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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 26th March 2026



CLINT LANE, NAVENBY, LINCOLN, LN5

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

amy.lee@mundys.net

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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	3,778 ft ² / 351 m ²		
Plot Area:	0.43 acres		
Council Tax :	Band G		
Annual Estimate:	£3,768		
Title Number:	LL106563		

Local Area

Local Authority:	Lincolnshire
Conservation Area:	Navenby
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

19 mb/s	80 mb/s	2000 mb/s

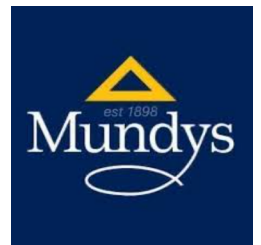
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



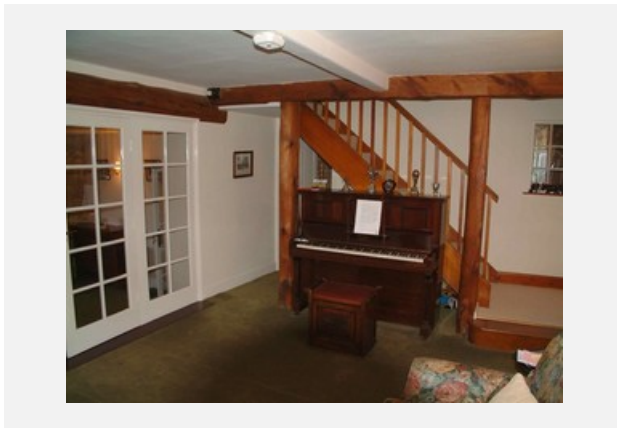
Planning History This Address



Planning records for: *Clint Lane, Navenby, Lincoln, LN5*

Reference - 23/0555/TCA	
Decision:	Decided
Date:	11th May 2023
Description:	A, C & D Sycamore - Fell and removal of all associated roots. B Rowan tree - Fell and removal of all associated roots.

Gallery Photos



Property EPC - Certificate



Clint Lane, Navenby, LINCOLN, LN5

Energy rating

E

Valid until 27.04.2018

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	39 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data



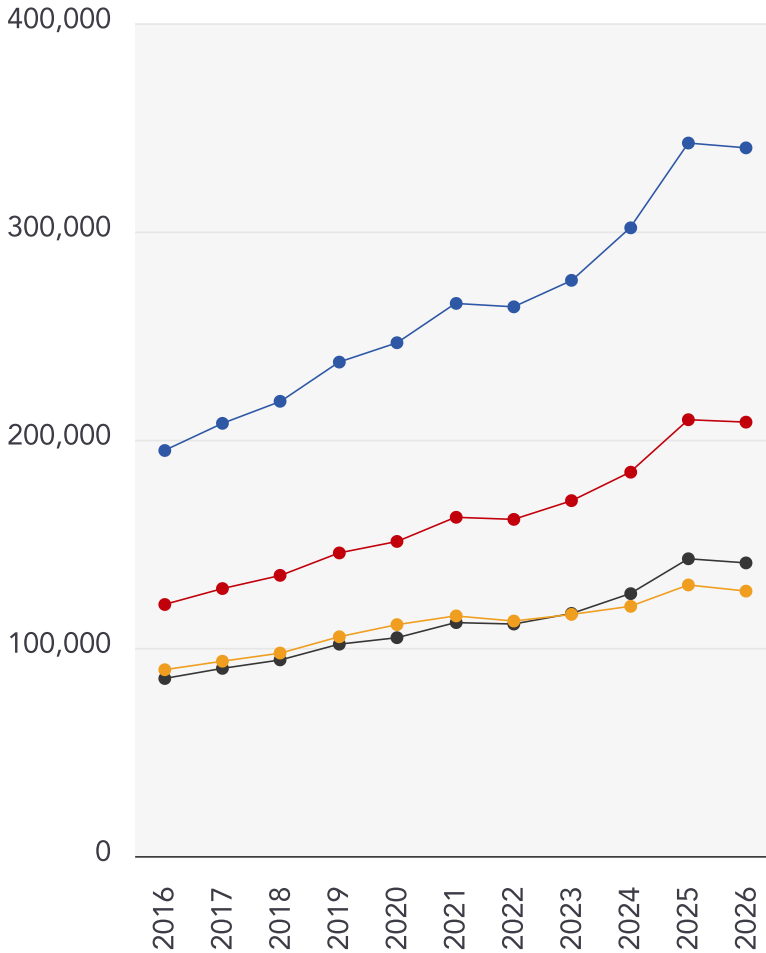
Additional EPC Data

Walls:	Wall
Walls Energy:	Poor
Roof:	Roof
Roof Energy:	Average
Window:	Window
Window Energy:	Poor
Main Heating:	Main-Heating
Main Heating Energy:	Average
Main Heating Controls:	Main-Heating-Controls
Main Heating Controls Energy:	Poor
Hot Water System:	Hot-Water
Hot Water Energy Efficiency:	Poor
Lighting:	Lighting
Lighting Energy:	Very poor
Floors:	Floor
Secondary Heating:	Secondary-Heating
Total Floor Area:	351 m ²

Market House Price Statistics



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%

This map displays nearby coal mine entrances and their classifications.



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.

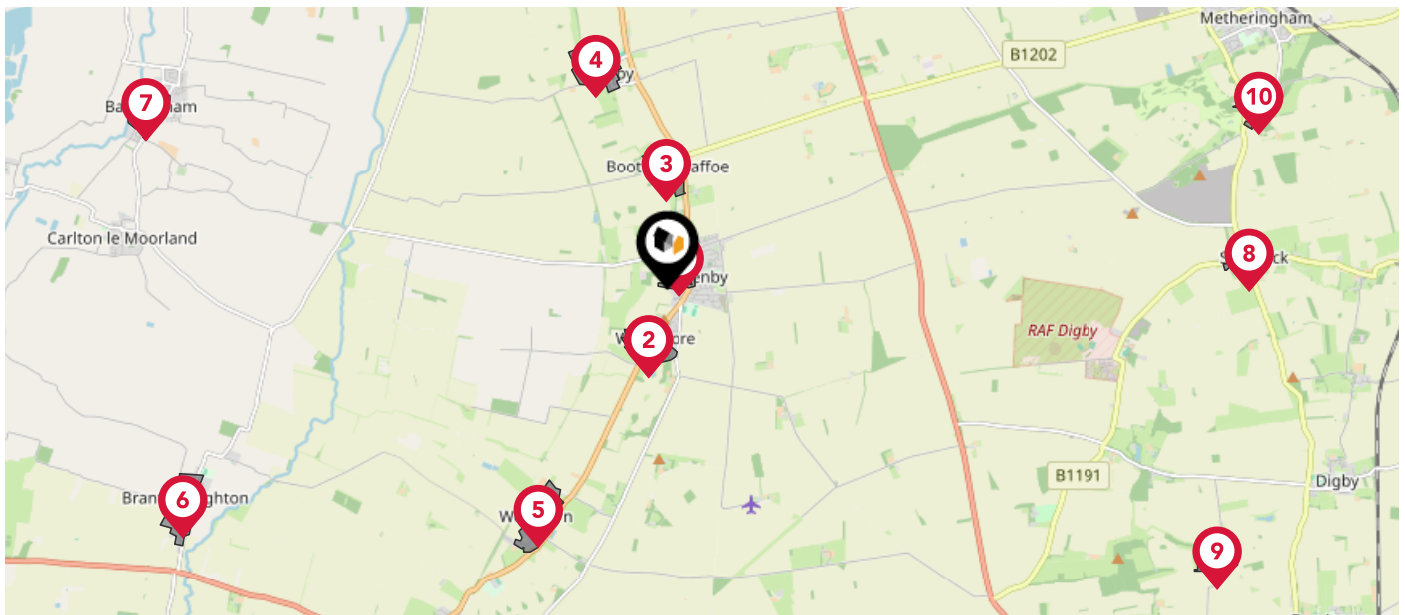
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

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

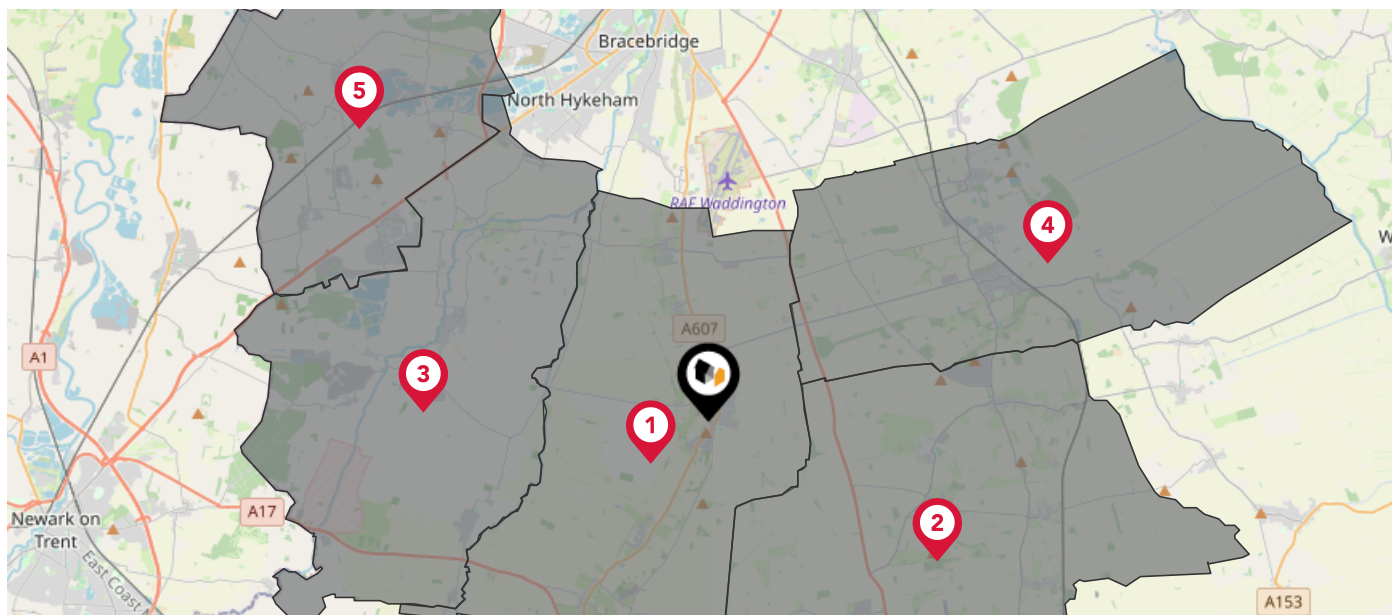
- 1 Navenby
- 2 Wellingore
- 3 Boothby Graffoe
- 4 Coleby
- 5 Welbourn
- 6 Brant Broughton
- 7 Bassingham
- 8 Scopwick
- 9 Bloxholm
- 10 Blankney

Maps

Council Wards



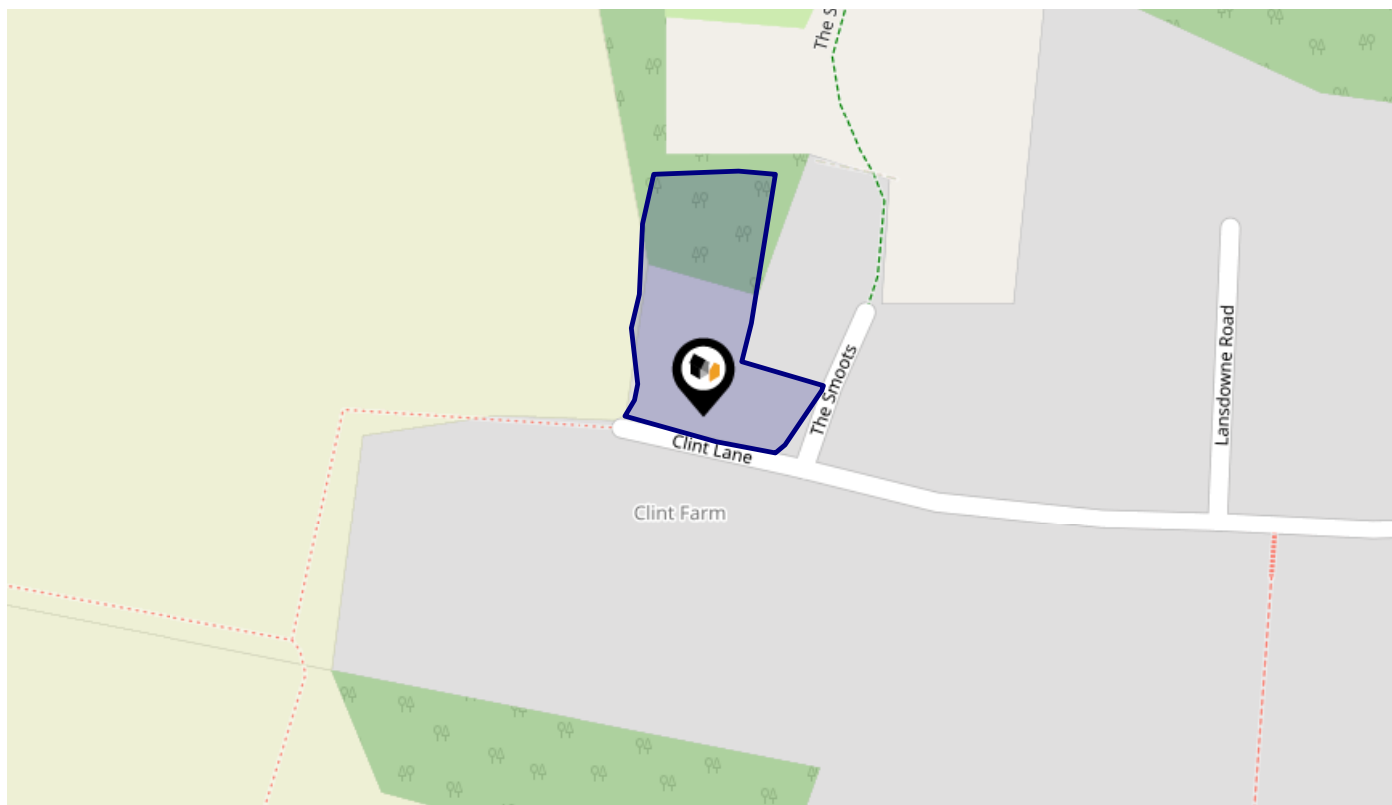
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Cliff Villages Ward
-  Ashby de la Launde and Cranwell Ward
-  Bassingham and Brant Broughton Ward
-  Metheringham Ward
-  Eagle, Swinderby and Witham St. Hughs Ward

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:

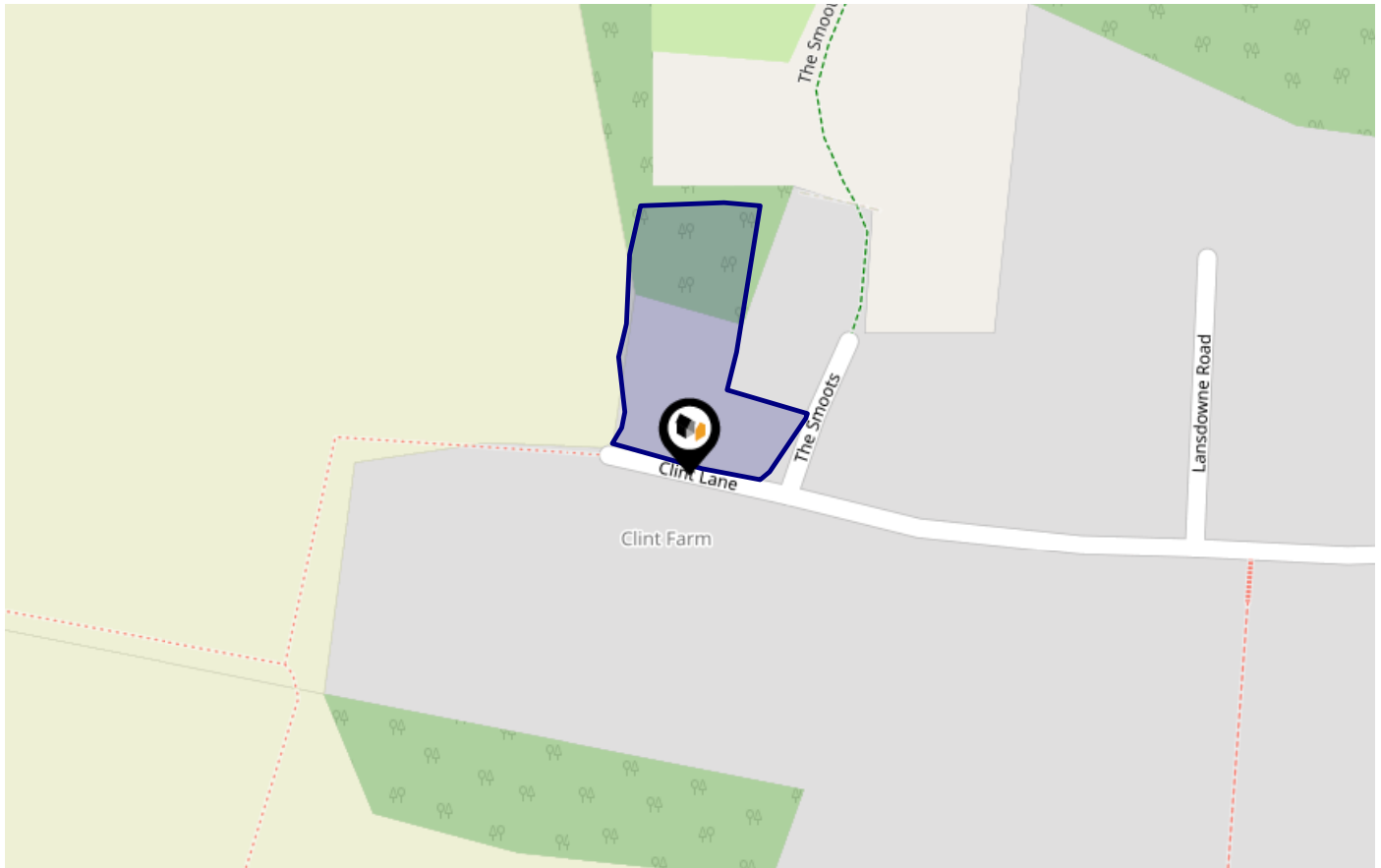
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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: 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:

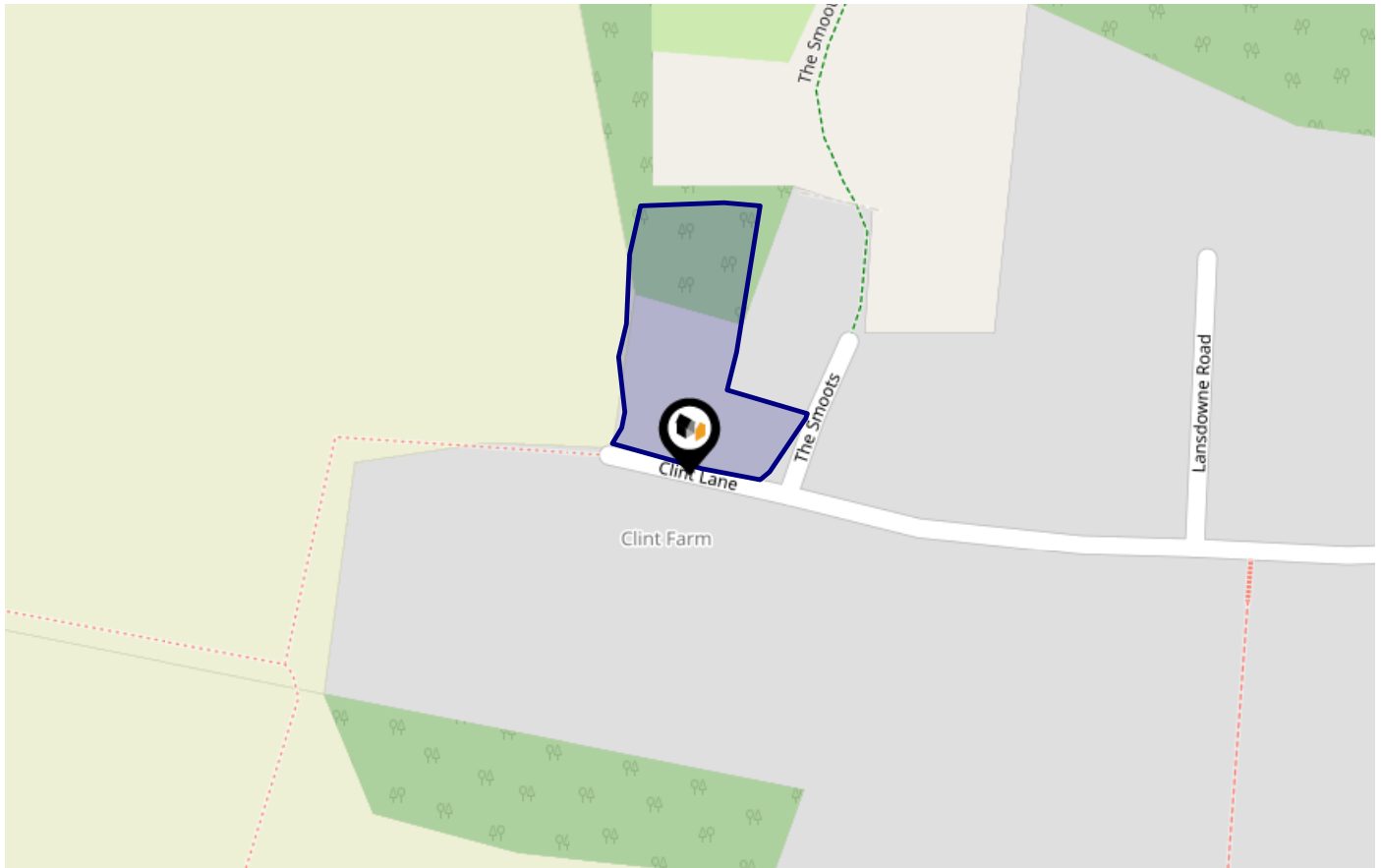


Flood Risk

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

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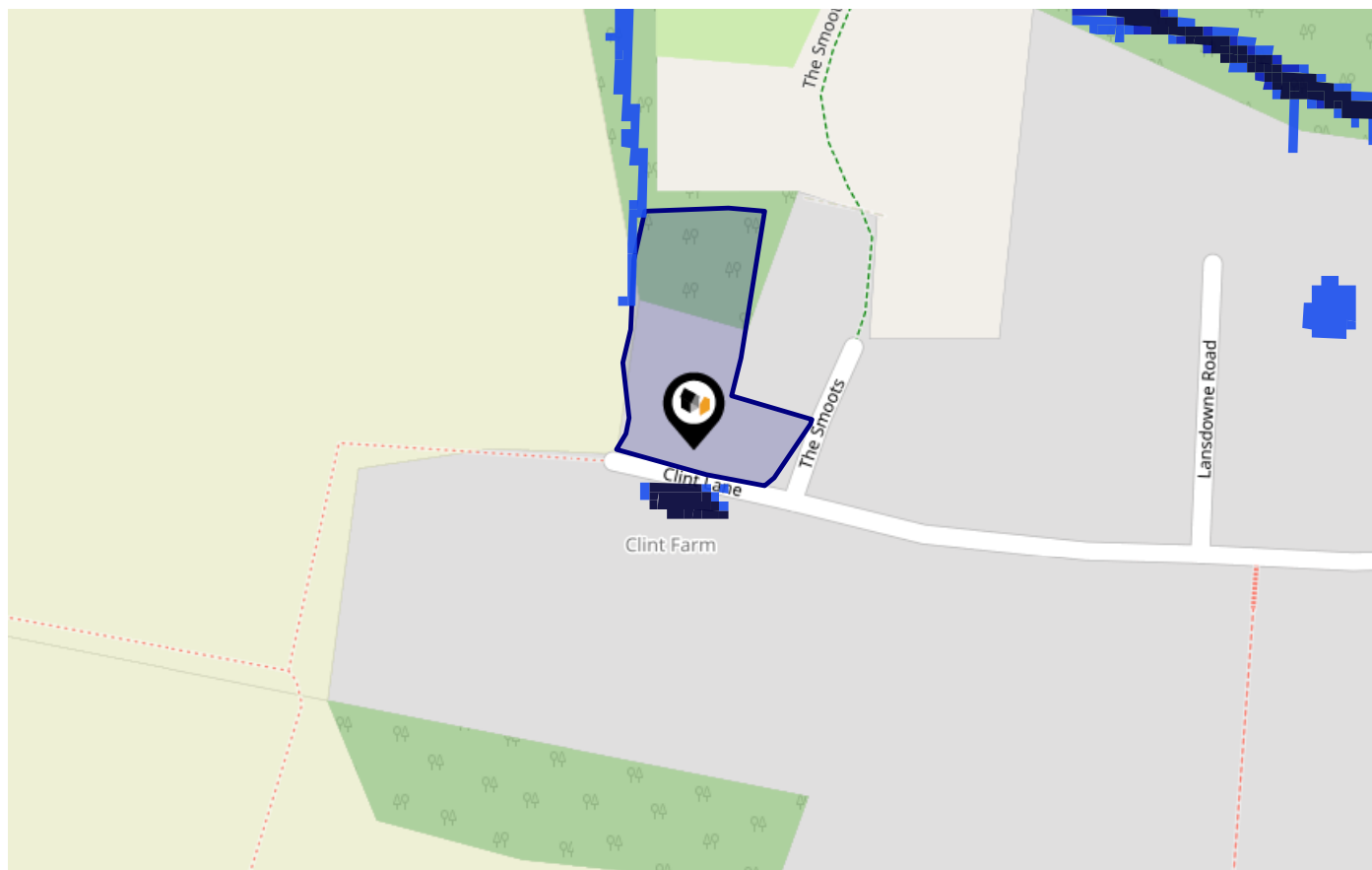


Flood Risk

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.

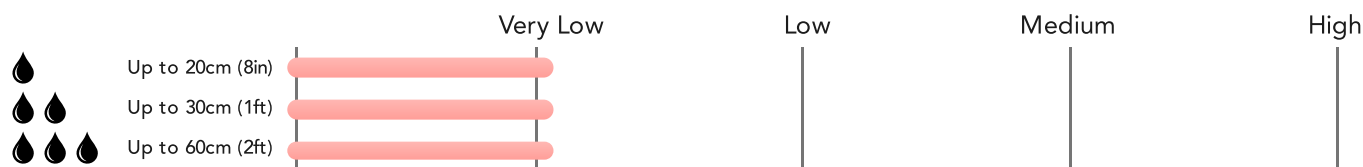


Risk Rating: Very low

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.

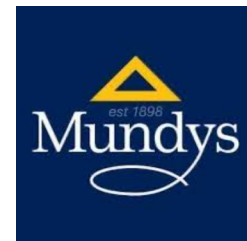
- **High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
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Chance of flooding to the following depths at this property:

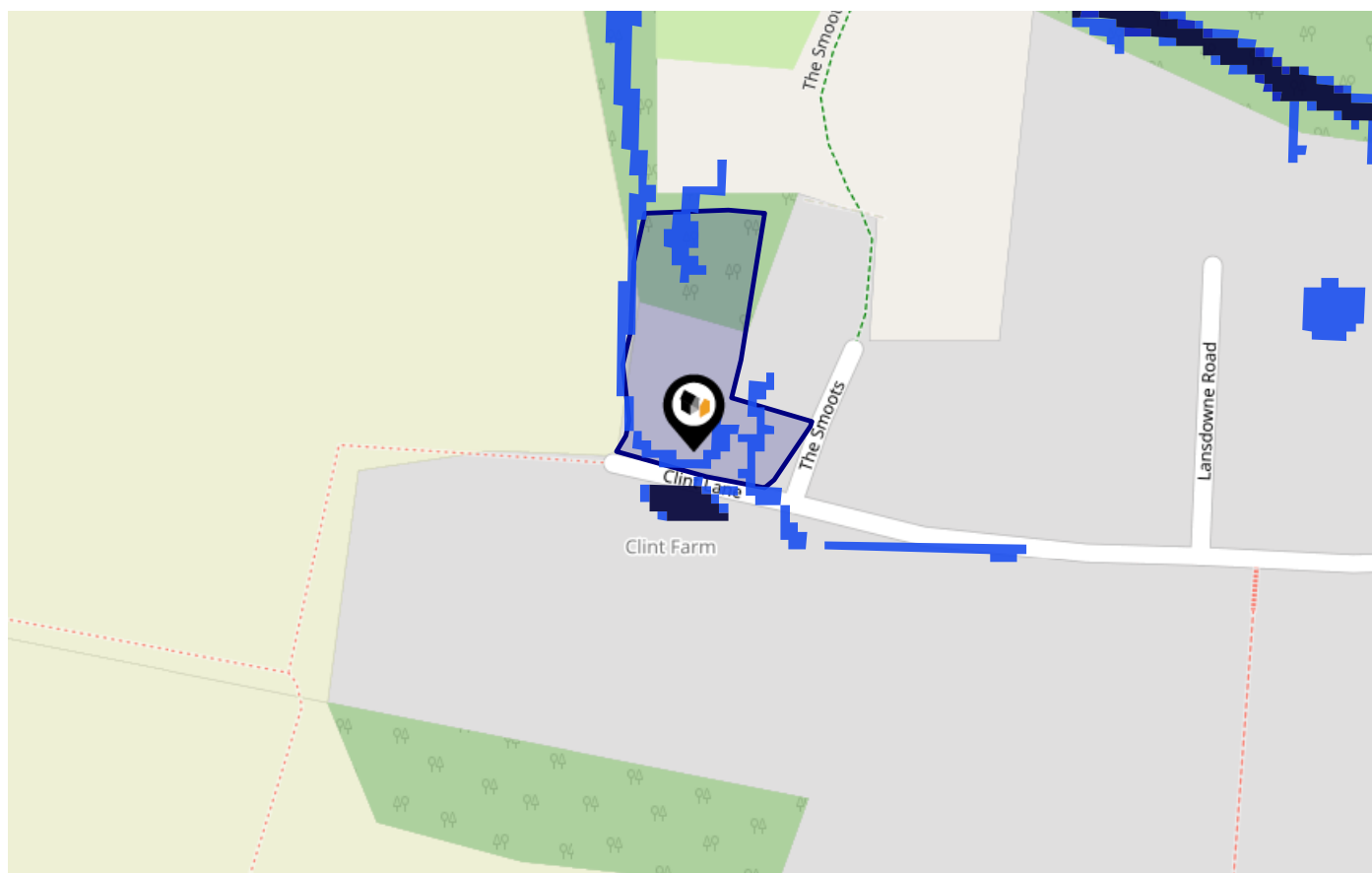


Flood Risk

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.

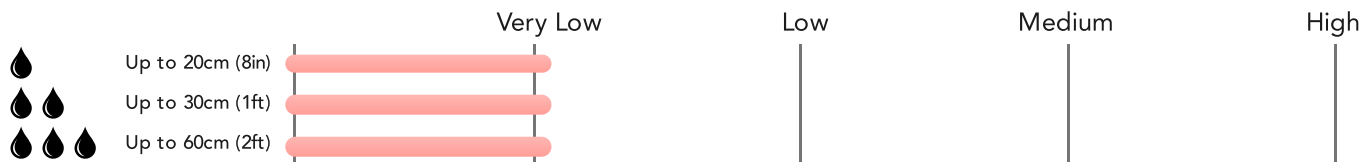


Risk Rating: Very low

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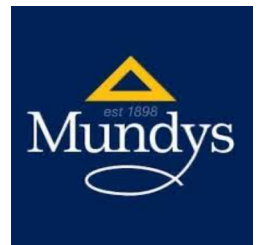
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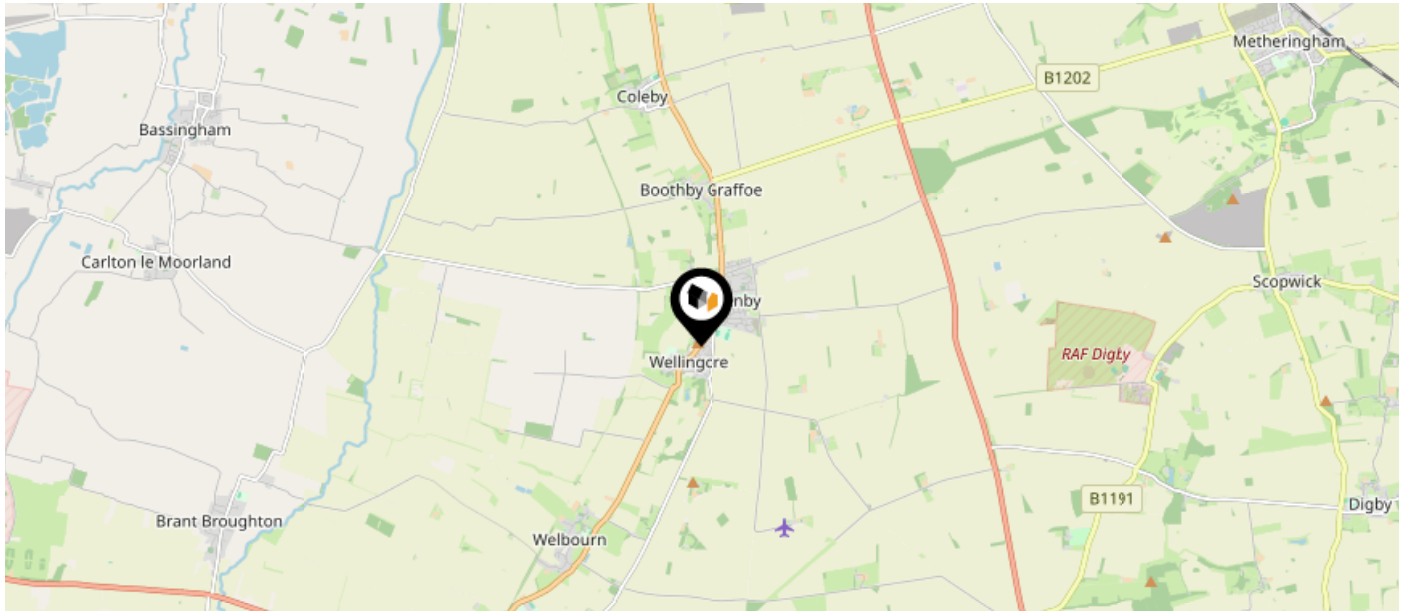


Maps

Green Belt



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

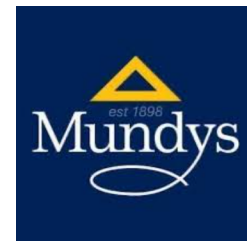


Nearby Green Belt Land

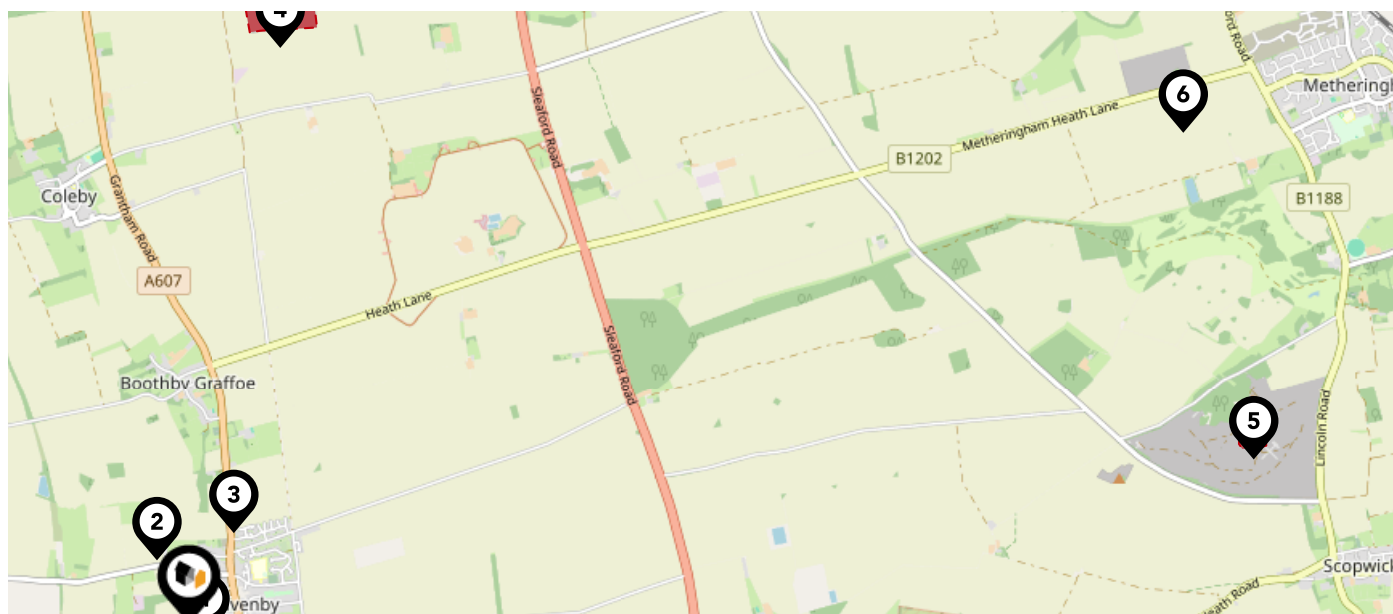
No data available.

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

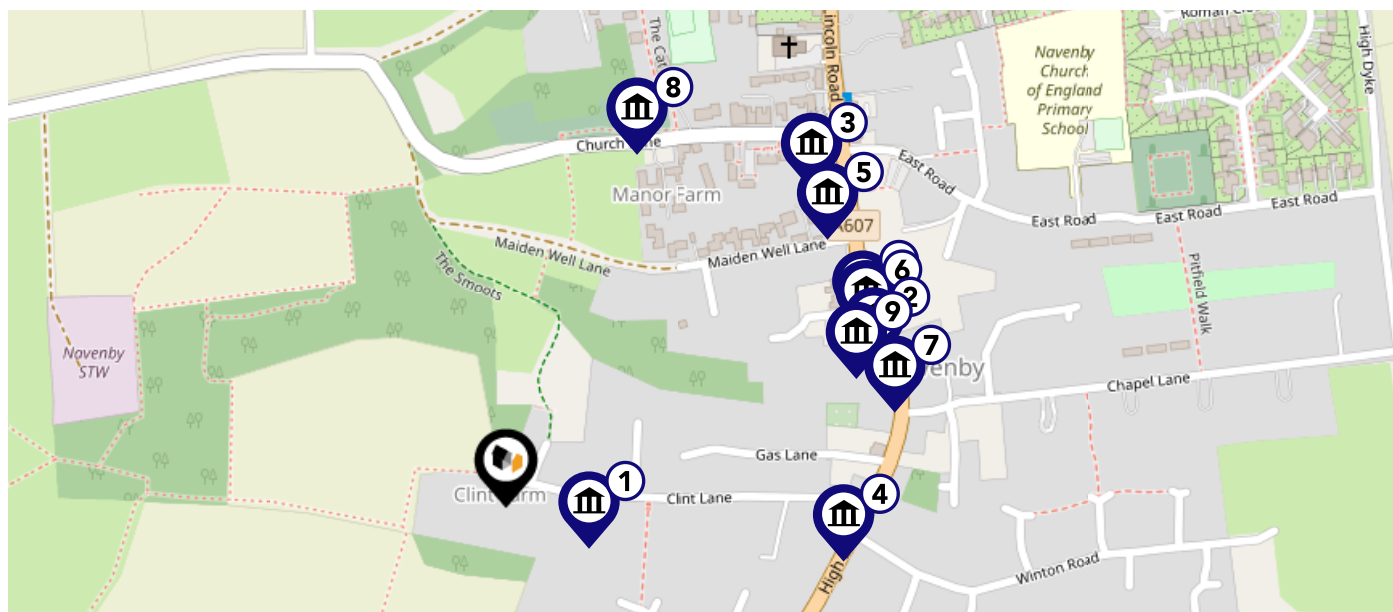
	Lansdowne Road-Navenby	Historic Landfill 
	Old Brickyard-Brickyard Lane, Navenby	Historic Landfill 
	Sandys-Hight Street - Grantham Road, Navenby	Historic Landfill 
	EA/EPR/EP3494LY/V004 - C A Mottram & Sons	Active Landfill 
	EA/EPR/BP3798NH/V004 - Longwood Quarries Ltd	Active Landfill 
	Disused Quarry-Metherringham Heath Lane, Metherringham Heath	Historic Landfill 











Maps

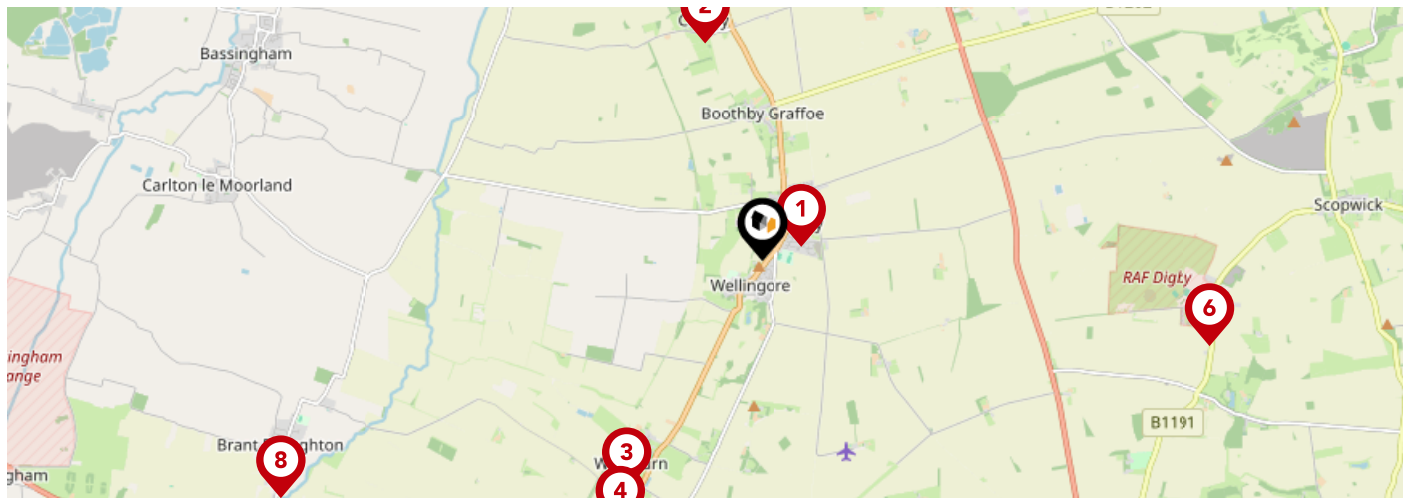
Listed Buildings



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

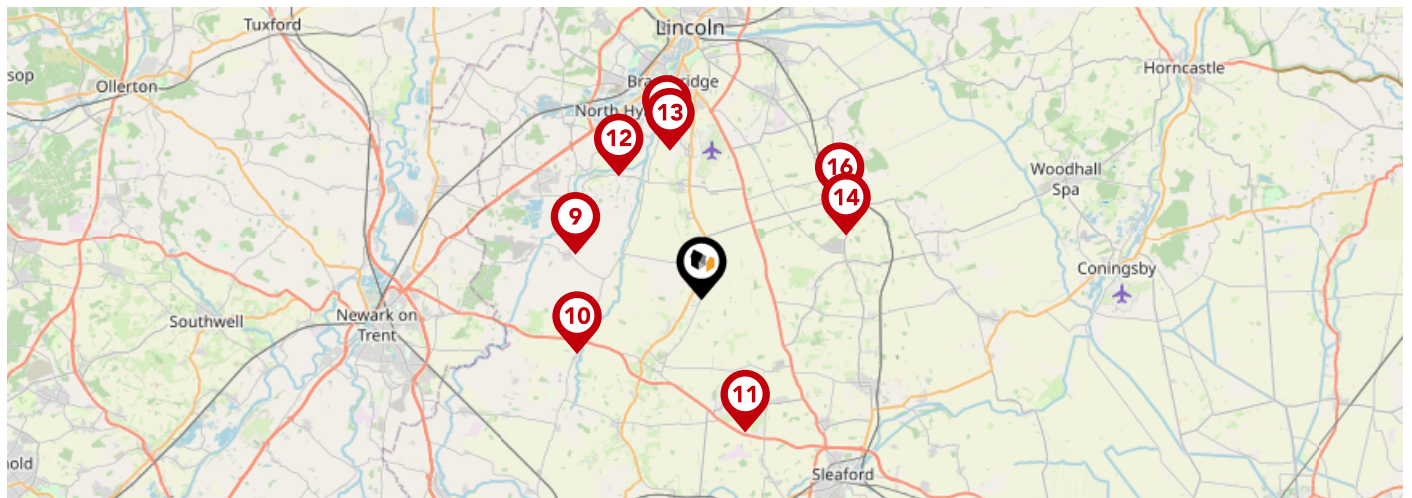


Listed Buildings in the local district	Grade	Distance
 1061881 - Stoneacres	Grade II	0.1 miles
 1147537 - The Lion And Royal Public House	Grade II	0.2 miles
 1061880 - House At Rear Of No 10 High Street	Grade II	0.2 miles
 1147477 - Clint House, And Clint Cottage	Grade II	0.2 miles
 1147517 - 20, High Street	Grade II	0.2 miles
 1360545 - 51, High Street	Grade II	0.2 miles
 1061885 - 63, High Street	Grade II	0.2 miles
 1147458 - Church Of St Peter	Grade I	0.2 miles
 1247059 - K6 Opposite The Lion And Royal Public House	Grade II	0.2 miles
 1061884 - The Grange	Grade II	0.2 miles



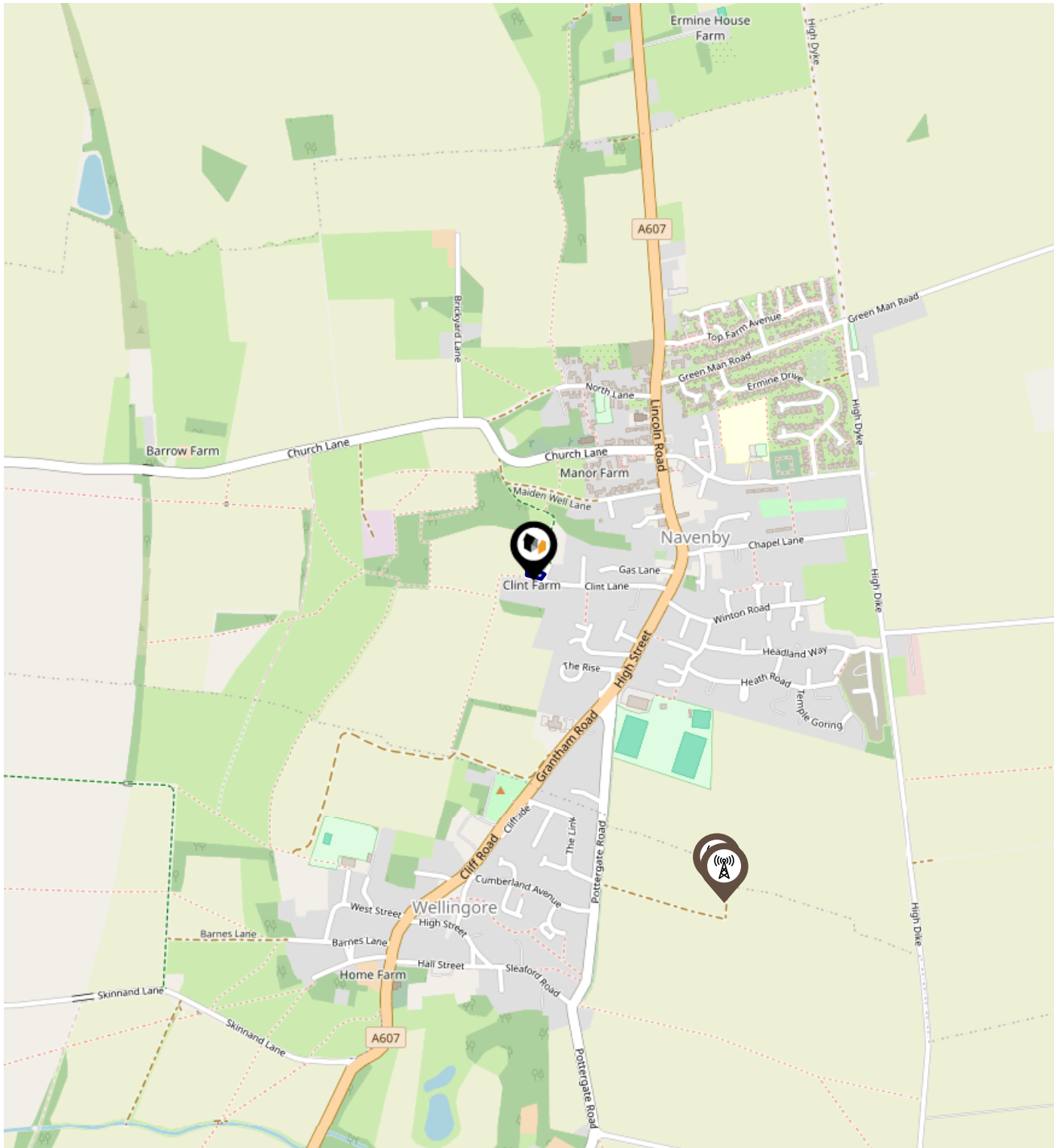
		Nursery	Primary	Secondary	College	Private
1	Navenby Church of England Primary School Ofsted Rating: Good Pupils: 193 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Coleby Church of England (Controlled) Primary School Ofsted Rating: Requires improvement Pupils: 49 Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Welbourn Church of England Primary School Ofsted Rating: Good Pupils: 64 Distance:2.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Sir William Robertson Academy, Welbourn Ofsted Rating: Good Pupils: 1028 Distance:2.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Leadenham Church of England Academy Ofsted Rating: Good Pupils: 57 Distance:3.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Digby the Tedder Primary School Ofsted Rating: Outstanding Pupils: 93 Distance:4.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Waddington All Saints Academy Ofsted Rating: Outstanding Pupils: 373 Distance:4.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Broughton House College Ofsted Rating: Not Rated Pupils:0 Distance:4.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools





		Nursery	Primary	Secondary	College	Private
	Bassingham Primary School Ofsted Rating: Good Pupils: 173 Distance:4.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brant Broughton Church of England and Methodist Primary School Ofsted Rating: Good Pupils: 86 Distance:4.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cranwell Primary School (Foundation) Ofsted Rating: Good Pupils: 303 Distance:4.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The South Hykeham Community Primary School Ofsted Rating: Good Pupils: 148 Distance:5.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Waddington Redwood Primary Academy Ofsted Rating: Good Pupils: 301 Distance:5.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Metheringham Primary School Ofsted Rating: Good Pupils: 273 Distance:5.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Acorn Free School Ofsted Rating: Good Pupils: 3 Distance:5.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dunston St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 66 Distance:5.95	<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

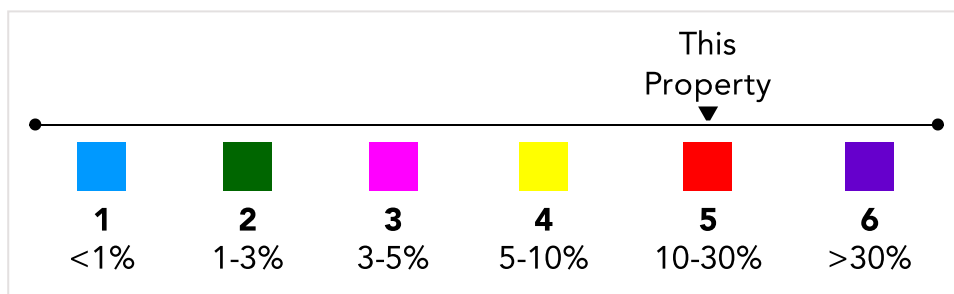
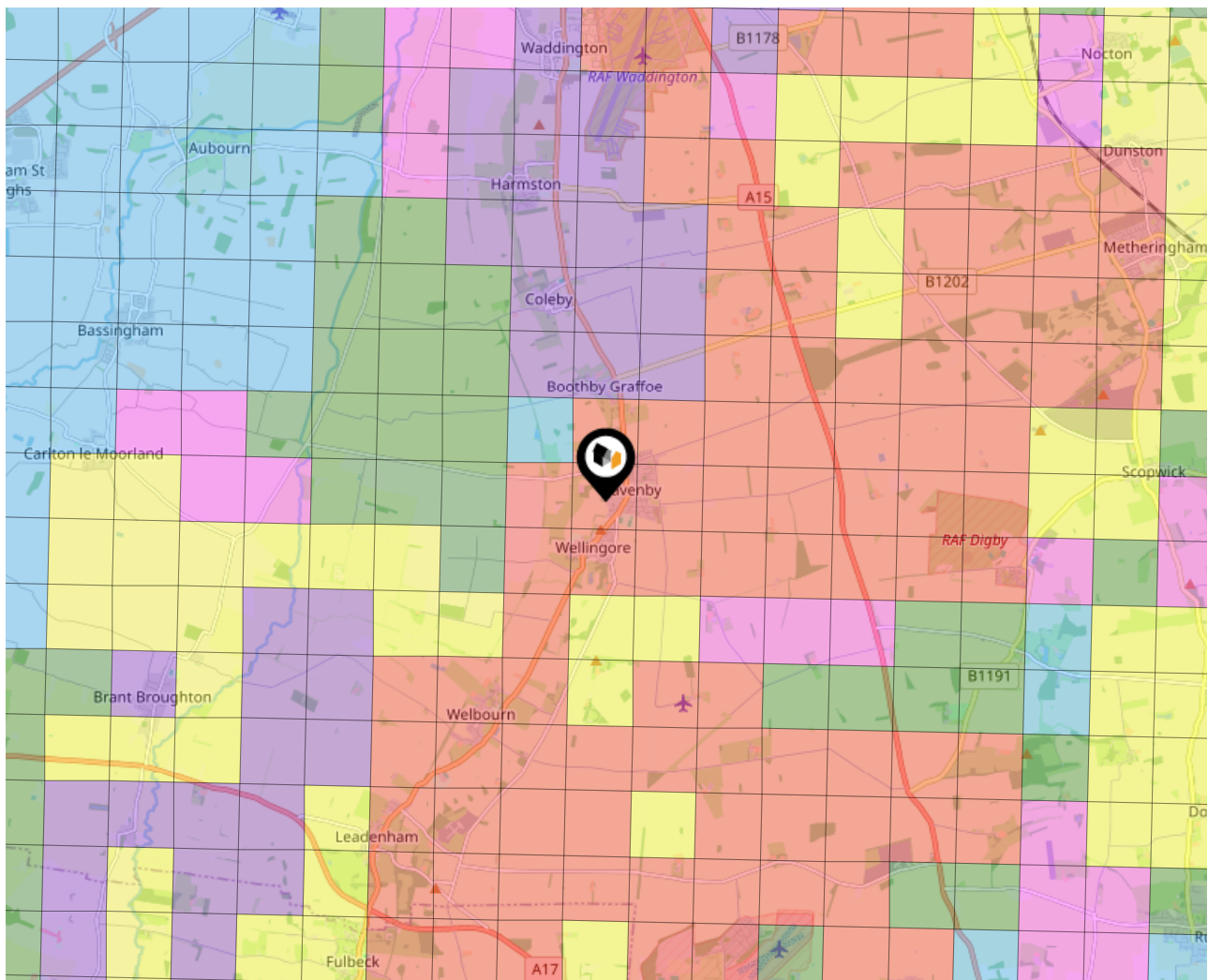
Environment

Radon Gas

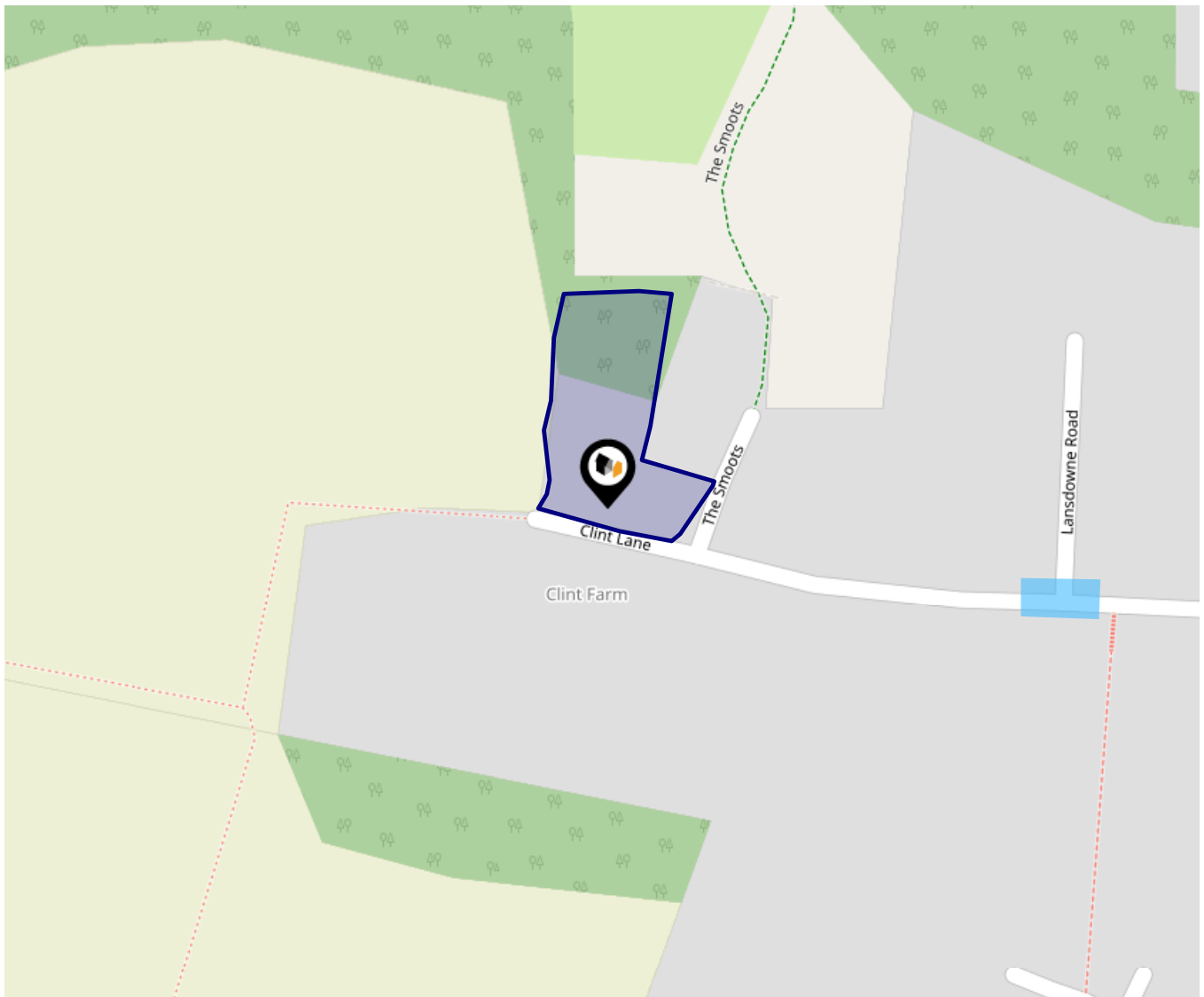


What is Radon?

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).



Local Area Road Noise

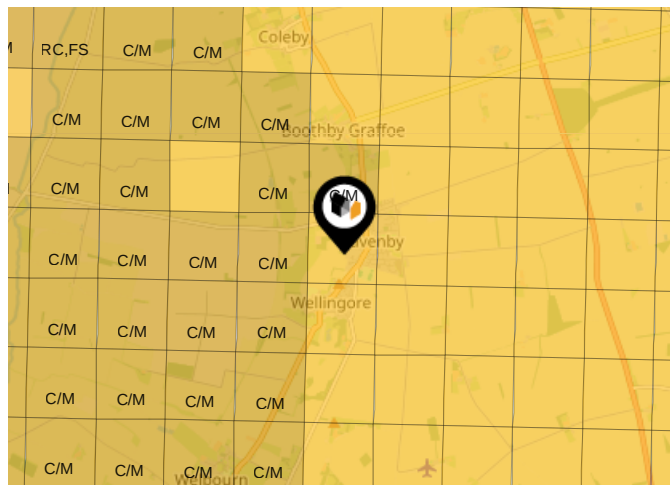


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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

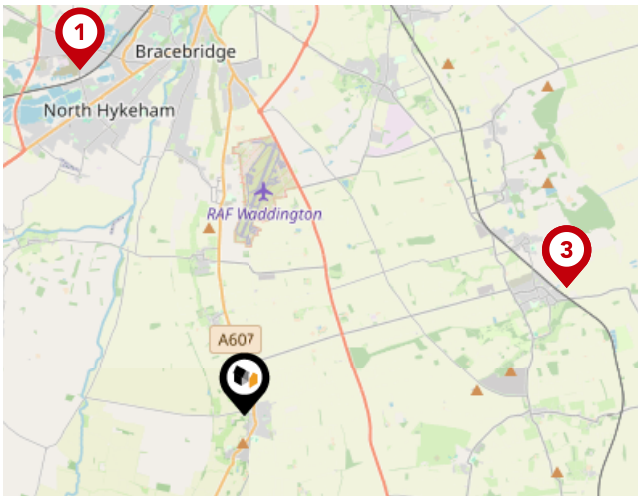
Carbon Content:	VARIABLE	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)	Soil Depth:	DEEP



Primary Classifications (Most Common Clay Types)

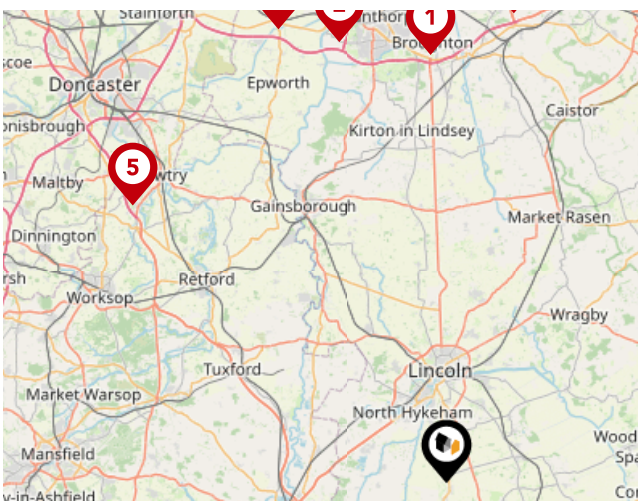
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Hykeham Rail Station	6.83 miles
2	Metheringham Rail Station	6.18 miles
3	Metheringham Rail Station	6.18 miles



Trunk Roads/Motorways

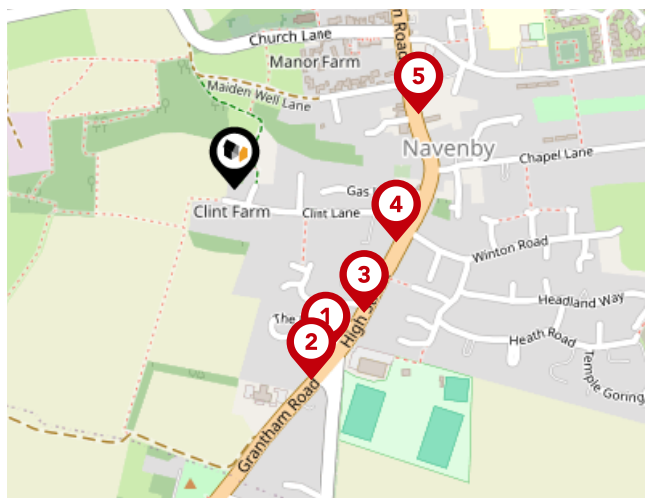
Pin	Name	Distance
1	M180 J4	30.35 miles
2	M180 J3	32.15 miles
3	M180 J5	33.51 miles
4	M180 J2	34.22 miles
5	A1(M) J34	29.73 miles



Airports/HELIPADS

Pin	Name	Distance
1	Humberside Airport	33.87 miles
2	Finningley	32.69 miles
3	East Mids Airport	38.52 miles
4	Baginton	64.6 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Pottergate Road	0.21 miles
2	Pottergate Road	0.23 miles
3	Crossfield Road	0.2 miles
4	Crossfield Road	0.19 miles
5	Lion & Royal PH	0.22 miles



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.



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

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

amy.lee@mundys.net

www.mundys.net

