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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area Wednesday 23rd April 2025



PORTLAND STREET, LINCOLN, LN5

Mundys

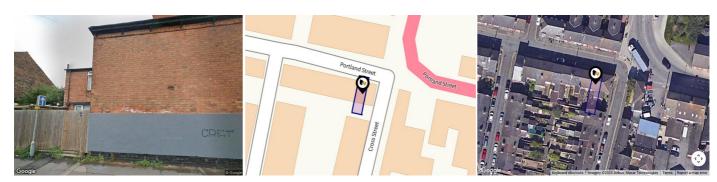
29 – 30 Silver Street Lincoln LN2 1AS 01522 510 044 tom.bell@mundys.net www.mundys.net





Property **Overview**





Property

Туре:	Terraced	Tenure:	Freehold	
Bedrooms:	3			
Plot Area:	0.02 acres			
Council Tax :	Band A			
Annual Estimate:	£1,507			
Title Number:	LL40225			

Local Area

Mobile Coverage:

(based on calls indoors)

Local Authority:	Lincolnshire		
Conservation Area:	No		
Flood Risk:			
 Rivers & Seas 	Medium		
 Surface Water 	Medium		

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)











Satellite/Fibre TV Availability:





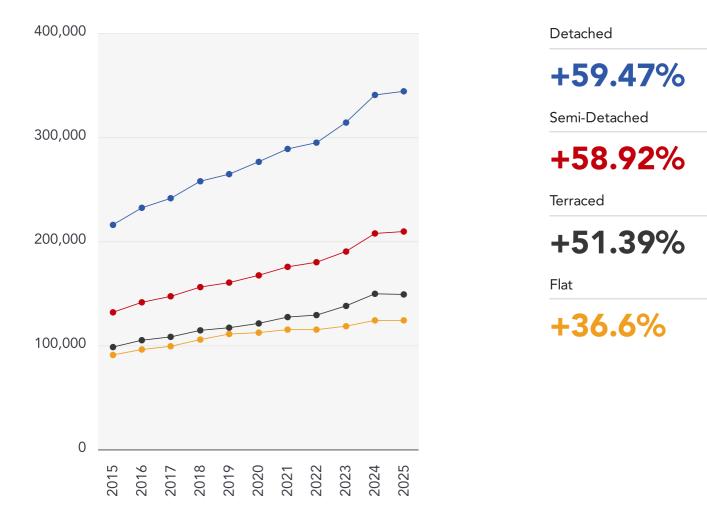




Market House Price Statistics



10 Year History of Average House Prices by Property Type in LN5

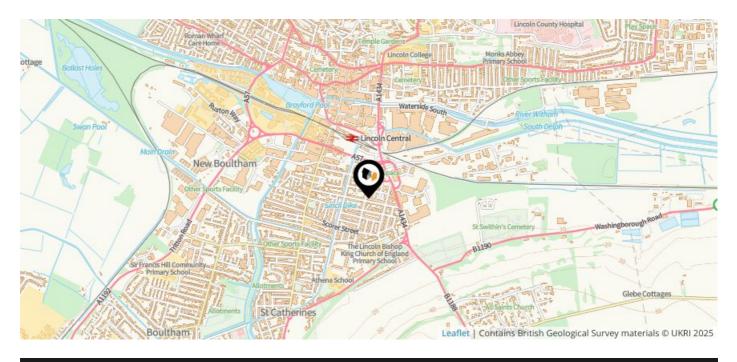




Maps Coal Mining



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.

