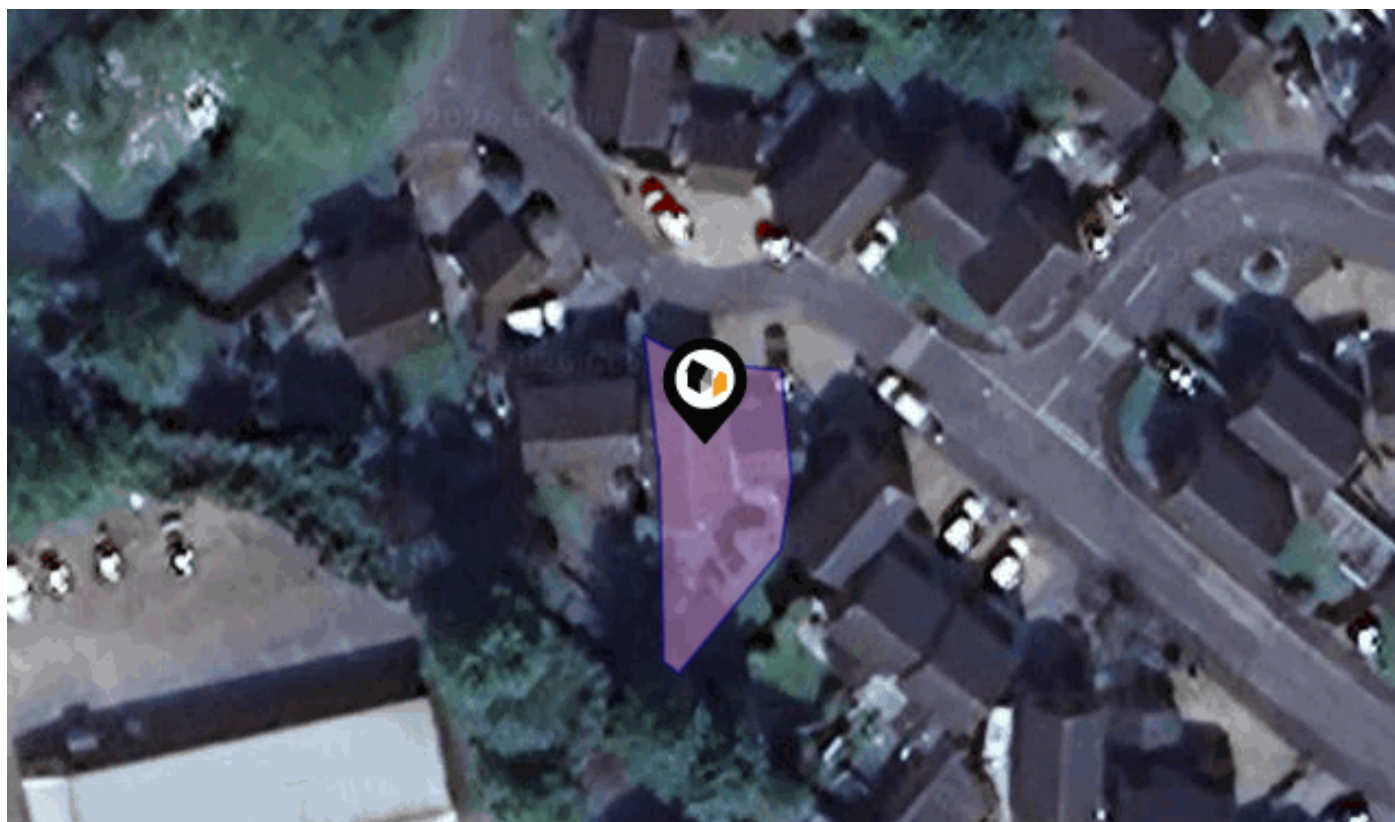See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 02nd February 2026

BELTON GROVE, GRANTHAM, NG31

Charles Dyson Estate Agents
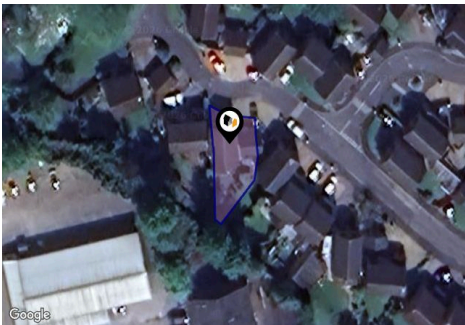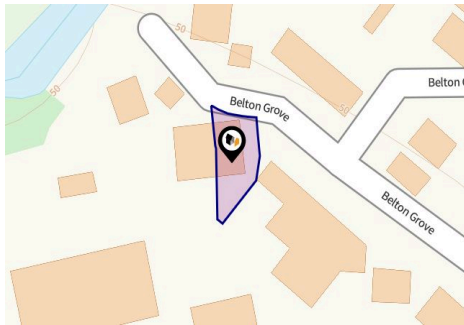
Elmer House, Finkin Street, Grantham, NG31 6QZ

01476 576688

David.carter@charlesdyson.co.uk

charlesdyson.co.uk

The Property Ombudsman

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Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	4		
Floor Area:	1,065 ft^2 / 99 m^2		
Plot Area:	0.06 acres		
Council Tax :	Band D		
Annual Estimate:	£2,187		
Title Number:	LL282749		

Local Area

Local Authority:	Lincolnshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

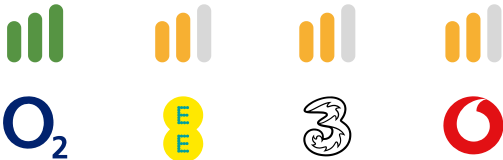**Estimated Broadband Speeds**
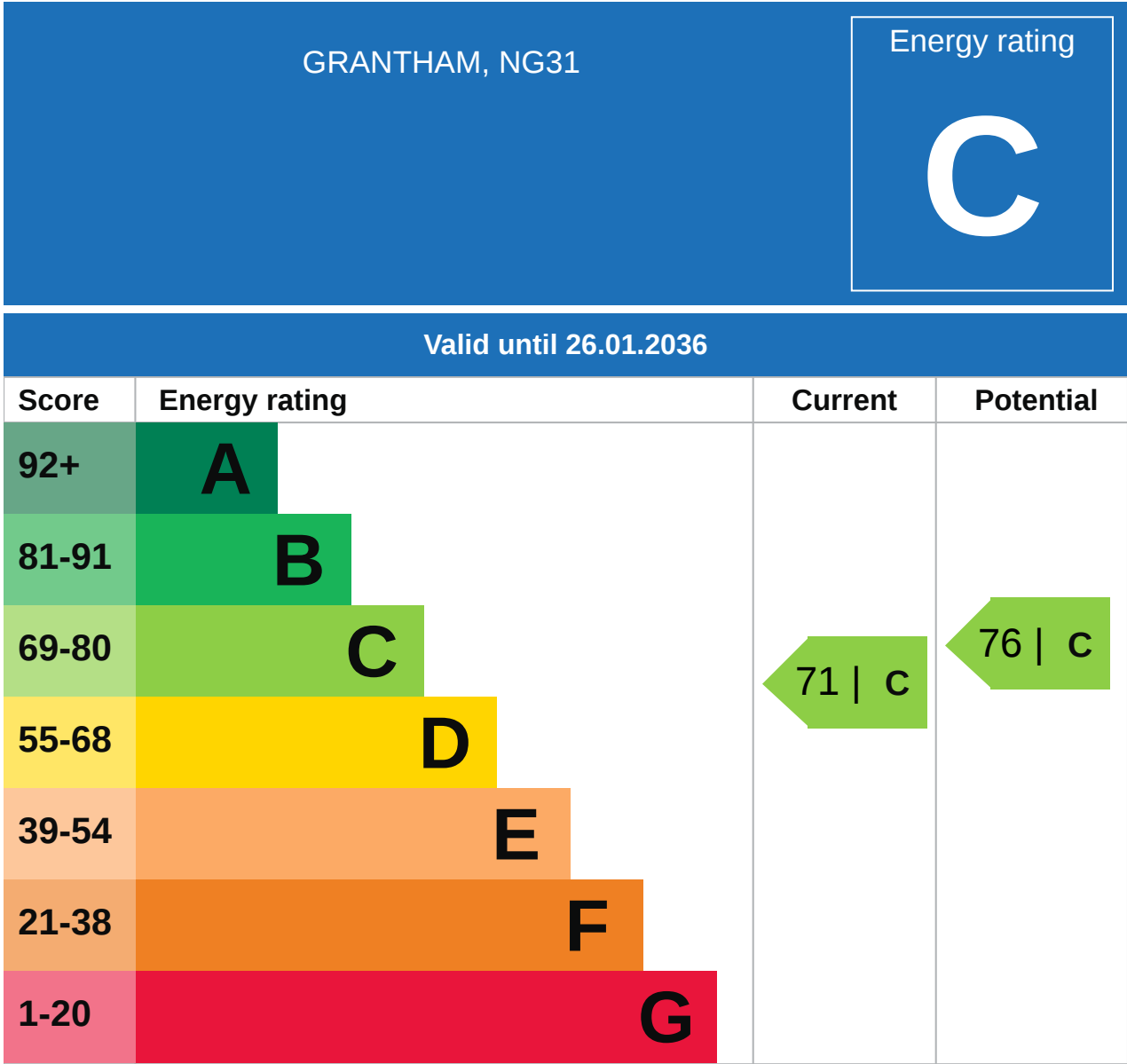(Standard - Superfast - Ultrafast)

7 mb/s

1000 mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

GRANTHAM, NG31

Energy rating

C

Valid until 26.01.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 | C
55-68	D	71 | C	
39-54	E		
21-38	F		
1-20	G		

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Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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:	Poor
Floors:	Solid, limited insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	99 m^2

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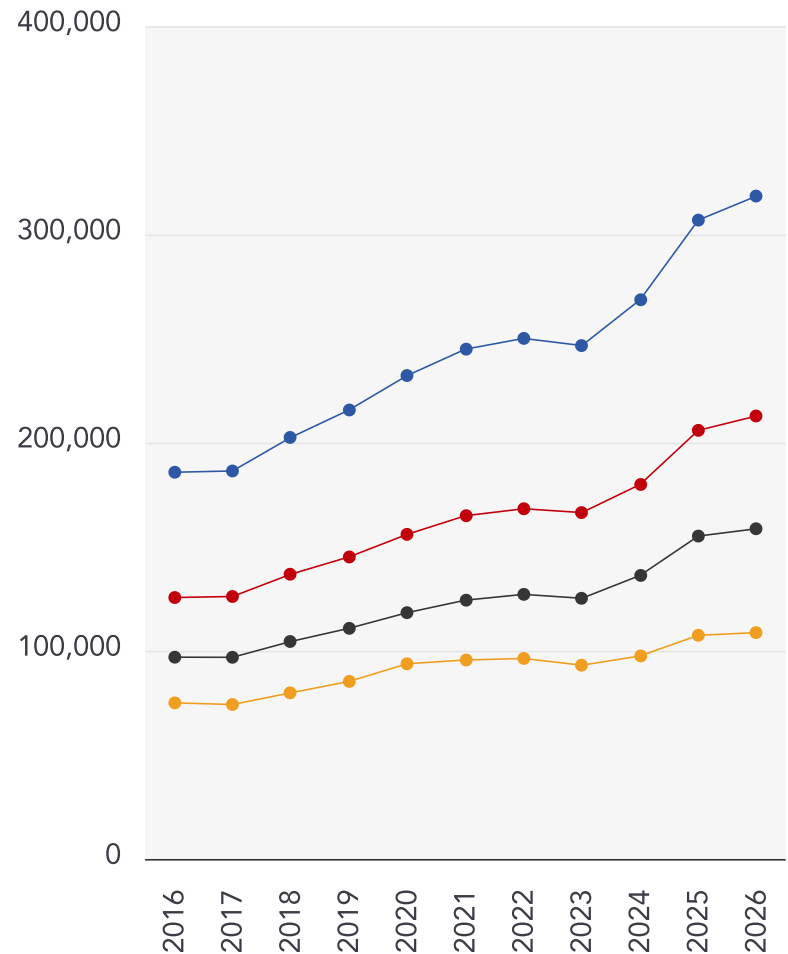
Detached

+71.41%

Semi-Detached

+69.43%

Terraced

+63.64%

Flat

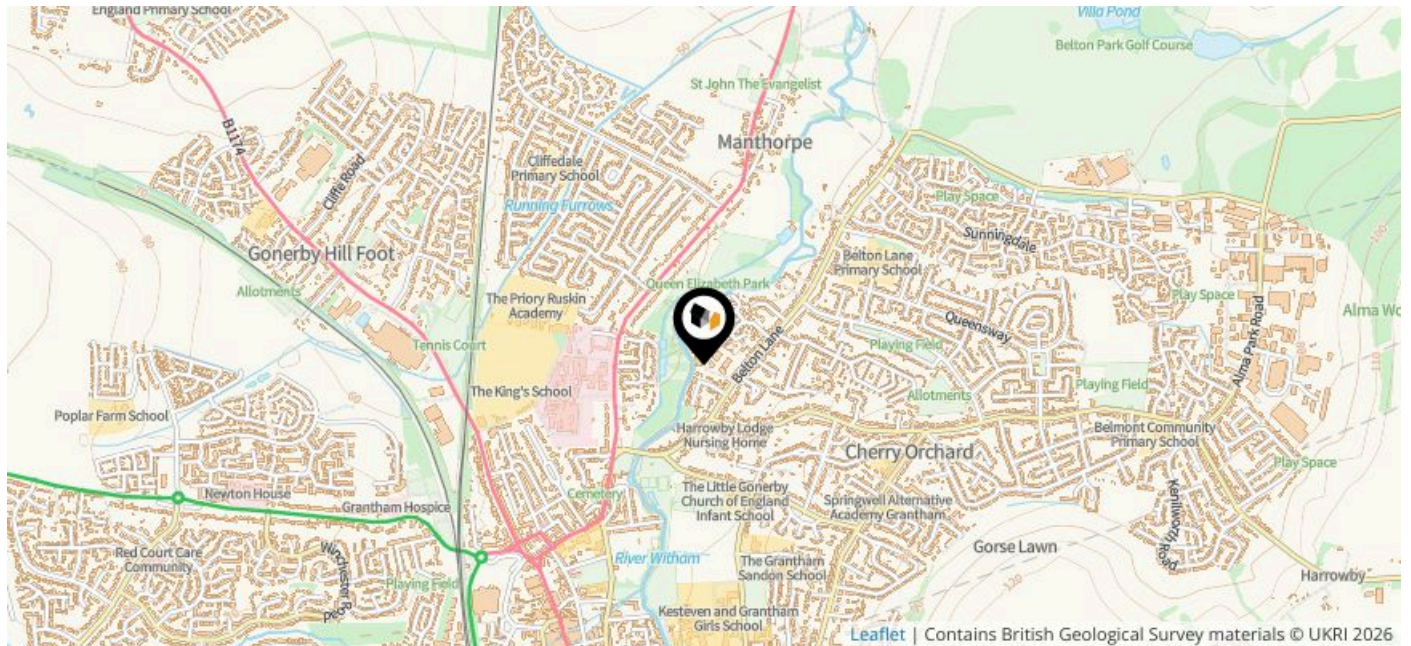**+44.99%**

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This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2026

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.

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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.
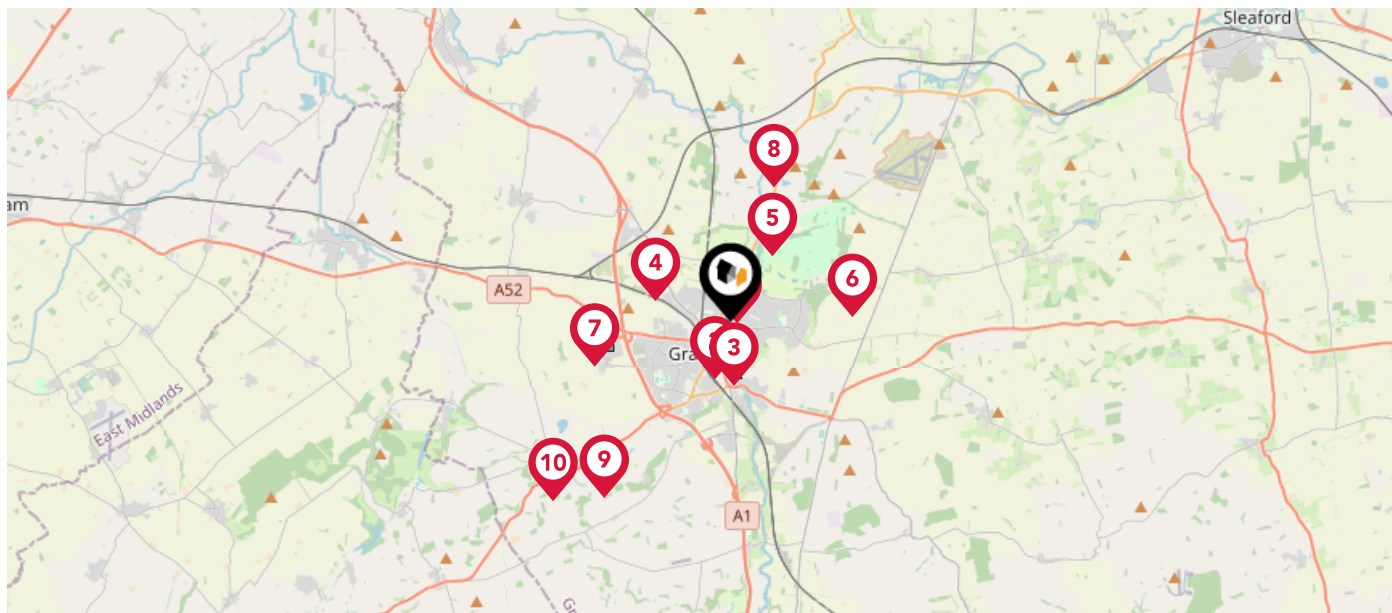
Nearby Conservation Areas	
1	Manthorpe
2	Grantham
3	St. Anne's
4	Great Gonerby
5	Belton
6	Londonthorpe
7	Barrowby (Part 1)
8	Barkston
9	Harlaxton
10	Denton (South Kesteven)

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ESTATE & LETTING AGENTS

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
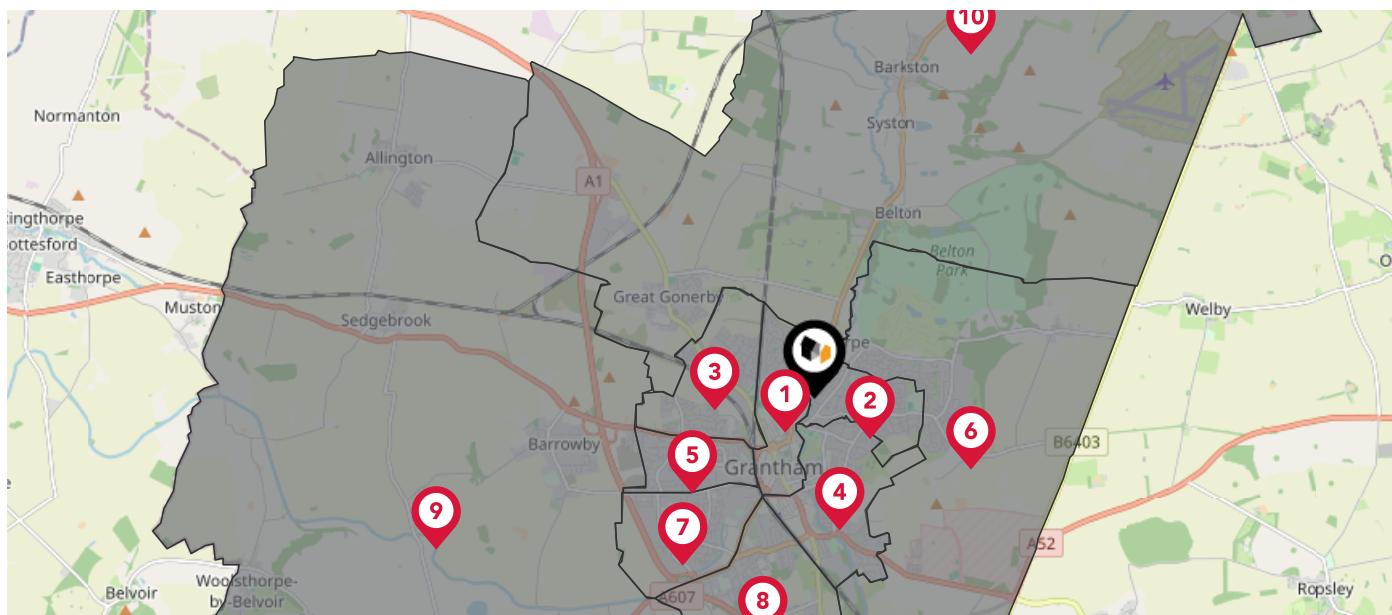
Nearby Council Wards

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

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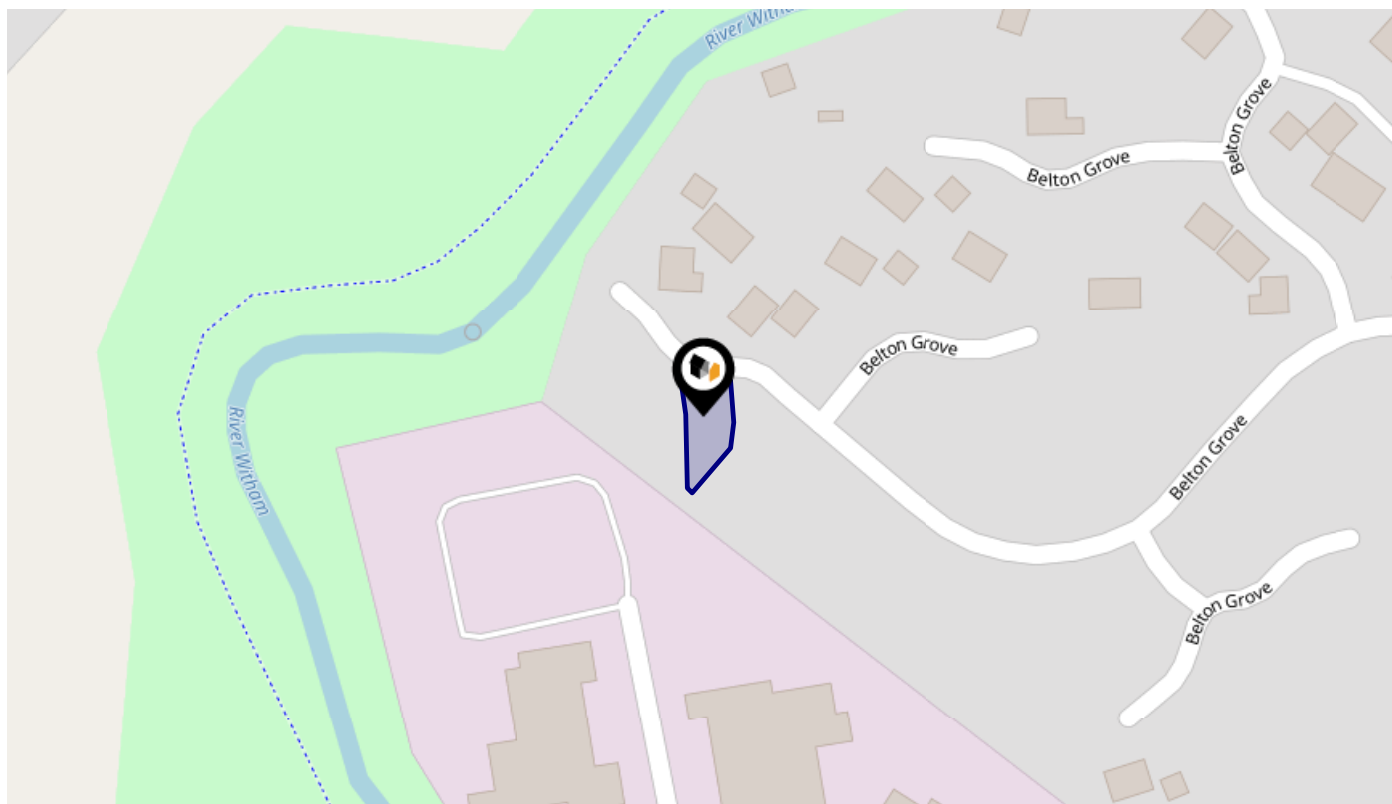
Rail Noise Data

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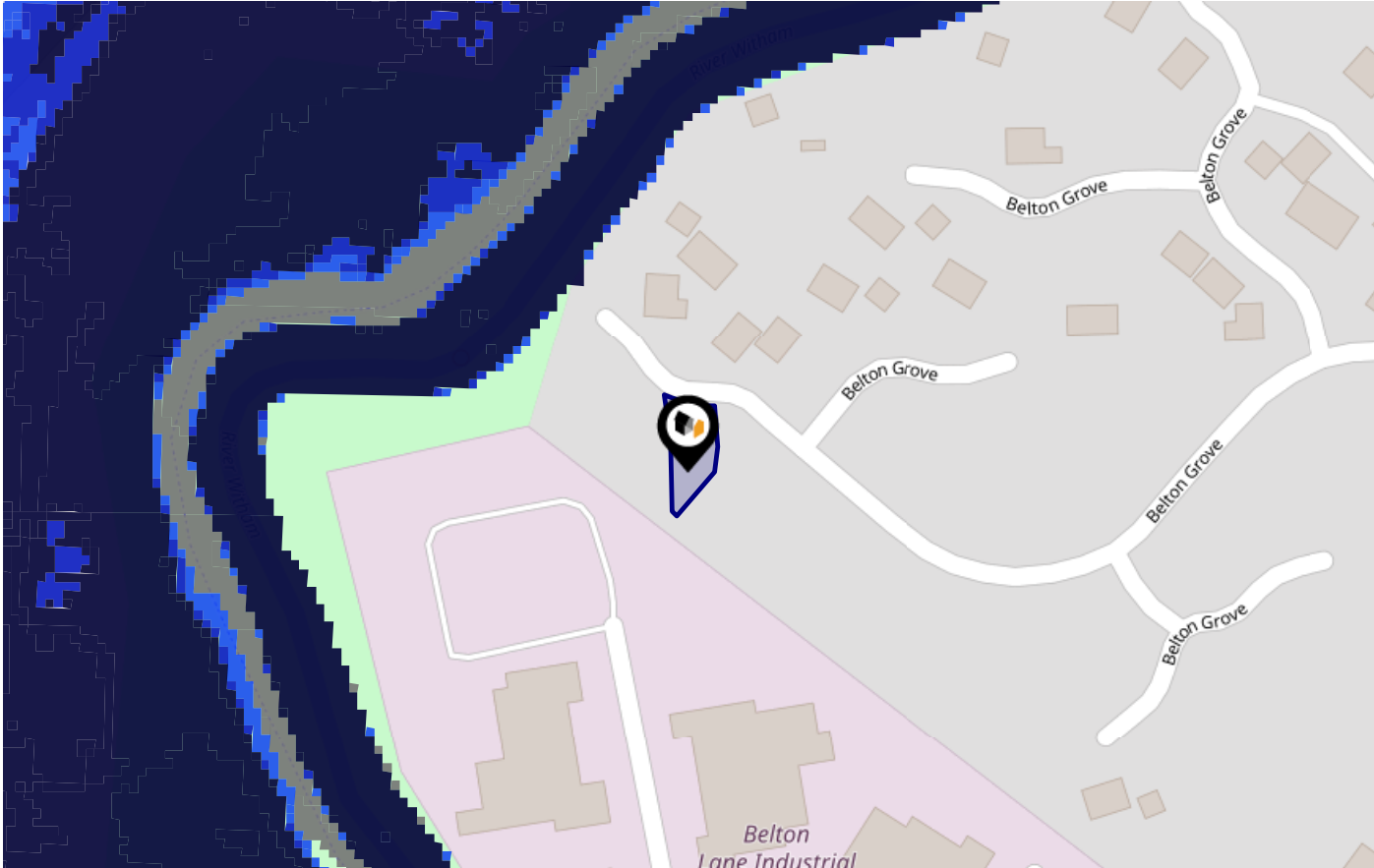
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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	🟦

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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.
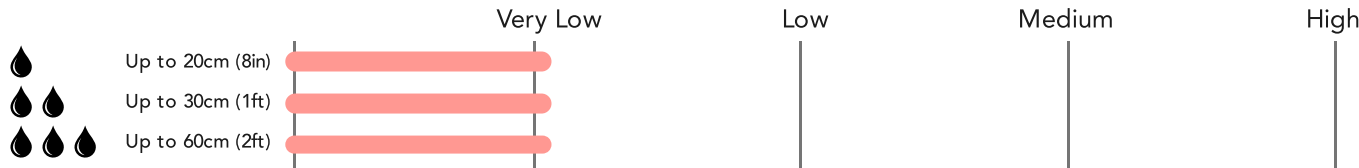

Risk Rating: Very low

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.

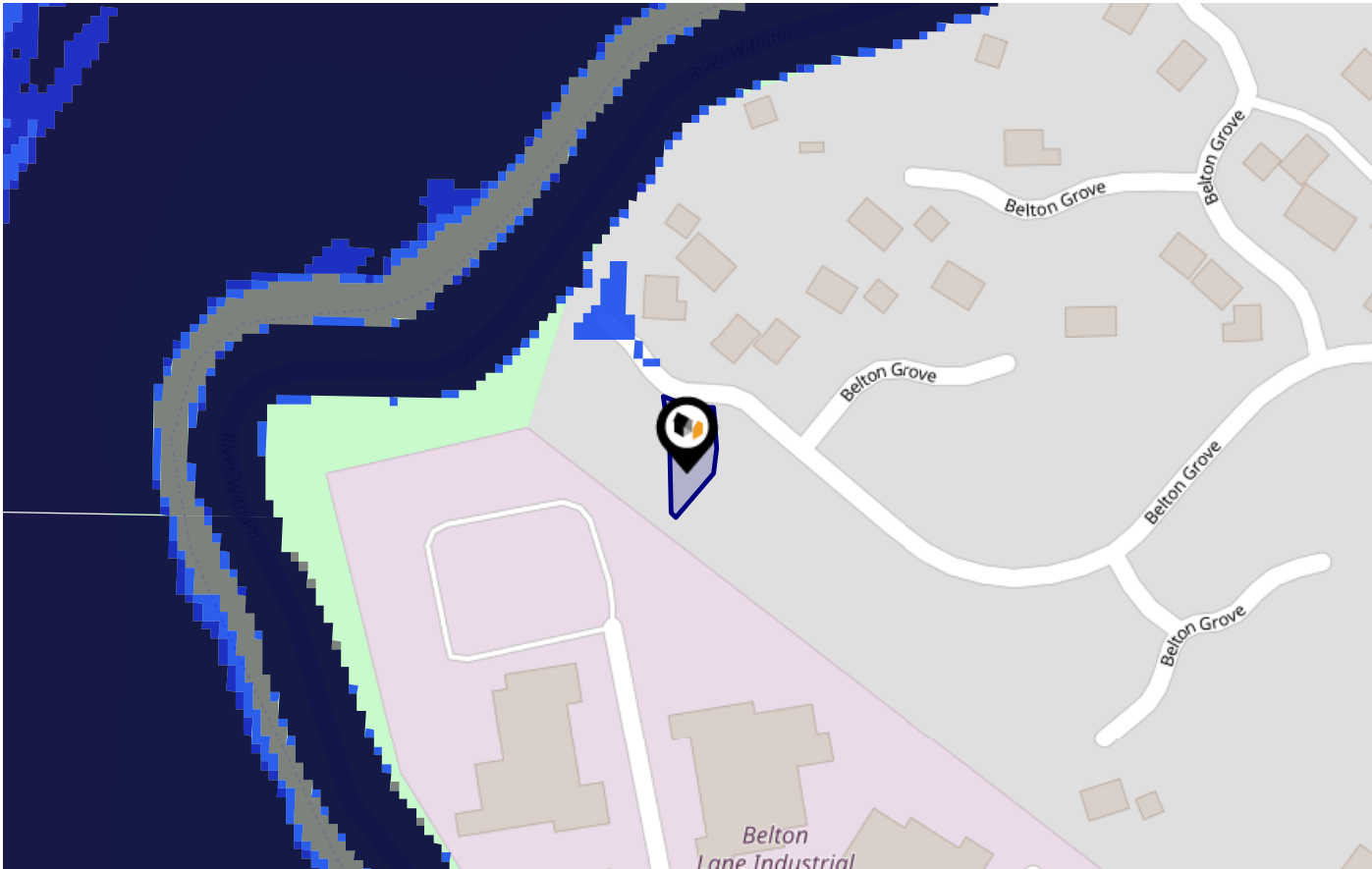**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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.
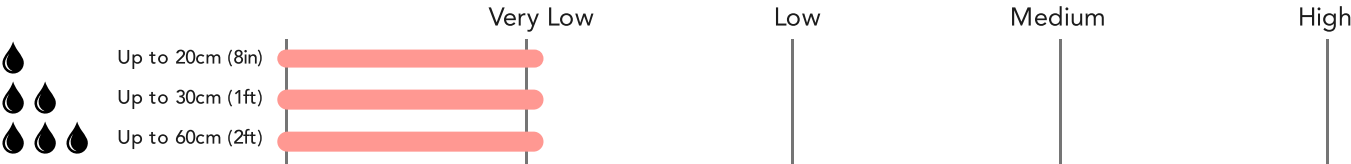

Risk Rating: Very low

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.

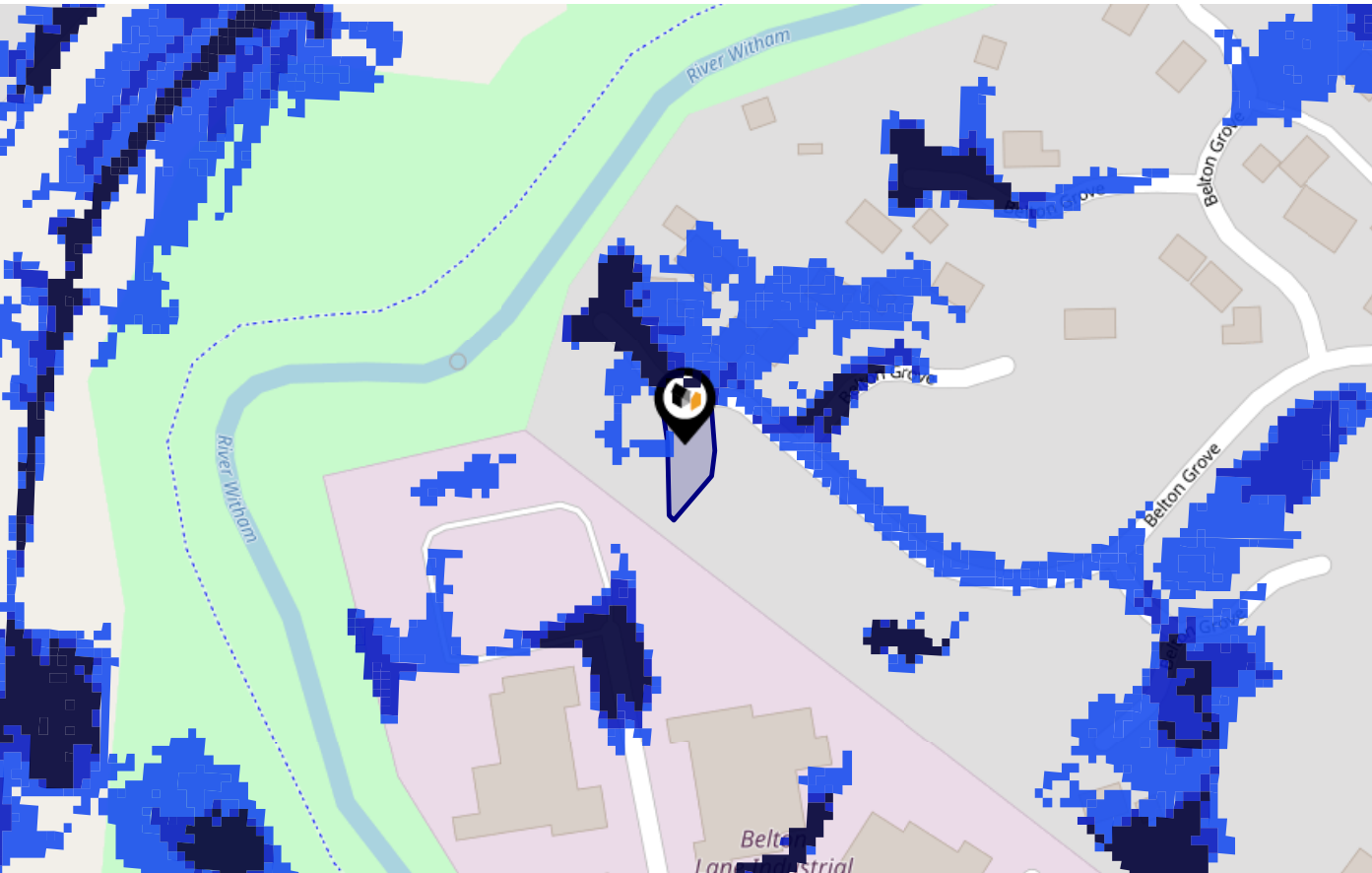- ■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
●	Up to 20cm (8in)	▬▬▬			
●●	Up to 30cm (1ft)	▬▬▬			
●●●	Up to 60cm (2ft)	▬▬▬			

KFB - Key Facts For Buyers

Flood Risk
Surface Water - Flood Risk

Charles Dyson
ESTATE & LETTING AGENTS

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.

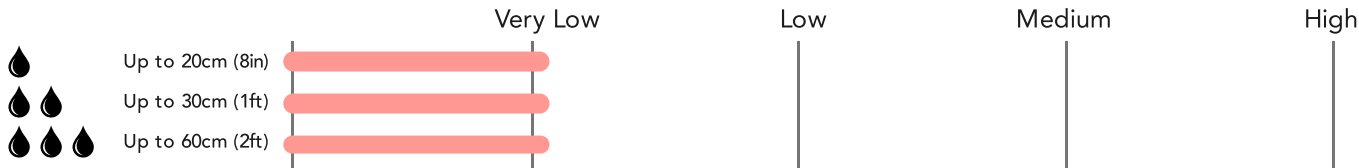Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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Flood Risk
Surface Water - Climate Change

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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.

