

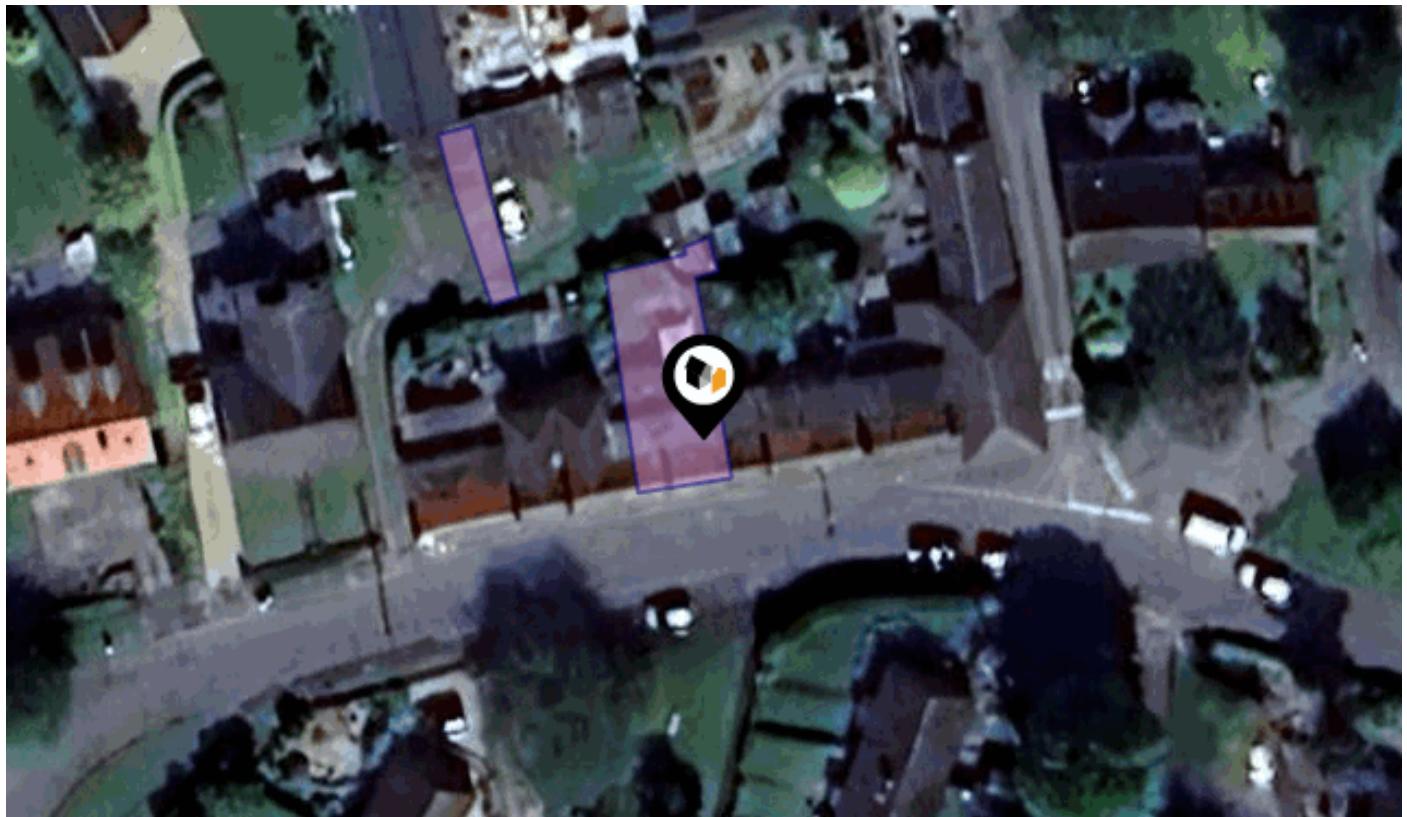


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 15<sup>th</sup> August 2025**



**5, JUBILEE TERRACE, INGHAM, LINCOLN, LN1 2XN**

**Mundys**

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

Alex.Porter@mundys.net

[www.mundys.net](http://www.mundys.net)



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# Property Overview



## Property

Type:	Terraced	Last Sold Date:	20/05/2008
Bedrooms:	3	Last Sold Price:	£180,000
Floor Area:	1,410 ft <sup>2</sup> / 131 m <sup>2</sup>	Last Sold £/ft <sup>2</sup> :	£127
Plot Area:	0.05 acres	Tenure:	Freehold
Council Tax :	Band C		
Annual Estimate:	£2,026		
Title Number:	LL56417		
UPRN:	10034685566		

## Local Area

Local Authority:	Lincolnshire
Conservation Area:	Ingham
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

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

<b>3</b> mb/s	<b>80</b> mb/s	- mb/s

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



**Satellite/Fibre TV Availability:**



# Planning History This Address



Planning records for: **5, Jubilee Terrace, Ingham, Lincoln, LN1 2XN**

## Reference - M01/P/0576

**Decision:** Decided

**Date:** 25th June 2001

**Description:**

PLANNING APPLICATION TO ERECT SINGLE STOREY EXTENSION TO REAR OF DWELLING TO FORM UTILITY ROOM SHOWER ROOM AND OFFICE.

## Reference - M01/P/0577

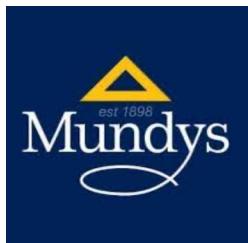
**Decision:** Decided

**Date:** 25th June 2001

**Description:**

LISTED BUILDING CONSENT FOR INTERNAL ALTERATIONS AND TO ERECT SINGLE STOREY EXTENSION TO REAR OF DWELLING TO FORM UTILITY ROOM SHOWER ROOM AND OFFICE.

# Property EPC - Certificate



5, Jubilee Terrace, Ingham, LINCOLN, LN1 2XN

Energy rating

**D**

Valid until 11.03.2018

Certificate number  
9128-2045-6267-4558-6014

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	55   D	65   D
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property EPC - Additional Data



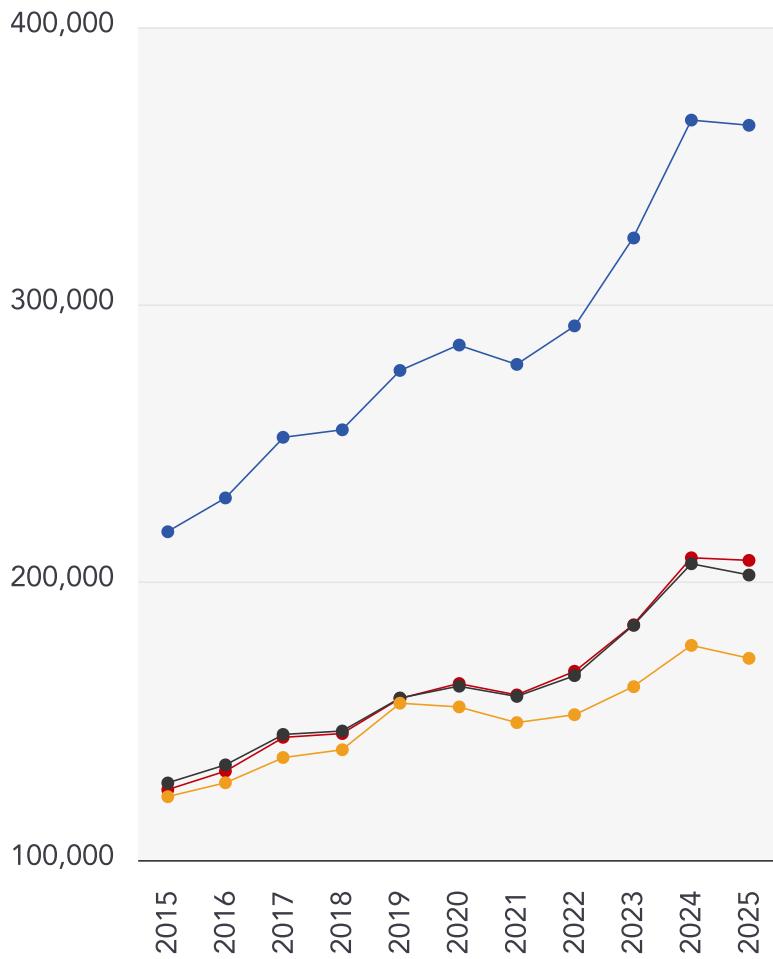
## Additional EPC Data

<b>Walls:</b>	Wall
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Roof
<b>Roof Energy:</b>	Very poor
<b>Window:</b>	Window
<b>Window Energy:</b>	Poor
<b>Main Heating:</b>	Main-Heating
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Main-Heating-Controls
<b>Main Heating Controls Energy:</b>	Poor
<b>Hot Water System:</b>	Hot-Water
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Lighting
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Floor
<b>Secondary Heating:</b>	Secondary-Heating
<b>Secondary Heating Energy:</b>	Poor
<b>Total Floor Area:</b>	131 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

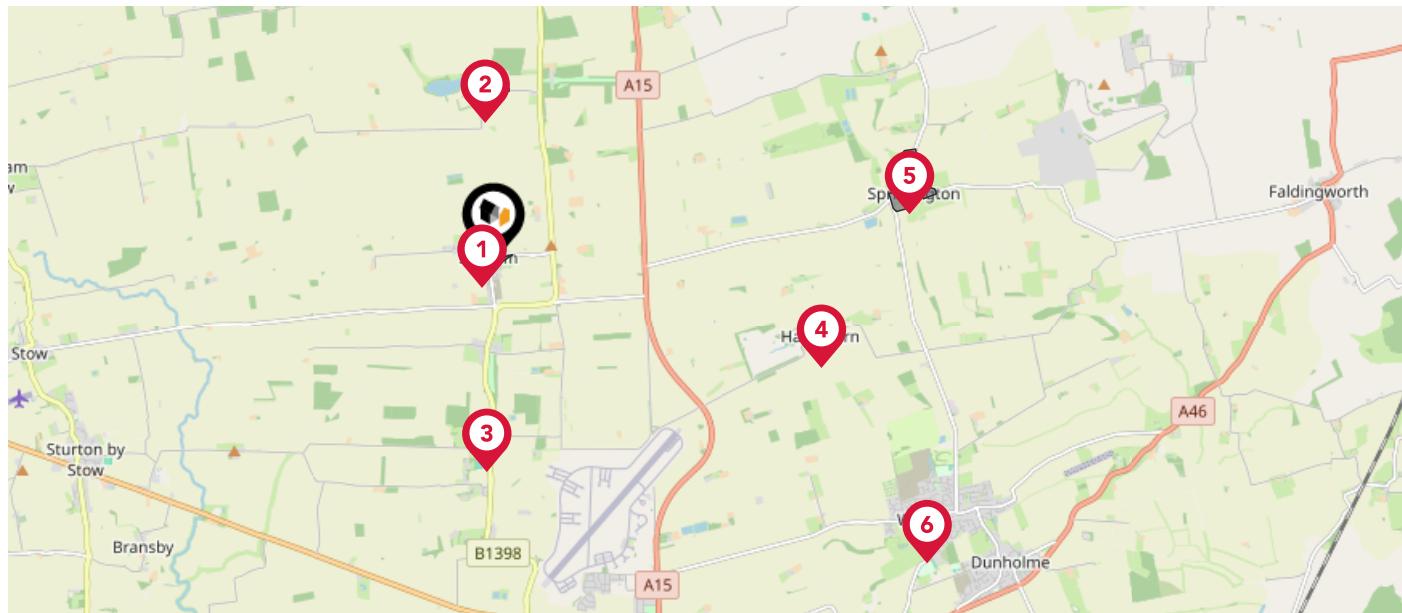
**+40.58%**

# 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

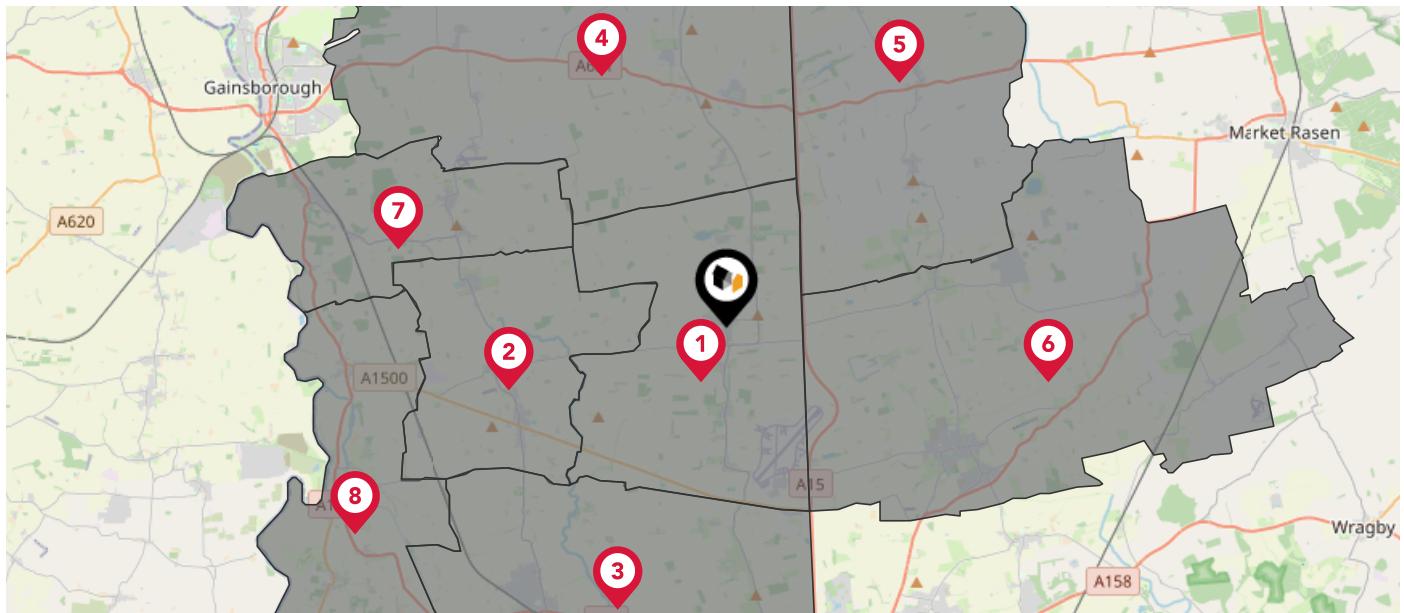
	Ingham
	Fillingham
	Brattleby
	Hackthorn
	Spridlington
	Welton

# 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

 Scampton Ward

 Stow Ward

 Saxilby Ward

 Hemswell Ward

 Waddingham and Spital Ward

 Dunholme and Welton Ward

 Lea Ward

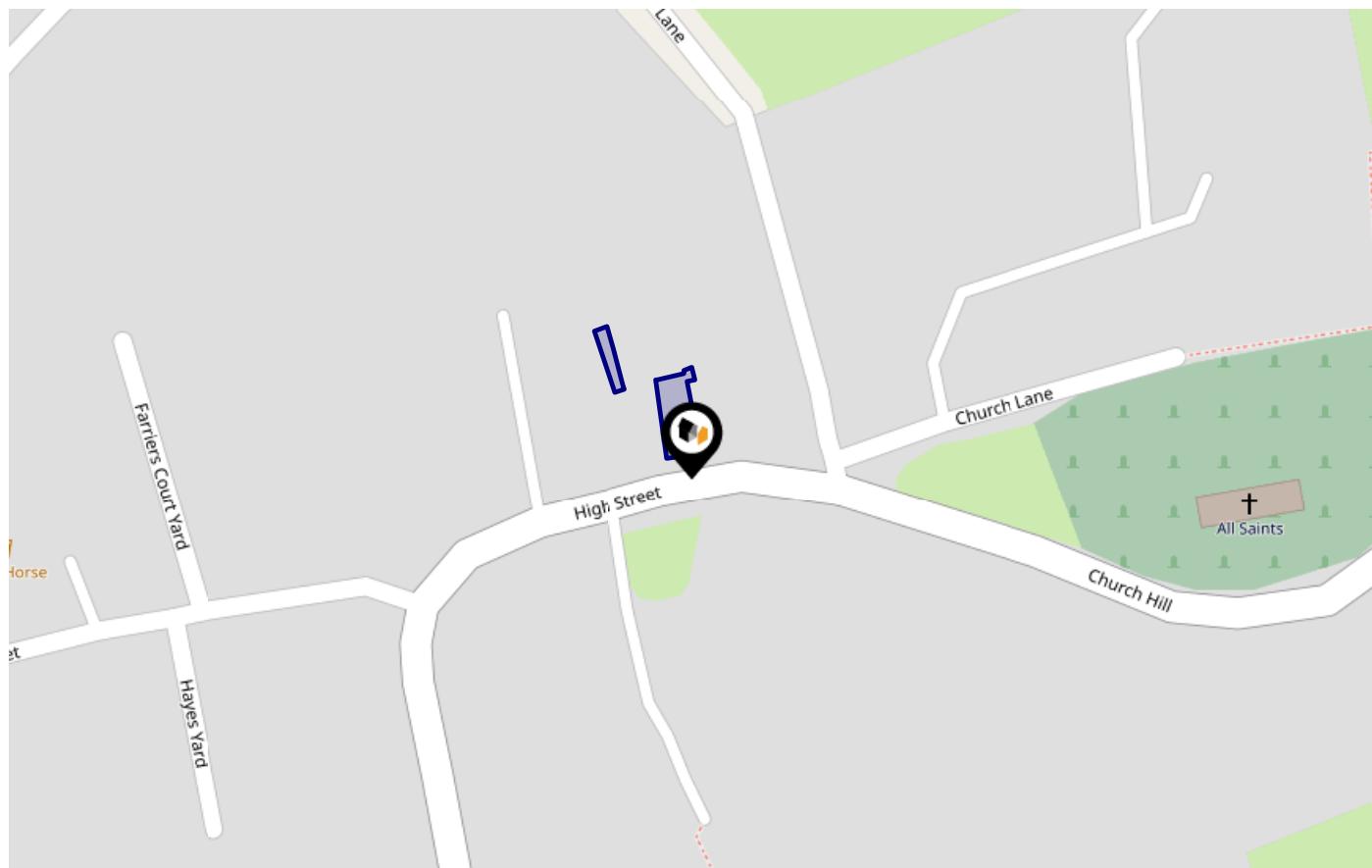
 Torksey Ward

# 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.

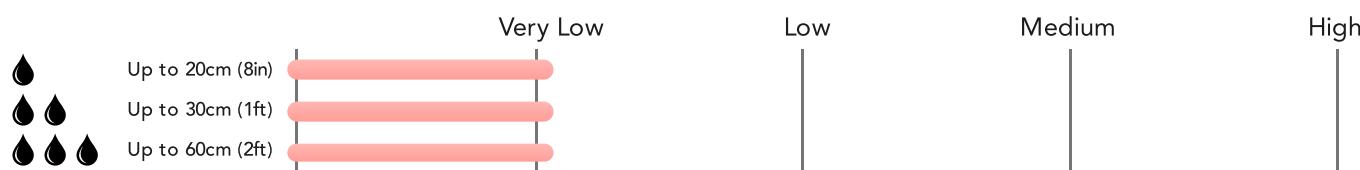


Risk Rating: Very low

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.

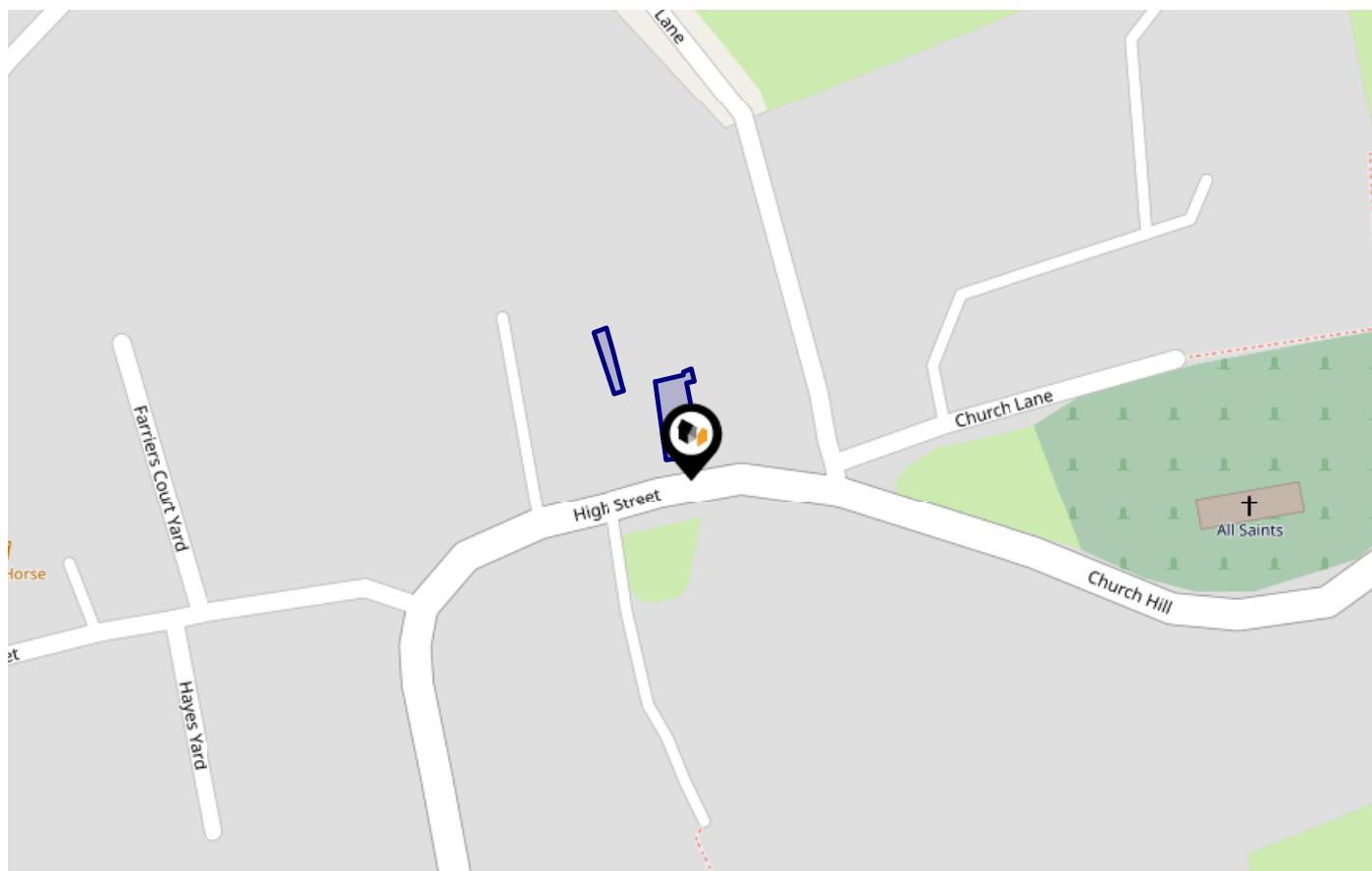
Chance of flooding to the following depths at this property:



