

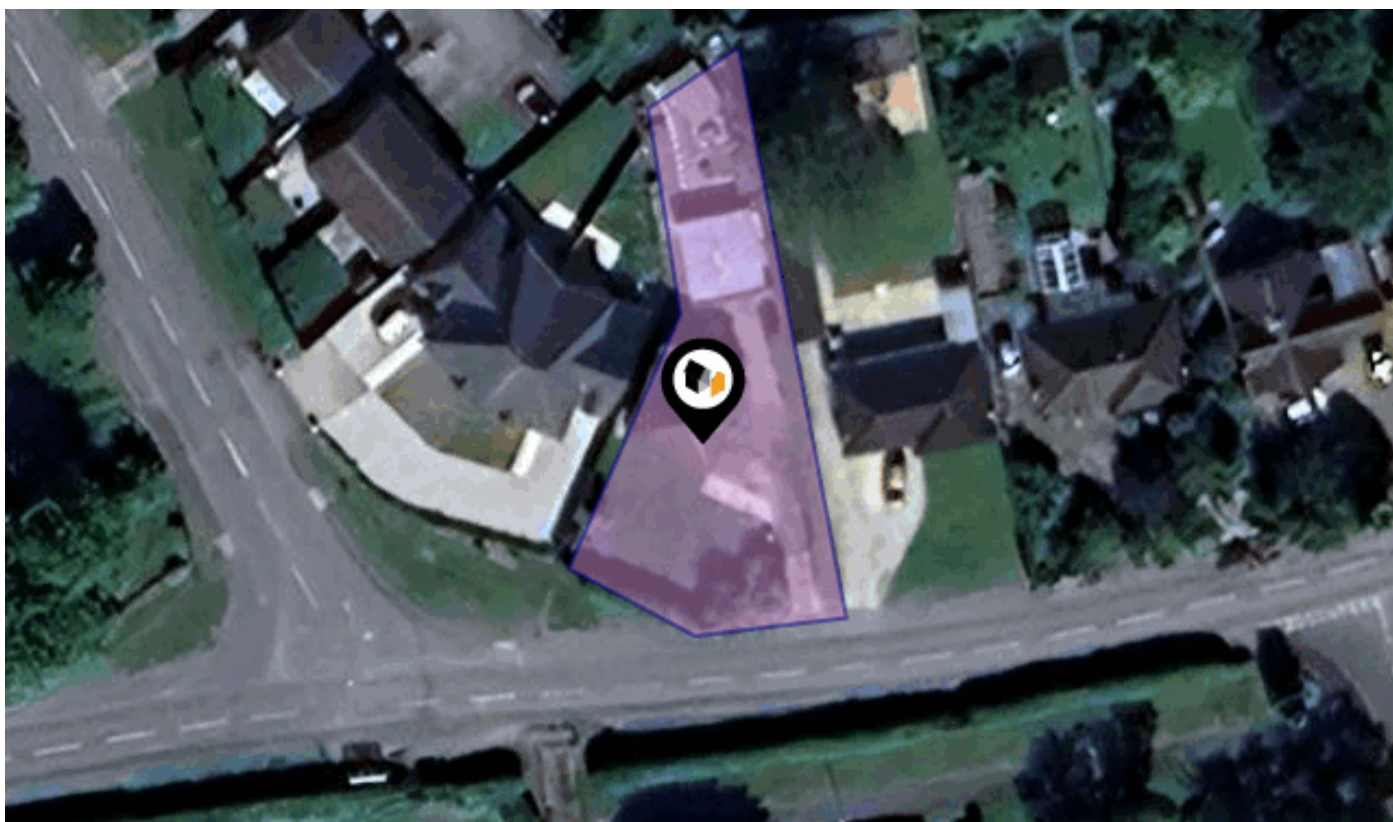


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 31<sup>st</sup> March 2025**



**HIGH STREET, REEPHAM, LINCOLN, LN3**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

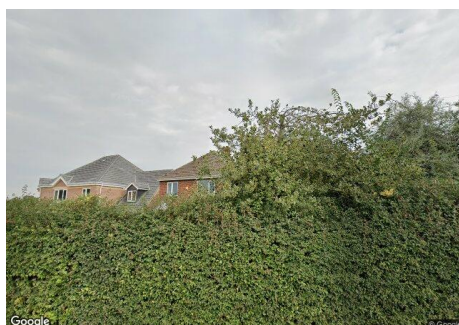
tom.bell@mundys.net

www.mundys.net



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# Property Overview



## Property

Type:	Detached
Bedrooms:	3
Floor Area:	1,001 ft <sup>2</sup> / 93 m <sup>2</sup>
Plot Area:	0.14 acres
Year Built :	1950-1966
Council Tax :	Band D
Annual Estimate:	£2,209
Title Number:	LL410584

Tenure: Freehold

## Local Area

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

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

14	74	1000
mb/s	mb/s	mb/s

Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:



# Planning History This Address



Planning records for: *High Street, Reepham, Lincoln, LN3*

Reference - 141866
<b>Decision:</b> Application Determined
<b>Date:</b> 23rd October 2020
<b>Description:</b> Planning application to erect 2no. dwellings - resubmission of 141100.

Reference - 139556
<b>Decision:</b> Application Determined
<b>Date:</b> 06th June 2019
<b>Description:</b> Outline planning application to erect 2no. dwellings - access to be considered and not reserved for subsequent applications

Reference - 143618
<b>Decision:</b> Application Determined
<b>Date:</b> 26th August 2021
<b>Description:</b> Request for confirmation of compliance with conditions 3-5 of planning permission 141866 granted 7 December 2020.









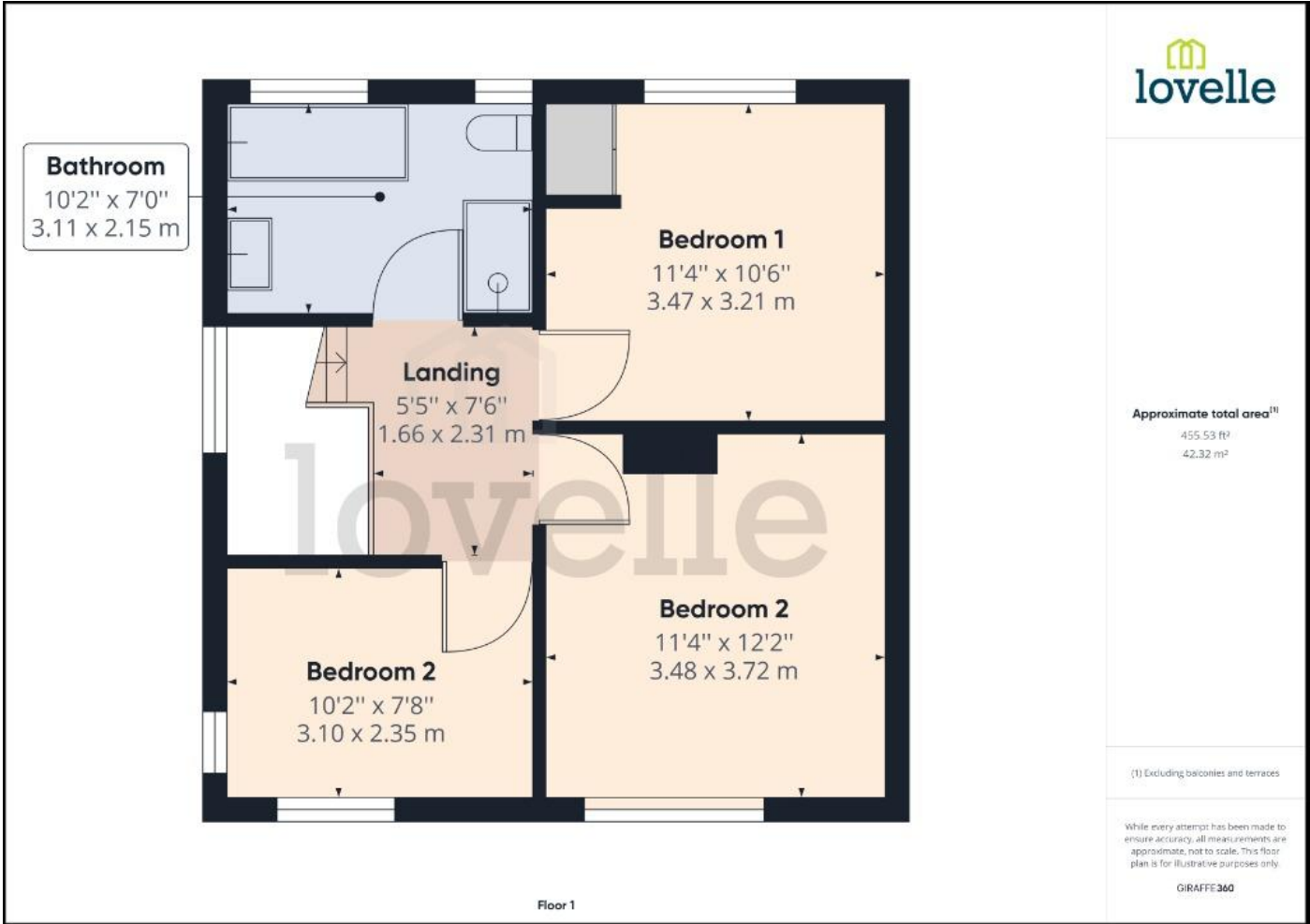


## HIGH STREET, REEPHAM, LINCOLN, LN3





## HIGH STREET, REEPHAM, LINCOLN, LN3

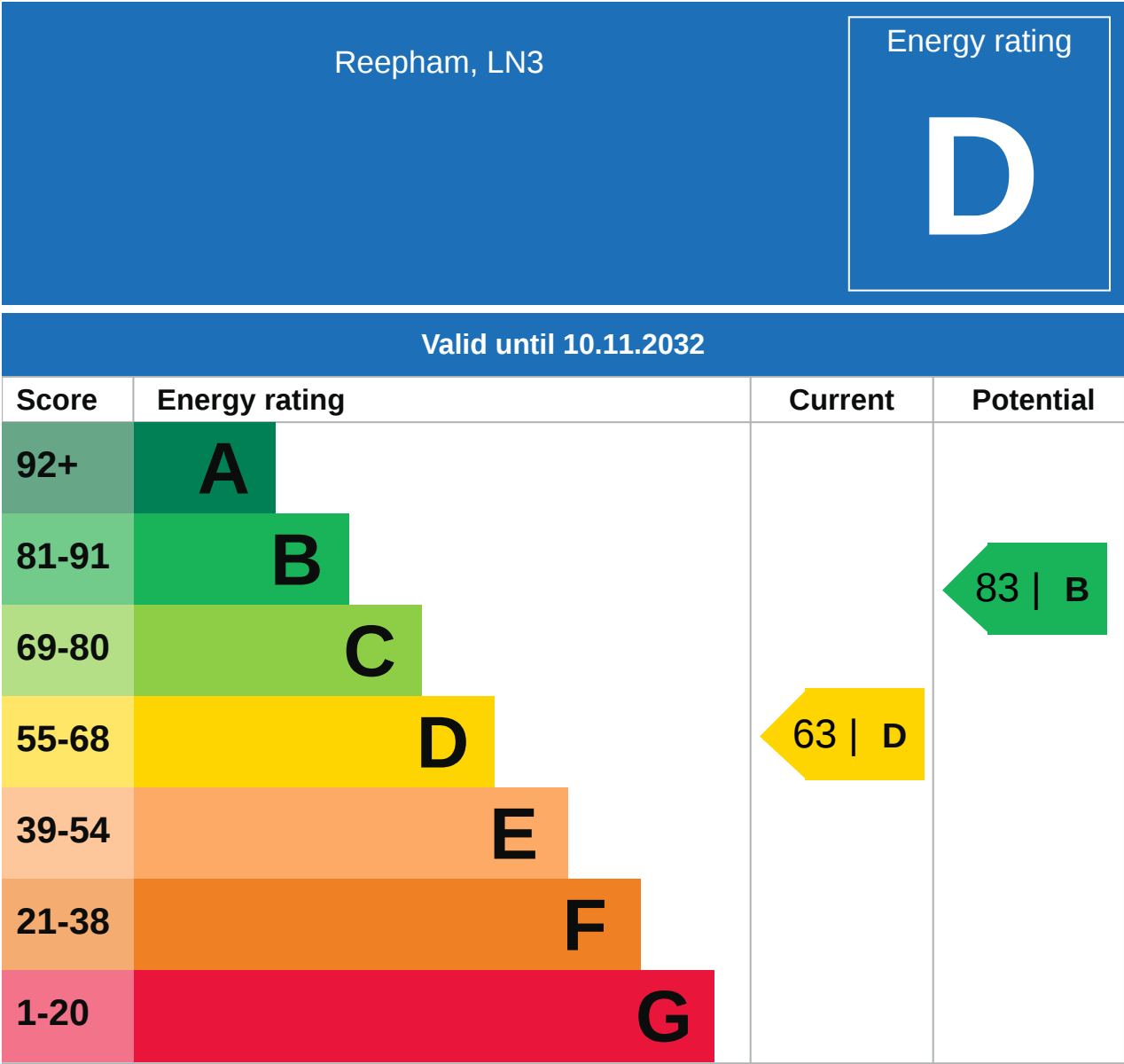




## HIGH STREET, REEPHAM, LINCOLN, LN3



# Property EPC - Certificate



## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Triple glazing
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 92% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	93 m <sup>2</sup>

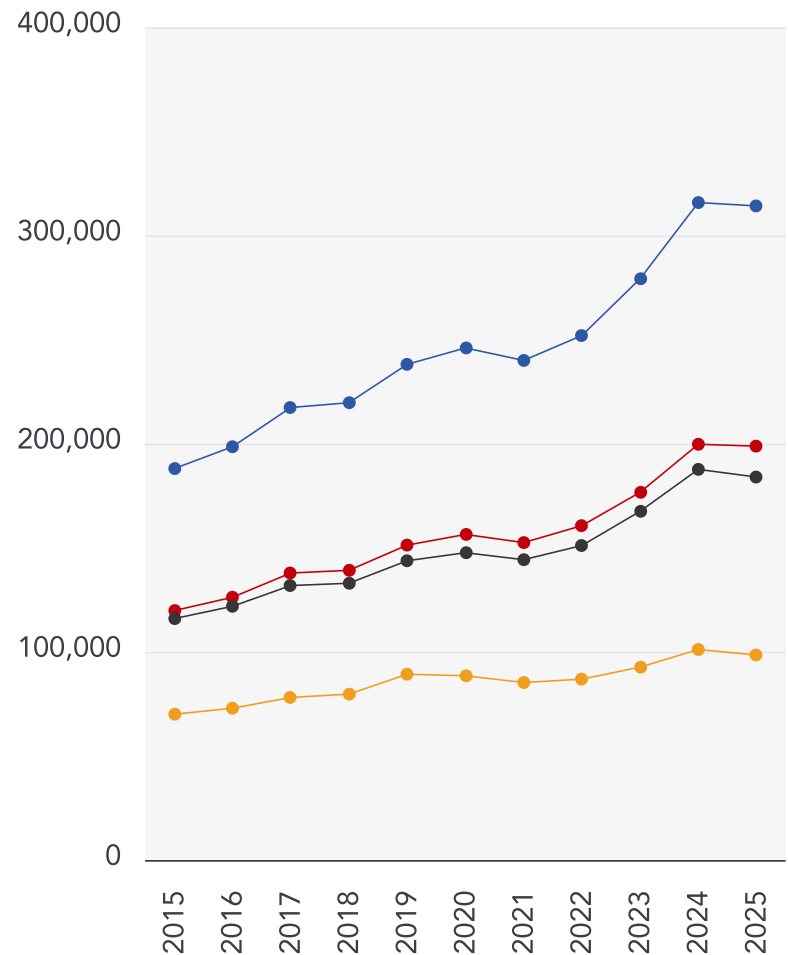


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in LN3



Detached

**+67.09%**

Semi-Detached

**+65.93%**

Terraced

**+58.63%**

Flat

**+40.58%**

# 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.

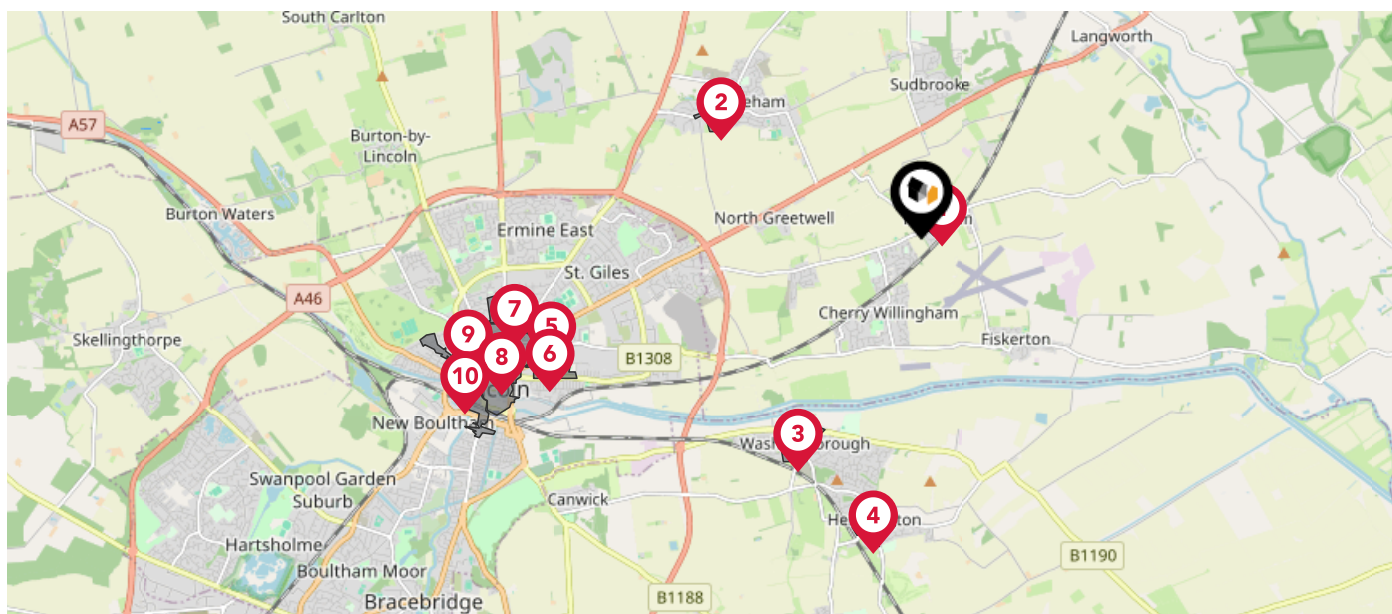
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Reepham



