

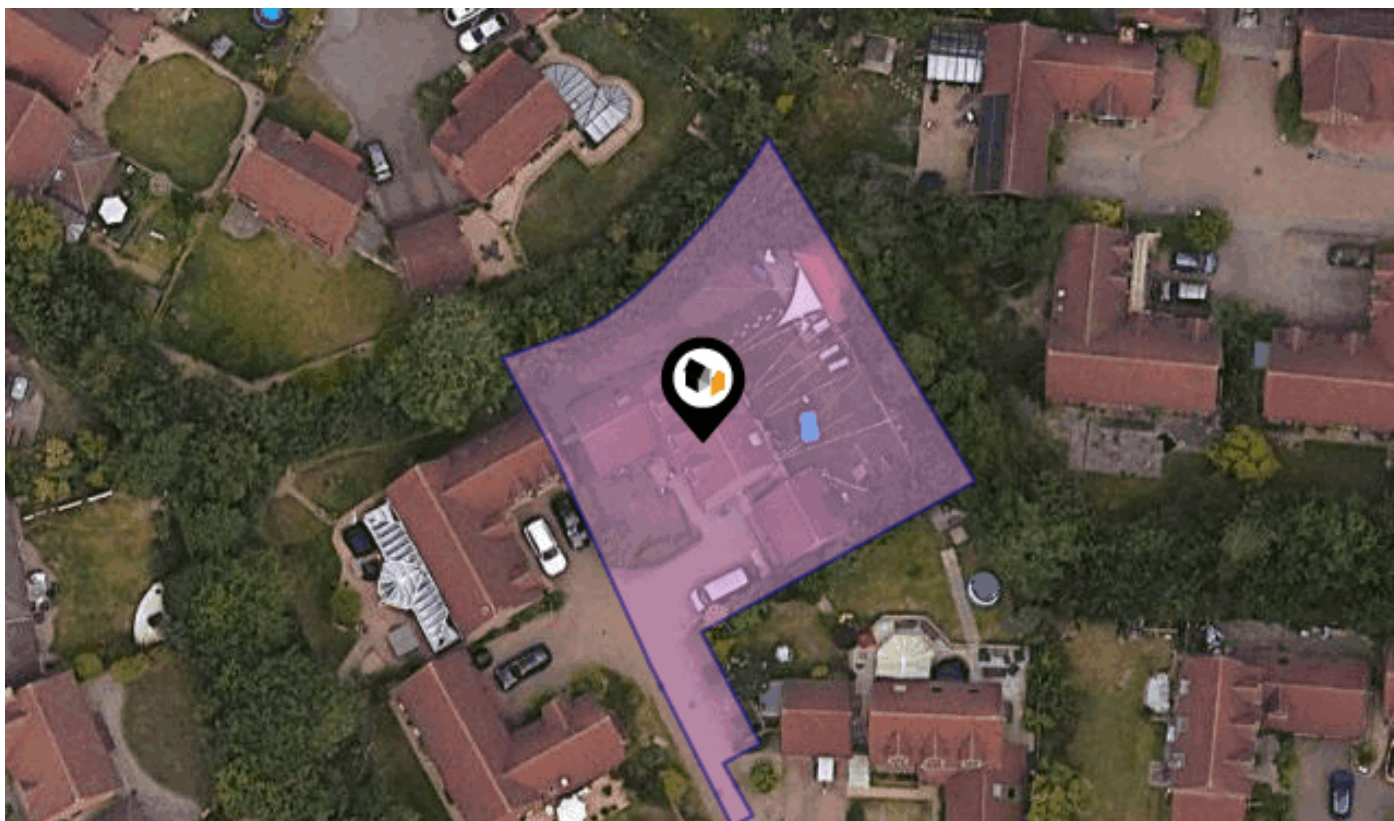


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 18th April 2026



HANSEN CROFT, SHENLEY LODGE, MILTON KEYNES, MK5

Chris Durrant powered by eXp

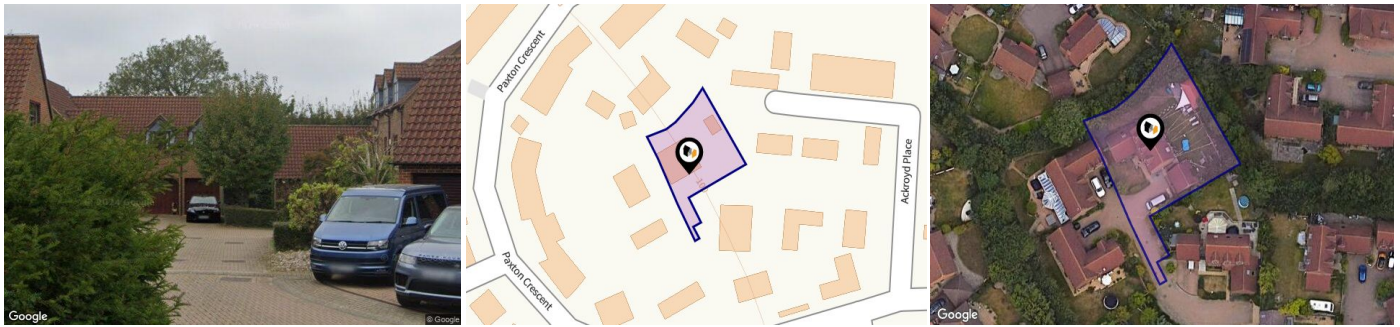
8 Linceslade Grove Loughton Milton Keynes MK5 8DL

07595473891

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	2,368 ft ² / 220 m ²		
Plot Area:	0.23 acres		
Year Built :	1996-2002		
Council Tax :	Band G		
Annual Estimate:	£3,954		
Title Number:	BM242032		

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)

3 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Hansen Croft, Shenley Lodge, Milton Keynes, MK5*

Reference - 20/01473/FUL	
Decision:	Decision Made
Date:	22nd June 2020
Description:	An oak framed gazebo at rear of property with clay roof, oak deck within and oak deck extending from the front.

Reference - 20/01473/FUL	
Decision:	Decided
Date:	30th June 2020
Description:	An oak framed gazebo at rear of property with clay roof, oak deck within and oak deck extending from the front.

Reference - 22/02622/HOU	
Decision:	Decided
Date:	18th October 2022
Description:	Single storey front extension and a single storey side extension





Property EPC - Certificate

CHRIS DURRANT **exp** UK

MILTON KEYNES, MK5

Energy rating

C

Valid until 14.04.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
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, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Suspended, limited insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	220 m ²

3, Hansen Croft, Milton Keynes, MK5 7PB						Detached House
Last Sold Date:	26/07/2017	12/05/1999				
Last Sold Price:	£720,000	£239,950				
4, Hansen Croft, Milton Keynes, MK5 7PB						Detached House
Last Sold Date:	06/05/2010	08/06/2007	10/03/2006	21/11/2003	24/05/1999	
Last Sold Price:	£495,000	£469,995	£410,000	£408,000	£244,950	
5, Hansen Croft, Milton Keynes, MK5 7PB						Detached House
Last Sold Date:	18/12/2009	20/04/2004	06/12/2000	03/06/1999		
Last Sold Price:	£497,000	£430,000	£286,000	£243,450		
6, Hansen Croft, Milton Keynes, MK5 7PB						Detached House
Last Sold Date:	30/09/2005	15/12/2000				
Last Sold Price:	£375,000	£264,950				
1, Hansen Croft, Milton Keynes, MK5 7PB						Detached House
Last Sold Date:	19/08/2005	04/07/2002	28/07/2000			
Last Sold Price:	£410,000	£354,950	£249,950			
2, Hansen Croft, Milton Keynes, MK5 7PB						Detached House
Last Sold Date:	28/02/2003	23/08/2001	30/04/1999			
Last Sold Price:	£318,000	£295,000	£229,950			

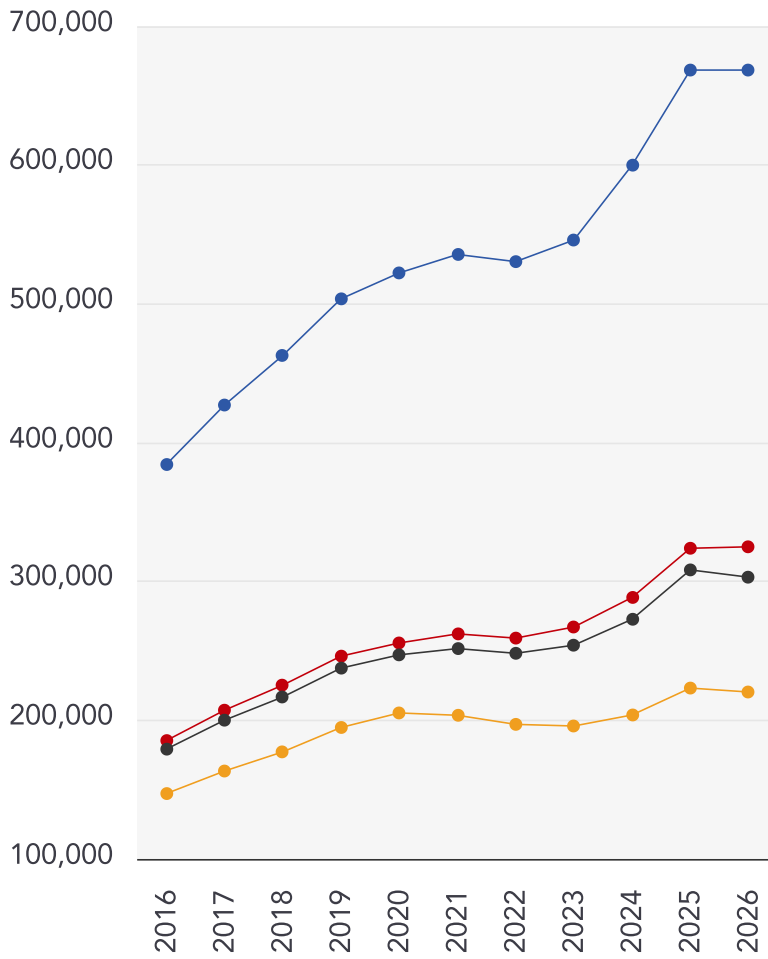
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

