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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 01st October 2026



TATTERSHALL CLOSE, GRANTHAM, NG31

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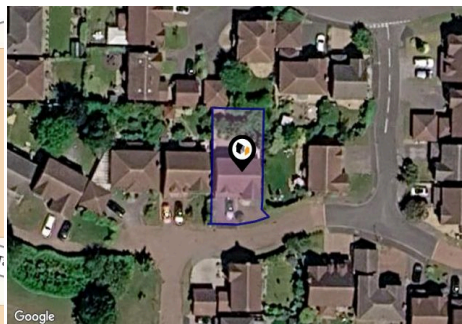
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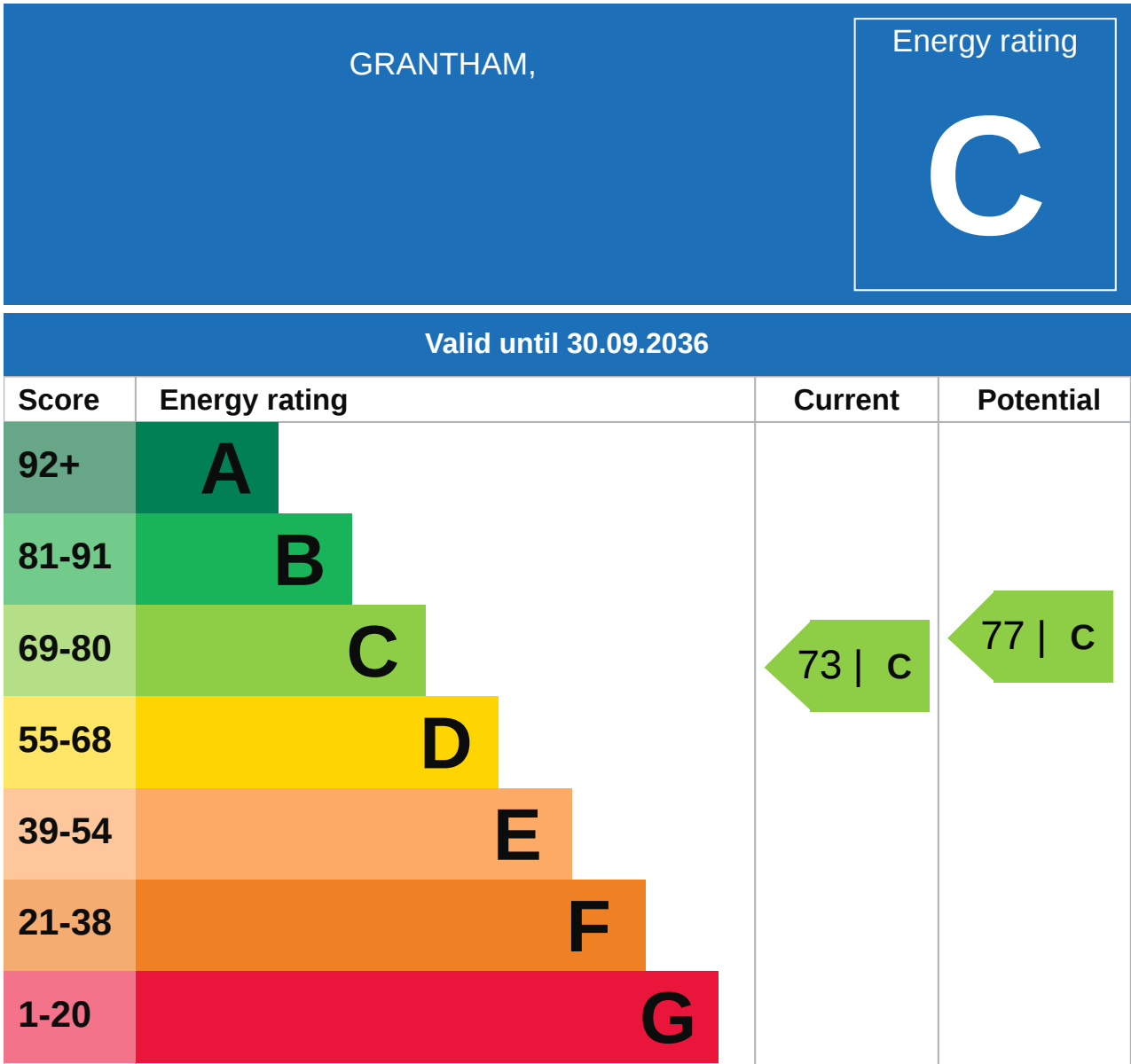


Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,496 ft ² / 139 m ²		
Plot Area:	0.09 acres		
Year Built :	1999		
Council Tax :	Band E		
Annual Estimate:	£2,762		
Title Number:	LL182655		

Local Area

Local Authority:	South kesteven	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	5 mb/s	80 mb/s	10000 mb/s
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O ₂	EE	3	O2	sky
				



Additional EPC Data

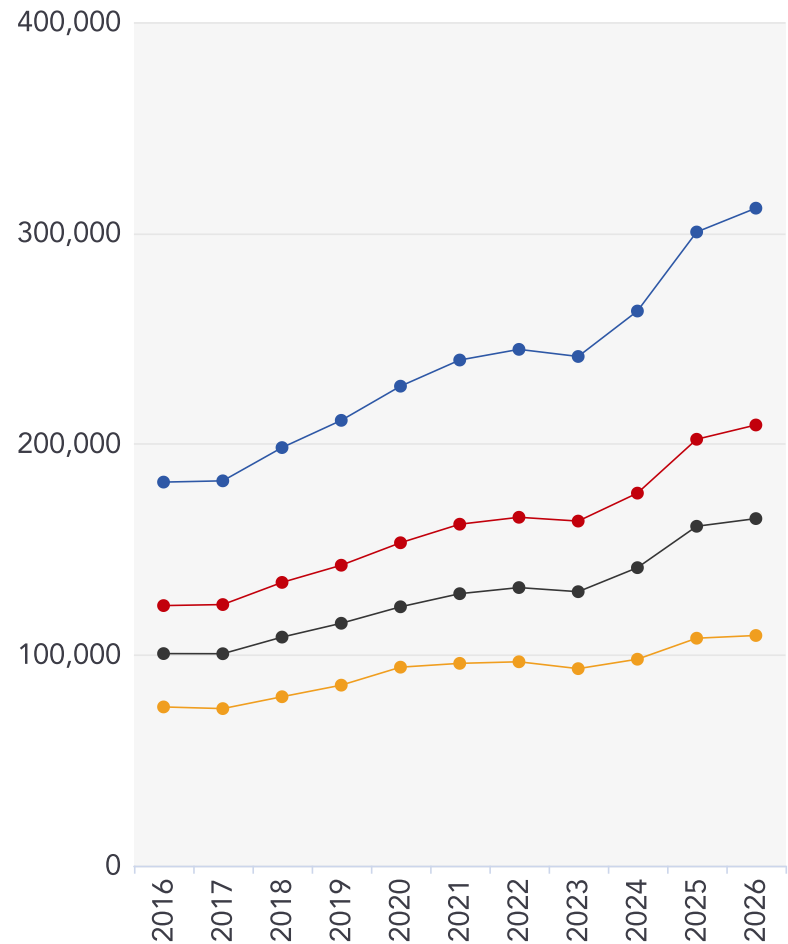
Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, limited insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	139 m ²

