

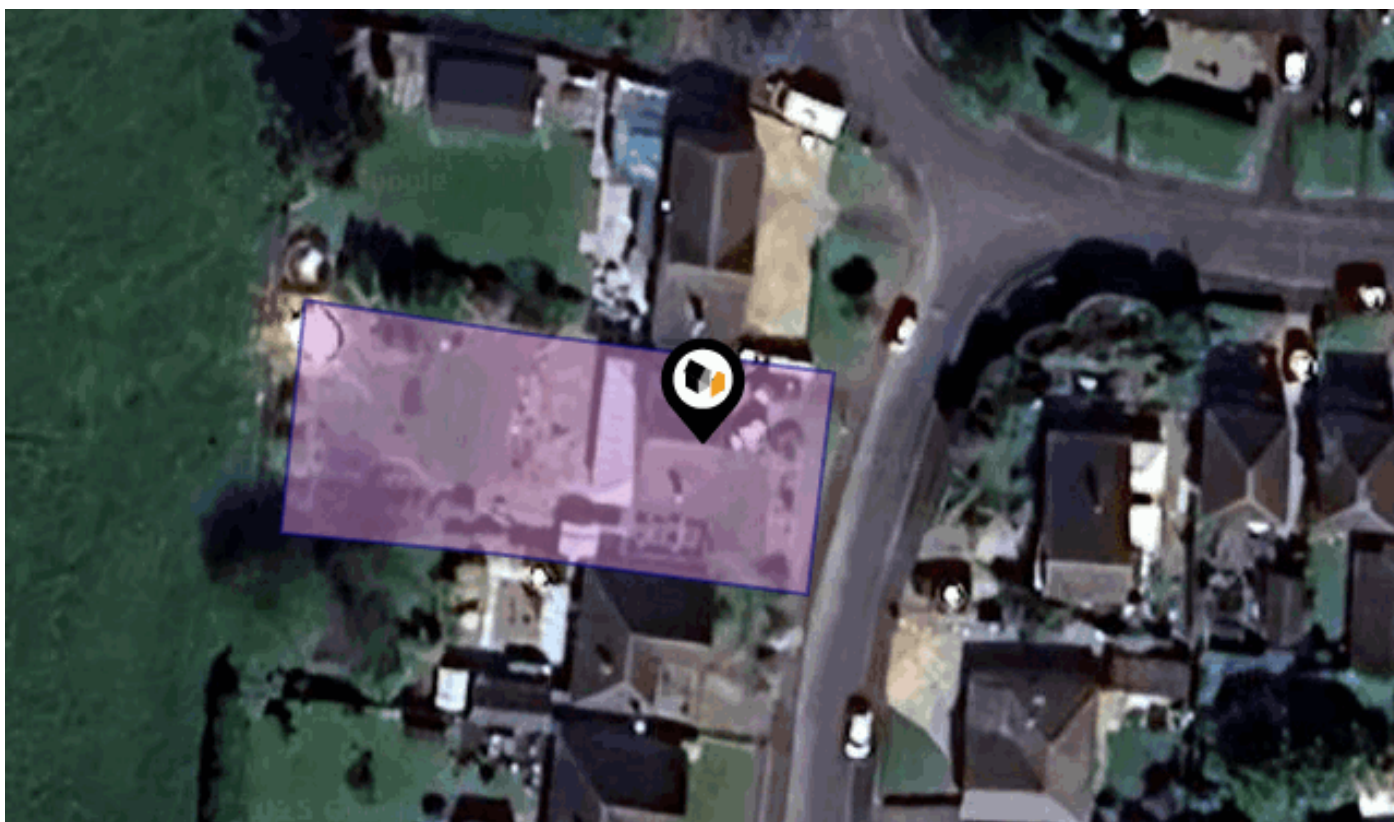


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 23rd April 2025



ST. MARTINS WAY, ANCASTER, GRANTHAM, NG32

Charles Dyson Estate Agents

Elmer House, Finkin Street, Grantham, NG31 6QZ

01476 576688

David.carter@charlesdyson.co.uk

charlesdyson.co.uk















Property

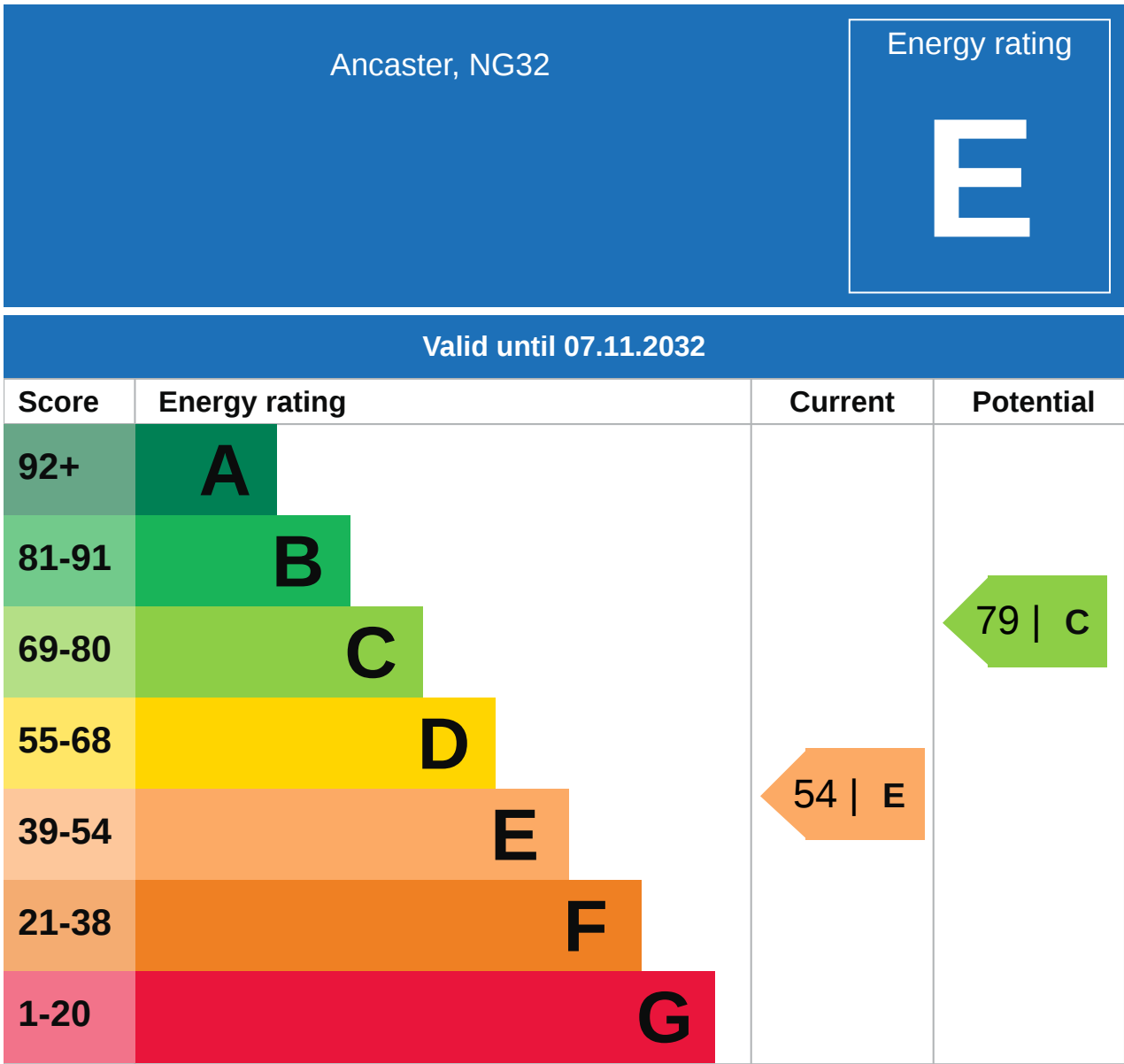
Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	990 ft ² / 92 m ²		
Plot Area:	0.2 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£1,944		
Title Number:	LL1252		

Local Area

Local Authority:	Lincolnshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	16 mb/s	80 mb/s	- mb/s
• Surface Water	Very low			

Mobile Coverage: (based on calls indoors)	Satellite/Fibre TV Availability:					
						
O ₂	EE	3	O	BT	sky	Virgin media

Property
EPC - Certificate



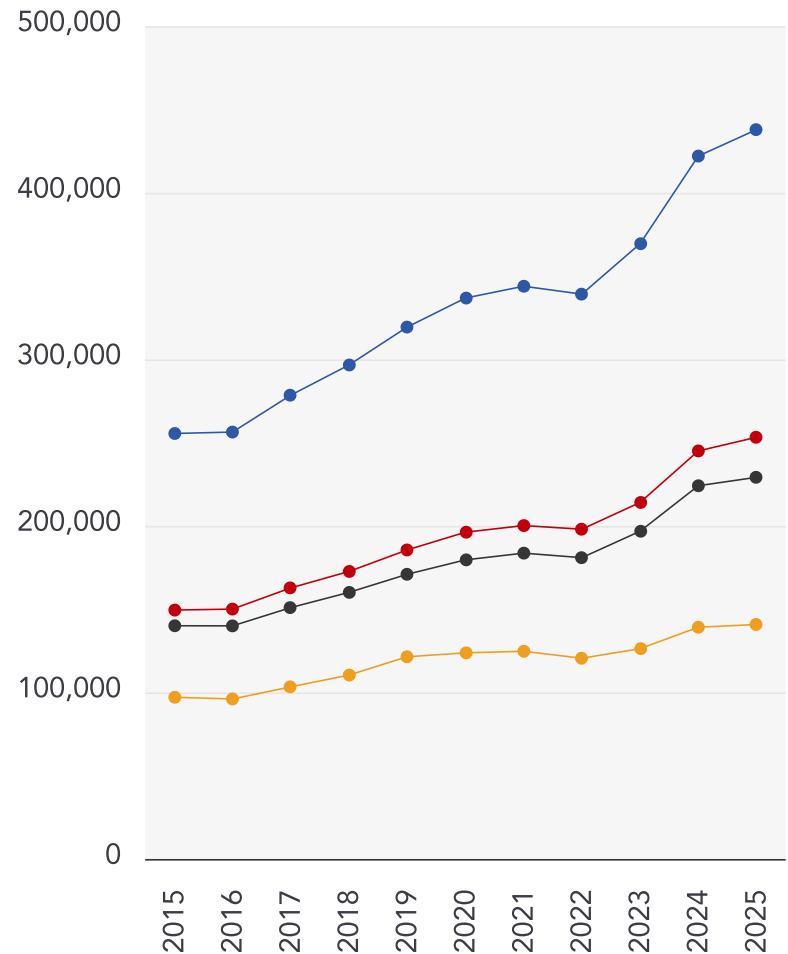
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 73% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	92 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in NG32



Detached

+71.41%

Semi-Detached

+69.43%

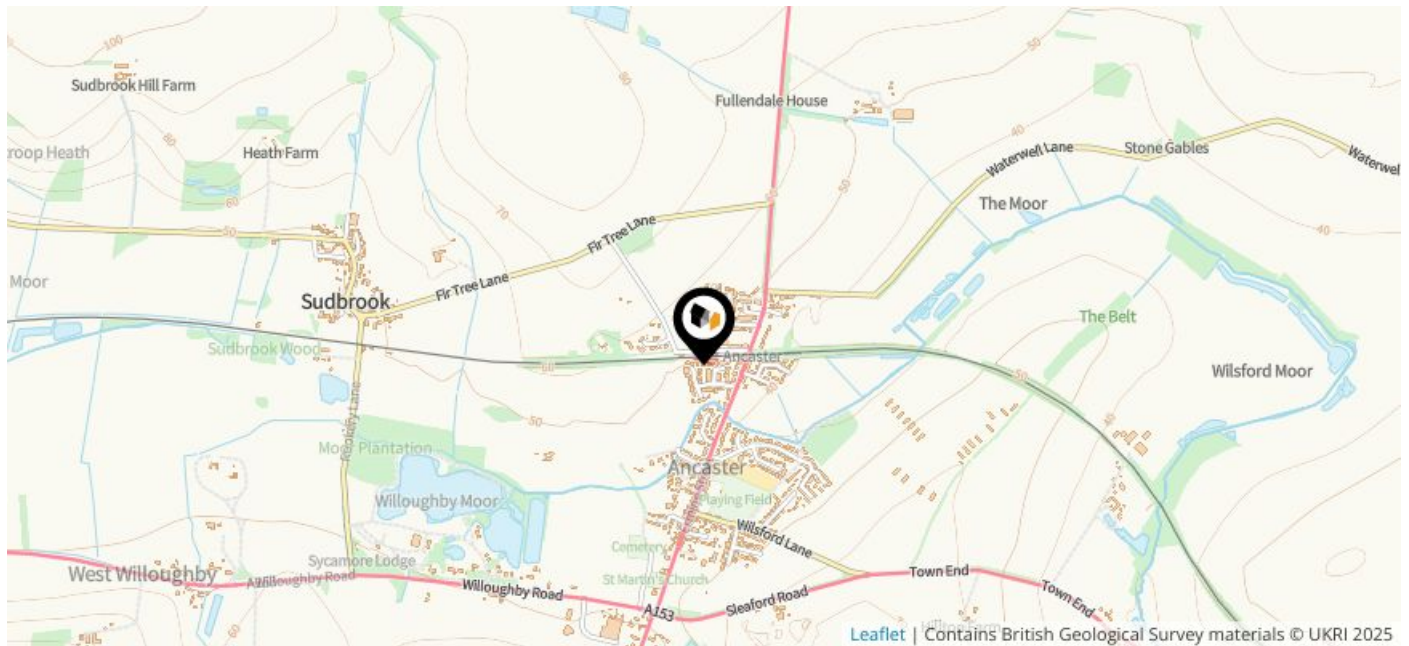
Terraced

+63.64%

Flat

+44.99%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

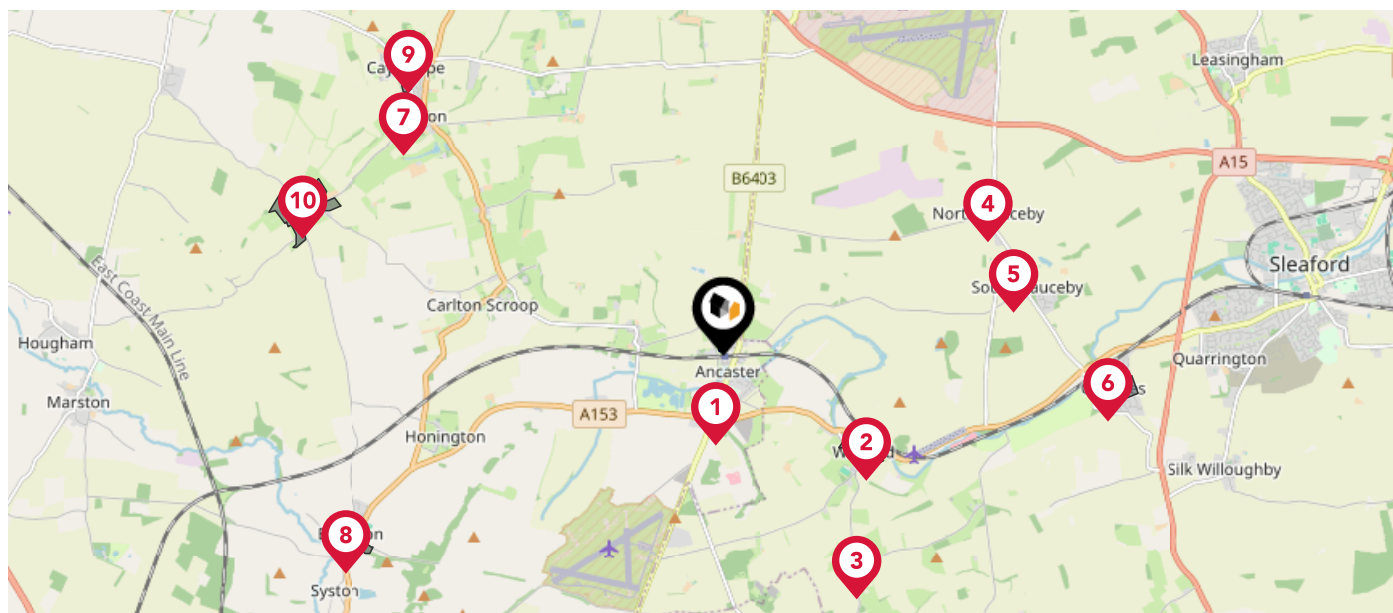
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

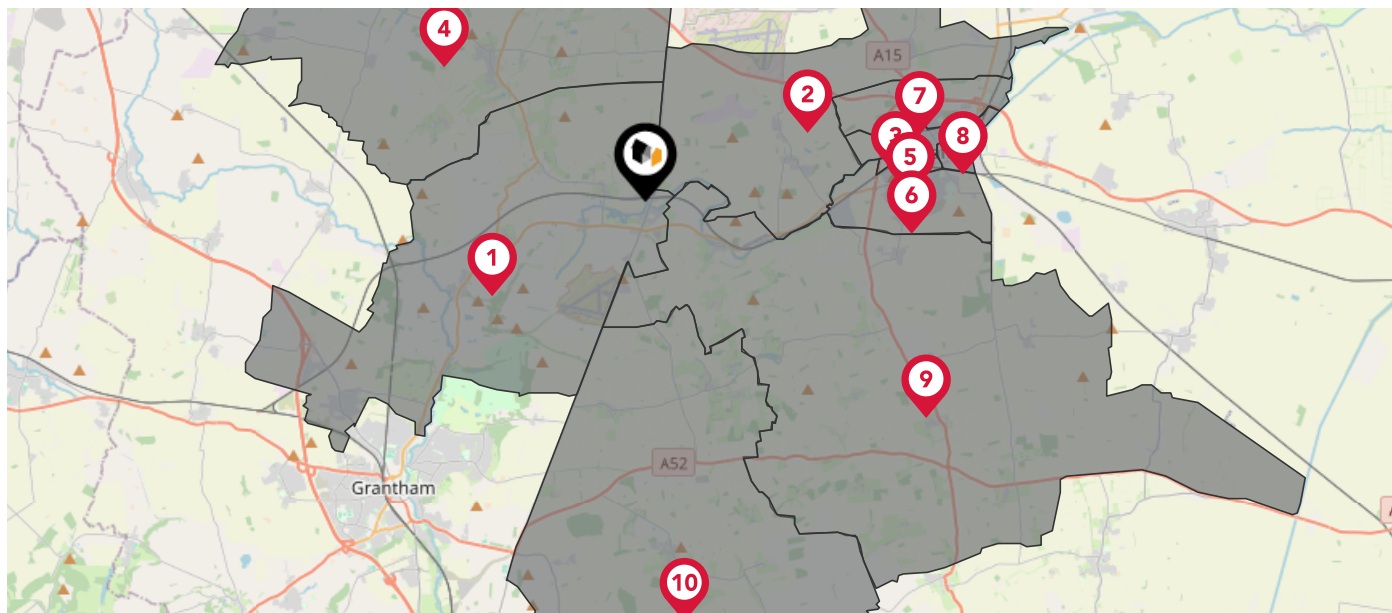
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- | | |
|----|-------------------|
| 1 | Ancaster |
| 2 | Wilsford |
| 3 | Kelby |
| 4 | North Rauceby |
| 5 | South Rauceby |
| 6 | Rauceby Hospital |
| 7 | Frieston Green |
| 8 | Barkston |
| 9 | Caythorpe |
| 10 | Hough-on-The-Hill |

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



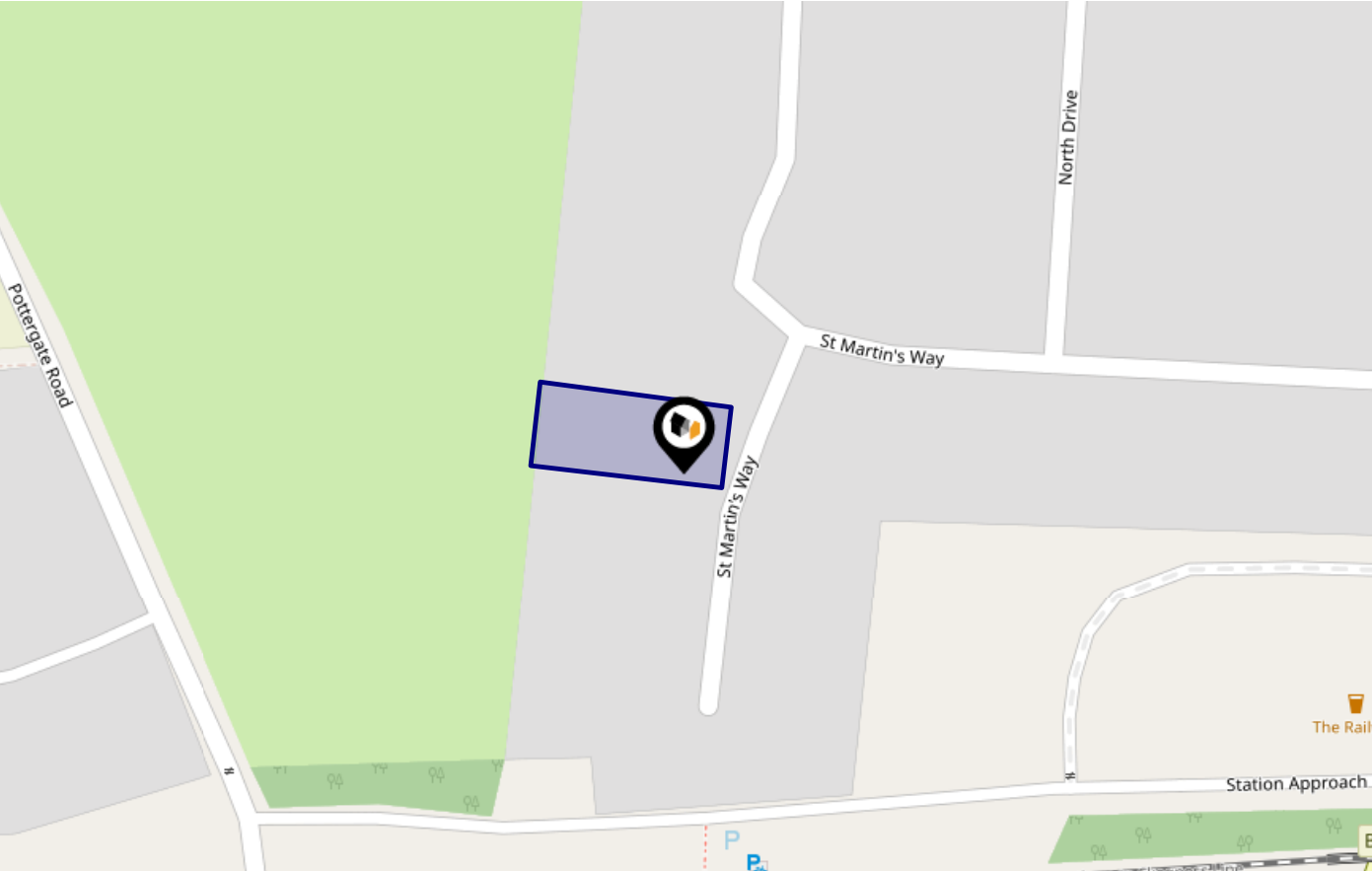
Nearby Council Wards

- | | |
|----|---------------------------------------|
| 1 | Peascliffe & Ridgeway Ward |
| 2 | Leasingham and Rauceby Ward |
| 3 | Sleaford Westholme Ward |
| 4 | Loveden Heath Ward |
| 5 | Sleaford Castle Ward |
| 6 | Sleaford Quarrington and Mareham Ward |
| 7 | Sleaford Holdingham Ward |
| 8 | Sleaford Navigation Ward |
| 9 | Osbournby Ward |
| 10 | Lincrest Ward |

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.

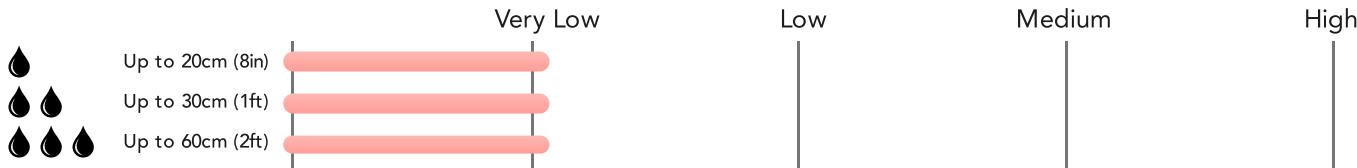


Risk Rating: Very low

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 (0.25%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

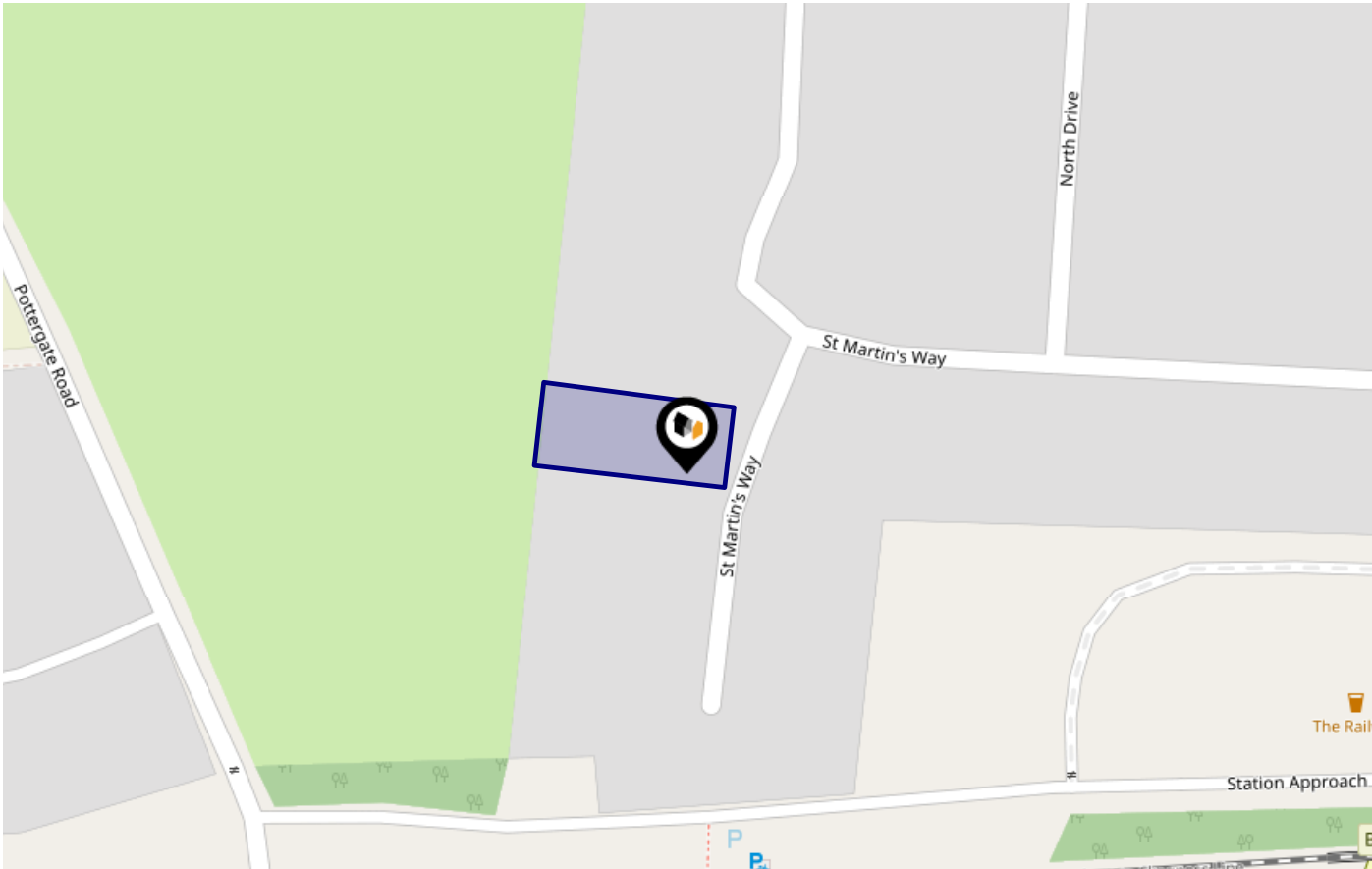
Chance of flooding to the following depths at this property:



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.