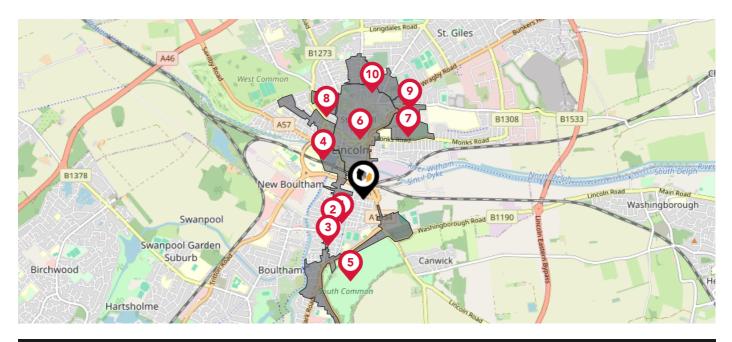
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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	Sibthorp	
2	St Peter-at-Gowts	
3	Gowt's Bridge	
4	West Parade and Brayford	
5	St Catherines	
6	Cathedral and City Centre	
Ø	Lindum and Arboretum	
8	Carline	
?	The Dell	
	Newport and Nettleham Road	



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



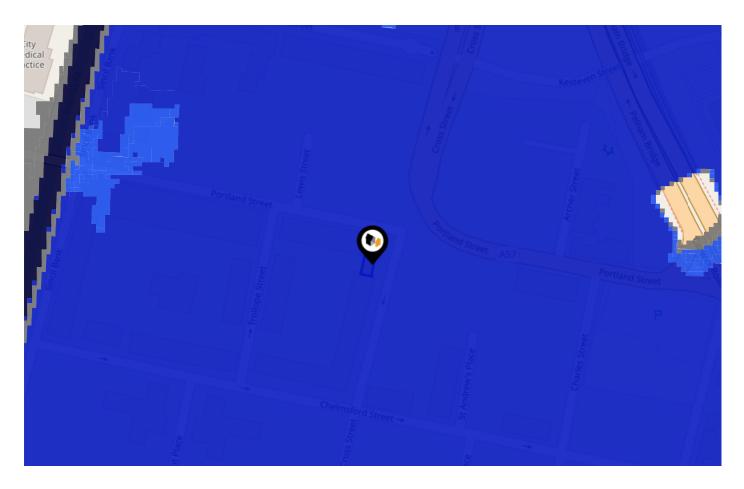
Nearby Council Wards				
	Park Ward			
2	Boultham Ward			
3	Abbey Ward			
4	Minster Ward			
5	Castle Ward			
6	Carholme Ward			
7	Glebe Ward			
8	Moorland Ward			
9	Witham Ward			
10	Hartsholme Ward			



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: Medium

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.

