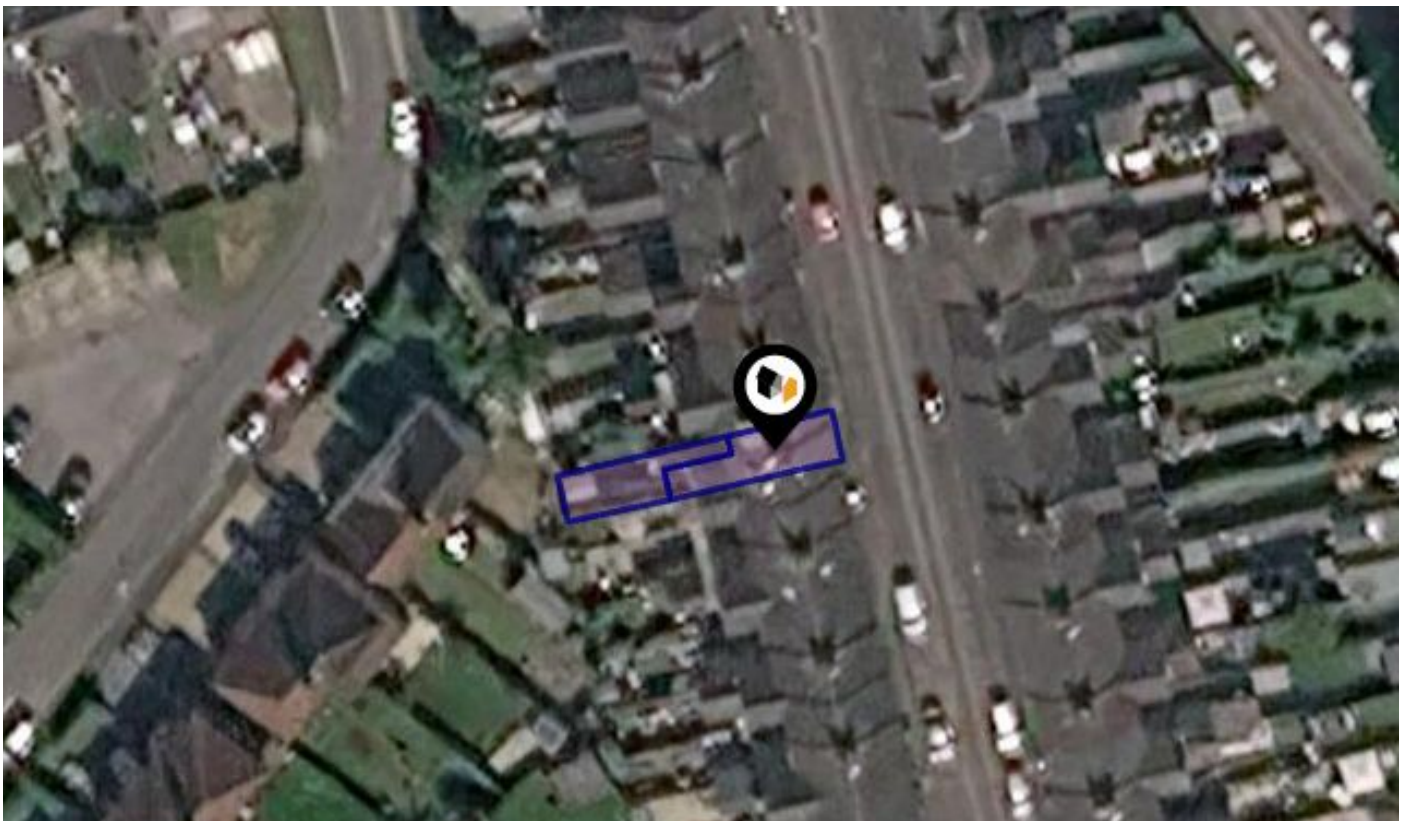




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Friday 01st May 2026



VICTORIA STREET, GRANTHAM, NG31

Charles Dyson Estate Agents

Elmer House, Finkin Street, Grantham, NG31 6QZ

01476 576688

David.carter@charlesdyson.co.uk

charlesdyson.co.uk








Property

| | | | |
|-------------------------|---|----------------|-----------|
| Type: | Flat / Maisonette | Tenure: | Leasehold |
| Bedrooms: | 1 | | |
| Floor Area: | 409 ft ² / 38 m ² | | |
| Plot Area: | 0.02 acres | | |
| Year Built : | Before 1900 | | |
| Council Tax : | Band A | | |
| Annual Estimate: | £1,507 | | |
| Title Number: | LL160702 | | |

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|---|---|---|
| 16 mb/s | 283 mb/s | 1800 mb/s |
|  |  |  |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

22a, Victoria Street, NG31

Energy rating

D

Valid until 12.02.2028

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

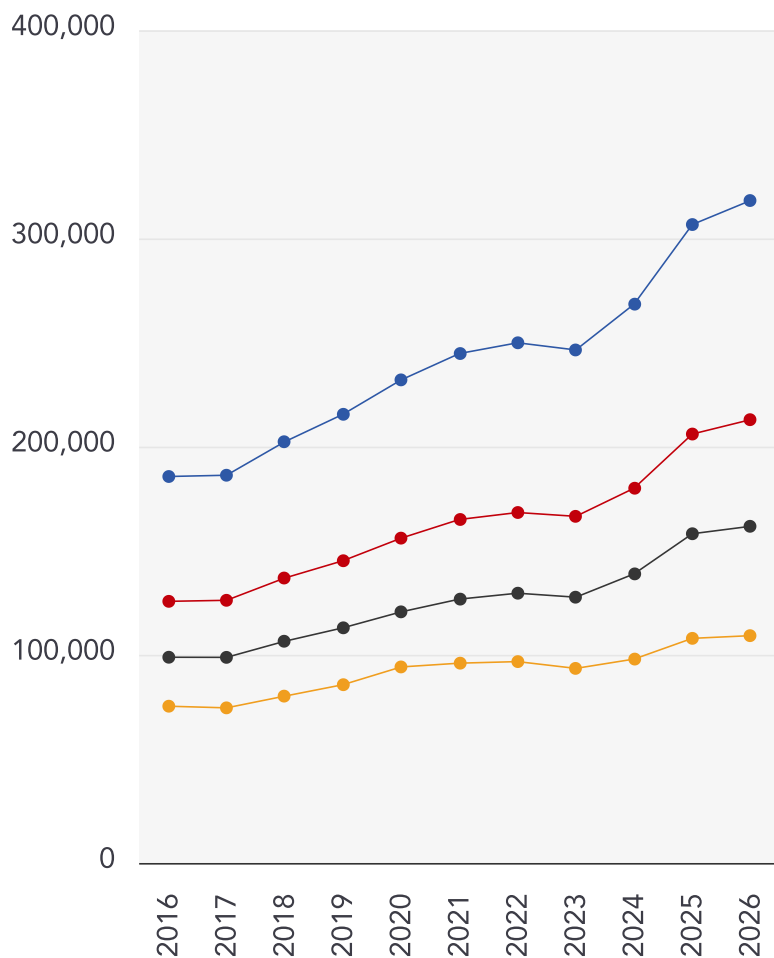
Additional EPC Data

| | |
|-------------------------------------|--|
| Property Type: | Flat |
| Build Form: | Mid-Terrace |
| Transaction Type: | Rental (private) |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Floor Level: | Ground |
| Flat Top Storey: | No |
| Glazing Type: | Double glazing installed during or after 2002 |
| Previous Extension: | 2 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Solid brick, as built, no insulation (assumed) |
| Walls Energy: | Very Poor |
| Roof: | (another dwelling above) |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Programmer and room thermostat |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Average |
| Lighting: | Low energy lighting in 60% of fixed outlets |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 38 m ² |

Market

House Price Statistics

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%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

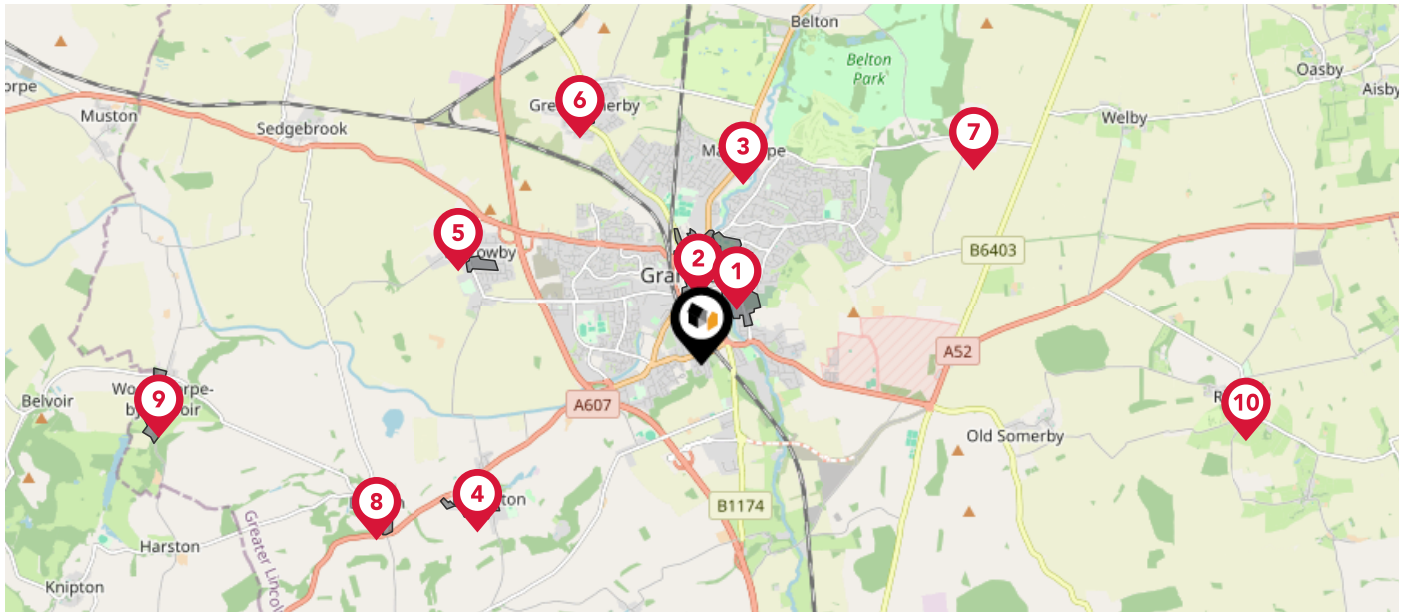
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



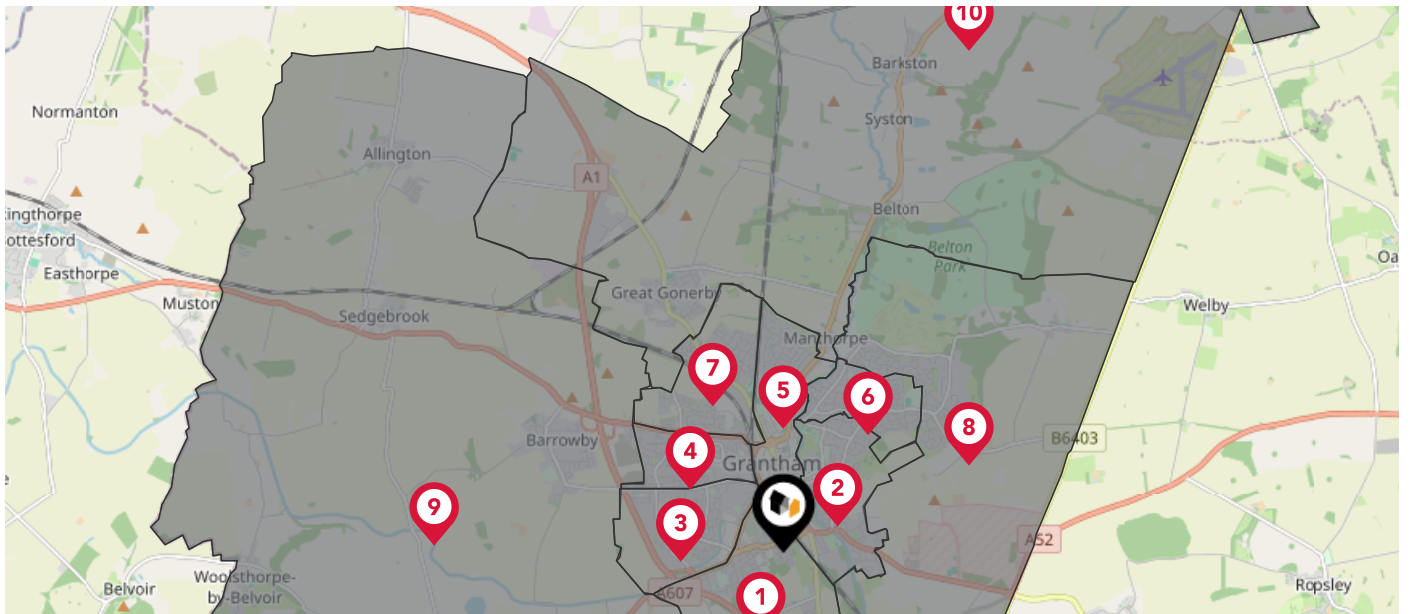
Nearby Conservation Areas

- 1 St. Anne's
- 2 Grantham
- 3 Manthorpe
- 4 Harlaxton
- 5 Barrowby (Part 1)
- 6 Great Gonerby
- 7 Londonthorpe
- 8 Denton (South Kesteven)
- 9 Woolsthorpe By Belvoir
- 10 Ropsley

Maps

Council Wards

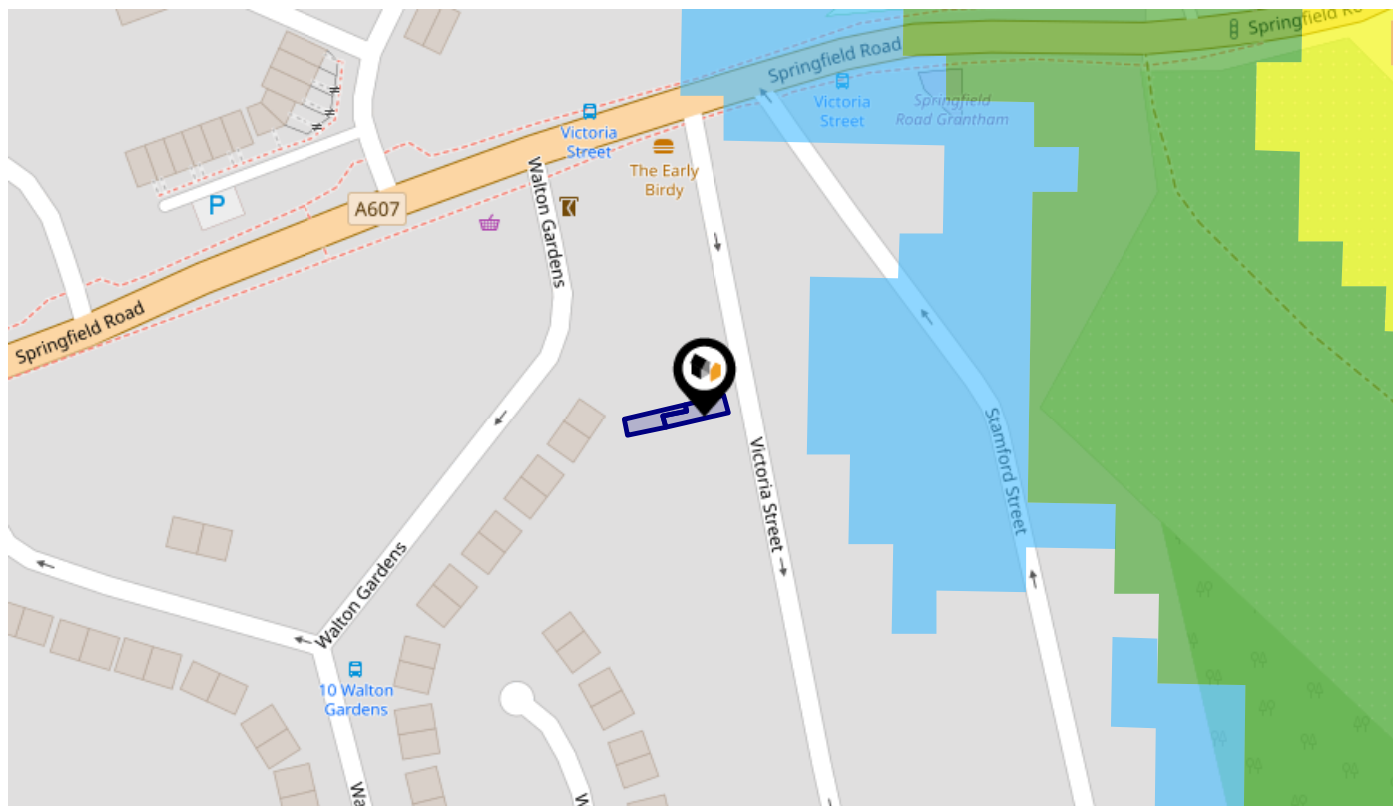
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



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

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.

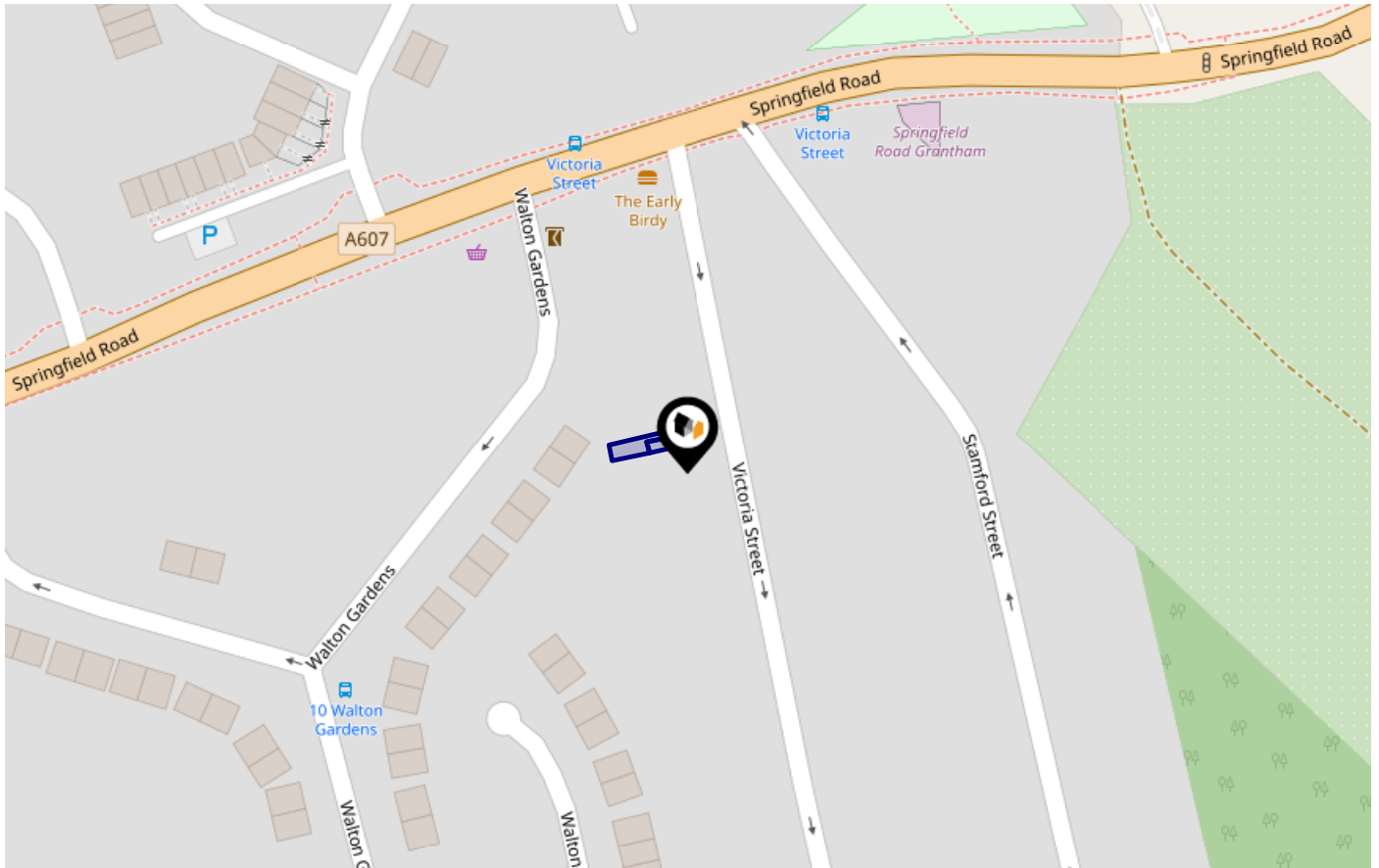
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

| | | | |
|---|--|--------------|---------------------------------------|
| 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.

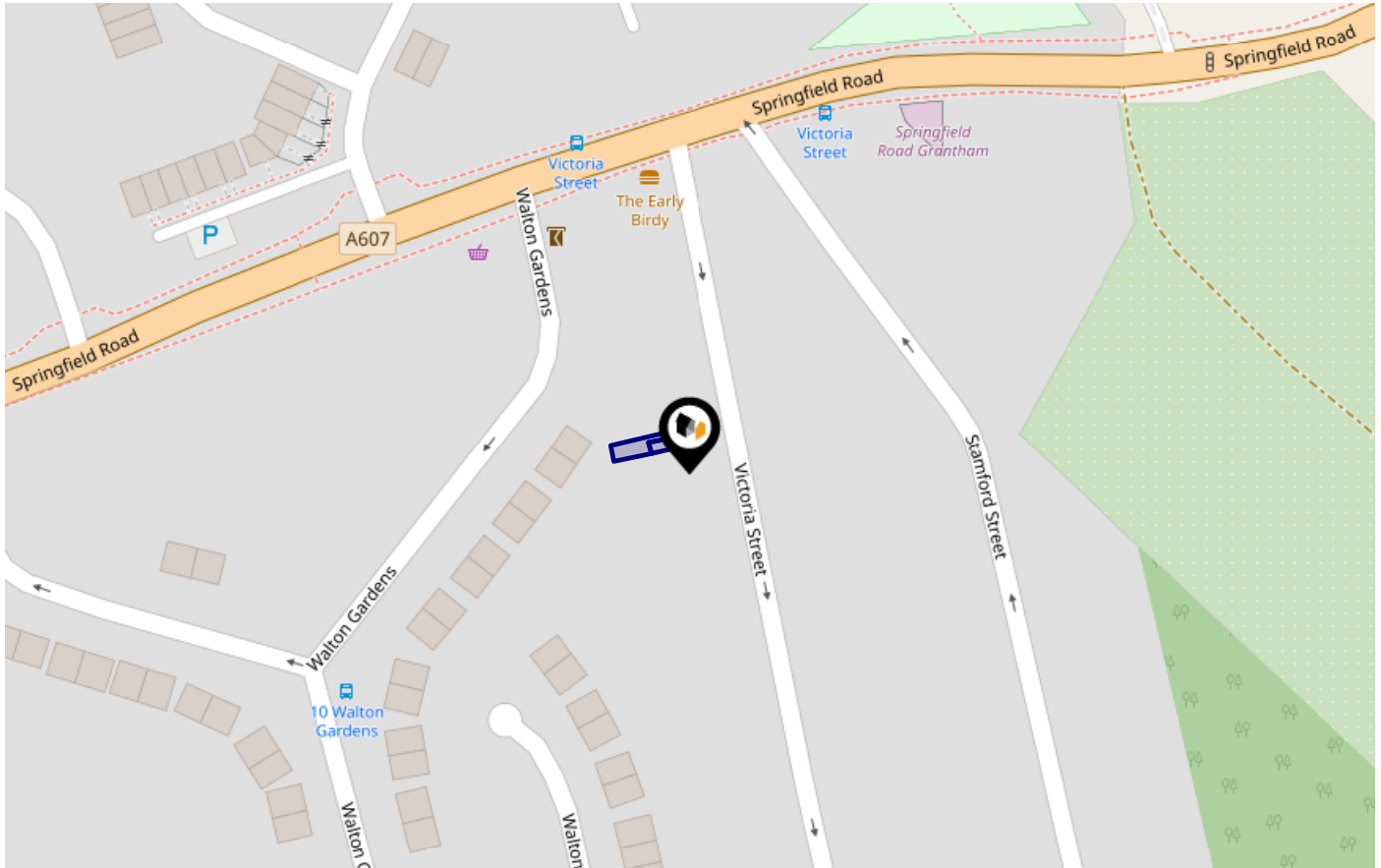
Chance of flooding to the following depths at this property:



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**

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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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

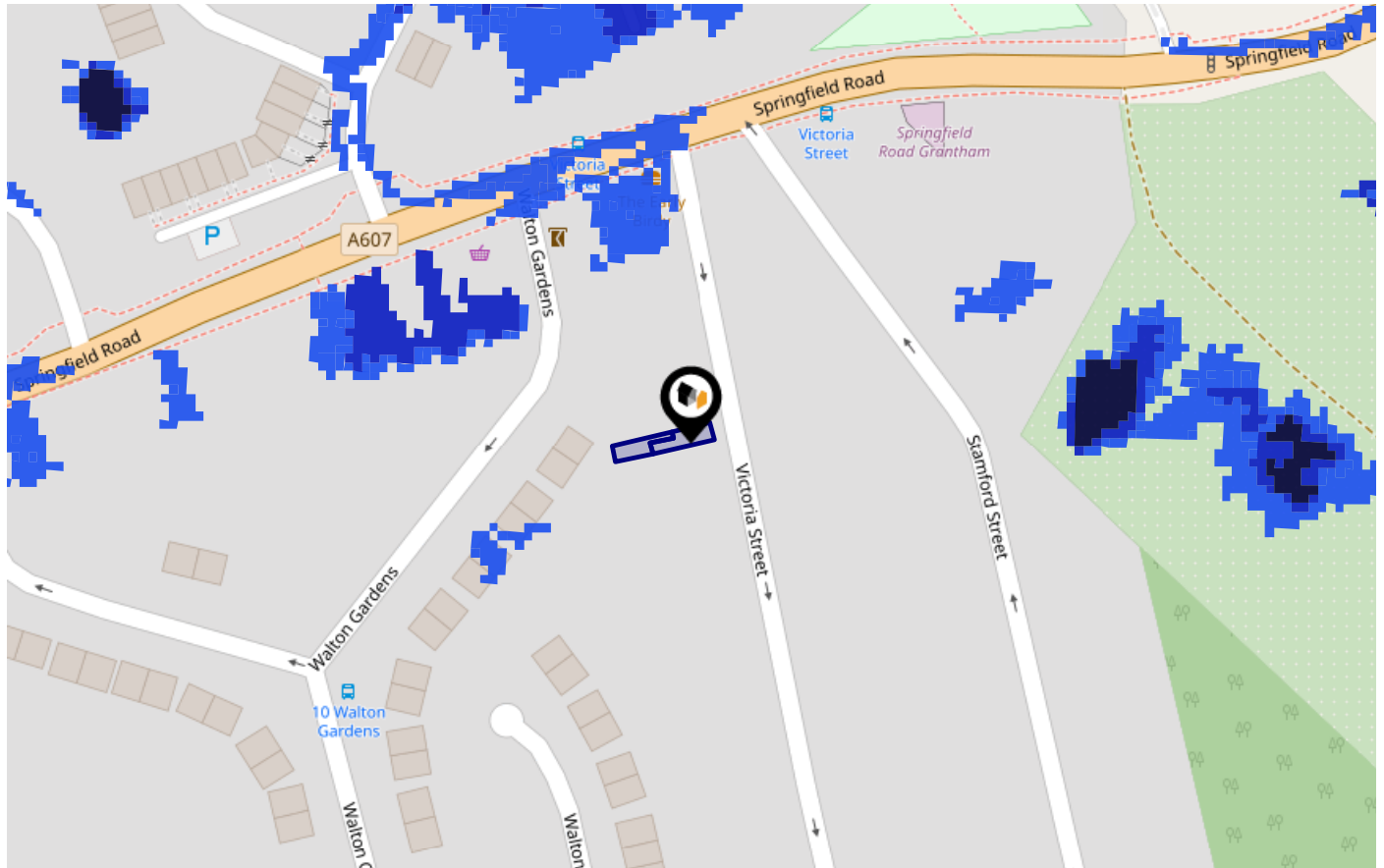
Chance of flooding to the following depths at this property:



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.

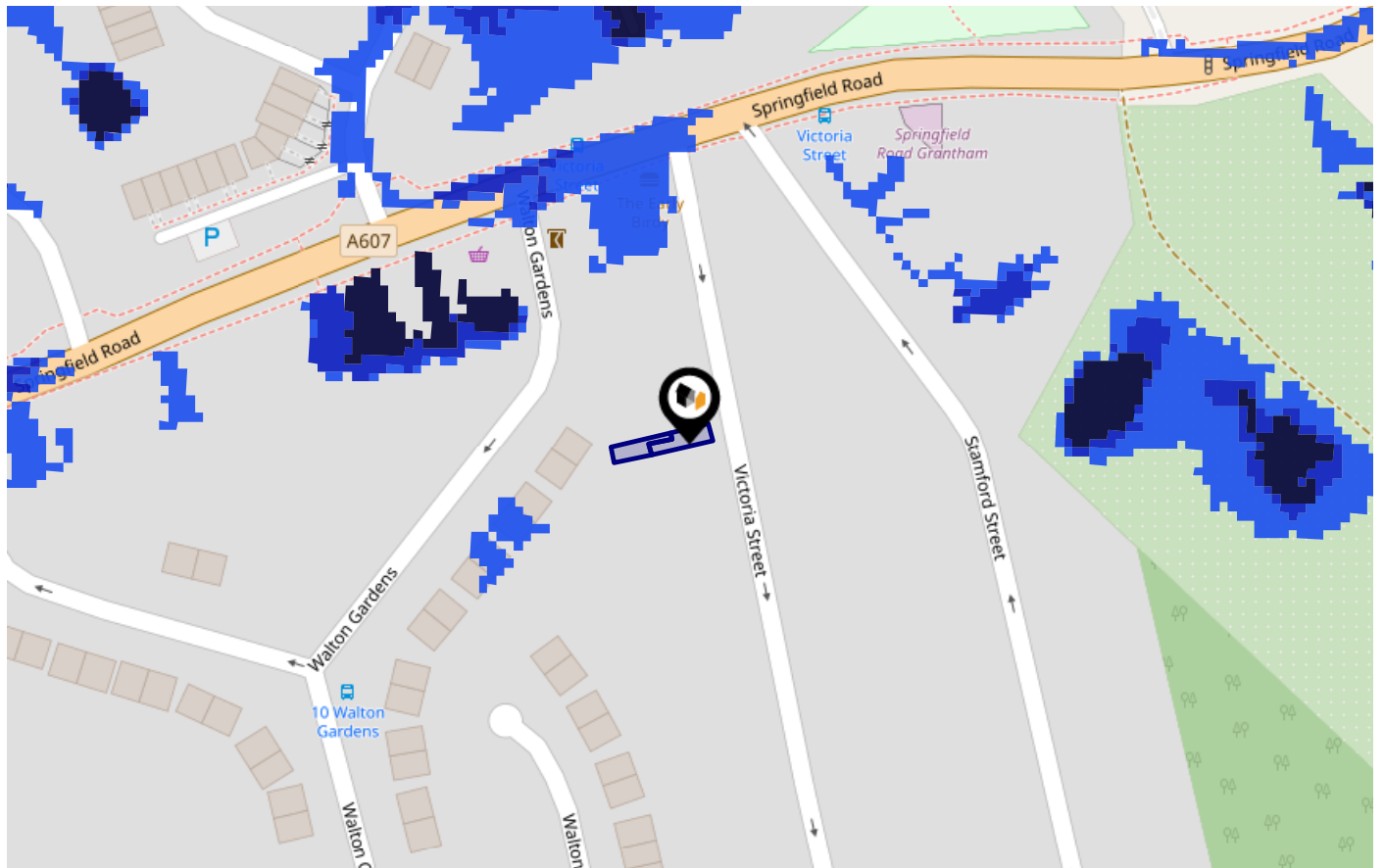
Chance of flooding to the following depths at this property:



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.

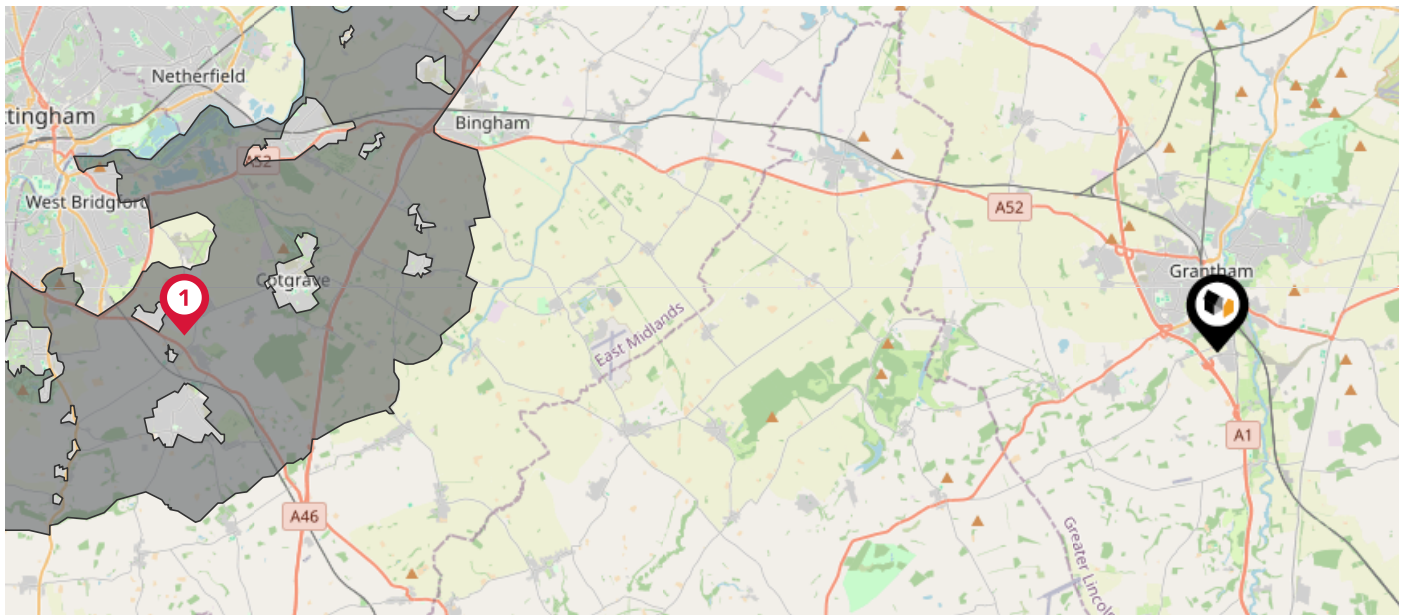
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



Nearby Green Belt Land

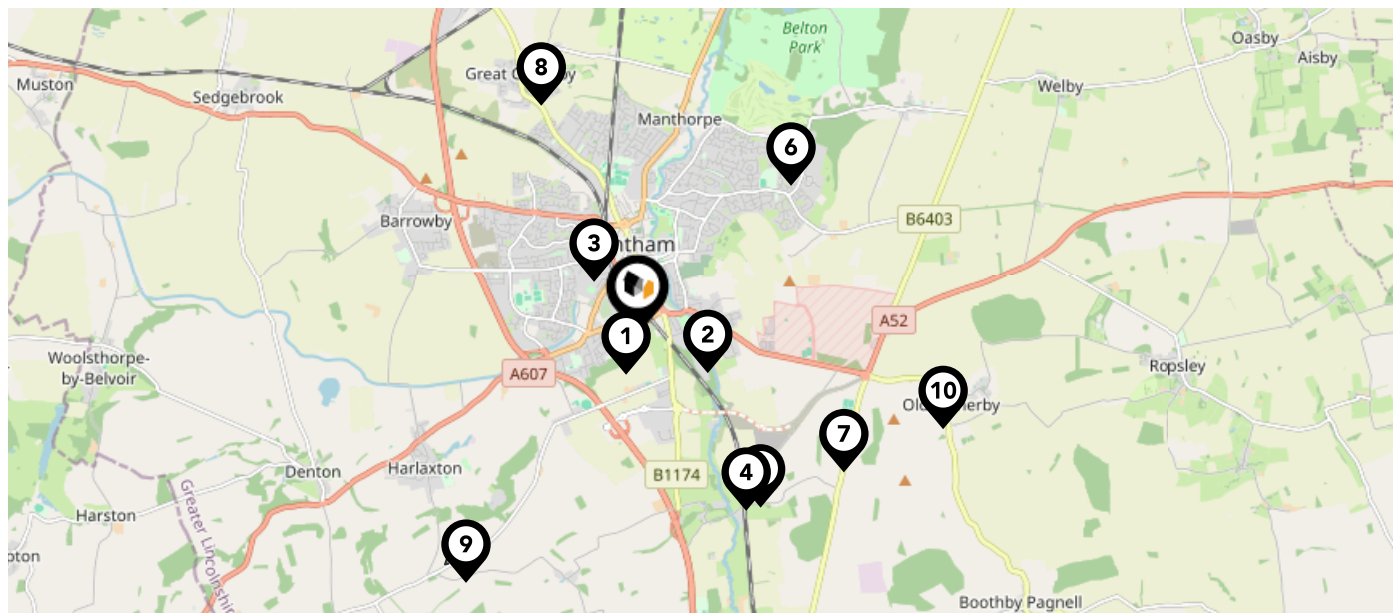


Derby and Nottingham Green Belt - Rushcliffe

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.



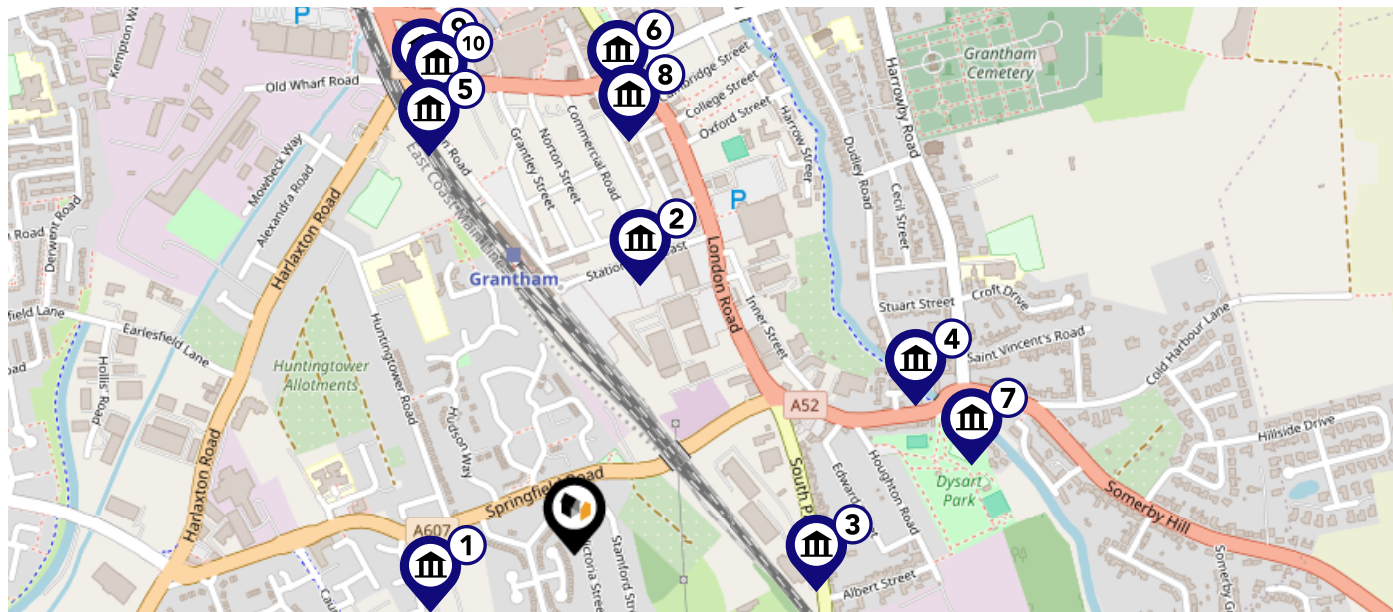
Nearby Landfill Sites











| | | |
|----|---|-------------------|
| 1 | Caddy Castings-Springfield Road, Grantham | Historic Landfill |
| 2 | Bridge End Grove-Grantham, Lincolnshire | Historic Landfill |
| 3 | Autumn Park Landfill-Autumn Park Industrial Estate, Dysart Road, 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 | Woodnook-Woodnook, Lincolnshire | Historic Landfill |
| 8 | Long Street Landfill Site-Great Gonerby, Grantham | Historic Landfill |
| 9 | Swine Hill Quarry-Lodge Farm, Harlaxton, Lincolnshire | Historic Landfill |
| 10 | The Quarry-School Lane, Old Somerby, Lincolnshire | Historic Landfill |

Maps

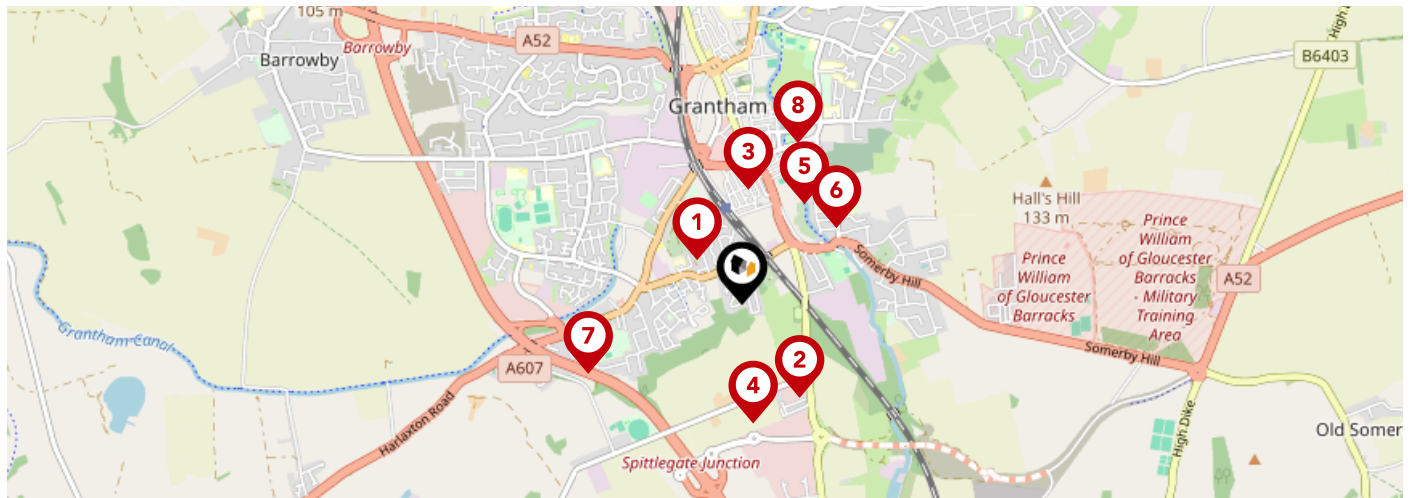
Listed Buildings

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



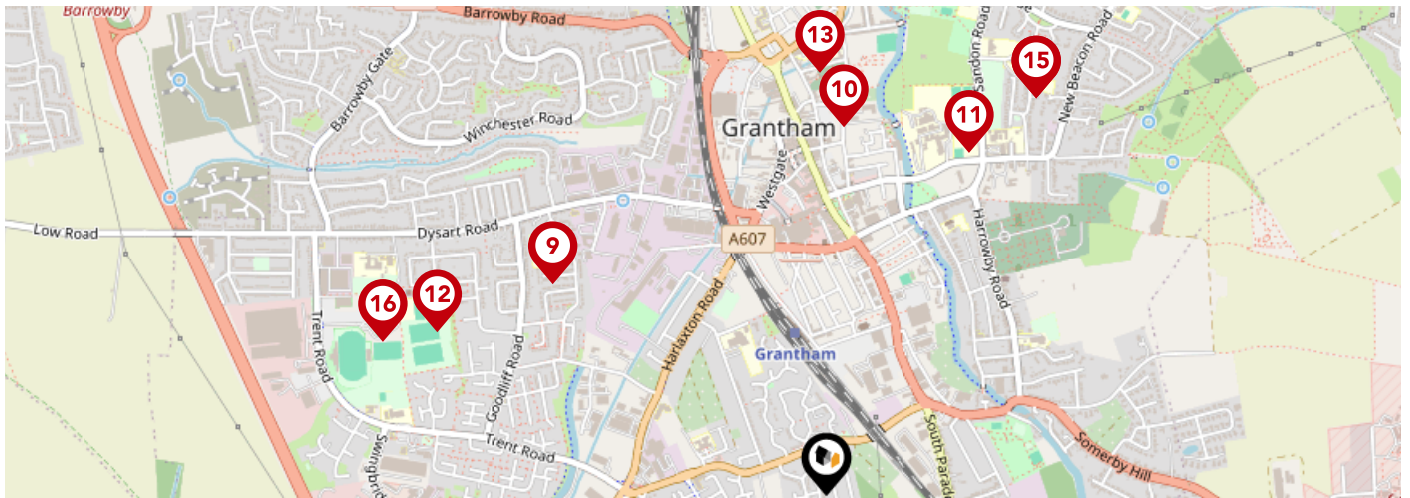
| Listed Buildings in the local district | Grade | Distance |
|--|----------|-----------|
|  1253968 - Malthouse | Grade II | 0.2 miles |
|  1253742 - Church Of St John The Evangelist | Grade II | 0.3 miles |
|  1062468 - Spittlegate Lodge | Grade II | 0.3 miles |
|  1360791 - The Former Lee And Grinling's Maltings | Grade II | 0.4 miles |
|  1261508 - 6 And 7, Station Road | Grade II | 0.5 miles |
|  1360283 - Statue Of Honourable Frederick James Tollemache Member Of Parliament | Grade II | 0.5 miles |
|  1261638 - Spittlegate Mill And Mill House | Grade II | 0.5 miles |
|  1253628 - 12, London Road | Grade II | 0.5 miles |
|  1360275 - 38-40, Westgate | Grade II | 0.5 miles |
|  1253951 - Malthouse | Grade II | 0.5 miles |









Area Schools



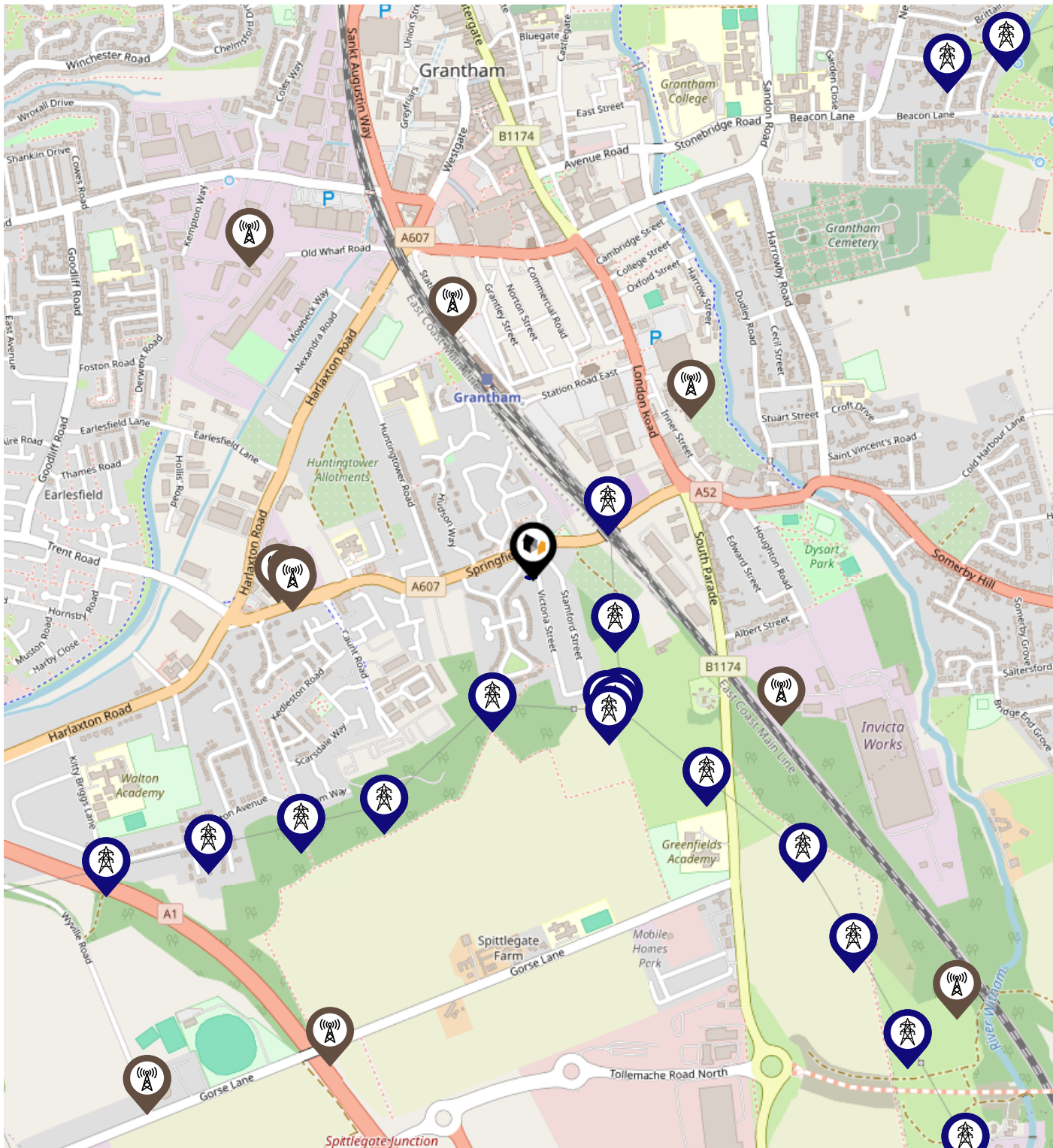
| | Nursery | Primary | Secondary | College | Private |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>1 Huntingtower Community Primary Academy Ofsted Rating: Good Pupils: 416 Distance:0.28</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>2 Greenfields Academy Ofsted Rating: Good Pupils: 82 Distance:0.49</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>3 Charles Read Academy Ofsted Rating: Good Pupils: 276 Distance:0.51</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>4 Grantham Preparatory International School Ofsted Rating: Not Rated Pupils: 116 Distance:0.53</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>5 Dudley House School Ofsted Rating: Good Pupils: 18 Distance:0.53</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>6 St Anne's Church of England Primary School, Grantham Ofsted Rating: Good Pupils: 210 Distance:0.54</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>7 Walton Academy Ofsted Rating: Good Pupils: 997 Distance:0.75</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>8 Grantham College Ofsted Rating: Good Pupils:0 Distance:0.76</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Schools





| | | Nursery | Primary | Secondary | College | Private |
|---|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | The Isaac Newton Primary School Ofsted Rating: Requires improvement Pupils: 408 Distance:0.77 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Wulfram's National Church of England Primary School Ofsted Rating: Requires improvement Pupils: 215 Distance:0.82 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Kesteven and Grantham Girls' School Ofsted Rating: Outstanding Pupils: 1188 Distance:0.83 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | West Grantham Church of England Secondary Academy Ofsted Rating: Good Pupils: 346 Distance:0.94 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | The King's School, Grantham Ofsted Rating: Good Pupils: 1200 Distance:0.94 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Saint Mary's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 200 Distance:1 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Grantham Additional Needs Fellowship Ofsted Rating: Outstanding Pupils: 251 Distance:1 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | West Grantham Church of England Primary Academy Ofsted Rating: Good Pupils: 207 Distance:1.05 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Local Area Masts & Pylons

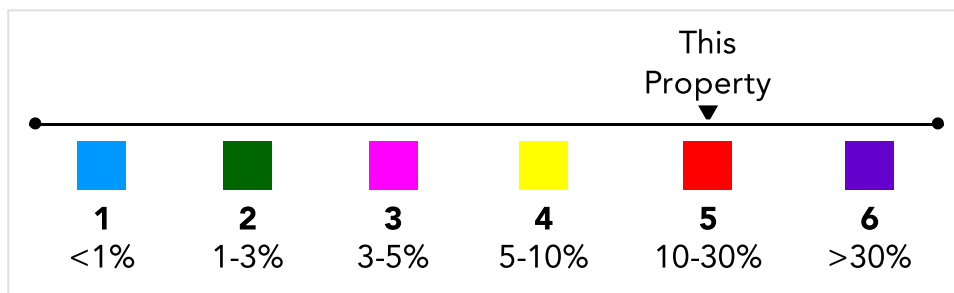
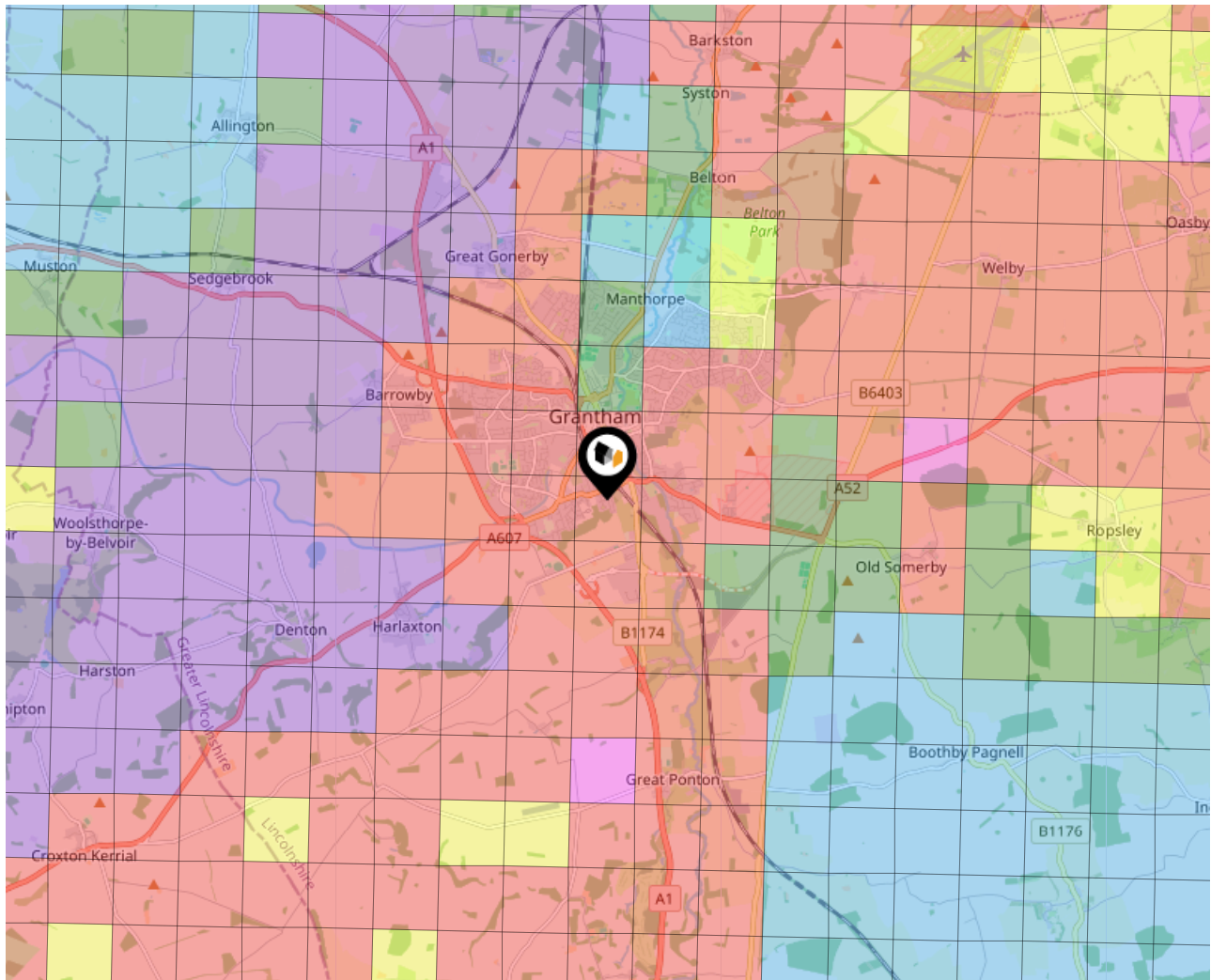


Key:

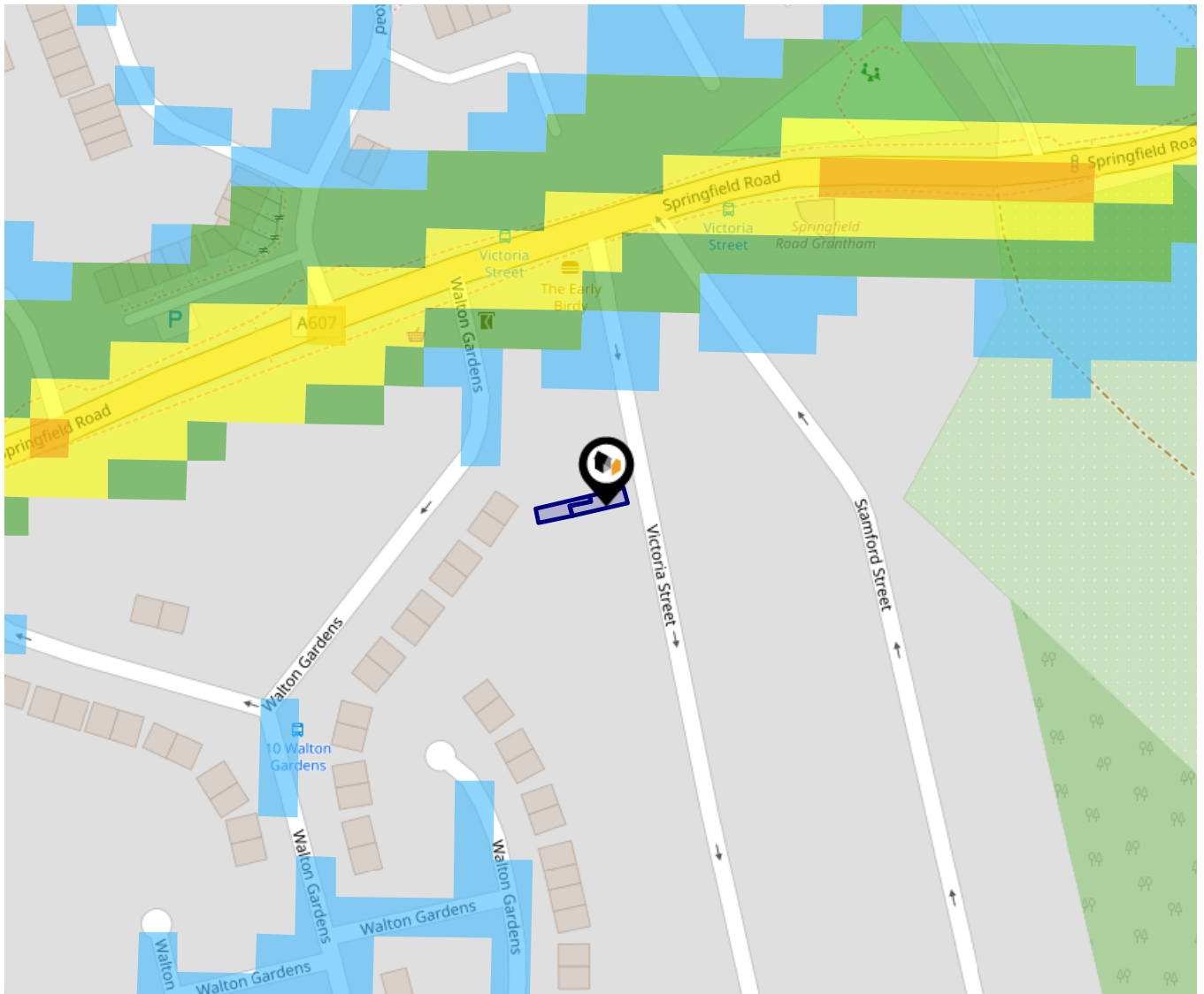
-  Power Pylons
-  Communication Masts

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

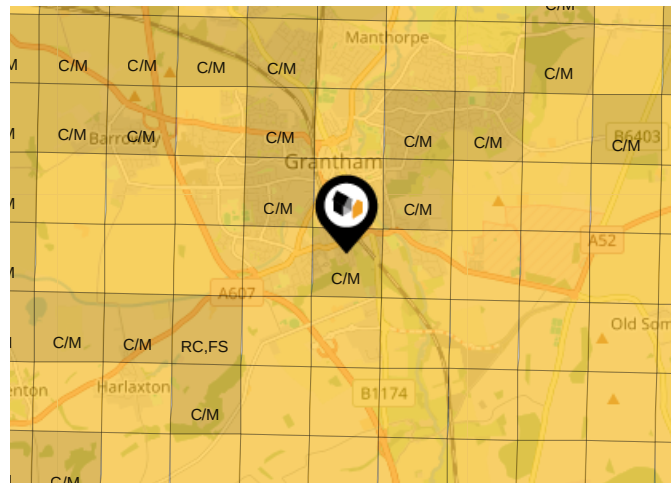


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

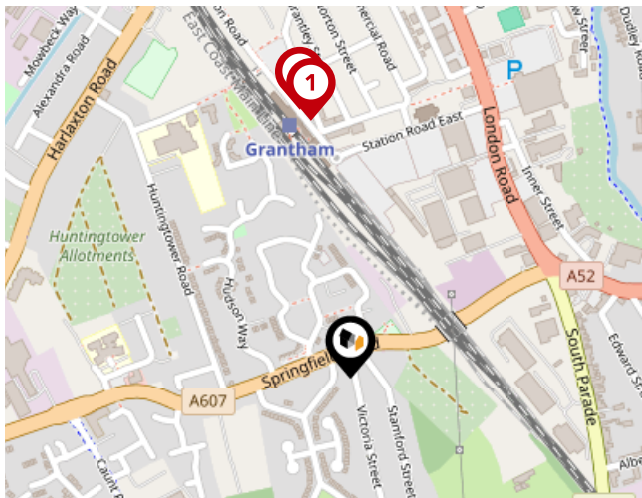
| | | | |
|-------------------------------|-----------------|----------------------|--------------|
| Carbon Content: | VARIABLE(LOW) | Soil Texture: | LOAM TO CLAY |
| Parent Material Grain: | ARGILLACEOUS | Soil Depth: | DEEP |
| Soil Group: | MEDIUM TO HEAVY | | |



Primary Classifications (Most Common Clay Types)

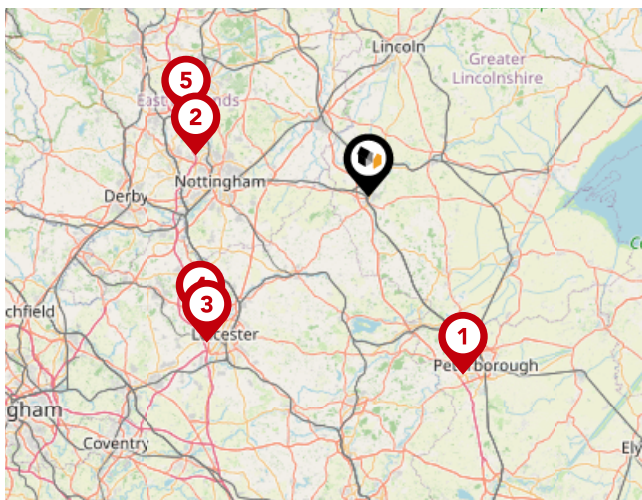
| | |
|---------------|--|
| C/M | Claystone / Mudstone |
| FPC,S | Floodplain Clay, Sand / Gravel |
| FC,S | Fluvial Clays & Silts |
| FC,S,G | Fluvial Clays, Silts, Sands & Gravel |
| PM/EC | Prequaternary Marine / Estuarine Clay / Silt |
| QM/EC | Quaternary Marine / Estuarine Clay / Silt |
| RC | 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 |

Area Transport (National)



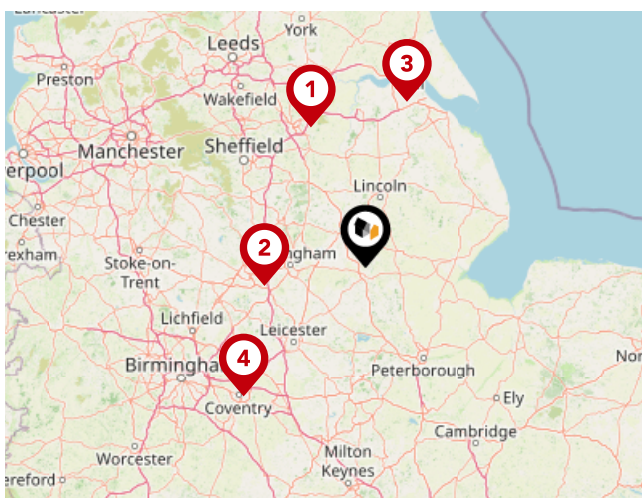
National Rail Stations

| Pin | Name | Distance |
|-----|-------------------------|------------|
| 1 | Grantham Rail Station | 0.29 miles |
| 2 | Grantham Rail Station | 0.31 miles |
| 3 | Bottesford Rail Station | 7.04 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|-----------|-------------|
| 1 | A1(M) J17 | 29.06 miles |
| 2 | M1 J26 | 25.48 miles |
| 3 | M1 J21 | 31.19 miles |
| 4 | M1 J21A | 30.3 miles |
| 5 | M1 J27 | 28.41 miles |

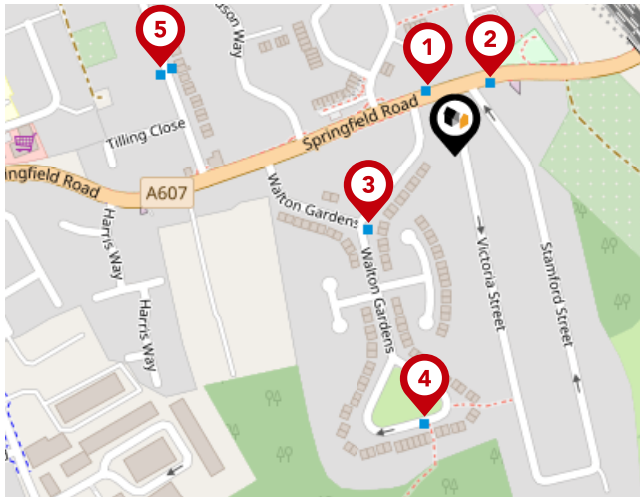


Airports/Helipads





| Pin | Name | Distance |
|-----|--------------------|-------------|
| 1 | Finningley | 42.84 miles |
| 2 | East Mids Airport | 29.21 miles |
| 3 | Humberside Airport | 48.64 miles |
| 4 | Baginton | 50.9 miles |

Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|---|-----------------------|------------|
|  | Victoria Street | 0.04 miles |
|  | Victoria Street | 0.05 miles |
|  | 10 Walton Gardens | 0.06 miles |
|  | 53 Walton Gardens | 0.15 miles |
|  | 140 Huntingtower Road | 0.17 miles |



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.

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.



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