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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 06th February 2026



LUNDHOLME, HEELANDS, MILTON KEYNES, MK13

Chris Durrant powered by eXp

8 Lincslade Grove Loughton Milton Keynes MK5 8DL

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Plot Area:	0.07 acres		
Council Tax :	Band E		
Annual Estimate:	£2,760		
Title Number:	BM126819		

Local Area

Local Authority:	Milton keynes	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	5	66	1800
• Surface Water	Very low	mb/s	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				



59, Lundholme, Milton Keynes, MK13 7QJ

Last Sold Date:	31/10/2022	06/06/2002	22/10/1998	07/09/1998
Last Sold Price:	£258,500	£98,500	£54,500	£42,800

45, Lundholme, Milton Keynes, MK13 7QJ

Last Sold Date:	11/04/2022	03/06/2013	13/06/2003	01/08/2001	27/01/1995
Last Sold Price:	£302,000	£149,995	£130,000	£83,500	£39,000

43, Lundholme, Milton Keynes, MK13 7QJ

Last Sold Date:	04/04/2022
Last Sold Price:	£152,000

47, Lundholme, Milton Keynes, MK13 7QJ

Last Sold Date:	15/02/2021	29/11/2002	16/02/1996
Last Sold Price:	£120,000	£66,995	£16,500

67, Lundholme, Milton Keynes, MK13 7QJ

Last Sold Date:	22/05/2020	03/12/1999
Last Sold Price:	£250,000	£78,000

63, Lundholme, Milton Keynes, MK13 7QJ

Last Sold Date:	27/09/2019	19/07/2017	26/07/2013	11/02/2004	24/03/2000
Last Sold Price:	£255,000	£250,000	£169,995	£137,000	£73,000

23, Lundholme, Milton Keynes, MK13 7QJ

Last Sold Date:	05/09/2017	14/04/2011	08/09/2006	28/11/2002	24/03/2000
Last Sold Price:	£212,000	£135,000	£133,000	£109,200	£68,500

7, Lundholme, Milton Keynes, MK13 7QJ

Last Sold Date:	06/03/2017	19/08/2008	20/12/2004	23/11/2001
Last Sold Price:	£220,000	£163,500	£149,000	£85,000

65, Lundholme, Milton Keynes, MK13 7QJ

Last Sold Date:	11/08/2014	20/04/2007	28/04/2000
Last Sold Price:	£172,000	£164,995	£71,995

13, Lundholme, Milton Keynes, MK13 7QJ

Last Sold Date:	11/07/2014	11/10/2005
Last Sold Price:	£166,000	£70,000

39, Lundholme, Milton Keynes, MK13 7QJ

Last Sold Date:	27/11/2013
Last Sold Price:	£55,000

3, Lundholme, Milton Keynes, MK13 7QJ

Last Sold Date:	04/10/2013	30/08/2002
Last Sold Price:	£166,500	£133,000

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

35, Lundholme, Milton Keynes, MK13 7QJ

Last Sold Date:	31/08/2007	02/05/2003	30/05/2002	23/07/1999
Last Sold Price:	£165,000	£129,000	£96,000	£62,000

5, Lundholme, Milton Keynes, MK13 7QJ

Last Sold Date:	12/04/2007
Last Sold Price:	£242,500

11, Lundholme, Milton Keynes, MK13 7QJ

Last Sold Date:	16/12/2004
Last Sold Price:	£131,000

37, Lundholme, Milton Keynes, MK13 7QJ

Last Sold Date:	23/02/2004	30/11/2000	30/06/2000
Last Sold Price:	£133,000	£78,000	£80,000

57, Lundholme, Milton Keynes, MK13 7QJ

Last Sold Date:	30/01/2004	02/03/2001	17/12/1999
Last Sold Price:	£60,000	£29,850	£27,200

33, Lundholme, Milton Keynes, MK13 7QJ

Last Sold Date:	12/08/2002	15/08/1997
Last Sold Price:	£109,995	£54,000

9, Lundholme, Milton Keynes, MK13 7QJ

Last Sold Date:	24/06/2002	31/07/1995
Last Sold Price:	£86,000	£39,995

31, Lundholme, Milton Keynes, MK13 7QJ

Last Sold Date:	01/03/2002
Last Sold Price:	£98,500

1, Lundholme, Milton Keynes, MK13 7QJ

Last Sold Date:	09/11/2001
Last Sold Price:	£95,000

15, Lundholme, Milton Keynes, MK13 7QJ

Last Sold Date:	12/10/2001	26/01/1996
Last Sold Price:	£79,000	£38,500

19, Lundholme, Milton Keynes, MK13 7QJ

Last Sold Date:	20/12/1999
Last Sold Price:	£29,500

25, Lundholme, Milton Keynes, MK13 7QJ

Last Sold Date:	20/08/1997
Last Sold Price:	£24,000

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

71, Lundholme, Milton Keynes, MK13 7QJ

Last Sold Date:	05/05/1995
Last Sold Price:	£56,000

27, Lundholme, Milton Keynes, MK13 7QJ

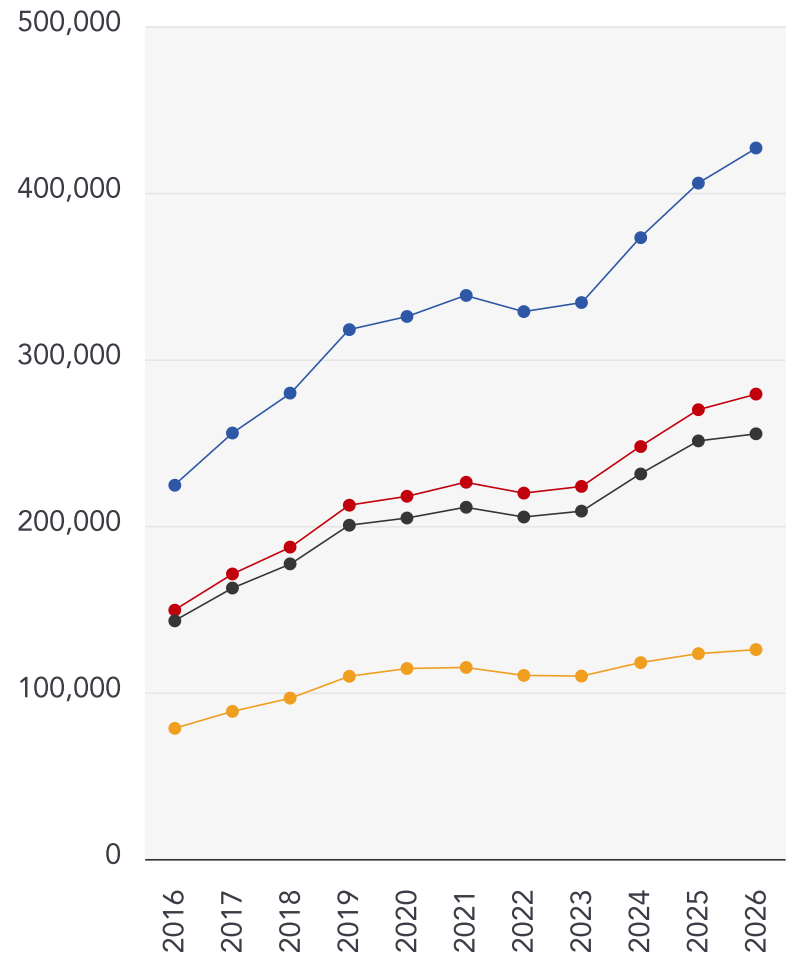
Last Sold Date:	27/01/1995
Last Sold Price:	£39,000

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 MK13



Detached

+90.23%

Semi-Detached

+86.85%

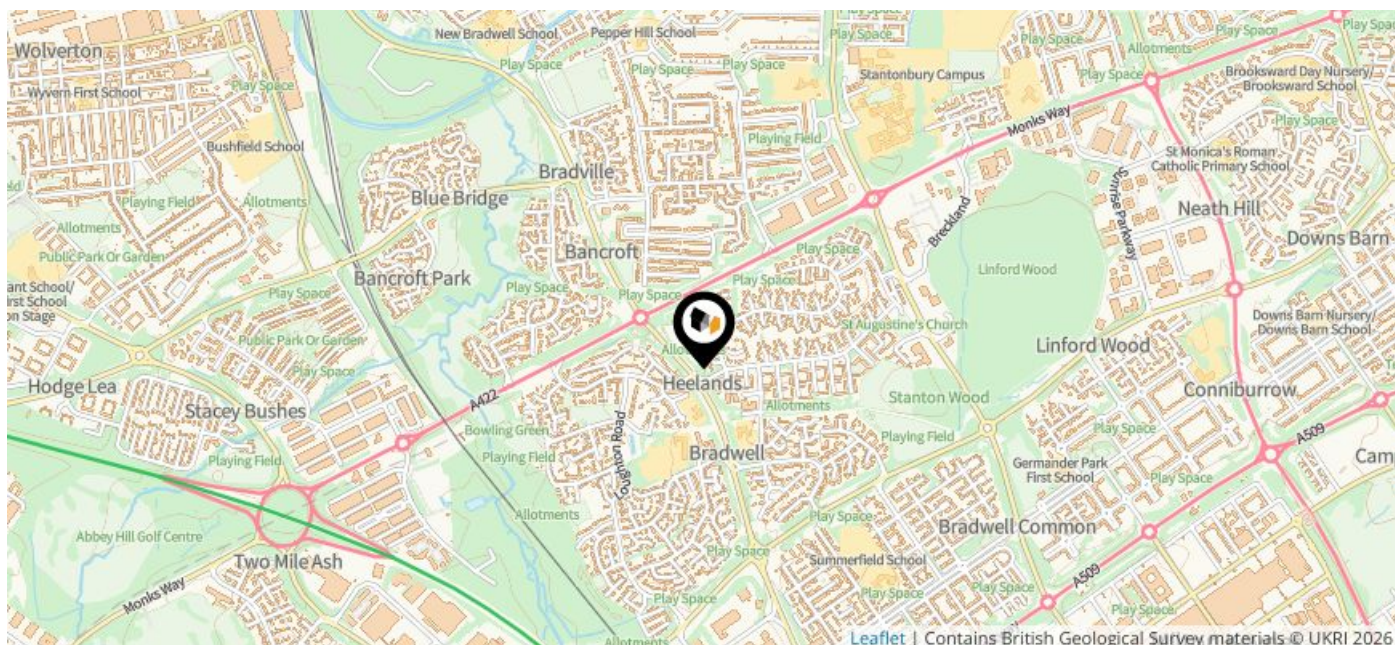
Terraced

+78.56%

Flat

+60.32%

This map displays nearby coal mine entrances and their classifications.



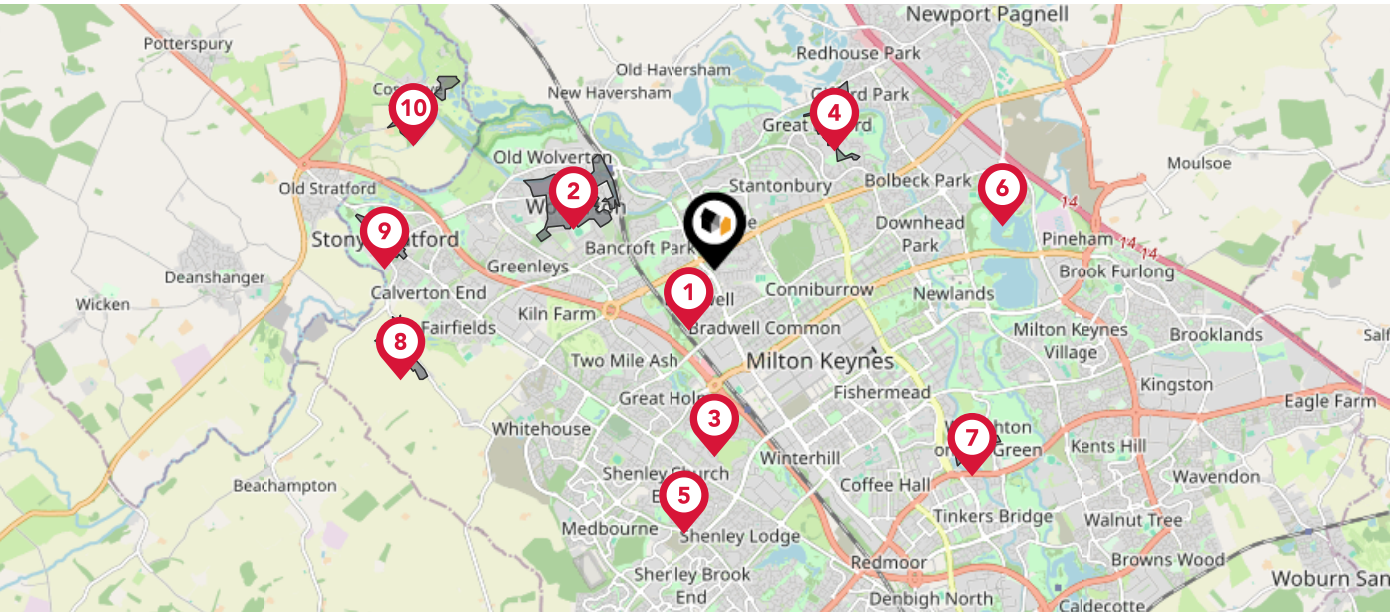
Mine Entry

- ✕ 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.

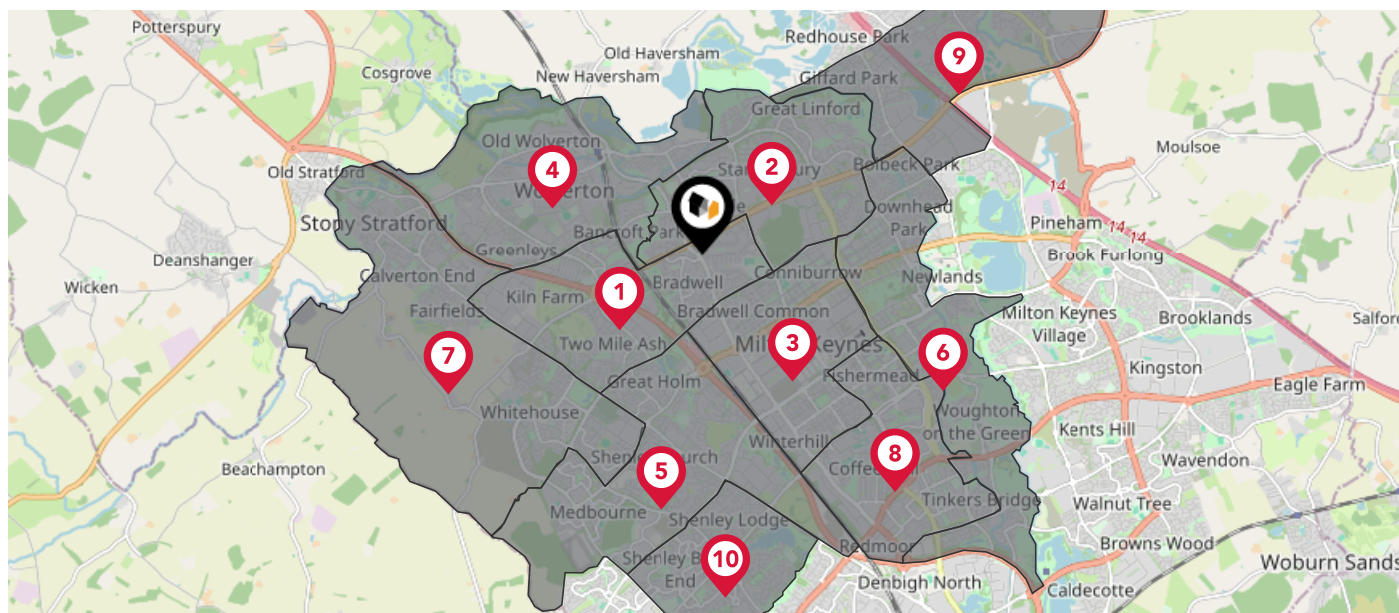
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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	Old Bradwell
2	Wolverton
3	Loughton
4	Great Linford
5	Shenley Church End
6	Willen
7	Wroughton on the Green
8	Calverton
9	Stony Stratford
10	Cosgrove

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



Bradwell Ward



Stantonbury Ward



Central Milton Keynes Ward



Wolverton Ward



Loughton & Shenley Ward



Campbell Park & Old Woughton Ward



Stony Stratford Ward



Woughton & Fishermead Ward

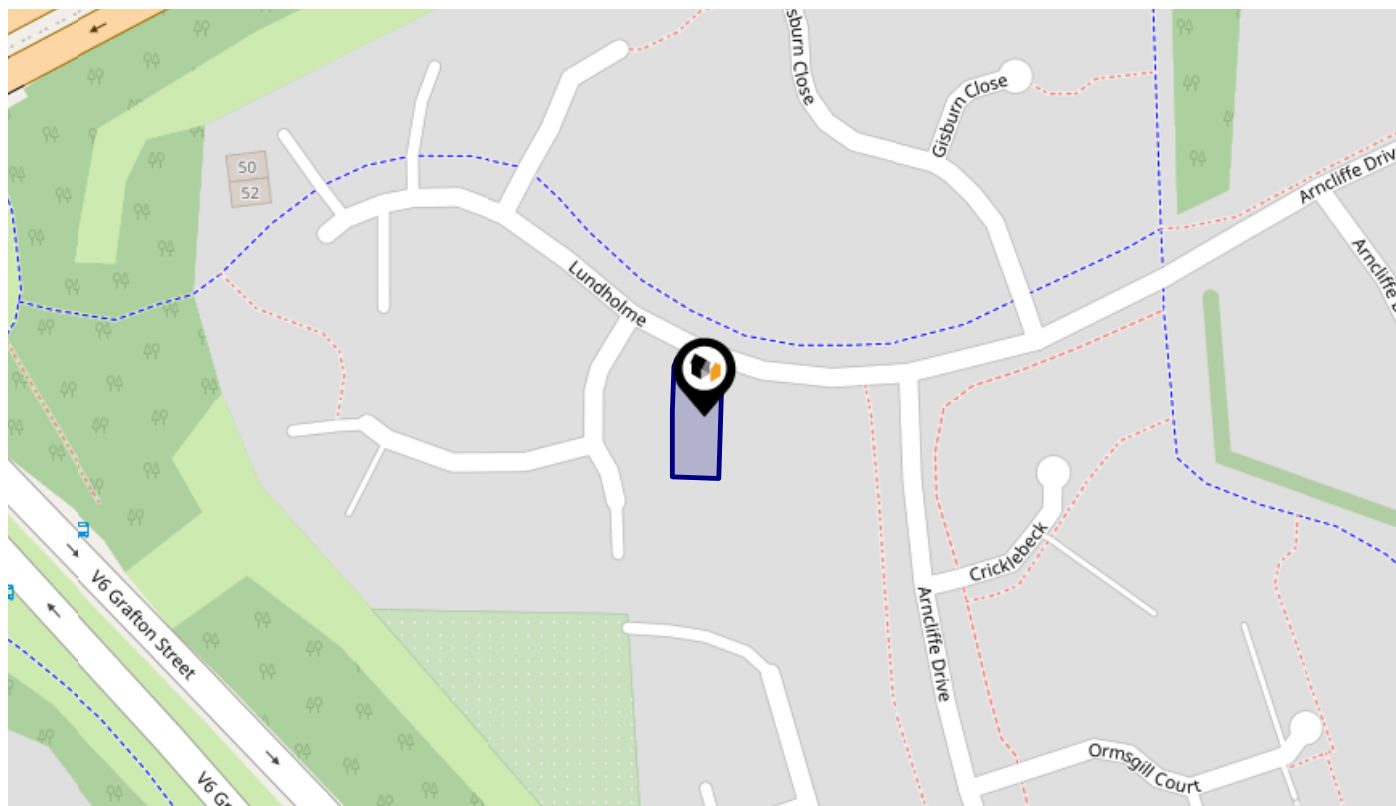


Newport Pagnell South Ward



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.

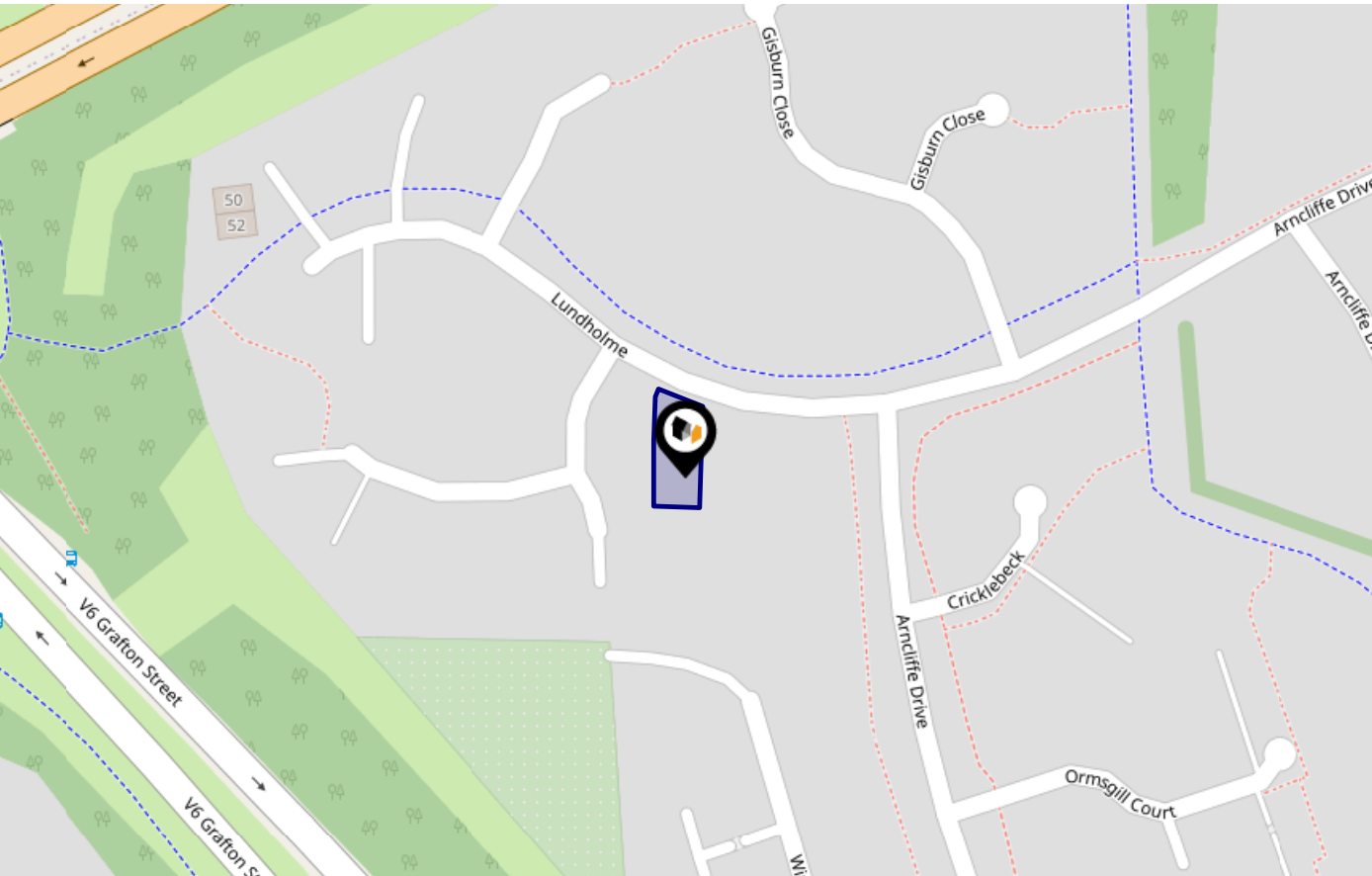
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

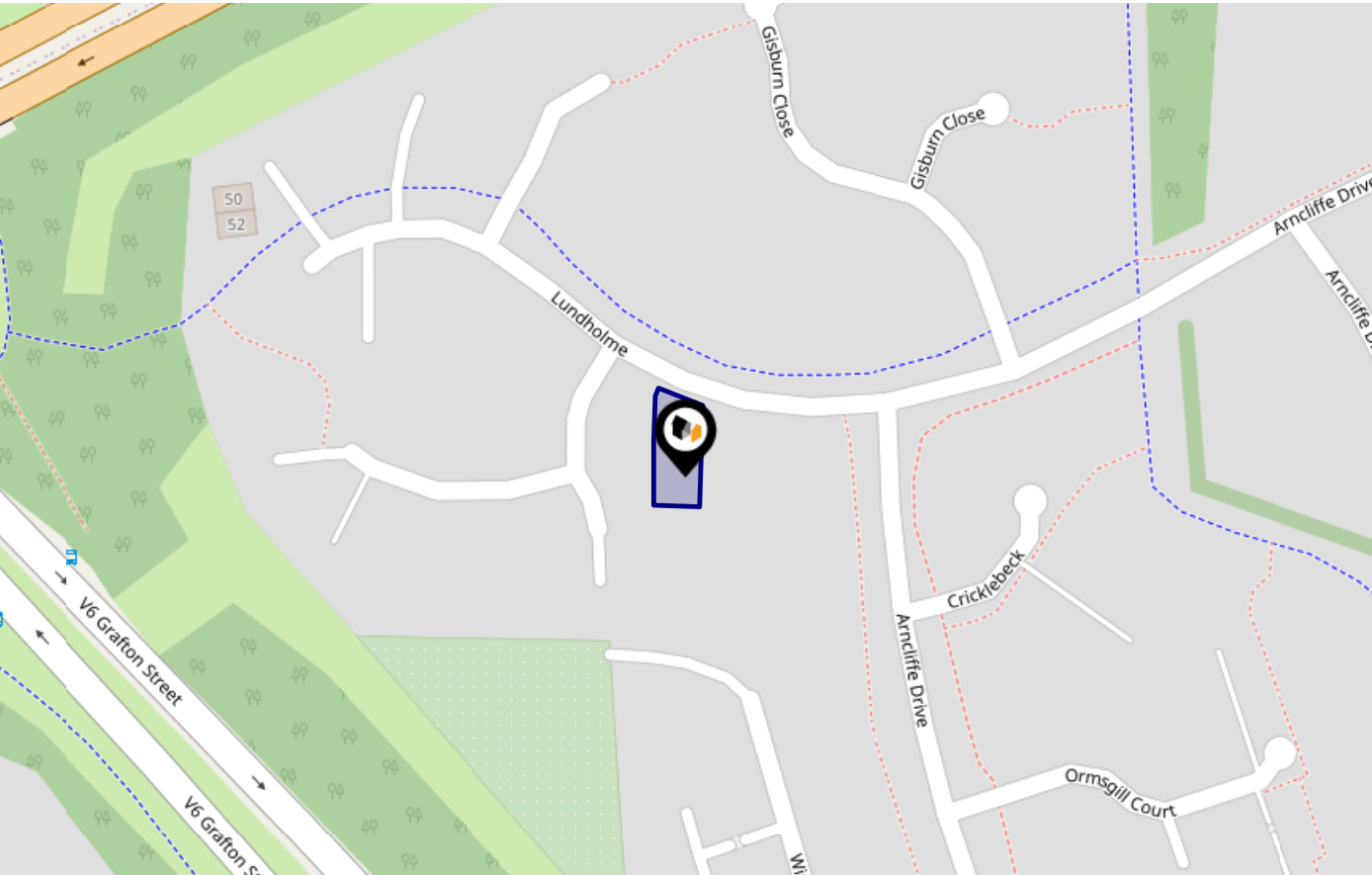
Chance of flooding to the following depths at this property:



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.

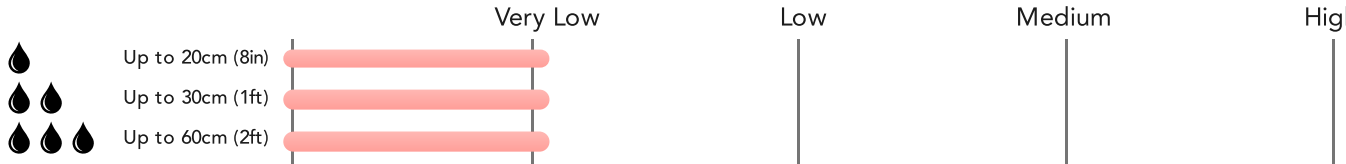


Risk Rating: Very low

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.

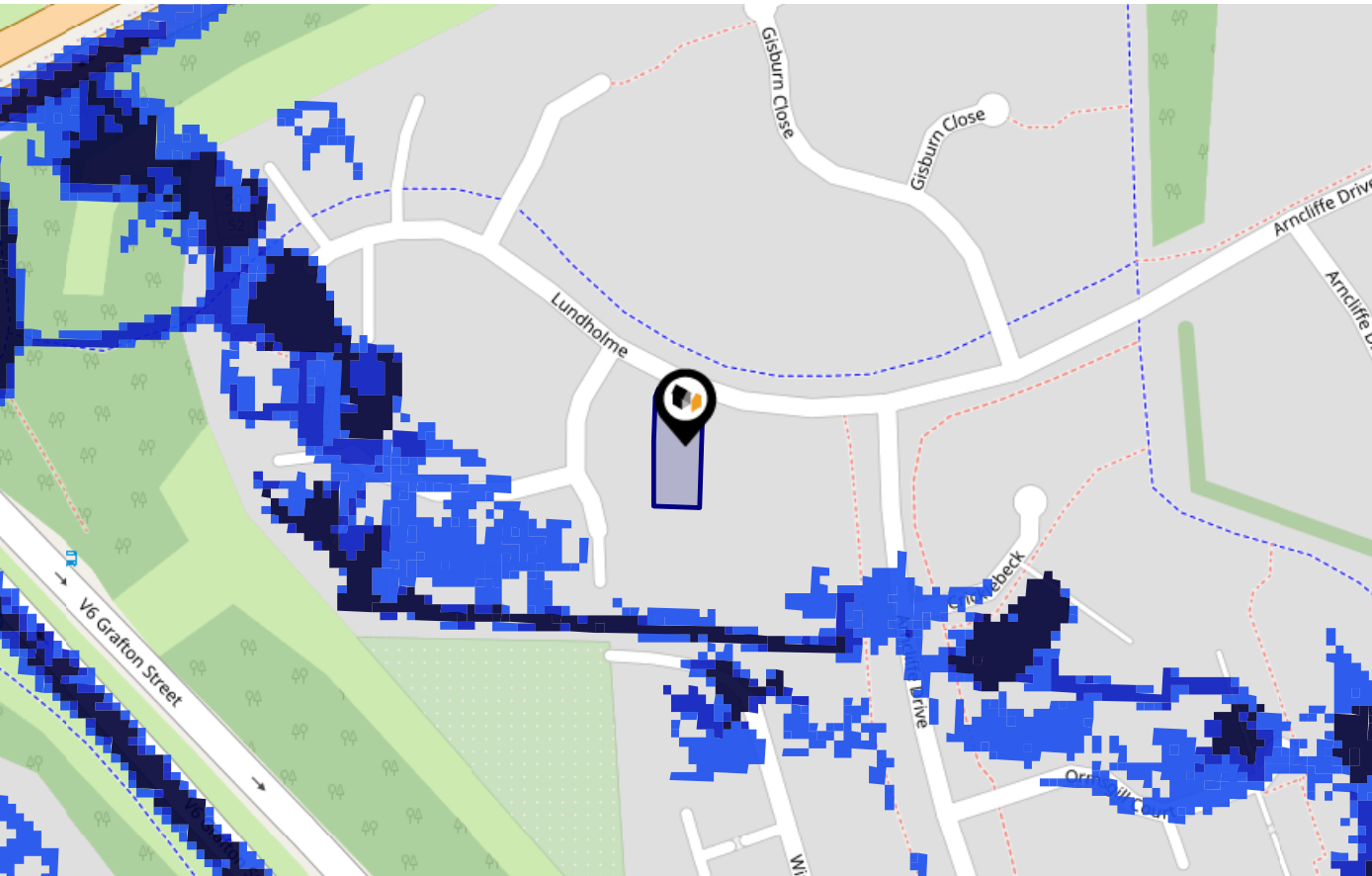
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

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

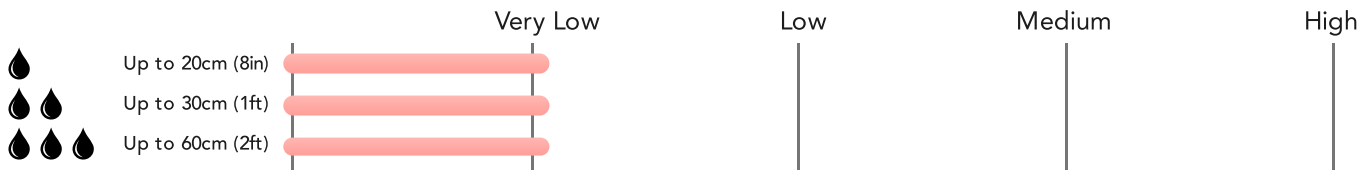


Risk Rating: Very low

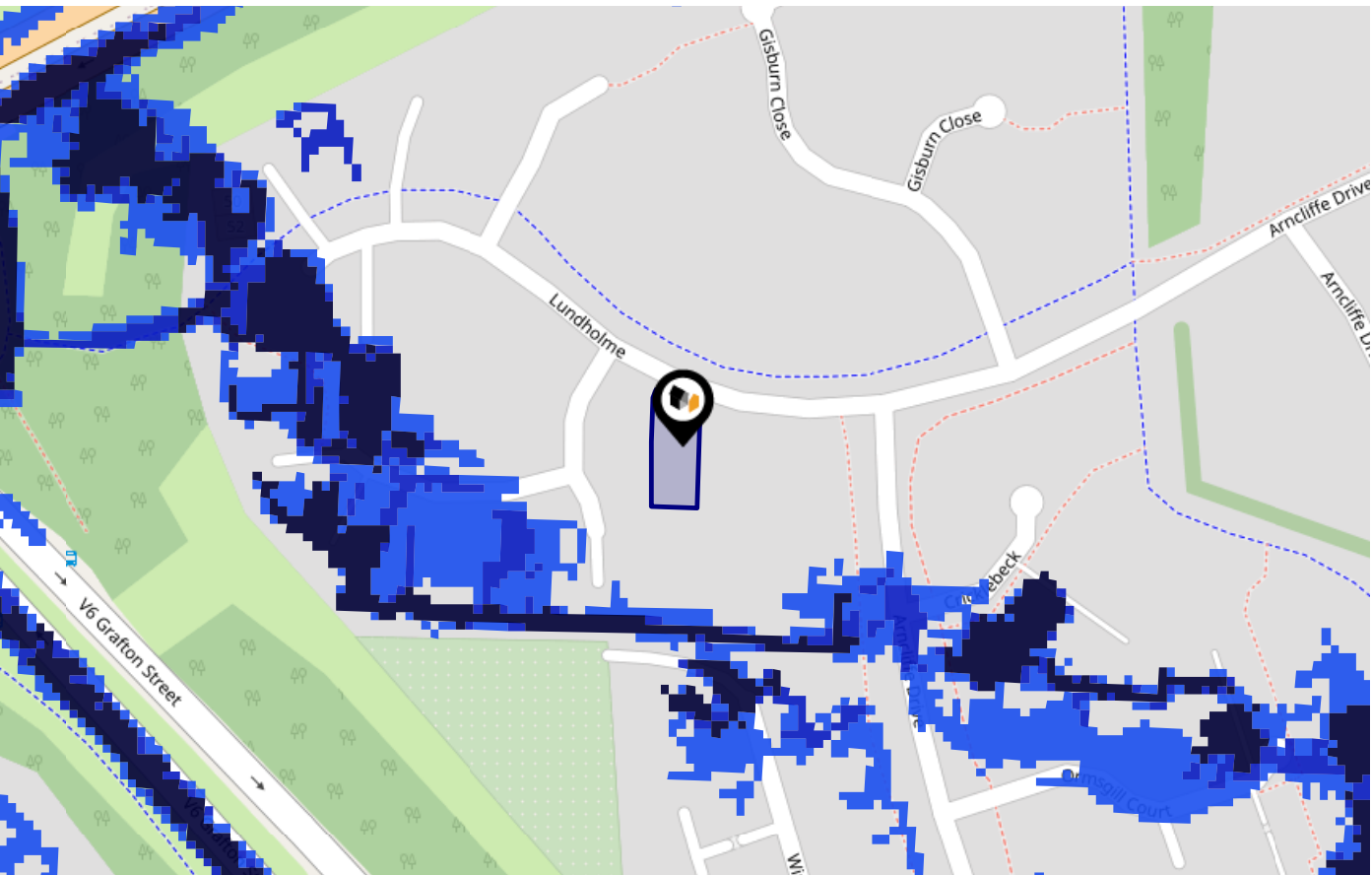
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

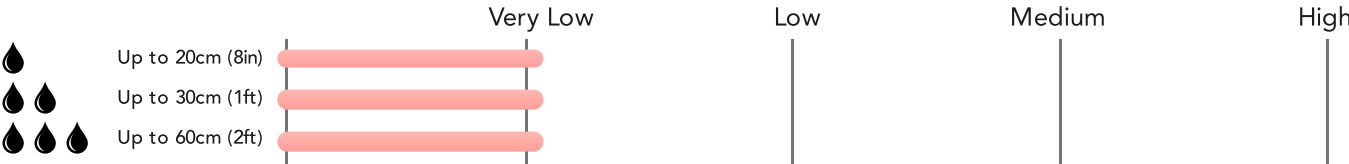


Risk Rating: Very low

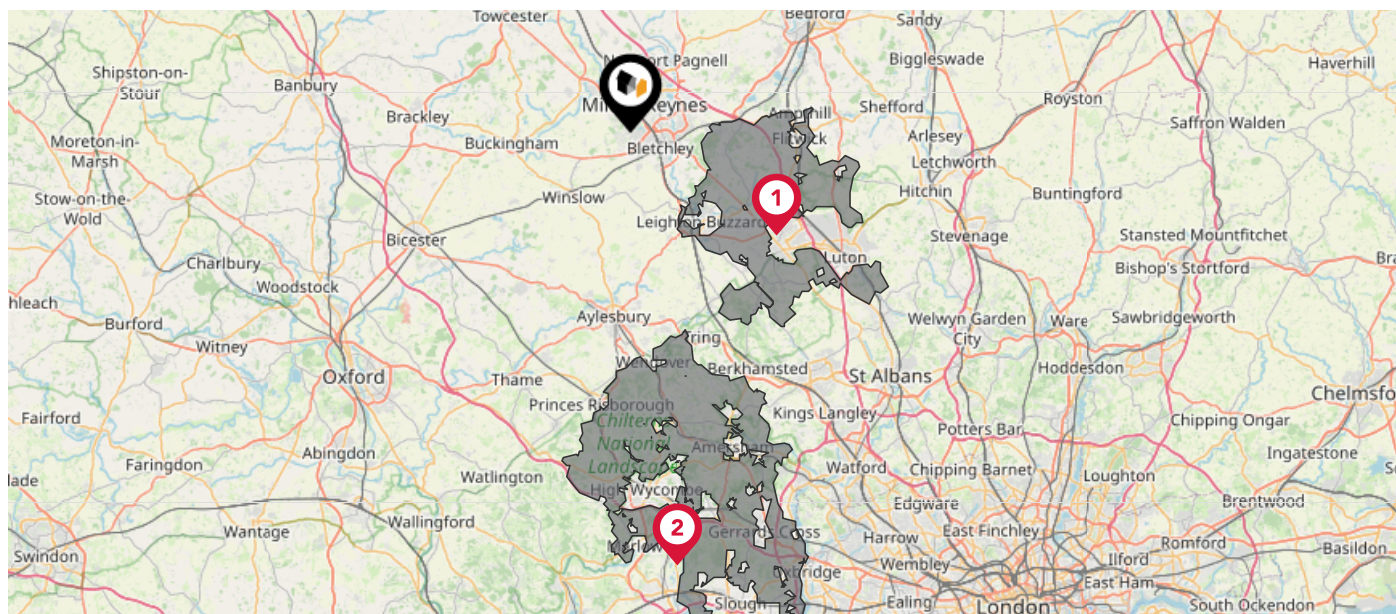
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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- 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

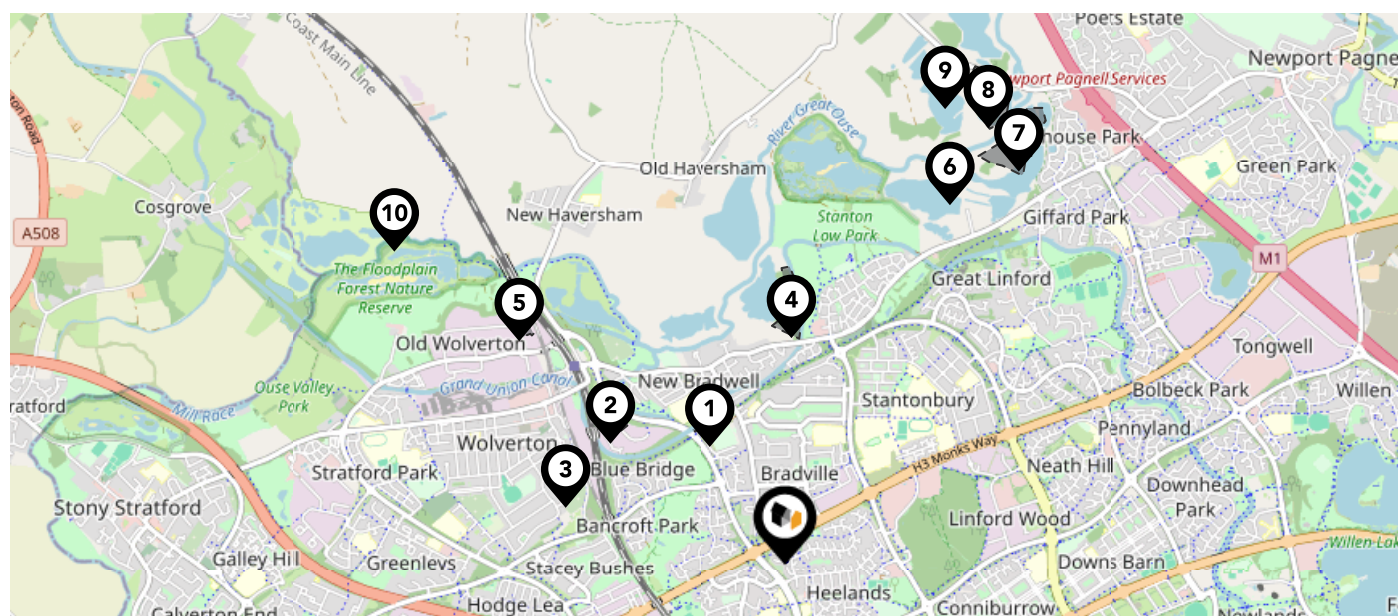


London Green Belt - Buckinghamshire

Maps

Landfill Sites

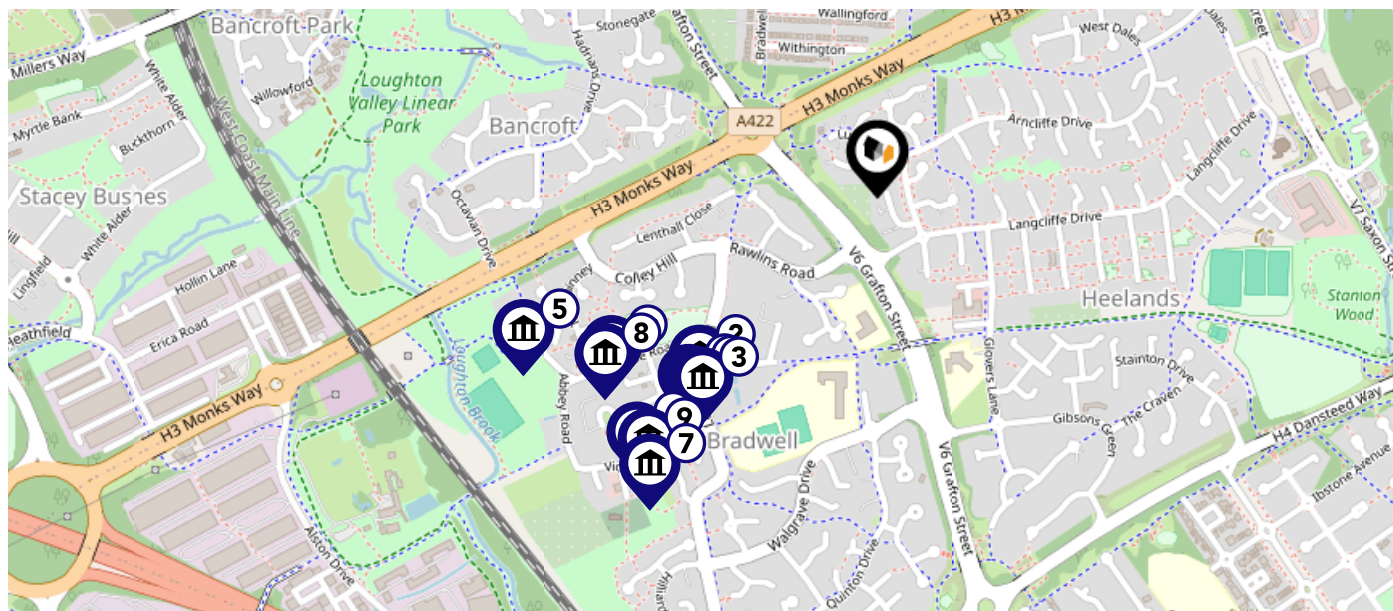
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



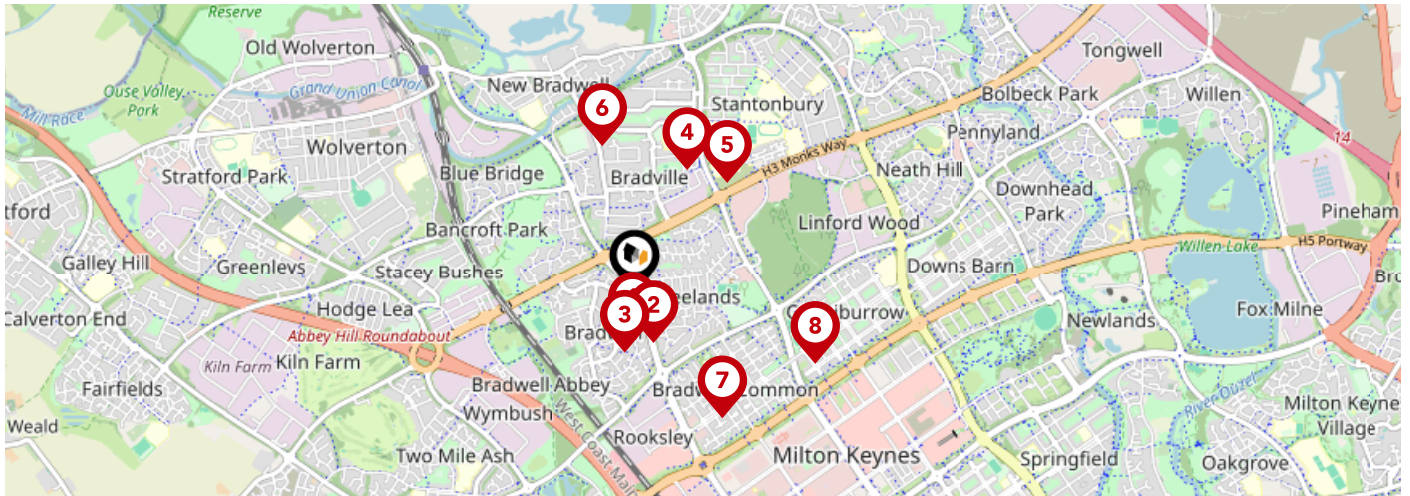
Nearby Landfill Sites

1	Old gravel pits upto c 12m of ?19th C fi-Bradwell Island, New Bradwell	Historic Landfill	
2	Pre-76 Wolverton-Wolverton, New Bradwell	Historic Landfill	
3	Bushfield County Middle School-Moon Street, Wolverton	Historic Landfill	
4	New Bradwell Council Landfill-Newport Road, New Bradwell, Buckinghamshire	Historic Landfill	
5	Haversham Upper Bank-Haversham Bank, Old Wolverton Road, Wolverton	Historic Landfill	
6	Great Linford Pit-Milton Keynes	Historic Landfill	
7	Great Linford Pit-Milton Keynes	Historic Landfill	
8	Great Linford Pit-Milton Keynes	Historic Landfill	
9	Great Linford Pit-Milton Keynes	Historic Landfill	
10	Cosgrove Caravan Park-Cosgrove Lodge Park, Lock Lane, Cosgrove	Historic Landfill	

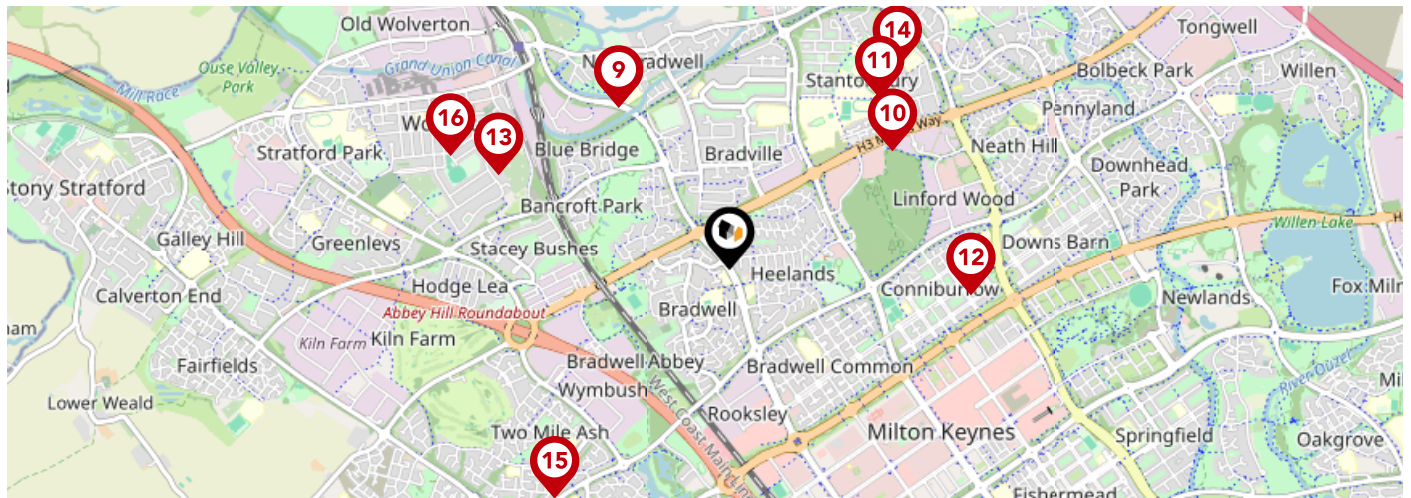
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1159882 - Stable Block	Grade II	0.3 miles
	1125266 - 40 And 42, Loughton Road	Grade II	0.3 miles
	1159875 - Bradwell House	Grade II	0.3 miles
	1332308 - Garden Wall To Street At Bradwell House	Grade II	0.3 miles
	1332307 - 1-4 Brookfield Cottages	Grade II	0.4 miles
	1332312 - Turners Farmhouse	Grade II	0.4 miles
	1125269 - The Prince Albert Public House	Grade II	0.4 miles
	1125267 - Home Farmhouse	Grade II	0.4 miles
	1125272 - The Victoria Public House	Grade II	0.4 miles
	1332309 - Building To North East Of Home Farmhouse	Grade II	0.4 miles



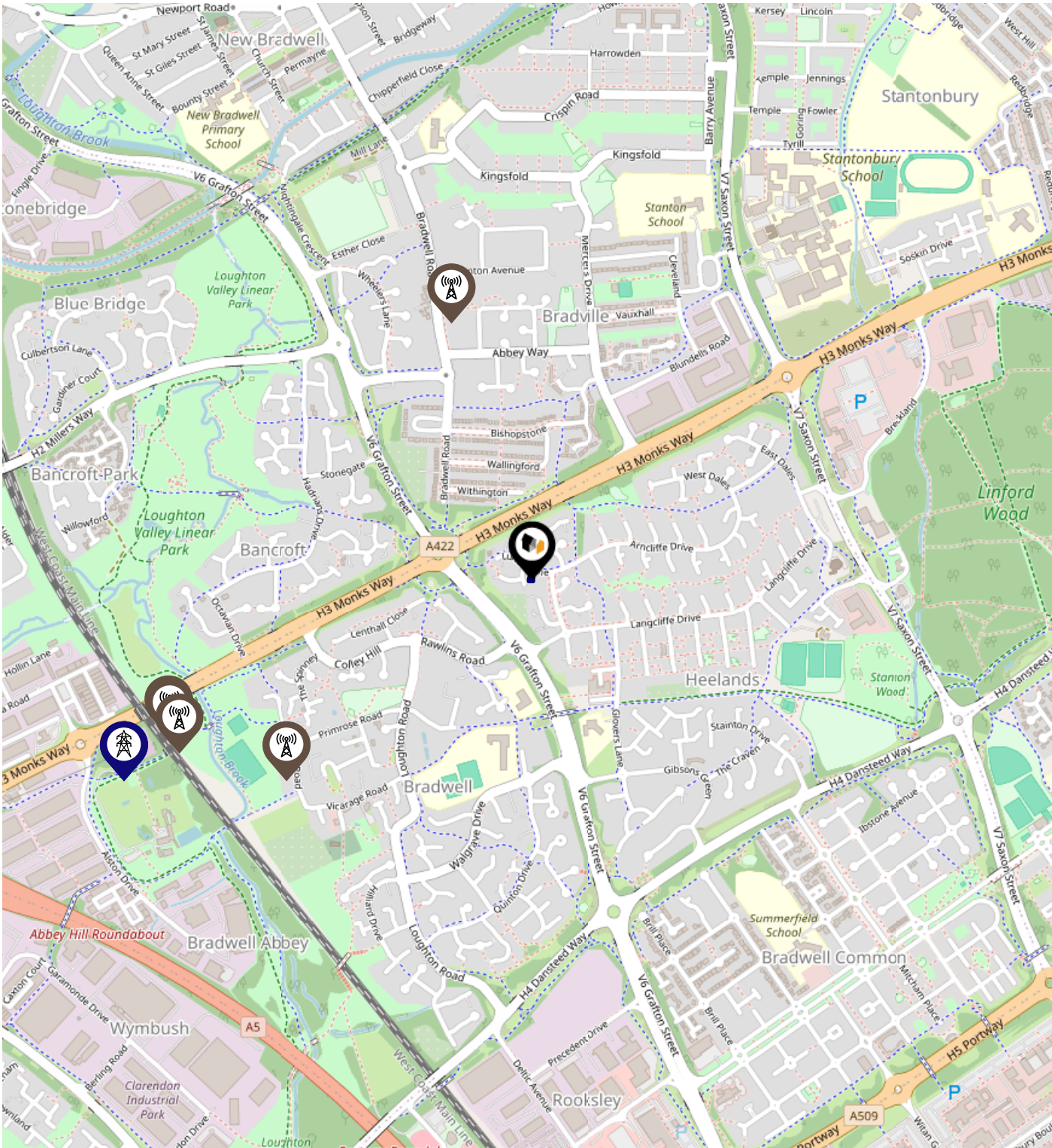
		Nursery	Primary	Secondary	College	Private
1	Priory Common School Ofsted Rating: Good Pupils: 73 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Heelands School Ofsted Rating: Good Pupils: 86 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Bradwell Village School Ofsted Rating: Good Pupils: 201 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Stanton School Ofsted Rating: Outstanding Pupils: 301 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Stantonbury School Ofsted Rating: Requires improvement Pupils: 1504 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Pepper Hill School Ofsted Rating: Good Pupils: 137 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Summerfield School Ofsted Rating: Good Pupils: 338 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Germander Park School Ofsted Rating: Good Pupils: 81 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	New Bradwell Primary School Ofsted Rating: Good Pupils: 618 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Webber Independent School Ofsted Rating: Not Rated Pupils: 315 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wood End Infant & Pre-School Ofsted Rating: Good Pupils: 84 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Southwood School Ofsted Rating: Good Pupils: 193 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bushfield School Ofsted Rating: Good Pupils: 411 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stephenson Academy Ofsted Rating: Good Pupils: 121 Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Two Mile Ash School Ofsted Rating: Outstanding Pupils: 676 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wyvern School Ofsted Rating: Good Pupils: 353 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

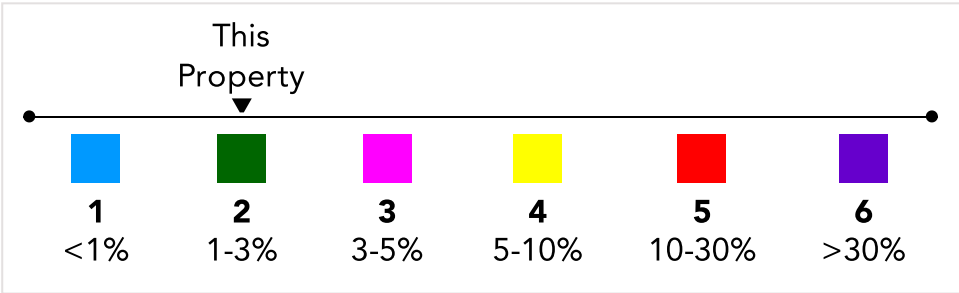
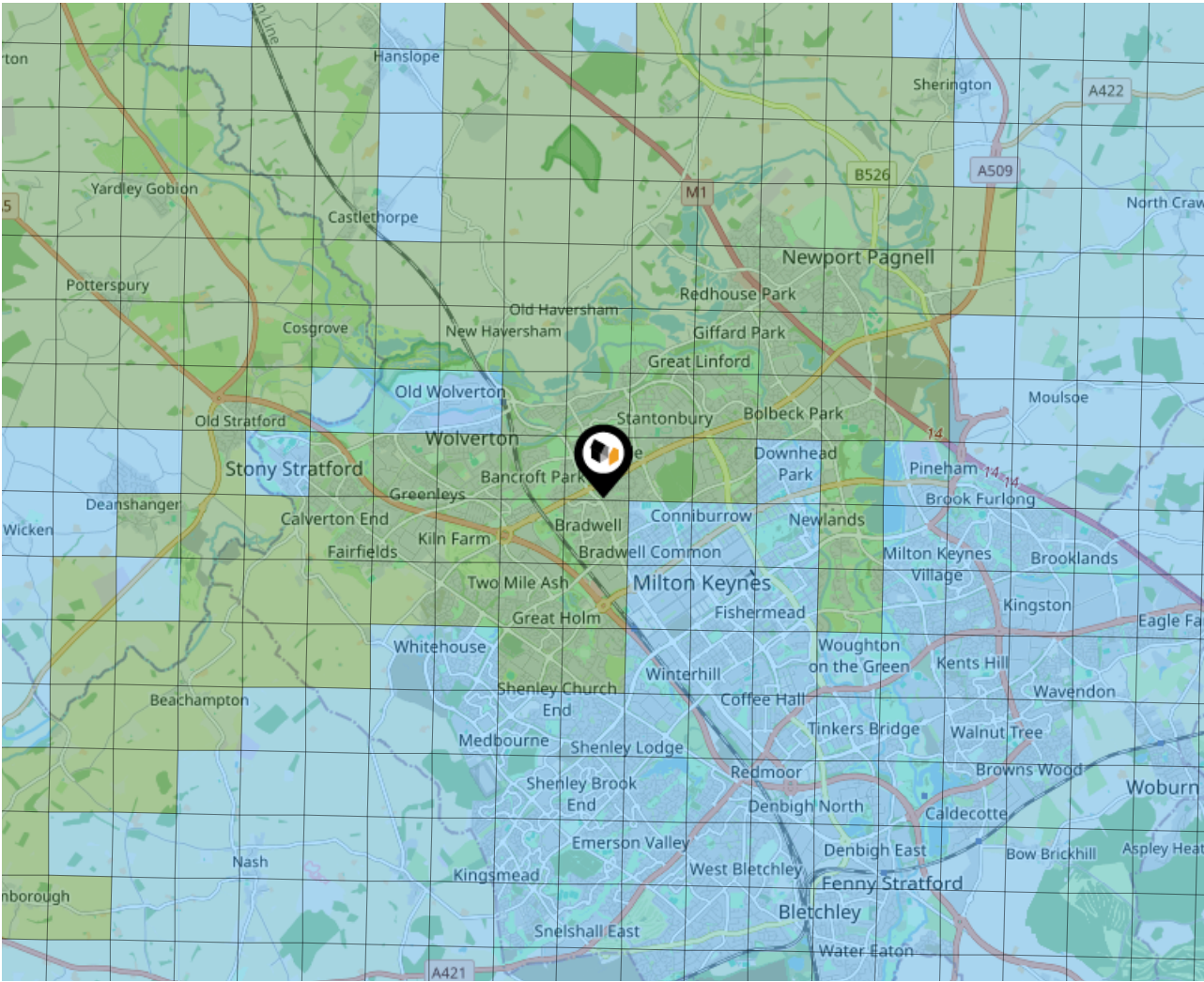


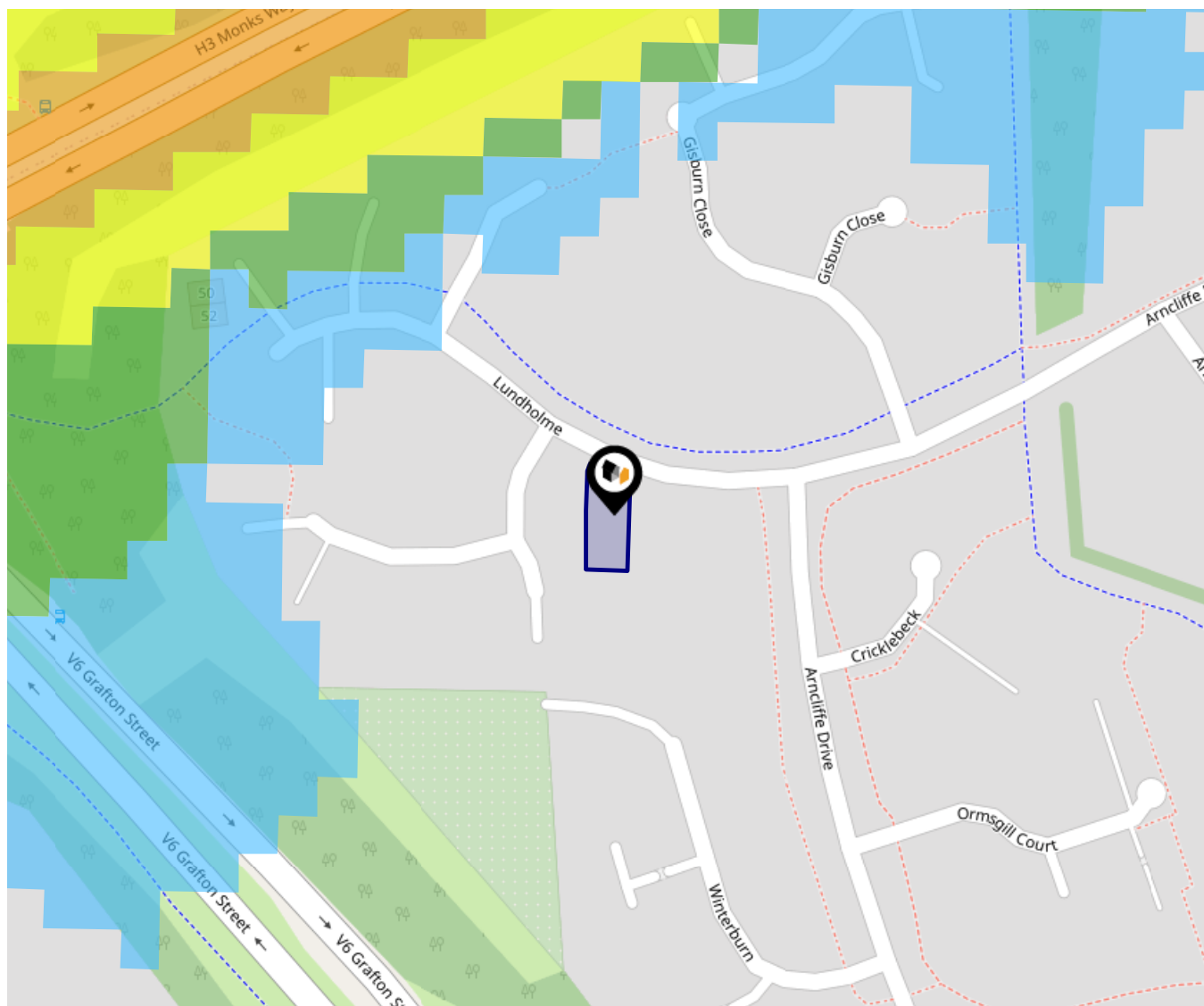
Key:

-  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).





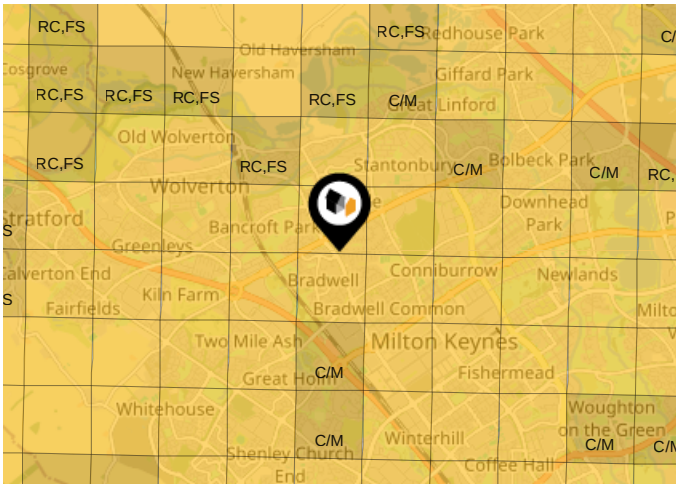
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

- 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:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		



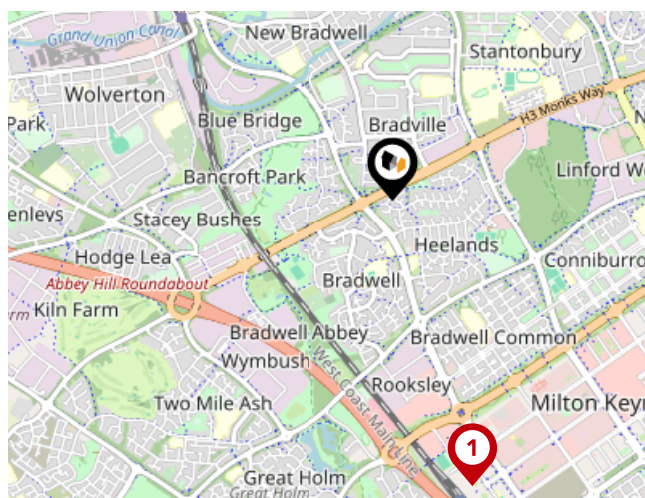
Primary Classifications (Most Common Clay Types)

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

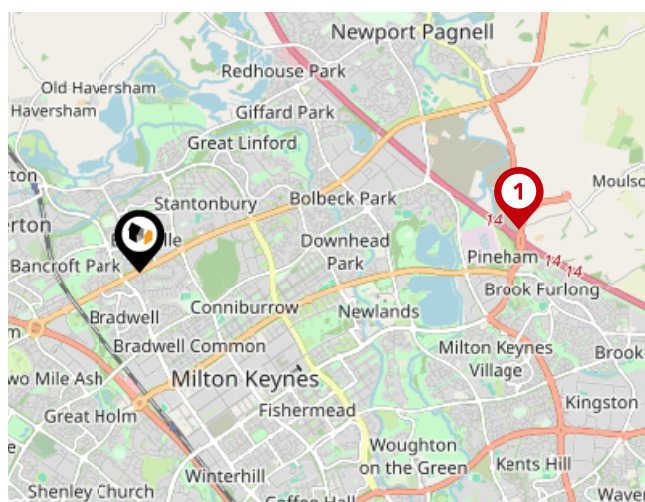
Transport (National)

CHRIS DURRANT exp UK



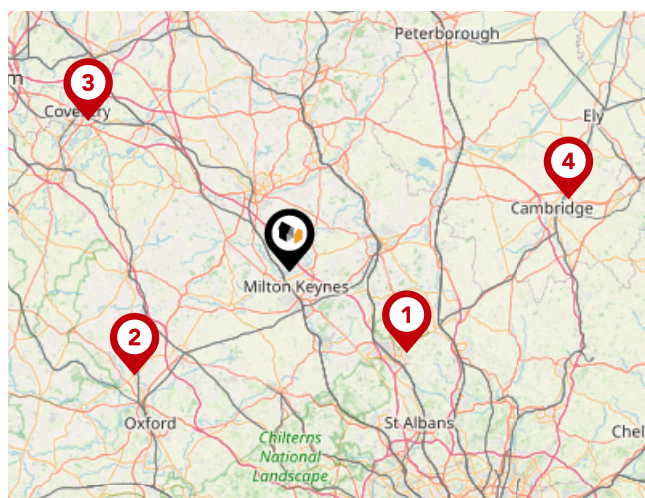
National Rail Stations

Pin	Name	Distance
1	Milton Keynes Central Rail Station	1.34 miles
2	Wolverton Rail Station	1.28 miles
3	Bletchley Rail Station	4.45 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J14	3.48 miles
2	M1 J15	10.33 miles
3	M1 J13	7.72 miles
4	M1 J15A	12.82 miles
5	M1 J12	13.44 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	21.02 miles
2	Kidlington	27.27 miles
3	Baginton	36.55 miles
4	Cambridge	41.98 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Mercers Drive	0.11 miles
2	Bancroft Roundabout South	0.09 miles
3	Bancroft Roundabout East	0.11 miles
4	Bancroft Roundabout South	0.11 miles
5	Mercers Drive	0.16 miles

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

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.

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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.

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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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