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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 26th March 2026



## GROSVENOR AVENUE, LINCOLN, LN6

### Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

amy.lee@mundys.net

www.mundys.net



# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,334 ft <sup>2</sup> / 124 m <sup>2</sup>		
<b>Plot Area:</b>	0.24 acres		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,261		
<b>Title Number:</b>	LL15788		

## Local Area

<b>Local Authority:</b>	Lincolnshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Very low
● Surface Water	Low

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

<b>3</b> mb/s	<b>76</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



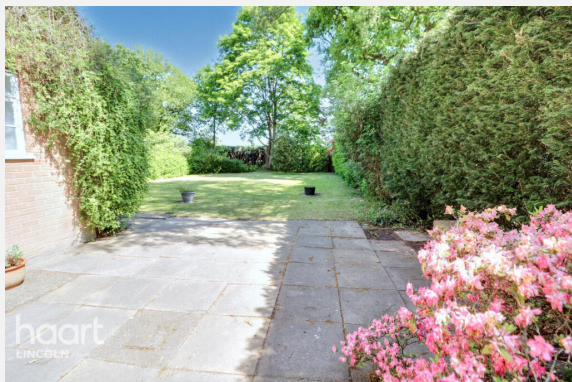
# Planning History This Address



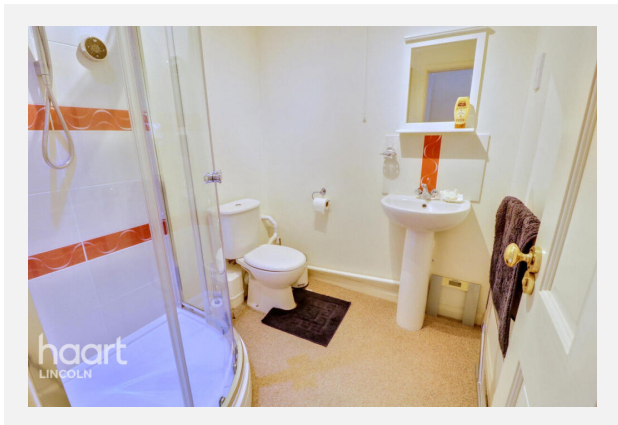
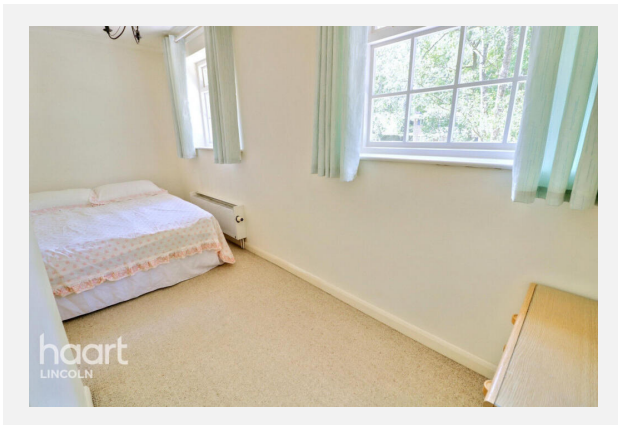
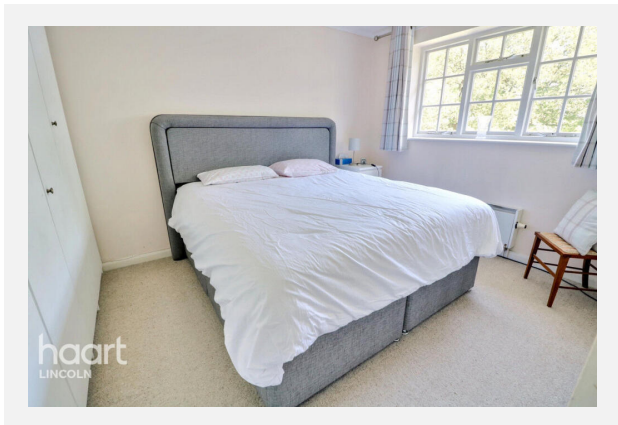
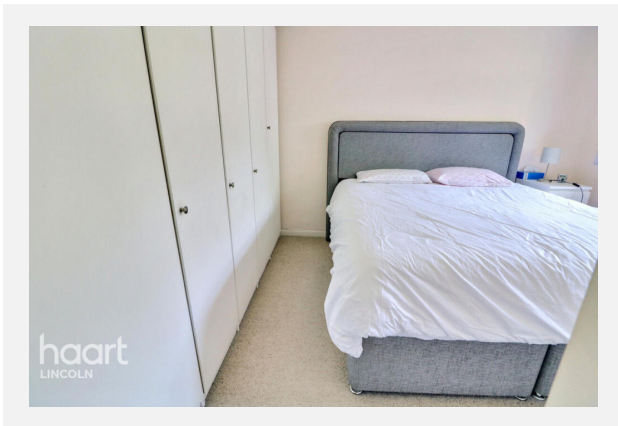
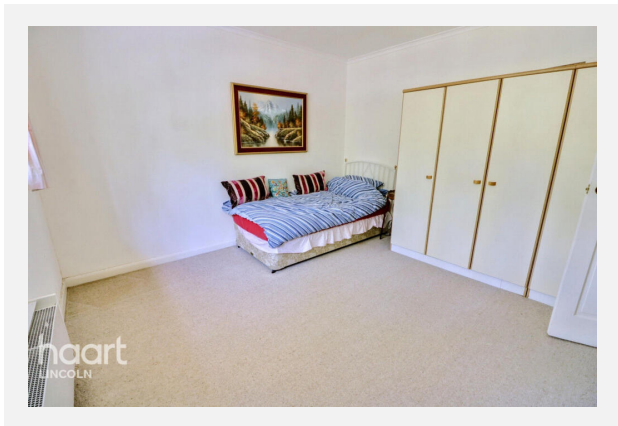
Planning records for: *Grosvenor Avenue, Lincoln, LN6*

<b>Reference - 2024/0228/TPO</b>
<b>Decision:</b> Decided
<b>Date:</b> 09th April 2024
<b>Description:</b> T1 (Birch) - Remove suppressed stem weighted towards highway. T2 (Birch) - Remove to the ground.
<b>Reference - S24/0602</b>
<b>Decision:</b> Decided
<b>Date:</b> 09th April 2024
<b>Description:</b> Removal of dead wood from T1 - Chestnut and T2 - Lime
<b>Reference - S24/0608</b>
<b>Decision:</b> Pending Consideration
<b>Date:</b> 09th April 2024
<b>Description:</b> Application for a major variation to licence
<b>Reference - 2019/0415/TPO</b>
<b>Decision:</b> Decided
<b>Date:</b> 23rd May 2019
<b>Description:</b> To Fell Birch T1 and Birch T2; Reduce the lower phototropic stem of Birch T6 to source, ensuring that the branch bark collar is retained; Reduce the northern (phototropic) codominant stem of Birch T7 that is overhanging the property by 4 metres.

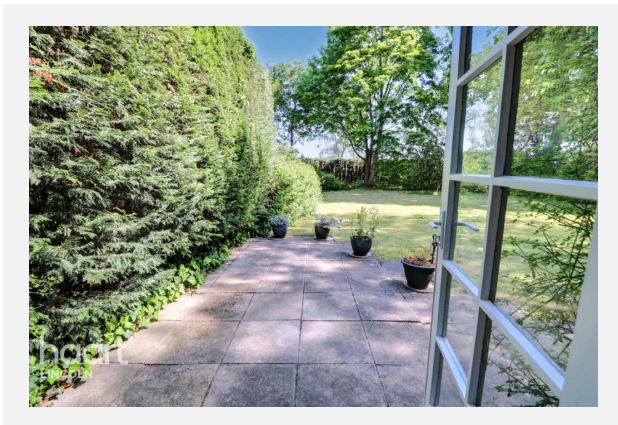
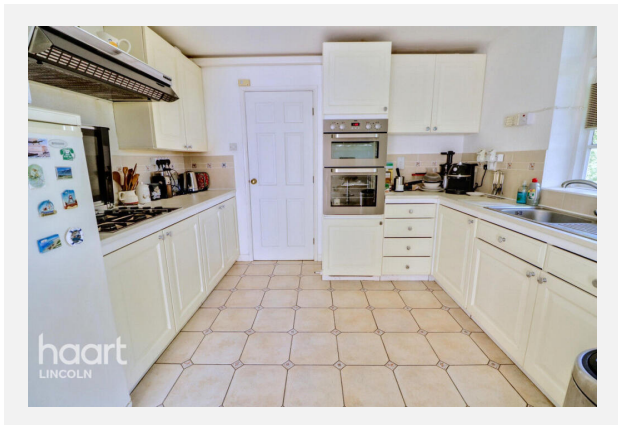
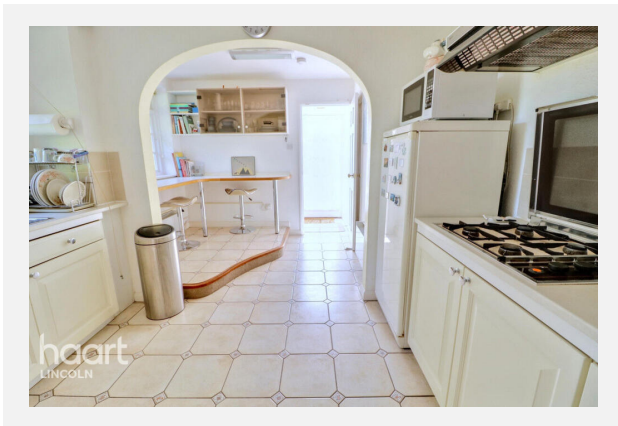
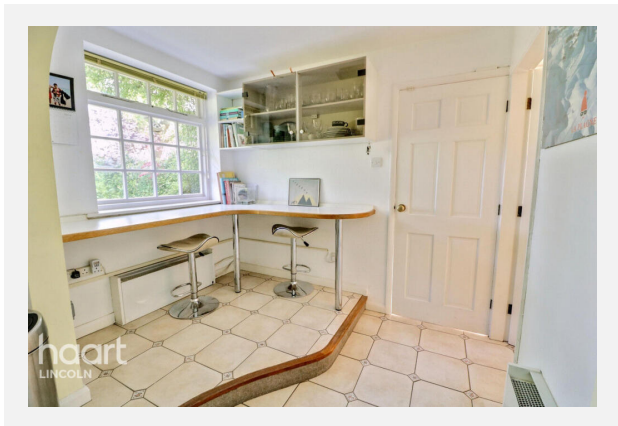
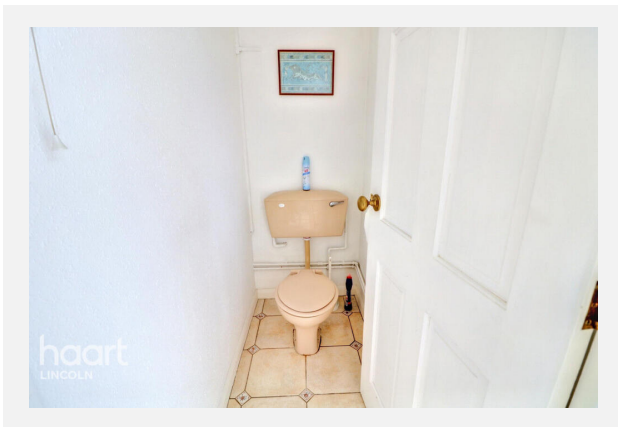
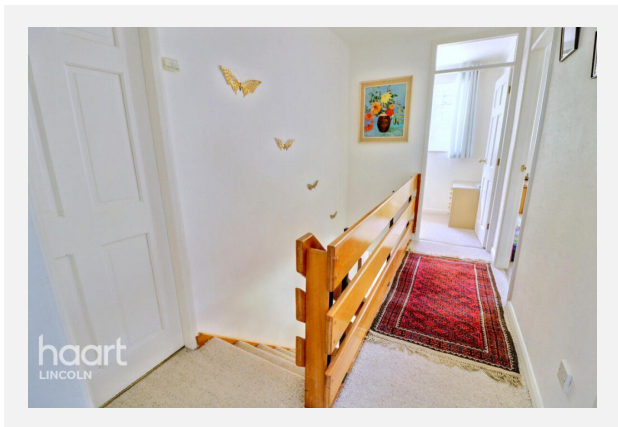
# Gallery Photos



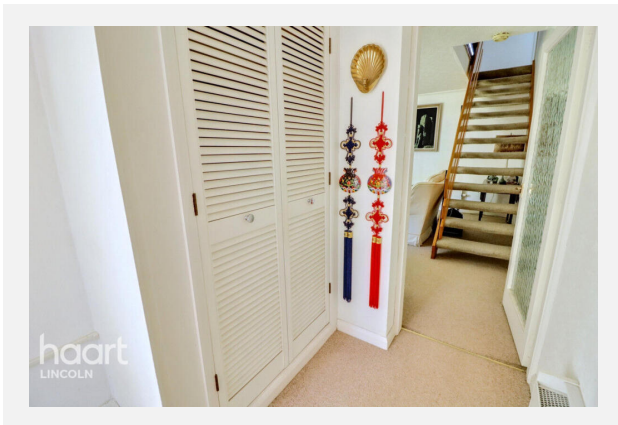
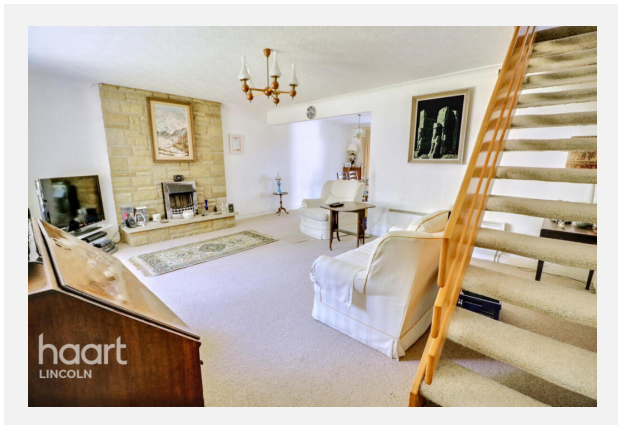
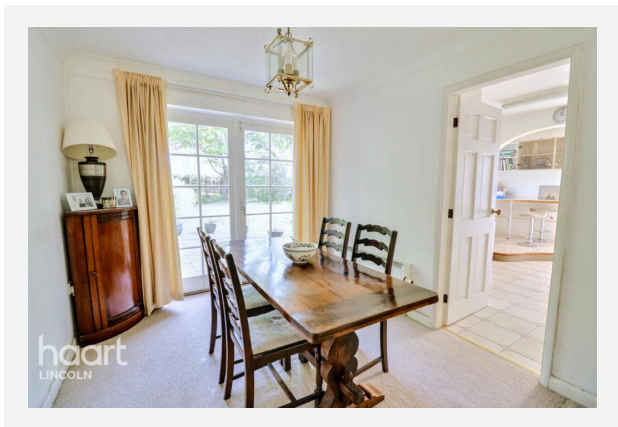
# Gallery Photos



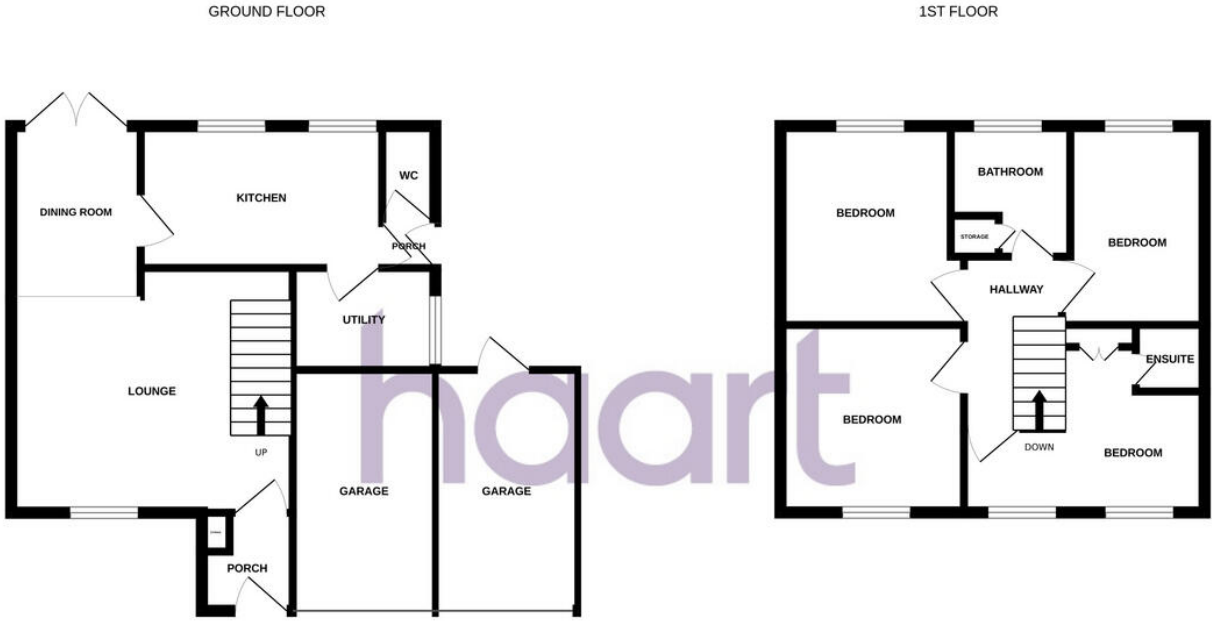
# Gallery Photos



# Gallery Photos



## GROSVENOR AVENUE, LINCOLN, LN6



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Property EPC - Certificate



Energy rating
LN6

D

Valid until 13.05.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



### Additional EPC Data

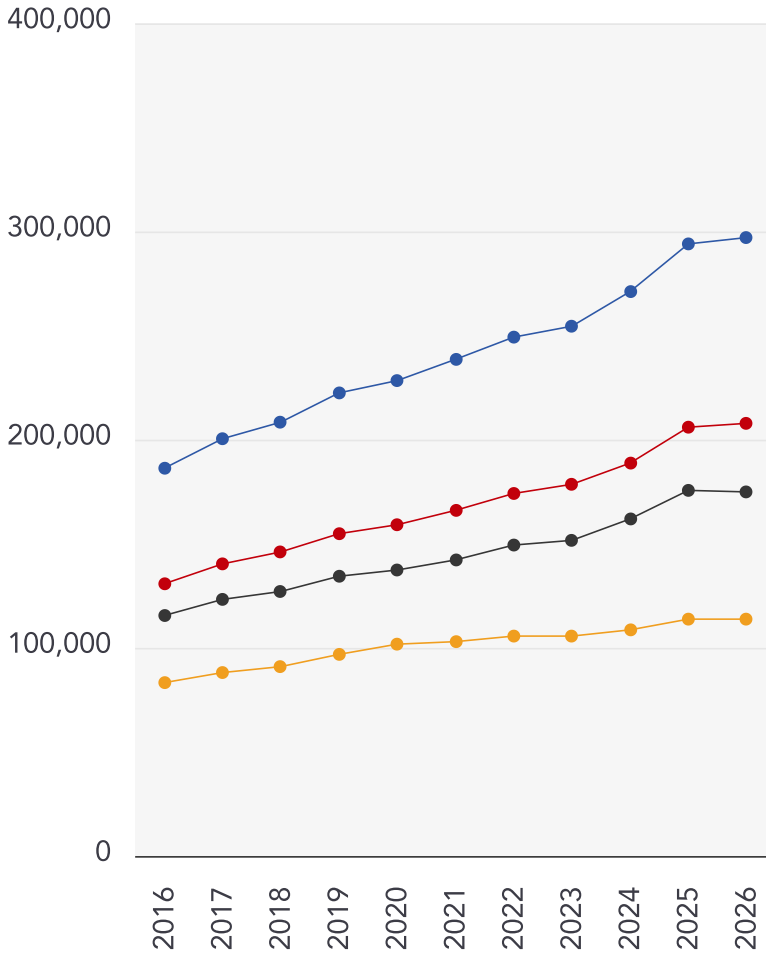
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<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Not defined
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<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 80% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	124 m <sup>2</sup>

