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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 21st May 2026**



**DENTON DRIVE, HANSLOPE, MILTON KEYNES, MK19**

**Chris Durrant powered by eXp**

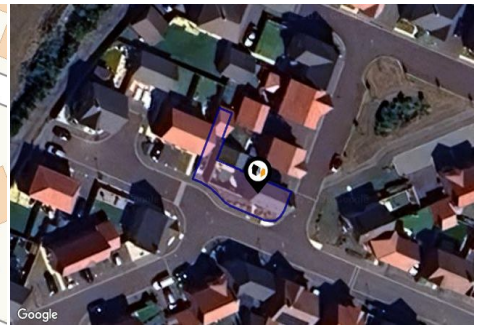
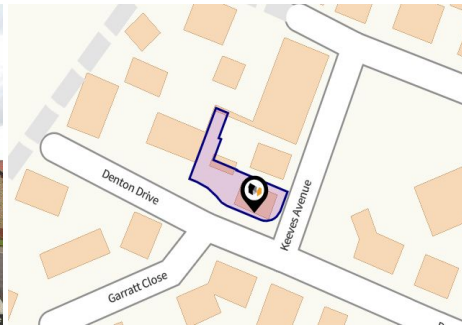
8 Linceslade Grove Loughton Milton Keynes MK5 8DL

07595473891

chris.durrant@expuk.com

chrisdurrant.exp.uk.com





## Property

**Type:** Detached  
**Bedrooms:** 3  
**Floor Area:** 979 ft<sup>2</sup> / 91 m<sup>2</sup>  
**Plot Area:** 0.06 acres  
**Council Tax :** Band D  
**Annual Estimate:** £2,372  
**Title Number:** BM461123

**Tenure:** Freehold

## Local Area

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

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

<b>17</b> mb/s	<b>44</b> mb/s	<b>1800</b> mb/s

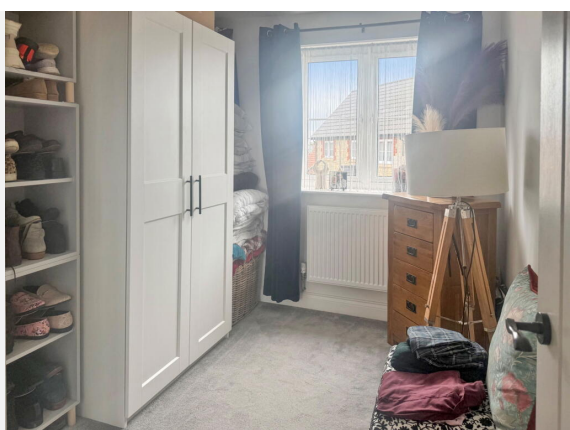
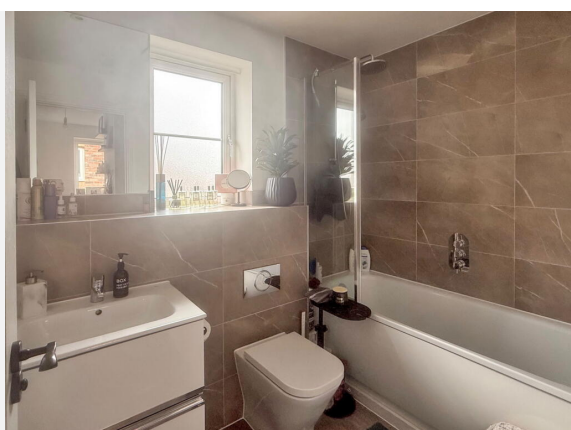
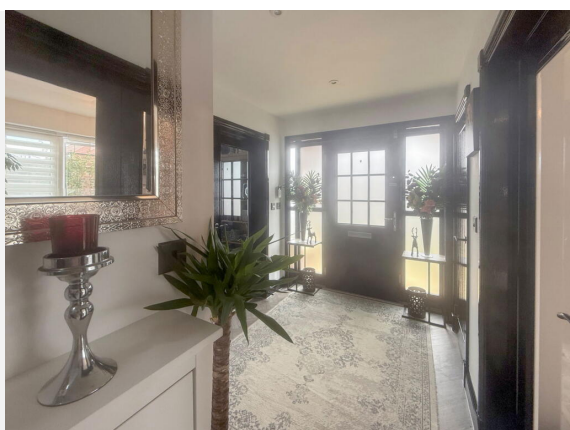
**Mobile Coverage:**  
 (based on calls indoors)

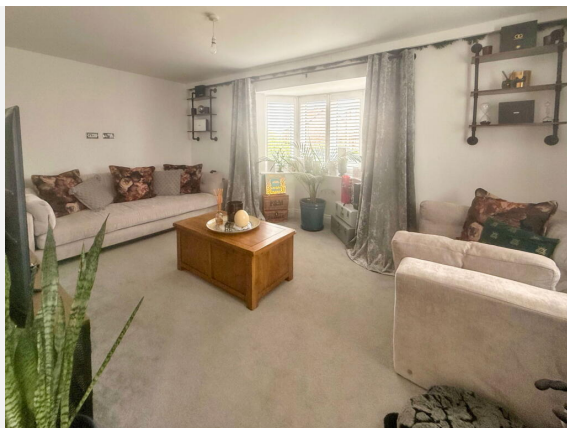
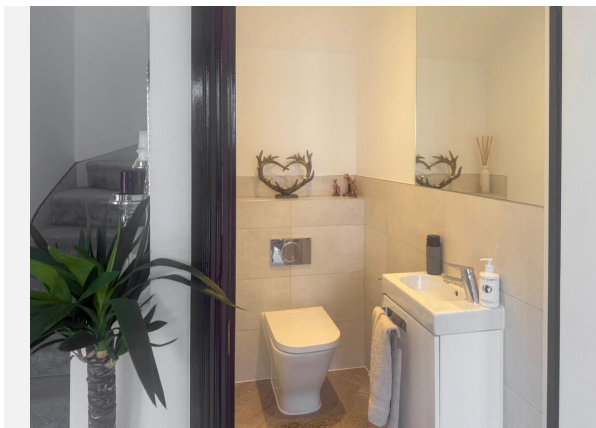
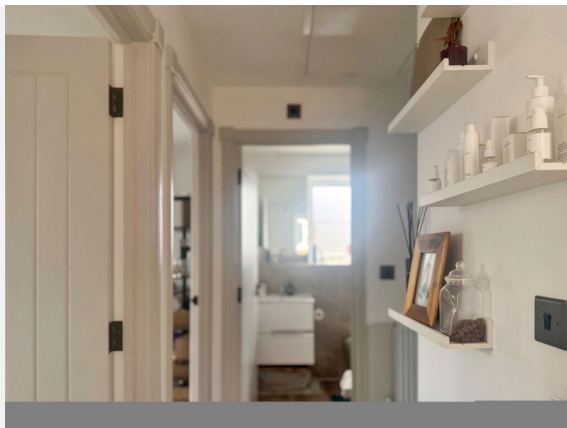
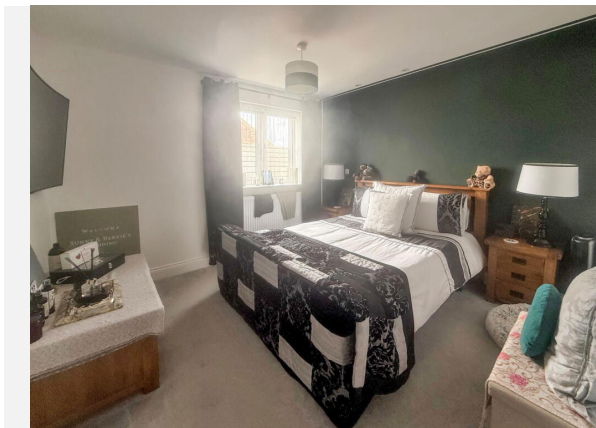
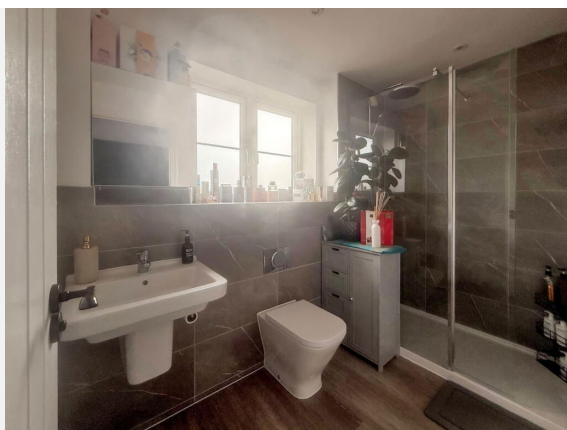


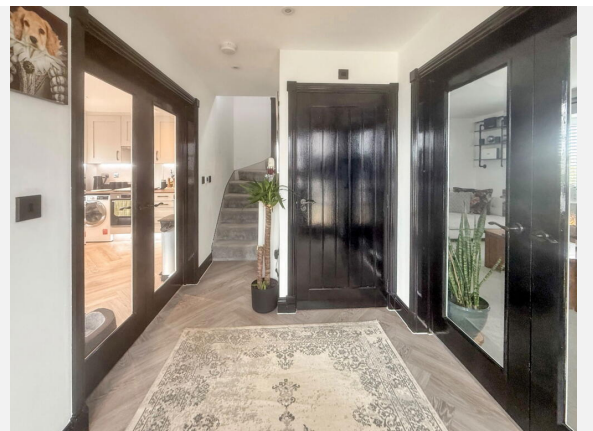
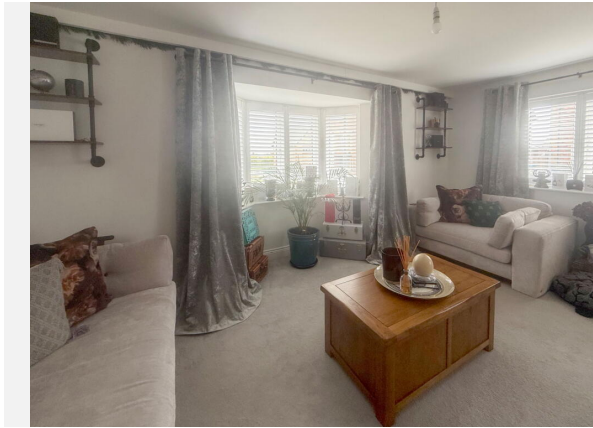
**Satellite/Fibre TV Availability:**



# Gallery Photos

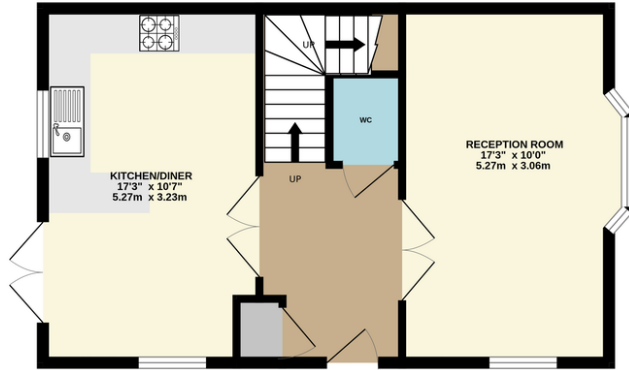




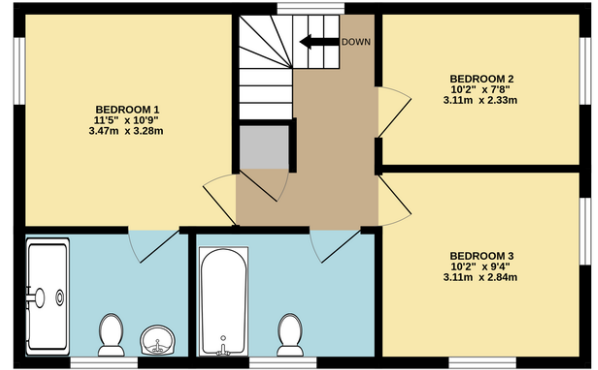


## DENTON DRIVE, HANSLOPE, MILTON KEYNES, MK19

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 964 sq.ft. (89.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Property EPC - Certificate

CHRIS DURRANT exp UK

Hanslope, MK19

Energy rating

**B**

Valid until 20.02.2032

Score	Energy rating	Current	Potential
92+	<b>A</b>		100   <b>A</b>
81-91	<b>B</b>	87   <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Electricity: electricity, unspecified tariff
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.23 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.11 W/m-Â°K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Air source heat pump, Underfloor heating and radiators, pipes in screed above insulation, electric
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Very Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.18 W/m-Â°K
<b>Total Floor Area:</b>	91 m <sup>2</sup>

<b>7, Denton Drive, Milton Keynes, MK19 7GB</b>	Detached House
Last Sold Date: 22/03/2024	
Last Sold Price: £750,000	
<b>1, Denton Drive, Milton Keynes, MK19 7GB</b>	Detached House
Last Sold Date: 01/09/2023   09/12/2021	
Last Sold Price: £800,000   £700,000	
<b>12, Denton Drive, Milton Keynes, MK19 7GB</b>	Detached House
Last Sold Date: 28/11/2022	
Last Sold Price: £645,000	
<b>6, Denton Drive, Milton Keynes, MK19 7GB</b>	Detached House
Last Sold Date: 10/06/2022	
Last Sold Price: £420,000	
<b>13, Denton Drive, Milton Keynes, MK19 7GB</b>	Detached House
Last Sold Date: 27/05/2022	
Last Sold Price: £425,000	
<b>11, Denton Drive, Milton Keynes, MK19 7GB</b>	Detached House
Last Sold Date: 04/03/2022	
Last Sold Price: £615,000	
<b>4, Denton Drive, Milton Keynes, MK19 7GB</b>	Detached House
Last Sold Date: 18/02/2022	
Last Sold Price: £420,000	
<b>2, Denton Drive, Milton Keynes, MK19 7GB</b>	Detached House
Last Sold Date: 21/12/2021	
Last Sold Price: £445,000	
<b>9, Denton Drive, Milton Keynes, MK19 7GB</b>	Detached House
Last Sold Date: 17/12/2021	
Last Sold Price: £410,000	
<b>5, Denton Drive, Milton Keynes, MK19 7GB</b>	Detached House
Last Sold Date: 08/12/2021   23/12/2020	
Last Sold Price: £650,000   £6,120,000	
<b>3, Denton Drive, Milton Keynes, MK19 7GB</b>	Detached House
Last Sold Date: 30/11/2021	
Last Sold Price: £700,000	
<b>15, Denton Drive, Milton Keynes, MK19 7GB</b>	other House
Last Sold Date: 29/10/2021	
Last Sold Price: £124,738	

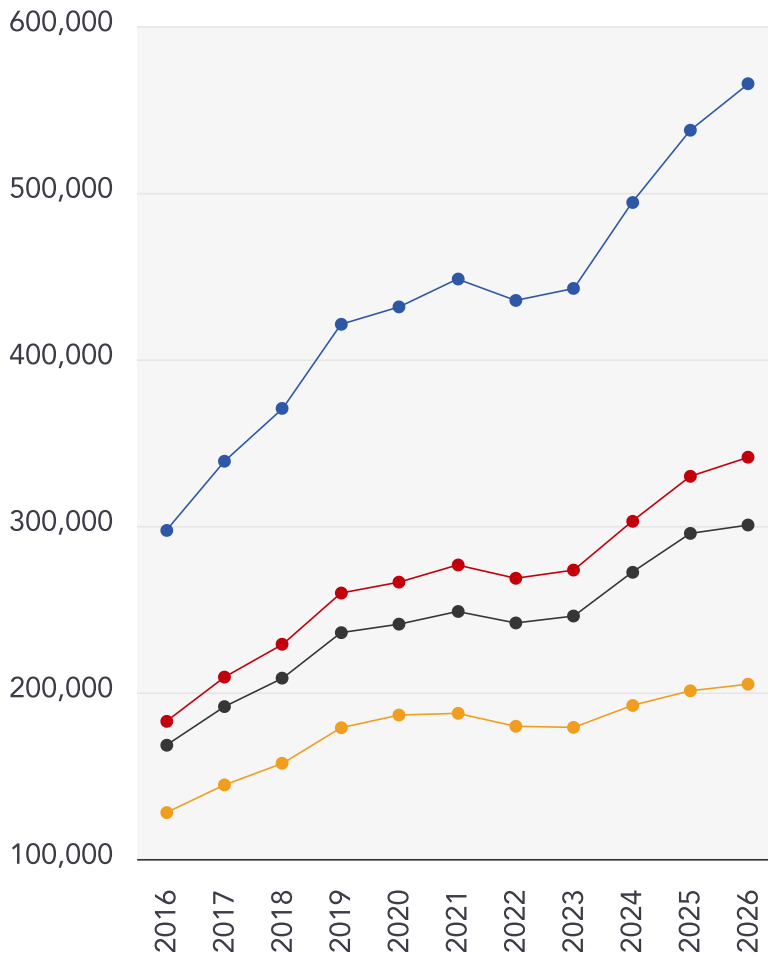
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics

CHRIS DURRANT **exp** UK

### 10 Year History of Average House Prices by Property Type in MK19



Detached

**+90.23%**

Semi-Detached

**+86.85%**

Terraced

**+78.56%**

Flat

**+60.32%**

This map displays nearby coal mine entrances and their classifications.



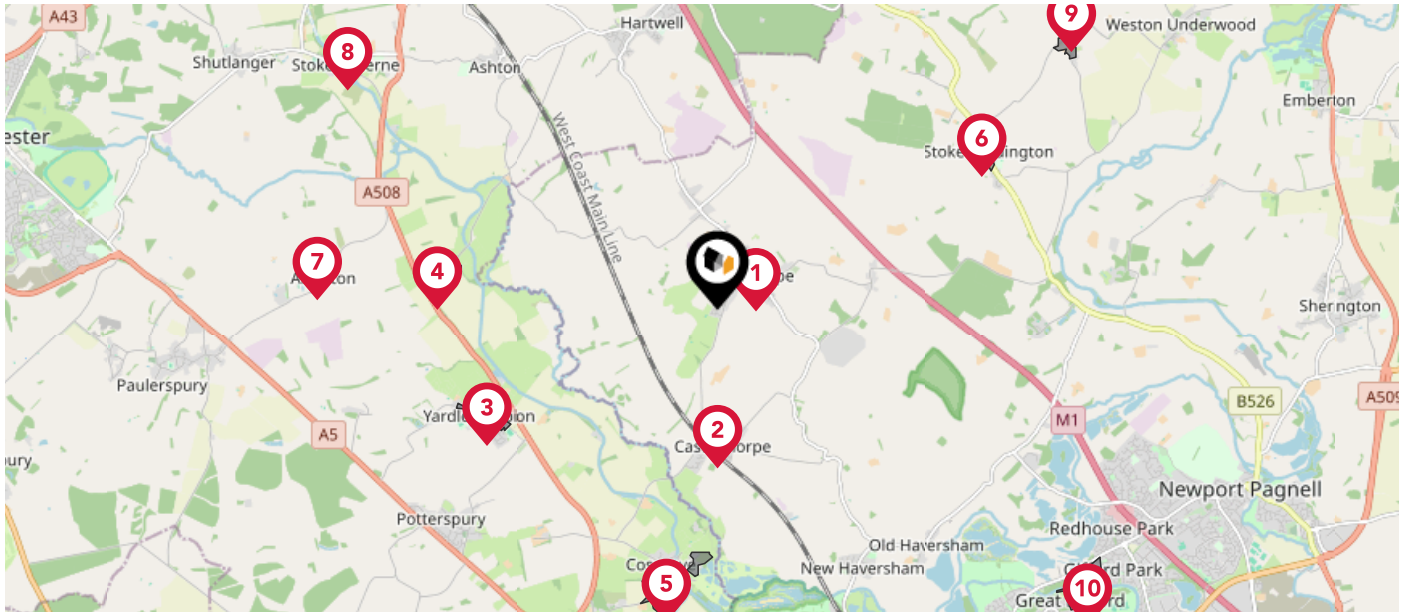
### Mine Entry

- ✕ 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.

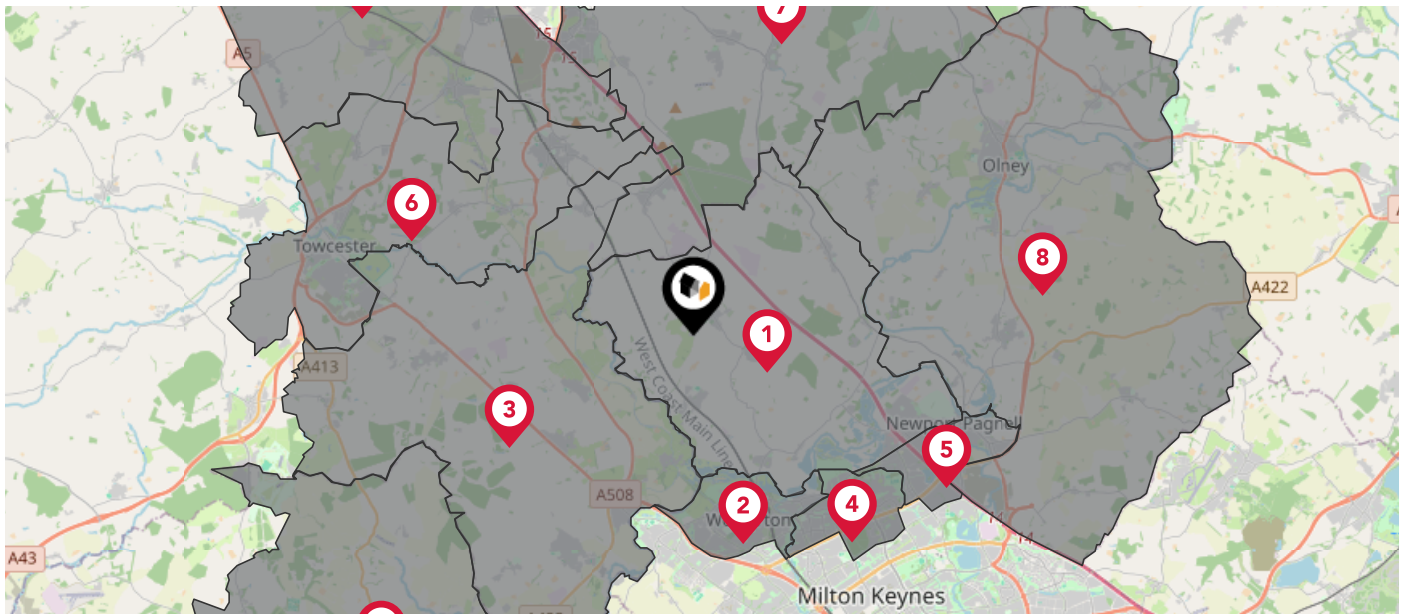
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













### Nearby Conservation Areas

- 1 Hanslope
- 2 Castlethorpe
- 3 Yardley Gobion
- 4 Grafton Regis
- 5 Cosgrove
- 6 Stoke Goldington
- 7 Alderton
- 8 Stoke Bruerne
- 9 Ravenstone
- 10 Great Linford

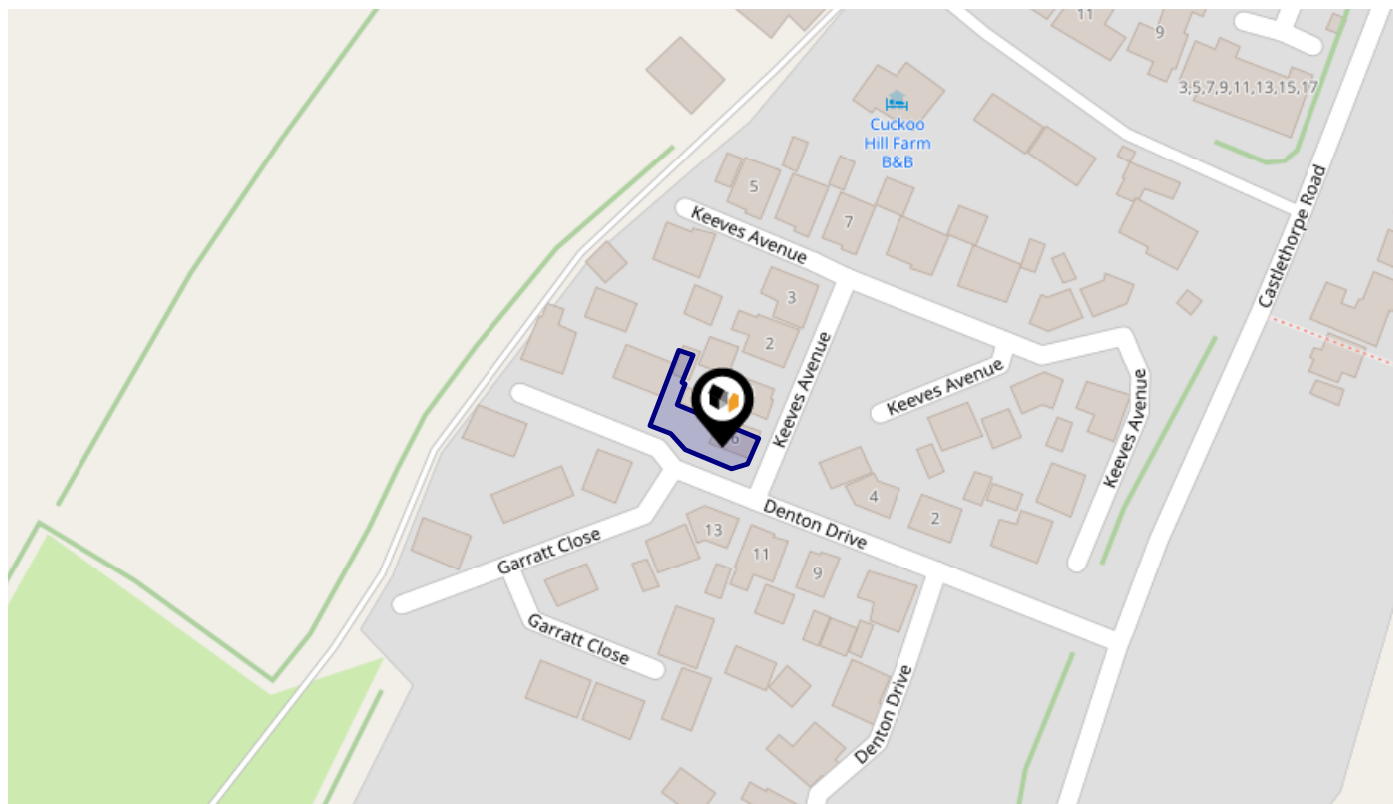
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  Newport Pagnell North & Hanslope Ward
-  Wolverton Ward
-  Deanshanger Ward
-  Stantonbury Ward
-  Newport Pagnell South Ward
-  Towcester and Roade Ward
-  Hackleton and Grange Park Ward
-  Olney Ward
-  Buckingham East Ward
-  Bugbrooke 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.

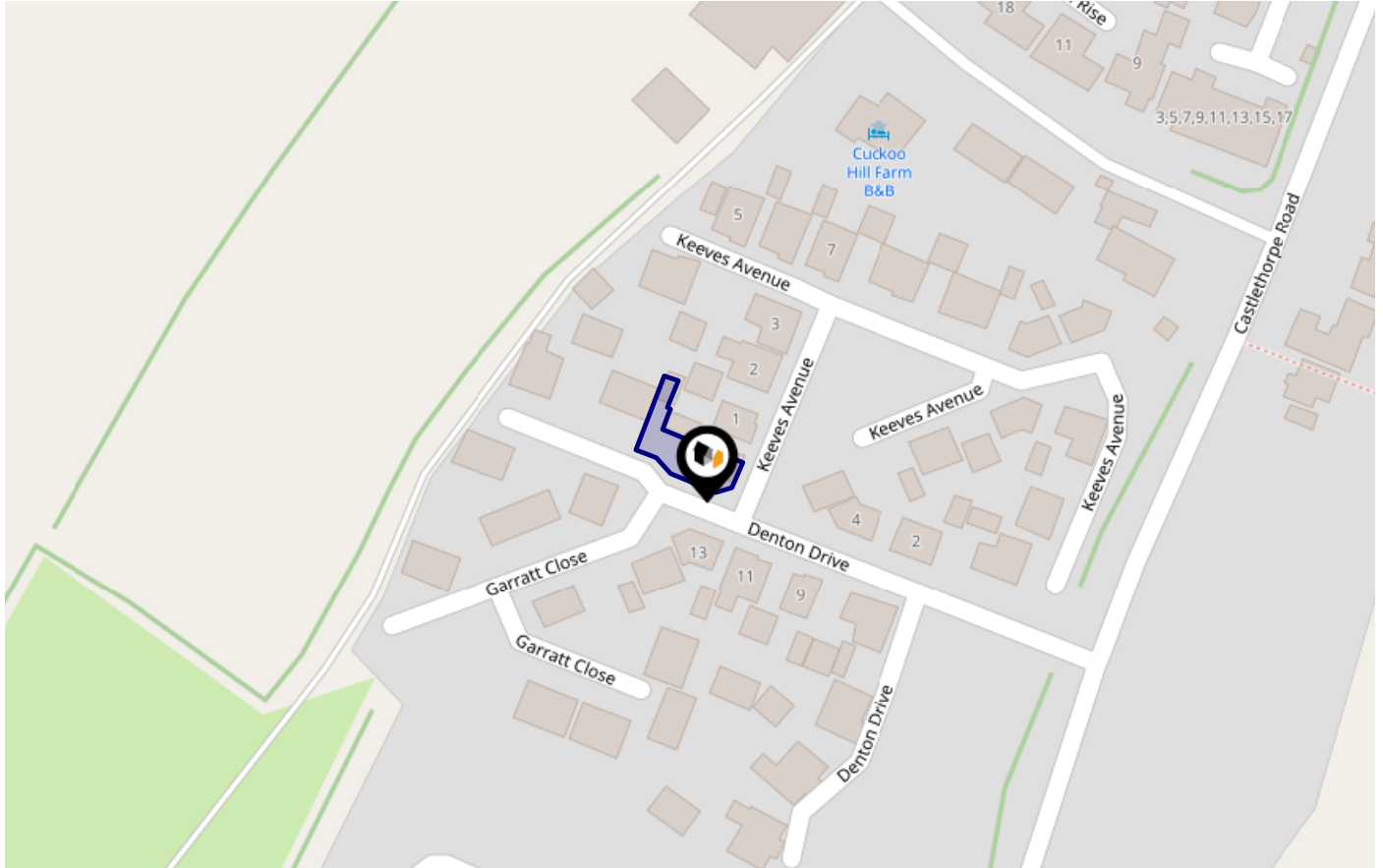
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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.

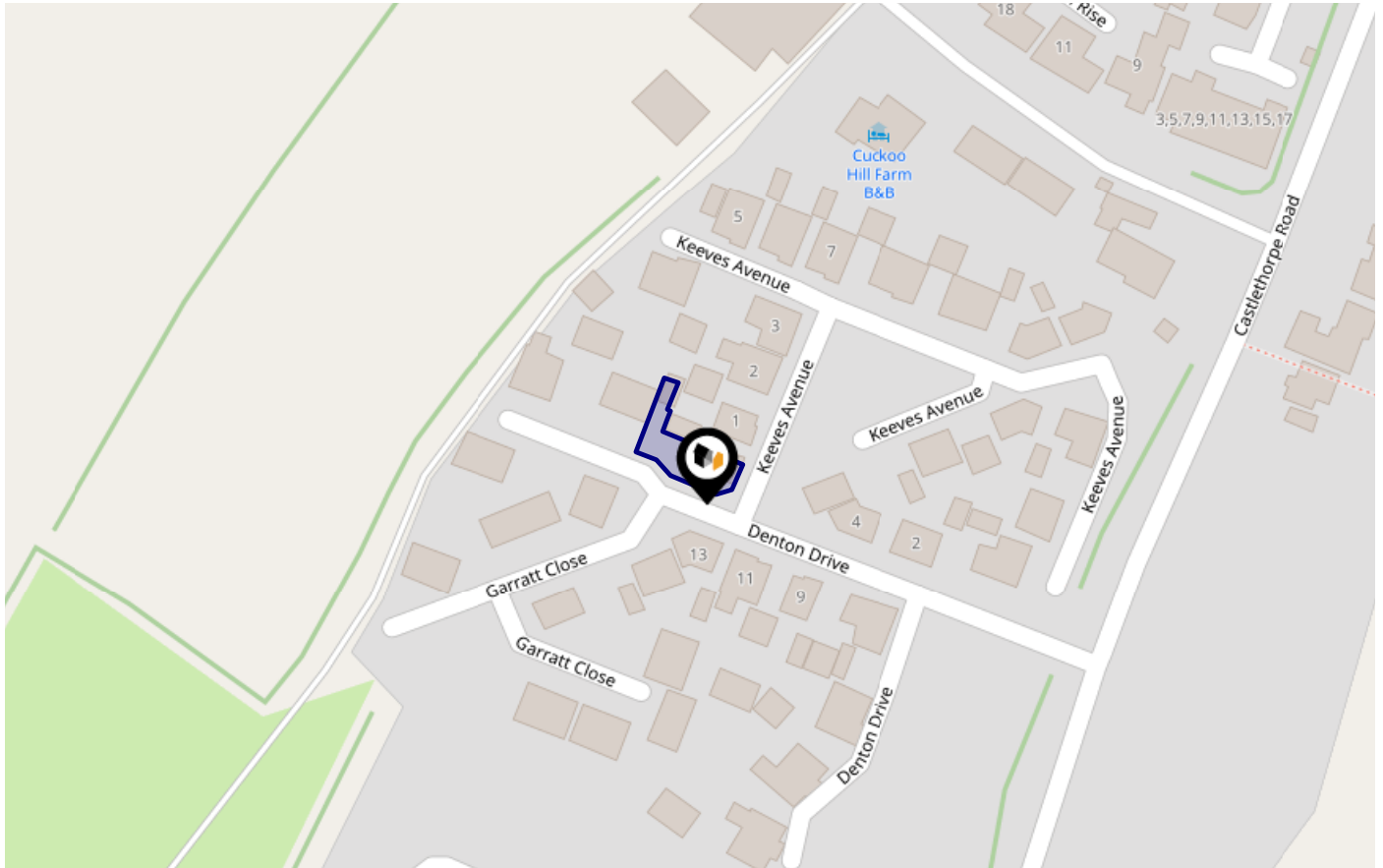
Chance of flooding to the following depths at this property:



# 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.



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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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

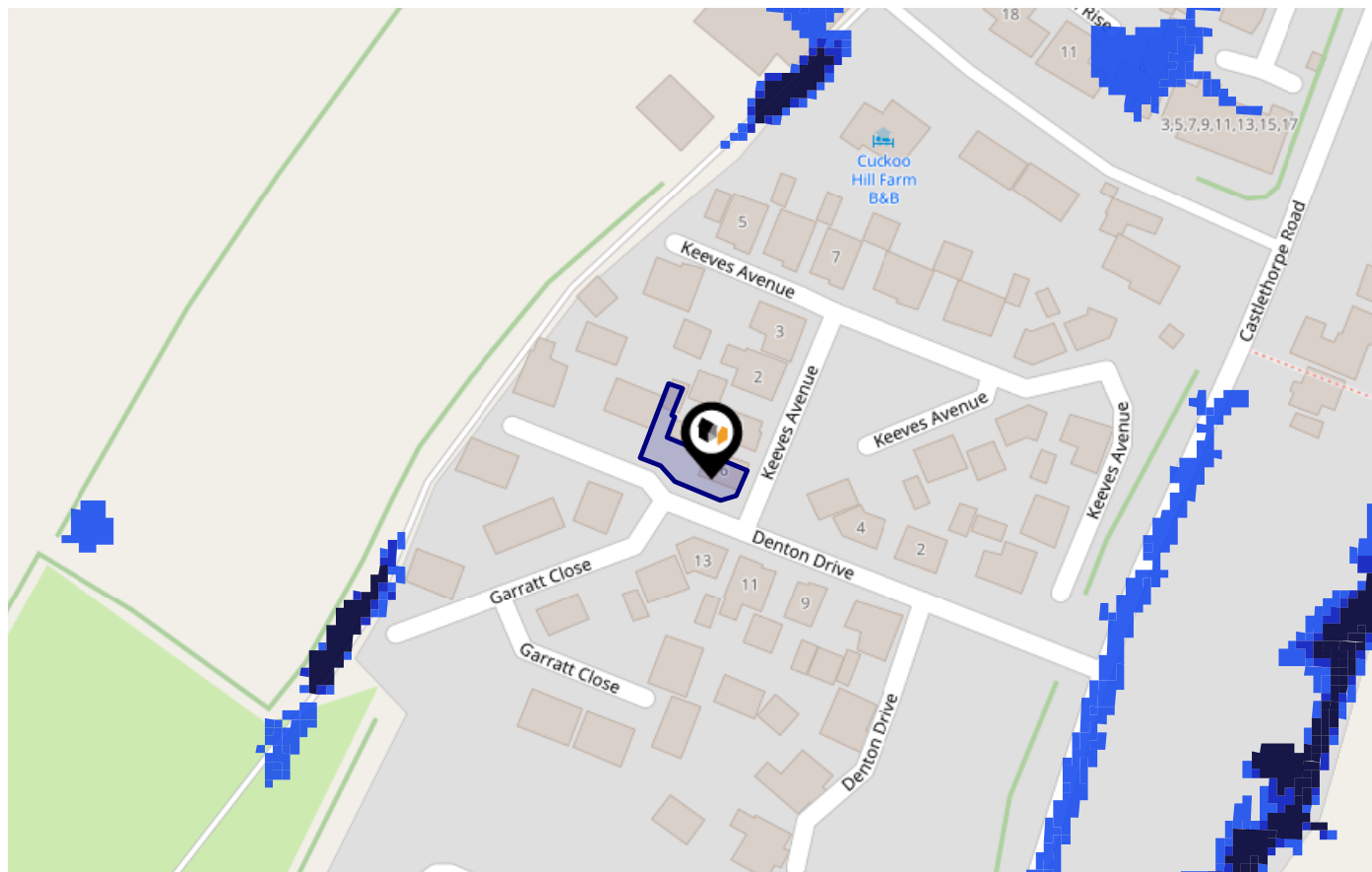
Chance of flooding to the following depths at this property:



# 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.

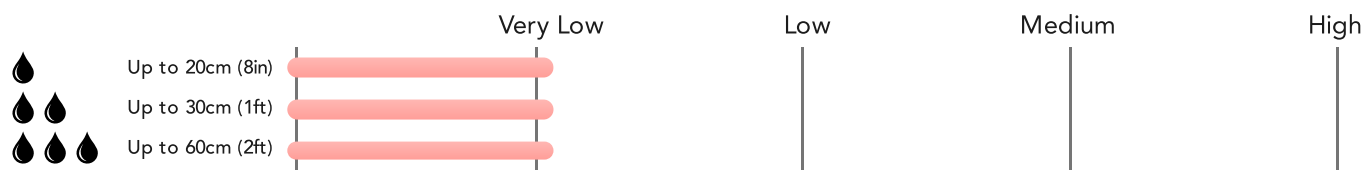


**Risk Rating:** Very low

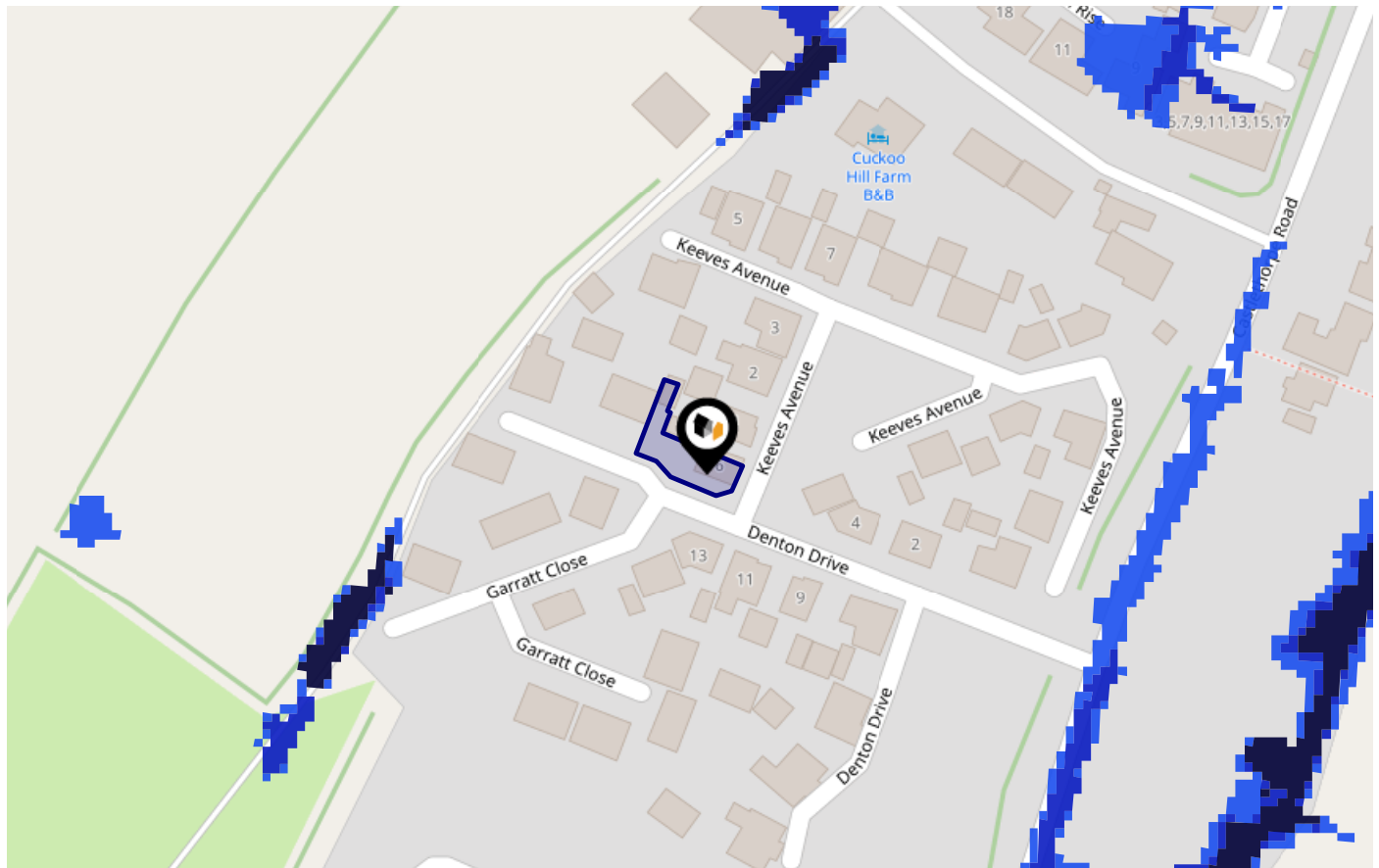
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

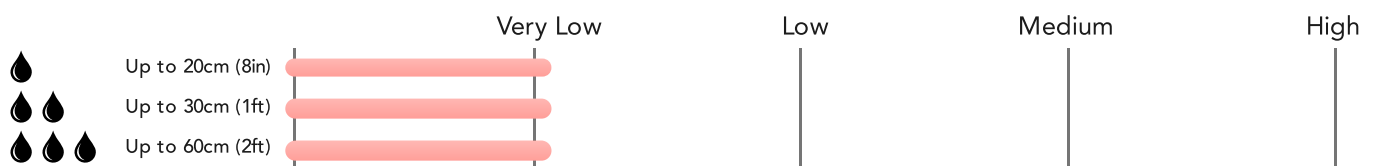


Risk Rating: **Very low**

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

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

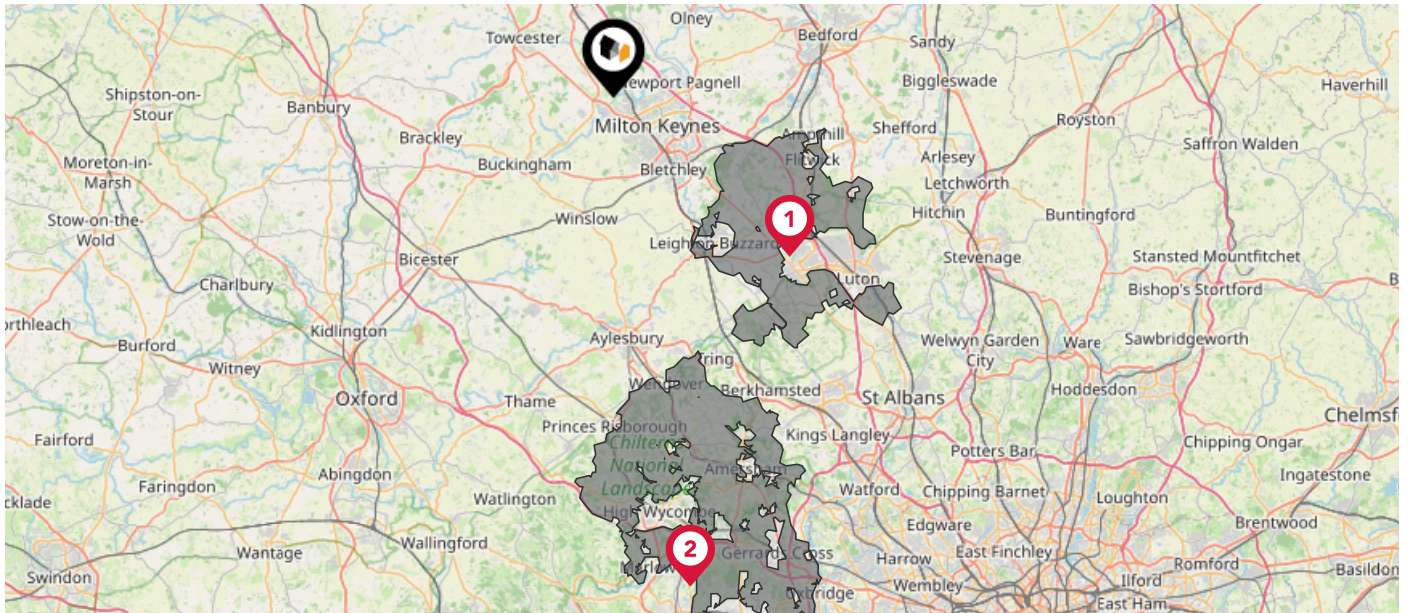
Chance of flooding to the following depths at this property:



# Maps

## Green Belt

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



### Nearby Green Belt Land



London Green Belt - Central Bedfordshire

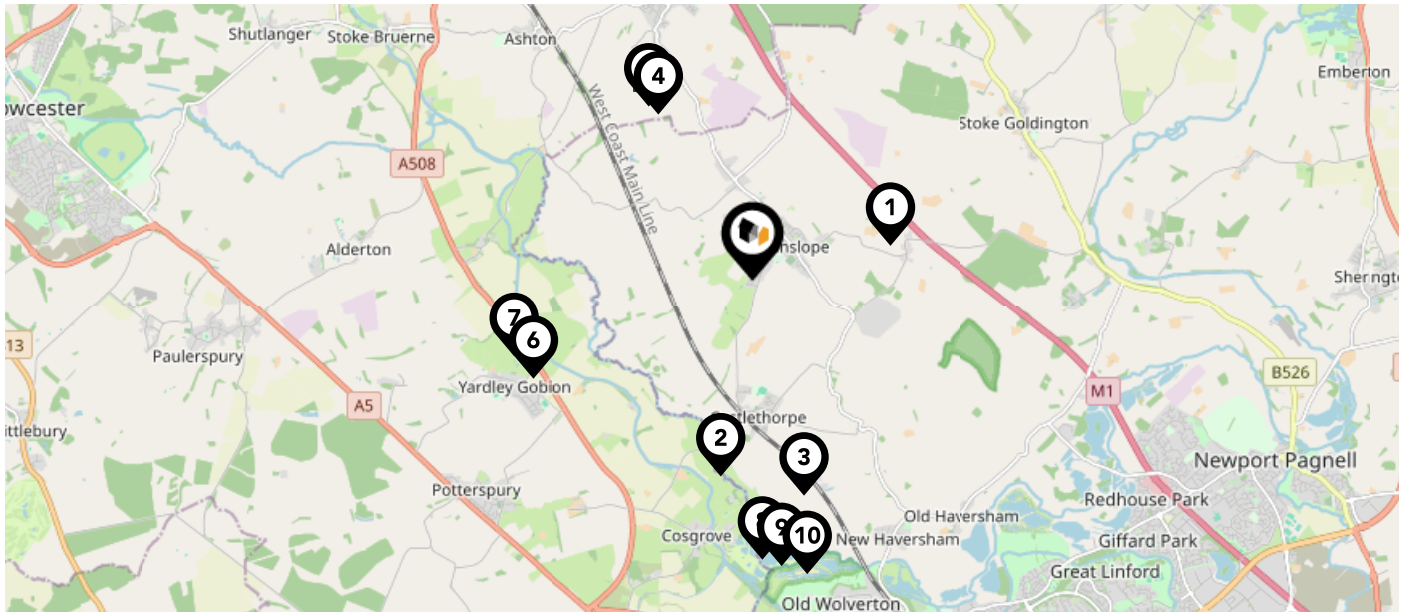


London Green Belt - Buckinghamshire

# Maps

## Landfill Sites

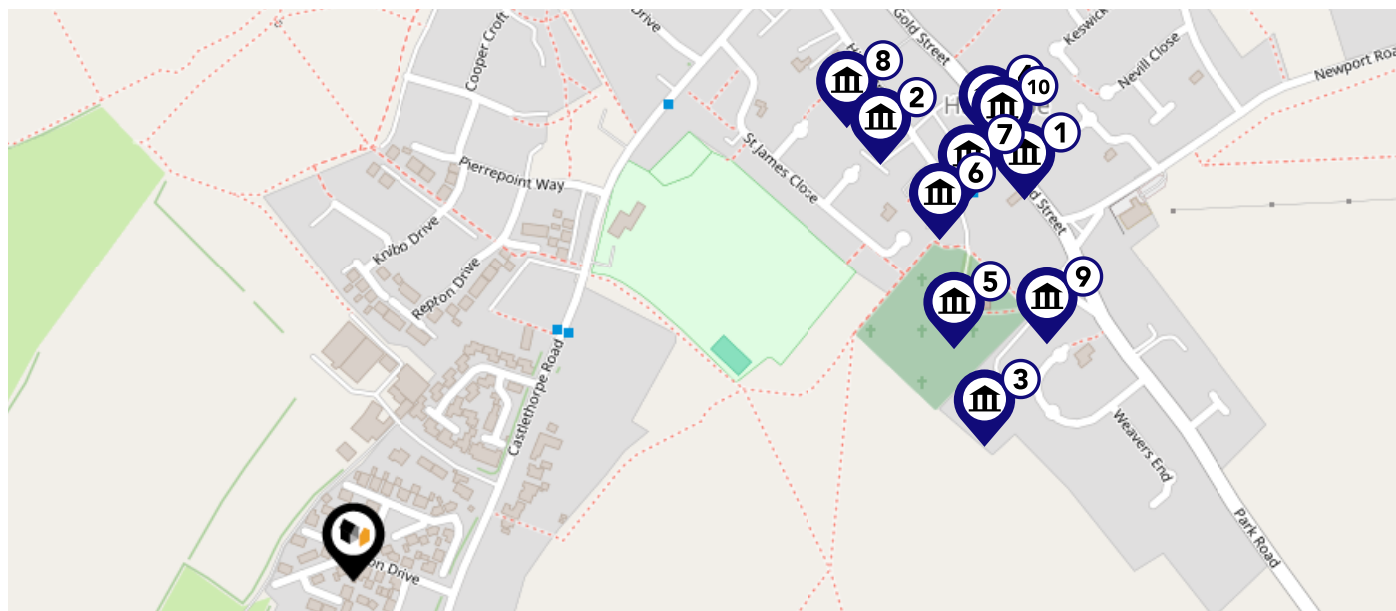
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.













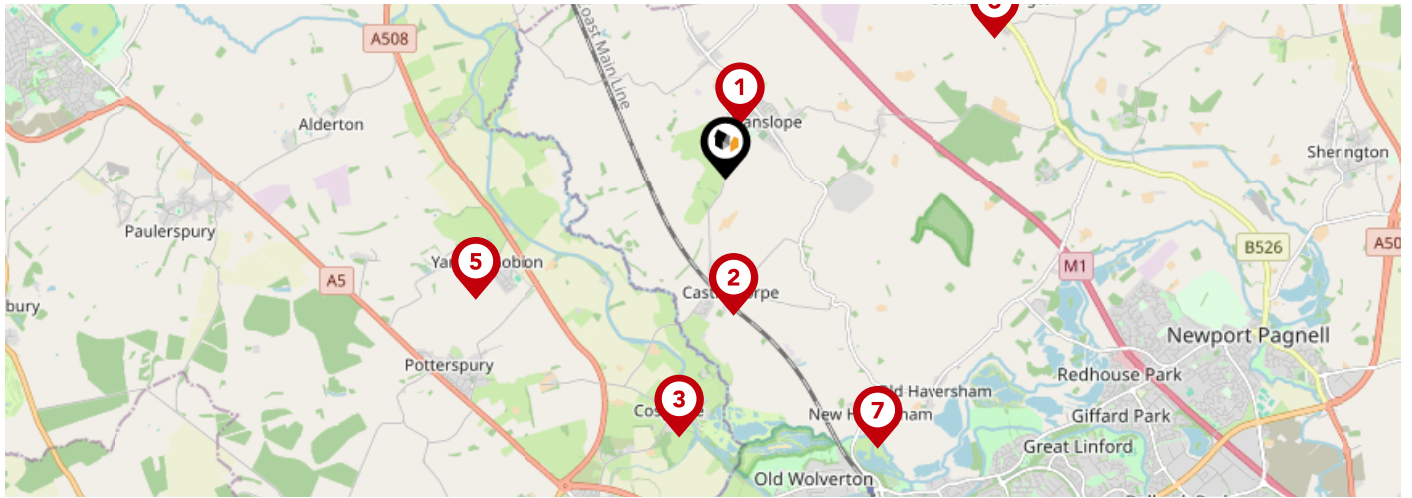
### Nearby Landfill Sites

<b>1</b>	Tathall End-Stoke Goldington	Historic Landfill
<b>2</b>	Station Road-Castlethorpe, Buckinghamshire	Historic Landfill
<b>3</b>	Lodge Farm-Castlethorpe, Buckinghamshire	Historic Landfill
<b>4</b>	Chapel Farm-Hartwell	Historic Landfill
<b>5</b>	Chapel Farm-Hartwell	Historic Landfill
<b>6</b>	Old Wharf Farm-Yardley Gobion	Historic Landfill
<b>7</b>	A508 - Grand Union Canal-Yardley Gobion	Historic Landfill
<b>8</b>	Manor Farm No.2-Castlethorpe, Buckinghamshire	Historic Landfill
<b>9</b>	Manor Farm-Castlethorpe, Buckinghamshire	Historic Landfill
<b>10</b>	Cosgrove Caravan Park-Cosgrove Lodge Park, Lock Lane, Cosgrove	Historic Landfill

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
	1212123 - Gold Street Hall (gospel)	Grade II	0.4 miles
	1115835 - 22, High Street	Grade II	0.4 miles
	1212126 - Old Manor House Farm	Grade II	0.4 miles
	1212122 - 31, Gold Street	Grade II	0.4 miles
	1289671 - Church Of St James The Great	Grade I	0.4 miles
	1320190 - Stafford House	Grade II	0.4 miles
	1212133 - Earl Row Horseshoe Cottage	Grade II	0.4 miles
	1289684 - 14, High Street	Grade II	0.4 miles
	1115922 - 4, The Green	Grade II	0.4 miles
	1115921 - 33/35, Gold Street	Grade II	0.4 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Hanslope Primary School</b> Ofsted Rating: Good   Pupils: 285   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Castlethorpe First School</b> Ofsted Rating: Outstanding   Pupils: 32   Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Cosgrove Village Primary School</b> Ofsted Rating: Good   Pupils: 39   Distance:2.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Hartwell Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:2.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Yardley Gobion Church of England Primary School</b> Ofsted Rating: Good   Pupils: 80   Distance:2.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Stoke Goldington Church of England School</b> Ofsted Rating: Outstanding   Pupils: 17   Distance:2.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Haversham Village School</b> Ofsted Rating: Good   Pupils: 167   Distance:2.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Ashton CofE Primary School</b> Ofsted Rating: Good   Pupils: 33   Distance:3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

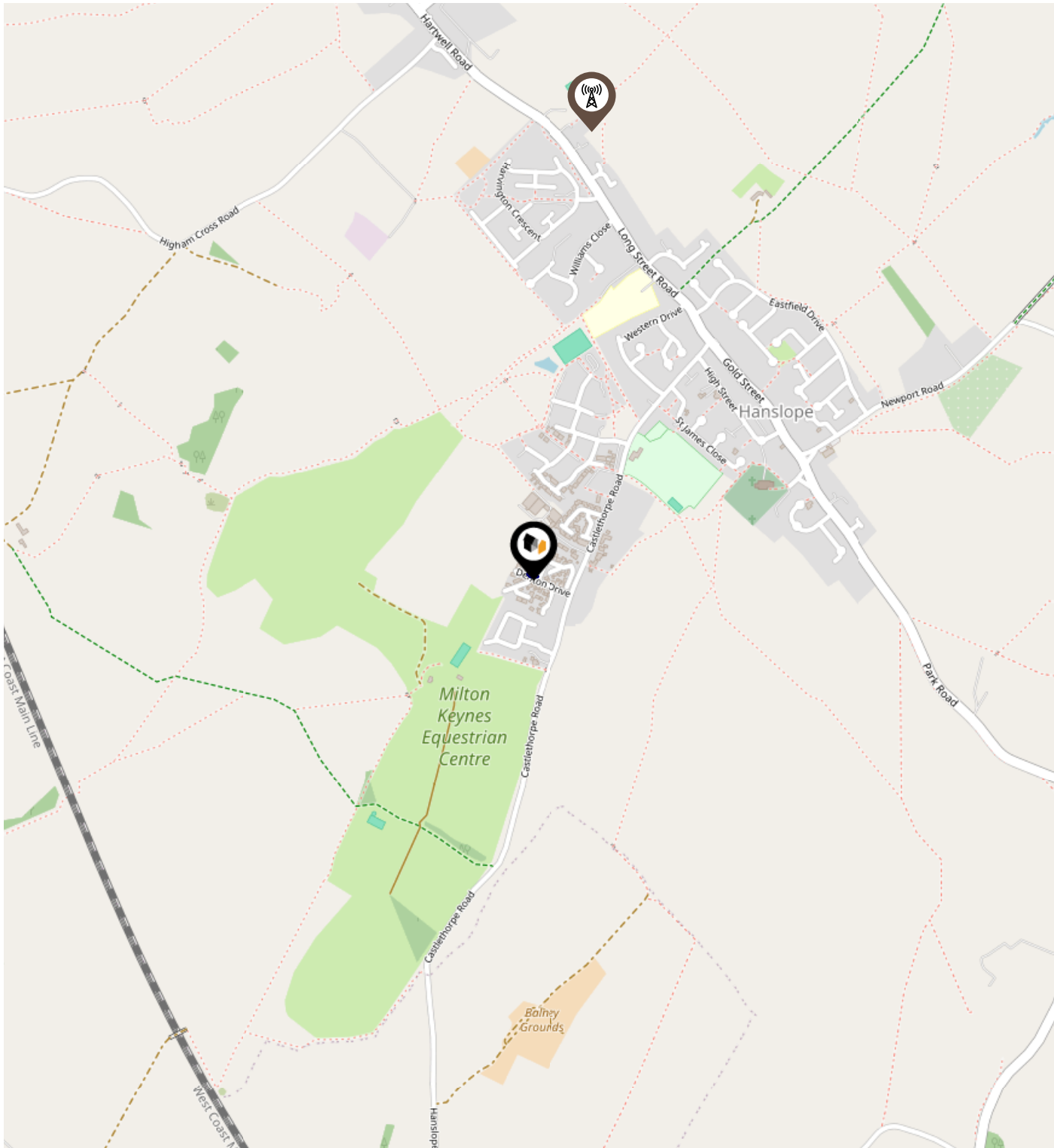
# Area Schools





		Nursery	Primary	Secondary	College	Private
	<b>John Hellins Primary School</b> Ofsted Rating: Outstanding   Pupils: 208   Distance:3.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Slated Row School</b> Ofsted Rating: Outstanding   Pupils: 229   Distance:3.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cambian Potterspury Lodge School</b> Ofsted Rating: Good   Pupils: 37   Distance:3.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Radcliffe School</b> Ofsted Rating: Good   Pupils: 1246   Distance:3.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wyvern School</b> Ofsted Rating: Good   Pupils: 353   Distance:3.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary and St Giles Church of England School</b> Ofsted Rating: Good   Pupils: 362   Distance:3.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Old Stratford Primary School</b> Ofsted Rating: Good   Pupils: 187   Distance:3.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>New Bradwell Primary School</b> Ofsted Rating: Good   Pupils: 618   Distance:3.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons

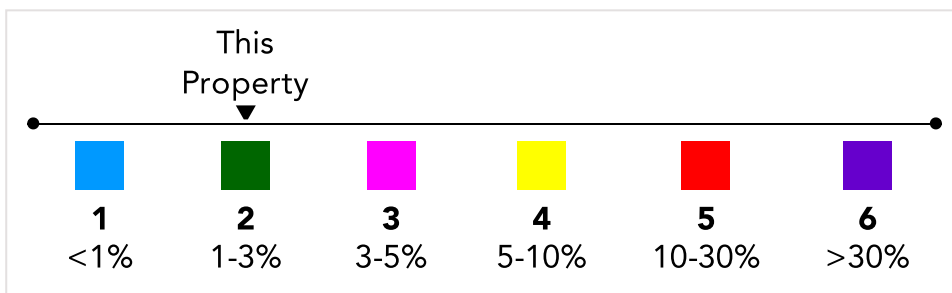
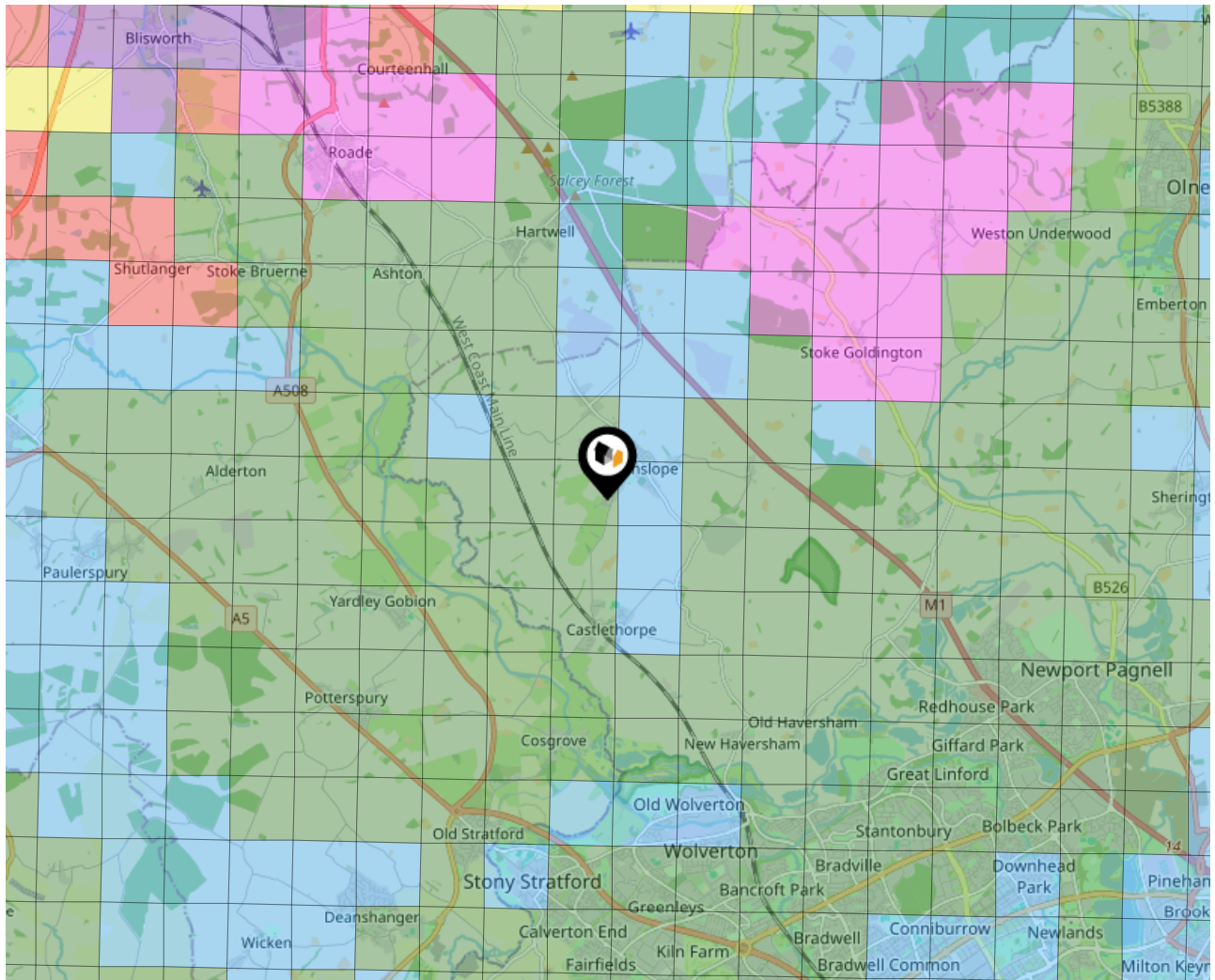


**Key:**

-  Power Pylons
-  Communication Masts

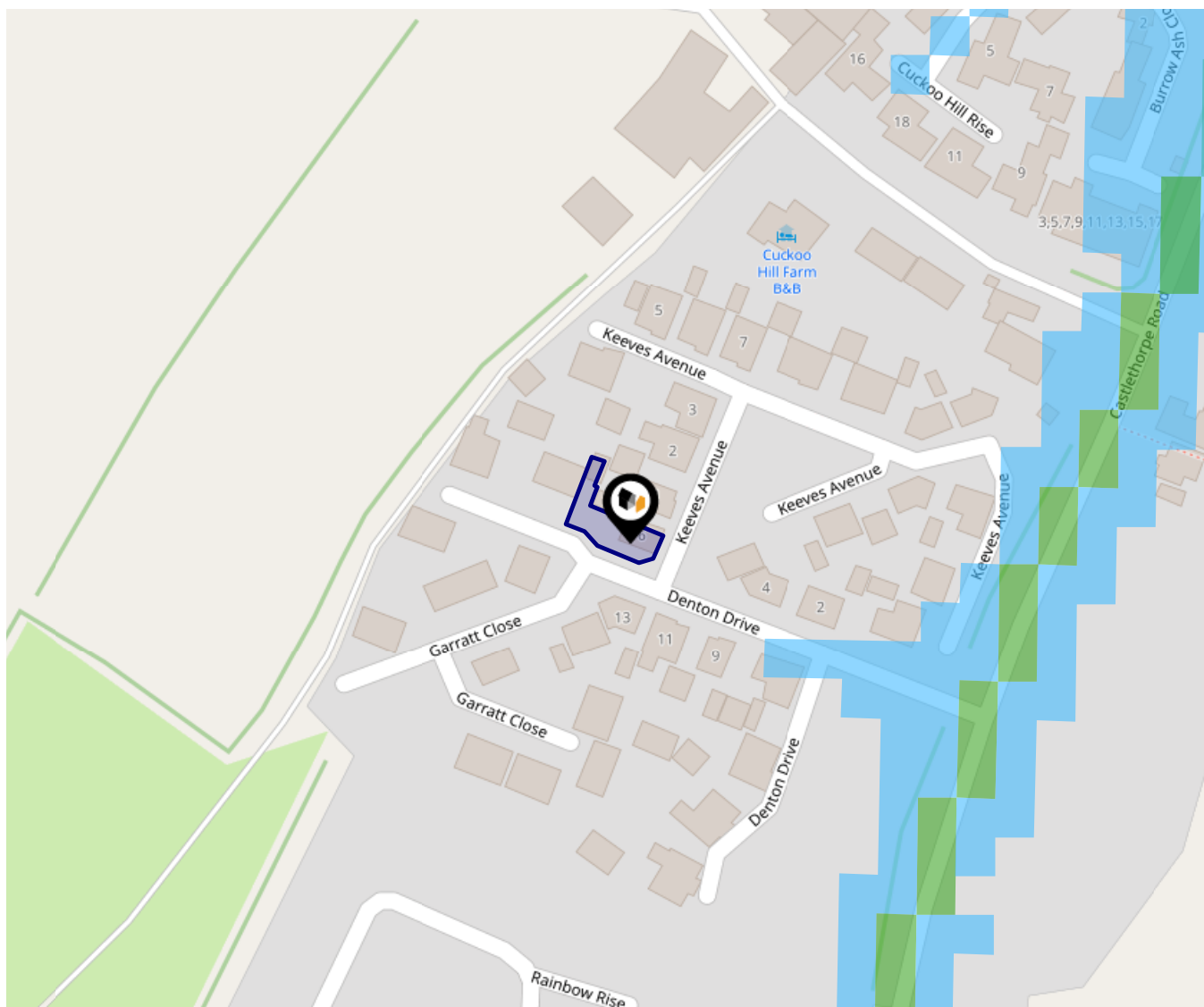
### What is Radon?

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



# Local Area

## Road Noise

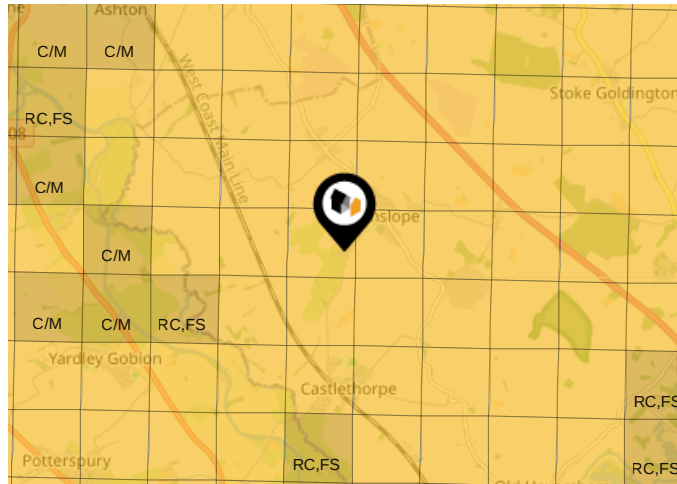


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

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

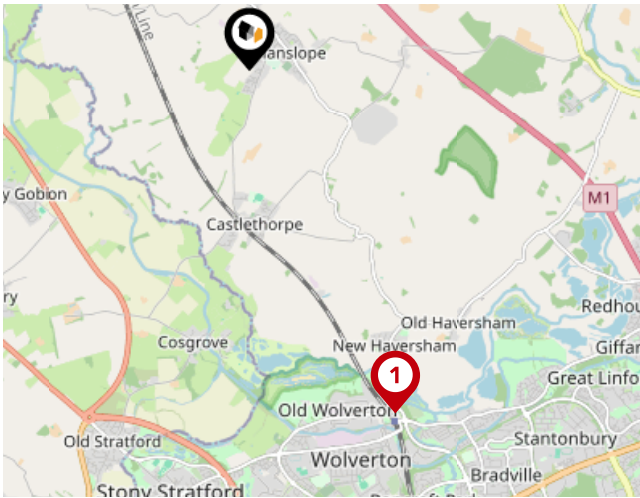


### Primary Classifications (Most Common Clay Types)

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

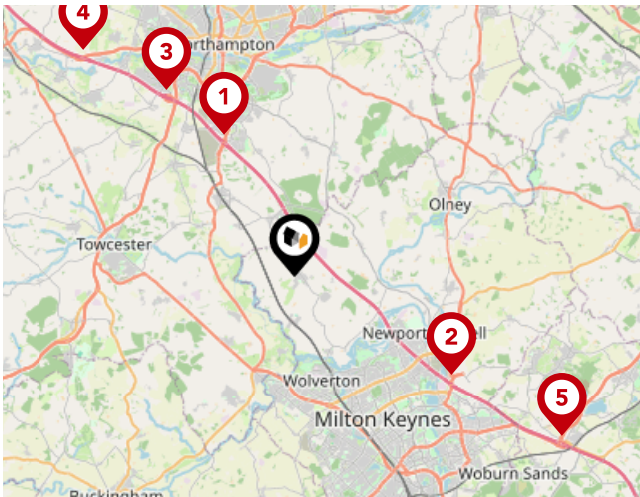
# Area

## Transport (National)



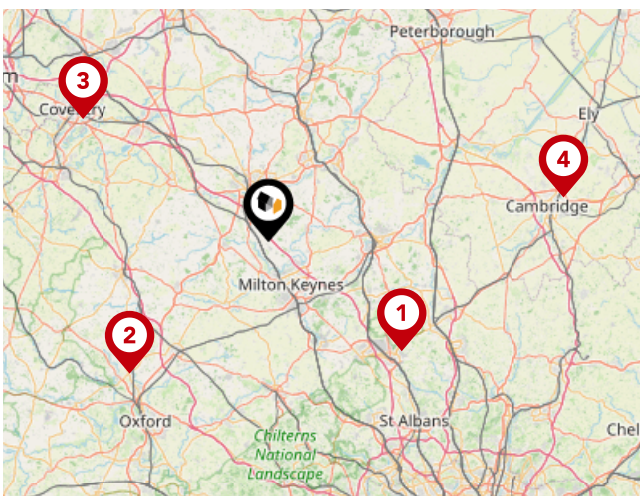
### National Rail Stations

Pin	Name	Distance
1	Wolverton Rail Station	3.4 miles
2	Milton Keynes Central Rail Station	5.91 miles
3	Bletchley Rail Station	9.04 miles



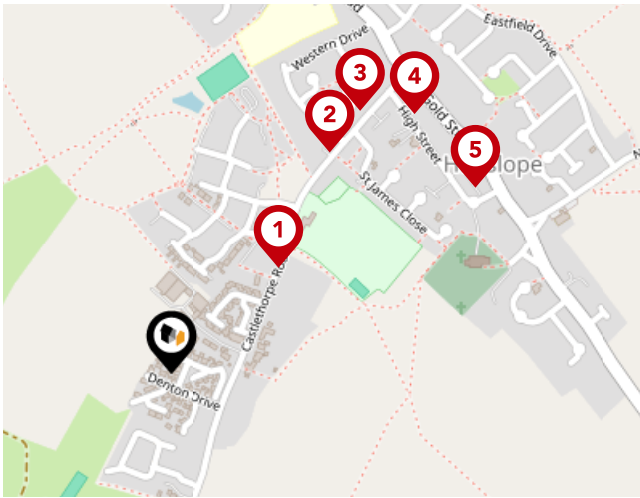
### Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J15	5.75 miles
2	M1 J14	6.76 miles
3	M1 J15A	8.24 miles
4	M1 J16	11.25 miles
5	M1 J13	11.37 miles



### Airports/Helipads

Pin	Name	Distance
1	Luton Airport	25.24 miles
2	Kidlington	27.98 miles
3	Baginton	32.39 miles
4	Cambridge	43.38 miles



Bus Stops/Stations

Pin	Name	Distance
1	Castlethorpe Road	0.17 miles
2	Western Drive	0.31 miles
3	Western Drive	0.37 miles
4	Carriers Close	0.41 miles
5	The Square	0.41 miles

### Chris Durrant powered by eXp

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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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