, Elfield Park	Historic Landfill
3	New Bradwell Council Landfill-Newport Road, New Bradwell, Buckinghamshire	Historic Landfill
4	Bushfield County Middle School-Moon Street, Wolverton	Historic Landfill
5	Pre-76 Wolverton-Wolverton, New Bradwell	Historic Landfill
6	Willen Tip-Milton Keynes	Historic Landfill
7	Great Linford Pit-Milton Keynes	Historic Landfill
8	Broughton Quarry-Broughton, Milton Keynes, Buckinghamshire	Historic Landfill
9	Haversham Upper Bank-Haversham Bank, Old Wolverton Road, Wolverton	Historic Landfill
10	Great Linford Pit-Milton Keynes	Historic Landfill

Maps
Listed Buildings

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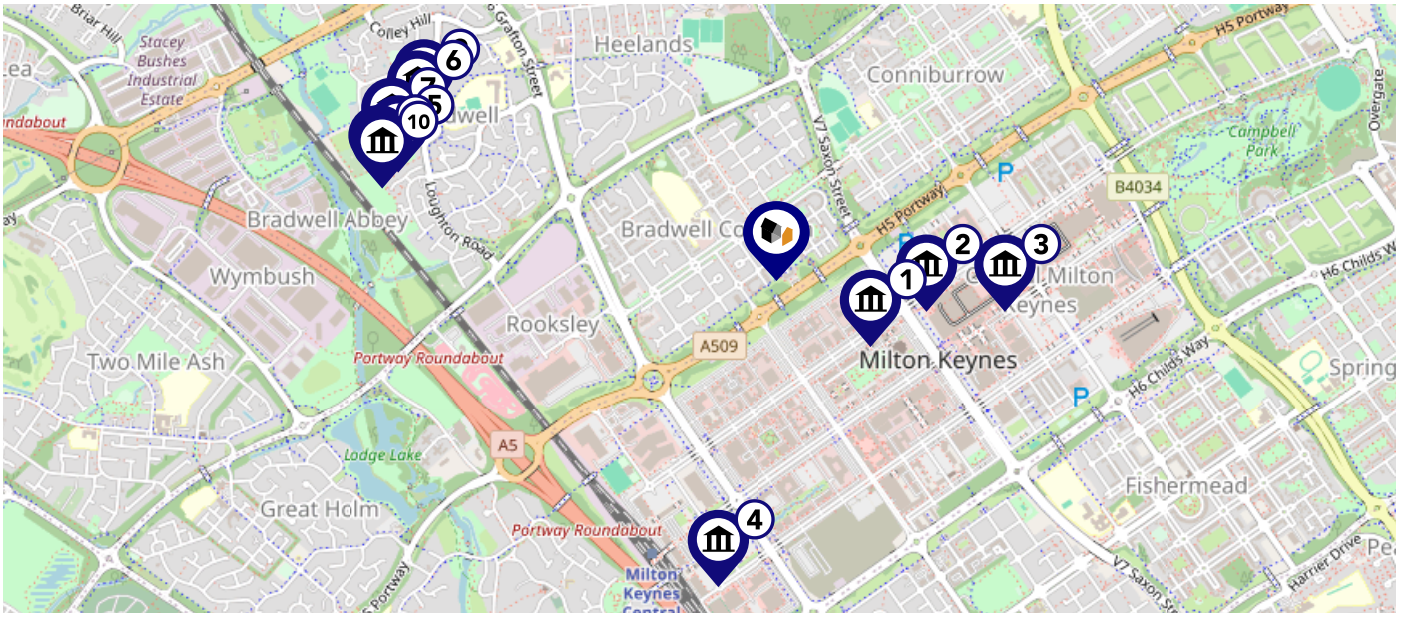