Nettleham



Washingborough



Heighington



The Dell



Lindum and Arboretum



Newport and Nettleham Road



Cathedral and City Centre



Carline



West Parade and Brayford

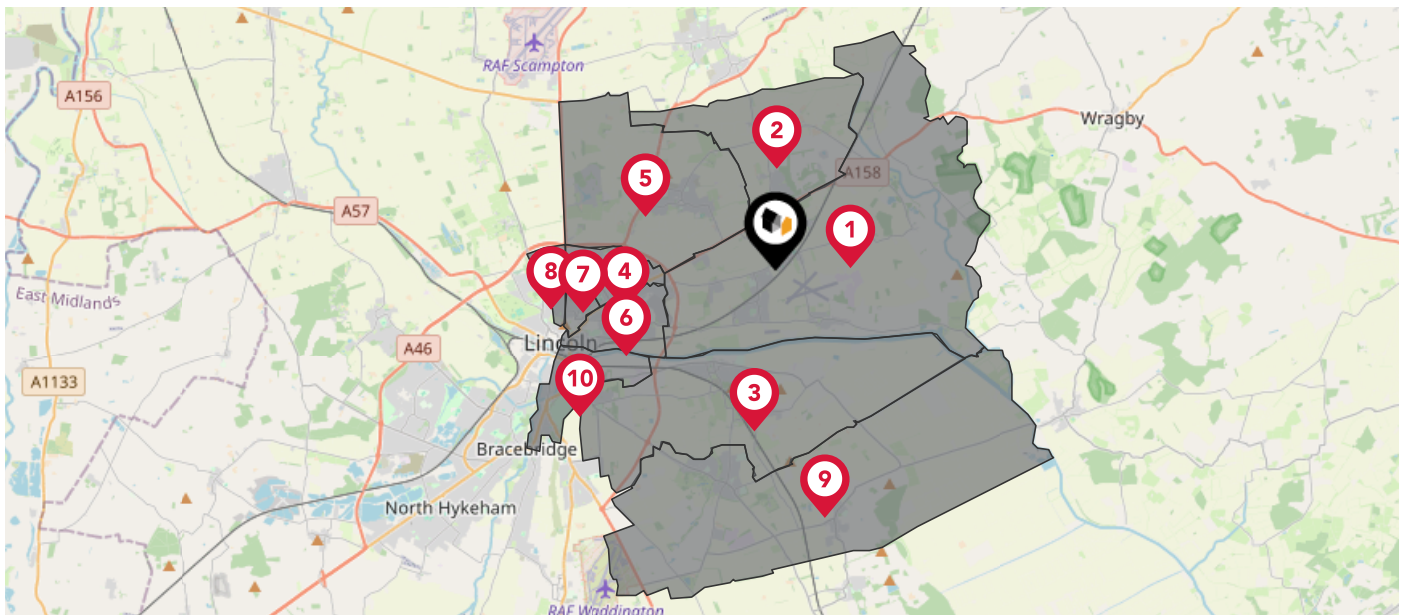


# Maps

## 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



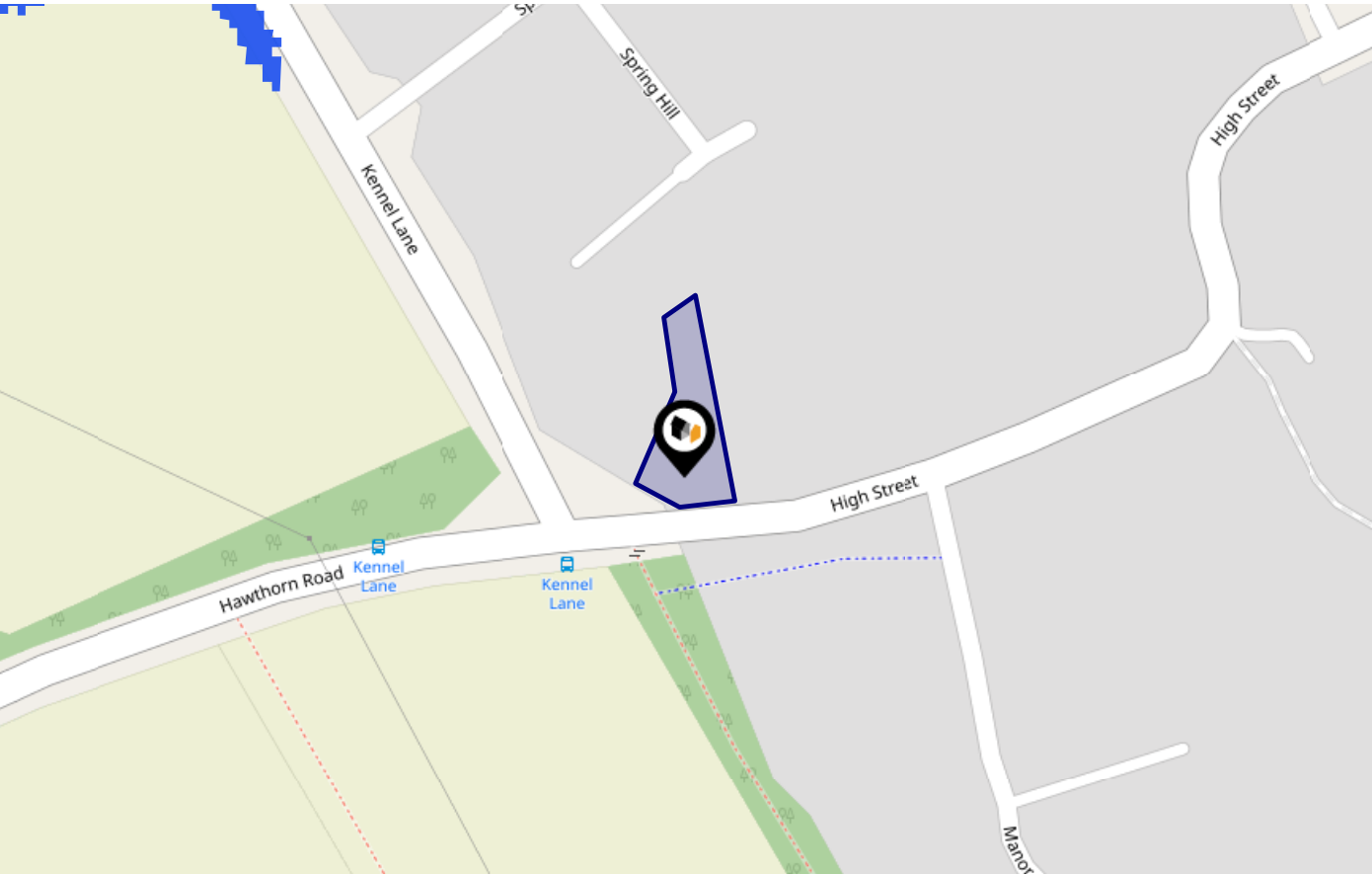
### Nearby Council Wards

- |    |                                     |
|----|-------------------------------------|
| 1  | Cherry Willingham Ward              |
| 2  | Sudbrooke Ward                      |
| 3  | Heighington and Washingborough Ward |
| 4  | Glebe Ward                          |
| 5  | Nettleham Ward                      |
| 6  | Abbey Ward                          |
| 7  | Minster Ward                        |
| 8  | Castle Ward                         |
| 9  | Branston Ward                       |
| 10 | Park 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.

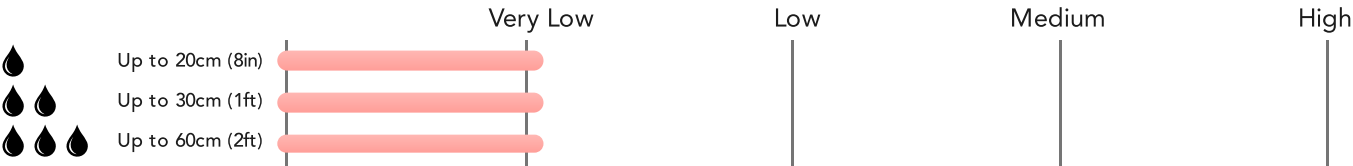


**Risk Rating: Very low**

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.

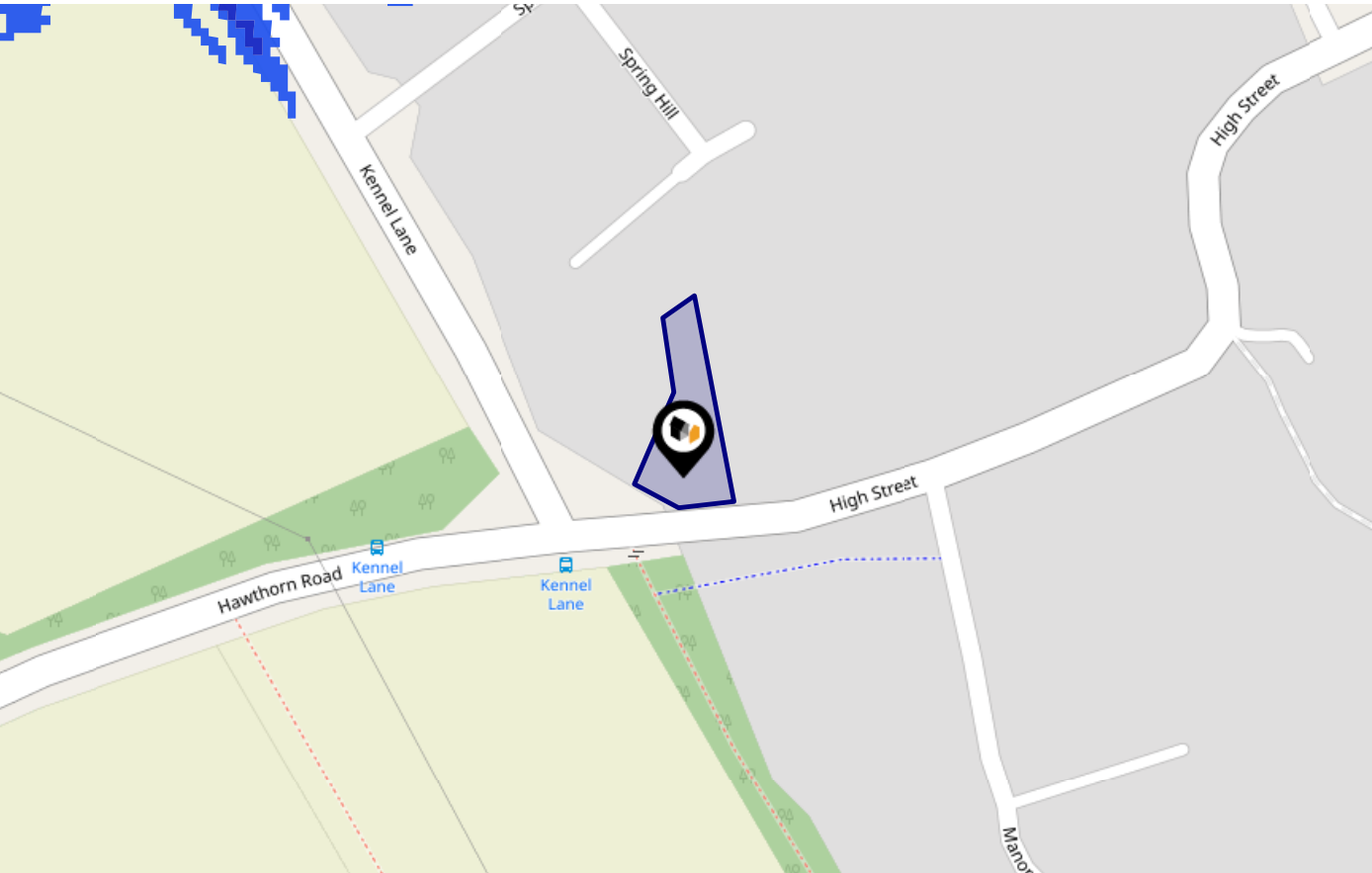
Chance of flooding to the following depths at this property:



# 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.

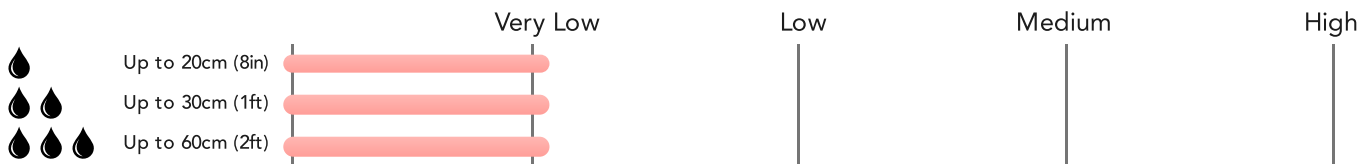


Risk Rating: Very low

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- 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:

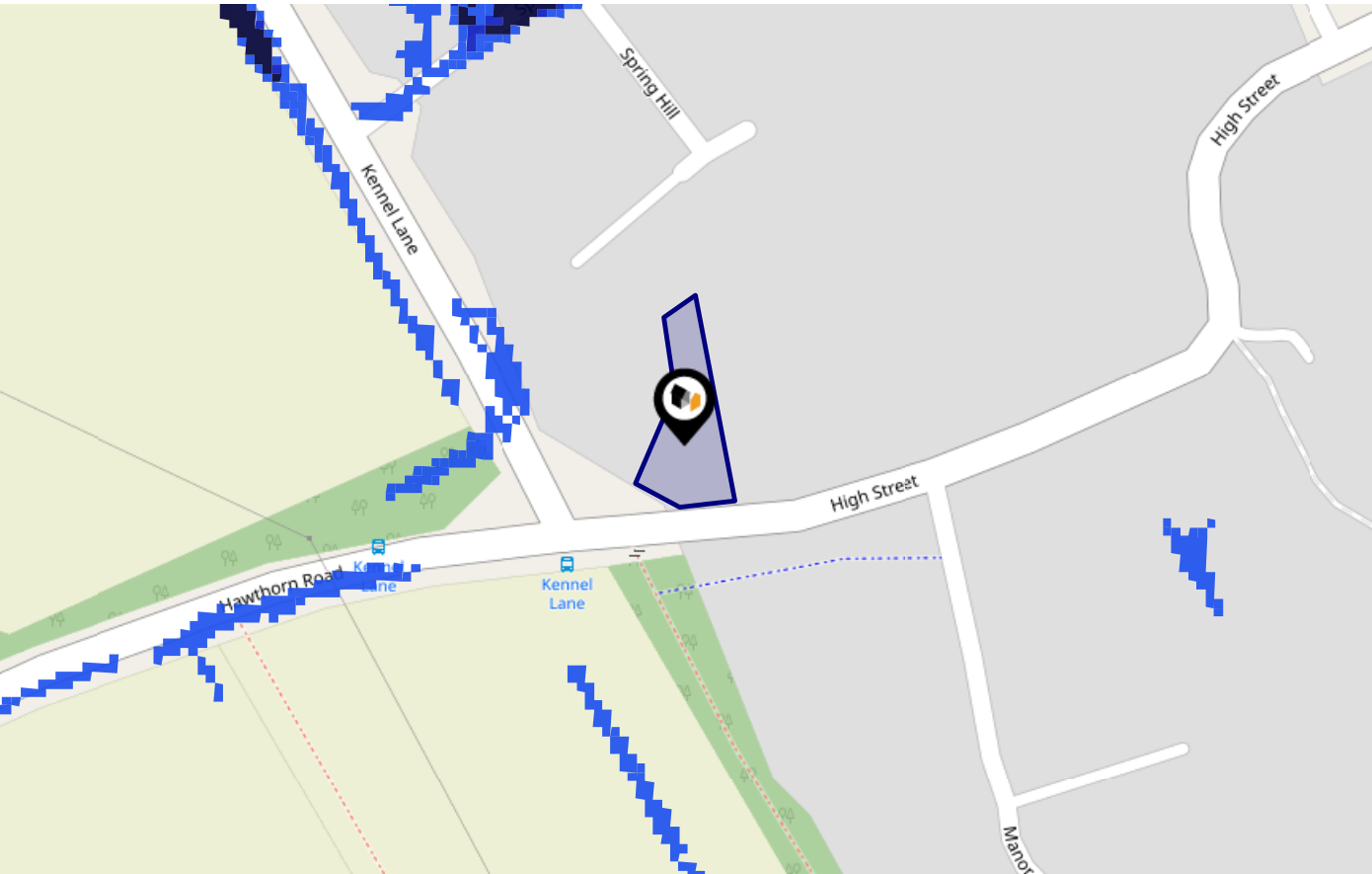




# Flood Risk

## 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.

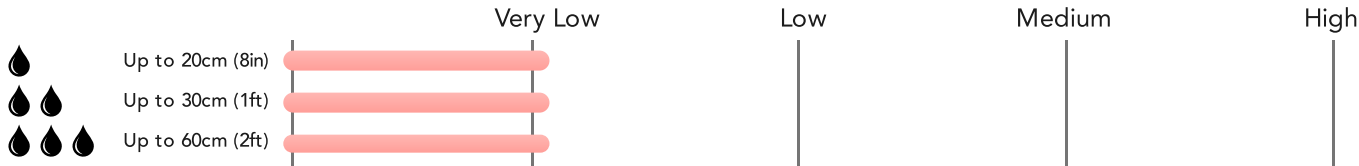


Risk Rating: Very low

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

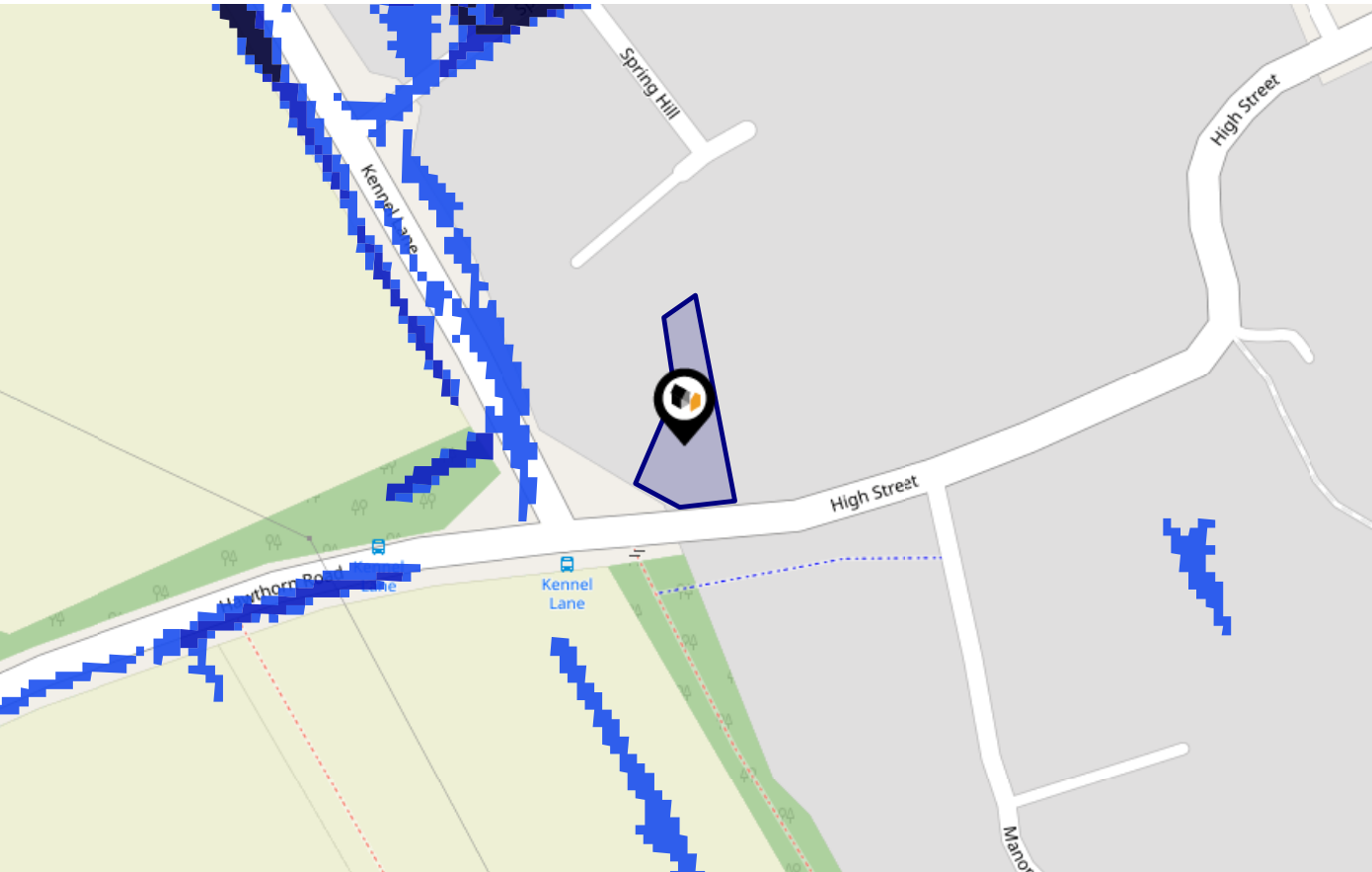
Chance of flooding to the following depths at this property:



# Flood Risk

## 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.

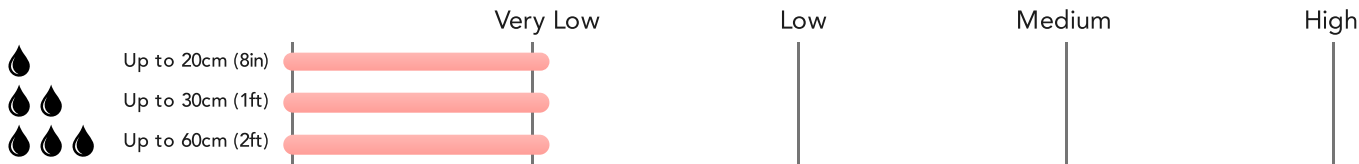


Risk Rating: Very low

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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- 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:

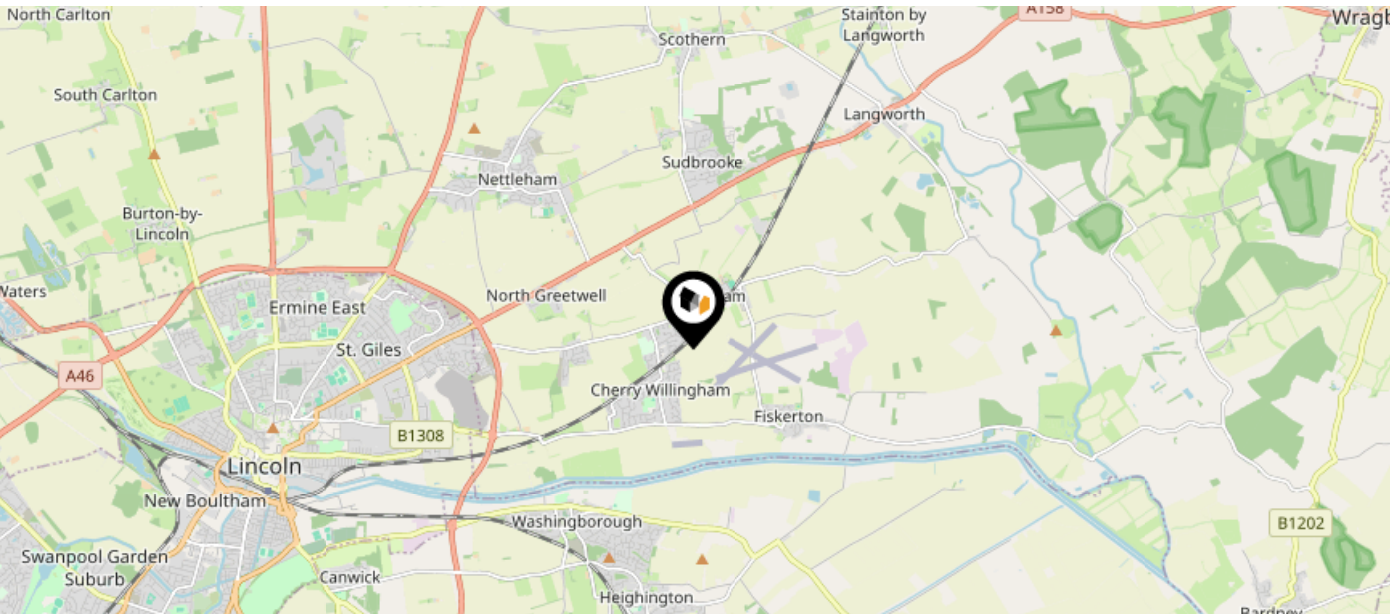


# Maps

## 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

<b>1</b>	Land to the rear of 41-43 Hawthorn Road-Cherry Willingham, Lincoln	Historic Landfill	
<b>2</b>	Manor Road-Washingborough	Historic Landfill	
<b>3</b>	Rear Of Old Hillards-Rear Of Old Hillards, Wragby Road	Historic Landfill	
<b>4</b>	Wrights Way-Lincoln, Lincolnshire	Historic Landfill	
<b>5</b>	Land North of Lincoln Road-Washingborough, Lincoln	Historic Landfill	
<b>6</b>	Land to the North of Fen Road-Heighington, Lincoln	Historic Landfill	
<b>7</b>	Outer Circle Road-Lincoln, Lincolnshire	Historic Landfill	
<b>8</b>	Barlings Lane-Langworth, Lincoln	Historic Landfill	
<b>9</b>	Land South Of Barlings Domestic Waste off Barlings Lane-Barlings Lane, Langworth, Lincolnshire	Historic Landfill	
<b>10</b>	Land East to of Dowding Road and lying between Railway line and Allenby Road Industrial Estate-Wavell Drive, Lincoln	Historic Landfill	





# Maps

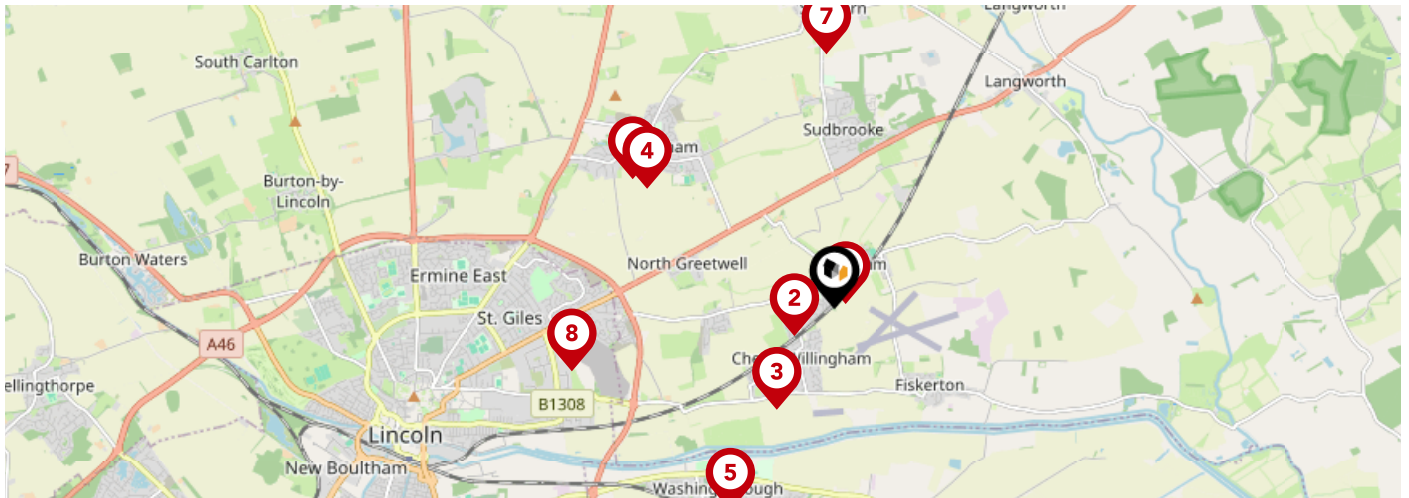
## Listed Buildings



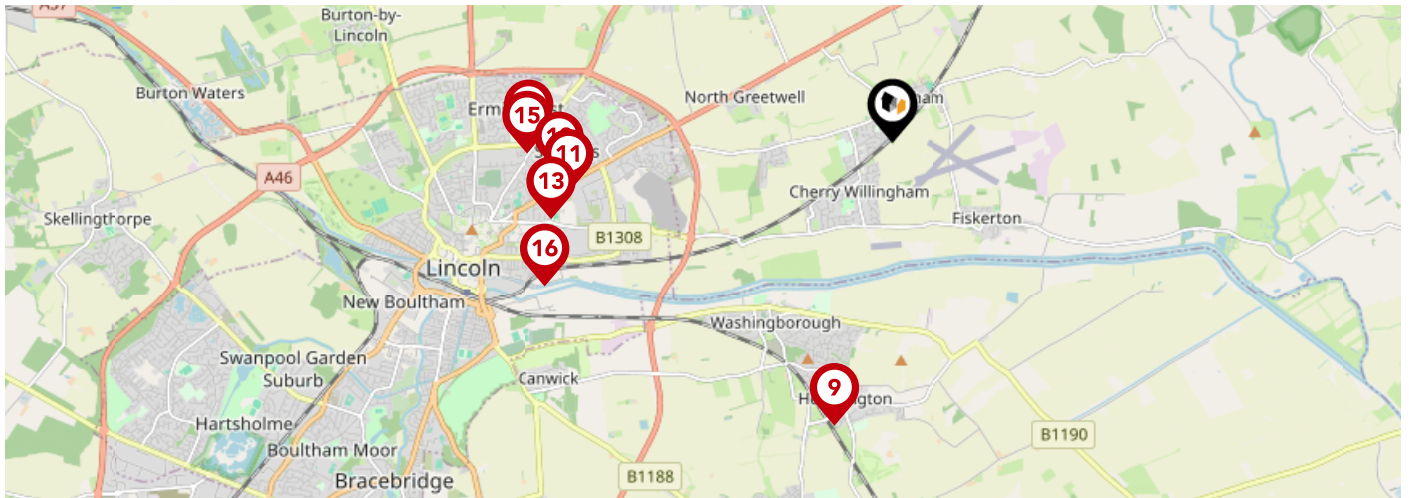
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1147840 - The Old Manor House And Lawris Cottage	Grade II	0.1 miles
 1064025 - Church Of St Peter And St Paul	Grade II	0.2 miles
 1064026 - Eve House	Grade II	0.2 miles
 1308365 - Pembertons Place	Grade II	0.3 miles
 1359506 - Rose Cottage	Grade II	0.3 miles
 1359507 - Laburnum Farmhouse And The Old House	Grade II	0.3 miles
 1147843 - The Manor House	Grade II	0.7 miles



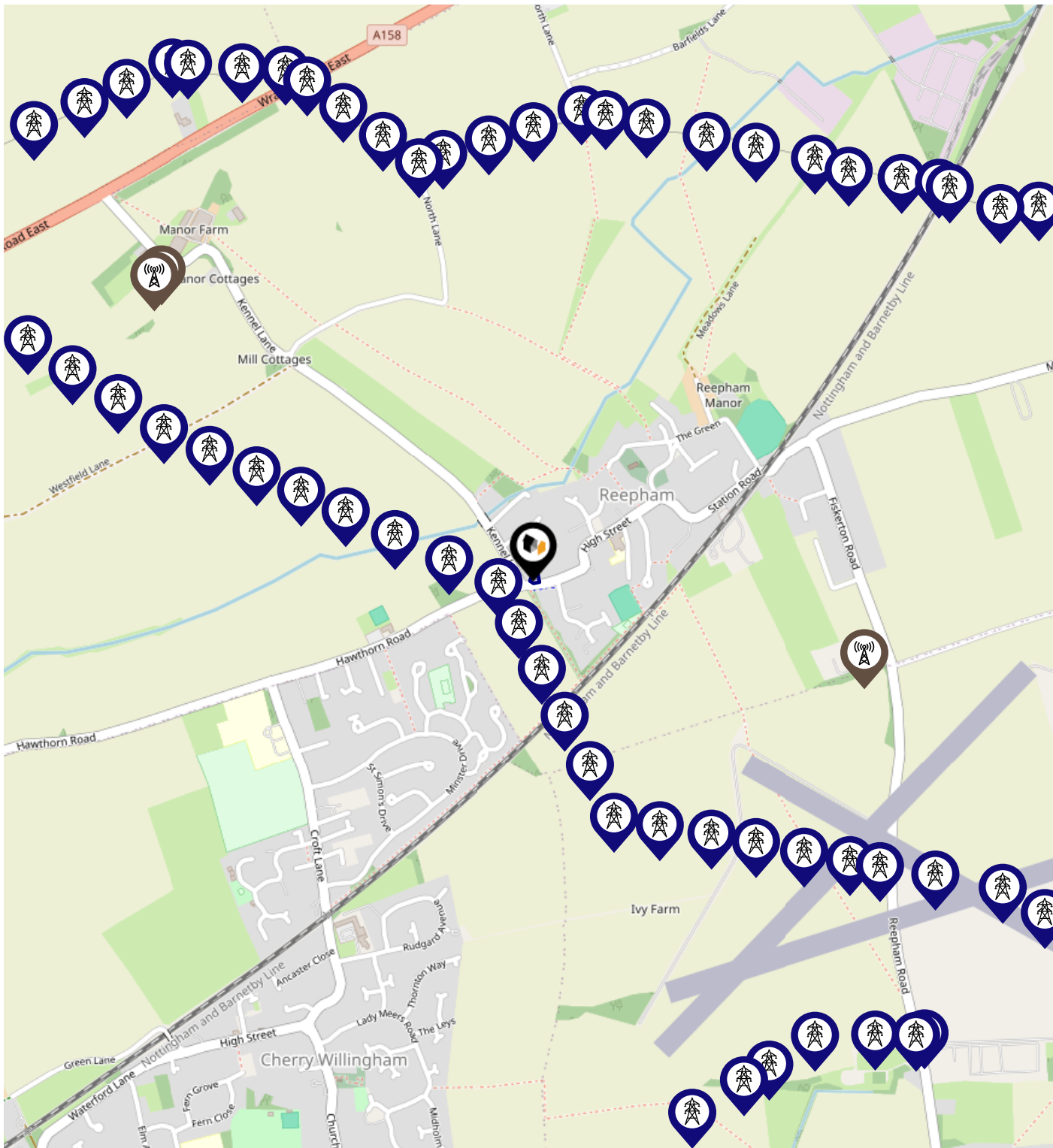
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Reepham Church of England Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>The Priory Pembroke Academy</b> Ofsted Rating: Good   Pupils: 567   Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Cherry Willingham Primary Academy</b> Ofsted Rating: Good   Pupils: 205   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Nettleham Church of England Voluntary Aided Junior School</b> Ofsted Rating: Good   Pupils: 227   Distance:1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Washingborough Academy</b> Ofsted Rating: Good   Pupils: 271   Distance:2.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Nettleham Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 210   Distance:2.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Ellison Boulton Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 288   Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Lincoln Carlton Academy</b> Ofsted Rating: Outstanding   Pupils: 421   Distance:2.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	<b>Heighington Millfield Primary Academy</b> Ofsted Rating: Good   Pupils: 233   Distance:2.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Lincoln St Giles Nursery School</b> Ofsted Rating: Outstanding   Pupils: 112   Distance:2.89	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Giles Academy</b> Ofsted Rating: Requires improvement   Pupils: 405   Distance:2.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Springwell Alternative Academy Lincoln</b> Ofsted Rating: Good   Pupils: 48   Distance:2.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lincoln Christ's Hospital School</b> Ofsted Rating: Good   Pupils: 1286   Distance:3.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ermine Primary Academy</b> Ofsted Rating: Good   Pupils: 393   Distance:3.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Our Lady of Lincoln Catholic Primary School A Voluntary Academy</b> Ofsted Rating: Good   Pupils: 204   Distance:3.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lincoln Monks Abbey Primary School</b> Ofsted Rating: Good   Pupils: 594   Distance:3.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons



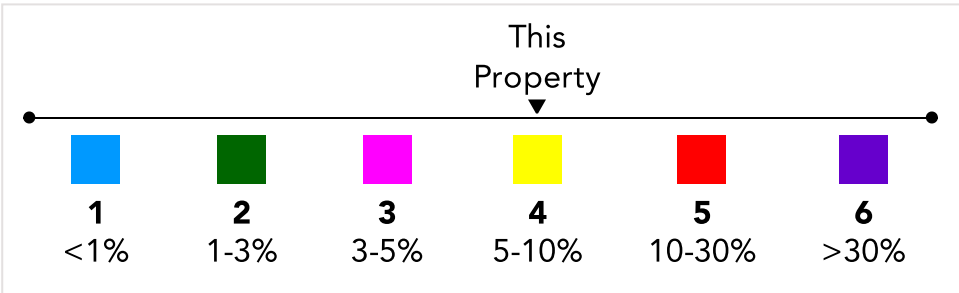
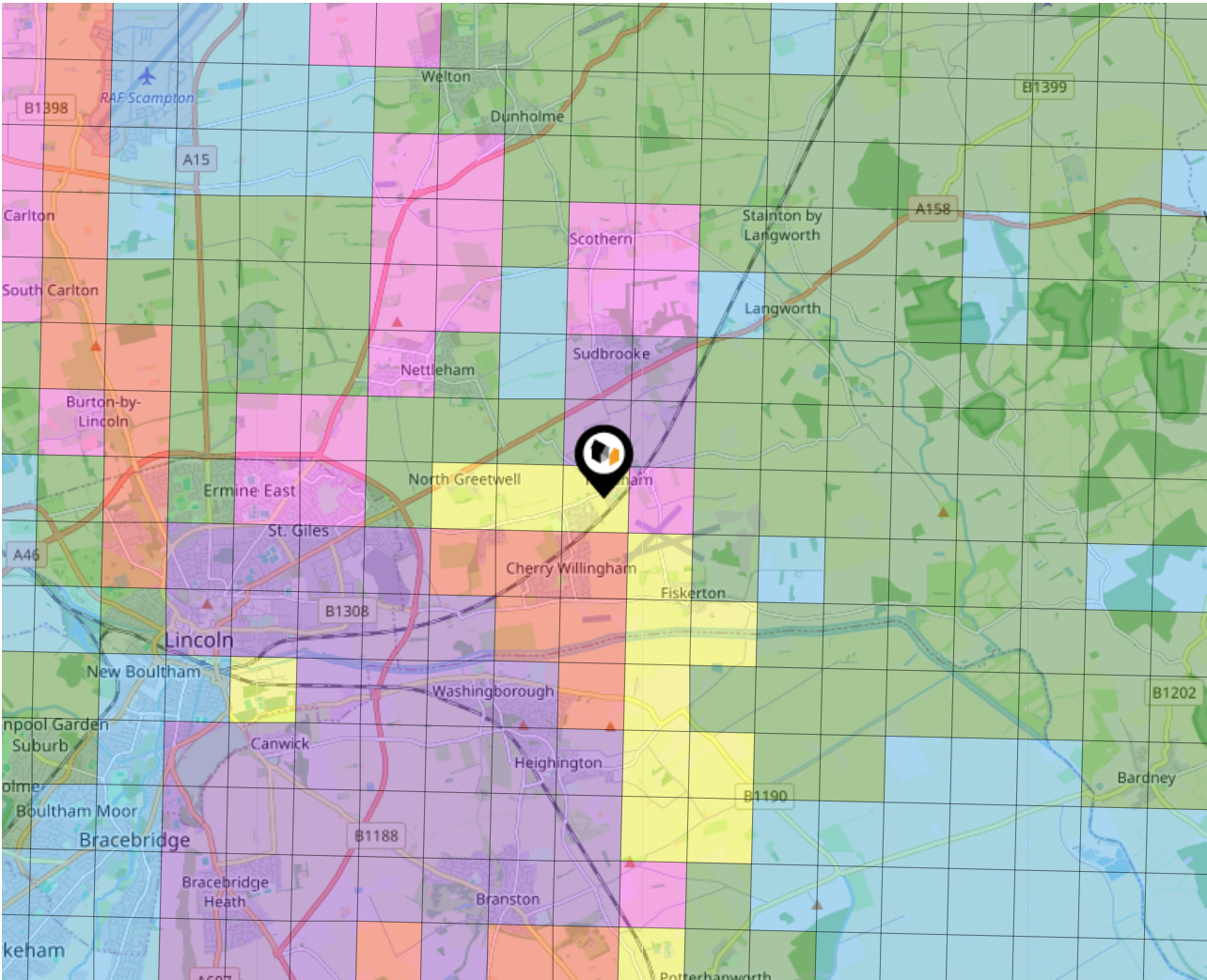
**Key:**

