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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 25th September 2025

LARKIN AVENUE, CHERRY WILLINGHAM, LINCOLN, LN3

Mundys

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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	2		
Plot Area:	0.09 acres		
Council Tax :	Band B		
Annual Estimate:	£1,773		
Title Number:	LL421677		

Local Area

Local Authority:	Lincolnshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	5 mb/s	35 mb/s	1800 mb/s
• Surface Water	Very low			

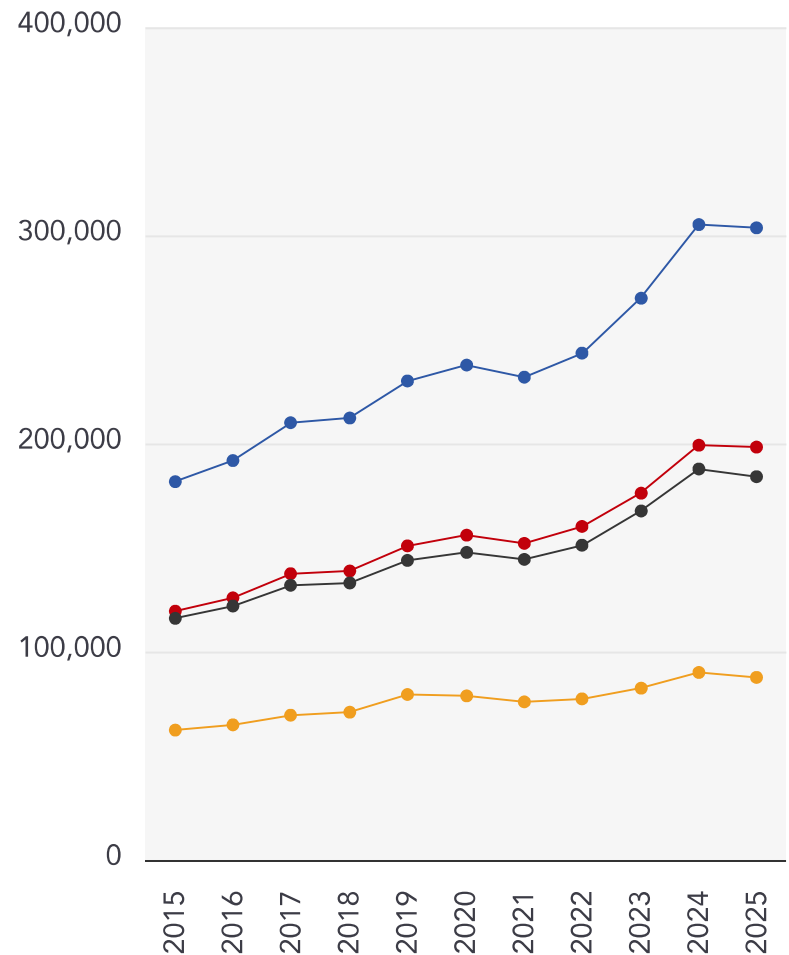
Mobile Coverage:	Satellite/Fibre TV Availability:					
(based on calls indoors)						
						
						

Market

House Price Statistics



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



Detached

+67.09%

Semi-Detached

+65.93%

Terraced

+58.63%

Flat

+40.58%

This map displays nearby coal mine entrances and their classifications.

Mine Entry

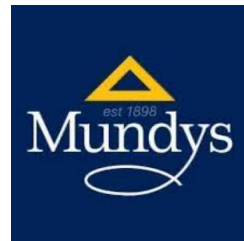
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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.

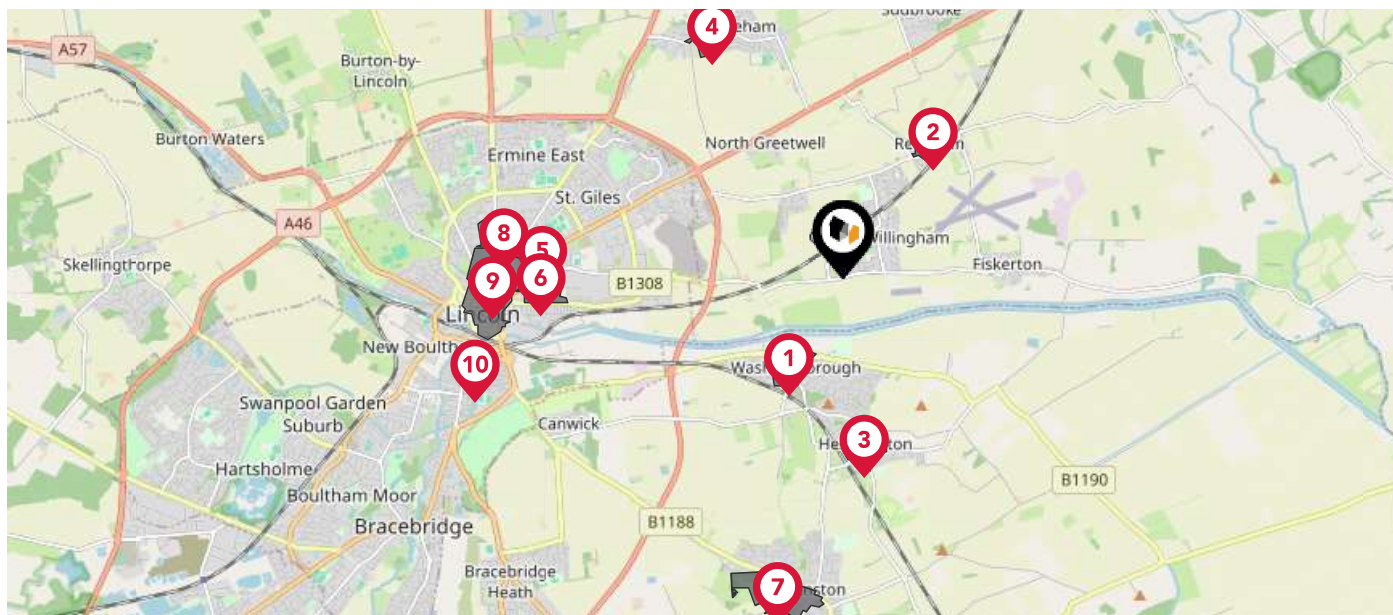
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Washingborough



Reepham



Heighington



Nettleham



The Dell



Lindum and Arboretum



Branston



Newport and Nettleham Road

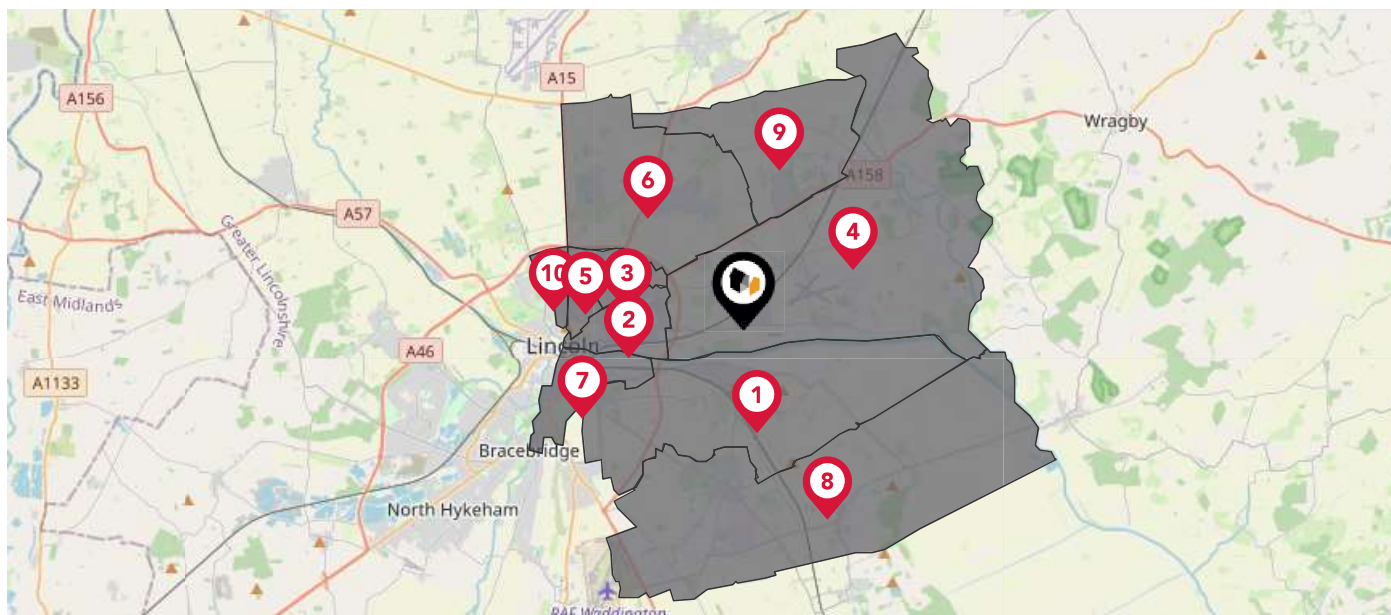


Cathedral and City Centre



Sibthorp

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

Heighington and Washingborough Ward

2

Abbey Ward

3

Glebe Ward

4

Cherry Willingham Ward

5

Minster Ward

6

Nettleham Ward

7

Park Ward

8

Branston Ward

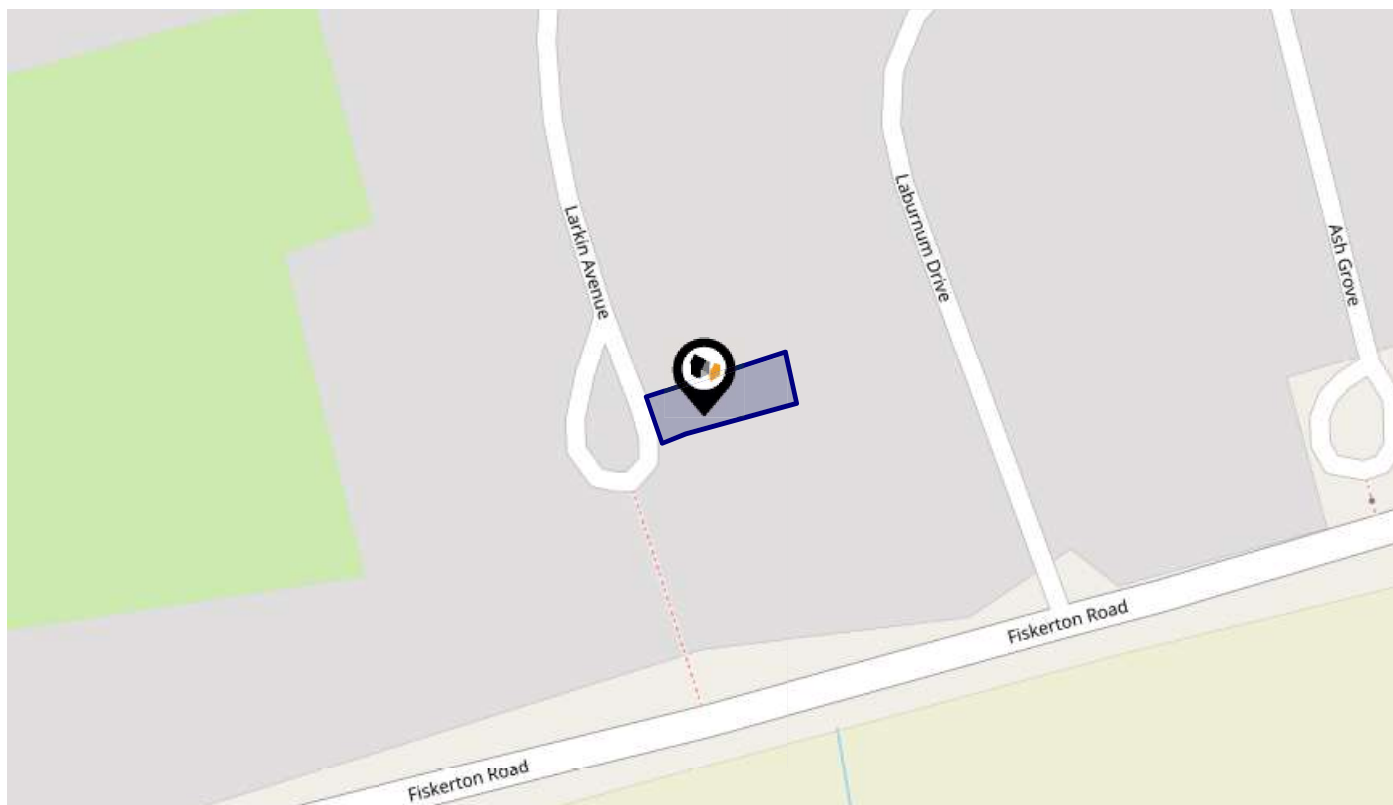
9

Sudbrooke Ward

10

Castle 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:

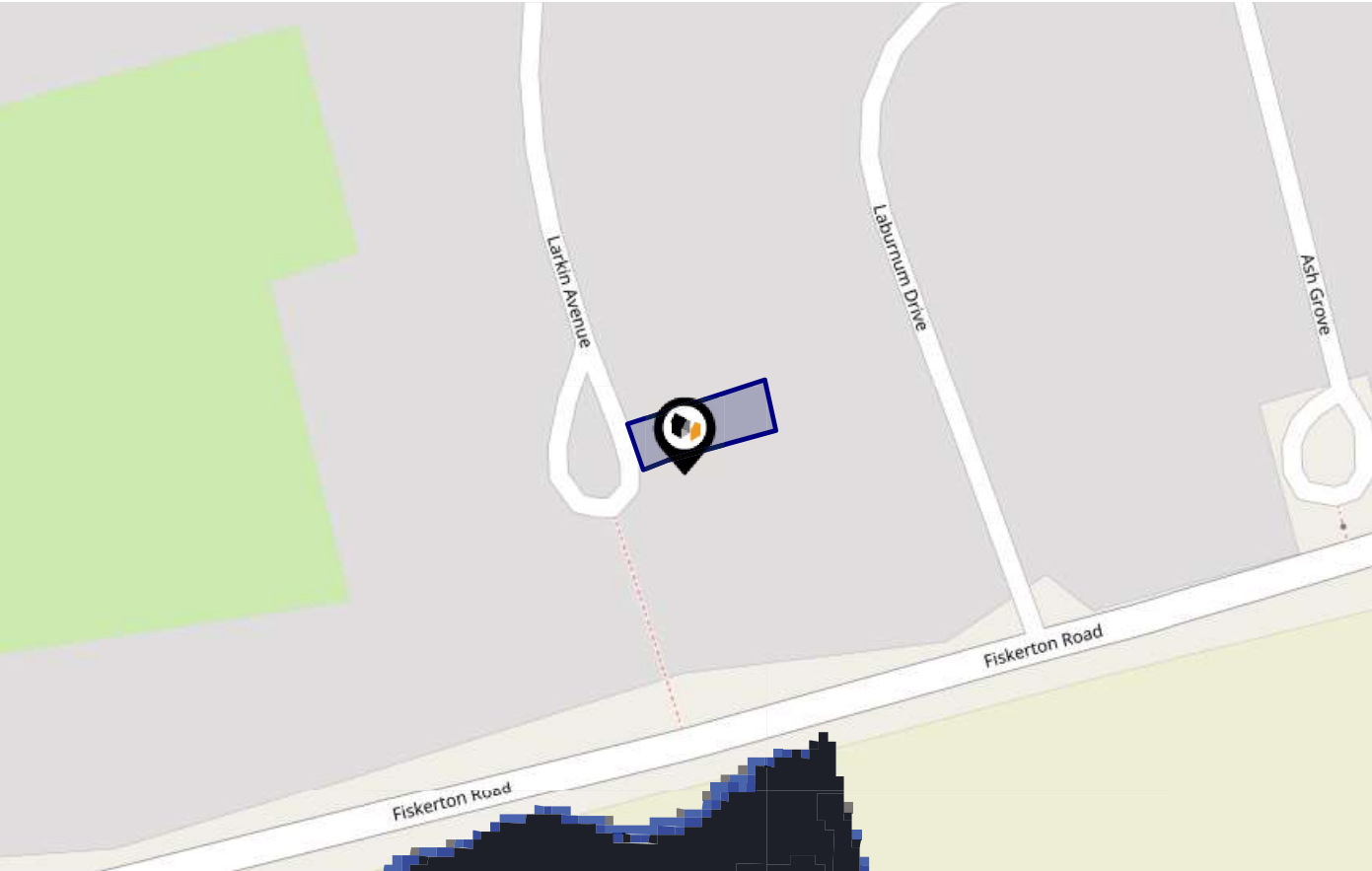
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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 (0.1%) 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:

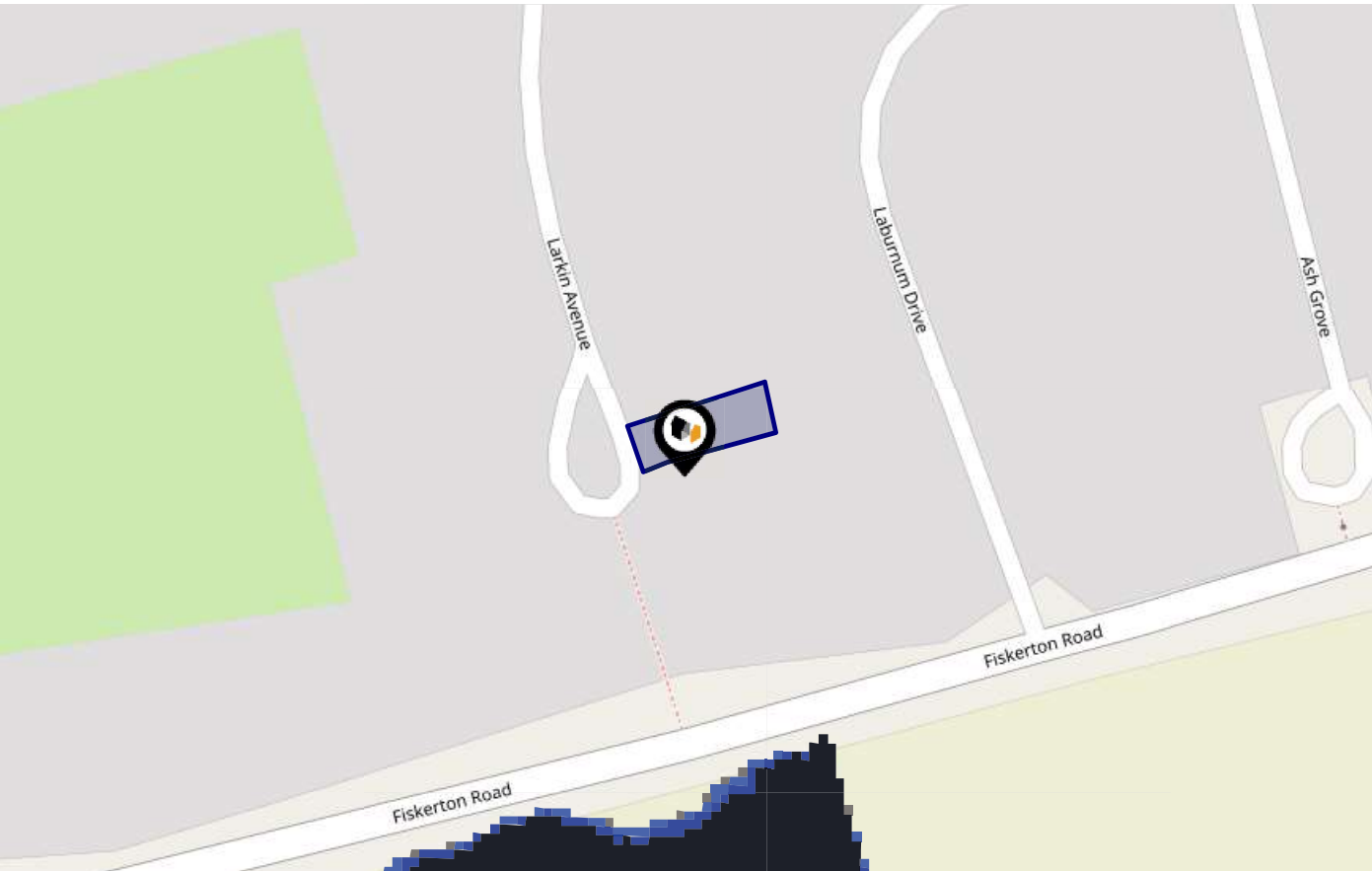


Flood Risk

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

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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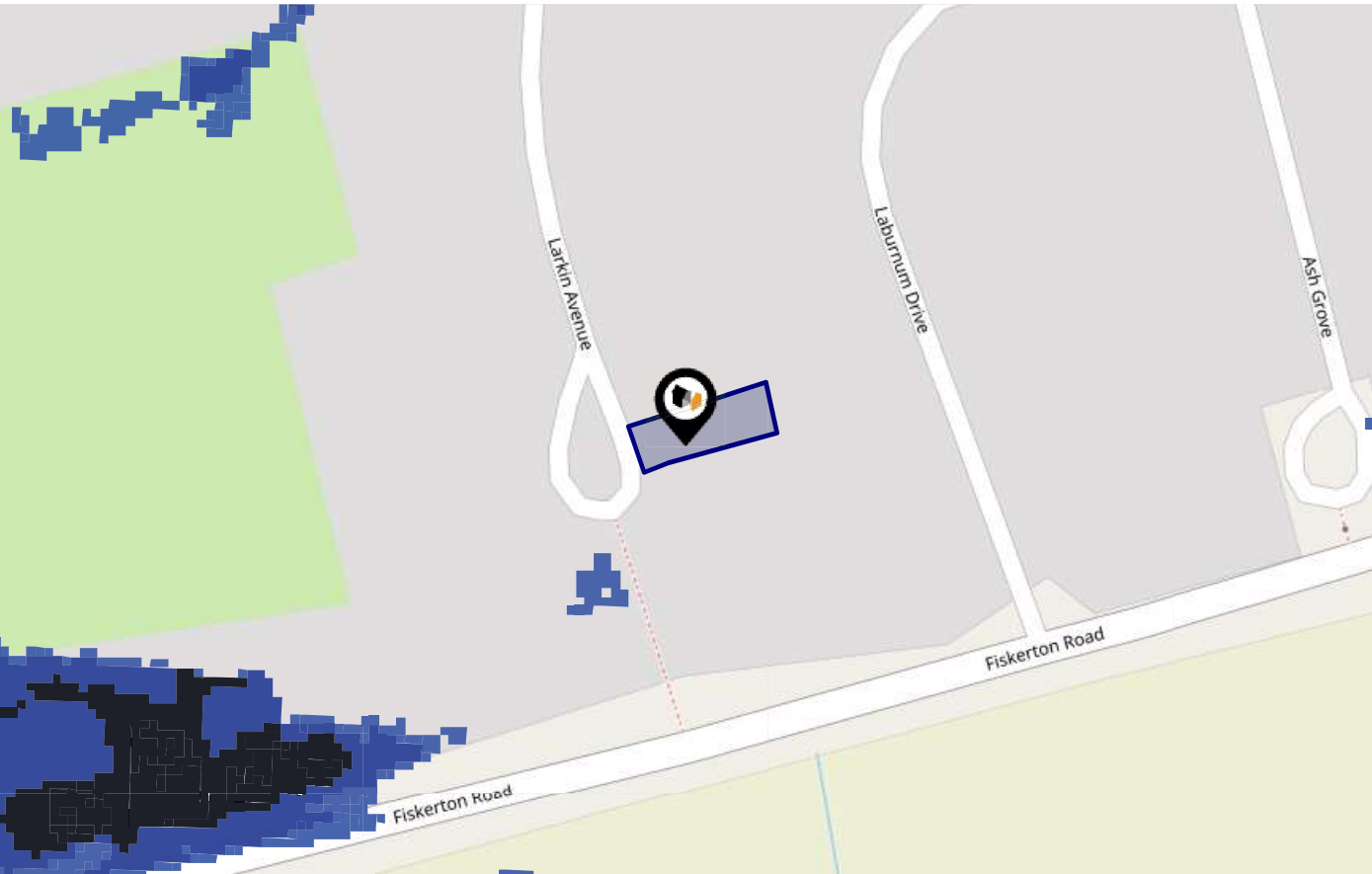
Chance of flooding to the following depths at this property:



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.

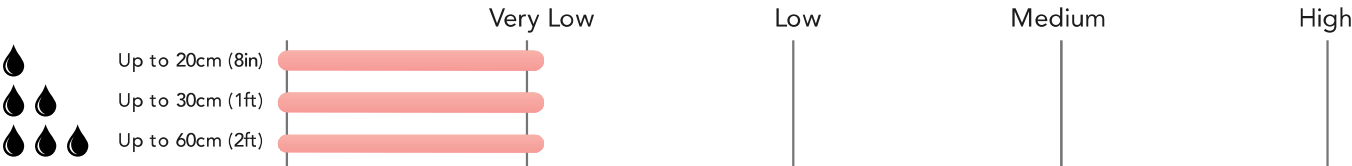


Risk Rating: Very low

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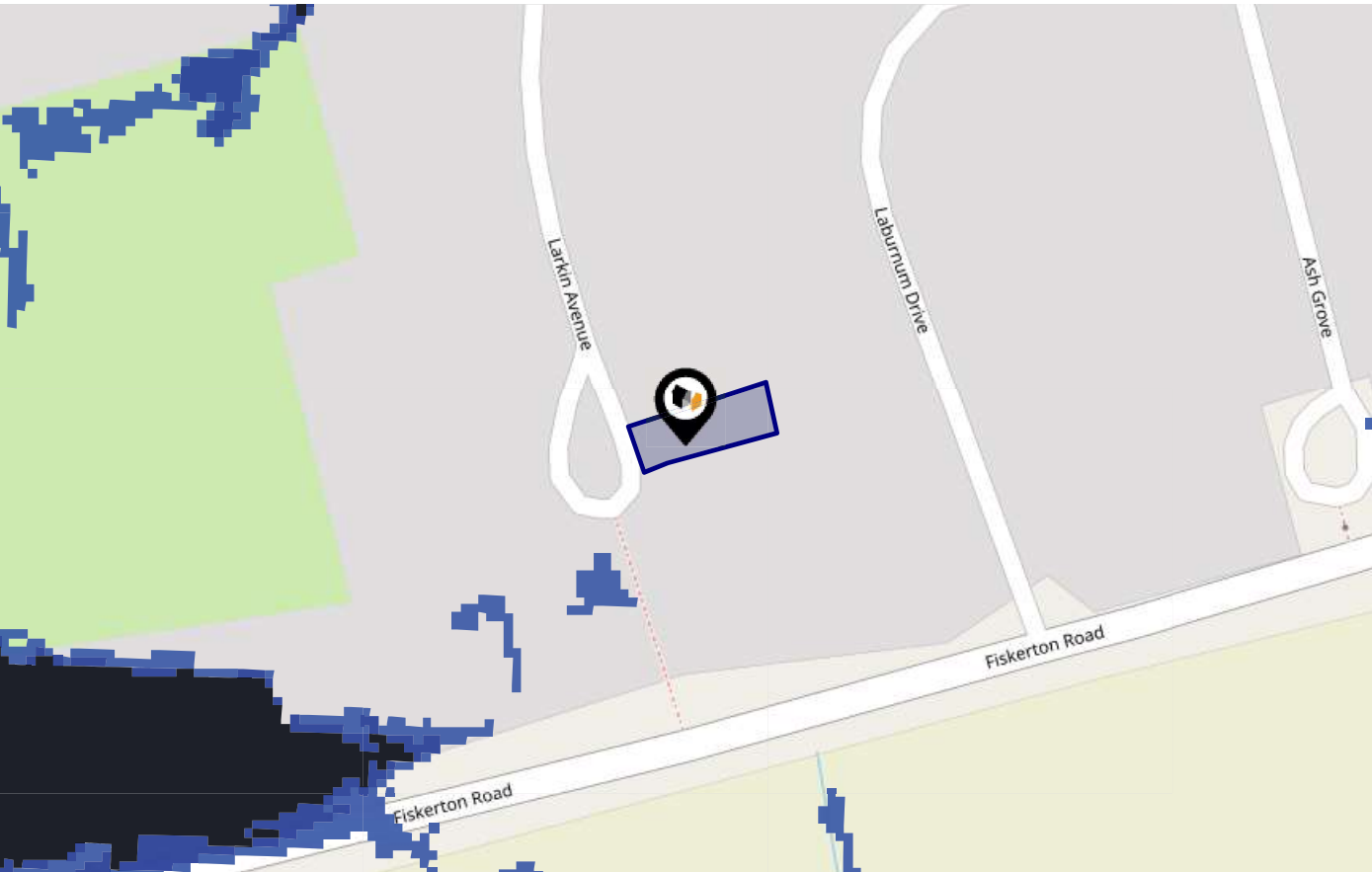
Chance of flooding to the following depths at this property:



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

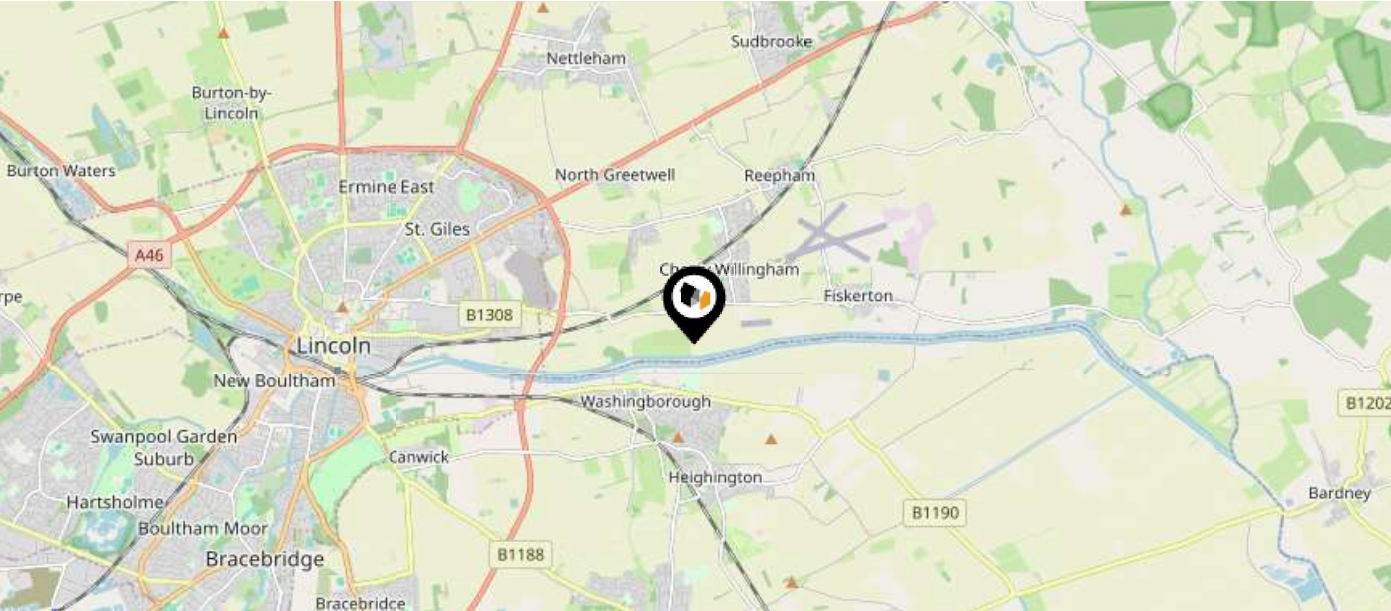
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Chance of flooding to the following depths at this property:



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

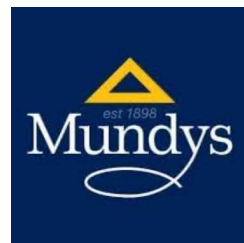


Nearby Green Belt Land

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	Land to the rear of 41-43 Hawthorn Road-Cherry Willingham, Lincoln	Historic Landfill	
2	Manor Road-Washingborough	Historic Landfill	
3	Land North of Lincoln Road-Washingborough, Lincoln	Historic Landfill	
4	Land East to of Dowding Road and lying between Railway line and Allenby Road Industrial Estate-Wavell Drive, Lincoln	Historic Landfill	
5	Wrights Way-Lincoln, Lincolnshire	Historic Landfill	
6	Land to the North of Fen Road-Heighington, Lincoln	Historic Landfill	
7	Wickes Site-Outer Circle Road	Historic Landfill	
8	Rear Of Old Hillards-Rear Of Old Hillards, Wragby Road	Historic Landfill	
9	EA/EPR/BP3098ND/A001 - U E F Lincoln	Active Landfill	
10	Outer Circle Road-Lincoln, Lincolnshire	Historic Landfill	

Maps

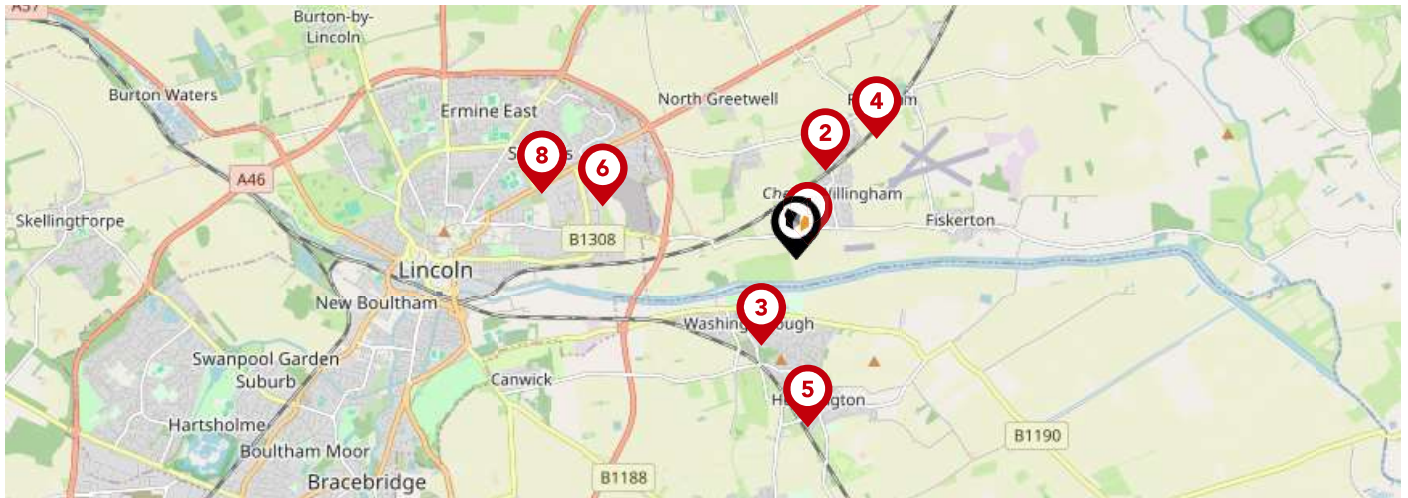
Listed Buildings



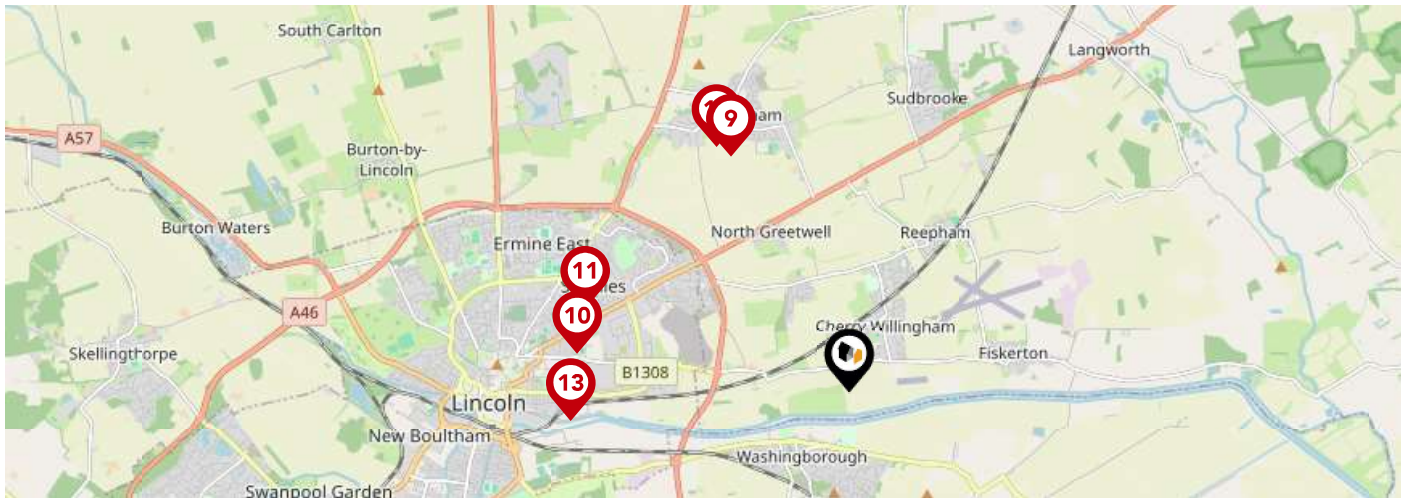
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1064019 - The Manor House	Grade II	0.4 miles
 1147736 - 21, 23, 25 And 27, High Street	Grade II	0.4 miles
 1064018 - Church Of St Peter And St Paul	Grade I	0.4 miles
 1064024 - Greetwell Lodge And Wall With Gate Piers	Grade II	0.8 miles
 1308373 - Greetwell Hall	Grade II	0.9 miles
 1147787 - Monument To Thomas Winn, 6 Yards South-east Of Apse Of Church Of All Saints	Grade II	0.9 miles
 1359504 - Stable Block At Greetwell Hall	Grade II	0.9 miles
 1359505 - Monument To Thomas Straw, 4 Yards South East Of Apse Of Church Of All Saints	Grade II	0.9 miles
 1064023 - Church Of All Saints	Grade II	0.9 miles
 1064021 - Jessamine Cottage	Grade II	1.2 miles



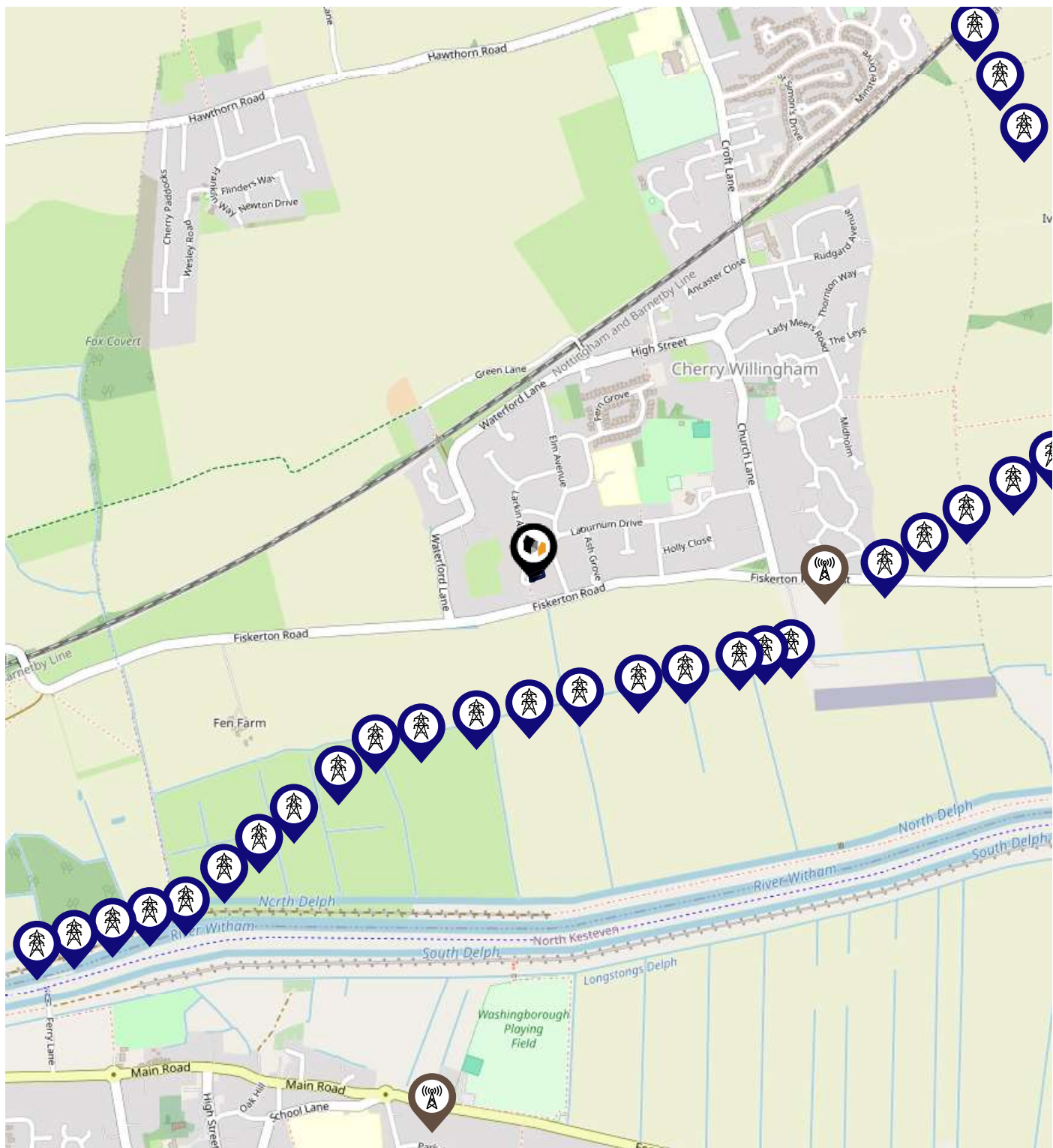
		Nursery	Primary	Secondary	College	Private
1	Cherry Willingham Primary Academy Ofsted Rating: Good Pupils: 205 Distance:0.16	☐	☒	☐	☐	☐
2	The Priory Pembroke Academy Ofsted Rating: Good Pupils: 567 Distance:0.82	☐	☐	☒	☐	☐
3	Washingborough Academy Ofsted Rating: Good Pupils: 271 Distance:0.84	☐	☒	☐	☐	☐
4	Reepham Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:1.28	☐	☒	☐	☐	☐
5	Heighington Millfield Primary Academy Ofsted Rating: Good Pupils: 233 Distance:1.51	☐	☒	☐	☐	☐
6	Lincoln Carlton Academy Ofsted Rating: Outstanding Pupils: 421 Distance:1.78	☐	☒	☐	☐	☐
7	The Lincoln St Giles Nursery School Ofsted Rating: Outstanding Pupils: 112 Distance:2.33	☒	☐	☐	☐	☐
8	St Giles Academy Ofsted Rating: Requires improvement Pupils: 405 Distance:2.33	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	The Nettleham Church of England Voluntary Aided Junior School Ofsted Rating: Good Pupils: 227 Distance:2.33	☐	☒	☐	☐	☐
	Lincoln Christ's Hospital School Ofsted Rating: Good Pupils: 1286 Distance:2.45	☐	☐	☒	☐	☐
	Springwell Alternative Academy Lincoln Ofsted Rating: Good Pupils: 48 Distance:2.45	☐	☐	☒	☐	☐
	The Nettleham Infant and Nursery School Ofsted Rating: Good Pupils: 210 Distance:2.47	☐	☒	☐	☐	☐
	Lincoln Monks Abbey Primary School Ofsted Rating: Good Pupils: 594 Distance:2.49	☐	☒	☐	☐	☐
	Branston Church of England Infant Academy Ofsted Rating: Outstanding Pupils: 134 Distance:2.63	☐	☒	☐	☐	☐
	Branston Junior Academy Ofsted Rating: Good Pupils: 170 Distance:2.7	☐	☒	☐	☐	☐
	Branston Community Academy Ofsted Rating: Requires improvement Pupils: 1243 Distance:2.7	☐	☐	☒	☐	☐

Local Area

Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

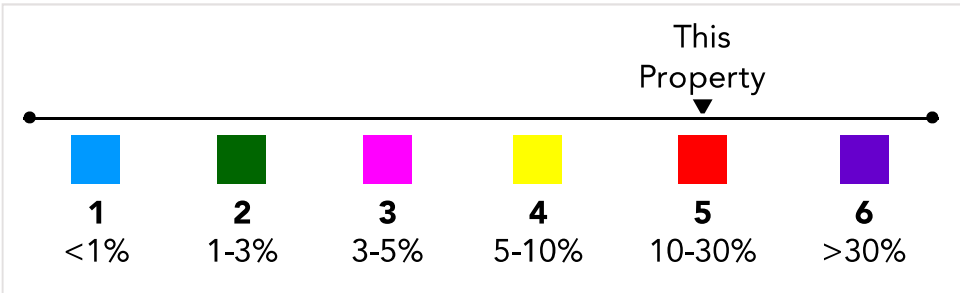
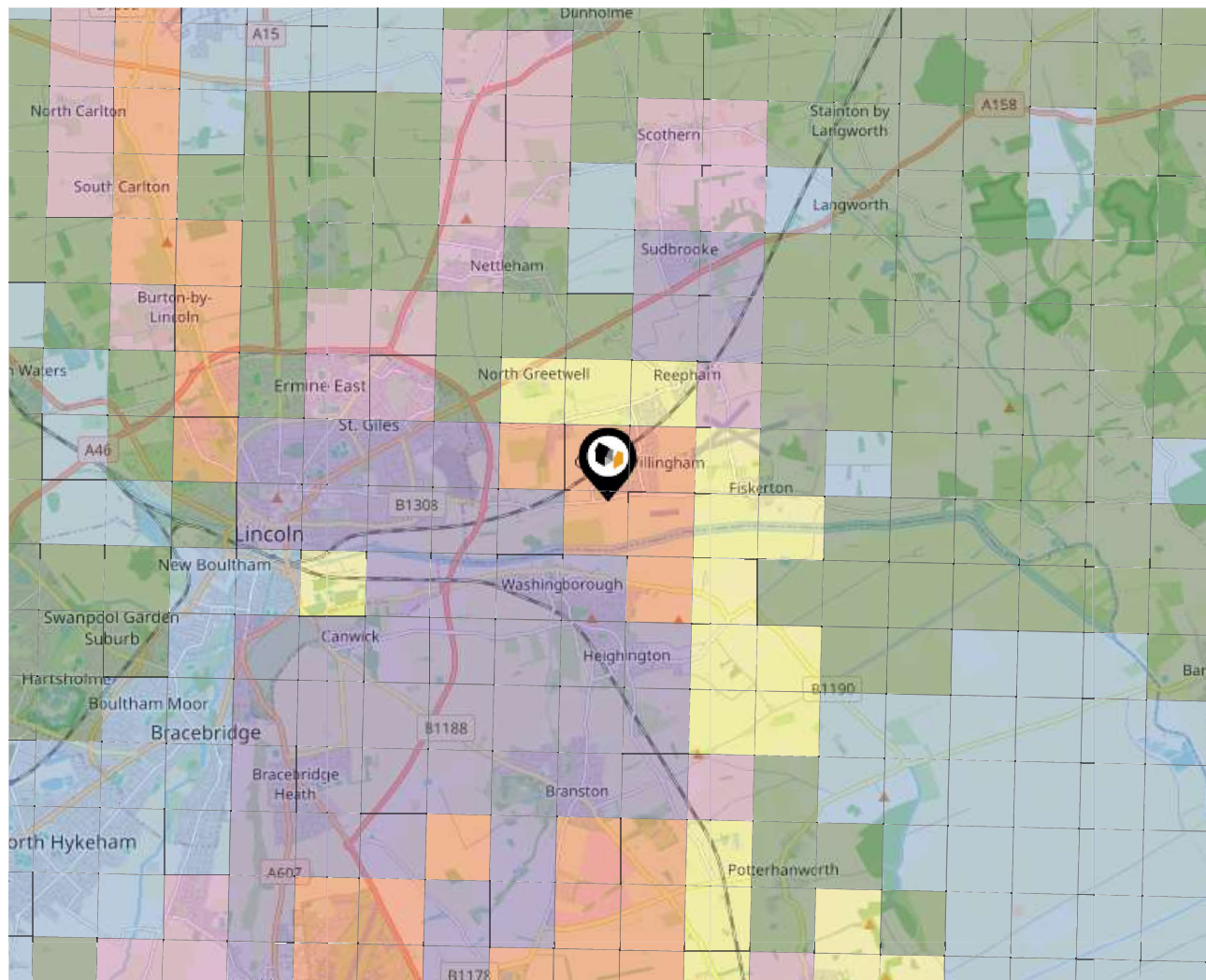
Environment

Radon Gas

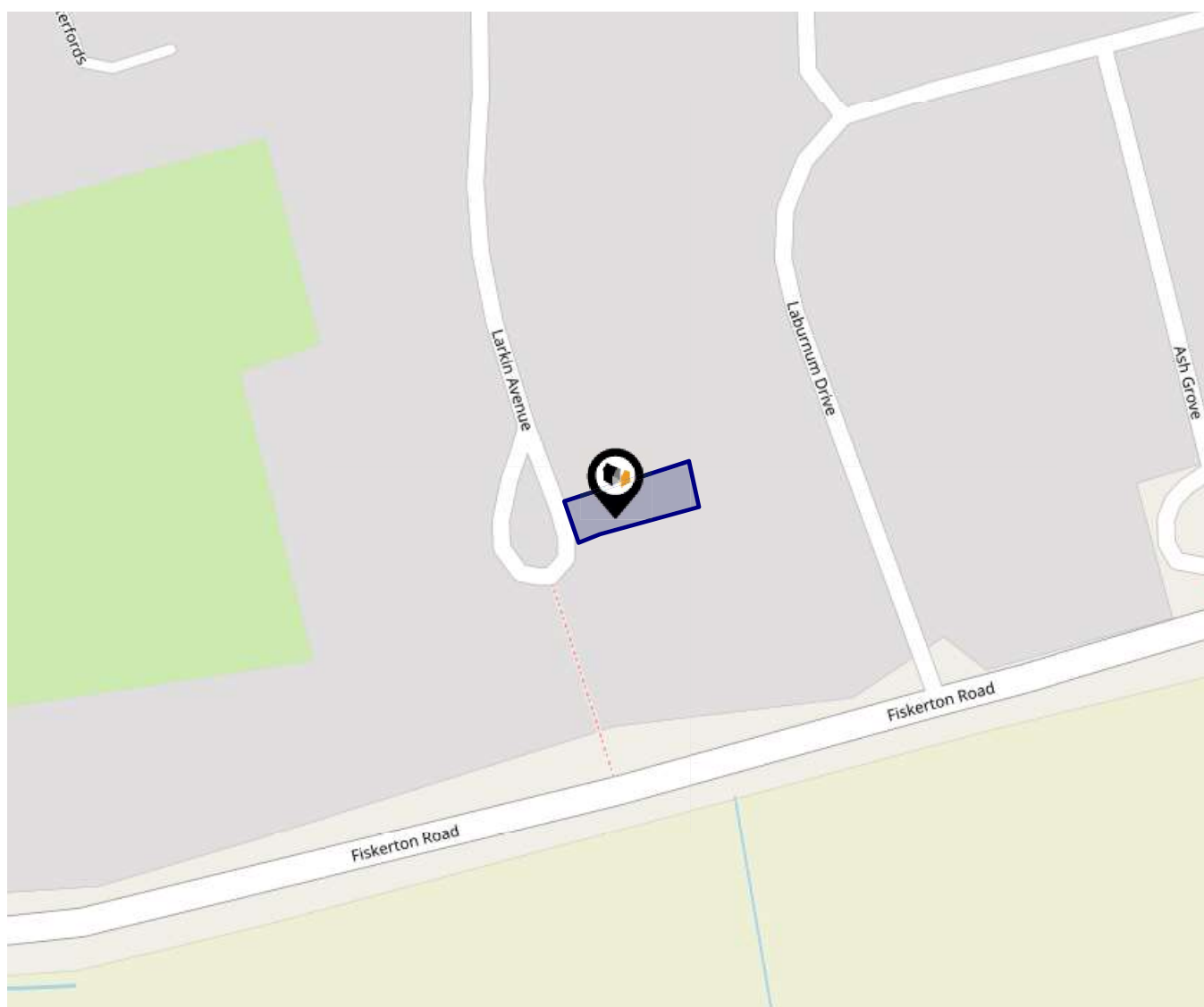
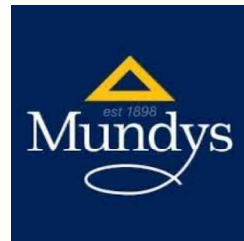


What is Radon?

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



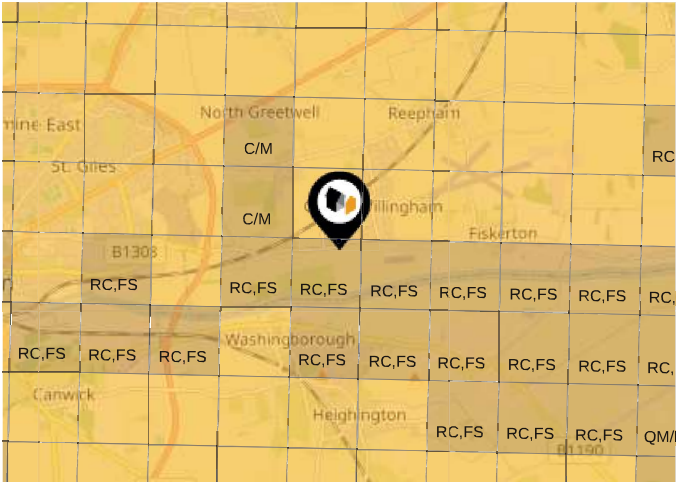
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

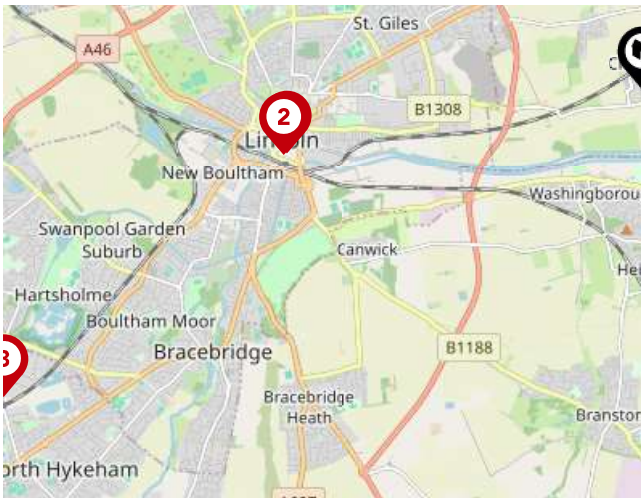
Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		



Primary Classifications (Most Common Clay Types)

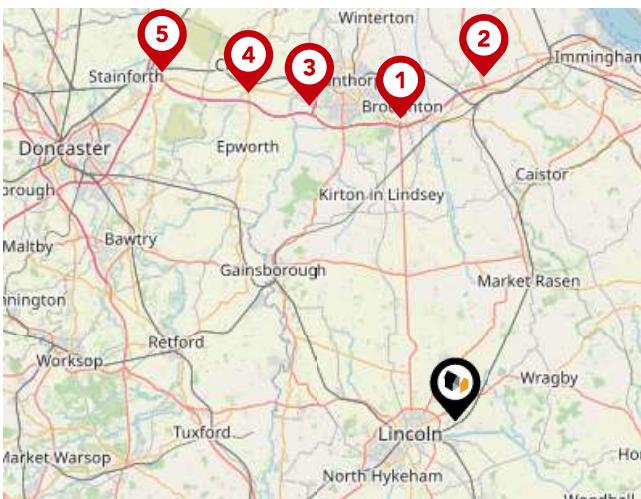
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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	3.22 miles
2	Lincoln Central Rail Station	3.24 miles
3	Hykeham Rail Station	6.31 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	21.77 miles
2	M180 J5	24.34 miles
3	M180 J3	24.61 miles
4	M180 J2	27.41 miles
5	M180 J1	32.19 miles



Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	24.57 miles
2	Finningley	28.3 miles
3	East Mids Airport	45.79 miles
4	Leeds Bradford Airport	65.9 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Fiskerton Road	0.14 miles
2	Waterford Lane	0.17 miles
3	Elm Avenue	0.26 miles
4	Green Lane	0.34 miles
5	Cherry Tree PH	0.24 miles



Mundys

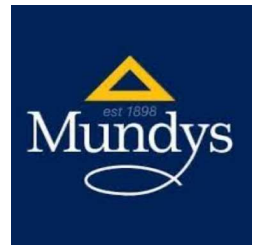
We are dedicated to offering our customers the highest quality service and strongly believe in helping you through the entire process from start to finish. We believe the combination of qualified Partners, highly trained and experienced staff, unique understanding of the Newark, Southwell and Lincoln 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

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.

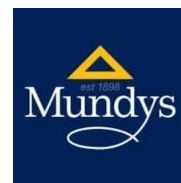


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