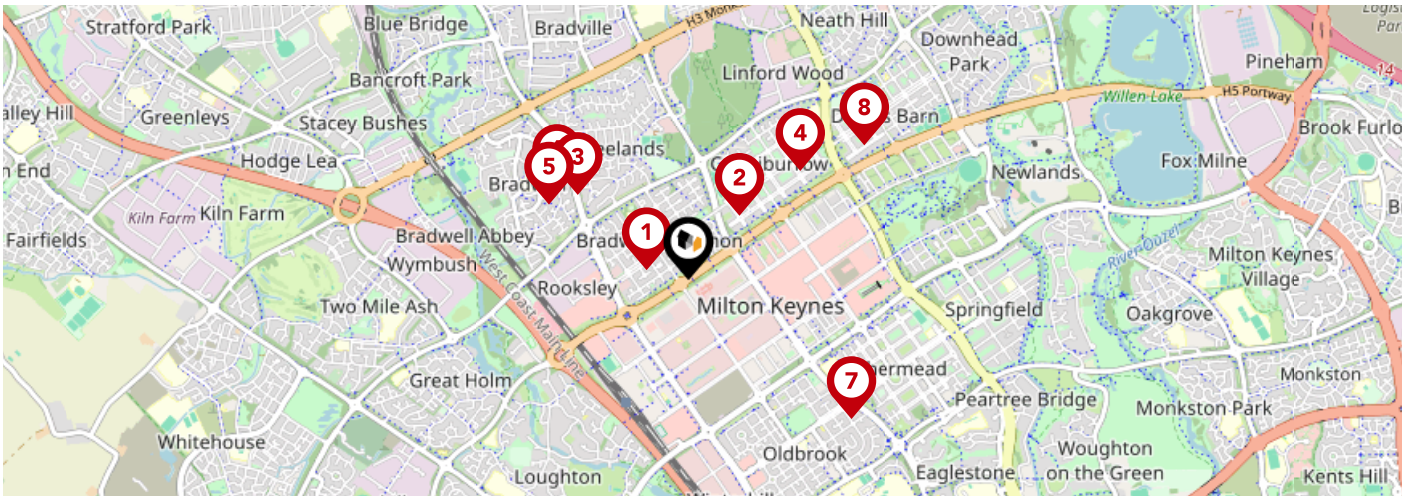
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
1	1432576 - Octo Sculpture And Reflecting Pool	Grade II	0.3 miles
2	1424282 - Central Library	Grade II	0.4 miles
3	1393882 - Shopping Building	Grade II	0.5 miles
4	1416117 - Former Bus Station, Station Square, Milton Keynes	Grade II	0.7 miles
5	1125269 - The Prince Albert Public House	Grade II	0.9 miles
6	1159882 - Stable Block	Grade II	0.9 miles
7	1332312 - Turners Farmhouse	Grade II	0.9 miles
8	1159928 - Youth Hostel	Grade II	0.9 miles
9	1125266 - 40 And 42, Loughton Road	Grade II	0.9 miles
10	1332310 - Churchyard Gates	Grade II	0.9 miles

