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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 10th October 2026



FEN STREET, BROOKLANDS, MILTON KEYNES, MK10

Chris Durrant powered by eXp

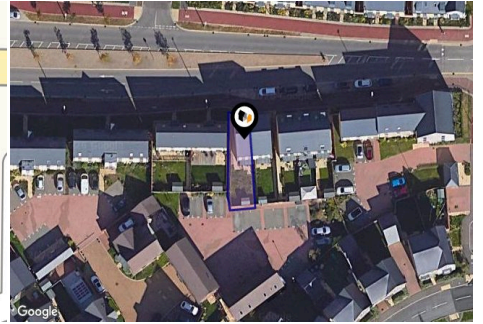
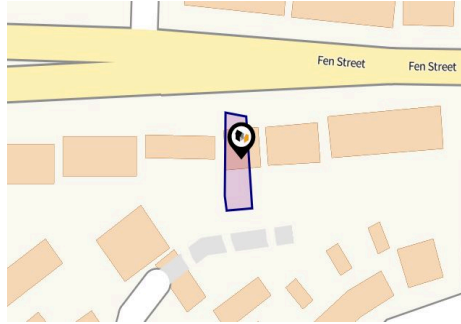
8 Lincslade Grove Loughton Milton Keynes MK5 8DL

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Property

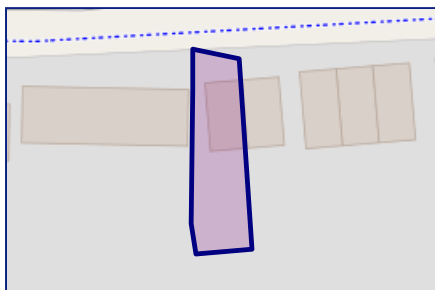
Type:	Semi-Detached	Tenure:	Leasehold
Bedrooms:	3		
Floor Area:	1,194 ft ² / 111 m ²		
Plot Area:	0.03 acres		
Year Built :	2020		
Council Tax :	Band D		
Annual Estimate:	£2,372		
Title Number:	BM439987		

Local Area

Local Authority:	Milton Keynes	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	19 mb/s	76 mb/s	1800 mb/s
• Surface Water	Very low			

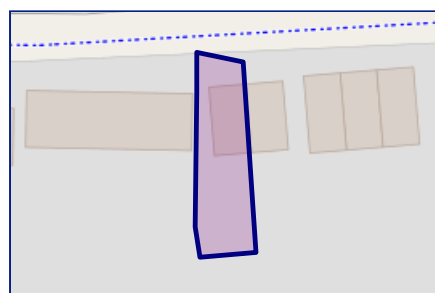
Mobile Coverage: (based on calls indoors)	Satellite/Fibre TV Availability:		

Freehold Title Plan



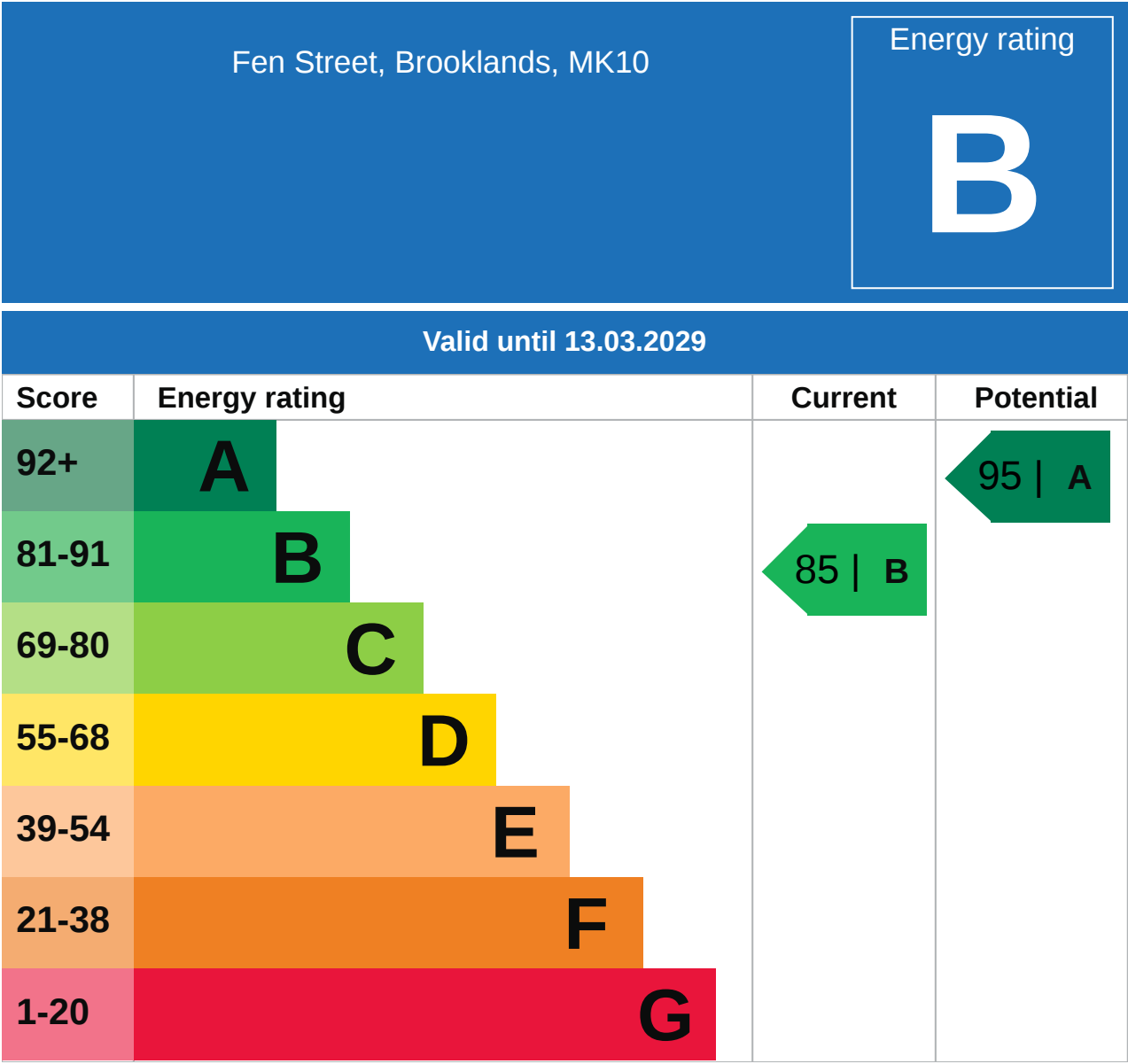
BM439985

Leasehold Title Plan



BM439987

Start Date: 19/01/2020
End Date: 20/01/2119
Lease Term: the term is 99 years from 20 January 2020
Term Remaining: 92 years



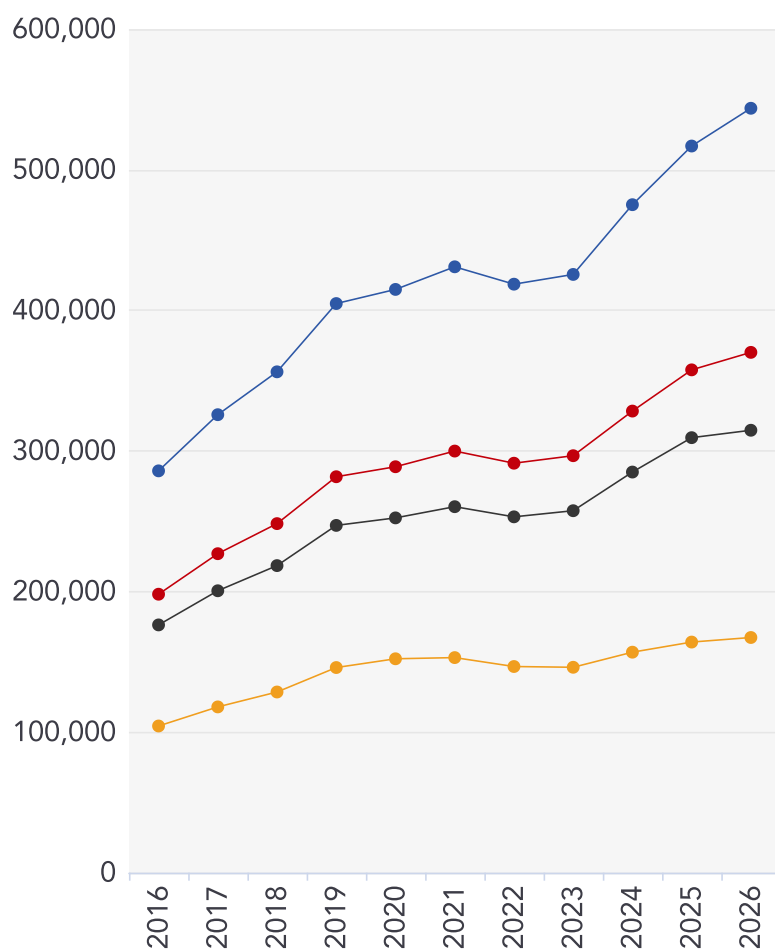
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.27 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m ² K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.17 W/m ² K
Total Floor Area:	111 m ²

Flat 5, 248, Fen Street, Milton Keynes, MK10 7JJ	Flat-maisonette House
Last Sold Date: 30/01/2025	
Last Sold Price: £189,000	
230, Fen Street, Milton Keynes, MK10 7JJ	Semi-detached House
Last Sold Date: 12/12/2024	20/01/2020
Last Sold Price: £392,500	£382,995
Flat 18, 248, Fen Street, Milton Keynes, MK10 7JJ	Flat-maisonette House
Last Sold Date: 29/04/2024	
Last Sold Price: £53,750	
Flat 3, 242, Fen Street, Milton Keynes, MK10 7JJ	Flat-maisonette House
Last Sold Date: 08/12/2023	
Last Sold Price: £96,000	
238, Fen Street, Milton Keynes, MK10 7JJ	Flat-maisonette House
Last Sold Date: 20/10/2023	17/12/2018
Last Sold Price: £100,000	£230,254
218, Fen Street, Milton Keynes, MK10 7JJ	Flat-maisonette House
Last Sold Date: 15/07/2022	23/11/2018
Last Sold Price: £190,000	£205,995
Flat 20, 248, Fen Street, Milton Keynes, MK10 7JJ	Flat-maisonette House
Last Sold Date: 14/04/2022	
Last Sold Price: £67,500	
Flat 10, 248, Fen Street, Milton Keynes, MK10 7JJ	Flat-maisonette House
Last Sold Date: 04/04/2022	
Last Sold Price: £93,375	
Flat 4, 248, Fen Street, Milton Keynes, MK10 7JJ	Flat-maisonette House
Last Sold Date: 01/04/2022	
Last Sold Price: £82,000	
Flat 6, 248, Fen Street, Milton Keynes, MK10 7JJ	Flat-maisonette House
Last Sold Date: 01/04/2022	
Last Sold Price: £92,750	
228, Fen Street, Milton Keynes, MK10 7JJ	Semi-detached House
Last Sold Date: 20/01/2020	
Last Sold Price: £387,995	
224, Fen Street, Milton Keynes, MK10 7JJ	other House
Last Sold Date: 17/12/2019	
Last Sold Price: £745,266	

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

10 Year History of Average House Prices by Property Type in MK10



Detached

+90.23%

Semi-Detached

+86.85%

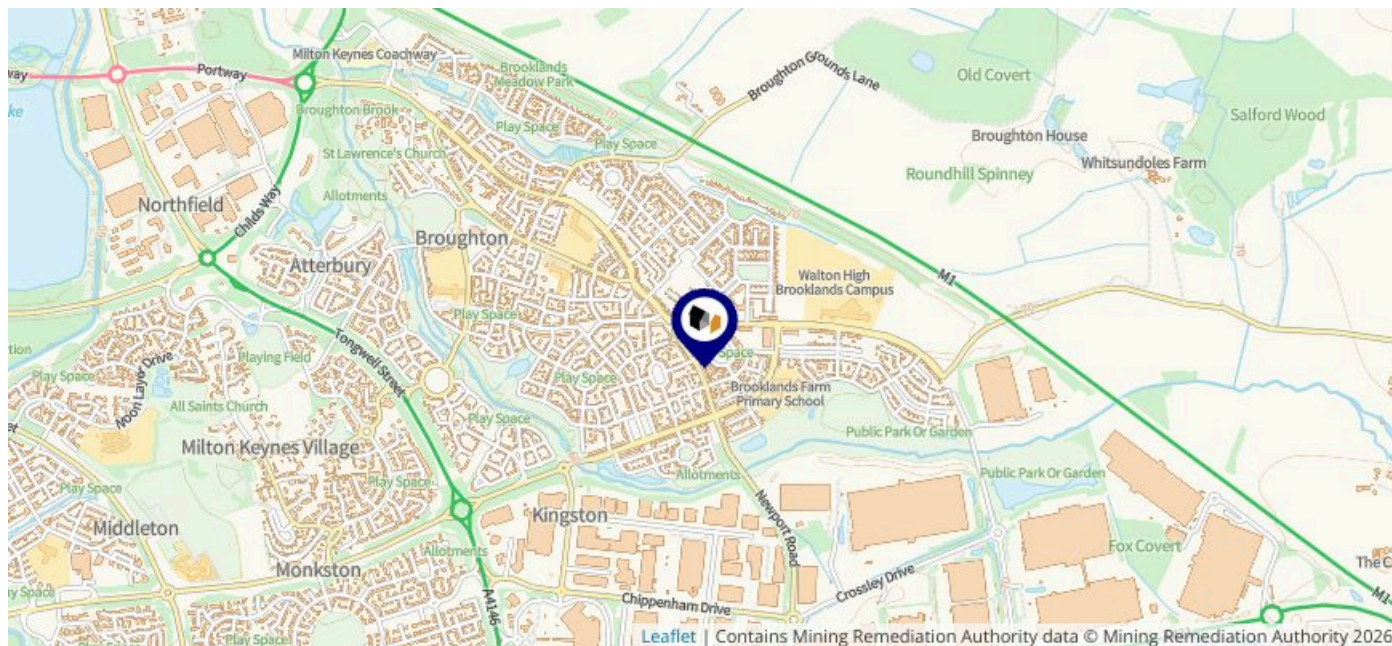
Terraced

+78.56%

Flat

+60.32%

This map displays nearby coal mine entrances and their classifications.



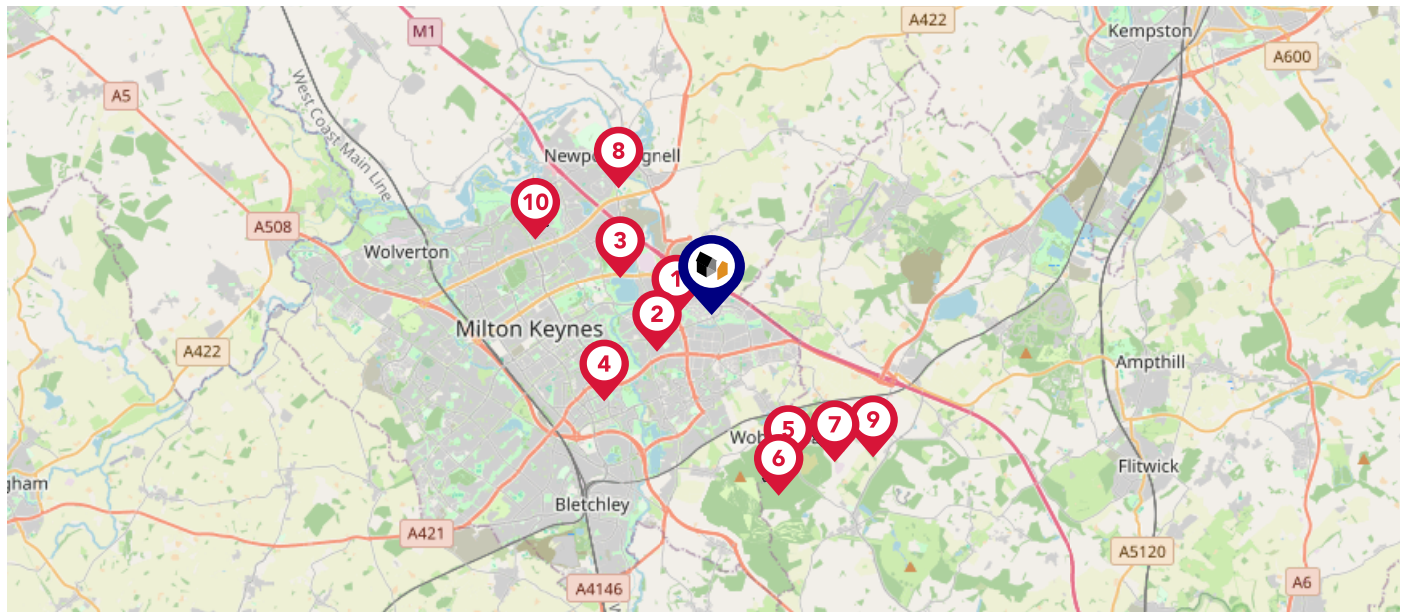
Mine Entry

- ✗ 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



Broughton



Milton Keynes Village



Willen



Wroughton on the Green



Woburn Sands



Aspley Heath Conservation Area



Aspley Guise Conservation Area



Newport Pagnell



Husborne Crawley Conservation Area

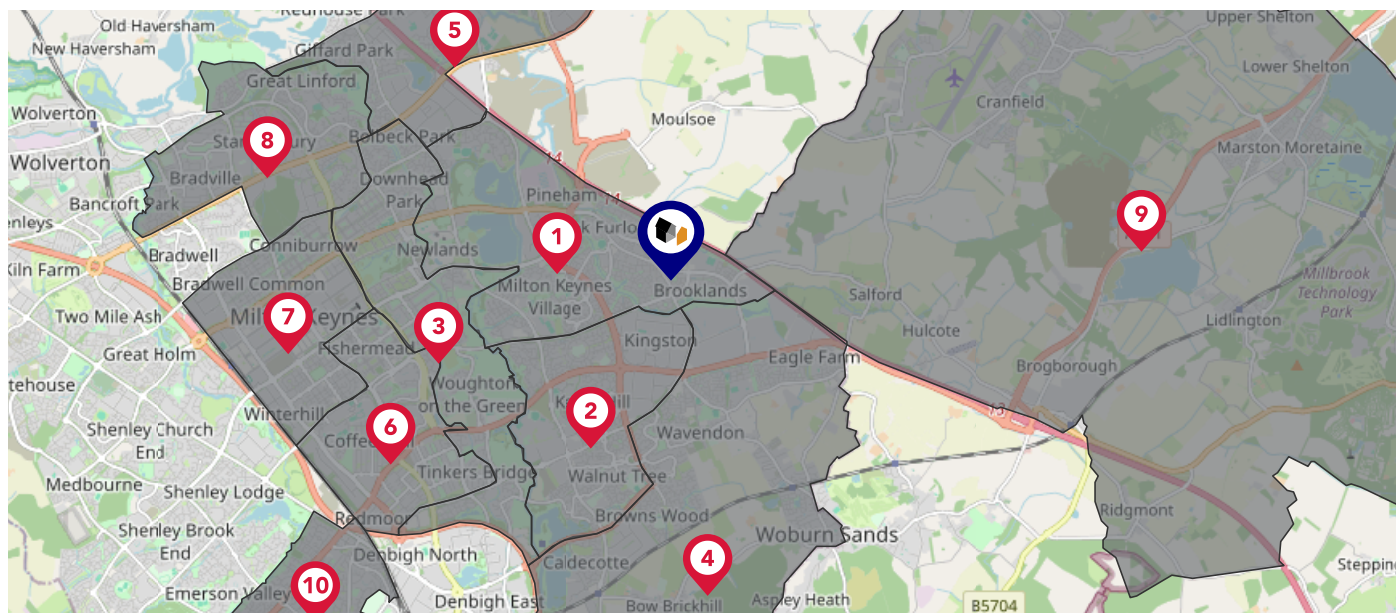


Great Linford

Maps

Council Wards

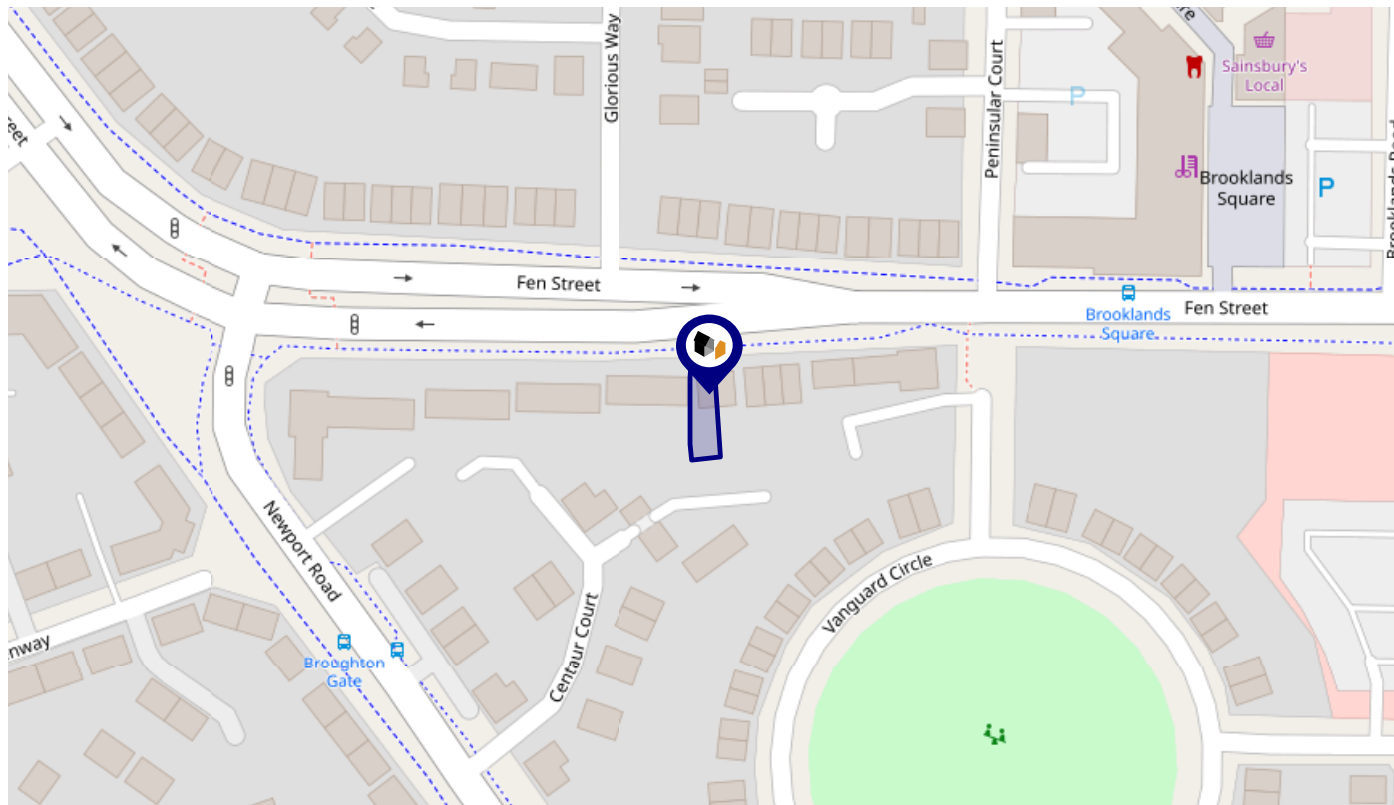
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Broughton Ward
- 2 Monkston Ward
- 3 Campbell Park & Old Woughton Ward
- 4 Danesborough & Walton Ward
- 5 Newport Pagnell South Ward
- 6 Woughton & Fishermead Ward
- 7 Central Milton Keynes Ward
- 8 Stantonbury Ward
- 9 Cranfield and Marston Moretaine Ward
- 10 Bletchley West 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.

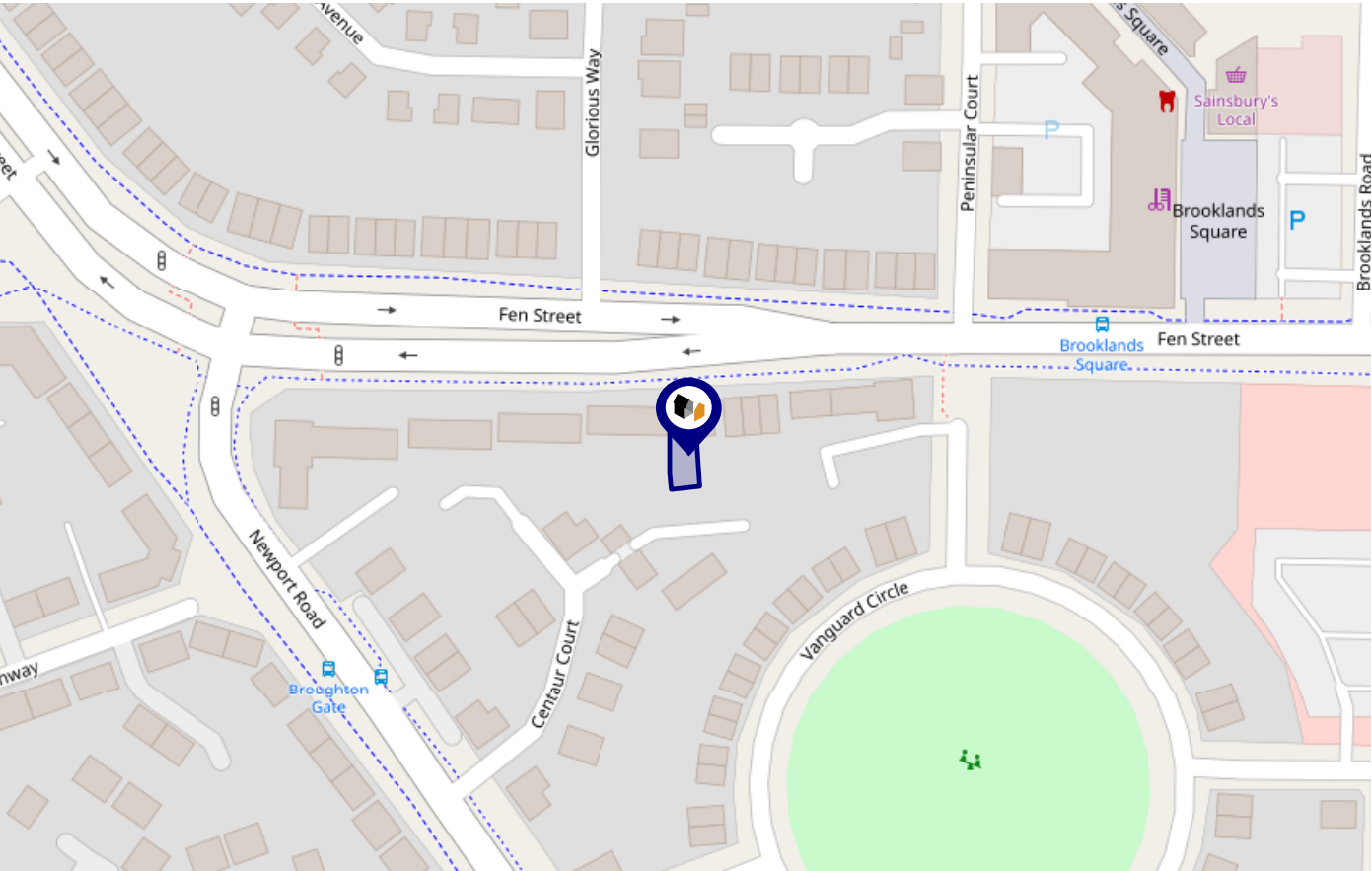
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

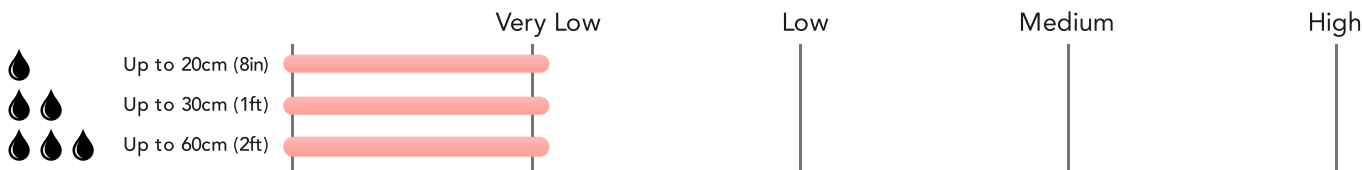


Risk Rating: Very low

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.

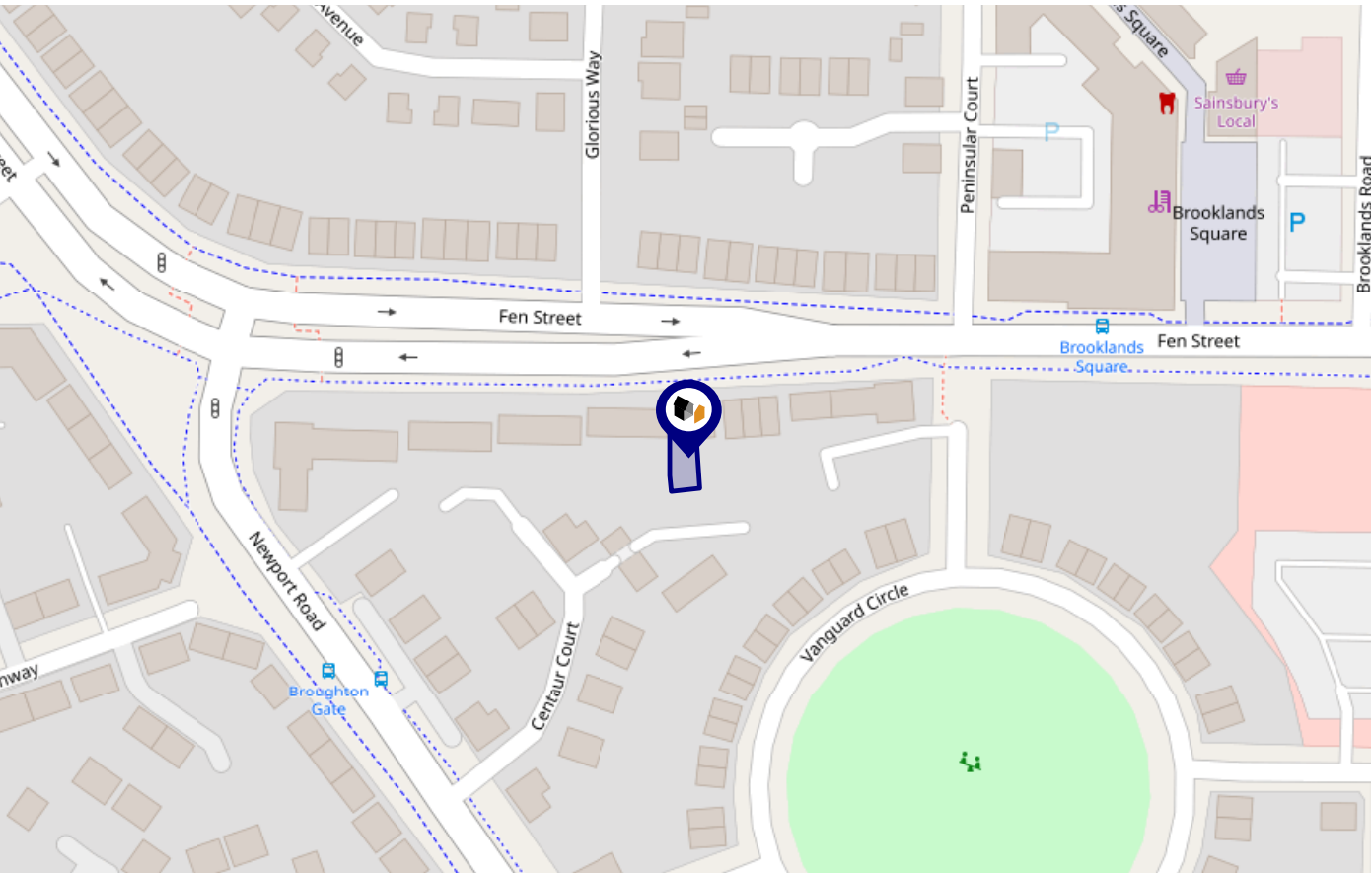
Chance of flooding to the following depths at this property:



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.

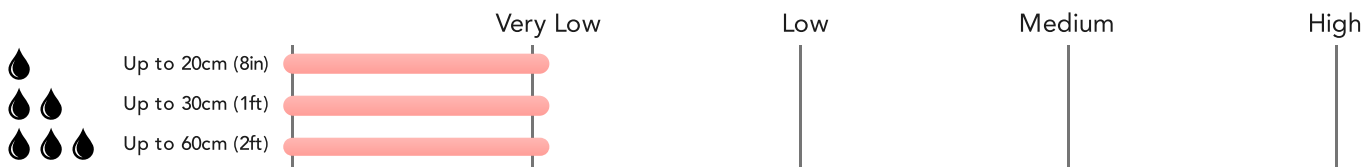


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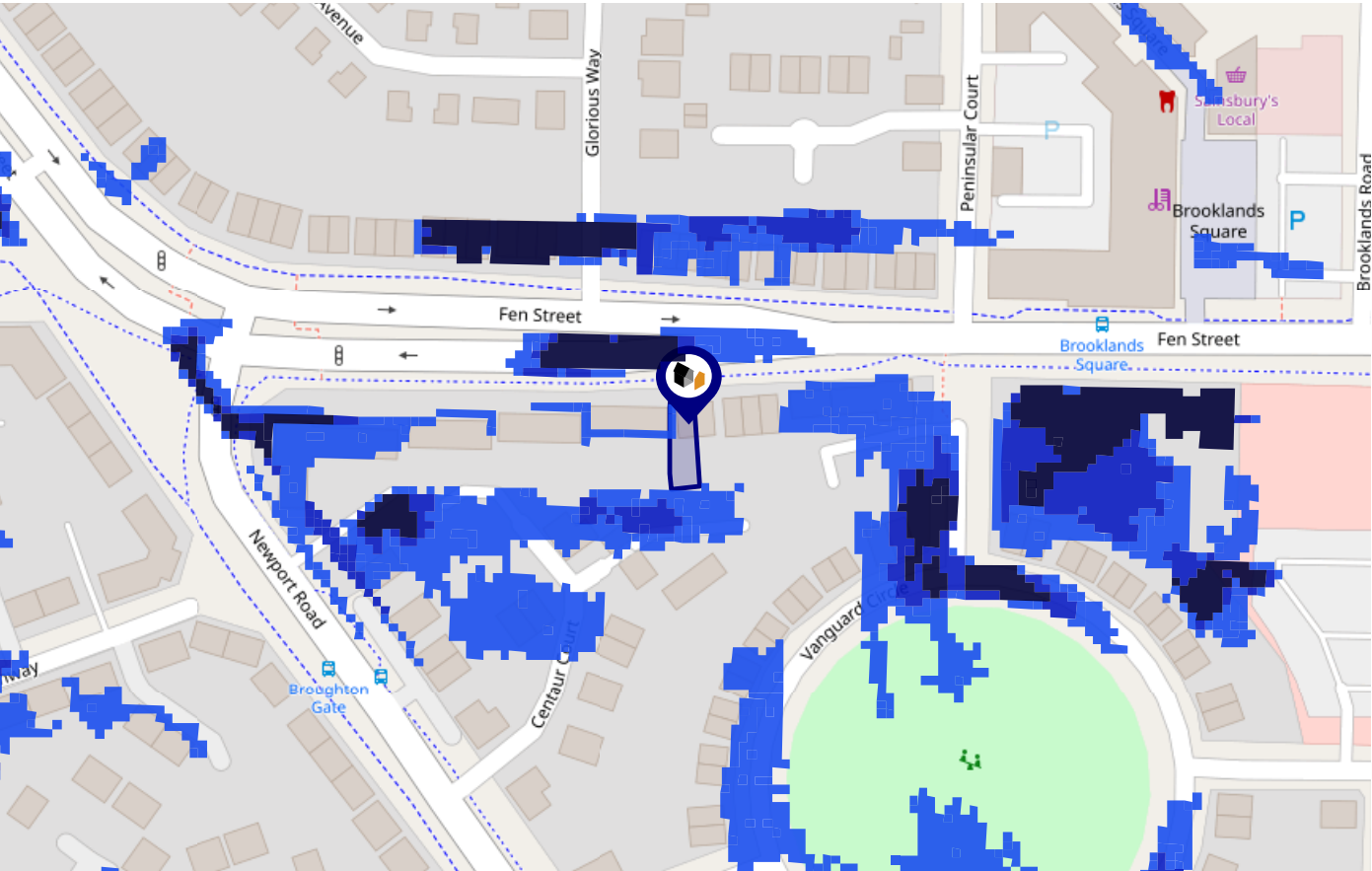
Chance of flooding to the following depths at this property:



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.

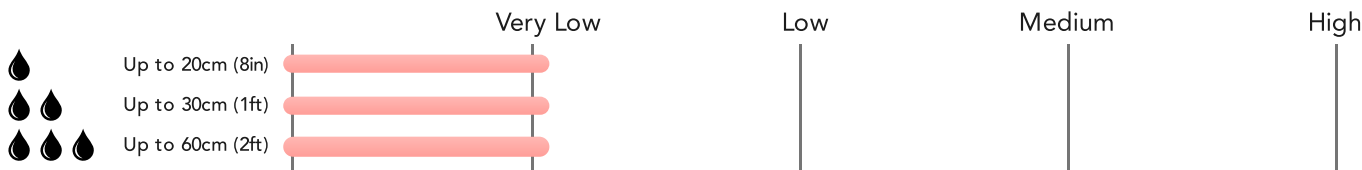


Risk Rating: Very low

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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

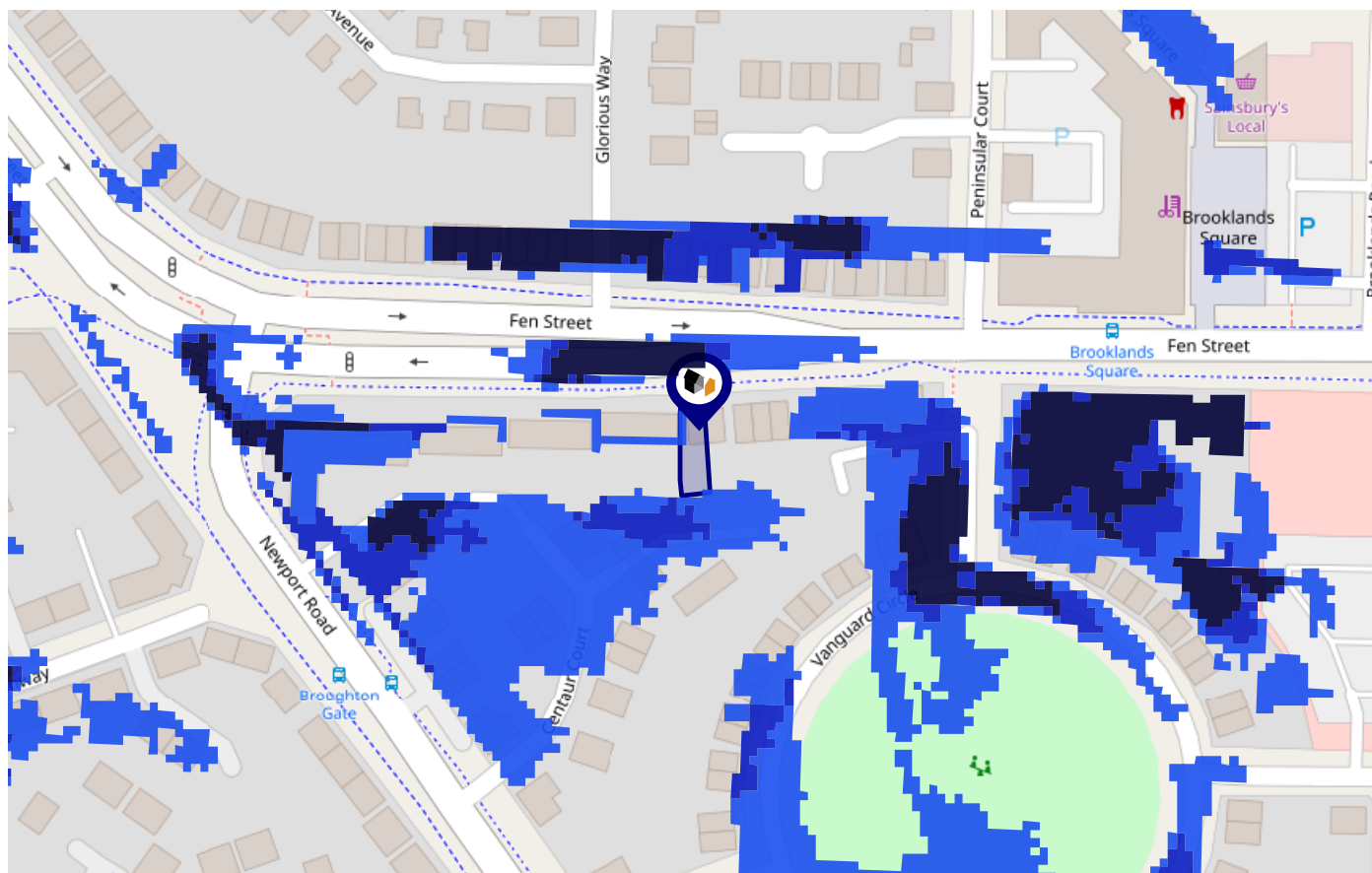


Flood Risk

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.

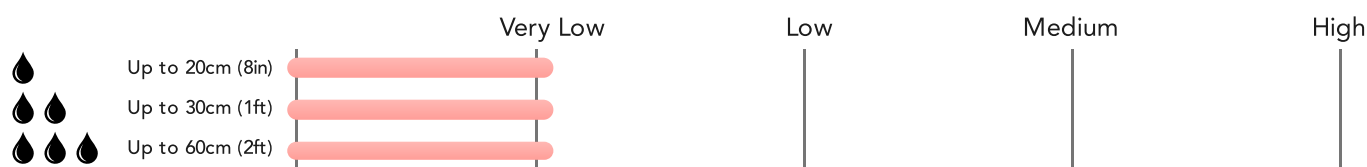


Risk Rating: Very low

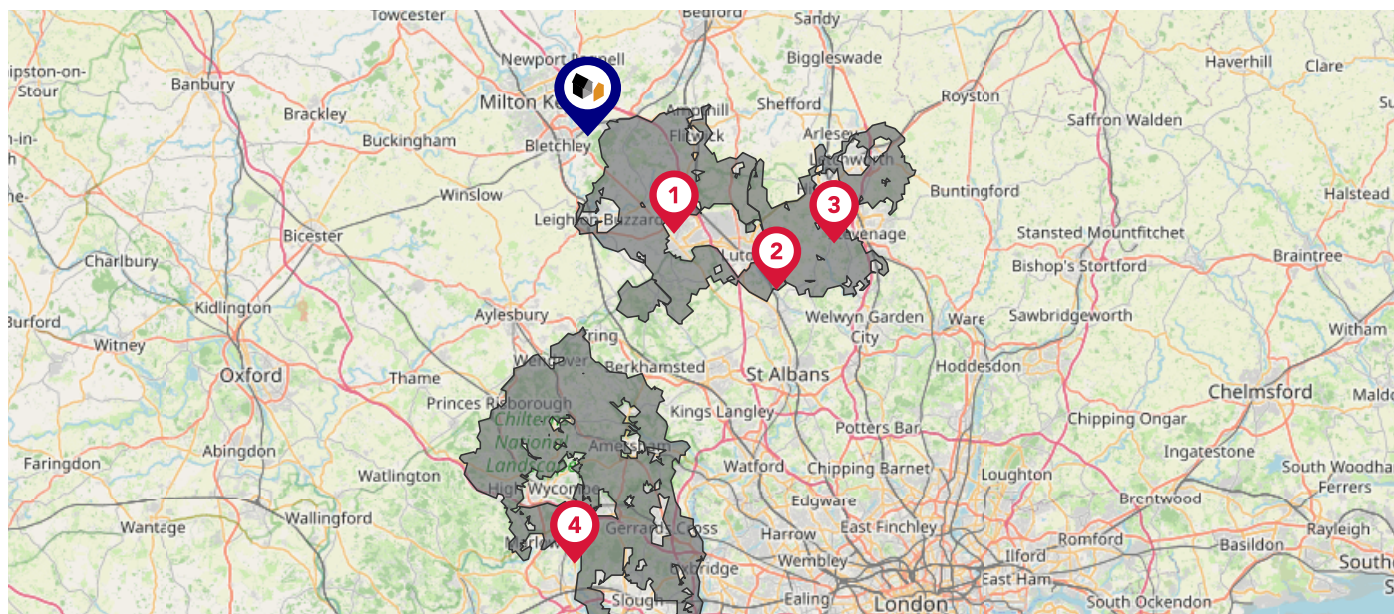
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land



London Green Belt - Central Bedfordshire



London Green Belt - Luton



London Green Belt - North Hertfordshire

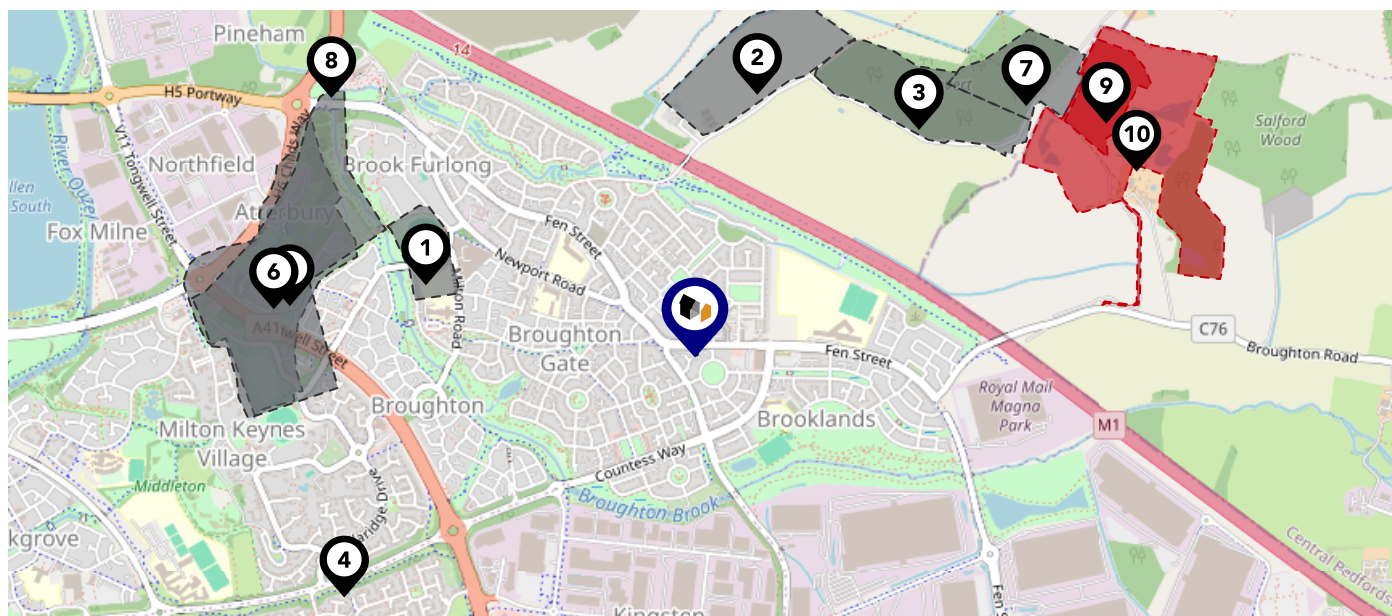


London Green Belt - Buckinghamshire

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

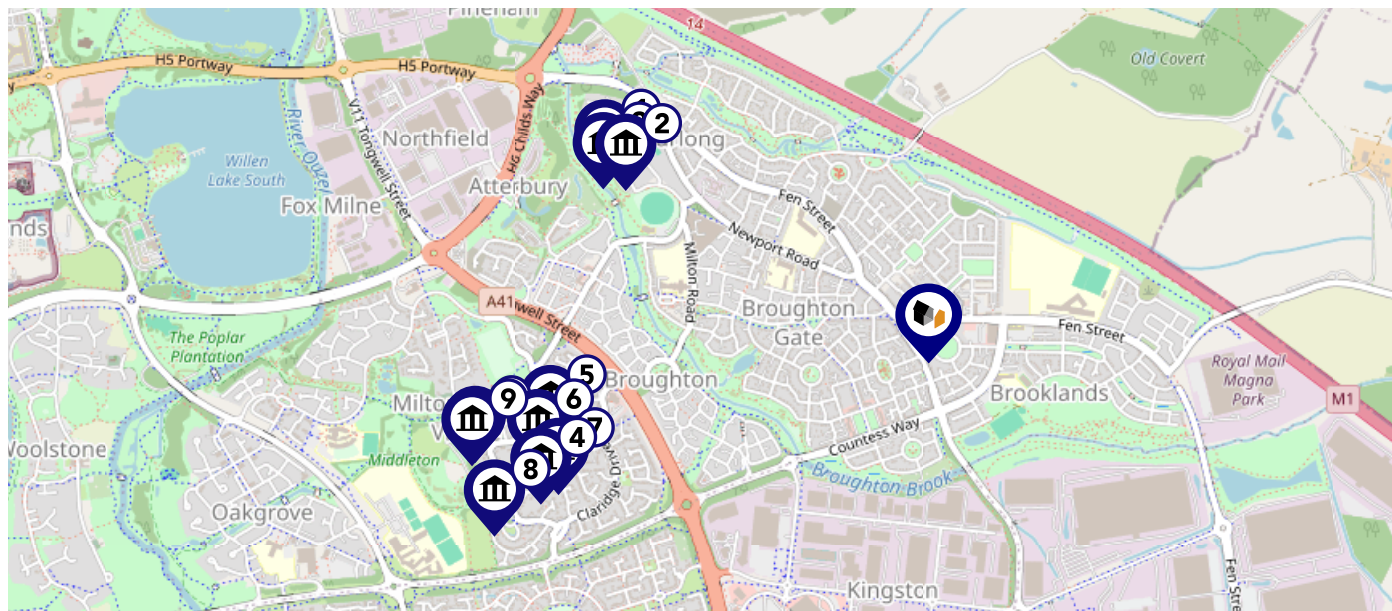
1	Broughton Village-Broughton Village, Milton Keynes, Buckinghamshire	Historic Landfill	
2	Broughton Barns-Broughton Grounds Lane, Milton Keynes, Buckinghamshire	Historic Landfill	
3	Broughton Grounds-Broughton, Milton Keynes	Historic Landfill	
4	Former reservoir Middleton Site10E-Wingfield Grove, Middleton	Historic Landfill	
5	Middleton North East Landfill-Broughton, Milton Keynes	Historic Landfill	
6	Broughton Quarry-Broughton, Milton Keynes, Buckinghamshire	Historic Landfill	
7	Broughton Grounds-Broughton, Milton Keynes, Buckinghamshire	Historic Landfill	
8	Broughton Barn-Broughton Grounds Lane, Milton Keynes	Historic Landfill	
9	EA/EPR/AB3208CQ/V002	Active Landfill	
10	EA/EPR/RP3792NN/T003	Active Landfill	

Maps

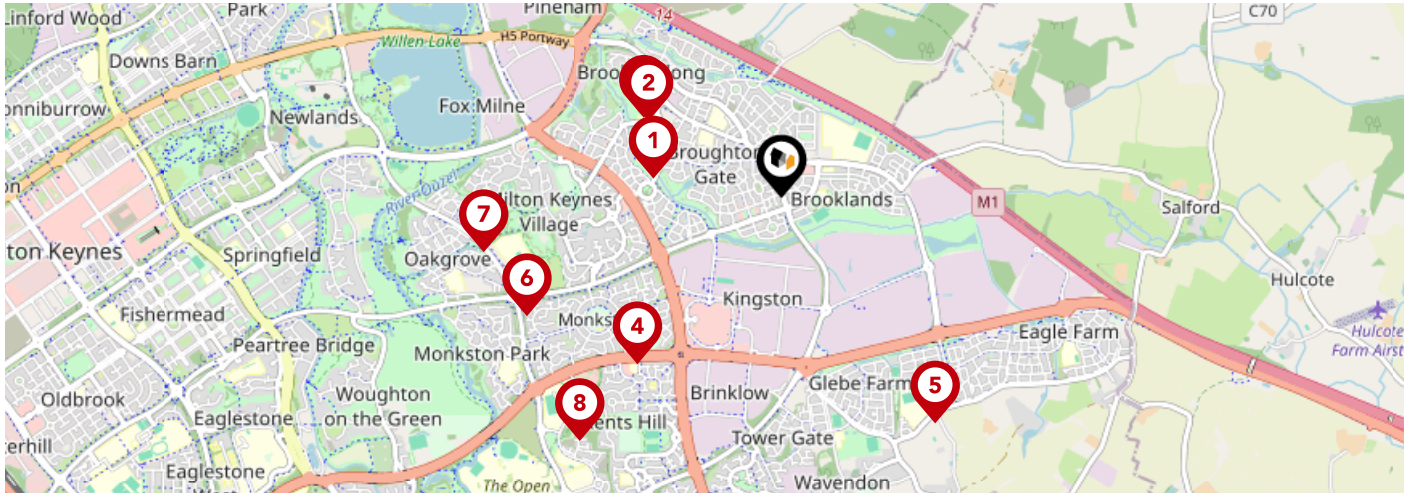
Listed Buildings

CHRIS DURRANT exp UK

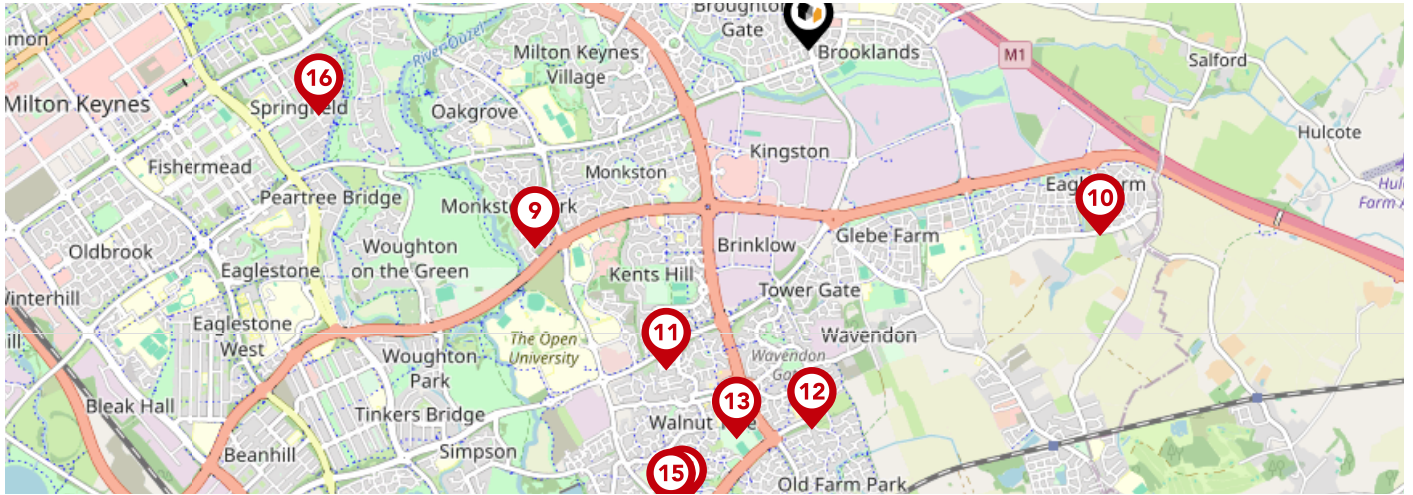
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1160062 - The Old Rectory	Grade II	0.8 miles
	1277068 - K6 Telephone Kiosk	Grade II	0.8 miles
	1332313 - Church Of St Lawrence	Grade I	0.8 miles
	1332301 - Home Farmhouse	Grade II	0.9 miles
	1310566 - The Well House	Grade II	0.9 miles
	1332303 - 1, Meadow Lane	Grade II	0.9 miles
	1310576 - Brook Farmhouse	Grade II	0.9 miles
	1160453 - Southside Farmhouse	Grade II	1.0 miles
	1125253 - Swan Cottage	Grade II	1.0 miles
	1125199 - Birds Cottage	Grade II	1.0 miles



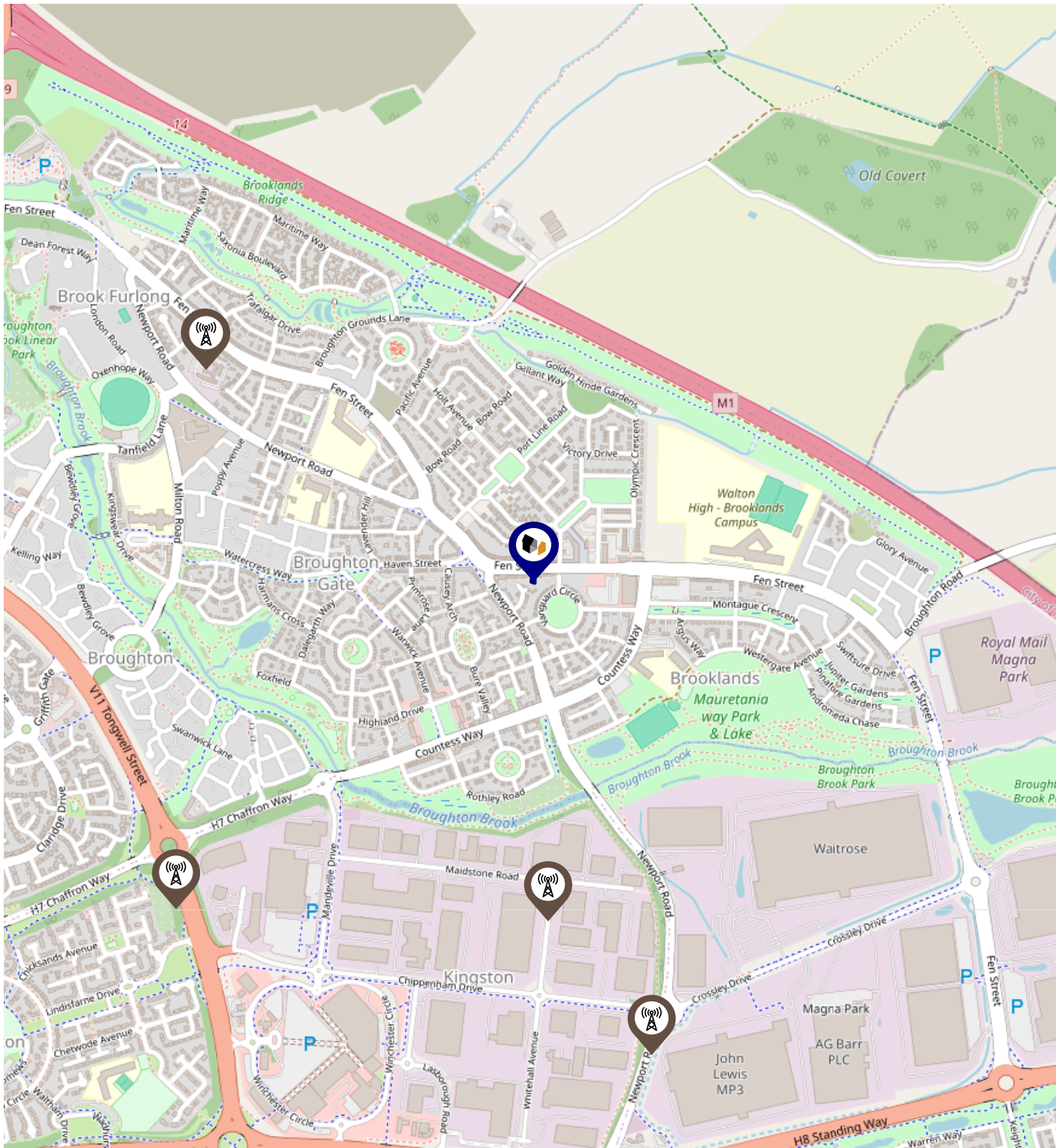
		Nursery	Primary	Secondary	College	Private
1	Broughton Fields Primary School Ofsted Rating: Good Pupils: 414 Distance:0.59	☐	☒	☐	☐	☐
2	Broughton Manor Preparatory School Ofsted Rating: Not Rated Pupils: 290 Distance:0.7	☐	☒	☐	☐	☐
3	Brooklands Farm Primary School Ofsted Rating: Outstanding Pupils: 1310 Distance:0.72	☐	☒	☐	☐	☐
4	Monkston Primary School Ofsted Rating: Good Pupils: 416 Distance:1.01	☐	☒	☐	☐	☐
5	Glebe Farm School Ofsted Rating: Not Rated Pupils: 552 Distance:1.25	☐	☒	☒	☐	☐
6	Oakgrove School Ofsted Rating: Good Pupils: 2490 Distance:1.28	☐	☒	☒	☐	☐
7	Middleton Primary School Ofsted Rating: Outstanding Pupils: 630 Distance:1.38	☐	☒	☐	☐	☐
8	Kents Hill Park all-through school Ofsted Rating: Good Pupils: 985 Distance:1.44	☐	☒	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	St Bernadette's Catholic Primary School Ofsted Rating: Good Pupils: 417 Distance:1.54	☐	☒	☐	☐	☐
	St Mary's Wavendon CofE Primary Ofsted Rating: Good Pupils: 424 Distance:1.58	☐	☒	☐	☐	☐
	Kents Hill School Ofsted Rating: Good Pupils: 106 Distance:1.6	☐	☒	☐	☐	☐
	Wavendon Gate School Ofsted Rating: Good Pupils: 414 Distance:1.73	☐	☒	☐	☐	☐
	Walton High Ofsted Rating: Good Pupils: 3077 Distance:1.81	☐	☐	☒	☐	☐
	Heronshaw School Ofsted Rating: Good Pupils: 220 Distance:2.17	☐	☒	☐	☐	☐
	Heronsgate School Ofsted Rating: Good Pupils: 379 Distance:2.2	☐	☒	☐	☐	☐
	Shepherdswell Academy Ofsted Rating: Good Pupils: 136 Distance:2.25	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

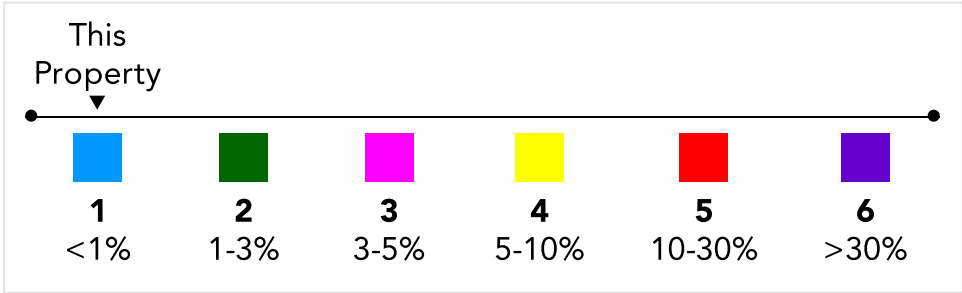
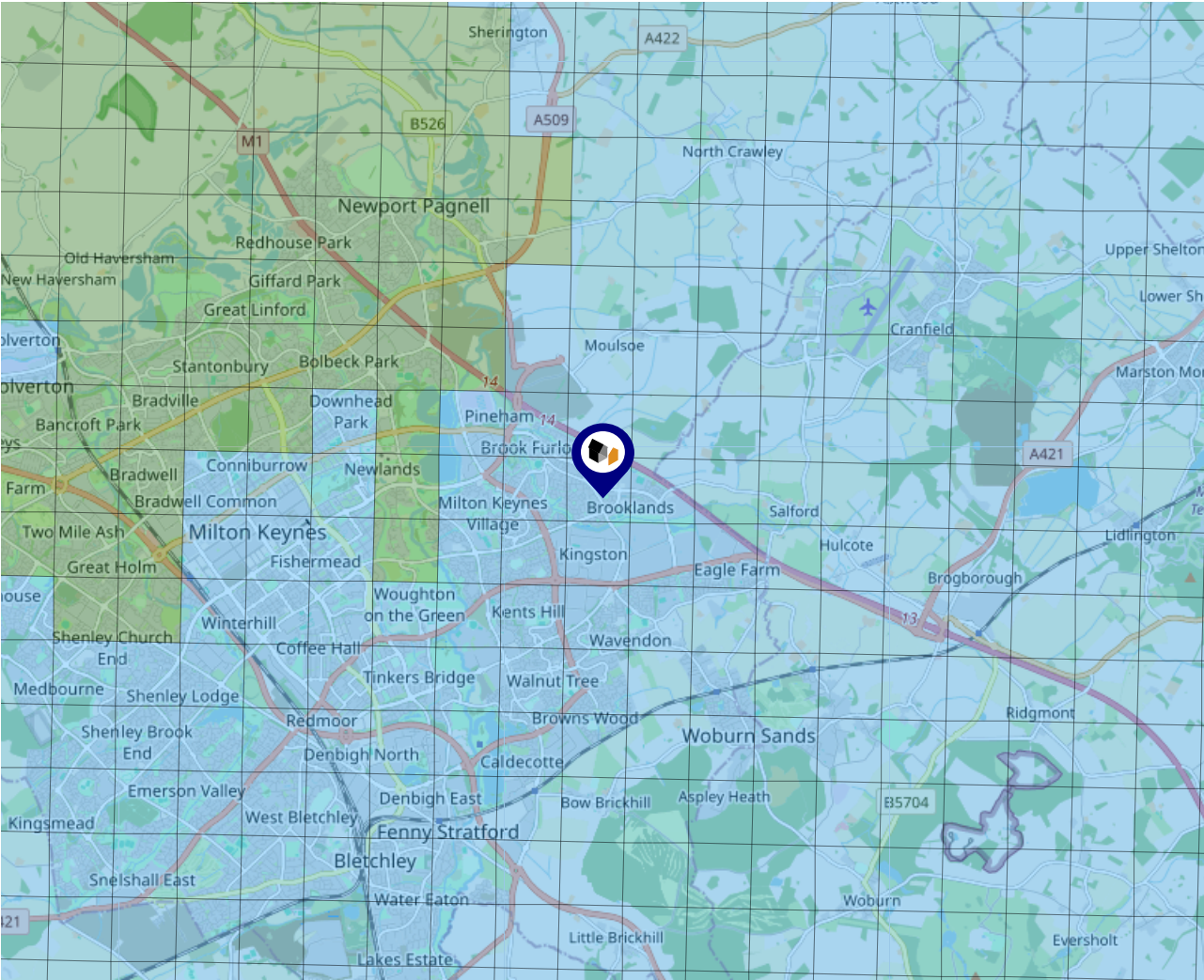


Key:

-  Power Pylons
-  Communication Masts

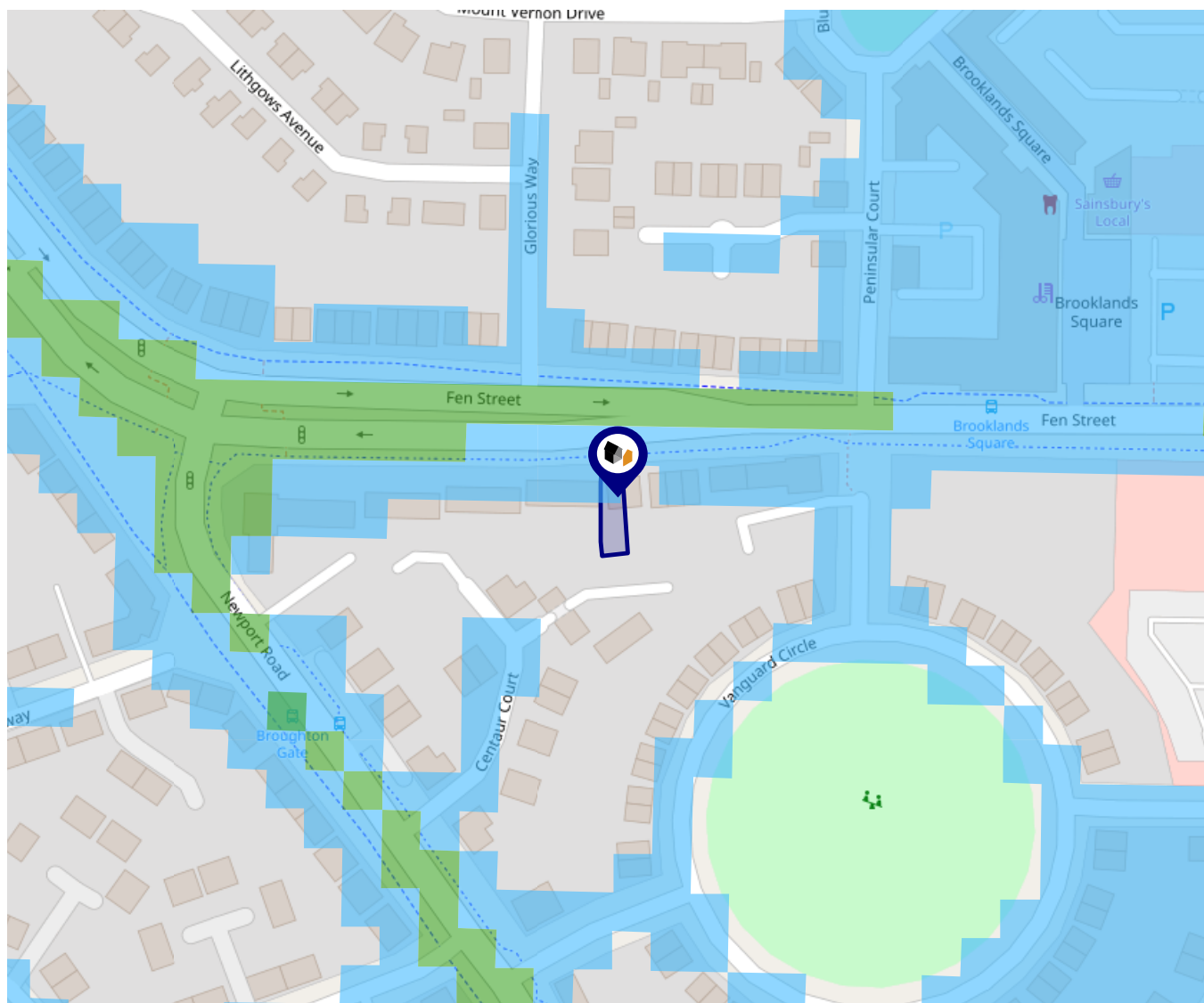
What is Radon?

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).

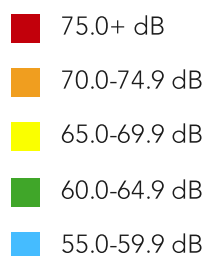


Local Area

Road Noise

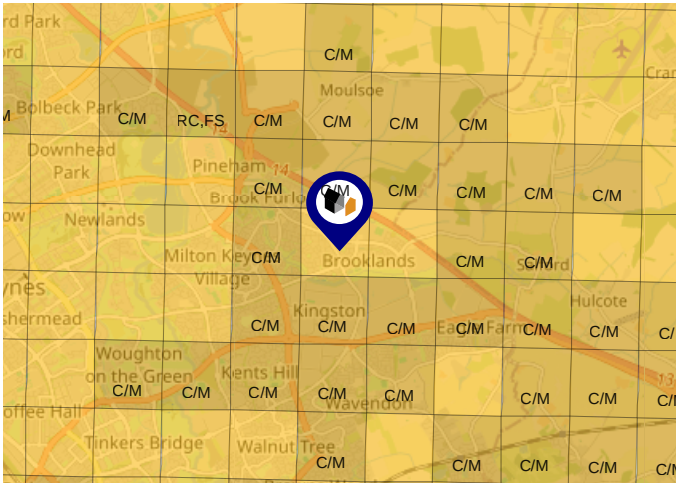


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.



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

Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAY
Parent Material Grain:	ARGILLACEOUS	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

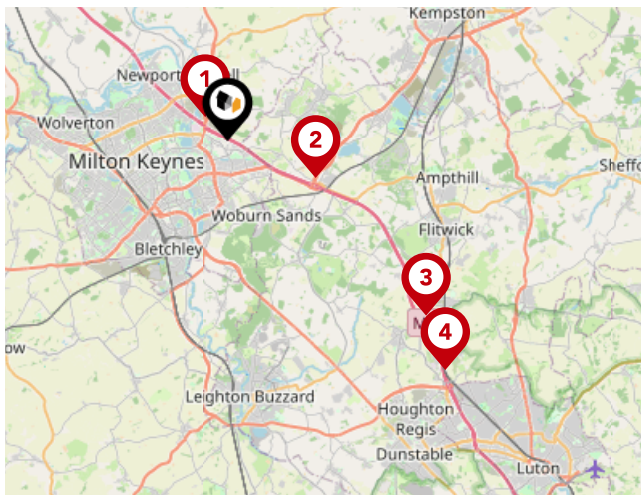
Area

Transport (National)



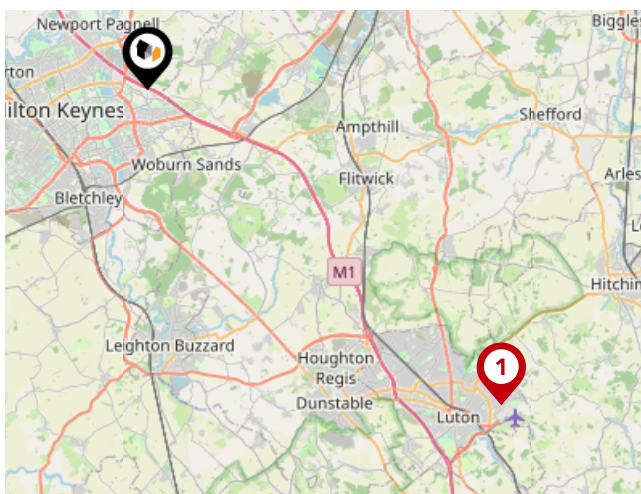
National Rail Stations

Pin	Name	Distance
1	Woburn Sands Rail Station	2.25 miles
2	Aspley Guise Rail Station	2.69 miles
3	Bow Brickhill Rail Station	2.97 miles
4	Fenny Stratford Rail Station	3.52 miles
5	Ridgmont Rail Station	3.91 miles



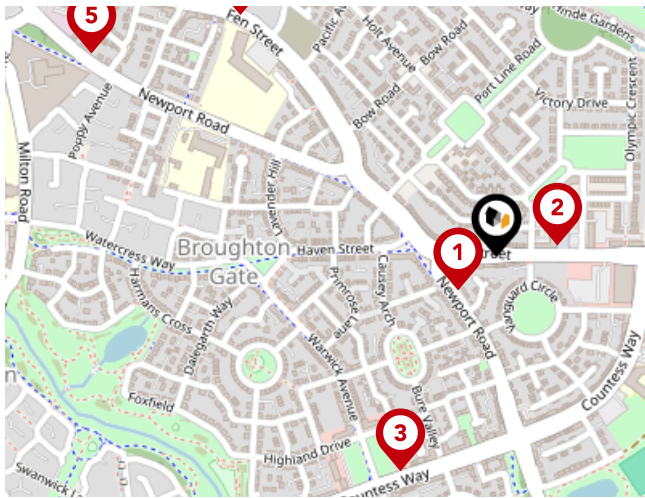
Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J14	1.22 miles
2	M1 J13	3.46 miles
3	M1 J12	9.63 miles
4	M1 J11A	11.51 miles



Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	17.31 miles



Bus Stops/Stations

Pin	Name	Distance
1	Broughton Gate	0.05 miles
2	Brooklands Square	0.07 miles
3	Countess Way	0.26 miles
4	Laconia Lane	0.4 miles
5	Brooklands Farm	0.51 miles

Local Connections

No Local Connections found within 30 km of this property.

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

Chris Durrant powered by eXp

Chris Durrant – 'Your' Estate Agent has one goal – to put you at the forefront of your property transaction and ensure that your move is as smooth as possible.

Testimonial 1



Highly recommend! Chris did a tremendous job helping us sell our property. He really cares about his clients and does all he can to get things done in a timely manner. I wholeheartedly recommend him as very professional and great communication throughout the purchase process

Testimonial 2



Chris recently dealt with our purchase. Nothing was too much trouble and he was always available to communicate between the different parties and to keep us informed . I would definitely recommend

Testimonial 3



After having my property valued with several agents, Chris stood out from the crowd. His ambition and enthusiasm shows he has the right tools for this industry and would highly recommend him. Thanks for all your help Chris, Keep up the good work



/ChrisDurrantexp



/chris-durrant-08752622

Market

Market summary

Local summary

Based on 1 mile radius

Summary of all properties within radius:

Property type	Flat	Terraced	Semi-Detached	Detached	Bungalow	Unspecified
OM / SSTC	(101/33) 33%	(43/23) 53%	(51/21) 41%	(57/35) 61%	(2/1) 50%	(0/1) —

Total on market: 252 Total sold: 113 Average days on market: 128

Similar properties within radius:

Description			Price Ranges			Supply and demand				
Match	Beds	Type	Highest £	Lowest £	Average £	No. on market	No. SSTC	Total	SSTC %	ADOM
Exact	3	Semi-Detached	£440,000	£300,000	£369,996	23	7	30	23%	100
+1 Type	3	Detached	£600,000	£360,000	£453,636	8	3	11	27%	92
+1 Beds	4	Semi-Detached	£495,000	£350,000	£429,480	15	10	25	40%	204
All considered			£600,000	£300,000	£417,704	46	20	66	30%	132

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Chris Durrant powered by eXp or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Chris Durrant powered by eXp and therefore no warranties can be given as to their good working order.

Chris Durrant powered by eXp Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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