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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 02<sup>nd</sup> December 2025**



**50, WINTON ROAD, NAVENBY, LINCOLN, LN5 0TF**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

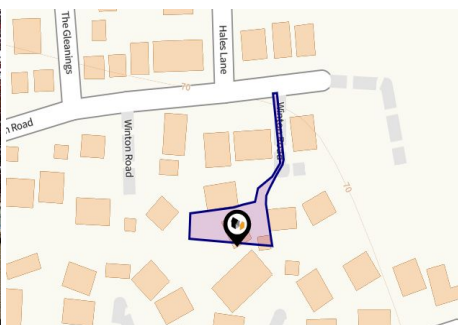
Alex.Porter@mundys.net

www.mundys.net



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# Property Overview



## Property

Type:	Detached
Bedrooms:	4
Plot Area:	0.15 acres
Year Built :	1995
Council Tax :	Band D
Annual Estimate:	£2,261
Title Number:	LL121595
UPRN:	100032086675

Last Sold Date:	29/05/2002
Last Sold Price:	£129,950
Tenure:	Freehold

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

<b>17</b> mb/s	<b>76</b> mb/s	<b>10000</b> mb/s

### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:

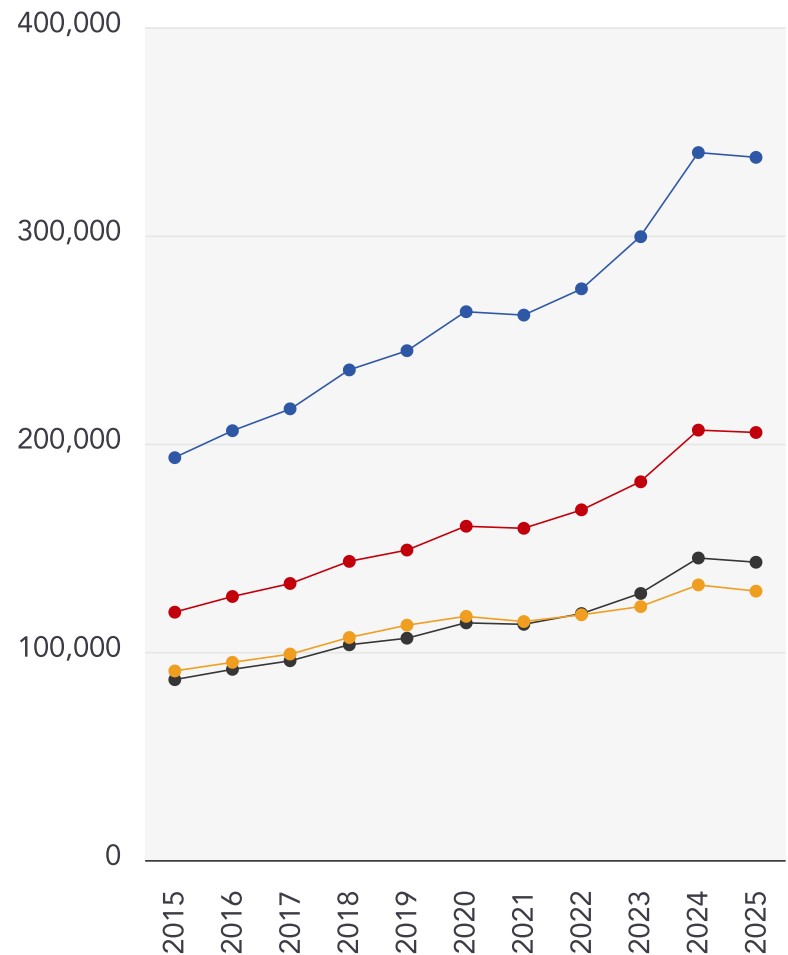


# Market

## House Price Statistics



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



Detached

**+74.63%**

Semi-Detached

**+72.49%**

Terraced

**+65.1%**

Flat

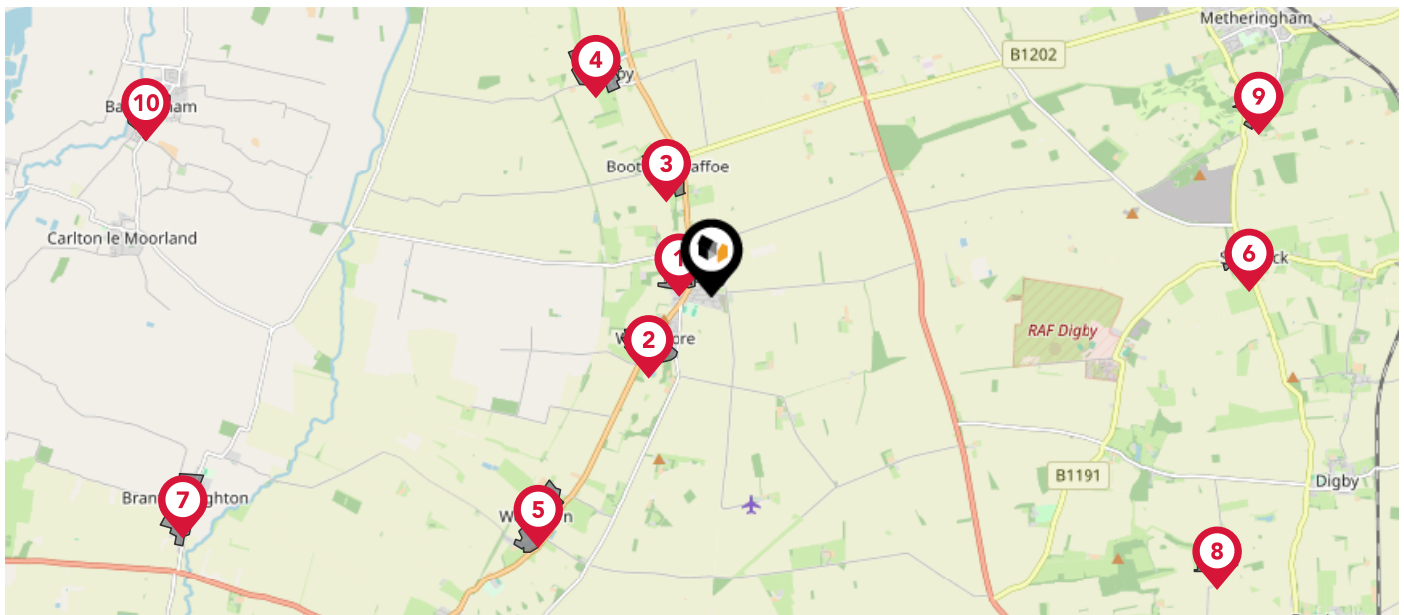
**+42.2%**

# 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



Navenby



Wellingore



Boothby Graffoe



Coleby



Welbourn



Scopwick



Brant Broughton



Bloxholm



Blankney



Bassingham

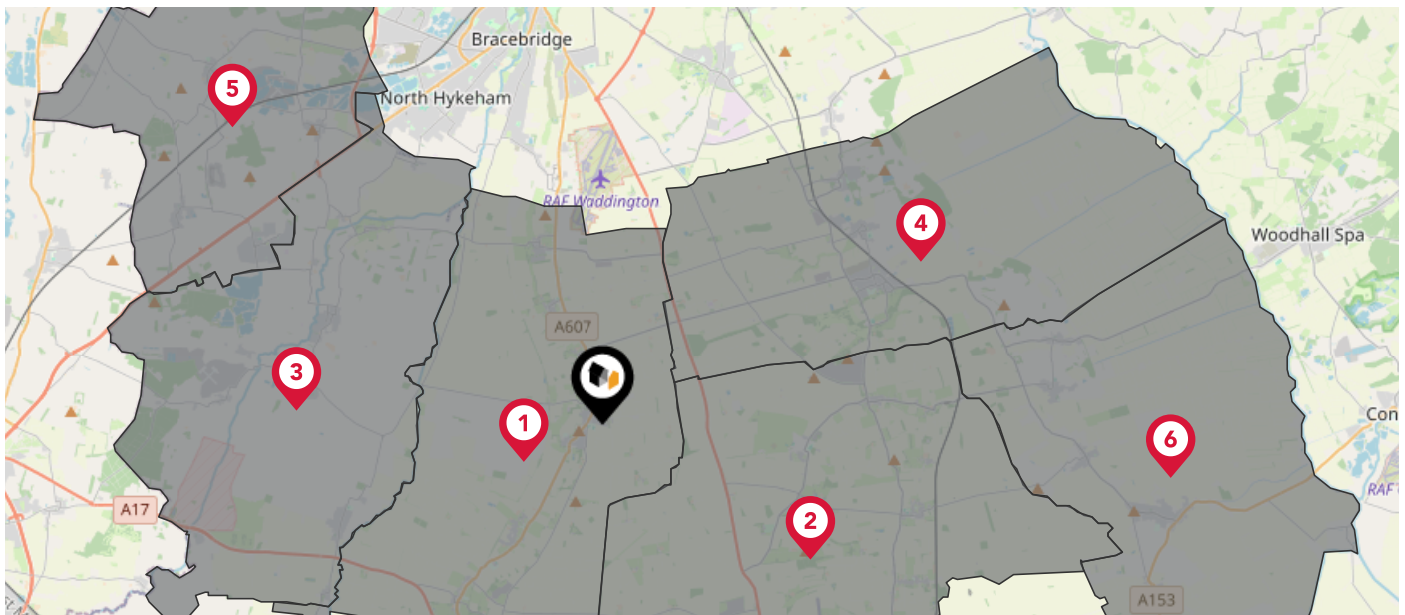


# Maps

## Council Wards



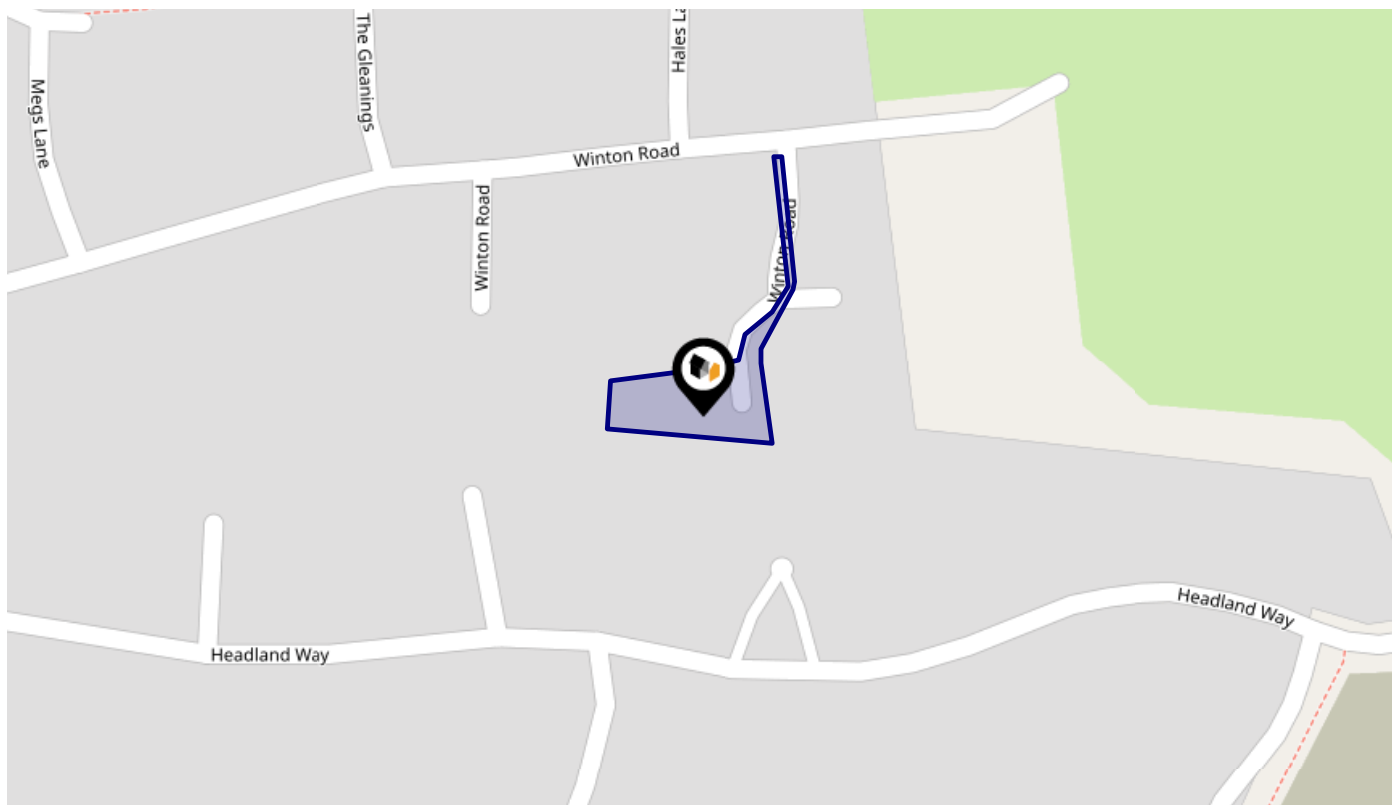
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  Cliff Villages Ward
-  Ashby de la Launde and Cranwell Ward
-  Bassingham and Brant Broughton Ward
-  Metherringham Ward
-  Eagle, Swinderby and Witham St. Hughs Ward
-  Billinghay, Martin and North Kyme 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.

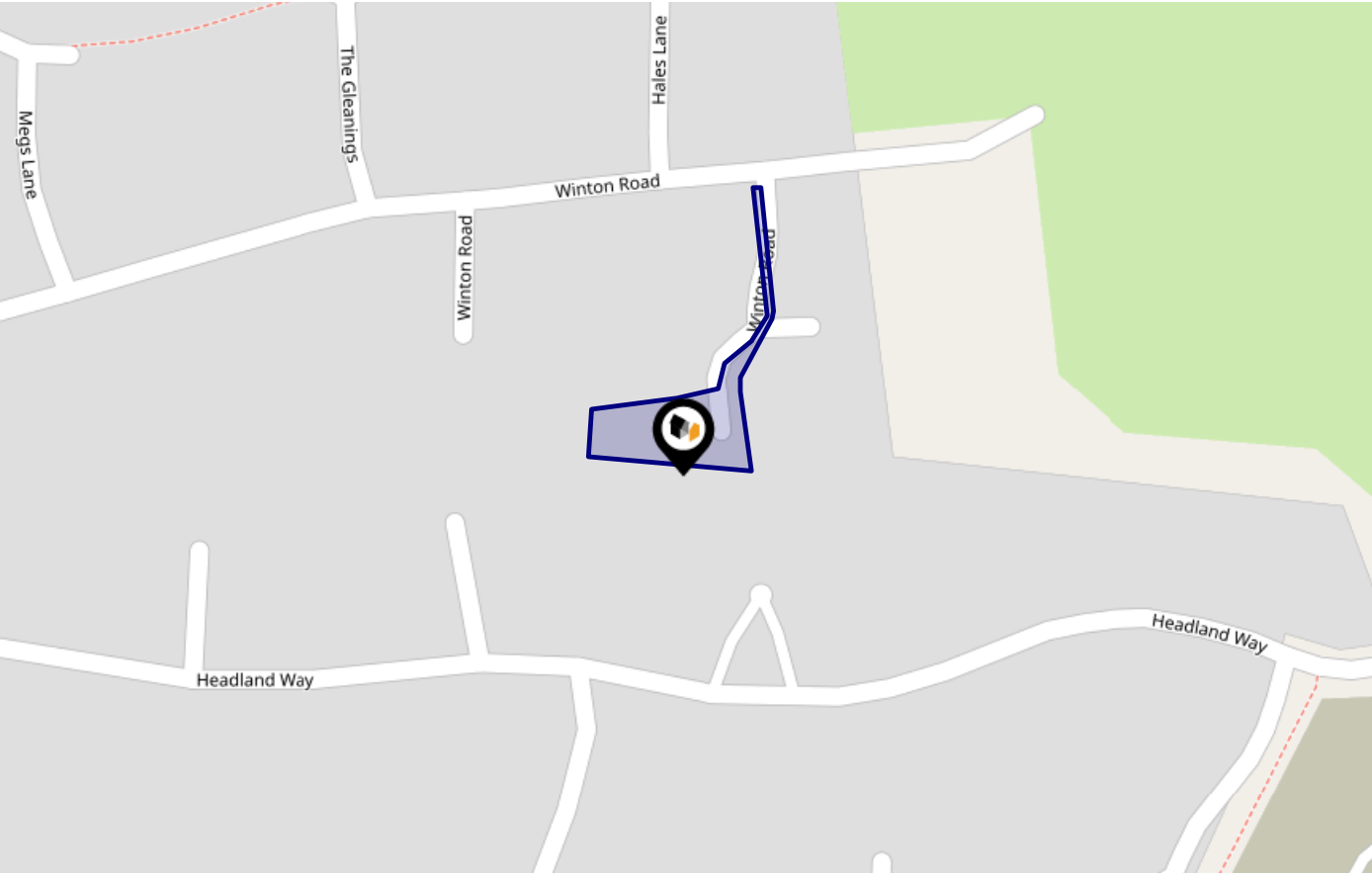
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

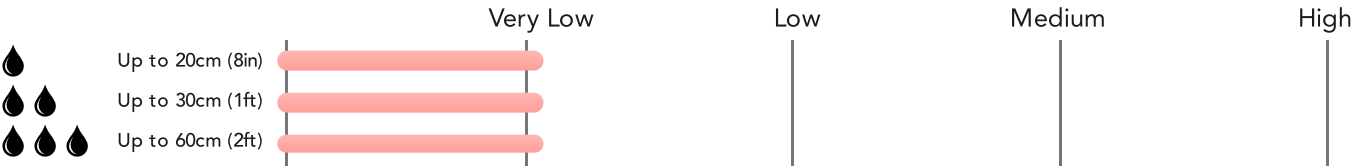


**Risk Rating: Very low**

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:

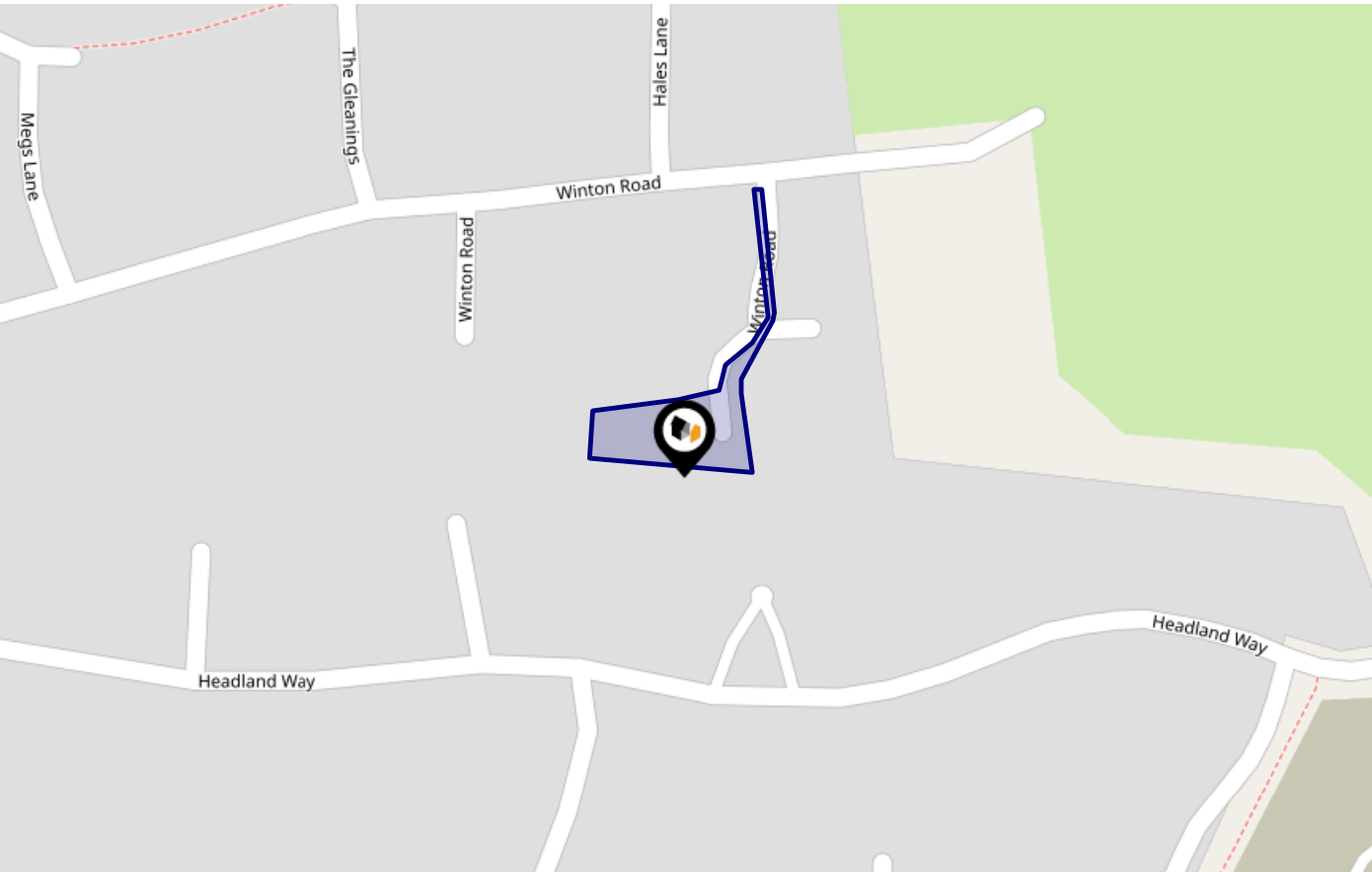


# Flood Risk

## 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.

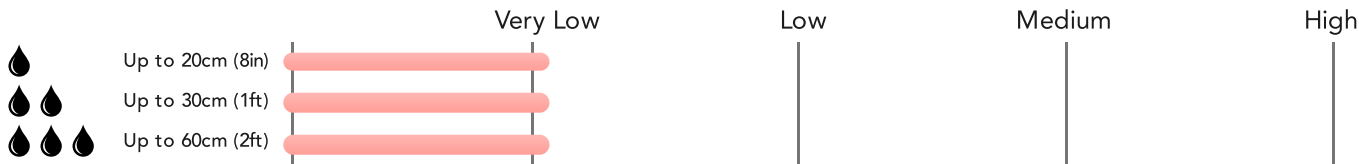


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Chance of flooding to the following depths at this property:

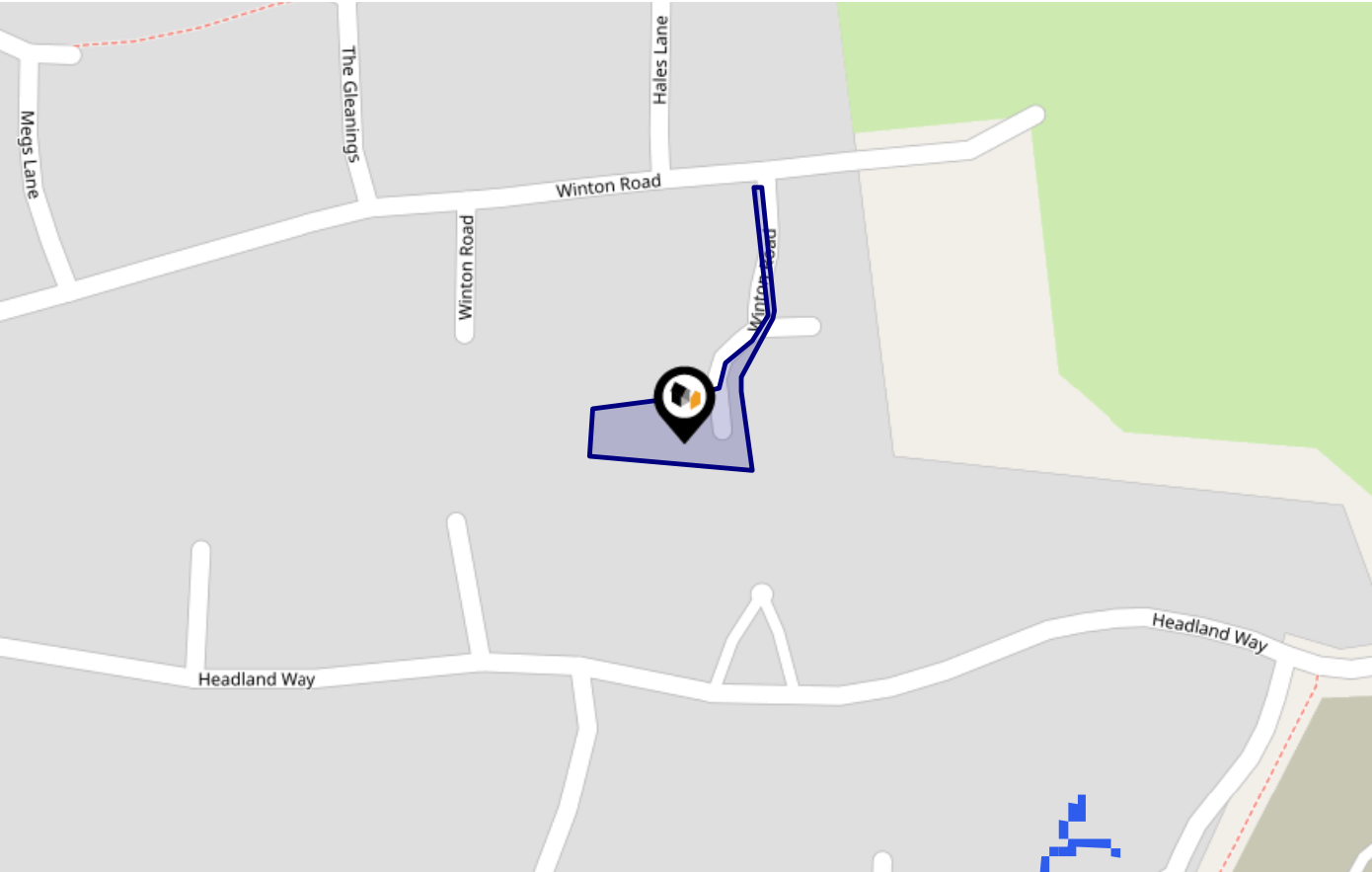




# Flood Risk

## 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.

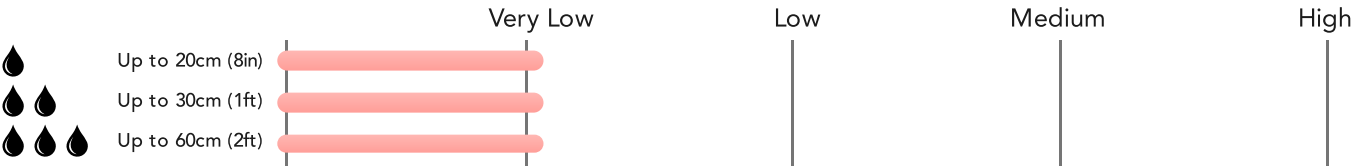


Risk Rating: Very low

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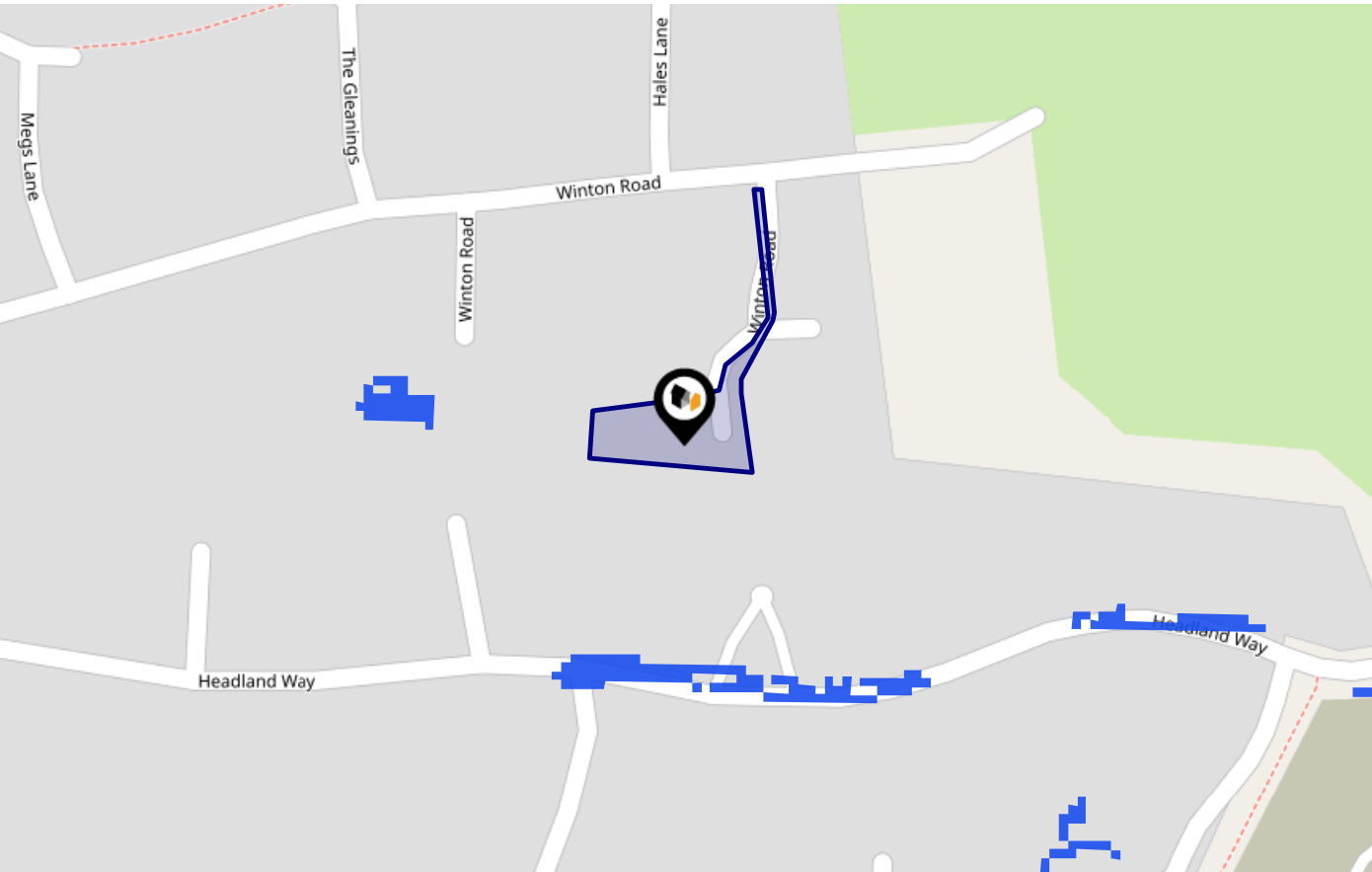
Chance of flooding to the following depths at this property:



# 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.

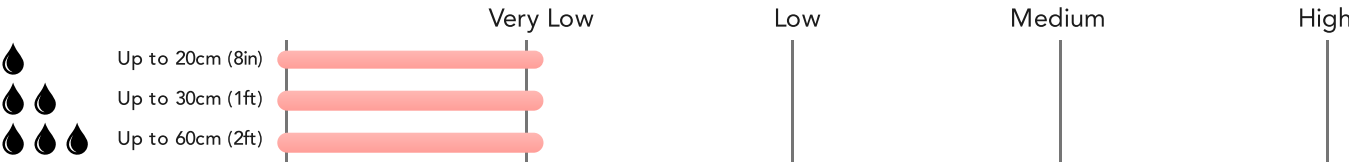


Risk Rating: Very low

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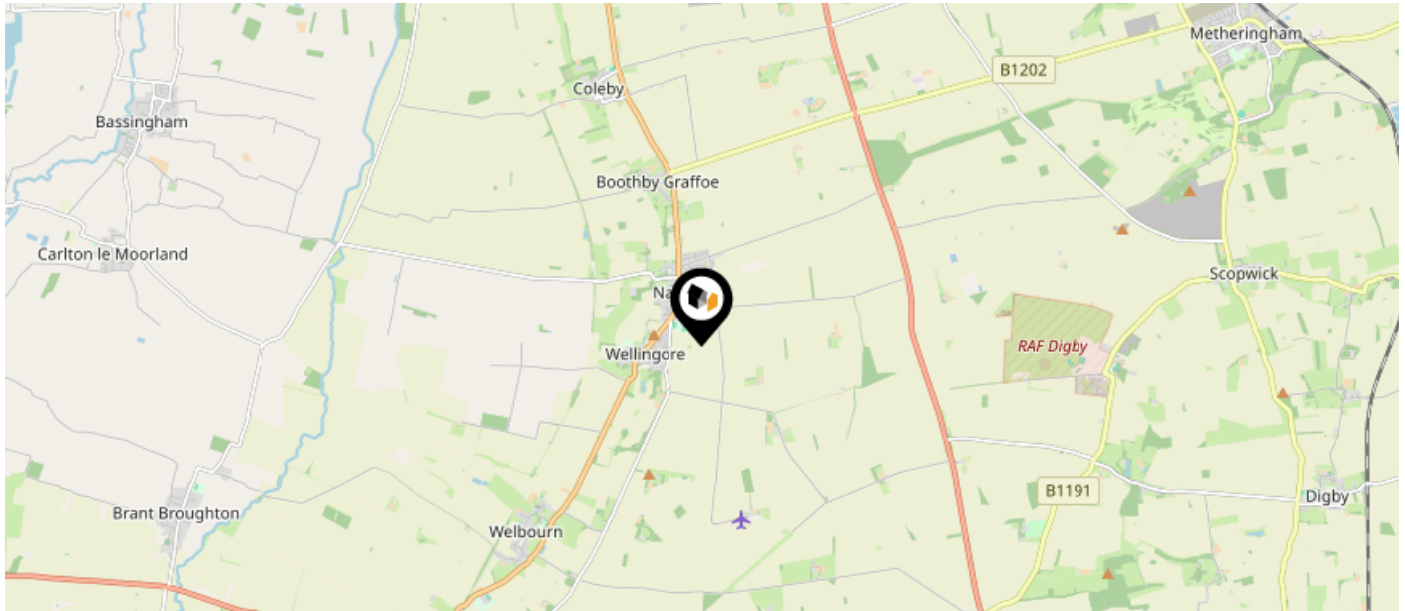


# Maps

## Green Belt



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

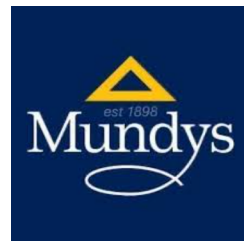


### Nearby Green Belt Land

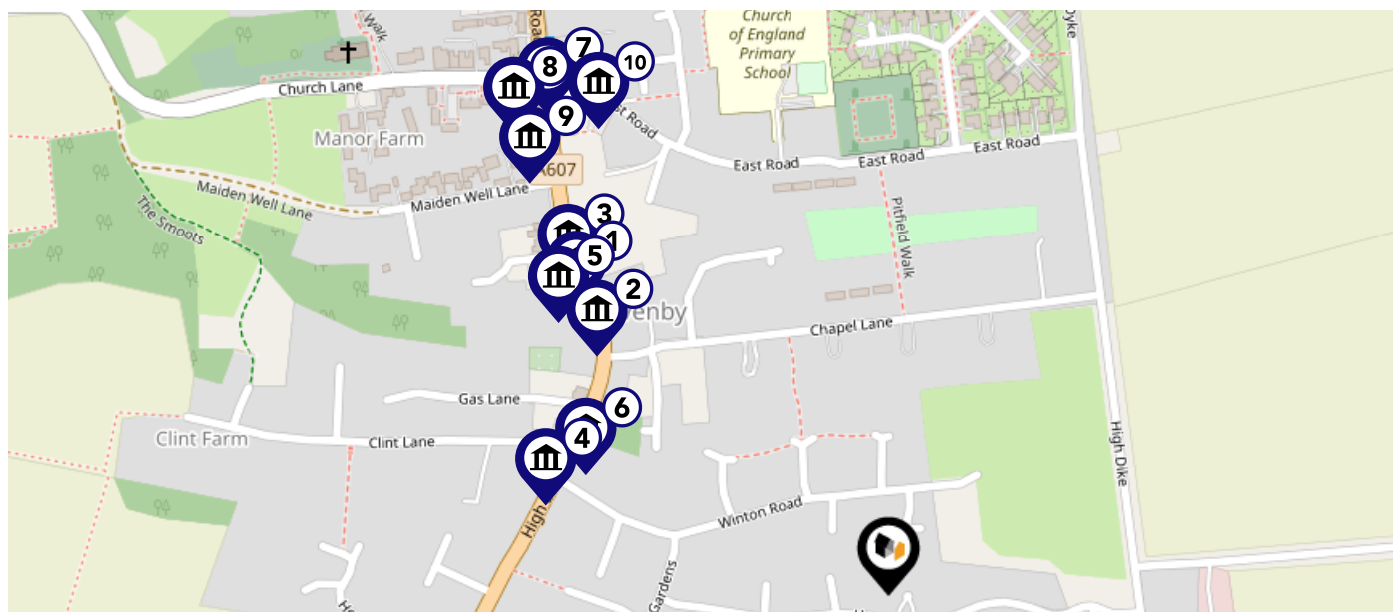
No data available.











# Maps

## Listed Buildings



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

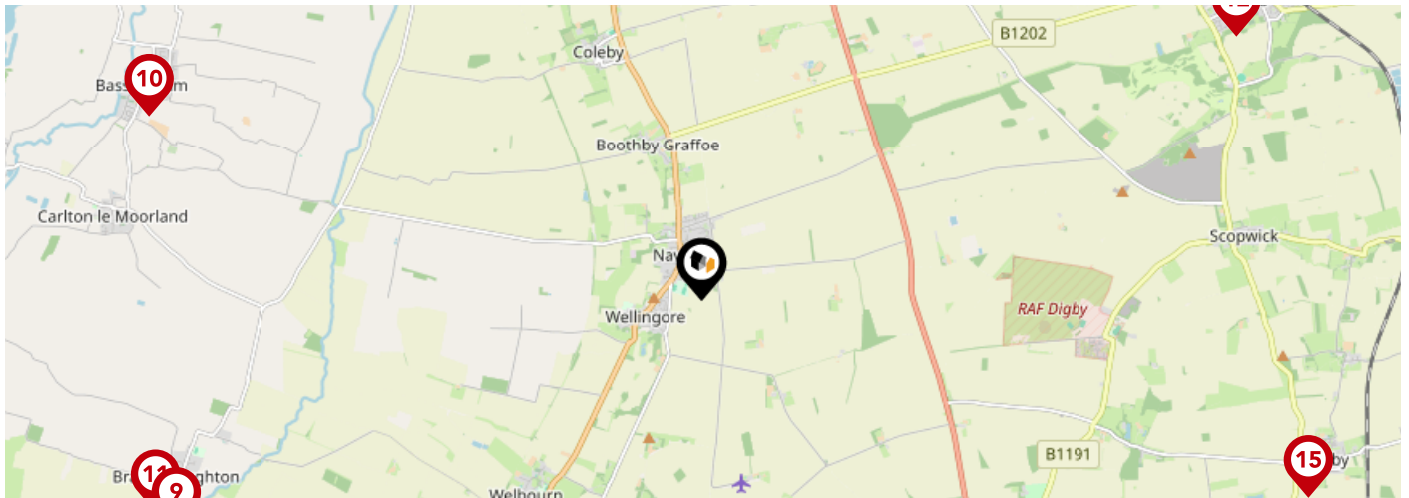










Listed Buildings in the local district		Grade	Distance
	1147537 - The Lion And Royal Public House	Grade II	0.2 miles
	1061885 - 63, High Street	Grade II	0.2 miles
	1360545 - 51, High Street	Grade II	0.2 miles
	1147477 - Clint House, And Clint Cottage	Grade II	0.2 miles
	1247059 - K6 Opposite The Lion And Royal Public House	Grade II	0.2 miles
	1147557 - Tana Cottage	Grade II	0.2 miles
	1061883 - 25, High Street	Grade II	0.3 miles
	1061880 - House At Rear Of No 10 High Street	Grade II	0.3 miles
	1147517 - 20, High Street	Grade II	0.3 miles
	1360543 - 3, East Road	Grade II	0.3 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Navenby Church of England Primary School</b> Ofsted Rating: Good   Pupils: 193   Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Coleby Church of England (Controlled) Primary School</b> Ofsted Rating: Requires improvement   Pupils: 49   Distance:2.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The Welbourn Church of England Primary School</b> Ofsted Rating: Good   Pupils: 64   Distance:2.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Sir William Robertson Academy, Welbourn</b> Ofsted Rating: Good   Pupils: 1028   Distance:2.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Digby the Tedder Primary School</b> Ofsted Rating: Outstanding   Pupils: 93   Distance:3.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Leadenham Church of England Academy</b> Ofsted Rating: Good   Pupils: 57   Distance:4.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Waddington All Saints Academy</b> Ofsted Rating: Outstanding   Pupils: 373   Distance:4.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Cranwell Primary School (Foundation)</b> Ofsted Rating: Good   Pupils: 303   Distance:4.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

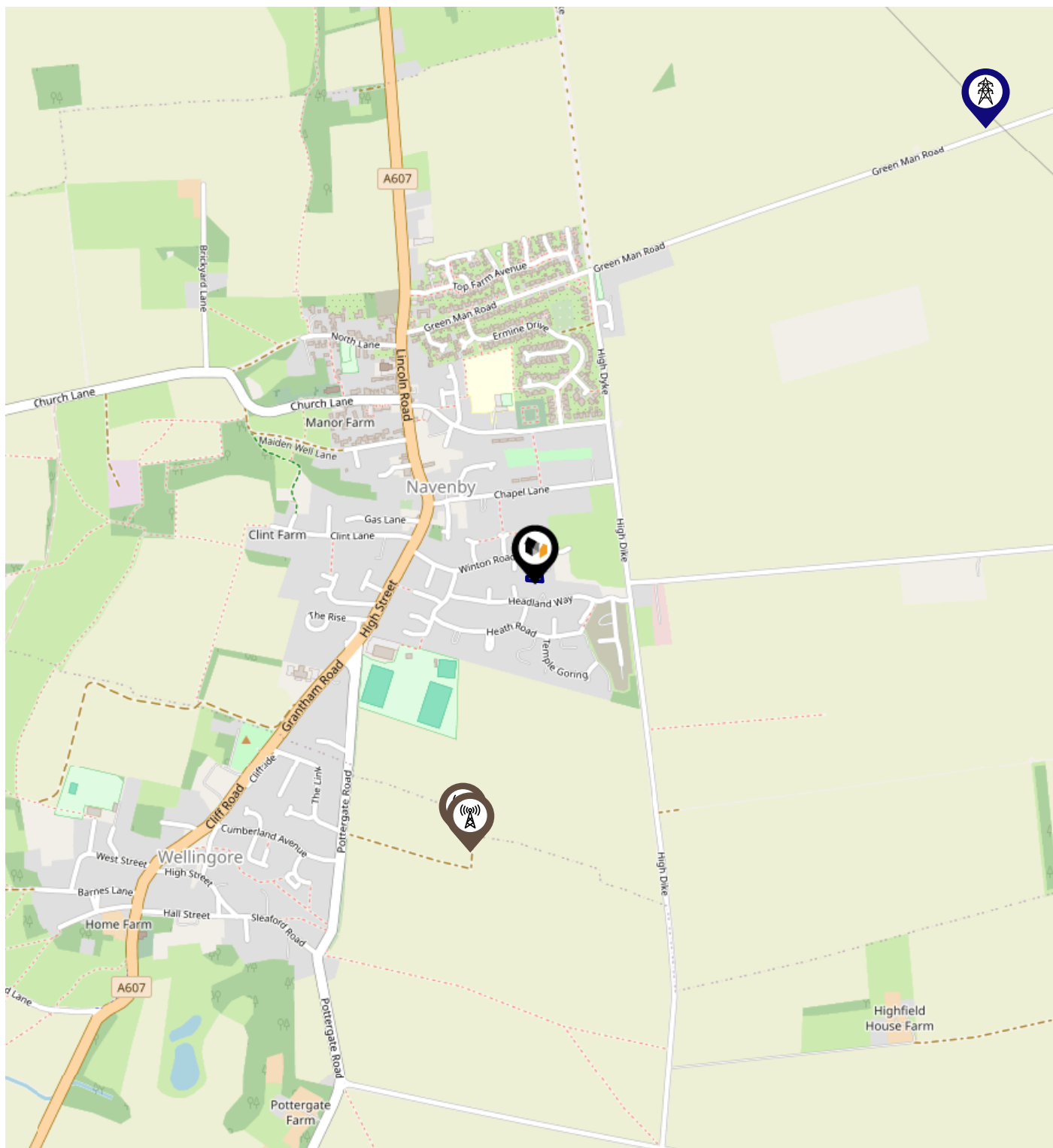






		Nursery	Primary	Secondary	College	Private
	<b>Broughton House College</b> Ofsted Rating: Not Rated   Pupils:0   Distance:5.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bassingham Primary School</b> Ofsted Rating: Good   Pupils: 173   Distance:5.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brant Broughton Church of England and Methodist Primary School</b> Ofsted Rating: Good   Pupils: 86   Distance:5.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Metherringham Primary School</b> Ofsted Rating: Good   Pupils: 273   Distance:5.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Waddington Redwood Primary Academy</b> Ofsted Rating: Good   Pupils: 301   Distance:5.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The South Hykeham Community Primary School</b> Ofsted Rating: Good   Pupils: 148   Distance:5.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Digby Church of England School</b> Ofsted Rating: Requires improvement   Pupils: 60   Distance:5.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Dunston St Peter's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 66   Distance:5.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

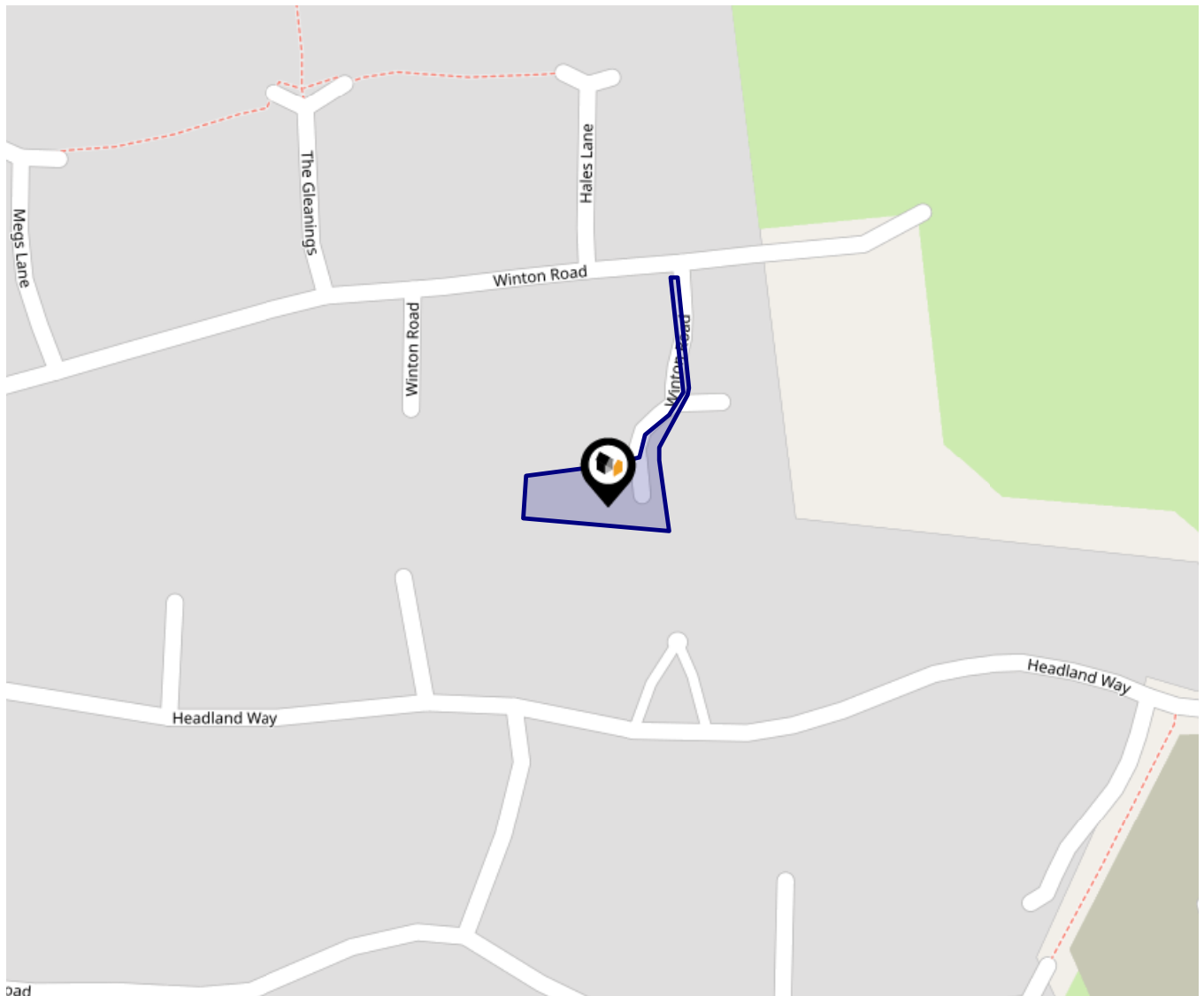
## Masts & Pylons



### Key:

-  Power Pylons
-  Communication Masts

# Local Area Road Noise



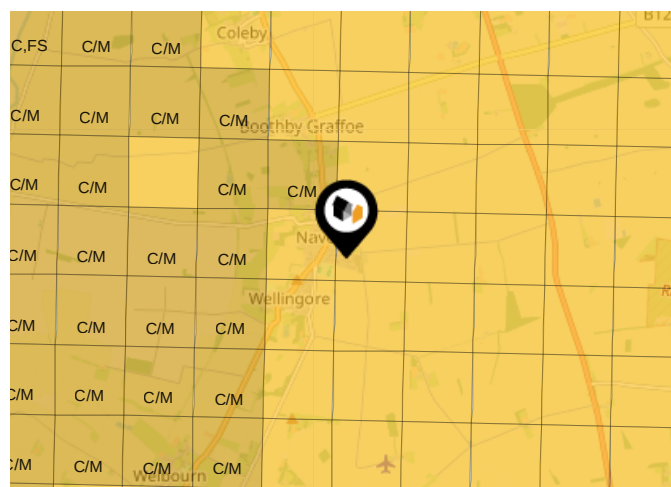
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

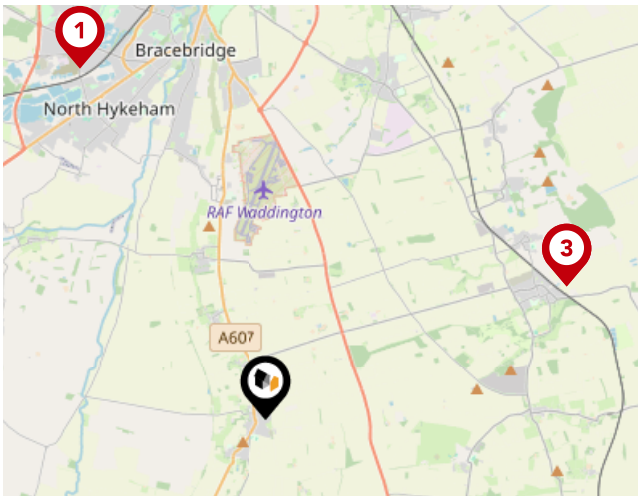
<b>Carbon Content:</b>	HIGH	<b>Soil Texture:</b>	LOAM TO SANDY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		



## Primary Classifications (Most Common Clay Types)

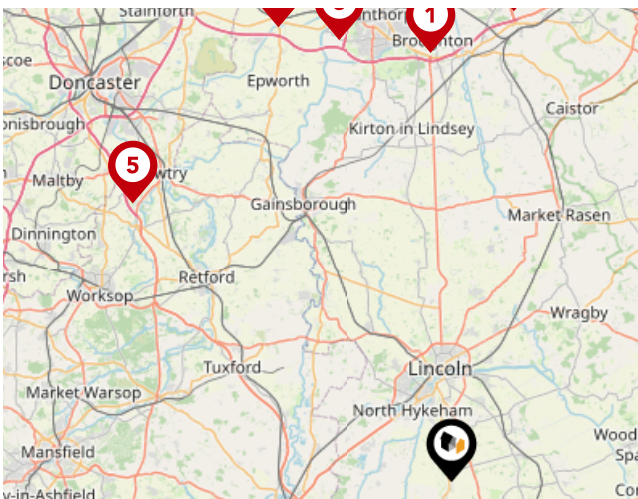
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</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
1	Hykeham Rail Station	7.07 miles
2	Metherringham Rail Station	5.86 miles
3	Metherringham Rail Station	5.87 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	30.45 miles
2	M180 J5	33.54 miles
3	M180 J3	32.32 miles
4	M180 J2	34.43 miles
5	A1(M) J34	30.07 miles



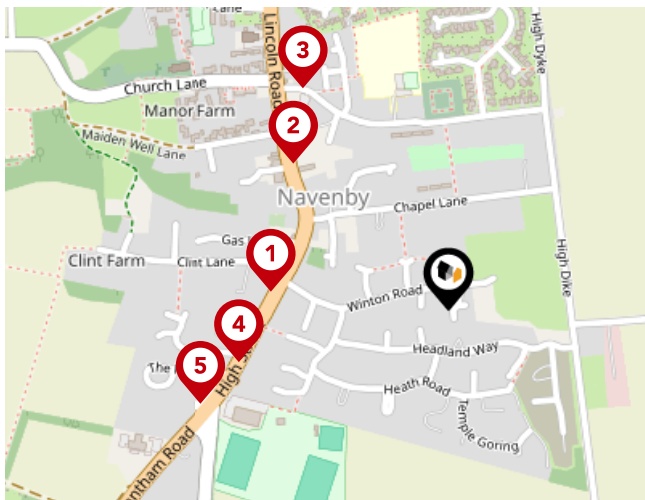
## Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	33.86 miles
2	Finningley	32.98 miles
3	East Mids Airport	38.81 miles
4	Baginton	64.77 miles



# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Crossfield Road	0.2 miles
2	Lion & Royal PH	0.24 miles
3	Demand Responsive Area	0.3 miles
4	Crossfield Road	0.24 miles
5	Pottergate Road	0.3 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.



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