

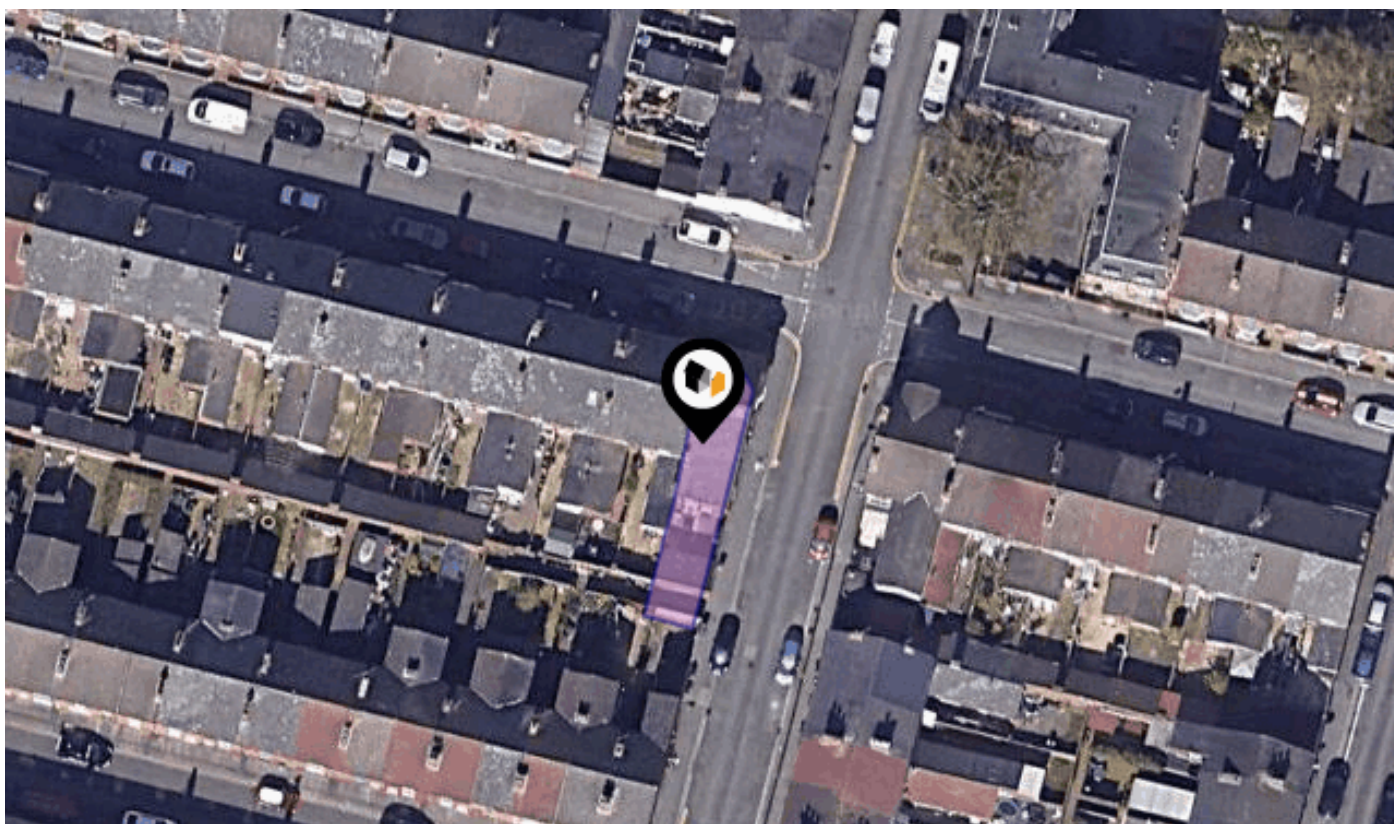


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 21st October 2025



49, KIRKBY STREET, LINCOLN, LN5 7TT

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

Alex.Porter@mundys.net

www.mundys.net



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Property

Type:	Terraced
Bedrooms:	3
Floor Area:	1,001 ft ² / 93 m ²
Plot Area:	0.02 acres
Year Built :	1900-1929
Council Tax :	Band A
Annual Estimate:	£1,507
Title Number:	LL123912
UPRN:	235026290

Last Sold Date:	23/02/2018
Last Sold Price:	£127,500
Last Sold £/ft ² :	£127
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

13 mb/s	80 mb/s	1800 mb/s
		

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:

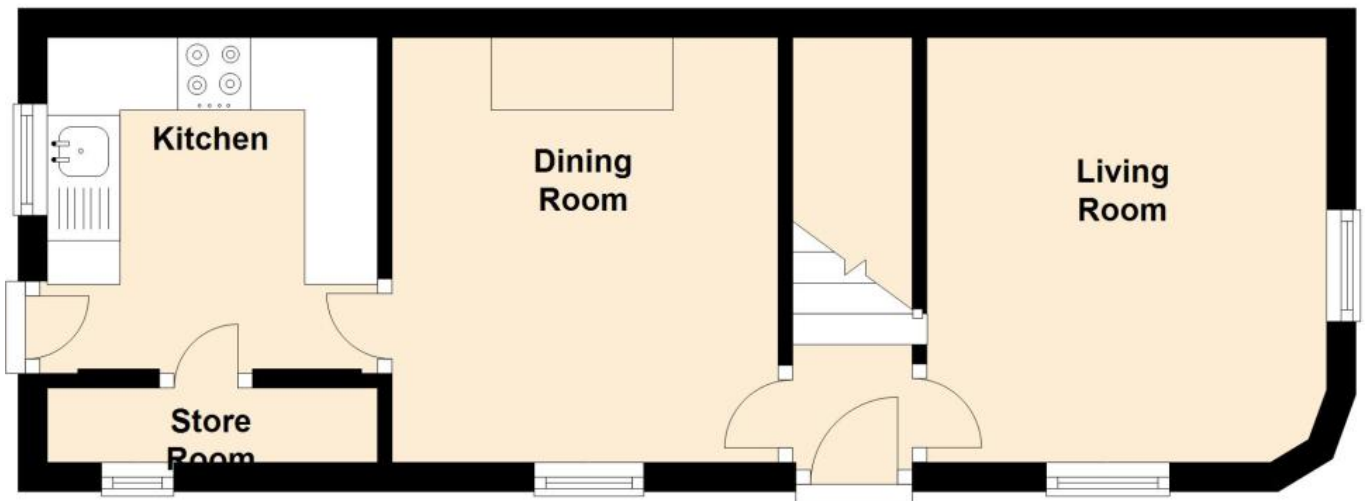






49, KIRKBY STREET, LINCOLN, LN5 7TT

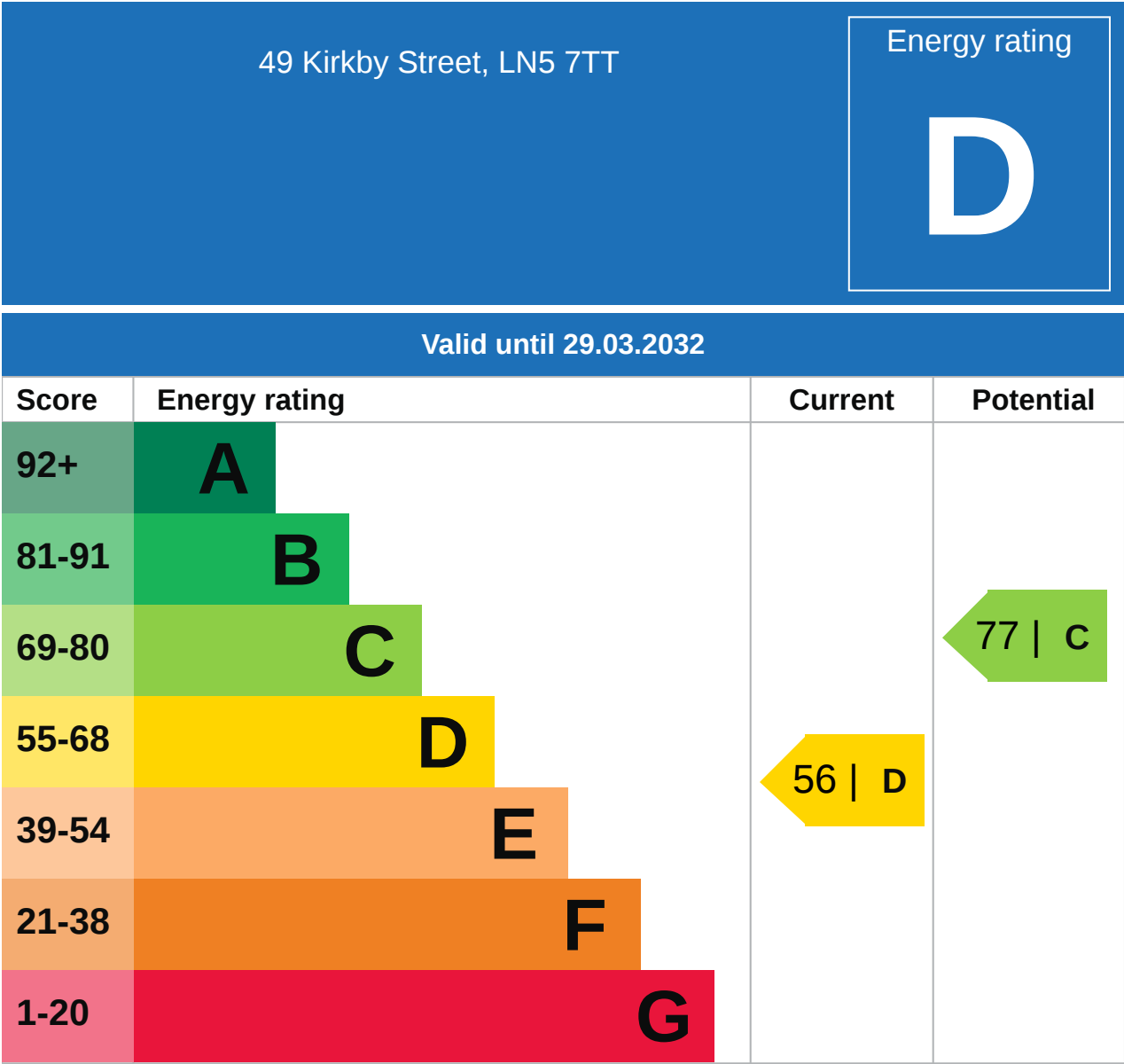
Ground Floor



First Floor



Property EPC - Certificate



Additional EPC Data

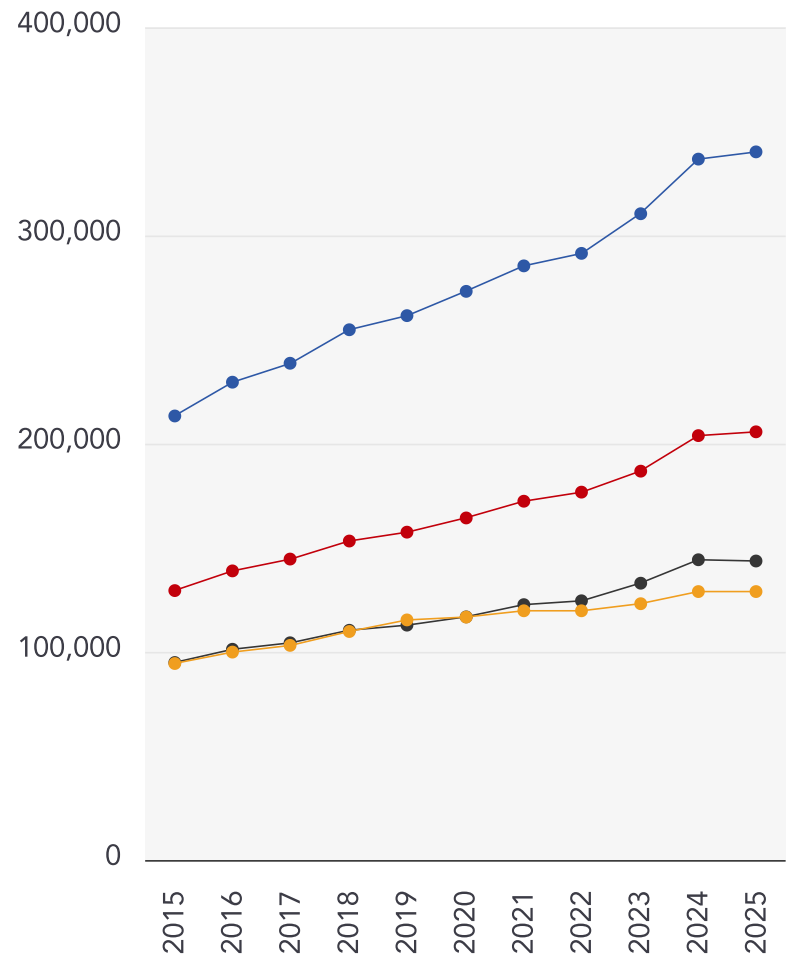
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	93 m ²

Market

House Price Statistics



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



Detached

+59.47%

Semi-Detached

+58.92%

Terraced

+51.39%

Flat

+36.6%



5

6

7

8

9

10

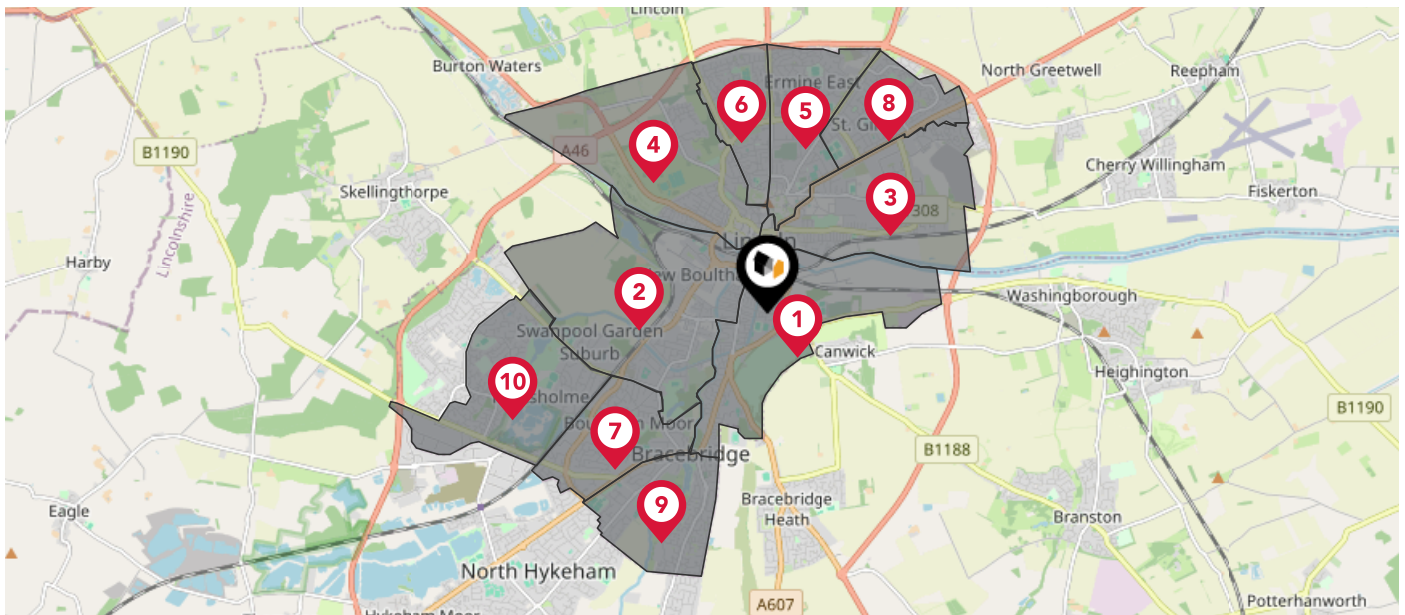
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Maps

