



KEY FACTS FOR BUYERS

Old Oak Rise, Lincoln, LN6

February 2021



A guide to this property and the local area

Mundys

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



PROPERTY OVERVIEW

OLD OAK RISE, LINCOLN, LN6



 Boundary (Land Registry Title Plan)

PROPERTY KEY FACTS

Detached House
5 Bedrooms

Floor Area: 1,905.21 ft²
177.00 m²

Plot Size: 0.18 acres

Council Tax Band: E

Annual Cost: £2,149.40 (min)

Land Registry
Title Number: LL363019

Tenure: Freehold

£/sqft: £183.73

AREA KEY FACTS

Local Authority: NORTH KESTEVEN

Flood Risk: Very Low

Conservation Area: No

Predicted Broadband Speeds

Basic: 3 Mbps

Superfast: 80 Mbps

Ultrafast: 500 Mbps

Mobile Coverage
(based on voice calls made indoors)

EE: X

Three: X

O2: ●

Vodafone: ●

Satellite / Fibre TV Availability

BT: ●

Sky: ●

Virgin: ●

PLANNING HISTORY

No Planning Records Available

Mundys

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

PROPERTY OVERVIEW

PHOTO GALLERY

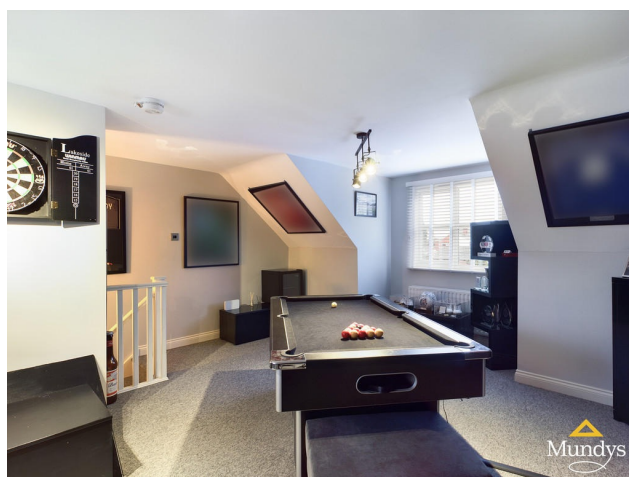


Mundys

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

PROPERTY OVERVIEW

PHOTO GALLERY



Mundys

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

PROPERTY OVERVIEW

PHOTO GALLERY



Mundys

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

PROPERTY OVERVIEW

PHOTO GALLERY



Mundys

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

PROPERTY OVERVIEW

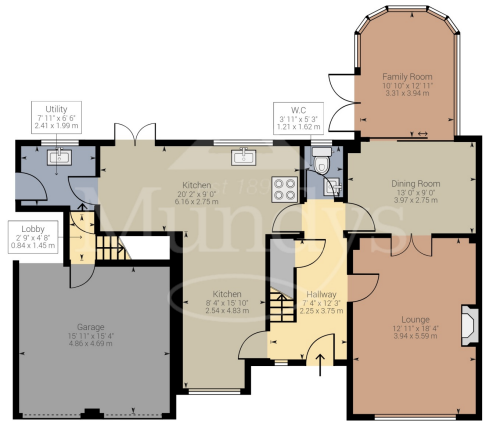
FLOORPLANS



Approximate net internal area: 2023.02 ft² / 187.94 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



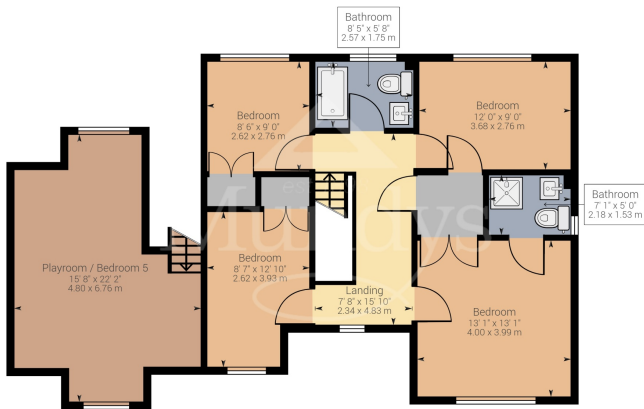
Powered by Giraffe360



Approximate net internal area: 1046.61 ft² / 97.23 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



Powered by Giraffe360



Approximate net internal area: 976.41 ft² / 90.71 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



Powered by Giraffe360

Mundys

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

Powered by
aprift
 Know any property instantly

PROPERTY OVERVIEW

EPC

SKELLINGTHORPE, LINCOLN, LN6

Energy rating

C

Valid until 13.12.2030

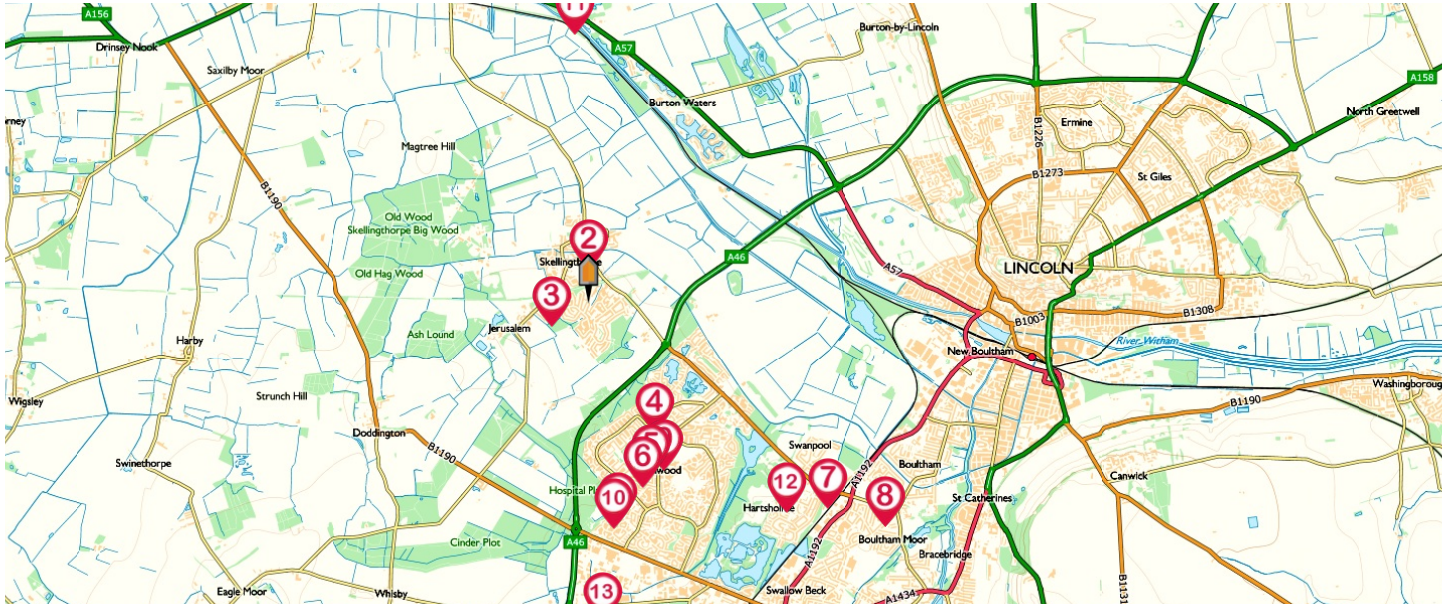
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Mundys

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

LOCAL AREA

NEARBY SCHOOLS & OFSTED RATINGS



Pin	School Details	Ofsted Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	The Kingsdown Nursery School, Lincoln	Good	93	1.57 Miles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Lawrence Church of England Primary School	Good	202	0.24 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Skellingthorpe the Holt Primary School	Good	184	0.31 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Woodlands Infant and Nursery School	Good	139	1.03 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Lincoln Birchwood Junior School	Good	304	1.29 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Lancaster School	Good	138	1.36 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Priory City of Lincoln Academy	Good	846	2.23 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	St Peter and St Paul, Catholic Voluntary Academy	Good	558	2.63 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	Birchwood and North Hykeham Children's Centre	-	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Fortuna School	Outstanding	75	1.61 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Burton Hathow Preparatory School	-	-	-	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12	The Pilgrim School	Good	24	2.04 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	George Johnson Education Centre	-	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Mundys

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

LOCAL AREA

NEAREST TRANSPORT LINKS



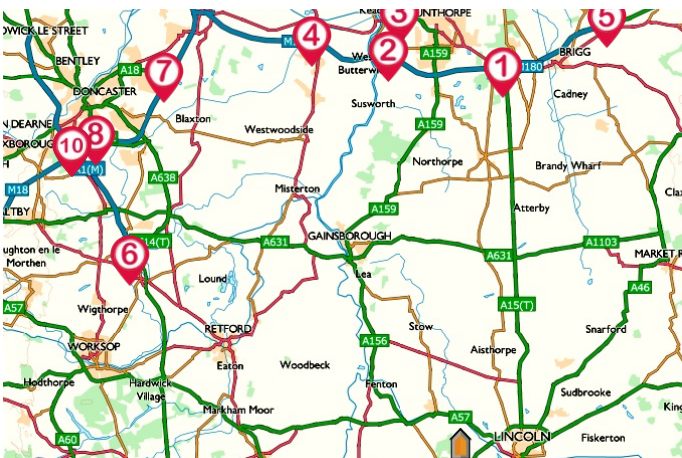
NATIONAL RAIL STATIONS

- 1 - Hykeham Rail Station | 2.77 miles
- 2 - Saxilby Rail Station | 3.07 miles
- 3 - Lincoln Central Rail Station | 3.14 miles



BUS STOPS/STATIONS

- 1 - Health Centre | 0.09 miles
- 2 - Lower Church Road | 0.16 miles
- 3 - Health Centre | 0.11 miles
- 4 - Almond Grove | 0.18 miles
- 5 - Almond Grove | 0.19 miles



TRUNK ROADS/MOTORWAYS

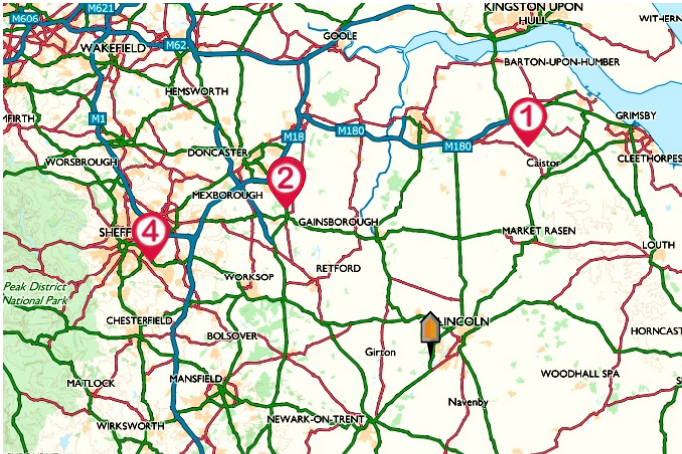
- 1 - M180 J4 | 21.59 miles
- 2 - M180 J3 | 22.73 miles
- 3 - M181 J0 | 24.75 miles
- 4 - M180 J2 | 24.67 miles
- 5 - M180 J5 | 25.66 miles
- 6 - A1(M) J34 | 21.63 miles
- 7 - M18 J4 | 27.01 miles
- 8 - M18 J3 | 27.16 miles
- 9 - M18 J2 | 27.8 miles
- 10 - A1(M) J35 | 27.83 miles

Mundys

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

LOCAL AREA

NEAREST TRANSPORT LINKS



AIRPORTS/HELIPADS

- 1 - Humberside Airport | 26.51 miles
- 2 - Robin Hood Doncaster Sheffield Airport | 23.63 miles
- 3 - Robin Hood Doncaster Sheffield Airport | 23.84 miles
- 4 - Sheffield City Airport | 33.65 miles

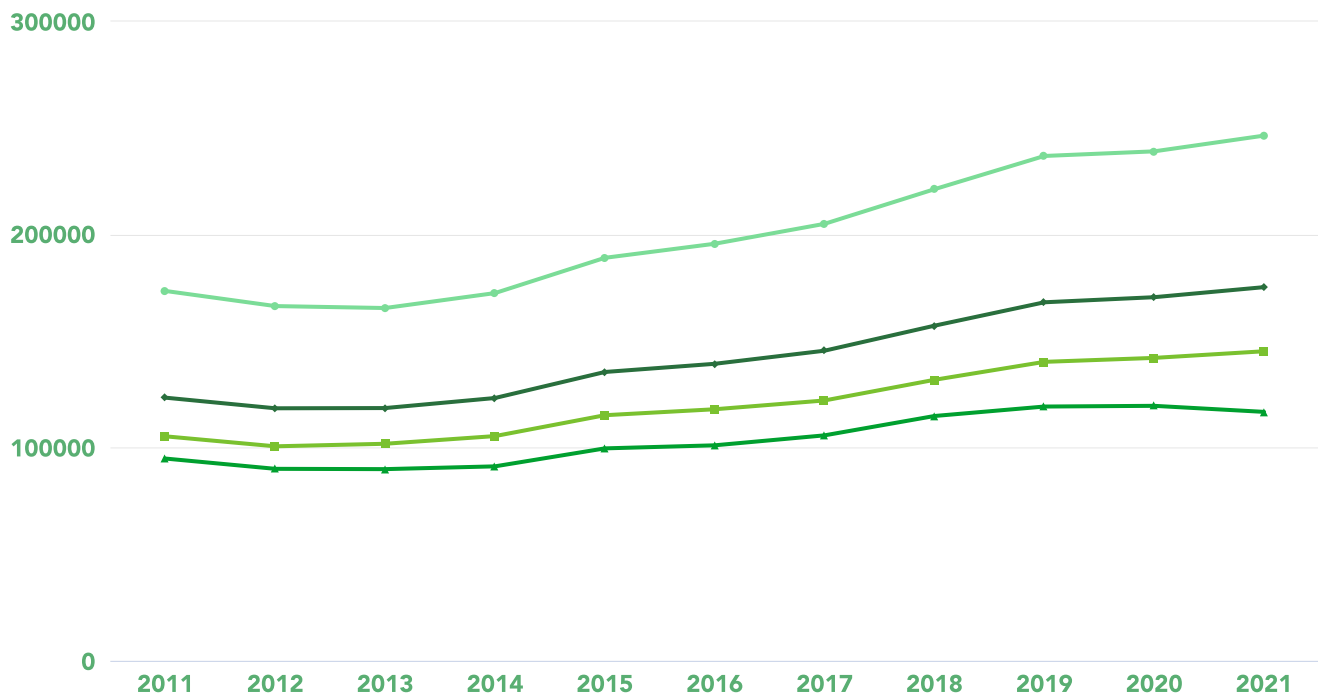
Mundys

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

LOCAL MARKET

HOUSE PRICE STATISTICS FOR LN6

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 23.07%



TERRACED
+ 37.88%



SEMI-DETACHED
+ 41.98%



DETACHED
+ 41.99%

Mundys

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

MUNDYS

About Us

We offer an exceptional choice of properties within Lincoln and a 15 mile radius and have longer opening hours for convenient viewings.

We have an excellent sales team who are here to help. They are all Lincoln people and can offer you local knowledge and expert advice, whatever your requirements.

We are open 7 days a week and are open until 7.00 pm on weekdays. We also offer weekday evening viewings until 7.30 pm.

We have three offices within Lincolnshire, in Lincoln City Centre on Silver Street and Museum Court, and on Queen Street, Market Rasen.

Financial Services

We are pleased to offer the services of our Specialist Mortgage Advisor - Andrew Harrod Financial Services Ltd.

Andrew Harrod (CeMap FPC) has been in the mortgage industry for over 30 years. During this time he has been a manager for a national lender with the authority to approve mortgages. He now provides whole of market mortgage advice and for the past few years has had an office based in our head office on Silver Street, Lincoln.

Your initial appointment is completely free of charge with no obligation on your part. A fee may become payable on application.*

Mundys

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

DATA QUALITY

Mundys is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

Data Partners:



Contains public sector information licensed under the Open Government Licence v3.0

The information contained in this report is for general information purposes only and to act as a guide to the best way to market your property and the asking price.

Sprift Technologies Limited 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 in 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.

Information produced by HM Land Registry. Crown copyright and database rights 2021