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MIR: Material Info

The Material Information Affecting this Property

Monday 27th October 2025



SHIREGATE, METHERRINGHAM, LINCOLN, LN4

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

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Property Overview

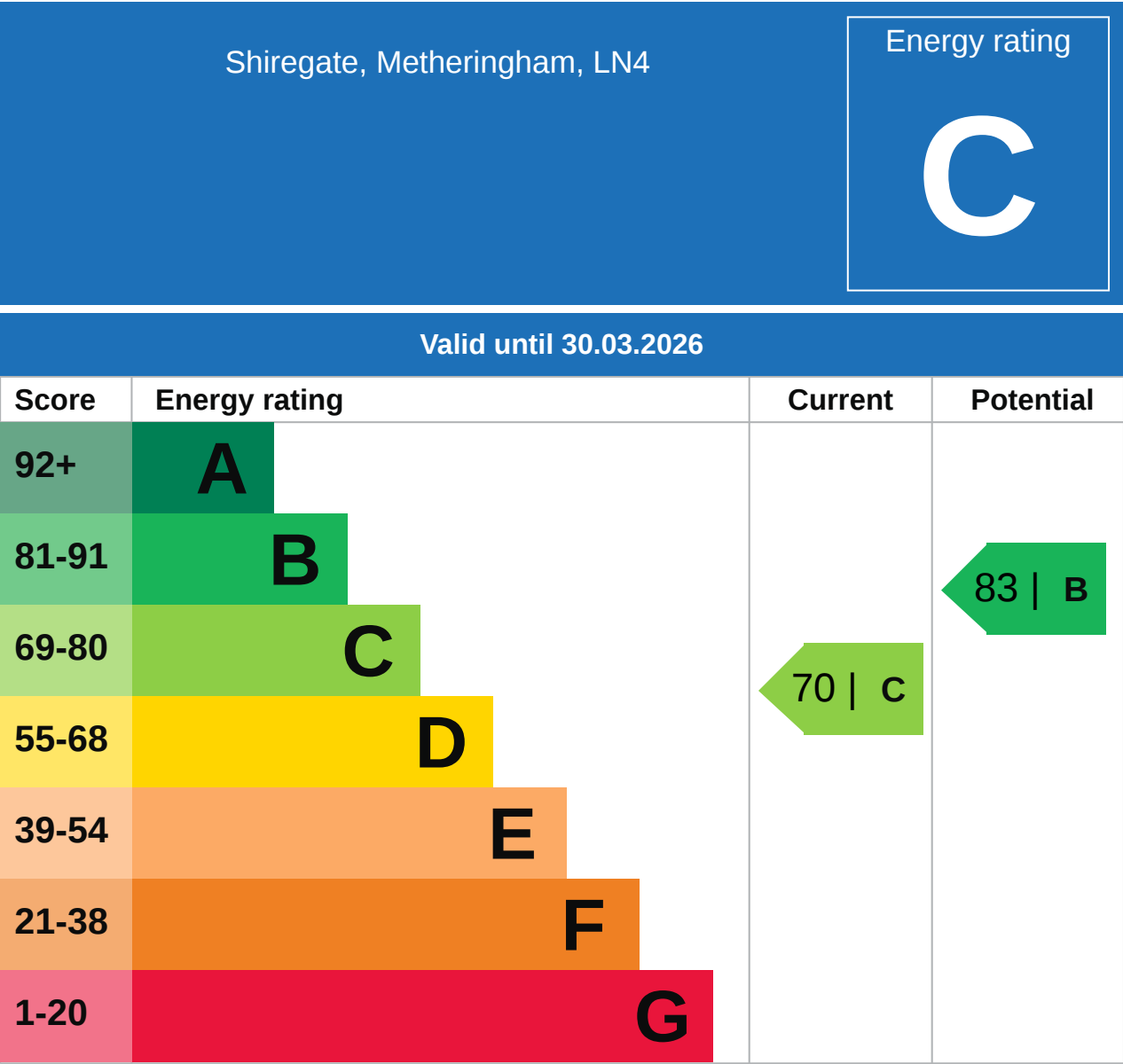


Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	904 ft ² / 84 m ²		
Plot Area:	0.06 acres		
Year Built :	1983-1990		
Council Tax :	Band B		
Annual Estimate:	£1,759		
Title Number:	LL98032		

Local Area

Local Authority:	Lincolnshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	17 mb/s	71 mb/s	10000 mb/s
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		



Property

EPC - Additional Data



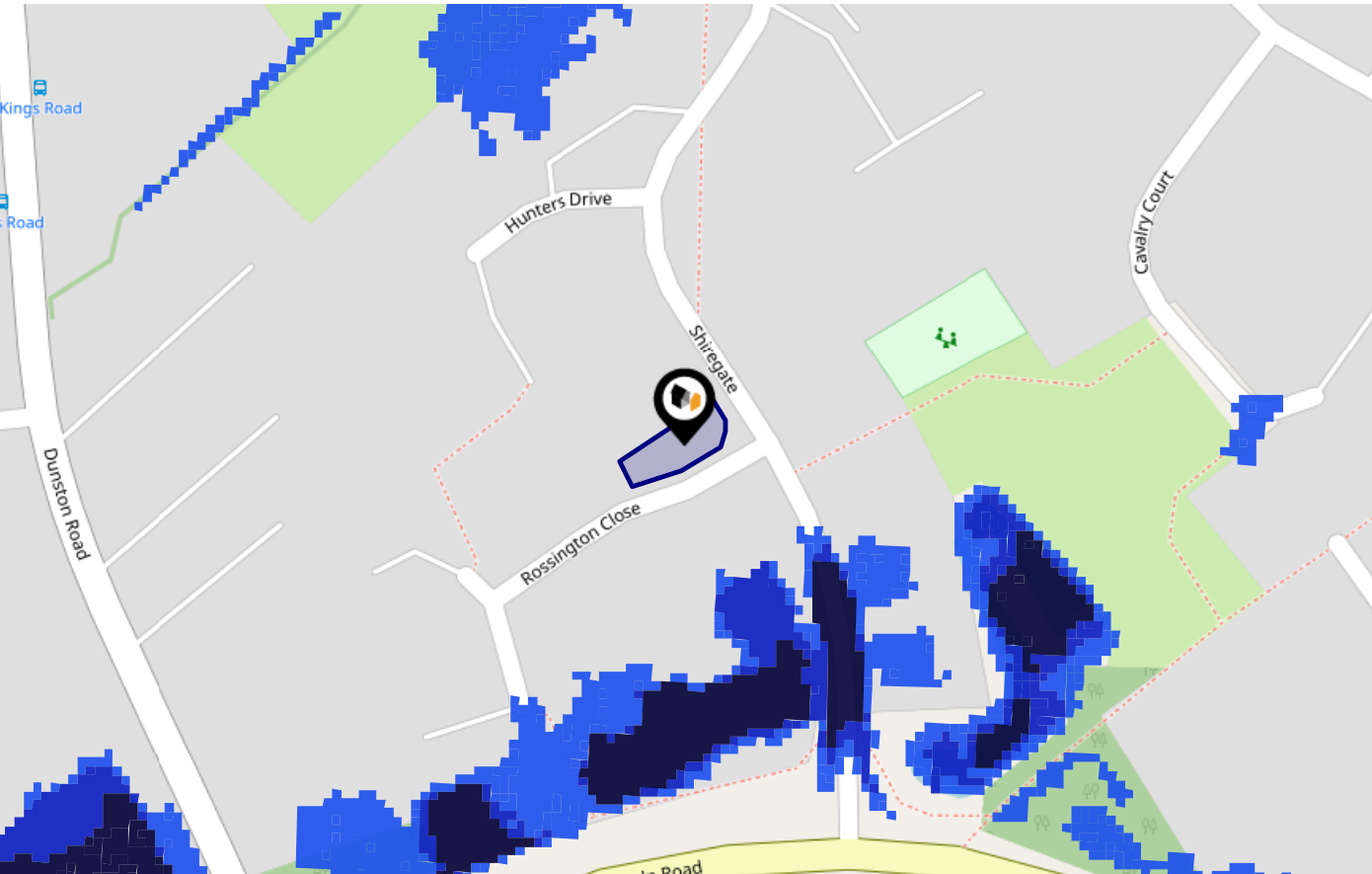
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 91% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	84 m ²

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.

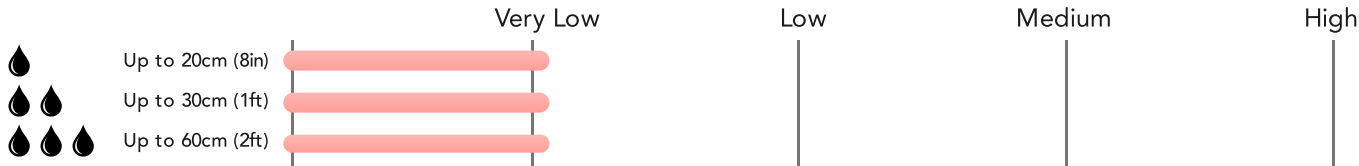


Risk Rating: Very low

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.

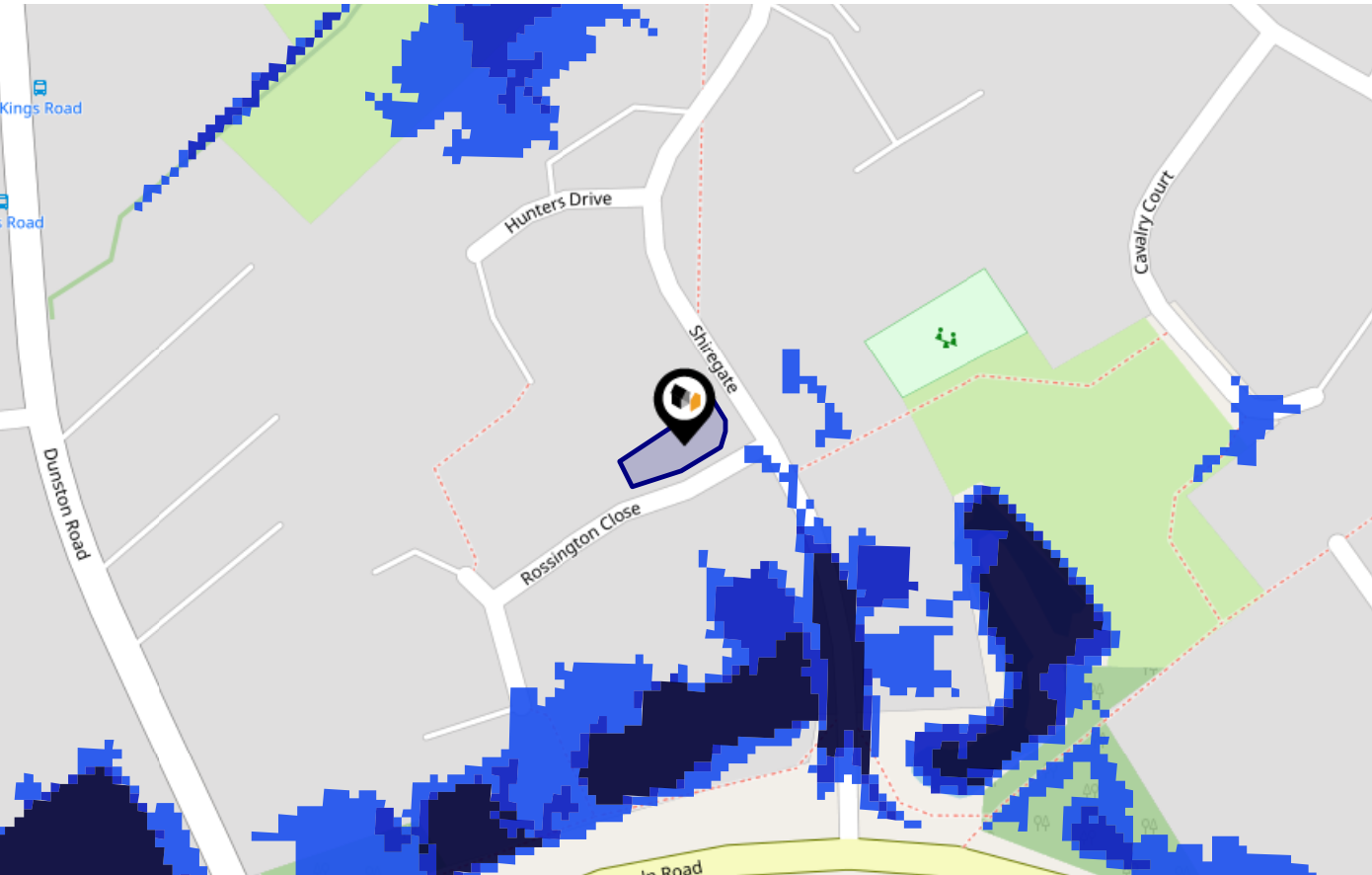
Chance of flooding to the following depths at this property:



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.

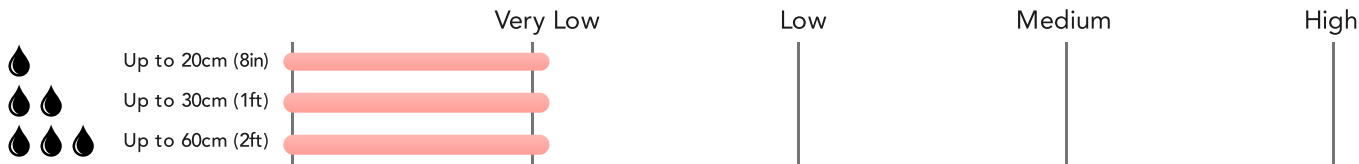


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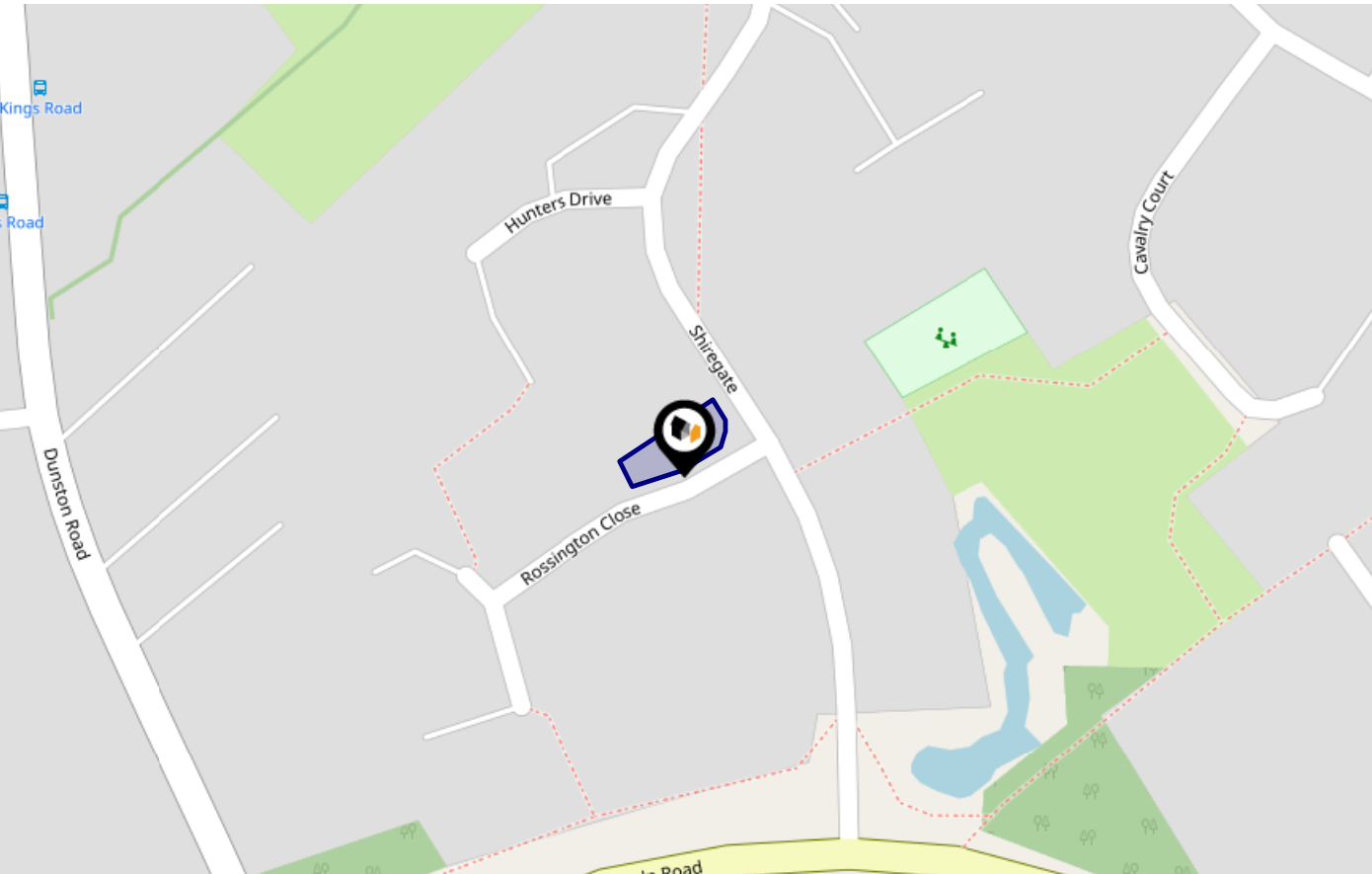
Chance of flooding to the following depths at this property:



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.

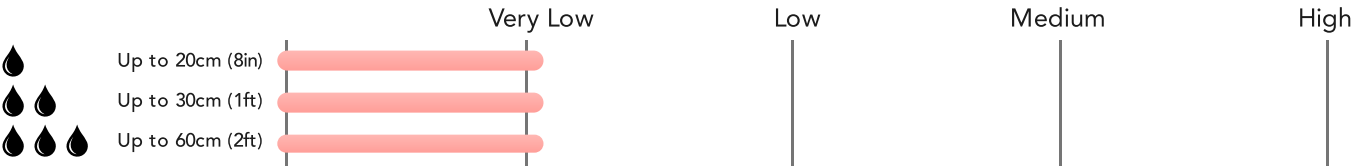


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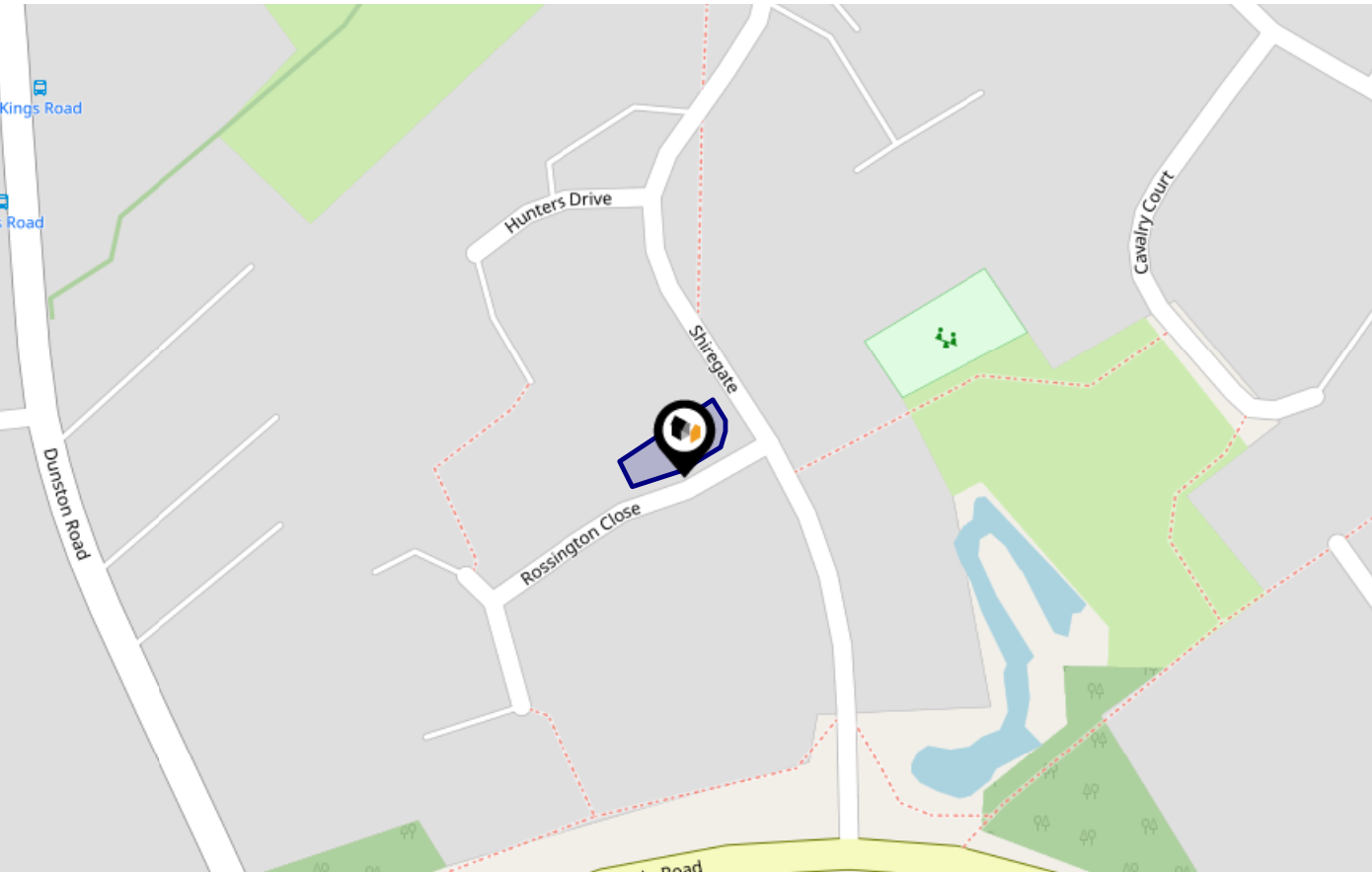
Chance of flooding to the following depths at this property:



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.

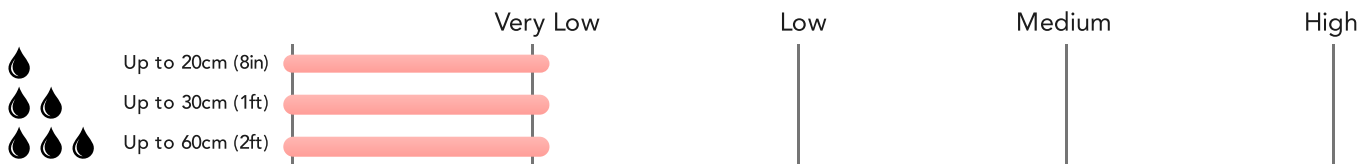


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

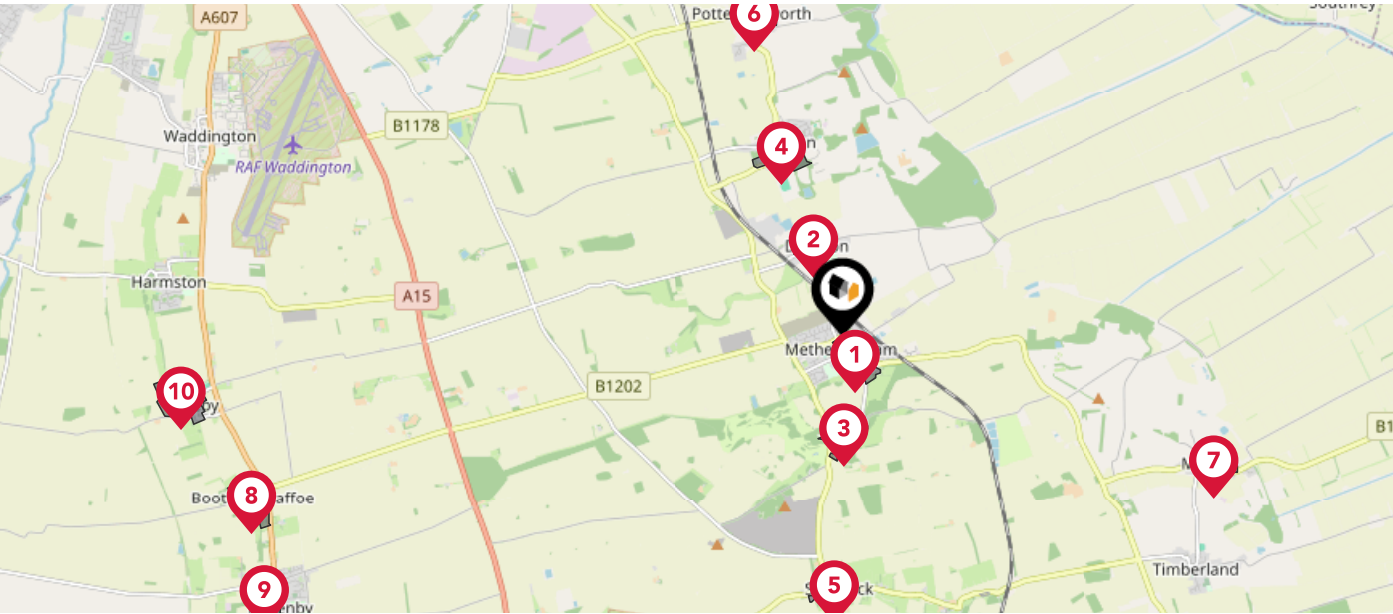


Maps

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	Metherringham
2	Dunston
3	Blankney
4	Nocton
5	Scopwick
6	Potterhanworth
7	Martin
8	Boothby Graffoe
9	Navenby
10	Coleby

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	Disused Quarry-Metherringham Heath Lane, Metherringham Heath	Historic Landfill
2	EA/EPR/BP3798NH/V004 - Longwood Quarries Ltd	Active Landfill
3	Martin-Lincolnshire	Historic Landfill
4	Sewage Lagoons-Martin, Lincolnshire	Historic Landfill
5	EA/EPR/EP3494LY/V004 - C A Mottram & Sons	Active Landfill
6	Sandys-Hight Street - Grantham Road, Navenby	Historic Landfill
7	Lansdowne Road-Navenby	Historic Landfill
8	Old Brickyard-Brickyard Lane, Navenby	Historic Landfill

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



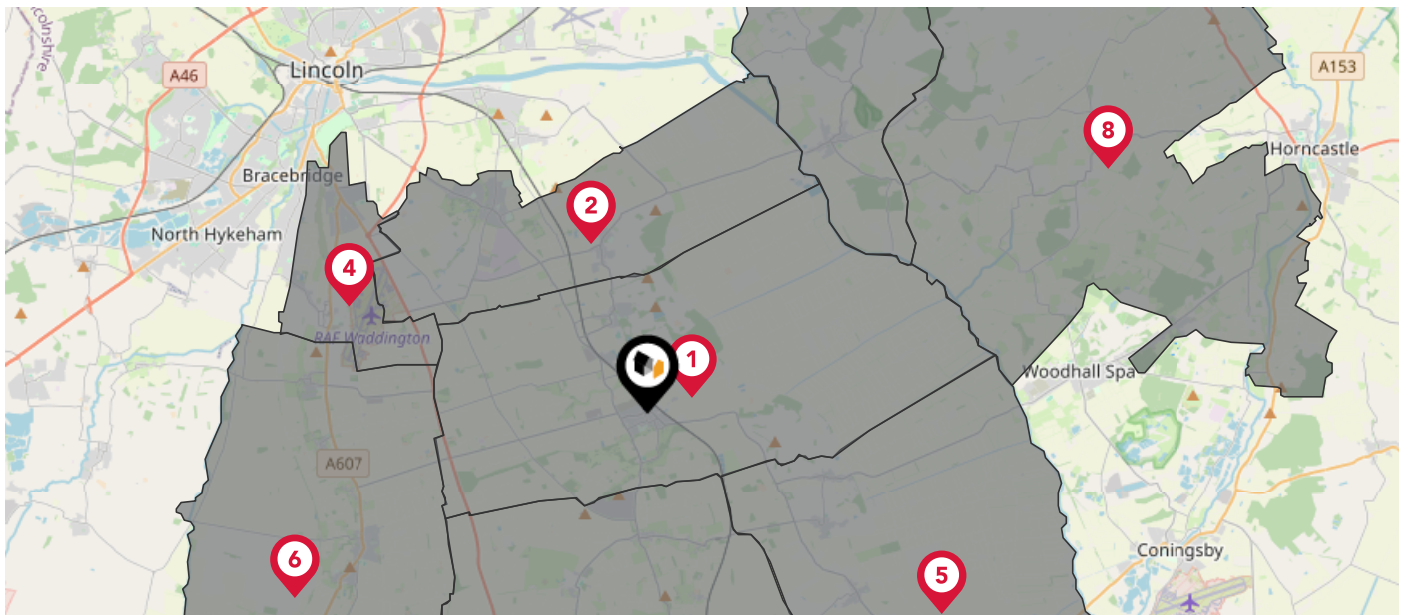
Mine Entry

- ✕ 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.

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



Metheringham Ward



Branston Ward



Ashby de la Launde and Cranwell Ward



Bracebridge Heath and Waddington East Ward



Billinghay, Martin and North Kyme Ward



Cliff Villages Ward



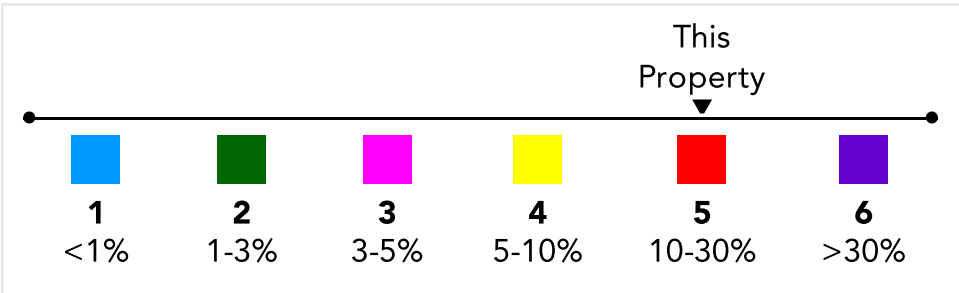
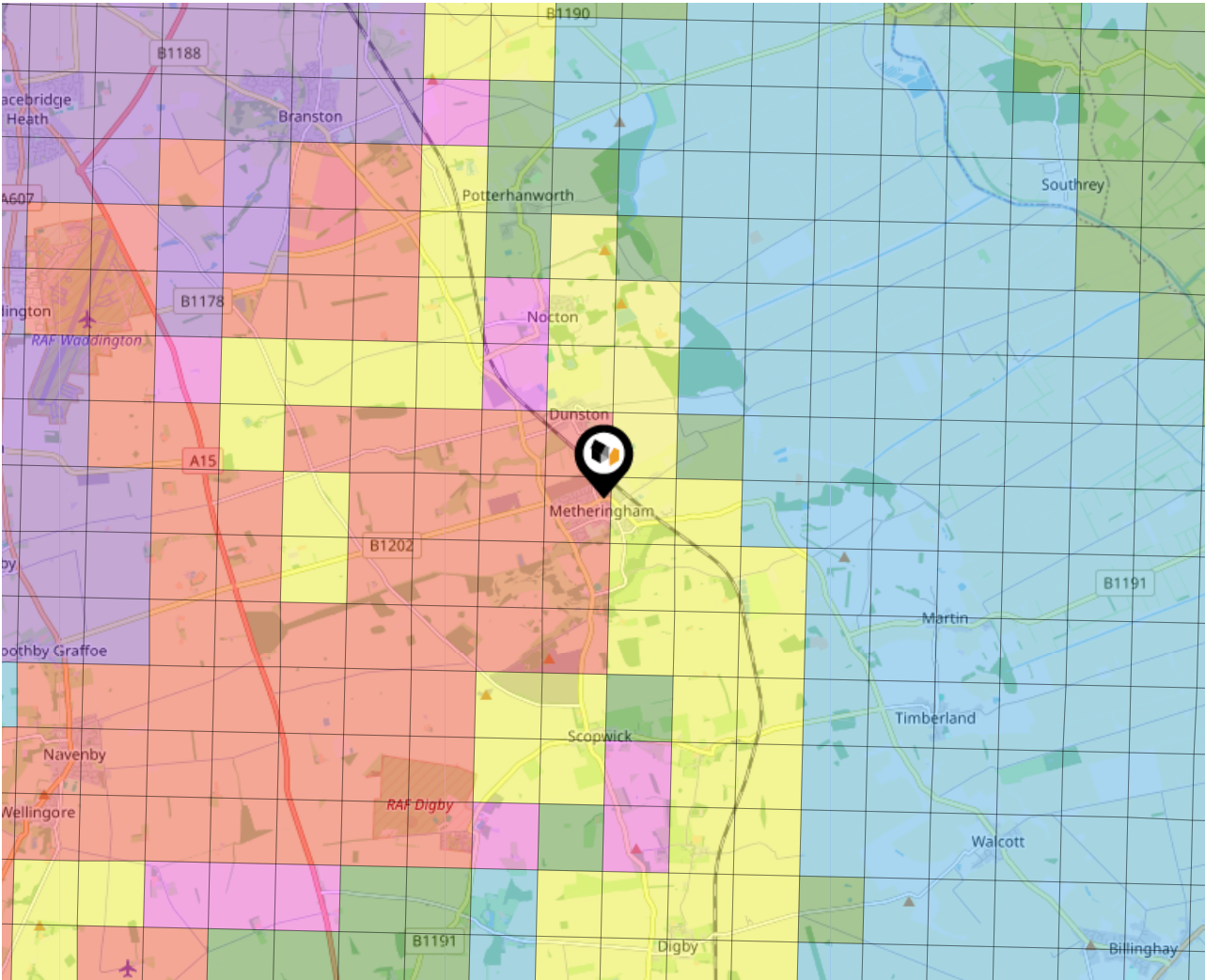
Bardney Ward



Roughton Ward

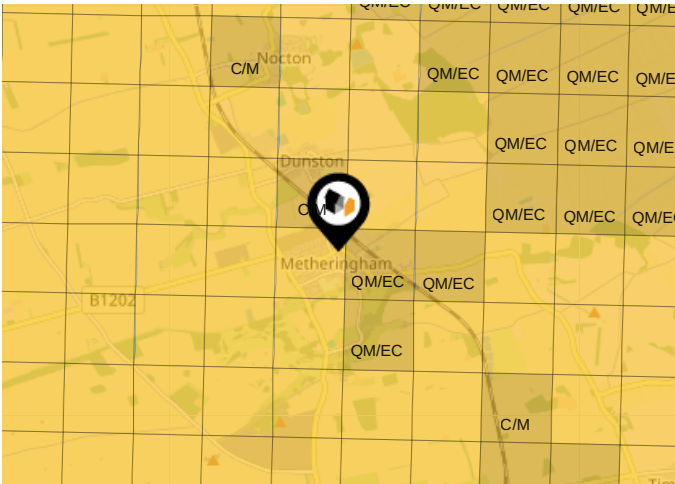
What is Radon?

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).



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(SANDY) TO MEDIUM(SANDY)		

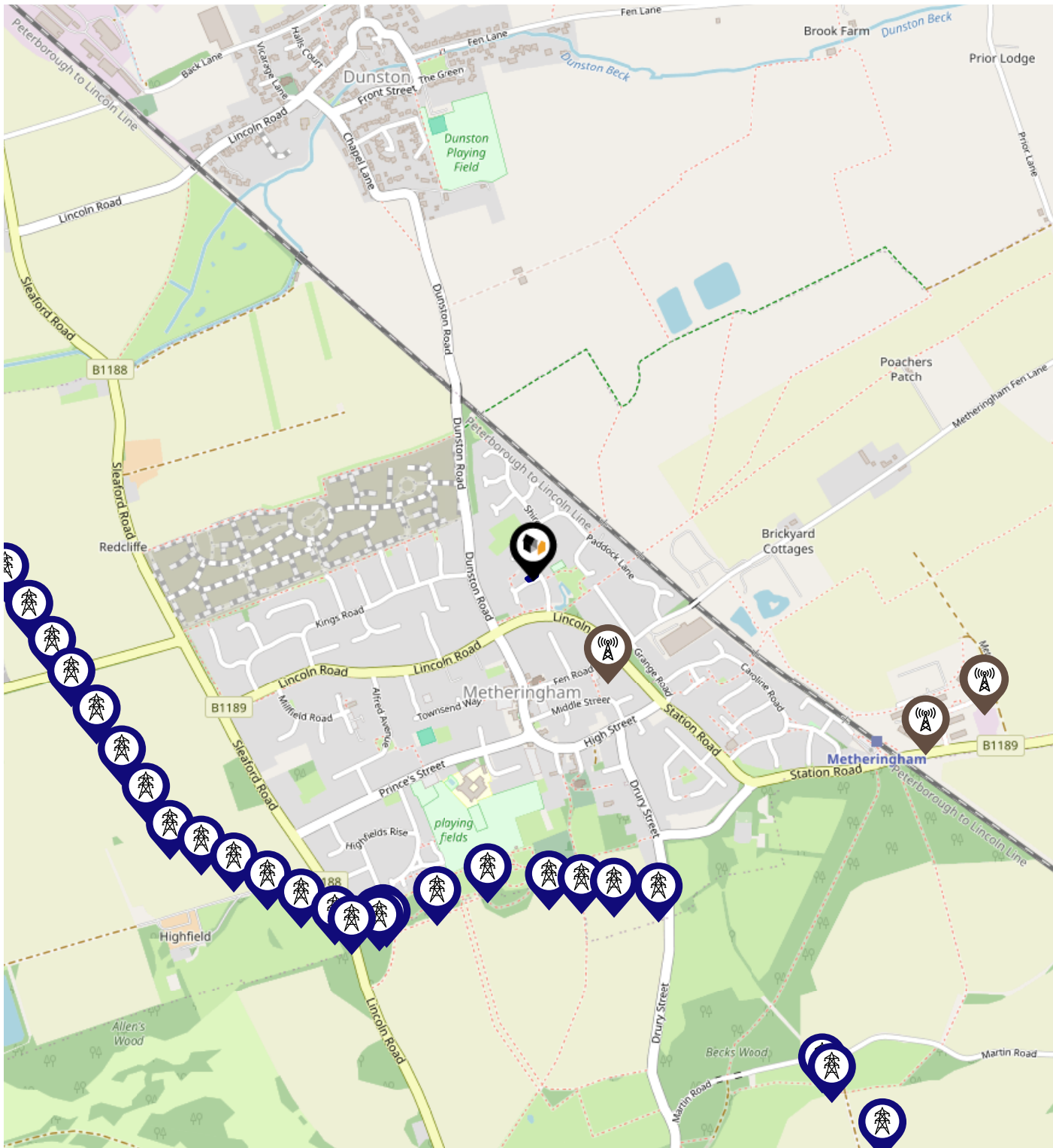


Primary Classifications (Most Common Clay Types)

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

Local Area

Masts & Pylons



Key:

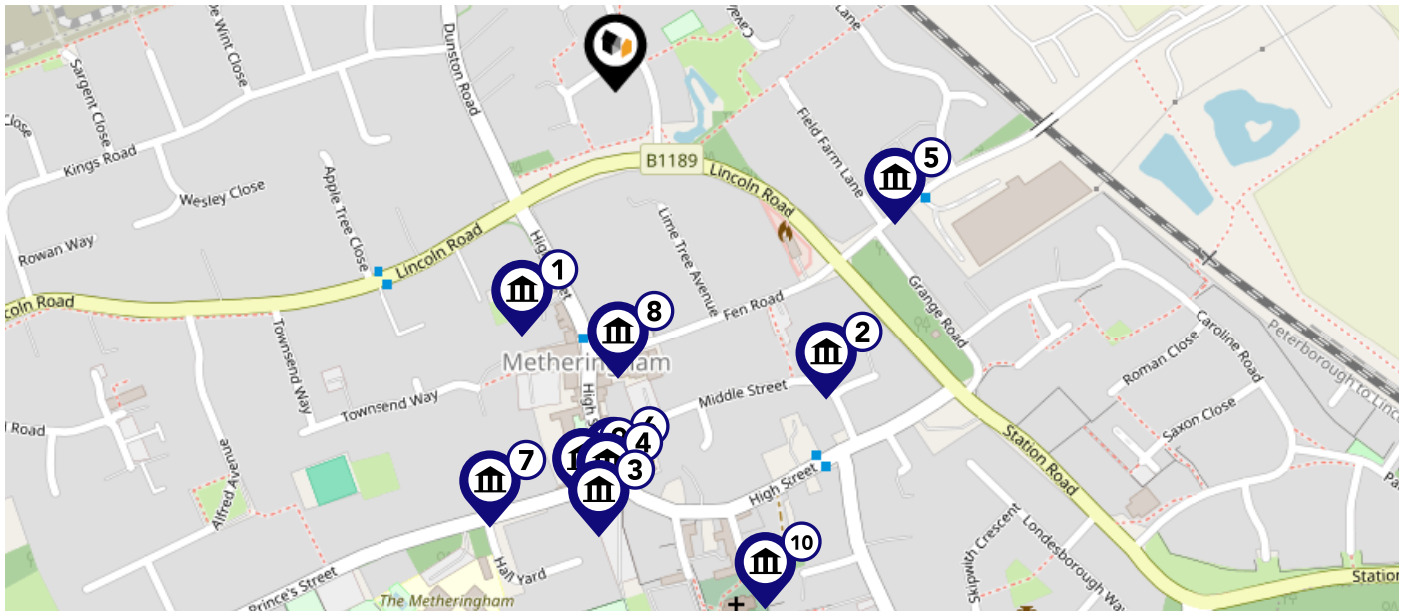
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

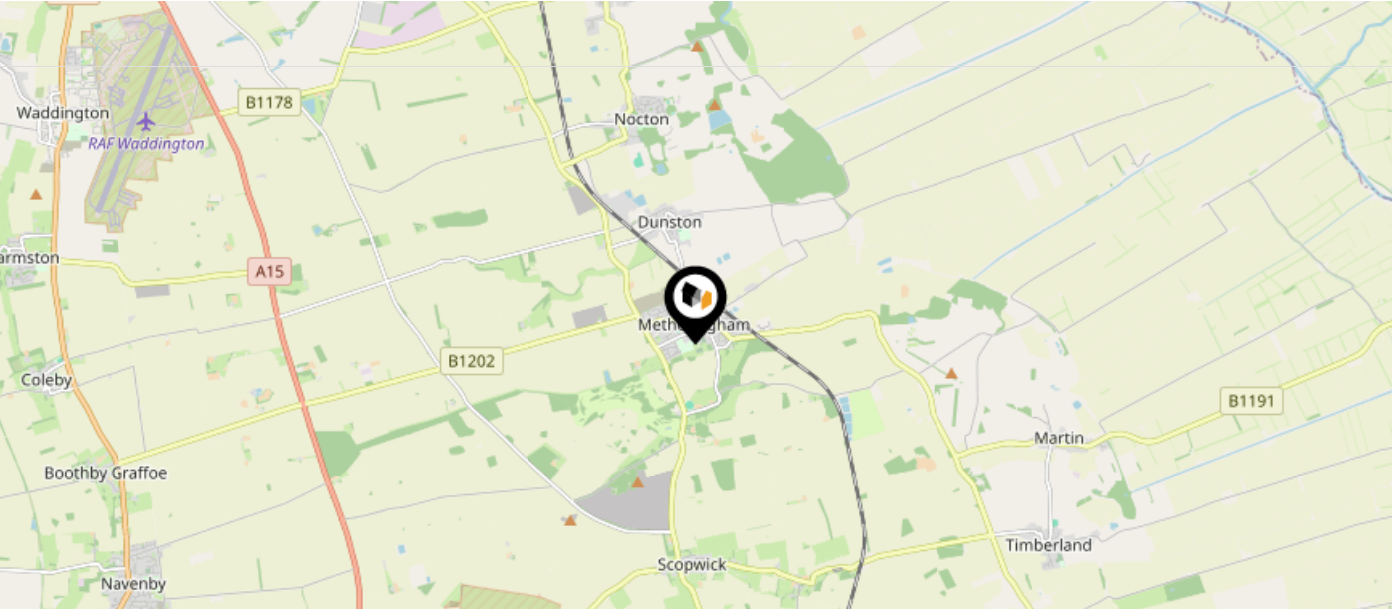


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



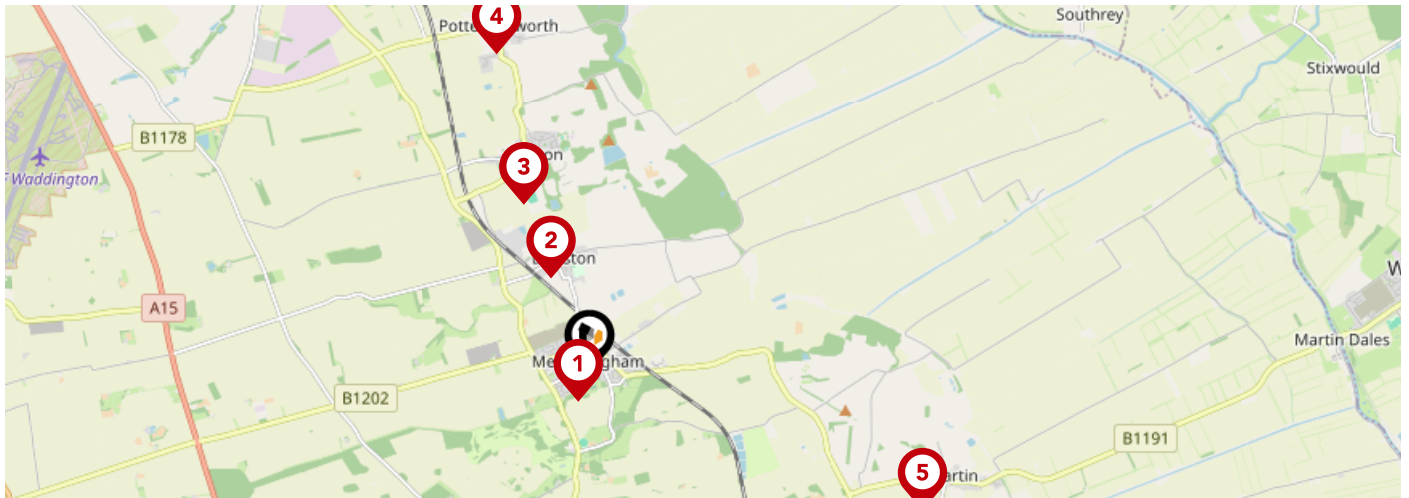
Listed Buildings in the local district	Grade	Distance
 1165707 - Pair Of Cottages To Rear Of No 8	Grade II	0.1 miles
 1360536 - Pitts Farmhouse	Grade II	0.2 miles
 1061909 - Star And Garter Public House	Grade II	0.2 miles
 1317180 - Market Cross	Grade II	0.2 miles
 1061948 - The Grange	Grade II	0.2 miles
 1360534 - War Memorial	Grade II	0.2 miles
 1061908 - Orchard House	Grade II	0.2 miles
 1061945 - Methodist Church And Hall	Grade II	0.2 miles
 1360535 - Nook House And No 36	Grade II	0.2 miles
 1061947 - 46, High Street	Grade II	0.3 miles

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

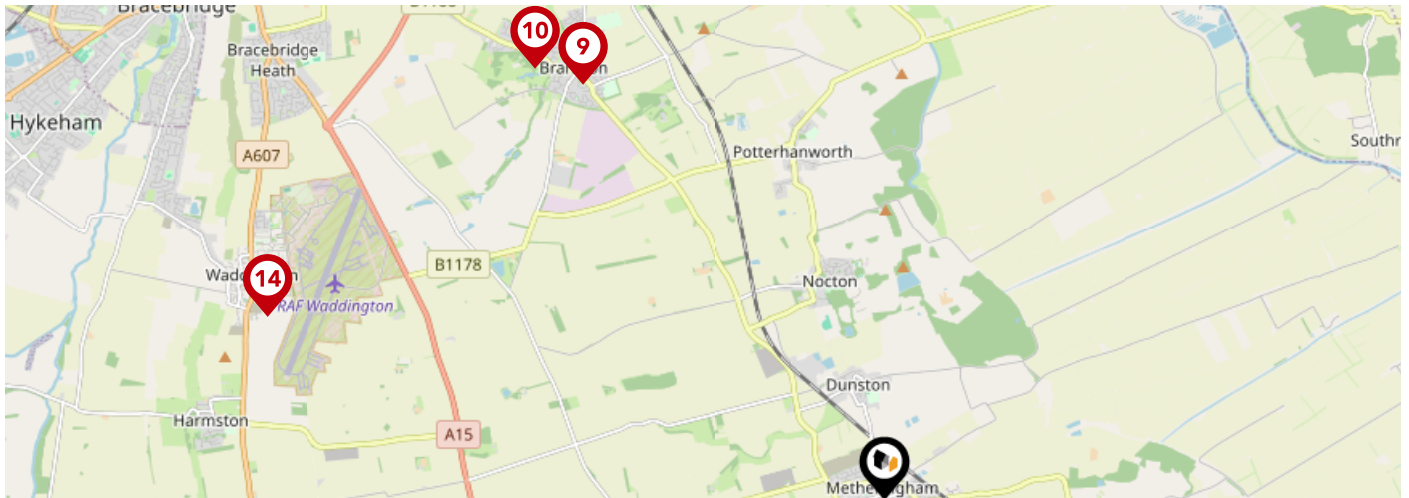


Nearby Green Belt Land

No data available.

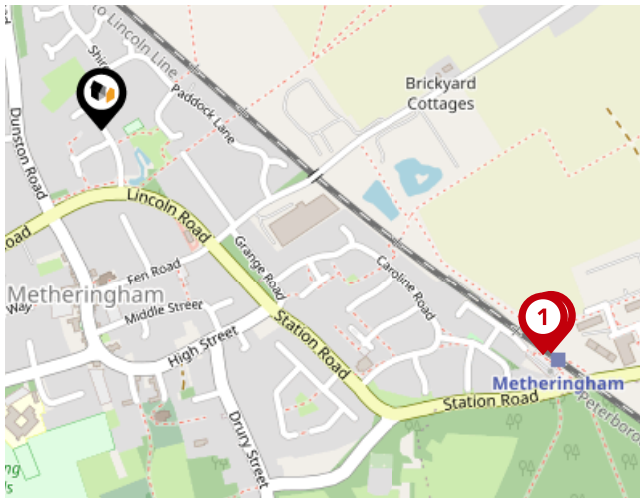


		Nursery	Primary	Secondary	College	Private
1	The Metheringham Primary School Ofsted Rating: Good Pupils: 273 Distance:0.28	☐	☒	☐	☐	☐
2	Dunston St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 66 Distance:0.9	☐	☒	☐	☐	☐
3	Nocton Community Primary School Ofsted Rating: Good Pupils: 38 Distance:1.61	☐	☒	☐	☐	☐
4	The Potterhanworth Church of England Primary School Ofsted Rating: Good Pupils: 137 Distance:2.95	☐	☒	☐	☐	☐
5	Mrs Mary King's CofE (Controlled) Primary School Ofsted Rating: Good Pupils: 98 Distance:3.2	☐	☒	☐	☐	☐
6	Digby the Tedder Primary School Ofsted Rating: Outstanding Pupils: 93 Distance:3.53	☐	☒	☐	☐	☐
7	Digby Church of England School Ofsted Rating: Requires improvement Pupils: 60 Distance:4.39	☐	☒	☐	☐	☐
8	Branston Junior Academy Ofsted Rating: Good Pupils: 170 Distance:4.56	☐	☒	☐	☐	☐



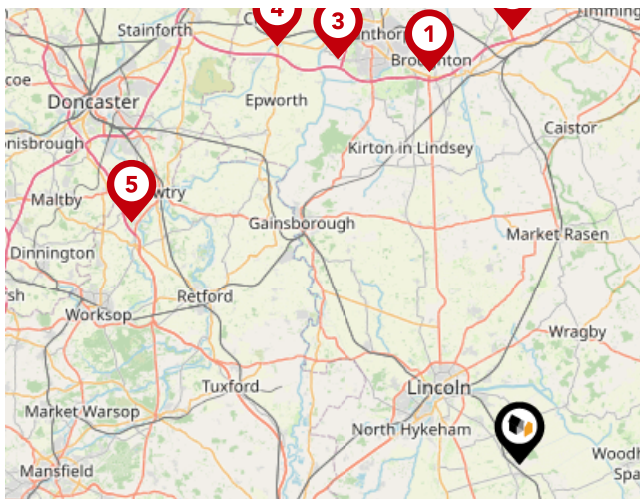
		Nursery	Primary	Secondary	College	Private
	Branston Community Academy Ofsted Rating: Requires improvement Pupils: 1243 Distance:4.56	☐	☐	☒	☐	☐
	Branston Church of England Infant Academy Ofsted Rating: Outstanding Pupils: 134 Distance:4.94	☐	☒	☐	☐	☐
	Walcott Primary School Ofsted Rating: Good Pupils: 86 Distance:4.97	☐	☒	☐	☐	☐
	Heighington Millfield Primary Academy Ofsted Rating: Good Pupils: 233 Distance:5.43	☐	☒	☐	☐	☐
	Navenby Church of England Primary School Ofsted Rating: Good Pupils: 193 Distance:5.46	☐	☒	☐	☐	☐
	Waddington All Saints Academy Ofsted Rating: Outstanding Pupils: 373 Distance:5.72	☐	☒	☐	☐	☐
	Coleby Church of England (Controlled) Primary School Ofsted Rating: Requires improvement Pupils: 49 Distance:5.79	☐	☒	☐	☐	☐
	Bardney Church of England and Methodist Primary School Ofsted Rating: Good Pupils: 188 Distance:5.99	☐	☒	☐	☐	☐

Area Transport (National)



National Rail Stations

Pin	Name	Distance
	Metherringham Rail Station	0.55 miles
	Metherringham Rail Station	0.56 miles
	Ruskington Rail Station	7.04 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M180 J4	28.52 miles
	M180 J5	30.64 miles
	M180 J3	31.44 miles
	M180 J2	34.15 miles
	A1(M) J34	32.4 miles

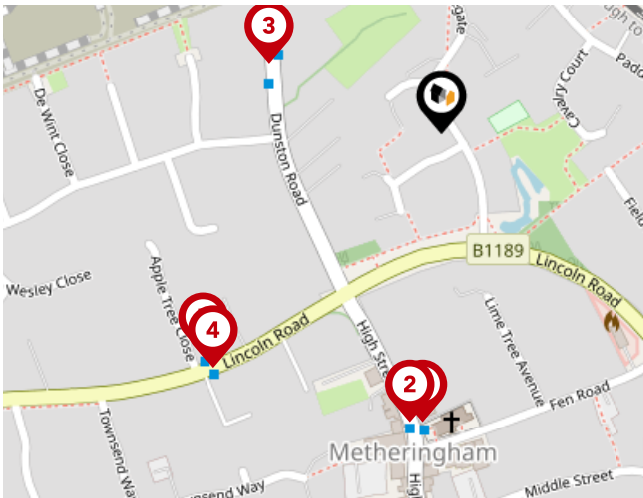


Airports/Helipads

Pin	Name	Distance
	Humberside Airport	30.58 miles
	Finningley	34.32 miles
	East Mids Airport	44.33 miles
	Cambridge	69.18 miles

Area

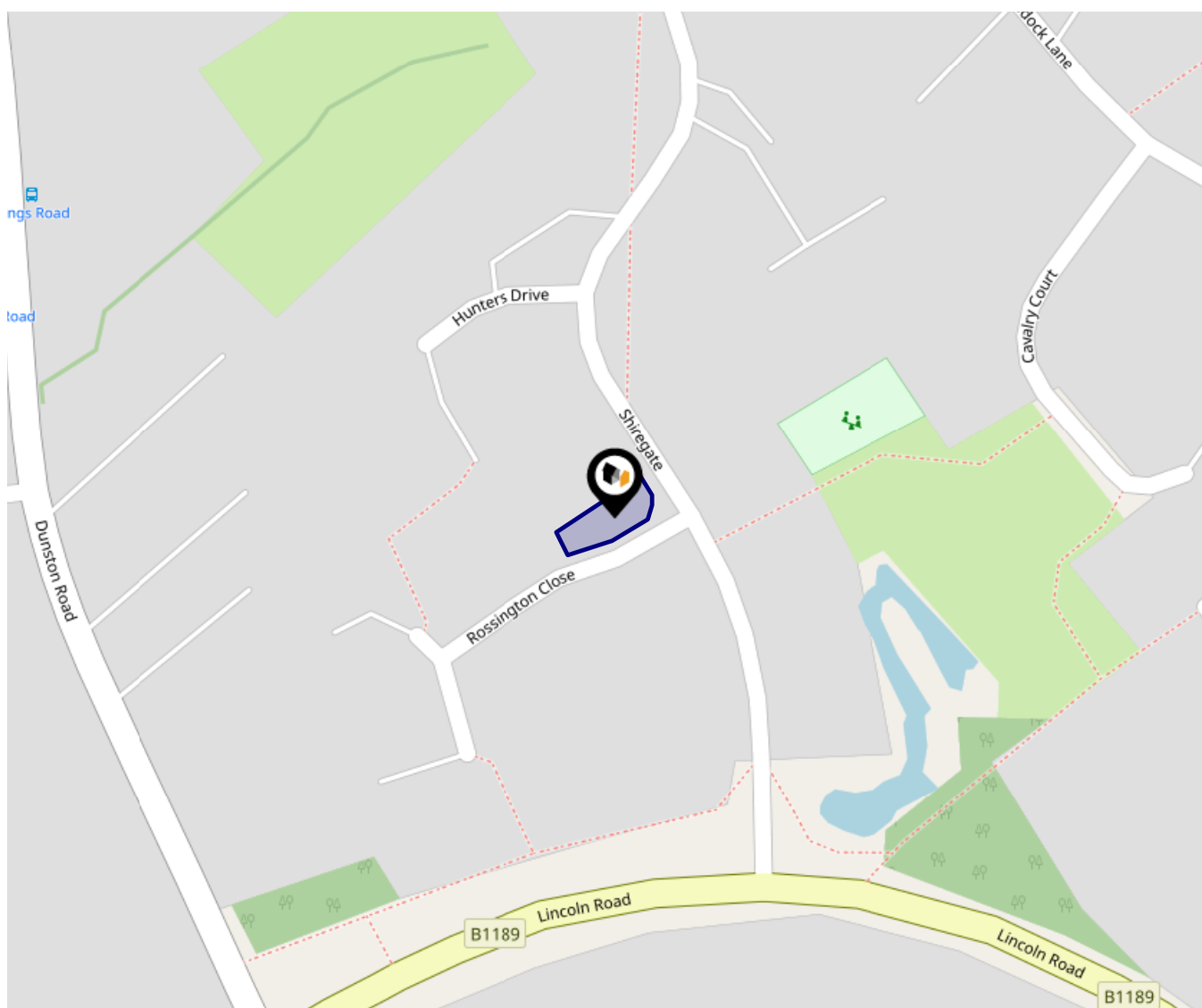
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Methodist Church	0.16 miles
2	Methodist Church	0.16 miles
3	Kings Road	0.1 miles
4	Apple Tree Close	0.18 miles
5	Apple Tree Close	0.18 miles

Local Area Road Noise



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

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

Mundys

Data Quality

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