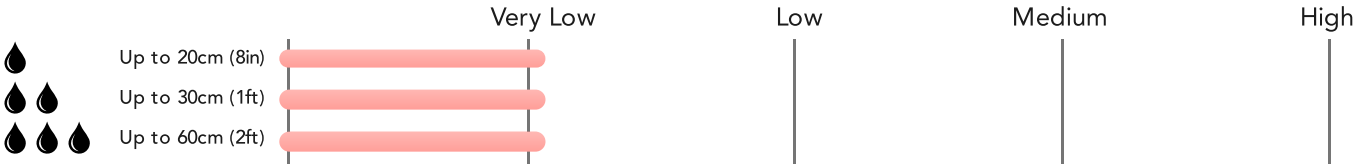


Risk Rating: Very low

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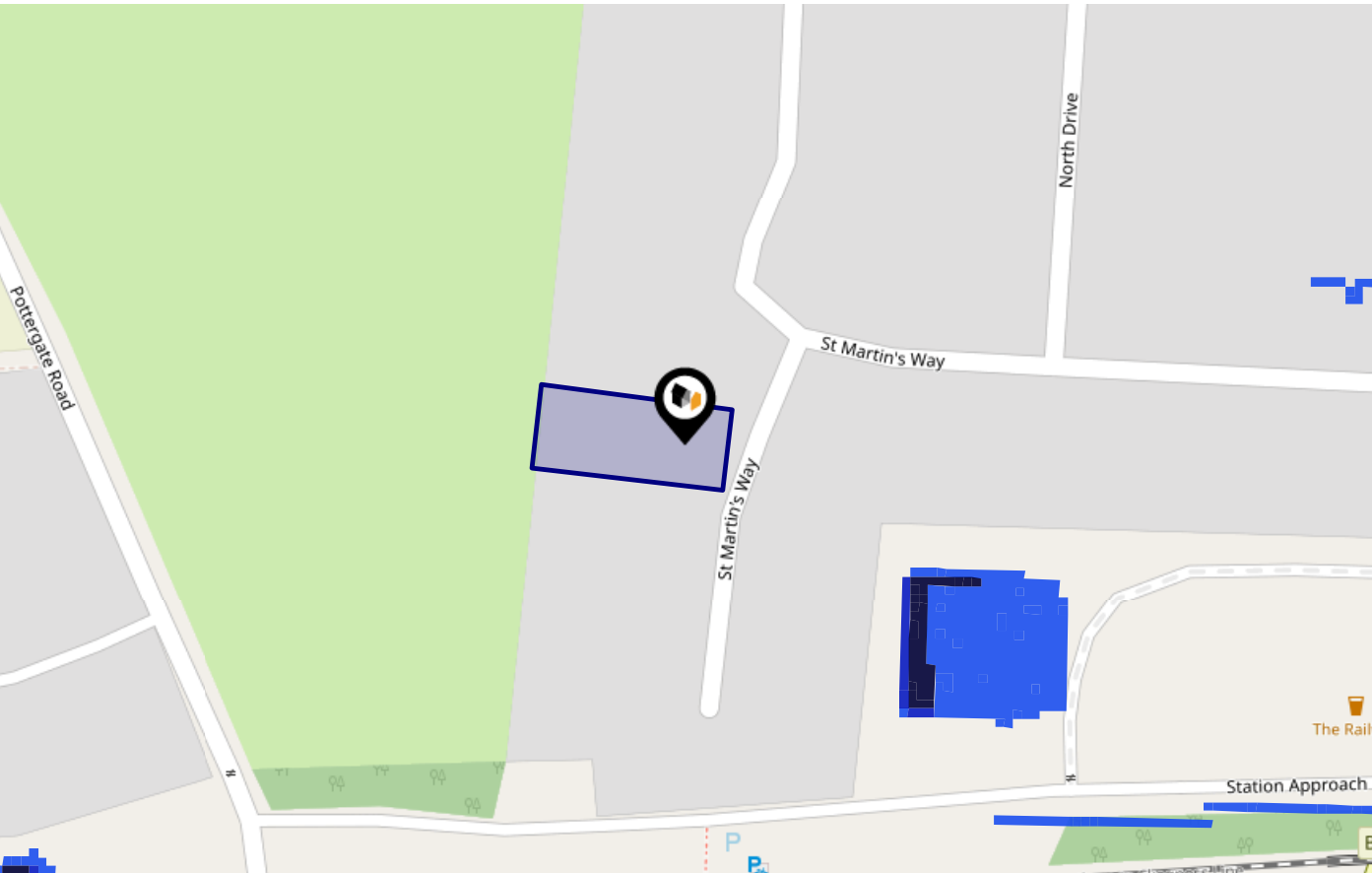
Chance of flooding to the following depths at this property:



Flood Risk





Surface Water - Flood Risk

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



Risk Rating: Very low

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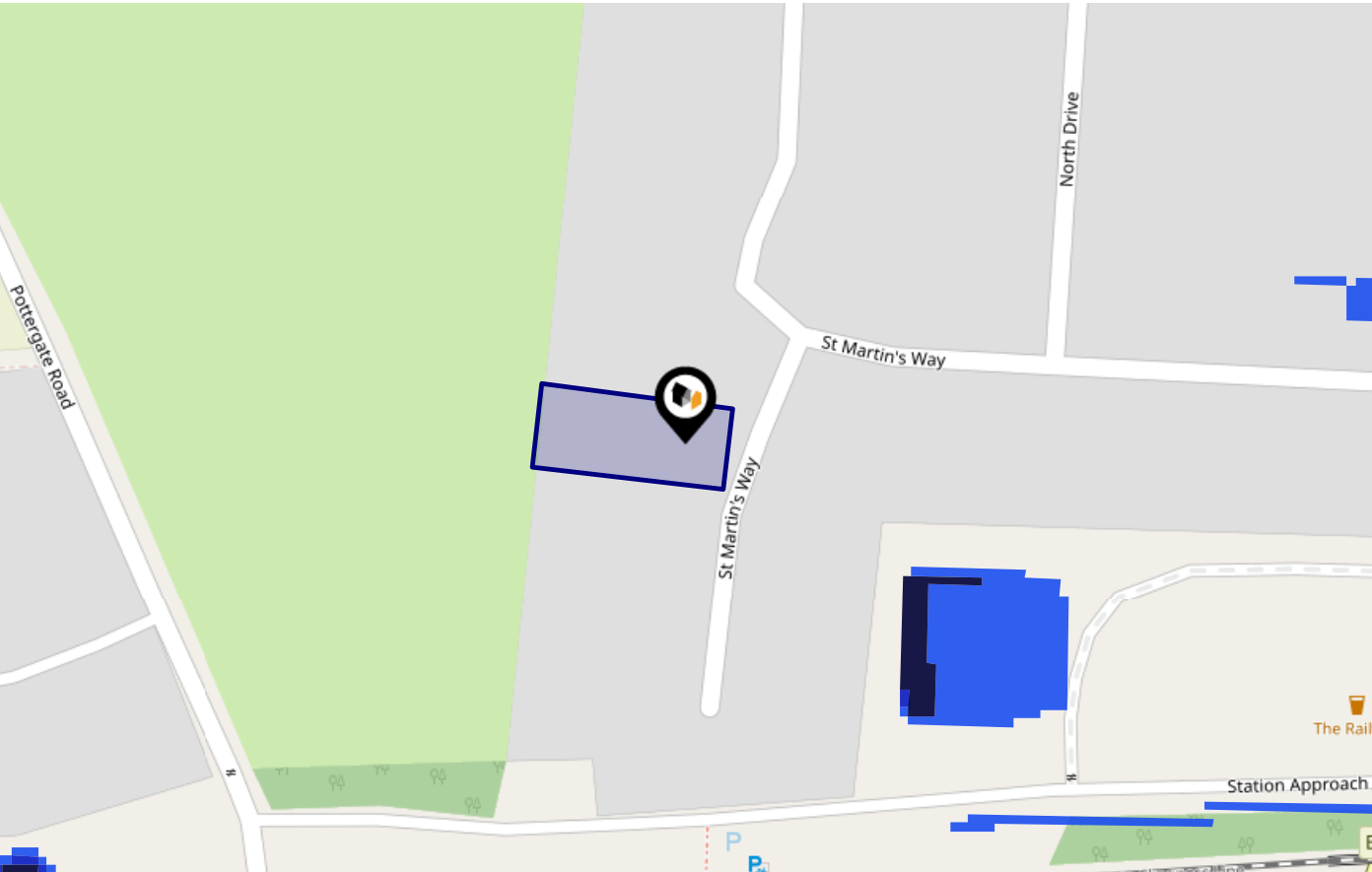
Chance of flooding to the following depths at this property:



Flood Risk





Surface Water - Climate Change

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.

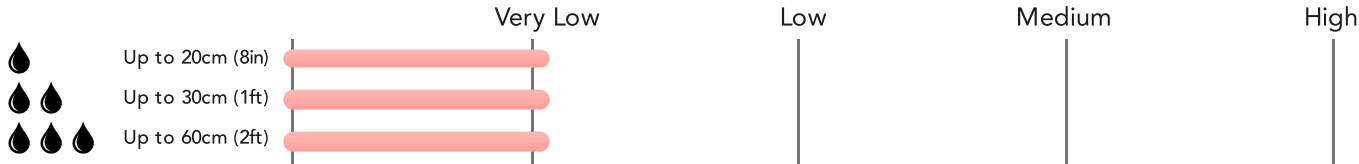


Risk Rating: Very low

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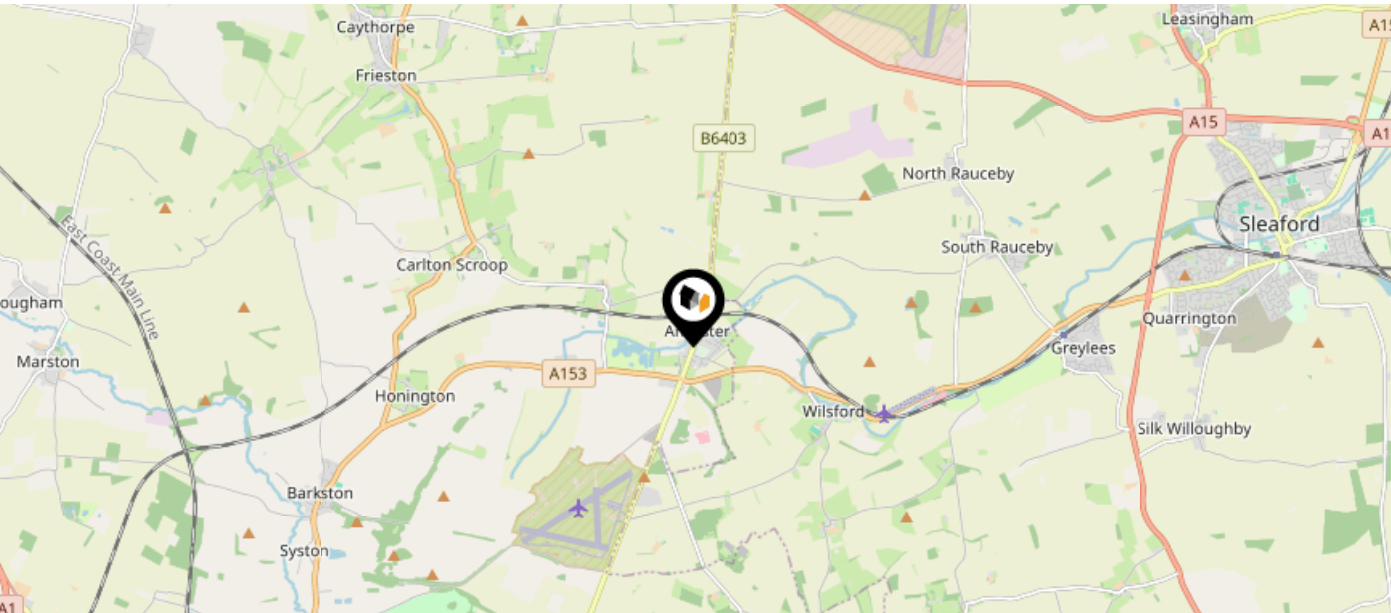
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



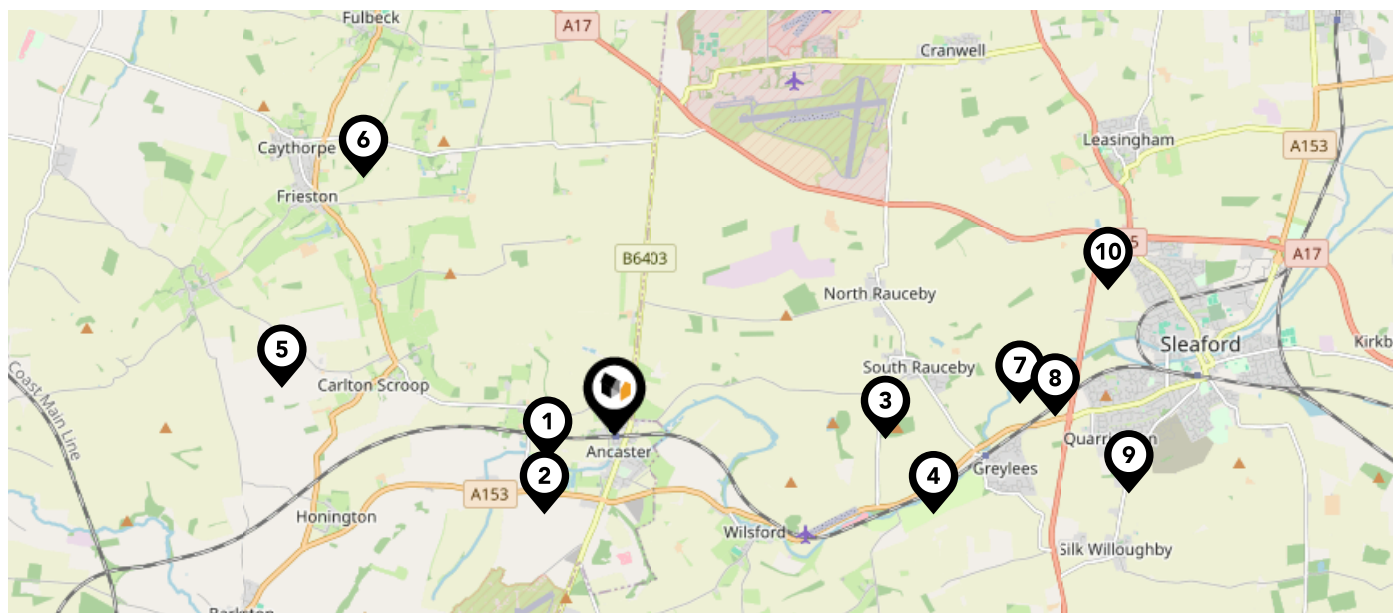
Nearby Green Belt Land

No data available.

Maps

Landfill Sites

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



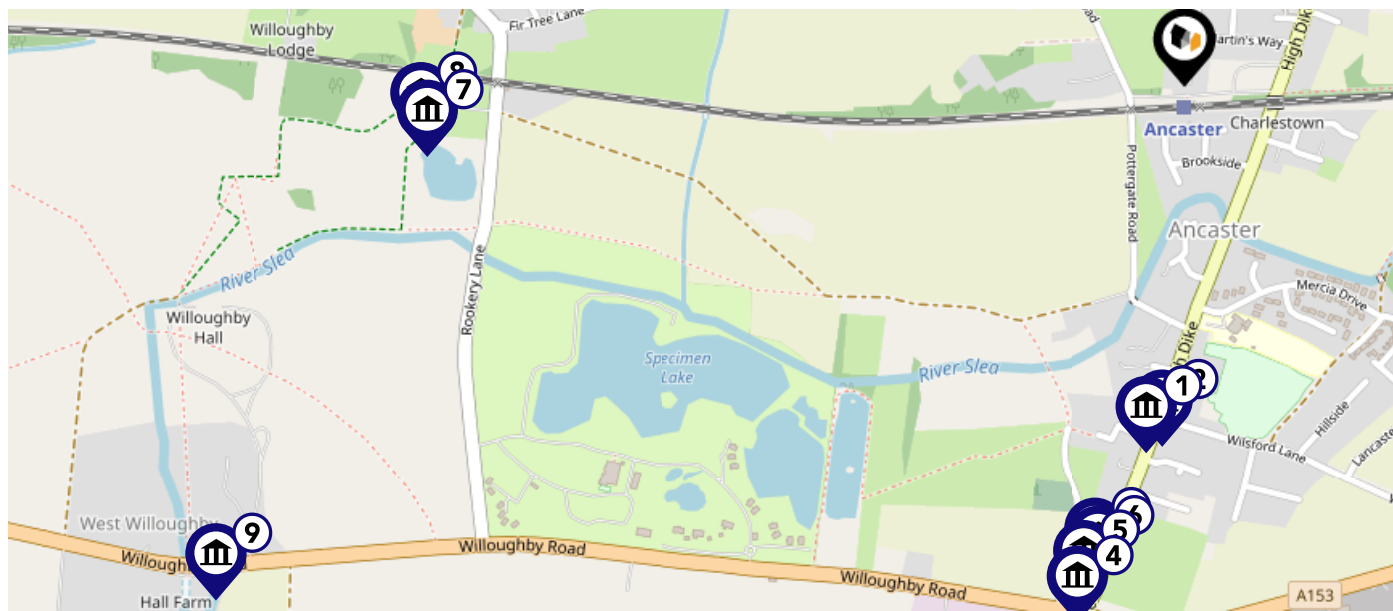
Nearby Landfill Sites

1	Manor Farm-Manor Farm, Fir Tree Lane, Sudbrooke, Ancaster, Lincolnshire	Historic Landfill	
2	Willoughby Moor-Ancaster, Sleaford, Lincolnshire	Historic Landfill	
3	East of Thorpe Drove-South Rauceby, Lincolnshire	Historic Landfill	
4	South Rauceby-Rauceby Warren	Historic Landfill	
5	Carlton Scroop-Newark Lane, Grantham, Lincolnshire	Historic Landfill	
6	West Of Station-Station Road, Caythorpe, Granthorpe, Lincolnshire	Historic Landfill	
7	EA/EPR/KP3198NG/A001 - Mr D R Bellamy	Active Landfill	
8	EA/EPR/AP3494NR/A001 - Morrison Construction Ltd	Active Landfill	
9	OS Plot 7925-Stump Cross Hill, Quarrington, Lincolnshire	Historic Landfill	
10	Holdingham-Holdingham, Lincolnshire	Historic Landfill	

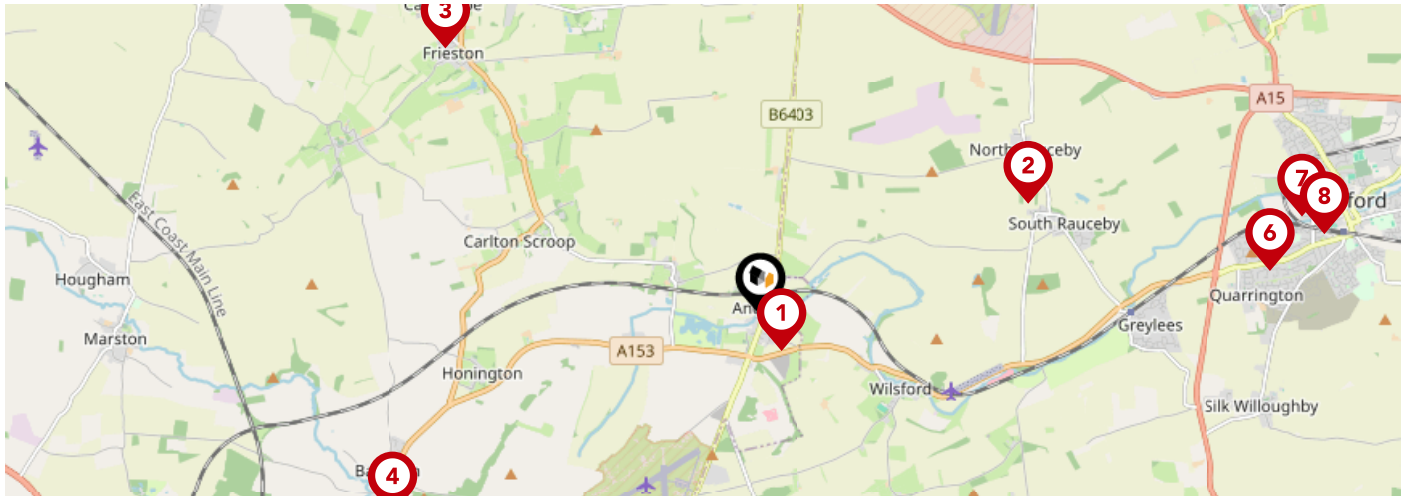
Maps

Listed Buildings

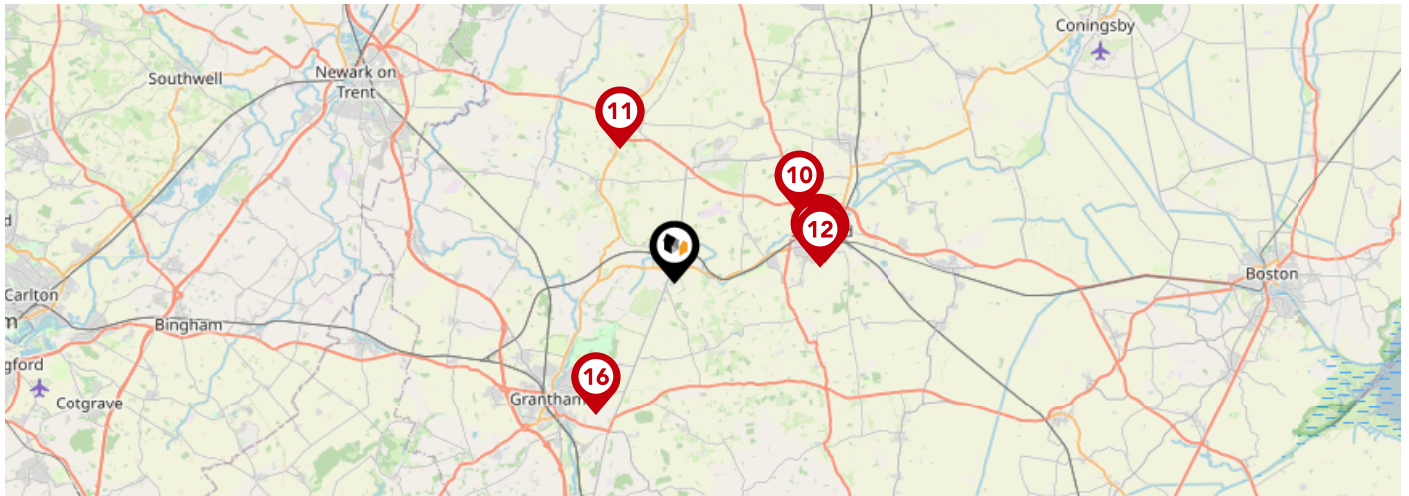
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1062420 - Launde House	Grade II	0.4 miles
	1062423 - Cross Base	Grade II	0.4 miles
	1360299 - Ancaster Hall Former Kitchen	Grade II	0.5 miles
	1360300 - The Rectory And Outbuildings	Grade II	0.6 miles
	1062422 - Church Of St Martin	Grade I	0.6 miles
	1062421 - Ancaster Hall	Grade II	0.6 miles
	1360301 - Stables At Sudbrook Old Hall	Grade II	0.8 miles
	1062424 - Sudbrook Old Hall	Grade II	0.8 miles
	1456889 - West Willoughby War Memorial	Grade II	1.2 miles



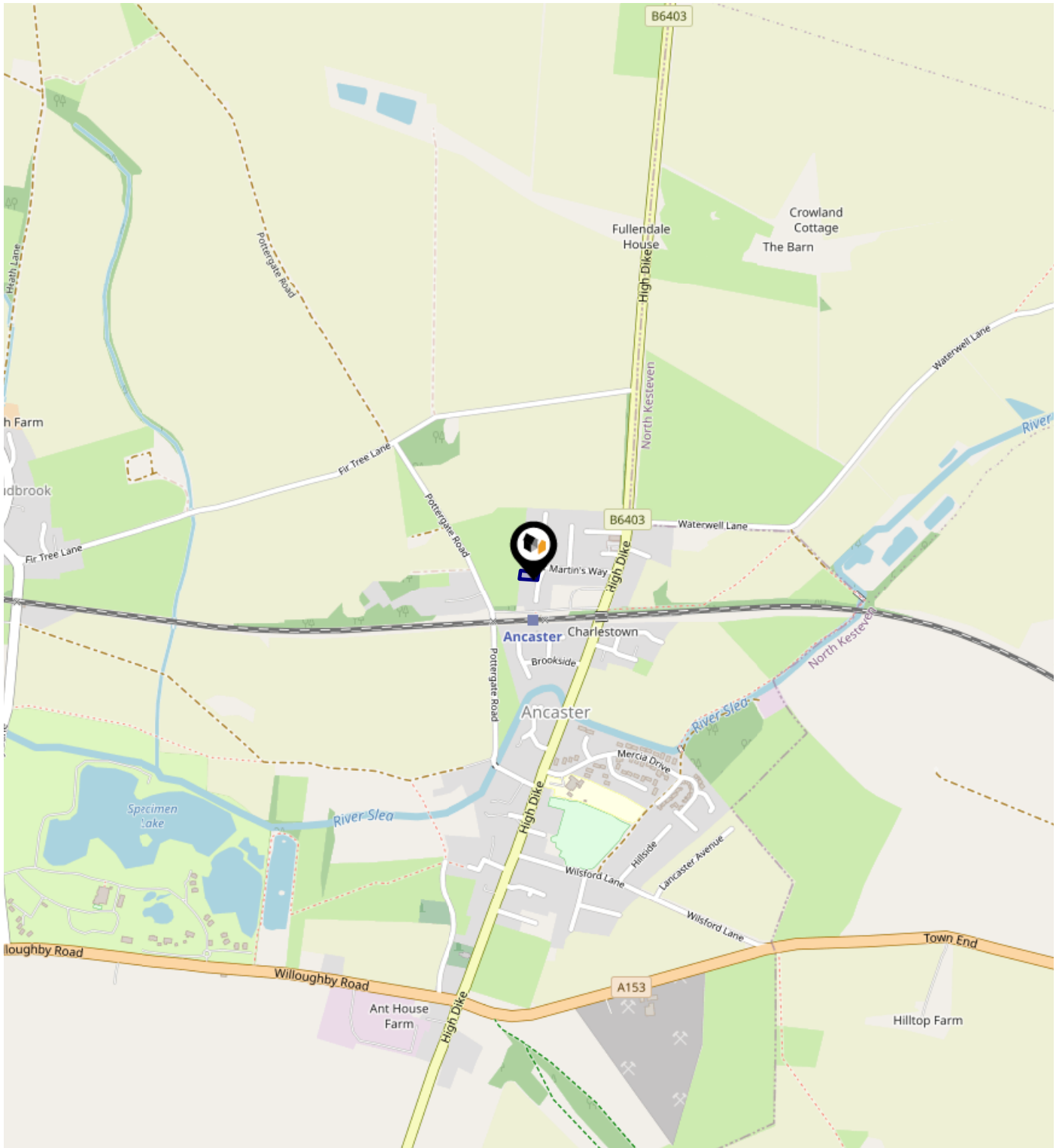
		Nursery	Primary	Secondary	College	Private
1	Ancaster CoE Primary School Ofsted Rating: Good Pupils: 194 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Rauceby Church of England Primary School Ofsted Rating: Good Pupils: 174 Distance:2.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Caythorpe Primary School Ofsted Rating: Requires improvement Pupils: 88 Distance:3.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Barkston and Syston CoE Primary School Ofsted Rating: Good Pupils: 94 Distance:3.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cranwell Primary School (Foundation) Ofsted Rating: Good Pupils: 303 Distance:3.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Botolph's C of E Primary School Ofsted Rating: Good Pupils: 407 Distance:4.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Our Lady of Good Counsel Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 155 Distance:4.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St George's Academy Ofsted Rating: Good Pupils: 2356 Distance:5.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
9	Sleaford Joint Sixth Form Ofsted Rating: Not Rated Pupils:0 Distance:5.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	The Leasingham St Andrew's Church of England Primary School Ofsted Rating: Good Pupils: 200 Distance:5.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Leadenham Church of England Academy Ofsted Rating: Good Pupils: 57 Distance:5.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Kesteven and Sleaford High School Selective Academy Ofsted Rating: Good Pupils: 772 Distance:5.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Carre's Grammar School Ofsted Rating: Good Pupils: 789 Distance:5.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Church Lane Primary School & Nursery Ofsted Rating: Outstanding Pupils: 213 Distance:5.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Holton Sleaford Independent School Ofsted Rating: Good Pupils: 44 Distance:5.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Esland Grantham School Ofsted Rating: Good Pupils: 29 Distance:5.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

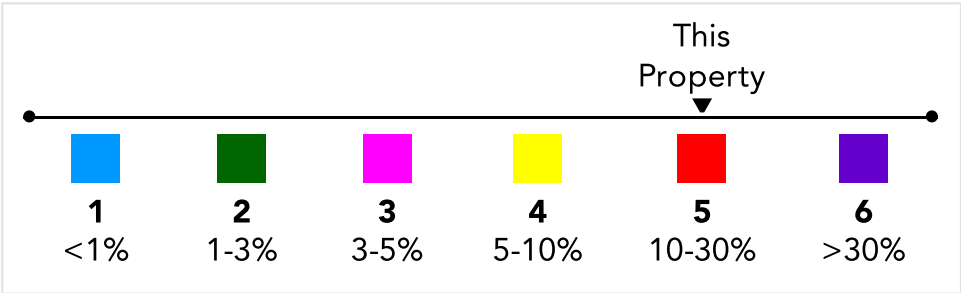
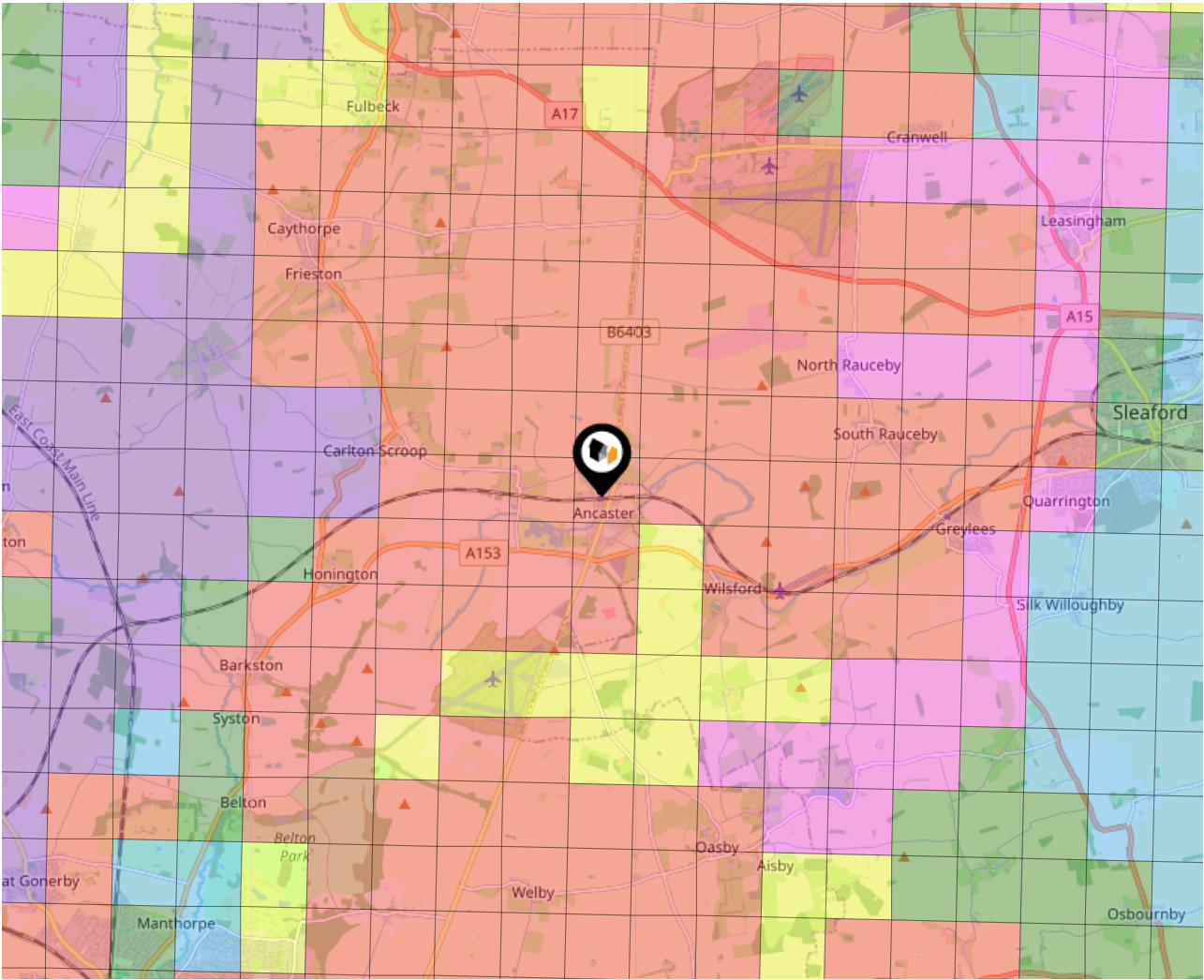


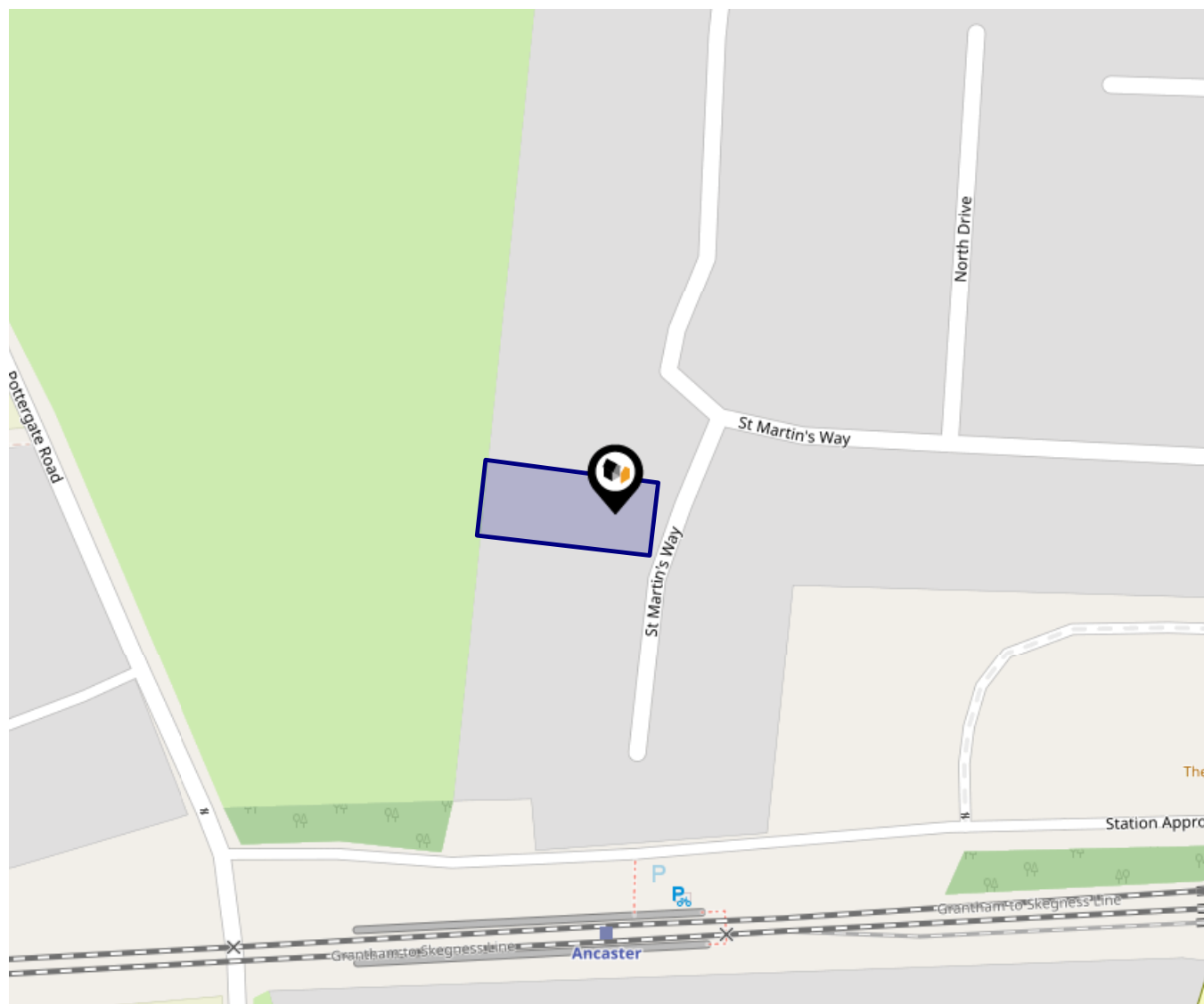
Key:

-  Power Pylons
-  Communication Masts

What is Radon?

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





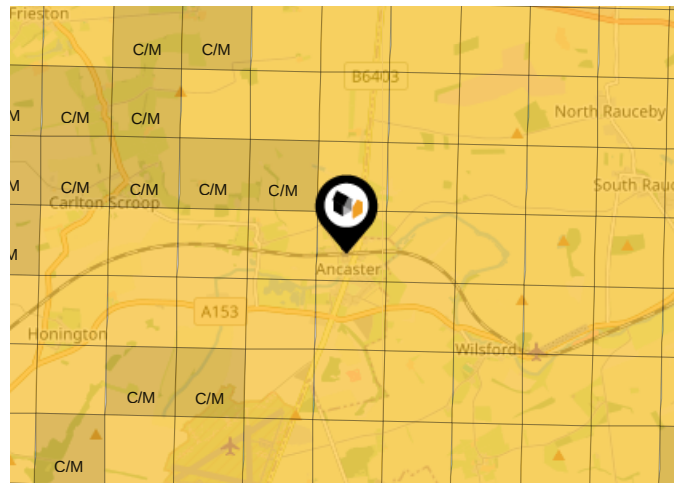
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

Carbon Content:	MOD	Soil Texture:	LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	DEEP-INTERMEDIATE
Soil Group:	MEDIUM TO LIGHT(SILTY)		

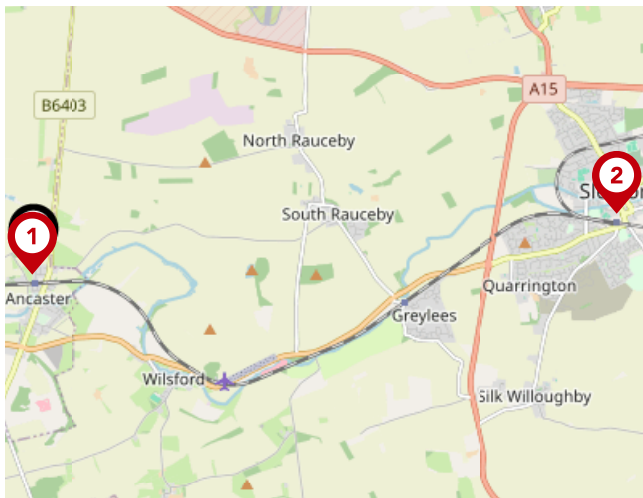


Primary Classifications (Most Common Clay Types)

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

Area

Transport (National)



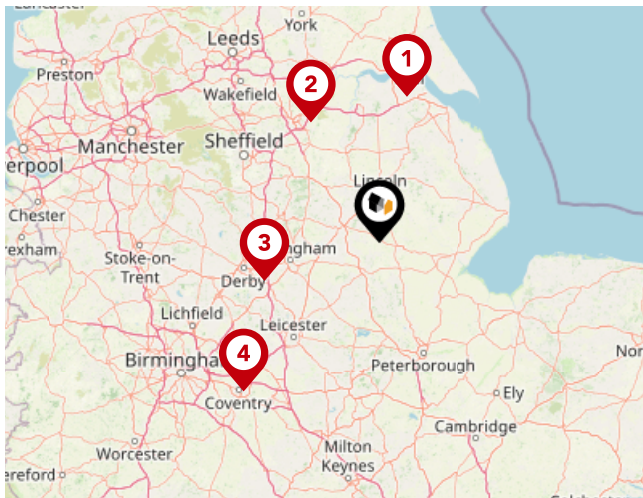
National Rail Stations

Pin	Name	Distance
1	Ancaster Rail Station	0.06 miles
2	Sleaford Rail Station	5.23 miles
3	Grantham Rail Station	7.23 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J17	32.94 miles
2	A1(M) J16	35.08 miles
3	M180 J4	38.45 miles
4	M180 J3	40.02 miles
5	A1(M) J34	35.49 miles

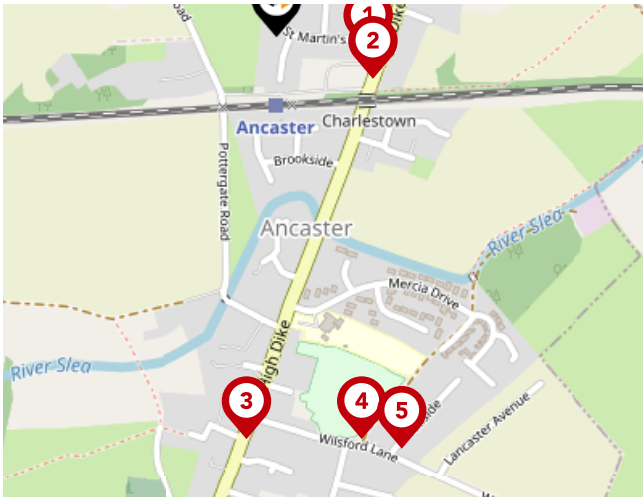


Airports/Helipads






Pin	Name	Distance
1	Humberside Airport	41.85 miles
2	Finningley	39.32 miles
3	East Mids Airport	34.98 miles
4	Baginton	58.28 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	The Railway Inn	0.1 miles
	The Railway Inn	0.12 miles
	Village Hall	0.45 miles
	Hillside	0.46 miles
	Hillside	0.48 miles



Charles Dyson Estate Agents

Specialising in Grantham and the surrounding villages, Charles Dyson Estate Agents is committed to providing exceptional levels of customer service, through our dedicated and experienced team.

As most people choose their agent based on their location and experience, we are proud that the majority of our vendors and landlords are either recommended to us or are repeat customers who value the local knowledge of our friendly and experienced staff.

Whether you are buying, renting or selling we guarantee to offer a genuine one-to-one service at an affordable price.

Call us today to discuss your requirements with one of our team who will always be pleased to offer friendly impartial advice.

Testimonial 1



I bought my property through this team so they weren't directly representing me, though I did find them to be very friendly and helpful.

I couldn't get along with my conveyancer who didn't seem to want to know me, but Kristie was able to make up that shortfall by keeping me informed of what was going on from the buyer's side.

On the day I collected my keys they even gave me a welcome box full of some new home goodies.

Testimonial 2



I use Charles Dyson Estate & Letting Agents to manage all of my properties in the Grantham area. It is always my preference to deal with a local estate agent with a family feel, rather than a regional or national agency (that don't really care!).

I first started to use Charles Dyson Estate & Letting Agents in 2021, and three years on, their service continues to be exceptional.

Testimonial 3



Charles Dyson have been absolutely brilliant. A phenomenal service with great communication throughout our property sale. The team were so friendly and warm and made selling our home easy. We received regular updates during the sale and were impressed with the timely and professional service provided. We will definitely use Dysons again in the future.

Testimonial 4



Absolutely fantastic experience using Charles Dyson Estate agents to sell our property. The communication and level of efficiency was outstanding, they were really proactive and made the selling process as easy as possible for us.

Would highly recommend.



/CharlesDysonEstateAgents



/DysonEA



/charlesdysonestateagents/

Charles Dyson Estate Agents

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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