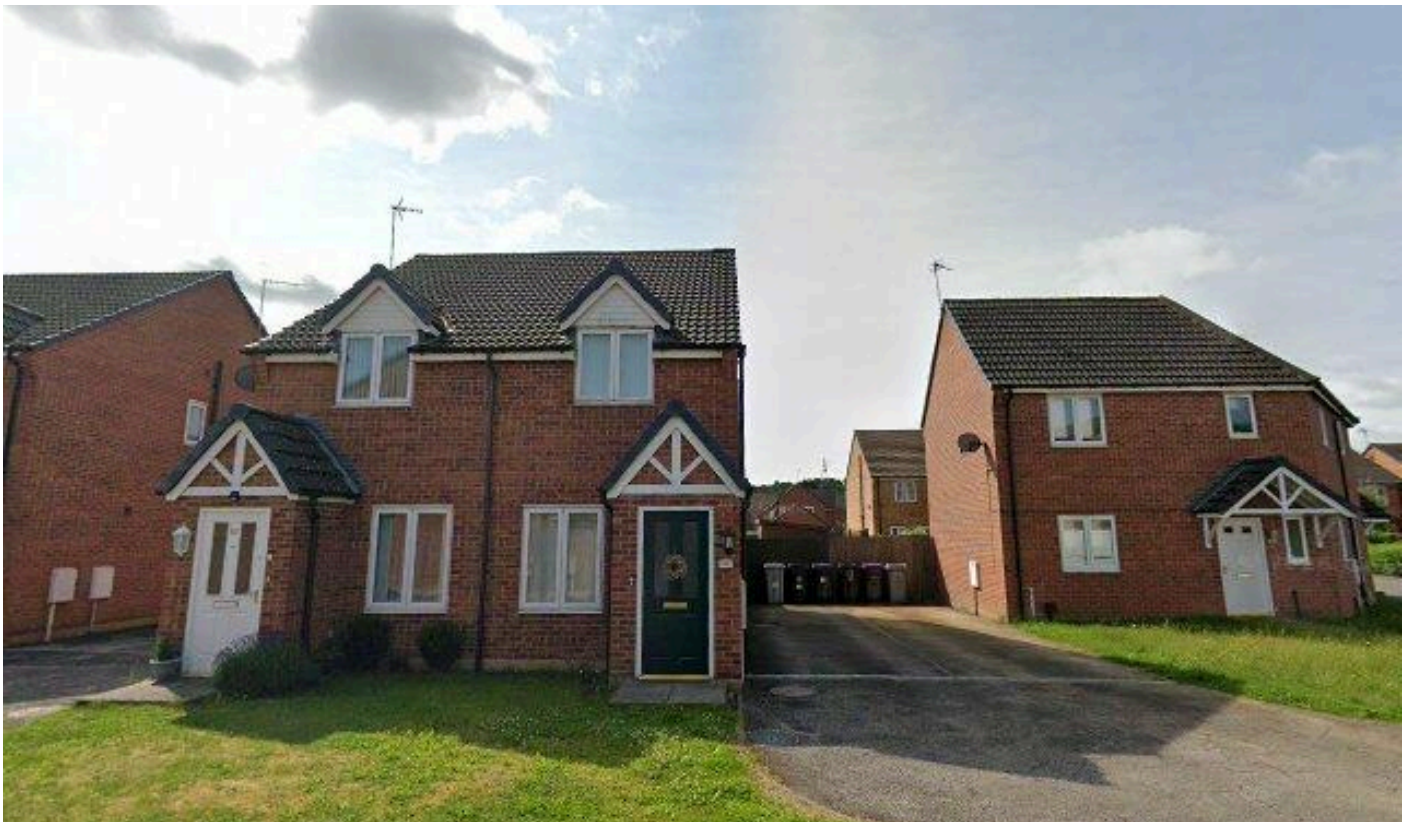
Charles Dyson
ESTATE & LETTING AGENTS

See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 12th November 2026



HUDSON WAY, GRANTHAM, NG31

Charles Dyson Estate Agents

Elmer House, Finkin Street, Grantham, NG31 6QZ

01476 576688

David.carter@charlesdyson.co.uk

charlesdyson.co.uk

The Property Ombudsman

Powered by sprift
Know any property instantly

Property
Overview

Charles Dyson ESTATE & LETTING AGENTS







Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	2		
Floor Area:	581 ft^2 / 54 m^2		
Plot Area:	0.06 acres		
Year Built :	2004		
Council Tax :	Band A		
Annual Estimate:	£1,507		
Title Number:	LL241863		

Local Area

Local Authority: Lincolnshire

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17 mb/s | **121** mb/s | **1800** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

BT | sky | Virgin media

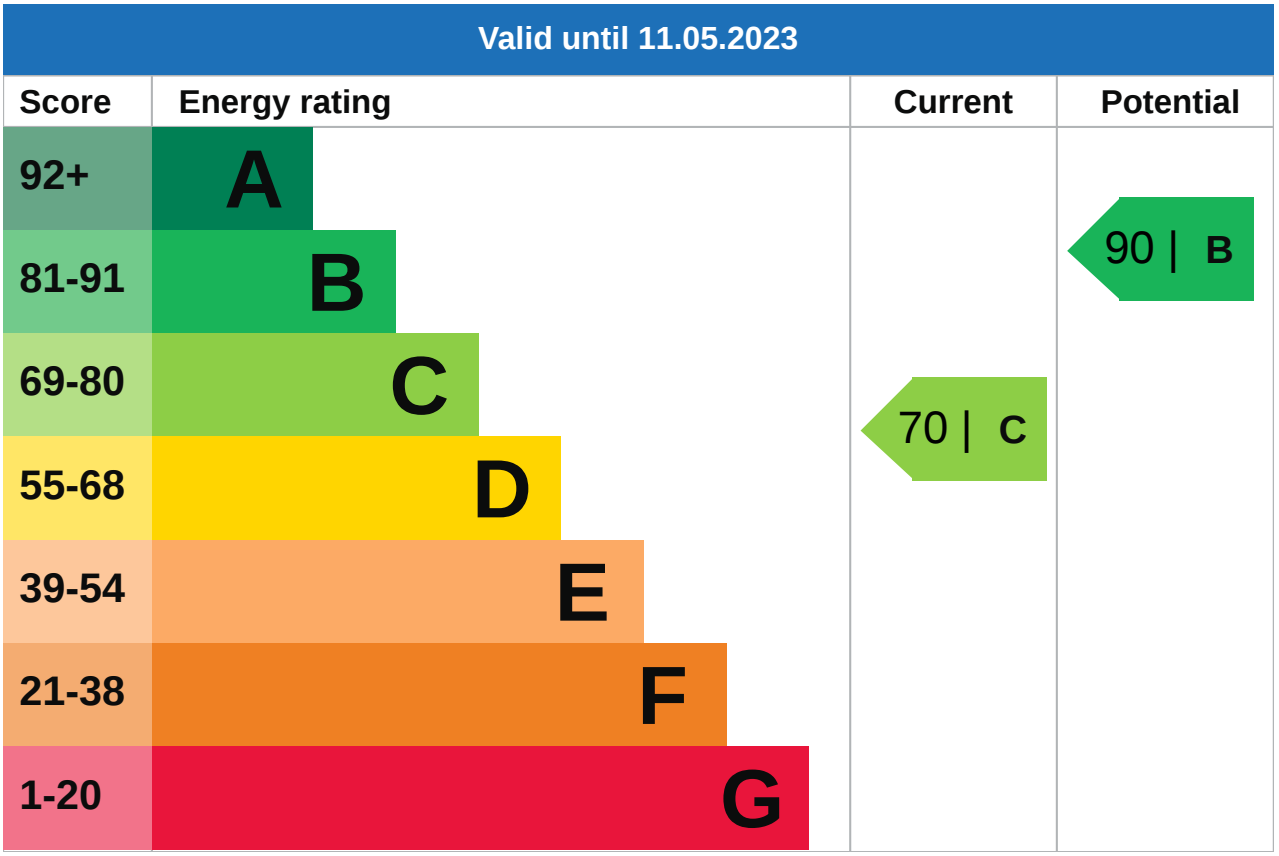
Powered by sprift
Know any property instantly

GRANTHAM, NG31

Energy rating

C

Valid until 11.05.2023



EPC - Additional Data

Charles Dyson ESTATE & LETTING AGENTS

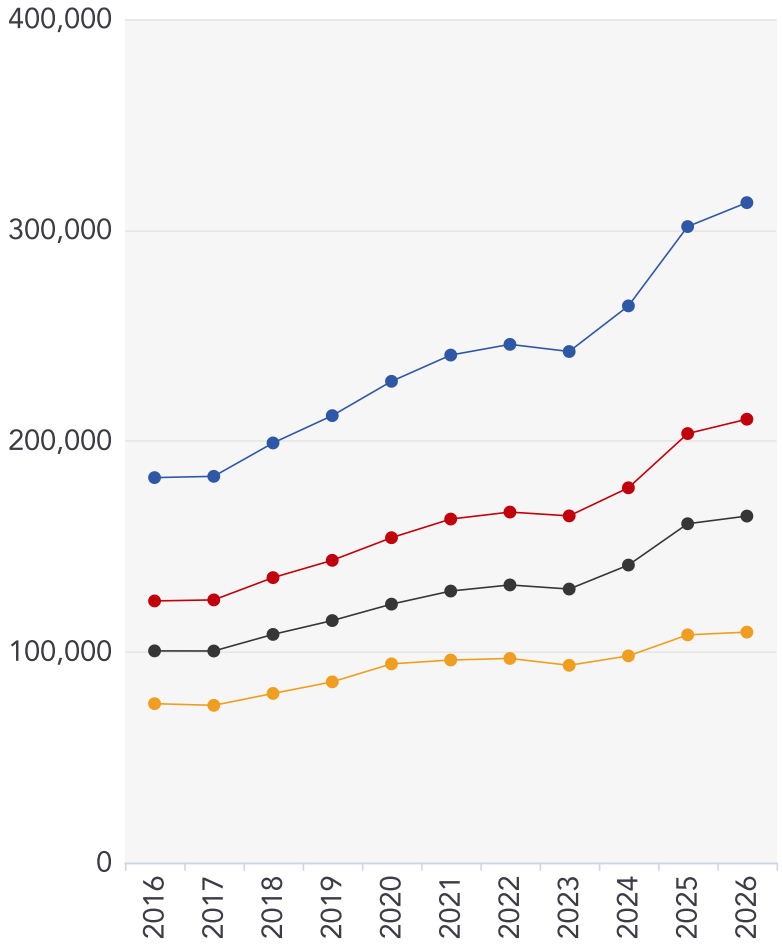
Additional EPC Data

Property Type:	Semi-detached house
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
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:	Low energy lighting in 12% of fixed outlets
Lighting Energy:	Poor
Floors:	Solid, limited insulation (assumed)
Secondary Heating:	None
Total Floor Area:	54 m^2

