

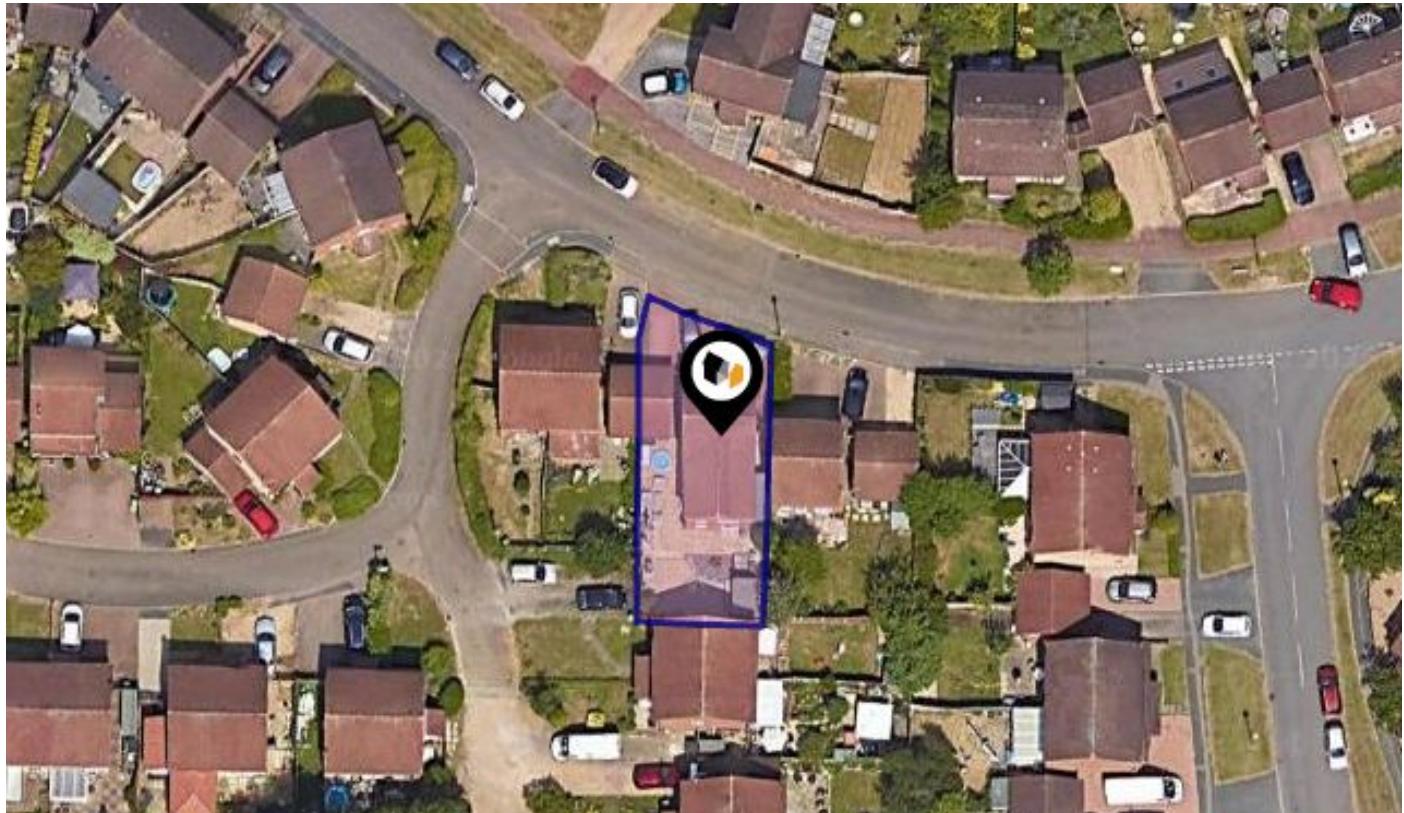


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 06<sup>th</sup> February 2026**



**LUNDHOLME, HEELANDS, MILTON KEYNES, MK13**

**Chris Durrant powered by eXp**

8 Linceslade Grove Loughton Milton Keynes MK5 8DL

07595473891

chris.durrant@exp.uk.com

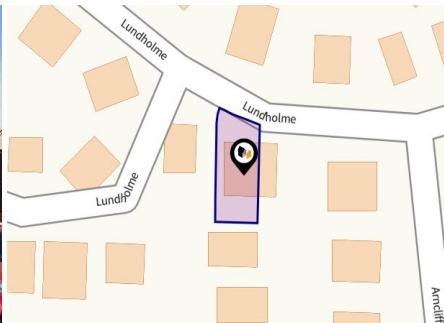
chrisdurrant.exp.uk.com



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**sprint**  
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# Property Overview

CHRIS DURRANT **exp** uk



## Property

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

**Tenure:** Freehold

## Local Area

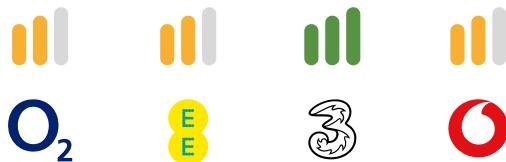
**Local Authority:** Milton keynes  
**Conservation Area:** No  
**Flood Risk:**  
• Rivers & Seas: Very low  
• Surface Water: Very low

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

**5**  
mb/s      **66**  
mb/s      **1800**  
mb/s



**Mobile Coverage:**  
(based on calls indoors)

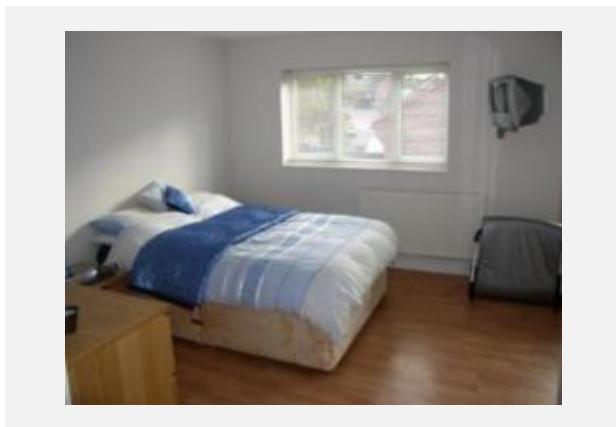
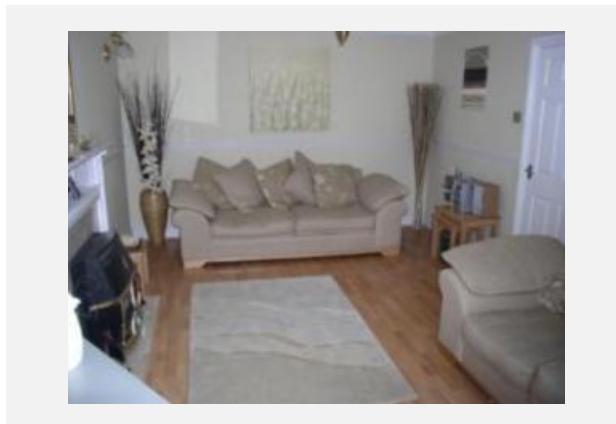
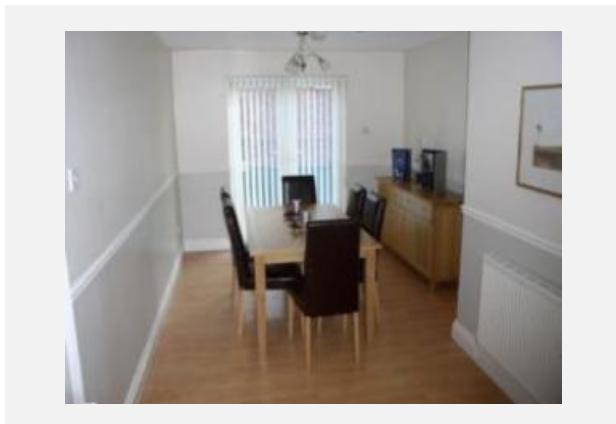


**Satellite/Fibre TV Availability:**



# Gallery Photos

CHRIS DURRANT **exp** UK



# Market Sold in Street

CHRIS DURRANT 

## 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.

# Market Sold in Street

CHRIS DURRANT 

## 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.

# Market Sold in Street

CHRIS DURRANT **exp** uk

## 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

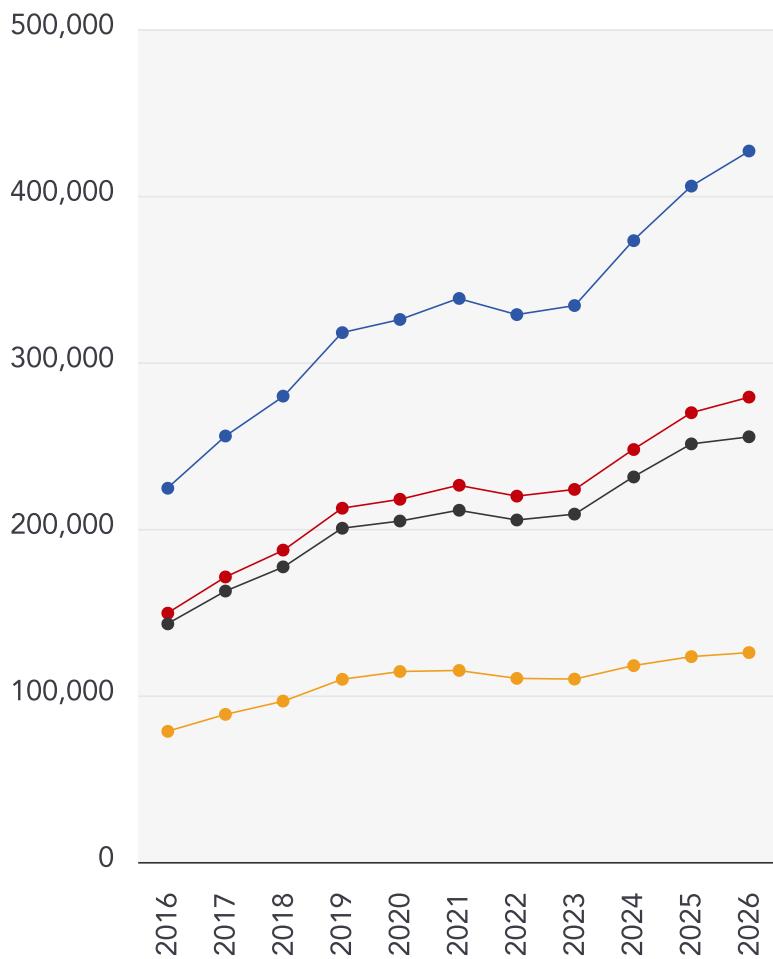
Last Sold Price: £39,000

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

# Market House Price Statistics

CHRIS DURRANT **exp** uk

10 Year History of Average House Prices by Property Type in MK13



Detached

**+90.23%**

Semi-Detached

**+86.85%**

Terraced

**+78.56%**

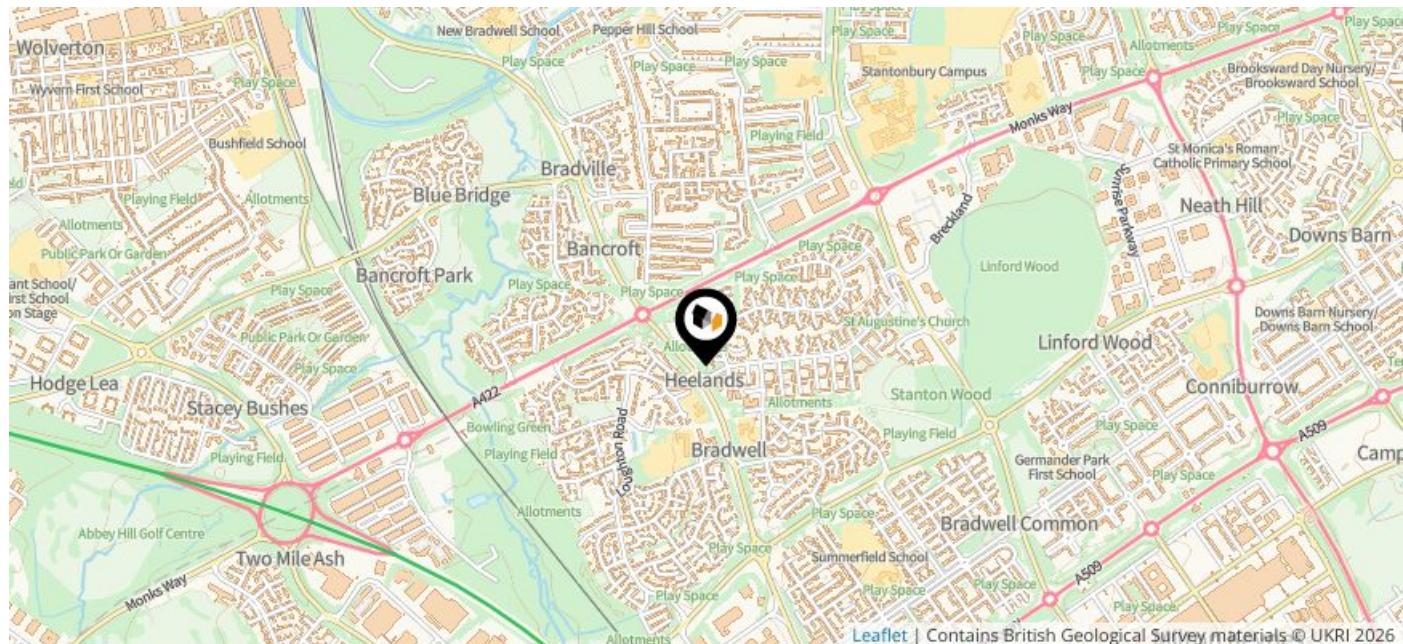
Flat

**+60.32%**

# Maps Coal Mining

CHRIS DURRANT **exp** uk

This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

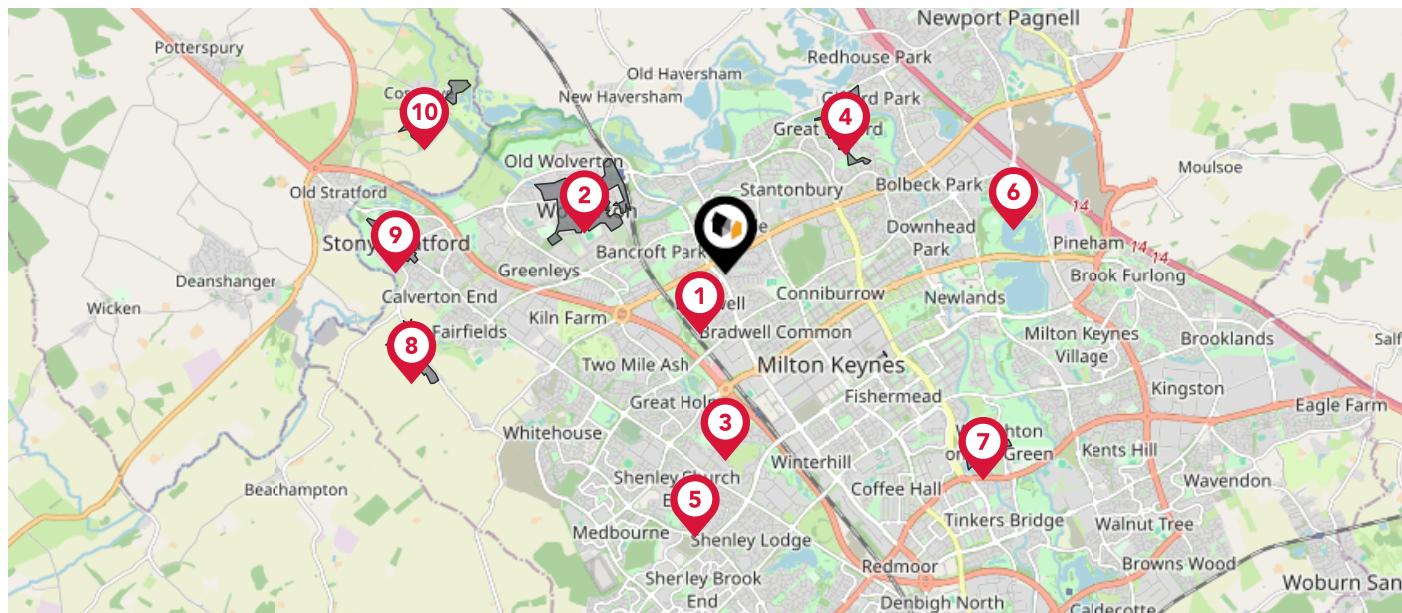
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

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.



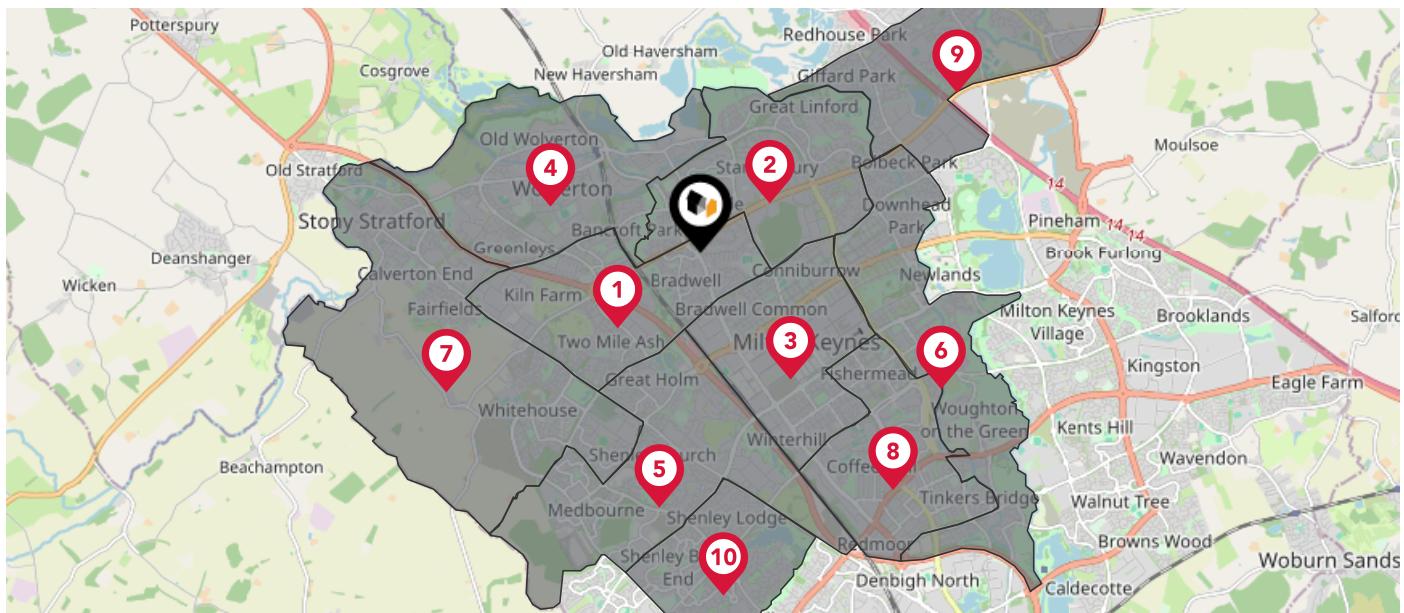
### Nearby Conservation Areas

	Old Bradwell
	Wolverton
	Loughton
	Great Linford
	Shenley Church End
	Willen
	Wroughton on the Green
	Calverton
	Stony Stratford
	Cosgrove

# Maps

## Council Wards

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



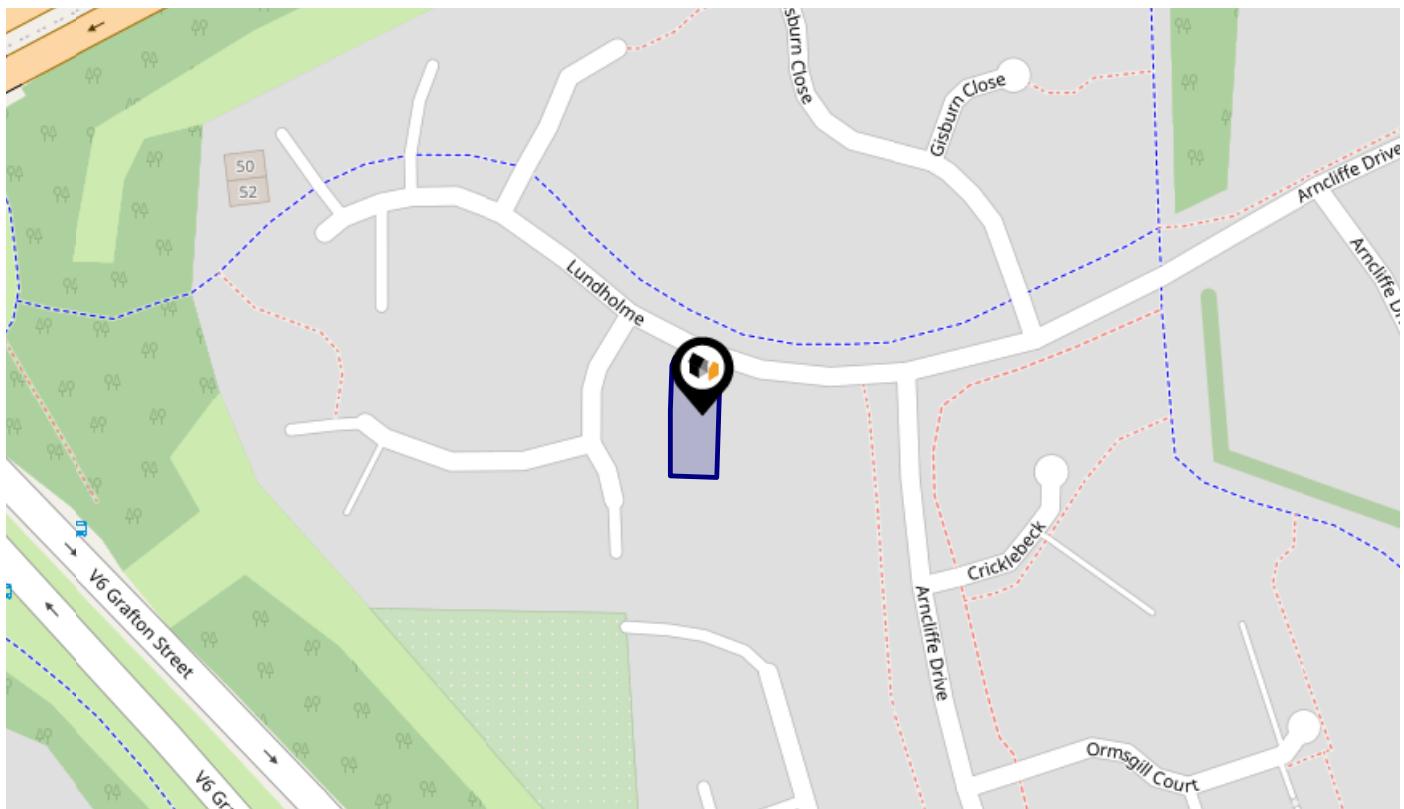
### Nearby Council Wards

- 1 Bradwell Ward
- 2 Stantonbury Ward
- 3 Central Milton Keynes Ward
- 4 Wolverton Ward
- 5 Loughton & Shenley Ward
- 6 Campbell Park & Old Woughton Ward
- 7 Stony Stratford Ward
- 8 Woughton & Fishermead Ward
- 9 Newport Pagnell South Ward
- 10 Shenley Brook End Ward

# Maps

## Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

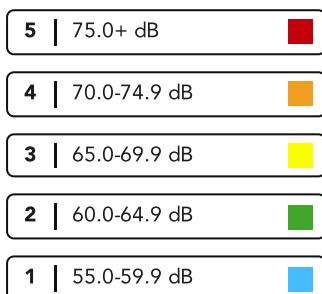


### Rail Noise Data

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:

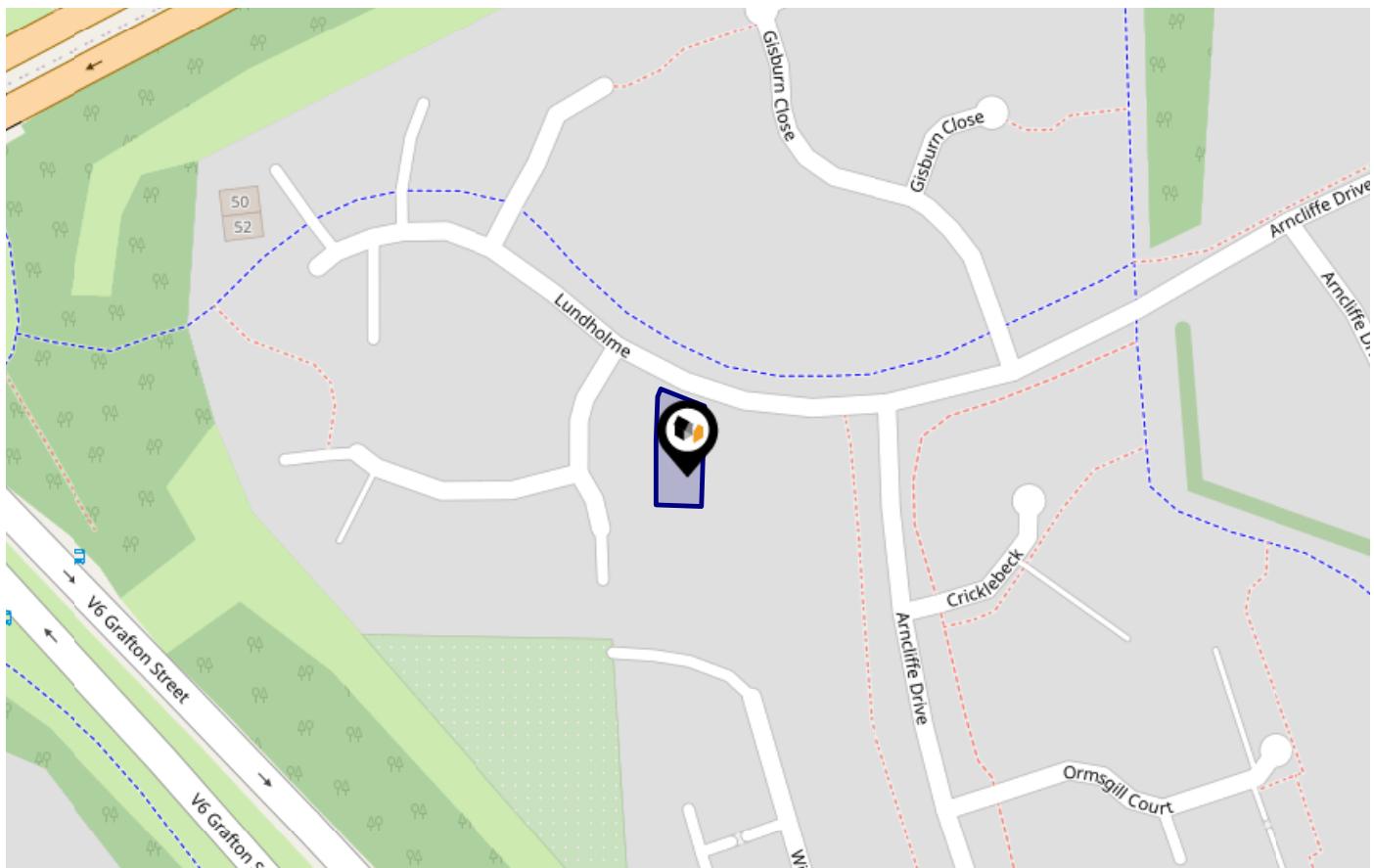


# Flood Risk

## Rivers & Seas - Flood Risk

CHRIS DURRANT **exp** uk

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

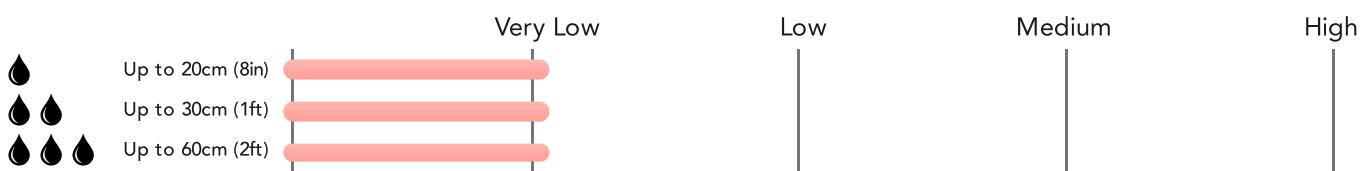


**Risk Rating: Very low**

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:

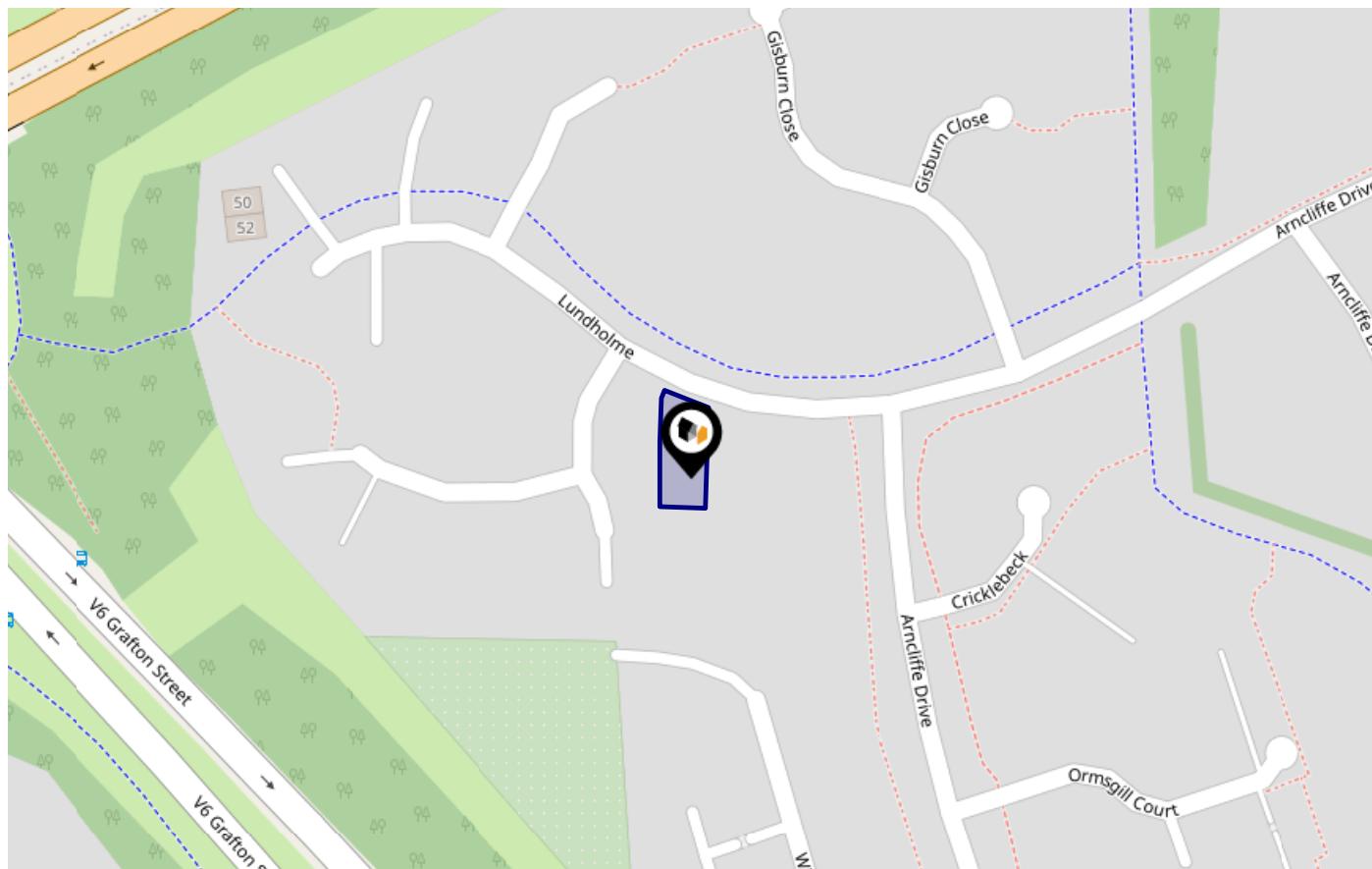


# Flood Risk

## Rivers & Seas - Climate Change

CHRIS DURRANT exp<sup>®</sup> 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.

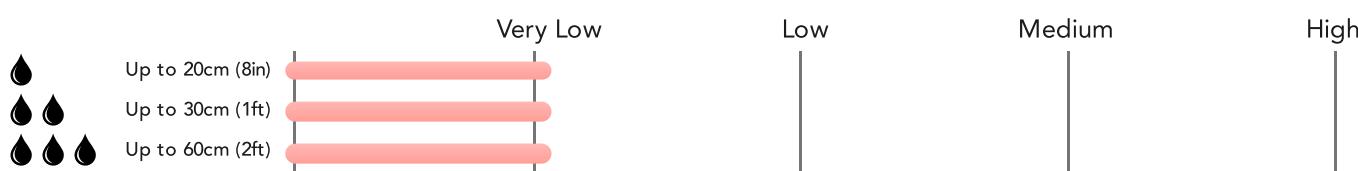


Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

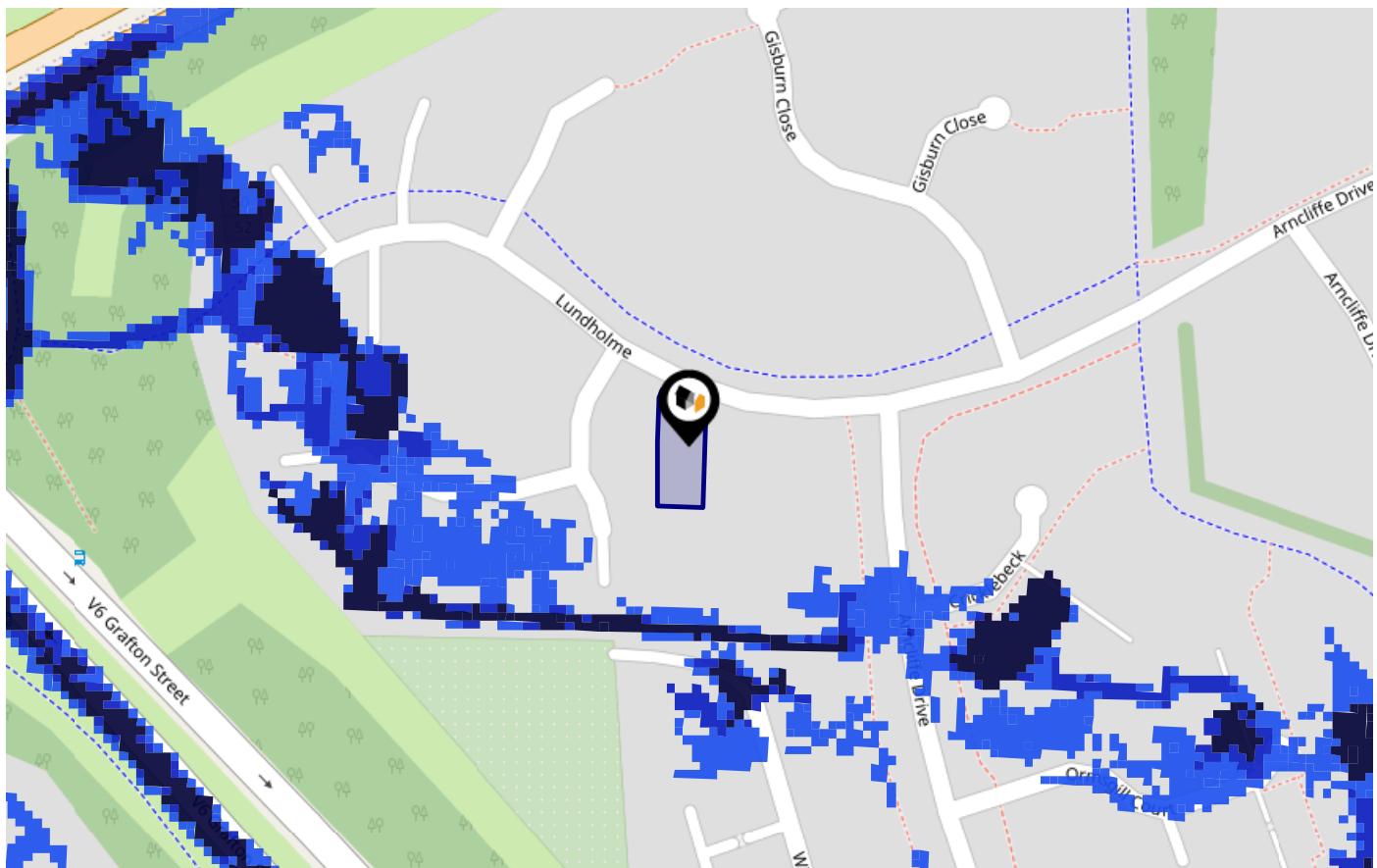


# Flood Risk

## Surface Water - Flood Risk

CHRIS DURRANT **exp** uk

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

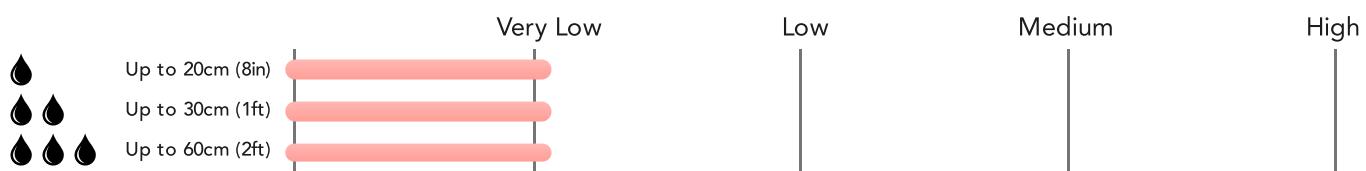


Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- Low Risk** - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.
- Very Low Risk** - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

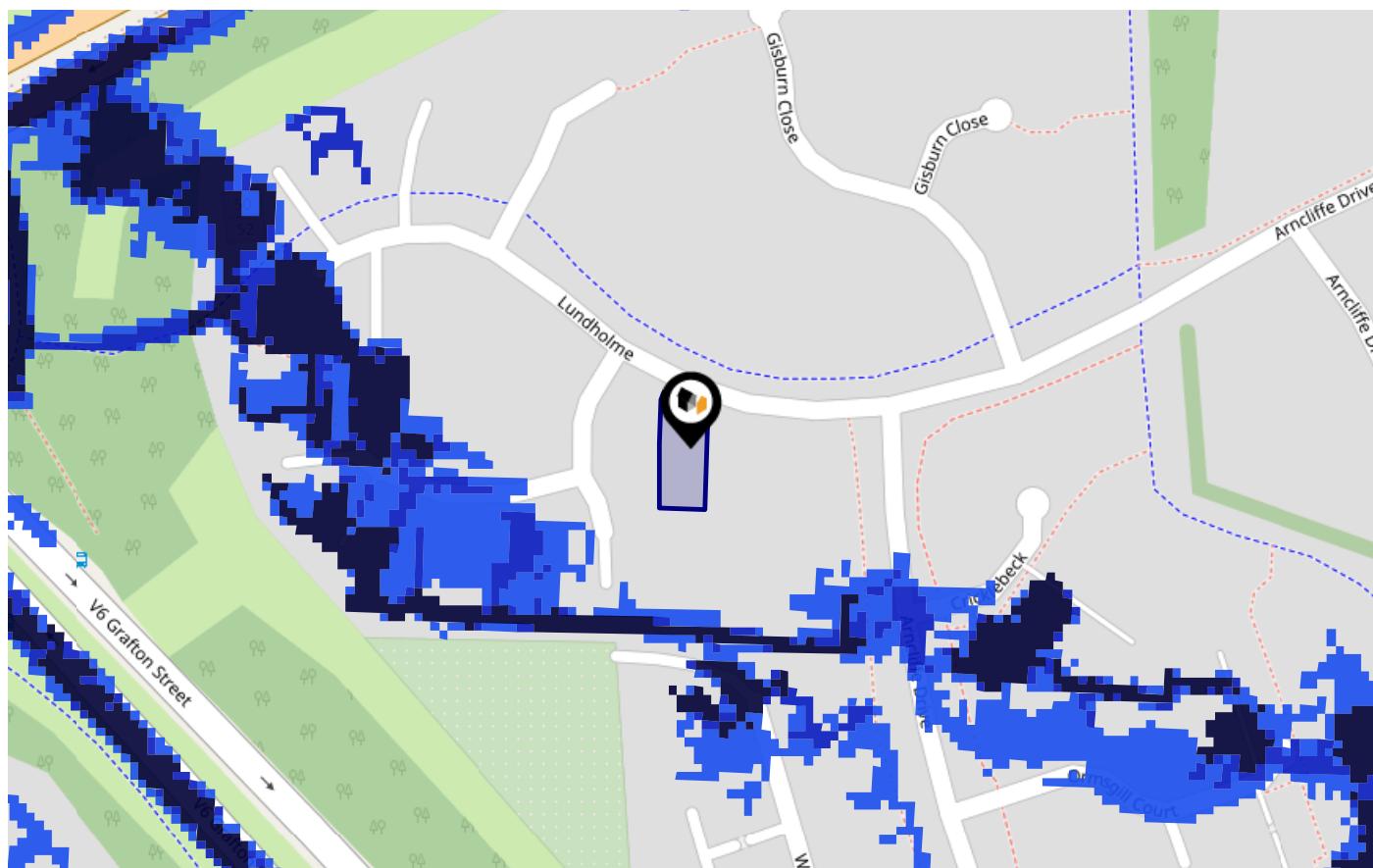


# Flood Risk

## 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.

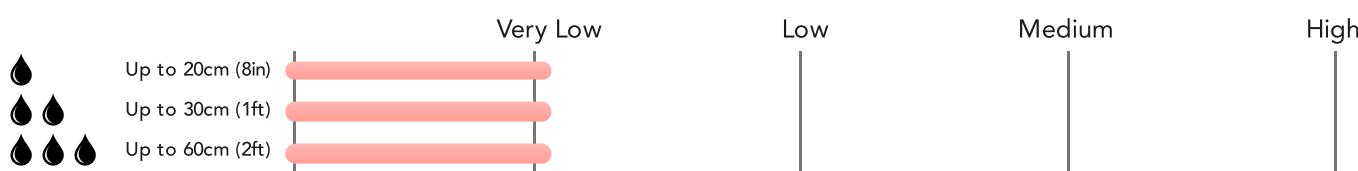


Risk Rating: Very low

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.

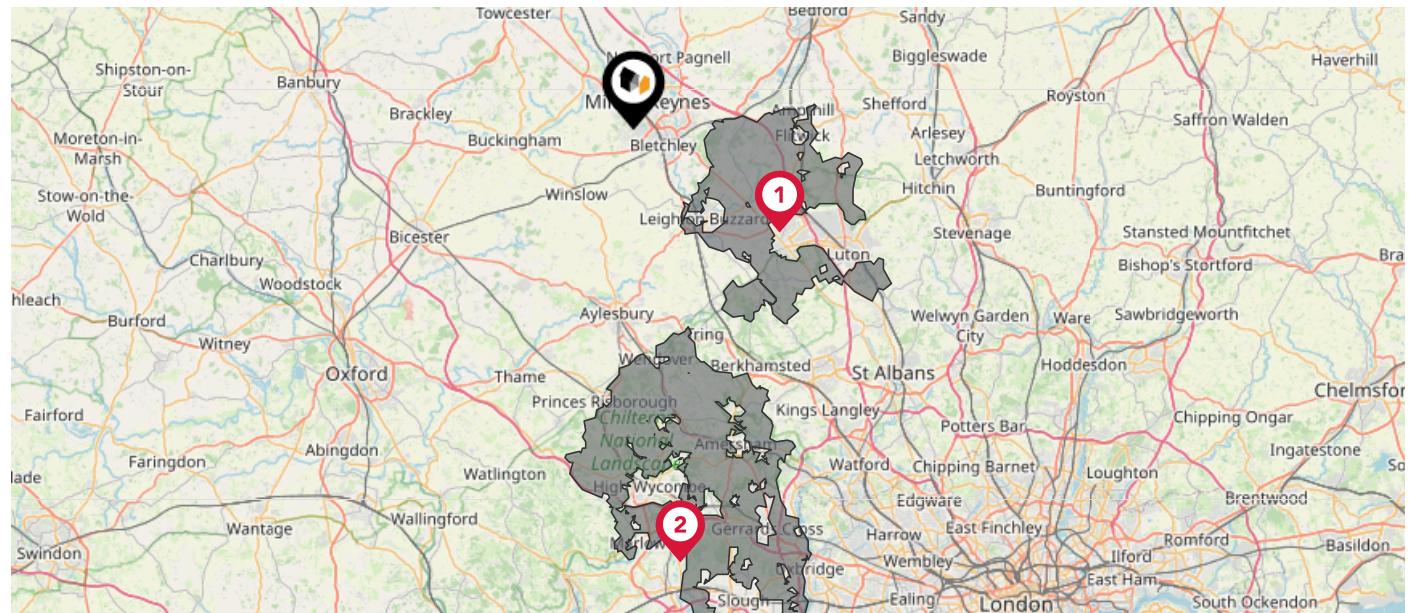
Chance of flooding to the following depths at this property:



# Maps

## Green Belt

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



### Nearby Green Belt Land



London Green Belt - Central Bedfordshire



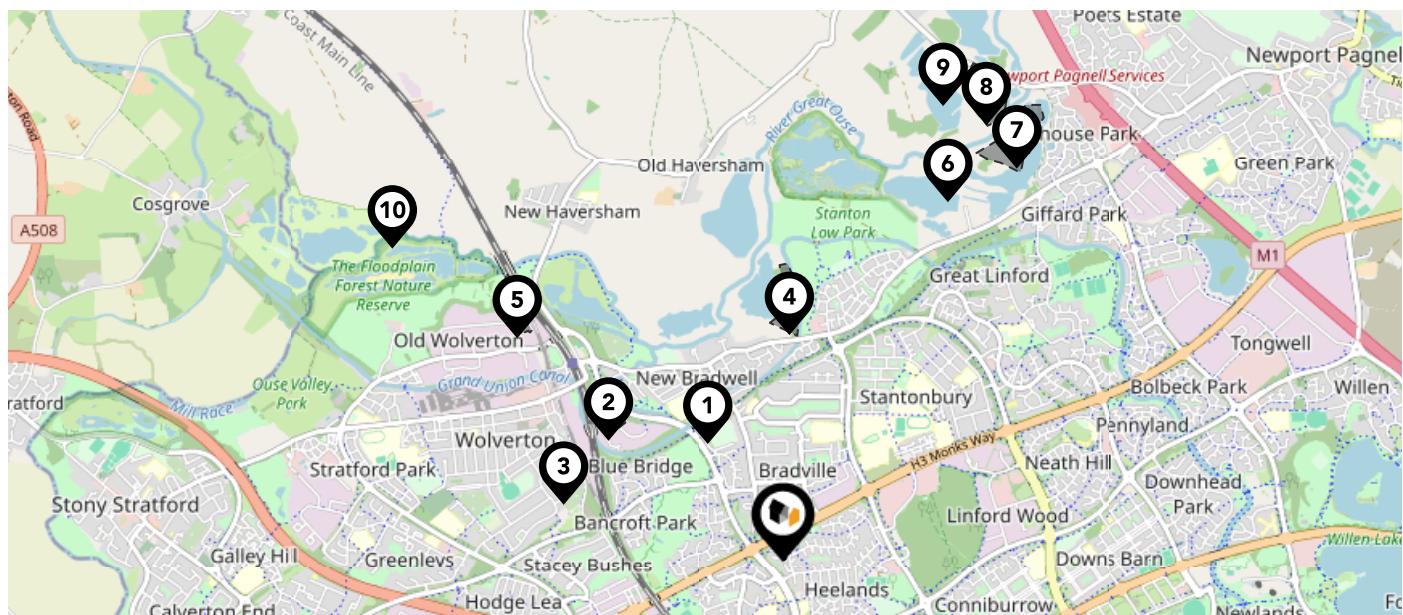
London Green Belt - Buckinghamshire

# Maps

## Landfill Sites

CHRIS DURRANT **exp** uk

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



### Nearby Landfill Sites

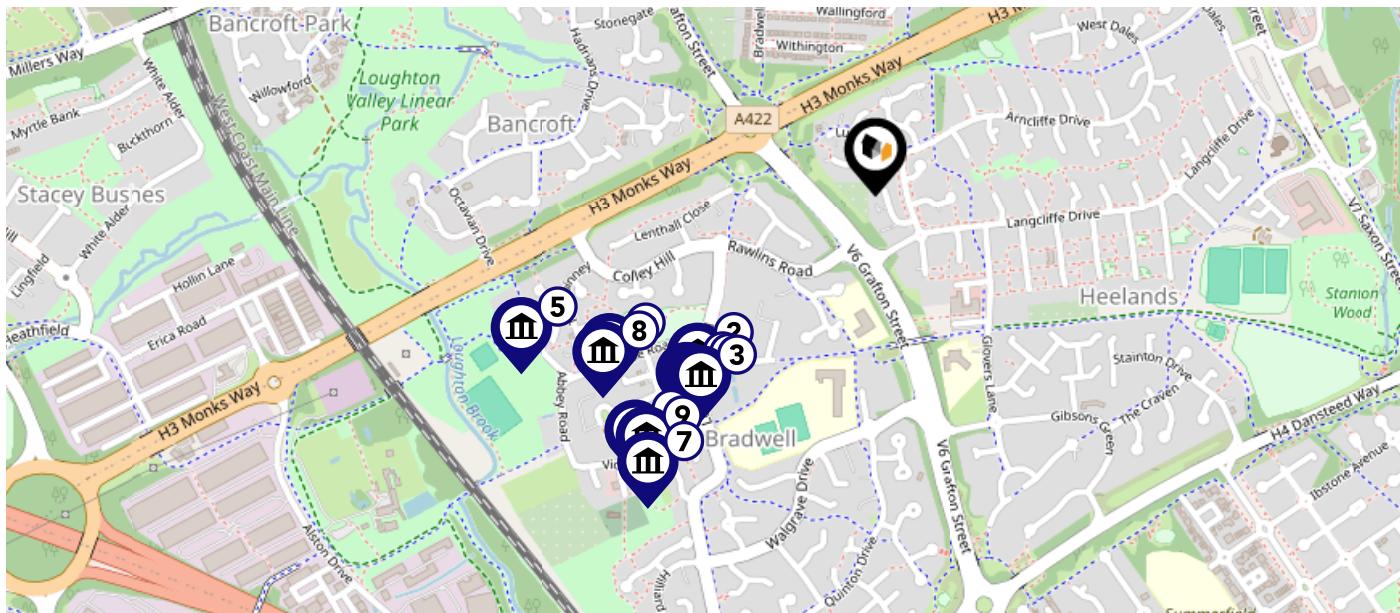
1	Old gravel pits upto c 12m of ?19th C fi-Bradwell Island, New Bradwell	Historic Landfill	<input type="checkbox"/>
2	Pre-76 Wolverton-Wolverton, New Bradwell	Historic Landfill	<input type="checkbox"/>
3	Bushfield County Middle School-Moon Street, Wolverton	Historic Landfill	<input type="checkbox"/>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

# Maps

## Listed Buildings

CHRIS DURRANT **exp** uk

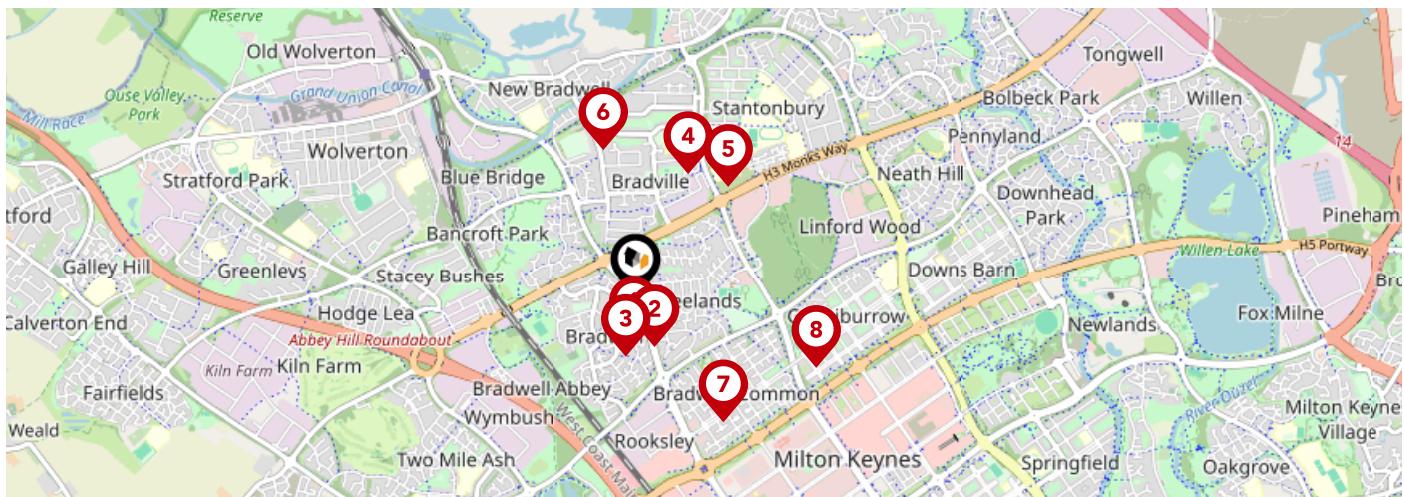
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 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

# Area Schools

CHRIS DURRANT **exp** uk

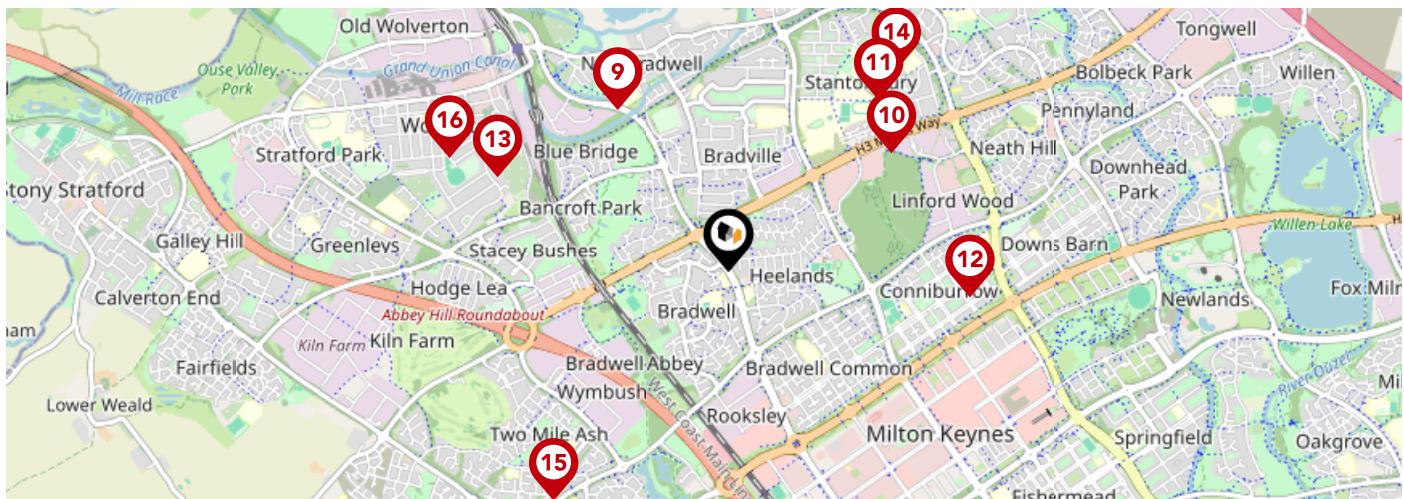


Nursery Primary Secondary College Private

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

# Area Schools

CHRIS DURRANT **exp** uk

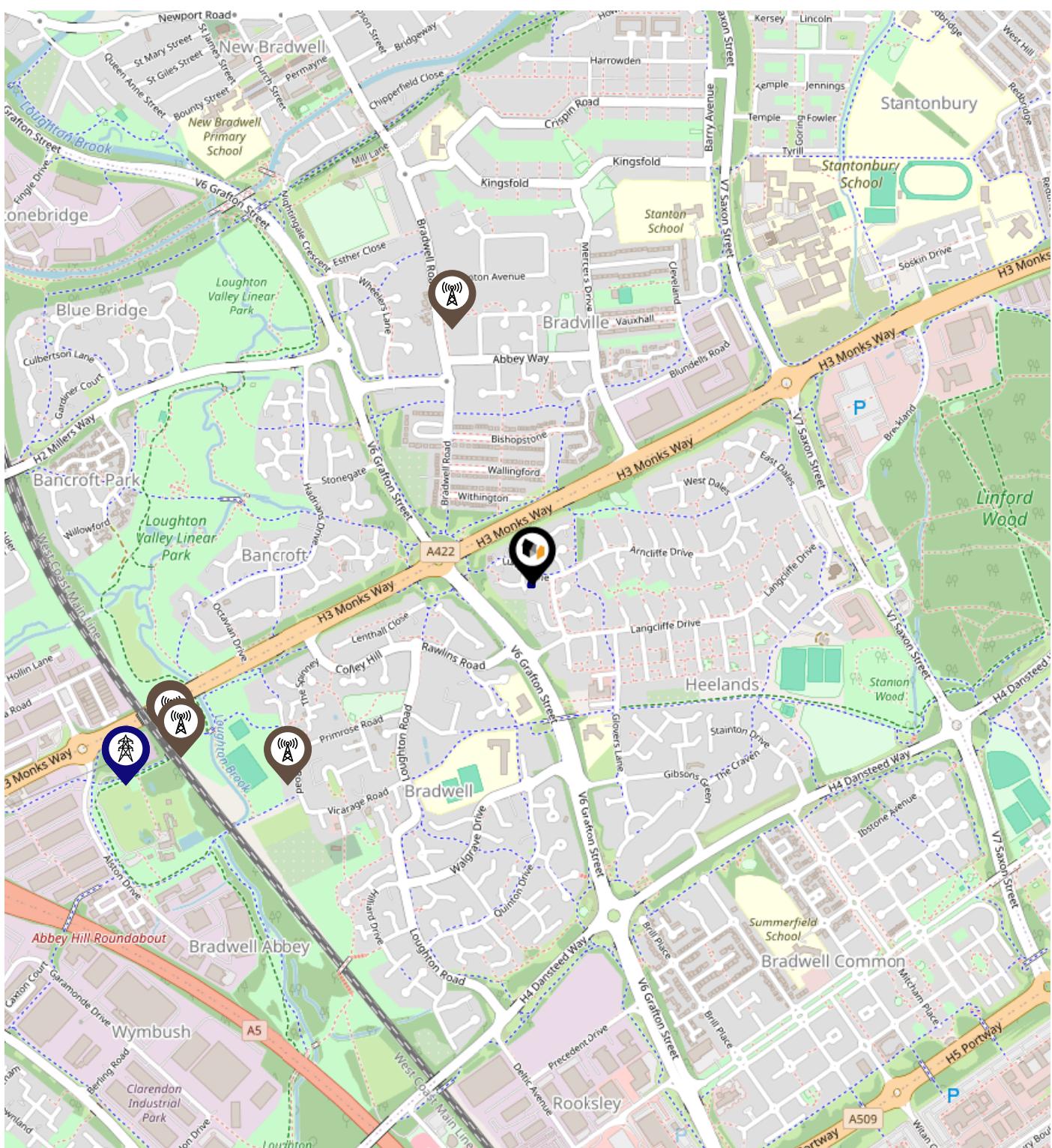


**Nursery** **Primary** **Secondary** **College** **Private**

<b>9</b>	<b>New Bradwell Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 618   Distance:0.89					
<b>10</b>	<b>The Webber Independent School</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated   Pupils: 315   Distance:0.92					
<b>11</b>	<b>Wood End Infant &amp; Pre-School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 84   Distance:1.04					
<b>12</b>	<b>Southwood School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 193   Distance:1.11					
<b>13</b>	<b>Bushfield School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 411   Distance:1.14					
<b>14</b>	<b>Stephenson Academy</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 121   Distance:1.2					
<b>15</b>	<b>Two Mile Ash School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding   Pupils: 676   Distance:1.31					
<b>16</b>	<b>Wyvern School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 353   Distance:1.37					

# Local Area Masts & Pylons

CHRIS DURRANT **exp** uk

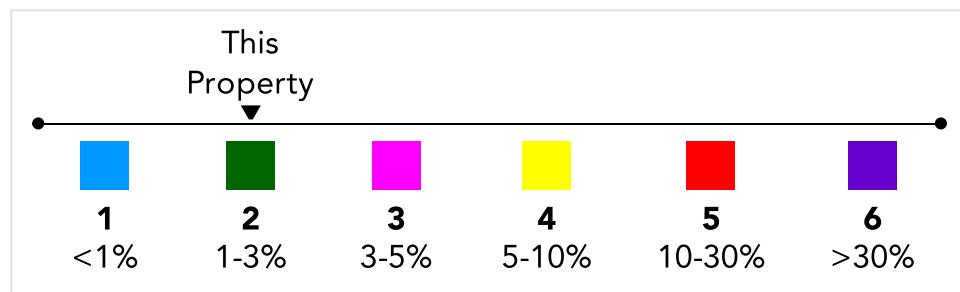
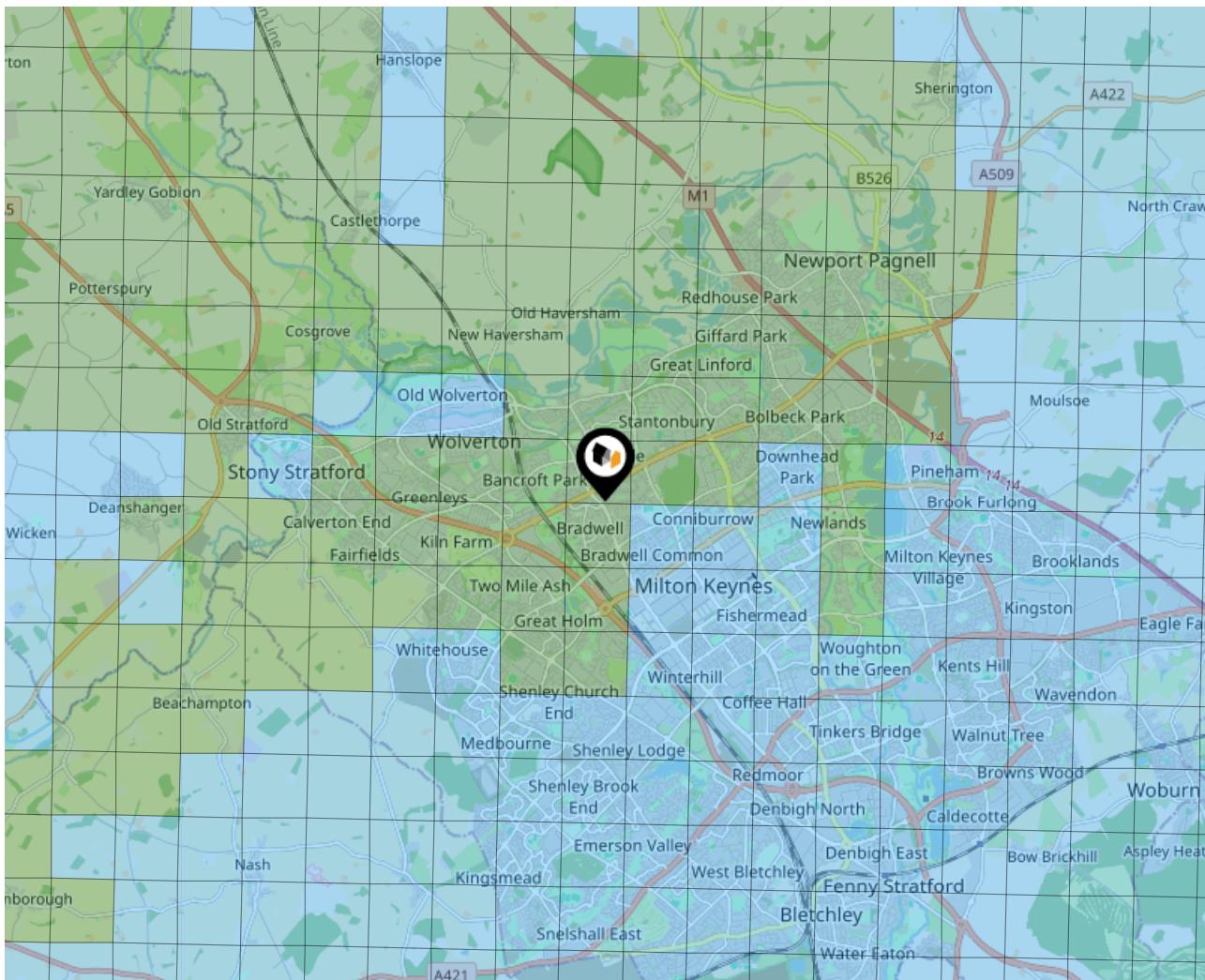


## Key:

-  Power Pylons
-  Communication Masts

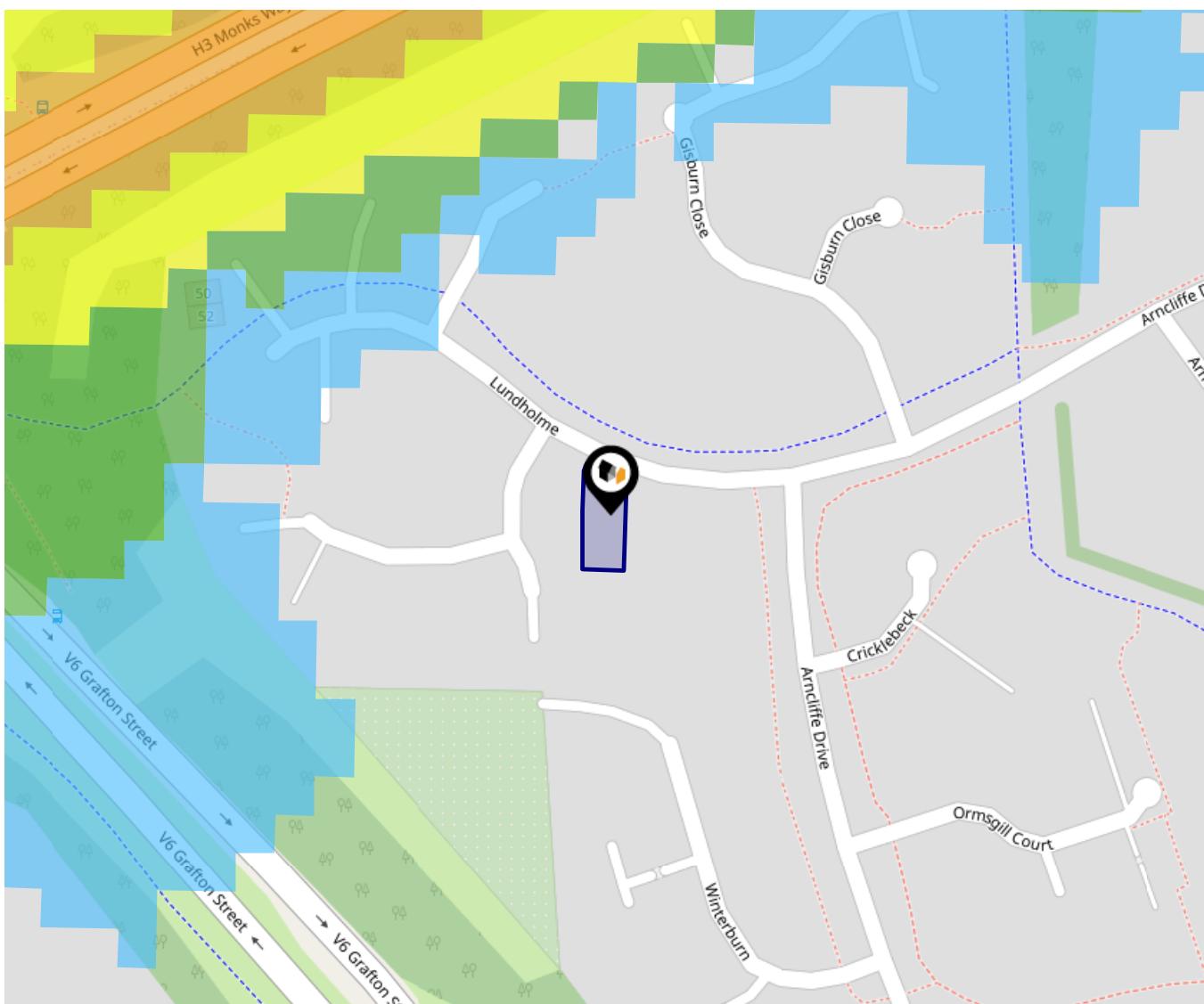
## What is Radon?

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/m<sup>3</sup>).



# Local Area Road Noise

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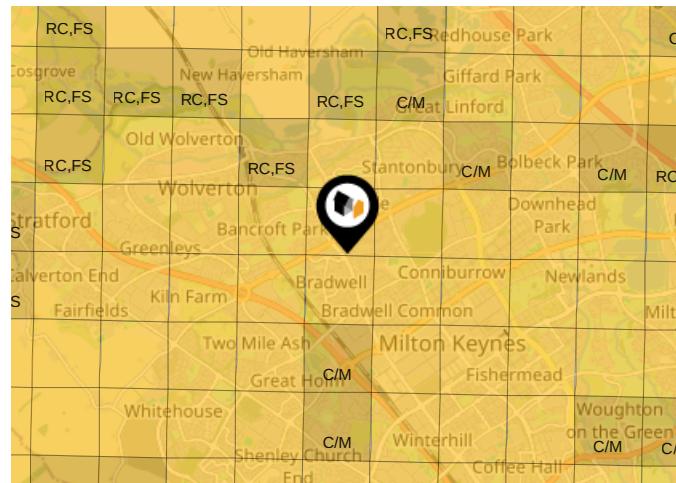
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

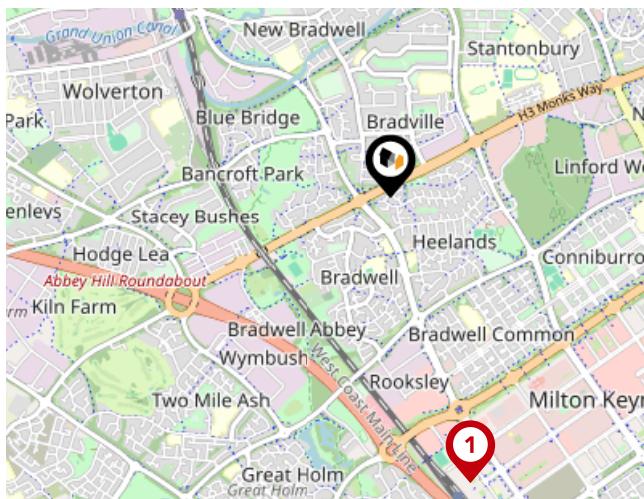
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAY TO SANDY LOAM
<b>Parent Material Grain:</b>	ARGILLIC -	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b> ARENACEOUS			ALL



## Primary Classifications (Most Common Clay Types)

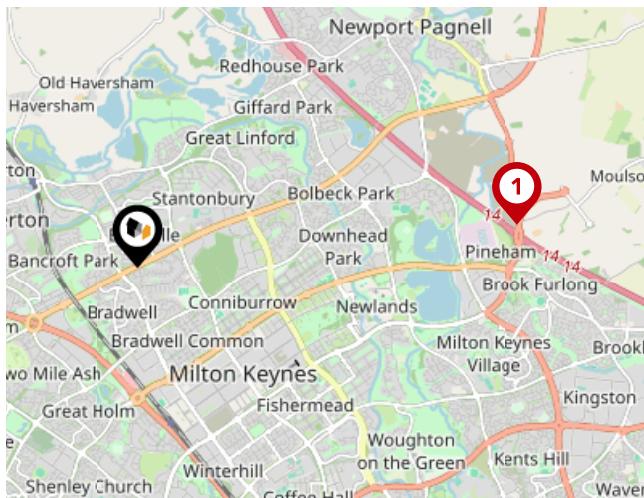
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Area Transport (National)



## 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)

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## 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

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# Chris Durrant powered by eXp Testimonials

CHRIS DURRANT 

## 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

# Agent Disclaimer

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