# Market House Price Statistics



10 Year History of Average House Prices by Property Type in LN6



Detached

**+59.47%**

Semi-Detached

**+58.92%**

Terraced

**+51.39%**

Flat

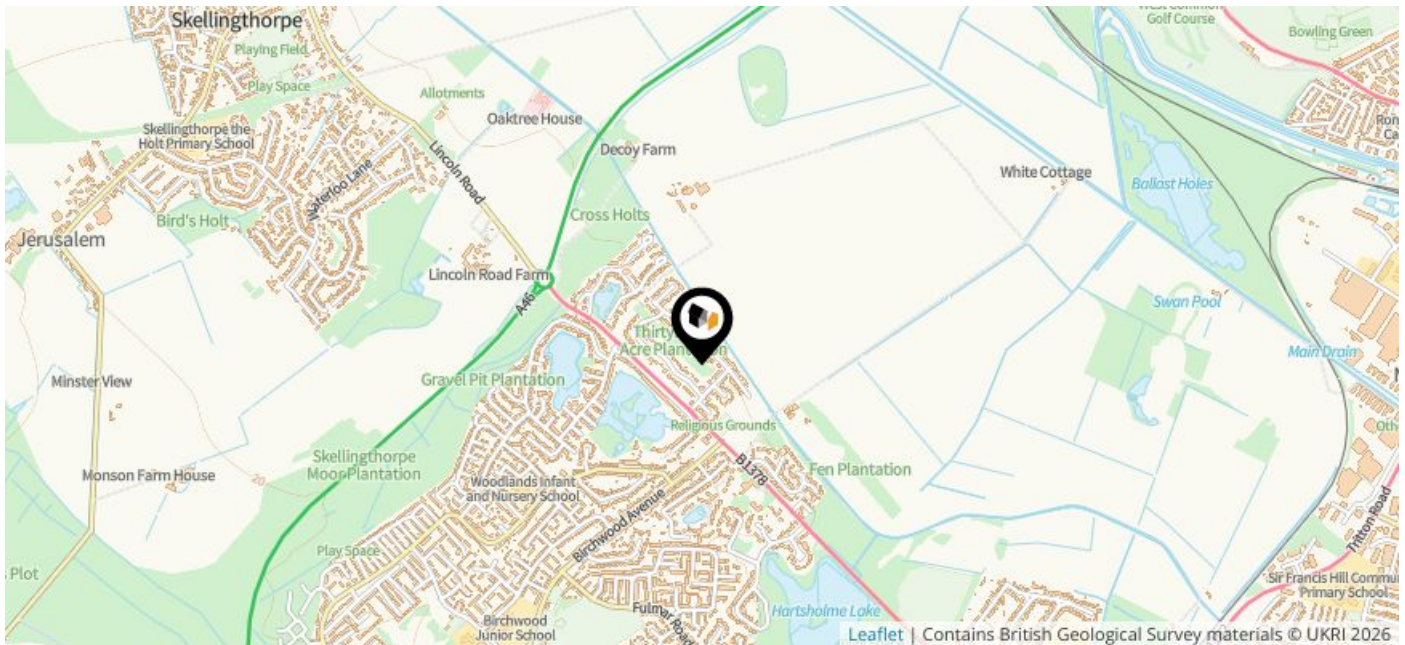
**+36.6%**

# Maps

## Coal Mining



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

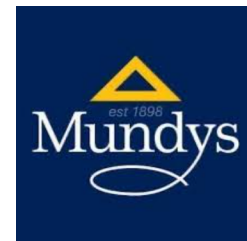
- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

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.

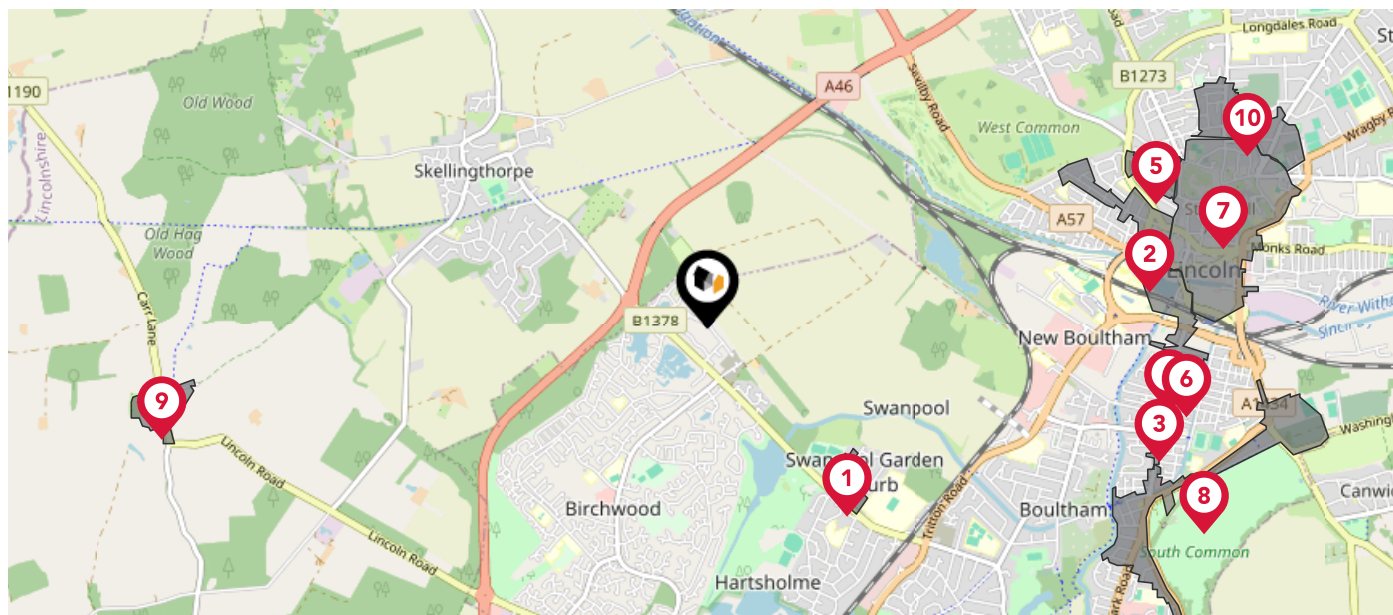
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

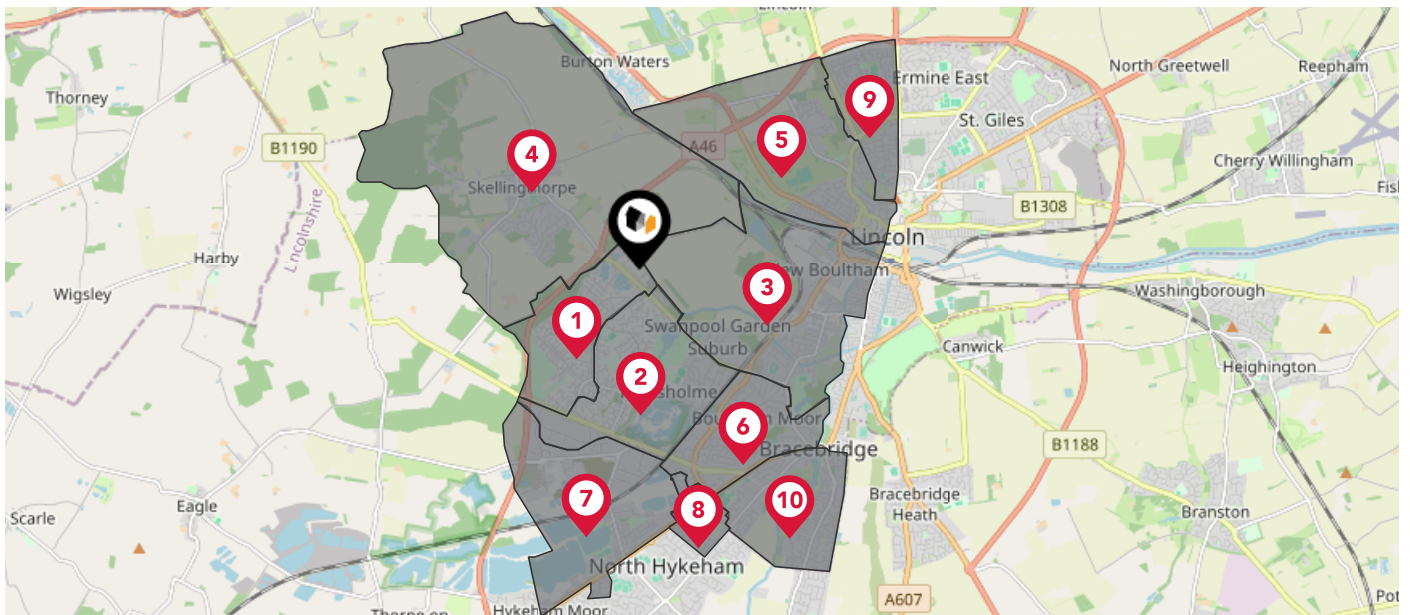
-  1 Swanpool
-  2 West Parade and Brayford
-  3 Gowt's Bridge
-  4 St Peter-at-Gowts
-  5 Carline
-  6 Sibthorp
-  7 Cathedral and City Centre
-  8 St Catherines
-  9 Doddington
-  10 Newport and Nettleham Road