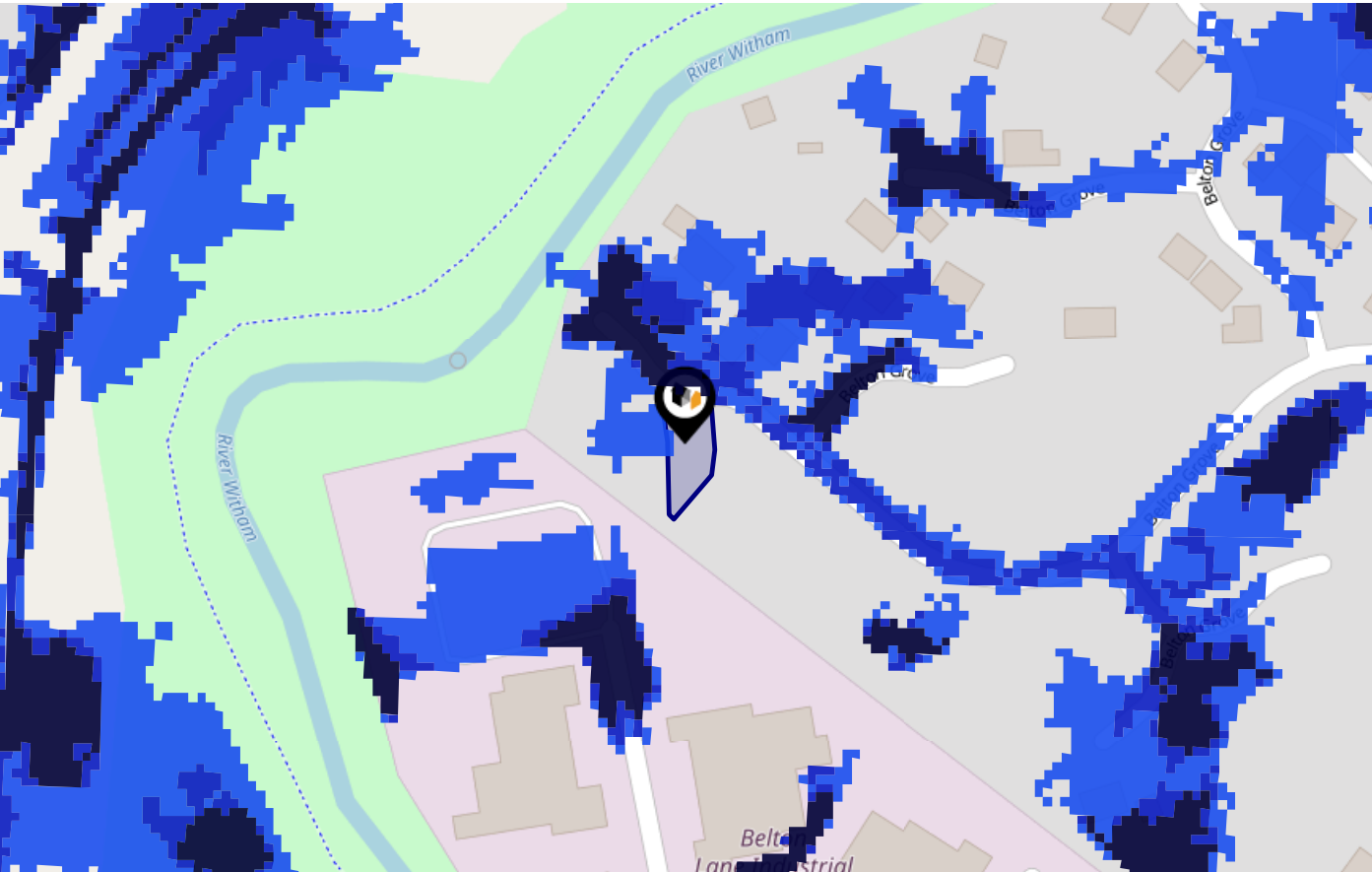**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

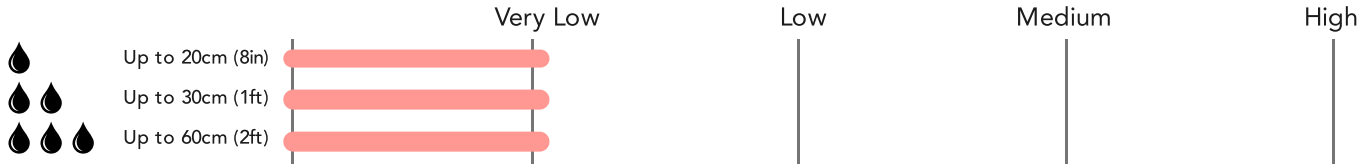|		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

Powered by
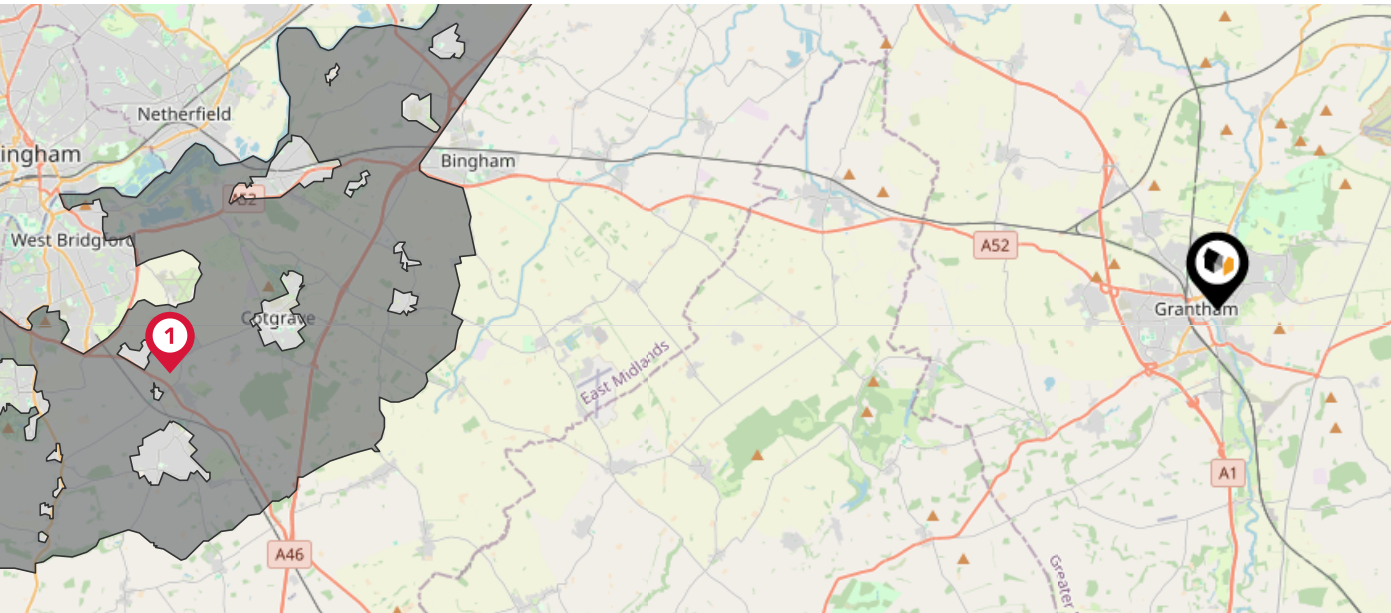**sprift**
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Maps
Green Belt

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

Nearby Green Belt Land

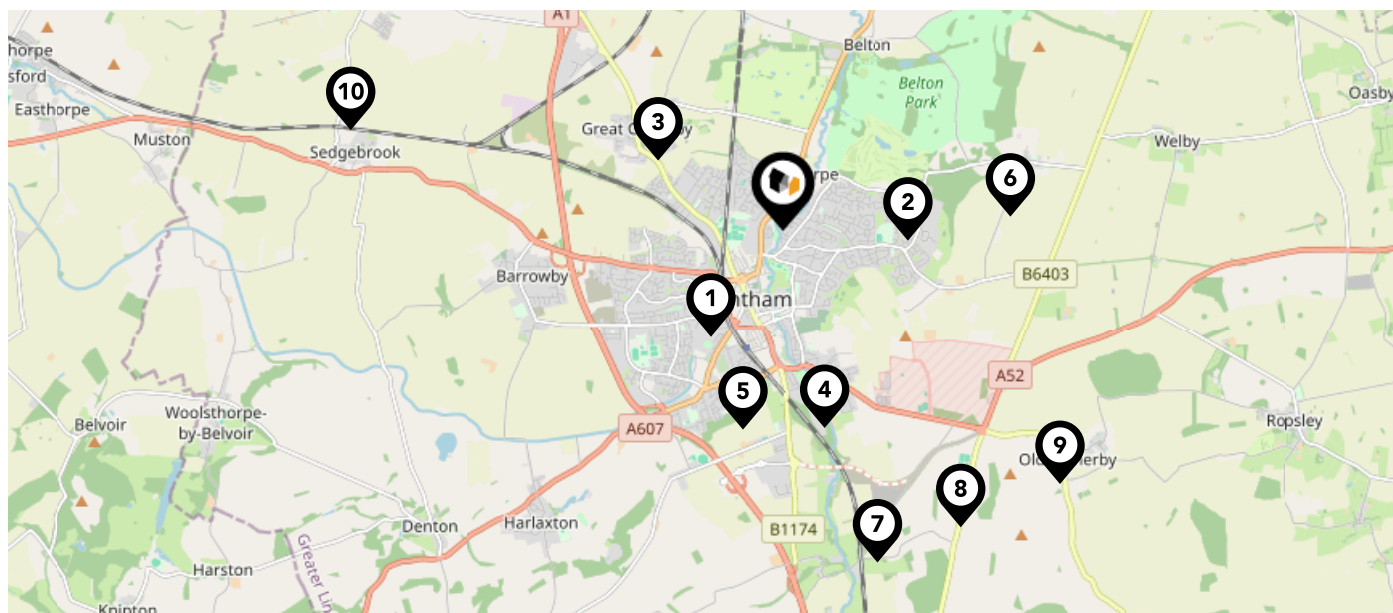**1** Derby and Nottingham Green Belt - Rushcliffe

Charles Dyson
ESTATE & LETTING AGENTS

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	Autumn Park Landfill-Autumn Park Industrial Estate, Dysart Road, Grantham, Lincolnshire	Historic Landfill
2	Land to West of Ruston Road-Alma Park Industrial Estate, Grantham, Lincolnshire	Historic Landfill
3	Long Street Landfill Site-Great Gonerby, Grantham	Historic Landfill
4	Bridge End Grove-Grantham, Lincolnshire	Historic Landfill
5	Caddy Castings-Springfield Road, Grantham	Historic Landfill
6	Disused Quarry-Newgate Lane, Londonthorpe, Grantham, Lincolnshire	Historic Landfill
7	Old Quarry-Whalebone Lane, Grantham, Lincolnshire	Historic Landfill
8	Woodnook-Woodnook, Lincolnshire	Historic Landfill
9	The Quarry-School Lane, Old Somerby, Lincolnshire	Historic Landfill
10	Allington Road-Allington Road, Sedgebrook	Historic Landfill

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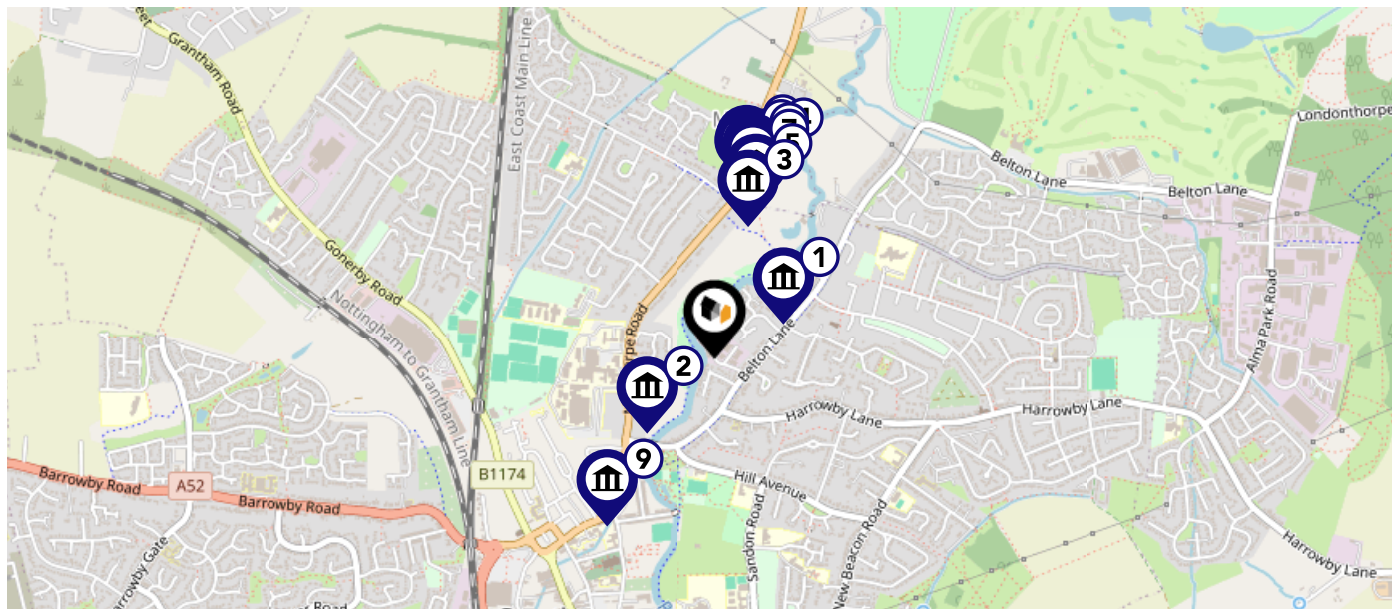

Listed Buildings in the local district	Grade	Distance
① 1062505 - Harrowby Mill House	Grade II	0.2 miles
② 1462454 - White Cottage, Former Pest House	Grade II	0.2 miles
③ 1194840 - Holly Cottage	Grade II	0.3 miles
④ 1298450 - Old Clovers And Attached Boundary Wall	Grade II	0.4 miles
⑤ 1236036 - Farm Cottage	Grade II	0.4 miles
⑥ 1298449 - 7 And 8, High Road	Grade II	0.4 miles
⑦ 1236000 - 17, High Road	Grade II	0.4 miles
⑧ 1194832 - Wash House Boundary Wall And Railing Between Numbers 6 And 7 High Road	Grade II	0.4 miles
⑨ 1360257 - Bow House	Grade II	0.4 miles
⑩ 1194835 - 16, High Road	Grade II	0.4 miles

Area
Schools
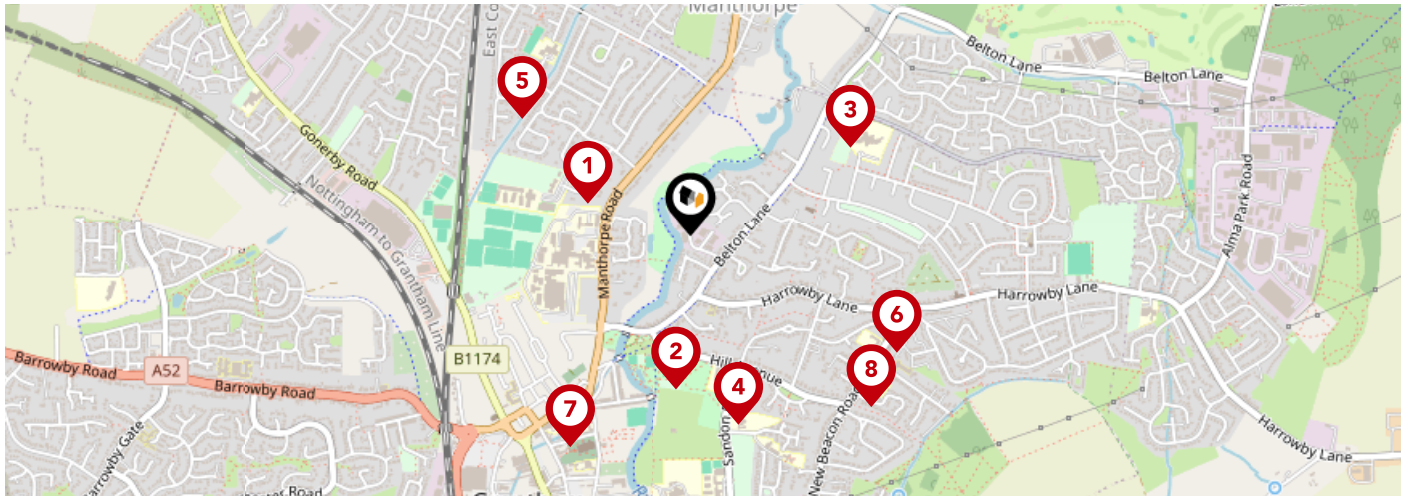
	Nursery	Primary	Secondary	College	Private
1 **The Priory Ruskin Academy** Ofsted Rating: Outstanding | Pupils: 1406 | Distance:0.24	☐	☐	☑	☐	☐
2 **Wyndham Park Nursery School** Ofsted Rating: Outstanding | Pupils: 116 | Distance:0.34	☑	☐	☐	☐	☐
3 **Belton Lane Community Primary School** Ofsted Rating: Good | Pupils: 323 | Distance:0.41	☐	☑	☐	☐	☐
4 **The Little Gonerby Church of England Primary Academy, Grantham** Ofsted Rating: Good | Pupils: 116 | Distance:0.43	☐	☑	☐	☐	☐
5 **Cliffedale Primary School** Ofsted Rating: Good | Pupils: 289 | Distance:0.46	☐	☑	☐	☐	☐
6 **The Harrowby Church of England Primary School** Ofsted Rating: Requires improvement | Pupils: 57 | Distance:0.53	☐	☑	☐	☐	☐
7 **The King's School, Grantham** Ofsted Rating: Good | Pupils: 1200 | Distance:0.54	☐	☐	☑	☐	☐
8 **Springwell Alternative Academy Grantham** Ofsted Rating: Good | Pupils: 49 | Distance:0.56	☐	☐	☑	☐	☐

Area
Schools
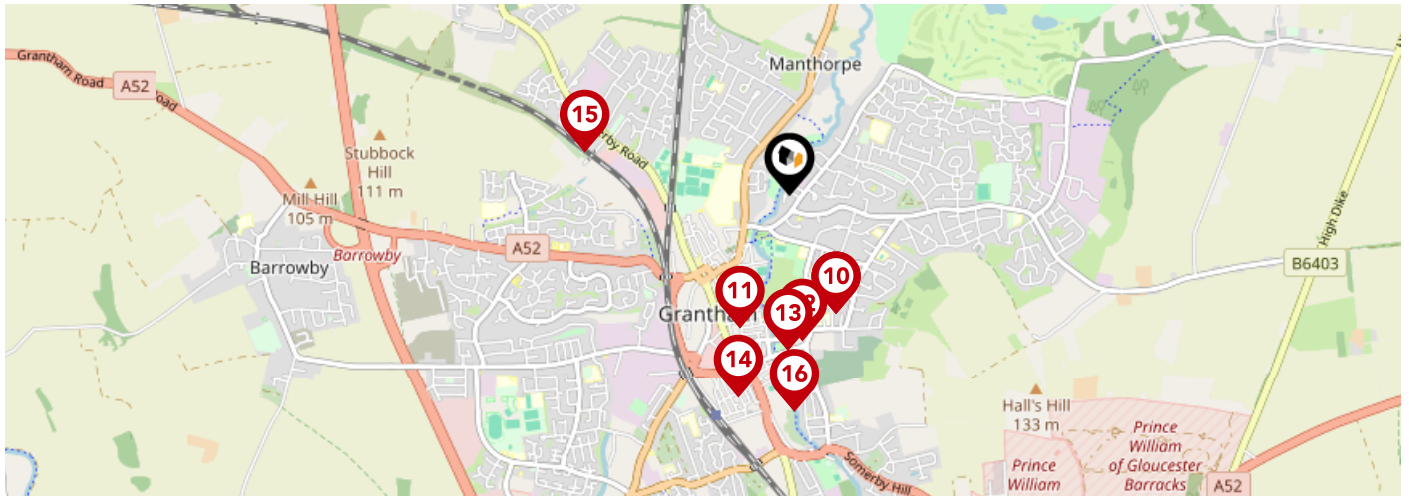
	Nursery	Primary	Secondary	College	Private
9 Saint Mary's Catholic Voluntary Academy Ofsted Rating: Good | Pupils: 200 | Distance:0.57	☐	☑	☐	☐	☐
10 Grantham Additional Needs Fellowship Ofsted Rating: Outstanding | Pupils: 251 | Distance:0.57	☐	☐	☑	☐	☐
11 St Wulfram's National Church of England Primary School Ofsted Rating: Requires improvement | Pupils: 215 | Distance:0.63	☐	☑	☐	☐	☐
12 Kesteven and Grantham Girls' School Ofsted Rating: Outstanding | Pupils: 1188 | Distance:0.65	☐	☐	☑	☐	☐
13 Grantham College Ofsted Rating: Good | Pupils:0 | Distance:0.7	☐	☐	☑	☐	☐
14 Charles Read Academy Ofsted Rating: Good | Pupils: 276 | Distance:0.93	☐	☐	☑	☐	☐
15 The Gonerby Hill Foot Church of England Primary School Ofsted Rating: Good | Pupils: 283 | Distance:0.94	☐	☑	☐	☐	☐
16 Dudley House School Ofsted Rating: Good | Pupils: 18 | Distance:0.96	☐	☑	☐	☐	☐

Local Area
Masts & Pylons

Charles Dyson
ESTATE & LETTING AGENTS
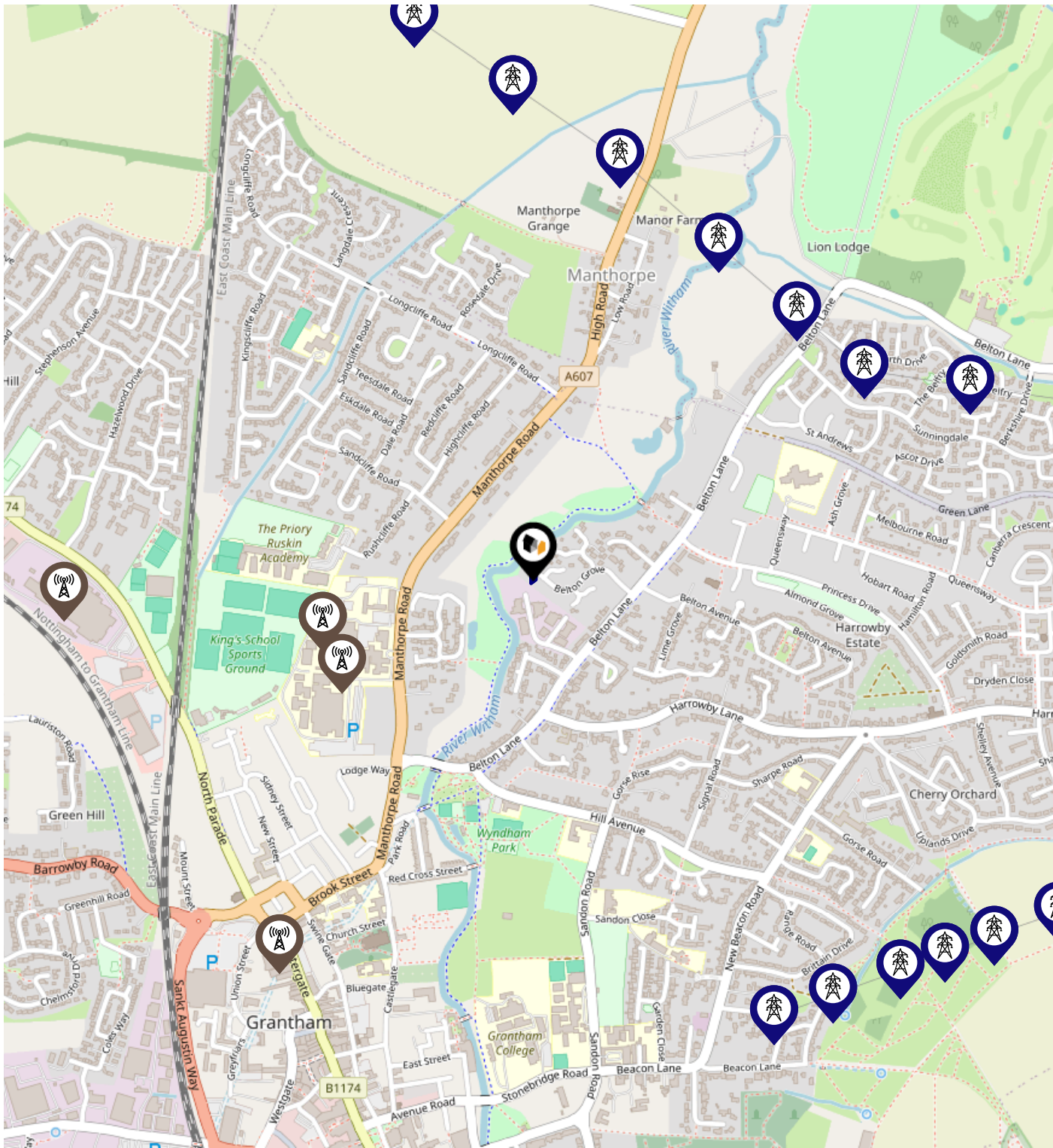
Key:

🗼 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).

This
Property
▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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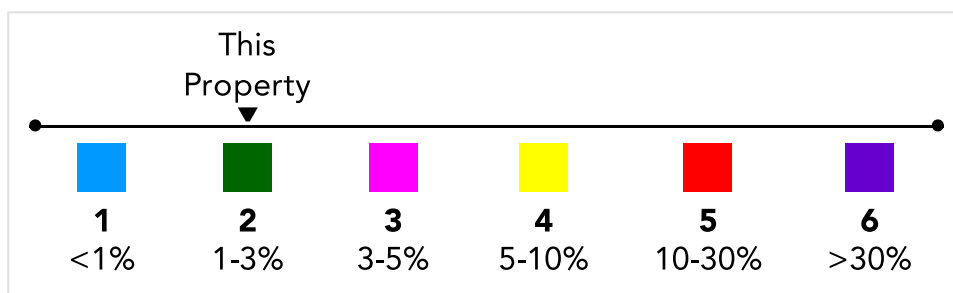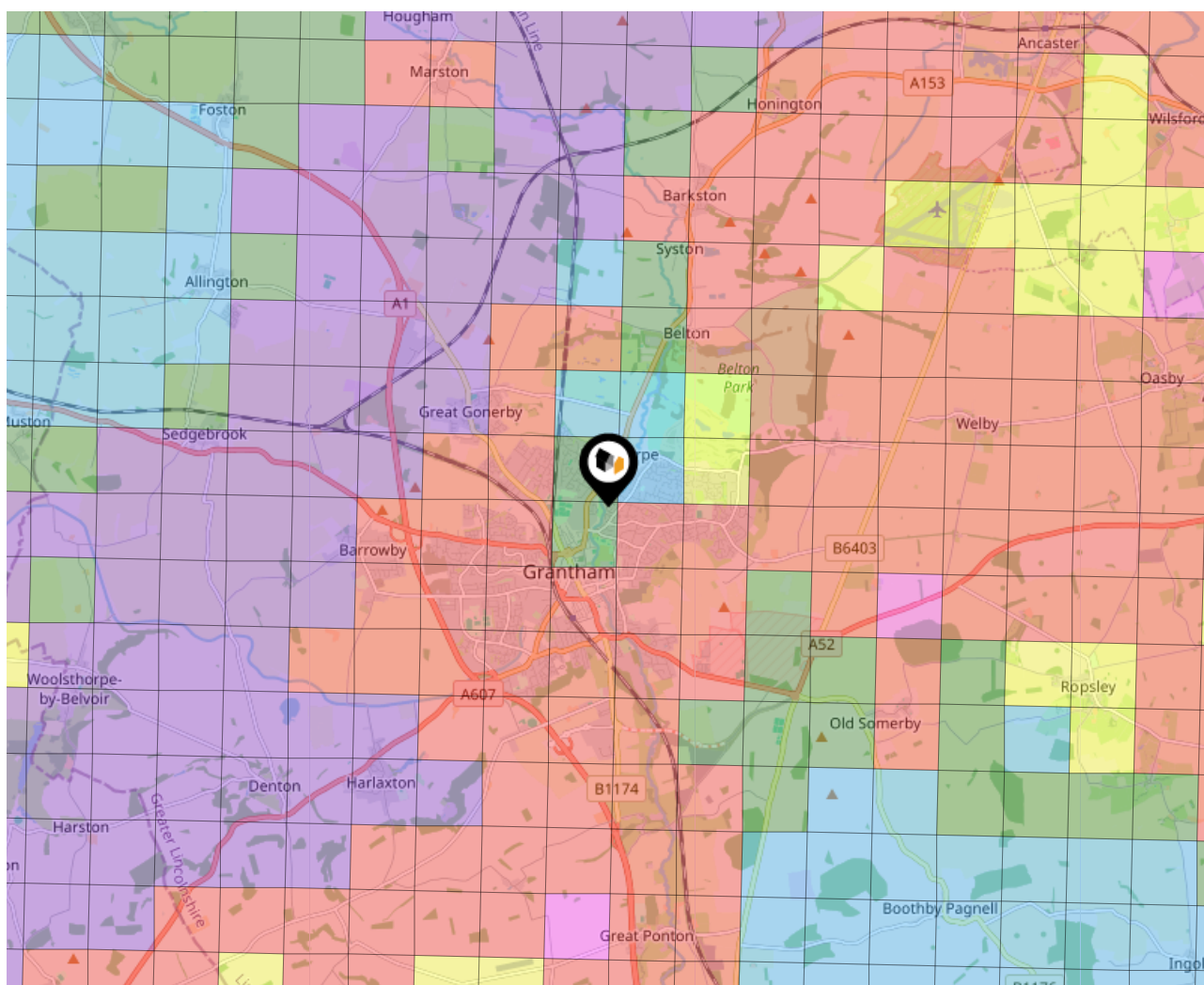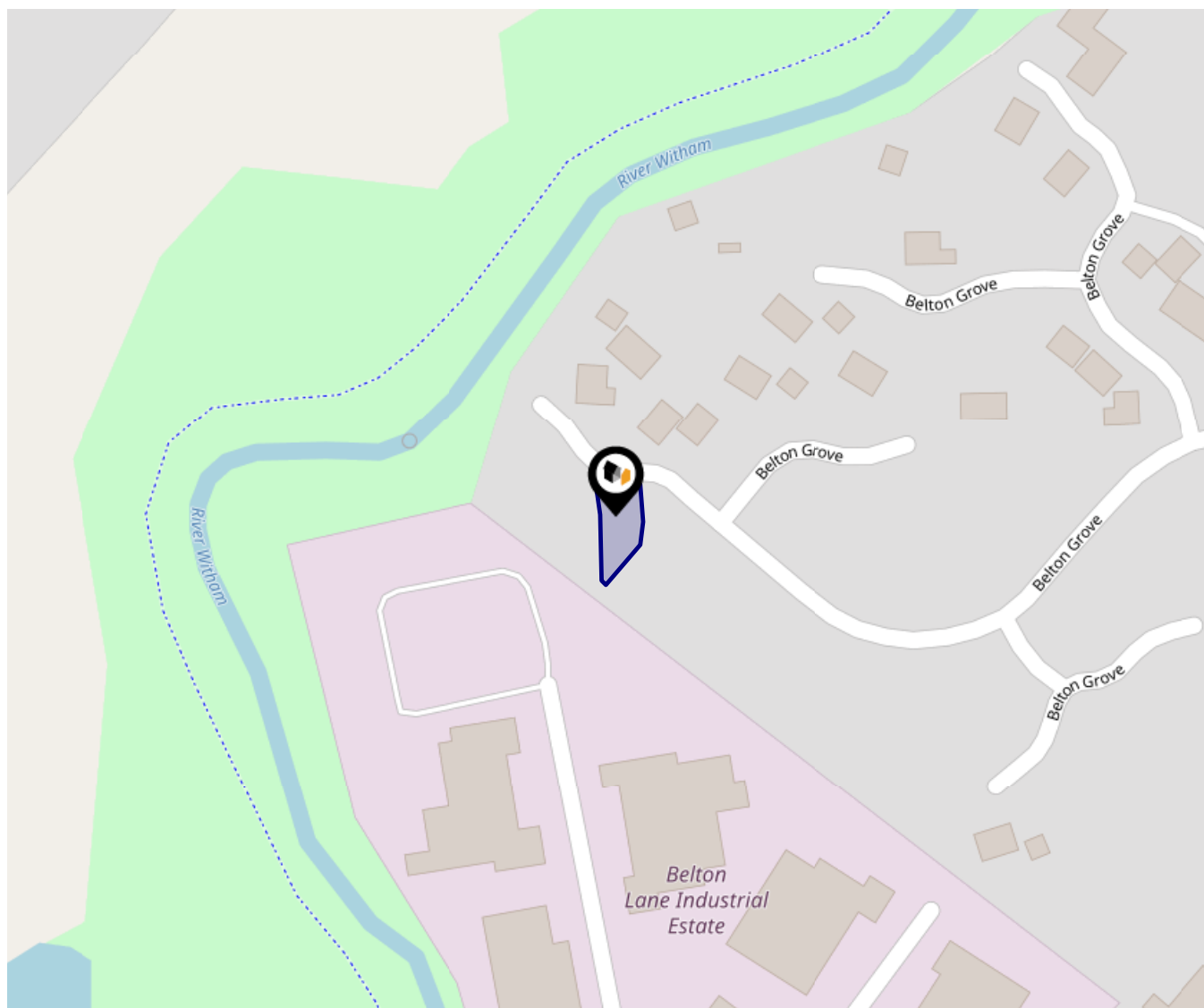
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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Environment
Soils & Clay

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

Carbon Content:	VARIABLE(LOW)	**Soil Texture:**	LOAM TO CLAY
Parent Material Grain:	ARGILLACEOUS	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO HEAVY		
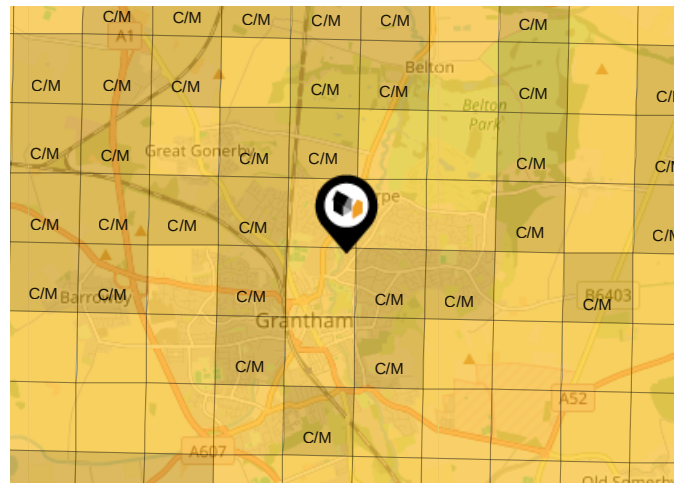
Primary Classifications (Most Common Clay Types)

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
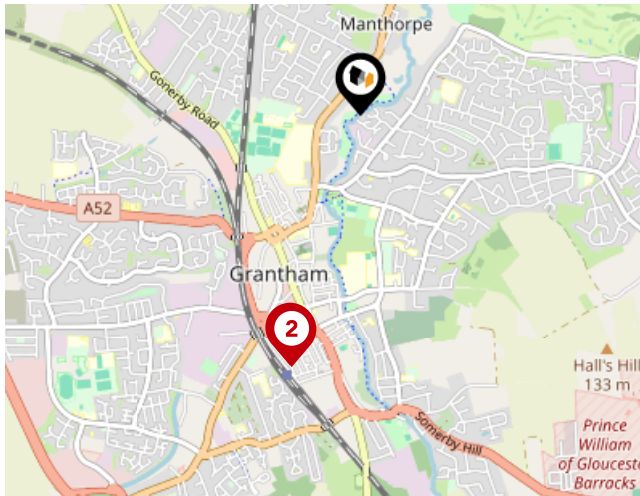
National Rail Stations

Pin	Name	Distance
1	Grantham Rail Station	1.16 miles
2	Grantham Rail Station	1.17 miles
3	Ancaster Rail Station	6.11 miles
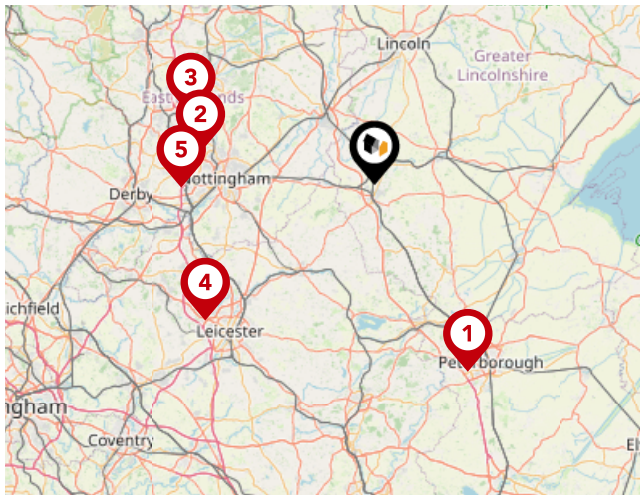
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J17	30.2 miles
2	M1 J26	25.43 miles
3	M1 J27	28.12 miles
4	M1 J21A	31.37 miles
5	M1 J25	27.71 miles
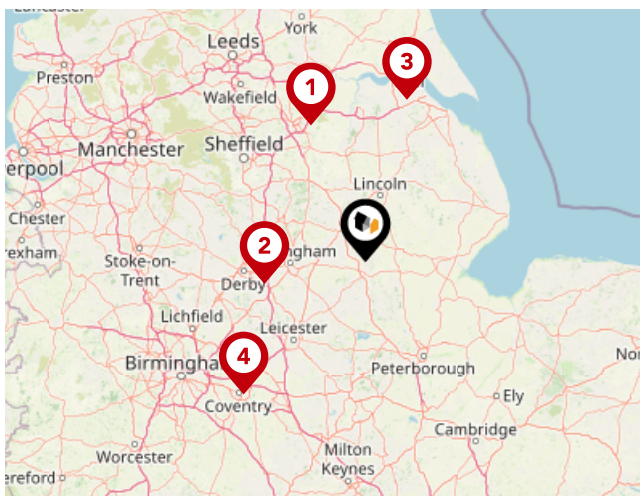
Airports/Helipads

Pin	Name	Distance
1	Finningley	41.61 miles
2	East Mids Airport	29.74 miles
3	Humberside Airport	47.21 miles
4	Baginton	52.11 miles

Area
Transport (Local)

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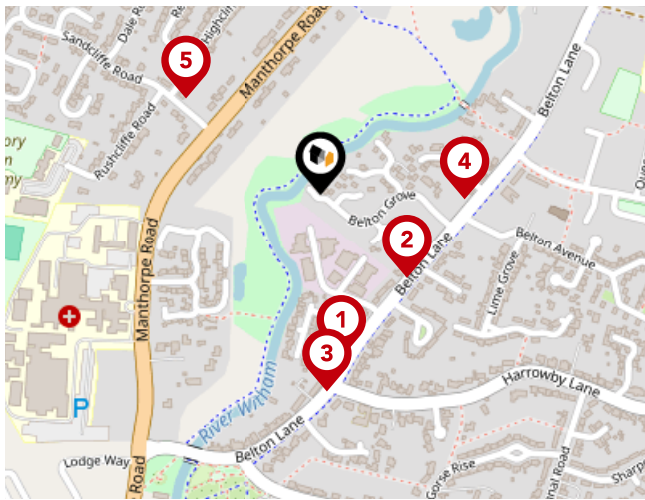
Bus Stops/Stations

Pin	Name	Distance
1	Harrowby Lane	0.18 miles
2	Tyson Close	0.14 miles
3	Harrowby Lane	0.22 miles
4	Belton Avenue	0.16 miles
5	Rushcliffe Road	0.18 miles

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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

Charles Dyson
ESTATE & LETTING AGENTS

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.

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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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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail