

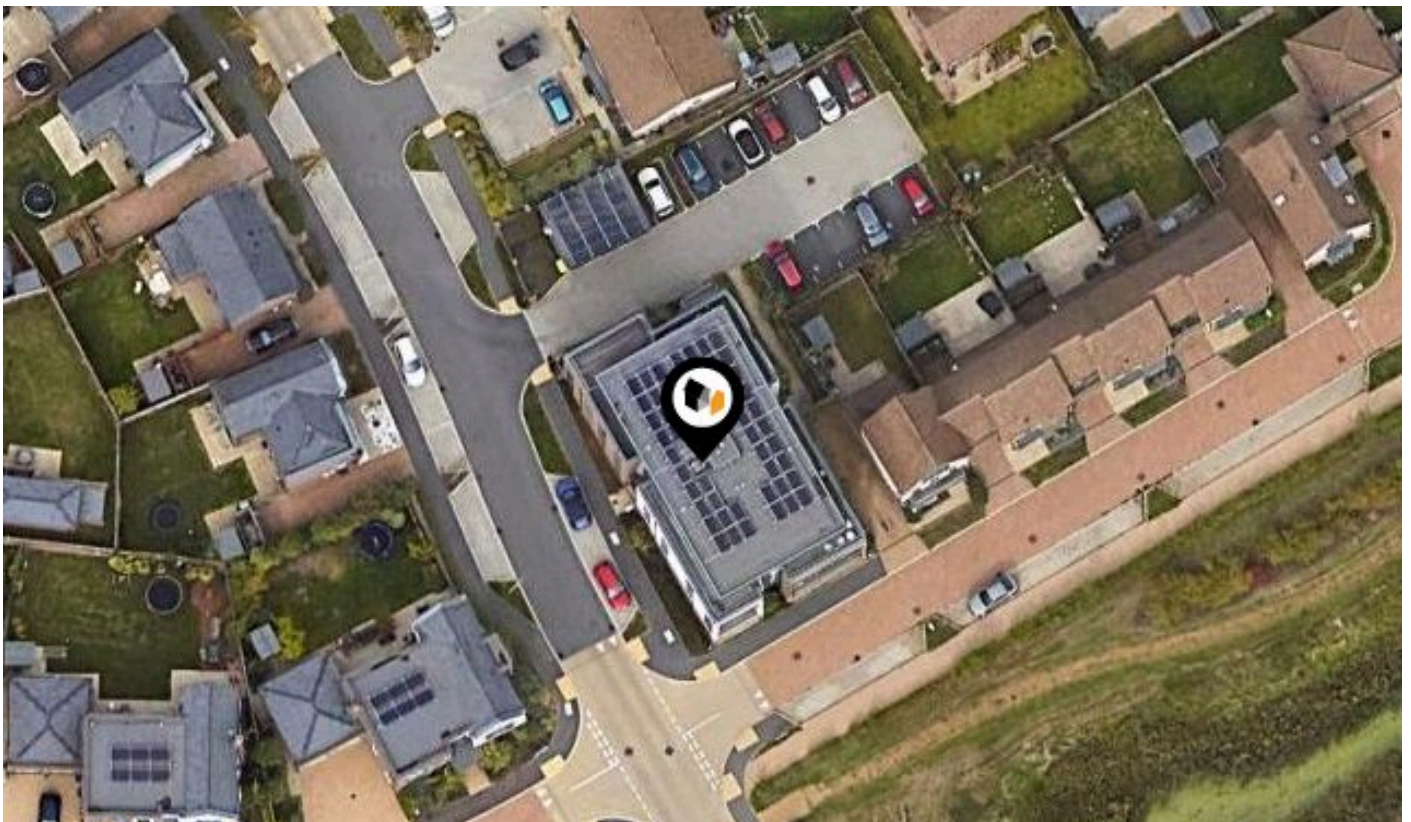


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 23rd October 2026



**VON NEUMANN HOUSE, 2, HARVARD WAY, OAKGROVE,
MILTON KEYNES, MK10**

Chris Durrant powered by eXp

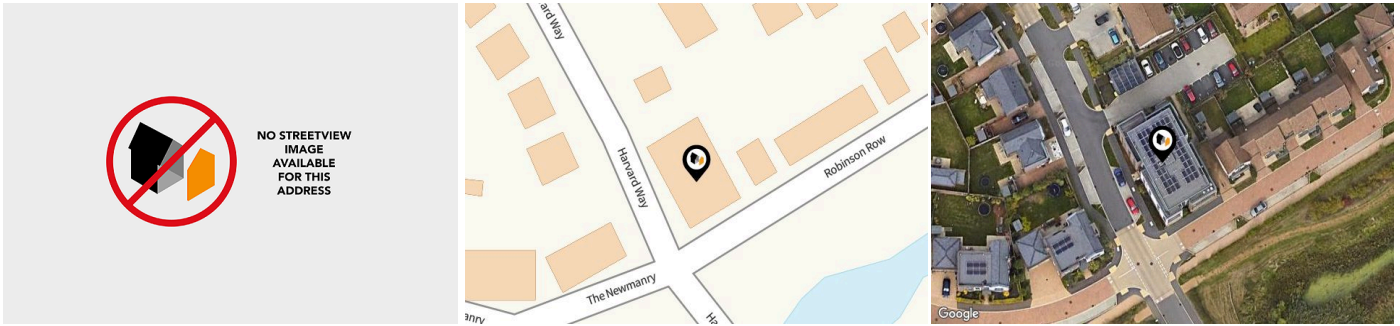
8 Linceslade Grove Loughton Milton Keynes MK5 8DL

07595473891

chris.durrant@expuk.com

chrisdurrant.exp.uk.com





Property

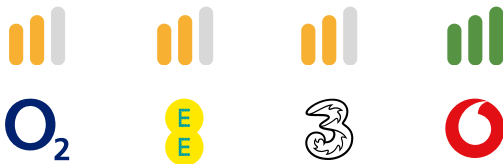
Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	527 ft ² / 49 m ²
Year Built :	2017
Council Tax :	Band A
Annual Estimate:	£1,581

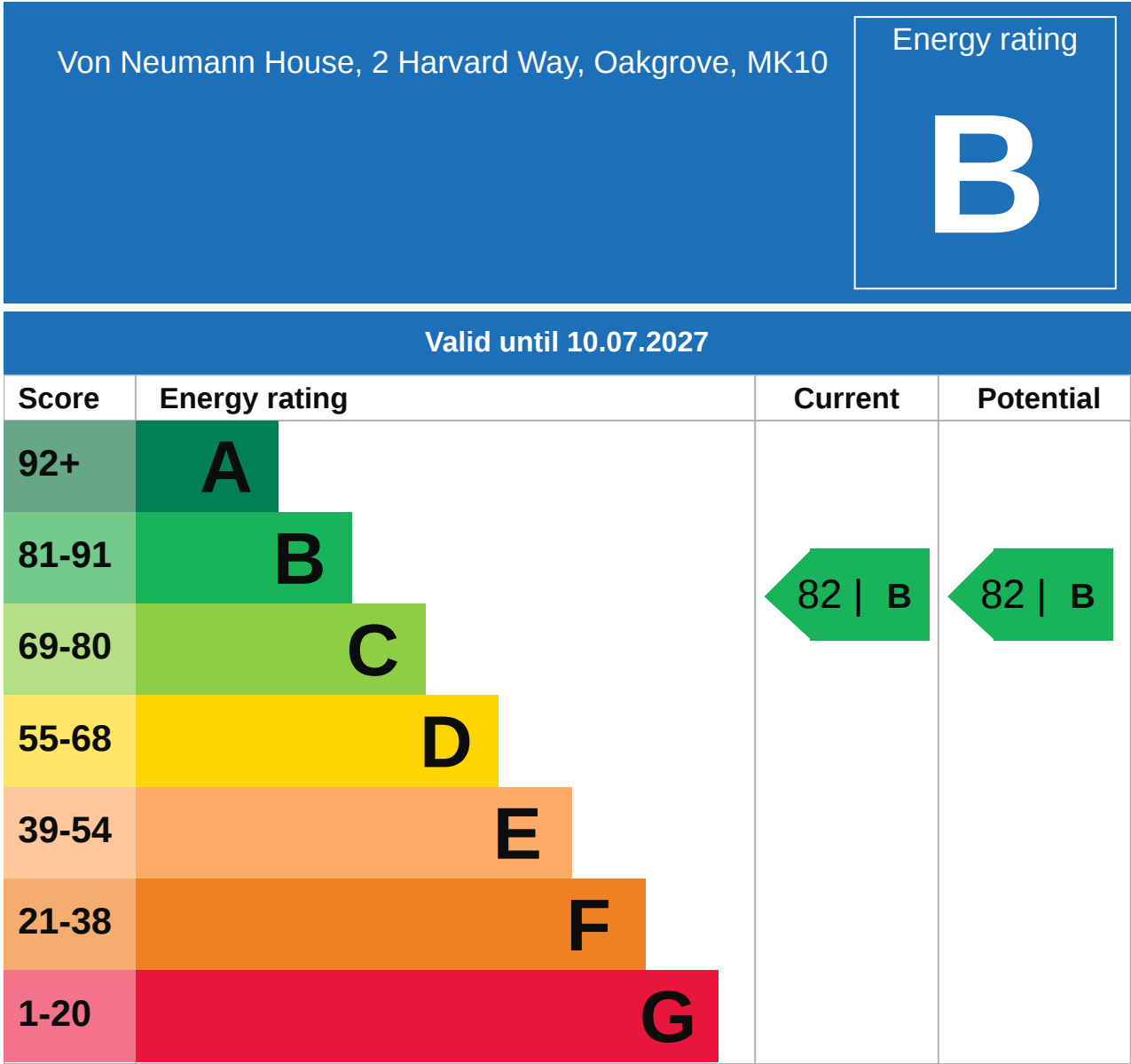
Local Area

Local Authority:	Milton keynes	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		9	1800
• Rivers & Seas	Very low	mb/s	mb/s
• Surface Water	Very low		

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:





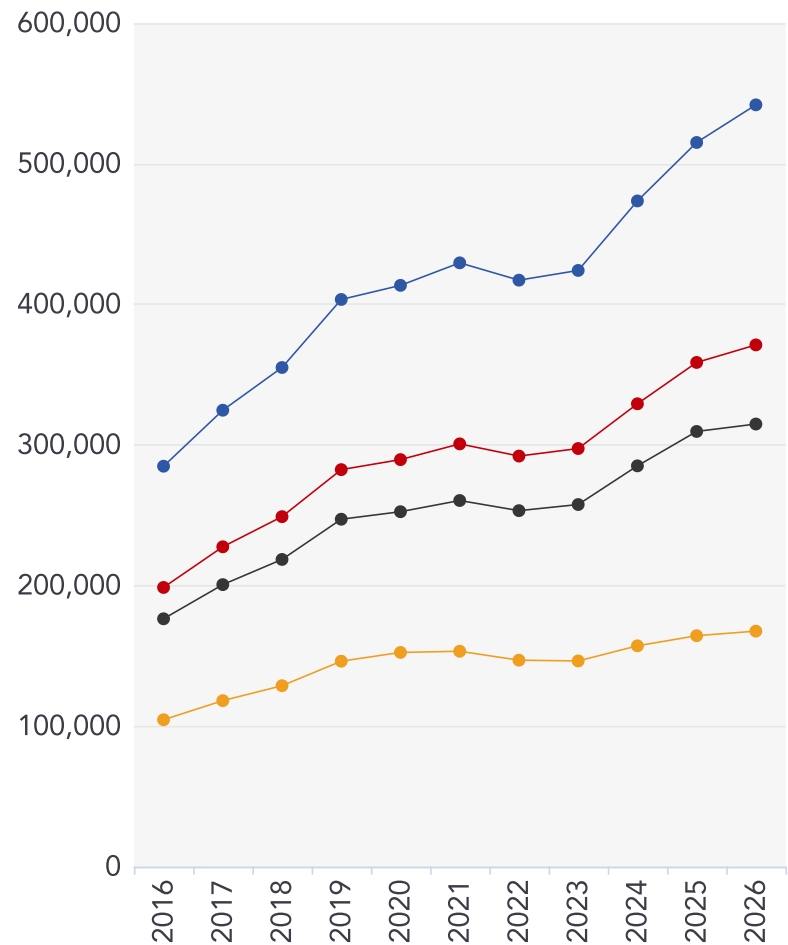
Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Floor Level:	Ground floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.23 W/m-Â°K
Walls Energy:	Very Good
Roof:	(other premises above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.16 W/m-Â°K
Total Floor Area:	49 m ²

Flat 8, Von Neumann House, 2, Harvard Way, Milton Keynes, MK10 9TF				Flat-maisonette House
Last Sold Date:	14/02/2025	25/07/2017		
Last Sold Price:	£205,000	£198,000		
Flat 6, Von Neumann House, 2, Harvard Way, Milton Keynes, MK10 9TF				Flat-maisonette House
Last Sold Date:	19/12/2023	06/10/2017		
Last Sold Price:	£265,000	£287,000		
22, Harvard Way, Milton Keynes, MK10 9TF				Semi-detached House
Last Sold Date:	17/11/2023	20/10/2017		
Last Sold Price:	£360,000	£315,000		
Flat 9, Bell Apartments, 32, Harvard Way, Milton Keynes, MK10 9TF				Flat-maisonette House
Last Sold Date:	31/10/2023	15/01/2021	31/10/2017	
Last Sold Price:	£285,000	£260,000	£290,000	
Flat 14, Von Neumann House, 2, Harvard Way, Milton Keynes, MK10 9TF				Flat-maisonette House
Last Sold Date:	28/09/2023	22/09/2017		
Last Sold Price:	£308,000	£305,000		
Flat 5, Von Neumann House, 2, Harvard Way, Milton Keynes, MK10 9TF				Flat-maisonette House
Last Sold Date:	18/08/2023	28/07/2017		
Last Sold Price:	£200,000	£198,000		
18, Harvard Way, Milton Keynes, MK10 9TF				Semi-detached House
Last Sold Date:	20/07/2023	26/10/2017		
Last Sold Price:	£440,000	£388,000		
Flat 5, Bell Apartments, 32, Harvard Way, Milton Keynes, MK10 9TF				Flat-maisonette House
Last Sold Date:	16/12/2022	31/10/2017		
Last Sold Price:	£275,000	£285,000		
16, Harvard Way, Milton Keynes, MK10 9TF				Semi-detached House
Last Sold Date:	15/08/2022	06/03/2019	26/10/2017	
Last Sold Price:	£425,000	£395,000	£390,000	
Flat 2, Bell Apartments, 32, Harvard Way, Milton Keynes, MK10 9TF				Flat-maisonette House
Last Sold Date:	30/06/2022	01/05/2020		
Last Sold Price:	£105,000	£100,000		
Flat 4, Bell Apartments, 32, Harvard Way, Milton Keynes, MK10 9TF				Flat-maisonette House
Last Sold Date:	03/02/2022	18/09/2017		
Last Sold Price:	£107,000	£37,911		
Flat 12, Bell Apartments, 32, Harvard Way, Milton Keynes, MK10 9TF				Flat-maisonette House
Last Sold Date:	21/06/2021	31/10/2017		
Last Sold Price:	£260,000	£275,000		

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

10 Year History of Average House Prices by Property Type in MK10



Detached

+90.23%

Semi-Detached

+86.85%

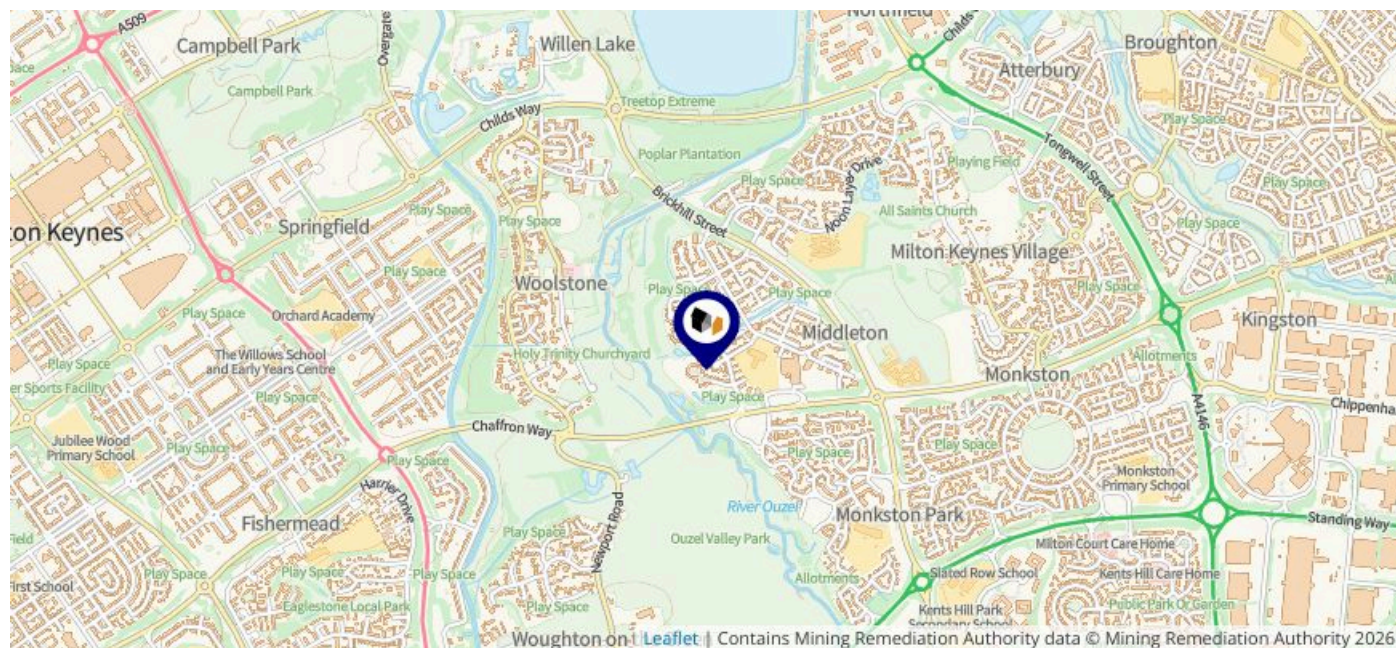
Terraced

+78.56%

Flat

+60.32%

This map displays nearby coal mine entrances and their classifications.



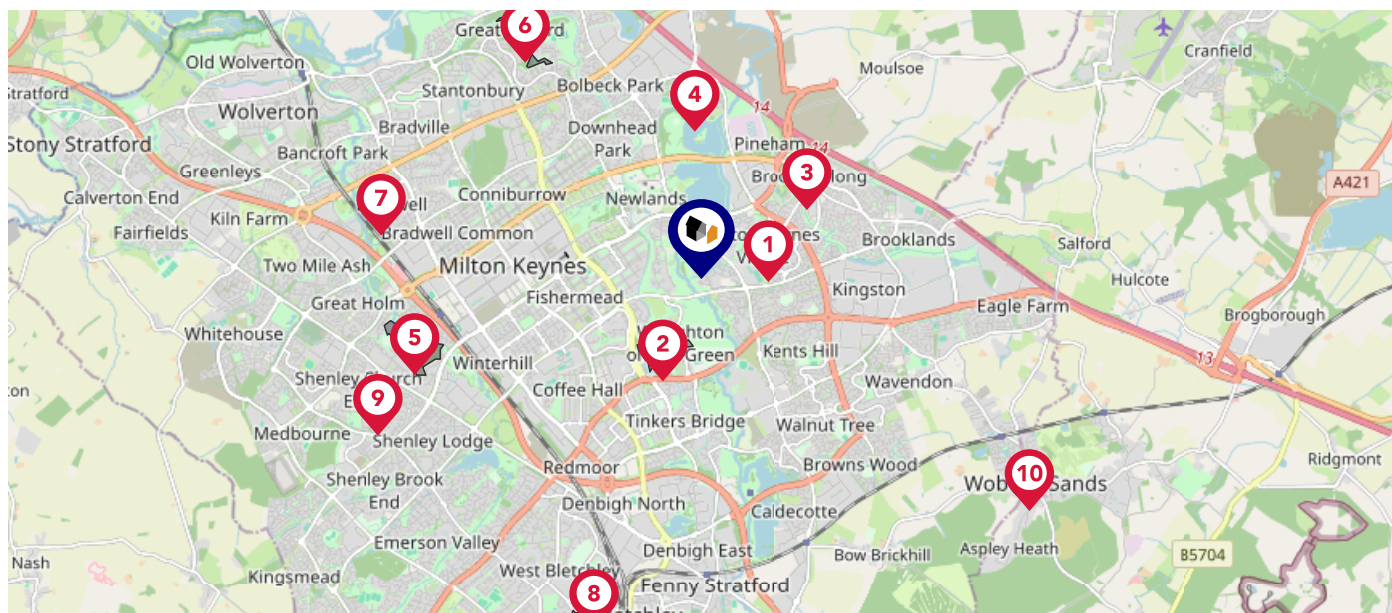
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

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

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



Nearby Conservation Areas



Milton Keynes Village



Woughton on the Green



Broughton



Willen



Loughton



Great Linford



Bradwell



Bletchley

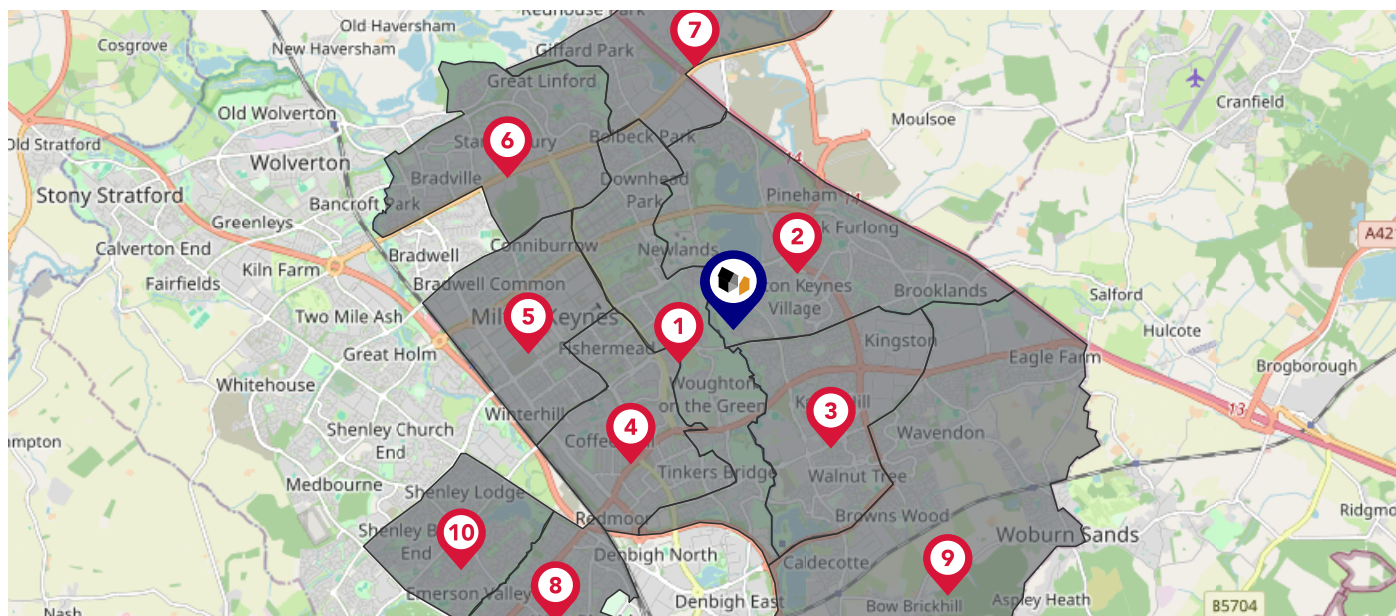


Shenley Church End



Woburn Sands

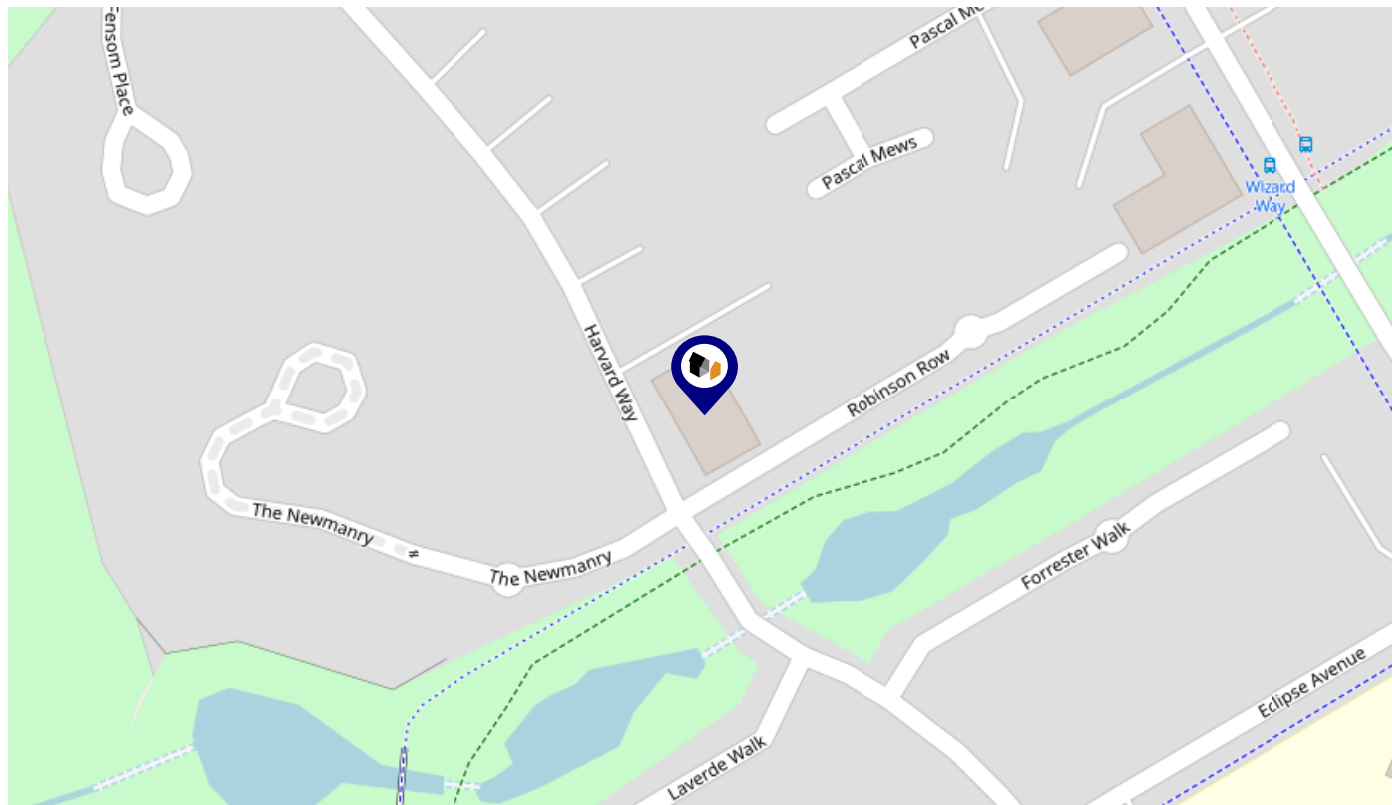
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

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

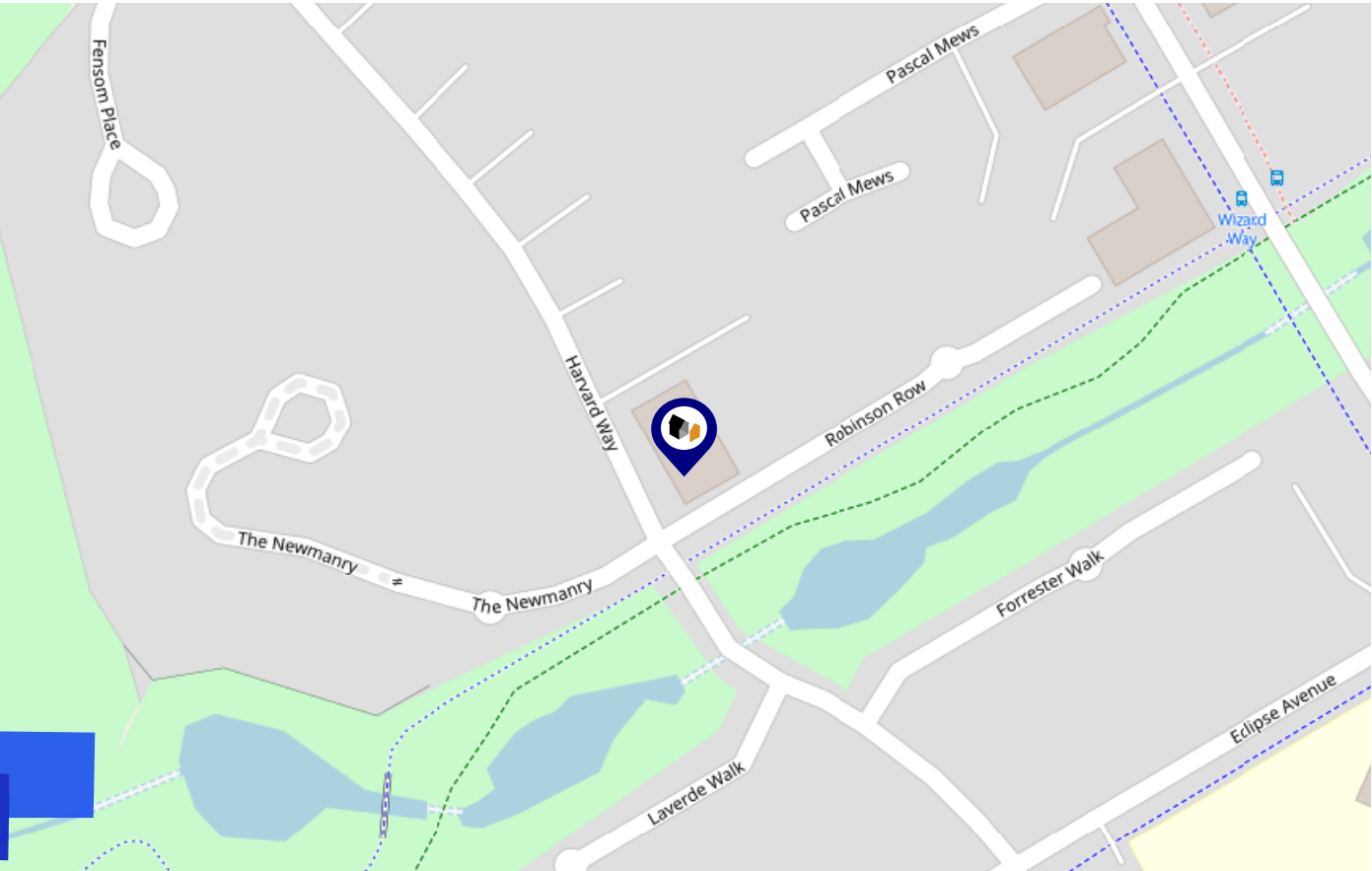
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

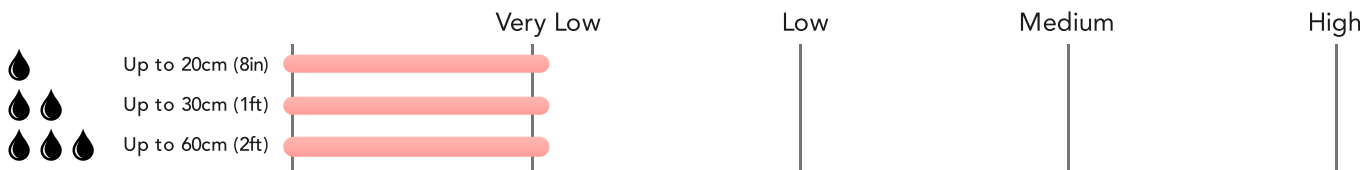


Risk Rating: Very low

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.

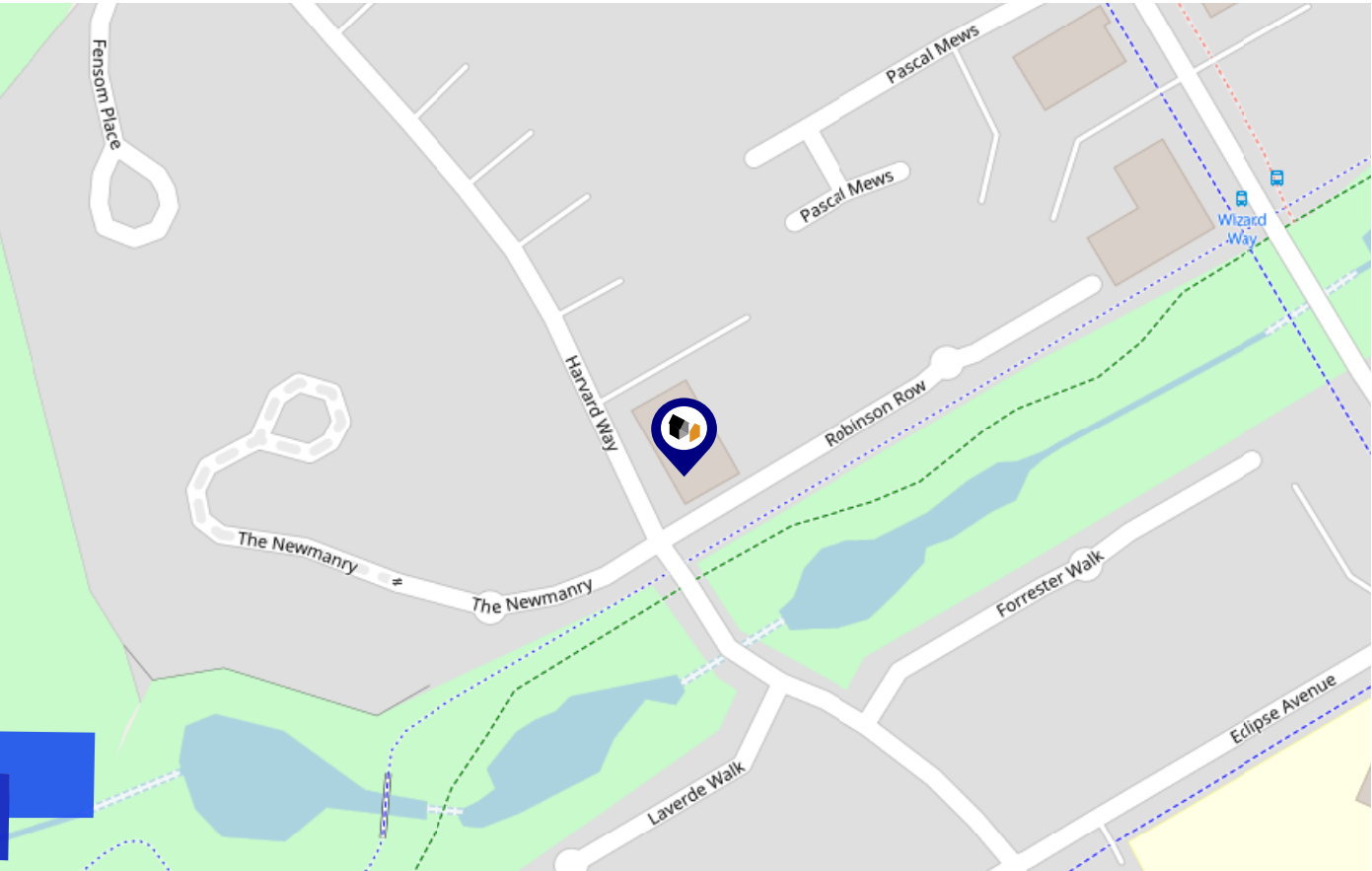
Chance of flooding to the following depths at this property:



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.

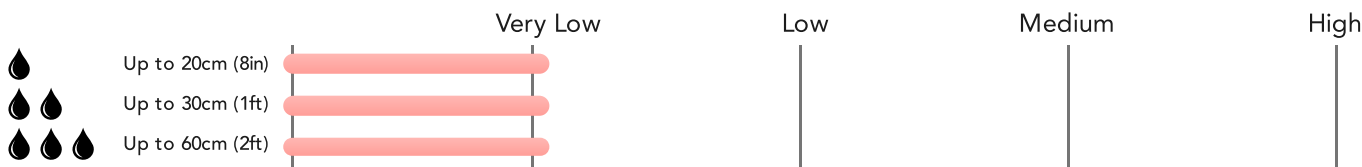


Risk Rating: Very low

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.
- 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:

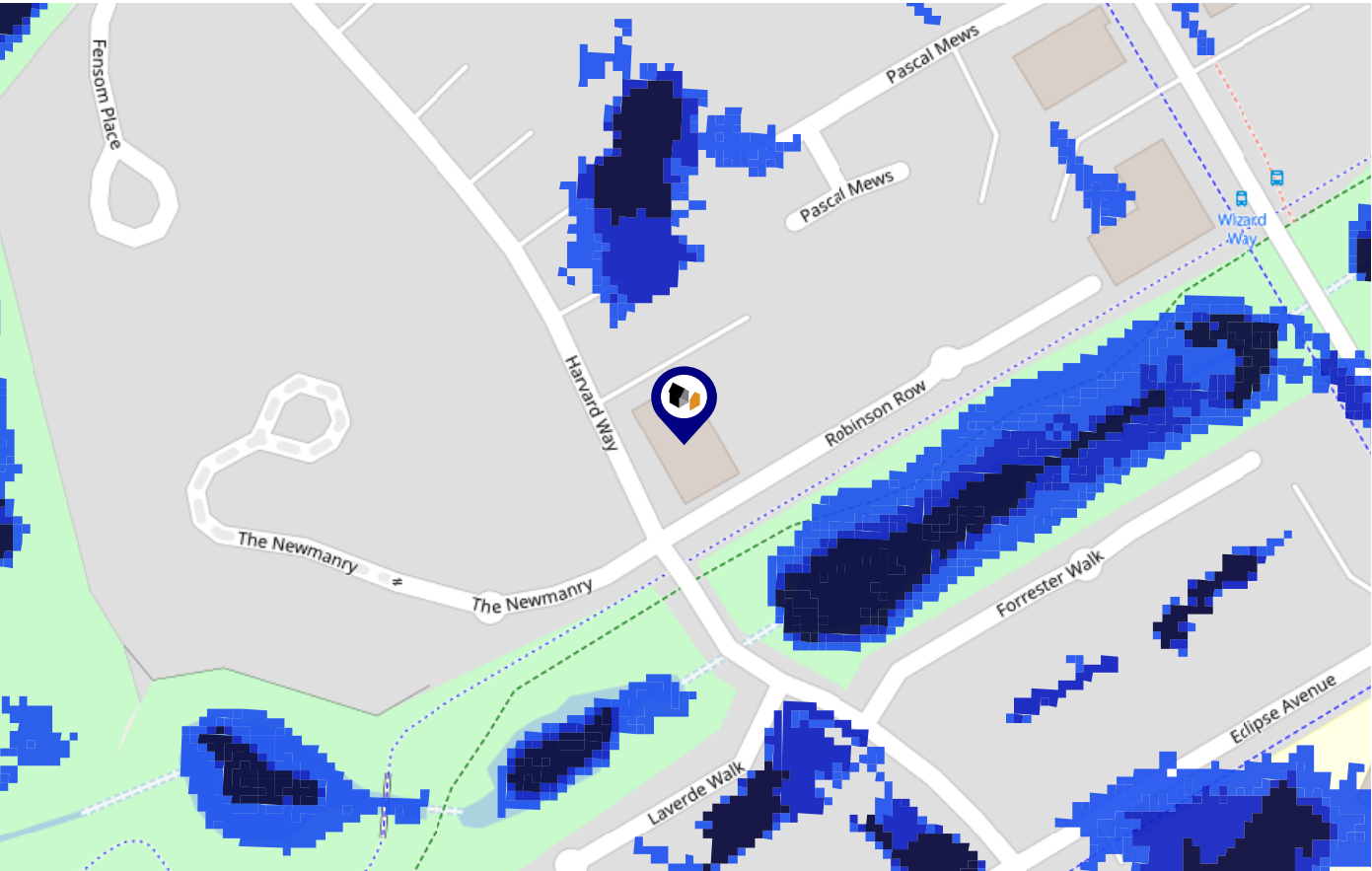


Flood Risk

Surface Water - Flood Risk

CHRIS DURRANT **exp** UK

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

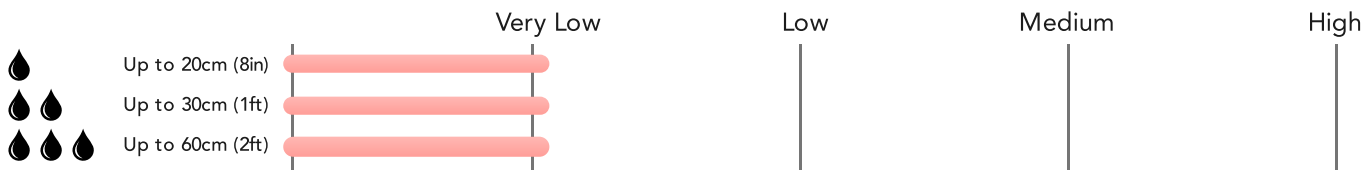


Risk Rating: Very low

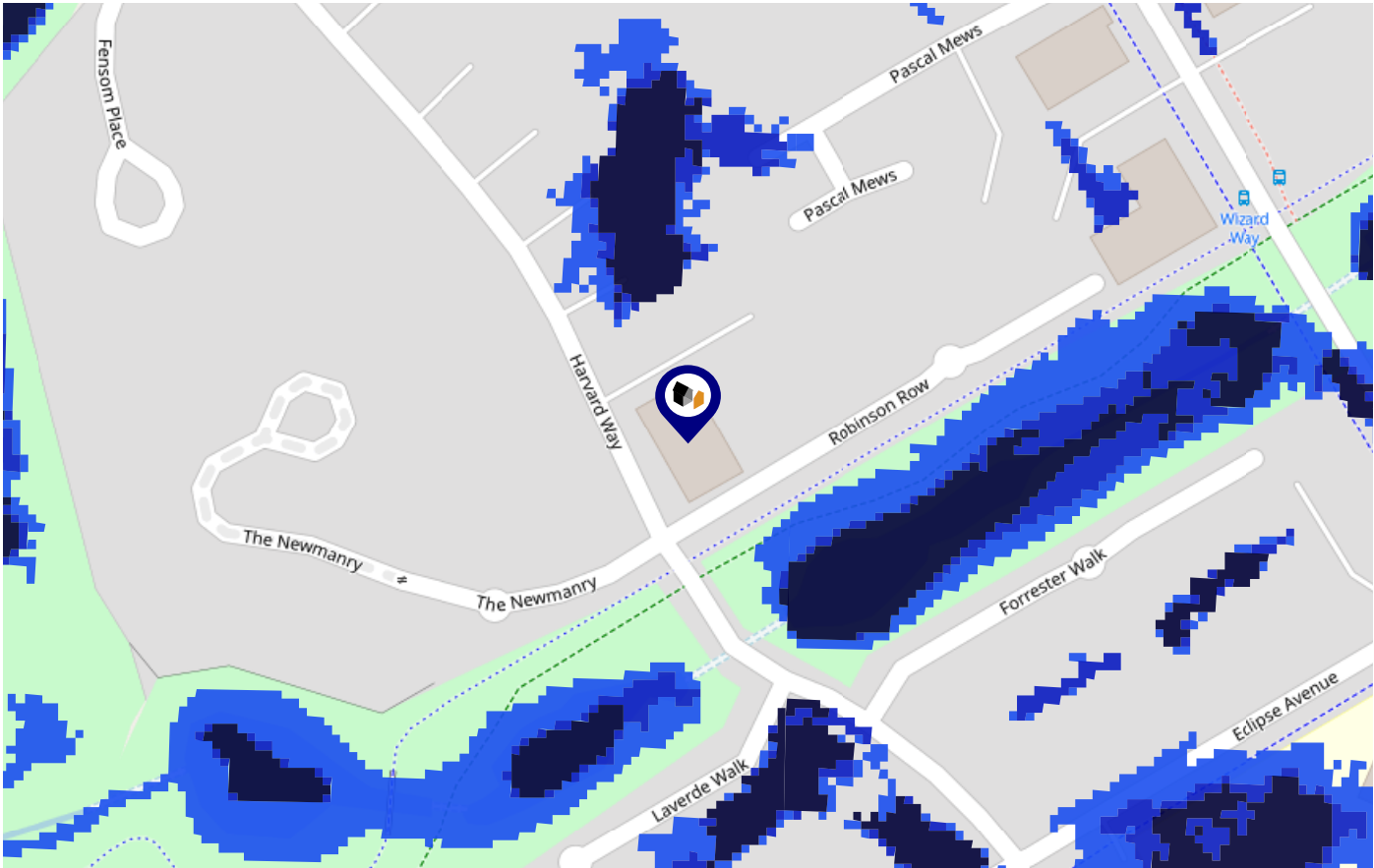
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

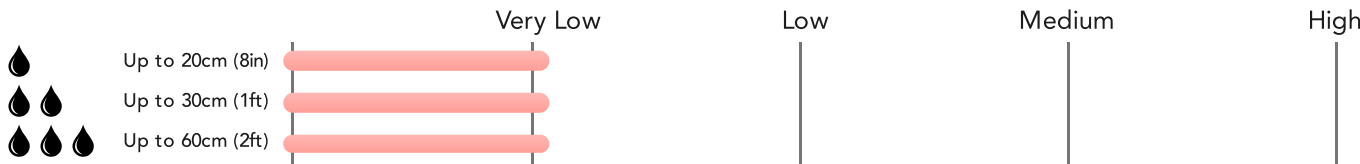


Risk Rating: Very low

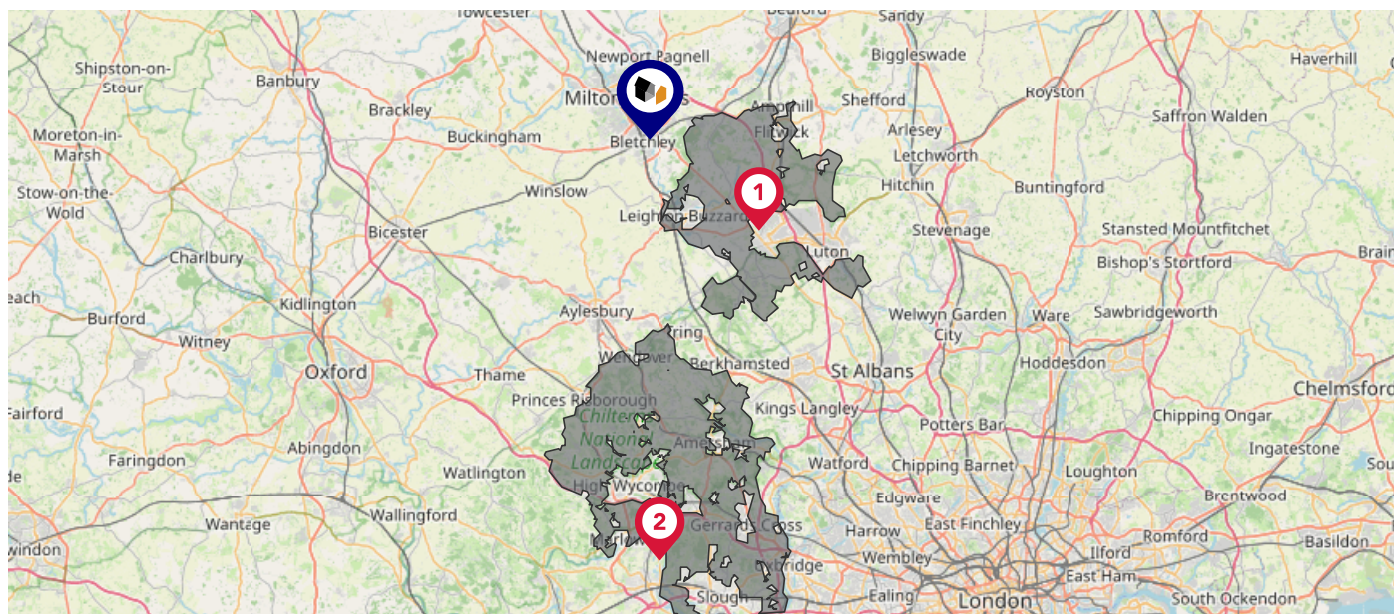
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



Nearby Green Belt Land



London Green Belt - Central Bedfordshire



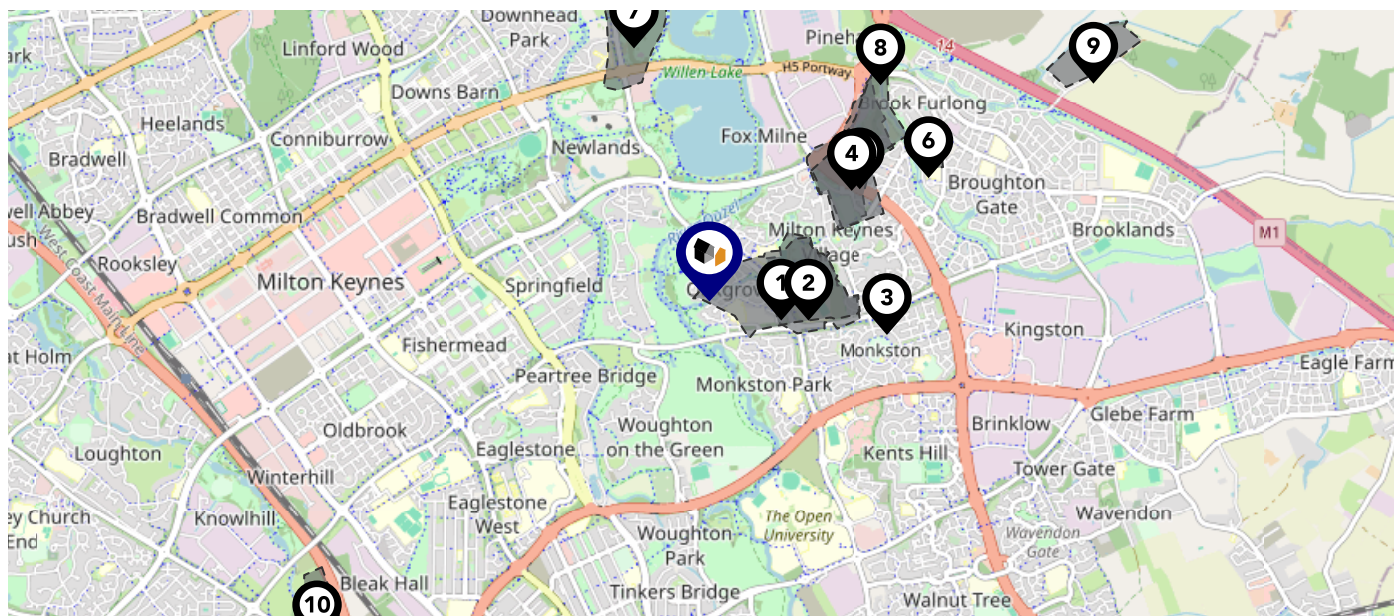
London Green Belt - Buckinghamshire

Maps

Landfill Sites

CHRIS DURRANT exp UK

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

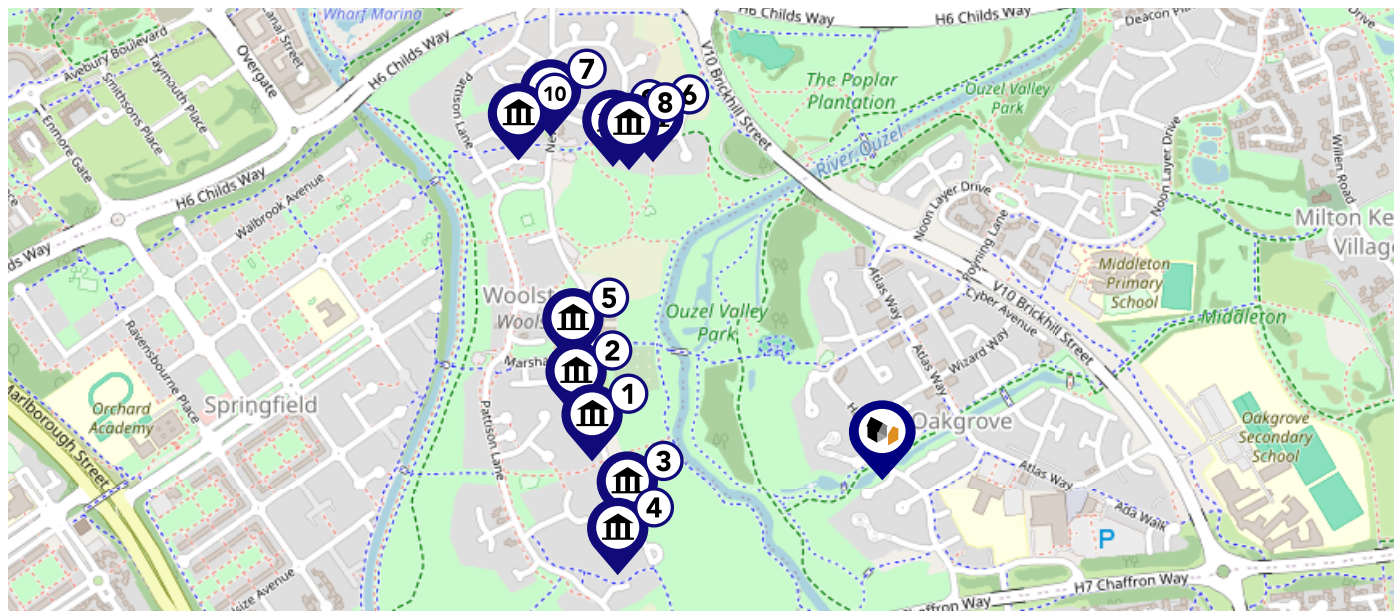
1	Broughton Quarry-Broughton, Milton Keynes, Buckinghamshire	Historic Landfill	
2	Middleton South West Landfill-Milton Keynes	Historic Landfill	
3	Former reservoir Middleton Site10E-Wingfield Grove, Middleton	Historic Landfill	
4	Broughton Quarry-Broughton, Milton Keynes, Buckinghamshire	Historic Landfill	
5	Middleton North East Landfill-Broughton, Milton Keynes	Historic Landfill	
6	Broughton Village-Broughton Village, Milton Keynes, Buckinghamshire	Historic Landfill	
7	Willen Tip-Milton Keynes	Historic Landfill	
8	Broughton Barn-Broughton Grounds Lane, Milton Keynes	Historic Landfill	
9	Broughton Barns-Broughton Grounds Lane, Milton Keynes, Buckinghamshire	Historic Landfill	
10	Elfield Park-The National Bowl, Watling Street, Elfield Park	Historic Landfill	

Maps

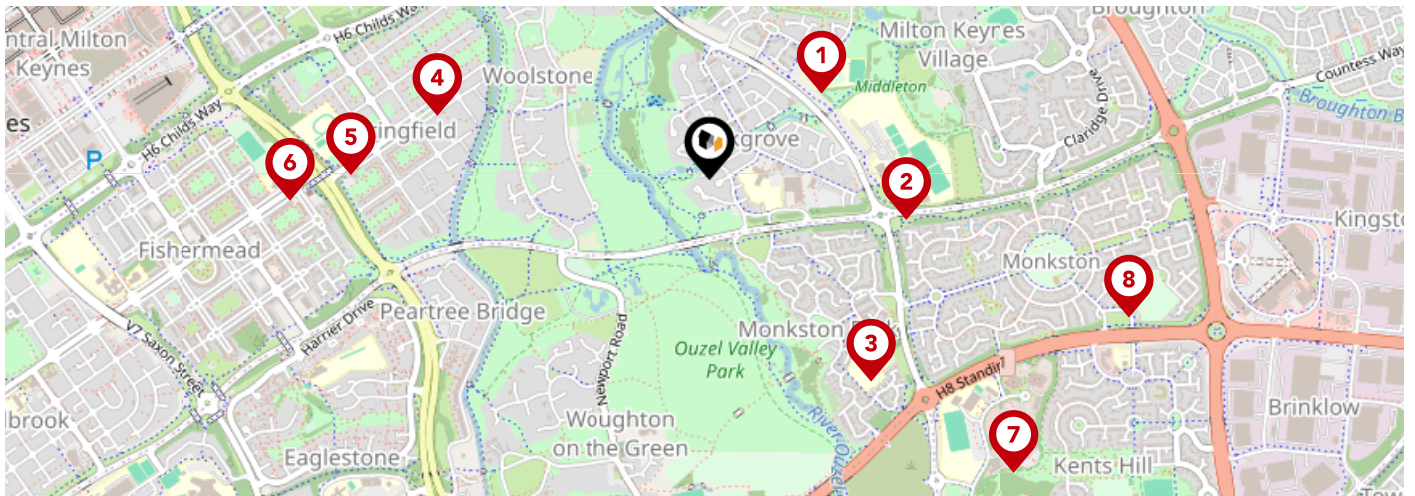
Listed Buildings

CHRIS DURRANT exp UK

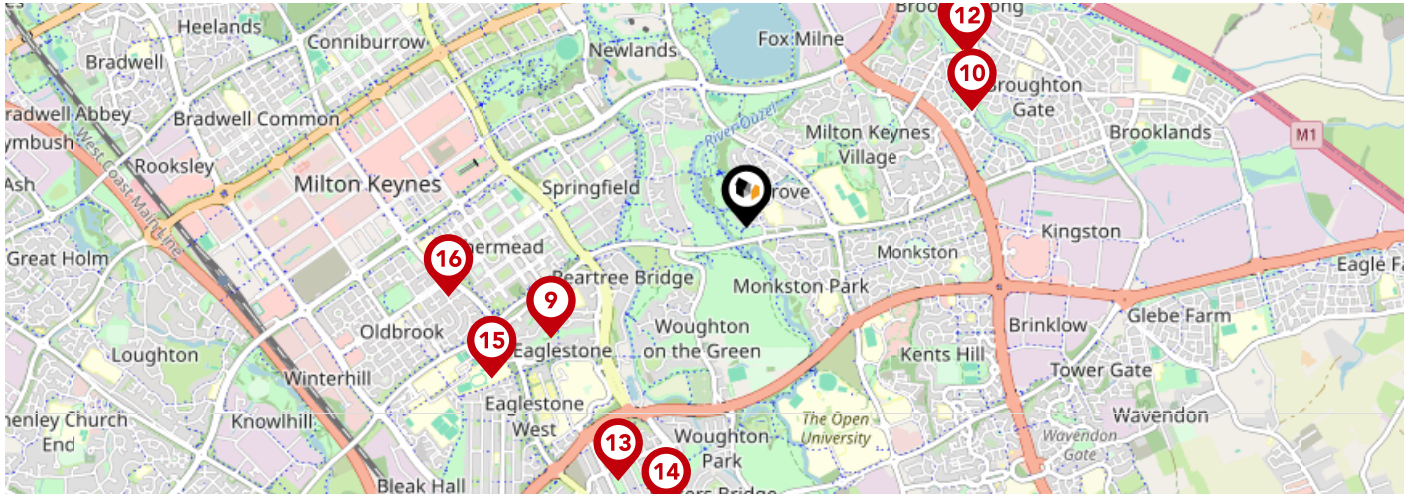
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1161031 - Hill Farmhouse	Grade II	0.3 miles
	1125234 - Manor Farm Cottage	Grade II	0.3 miles
	1125233 - Rosebery Music Room	Grade II	0.3 miles
	1125235 - The Old Rectory	Grade II	0.3 miles
	1161061 - The Cross Keys Public House	Grade II	0.4 miles
	1125230 - The Woolstones Community Centre	Grade II	0.4 miles
	1125236 - Cleobury Farmhouse	Grade II	0.5 miles
	1332331 - Church Farmhouse	Grade II	0.5 miles
	1160989 - Bellcote/gazebo To West Of Church Farmhouse; Now Part Of No.20, The Cottage.	Grade II	0.5 miles
	1161089 - Manor Farm Cottage Manor Farmhouse	Grade II	0.5 miles



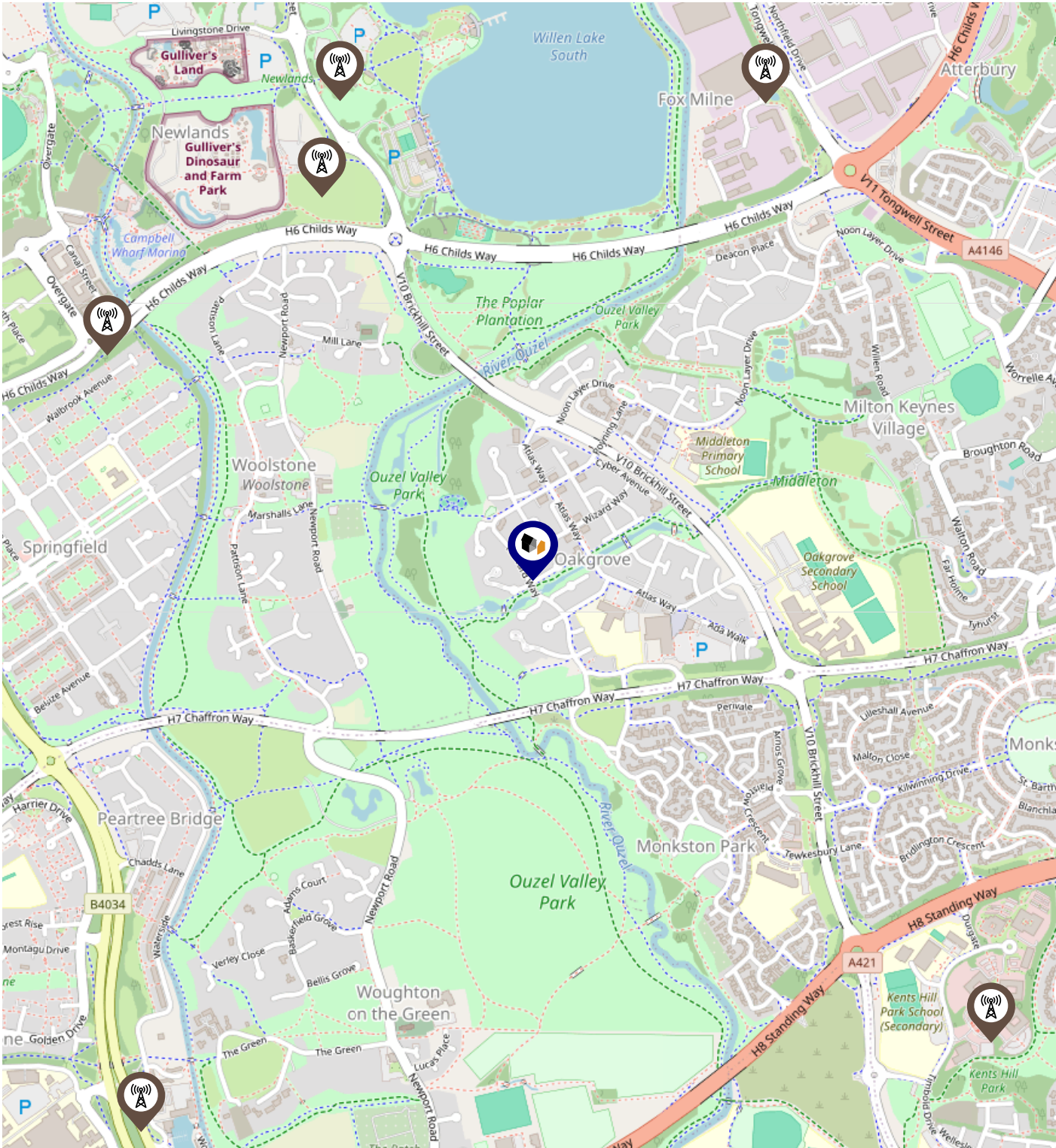
		Nursery	Primary	Secondary	College	Private
1	Middleton Primary School Ofsted Rating: Outstanding Pupils: 630 Distance:0.32	☐	☒	☐	☐	☐
2	Oakgrove School Ofsted Rating: Good Pupils: 2490 Distance:0.46	☐	☒	☒	☐	☐
3	St Bernadette's Catholic Primary School Ofsted Rating: Good Pupils: 417 Distance:0.59	☐	☒	☐	☐	☐
4	Shepherdswell Academy Ofsted Rating: Good Pupils: 136 Distance:0.64	☐	☒	☐	☐	☐
5	Orchard Academy Ofsted Rating: Good Pupils: 358 Distance:0.82	☐	☒	☐	☐	☐
6	The Willows School and Early Years Centre Ofsted Rating: Good Pupils: 193 Distance:0.96	☐	☒	☐	☐	☐
7	Kents Hill Park all-through school Ofsted Rating: Good Pupils: 985 Distance:0.96	☐	☒	☒	☐	☐
8	Monkston Primary School Ofsted Rating: Good Pupils: 416 Distance:1.01	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Falconhurst School Ofsted Rating: Good Pupils: 314 Distance:1.02	☐	☒	☐	☐	☐
	Broughton Fields Primary School Ofsted Rating: Good Pupils: 414 Distance:1.16	☐	☒	☐	☐	☐
	Brooklands Farm Primary School Ofsted Rating: Outstanding Pupils: 1310 Distance:1.28	☐	☒	☐	☐	☐
	Broughton Manor Preparatory School Ofsted Rating: Not Rated Pupils: 290 Distance:1.28	☐	☒	☐	☐	☐
	The Redway School Ofsted Rating: Good Pupils: 179 Distance:1.29	☐	☐	☒	☐	☐
	Langland Community School Ofsted Rating: Not Rated Pupils: 172 Distance:1.34	☐	☒	☐	☐	☐
	The Milton Keynes Academy Ofsted Rating: Requires improvement Pupils: 1062 Distance:1.35	☐	☐	☒	☐	☐
	Jubilee Wood Primary School Ofsted Rating: Good Pupils: 531 Distance:1.4	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

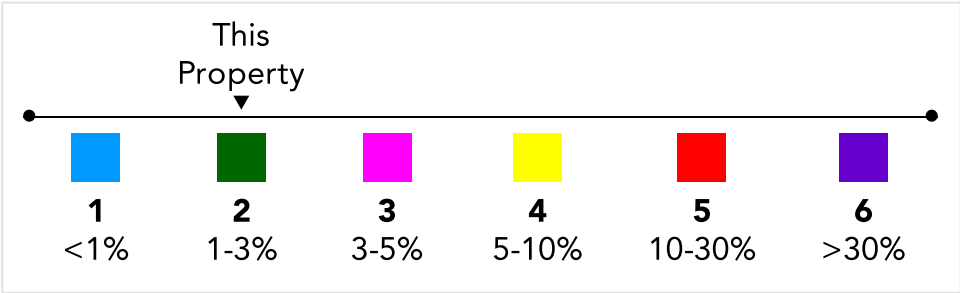
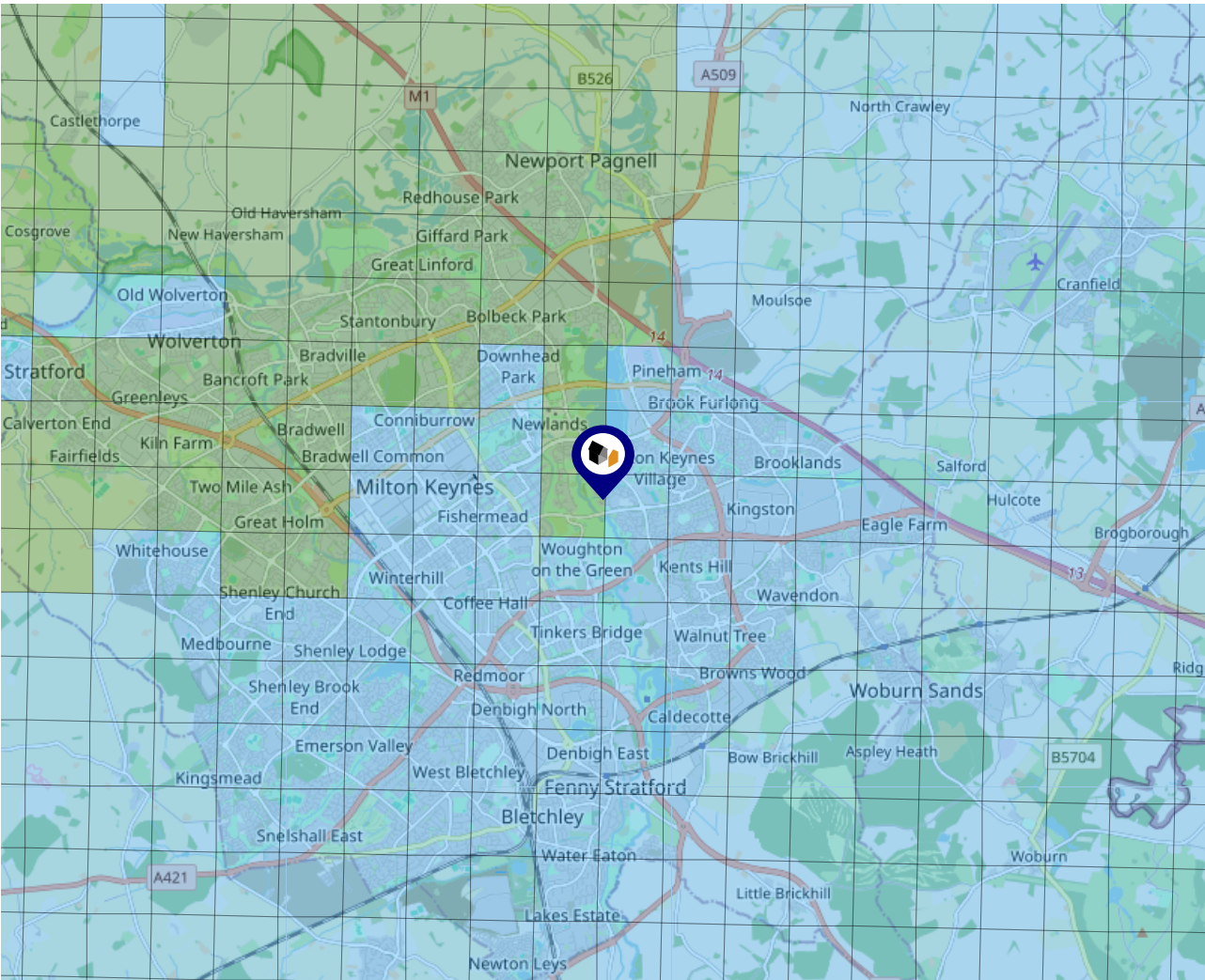


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

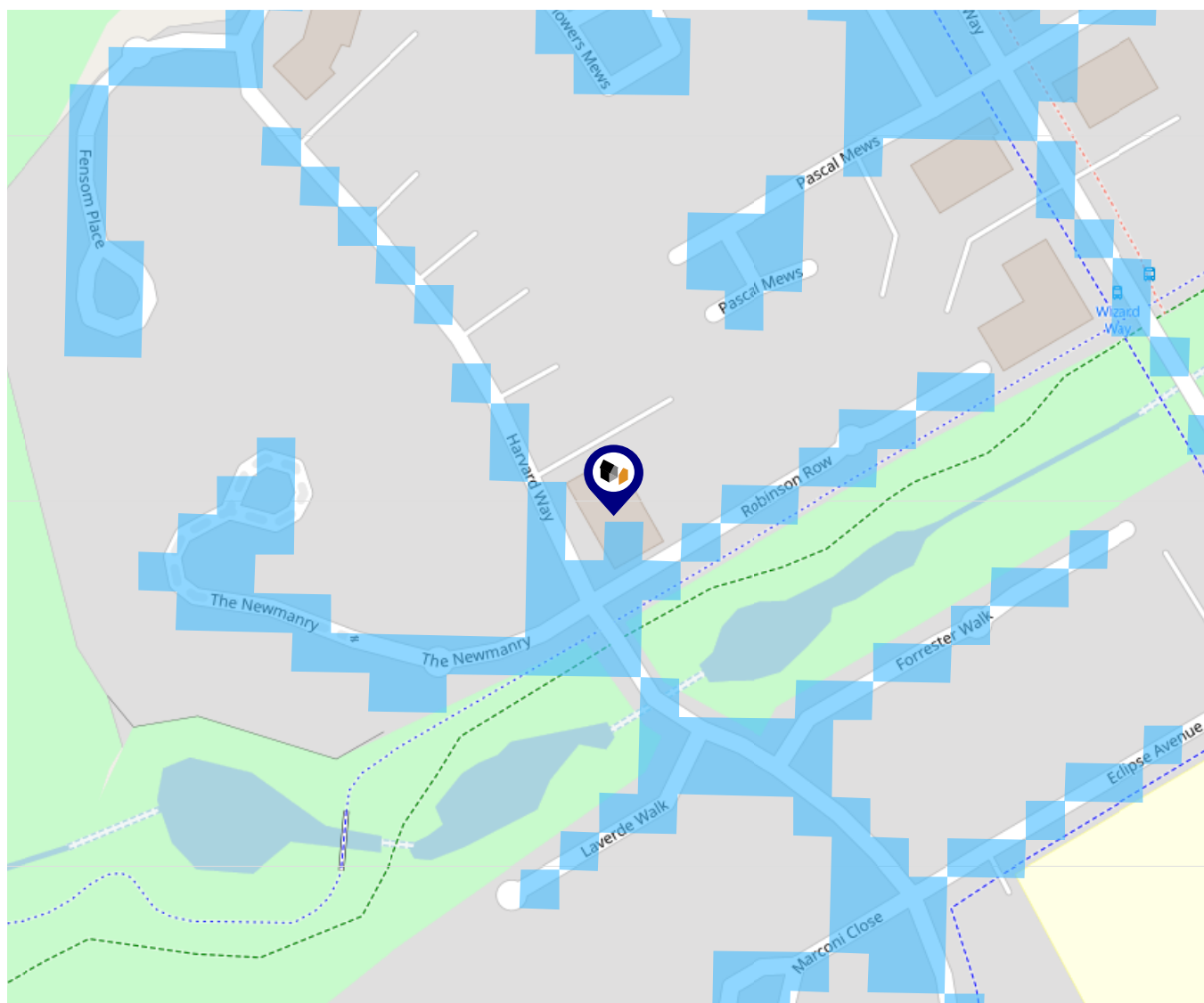
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).



Local Area

Road Noise

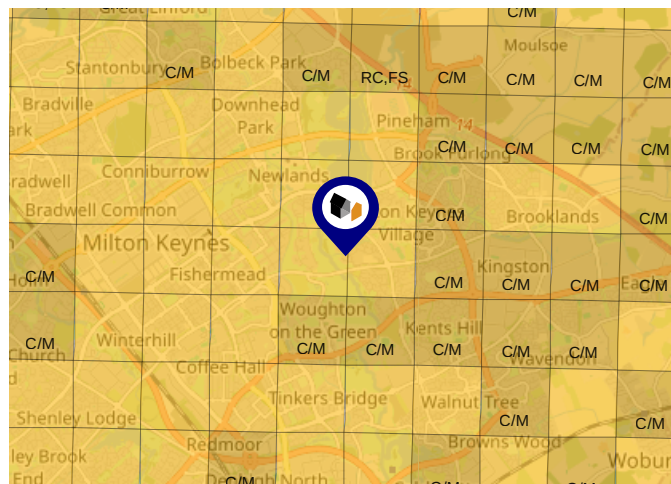
CHRIS DURRANT exp UK



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

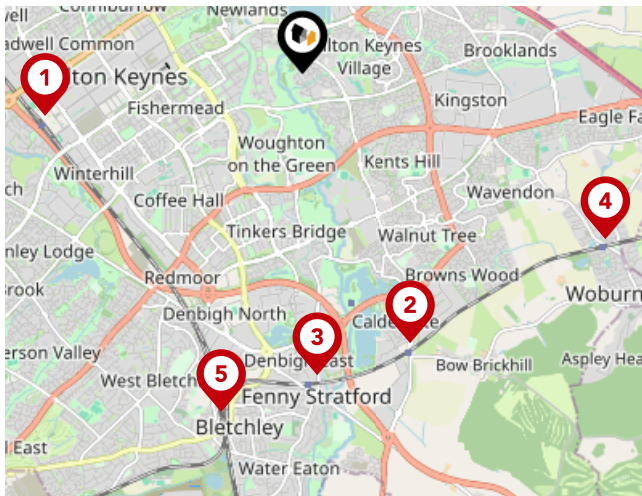
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		



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

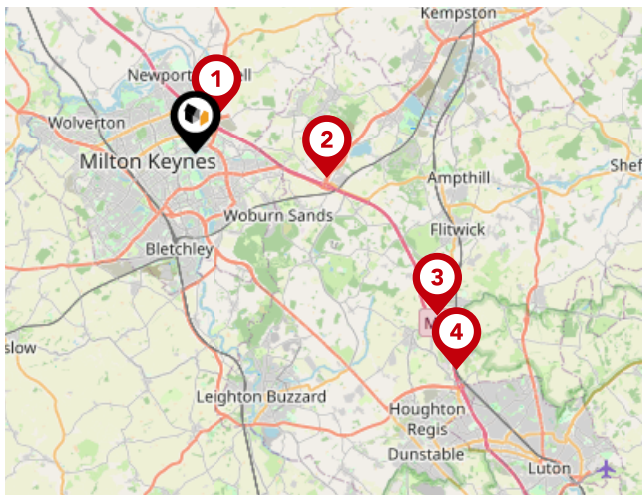
Area

Transport (National)



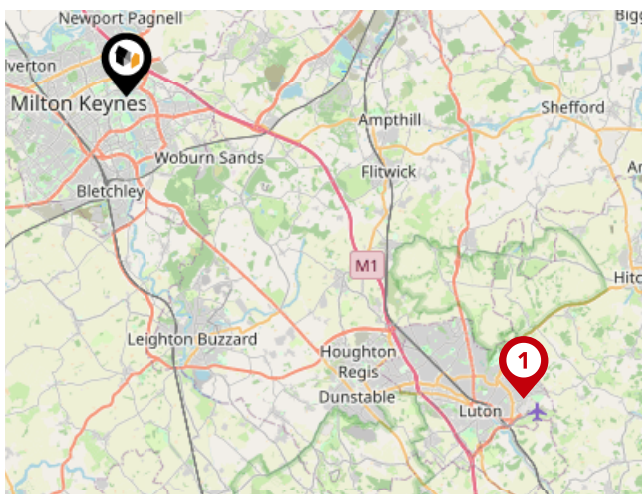
National Rail Stations

Pin	Name	Distance
1	Milton Keynes Central Rail Station	2.38 miles
2	Bow Brickhill Rail Station	2.63 miles
3	Fenny Stratford Rail Station	2.74 miles
4	Woburn Sands Rail Station	3.13 miles
5	Bletchley Rail Station	3.16 miles



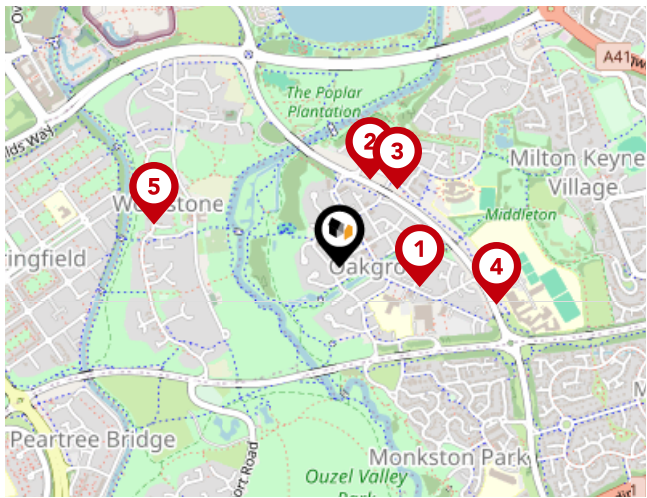
Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J14	1.53 miles
2	M1 J13	4.88 miles
3	M1 J12	10.64 miles
4	M1 J11A	12.38 miles



Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	18.27 miles



Bus Stops/Stations

Pin	Name	Distance
1	Atlas Way	0.18 miles
2	Noon Layer Drive	0.21 miles
3	Noon Layer Drive	0.22 miles
4	Oakgrove Roundabout North	0.36 miles
5	Marshalls Lane	0.43 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.

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

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	(110/37) 34%	(27/24) 89%	(26/16) 62%	(63/40) 63%	(4/5) 125%	—

Total on market: 226 Total sold: 117 Average days on market: 142

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	1	Flat	£274,995	£48,000	£150,389	18	16	34	47%	134
+1 Type	1	Terrace	£195,000	£63,000	£151,000	2	1	3	33%	196
+1 Beds	2	Flat	£425,000	£45,000	£202,838	88	20	108	19%	191
All considered			£425,000	£45,000	£168,076	108	37	145	26%	174

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.

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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