Area
Schools

CHRIS DURRANT exp UK



		Nursery	Primary	Secondary	College	Private
1	**Summerfield School** Ofsted Rating: Good | Pupils: 338 | Distance:0.2	☐	☑	☐	☐	☐
2	**Germander Park School** Ofsted Rating: Good | Pupils: 81 | Distance:0.37	☐	☑	☐	☐	☐
3	**Heelands School** Ofsted Rating: Good | Pupils: 86 | Distance:0.63	☐	☑	☐	☐	☐
4	**Southwood School** Ofsted Rating: Good | Pupils: 193 | Distance:0.71	☐	☑	☐	☐	☐
5	**Bradwell Village School** Ofsted Rating: Good | Pupils: 201 | Distance:0.72	☐	☑	☐	☐	☐
6	**Priory Common School** Ofsted Rating: Good | Pupils: 73 | Distance:0.73	☐	☑	☐	☐	☐
7	**Jubilee Wood Primary School** Ofsted Rating: Good | Pupils: 531 | Distance:0.98	☐	☑	☐	☐	☐
8	**Downs Barn School** Ofsted Rating: Good | Pupils: 89 | Distance:1.01	☐	☑	☐	☐	☐

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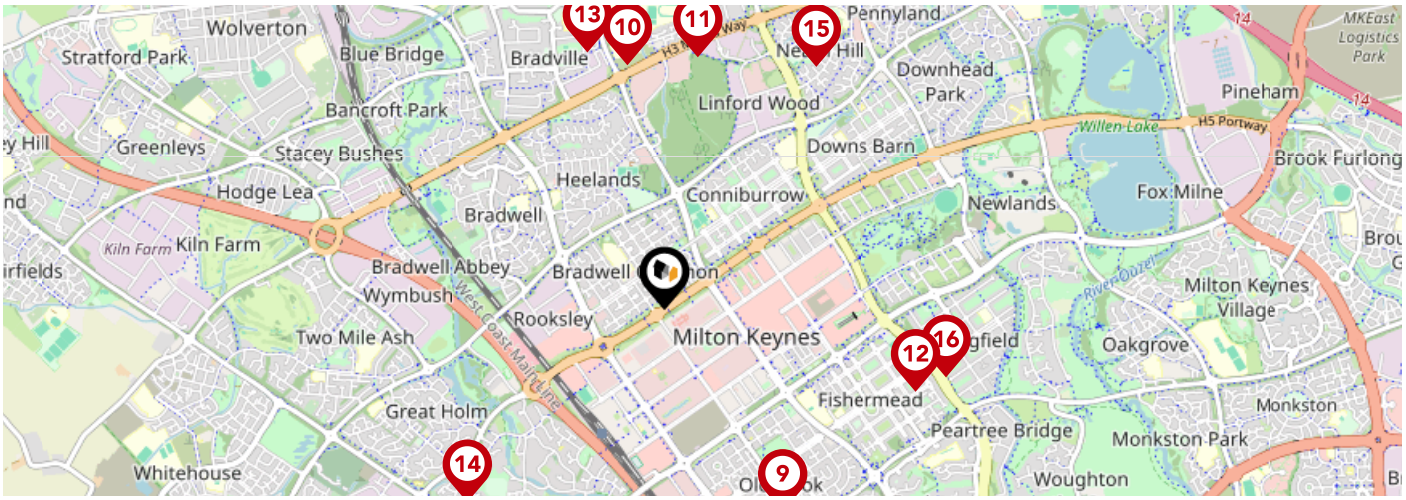
Area
Schools

CHRIS DURRANT exp UK



		Nursery	Primary	Secondary	College	Private
9	**Oldbrook First School and Nursery** Ofsted Rating: Good | Pupils: 189 | Distance:1.07	☐	☑	☐	☐	☐
10	**Stantonbury School** Ofsted Rating: Requires improvement | Pupils: 1504 | Distance:1.13	☐	☐	☑	☐	☐
11	**The Webber Independent School** Ofsted Rating: Not Rated | Pupils: 315 | Distance:1.16	☐	☐	☑	☐	☐
12	**The Willows School and Early Years Centre** Ofsted Rating: Good | Pupils: 193 | Distance:1.2	☐	☑	☐	☐	☐
13	**Stanton School** Ofsted Rating: Outstanding | Pupils: 301 | Distance:1.22	☐	☑	☐	☐	☐
14	**Loughton Manor First School** Ofsted Rating: Outstanding | Pupils: 229 | Distance:1.26	☐	☑	☐	☐	☐
15	**St Monica's Catholic Primary School** Ofsted Rating: Good | Pupils: 428 | Distance:1.3	☐	☑	☐	☐	☐
16	**Orchard Academy** Ofsted Rating: Good | Pupils: 358 | Distance:1.32	☐	☑	☐	☐	☐

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Local Area
Masts & Pylons

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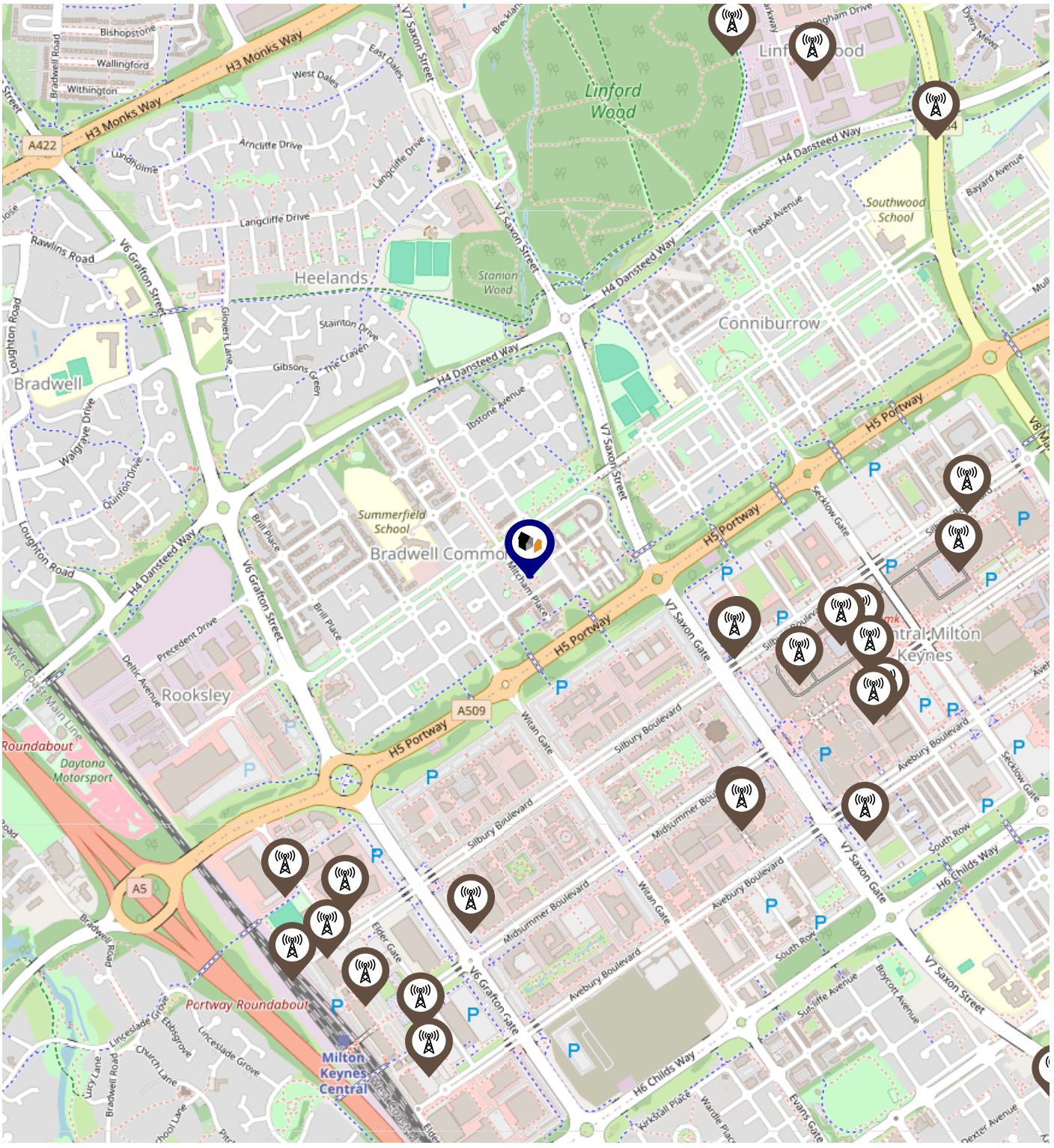

Key:

- Power Pylons
- Communication Masts

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Environment
Radon Gas

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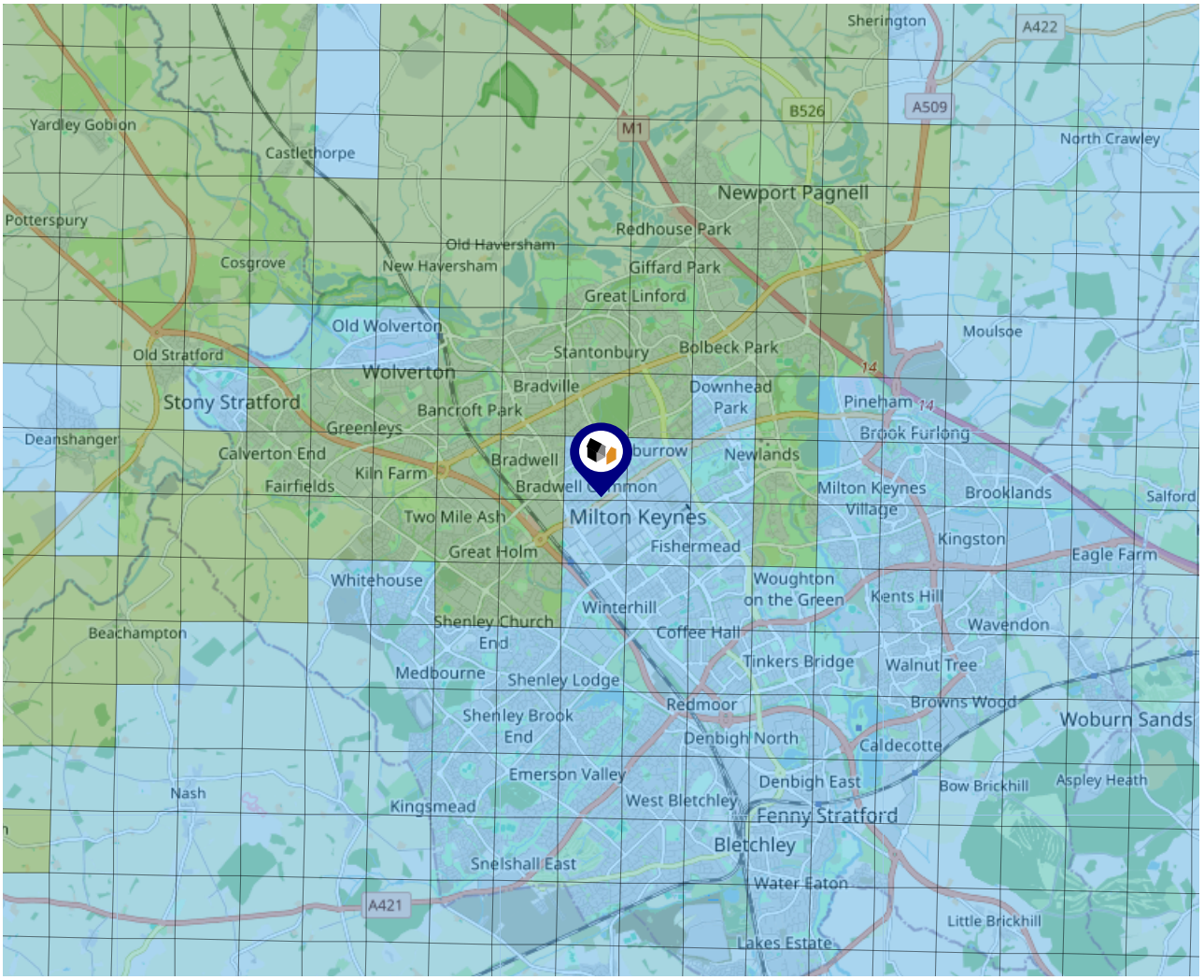
What is Radon?

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 Property

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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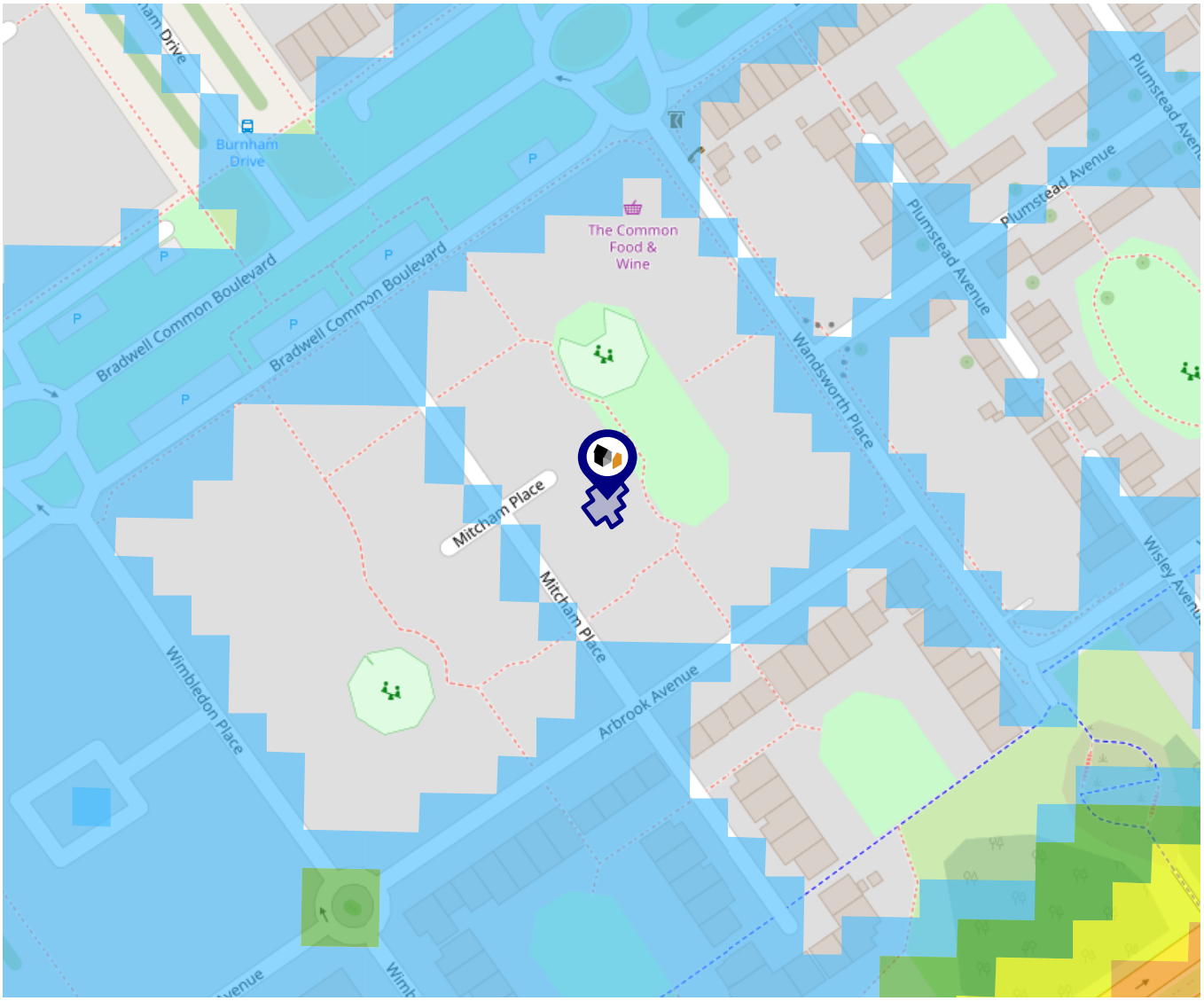
Local Area
Road Noise



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.

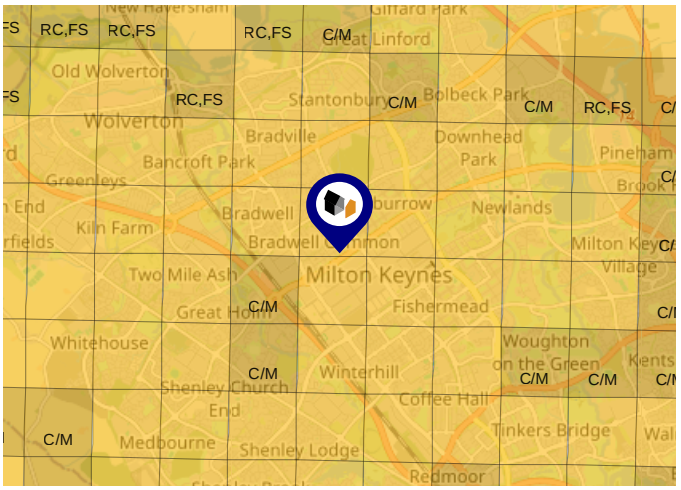
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment
Soils & Clay

CHRIS DURRANT exp UK

Ground Composition for this Address (Surrounding square kilometer zone around property)

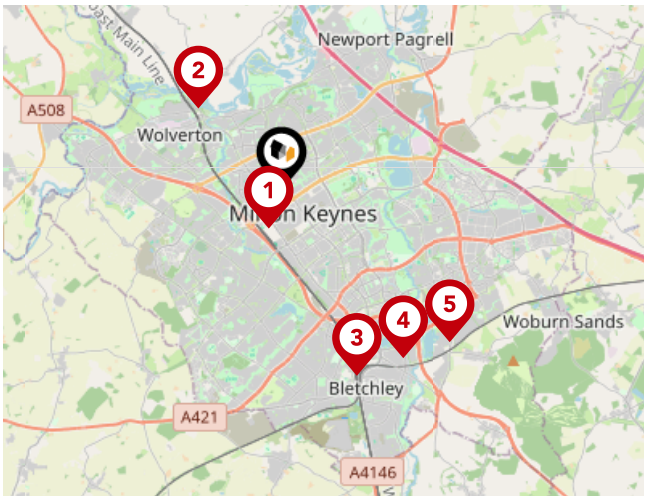
Carbon Content:	VARIABLE	**Soil Texture:**	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO HEAVY		



Primary Classifications (Most Common Clay Types)

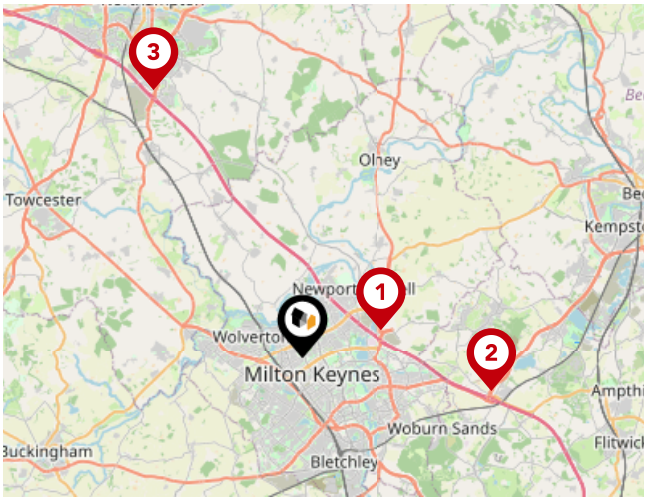
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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)



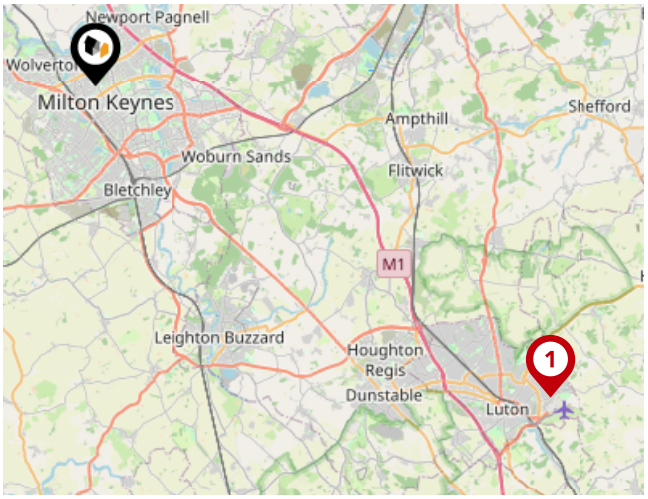
National Rail Stations

Pin	Name	Distance
1	Milton Keynes Central Rail Station	0.75 miles
2	Wolverton Rail Station	2.12 miles
3	Bletchley Rail Station	3.65 miles
4	Fenny Stratford Rail Station	3.78 miles
5	Bow Brickhill Rail Station	4.13 miles



Trunk Roads/Motorways

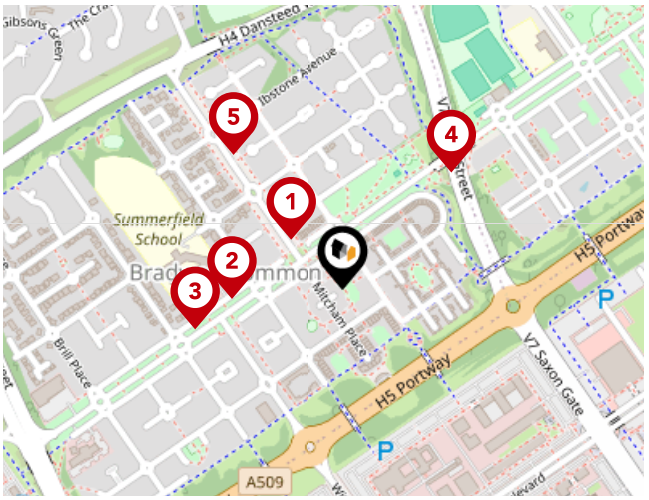
Pin	Name	Distance
1	M1 J14	3.03 miles
2	M1 J13	7.01 miles
3	M1 J15	11.13 miles



Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	20.16 miles

Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Burnham Drive	0.08 miles
2	The Countryman PH	0.12 miles
3	The Countryman PH	0.17 miles
4	North Saxon Roundabout North	0.18 miles
5	Chesham Avenue	0.19 miles

Local Connections

No Local Connections found within 30 km of this property.

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

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Testimonials

CHRIS DURRANT eXp UK

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

Market
Market summary

CHRIS DURRANT exp UK

Local summary

Based on 1 mile radius

Summary of all properties within radius:

Property type	Flat	Terraced	Semi-Detached	Detached	Bungalow	Unspecified
OM / SSTC	(213/56) 26%	(46/39) 85%	(25/21) 84%	(27/41) 152%	(12/10) 83%	(2/2) 100%

Total on market: 313 **Total sold:** 159 **Average days on market:** 166

Similar properties within radius:

Description			Price Ranges			Supply and demand				
Match	Beds	Type	Highest £	Lowest £	Average £	No. on market	No. SSTC	Total	SSTC %	ADOM
Exact	2	Flat	£390,000	£58,748	£222,873	95	16	111	14%	204
+1 Type	2	Terrace	£325,000	£135,000	£242,818	17	5	22	23%	88
+1 Beds	3	Flat	£390,000	£200,000	£340,000	16	3	19	16%	168
All considered			**£390,000**	**£58,748**	**£268,564**	**128**	**24**	**152**	**16%**	**153**

Agent
Disclaimer

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