

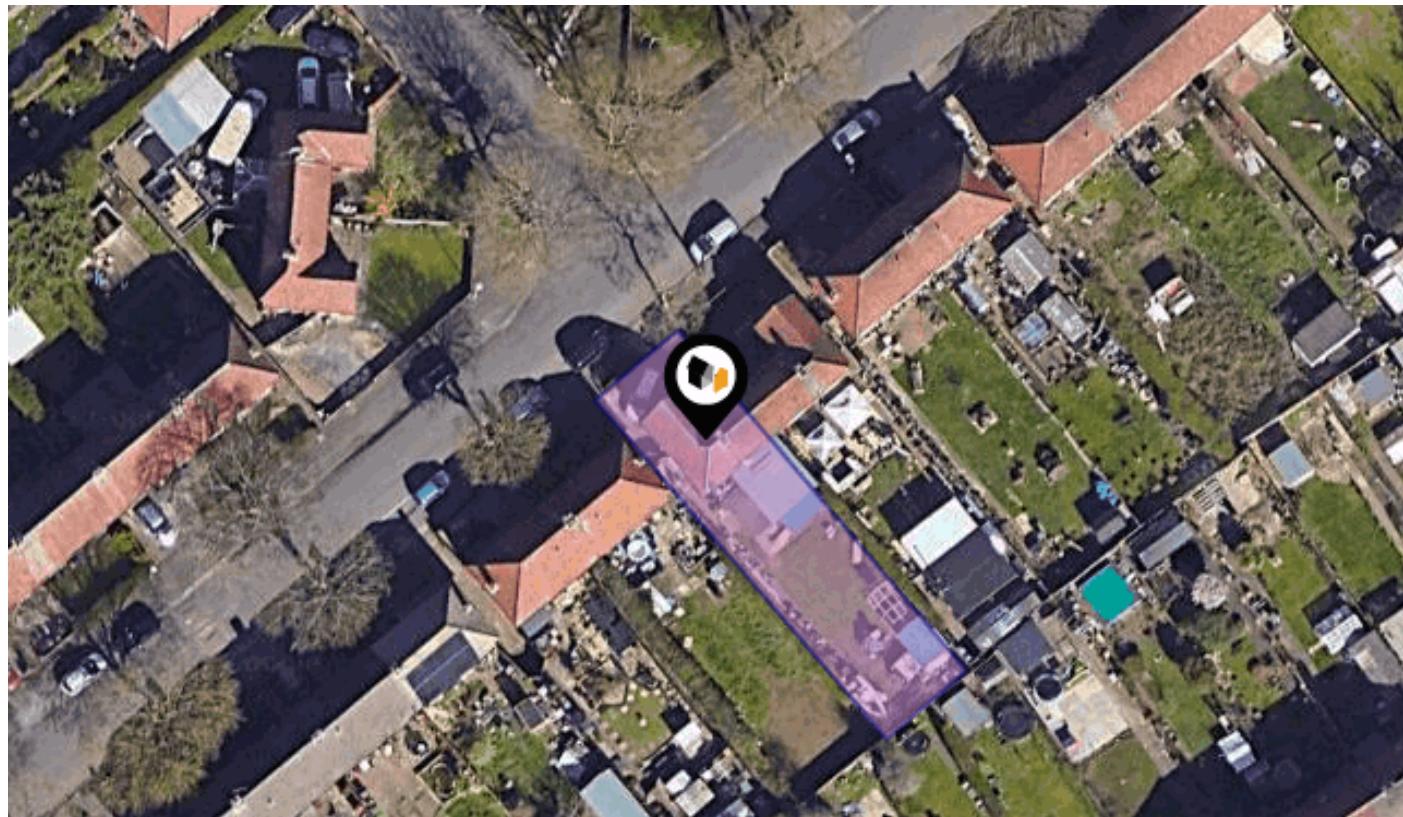


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 17th December 2025



58, MACAULAY DRIVE, LINCOLN, LN2 4EE

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

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www.mundys.net



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Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	828 ft ² / 77 m ²
Plot Area:	0.08 acres
Year Built :	1930-1949
Council Tax :	Band A
Annual Estimate:	£1,507
Title Number:	LL377996
UPRN:	235036624

Tenure:

Freehold

Local Area

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

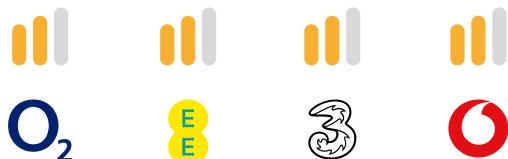
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

4
mb/s **67**
mb/s **1000**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address



Planning records for: **58, Macaulay Drive, Lincoln, LN2 4EE**

Reference - 2019/0580/PAH

Decision: Decided

Date: 18th July 2019

Description:

Erection of a single storey rear extension extending 5.0 metres beyond the rear wall to a maximum height of 4.0 metres and eaves height of 2.7 metres.

Property EPC - Certificate



58 MACAULAY DRIVE, LINCOLN, LN2 4EE

Energy rating

D

Valid until 20.02.2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		68 D
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data



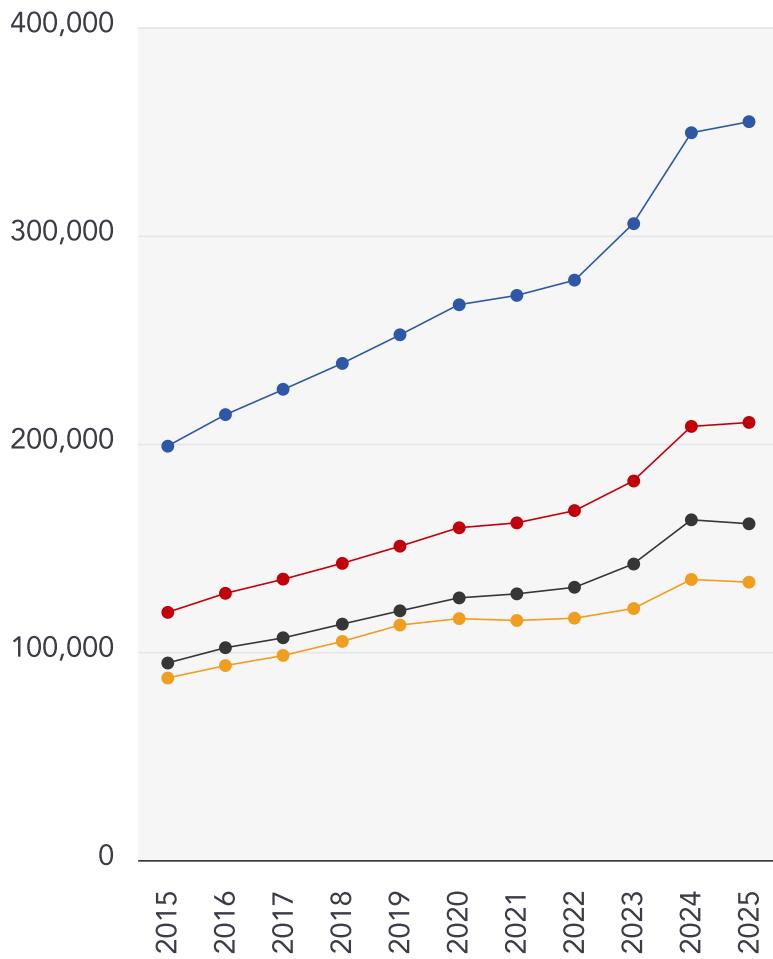
Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 22% of fixed outlets
Lighting Energy:	Poor
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	77 m ²

