

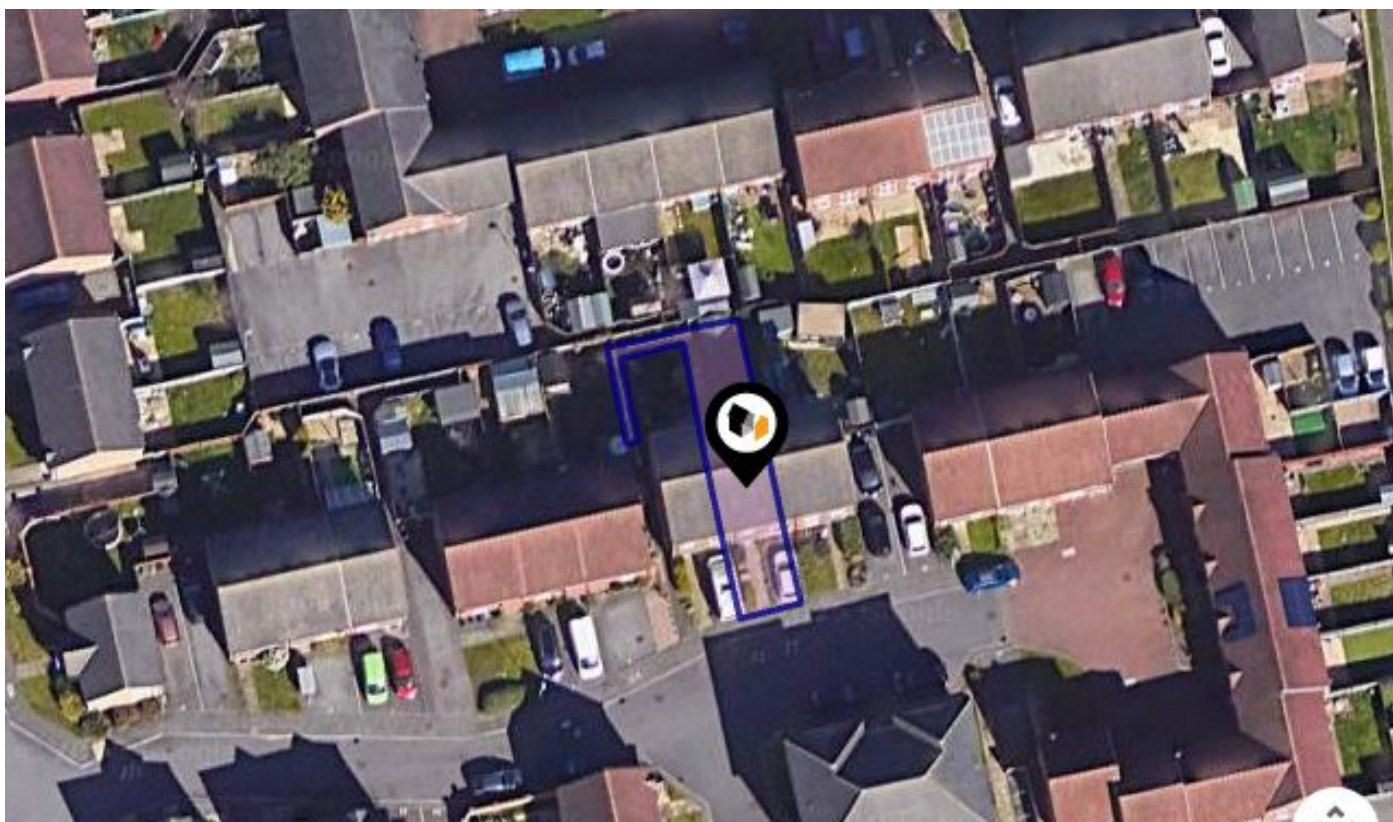


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 04th June 2025



SPIRE CLOSE, LINCOLN, LN1

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

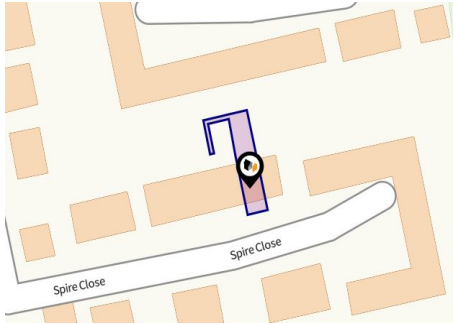
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Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Plot Area:	0.03 acres		
Year Built :	2013		
Council Tax :	Band B		
Annual Estimate:	£1,759		
Title Number:	LL349960		

Local Area

Local Authority:	Lincolnshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	3	80	1800
● Surface Water	Very low	mb/s	mb/s	mb/s

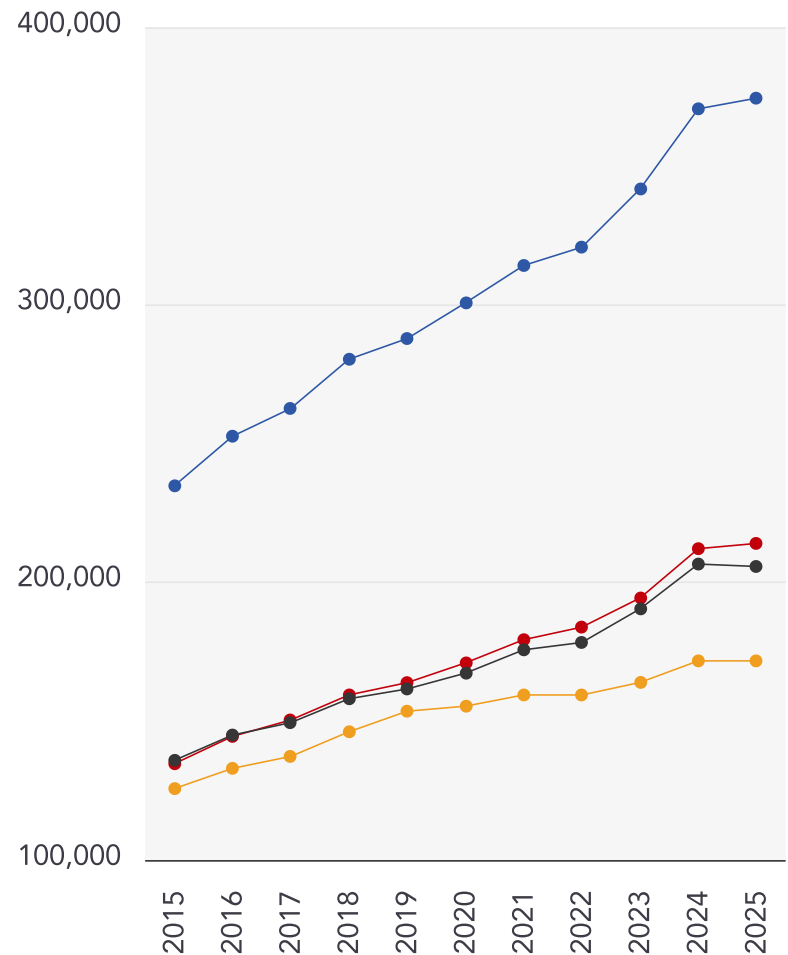
Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in LN1



Detached

+59.47%

Semi-Detached

+58.92%

Terraced

+51.39%

Flat

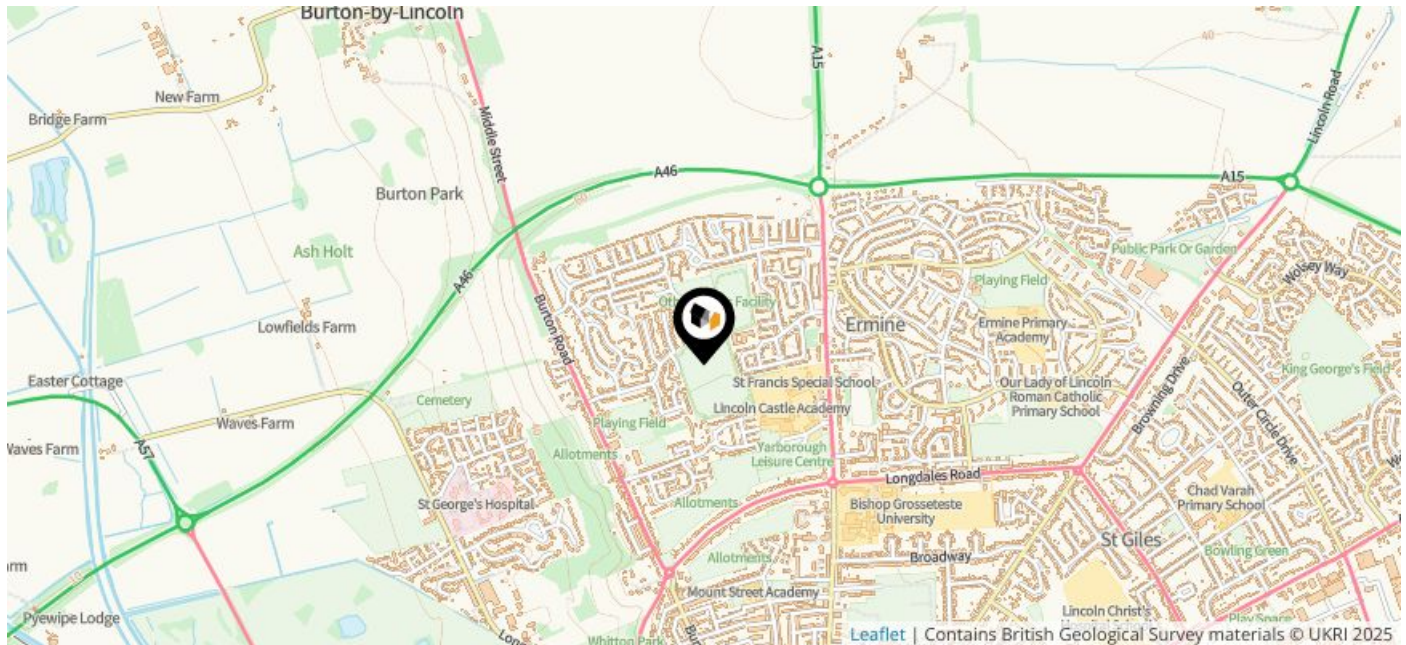
+36.6%

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.

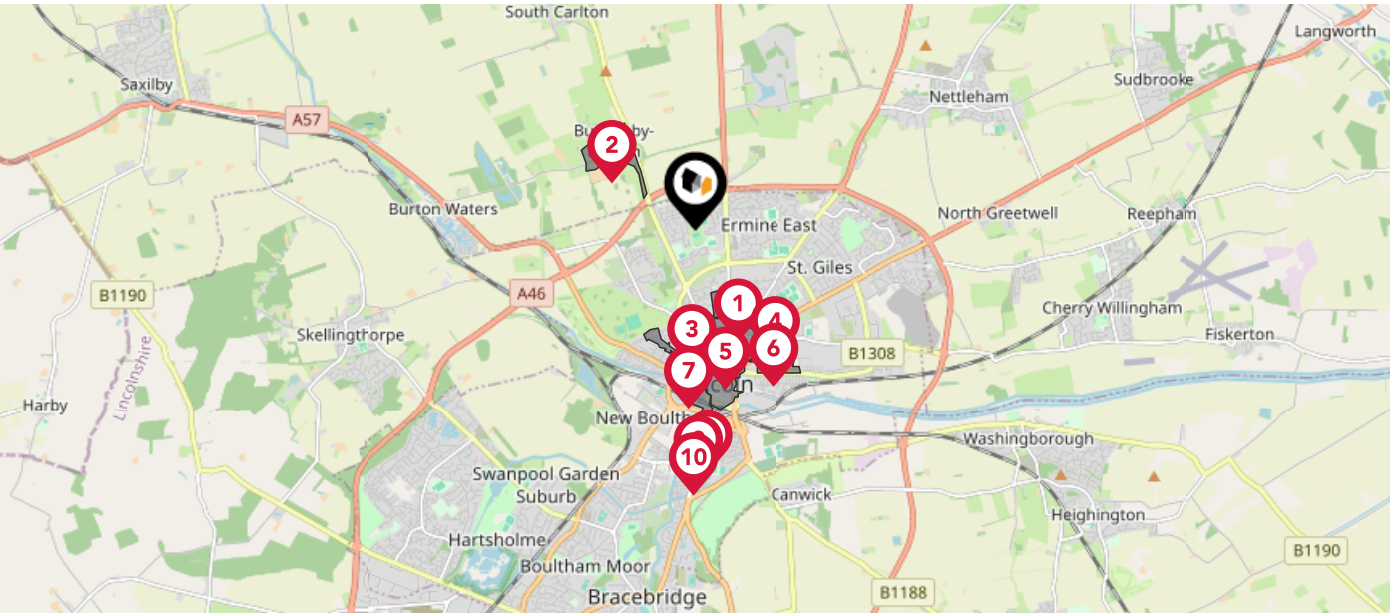
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

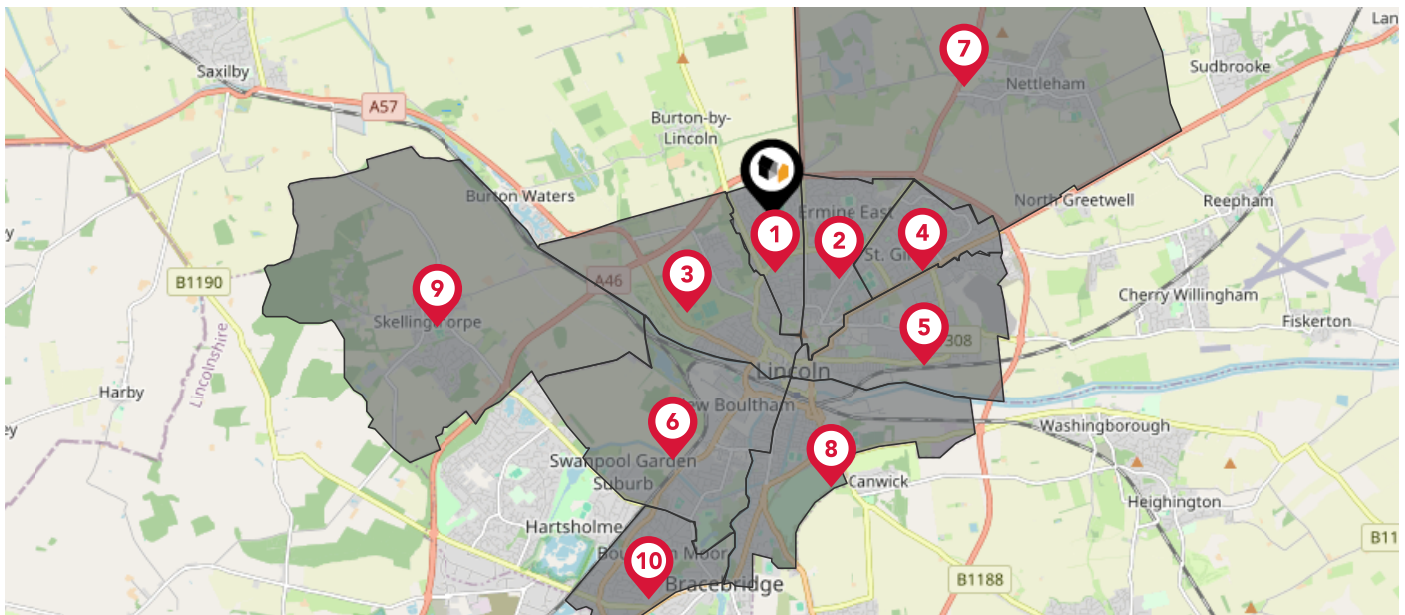
1	Newport and Nettleham Road
2	Burton
3	Carline
4	The Dell
5	Cathedral and City Centre
6	Lindum and Arboretum
7	West Parade and Brayford
8	Sibthorp
9	St Peter-at-Gowts
10	Gowt's Bridge

Maps

Council Wards



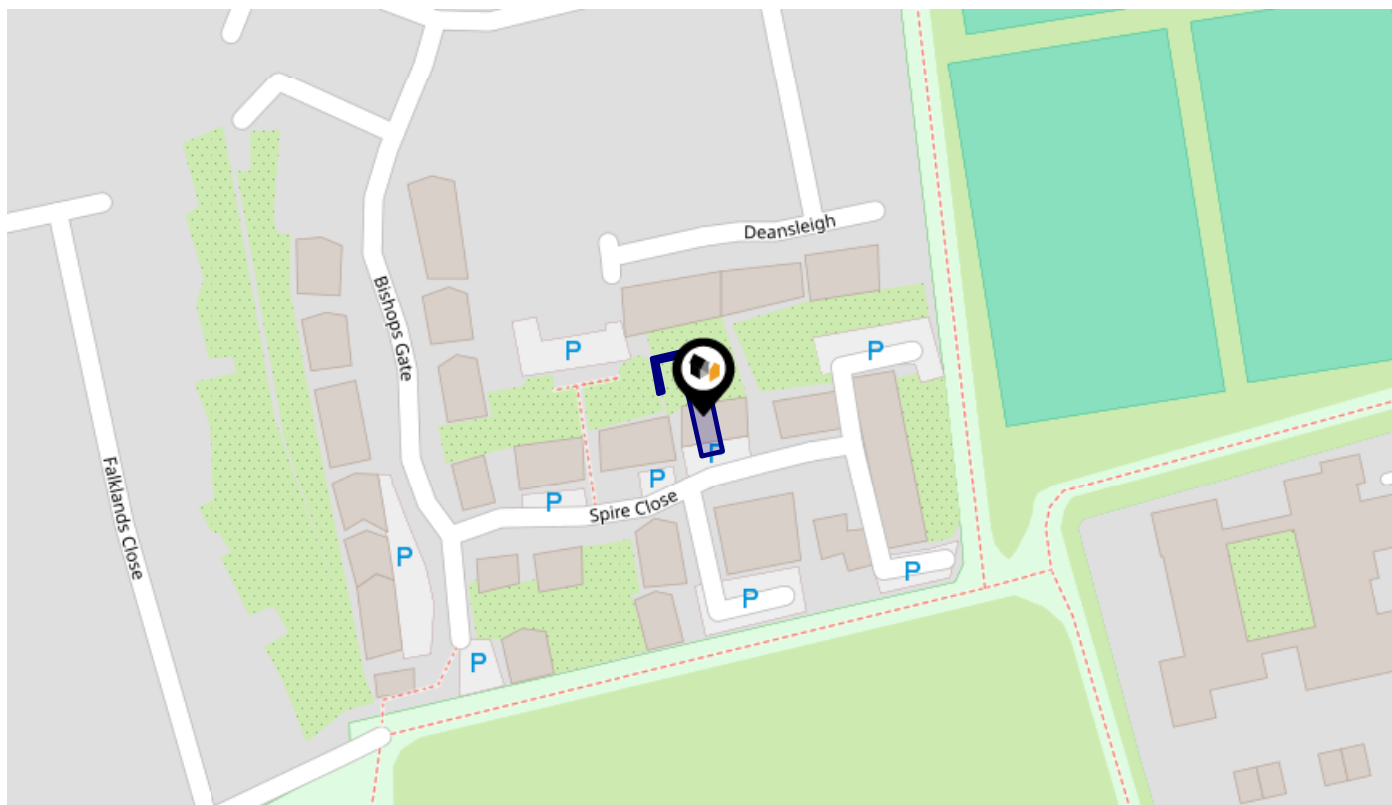
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- | | |
|----|---------------------|
| 1 | Castle Ward |
| 2 | Minster Ward |
| 3 | Carholme Ward |
| 4 | Glebe Ward |
| 5 | Abbey Ward |
| 6 | Boultham Ward |
| 7 | Nettleham Ward |
| 8 | Park Ward |
| 9 | Skellingthorpe Ward |
| 10 | Moorland 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.

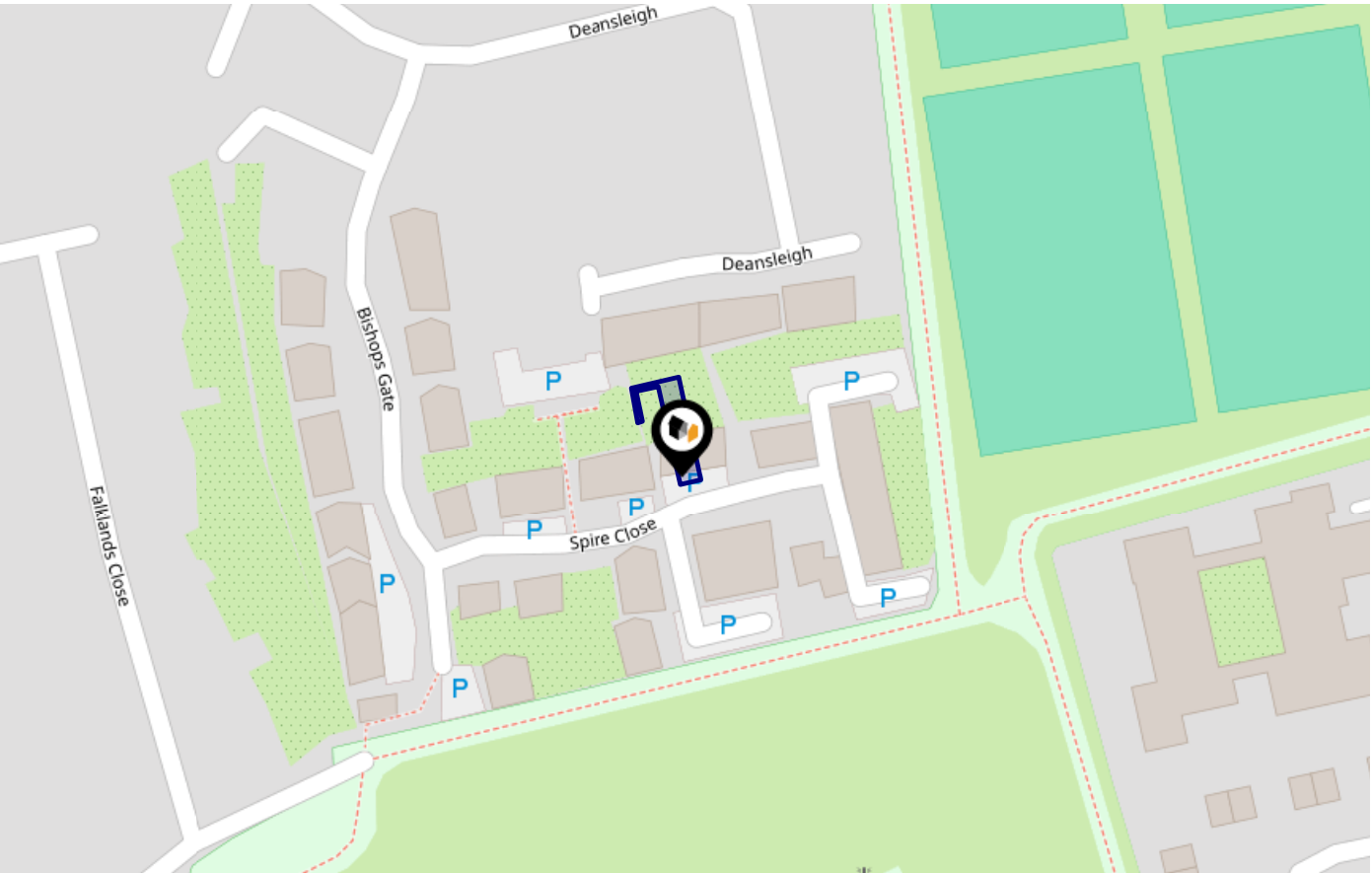
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

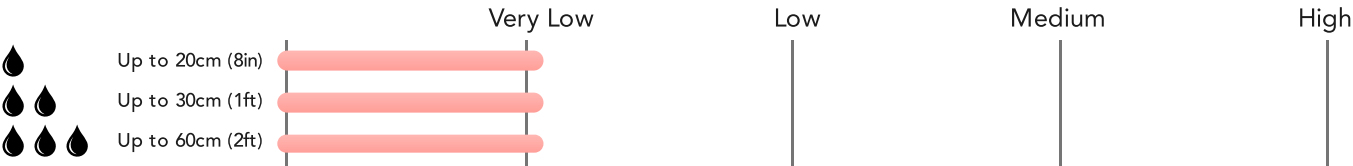


Risk Rating: Very low

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 (0.25%) 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:

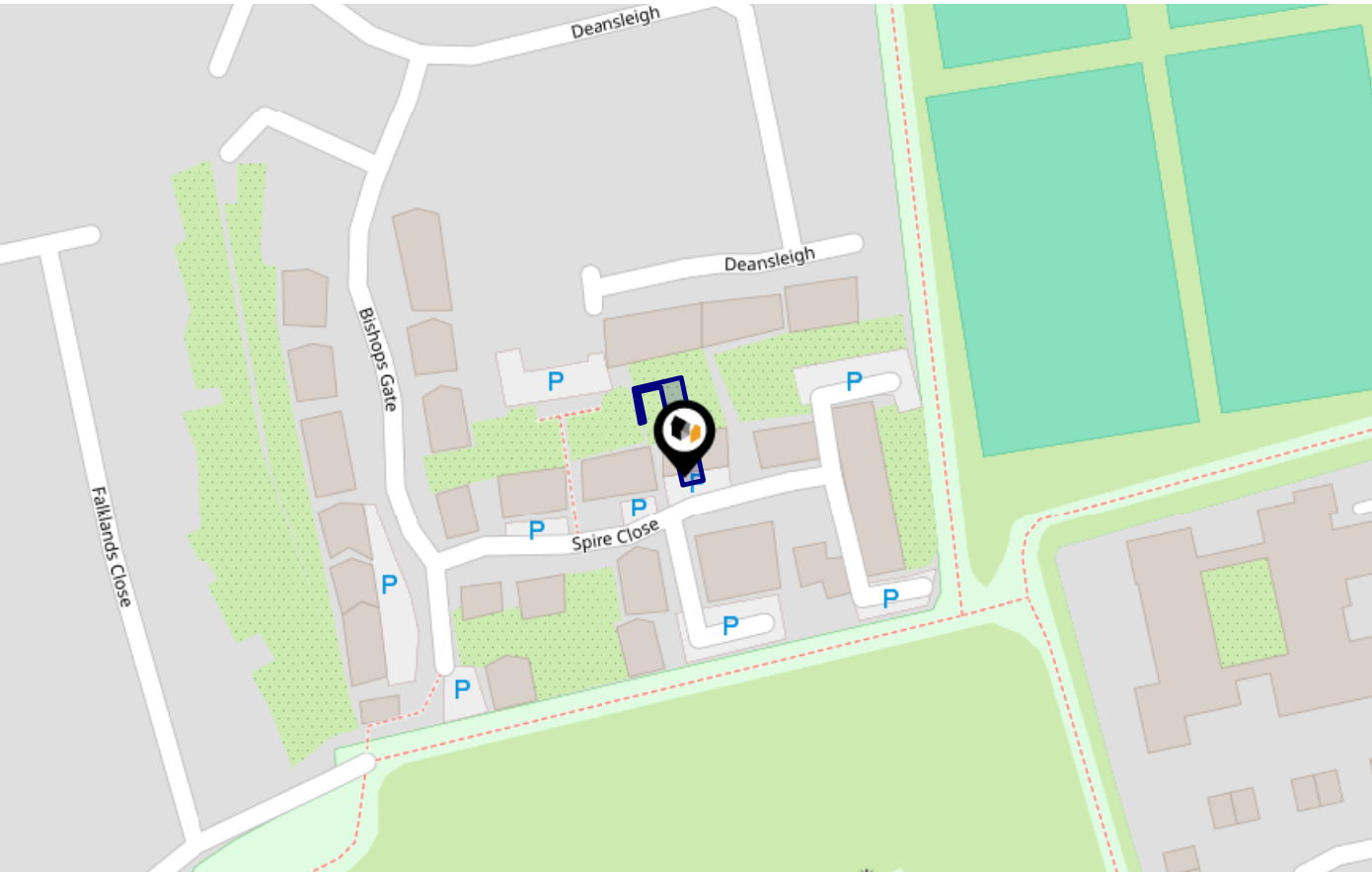


Flood Risk

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.

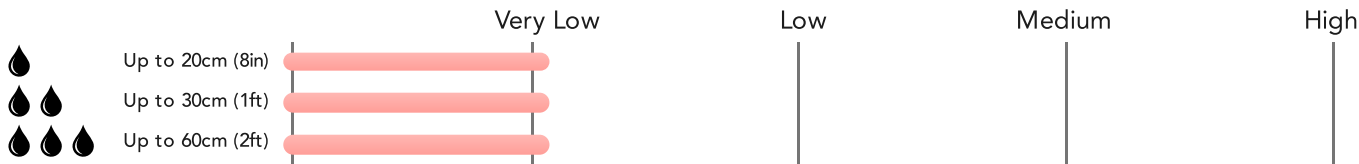


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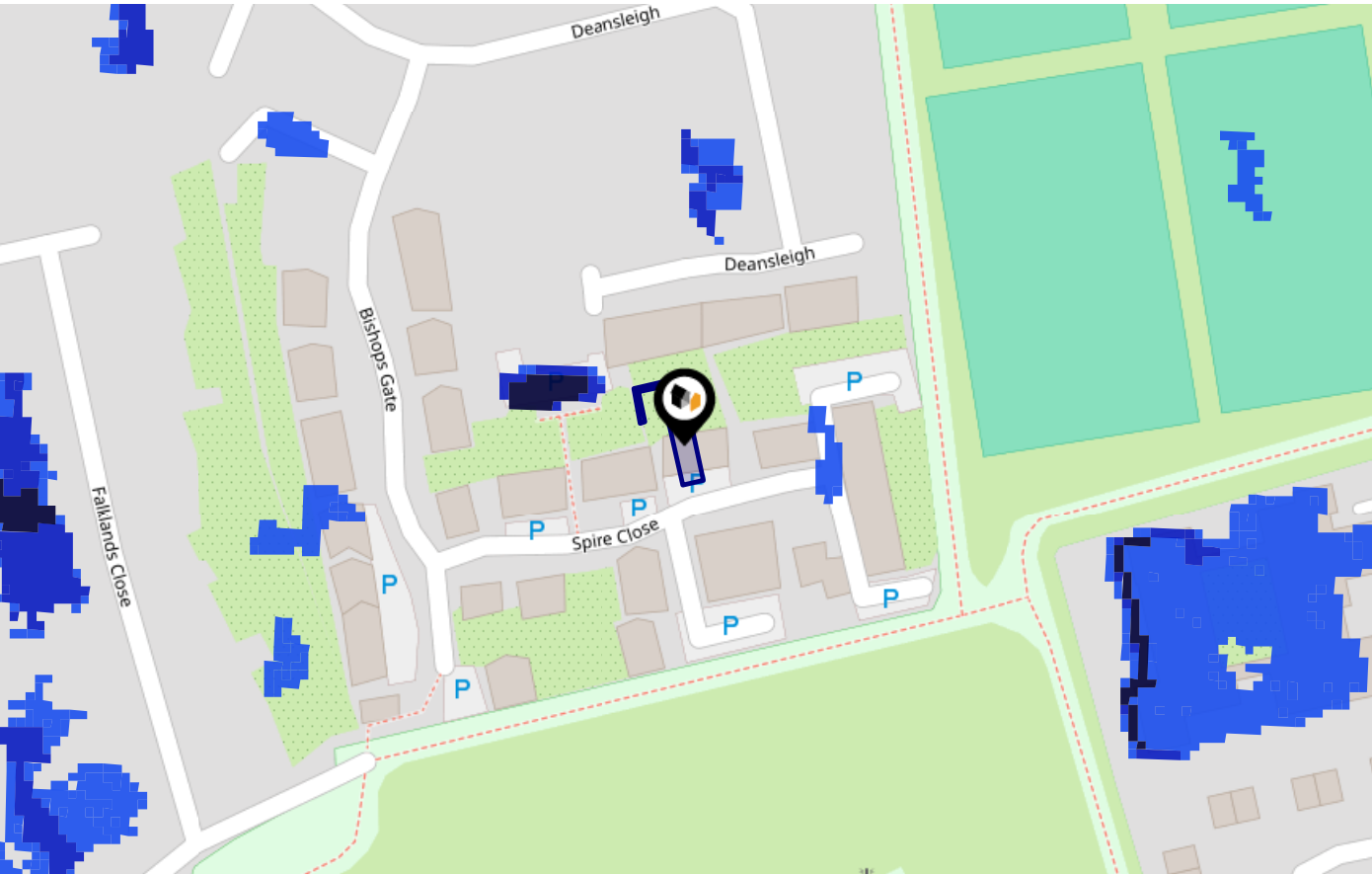
Chance of flooding to the following depths at this property:



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.

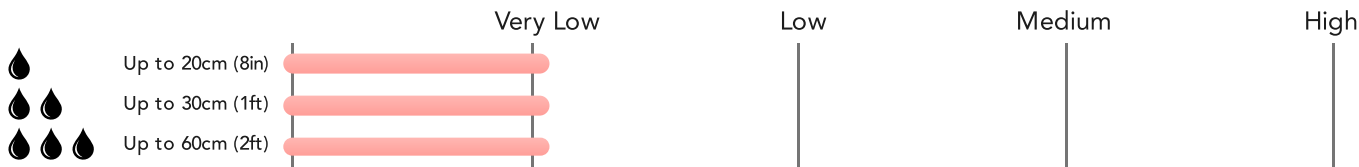


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

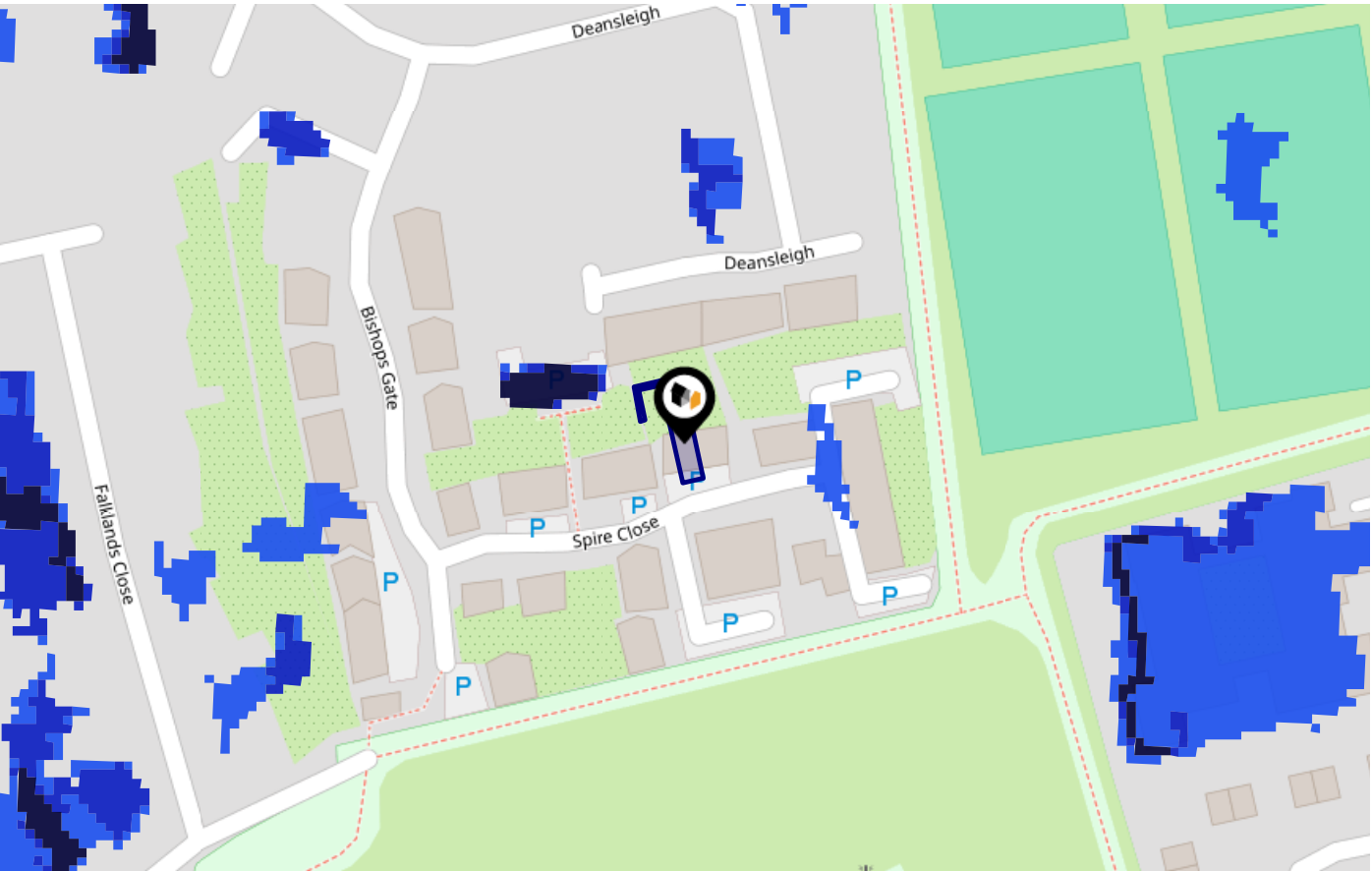


Flood Risk

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.

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Chance of flooding to the following depths at this property:

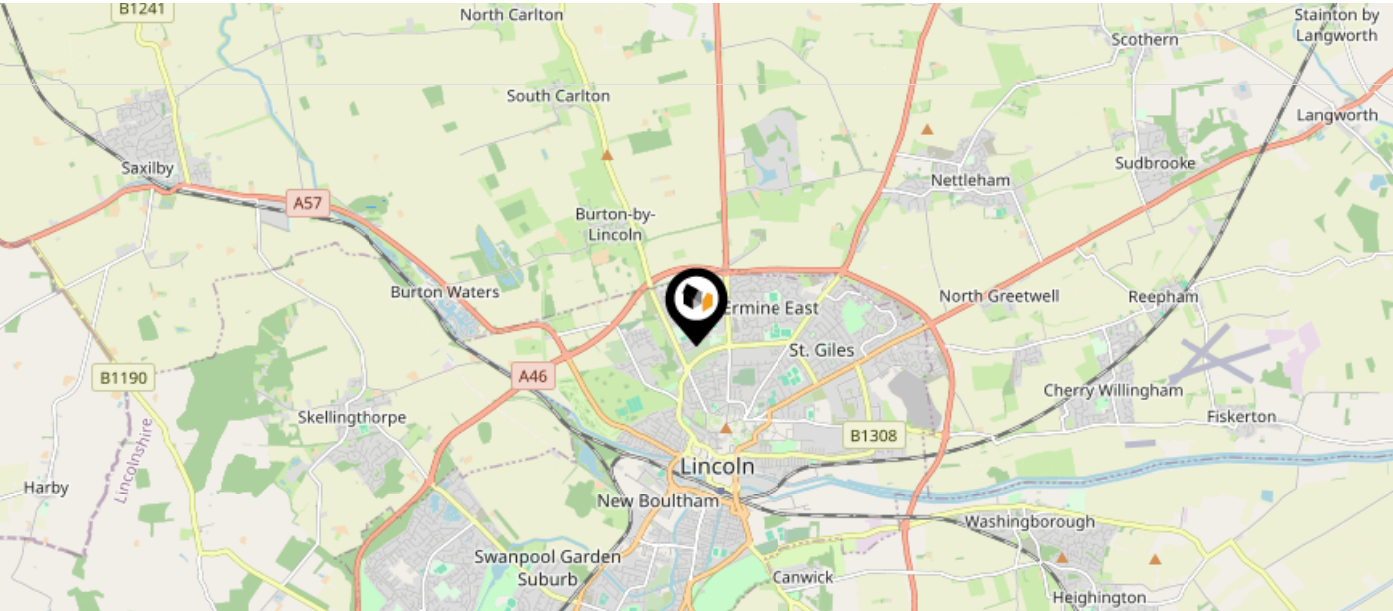


Maps

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

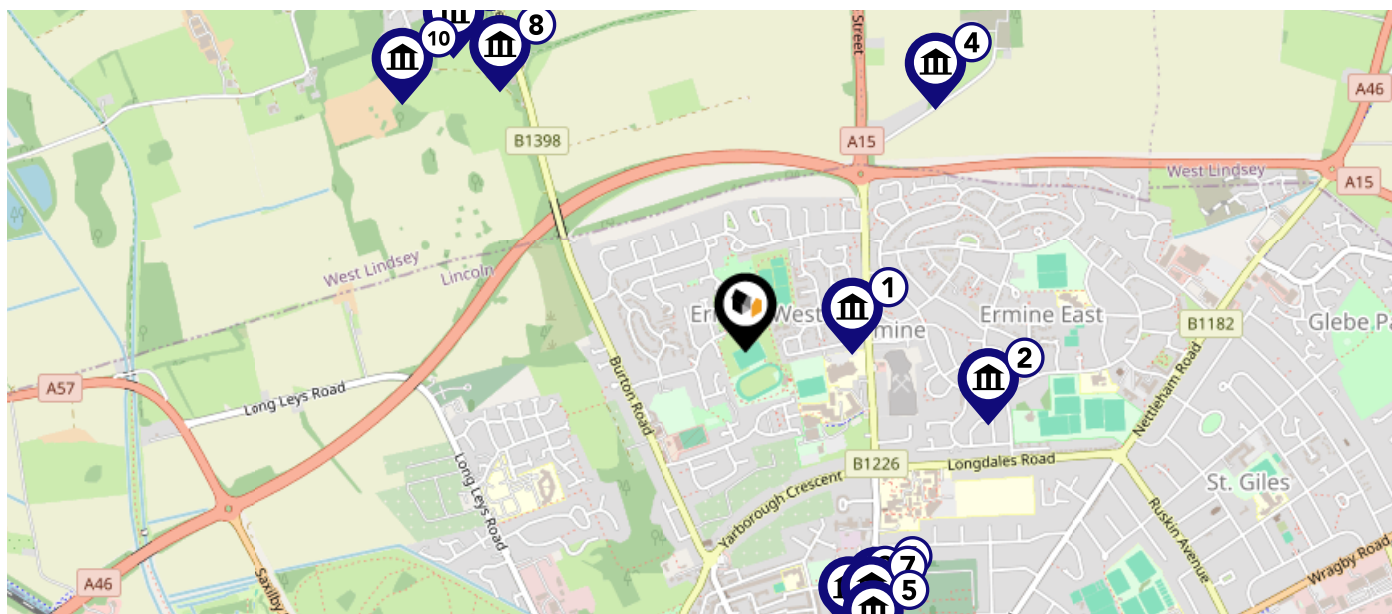
1	Cathedral Quarry-Riseholme Road, Lincoln	Historic Landfill	
2	Ellis Farm-Burton	Historic Landfill	
3	Mount Street-Lincoln, Lincolnshire	Historic Landfill	
4	EA/EPR/BP3598NX/A001 - Serviceteam Ltd	Active Landfill	
5	Nursery Grove-Lincoln, Lincolnshire	Historic Landfill	
6	The Dell-Wragby Road	Historic Landfill	
7	West Common-Lincoln, Lincolnshire	Historic Landfill	
8	Former Fisons Site-Carholme Road	Historic Landfill	
9	Golf Course-West Common	Historic Landfill	
10	Deacon Road-Lincoln, Lincolnshire	Historic Landfill	

Maps

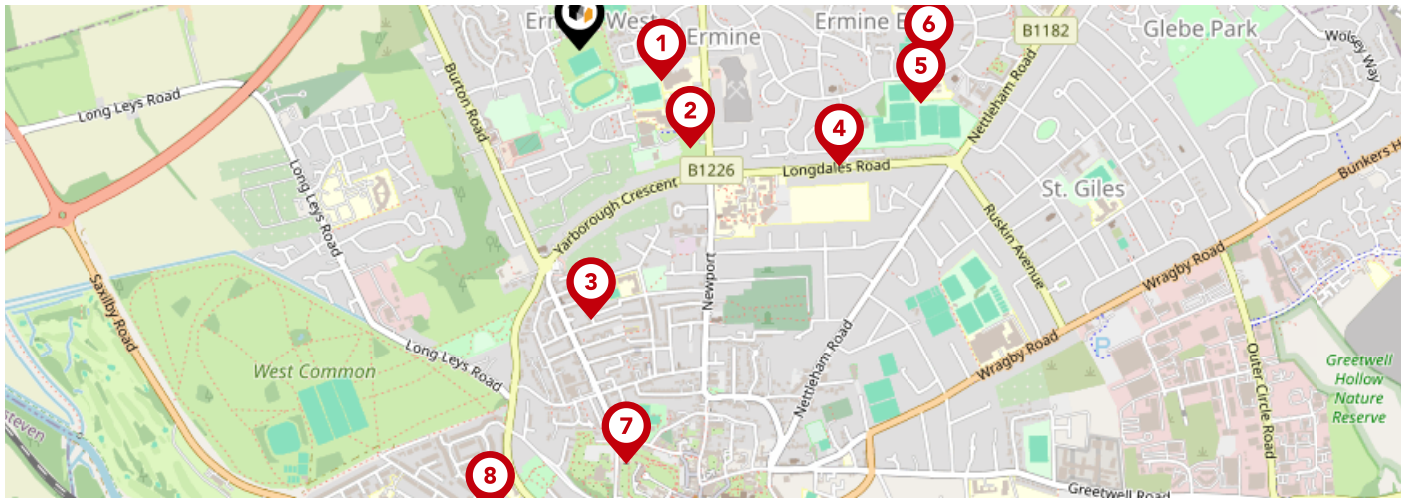
Listed Buildings



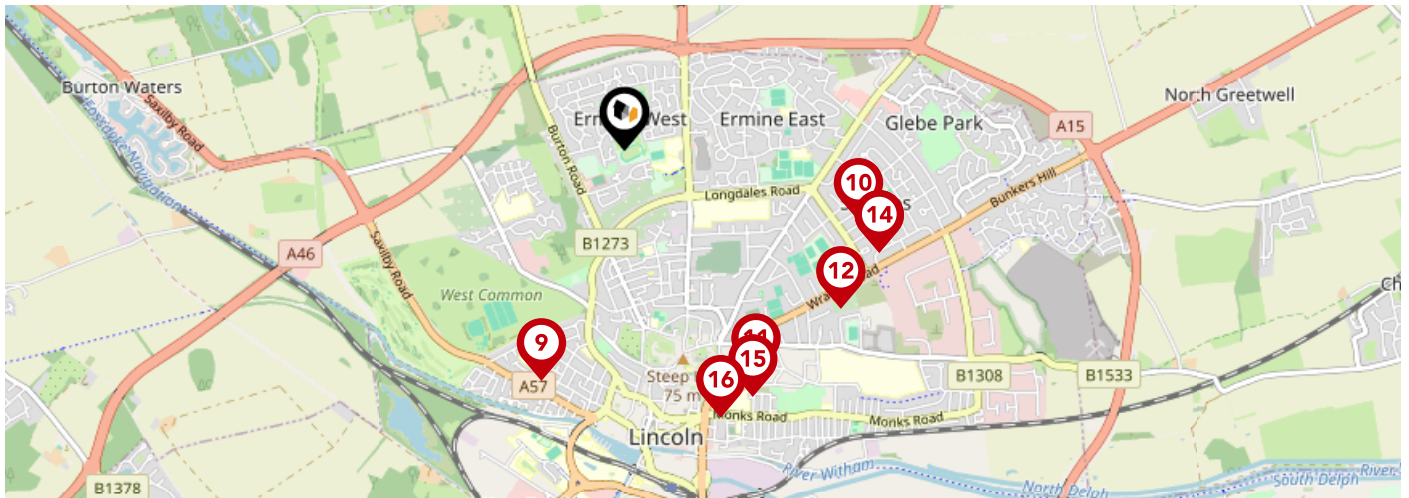
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1388742 - Dial Cottage	Grade II	0.3 miles
 1388800 - Church Of St John	Grade II	0.6 miles
 1388822 - The Olde House	Grade II	0.7 miles
 1165934 - Riseholme Grange	Grade II	0.7 miles
 1388727 - Church Of St Nicholas	Grade II	0.7 miles
 1388724 - St Nicholas House	Grade II	0.7 miles
 1388728 - Willsons Cottages At Newport Cemetery	Grade II	0.7 miles
 1359466 - Gate Piers, Flanking Walls, Pedestrian Gates, To Burton Hall	Grade II	0.8 miles
 1064097 - Old Rectory	Grade II	0.9 miles
 1147084 - Burton Hall	Grade II	0.9 miles



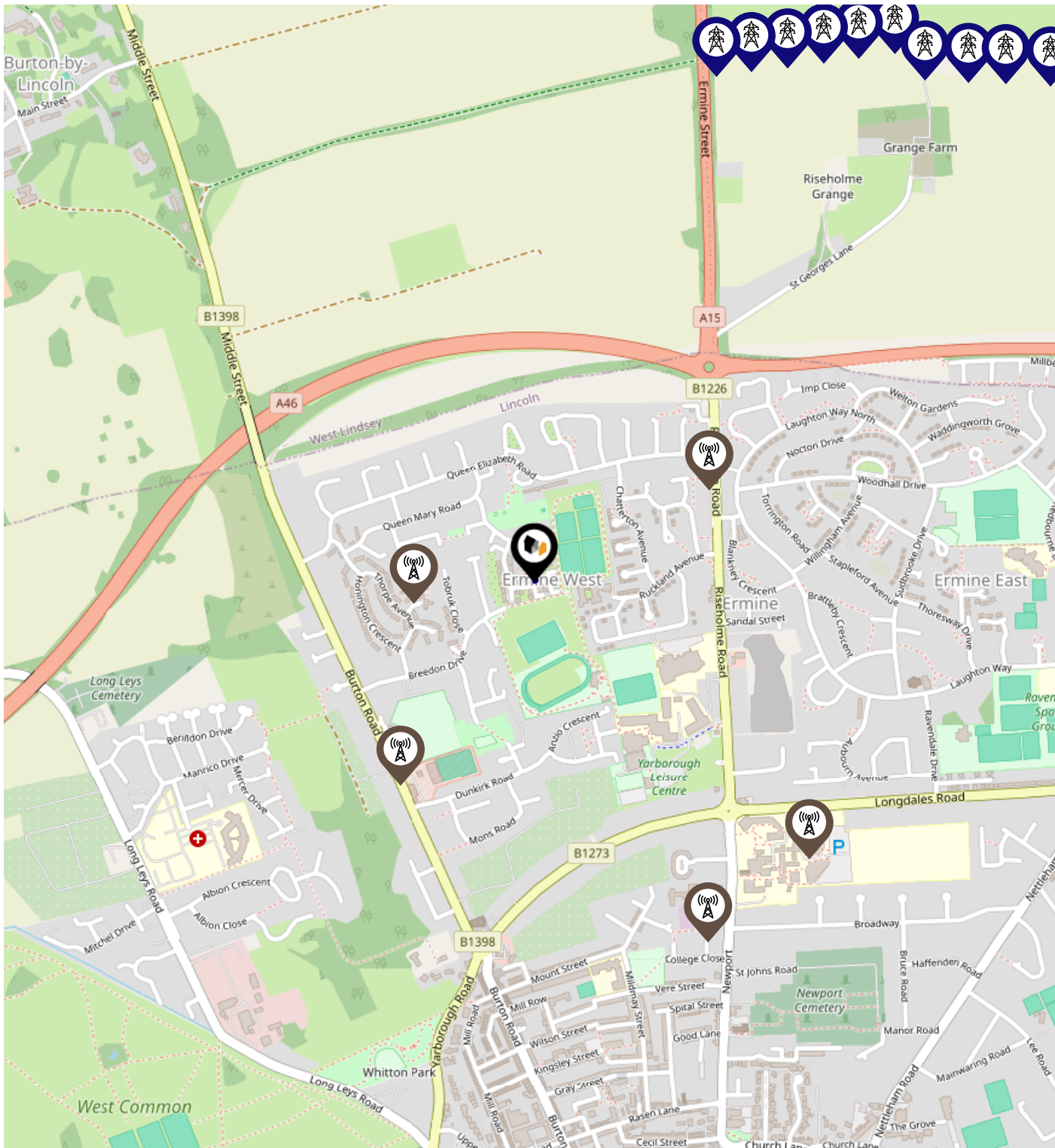
		Nursery	Primary	Secondary	College	Private
1	The St Francis Special School, Lincoln Ofsted Rating: Outstanding Pupils: 161 Distance:0.19	☐	☐	☒	☐	☐
2	Lincoln Castle Academy Ofsted Rating: Not Rated Pupils: 680 Distance:0.33	☐	☐	☒	☐	☐
3	Mount Street Academy Ofsted Rating: Outstanding Pupils: 318 Distance:0.6	☐	☒	☐	☐	☐
4	Castles Education Ofsted Rating: Inadequate Pupils: 93 Distance:0.63	☐	☐	☒	☐	☐
5	Our Lady of Lincoln Catholic Primary School A Voluntary Academy Ofsted Rating: Good Pupils: 204 Distance:0.76	☐	☒	☐	☐	☐
6	Ermine Primary Academy Ofsted Rating: Good Pupils: 393 Distance:0.78	☐	☒	☐	☐	☐
7	Westgate Academy Ofsted Rating: Good Pupils: 430 Distance:0.92	☐	☒	☐	☐	☐
8	The St Faith and St Martin Church of England Junior School, Lincoln Ofsted Rating: Good Pupils: 345 Distance:1.05	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	The St Faith's Church of England Infant and Nursery School, Lincoln Ofsted Rating: Good Pupils: 278 Distance:1.09	☐	☒	☐	☐	☐
	Springwell Alternative Academy Lincoln Ofsted Rating: Good Pupils: 48 Distance:1.09	☐	☐	☒	☐	☐
	The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School Ofsted Rating: Requires improvement Pupils: 89 Distance:1.17	☐	☒	☐	☐	☐
	Lincoln Christ's Hospital School Ofsted Rating: Good Pupils: 1286 Distance:1.2	☐	☐	☒	☐	☐
	The Lincoln St Giles Nursery School Ofsted Rating: Outstanding Pupils: 112 Distance:1.22	☒	☐	☐	☐	☐
	St Giles Academy Ofsted Rating: Requires improvement Pupils: 405 Distance:1.22	☐	☒	☐	☐	☐
	Lincoln Minster School Ofsted Rating: Not Rated Pupils: 473 Distance:1.24	☐	☐	☒	☐	☐
	Lincoln UTC Ofsted Rating: Good Pupils: 369 Distance:1.27	☐	☐	☒	☐	☐

Local Area

Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

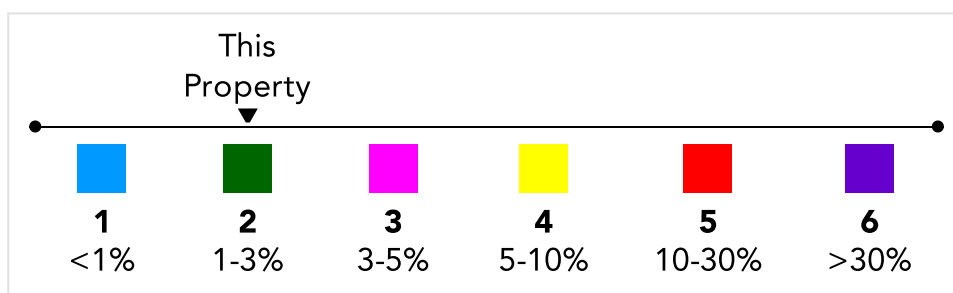
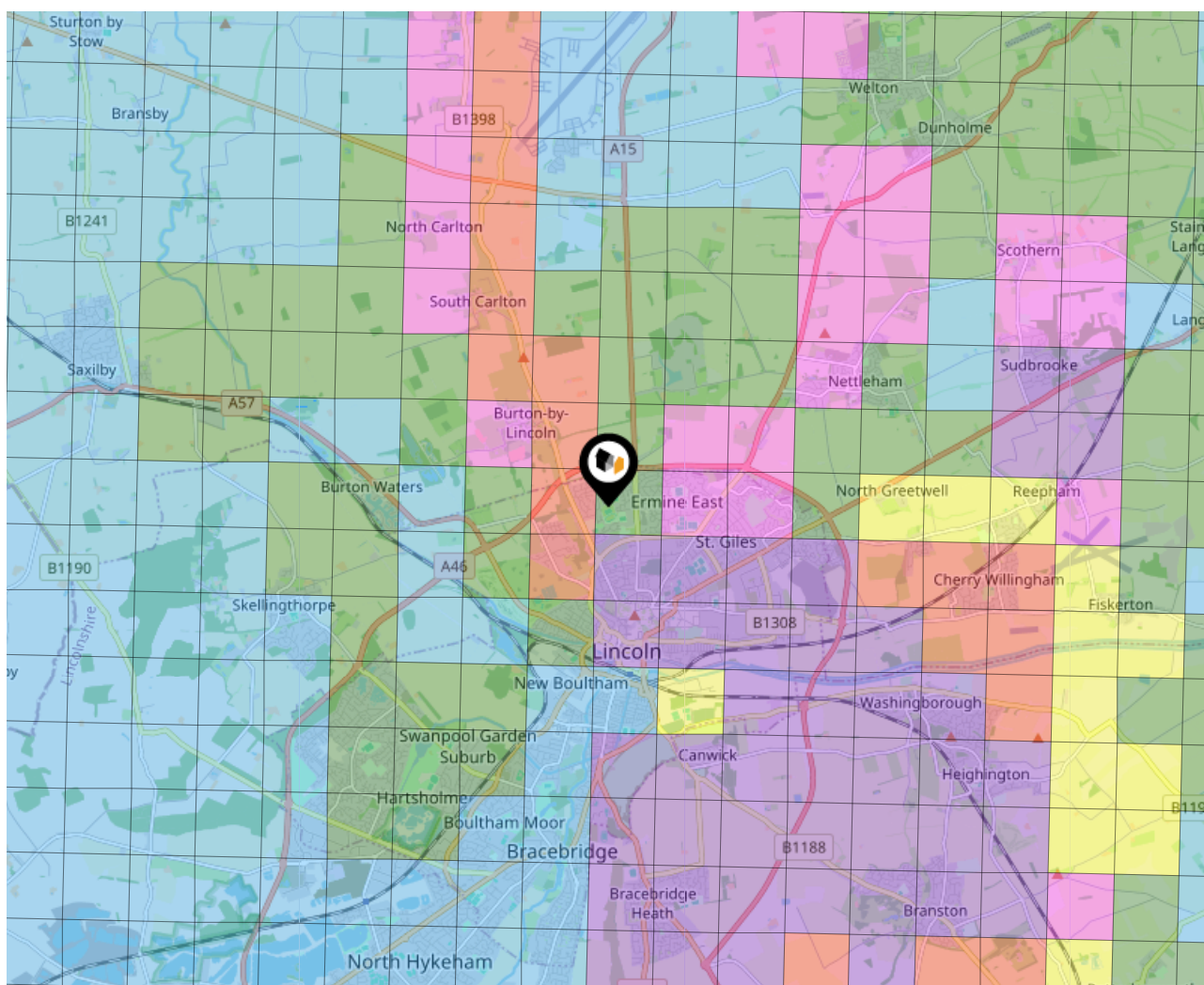
Environment

