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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 02nd September 2026



AYRTON CLOSE, GRANGE FARM, MILTON KEYNES, MK8

Chris Durrant powered by eXp

8 Lincslade Grove Loughton Milton Keynes MK5 8DL

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Property

Type:	Detached
Bedrooms:	4
Plot Area:	0.14 acres
Year Built :	2004
Council Tax :	Band F
Annual Estimate:	£3,427
Title Number:	BM296163

Tenure: Freehold

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)

4 mb/s	80 mb/s	5500 mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:





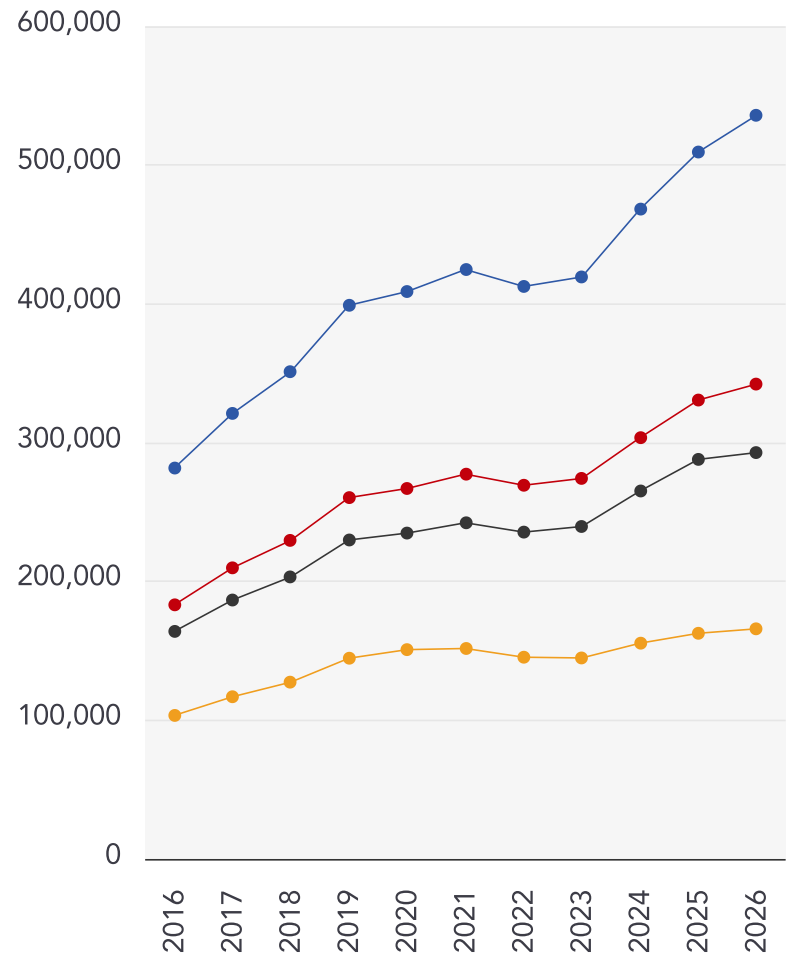
8, Ayrton Close, Milton Keynes, MK8 0PA					Detached House
Last Sold Date:	18/08/2023	29/07/2005			
Last Sold Price:	£595,000	£301,672			
12, Ayrton Close, Milton Keynes, MK8 0PA					Flat-maisonette House
Last Sold Date:	01/12/2021	27/11/2017	31/08/2005	17/12/2004	
Last Sold Price:	£265,000	£243,500	£200,000	£78,407	
4, Ayrton Close, Milton Keynes, MK8 0PA					Detached House
Last Sold Date:	20/03/2020	28/04/2005			
Last Sold Price:	£555,000	£416,950			
7, Ayrton Close, Milton Keynes, MK8 0PA					Detached House
Last Sold Date:	26/06/2019	19/08/2005			
Last Sold Price:	£400,000	£299,950			
5, Ayrton Close, Milton Keynes, MK8 0PA					Terraced House
Last Sold Date:	03/05/2016	24/12/2010	18/05/2005		
Last Sold Price:	£398,000	£305,000	£299,950		
16, Ayrton Close, Milton Keynes, MK8 0PA					Flat-maisonette House
Last Sold Date:	07/11/2014	17/12/2004			
Last Sold Price:	£205,000	£78,407			
14, Ayrton Close, Milton Keynes, MK8 0PA					Flat-maisonette House
Last Sold Date:	15/07/2010	19/12/2008	17/12/2004		
Last Sold Price:	£146,000	£129,000	£167,500		
2, Ayrton Close, Milton Keynes, MK8 0PA					Detached House
Last Sold Date:	04/04/2007	15/09/2004			
Last Sold Price:	£415,000	£365,000			
18, Ayrton Close, Milton Keynes, MK8 0PA					Flat-maisonette House
Last Sold Date:	21/08/2006	17/12/2004			
Last Sold Price:	£196,500	£78,407			
3, Ayrton Close, Milton Keynes, MK8 0PA					Semi-detached House
Last Sold Date:	18/04/2005				
Last Sold Price:	£290,000				
6, Ayrton Close, Milton Keynes, MK8 0PA					Detached House
Last Sold Date:	11/04/2005				
Last Sold Price:	£361,950				
1, Ayrton Close, Milton Keynes, MK8 0PA					Detached House
Last Sold Date:	22/12/2004				
Last Sold Price:	£240,000				

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 MK8



Detached

+90.23%

Semi-Detached

+86.85%

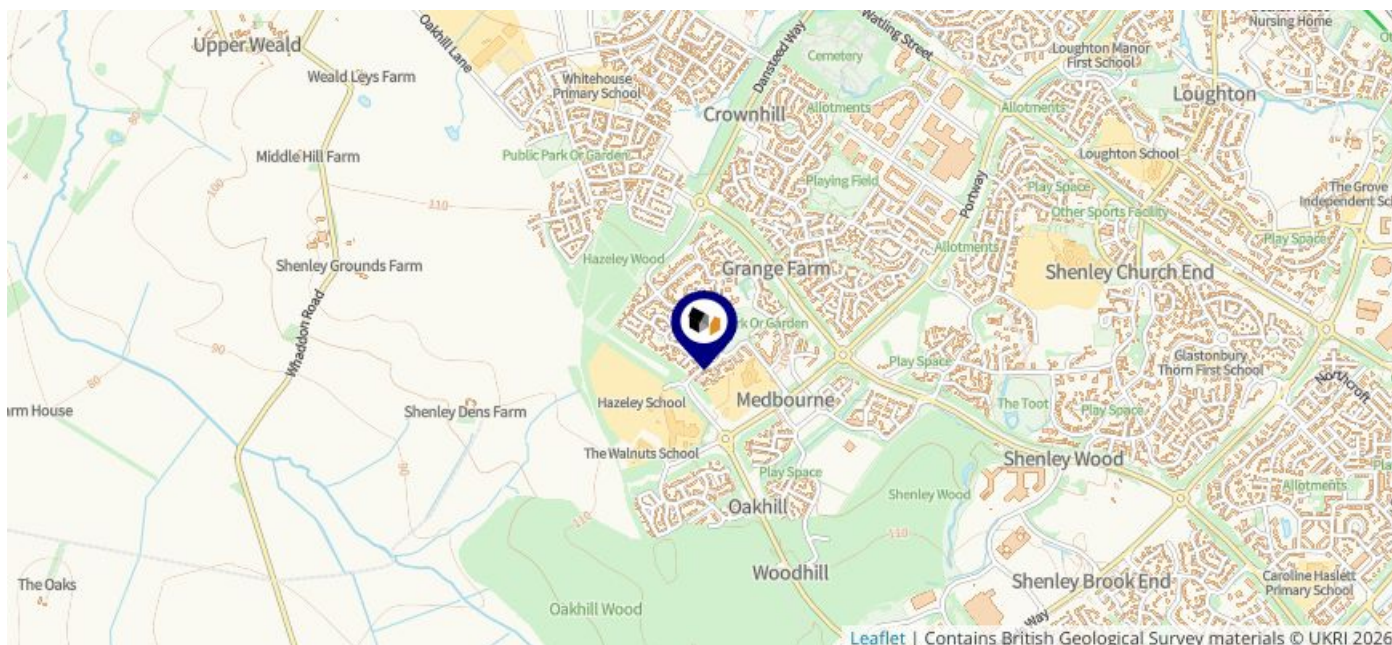
Terraced

+78.56%

Flat

+60.32%

This map displays nearby coal mine entrances and their classifications.