-  Power Pylons
-  Communication Masts

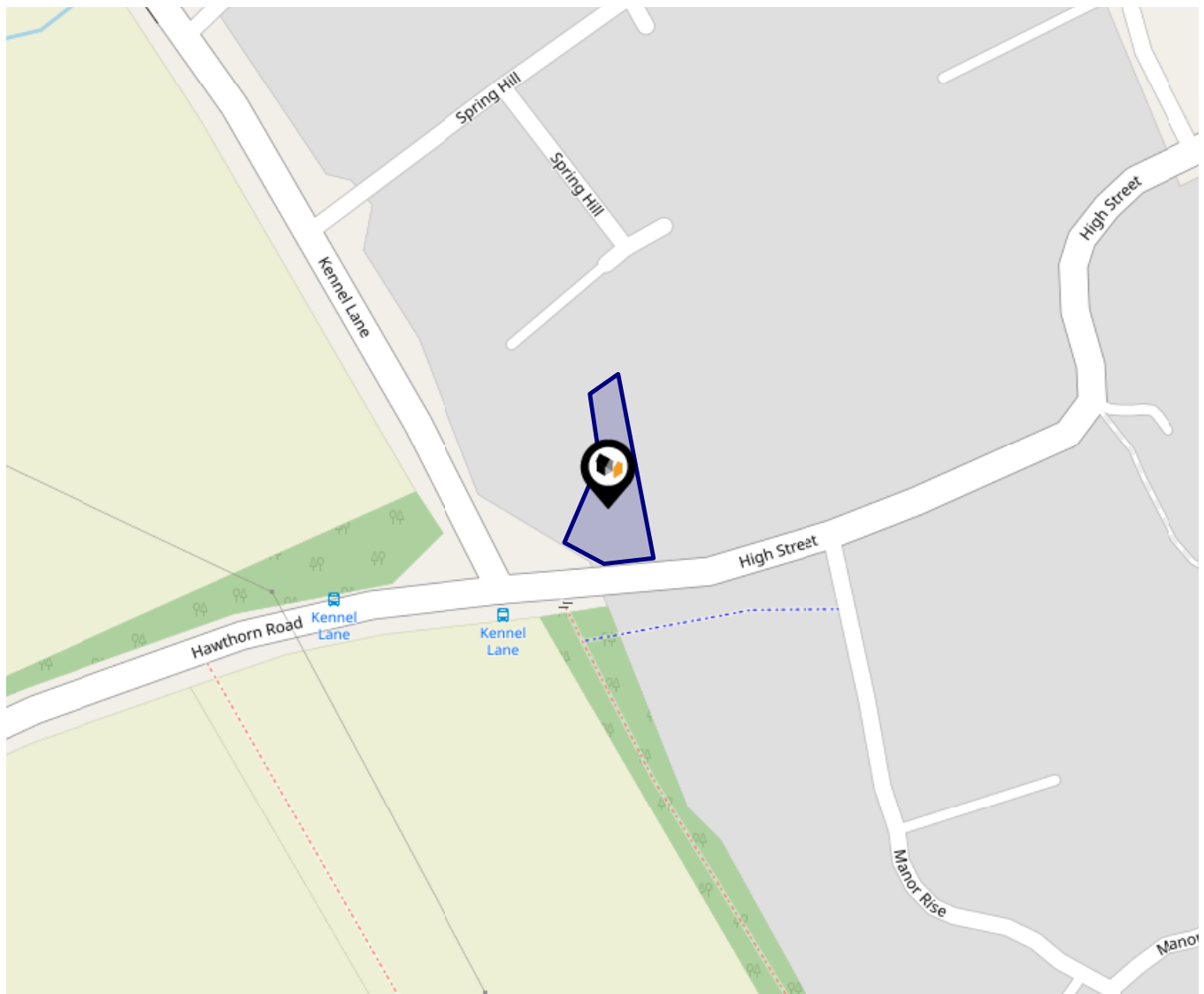


### What is Radon?

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).



# Local Area Road Noise



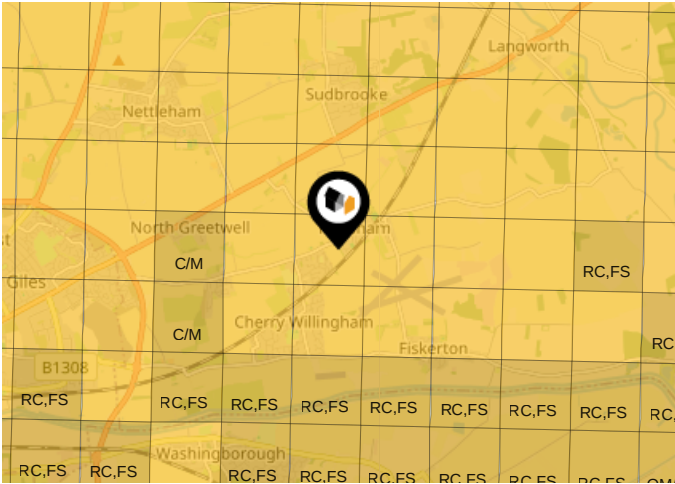
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

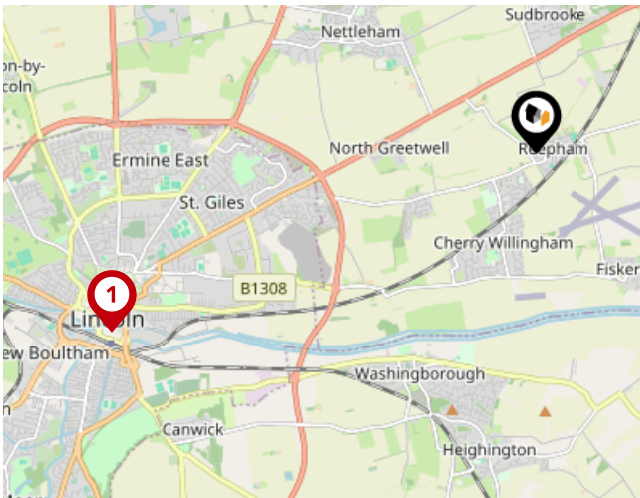
<b>Carbon Content:</b>	HIGH	<b>Soil Texture:</b>	LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	HEAVY TO MEDIUM		



## Primary Classifications (Most Common Clay Types)

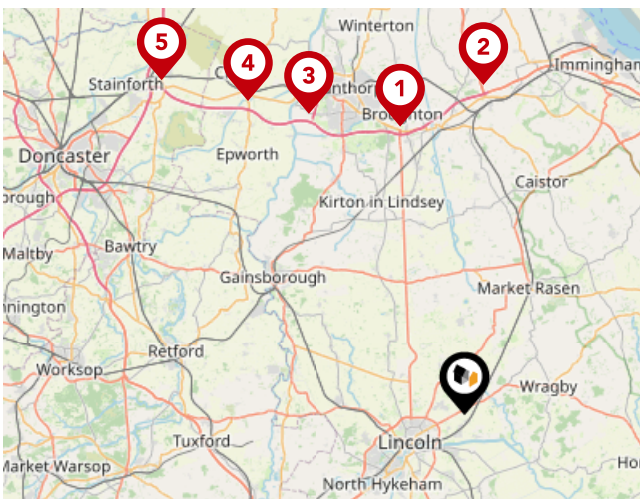
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL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

# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
<b>1</b>	Lincoln Central Rail Station	4.1 miles
<b>2</b>	Hykeham Rail Station	7.32 miles
<b>3</b>	Saxilby Rail Station	9.01 miles



## Trunk Roads/Motorways

Pin	Name	Distance
<b>1</b>	M180 J4	20.89 miles
<b>2</b>	M180 J5	23.28 miles
<b>3</b>	M180 J3	23.95 miles
<b>4</b>	M180 J2	26.88 miles
<b>5</b>	M180 J1	31.81 miles



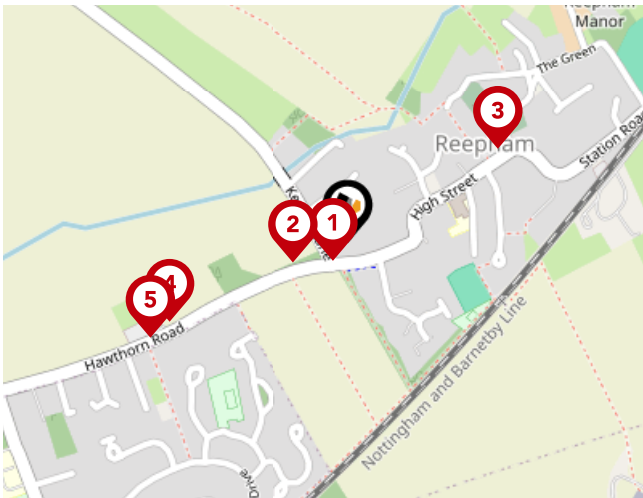
## Airports/Helipads

Pin	Name	Distance
<b>1</b>	Humberside Airport	23.46 miles
<b>2</b>	Finningley	28.19 miles
<b>3</b>	East Mids Airport	46.89 miles
<b>4</b>	Leeds Bradford Airport	65.67 miles



# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Kennel Lane	0.02 miles
2	Kennel Lane	0.07 miles
3	Mellows Close	0.2 miles
4	Village Hall	0.22 miles
5	Village Hall	0.24 miles



## Mundys

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We are dedicated to offering our customers the highest quality service and strongly believe in helping you through the entire process from start to finish. We believe the combination of qualified Partners, highly trained and experienced staff, unique understanding of the Newark, Southwell and Lincoln property markets and our commitment to the latest technology offers you the best Estate Agency in the area. Our offices are located on Kirkgate, Newark, King Street, Southwell, Silver Street and Museum Court, Lincoln also Queen Street, Market Rasen. We are one of the very few Agents in Newark, Southwell & Lincoln to be regulated by the Royal Institute of Chartered Surveyors.

We are dedicated to offering our customers the highest quality service and we strongly believe in helping you through the entire process from start to finish:

- Residential Sales
- Survey

## Financial Services

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We are pleased to offer the services of our Specialist Mortgage Advisors at Mundys Financial Services. Mundys Financial Services have extensive experience in the mortgage industry and provide independent whole of market advice from our offices based in Lincoln and Market Rasen.



## Testimonial 1



Mundys have been wonderful. We will recommend them to anyone thinking of moving  
- MR AND MRS GHEST

## Testimonial 2



A huge thank you to you Emily and all of the Lettings Team for all your hard work in re-letting my apartment.  
Please pass on my regards and thanks to all.  
Again another superb performance from Mundys  
MR FAHEY

## Testimonial 3



Very satisfied with survey and would use again. I was impressed with how the Surveyor also telephoned me  
to run through his report with me.  
MRS HARDWICKE



/Mundysuk



/mundysuk



/mundysuk

# Mundys

## 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.



### **Contains public sector information licensed under the Open Government License v3.0**

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

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