

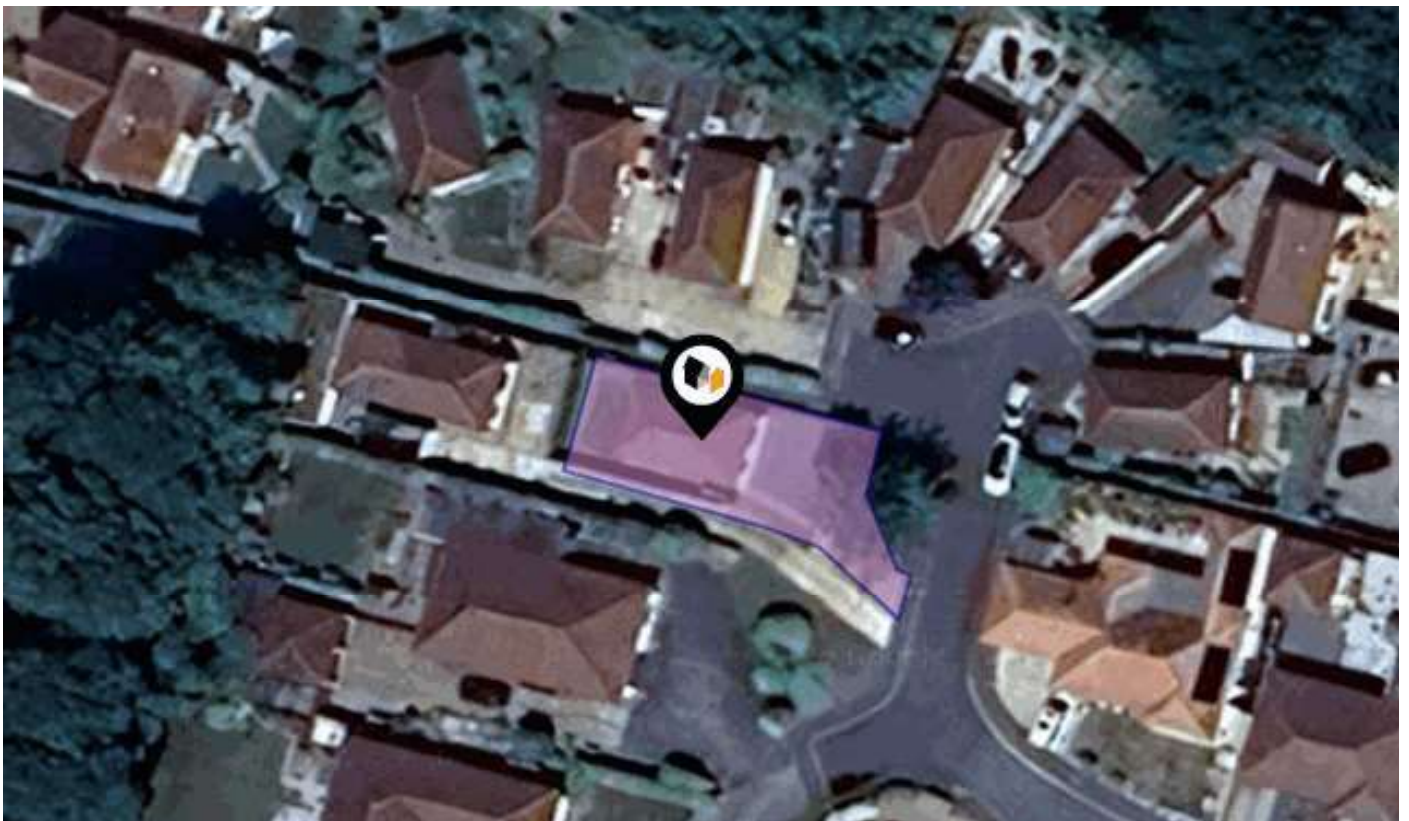


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 20th May 2026



VILLA CLOSE, BRANSTON, LINCOLN, LN4

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

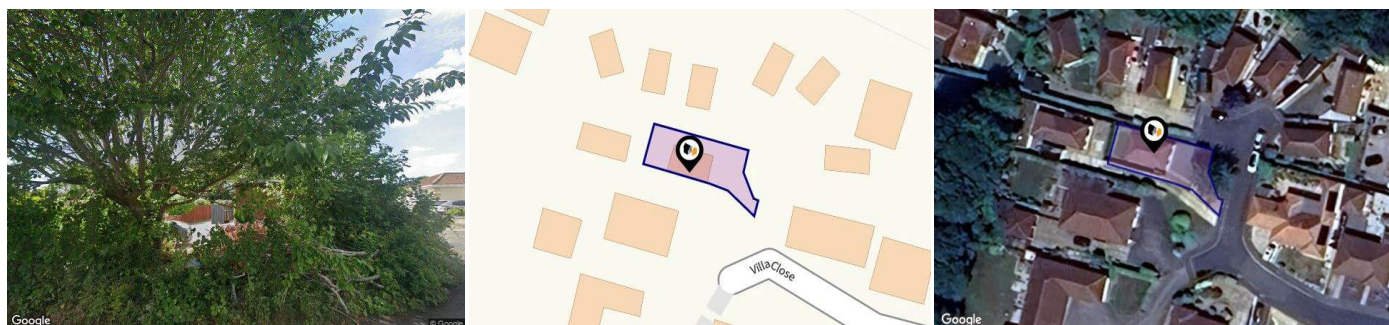
01522 510 044

chris.laughton@mundys.net

www.mundys.net



Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	538 ft ² / 50 m ²		
Plot Area:	0.07 acres		
Year Built :	1983-1990		
Council Tax :	Band B		
Annual Estimate:	£1,818		
Title Number:	LL99968		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	65 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Branston, LN4

Energy rating

C

Valid until 17.03.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

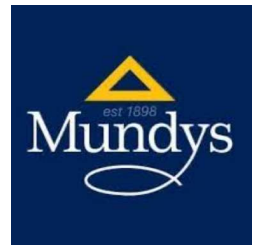
EPC - Additional Data



Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	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:	Suspended, no insulation (assumed)
Total Floor Area:	50 m ²

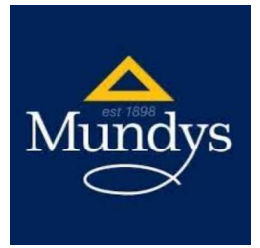
Market Sold in Street



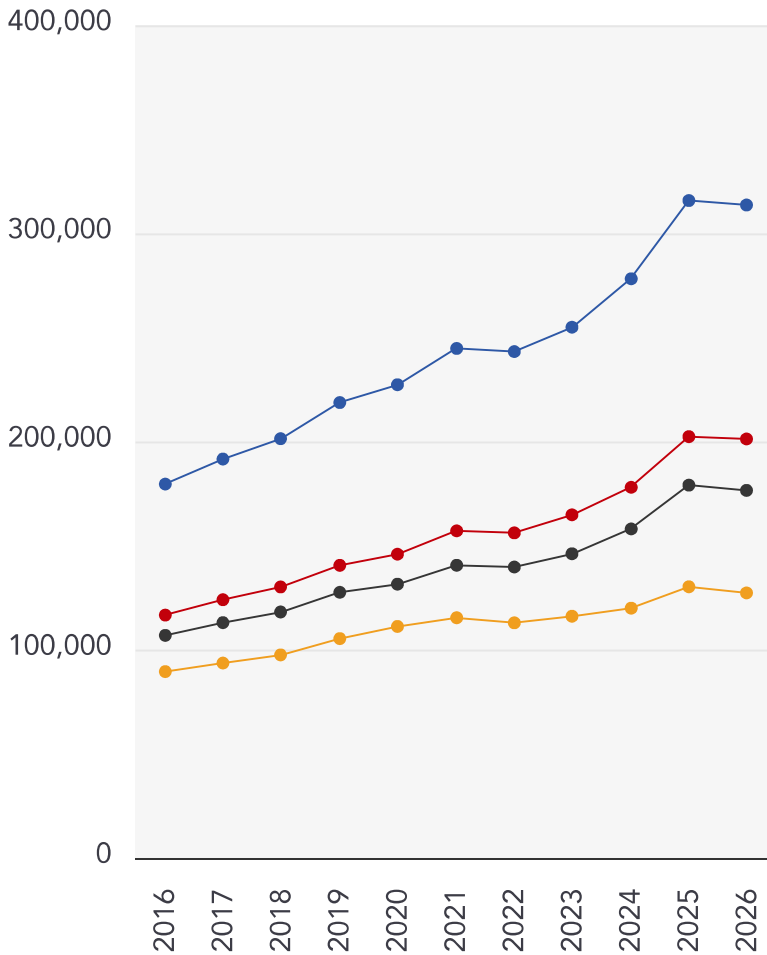
21, Villa Close, Lincoln, LN4 1LW					Detached House
Last Sold Date:	14/11/2025	30/04/2013			
Last Sold Price:	£313,000	£185,000			
11, Villa Close, Lincoln, LN4 1LW					Detached House
Last Sold Date:	09/10/2025	15/08/2001	05/05/1995		
Last Sold Price:	£212,500	£83,000	£59,950		
15, Villa Close, Lincoln, LN4 1LW					Detached House
Last Sold Date:	17/06/2025				
Last Sold Price:	£380,000				
24, Villa Close, Lincoln, LN4 1LW					Detached House
Last Sold Date:	30/04/2025	24/06/2021	31/08/2000	18/03/1997	
Last Sold Price:	£173,500	£147,500	£54,000	£47,500	
31, Villa Close, Lincoln, LN4 1LW					Detached House
Last Sold Date:	31/03/2025	04/12/2019	14/08/2015	01/07/2004	04/07/2003
Last Sold Price:	£150,000	£170,000	£146,000	£126,000	£82,000
19, Villa Close, Lincoln, LN4 1LW					Detached House
Last Sold Date:	03/02/2025	17/10/1995			
Last Sold Price:	£250,000	£60,000			
39, Villa Close, Lincoln, LN4 1LW					Detached House
Last Sold Date:	02/02/2023	21/06/1995			
Last Sold Price:	£187,500	£42,750			
12, Villa Close, Lincoln, LN4 1LW					Detached House
Last Sold Date:	25/03/2022				
Last Sold Price:	£225,000				
33, Villa Close, Lincoln, LN4 1LW					Detached House
Last Sold Date:	07/07/2021	31/03/2005	23/07/2004	29/11/1995	
Last Sold Price:	£152,000	£132,500	£110,000	£43,200	
17, Villa Close, Lincoln, LN4 1LW					Detached House
Last Sold Date:	26/08/2020	15/01/2004			
Last Sold Price:	£330,000	£249,500			
9, Villa Close, Lincoln, LN4 1LW					Detached House
Last Sold Date:	21/01/2019	11/08/2000			
Last Sold Price:	£220,000	£63,000			
27, Villa Close, Lincoln, LN4 1LW					Detached House
Last Sold Date:	20/04/2018	08/04/1999			
Last Sold Price:	£330,195	£126,000			

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 LN4



Detached

+74.63%

Semi-Detached

+72.49%

Terraced

+65.1%

Flat

+42.2%

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

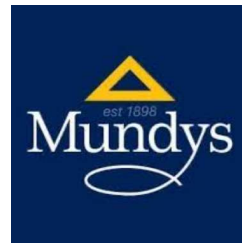
- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

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.

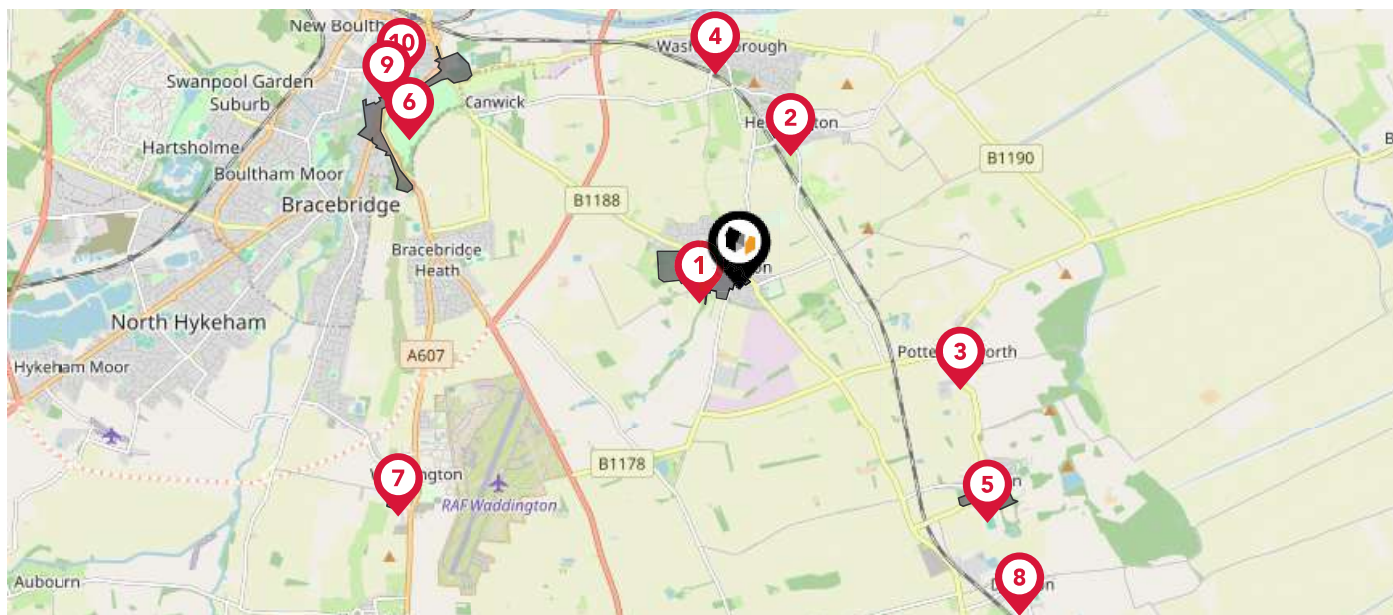
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

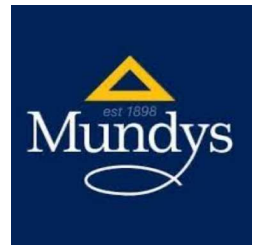


Nearby Conservation Areas

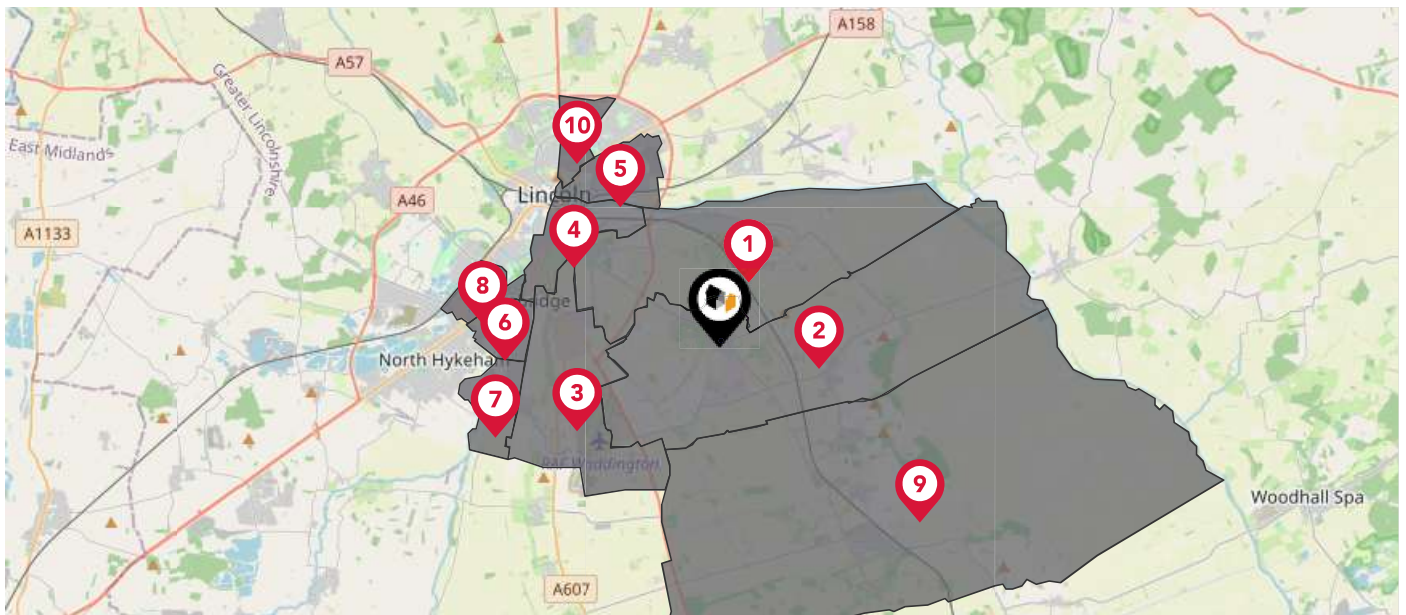
- 1 Branston
- 2 Heighington
- 3 Potterhanworth
- 4 Washingborough
- 5 Nocton
- 6 St Catherines
- 7 Waddington
- 8 Dunston
- 9 Gowt's Bridge
- 10 Sibthorp

Maps

Council Wards



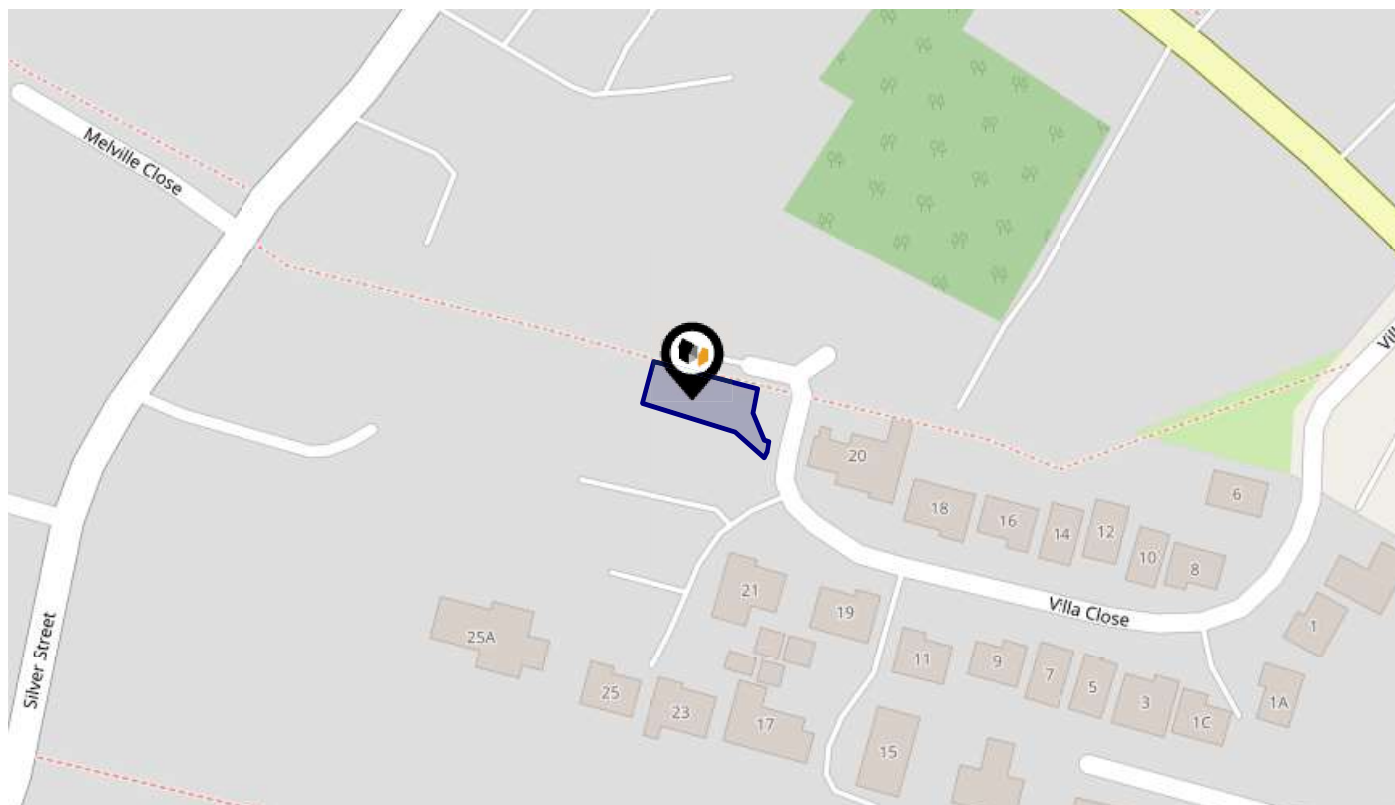
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Heighington and Washingborough Ward
- 2 Branston Ward
- 3 Bracebridge Heath and Waddington East Ward
- 4 Park Ward
- 5 Abbey Ward
- 6 Witham Ward
- 7 Waddington West Ward
- 8 Moorland Ward
- 9 Metheringham Ward
- 10 Minster 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:

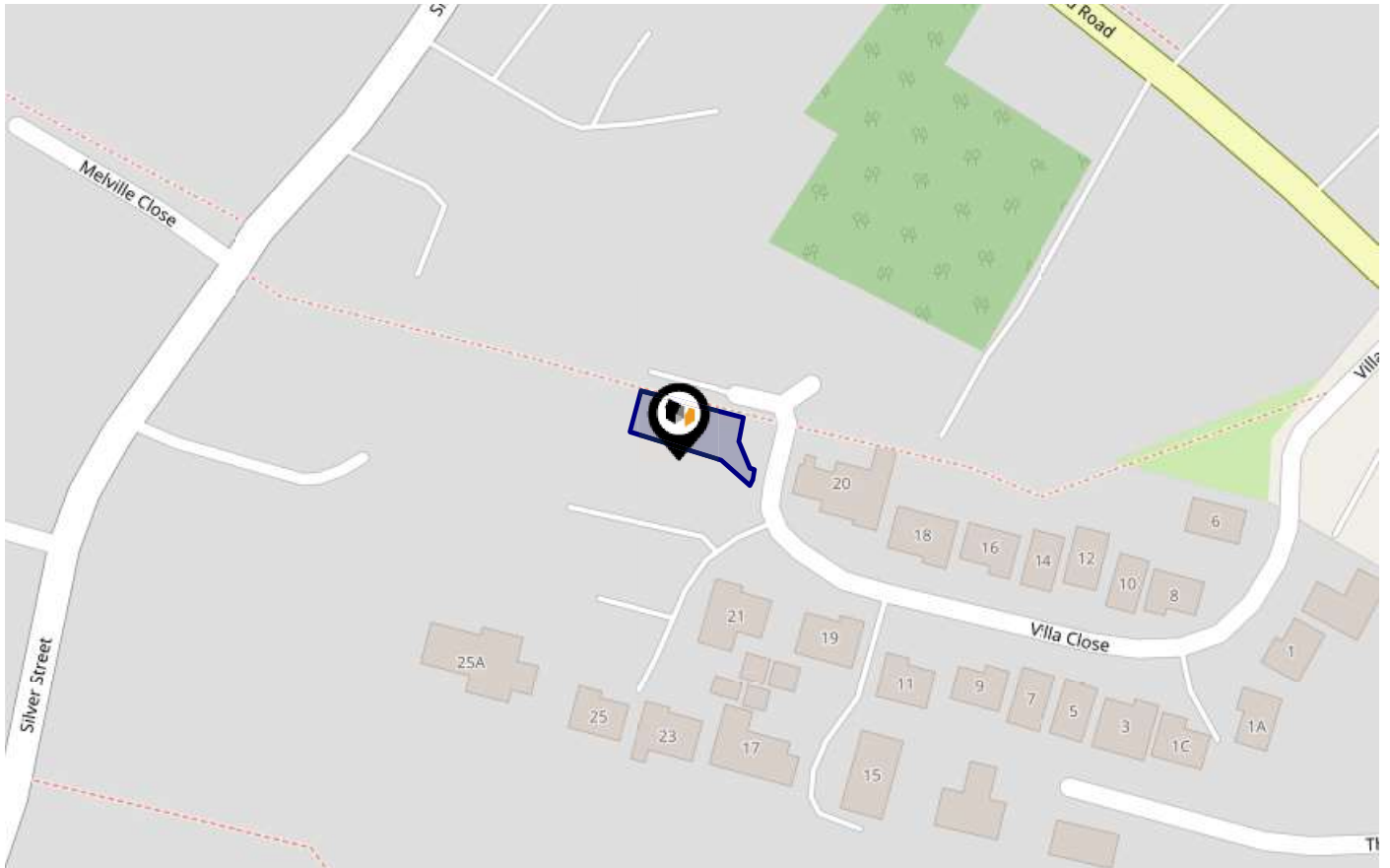
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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:

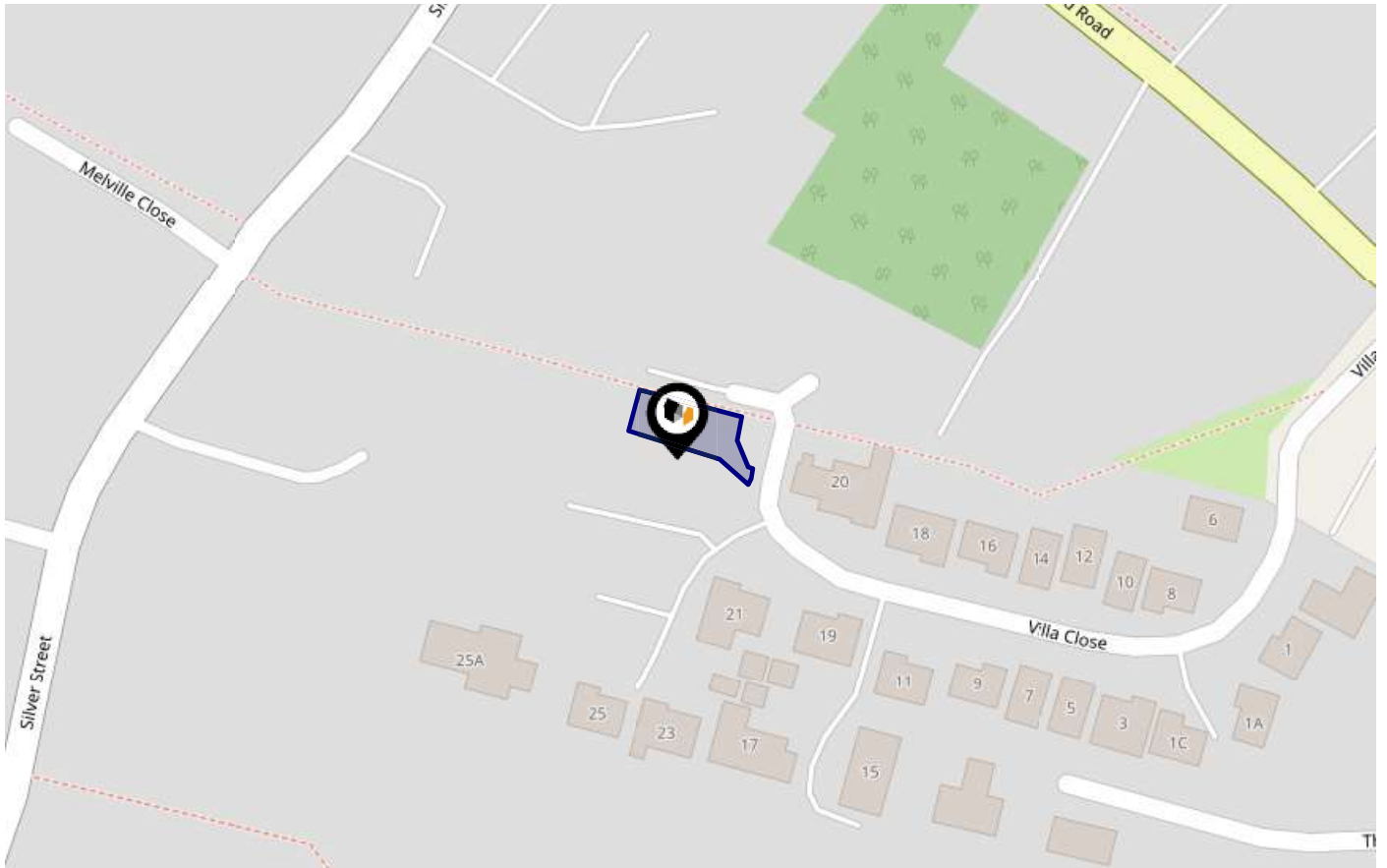


Flood Risk

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**

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:

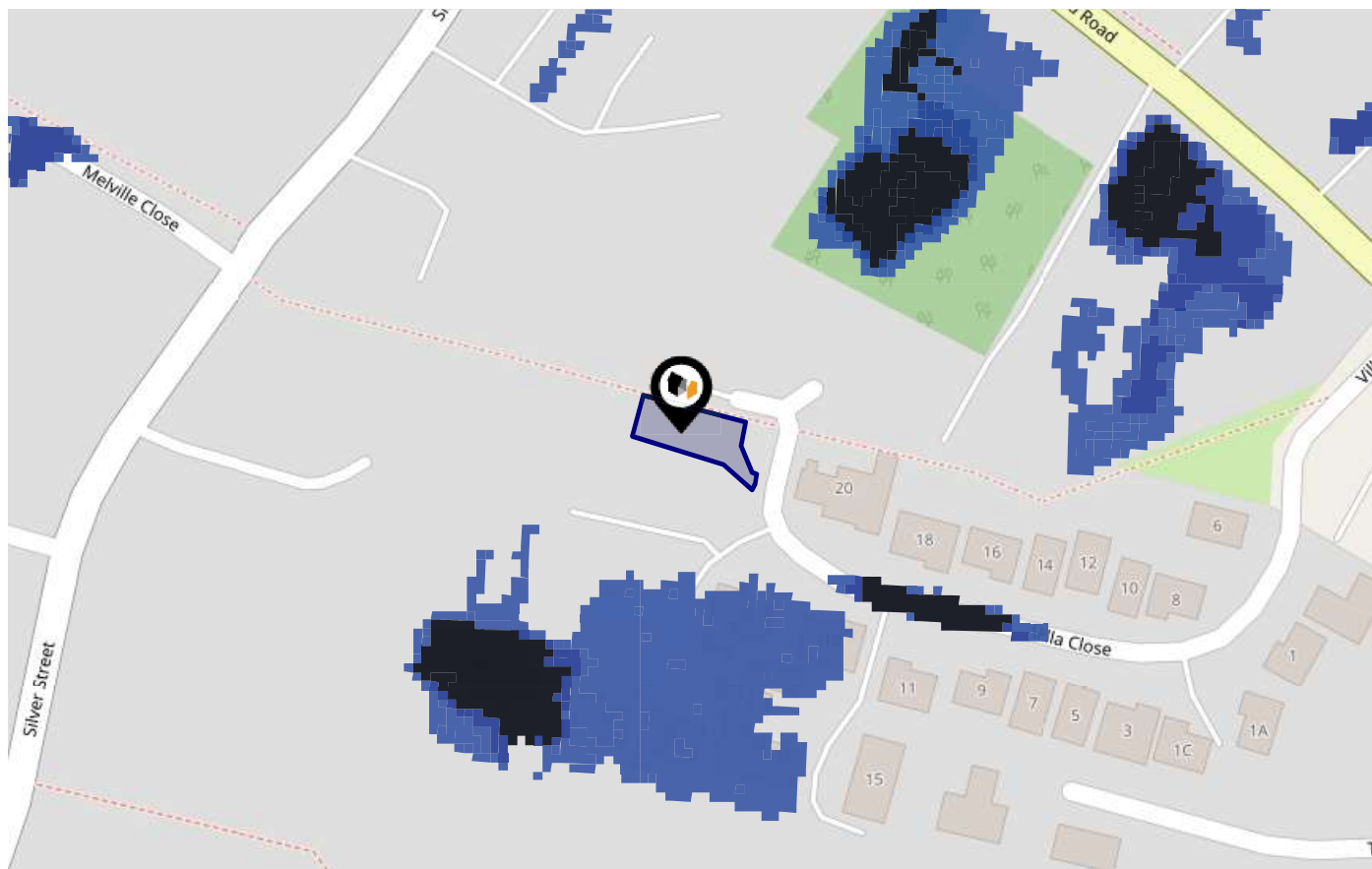


Flood Risk

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.

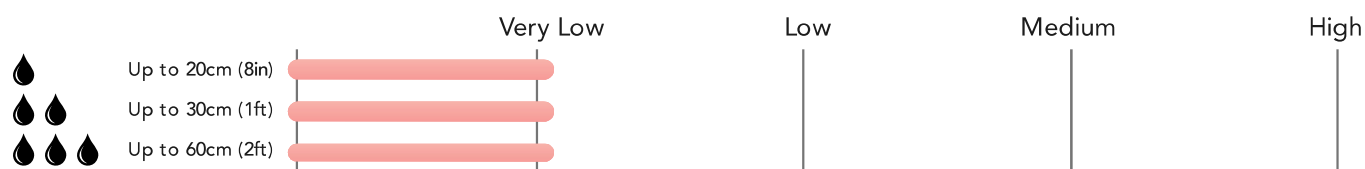


Risk Rating: Very low

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:

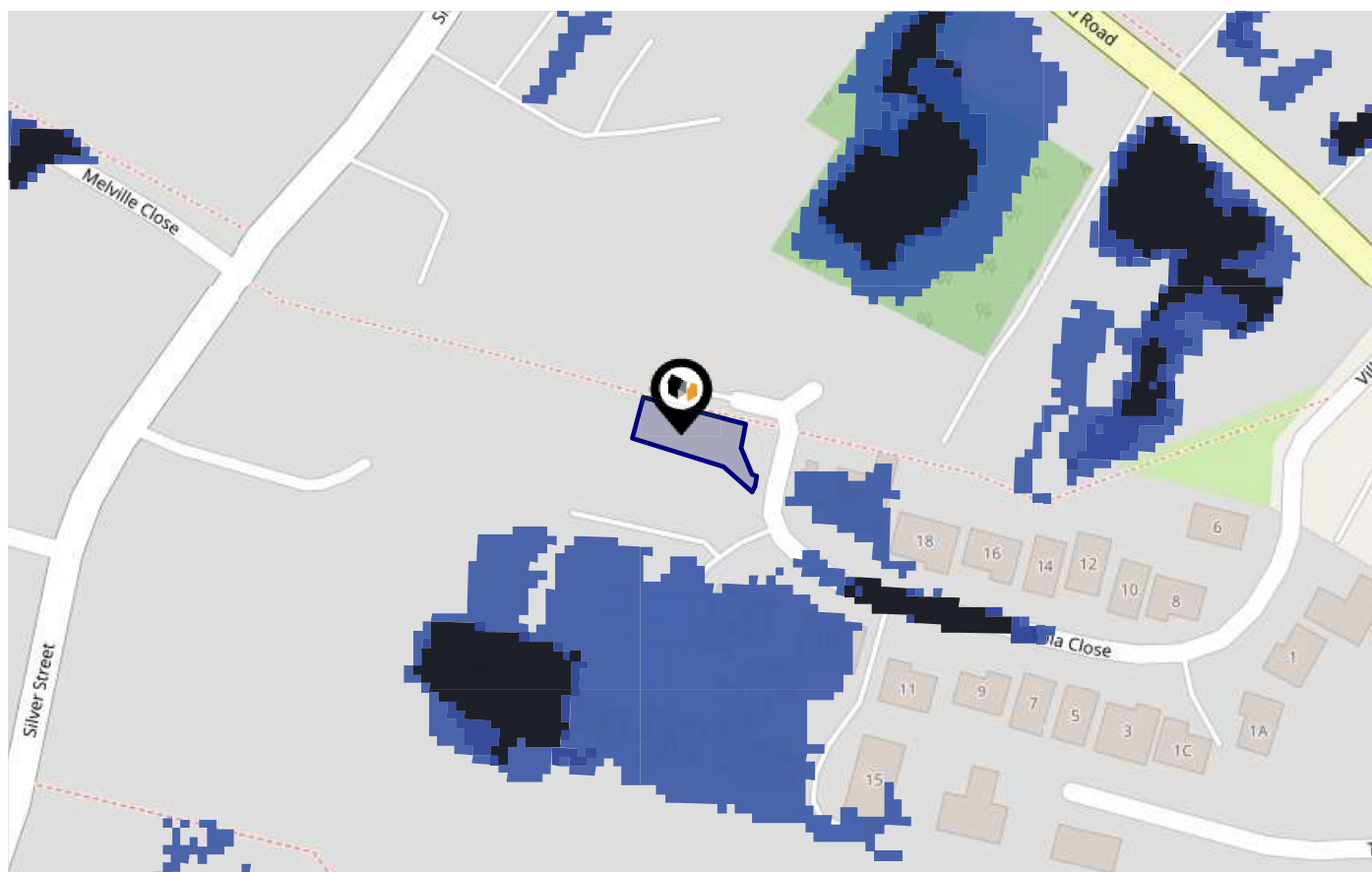


Flood Risk

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.

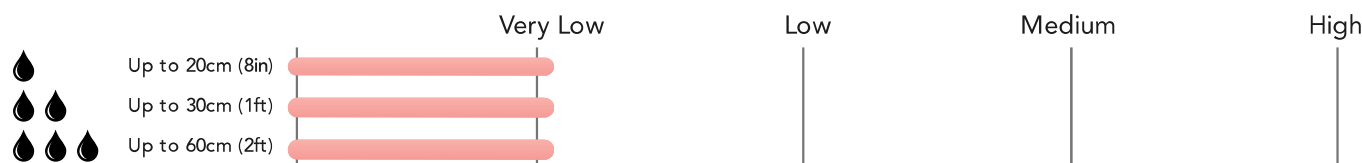


Risk Rating: Very low

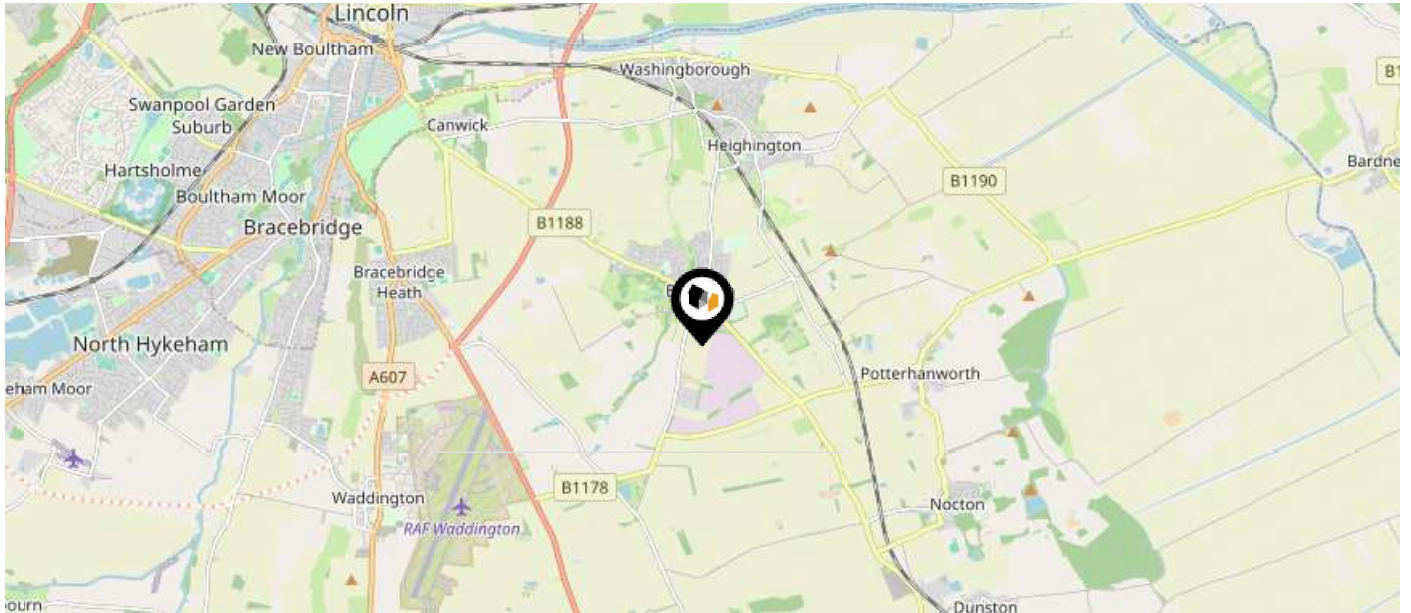
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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



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

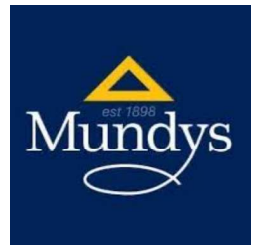


Nearby Green Belt Land

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.

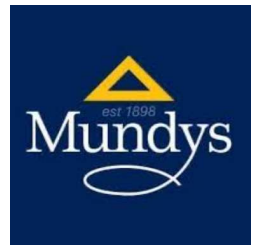


Nearby Landfill Sites

1	Land To Rear Of 41 Silver Street-Branston, Lincolnshire	Historic Landfill <input type="checkbox"/>
2	Land to the North of Fen Road-Heighington, Lincoln	Historic Landfill <input type="checkbox"/>
3	Manor Road-Washingborough	Historic Landfill <input type="checkbox"/>
4	Land North of Lincoln Road-Washingborough, Lincoln	Historic Landfill <input type="checkbox"/>
5	Moor Lane-Branston Booths, Lincoln	Historic Landfill <input type="checkbox"/>
6	Western Avenue-Western Avenue, Bracebridge Heath	Historic Landfill <input type="checkbox"/>
7	EA/EPR/LP3298NH/V002 - Anglian Water Services Ltd	Active Landfill <input checked="" type="checkbox"/>
8	East Of Crematorium-Canwick, Lincoln	Historic Landfill <input type="checkbox"/>
9	Land east of Great Northern Terrace Industrial Estate-Lincoln, Lincolnshire	Historic Landfill <input type="checkbox"/>
10	EA/EPR/BP3098ND/A001 - U E F Lincoln	Active Landfill <input checked="" type="checkbox"/>











Maps

Listed Buildings



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

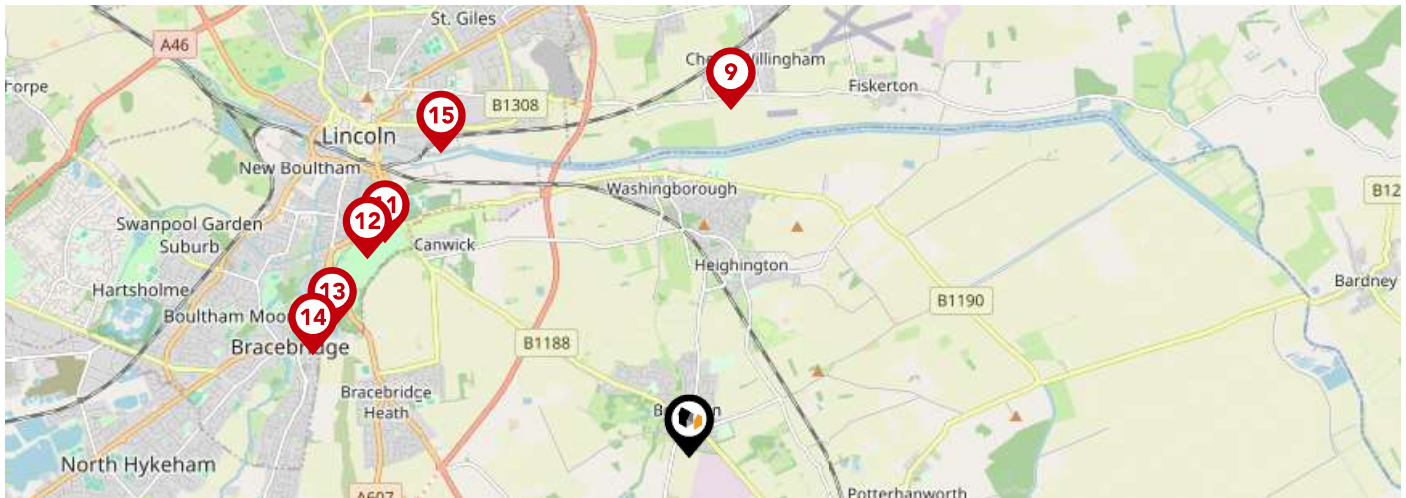
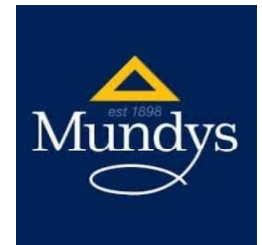


Listed Buildings in the local district	Grade	Distance
 1165577 - Stonefield House And Gates	Grade II	0.1 miles
 1360532 - 38-44, High Street	Grade II	0.1 miles
 1360533 - 27-33, Silver Street	Grade II	0.1 miles
 1360530 - Burchalls Farmhouse	Grade II	0.1 miles
 1165520 - Bertiesinn	Grade II	0.2 miles
 1061935 - Summerdale	Grade II	0.2 miles
 1165544 - 1, Lincoln Road	Grade II	0.2 miles
 1360529 - Church Of All Saints	Grade II	0.2 miles
 1061933 - The Old Rectory	Grade II	0.2 miles
 1061932 - Hainton House	Grade II	0.2 miles



	Nursery	Primary	Secondary	College	Private
1 Branston Junior Academy Ofsted Rating: Good Pupils: 170 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Branston Community Academy Ofsted Rating: Requires improvement Pupils: 1243 Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Branston Church of England Infant Academy Ofsted Rating: Outstanding Pupils: 134 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Heighington Millfield Primary Academy Ofsted Rating: Good Pupils: 233 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 The Potterhanworth Church of England Primary School Ofsted Rating: Good Pupils: 137 Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Washingborough Academy Ofsted Rating: Good Pupils: 271 Distance:2.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Bracebridge Heath St John's Primary Academy Ofsted Rating: Good Pupils: 372 Distance:2.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Nocton Community Primary School Ofsted Rating: Good Pupils: 38 Distance:2.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools





		Nursery	Primary	Secondary	College	Private
	Cherry Willingham Primary Academy Ofsted Rating: Good Pupils: 205 Distance:3.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Waddington All Saints Academy Ofsted Rating: Outstanding Pupils: 373 Distance:3.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Lincoln Bishop King Church of England Primary School Ofsted Rating: Good Pupils: 459 Distance:3.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Athena School Ofsted Rating: Good Pupils: 113 Distance:3.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Priory Academy LSST Ofsted Rating: Good Pupils: 1779 Distance:3.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bracebridge Infant and Nursery School Ofsted Rating: Good Pupils: 78 Distance:3.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lincoln Monks Abbey Primary School Ofsted Rating: Good Pupils: 594 Distance:3.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dunston St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 66 Distance:3.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

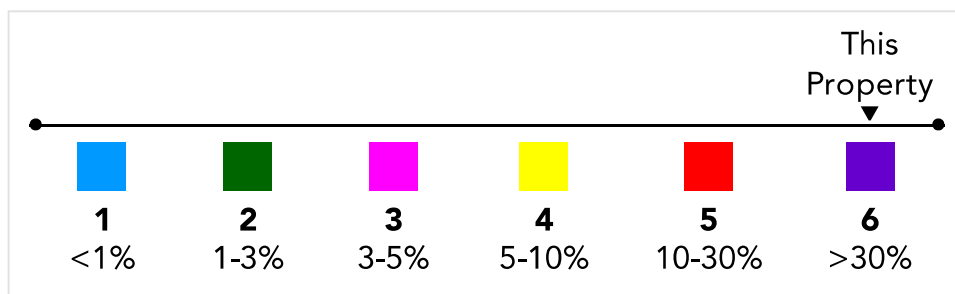
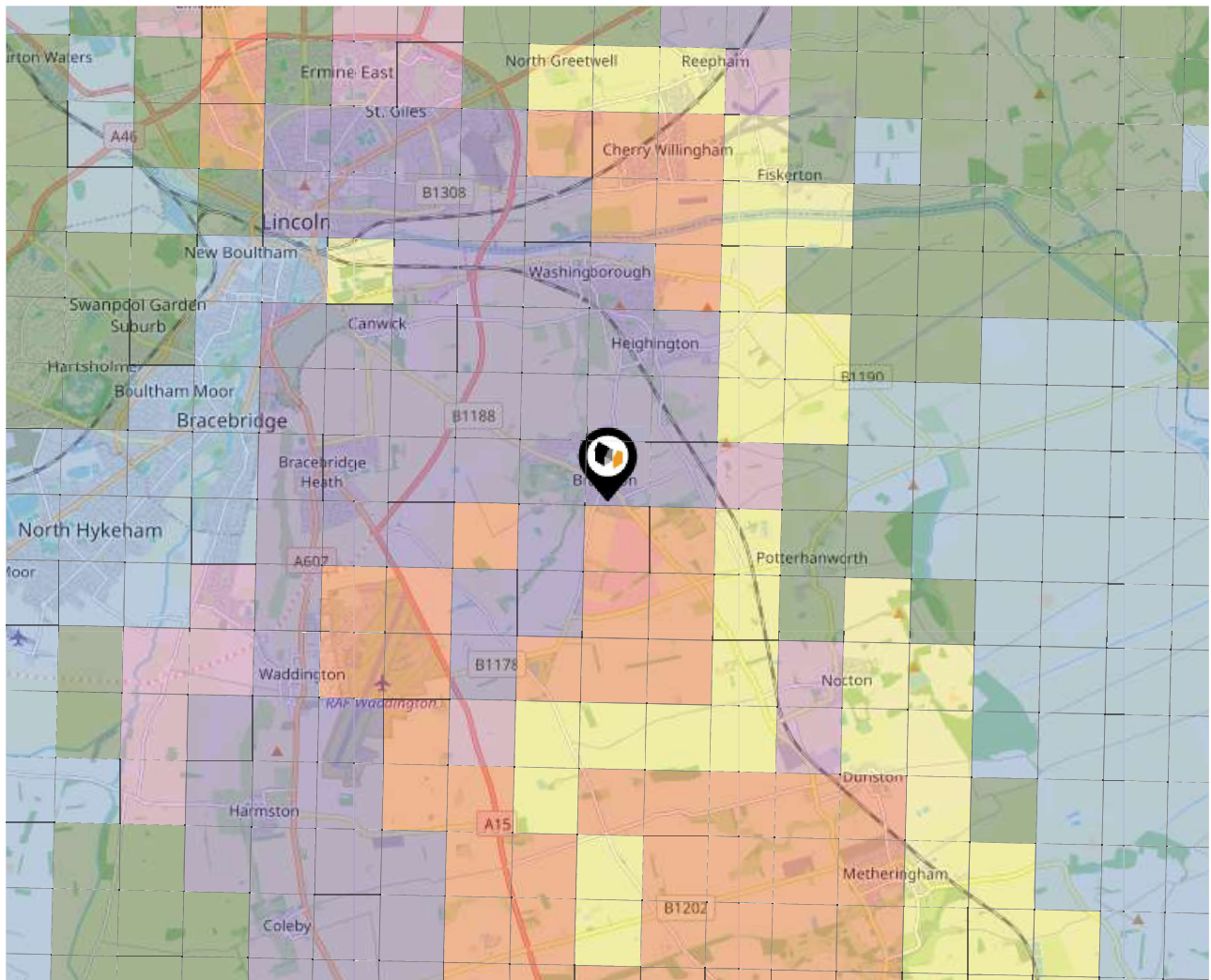


Key:

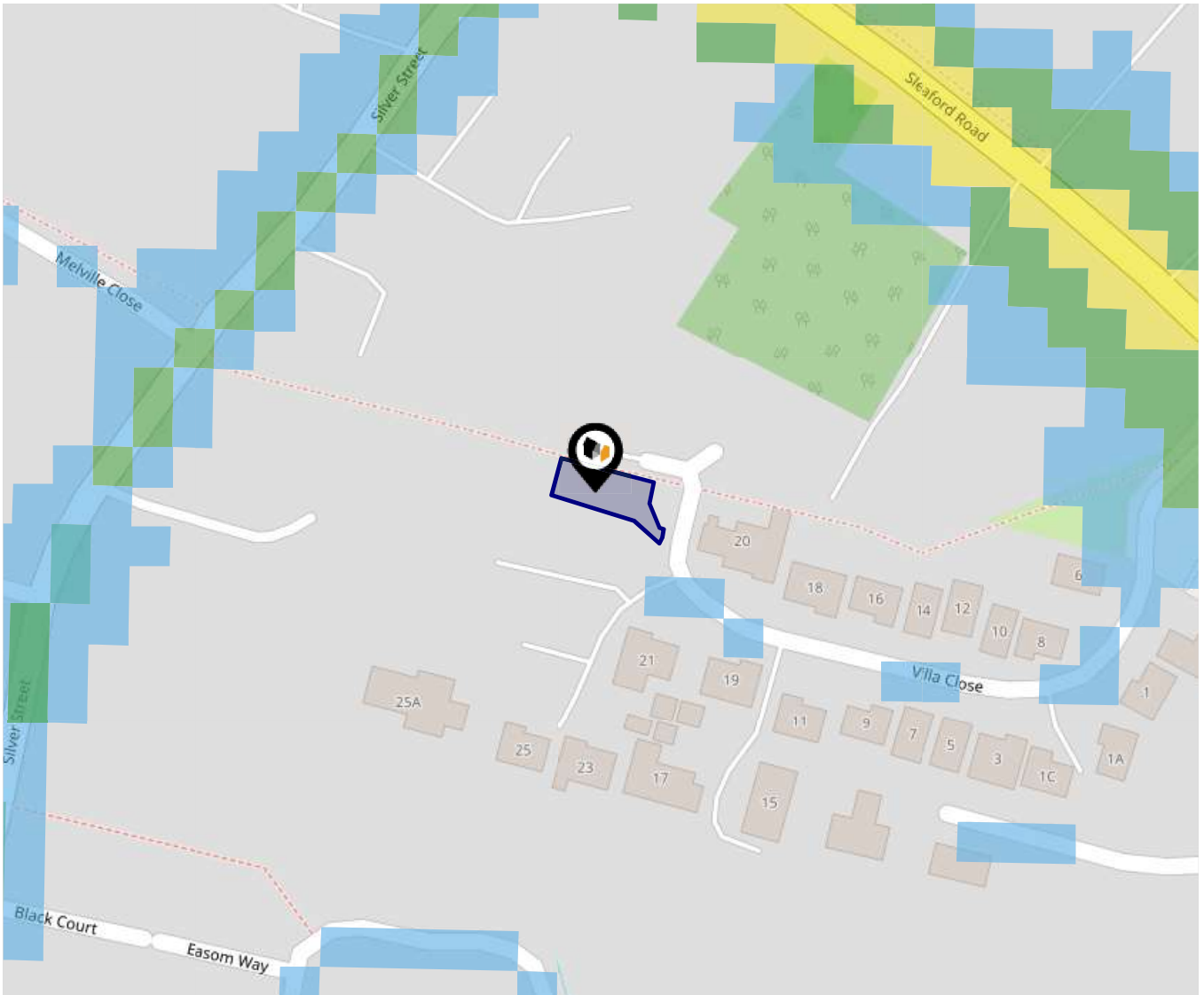
-  Power Pylons
-  Communication Masts

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

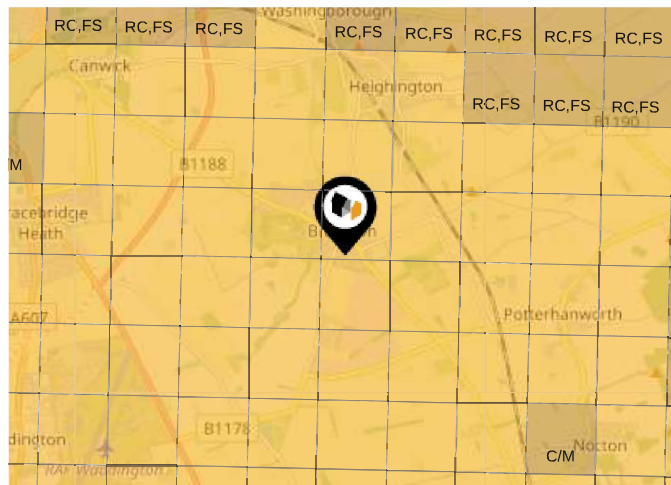


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

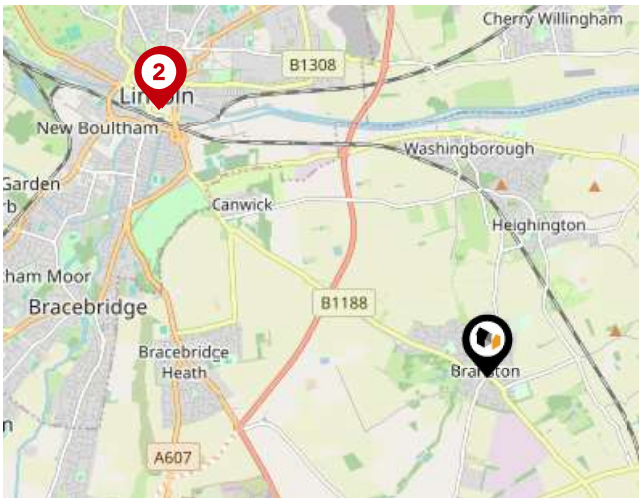
Carbon Content:	HIGH	Soil Texture:	LOAM TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	LIGHT TO MEDIUM		



Primary Classifications (Most Common Clay Types)

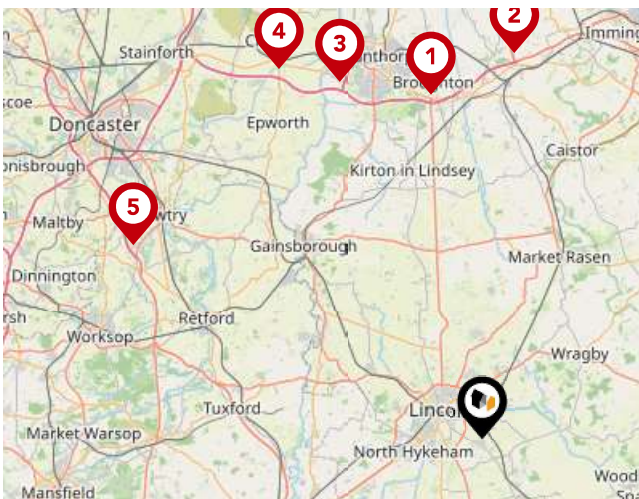
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	3.76 miles
2	Lincoln Central Rail Station	3.76 miles
3	Metheringham Rail Station	4.88 miles



Trunk Roads/Motorways

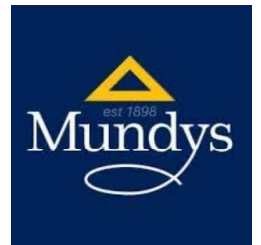
Pin	Name	Distance
1	M180 J4	24.66 miles
2	M180 J5	27.32 miles
3	M180 J3	27.23 miles
4	M180 J2	29.83 miles
5	A1(M) J34	28.3 miles



Airports/HELIPADS

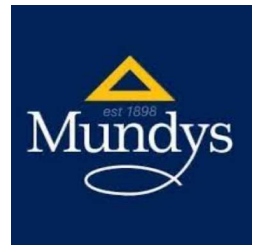
Pin	Name	Distance
1	Humberside Airport	27.54 miles
2	Finningley	29.99 miles
3	East Mids Airport	43.81 miles
4	Leeds Bradford Airport	67.74 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Station Road	0.09 miles
2	Station Road	0.12 miles
3	Curtois Close	0.14 miles
4	Fairleas	0.24 miles
5	99 Sleaford Road	0.23 miles



Mundys

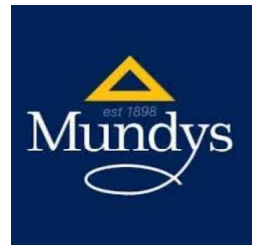
We are dedicated to offering our customers the highest quality service and strongly believe in helping you through the entire process from start to finish. We believe the combination of qualified Partners, highly trained and experienced staff, unique understanding of the Newark, Southwell and Lincoln 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



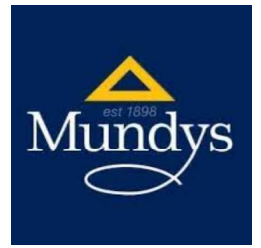
/Mundysuk



/mundysuk



/mundysuk



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.

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

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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