# 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.

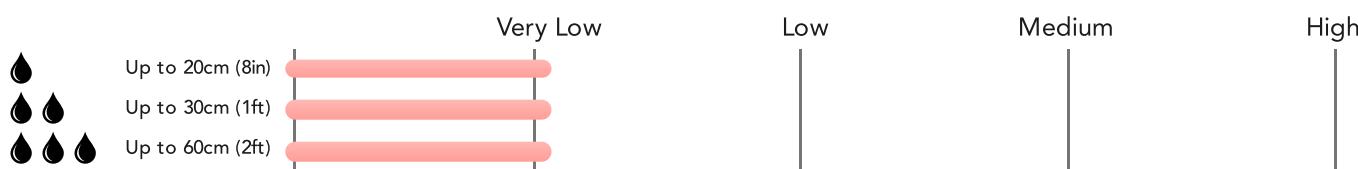


## Risk Rating: Very low

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.
- █ **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:

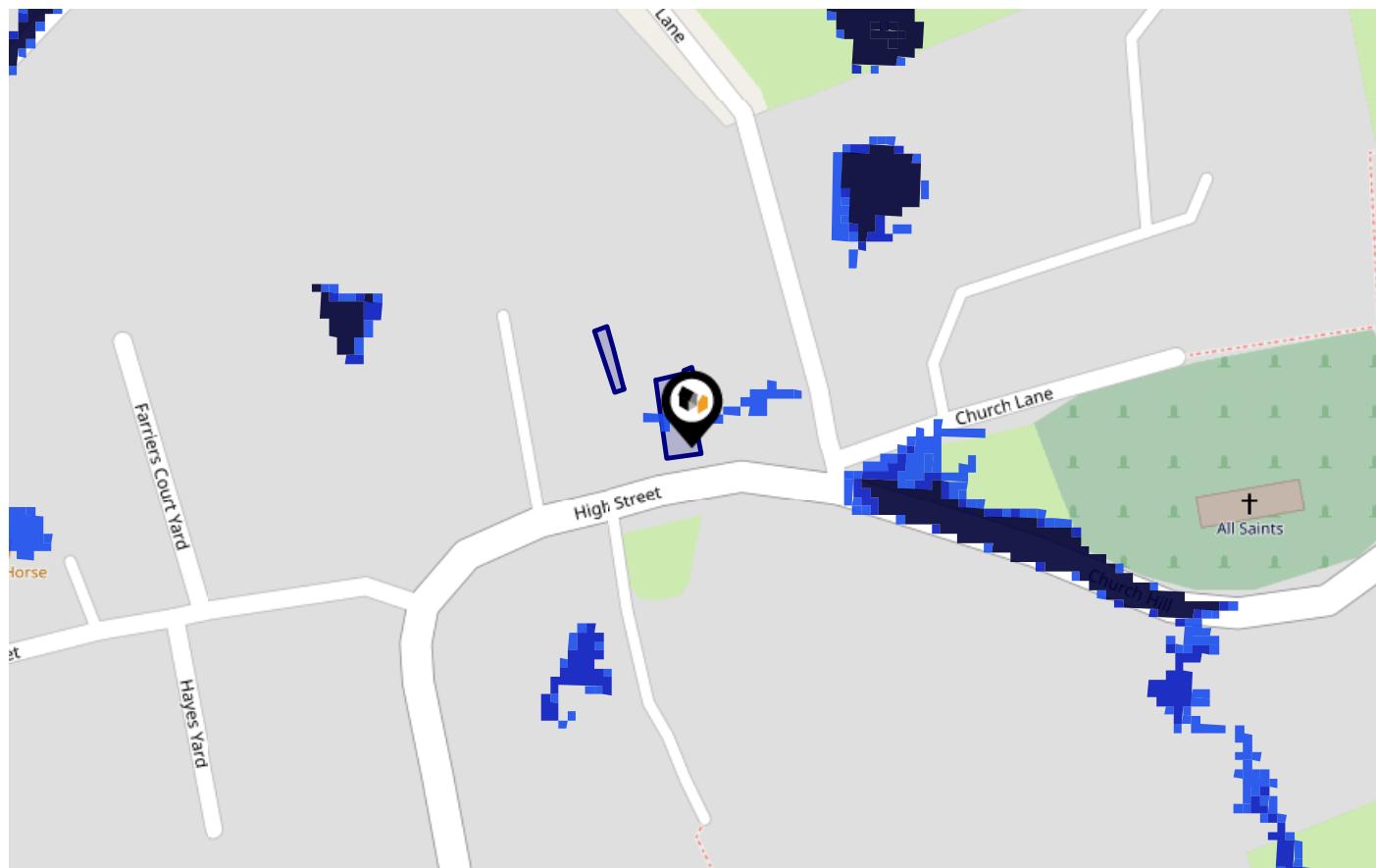


# Flood Risk

## Surface Water - 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.

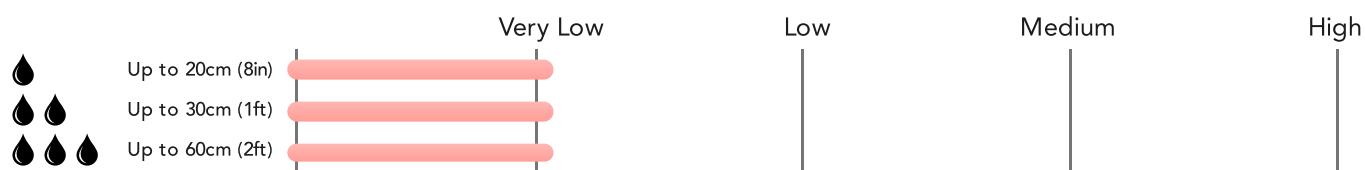


Risk Rating: Very low

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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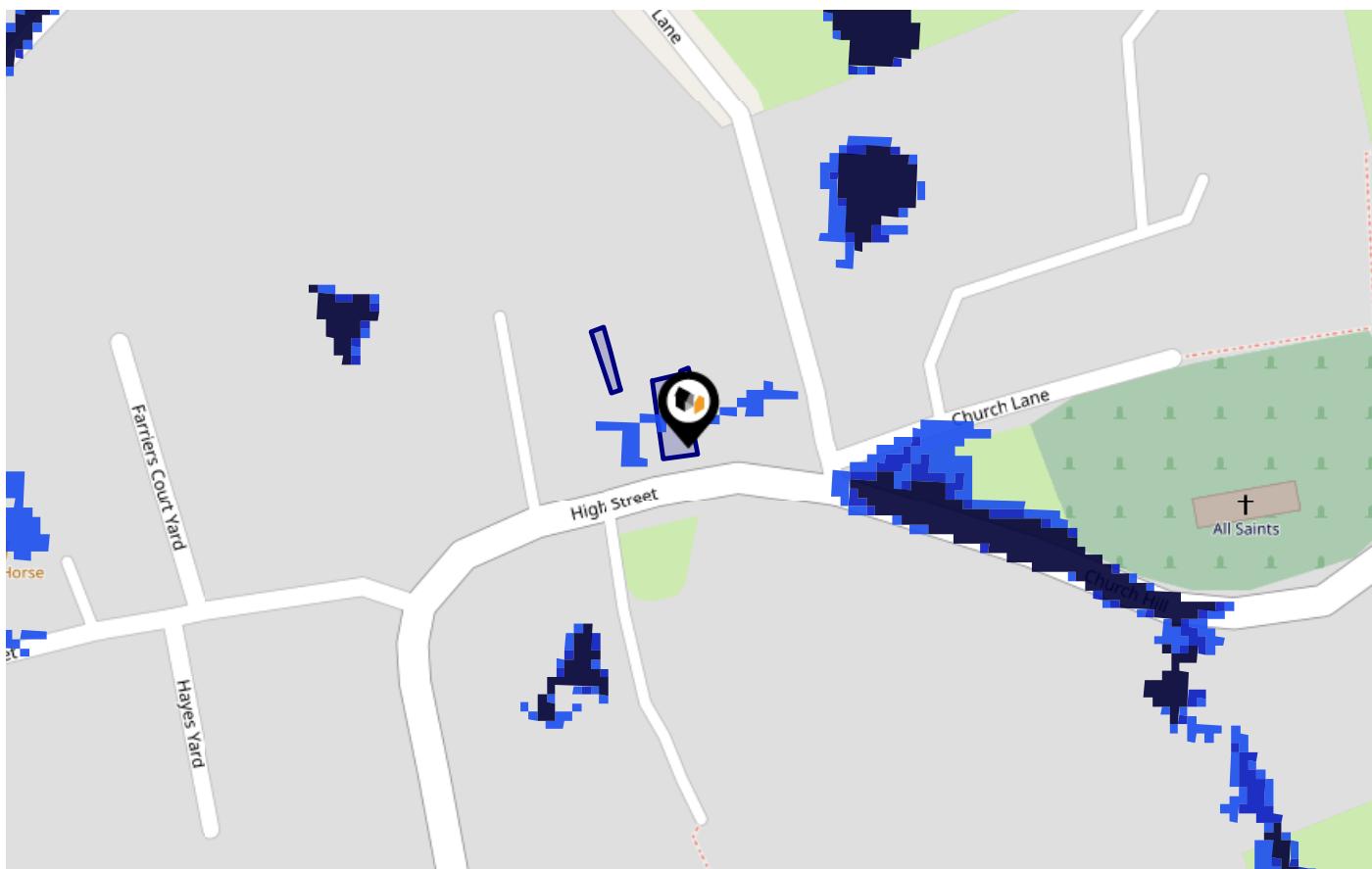
Chance of flooding to the following depths at this property:



# 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:

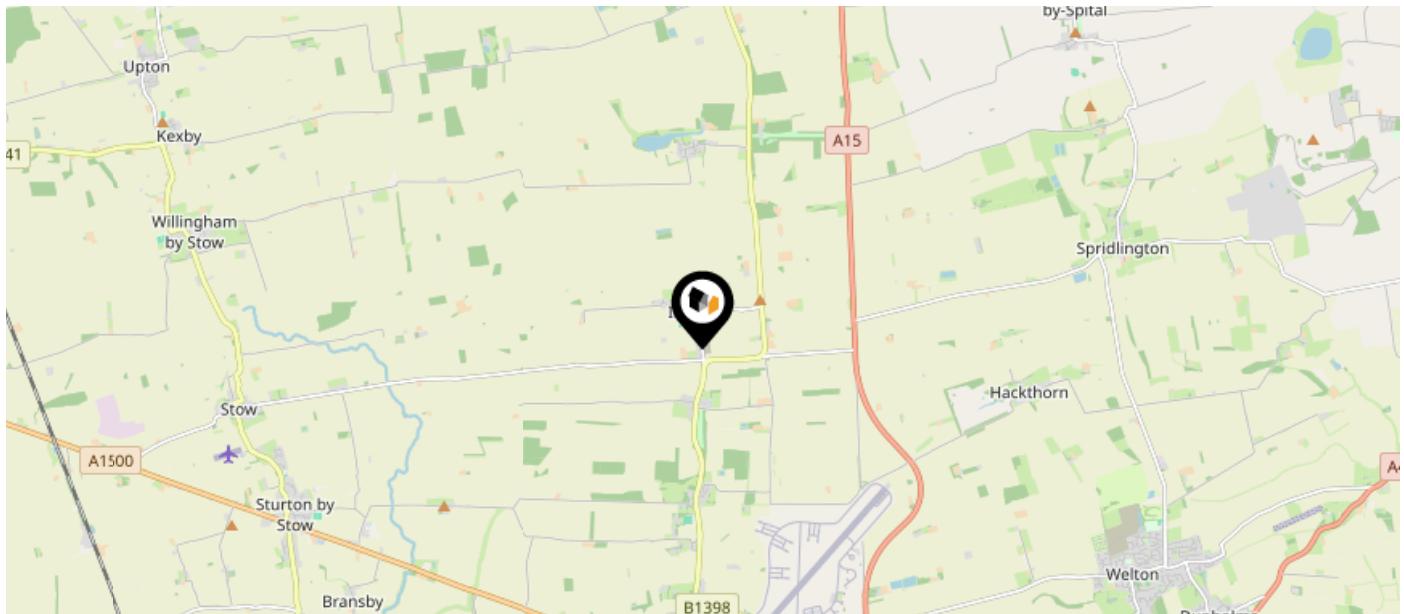


# Maps

## Green Belt



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



### Nearby Green Belt Land

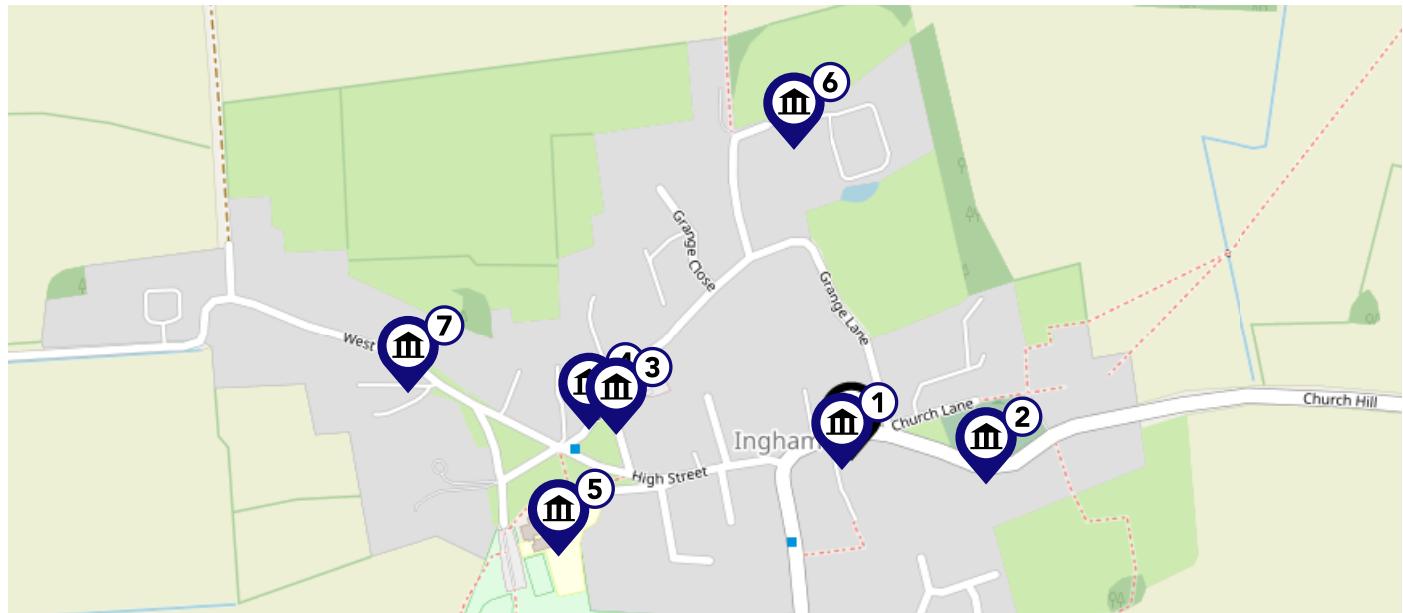
No data available.

# Maps

## Listed Buildings

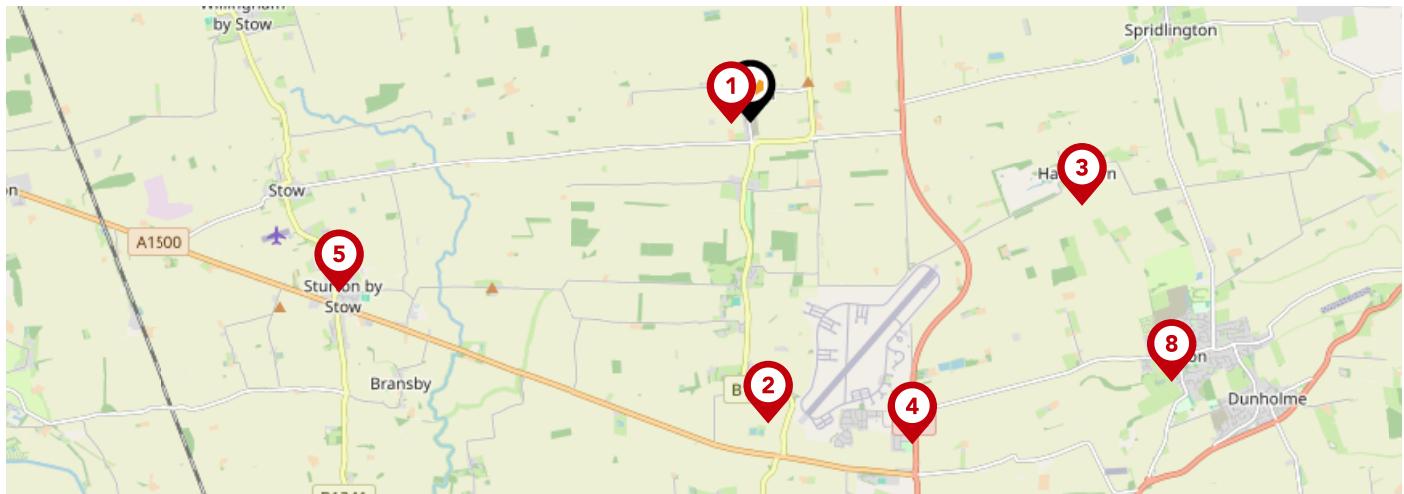


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1359422 - Jubilee Terrace Cottages	Grade II	0.0 miles
1166375 - Church Of All Saints	Grade II	0.1 miles
1308905 - The Generous Britain Public House	Grade II	0.1 miles
1359816 - 33, The Green	Grade II	0.1 miles
1063356 - School And Attached School House	Grade II	0.2 miles
1063355 - Grange Farmhouse	Grade II	0.2 miles
1146541 - Applegarth House	Grade II	0.2 miles

# Area Schools



Nursery Primary Secondary College Private



## Ingham Primary School

Ofsted Rating: Good | Pupils: 81 | Distance: 0.17



## Scampton Church of England Primary School

Ofsted Rating: Good | Pupils: 57 | Distance: 2.66



## The Hackthorn Church of England Primary School

Ofsted Rating: Outstanding | Pupils: 56 | Distance: 3.03



## Pollyplatt Primary School

Ofsted Rating: Good | Pupils: 81 | Distance: 3.19



## Sturton by Stow Primary School

Ofsted Rating: Good | Pupils: 171 | Distance: 3.94



## Hemswell Cliff Primary School

Ofsted Rating: Good | Pupils: 39 | Distance: 3.96



## Normanby Primary School

Ofsted Rating: Good | Pupils: 51 | Distance: 4.27

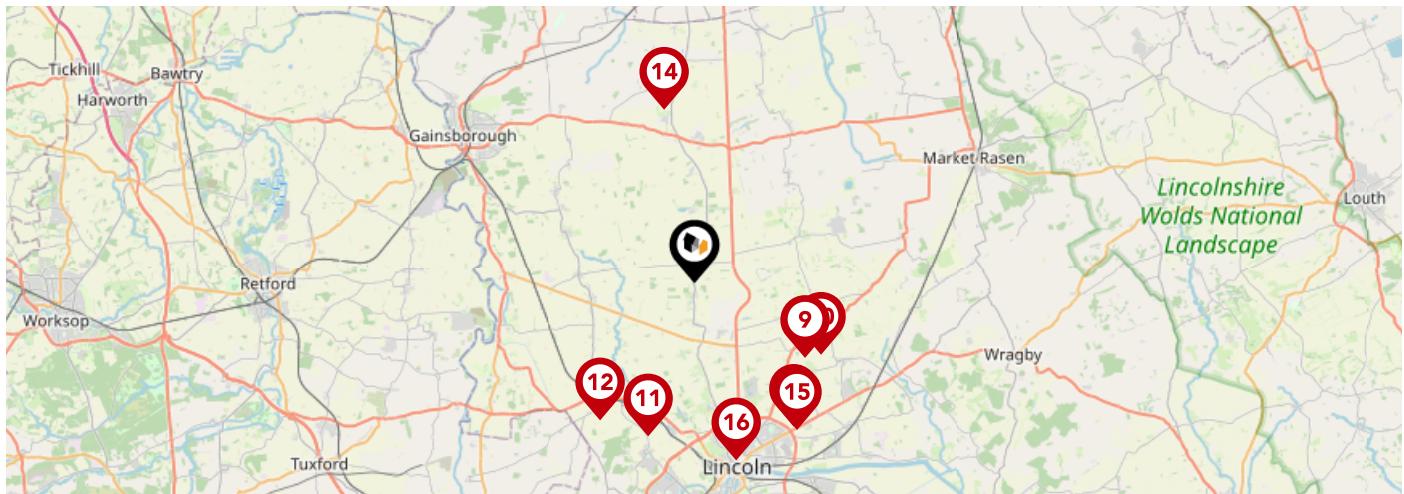


## Welton St Mary's Church of England Primary Academy

Ofsted Rating: Good | Pupils: 381 | Distance: 4.39



# Area Schools



Nursery Primary Secondary College Private



## William Farr CofE Comprehensive School

Ofsted Rating: Good | Pupils: 1444 | Distance: 4.75



## Dunholme St Chad's Church of England Primary School

Ofsted Rating: Requires improvement | Pupils: 212 | Distance: 5.14



## Burton Hathow Preparatory School

Ofsted Rating: Not Rated | Pupils: 106 | Distance: 5.68



## Saxilby Church of England Primary School

Ofsted Rating: Good | Pupils: 378 | Distance: 5.92



## The Nettleham Infant and Nursery School

Ofsted Rating: Good | Pupils: 210 | Distance: 6.2



## Willoughton Primary School

Ofsted Rating: Good | Pupils: 49 | Distance: 6.23



## The Nettleham Church of England Voluntary Aided Junior School

Ofsted Rating: Good | Pupils: 227 | Distance: 6.35

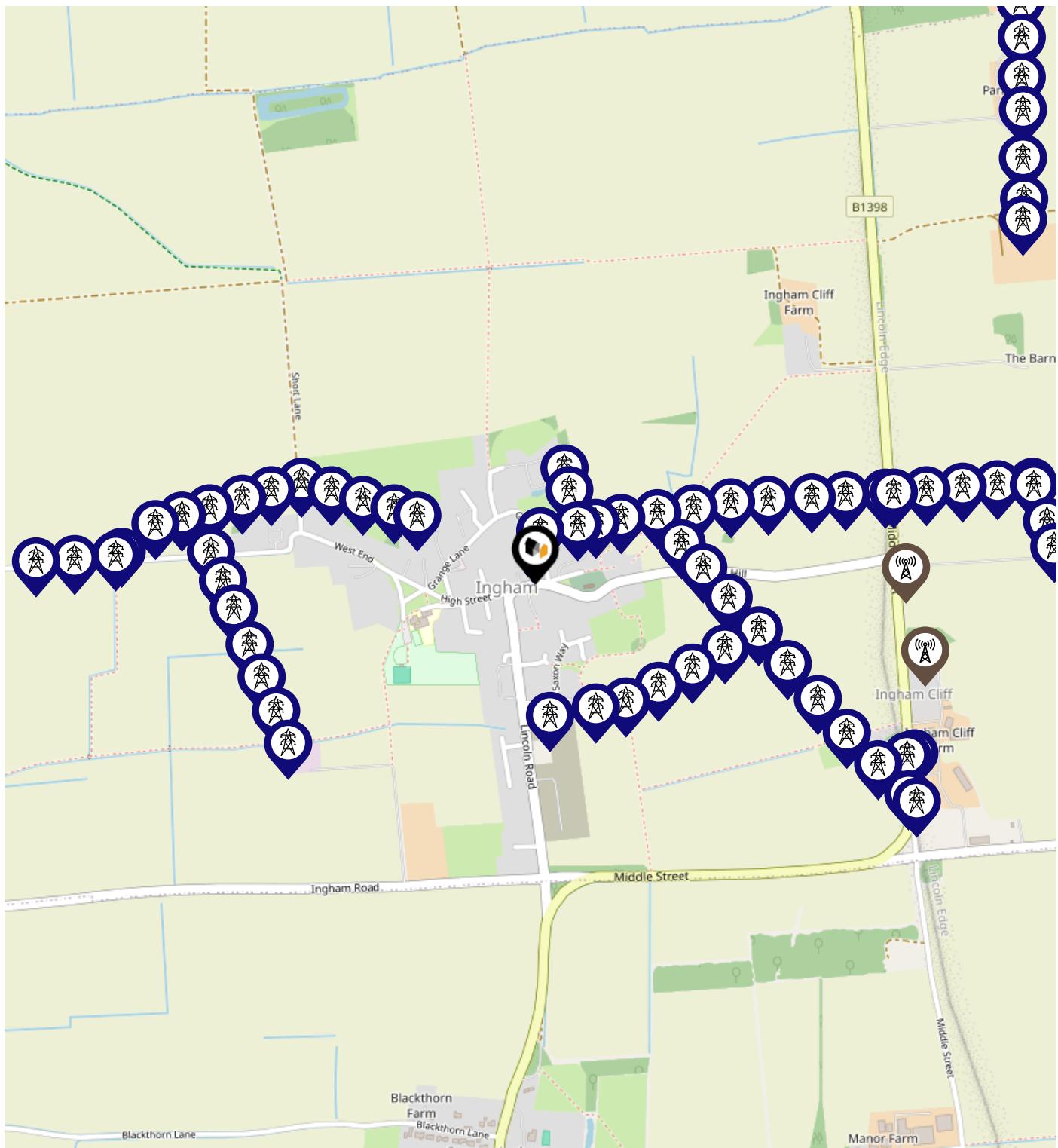


## The St Francis Special School, Lincoln

Ofsted Rating: Outstanding | Pupils: 161 | Distance: 6.48



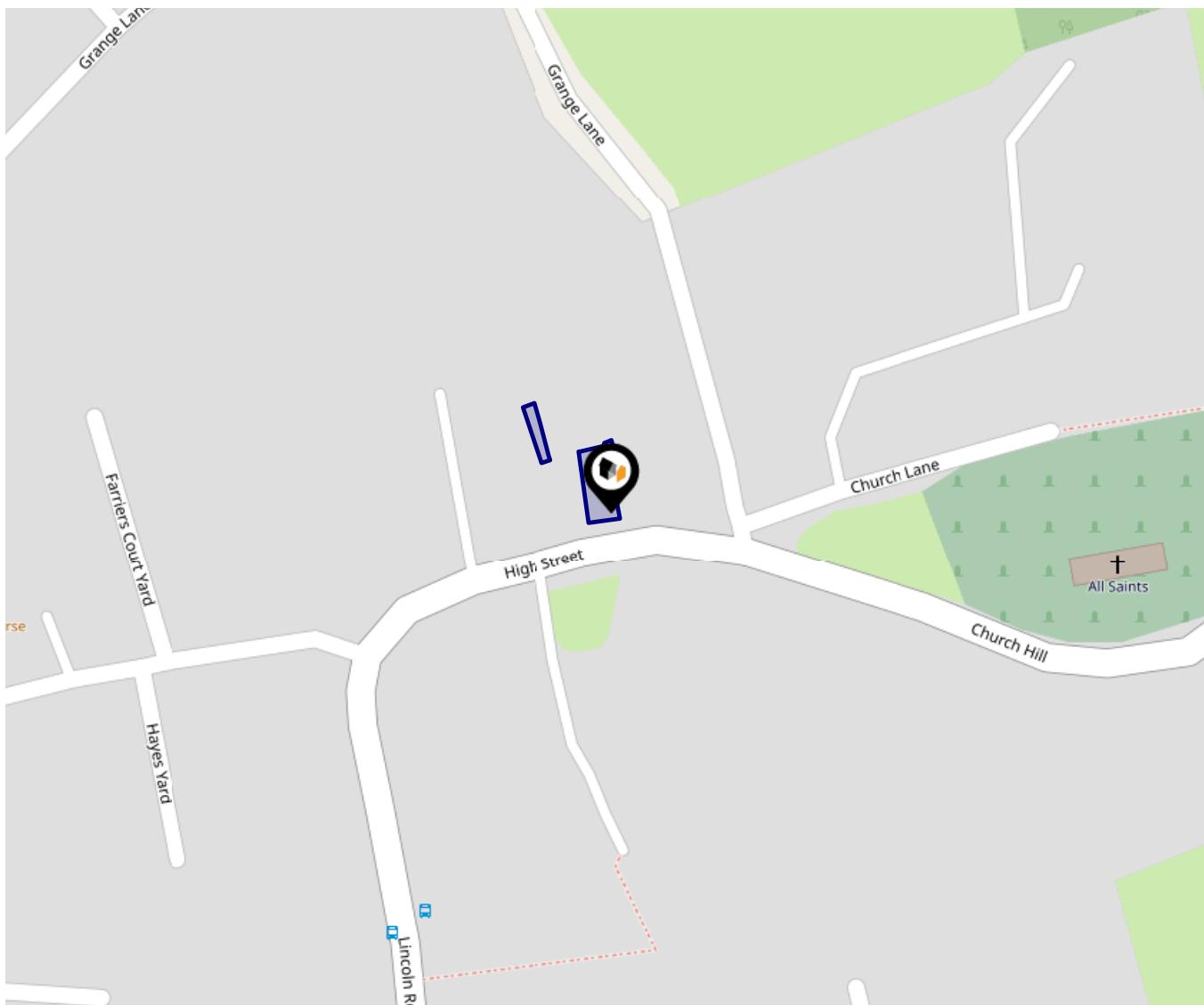
# Local Area Masts & Pylons



## Key:

- Power Pylons
- Communication Masts

# Local Area Road Noise



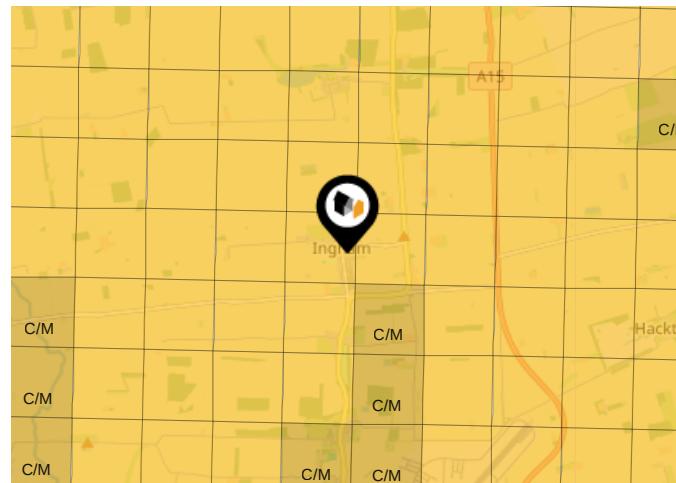
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

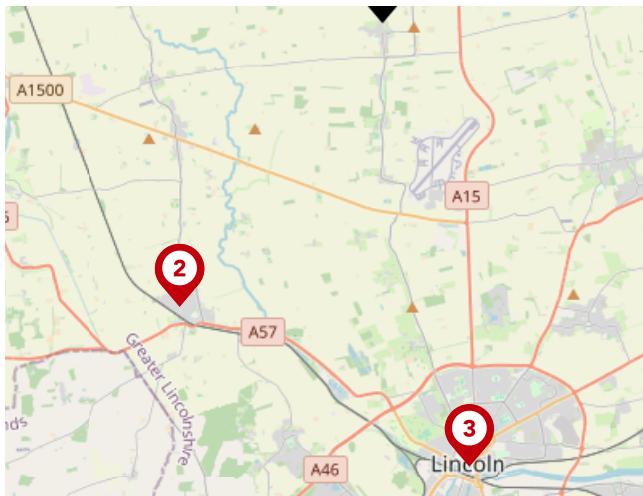
**Carbon Content:** VARIABLE      **Soil Texture:** LOAM TO CLAYEY LOAM  
**Parent Material Grain:** MIXED (ARGILLIC-RUDACEOUS)      **Soil Depth:** DEEP  
**Soil Group:** MEDIUM TO HEAVY



## Primary Classifications (Most Common Clay Types)

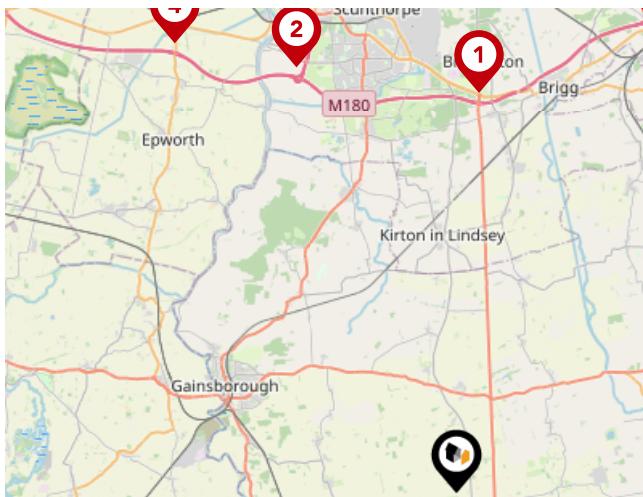
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</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	6.2 miles
2	Saxilby Rail Station	6.2 miles
3	Lincoln Central Rail Station	8.01 miles



## Trunk Roads/Motorways

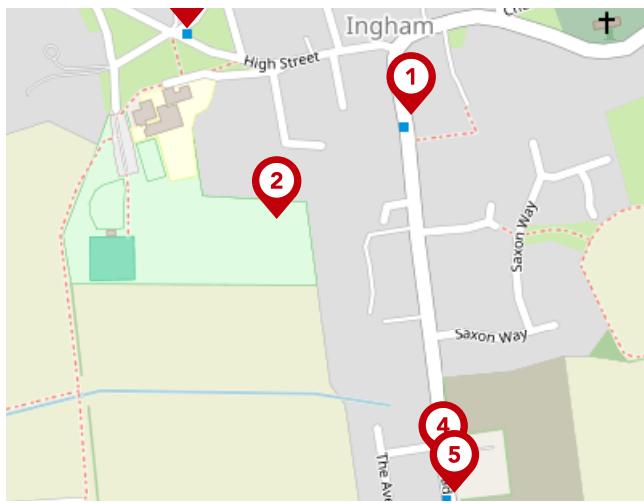
Pin	Name	Distance
1	M180 J4	14.15 miles
2	M180 J3	16.07 miles
3	M180 J5	18.24 miles
4	M180 J2	18.74 miles
5	M180 J1	23.62 miles



## Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	19.27 miles
2	Finningley	20.38 miles
3	East Mids Airport	47.34 miles
4	Leeds Bradford Airport	57.58 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Churchfield	0.07 miles
2	Demand Responsive Area	0.16 miles
3	The Green	0.15 miles
4	Surgery	0.26 miles
5	Surgery	0.27 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

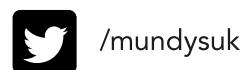


A huge thank you to you Emily and all of the Lettings Team for all your hard work in re-letting my apartment.  
Please pass on my regards and thanks to all.  
Again another superb performance from Mundys  
MR FAHEY

## 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.

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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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Land  
Registry