Market House Price Statistics



10 Year History of Average House Prices by Property Type in LN2



Detached

+78.41%

Semi-Detached

+76.69%

Terraced

+70.66%

Flat

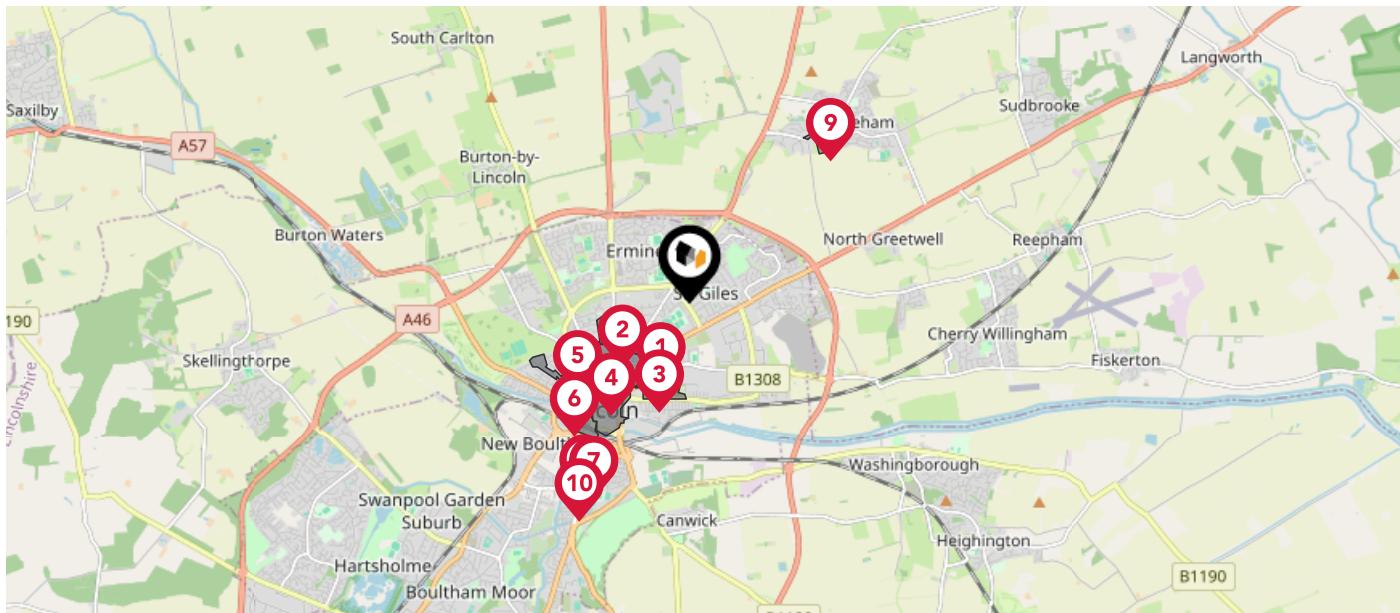
+52.67%

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

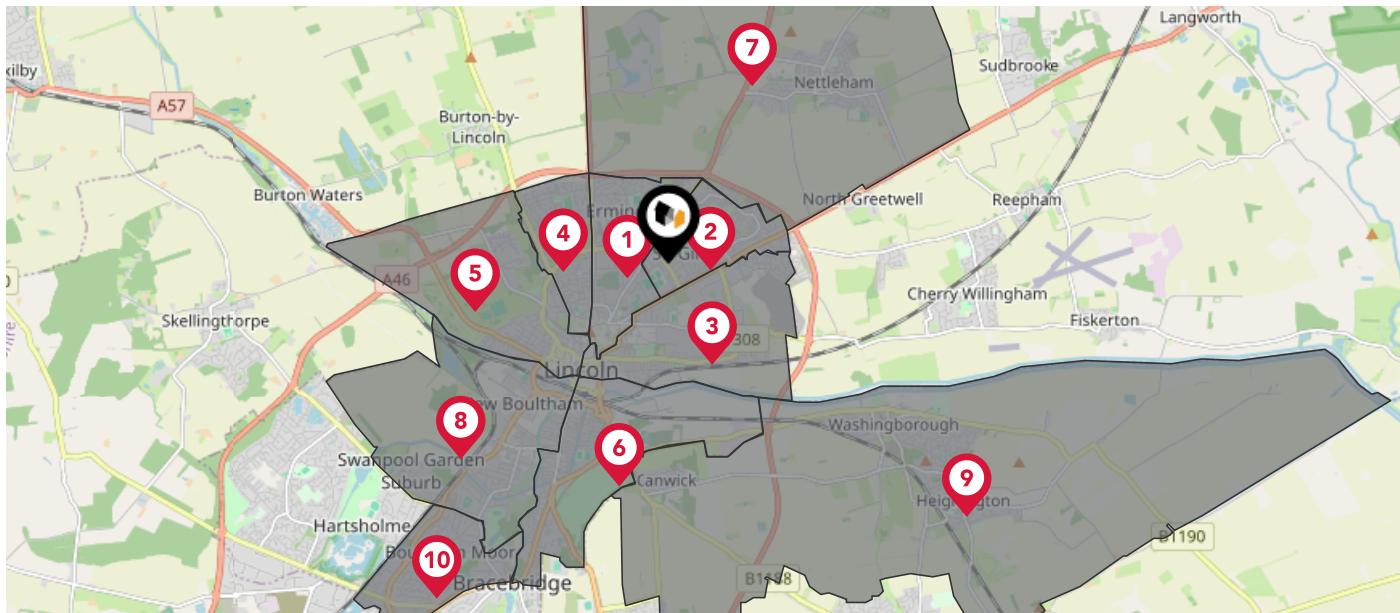
- 1 The Dell
- 2 Newport and Nettleham Road
- 3 Lindum and Arboretum
- 4 Cathedral and City Centre
- 5 Carline
- 6 West Parade and Brayford
- 7 Sibthorp
- 8 St Peter-at-Gowts
- 9 Nettleham
- 10 Gowt's Bridge

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

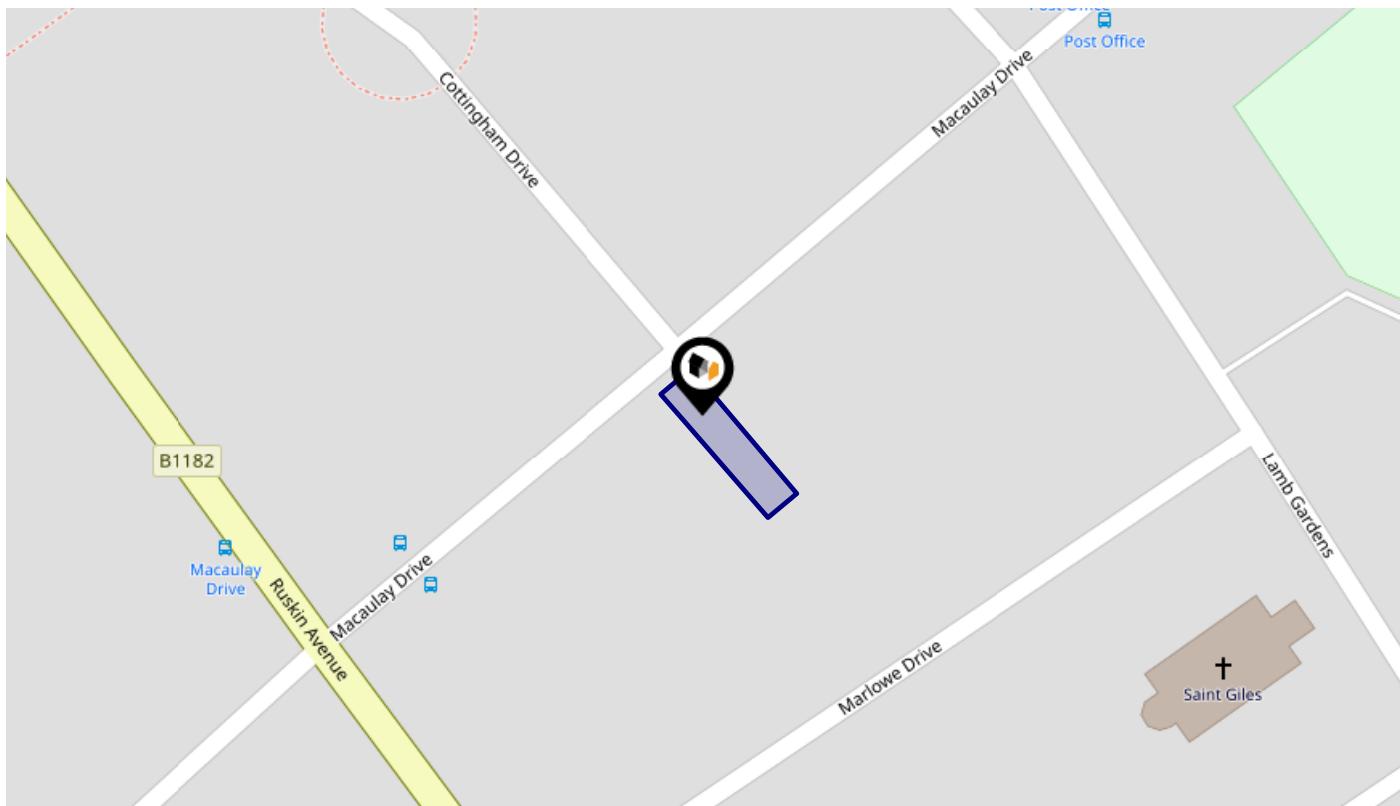
- 1 Minster Ward
- 2 Glebe Ward
- 3 Abbey Ward
- 4 Castle Ward
- 5 Carholme Ward
- 6 Park Ward
- 7 Nettleham Ward
- 8 Boultham Ward
- 9 Heighington and Washingborough Ward
- 10 Moorland Ward

Maps

Rail Noise



This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

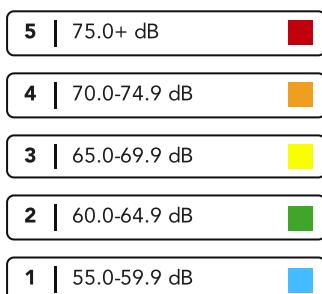


Rail Noise Data

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:

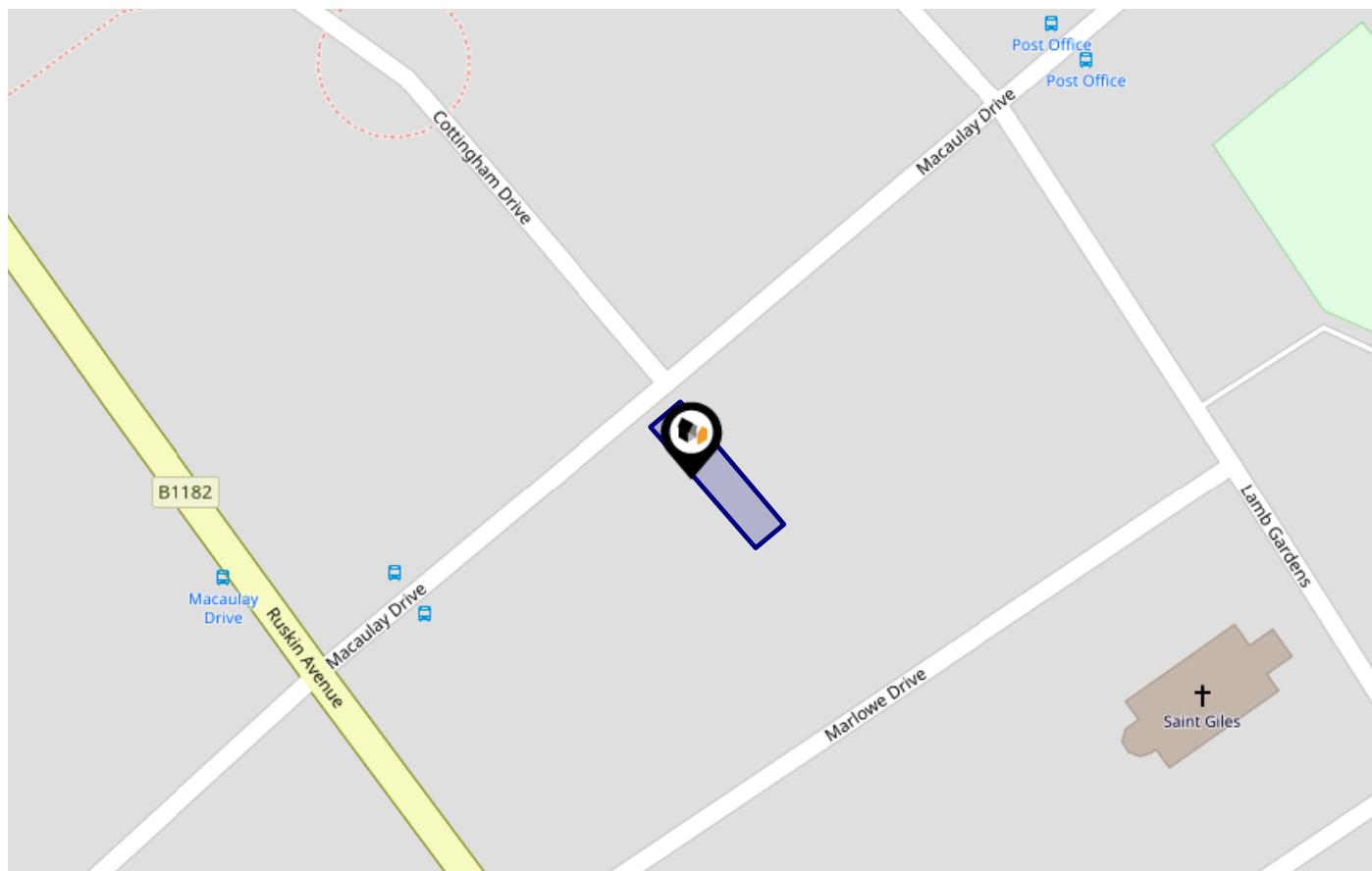


Flood Risk

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.

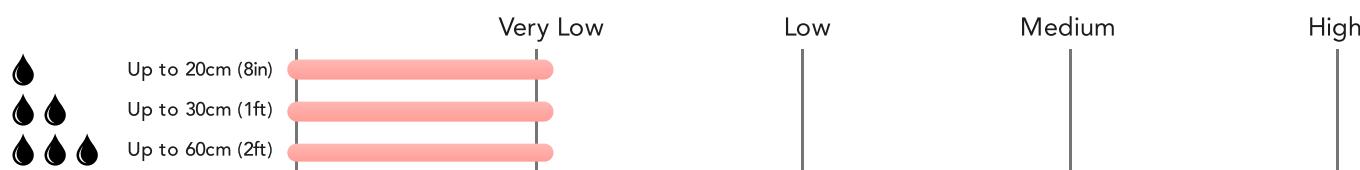


Risk Rating: Very low

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.

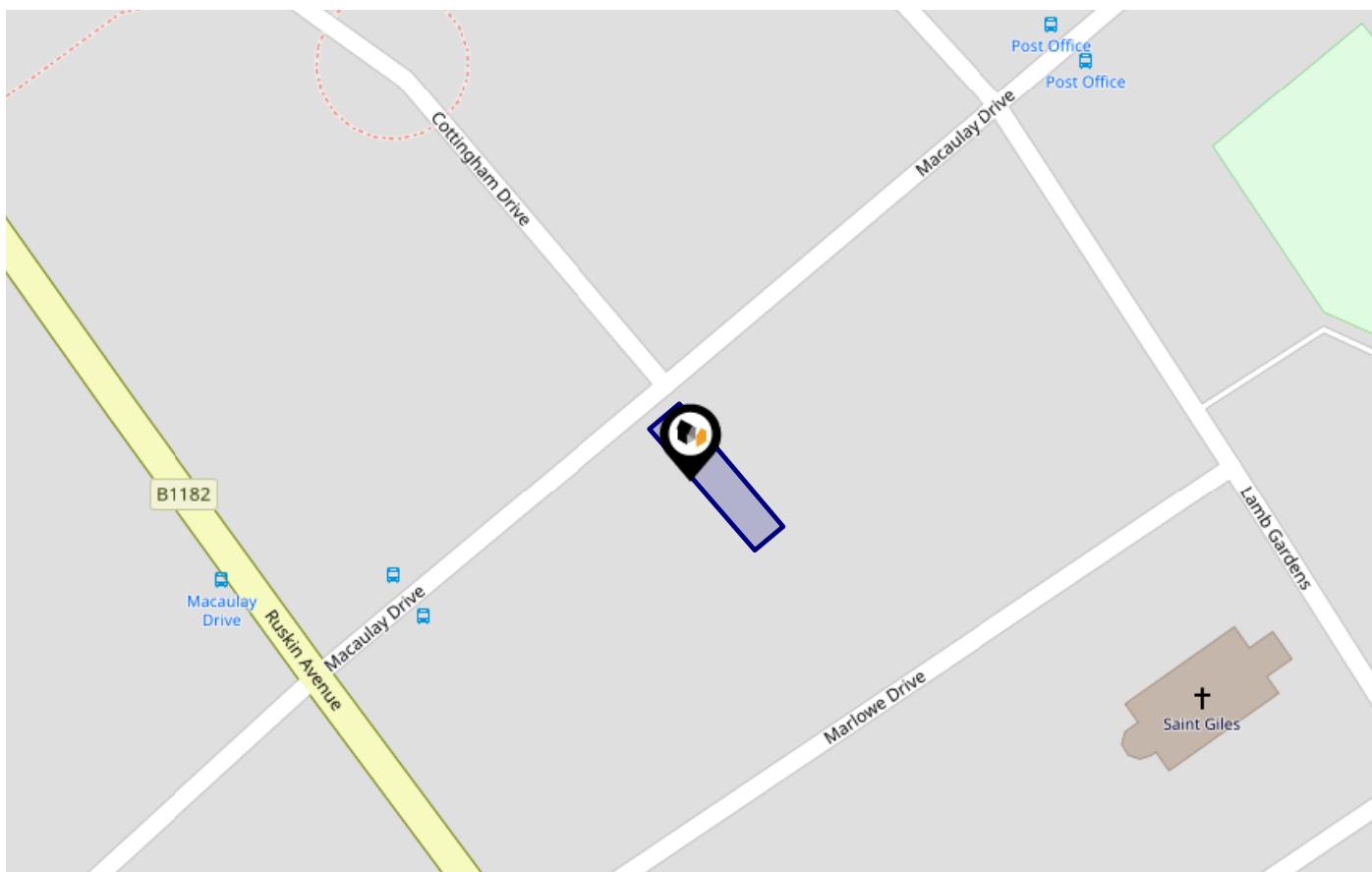
Chance of flooding to the following depths at this property:



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.

- █ **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 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

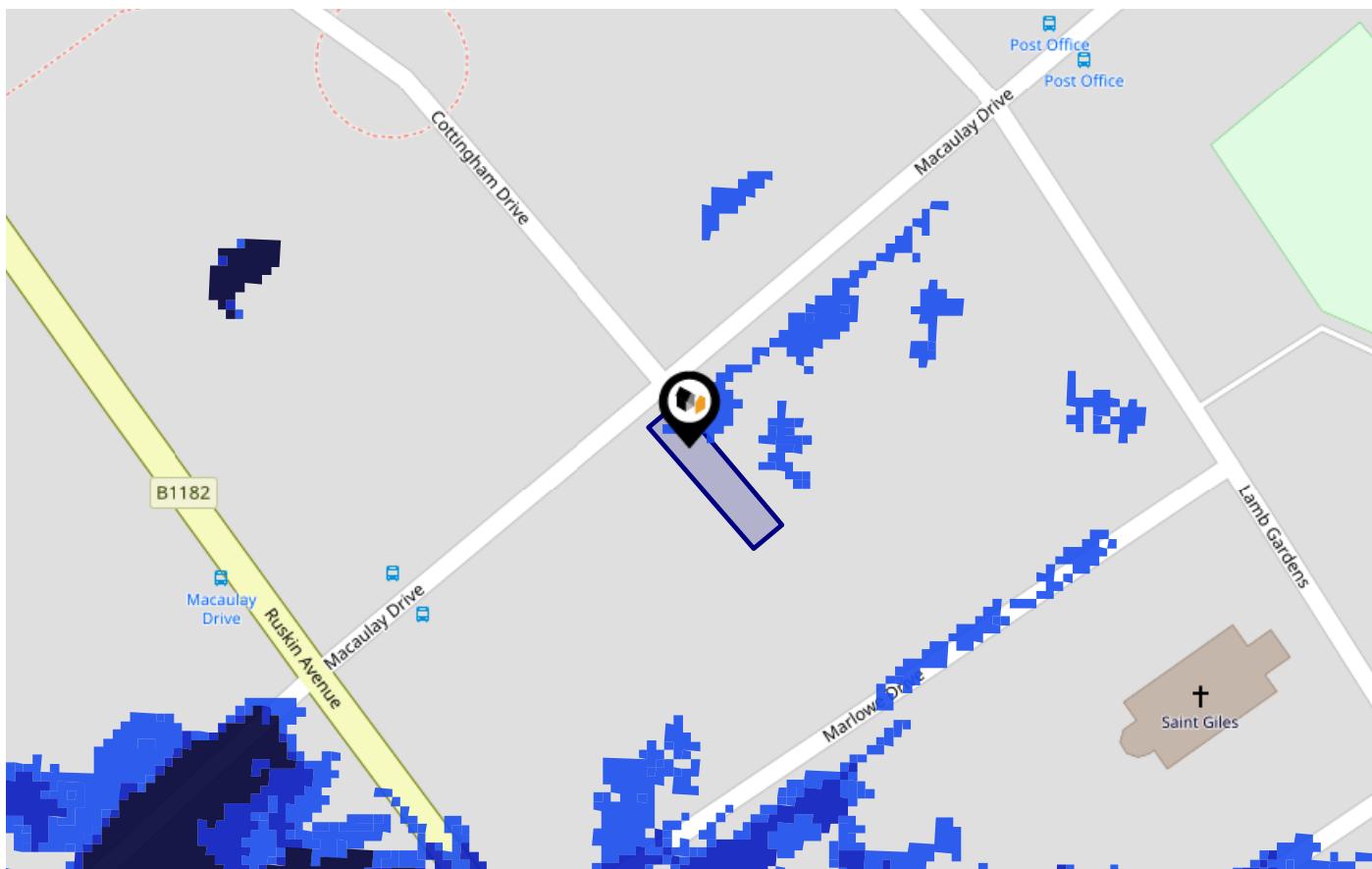


Flood Risk

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.

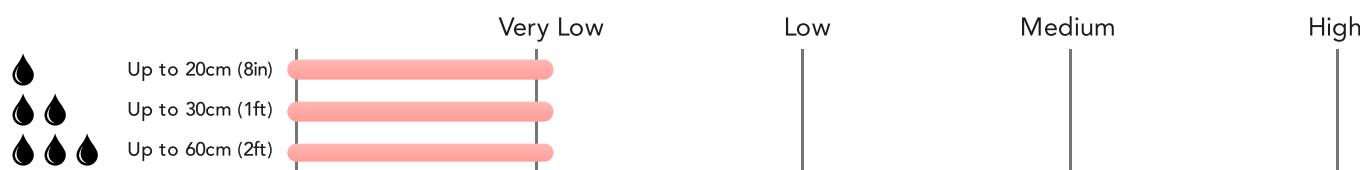


Risk Rating: Very low

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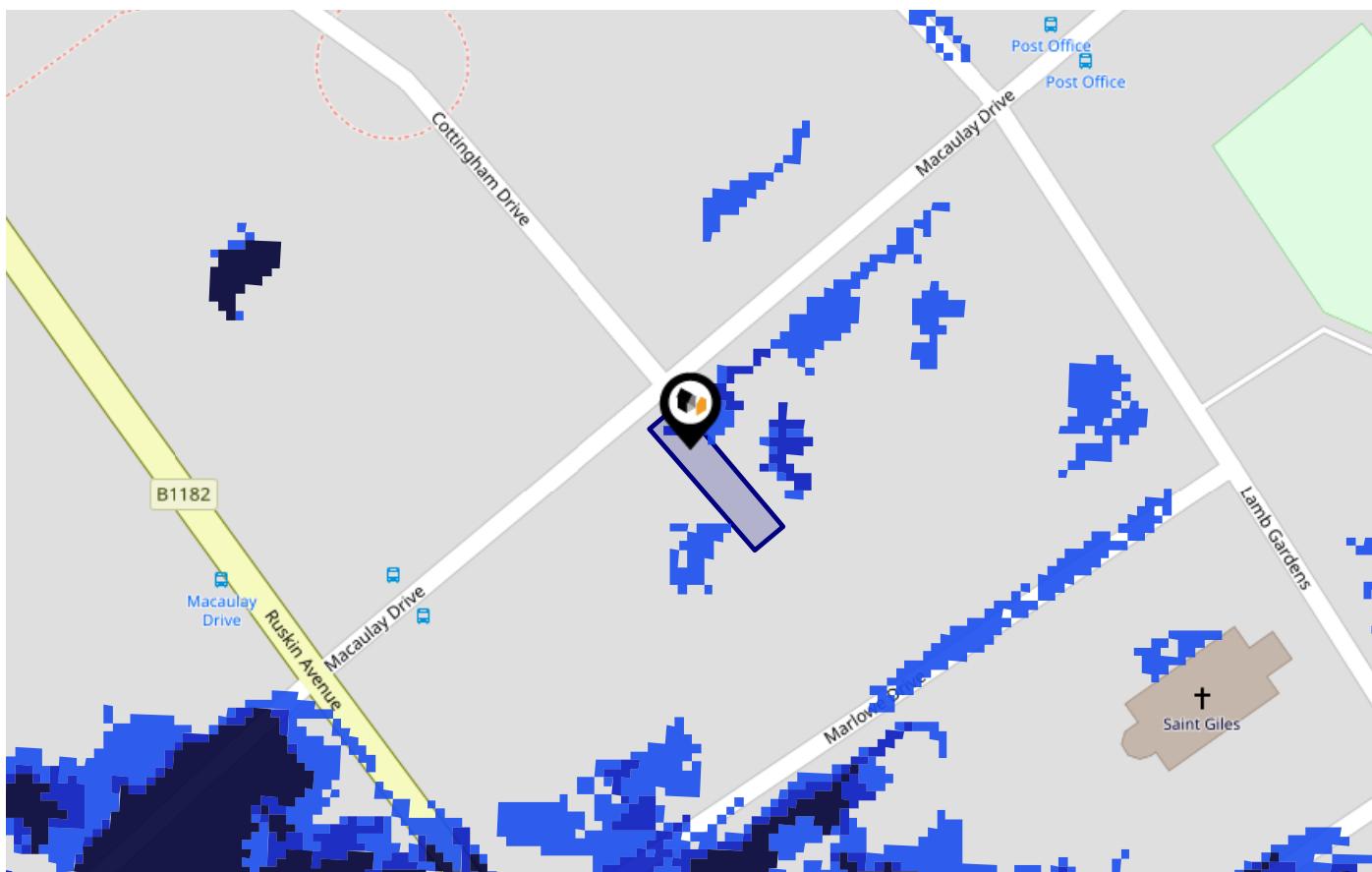
Chance of flooding to the following depths at this property:



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.

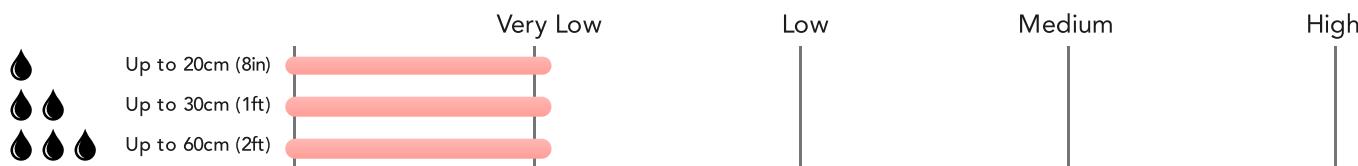


Risk Rating: Very low

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:

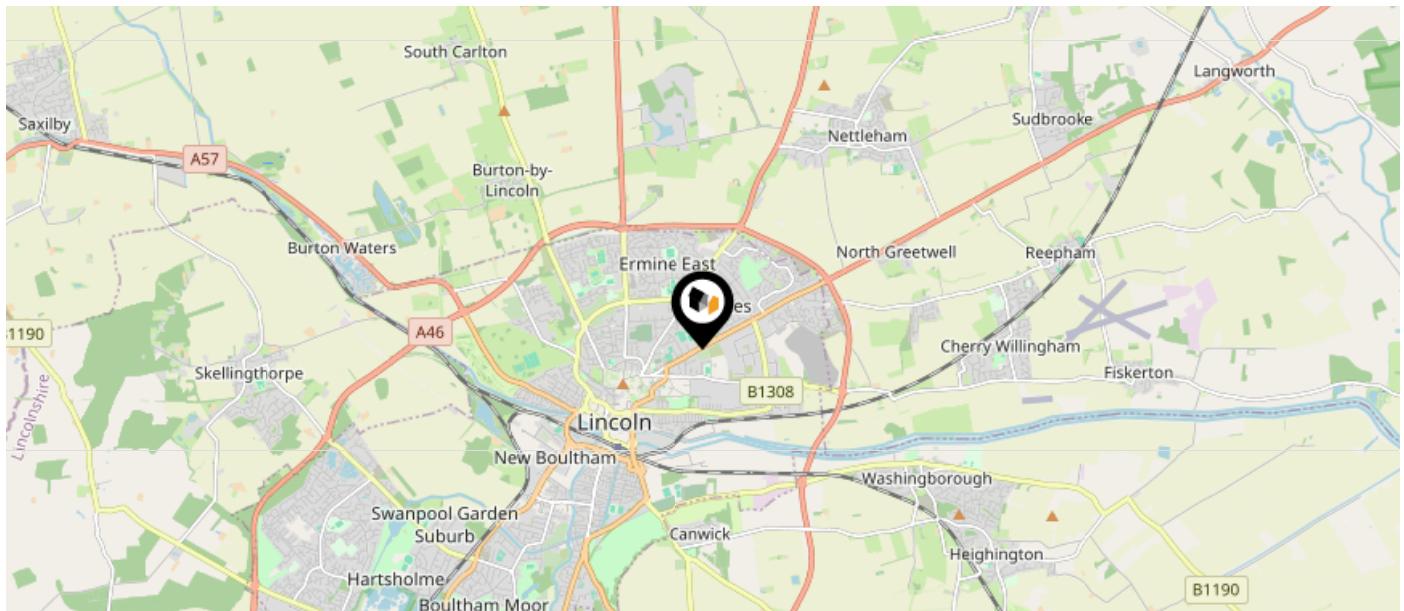


Maps

Green Belt



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



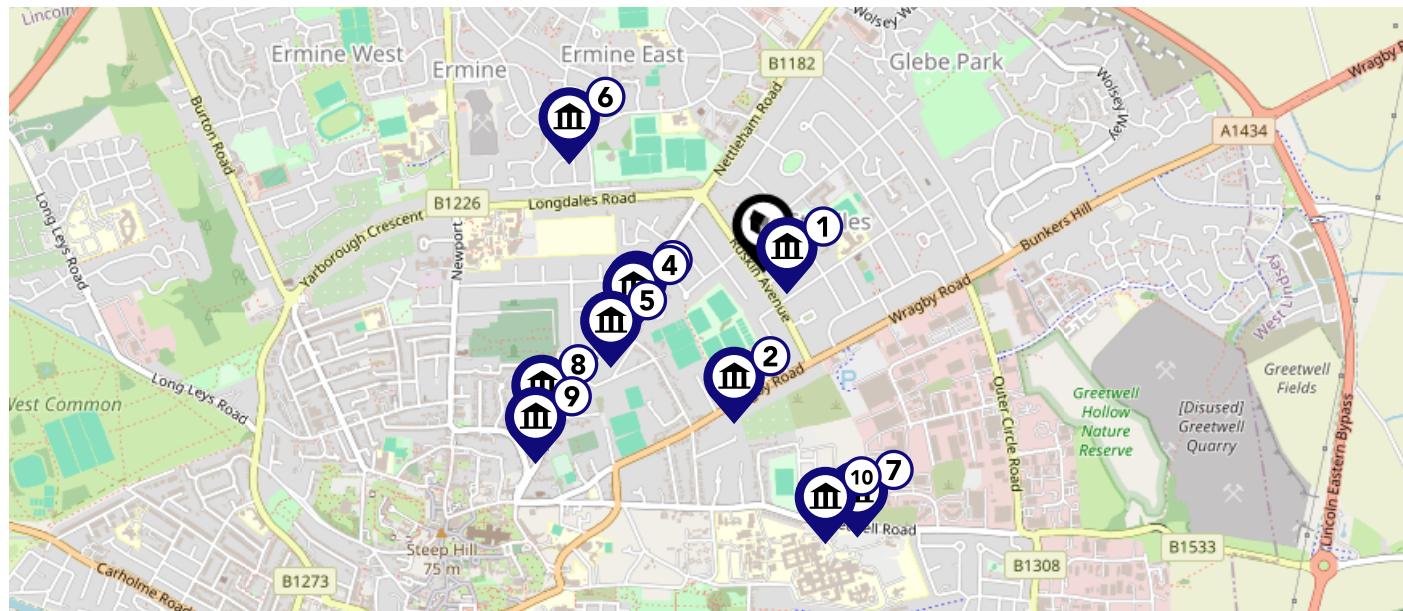
Nearby Green Belt Land

No data available.

Maps Listed Buildings

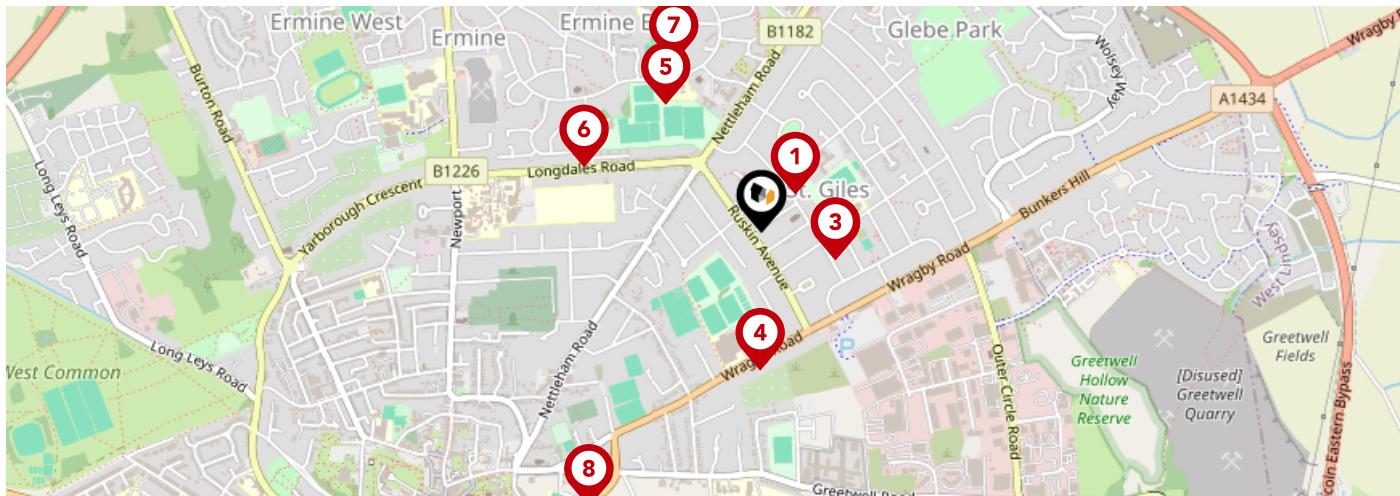


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
 ¹	1388614 - Church Of St Giles	Grade II	0.1 miles
 ²	1388836 - Lincoln Christ Hospital School And Attached Headmasters House	Grade II	0.3 miles
 ³	1388707 - 104-110, Nettleham Road	Grade II	0.3 miles
 ⁴	1388706 - 96-102, Nettleham Road	Grade II	0.3 miles
 ⁵	1388704 - 66, Nettleham Road	Grade II	0.4 miles
 ⁶	1388800 - Church Of St John	Grade II	0.5 miles
 ⁷	1388558 - Lincoln Prison Entrance Buildings And Walls	Grade II	0.6 miles
 ⁸	1388703 - Orchard House	Grade II	0.6 miles
 ⁹	1388708 - Bromhead Hospital	Grade II	0.6 miles
 ¹⁰	1388559 - Lincoln Prison Cell Blocks	Grade II	0.6 miles

Area Schools



Nursery Primary Secondary College Private



Springwell Alternative Academy Lincoln

Ofsted Rating: Good | Pupils: 48 | Distance:0.11



The Lincoln St Giles Nursery School

Ofsted Rating: Outstanding | Pupils: 112 | Distance:0.17



St Giles Academy

Ofsted Rating: Requires improvement | Pupils: 405 | Distance:0.17



Lincoln Christ's Hospital School

Ofsted Rating: Good | Pupils: 1286 | Distance:0.3



Our Lady of Lincoln Catholic Primary School A Voluntary Academy

Ofsted Rating: Good | Pupils: 204 | Distance:0.36



Castles Education

Ofsted Rating: Inadequate | Pupils: 93 | Distance:0.42



Ermine Primary Academy

Ofsted Rating: Good | Pupils: 393 | Distance:0.42



The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School

Ofsted Rating: Requires improvement | Pupils: 89 | Distance:0.72



Area Schools



Nursery Primary Secondary College Private



Lincoln Carlton Academy

Ofsted Rating: Outstanding | Pupils: 421 | Distance: 0.72



Lincoln Castle Academy

Ofsted Rating: Not Rated | Pupils: 680 | Distance: 0.75



Lincoln Minster School

Ofsted Rating: Not Rated | Pupils: 473 | Distance: 0.8



The St Francis Special School, Lincoln

Ofsted Rating: Outstanding | Pupils: 161 | Distance: 0.86



Lincoln Monks Abbey Primary School

Ofsted Rating: Good | Pupils: 594 | Distance: 0.9



Lincoln UTC

Ofsted Rating: Good | Pupils: 369 | Distance: 0.96



Mount Street Academy

Ofsted Rating: Outstanding | Pupils: 318 | Distance: 0.96

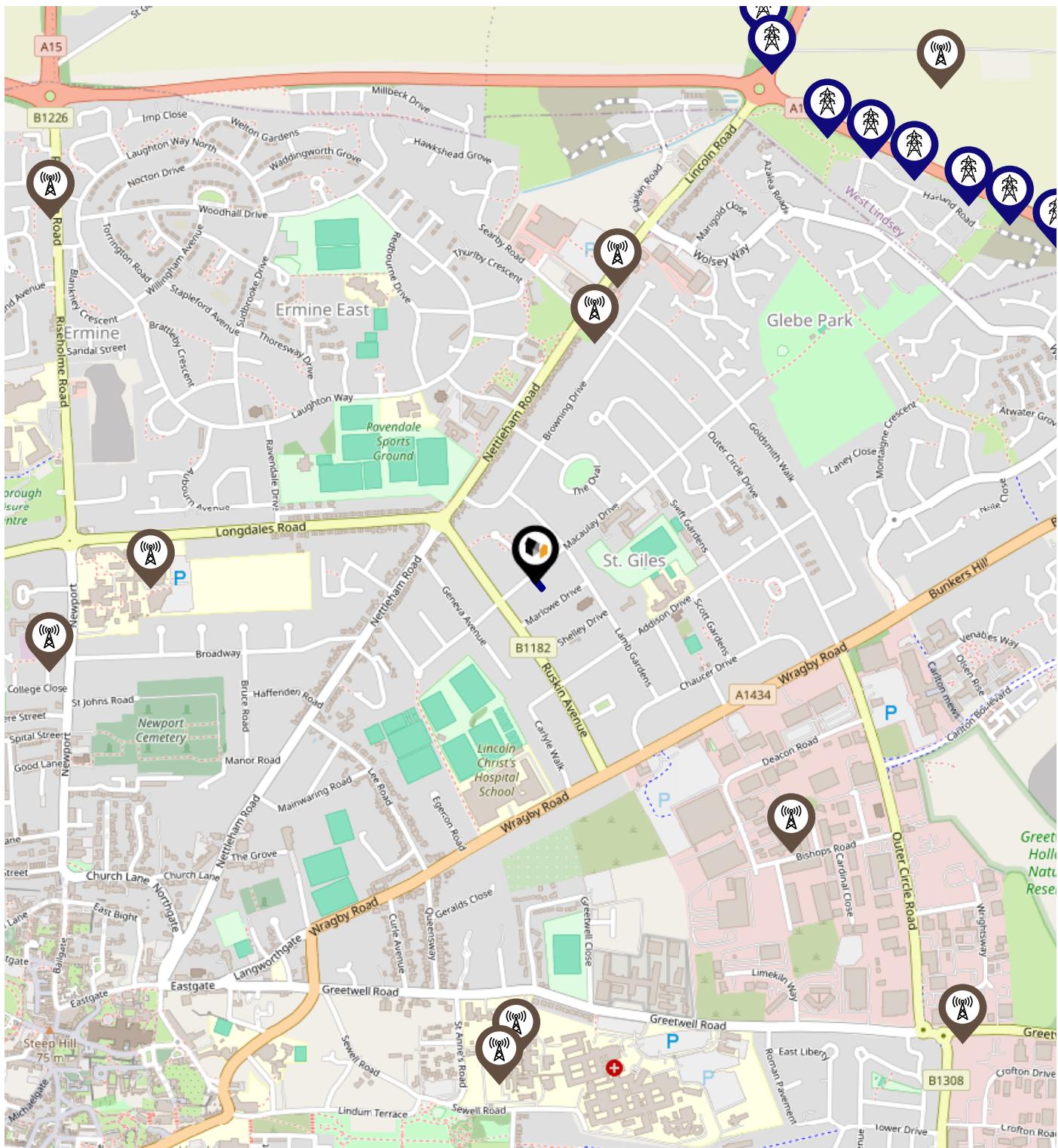


Lincoln College

Ofsted Rating: Good | Pupils: 0 | Distance: 0.99



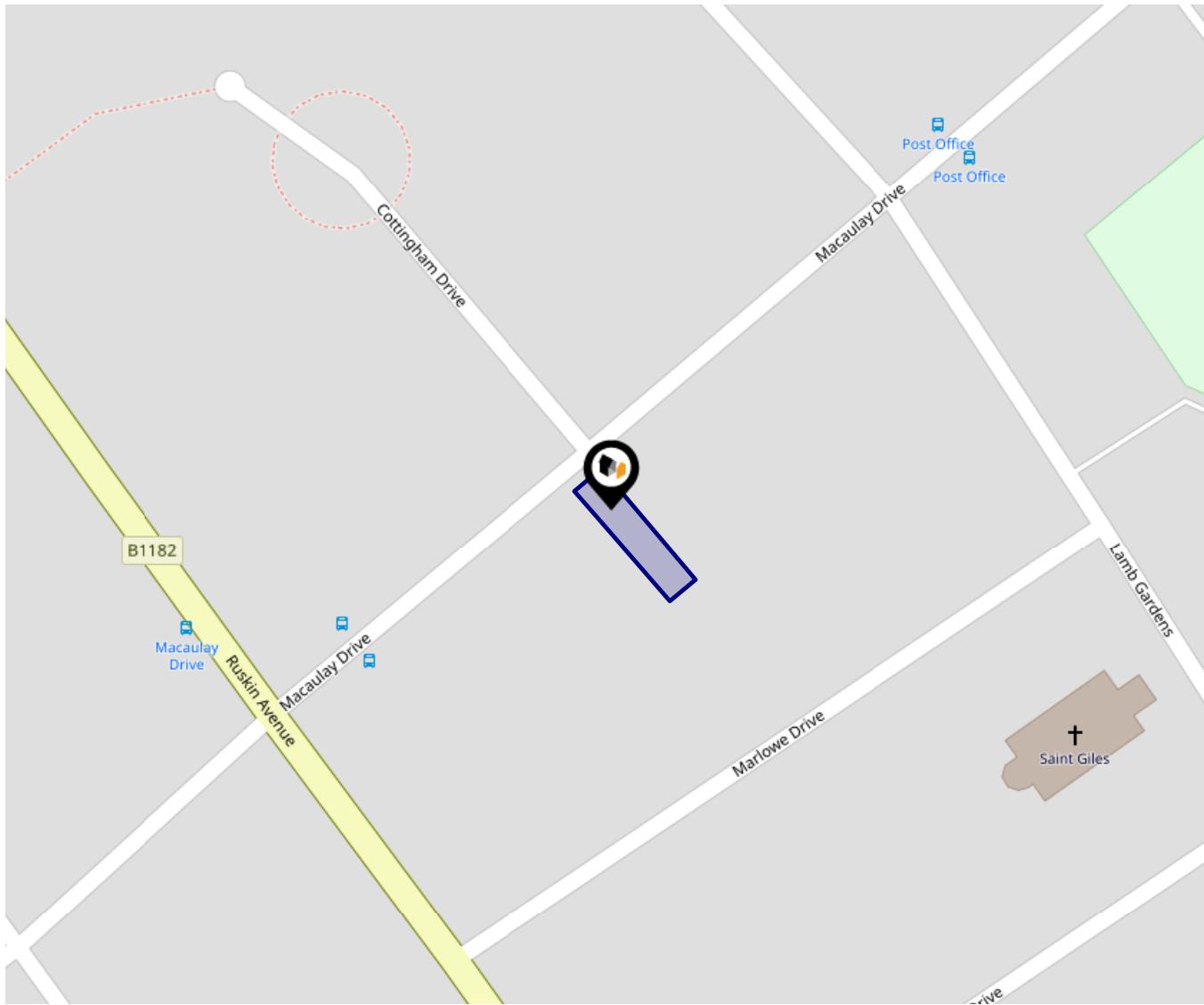
Local Area Masts & Pylons



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:

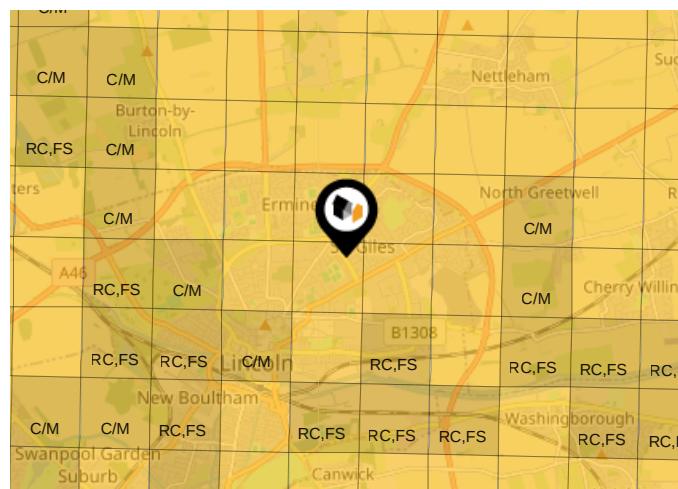
- █ 75.0+ dB
- █ 70.0-74.9 dB
- █ 65.0-69.9 dB
- █ 60.0-64.9 dB
- █ 55.0-59.9 dB

Environment Soils & Clay



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

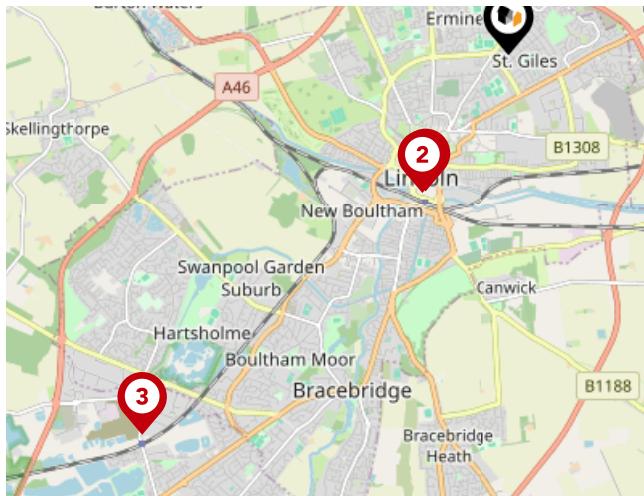
Carbon Content:	HIGH	Soil Texture:	LOAM TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



Primary Classifications (Most Common Clay Types)

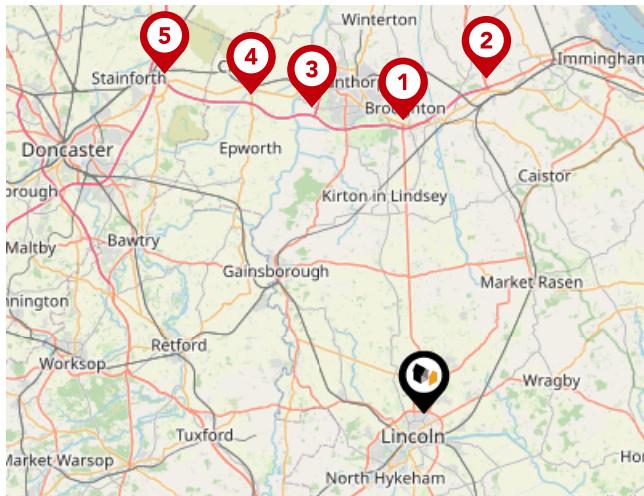
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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	1.43 miles
2	Lincoln Central Rail Station	1.45 miles
3	Hykeham Rail Station	4.7 miles



Trunk Roads/Motorways

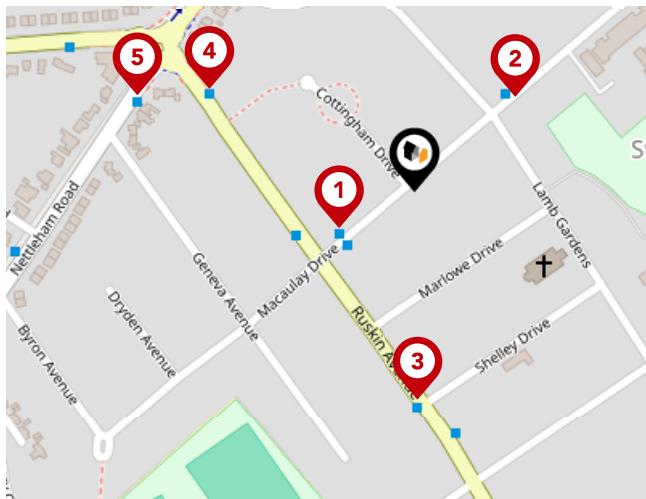
Pin	Name	Distance
1	M180 J4	20.83 miles
2	M180 J5	24.03 miles
3	M180 J3	23.09 miles
4	M180 J2	25.63 miles
5	M180 J1	30.18 miles



Airports/Helpads

Pin	Name	Distance
1	Humberside Airport	24.53 miles
2	Finningley	26.01 miles
3	East Mids Airport	44.31 miles
4	Leeds Bradford Airport	63.69 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Cottingham Drive	0.05 miles
2	Post Office	0.08 miles
3	Shelley Drive	0.12 miles
4	Nettleham Road	0.13 miles
5	Geneva Avenue	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.

Mundys Testimonials



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



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 property-specific data.

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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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Land Registry



Valuation Office Agency