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



Boultham Ward



Abbey Ward



Carholme Ward



Minster Ward



Castle Ward



Moorland Ward



Glebe Ward

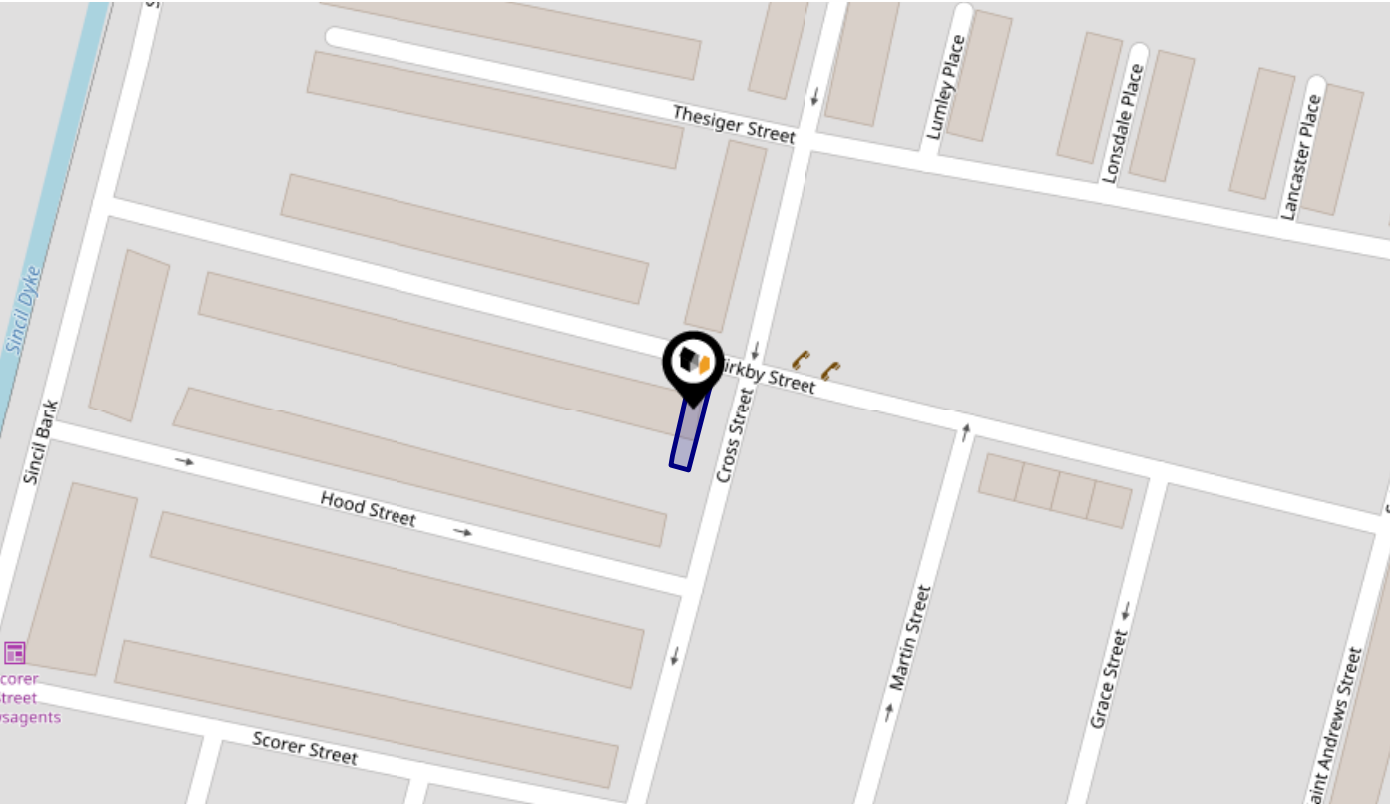


Witham Ward



Hartsholme 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.

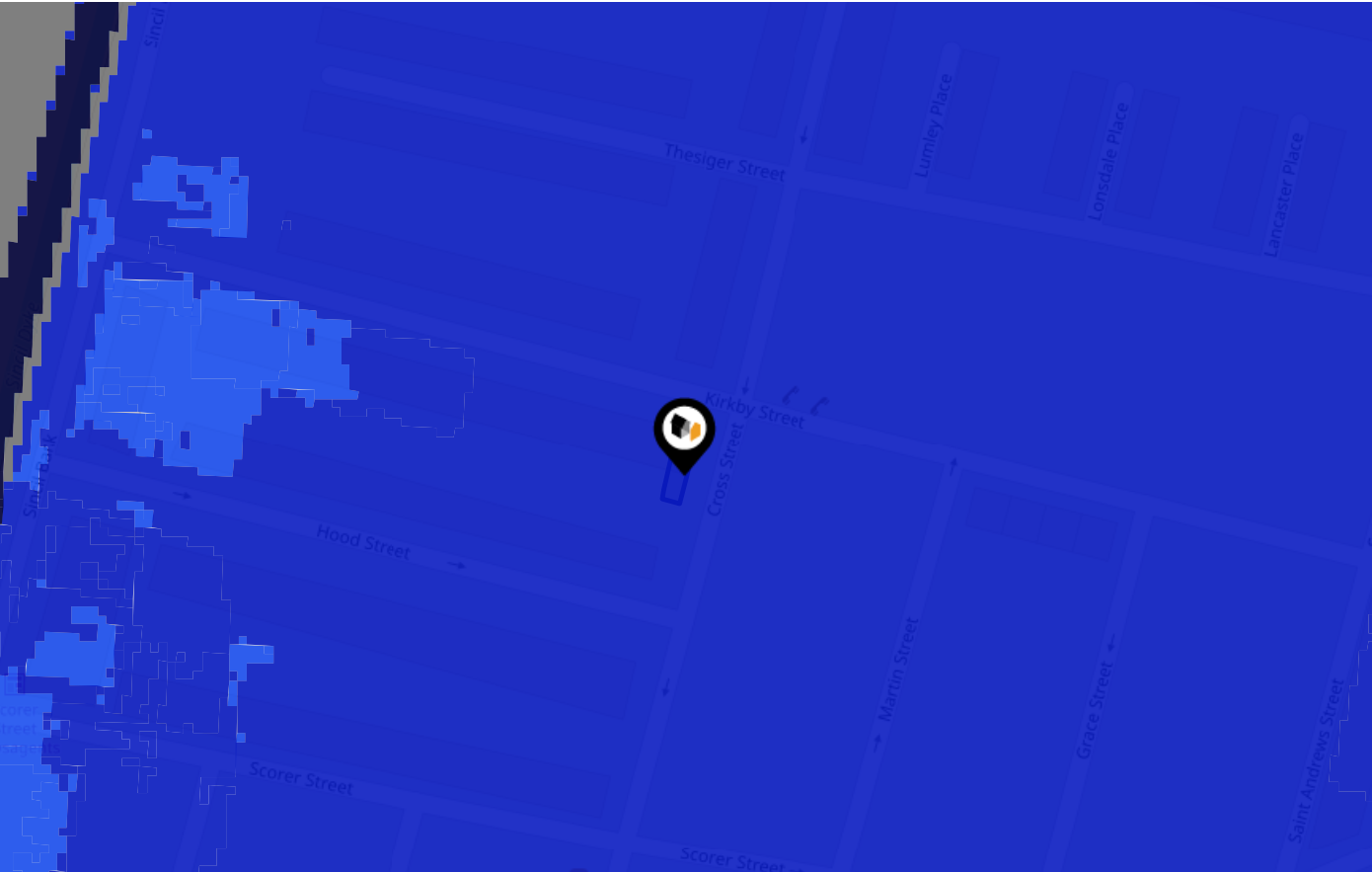
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

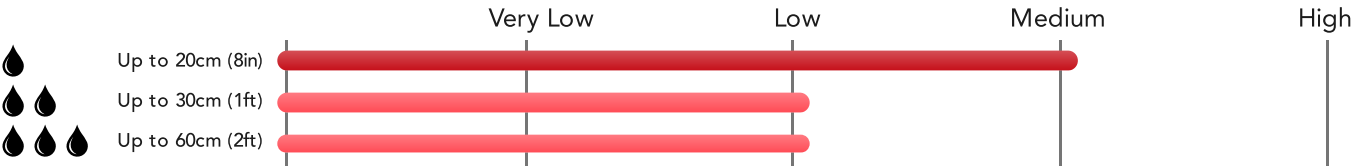


Risk Rating: Medium

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

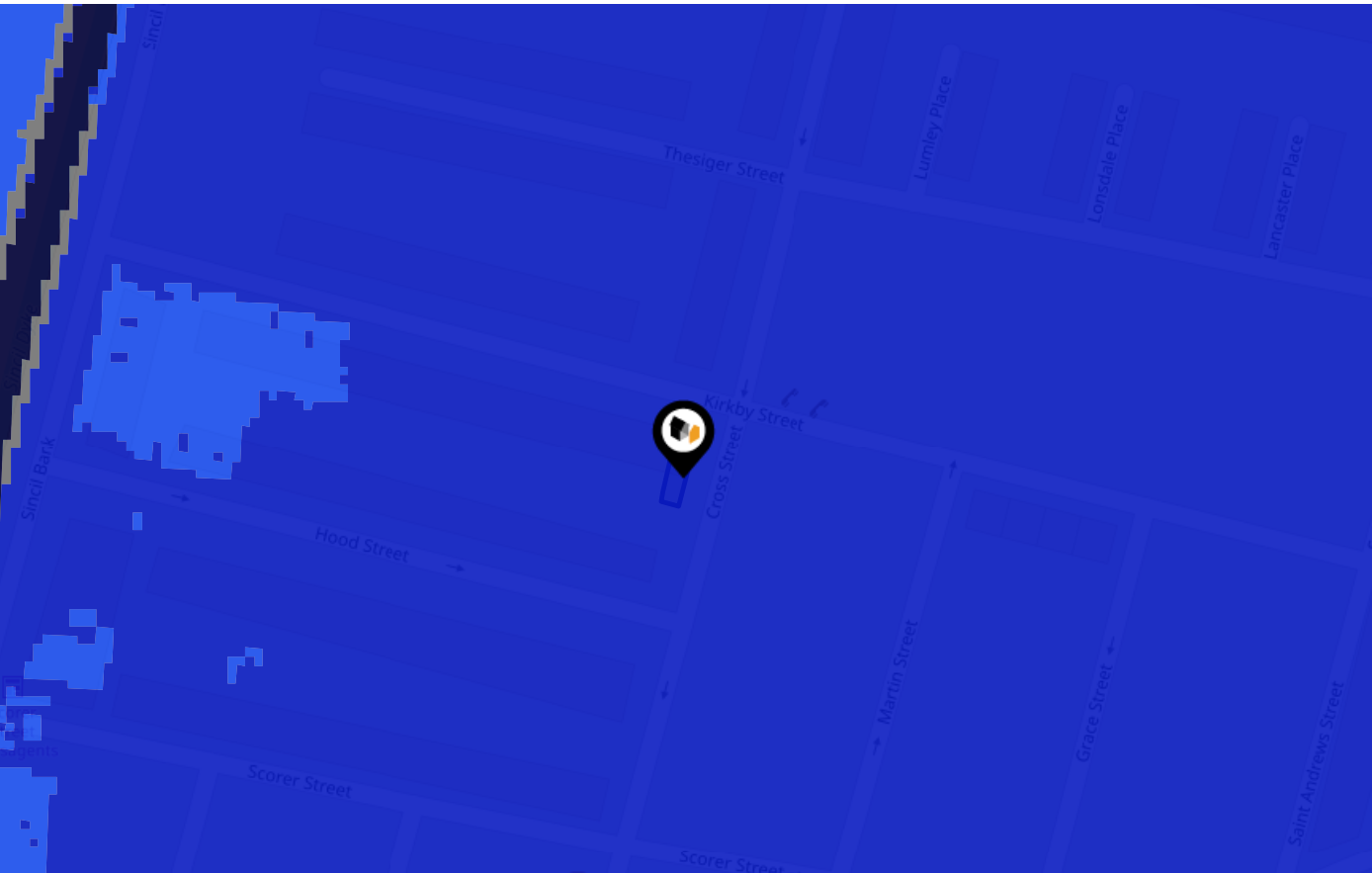
Chance of flooding to the following depths at this property:



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.

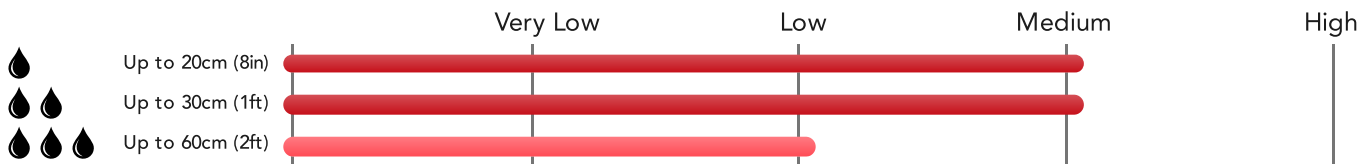


Risk Rating: Medium

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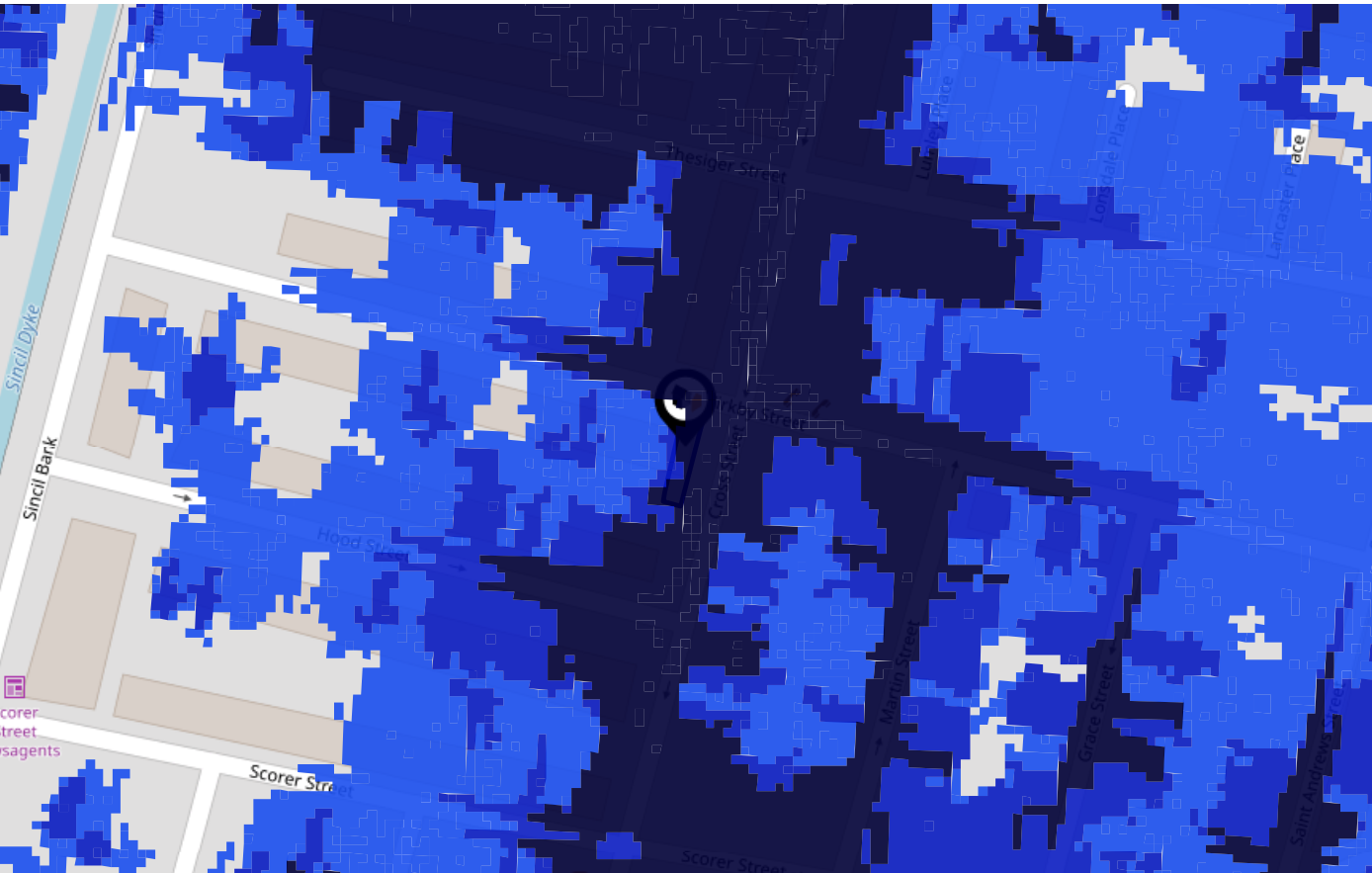
Chance of flooding to the following depths at this property:



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.

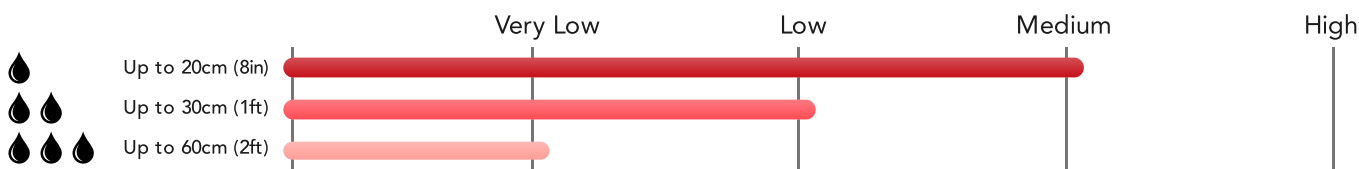


Risk Rating: High

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.

- 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.

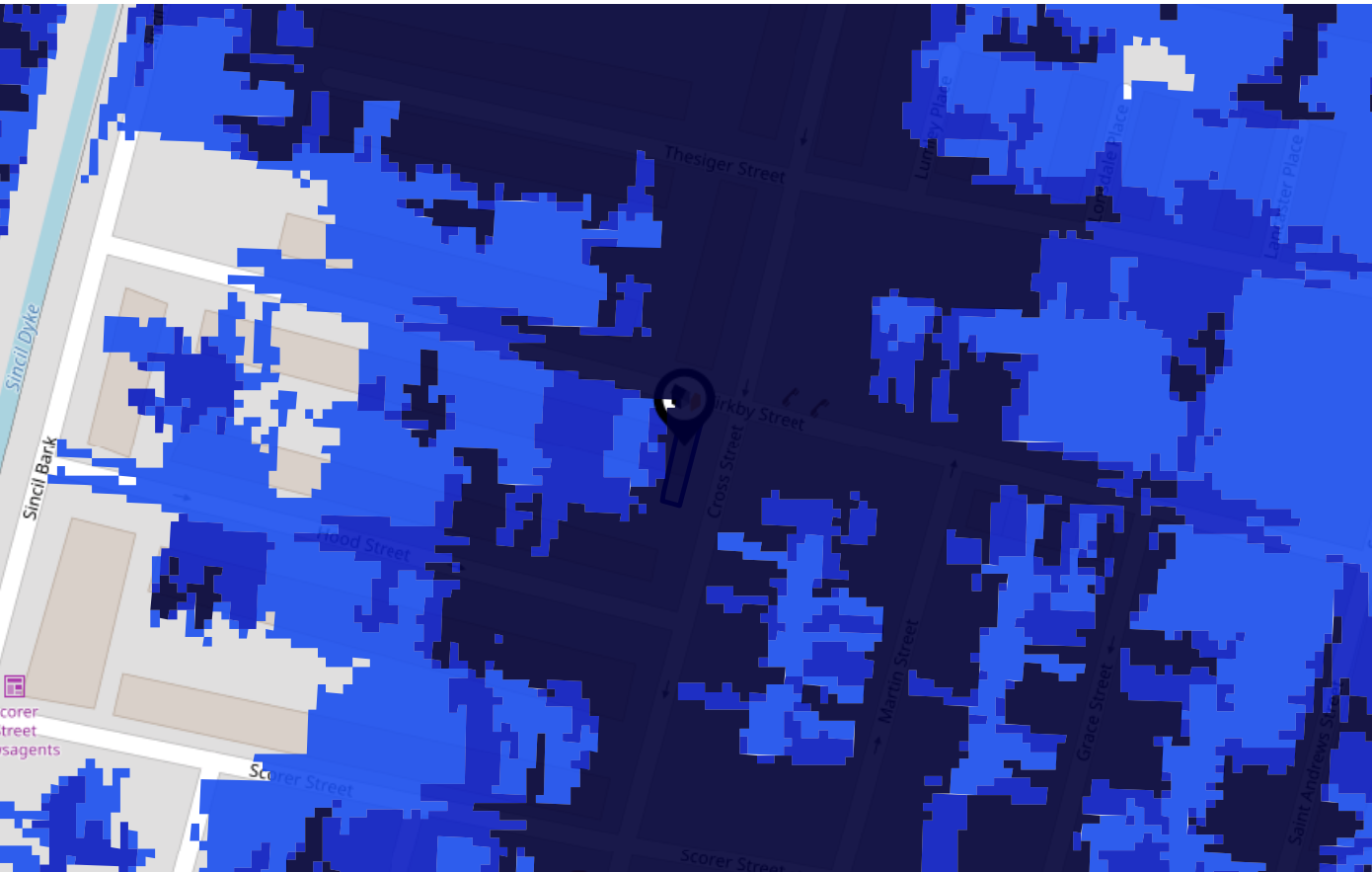
Chance of flooding to the following depths at this property:



Flood Risk

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.

- 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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Chance of flooding to the following depths at this property:

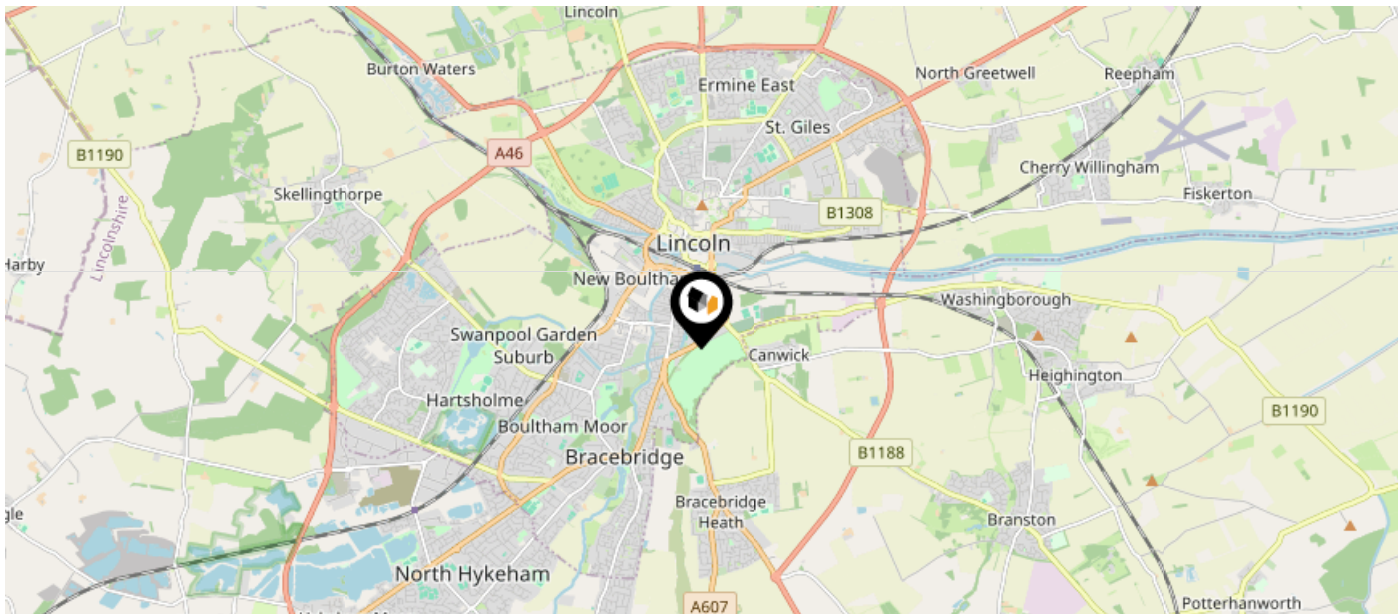


Maps

Green Belt



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



Nearby Green Belt Land

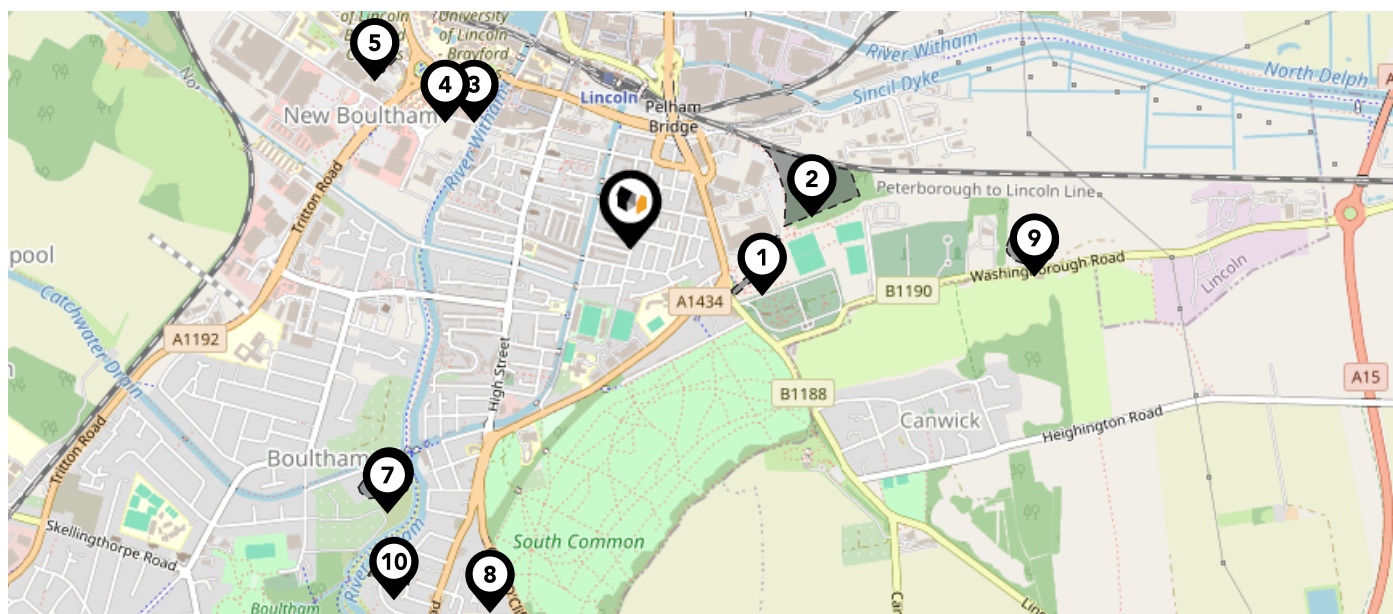
No data available.

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

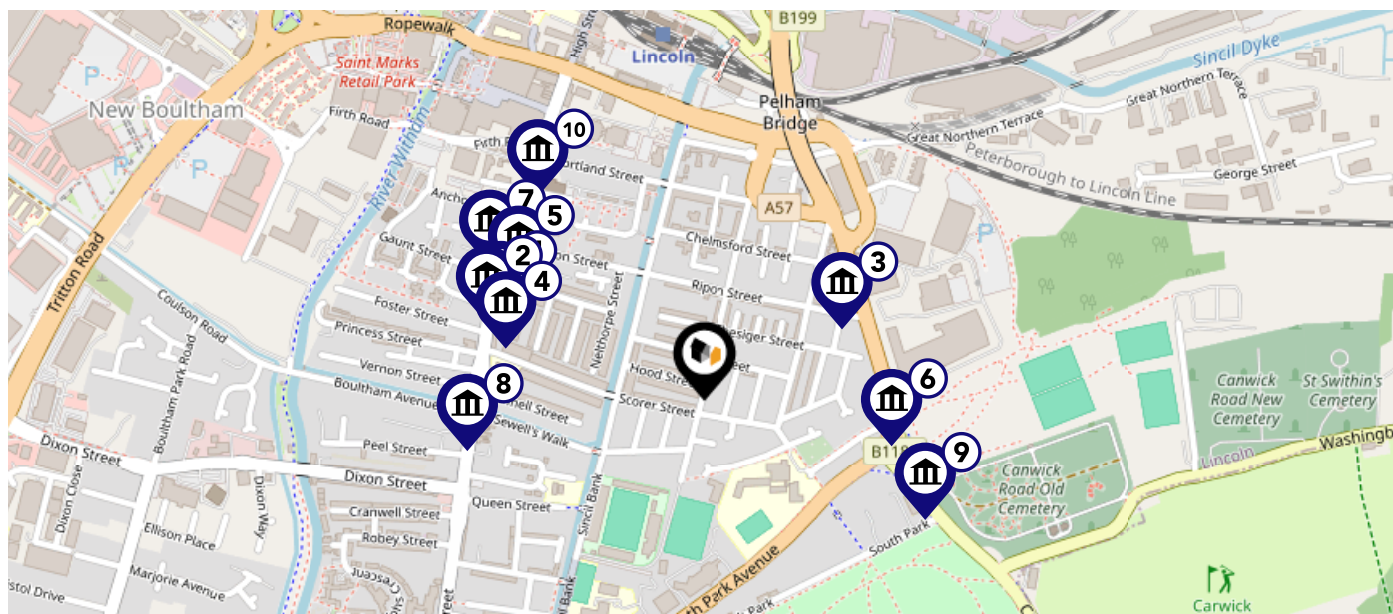
1	Old Railway Cutting-Cow Paddle	Historic Landfill	☐
2	East Of Dunford Road-Cow Paddle, Lincoln	Historic Landfill	☐
3	Land South Of Ropewalk-Land South Of Ropewalk, Rear Of Mervyn Black	Historic Landfill	☐
4	Former Brayford Leisure Site-Ropewalk	Historic Landfill	☐
5	Rear Of British Rail Social Club-Ropewalk	Historic Landfill	☐
6	Boultham Baths-Altham Terrace	Historic Landfill	☐
7	St Catherines-St. Catherines, Lincolnshire	Historic Landfill	☐
8	Cross O'cliff Road-St. Catherines, Lincolnshire	Historic Landfill	☐
9	East Of Crematorium-Canwick, Lincoln	Historic Landfill	☐
10	St Catherines Grove-St. Catherines, Lincolnshire	Historic Landfill	☐

Maps

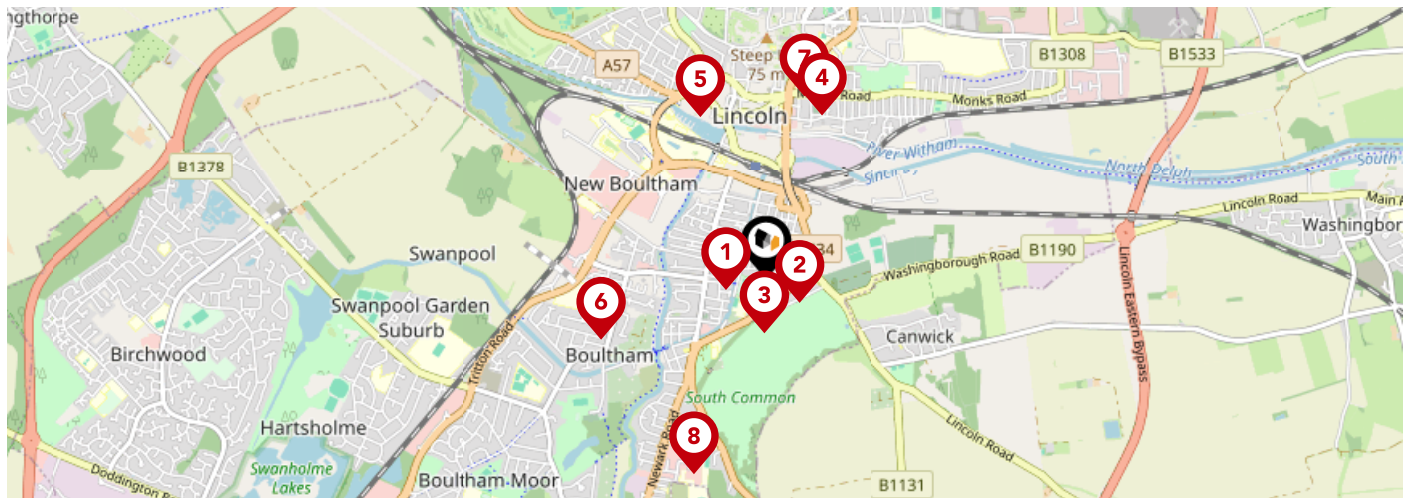
Listed Buildings



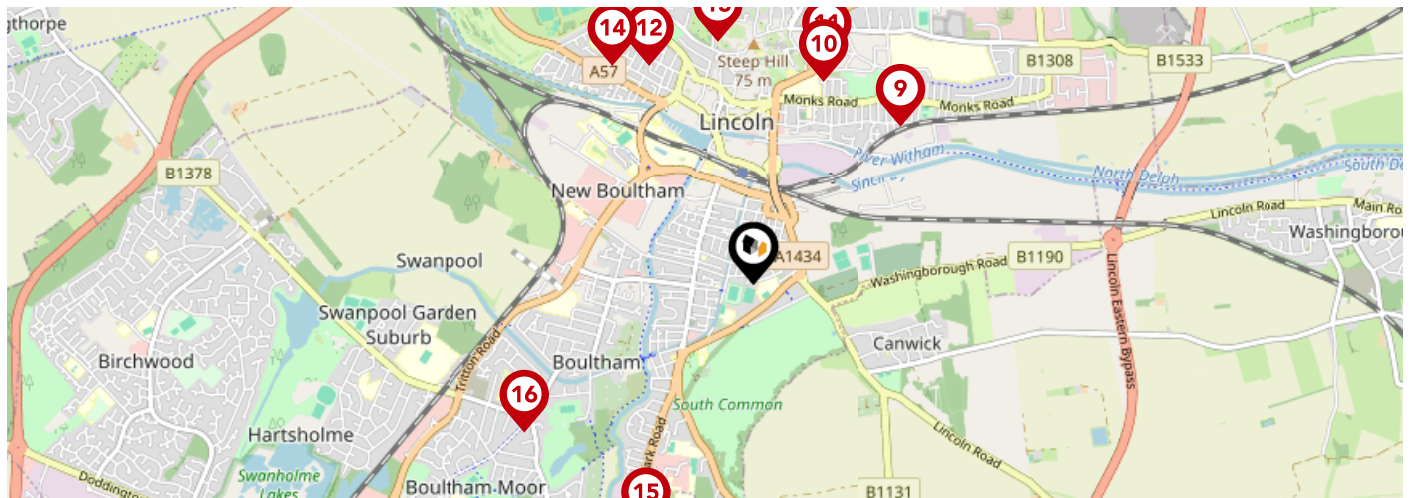
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1388604 - St Mary's Guildhall	Grade I	0.2 miles
	1388602 - Romanesque Door Arch In The Former Lincoln Arms Public House	Grade II	0.2 miles
	1388475 - 85, Canwick Road	Grade II	0.2 miles
	1388599 - Church Of St Peter At Gowts	Grade I	0.2 miles
	1388606 - Unitarian Chapel	Grade II	0.2 miles
	1388476 - Chaplin Arms Public House	Grade II	0.2 miles
	1388595 - Central Methodist Church	Grade II	0.3 miles
	1388601 - Gowts Bridge	Grade II	0.3 miles
	1388478 - Lodge And Adjoining Outbuilding At The Old Cemetery	Grade II	0.3 miles
	1388594 - Marchmont House	Grade II	0.3 miles



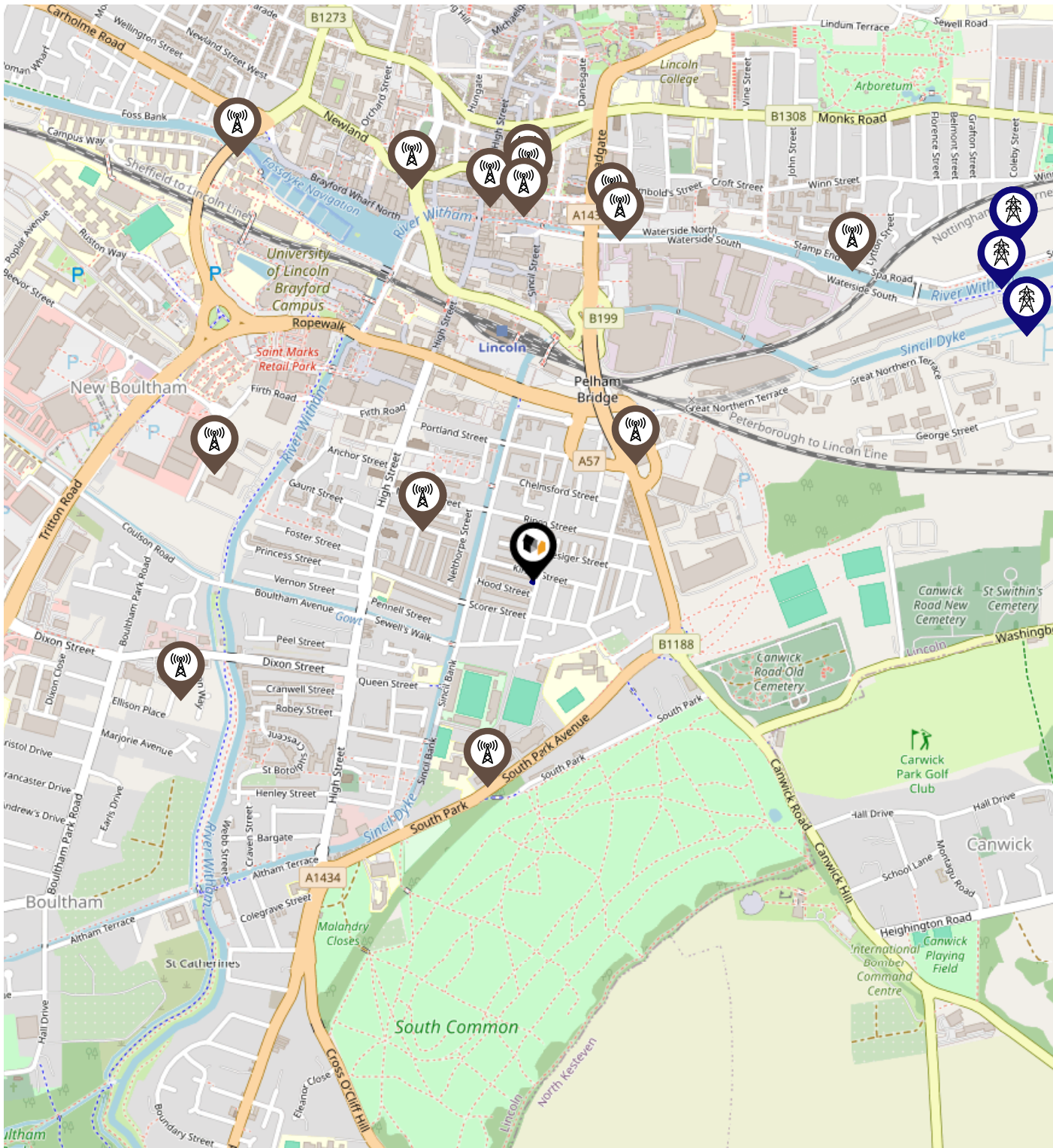
		Nursery	Primary	Secondary	College	Private
1	The Lincoln St Peter at Gowts Church of England Primary School Ofsted Rating: Outstanding Pupils: 258 Distance:0.18	☐	☒	☐	☐	☐
2	The Lincoln Bishop King Church of England Primary School Ofsted Rating: Good Pupils: 459 Distance:0.19	☐	☒	☐	☐	☐
3	Athena School Ofsted Rating: Good Pupils: 113 Distance:0.24	☐	☐	☒	☐	☐
4	Lincoln College Ofsted Rating: Good Pupils:0 Distance:0.77	☐	☐	☒	☐	☐
5	Lincolnshire Secure Unit Ofsted Rating: Not Rated Pupils:0 Distance:0.78	☐	☐	☒	☐	☐
6	Sir Francis Hill Community Primary School Ofsted Rating: Requires improvement Pupils: 623 Distance:0.78	☐	☒	☐	☐	☐
7	Lincoln UTC Ofsted Rating: Good Pupils: 369 Distance:0.82	☐	☐	☒	☐	☐
8	The Priory Academy LSST Ofsted Rating: Good Pupils: 1779 Distance:0.92	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Lincoln Monks Abbey Primary School Ofsted Rating: Good Pupils: 594 Distance:0.96	☐	☒	☐	☐	☐
	Lincoln Minster School Ofsted Rating: Not Rated Pupils: 473 Distance:0.96	☐	☐	☒	☐	☐
	The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School Ofsted Rating: Requires improvement Pupils: 89 Distance:1.05	☐	☒	☐	☐	☐
	The St Faith and St Martin Church of England Junior School, Lincoln Ofsted Rating: Good Pupils: 345 Distance:1.07	☐	☒	☐	☐	☐
	Westgate Academy Ofsted Rating: Good Pupils: 430 Distance:1.09	☐	☒	☐	☐	☐
	The St Faith's Church of England Infant and Nursery School, Lincoln Ofsted Rating: Good Pupils: 278 Distance:1.16	☐	☒	☐	☐	☐
	Bracebridge Infant and Nursery School Ofsted Rating: Good Pupils: 78 Distance:1.19	☐	☒	☐	☐	☐
	St Peter and St Paul, Catholic Voluntary Academy Ofsted Rating: Requires improvement Pupils: 602 Distance:1.21	☐	☐	☒	☐	☐

Local Area

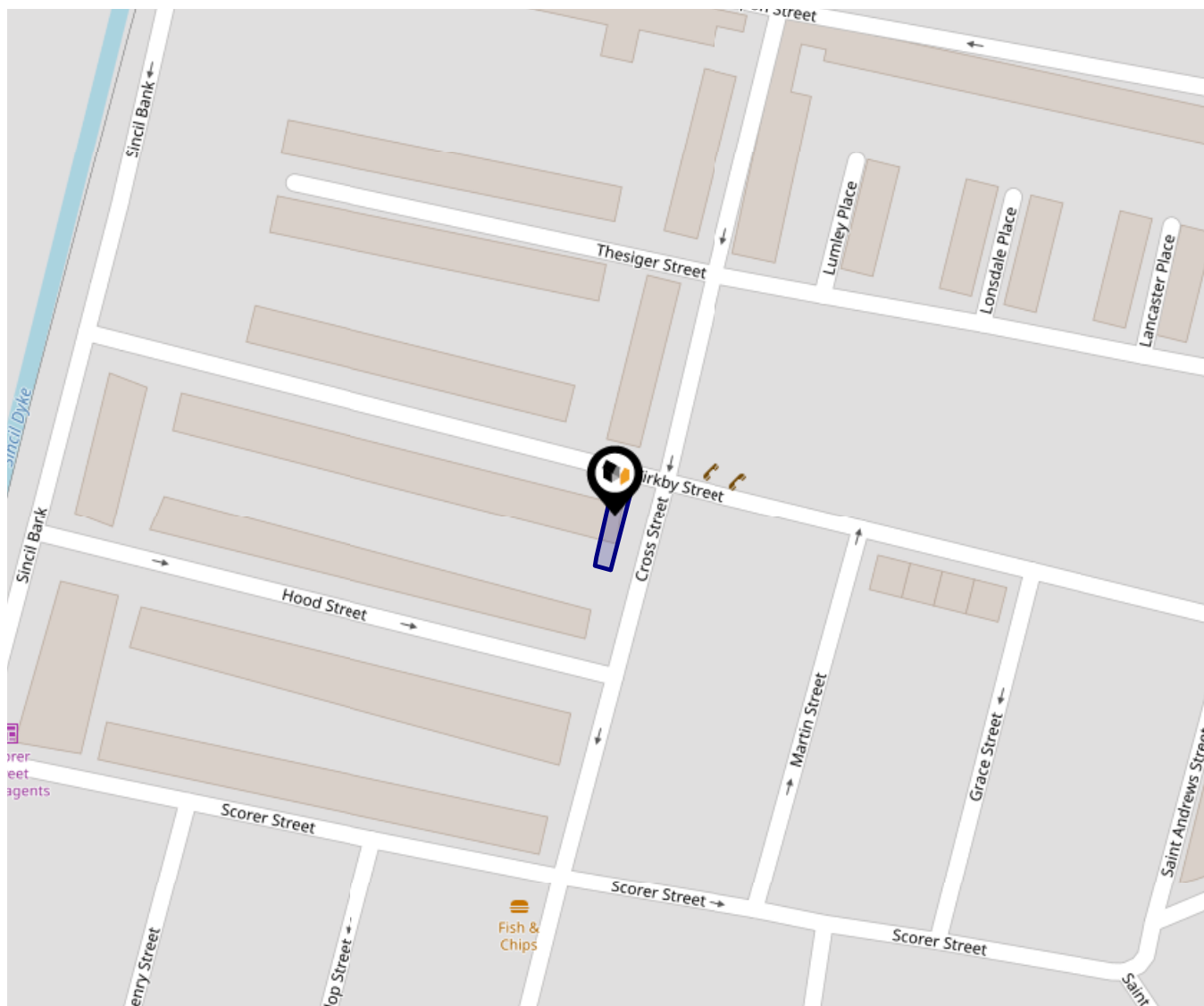
Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

Local Area Road Noise



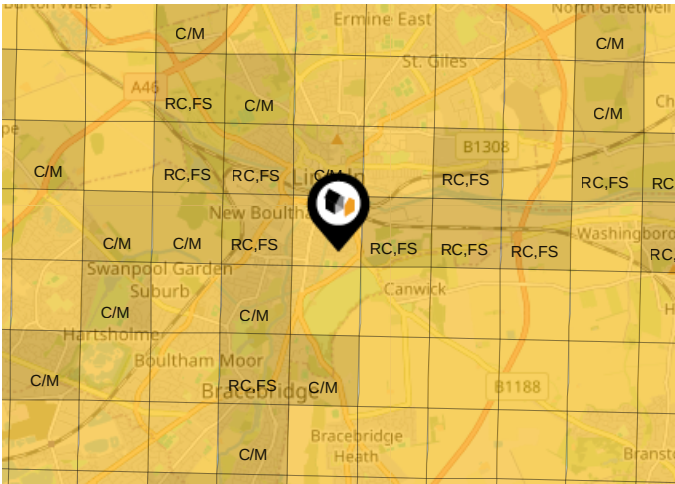
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

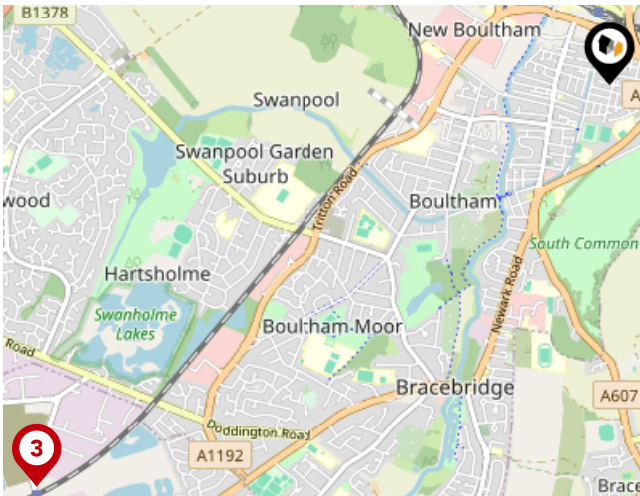
Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		



Primary Classifications (Most Common Clay Types)

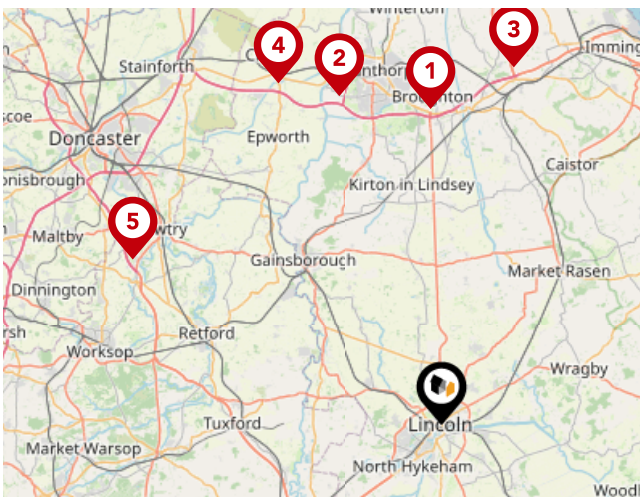
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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	0.37 miles
2	Lincoln Central Rail Station	0.38 miles
3	Hykeham Rail Station	3.11 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	22.39 miles
2	M180 J3	24.38 miles
3	M180 J5	25.73 miles
4	M180 J2	26.73 miles
5	A1(M) J34	24.82 miles

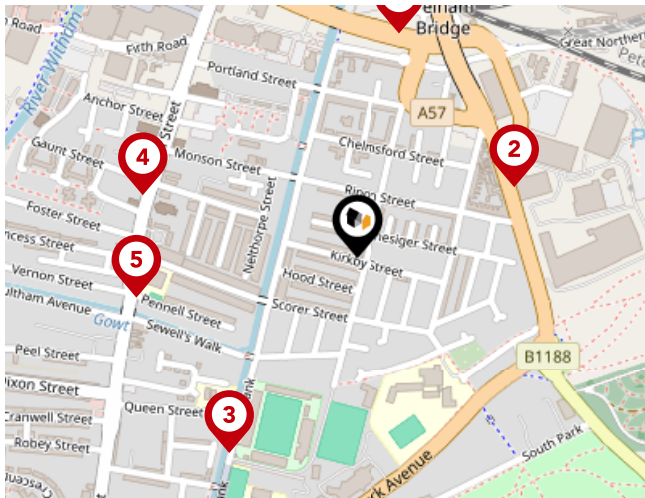


Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	26.27 miles
2	Finningley	26.52 miles
3	East Mids Airport	42.74 miles
4	Leeds Bradford Airport	64.29 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	East West Link Road	0.25 miles
2	Ripon Street	0.19 miles
3	Football Ground	0.26 miles
4	St Peter At Gowt's Church	0.25 miles
5	Sewell's Walk	0.25 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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Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

Alex.Porter@mundys.net

www.mundys.net