# Maps











## Council Wards



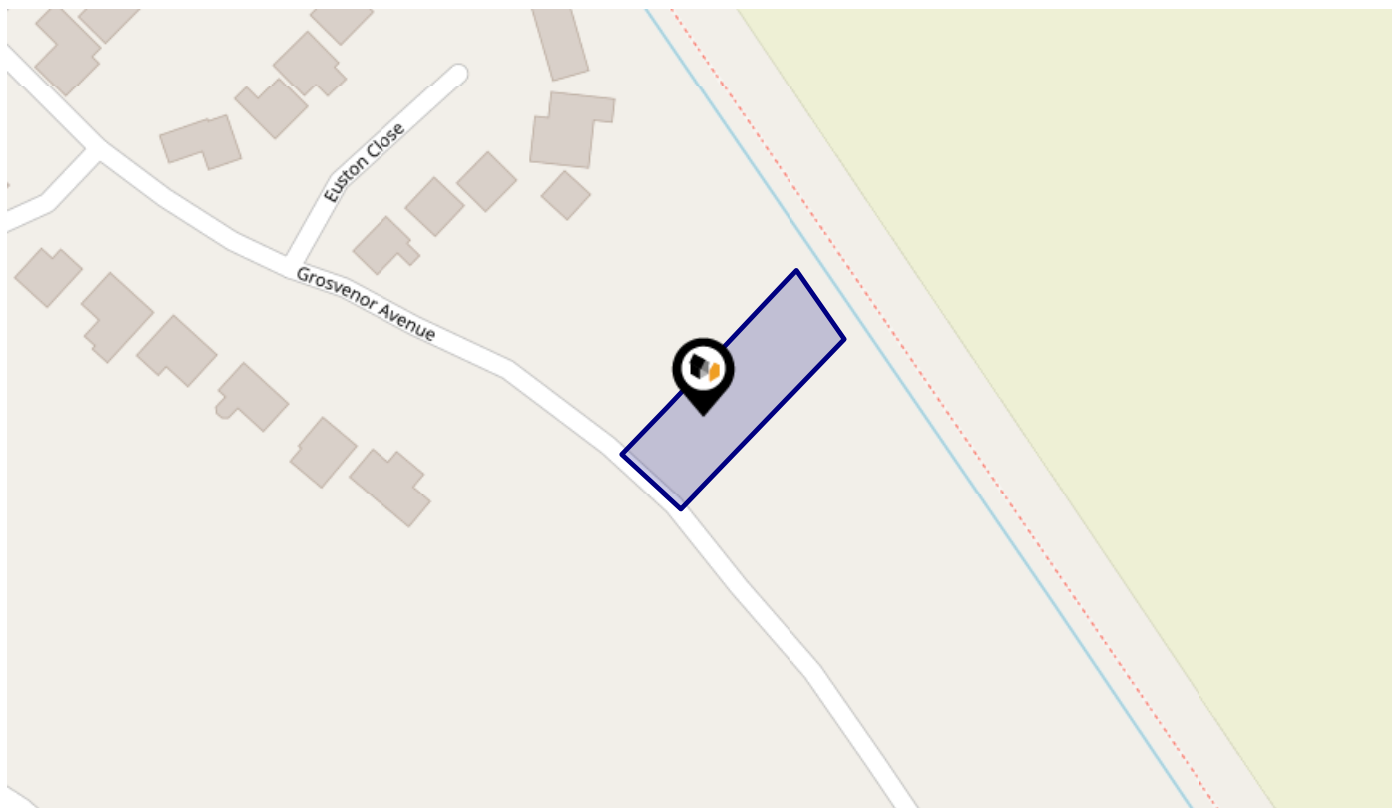
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  Birchwood Ward
-  Hartsholme Ward
-  Boultham Ward
-  Skellingthorpe Ward
-  Carholme Ward
-  Moorland Ward
-  North Hykeham Memorial Ward
-  North Hykeham Forum Ward
-  Castle Ward
-  Witham 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:

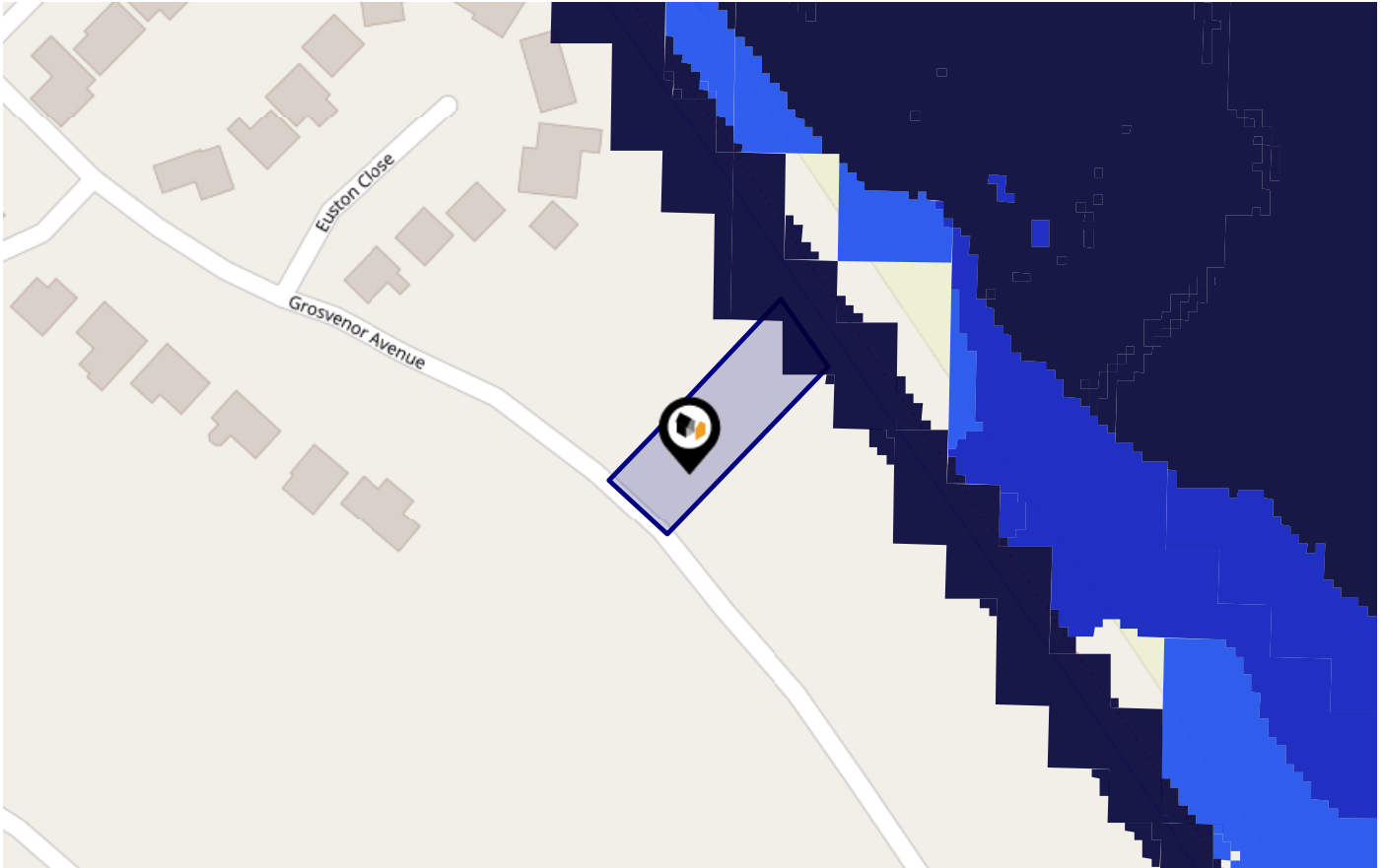
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

# 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:

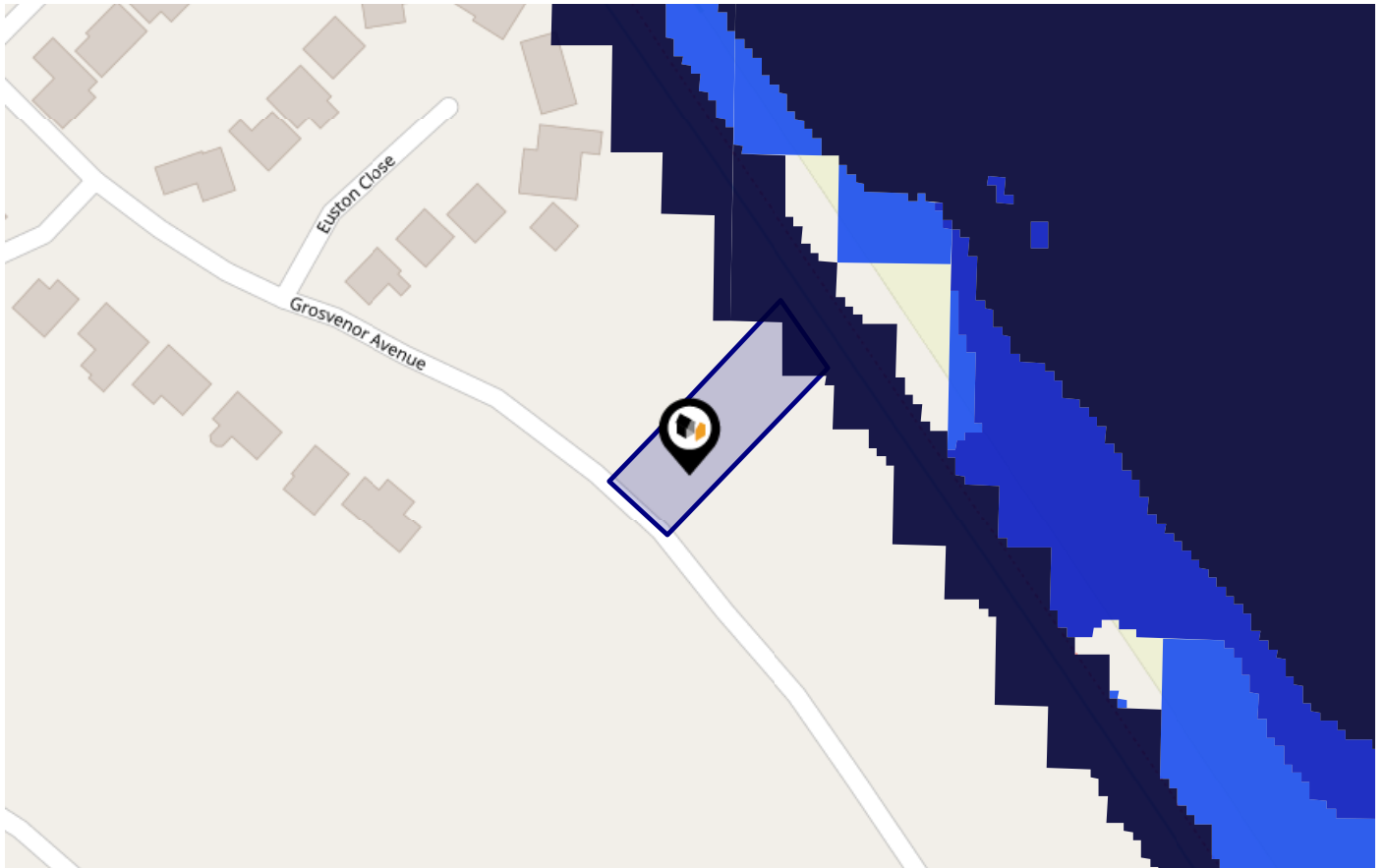


# Flood Risk

## 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.

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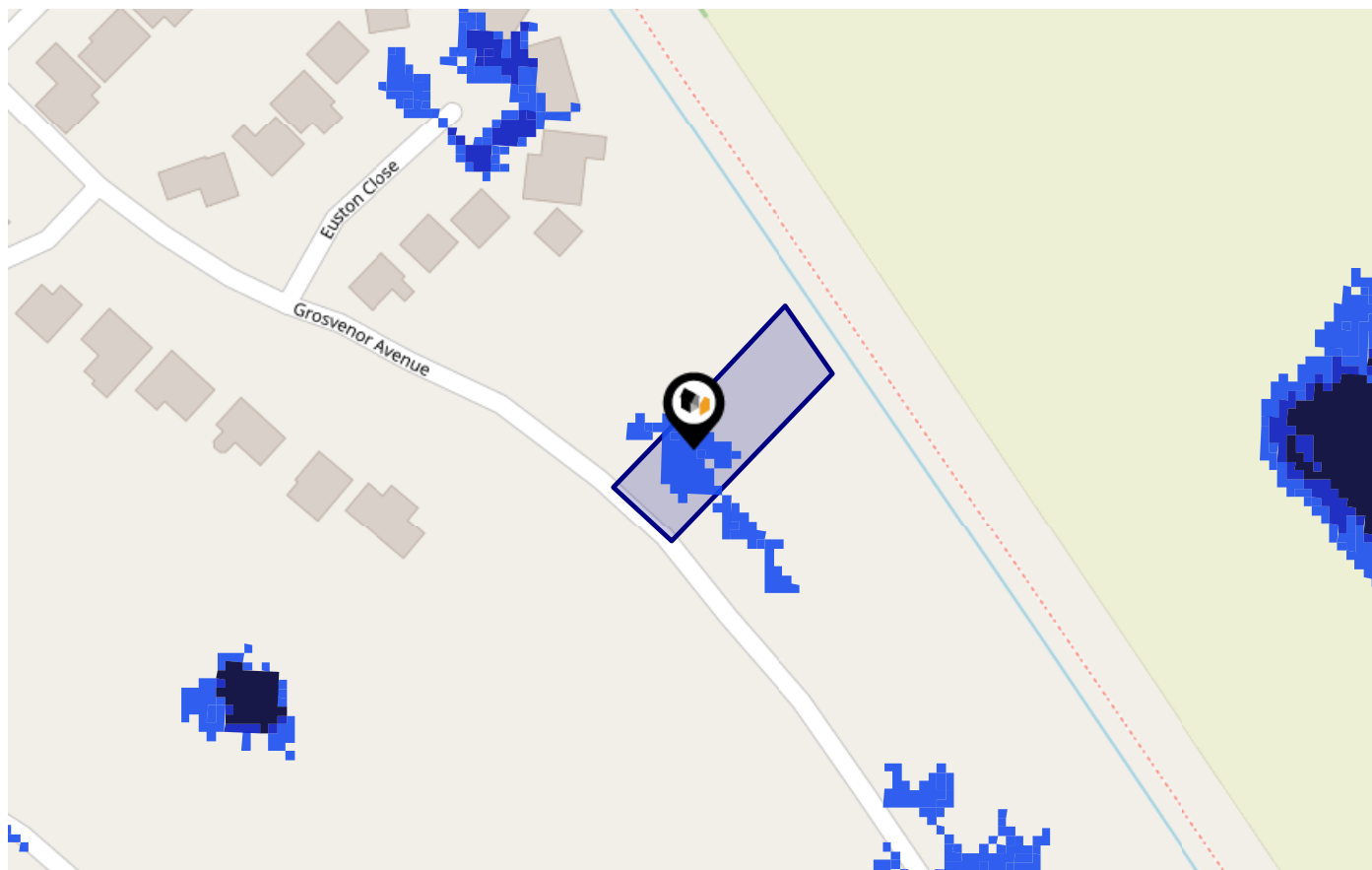


# Flood Risk

## 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.

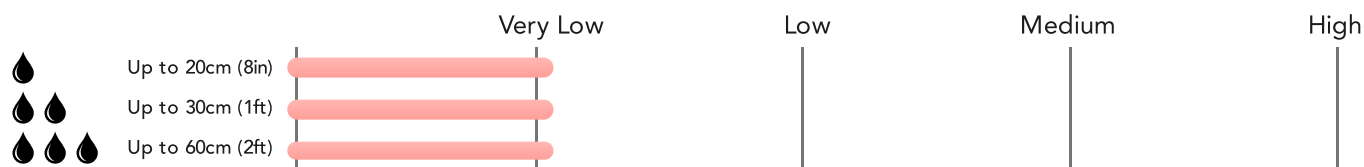


**Risk Rating: Low**

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.

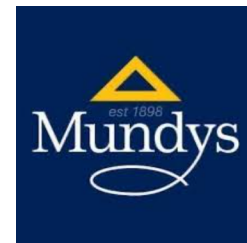
- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
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Chance of flooding to the following depths at this property:

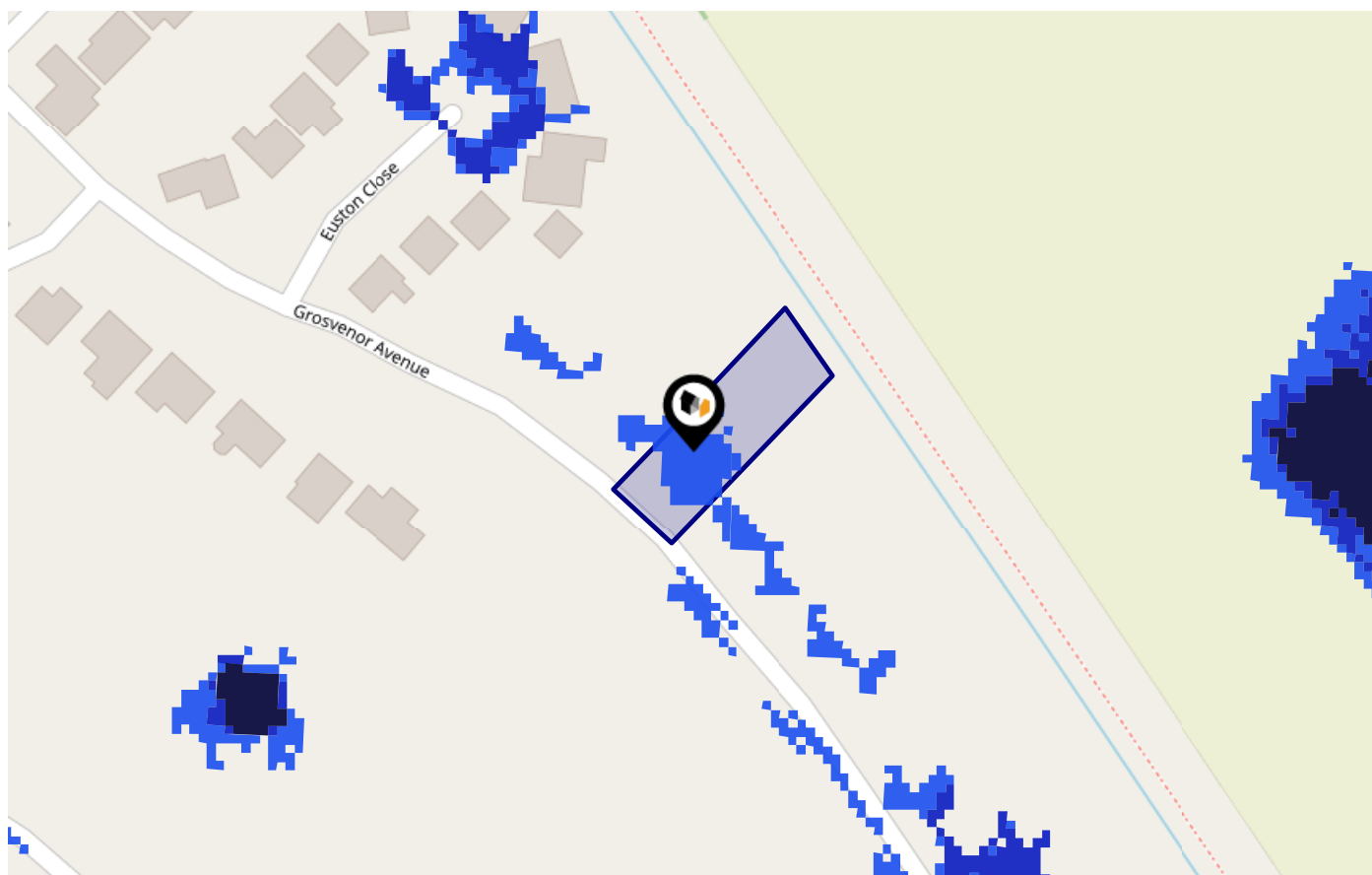


# Flood Risk

## Surface Water - 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.

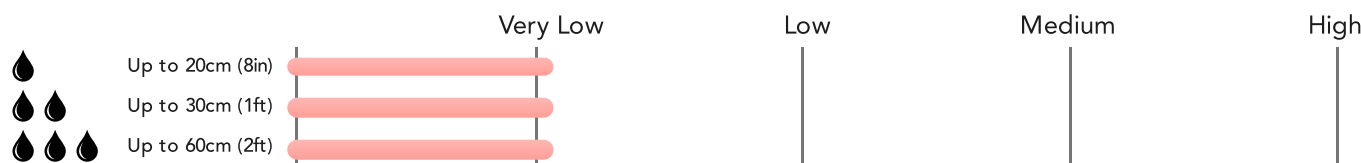


Risk Rating: Low

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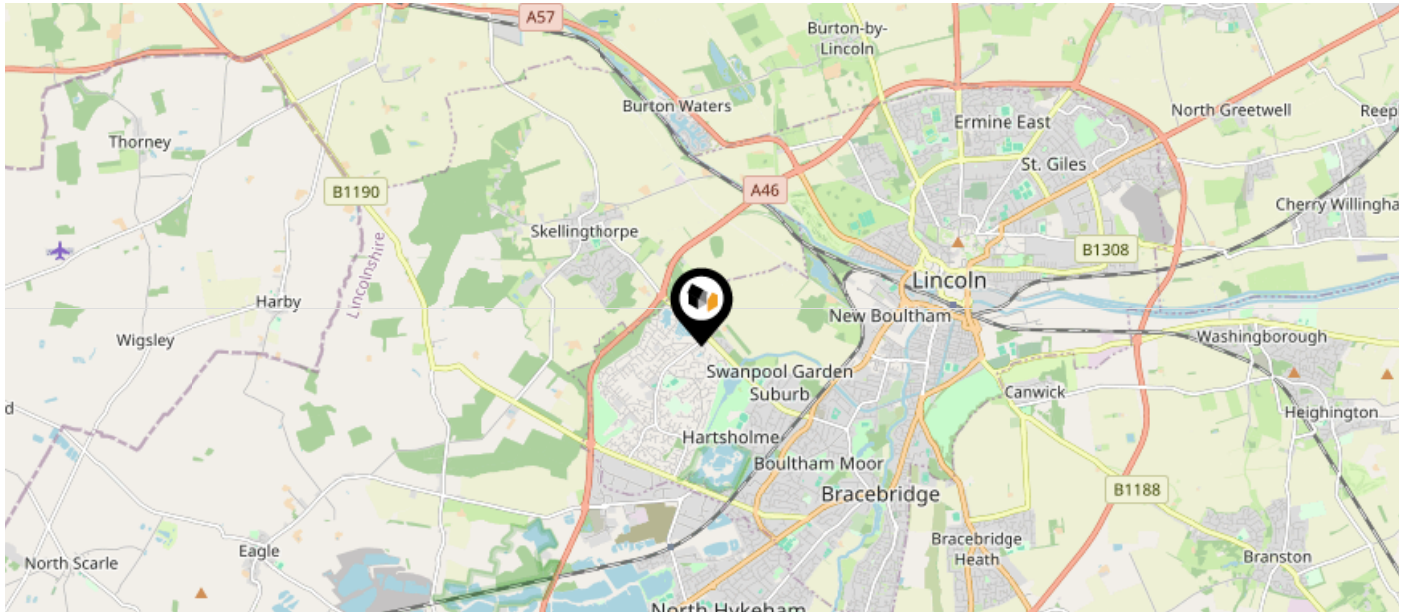


# Maps

## Green Belt



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



Nearby Green Belt Land

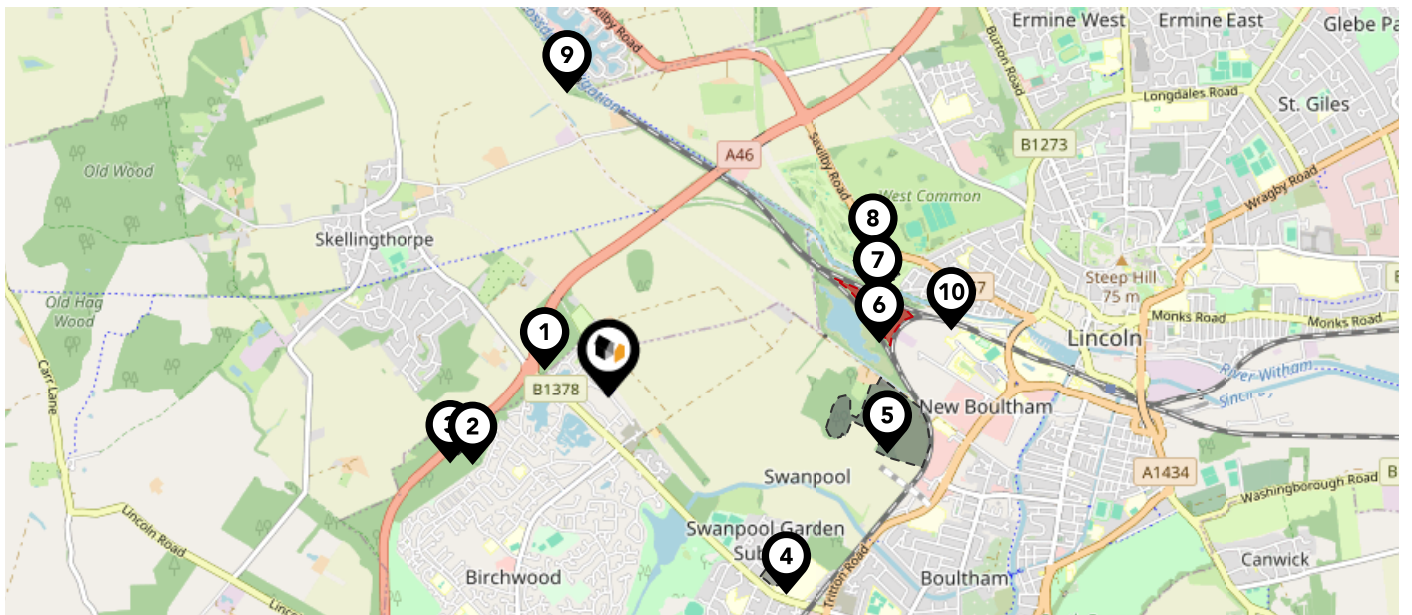
No data available.

# 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

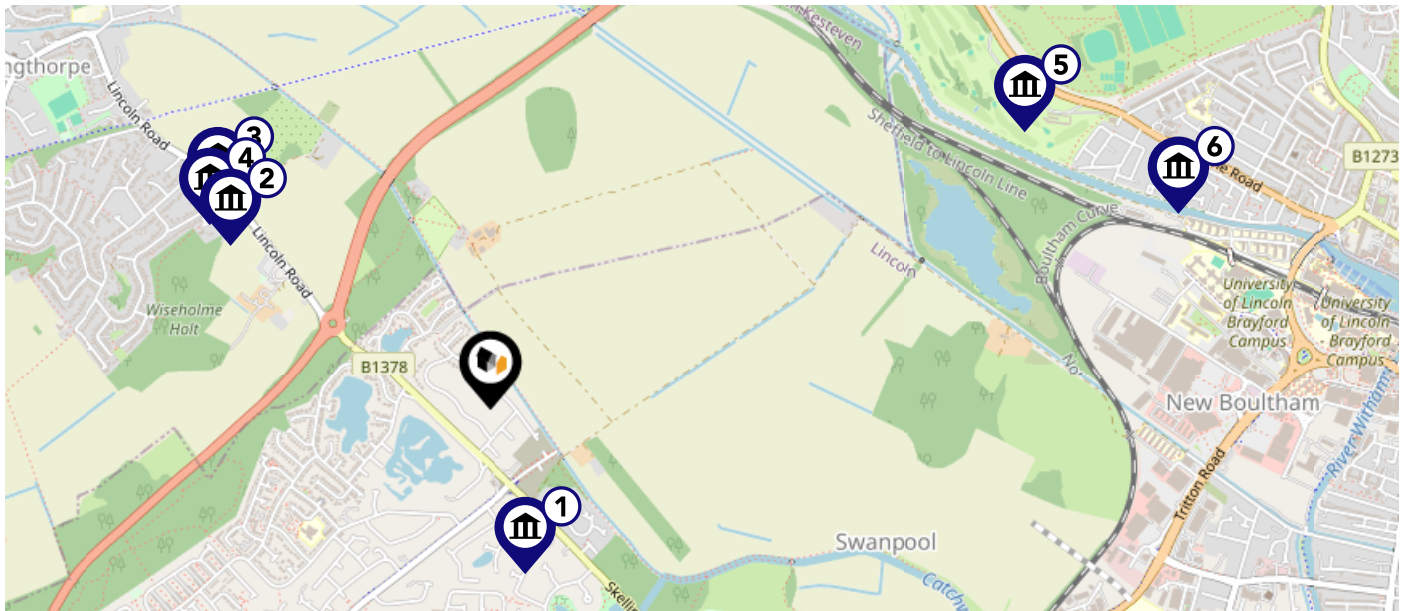
	Skellingthorpe Moor-Skellingthorpe Moor, Lincoln, Lincolnshire	Historic Landfill
	Skellingthorpe Moor Plantation-Skellingthorpe Moor, Lincolnshire	Historic Landfill
	Skellingthorpe Moor Plantation-Skellingthorpe Moor, Lincolnshire	Historic Landfill
	City School-Skellingthorpe Road	Historic Landfill
	Skewbridge Tip Site-Skewbridge, Lincoln	Historic Landfill
	EA/EPR/BP3998NN/A001 - Beevor Foundry Ltd	Active Landfill
	Golf Course-West Common	Historic Landfill
	West Common-Lincoln, Lincolnshire	Historic Landfill
	Fiddlers Elbow Dredging Tip-Fiddler's Elbow, Lincoln, Burton Lane Ends, Lincolnshire	Historic Landfill
	Former Fisons Site-Carholme Road	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
 1388767 - Stones Place	Grade II	0.4 miles
 1164662 - Skellingthorpe Hall Lodge	Grade II	0.7 miles
 1164660 - Skellingthorpe Hall	Grade II	0.7 miles
 1061967 - Gates To Skellingthorpe Hall	Grade II	0.7 miles
 1388754 - Racecourse Grandstand	Grade II	1.4 miles
 1388743 - Fosse House	Grade II	1.6 miles

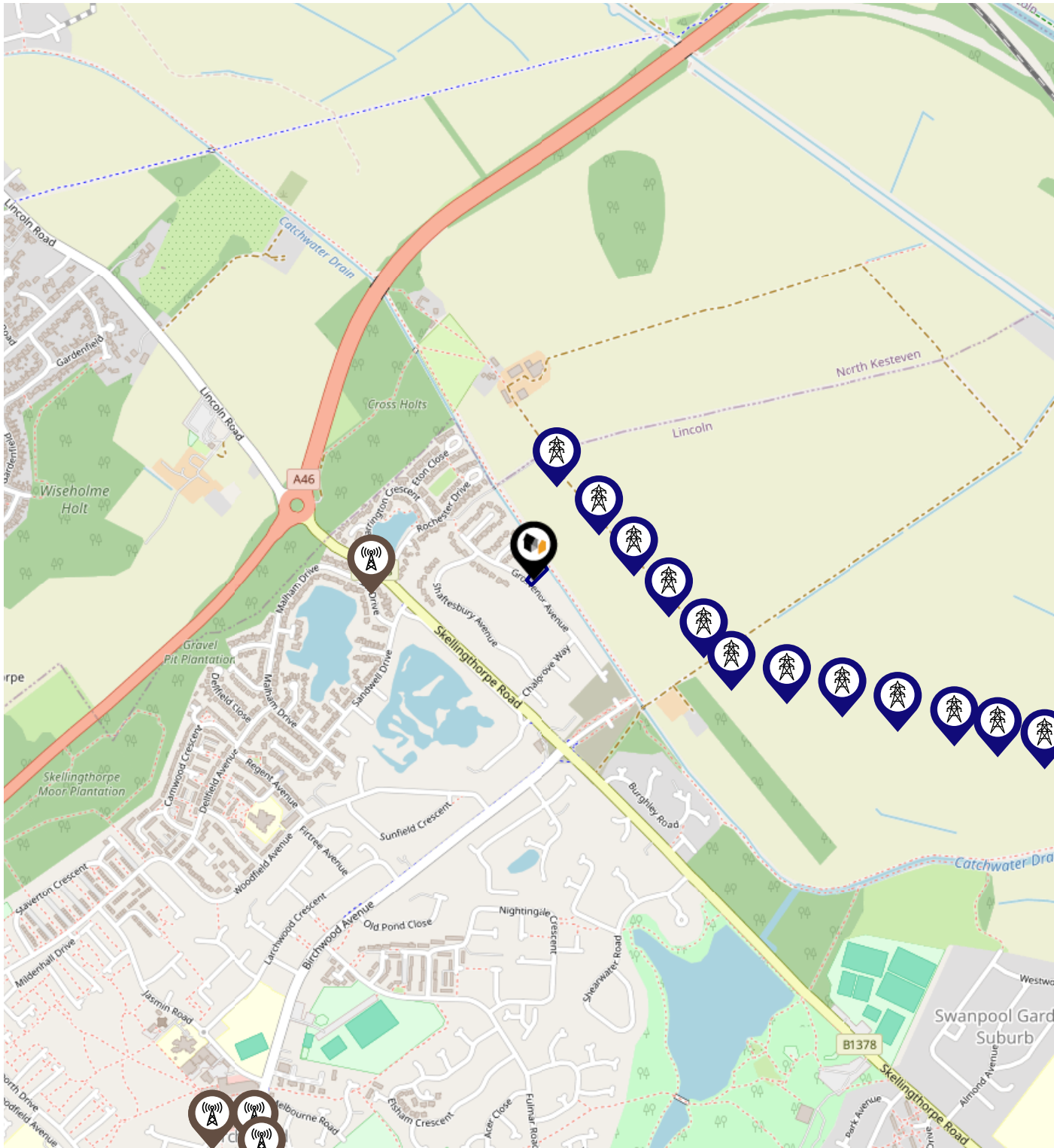


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Woodlands Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 106   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Lincoln Birchwood Junior School</b> Ofsted Rating: Good   Pupils: 255   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The Lancaster School</b> Ofsted Rating: Good   Pupils: 115   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Hartsholme Academy</b> Ofsted Rating: Requires improvement   Pupils: 377   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>The Pilgrim School</b> Ofsted Rating: Good   Pupils: 4   Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Hugh's Catholic Primary, A Voluntary Academy</b> Ofsted Rating: Outstanding   Pupils: 274   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Skellingthorpe the Holt Primary School</b> Ofsted Rating: Good   Pupils: 186   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Lawrence Church of England Primary School</b> Ofsted Rating: Good   Pupils: 209   Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	<b>The Priory City of Lincoln Academy</b> Ofsted Rating: Requires improvement   Pupils: 980   Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Kingsdown Nursery School, Lincoln</b> Ofsted Rating: Good   Pupils: 80   Distance:1.22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Leslie Manser Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fortuna School</b> Ofsted Rating: Outstanding   Pupils: 80   Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Peter and St Paul, Catholic Voluntary Academy</b> Ofsted Rating: Requires improvement   Pupils: 602   Distance:1.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sir Francis Hill Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 623   Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The St Faith's Church of England Infant and Nursery School, Lincoln</b> Ofsted Rating: Good   Pupils: 278   Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Priory Witham Academy</b> Ofsted Rating: Good   Pupils: 1110   Distance:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

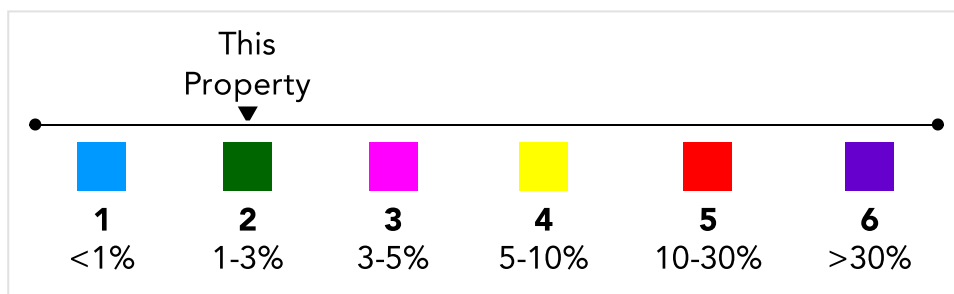
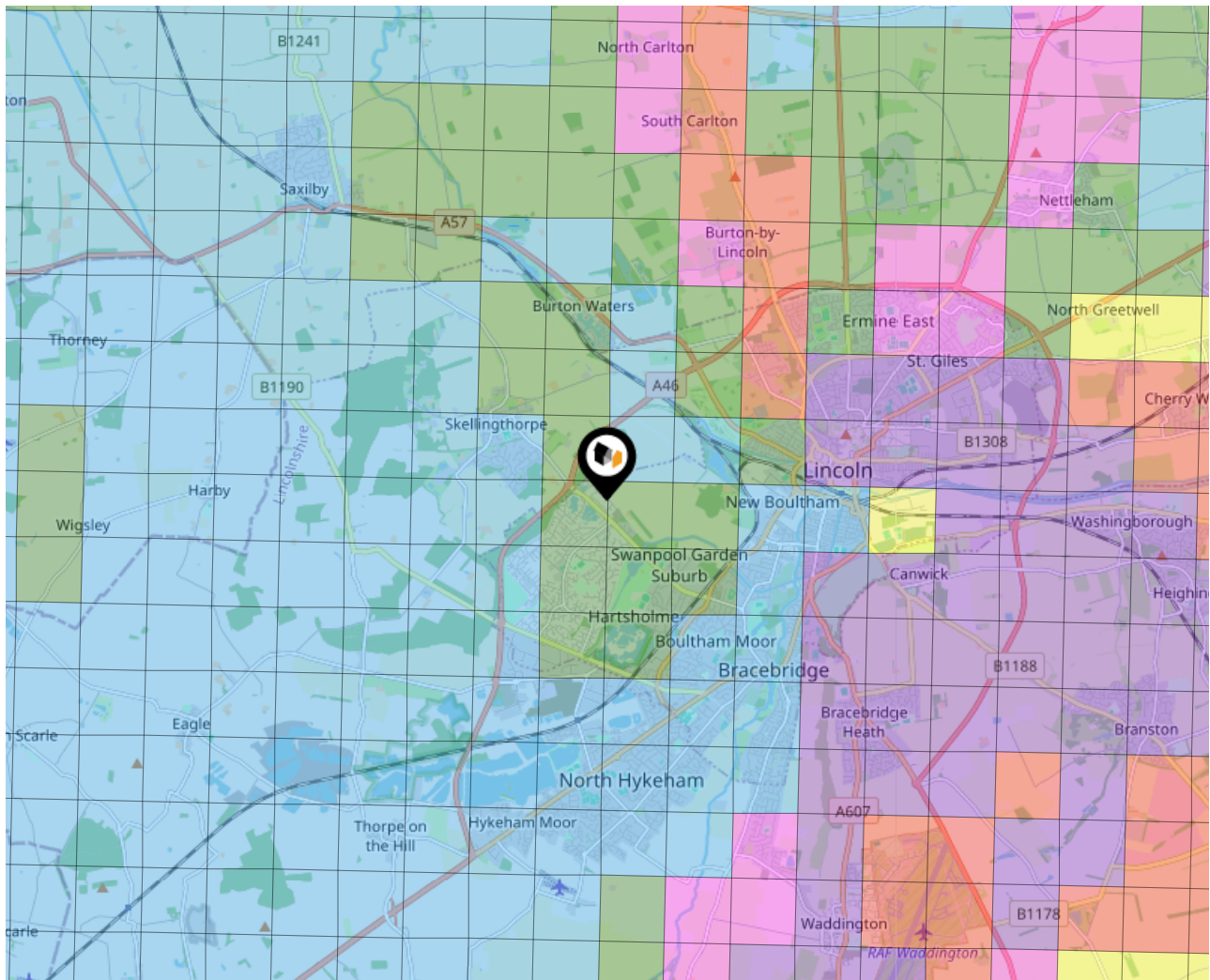


**Key:**

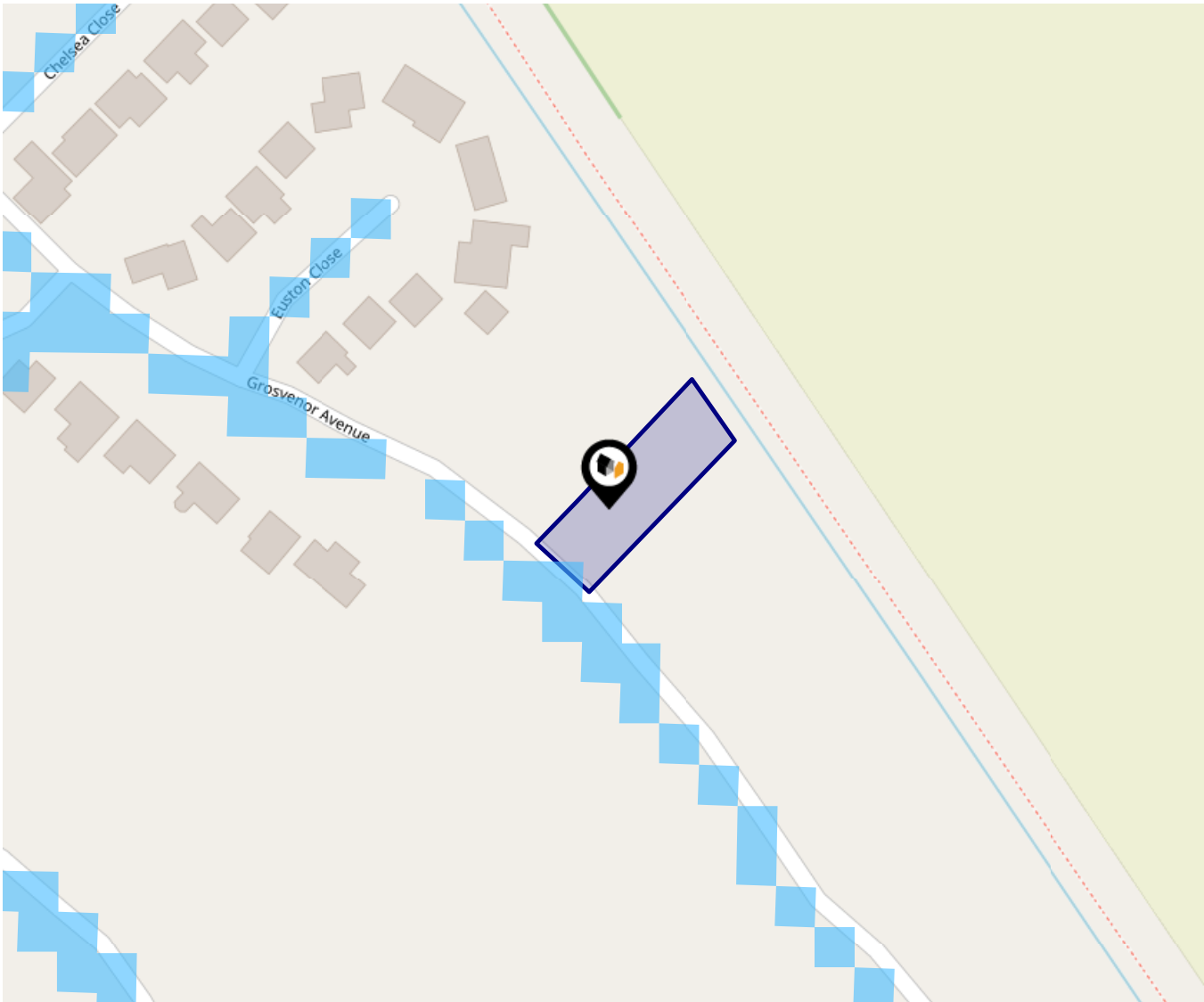
-  Power Pylons
-  Communication Masts

## 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>).



# Local Area Road Noise

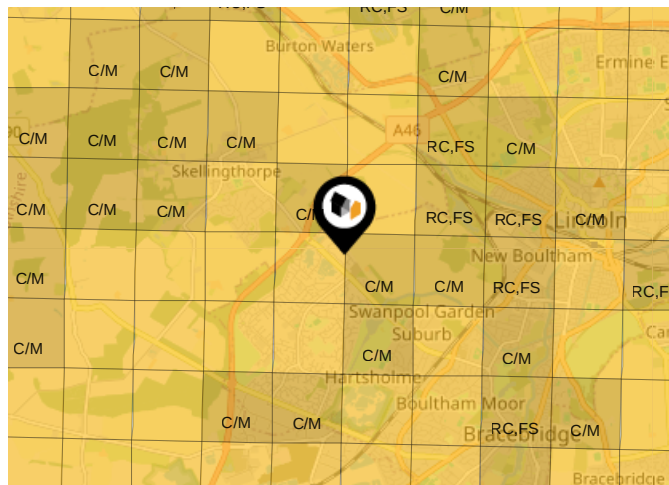


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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	<b>Soil Texture:</b>	CLAYEY LOAM TO SILTY
<b>Parent Material Grain:</b>	ARGILLACEOUS		LOAM
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)	<b>Soil Depth:</b>	DEEP



## Primary Classifications (Most Common Clay Types)

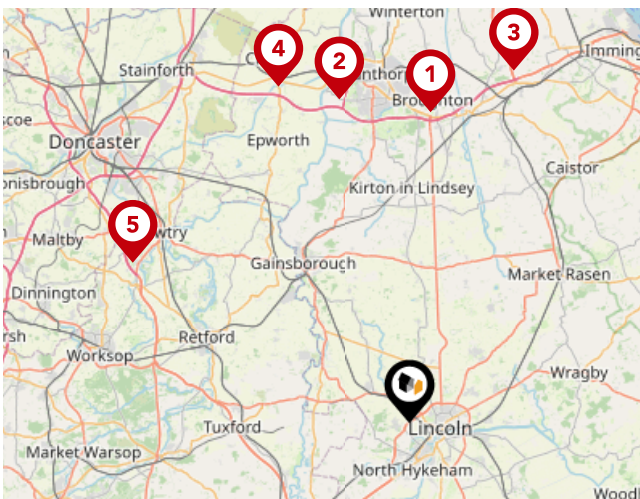
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</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	Hykeham Rail Station	2.15 miles
2	Lincoln Central Rail Station	2.22 miles
3	Lincoln Central Rail Station	2.24 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	22.07 miles
2	M180 J3	23.46 miles
3	M180 J5	25.94 miles
4	M180 J2	25.51 miles
5	A1(M) J34	22.67 miles



## Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	26.71 miles
2	Finningley	24.65 miles
3	East Mids Airport	41.24 miles
4	Leeds Bradford Airport	62.44 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Landmere Grove	0.2 miles
2	Sandwell Drive	0.15 miles
3	Sandwell Drive	0.16 miles
4	Farrington Crescent	0.27 miles
5	Farrington Crescent	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.

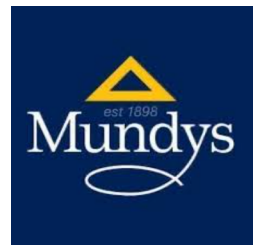
We are dedicated to offering our customers the highest quality service and we strongly believe in helping you through the entire process from start to finish:

- 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

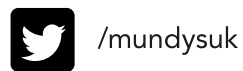


A huge thank you to you Emily and all of the Lettings Team for all your hard work in re-letting my apartment.  
Please pass on my regards and thanks to all.  
Again another superb performance from Mundys  
MR FAHEY

## 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



# 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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