CHRIS DURRANT eXp UK

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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 13th October 2026



HARVINGTON CRESCENT, HANSLOPE, MILTON KEYNES, MK19

Chris Durrant powered by eXp

8 Linceslade Grove Loughton Milton Keynes MK5 8DL

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The Property Ombudsman

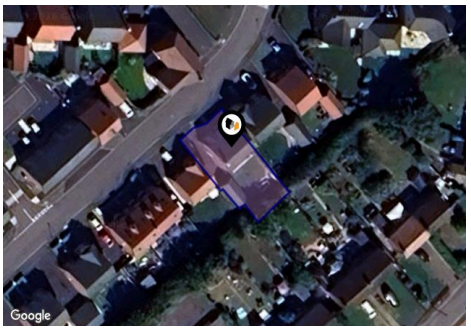
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Property
Overview

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Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	4		
Floor Area:	1,420 ft^2 / 132 m^2		
Plot Area:	0.08 acres		
Year Built :	2020		
Council Tax :	Band F		
Annual Estimate:	£3,427		
Title Number:	BM441810		

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

44 mb/s

1800 mb/s

Mobile Coverage:
(based on calls indoors)

O2 EE 3 Vodafone

Satellite/Fibre TV Availability:

BT ✓ sky ✓ Virgin media ✗

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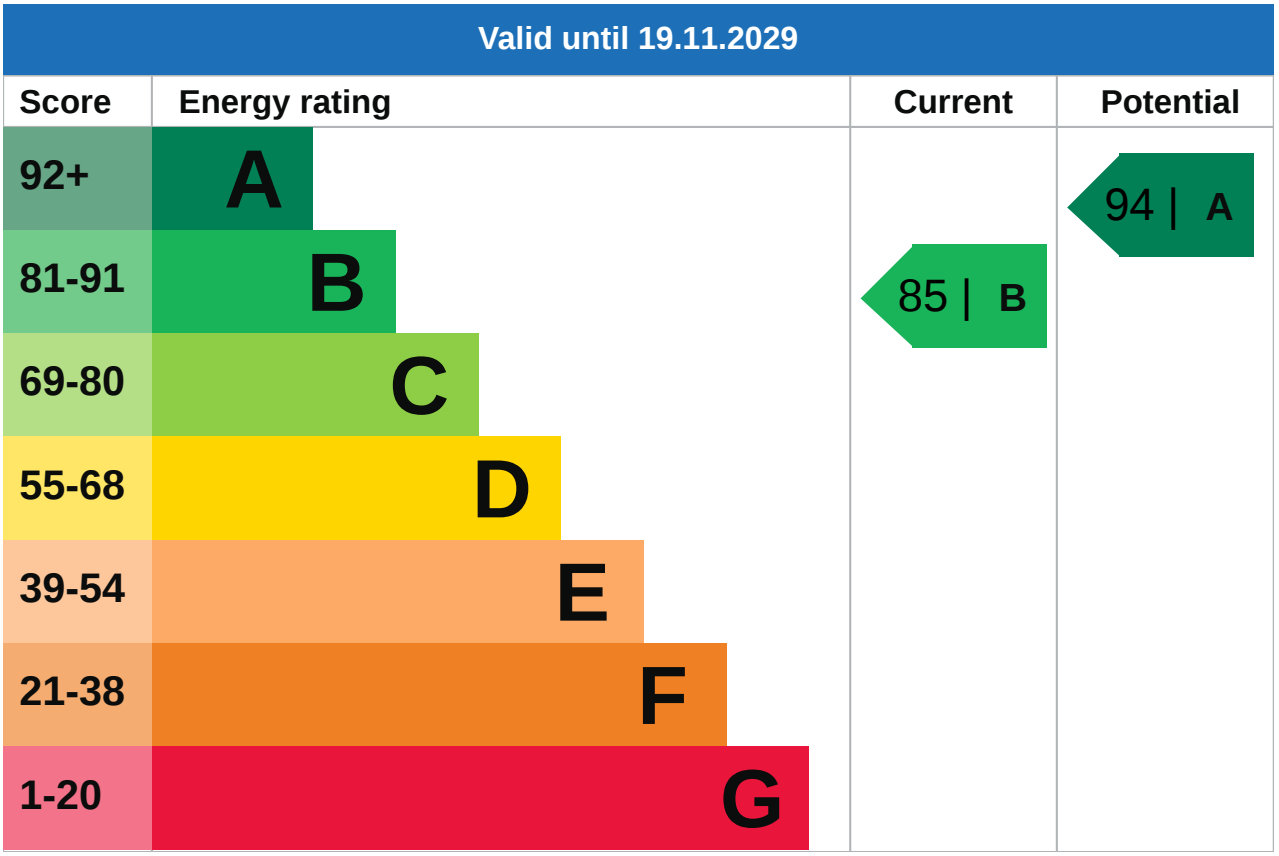
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Harvington Crescent, Hanslope, MK19

Energy rating

B

Valid until 19.11.2029



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Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m-Â¦K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â¦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-Â¦K
Total Floor Area:	132 m^2

Market
Sold in Street

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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	31/01/2020
Last Sold Price:	£509,500	£474,995	£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	

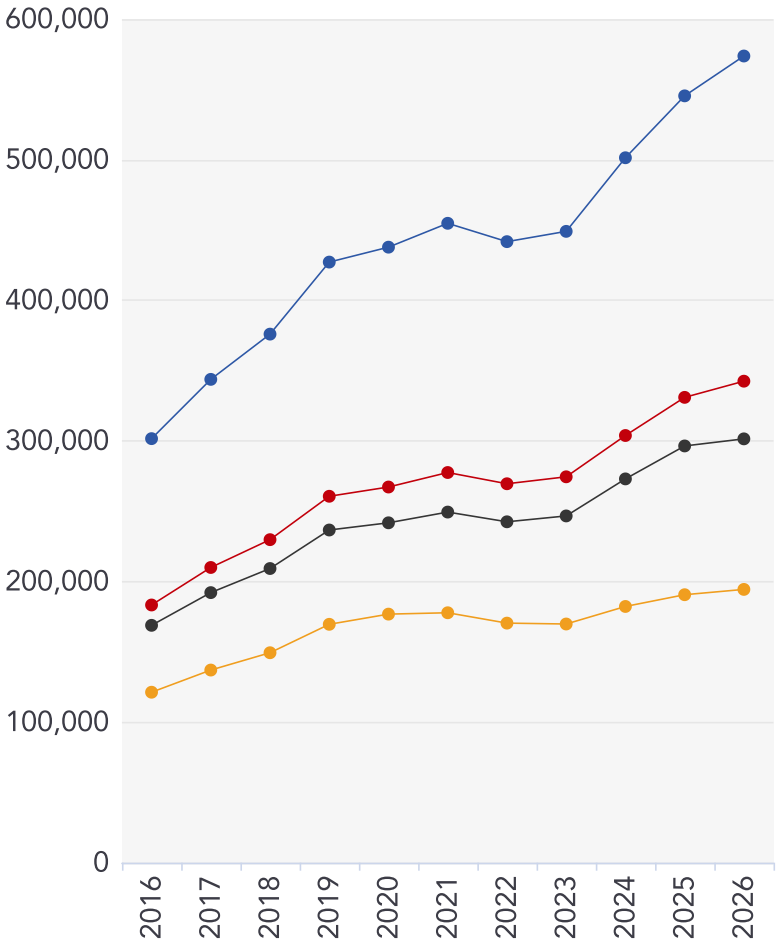
50, Harvington Crescent, Milton Keynes, MK19 7FS		Detached House
Last Sold Date:	26/08/2022	
Last Sold Price:	£449,995	

