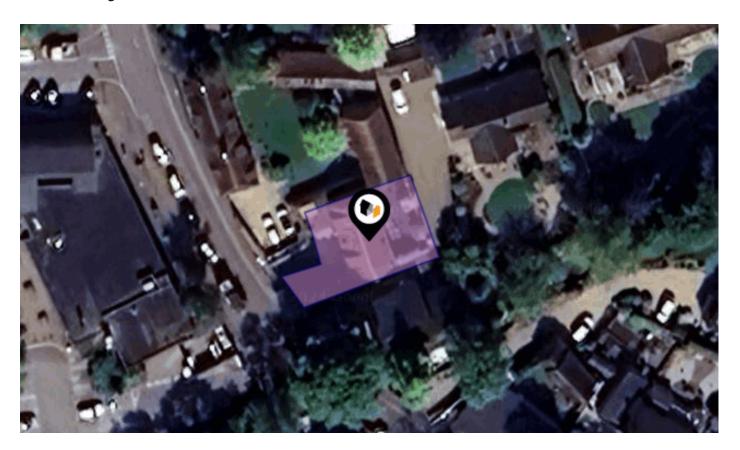




### MIR: Material Info

The Material Information Affecting this Property

Tuesday 18<sup>th</sup> June 2024



### THE GREEN, NETTLEHAM, LINCOLN, LN2

#### Mundys

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









### Property **Overview**









### **Property**

Type: Detached

**Bedrooms:** 

Floor Area:  $764 \text{ ft}^2 / 71 \text{ m}^2$ 

0.07 acres Plot Area: Year Built: 1996-2002 **Council Tax:** Band E **Annual Estimate:** £2,699 **Title Number:** LL214373

Freehold Tenure:

#### **Local Area**

**Local Authority:** Lincolnshire

**Conservation Area:** 

Flood Risk:

• Rivers & Seas

Surface Water

No

Low

Medium

**Estimated Broadband Speeds** 

(Standard - Superfast - Ultrafast)

8

**67** 

1000

mb/s

mb/s





Satellite/Fibre TV Availability:



#### **Mobile Coverage:**

(based on calls indoors)

































# Property **EPC - Certificate**



	THE GREEN, LINCOLN, LN2	Ene	ergy rating
	Valid until 05.05.2021		
Score	Energy rating	Current	Potential
92+	A		
81-91	В		
69-80	C	071 -	69   C
55-68	D	67   D	03   0
39-54	E		
21-38	F		
1-20	G		

### Property **EPC - Additional Data**



#### **Additional EPC Data**

**Property Type:** Detached house

Walls: Cavity wall, as built, insulated (assumed)

Walls Energy: Good

**Roof:** Roof room(s), insulated (assumed)

**Roof Energy:** Good

Window: Fully double glazed

Window Energy: Good

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:** No low energy lighting

**Lighting Energy:** Very poor

Floors: Solid, limited insulation (assumed)

**Secondary Heating:** Room heaters, mains gas

**Total Floor Area:** 70 m<sup>2</sup>

## Area **Schools**

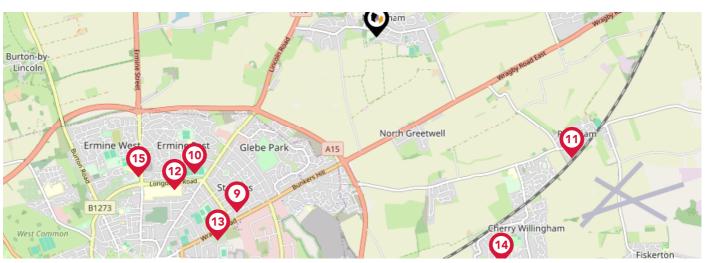




		Nursery	Primary	Secondary	College	Private
1	The Nettleham Church of England Voluntary Aided Junior School Ofsted Rating: Good   Pupils: 242   Distance: 0.07		$\checkmark$			
2	The Nettleham Infant and Nursery School Ofsted Rating: Outstanding   Pupils: 187   Distance: 0.17		$\checkmark$			
3	Lincoln Carlton Academy Ofsted Rating: Outstanding   Pupils: 417   Distance: 1.82		<b>✓</b>			
4	The Priory Pembroke Academy Ofsted Rating: Good   Pupils: 260   Distance: 1.86			$\checkmark$		
5	Ellison Boulters Church of England Primary School Ofsted Rating: Outstanding   Pupils: 279   Distance: 1.92		<b>✓</b>			
6	Springwell Alternative Academy Lincoln Ofsted Rating: Good   Pupils: 37   Distance:1.94			$\checkmark$		
7	Ermine Primary Academy Ofsted Rating: Inadequate   Pupils: 439   Distance:1.95		<b>▽</b>			
8	The Lincoln St Giles Nursery School Ofsted Rating: Outstanding   Pupils: 121   Distance:1.99	$\checkmark$				

## Area **Schools**





		Nursery	Primary	Secondary	College	Private
9	St Giles Academy Ofsted Rating: Inadequate   Pupils: 412   Distance:1.99		$\checkmark$			
10	Our Lady of Lincoln Catholic Primary School Ofsted Rating: Good   Pupils: 200   Distance: 2.02		<b>✓</b>			
<b>11</b>	Reepham Church of England Primary School Ofsted Rating: Outstanding   Pupils: 195   Distance: 2.04		$\checkmark$			
12	Castle Futures Ofsted Rating: Good   Pupils: 7   Distance: 2.25			$\checkmark$		
13	Lincoln Christ's Hospital School Ofsted Rating: Good   Pupils: 1208   Distance: 2.29			$\checkmark$		
14	Cherry Willingham Primary Academy Ofsted Rating: Requires Improvement   Pupils: 214   Distance:2.29		$\checkmark$			
15)	Lincoln Castle Academy Ofsted Rating: Inadequate   Pupils: 889   Distance: 2.45			$\checkmark$		
16	William Farr CofE Comprehensive School Ofsted Rating: Outstanding   Pupils: 1435   Distance: 2.48			$\checkmark$		

### Area

### **Transport (National)**





#### National Rail Stations

Pin	Name	Distance	
•	Lincoln Central Rail Station	3.46 miles	
2	Rail Station	3.46 miles	
3	Lincoln Central Rail Station	3.49 miles	



### Trunk Roads/Motorways

Pin	Pin Name	
1	M180 J4	19.49 miles
2	M180 J5	22.33 miles
3	M180 J3	22.24 miles
4	M180 J2	25.06 miles
5	M180 J1	29.9 miles



### Airports/Helipads

Pin	Name	Distance	
1	Humberside Airport	22.7 miles	
2	Humberside Airport	22.71 miles	
3	Robin Hood Doncaster Sheffield Airport	26.22 miles	
4	Robin Hood Doncaster Sheffield Airport	26.36 miles	



### Area

### **Transport (Local)**





### Bus Stops/Stations

Pin	Name	Distance	
1	The Green	0.05 miles	
2	The Green	0.07 miles	
3	Beckside	0.14 miles	
4	Beckside	0.14 miles	
5	All Saints Church	0.14 miles	



Planning records for: Cuileann Cottage The Green Nettleham Lincoln LN2 2NR

Reference - M05/P/1224

**Decision:** Decided

Date: 10th November 2005

Description:

Planning application to erect first floor box room extension above existing utility room and store. (Re-submission of previously withdrawn application number M05/P/0937).

Reference - M05/P/0937

**Decision:** Decided

Date: 24th August 2005

**Description:** 

Planning Application to erect extension of ridge to form room over existing single storey south end of house

Planning records for: Troika 21 The Green Nettleham Lincoln Lincolnshire LN2 2NR

Reference - 144933

**Decision:** Application Determined

**Date:** 13th May 2022

Description:

Request for confirmation of compliance with conditions 6, 10 & 20 of planning permission 140696 granted 10 July 2020.

Reference - 146793

**Decision:** Application Determined

**Date:** 25th May 2023

Description:

Request for confirmation of compliance with conditions 2(roof materials), 3(stonework) & 4(boundary treatments of planning permission 144930 granted 8 September 2022.



Planning records for: Troika 21 The Green Nettleham Lincoln Lincolnshire LN2 2NR

Reference - N/164/00946/22

**Decision:** Application Determined

**Date:** 13th May 2022

#### Description:

Planning Permission - Change of use of land for recreational use as a cycle park, construction of associated cycle tracks/trails, erection of a building to be used as a visitor centre, provision of associated car parking and construction of a vehicular access.

Planning records for: Unit 4 22 The Green Nettleham Lincoln Lincolnshire Lincolnshire LN2 2NR

Reference - 125918

**Decision:** Decided

**Date:** 10th May 2010

Description:

Planning application for change of use from B1 Office to D1 training centre and A1 hairdressers.

Planning records for: Unit 5 22 The Green Nettleham Lincoln LN2 2NR

Reference - 124876

**Decision:** Decided

Date: 04th September 2009

Description:

Planning Application for Change of use to provide training courses and office accommodation.

Planning records for: The Plough 1 The Green Nettleham Lincoln Lincolnshire Lincolnshire LN2 2NR

Reference - 127951

**Decision:** Decided

Date: 03rd November 2011

Description:

Planning application for internal alterations to form 3no bedroom units with ensuites at first floor level



Planning records for: The Plough 1 The Green Nettleham Lincoln Lincolnshire Lincolnshire LN2 2NR

Reference - 127952

**Decision:** Decided

Date: 03rd November 2011

**Description:** 

Listed Building Consent for internal alterations to form 3no bedroom units with ensuites at first floor level

Reference - 142674

**Decision:** Application Determined

Date: 17th March 2021

Description:

Local Authority Consultation for a Pavement Cafe and Stalls Licence

Reference - 144199

**Decision:** Application Determined

Date: 17th January 2022

Description:

Planning application for change of use of garage to dog boarding business.

Reference - 146837

**Decision:** Validation Complete

**Date:** 31st May 2023

Description:

Local Authority Consultation for a Pavement Cafe and Stalls Licence



Planning records for: The Plough Inn 1 The Green Nettleham Lincoln Lincolnshire LN2 2NR

**Reference - B/23/0186** 

**Decision:** Validation Complete

**Date:** 31st May 2023

Description:

Change of Use from commercial building to 1no. residential dwelling, including demolition of some existing building fabric

Reference - EIA/12/23

**Decision:** Application Determined

Date: 24th October 2023

Description:

Proposed agricultural anaerobic digestion (AD) and biomethane production plant

**Reference - B/23/0360** 

**Decision:** Validation Complete

Date: 24th October 2023

**Description:** 

Application under Section 73 for the removal of Condition C3 (Agricultural Habitation Clause) following grant of permission B9/0643/73 (Erection of a bungalow, garage and vehicular access)

Reference - 23/0622/TCA

**Decision:** Application Determined

**Date:** 31st May 2023

Description:

T1 Birch - Crown reduction 10ft height and 5-8ft widthT2 - Crown reduction 4ft height and width



Planning records for: The Plough 1 The Green Nettleham Lincoln Lincolnshire LN2 2NR

**Reference - S23/1960** 

**Decision:** Validation Complete

Date: 24th October 2023

**Description:** 

Erection of 2no Portal Frame Structures

Reference - 23/0622/TCA

**Decision:** Application Determined

**Date:** 31st May 2023

Description:

T1 Birch - Crown reduction 10ft height and 5-8ft widthT2 - Crown reduction 4ft height and width

Reference - 146846

**Decision:** Validation Complete

**Date:** 31st May 2023

**Description:** 

Notification under the Electronic Communications Code (conditions and restrictions) Regulations 2003 (as amended, Regulation 5 Notice of Intent to Install Fixed Line Broadband Apparatus for a 9m wooden pole - WF1MC12R

Reference - 146846

**Decision:** Validation Complete

**Date:** 31st May 2023

Description:

Notification under the Electronic Communications Code (conditions and restrictions) Regulations 2003 (as amended, Regulation 5 Notice of Intent to Install Fixed Line Broadband Apparatus for a 9m wooden pole - WF1MC12R



Planning records for: The Plough 1 The Green Nettleham Lincoln Lincolnshire LN2 2NR

Reference - B/20/0161/NMA

**Decision:** Application Determined

Date: 17th January 2022

#### **Description:**

Application for a non-material amendment to permission (B/20/0161 Approval of reserved matters following outline approval B/16/0463 for residential development of up to 40 dwellings) to make changes to the proposed plans and elevations for plots 21,22 and 23

Planning records for: Unit 6 22 The Green Nettleham LN2 2NR

Reference - 126853

**Decision:** Decided

Date: 12th January 2011

#### Description:

Request for confirmation of compliance with conditions 2 and 3 of planning permission 126115 of 4th October 2010 - Flood Risk Assessmentand Travel Plan.

Reference - 126115

**Decision:** Decided

**Date:** 16th June 2010

**Description:** 

Planning application to change the use from B1 office to D1 adult recreational centre.

Planning records for: The Plough, 1, The Green, Nettleham, Lincoln, Lincolnshire, LN2 2NR

Reference - 147510

**Decision:** Validation Complete

Date: 24th October 2023

**Description:** 

Local Authority Consultation for a Pavement Cafe and Stalls Licence



Planning records for: 15 The Green Nettleham Lincoln LN2 2NR

Reference - 119819

**Decision:** Decided

Date: 02nd January 2007

**Description:** 

Planning Application to install two front dormer windows and proposed loft conversion

Reference - 143613

**Decision:** Public Consultation Period underway

Date: 25th August 2021

Description:

Planning application for proposed rear single storey oak framed extension to link existing dwelling to existing garage

Planning records for: 16 The Green Nettleham Lincoln Lincolnshire LN2 2NR

Reference - 144719

**Decision:** Application Determined

Date: 04th April 2022

Description:

Planning application to replace front door, create first floor bay window, new apertures and 4no. roof lights

Reference - 144726

**Decision:** Application Determined

Date: 20th April 2022

Description:

Planning application to remove clear glass leaded window and replace with stained/ coloured glass leaded window and provide external PPC stainless steel window guarding with stainless steel fixings.



Planning records for: 16 The Green Nettleham Lincoln Lincolnshire LN2 2NR

Reference - 145356

**Decision:** Application Determined

Date: 04th August 2022

**Description:** 

Planning application to install new apertures to rear elavations and 4no. new roof lights - resubmission of 144719

Reference - 146365

**Decision:** Application Determined

Date: 01st March 2023

**Description:** 

Request for confirmation of compliance with conditions 3 (joinery details) and 4 (roof light details) of planning permission 145356 granted 5 October 2022.

Reference - 144811

**Decision:** Application Determined

Date: 20th April 2022

**Description:** 

Request for confirmation of compliance with condition 2 of planning permission 144425 granted 7 April 2022.

Reference - H09-0423-22

**Decision:** Application Determined

Date: 20th April 2022

Description:

Erection of dwelling - approved under H09-0362-21. Modification of Condition 1 to allow amendments to previously approved plans.



Planning records for: 16 The Green Nettleham Lincoln Lincolnshire LN2 2NR

Reference - 145344

**Decision:** Application Determined

Date: 04th August 2022

**Description:** 

Planning application for proposed kitchen extension to rear

Planning records for: Beck House 17 The Green Nettleham Lincoln Lincolnshire LN2 2NR

Reference - 136552

**Decision:** Decided

Date: 25th July 2017

Description:

Listed building consent for change of use of converted stable buildingfrom family annex to holiday let accommodation.

Reference - 136501

**Decision:** Decided

**Date:** 13th July 2017

Description:

Planning application for change of use of converted stable building from family annex to holiday let accommodation.

Reference - 132431

**Decision:** Decided

Date: 10th February 2015

Description:

Request for confirmation of compliance with conditions 234 and 5 of planning permission 131860 granted 20 November 2014



Planning records for: 17 The Green Nettleham Lincoln LN2 2NR

Reference - 132432

**Decision:** Decided

Date: 10th February 2015

Description:

Request for confirmation of compliance with conditions 23 and 4 of listed building consent 131902 granted 20 November 2014

Reference - 131860

**Decision:** Decided

Date: 09th September 2014

Description:

Planning application for conversion of stables to family annex

Reference - 131902

**Decision:** Decided

Date: 09th September 2014

Description:

Listed building consent for conversion of stables to family annex

Reference - 131183

**Decision:** Decided

Date: 27th March 2014

Description:

Listed Building Consent to replace 5no. dormers to rear elevation



Planning records for: 17 The Green Nettleham Lincoln Lincolnshire LN2 2NR

Reference - 130007

**Decision:** Decided

**Date:** 15th May 2013

**Description:** 

Request for confirmation of compliance with conditions 2-5 of planning permission 129587 granted 16 April 2013

Reference - 129587

**Decision:** Decided

Date: 29th January 2013

Description:

Planning application for demolition of sun room internal alterationsnew vehicular access and external alterations.

Reference - 129588

**Decision:** Decided

Date: 29th January 2013

Description:

Listed Building Consent for demolition of sun room internal and external alterations.

Planning records for: Gardene 18 The Green Nettleham Lincoln Lincolnshire LN2 2NR

Reference - 129860

**Decision:** Decided

Date: 08th April 2013

Description:

Application for non-material amendment to planning permission 129158 granted 28 November 2012-reduce size of extension



Planning records for: Gardene 18 The Green Nettleham Lincoln Lincolnshire LN2 2NR

Reference - 129158

**Decision:** Decided

Date: 17th September 2012

#### **Description:**

Planning application for extensions to dwelling one to the lounge and the second to the kitchen forming a utility and new entrance including internal alterations

### Planning records for: 2 The Green Nettleham Lincoln Lincolnshire LN2 2NR

Reference - 133657

**Decision:** Decided

Date: 28th October 2015

#### **Description:**

Request for confirmation of compliance with condition 2 of planning permission 130753 granted 15 January 2014

Reference - 131150

**Decision:** Decided

Date: 21st March 2014

Description:

Request for confirmation of compliance with condition 2 of planning permission 130640 granted 13 January 2014

Reference - 130753

**Decision:** Decided

Date: 19th November 2013

Description:

Planning application for proposed works to the outbuilding to the hostproperty to insulate the fabric of the outbuilding introduce new stair kitchenette and bathroom repair and strengthen existing walls floor and roof create new doorway and install new windows and secondary glazing to convert building into residential annex.



#### Planning records for: 2 The Green Nettleham Lincoln Lincolnshire LN2 2NR

Reference - 130640

**Decision:** Decided

Date: 30th October 2013

#### **Description:**

Listed Building Consent to insulate the fabric of the outbuilding introduce new stair kitchenette and bathroom repair and strengthen existing walls floor and roof create new doorway and install new windows and secondary glazing to convert building into residential annex.

Reference - 129756

**Decision:** Decided

Date: 11th March 2013

#### **Description:**

Request for confirmation of compliance with conditions 2 and 3 of listed building consent 129432 granted 22 February 2013

Reference - 129432

**Decision:** Decided

Date: 10th December 2012

Description:

Listed Building Consent for internal and external alterations

Planning records for: 20 The Green Nettleham Lincoln LN2 2NR

Reference - M06/P/0367

**Decision:** Decided

Date: 10th April 2006

Description:

Planning application to change the use of and make alterations to existing residential property to form new office (Class A2 of Use Classes Order) (re-validated application)



Planning records for: 20 The Green Nettleham Lincoln LN2 2NR

Reference - M06/P/0368

**Decision:** Decided

Date: 10th April 2006

**Description:** 

Advertisment consent to erect shop sign on front elevation business sign on side and rear elevations

Reference - M05/P/0270

**Decision:** Decided

Date: 14th March 2005

**Description:** 

Planning Application for alterations to outbuilding to provide shop unit with A3 use and extension to car parking to the south and new block paved concourse to the north

Reference - 147108

**Decision:** Application Determined

**Date:** 26th July 2023

**Description:** 

Prior approval change of use from commercial, business and service to 1no. dwellinghouse.

Reference - B/23/0248

**Decision:** Application Determined

Date: 26th July 2023

Description:

Application under s73 for the removal of Condition 2 (Agricultural Habitation Clause) of outline approval BR73/69 and Condition 3 (Agricultural Habitation Clause) of reseved matters approval BR194/69 (Works already completed)



Planning records for: 20 The Green Nettleham Lincoln Lincolnshire LN2 2NR

Reference - 2023/0548/TPO

**Decision:** Application Determined

**Date:** 26th July 2023

#### Description:

T2 - Silver Birch - FellT3 - Silver Birch - FellT4 - Silver Birch - Fell - tree retained as standing deadwood T5 - Oak Tree - FellT6 - Oak Tree - FellT7 - Oak Tree - Reduce radially by 2 metresT8 - Oak Tree - Reduce lateral growth by 2 metres from buildingNB Please note that the application refers to the following failed tree which was removed in the interests of health and safetyT1 Silver Birch - Fell (Retrospective)

#### Reference - S/215/01508/23

**Decision:** Application Determined

**Date:** 26th July 2023

#### Description:

Planning Permission - Erection of a house and alterations to existing vehicular access.

#### Reference - H09-0665-23

**Decision:** Validation Complete

**Date:** 26th July 2023

#### Description:

Proposed extension of existing car parking and provision of ground mounted solar panels

#### Reference - 23/0873/VARCON

**Decision:** Application Determined

**Date:** 26th July 2023

#### **Description:**

Application to vary conditions 6 (construction phase ecological mitigation strategy), 7 (landscape and ecological management plan), 8 (tree/ hedgerow protection scheme) and 11 - (approved plans) of planning permission 19/0863/FUL - Proposed solar farm (32MW) and associated development including substation, inverter cabins, switchgear/communications buildings and access track. To reflect differences between approved plans and drawings, and the as built development



Planning records for: 20 The Green Nettleham Lincoln Lincolnshire LN2 2NR

Reference - 23/0873/VARCON

**Decision:** Application Determined

Date: 26th July 2023

#### **Description:**

Application to vary conditions 6 (construction phase ecological mitigation strategy), 7 (landscape and ecological management plan), 8 (tree/ hedgerow protection scheme) and 11 - (approved plans) of planning permission 19/0863/FUL - Proposed solar farm (32MW) and associated development including substation, inverter cabins, switchgear/communications buildings and access track. To reflect differences between approved plans and drawings, and the as built development

Planning records for: 5 The Green Nettleham Lincoln LN2 2NR

Reference - M00/P/0423

**Decision:** Decided

**Date:** 08th May 2000

**Description:** 

PLANNING APPLICATION TO ERECT GARAGE AND HOBBY ROOM (RESUBMISSION OF 99/P/0900)

Planning records for: *Lincolnshire Co-operative Ltd 19 The Green Nettleham Lincoln Lincolnshire LN2*2NR

Reference - 138591

**Decision:** Decided

Date: 09th November 2018

**Description:** 

Application for advertisement consent to display 1no. internally illuminated fascia sign and 1no. flat wall mounted totem.

Reference - 136286

**Decision:** Decided

**Date:** 24th May 2017

**Description:** 

Advertisement consent to replace 2no. notice boards



Planning records for: 19 The Green Nettleham Lincoln Lincolnshire LN2 2NR

Reference - 135945

**Decision:** Decided

Date: 13th March 2017

**Description:** 

Request for confirmation of compliance with condition 2 of planning permission 135027 granted 16 December 2016

Reference - 135027

**Decision:** Decided

Date: 27th September 2016

Description:

Planning application to insert new window into shop front and new plant fans to rear service yard

Reference - 131797

**Decision:** Decided

Date: 19th August 2014

**Description:** 

Planning application for change of use from A1-retail to A3-restaurant

Reference - 126937

**Decision:** Decided

Date: 07th February 2011

Description:

Planning application for installation of replacement windows and rear french doors to first floor flat above shops



Planning records for: 19 The Green Nettleham Lincoln Lincolnshire LN2 2NR

Reference - M02/P/0425

**Decision:** Decided

**Date:** 02nd May 2002

Description:

PLANNING APPLICATION TO RETAIN 1M DIAMETER SATELLITE DISH

Planning records for: Unit 2 19 The Green Nettleham Lincoln Lincolnshire LN2 2NR

Reference - 124772

**Decision:** Decided

Date: 19th August 2009

Description:

Advertisement consent for 400mm x 600mm projecting-hanging sign

Reference - 120383

**Decision:** Decided

Date: 23rd April 2007

Description:

Advertisement Consent to display projecting hanging sign from wall of shop

Planning records for: 22 The Green Nettleham Lincoln LN2 2NR

Reference - M04/P/0095

**Decision:** Decided

Date: 29th January 2004

Description:

ADVERTISEMENT CONSENT TO DISPLAY 3 NON ILLUMINATED SIGNS



Planning records for: Unit 7-8 22 The Green Nettleham LN2 2NR

Reference - 133612

**Decision:** Decided

Date: 19th October 2015

Description:

Planning application for change of use from office building to veterinary consultation rooms

## Mundys **Data Quality**

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