KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Tuesday 17th March 2026

8, OAK CLOSE, SUDBROOKE, LINCOLN, LN2 2RG
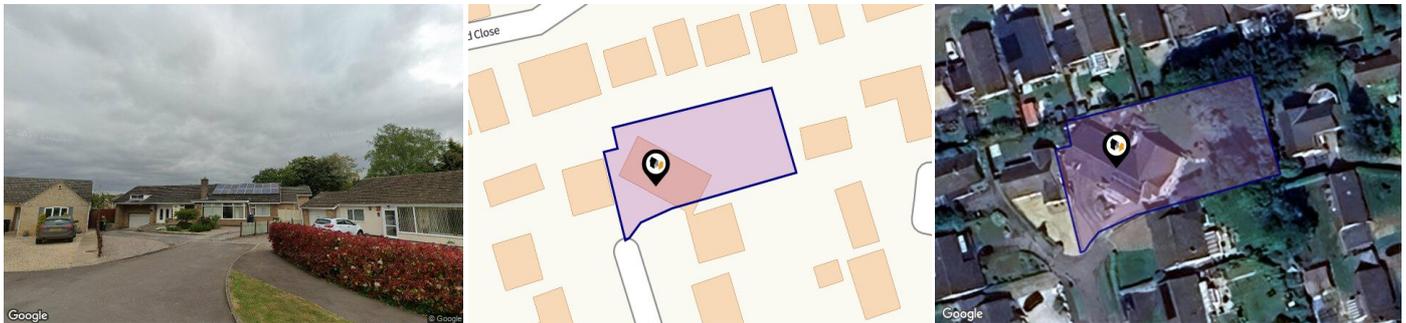
Property
Overview

Property

Type:	Detached	**Last Sold Date:**	12/12/2019
Bedrooms:	5	**Last Sold Price:**	£400,000
Floor Area:	2,690 ft^2 / 250 m^2	**Last Sold £/ft^2:**	£148
Plot Area:	0.32 acres	**Tenure:**	Freehold
Year Built :	1967-1975		
Council Tax :	Band F		
Annual Estimate:	£3,293		
Title Number:	LL199790		
UPRN:	100030966555		

Local Area

Local Authority:	Lincolnshire	
Conservation Area:	No	
Flood Risk:		
• Rivers & Seas	Very low	
• Surface Water	Very low	

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

11	**40**	**1800**
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✘ Virgin media

Planning records for: *8, Oak Close, Sudbrooke, Lincoln, LN2 2RG*

Reference - M06/P/0295

Decision: Decided

Date: 23rd March 2005

Description:

Planning application for the erection of a bungalow and garage re-submission of previously refused application M05/P/1320

Reference - M05/P/1320

Decision: Decided

Date: 05th December 2005

Description:

Planning application to erect bungalow and garage

Reference - 129290

Decision: Decided

Date: 22nd October 2012

Description:

Planning application for extension and alterations to dwelling

Property
EPC - Certificate

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8, Oak Close, Sudbrooke, LN2 2RG

Energy rating

B

Valid until 19.02.2029

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

Current: 82 | B
Potential: 84 | B

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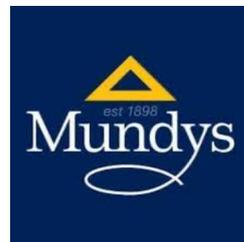
Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	4
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 69% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	250 m^2

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in LN2
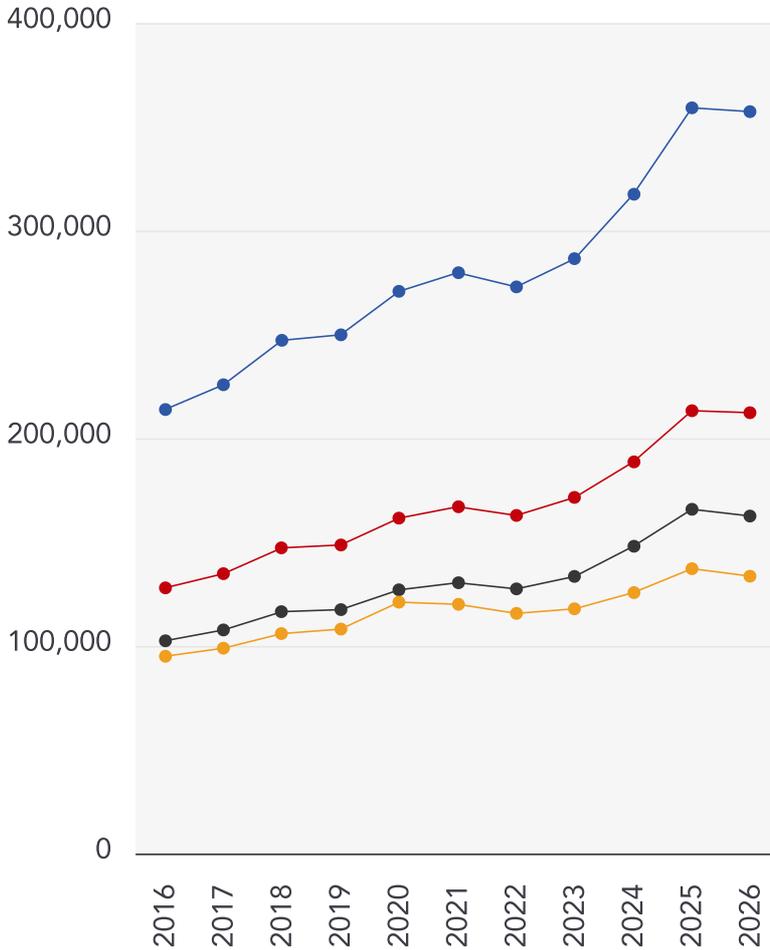
Detached

+67.09%

Semi-Detached

+65.93%

Terraced

+58.63%

Flat
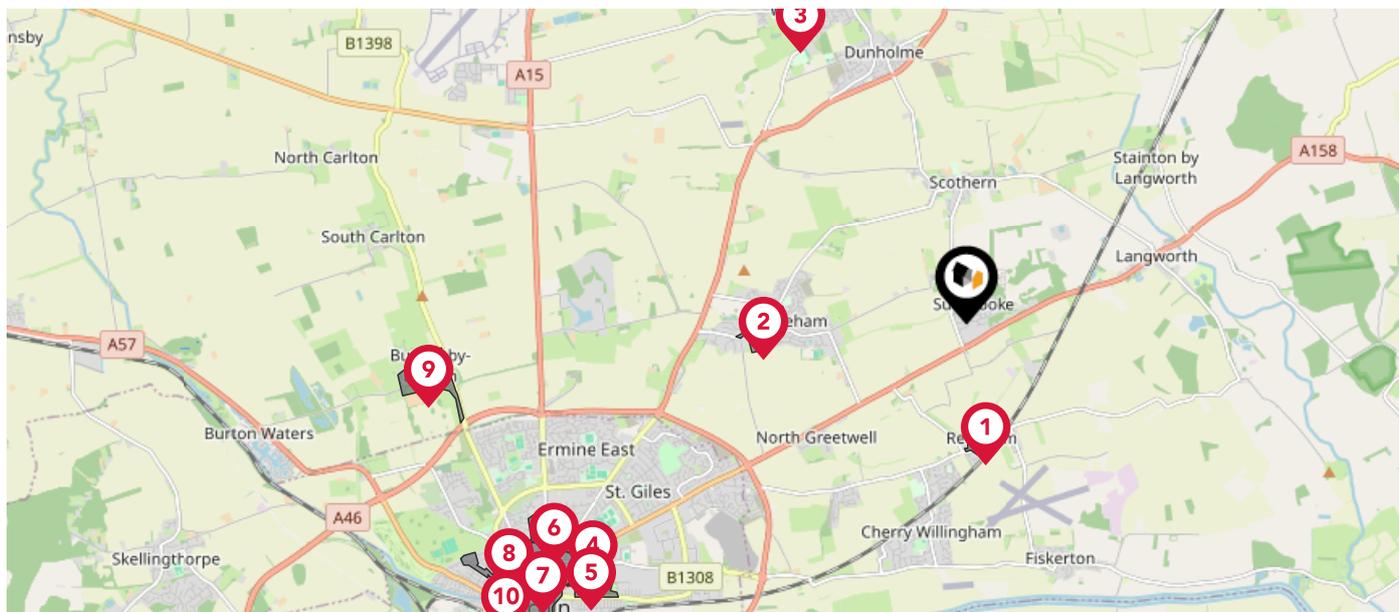
+40.58%

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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	Reepham
2	Nettleham
3	Welton
4	The Dell
5	Lindum and Arboretum
6	Newport and Nettleham Road
7	Cathedral and City Centre
8	Carline
9	Burton
10	West Parade and Brayford

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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
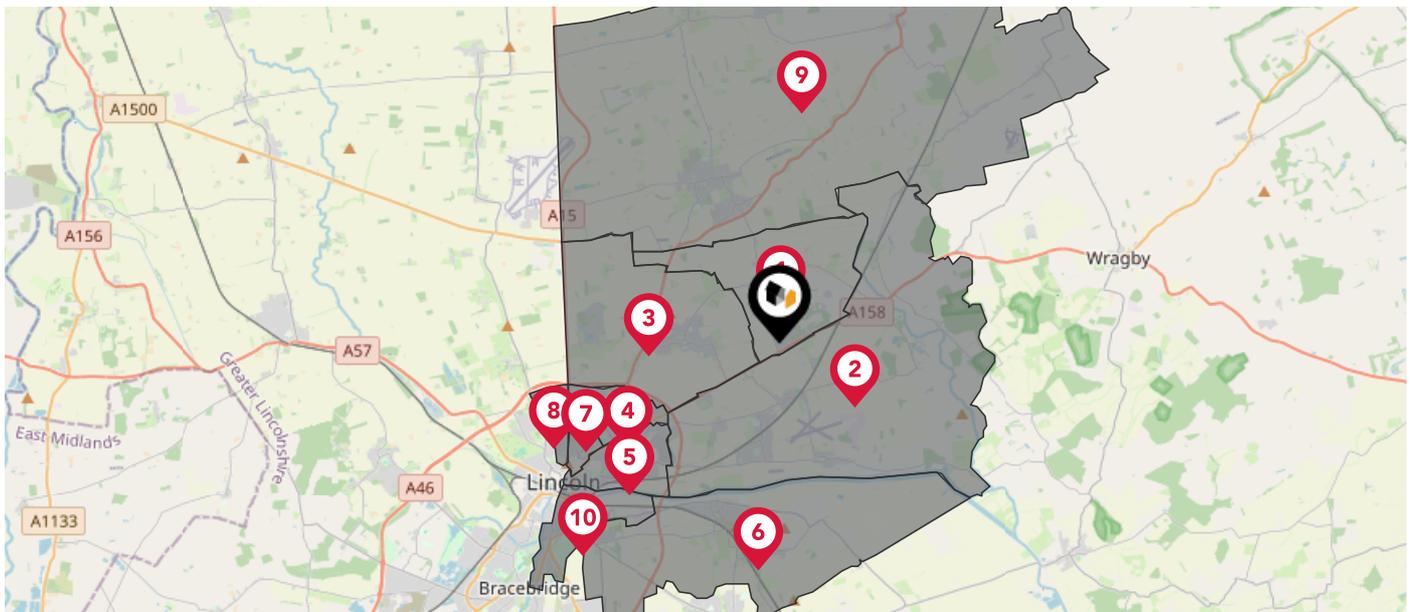
Nearby Council Wards

1	Sudbrooke Ward
2	Cherry Willingham Ward
3	Nettleham Ward
4	Glebe Ward
5	Abbey Ward
6	Heighington and Washingborough Ward
7	Minster Ward
8	Castle Ward
9	Dunholme and Welton Ward
10	Park Ward

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Maps
Rail Noise

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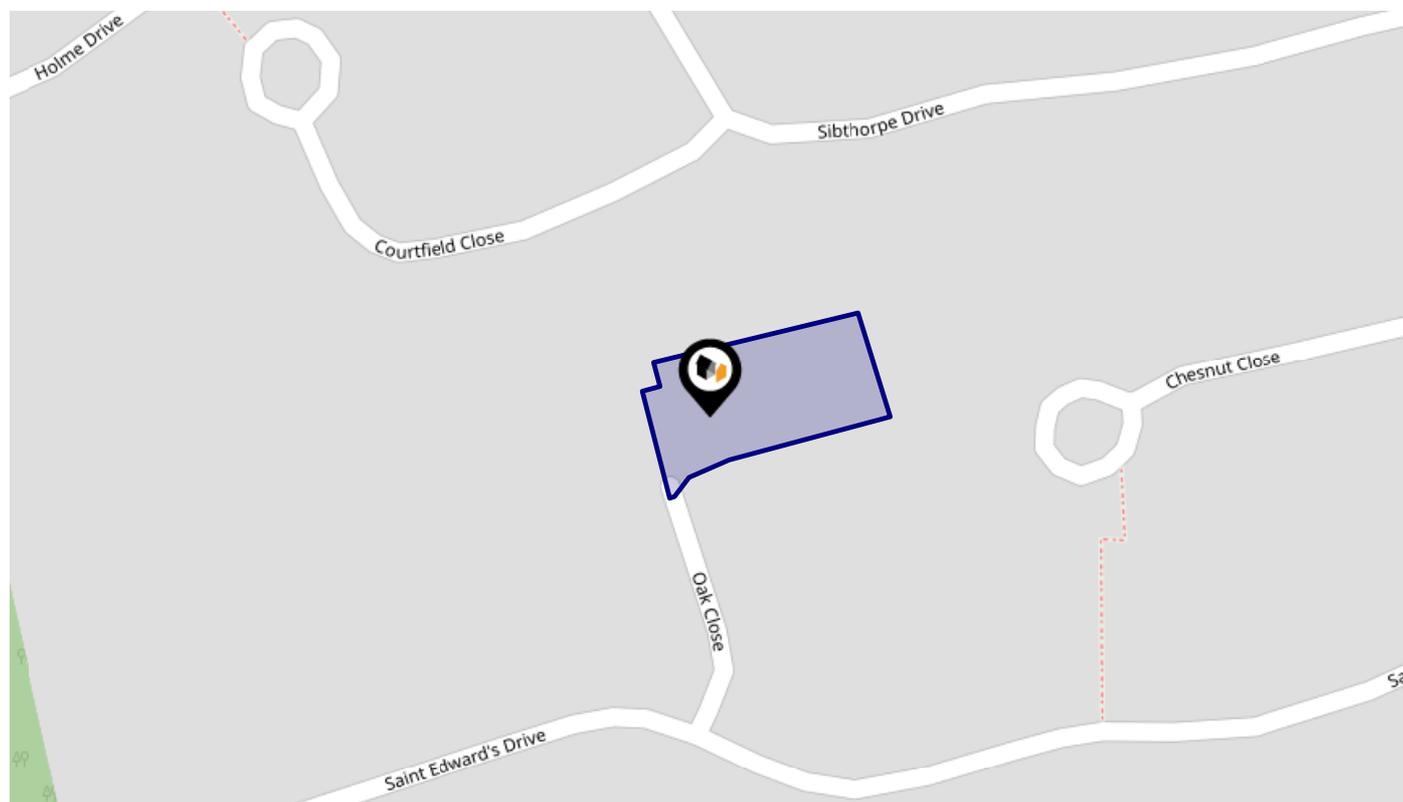
Rail Noise Data

