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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
Friday 08th May 2026



## PACEY CLOSE, SWINDERBY, LINCOLN, LN6

### Alasdair Morrison & Mundys

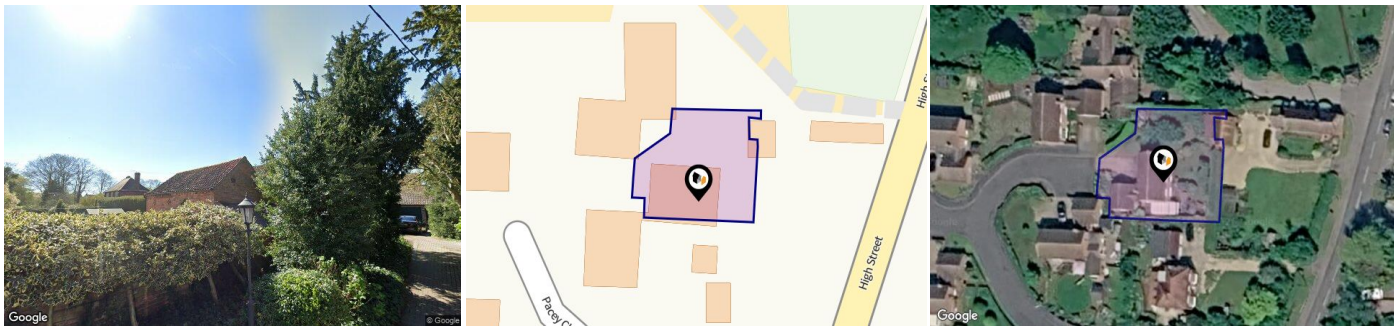
22 King Street, Southwell, Nottinghamshire, NG25 0EN

01636 813971

[melissa.trussler@amorrison-mundys.net](mailto:melissa.trussler@amorrison-mundys.net)

<https://amorrison-mundys.net/>

# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,410 ft <sup>2</sup> / 131 m <sup>2</sup>		
<b>Plot Area:</b>	0.17 acres		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,857		
<b>Title Number:</b>	LL307242		

## Local Area

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

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

<b>16</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

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



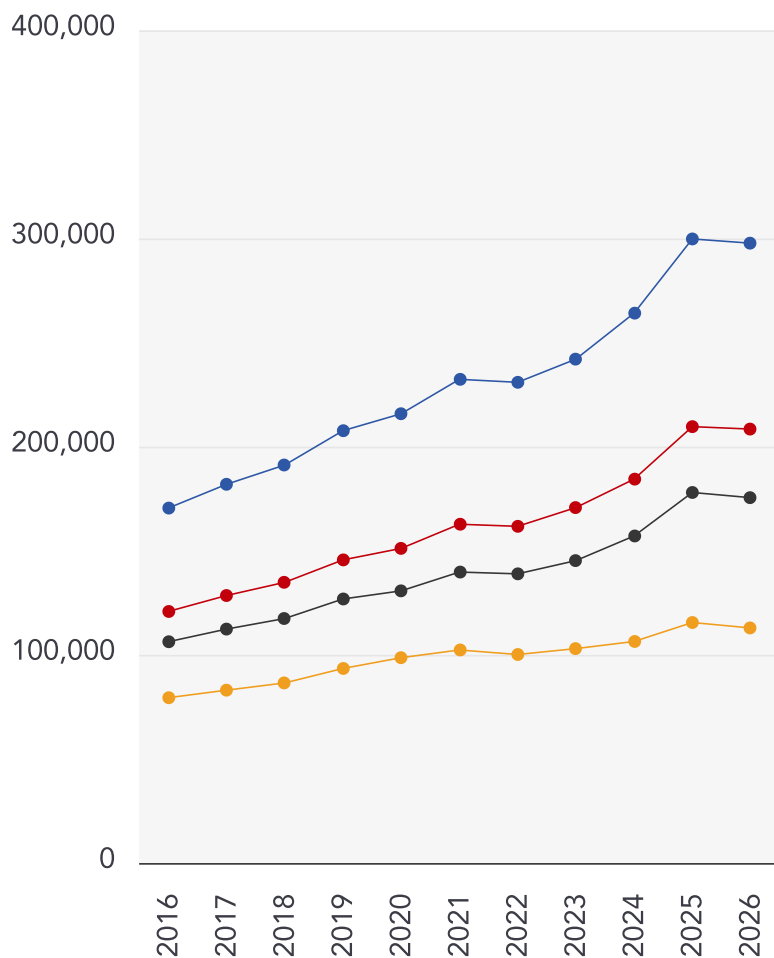
### Satellite/Fibre TV Availability:



# Market House Price Statistics



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



Detached

**+74.63%**

Semi-Detached

**+72.49%**

Terraced

**+65.1%**

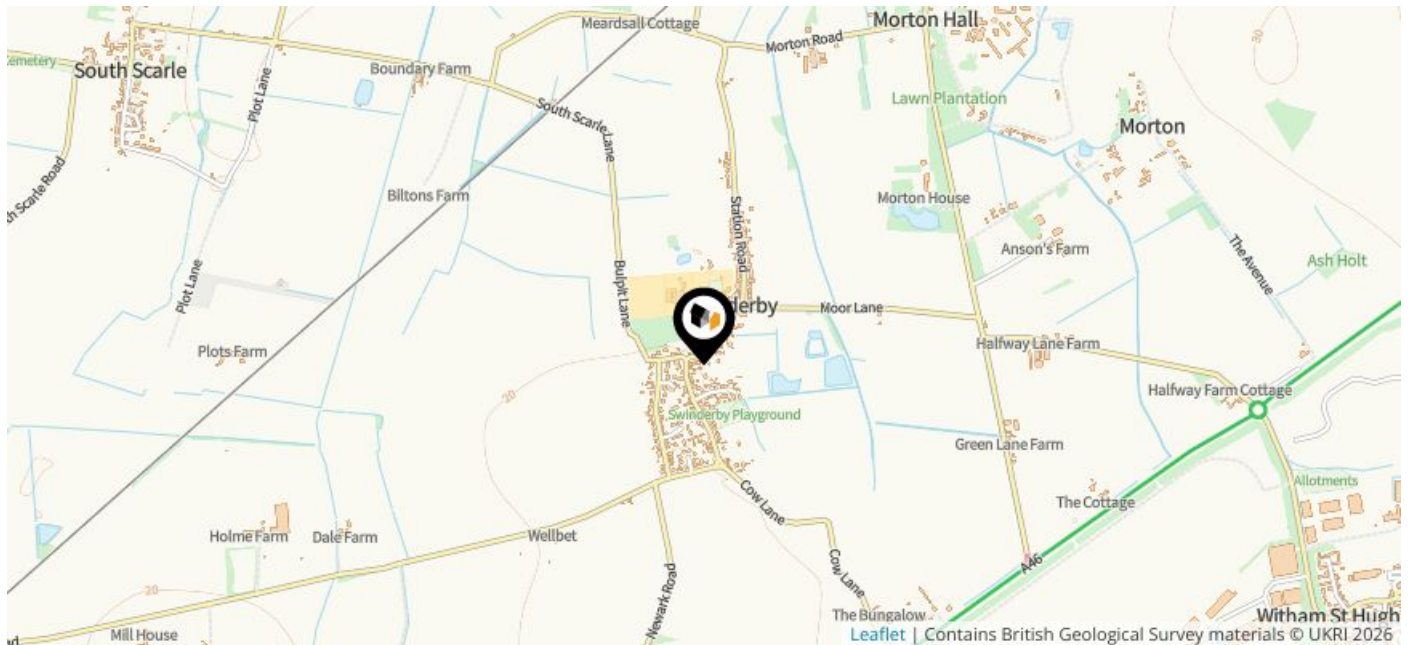
Flat

**+42.2%**

# Maps

## Coal Mining

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

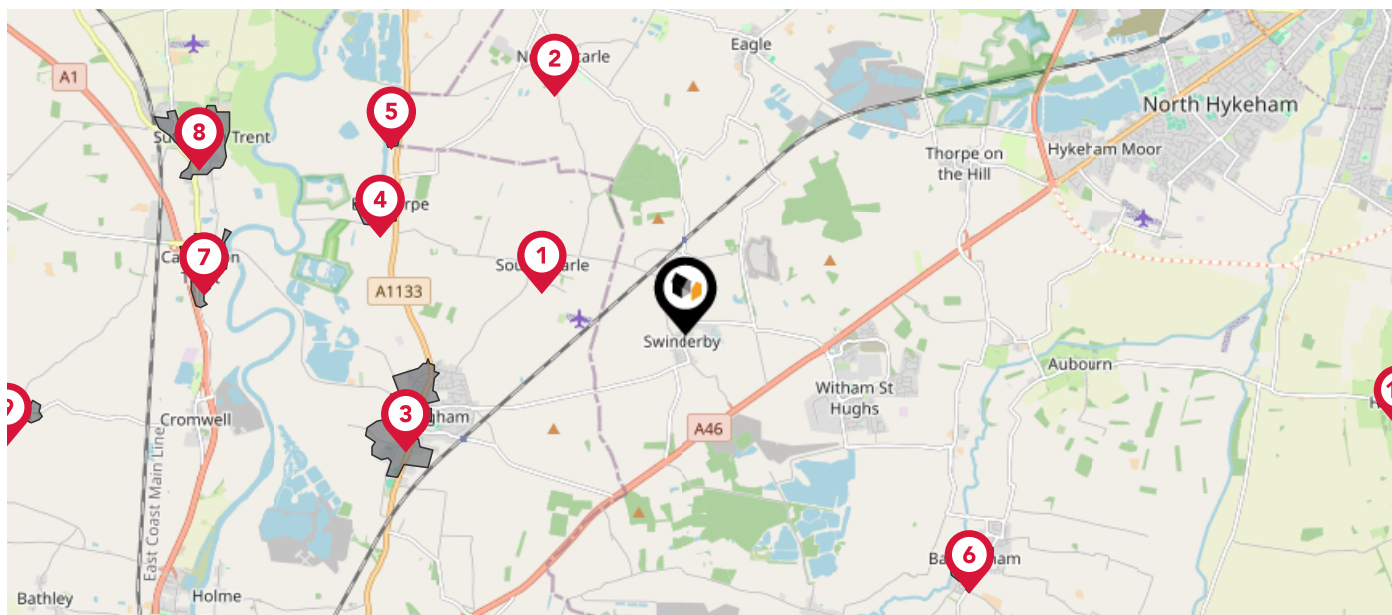
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



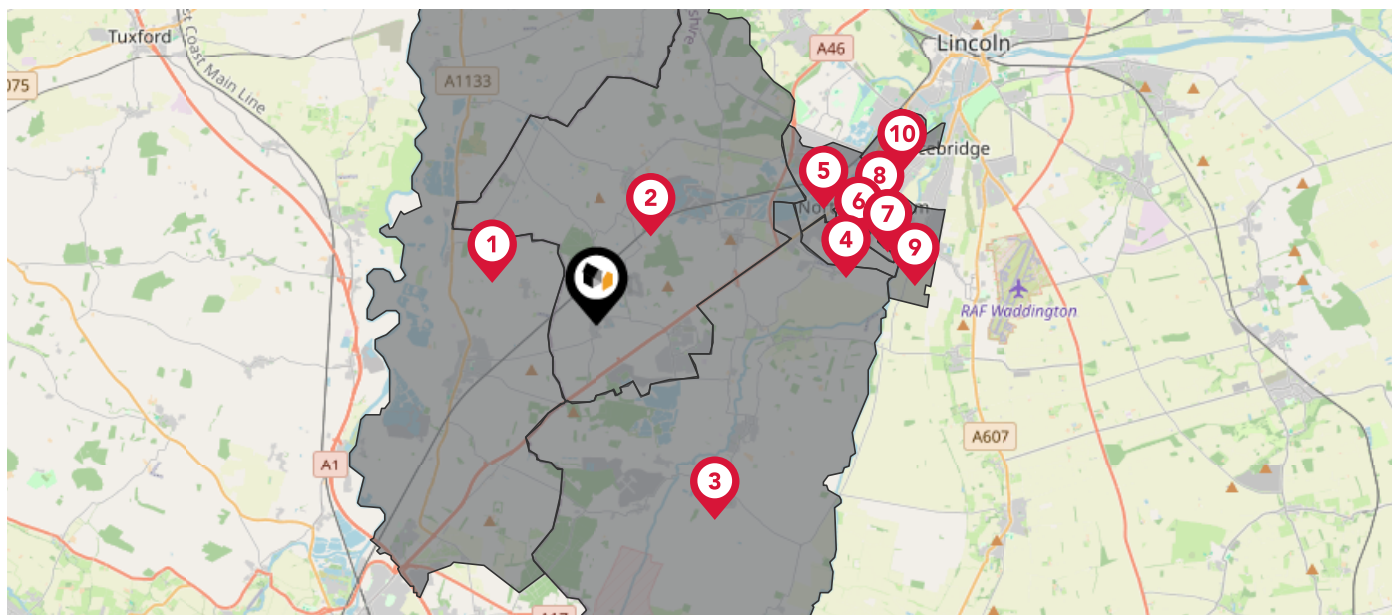
### Nearby Conservation Areas

-  South Scarle
-  North Scarle
-  Collingham
-  Besthorpe
-  Girton
-  Bassingham
-  Carlton on Trent
-  Sutton on Trent
-  Norwell
-  Harmston











# 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



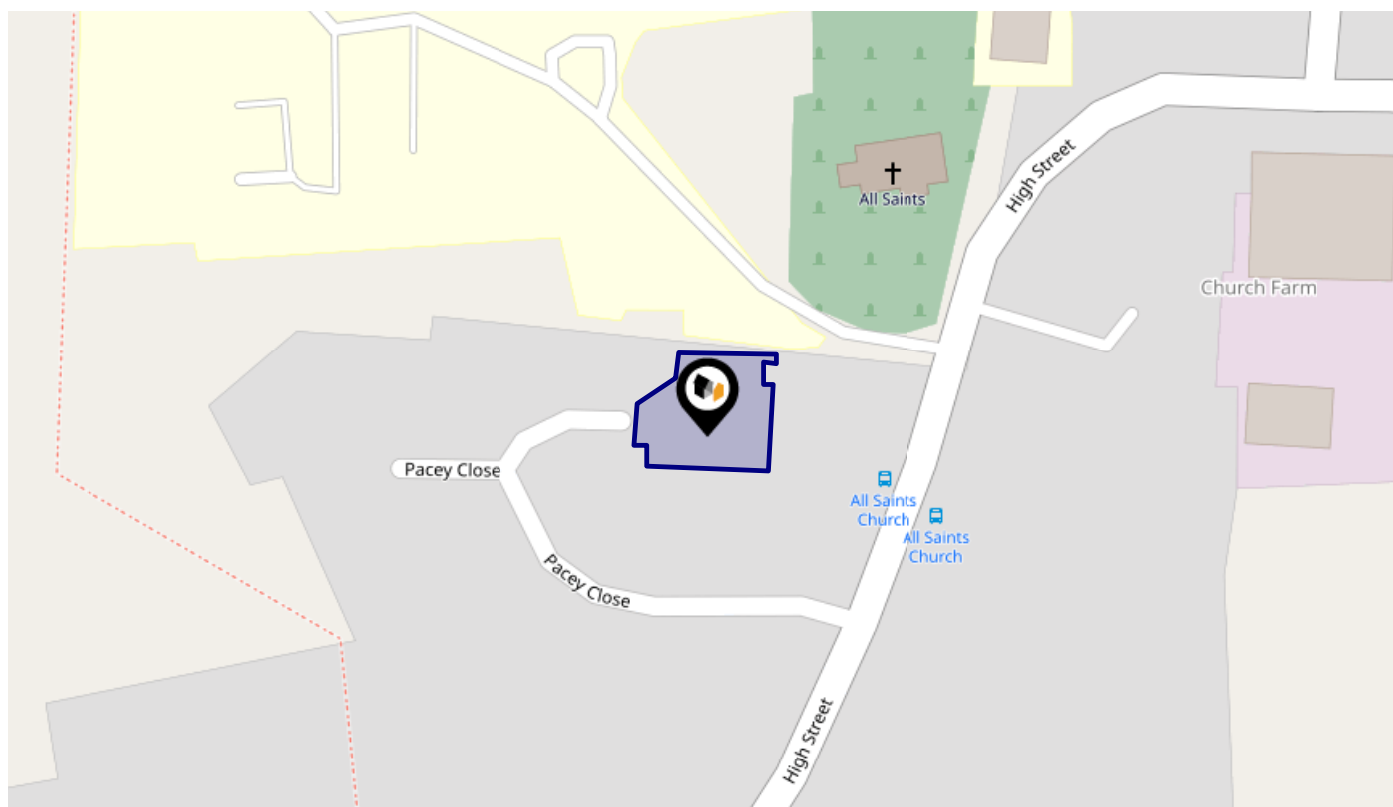
### Nearby Council Wards

-  Collingham Ward
-  Eagle, Swinderby and Witham St. Hughs Ward
-  Bassingham and Brant Broughton Ward
-  North Hykeham Mill Ward
-  North Hykeham Memorial Ward
-  North Hykeham Moor Ward
-  North Hykeham Witham Ward
-  North Hykeham Forum Ward
-  Waddington West Ward
-  Moorland 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:

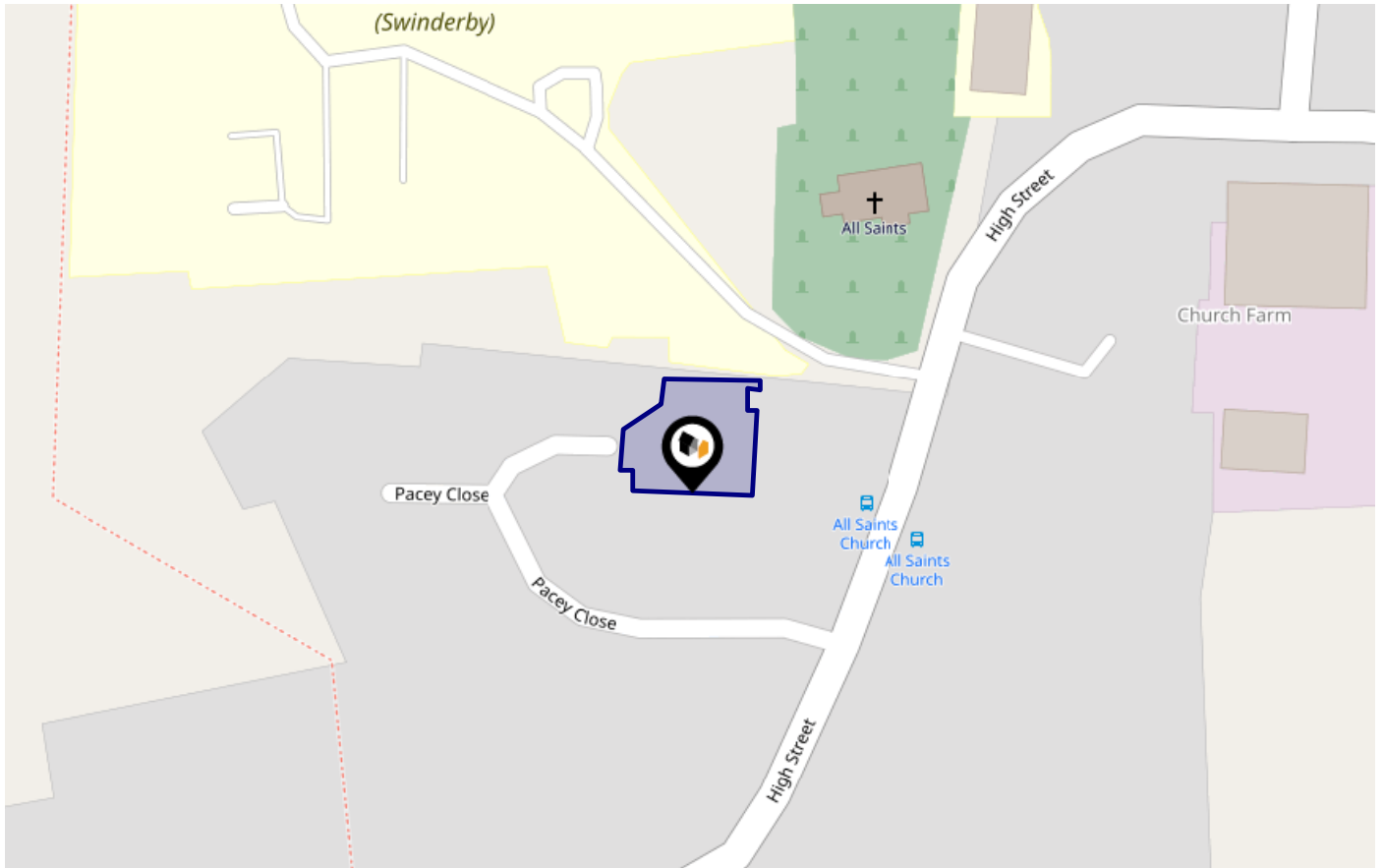
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

# 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:

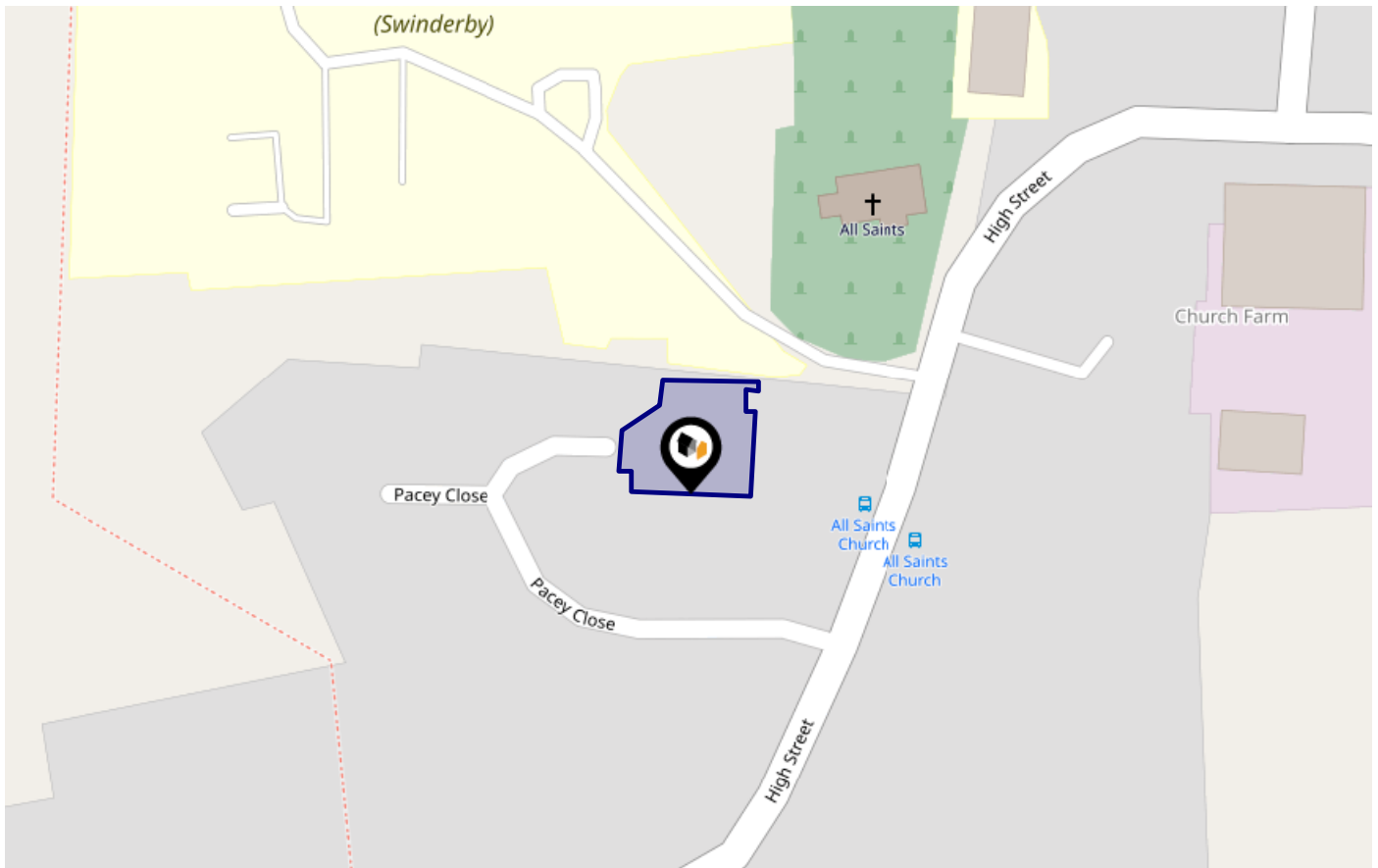


# Flood Risk

## 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**

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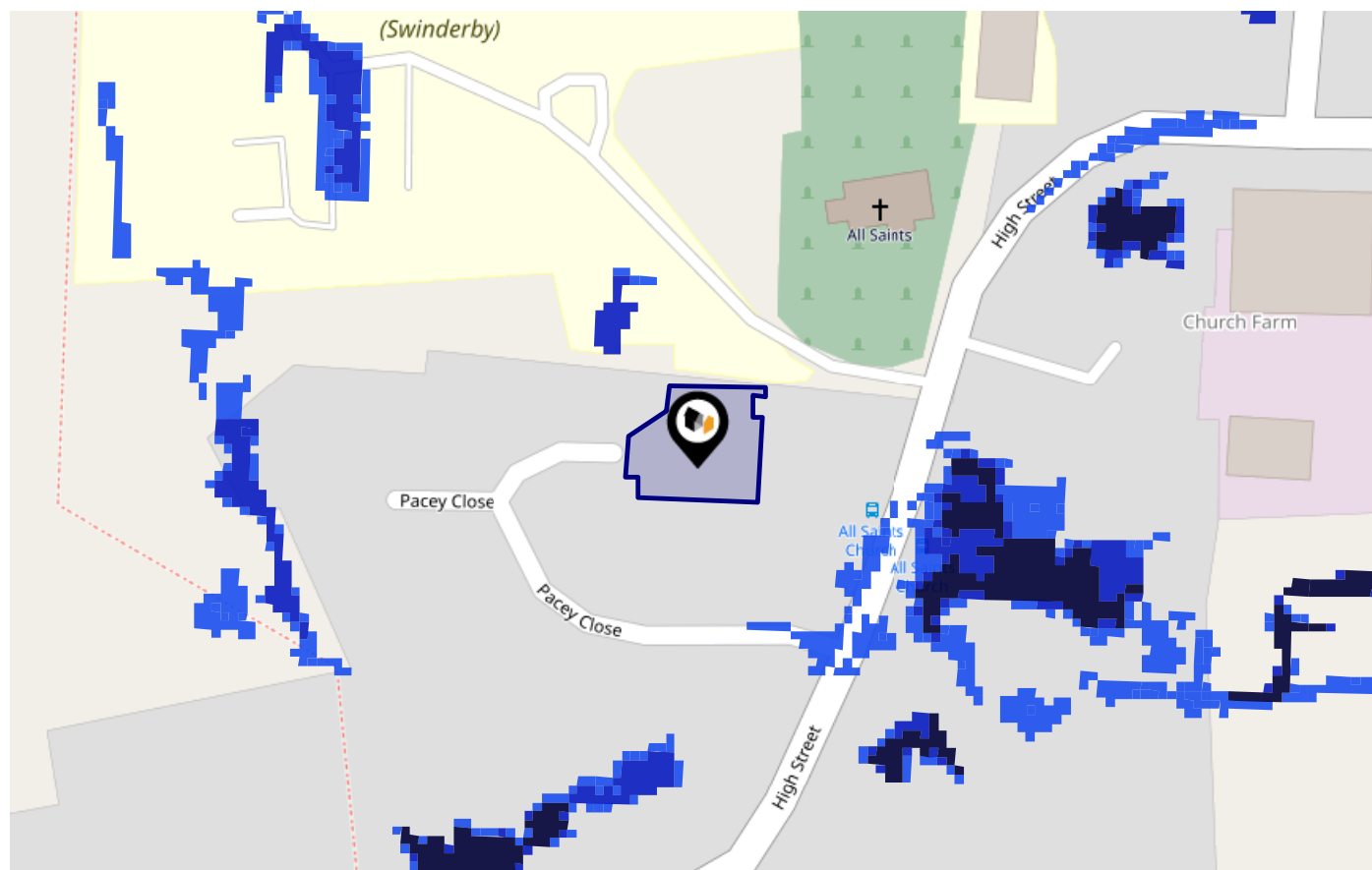


# Flood Risk

## 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.

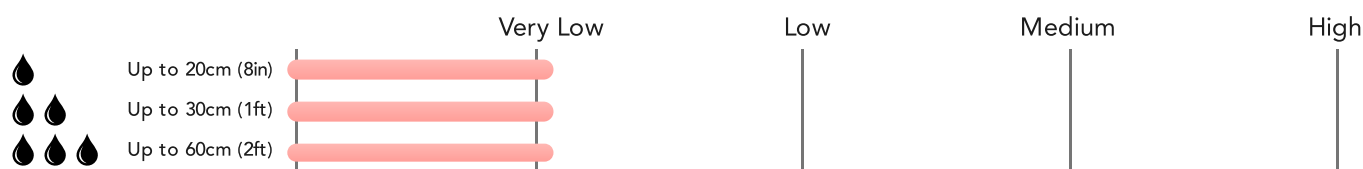


Risk Rating: Very low

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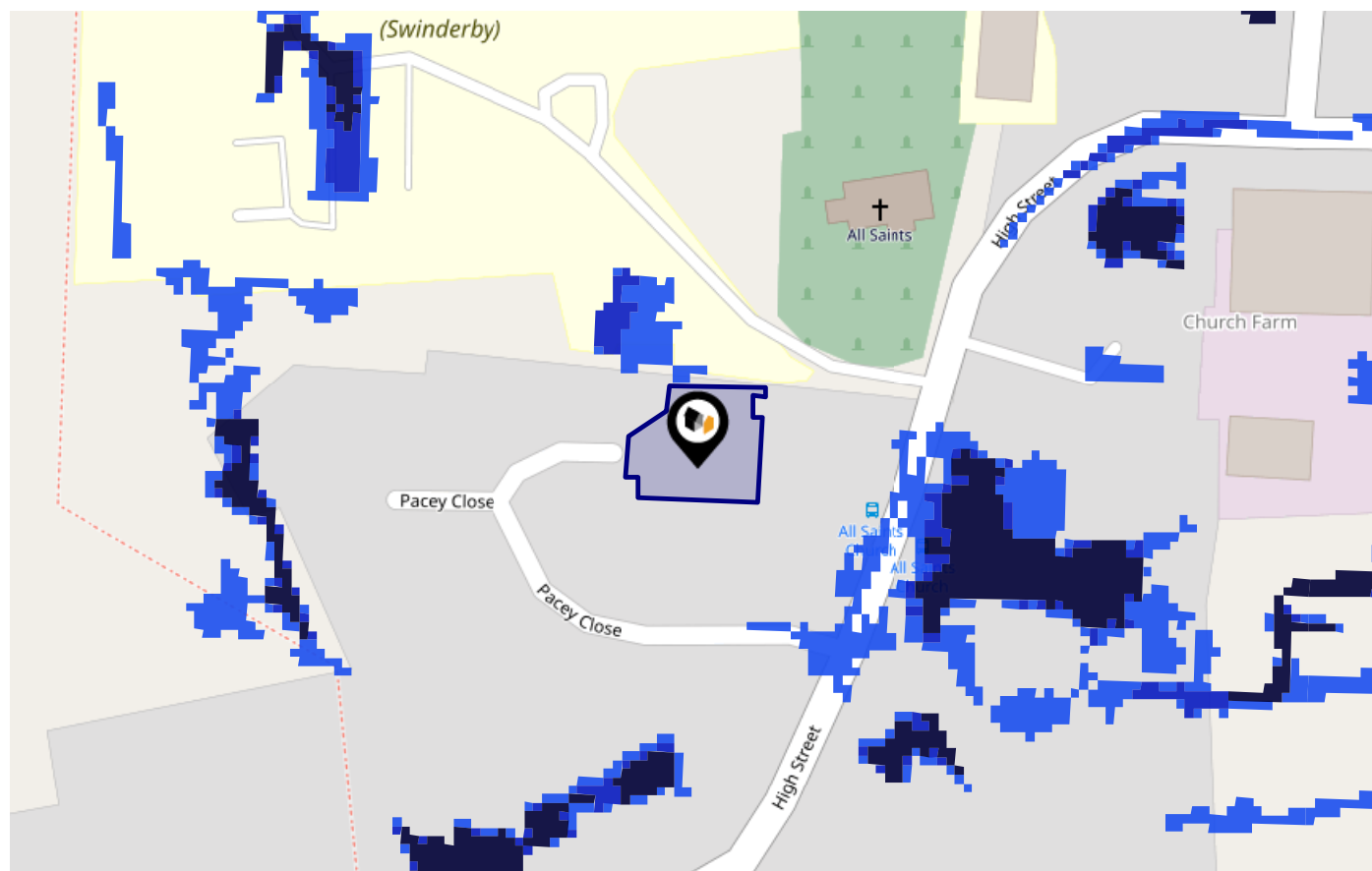


# Flood Risk

## 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.

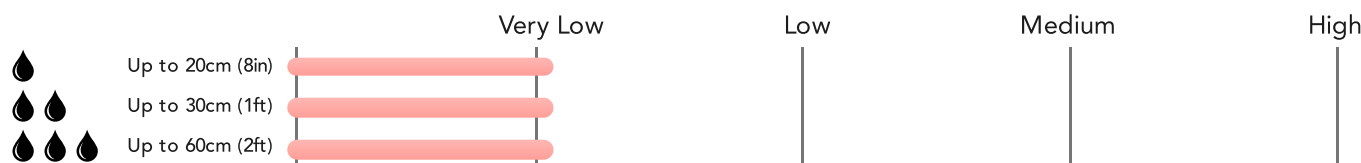


Risk Rating: Very low

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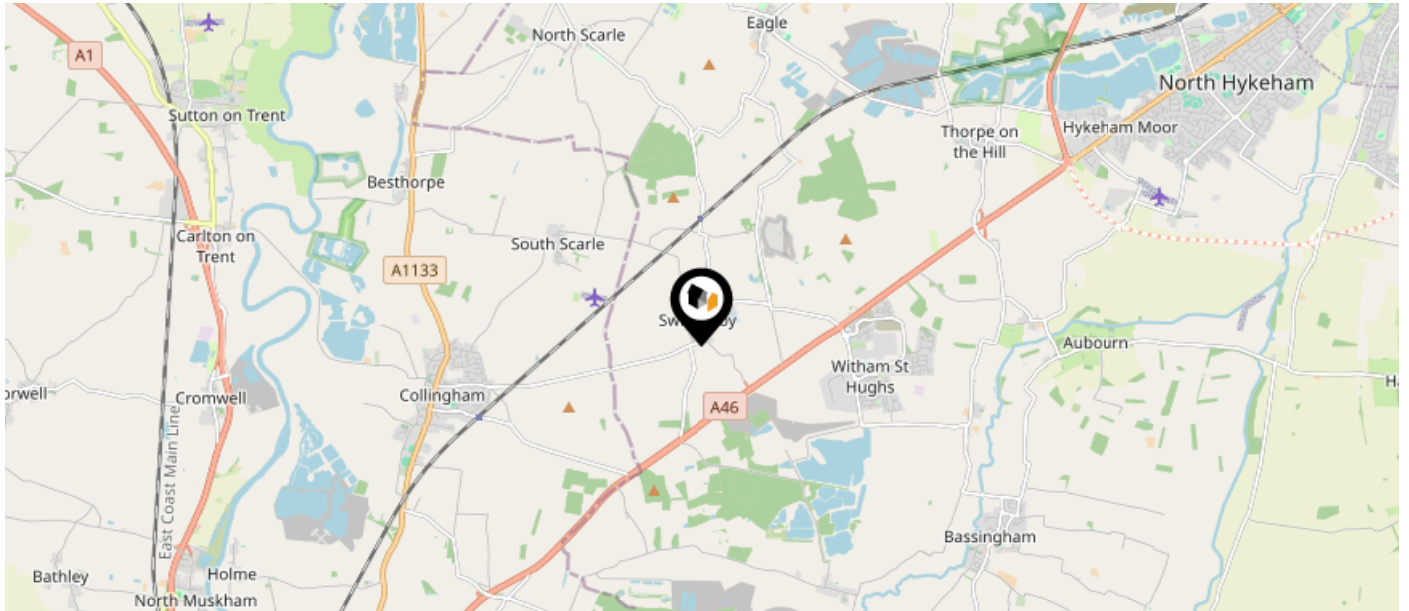
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Chance of flooding to the following depths at this property:



# Maps Green Belt

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



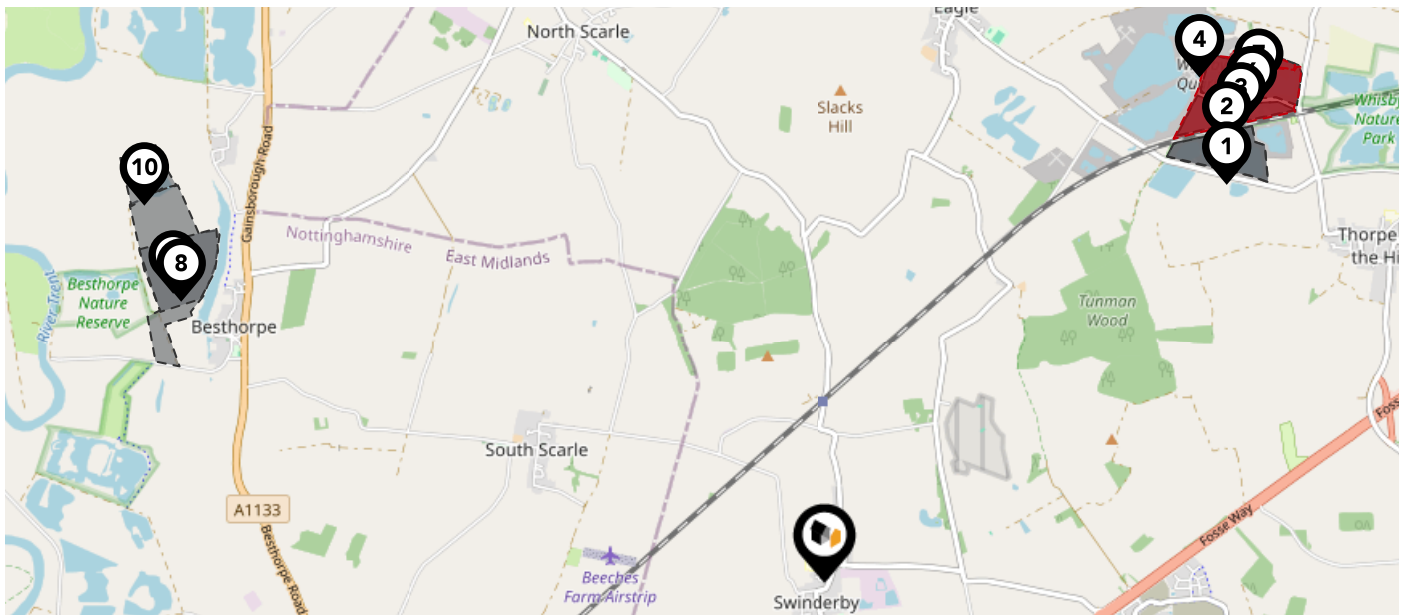
Nearby Green Belt Land

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

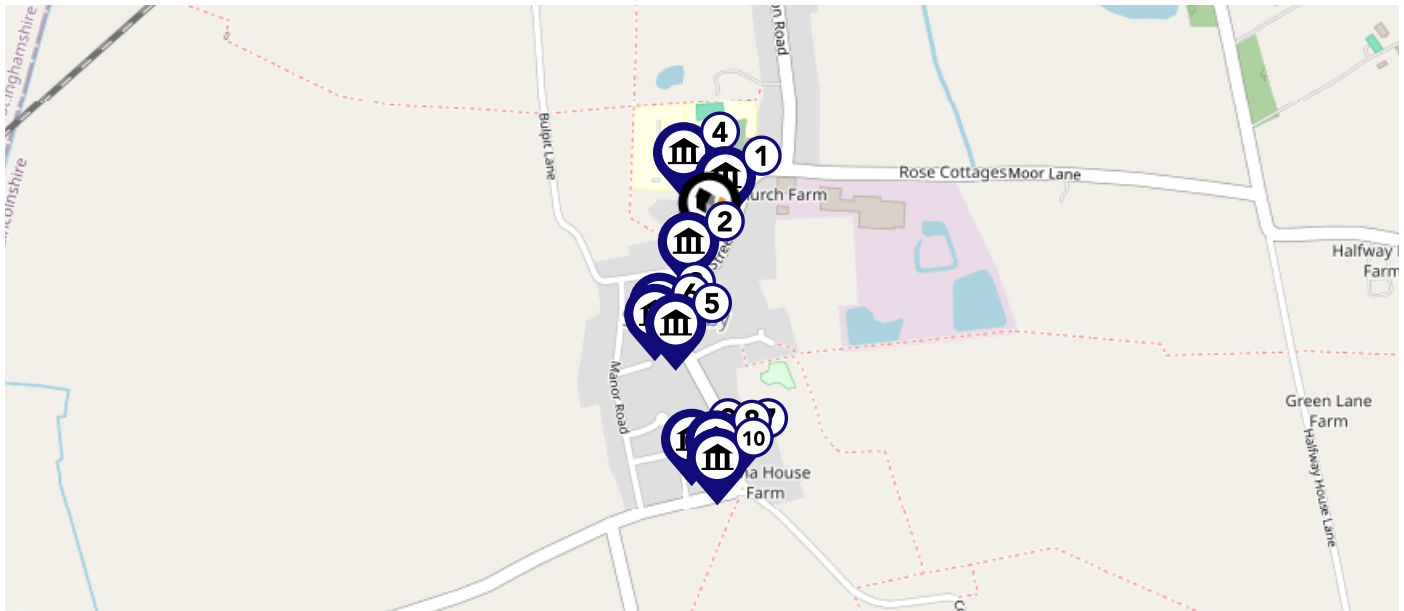
<b>1</b>	Whisby Landfill Site (superseded By 73224)-Thorpe Road, Lincoln, Whisby, Lincolnshire	Historic Landfill
<b>2</b>	Whisby Landfill Site (superseded By 73224)-Thorpe Road, Lincoln, Whisby, Lincolnshire	Historic Landfill
<b>3</b>	No name provided by source	Active Landfill
<b>4</b>	Whisby Quarry Silt Lagoons-Thorpe on the Hill, Whisby, Lincolnshire	Historic Landfill
<b>5</b>	Whisby Landfill Site (superseded By 73224)-Thorpe Road, Lincoln, Whisby, Lincolnshire	Historic Landfill
<b>6</b>	Whisby Landfill Site-Thorpe Road, Whisby, Lincoln, Lincolnshire	Historic Landfill
<b>7</b>	EA/EPR/GP3798NE/V003 - Lafarge Aggregates Ltd	Active Landfill
<b>8</b>	Besthorpe Lagoons 11a And 12a-Meering Lane, Newark, Besthorpe, Nottinghamshire	Historic Landfill
<b>9</b>	Besthorpe Ash Lagoons-Besthorpe	Historic Landfill
<b>10</b>	High Marnaham Power Station, Besthorpe Lagoon 14-Meering Lane, Newark, Besthorpe, Nottinghamshire	Historic Landfill











# Maps

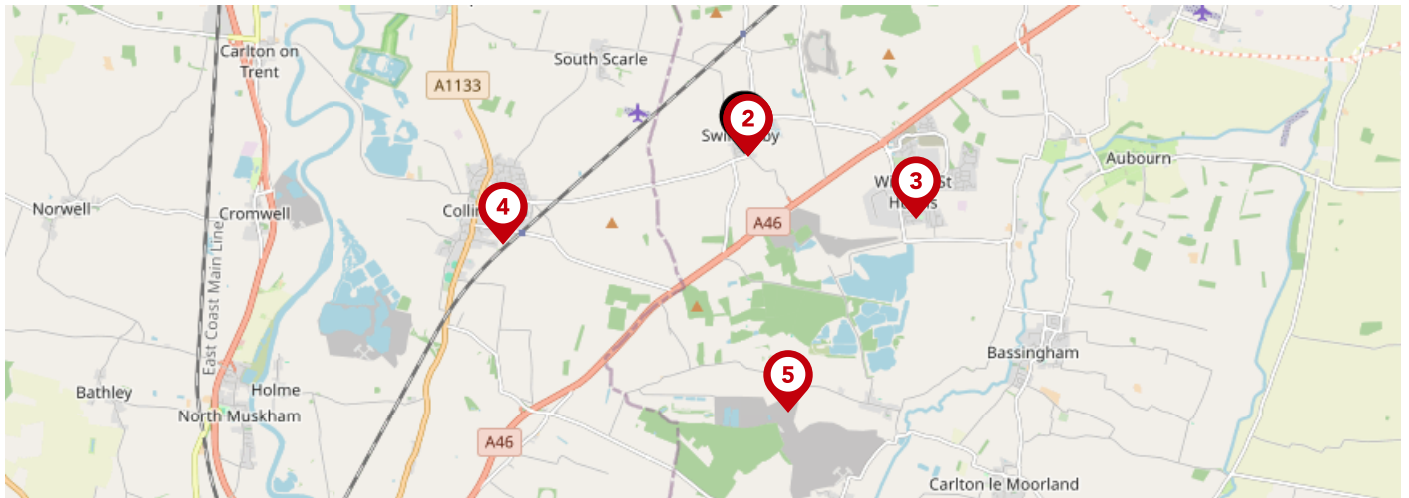
## Listed Buildings



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

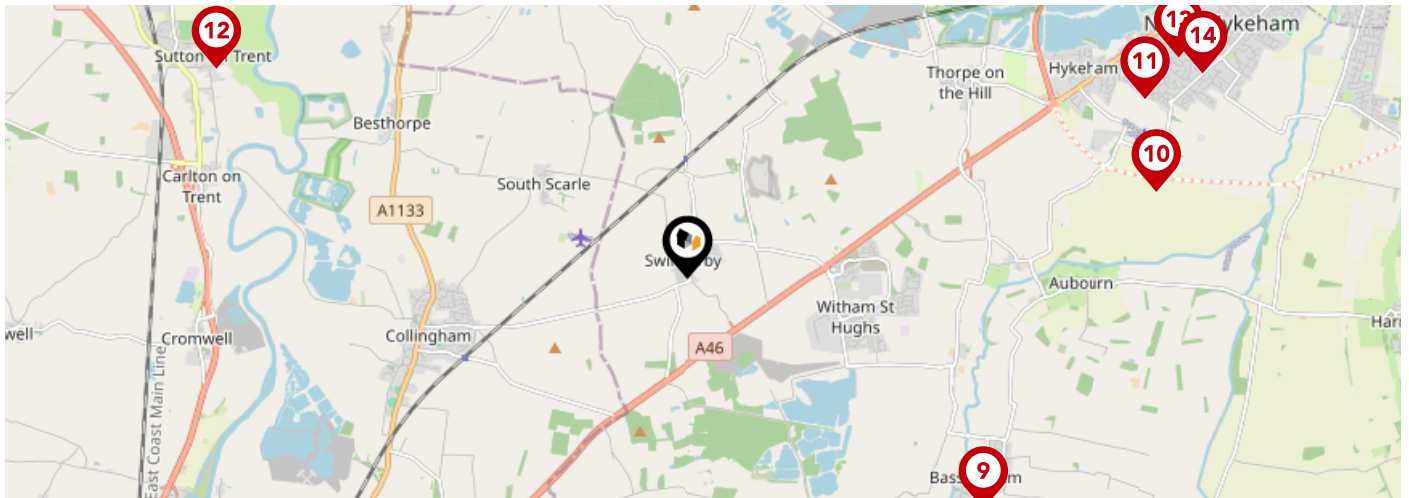










Listed Buildings in the local district	Grade	Distance
 1165316 - Church Of All Saints	Grade II	0.0 miles
 1317373 - Long Cottage	Grade II	0.0 miles
 1165376 - Hurst Farm House	Grade II	0.1 miles
 1317367 - The Old Vicarage	Grade II	0.1 miles
 1165399 - The Cot	Grade II	0.1 miles
 1062011 - Manor Farm House	Grade II	0.1 miles
 1360509 - The Cottage	Grade II	0.3 miles
 1360508 - Nos 1 And 2 Old School Yard	Grade II	0.3 miles
 1317317 - Poplar Farmhouse	Grade II	0.3 miles
 1061971 - Old School House	Grade II	0.3 miles



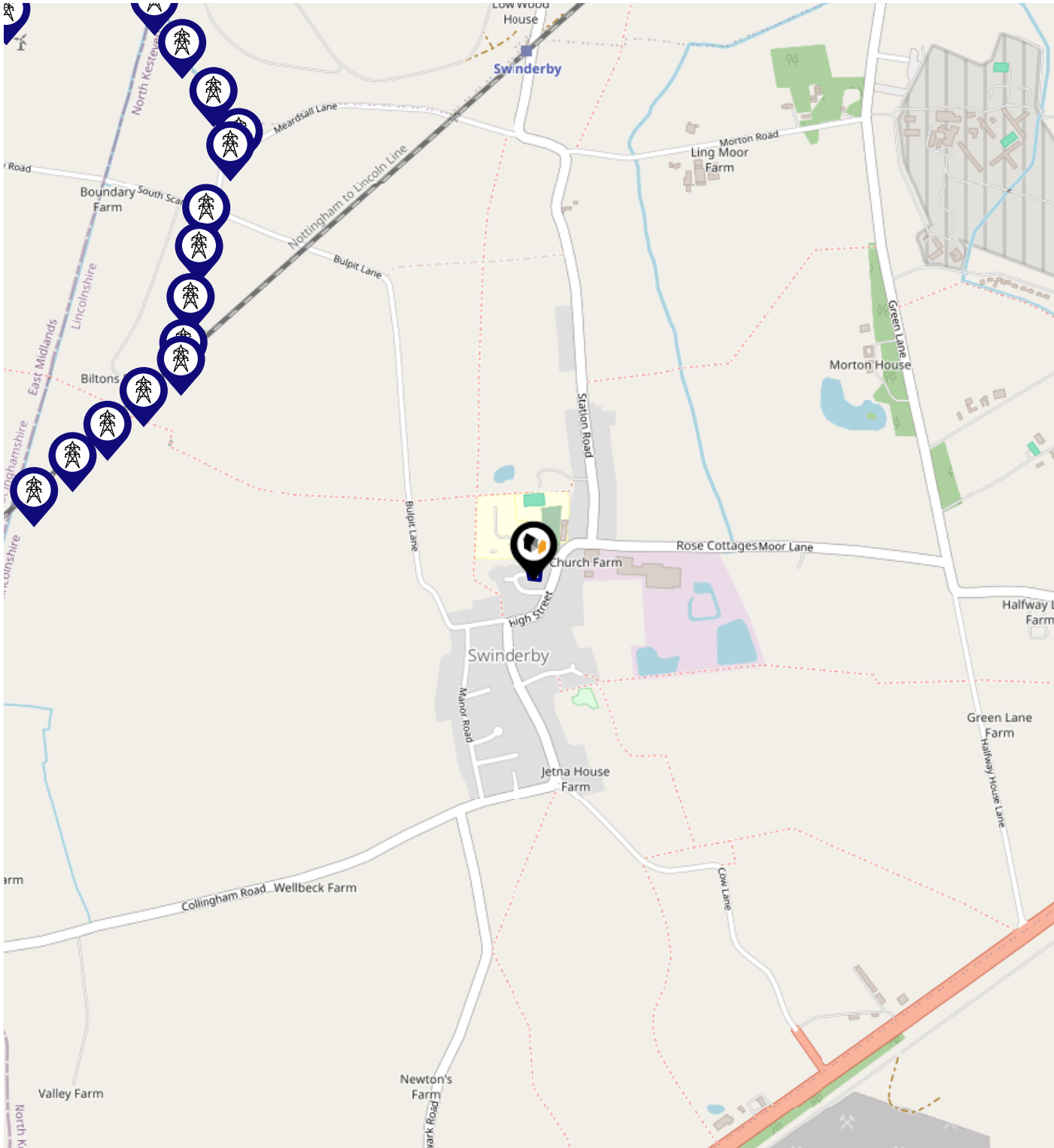
	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Swinderby All Saints Church of England Primary School</b> Ofsted Rating: Good   Pupils: 91   Distance:0.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Kisimul School</b> Ofsted Rating: Good   Pupils: 65   Distance:0.04</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Witham St Hughs Academy</b> Ofsted Rating: Outstanding   Pupils: 398   Distance:1.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>John Blow Primary School</b> Ofsted Rating: Good   Pupils: 170   Distance:2.3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Witham Prospect School</b> Ofsted Rating: Requires improvement   Pupils: 14   Distance:2.34</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Eagle Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 63   Distance:2.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>North Scarle Primary School</b> Ofsted Rating: Requires improvement   Pupils: 50   Distance:2.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>The St Michael's Church of England Primary School, Thorpe on the Hill</b> Ofsted Rating: Good   Pupils: 197   Distance:2.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools




		Nursery	Primary	Secondary	College	Private
	<b>Bassingham Primary School</b> Ofsted Rating: Good   Pupils: 173   Distance:3.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The South Hykeham Community Primary School</b> Ofsted Rating: Good   Pupils: 148   Distance:4.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Manor Farm Academy</b> Ofsted Rating: Good   Pupils: 212   Distance:4.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sutton-On-Trent Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 128   Distance:4.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>North Kesteven Academy</b> Ofsted Rating: Requires improvement   Pupils: 659   Distance:4.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The North Hykeham All Saints Church of England Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:4.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Queen Eleanor Primary School</b> Ofsted Rating: Good   Pupils: 68   Distance:5.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Winthorpe Primary School</b> Ofsted Rating: Good   Pupils: 108   Distance:5.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons



**Key:**

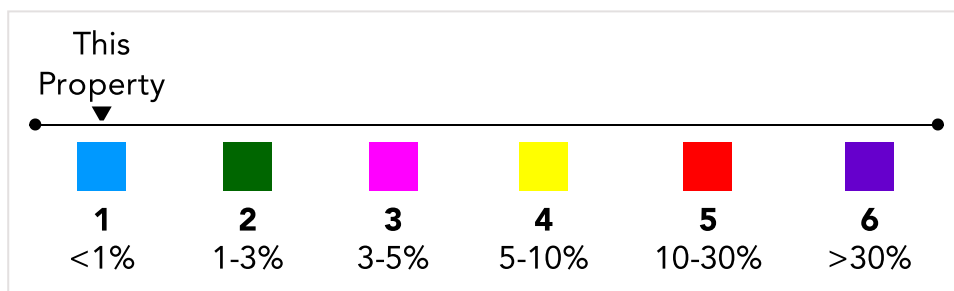
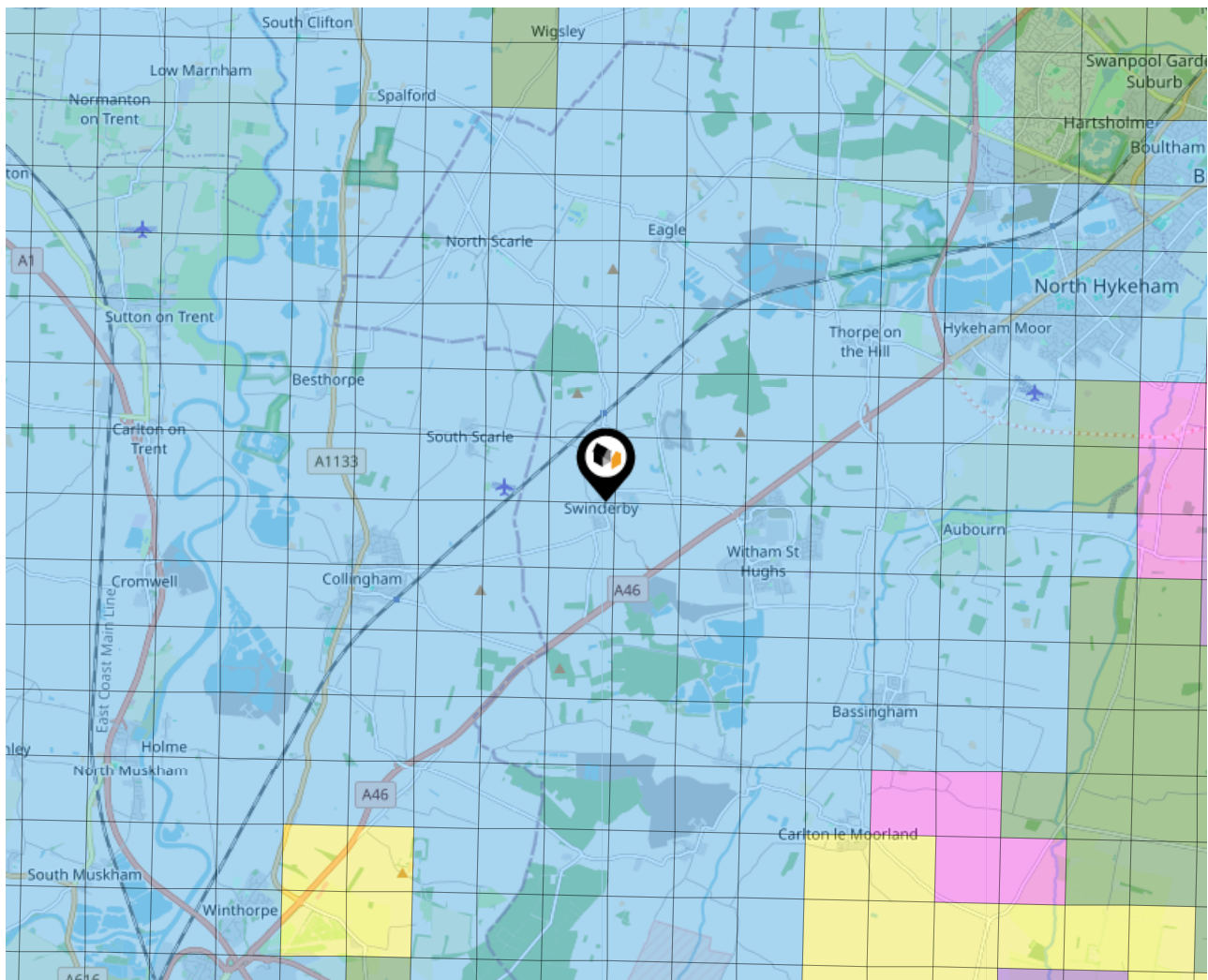
-  Power Pylons
-  Communication Masts

# Environment

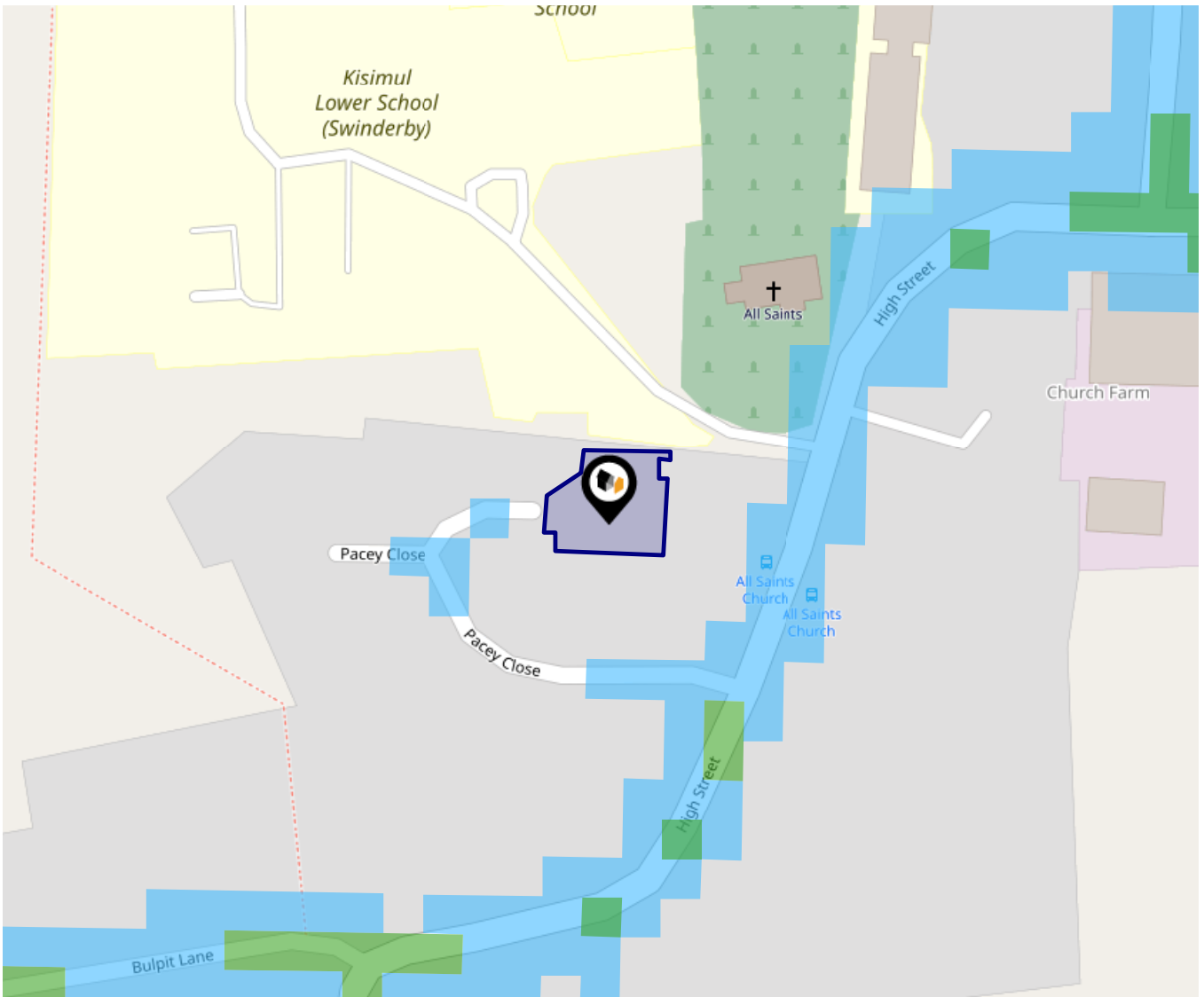
## Radon Gas

### 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/m<sup>3</sup>).



# Local Area Road Noise

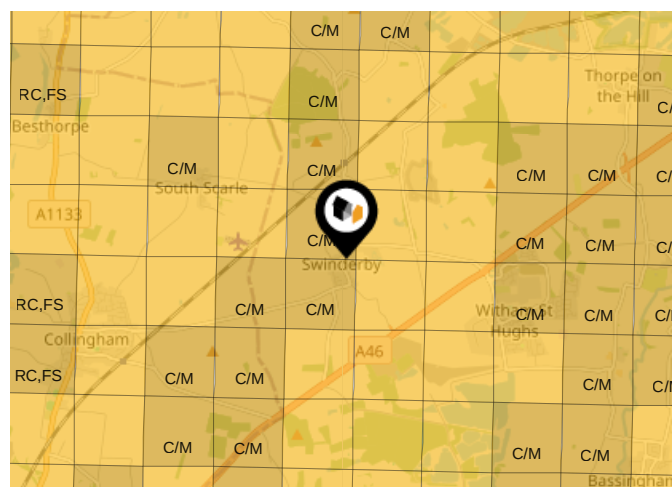


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

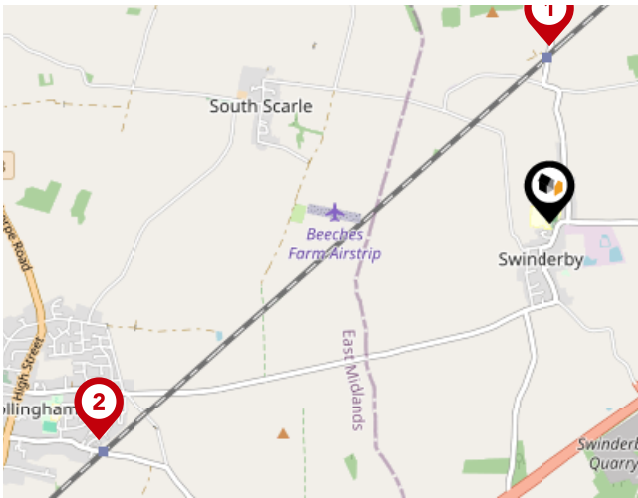
<b>Carbon Content:</b>	VARIABLE(LOW)	<b>Soil Texture:</b>	SAND TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS - RUDACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		



## Primary Classifications (Most Common Clay Types)

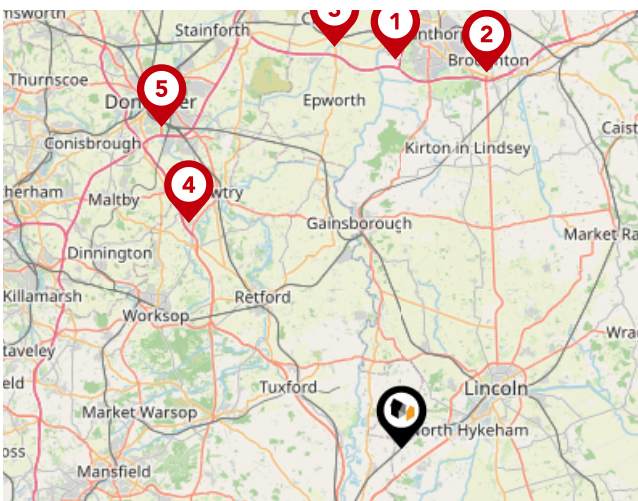
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</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	Swinderby Rail Station	0.79 miles
2	Collingham Rail Station	2.22 miles
3	Hykeham Rail Station	4.95 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J3	27.61 miles
2	M180 J4	27.37 miles
3	M180 J2	28.85 miles
4	A1(M) J34	22.06 miles
5	M18 J3	28.53 miles



## Airports/Helipads

Pin	Name	Distance
1	Finningley	25.7 miles
2	Humberside Airport	32.84 miles
3	East Mids Airport	34.76 miles
4	Leeds Bradford Airport	62.99 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	All Saints Church	0.03 miles
2	All Saints Church	0.03 miles
3	Demand Responsive Area	0.19 miles
4	The Vicarage	0.21 miles
5	Green Lane	0.63 miles

# Alasdair Morrison & Mundys

## About Us



### Alasdair Morrison & 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
- Surveys and Professional Valuations
- Commercial Sales and Rentals
- New Homes
- Development Proposals
- Mortgage Advice

# Alasdair Morrison & 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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