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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 03rd September 2025



SPRING HILL, REEPHAM, LINCOLN, LN3

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

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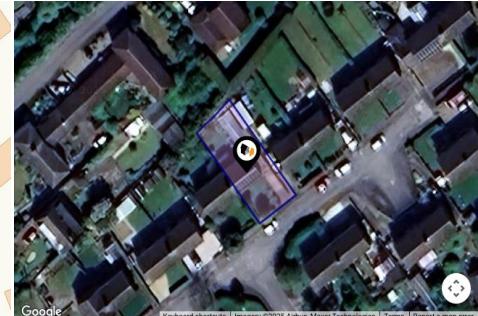
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Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	893 ft ² / 83 m ²
Plot Area:	0.07 acres
Year Built :	1950-1966
Council Tax :	Band A
Annual Estimate:	£1,520
Title Number:	LL87787

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15
mb/s **76**
mb/s **1800**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Reepham, LN3

Energy rating

B

Valid until 07.04.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	82 B	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data



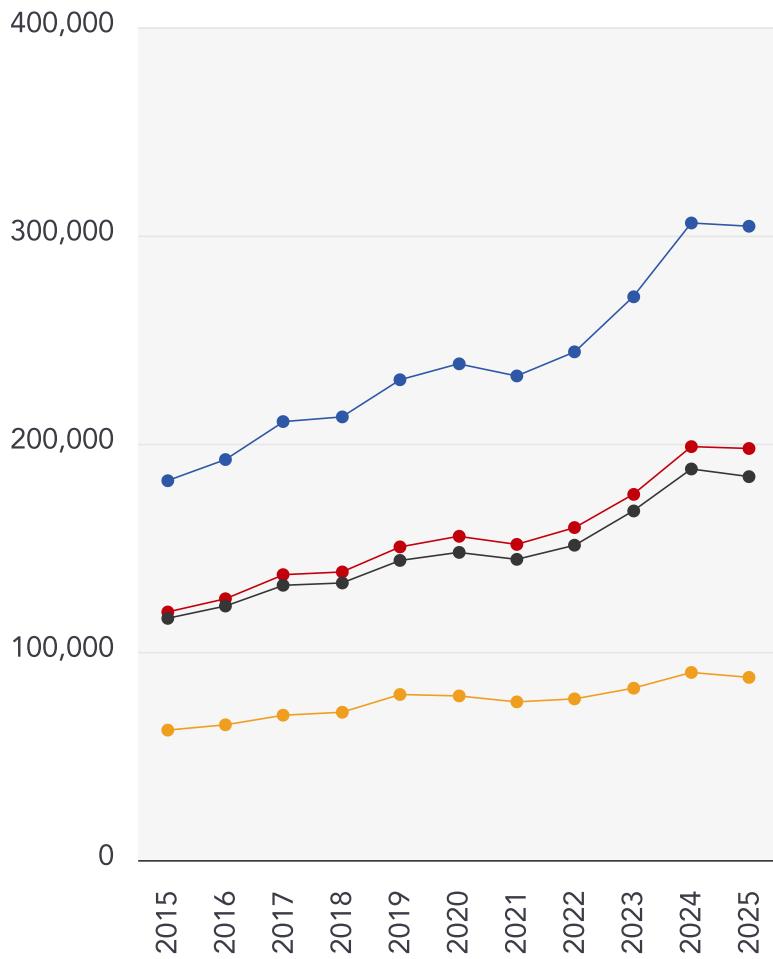
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
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:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
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 90% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	83 m ²

Market House Price Statistics



10 Year History of Average House Prices by Property Type in LN3



Detached

+67.09%

Semi-Detached

+65.93%

Terraced

+58.63%

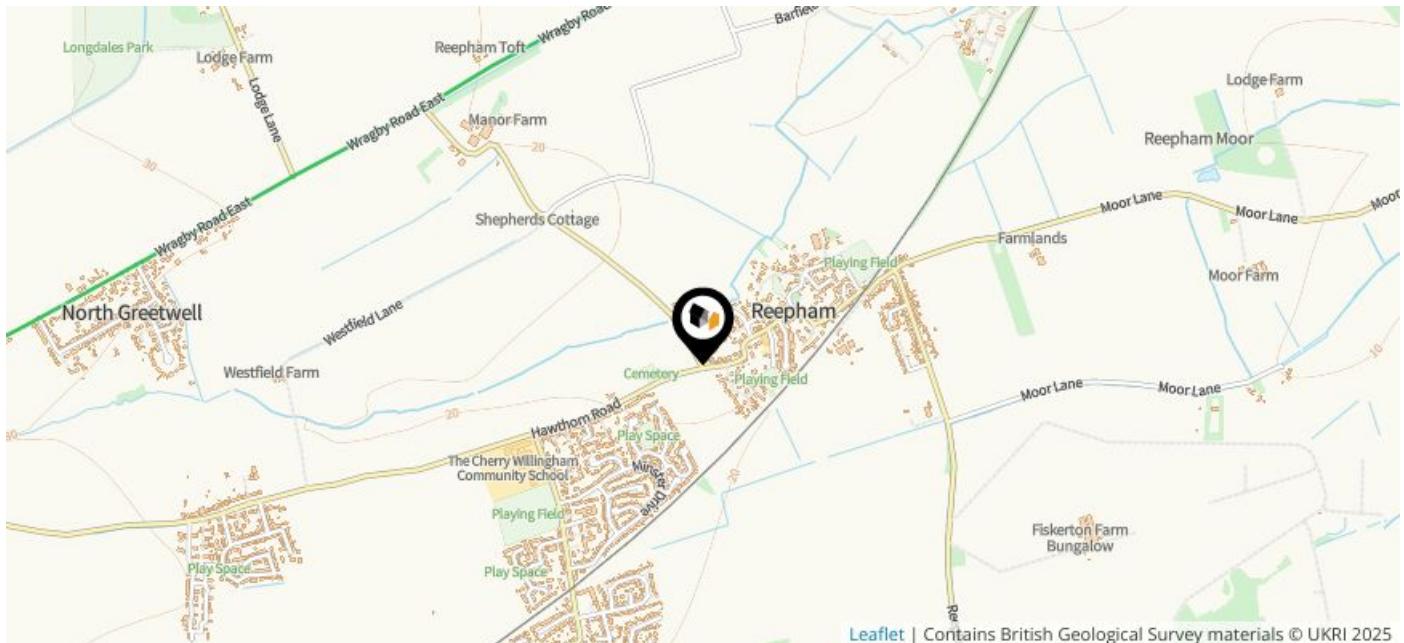
Flat

+40.58%

Maps Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Yellow 'X': Adit
- Green 'X': Gutter Pit
- Red 'X': 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.

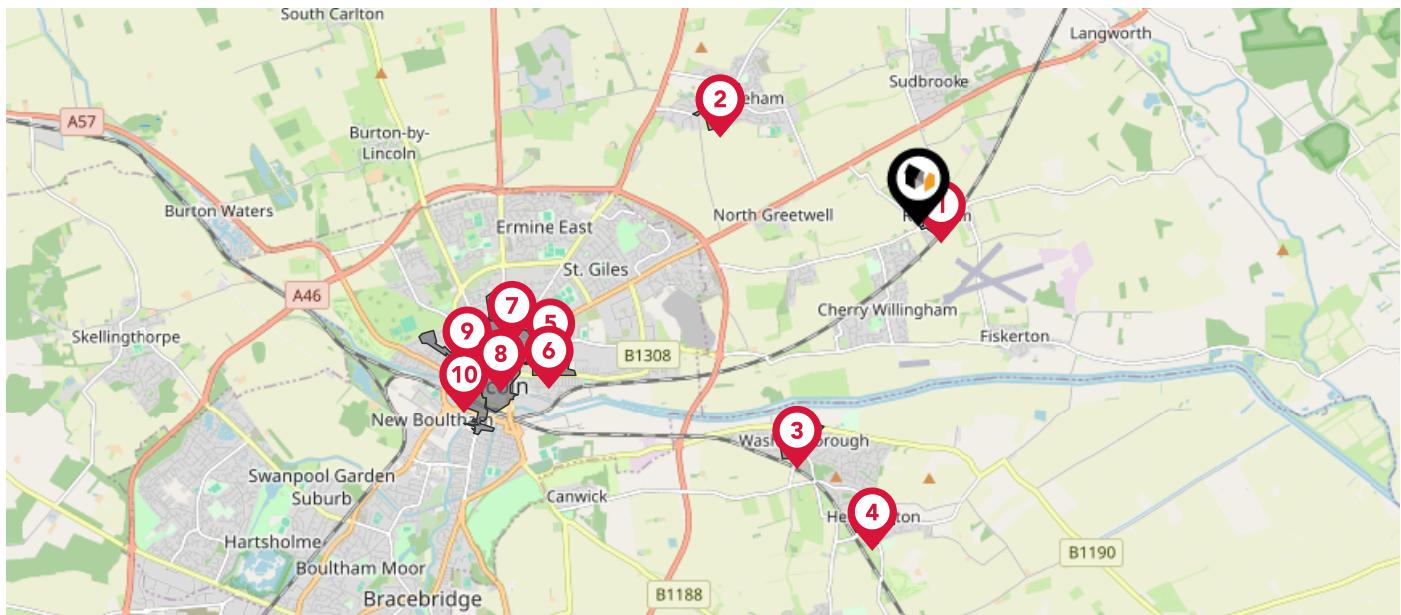
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

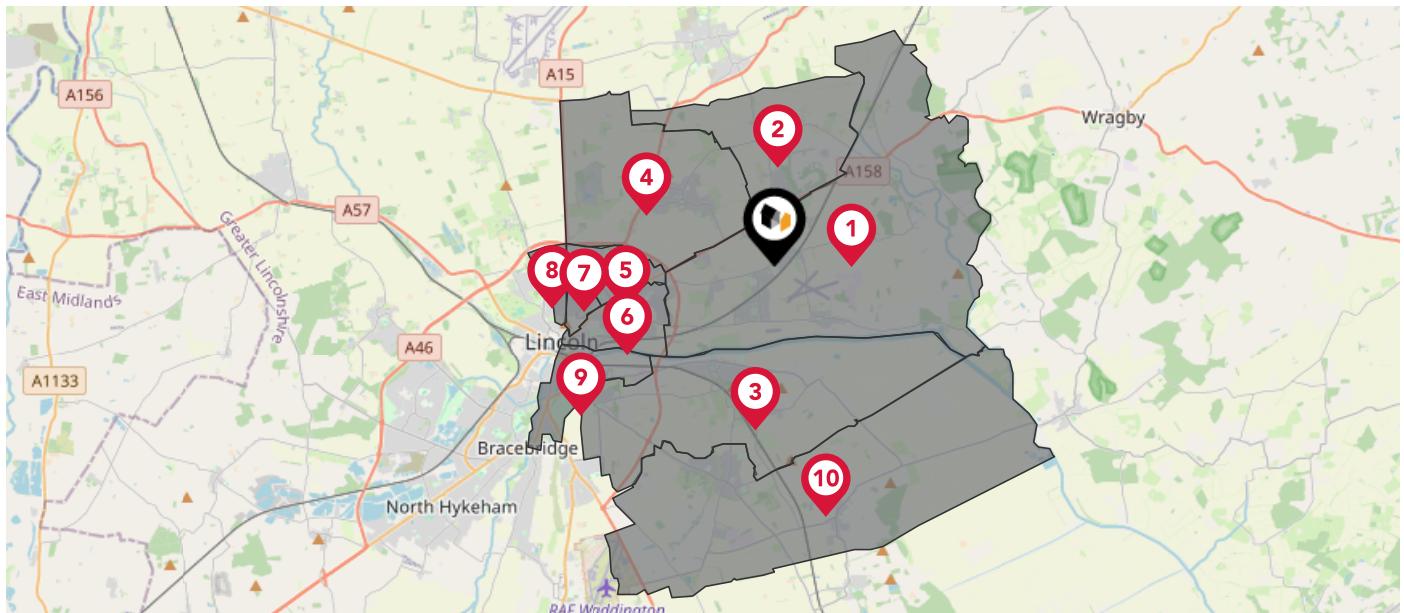
- 1 Reepham
- 2 Nettleham
- 3 Washingborough
- 4 Heighington
- 5 The Dell
- 6 Lindum and Arboretum
- 7 Newport and Nettleham Road
- 8 Cathedral and City Centre
- 9 Carline
- 10 West Parade and Brayford

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

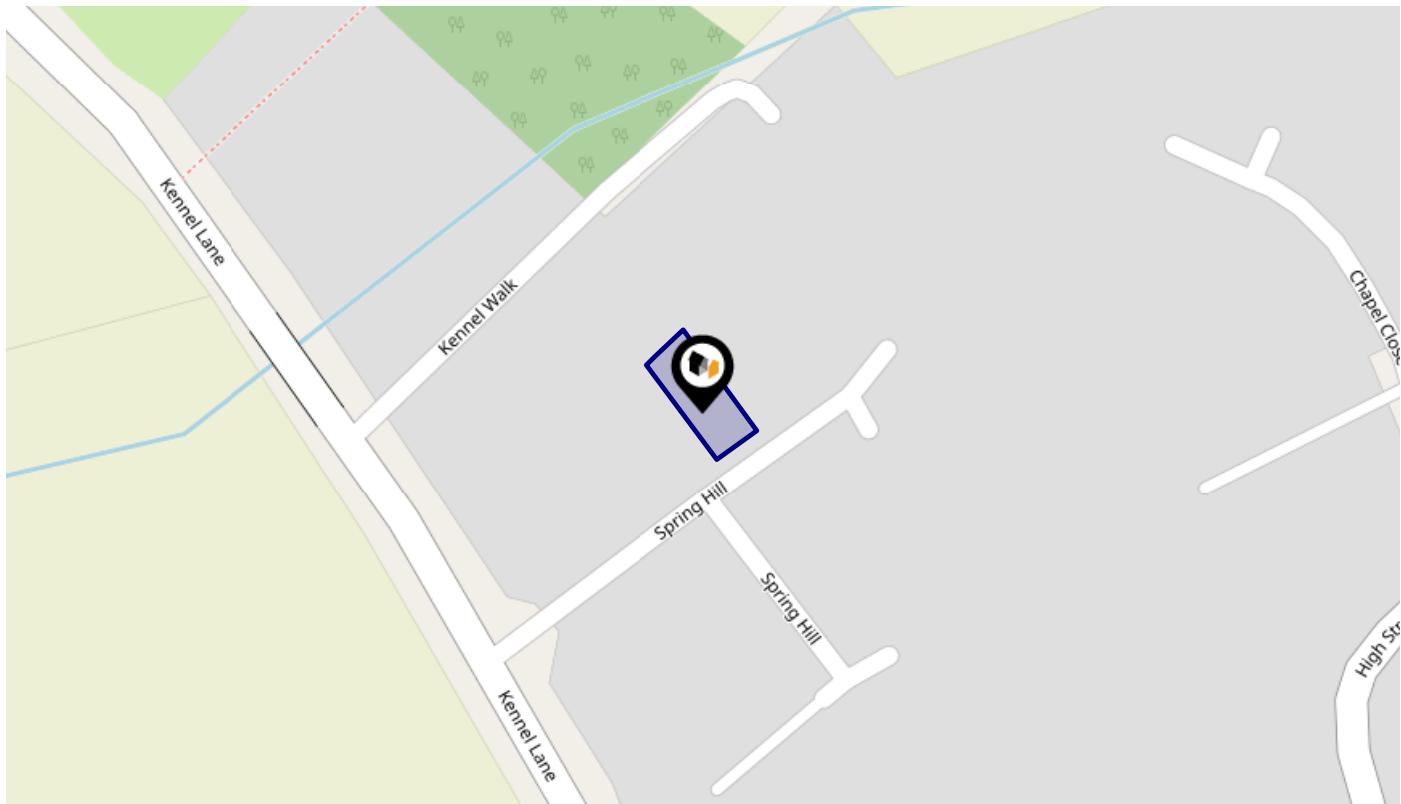
- 1 Cherry Willingham Ward
- 2 Sudbrooke Ward
- 3 Heighington and Washingborough Ward
- 4 Nettleham Ward
- 5 Glebe Ward
- 6 Abbey Ward
- 7 Minster Ward
- 8 Castle Ward
- 9 Park Ward
- 10 Branston Ward

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:

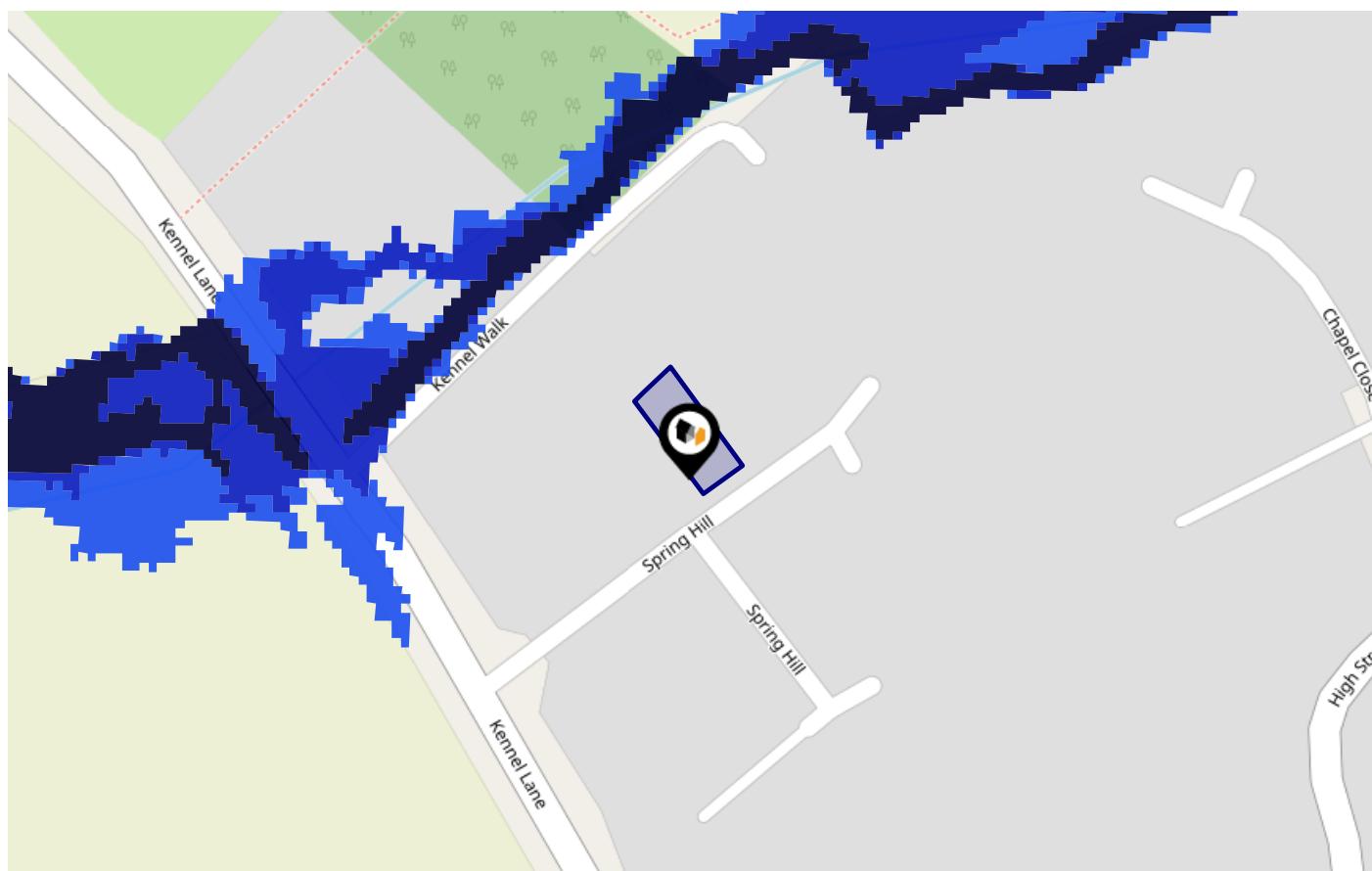


Flood Risk

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.

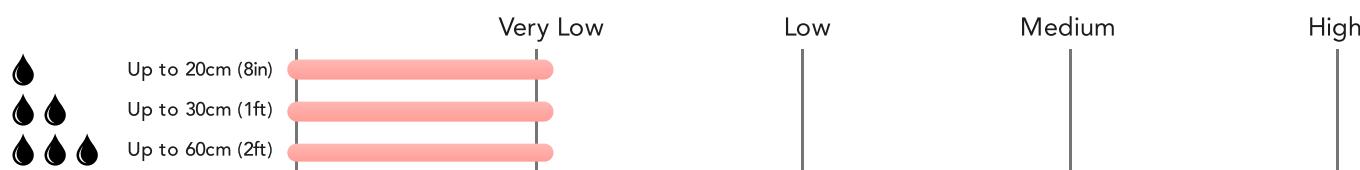


Risk Rating: Very low

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.

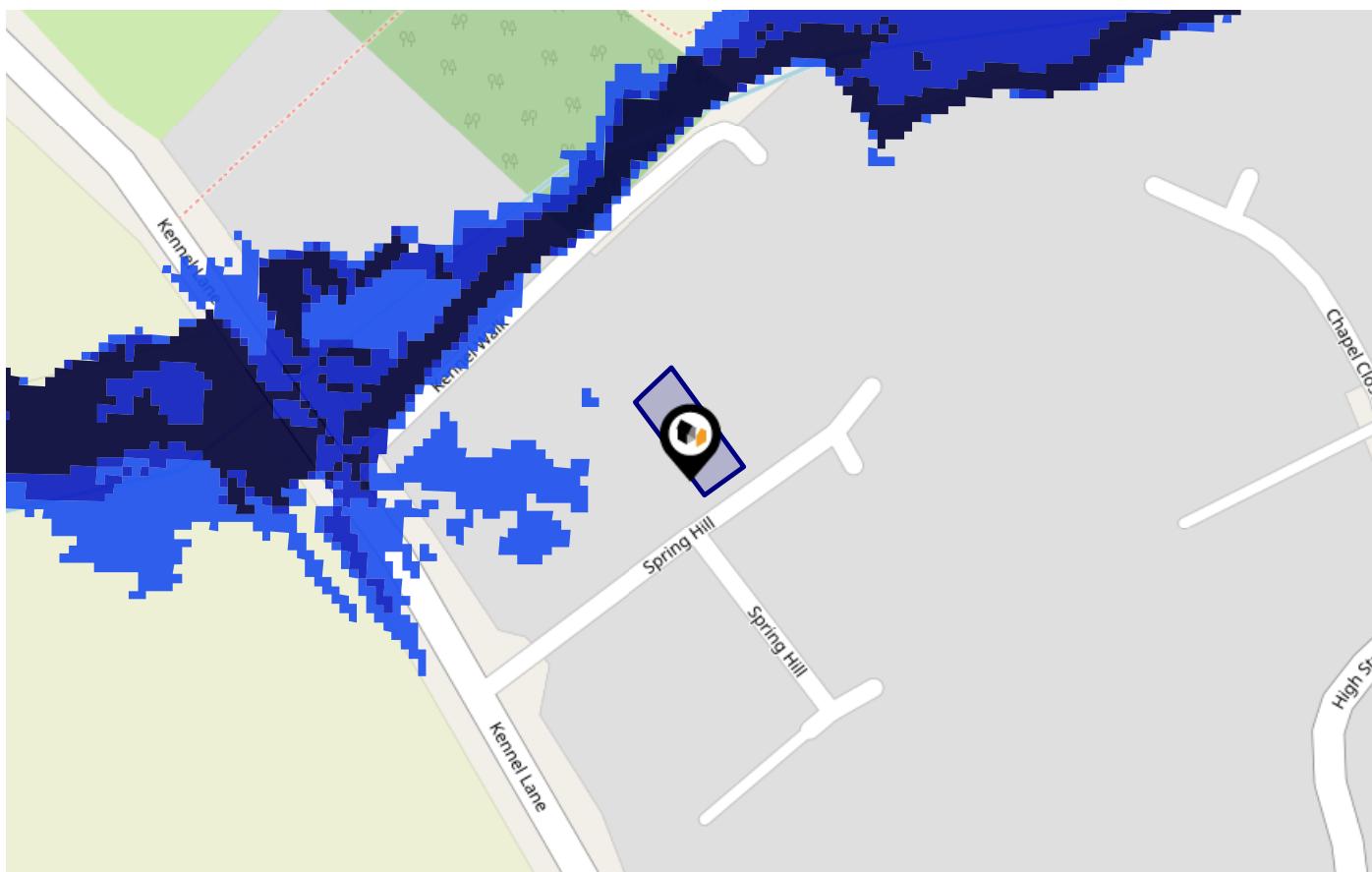
Chance of flooding to the following depths at this property:



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.

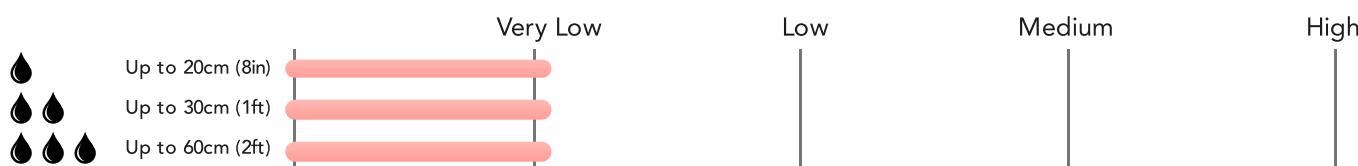


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Chance of flooding to the following depths at this property:

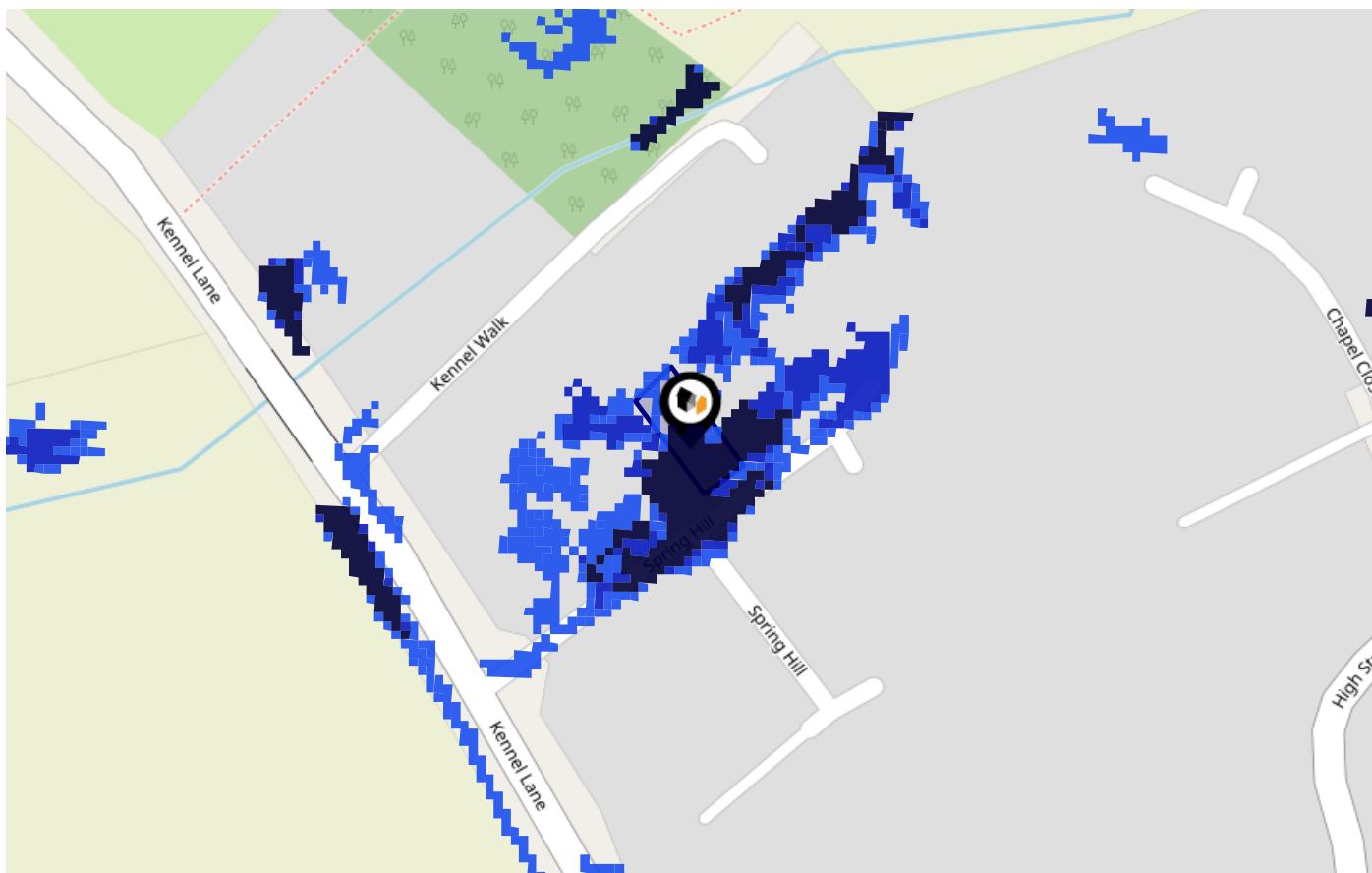


Flood Risk

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.

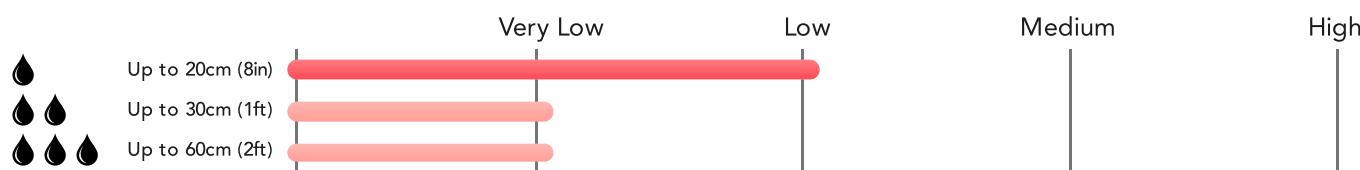


Risk Rating: High

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.

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- 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.

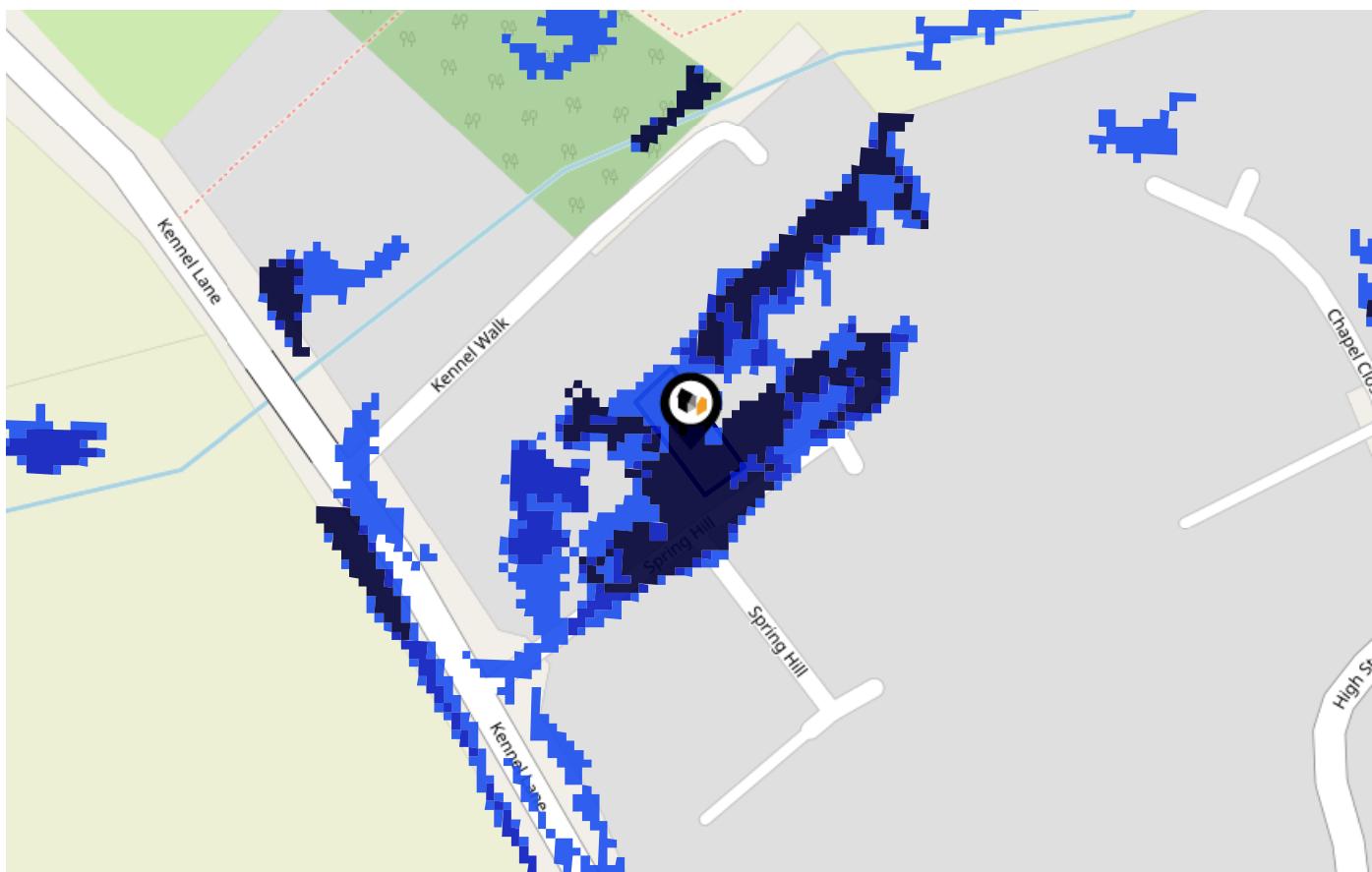
Chance of flooding to the following depths at this property:



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:

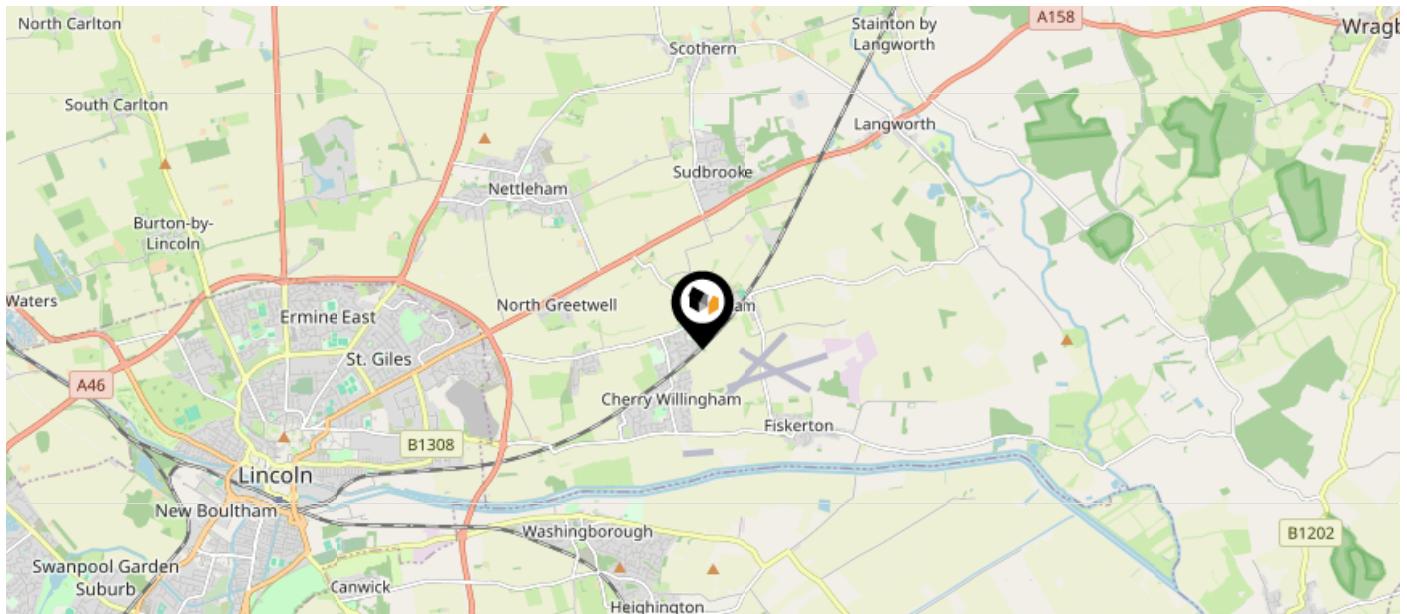


Maps

Green Belt



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



Nearby Green Belt Land

No data available.

