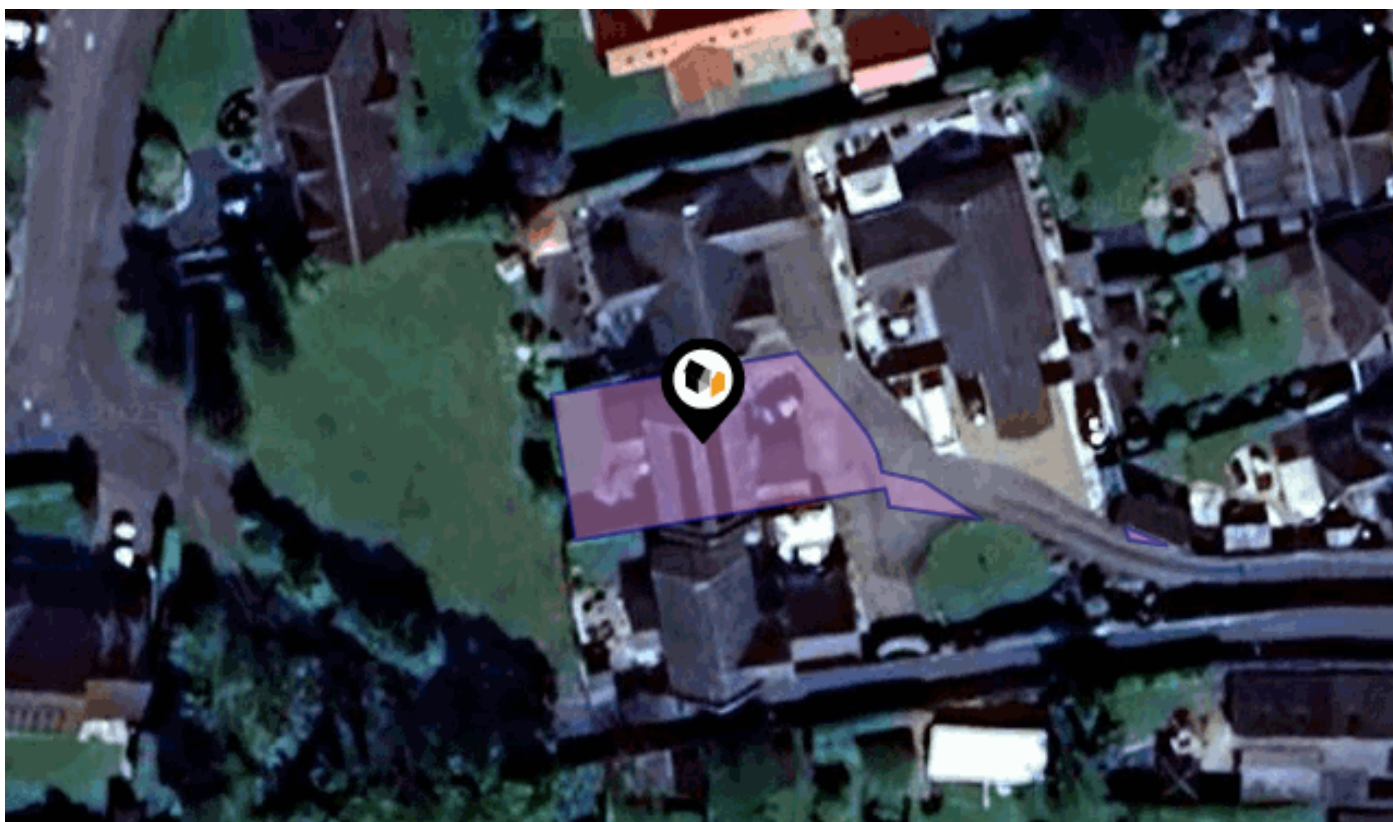# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 09th July 2025

CHANCEL COURT, WELTON, LINCOLN, LN2
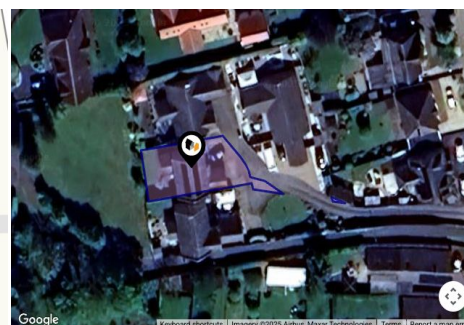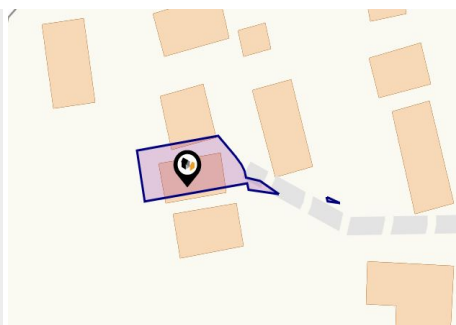
Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

chris.laughton@mundys.net

www.mundys.net

Property
Overview

Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	4		
Floor Area:	1,388 ft^2 / 129 m^2		
Plot Area:	0.07 acres		
Year Built :	2009		
Council Tax :	Band E		
Annual Estimate:	£2,786		
Title Number:	LL311600		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17 mb/s	**80** mb/s	**-** mb/s

Mobile Coverage:
(based on calls indoors)

O2　EE　3　Vodafone

Satellite/Fibre TV Availability:

✓ BT　✓ sky　✓ Virgin media

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Mundys
est 1898

Welton, LN2

Energy rating

A

Valid until 26.11.2033

Score	Energy rating	Current	Potential
92+	A		98 | A
81-91	B	92 | A	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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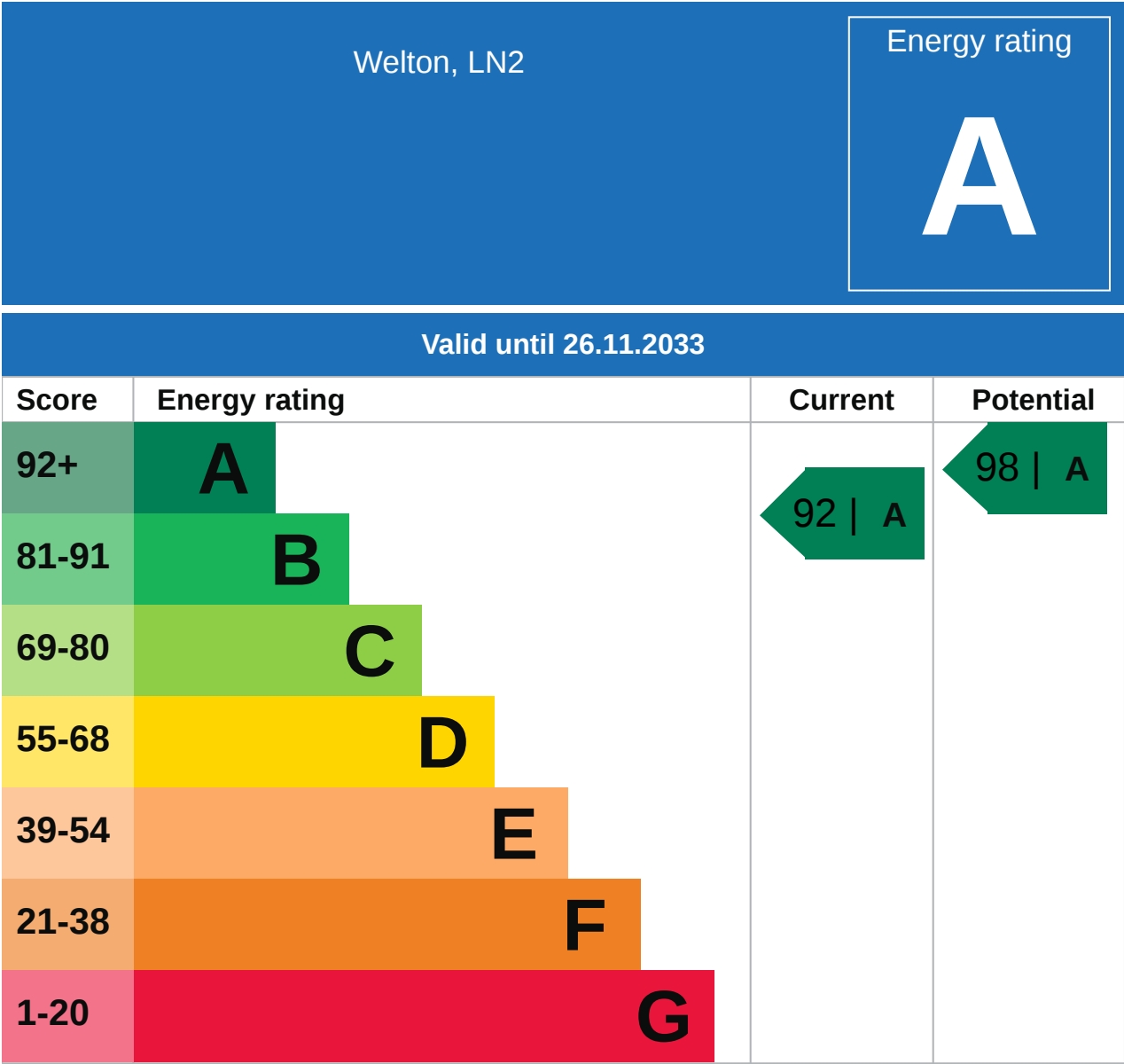
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Not sale or rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	129 m^2

