

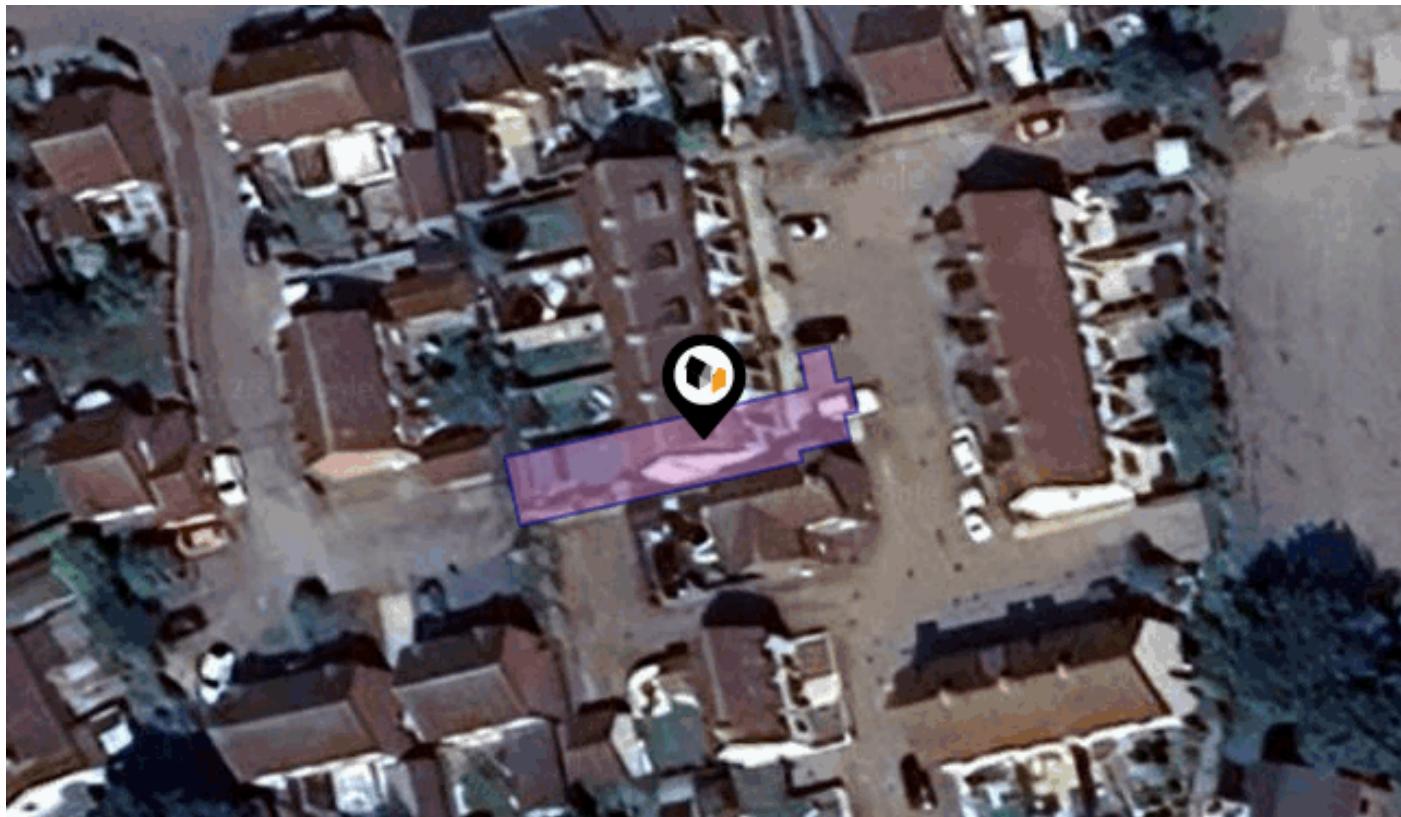


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 13th January 2026



19, CANAL COURT, SAXILBY, LINCOLN, LN1 2GT

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:	Terraced	Last Sold Date:	20/05/2019
Bedrooms:	3	Last Sold Price:	£170,000
Floor Area:	1,033 ft ² / 96 m ²	Last Sold £/ft ² :	£164
Plot Area:	0.04 acres	Tenure:	Freehold
Year Built :	2015		
Council Tax :	Band B		
Annual Estimate:	£1,773		
Title Number:	LL361197		
UPRN:	10090697056		

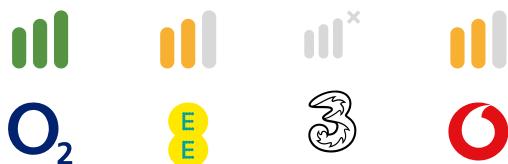
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	56 mb/s	- mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos



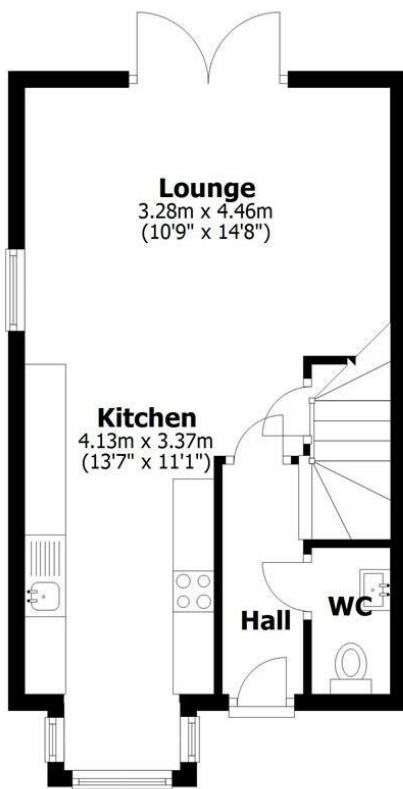
Gallery Photos



19, CANAL COURT, SAXILBY, LINCOLN, LN1 2GT

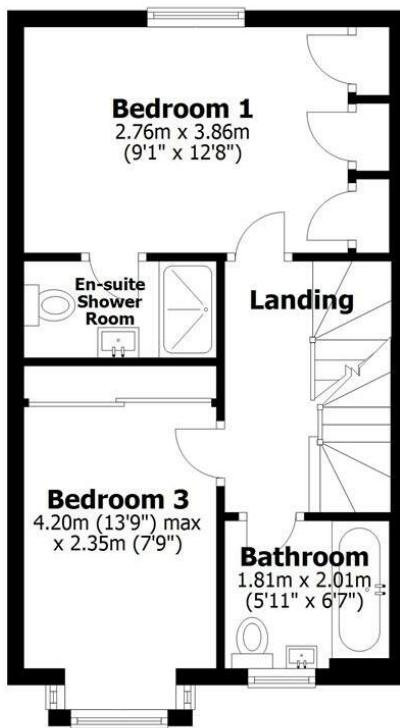
Ground Floor

Approx. 48.2 sq. metres (519.3 sq. feet)



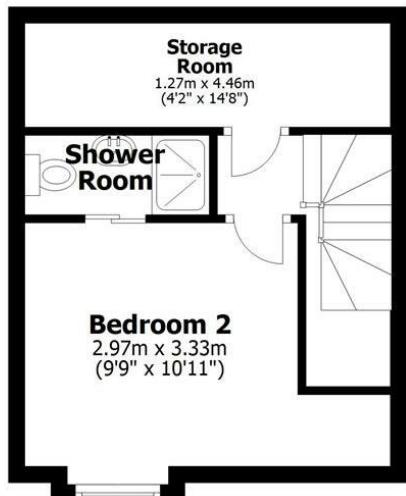
First Floor

Approx. 35.2 sq. metres (378.5 sq. feet)



Second Floor

Approx. 27.3 sq. metres (293.4 sq. feet)



Total area: approx. 110.7 sq. metres (1191.2 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently.

Plan produced using PlanUp.

Property EPC - Certificate



19, Canal Court, Saxilby, LN1 2GT

Energy rating

B

Valid until 15.07.2025

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Market Sold in Street



12, Canal Court, Lincoln, LN1 2GT

Last Sold Date:	12/09/2025	06/02/2015
Last Sold Price:	£170,000	£115,000

24, Canal Court, Lincoln, LN1 2GT

Last Sold Date:	03/05/2024	19/03/2015
Last Sold Price:	£200,000	£137,500

22, Canal Court, Lincoln, LN1 2GT

Last Sold Date:	30/04/2024	15/03/2019	06/10/2017	13/02/2015
Last Sold Price:	£245,000	£242,000	£198,000	£165,000

14, Canal Court, Lincoln, LN1 2GT

Last Sold Date:	18/12/2023	06/02/2015
Last Sold Price:	£175,000	£115,000

9, Canal Court, Lincoln, LN1 2GT

Last Sold Date:	07/07/2023	17/07/2019	23/01/2015
Last Sold Price:	£172,500	£166,000	£124,950

23, Canal Court, Lincoln, LN1 2GT

Last Sold Date:	11/10/2022	26/10/2020	18/01/2016
Last Sold Price:	£202,000	£160,000	£157,000

34, Canal Court, Lincoln, LN1 2GT

Last Sold Date:	30/09/2021	21/06/2016
Last Sold Price:	£166,000	£148,455

26, Canal Court, Lincoln, LN1 2GT

Last Sold Date:	19/03/2021	29/11/2019	16/01/2019	27/03/2015
Last Sold Price:	£160,000	£175,000	£175,000	£140,000

15, Canal Court, Lincoln, LN1 2GT

Last Sold Date:	06/11/2020	06/02/2015
Last Sold Price:	£240,000	£165,000

3, Canal Court, Lincoln, LN1 2GT

Last Sold Date:	17/01/2020	30/01/2015
Last Sold Price:	£162,500	£130,000

20, Canal Court, Lincoln, LN1 2GT

Last Sold Date:	06/06/2019	09/06/2015
Last Sold Price:	£240,000	£200,000

19, Canal Court, Lincoln, LN1 2GT

Last Sold Date:	20/05/2019	05/10/2015
Last Sold Price:	£170,000	£153,000

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market Sold in Street



4, Canal Court, Lincoln, LN1 2GT

Last Sold Date:	07/12/2018	16/01/2015
Last Sold Price:	£167,500	£130,000

1, Canal Court, Lincoln, LN1 2GT

Last Sold Date:	10/08/2018	30/01/2015
Last Sold Price:	£169,000	£130,000

28, Canal Court, Lincoln, LN1 2GT

Last Sold Date:	13/07/2018	20/03/2015
Last Sold Price:	£165,500	£125,000

32, Canal Court, Lincoln, LN1 2GT

Last Sold Date:	20/12/2017	24/07/2015
Last Sold Price:	£170,000	£157,000

25, Canal Court, Lincoln, LN1 2GT

Last Sold Date:	06/05/2016
Last Sold Price:	£148,455

30, Canal Court, Lincoln, LN1 2GT

Last Sold Date:	31/03/2016
Last Sold Price:	£130,000

36, Canal Court, Lincoln, LN1 2GT

Last Sold Date:	30/03/2016
Last Sold Price:	£148,455

27, Canal Court, Lincoln, LN1 2GT

Last Sold Date:	16/03/2016
Last Sold Price:	£150,000

21, Canal Court, Lincoln, LN1 2GT

Last Sold Date:	27/11/2015
Last Sold Price:	£156,000

38, Canal Court, Lincoln, LN1 2GT

Last Sold Date:	23/11/2015
Last Sold Price:	£159,950

40, Canal Court, Lincoln, LN1 2GT

Last Sold Date:	17/08/2015
Last Sold Price:	£159,950

18, Canal Court, Lincoln, LN1 2GT

Last Sold Date:	24/04/2015
Last Sold Price:	£174,000

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market Sold in Street



16, Canal Court, Lincoln, LN1 2GT

Last Sold Date: 31/03/2015
Last Sold Price: £115,000

11, Canal Court, Lincoln, LN1 2GT

Last Sold Date: 27/03/2015
Last Sold Price: £165,000

17, Canal Court, Lincoln, LN1 2GT

Last Sold Date: 20/03/2015
Last Sold Price: £180,000

10, Canal Court, Lincoln, LN1 2GT

Last Sold Date: 29/01/2015
Last Sold Price: £120,000

2, Canal Court, Lincoln, LN1 2GT

Last Sold Date: 26/01/2015
Last Sold Price: £130,000

7, Canal Court, Lincoln, LN1 2GT

Last Sold Date: 23/01/2015
Last Sold Price: £124,950

8, Canal Court, Lincoln, LN1 2GT

Last Sold Date: 16/01/2015
Last Sold Price: £130,000

6, Canal Court, Lincoln, LN1 2GT

Last Sold Date: 16/01/2015
Last Sold Price: £130,000

5, Canal Court, Lincoln, LN1 2GT

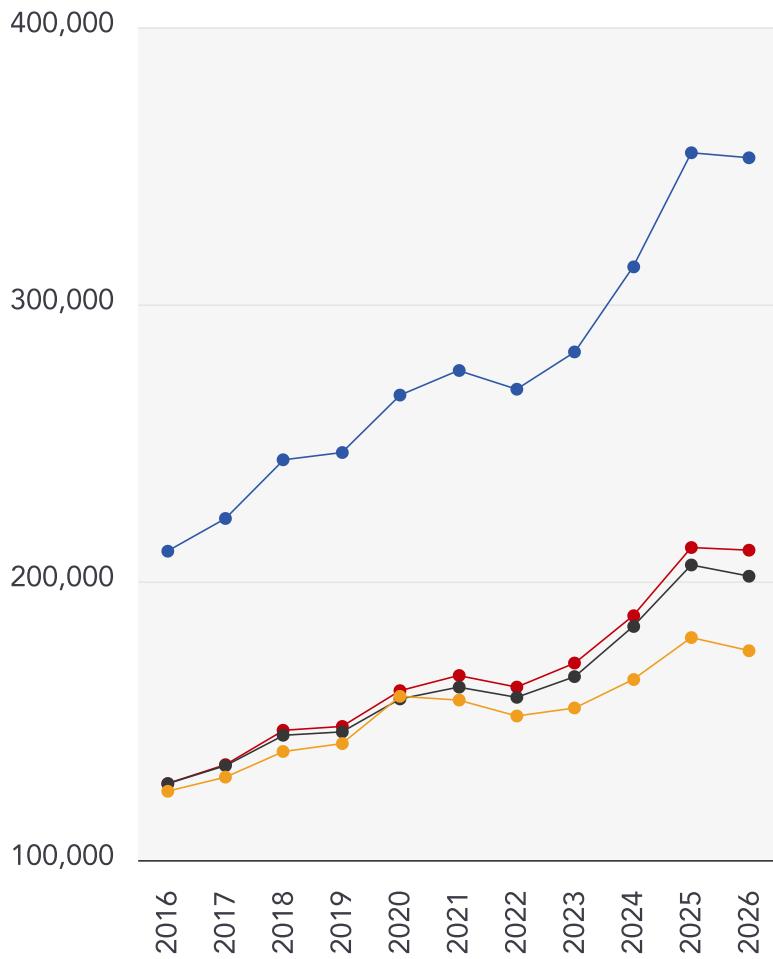
Last Sold Date: 16/01/2015
Last Sold Price: £130,000

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market House Price Statistics



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



Detached

+67.09%

Semi-Detached

+65.93%

Terraced

+58.63%

Flat

+40.58%

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

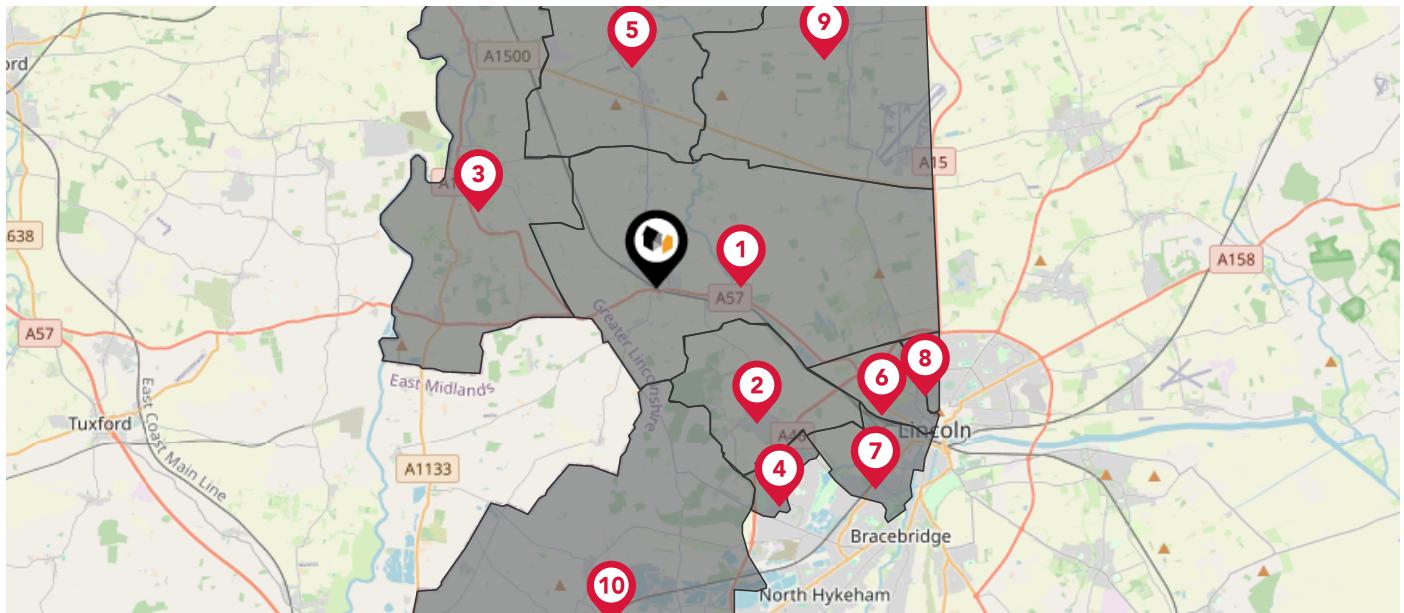
- 1 Saxilby, Bridge Street
- 2 South Carlton
- 3 Burton
- 4 Carline
- 5 West Parade and Brayford
- 6 Newport and Nettleham Road
- 7 Cathedral and City Centre
- 8 The Dell
- 9 Lindum and Arboretum

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

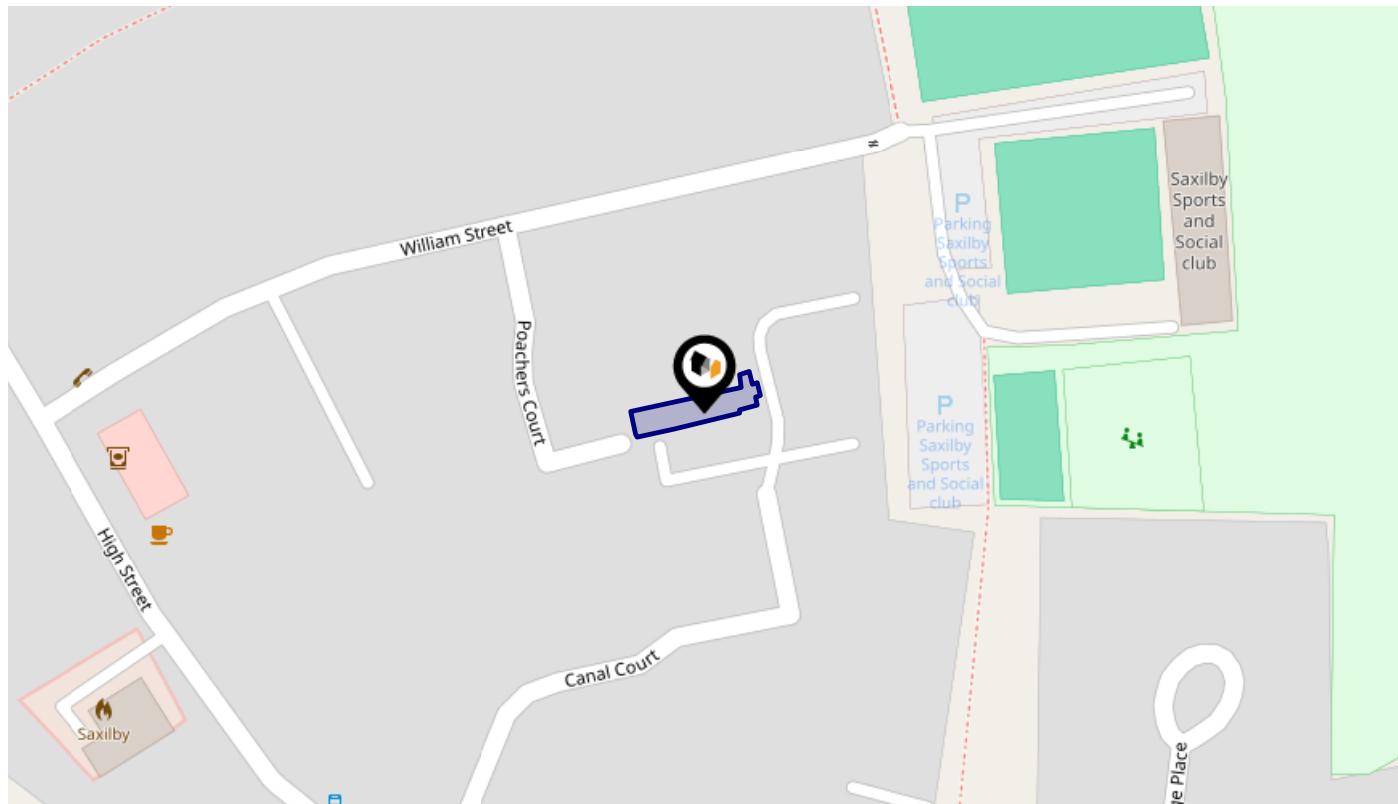
- 1 Saxilby Ward
- 2 Skellingthorpe Ward
- 3 Torksey Ward
- 4 Birchwood Ward
- 5 Stow Ward
- 6 Carholme Ward
- 7 Boultham Ward
- 8 Castle Ward
- 9 Scampton Ward
- 10 Eagle, Swinderby and Witham St. Hughs Ward

Maps

Rail Noise



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

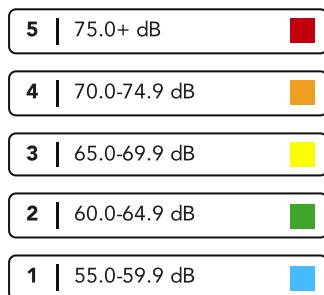


Rail Noise Data

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:

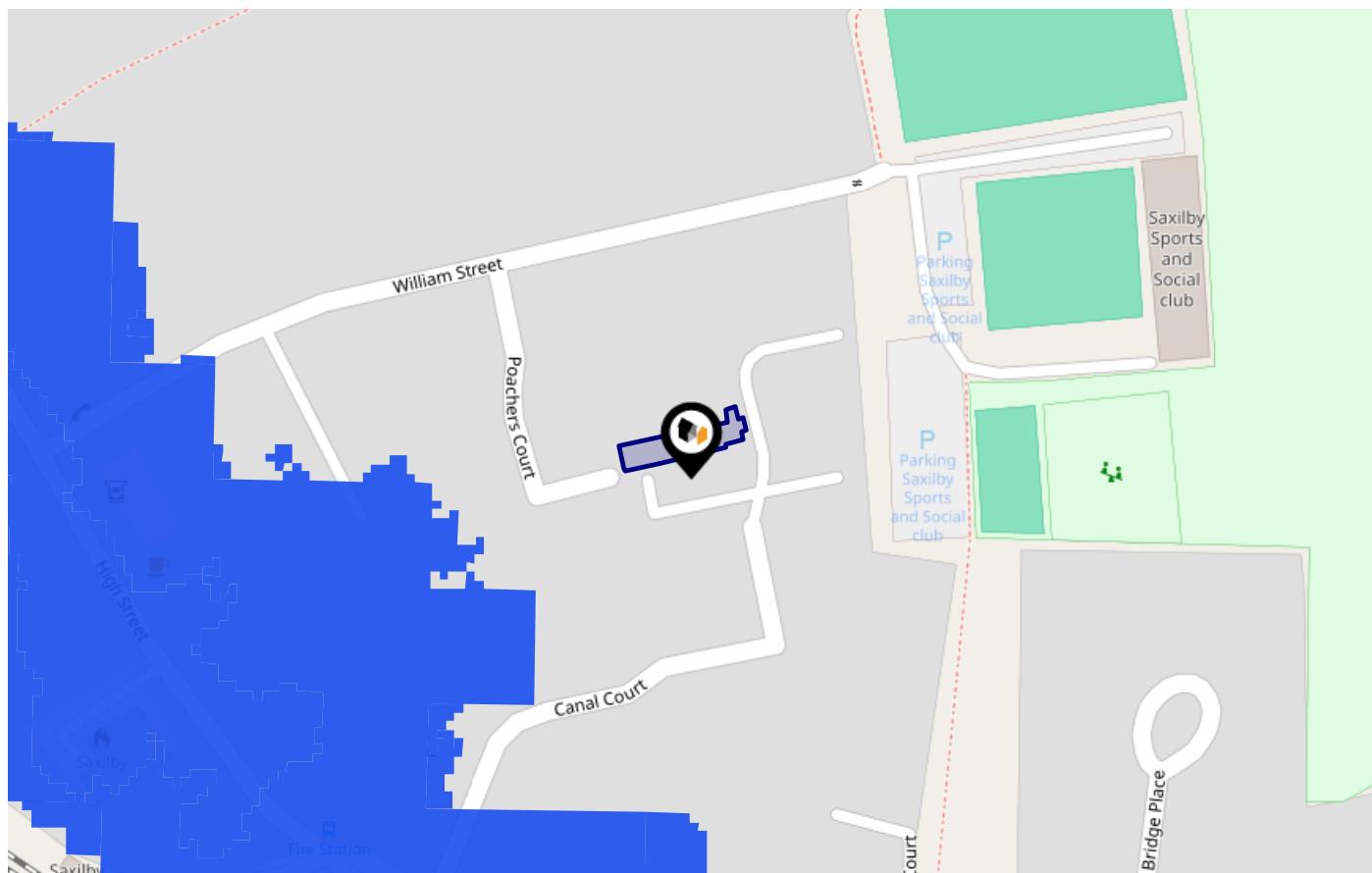


Flood Risk

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.

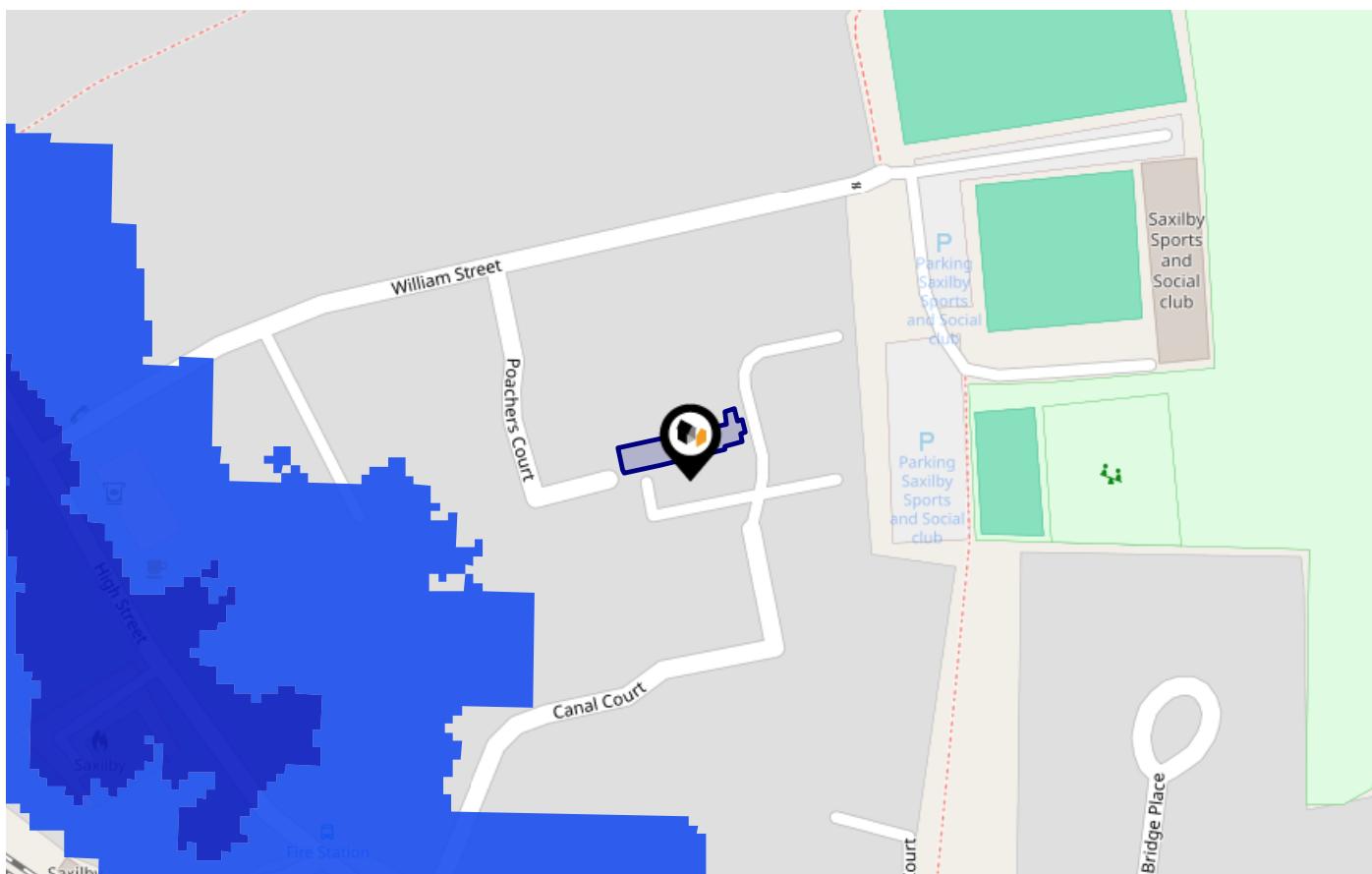
Chance of flooding to the following depths at this property:



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.

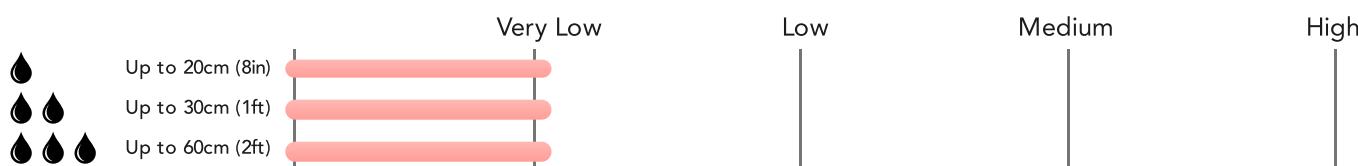


Risk Rating: Very low

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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- **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:

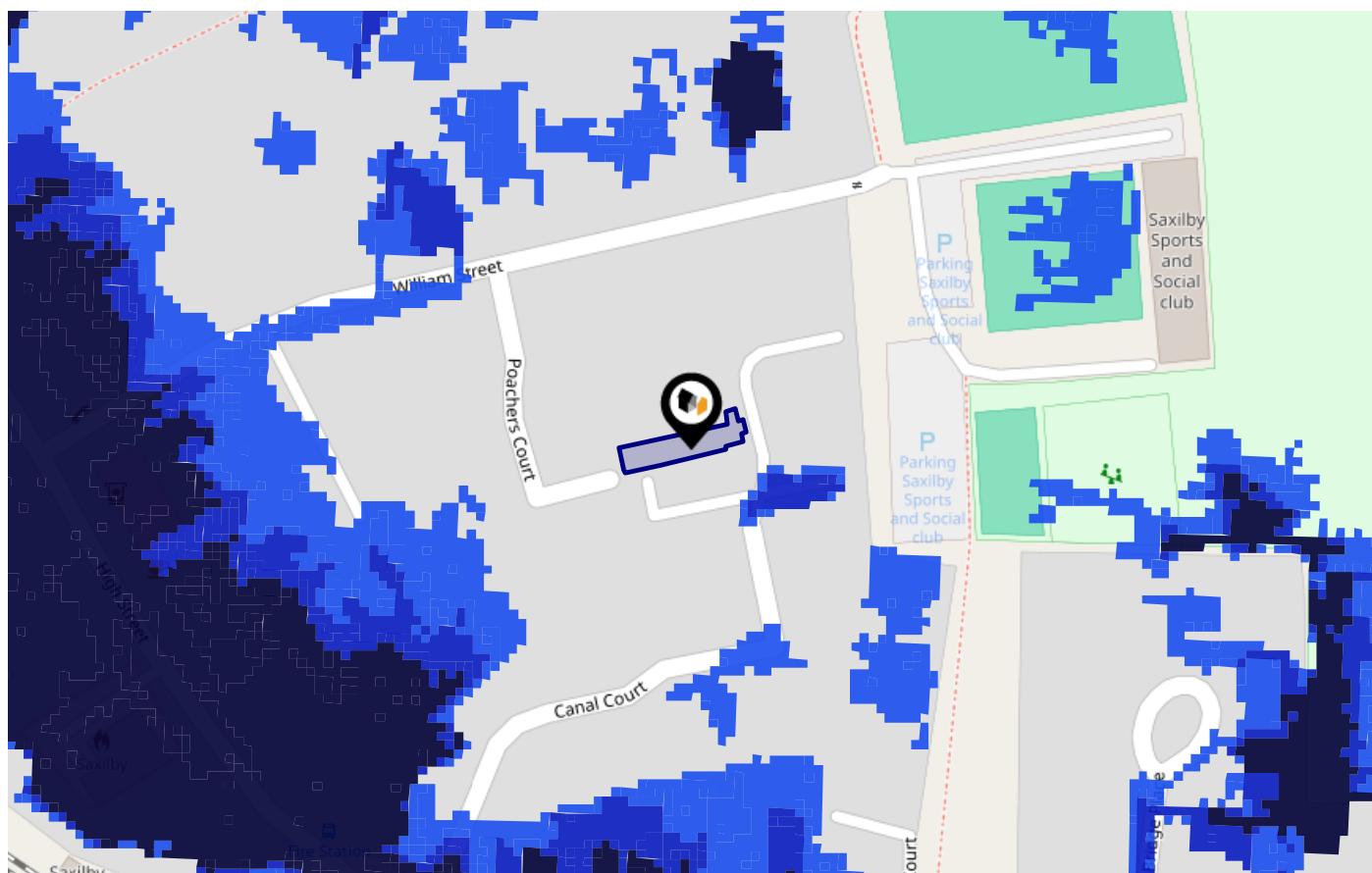


Flood Risk

Surface Water - 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

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.

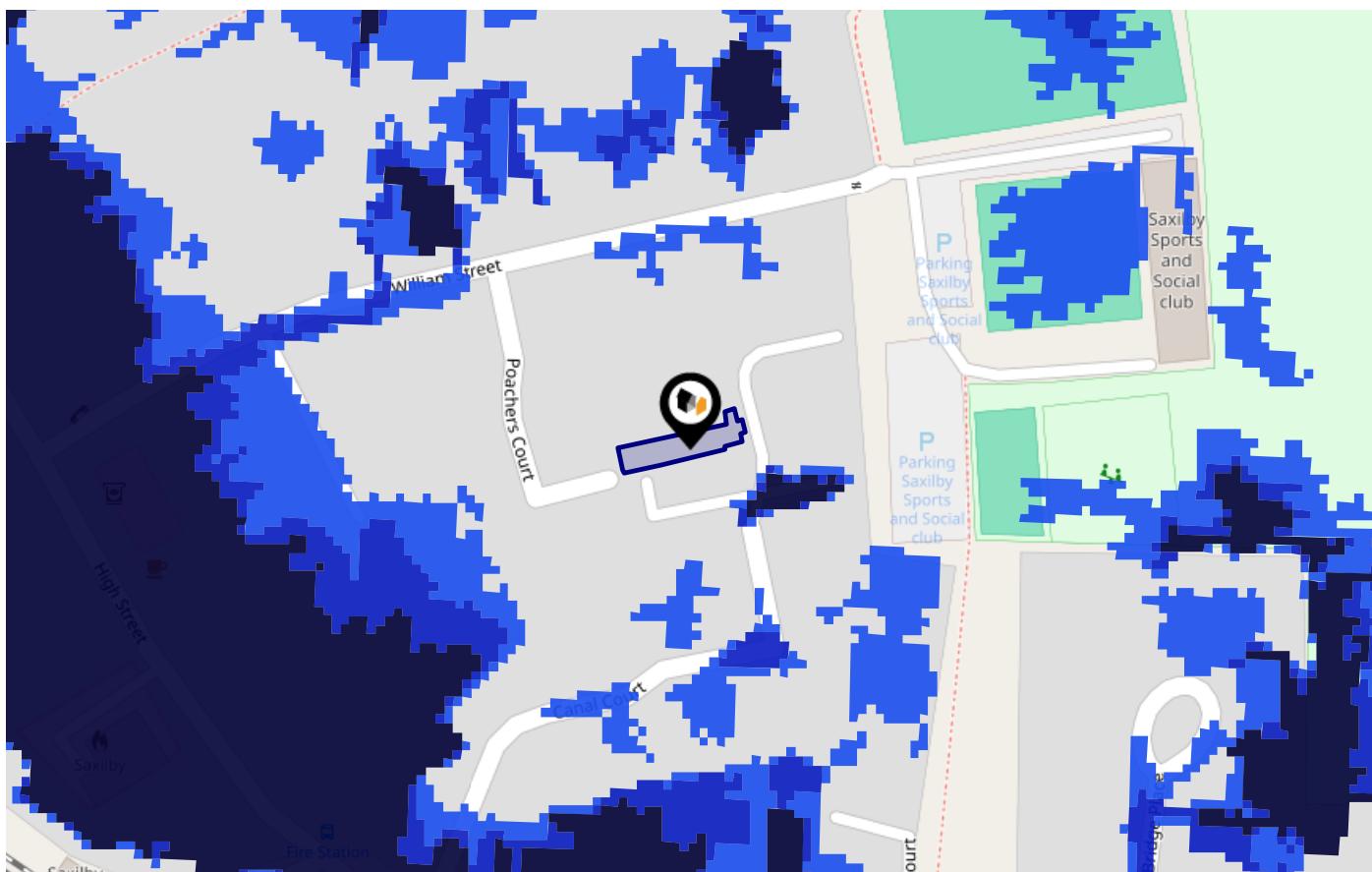
Chance of flooding to the following depths at this property:



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.

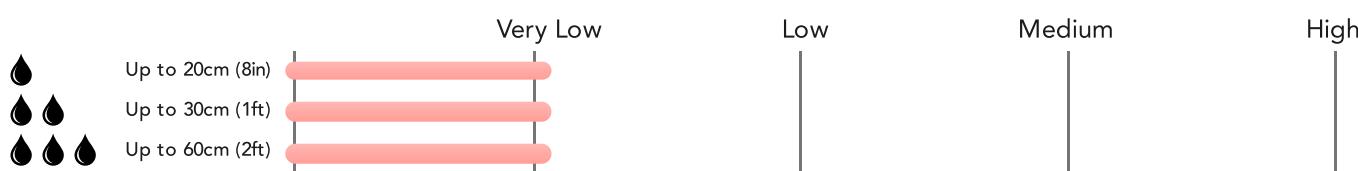


Risk Rating: Very low

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:

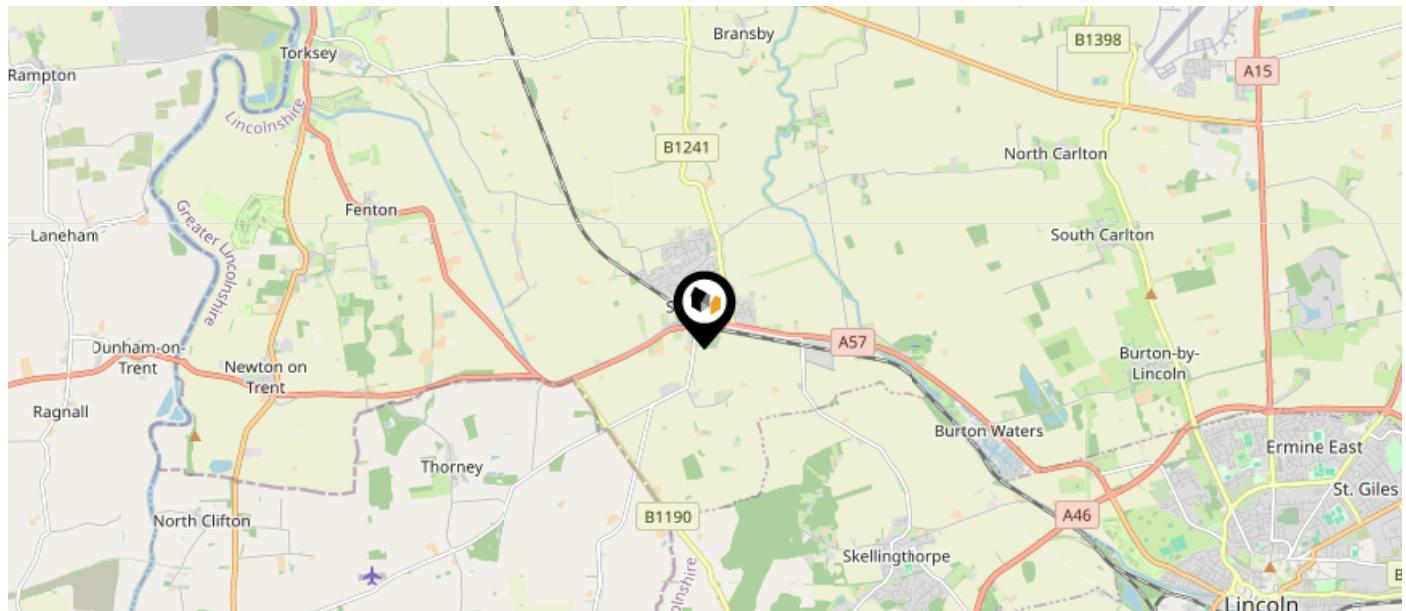


Maps

Green Belt



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



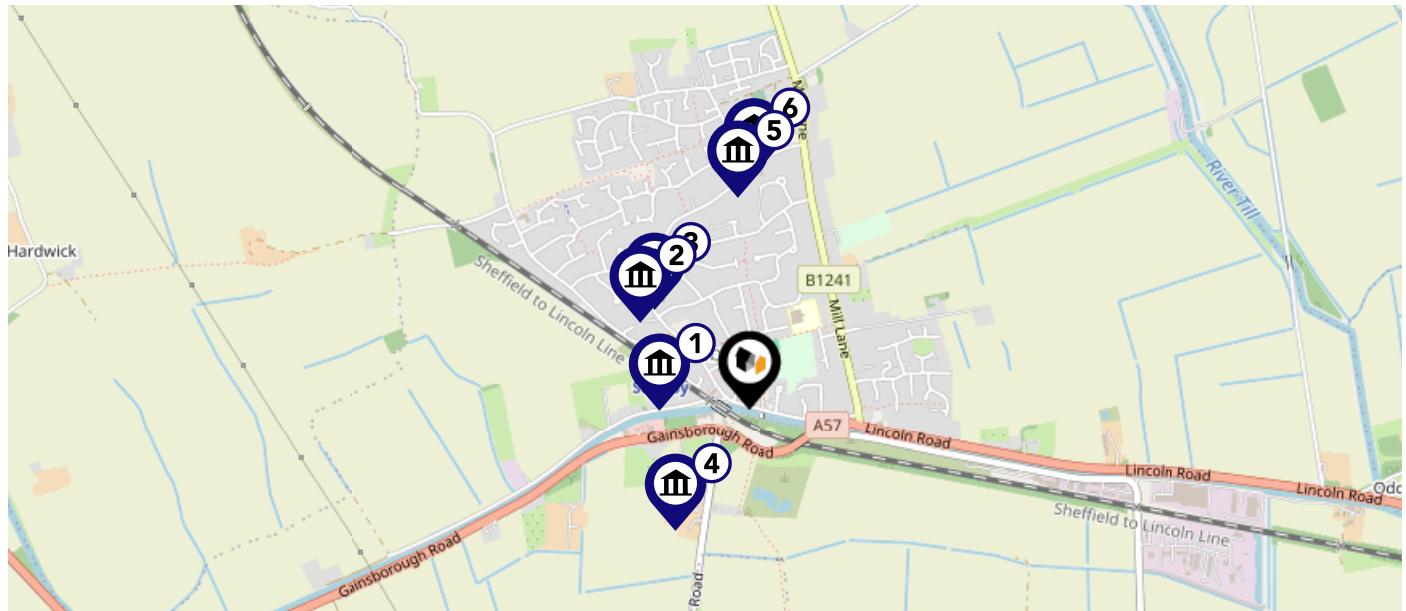
Nearby Green Belt Land

No data available.

Maps Listed Buildings

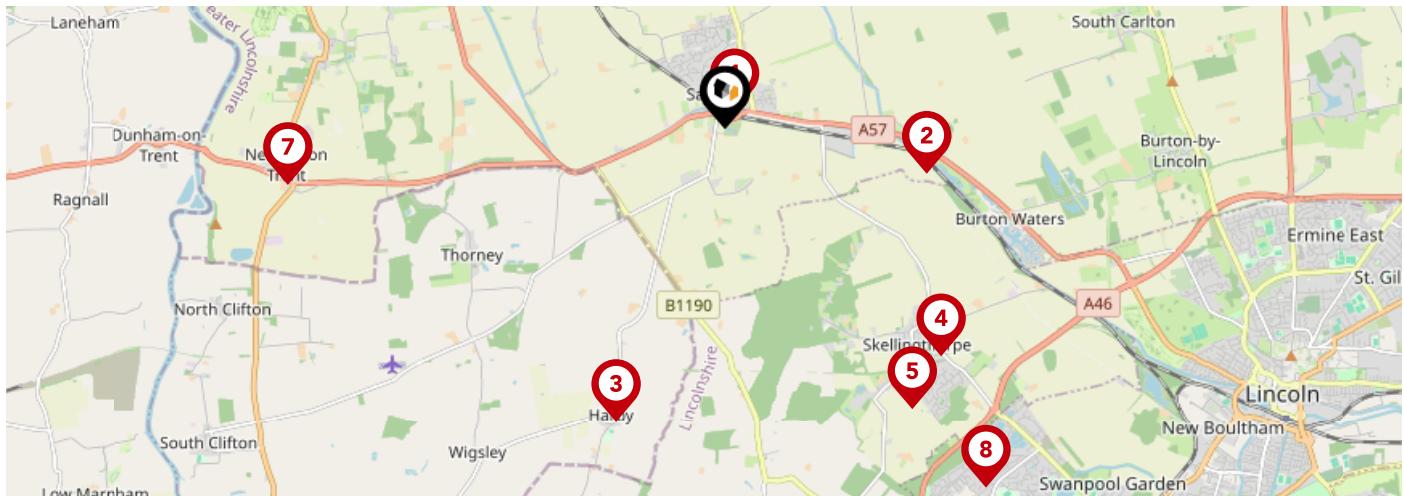


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1064073 - Railway Station And House	Grade II	0.2 miles
 1064072 - The Old Hall	Grade II	0.3 miles
 1308593 - 103 And Pump, High Street	Grade II	0.3 miles
 1064071 - Saxilby Moor Mill	Grade II	0.3 miles
 1308588 - The Manor House	Grade II	0.5 miles
 1359490 - Church Of St Botolph	Grade I	0.5 miles

Area Schools



Nursery Primary Secondary College Private

1 [Saxilby Church of England Primary School](#)
Ofsted Rating: Good | Pupils: 378 | Distance: 0.18



2 [Burton Hathow Preparatory School](#)
Ofsted Rating: Not Rated | Pupils: 106 | Distance: 1.83



3 [Queen Eleanor Primary School](#)
Ofsted Rating: Good | Pupils: 68 | Distance: 2.77



4 [St Lawrence Church of England Primary School](#)
Ofsted Rating: Good | Pupils: 209 | Distance: 2.79



5 [Skellingthorpe the Holt Primary School](#)
Ofsted Rating: Good | Pupils: 186 | Distance: 2.99



6 [Sturton by Stow Primary School](#)
Ofsted Rating: Good | Pupils: 171 | Distance: 3.55



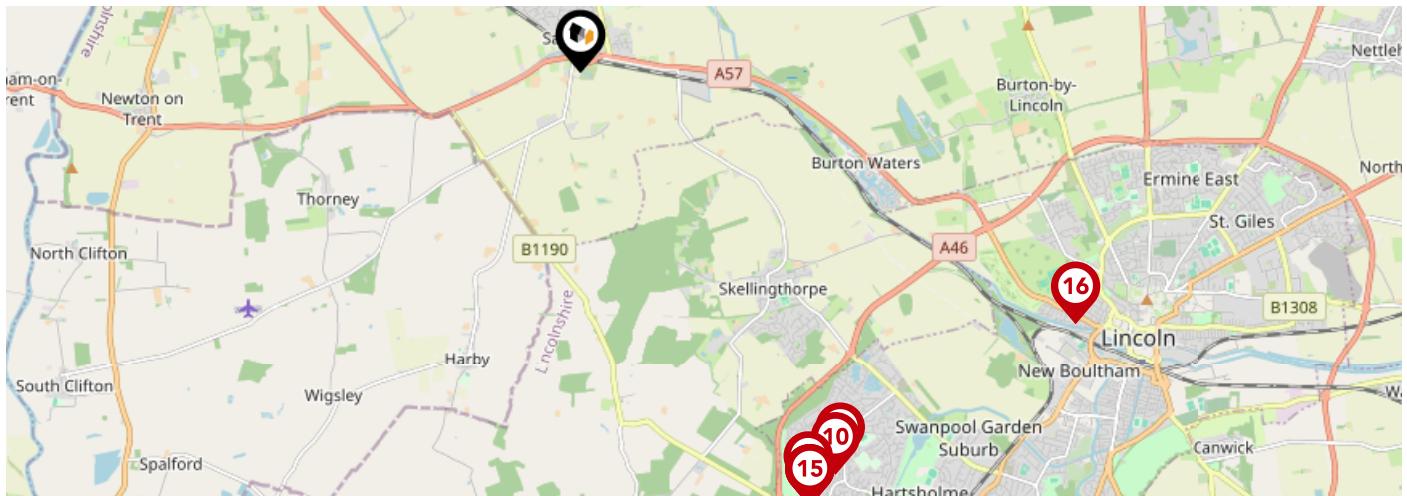
7 [Newton-on-Trent CofE Primary School](#)
Ofsted Rating: Good | Pupils: 56 | Distance: 3.91



8 [Woodlands Infant and Nursery School](#)
Ofsted Rating: Good | Pupils: 106 | Distance: 3.93



Area Schools



Nursery Primary Secondary College Private



Lincoln Birchwood Junior School

Ofsted Rating: Good | Pupils: 255 | Distance: 4.16



The Lancaster School

Ofsted Rating: Good | Pupils: 115 | Distance: 4.21



St Hugh's Catholic Primary, A Voluntary Academy

Ofsted Rating: Outstanding | Pupils: 274 | Distance: 4.24



Scampton Church of England Primary School

Ofsted Rating: Good | Pupils: 57 | Distance: 4.32



The Kingsdown Nursery School, Lincoln

Ofsted Rating: Good | Pupils: 80 | Distance: 4.35



Leslie Manser Primary School

Ofsted Rating: Good | Pupils: 240 | Distance: 4.35



Fortuna School

Ofsted Rating: Outstanding | Pupils: 80 | Distance: 4.35

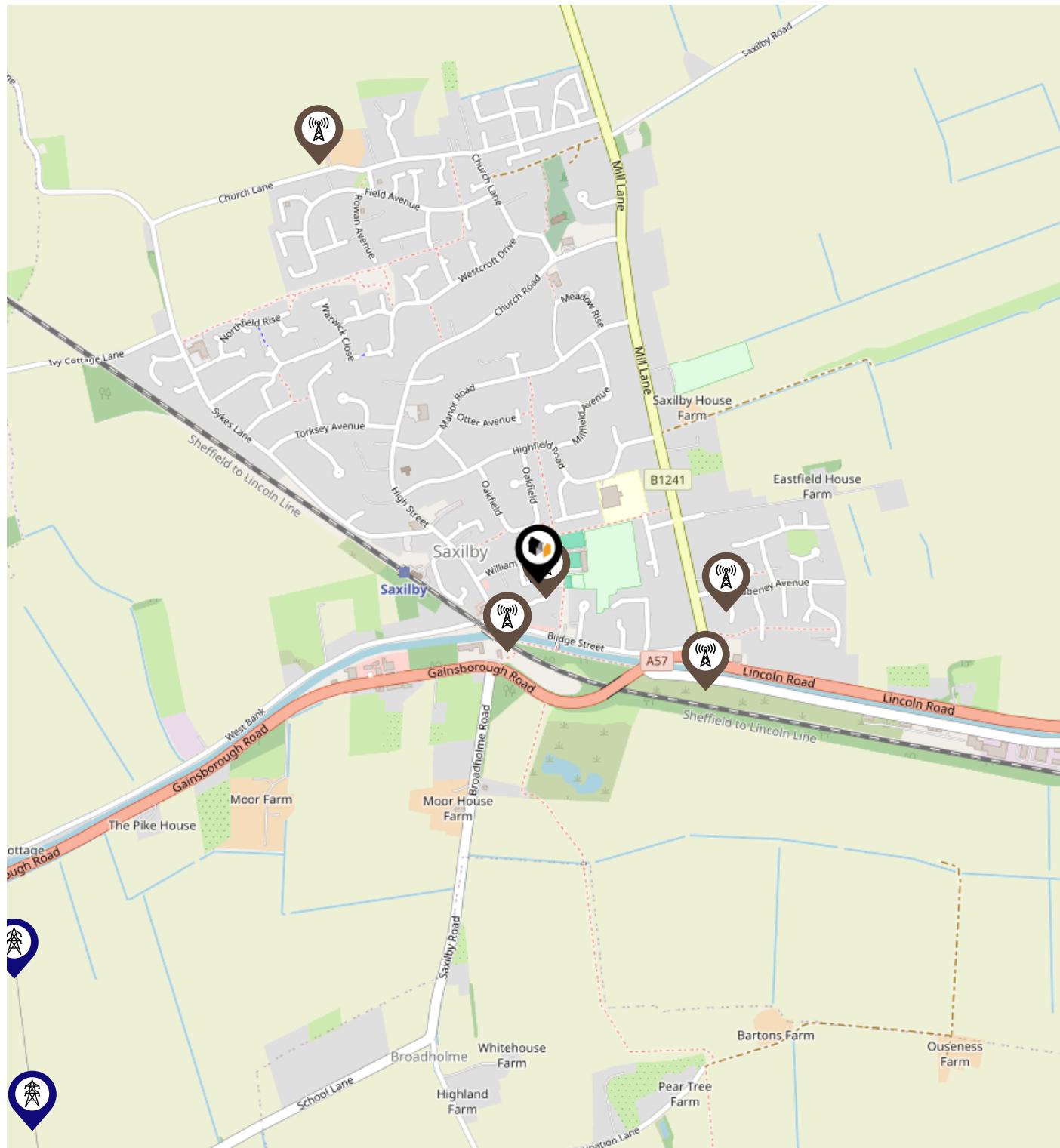


The St Faith's Church of England Infant and Nursery School, Lincoln

Ofsted Rating: Good | Pupils: 278 | Distance: 4.92



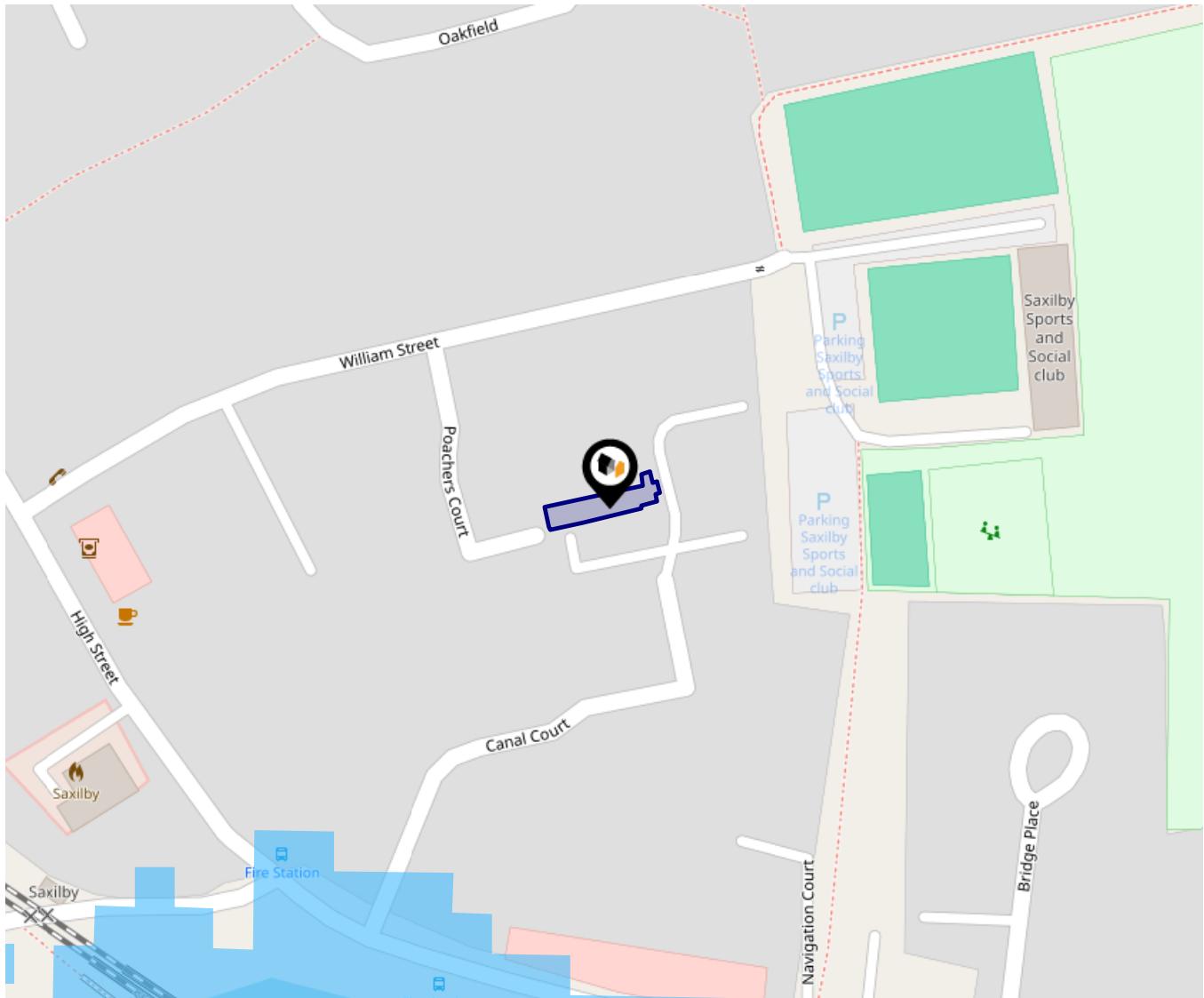
Local Area Masts & Pylons



Key:

- Power Pylons
- Communication Masts

Local Area Road Noise



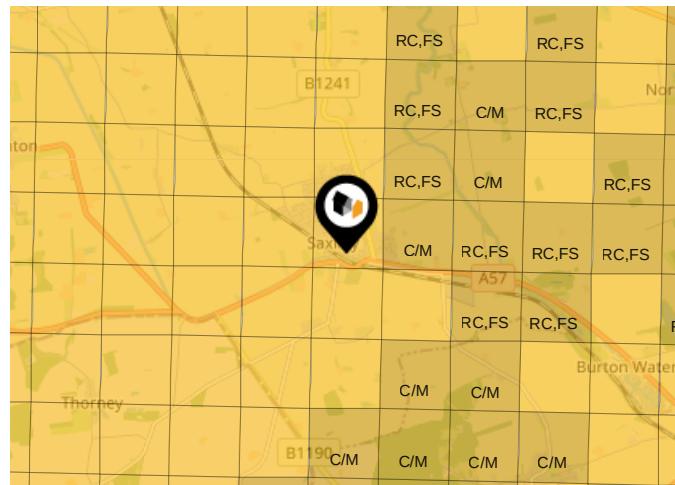
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

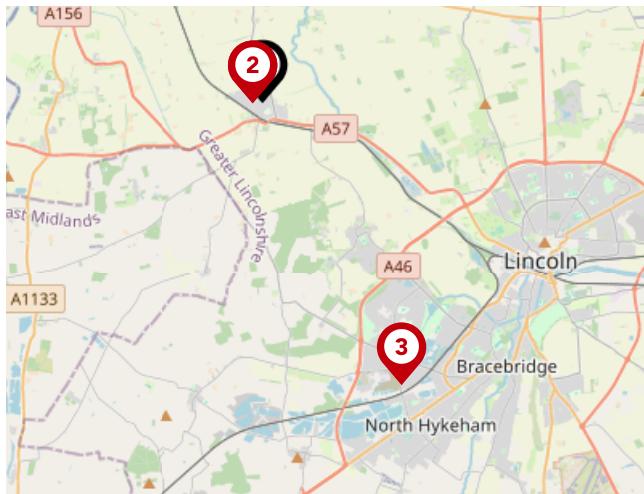
Carbon Content: VARIABLE(HIGH) **Soil Texture:** CLAYEY LOAM TO SILTY
Parent Material Grain: ARGILLACEOUS **Soil Depth:** LOAM
Soil Group: MEDIUM TO HEAVY **Soil Depth:** DEEP



Primary Classifications (Most Common Clay Types)

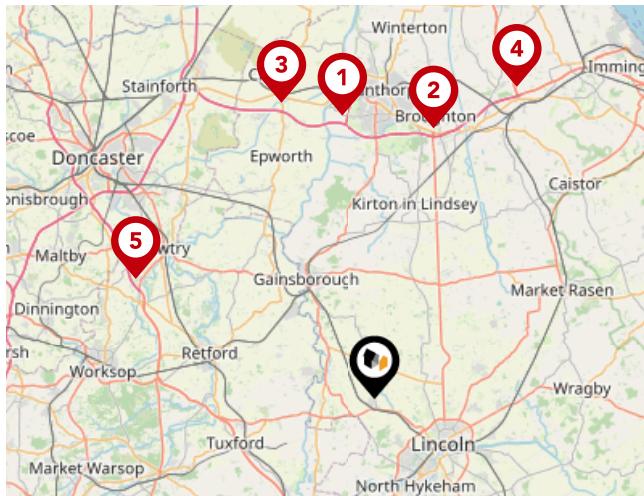
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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	Saxilby Rail Station	0.18 miles
2	Saxilby Rail Station	0.18 miles
3	Hykeham Rail Station	5.57 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J3	20.19 miles
2	M180 J4	19.63 miles
3	M180 J2	21.91 miles
4	M180 J5	24.22 miles
5	A1(M) J34	18.89 miles



Airports/Helpads

Pin	Name	Distance
1	Finningley	20.69 miles
2	Humberside Airport	25.35 miles
3	East Mids Airport	41.29 miles
4	Leeds Bradford Airport	58.48 miles

Area Transport (Local)

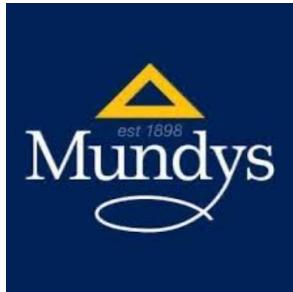


Bus Stops/Stations

Pin	Name	Distance
1	Fire Station	0.08 miles
2	Fire Station	0.08 miles
3	St Andrew's Hall	0.14 miles
4	Village Hall	0.2 miles
5	Fosdyke Gardens	0.22 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.



Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

Alex.Porter@mundys.net

www.mundys.net



Land Registry