Maps

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

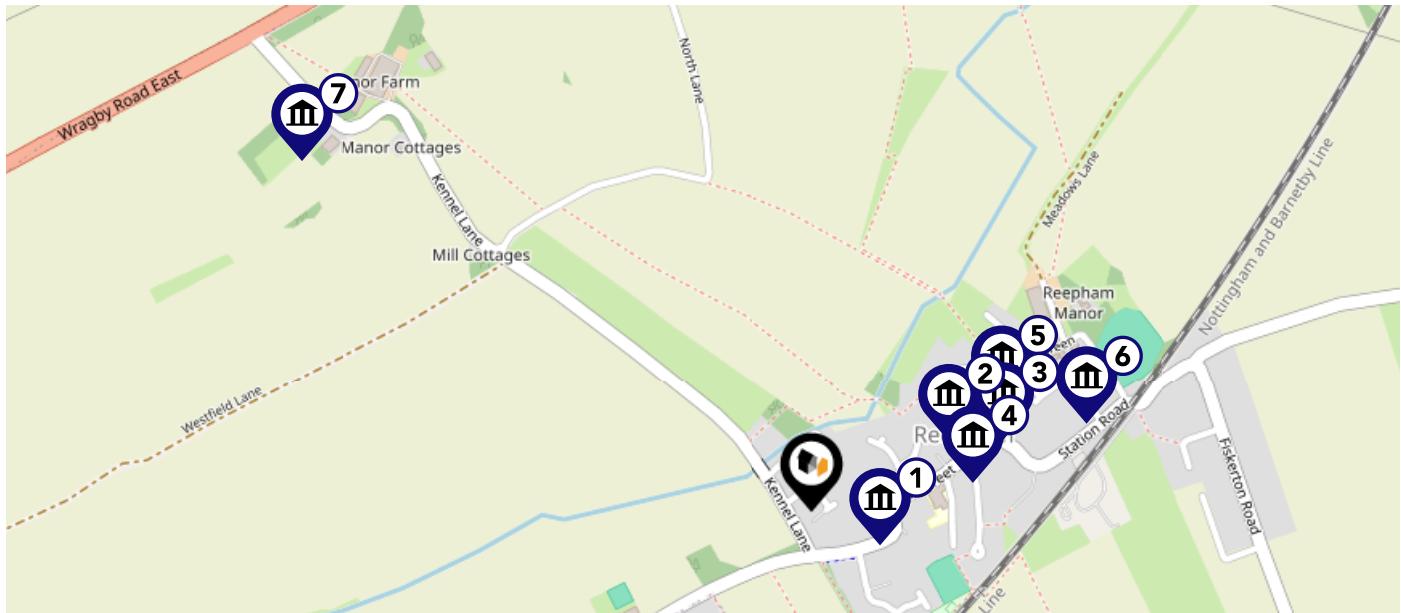
 1	Land to the rear of 41-43 Hawthorn Road-Cherry Willingham, Lincoln	Historic Landfill <input type="checkbox"/>
 2	Manor Road-Washingborough	Historic Landfill <input type="checkbox"/>
 3	Rear Of Old Hillards-Rear Of Old Hillards, Wragby Road	Historic Landfill <input type="checkbox"/>
 4	Wrights Way-Lincoln, Lincolnshire	Historic Landfill <input type="checkbox"/>
 5	Land North of Lincoln Road-Washingborough, Lincoln	Historic Landfill <input type="checkbox"/>
 6	Barlings Lane-Langworth, Lincoln	Historic Landfill <input type="checkbox"/>
 7	Outer Circle Road-Lincoln, Lincolnshire	Historic Landfill <input type="checkbox"/>
 8	Land South Of Barlings Domestic Waste off Barlings Lane-Barlings Lane, Langworth, Lincolnshire	Historic Landfill <input type="checkbox"/>
 9	Land East to of Dowding Road and lying between Railway line and Allenby Road Industrial Estate-Wavell Drive, Lincoln	Historic Landfill <input type="checkbox"/>
 10	Land to the North of Fen Road-Heighington, Lincoln	Historic Landfill <input type="checkbox"/>

Maps

Listed Buildings

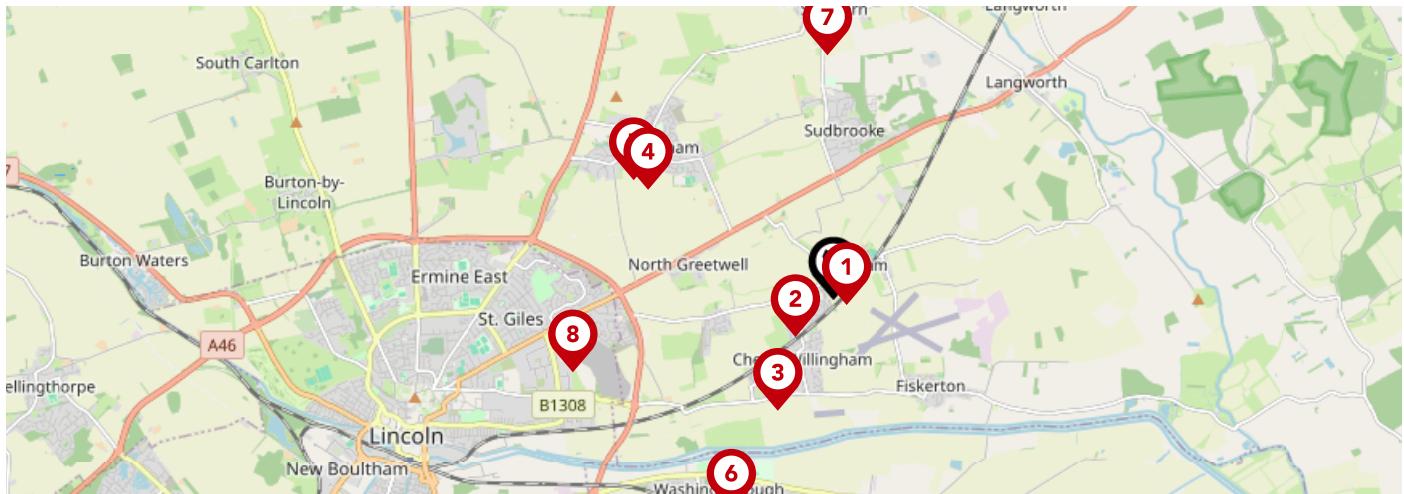


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1147840 - The Old Manor House And Lawris Cottage	Grade II	0.1 miles
 1064025 - Church Of St Peter And St Paul	Grade II	0.2 miles
 1359506 - Rose Cottage	Grade II	0.2 miles
 1064026 - Eve House	Grade II	0.2 miles
 1308365 - Pembertons Place	Grade II	0.3 miles
 1359507 - Laburnum Farmhouse And The Old House	Grade II	0.3 miles
 1147843 - The Manor House	Grade II	0.7 miles

Area Schools



Nursery Primary Secondary College Private

1 Reepham Church of England Primary School

Ofsted Rating: Good | Pupils: 204 | Distance:0.13



2 The Priory Pembroke Academy

Ofsted Rating: Good | Pupils: 567 | Distance:0.46



3 Cherry Willingham Primary Academy

Ofsted Rating: Good | Pupils: 205 | Distance:1.09



4 The Nettleham Church of England Voluntary Aided Junior School

Ofsted Rating: Good | Pupils: 227 | Distance:1.91



5 The Nettleham Infant and Nursery School

Ofsted Rating: Good | Pupils: 210 | Distance:2.07



6 Washingborough Academy

Ofsted Rating: Good | Pupils: 271 | Distance:2.09



7 Ellison Boulters Church of England Primary School

Ofsted Rating: Outstanding | Pupils: 288 | Distance:2.17



8 Lincoln Carlton Academy

Ofsted Rating: Outstanding | Pupils: 421 | Distance:2.39



Area Schools



Nursery Primary Secondary College Private



Heighington Millfield Primary Academy

Ofsted Rating: Good | Pupils: 233 | Distance: 2.65



The Lincoln St Giles Nursery School

Ofsted Rating: Outstanding | Pupils: 112 | Distance: 2.89



St Giles Academy

Ofsted Rating: Requires improvement | Pupils: 405 | Distance: 2.89



Springwell Alternative Academy Lincoln

Ofsted Rating: Good | Pupils: 48 | Distance: 2.96



Lincoln Christ's Hospital School

Ofsted Rating: Good | Pupils: 1286 | Distance: 3.11



Ermine Primary Academy

Ofsted Rating: Good | Pupils: 393 | Distance: 3.2



Our Lady of Lincoln Catholic Primary School A Voluntary Academy

Ofsted Rating: Good | Pupils: 204 | Distance: 3.22

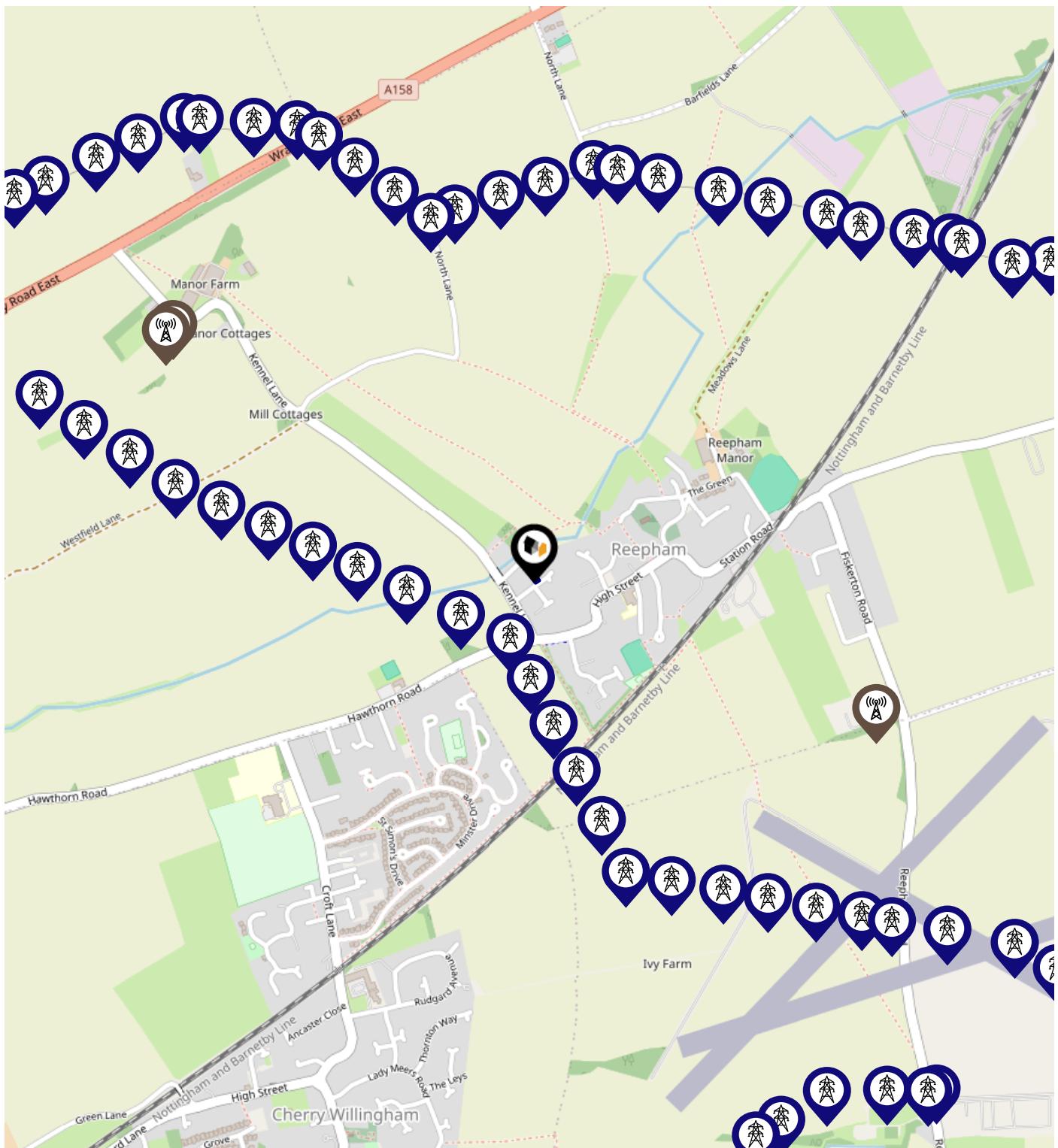


Lincoln Monks Abbey Primary School

Ofsted Rating: Good | Pupils: 594 | Distance: 3.35



Local Area Masts & Pylons



Key:

- Power Pylons
- Communication Masts

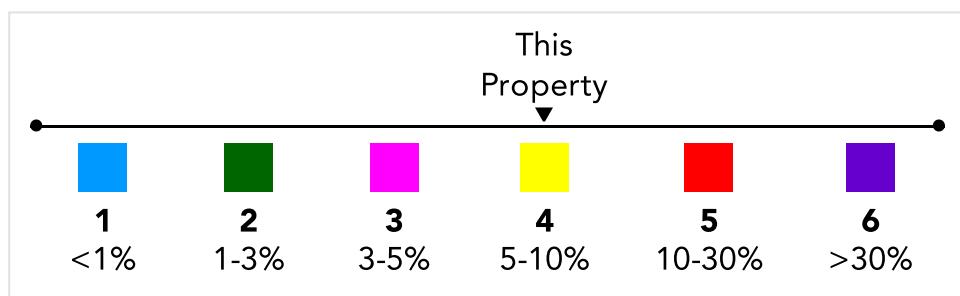
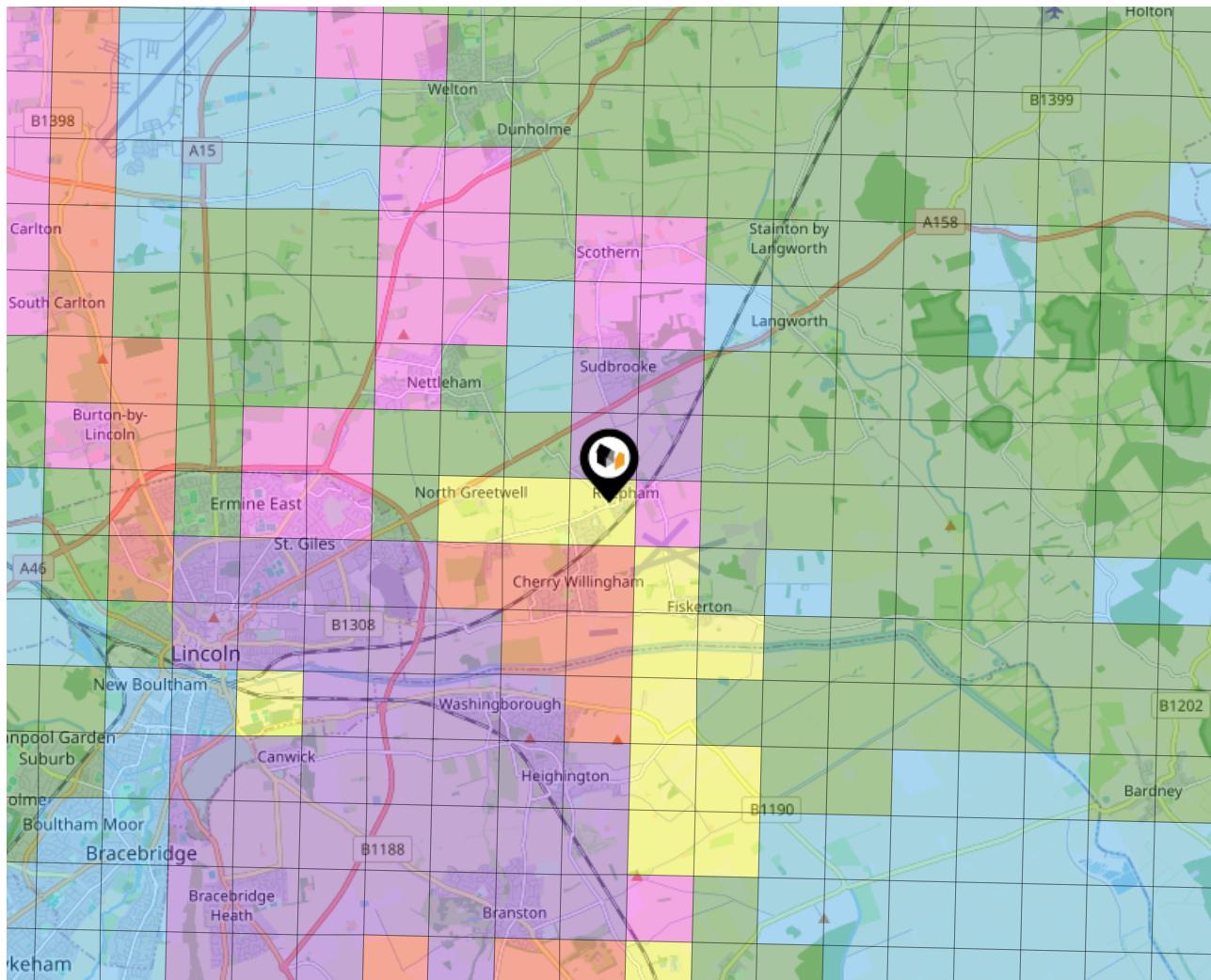
Environment