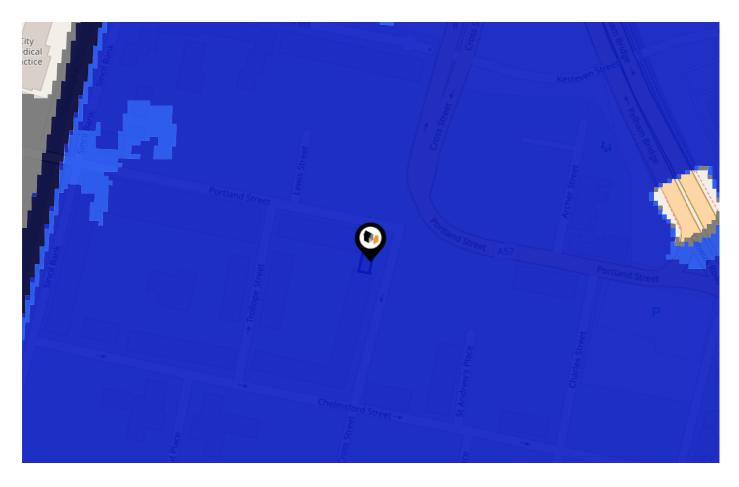




Flood Risk Rivers & Seas - Climate Change



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: Medium

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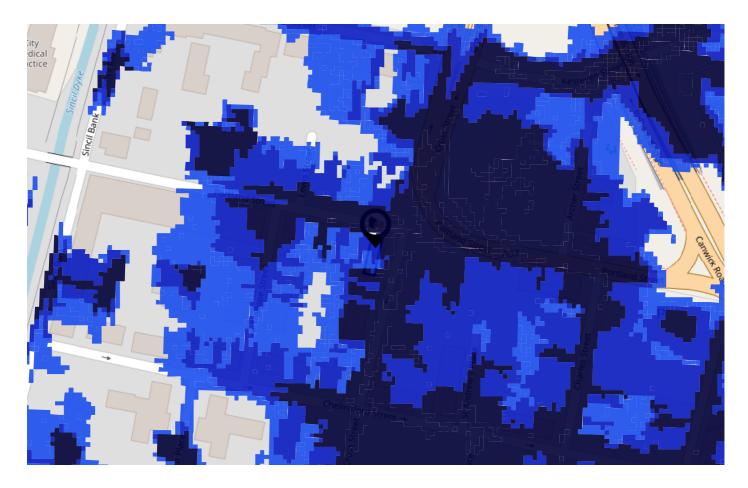
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- **Very Low Risk -** an area in which the risk is below 1 in 1000 (0.1%) in any one year.



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: Medium

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

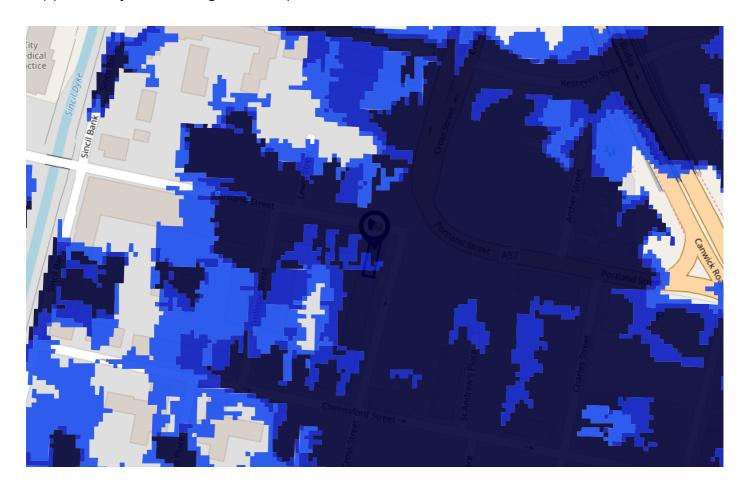




Flood Risk Surface Water - Climate Change



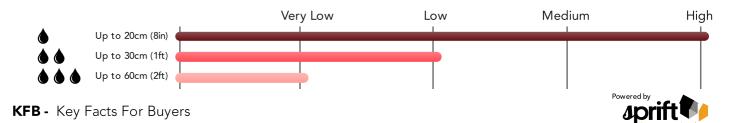
This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: High

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.

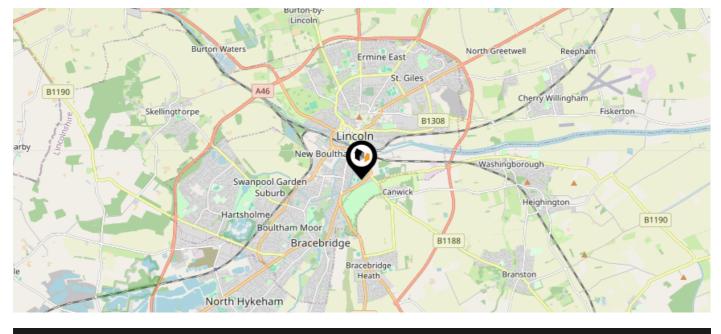
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- **Very Low Risk -** an area in which the risk is below 1 in 1000 (0.1%) in any one year.



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.



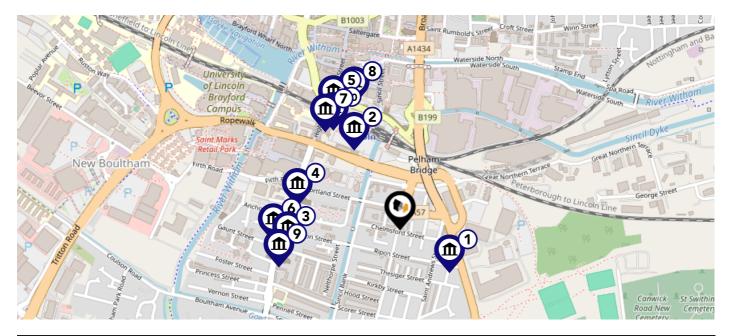
Nearby Landfill Sites			
1	Old Railway Cutting-Cow Paddle	Historic Landfill 🔲	
2	East Of Dunford Road-Cow Paddle, Lincoln	Historic Landfill 🔲	
3	Land South Of Ropewalk-Land South Of Ropewalk, Rear Of Mervyn Black	Historic Landfill []	
4	Former Brayford Leisure Site-Ropewalk	Historic Landfill 🔛	
5	Rear Of British Rail Social Club-Ropewalk	Historic Landfill 🔛	
6	East Of Power Station Site-Spa Road	Historic Landfill 🔛	
Ø	East Of Crematorium-Canwick, Lincoln	Historic Landfill 🛛 🛄	
8	Boultham Baths-Altham Terrace	Historic Landfill 🔲	
Ŷ	St Catherines-St. Catherines, Lincolnshire	Historic Landfill 🔛	
10	Land east of Great Northern Terrace Industrial Estate- Lincoln, 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 B	uildings in the local district	Grade	Distance
	1388475 - 85, Canwick Road	Grade II	0.1 miles
(n ²)	1388752 - Lincoln Central Station And Footbridge And Platform Building And Yard Walls	Grade II	0.2 miles
	1388606 - Unitarian Chapel	Grade II	0.2 miles
	1388594 - Marchmont House	Grade II	0.2 miles
(1)	1388592 - 323 High Street	Grade II	0.3 miles
	1388595 - Central Methodist Church	Grade II	0.3 miles
	1392292 - Signal Box	Grade II	0.3 miles
	1388501 - Former Corn Exchange	Grade II	0.3 miles
(() ⁹	1388604 - St Mary's Guildhall	Grade I	0.3 miles
(10)	1388597 - Church Of St Mary Le Wigford	Grade I	0.3 miles



Area **Schools**



B1378	A46	st Common A57 5 Steep 75 m Lincoln	7 4 4 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	B1533 Dicion South DelphRiver W
	49	New Boultham		Lincoln Road Main Road
	\~ ₹ ₹			Washingborough
A BALLER	Swanpool	2 1	84 Washingborough Road B1190	
	Swanpool Garden			
	Suburb		Canwick	
Birchwood		Boultham		Heig
	RS51 Det	South Common		

		Nursery	Primary	Secondary	College	Private
•	The Lincoln Bishop King Church of England Primary School Ofsted Rating: Good Pupils: 459 Distance:0.3					
2	The Lincoln St Peter at Gowts Church of England Primary School Ofsted Rating: Outstanding Pupils: 258 Distance:0.31					
3	Athena School Ofsted Rating: Good Pupils: 113 Distance:0.42			\checkmark		
4	Lincoln College Ofsted Rating: Good Pupils:0 Distance:0.59			\checkmark		
5	Lincolnshire Secure Unit Ofsted Rating: Not Rated Pupils:0 Distance:0.64					
6	Lincoln UTC Ofsted Rating: Good Pupils: 369 Distance:0.64					
Ø	Lincoln Minster School Ofsted Rating: Not Rated Pupils: 473 Distance:0.78					
8	Lincoln Monks Abbey Primary School Ofsted Rating: Good Pupils: 594 Distance:0.81					



Area **Schools**

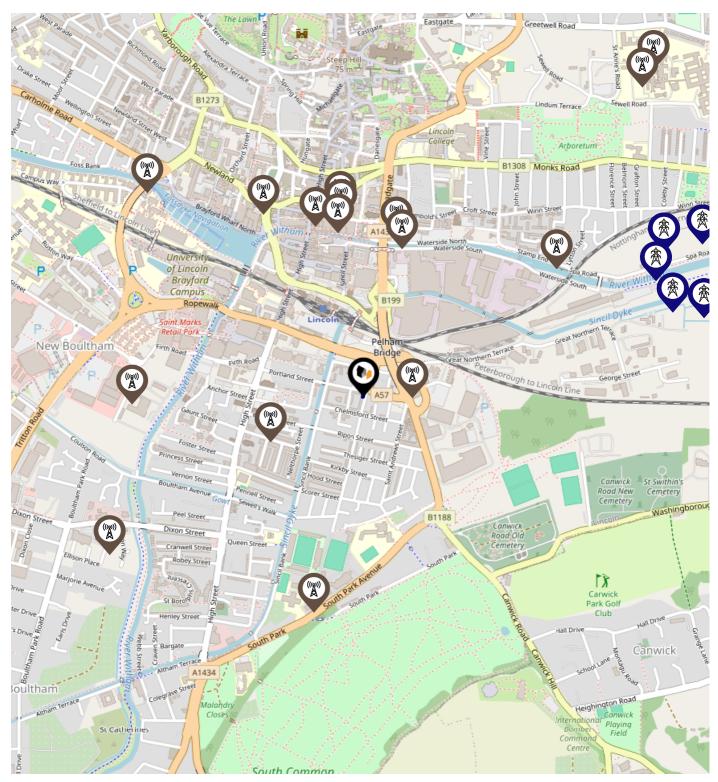


Burton Waters	Ermine East	North Greetwell Reepham
B1190 A46 Skellingthorpe	(15) 51 Giles (12) (2) 16 B1308	Cherry Willingham Fiskerton
Harby	Lincoln Boultha	Washingborough
Swanpool Garder	Canwick	Heighington
Hartsholme Boultham Mon Brace	pr 14 ebridge B1188	B1190
igle	Bracebridge	Branston

		Nursery	Primary	Secondary	College	Private
9	The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School		\checkmark			
-	Ofsted Rating: Requires improvement Pupils: 89 Distance:0.87					
(10)	Sir Francis Hill Community Primary School					
\checkmark	Ofsted Rating: Requires improvement Pupils: 623 Distance:0.89					
എ	Westgate Academy					
$\mathbf{\nabla}$	Ofsted Rating: Good Pupils: 430 Distance:0.93					
•	The St Faith and St Martin Church of England Junior School,					
	Lincoln Ofsted Rating: Good Pupils: 345 Distance:0.94					
(13)	The St Faith's Church of England Infant and Nursery School,					
	Lincoln Ofsted Rating: Good Pupils: 278 Distance:1.04					
(14)	The Priory Academy LSST			\checkmark		
V	Ofsted Rating: Good Pupils: 1779 Distance:1.1					
(15)	Mount Street Academy					
	Ofsted Rating: Outstanding Pupils: 318 Distance:1.26					
6	Lincoln Christ's Hospital School					
(16)	Ofsted Rating: Good Pupils: 1286 Distance:1.3					

Local Area Masts & Pylons





Key:

Power Pylons

Communication Masts

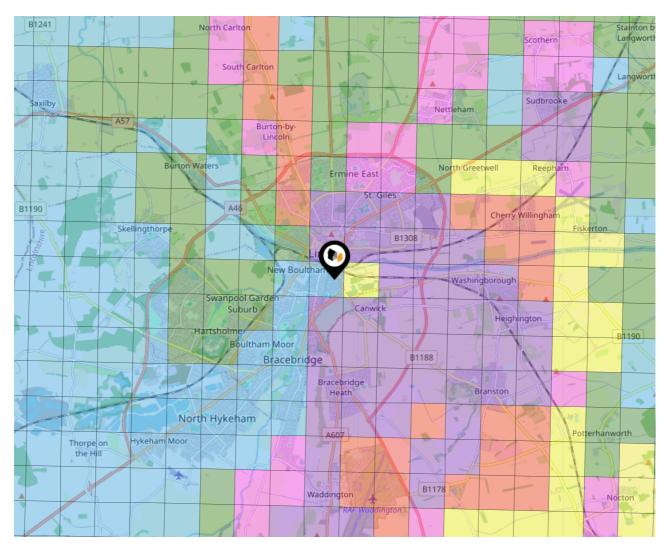


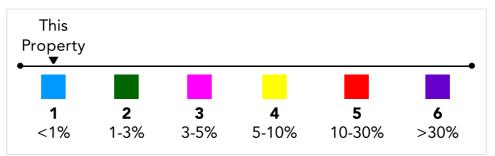
Environment **Radon Gas**



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).

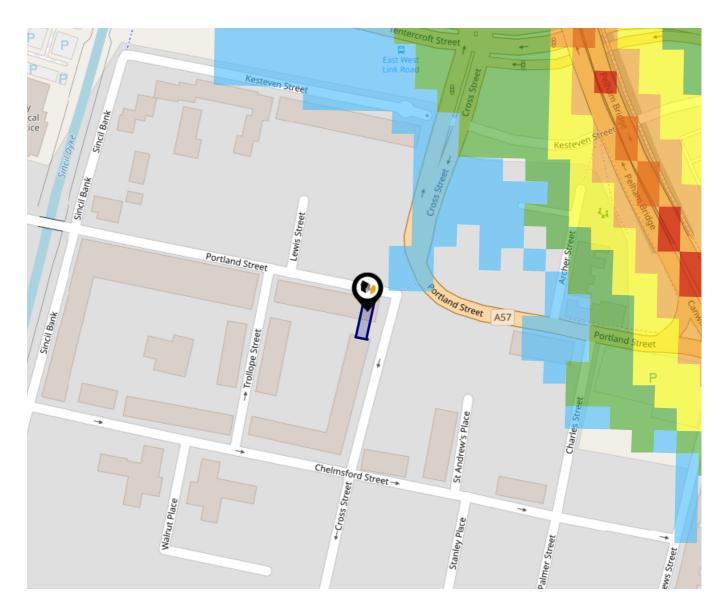






Local Area Road Noise





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:



Environment Soils & Clay



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

Carbon Content: Parent Material Grain: Soil Group:	NONE ARGILLIC - ARENACEOUS ALL	Soil Texture: Soil Depth:	CLAY TO SANDY LOAM DEEP
		St. Giles B1308 RC,FS	C/M Che C/M Che RC,FS RC, Washing boro RC,I

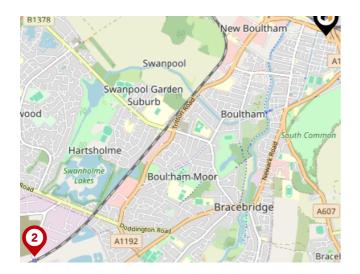
Primary Classifications (Most Common Clay Types)

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
тс	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess



Area Transport (National)





National Rail Stations

Pin	Name	Distance
•	Lincoln Central Rail Station	0.22 miles
2	Hykeham Rail Station	3.24 miles
3	Saxilby Rail Station	6.05 miles



4 Lancaster York Leeds 1 Preston 2 Wakefield Sheffield Manchester iverpool Chester 3 Vrexham ham Stoke-on-Trent Dert Lichfield Leicester Birmingham Peterborough **Ely** Coventry

Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	22.22 miles
2	M180 J3	24.22 miles
3	M180 J5	25.55 miles
4	M180 J2	26.6 miles
5	A1(M) J34	24.77 miles

Airports/Helipads

Pin	Name	Distance
	Humberside Airport	26.09 miles
2	Finningley	26.43 miles
3	East Mids Airport	42.88 miles
4	Leeds Bradford Airport	64.19 miles



Area **Transport (Local)**





Bus Stops/Stations

Pin	Name	Distance
	East West Link Road	0.08 miles
2	East West Link Road	0.09 miles
3	Central Bus Station	0.2 miles
4	Central Bus Station	0.22 miles
5	Ripon Street	0.16 miles



Mundys About Us





Mundys

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

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.



- MR AND MRS GHEST

Testimonial 1

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

Mundys have been wonderful. We will recommend them to anyone thinking of moving

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





Agent **Disclaimer**



Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Mundys or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Mundys and therefore no warranties can be given as to their good working order.



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 propertyspecific data.



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Land Registry







Historic England



Office for National Statistics





Valuation Office Agency



