

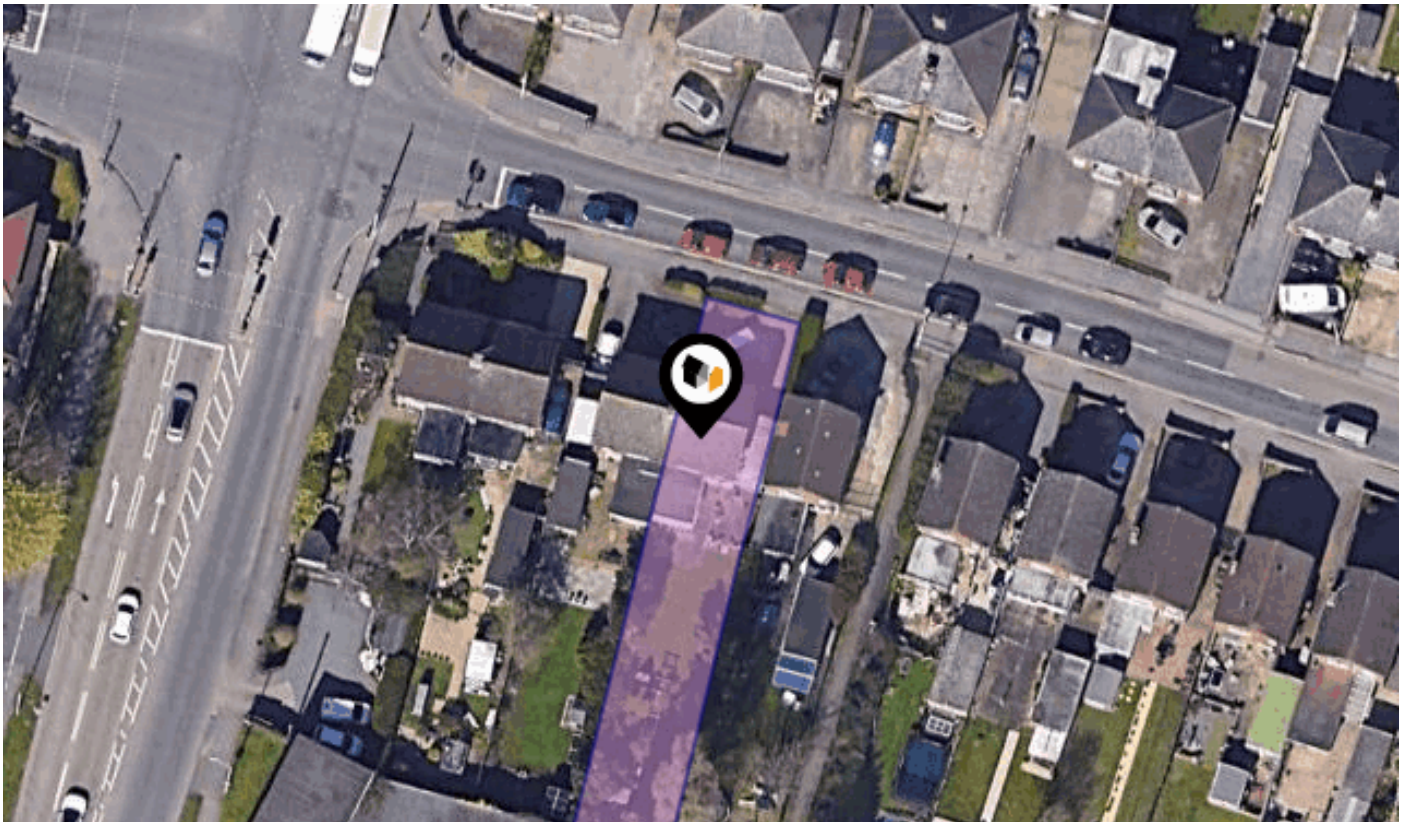


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 05<sup>th</sup> December 2025



**83, SKELLINGTHORPE ROAD, LINCOLN, LN6 7QT**

## Mundys

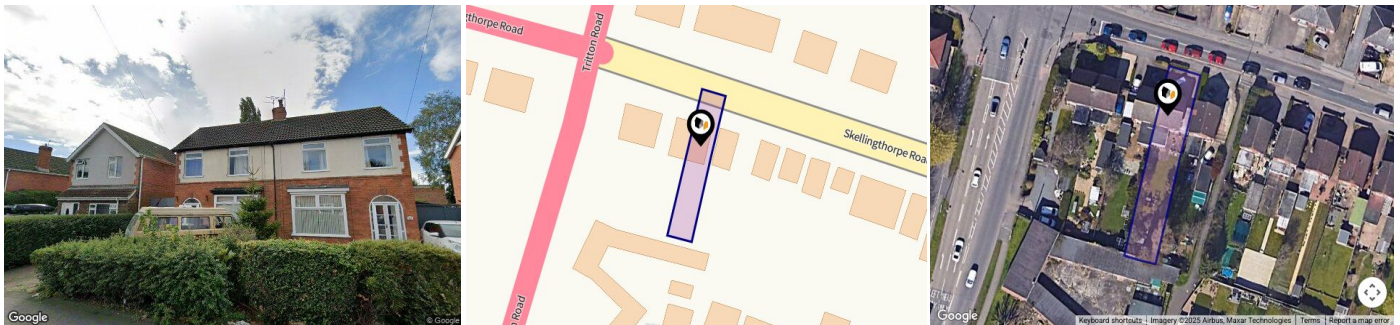
29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

Alex.Porter@mundys.net

www.mundys.net








## Property

<b>Type:</b>	Semi-Detached	<b>Last Sold Date:</b>	17/03/2021
<b>Bedrooms:</b>	3	<b>Last Sold Price:</b>	£146,000
<b>Plot Area:</b>	0.09 acres	<b>Last Sold £/ft<sup>2</sup>:</b>	£154
<b>Year Built :</b>	1930-1949	<b>Tenure:</b>	Freehold
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,759		
<b>Title Number:</b>	LL114222		
<b>UPRN:</b>	235010544		

## Local Area

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

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

<b>4</b> mb/s	<b>50</b> mb/s	<b>1000</b> mb/s
		

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



### Satellite/Fibre TV Availability:

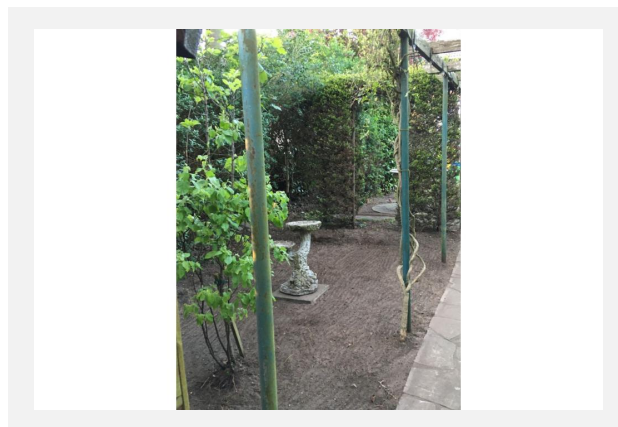
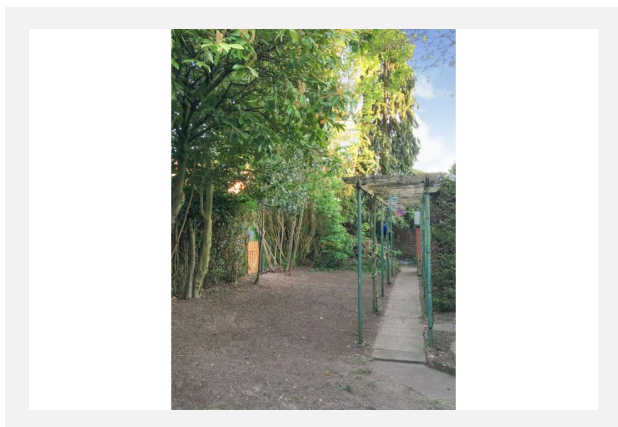




# Gallery Photos

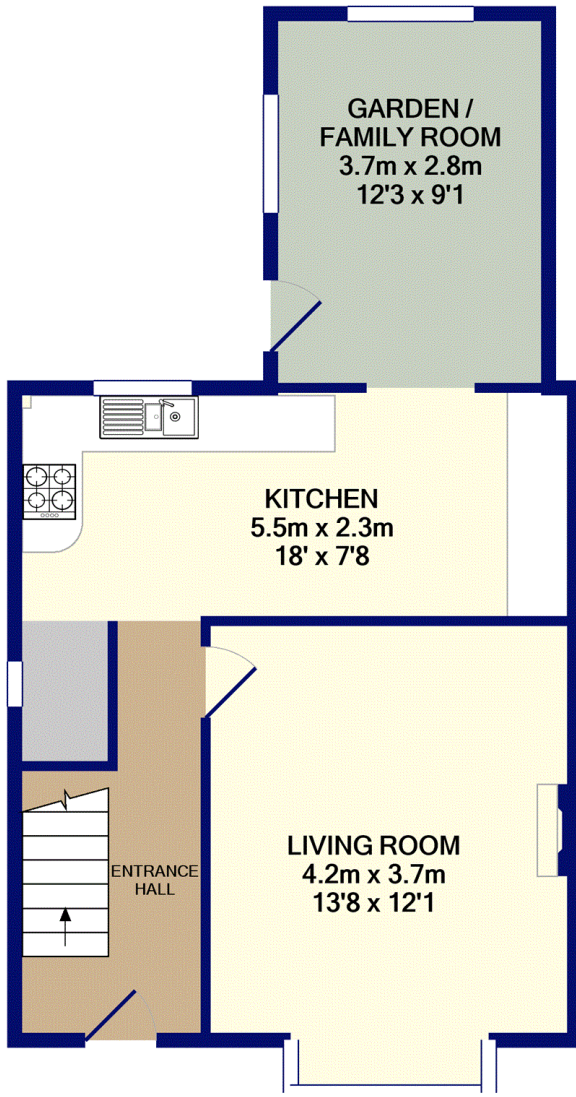


# Gallery Photos

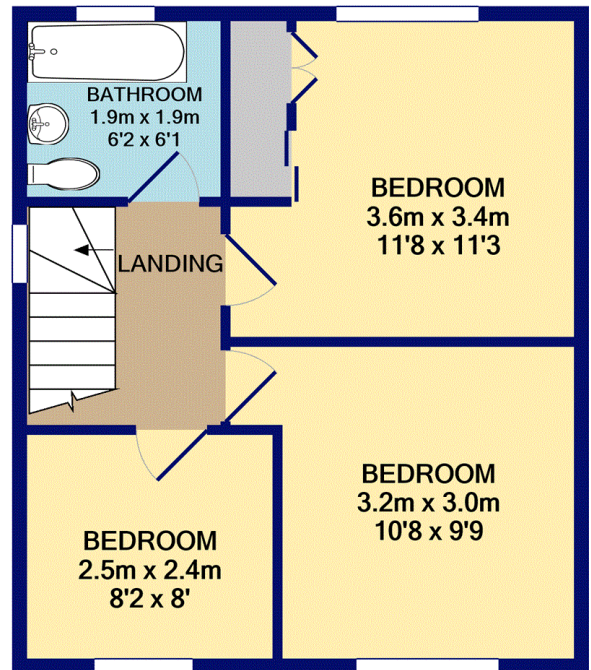




## 83, SKELLINGTHORPE ROAD, LINCOLN, LN6 7QT



GROUND FLOOR  
APPROX. FLOOR  
AREA 47.9 SQ.M.  
(516 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 36.6 SQ.M.  
(394 SQ.FT.)

TOTAL APPROX. FLOOR AREA 84.6 SQ.M. (910 SQ.FT.)

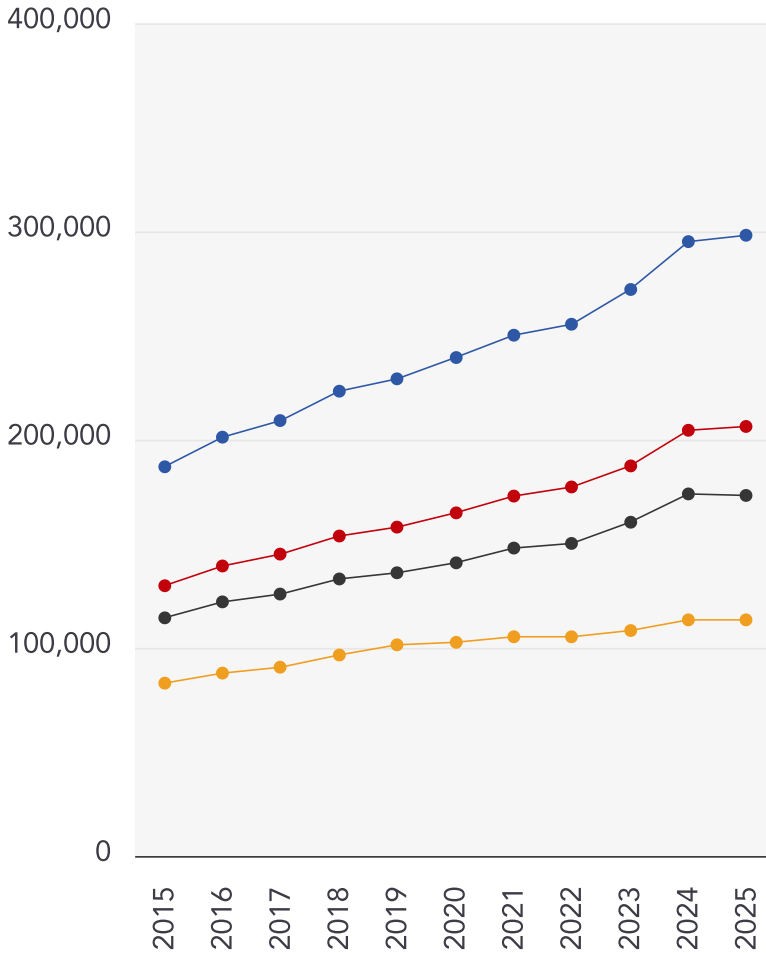
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2020

# Market House Price Statistics



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



Detached

**+59.47%**

Semi-Detached

**+58.92%**

Terraced

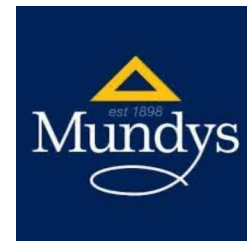
**+51.39%**

Flat

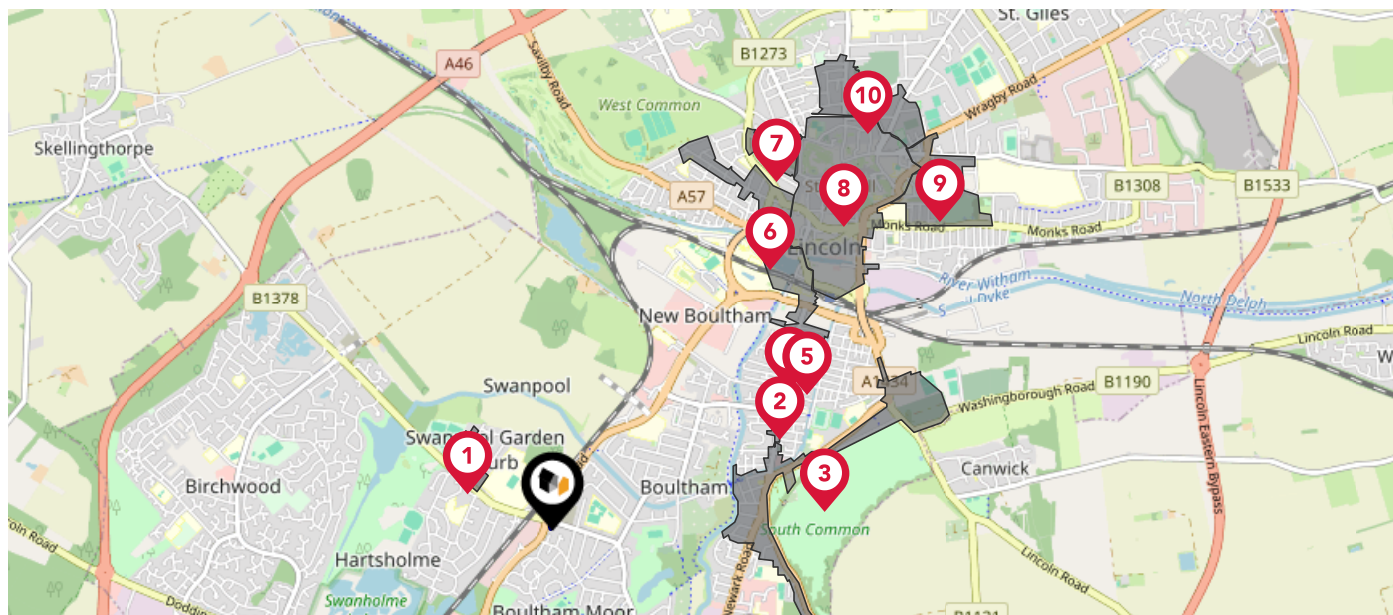
**+36.6%**

# 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

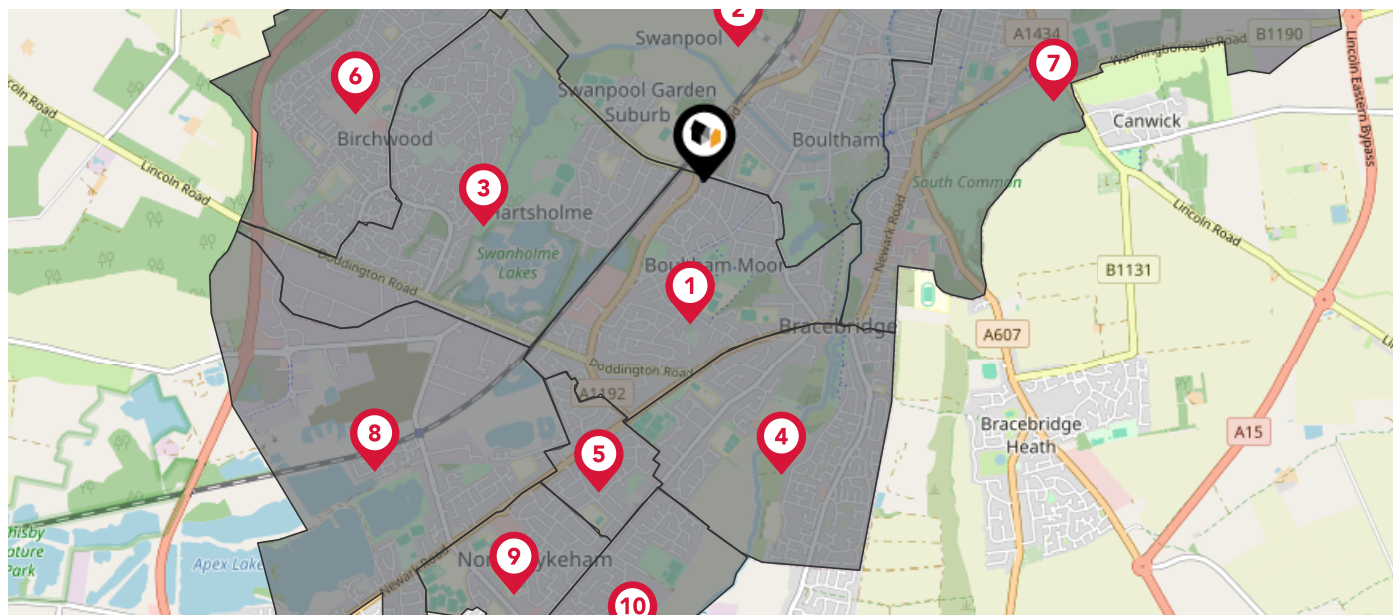
- 1 Swanpool
- 2 Gowt's Bridge
- 3 St Catherines
- 4 St Peter-at-Gowts
- 5 Sibthorp
- 6 West Parade and Brayford
- 7 Carline
- 8 Cathedral and City Centre
- 9 Lindum and Arboretum
- 10 Newport and Nettleham Road

# 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



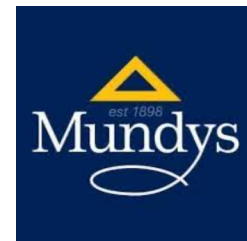
### Nearby Council Wards

- 1 Moorland Ward
- 2 Boutham Ward
- 3 Hartsholme Ward
- 4 Witham Ward
- 5 North Hykeham Forum Ward
- 6 Birchwood Ward
- 7 Park Ward
- 8 North Hykeham Memorial Ward
- 9 North Hykeham Moor Ward
- 10 North Hykeham Witham Ward

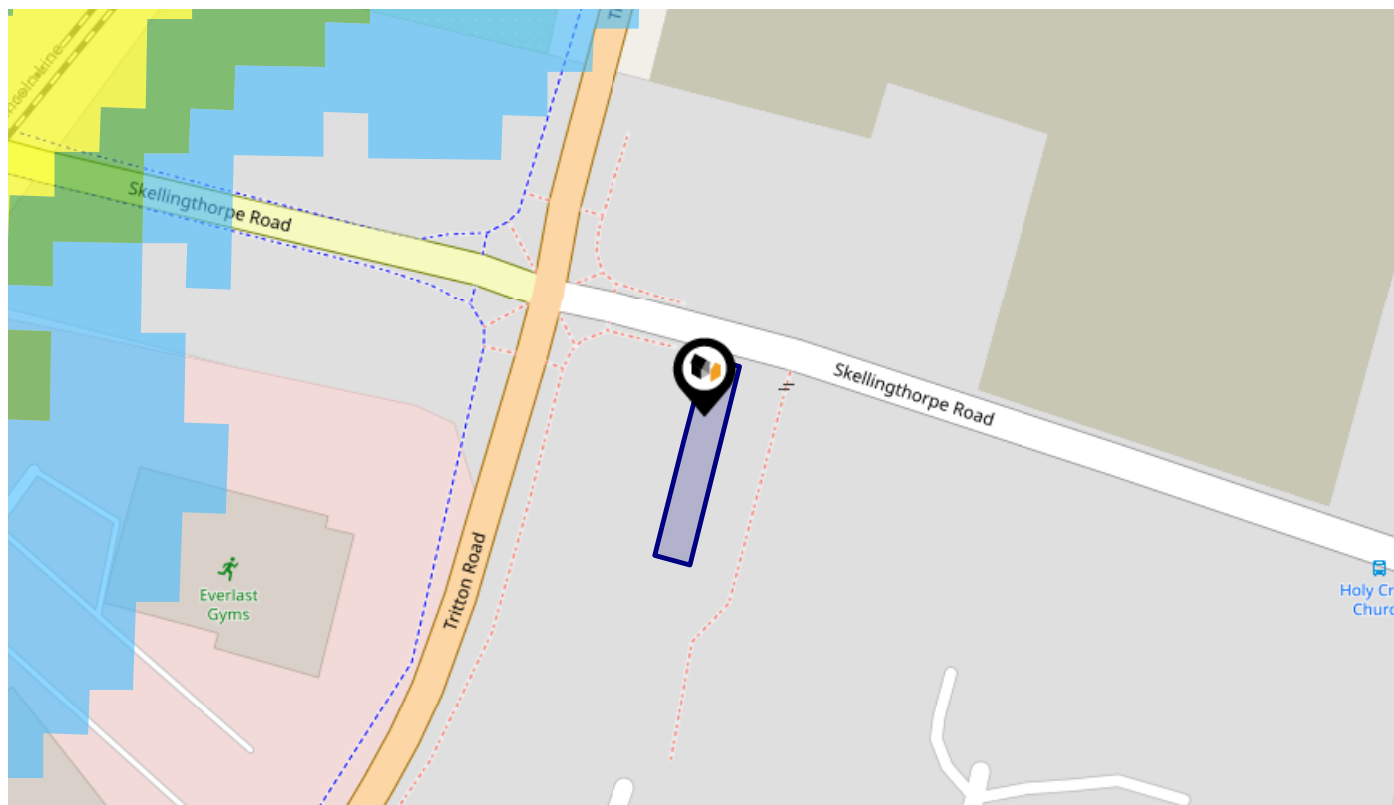


# Maps

## 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:

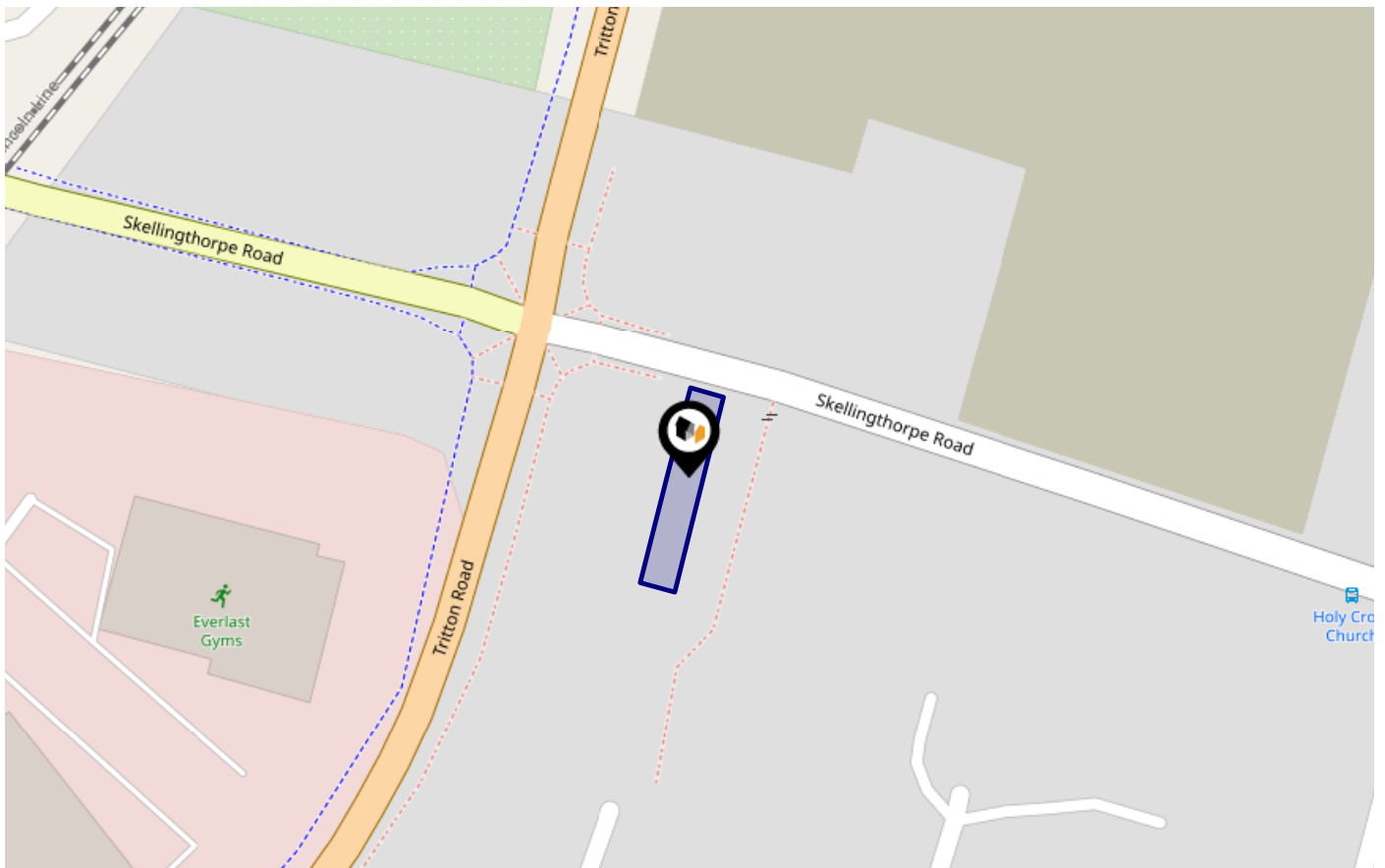
5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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:

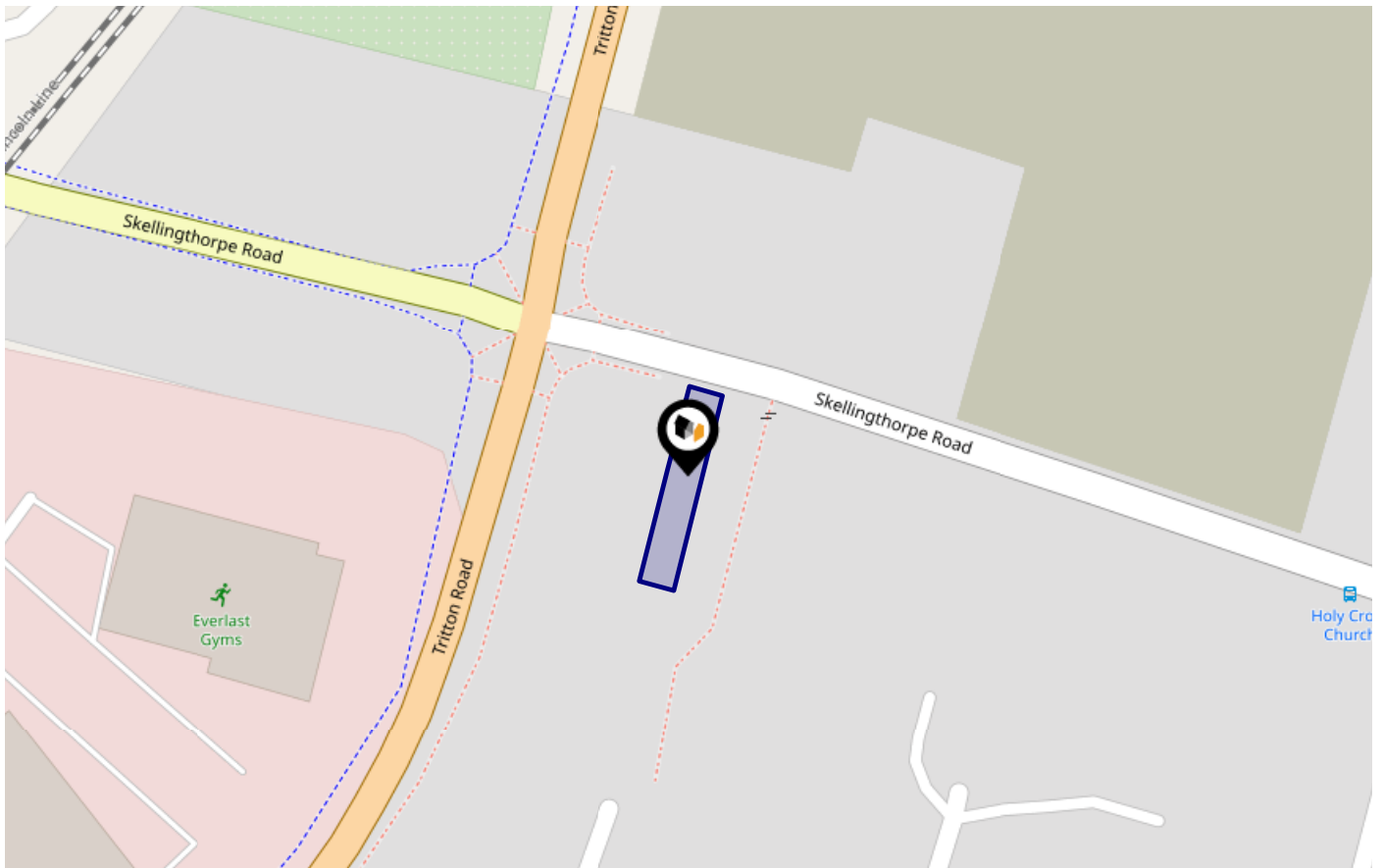


# Flood Risk

## 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.
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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:



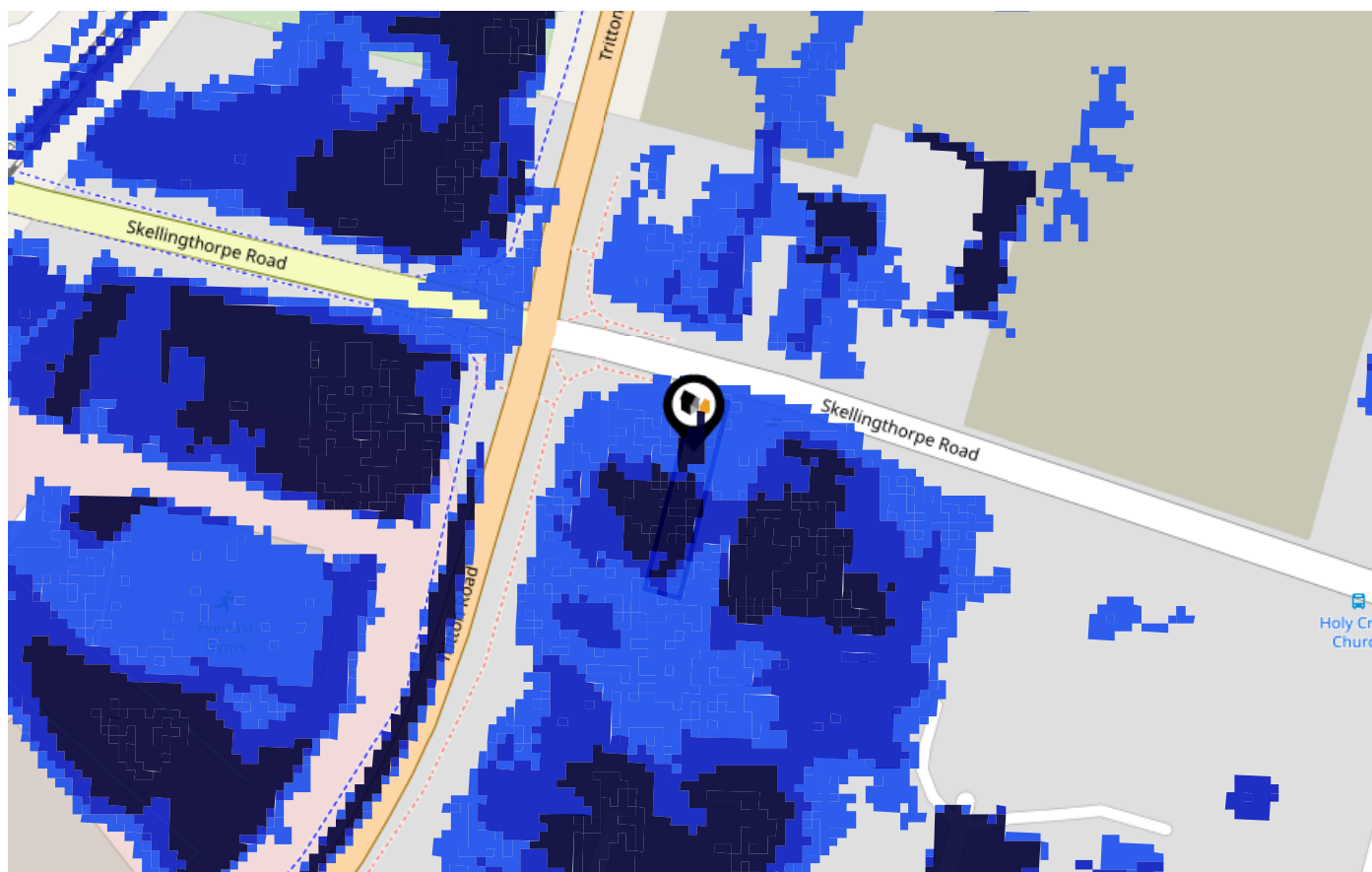


# Flood Risk

## 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: High**

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:

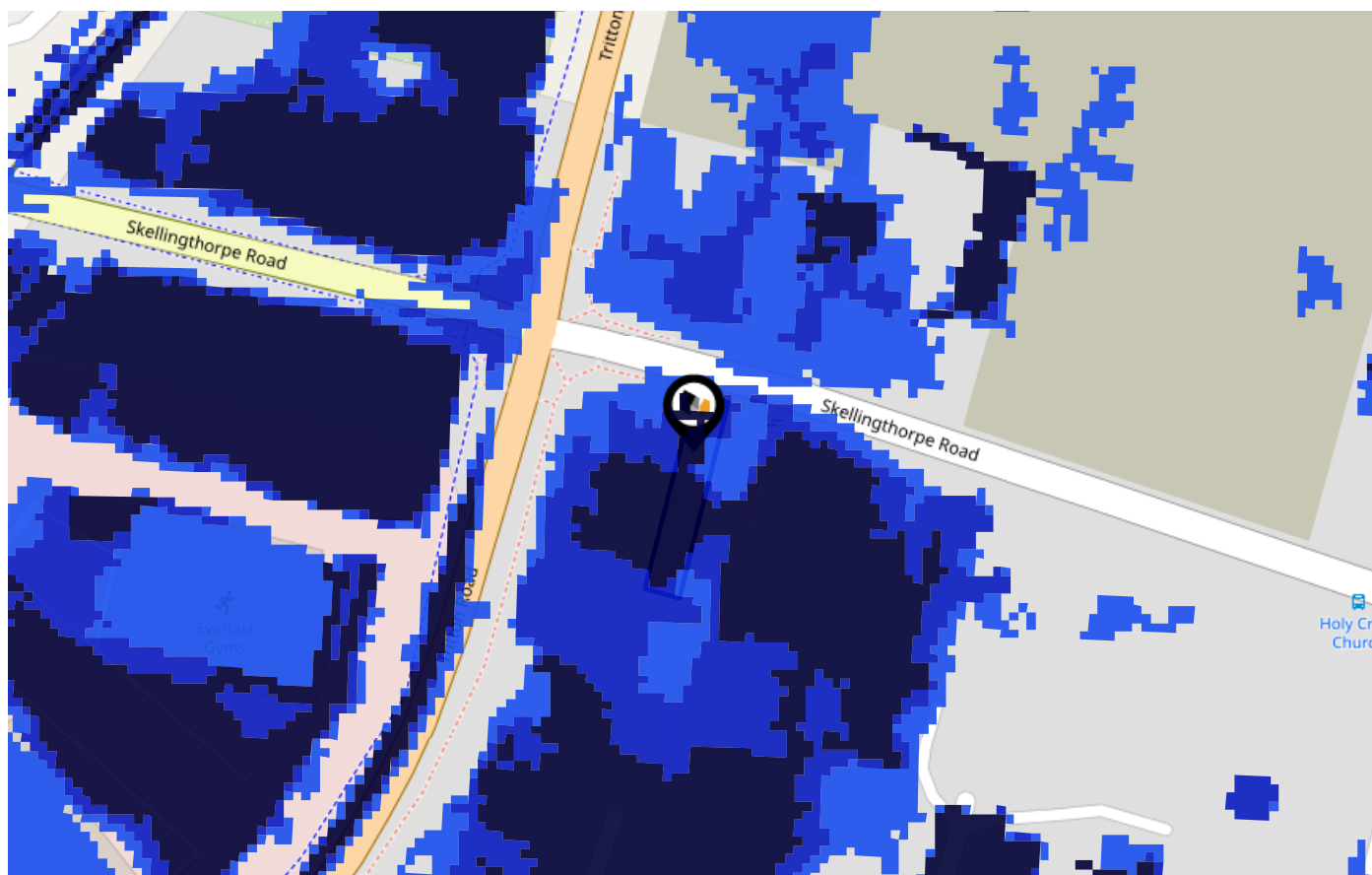


# Flood Risk

## 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.

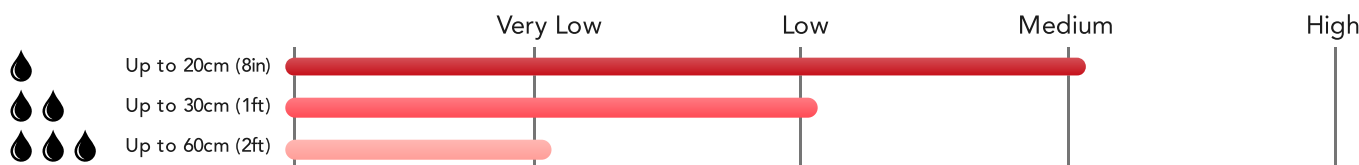


Risk Rating: High

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.

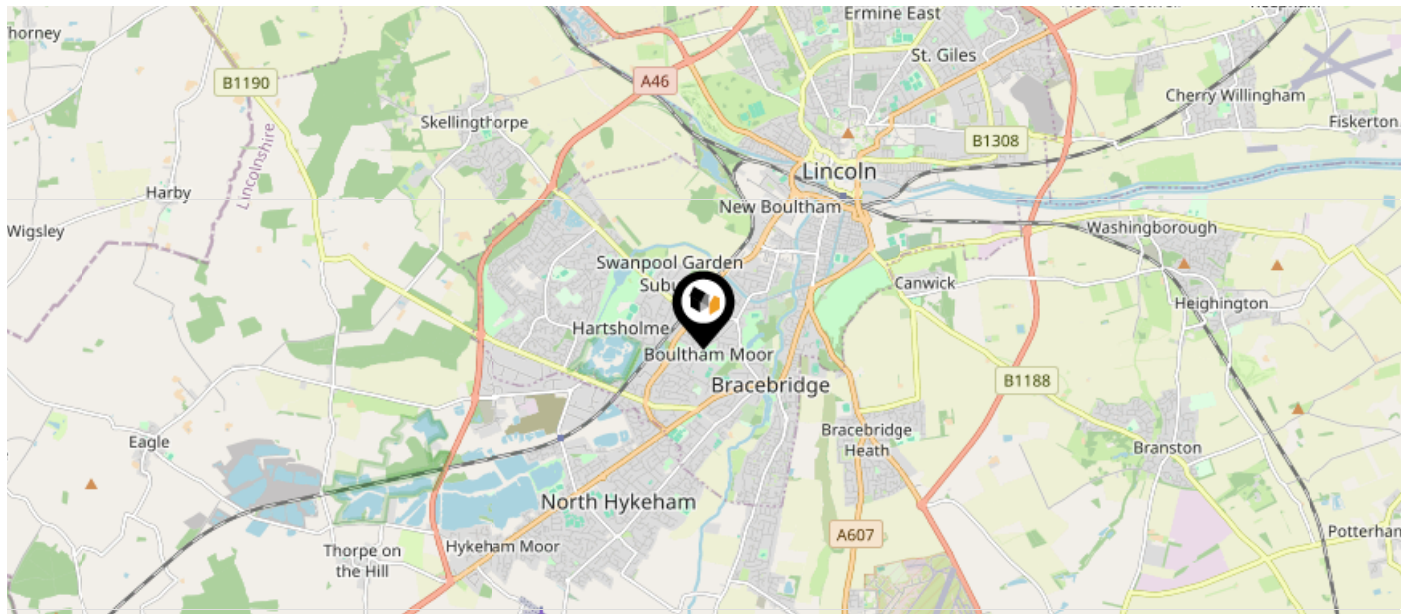
Chance of flooding to the following depths at this property:



# Maps Green Belt



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



Nearby Green Belt Land

No data available.

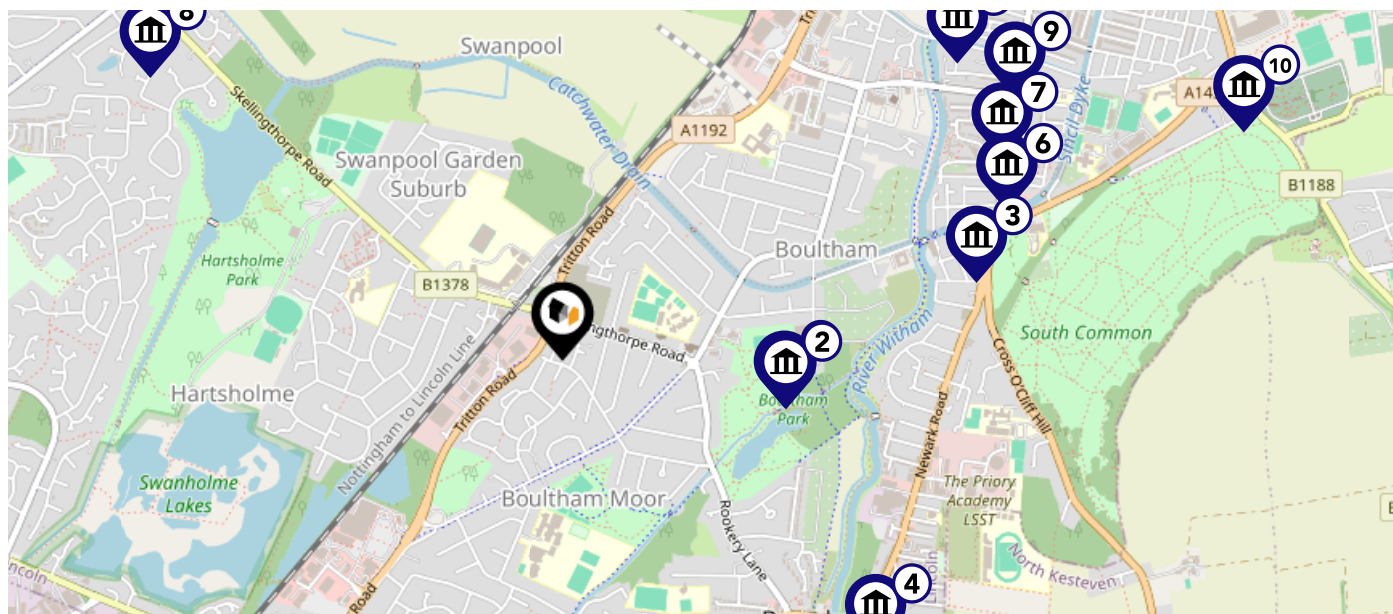












# Maps

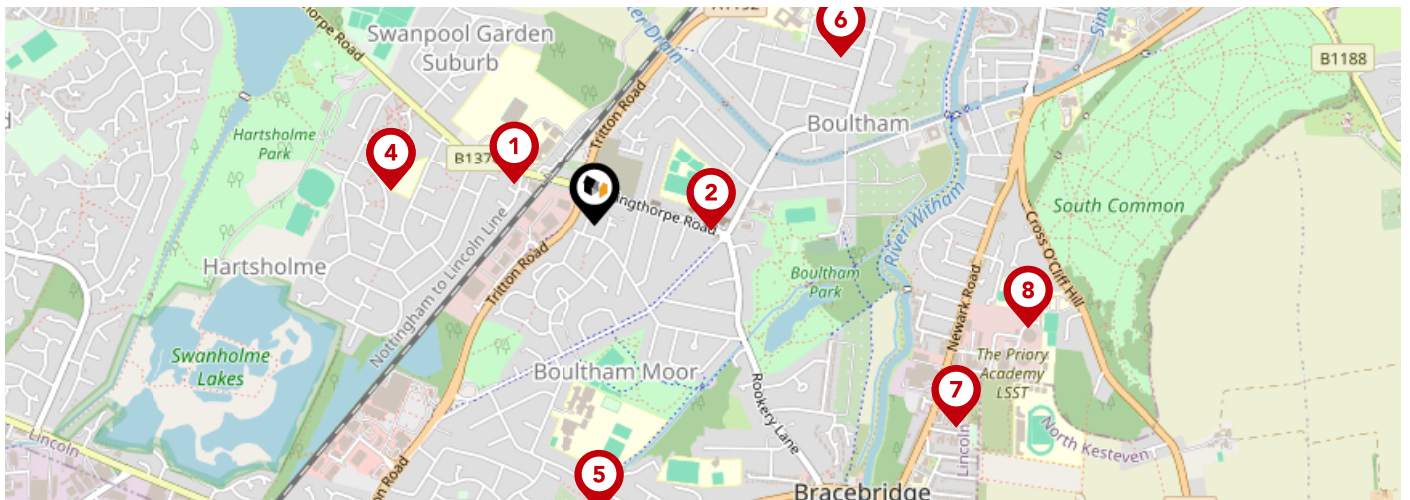
## Listed Buildings



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

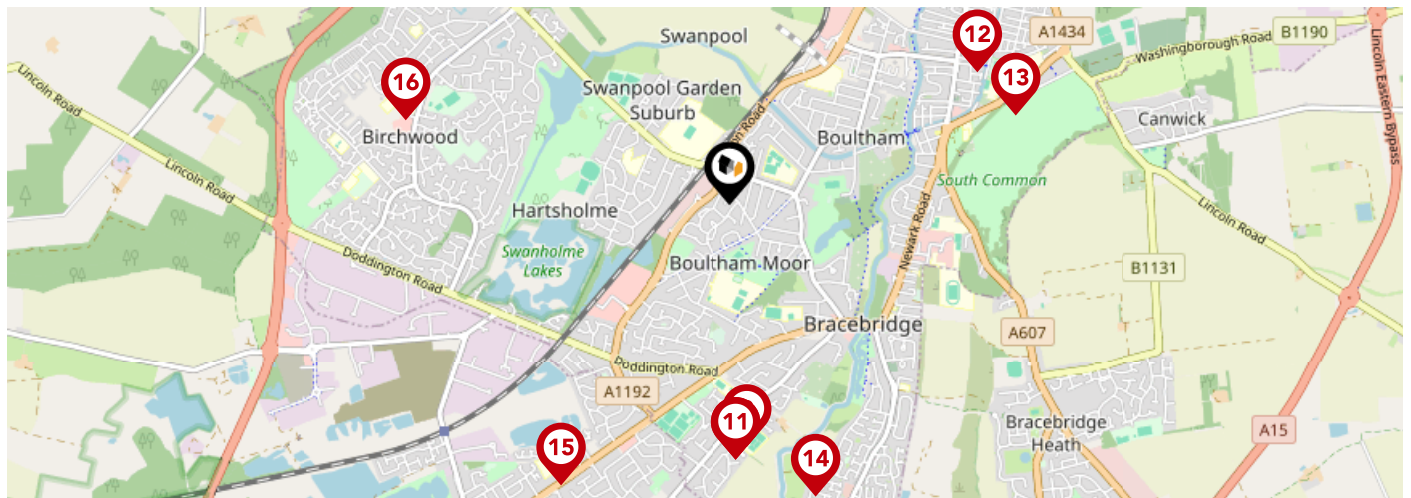


Listed Buildings in the local district	Grade	Distance
 1388567 - Crimean War Memorial 3 Metres North West Of Church Of St Helen	Grade II	0.5 miles
 1388566 - Church Of St Helen	Grade II	0.5 miles
 1388748 - St Catherines Methodist Church And Adjoining Church Hall	Grade II	1.0 miles
 1388710 - Grosvenor Hall Private Nursing Home	Grade II	1.0 miles
 1388739 - Crown Mill	Grade II	1.1 miles
 1388596 - Church Of St Botolph	Grade II	1.1 miles
 1388568 - 53 And 54, High Street	Grade II	1.1 miles
 1388767 - Stones Place	Grade II	1.1 miles
 1388601 - Gowts Bridge	Grade II	1.2 miles
 1388478 - Lodge And Adjoining Outbuilding At The Old Cemetery	Grade II	1.6 miles



	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>The Priory City of Lincoln Academy</b> Ofsted Rating: Requires improvement   Pupils: 980   Distance:0.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>St Peter and St Paul, Catholic Voluntary Academy</b> Ofsted Rating: Requires improvement   Pupils: 602   Distance:0.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Hartsholme Academy</b> Ofsted Rating: Requires improvement   Pupils: 377   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>The Pilgrim School</b> Ofsted Rating: Good   Pupils: 4   Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>The Priory Witham Academy</b> Ofsted Rating: Good   Pupils: 1110   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>Sir Francis Hill Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 623   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Bracebridge Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 78   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>The Priory Academy LSST</b> Ofsted Rating: Good   Pupils: 1779   Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

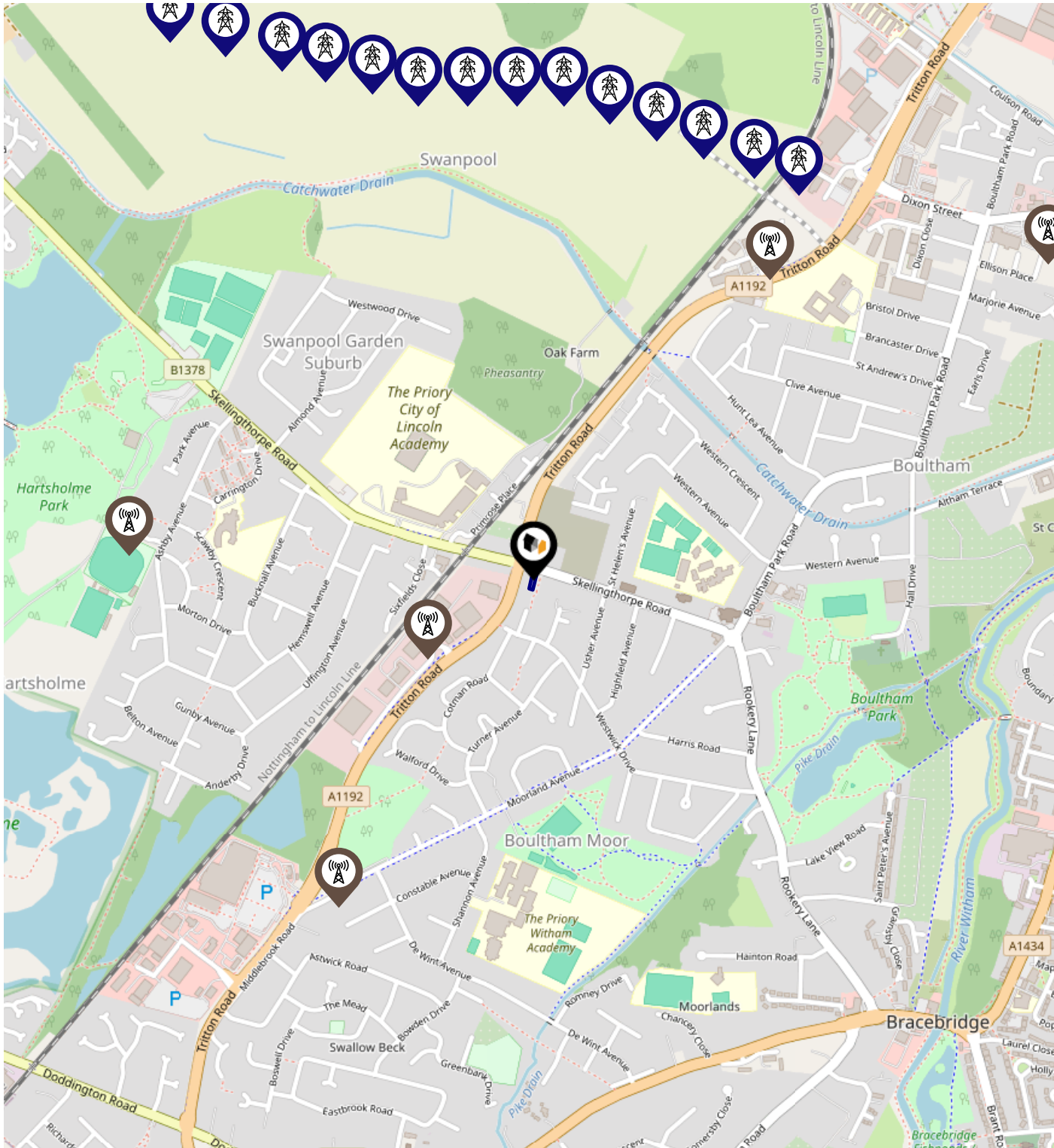
# Area Schools





		Nursery	Primary	Secondary	College	Private
	<b>The Lincoln St Christopher's School</b> Ofsted Rating: Good   Pupils: 252   Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Lincoln Manor Leas Junior School</b> Ofsted Rating: Good   Pupils: 290   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Lincoln Manor Leas Infants School</b> Ofsted Rating: Good   Pupils: 163   Distance:1.13	<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:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Athena School</b> Ofsted Rating: Good   Pupils: 113   Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Meadows Primary School</b> Ofsted Rating: Good   Pupils: 364   Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ling Moor Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 413   Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lincoln Birchwood Junior School</b> Ofsted Rating: Good   Pupils: 255   Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



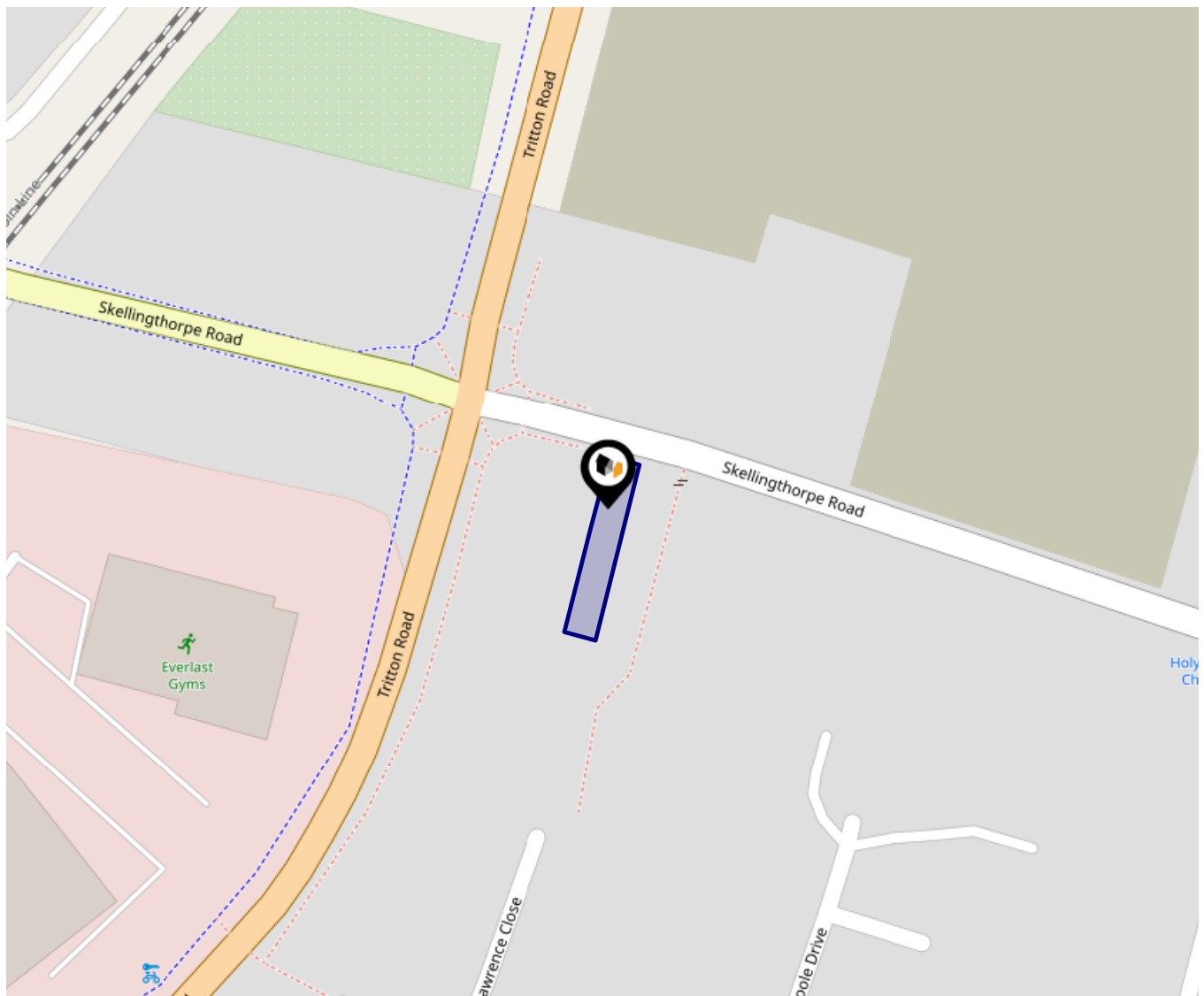
# Local Area Masts & Pylons



**Key:**

-  Power Pylons
-  Communication Masts

# Local Area Road Noise



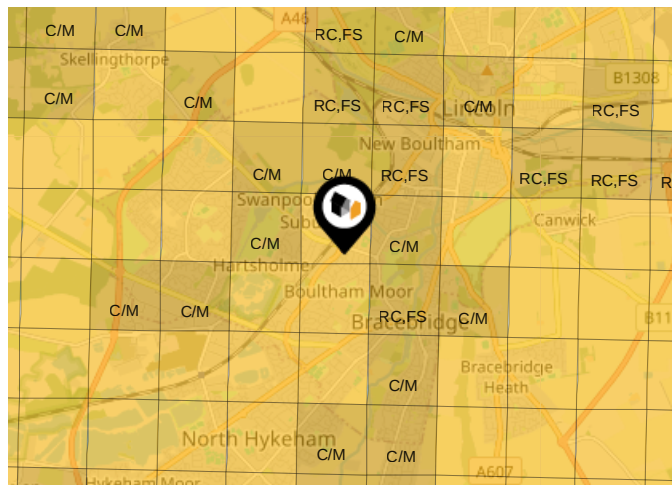
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

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

<b>Carbon Content:</b>	VARIABLE	<b>Soil Texture:</b>	CLAYEY LOAM TO SILTY
<b>Parent Material Grain:</b>	ARGILLACEOUS		LOAM
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)	<b>Soil Depth:</b>	DEEP

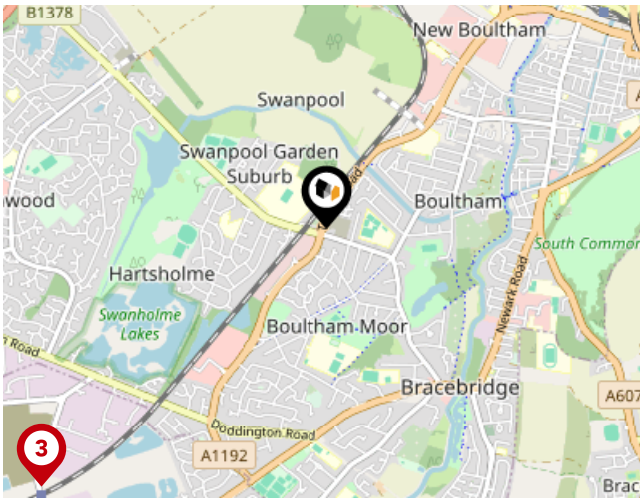


## Primary Classifications (Most Common Clay Types)

<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

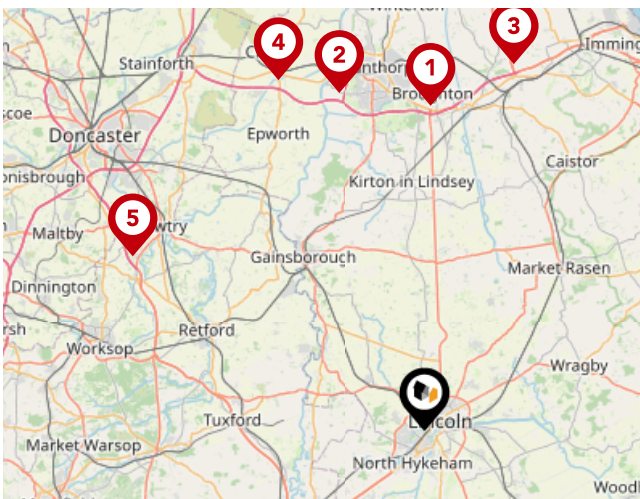


# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	1.59 miles
2	Lincoln Central Rail Station	1.61 miles
3	Hykeham Rail Station	1.7 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	23.02 miles
2	M180 J3	24.65 miles
3	M180 J5	26.64 miles
4	M180 J2	26.8 miles
5	A1(M) J34	24.03 miles

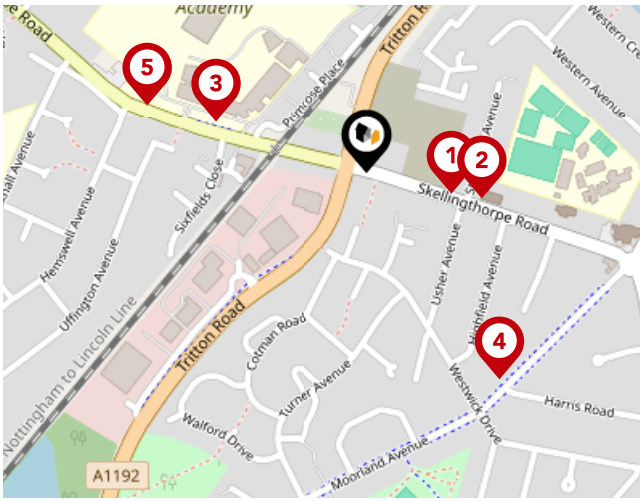


## Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	27.28 miles
2	Finningley	26.05 miles
3	East Mids Airport	41.34 miles
4	Leeds Bradford Airport	63.84 miles

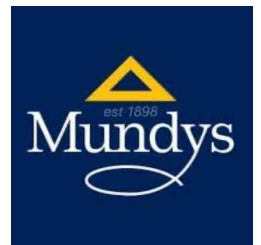


# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Holy Cross Church	0.1 miles
2	Holy Cross Church	0.13 miles
3	City School	0.18 miles
4	Harris Road	0.27 miles
5	City School	0.25 miles



## Mundys

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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

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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

# 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.

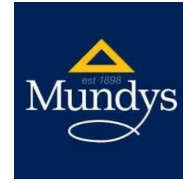


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### Mundys

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