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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 09th November 2026



OXMAN LANE, GREENLEYS, MILTON KEYNES, MK12

Chris Durrant powered by eXp

8 Linceslade Grove Loughton Milton Keynes MK5 8DL

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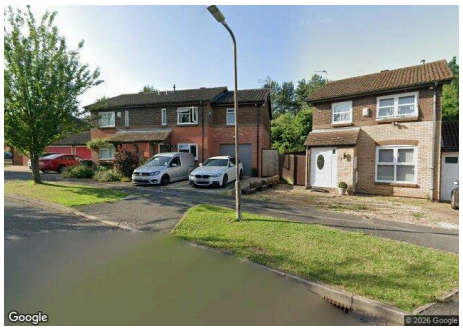
chrisdurrant.exp.uk.com

The Property Ombudsman

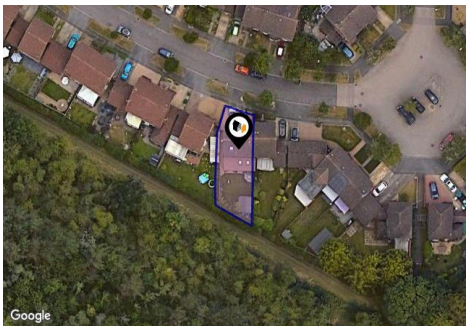
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Property
Overview

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Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	2		
Floor Area:	1,160 ft^2 / 107 m^2		
Plot Area:	0.06 acres		
Year Built :	1983-1990		
Council Tax :	Band B		
Annual Estimate:	£1,845		
Title Number:	BM88747		

Local Area

Local Authority: Milton keynes

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

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

Mobile Coverage:
(based on calls indoors)

O2 ✓ | EE ✓ | 3 ✓ | Vodafone ✓

Satellite/Fibre TV Availability:

BT ✓ | sky ✓ | Virgin media ✗

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Planning History
This Address

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Planning records for: ***Oxman Lane, Greenleys, Milton Keynes, MK12***

Reference - 18/02829/FUL	
Decision:	Decided
Date:	22nd November 2018
Description:	
Single storey rear and two storey side extension	

Reference - 18/02829/FUL	
Decision:	Decision Made
Date:	22nd November 2018
Description:	
Single storey rear and two storey side extension	

Gallery
Photos

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OXMAN LANE, GREENLEYS, MILTON KEYNES, MK12



GROUND FLOOR

1ST FLOOR

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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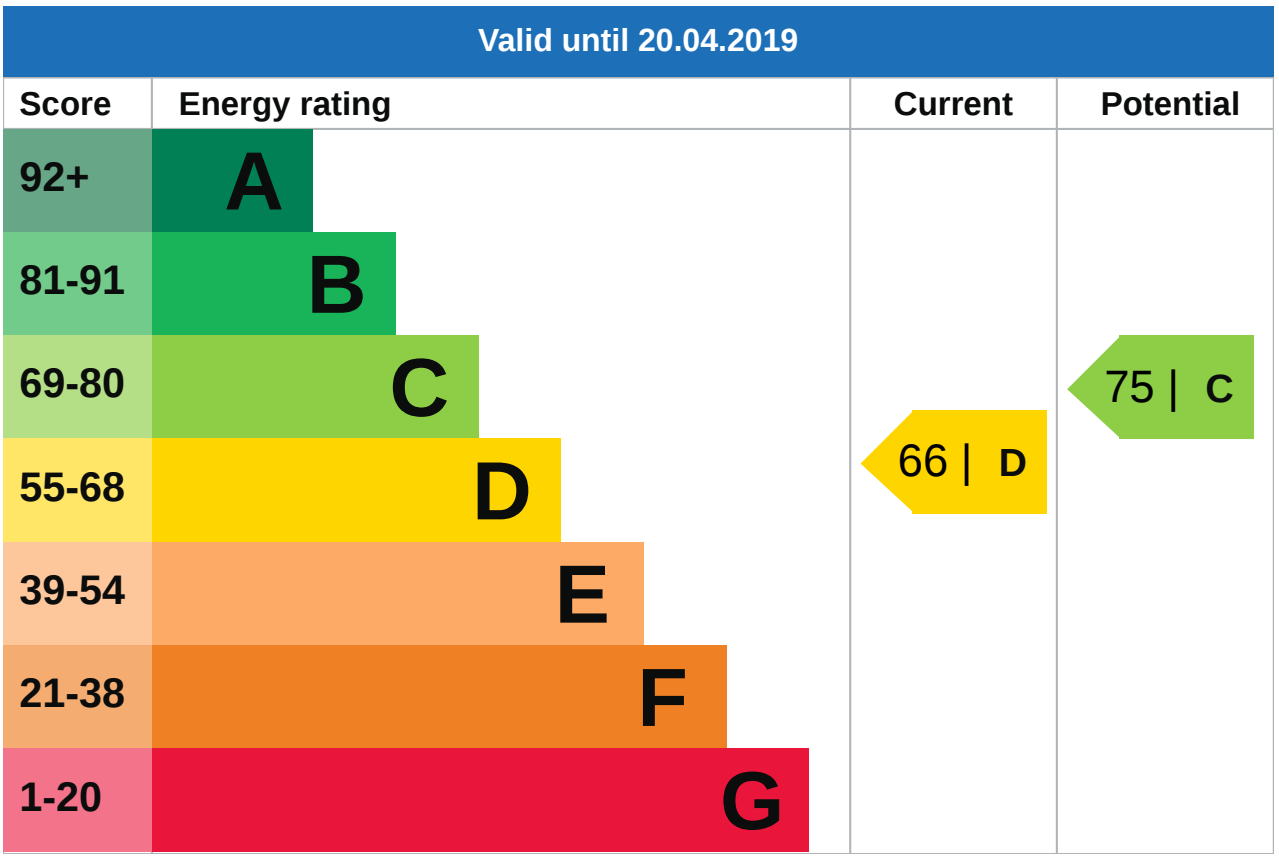
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MILTON KEYNES, MK12

Energy rating

D

Valid until 20.04.2019



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Additional EPC Data

Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Poor
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 56% of fixed outlets
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	62 m^2

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Market
Sold in Street

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12, Oxman Lane, Milton Keynes, MK12 6LF						Semi-detached House
Last Sold Date:	21/05/2026	28/05/2021	04/11/2016	29/07/2011	12/01/1998	
Last Sold Price:	£335,000	£270,000	£255,000	£160,000	£58,500	

20, Oxman Lane, Milton Keynes, MK12 6LF			Detached House
Last Sold Date:	28/03/2025	23/05/2014	
Last Sold Price:	£395,000	£205,000	

60, Oxman Lane, Milton Keynes, MK12 6LF					Semi-detached House
Last Sold Date:	14/03/2025	14/02/2020	30/06/2017	05/11/1999	
Last Sold Price:	£290,000	£246,000	£222,000	£67,995	

34, Oxman Lane, Milton Keynes, MK12 6LF					Semi-detached House
Last Sold Date:	09/12/2024	09/02/2018	08/12/2017	10/10/2011	
Last Sold Price:	£322,500	£249,950	£240,000	£159,995	

46, Oxman Lane, Milton Keynes, MK12 6LF			Detached House
Last Sold Date:	22/11/2024	10/11/2006	
Last Sold Price:	£325,000	£180,000	

18, Oxman Lane, Milton Keynes, MK12 6LF		Semi-detached House
Last Sold Date:	23/10/2024	
Last Sold Price:	£350,000	

48, Oxman Lane, Milton Keynes, MK12 6LF						Semi-detached House
Last Sold Date:	09/07/2021	28/08/2012	16/03/2007	06/05/2004	14/08/2000	29/10/1998
Last Sold Price:	£265,000	£161,000	£155,000	£77,000	£28,500	£22,000

68, Oxman Lane, Milton Keynes, MK12 6LF			Detached House
Last Sold Date:	24/06/2021	04/10/2016	
Last Sold Price:	£540,000	£477,000	

56, Oxman Lane, Milton Keynes, MK12 6LF					Detached House
Last Sold Date:	01/04/2021	04/06/2007	24/03/2004	30/04/1999	
Last Sold Price:	£313,000	£194,000	£140,000	£77,500	

28a, Oxman Lane, Milton Keynes, MK12 6LF						Terraced House
Last Sold Date:	20/01/2021	16/04/2015	04/07/2008	20/10/2000	23/10/1996	06/01/1995
Last Sold Price:	£250,000	£170,000	£141,000	£76,000	£44,500	£45,000

40a, Oxman Lane, Milton Keynes, MK12 6LF						Terraced House
Last Sold Date:	28/11/2019	20/07/2018	12/12/2008	27/02/2004	27/07/2000	
Last Sold Price:	£270,000	£265,000	£140,000	£120,000	£77,000	

6, Oxman Lane, Milton Keynes, MK12 6LF				Detached House
Last Sold Date:	28/10/2019	05/12/2011	29/07/2005	
Last Sold Price:	£425,000	£250,000	£249,000	

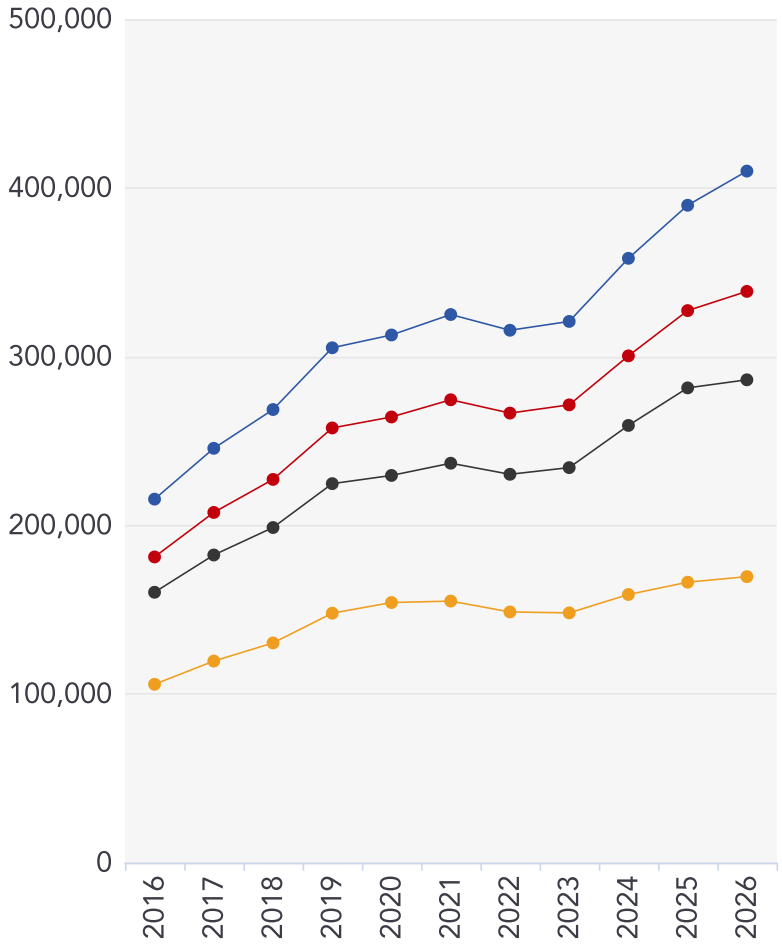
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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Market
House Price Statistics

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10 Year History of Average House Prices by Property Type in MK12



Detached

+90.23%

Semi-Detached

+86.85%

Terraced

+78.56%

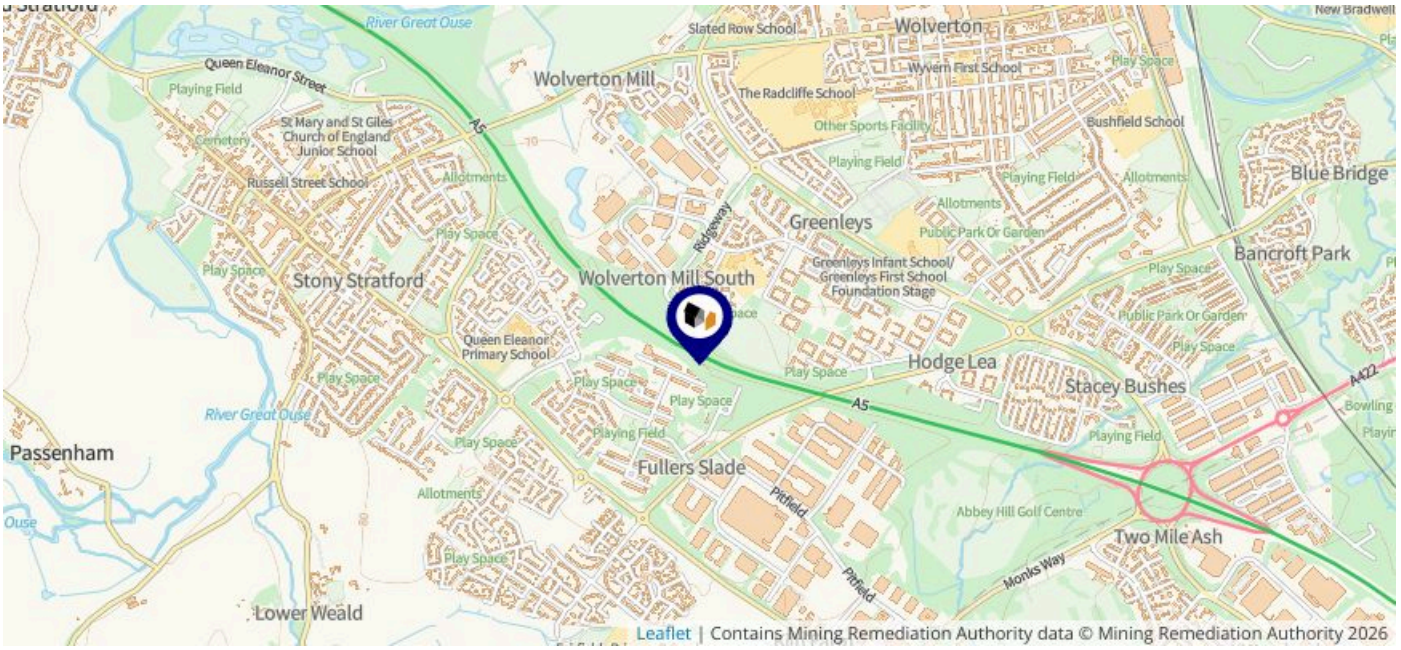
Flat

+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

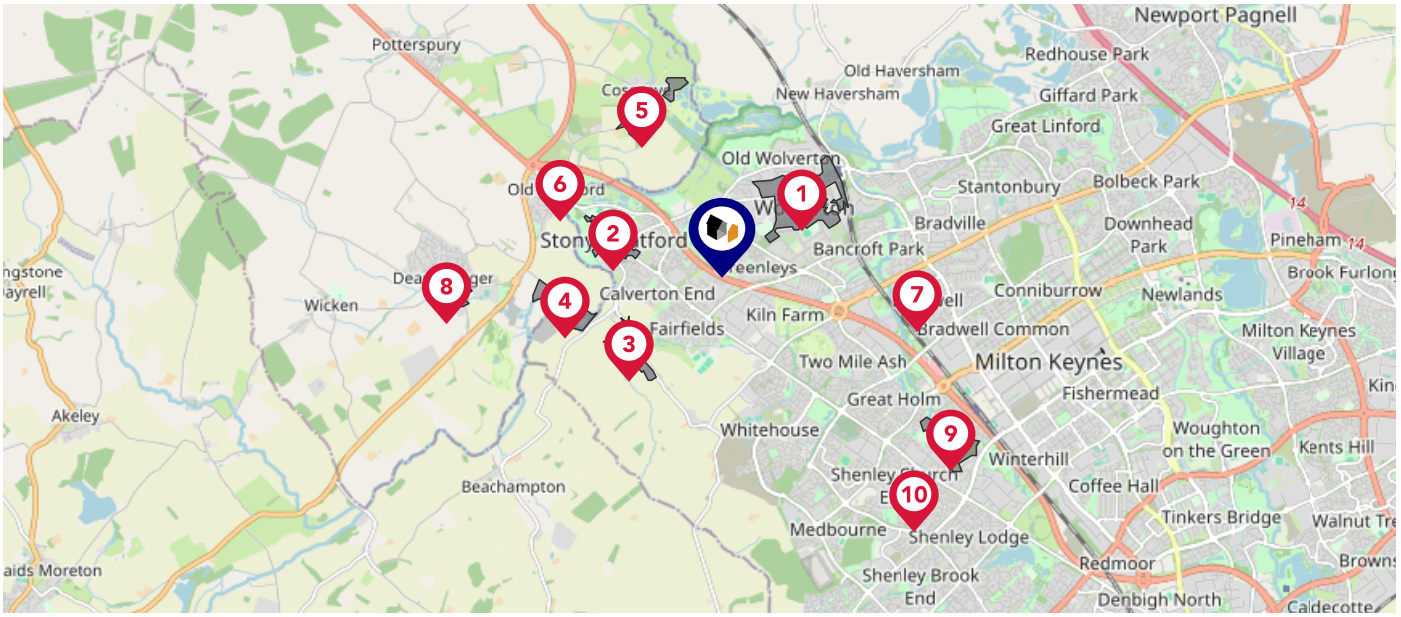
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

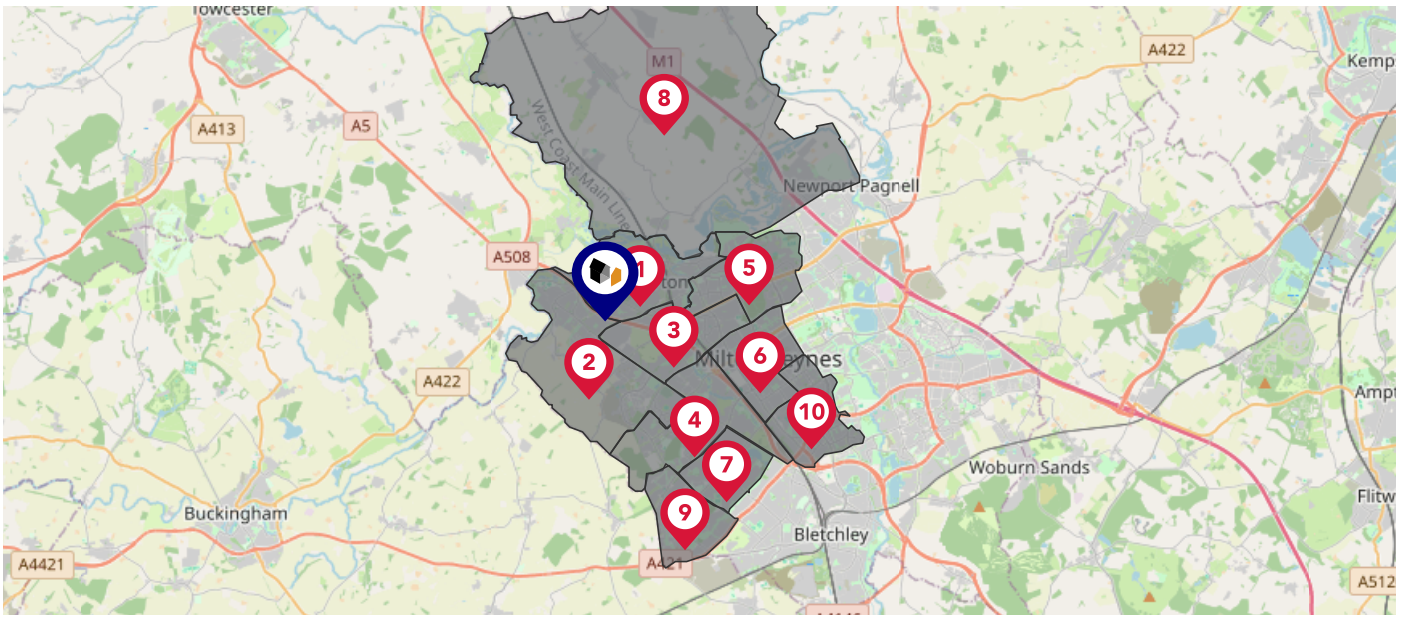


Nearby Conservation Areas	
1	Wolverton
2	Stony Stratford
3	Calverton
4	Passenham
5	Cosgrove
6	Old Stratford
7	Bradwell
8	Deanshanger
9	Loughton
10	Shenley Church End

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Maps
Council Wards

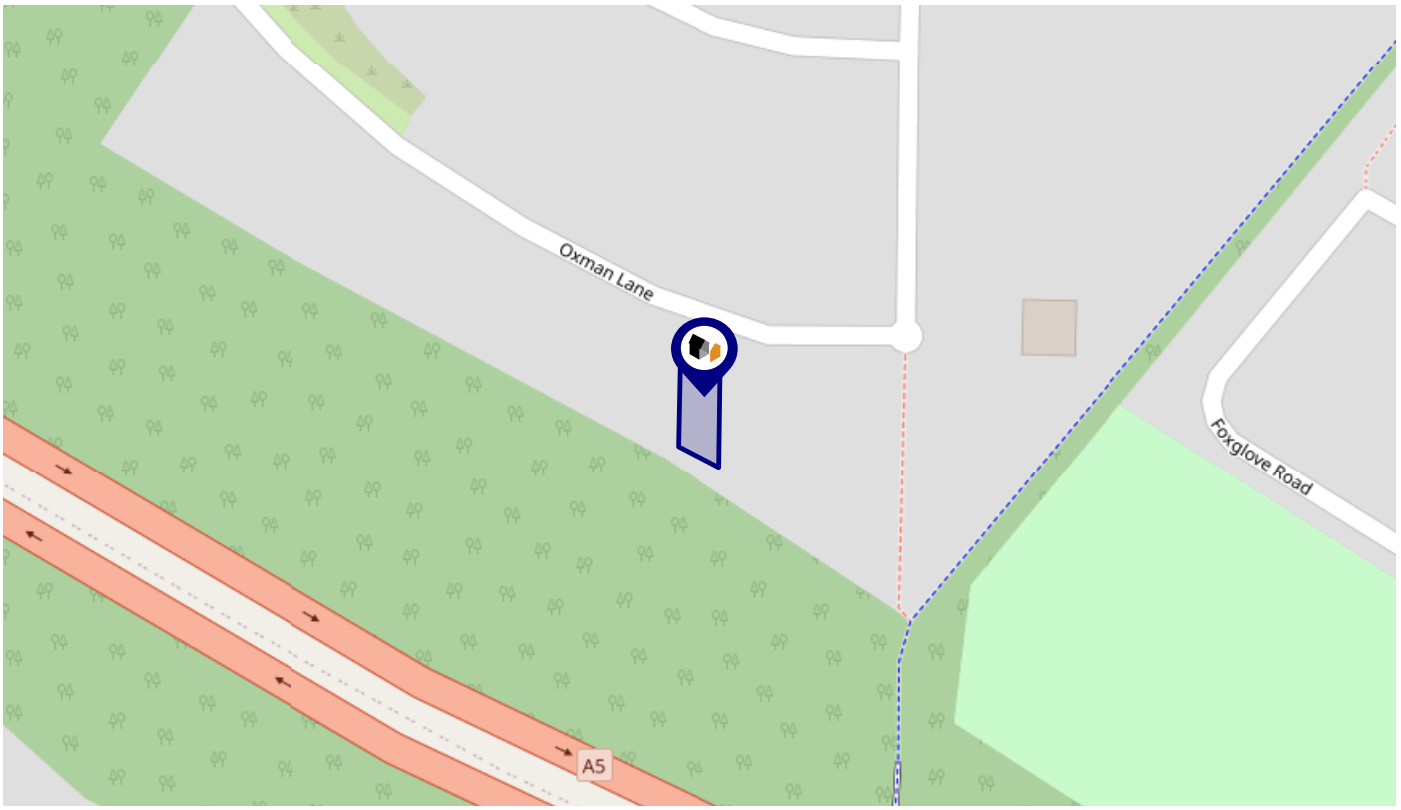
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards	
1	Wolverton Ward
2	Stony Stratford Ward
3	Bradwell Ward
4	Loughton & Shenley Ward
5	Stantonbury Ward
6	Central Milton Keynes Ward
7	Shenley Brook End Ward
8	Newport Pagnell North & Hanslope Ward
9	Tattenhoe Ward
10	Woughton & Fishermead 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.

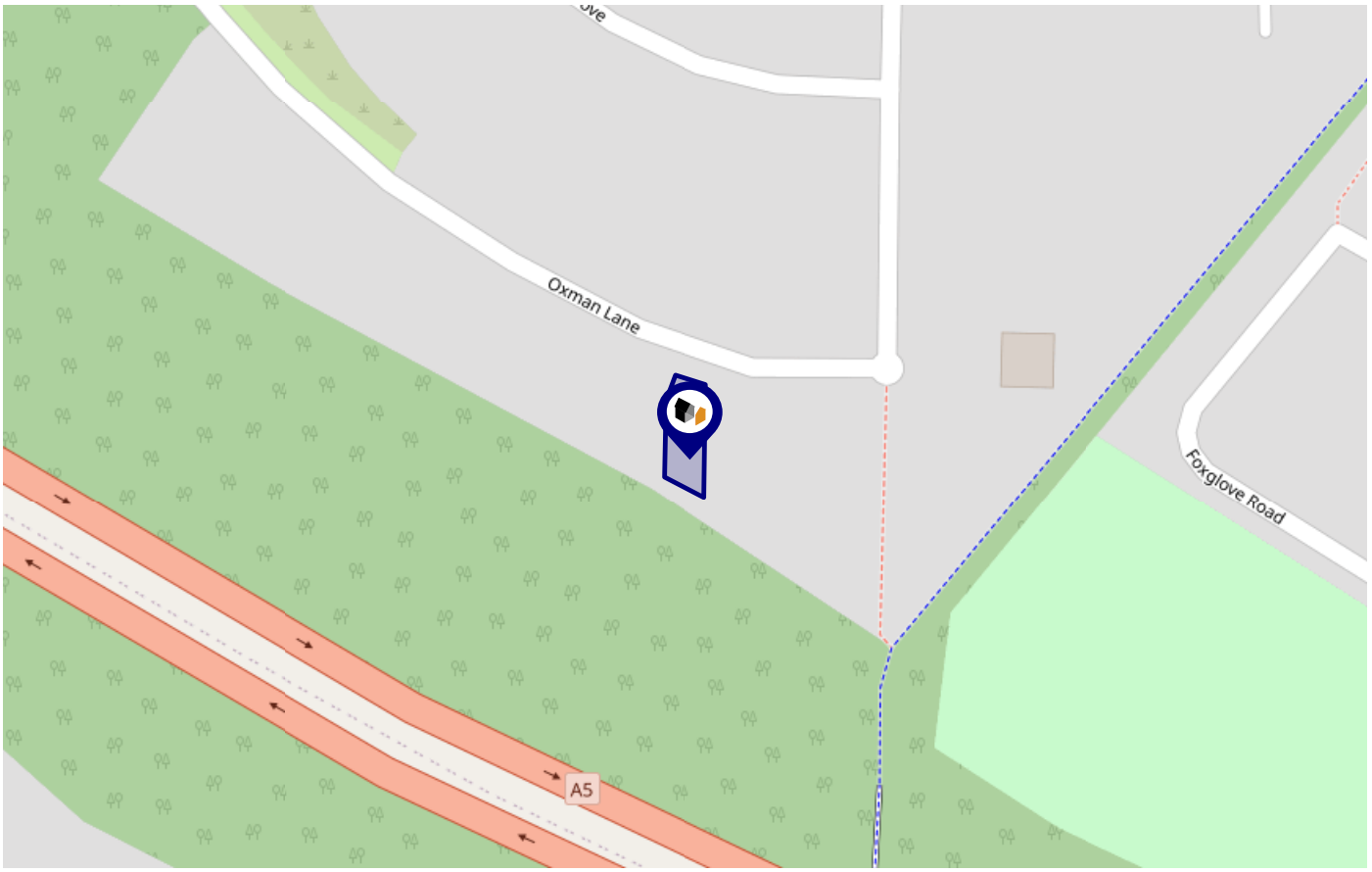
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

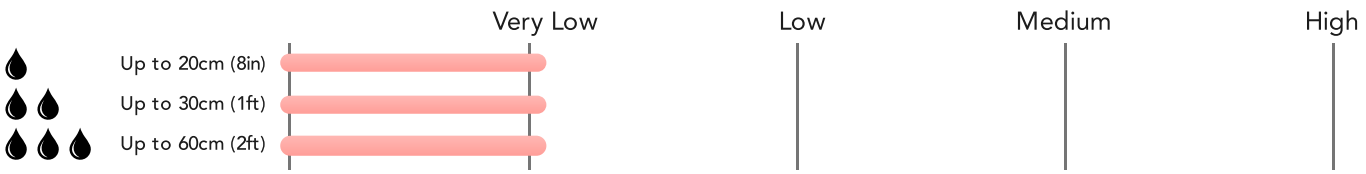


Risk Rating: Very low

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.

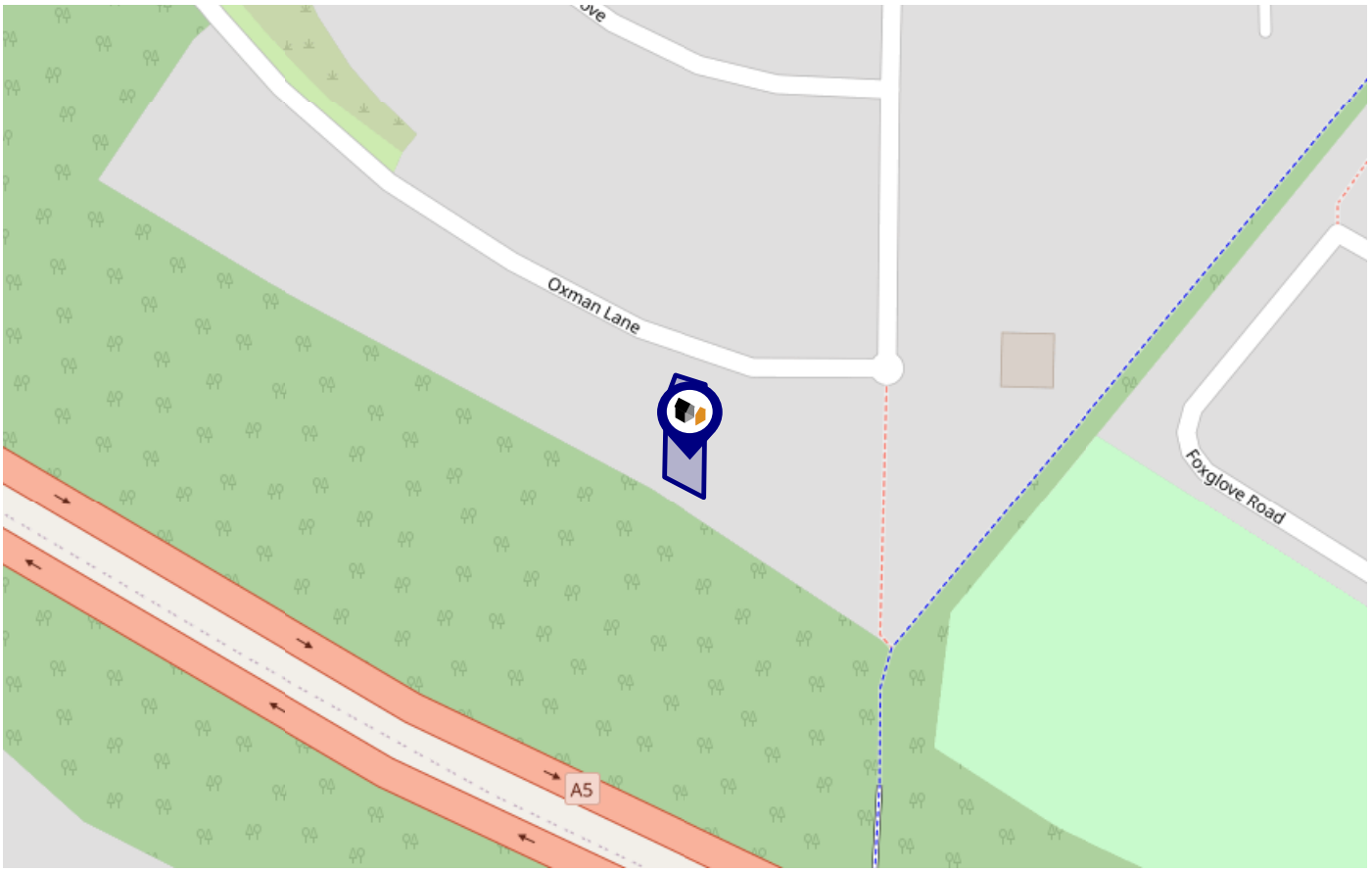
Chance of flooding to the following depths at this property:



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.

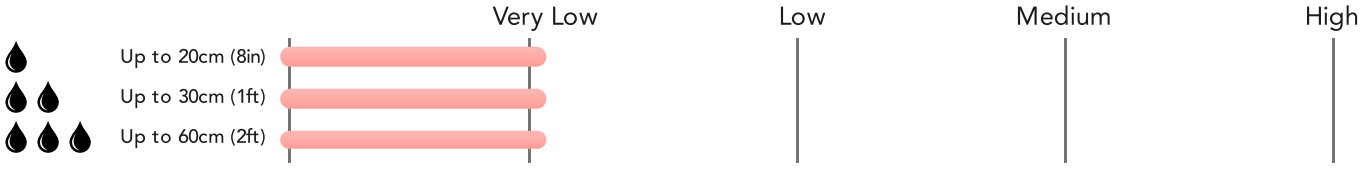


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Chance of flooding to the following depths at this property:

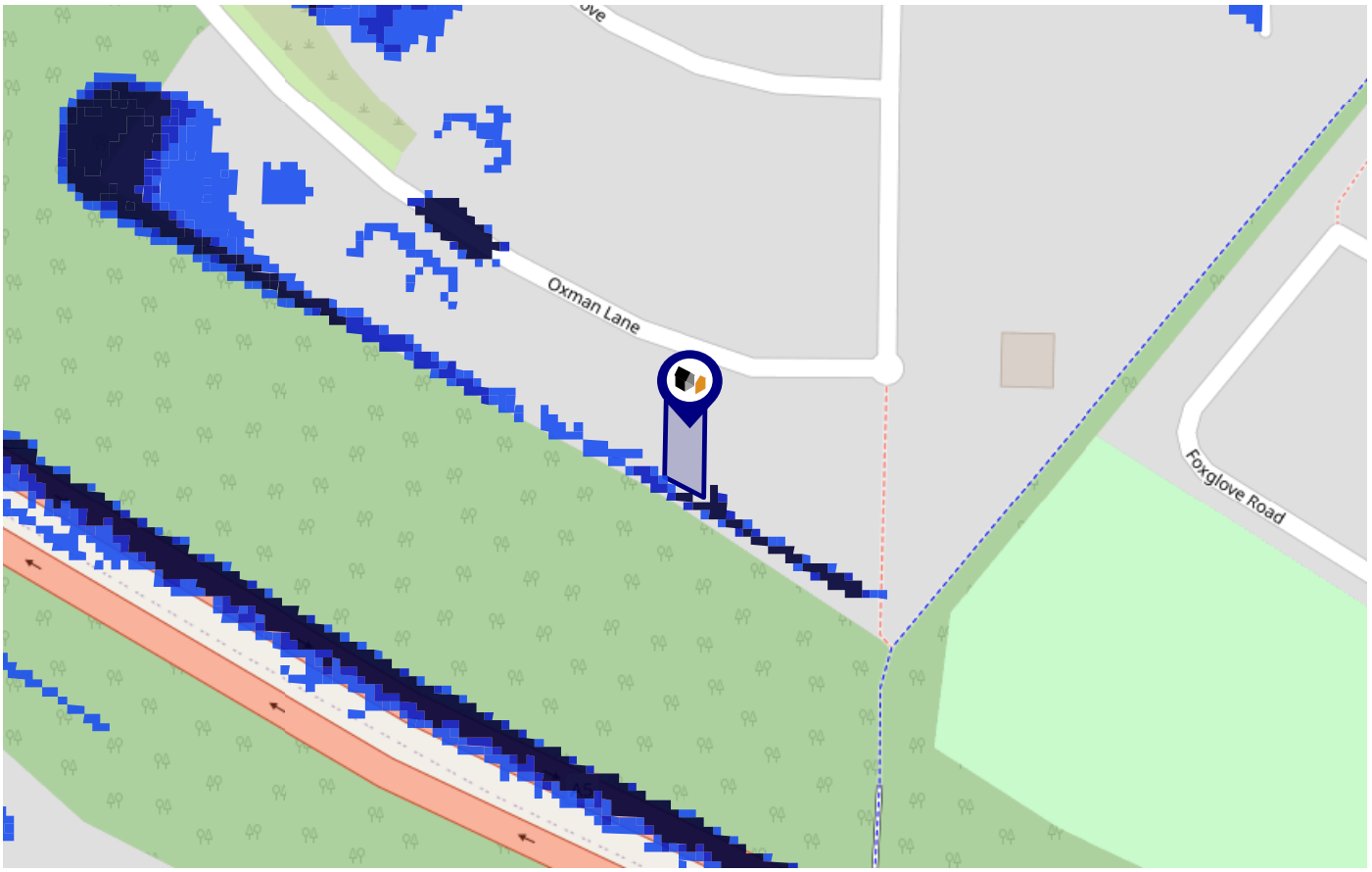


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Flood Risk
Surface Water - Flood Risk

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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.

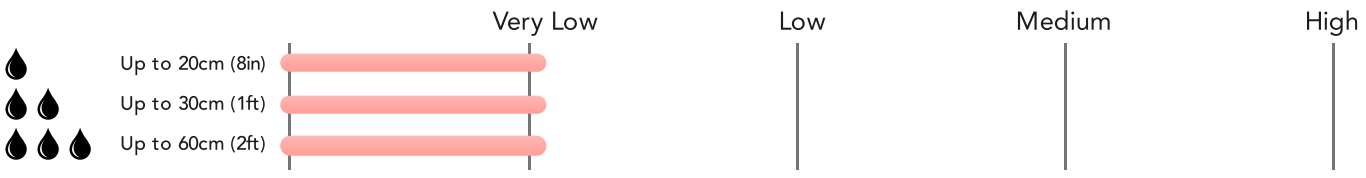


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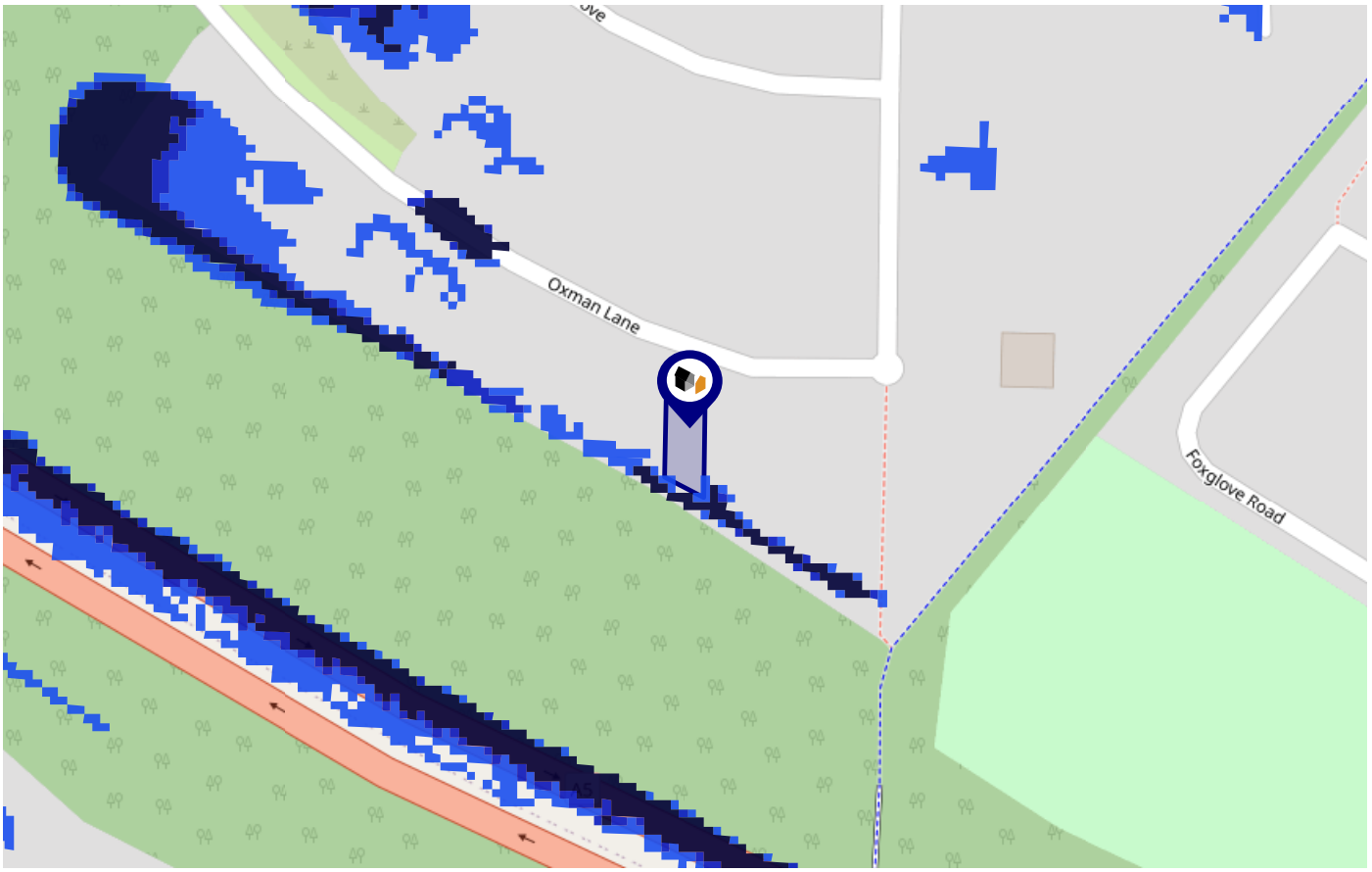


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Flood Risk
Surface Water - Climate Change

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.

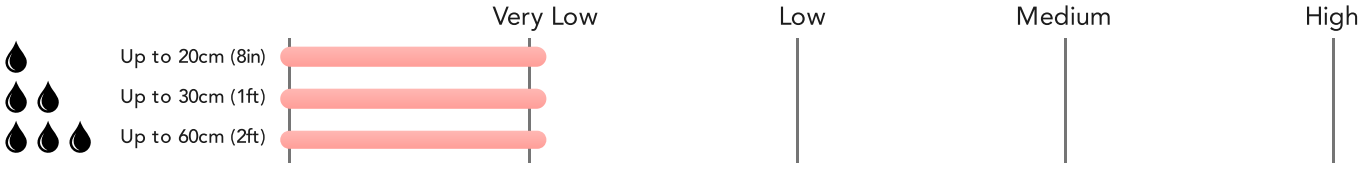


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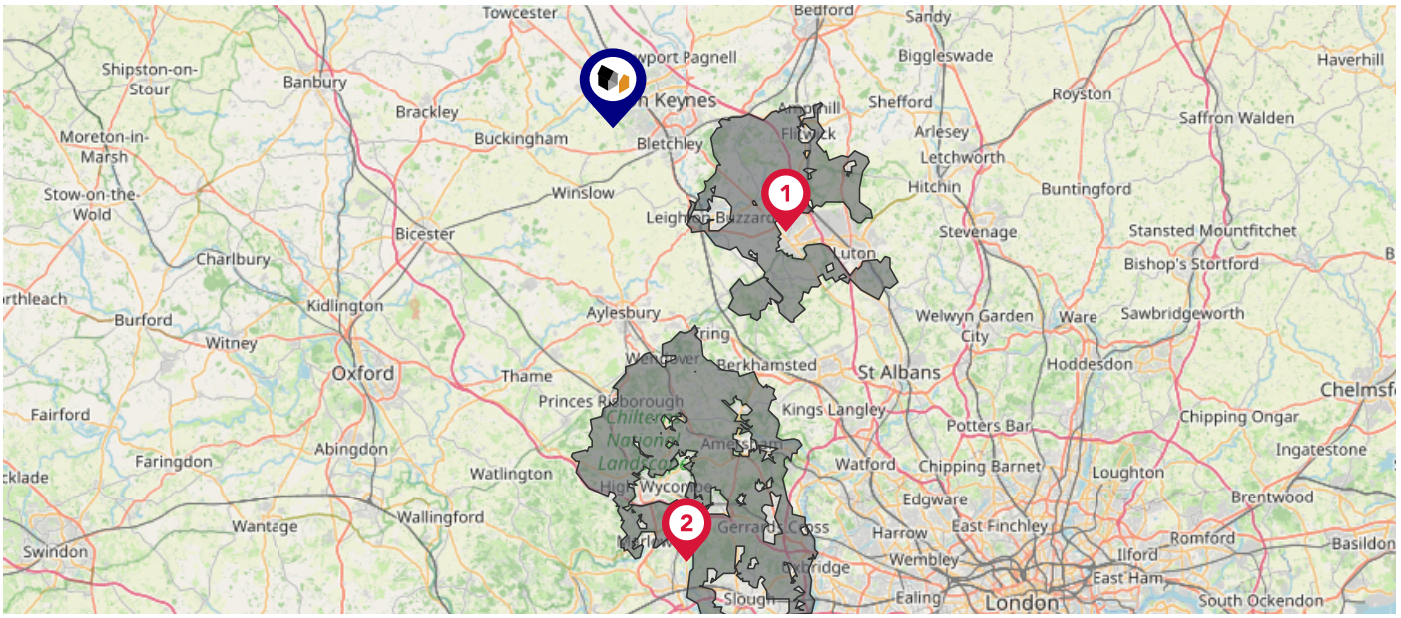


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Maps
Green Belt

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



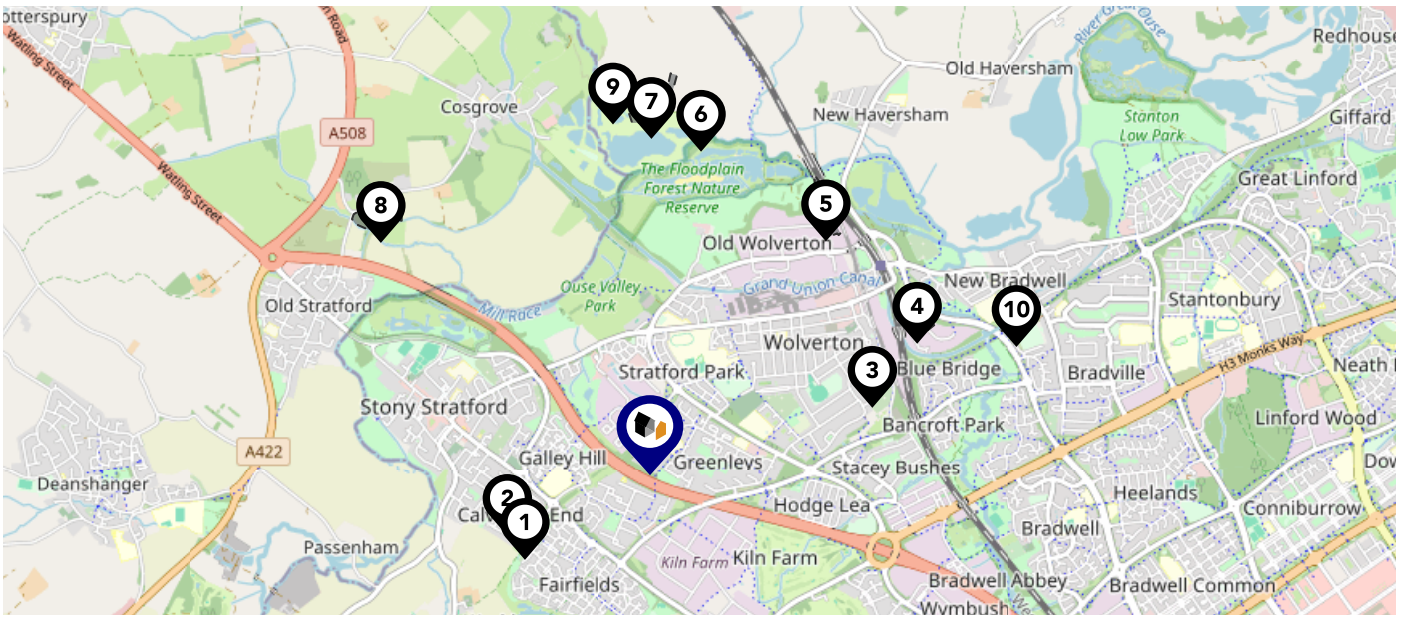
Nearby Green Belt Land

1	London Green Belt - Central Bedfordshire
2	London Green Belt - Buckinghamshire

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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.



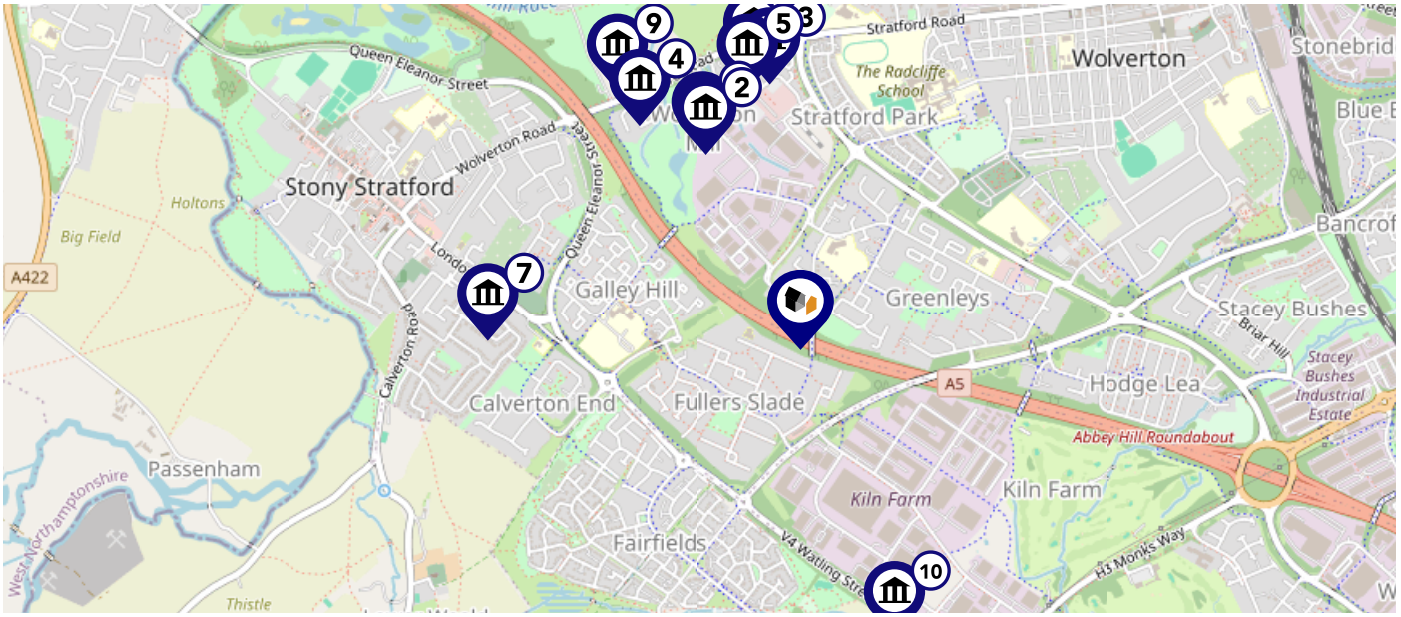
Nearby Landfill Sites

1	Calverton End No.1-Stony Stratford	Historic Landfill
2	Calverton End No.2-Stony Stratford	Historic Landfill
3	Bushfield County Middle School-Moon Street, Wolverton	Historic Landfill
4	Pre-76 Wolverton-Wolverton, New Bradwell	Historic Landfill
5	Haversham Upper Bank-Haversham Bank, Old Wolverton Road, Wolverton	Historic Landfill
6	Cosgrove Caravan Park-Cosgrove Lodge Park, Lock Lane, Cosgrove	Historic Landfill
7	Manor Farm-Castlethorpe, Buckinghamshire	Historic Landfill
8	Stratford Road-Cosgrove	Historic Landfill
9	Manor Farm No.2-Castlethorpe, Buckinghamshire	Historic Landfill
10	Old gravel pits upto c 12m of ?19th C fi-Bradwell Island, New Bradwell	Historic Landfill

Maps
Listed Buildings

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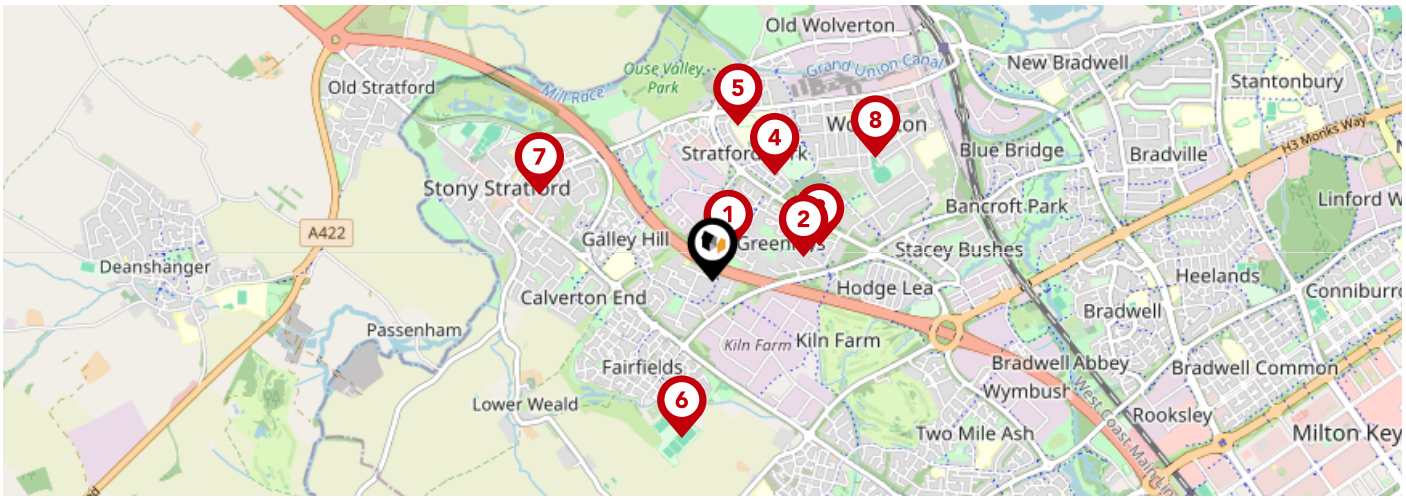
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1310482 - Barn At Warren Farm North Of Warren Farm Cottage.	Grade II	0.5 miles
2 1125334 - Warren Farm Cottage	Grade II	0.5 miles
3 1389364 - Milepost	Grade II	0.6 miles
4 1160593 - Wolverton House	Grade II	0.6 miles
5 1389363 - Spinney Cottage	Grade II	0.6 miles
6 1125321 - Stable Adjoining Wolverton Park	Grade II	0.7 miles
7 1125351 - Gallery Hill House	Grade II	0.7 miles
8 1160471 - Wolverton Park	Grade II	0.7 miles
9 1125333 - Stable Block To East Of Wolverton House	Grade II	0.7 miles
10 1160629 - Brick Kiln Farm Buildings	Grade II	0.7 miles

Area
Schools

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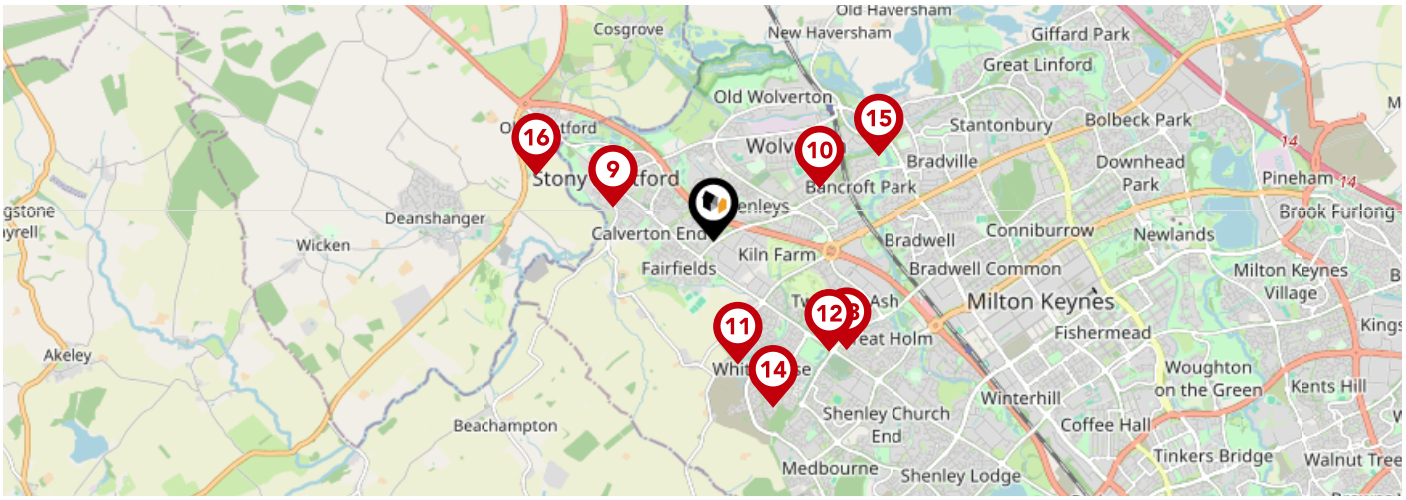


	Nursery	Primary	Secondary	College	Private
1 St Mary Magdalene Catholic Primary School Ofsted Rating: Outstanding | Pupils: 385 | Distance:0.15	☐	☑	☐	☐	☐
2 Greenleys First School Ofsted Rating: Good | Pupils: 115 | Distance:0.43	☐	☑	☐	☐	☐
3 Greenleys Junior School Ofsted Rating: Good | Pupils: 225 | Distance:0.52	☐	☑	☐	☐	☐
4 The Radcliffe School Ofsted Rating: Good | Pupils: 1246 | Distance:0.56	☐	☐	☑	☐	☐
5 Slated Row School Ofsted Rating: Outstanding | Pupils: 229 | Distance:0.72	☐	☐	☑	☐	☐
6 Fairfields Primary School Ofsted Rating: Good | Pupils: 542 | Distance:0.73	☐	☑	☐	☐	☐
7 St Mary and St Giles Church of England School Ofsted Rating: Good | Pupils: 362 | Distance:0.89	☐	☑	☐	☐	☐
8 Wyvern School Ofsted Rating: Good | Pupils: 353 | Distance:0.93	☐	☑	☐	☐	☐

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Area
Schools

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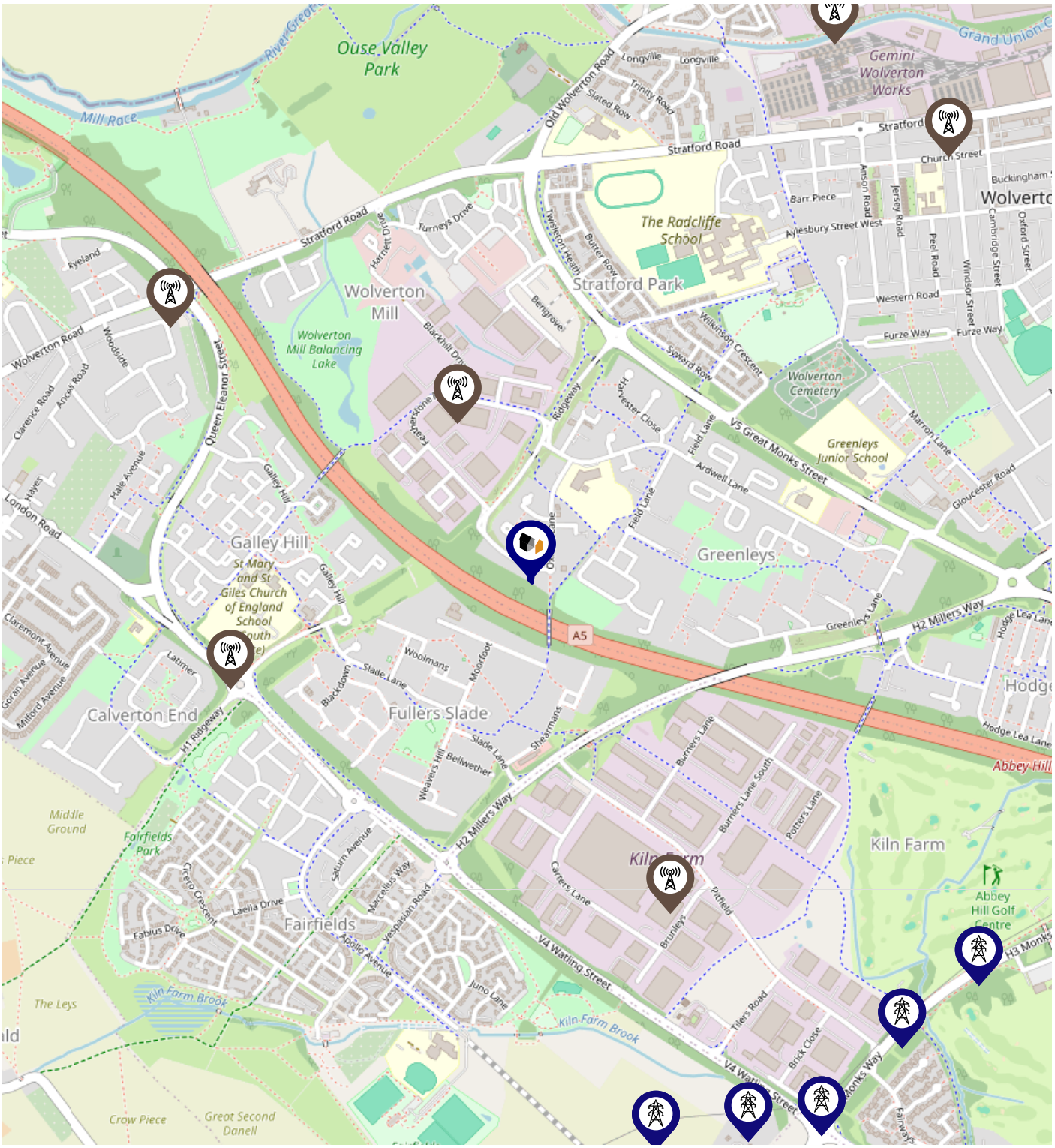


	Nursery	Primary	Secondary	College	Private
9 Russell Street School Ofsted Rating: Outstanding | Pupils: 191 | Distance:0.97	☐	☑	☐	☐	☐
10 Bushfield School Ofsted Rating: Good | Pupils: 411 | Distance:1.08	☐	☑	☐	☐	☐
11 Watling Academy Ofsted Rating: Outstanding | Pupils: 1203 | Distance:1.15	☐	☐	☑	☐	☐
12 Ashbrook School Ofsted Rating: Good | Pupils: 181 | Distance:1.46	☐	☑	☐	☐	☐
13 Two Mile Ash School Ofsted Rating: Outstanding | Pupils: 676 | Distance:1.57	☐	☑	☐	☐	☐
14 Whitehouse Primary School Ofsted Rating: Good | Pupils: 666 | Distance:1.61	☐	☑	☐	☐	☐
15 New Bradwell Primary School Ofsted Rating: Good | Pupils: 618 | Distance:1.7	☐	☑	☐	☐	☐
16 Old Stratford Primary School Ofsted Rating: Good | Pupils: 187 | Distance:1.73	☐	☑	☐	☐	☐

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Local Area
Masts & Pylons

CHRIS DURRANT exp UK



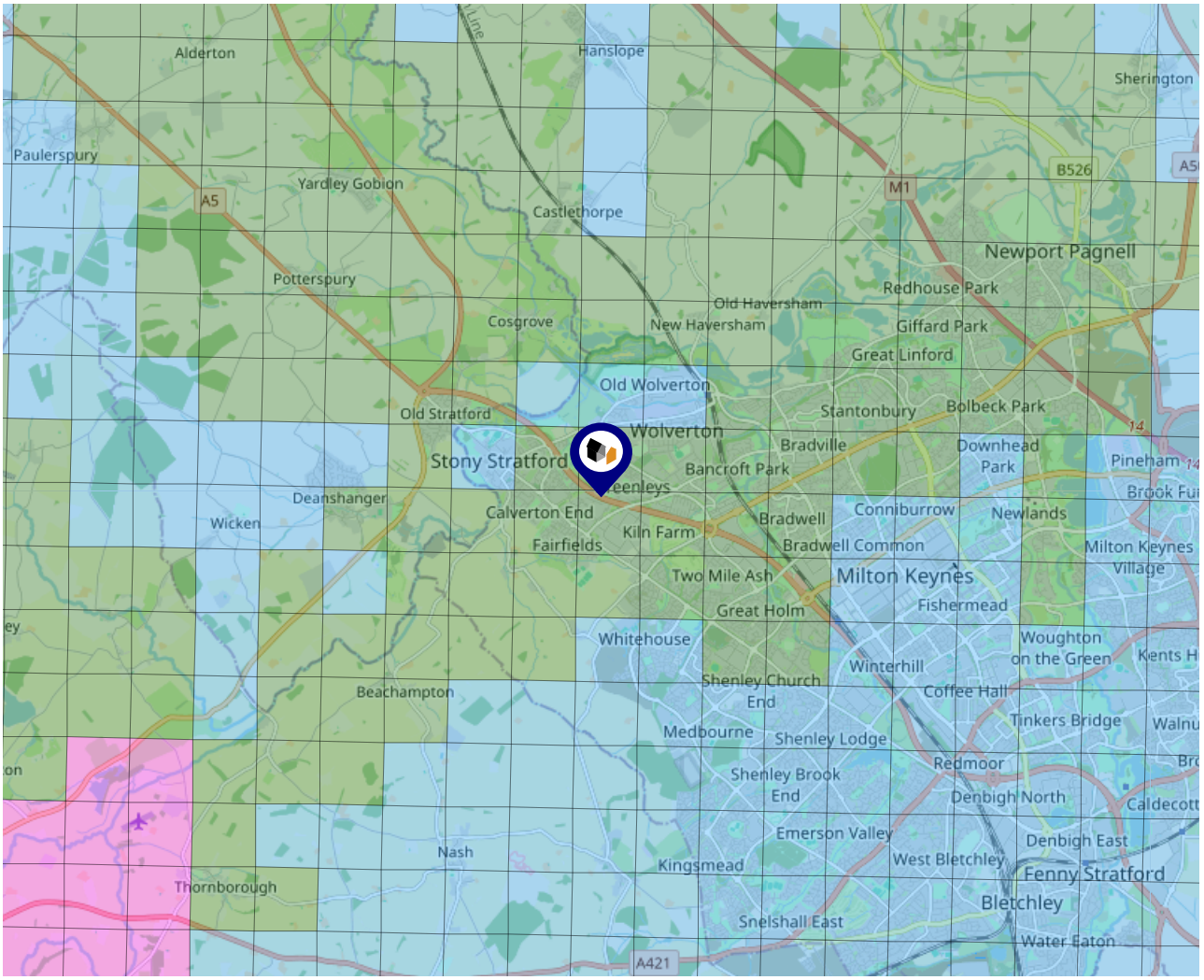
Key:

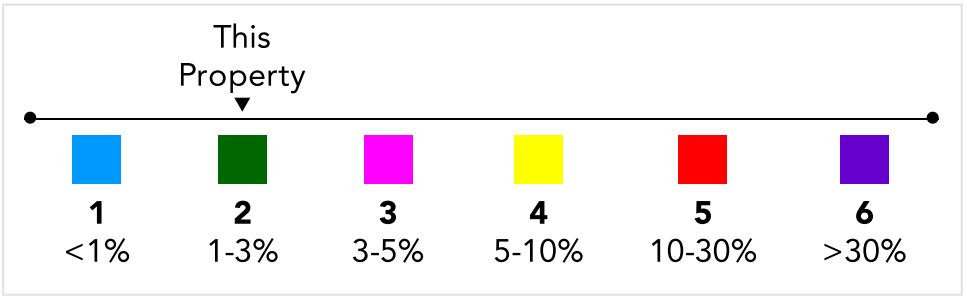
- Power Pylons
- Communication Masts

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What is Radon?

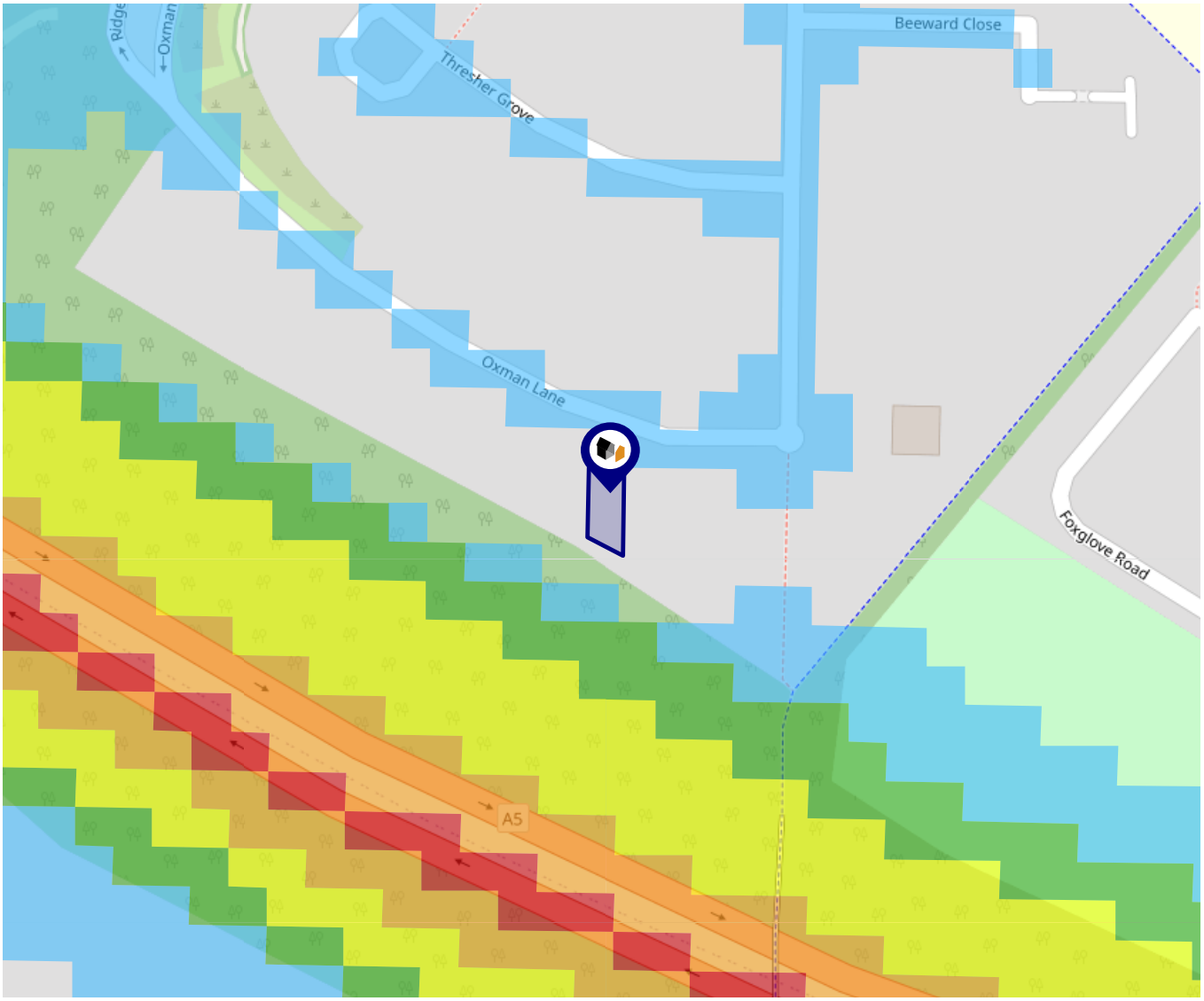
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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

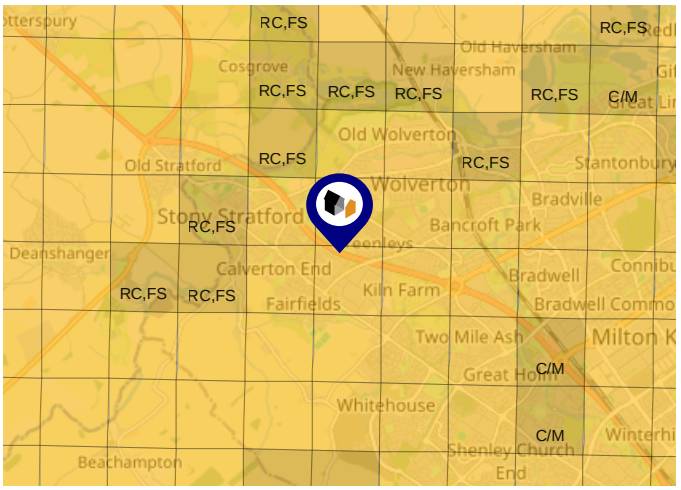
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment
Soils & Clay

CHRIS DURRANT exp UK

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

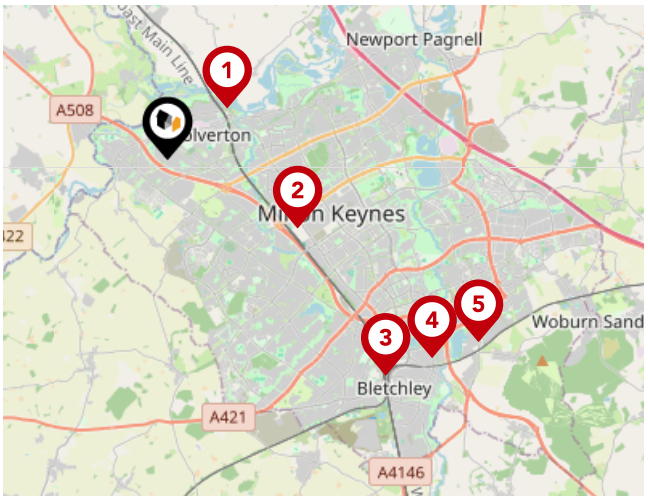
Carbon Content:	NONE	**Soil Texture:**	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	DEEP
Soil Group:	ALL		



Primary Classifications (Most Common Clay Types)

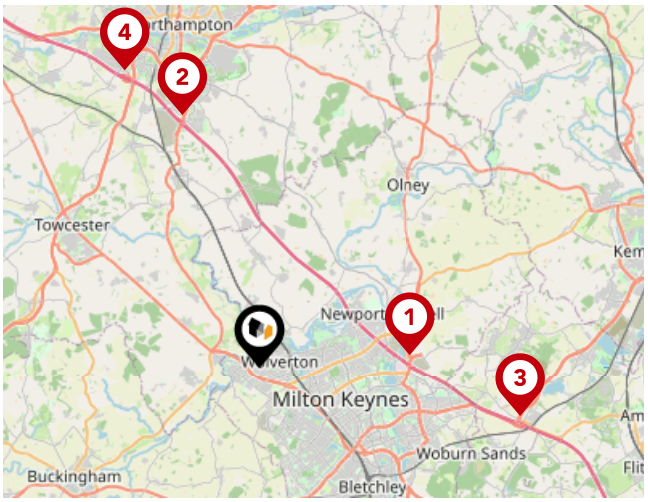
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



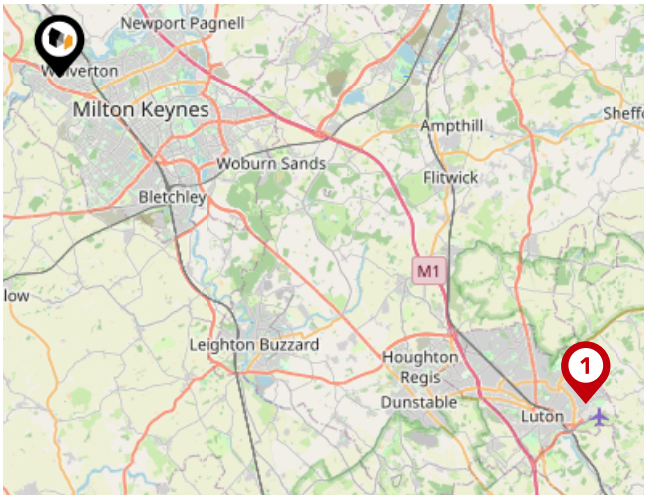
National Rail Stations

Pin	Name	Distance
1	Wolverton Rail Station	1.4 miles
2	Milton Keynes Central Rail Station	2.67 miles
3	Bletchley Rail Station	5.6 miles
4	Fenny Stratford Rail Station	6.03 miles
5	Bow Brickhill Rail Station	6.58 miles



Trunk Roads/Motorways

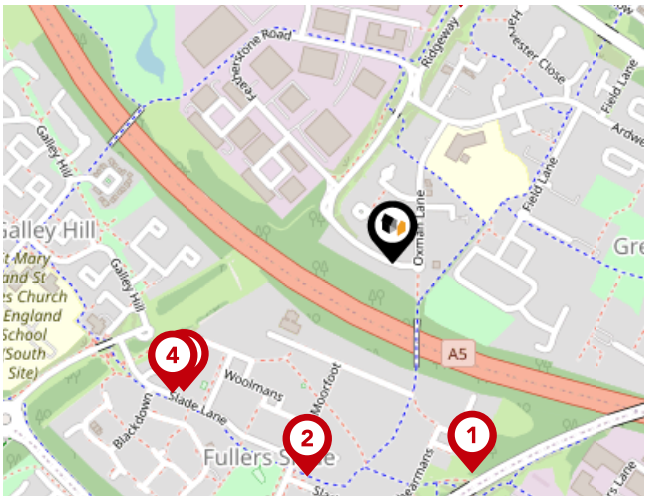
Pin	Name	Distance
1	M1 J14	5.48 miles
2	M1 J15	9.59 miles
3	M1 J13	9.67 miles
4	M1 J15A	11.88 miles



Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	22.66 miles

Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Pitfield	0.25 miles
2	Slade Lane	0.25 miles
3	Woolmans	0.27 miles
4	Slade Lane	0.29 miles
5	Ridgeway H1	0.3 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.

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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	(34/28) 82%	(65/47) 72%	(46/47) 102%	(48/22) 46%	(5/8) 160%	(4/2) 50%

Total on market: 197 **Total sold:** 146 **Average days on market:** 100

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	2	Semi-Detached	£395,000	£160,000	£295,083	5	10	15	67%	100
+1 Type	2	Detached	£500,000	£280,000	£407,500	3	1	4	25%	87
+1 Beds	3	Semi-Detached	£500,000	£90,000	£359,758	32	30	62	48%	78
All considered			**£500,000**	**£90,000**	**£354,114**	**40**	**41**	**81**	**51%**	**88**

Agent
Disclaimer

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