

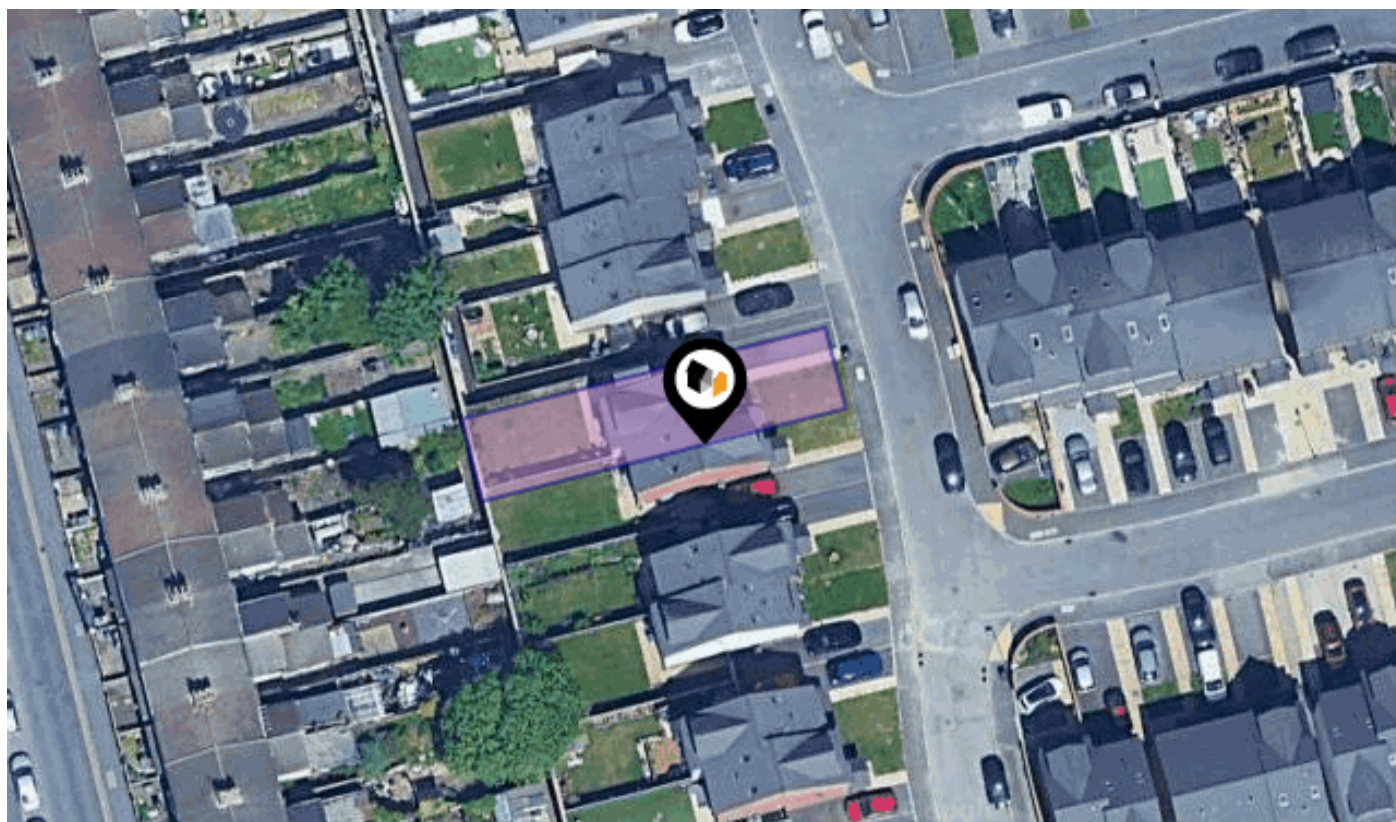


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 22nd October 2025



CLEEFIELD DRIVE, GRIMSBY, DN32

Charles Dyson Estate Agents

Elmer House, Finkin Street, Grantham, NG31 6QZ

01476 576688

David.carter@charlesdyson.co.uk

charlesdyson.co.uk





Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,054 ft ² / 98 m ²
Plot Area:	0.05 acres
Year Built :	2020
Council Tax :	Band B
Annual Estimate:	£1,844
Title Number:	HS400609

Tenure:	Freehold
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Local Area

Local Authority:	North east lincolnshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Very low

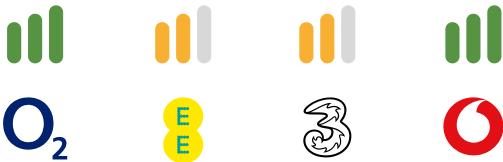
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

13 mb/s	64 mb/s	1800 mb/s
		

Mobile Coverage:

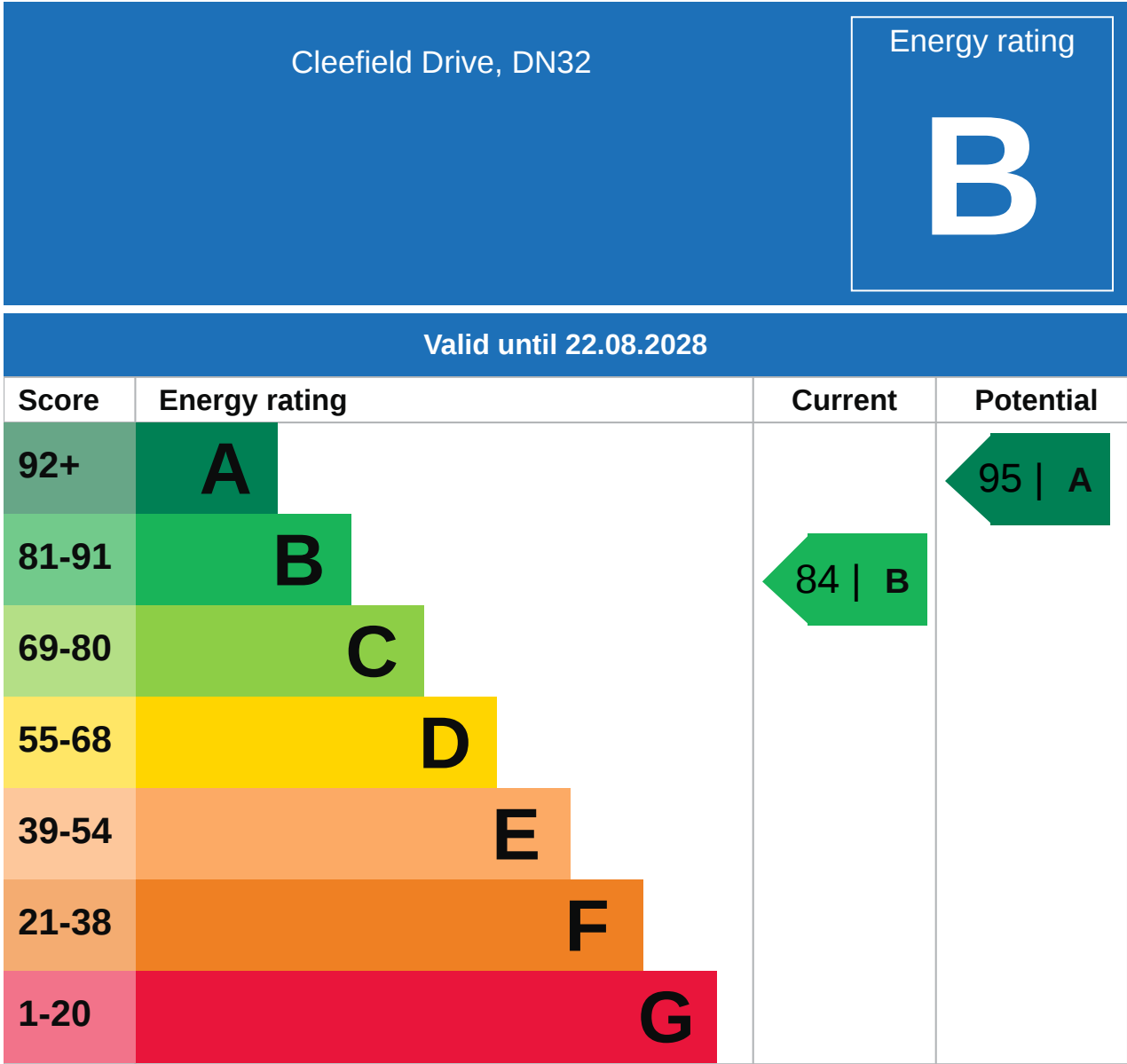
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



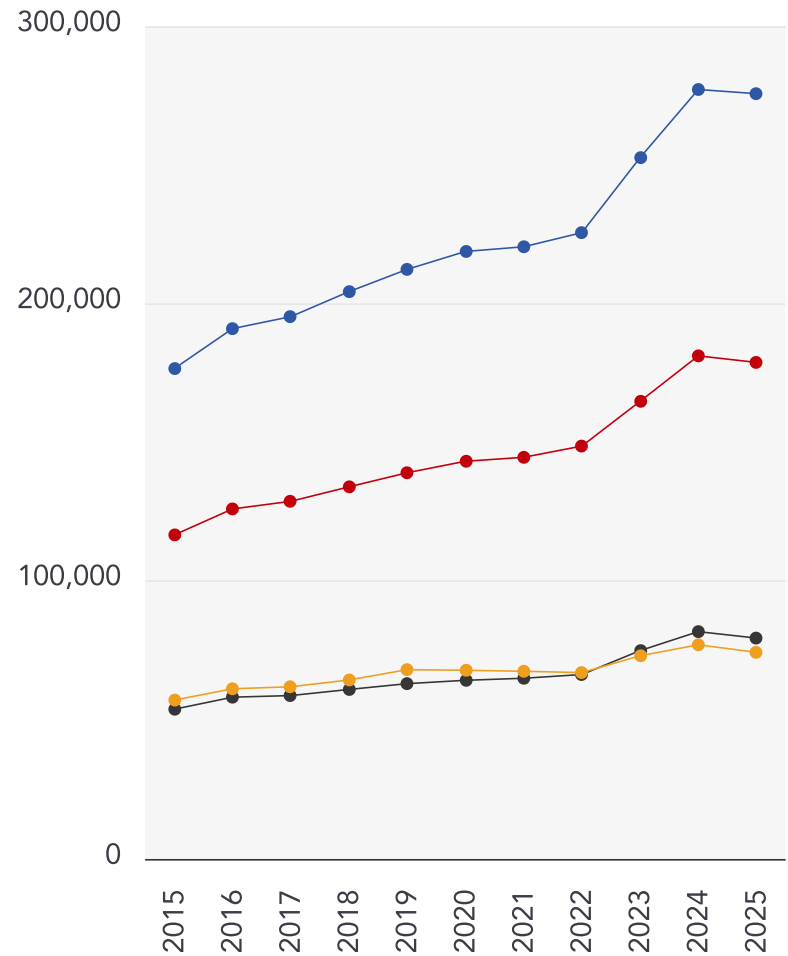
Additional EPC Data

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 0.17 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.13 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 0.11 W/m-Â°K
Total Floor Area:	98 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in DN32



Detached

+56.06%

Semi-Detached

+53.23%

Flat

+30.05%

Terraced

+47.51%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

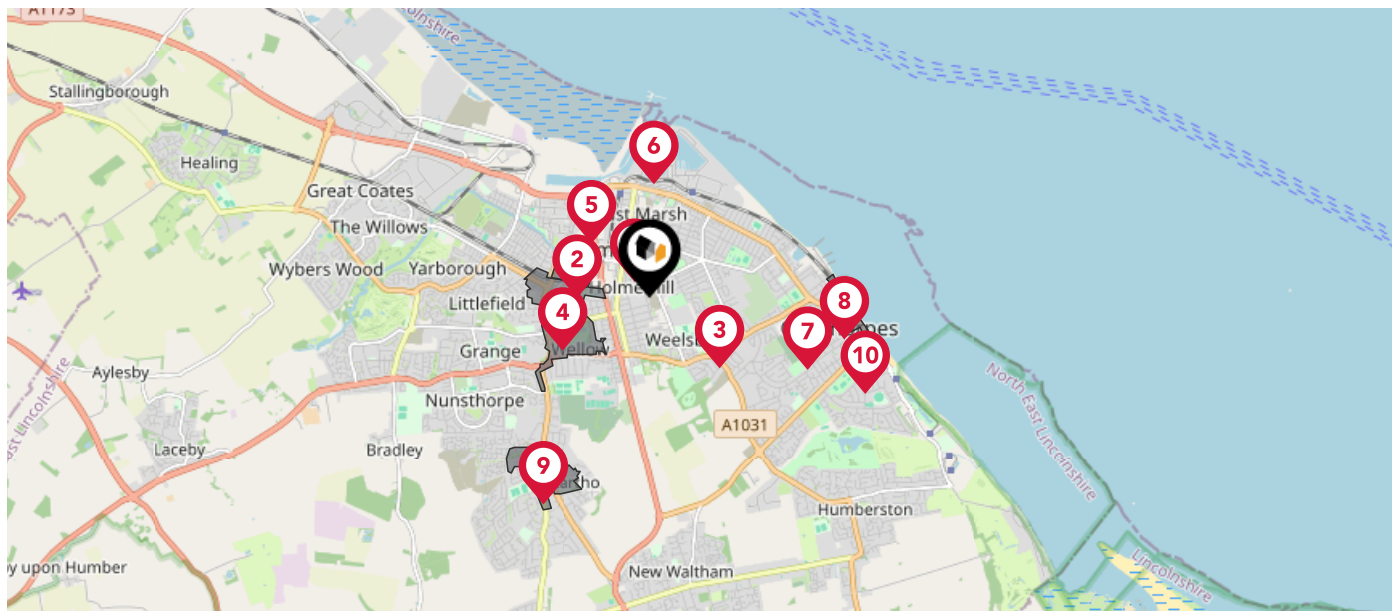
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



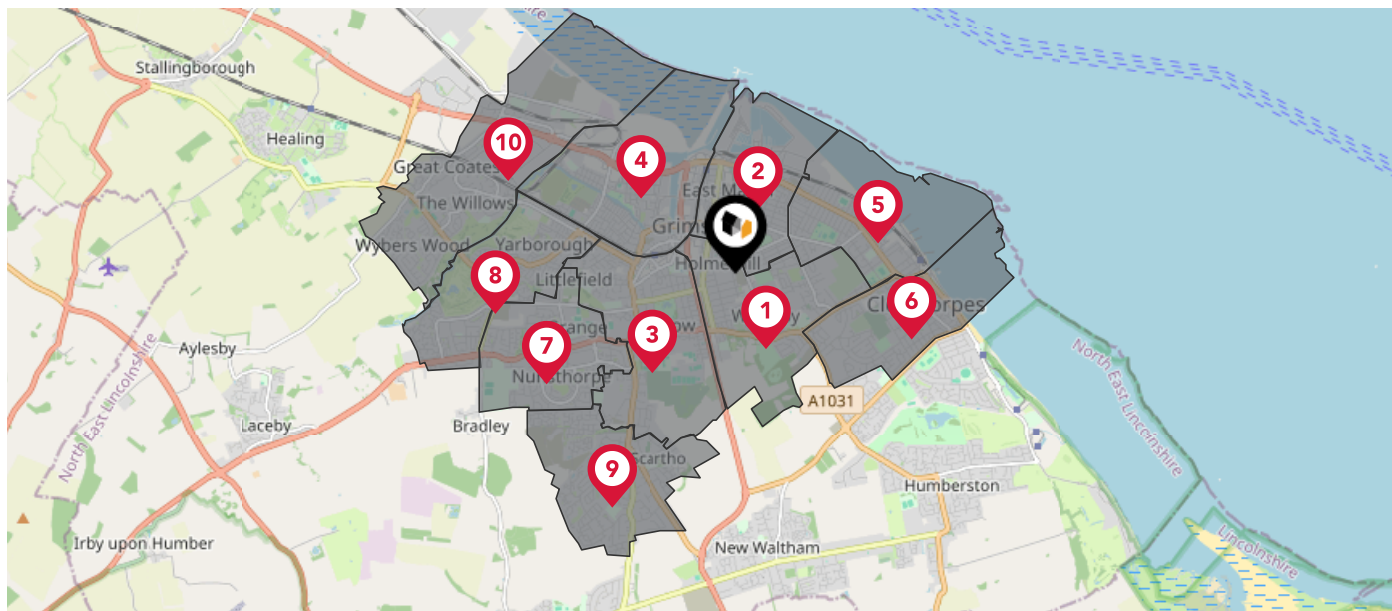
Nearby Conservation Areas

- | | |
|----|------------------------------|
| 1 | Holme Hill |
| 2 | Central Grimsby |
| 3 | Old Clee |
| 4 | Wellow |
| 5 | Victoria Mills |
| 6 | The Kasbah |
| 7 | Mill Road |
| 8 | Cleethorpes Central Seafront |
| 9 | Scartho |
| 10 | Bradford Avenue |

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



Heneage Ward



East Marsh Ward



Park Ward



West Marsh Ward



Sidney Sussex Ward



Croft Baker Ward



South Ward



Yarborough Ward

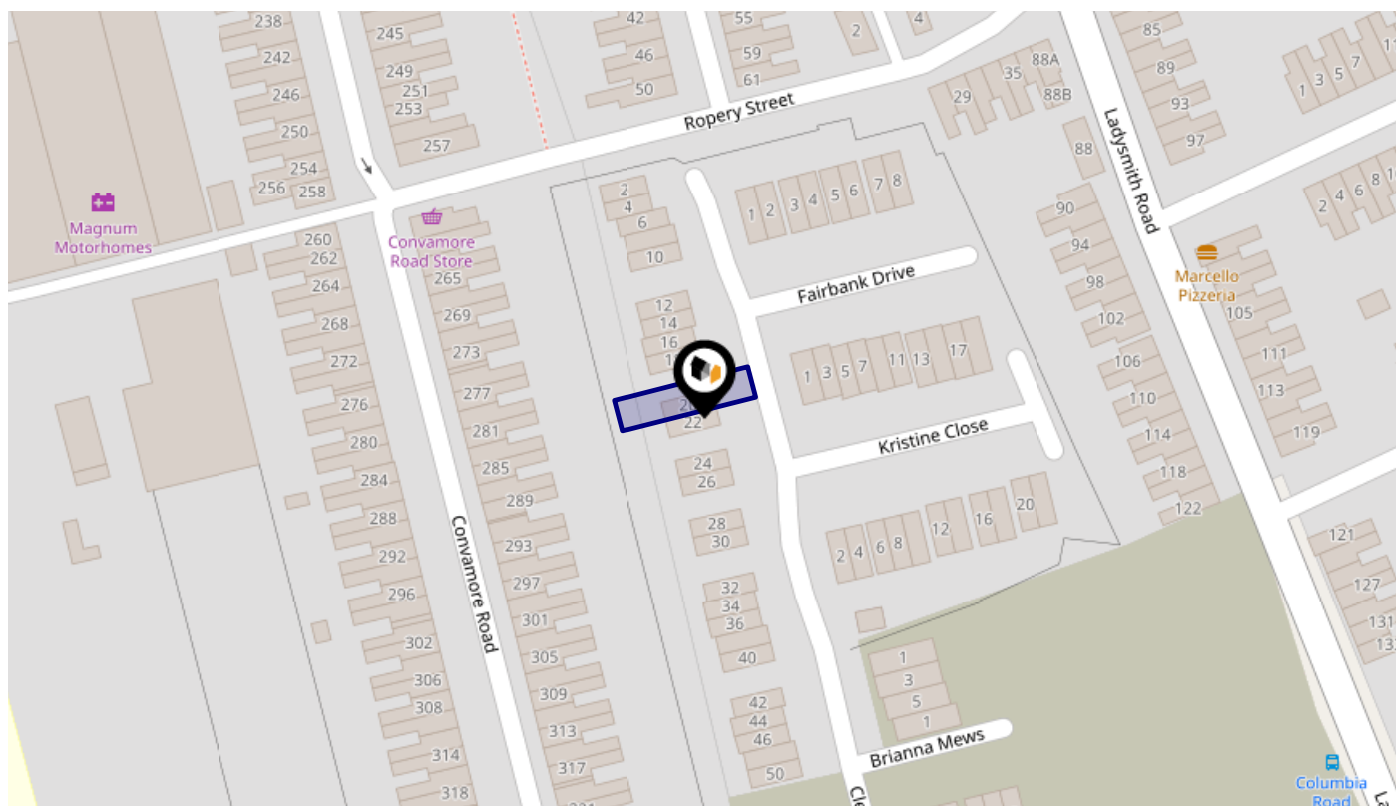


Scarcho Ward



Freshney 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.

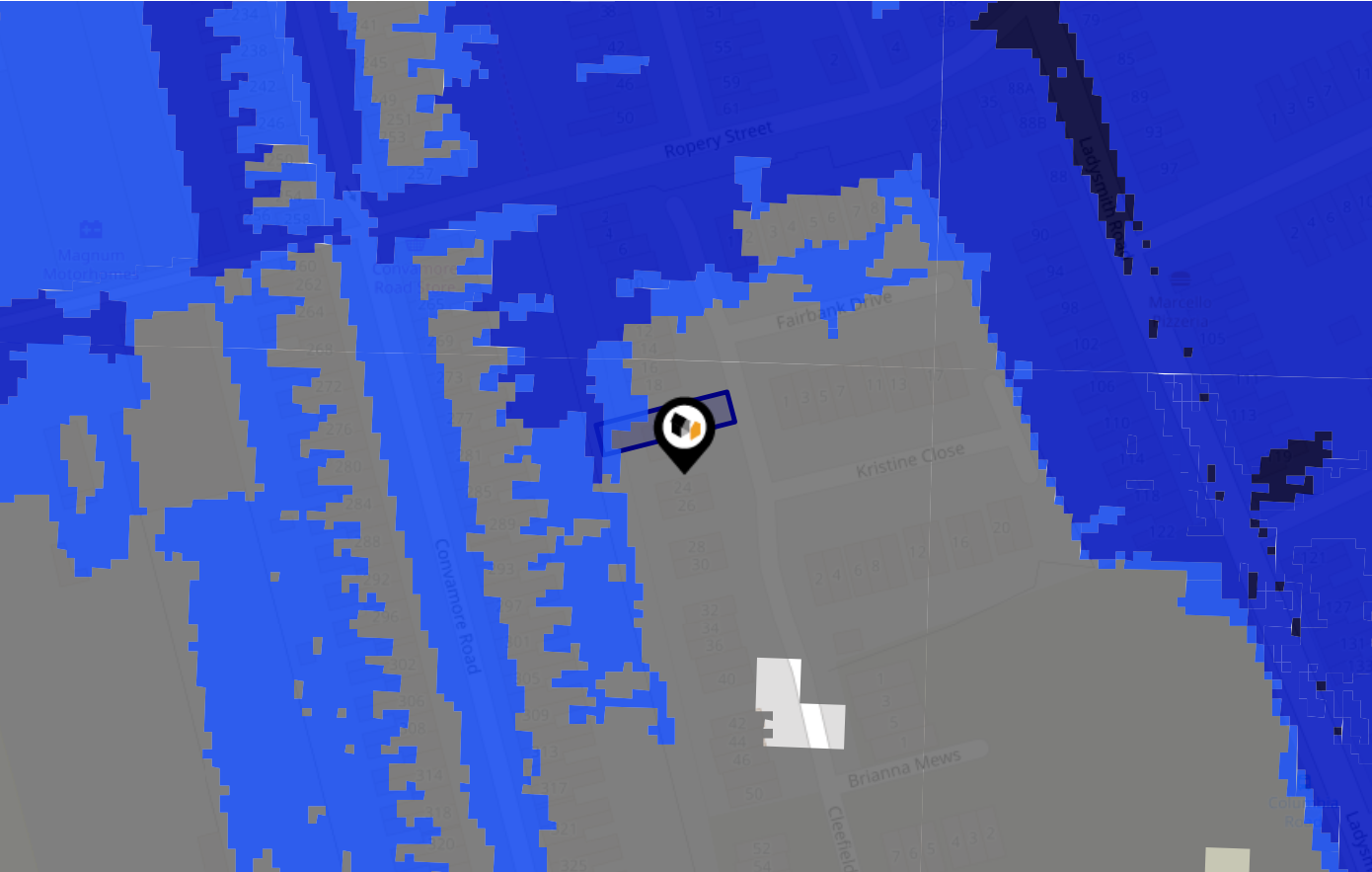
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

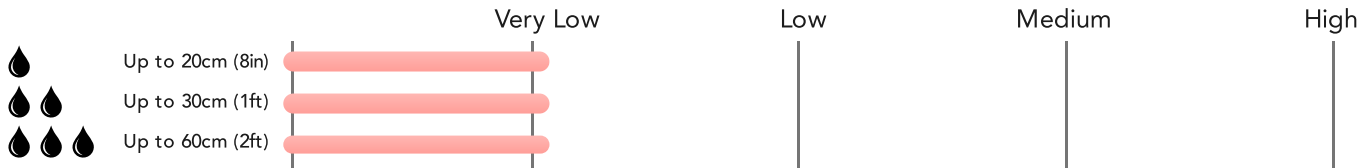


Risk Rating: Very Low

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.

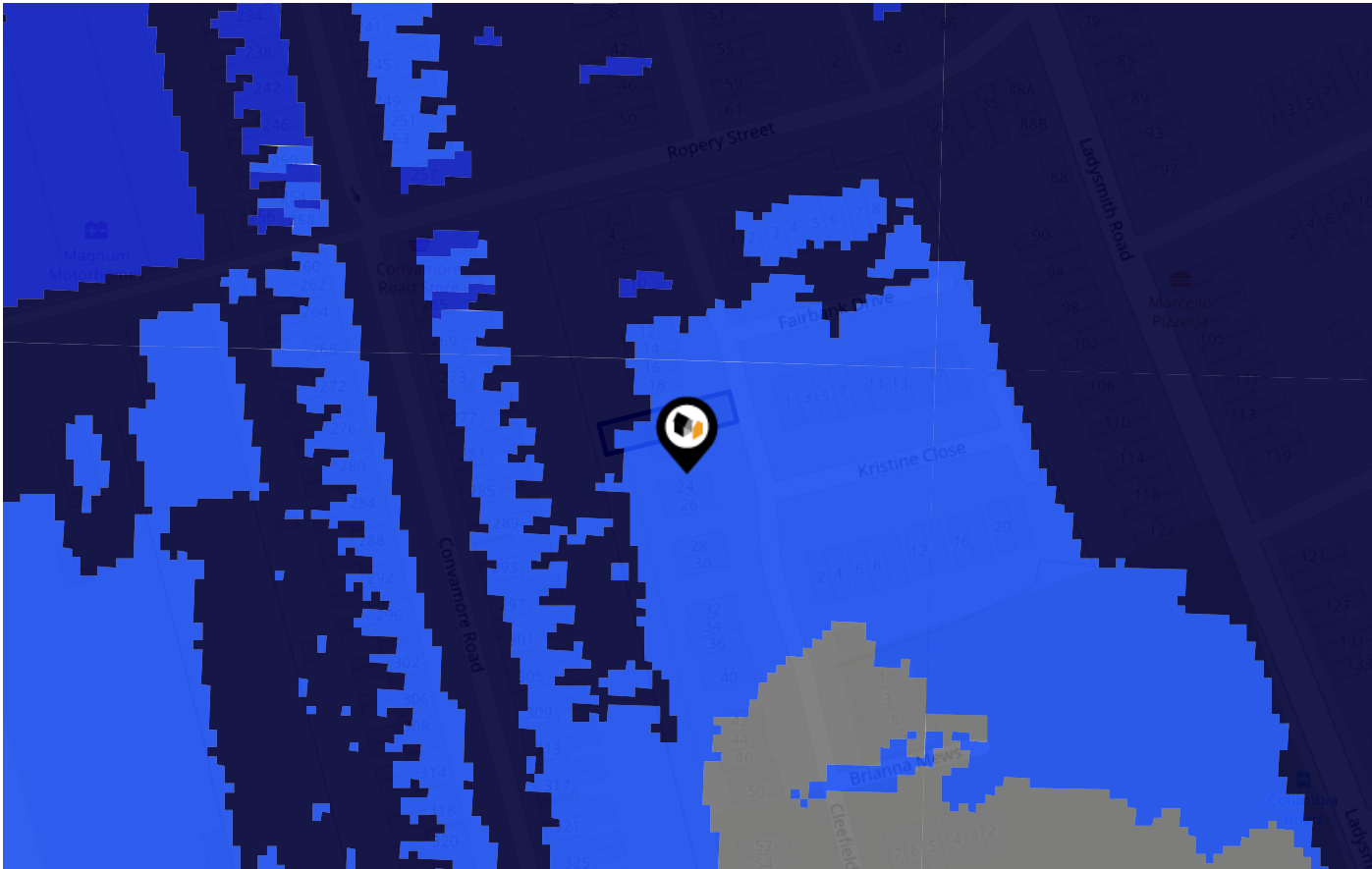
Chance of flooding to the following depths at this property:



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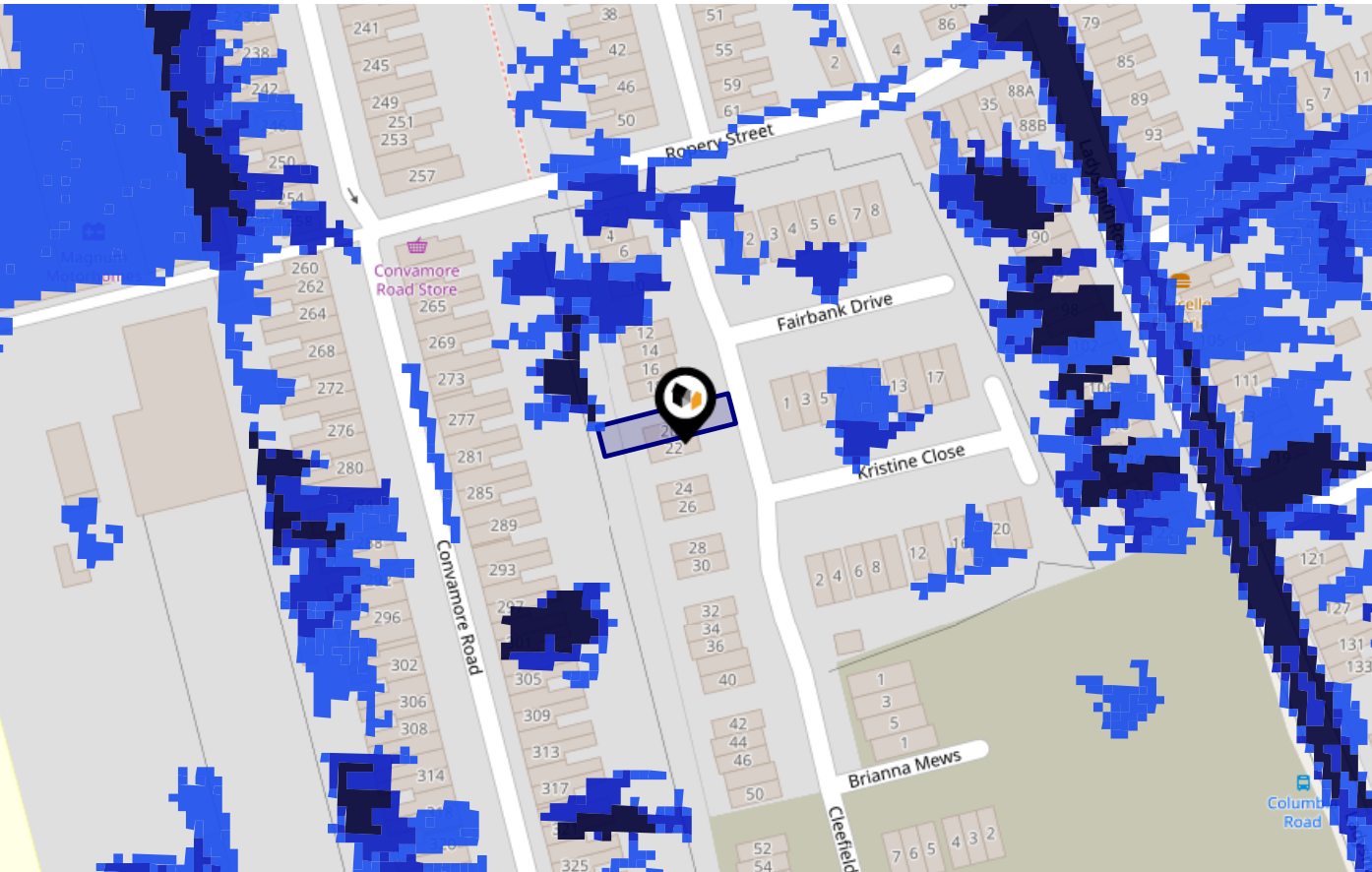
Chance of flooding to the following depths at this property:



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.

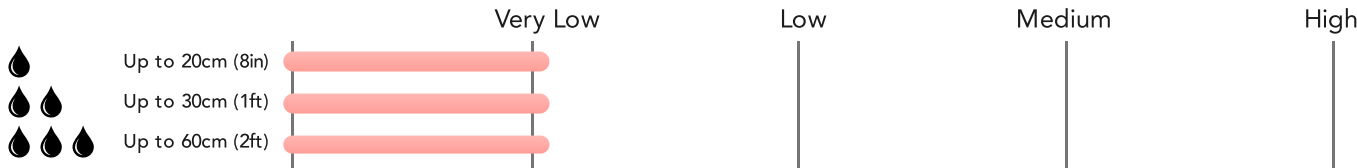


Risk Rating: Very low

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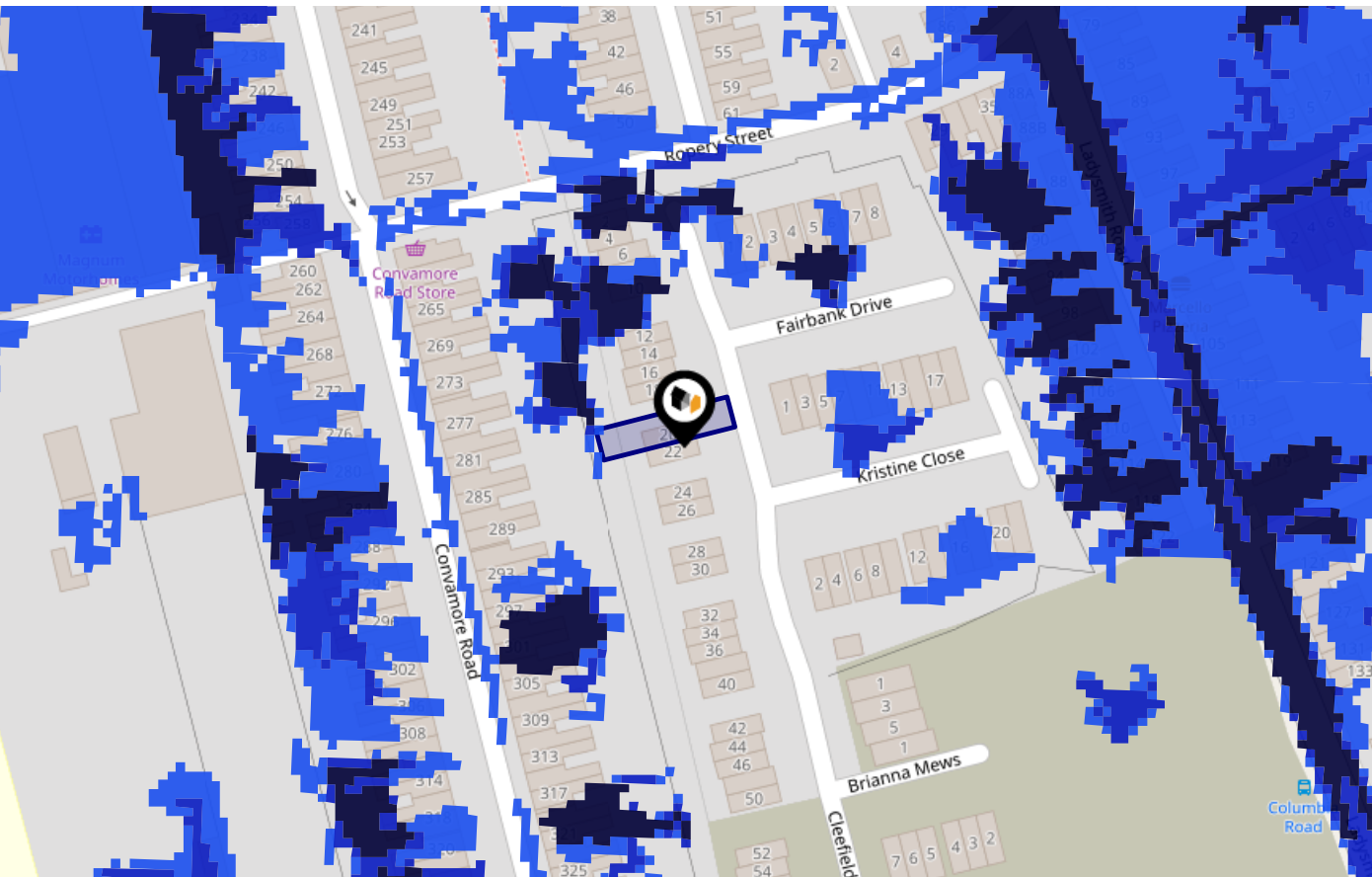
Chance of flooding to the following depths at this property:



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.

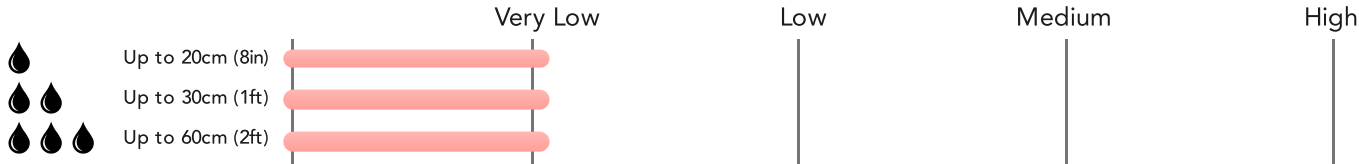


Risk Rating: Very low

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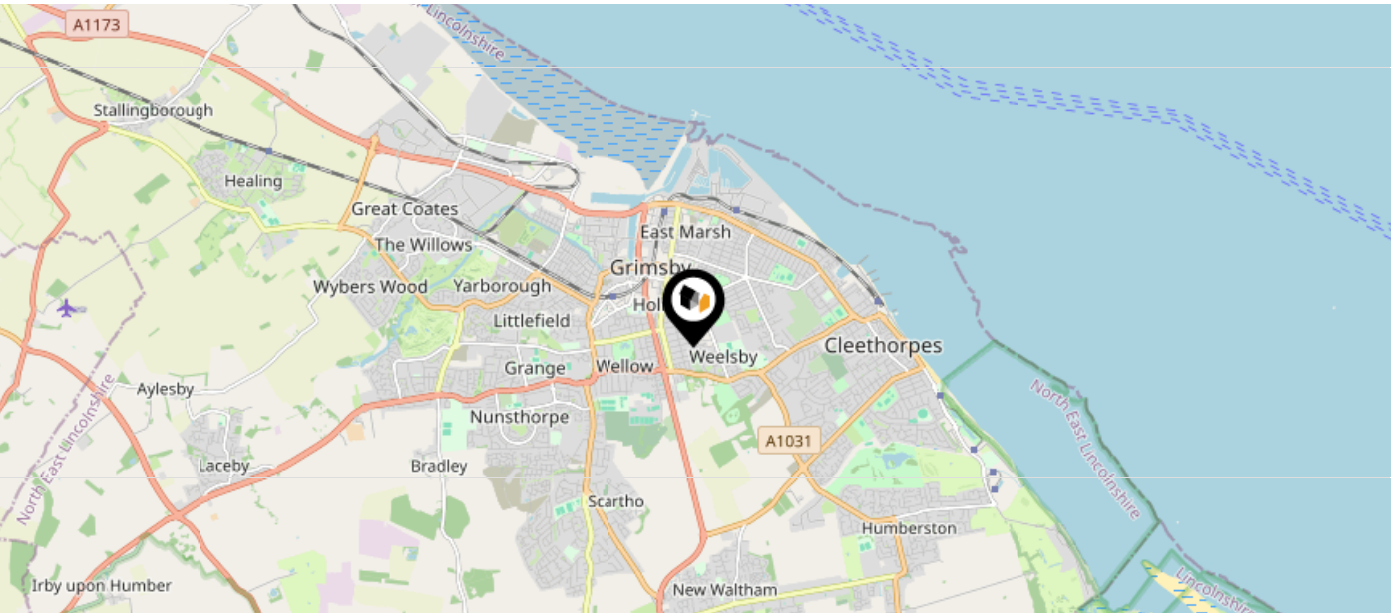
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



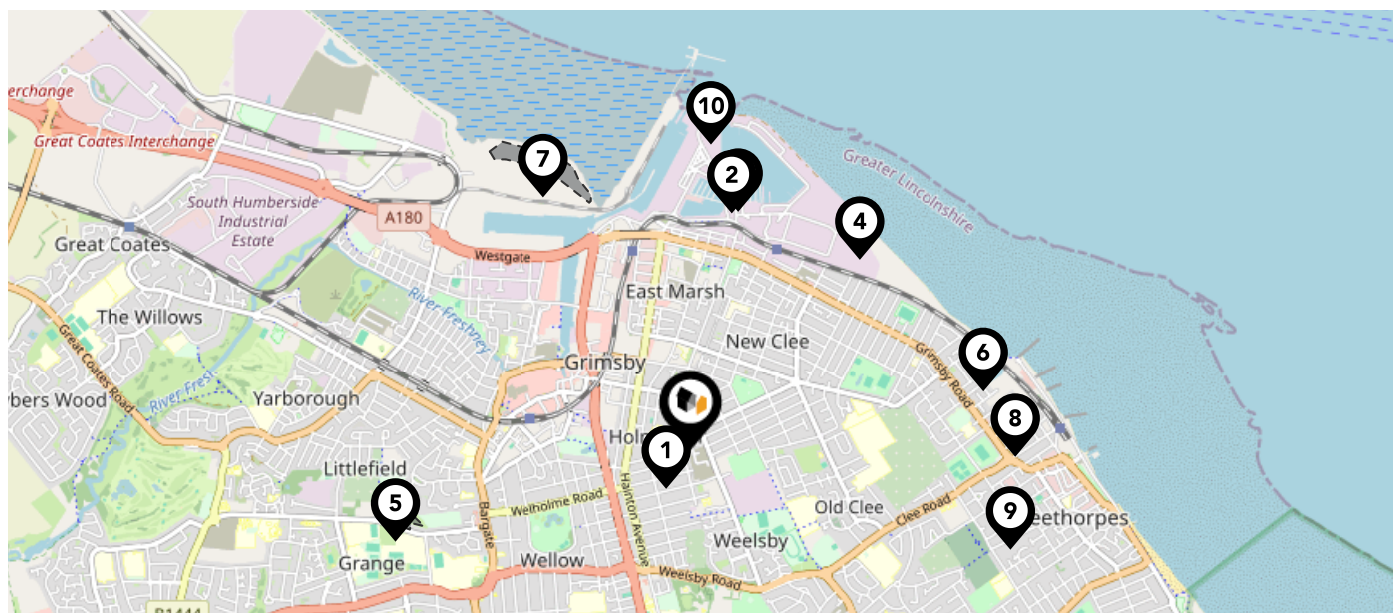
Nearby Green Belt Land

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.



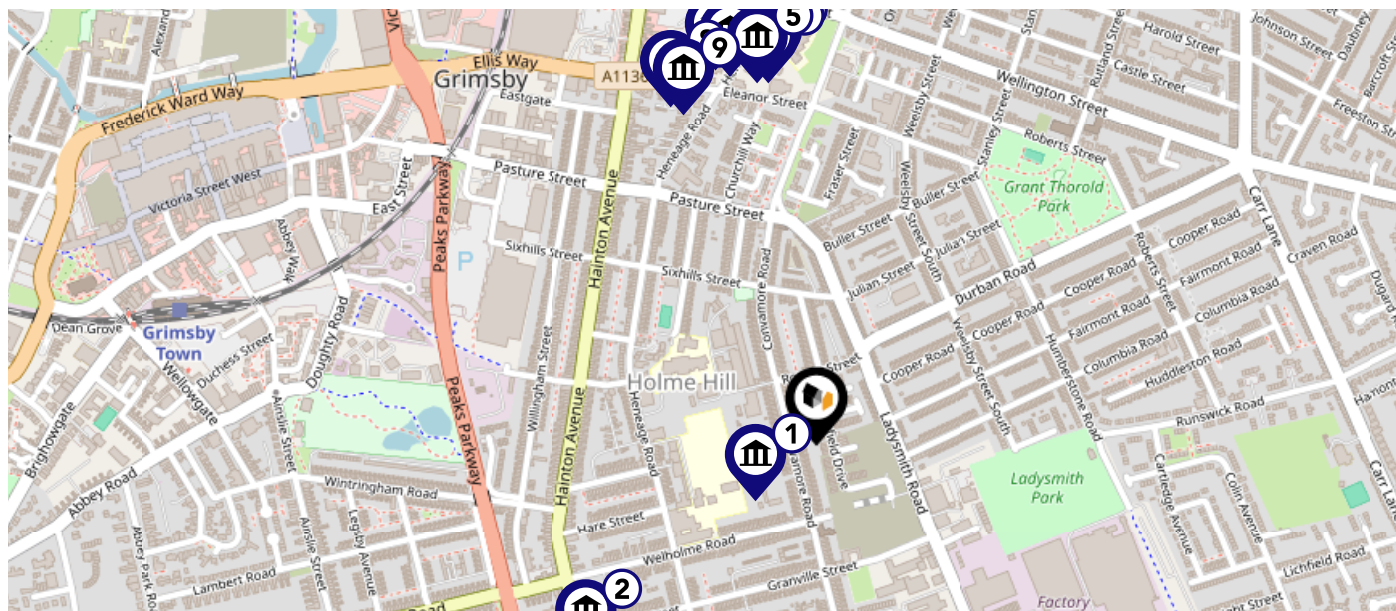
Nearby Landfill Sites

1	Convamore Road-Grimsby	Historic Landfill	
2	Graving Dock A-Grimsby	Historic Landfill	
3	Graving Dock B-Grimsby	Historic Landfill	
4	New Clee Sidings-Harrington Street, Grimsby	Historic Landfill	
5	Carson Avenue-Grimsby	Historic Landfill	
6	Chapman's Pond-Cleethorpes, South Humberside	Historic Landfill	
7	Foreshore Landfill - Pyewipe-Gilbey Road, Pyewipe, Grimsby	Historic Landfill	
8	Poplar Road-Cleethorpes, South Humberside	Historic Landfill	
9	Claymore Close-Cleethorpes, South Humberside	Historic Landfill	
10	Herring Slip Area-Royal Dock Basin, Grimsby	Historic Landfill	

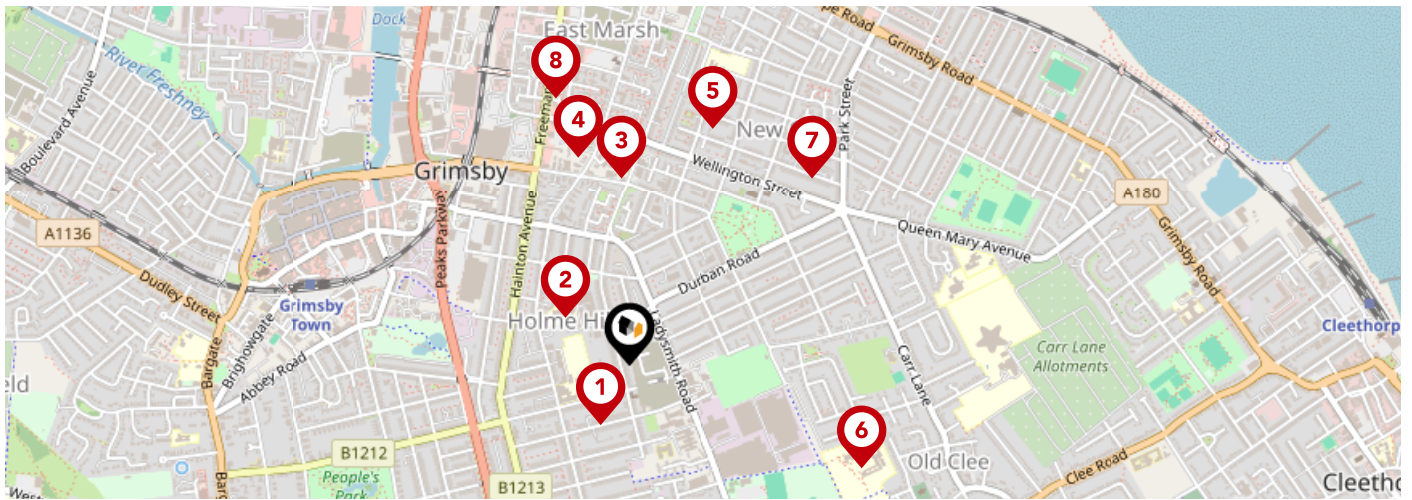
Maps

Listed Buildings

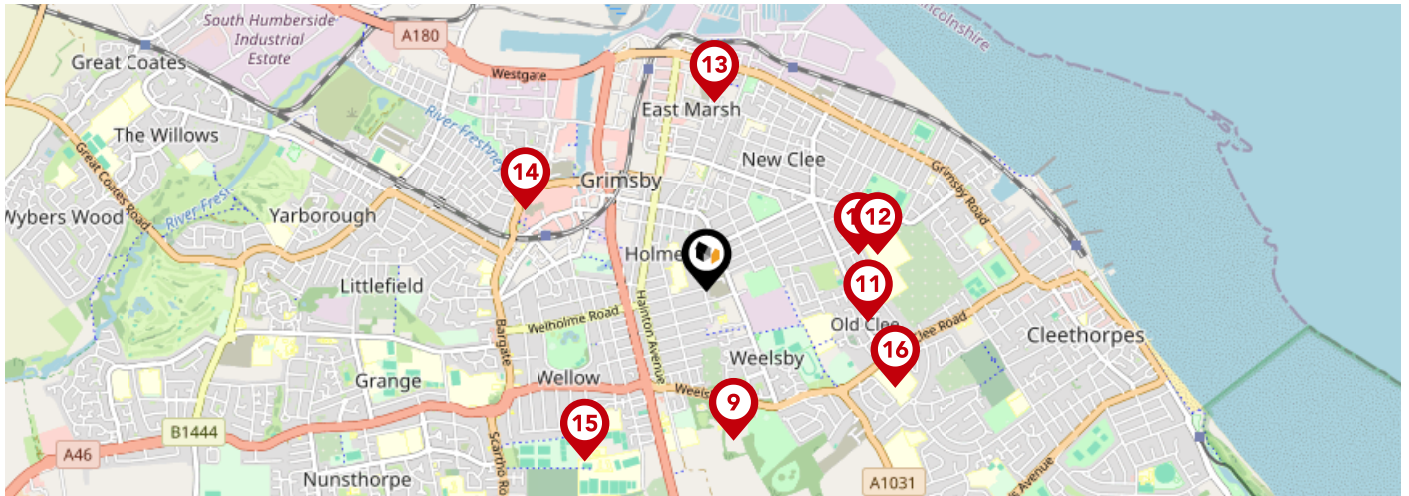
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1379418 - Grimsby Cordage Mill	Grade II	0.1 miles
	1379902 - Welholme Galleries	Grade II	0.3 miles
	1379852 - Former Holme Hill School And Attached Masters House	Grade II	0.4 miles
	1379850 - St Marys Presbytery	Grade II	0.4 miles
	1379851 - Garden Wall, Gates And Adjoining Walls To St Marys Presbytery	Grade II	0.4 miles
	1379849 - Church Of St Mary By The Sea	Grade II	0.4 miles
	1379854 - Bath House At Sir Moses Montefiore Synagogue	Grade II	0.4 miles
	1379833 - Education Department Offices	Grade II	0.4 miles
	1379832 - Grimsby College Of Art And Design	Grade II	0.4 miles
	1379853 - Sir Moses Montefiore Synagogue	Grade II	0.4 miles

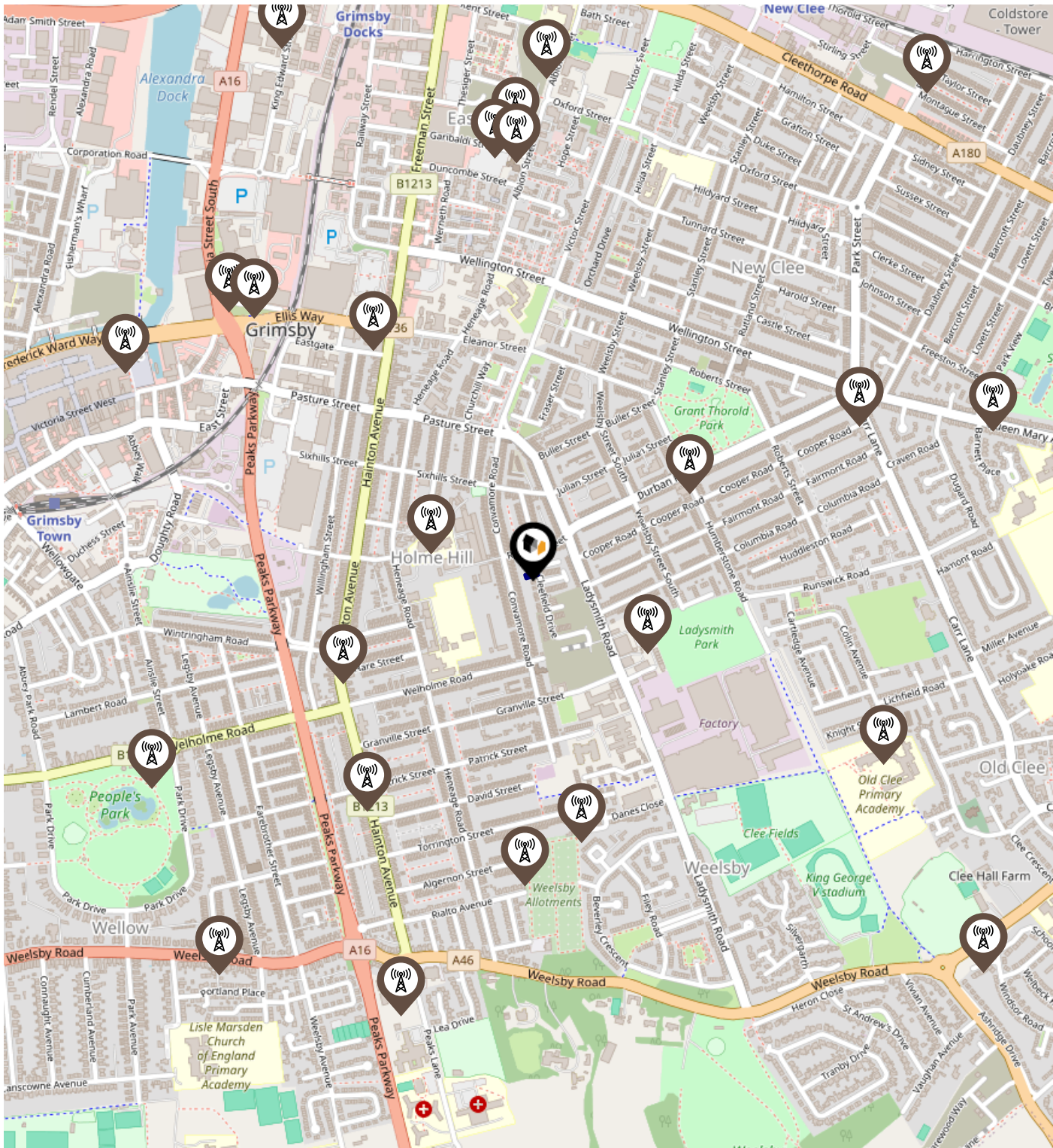


		Nursery	Primary	Secondary	College	Private
1	Welholme Academy Ofsted Rating: Good Pupils: 553 Distance:0.15	☐	☒	☐	☐	☐
2	Edward Heneage Primary Academy Ofsted Rating: Good Pupils: 237 Distance:0.17	☐	☒	☐	☐	☐
3	Saint Mary's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 222 Distance:0.41	☐	☒	☐	☐	☐
4	Special Educational Needs Support Service (Senss) Ofsted Rating: Not Rated Pupils:0 Distance:0.47	☐	☐	☒	☐	☐
5	Weelsby Academy Ofsted Rating: Good Pupils: 355 Distance:0.55	☐	☒	☐	☐	☐
6	Old Clee Primary Academy Ofsted Rating: Good Pupils: 564 Distance:0.56	☐	☒	☐	☐	☐
7	Phoenix Park Academy Ofsted Rating: Good Pupils: 47 Distance:0.58	☐	☐	☒	☐	☐
8	Learning4Life-GY Ofsted Rating: Good Pupils: 48 Distance:0.61	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Linkage College Ofsted Rating: Good Pupils: 0 Distance: 0.66	☐	☐	☒	☐	☐
	William Barcroft Junior School Ofsted Rating: Good Pupils: 309 Distance: 0.7	☐	☒	☐	☐	☐
	Havelock Academy Ofsted Rating: Good Pupils: 983 Distance: 0.73	☐	☐	☒	☐	☐
	Queen Mary Avenue Infant School Ofsted Rating: Good Pupils: 307 Distance: 0.77	☐	☒	☐	☐	☐
	Strand Primary Academy Ofsted Rating: Good Pupils: 172 Distance: 0.84	☐	☒	☐	☐	☐
	Ormiston South Parade Academy Ofsted Rating: Good Pupils: 567 Distance: 0.88	☐	☒	☐	☐	☐
	Lisle Marsden Church of England Primary Academy Ofsted Rating: Good Pupils: 619 Distance: 0.92	☐	☒	☐	☐	☐
	Bursar Primary Academy Ofsted Rating: Good Pupils: 299 Distance: 0.94	☐	☒	☐	☐	☐

Local Area Masts & Pylons

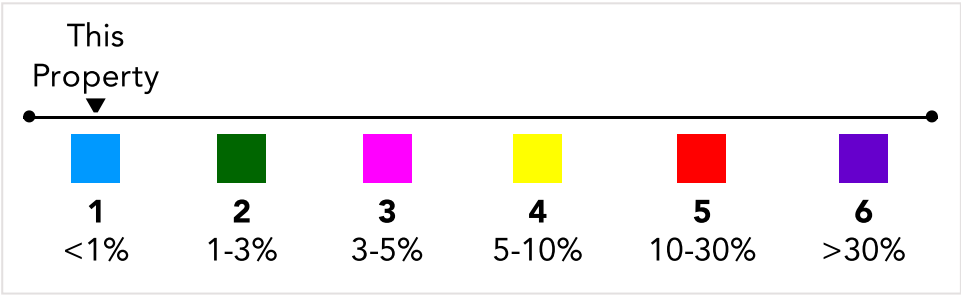
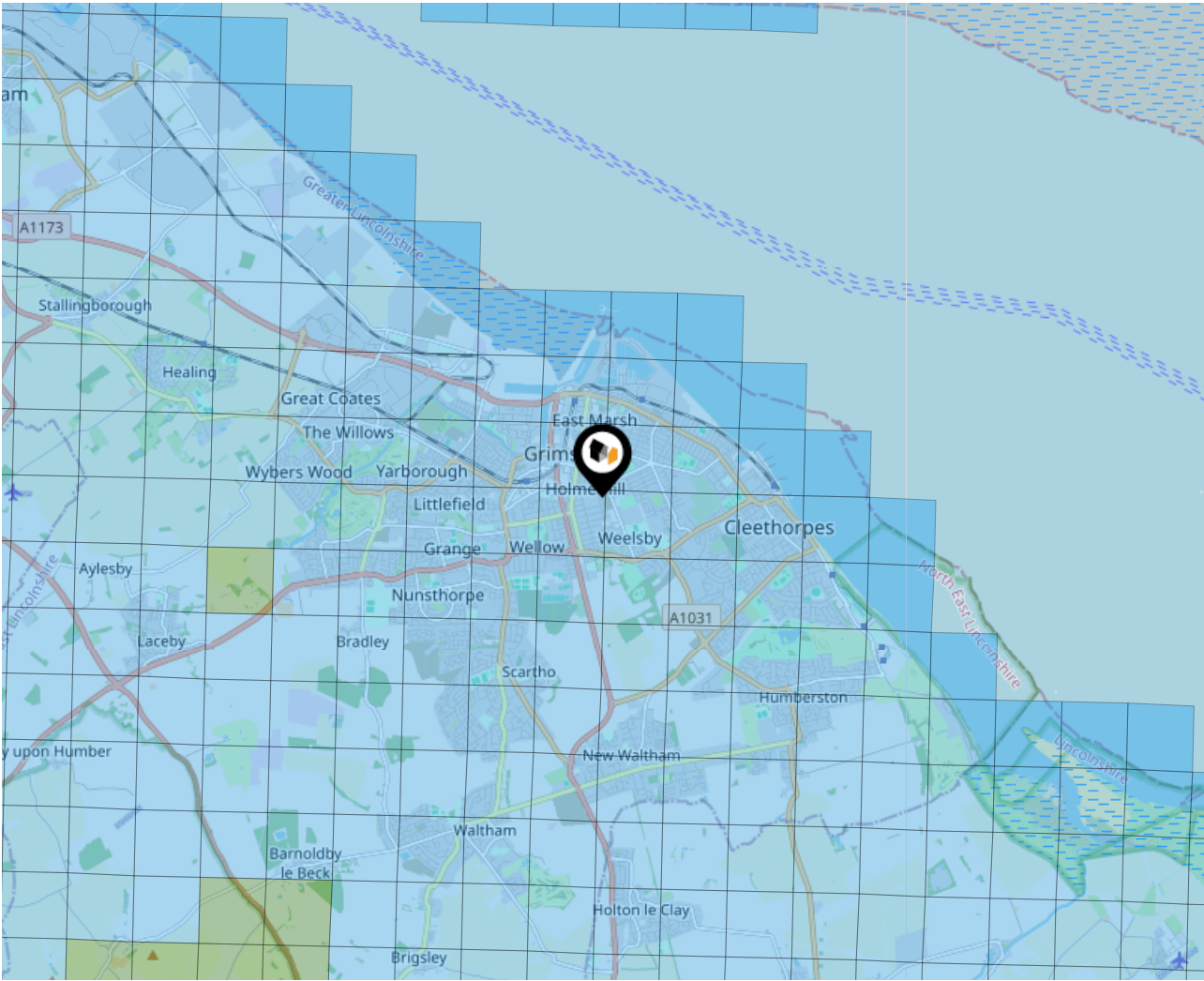


Key:

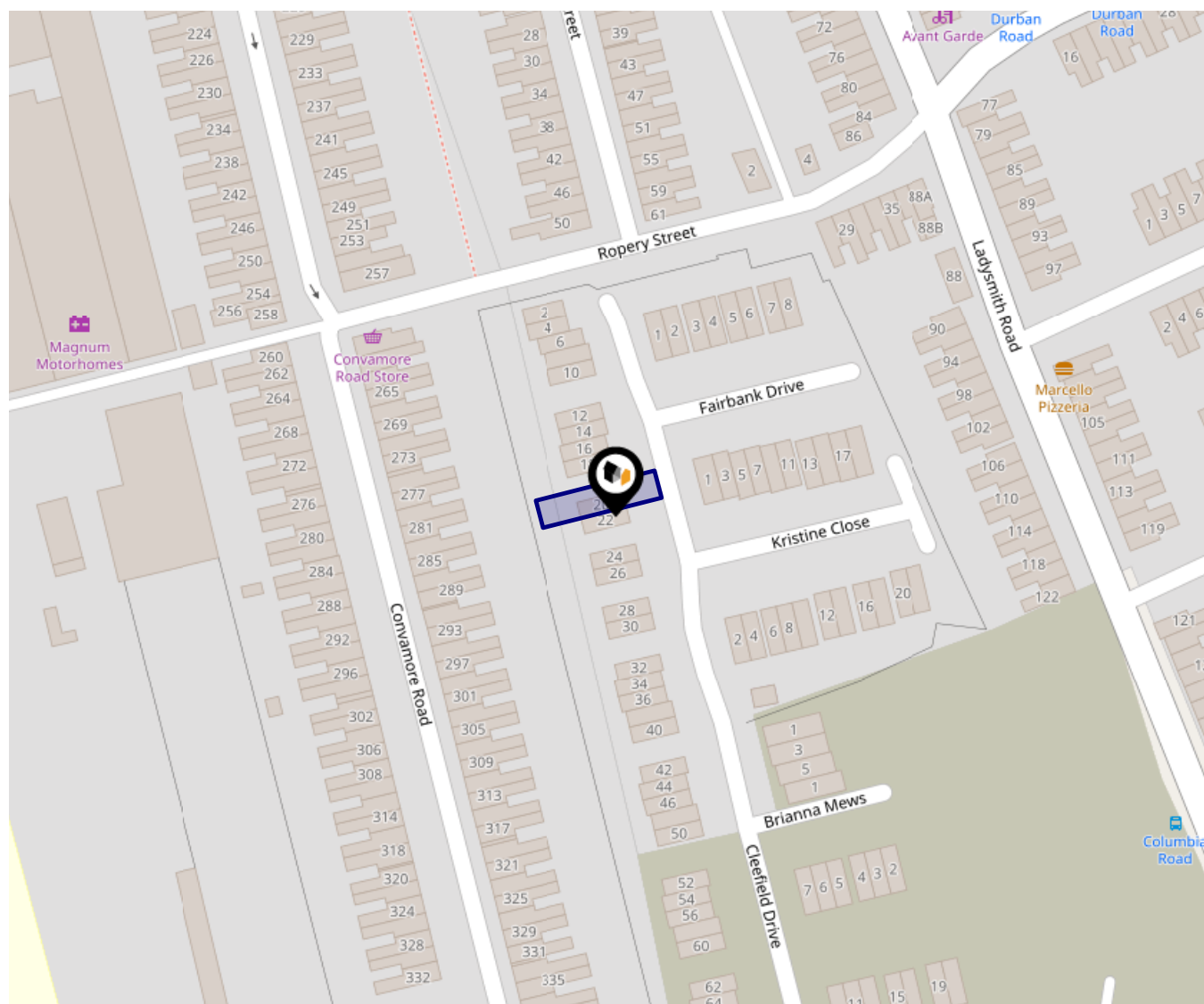
-  Power Pylons
-  Communication Masts

What is Radon?

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



Local Area Road Noise



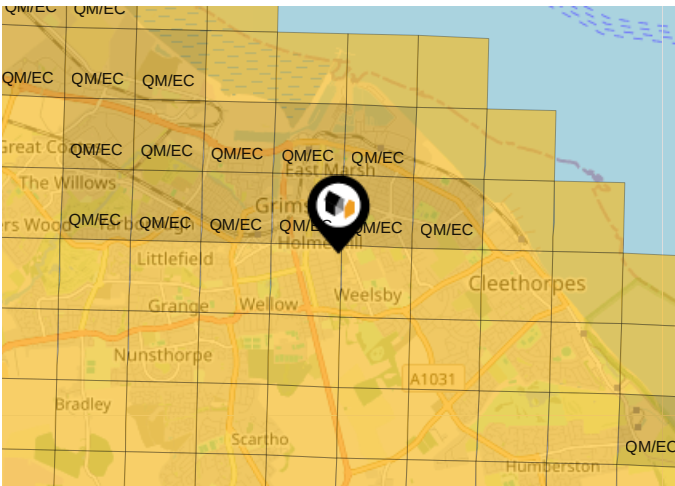
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	NONE	Soil Texture:	CLAY TO CLAYEY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY		

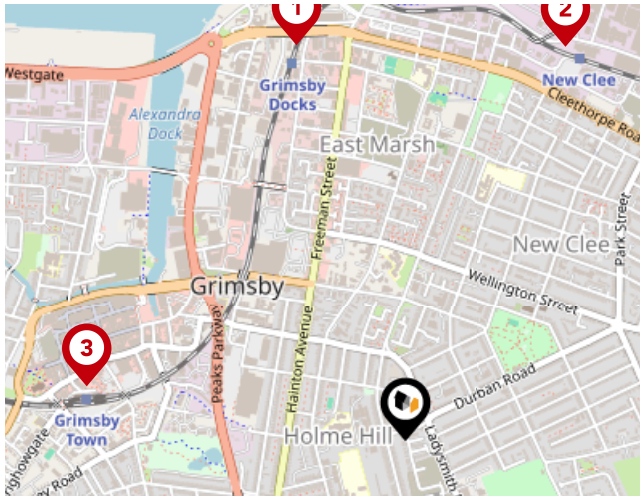


Primary Classifications (Most Common Clay Types)

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

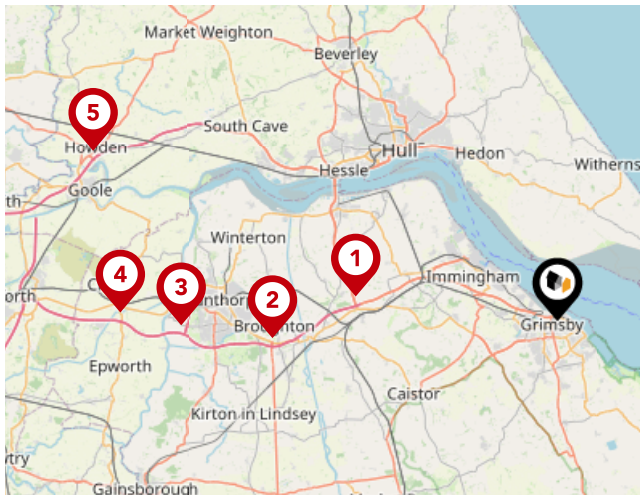
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Grimsby Docks Rail Station	0.9 miles
2	New Clee Rail Station	0.93 miles
3	Grimsby Town Rail Station	0.71 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J5	14.26 miles
2	M180 J4	20.08 miles
3	M180 J3	26.5 miles
4	M180 J2	30.76 miles
5	M62 J37	34.76 miles

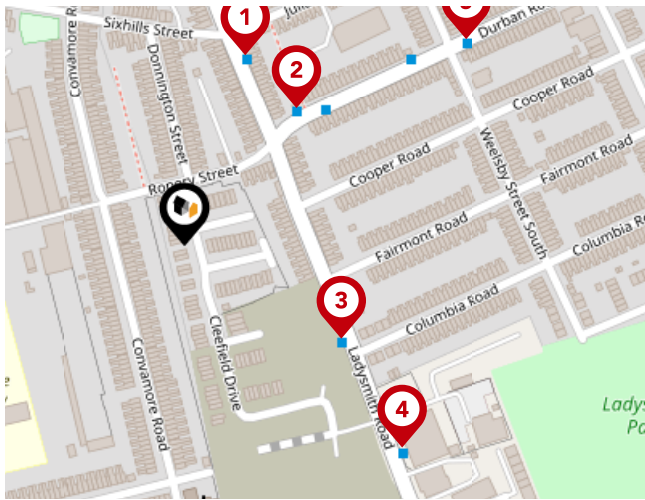


Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	11.55 miles
2	Finningley	39.1 miles
3	East Mids Airport	72.89 miles
4	Leeds Bradford Airport	68.47 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Julian Street	0.11 miles
	Durban Road	0.1 miles
	Columbia Road	0.1 miles
	Columbia Road	0.16 miles
	Weelsby Street South	0.19 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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