Radon Gas

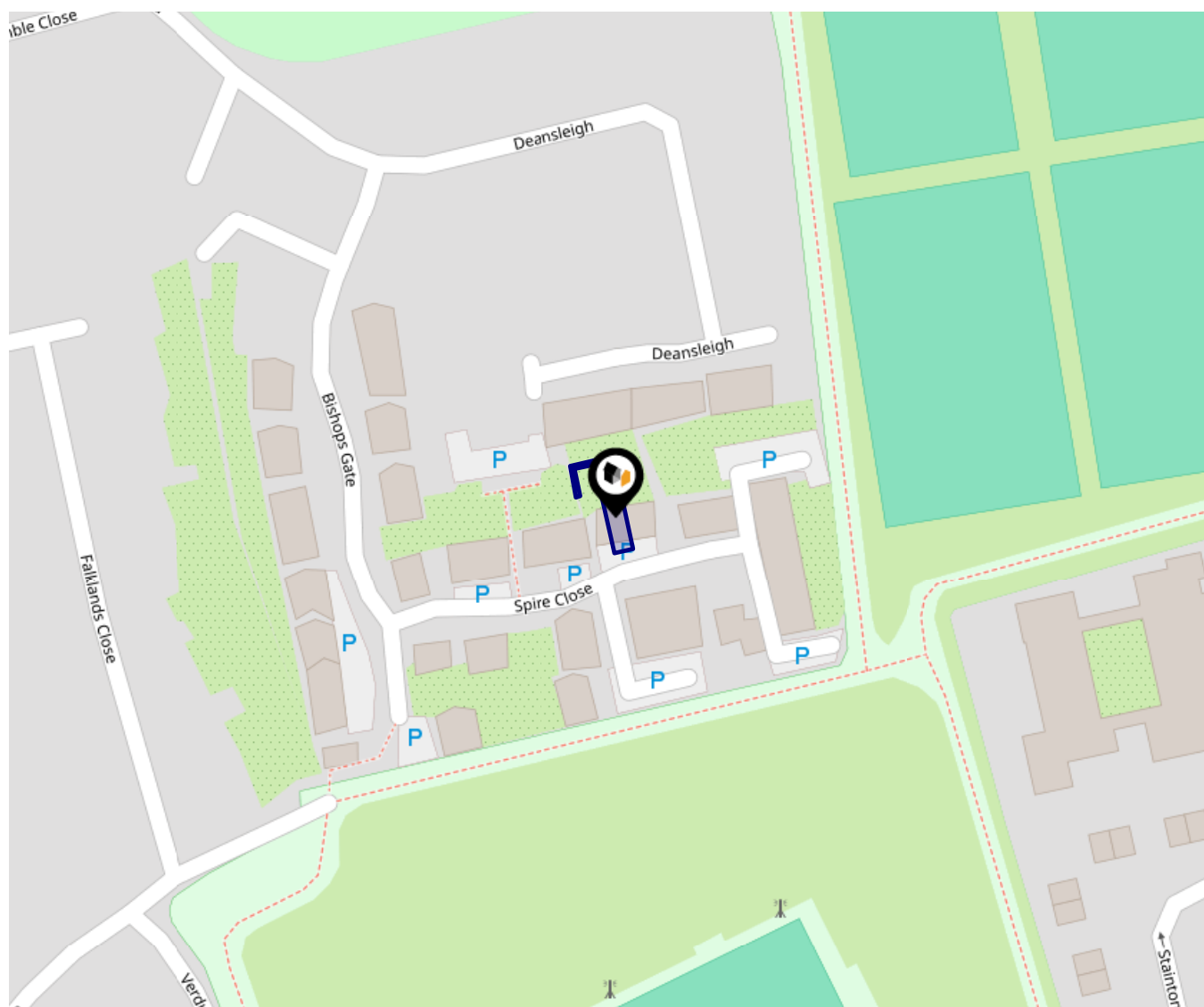


What is Radon?

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



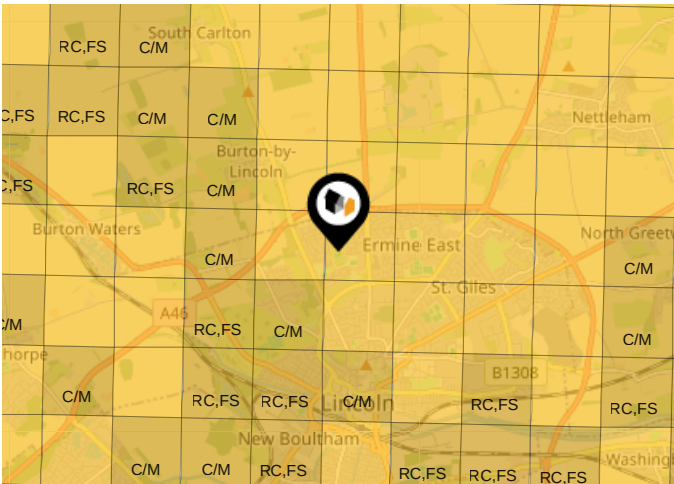
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

- 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)

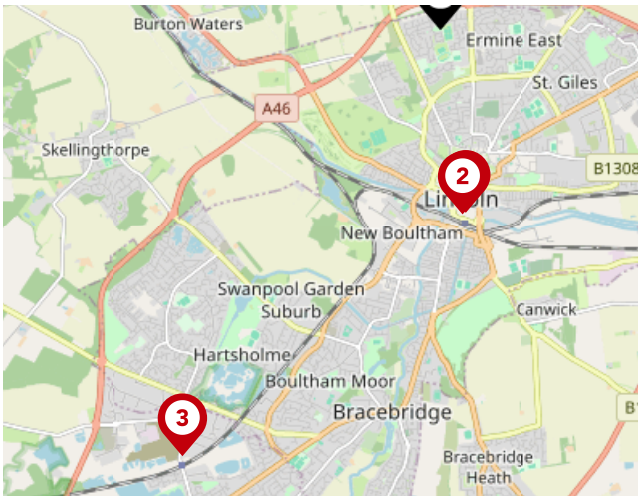
Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		



Primary Classifications (Most Common Clay Types)

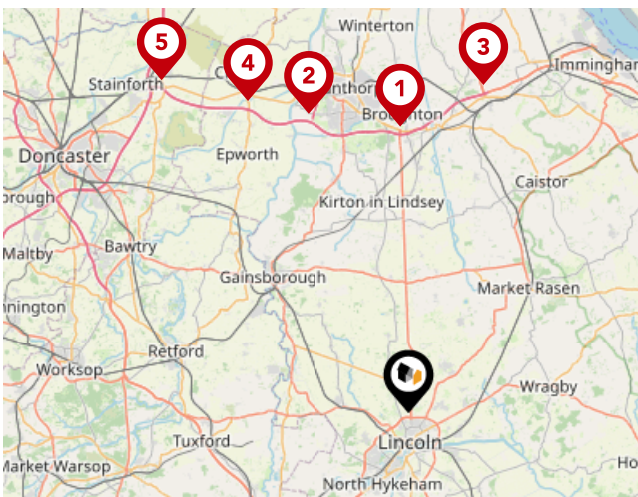
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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	Lincoln Central Rail Station	1.64 miles
2	Lincoln Central Rail Station	1.65 miles
3	Hykeham Rail Station	4.42 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	20.38 miles
2	M180 J3	22.39 miles
3	M180 J5	23.83 miles
4	M180 J2	24.83 miles
5	M180 J1	29.28 miles

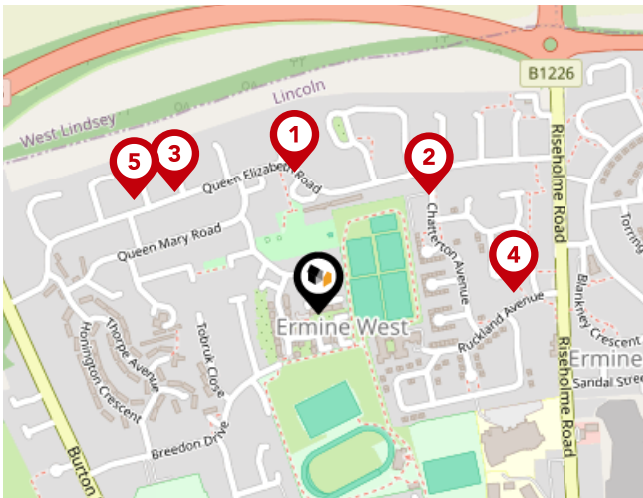


Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	24.45 miles
2	Finningley	25 miles
3	East Mids Airport	43.84 miles
4	Leeds Bradford Airport	62.71 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Trelawney Shops	0.16 miles
2	Keddington Avenue	0.18 miles
3	Sanders Close	0.21 miles
4	Wickenby Crescent	0.22 miles
5	Sanders Close	0.24 miles



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.



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



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 property-specific data.



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