Radon Gas

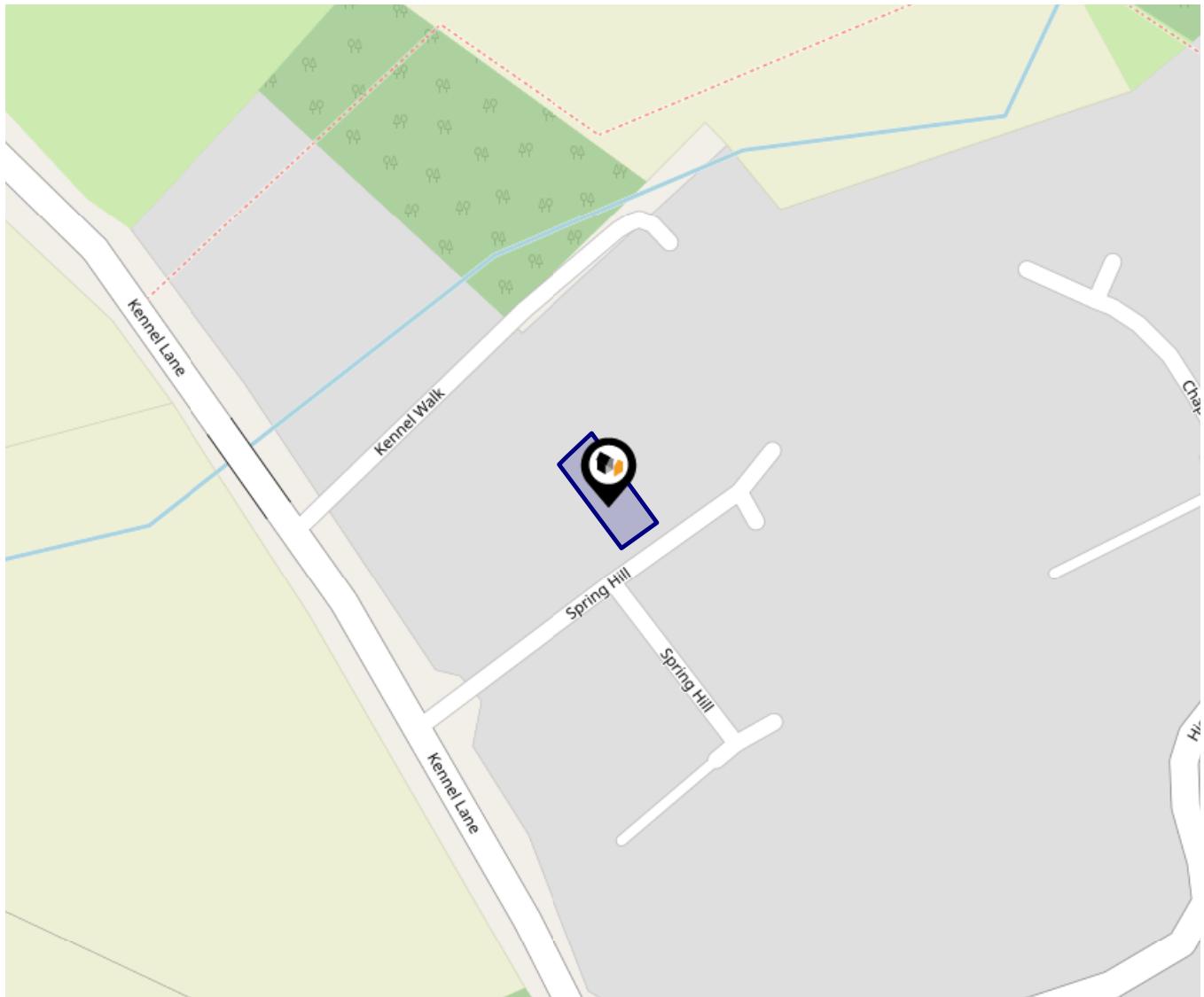


What is Radon?

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



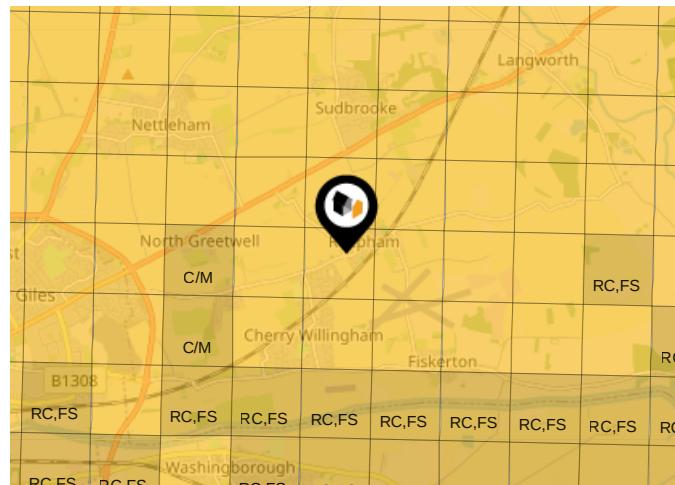
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

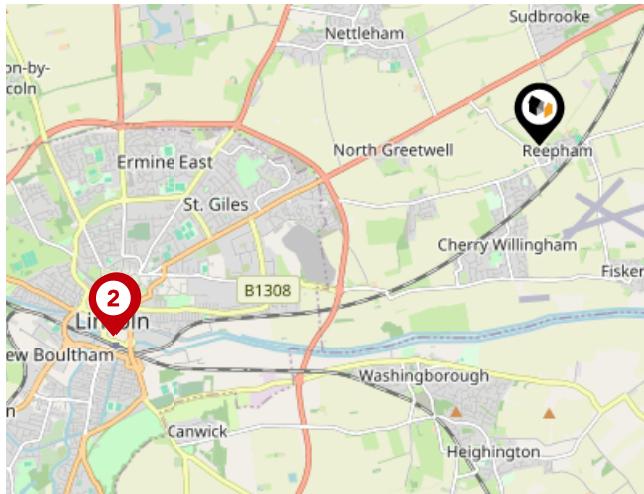
Carbon Content: HIGH **Soil Texture:** LOAM
Parent Material Grain: ARGILLIC - **Soil Depth:** INTERMEDIATE-SHALLOW
Soil Group: ARENACEOUS
HEAVY TO MEDIUM



Primary Classifications (Most Common Clay Types)

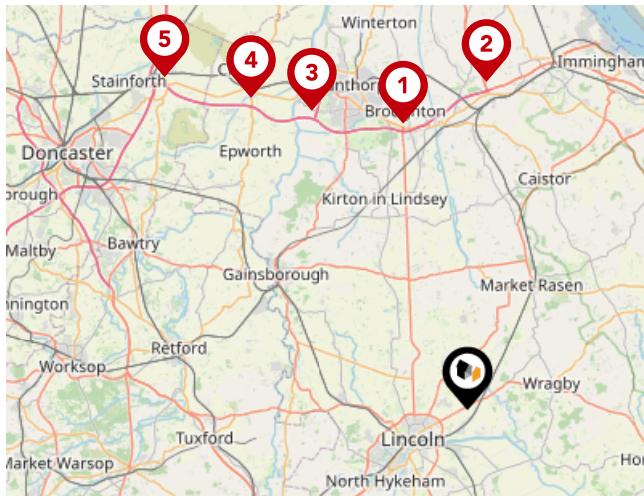
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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)



National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	4.11 miles
2	Lincoln Central Rail Station	4.13 miles
3	Hykeham Rail Station	7.35 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	20.81 miles
2	M180 J5	23.2 miles
3	M180 J3	23.88 miles
4	M180 J2	26.81 miles
5	M180 J1	31.75 miles



Airports/Helpads

Pin	Name	Distance
1	Humberside Airport	23.38 miles
2	Finningley	28.13 miles
3	East Mids Airport	46.93 miles
4	Leeds Bradford Airport	65.61 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Kennel Lane	0.1 miles
2	Kennel Lane	0.11 miles
3	Mellows Close	0.19 miles
4	Village Hall	0.24 miles
5	Village Hall	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.

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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Land
Registry