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in LN2
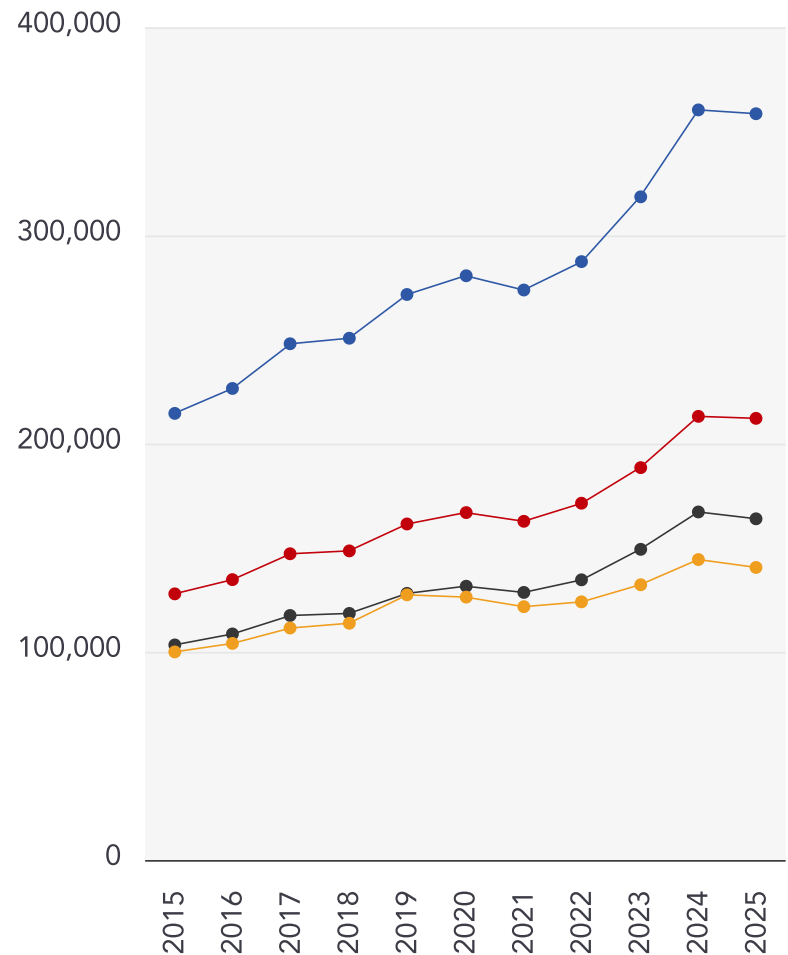
Detached
+67.09%

Semi-Detached
+65.93%

Terraced
+58.63%

Flat
+40.58%

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025
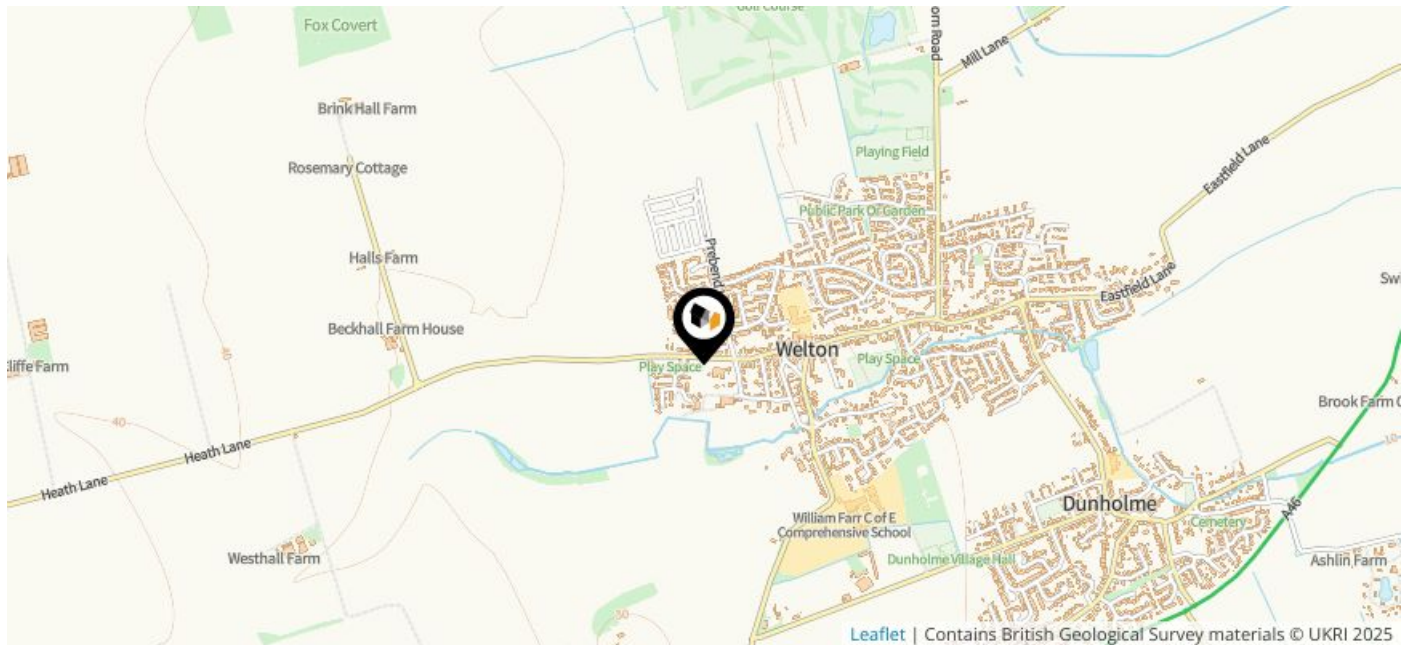
Mine Entry

✕ 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.

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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	Welton
2	Hackthorn
3	Nettleham
4	Spridlington
5	Brattleby
6	South Carlton
7	Ingham

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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
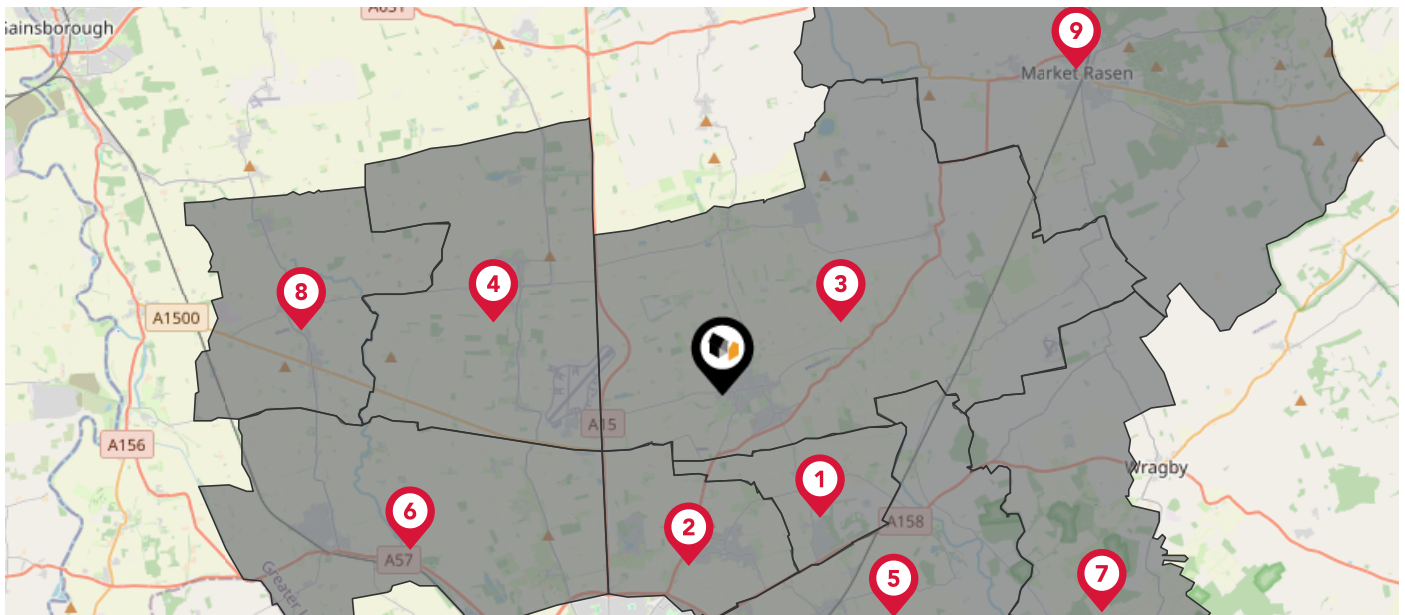
Nearby Council Wards

1	Sudbrooke Ward
2	Nettleham Ward
3	Dunholme and Welton Ward
4	Scampton Ward
5	Cherry Willingham Ward
6	Saxilby Ward
7	Bardney Ward
8	Stow Ward
9	Market Rasen Ward

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Maps
Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
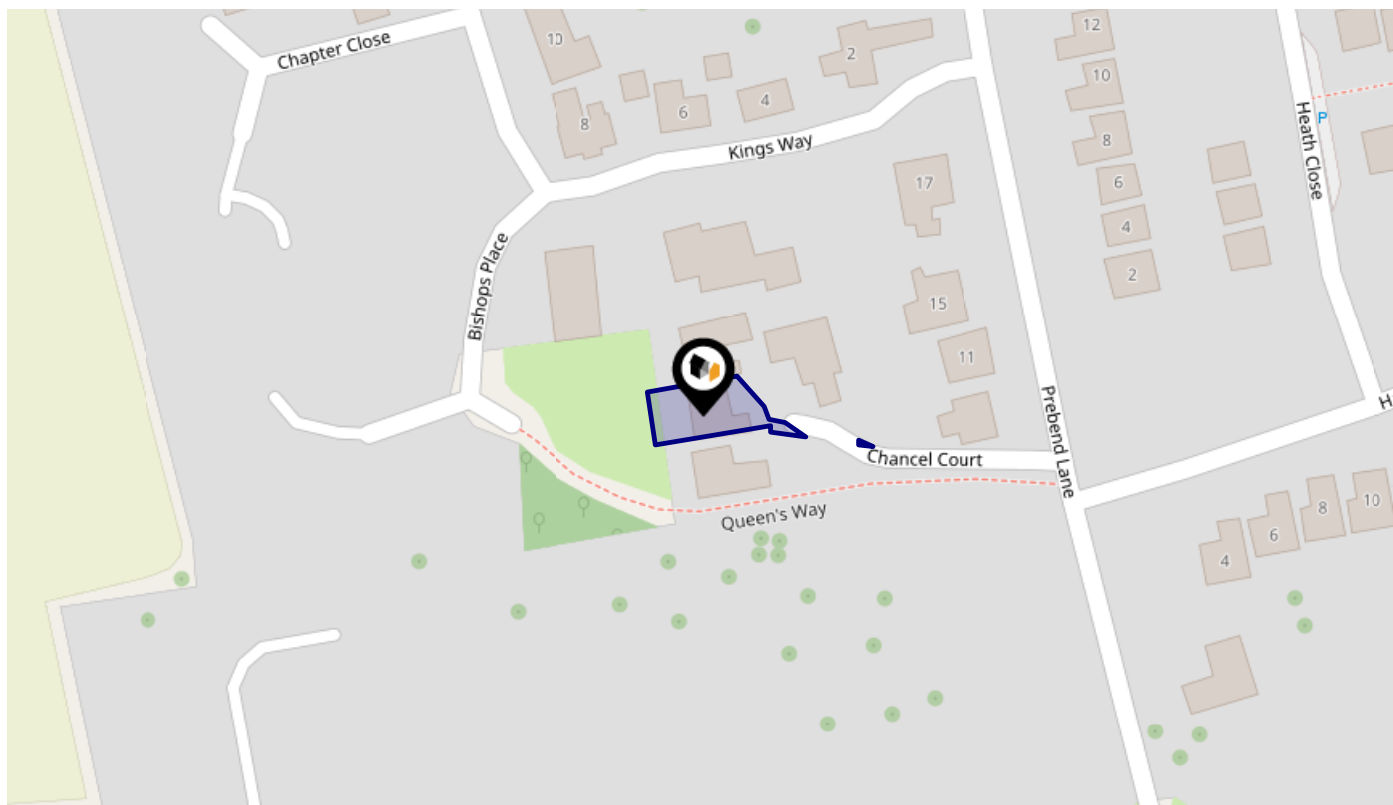
Rail Noise Data

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	🟦

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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.

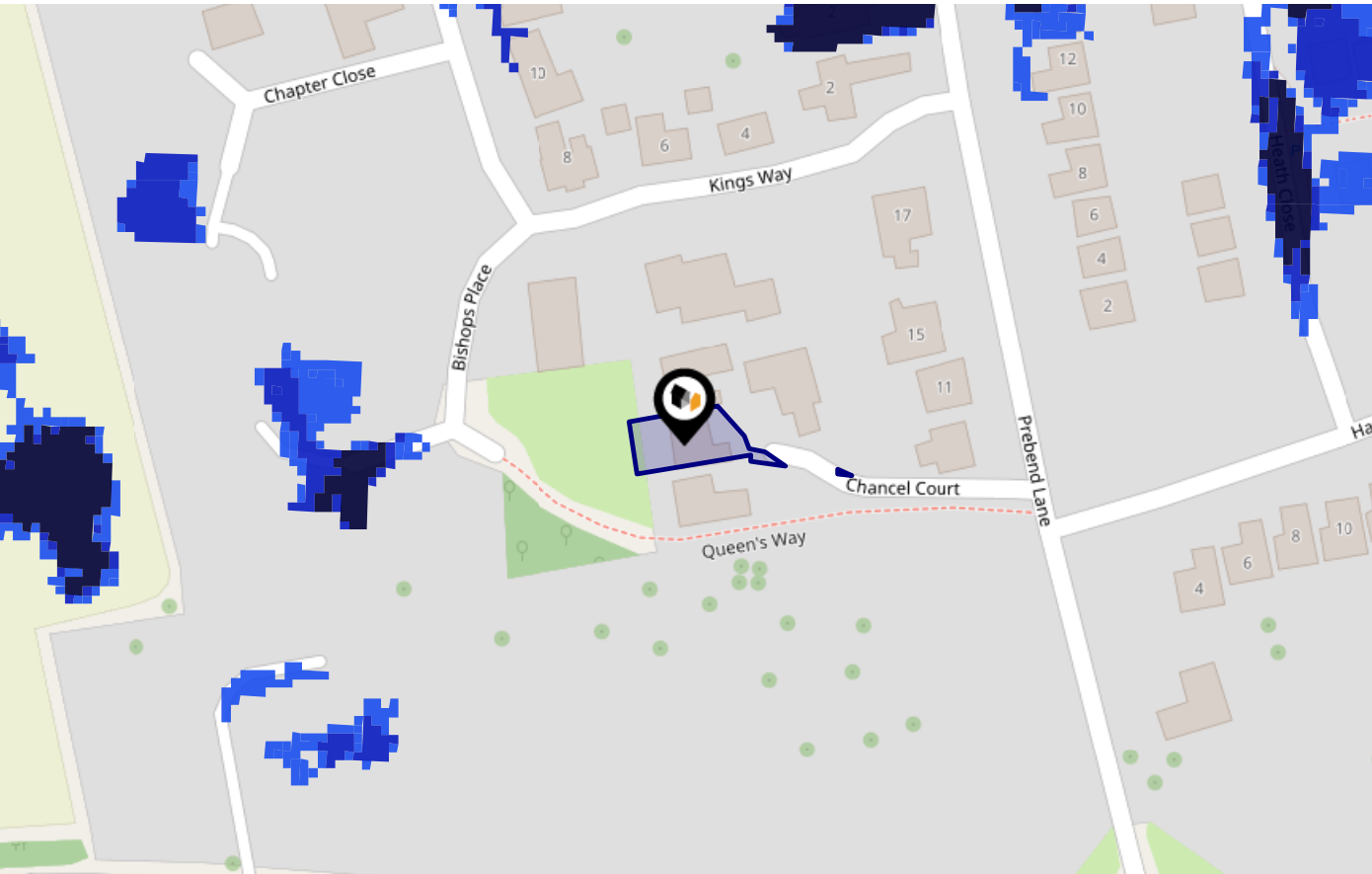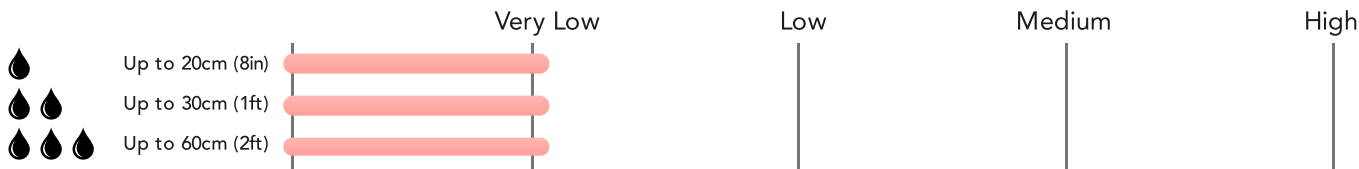**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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.

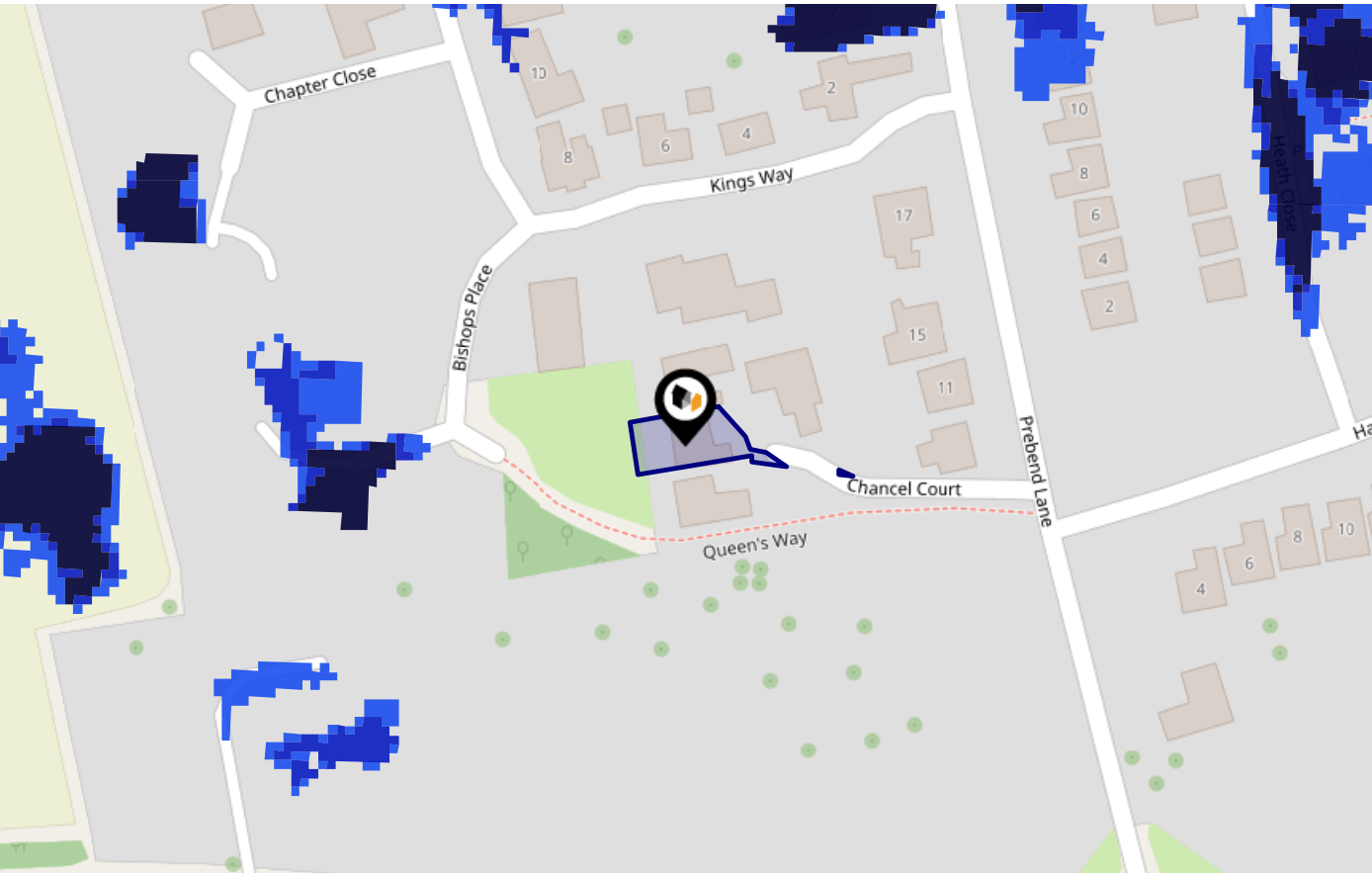**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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.
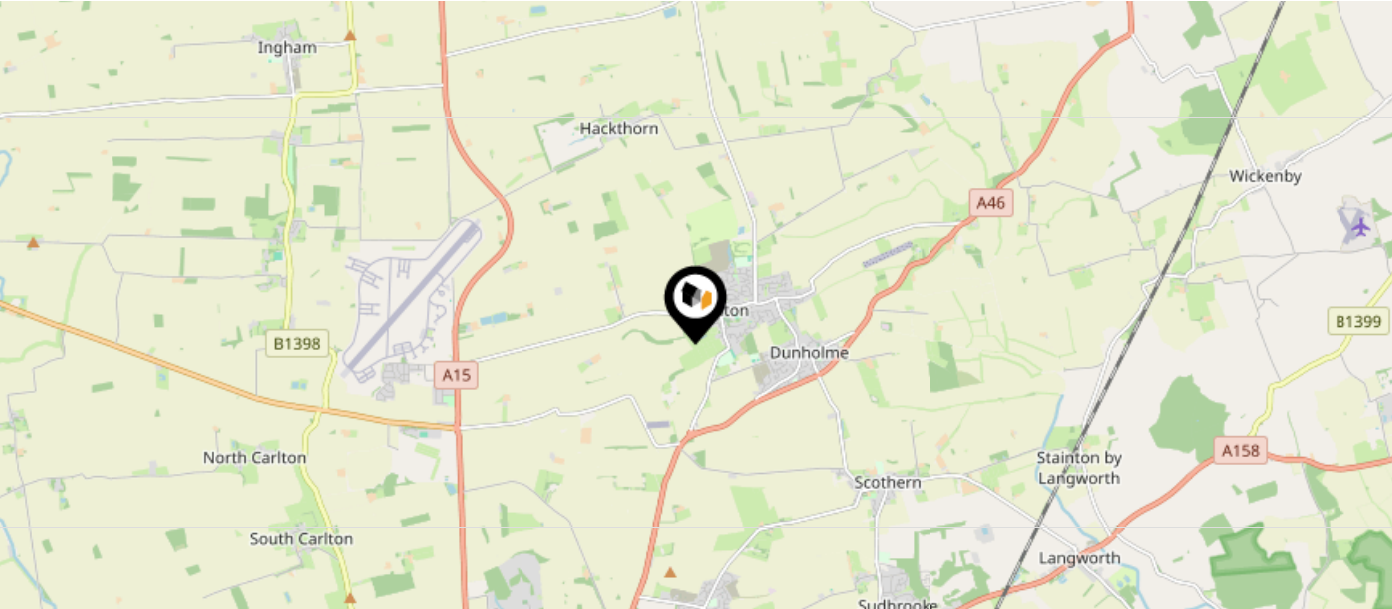

Risk Rating: Very low

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:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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Maps
Green Belt

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

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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.

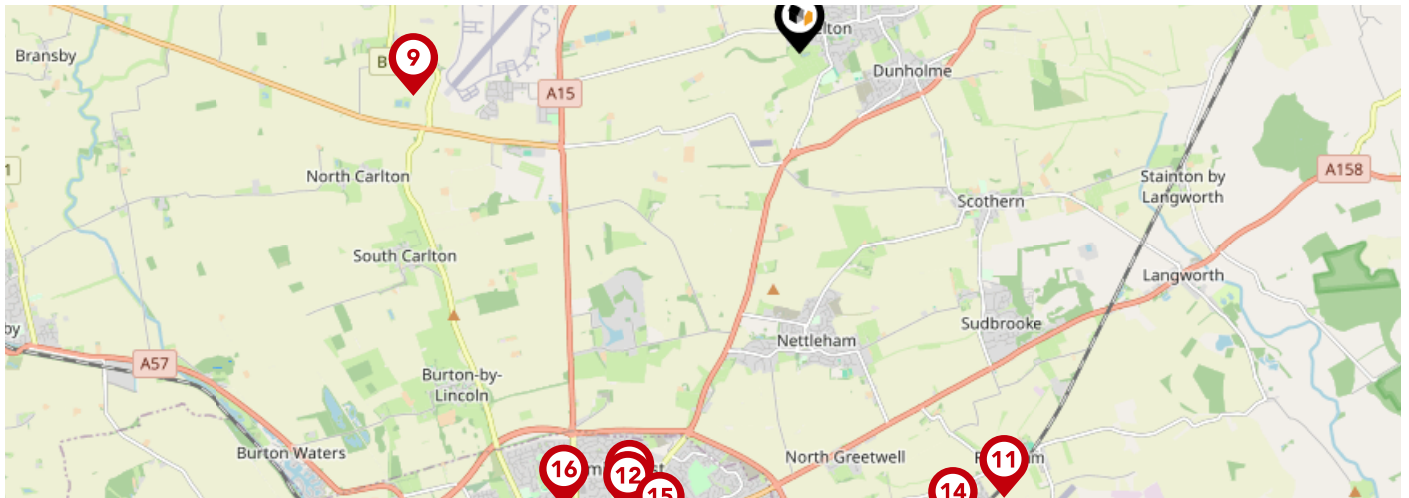| Nearby Landfill Sites		
1	Dunholme Holt Bend-Off the A46, Dunholme, Lincolnshire	Historic Landfill
2	Land adjacent to Cammeringham Top Covert and the A15-Cammeringham	Historic Landfill
3	Middle Street-Cammeringham	Historic Landfill
4	Barlings Lane-Langworth, Lincoln	Historic Landfill

Maps
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
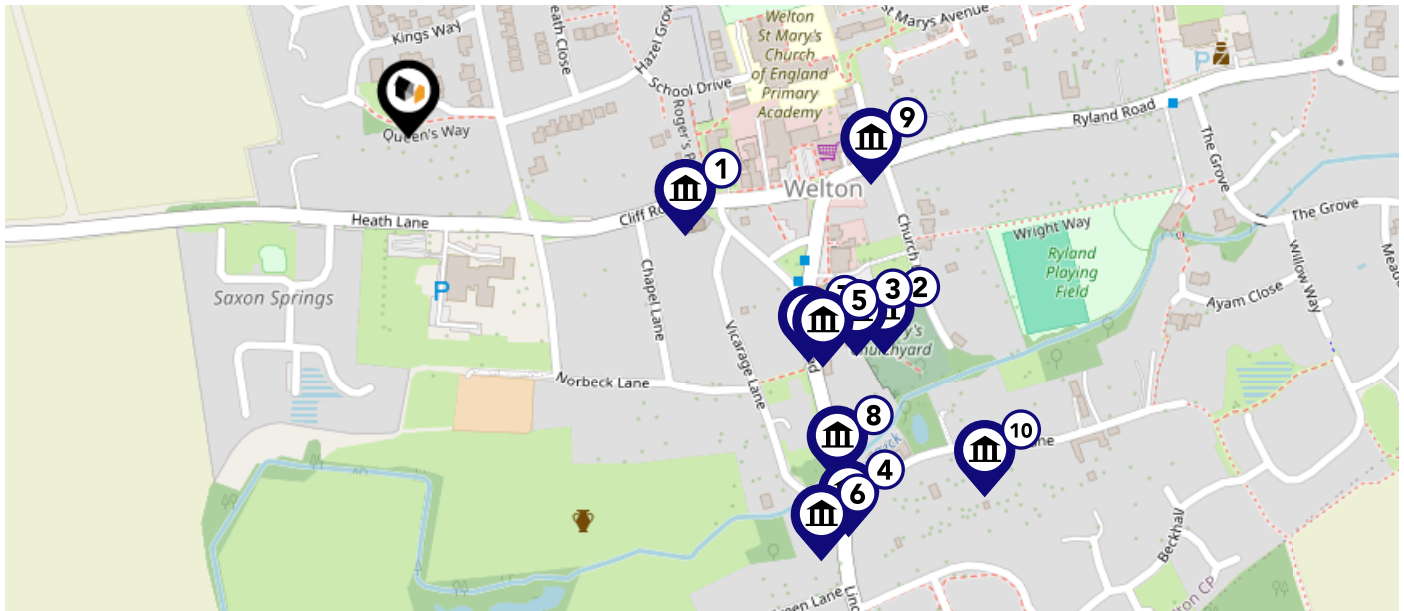
Listed Buildings in the local district	Grade	Distance
1 1064129 - Stonecliffe House	Grade II	0.2 miles
2 1064131 - 2 Gravestones At East End Of Church Of St Mary	Grade II	0.3 miles
3 1359439 - Church Of St Mary	Grade II	0.3 miles
4 1064089 - Pump On The Green	Grade II	0.3 miles
5 1166107 - Cross At Church Of St Mary West Side Of Churchyard	Grade II	0.3 miles
6 1064090 - 10, Lincoln Road	Grade II	0.3 miles
7 1359440 - War Memorial In Churchyard Of Church Of St Mary	Grade II	0.3 miles
8 1359459 - Brook House	Grade II	0.3 miles
9 1359460 - 7, Ryland Road	Grade II	0.3 miles
10 1064091 - Stonefaces	Grade II	0.4 miles
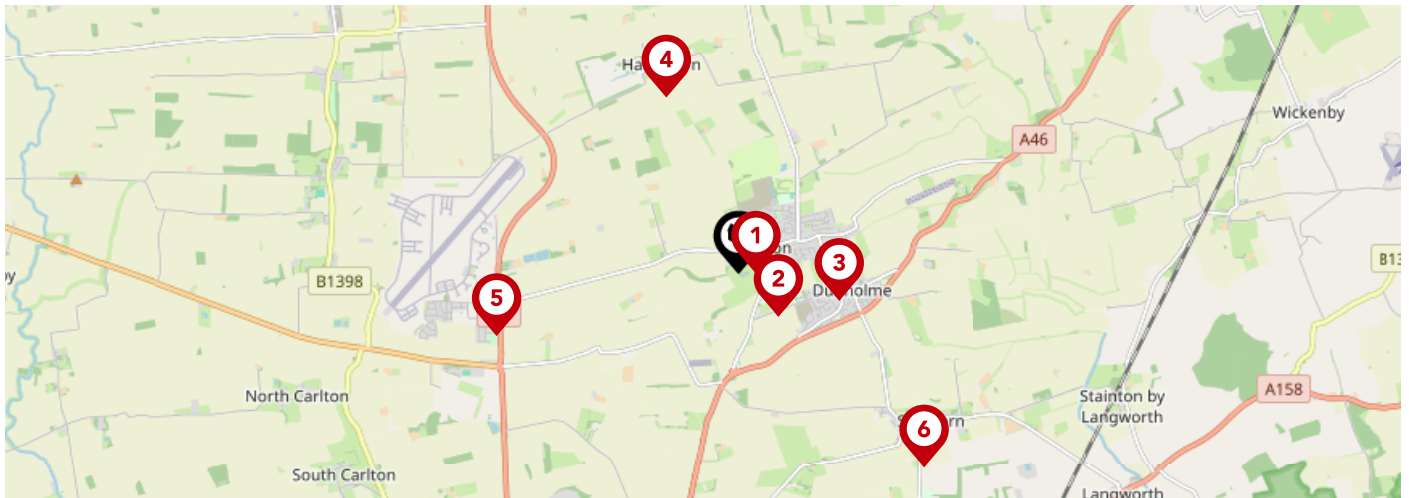
		Nursery	Primary	Secondary	College	Private
1	**Welton St Mary's Church of England Primary Academy** Ofsted Rating: Good	Pupils: 381	Distance:0.15	☐	☑	☐	☐	☐
2	**William Farr CofE Comprehensive School** Ofsted Rating: Good	Pupils: 1444	Distance:0.52	☐	☐	☑	☐	☐
3	**Dunholme St Chad's Church of England Primary School** Ofsted Rating: Requires improvement	Pupils: 212	Distance:0.92	☐	☑	☐	☐	☐
4	**The Hackthorn Church of England Primary School** Ofsted Rating: Outstanding	Pupils: 56	Distance:1.69	☐	☑	☐	☐	☐
5	**Pollyplatt Primary School** Ofsted Rating: Good	Pupils: 81	Distance:2.23	☐	☑	☐	☐	☐
6	**Ellison Boulters Church of England Primary School** Ofsted Rating: Outstanding	Pupils: 288	Distance:2.38	☐	☑	☐	☐	☐
7	**The Nettleham Infant and Nursery School** Ofsted Rating: Good	Pupils: 210	Distance:2.83	☐	☑	☐	☐	☐
8	**The Nettleham Church of England Voluntary Aided Junior School** Ofsted Rating: Good	Pupils: 227	Distance:2.91	☐	☑	☐	☐	☐

	Nursery	Primary	Secondary	College	Private
9 Scampton Church of England Primary School Ofsted Rating: Good | Pupils: 57 | Distance:3.44	☐	☑	☐	☐	☐
10 Ermine Primary Academy Ofsted Rating: Good | Pupils: 393 | Distance:4.25	☐	☑	☐	☐	☐
11 Reepham Church of England Primary School Ofsted Rating: Good | Pupils: 204 | Distance:4.33	☐	☑	☐	☐	☐
12 Our Lady of Lincoln Catholic Primary School A Voluntary Academy Ofsted Rating: Good | Pupils: 204 | Distance:4.35	☐	☑	☐	☐	☐
13 Ingham Primary School Ofsted Rating: Good | Pupils: 81 | Distance:4.39	☐	☑	☐	☐	☐
14 The Priory Pembroke Academy Ofsted Rating: Good | Pupils: 567 | Distance:4.43	☐	☐	☑	☐	☐
15 Springwell Alternative Academy Lincoln Ofsted Rating: Good | Pupils: 48 | Distance:4.44	☐	☐	☑	☐	☐
16 The St Francis Special School, Lincoln Ofsted Rating: Outstanding | Pupils: 161 | Distance:4.54	☐	☐	☑	☐	☐

Local Area
Masts & Pylons
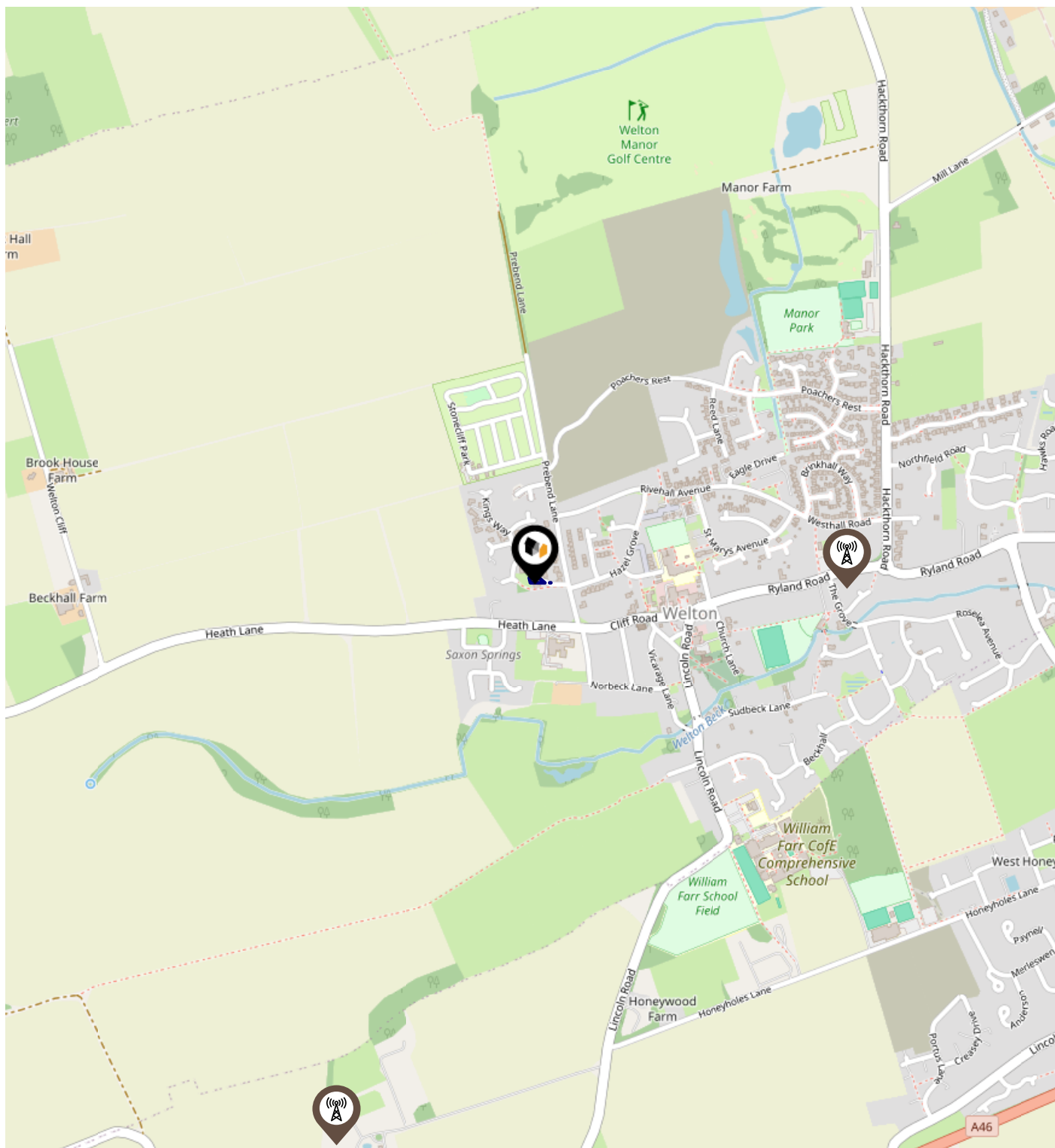
Key:

🗼 Power Pylons

📡 Communication Masts

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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/m3).
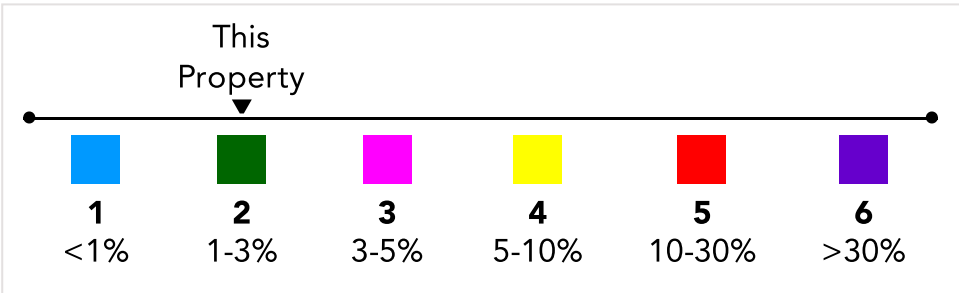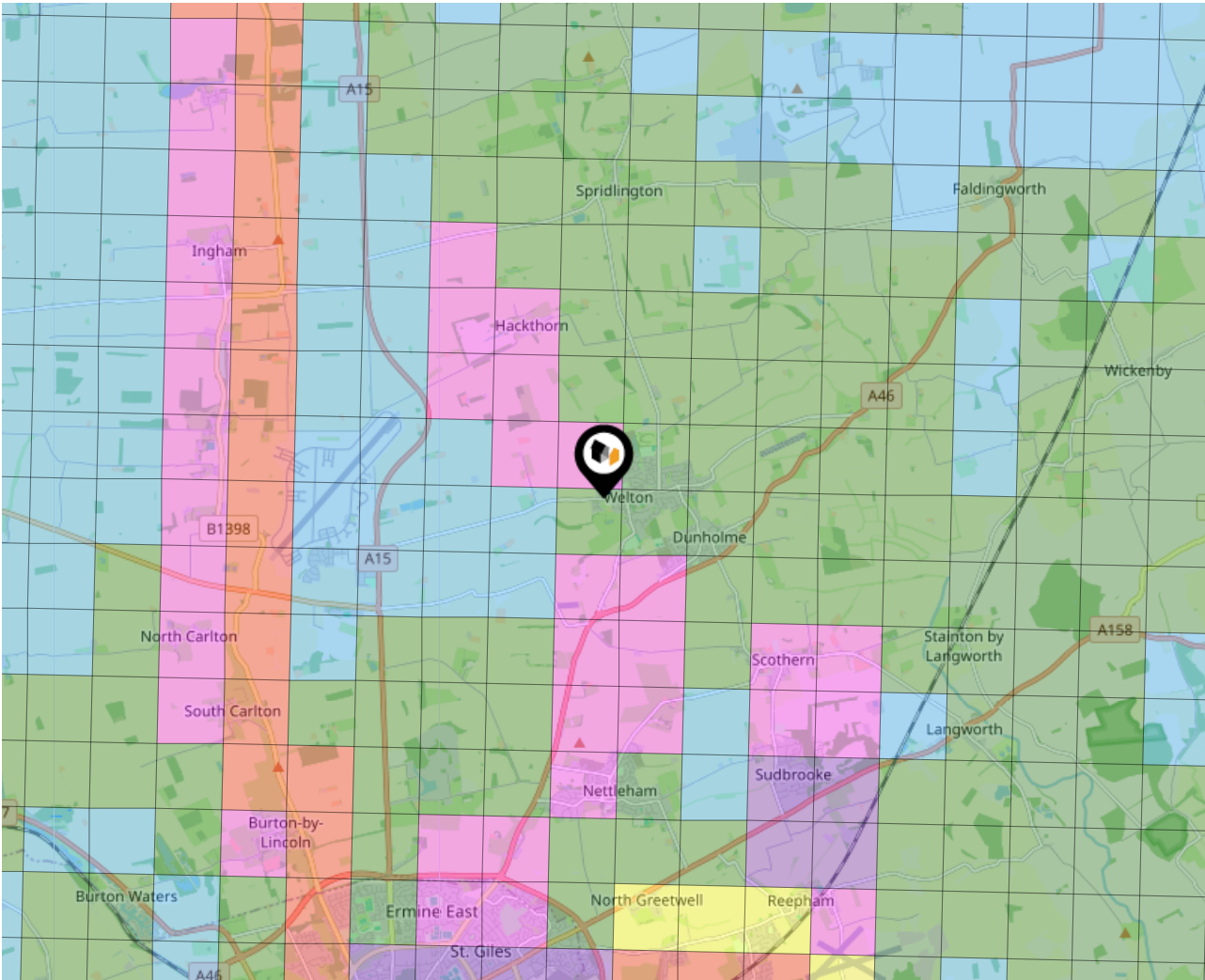
This
Property
▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%
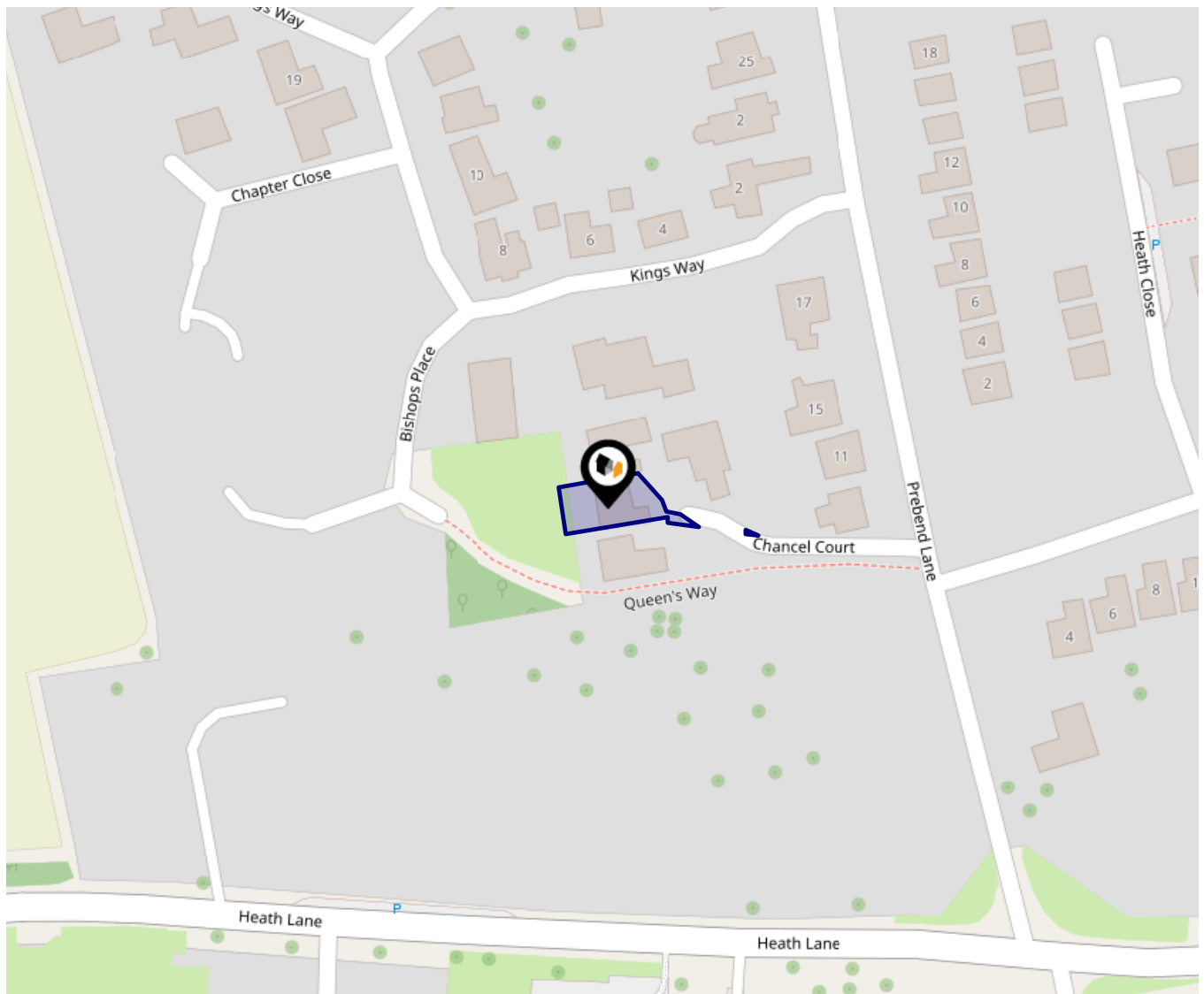
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

- 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

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE	**Soil Texture:**	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO HEAVY		
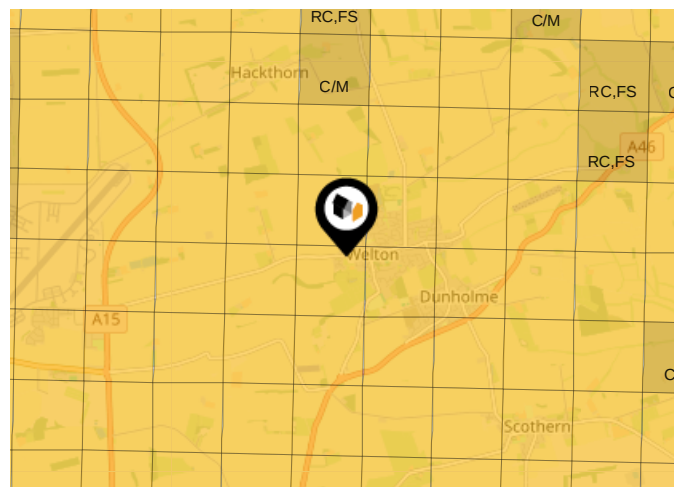
Primary Classifications (Most Common Clay Types)

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

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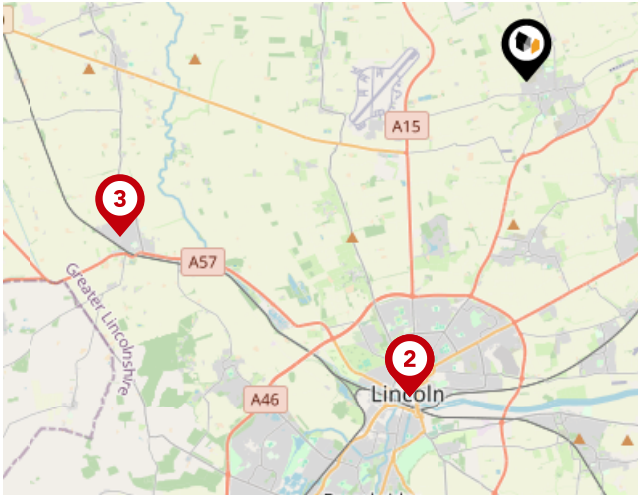
National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	5.94 miles
2	Lincoln Central Rail Station	5.96 miles
3	Saxilby Rail Station	7.71 miles
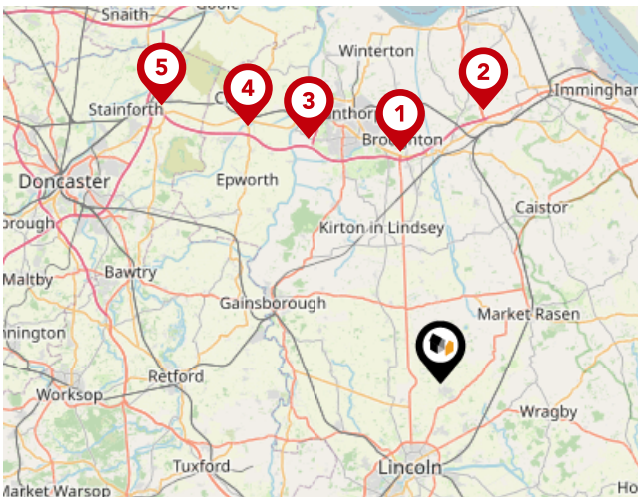
Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	16.66 miles
2	M180 J5	19.51 miles
3	M180 J3	19.64 miles
4	M180 J2	22.66 miles
5	M180 J1	27.75 miles

Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	19.99 miles
2	Finningley	24.63 miles
3	East Mids Airport	48.19 miles
4	Leeds Bradford Airport	61.8 miles

Bus Stops/Stations

Pin	Name	Distance
1	Hazel Grove	0.19 miles
2	Caravan Park	0.28 miles
3	Hazel Grove	0.22 miles
4	Black Bull Inn	0.24 miles
5	William Farr School	0.41 miles

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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.

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Mundys
Testimonials

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

f /Mundysuk   **🐦** /mundysuk

◻ /mundysuk

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Agent
Disclaimer

Important - Please Read

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.

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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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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.

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

chris.laughton@mundys.net

www.mundys.net

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail