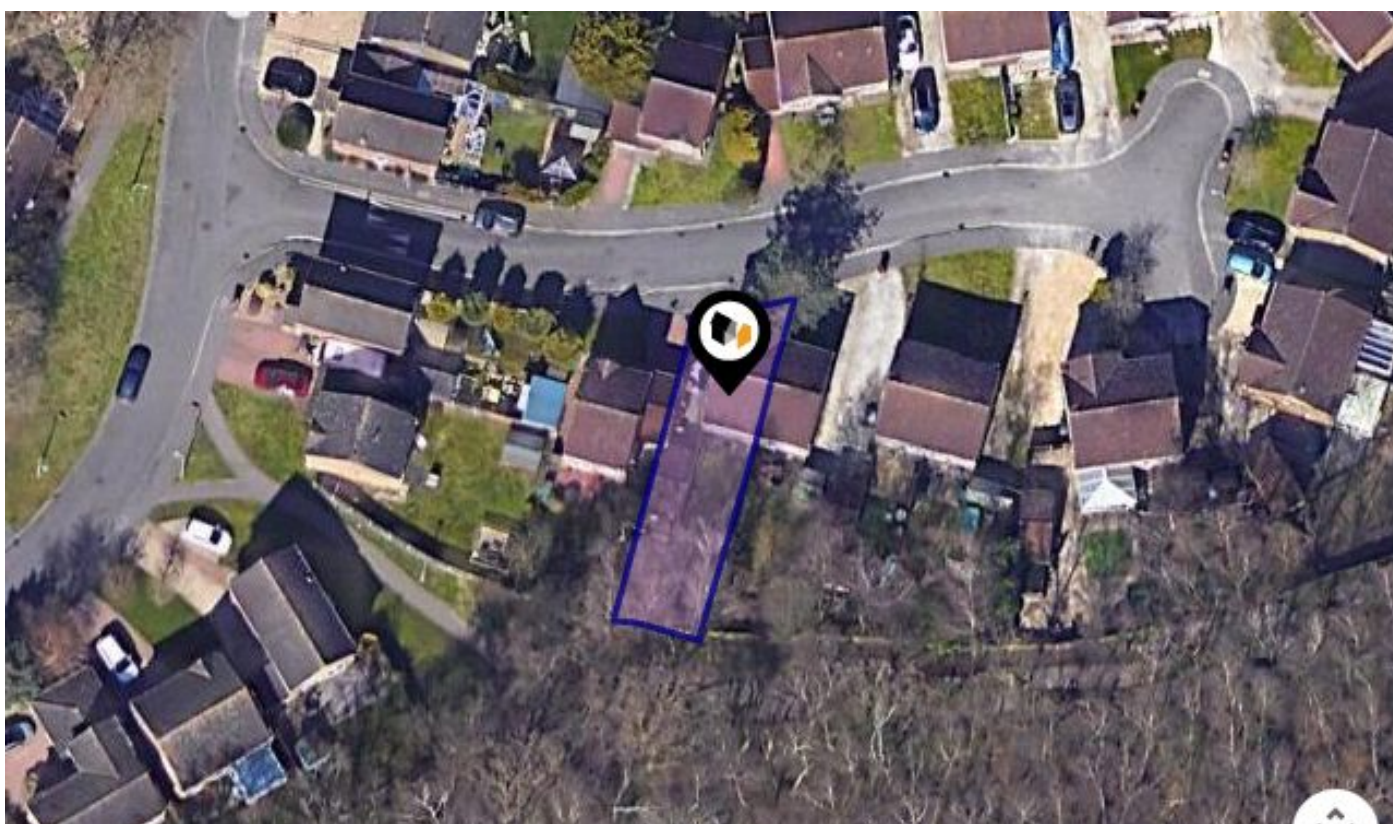# MIR: Material Info

The Material Information Affecting this Property

Monday 29th September 2025

ASH CLOSE, LINCOLN, LN6
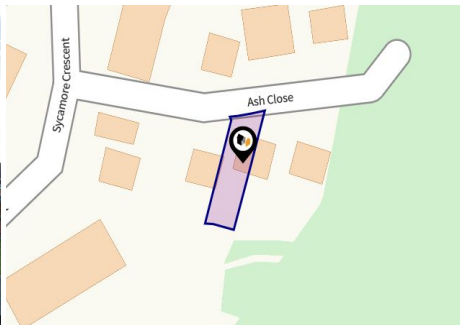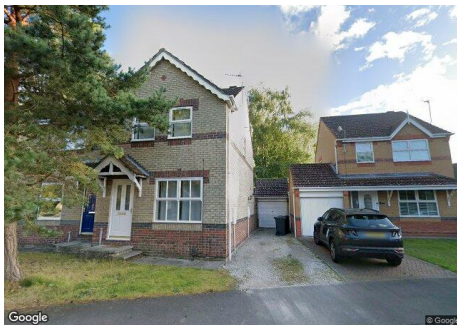
Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

www.mundys.net

Property
Overview

Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Plot Area:	0.05 acres		
Year Built :	1996-2002		
Council Tax :	Band B		
Annual Estimate:	£1,759		
Title Number:	LL156550		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

12 mb/s	**63** mb/s	**1000** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

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: 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:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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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.
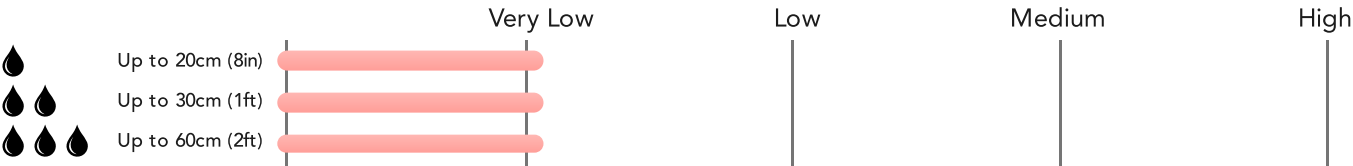

Risk Rating: Low

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.
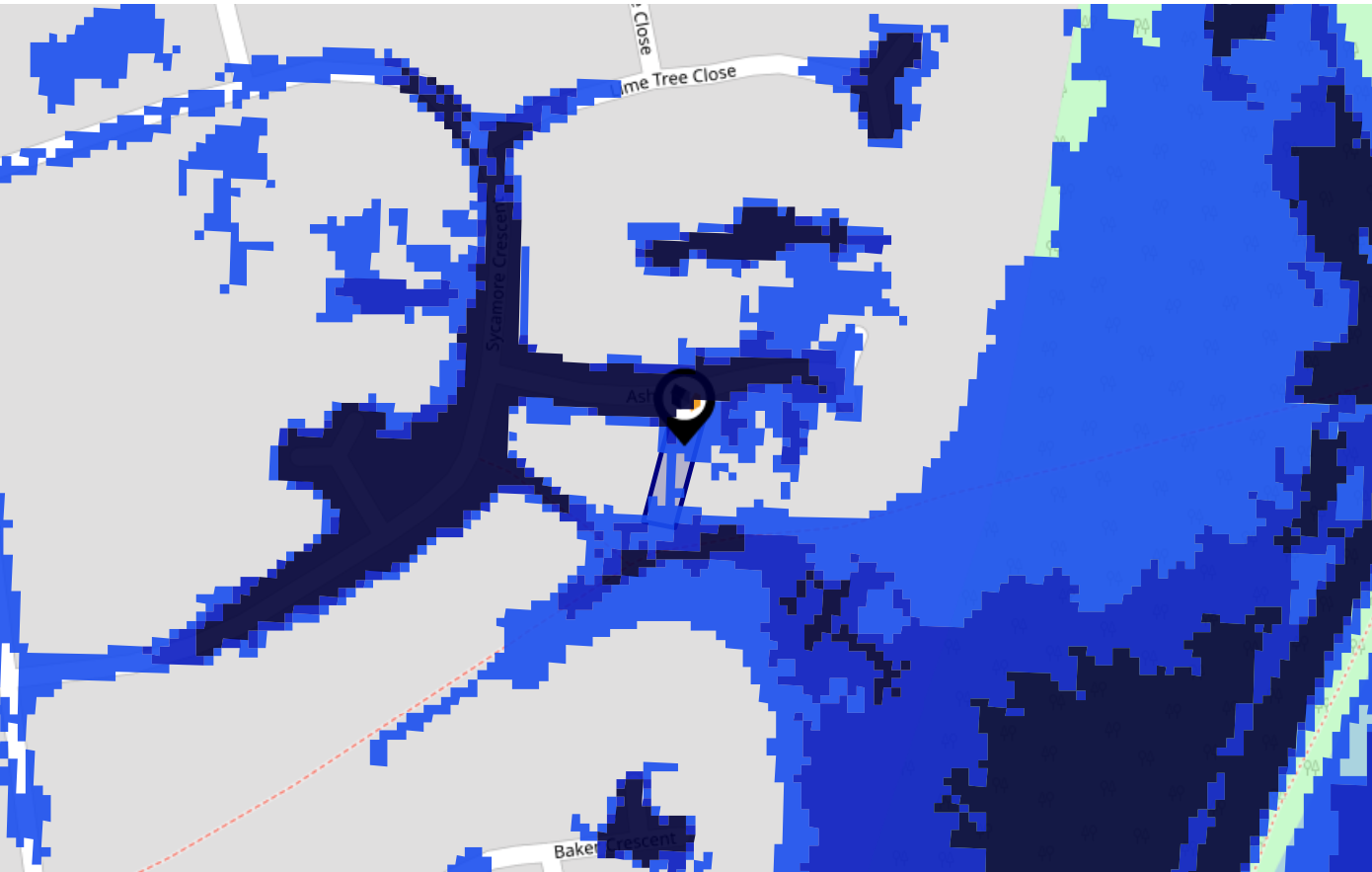
Chance of flooding to the following depths at this property:

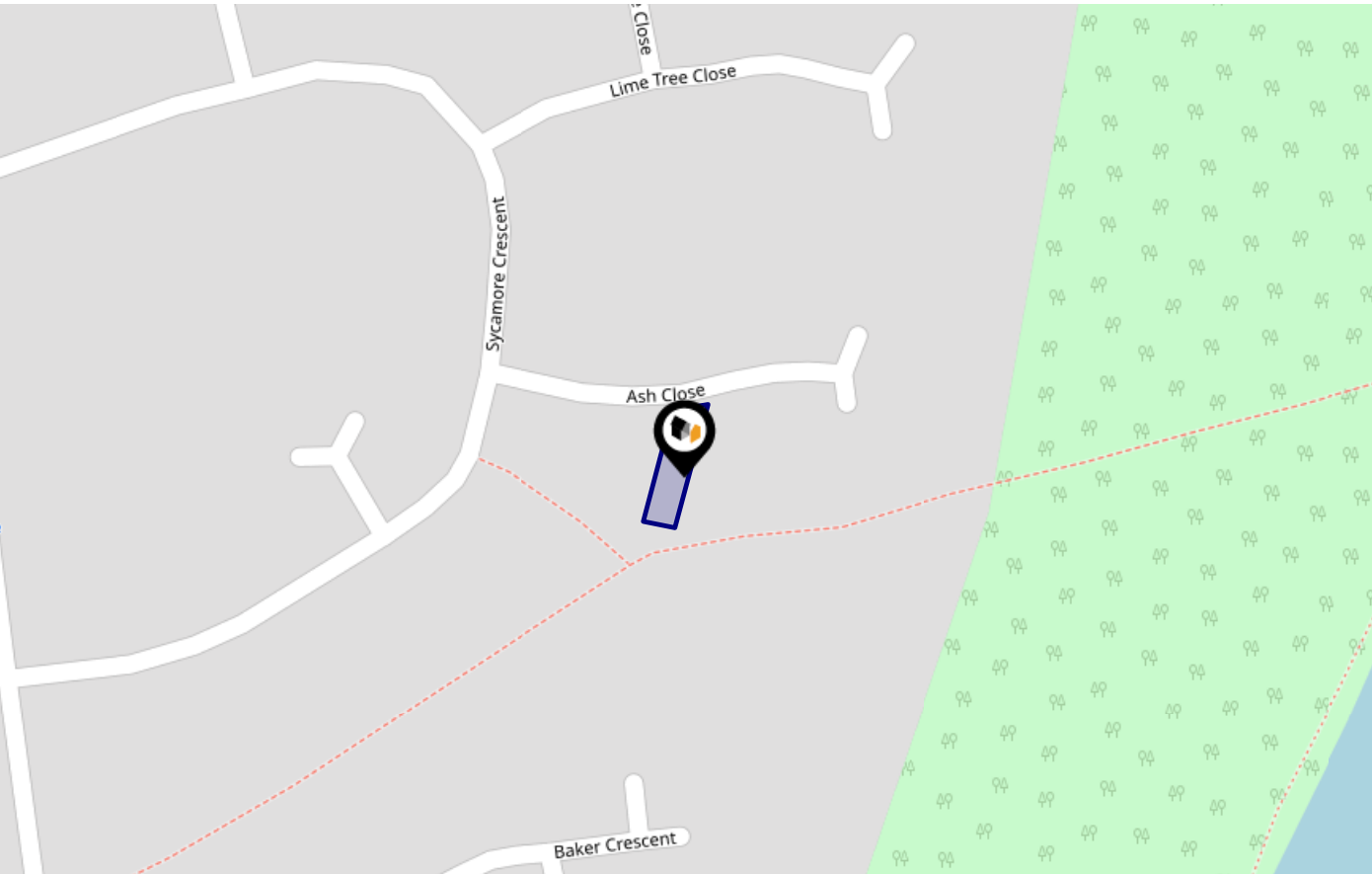|		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

MIR - Material Info

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.
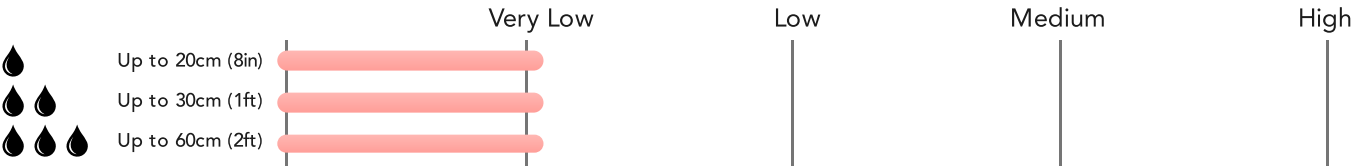

Risk Rating: Very low

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:

		Very Low	Low	Medium	High
● Up to 20cm (8in)					
●● Up to 30cm (1ft)					
●●● Up to 60cm (2ft)					

