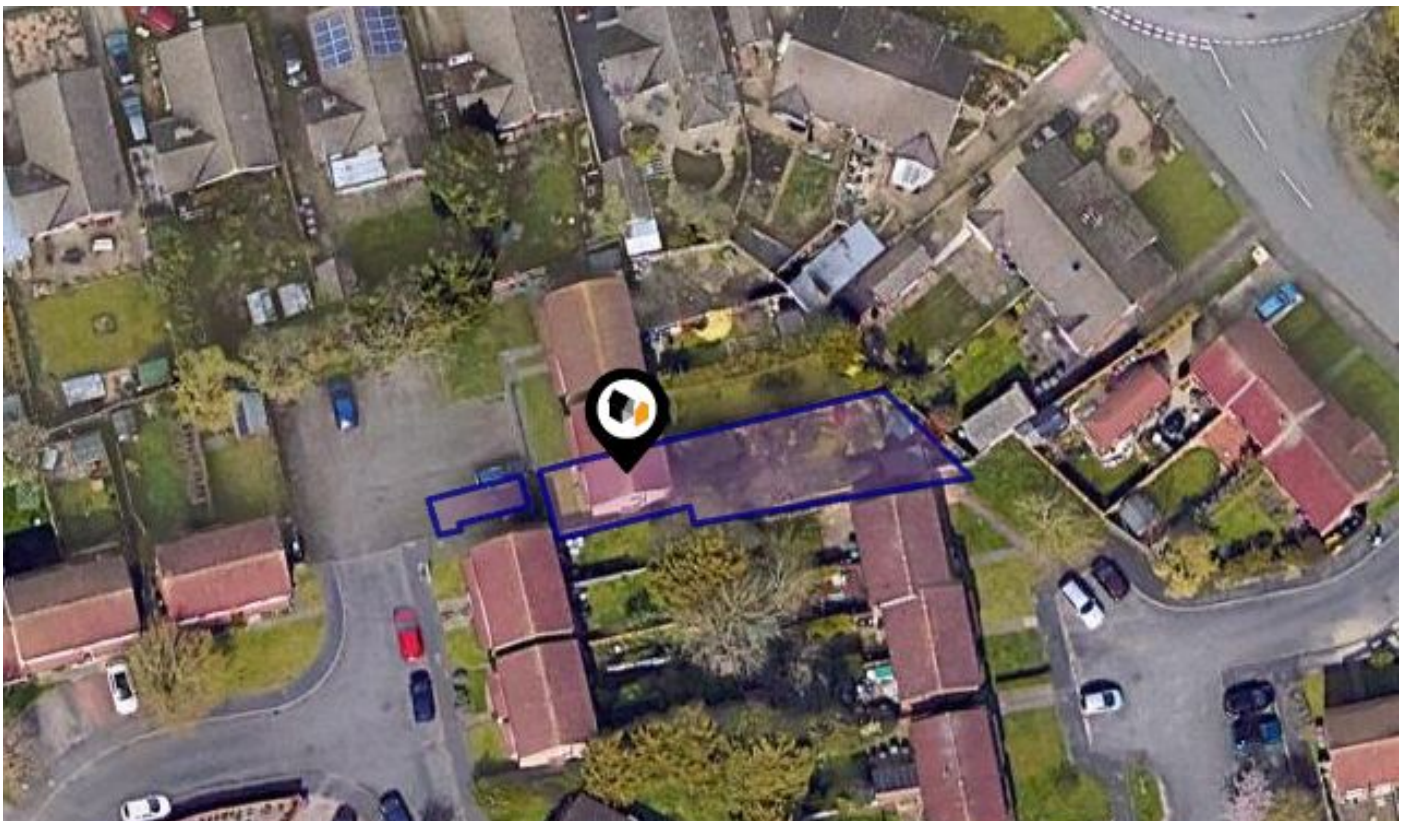




See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
Friday 15th May 2026

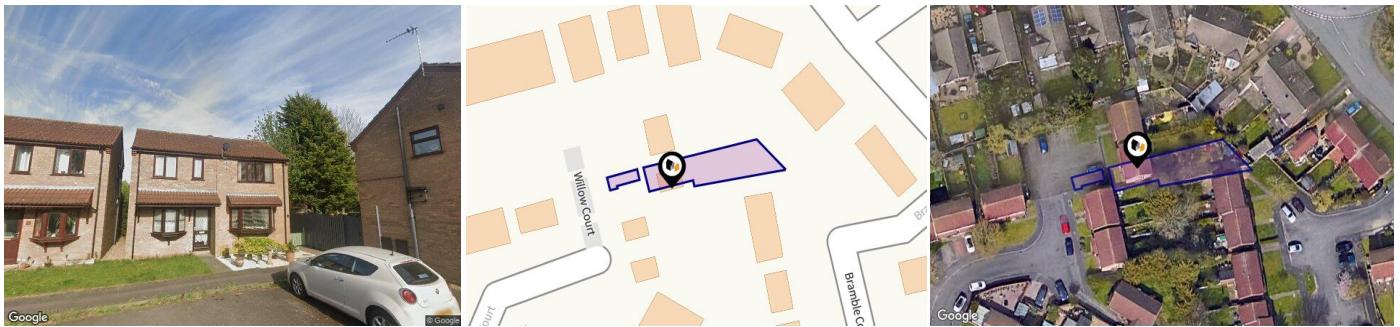


**12, WILLOW COURT, BRACEBRIDGE HEATH, LINCOLN, LN4 2RE**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS  
01522 510 044  
amy.lee@mundys.net  
www.mundys.net








## Property

<b>Type:</b>	Semi-Detached	<b>Last Sold Date:</b>	09/01/2024
<b>Bedrooms:</b>	2	<b>Last Sold Price:</b>	£145,000
<b>Floor Area:</b>	473 ft <sup>2</sup> / 44 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£306
<b>Plot Area:</b>	0.06 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	1983-1990	<b>Latest FENSA Work:</b>	04/11/2013 - 6 windows, 2 doors 14/10/2013 - 8 windows
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,559		
<b>Title Number:</b>	LL90964		
<b>UPRN:</b>	100030859200		
<b>Restrictive Covenants:</b>	Yes		

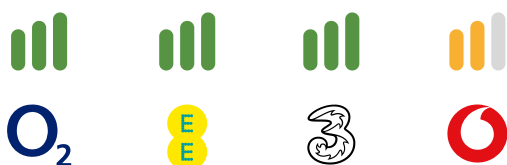
## Local Area

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

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

<b>1</b> mb/s	<b>47</b> mb/s	<b>1800</b> mb/s
		

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



12 Willow Court Bracebridge Heath LINCOLN LN4 2RE

Energy rating

# D

Valid until 13.09.2032

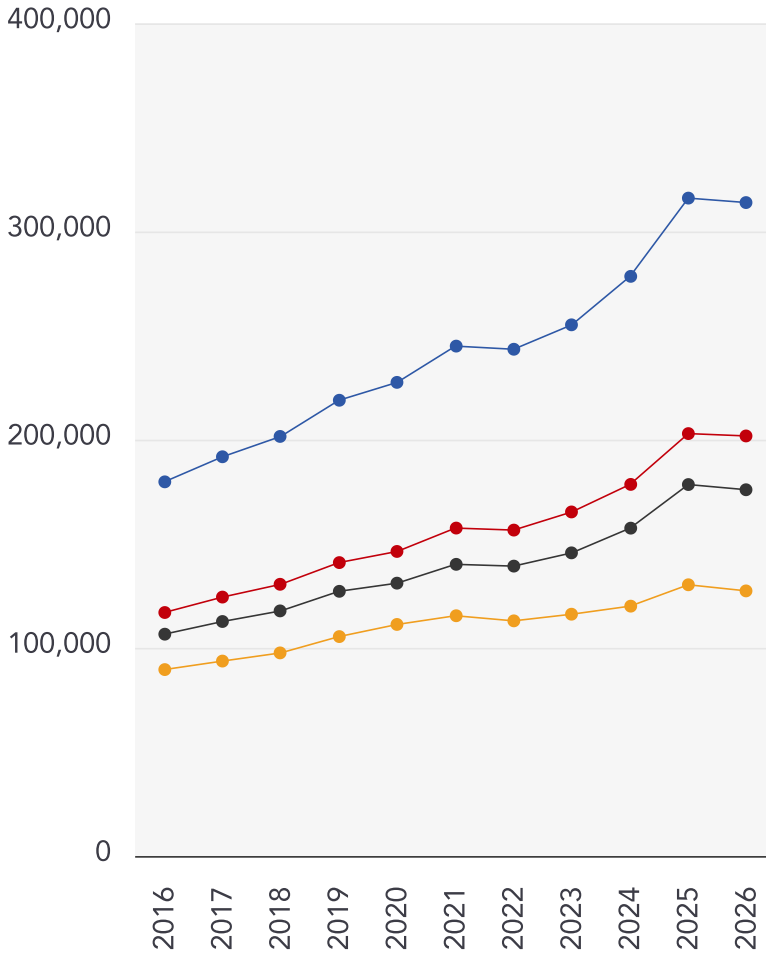
Certificate number  
9740-3020-8201-8572-3200

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

# Market House Price Statistics



10 Year History of Average House Prices by Property Type in LN4



Detached

**+74.63%**

Semi-Detached

**+72.49%**

Terraced

**+65.1%**

Flat

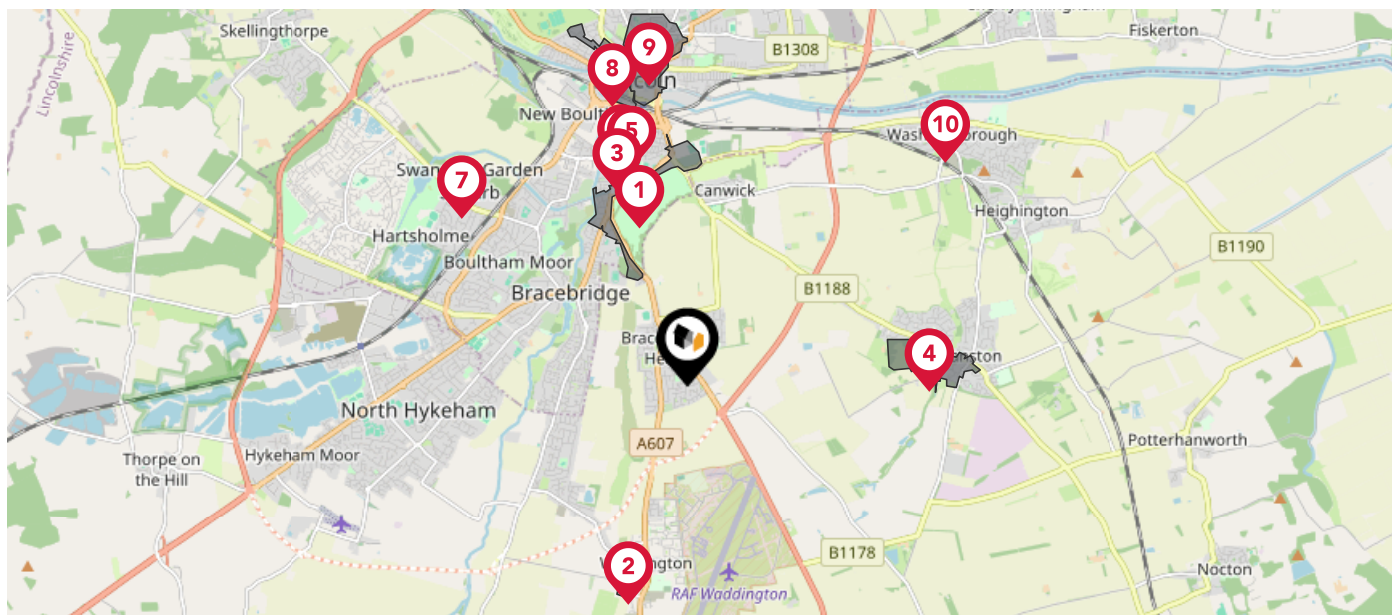
**+42.2%**

# 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

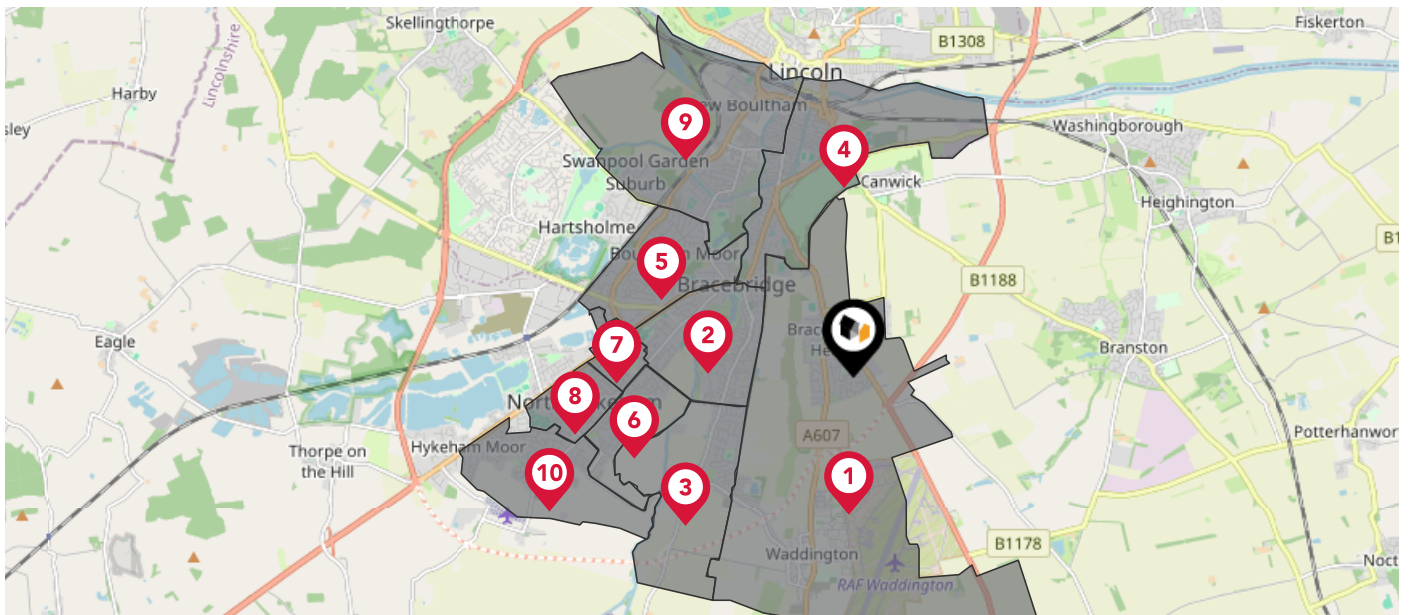
- 1 St Catherines
- 2 Waddington
- 3 Gowt's Bridge
- 4 Branston
- 5 Sibthorp
- 6 St Peter-at-Gowts
- 7 Swanpool
- 8 West Parade and Brayford
- 9 Cathedral and City Centre
- 10 Washingborough

# 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

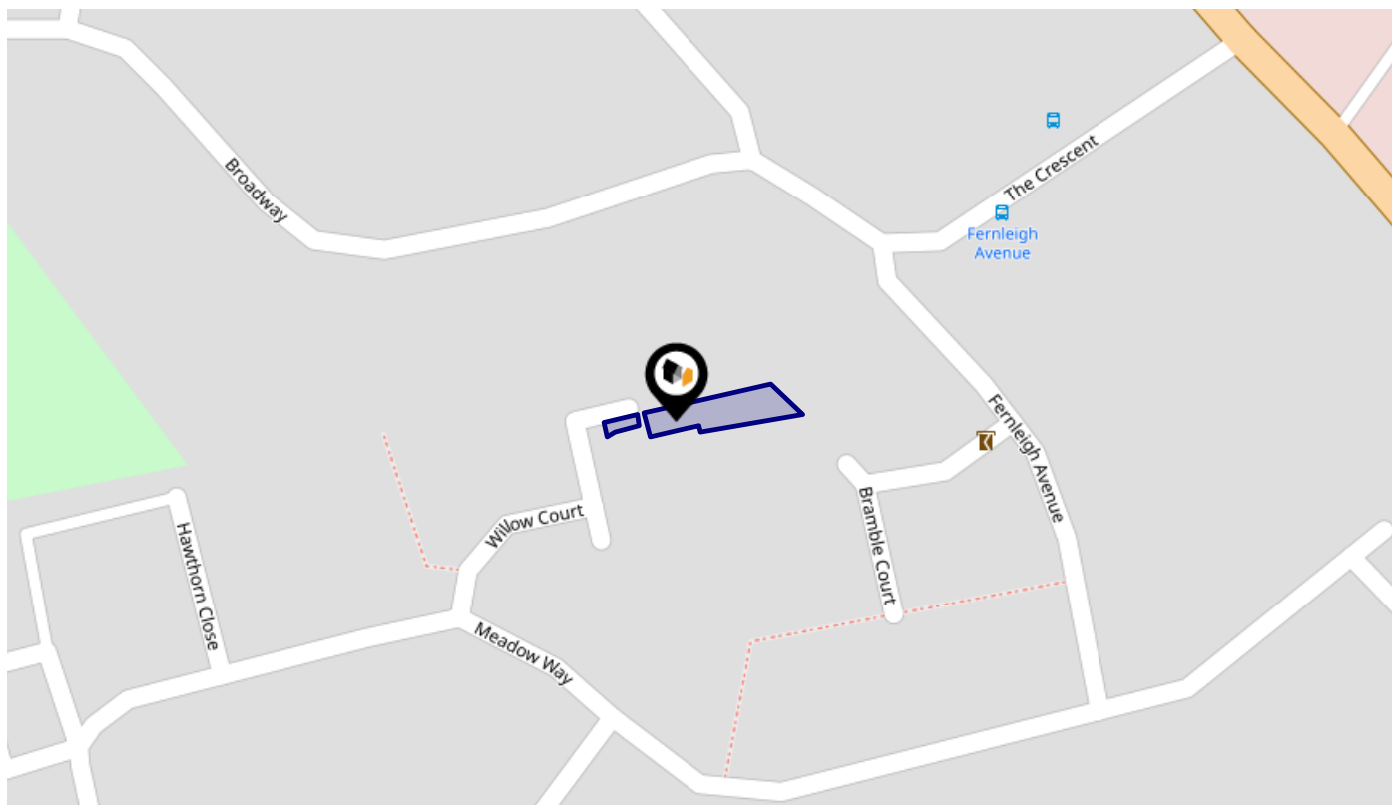
- 1 Bracebridge Heath and Waddington East Ward
- 2 Witham Ward
- 3 Waddington West Ward
- 4 Park Ward
- 5 Moorland Ward
- 6 North Hykeham Witham Ward
- 7 North Hykeham Forum Ward
- 8 North Hykeham Moor Ward
- 9 Boutham Ward
- 10 North Hykeham Mill Ward

# 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:

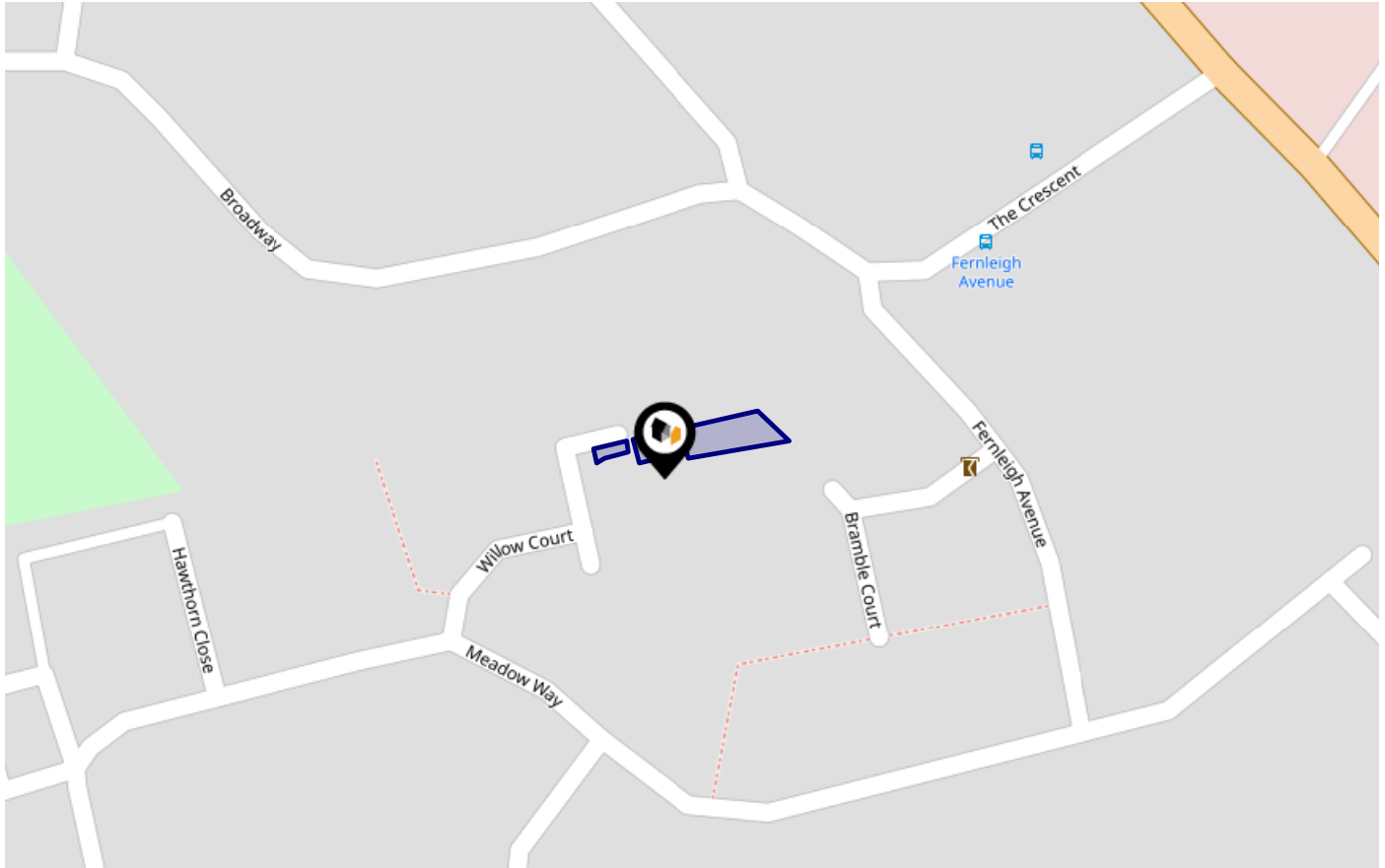
5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# Flood Risk

## Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



**Risk Rating: Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

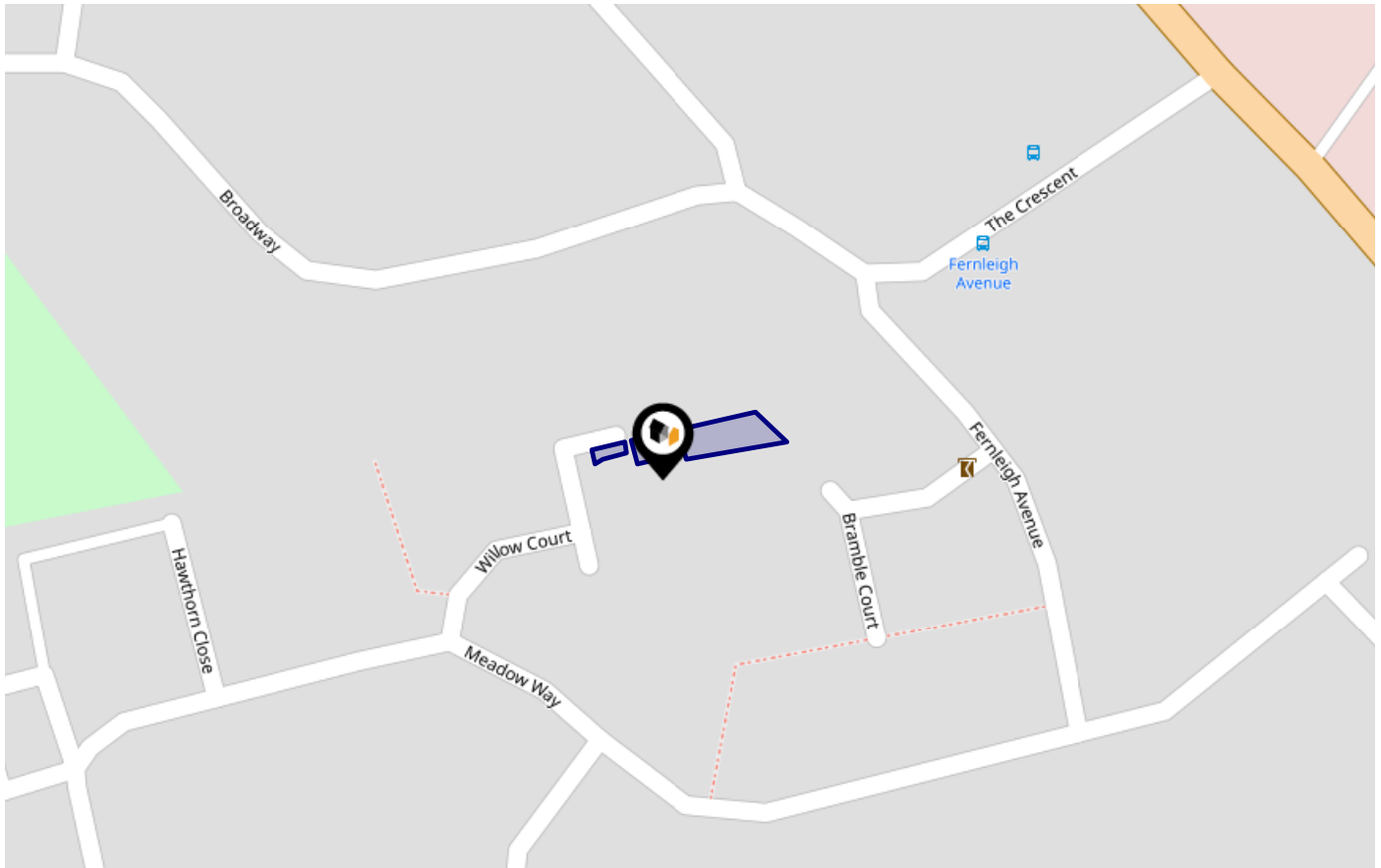


# Flood Risk

## Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

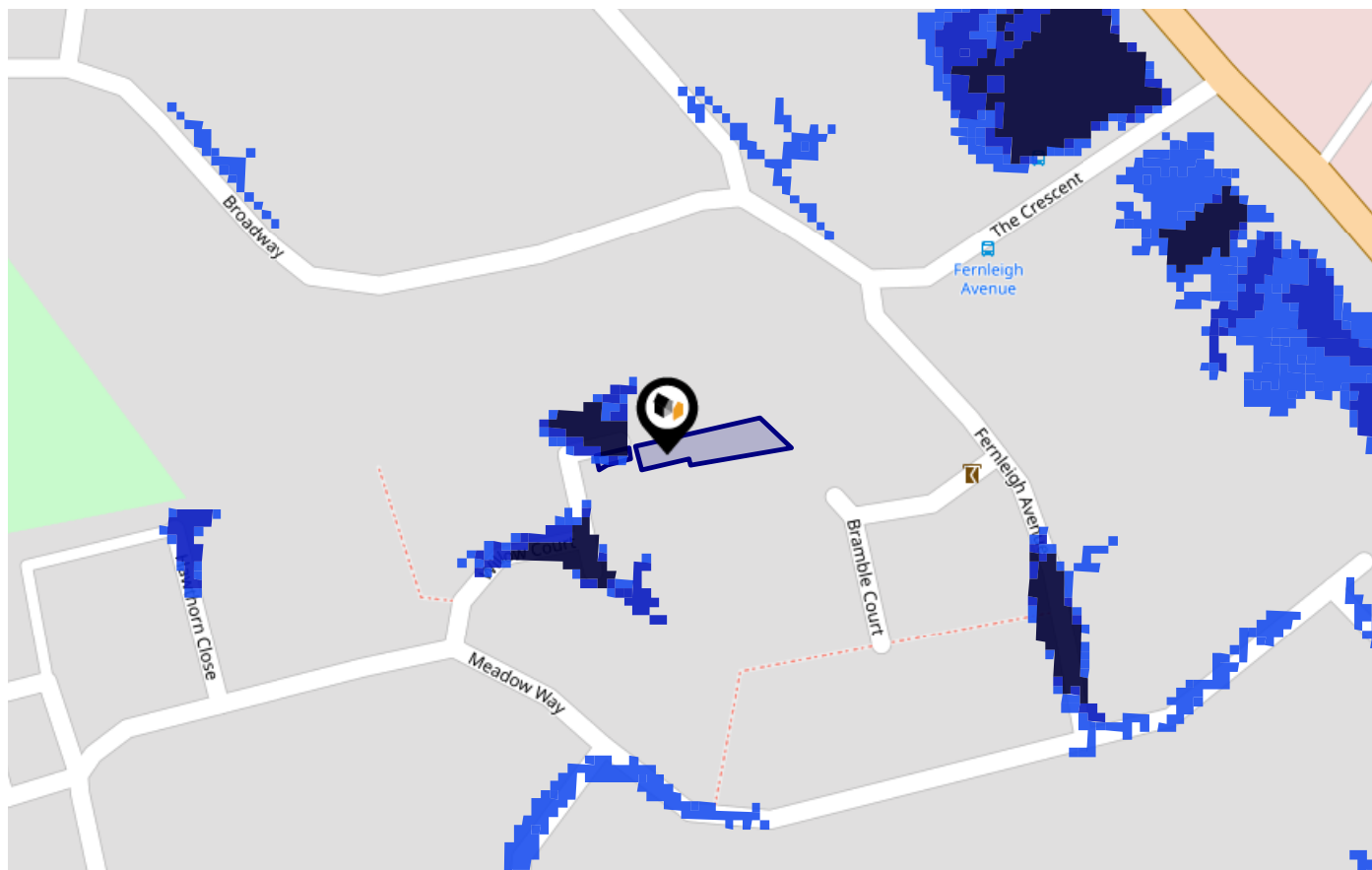


# Flood Risk

## Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

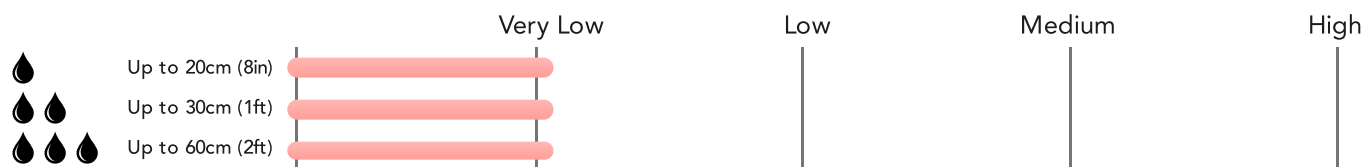


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- 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:

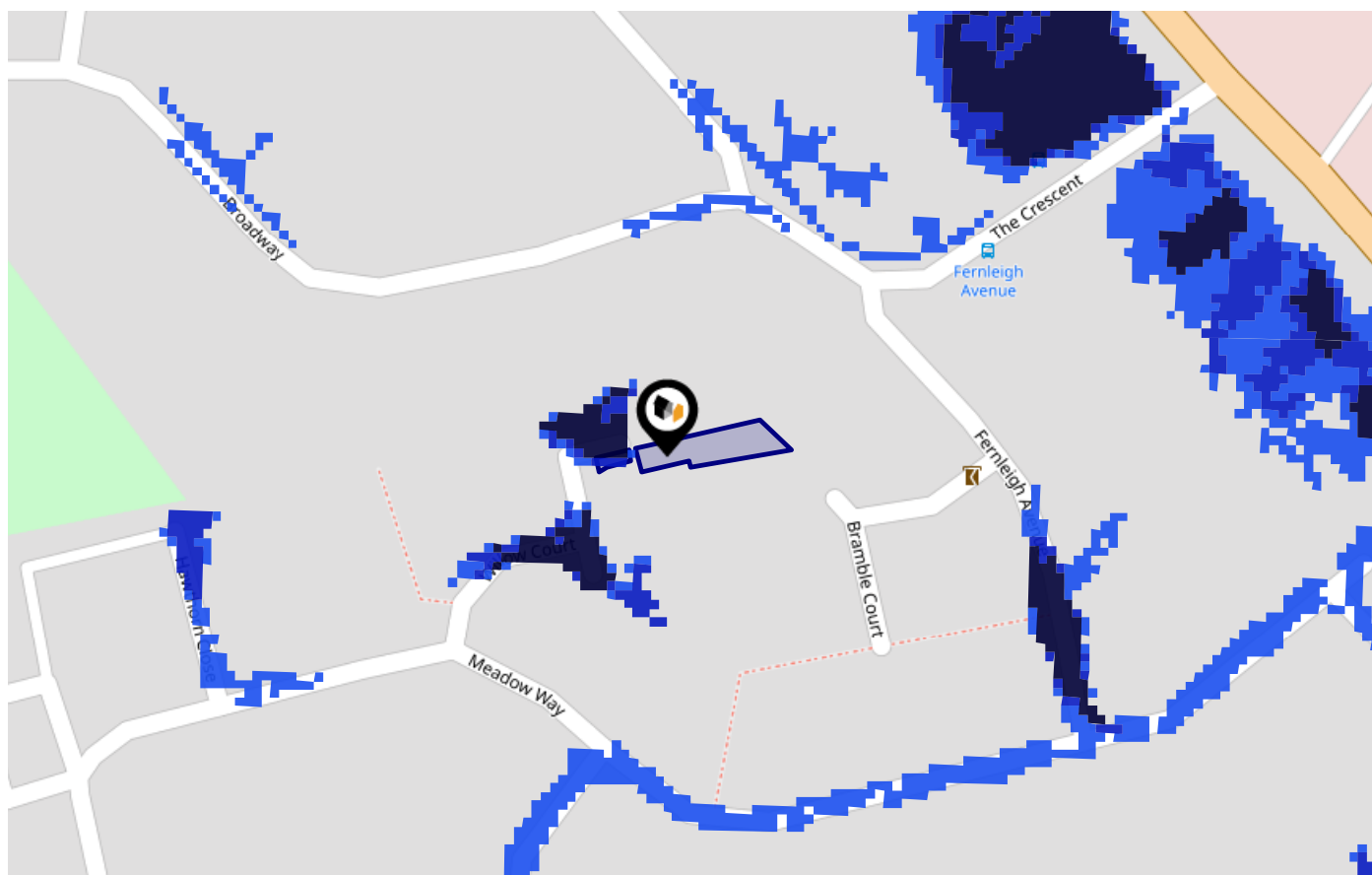


# Flood Risk

## 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: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

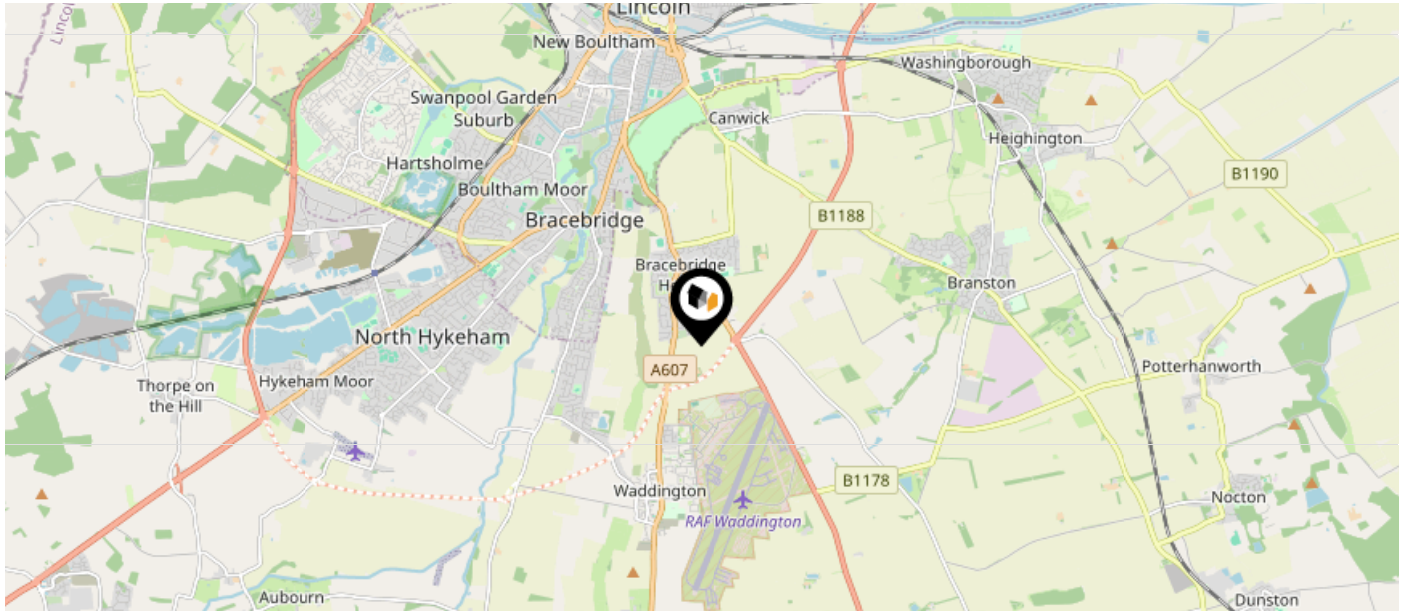
Chance of flooding to the following depths at this property:



# Maps Green Belt



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



## Nearby Green Belt Land

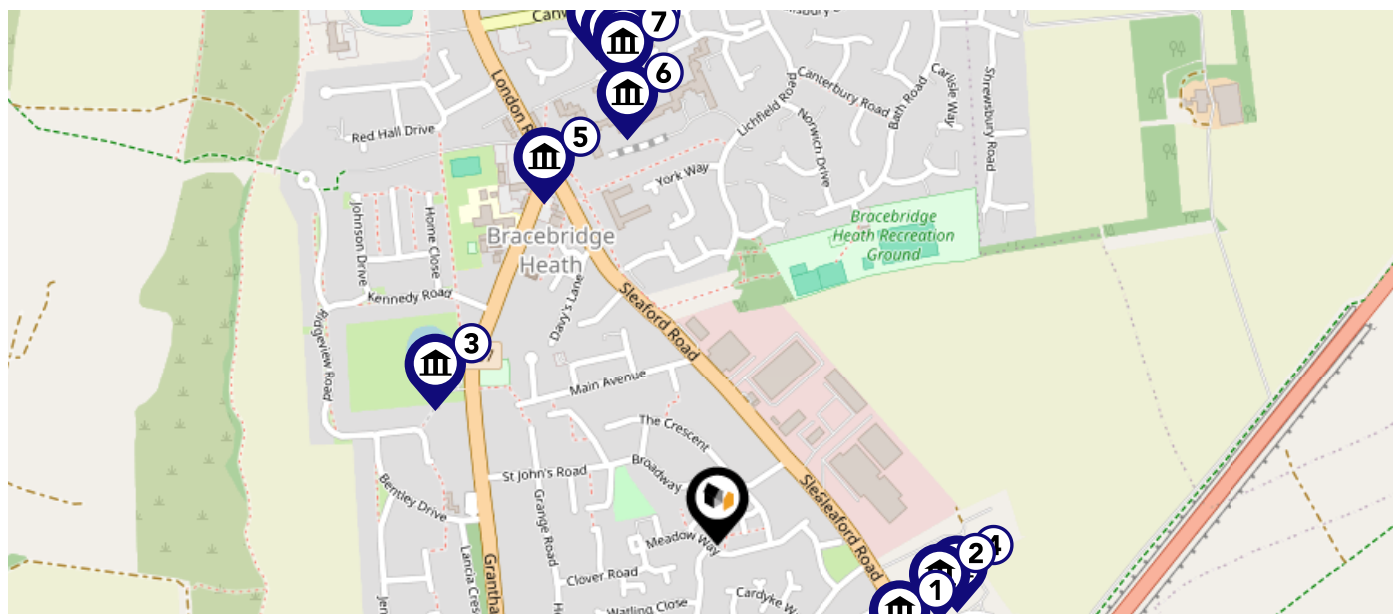
No data available.











# Maps

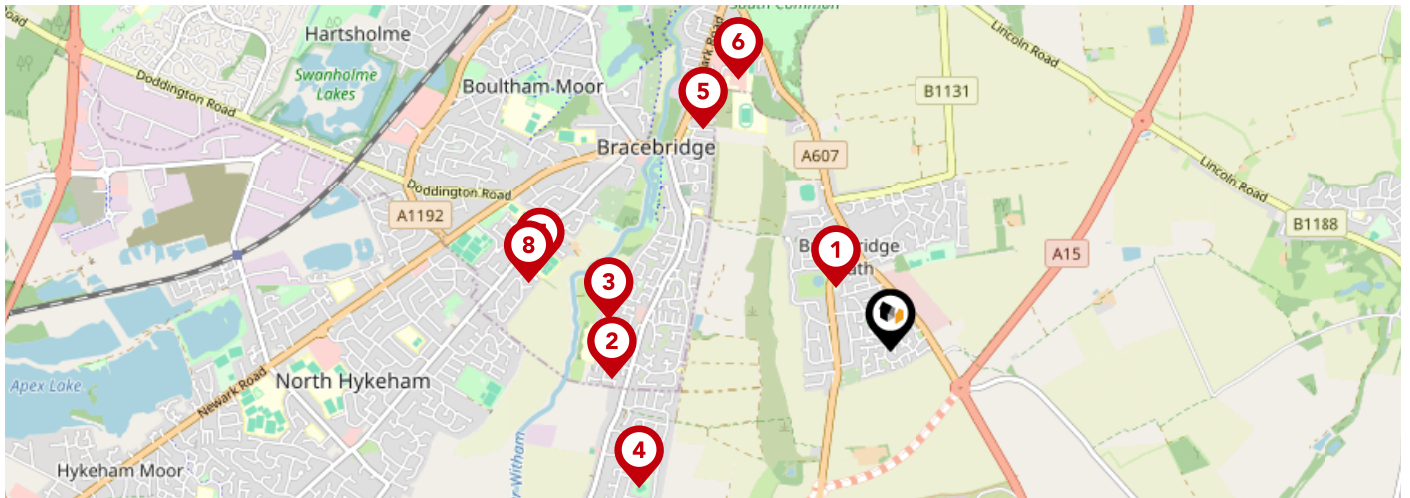
## Listed Buildings



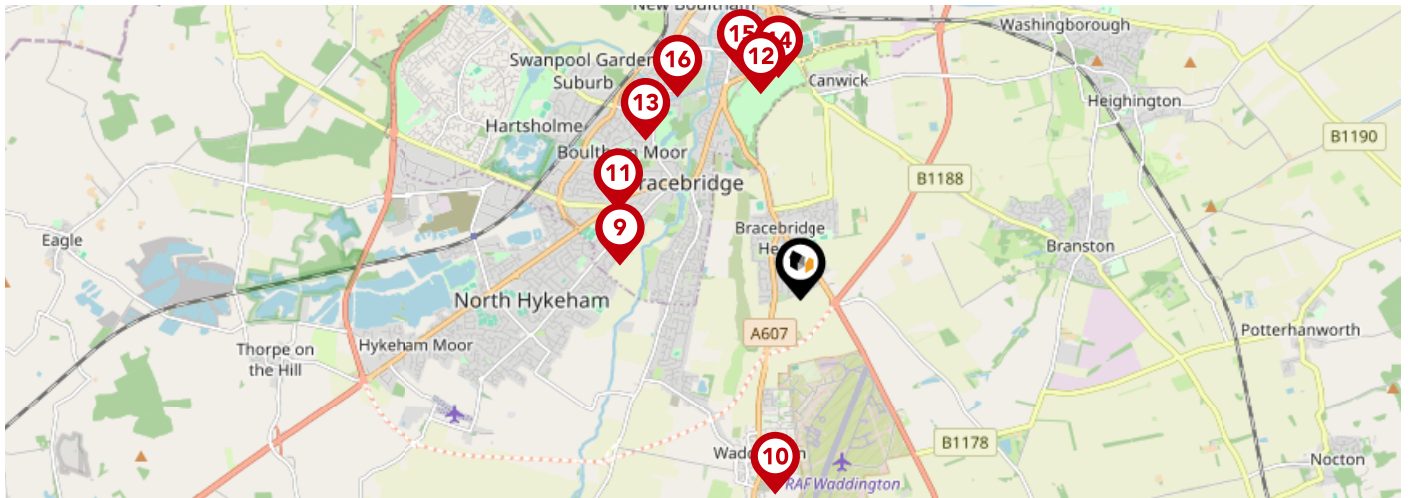
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1360604 - Gates And Walls At The Manor House	Grade II	0.2 miles
 1205031 - The Manor House	Grade II	0.3 miles
 1061752 - Pump House To Bracebridge Heath Service Reservoir	Grade II	0.3 miles
 1061753 - Farm Buildings At The Manor House	Grade II	0.3 miles
 1482134 - Bracebridge Heath War Memorial	Grade II	0.4 miles
 1205000 - Main Building At St John's Hospital	Grade II	0.5 miles
 1061751 - Chapel At St. John's Hospital	Grade II	0.5 miles
 1360603 - Norfolk House	Grade II	0.5 miles
 1205022 - 1 And 2 Oakleigh	Grade II	0.5 miles
 1280921 - The Lodge	Grade II	0.6 miles

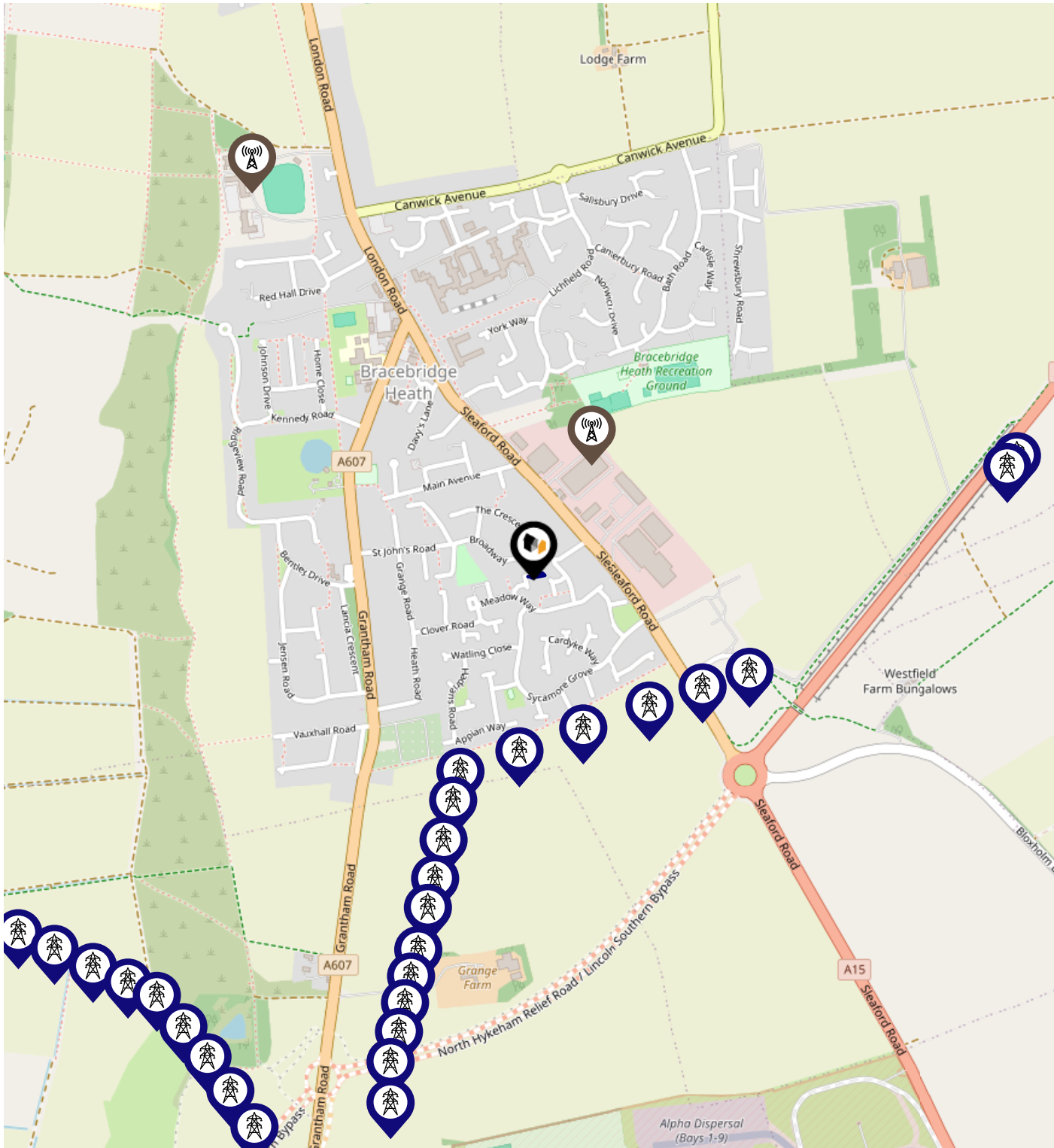


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Bracebridge Heath St John's Primary Academy</b> Ofsted Rating: Good   Pupils: 372   Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Acorn Free School</b> Ofsted Rating: Good   Pupils: 3   Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The Meadows Primary School</b> Ofsted Rating: Good   Pupils: 364   Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Waddington Redwood Primary Academy</b> Ofsted Rating: Good   Pupils: 301   Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Bracebridge Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 78   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Priory Academy LSST</b> Ofsted Rating: Good   Pupils: 1779   Distance:1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>The Lincoln St Christopher's School</b> Ofsted Rating: Good   Pupils: 252   Distance:1.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Lincoln Manor Leas Junior School</b> Ofsted Rating: Good   Pupils: 290   Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	<b>The Lincoln Manor Leas Infants School</b> Ofsted Rating: Good   Pupils: 163   Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Waddington All Saints Academy</b> Ofsted Rating: Outstanding   Pupils: 373   Distance:1.73	<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:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Athena School</b> Ofsted Rating: Good   Pupils: 113   Distance:1.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:1.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Lincoln Bishop King Church of England Primary School</b> Ofsted Rating: Good   Pupils: 459   Distance:1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Lincoln St Peter at Gowts Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 258   Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sir Francis Hill Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 623   Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

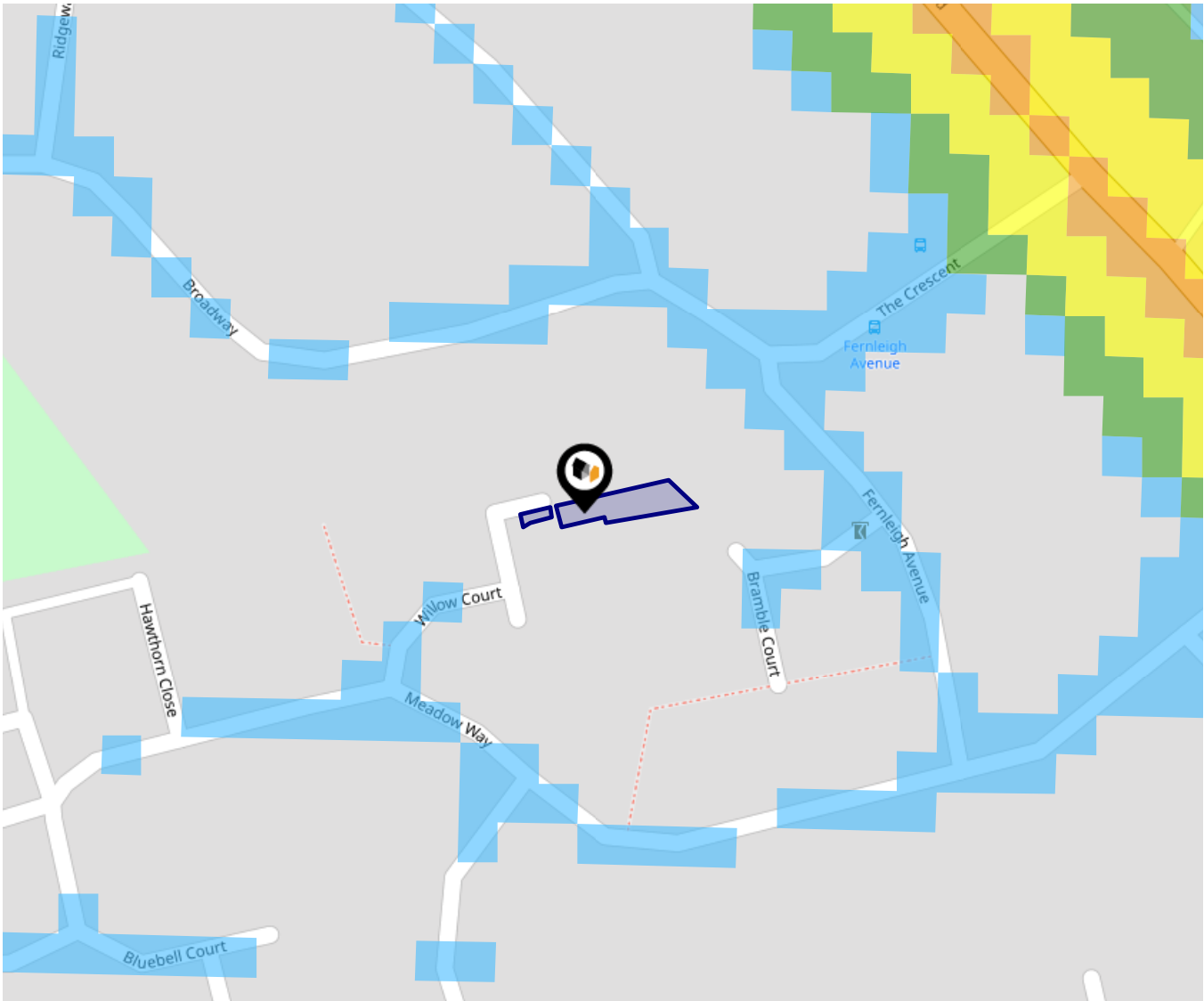
# Local Area Masts & Pylons



**Key:**

-  Power Pylons
-  Communication Masts

# Local Area Road Noise

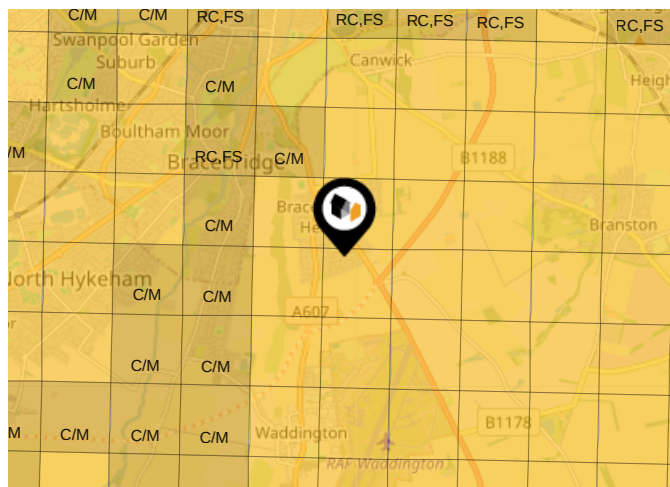


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

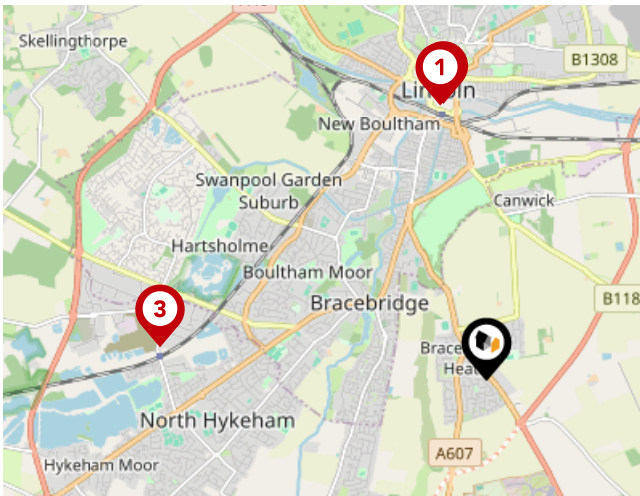
<b>Carbon Content:</b>	HIGH	<b>Soil Texture:</b>	LOAM TO SANDY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		



## Primary Classifications (Most Common Clay Types)

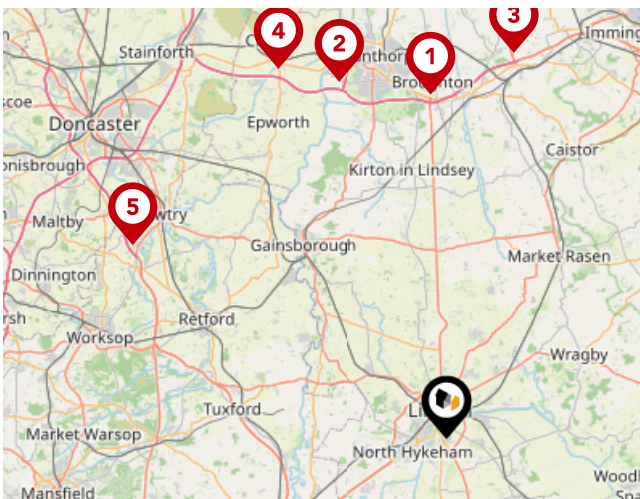
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</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	Lincoln Central Rail Station	2.48 miles
2	Lincoln Central Rail Station	2.49 miles
3	Hykeham Rail Station	2.92 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	24.48 miles
2	M180 J3	26.47 miles
3	M180 J5	27.71 miles
4	M180 J2	28.77 miles
5	A1(M) J34	26.17 miles

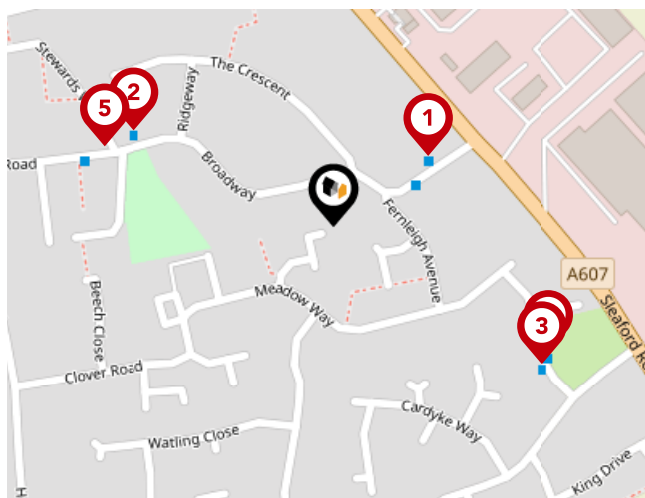


## Airports/HELIPADS

Pin	Name	Distance
1	Humberside Airport	28.17 miles
2	Finningley	28.22 miles
3	East Mids Airport	41.74 miles
4	Leeds Bradford Airport	66.01 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Fernleigh Avenue	0.07 miles
2	St John's Square	0.12 miles
3	Maple Close	0.14 miles
4	Maple Close	0.14 miles
5	St John's Square	0.13 miles



## 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.



## 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



/Mundysuk



/mundysuk



/mundysuk



## Important - Please Read

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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.



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

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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.

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