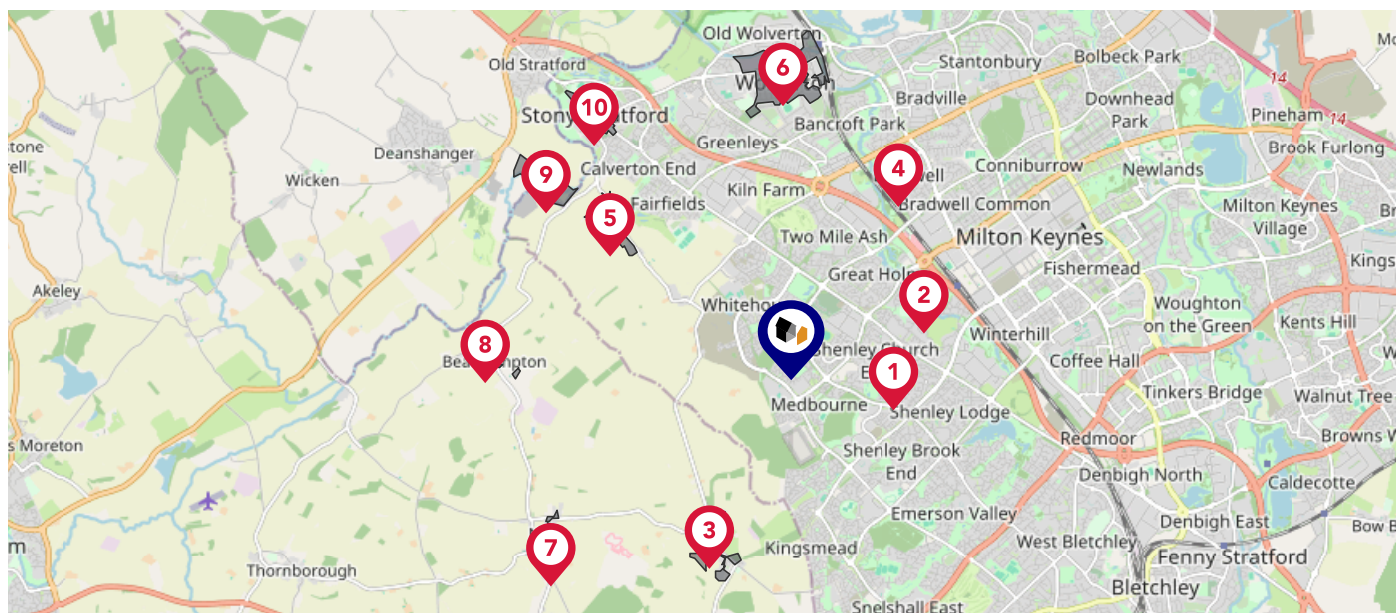
Mine Entry

- ✕ 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 Shenley Church End

2 Loughton

3 Whaddon

4 Old Bradwell

5 Calverton

6 Wolverton

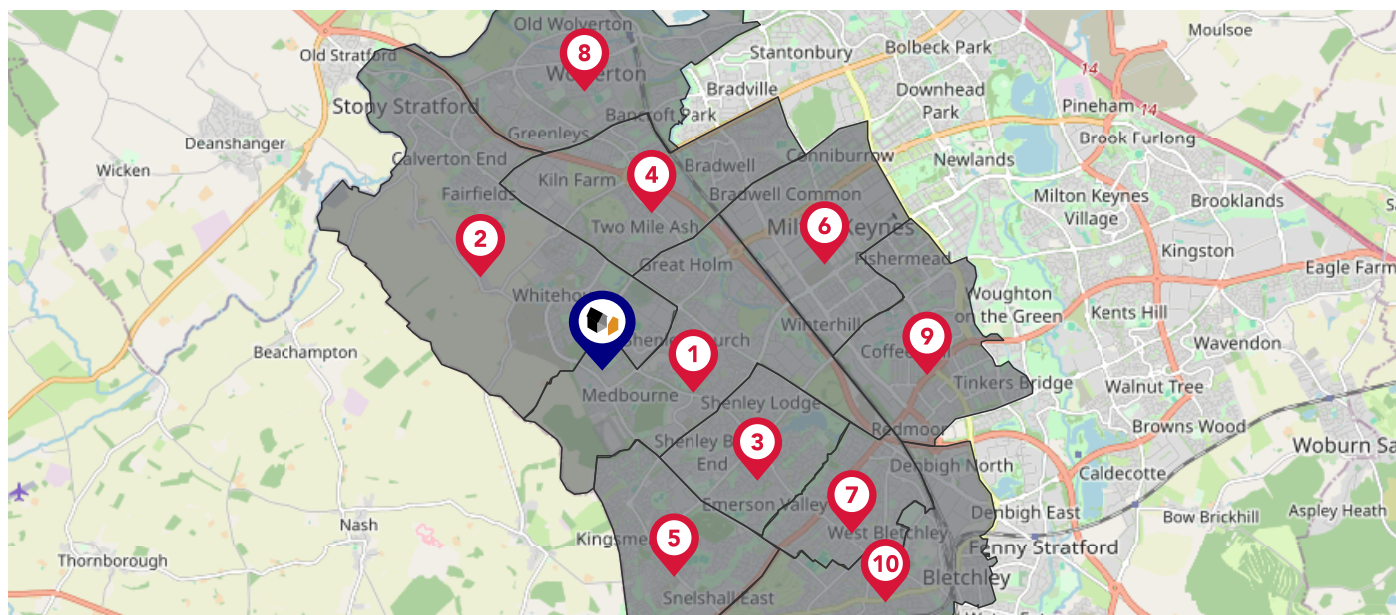
7 Nash

8 Beachampton

9 Passenham

10 Stony Stratford

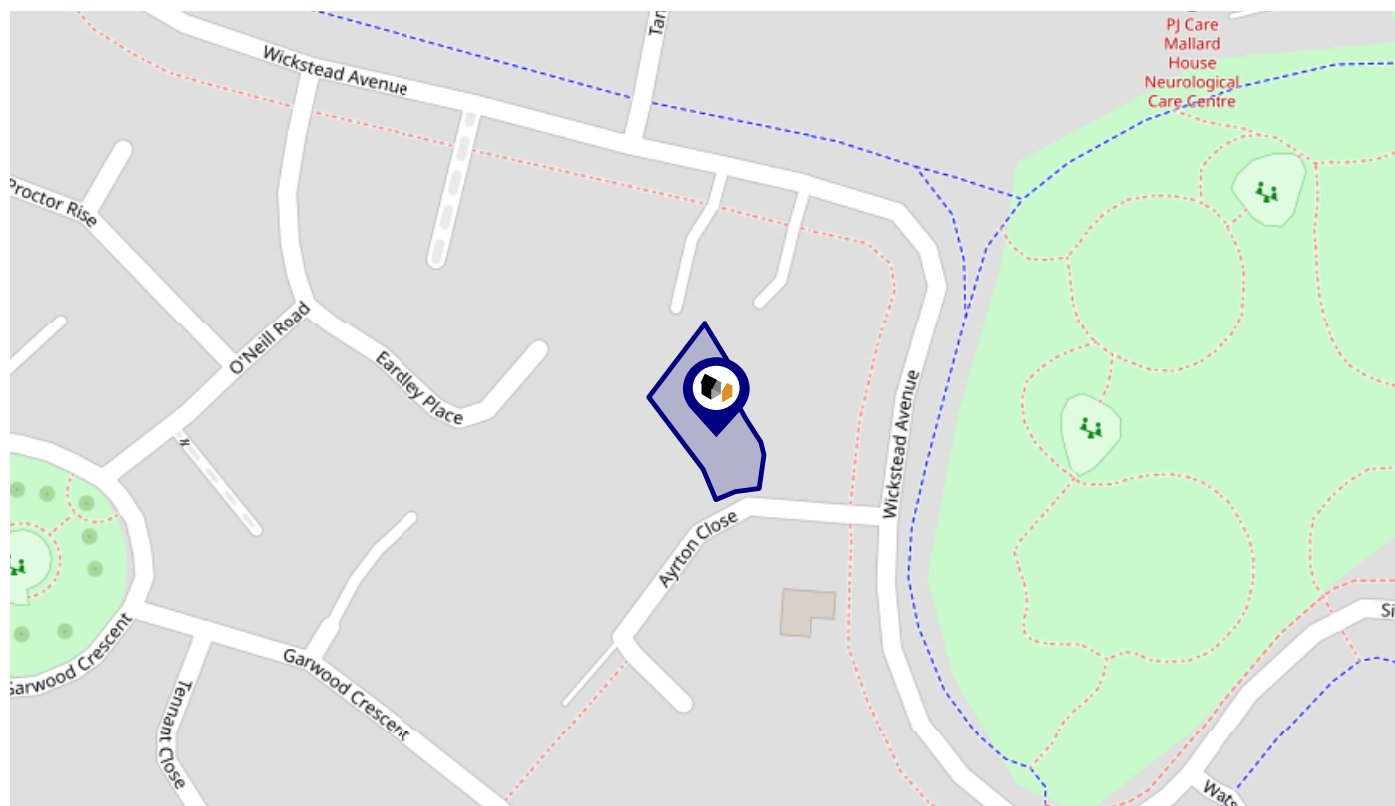
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Loughton & Shenley Ward
-  Stony Stratford Ward
-  Shenley Brook End Ward
-  Bradwell Ward
-  Tattenhoe Ward
-  Central Milton Keynes Ward
-  Bletchley West Ward
-  Wolverton Ward
-  Woughton & Fishermead Ward
-  Bletchley Park 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.

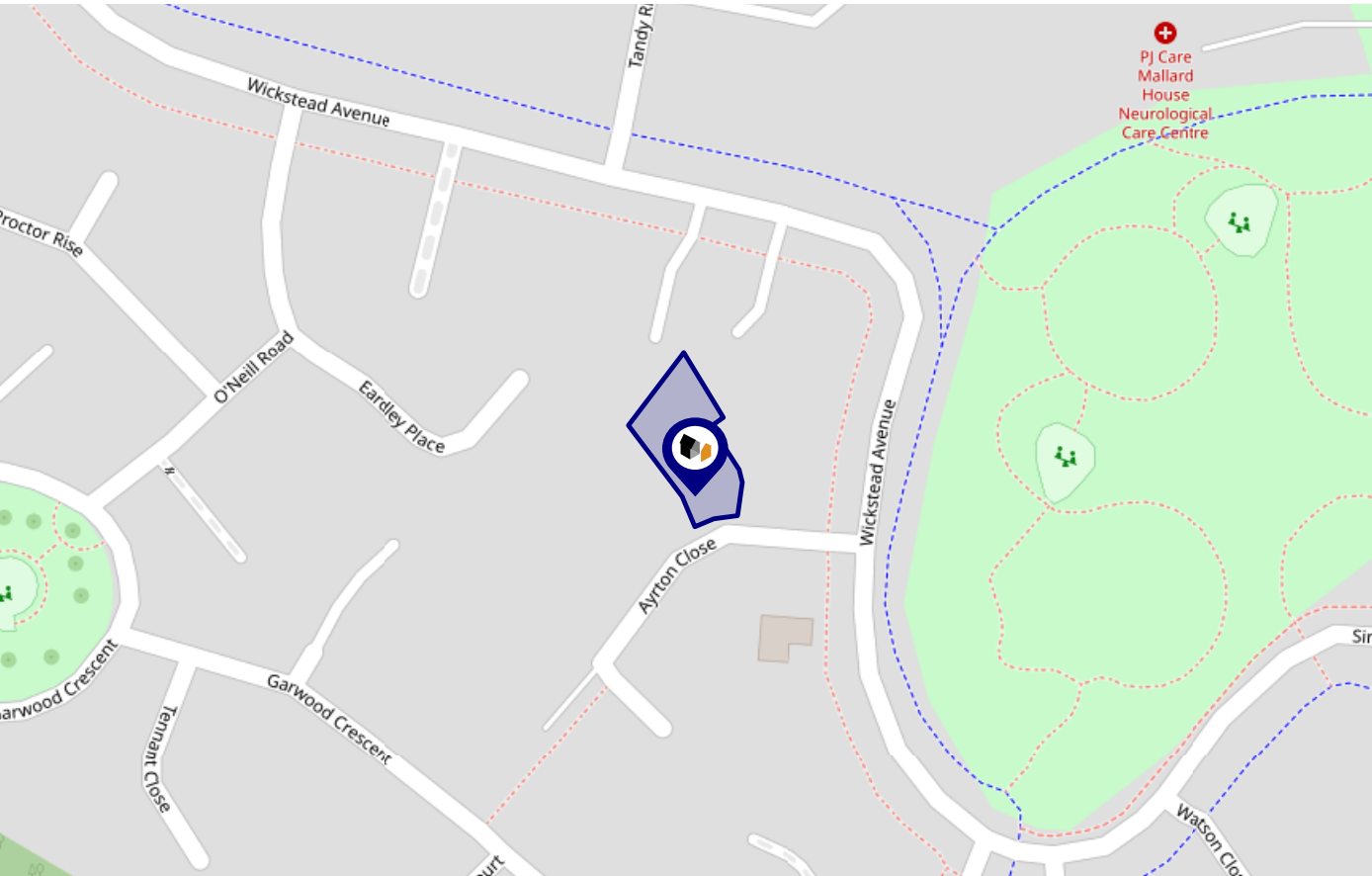
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

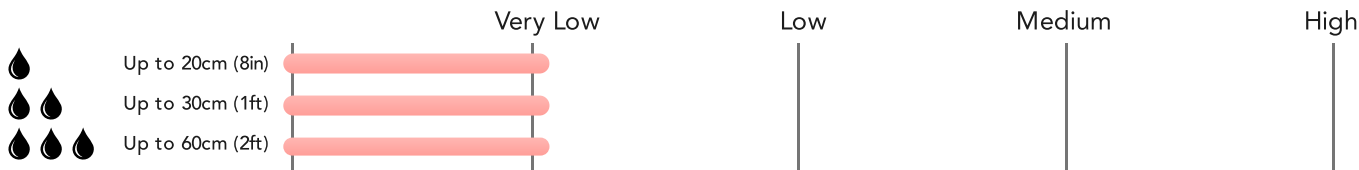


Risk Rating: Very low

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.

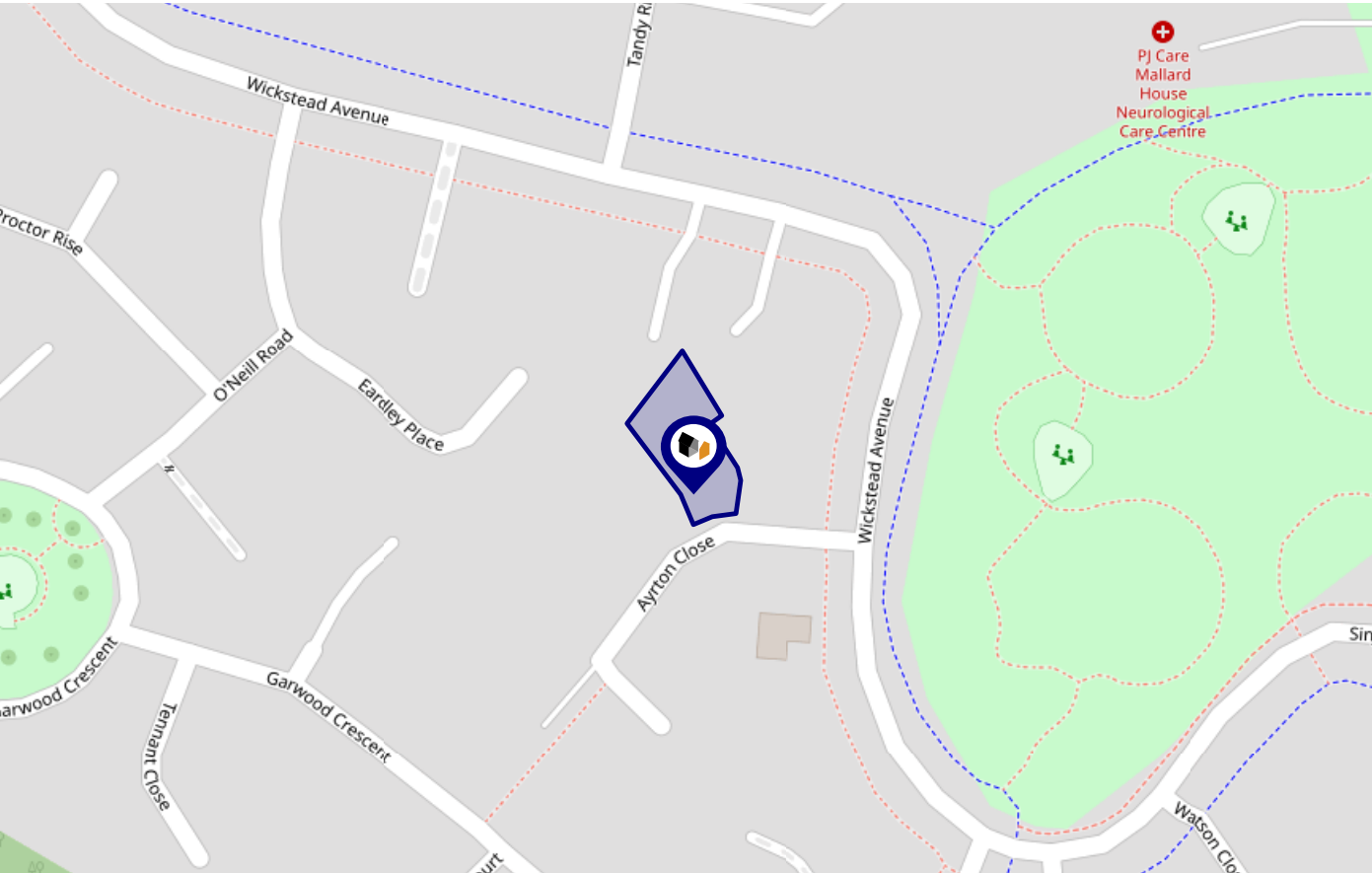
Chance of flooding to the following depths at this property:



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.

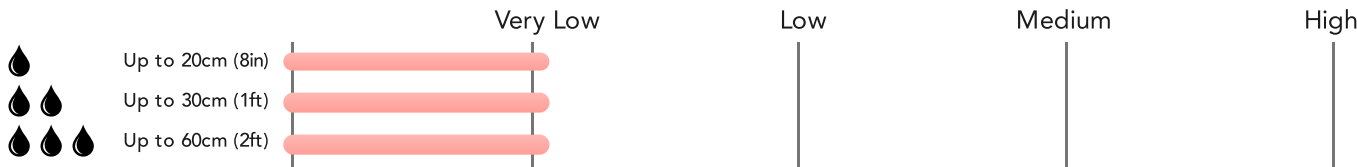


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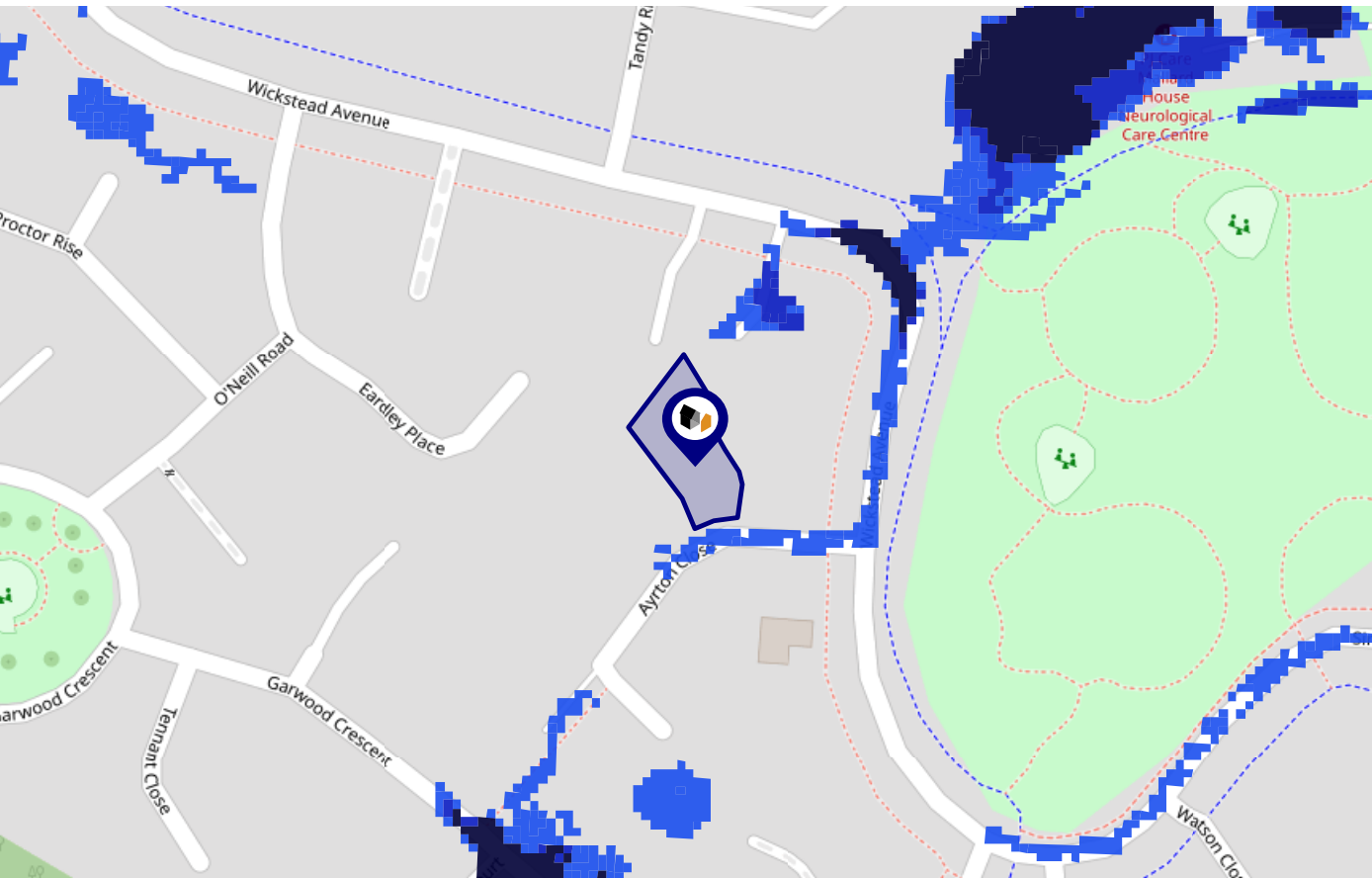
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

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

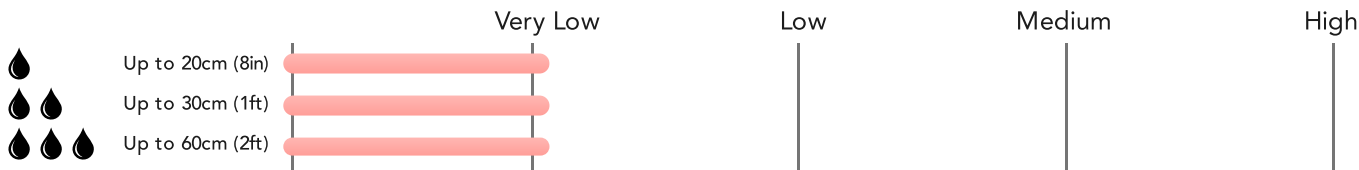


Risk Rating: Very low

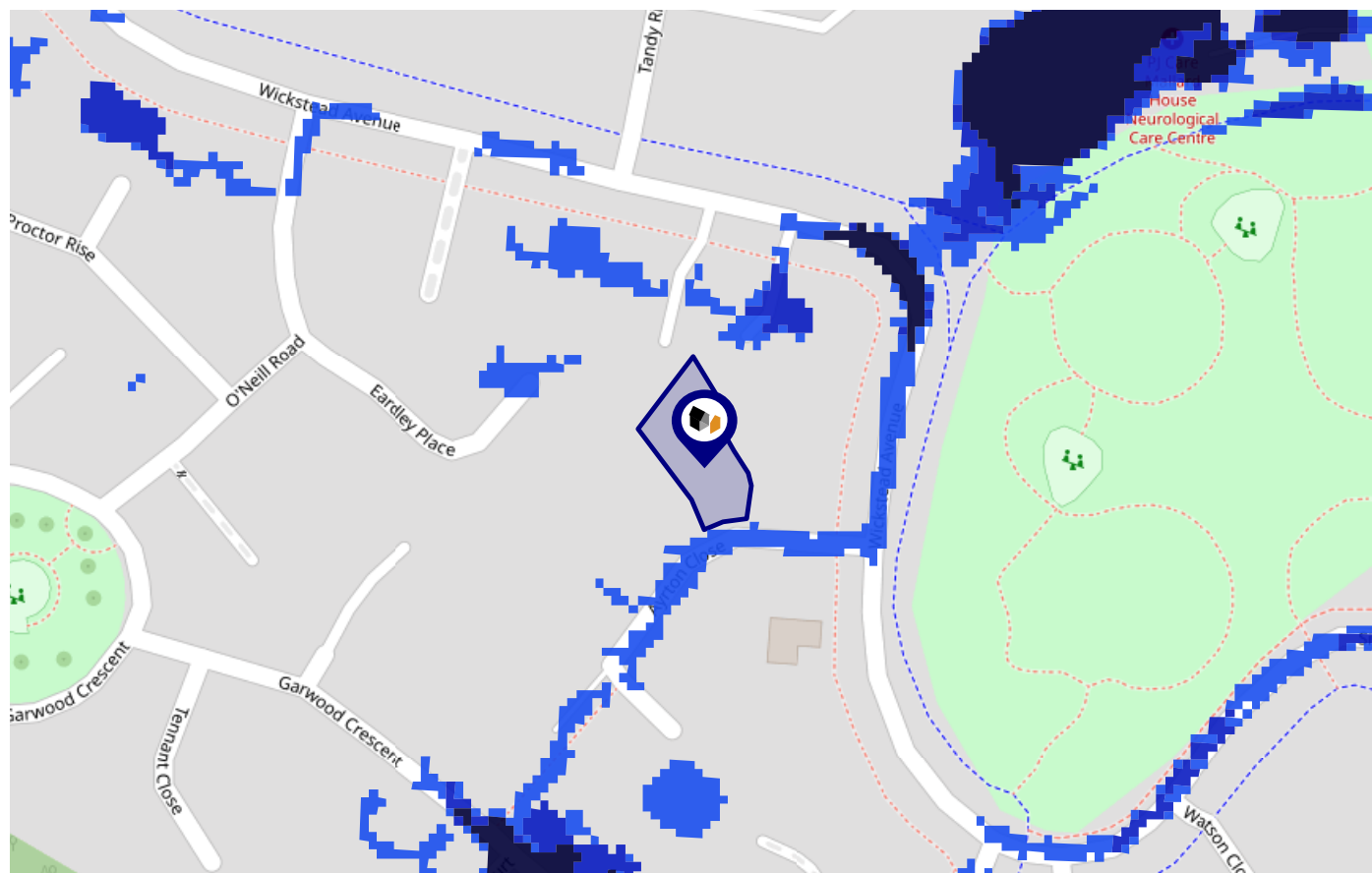
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

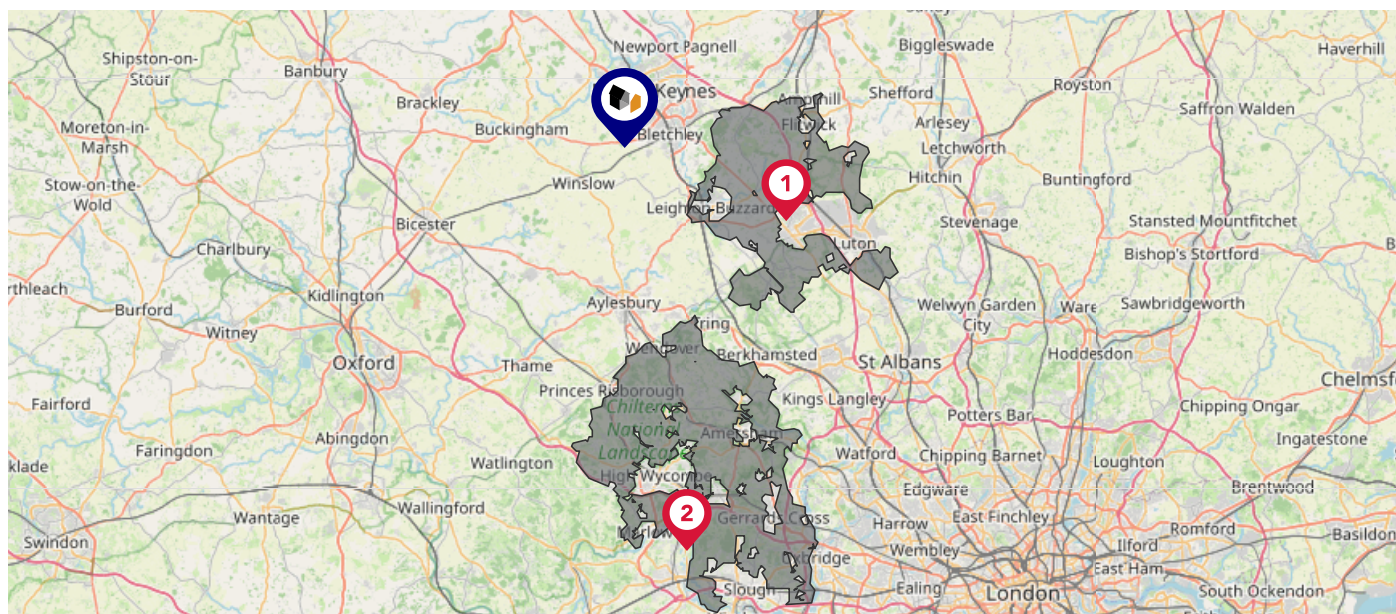
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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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

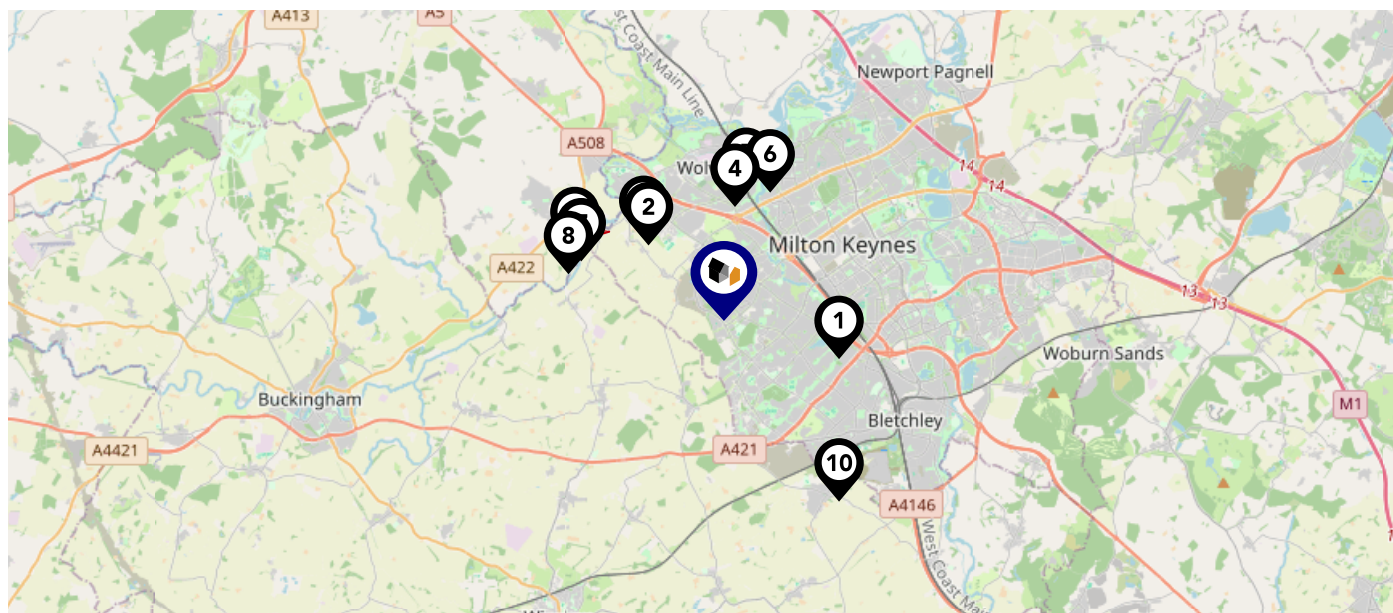


London Green Belt - Central Bedfordshire



London Green Belt - Buckinghamshire

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.



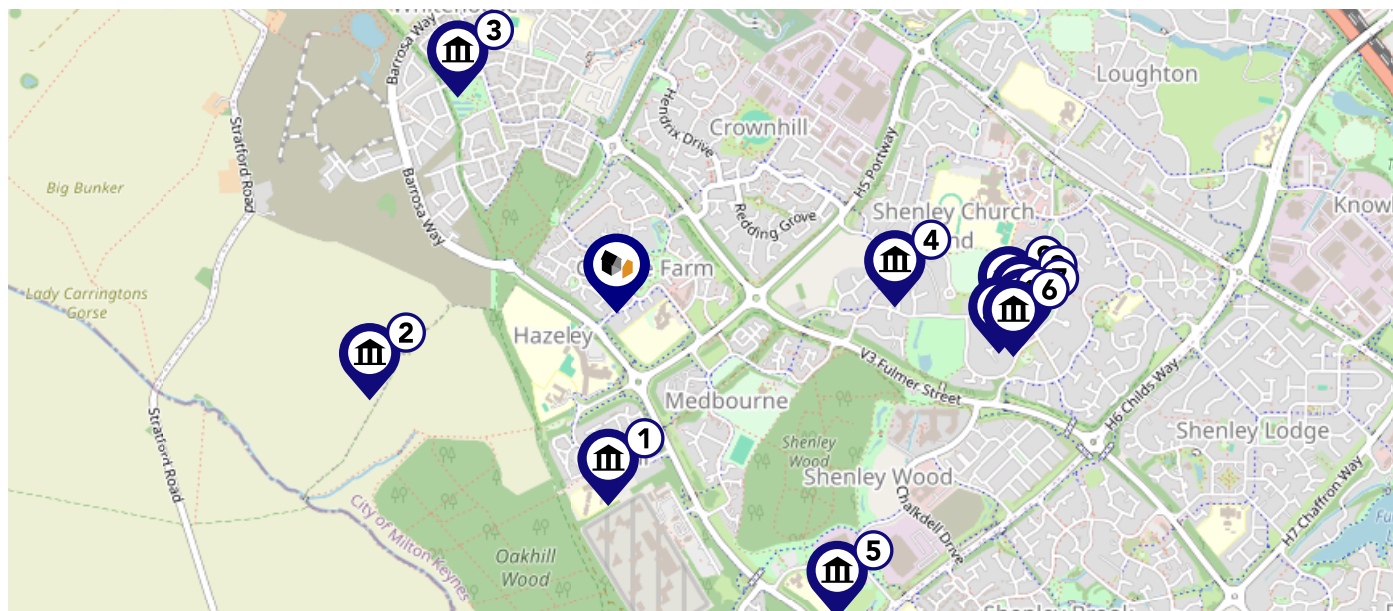
Nearby Landfill Sites

1	Elfield Park-The National Bowl, Watling Street, Elfield Park	Historic Landfill	
2	Calverton End No.1-Stony Stratford	Historic Landfill	
3	Calverton End No.2-Stony Stratford	Historic Landfill	
4	Bushfield County Middle School-Moon Street, Wolverton	Historic Landfill	
5	Pre-76 Wolverton-Wolverton, New Bradwell	Historic Landfill	
6	Old gravel pits upto c 12m of ?19th C fi-Bradwell Island, New Bradwell	Historic Landfill	
7	EA/EPR/AB3503UZ/V005	Active Landfill	
8	Kingfisher Farm-Deanshanger	Historic Landfill	
9	R M C Aggregates - Passenham-Passenham Lane, Nr Deanshanger, Stony Stratford, Northants, MK19 6HN	Historic Landfill	
10	Sports Ground off Bletchley Road-Newton Longville, Milton Keynes	Historic Landfill	

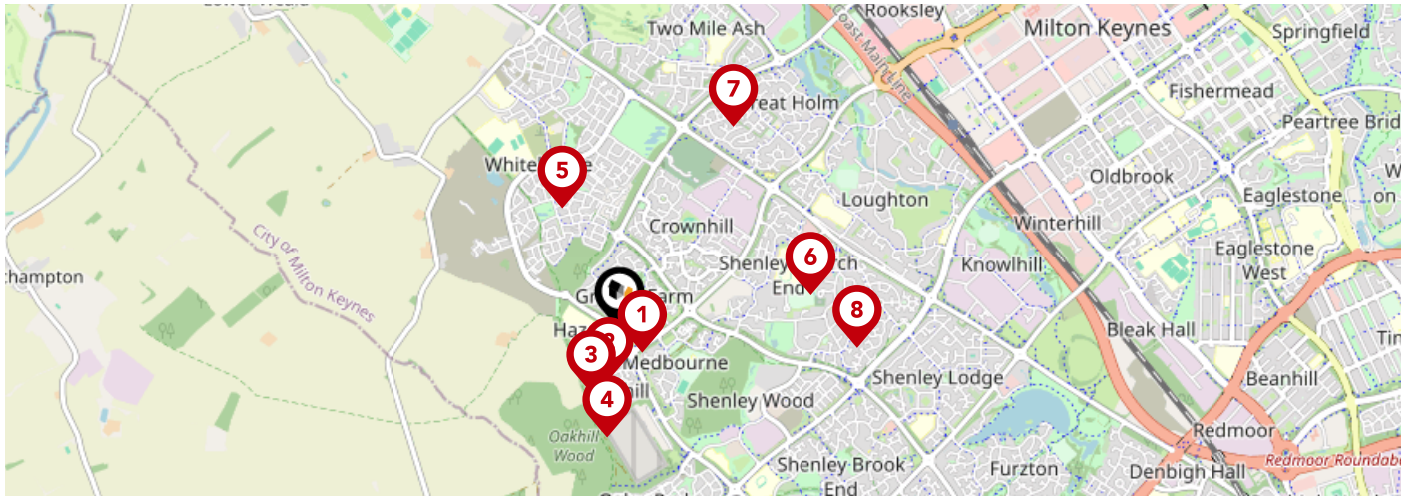
Maps

Listed Buildings

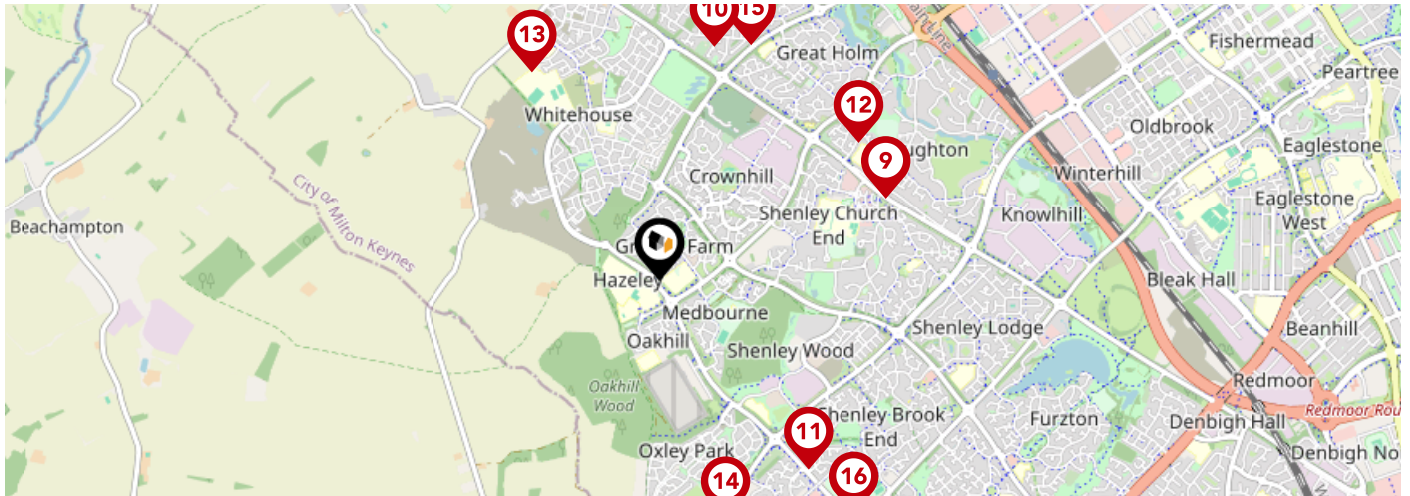
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1125223 - Barn East Of Lawn Farmhouse	Grade II	0.4 miles
	1390843 - Shenley Dens Farmhouse	Grade II	0.6 miles
	1310462 - Whitehouse Farmhouse	Grade II	0.6 miles
	1160682 - Shenley Park House	Grade II	0.7 miles
	1332324 - Westbury Farmhouse	Grade II	0.9 miles
	1160743 - The Dower House	Grade II	0.9 miles
	1310441 - Manor Farmhouse	Grade II	0.9 miles
	1457932 - Shenley War Memorial	Grade II	0.9 miles
	1160730 - Church Of St Mary	Grade I	0.9 miles
	1332326 - Walls To Old Rectory Garden	Grade II	0.9 miles



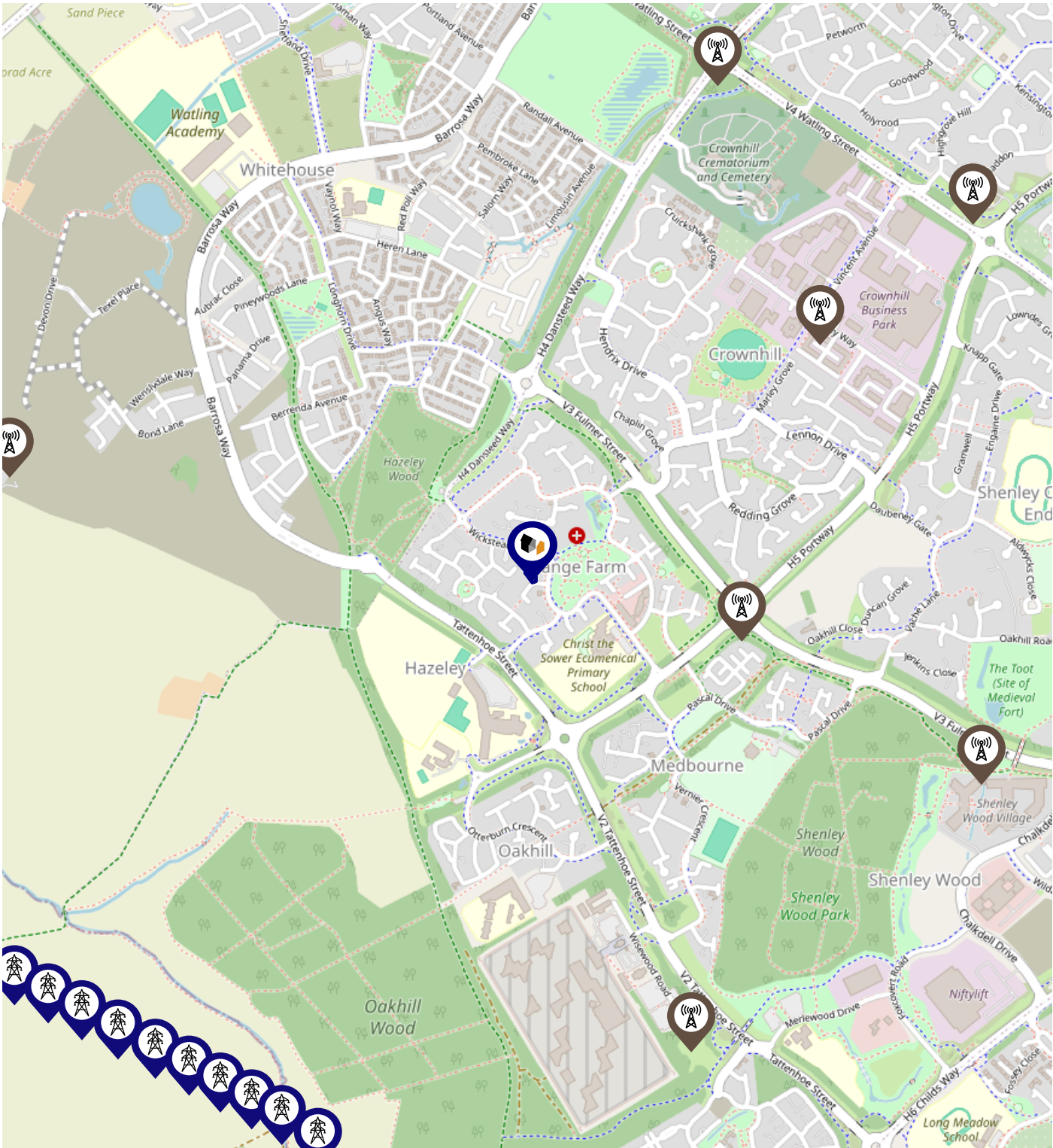
		Nursery	Primary	Secondary	College	Private
1	Christ the Sower Ecumenical Primary School Ofsted Rating: Good Pupils: 258 Distance:0.14	☐	☒	☐	☐	☐
2	The Hazeley Academy Ofsted Rating: Good Pupils: 1592 Distance:0.23	☐	☐	☒	☐	☐
3	The Woodlands School Ofsted Rating: Good Pupils: 211 Distance:0.31	☐	☐	☒	☐	☐
4	Oakhill Secure Training Centre Ofsted Rating: Not Rated Pupils:0 Distance:0.49	☐	☐	☒	☐	☐
5	Whitehouse Primary School Ofsted Rating: Good Pupils: 666 Distance:0.61	☐	☒	☐	☐	☐
6	Denbigh School Ofsted Rating: Good Pupils: 1761 Distance:0.88	☐	☐	☒	☐	☐
7	Holmwood School Ofsted Rating: Good Pupils: 199 Distance:1.07	☐	☒	☐	☐	☐
8	Glastonbury Thorn School Ofsted Rating: Outstanding Pupils: 172 Distance:1.08	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Loughton School Ofsted Rating: Good Pupils: 469 Distance: 1.1	☐	☒	☐	☐	☐
	Ashbrook School Ofsted Rating: Good Pupils: 181 Distance: 1.1	☐	☒	☐	☐	☐
	Long Meadow School Ofsted Rating: Good Pupils: 392 Distance: 1.1	☐	☒	☐	☐	☐
	Loughton Manor First School Ofsted Rating: Outstanding Pupils: 229 Distance: 1.1	☐	☒	☐	☐	☐
	Watling Academy Ofsted Rating: Outstanding Pupils: 1203 Distance: 1.11	☐	☐	☒	☐	☐
	Oxley Park Academy Ofsted Rating: Good Pupils: 719 Distance: 1.13	☐	☒	☐	☐	☐
	Two Mile Ash School Ofsted Rating: Outstanding Pupils: 676 Distance: 1.15	☐	☒	☐	☐	☐
	Shenley Brook End School Ofsted Rating: Good Pupils: 1873 Distance: 1.38	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

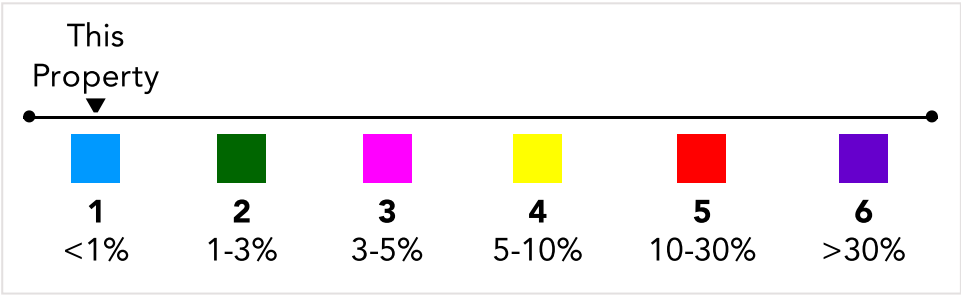
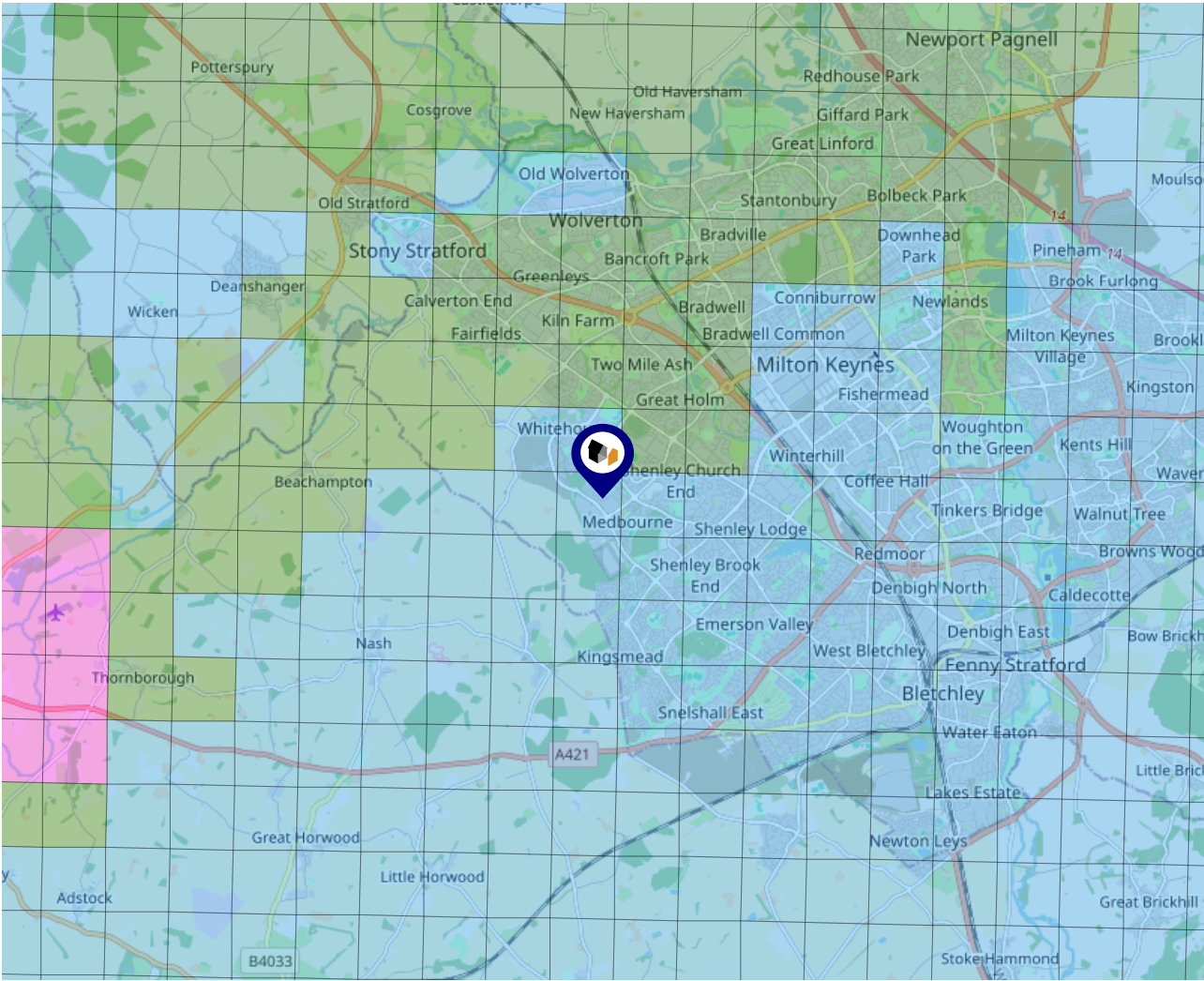


Key:

-  Power Pylons
-  Communication Masts

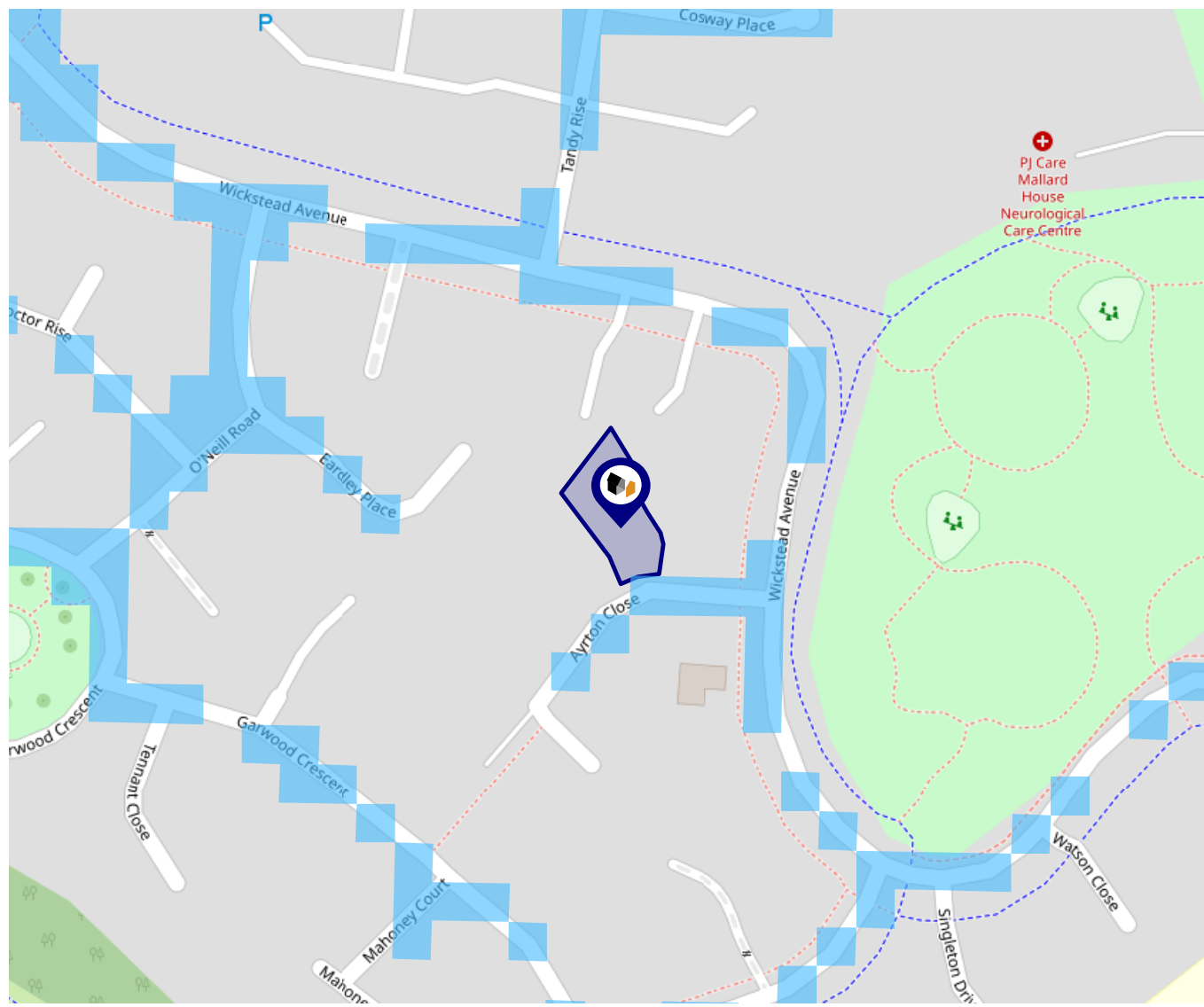
What is Radon?

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

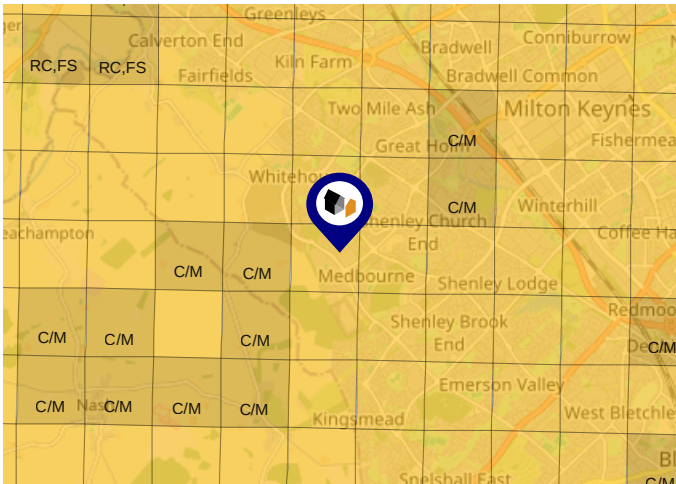


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

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		



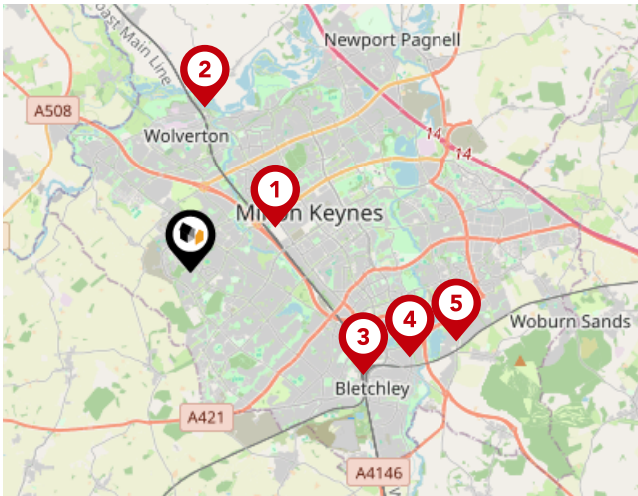
Primary Classifications (Most Common Clay Types)

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

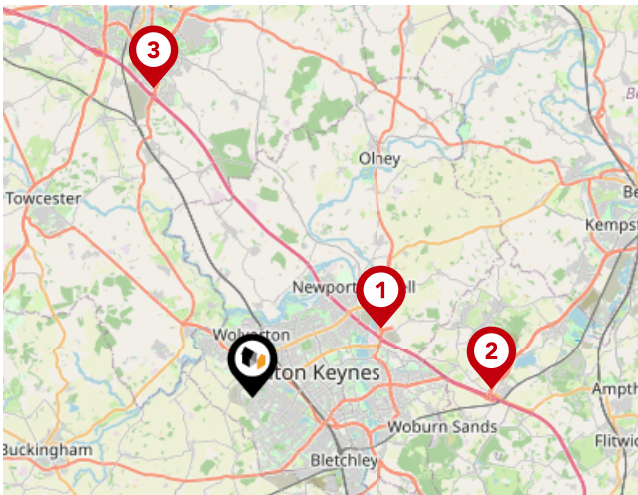
Transport (National)

CHRIS DURRANT **exp** UK



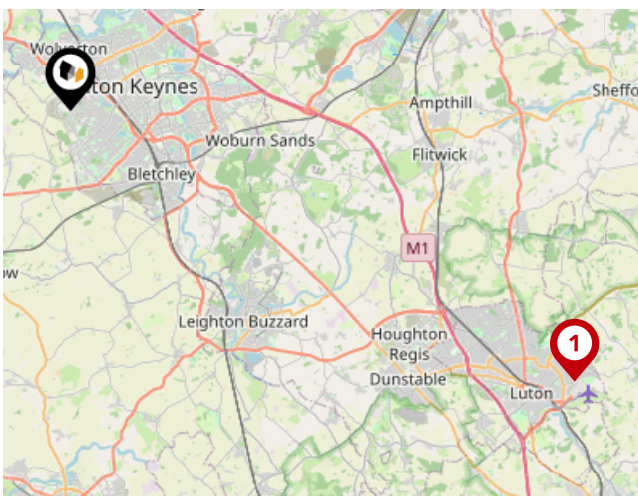
National Rail Stations

Pin	Name	Distance
1	Milton Keynes Central Rail Station	1.74 miles
2	Wolverton Rail Station	2.99 miles
3	Bletchley Rail Station	3.68 miles
4	Fenny Stratford Rail Station	4.31 miles
5	Bow Brickhill Rail Station	5.03 miles



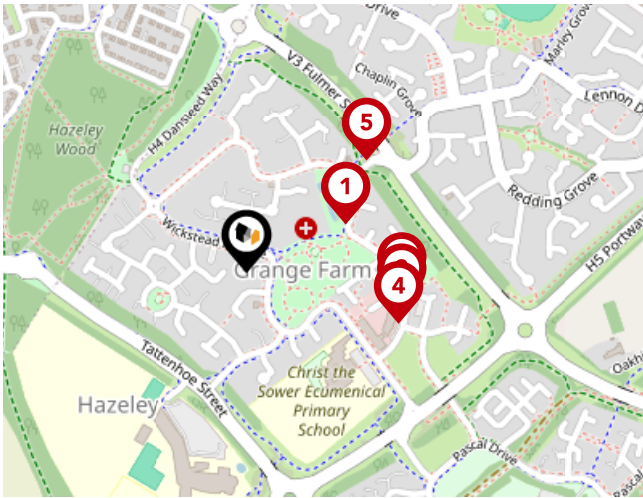
Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J14	5.29 miles
2	M1 J13	8.71 miles
3	M1 J15	11.81 miles



Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	20.93 miles



Bus Stops/Stations

Pin	Name	Distance
1	Dunthorne Way north	0.12 miles
2	Dunthorne Way Middle	0.17 miles
3	Dunthorne Way south	0.18 miles
4	Dunthorne Way	0.18 miles
5	Hoyton Gate	0.18 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

Important - Please Read

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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

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