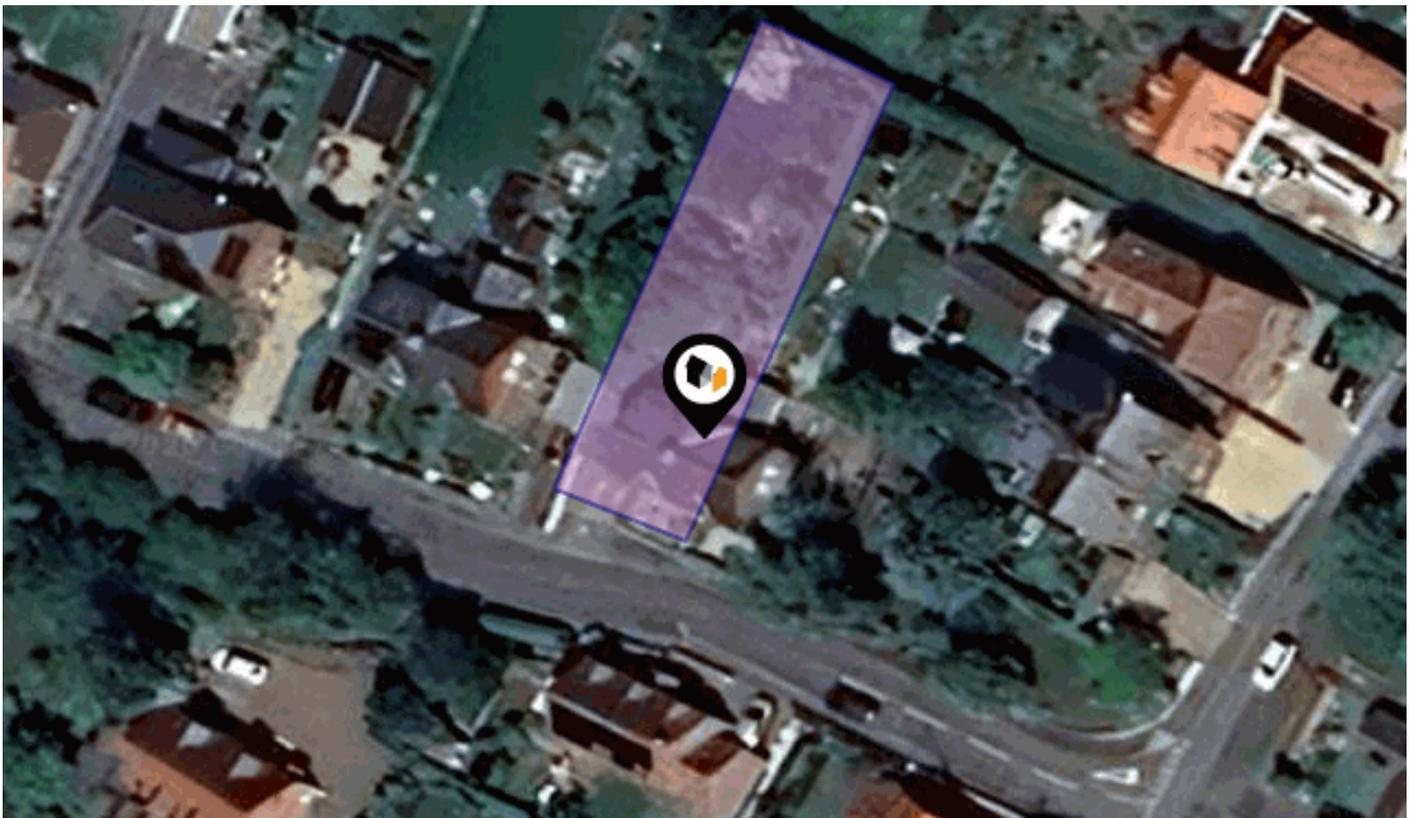# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Wednesday 18th March 2026

4, HALL ORCHARD LANE, WELBOURN, LINCOLN, LN5 0NG

arla | propertymark
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naea | propertymark
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The Property
Ombudsman

Property
Overview
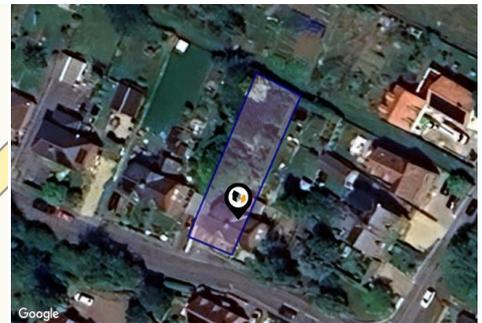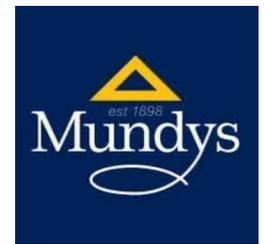
Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Plot Area:	0.12 acres		
Council Tax :	Band B		
Annual Estimate:	£1,759		
Title Number:	LL18942		
UPRN:	100030844216		
Restrictive Covenants:	Yes		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

6 mb/s   **39** mb/s   **-** mb/s
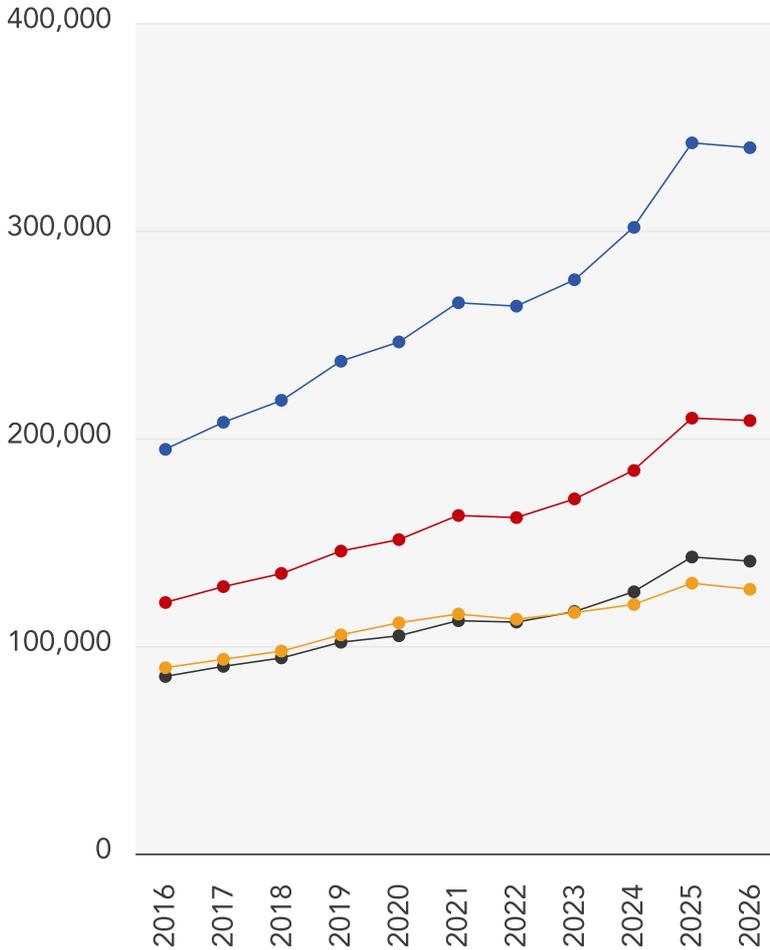
Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✘ Virgin media

Market
House Price Statistics

Mundys
est 1898

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

Detached
+74.63%

Semi-Detached
+72.49%

Terraced
+65.1%

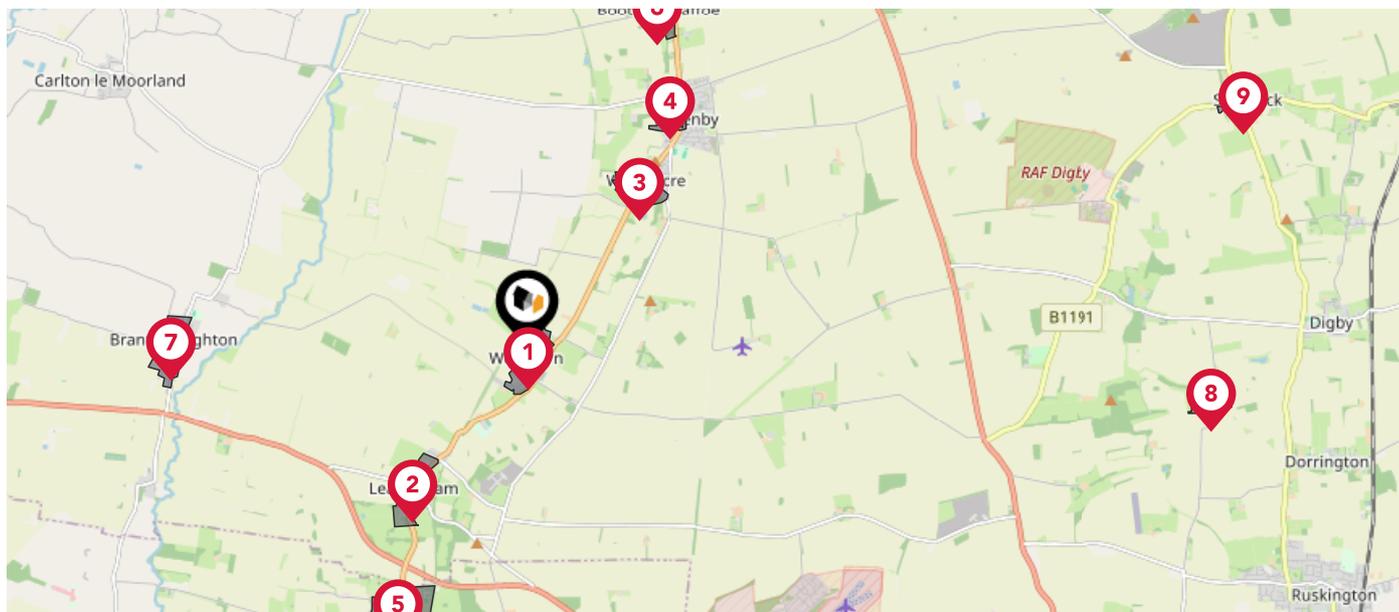| Flat |
|---|
| **+42.2%** |

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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	Welbourn
2	Leadenham
3	Wellingore
4	Navenby
5	Fulbeck
6	Boothby Graffoe
7	Brant Broughton
8	Bloxholm
9	Scopwick

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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
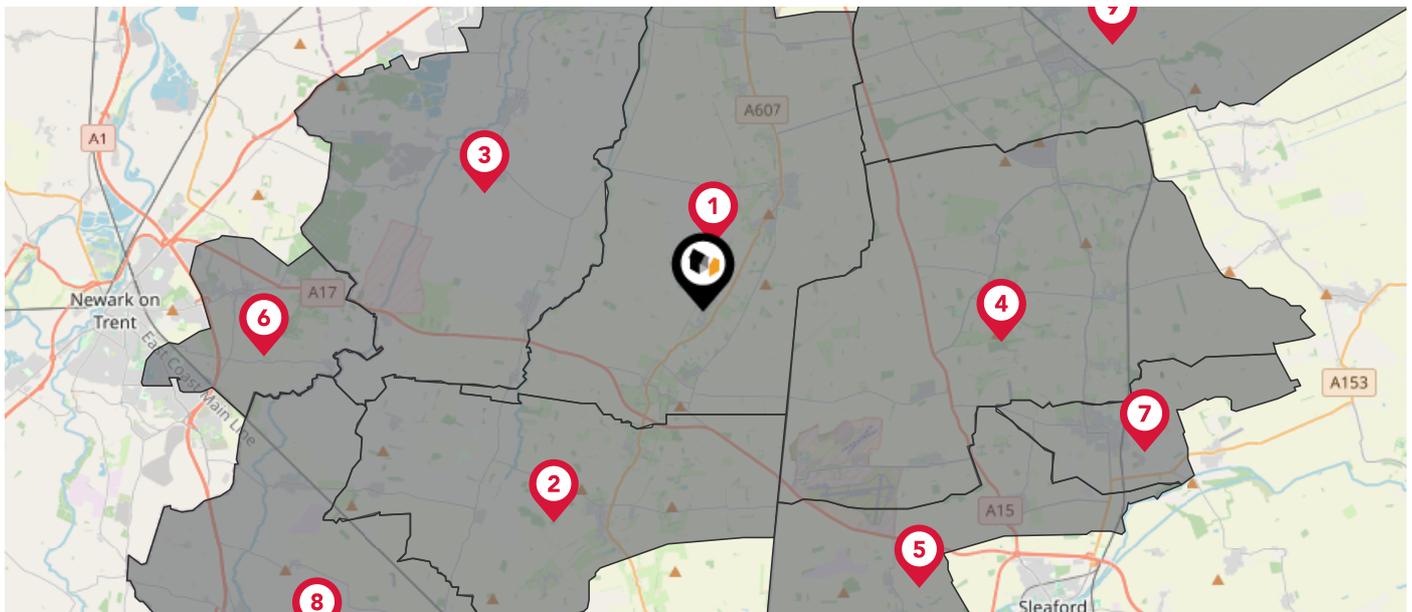
Nearby Council Wards

1	Cliff Villages Ward
2	Loveden Heath Ward
3	Bassingham and Brant Broughton Ward
4	Ashby de la Launde and Cranwell Ward
5	Leasingham and Rauceby Ward
6	Balderton North & Coddington Ward
7	Ruskington Ward
8	Viking Ward
9	Metheringham 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...
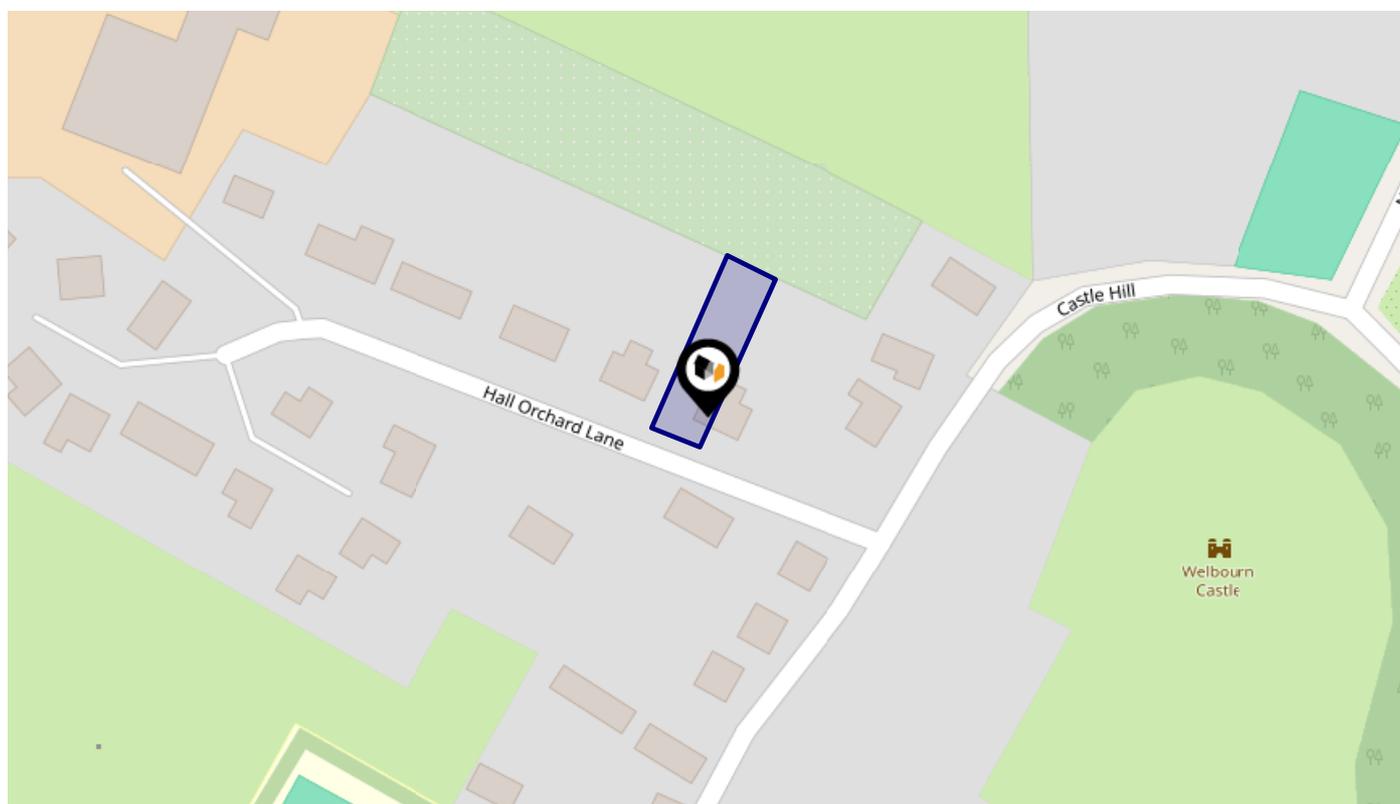
Rail Noise Data

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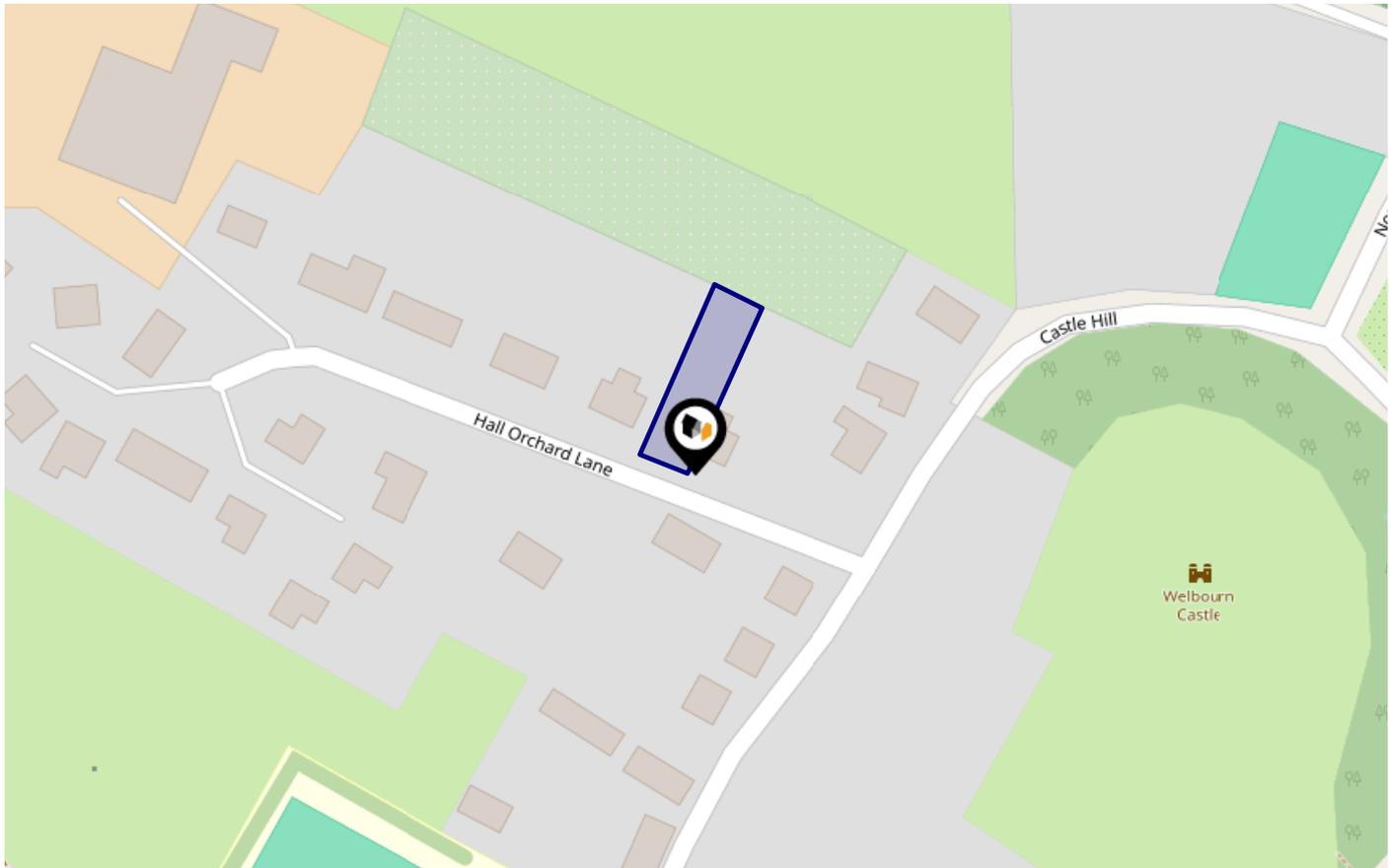
5	75.0+ dB	■
4	70.0-74.9 dB	■
3	65.0-69.9 dB	■
2	60.0-64.9 dB	■
1	55.0-59.9 dB	■

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:

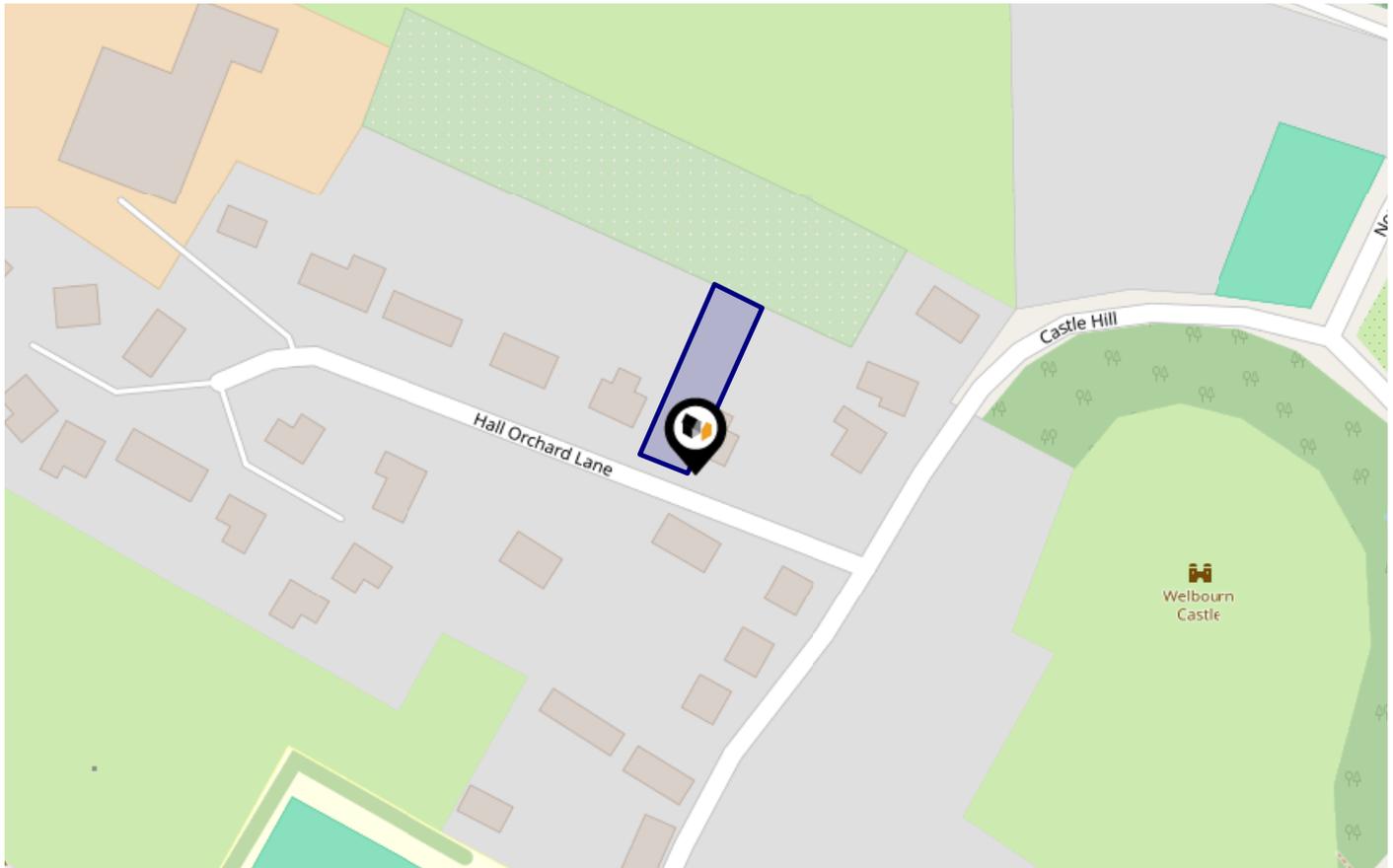|	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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Flood Risk
Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

High Risk - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

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Chance of flooding to the following depths at this property:

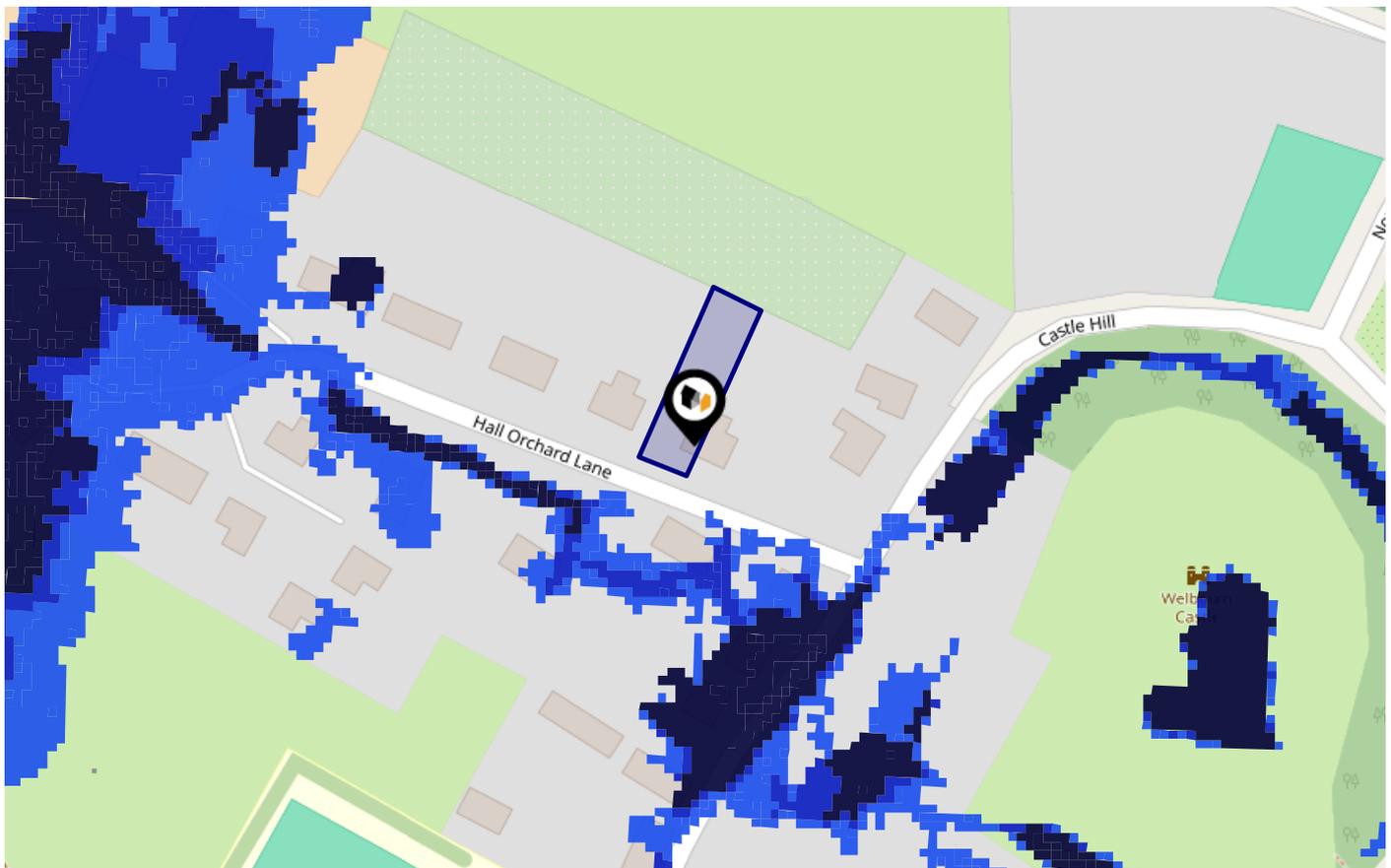|		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

KFB - Key Facts For Buyers

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.

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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:

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

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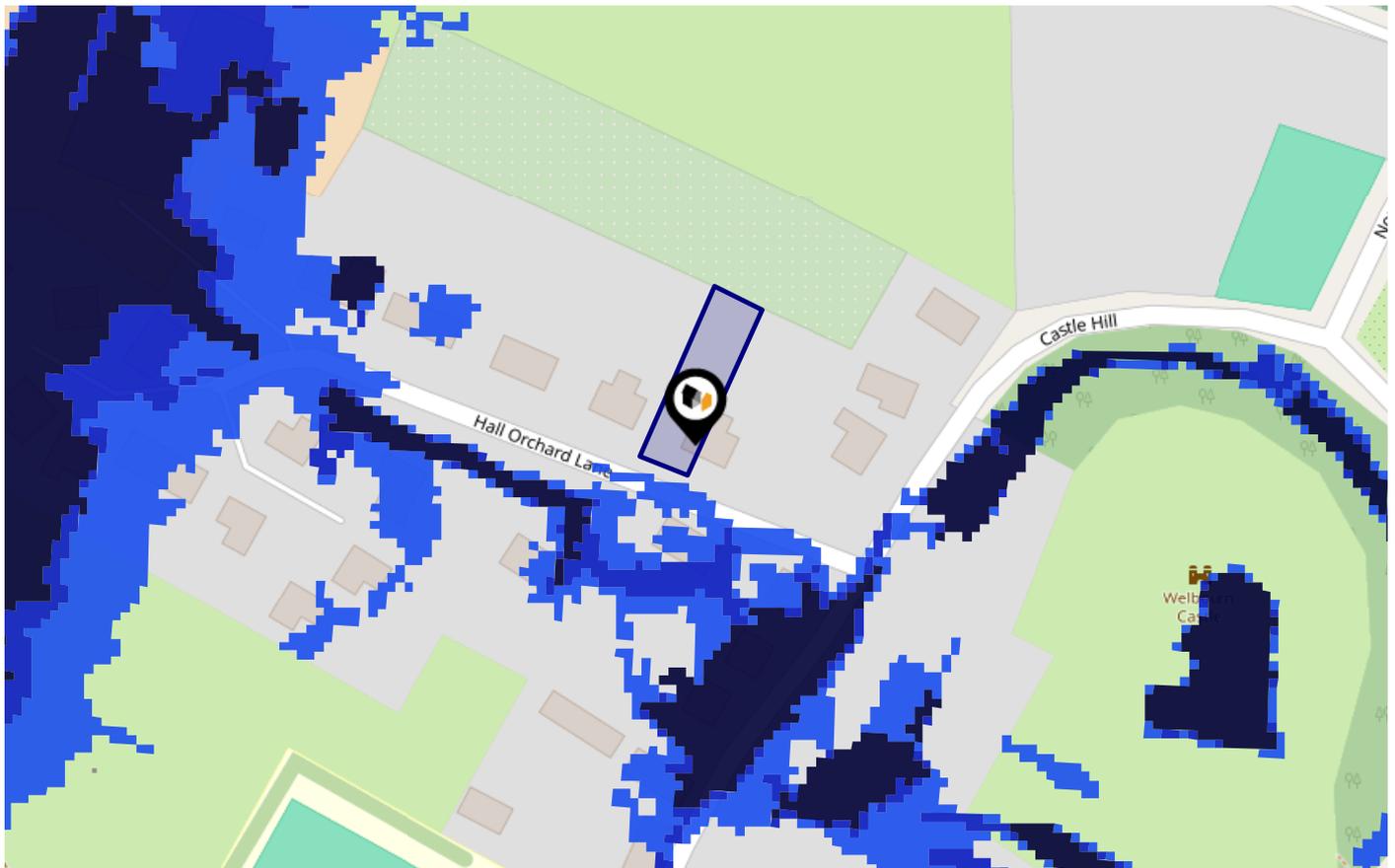**sprift**
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Flood Risk
Surface Water - Climate Change

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.

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

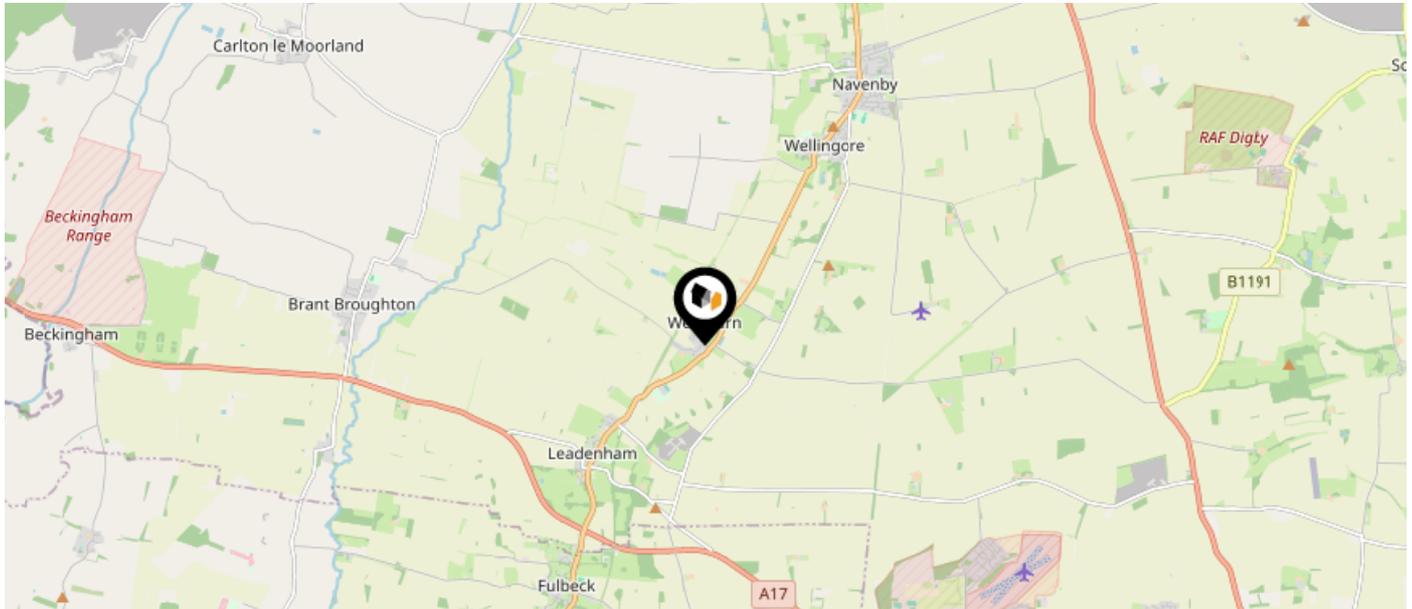Chance of flooding to the following depths at this property:

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

Maps
Green Belt

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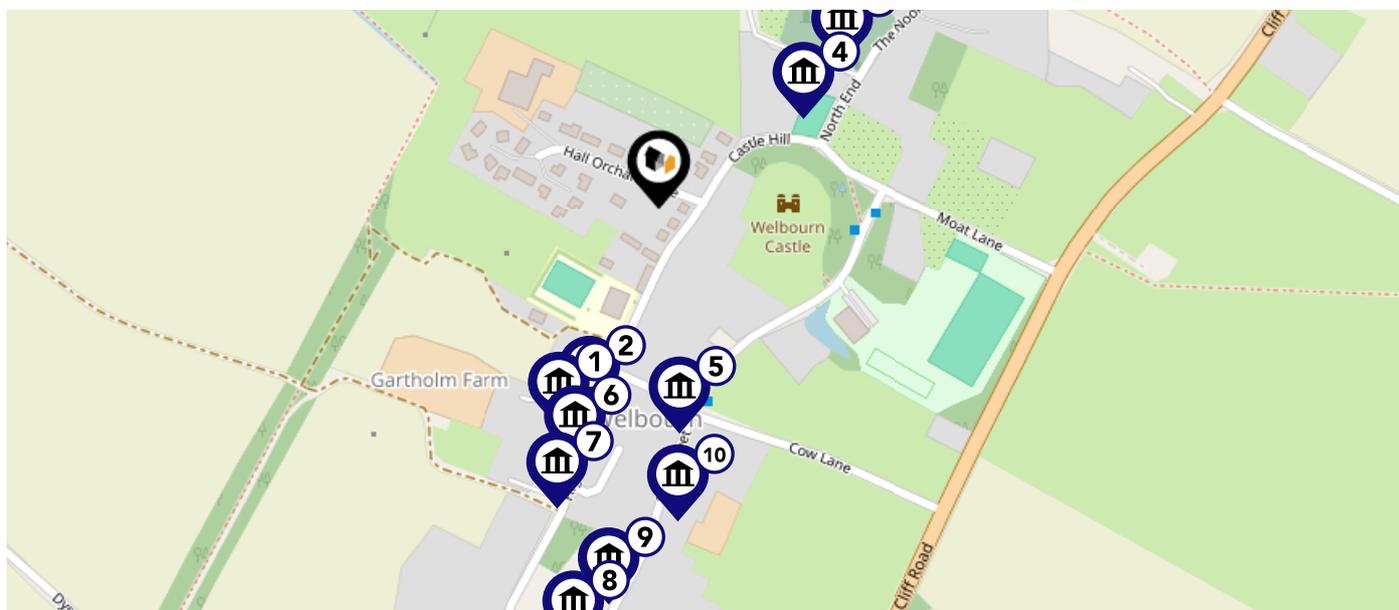

### Nearby Green Belt Land

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
① 1147625 - Barn At Greengates	Grade II	0.1 miles
② 1061851 - Welbourn House	Grade II	0.1 miles
③ 1061852 - Church Of St Chad	Grade I	0.1 miles
④ 1147631 - Welbourn Farmhouse	Grade II	0.1 miles
⑤ 1360568 - Wheelwright Cottage	Grade II	0.1 miles
⑥ 1061850 - 27, High Street	Grade II	0.1 miles
⑦ 1147619 - Trevella	Grade II	0.2 miles
⑧ 1360567 - Welbourn Manor	Grade II	0.2 miles
⑨ 1061844 - Stables To Welbourn Manor	Grade II	0.2 miles
⑩ 1061845 - Welland Cottage	Grade II	0.2 miles

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Area
Schools
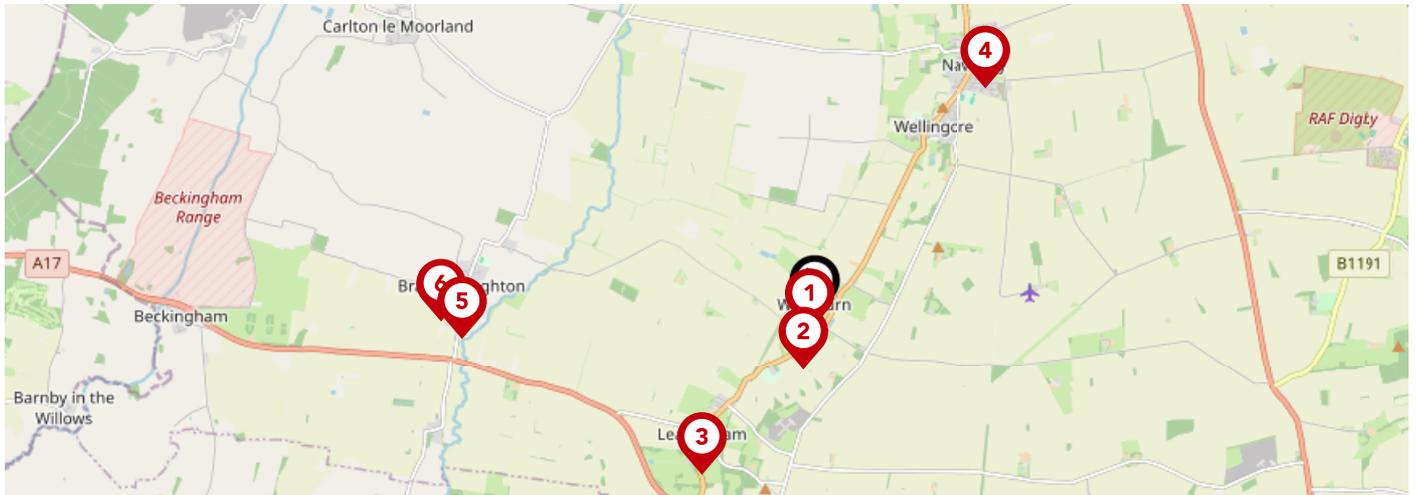
		Nursery	Primary	Secondary	College	Private
1	**The Welbourn Church of England Primary School** Ofsted Rating: Good | Pupils: 64 | Distance:0.12	☐	☑	☐	☐	☐
2	**Sir William Robertson Academy, Welbourn** Ofsted Rating: Good | Pupils: 1028 | Distance:0.46	☐	☐	☑	☐	☐
3	**Leadenham Church of England Academy** Ofsted Rating: Good | Pupils: 57 | Distance:1.71	☐	☑	☐	☐	☐
4	**Navenby Church of England Primary School** Ofsted Rating: Good | Pupils: 193 | Distance:2.56	☐	☑	☐	☐	☐
5	**Broughton House College** Ofsted Rating: Not Rated | Pupils:0 | Distance:3.13	☐	☐	☑	☐	☐
6	**Brant Broughton Church of England and Methodist Primary School** Ofsted Rating: Good | Pupils: 86 | Distance:3.31	☐	☑	☐	☐	☐
7	**Cranwell Primary School (Foundation)** Ofsted Rating: Good | Pupils: 303 | Distance:3.87	☐	☑	☐	☐	☐
8	**Coleby Church of England (Controlled) Primary School** Ofsted Rating: Requires improvement | Pupils: 49 | Distance:3.92	☐	☑	☐	☐	☐

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		Nursery	Primary	Secondary	College	Private
9	**Caythorpe Primary School** Ofsted Rating: Requires improvement | Pupils: 88 | Distance:4.21	☐	☑	☐	☐	☐
10	**Bassingham Primary School** Ofsted Rating: Good | Pupils: 173 | Distance:4.85	☐	☑	☐	☐	☐
11	**Digby the Tedder Primary School** Ofsted Rating: Outstanding | Pupils: 93 | Distance:5.28	☐	☑	☐	☐	☐
12	**Rauceby Church of England Primary School** Ofsted Rating: Good | Pupils: 174 | Distance:6.14	☐	☑	☐	☐	☐
13	**Waddington All Saints Academy** Ofsted Rating: Outstanding | Pupils: 373 | Distance:6.17	☐	☑	☐	☐	☐
14	**Witham Prospect School** Ofsted Rating: Requires improvement | Pupils: 14 | Distance:6.49	☐	☐	☑	☐	☐
15	**The Leasingham St Andrew's Church of England Primary School** Ofsted Rating: Good | Pupils: 200 | Distance:6.53	☐	☑	☐	☐	☐
16	**Ancaster CofE Primary School** Ofsted Rating: Good | Pupils: 194 | Distance:6.57	☐	☑	☐	☐	☐

Local Area
Masts & Pylons
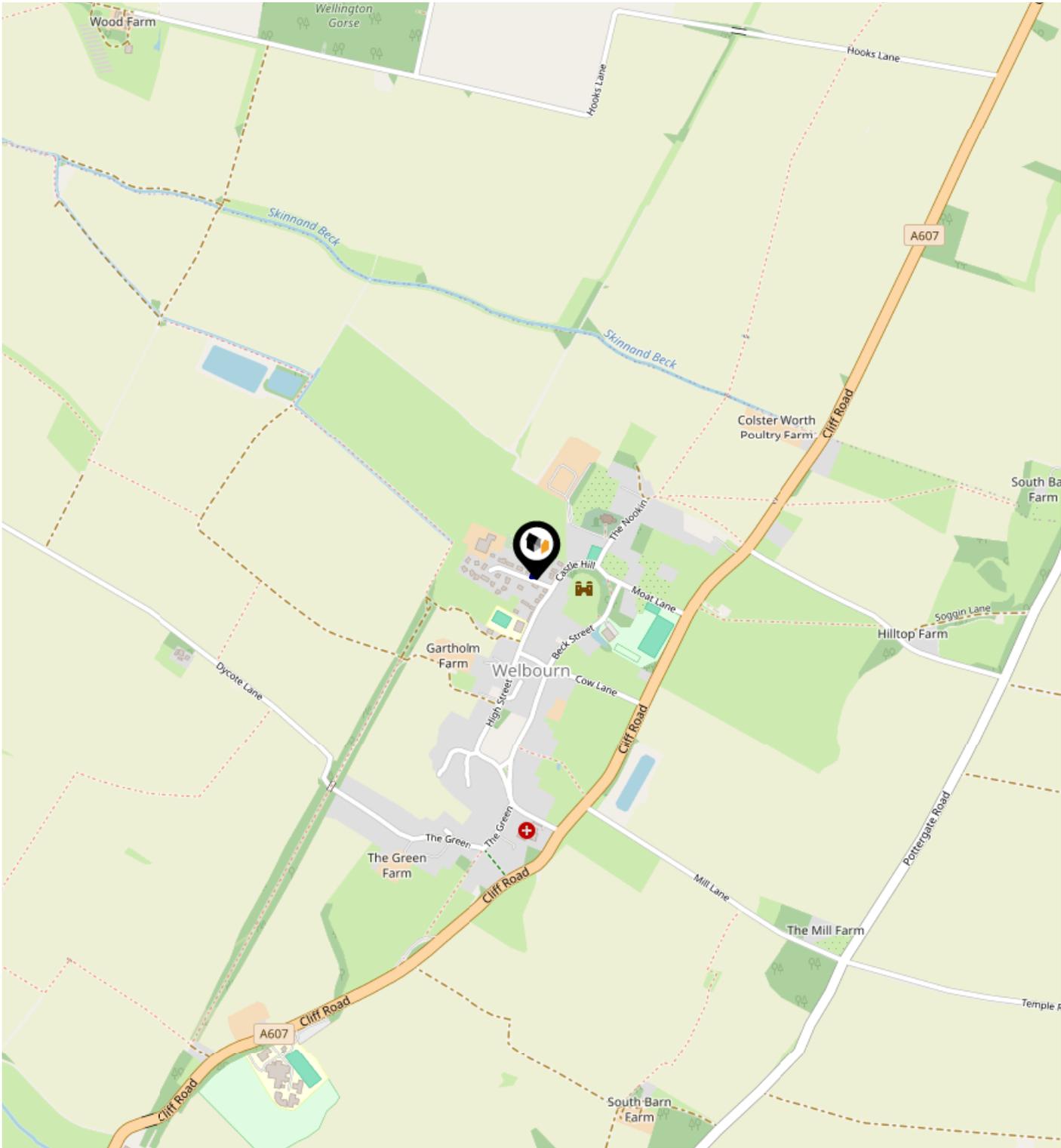
Key:

📡 Power Pylons

📡 Communication Masts

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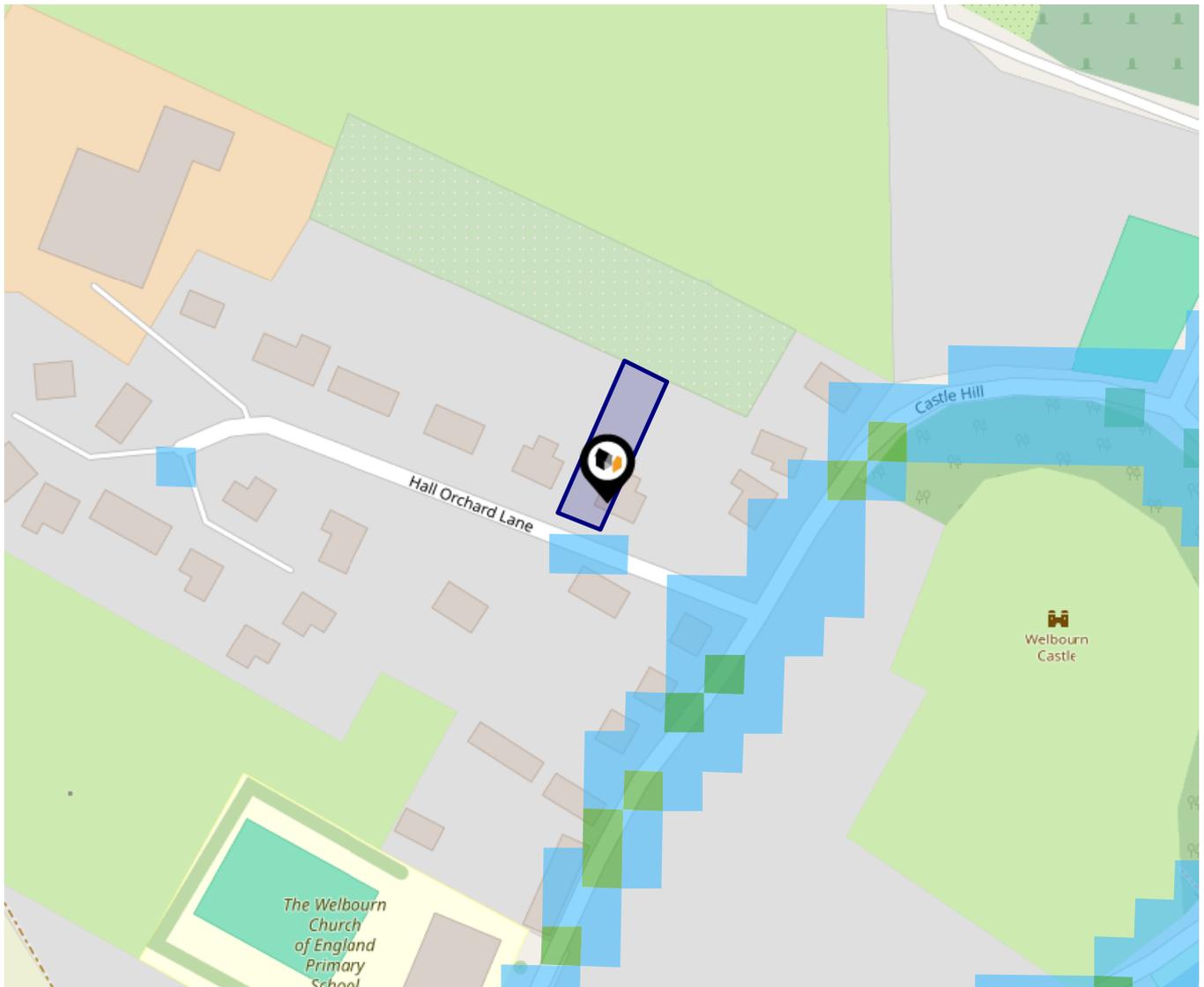
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 🟥 75.0+ dB
- 🟧 70.0-74.9 dB
- 🟨 65.0-69.9 dB
- 🟩 60.0-64.9 dB
- 🟦 55.0-59.9 dB

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Environment
Soils & Clay

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

Carbon Content:	HIGH	**Soil Texture:**	LOAM TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	INTERMEDIATE-SHALLOW
Soil Group:	LIGHT TO MEDIUM		

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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Area
Transcript (National)

National Rail Stations

Pin	Name	Distance
1	Ancaster Rail Station	6.3 miles
2	Ancaster Rail Station	6.31 miles
3	Rauceby Rail Station	7.68 miles

Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	32.27 miles
2	M180 J3	33.79 miles
3	M180 J5	35.6 miles
4	M180 J2	35.67 miles
5	A1(M) J34	30.22 miles

Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	36.02 miles
2	Finningley	33.58 miles
3	East Mids Airport	36.55 miles
4	Baginton	62.35 miles

Area
Transport (Local)

Bus Stops/Stations

Pin	Name	Distance
1	Demand Responsive Area	0.12 miles
2	Old Rectory	0.11 miles
3	Hall Lane Green	0.29 miles
4	Hall Lane Green	0.29 miles
5	William Robertson School	0.73 miles

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Mundys

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.

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

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📷 /mundysuk

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Mundys
Data Quality

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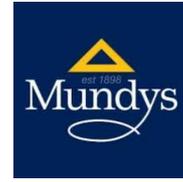
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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Royal Mail