

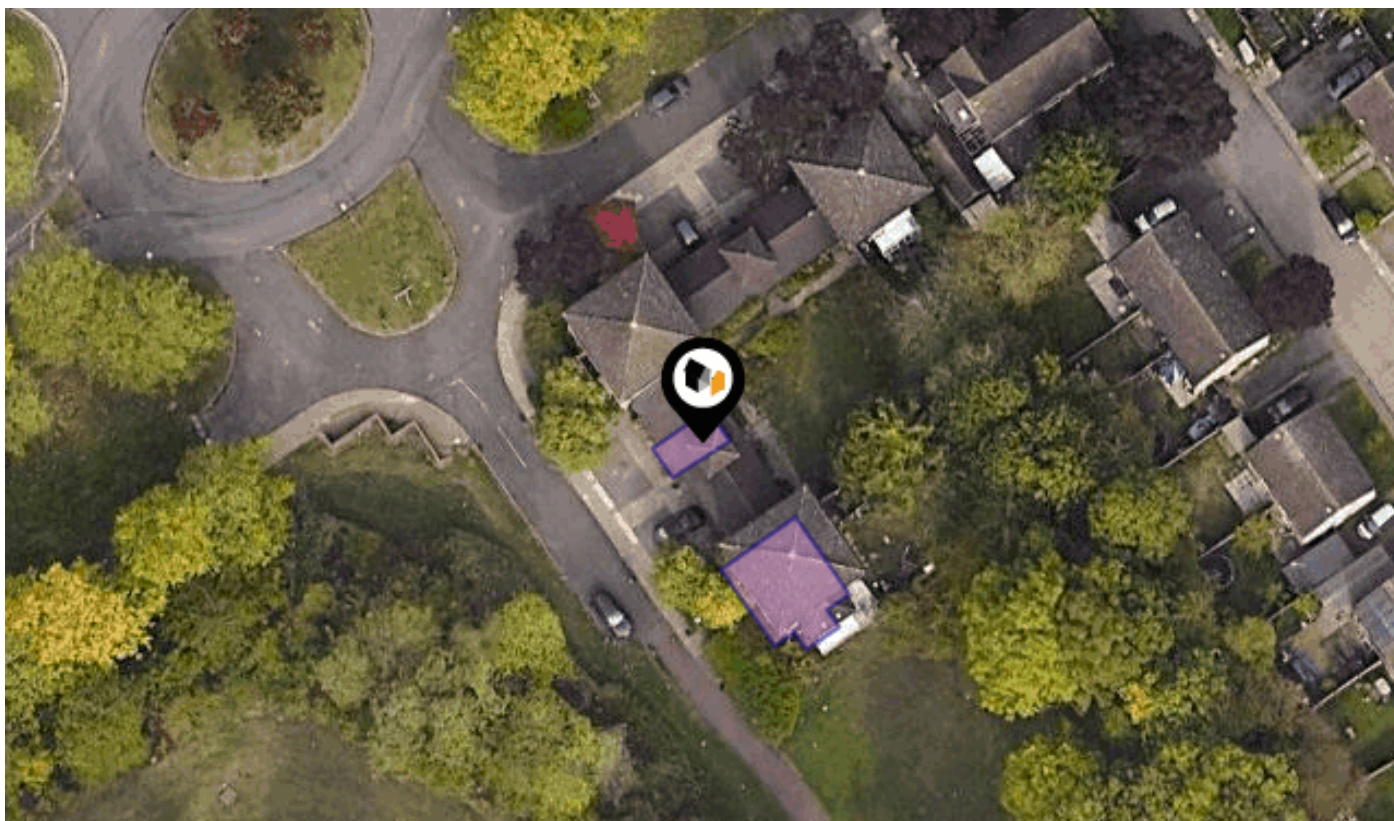


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 13th July 2026



CARRICK ROAD, FISHERMEAD, MILTON KEYNES, MK6

Chris Durrant powered by eXp

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Property

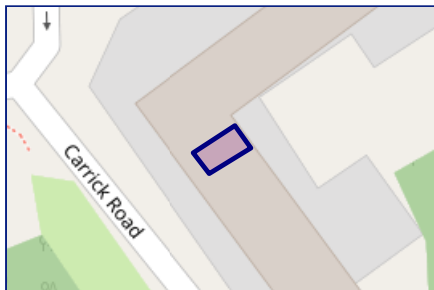
Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1		
Floor Area:	473 ft ² / 44 m ²		
Plot Area:	0.02 acres		
Council Tax :	Band A		
Annual Estimate:	£1,581		
Title Number:	BM341894		

Local Area

Local Authority:	Milton keynes	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	9	283	5500
• Surface Water	Low	mb/s	mb/s	mb/s
				

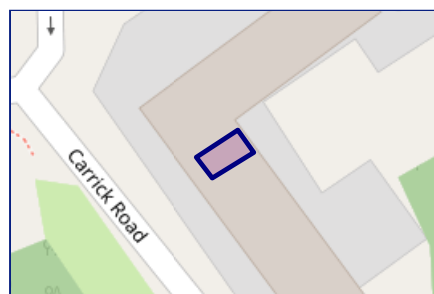
Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			
			
			
			

Freehold Title Plan



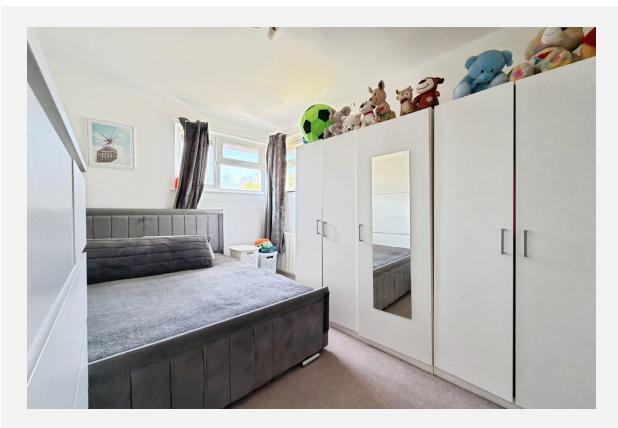
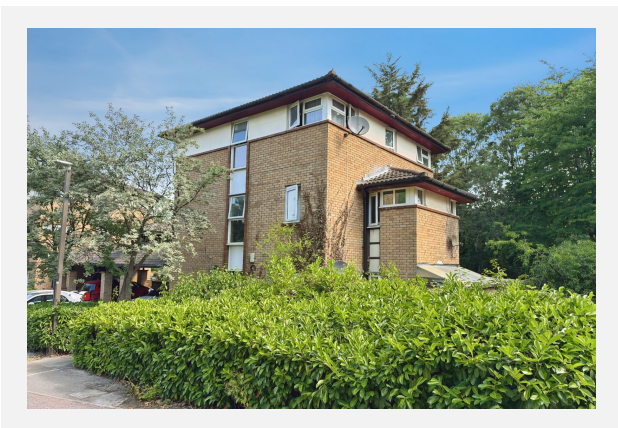
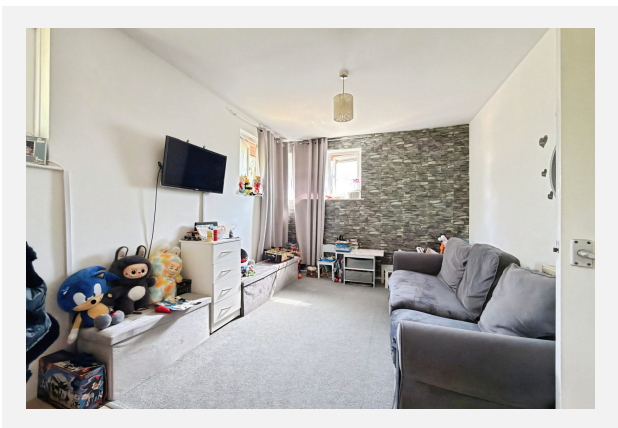
BM188495

Leasehold Title Plan



BM341894

Start Date: 04/10/1984
End Date: 05/10/2109
Lease Term: 125 years from 5 October 1984
Term Remaining: 83 years



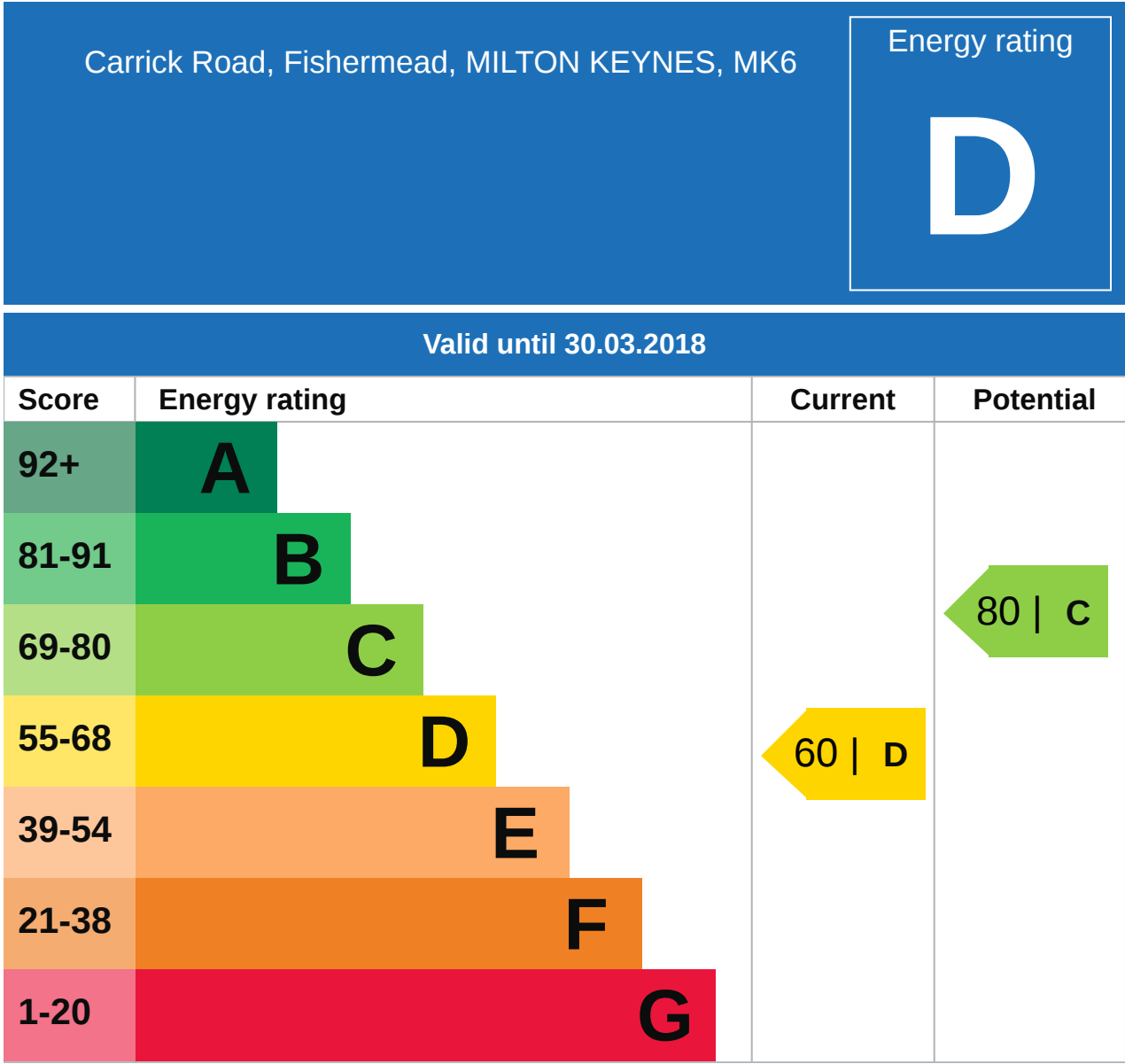
CARRICK ROAD, FISHERMEAD, MILTON KEYNES, MK6



Floor Plan

Total floor area: 47.0 sq.m. (505 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Additional EPC Data

Walls:	Wall
Walls Energy:	Average
Roof:	Roof
Roof Energy:	Average
Window:	Window
Window Energy:	Poor
Main Heating:	Main-Heating
Main Heating Energy:	Average
Main Heating Controls:	Main-Heating-Controls
Main Heating Controls Energy:	Poor
Hot Water System:	Hot-Water
Hot Water Energy Efficiency:	Average
Lighting:	Lighting
Lighting Energy:	Very poor
Floors:	Floor
Secondary Heating:	Secondary-Heating
Total Floor Area:	44 m ²

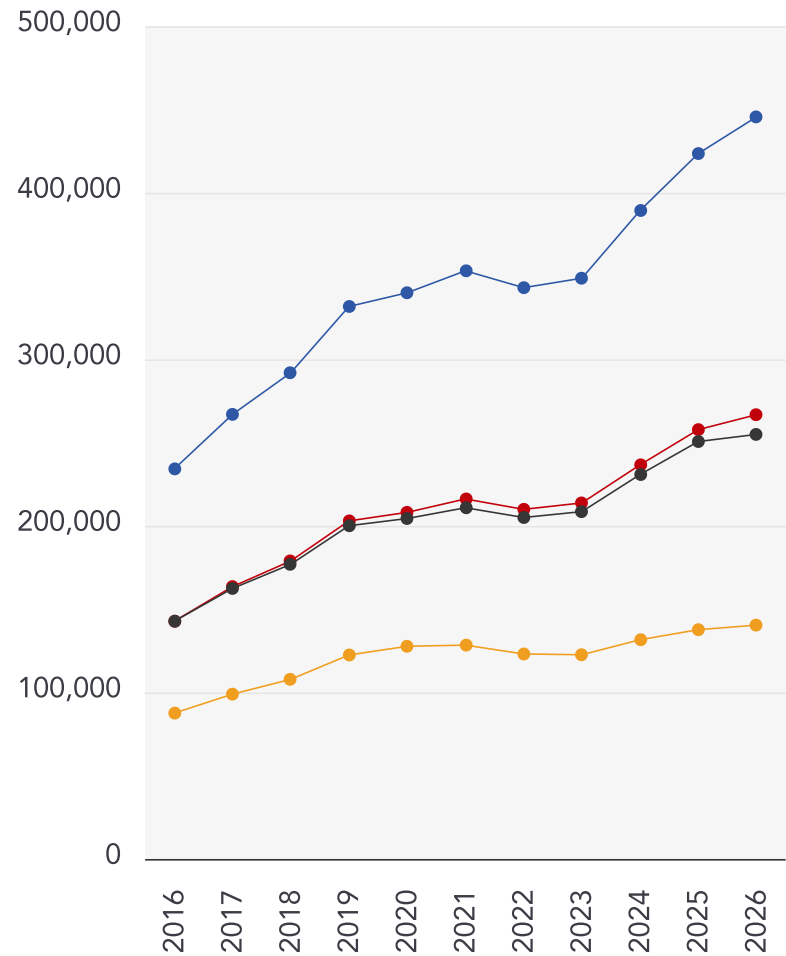
9, Carrick Road, Milton Keynes, MK6 2LS				Flat-maisonette House
Last Sold Date:	21/07/2015	15/01/2001		
Last Sold Price:	£128,500	£14,500		
11, Carrick Road, Milton Keynes, MK6 2LS				Flat-maisonette House
Last Sold Date:	22/12/2008			
Last Sold Price:	£38,000			
5, Carrick Road, Milton Keynes, MK6 2LS				Flat-maisonette House
Last Sold Date:	20/01/2006	24/01/2003	31/10/1996	
Last Sold Price:	£25,500	£13,000	£5,000	
7, Carrick Road, Milton Keynes, MK6 2LS				Flat-maisonette House
Last Sold Date:	25/06/2004	10/11/2000		
Last Sold Price:	£33,000	£14,500		
1, Carrick Road, Milton Keynes, MK6 2LS				Flat-maisonette House
Last Sold Date:	16/05/1997			
Last Sold Price:	£6,825			

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

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in MK6



Detached

+90.23%

Semi-Detached

+86.85%

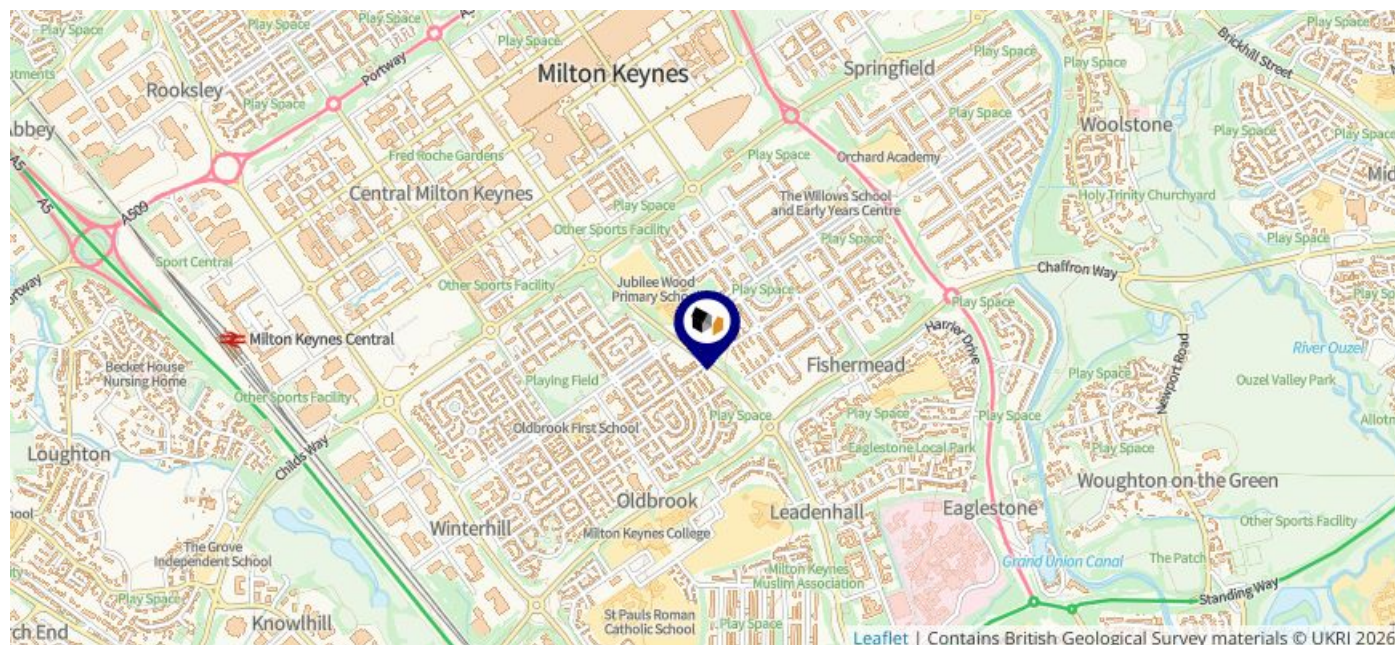
Terraced

+78.56%

Flat

+60.32%

This map displays nearby coal mine entrances and their classifications.



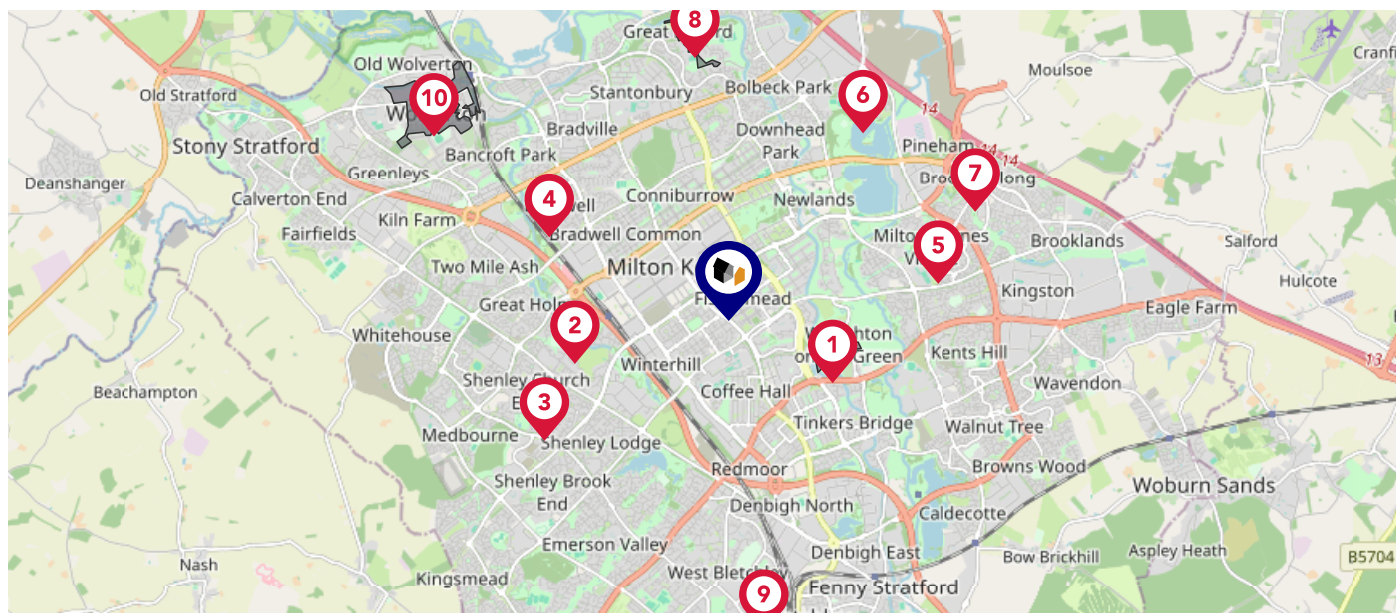
Mine Entry

- ✕ 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



Wroughton on the Green



Loughton



Shenley Church End



Old Bradwell



Milton Keynes Village



Willen



Broughton



Great Linford



Bletchley



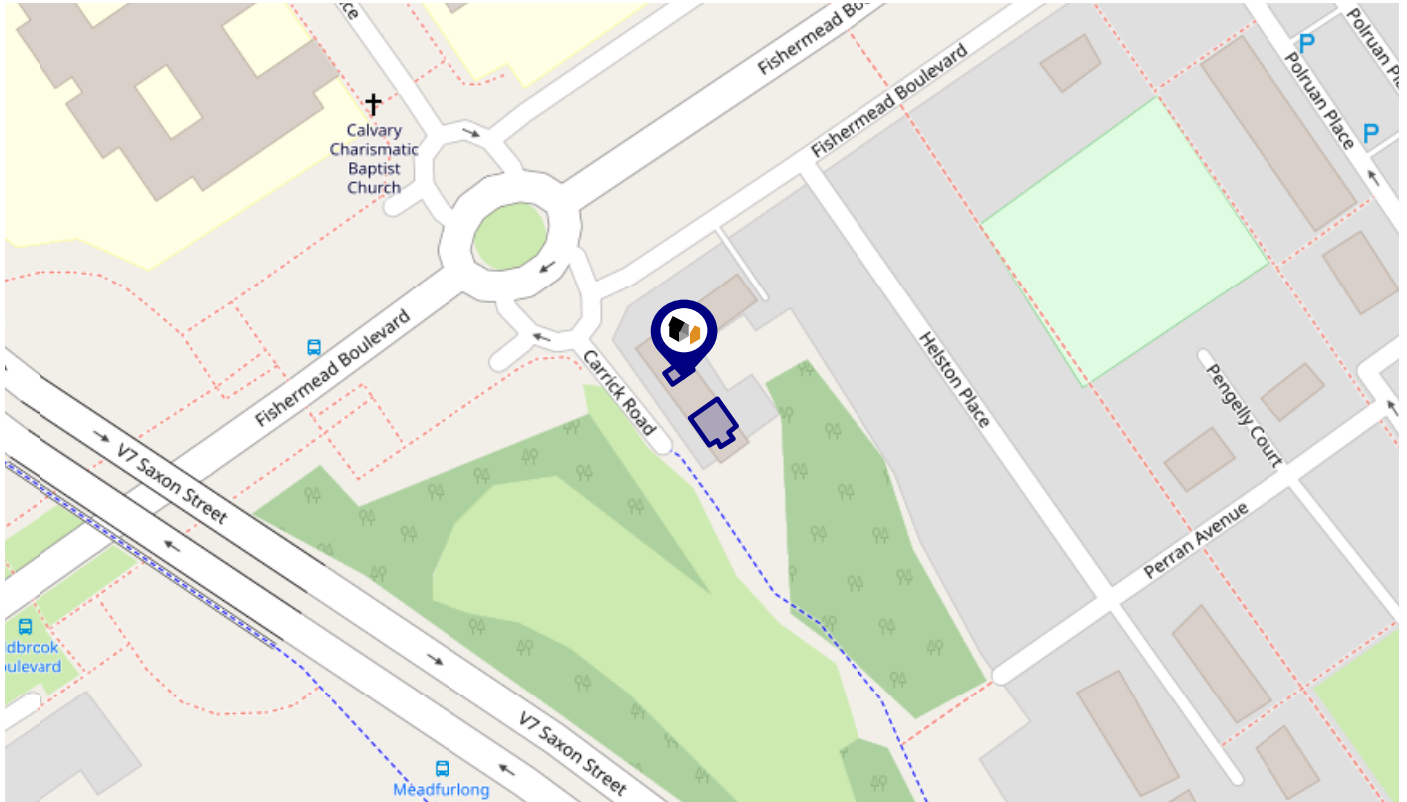
Wolverton

A map of Milton Keynes and surrounding areas, including Stony Stratford, Wolverton, and Great Linford. The map features 10 numbered red location pins (1-10) and a central blue pin with a council logo. The pins are distributed across the city, with pins 1-10 covering most of the urban area. The central blue pin is located in the center of the city, near the council logo. The map also shows various roads, rivers, and green spaces.



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Know any property instantly

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:

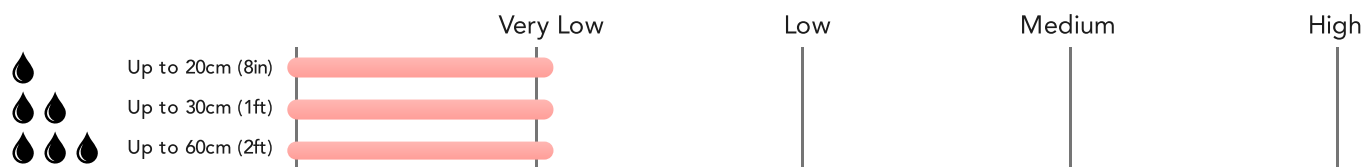
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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The map shows a residential area with several streets. A blue pin icon marks a building on Carrick Road, near the intersection with Fishermead Boulevard. Other streets visible include Fishermead Boulevard, Carrick Road, V7 Saxon Street, Helston Place, Perran Avenue, and Polruan Place. Landmarks include Calvary Charismatic Baptist Church and Meadafurlong School. The map also shows various green spaces and building footprints.

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.

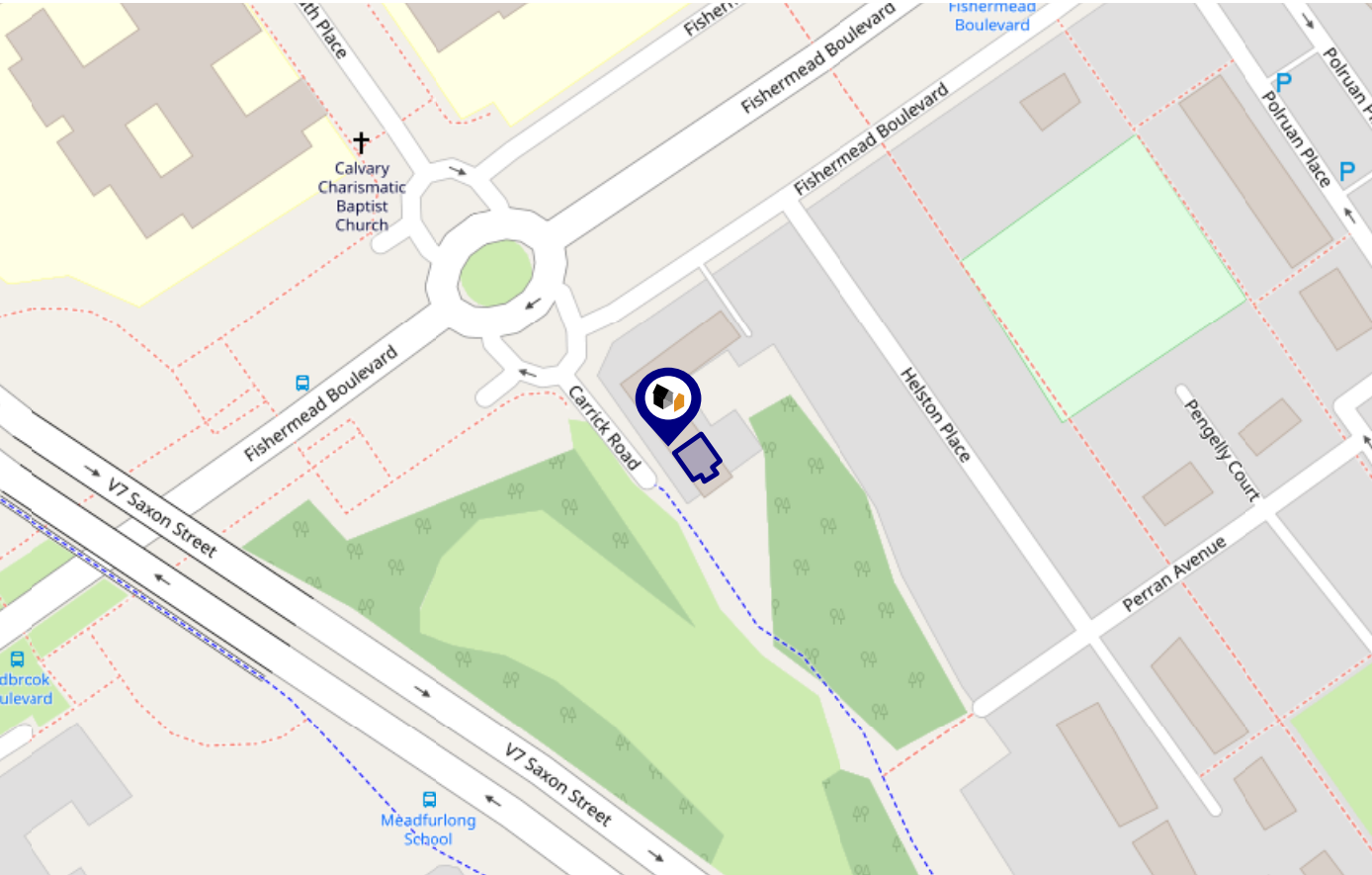
- Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

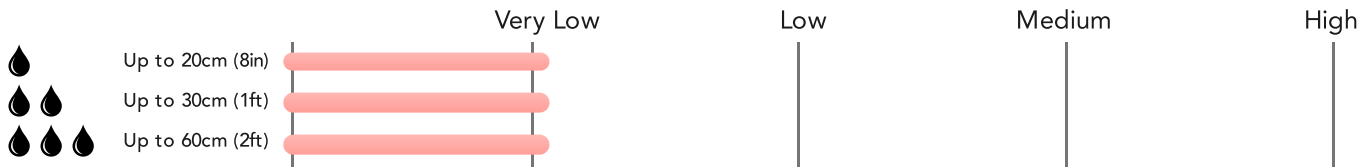


Risk Rating: Very low

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

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

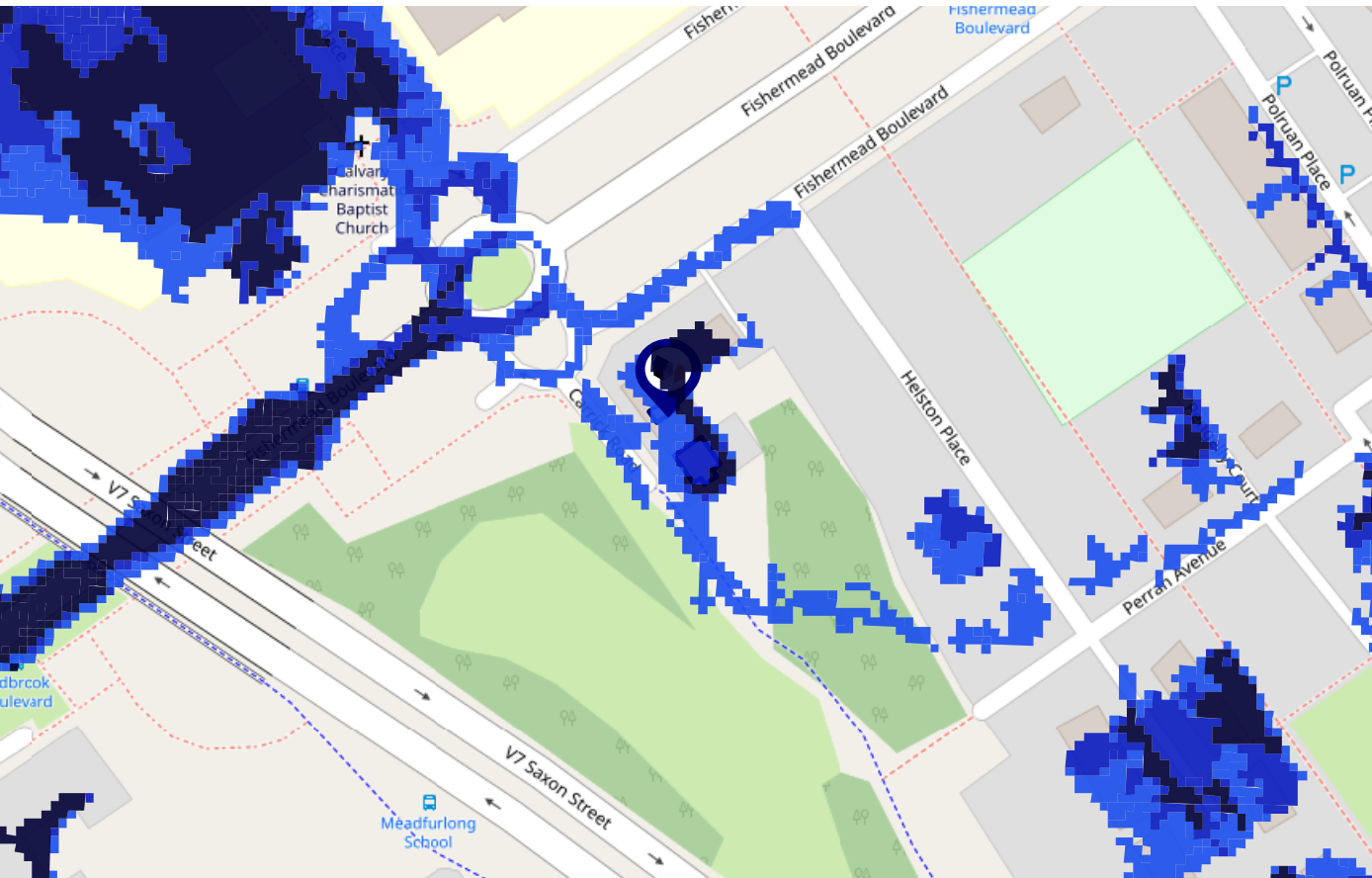
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

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



Risk Rating: Low

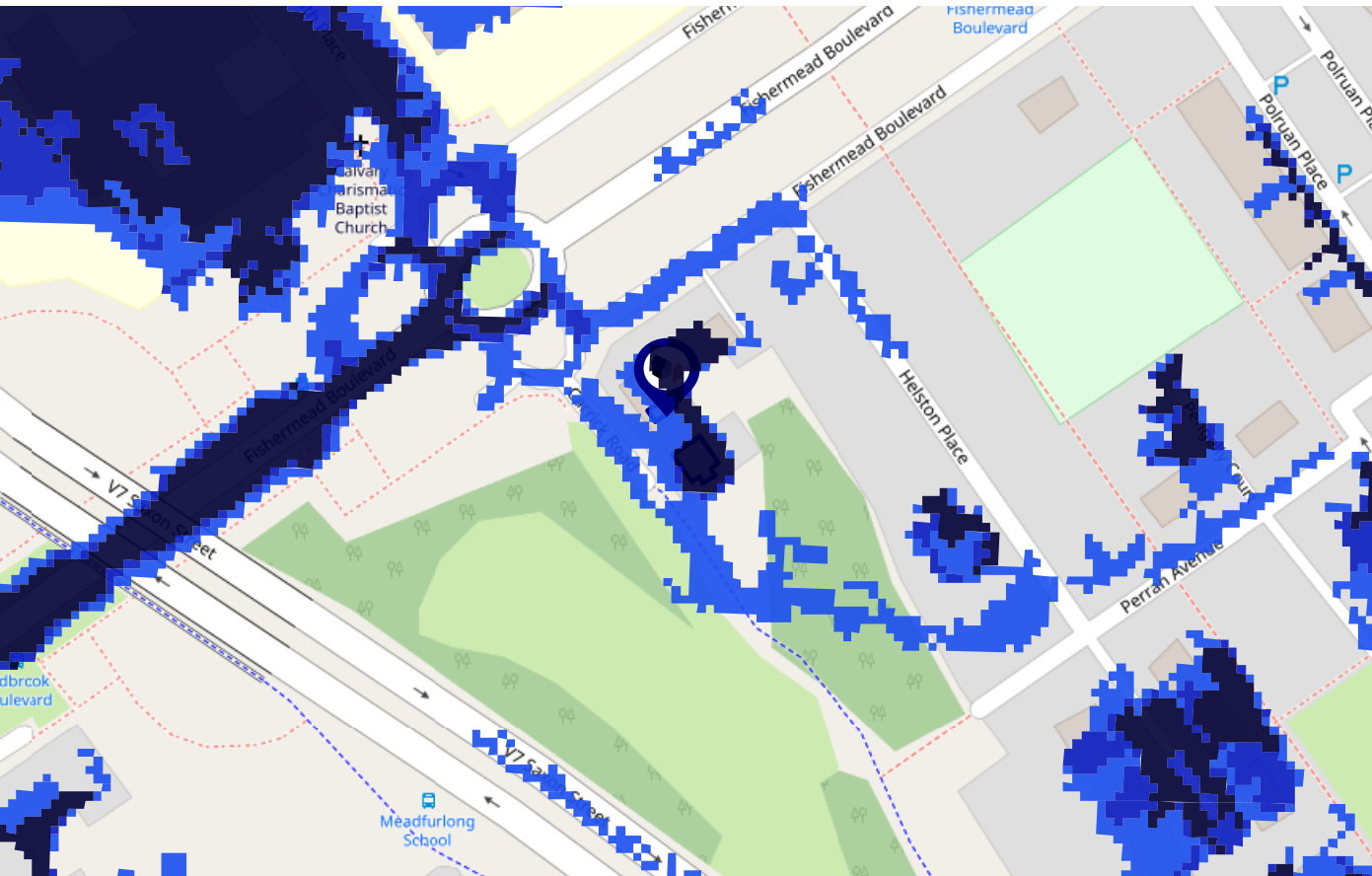
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Low

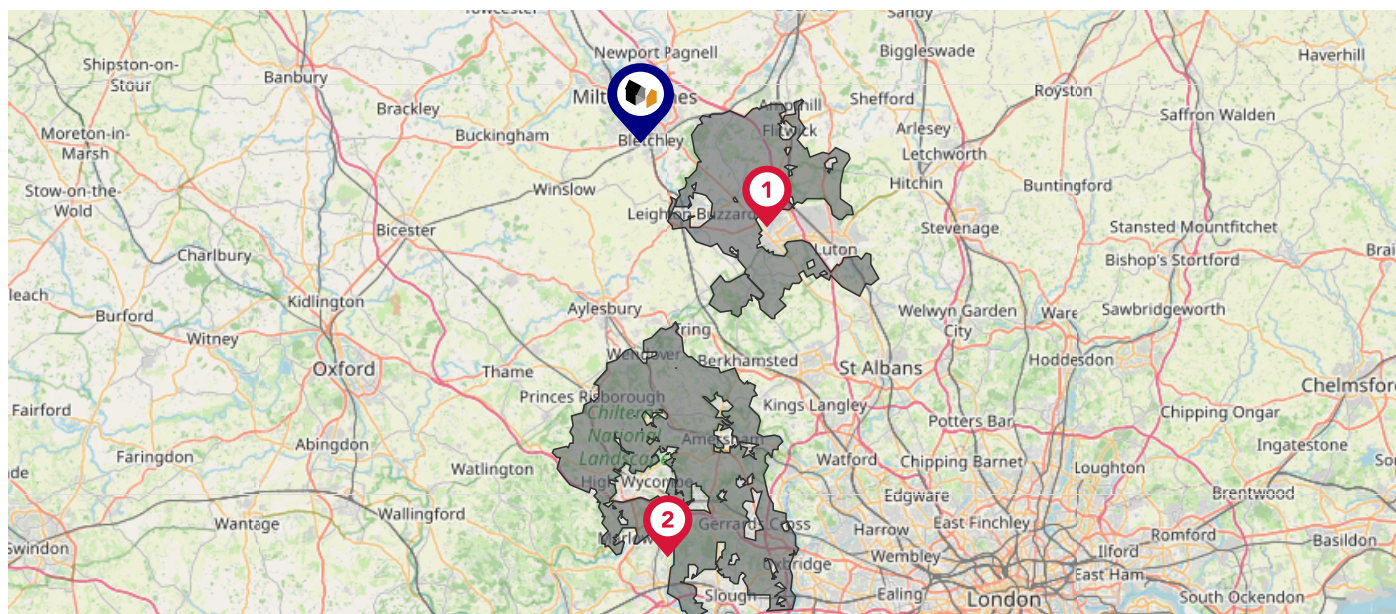
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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



Nearby Green Belt Land

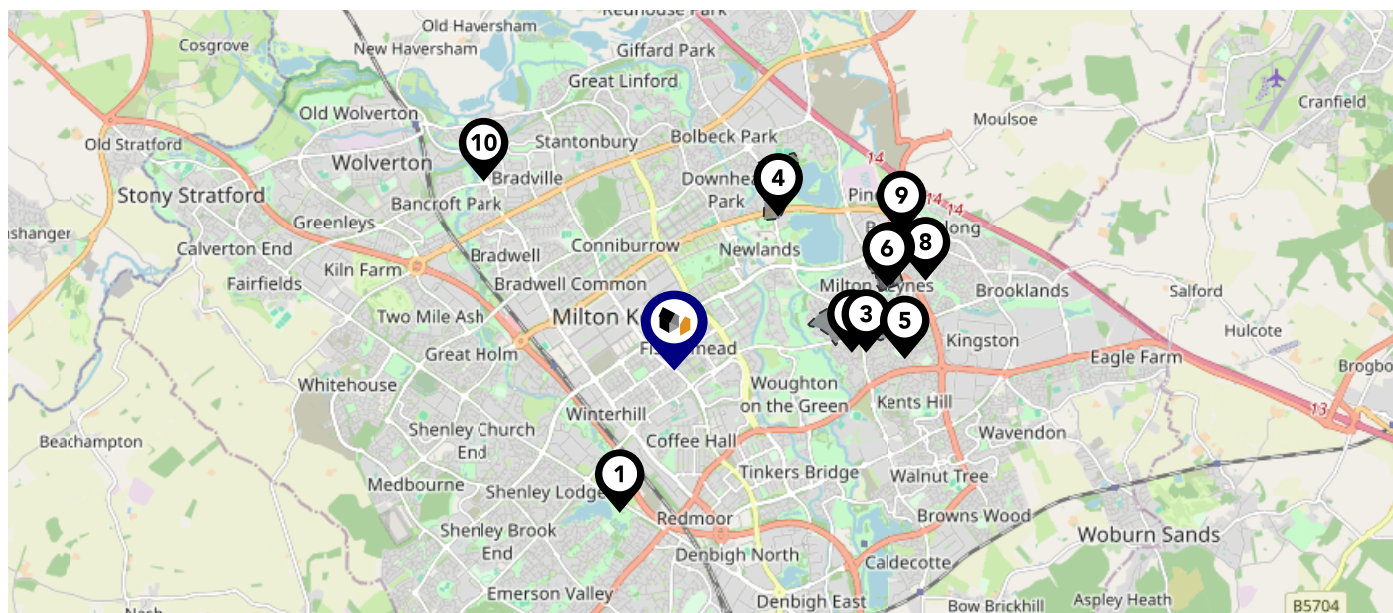


London Green Belt - Central Bedfordshire



London Green Belt - Buckinghamshire

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.



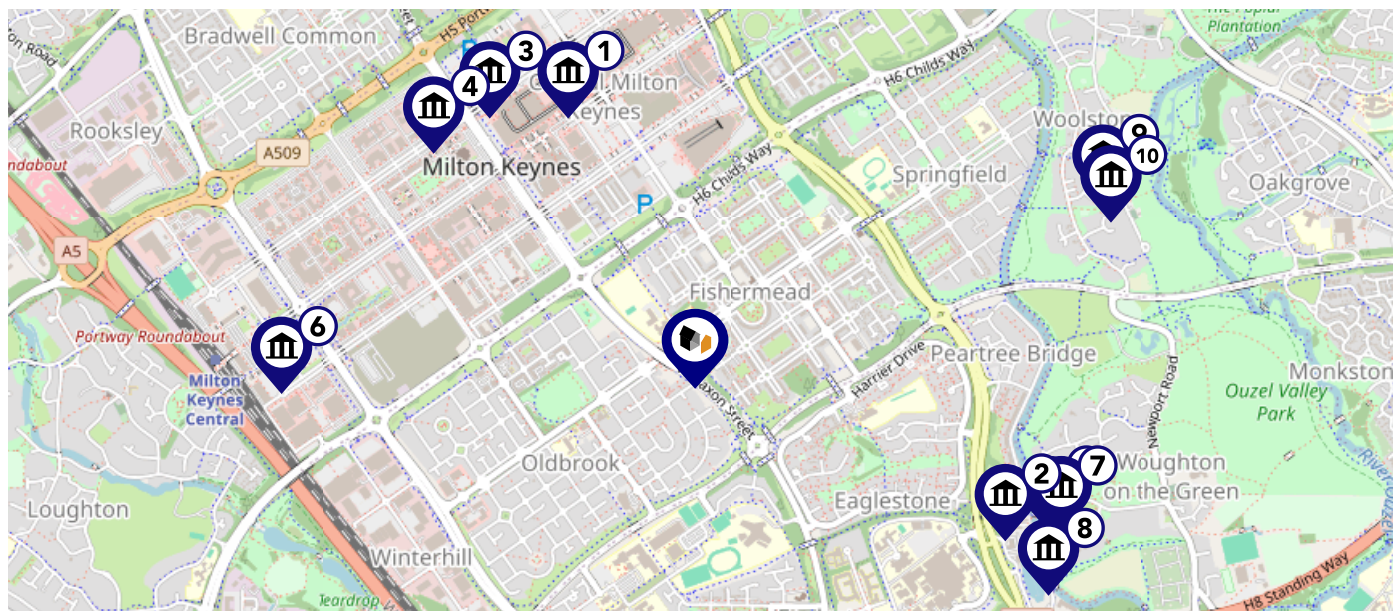
Nearby Landfill Sites

1	Elfield Park-The National Bowl, Watling Street, Elfield Park	Historic Landfill	
2	Broughton Quarry-Broughton, Milton Keynes, Buckinghamshire	Historic Landfill	
3	Middleton South West Landfill-Milton Keynes	Historic Landfill	
4	Willen Tip-Milton Keynes	Historic Landfill	
5	Former reservoir Middleton Site10E-Wingfield Grove, Middleton	Historic Landfill	
6	Broughton Quarry-Broughton, Milton Keynes, Buckinghamshire	Historic Landfill	
7	Middleton North East Landfill-Broughton, Milton Keynes	Historic Landfill	
8	Broughton Village-Broughton Village, Milton Keynes, Buckinghamshire	Historic Landfill	
9	Broughton Barn-Broughton Grounds Lane, Milton Keynes	Historic Landfill	
10	Old gravel pits upto c 12m of ?19th C fi-Bradwell Island, New Bradwell	Historic Landfill	

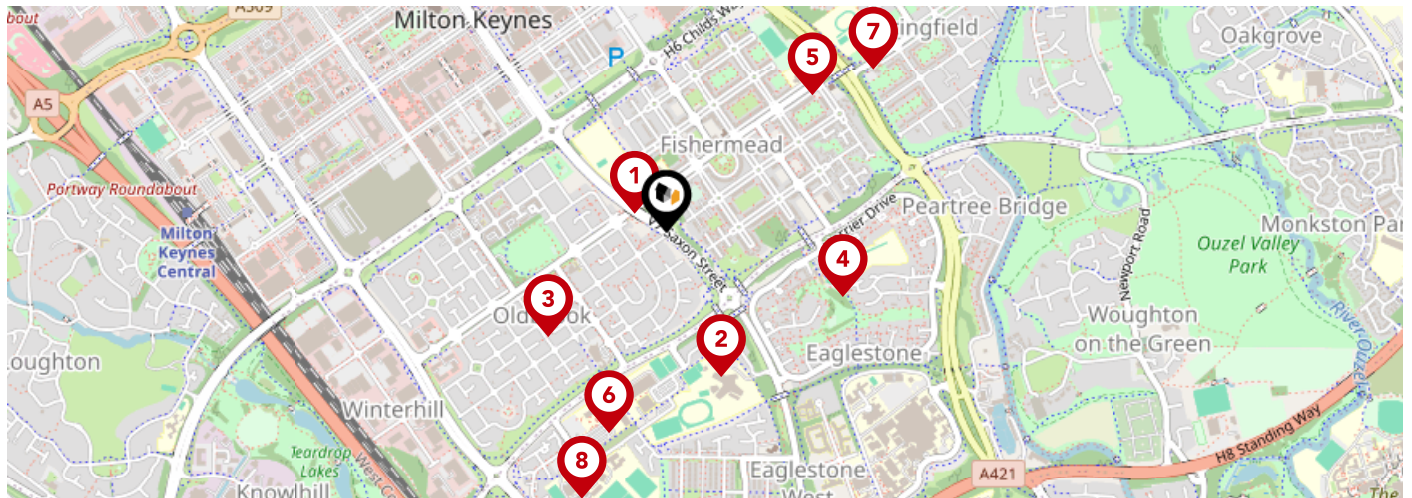
Maps

Listed Buildings

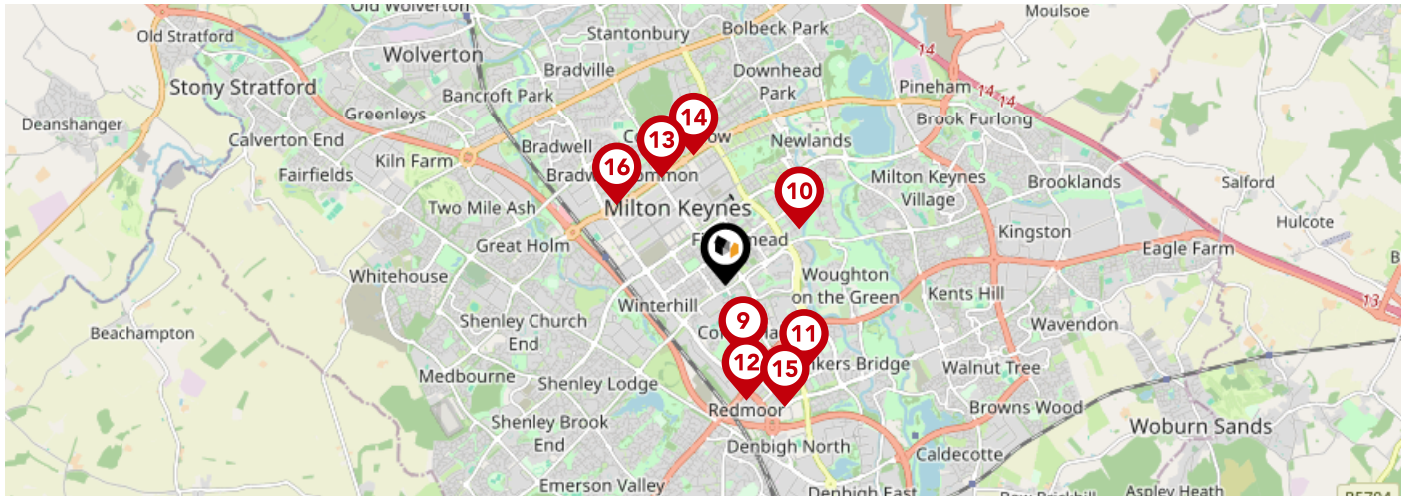
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1393882 - Shopping Building	Grade II	0.7 miles
	1125198 - The Old Rectory Farm	Grade II	0.8 miles
	1424282 - Central Library	Grade II	0.8 miles
	1432576 - Octo Sculpture And Reflecting Pool	Grade II	0.8 miles
	1125237 - The Manor House	Grade II	0.9 miles
	1416117 - Former Bus Station, Station Square, Milton Keynes	Grade II	0.9 miles
	1310238 - North Cottage	Grade II	0.9 miles
	1332351 - Frenches Farmhouse	Grade II	0.9 miles
	1125234 - Manor Farm Cottage	Grade II	1.0 miles
	1161031 - Hill Farmhouse	Grade II	1.0 miles



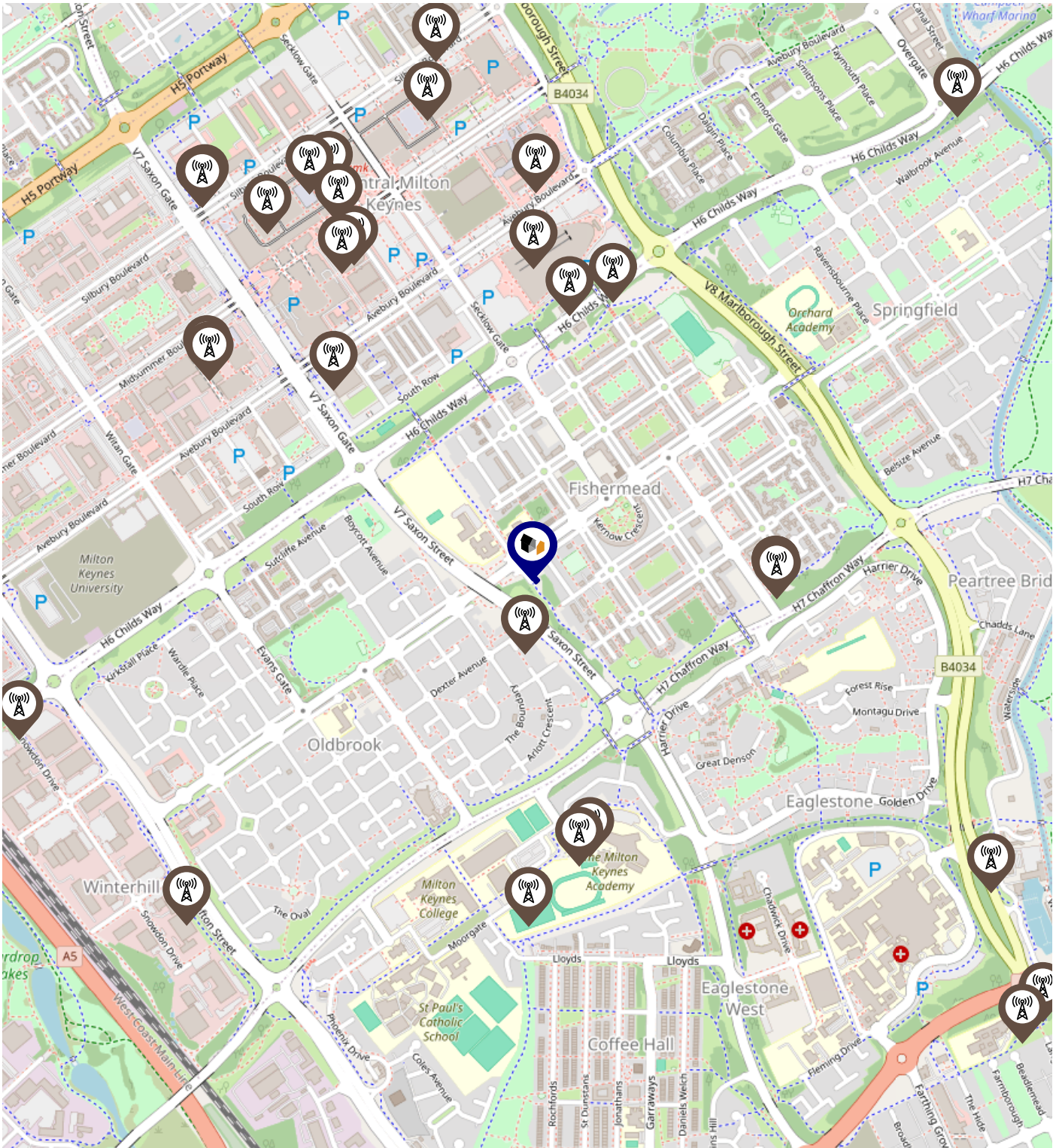
		Nursery	Primary	Secondary	College	Private
1	Jubilee Wood Primary School Ofsted Rating: Good Pupils: 531 Distance:0.09	☐	☒	☐	☐	☐
2	The Milton Keynes Academy Ofsted Rating: Requires improvement Pupils: 1062 Distance:0.35	☐	☐	☒	☐	☐
3	Oldbrook First School and Nursery Ofsted Rating: Good Pupils: 189 Distance:0.36	☐	☒	☐	☐	☐
4	Falconhurst School Ofsted Rating: Good Pupils: 314 Distance:0.43	☐	☒	☐	☐	☐
5	The Willows School and Early Years Centre Ofsted Rating: Good Pupils: 193 Distance:0.46	☐	☒	☐	☐	☐
6	Milton Keynes College Ofsted Rating: Good Pupils:0 Distance:0.47	☐	☐	☒	☐	☐
7	Orchard Academy Ofsted Rating: Good Pupils: 358 Distance:0.6	☐	☒	☐	☐	☐
8	St Paul's Catholic School Ofsted Rating: Good Pupils: 1848 Distance:0.63	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Bridge Academy Ofsted Rating: Good Pupils: 26 Distance:0.69	☐	☐	☒	☐	☐
	Shepherdswell Academy Ofsted Rating: Good Pupils: 136 Distance:0.84	☐	☒	☐	☐	☐
	The Redway School Ofsted Rating: Good Pupils: 179 Distance:1.06	☐	☐	☒	☐	☐
	New Chapter Primary School Ofsted Rating: Good Pupils: 249 Distance:1.07	☐	☒	☐	☐	☐
	Germander Park School Ofsted Rating: Good Pupils: 81 Distance:1.14	☐	☒	☐	☐	☐
	Southwood School Ofsted Rating: Good Pupils: 193 Distance:1.22	☐	☒	☐	☐	☐
	Moorland Primary School Ofsted Rating: Requires improvement Pupils: 213 Distance:1.24	☐	☒	☐	☐	☐
	Summerfield School Ofsted Rating: Good Pupils: 338 Distance:1.24	☐	☒	☐	☐	☐

Local Area

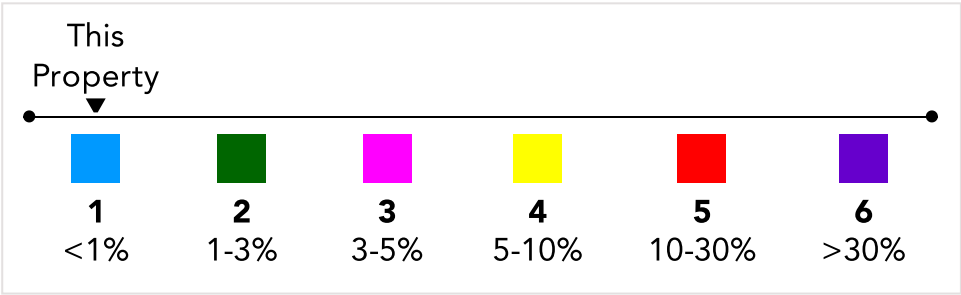
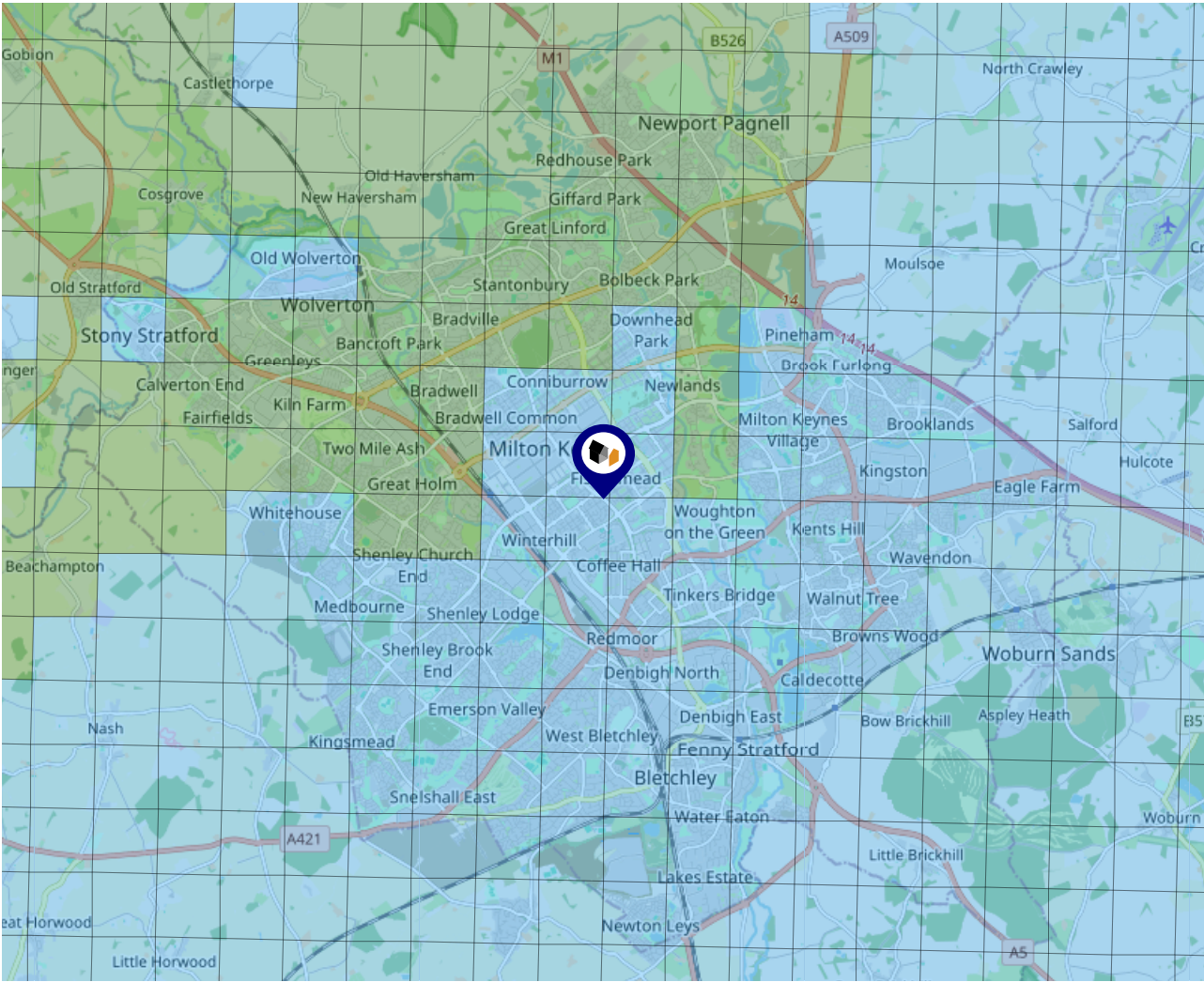
Masts & Pylons



- Key:**
-  Power Pylons
 -  Communication Masts

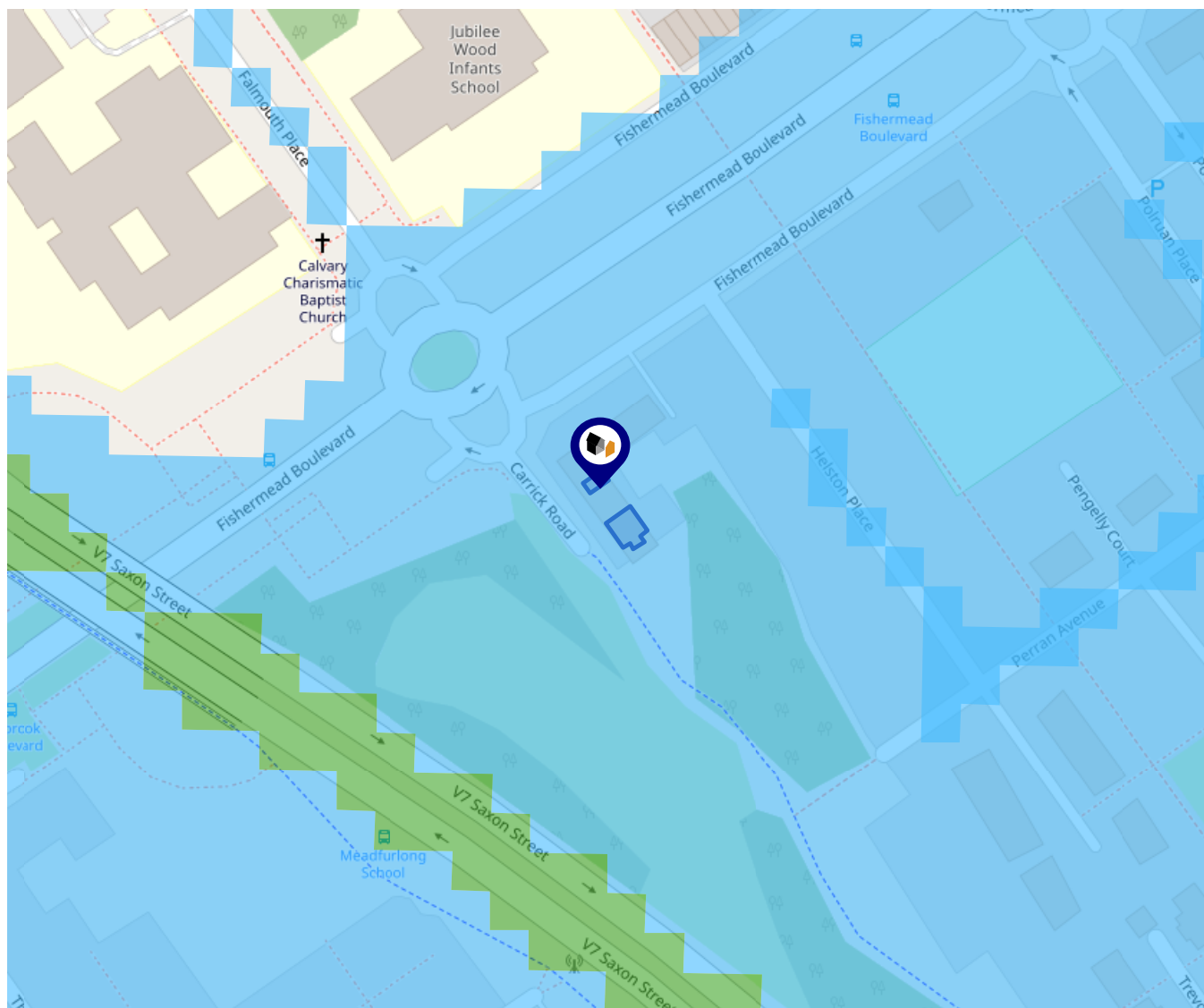
What is Radon?

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

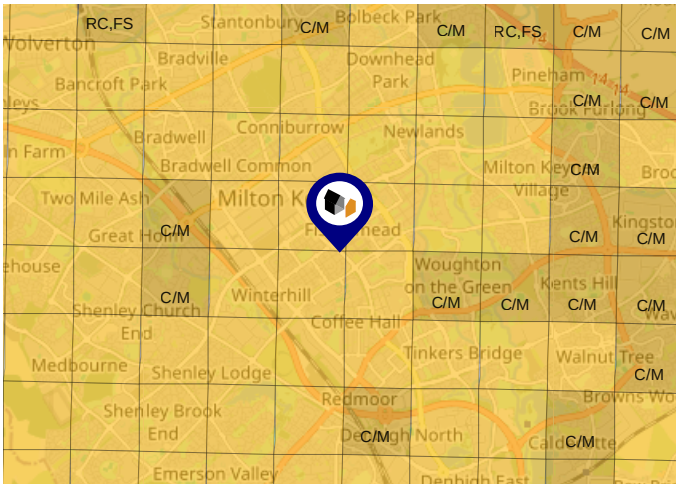


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		



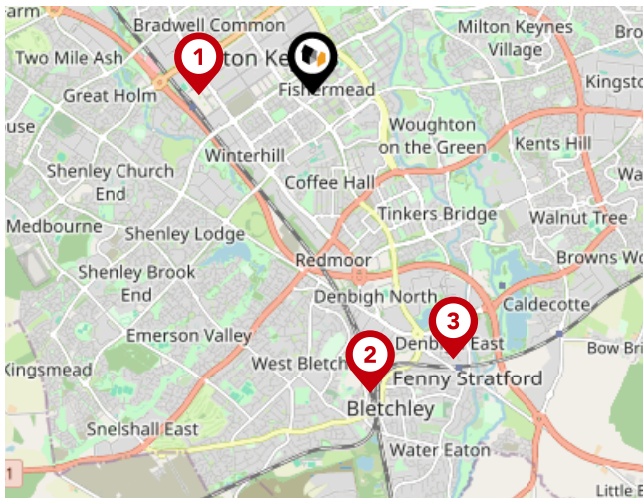
Primary Classifications (Most Common Clay Types)

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

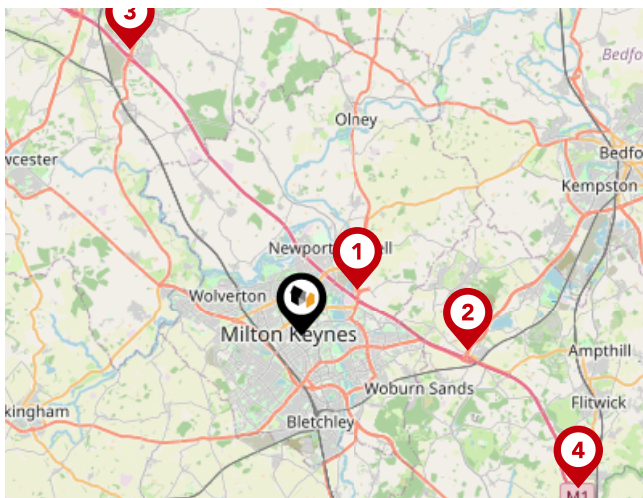
Transport (National)

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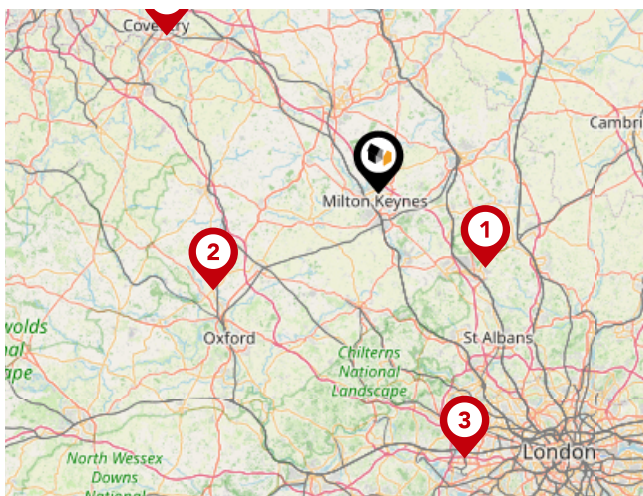
National Rail Stations

Pin	Name	Distance
1	Milton Keynes Central Rail Station	1.04 miles
2	Bletchley Rail Station	2.77 miles
3	Fenny Stratford Rail Station	2.73 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J14	2.66 miles
2	M1 J13	6.13 miles
3	M1 J15	12.15 miles
4	M1 J12	11.57 miles
5	M1 J15A	14.68 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	19.13 miles
2	Kidlington	27.78 miles
3	Heathrow Airport	40.77 miles
4	Baginton	38.45 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Jubilee Wood School	0.07 miles
2	Oldbrook Boulevard	0.06 miles
3	Fishermead Boulevard	0.08 miles
4	Jubilee Wood School	0.1 miles
5	Fishermead Local Centre	0.17 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

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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.

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Chris Durrant powered by eXp

Data Quality

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CHRIS DURRANT **exp** uk

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