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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Tuesday 05th May 2026**



**19, HIGH STREET, SAXILBY, LINCOLN, LN1 2LN**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

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## Property

|                               |   |                                    |   |
|-------------------------------|---|------------------------------------|---|
| <b>Type:</b>                  | Semi-Detached                           | <b>Last Sold Date:</b>             | 21/03/2025                                    |
| <b>Bedrooms:</b>              | 2                                       | <b>Last Sold Price:</b>            | £200,000                                      |
| <b>Floor Area:</b>            | 818 ft <sup>2</sup> / 76 m <sup>2</sup> | <b>Last Sold £/ft<sup>2</sup>:</b> | £244  |
| <b>Plot Area:</b>             | 0.03 acres                              | <b>Tenure:</b>                     | Freehold                                      |
| <b>Council Tax :</b>          | Band A                                  | <b>Latest FENSA Work:</b>          | 28/05/2012 - 2 doors<br>02/05/2011 - 1 window |
| <b>Annual Estimate:</b>       | £1,570                                  |                                    |   |
| <b>Title Number:</b>          | LL423693                                |                                    |   |
| <b>UPRN:</b>                  | 100030964011                            |                                    |   |
| <b>Restrictive Covenants:</b> | Yes                                     |                                    |   |

## Local Area

|                           |              |
|---------------------------|--------------|
| <b>Local Authority:</b>   | West lindsey |
| <b>Conservation Area:</b> | No           |
| <b>Flood Risk:</b>        |              |
| ● Rivers & Seas           | Low          |
| ● Surface Water           | High         |

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

|   |  |   |
|---|--|---|
| <b>7</b><br>mb/s  | <b>50</b><br>mb/s  | <b>1000</b><br>mb/s   |
|  |  |  |

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Gallery Photos



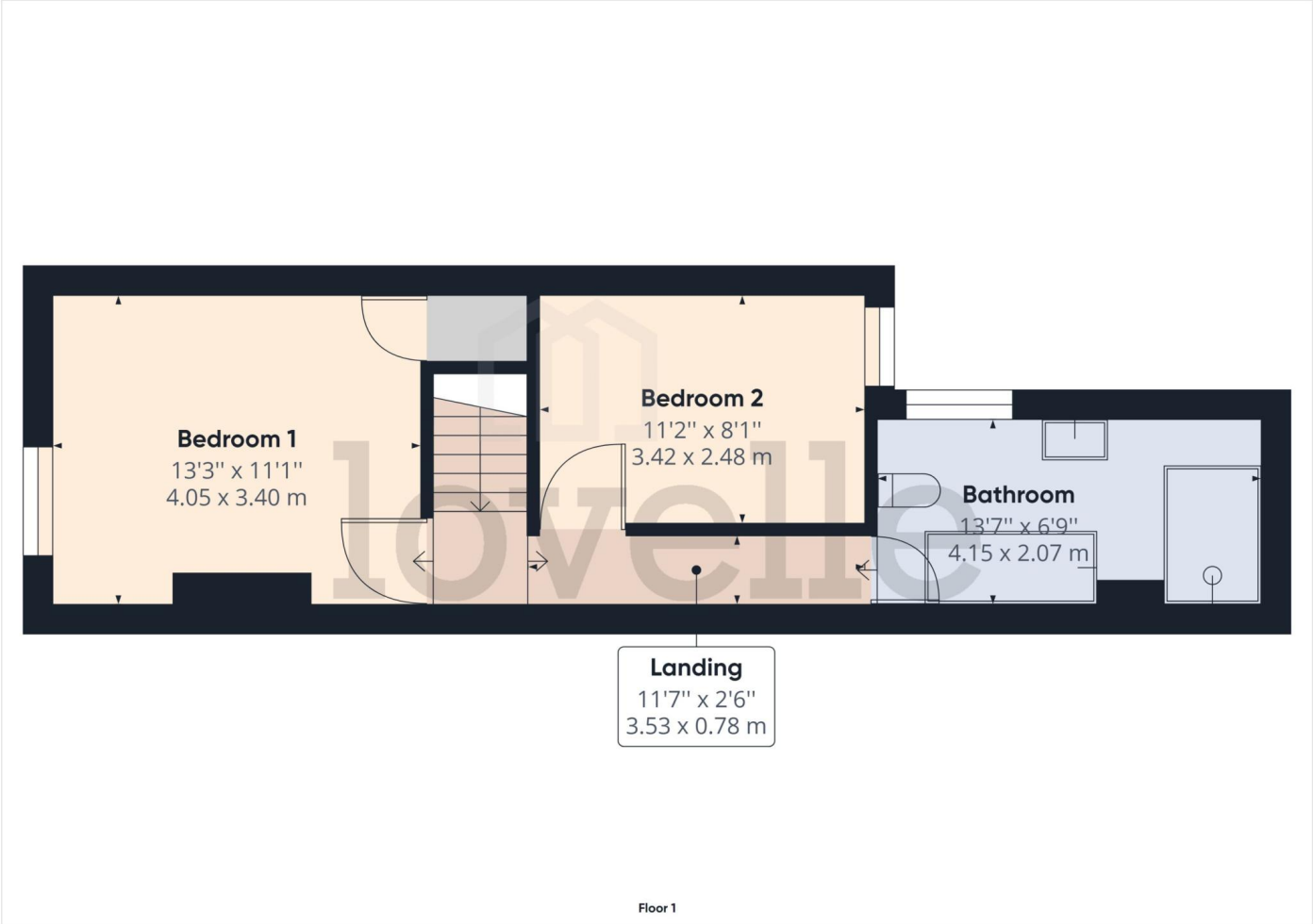
# Gallery Photos



## 19, HIGH STREET, SAXILBY, LINCOLN, LN1 2LN



**19, HIGH STREET, SAXILBY, LINCOLN, LN1 2LN**



## 19, HIGH STREET, SAXILBY, LINCOLN, LN1 2LN



# Property EPC - Certificate



19 High Street Saxilby LINCOLN LN1 2LN

Energy rating

# D

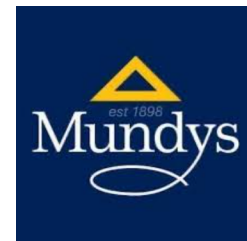
Valid until 25.02.2033

Certificate number  
0320-2677-4220-2327-6425

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86   B    |
| 69-80 | C             |         |           |
| 55-68 | D             | 64   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

# Property

## EPC - Additional Data



### Additional EPC Data

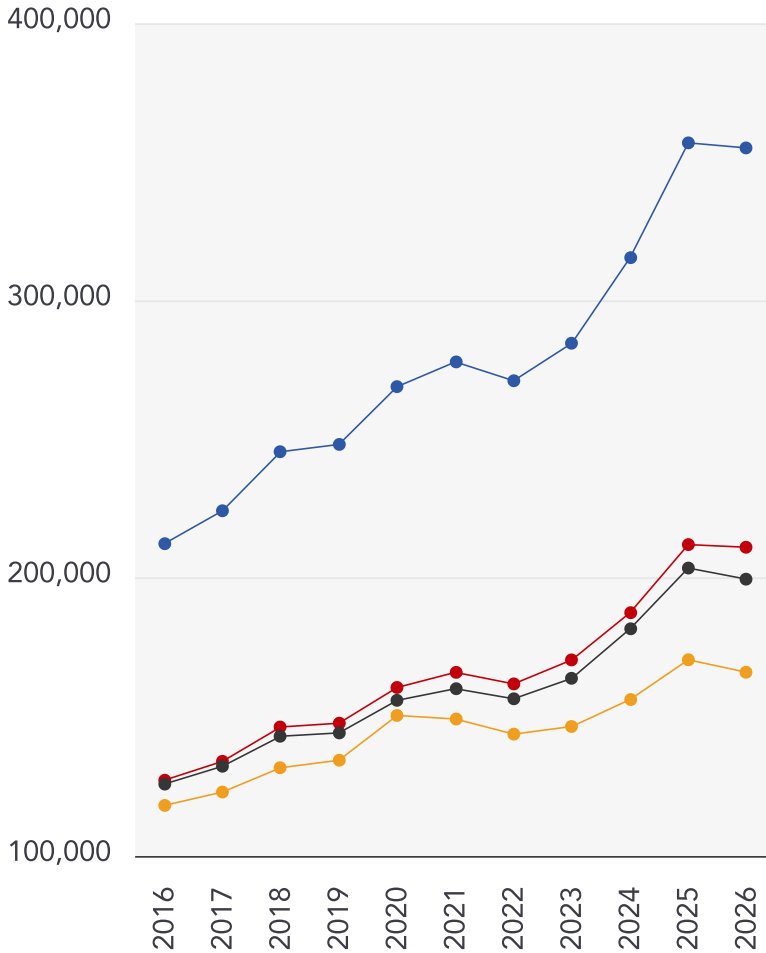
---

|                                     |  |
|-------------------------------------|--|
| <b>Property Type:</b>               | Mid-terrace house                            |
| <b>Flat Top Storey:</b>             | No   |
| <b>Top Storey:</b>                  | 0  |
| <b>Previous Extension:</b>          | 0  |
| <b>Open Fireplace:</b>              | 0  |
| <b>Walls:</b>                       | Solid brick as built no insulation (assumed) |
| <b>Walls Energy:</b>                | Very poor                                    |
| <b>Roof:</b>                        | Pitched 250 mm loft insulation               |
| <b>Roof Energy:</b>                 | Good   |
| <b>Main Heating:</b>                | Boiler and radiators mains gas               |
| <b>Main Heating Controls:</b>       | Programmer room thermostat and TRVs          |
| <b>Hot Water System:</b>            | From main system                             |
| <b>Hot Water Energy Efficiency:</b> | Good   |
| <b>Lighting:</b>                    | Low energy lighting in 83% of fixed outlets  |
| <b>Floors:</b>                      | Suspended no insulation (assumed)            |
| <b>Total Floor Area:</b>            | 76 m <sup>2</sup>                            |

# 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

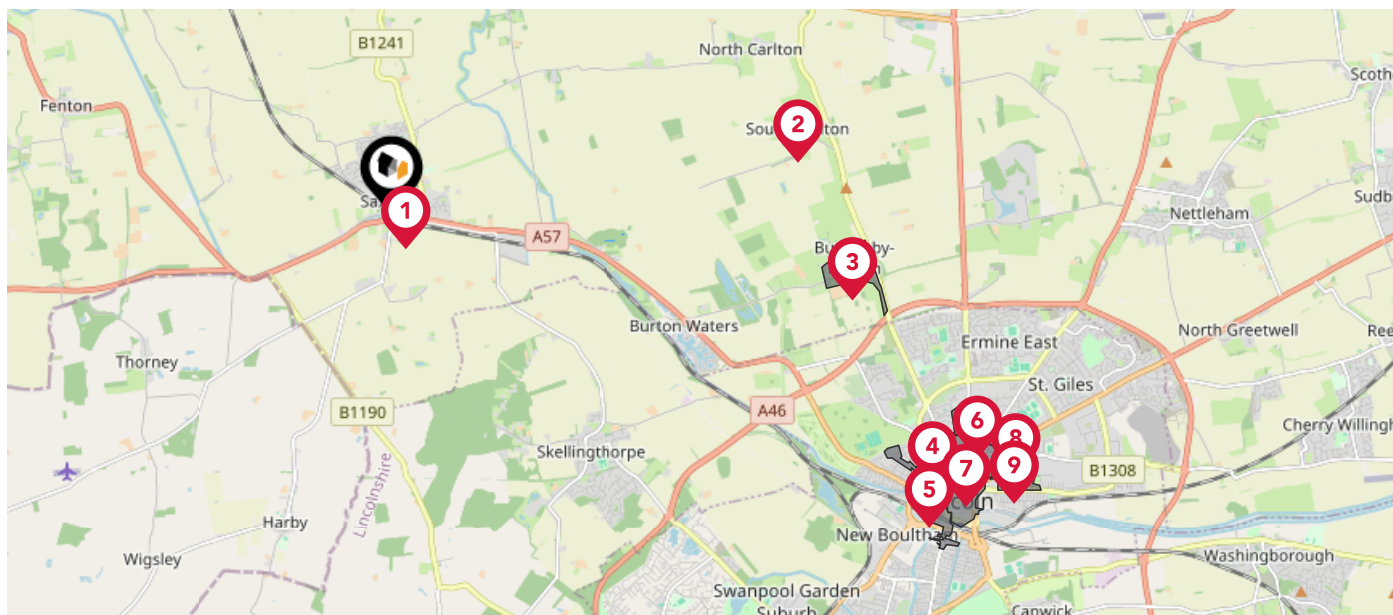
**+40.58%**

# 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.

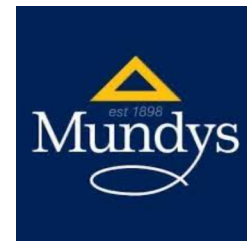


### Nearby Conservation Areas

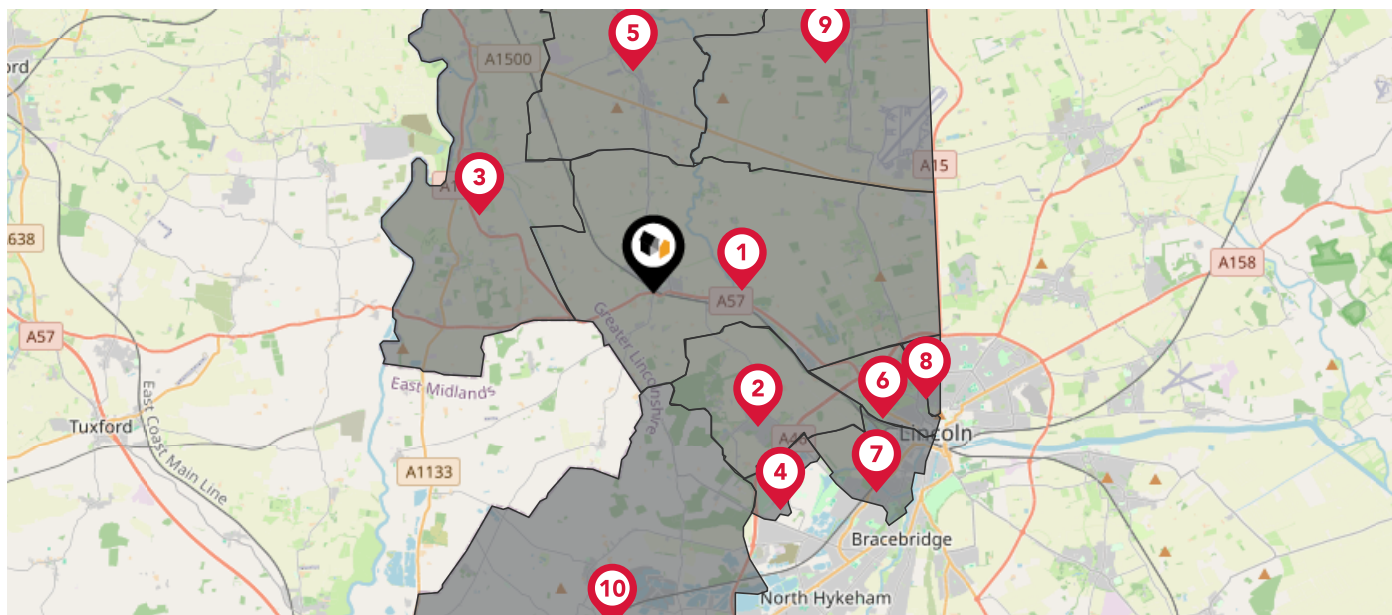
- 1 Saxilby, Bridge Street
- 2 South Carlton
- 3 Burton
- 4 Carline
- 5 West Parade and Brayford
- 6 Newport and Nettleham Road
- 7 Cathedral and City Centre
- 8 The Dell
- 9 Lindum and Arboretum