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:
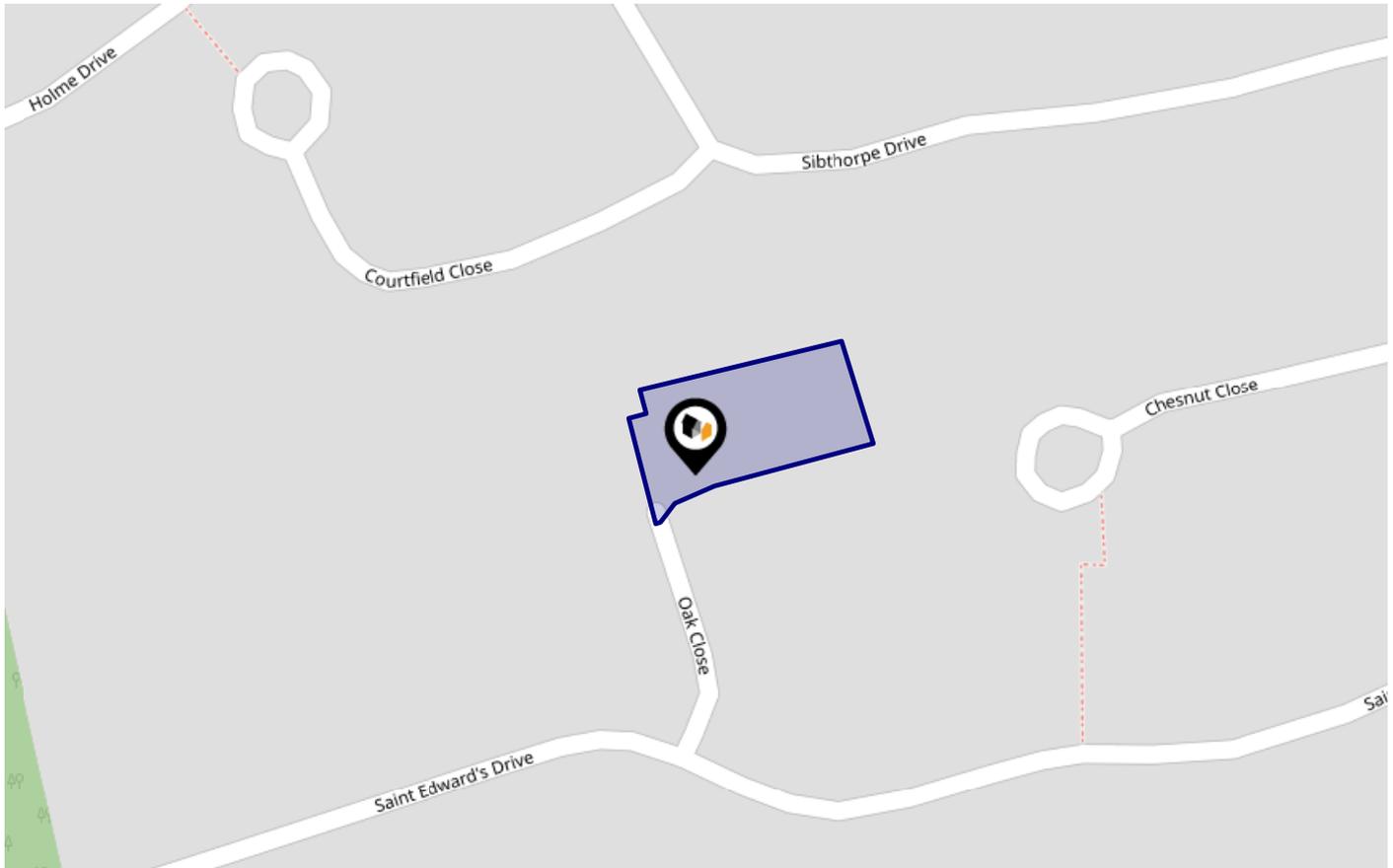
5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

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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.

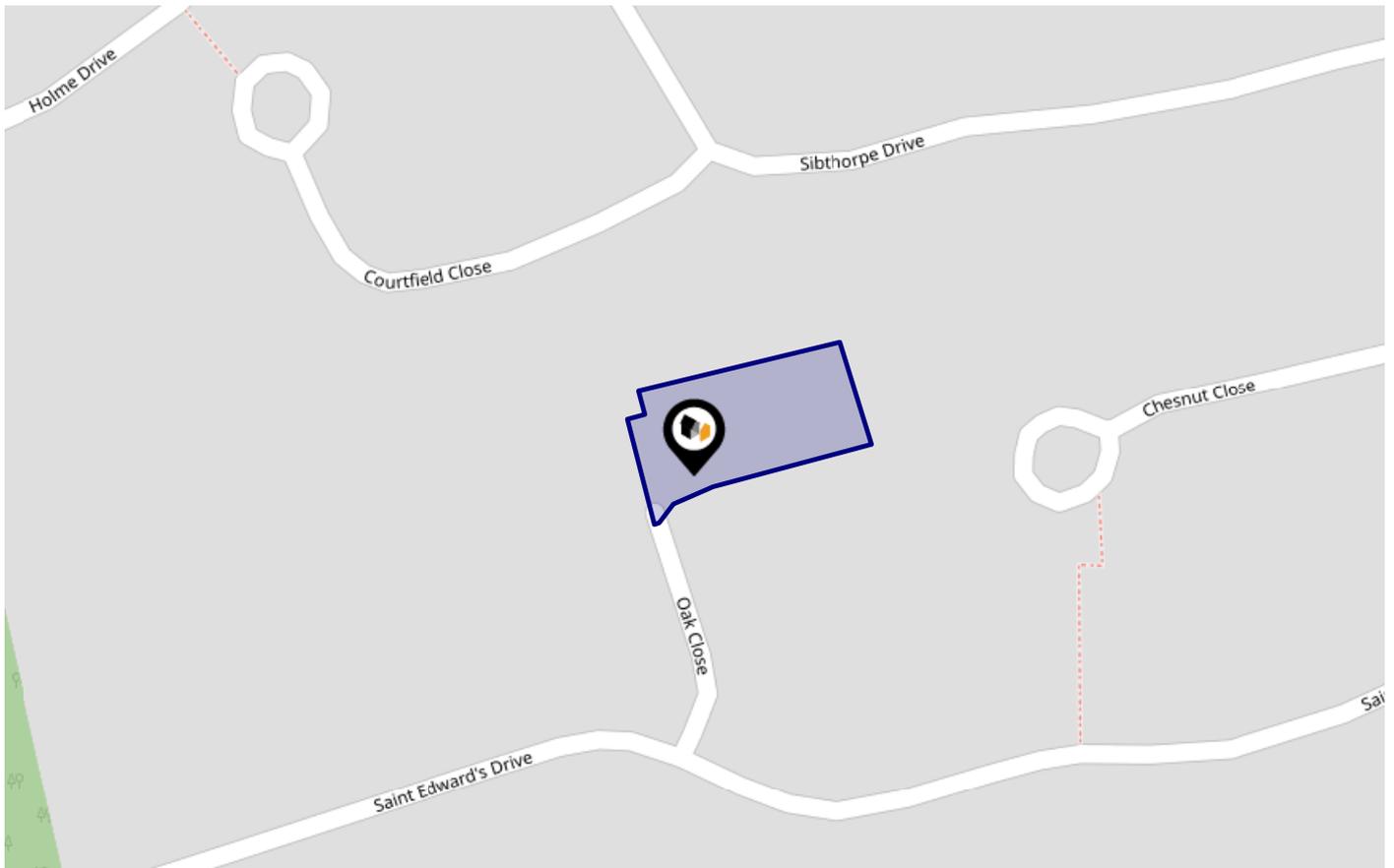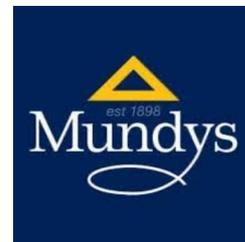Chance of flooding to the following depths at this property:

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

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Flood Risk
Rivers & Seas - Climate Change

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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

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🌢🌢🌢	Up to 60cm (2ft)				

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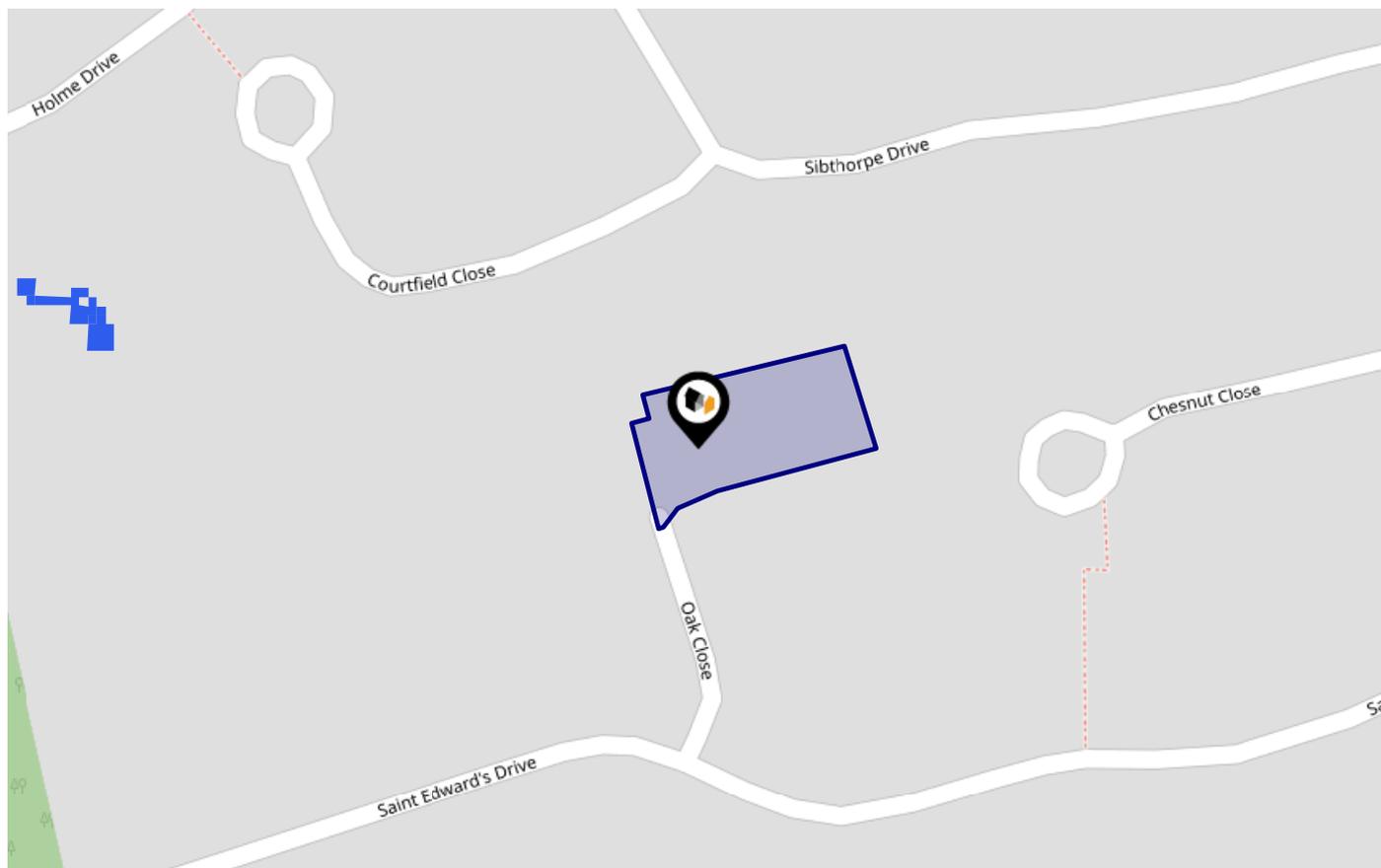Know any property instantly

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.
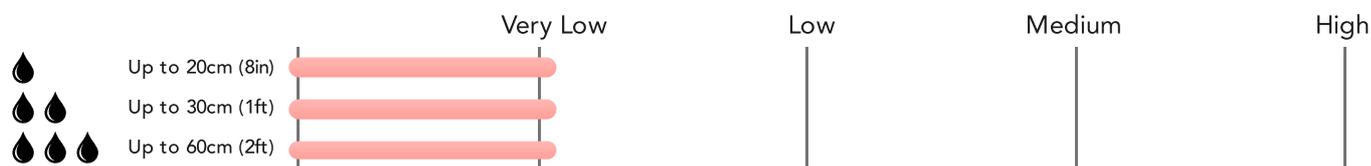

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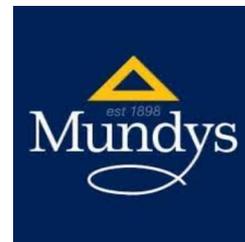
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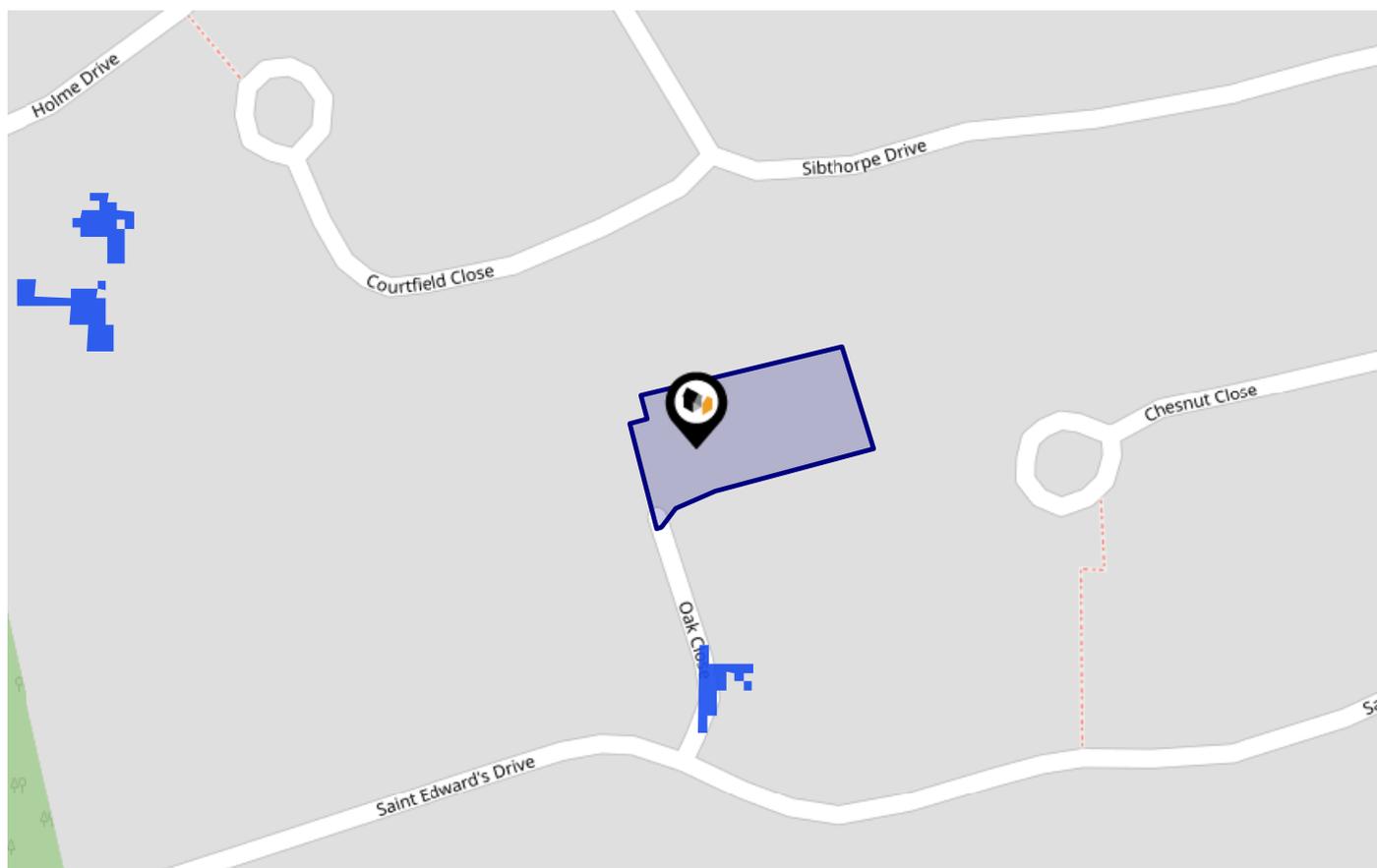Chance of flooding to the following depths at this property:

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🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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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.
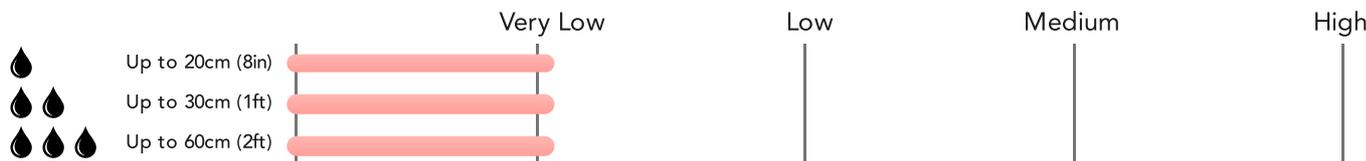

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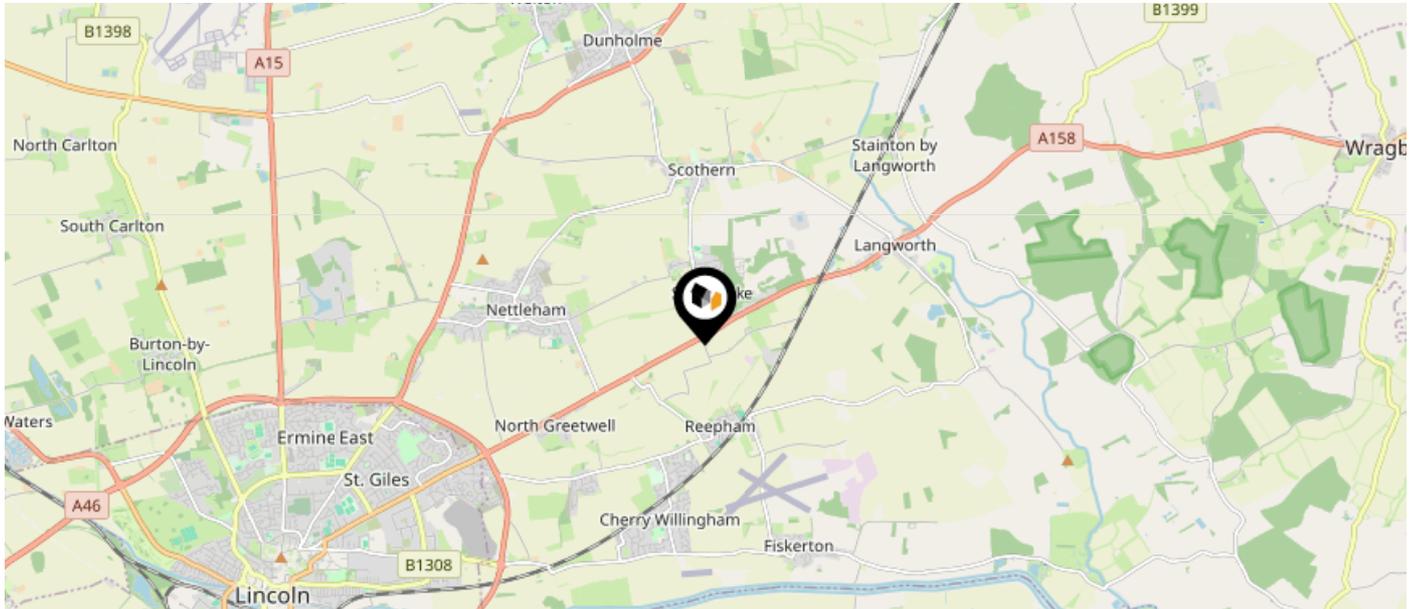Chance of flooding to the following depths at this property:

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Up to 30cm (1ft)					
Up to 60cm (2ft)					

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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.

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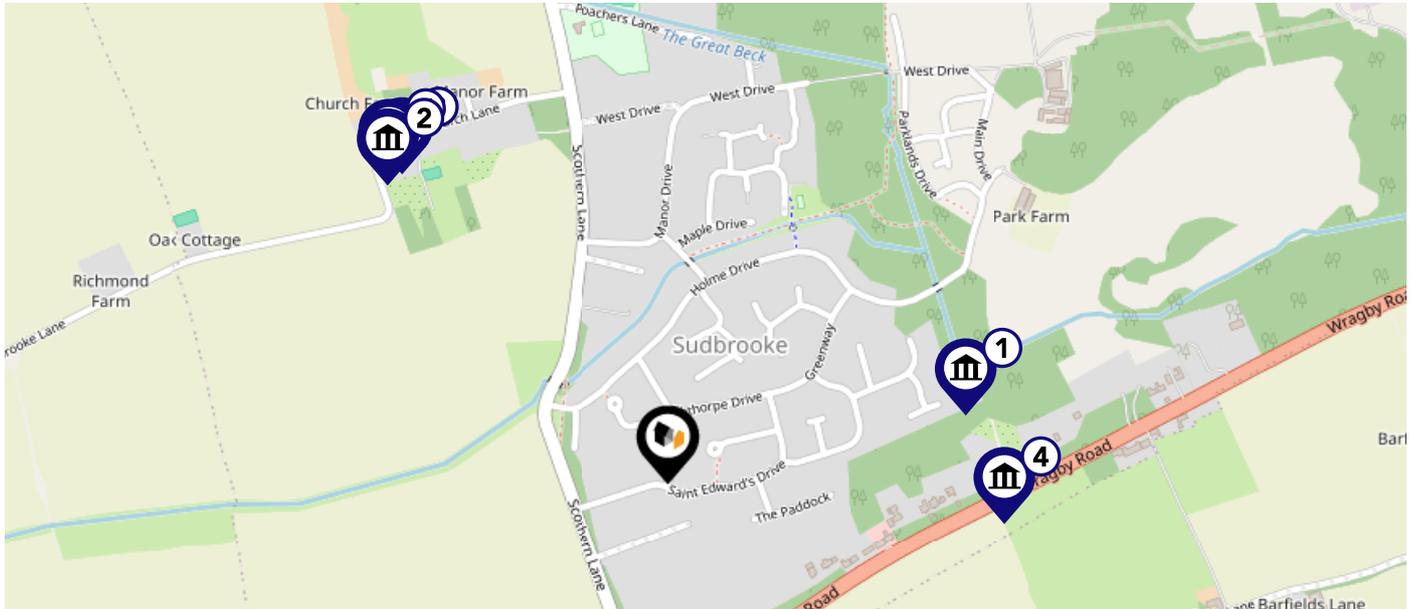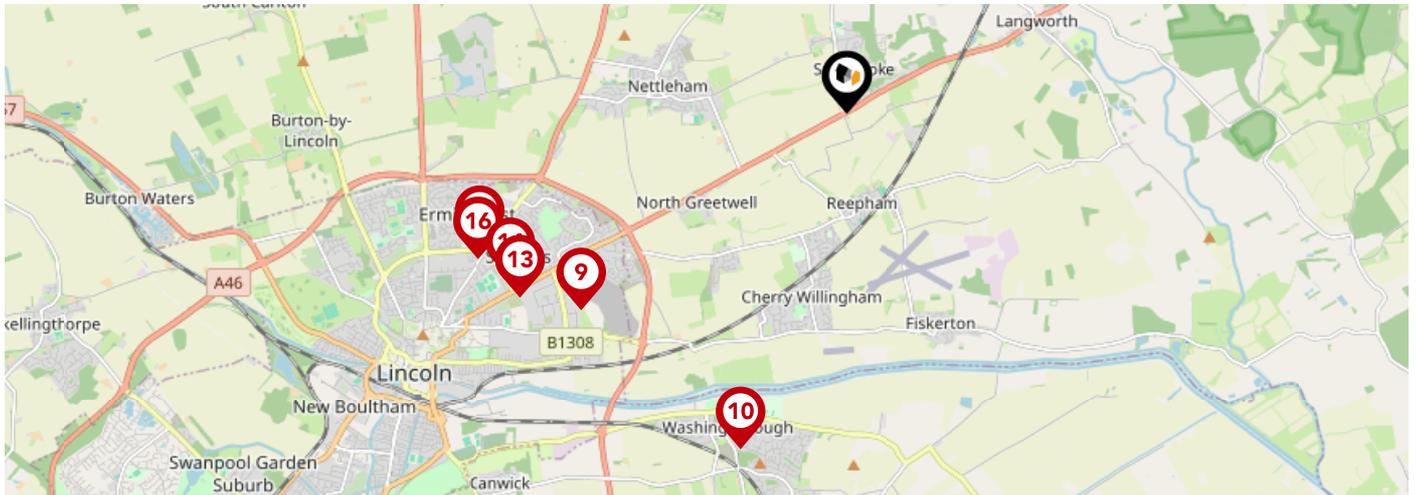
Maps
Listed Buildings

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
1391395 - Bridge	Grade II	0.3 miles
1064128 - Cross Base At Church Of St Edward Th Confessor	Grade II	0.4 miles
1309116 - Gate Piers At Church Of St Edward	Grade II	0.4 miles
1166024 - Gates, Gate Piers And 2 Lodges To Sudbrooke Holme	Grade II	0.4 miles
1064127 - Church Of St Edward The Confessor	Grade II	0.5 miles

		Nursery	Primary	Secondary	College	Private
1	**Ellison Boulters Church of England Primary School** Ofsted Rating: Outstanding | Pupils: 288 | Distance:1.06	☐	☑	☐	☐	☐
2	**Reepham Church of England Primary School** Ofsted Rating: Good | Pupils: 204 | Distance:1.16	☐	☑	☐	☐	☐
3	**The Priory Pembroke Academy** Ofsted Rating: Good | Pupils: 567 | Distance:1.48	☐	☐	☑	☐	☐
4	**The Nettleham Church of England Voluntary Aided Junior School** Ofsted Rating: Good | Pupils: 227 | Distance:1.68	☐	☑	☐	☐	☐
5	**The Nettleham Infant and Nursery School** Ofsted Rating: Good | Pupils: 210 | Distance:1.81	☐	☑	☐	☐	☐
6	**Cherry Willingham Primary Academy** Ofsted Rating: Good | Pupils: 205 | Distance:2.15	☐	☑	☐	☐	☐
7	**Dunholme St Chad's Church of England Primary School** Ofsted Rating: Requires improvement | Pupils: 212 | Distance:2.66	☐	☑	☐	☐	☐
8	**William Farr CofE Comprehensive School** Ofsted Rating: Good | Pupils: 1444 | Distance:2.76	☐	☐	☑	☐	☐

		Nursery	Primary	Secondary	College	Private
9	**Lincoln Carlton Academy** Ofsted Rating: Outstanding | Pupils: 421 | Distance:2.92	☐	☑	☐	☐	☐
10	**Washingborough Academy** Ofsted Rating: Good | Pupils: 271 | Distance:3.14	☐	☑	☐	☐	☐
11	**Welton St Mary's Church of England Primary Academy** Ofsted Rating: Good | Pupils: 381 | Distance:3.18	☐	☑	☐	☐	☐
12	**The Lincoln St Giles Nursery School** Ofsted Rating: Outstanding | Pupils: 112 | Distance:3.31	☑	☐	☐	☐	☐
13	**St Giles Academy** Ofsted Rating: Requires improvement | Pupils: 405 | Distance:3.31	☐	☑	☐	☐	☐
14	**Springwell Alternative Academy Lincoln** Ofsted Rating: Good | Pupils: 48 | Distance:3.32	☐	☐	☑	☐	☐
15	**Ermine Primary Academy** Ofsted Rating: Good | Pupils: 393 | Distance:3.44	☐	☑	☐	☐	☐
16	**Our Lady of Lincoln Catholic Primary School A Voluntary Academy** Ofsted Rating: Good | Pupils: 204 | Distance:3.5	☐	☑	☐	☐	☐

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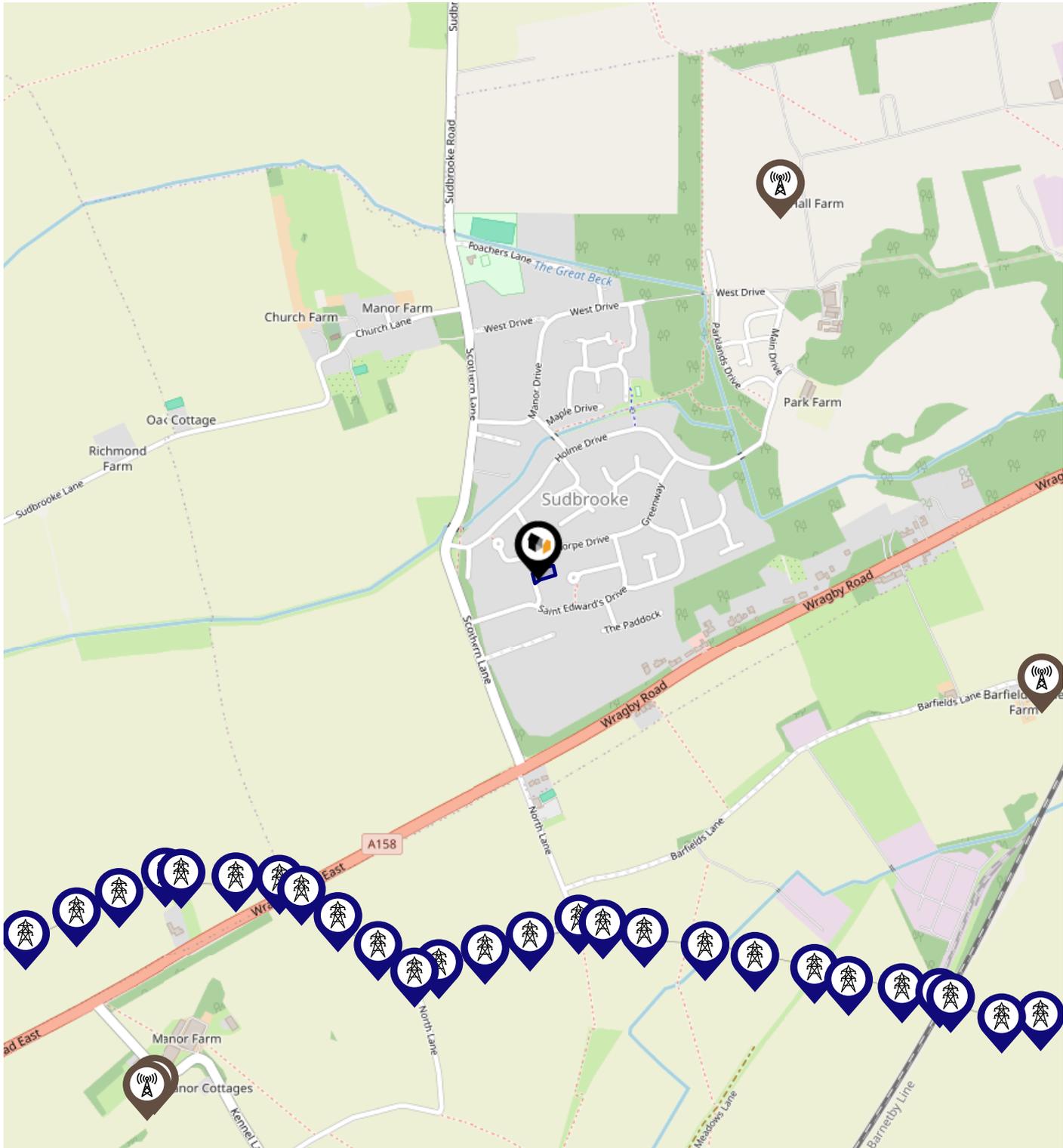
Key:

Power Pylons

Communication Masts

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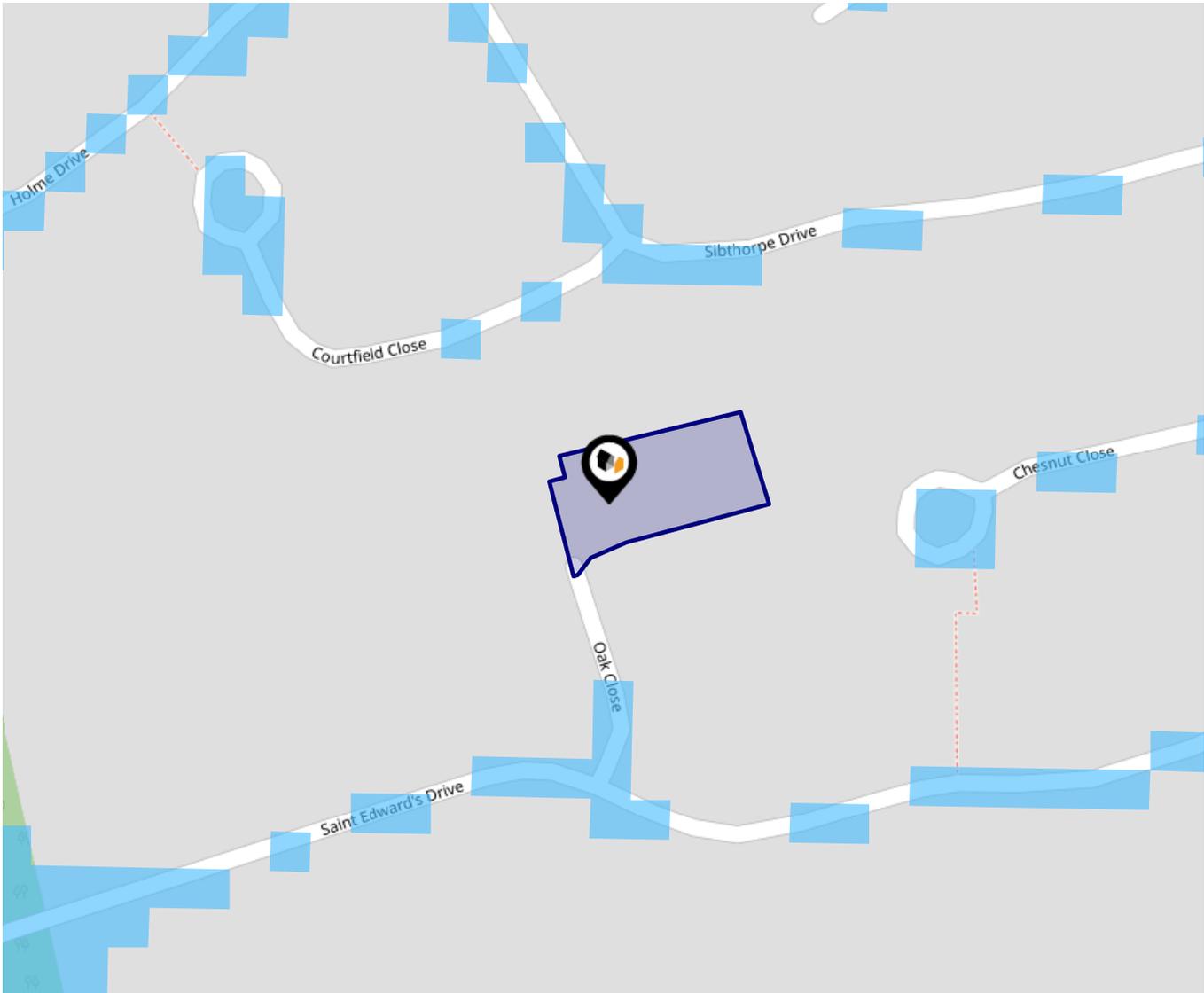
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 🟥 75.0+ dB
- 🟧 70.0-74.9 dB
- 🟨 65.0-69.9 dB
- 🟩 60.0-64.9 dB
- 🟦 55.0-59.9 dB

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Environment
Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)

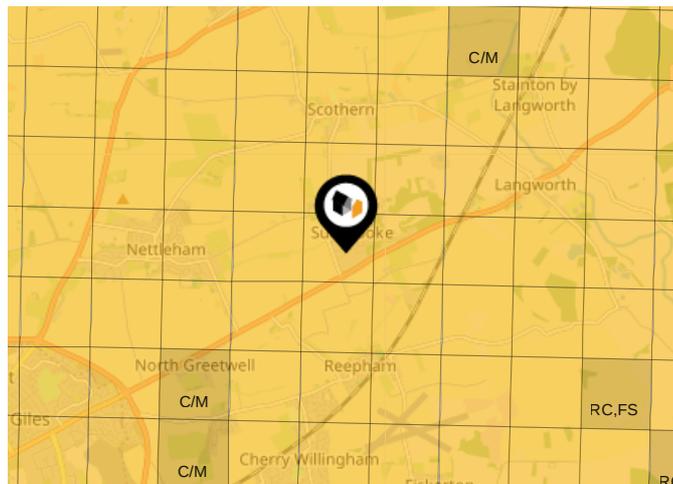|			
Carbon Content:	VARIABLE	**Soil Texture:**	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO HEAVY		

Primary Classifications (Most Common Clay Types)

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
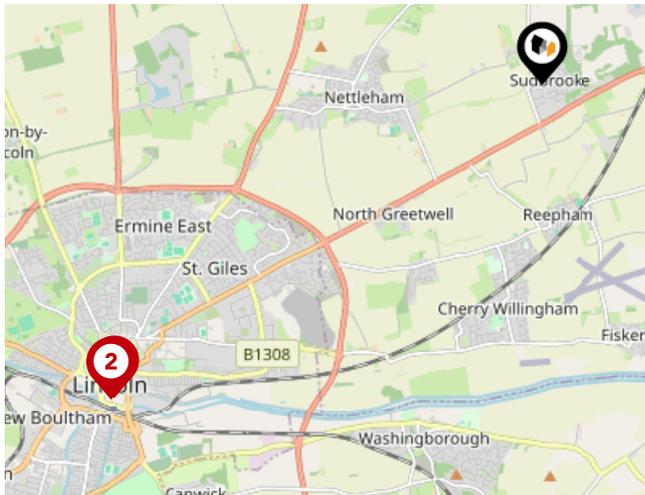
National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	4.7 miles
2	Lincoln Central Rail Station	4.73 miles
3	Hykeham Rail Station	8.01 miles
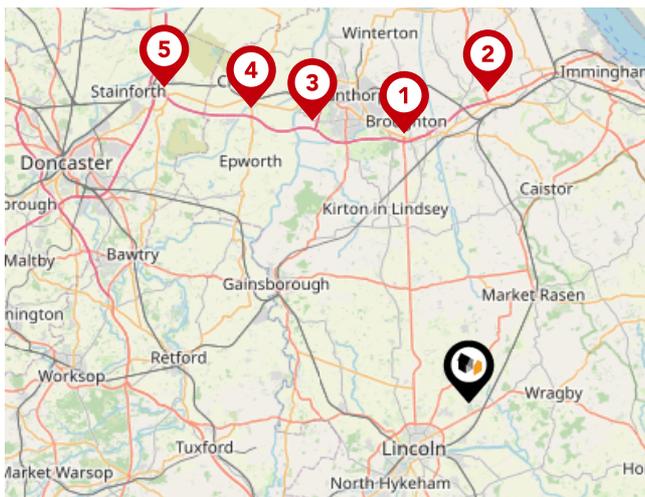
Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	19.72 miles
2	M180 J5	22.09 miles
3	M180 J3	22.9 miles
4	M180 J2	25.91 miles
5	M180 J1	30.94 miles

Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	22.28 miles
2	Finningley	27.53 miles
3	East Mids Airport	47.65 miles
4	Leeds Bradford Airport	64.9 miles
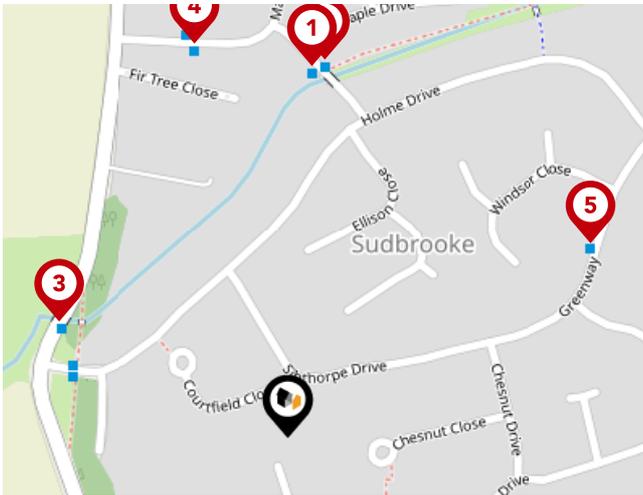
Bus Stops/Stations

Pin	Name	Distance
1	Maple Drive	0.21 miles
2	Maple Drive	0.21 miles
3	Holme Drive	0.14 miles
4	Junction with Scothern Road	0.22 miles
5	Windsor Close	0.2 miles

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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.

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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

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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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Mundys

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Alex.Porter@mundys.net

www.mundys.net

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Royal Mail