CHRIS DURRANT **exp** UK

10 Year History of Average House Prices by Property Type in MK5



Detached

+73.97%

Semi-Detached

+75.35%

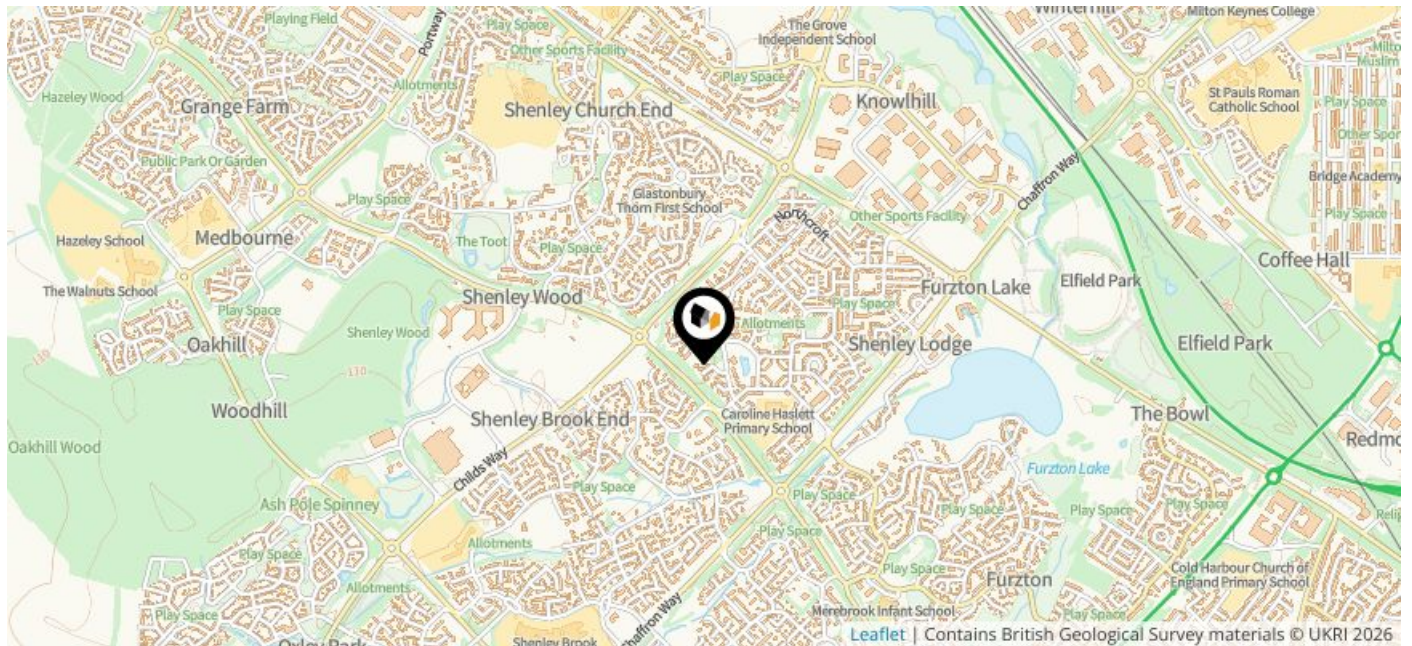
Terraced

+69.17%

Flat

+49.74%

This map displays nearby coal mine entrances and their classifications.



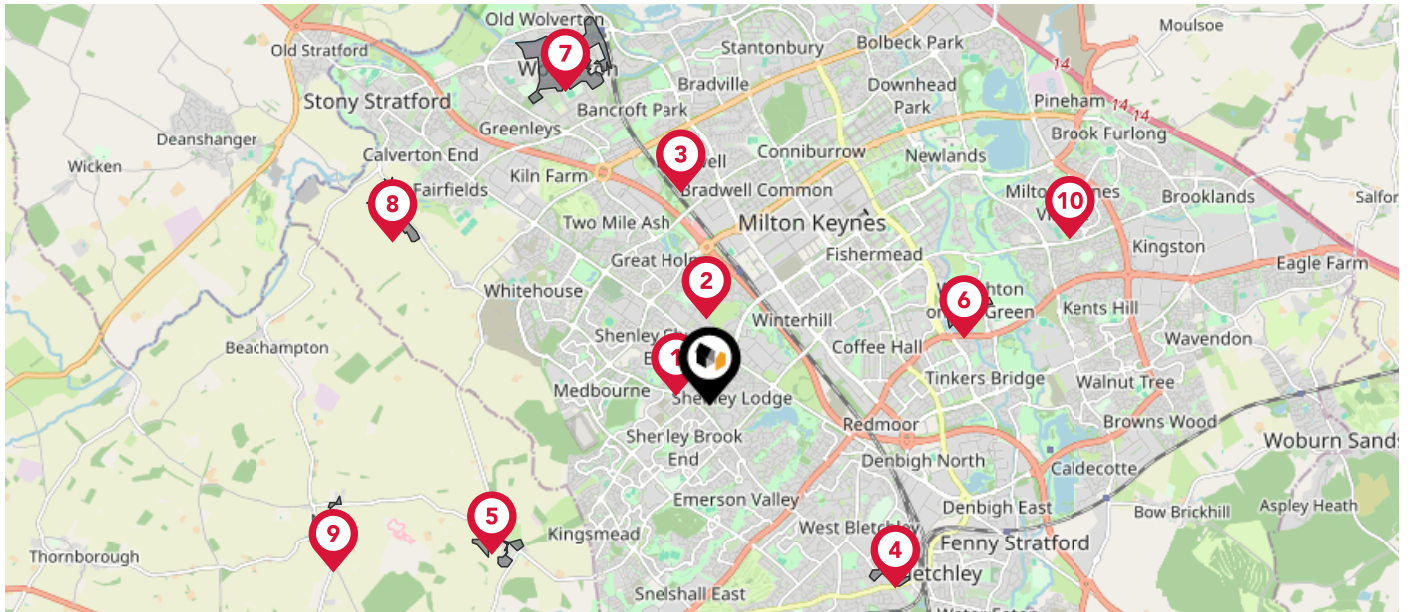
Mine Entry

- ✕ 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.



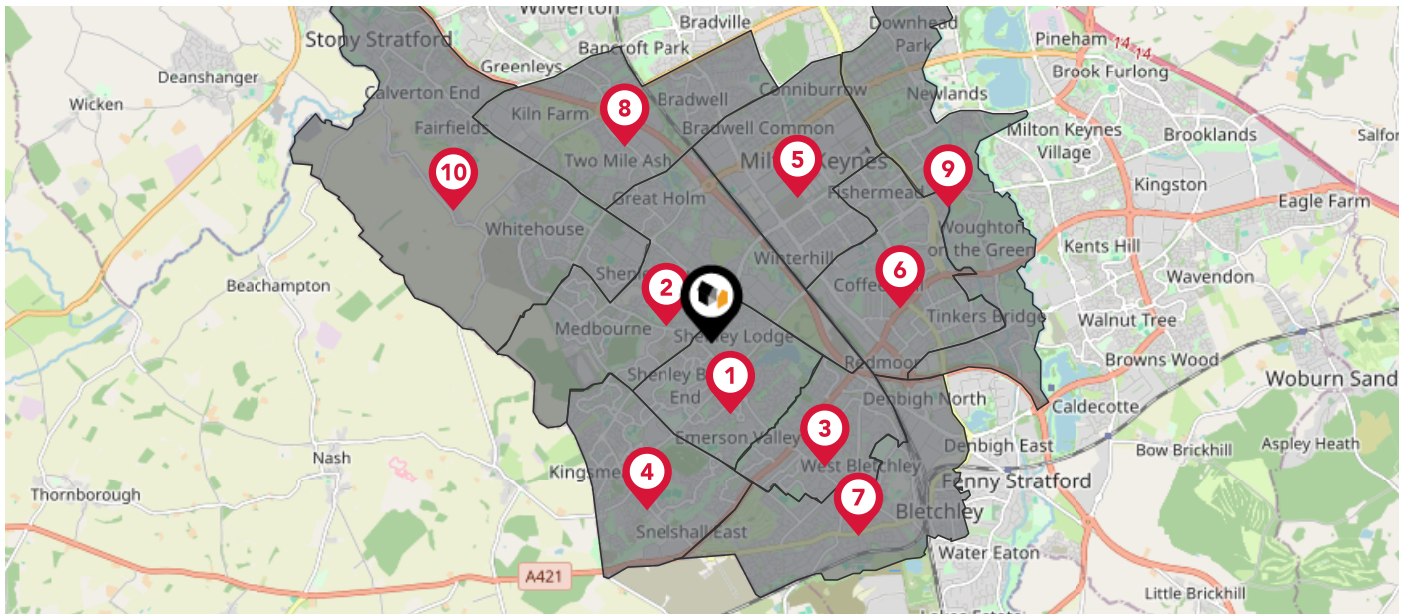
Nearby Conservation Areas

- 1 Shenley Church End
- 2 Loughton
- 3 Old Bradwell
- 4 Bletchley
- 5 Whaddon
- 6 Wroughton on the Green
- 7 Wolverton
- 8 Calverton
- 9 Nash
- 10 Milton Keynes Village

Maps

Council Wards

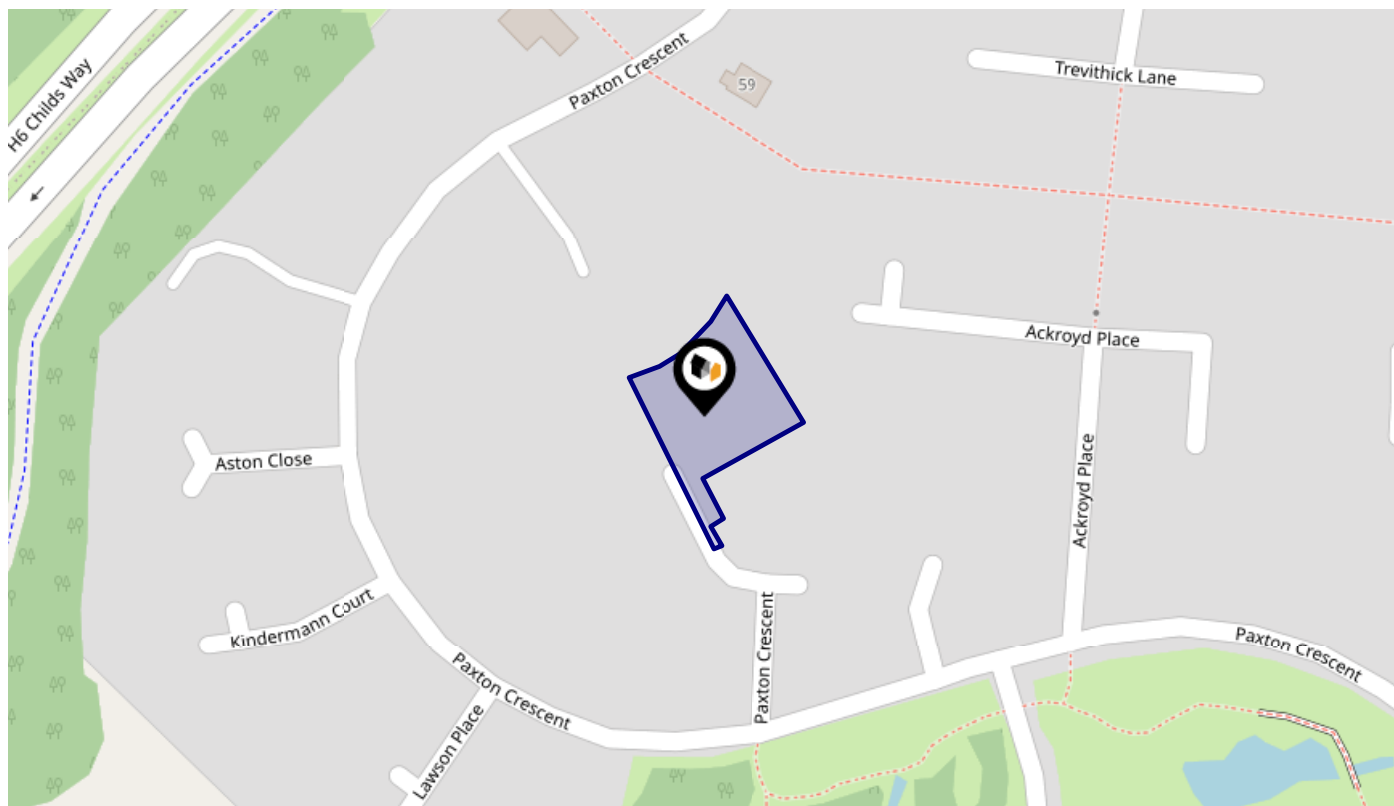
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Shenley Brook End Ward
- 2 Loughton & Shenley Ward
- 3 Bletchley West Ward
- 4 Tattenhoe Ward
- 5 Central Milton Keynes Ward
- 6 Woughton & Fishermead Ward
- 7 Bletchley Park Ward
- 8 Bradwell Ward
- 9 Campbell Park & Old Woughton Ward
- 10 Stony Stratford 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.

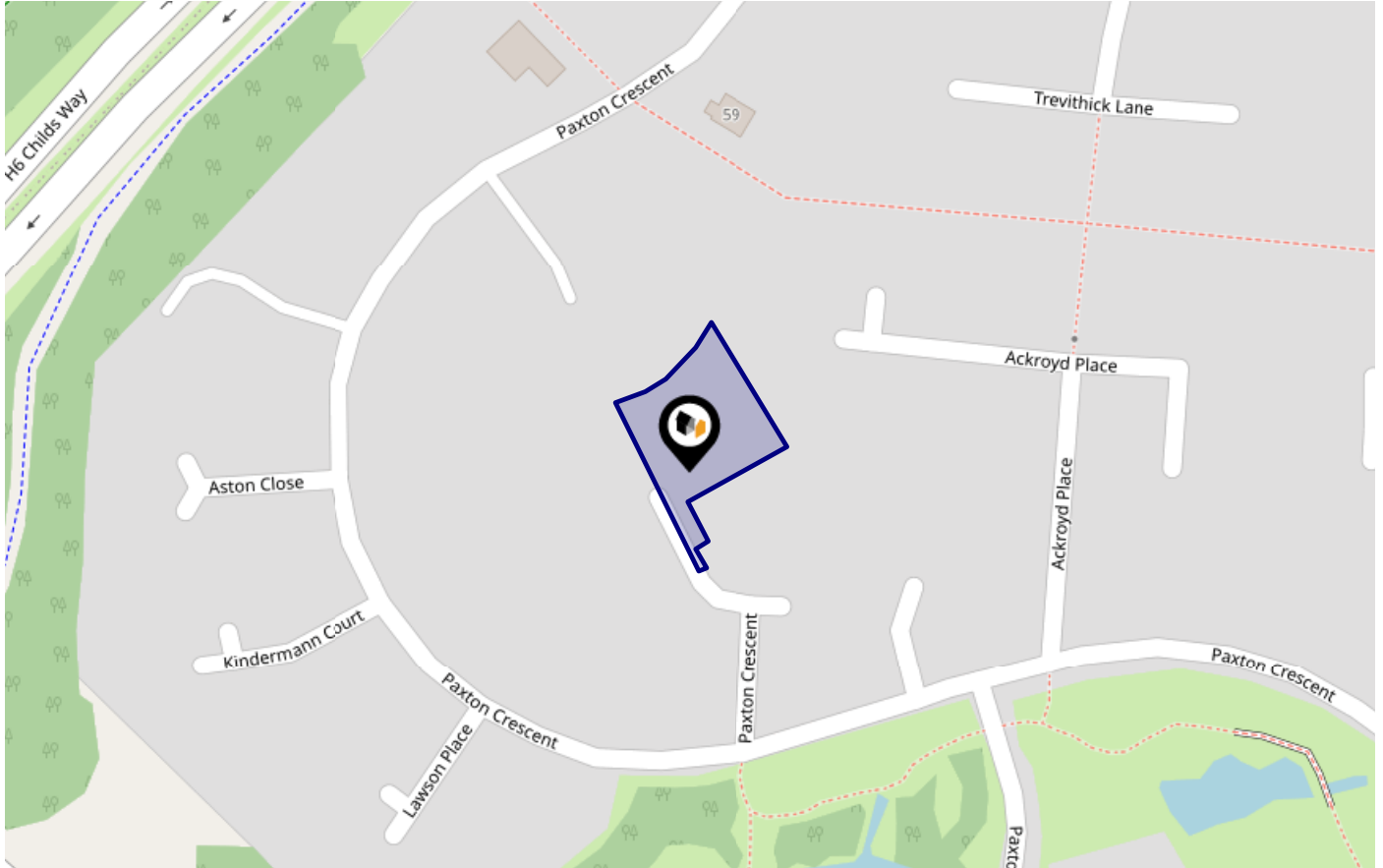
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

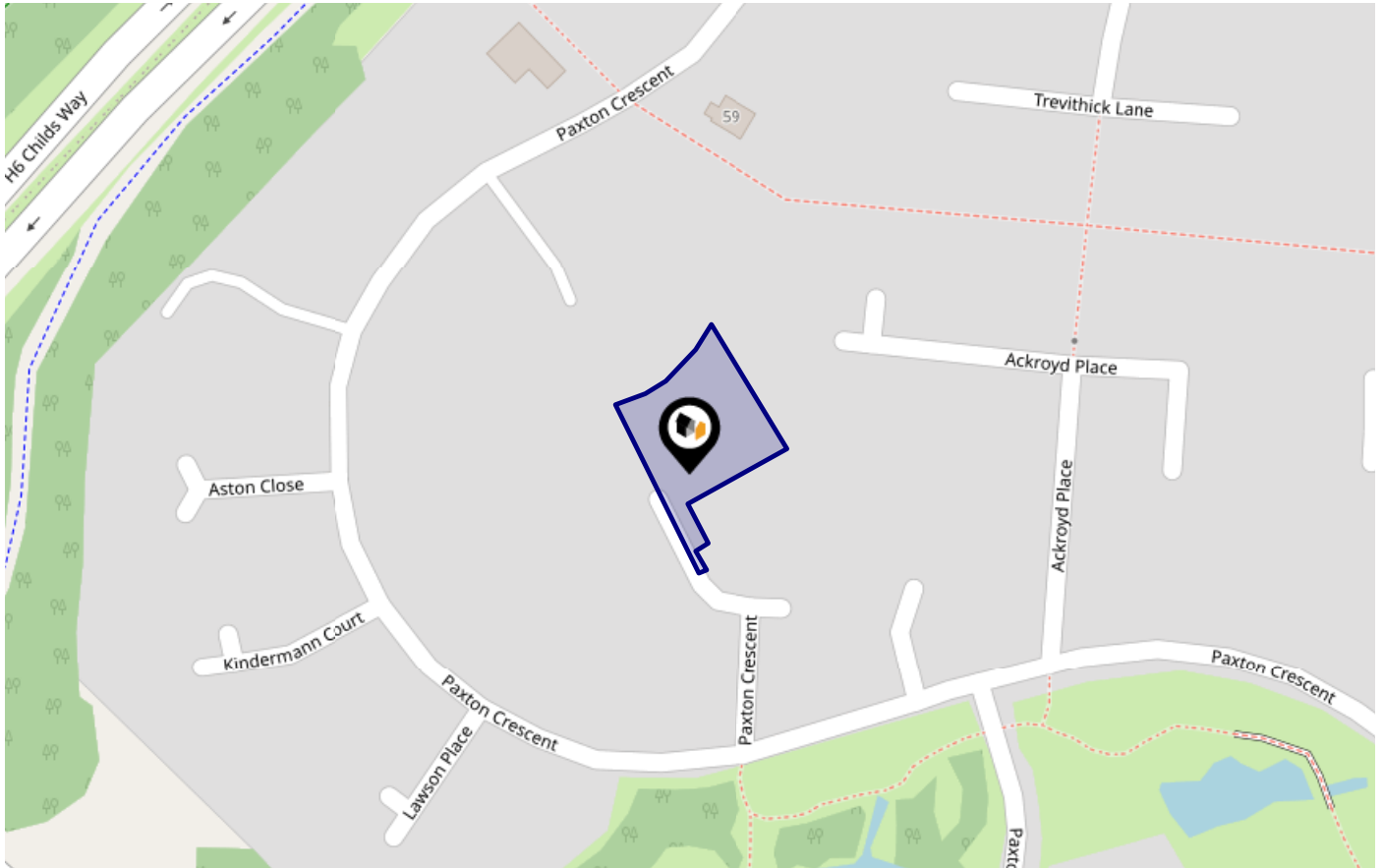
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

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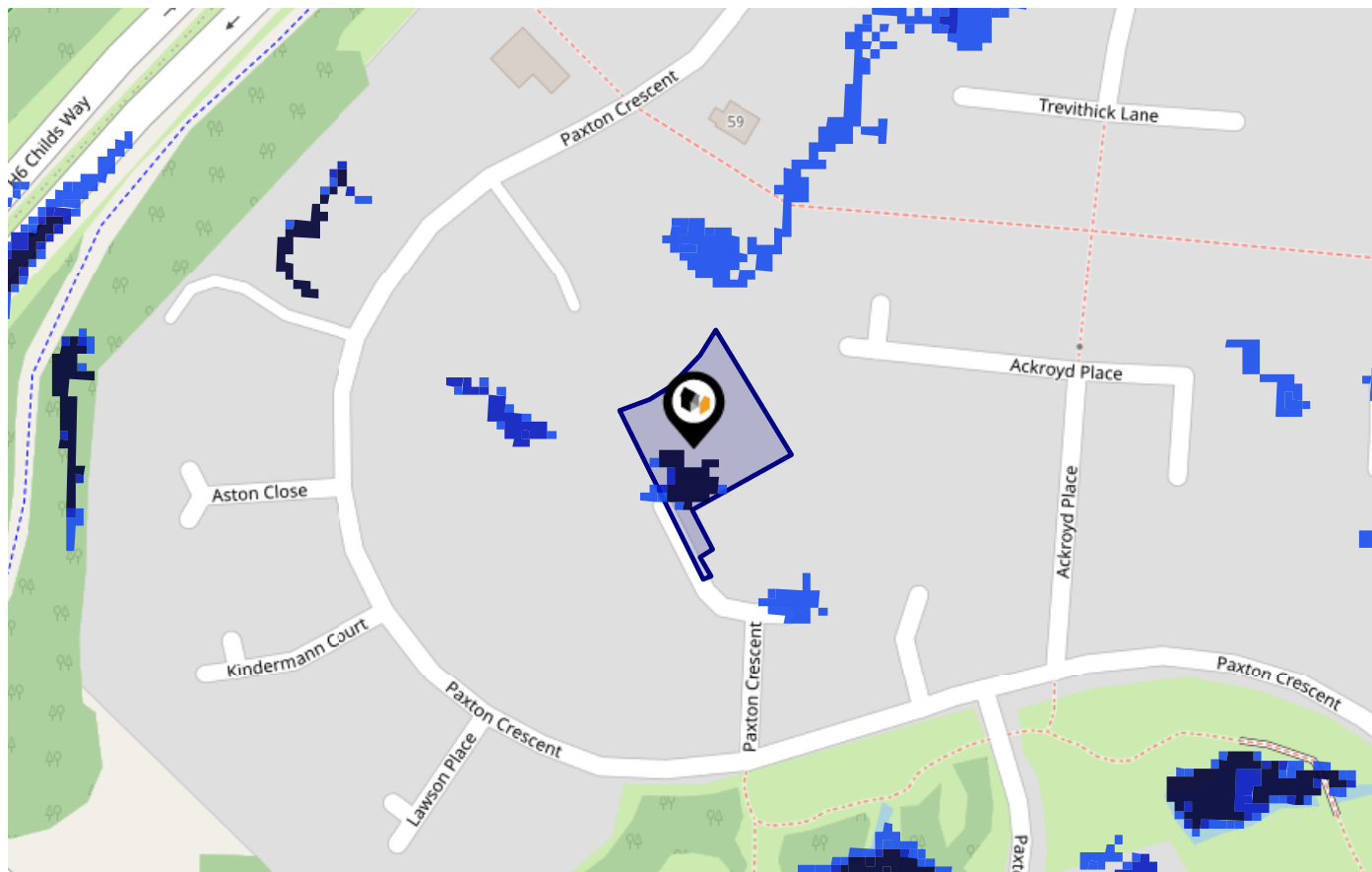
Chance of flooding to the following depths at this property:



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.

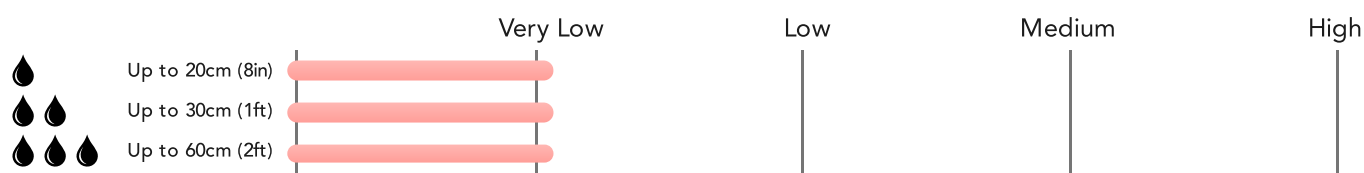


Risk Rating: Very low

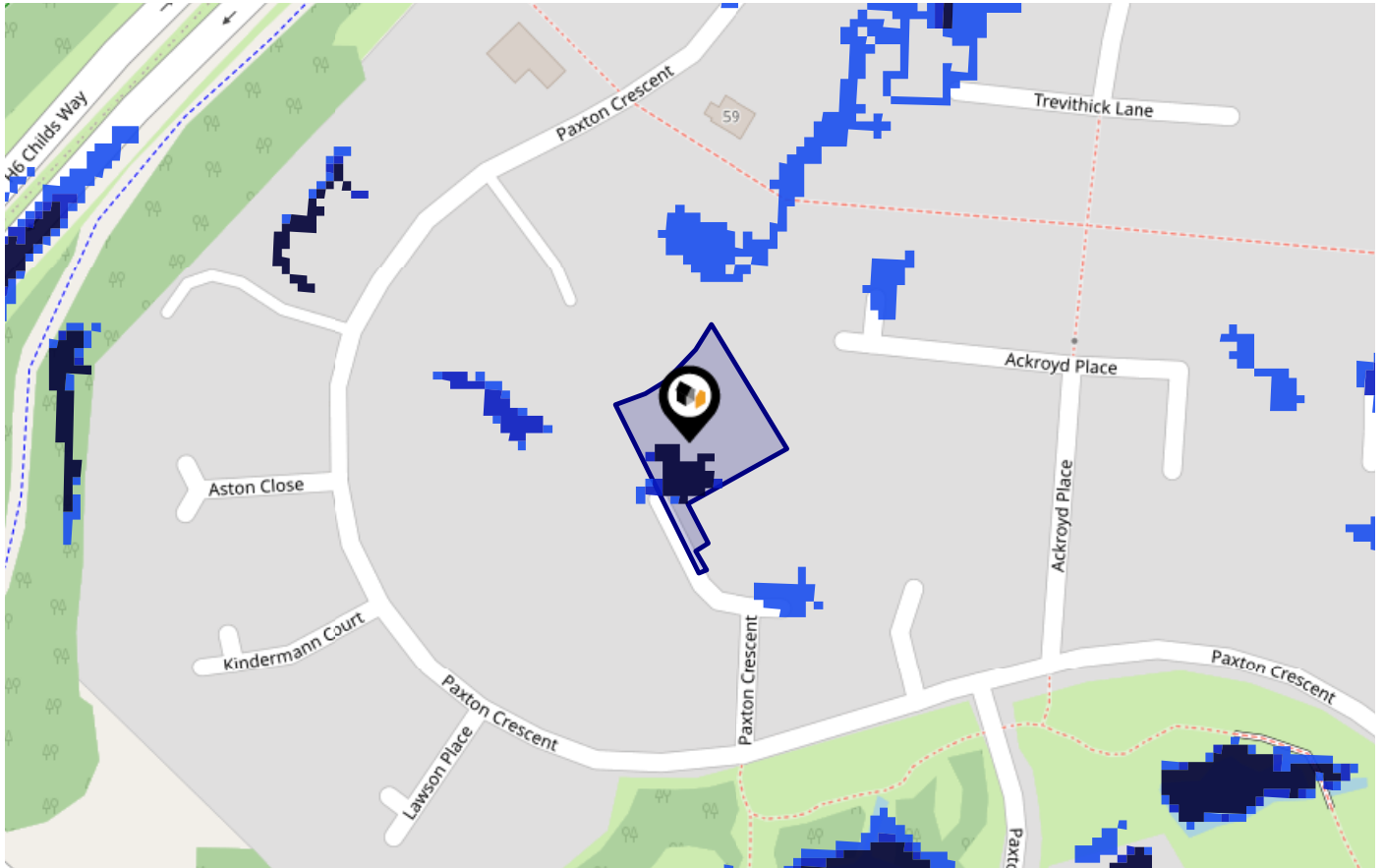
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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- 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.

- 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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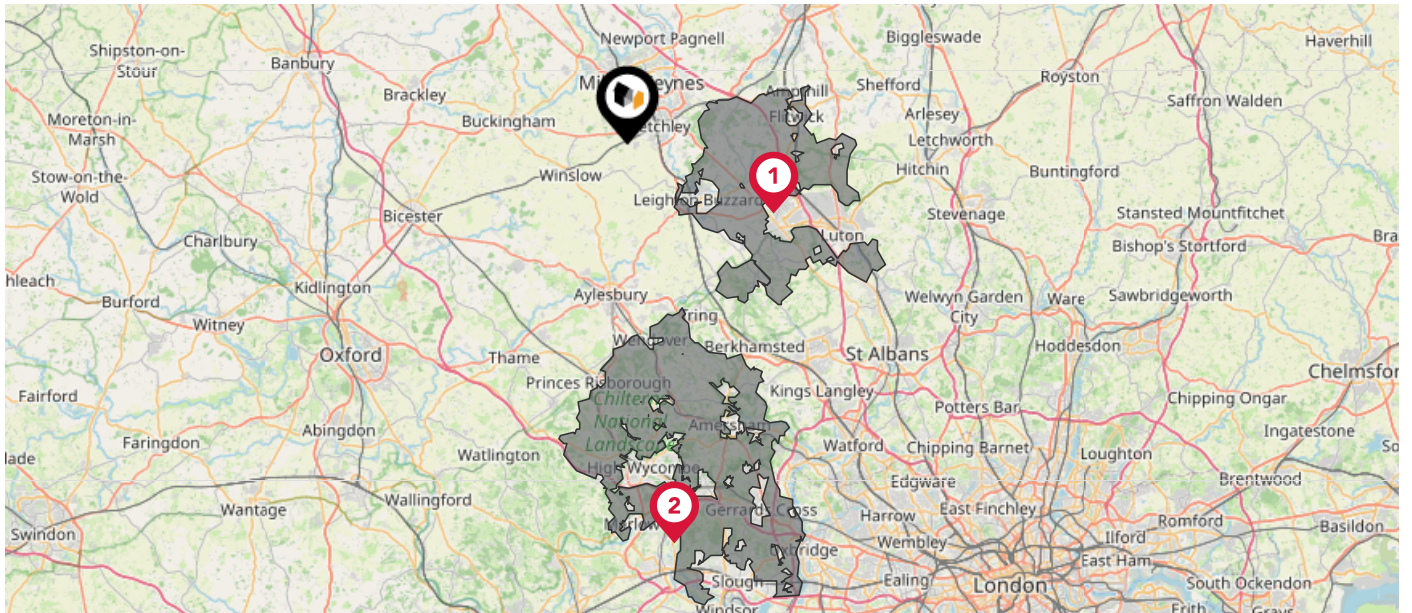
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



Nearby Green Belt Land



London Green Belt - Central Bedfordshire

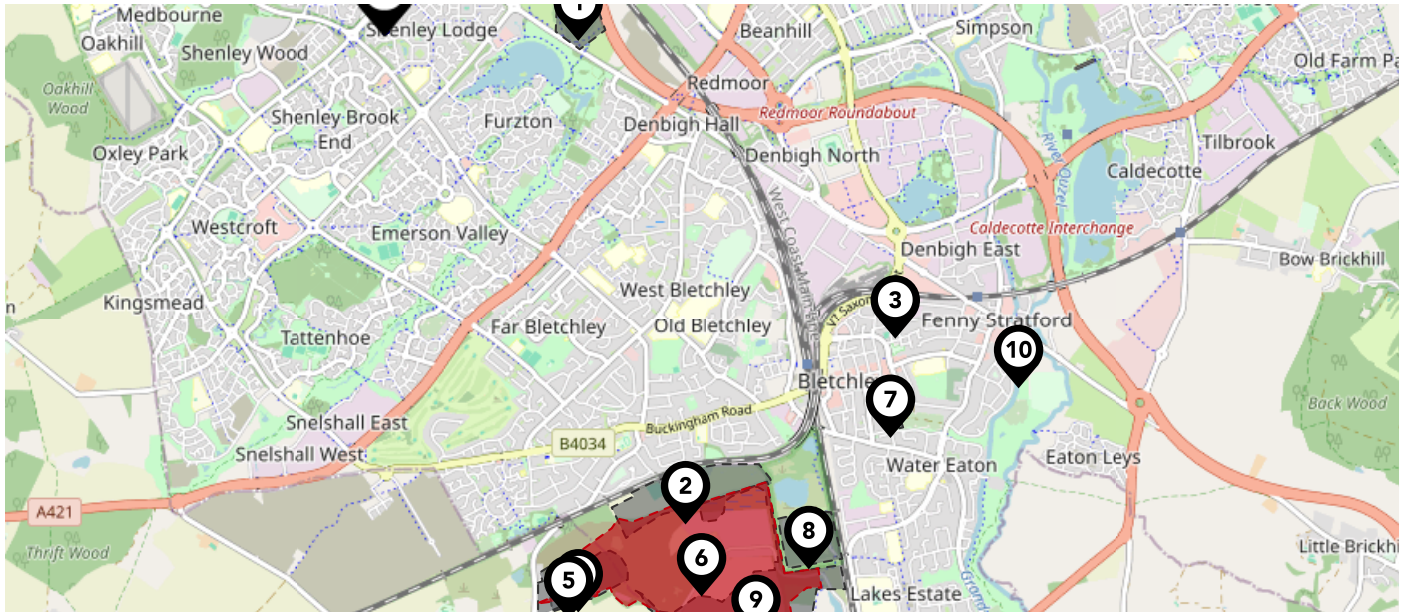


London Green Belt - Buckinghamshire

Maps

Landfill Sites

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.



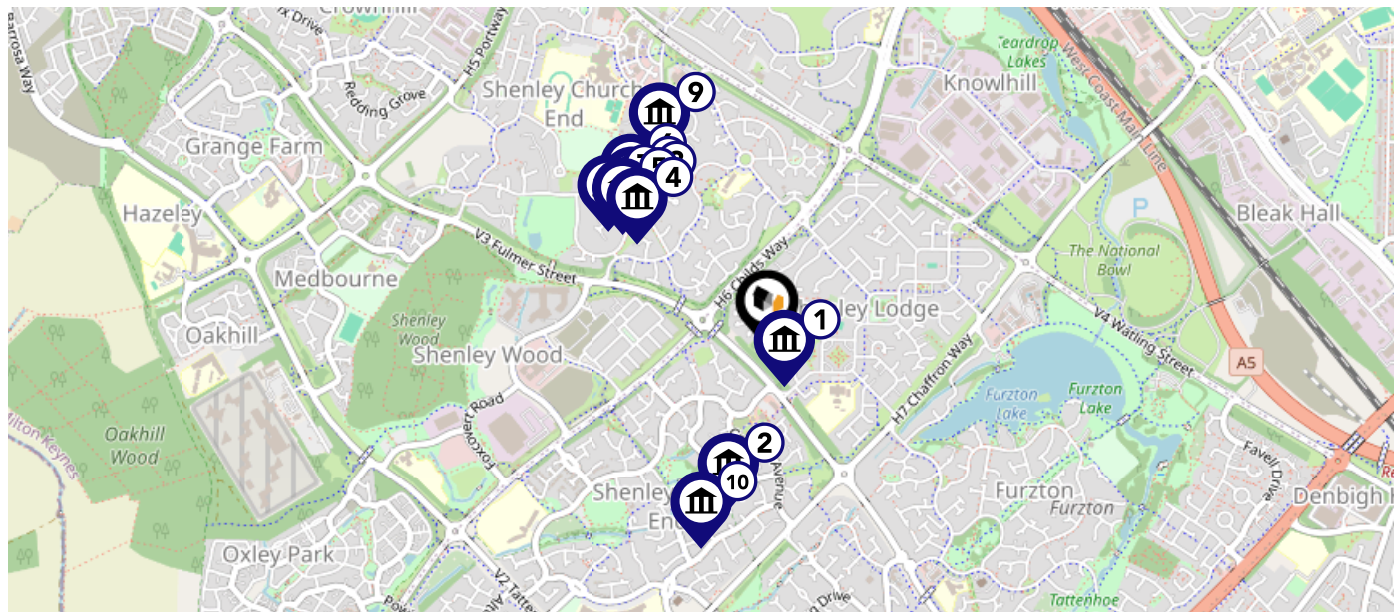
Nearby Landfill Sites

1	Elfield Park-The National Bowl, Watling Street, Elfield Park	Historic Landfill
2	B4034, Water Eaton-London Brick Company Ltd, Water Eaton	Historic Landfill
3	Tavistock Road-Bletchley	Historic Landfill
4	Sports Ground off Bletchley Road-Newton Longville, Milton Keynes	Historic Landfill
5	London Brick Company Limited-Bletchley Road, Bletchley, Buckinghamshire	Historic Landfill
6	No name provided by source	Active Landfill
7	Westfield Road-Bletchley	Historic Landfill
8	Flettons Pit-Water Eaton, Milton Keynes, Buckinghamshire	Historic Landfill
9	Area A2 Newton Longville Landfill Site-Bletchley Road, Newton Longville, Buckinghamshire	Historic Landfill
10	Former Canal Dredging Tip Fenny Stratfor-Off Watling Street, Fenny Stratford	Historic Landfill

Maps

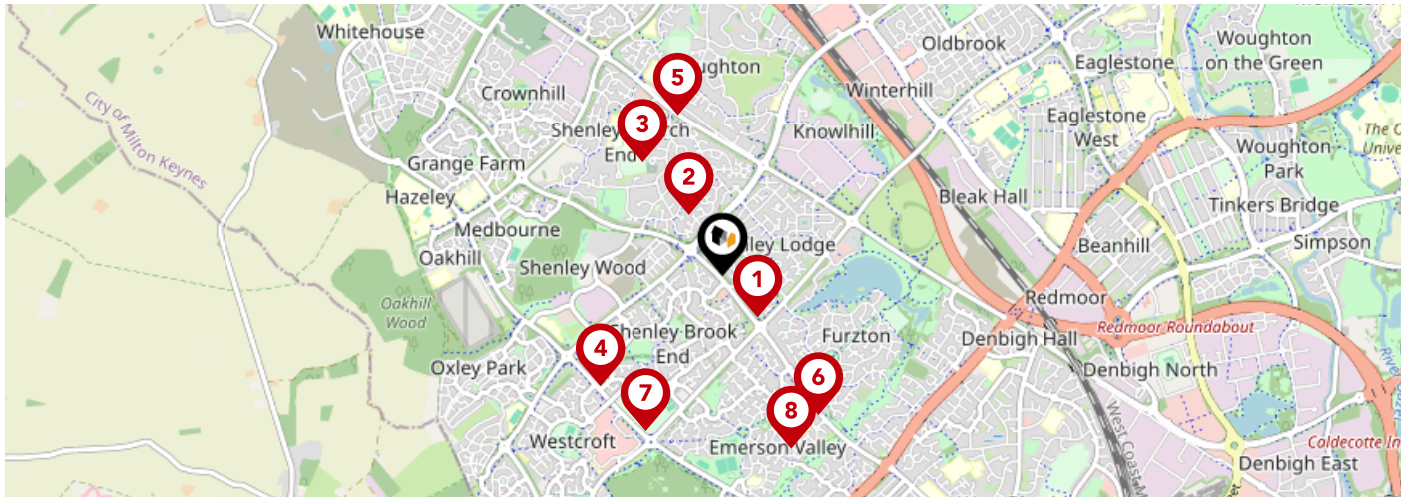
Listed Buildings

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

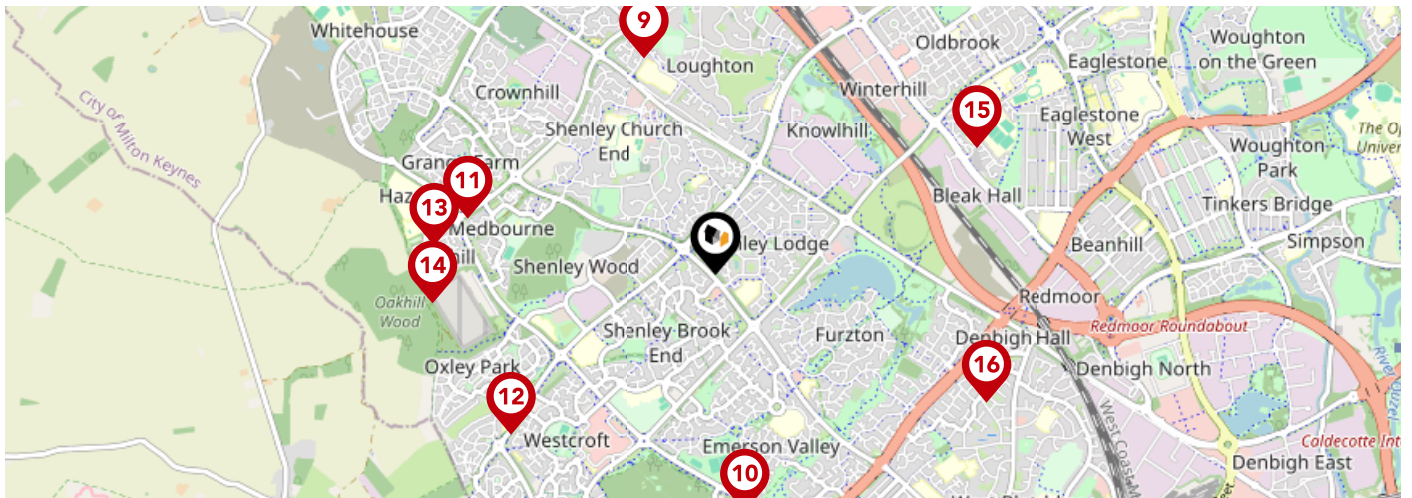


Listed Buildings in the local district		Grade	Distance
	1125257 - East Green Farmhouse	Grade II	0.1 miles
	1310551 - Green View	Grade II	0.4 miles
	1310441 - Manor Farmhouse	Grade II	0.4 miles
	1310447 - 23-33, Shenley Road	Grade II	0.4 miles
	1160743 - The Dower House	Grade II	0.4 miles
	1457932 - Shenley War Memorial	Grade II	0.4 miles
	1332326 - Walls To Old Rectory Garden	Grade II	0.4 miles
	1332327 - Barn In Yard To East Of Manor Farmhouse	Grade II	0.4 miles
	1125224 - The Homestead	Grade II	0.5 miles
	1125258 - Barn At No 9 Limes Farm	Grade II	0.5 miles

Area Schools



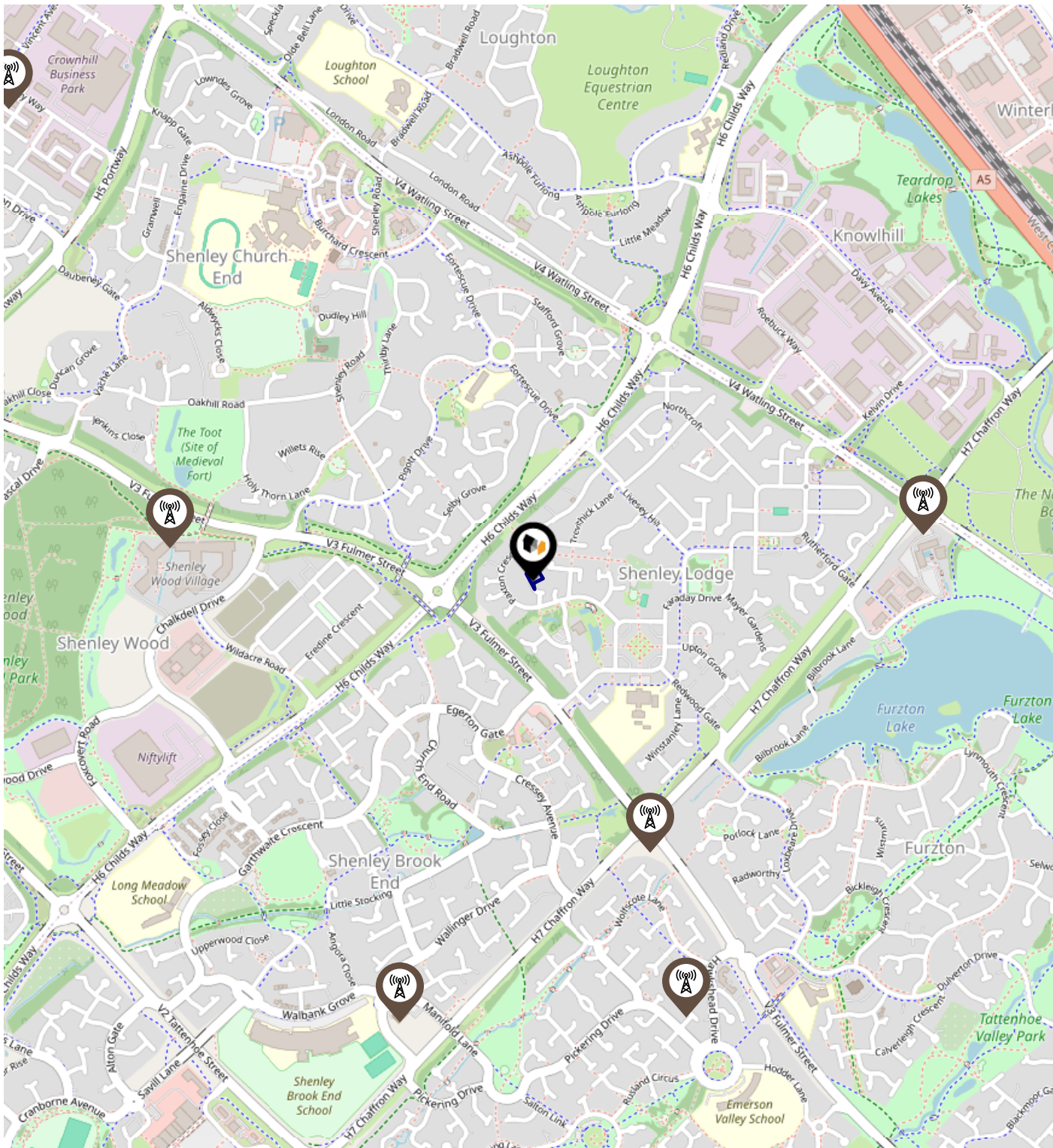
		Nursery	Primary	Secondary	College	Private
1	Caroline Haslett Primary School Ofsted Rating: Outstanding Pupils: 417 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Glastonbury Thorn School Ofsted Rating: Outstanding Pupils: 172 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Denbigh School Ofsted Rating: Good Pupils: 1761 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Long Meadow School Ofsted Rating: Good Pupils: 392 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Loughton School Ofsted Rating: Good Pupils: 469 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Merebrook Infant School Ofsted Rating: Good Pupils: 146 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Shenley Brook End School Ofsted Rating: Good Pupils: 1873 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Emerson Valley School Ofsted Rating: Good Pupils: 474 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





	Nursery	Primary	Secondary	College	Private
<p>9 Loughton Manor First School Ofsted Rating: Outstanding Pupils: 229 Distance:1.05</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Howe Park School Ofsted Rating: Good Pupils: 174 Distance:1.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Christ the Sower Ecumenical Primary School Ofsted Rating: Good Pupils: 258 Distance:1.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Oxley Park Academy Ofsted Rating: Good Pupils: 719 Distance:1.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 The Hazeley Academy Ofsted Rating: Good Pupils: 1592 Distance:1.29</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Oakhill Secure Training Centre Ofsted Rating: Not Rated Pupils:0 Distance:1.3</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 St Paul's Catholic School Ofsted Rating: Good Pupils: 1848 Distance:1.32</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Cold Harbour Church of England School Ofsted Rating: Good Pupils: 189 Distance:1.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

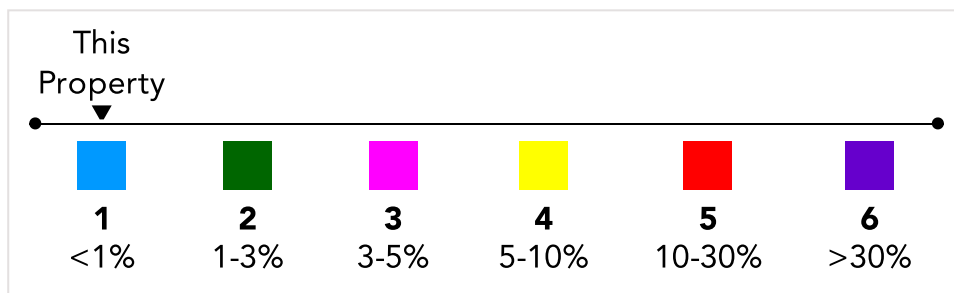
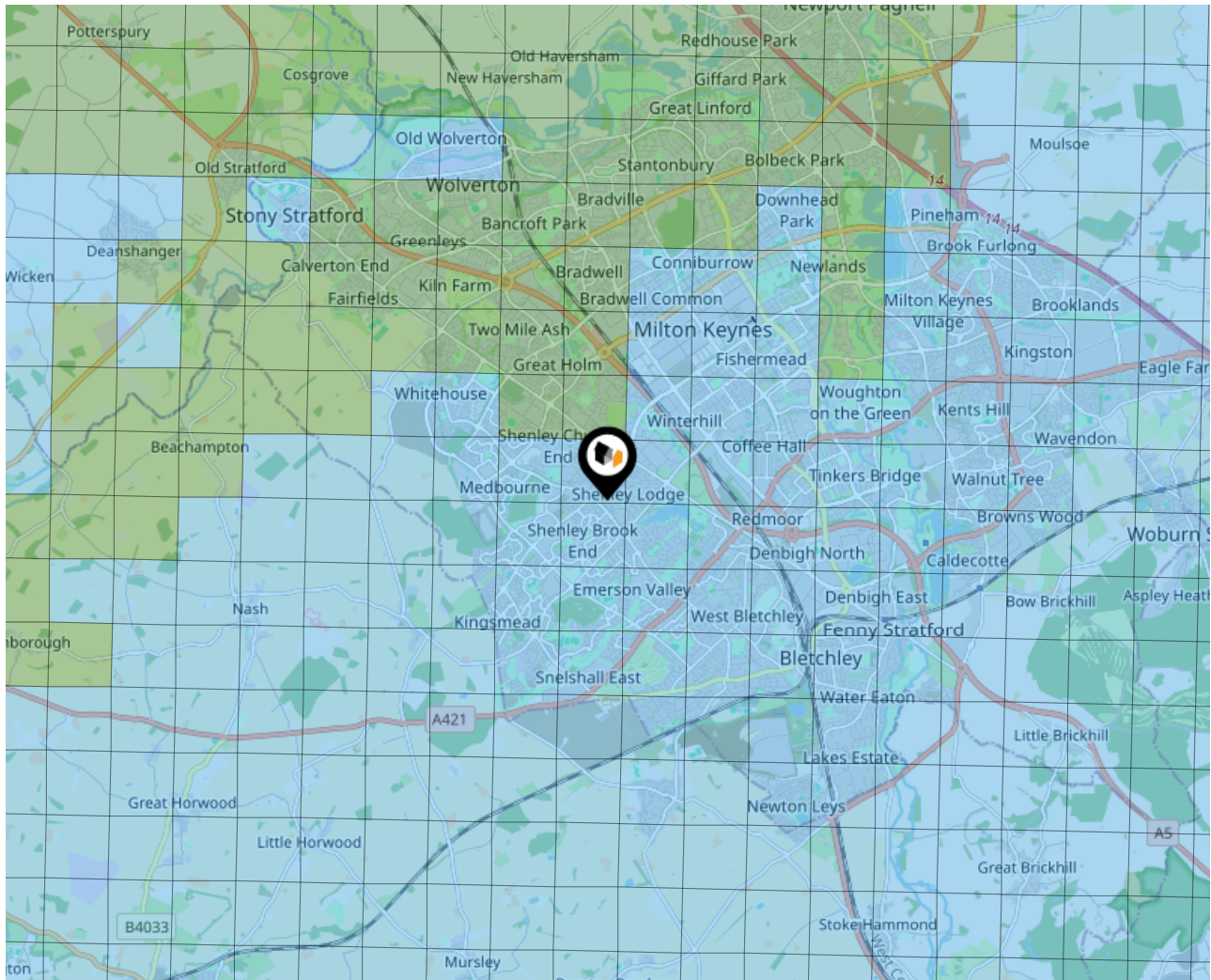


Key:

-  Power Pylons
-  Communication Masts

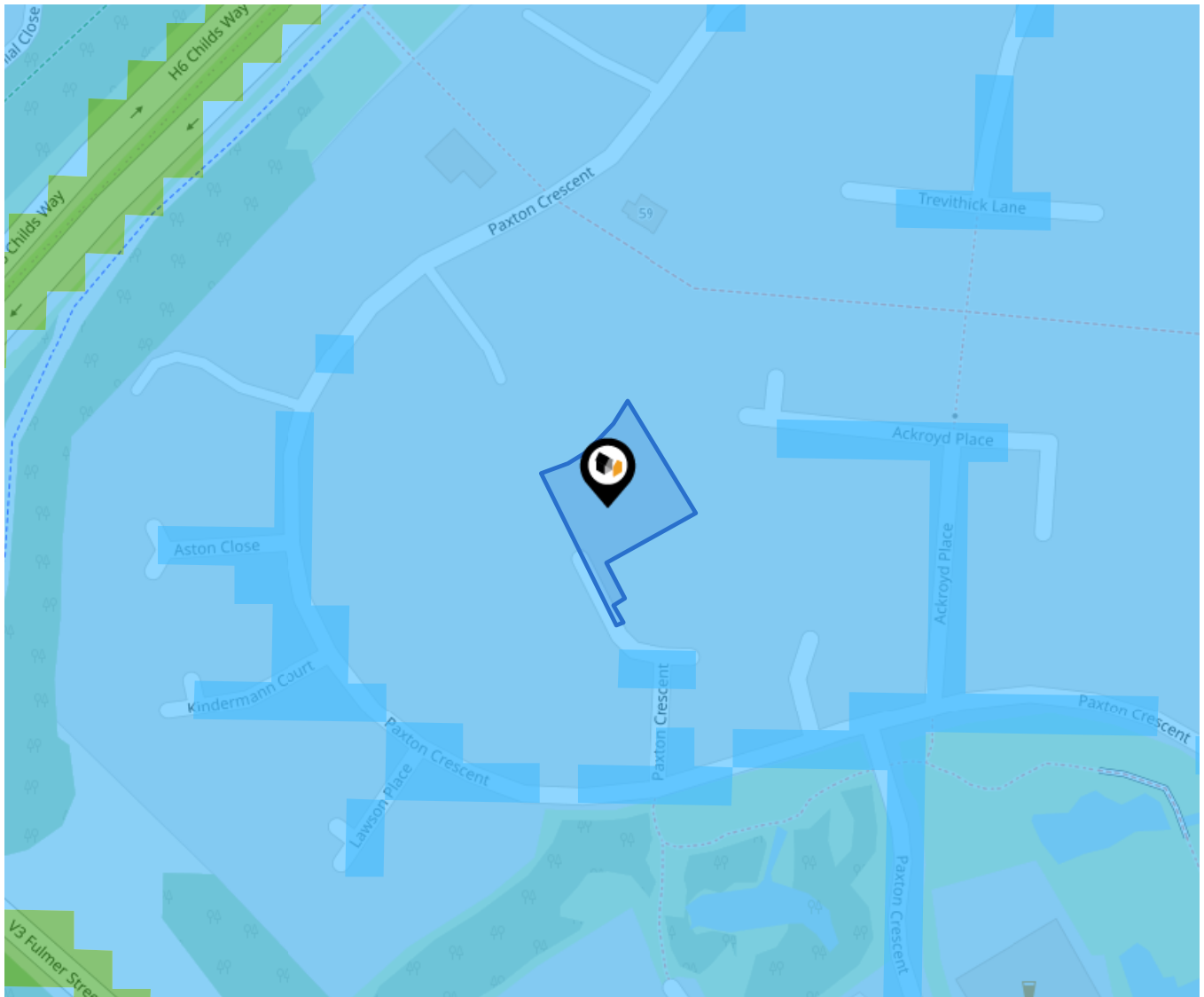
What is Radon?

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).



Local Area

Road Noise

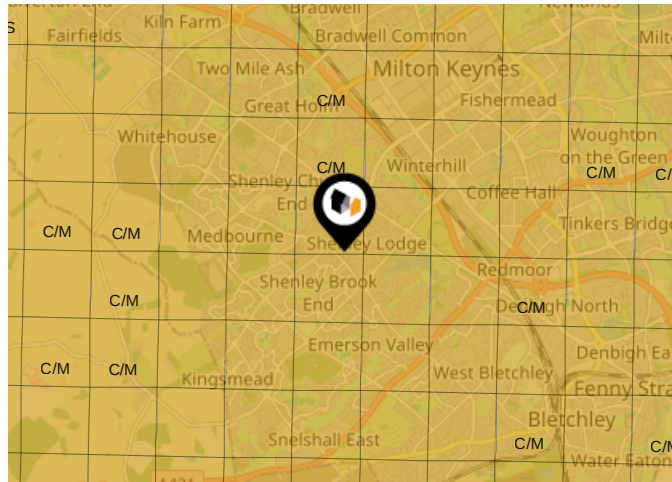


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

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

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

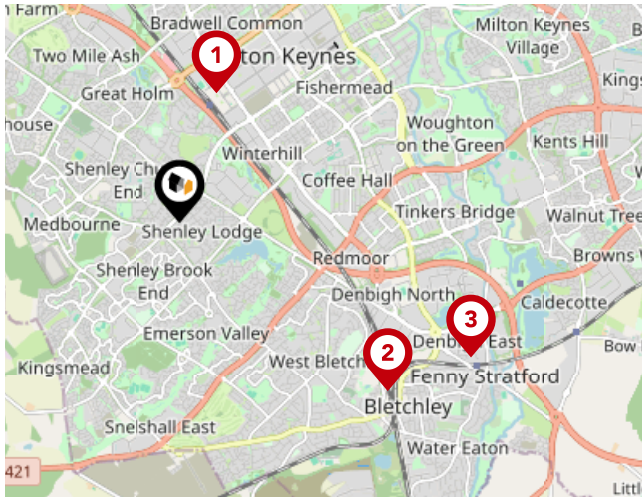


Primary Classifications (Most Common Clay Types)

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

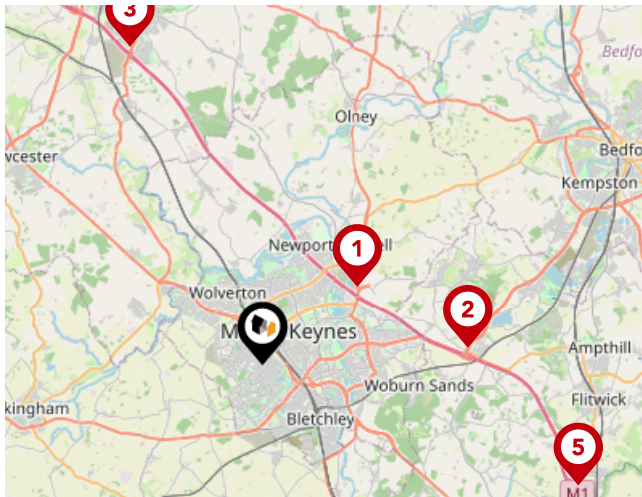
Area

Transport (National)



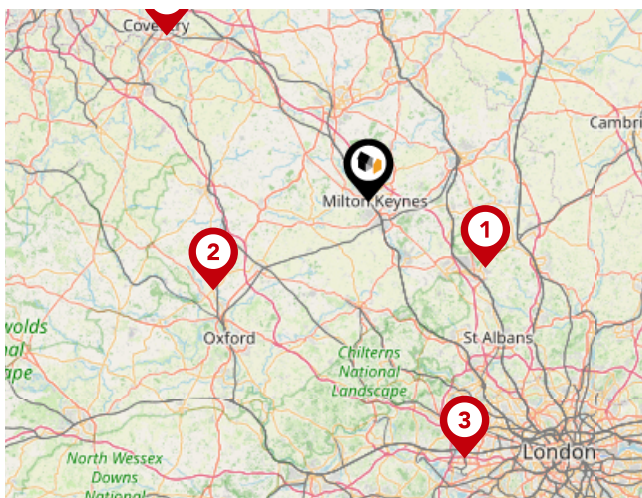
National Rail Stations

Pin	Name	Distance
1	Milton Keynes Central Rail Station	1.23 miles
2	Bletchley Rail Station	2.45 miles
3	Fenny Stratford Rail Station	2.94 miles



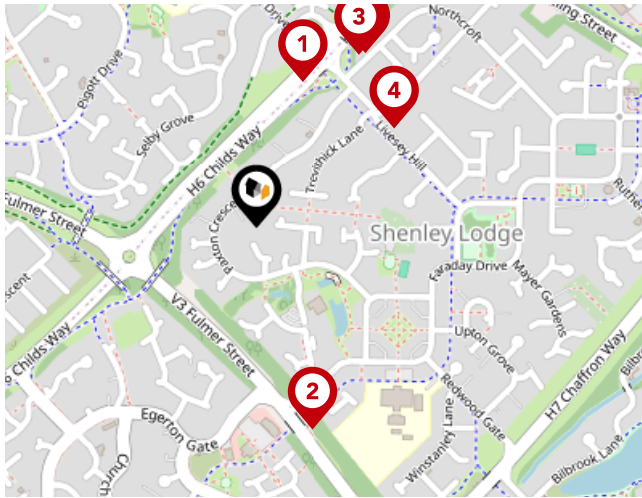
Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J14	4.48 miles
2	M1 J13	7.52 miles
3	M1 J15	12.59 miles
4	M1 J15A	14.98 miles
5	M1 J12	12.34 miles



Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	19.7 miles
2	Kidlington	26 miles
3	Heathrow Airport	40.11 miles
4	Baginton	38.1 miles



Bus Stops/Stations

Pin	Name	Distance
1	Livesey Hill	0.18 miles
2	Faraday Drive	0.24 miles
3	Northcroft	0.23 miles
4	Livesey Hill	0.2 miles
5	Northcroft	0.24 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.

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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