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in NG31



Detached

+71.41%

Semi-Detached

+69.43%

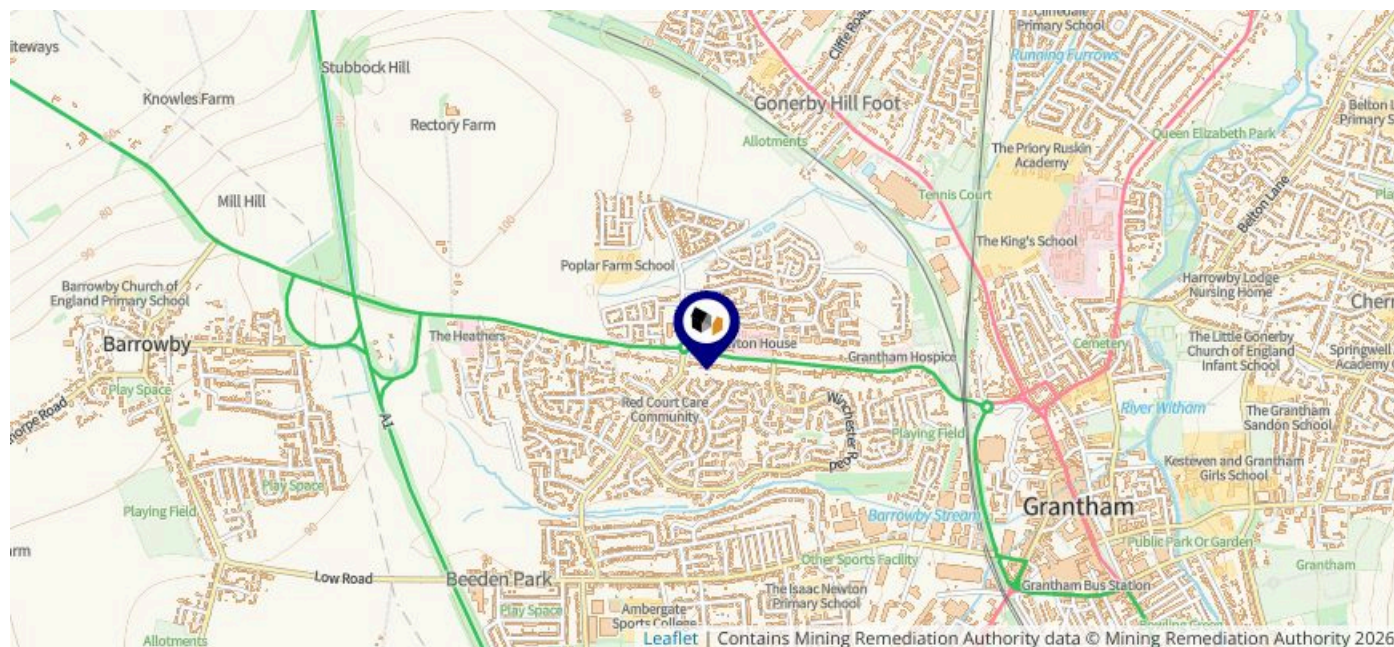
Terraced

+63.64%

Flat

+44.99%

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.

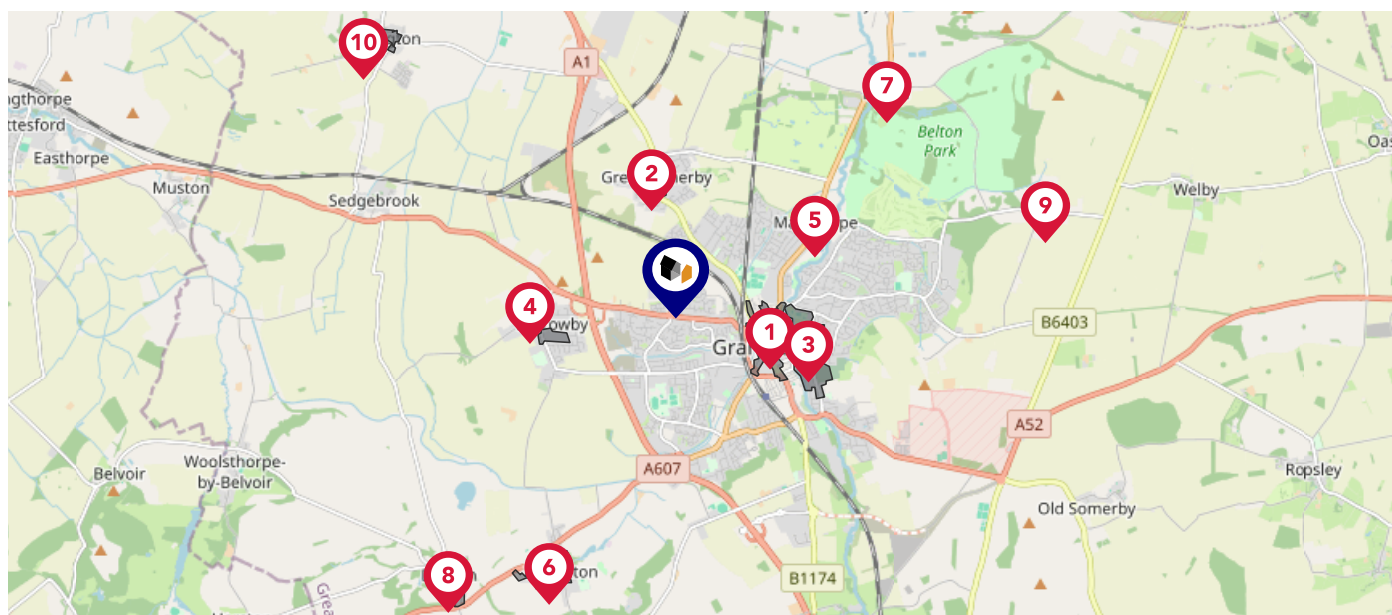
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

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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



Grantham



Great Gonerby



St. Anne's



Barrowby (Part 1)



Manthorpe



Harlaxton



Belton



Denton (South Kesteven)

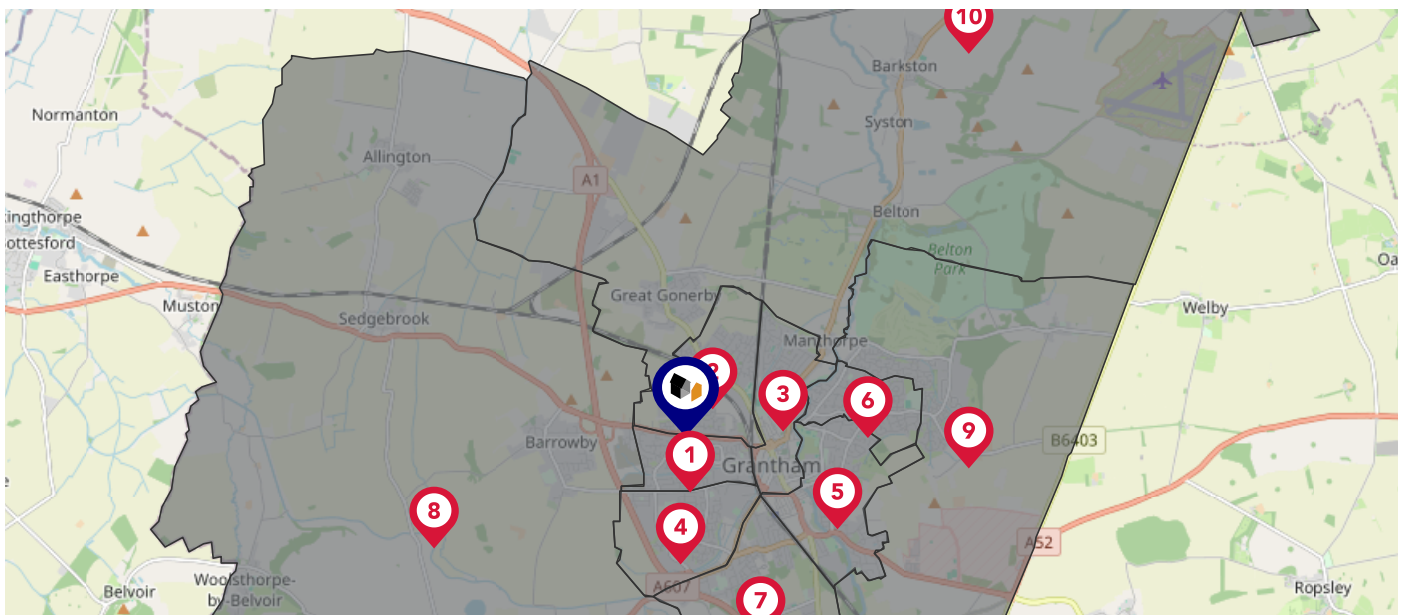


Londonthorpe



Allington (South Kesteven)

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



Grantham Barrowby Gate Ward



Grantham Arnoldfield Ward



Grantham St. Wulfram's Ward



Grantham Earlesfield Ward



Grantham St. Vincent's Ward



Grantham Harrowby Ward



Grantham Springfield Ward



Belvoir Ward

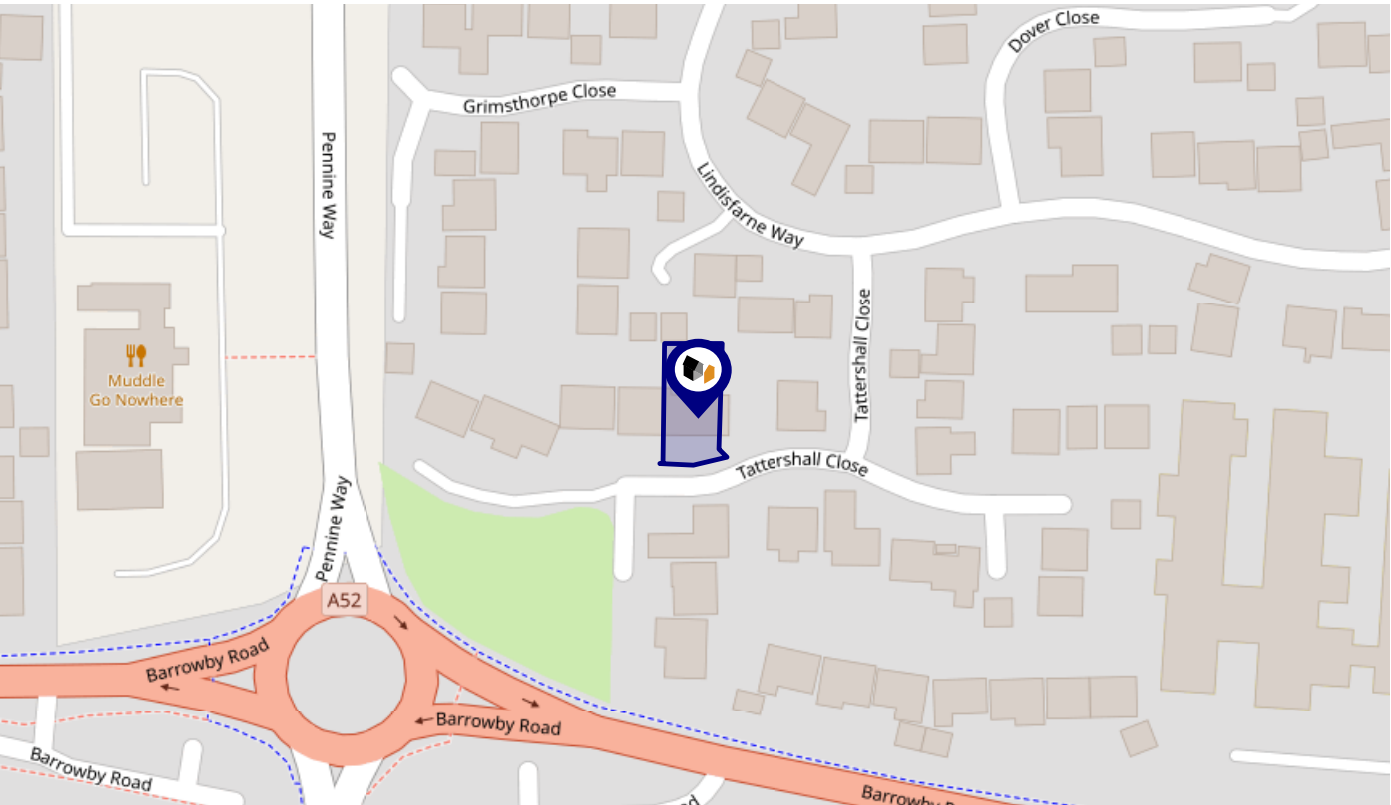


Belmont Ward



Peascliffe & Ridgeway Ward

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



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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

5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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A map of the area around Barrowby Road and A52. The map shows a residential area with several streets: Knabesborough Drive, Pennine Way, Grimsthorpe Close, Lindisfarne Way, Dover Close, Tattershall Close, and Barrowby Road. A blue pin icon is placed on the map, indicating a location. The pin is located on the street between Grimsthorpe Close and Lindisfarne Way, just north of Barrowby Road. A restaurant icon labeled 'Muddle Go Nowhere' is visible on the left side of the map, near Knabesborough Drive. The A52 road is shown as a red line with a white circle in the center, indicating a roundabout. The map also shows a green area, possibly a park or field, and a blue dashed line representing a boundary or path.

Depth	Risk Level
Up to 20cm (8in)	Very Low
Up to 30cm (1ft)	Low
Up to 60cm (2ft)	Medium

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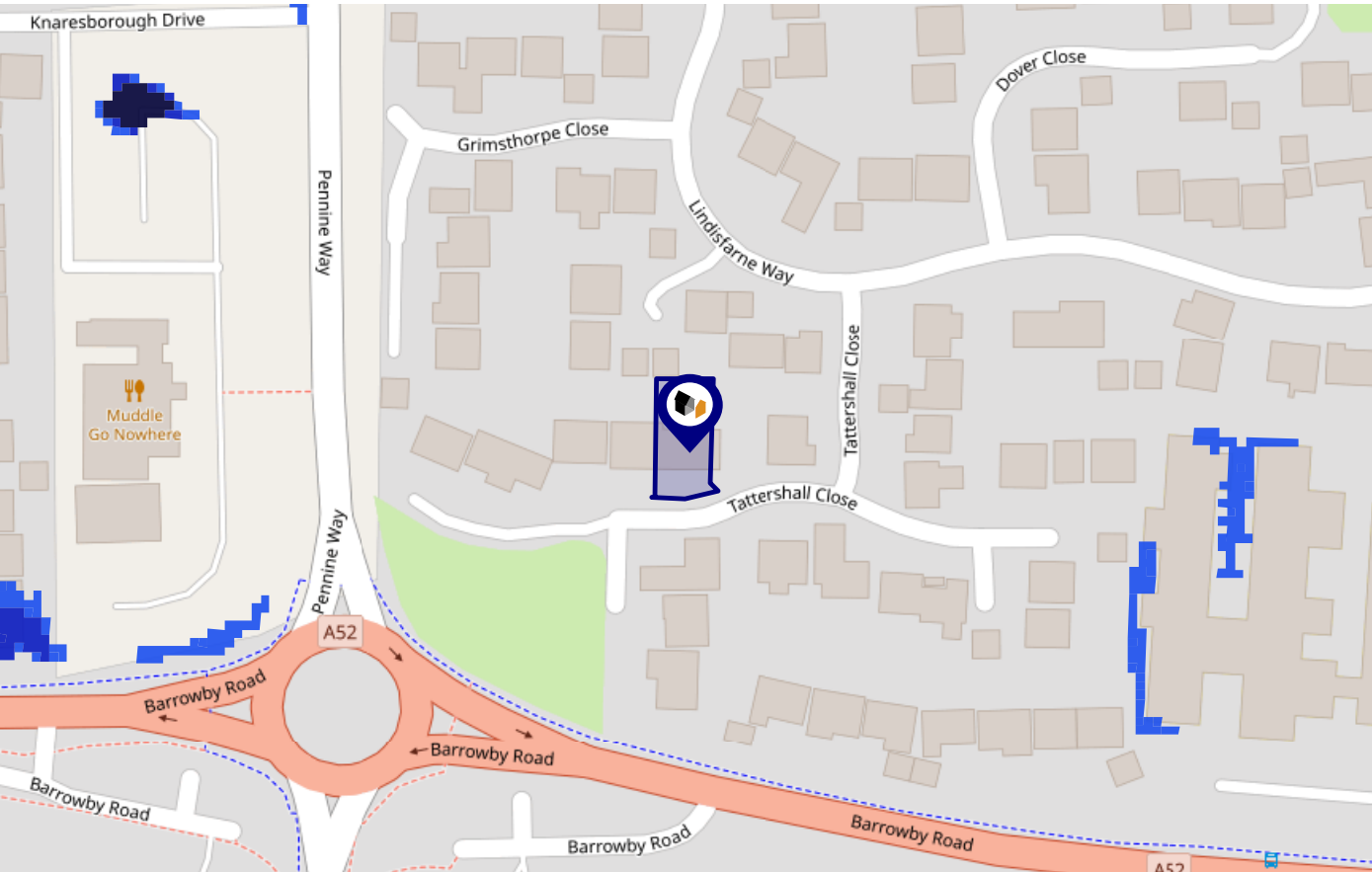
Depth	Risk Level
Up to 20cm (8in)	Very Low
Up to 30cm (1ft)	Very Low
Up to 60cm (2ft)	Very Low

Flood Risk

Surface Water - Flood Risk

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

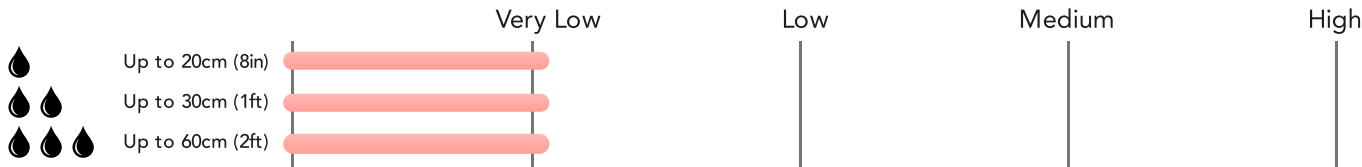


Risk Rating: Very low

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:

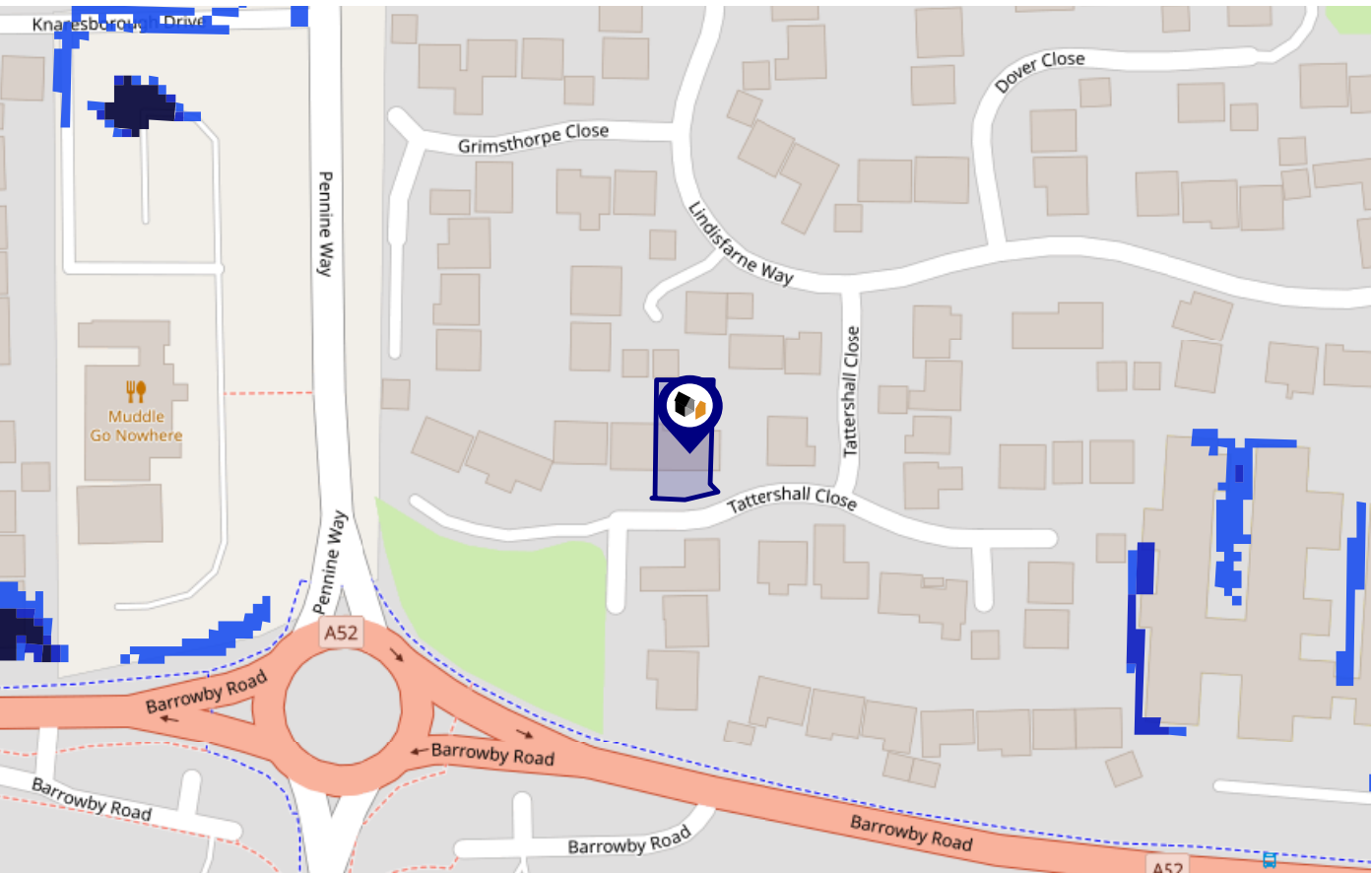


Flood Risk

Surface Water - Climate Change

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This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

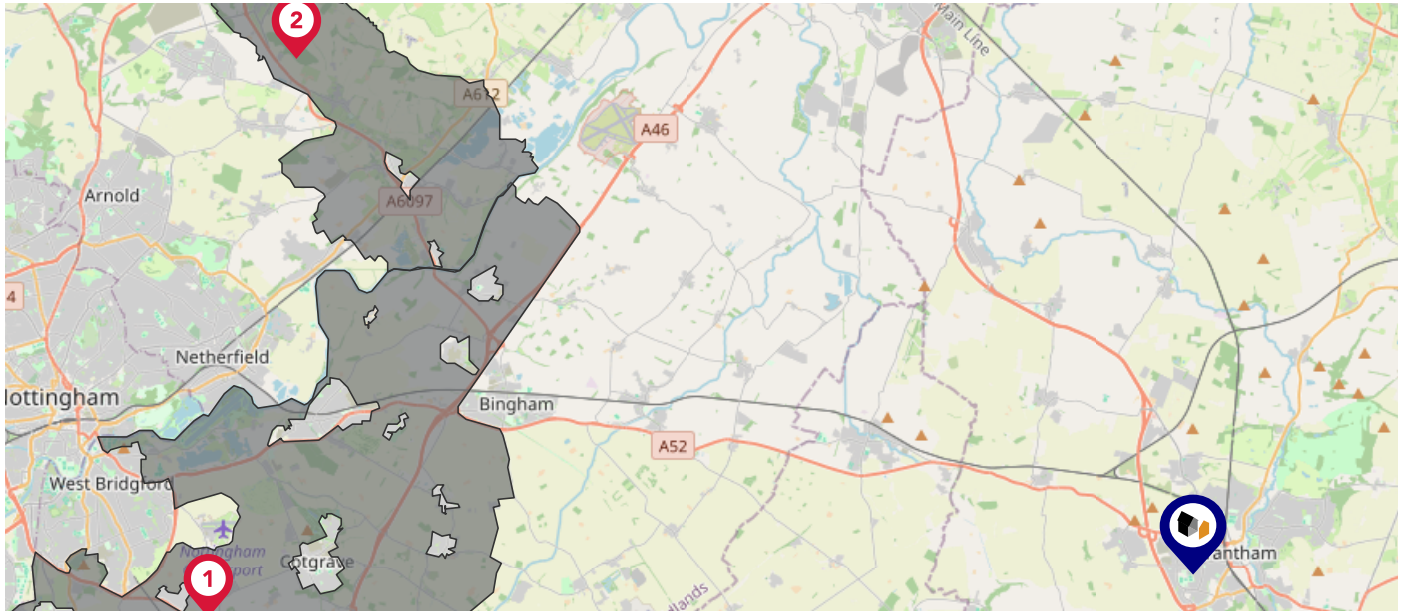
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