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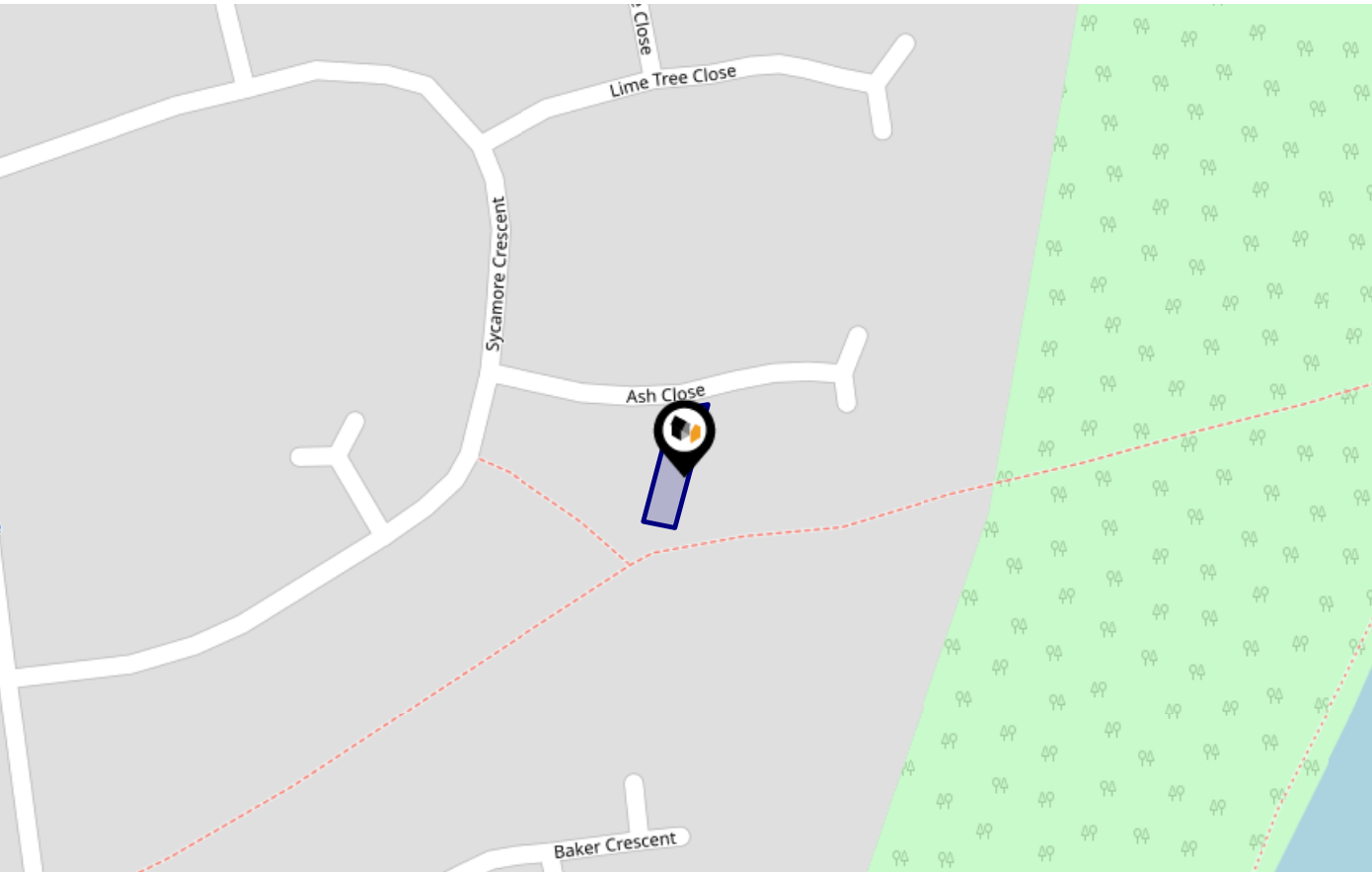sprift
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Flood Risk
Rivers & Seas - Climate Change

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.
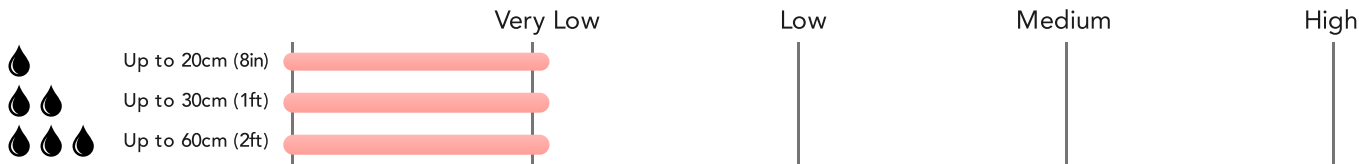

Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

MIR - Material Info
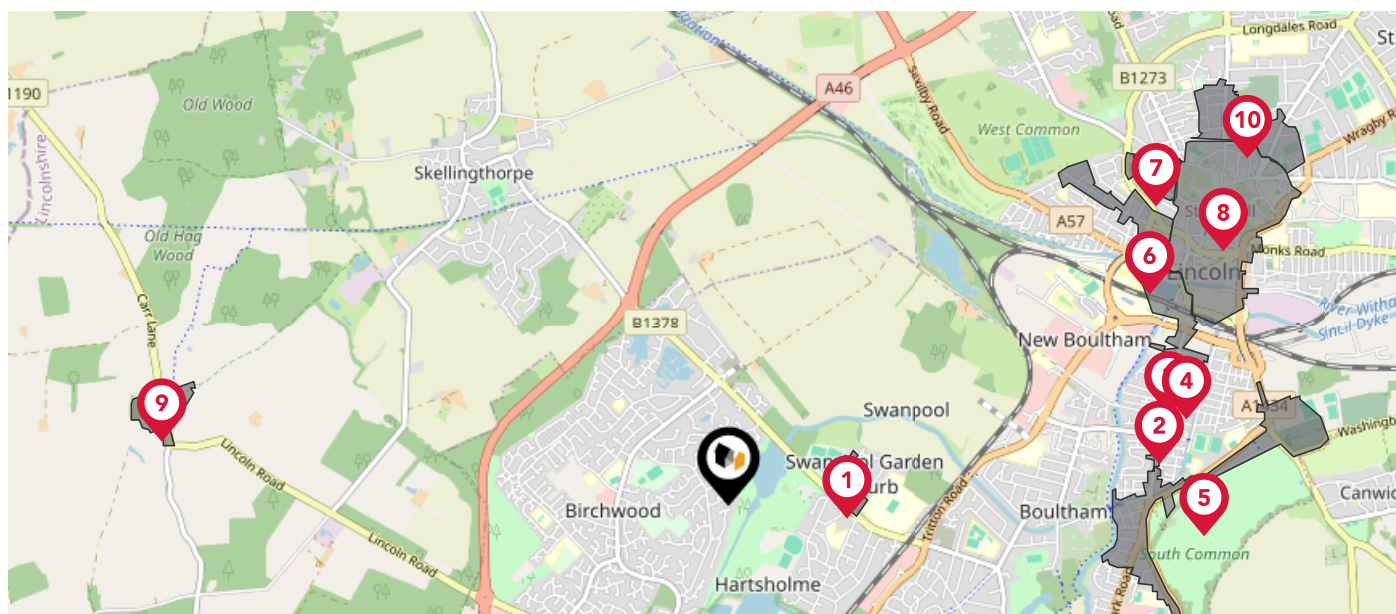
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Maps
Conservation Areas

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

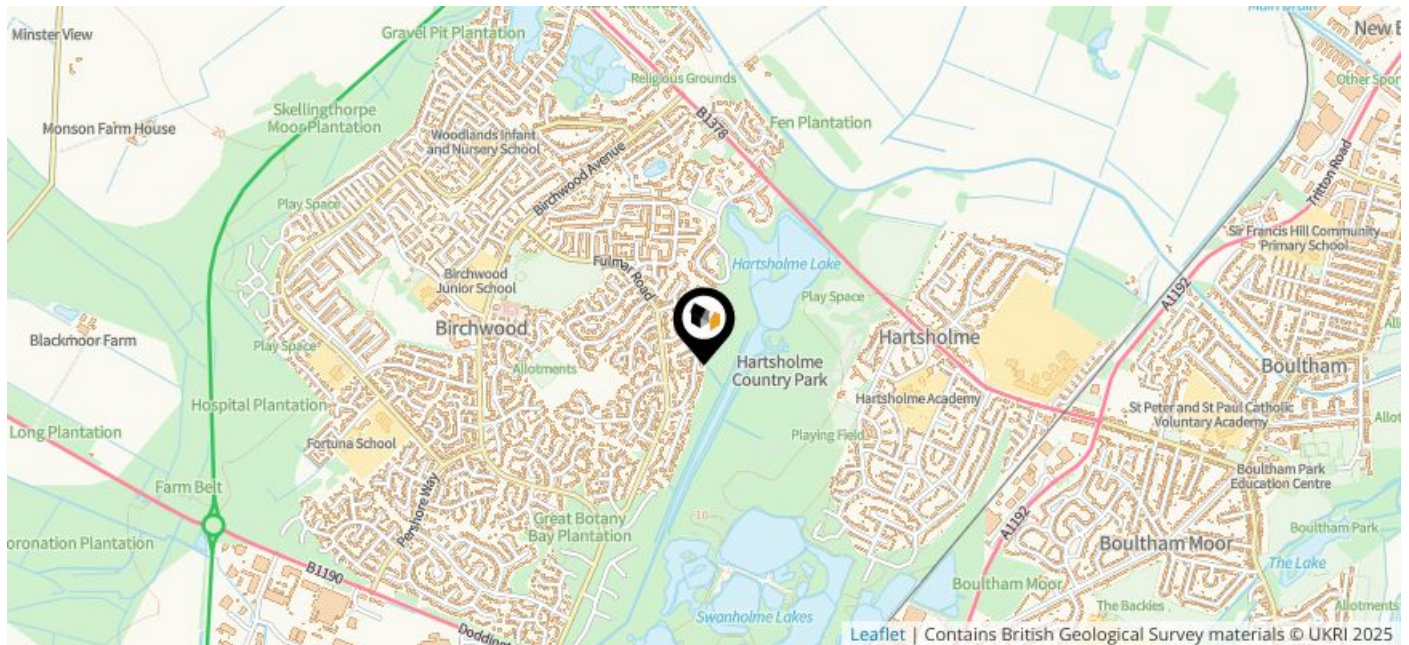|	
1	Swanpool
2	Gowt's Bridge
3	St Peter-at-Gowts
4	Sibthorp
5	St Catherines
6	West Parade and Brayford
7	Carline
8	Cathedral and City Centre
9	Doddington
10	Newport and Nettleham Road

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.
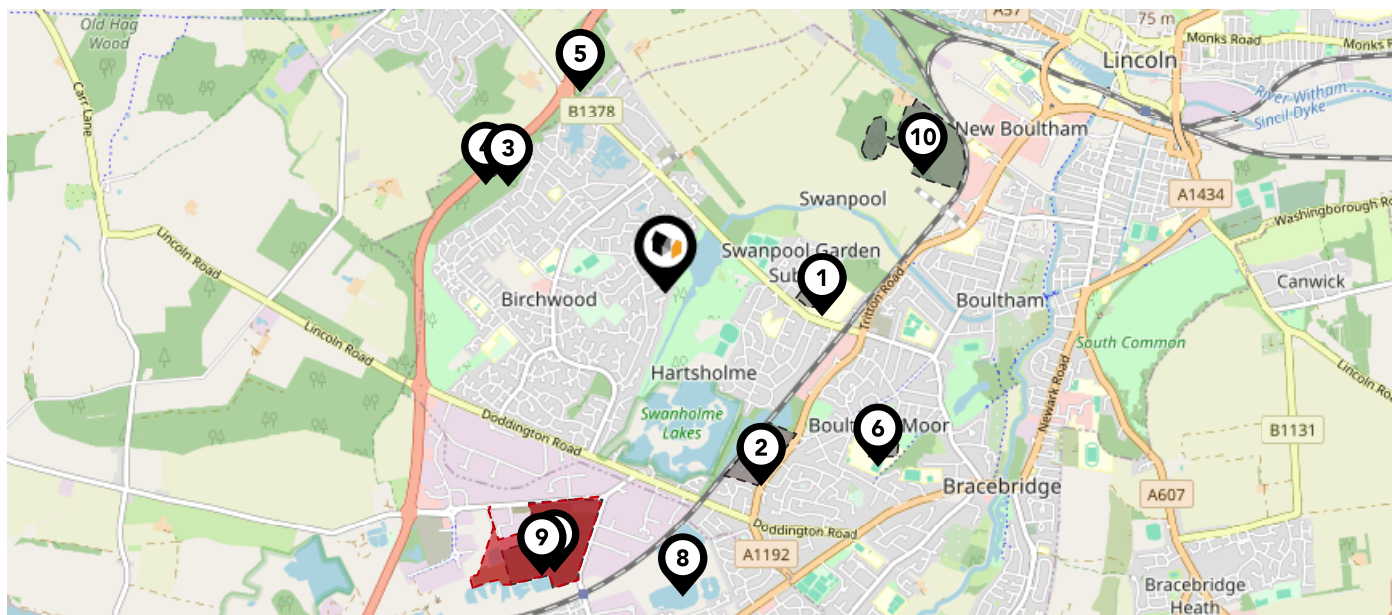
Nearby Landfill Sites

1	City School-Skellingthorpe Road	Historic Landfill
2	Moorland Avenue Industrial Estate-Swallow Beck, Lincolnshire	Historic Landfill
3	Skellingthorpe Moor Plantation-Skellingthorpe Moor, Lincolnshire	Historic Landfill
4	Skellingthorpe Moor Plantation-Skellingthorpe Moor, Lincolnshire	Historic Landfill
5	Skellingthorpe Moor-Skellingthorpe Moor, Lincoln, Lincolnshire	Historic Landfill
6	Moorland Avenue-Boultham Moor, Lincolnshire	Historic Landfill
7	Hykeham Quarry Landfill (superseded By 73214)-Whisby Road, Lincoln, North Hykeham, Lincolnshire	Historic Landfill
8	Richmond Lakes-Richmond Drive,North Hykeham,Lincoln,Lincolnshire	Historic Landfill
9	No name provided by source	Active Landfill
10	Skewbridge Tip Site-Skewbridge, Lincoln	Historic Landfill

MIR - Material Info

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025

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
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
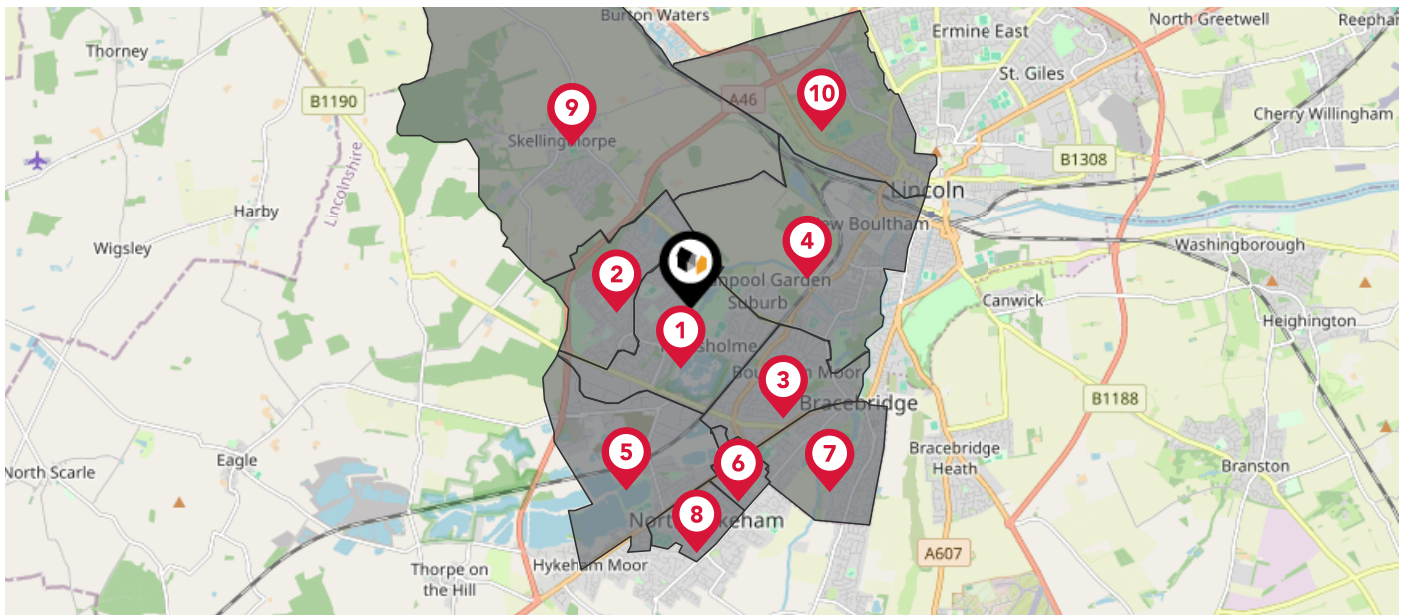
Nearby Council Wards	
1	Hartsholme Ward
2	Birchwood Ward
3	Moorland Ward
4	Boultham Ward
5	North Hykeham Memorial Ward
6	North Hykeham Forum Ward
7	Witham Ward
8	North Hykeham Moor Ward
9	Skellingthorpe Ward
10	Carholme Ward

Environment
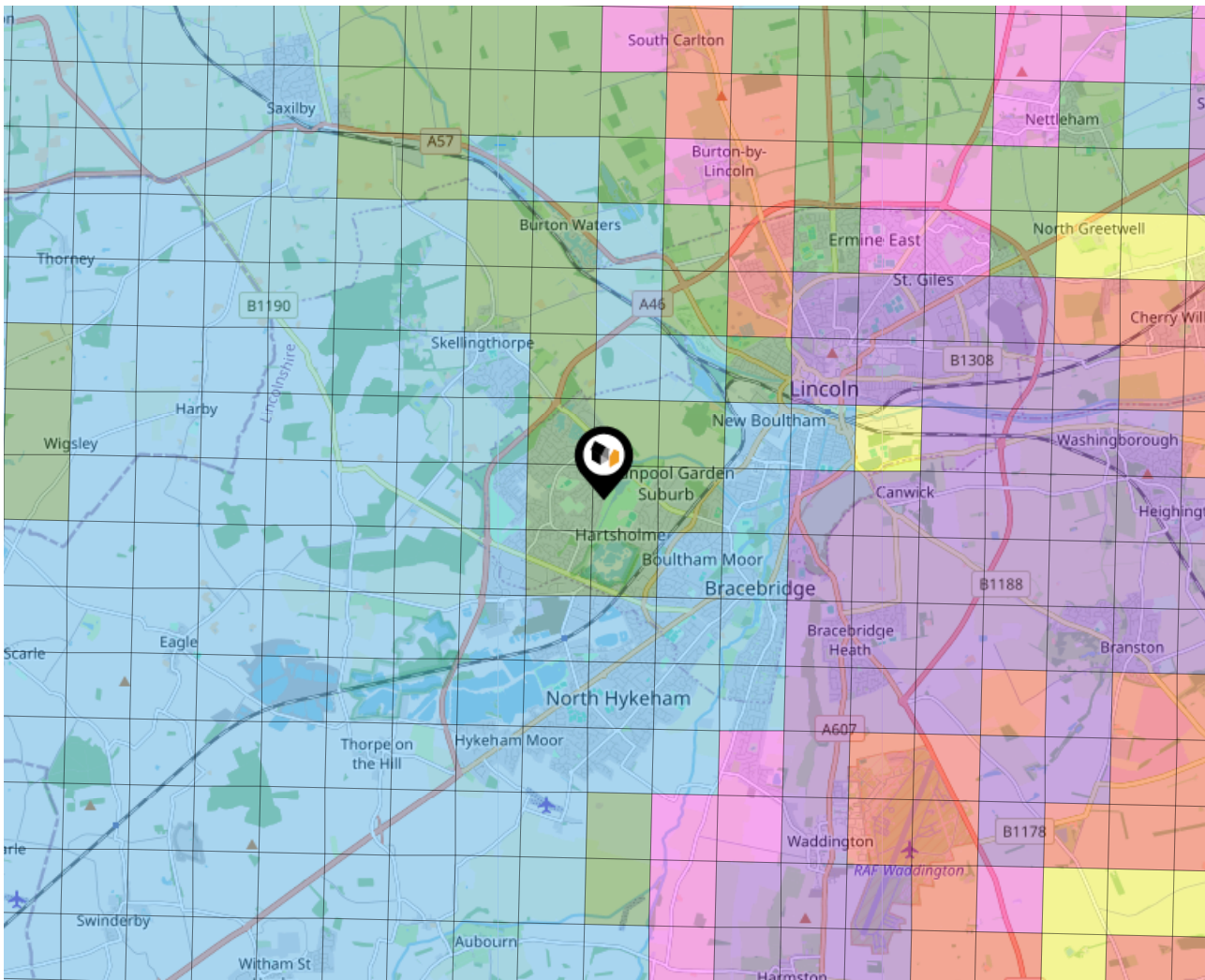# **Radon Gas**

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).

	This Property ▼				
🟦	🟩	🟪	🟨	🟥	🟪
1	**2**	**3**	**4**	**5**	**6**
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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Environment
Soils & Clay
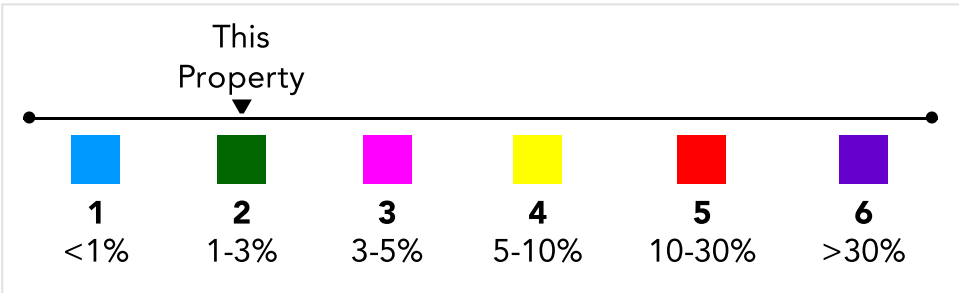
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:
Parent Material Grain:
Soil Group:

VARIABLE
ARGILLACEOUS
LIGHT(SANDY) TO
MEDIUM(SANDY)

Soil Texture:

CLAYEY LOAM TO SILTY
LOAM

Soil Depth:

DEEP
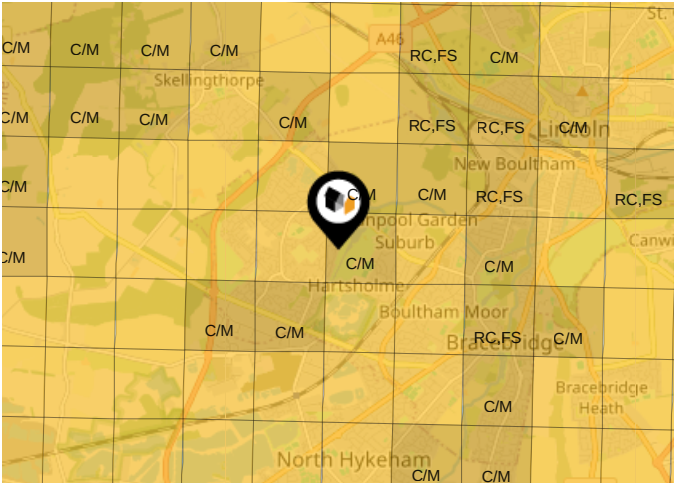
Primary Classifications (Most Common Clay Types)

|	
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

Local Area
Masts & Pylons
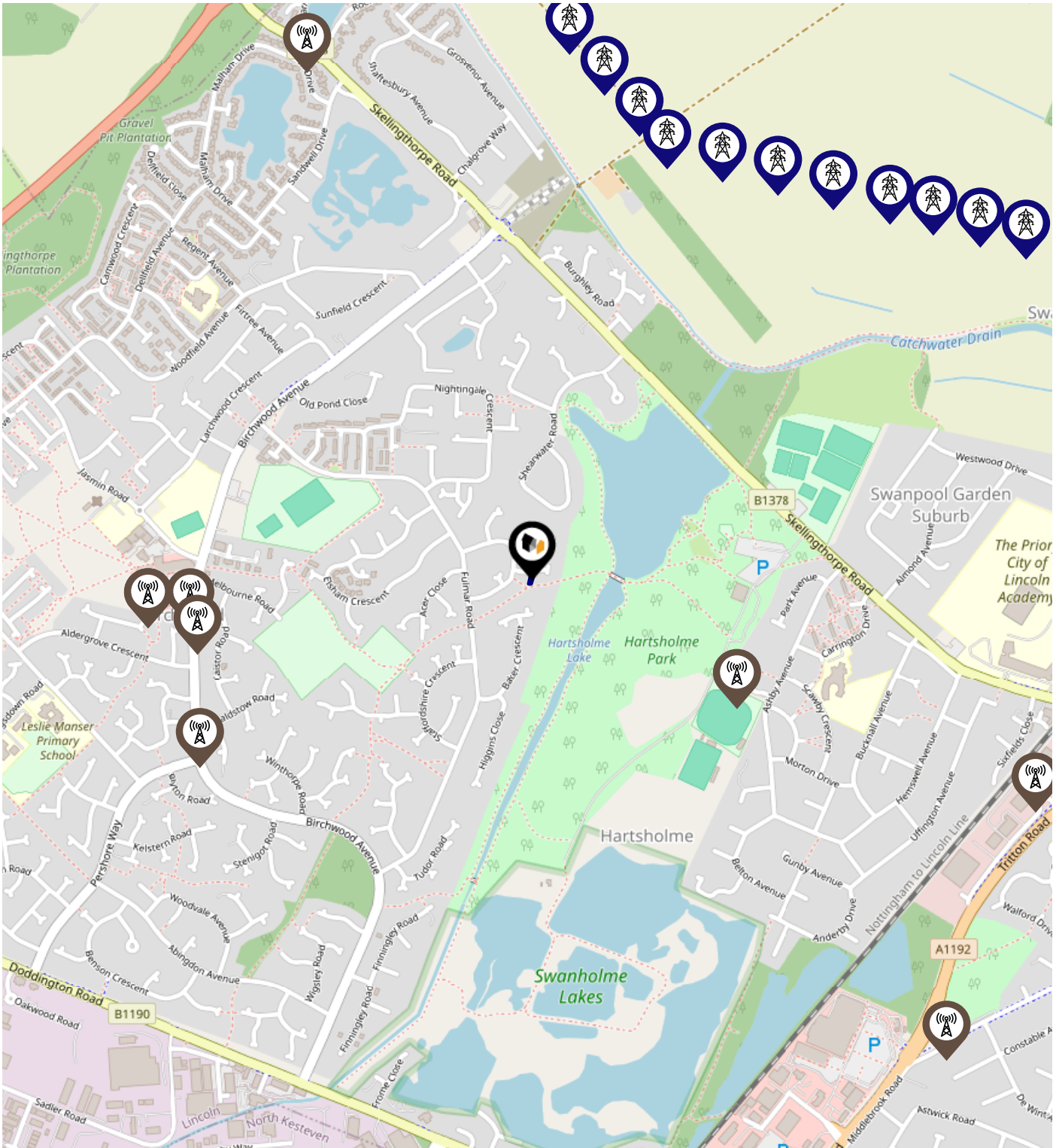
Key:

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...
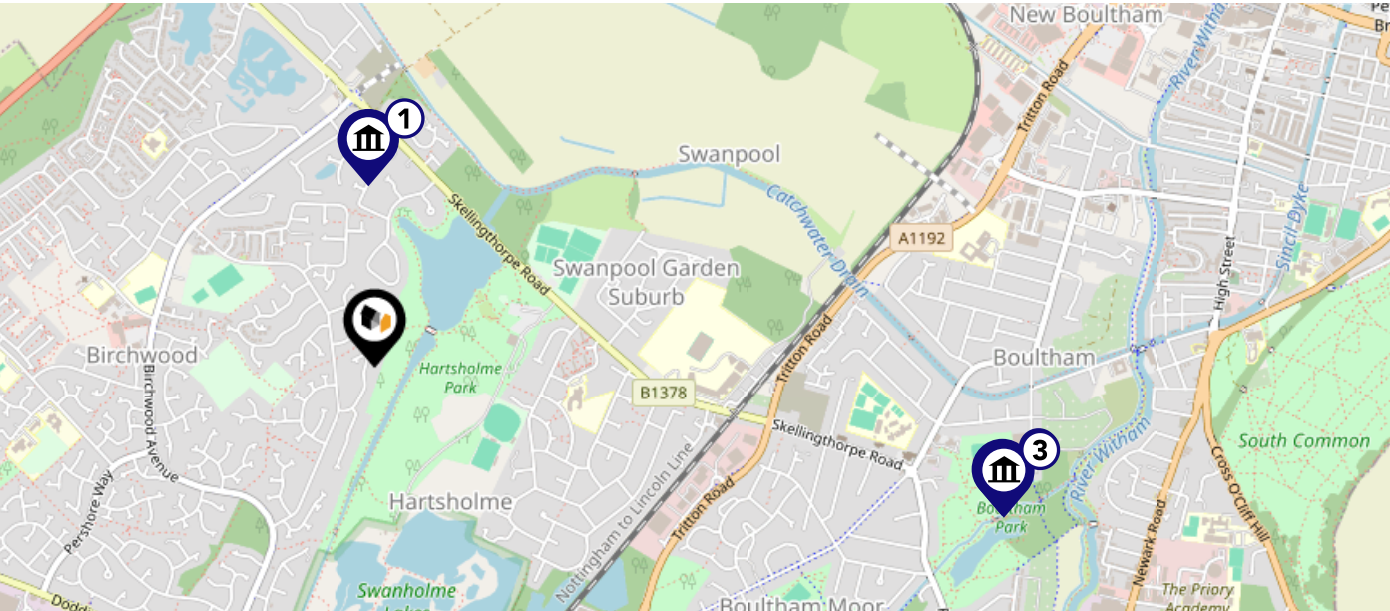

Listed Buildings in the local district	Grade	Distance
1388767 - Stones Place	Grade II	0.4 miles
1388567 - Crimean War Memorial 3 Metres North West Of Church Of St Helen	Grade II	1.4 miles
1388566 - Church Of St Helen	Grade II	1.5 miles

Maps
Green Belt

This map displays nearby areas that have been designated as Green Belt...
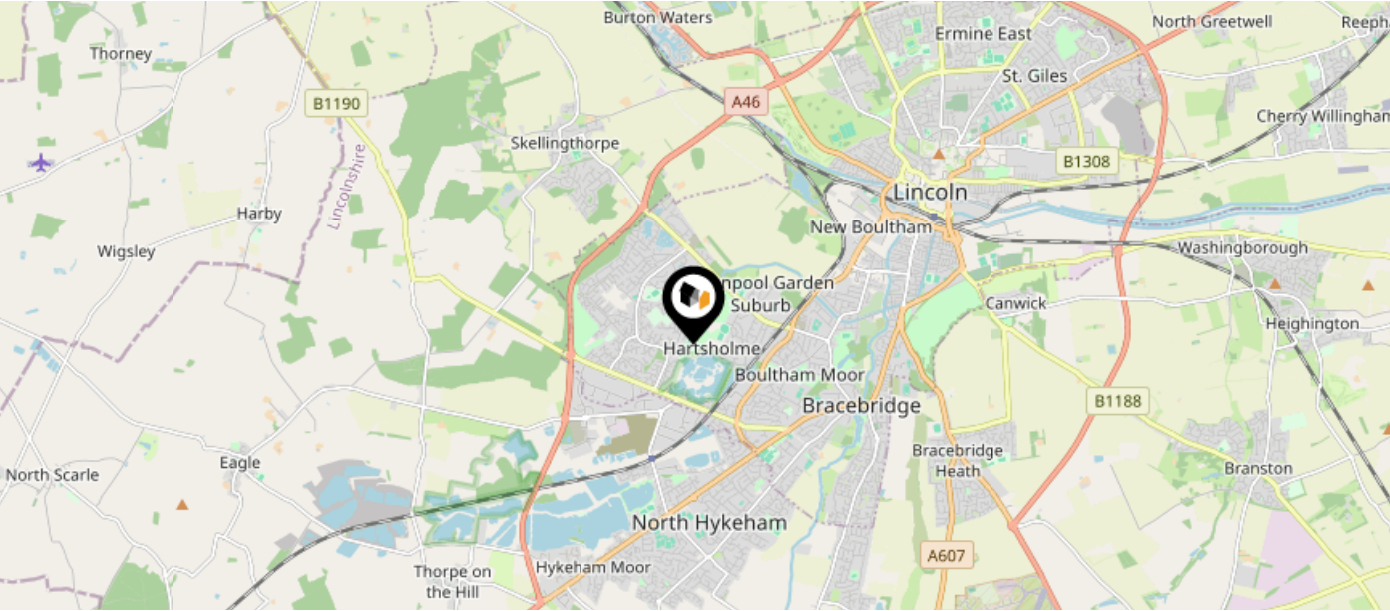
Nearby Green Belt Land
No data available.

Area
Schools
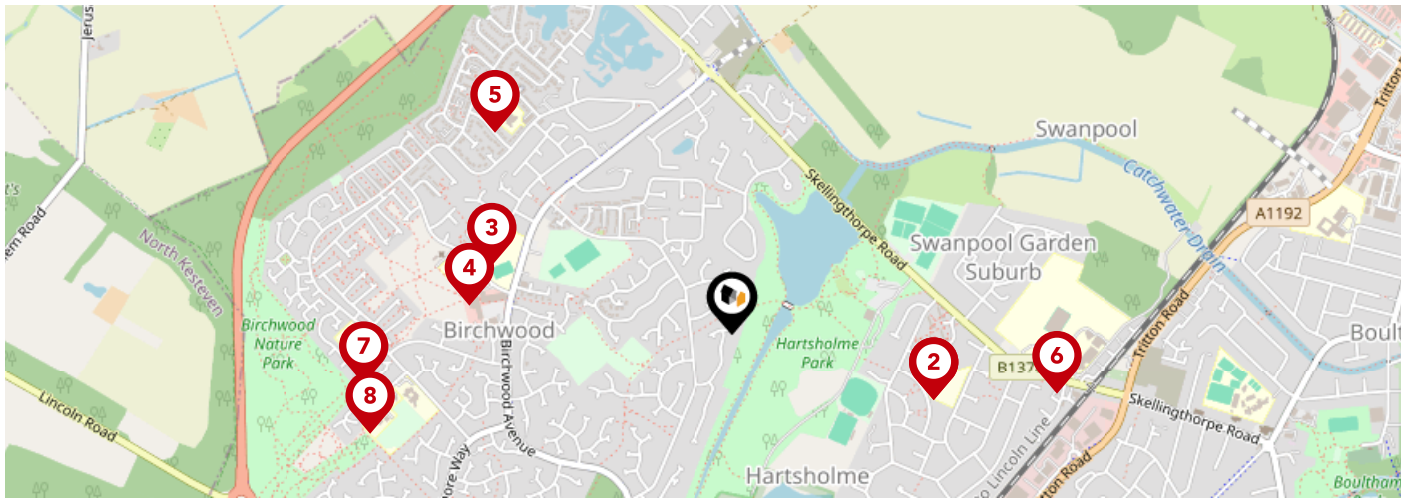
		Nursery	Primary	Secondary	College	Private
1	**Hartsholme Academy** Ofsted Rating: Requires improvement | Pupils: 377 | Distance:0.47	☐	☑	☐	☐	☐
2	**The Pilgrim School** Ofsted Rating: Good | Pupils: 4 | Distance:0.47	☐	☐	☑	☐	☐
3	**Lincoln Birchwood Junior School** Ofsted Rating: Good | Pupils: 255 | Distance:0.55	☐	☑	☐	☐	☐
4	**The Lancaster School** Ofsted Rating: Good | Pupils: 115 | Distance:0.59	☐	☑	☐	☐	☐
5	**Woodlands Infant and Nursery School** Ofsted Rating: Good | Pupils: 106 | Distance:0.69	☐	☑	☐	☐	☐
6	**The Priory City of Lincoln Academy** Ofsted Rating: Requires improvement | Pupils: 980 | Distance:0.73	☐	☐	☑	☐	☐
7	**St Hugh's Catholic Primary, A Voluntary Academy** Ofsted Rating: Outstanding | Pupils: 274 | Distance:0.82	☐	☑	☐	☐	☐
8	**The Kingsdown Nursery School, Lincoln** Ofsted Rating: Good | Pupils: 80 | Distance:0.83	☑	☐	☐	☐	☐

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Area
Schools

MIR - Material Info

		Nursery	Primary	Secondary	College	Private
9	**Leslie Manser Primary School** Ofsted Rating: Good | Pupils: 240 | Distance:0.83	☐	☑	☐	☐	☐
10	**Fortuna School** Ofsted Rating: Outstanding | Pupils: 80 | Distance:0.83	☐	☑	☐	☐	☐
11	**St Peter and St Paul, Catholic Voluntary Academy** Ofsted Rating: Requires improvement | Pupils: 602 | Distance:1.19	☐	☐	☑	☐	☐
12	**The Priory Witham Academy** Ofsted Rating: Good | Pupils: 1110 | Distance:1.25	☐	☑	☑	☐	☐
13	**Sir Francis Hill Community Primary School** Ofsted Rating: Requires improvement | Pupils: 623 | Distance:1.46	☐	☑	☐	☐	☐
14	**Ling Moor Primary Academy** Ofsted Rating: Outstanding | Pupils: 413 | Distance:1.48	☐	☑	☐	☐	☐
15	**The Lincoln St Christopher's School** Ofsted Rating: Good | Pupils: 252 | Distance:1.62	☐	☐	☑	☐	☐
16	**Skellingthorpe the Holt Primary School** Ofsted Rating: Good | Pupils: 186 | Distance:1.64	☐	☑	☐	☐	☐
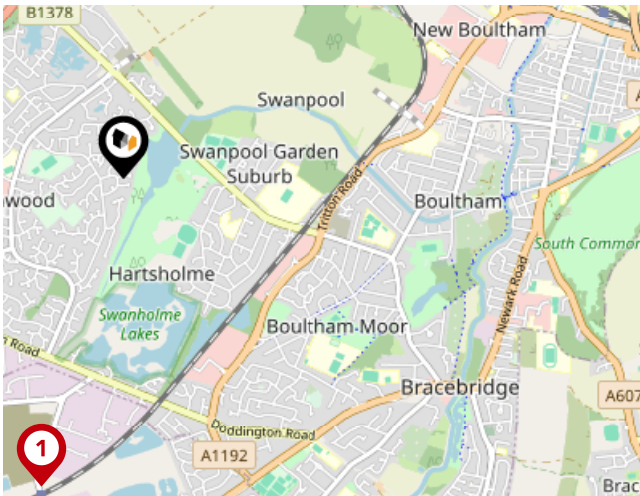
National Rail Stations

Pin	Name	Distance
1	Hykeham Rail Station	1.41 miles
2	Lincoln Central Rail Station	2.27 miles
3	Lincoln Central Rail Station	2.29 miles
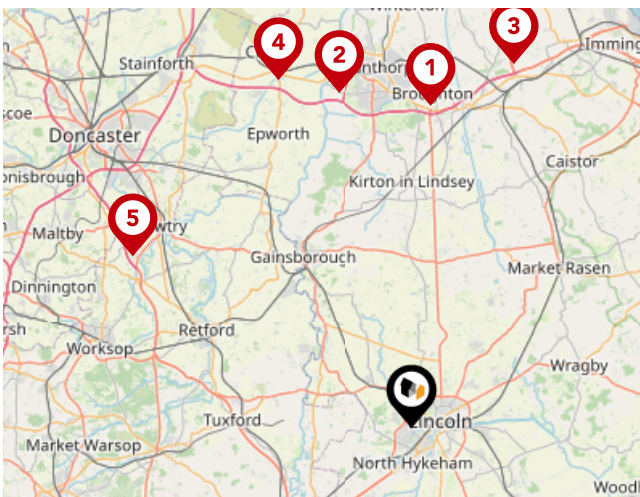
Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	22.83 miles
2	M180 J3	24.23 miles
3	M180 J5	26.65 miles
4	M180 J2	26.26 miles
5	A1(M) J34	23.14 miles

Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	27.39 miles
2	Finningley	25.27 miles
3	East Mids Airport	40.8 miles
4	Leeds Bradford Airport	63.05 miles
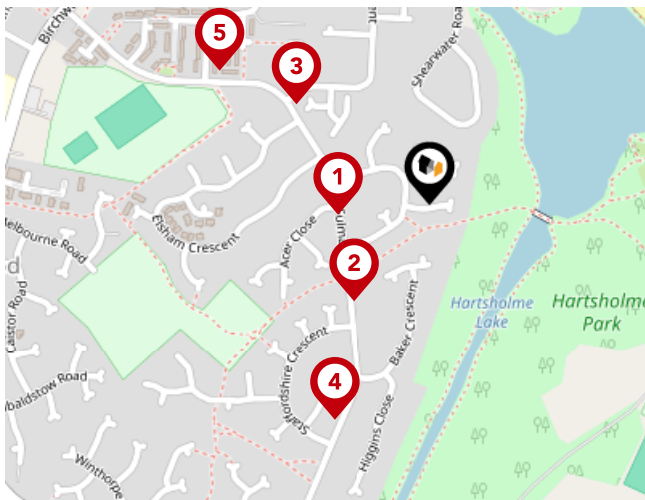
Bus Stops/Stations

Pin	Name	Distance
1	Sycamore Crescent	0.1 miles
2	Sycamore Crescent	0.13 miles
3	Elsham Crescent	0.19 miles
4	Staffordshire Crescent	0.26 miles
5	Nightingale Crescent	0.28 miles
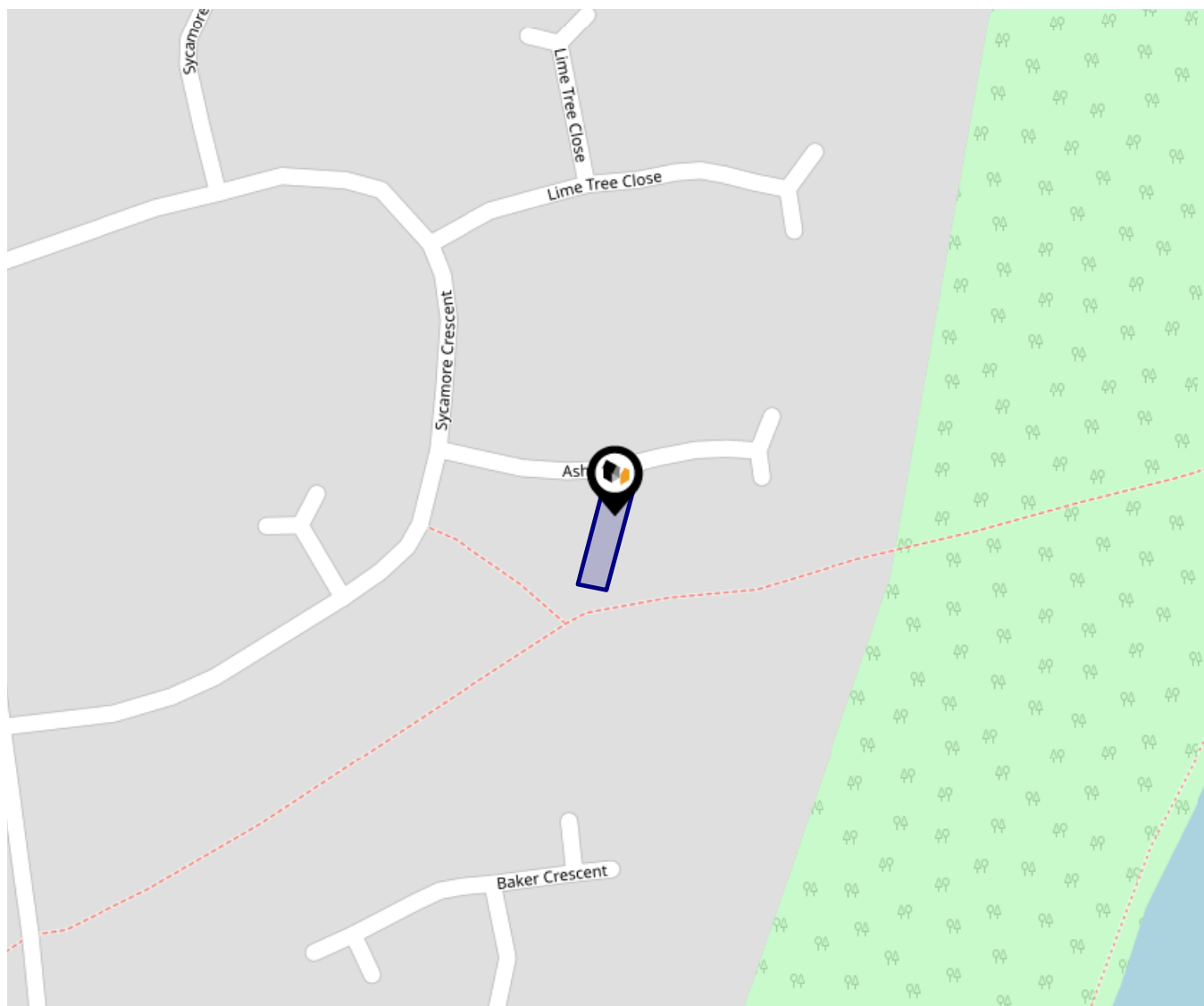
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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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MIR - Material Info

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail