



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 10th October 2026



**HARVINGTON CRESCENT, HANSLOPE, MILTON KEYNES,
MK19**

Chris Durrant powered by eXp

8 Lincslade Grove Loughton Milton Keynes MK5 8DL

07595473891

chris.durrant@expuk.com

chrisdurrant.exp.uk.com





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,323 ft ² / 123 m ²		
Plot Area:	0.05 acres		
Year Built :	2021		
Council Tax :	Band E		
Annual Estimate:	£2,899		
Title Number:	BM447847		

Local Area

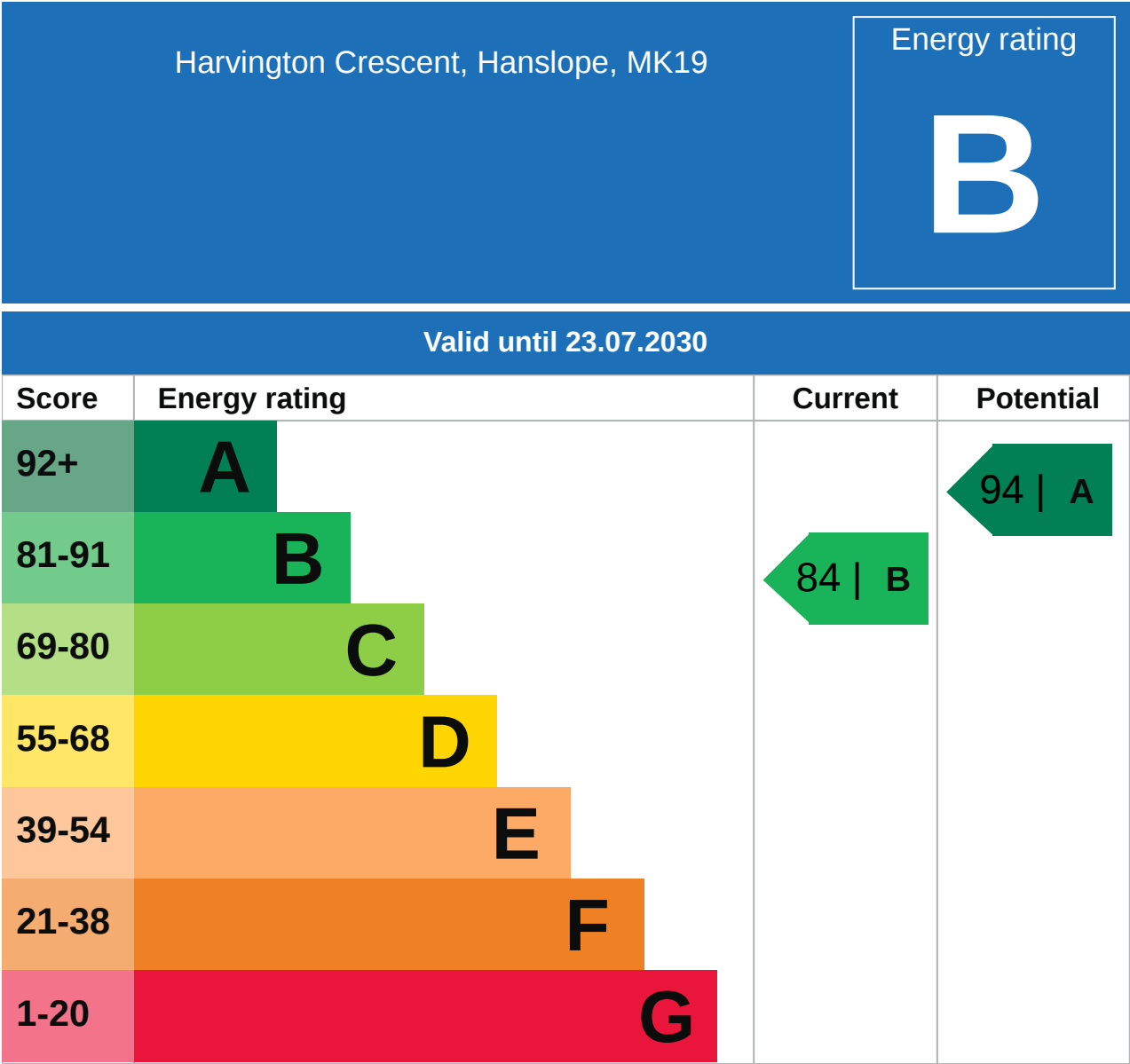
Local Authority:	Milton keynes
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	41 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)

Satellite/Fibre TV Availability:



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.24 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.12 W/m ² K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.15 W/m ² K
Total Floor Area:	123 m ²

25, Harvington Crescent, Milton Keynes, MK19 7FS		Detached House
Last Sold Date:	24/01/2025	17/12/2020
Last Sold Price:	£675,000	£599,995
1, Harvington Crescent, Milton Keynes, MK19 7FS		Detached House
Last Sold Date:	30/08/2024	03/02/2020
Last Sold Price:	£509,500	£474,995
11, Harvington Crescent, Milton Keynes, MK19 7FS		Detached House
Last Sold Date:	28/06/2024	28/02/2020
Last Sold Price:	£425,000	£369,995
40, Harvington Crescent, Milton Keynes, MK19 7FS		Terraced House
Last Sold Date:	26/04/2024	27/05/2021
Last Sold Price:	£345,000	£359,995
45, Harvington Crescent, Milton Keynes, MK19 7FS		Detached House
Last Sold Date:	29/06/2023	28/05/2021
Last Sold Price:	£415,000	£389,995
58, Harvington Crescent, Milton Keynes, MK19 7FS		Detached House
Last Sold Date:	31/03/2023	
Last Sold Price:	£734,995	
3, Harvington Crescent, Milton Keynes, MK19 7FS		Detached House
Last Sold Date:	16/12/2022	
Last Sold Price:	£799,995	
56, Harvington Crescent, Milton Keynes, MK19 7FS		Detached House
Last Sold Date:	31/10/2022	
Last Sold Price:	£684,995	
54, Harvington Crescent, Milton Keynes, MK19 7FS		Detached House
Last Sold Date:	28/10/2022	
Last Sold Price:	£584,995	
46, Harvington Crescent, Milton Keynes, MK19 7FS		Detached House
Last Sold Date:	05/10/2022	
Last Sold Price:	£514,995	
48, Harvington Crescent, Milton Keynes, MK19 7FS		Detached House
Last Sold Date:	23/09/2022	
Last Sold Price:	£554,995	
50, Harvington Crescent, Milton Keynes, MK19 7FS		Detached House
Last Sold Date:	26/08/2022	
Last Sold Price:	£449,995	

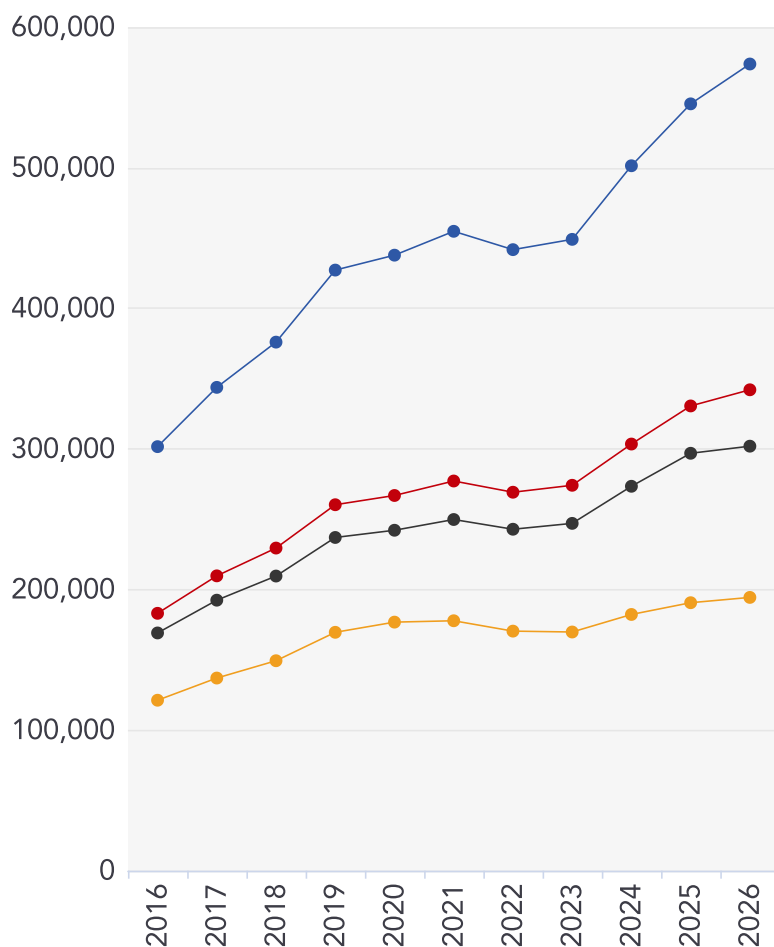
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

CHRIS DURRANT exp UK

10 Year History of Average House Prices by Property Type in MK19



Detached

+90.23%

Semi-Detached

+86.85%

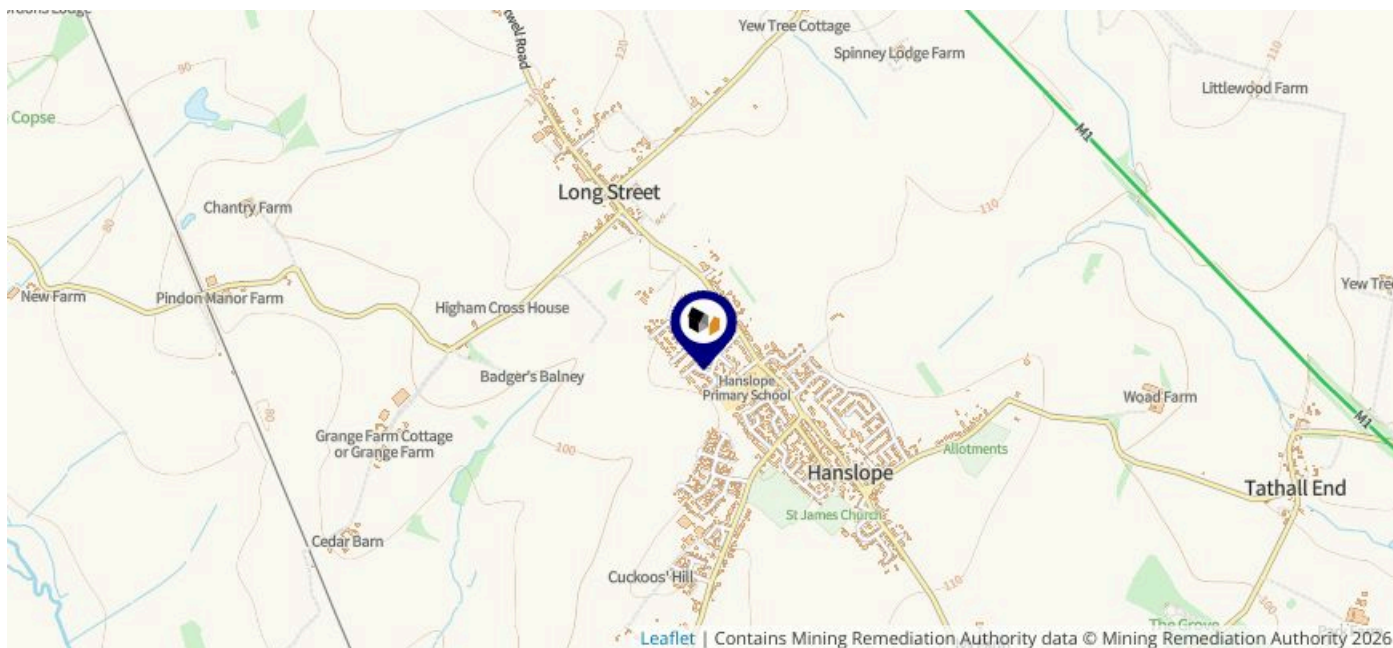
Terraced

+78.56%

Flat

+60.32%

This map displays nearby coal mine entrances and their classifications.



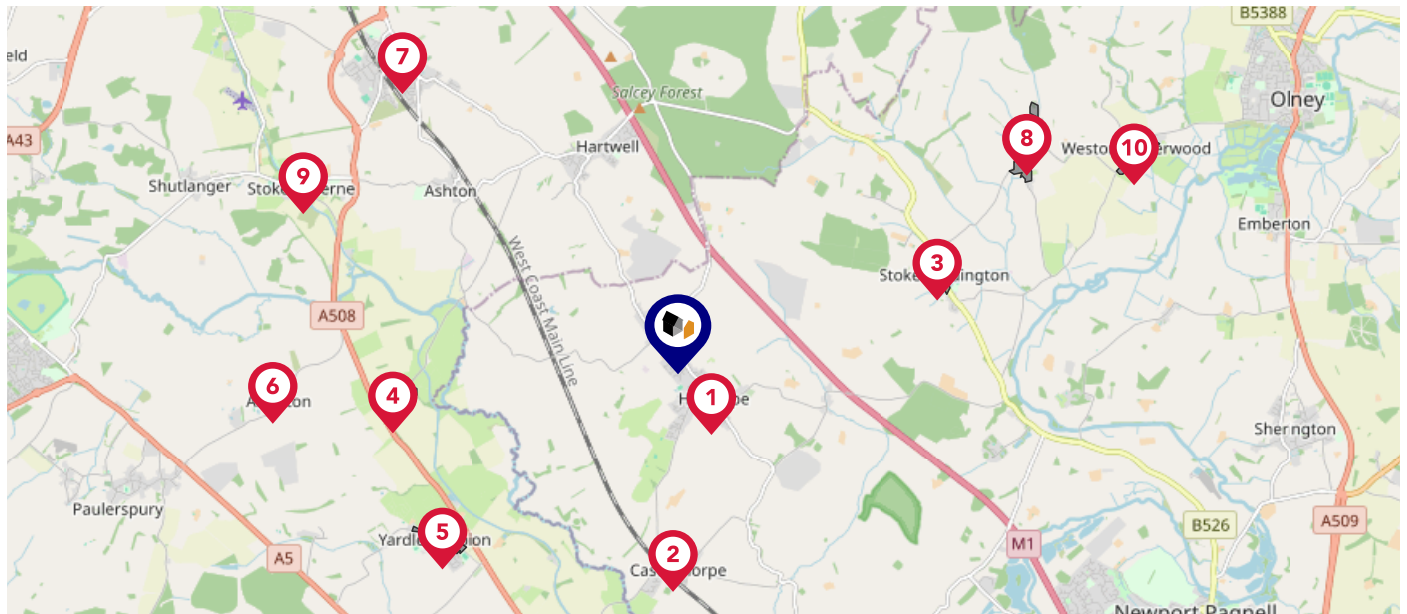
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

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

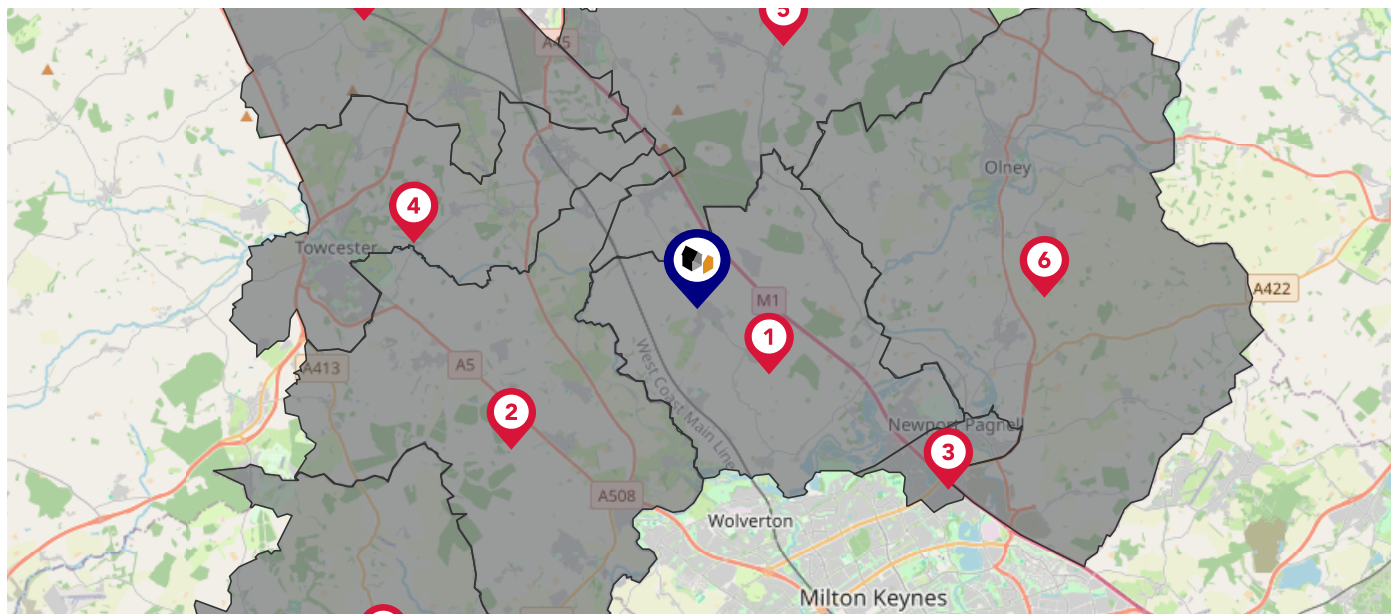
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- | | |
|----|------------------|
| 1 | Hanslope |
| 2 | Castlethorpe |
| 3 | Stoke Goldington |
| 4 | Grafton Regis |
| 5 | Yardley Gobion |
| 6 | Alderton |
| 7 | Roade |
| 8 | Ravenstone |
| 9 | Stoke Bruerne |
| 10 | Weston Underwood |

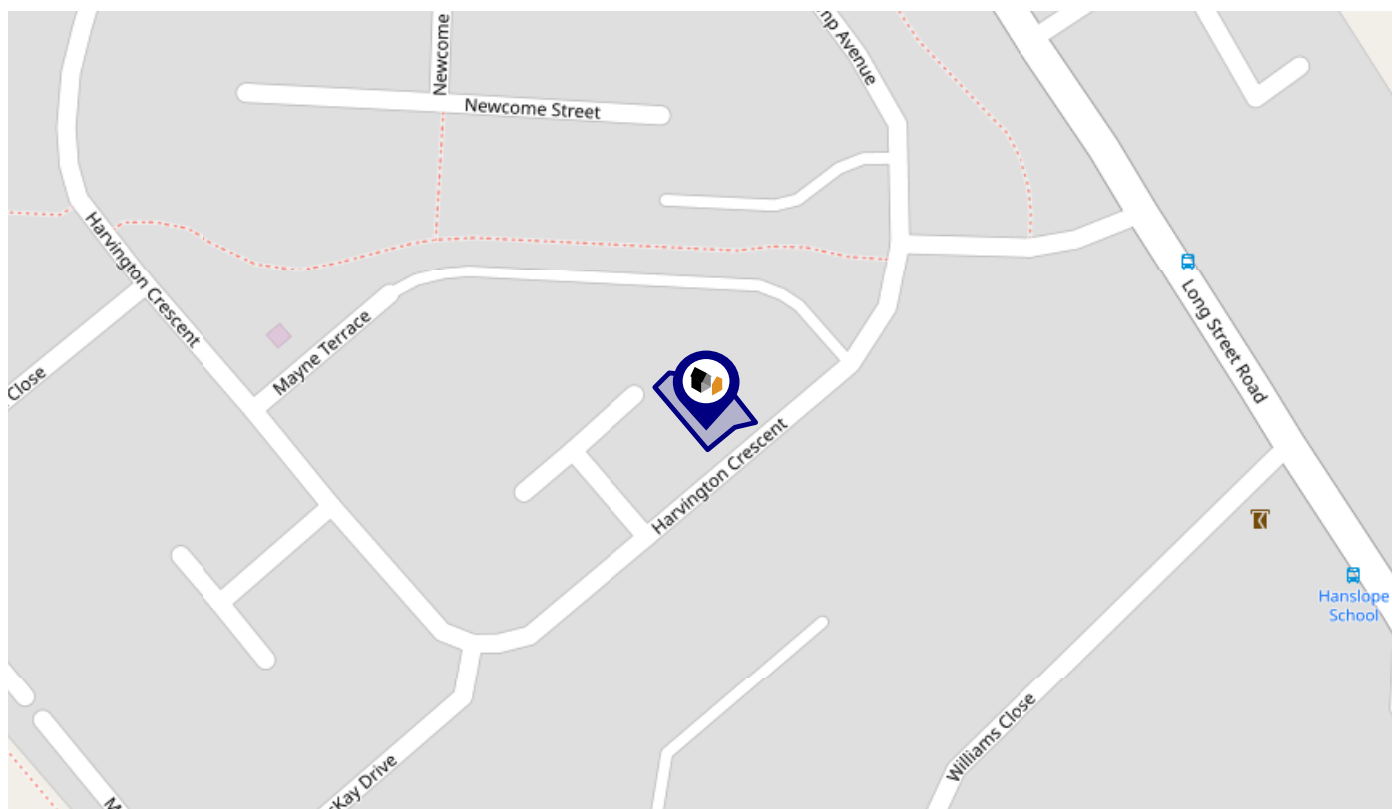
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  1 Newport Pagnell North & Hanslope Ward
-  2 Deanshanger Ward
-  3 Newport Pagnell South Ward
-  4 Towcester and Roade Ward
-  5 Hackleton and Grange Park Ward
-  6 Olney Ward
-  7 Bugbrooke Ward
-  8 Buckingham East 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.

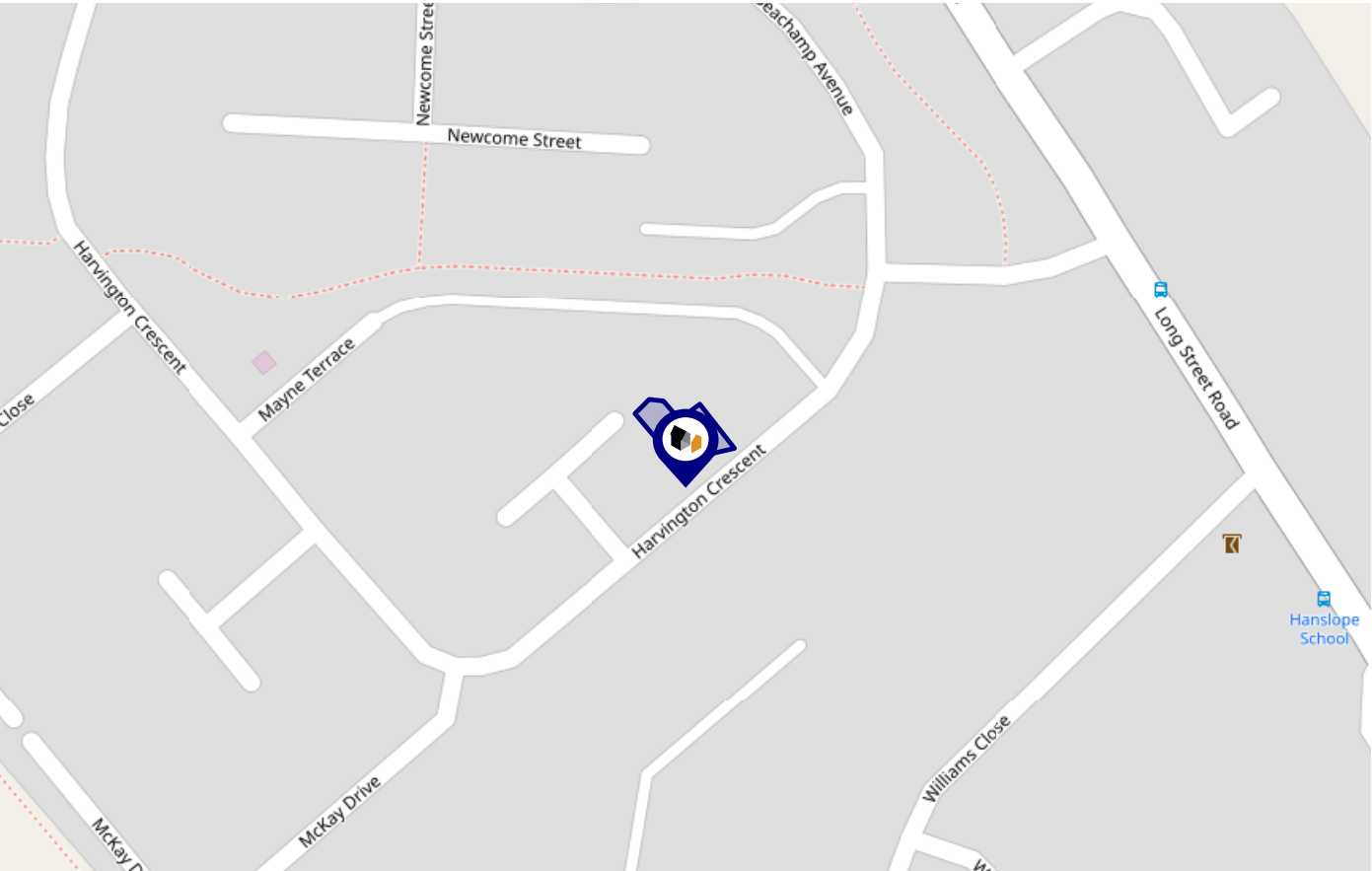
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

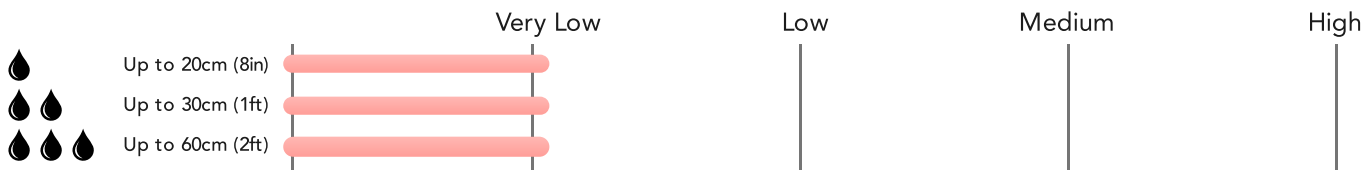


Risk Rating: Very low

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.

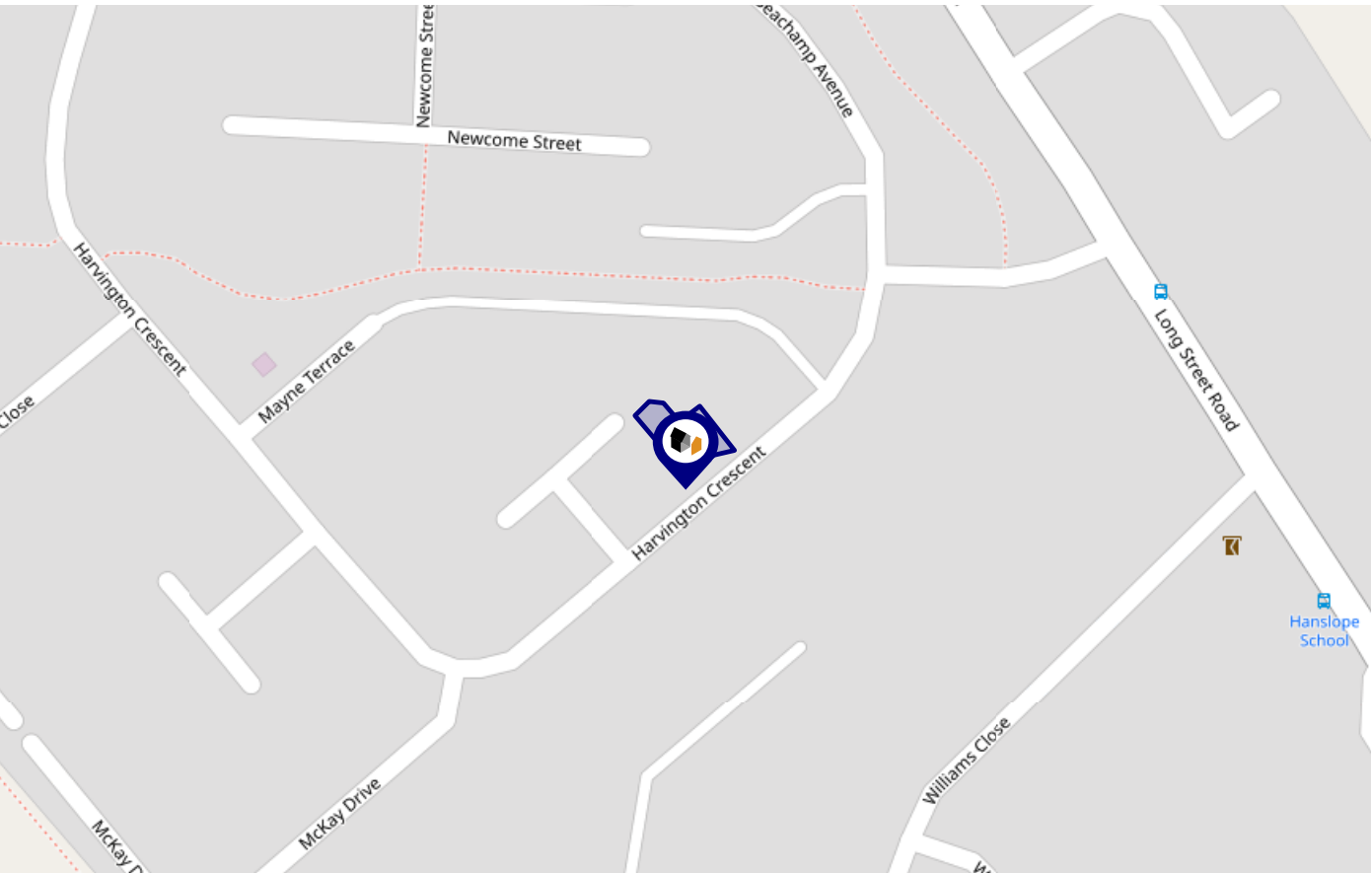
Chance of flooding to the following depths at this property:



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.

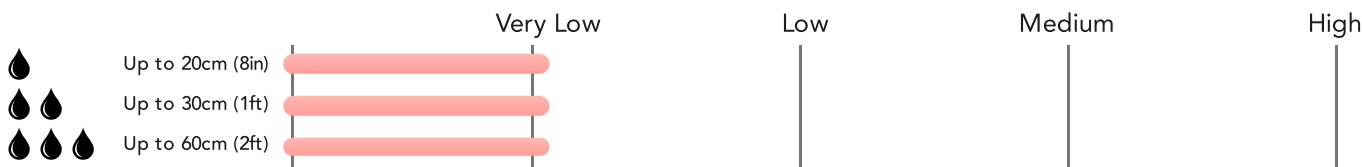


Risk Rating: Very low

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.

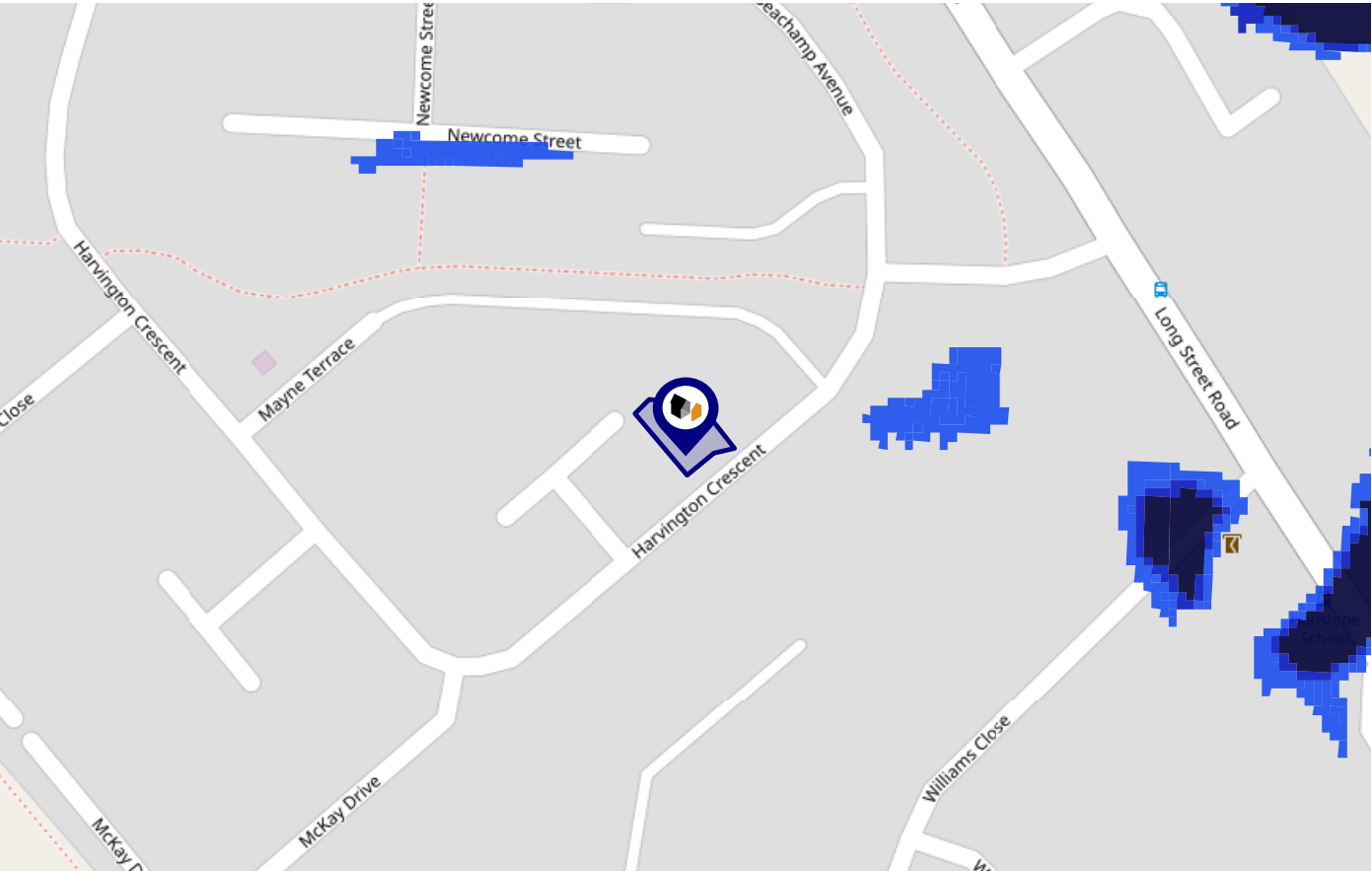
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

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

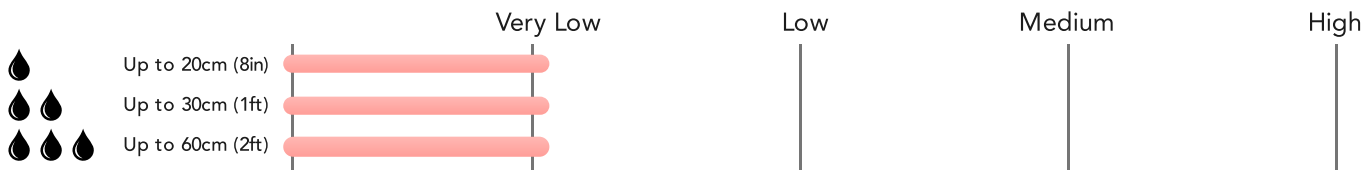


Risk Rating: Very low

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.

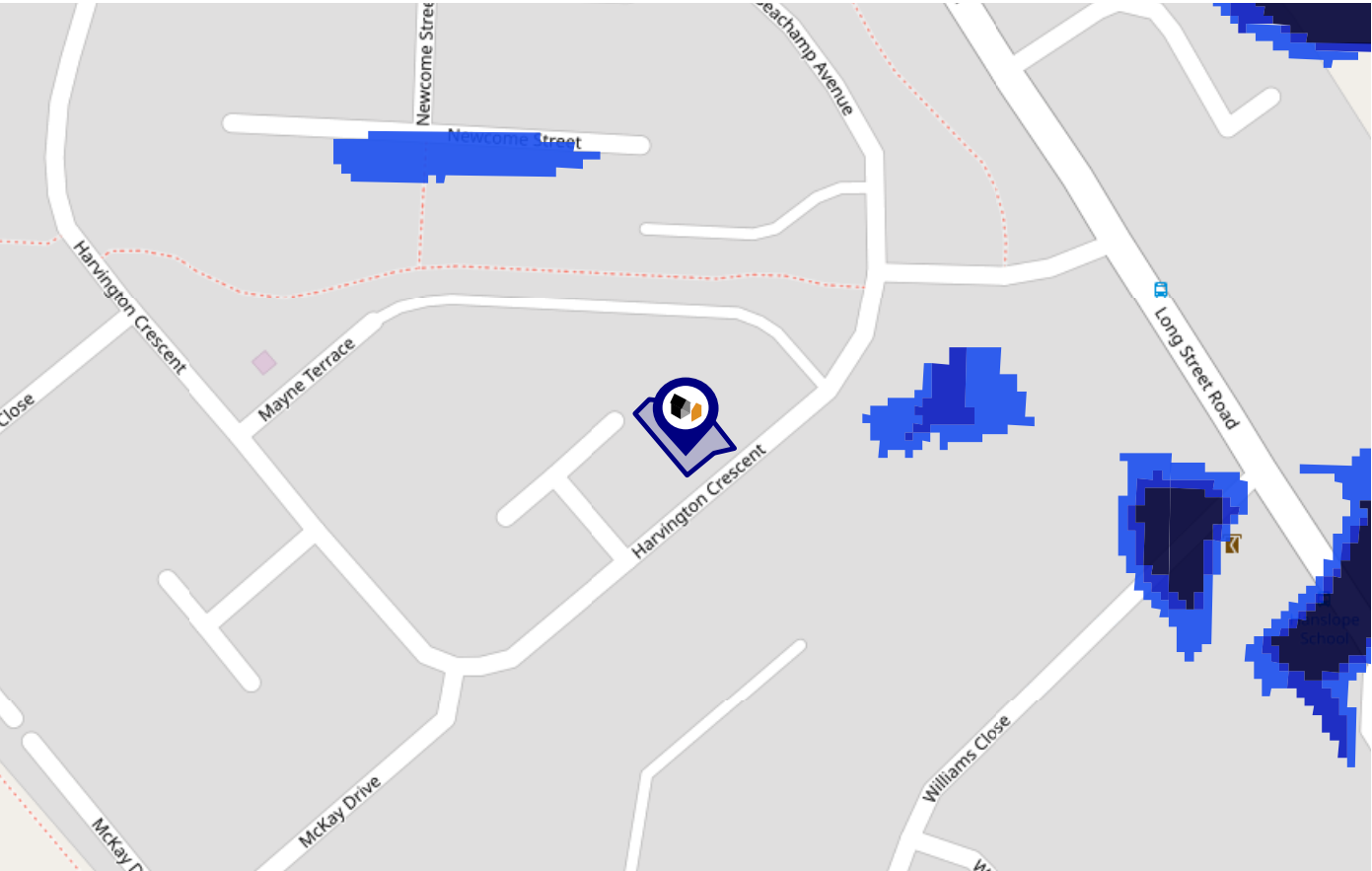
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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.

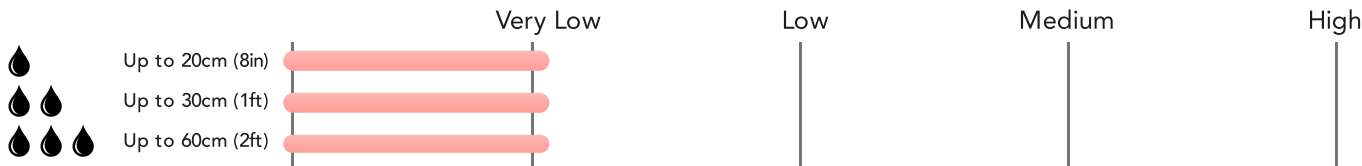


Risk Rating: Very low

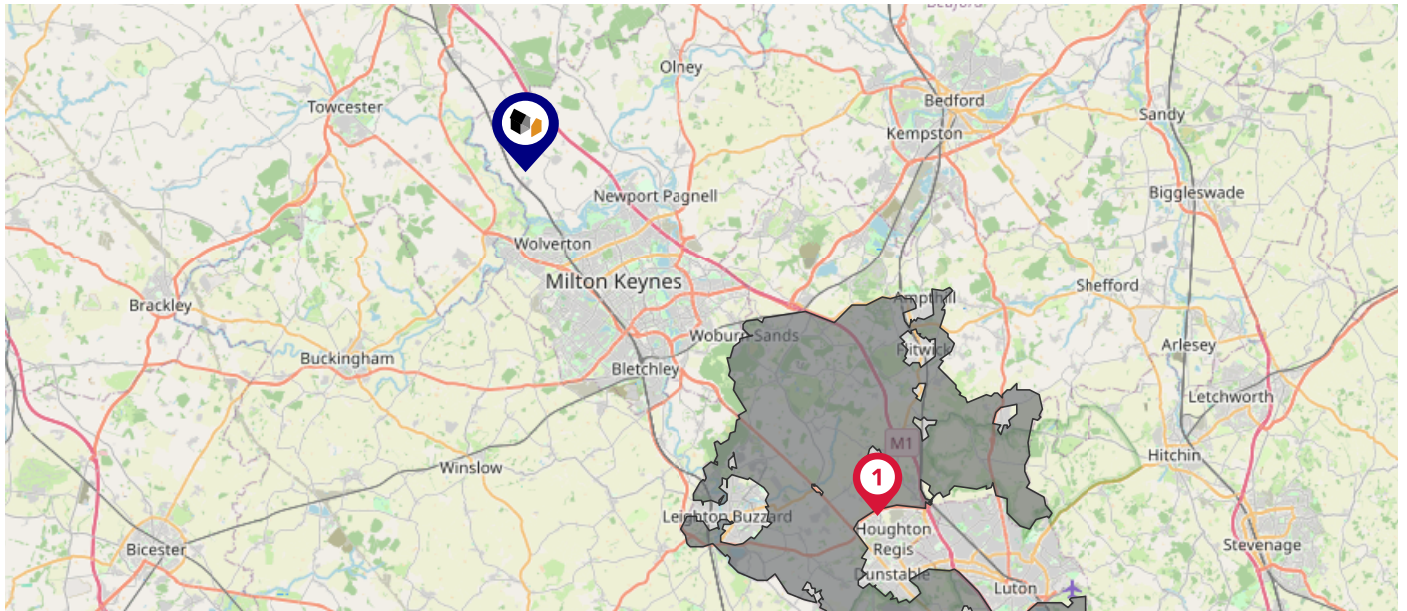
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



Nearby Green Belt Land

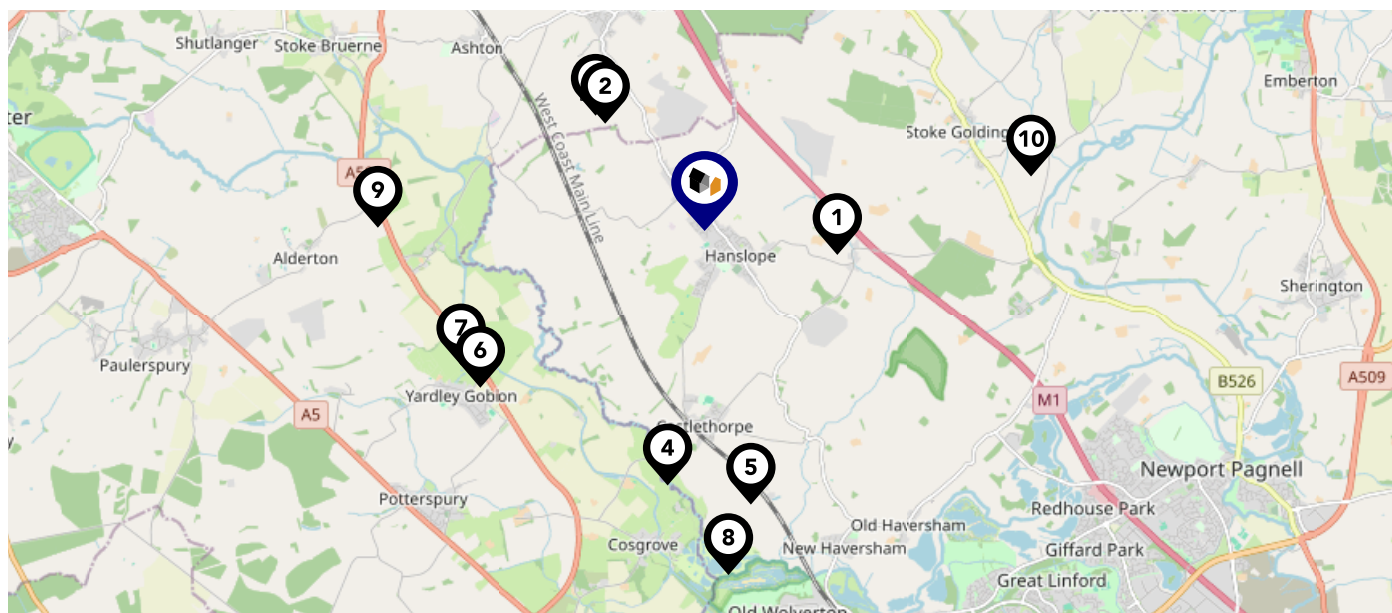


London Green Belt - Central Bedfordshire

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.



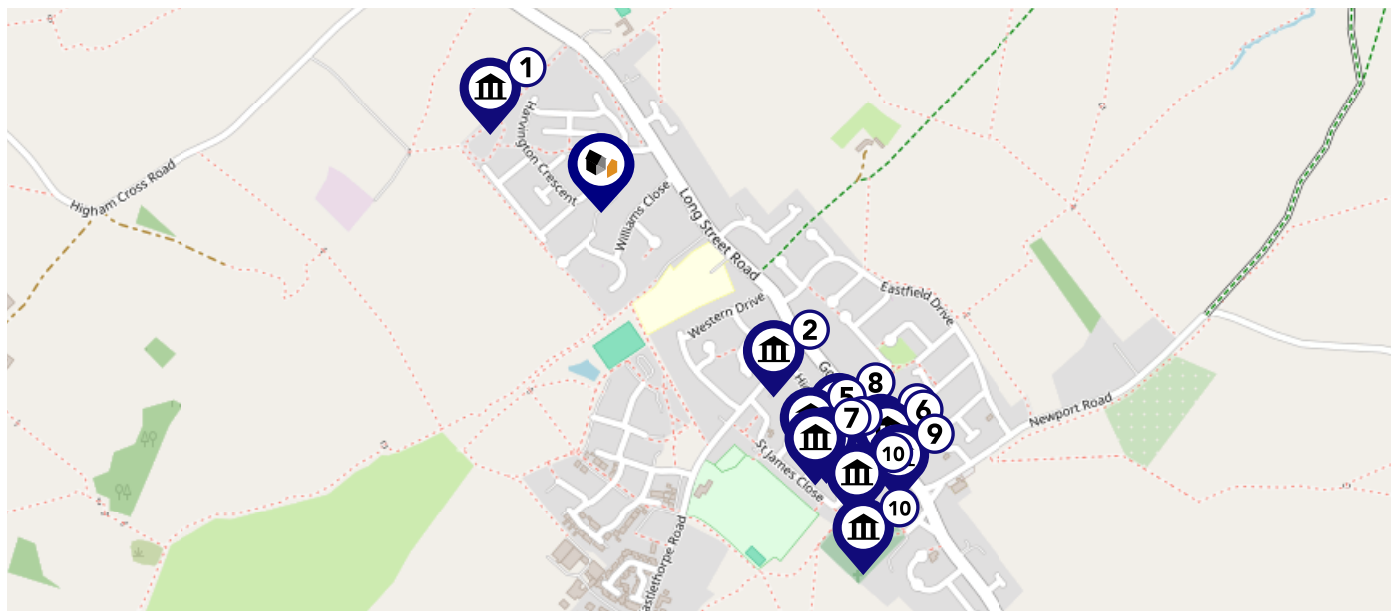
Nearby Landfill Sites

1	Tathall End-Stoke Goldington	Historic Landfill	
2	Chapel Farm-Hartwell	Historic Landfill	
3	Chapel Farm-Hartwell	Historic Landfill	
4	Station Road-Castlethorpe, Buckinghamshire	Historic Landfill	
5	Lodge Farm-Castlethorpe, Buckinghamshire	Historic Landfill	
6	Old Wharf Farm-Yardley Gobion	Historic Landfill	
7	A508 - Grand Union Canal-Yardley Gobion	Historic Landfill	
8	Manor Farm-Castlethorpe, Buckinghamshire	Historic Landfill	
9	Land adjacent to A508 - River Tove Beds-Grafton Regis	Historic Landfill	
10	Petsoe Farm Landfill-Olney Road, Stoke Goldington	Historic Landfill	

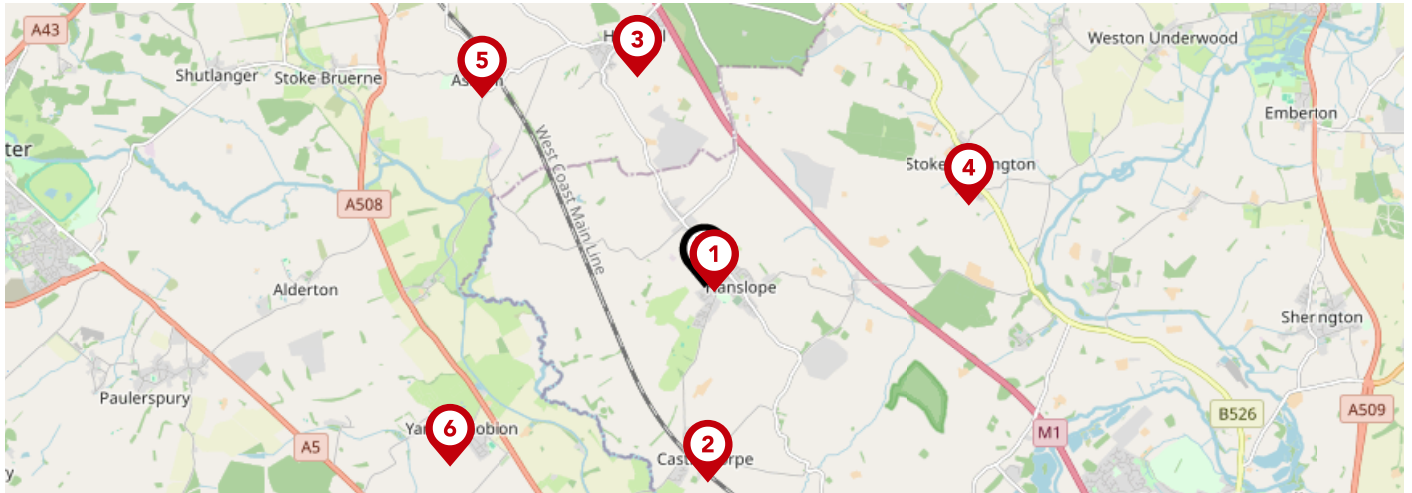
Maps

Listed Buildings

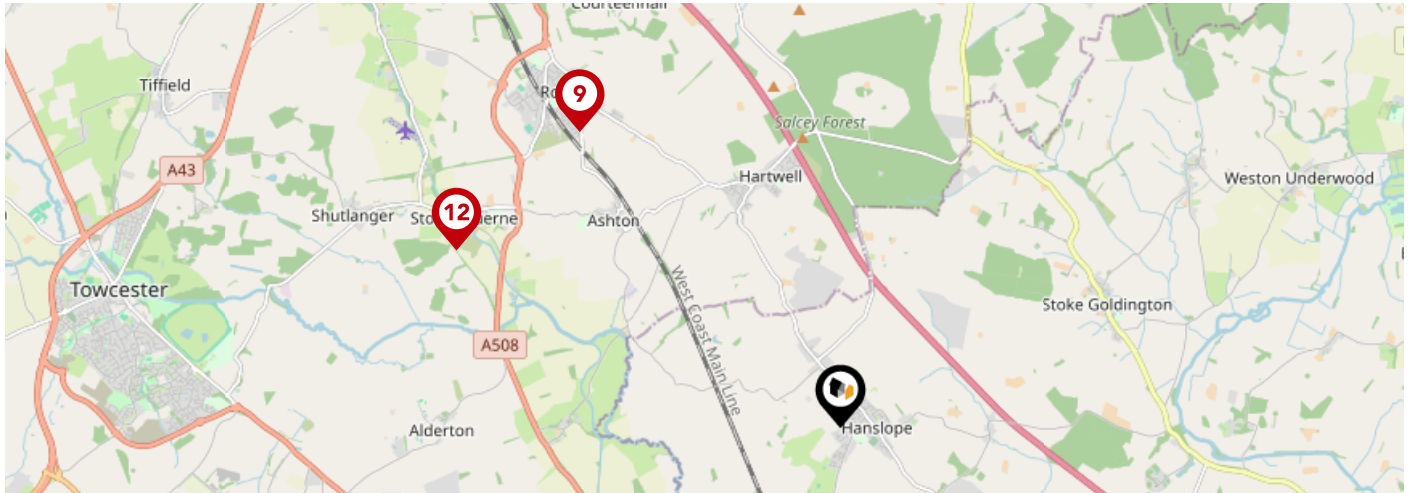
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1115924 - Folly Farmhouse	Grade II	0.1 miles
 1115920 - Watts Arms Public House And Watts To Rear	Grade II	0.3 miles
 1212122 - 31, Gold Street	Grade II	0.4 miles
 1115835 - 22, High Street	Grade II	0.4 miles
 1289684 - 14, High Street	Grade II	0.4 miles
 1115921 - 33/35, Gold Street	Grade II	0.4 miles
 1320224 - Methodist Chapel	Grade II	0.4 miles
 1115923 - 37 And 39, High Street	Grade II	0.4 miles
 1212123 - Gold Street Hall (gospel)	Grade II	0.5 miles
 1289671 - Church Of St James The Great	Grade I	0.5 miles
 1320190 - Stafford House	Grade II	0.5 miles



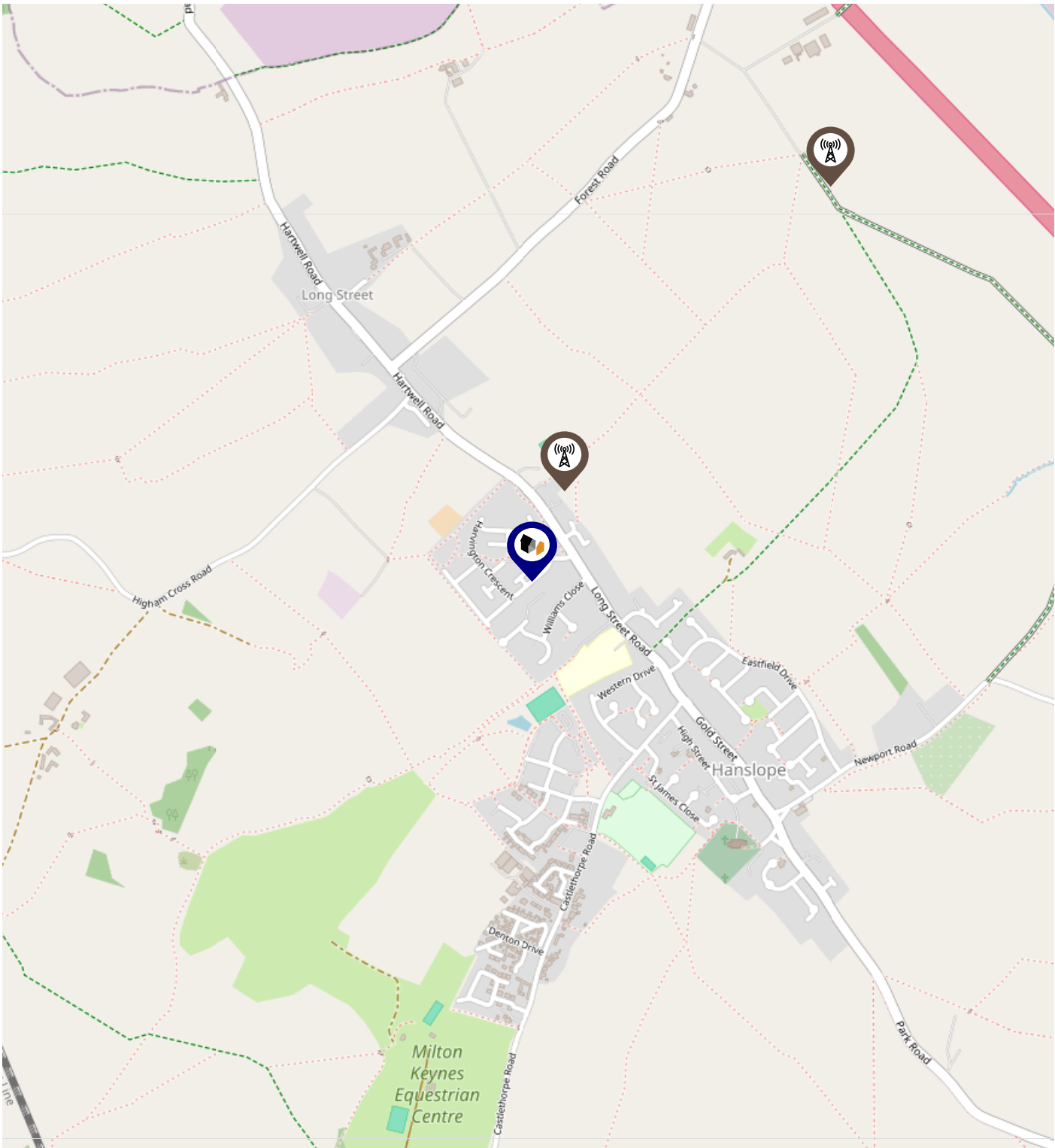
		Nursery	Primary	Secondary	College	Private
1	Hanslope Primary School Ofsted Rating: Good Pupils: 285 Distance:0.11	☐	☒	☐	☐	☐
2	Castlethorpe First School Ofsted Rating: Outstanding Pupils: 32 Distance:1.79	☐	☒	☐	☐	☐
3	Hartwell Primary School Ofsted Rating: Good Pupils: 177 Distance:1.99	☐	☒	☐	☐	☐
4	Stoke Goldington Church of England School Ofsted Rating: Outstanding Pupils: 17 Distance:2.52	☐	☒	☐	☐	☐
5	Ashton CofE Primary School Ofsted Rating: Good Pupils: 33 Distance:2.65	☐	☒	☐	☐	☐
6	Yardley Gobion Church of England Primary School Ofsted Rating: Good Pupils: 80 Distance:2.84	☐	☒	☐	☐	☐
7	Cosgrove Village Primary School Ofsted Rating: Good Pupils: 39 Distance:2.94	☐	☒	☐	☐	☐
8	Haversham Village School Ofsted Rating: Good Pupils: 167 Distance:3.28	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Roade Primary School Ofsted Rating: Good Pupils: 302 Distance:3.59	☐	☒	☐	☐	☐
10	John Hellins Primary School Ofsted Rating: Outstanding Pupils: 208 Distance:3.6	☐	☒	☐	☐	☐
11	Cambian Potterspury Lodge School Ofsted Rating: Good Pupils: 37 Distance:3.65	☐	☐	☒	☐	☐
12	Stoke Bruerne Church of England Primary School Ofsted Rating: Good Pupils: 66 Distance:3.85	☐	☒	☐	☐	☐
13	Slated Row School Ofsted Rating: Outstanding Pupils: 229 Distance:3.88	☐	☐	☒	☐	☐
14	The Radcliffe School Ofsted Rating: Good Pupils: 1246 Distance:4.12	☐	☐	☒	☐	☐
15	Wyvern School Ofsted Rating: Good Pupils: 353 Distance:4.13	☐	☒	☐	☐	☐
16	New Bradwell Primary School Ofsted Rating: Good Pupils: 618 Distance:4.17	☐	☒	☐	☐	☐

Local Area

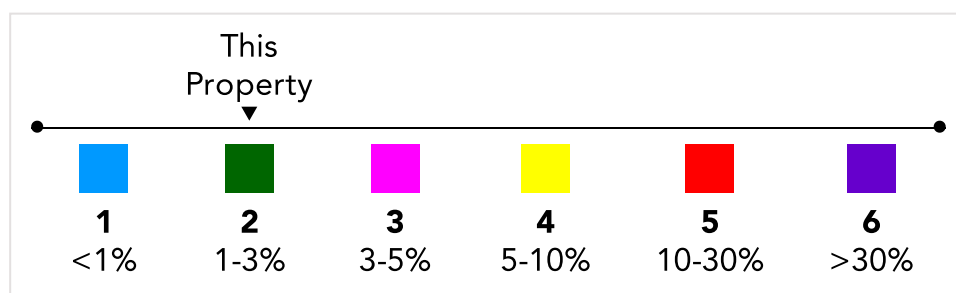
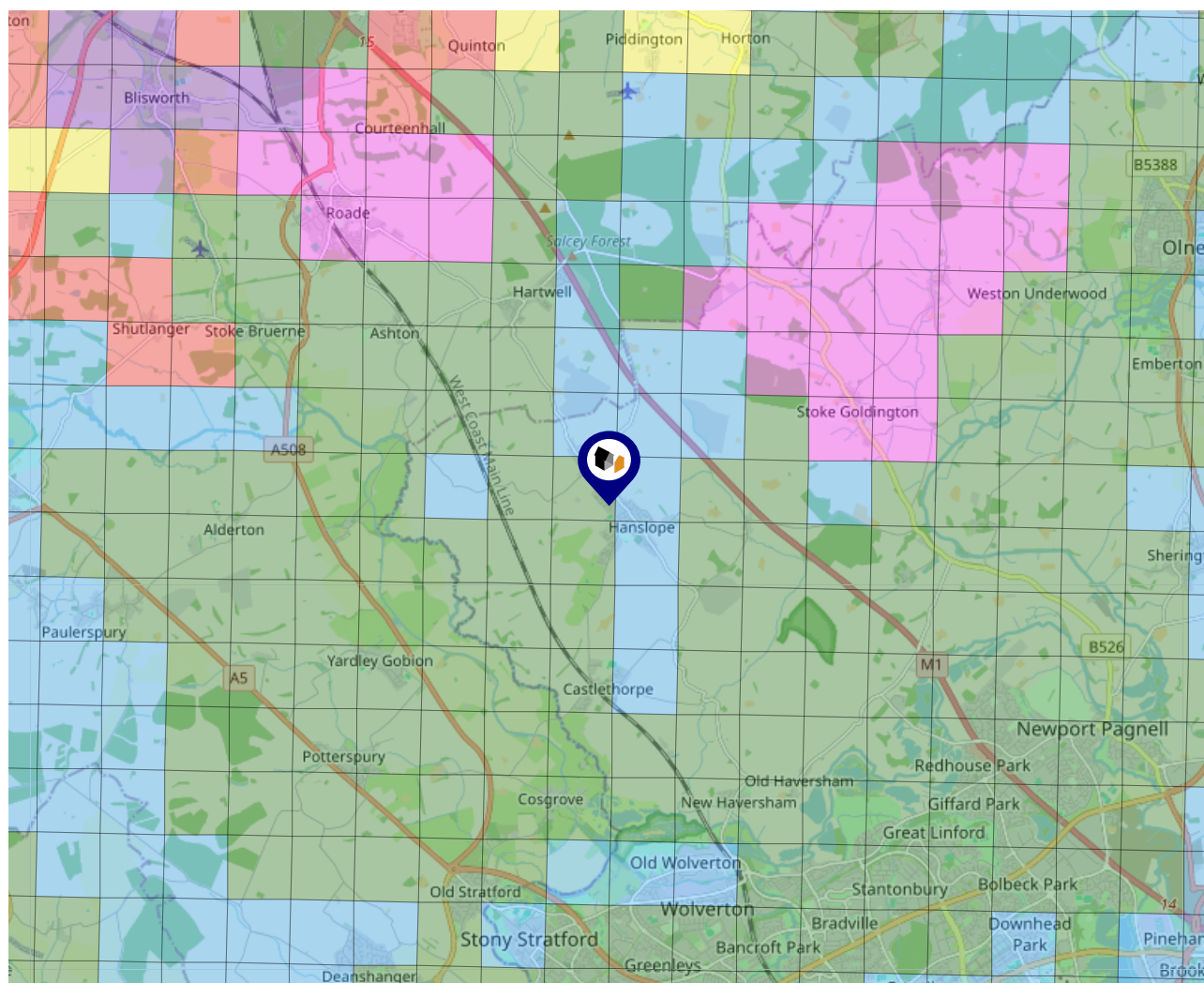
Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

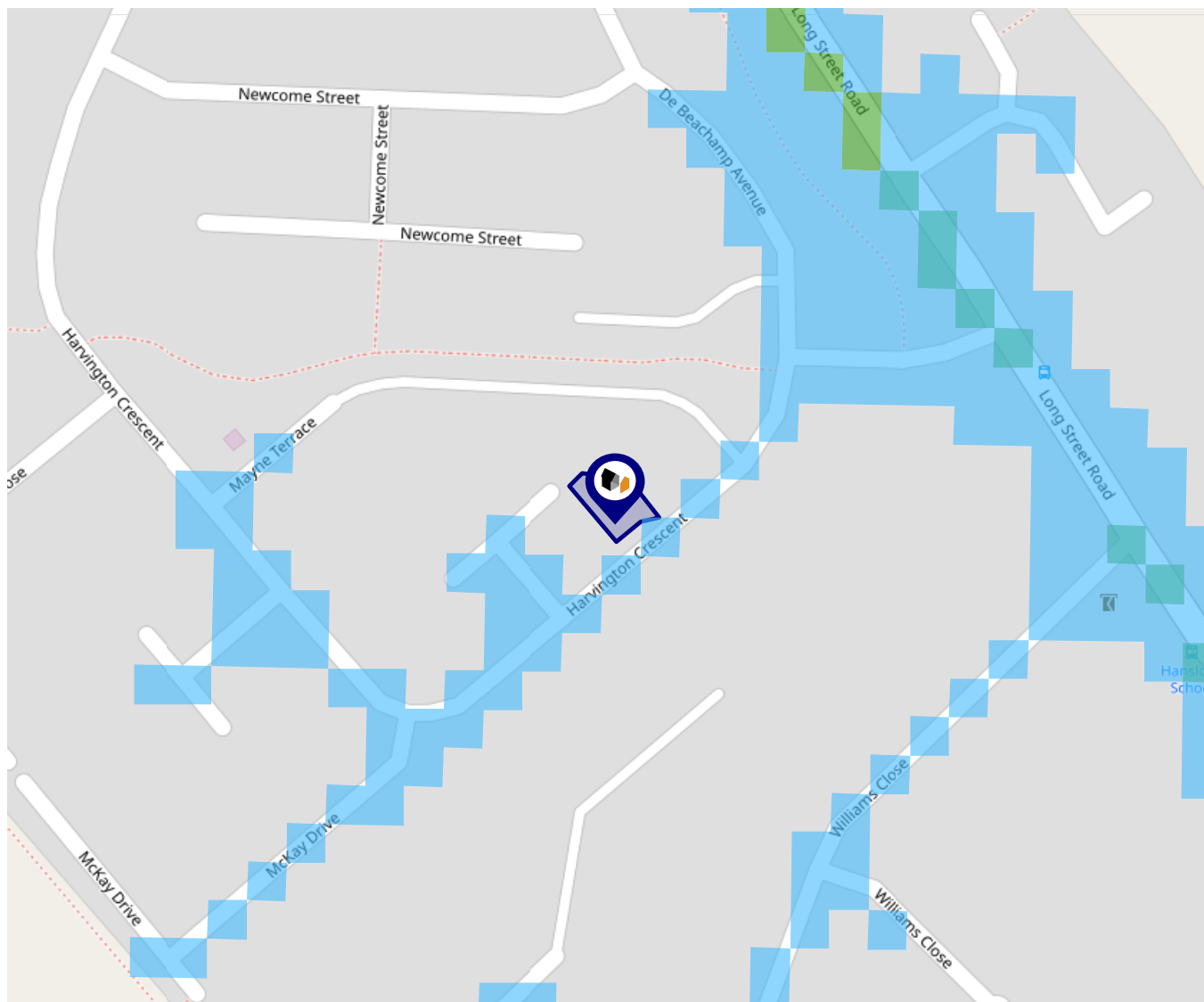
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



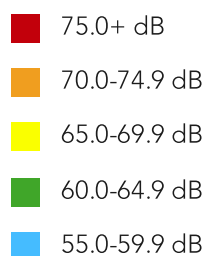
Local Area

Road Noise

CHRIS DURRANT **exp** UK

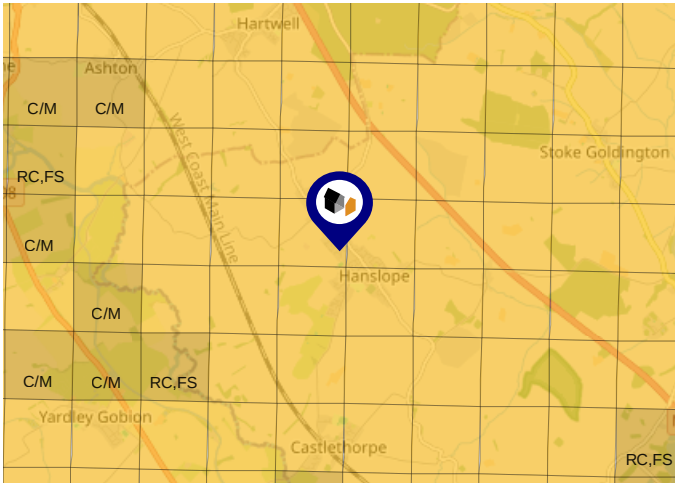


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.



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		

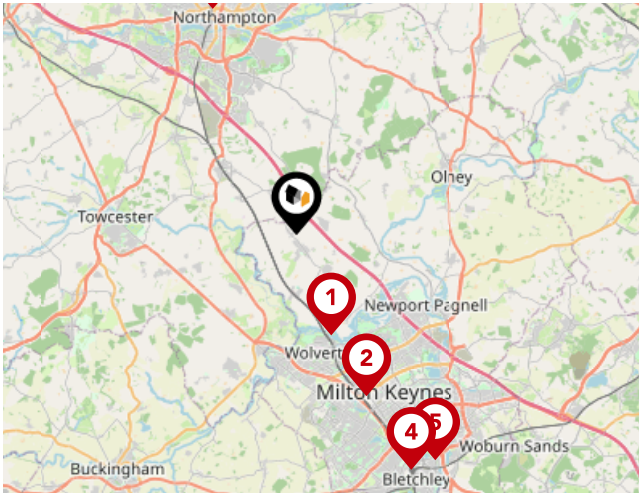


Primary Classifications (Most Common Clay Types)

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

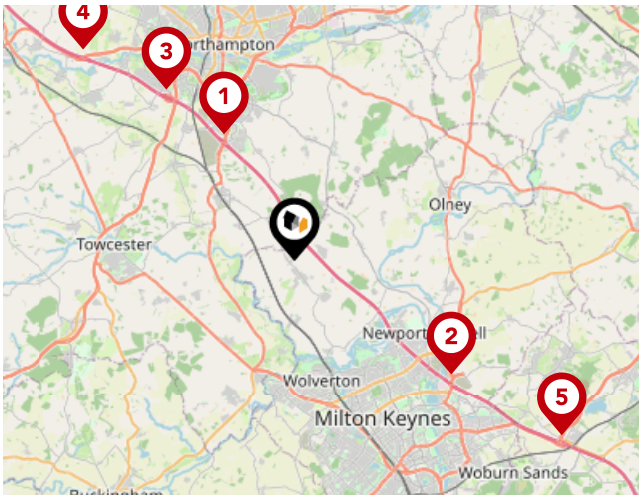
Area

Transport (National)



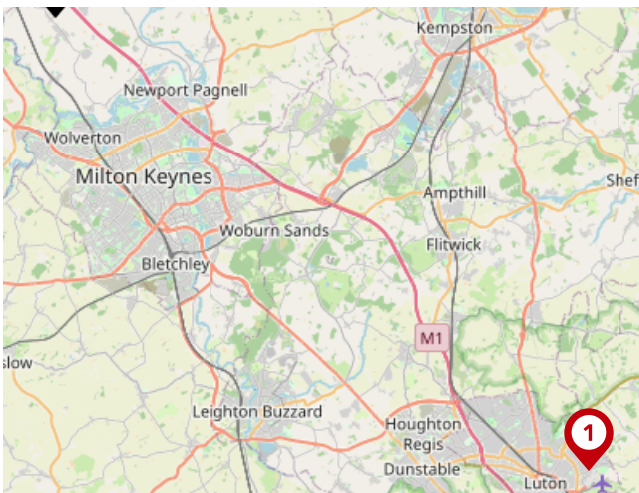
National Rail Stations

Pin	Name	Distance
1	Wolverton Rail Station	3.87 miles
2	Milton Keynes Central Rail Station	6.38 miles
3	Northampton Rail Station	8.74 miles
4	Bletchley Rail Station	9.5 miles
5	Fenny Stratford Rail Station	9.63 miles



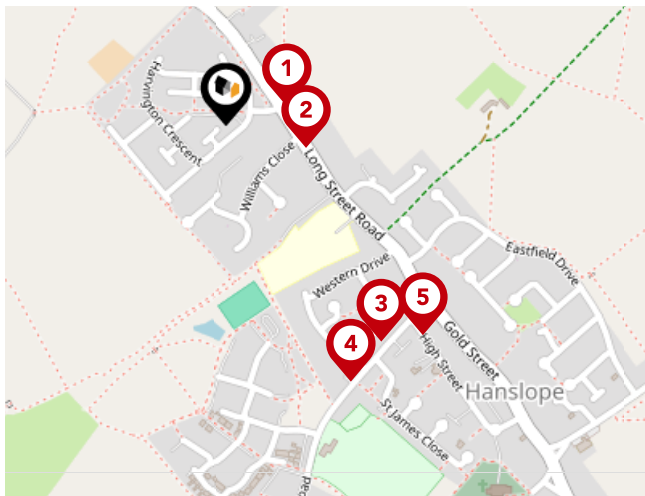
Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J15	5.27 miles
2	M1 J14	7.02 miles
3	M1 J15A	7.8 miles
4	M1 J16	10.87 miles
5	M1 J13	11.61 miles



Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	25.53 miles



Bus Stops/Stations

Pin	Name	Distance
1	Hanslope School	0.07 miles
2	Hanslope School	0.09 miles
3	Western Drive	0.3 miles
4	Western Drive	0.32 miles
5	Carriers Close	0.32 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

Local summary

Based on 1 mile radius

Summary of all properties within radius:

Property type	Flat	Terraced	Semi-Detached	Detached	Bungalow	Unspecified
OM / SSTC	(1/0) 0%	(2/1) 50%	(6/9) 150%	(18/10) 56%	(1/4) 400%	(0/1) —

Total on market: 27 Total sold: 21 Average days on market: 110

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	3	Detached	£475,000	£280,000	£385,714	2	5	7	71%	58
+1 Type	—	—	—	—	—	—	—	—	—	—
+1 Beds	4	Detached	£675,000	£425,000	£561,154	10	3	13	23%	187
All considered			£675,000	£280,000	£473,434	12	8	20	40%	123

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

CHRIS DURRANT **exp** UK

Chris Durrant powered by eXp

8 Linceslade Grove Loughton Milton

Keynes MK5 8DL

07595473891

chris.durrant@expuk.com

chrisdurrant.exp.uk.com