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

Market
House Price Statistics

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



Detached

+90.23%

Semi-Detached

+86.85%

Terraced

+78.56%

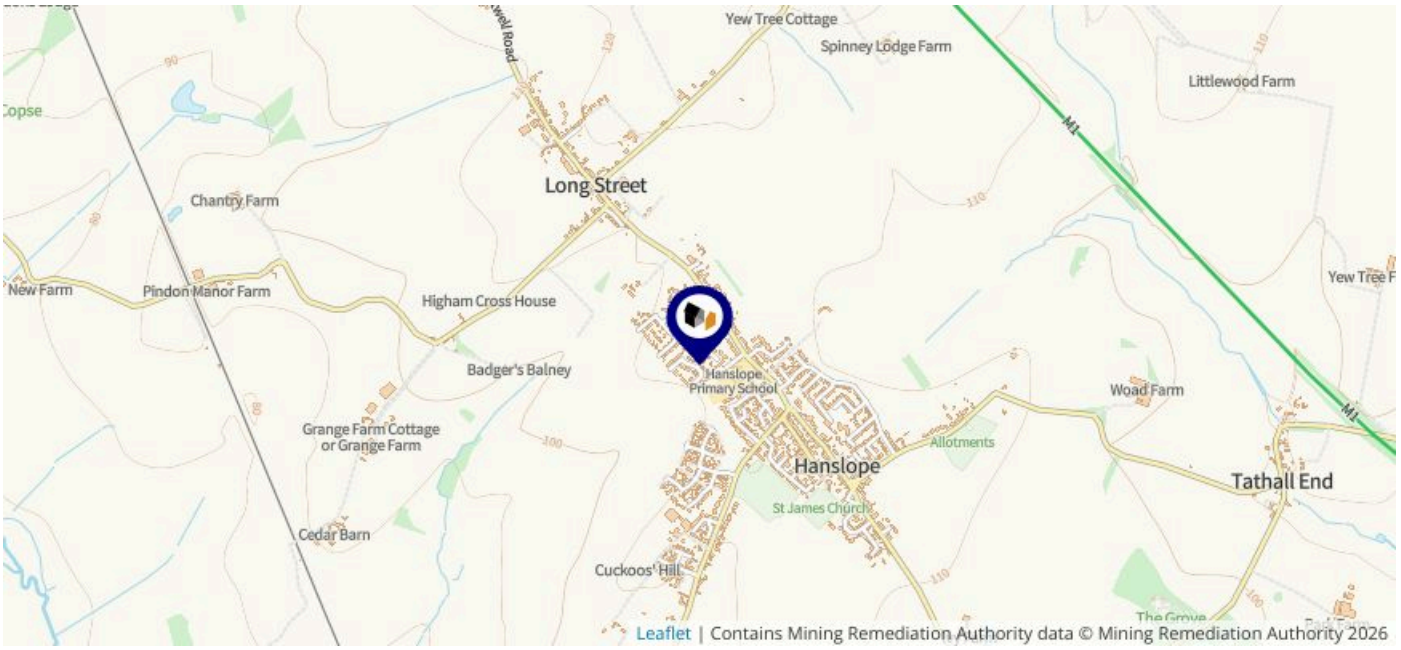
Flat

+60.32%

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

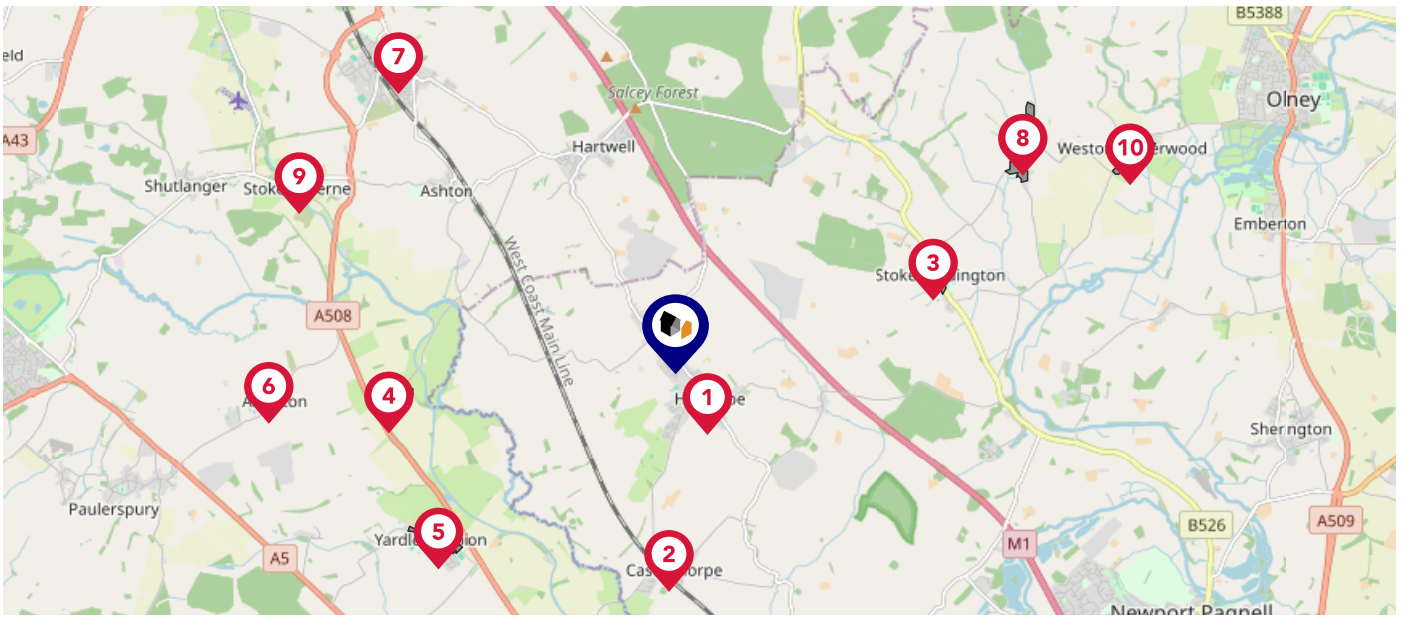
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

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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.

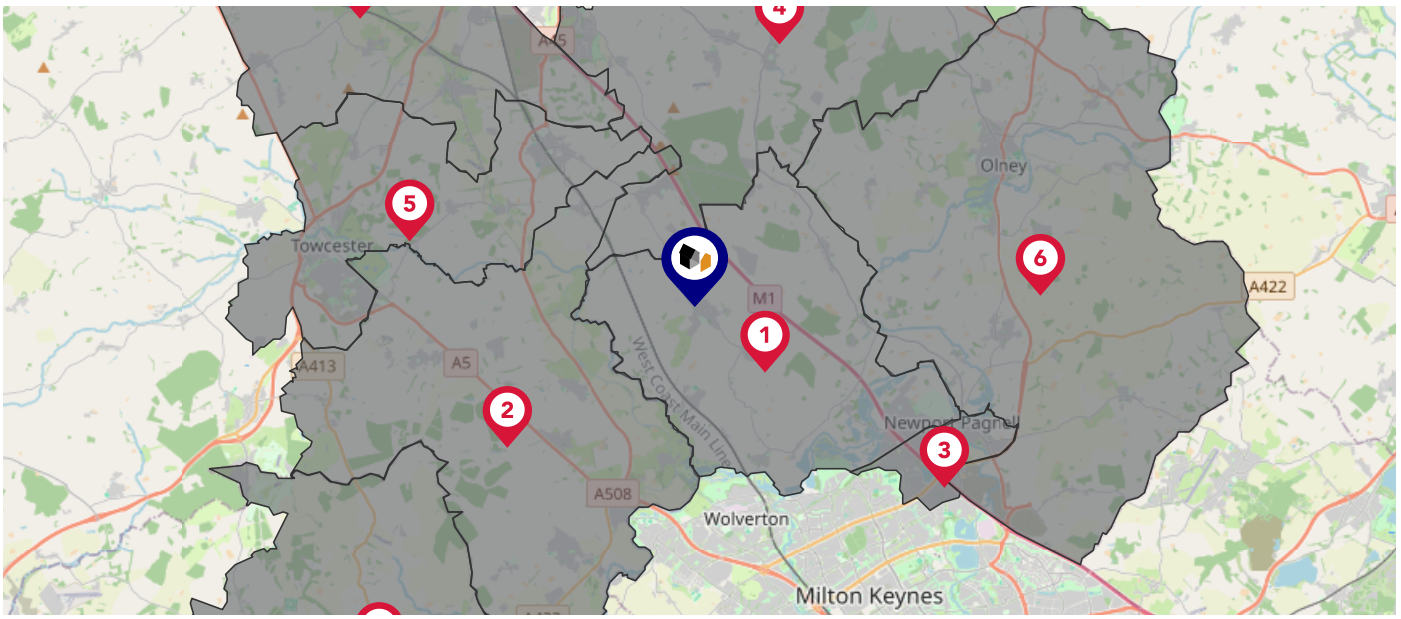


Nearby Conservation Areas	
1	Hanslope
2	Castlethorpe
3	Stoke Goldington
4	Grafton Regis
5	Yardley Gobion
6	Alderton
7	Roade
8	Ravenstone
9	Stoke Bruerne
10	Weston Underwood

Maps
Council Wards

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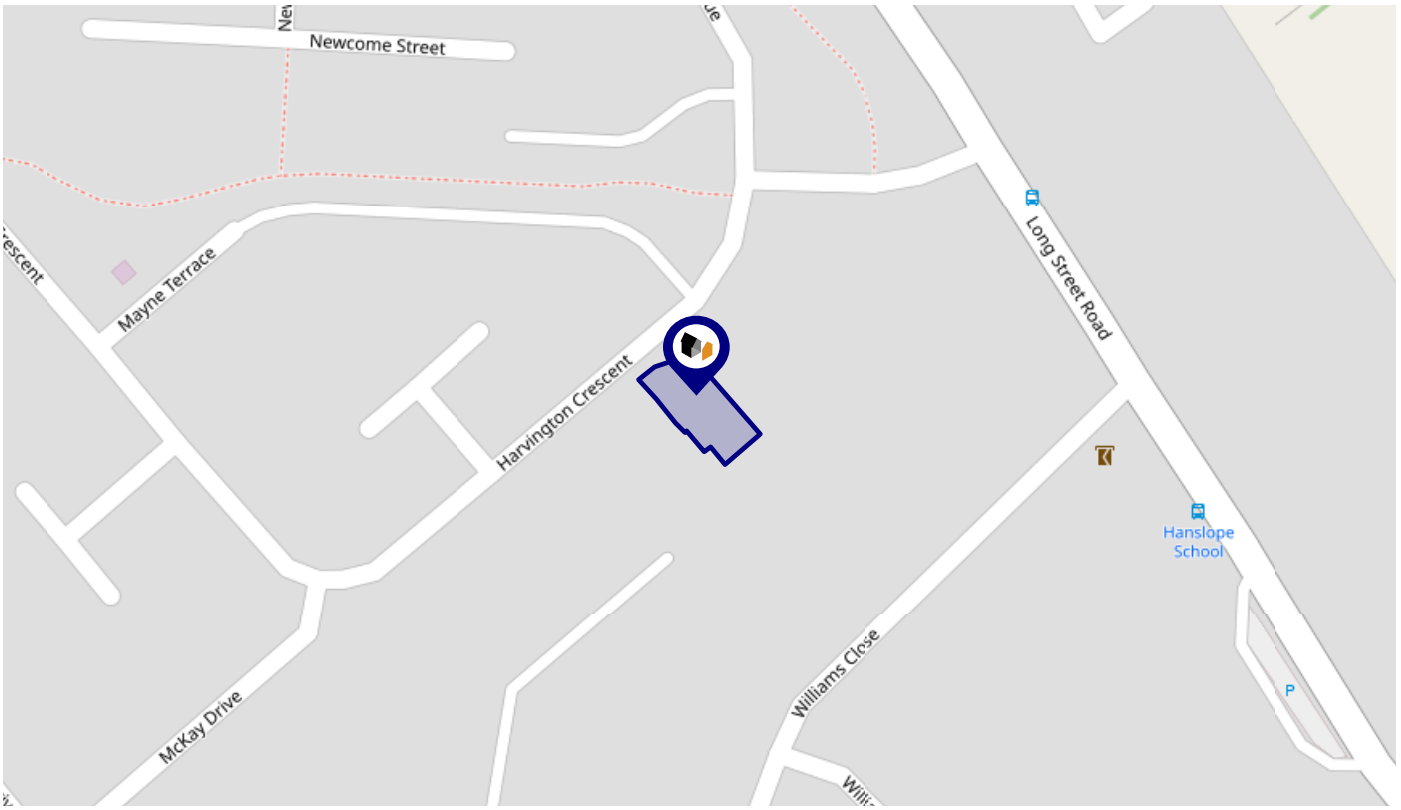
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



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

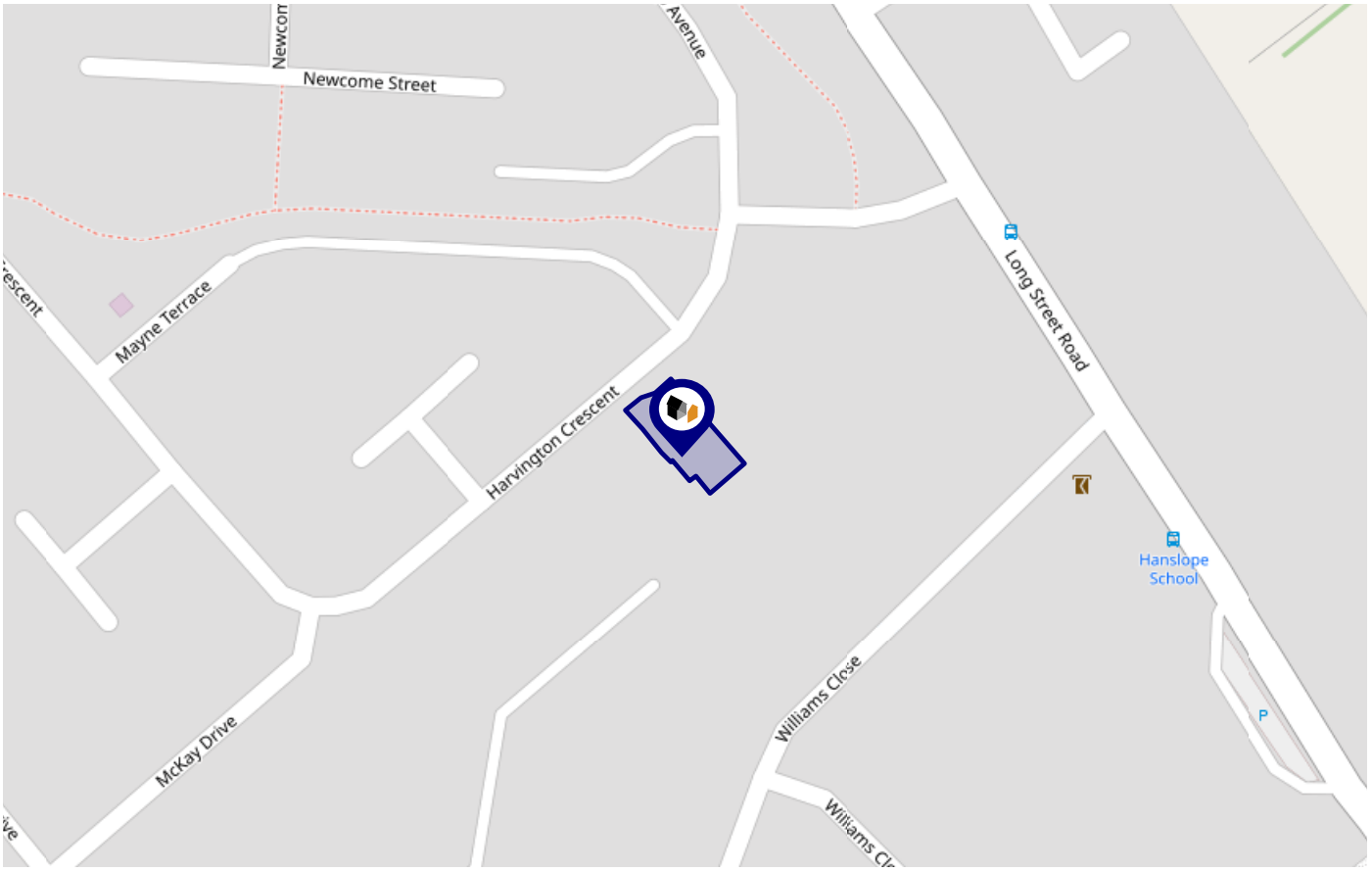
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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

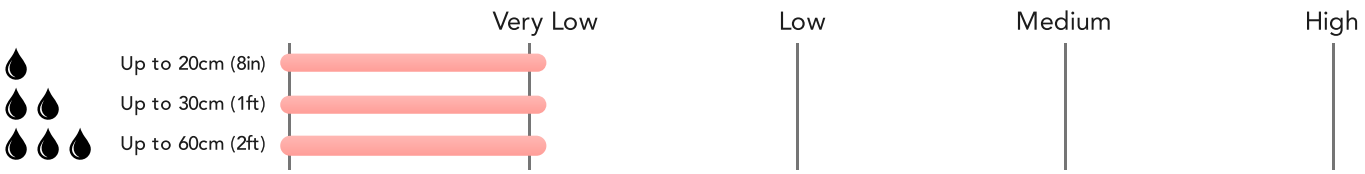


Risk Rating: Very low

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:

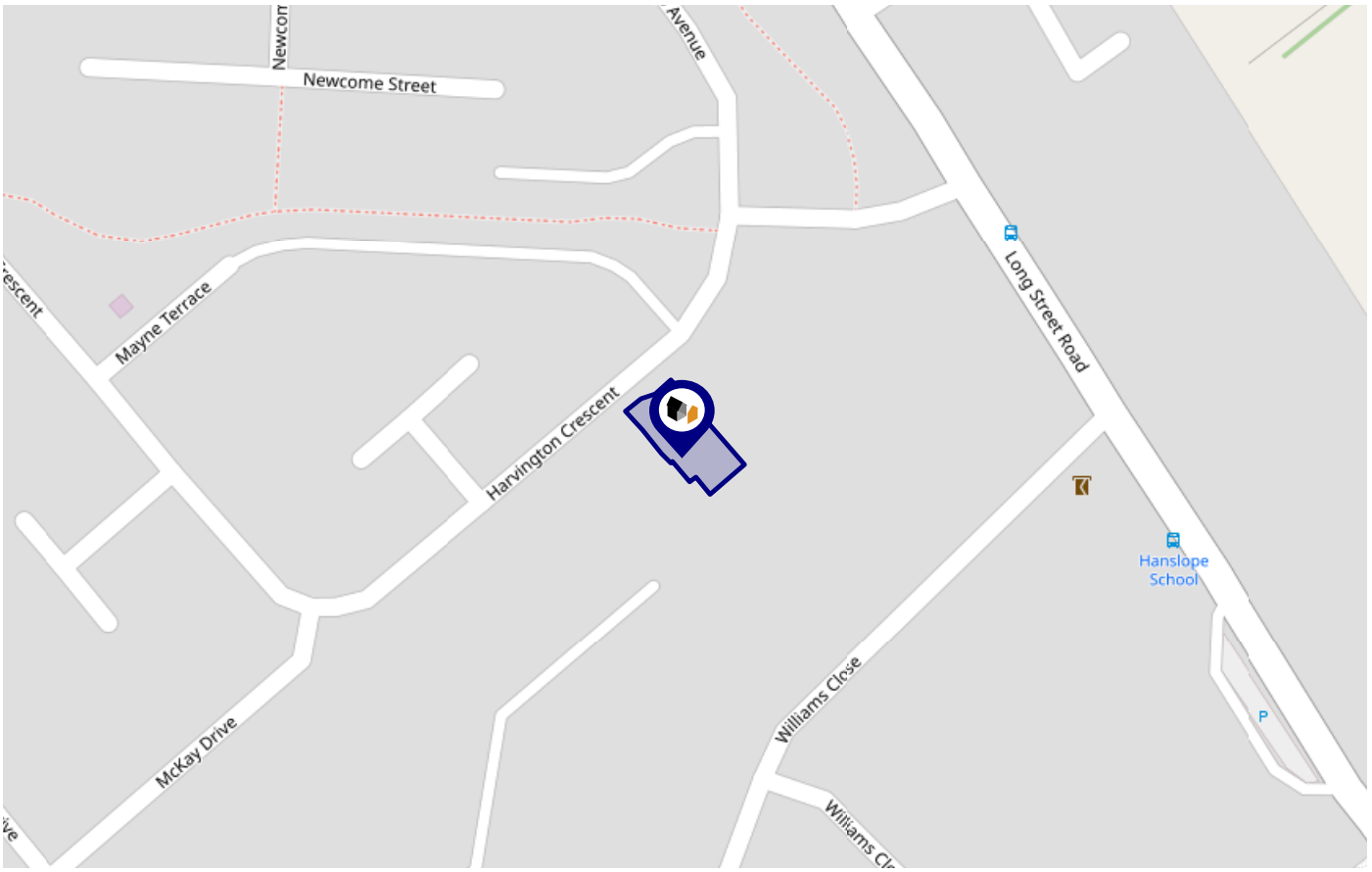


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Flood Risk
Rivers & Seas - Climate Change

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.

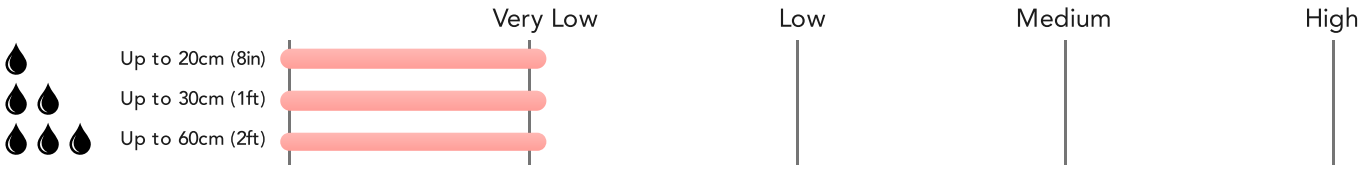


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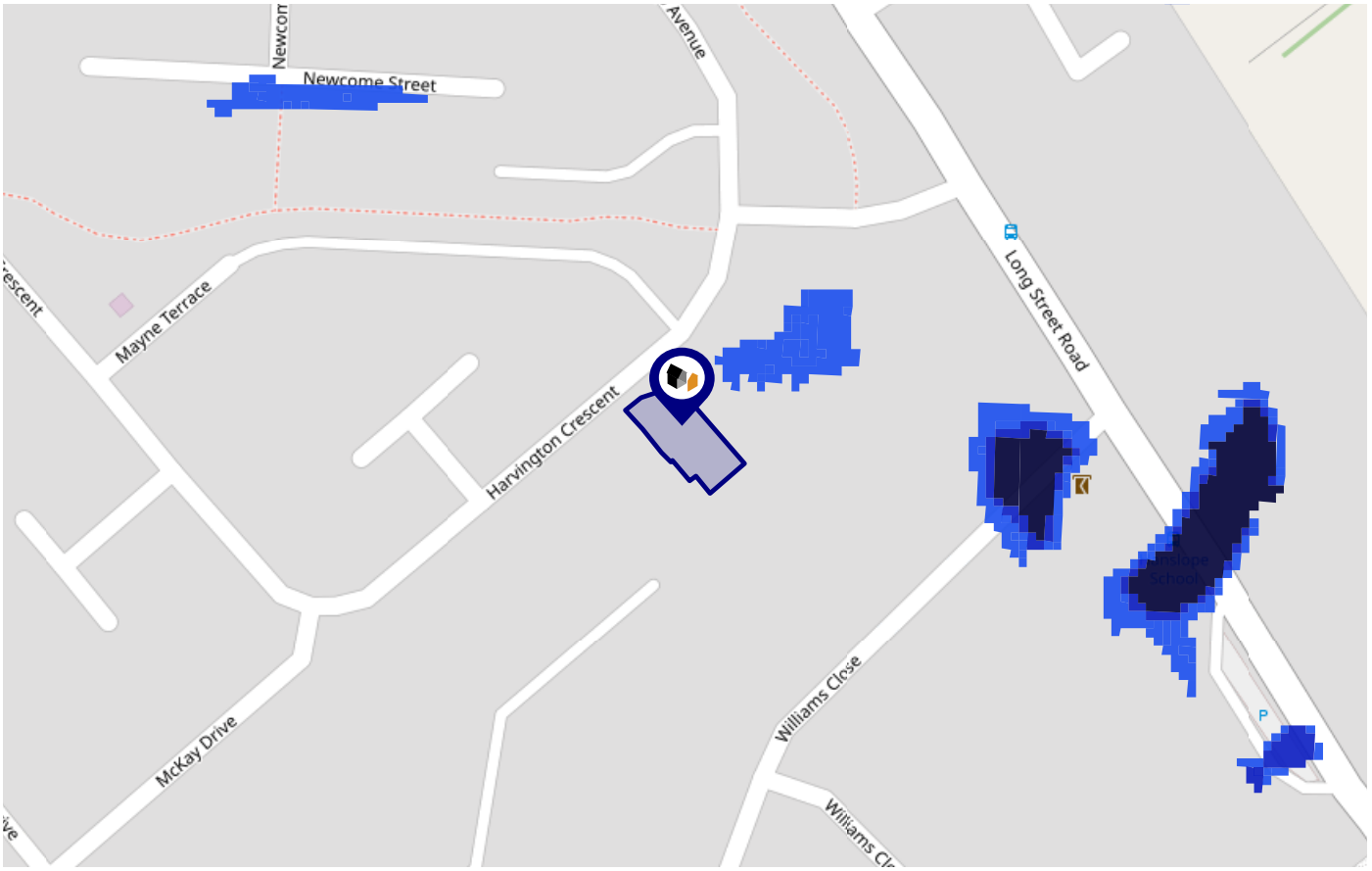


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Flood Risk
Surface Water - Flood Risk

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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.

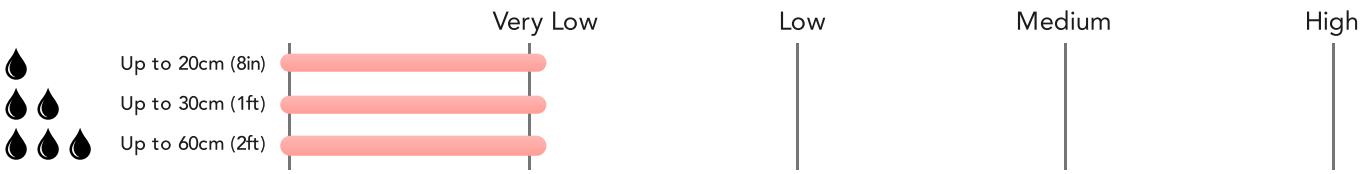


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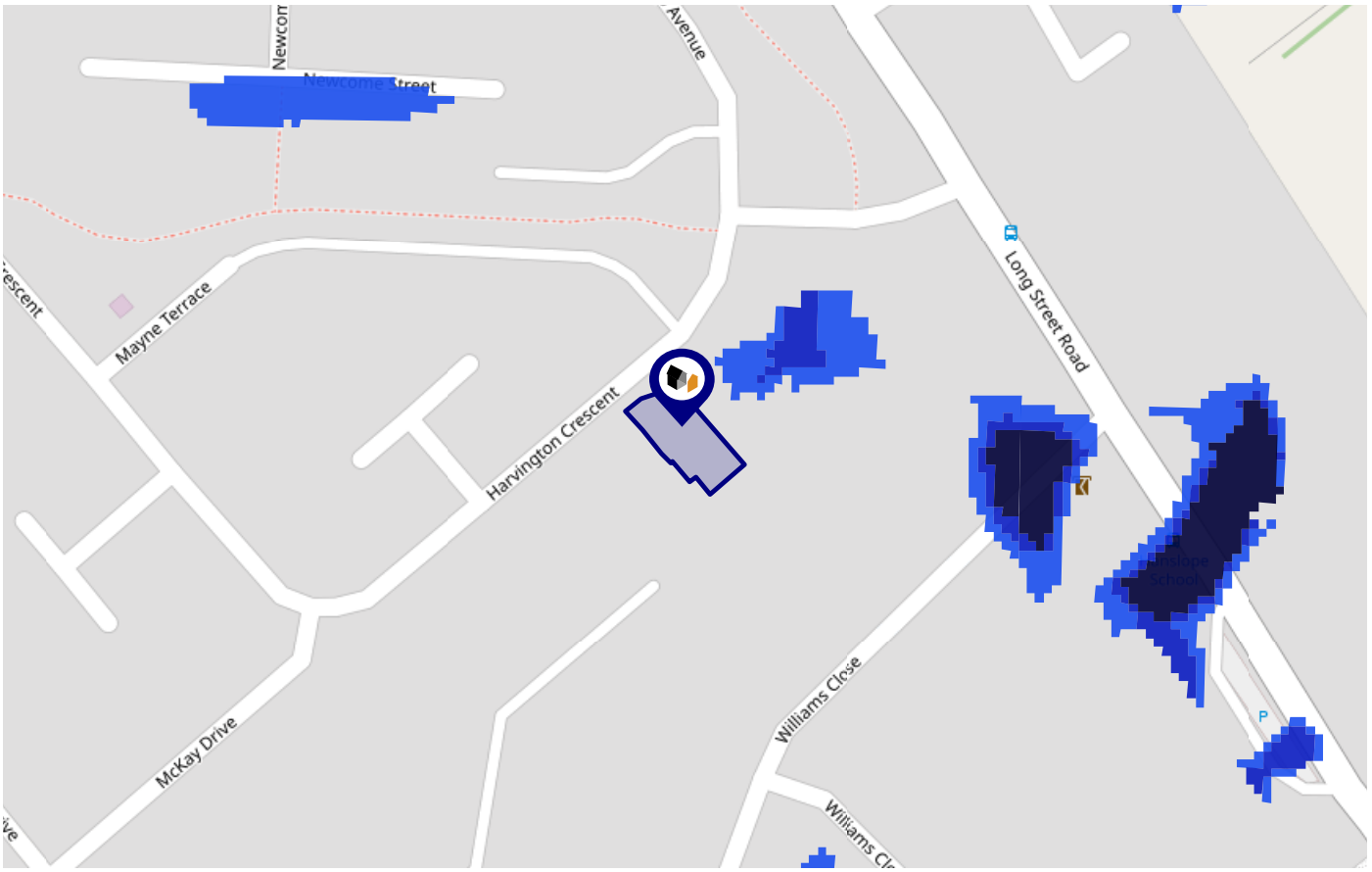


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Flood Risk
Surface Water - Climate Change

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.

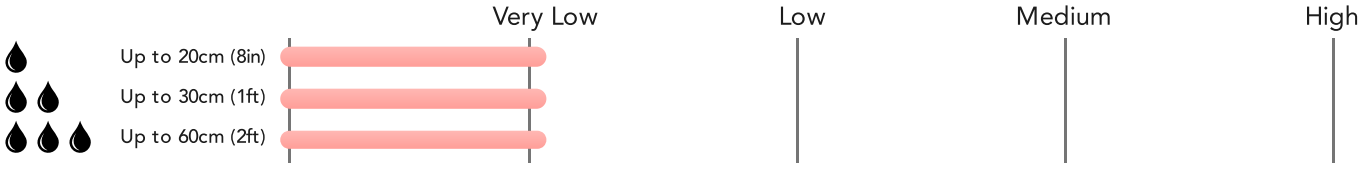


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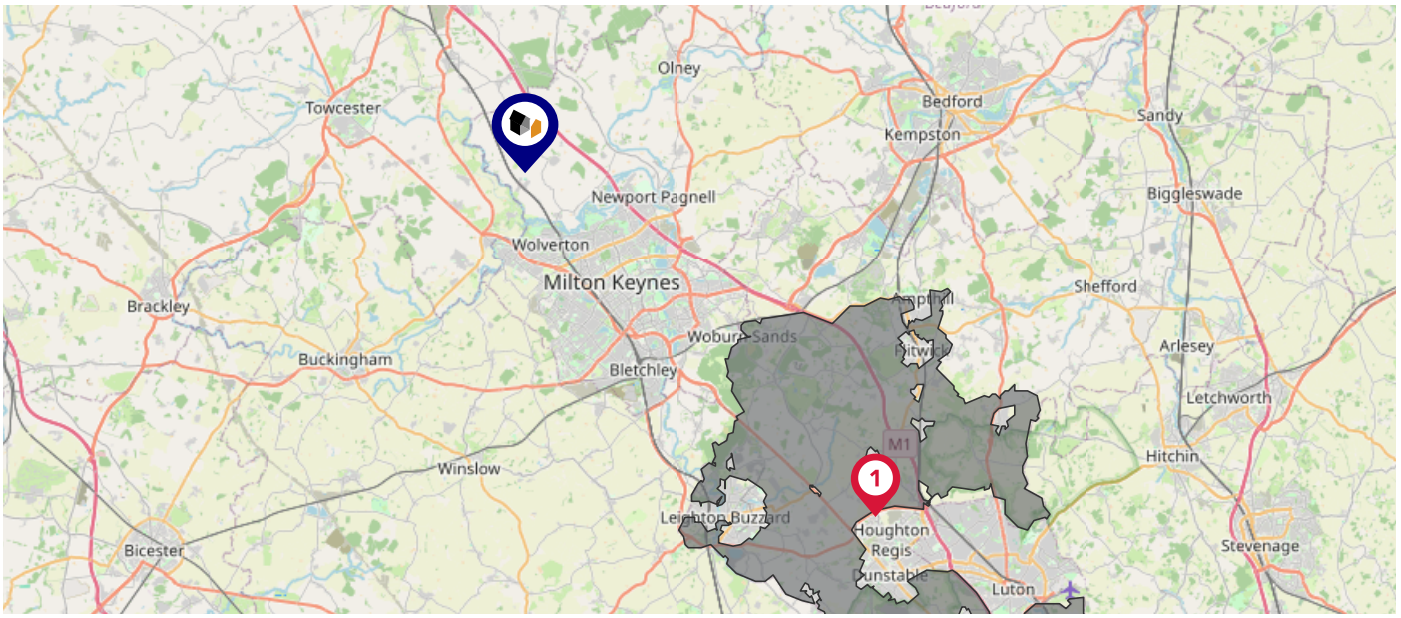


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Maps
Green Belt

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



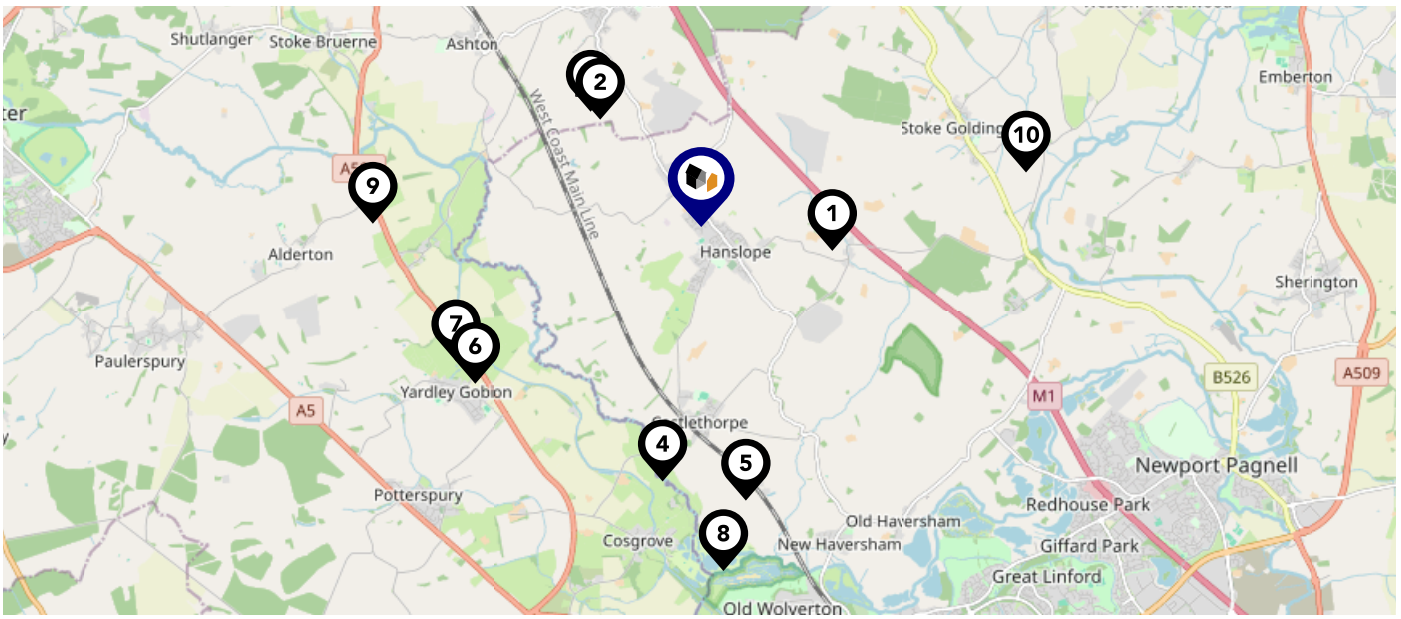
Nearby Green Belt Land

1 London Green Belt - Central Bedfordshire

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.



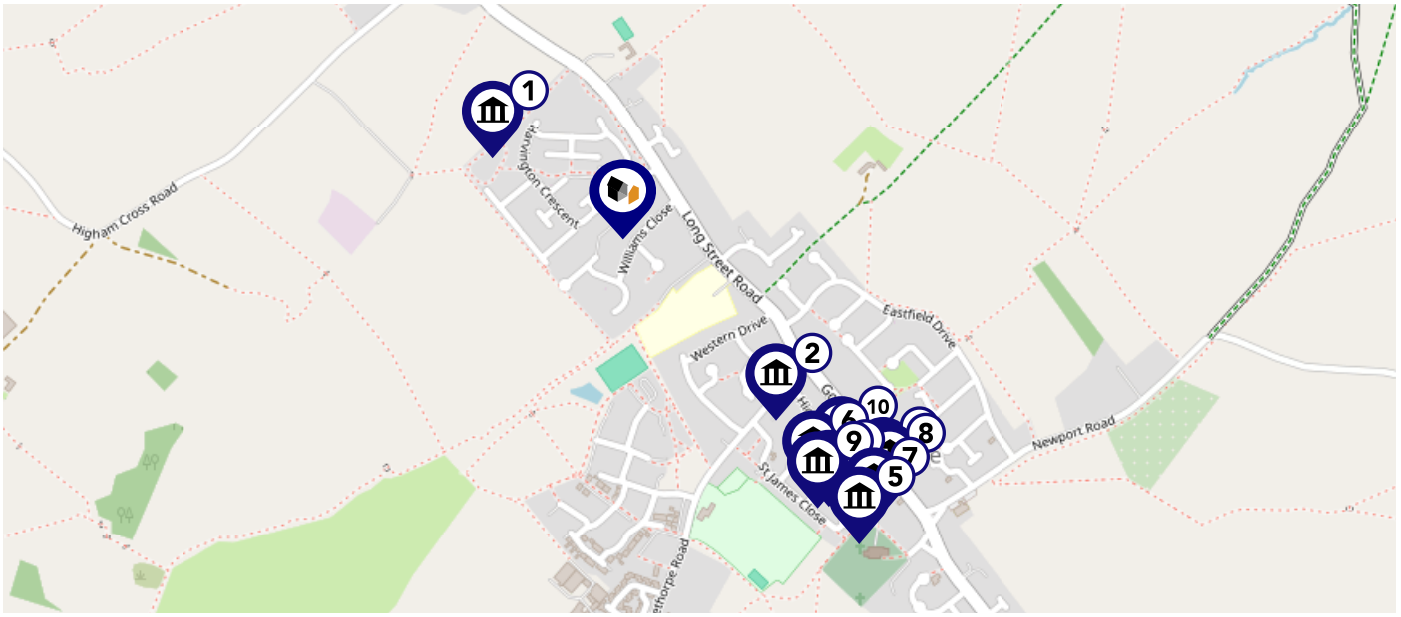
Nearby Landfill Sites

1	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

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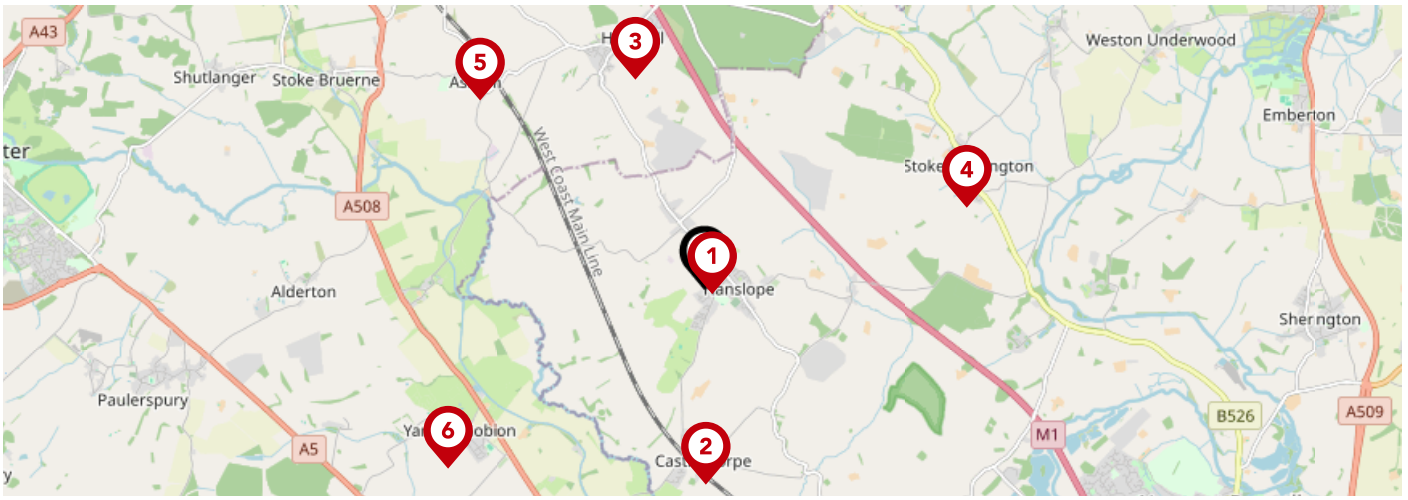
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1115924 - Folly Farmhouse	Grade II	0.2 miles
2 1115920 - Watts Arms Public House And Watts To Rear	Grade II	0.3 miles
3 1212122 - 31, Gold Street	Grade II	0.4 miles
4 1115835 - 22, High Street	Grade II	0.4 miles
5 1320190 - Stafford House	Grade II	0.4 miles
6 1289684 - 14, High Street	Grade II	0.4 miles
7 1212133 - Earl Row Horseshoe Cottage	Grade II	0.4 miles
8 1115921 - 33/35, Gold Street	Grade II	0.4 miles
9 1320224 - Methodist Chapel	Grade II	0.4 miles
10 1115923 - 37 And 39, High Street	Grade II	0.4 miles

Area
Schools

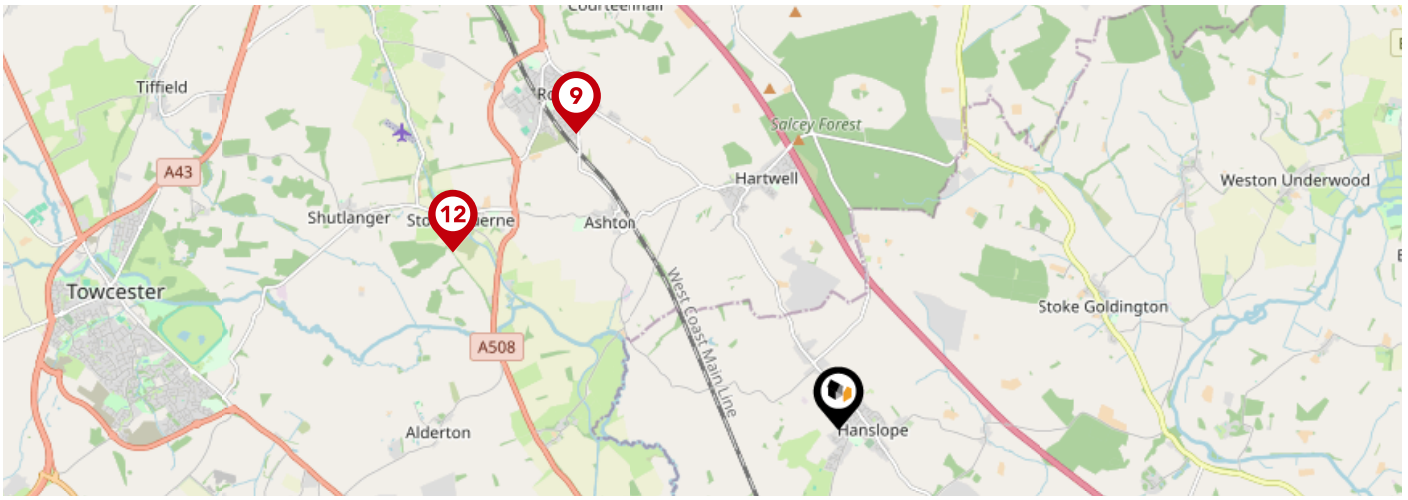
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		Nursery	Primary	Secondary	College	Private
1	**Hanslope Primary School** Ofsted Rating: Good | Pupils: 285 | Distance:0.09	☐	☑	☐	☐	☐
2	**Castlethorpe First School** Ofsted Rating: Outstanding | Pupils: 32 | Distance:1.78	☐	☑	☐	☐	☐
3	**Hartwell Primary School** Ofsted Rating: Good | Pupils: 177 | Distance:2.01	☐	☑	☐	☐	☐
4	**Stoke Goldington Church of England School** Ofsted Rating: Outstanding | Pupils: 17 | Distance:2.5	☐	☑	☐	☐	☐
5	**Ashton CofE Primary School** Ofsted Rating: Good | Pupils: 33 | Distance:2.67	☐	☑	☐	☐	☐
6	**Yardley Gobion Church of England Primary School** Ofsted Rating: Good | Pupils: 80 | Distance:2.85	☐	☑	☐	☐	☐
7	**Cosgrove Village Primary School** Ofsted Rating: Good | Pupils: 39 | Distance:2.94	☐	☑	☐	☐	☐
8	**Haversham Village School** Ofsted Rating: Good | Pupils: 167 | Distance:3.27	☐	☑	☐	☐	☐

Area
Schools

CHRIS DURRANT exp UK

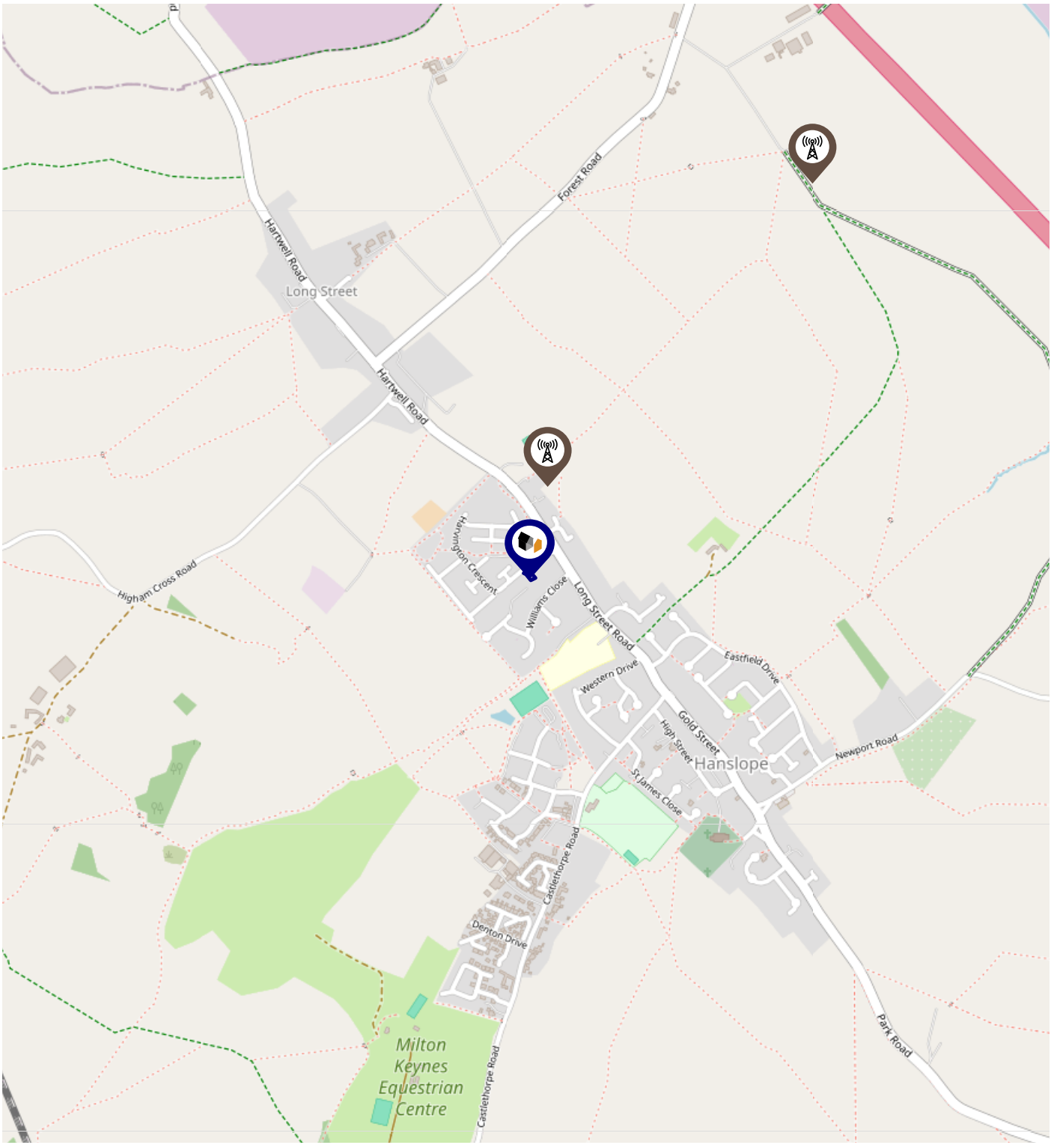


	Nursery	Primary	Secondary	College	Private
9 Roade Primary School Ofsted Rating: Good | Pupils: 302 | Distance:3.61	☐	☑	☐	☐	☐
10 John Hellins Primary School Ofsted Rating: Outstanding | Pupils: 208 | Distance:3.61	☐	☑	☐	☐	☐
11 Cambian Potterspury Lodge School Ofsted Rating: Good | Pupils: 37 | Distance:3.67	☐	☐	☑	☐	☐
12 Stoke Bruerne Church of England Primary School Ofsted Rating: Good | Pupils: 66 | Distance:3.87	☐	☑	☐	☐	☐
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:4.12	☐	☑	☐	☐	☐
16 New Bradwell Primary School Ofsted Rating: Good | Pupils: 618 | Distance:4.16	☐	☑	☐	☐	☐

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Local Area
Masts & Pylons

CHRIS DURRANT exp UK



Key:

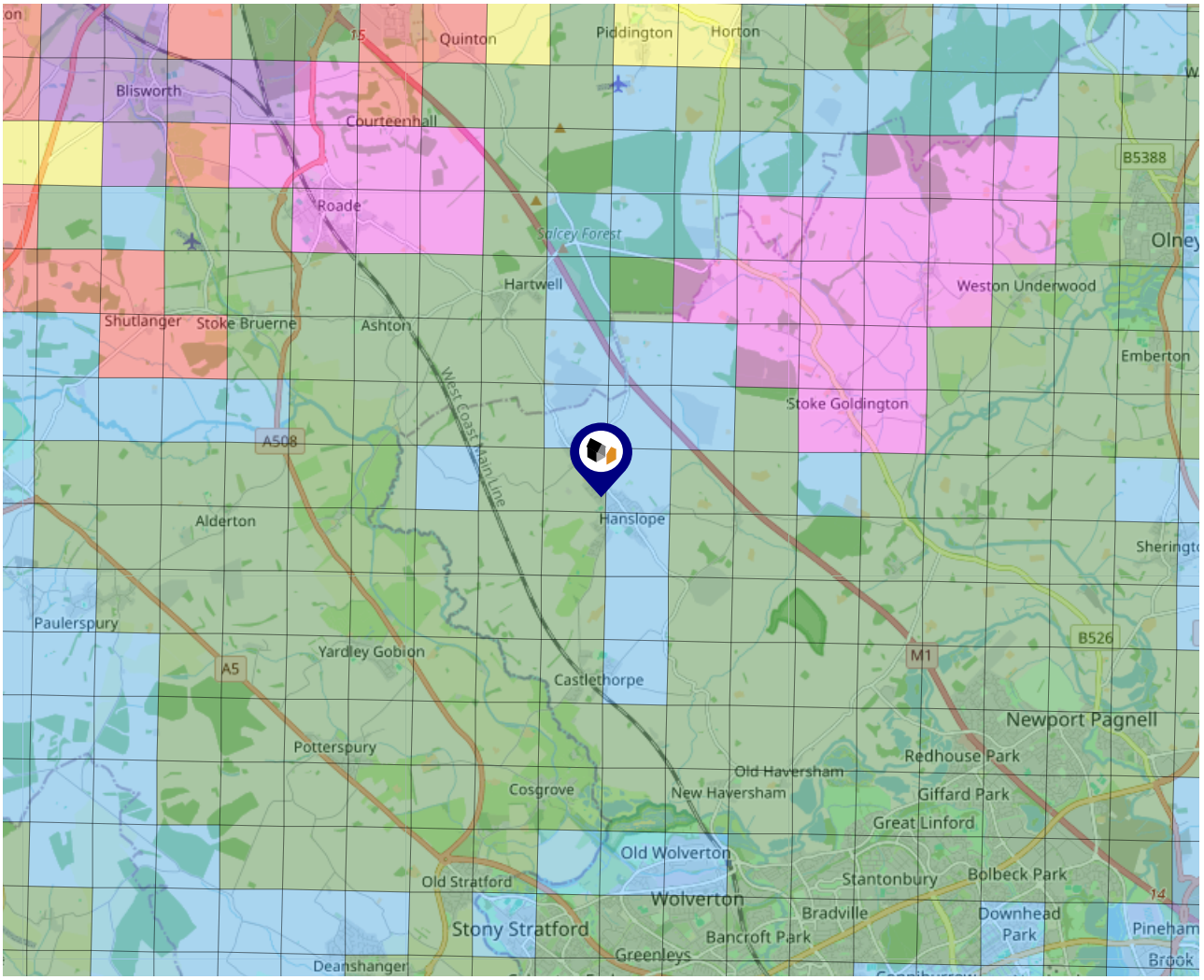
Power Pylons

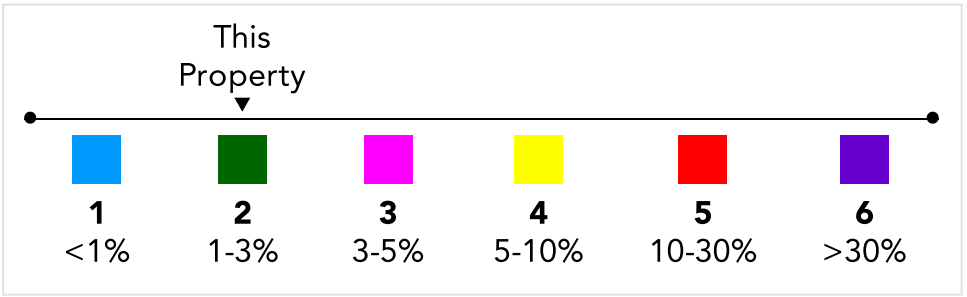
Communication Masts

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What is Radon?

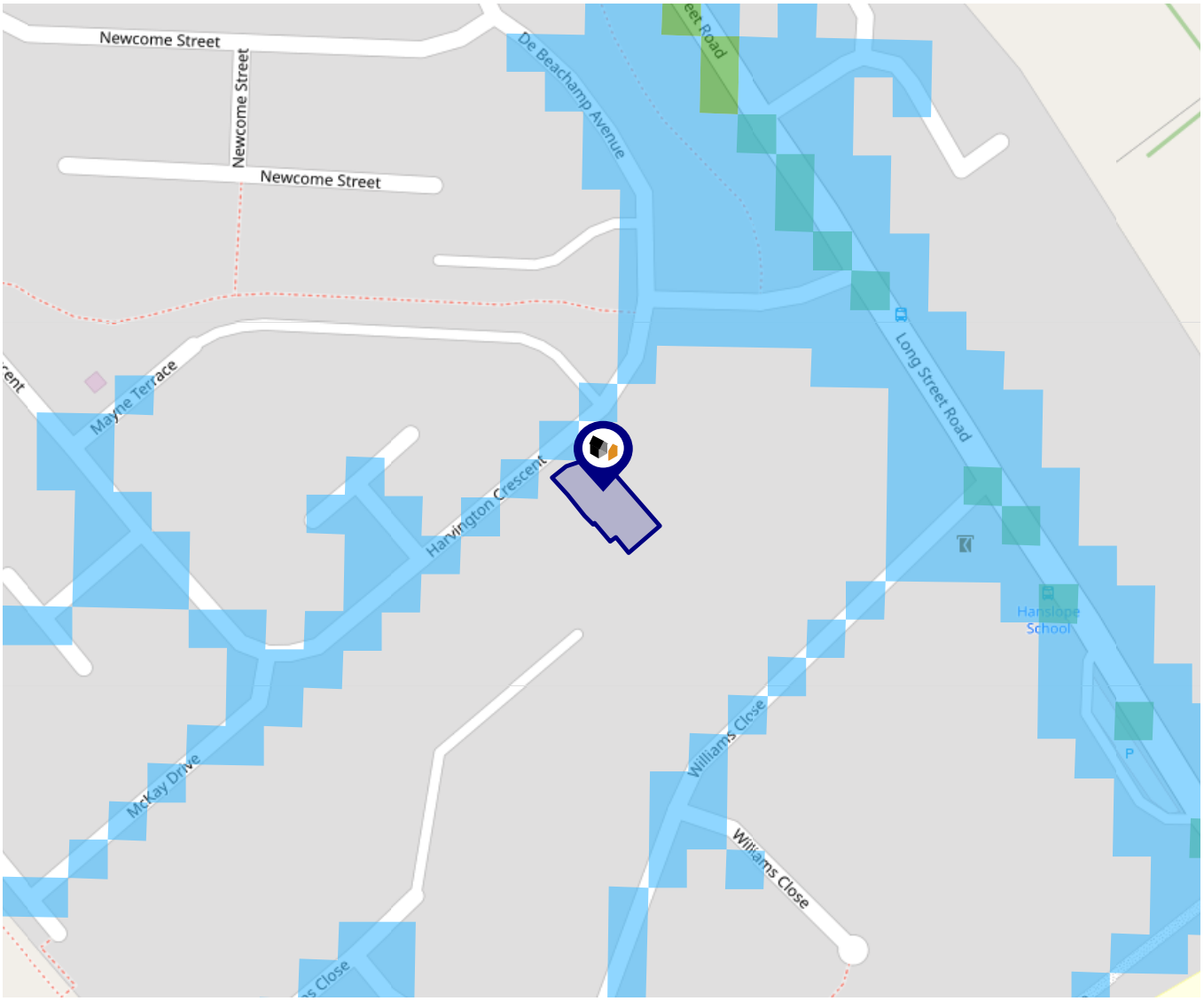
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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





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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.

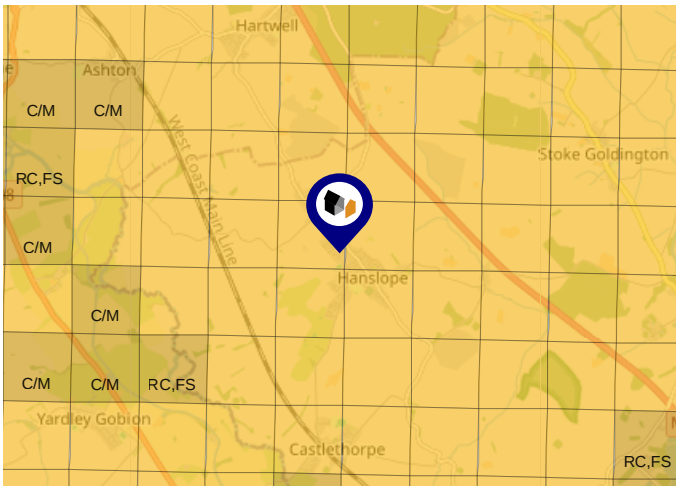
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment
Soils & Clay

CHRIS DURRANT exp UK

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

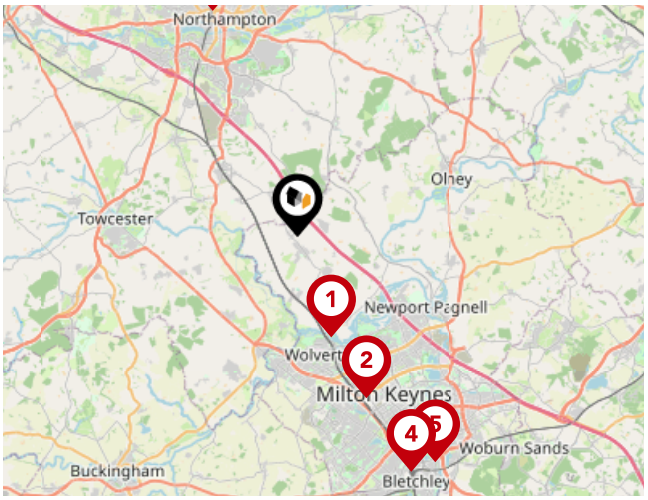
Carbon Content:	VARIABLE	**Soil Texture:**	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO HEAVY		



Primary Classifications (Most Common Clay Types)

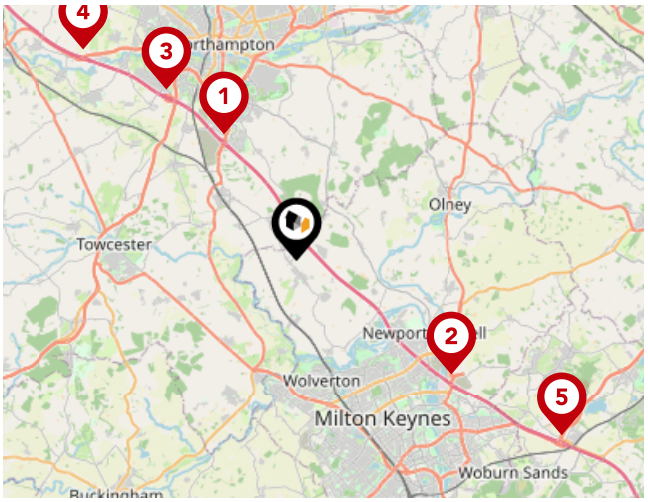
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



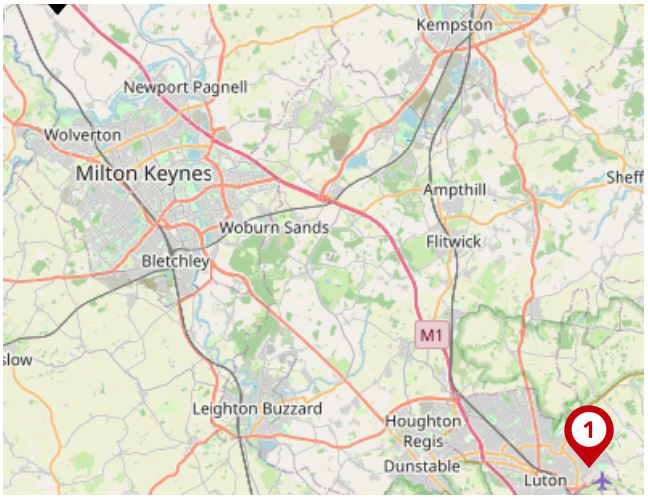
National Rail Stations

Pin	Name	Distance
1	Wolverton Rail Station	3.86 miles
2	Milton Keynes Central Rail Station	6.36 miles
3	Northampton Rail Station	8.75 miles
4	Bletchley Rail Station	9.48 miles
5	Fenny Stratford Rail Station	9.61 miles



Trunk Roads/Motorways

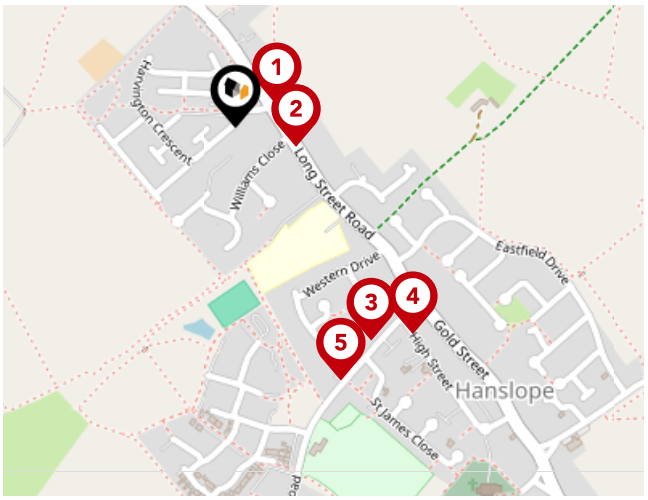
Pin	Name	Distance
1	M1 J15	5.28 miles
2	M1 J14	7 miles
3	M1 J15A	7.82 miles
4	M1 J16	10.88 miles
5	M1 J13	11.59 miles



Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	25.51 miles

Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hanslope School	0.05 miles
2	Hanslope School	0.07 miles
3	Western Drive	0.28 miles
4	Carriers Close	0.3 miles
5	Western Drive	0.31 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.

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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	(1/0) 0%	(2/1) 50%	(5/9) 180%	(24/11) 46%	(1/4) 400%	(0/1) —

Total on market: 32 **Total sold:** 22 **Average days on market:** 99

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	4	Detached	£675,000	£400,000	£534,000	17	3	20	15%	125
+1 Type	—	—	—	—	—	—	—	—	—	—
+1 Beds	5	Detached	£700,000	£635,000	£672,857	6	1	7	14%	166
All considered			**£700,000**	**£400,000**	**£603,429**	**23**	**4**	**27**	**15%**	**146**

Agent
Disclaimer

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Important - Please Read

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Powered by sprift
Know any property instantly

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