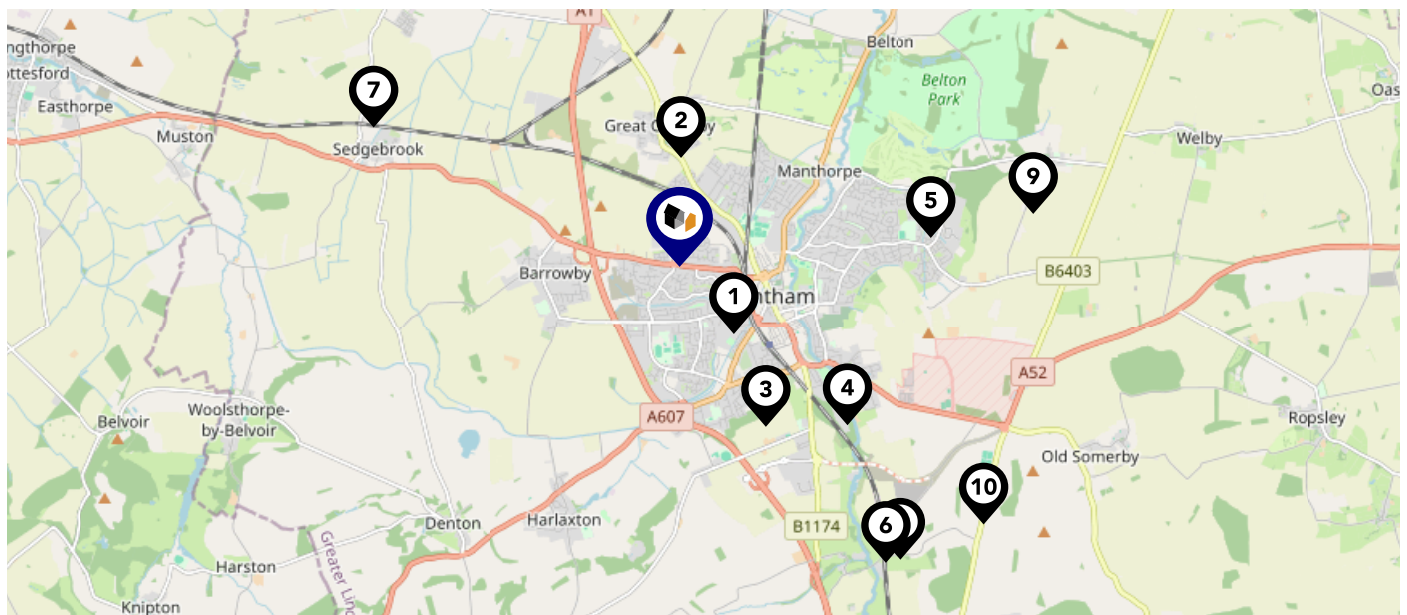
1

Derby and Nottingham Green Belt - Rushcliffe

2

Derby and Nottingham Green Belt - Newark and Sherwood

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

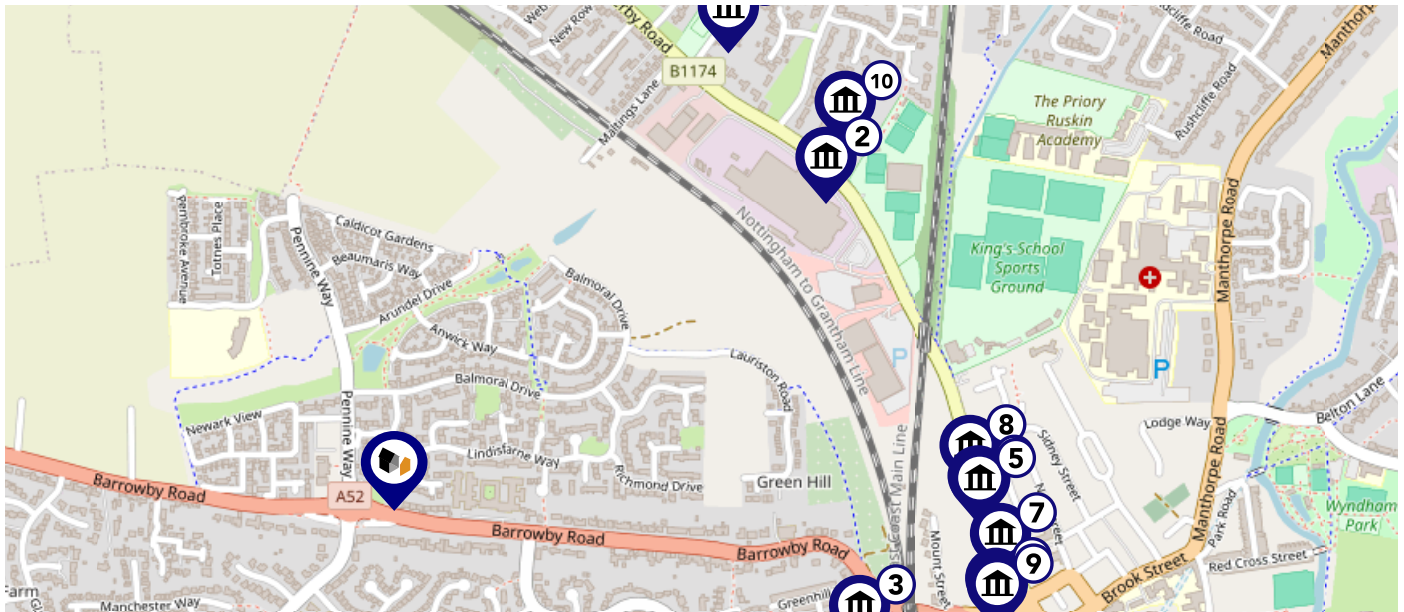
1	Autumn Park Landfill-Autumn Park Industrial Estate, Dysart Road, Grantham, Lincolnshire	Historic Landfill
2	Long Street Landfill Site-Great Gonerby, Grantham	Historic Landfill
3	Caddy Castings-Springfield Road, Grantham	Historic Landfill
4	Bridge End Grove-Grantham, Lincolnshire	Historic Landfill
5	Land to West of Ruston Road-Alma Park Industrial Estate, Grantham, Lincolnshire	Historic Landfill
6	Whalebone Lane Quarry-Little Ponton Quarry, Whalebone Lane, Little Ponton, Grantham, Lincolnshire	Historic Landfill
7	Allington Road-Allington Road, Sedgebrook	Historic Landfill
8	Old Quarry-Whalebone Lane, Grantham, Lincolnshire	Historic Landfill
9	Disused Quarry-Newgate Lane, Londonthorpe, Grantham, Lincolnshire	Historic Landfill
10	Woodnook-Woodnook, Lincolnshire	Historic Landfill

Maps

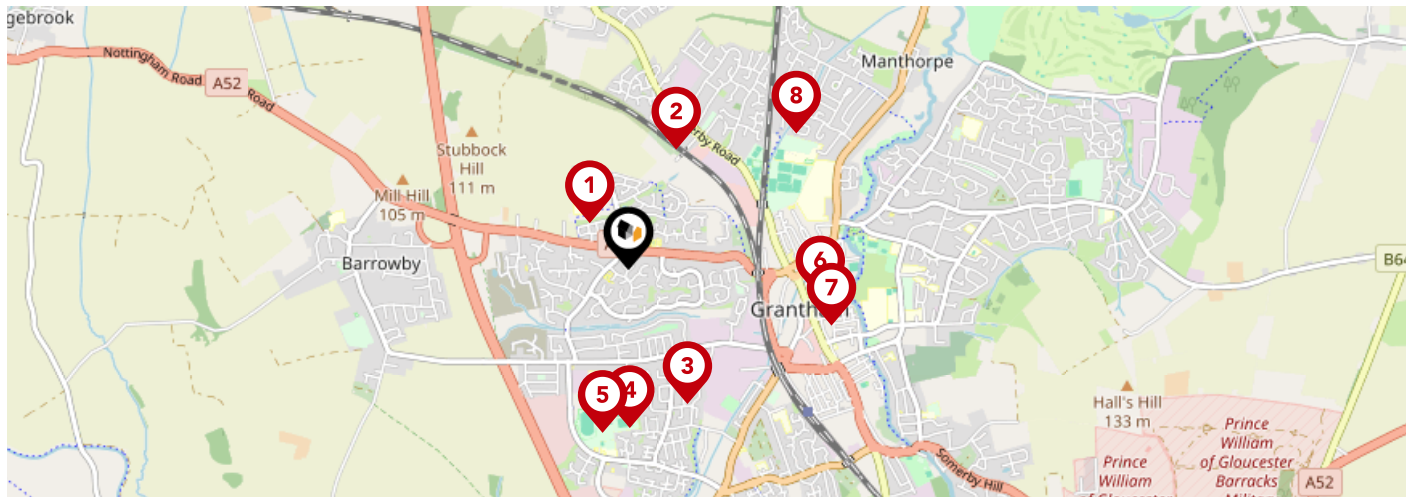
Listed Buildings

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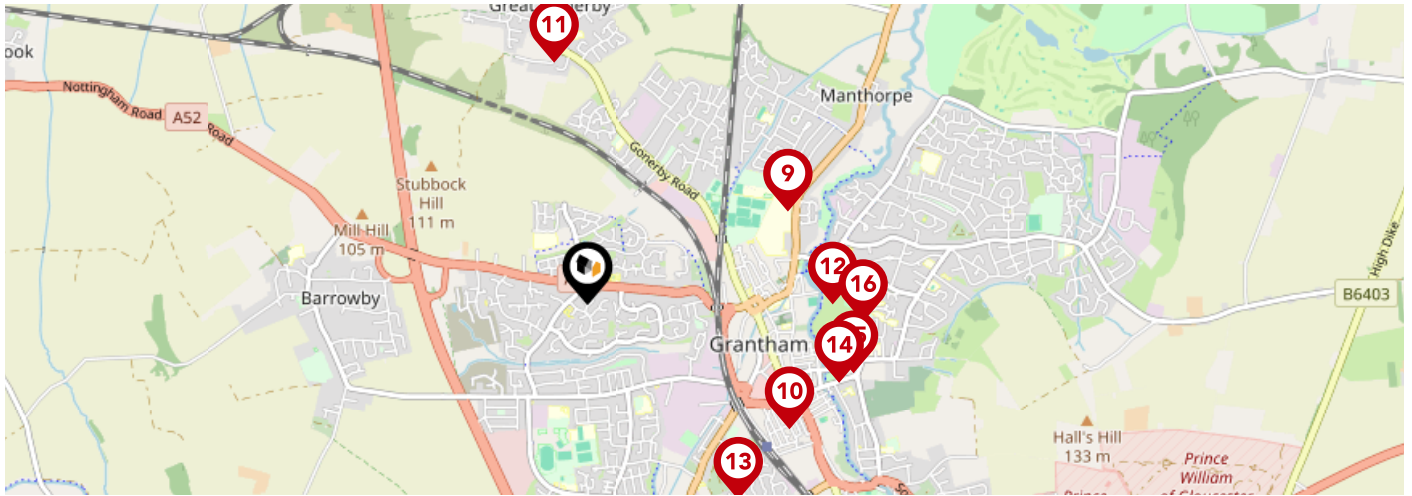
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1360251 - Gonerby House	Grade II	0.6 miles
 1062485 - Gatehouse To Arnoldfield	Grade II	0.6 miles
 1062503 - 51-55, Barronby Road	Grade II	0.6 miles
 1062464 - 74, North Parade	Grade II	0.7 miles
 1062463 - 70 And 72, North Parade	Grade II	0.7 miles
 1062500 - 3-11, North Parade	Grade II	0.7 miles
 1062461 - 30-40, North Parade	Grade II	0.7 miles
 1360281 - 84 And 86, North Parade	Grade II	0.7 miles
 1253691 - Roman Catholic Church Of St Mary	Grade II	0.7 miles
 1062483 - Arnoldfield	Grade II	0.7 miles



		Nursery	Primary	Secondary	College	Private
1	Poplar Farm School Ofsted Rating: Good Pupils: 360 Distance:0.27	☐	☒	☐	☐	☐
2	The Gonerby Hill Foot Church of England Primary School Ofsted Rating: Good Pupils: 283 Distance:0.58	☐	☒	☐	☐	☐
3	The Isaac Newton Primary School Ofsted Rating: Requires improvement Pupils: 408 Distance:0.65	☐	☒	☐	☐	☐
4	West Grantham Church of England Secondary Academy Ofsted Rating: Good Pupils: 346 Distance:0.71	☐	☐	☒	☐	☐
5	West Grantham Church of England Primary Academy Ofsted Rating: Good Pupils: 207 Distance:0.74	☐	☒	☐	☐	☐
6	The King's School, Grantham Ofsted Rating: Good Pupils: 1200 Distance:0.86	☐	☐	☒	☐	☐
7	St Wulfram's National Church of England Primary School Ofsted Rating: Requires improvement Pupils: 215 Distance:0.94	☐	☒	☐	☐	☐
8	Cliffedale Primary School Ofsted Rating: Good Pupils: 289 Distance:0.96	☐	☒	☐	☐	☐

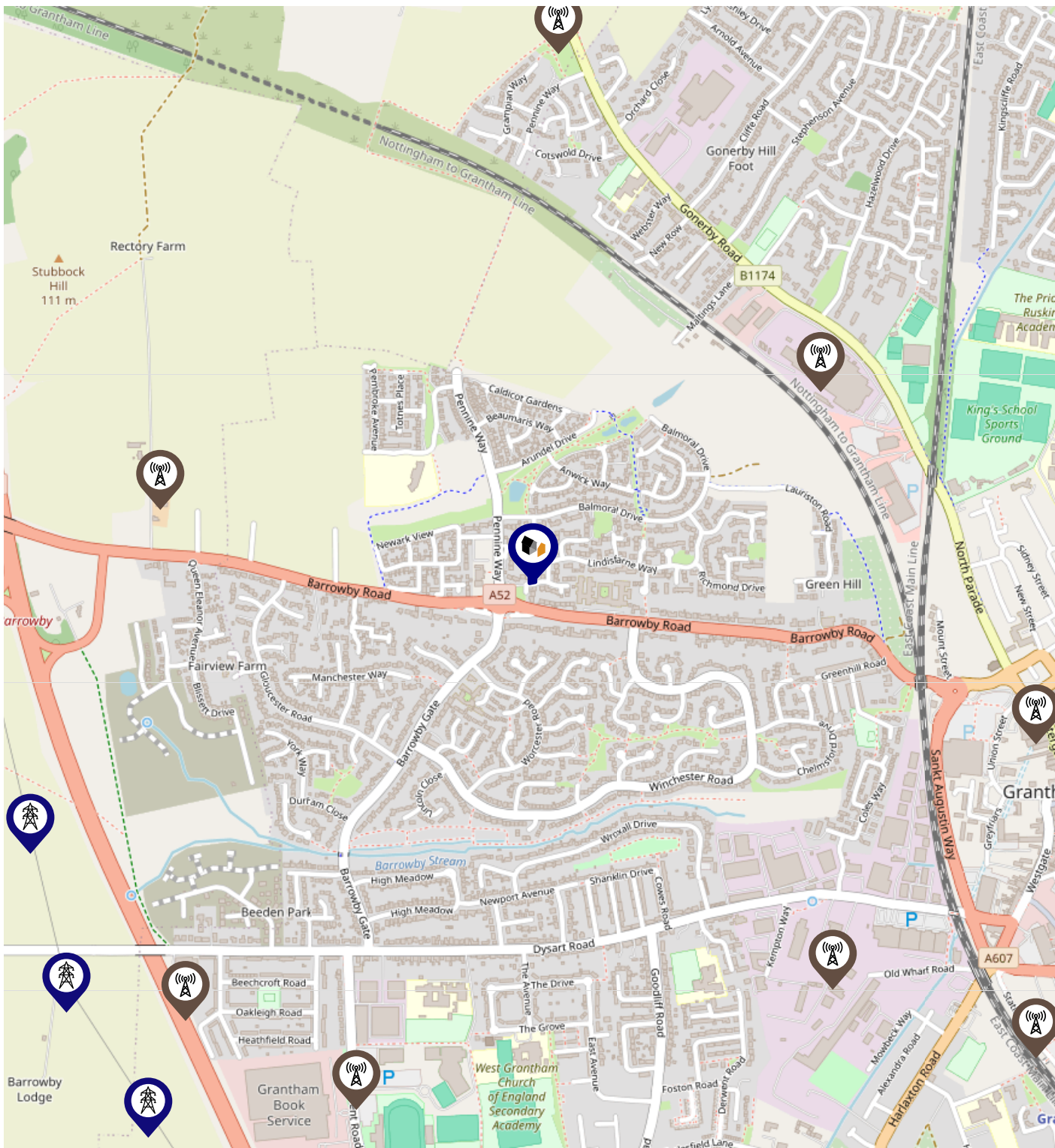


		Nursery	Primary	Secondary	College	Private
9	The Priory Ruskin Academy Ofsted Rating: Outstanding Pupils: 1406 Distance:0.99	☐	☐	☒	☐	☐
10	Charles Read Academy Ofsted Rating: Good Pupils: 276 Distance:1.06	☐	☐	☒	☐	☐
11	The St Sebastian's Church of England Primary School, Great Gonerby Ofsted Rating: Good Pupils: 166 Distance:1.09	☐	☒	☐	☐	☐
12	Wyndham Park Nursery School Ofsted Rating: Outstanding Pupils: 116 Distance:1.09	☒	☐	☐	☐	☐
13	Huntingtower Community Primary Academy Ofsted Rating: Good Pupils: 416 Distance:1.1	☐	☒	☐	☐	☐
14	Grantham College Ofsted Rating: Good Pupils:0 Distance:1.17	☐	☐	☒	☐	☐
15	Kesteven and Grantham Girls' School Ofsted Rating: Outstanding Pupils: 1188 Distance:1.23	☐	☐	☒	☐	☐
16	The Little Gonerby Church of England Primary Academy, Grantham Ofsted Rating: Good Pupils: 116 Distance:1.23	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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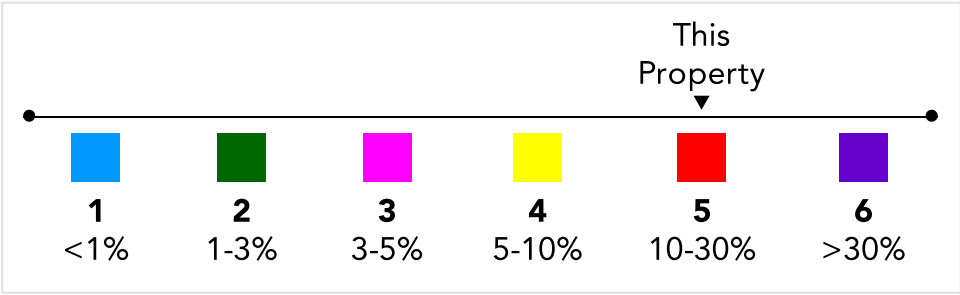
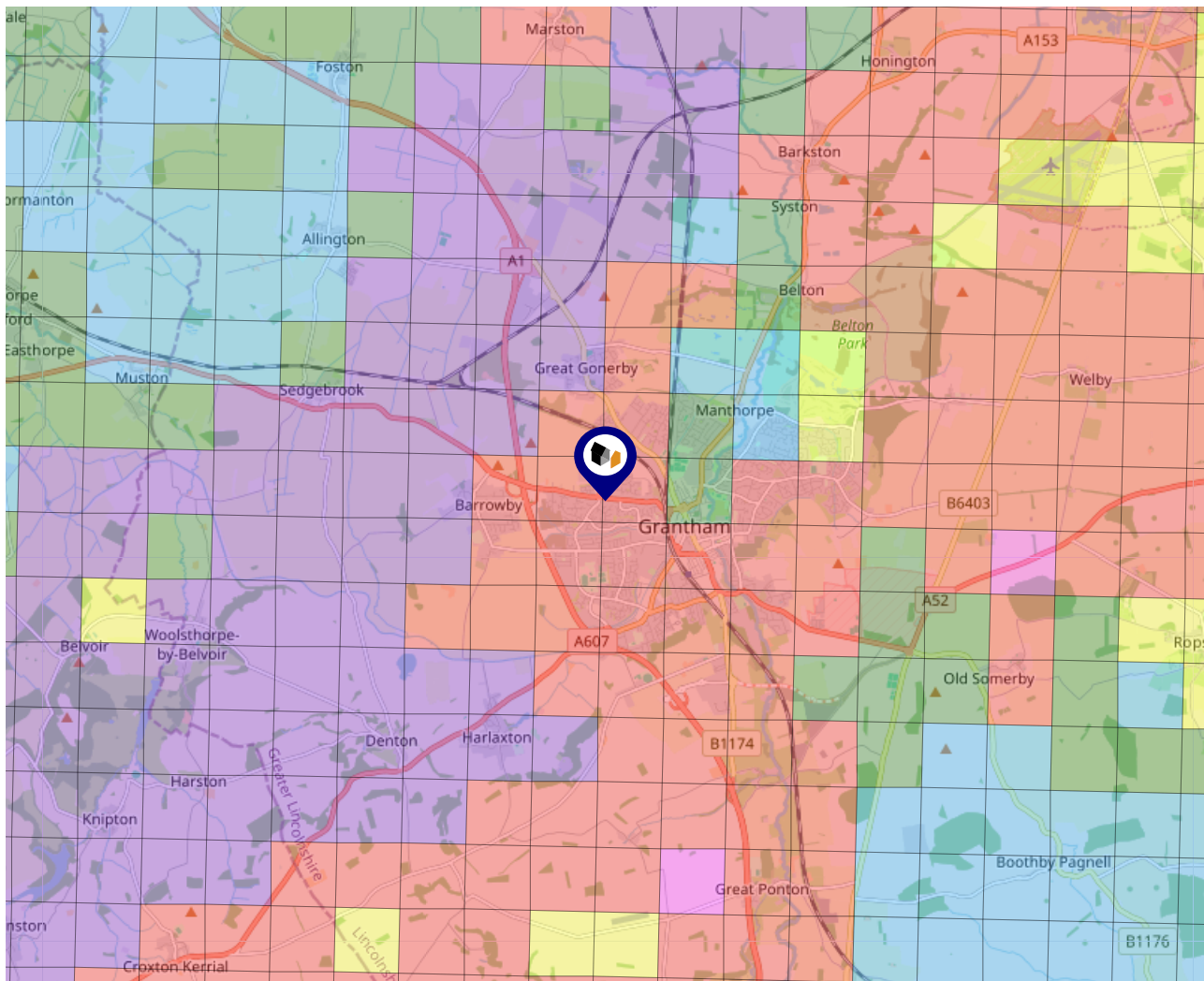


Key:

-  Power Pylons
-  Communication Masts

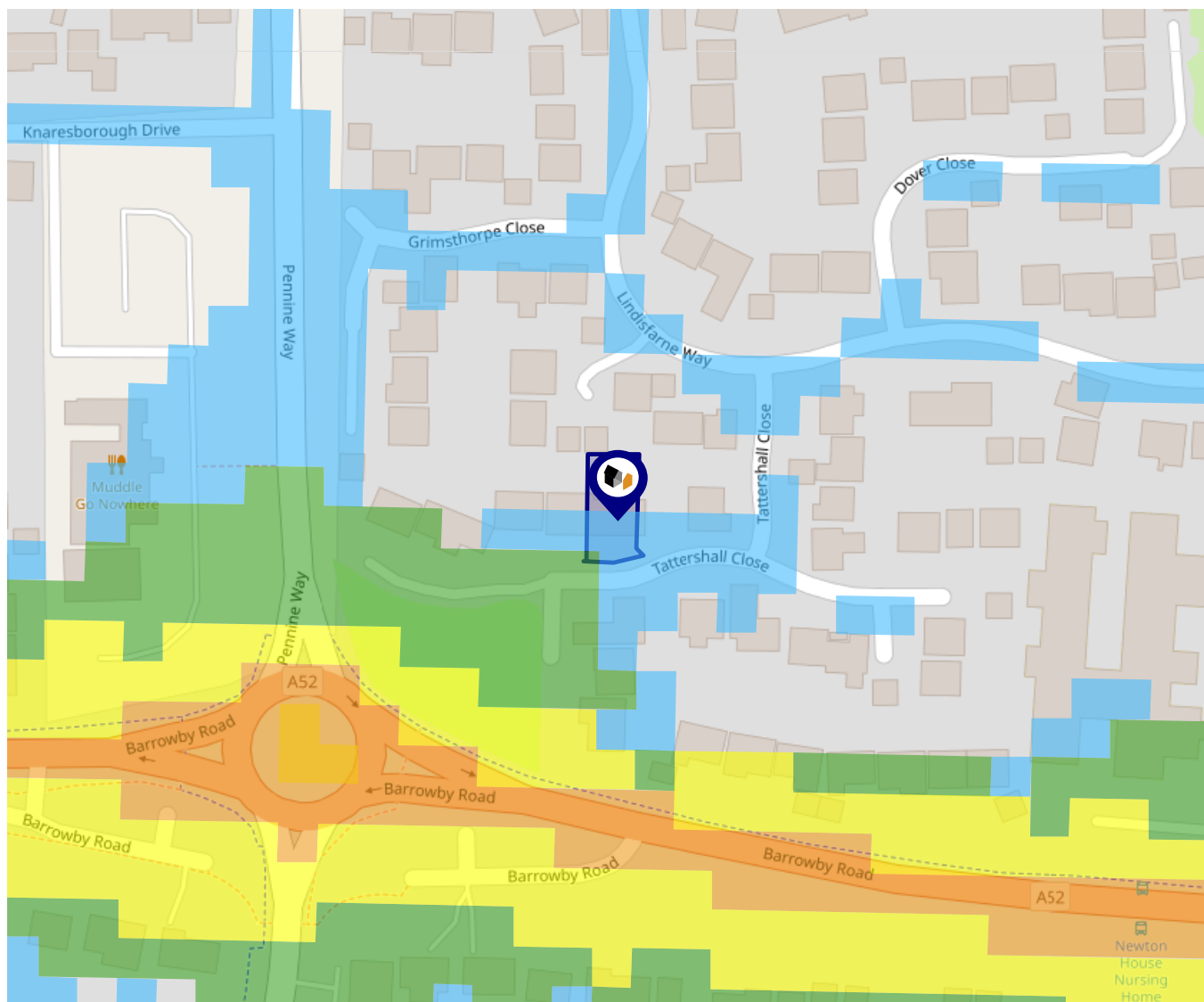
What is Radon?

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/m³).



Local Area Road Noise

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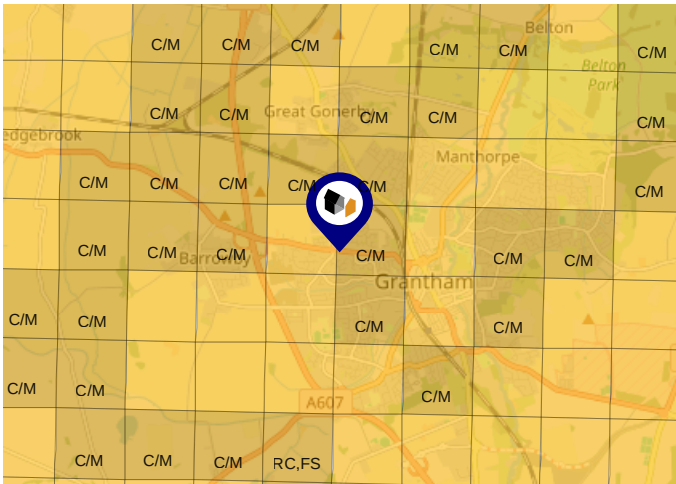


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

Carbon Content:	VARIABLE(LOW)	Soil Texture:	LOAM TO CLAY
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		



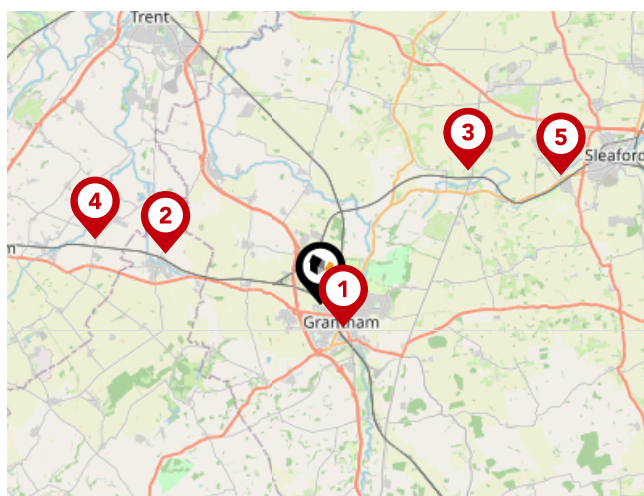
Primary Classifications (Most Common Clay Types)

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

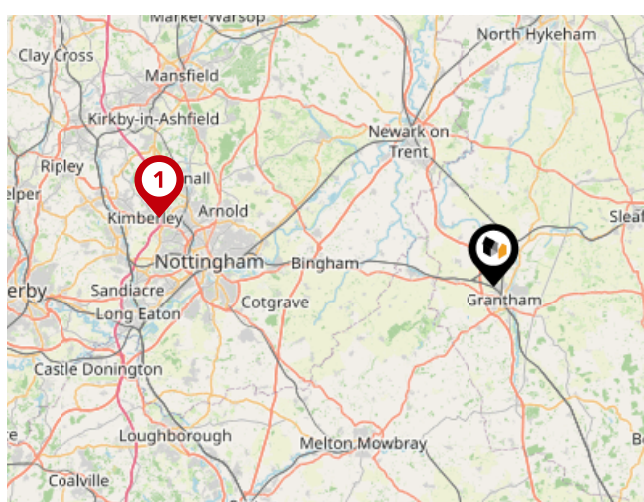
Transport (National)

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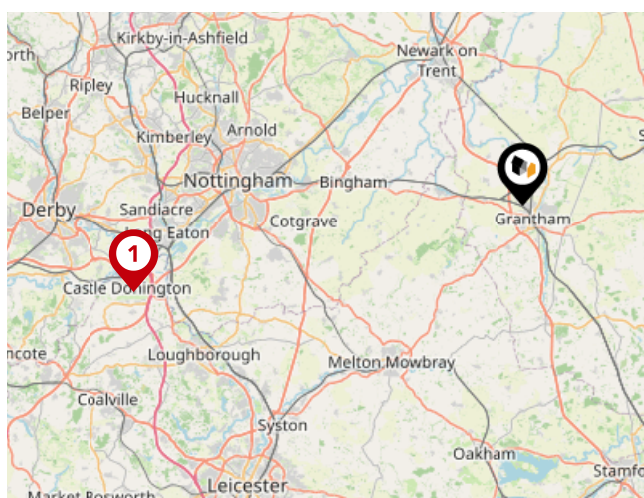
National Rail Stations

Pin	Name	Distance
1	Grantham Rail Station	1.13 miles
2	Bottesford Rail Station	5.82 miles
3	Ancaster Rail Station	7.14 miles
4	Elton & Orston Rail Station	8.39 miles
5	Rauceby Rail Station	9.74 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	24.36 miles



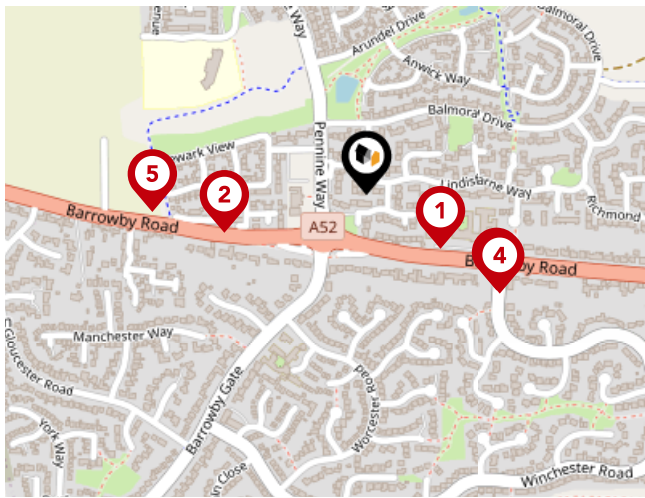
Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	28.54 miles

Area

Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Newton House Nursing Home	0.1 miles
2	Muddle and Go Nowhere PH	0.16 miles
3	2 Winchester Road	0.17 miles
4	1 Winchester Road	0.18 miles
5	Muddle and Go Nowhere PH	0.24 miles

Local Connections

No Local Connections found within 30 km of this property.

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

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