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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Wednesday 03rd June 2026



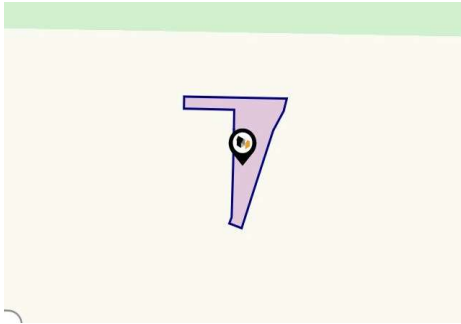
BROTHWELL CLOSE, WADDINGTON, LINCOLN, LN5

Mundys

29 – 30 Silver Street Lincoln LN2 1AS
01522 510 044
chris.laughton@mundys.net
www.mundys.net



Property Overview



Property

Type: Terraced
Floor Area: 775 ft² / 72 m²
Plot Area: 0.07 acres
Title Number: LL429120

Tenure: Freehold

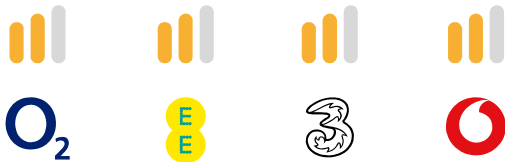
Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

17 mb/s	53 mb/s	1800 mb/s

Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



Waddington, LN5

Energy rating

B

Valid until 21.03.2034

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

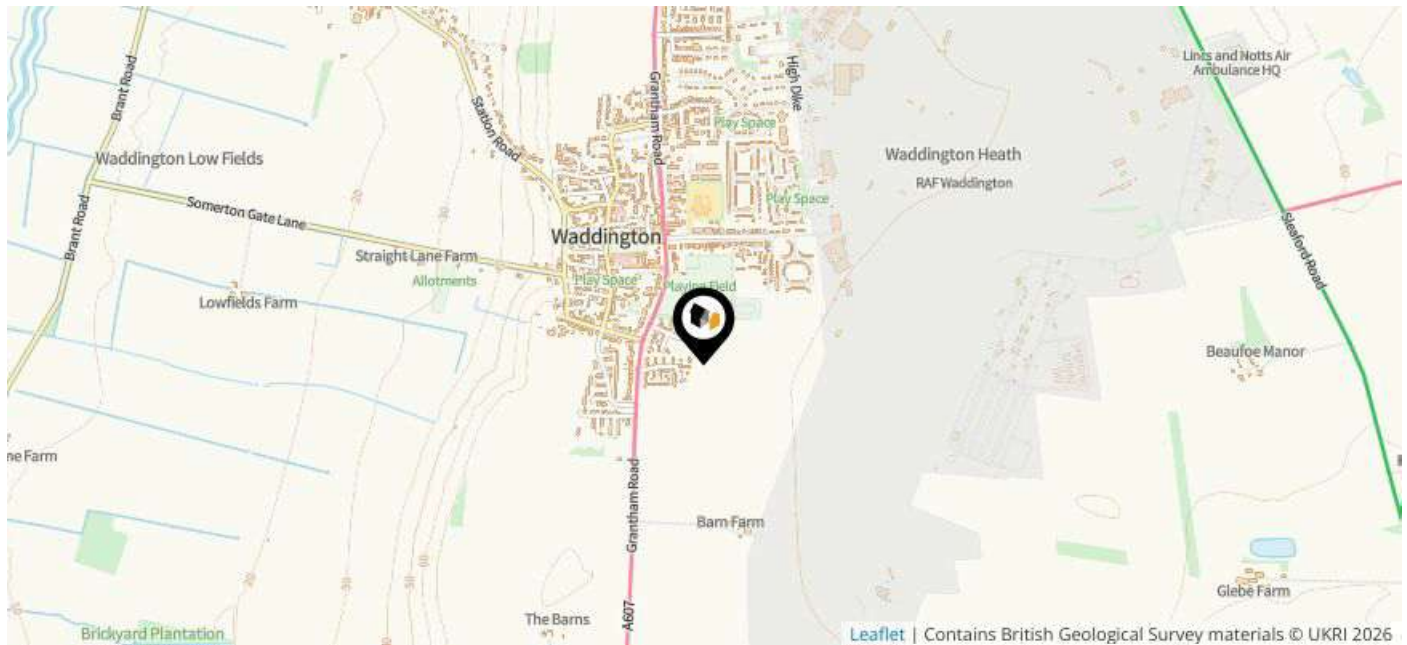
EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.20 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.17 W/m-Â°K
Total Floor Area:	72 m 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.

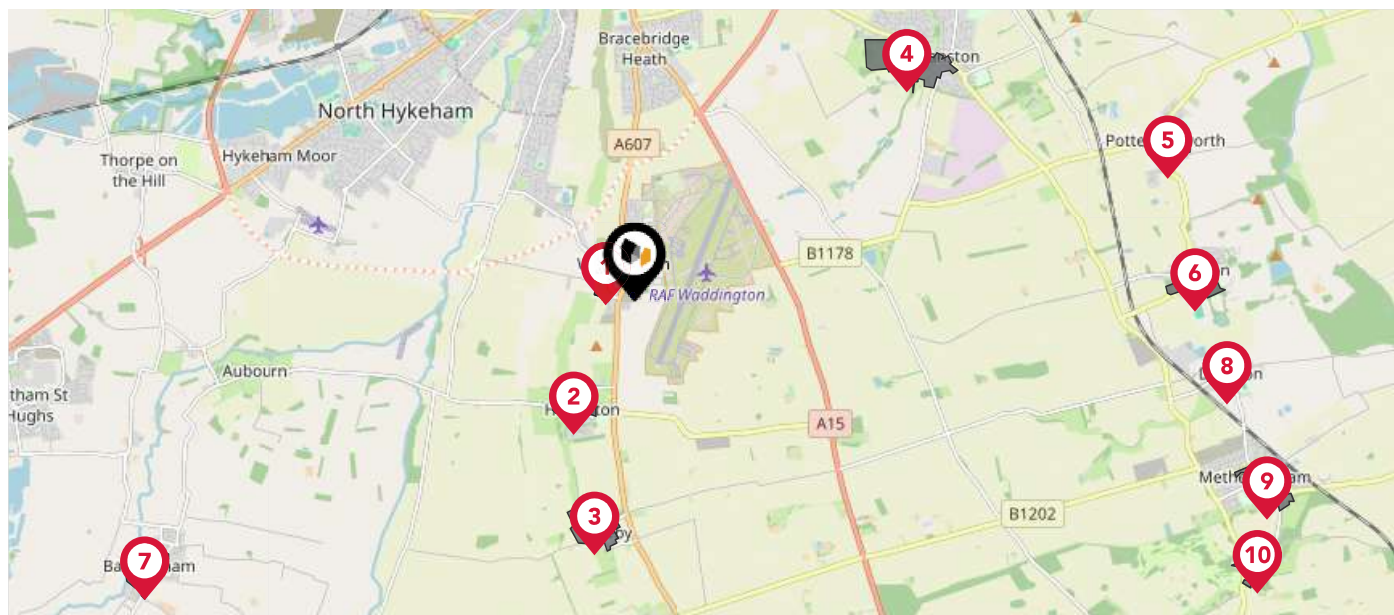
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

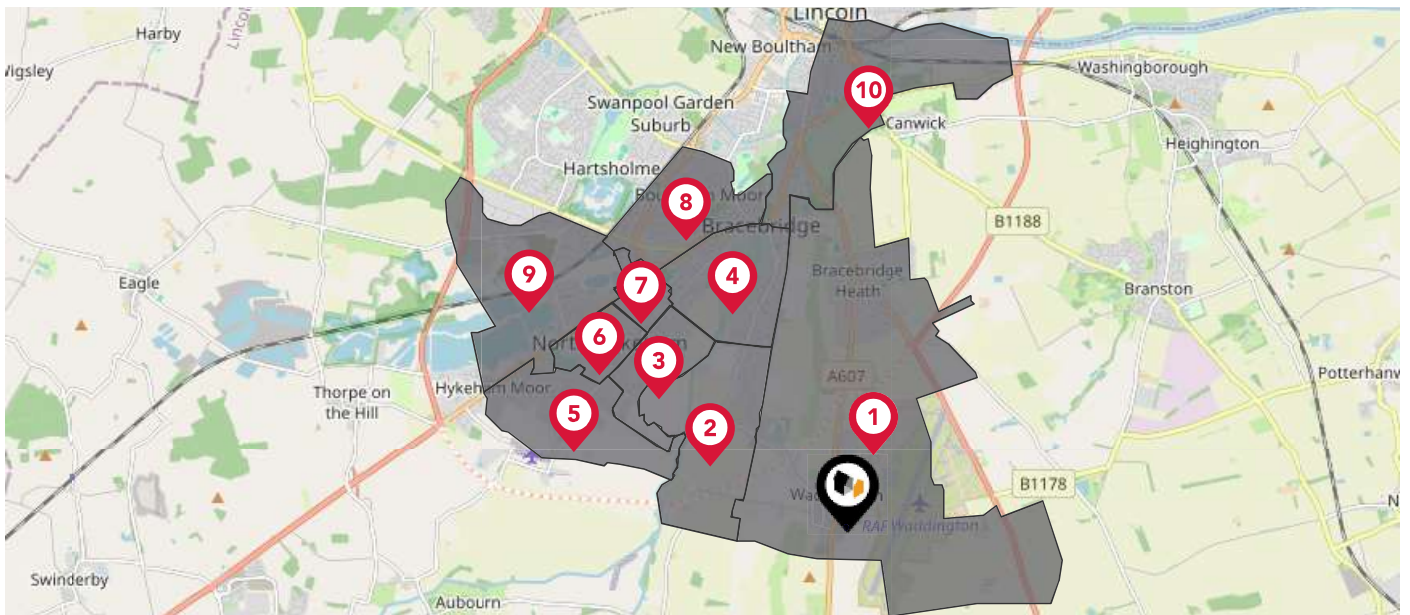
- 1 Waddington
- 2 Harmston
- 3 Coleby
- 4 Branston
- 5 Potterhanworth
- 6 Nocton
- 7 Basingham
- 8 Dunston
- 9 Metherringham
- 10 Blankney

Maps

Council Wards



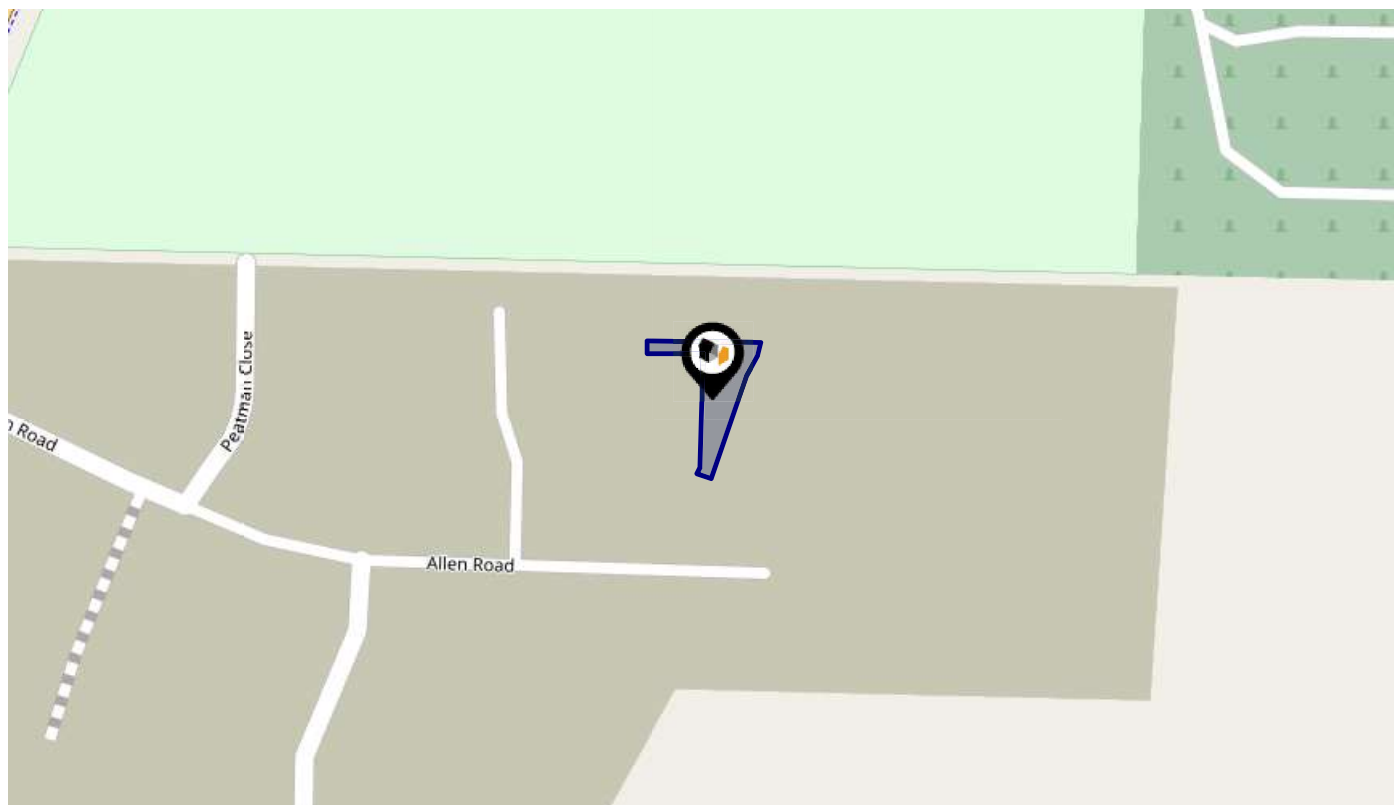
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Bracebridge Heath and Waddington East Ward
- 2 Waddington West Ward
- 3 North Hykeham Witham Ward
- 4 Witham Ward
- 5 North Hykeham Mill Ward
- 6 North Hykeham Moor Ward
- 7 North Hykeham Forum Ward
- 8 Moorland Ward
- 9 North Hykeham Memorial Ward
- 10 Park 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.

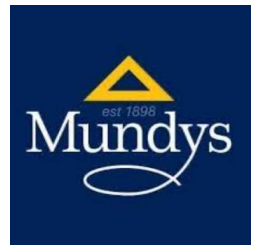
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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:

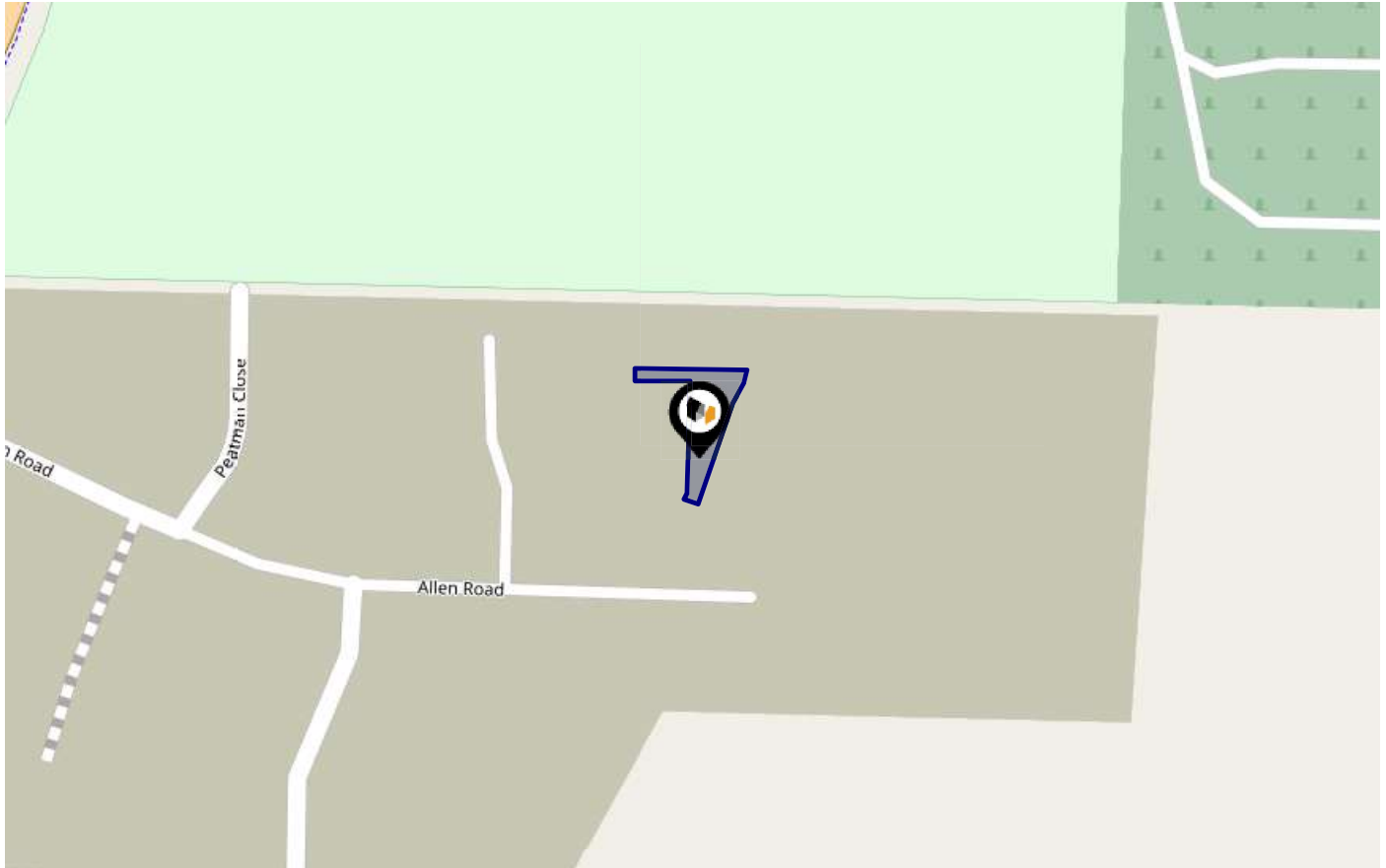
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

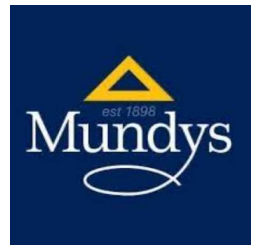
- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- Low Risk** - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** 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:

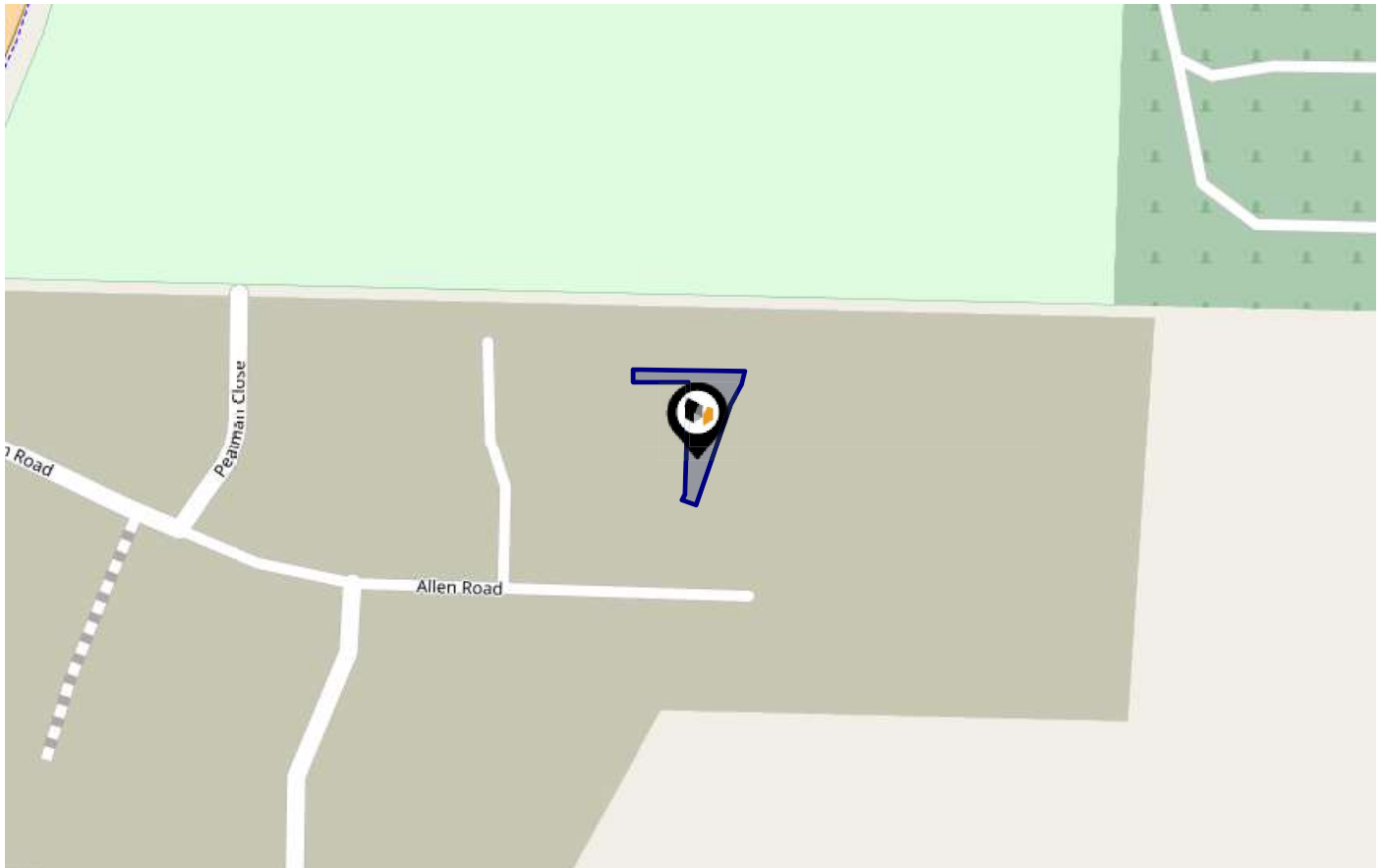


Flood Risk

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.

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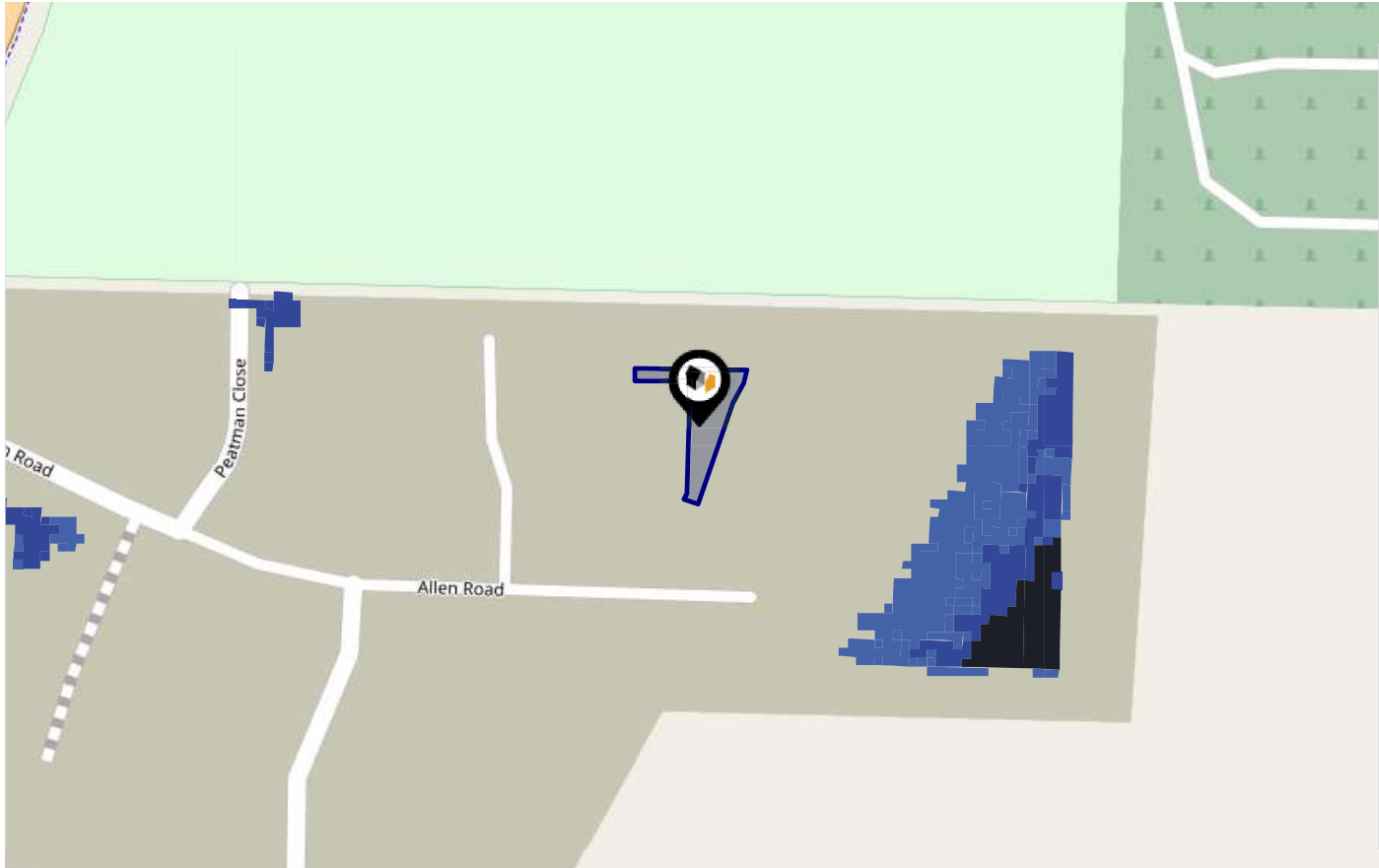


Flood Risk

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

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Chance of flooding to the following depths at this property:

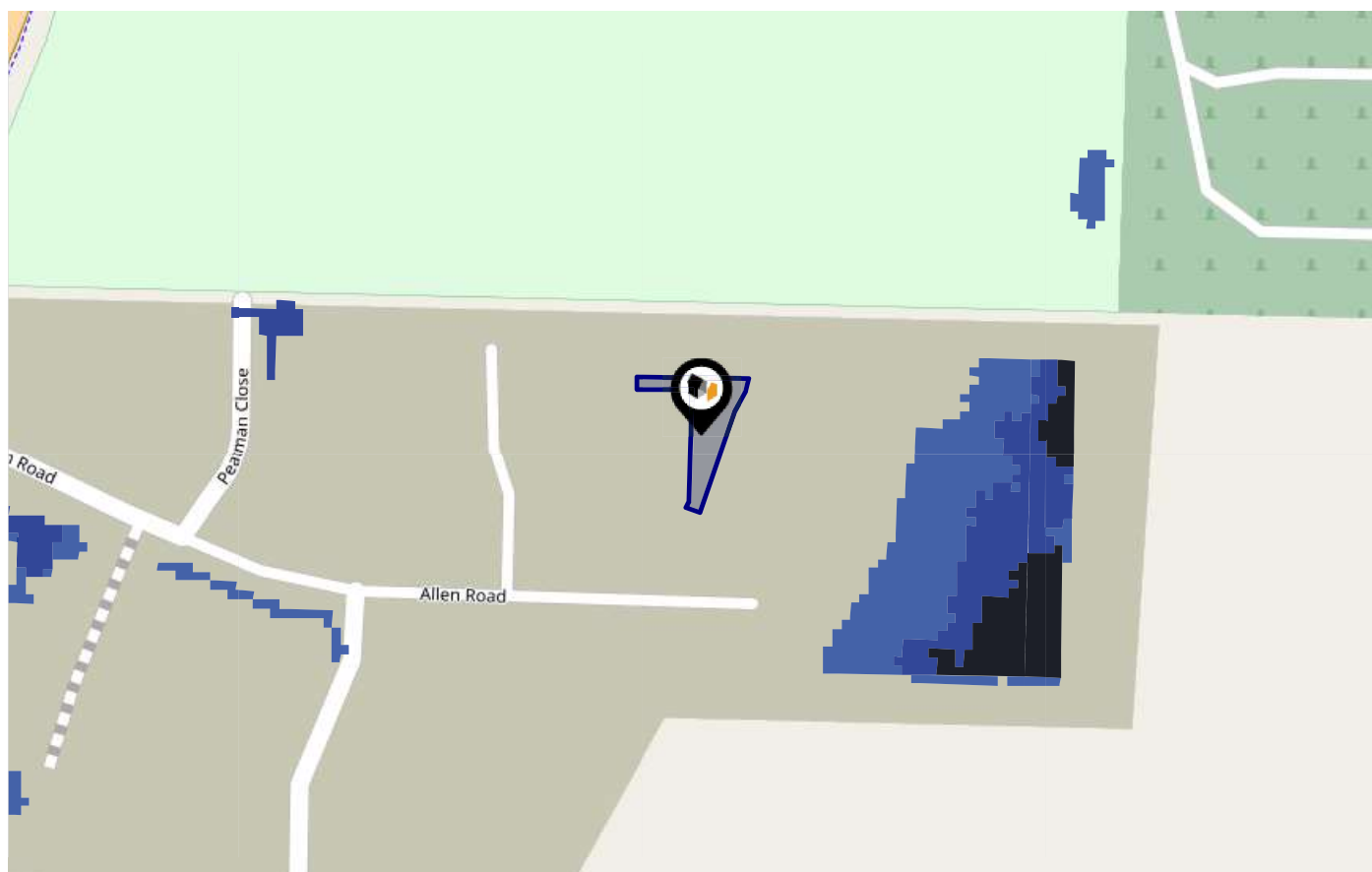


Flood Risk

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.

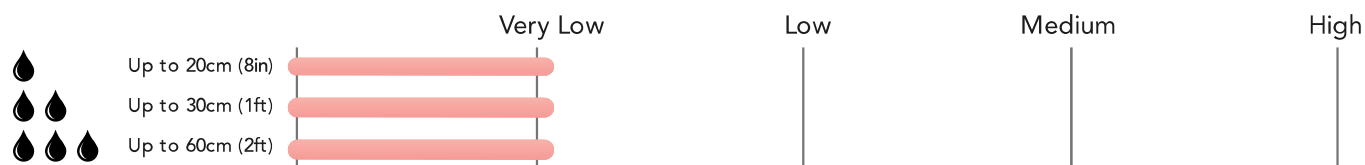


Risk Rating: **Very low**

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.

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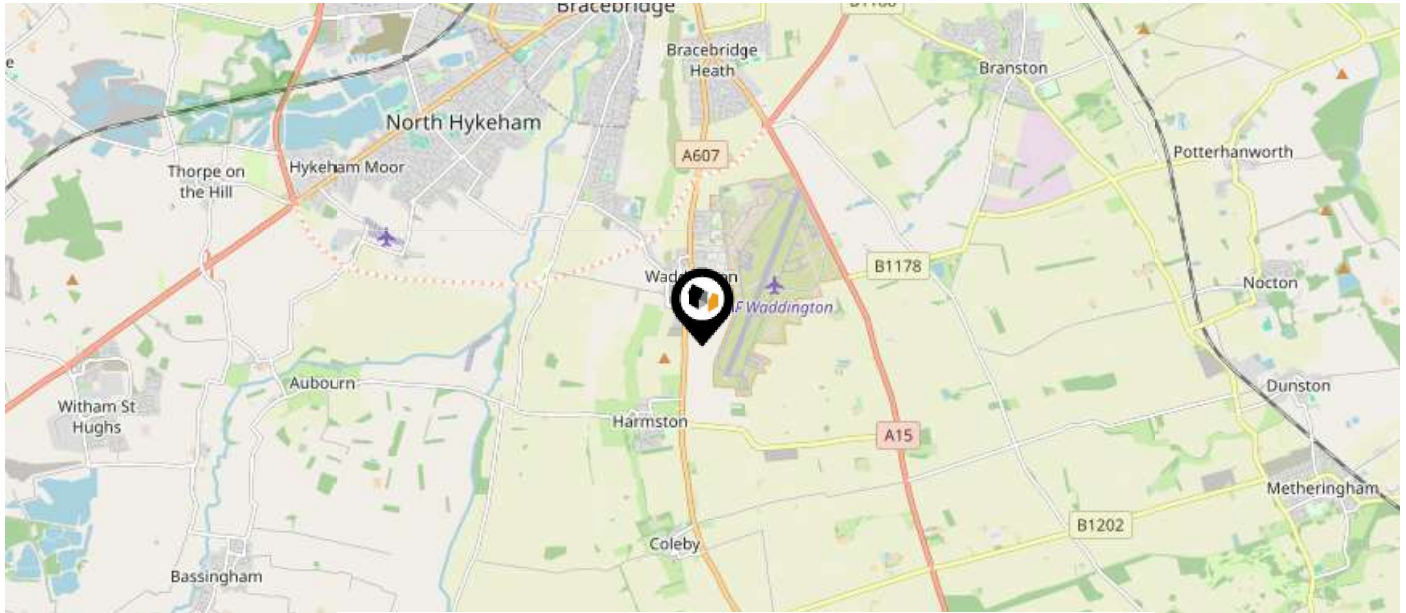
Chance of flooding to the following depths at this property:



Maps Green Belt



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



Nearby Green Belt Land

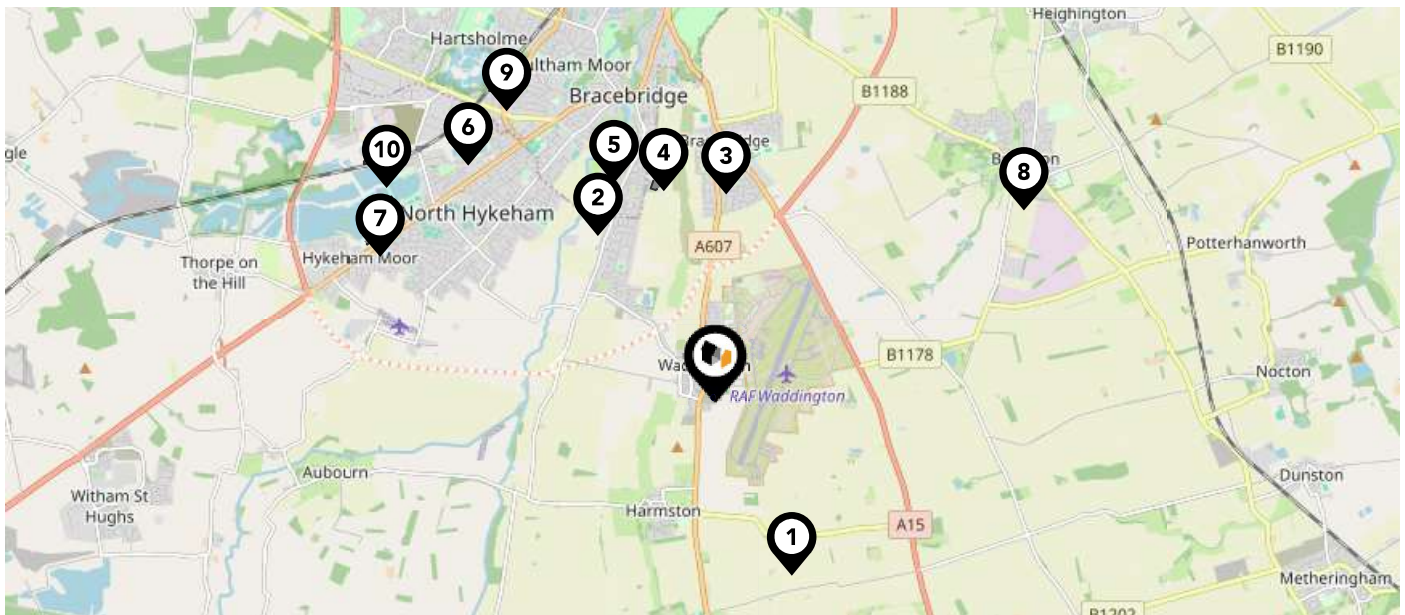
No data available.

Maps

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	EA/EPR/EP3494LY/V004 - C A Mottram & Sons	Active Landfill
2	Pennells-Brant Road	Historic Landfill
3	Western Avenue-Western Avenue, Bracebridge Heath	Historic Landfill
4	Lincoln Brick Company Limited (Clay Pit)-Bracebridge Heath, Bracebridge, Lincolnshire	Historic Landfill
5	Rear Of Calder Road-Nos 81-83 and 145-199 Calder Road, Bracebridge, Lincolnshire	Historic Landfill
6	Richmond Lakes-Richmond Drive, North Hykeham, Lincoln, Lincolnshire	Historic Landfill
7	Hykeham Quarry-Newark Road, North Hykeham, Lincoln, Lincolnshire	Historic Landfill
8	Land To Rear Of 41 Silver Street-Branston, Lincolnshire	Historic Landfill
9	Moorland Avenue Industrial Estate-Swallow Beck, Lincolnshire	Historic Landfill
10	George Fischers Factory Landfill-Station Road, Lincoln, North Hykeham, Lincolnshire	Historic Landfill










Maps

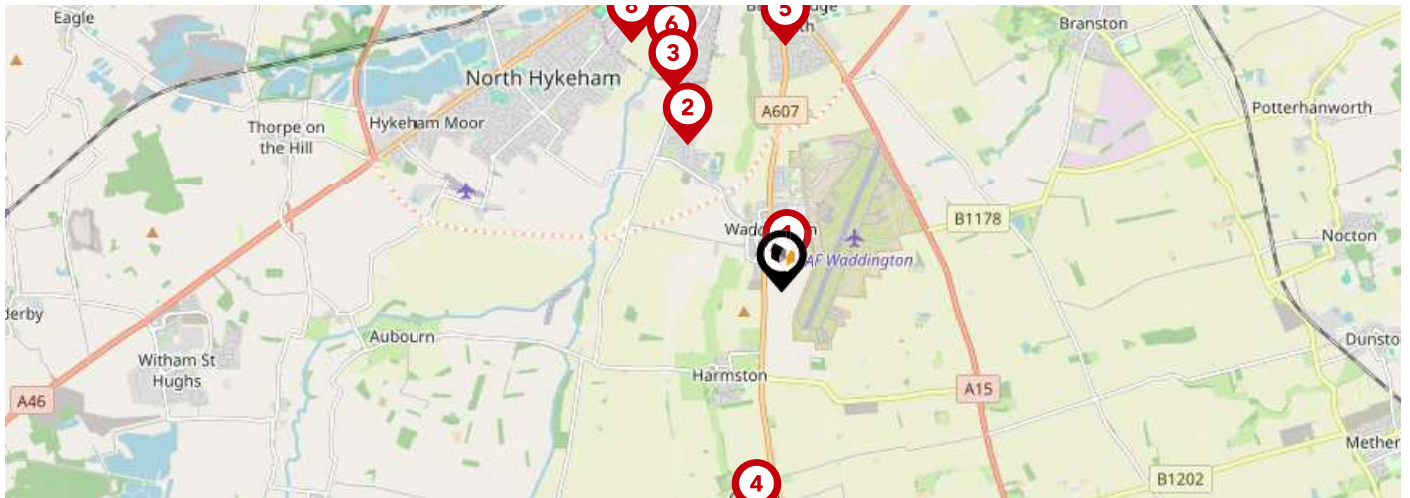
Listed Buildings



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
 1317544 - Maltkilns House And Railings	Grade II	0.2 miles
 1317539 - Top Farm And Outbuildings	Grade II	0.2 miles
 1061990 - Stone View	Grade II	0.3 miles
 1061950 - High House	Grade II	0.3 miles
 1061949 - Bardolfo	Grade II	0.3 miles
 1164935 - Horse And Jockey Public House	Grade II	0.3 miles
 1360537 - Waddington House	Grade II	0.3 miles
 1164949 - Manor House	Grade II	0.4 miles
 1317554 - Beaufoe Manor	Grade II	1.2 miles

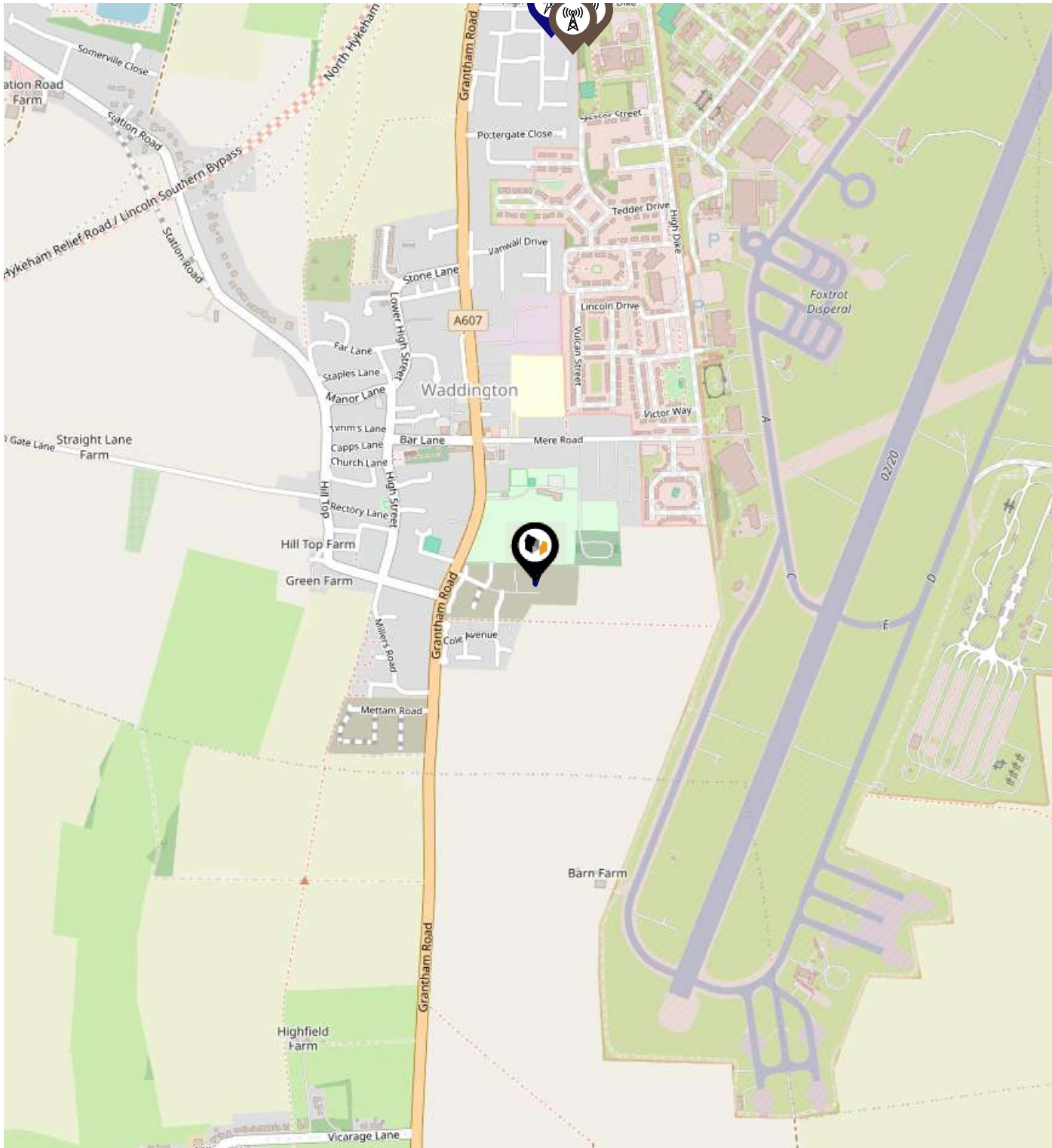
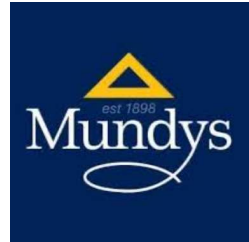


		Nursery	Primary	Secondary	College	Private
1	Waddington All Saints Academy Ofsted Rating: Outstanding Pupils: 373 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Waddington Redwood Primary Academy Ofsted Rating: Good Pupils: 301 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Acorn Free School Ofsted Rating: Good Pupils: 3 Distance:2.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Coleby Church of England (Controlled) Primary School Ofsted Rating: Requires improvement Pupils: 49 Distance:2.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bracebridge Heath St John's Primary Academy Ofsted Rating: Good Pupils: 372 Distance:2.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Meadows Primary School Ofsted Rating: Good Pupils: 364 Distance:2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Lincoln Manor Leas Junior School Ofsted Rating: Good Pupils: 290 Distance:2.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Lincoln Manor Leas Infants School Ofsted Rating: Good Pupils: 163 Distance:2.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	The Lincoln St Christopher's School Ofsted Rating: Good Pupils: 252 Distance:2.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fosse Way Academy Ofsted Rating: Good Pupils: 540 Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The North Hykeham All Saints Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:2.71	<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:2.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sir Robert Pattinson Academy Ofsted Rating: Good Pupils: 1308 Distance:2.76	<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:2.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ling Moor Primary Academy Ofsted Rating: Outstanding Pupils: 413 Distance:2.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	North Kesteven Academy Ofsted Rating: Requires improvement Pupils: 659 Distance:2.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

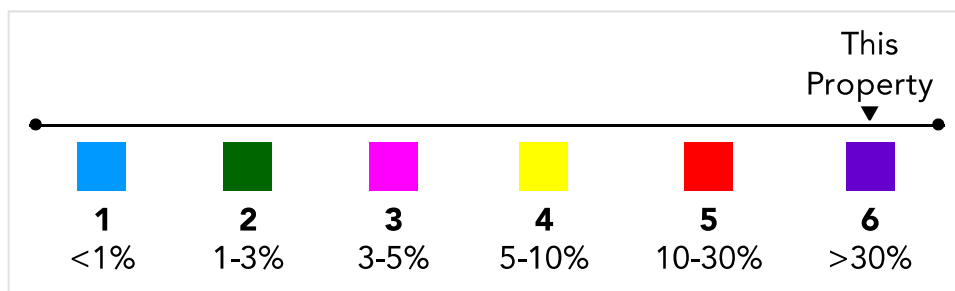
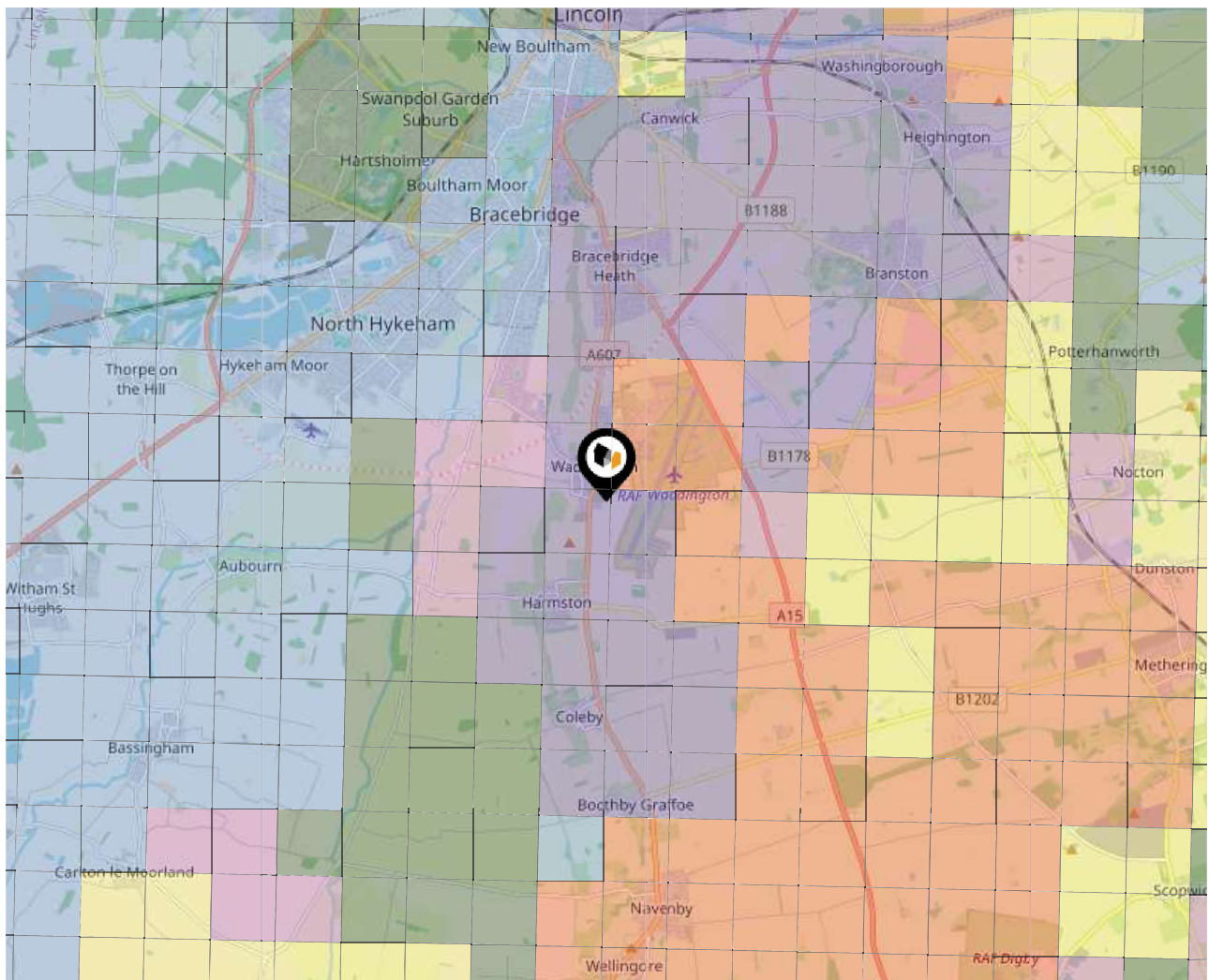


Key:

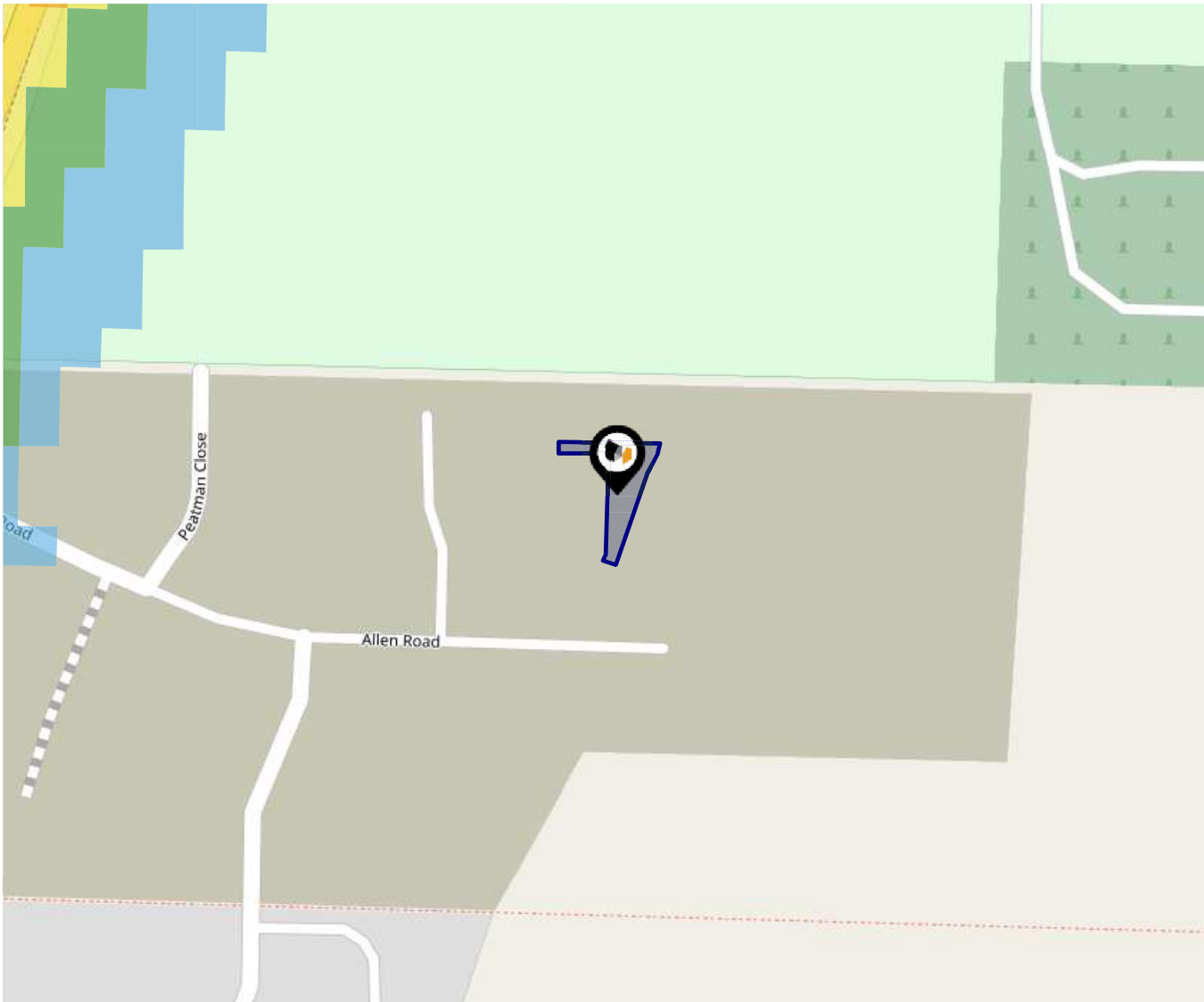
-  Power Pylons
-  Communication Masts

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

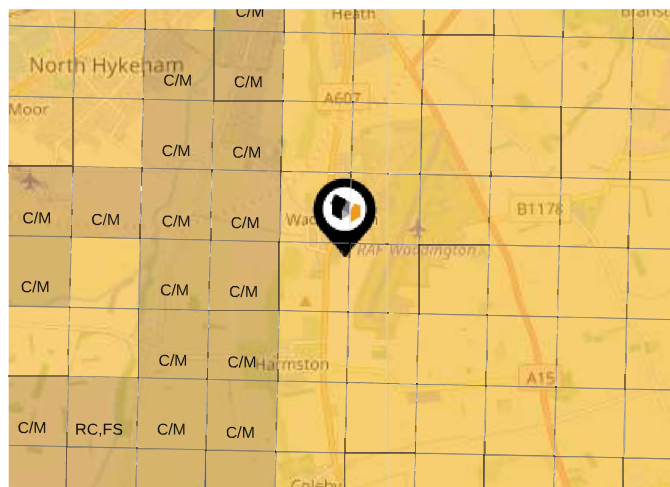


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

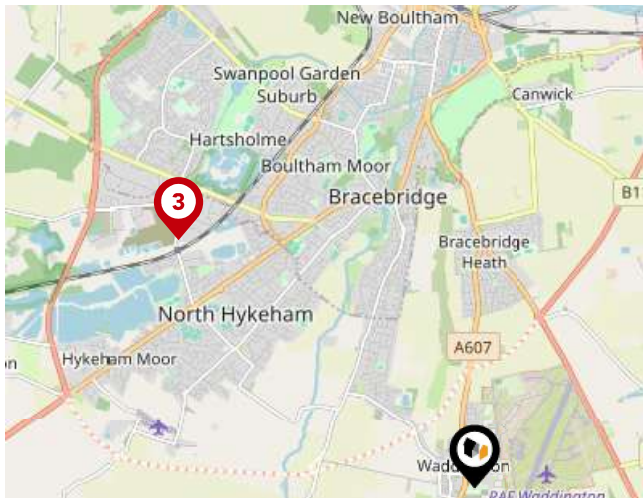
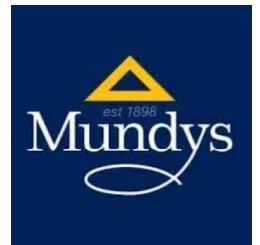
Carbon Content:	VARIABLE	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)	Soil Depth:	DEEP



Primary Classifications (Most Common Clay Types)

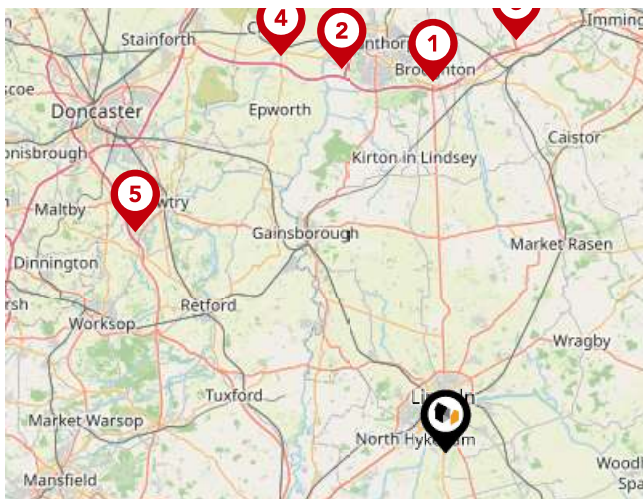
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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	Lincoln Central Rail Station	4.35 miles
2	Lincoln Central Rail Station	4.36 miles
3	Hykeham Rail Station	3.43 miles



Trunk Roads/Motorways

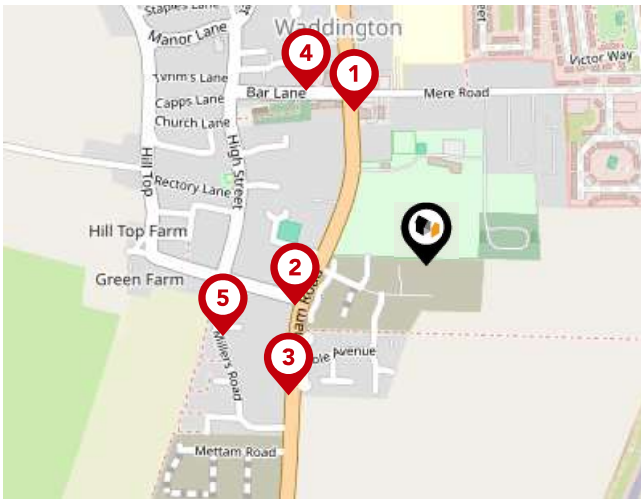
Pin	Name	Distance
1	M180 J4	26.37 miles
2	M180 J3	28.22 miles
3	M180 J5	29.63 miles
4	M180 J2	30.41 miles
5	A1(M) J34	27.01 miles



Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	30.07 miles
2	Finningley	29.42 miles
3	East Mids Airport	40.4 miles
4	Leeds Bradford Airport	67.2 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Cliff Village Medical Practice	0.19 miles
2	Tinker's Lane	0.15 miles
3	Millers Road	0.21 miles
4	Post Office	0.23 miles
5	Windmill Close	0.24 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.

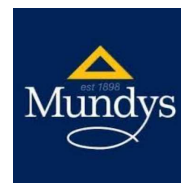


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