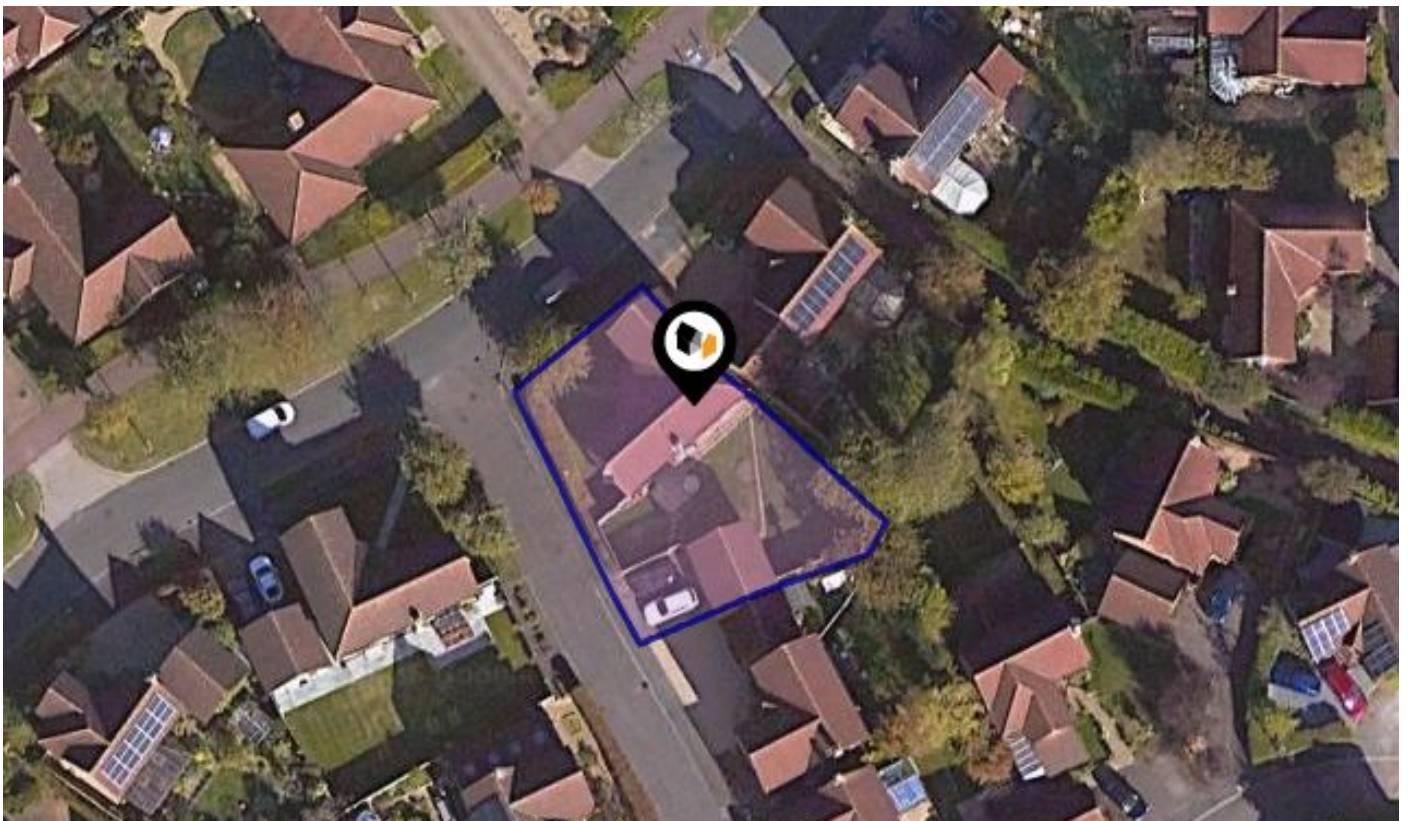




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 13th July 2026



BERBERIS CLOSE, WALNUT TREE, MILTON KEYNES, MK7

Chris Durrant powered by eXp

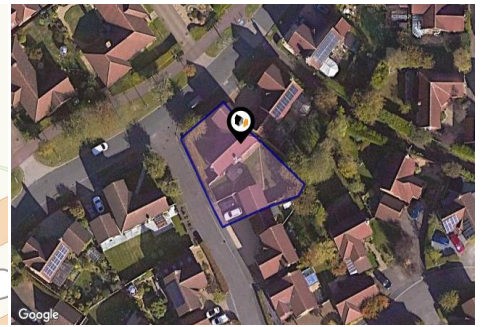
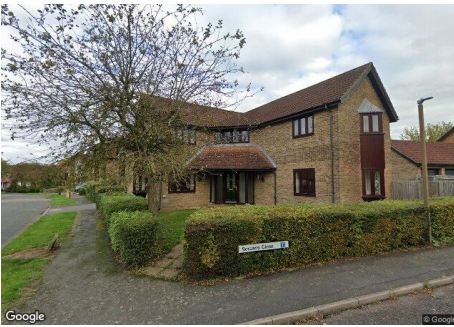
8 Lincslade Grove Loughton Milton Keynes MK5 8DL

07595473891

chris.durrant@expuk.com

chrisdurrant.exp.uk.com





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	1,797 ft ² / 166 m ²		
Plot Area:	0.12 acres		
Council Tax :	Band G		
Annual Estimate:	£3,954		
Title Number:	BM124510		

Local Area

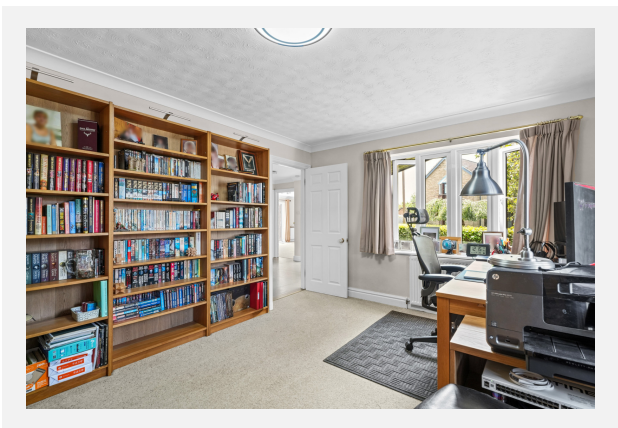
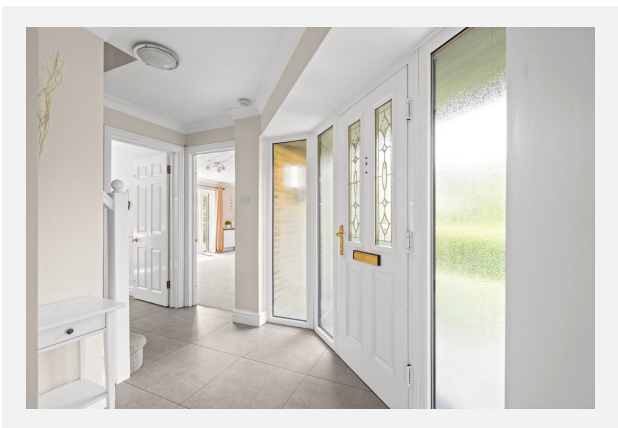
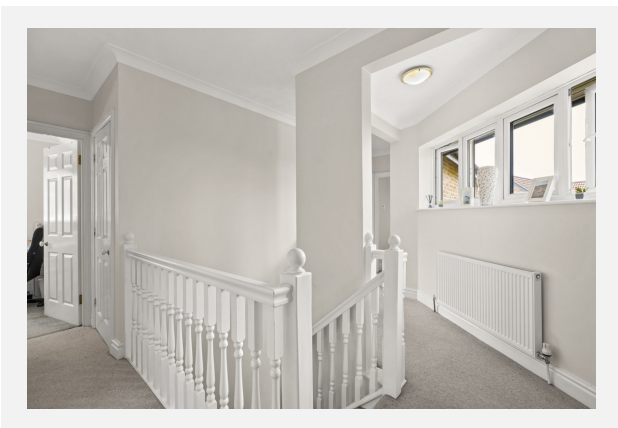
Local Authority:	Milton keynes	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:			
• Rivers & Seas	Very low	4	10000
• Surface Water	Very low	mb/s	mb/s
			

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

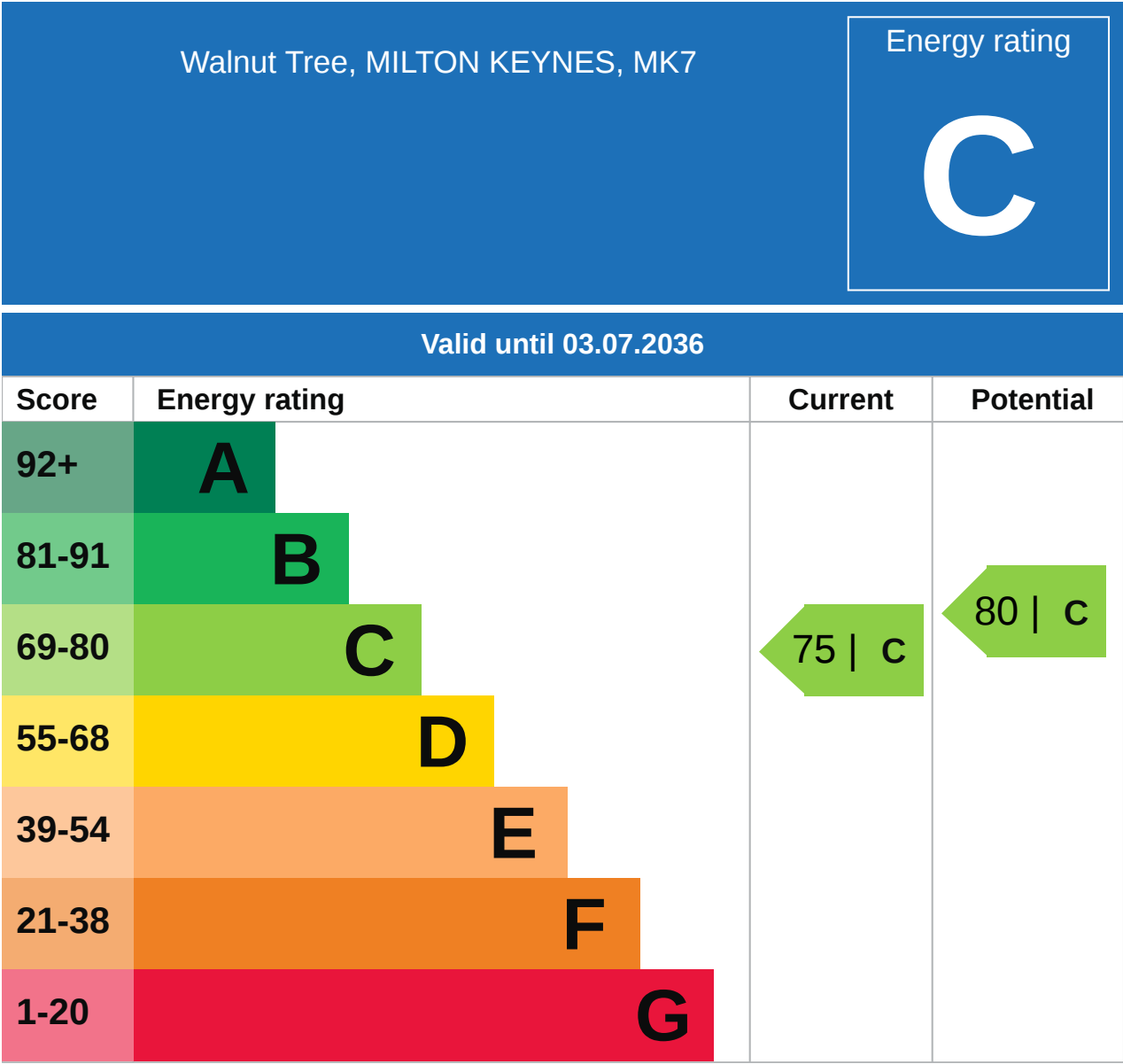












Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 350 mm loft insulation
Roof Energy:	Very 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:	Below average lighting efficiency
Lighting Energy:	Average
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	164 m ²

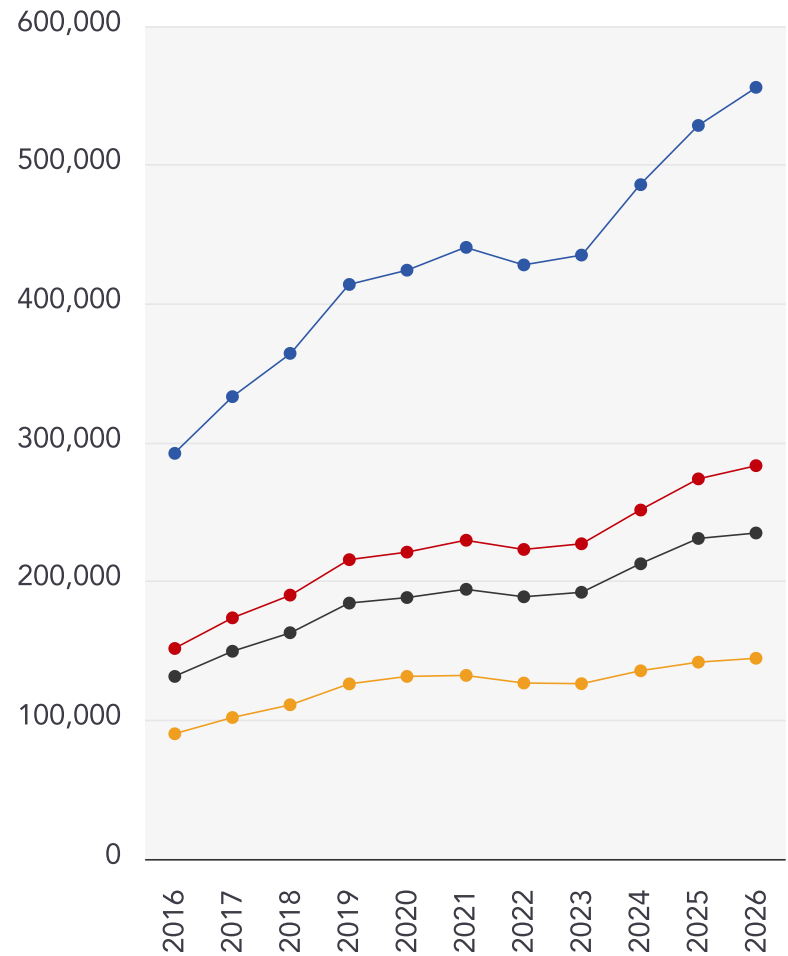
5, Berberis Close, Milton Keynes, MK7 7DZ				Detached House
Last Sold Date:	28/07/2023			
Last Sold Price:	£525,000			
6, Berberis Close, Milton Keynes, MK7 7DZ				Detached House
Last Sold Date:	03/11/2020	14/08/1997	14/06/1996	
Last Sold Price:	£496,000	£122,500	£104,000	
3, Berberis Close, Milton Keynes, MK7 7DZ				Detached House
Last Sold Date:	23/11/2017	25/03/2004		
Last Sold Price:	£525,000	£267,500		
11, Berberis Close, Milton Keynes, MK7 7DZ				Detached House
Last Sold Date:	28/04/2006			
Last Sold Price:	£295,000			
10, Berberis Close, Milton Keynes, MK7 7DZ				Detached House
Last Sold Date:	16/12/2004			
Last Sold Price:	£292,500			
15, Berberis Close, Milton Keynes, MK7 7DZ				Detached House
Last Sold Date:	25/06/2004			
Last Sold Price:	£268,000			
4, Berberis Close, Milton Keynes, MK7 7DZ				Detached House
Last Sold Date:	10/03/2004	04/06/1999	21/07/1997	
Last Sold Price:	£250,000	£145,000	£116,000	
16, Berberis Close, Milton Keynes, MK7 7DZ				Detached House
Last Sold Date:	17/06/2002			
Last Sold Price:	£213,000			
14, Berberis Close, Milton Keynes, MK7 7DZ				Detached House
Last Sold Date:	11/05/2001	17/02/1997		
Last Sold Price:	£175,000	£103,000		
2, Berberis Close, Milton Keynes, MK7 7DZ				Detached House
Last Sold Date:	15/12/1999			
Last Sold Price:	£153,000			
1, Berberis Close, Milton Keynes, MK7 7DZ				Detached House
Last Sold Date:	05/09/1997			
Last Sold Price:	£175,000			
13, Berberis Close, Milton Keynes, MK7 7DZ				Detached House
Last Sold Date:	20/06/1997			
Last Sold Price:	£118,000			

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 MK7



Detached

+90.23%

Semi-Detached

+86.85%

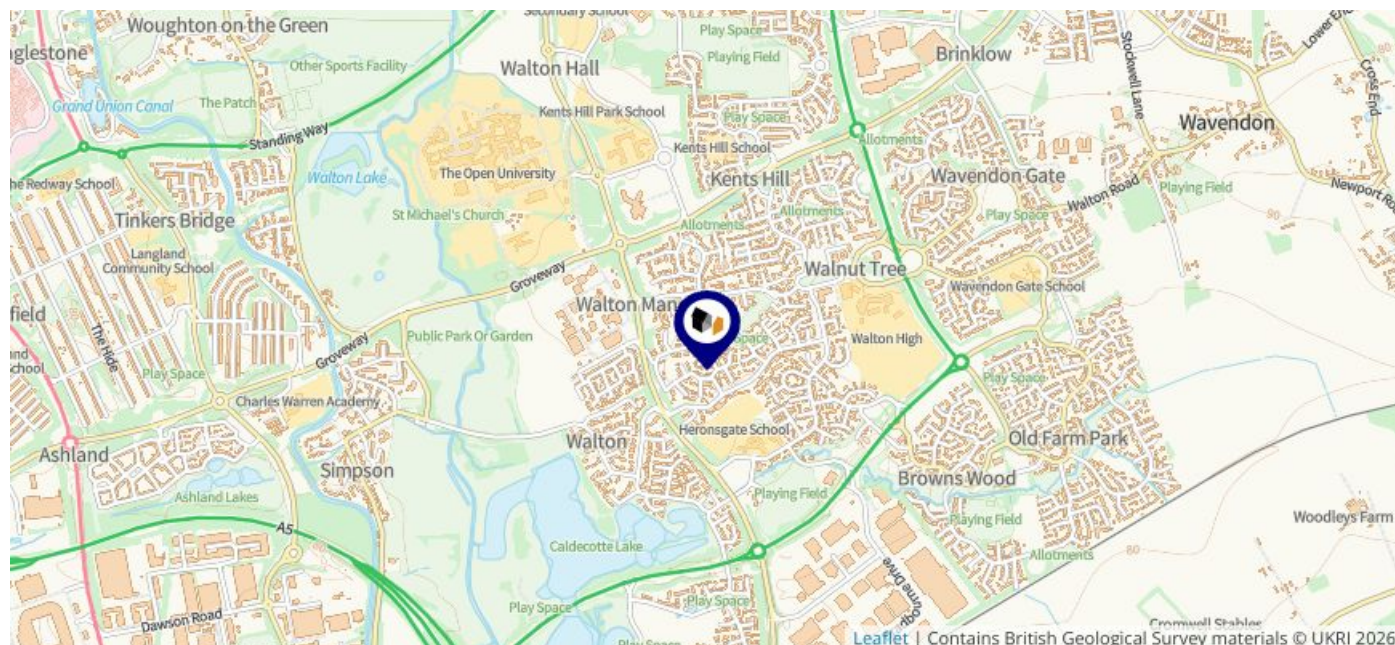
Terraced

+78.56%

Flat

+60.32%

This map displays nearby coal mine entrances and their classifications.



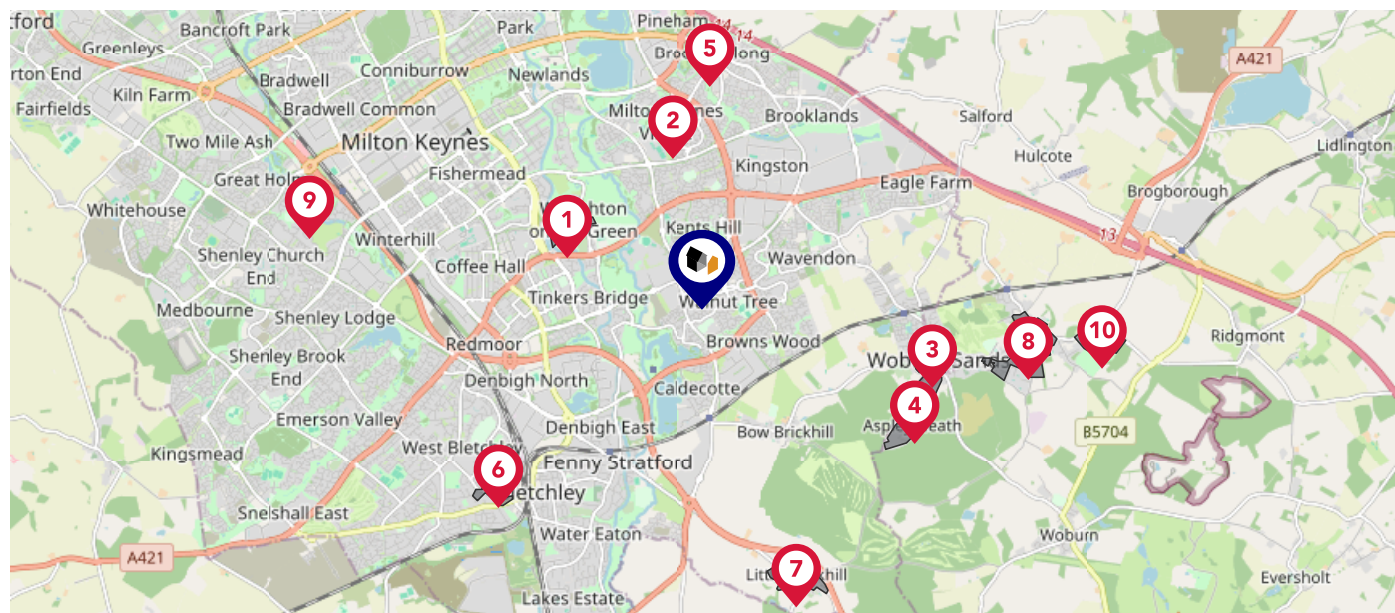
Mine Entry

- ✕ 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.

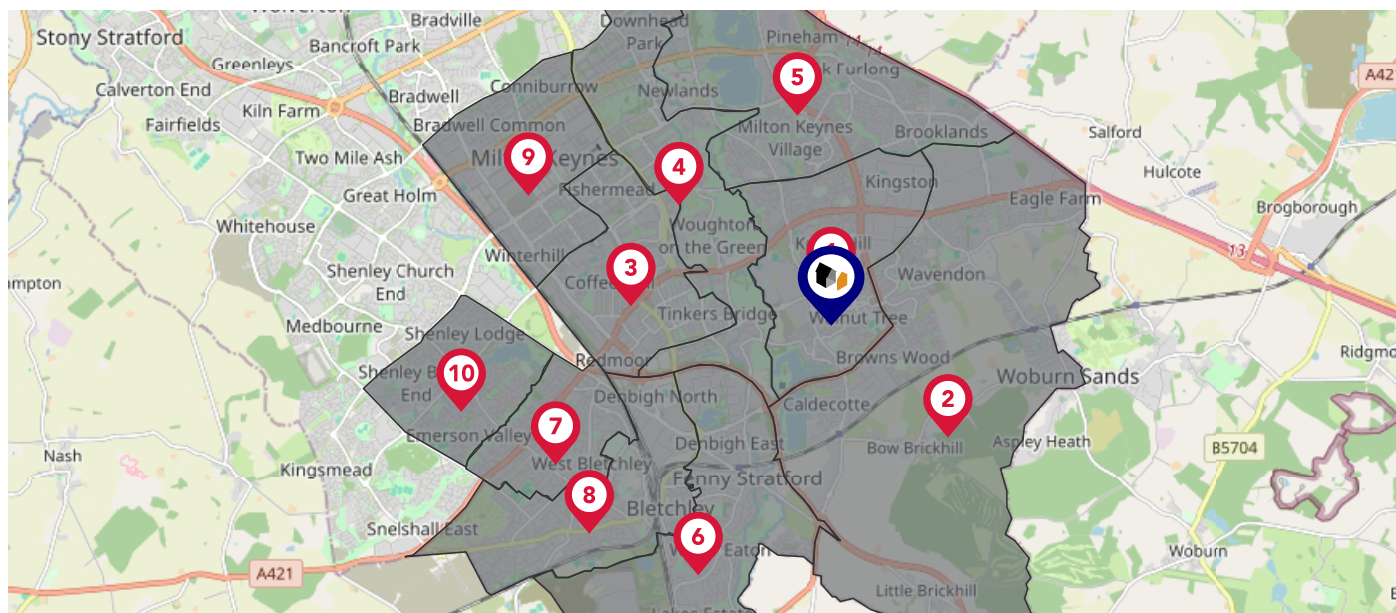
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Wroughton on the Green
- 2 Milton Keynes Village
- 3 Woburn Sands
- 4 Aspley Heath Conservation Area
- 5 Broughton
- 6 Bletchley
- 7 Little Brickhill
- 8 Aspley Guise Conservation Area
- 9 Loughton
- 10 Husborne Crawley Conservation Area

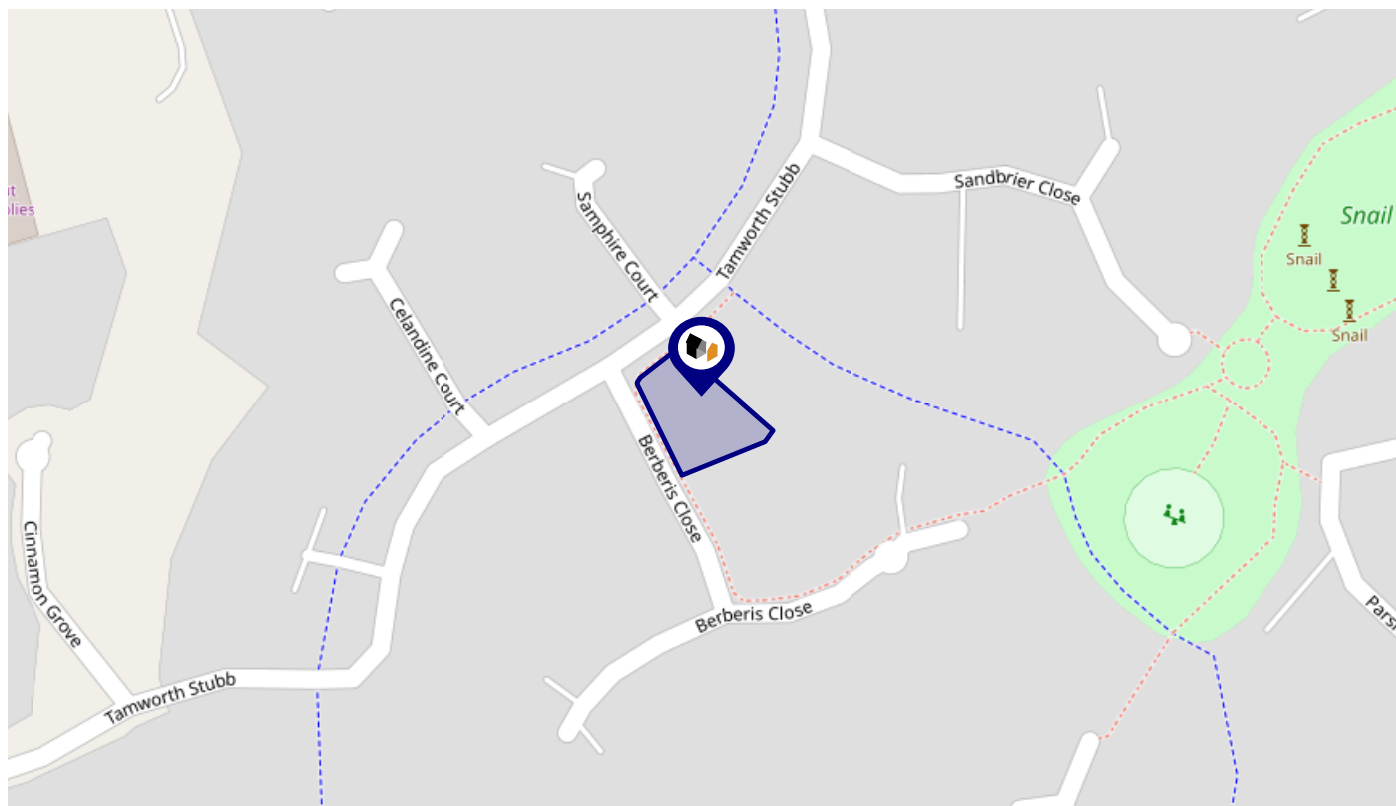
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Monkston Ward
- 2 Danesborough & Walton Ward
- 3 Woughton & Fishermead Ward
- 4 Campbell Park & Old Woughton Ward
- 5 Broughton Ward
- 6 Bletchley East Ward
- 7 Bletchley West Ward
- 8 Bletchley Park Ward
- 9 Central Milton Keynes Ward
- 10 Shenley Brook End Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

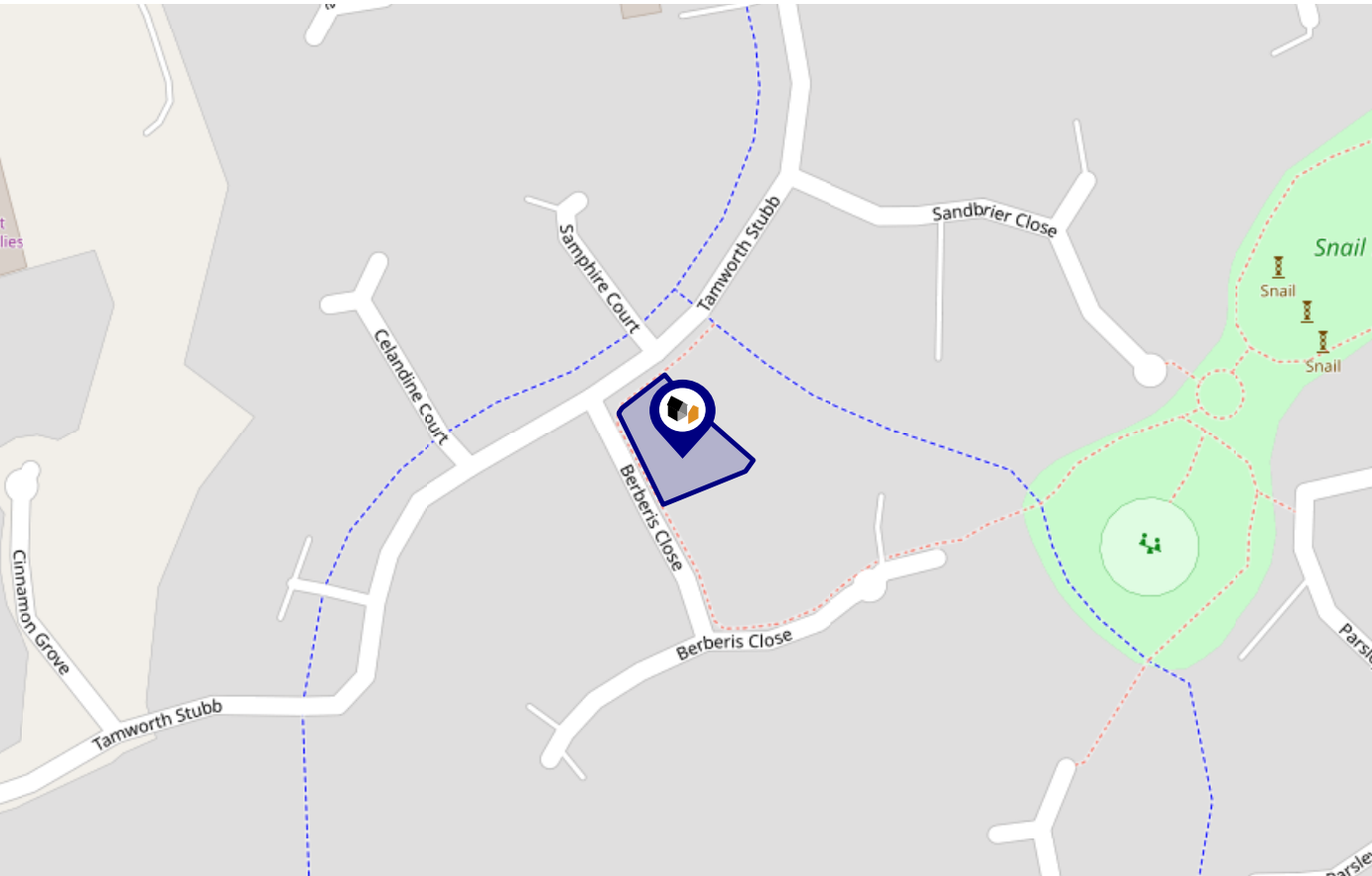
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

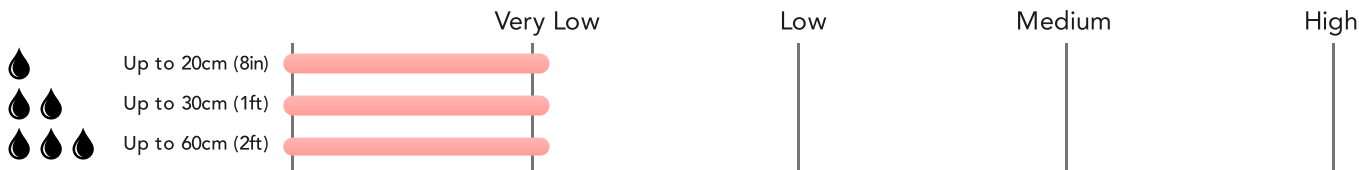


Risk Rating: Very low

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

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

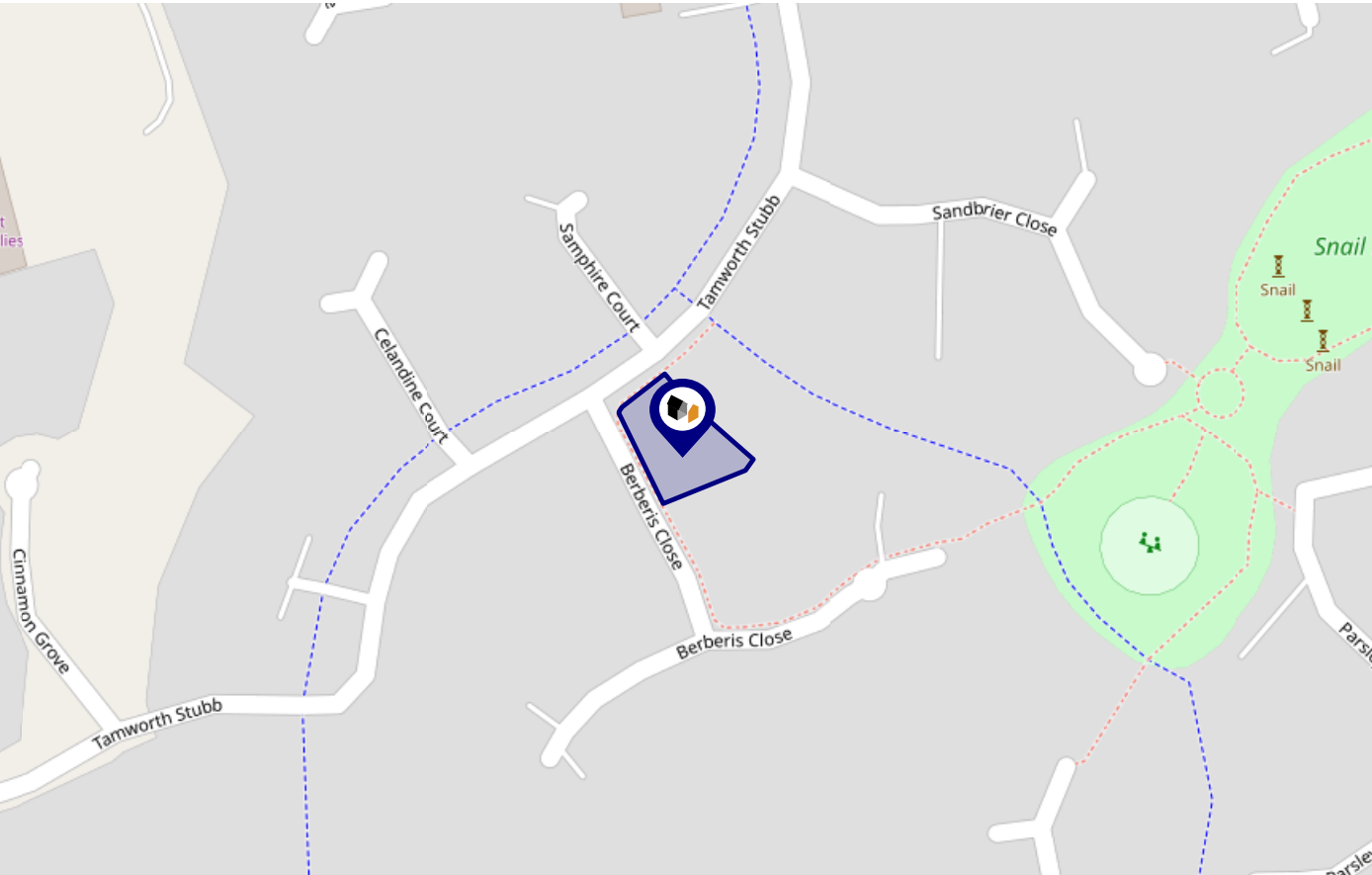
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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

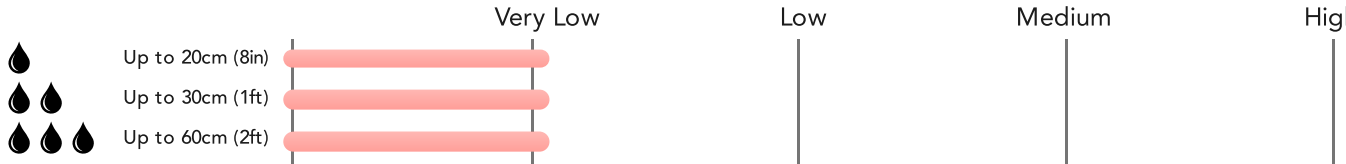


Risk Rating: Very low

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.

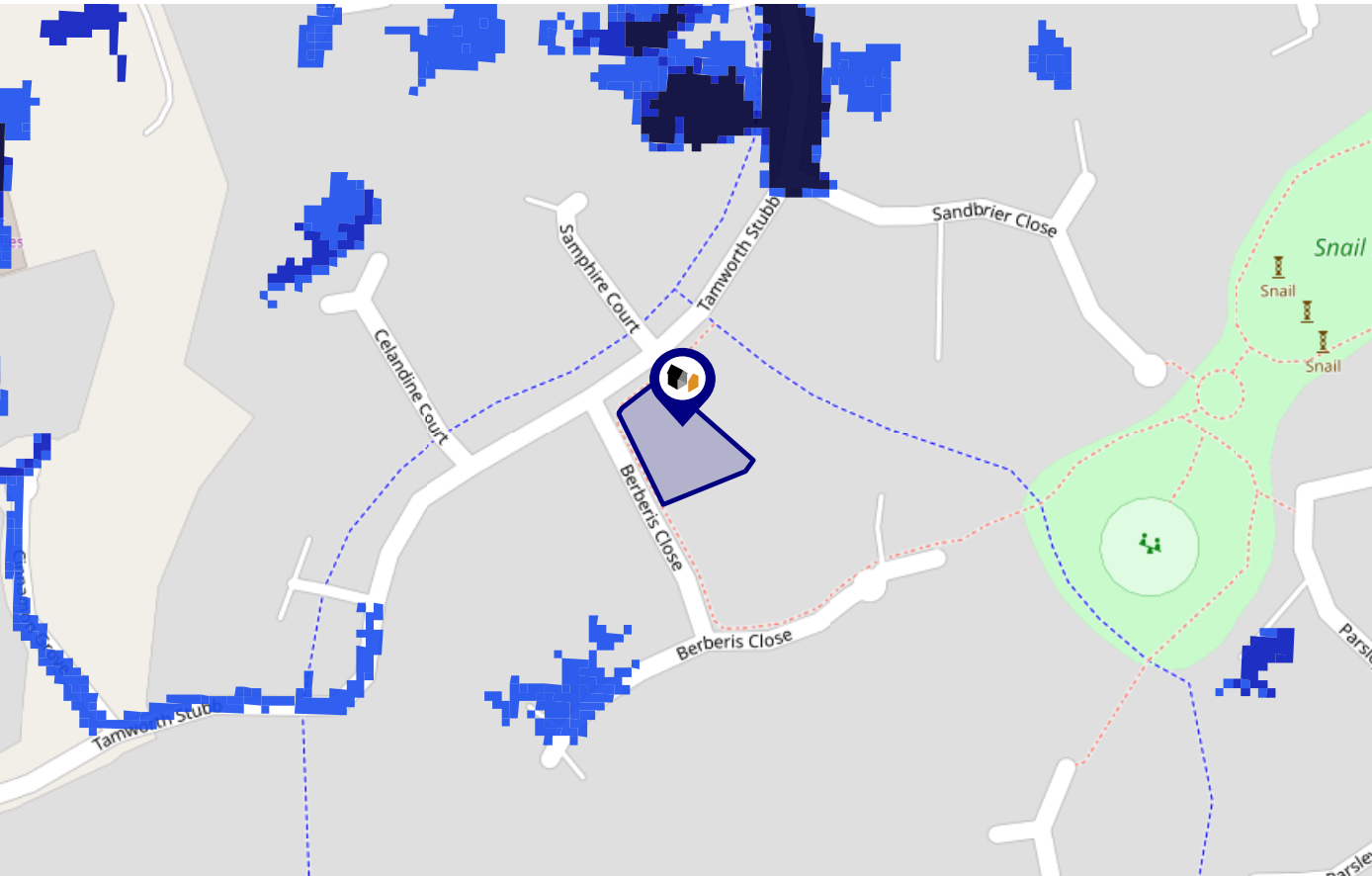
Chance of flooding to the following depths at this property:



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.

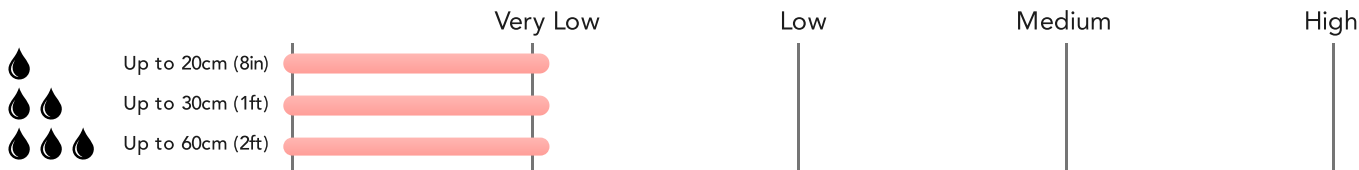


Risk Rating: Very low

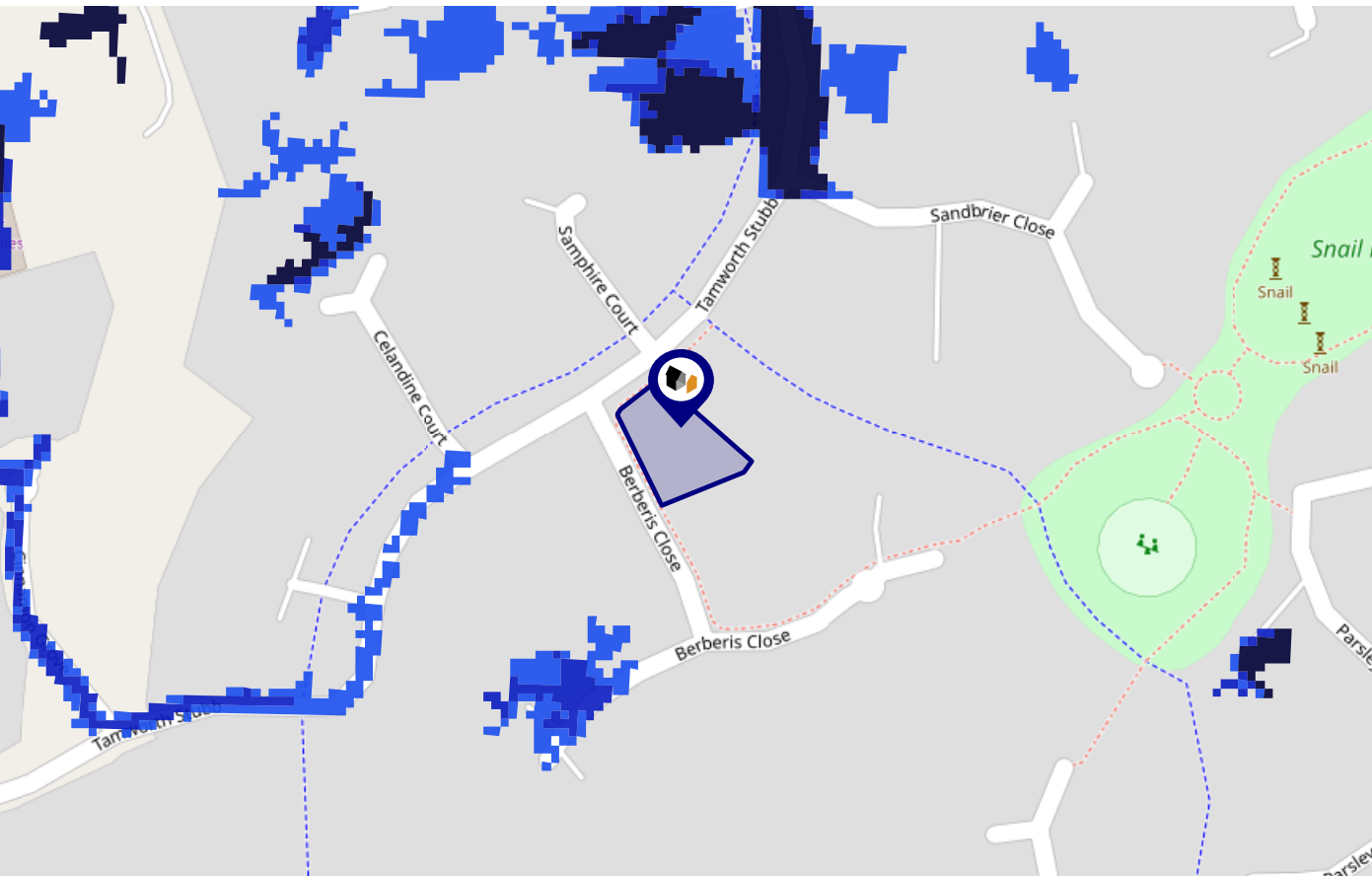
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

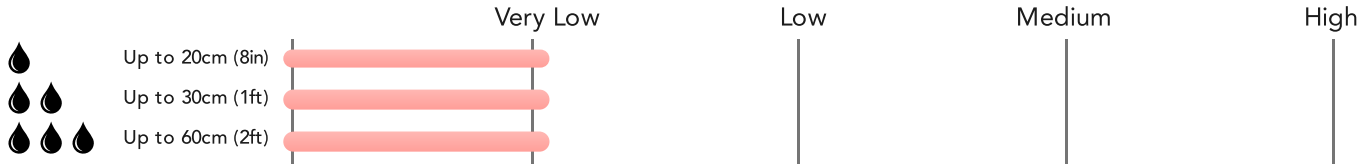


Risk Rating: Very low

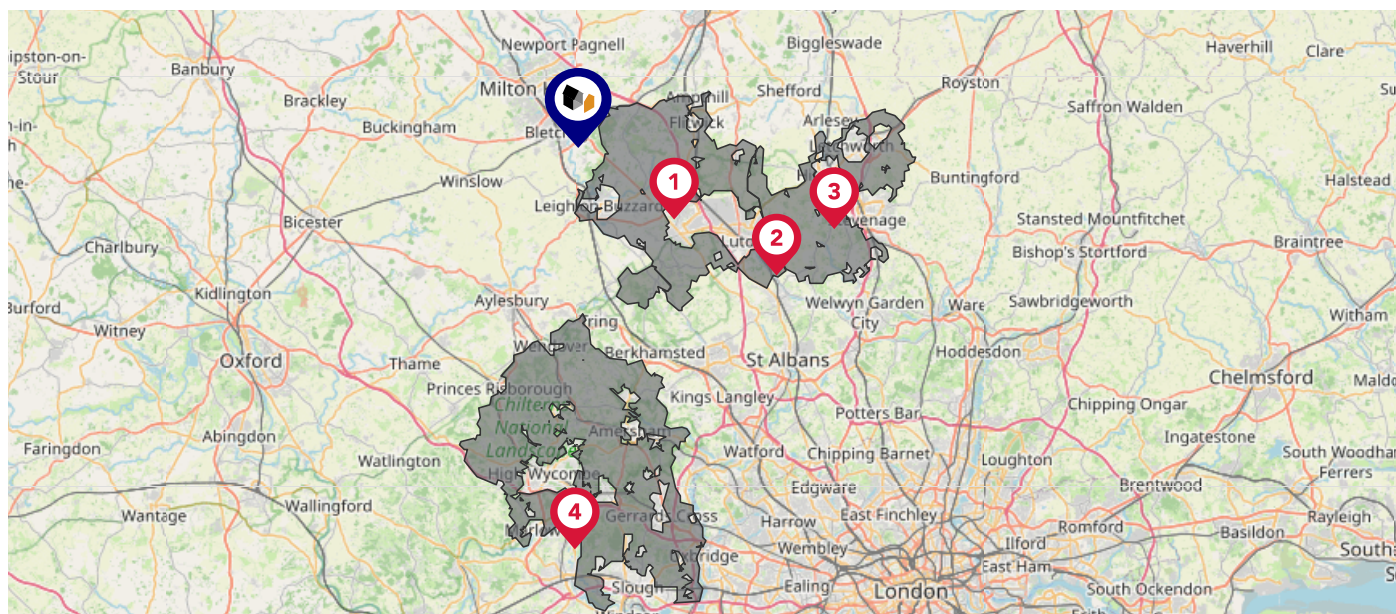
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



Nearby Green Belt Land



London Green Belt - Central Bedfordshire



London Green Belt - Luton

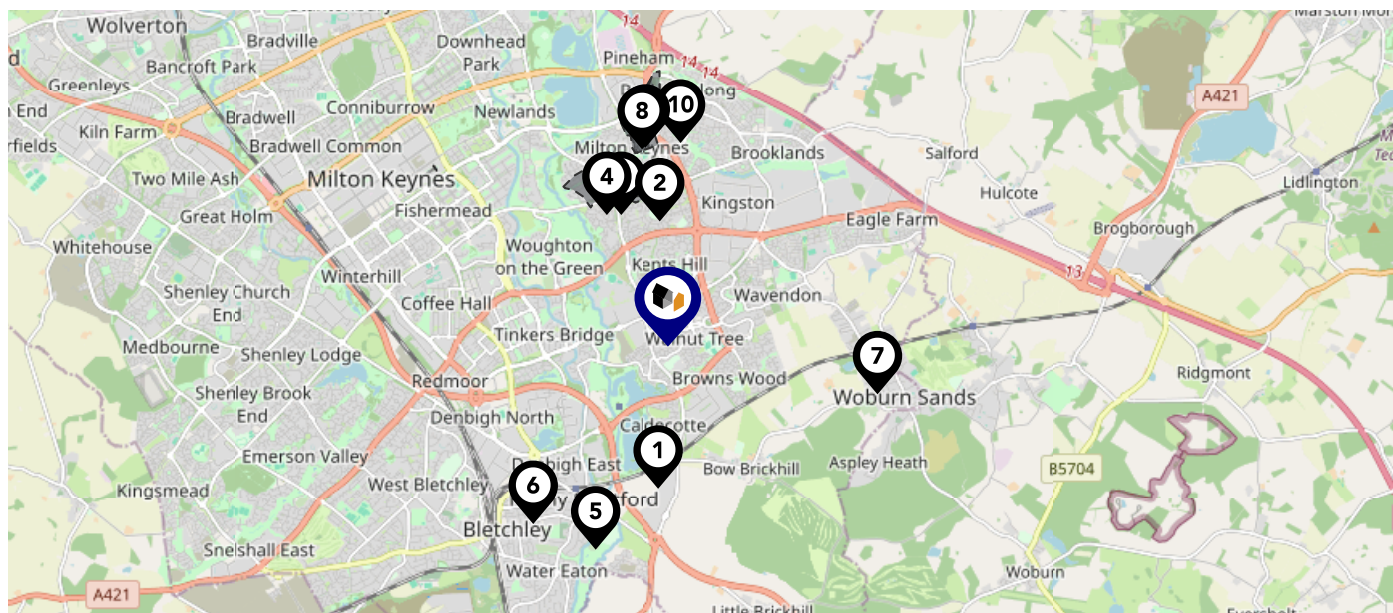


London Green Belt - North Hertfordshire



London Green Belt - Buckinghamshire

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

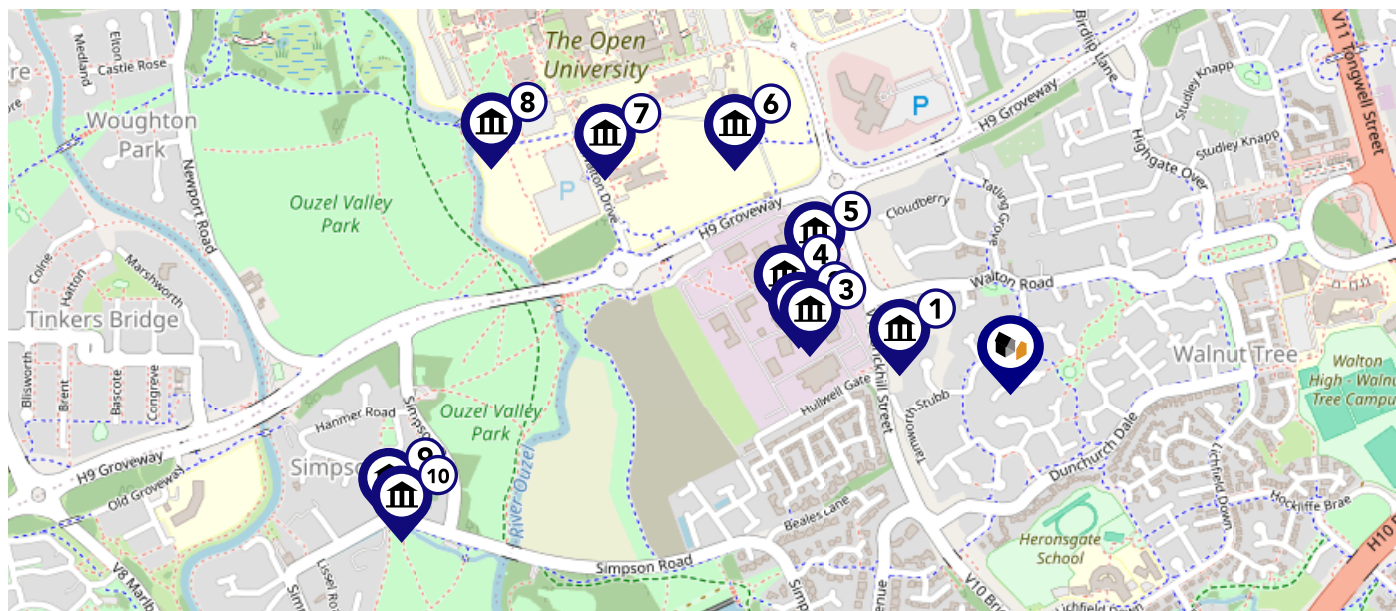
1	Pre-76 Fenny Stratford-Fenny Stratford, Caldecotte	Historic Landfill	
2	Former reservoir Middleton Site10E-Wingfield Grove, Middleton	Historic Landfill	
3	Middleton South West Landfill-Milton Keynes	Historic Landfill	
4	Broughton Quarry-Broughton, Milton Keynes, Buckinghamshire	Historic Landfill	
5	Former Canal Dredging Tip Fenny Stratfor-Off Watling Street, Fenny Stratford	Historic Landfill	
6	Tavistock Road-Bletchley	Historic Landfill	
7	The Grove-Station Road, Woburn Sands	Historic Landfill	
8	Broughton Quarry-Broughton, Milton Keynes, Buckinghamshire	Historic Landfill	
9	Middleton North East Landfill-Broughton, Milton Keynes	Historic Landfill	
10	Broughton Village-Broughton Village, Milton Keynes, Buckinghamshire	Historic Landfill	

Maps

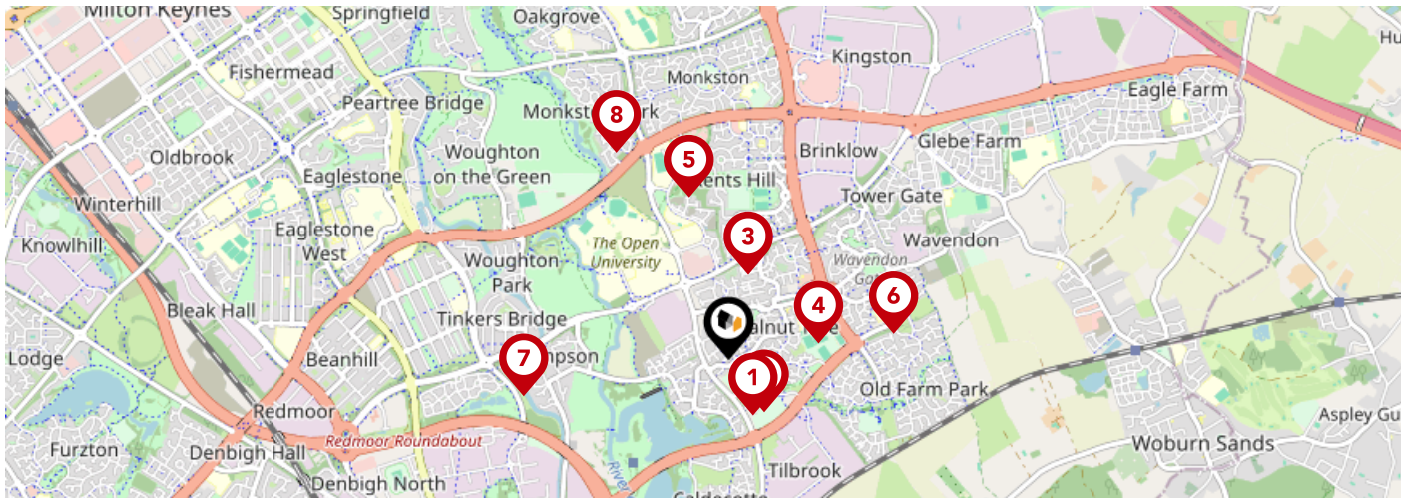
Listed Buildings

CHRIS DURRANT exp UK

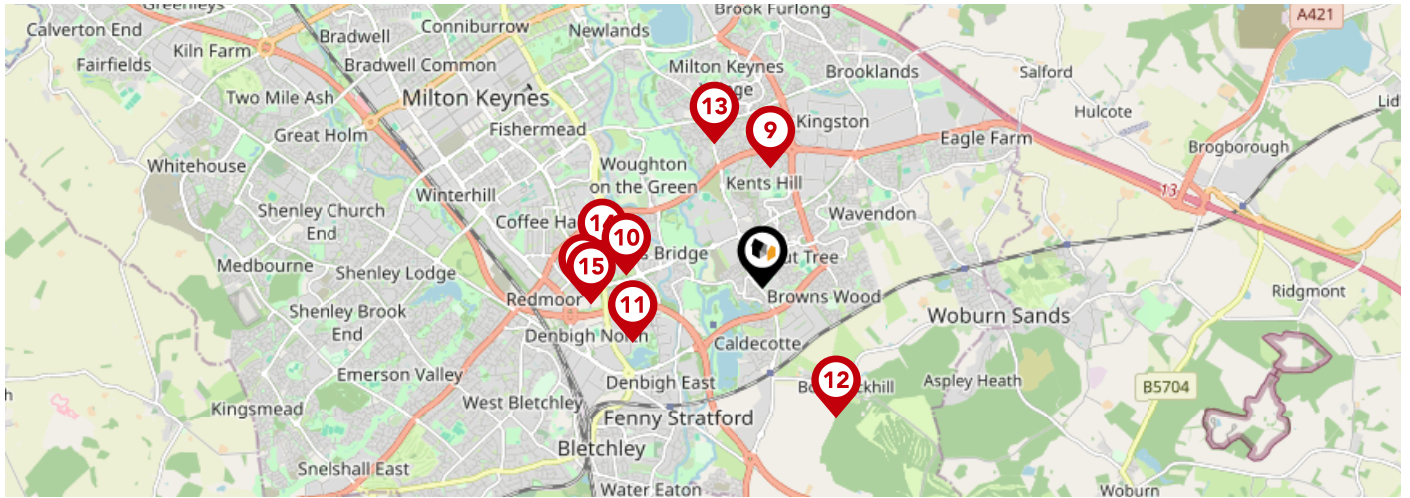
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1125229 - Walnut Tree Farmhouse	Grade II	0.1 miles
	1125227 - Stable Block To Manor House	Grade II	0.2 miles
	1160805 - Barn South Of Stable Block To Manor House	Grade II	0.2 miles
	1332329 - Manor House	Grade II	0.3 miles
	1160786 - Thatched Cottage	Grade II	0.3 miles
	1160955 - Walton Lodge Cottage	Grade II	0.4 miles
	1125228 - The Old Rectory, The Open University	Grade II	0.5 miles
	1160855 - St Michael's Church Of The Open University	Grade II	0.6 miles
	1125405 - The Forge	Grade II	0.7 miles
	1160223 - Church Of St Thomas	Grade II	0.7 miles



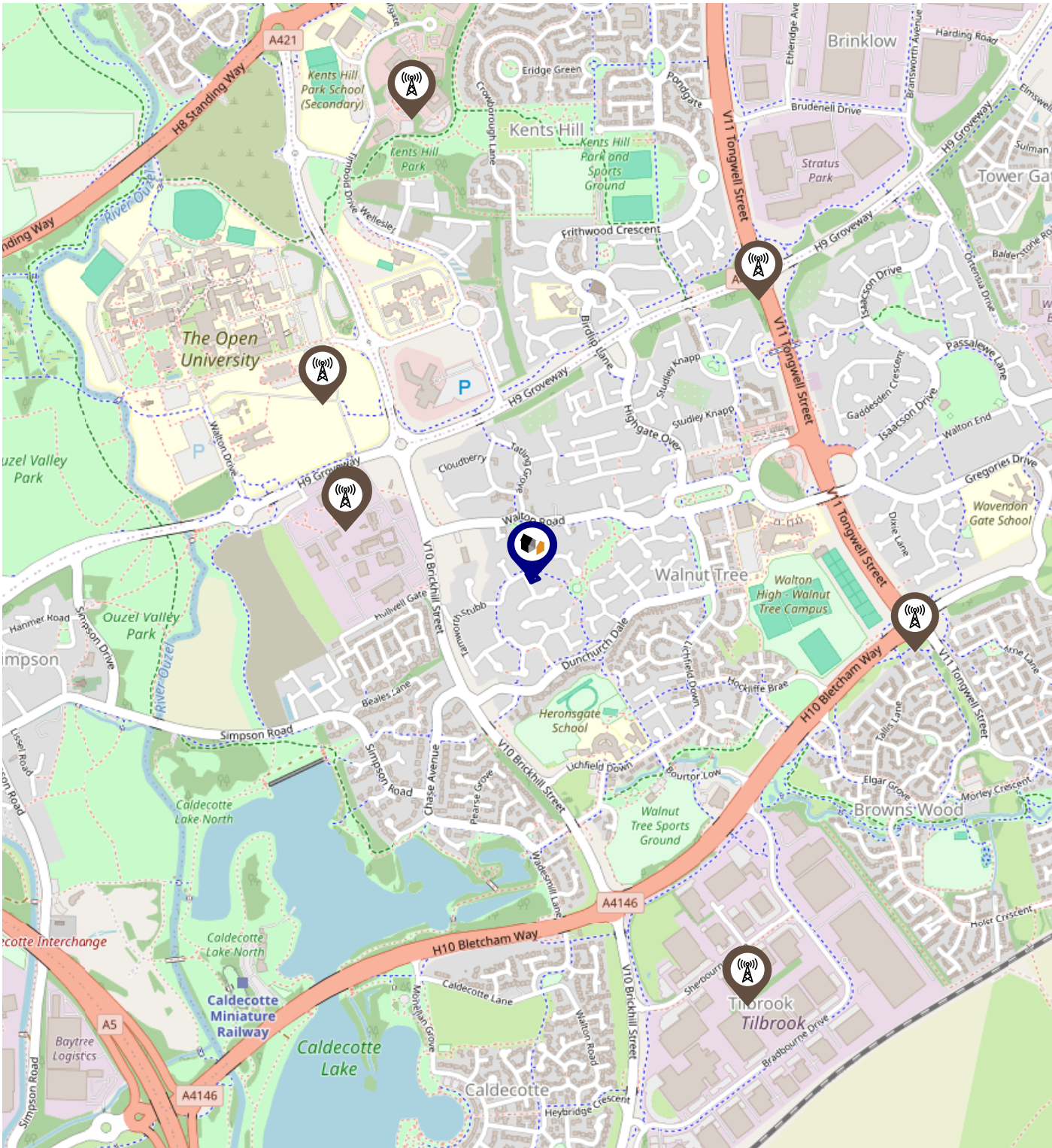
		Nursery	Primary	Secondary	College	Private
1	Heronsgate School Ofsted Rating: Good Pupils: 379 Distance:0.28	☐	☒	☐	☐	☐
2	Heronshaw School Ofsted Rating: Good Pupils: 220 Distance:0.29	☐	☒	☐	☐	☐
3	Kents Hill School Ofsted Rating: Good Pupils: 106 Distance:0.4	☐	☒	☐	☐	☐
4	Walton High Ofsted Rating: Good Pupils: 3077 Distance:0.42	☐	☐	☒	☐	☐
5	Kents Hill Park all-through school Ofsted Rating: Good Pupils: 985 Distance:0.76	☐	☒	☒	☐	☐
6	Wavendon Gate School Ofsted Rating: Good Pupils: 414 Distance:0.76	☐	☒	☐	☐	☐
7	Charles Warren Academy Ofsted Rating: Good Pupils: 204 Distance:0.95	☐	☒	☐	☐	☐
8	St Bernadette's Catholic Primary School Ofsted Rating: Good Pupils: 417 Distance:1.07	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Monkston Primary School Ofsted Rating: Good Pupils: 416 Distance: 1.09	☐	☒	☐	☐	☐
	Langland Community School Ofsted Rating: Not Rated Pupils: 172 Distance: 1.25	☐	☒	☐	☐	☐
	Baytul Ilm Secondary School Ofsted Rating: Not Rated Pupils: 63 Distance: 1.28	☐	☐	☒	☐	☐
	Bow Brickhill CofE VA Primary School Ofsted Rating: Good Pupils: 92 Distance: 1.37	☐	☒	☐	☐	☐
	Oakgrove School Ofsted Rating: Good Pupils: 2490 Distance: 1.38	☐	☒	☒	☐	☐
	The Redway School Ofsted Rating: Good Pupils: 179 Distance: 1.48	☐	☐	☒	☐	☐
	Moorlands Centre Nursery School Ofsted Rating: Good Pupils: 34 Distance: 1.56	☒	☐	☐	☐	☐
	Moorland Primary School Ofsted Rating: Requires improvement Pupils: 213 Distance: 1.63	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

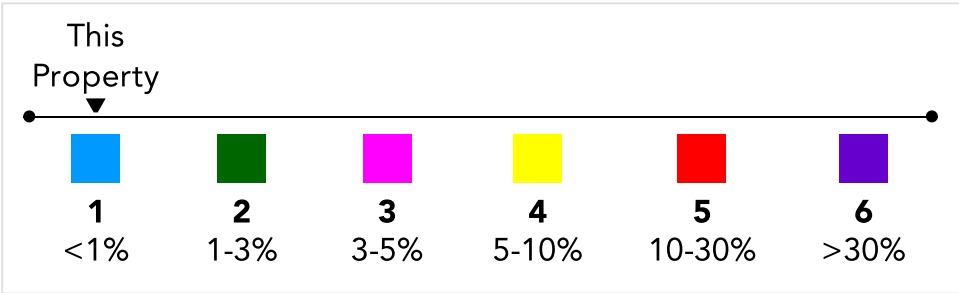
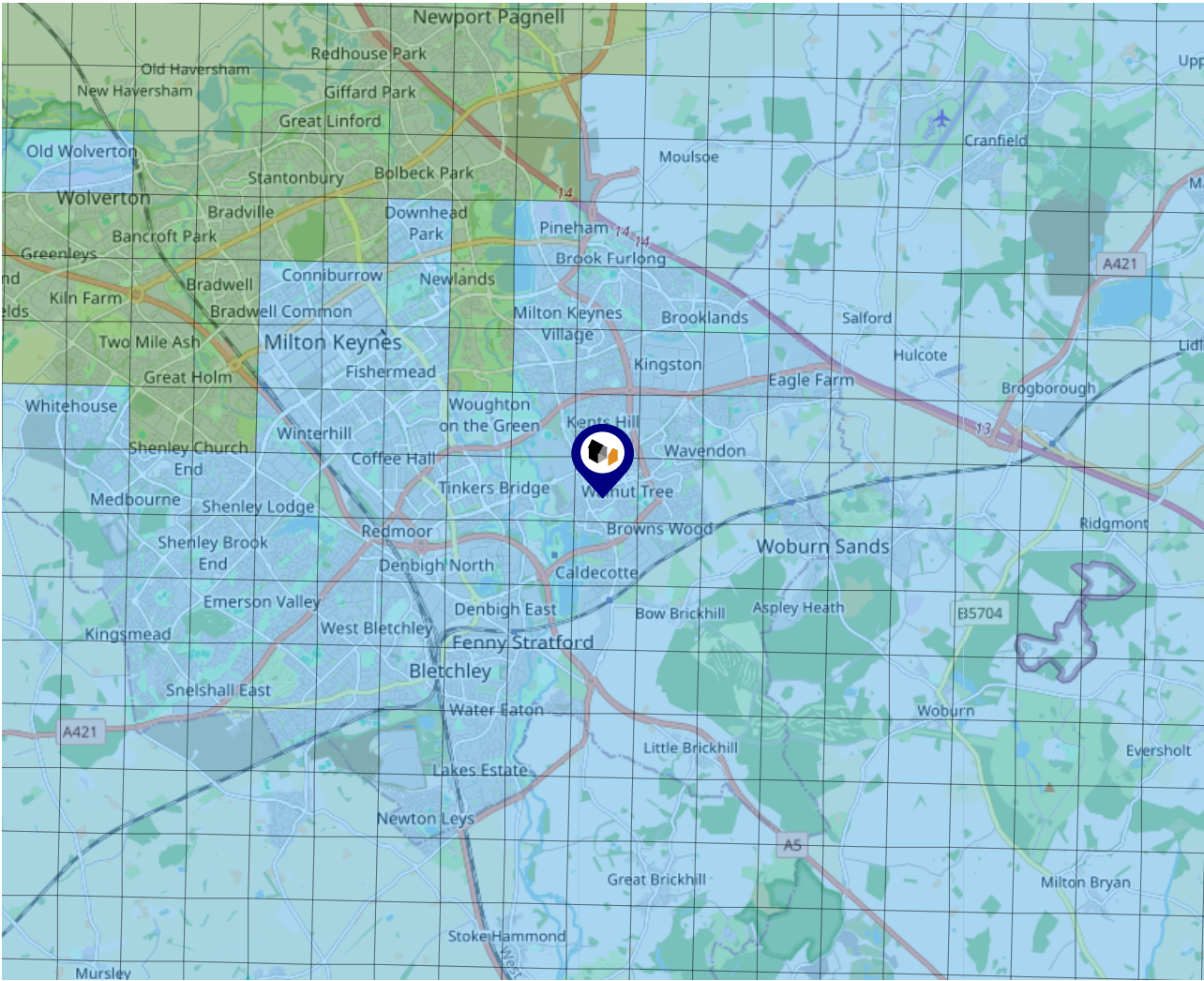


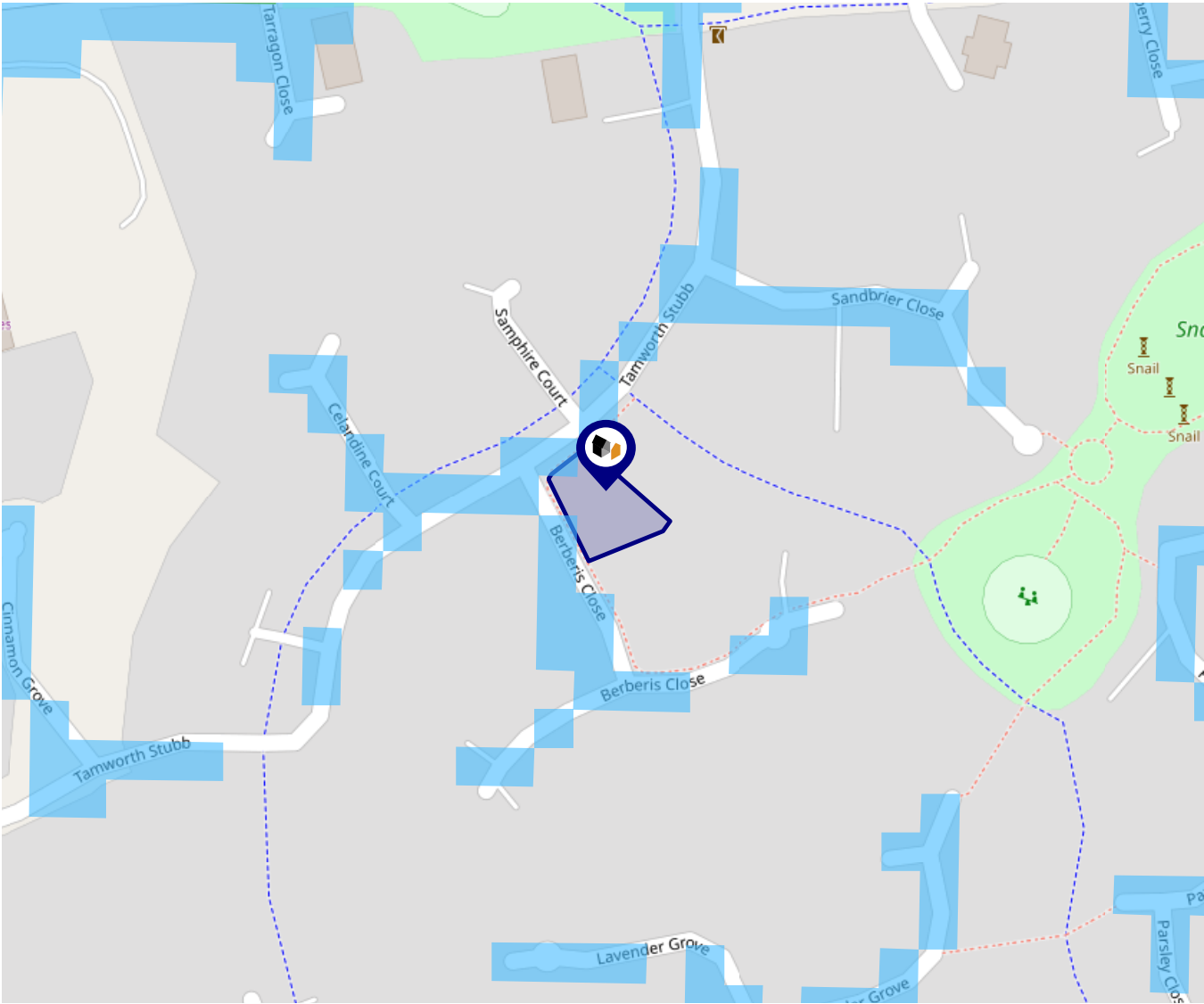
Key:

-  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).



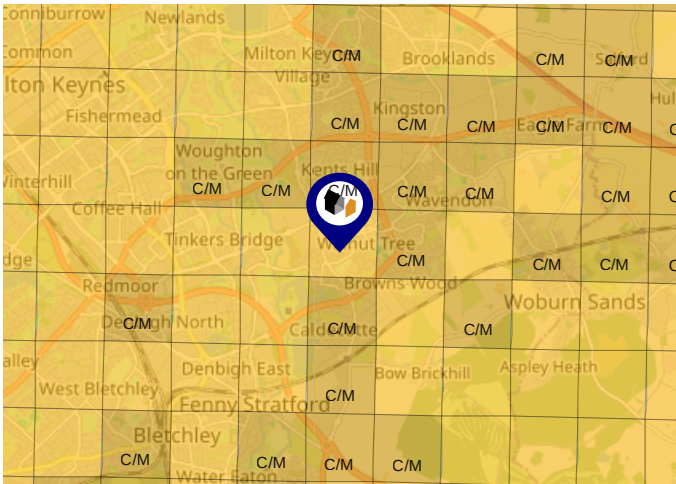


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	NONE	Soil Texture:	CLAYEY LOAM TO SANDY
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	LOAM DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



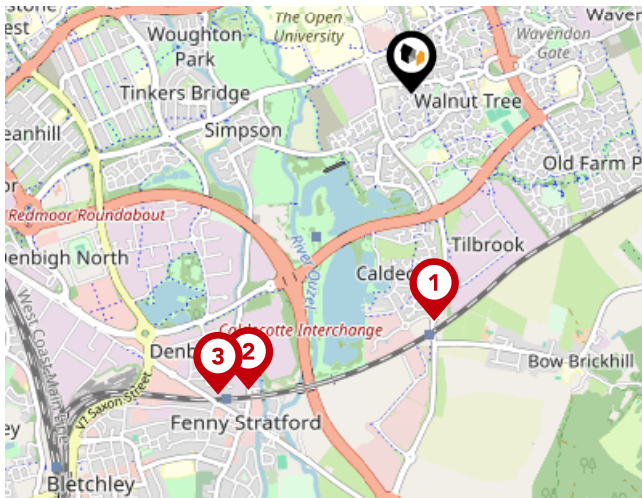
Primary Classifications (Most Common Clay Types)

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

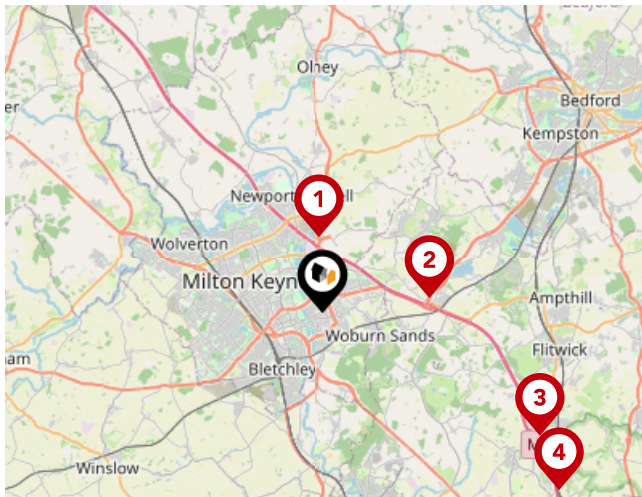
Transport (National)

CHRIS DURRANT exp UK



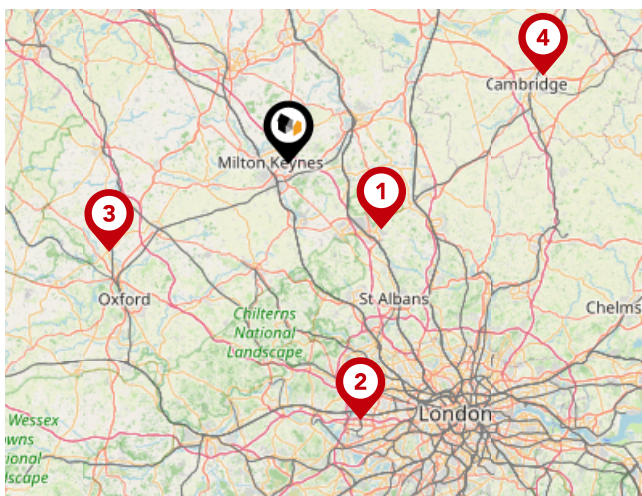
National Rail Stations

Pin	Name	Distance
1	Bow Brickhill Rail Station	1.05 miles
2	Fenny Stratford Rail Station	1.55 miles
3	Fenny Stratford Rail Station	1.64 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J14	2.74 miles
2	M1 J13	3.97 miles
3	M1 J12	9.18 miles
4	M1 J11A	10.85 miles
5	M1 J15	14.21 miles

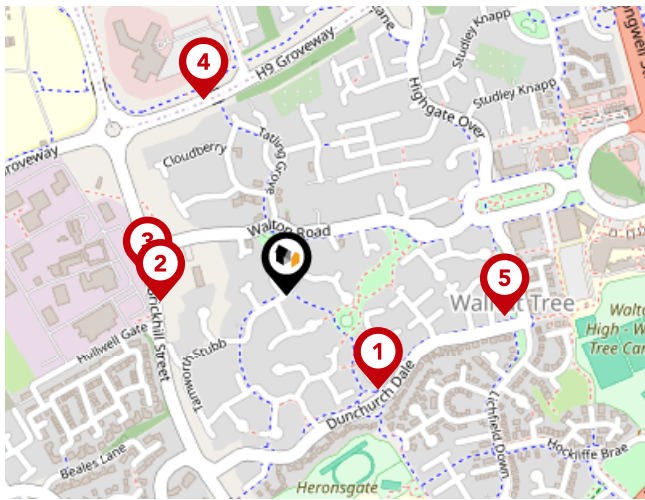


Airports/Helipads

Pin	Name	Distance
1	Luton Airport	16.76 miles
2	Heathrow Airport	39.14 miles
3	Kidlington	29.21 miles
4	Cambridge	39.26 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Dunchurch Dale	0.15 miles
2	Walton Manor	0.15 miles
3	Walton Manor	0.16 miles
4	Walton Roundabout East	0.24 miles
5	Silverweed Court	0.25 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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CHRIS DURRANT **exp** UK

Chris Durrant powered by eXp

8 Lincelade Grove Loughton Milton

Keynes MK5 8DL

07595473891

chris.durrant@expuk.com

chrisdurrant.exp.uk.com