# 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

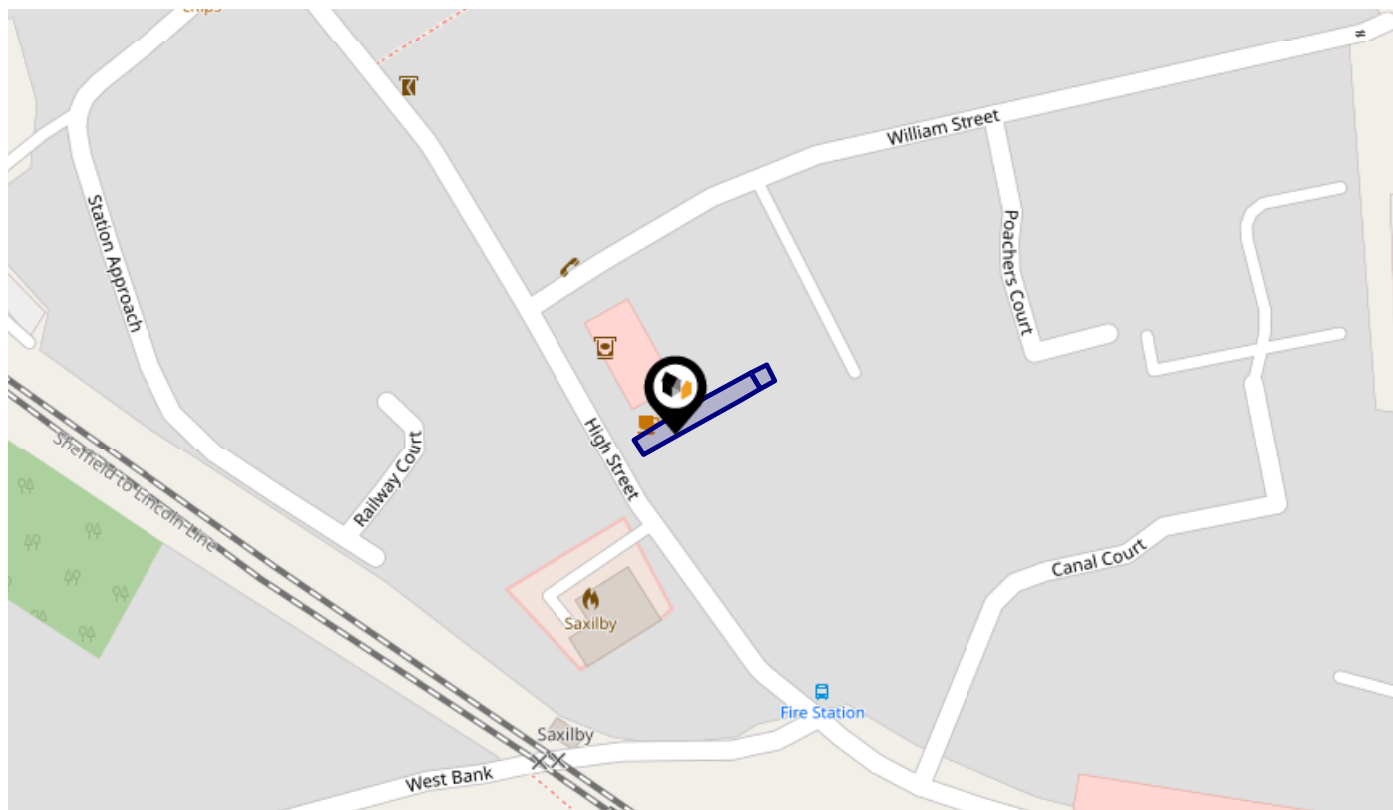
-  Saxilby Ward
-  Skellingthorpe Ward
-  Torksey Ward
-  Birchwood Ward
-  Stow Ward
-  Carholme Ward
-  Boutham Ward
-  Castle Ward
-  Scampton Ward
-  Eagle, Swinderby and Witham St. Hughs Ward

# 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:

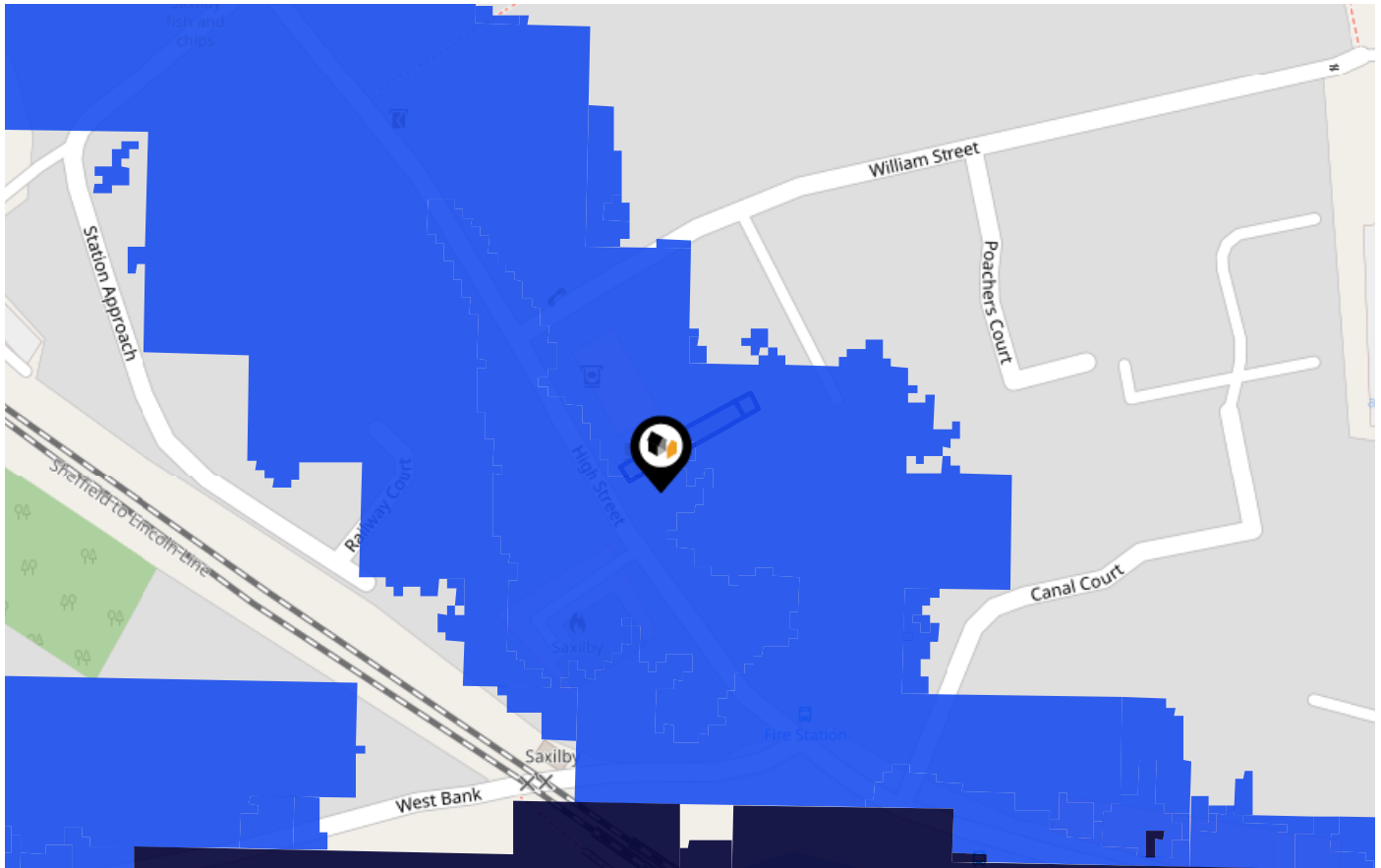
|   |  |              |                                       |
|---|--|--------------|---------------------------------------|
| 5 |  | 75.0+ dB     | <span style="color: red;">■</span>    |
| 4 |  | 70.0-74.9 dB | <span style="color: orange;">■</span> |
| 3 |  | 65.0-69.9 dB | <span style="color: yellow;">■</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: 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:

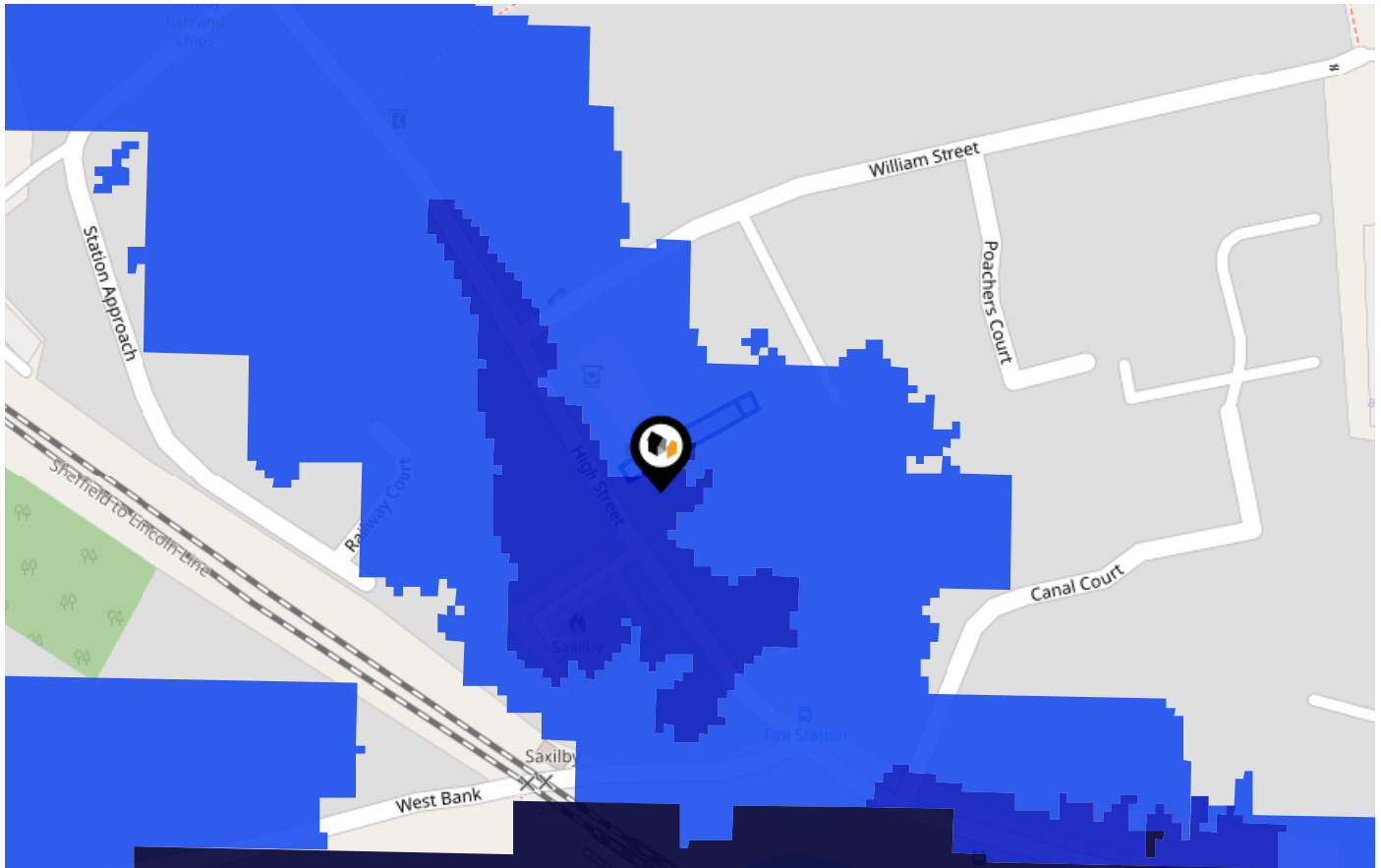


# Flood Risk

## 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: **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:

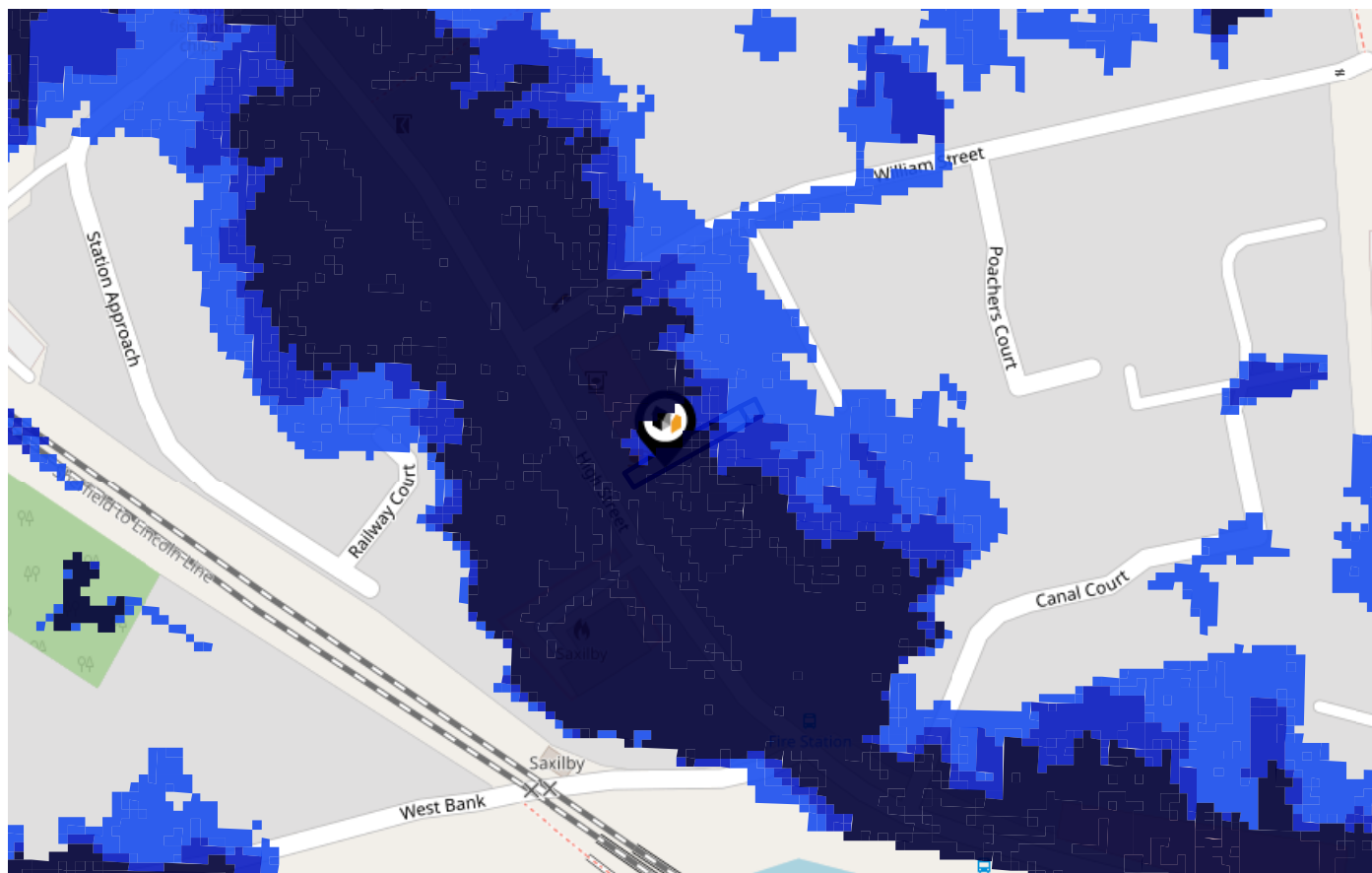


# Flood Risk

## 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.

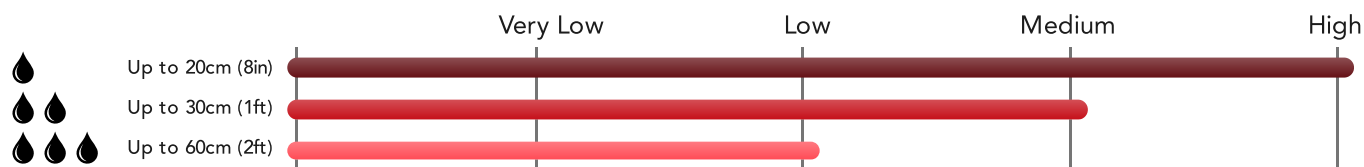


**Risk Rating: High**

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:

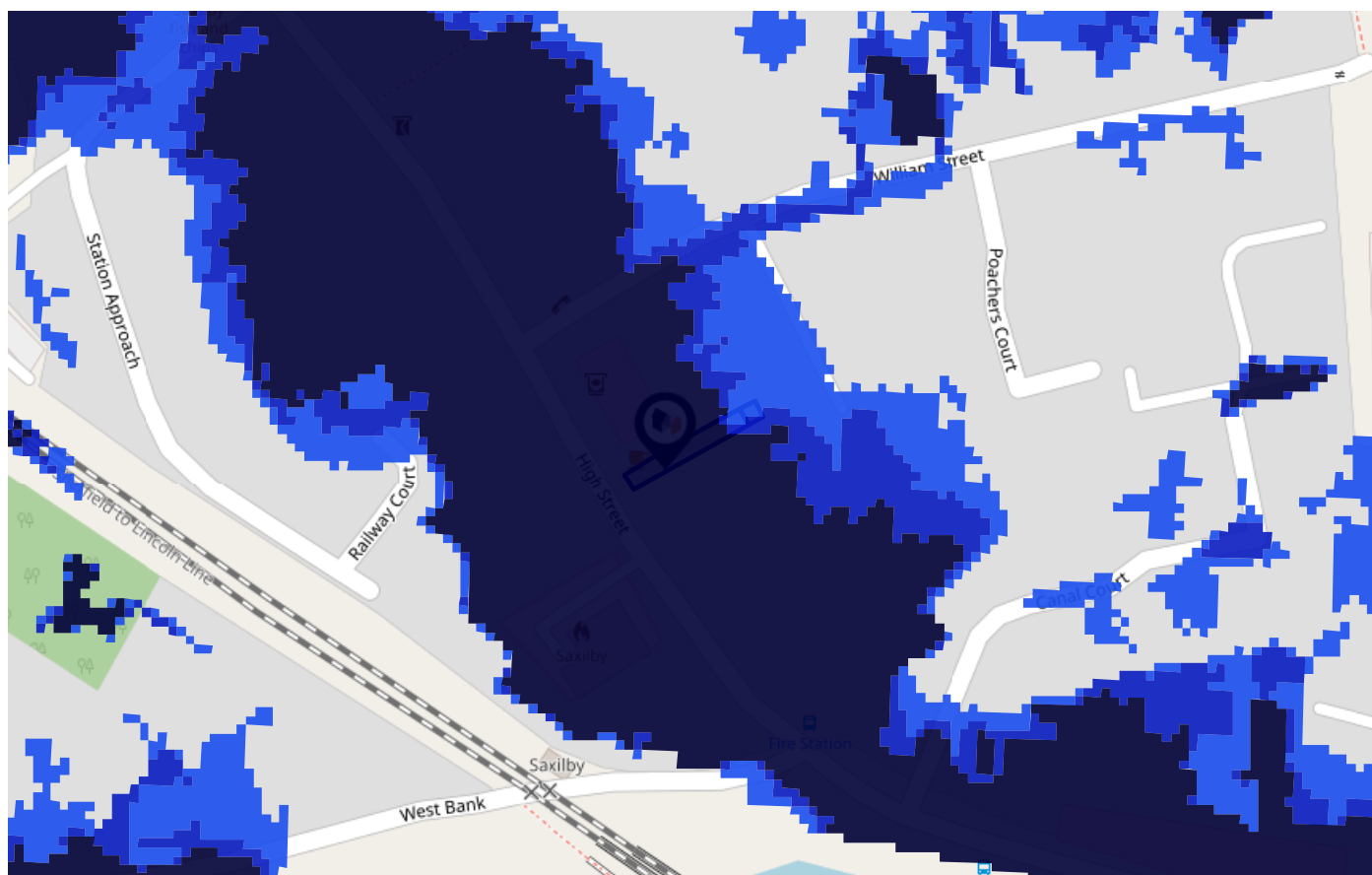


# Flood Risk

## 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.

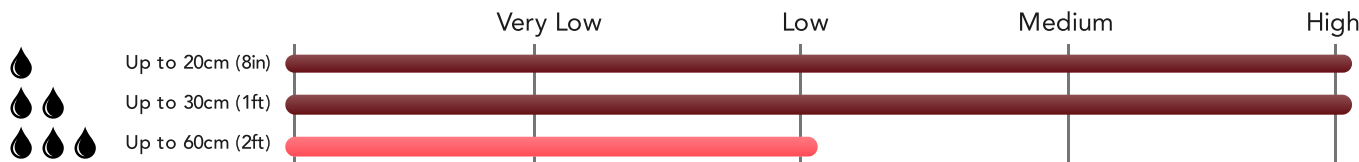


Risk Rating: High

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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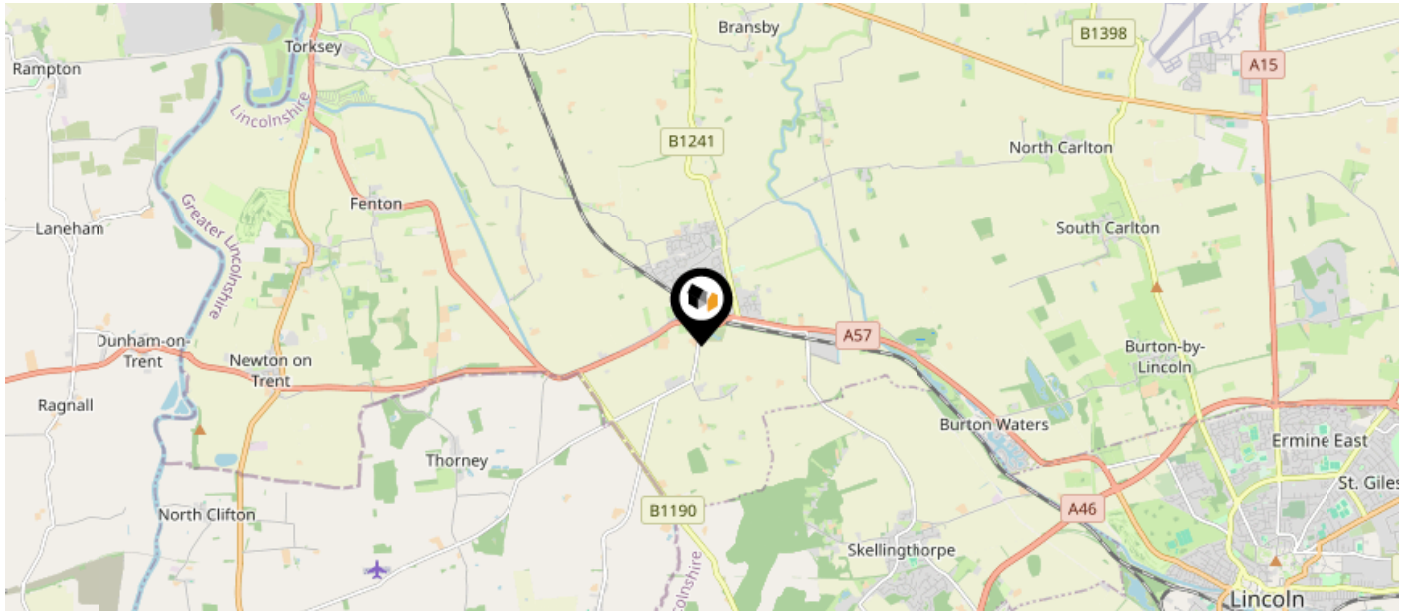
Chance of flooding to the following depths at this property:



# Maps Green Belt



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



Nearby Green Belt Land

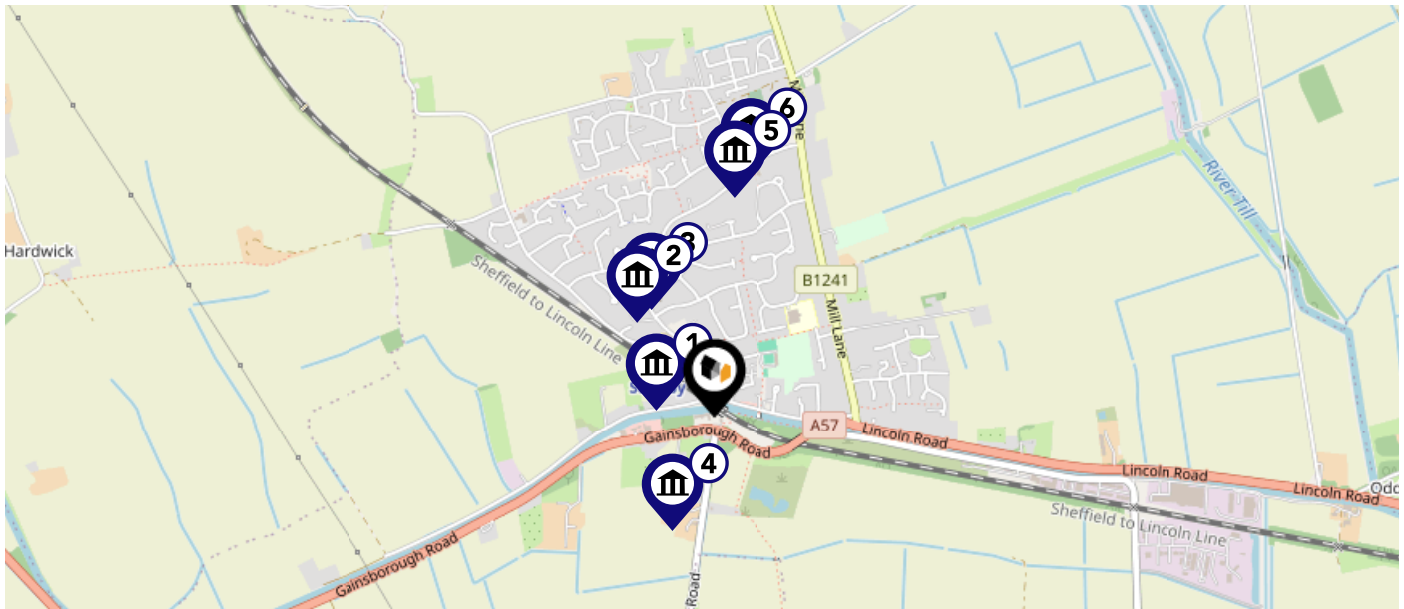
No data available.







# Maps

## Listed Buildings



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



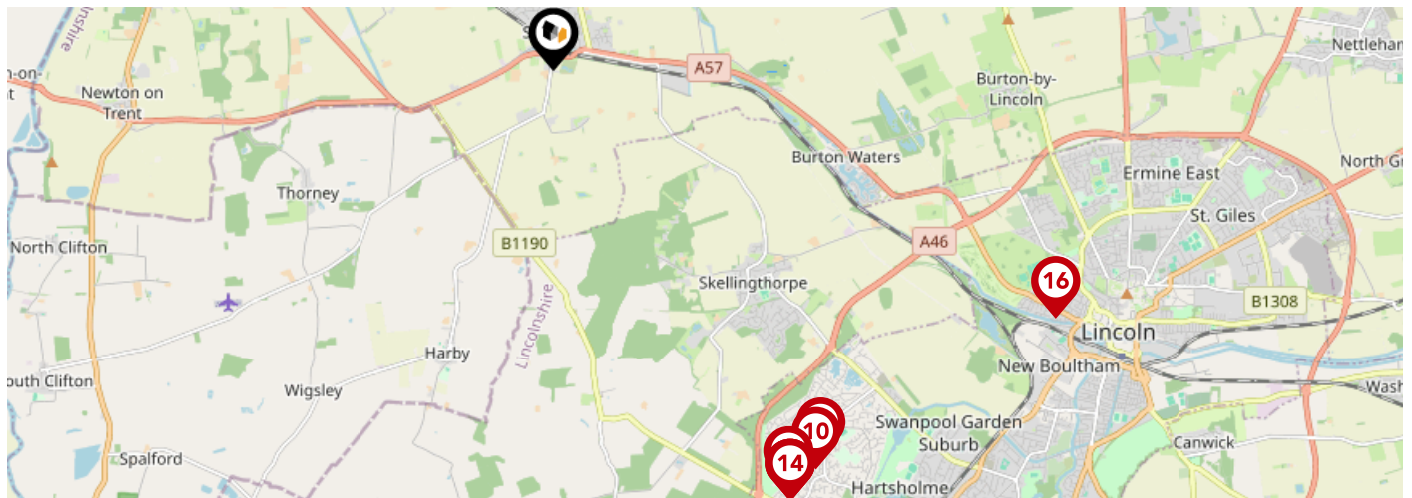
| Listed Buildings in the local district  | Grade    | Distance  |
|---|----------|-----------|
|  1064073 - Railway Station And House | Grade II | 0.1 miles |
|  1064072 - The Old Hall              | Grade II | 0.3 miles |
|  1308593 - 103 And Pump, High Street | Grade II | 0.3 miles |
|  1064071 - Saxilby Moor Mill         | Grade II | 0.3 miles |
|  1308588 - The Manor House           | Grade II | 0.5 miles |
|  1359490 - Church Of St Botolph      | Grade I  | 0.6 miles |

# Area Schools



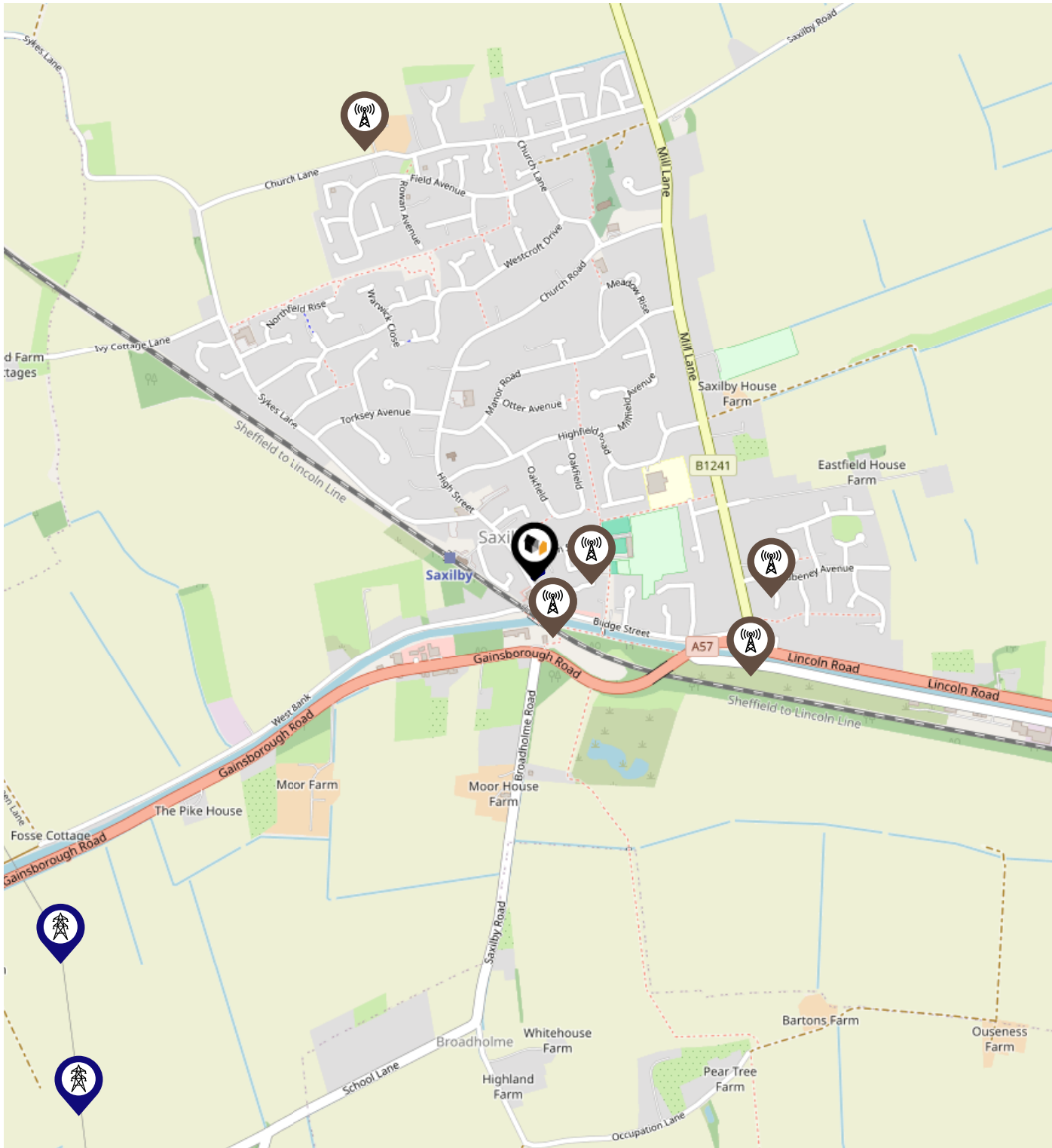
|   | Nursery                  | Primary                             | Secondary                | College                  | Private                  |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <p><b>1</b> <b>Saxilby Church of England Primary School</b><br/>Ofsted Rating: Good   Pupils: 378   Distance:0.24</p>     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>2</b> <b>Burton Hathow Preparatory School</b><br/>Ofsted Rating: Not Rated   Pupils: 106   Distance:1.89</p>        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>3</b> <b>Queen Eleanor Primary School</b><br/>Ofsted Rating: Good   Pupils: 68   Distance:2.73</p>                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>4</b> <b>St Lawrence Church of England Primary School</b><br/>Ofsted Rating: Good   Pupils: 209   Distance:2.82</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>5</b> <b>Skellingthorpe the Holt Primary School</b><br/>Ofsted Rating: Good   Pupils: 186   Distance:3.01</p>       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>6</b> <b>Sturton by Stow Primary School</b><br/>Ofsted Rating: Good   Pupils: 171   Distance:3.57</p>               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>7</b> <b>Newton-on-Trent CofE Primary School</b><br/>Ofsted Rating: Good   Pupils: 56   Distance:3.84</p>           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>8</b> <b>Woodlands Infant and Nursery School</b><br/>Ofsted Rating: Good   Pupils: 106   Distance:3.95</p>          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



# Area Schools



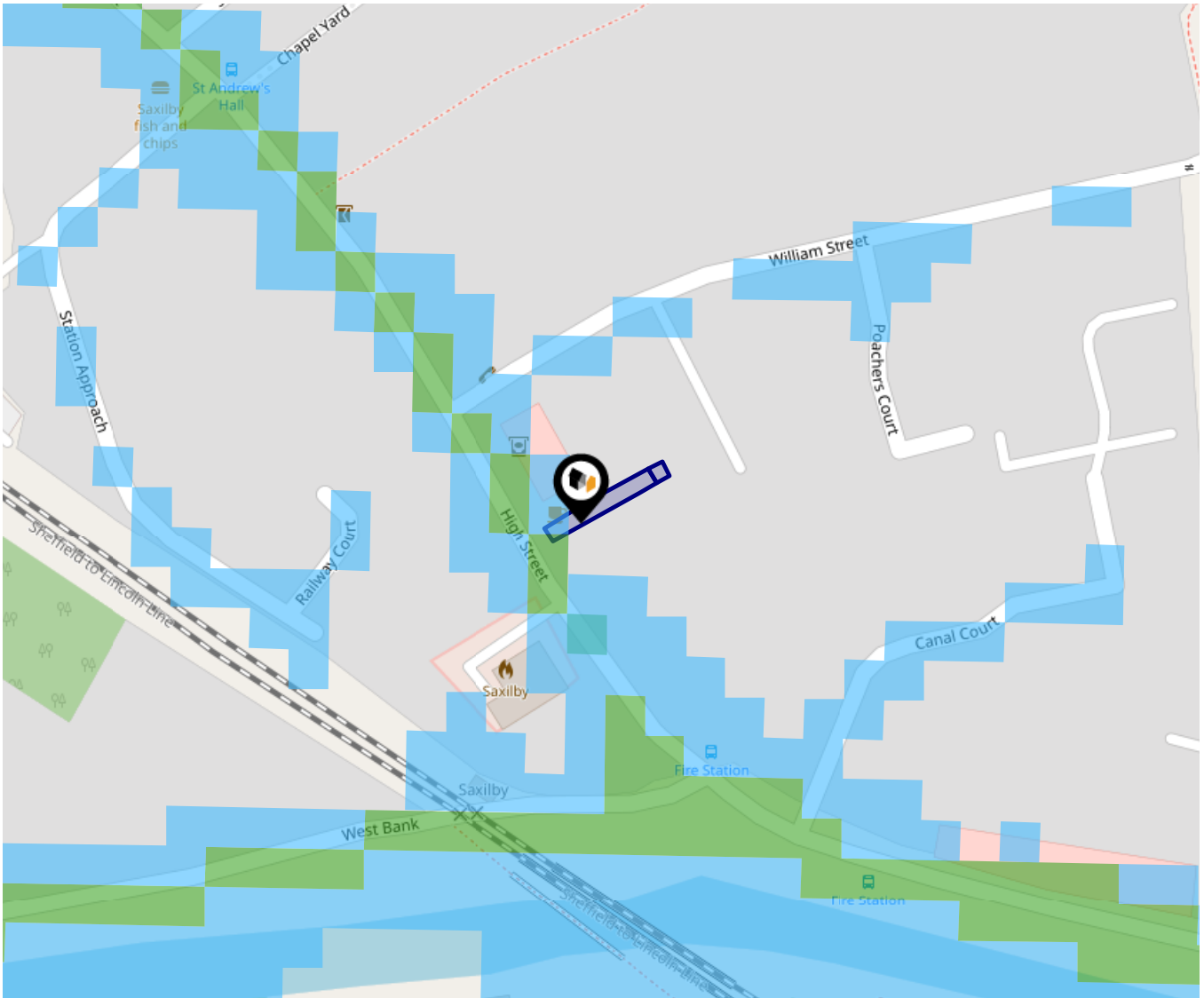
|   | Nursery                             | Primary                             | Secondary                | College                  | Private                  |
|---|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <p><b>9</b> <b>Lincoln Birchwood Junior School</b><br/>Ofsted Rating: Good   Pupils: 255   Distance:4.19</p>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>10</b> <b>The Lancaster School</b><br/>Ofsted Rating: Good   Pupils: 115   Distance:4.23</p>  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>11</b> <b>St Hugh's Catholic Primary, A Voluntary Academy</b><br/>Ofsted Rating: Outstanding   Pupils: 274   Distance:4.26</p>              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>12</b> <b>The Kingsdown Nursery School, Lincoln</b><br/>Ofsted Rating: Good   Pupils: 80   Distance:4.36</p>                                | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>13</b> <b>Leslie Manser Primary School</b><br/>Ofsted Rating: Good   Pupils: 240   Distance:4.36</p>  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>14</b> <b>Fortuna School</b><br/>Ofsted Rating: Outstanding   Pupils: 80   Distance:4.36</p>  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>15</b> <b>Scampton Church of England Primary School</b><br/>Ofsted Rating: Good   Pupils: 57   Distance:4.39</p>                            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>16</b> <b>The St Faith's Church of England Infant and Nursery School, Lincoln</b><br/>Ofsted Rating: Good   Pupils: 278   Distance:4.97</p> | <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

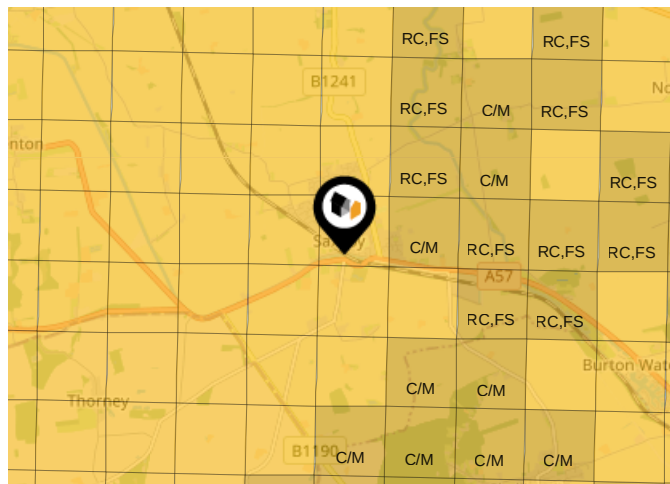


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

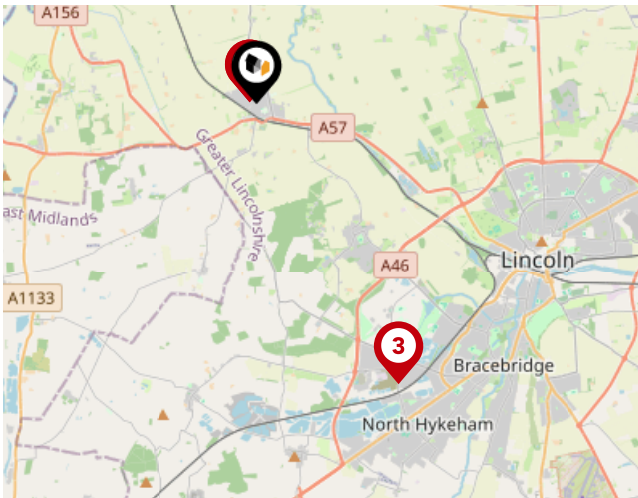
|                               |                 |                      |                      |
|-------------------------------|-----------------|----------------------|----------------------|
| <b>Carbon Content:</b>        | VARIABLE(HIGH)  | <b>Soil Texture:</b> | CLAYEY LOAM TO SILTY |
| <b>Parent Material Grain:</b> | ARGILLACEOUS    |                      | LOAM                 |
| <b>Soil Group:</b>            | MEDIUM TO HEAVY | <b>Soil Depth:</b>   | DEEP                 |



## Primary Classifications (Most Common Clay Types)

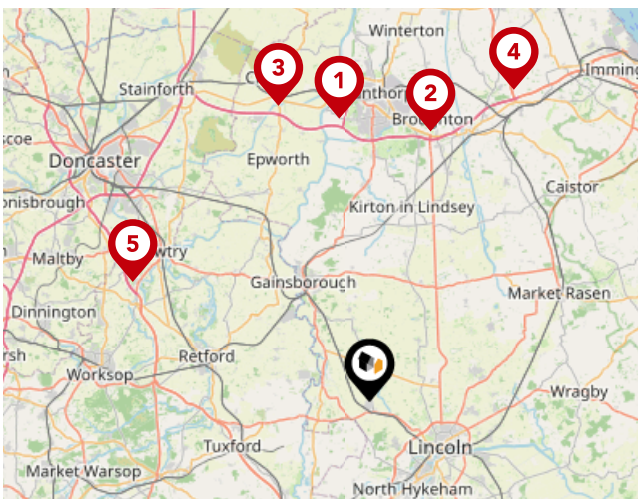
|               |  |
|---------------|--|
| <b>C/M</b>    | Claystone / Mudstone                         |
| <b>FPC,S</b>  | Floodplain Clay, Sand / Gravel               |
| <b>FC,S</b>   | Fluvial Clays & Silts                        |
| <b>FC,S,G</b> | Fluvial Clays, Silts, Sands & Gravel         |
| <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   | Saxilby Rail Station | 0.11 miles |
| 2   | Saxilby Rail Station | 0.11 miles |
| 3   | Hykeham Rail Station | 5.58 miles |



## Trunk Roads/Motorways

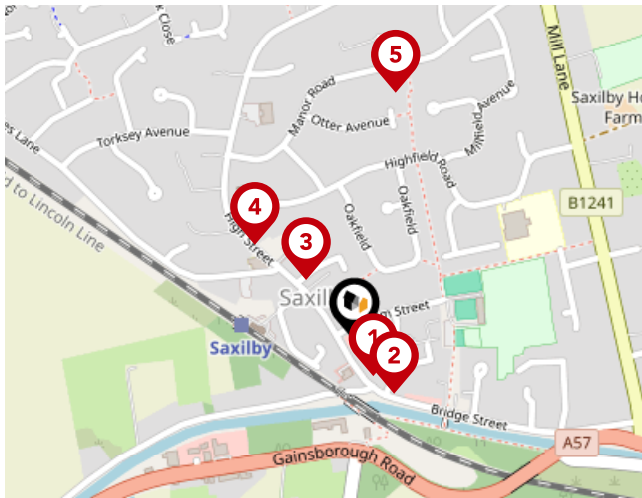
| Pin | Name      | Distance    |
|-----|-----------|-------------|
| 1   | M180 J3   | 20.2 miles  |
| 2   | M180 J4   | 19.66 miles |
| 3   | M180 J2   | 21.91 miles |
| 4   | M180 J5   | 24.27 miles |
| 5   | A1(M) J34 | 18.84 miles |



## Airports/Helipads

| Pin | Name                   | Distance    |
|-----|------------------------|-------------|
| 1   | Finningley             | 20.65 miles |
| 2   | Humberside Airport     | 25.41 miles |
| 3   | East Mids Airport      | 41.23 miles |
| 4   | Leeds Bradford Airport | 58.44 miles |

# Area Transport (Local)



## Bus Stops/Stations

| Pin | Name                   | Distance   |
|-----|------------------------|------------|
| 1   | Fire Station           | 0.04 miles |
| 2   | Fire Station           | 0.07 miles |
| 3   | St Andrew's Hall       | 0.09 miles |
| 4   | Village Hall           | 0.15 miles |
| 5   | Demand Responsive Area | 0.28 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

# Agent Disclaimer



## Important - Please Read

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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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