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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 05th October 2026



WILKS ROAD, GRANTHAM, NG31

Charles Dyson Estate Agents

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Property

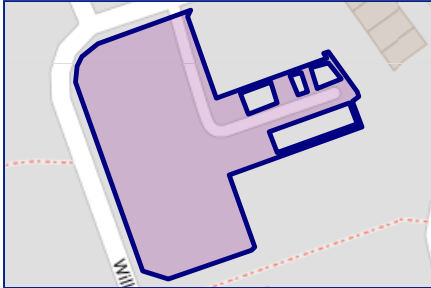
Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2		
Plot Area:	0.08 acres		
Council Tax :	Band A		
Annual Estimate:	£1,507		
Title Number:	LL363328		

Local Area

Local Authority:	Lincolnshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	16 mb/s	295 mb/s	- mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

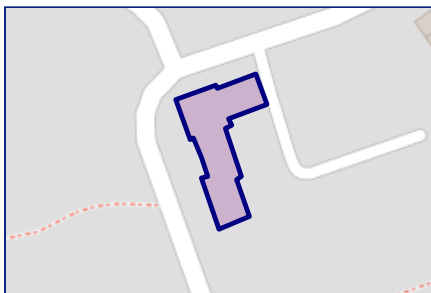
Property Multiple Title Plans

Freehold Title Plan



LL365116

Leasehold Title Plan



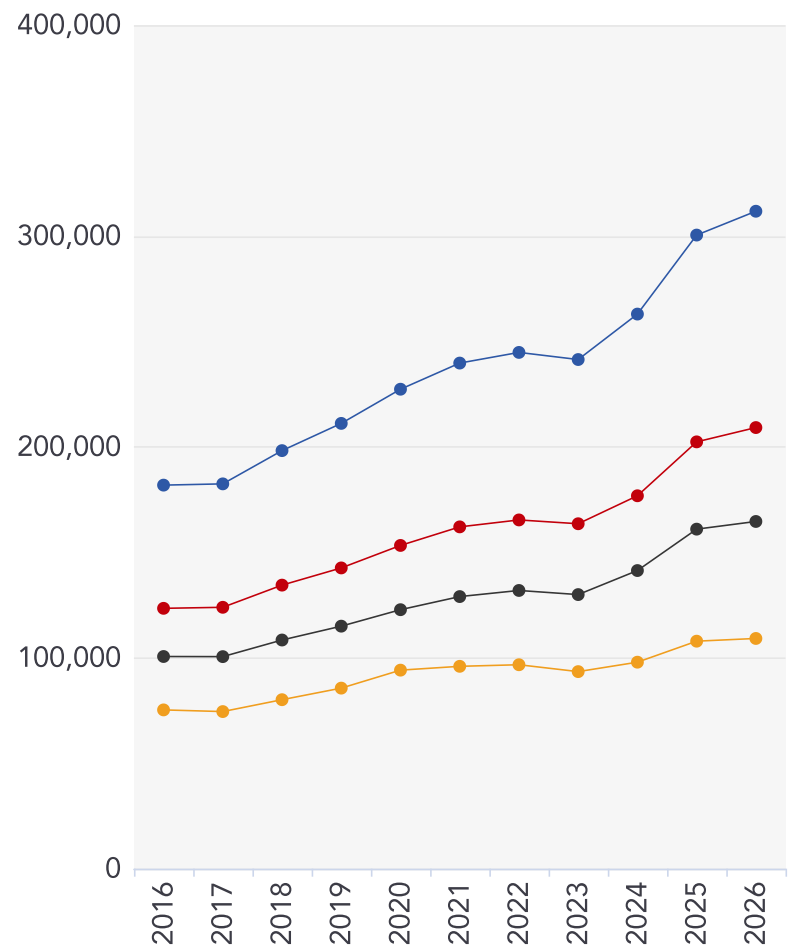
LL363328

Start Date: 23/12/2015
End Date: 01/01/2136
Lease Term: 125 years from 1 January 2011
Term Remaining: 109 years

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in NG31



Detached

+71.41%

Semi-Detached

+69.43%

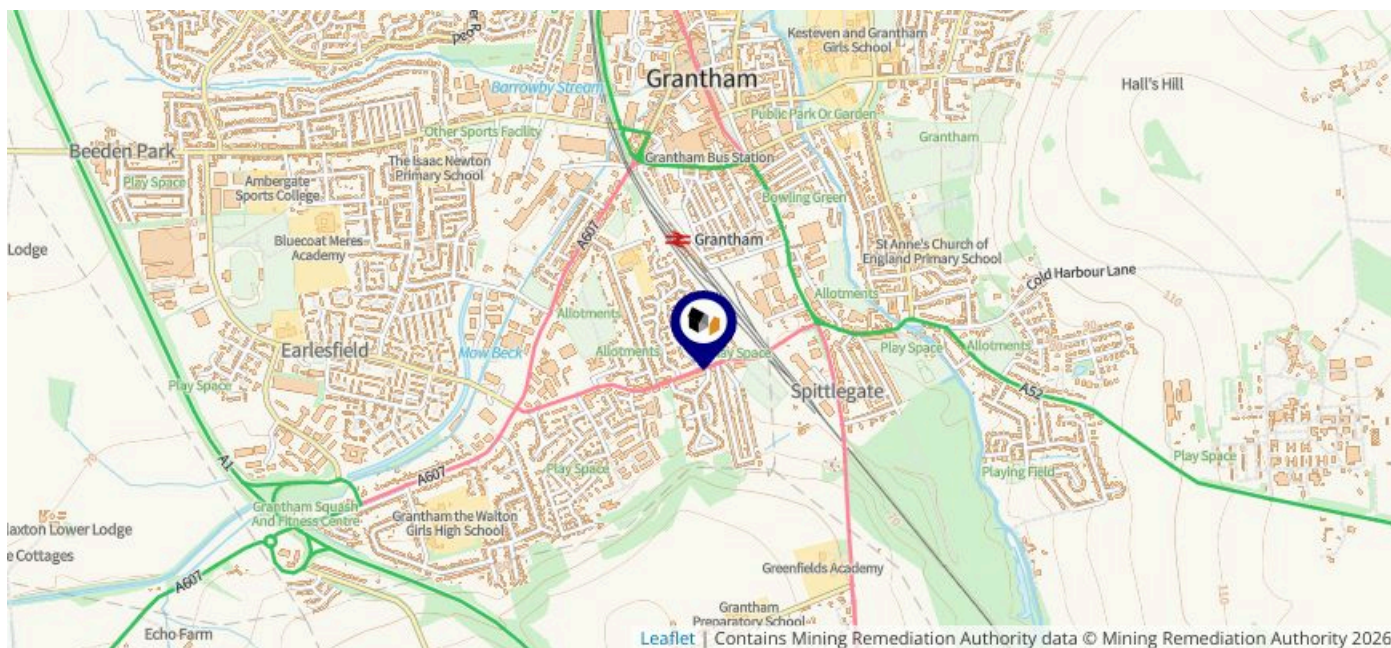
Terraced

+63.64%

Flat

+44.99%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

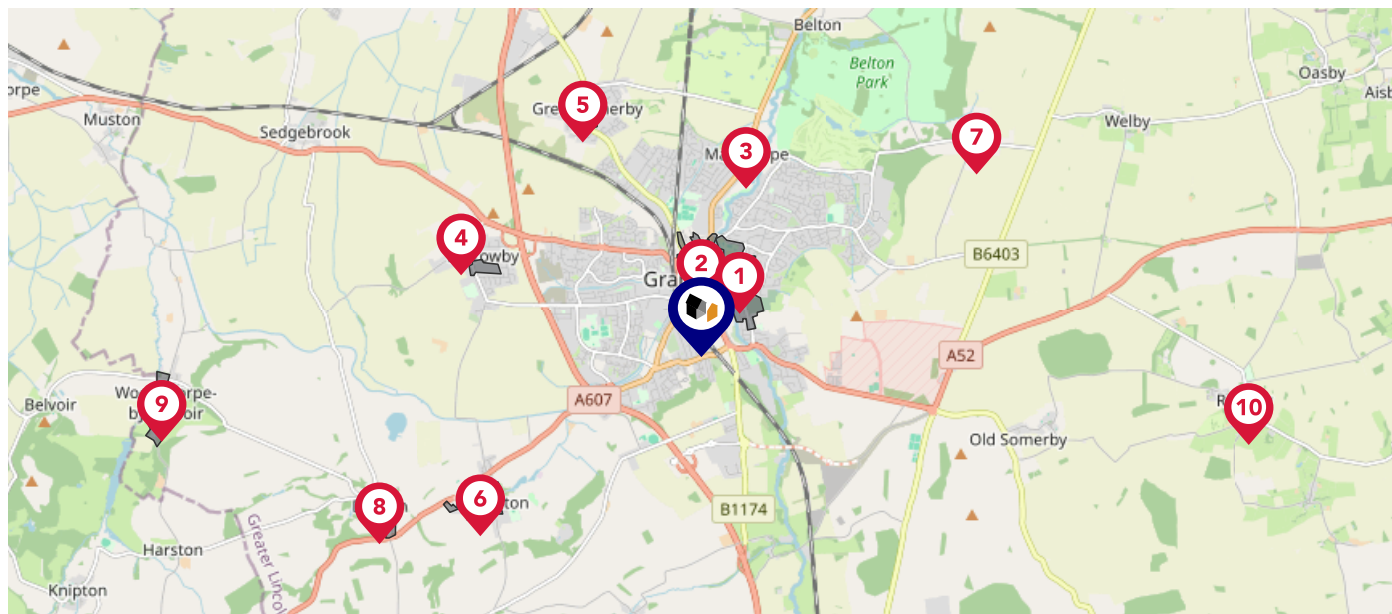
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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



St. Anne's



Grantham



Manthorpe



Barrowby (Part 1)



Great Gonerby



Harlaxton



Londonthorpe



Denton (South Kesteven)



Woolsthorpe By Belvoir

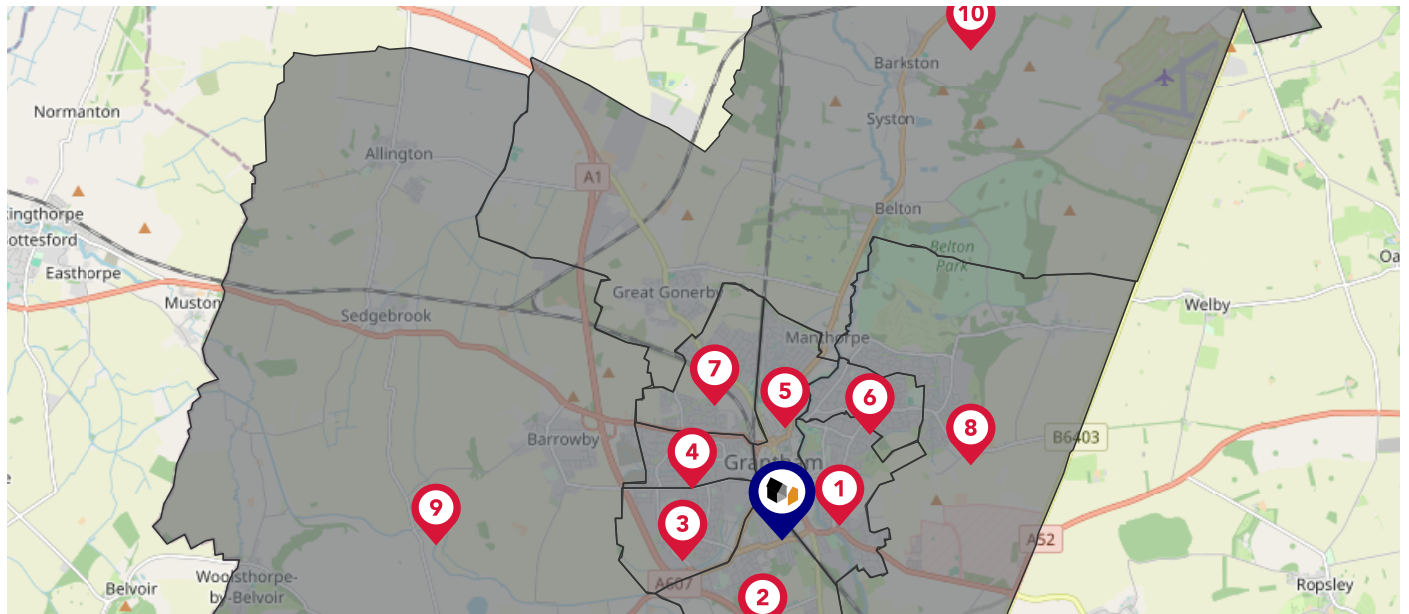


Ropsley

Maps

Council Wards

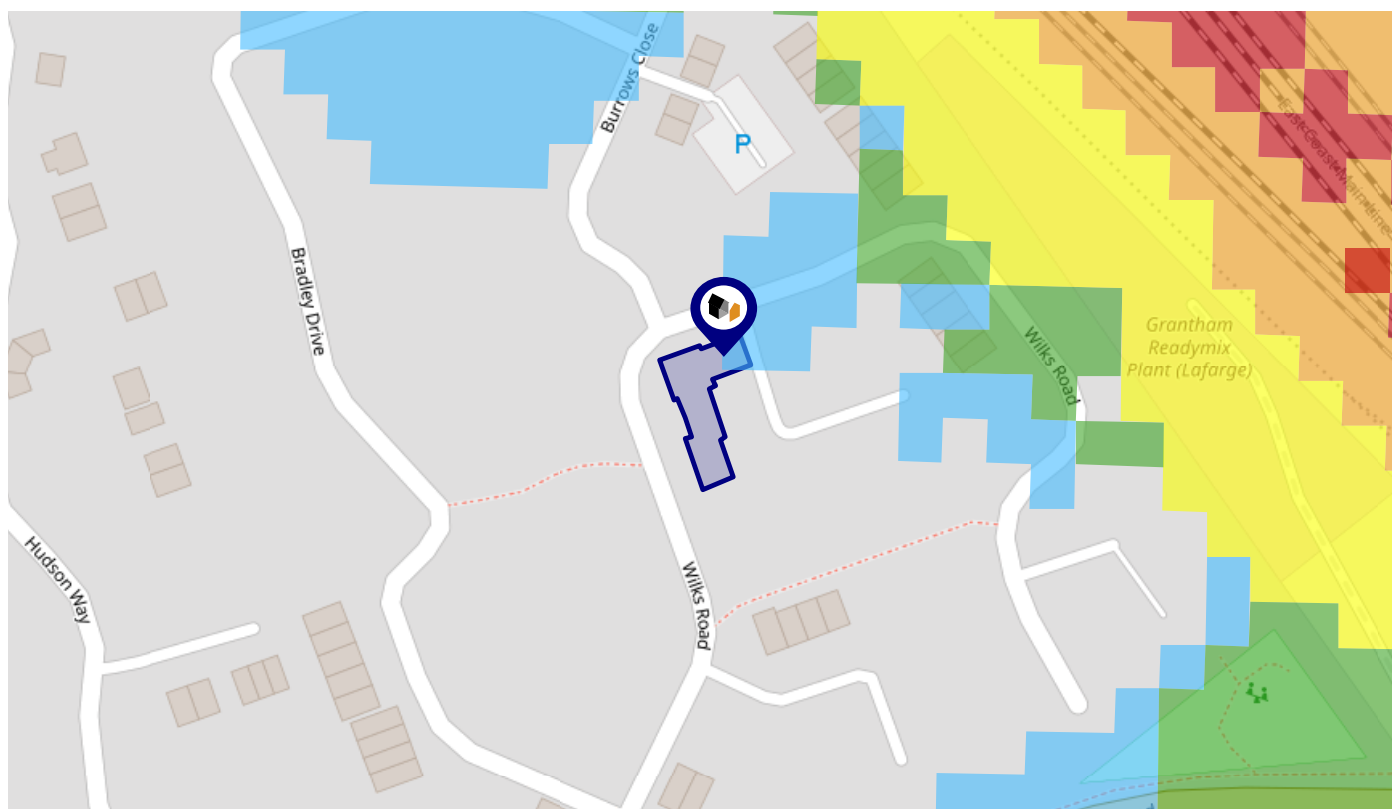
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- | | |
|----|-----------------------------|
| 1 | Grantham St. Vincent's Ward |
| 2 | Grantham Springfield Ward |
| 3 | Grantham Earlesfield Ward |
| 4 | Grantham Barrowby Gate Ward |
| 5 | Grantham St. Wulfram's Ward |
| 6 | Grantham Harrowby Ward |
| 7 | Grantham Arnoldfield Ward |
| 8 | Belmont Ward |
| 9 | Belvoir Ward |
| 10 | Peascliffe & Ridgeway 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.

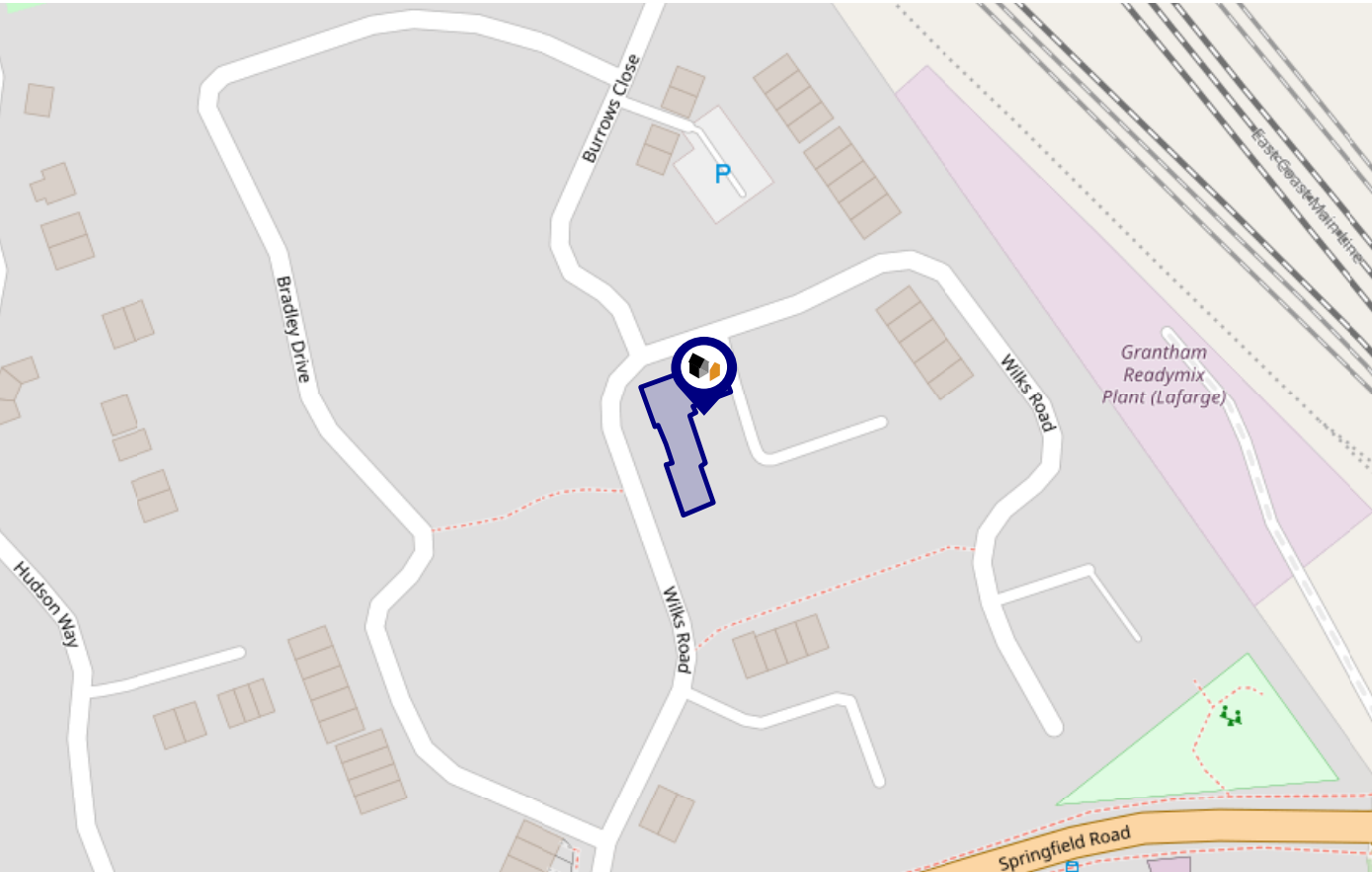
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

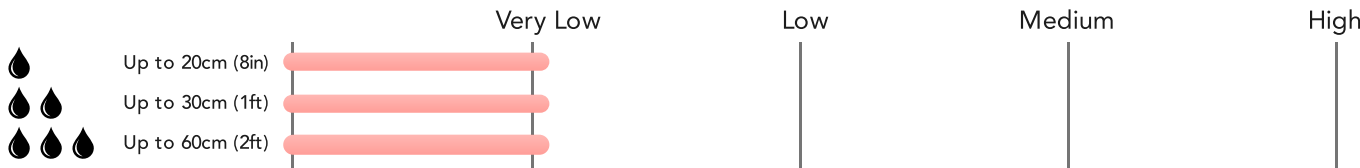


Risk Rating: Very low

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.

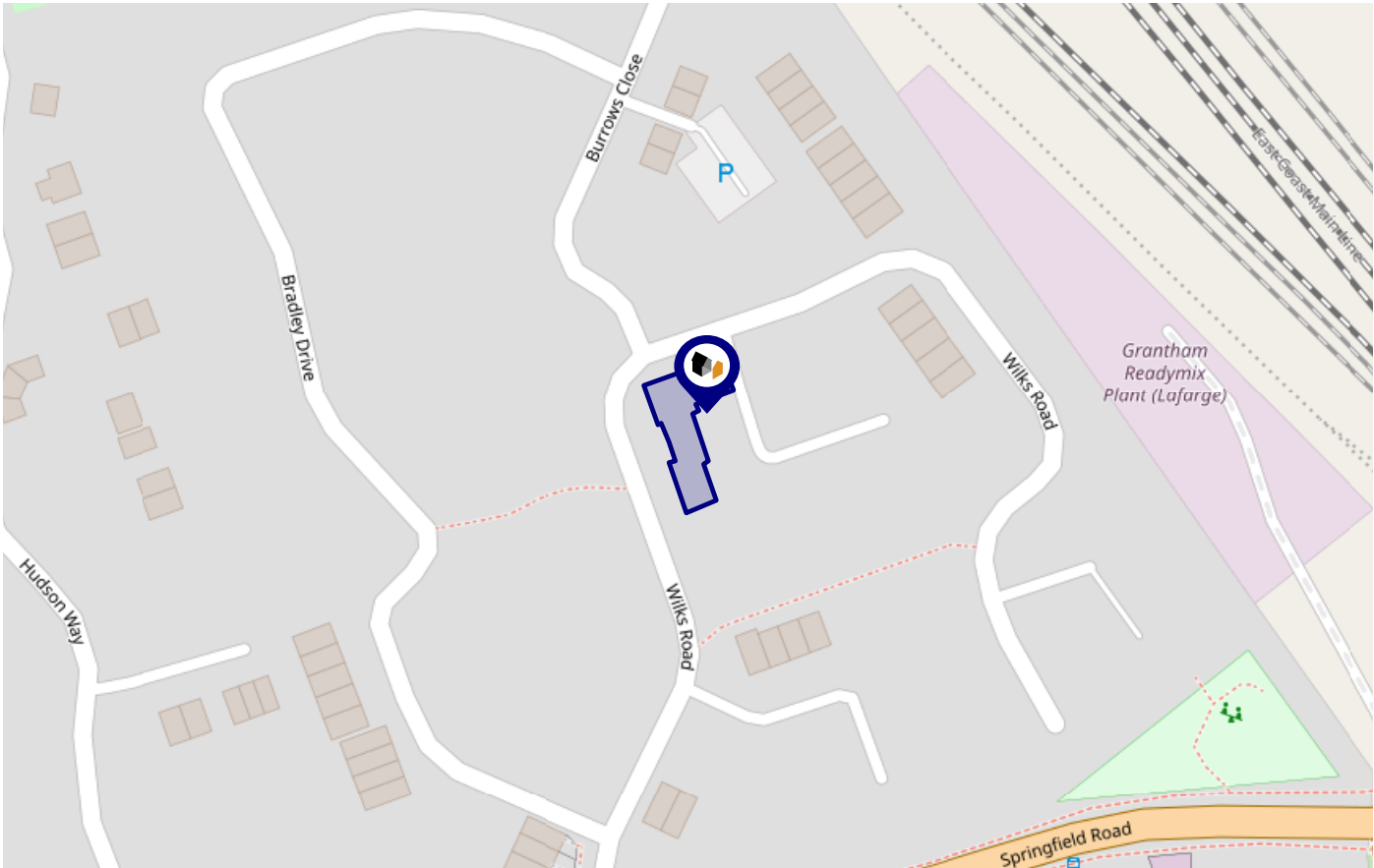
Chance of flooding to the following depths at this property:



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.

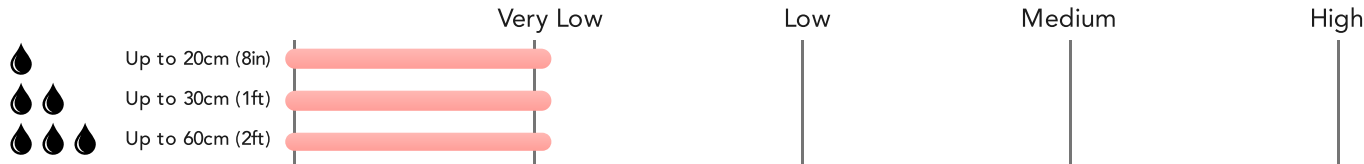


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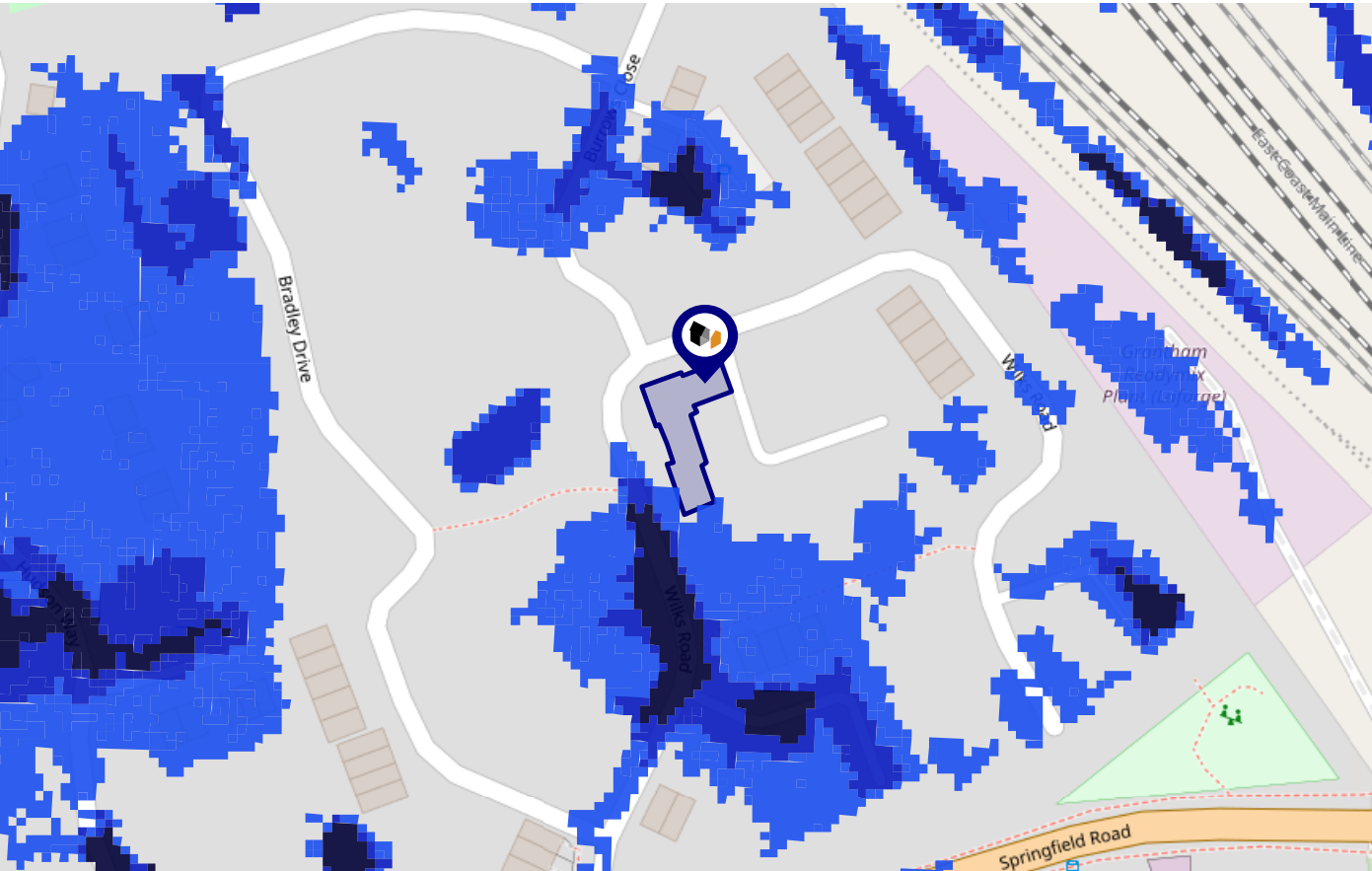
Chance of flooding to the following depths at this property:



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.

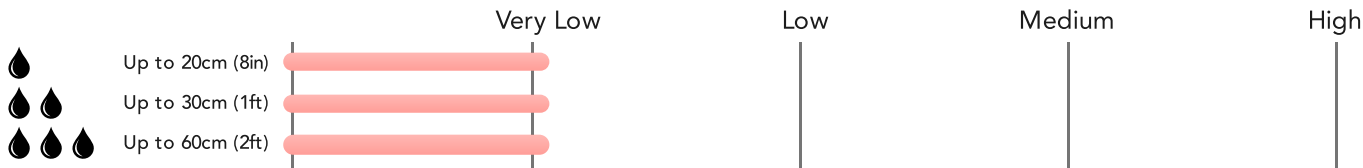


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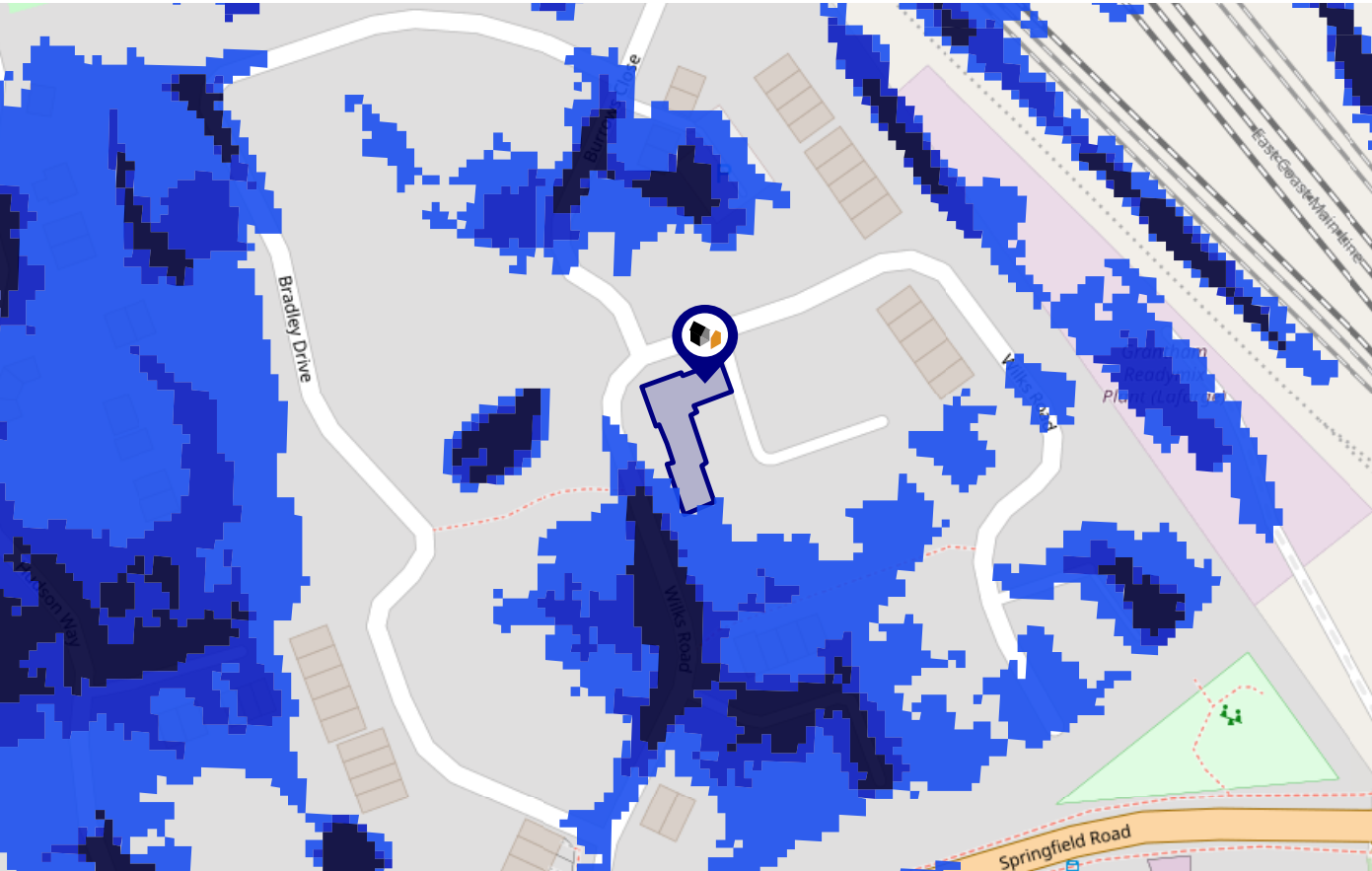
Chance of flooding to the following depths at this property:



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.

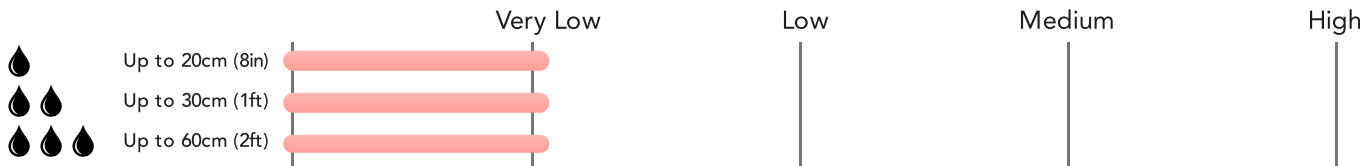


Risk Rating: Very low

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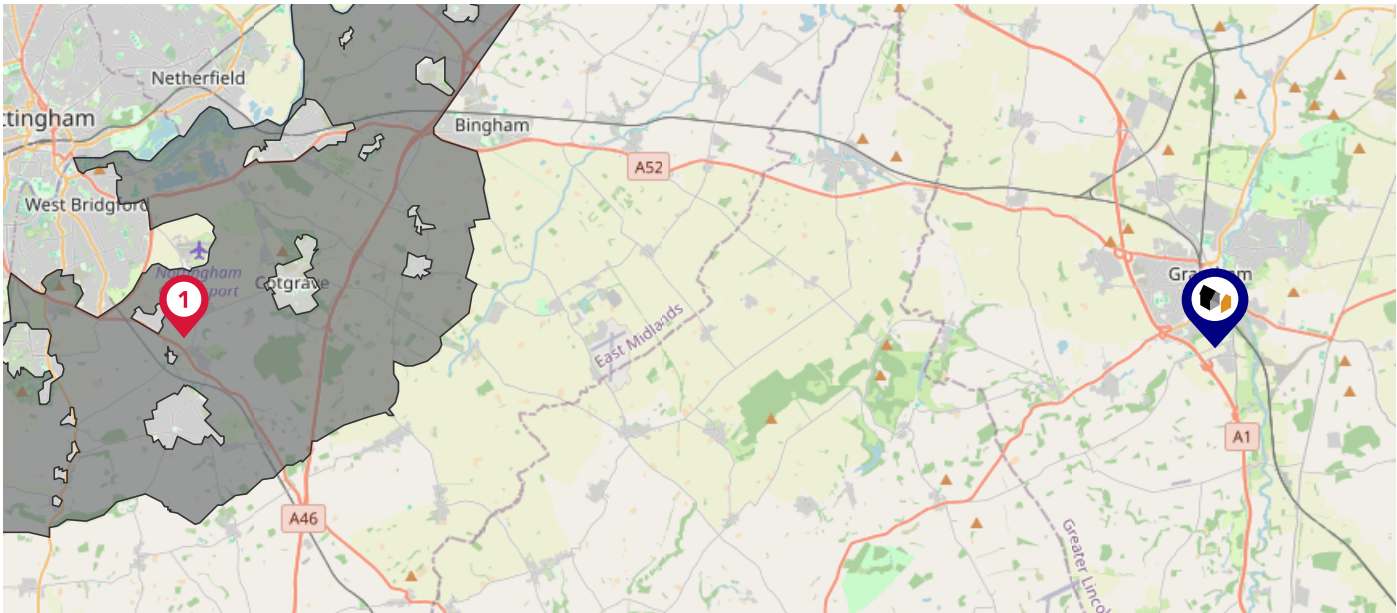
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



Nearby Green Belt Land

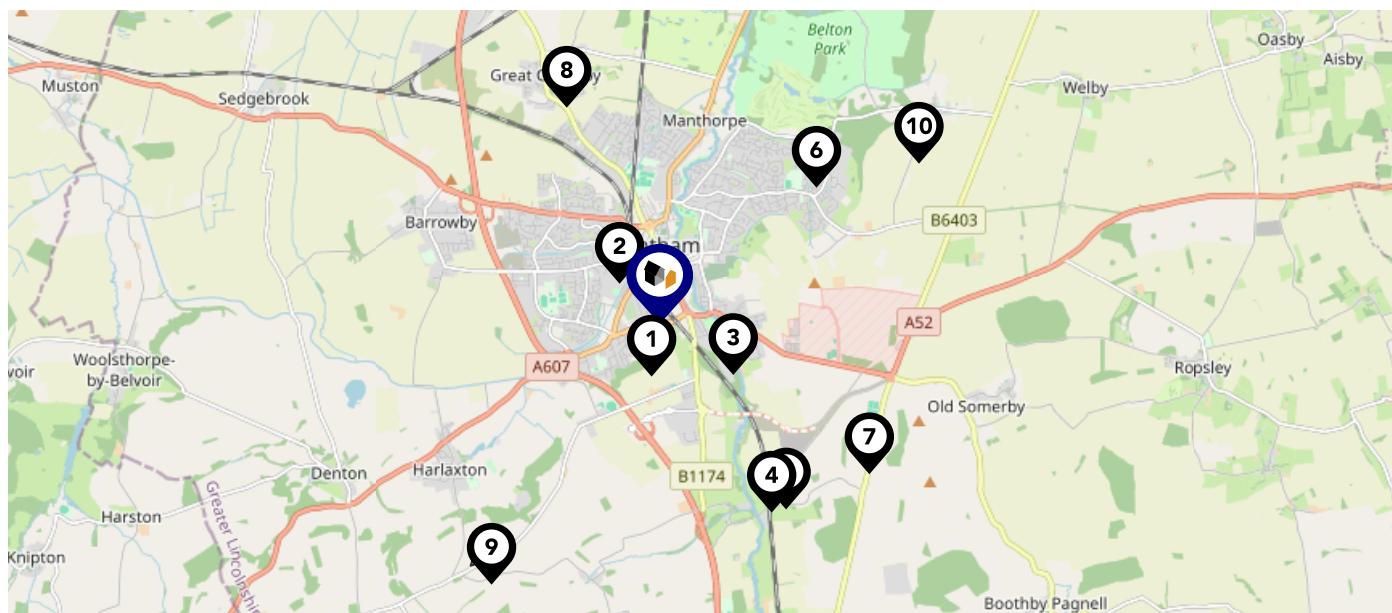


Derby and Nottingham Green Belt - Rushcliffe

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.



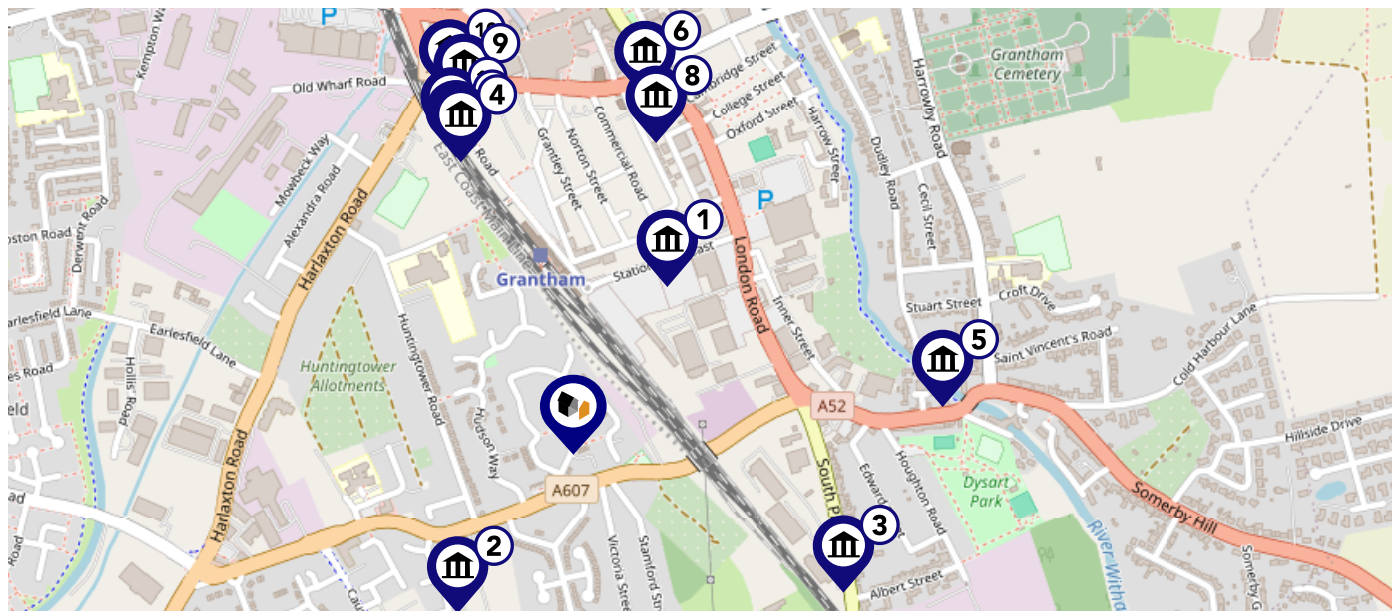
Nearby Landfill Sites

1	Caddy Castings-Springfield Road, Grantham	Historic Landfill	
2	Autumn Park Landfill-Autumn Park Industrial Estate, Dysart Road, Grantham, Lincolnshire	Historic Landfill	
3	Bridge End Grove-Grantham, Lincolnshire	Historic Landfill	
4	Whalebone Lane Quarry-Little Ponton Quarry, Whalebone Lane, Little Ponton, Grantham, Lincolnshire	Historic Landfill	
5	Old Quarry-Whalebone Lane, Grantham, Lincolnshire	Historic Landfill	
6	Land to West of Ruston Road-Alma Park Industrial Estate, Grantham, Lincolnshire	Historic Landfill	
7	Woodnook-Woodnook, Lincolnshire	Historic Landfill	
8	Long Street Landfill Site-Great Gonerby, Grantham	Historic Landfill	
9	Swine Hill Quarry-Lodge Farm, Harlaxton, Lincolnshire	Historic Landfill	
10	Disused Quarry-Newgate Lane, Londonthorpe, Grantham, Lincolnshire	Historic Landfill	

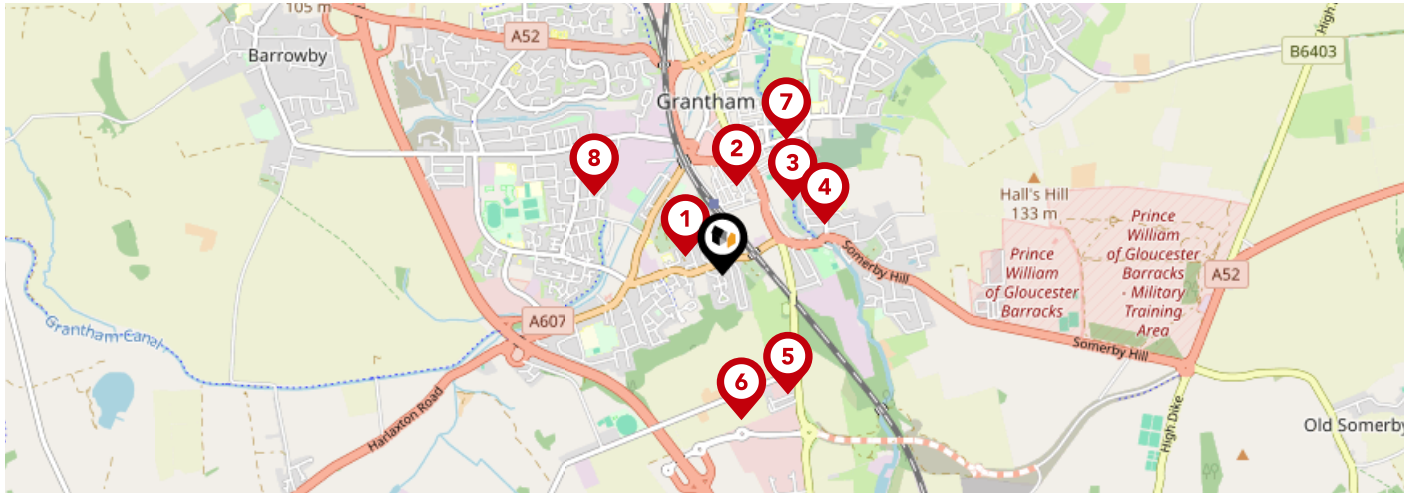
Maps

Listed Buildings

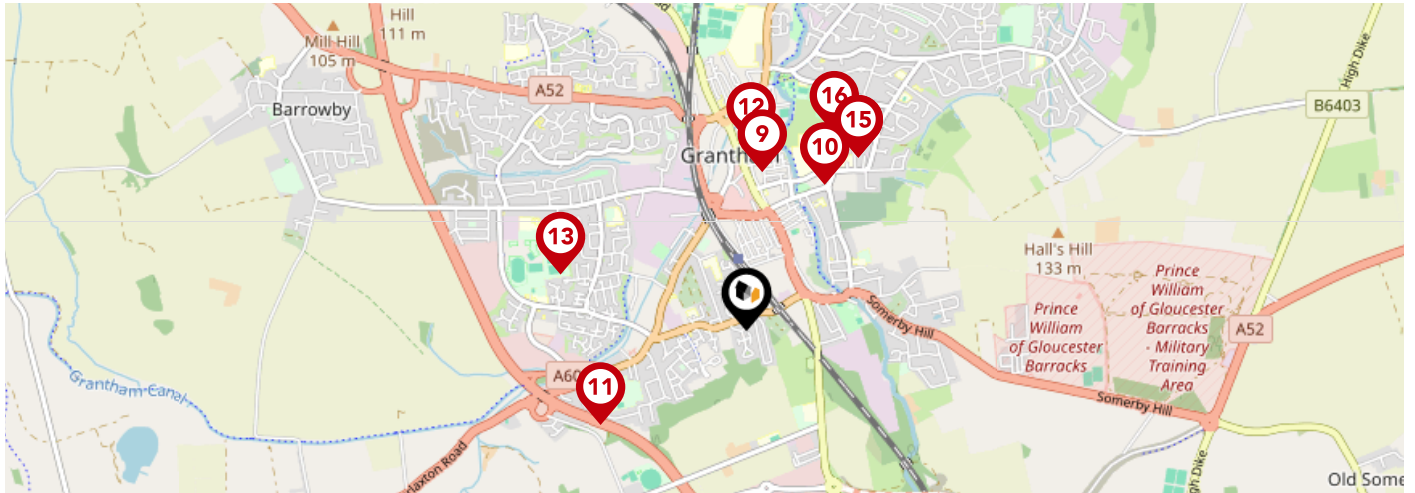
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1253742 - Church Of St John The Evangelist	Grade II	0.2 miles
	1253968 - Malthouse	Grade II	0.2 miles
	1062468 - Spittlegate Lodge	Grade II	0.3 miles
	1261509 - 8 Station Road	Grade II	0.3 miles
	1360791 - The Former Lee And Grinling's Maltings	Grade II	0.4 miles
	1360283 - Statue Of Honourable Frederick James Tollemache Member Of Parliament	Grade II	0.4 miles
	1261508 - 6 And 7, Station Road	Grade II	0.4 miles
	1253628 - 12, London Road	Grade II	0.4 miles
	1253951 - Malthouse	Grade II	0.4 miles
	1360275 - 38-40, Westgate	Grade II	0.4 miles
	1261507 - 2-5, Station Road	Grade II	0.4 miles



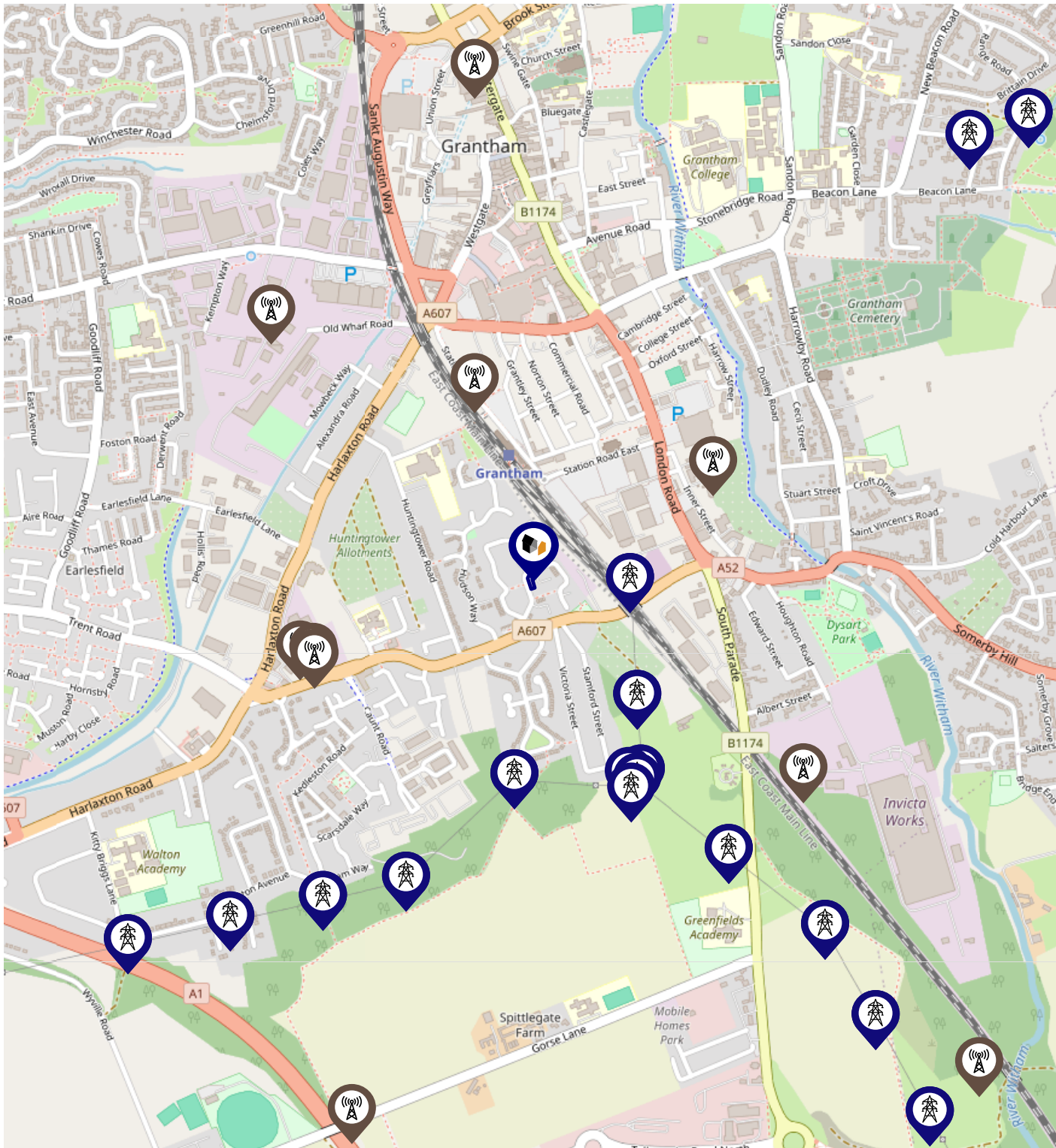
		Nursery	Primary	Secondary	College	Private
1	Huntingtower Community Primary Academy Ofsted Rating: Good Pupils: 416 Distance:0.19	☐	☒	☐	☐	☐
2	Charles Read Academy Ofsted Rating: Good Pupils: 276 Distance:0.4	☐	☐	☒	☐	☐
3	Dudley House School Ofsted Rating: Good Pupils: 18 Distance:0.46	☐	☒	☐	☐	☐
4	St Anne's Church of England Primary School, Grantham Ofsted Rating: Good Pupils: 210 Distance:0.51	☐	☒	☐	☐	☐
5	Greenfields Academy Ofsted Rating: Good Pupils: 82 Distance:0.61	☐	☐	☒	☐	☐
6	Grantham Preparatory International School Ofsted Rating: Not Rated Pupils: 116 Distance:0.65	☐	☒	☐	☐	☐
7	Grantham College Ofsted Rating: Good Pupils:0 Distance:0.67	☐	☐	☒	☐	☐
8	The Isaac Newton Primary School Ofsted Rating: Requires improvement Pupils: 408 Distance:0.68	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	St Wulfram's National Church of England Primary School Ofsted Rating: Requires improvement Pupils: 215 Distance:0.71	☐	☒	☐	☐	☐
10	Kesteven and Grantham Girls' School Ofsted Rating: Outstanding Pupils: 1188 Distance:0.74	☐	☐	☒	☐	☐
11	Walton Academy Ofsted Rating: Good Pupils: 997 Distance:0.78	☐	☐	☒	☐	☐
12	The King's School, Grantham Ofsted Rating: Good Pupils: 1200 Distance:0.83	☐	☐	☒	☐	☐
13	West Grantham Church of England Secondary Academy Ofsted Rating: Good Pupils: 346 Distance:0.87	☐	☐	☒	☐	☐
14	Saint Mary's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 200 Distance:0.92	☐	☒	☐	☐	☐
15	Grantham Additional Needs Fellowship Ofsted Rating: Outstanding Pupils: 251 Distance:0.92	☐	☐	☒	☐	☐
16	The Little Gonerby Church of England Primary Academy, Grantham Ofsted Rating: Good Pupils: 116 Distance:0.96	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

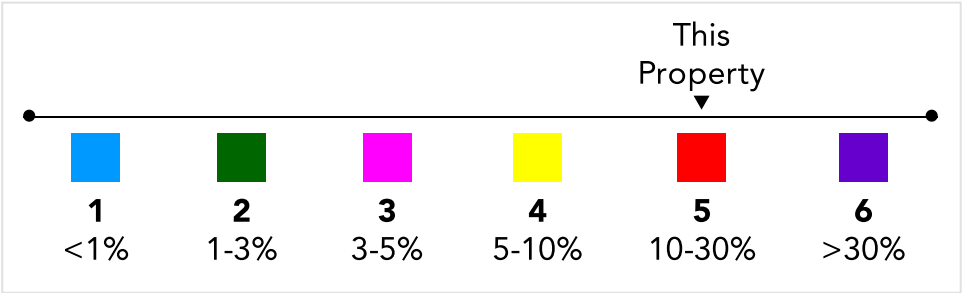
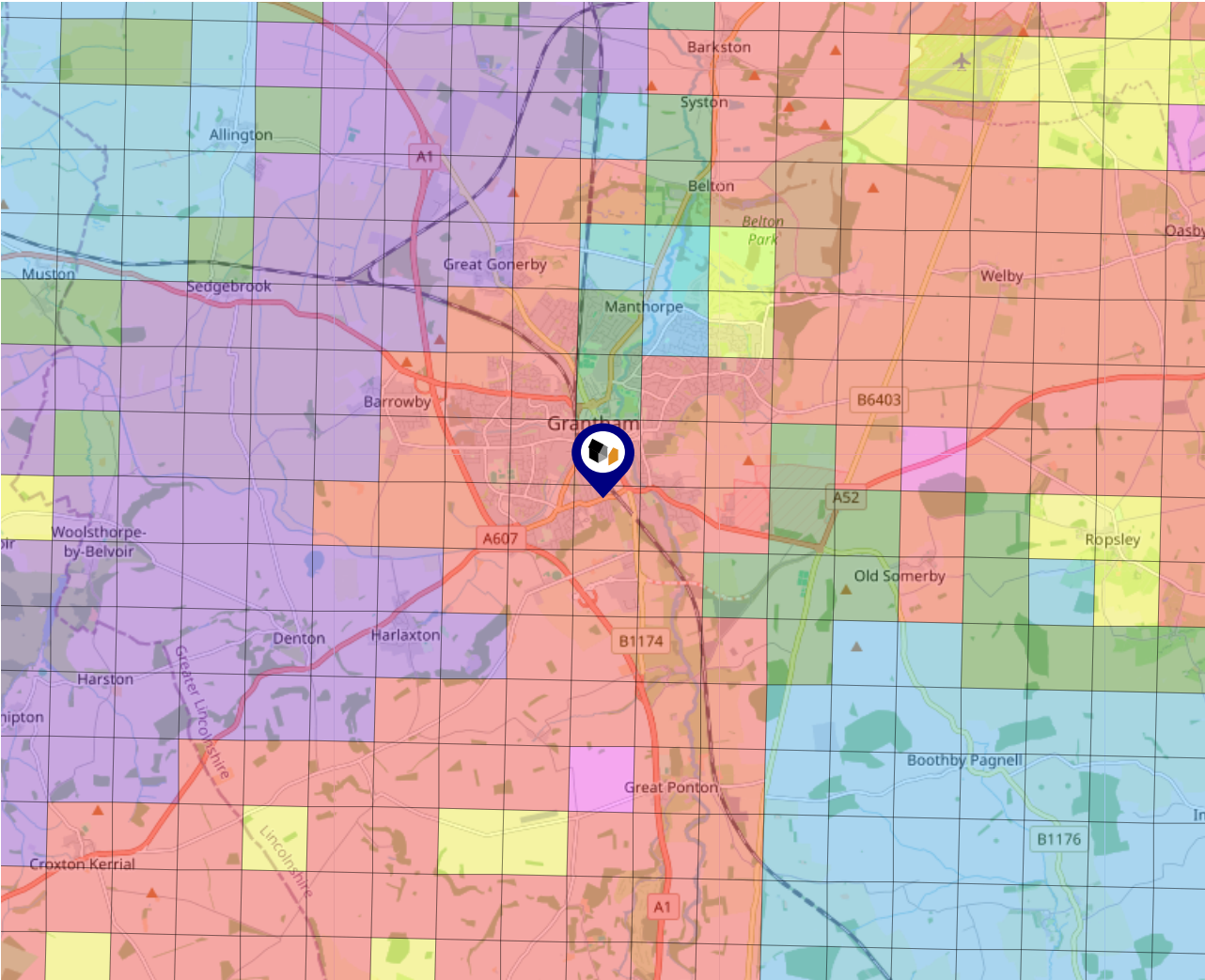


Key:

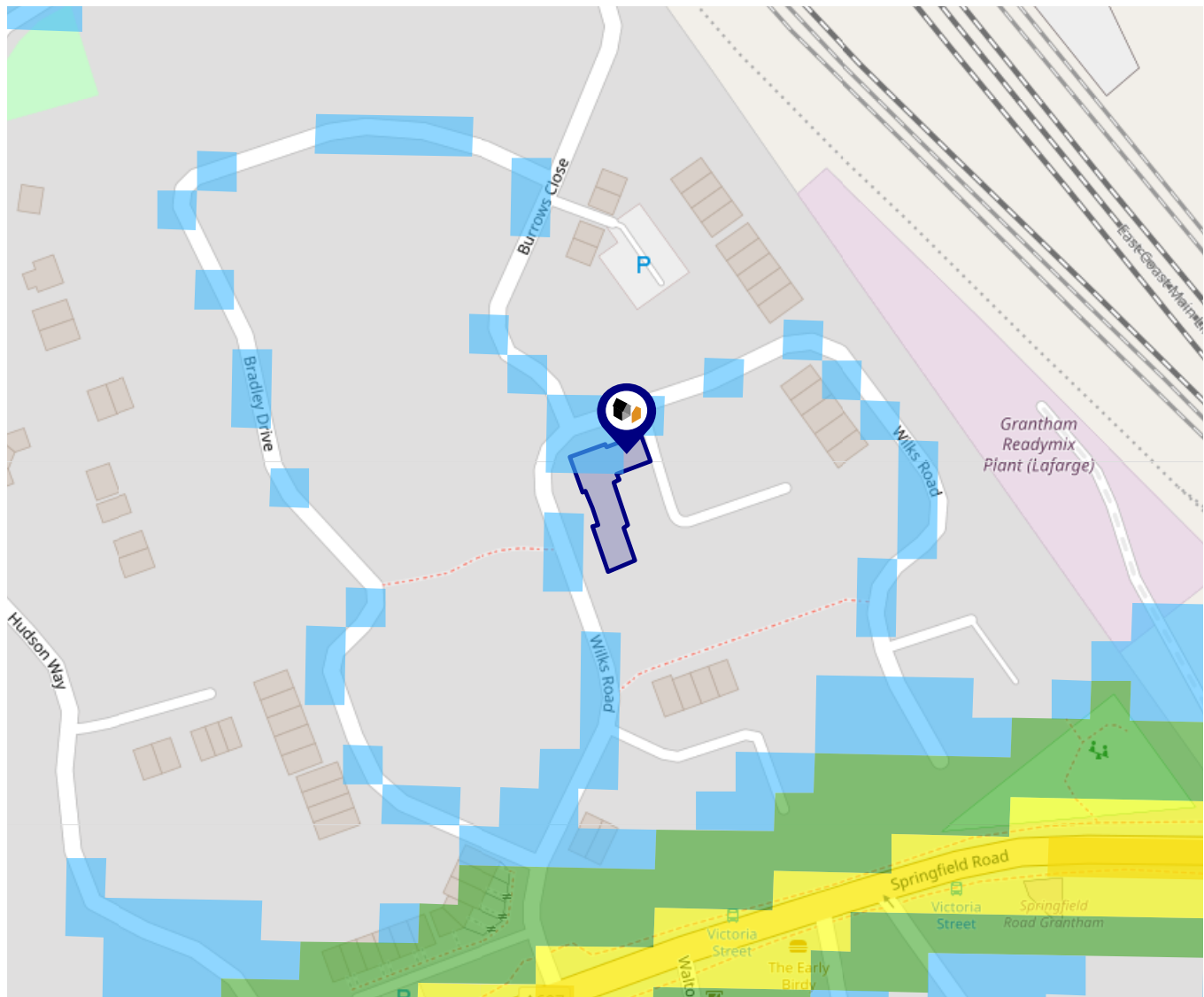
-  Power Pylons
-  Communication Masts

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

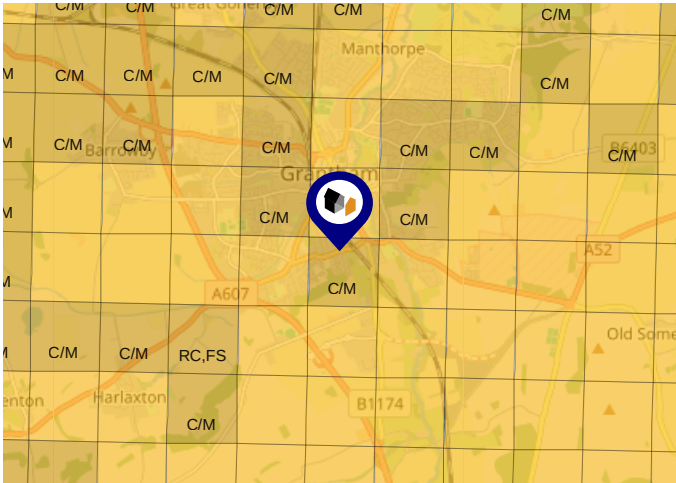


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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(LOW)	Soil Texture:	LOAM TO CLAY
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		

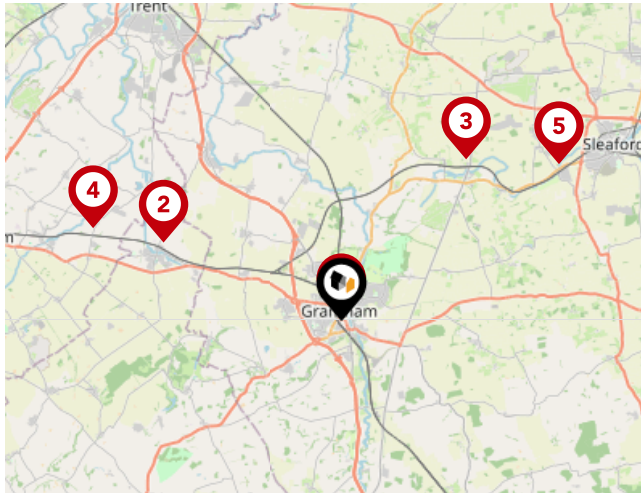


Primary Classifications (Most Common Clay Types)

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

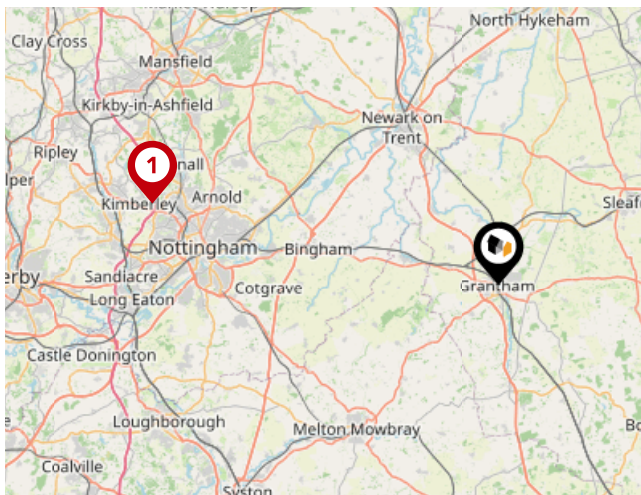
Area

Transport (National)



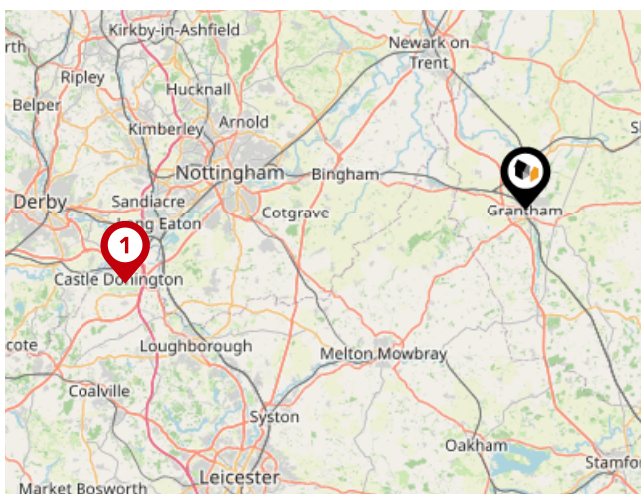
National Rail Stations

Pin	Name	Distance
1	Grantham Rail Station	0.17 miles
2	Bottesford Rail Station	6.95 miles
3	Ancaster Rail Station	7.28 miles
4	Elton & Orston Rail Station	9.48 miles
5	Rauceby Rail Station	9.54 miles



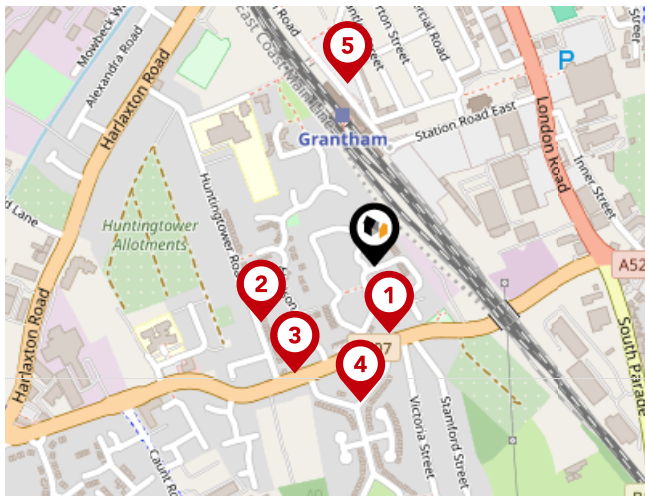
Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	25.39 miles



Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	29.17 miles



Bus Stops/Stations

Pin	Name	Distance
1	Victoria Street	0.07 miles
2	140 Huntingtower Road	0.14 miles
3	Huntingtower Road	0.15 miles
4	10 Walton Gardens	0.15 miles
5	Railway Station	0.2 miles

Local Connections

No Local Connections found within 30 km of this property.

Ferry Terminals

No Ferry Terminals found within 60 km of this property.



Charles Dyson Estate Agents

Specialising in Grantham and the surrounding villages, Charles Dyson Estate Agents is committed to providing exceptional levels of customer service, through our dedicated and experienced team.

As most people choose their agent based on their location and experience, we are proud that the majority of our vendors and landlords are either recommended to us or are repeat customers who value the local knowledge of our friendly and experienced staff.

Whether you are buying, renting or selling we guarantee to offer a genuine one-to-one service at an affordable price.

Call us today to discuss your requirements with one of our team who will always be pleased to offer friendly impartial advice.

Testimonial 1



I bought my property through this team so they weren't directly representing me, though I did find them to be very friendly and helpful.

I couldn't get along with my conveyancer who didn't seem to want to know me, but Kristie was able to make up that shortfall by keeping me informed of what was going on from the buyer's side.

On the day I collected my keys they even gave me a welcome box full of some new home goodies.

Testimonial 2



I use Charles Dyson Estate & Letting Agents to manage all of my properties in the Grantham area. It is always my preference to deal with a local estate agent with a family feel, rather than a regional or national agency (that don't really care!).

I first started to use Charles Dyson Estate & Letting Agents in 2021, and three years on, their service continues to be exceptional.

Testimonial 3



Charles Dyson have been absolutely brilliant. A phenomenal service with great communication throughout our property sale. The team were so friendly and warm and made selling our home easy. We received regular updates during the sale and were impressed with the timely and professional service provided. We will definitely use Dysons again in the future.

Testimonial 4



Absolutely fantastic experience using Charles Dyson Estate agents to sell our property. The communication and level of efficiency was outstanding, they were really proactive and made the selling process as easy as possible for us.

Would highly recommend.



/CharlesDysonEstateAgents



/DysonEA



/charlesdysonestateagents/

Charles Dyson Estate Agents

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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