

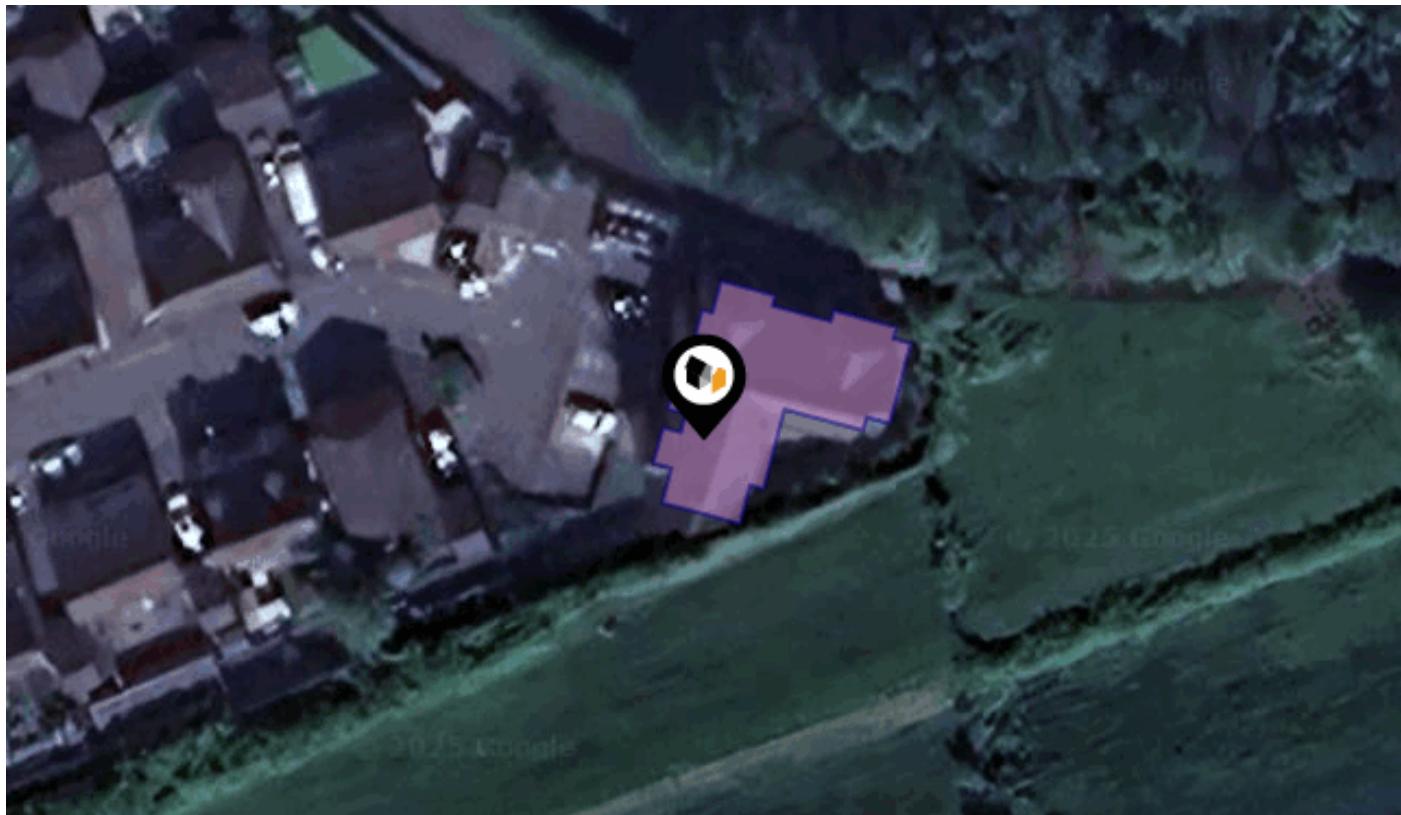


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 18th December 2025



EYAM WAY, GRANTHAM, NG31

Charles Dyson Estate Agents

Elmer House, Finkin Street, Grantham, NG31 6QZ

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Property Overview



Property

Type: Flat / Maisonette
Bedrooms: 2
Plot Area: 0.06 acres
Title Number: LL364998

Tenure: Leasehold
Term Remaining: -

Local Area

Local Authority: Lincolnshire
Conservation Area: No
Flood Risk:

- Rivers & Seas
- Surface Water

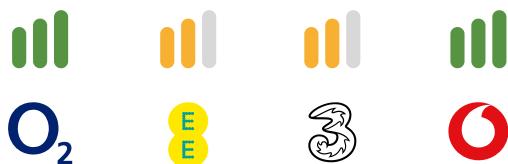
Very low
Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

22
mb/s **67**
mb/s **1000**
mb/s



Mobile Coverage:
(based on calls indoors)

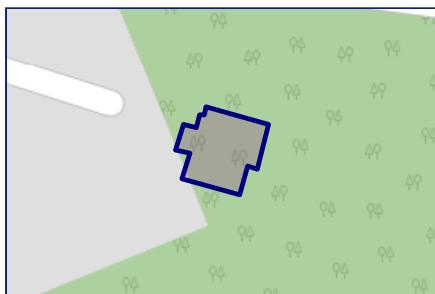


Satellite/Fibre TV Availability:



Property Multiple Title Plans

Freehold Title Plan



LL260464

Leasehold Title Plan



LL364998

Gallery Photos



EYAM WAY, GRANTHAM, NG31



Floor Plan

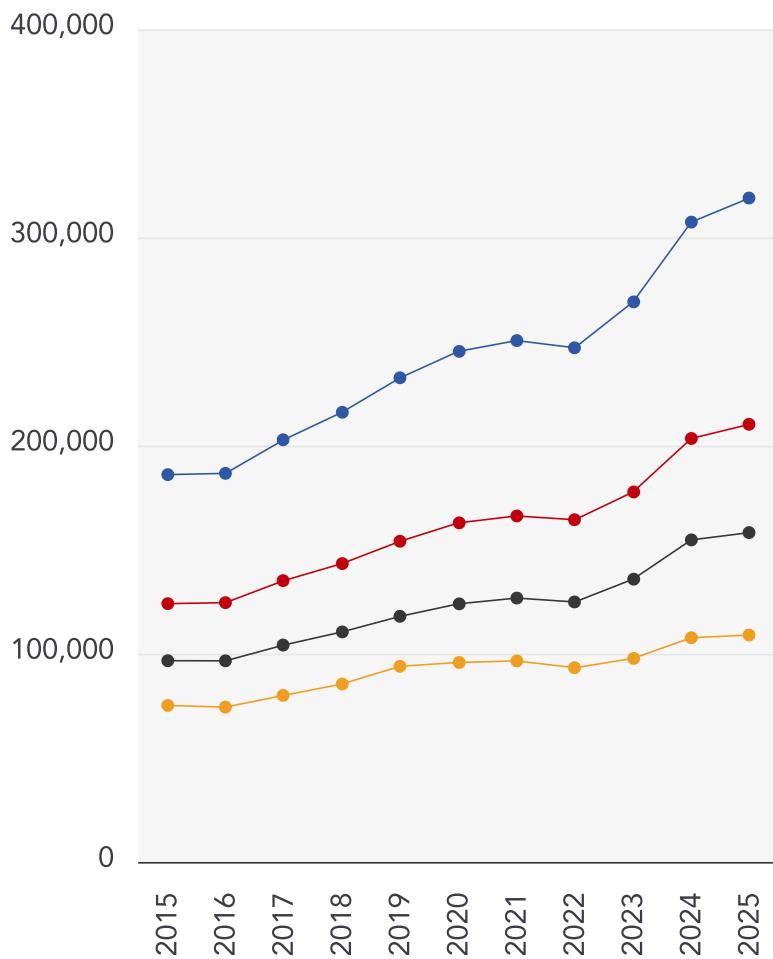
Floor area 82.0 sq. m. (883 sq. ft.) approx

Total floor area 82.0 sq. m. (883 sq. ft.) approx

Floor plans are for identification purposes only.
All measurements are approximate.

Market House Price Statistics

10 Year History of Average House Prices by Property Type in NG31



Detached

+71.41%

Semi-Detached

+69.43%

Terraced

+63.64%

Flat

+44.99%

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.

Mine Entry

-  Adit
-  Gutter Pit
-  Shaft

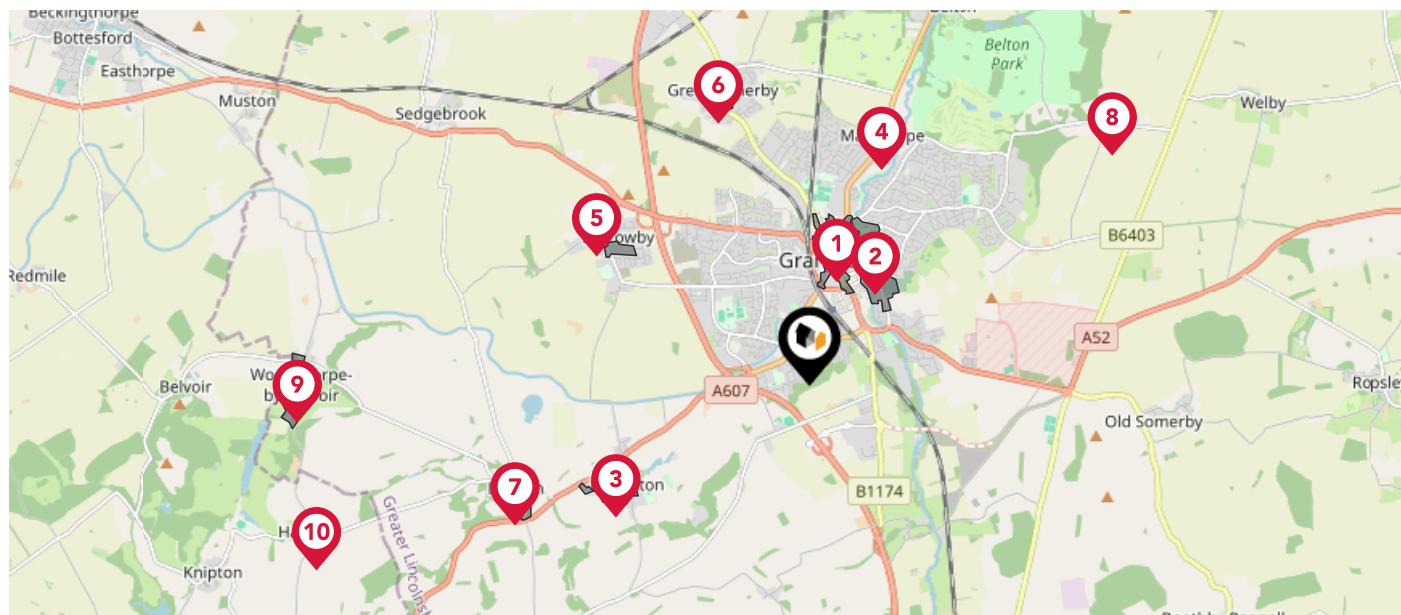
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

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.



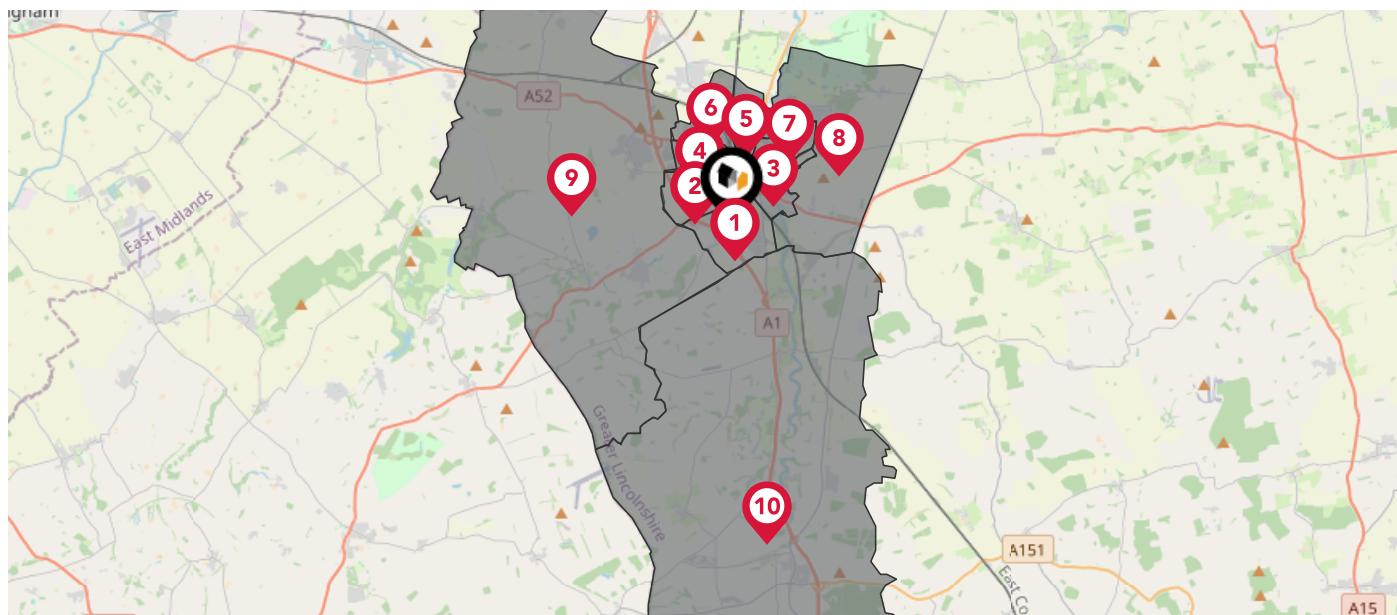
Nearby Conservation Areas

- | | |
|---|---------------------------|
|  | 1 Grantham |
|  | 2 St. Anne's |
|  | 3 Harlaxton |
|  | 4 Manthorpe |
|  | 5 Barrowby (Part 1) |
|  | 6 Great Gonerby |
|  | 7 Denton (South Kesteven) |
|  | 8 Londonthorpe |
|  | 9 Woolsthorpe By Belvoir |
|  | 10 Harston |

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



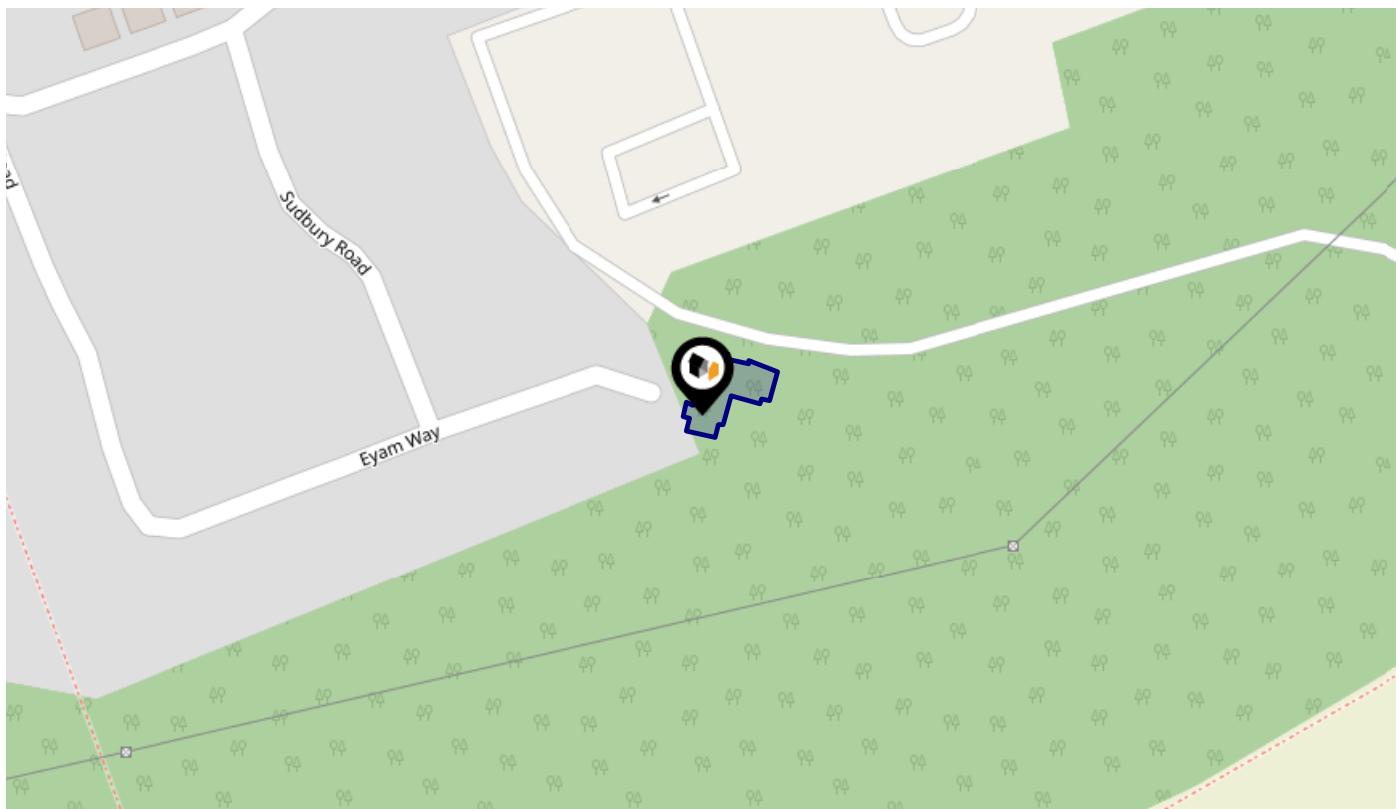
Nearby Council Wards

-  1 Grantham Springfield Ward
-  2 Grantham Earlesfield Ward
-  3 Grantham St. Vincent's Ward
-  4 Grantham Barrowby Gate Ward
-  5 Grantham St. Wulfram's Ward
-  6 Grantham Arnoldfield Ward
-  7 Grantham Harrowby Ward
-  8 Belmont Ward
-  9 Belvoir Ward
-  10 Isaac Newton Ward

Maps

Rail Noise

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

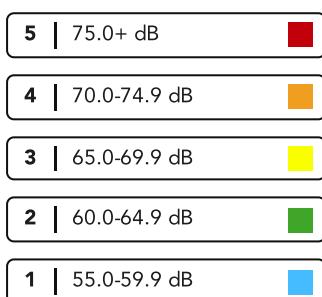


Rail Noise Data

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.

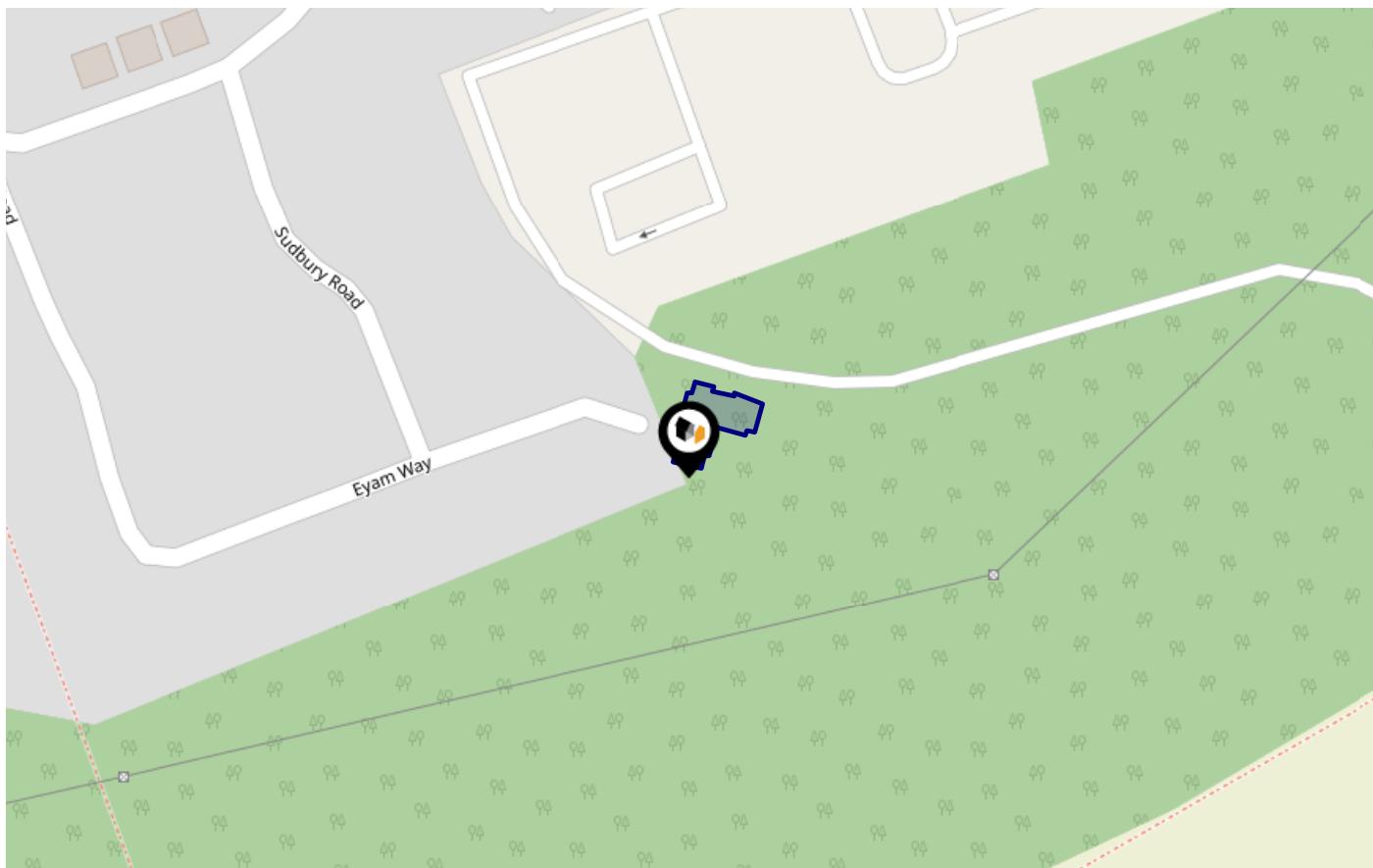
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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.

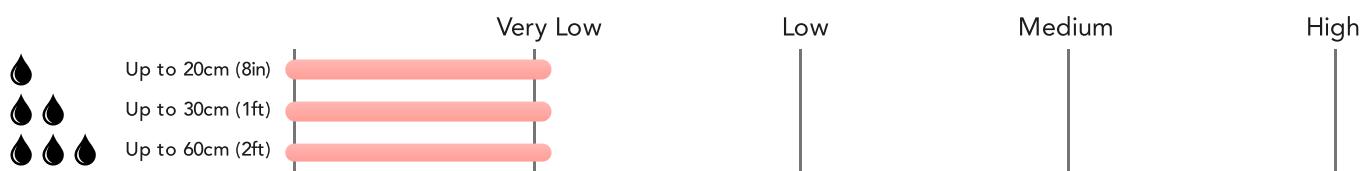


Risk Rating: Very low

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.

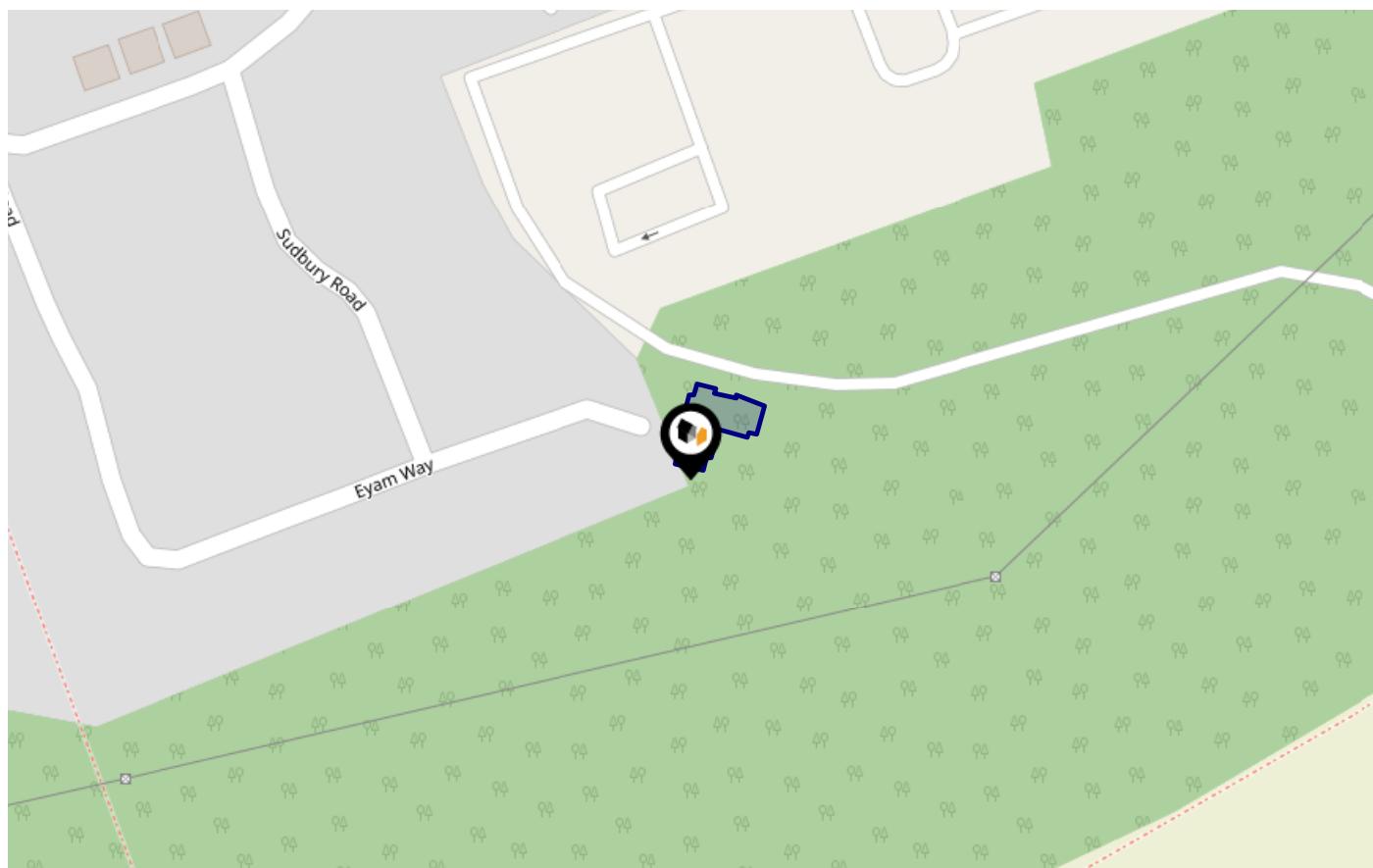
- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- Low Risk** - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)**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

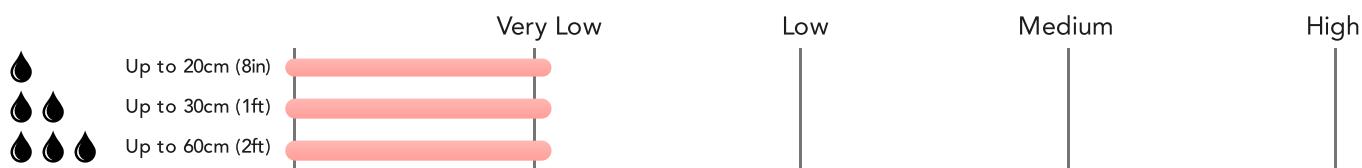


Risk Rating: Very low

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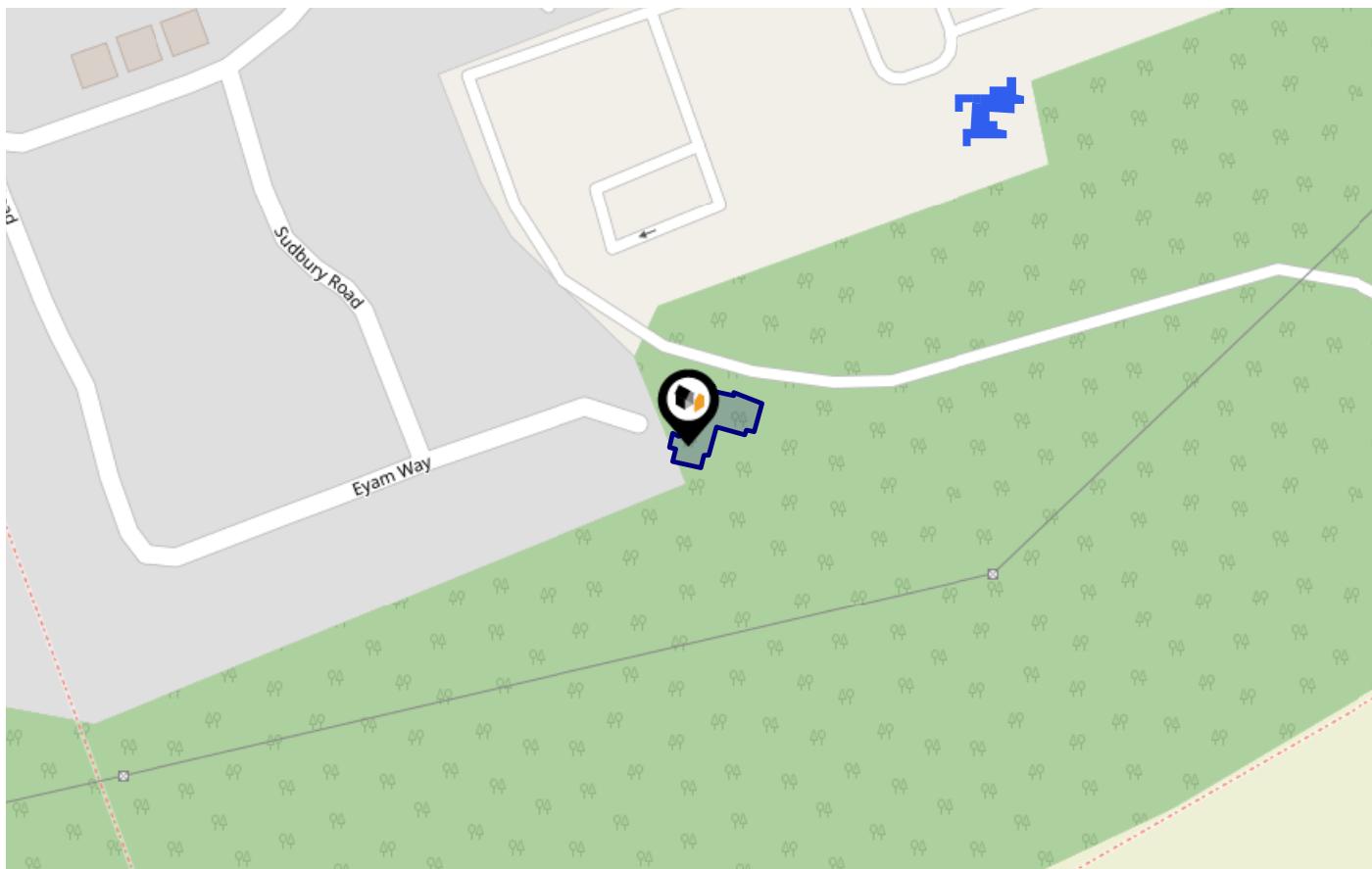
Chance of flooding to the following depths at this property:



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.

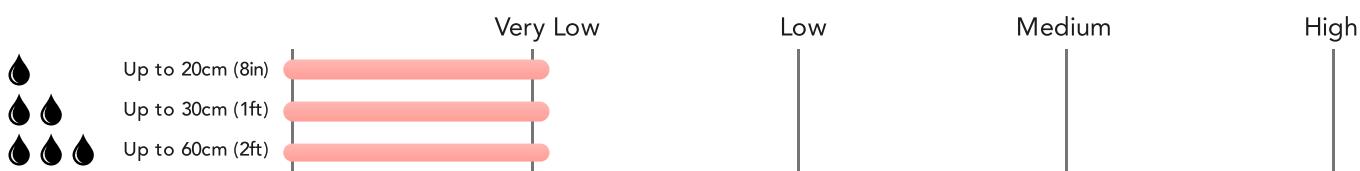


Risk Rating: Very low

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.

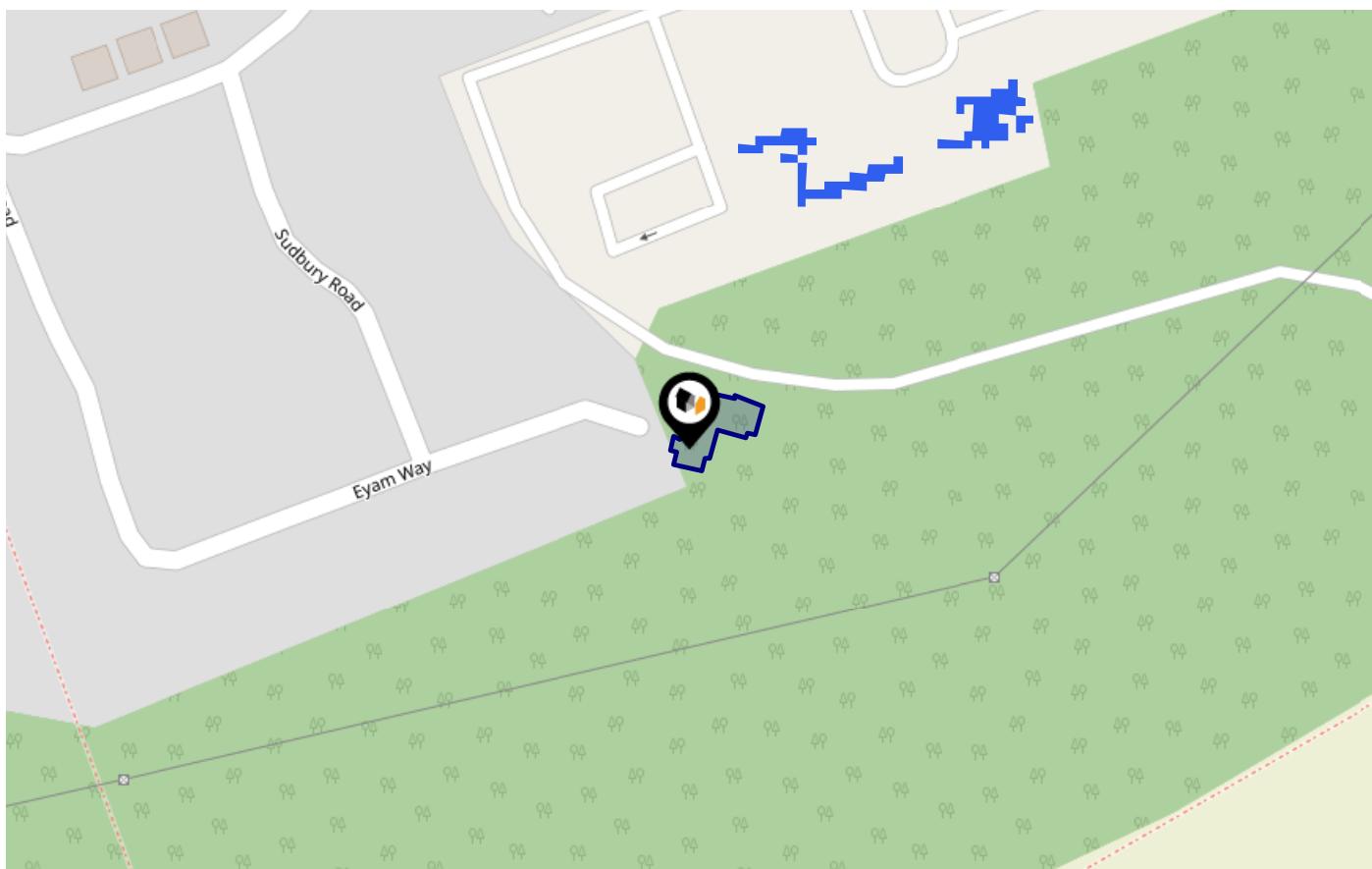
- █ **High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- █ **Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- █ **Low Risk** - an area which has a chance of flooding of greater than **1 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 - 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.

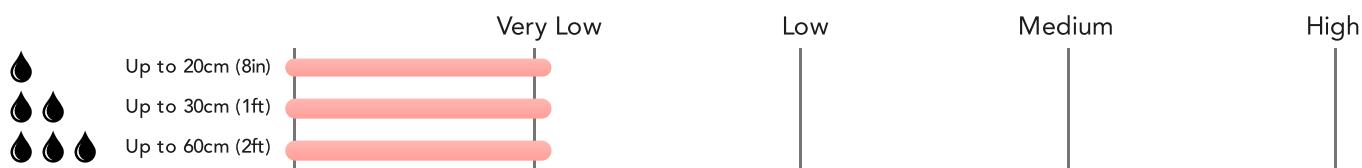


Risk Rating: Very low

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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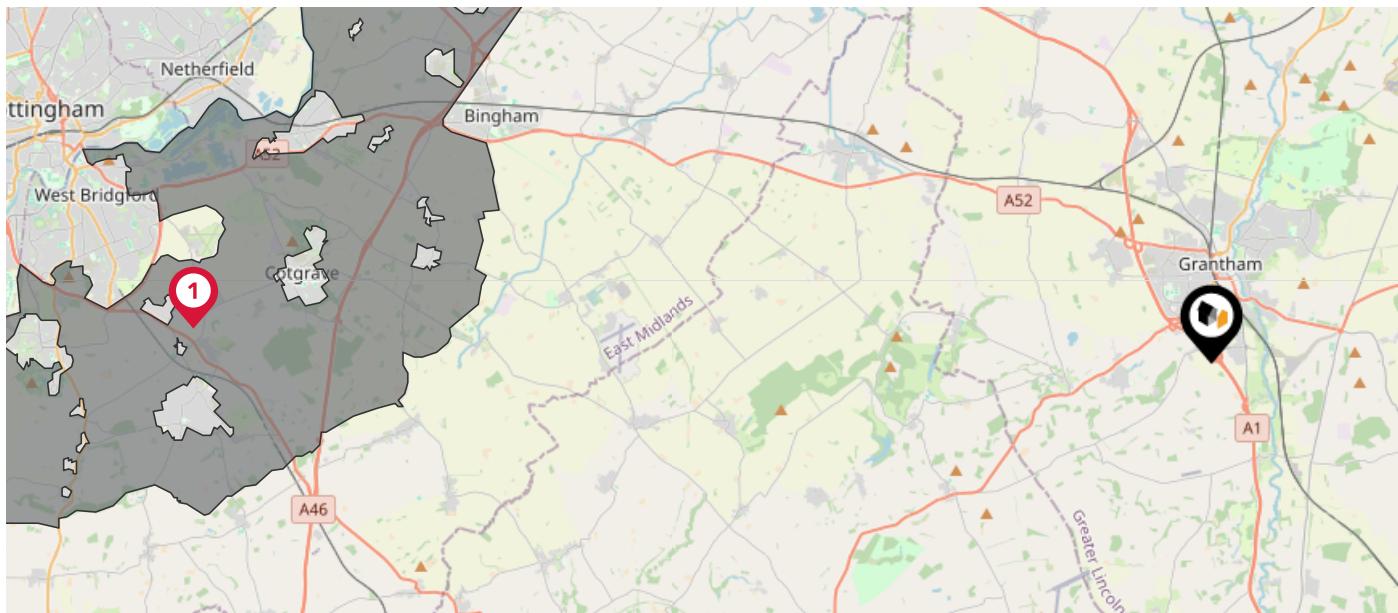
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



Nearby Green Belt Land

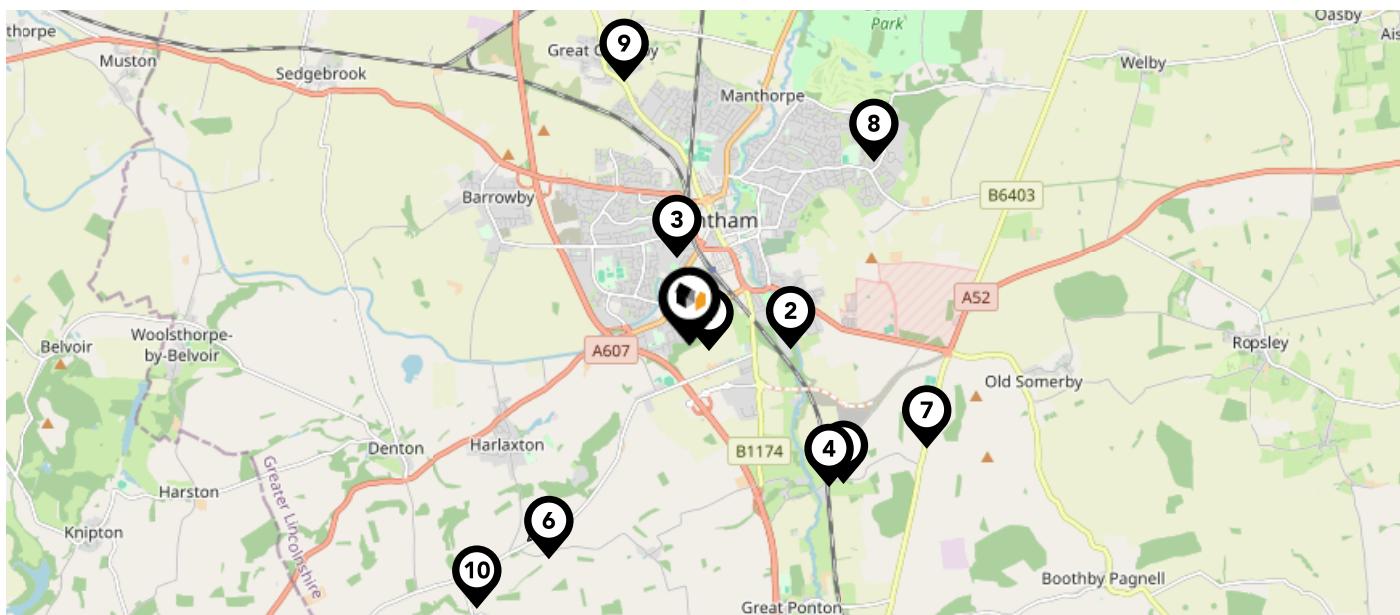


Derby and Nottingham Green Belt - Rushcliffe

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	Caddy Castings-Springfield Road, Grantham	Historic Landfill	<input type="checkbox"/>
 2	Bridge End Grove-Grantham, Lincolnshire	Historic Landfill	<input type="checkbox"/>
 3	Autumn Park Landfill-Autumn Park Industrial Estate, Dysart Road, Grantham, Lincolnshire	Historic Landfill	<input type="checkbox"/>
 4	Whalebone Lane Quarry-Little Ponton Quarry, Whalebone Lane, Little Ponton, Grantham, Lincolnshire	Historic Landfill	<input type="checkbox"/>
 5	Old Quarry-Whalebone Lane, Grantham, Lincolnshire	Historic Landfill	<input type="checkbox"/>
 6	Swine Hill Quarry-Lodge Farm, Harlaxton, Lincolnshire	Historic Landfill	<input type="checkbox"/>
 7	Woodnook-Woodnook, Lincolnshire	Historic Landfill	<input type="checkbox"/>
 8	Land to West of Ruston Road-Alma Park Industrial Estate, Grantham, Lincolnshire	Historic Landfill	<input type="checkbox"/>
 9	Long Street Landfill Site-Great Gonerby, Grantham	Historic Landfill	<input type="checkbox"/>
 10	Harlaxton Road Bridge-Off Ten Acre Lane, Harlaxton, Lincolnshire	Historic Landfill	<input type="checkbox"/>

Maps

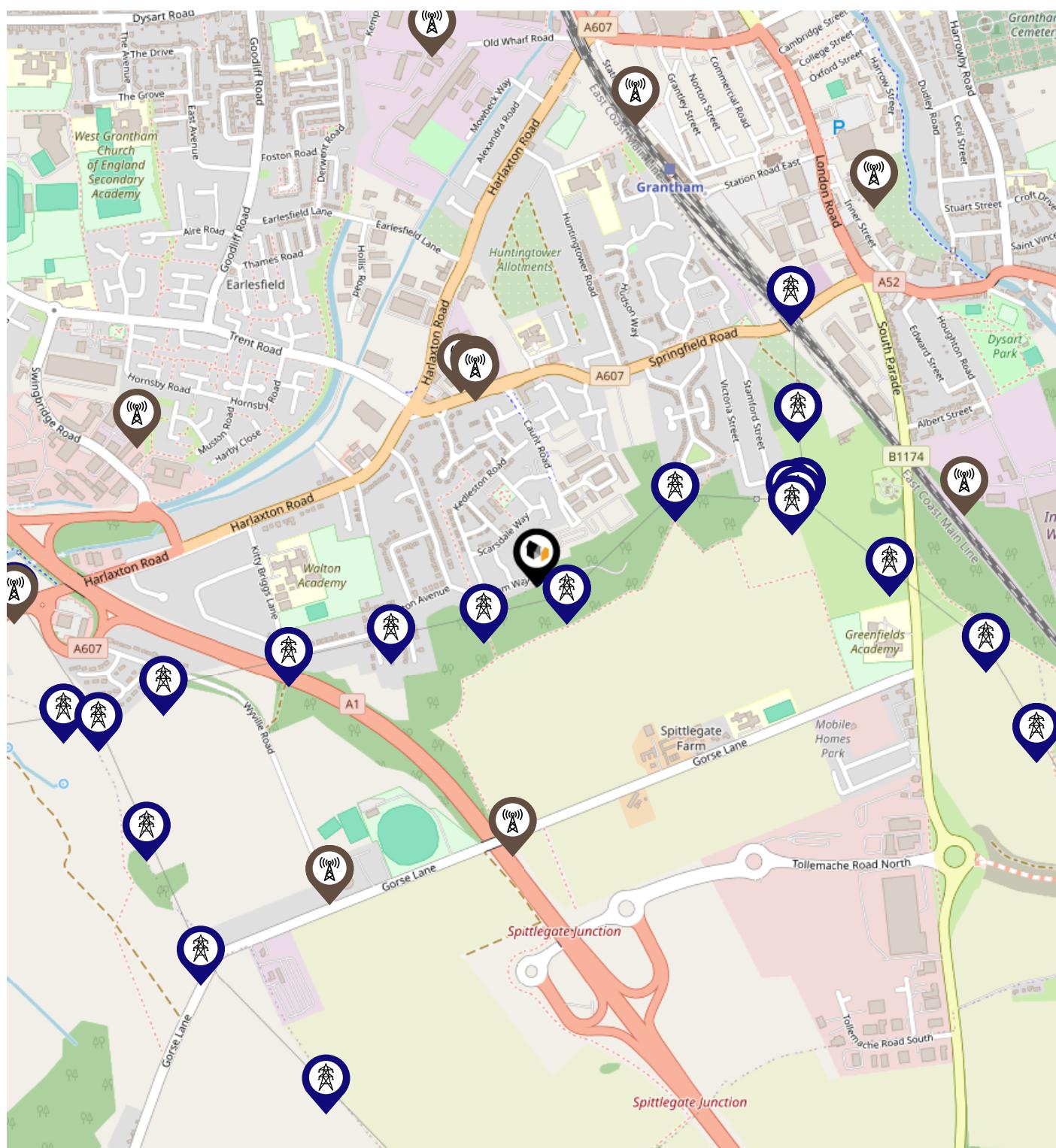
Listed Buildings

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
 1253968 - Malthouse	Grade II	0.3 miles
 1062468 - Spittlegate Lodge	Grade II	0.6 miles
 1253742 - Church Of St John The Evangelist	Grade II	0.7 miles
 1360791 - The Former Lee And Grinling's Maltings	Grade II	0.8 miles
 1261638 - Spittlegate Mill And Mill House	Grade II	0.8 miles
 1261503 - St Vincent's House	Grade II	1.0 miles
 1236470 - Harlaxton Lower Lodge Farmhouse	Grade II	1.2 miles
 1236719 - Grantham Canal, Vincents Bridge On Grantham Canal	Grade II	1.3 miles
 1391561 - Officers' Mess, Former Raf Spitalgate	Grade II	1.6 miles

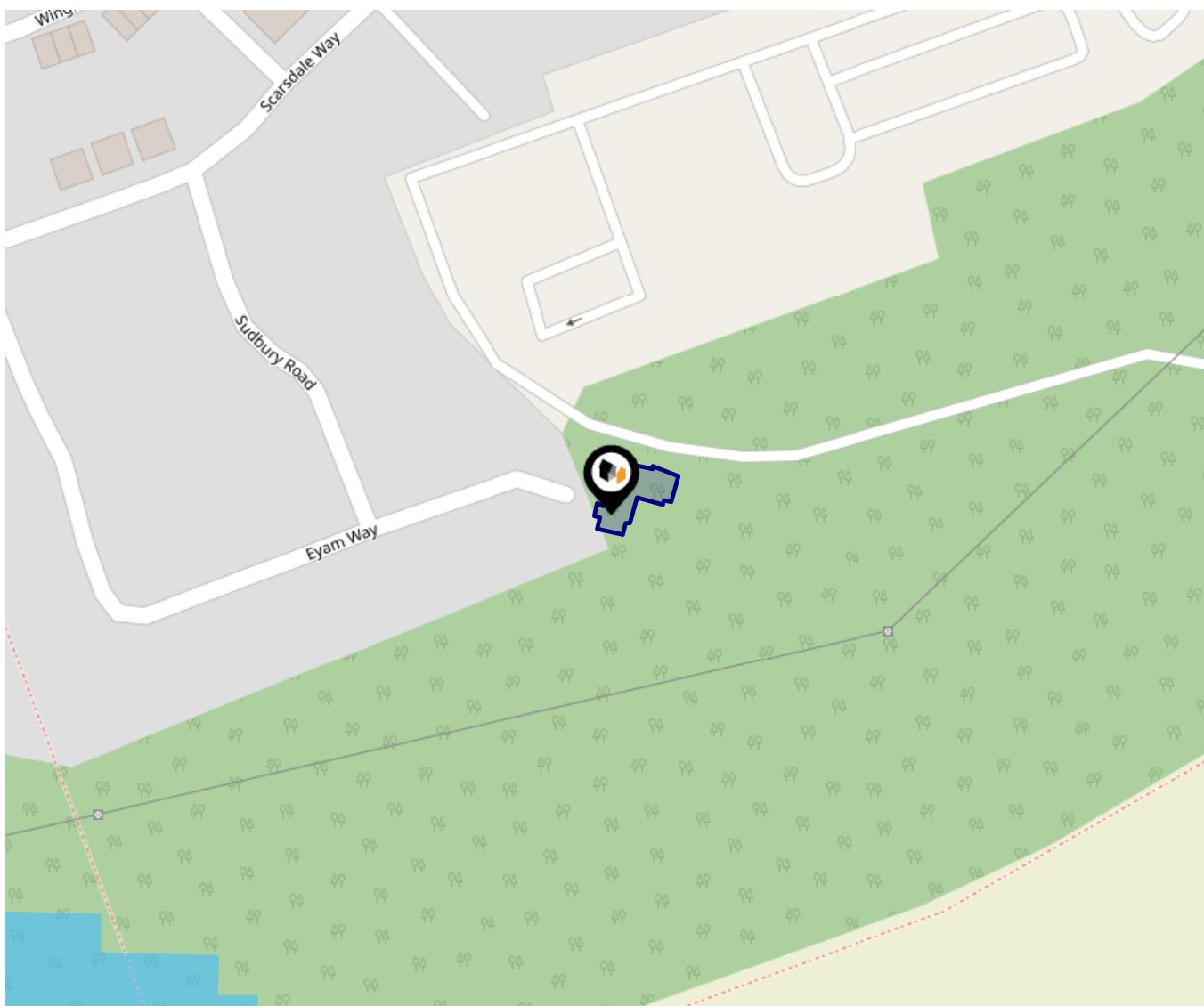
Local Area Masts & Pylons



Key:

- Power Pylons
- Communication Masts

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:

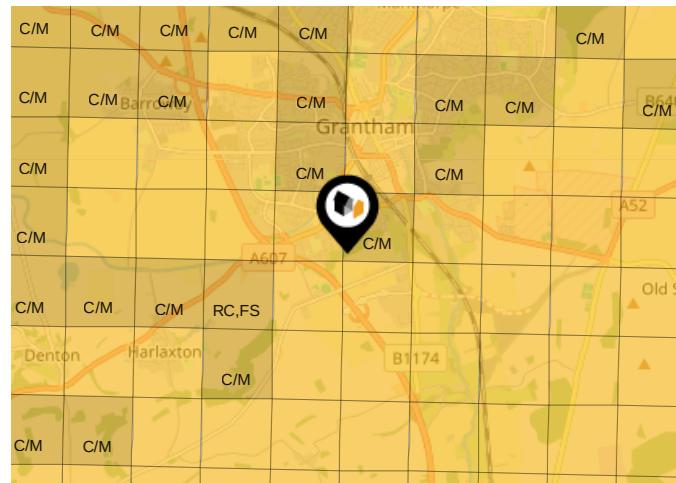
- █ 75.0+ dB
- █ 70.0-74.9 dB
- █ 65.0-69.9 dB
- █ 60.0-64.9 dB
- █ 55.0-59.9 dB

Environment Soils & Clay

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

Carbon Content: VARIABLE(LOW)
Parent Material Grain: ARGILLACEOUS
Soil Group: MEDIUM TO HEAVY

Soil Texture: LOAM TO CLAY
Soil Depth: DEEP



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



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.

Charles Dyson Estate Agents

Testimonials



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



/charlesdysonestateagents/



/DysonEA

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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