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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 21<sup>st</sup> January 2026**



**BRAUNCEWELL, LINCOLN, LN5**

## Charles Dyson Estate Agents

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charlesdyson.co.uk





















## Property

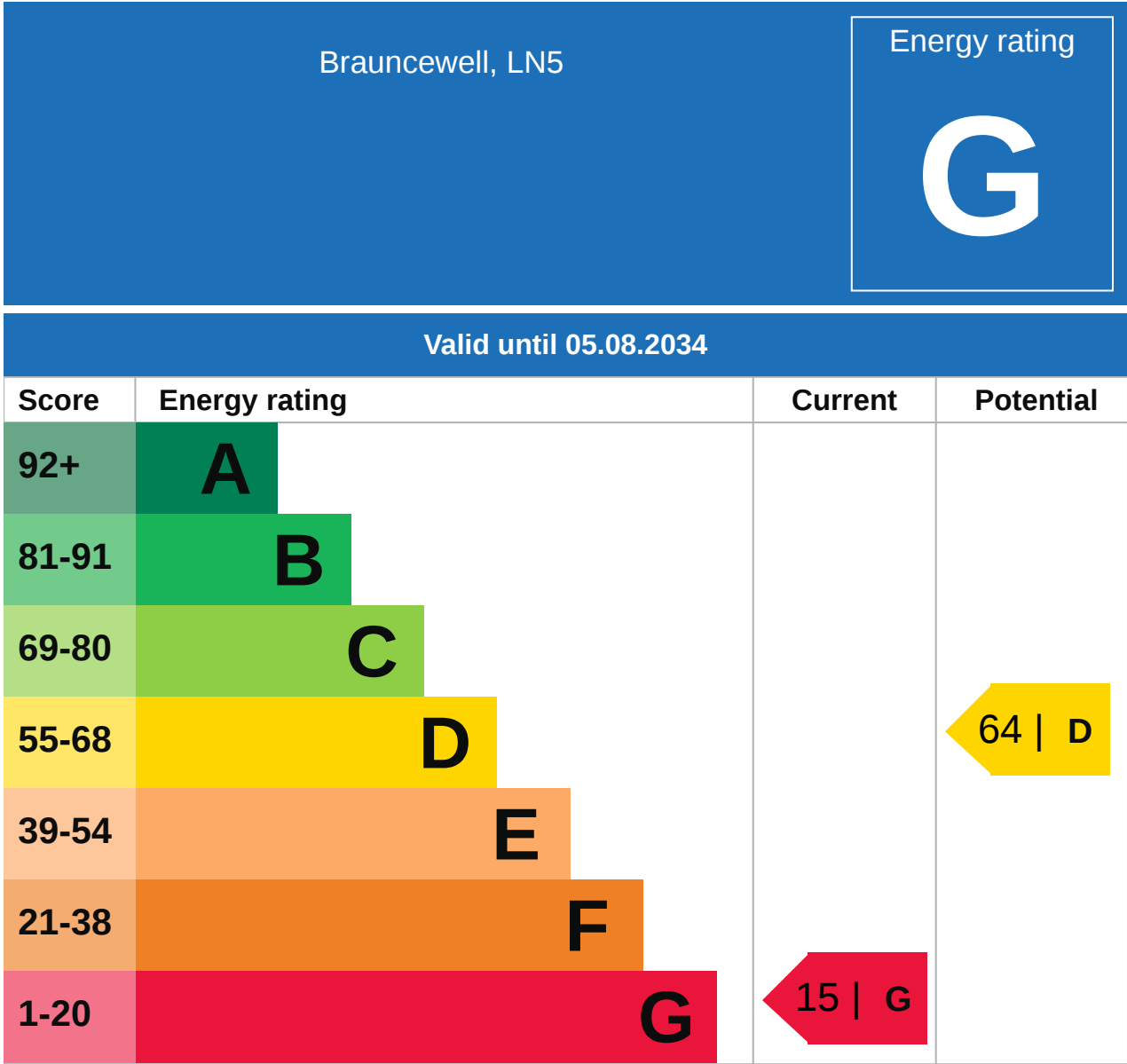
|                         |  |                |          |
|-------------------------|--|----------------|----------|
| <b>Type:</b>            | Semi-Detached                              | <b>Tenure:</b> | Freehold |
| <b>Bedrooms:</b>        | 3  |                |          |
| <b>Floor Area:</b>      | 1,323 ft <sup>2</sup> / 123 m <sup>2</sup> |                |          |
| <b>Plot Area:</b>       | 0.17 acres                                 |                |          |
| <b>Council Tax :</b>    | Band D                                     |                |          |
| <b>Annual Estimate:</b> | £2,261                                     |                |          |
| <b>Title Number:</b>    | LL260483                                   |                |          |

## Local Area

|                           |              |   |   |
|---------------------------|--------------|---|---|
| <b>Local Authority:</b>   | Lincolnshire | <b>Estimated Broadband Speeds</b><br>(Standard - Superfast - Ultrafast)             |   |
| <b>Conservation Area:</b> | No           |   |   |
| <b>Flood Risk:</b>        |              |   |   |
| • Rivers & Seas           | Very low     | <b>15</b><br>mb/s   | <b>-</b><br>mb/s  |
| • Surface Water           | Very low     |  |  |

|   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|
| <b>Mobile Coverage:</b><br>(based on calls indoors)                                 |   |   |   | <b>Satellite/Fibre TV Availability:</b>   |   |   |
|  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |

# Property EPC - Certificate



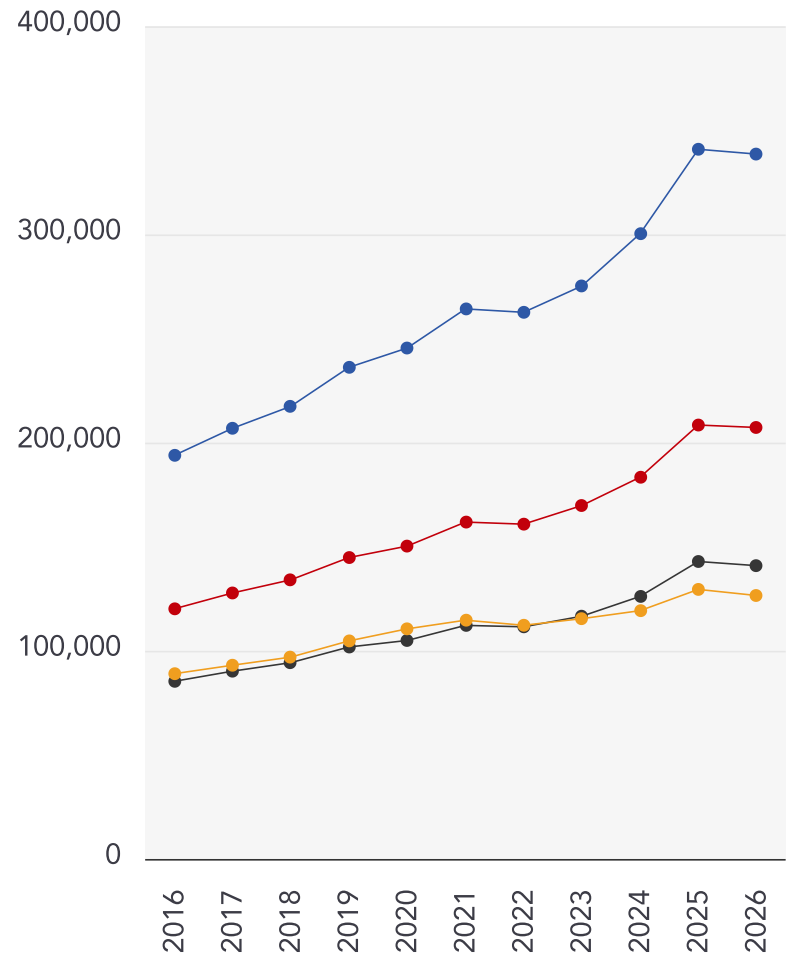
## Additional EPC Data

|                                     |   |
|-------------------------------------|---|
| <b>Property Type:</b>               | House   |
| <b>Build Form:</b>                  | Detached  |
| <b>Transaction Type:</b>            | Marketed sale   |
| <b>Energy Tariff:</b>               | Single  |
| <b>Main Fuel:</b>                   | Oil (not community)                                       |
| <b>Main Gas:</b>                    | No  |
| <b>Glazing Type:</b>                | Double glazing installed during or after 2002             |
| <b>Previous Extension:</b>          | 1   |
| <b>Open Fireplace:</b>              | 1   |
| <b>Ventilation:</b>                 | Natural   |
| <b>Walls:</b>                       | Sandstone or limestone, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                | Very Poor   |
| <b>Roof:</b>                        | Pitched, 100 mm loft insulation                           |
| <b>Roof Energy:</b>                 | Average   |
| <b>Main Heating:</b>                | Boiler and radiators, oil                                 |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs                      |
| <b>Hot Water System:</b>            | From main system  |
| <b>Hot Water Energy Efficiency:</b> | Average   |
| <b>Lighting:</b>                    | Low energy lighting in 93% of fixed outlets               |
| <b>Floors:</b>                      | Solid, no insulation (assumed)                            |
| <b>Total Floor Area:</b>            | 123 m <sup>2</sup>  |

# Market

## House Price Statistics

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



Detached

**+74.63%**

Semi-Detached

**+72.49%**

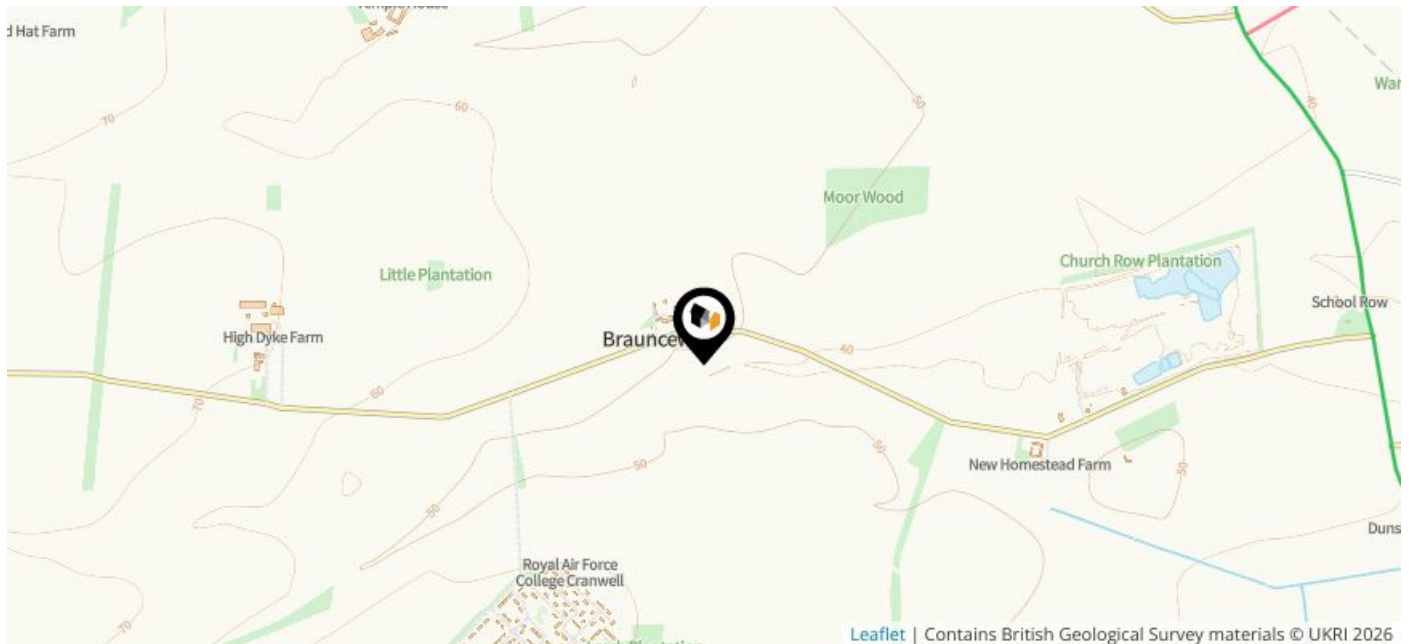
Terraced

**+65.1%**

Flat

**+42.2%**

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

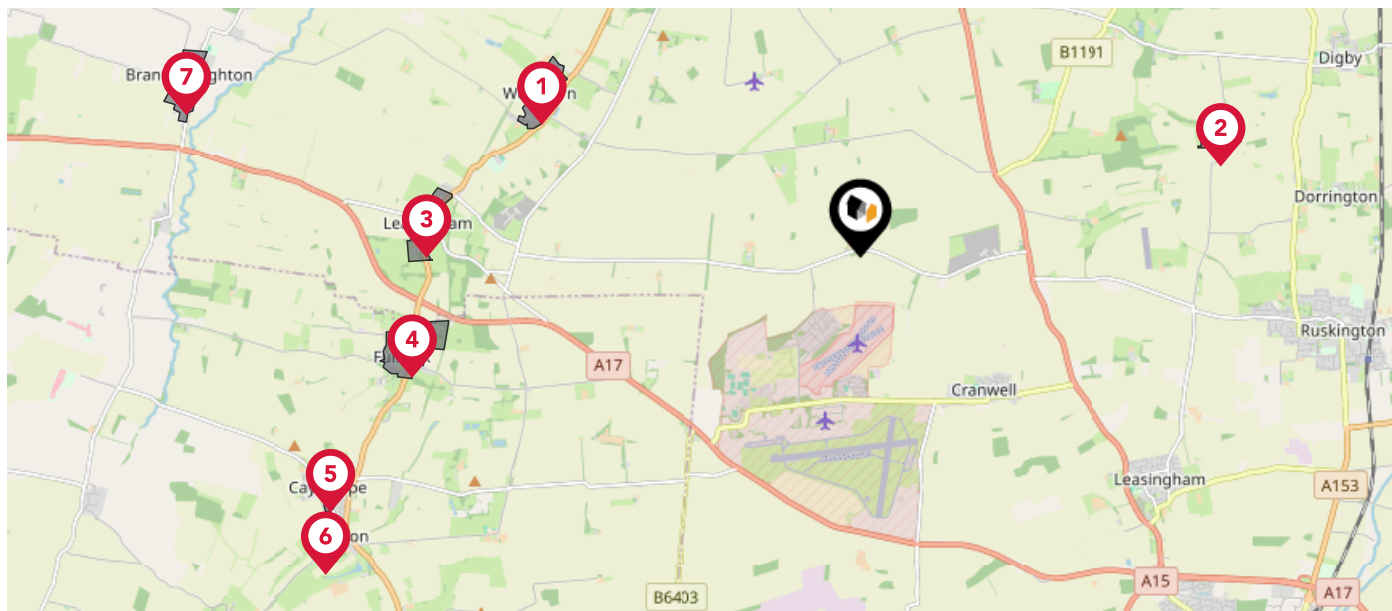
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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



Welbourn



Bloxholm



Leadenham



Fulbeck



Caythorpe



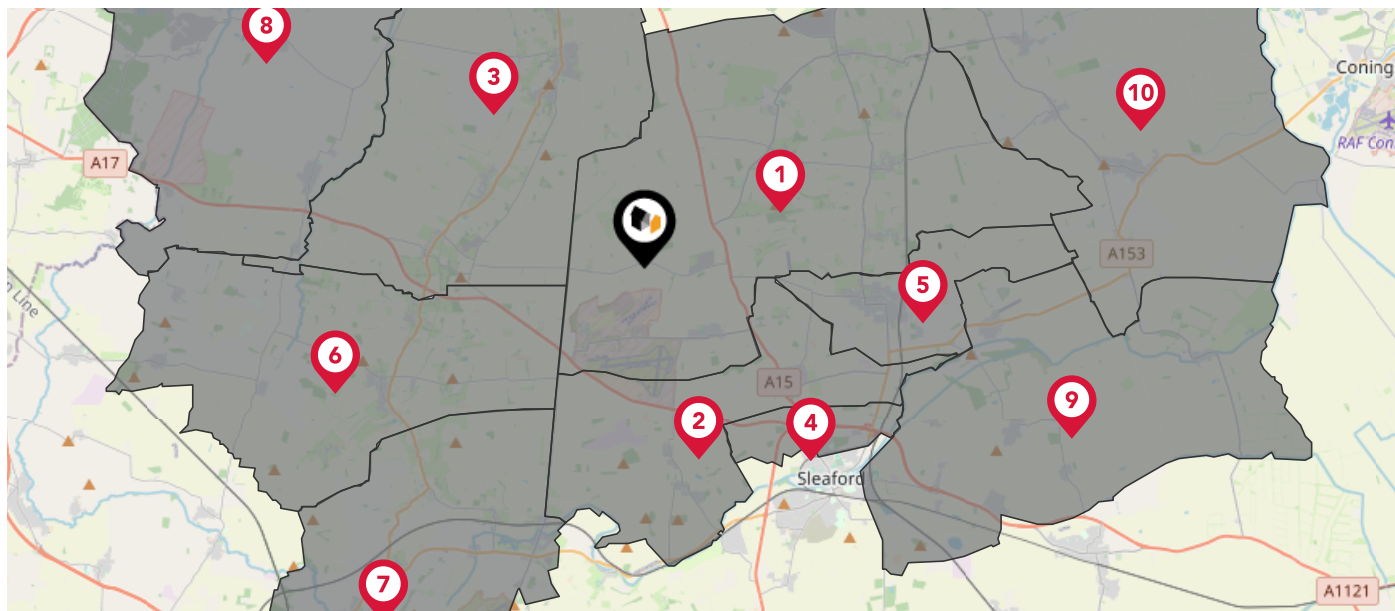
Frieston Green



Brant Broughton



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

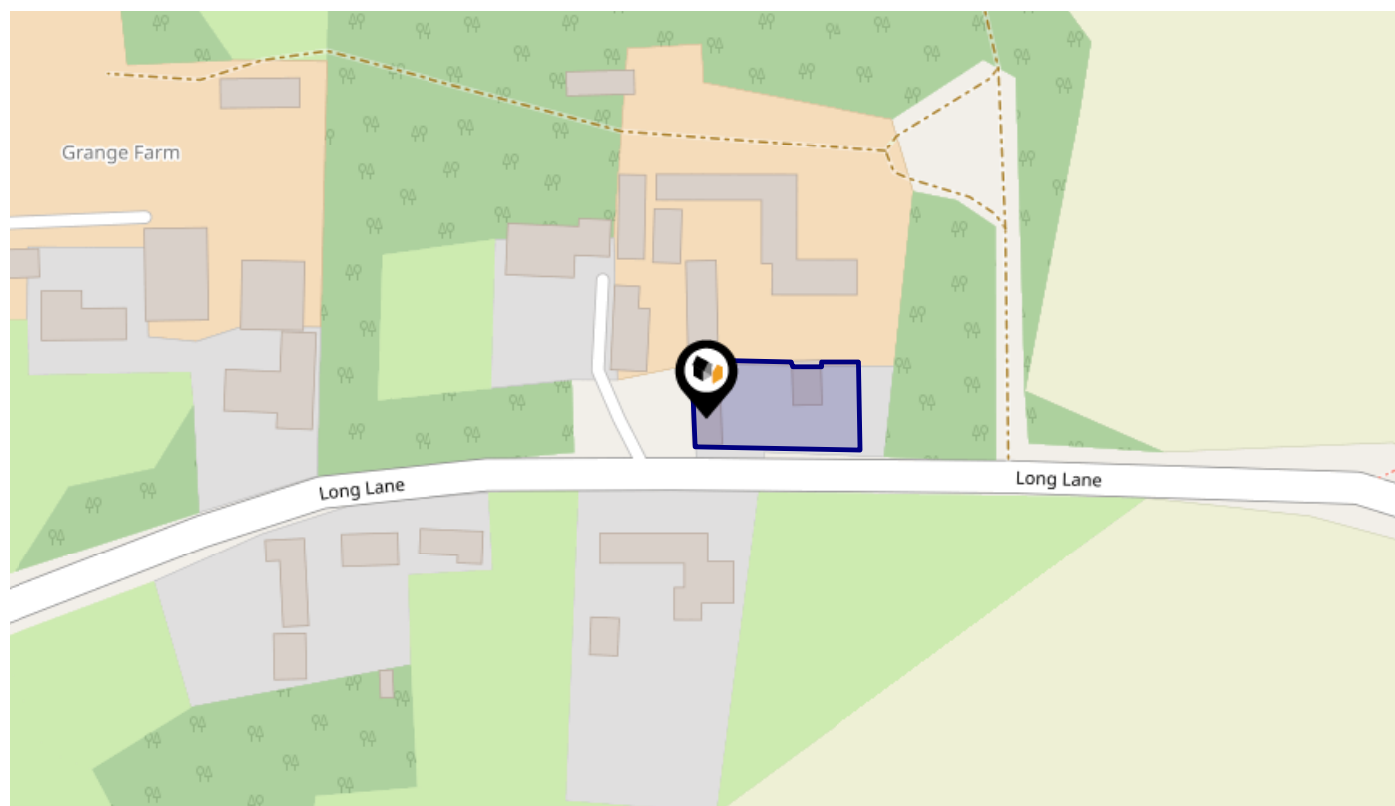


### Nearby Council Wards

- |    |  |
|----|--|
| 1  | Ashby de la Launde and Cranwell Ward   |
| 2  | Leasingham and Rauceby Ward            |
| 3  | Cliff Villages Ward                    |
| 4  | Sleaford Holdingham Ward               |
| 5  | Ruskington Ward                        |
| 6  | Loveden Heath Ward                     |
| 7  | Peascliffe & Ridgeway Ward             |
| 8  | Bassingham and Brant Broughton Ward    |
| 9  | Kirkby la Thorpe and South Kyme Ward   |
| 10 | 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.

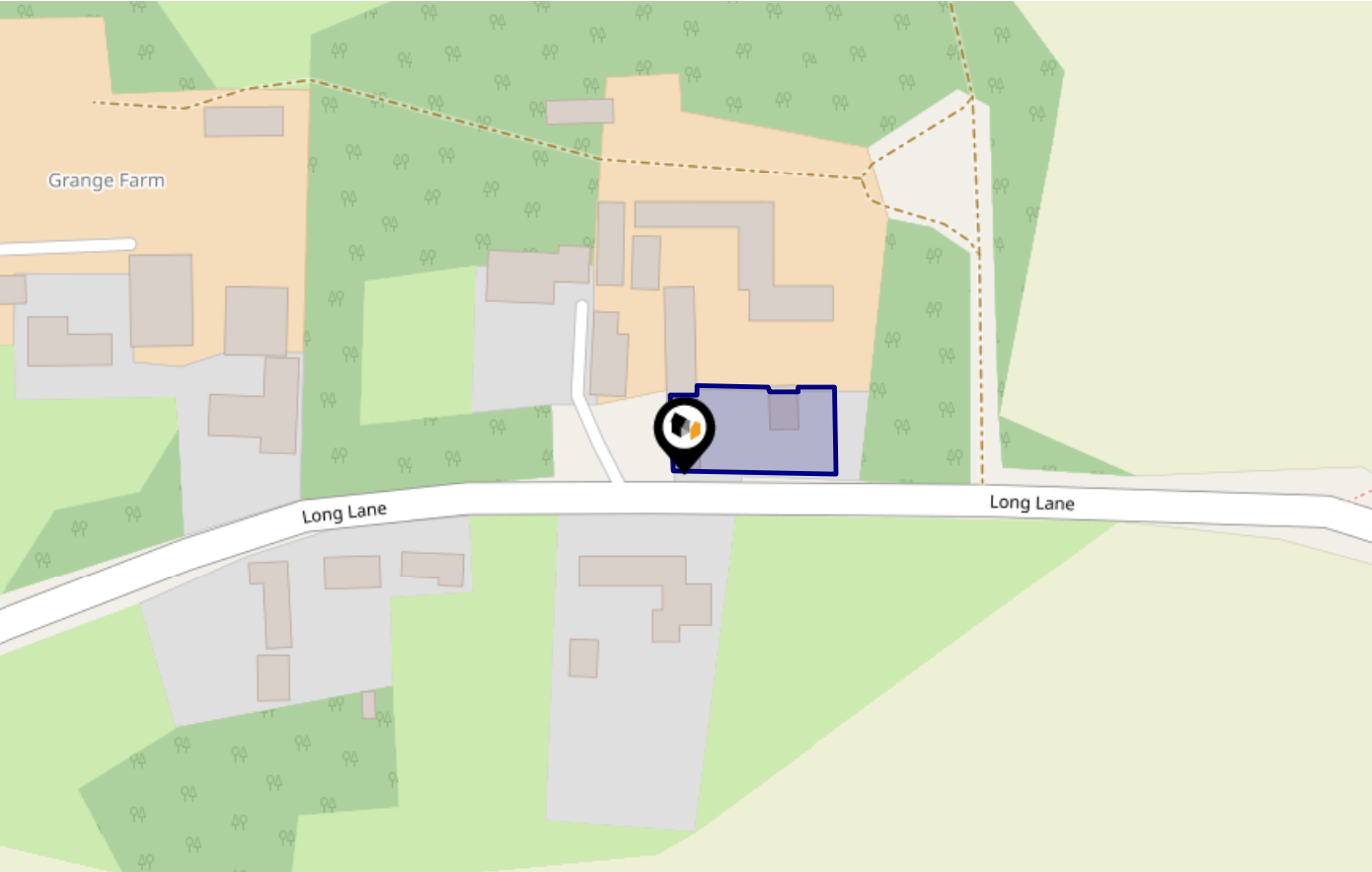
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

|   |  |              |                                       |
|---|--|--------------|---------------------------------------|
| 5 |  | 75.0+ dB     | <span style="color: red;">■</span>    |
| 4 |  | 70.0-74.9 dB | <span style="color: orange;">■</span> |
| 3 |  | 65.0-69.9 dB | <span style="color: yellow;">■</span> |
| 2 |  | 60.0-64.9 dB | <span style="color: green;">■</span>  |
| 1 |  | 55.0-59.9 dB | <span style="color: blue;">■</span>   |

# 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.

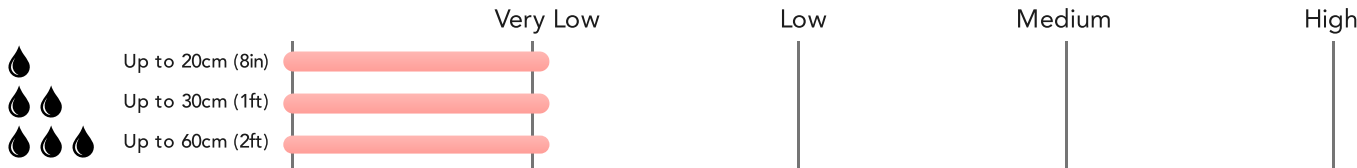


**Risk Rating:** Very low

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.

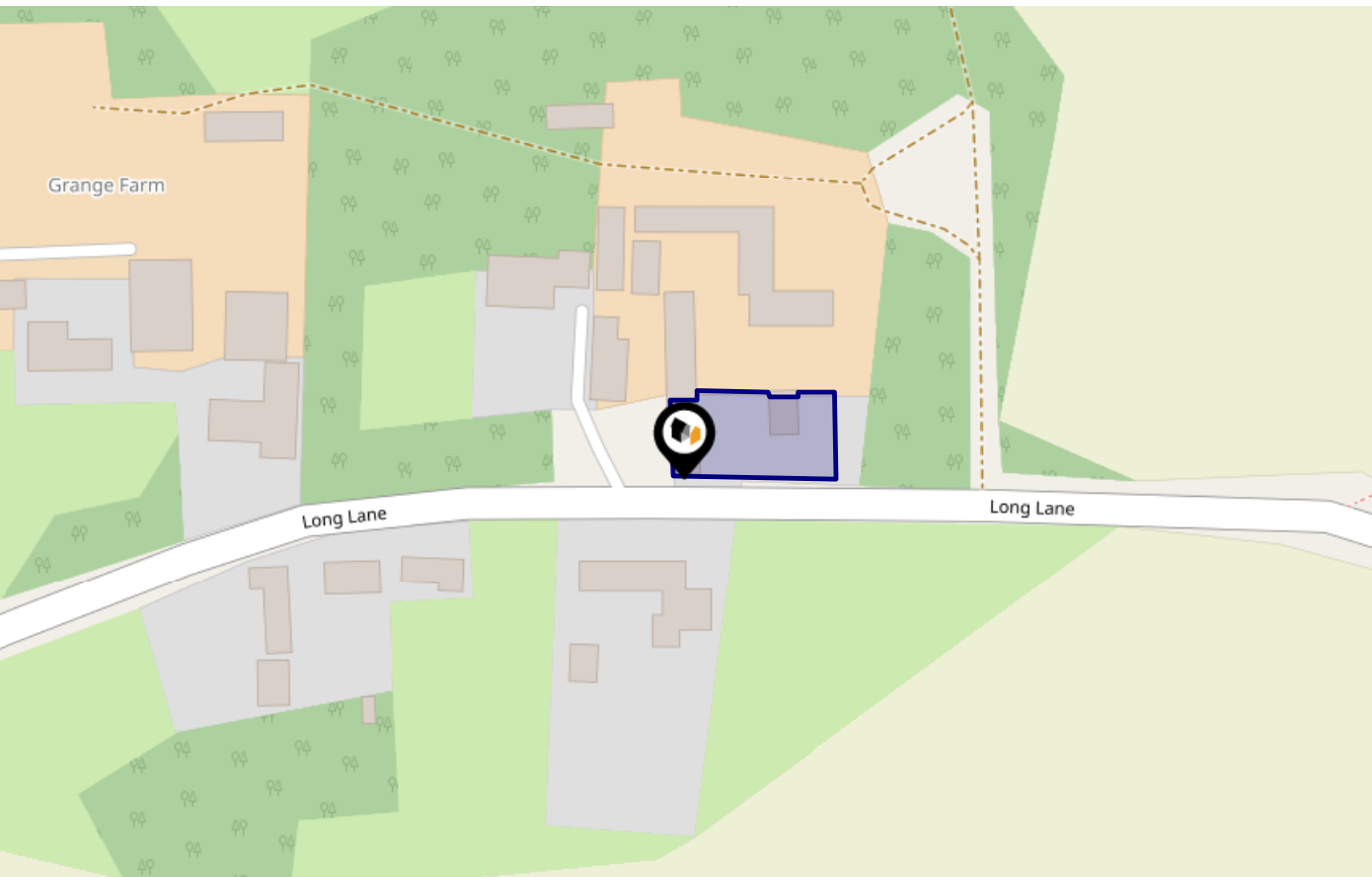
Chance of flooding to the following depths at this property:



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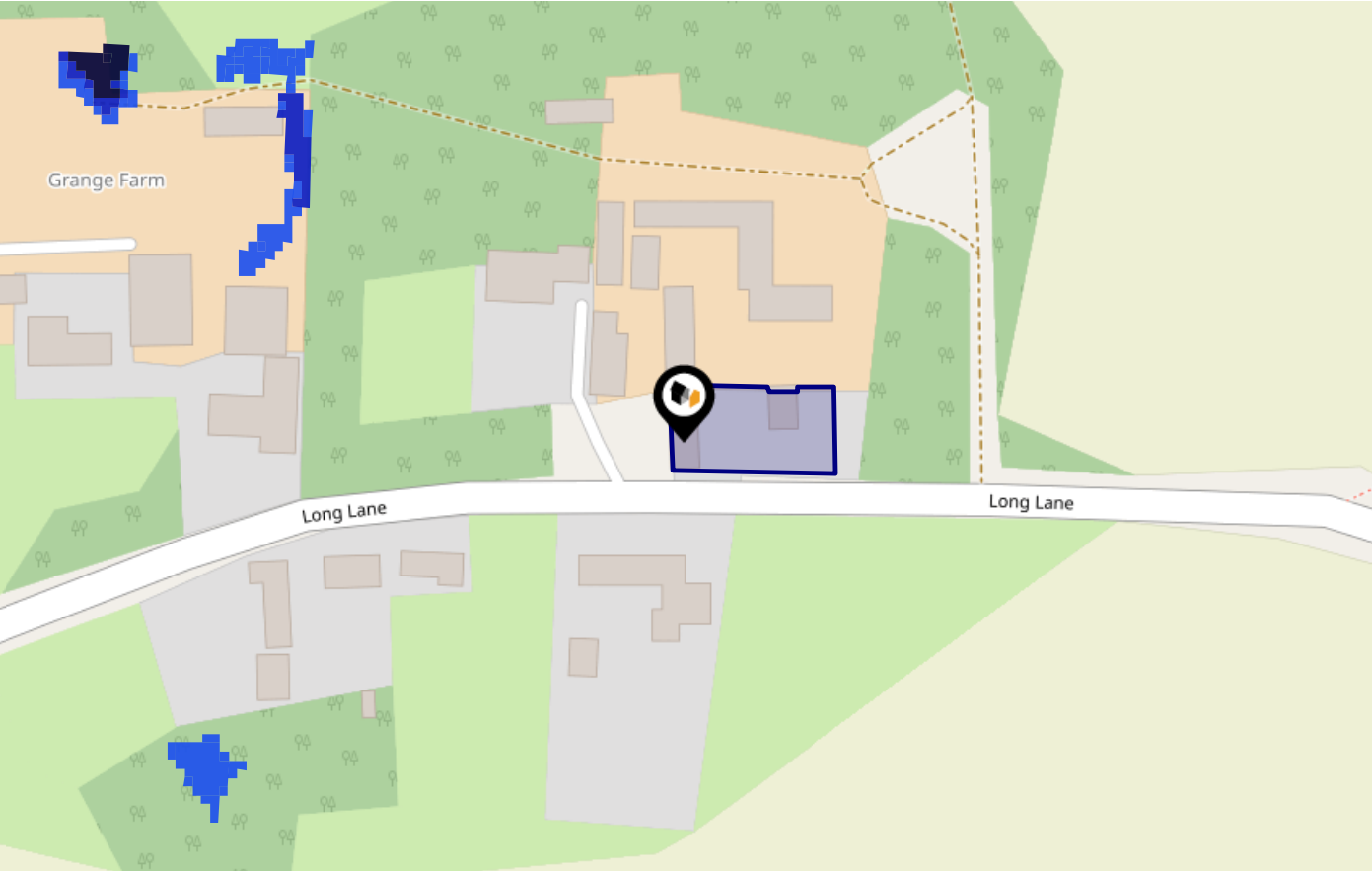
Chance of flooding to the following depths at this property:



# 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.

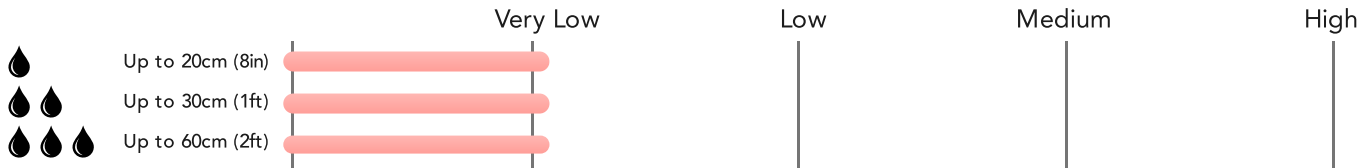


**Risk Rating:** Very low

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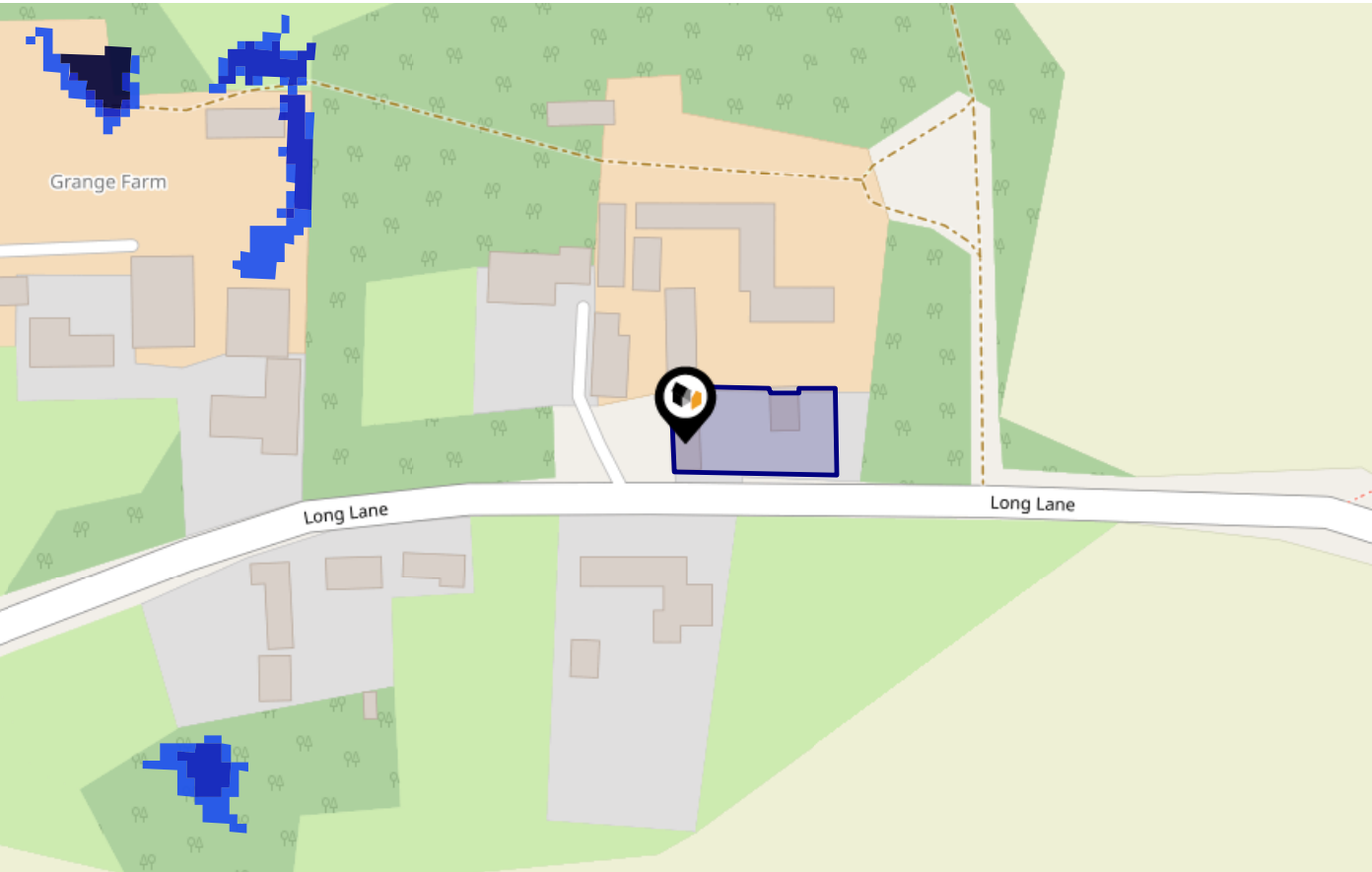
Chance of flooding to the following depths at this property:



# 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.

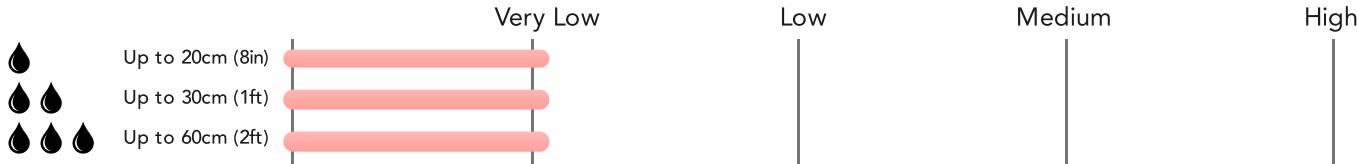


**Risk Rating:** Very low

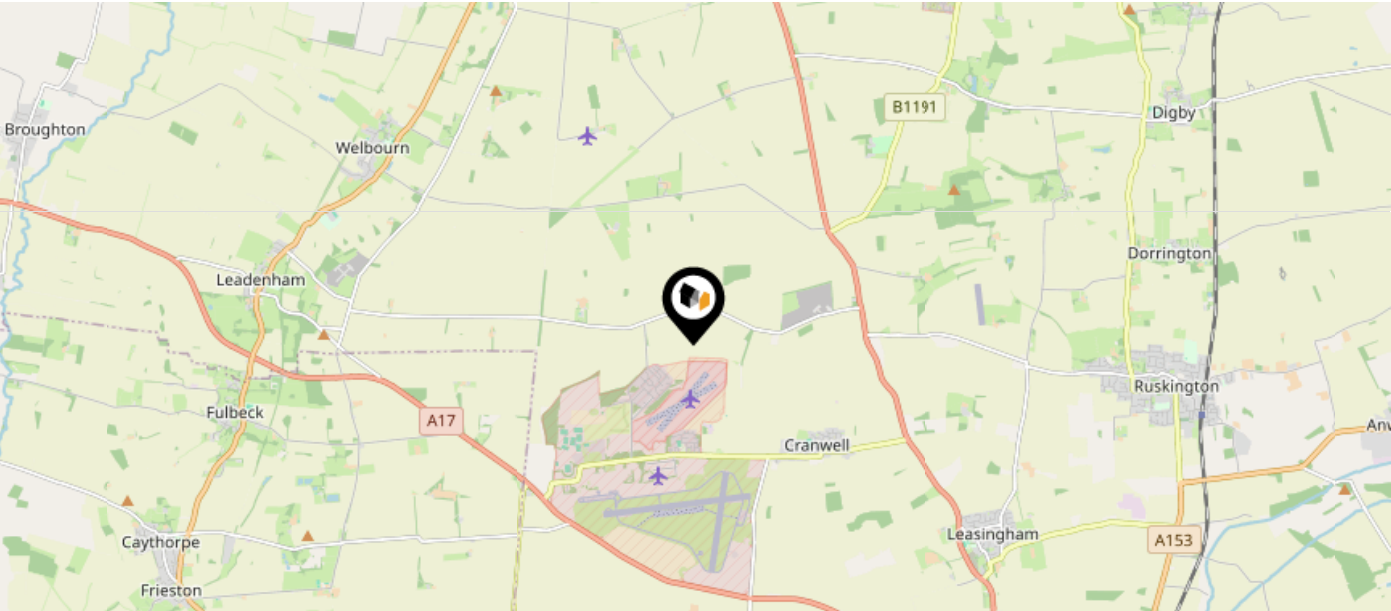
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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:



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



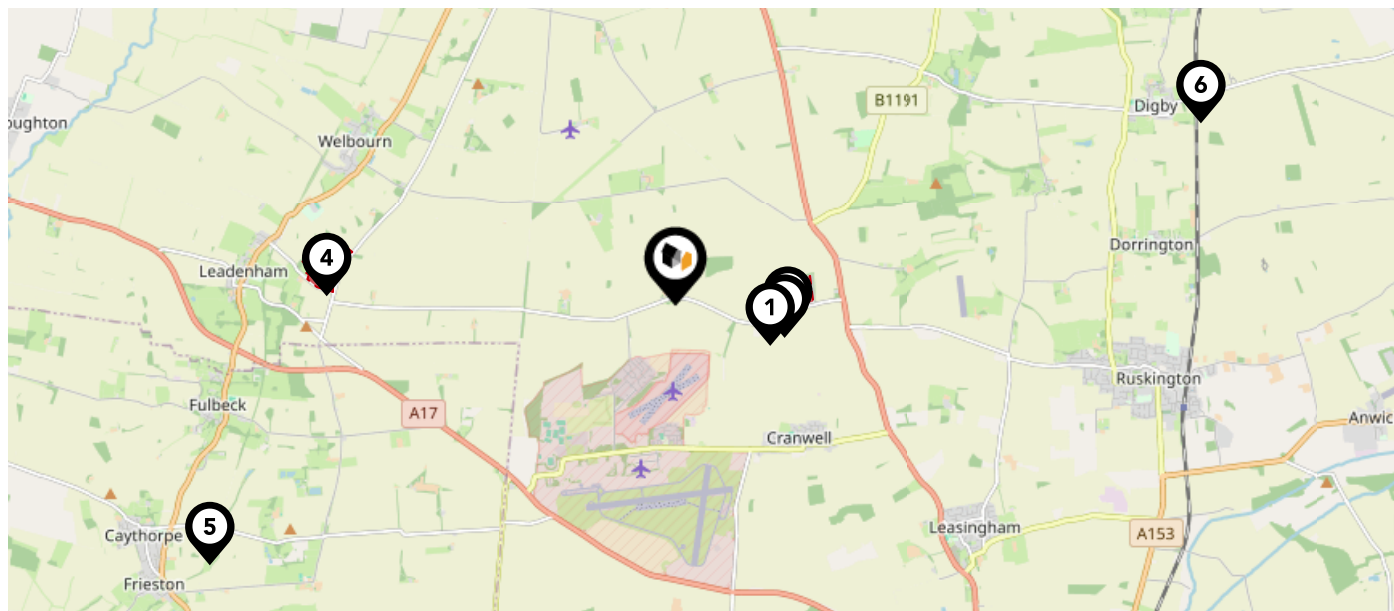
Nearby Green Belt Land

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

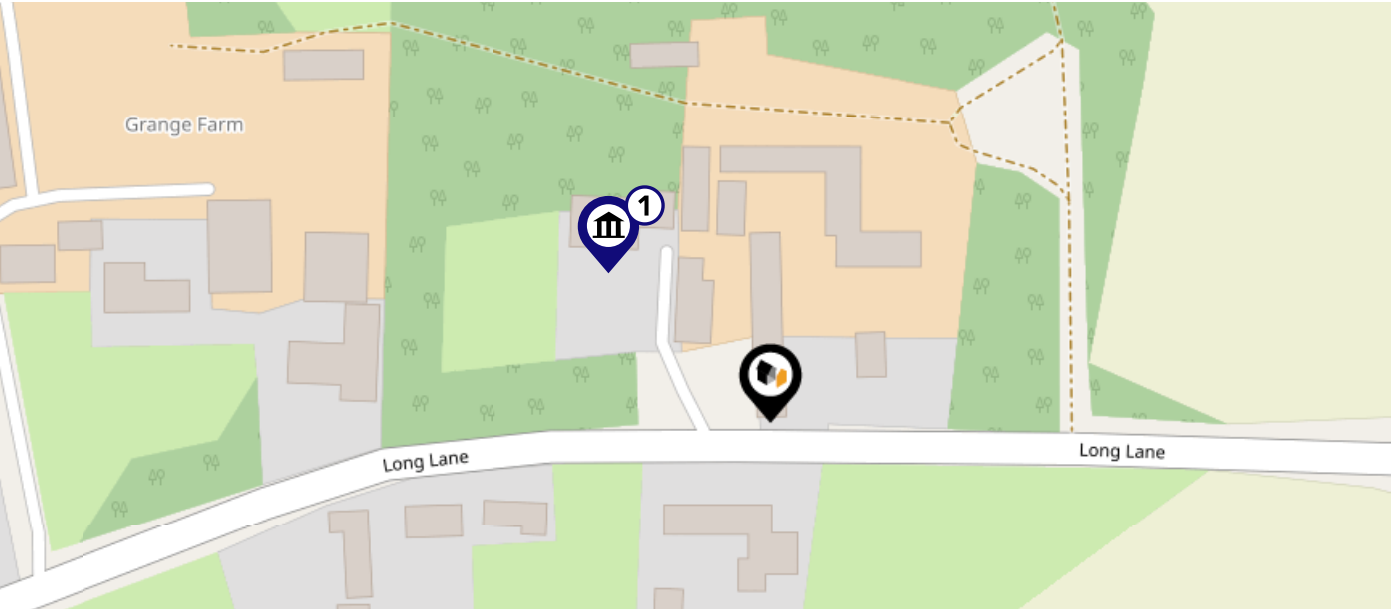
|          |   |                   |
|----------|---|-------------------|
| <b>1</b> | EA/EPR/BP3298NP/A001 - Brauncewell Quarries Ltd                   | Active Landfill   |
| <b>2</b> | EA/EPR/AP3592NW/A001  | Active Landfill   |
| <b>3</b> | EA/EPR/DP3594NP/V003  | Active Landfill   |
| <b>4</b> | No name provided by source  | Active Landfill   |
| <b>5</b> | West Of Station-Station Road, Caythorpe, Granthorpe, Lincolnshire | Historic Landfill |
| <b>6</b> | Station Road-Digby  | Historic Landfill |




# Maps

## Listed Buildings

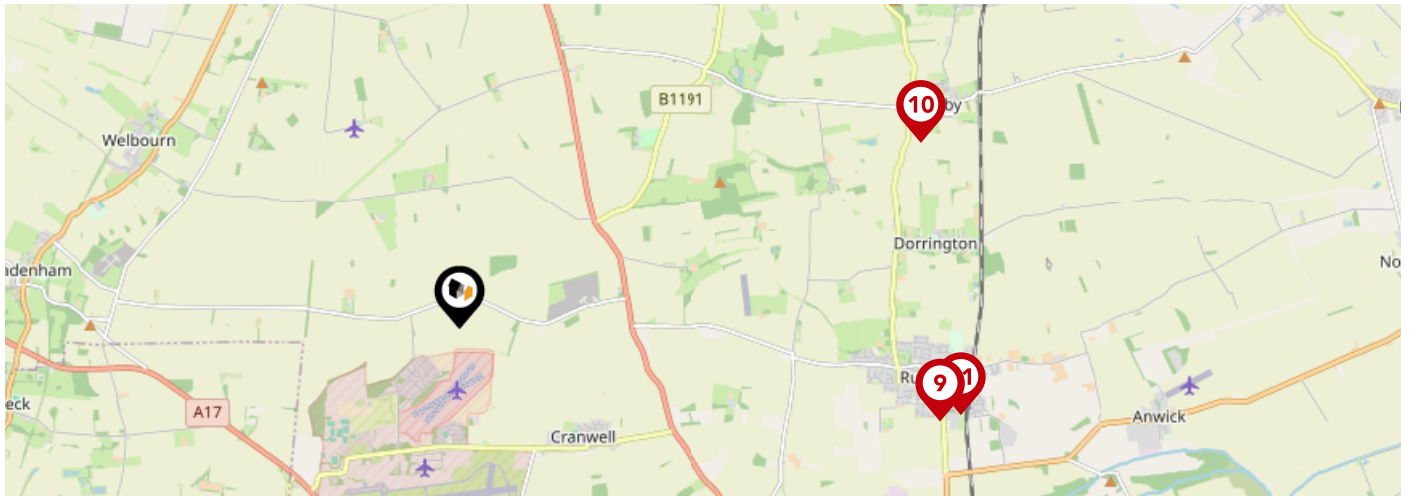
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











| Listed Buildings in the local district  |                             | Grade    | Distance  |
|---|-----------------------------|----------|-----------|
|  | 1261461 - Brauncewell Lodge | Grade II | 0.0 miles |



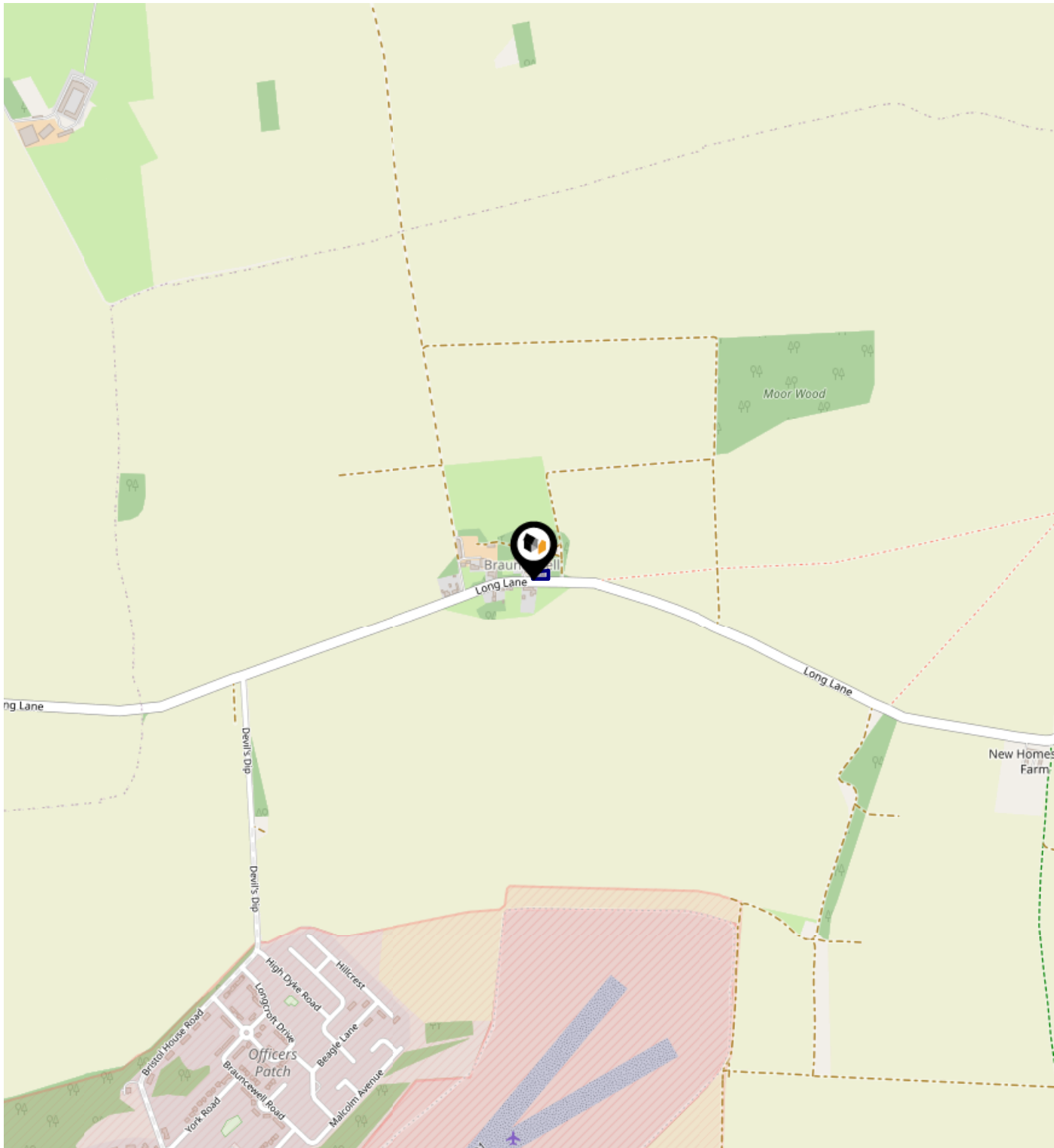
|          |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Cranwell Primary School (Foundation)</b><br>Ofsted Rating: Good   Pupils: 303   Distance:1.26                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Sir William Robertson Academy, Welbourn</b><br>Ofsted Rating: Good   Pupils: 1028   Distance:3.15                    | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>The Welbourn Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 64   Distance:3.22                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>The Leasingham St Andrew's Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 200   Distance:3.32 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Digby the Tedder Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 93   Distance:3.56                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Rauceby Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 174   Distance:3.65                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Navenby Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 193   Distance:3.84                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Leadenham Church of England Academy</b><br>Ofsted Rating: Good   Pupils: 57   Distance:3.85                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |





|   |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|    | <b>Winchelsea Primary School Ruskington</b><br>Ofsted Rating: Good   Pupils: 231   Distance:4.36                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|   | <b>Digby Church of England School</b><br>Ofsted Rating: Requires improvement   Pupils: 60   Distance:4.44                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Ruskington Chestnut Street Church of England Academy</b><br>Ofsted Rating: Good   Pupils: 178   Distance:4.54                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Our Lady of Good Counsel Catholic Primary School, A Voluntary Academy</b><br>Ofsted Rating: Good   Pupils: 155   Distance:4.74 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Carre's Grammar School</b><br>Ofsted Rating: Good   Pupils: 789   Distance:4.92  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Botolph's C of E Primary School</b><br>Ofsted Rating: Good   Pupils: 407   Distance:4.97                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Sleaford Joint Sixth Form</b><br>Ofsted Rating: Not Rated   Pupils:0   Distance:4.98   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St George's Academy</b><br>Ofsted Rating: Good   Pupils: 2356   Distance:4.99  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

# Local Area

## Masts & Pylons

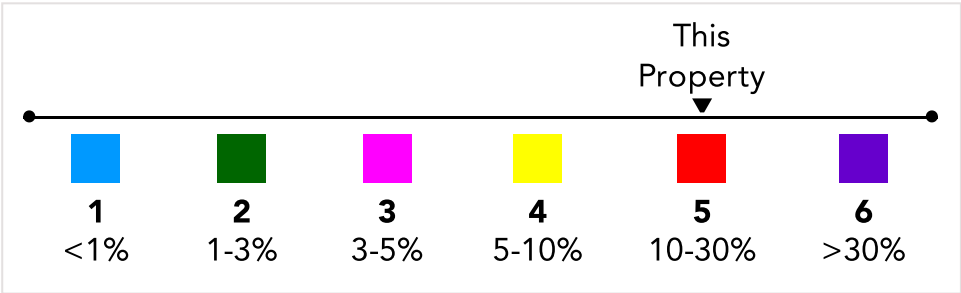
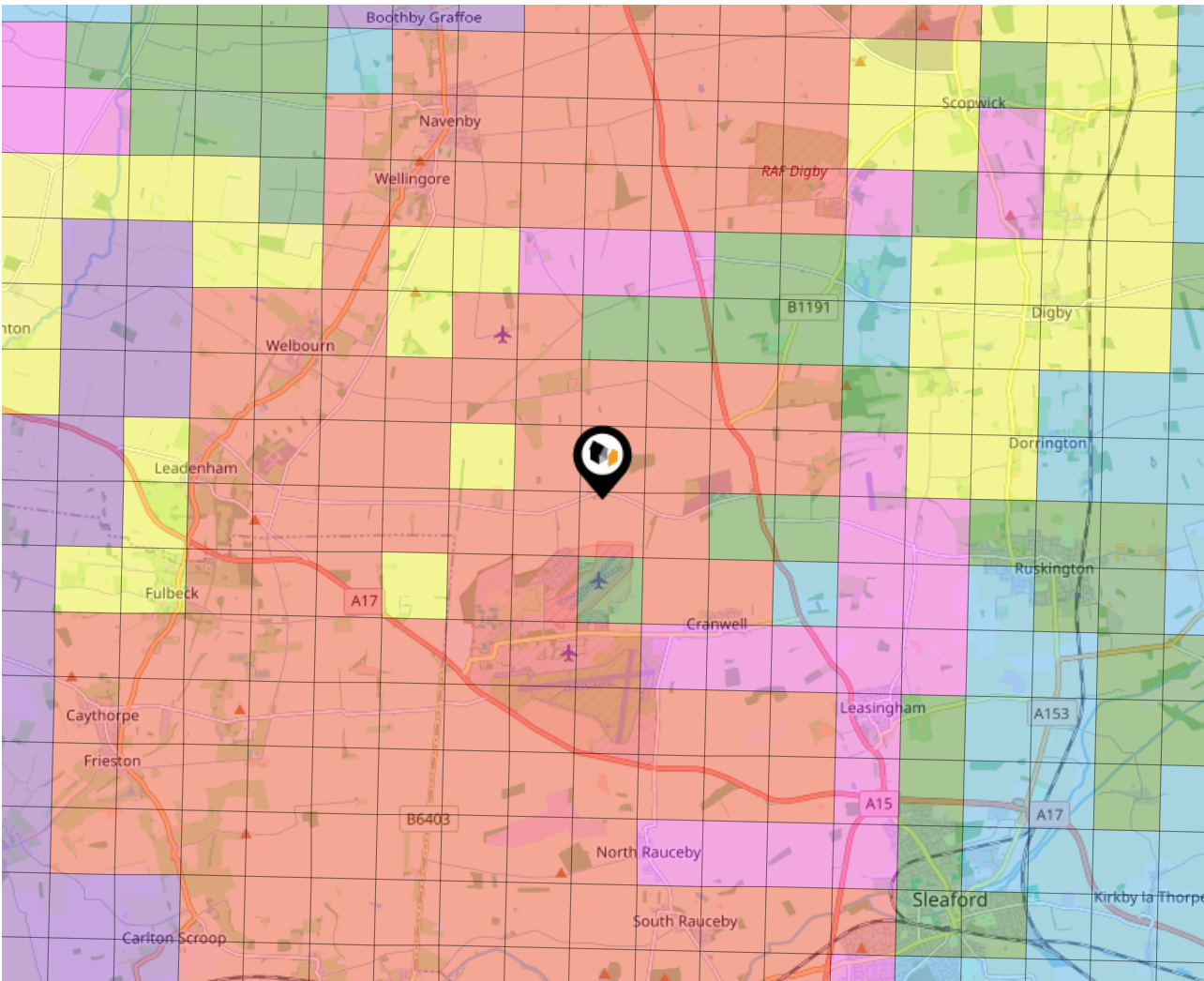


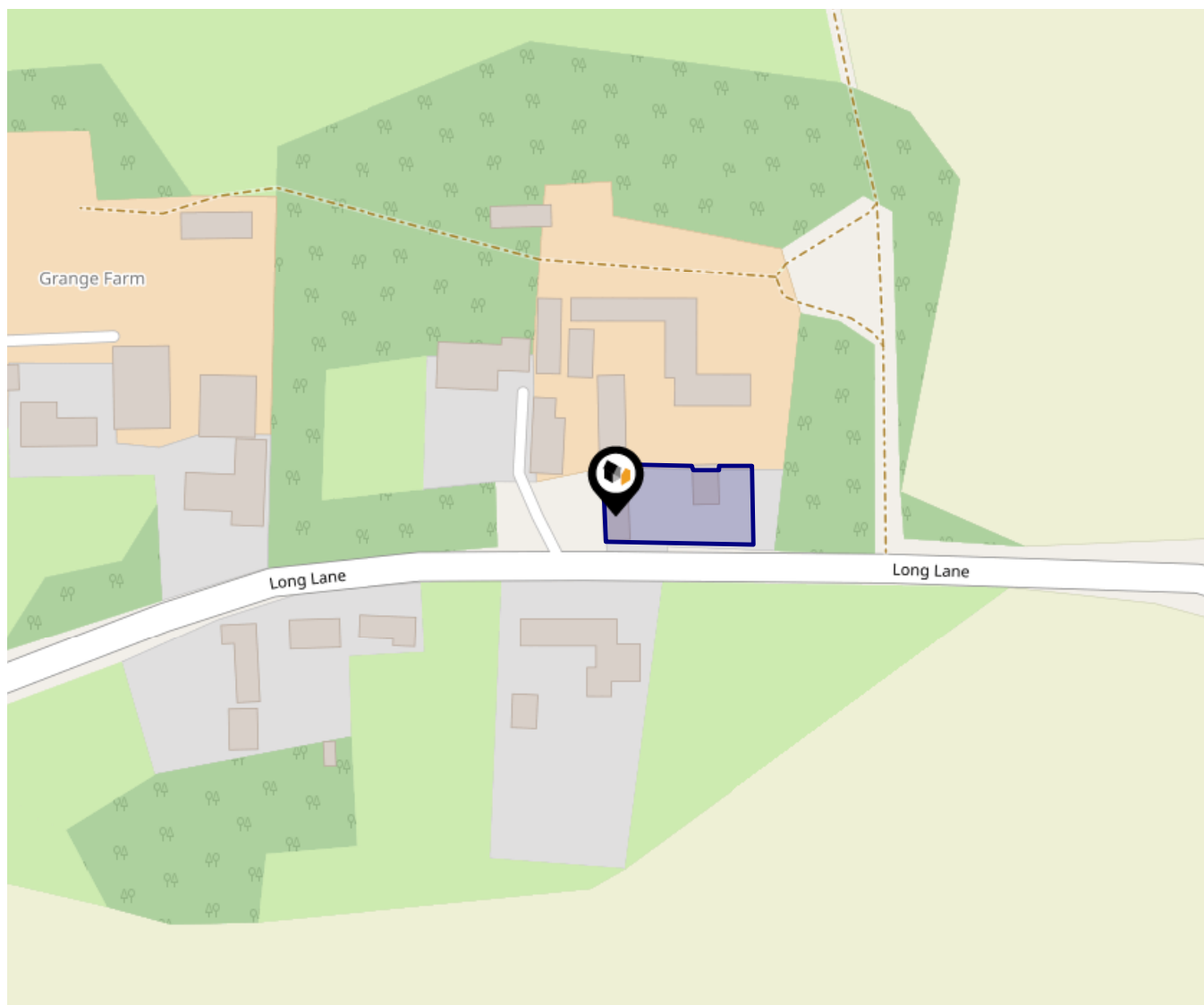
**Key:**

-  Power Pylons
-  Communication Masts

### 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/m<sup>3</sup>).





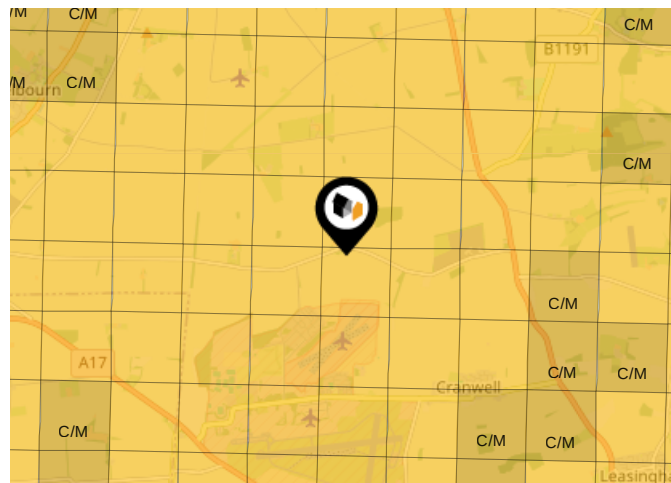
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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 -<br>ARENACEOUS         | <b>Soil Depth:</b>   | INTERMEDIATE-SHALLOW |
| <b>Soil Group:</b>            | LIGHT(SANDY) TO<br>MEDIUM(SANDY) |                      |                      |



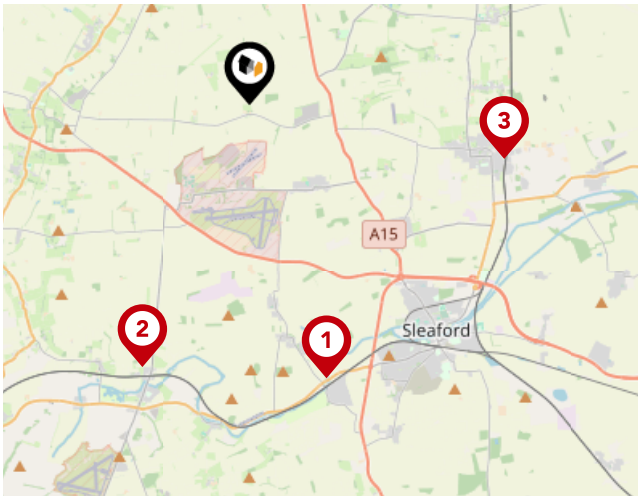
## Primary Classifications (Most Common Clay Types)

|               |  |
|---------------|--|
| <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                   |



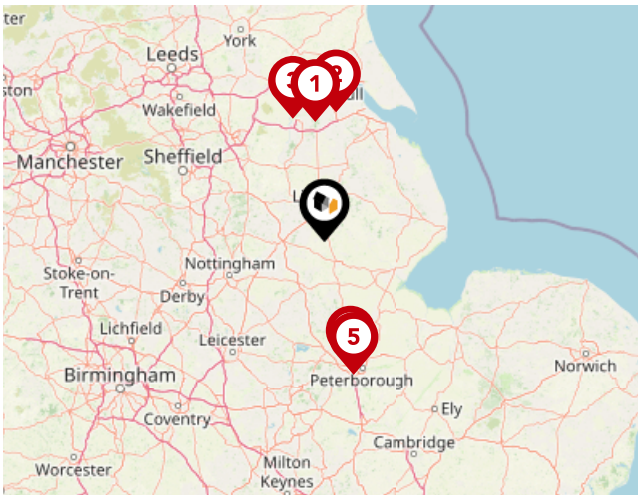
# Area

## Transport (National)



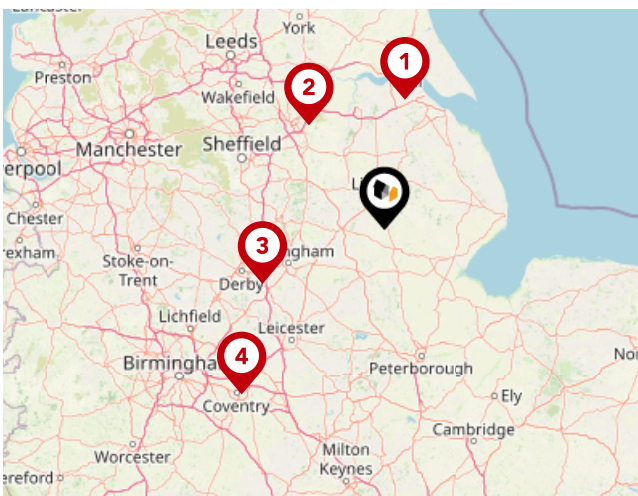
### National Rail Stations

| Pin      | Name                    | Distance   |
|----------|-------------------------|------------|
| <b>1</b> | Rauceby Rail Station    | 5.06 miles |
| <b>2</b> | Ancaster Rail Station   | 5.07 miles |
| <b>3</b> | Ruskington Rail Station | 4.62 miles |



### Trunk Roads/Motorways

| Pin      | Name      | Distance    |
|----------|-----------|-------------|
| <b>1</b> | M180 J4   | 33.93 miles |
| <b>2</b> | M180 J5   | 36.78 miles |
| <b>3</b> | M180 J3   | 35.93 miles |
| <b>4</b> | A1(M) J17 | 36.98 miles |
| <b>5</b> | A1(M) J16 | 39.08 miles |

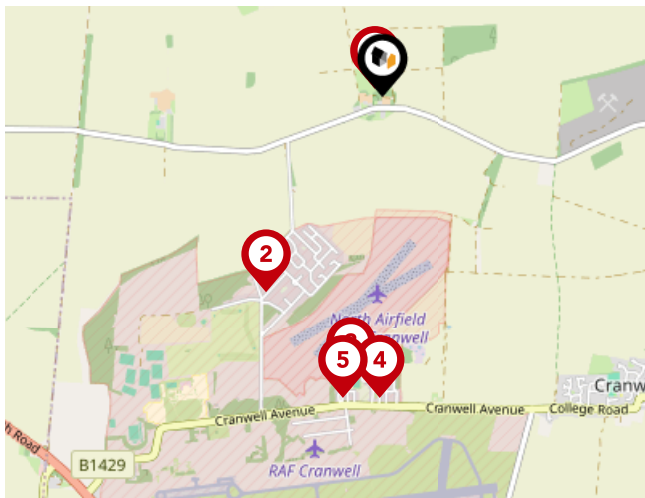


### Airports/Helipads

| Pin      | Name               | Distance    |
|----------|--------------------|-------------|
| <b>1</b> | Humberside Airport | 36.97 miles |
| <b>2</b> | Finningley         | 36.48 miles |
| <b>3</b> | East Mids Airport  | 38.44 miles |
| <b>4</b> | Baginton           | 63 miles    |

# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name                   | Distance   |
|-----|------------------------|------------|
| 1   | Demand Responsive Area | 0.05 miles |
| 2   | 1 Beacon Road          | 1.02 miles |
| 3   | Primary School         | 1.27 miles |
| 4   | Post Office            | 1.34 miles |
| 5   | Cherry Tree Close      | 1.35 miles |



### Charles Dyson Estate Agents

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Specialising in Grantham and the surrounding villages, Charles Dyson Estate Agents is committed to providing exceptional levels of customer service, through our dedicated and experienced team.

As most people choose their agent based on their location and experience, we are proud that the majority of our vendors and landlords are either recommended to us or are repeat customers who value the local knowledge of our friendly and experienced staff.

Whether you are buying, renting or selling we guarantee to offer a genuine one-to-one service at an affordable price.

Call us today to discuss your requirements with one of our team who will always be pleased to offer friendly impartial advice.

### Testimonial 1



I bought my property through this team so they weren't directly representing me, though I did find them to be very friendly and helpful.

I couldn't get along with my conveyancer who didn't seem to want to know me, but Kristie was able to make up that shortfall by keeping me informed of what was going on from the buyer's side.

On the day I collected my keys they even gave me a welcome box full of some new home goodies.

### Testimonial 2



I use Charles Dyson Estate & Letting Agents to manage all of my properties in the Grantham area. It is always my preference to deal with a local estate agent with a family feel, rather than a regional or national agency (that don't really care!).

I first started to use Charles Dyson Estate & Letting Agents in 2021, and three years on, their service continues to be exceptional.

### Testimonial 3



Charles Dyson have been absolutely brilliant. A phenomenal service with great communication throughout our property sale. The team were so friendly and warm and made selling our home easy. We received regular updates during the sale and were impressed with the timely and professional service provided. We will definitely use Dysons again in the future.

### Testimonial 4



Absolutely fantastic experience using Charles Dyson Estate agents to sell our property. The communication and level of efficiency was outstanding, they were really proactive and made the selling process as easy as possible for us.

Would highly recommend.



/CharlesDysonEstateAgents



/DysonEA



/charlesdysonestateagents/

# Charles Dyson Estate Agents

## 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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