Market
House Price Statistics

Charles Dyson ESTATE & LETTING AGENTS

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



Detached

+71.41%

Semi-Detached

+69.43%

Terraced

+63.64%

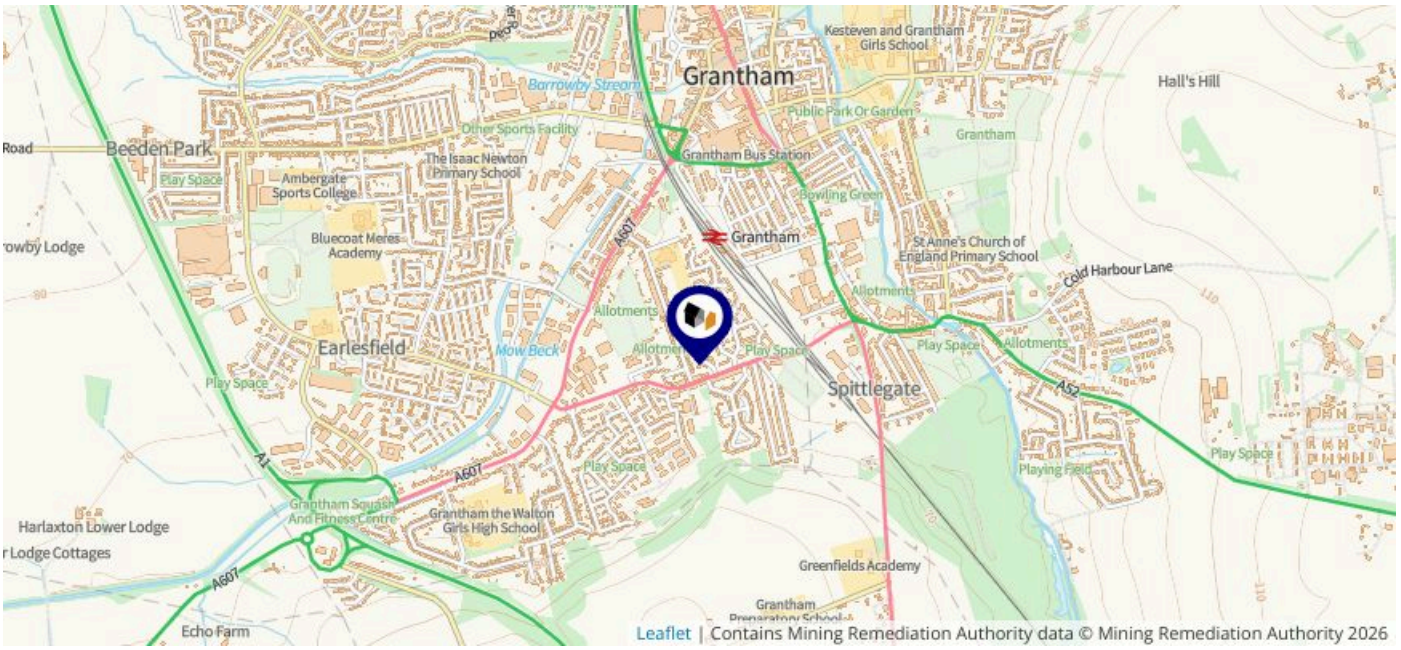
Flat

+44.99%

Powered by sprift Know any property instantly

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

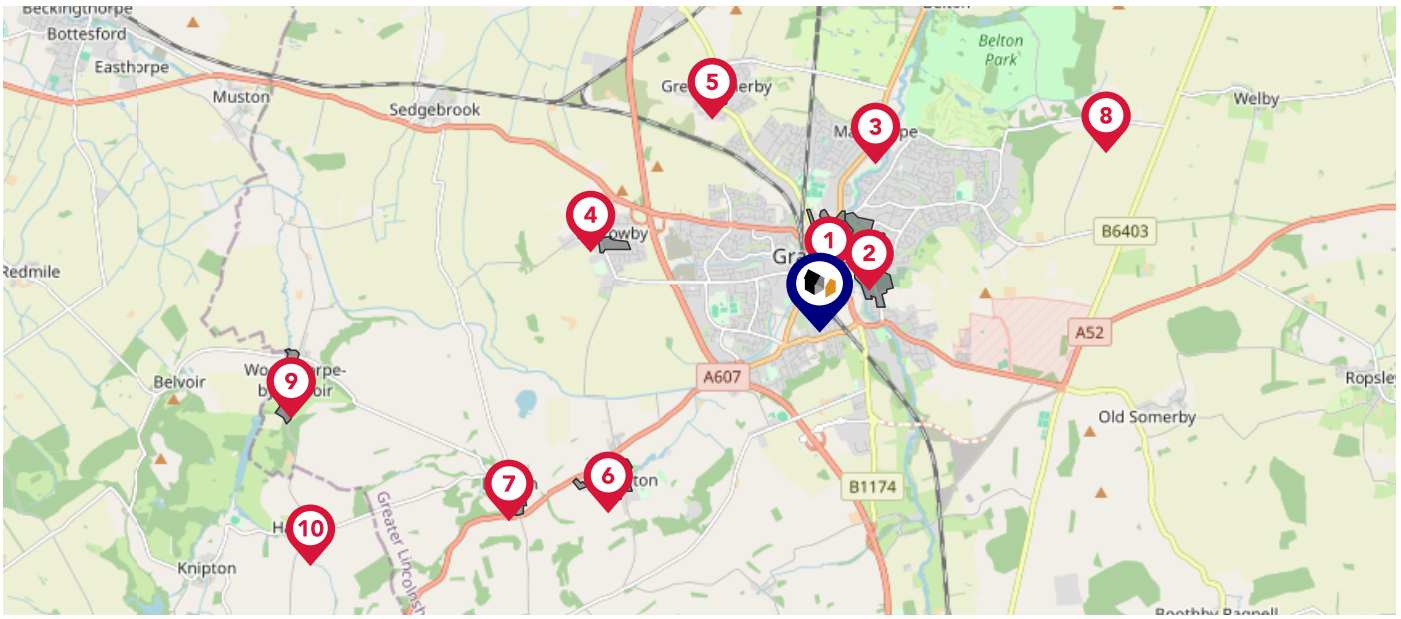
- Adit
- Gutter Pit
- Shaft

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.

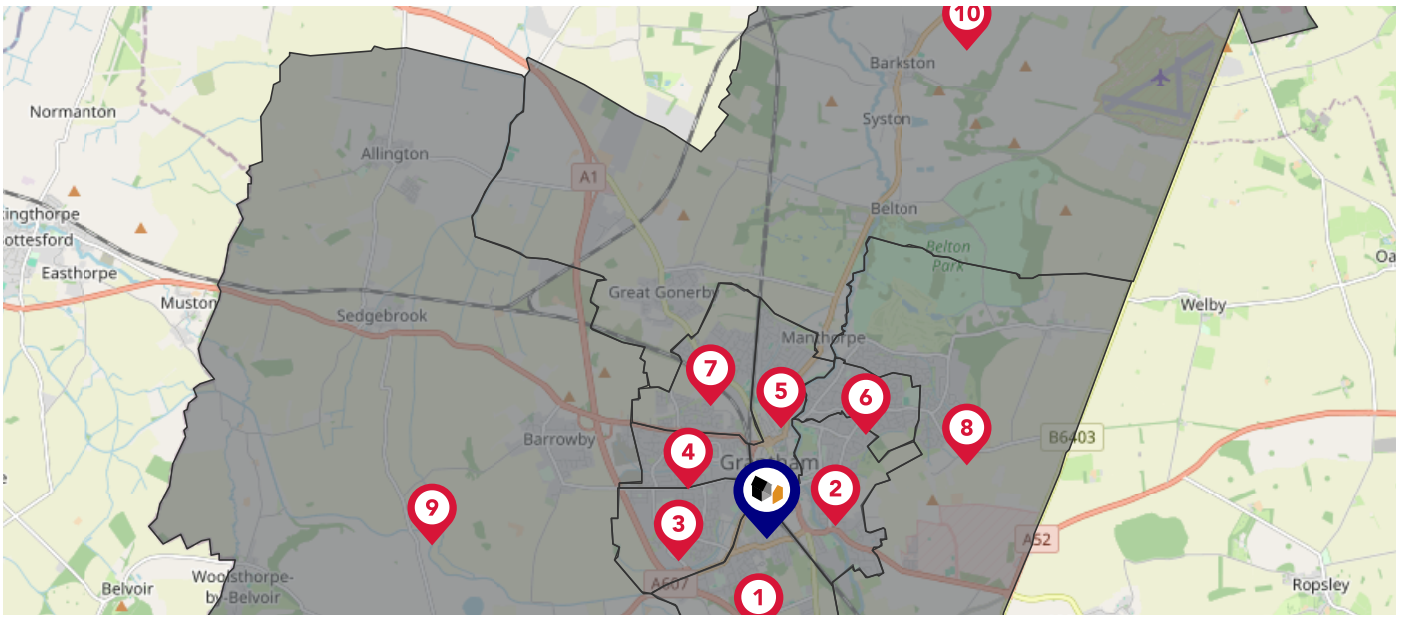


Nearby Conservation Areas	
1	Grantham
2	Grantham St Anne's
3	Manthorpe
4	Barrowby
5	Great Gonerby
6	Harlaxton
7	Denton
8	Londonthorpe
9	Woolsthorpe by Belvoir
10	Harston

Powered by sprift
Know any property instantly

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

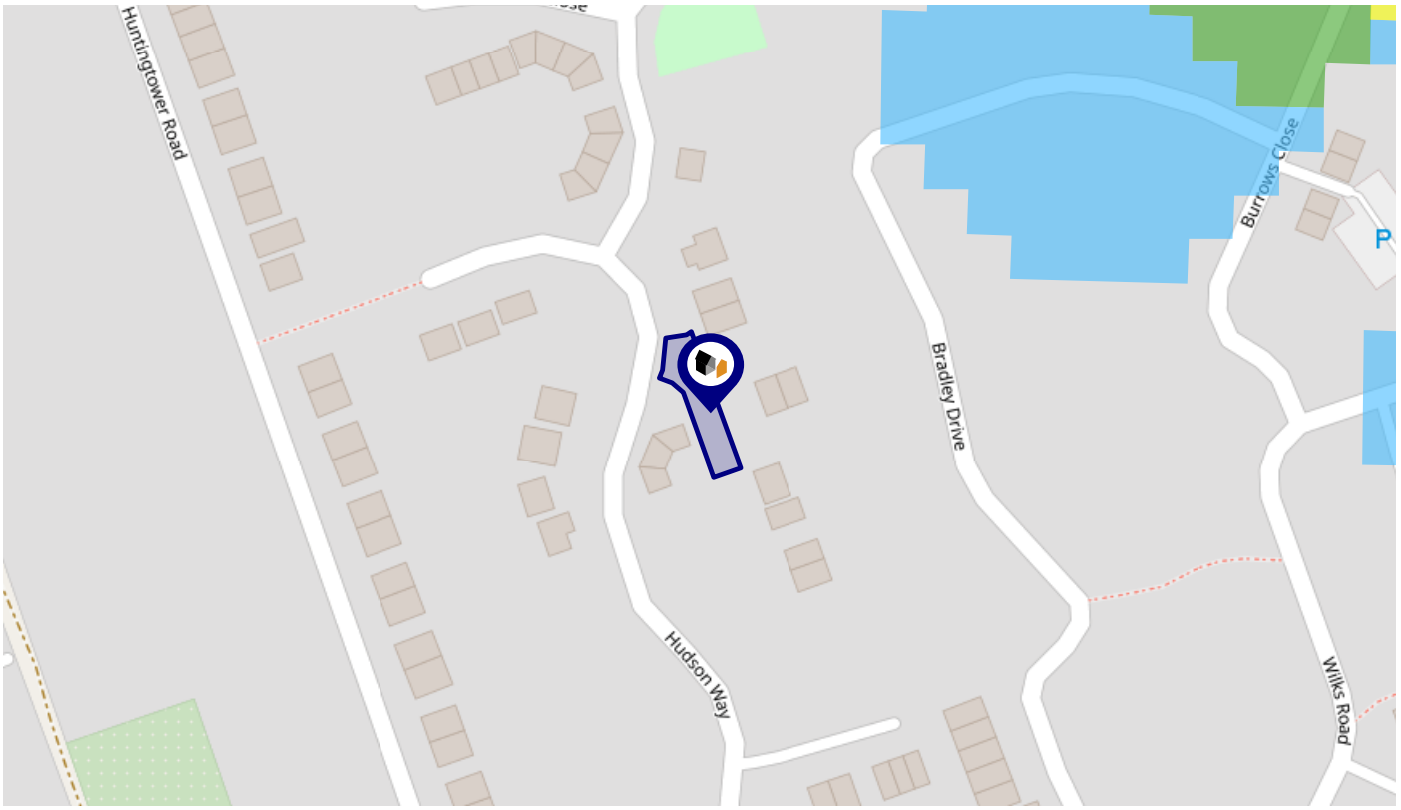


Nearby Council Wards

1	Grantham Springfield Ward
2	Grantham St. Vincent's Ward
3	Grantham Earlesfield Ward
4	Grantham Barrowby Gate Ward
5	Grantham St. Wulfram's Ward
6	Grantham Harrowby Ward
7	Grantham Arnoldfield Ward
8	Belmont Ward
9	Belvoir Ward
10	Peascliffe & Ridgeway 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.

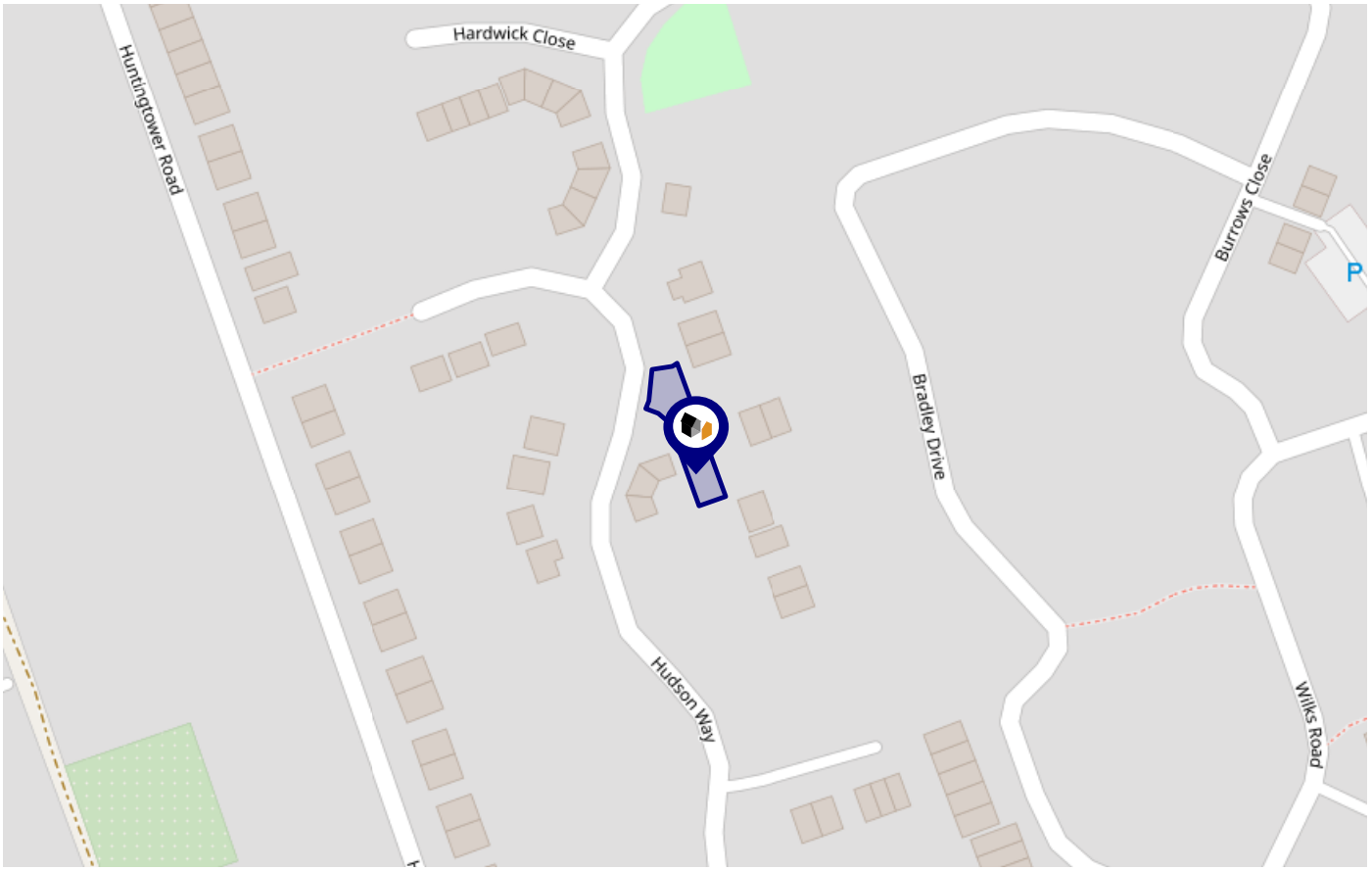
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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:

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.

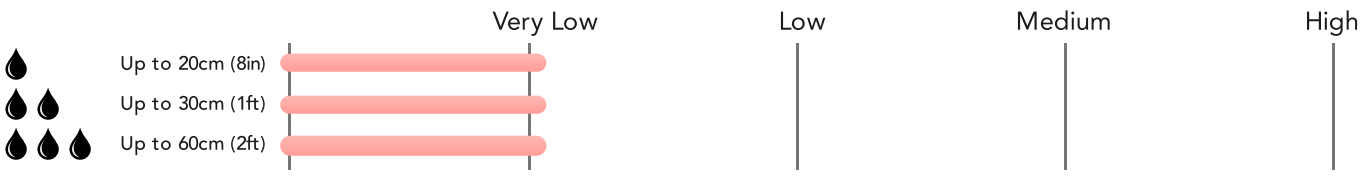


Risk Rating: Very low

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.

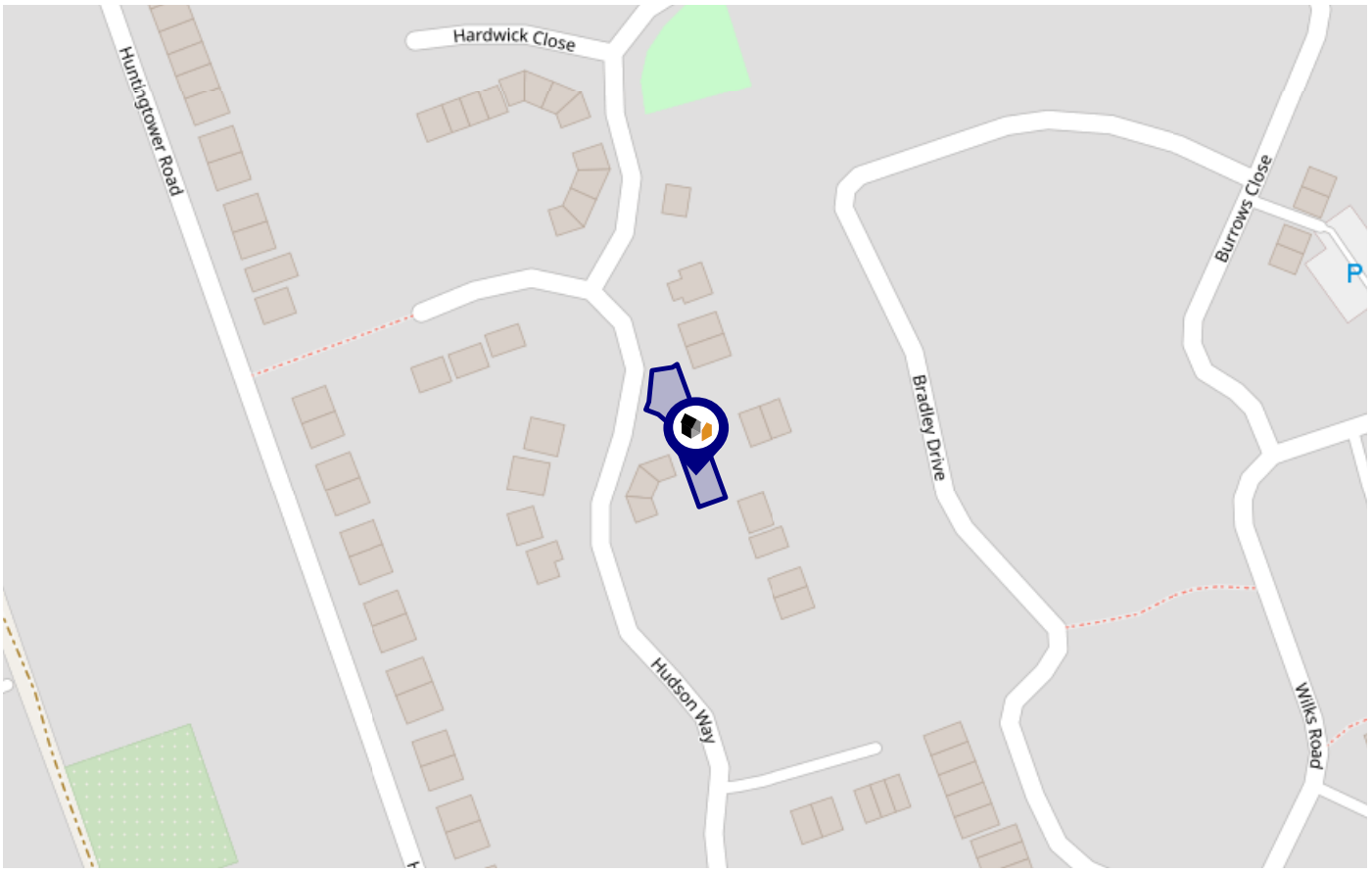
Chance of flooding to the following depths at this property:



Powered by sprift

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.

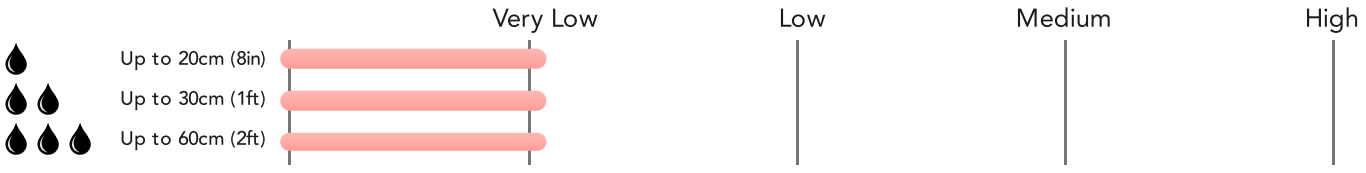


Risk Rating: Very low

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.

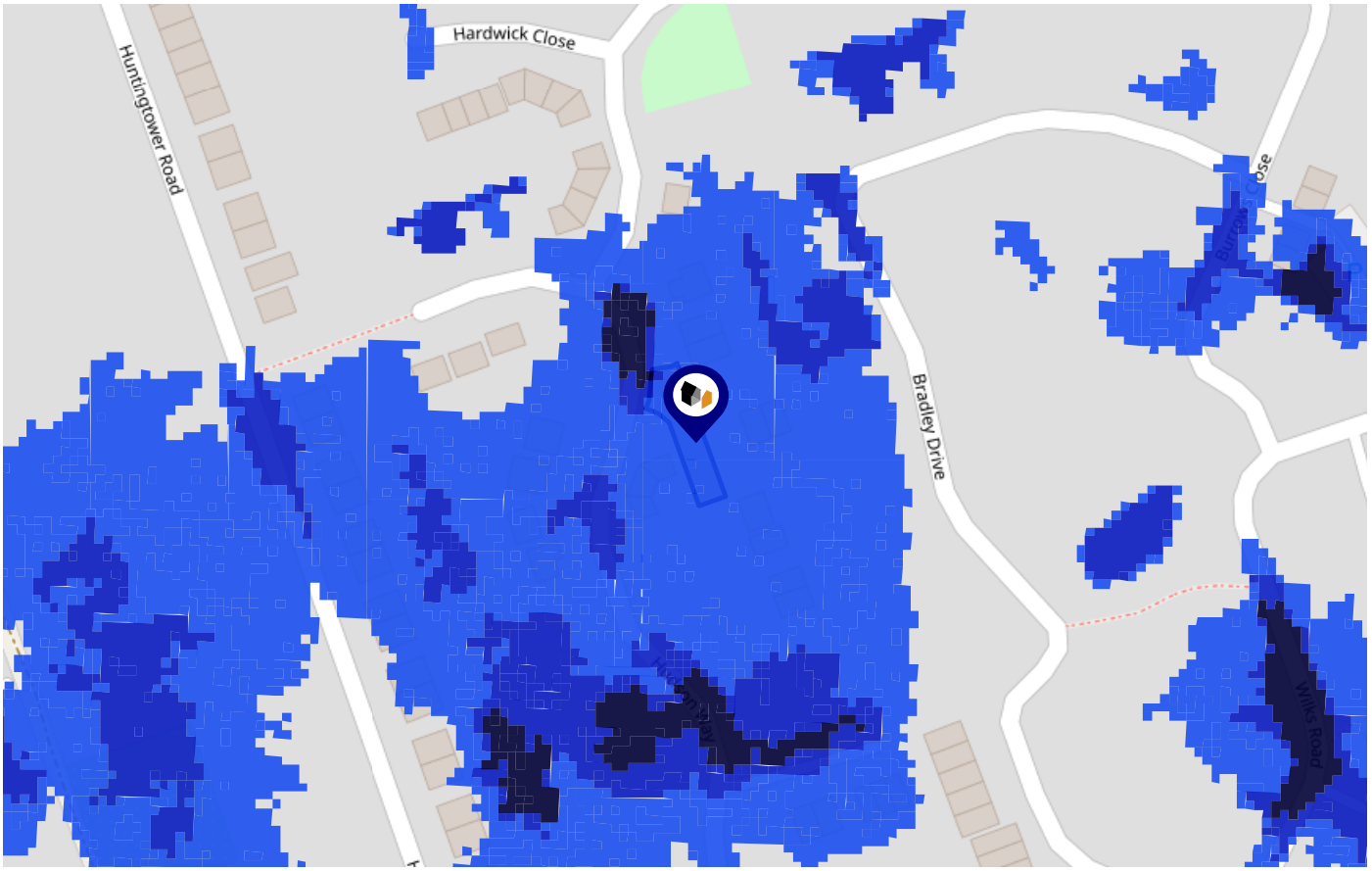
Chance of flooding to the following depths at this property:



Powered by sprift
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.



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.
- **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:

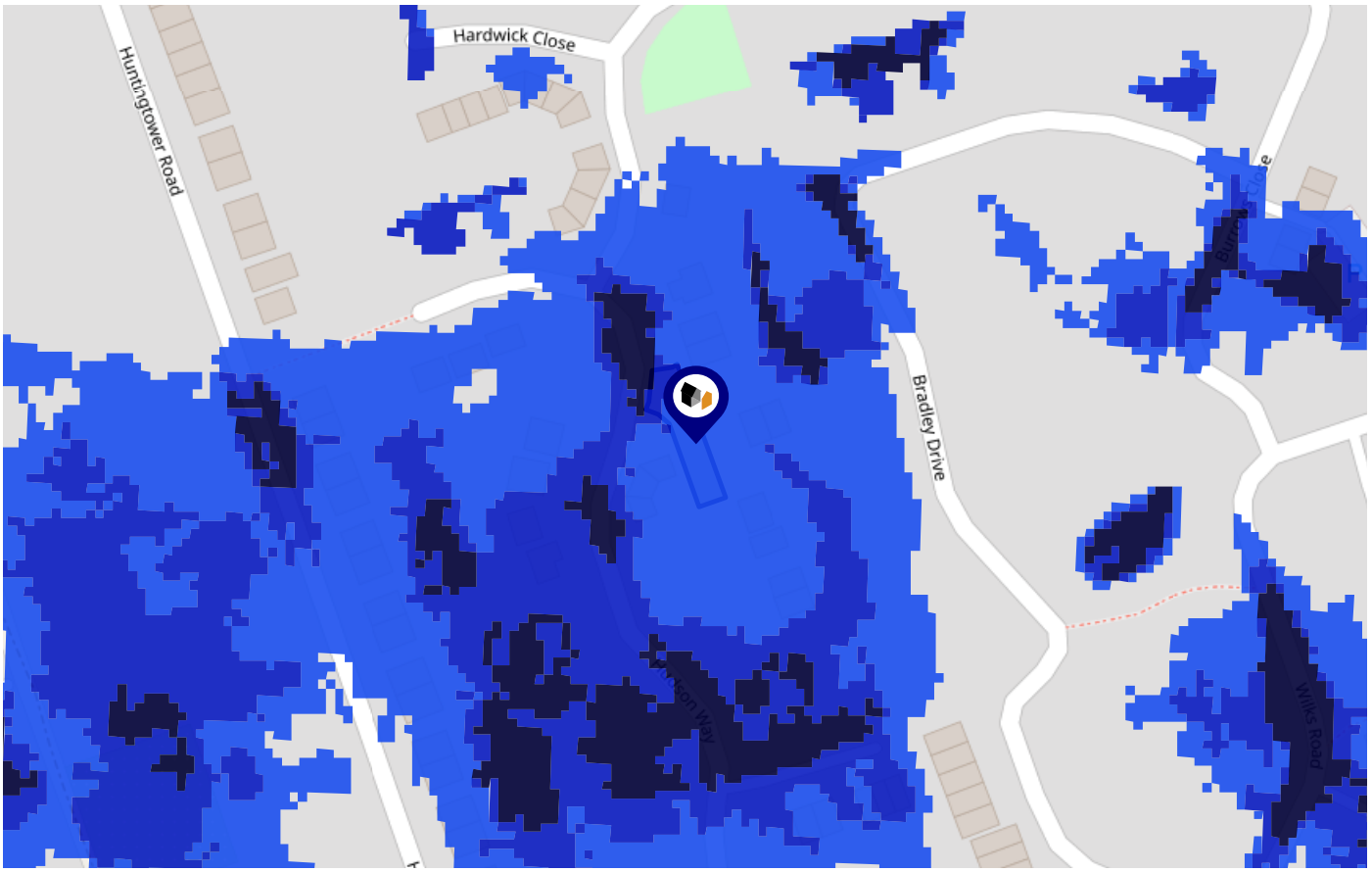


Powered by sprift
Know any property instantly

Flood Risk
Surface Water - Climate Change

Charles Dyson ESTATE & LETTING AGENTS

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

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.

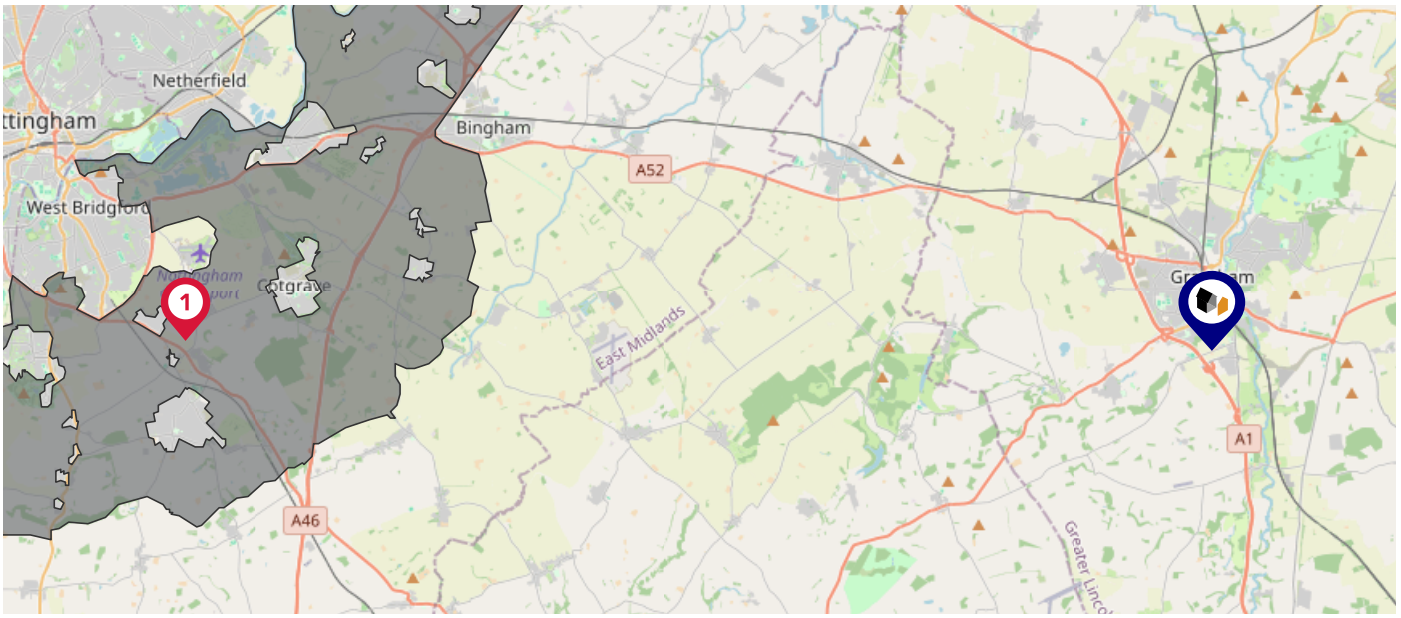
Chance of flooding to the following depths at this property:



Powered by sprift
Know any property instantly

Maps
Green Belt

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



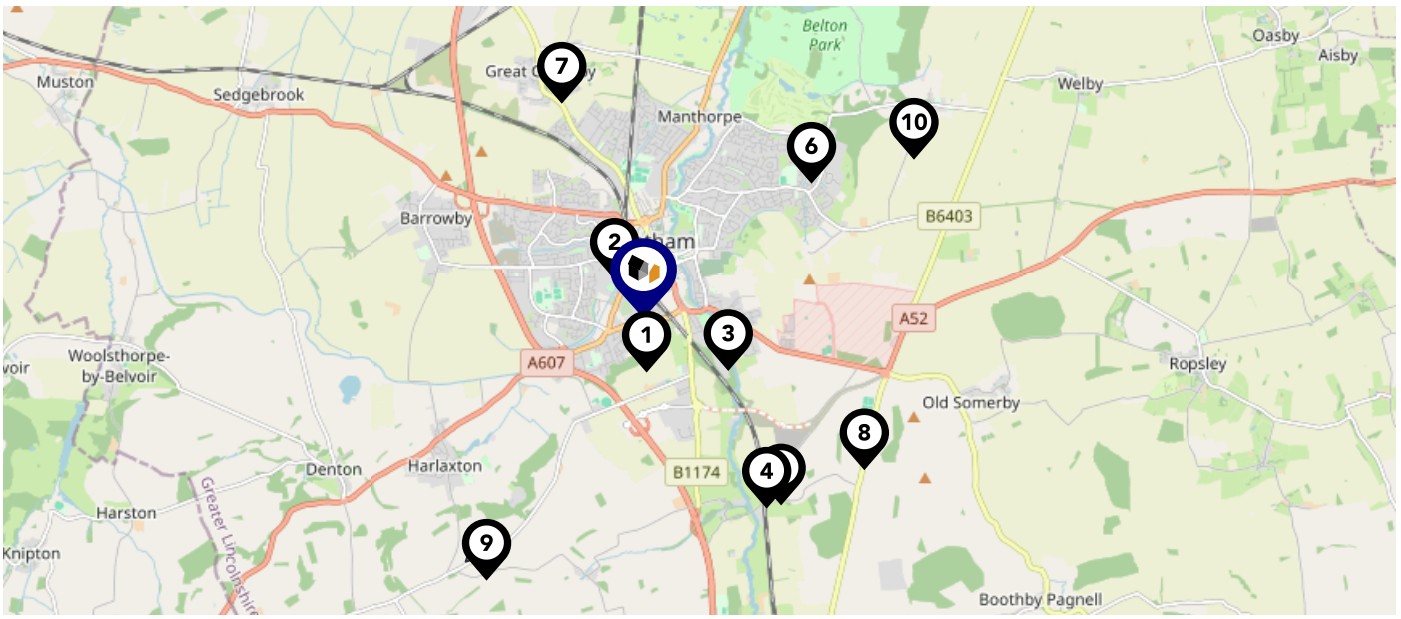
Nearby Green Belt Land

1 Derby and Nottingham Green Belt - Rushcliffe

Maps
Landfill Sites

Charles Dyson ESTATE & LETTING AGENTS

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.

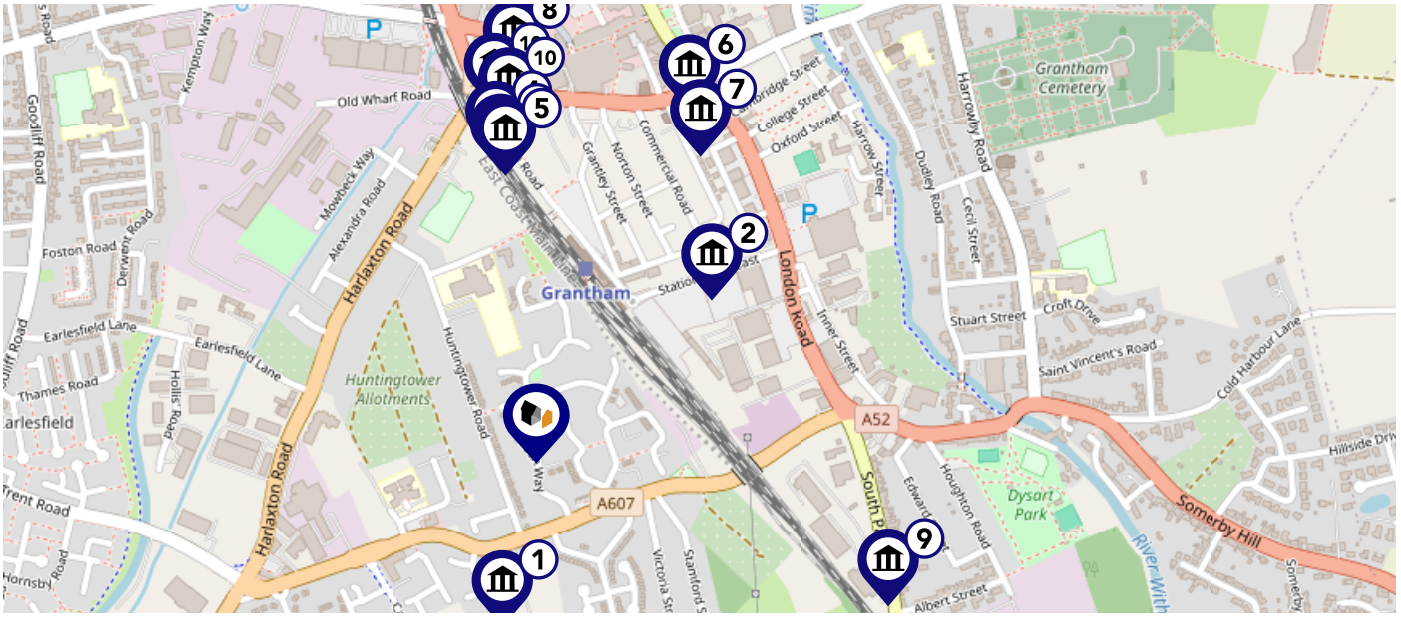


Nearby Landfill Sites

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

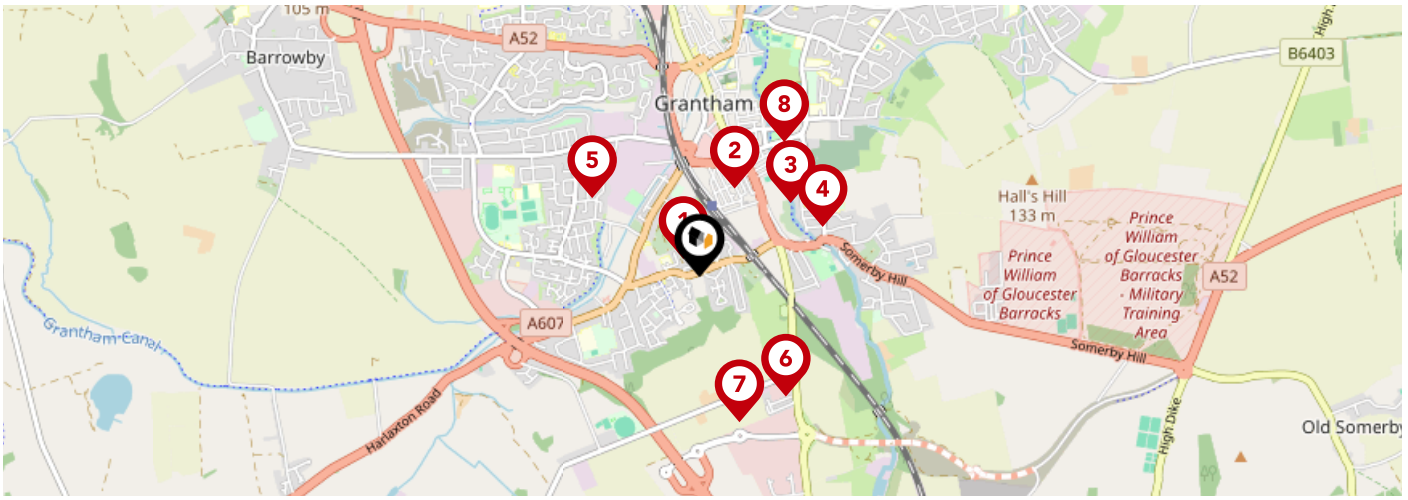
Maps
Listed Buildings

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



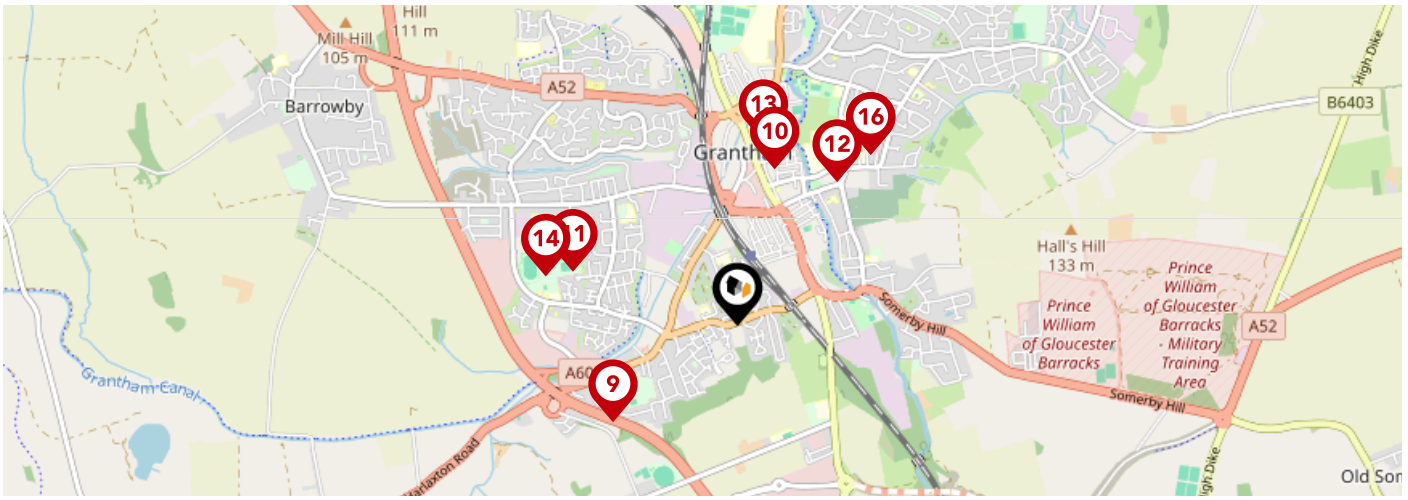
Listed Buildings in the local district		Grade	Distance
1	1253968 - Malthouse	Grade II	0.2 miles
2	1253742 - Church Of St John The Evangelist	Grade II	0.3 miles
3	1261508 - 6 And 7, Station Road	Grade II	0.3 miles
4	1261507 - 2-5, Station Road	Grade II	0.3 miles
5	1261509 - 8 Station Road	Grade II	0.3 miles
6	1360283 - Statue Of Honourable Frederick James Tollemache Member Of Parliament	Grade II	0.4 miles
7	1253628 - 12, London Road	Grade II	0.4 miles
8	1062448 - 31, Westgate	Grade II	0.4 miles
9	1062468 - Spittlegate Lodge	Grade II	0.4 miles
10	1253951 - Malthouse	Grade II	0.4 miles
10	1360275 - 38-40, Westgate	Grade II	0.4 miles

Area
Schools



		Nursery	Primary	Secondary	College	Private
1	**Huntingtower Community Primary Academy** Ofsted Rating: Good | Pupils: 416 | Distance:0.11	☐	☑	☐	☐	☐
2	**Charles Read Academy** Ofsted Rating: Good | Pupils: 276 | Distance:0.42	☐	☐	☑	☐	☐
3	**Dudley House School** Ofsted Rating: Good | Pupils: 18 | Distance:0.53	☐	☑	☐	☐	☐
4	**St Anne's Church of England Primary School, Grantham** Ofsted Rating: Good | Pupils: 210 | Distance:0.59	☐	☑	☐	☐	☐
5	**The Isaac Newton Primary School** Ofsted Rating: Requires improvement | Pupils: 408 | Distance:0.6	☐	☑	☐	☐	☐
6	**Greenfields Academy** Ofsted Rating: Good | Pupils: 82 | Distance:0.66	☐	☐	☑	☐	☐
7	**Grantham Preparatory International School** Ofsted Rating: Not Rated | Pupils: 116 | Distance:0.67	☐	☑	☐	☐	☐
8	**Grantham College** Ofsted Rating: Good | Pupils:0 | Distance:0.71	☐	☐	☑	☐	☐

Area
Schools

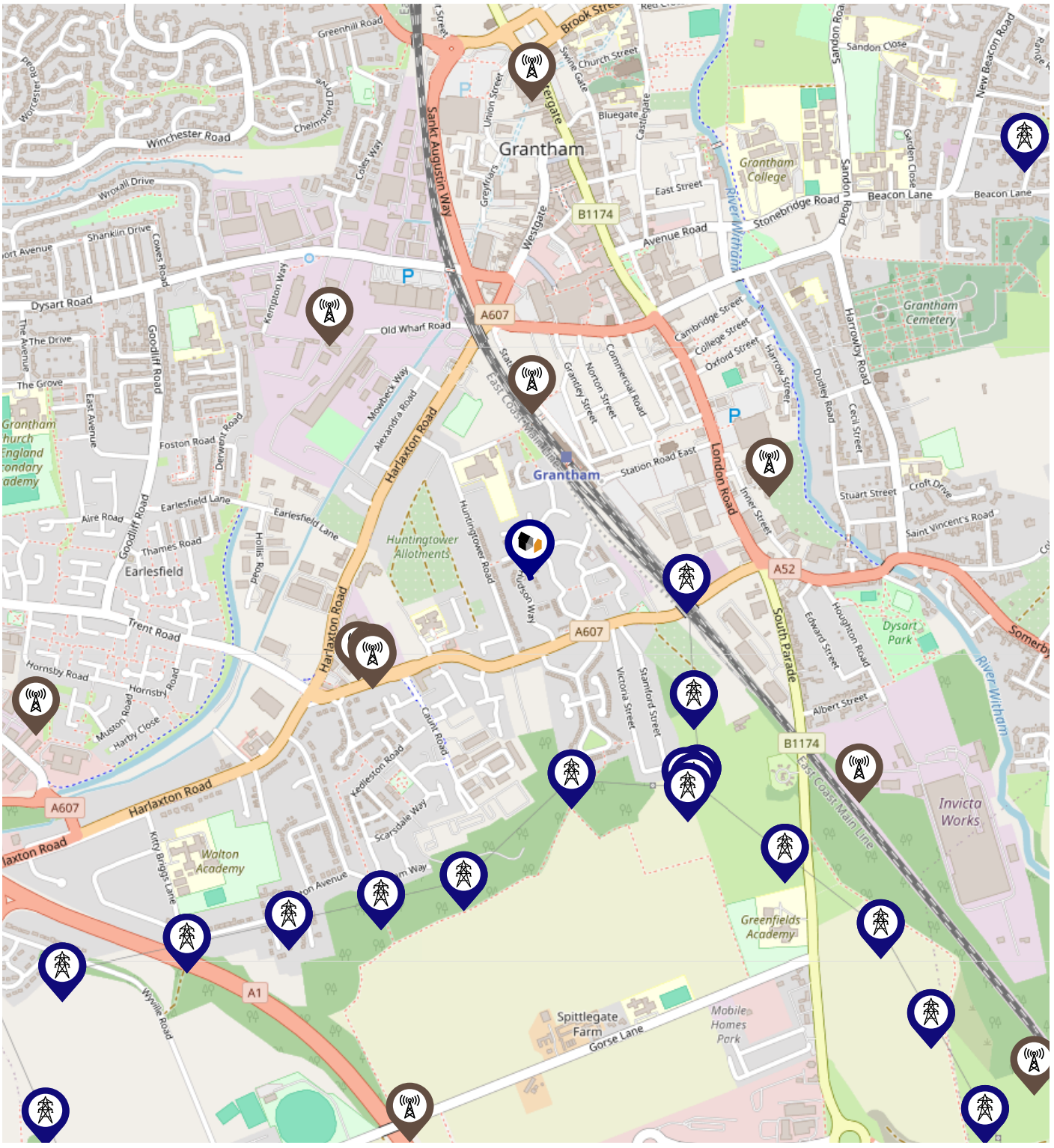


	Nursery	Primary	Secondary	College	Private
9 Walton Academy Ofsted Rating: Good | Pupils: 997 | Distance:0.71	☐	☐	☑	☐	☐
10 St Wulfram's National Church of England Primary School Ofsted Rating: Requires improvement | Pupils: 215 | Distance:0.72	☐	☑	☐	☐	☐
11 West Grantham Church of England Secondary Academy Ofsted Rating: Good | Pupils: 346 | Distance:0.78	☐	☐	☑	☐	☐
12 Kesteven and Grantham Girls' School Ofsted Rating: Outstanding | Pupils: 1188 | Distance:0.78	☐	☐	☑	☐	☐
13 The King's School, Grantham Ofsted Rating: Good | Pupils: 1200 | Distance:0.83	☐	☐	☑	☐	☐
14 West Grantham Church of England Primary Academy Ofsted Rating: Good | Pupils: 207 | Distance:0.89	☐	☑	☐	☐	☐
15 Saint Mary's Catholic Voluntary Academy Ofsted Rating: Good | Pupils: 200 | Distance:0.97	☐	☑	☐	☐	☐
16 Grantham Additional Needs Fellowship Ofsted Rating: Outstanding | Pupils: 251 | Distance:0.97	☐	☐	☑	☐	☐

Powered by sprift

Local Area
Masts & Pylons

Charles Dyson
ESTATE & LETTING AGENTS



Key:

- Power Pylons
- Communication Masts

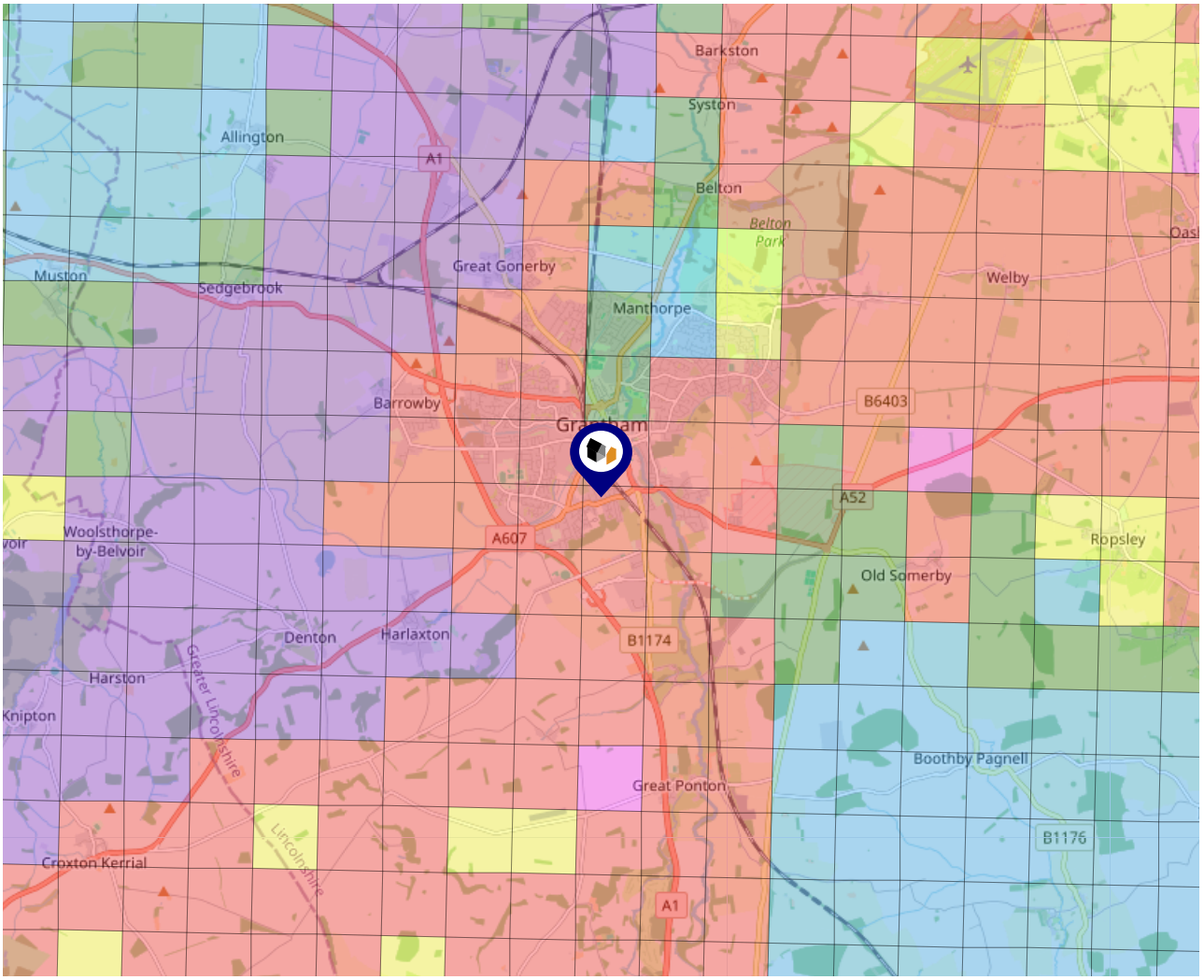
Powered by sprift
Know any property instantly

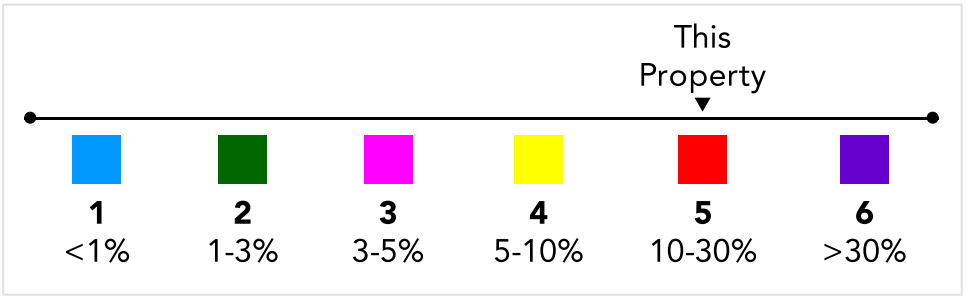
Environment
Radon Gas

Charles Dyson ESTATE & LETTING AGENTS

What is Radon?

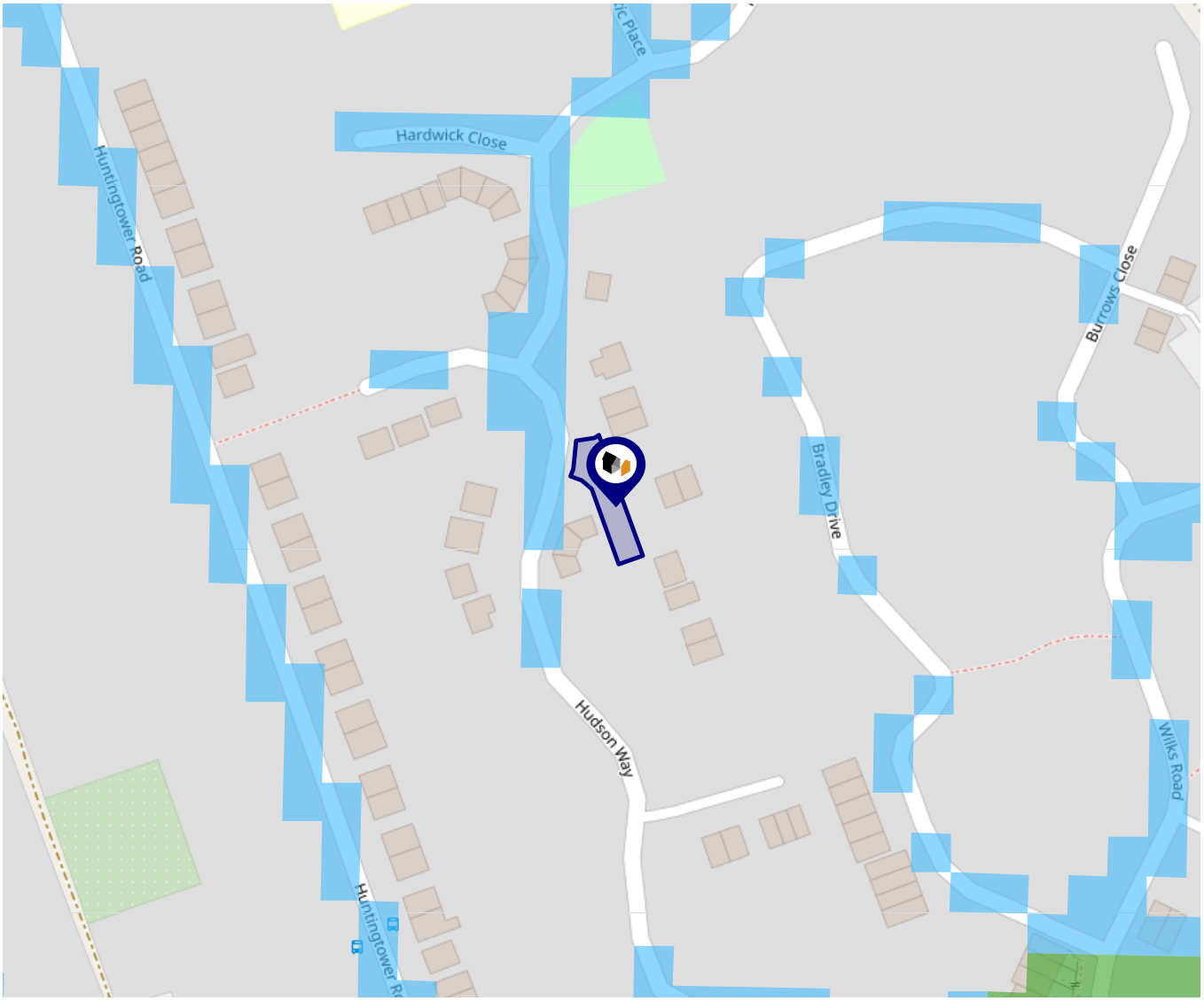
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





Powered by sprift Know any property instantly

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.

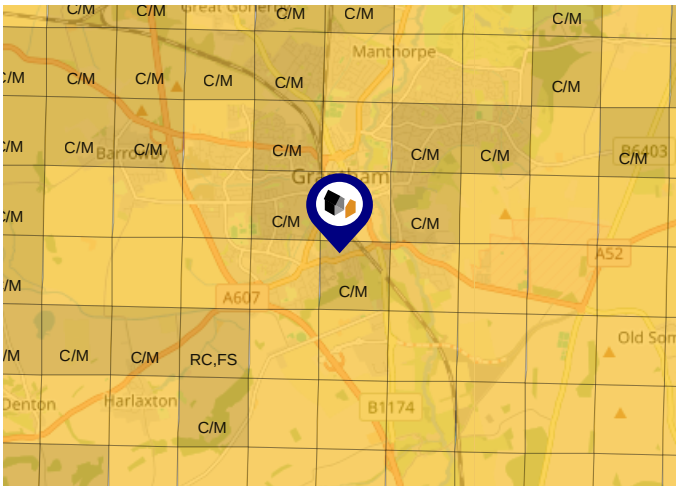
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment
Soils & Clay

Charles Dyson ESTATE & LETTING AGENTS

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		

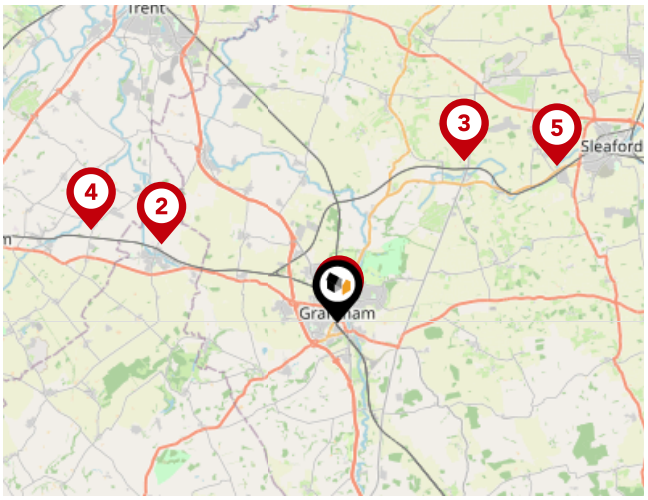


Primary Classifications (Most Common Clay Types)

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

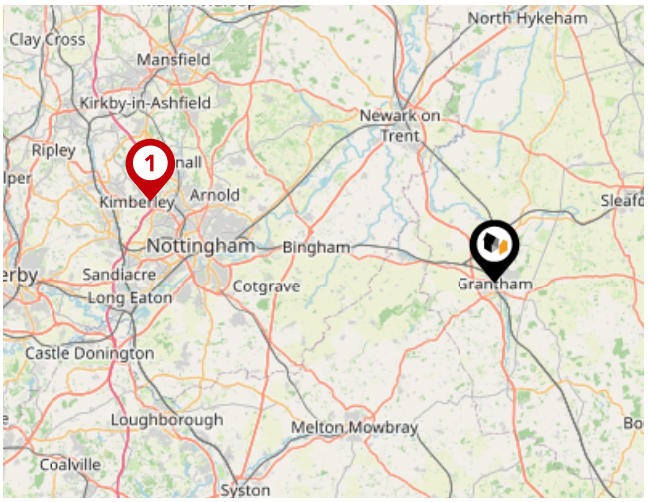
Powered by sprift Know any property instantly

Area
Transport (National)



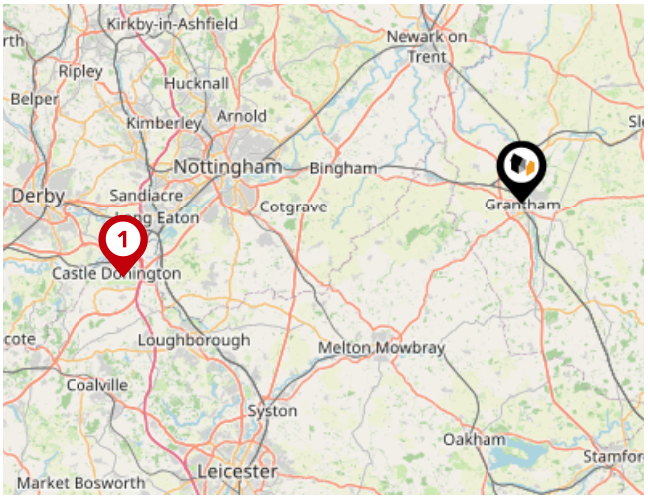
National Rail Stations

Pin	Name	Distance
1	Grantham Rail Station	0.18 miles
2	Bottesford Rail Station	6.86 miles
3	Ancaster Rail Station	7.34 miles
4	Elton & Orston Rail Station	9.4 miles
5	Rauceby Rail Station	9.61 miles



Trunk Roads/Motorways

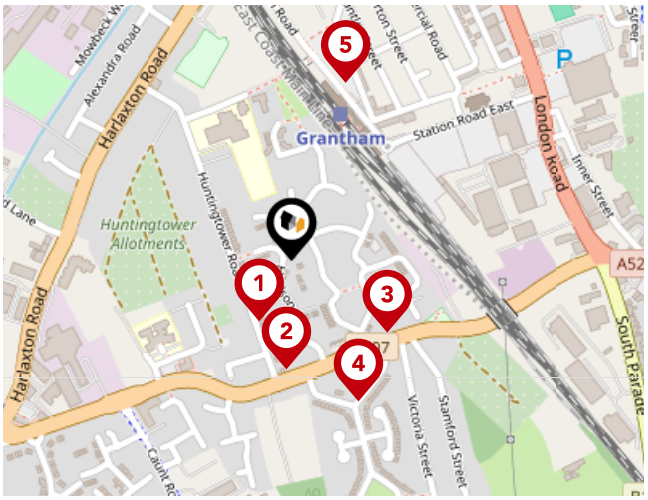
Pin	Name	Distance
1	M1 J26	25.3 miles



Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	29.08 miles

Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	140 Huntingtower Road	0.07 miles
2	Huntingtower Road	0.12 miles
3	Victoria Street	0.13 miles
4	10 Walton Gardens	0.17 miles
5	Railway Station	0.2 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.

Powered by sprift

Charles Dyson Estate Agents

Specialising in Grantham and the surrounding villages, Charles Dyson Estate Agents is committed to providing exceptional levels of customer service, through our dedicated and experienced team.

As most people choose their agent based on their location and experience, we are proud that the majority of our vendors and landlords are either recommended to us or are repeat customers who value the local knowledge of our friendly and experienced staff.

Whether you are buying, renting or selling we guarantee to offer a genuine one-to-one service at an affordable price.

Call us today to discuss your requirements with one of our team who will always be pleased to offer friendly impartial advice.

Charles Dyson Estate Agents
Testimonials

Testimonial 1

I bought my property through this team so they weren't directly representing me, though I did find them to be very friendly and helpful.
I couldn't get along with my conveyancer who didn't seem to want to know me, but Kristie was able to make up that shortfall by keeping me informed of what was going on from the buyer's side.
On the day I collected my keys they even gave me a welcome box full of some new home goodies.

Testimonial 2

I use Charles Dyson Estate & Letting Agents to manage all of my properties in the Grantham area. It is always my preference to deal with a local estate agent with a family feel, rather than a regional or national agency (that don't really care!).

I first started to use Charles Dyson Estate & Letting Agents in 2021, and three years on, their service continues to be exceptional.

Testimonial 3

Charles Dyson have been absolutely brilliant. A phenomenal service with great communication throughout our property sale. The team were so friendly and warm and made selling our home easy. We received regular updates during the sale and were impressed with the timely and professional service provided. We will definitely use Dysons again in the future.

Testimonial 4

Absolutely fantastic experience using Charles Dyson Estate agents to sell our property. The communication and level of efficiency was outstanding, they were really proactive and made the selling process as easy as possible for us.
Would highly recommend.

/CharlesDysonEstateAgents

/DysonEA

/charlesdysonestateagents/

Charles Dyson Estate Agents
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.

Powered by sprift
Know any property instantly

Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

Charles Dyson ESTATE & LETTING AGENTS

Charles Dyson Estate Agents

Elmer House, Finkin Street, Grantham,
NG31 6QZ
01476 576688
David.carter@charlesdyson.co.uk
charlesdyson.co.uk

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail