

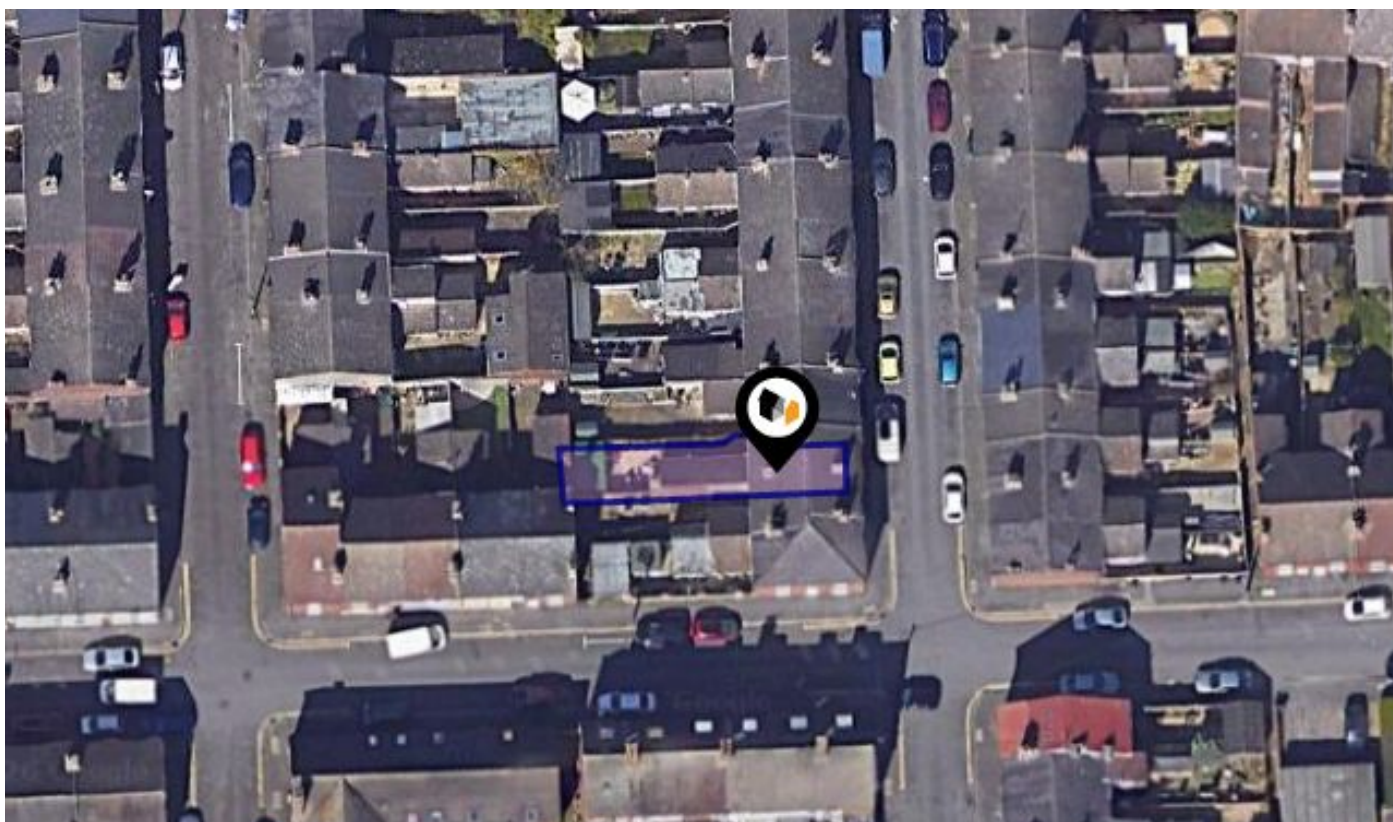


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 29<sup>th</sup> January 2026



**18, SIDNEY STREET, LINCOLN, LN5 8BT**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

Alex.Porter@mundys.net

www.mundys.net



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## Property

Type:	Terraced
Bedrooms:	2
Plot Area:	0.03 acres
Council Tax :	Band A
Annual Estimate:	£1,507
Title Number:	LL18427
UPRN:	235017443

Tenure: Freehold

## Local Area

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

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

6	73	1800
mb/s	mb/s	mb/s
		

Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:



# Market Sold in Street



17, Sidney Street, Lincoln, LN5 8BT				
Last Sold Date:	30/04/2024	27/03/1997		
Last Sold Price:	£97,200	£28,000		
16, Sidney Street, Lincoln, LN5 8BT				
Last Sold Date:	19/01/2024	30/01/2004		
Last Sold Price:	£117,500	£69,500		
29, Sidney Street, Lincoln, LN5 8BT				
Last Sold Date:	22/08/2023	05/10/2007	04/08/2006	17/02/1995
Last Sold Price:	£132,000	£107,000	£98,000	£32,500
44, Sidney Street, Lincoln, LN5 8BT				
Last Sold Date:	23/08/2022	12/10/2018	08/12/2017	
Last Sold Price:	£135,000	£85,250	£64,500	
50, Sidney Street, Lincoln, LN5 8BT				
Last Sold Date:	13/05/2022	07/02/2003		
Last Sold Price:	£128,000	£67,000		
34, Sidney Street, Lincoln, LN5 8BT				
Last Sold Date:	20/07/2021	24/02/2017	09/03/1999	
Last Sold Price:	£110,000	£97,000	£17,000	
31, Sidney Street, Lincoln, LN5 8BT				
Last Sold Date:	22/03/2021	19/08/2016	24/03/2014	16/11/2007
Last Sold Price:	£106,000	£65,500	£75,000	£69,000
36, Sidney Street, Lincoln, LN5 8BT				
Last Sold Date:	15/01/2021	15/12/2006		
Last Sold Price:	£114,000	£76,000		
33, Sidney Street, Lincoln, LN5 8BT				
Last Sold Date:	20/09/2019			
Last Sold Price:	£98,000			
25, Sidney Street, Lincoln, LN5 8BT				
Last Sold Date:	07/12/2018	19/09/2016	21/05/2007	
Last Sold Price:	£100,000	£108,000	£105,000	
20, Sidney Street, Lincoln, LN5 8BT				
Last Sold Date:	26/10/2018	30/05/2003		
Last Sold Price:	£89,500	£58,000		
21, Sidney Street, Lincoln, LN5 8BT				
Last Sold Date:	15/01/2018	26/03/1997		
Last Sold Price:	£92,500	£31,000		

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

27, Sidney Street, Lincoln, LN5 8BT				
Last Sold Date:	24/03/2016	03/08/2015		
Last Sold Price:	£110,000	£68,000		
13, Sidney Street, Lincoln, LN5 8BT				
Last Sold Date:	01/12/2015	07/08/2015		
Last Sold Price:	£98,000	£67,500		
26, Sidney Street, Lincoln, LN5 8BT				
Last Sold Date:	16/10/2015	10/01/2012	10/10/2003	27/03/1997
Last Sold Price:	£90,000	£80,000	£73,000	£31,500
46, Sidney Street, Lincoln, LN5 8BT				
Last Sold Date:	07/05/2015	17/02/1995		
Last Sold Price:	£118,000	£32,950		
38, Sidney Street, Lincoln, LN5 8BT				
Last Sold Date:	28/10/2011	18/03/2009	30/05/2002	
Last Sold Price:	£80,500	£80,500	£47,000	
24, Sidney Street, Lincoln, LN5 8BT				
Last Sold Date:	24/05/2007	30/06/1995		
Last Sold Price:	£96,250	£32,000		
28, Sidney Street, Lincoln, LN5 8BT				
Last Sold Date:	16/03/2007	26/10/2006		
Last Sold Price:	£99,950	£77,000		
19, Sidney Street, Lincoln, LN5 8BT				
Last Sold Date:	19/06/2006	30/03/2001	31/03/1998	
Last Sold Price:	£97,500	£36,000	£29,000	
48, Sidney Street, Lincoln, LN5 8BT				
Last Sold Date:	20/09/2002	19/03/1999		
Last Sold Price:	£62,000	£33,500		
40, Sidney Street, Lincoln, LN5 8BT				
Last Sold Date:	12/05/1995			
Last Sold Price:	£28,750			

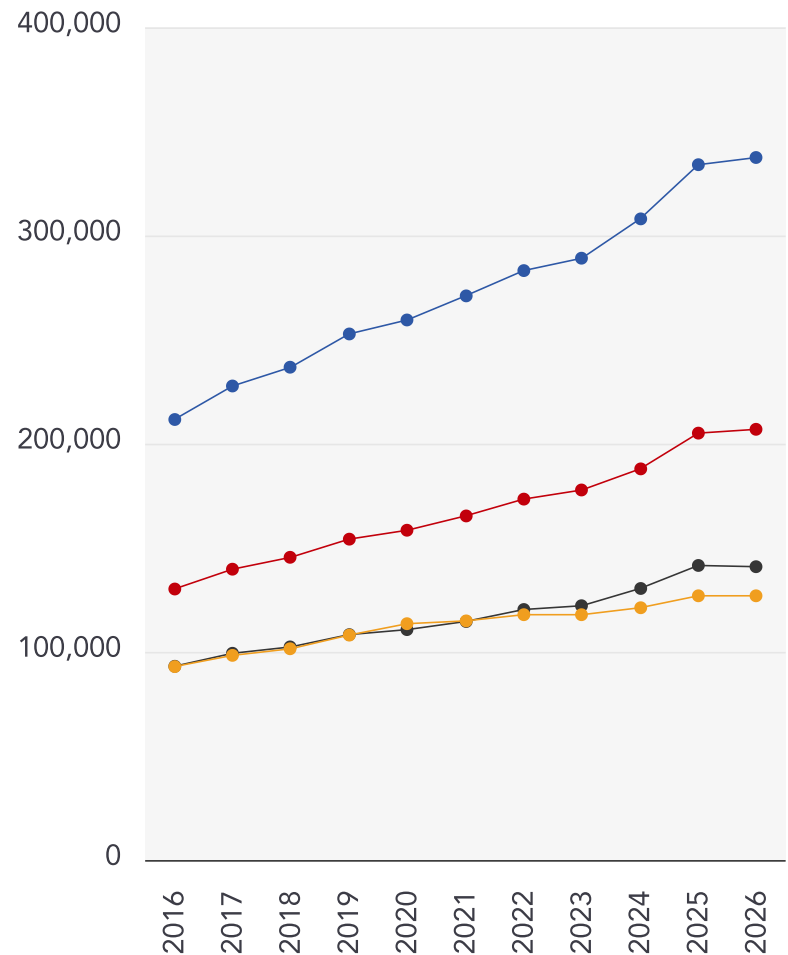
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in LN5



Detached

**+59.47%**

Semi-Detached

**+58.92%**

Terraced

**+51.39%**

Flat

**+36.6%**

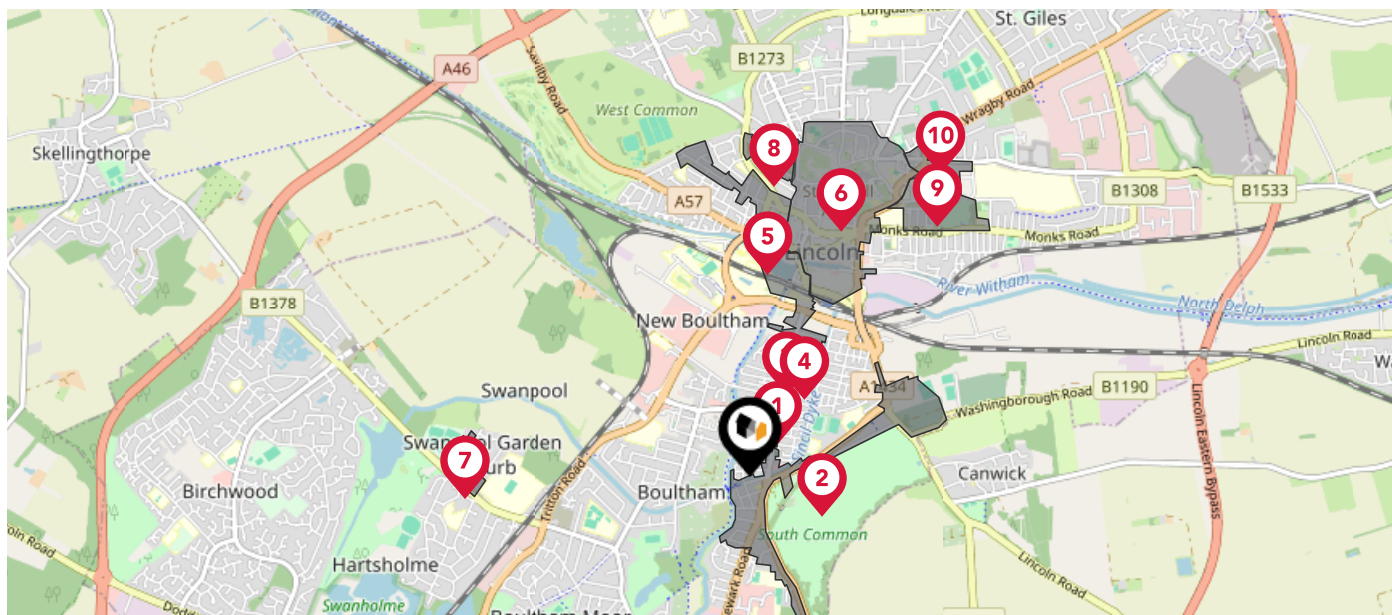


# Maps

## 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



Gowt's Bridge



St Catherines



St Peter-at-Gowts



Sibthorp



West Parade and Brayford



Cathedral and City Centre



Swanpool



Carline



Lindum and Arboretum



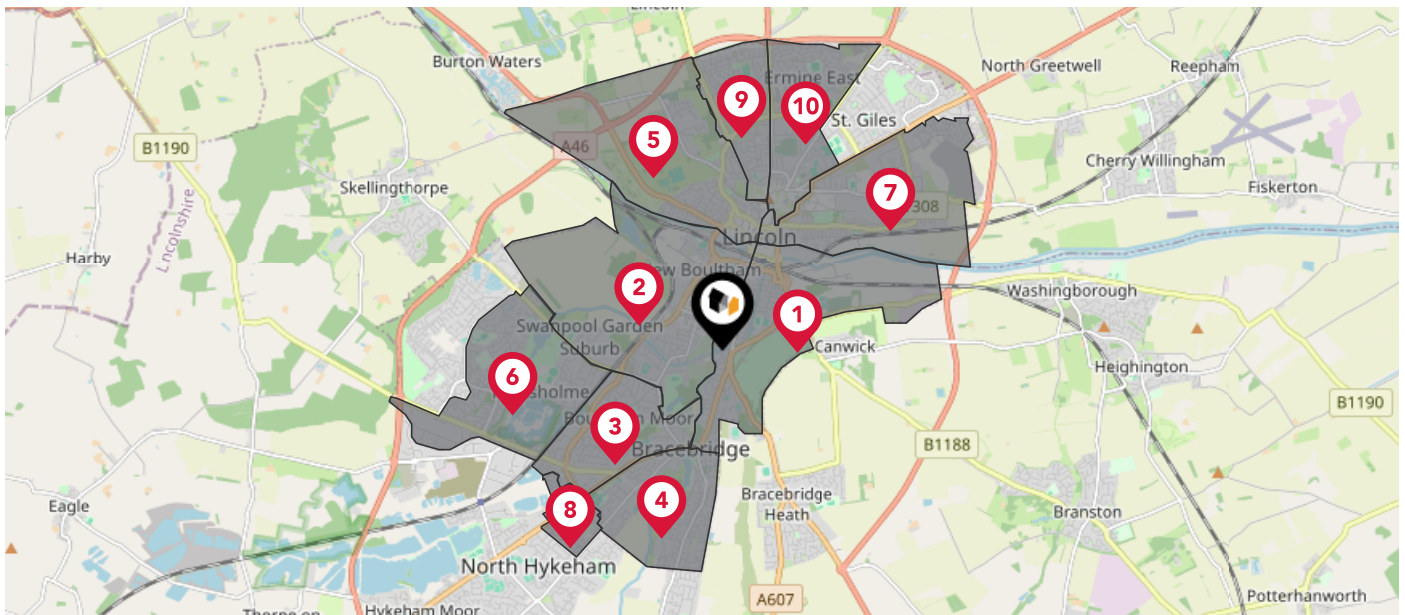
The Dell

# 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

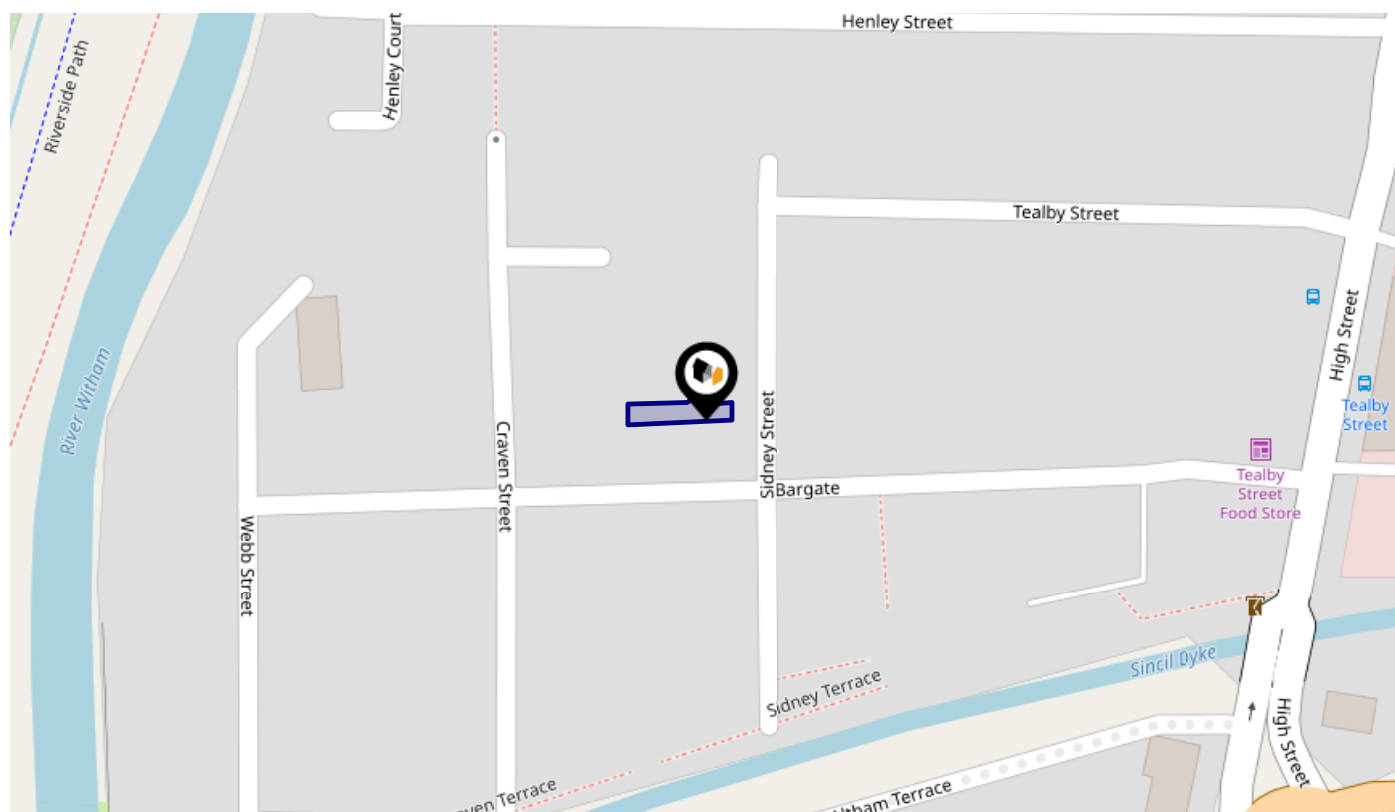
-  Park Ward
-  Boultham Ward
-  Moorland Ward
-  Witham Ward
-  Carholme Ward
-  Hartsholme Ward
-  Abbey Ward
-  North Hykeham Forum Ward
-  Castle Ward
-  Minster Ward

# Maps

## Rail Noise



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



### Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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

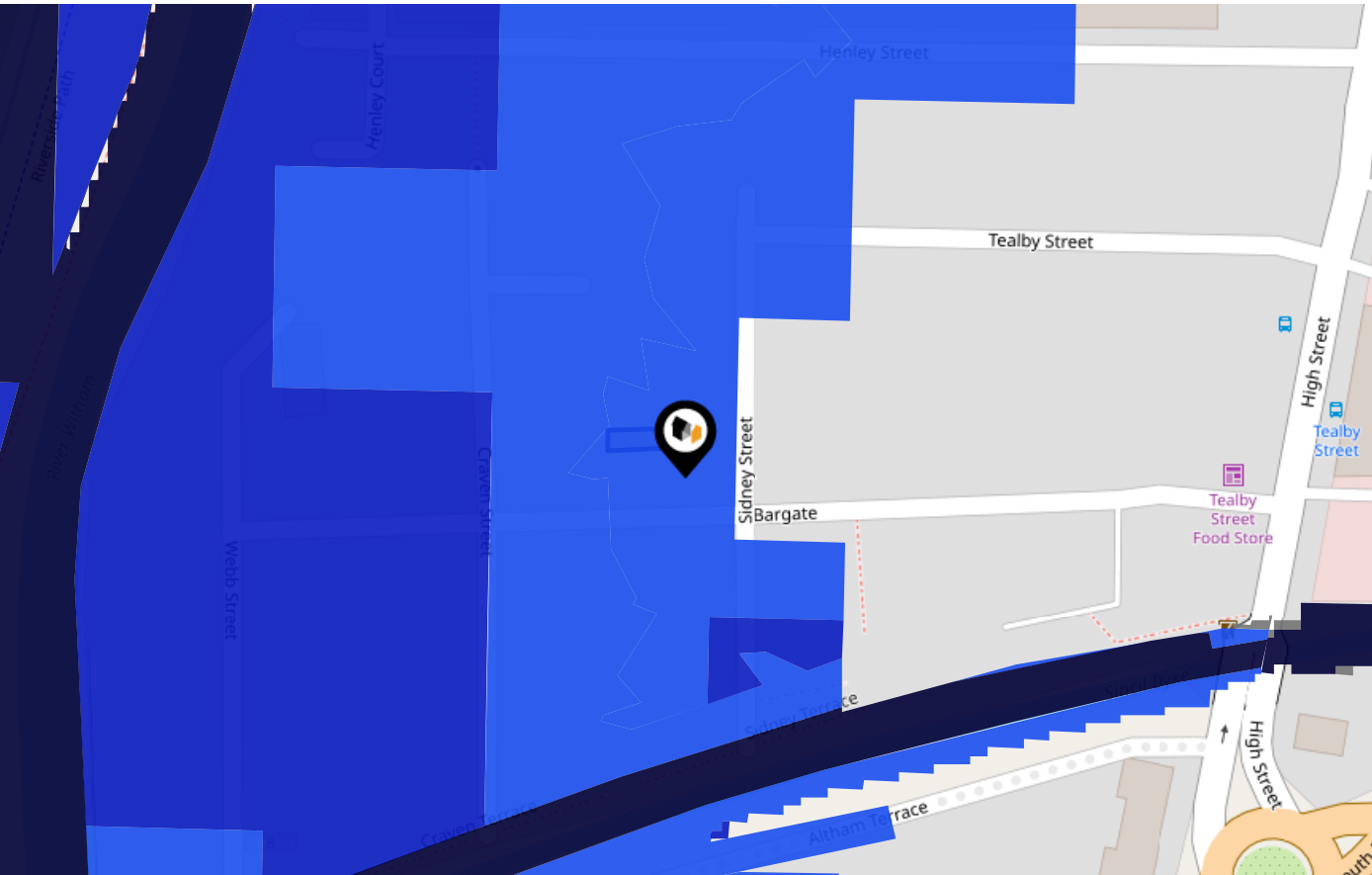
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	



# Flood Risk

## Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

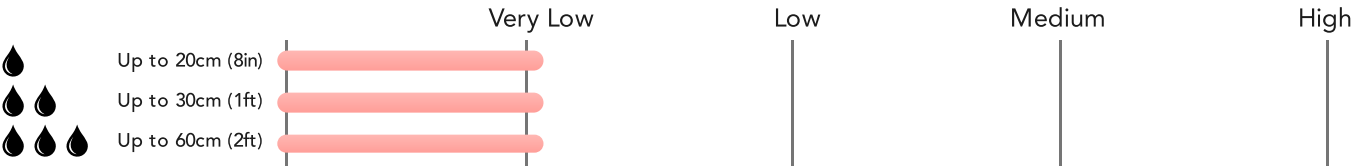


**Risk Rating: Low**

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:

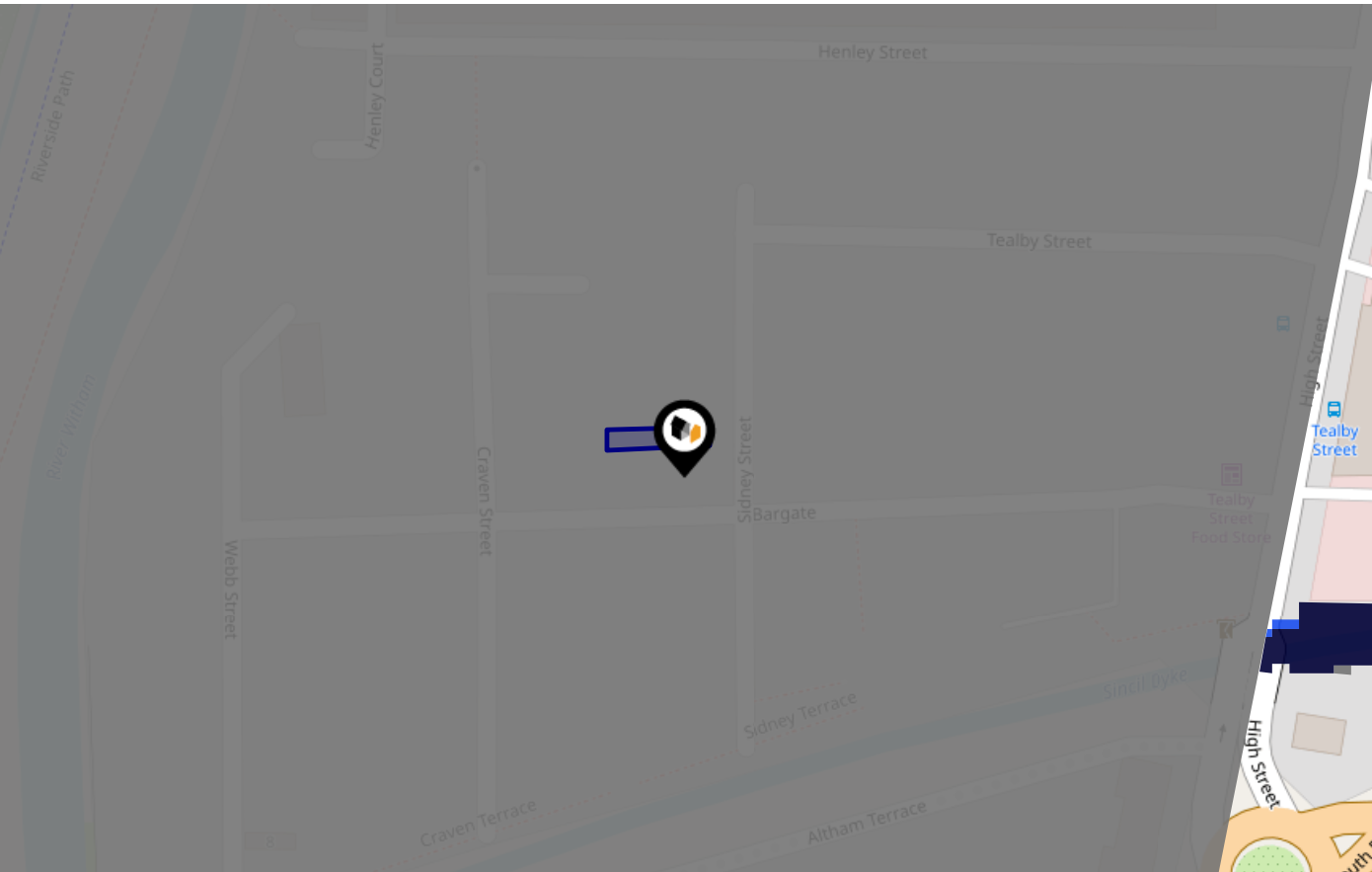


# Flood Risk

## 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.

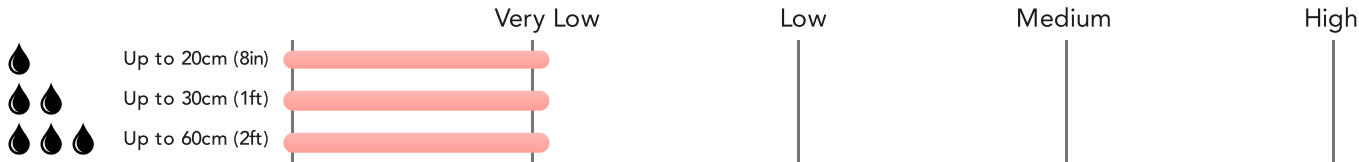


Risk Rating: Very low

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.
- 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.

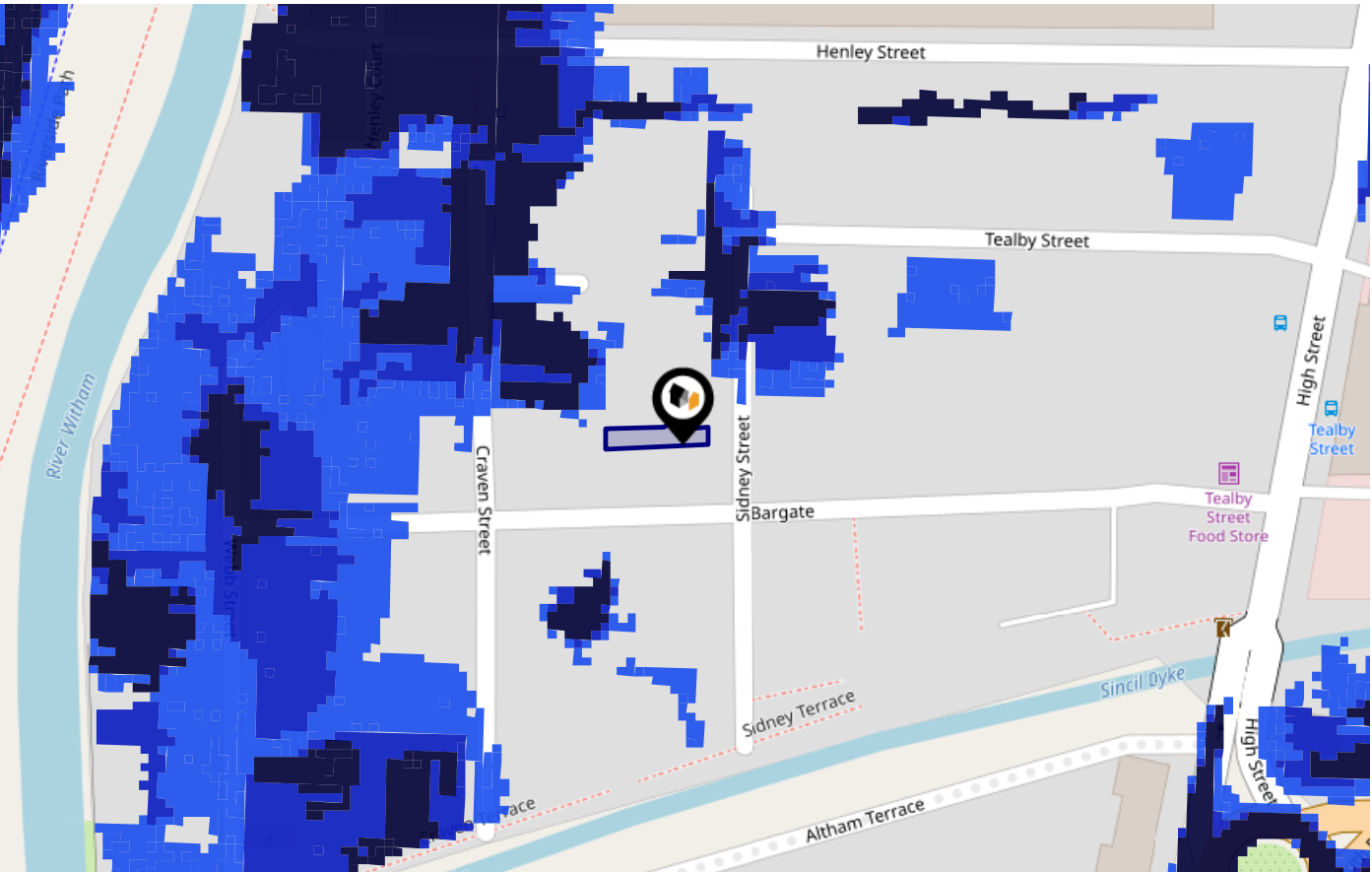
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - 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.

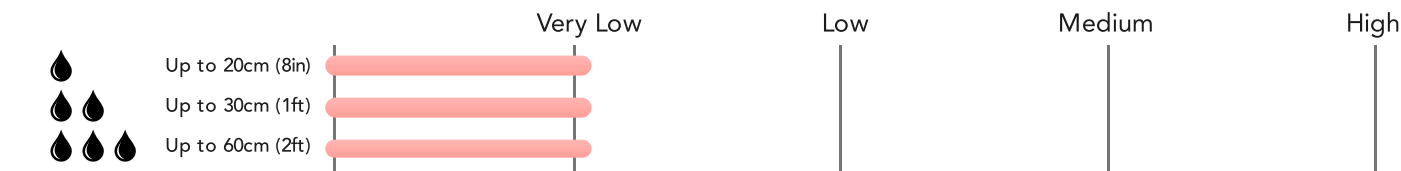


Risk Rating: Very low

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.

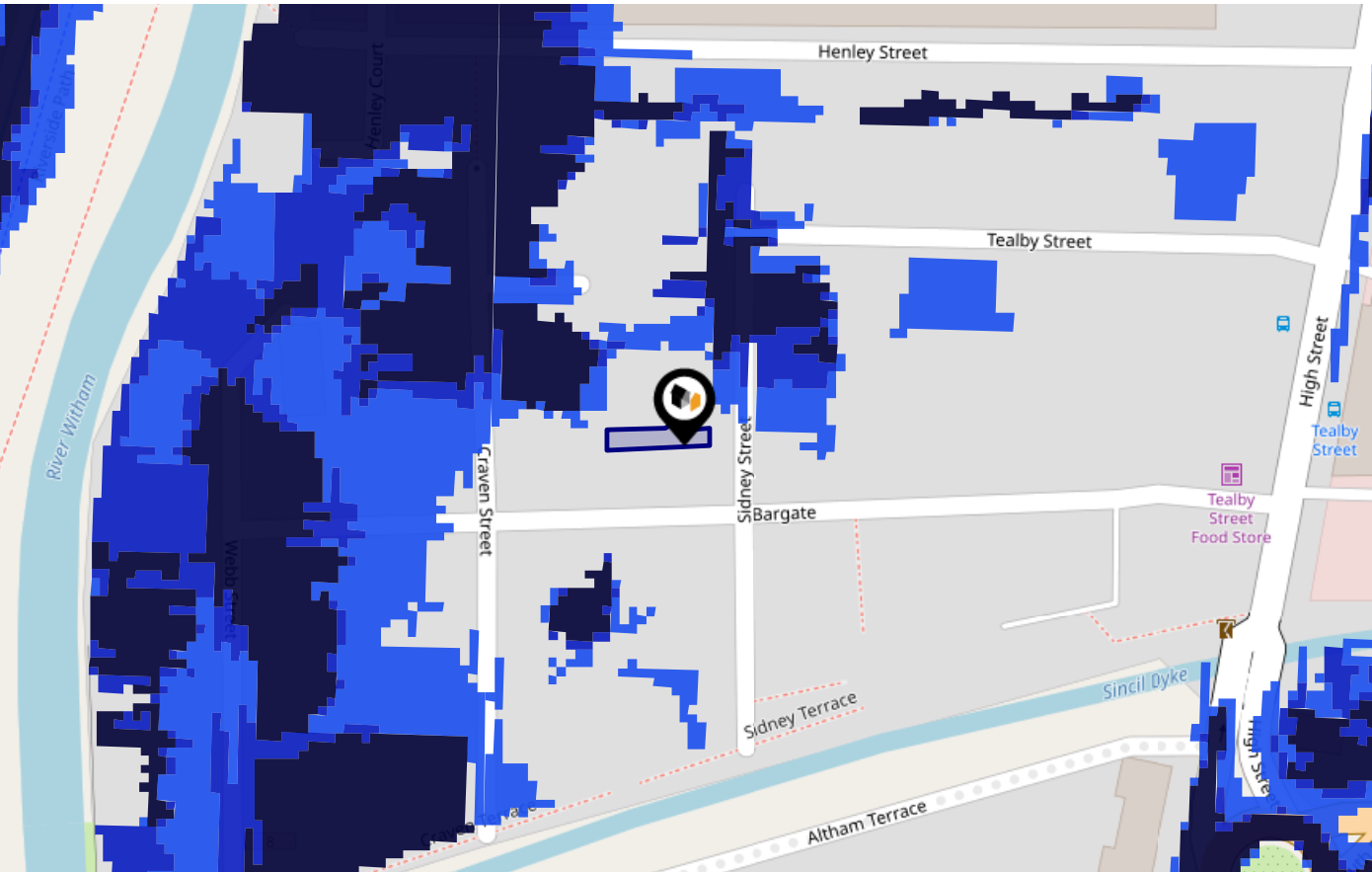
Chance of flooding to the following depths at this property:



# 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.

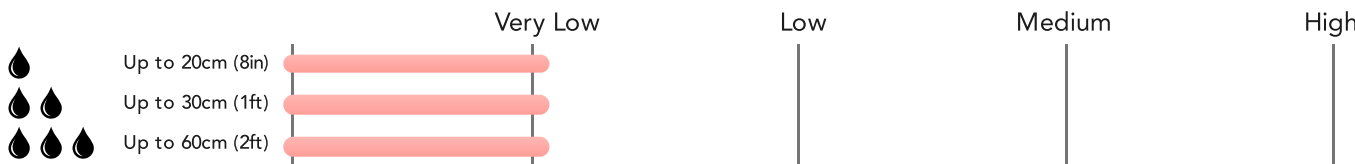


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:

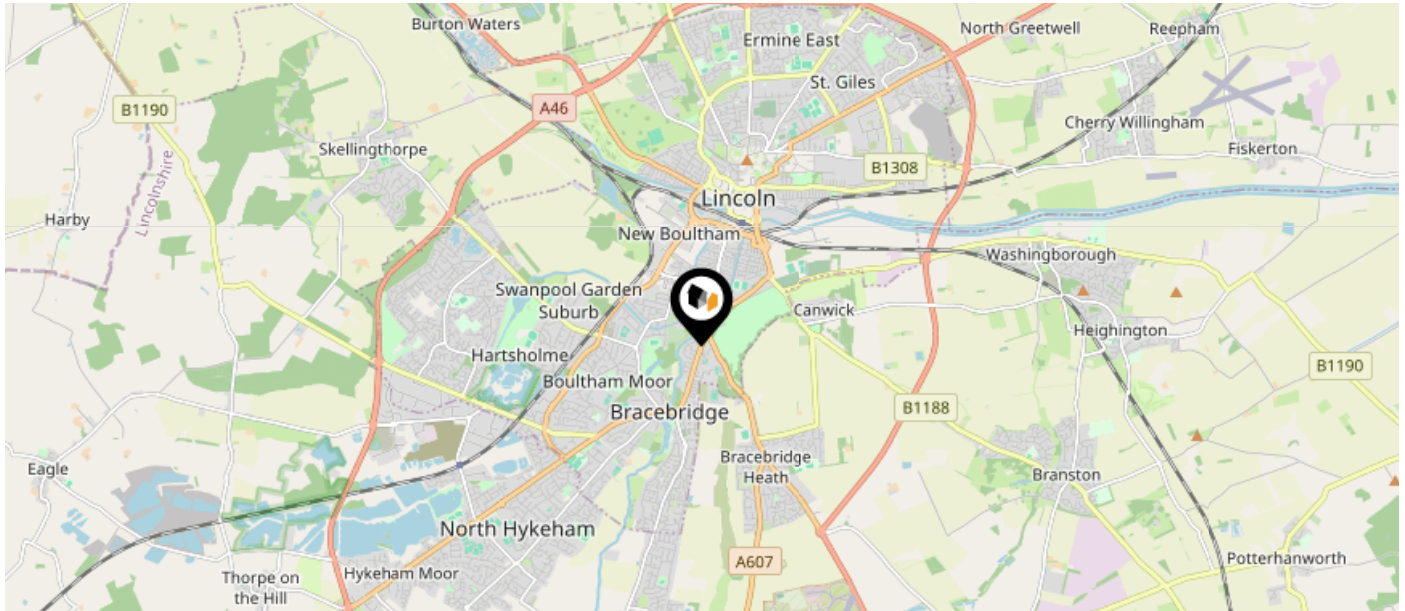


# Maps

## Green Belt



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



Nearby Green Belt Land

No data available.

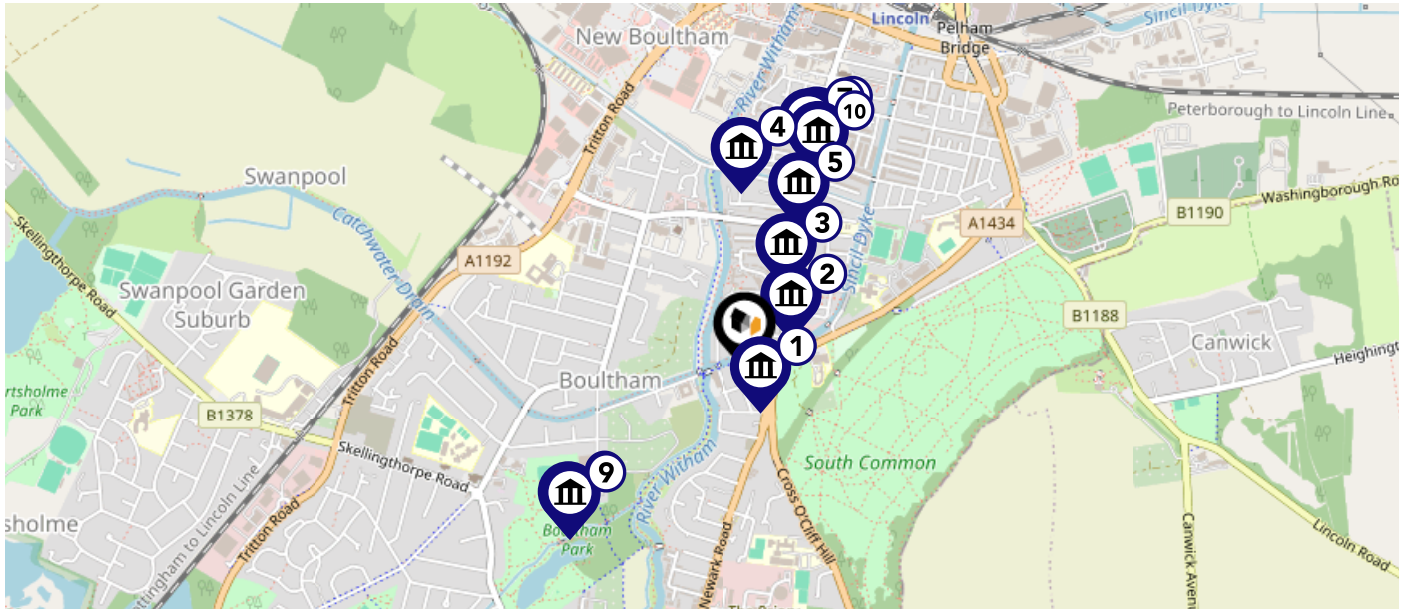












# Maps

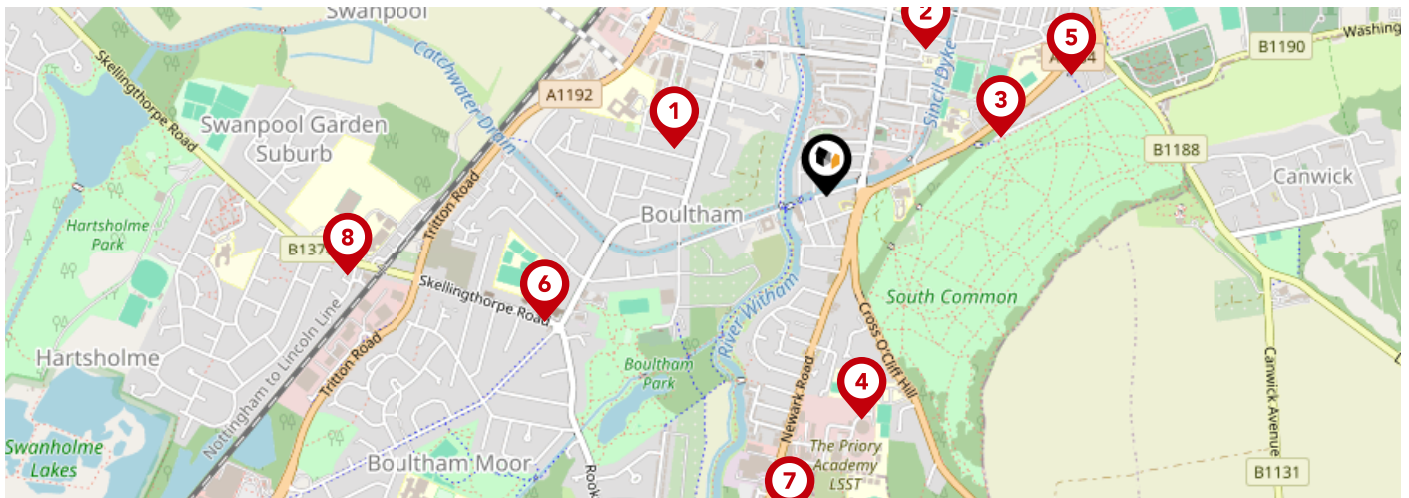
## Listed Buildings



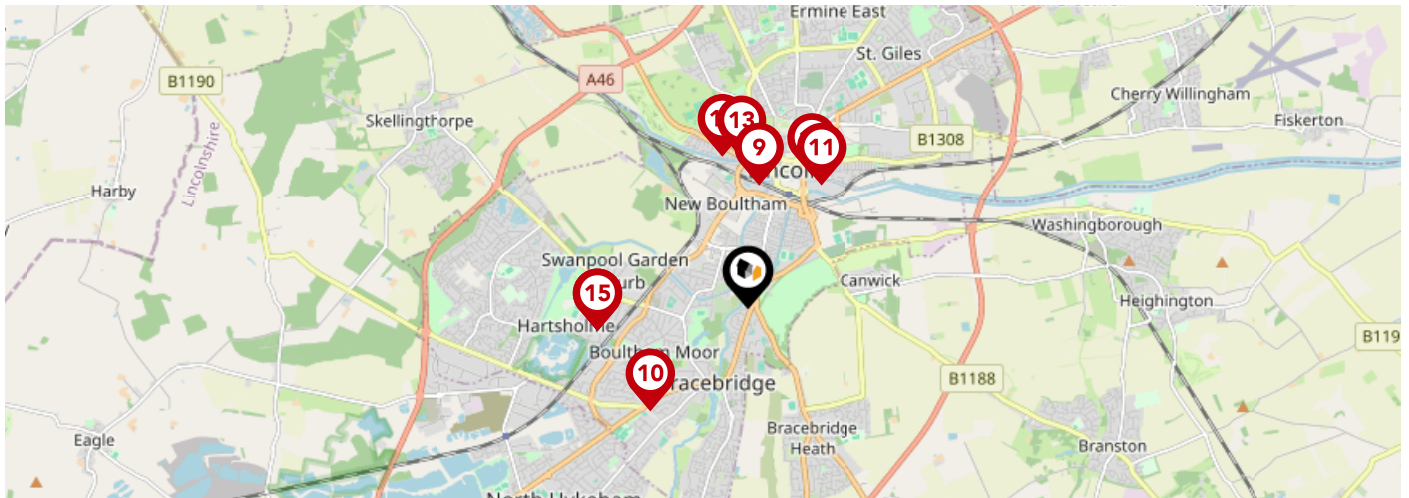
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1388748 - St Catherines Methodist Church And Adjoining Church Hall	Grade II	0.1 miles
 1388596 - Church Of St Botolph	Grade II	0.1 miles
 1388568 - 53 And 54, High Street	Grade II	0.2 miles
 1388739 - Crown Mill	Grade II	0.4 miles
 1388601 - Gowts Bridge	Grade II	0.4 miles
 1388604 - St Mary's Guildhall	Grade I	0.5 miles
 1388602 - Romanesque Door Arch In The Former Lincoln Arms Public House	Grade II	0.5 miles
 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
 1388599 - Church Of St Peter At Gowts	Grade I	0.5 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Sir Francis Hill Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 623   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>The Lincoln St Peter at Gowts Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 258   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Athena School</b> Ofsted Rating: Good   Pupils: 113   Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Priory Academy LSST</b> Ofsted Rating: Good   Pupils: 1779   Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>The Lincoln Bishop King Church of England Primary School</b> Ofsted Rating: Good   Pupils: 459   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Peter and St Paul, Catholic Voluntary Academy</b> Ofsted Rating: Requires improvement   Pupils: 602   Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Bracebridge Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 78   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Priory City of Lincoln Academy</b> Ofsted Rating: Requires improvement   Pupils: 980   Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

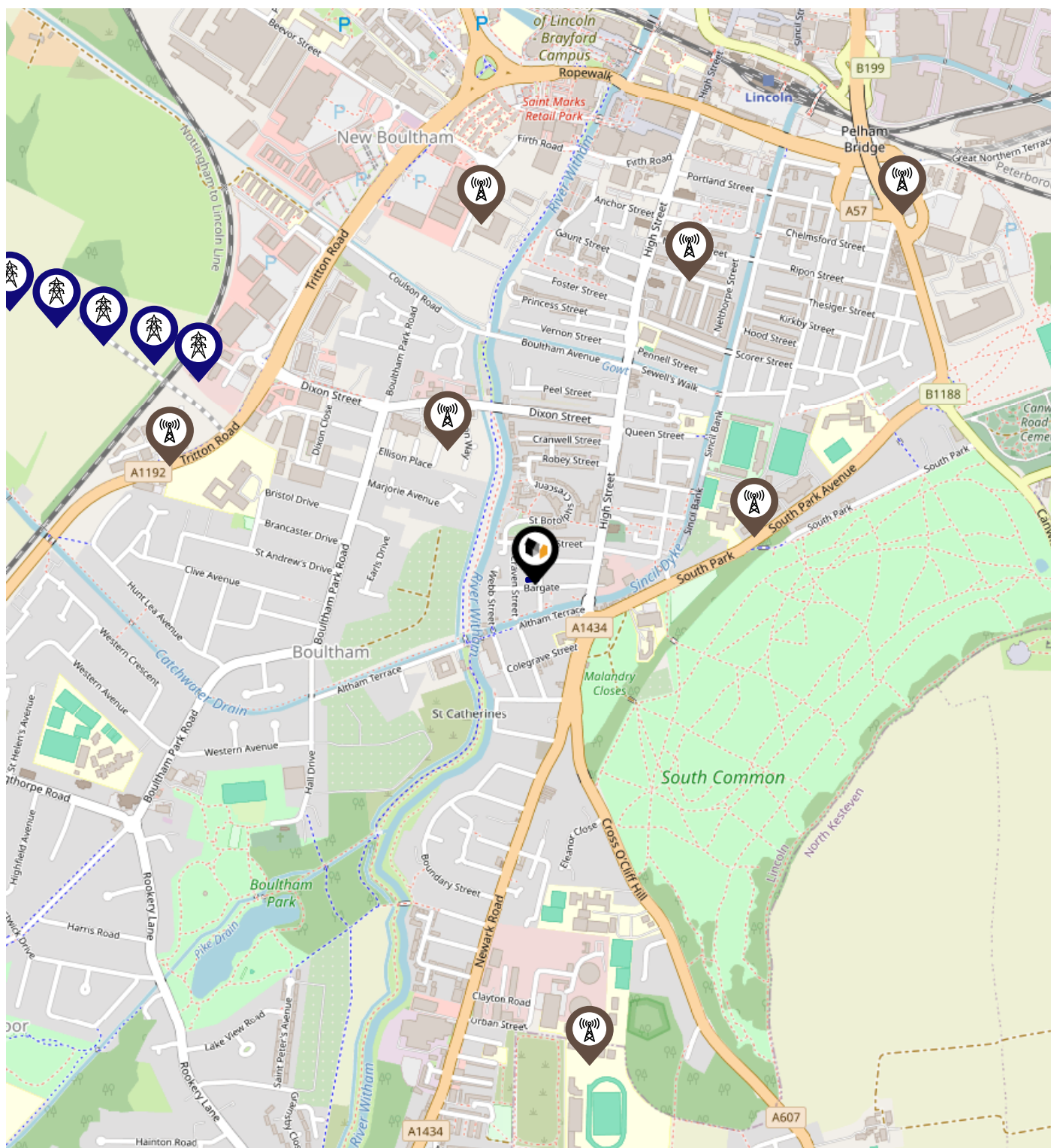


		Nursery	Primary	Secondary	College	Private
	<b>Lincolnshire Secure Unit</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Priory Witham Academy</b> Ofsted Rating: Good   Pupils: 1110   Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lincoln College</b> Ofsted Rating: Good   Pupils:0   Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lincoln UTC</b> Ofsted Rating: Good   Pupils: 369   Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The St Faith and St Martin Church of England Junior School, Lincoln</b> Ofsted Rating: Good   Pupils: 345   Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hartsholme Academy</b> Ofsted Rating: Requires improvement   Pupils: 377   Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Pilgrim School</b> Ofsted Rating: Good   Pupils: 4   Distance:1.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The St Faith's Church of England Infant and Nursery School, Lincoln</b> Ofsted Rating: Good   Pupils: 278   Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





# Local Area

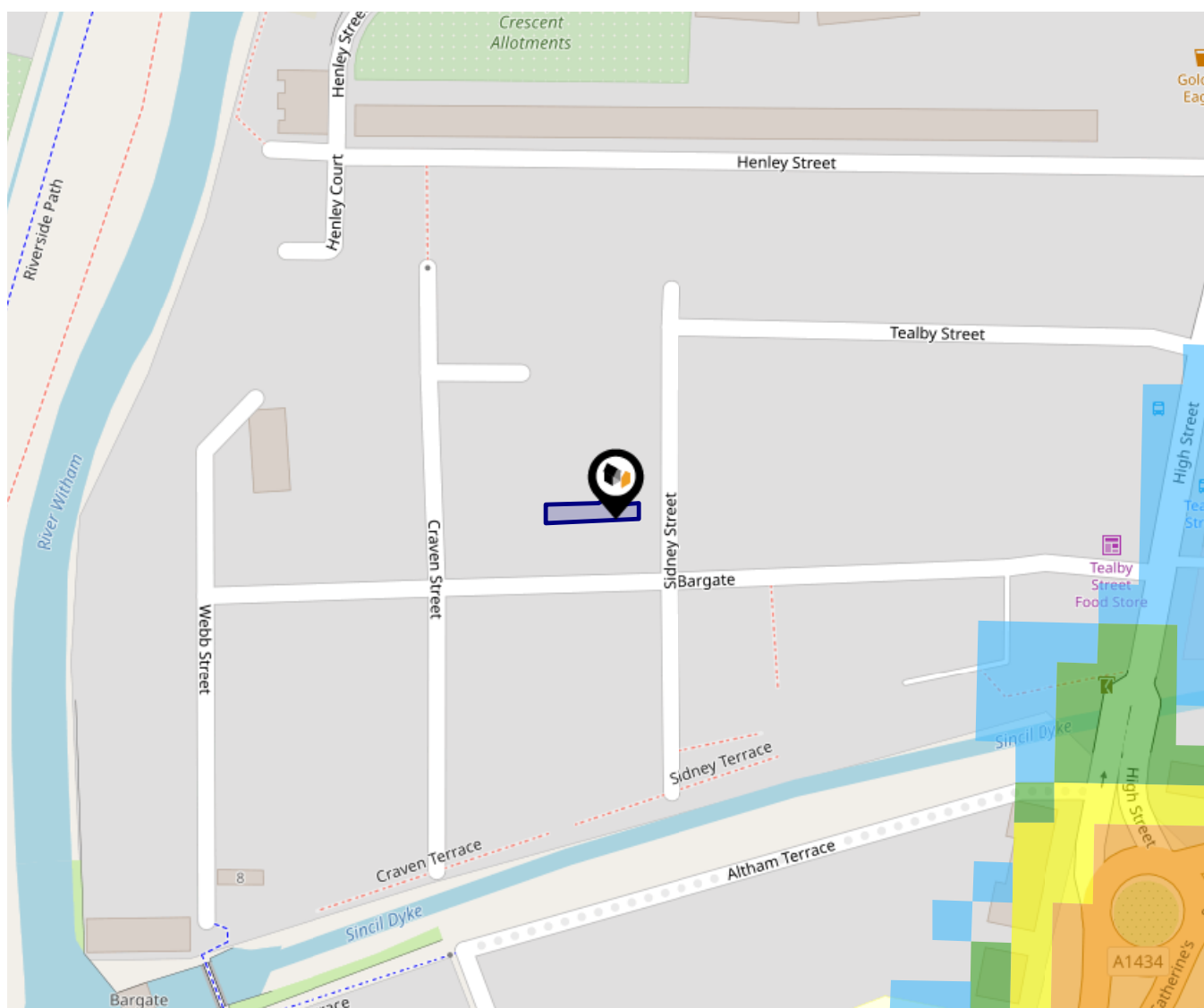
## Masts & Pylons



### 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.

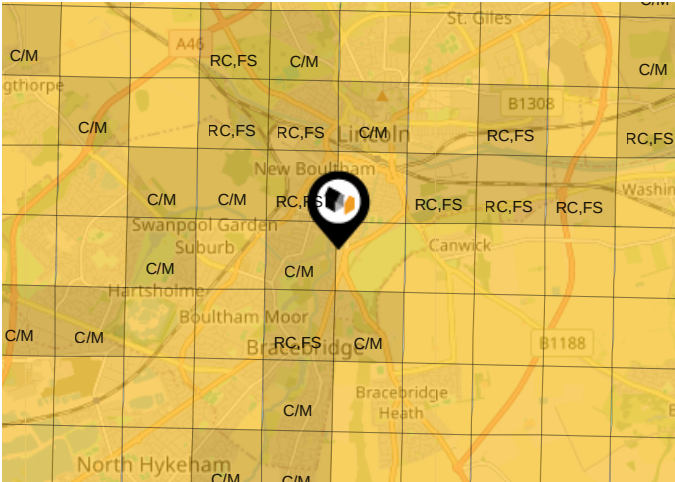
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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)

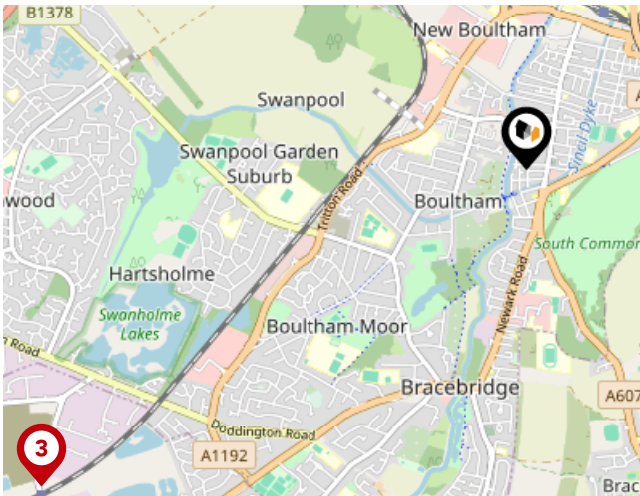
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAY TO SANDY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	ALL		



## Primary Classifications (Most Common Clay Types)

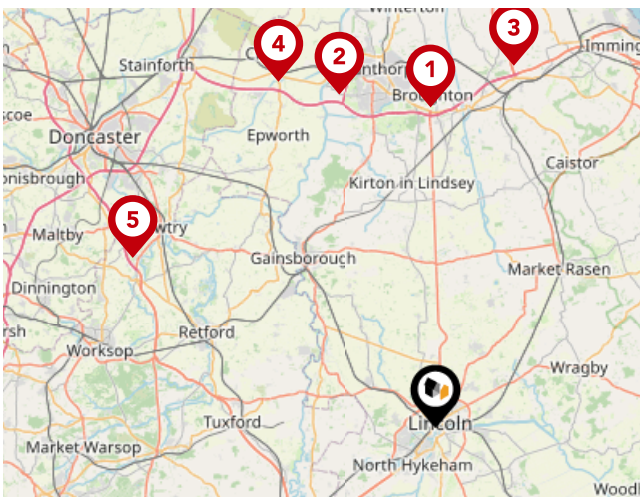
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</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	0.81 miles
2	Lincoln Central Rail Station	0.83 miles
3	Hykeham Rail Station	2.57 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	22.75 miles
2	M180 J3	24.62 miles
3	M180 J5	26.18 miles
4	M180 J2	26.91 miles
5	A1(M) J34	24.66 miles

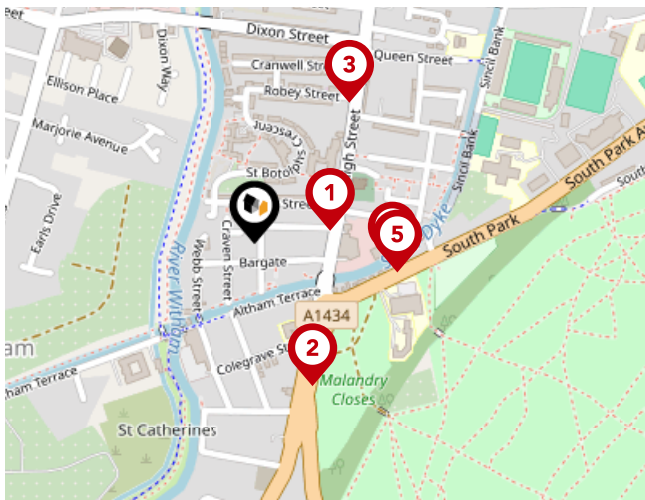


## Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	26.75 miles
2	Finningley	26.49 miles
3	East Mids Airport	42.2 miles
4	Leeds Bradford Airport	64.27 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Tealby Street	0.09 miles
2	South Common	0.17 miles
3	Robey Street	0.19 miles
4	Queens Park School	0.16 miles
5	Queens Park School	0.16 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





## Important - Please Read

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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.

# 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.



### Contains public sector information licensed under the Open Government License v3.0

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#### Mundys

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