CHRIS DURRANT eXp UK

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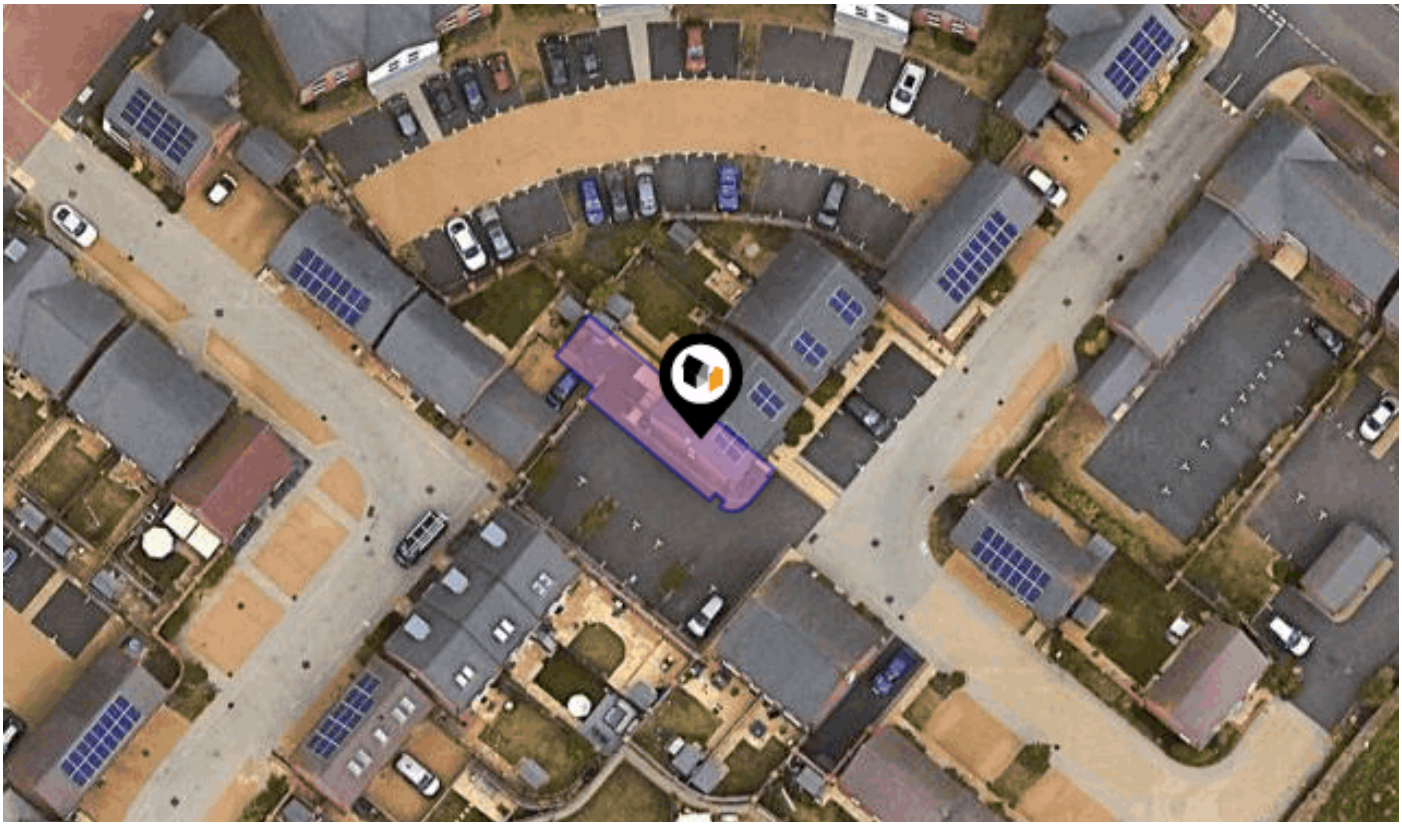
KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 29th December 2025



JULIUS PLACE, FAIRFIELDS, MILTON KEYNES, MK11

Chris Durrant powered by eXp

8 Linceslade Grove Loughton Milton Keynes MK5 8DL

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The Property Ombudsman

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Property
Overview

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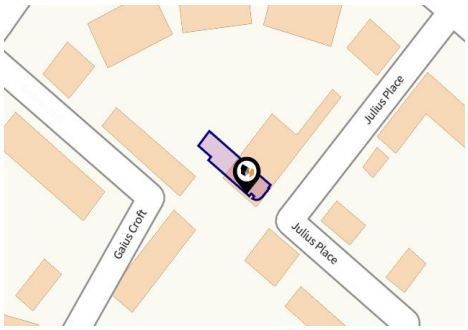

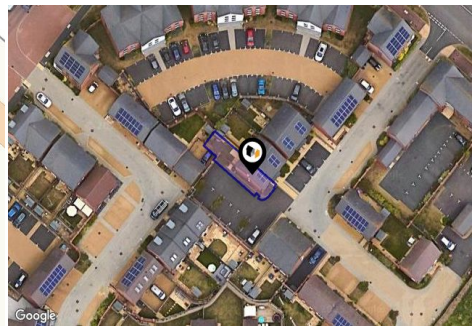

Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	753 ft^2 / 70 m^2		
Plot Area:	0.03 acres		
Council Tax :	Band C		
Annual Estimate:	£2,007		
Title Number:	BM419252		

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)

7 mb/s	49 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

BT ✓ | sky ✓ | Virgin media ✗

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Gallery
Photos

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Gallery
Photos

Gallery
Floorplan

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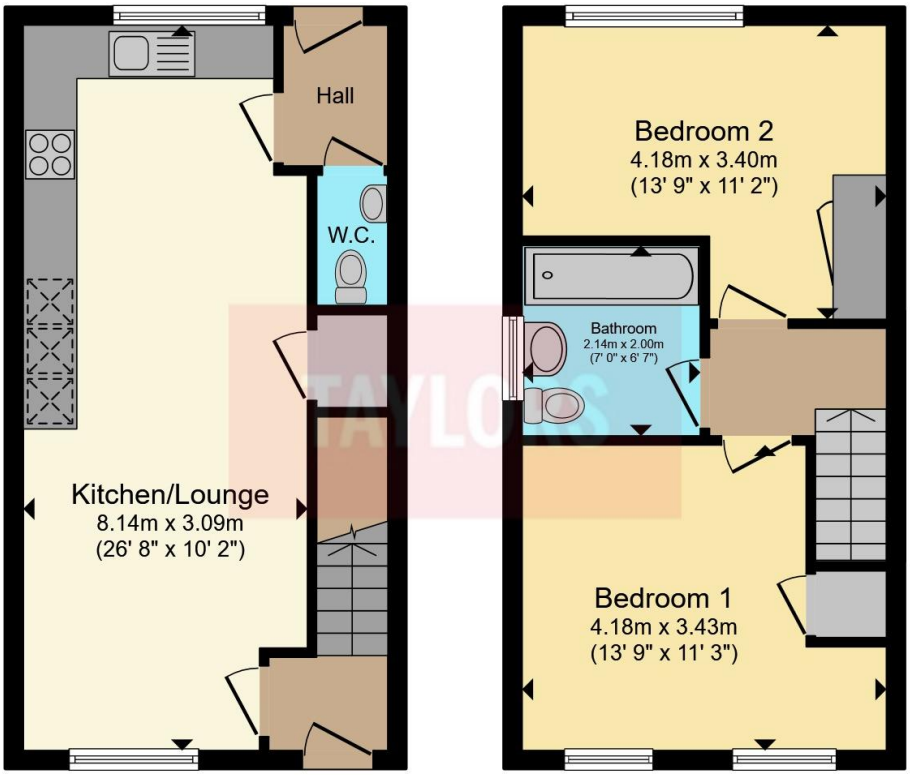
JULIUS PLACE, FAIRFIELDS, MILTON KEYNES, MK11



Total floor area 66.5 sq.m. (716 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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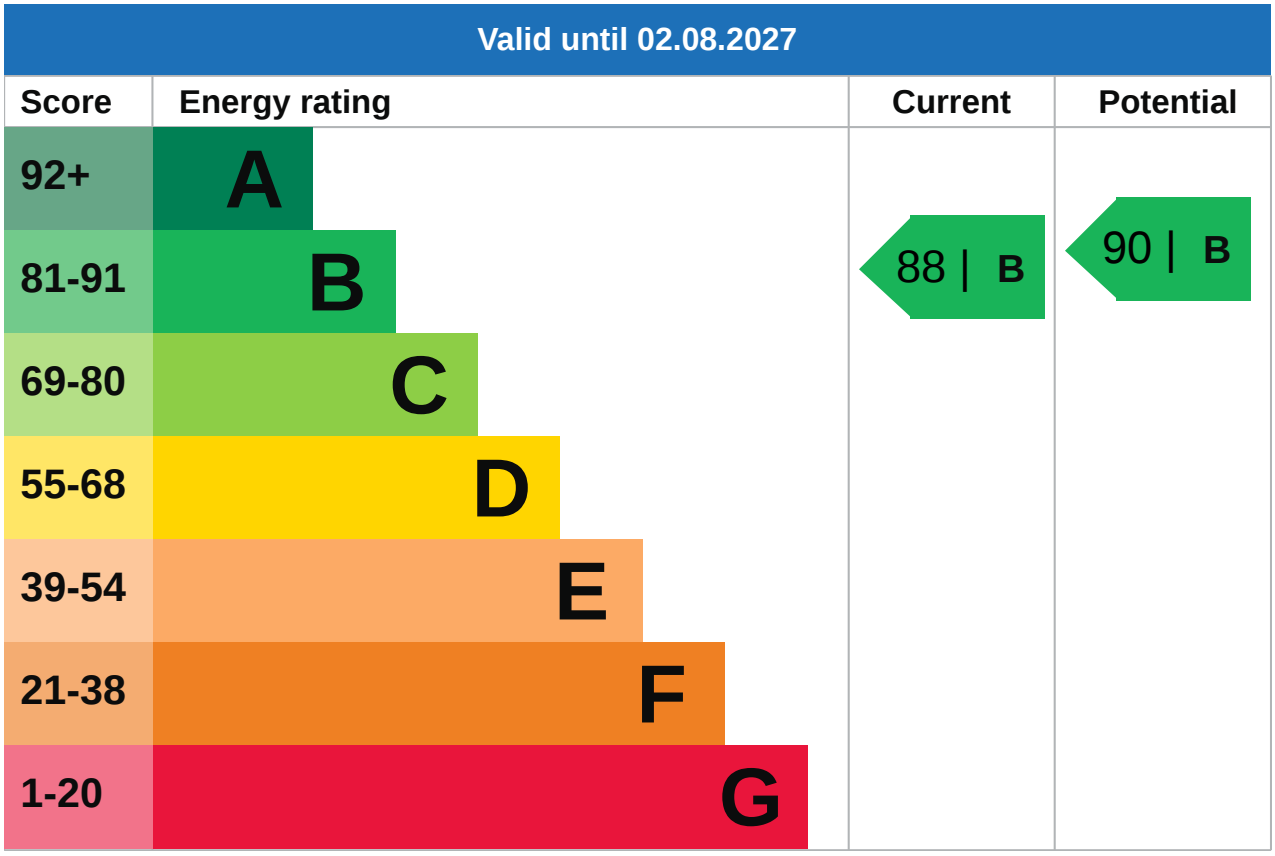
Julius Place, Fairfields, MK11

Energy rating

B

Valid until 02.08.2027



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EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.27 W/m-Â¦K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â¦K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.16 W/m-Â¦K
Total Floor Area:	70 m^2

Market
Sold in Street

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2, Julius Place, Milton Keynes, MK11 4FH

Last Sold Date:	19/05/2025	30/09/2024	08/09/2017
Last Sold Price:	£285,000	£275,000	£275,995

10, Julius Place, Milton Keynes, MK11 4FH

Last Sold Date:	22/07/2022	25/08/2017
Last Sold Price:	£270,000	£223,996

1, Julius Place, Milton Keynes, MK11 4FH

Last Sold Date:	25/06/2021	22/03/2017
Last Sold Price:	£115,000	£214,286

11, Julius Place, Milton Keynes, MK11 4FH

Last Sold Date:	18/10/2019	25/08/2017
Last Sold Price:	£240,000	£223,996

14, Julius Place, Milton Keynes, MK11 4FH

Last Sold Date:	05/07/2019	29/03/2019	07/07/2017
Last Sold Price:	£230,000	£253,000	£269,995

6, Julius Place, Milton Keynes, MK11 4FH

Last Sold Date:	05/04/2019
Last Sold Price:	£77,998

5, Julius Place, Milton Keynes, MK11 4FH

Last Sold Date:	28/06/2018
Last Sold Price:	£350,995

4, Julius Place, Milton Keynes, MK11 4FH

Last Sold Date:	01/06/2018
Last Sold Price:	£355,995

7, Julius Place, Milton Keynes, MK11 4FH

Last Sold Date:	23/02/2018
Last Sold Price:	£389,995

3, Julius Place, Milton Keynes, MK11 4FH

Last Sold Date:	08/09/2017
Last Sold Price:	£392,995

12, Julius Place, Milton Keynes, MK11 4FH

Last Sold Date:	28/07/2017
Last Sold Price:	£223,996

13, Julius Place, Milton Keynes, MK11 4FH

Last Sold Date:	28/07/2017
Last Sold Price:	£223,996

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

Market
Sold in Street

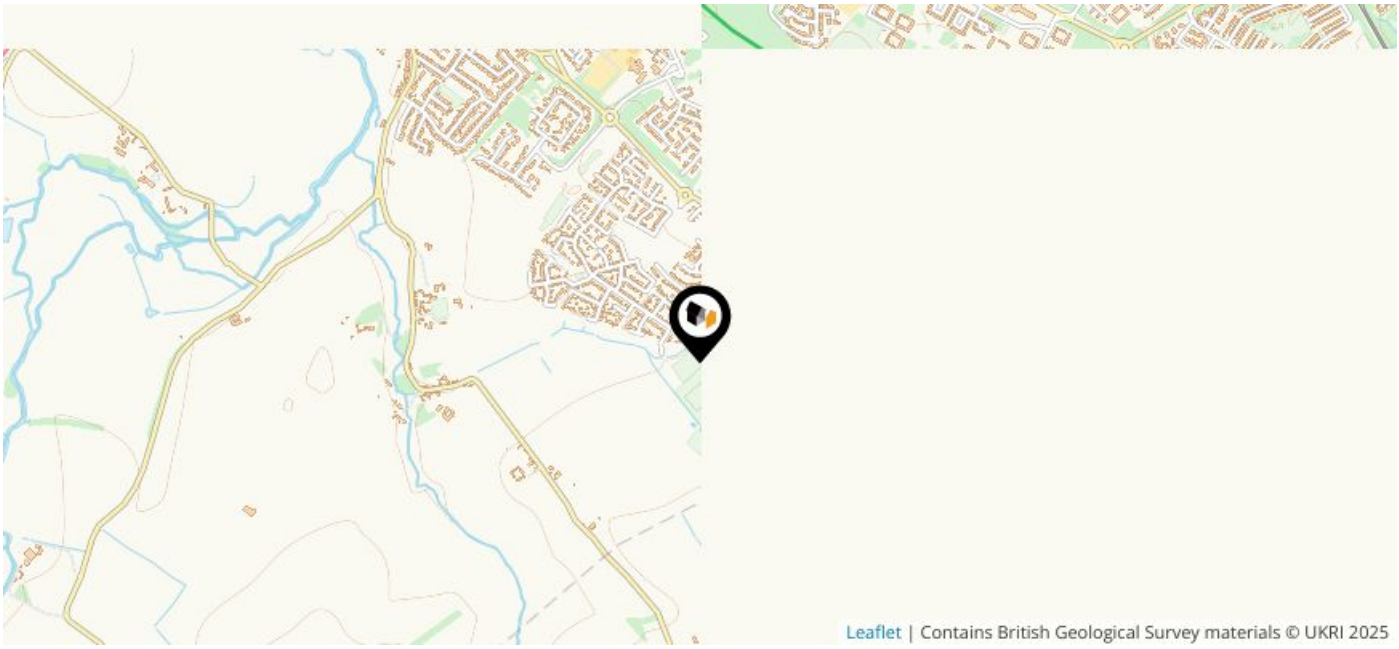
8, Julius Place, Milton Keynes, MK11 4FH

Last Sold Date:	15/06/2017
Last Sold Price:	£99,129

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

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

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

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps
Conservation Areas

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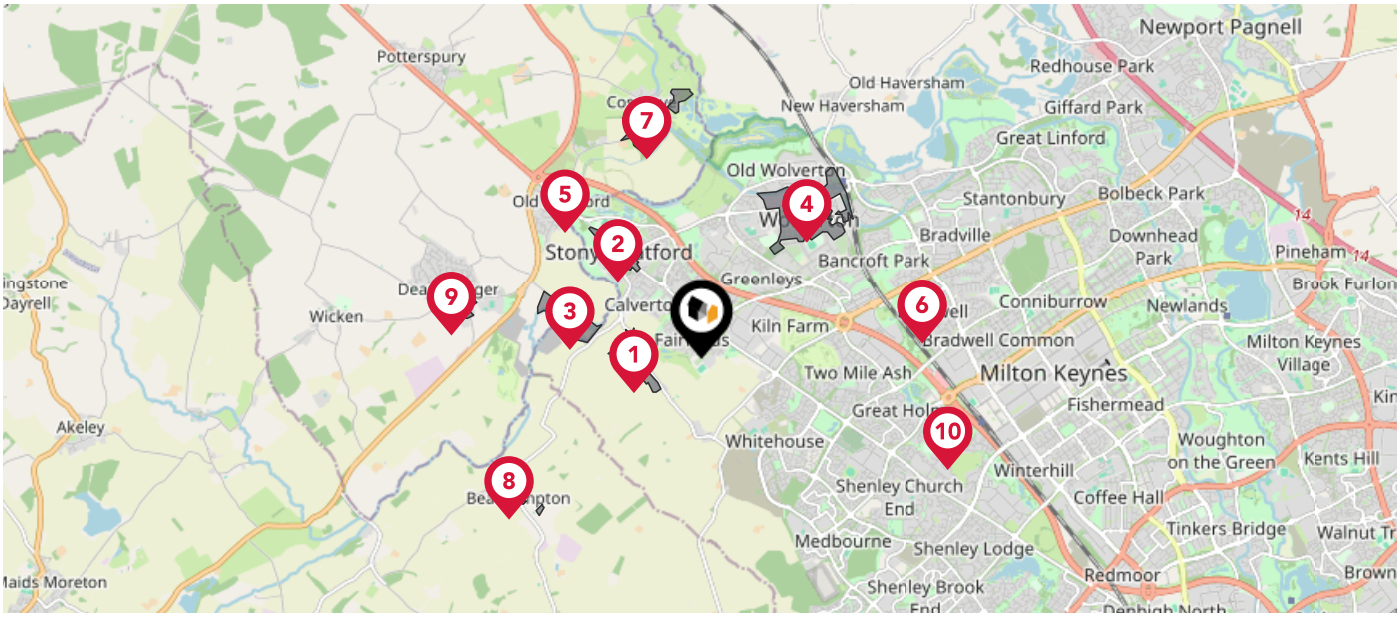
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.

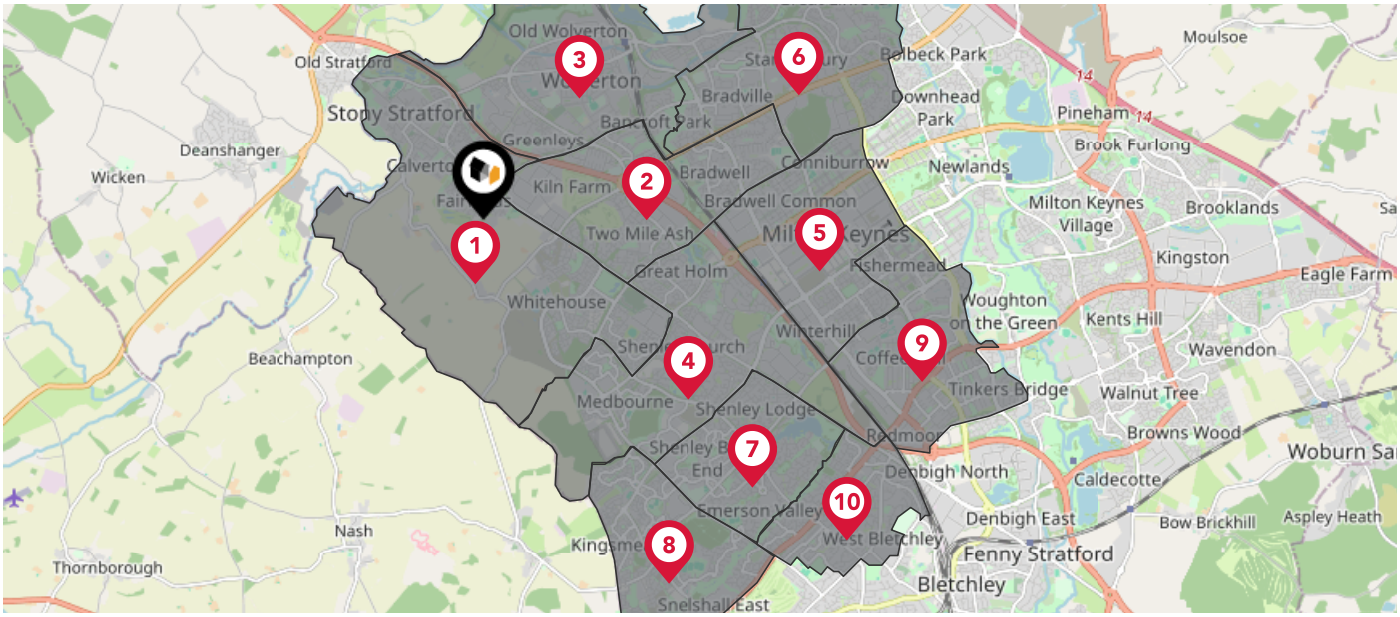


Nearby Conservation Areas

1	Calverton
2	Stony Stratford
3	Passenham
4	Wolverton
5	Old Stratford
6	Old Bradwell
7	Cosgrove
8	Beachampton
9	Deanshanger
10	Loughton

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	Stony Stratford Ward
2	Bradwell Ward
3	Wolverton Ward
4	Loughton & Shenley Ward
5	Central Milton Keynes Ward
6	Stantonbury Ward
7	Shenley Brook End Ward
8	Tattenhoe Ward
9	Woughton & Fishermead Ward
10	Bletchley West Ward

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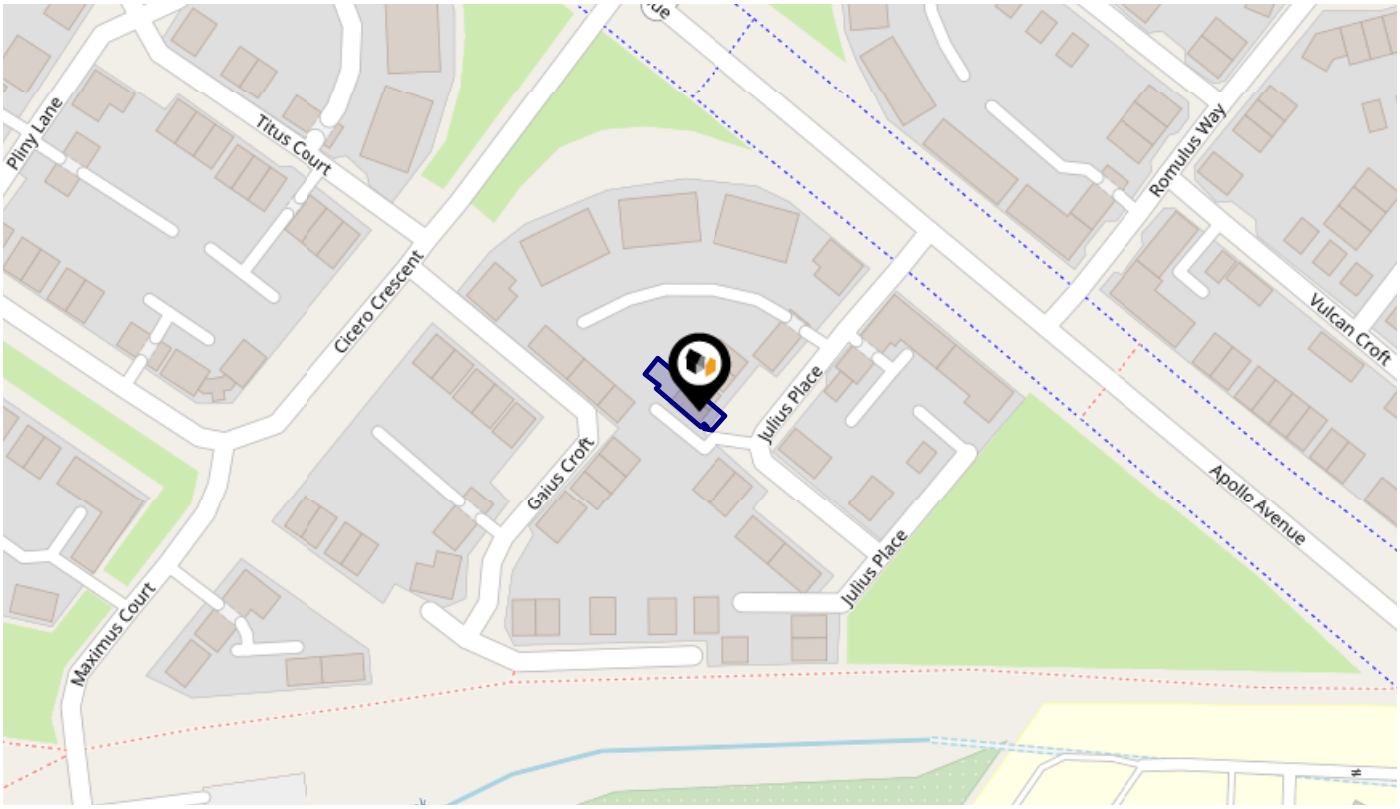
Maps
Rail Noise

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



Rail Noise Data

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

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

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

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

Flood Risk
Rivers & Seas - Flood Risk

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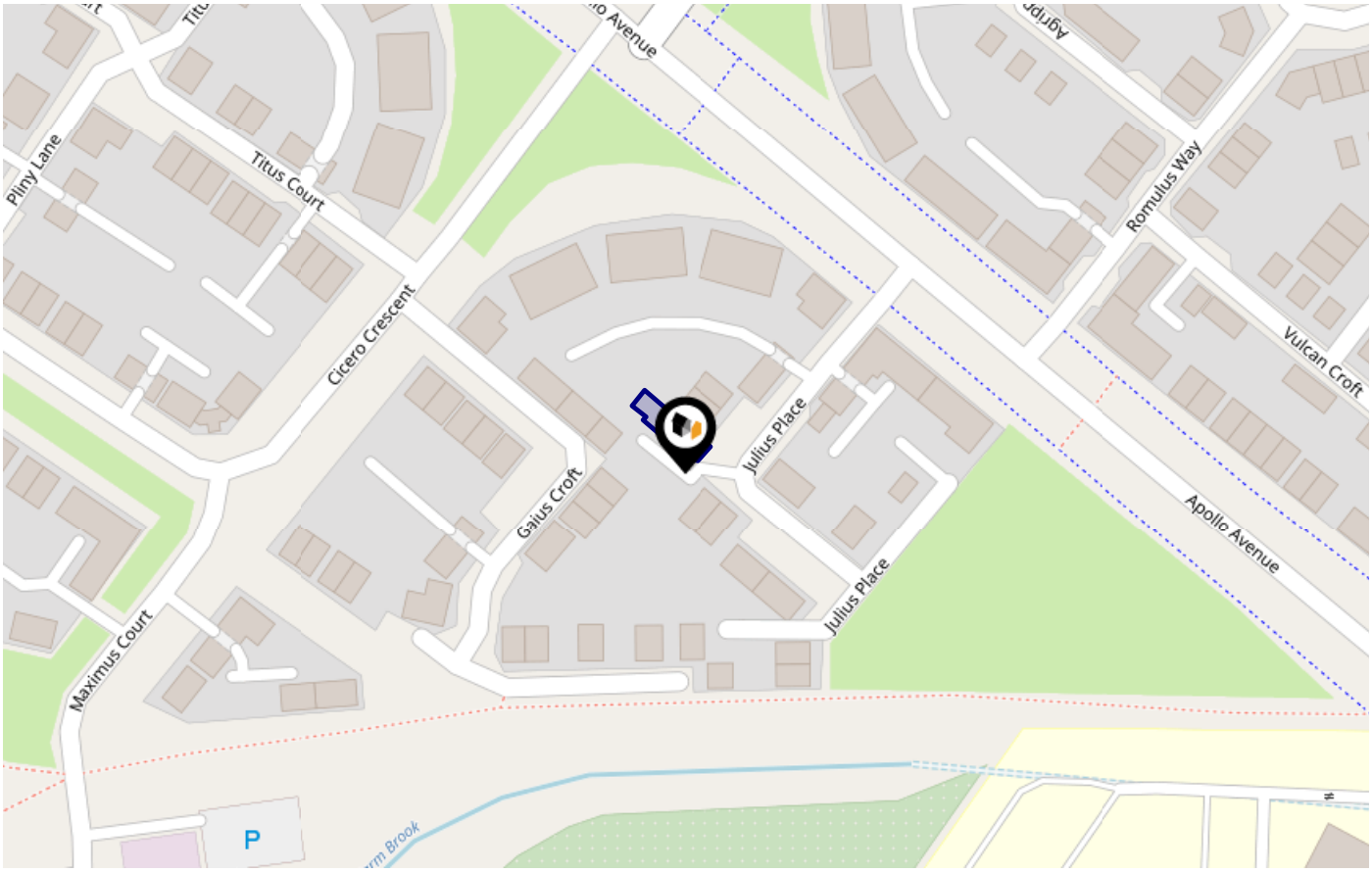
This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

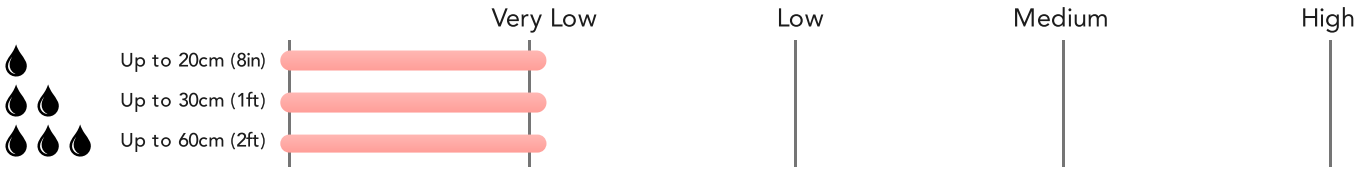


Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:



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Flood Risk
Rivers & Seas - Climate Change

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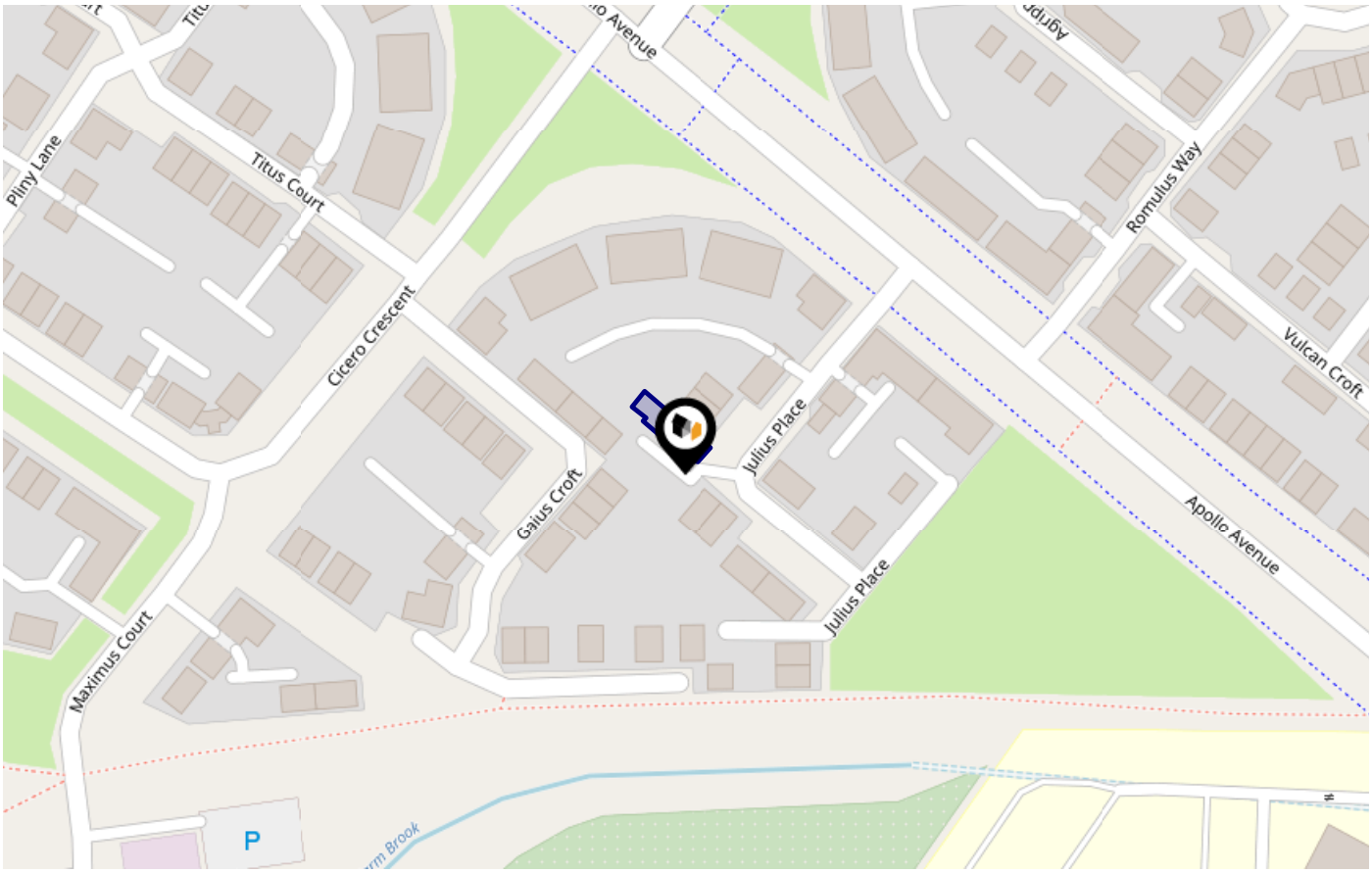
This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time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



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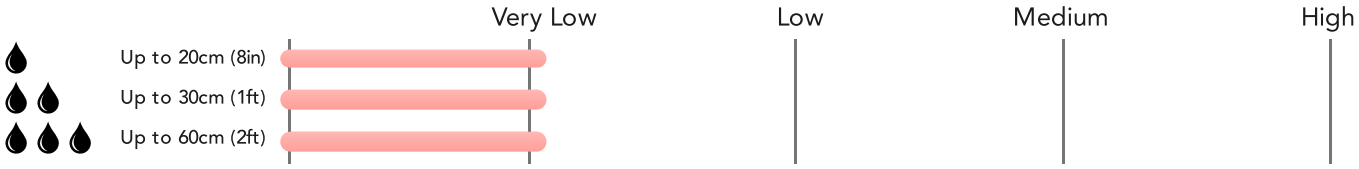

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Flood Risk
Surface Water - Flood Risk

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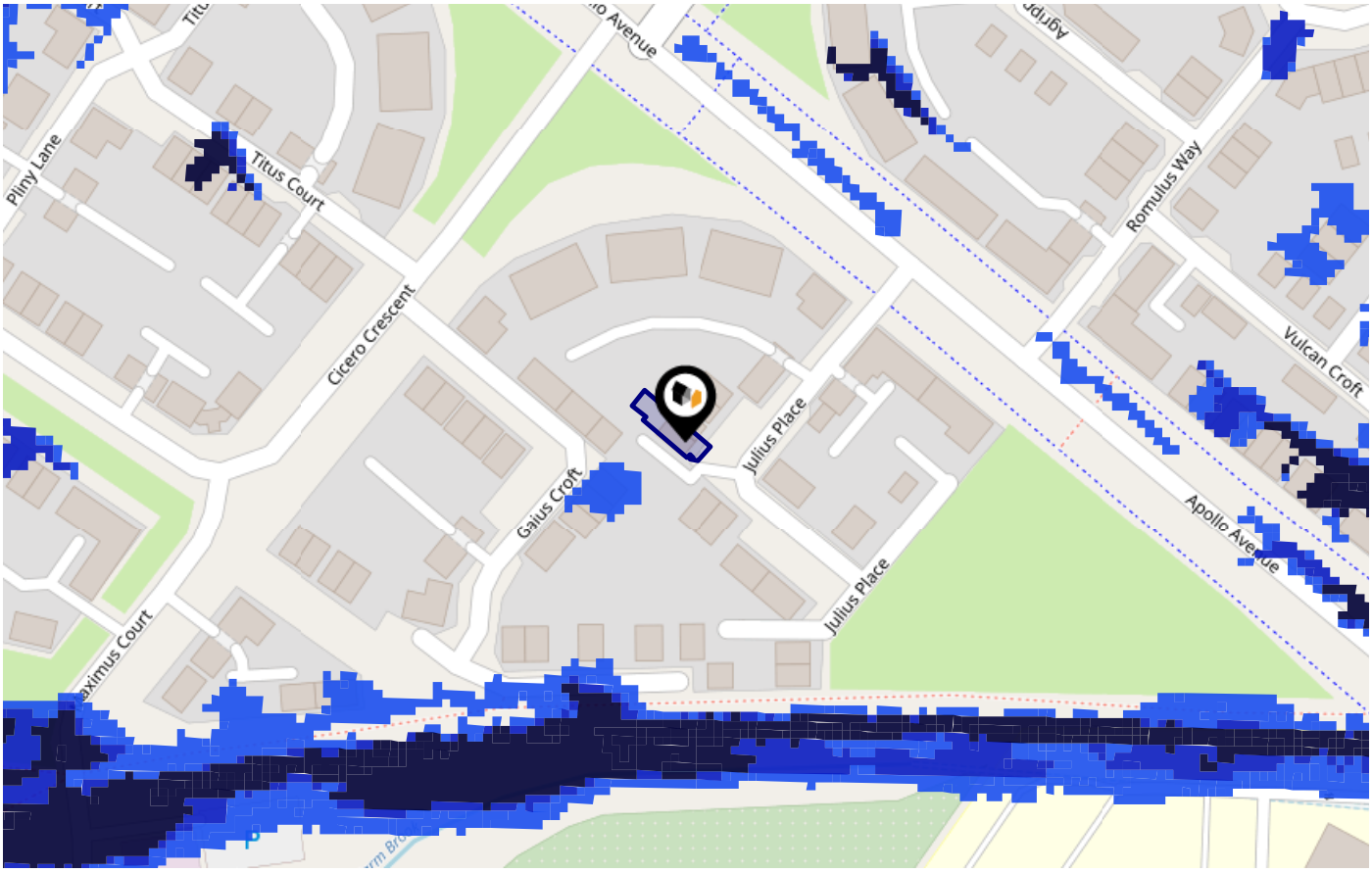
This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



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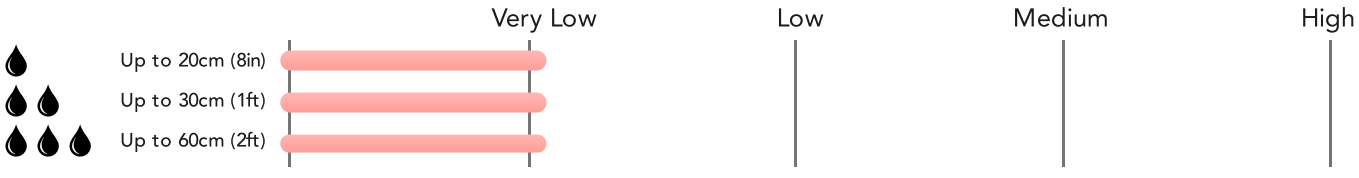

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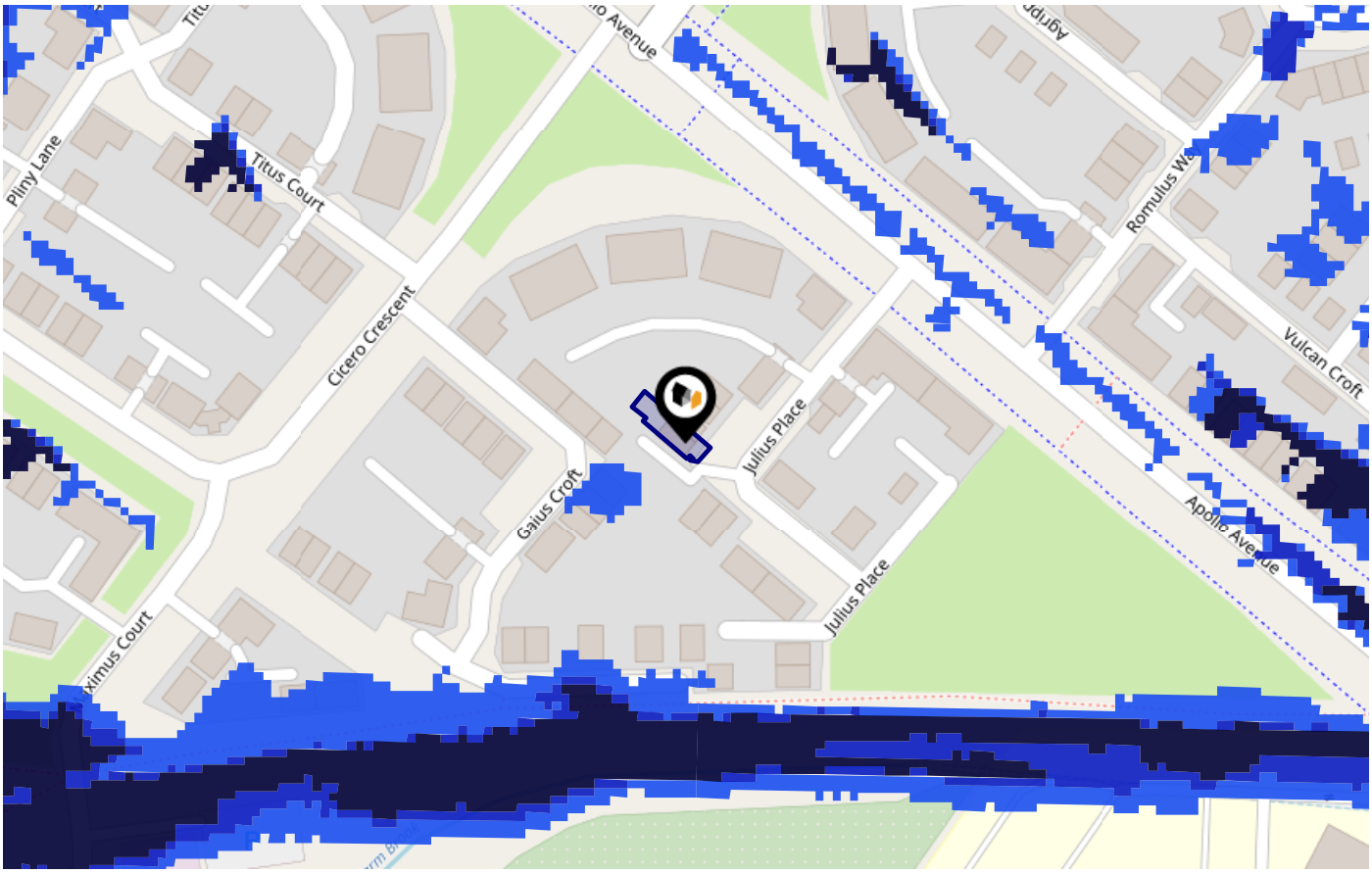
Flood Risk
Surface Water - Climate Change

CHRIS DURRANT exp UK

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



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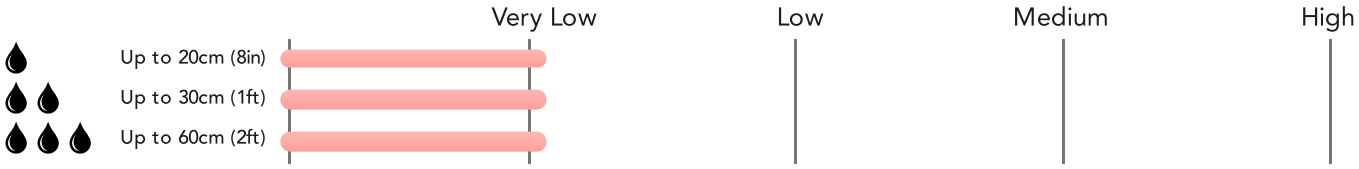

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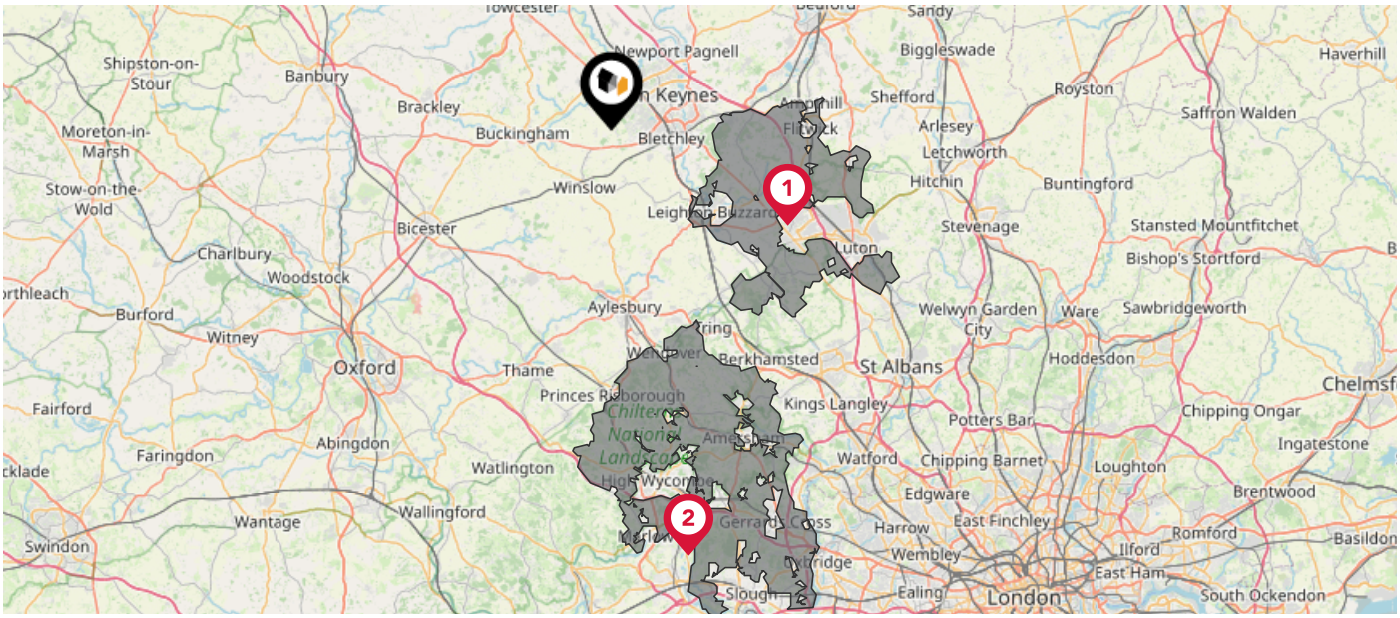
Maps
Green Belt

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



Nearby Green Belt Land

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

Maps
Landfill Sites

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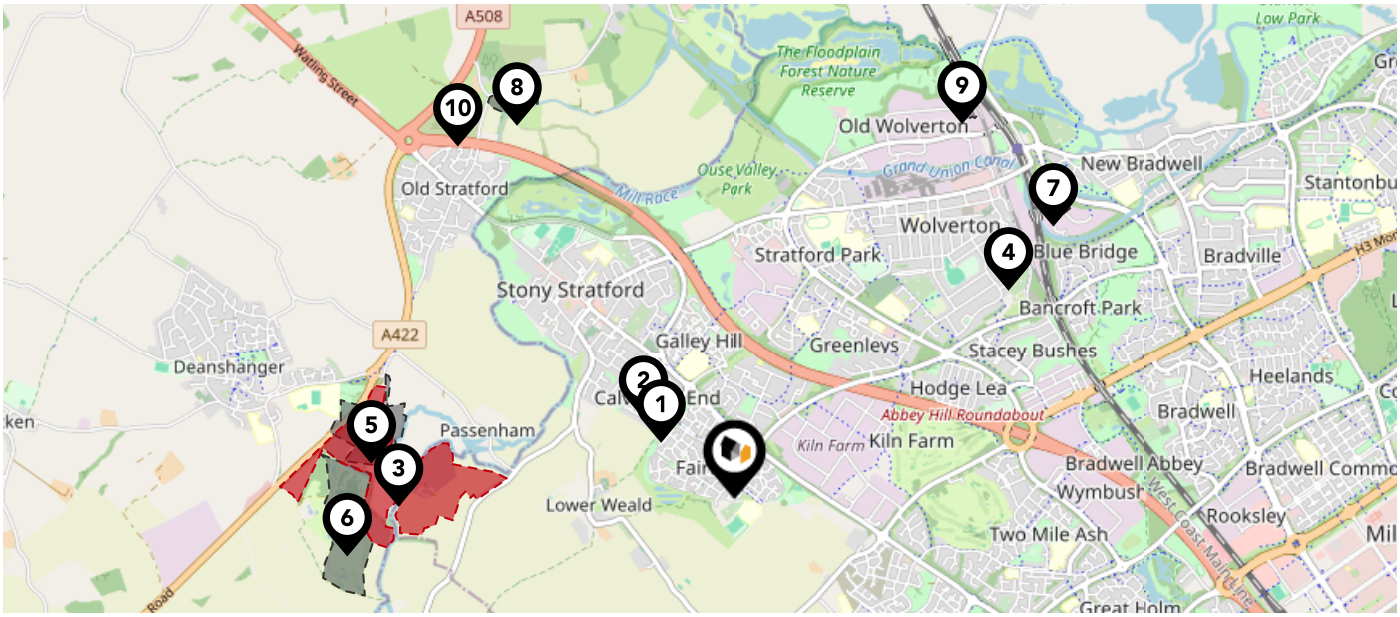
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.

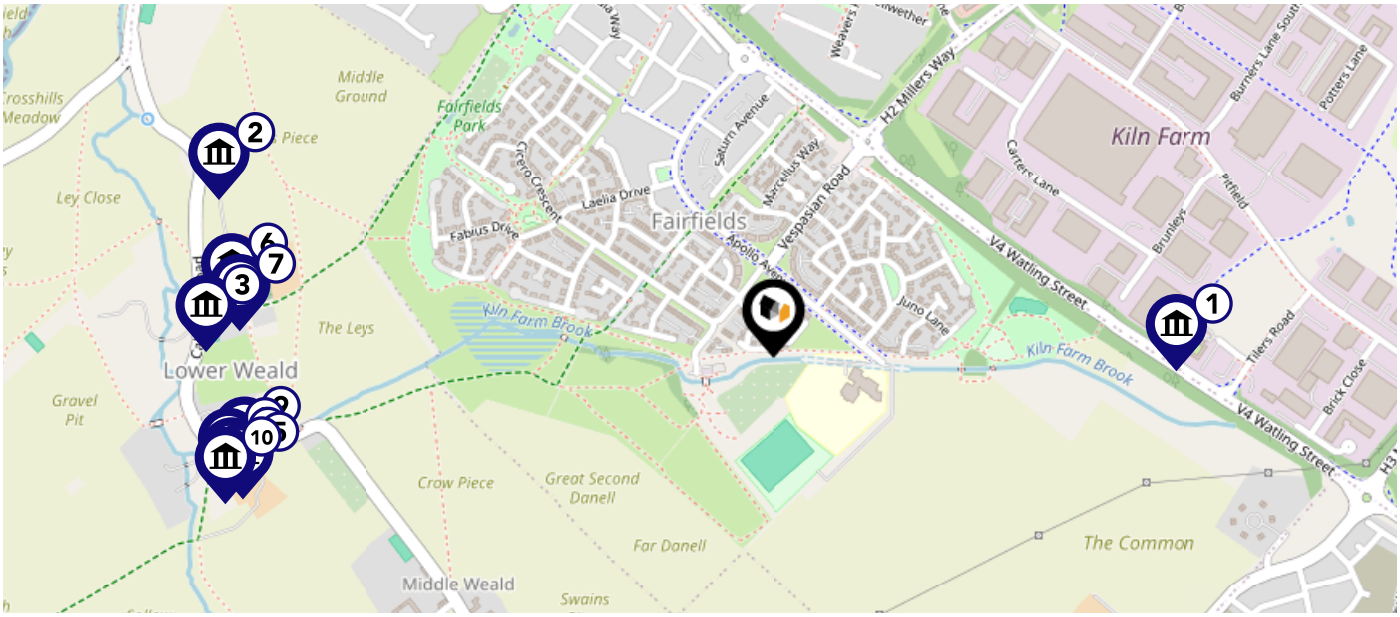


Nearby Landfill Sites

1	Calverton End No.1-Stony Stratford	Historic Landfill
2	Calverton End No.2-Stony Stratford	Historic Landfill
3	EA/EPR/AB3503UZ/V005	Active Landfill
4	Bushfield County Middle School-Moon Street, Wolverton	Historic Landfill
5	R M C Aggregates - Passenham-Passenham Lane, Nr Deanshangar, Stony Stratford, Northants, MK19 6HN	Historic Landfill
6	Kingfisher Farm-Deanshanger	Historic Landfill
7	Pre-76 Wolverton-Wolverton, New Bradwell	Historic Landfill
8	Stratford Road-Cosgrove	Historic Landfill
9	Haversham Upper Bank-Haversham Bank, Old Wolverton Road, Wolverton	Historic Landfill
10	Old Furtho Pit-Old 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
1 1160629 - Brick Kiln Farm Buildings	Grade II	0.5 miles
2 1125410 - The Shoulder Of Mutton Public House	Grade II	0.6 miles
3 1125416 - The Old School House	Grade II	0.6 miles
4 1125382 - Barn At Right Angles To Rectory Farmhouse	Grade II	0.6 miles
5 1332245 - Rectory Farmhouse	Grade II	0.6 miles
6 1125413 - Coach House And Farm Buildings South West Of Manor Farmhouse	Grade II	0.6 miles
7 1125411 - Church Of All Saints	Grade II	0.6 miles
8 1311139 - 18 And 19, Lower Weald	Grade II	0.6 miles
9 1125418 - Barn,shelter Sheds And South Closing Wall In Foldyard To North East Of Rectory Farmhouse And To East Of Numbers 18 And 19	Grade II	0.6 miles
10 1332246 - Barn To West Of Rectory Farmhouse	Grade II	0.6 miles

Area
Schools

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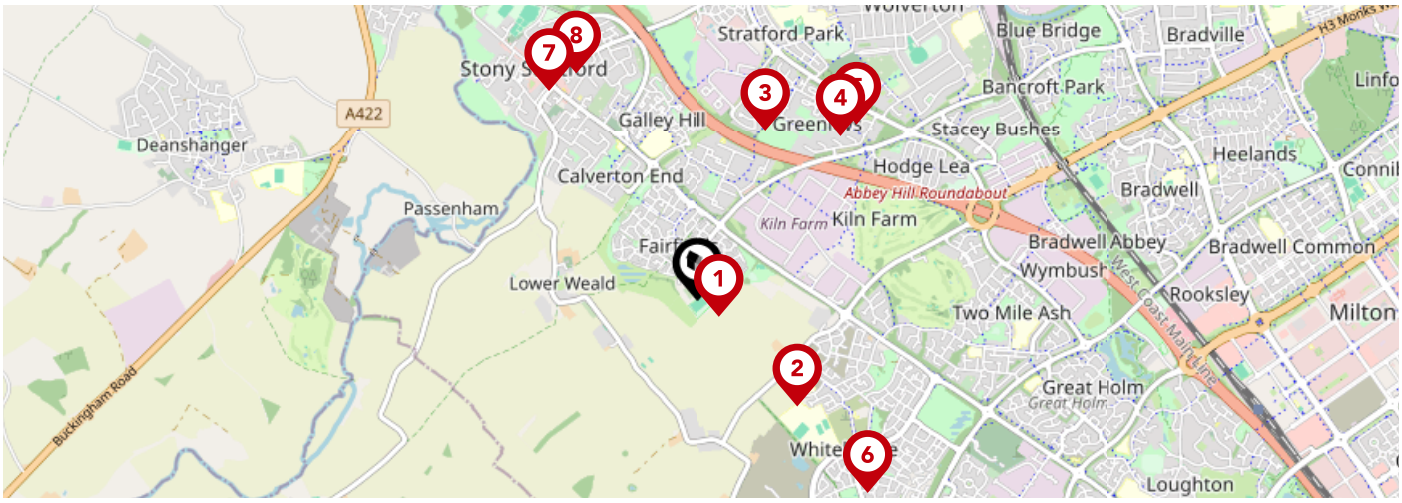
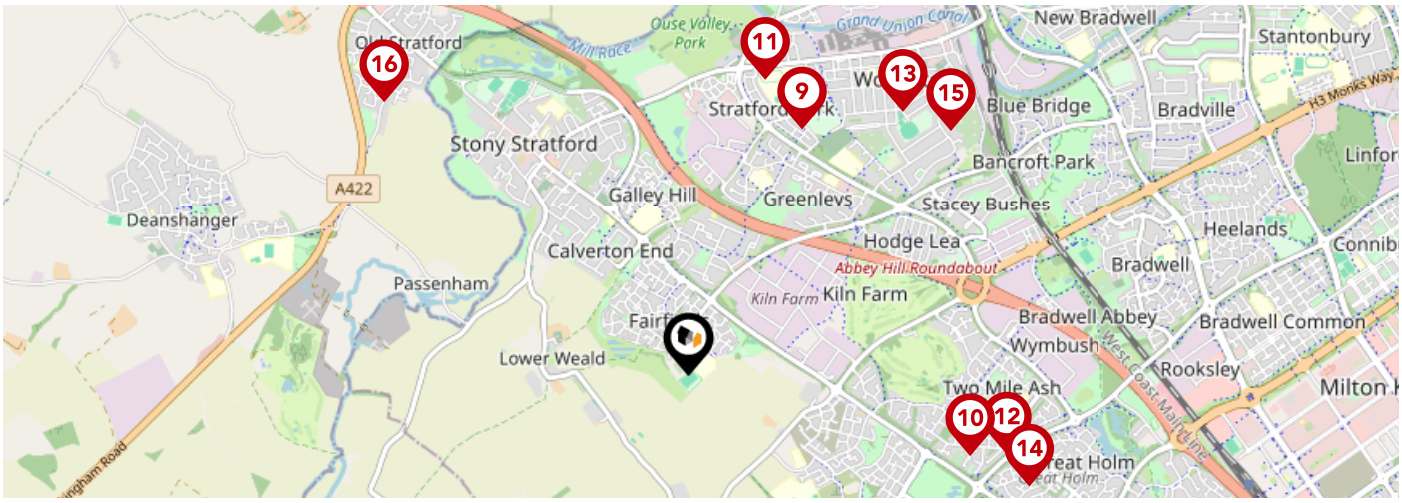


	Nursery	Primary	Secondary	College	Private
1 Fairfields Primary School Ofsted Rating: Good | Pupils: 542 | Distance:0.12	☐	☑	☐	☐	☐
2 Watling Academy Ofsted Rating: Outstanding | Pupils: 1203 | Distance:0.66	☐	☐	☑	☐	☐
3 St Mary Magdalene Catholic Primary School Ofsted Rating: Outstanding | Pupils: 385 | Distance:0.83	☐	☑	☐	☐	☐
4 Greenleys First School Ofsted Rating: Good | Pupils: 115 | Distance:1	☐	☑	☐	☐	☐
5 Greenleys Junior School Ofsted Rating: Good | Pupils: 225 | Distance:1.09	☐	☑	☐	☐	☐
6 Whitehouse Primary School Ofsted Rating: Good | Pupils: 666 | Distance:1.17	☐	☑	☐	☐	☐
7 Russell Street School Ofsted Rating: Outstanding | Pupils: 191 | Distance:1.17	☐	☑	☐	☐	☐
8 St Mary and St Giles Church of England School Ofsted Rating: Good | Pupils: 362 | Distance:1.18	☐	☑	☐	☐	☐

Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**The Radcliffe School** Ofsted Rating: Good | Pupils: 1246 | Distance:1.24	☐	☐	☑	☐	☐
10	**Ashbrook School** Ofsted Rating: Good | Pupils: 181 | Distance:1.34	☐	☑	☐	☐	☐
11	**Slated Row School** Ofsted Rating: Outstanding | Pupils: 229 | Distance:1.39	☐	☐	☑	☐	☐
12	**Two Mile Ash School** Ofsted Rating: Outstanding | Pupils: 676 | Distance:1.5	☐	☑	☐	☐	☐
13	**Wyvern School** Ofsted Rating: Good | Pupils: 353 | Distance:1.55	☐	☑	☐	☐	☐
14	**Holmwood School** Ofsted Rating: Good | Pupils: 199 | Distance:1.64	☐	☑	☐	☐	☐
15	**Bushfield School** Ofsted Rating: Good | Pupils: 411 | Distance:1.64	☐	☑	☐	☐	☐
16	**Old Stratford Primary School** Ofsted Rating: Good | Pupils: 187 | Distance:1.86	☐	☑	☐	☐	☐

Local Area
Masts & Pylons

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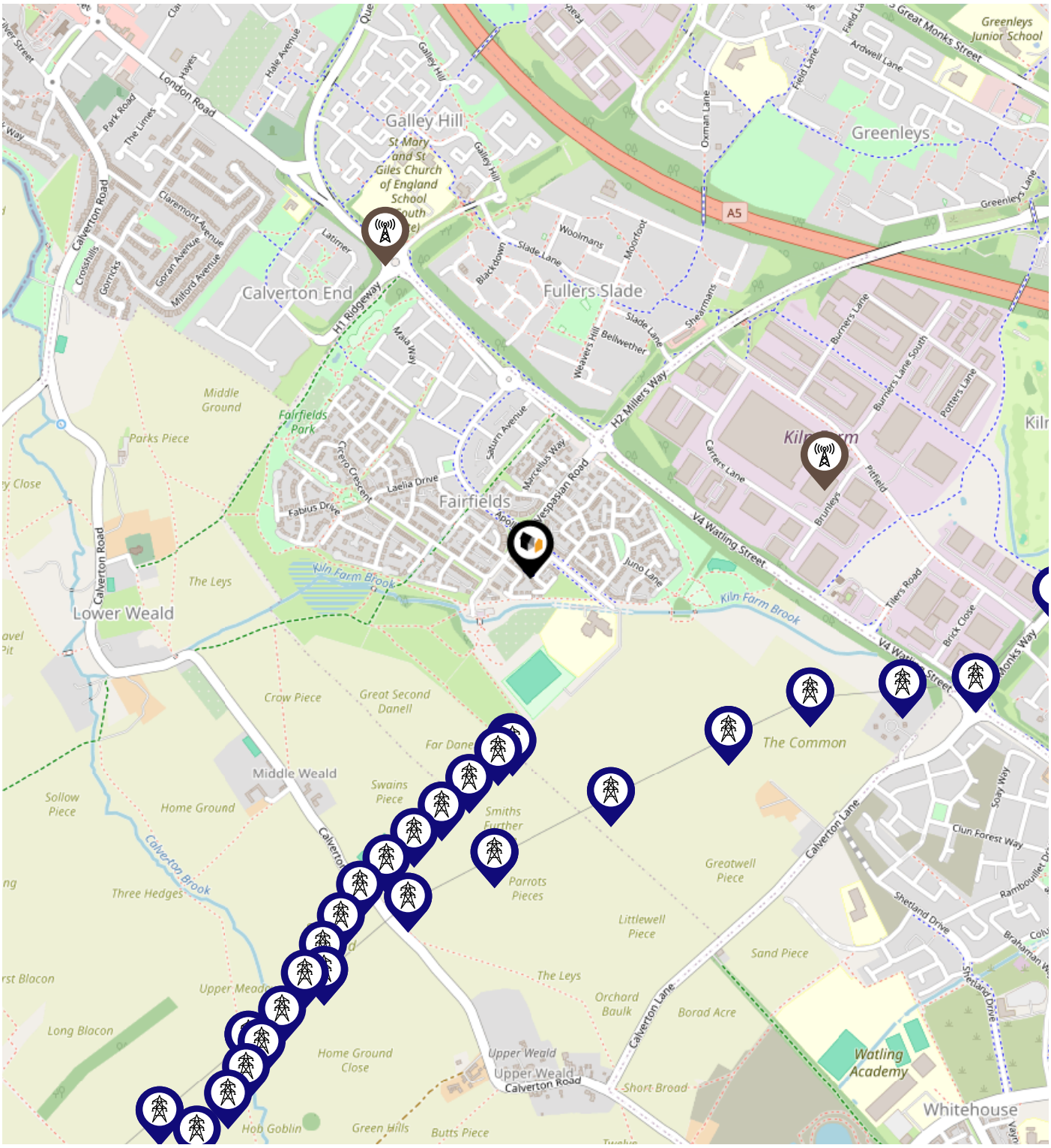

Key:

- Power Pylons
- Communication Masts

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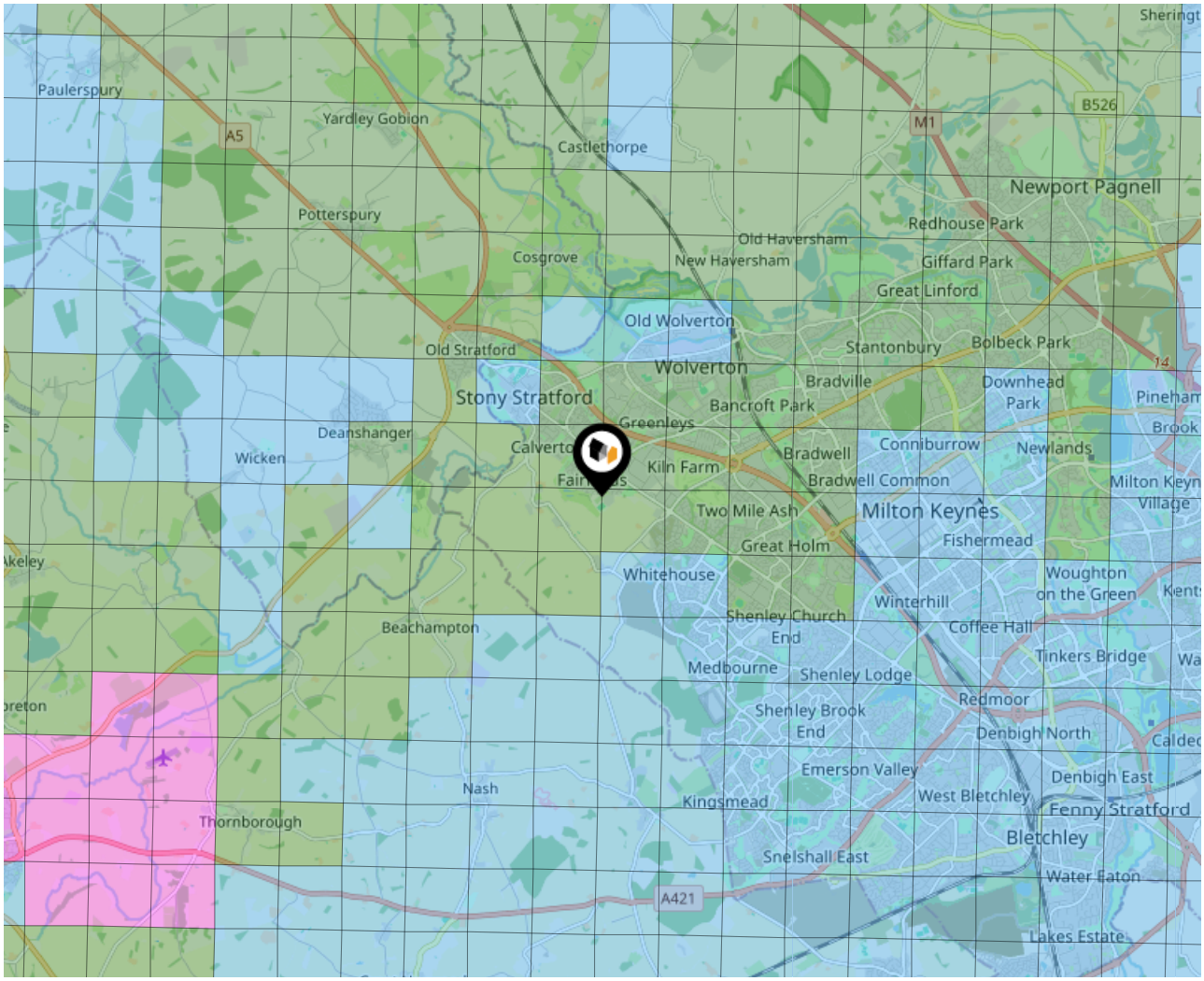
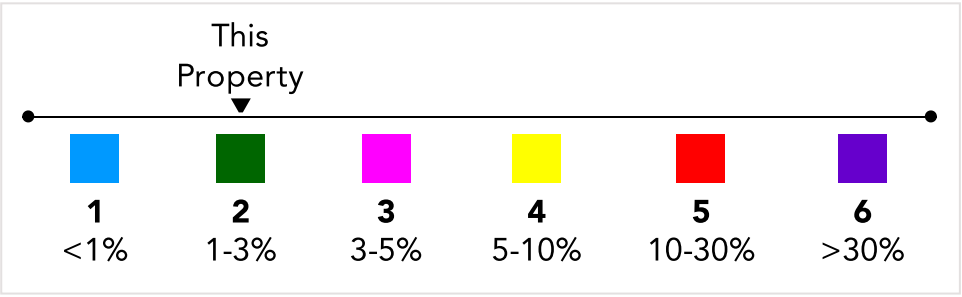
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





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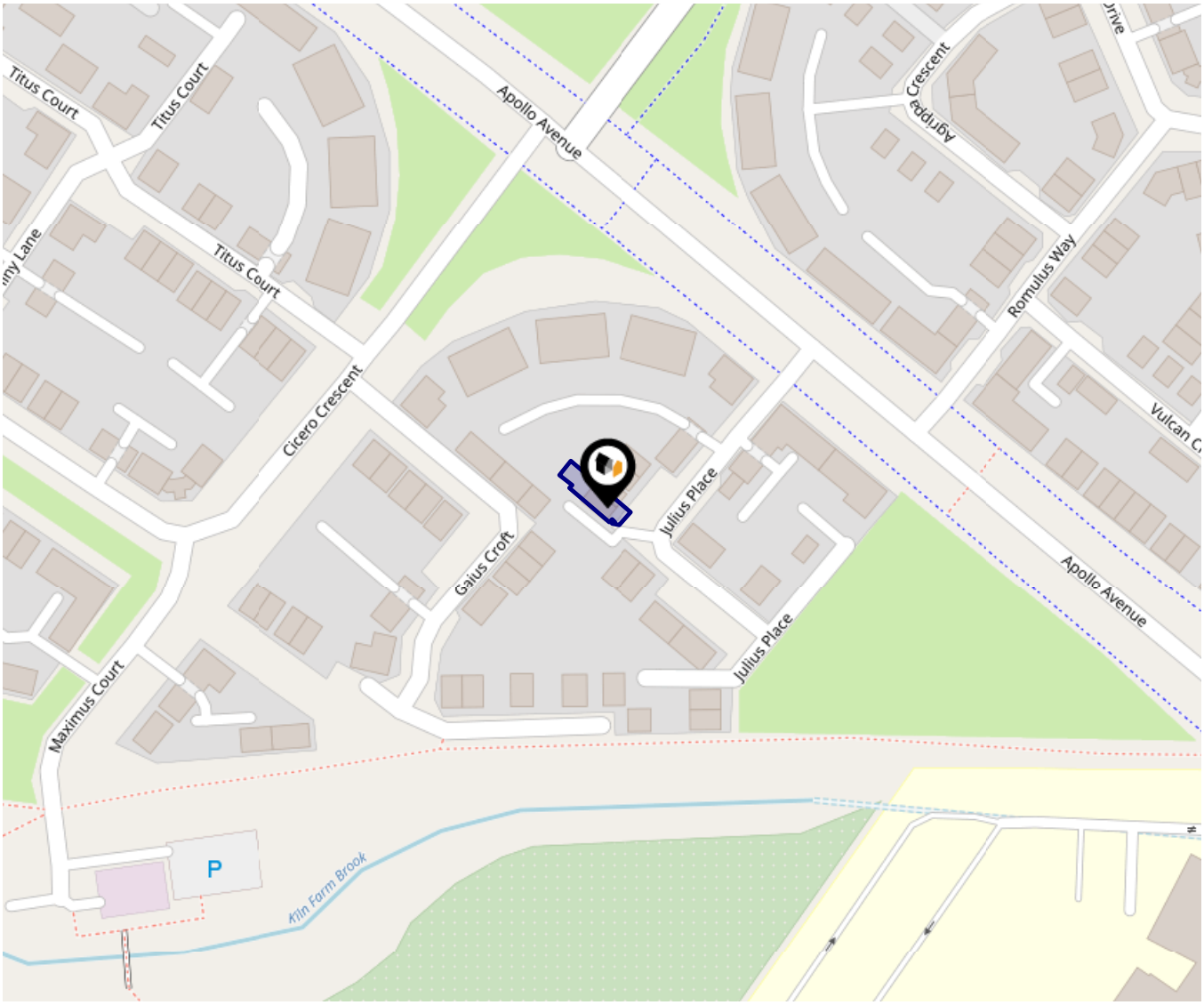
Local Area
Road Noise



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

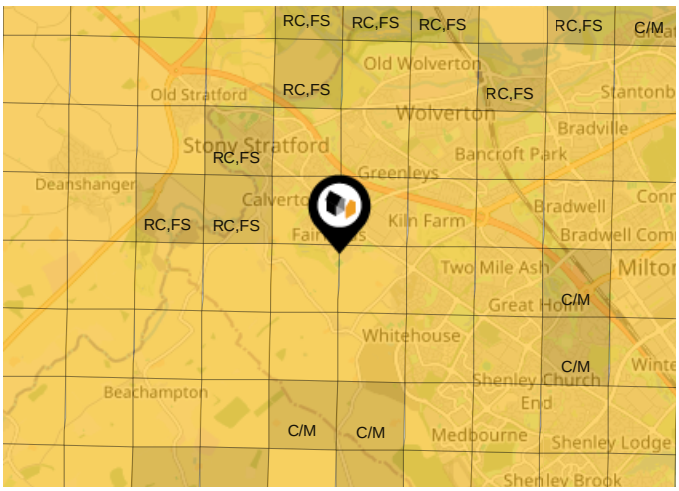
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

Environment
Soils & Clay

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

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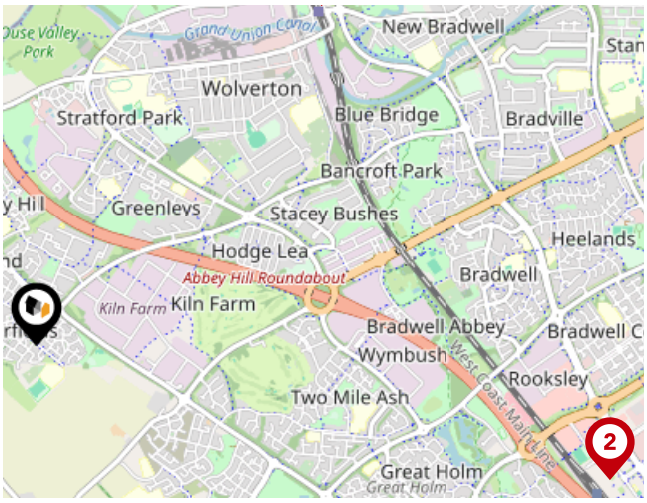
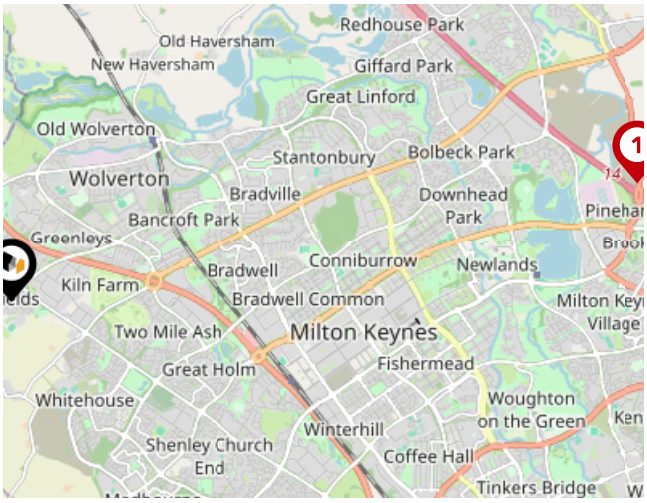
Area
Transport (National)



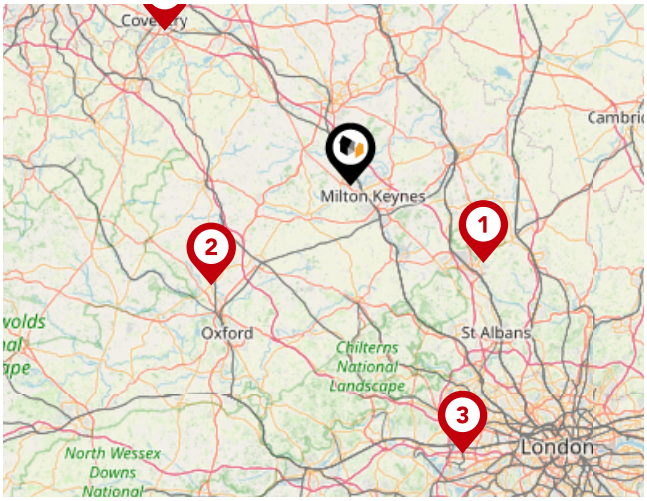
National Rail Stations

Pin	Name	Distance
1	Wolverton Rail Station	2.02 miles
2	Milton Keynes Central Rail Station	2.68 miles
3	Bletchley Rail Station	5.35 miles



Trunk Roads/Motorways

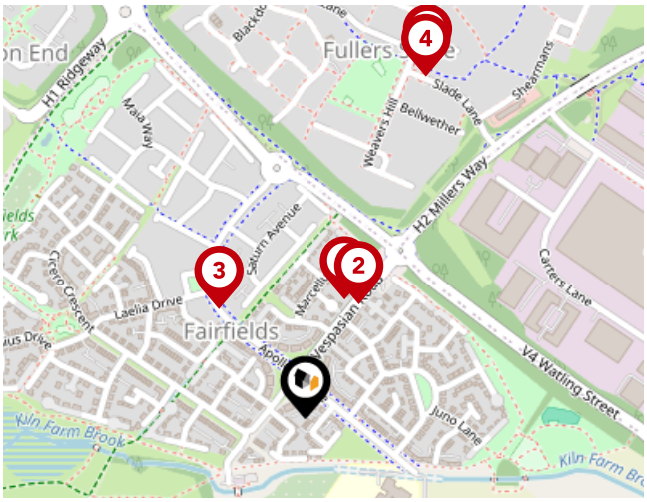
Pin	Name	Distance
1	M1 J14	5.81 miles
2	M1 J15	10.16 miles
3	M1 J15A	12.4 miles
4	M1 J13	9.83 miles
5	M1 J16	15.03 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	22.56 miles
2	Kidlington	25.03 miles
3	Heathrow Airport	42.62 miles
4	Baginton	35.2 miles

Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Tiberius Way	0.14 miles
2	Tiberius Way	0.14 miles
3	Apollo Avenue	0.16 miles
4	Slade Lane	0.41 miles
5	Slade Lane	0.42 miles

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Testimonials

CHRIS DURRANT eXp UK

Testimonial 1

Highly recommend! Chris did a tremendous job helping us sell our property. He really cares about his clients and does all he can to get things done in a timely manner. I wholeheartedly recommend him as very professional and great communication throughout the purchase process

Testimonial 2

Chris recently dealt with our purchase. Nothing was too much trouble and he was always available to communicate between the different parties and to keep us informed . I would definitely recommend

Testimonial 3

After having my property valued with several agents, Chris stood out from the crowd. His ambition and enthusiasm shows he has the right tools for this industry and would highly recommend him. Thanks for all your help Chris, Keep up the good work

/ChrisDurrantexp

/chris-durrant-08752622

Agent Disclaimer

CHRIS DURRANT eXp UK

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