

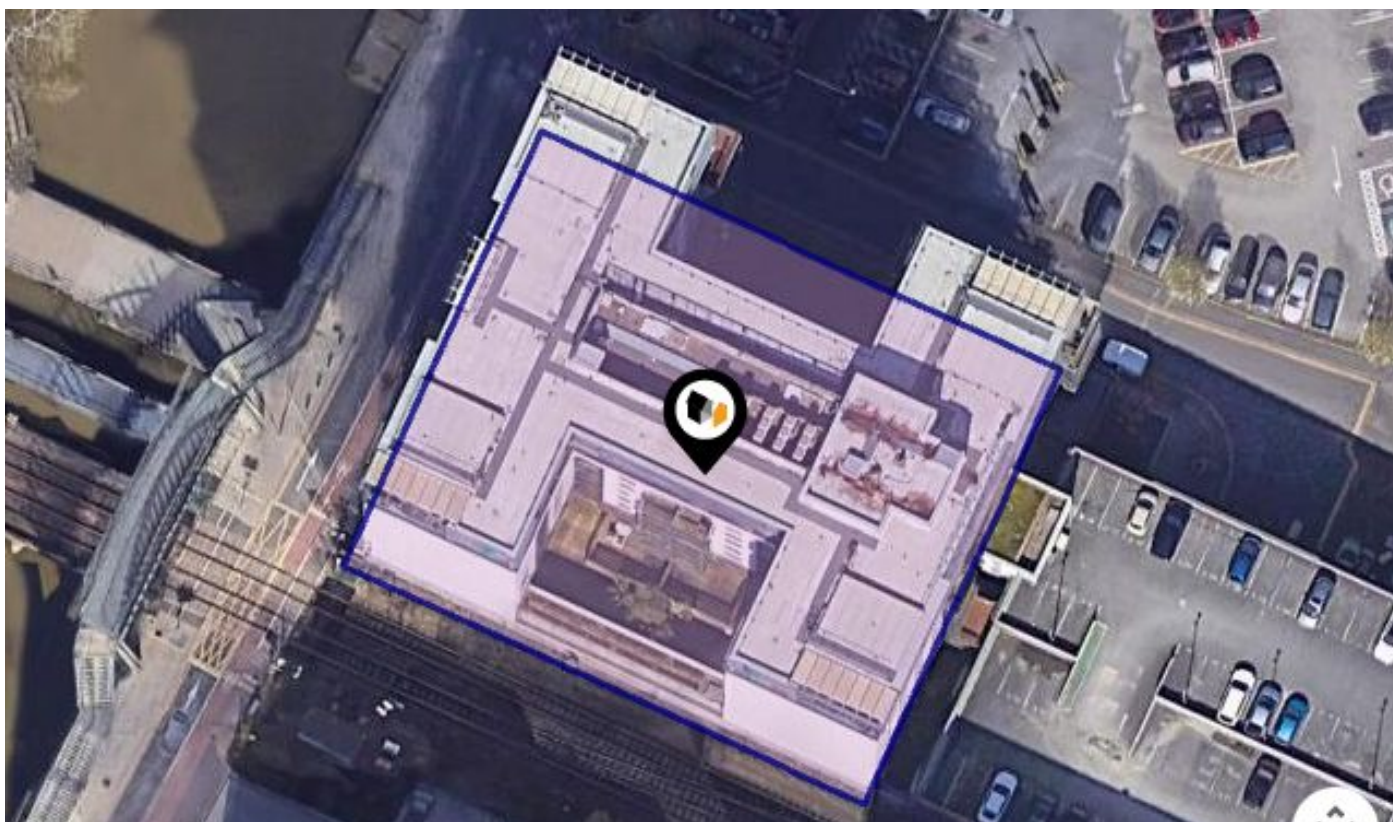


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 29th October 2025



BRAYFORD STREET, LINCOLN, LN5

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

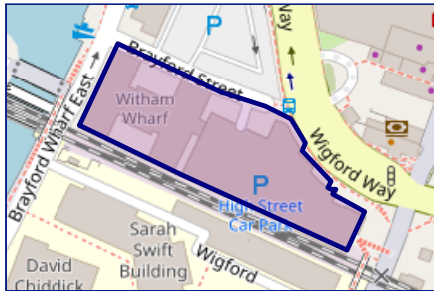
hymie.bentley@mundys.net

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Know any property instantly

Freehold Title Plan



LL255451

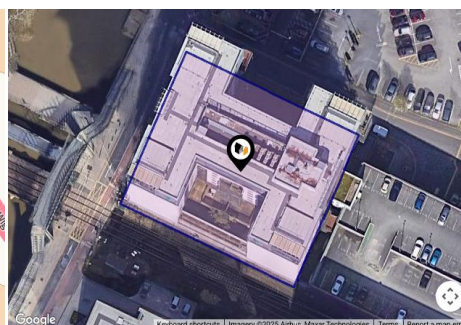
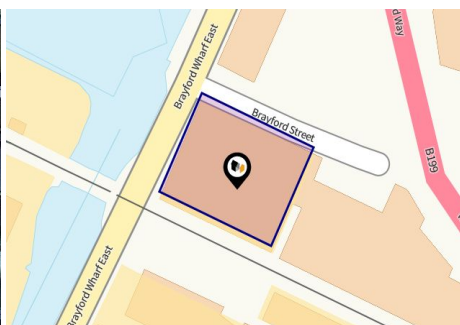
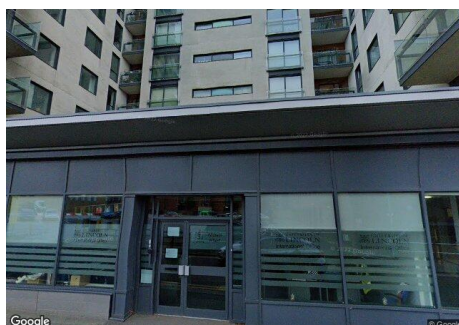
Leasehold Title Plan



LL334030

Start Date:	26/04/2012
End Date:	04/06/3006
Lease Term:	999 years from and including 5 June 2007 to and including 4 June 3006
Term Remaining:	981 years

Property Overview



Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	1,151 ft ² / 107 m ²
Plot Area:	0.45 acres
Year Built :	2012
Council Tax :	Band E
Annual Estimate:	£2,763
Title Number:	LL334030

Tenure:	Leasehold
Start	26/04/2012
Date:	
End Date:	04/06/3006
Lease	999 years from and including 5 June
Term:	2007 to and including 4 June 3006
Term	981 years
Remaining:	

Local Area

Local Authority:	Lincolnshire
Conservation Area:	West Parade and Brayford

Flood Risk:	
● Rivers & Seas	Low
● Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16	1000
mb/s	mb/s

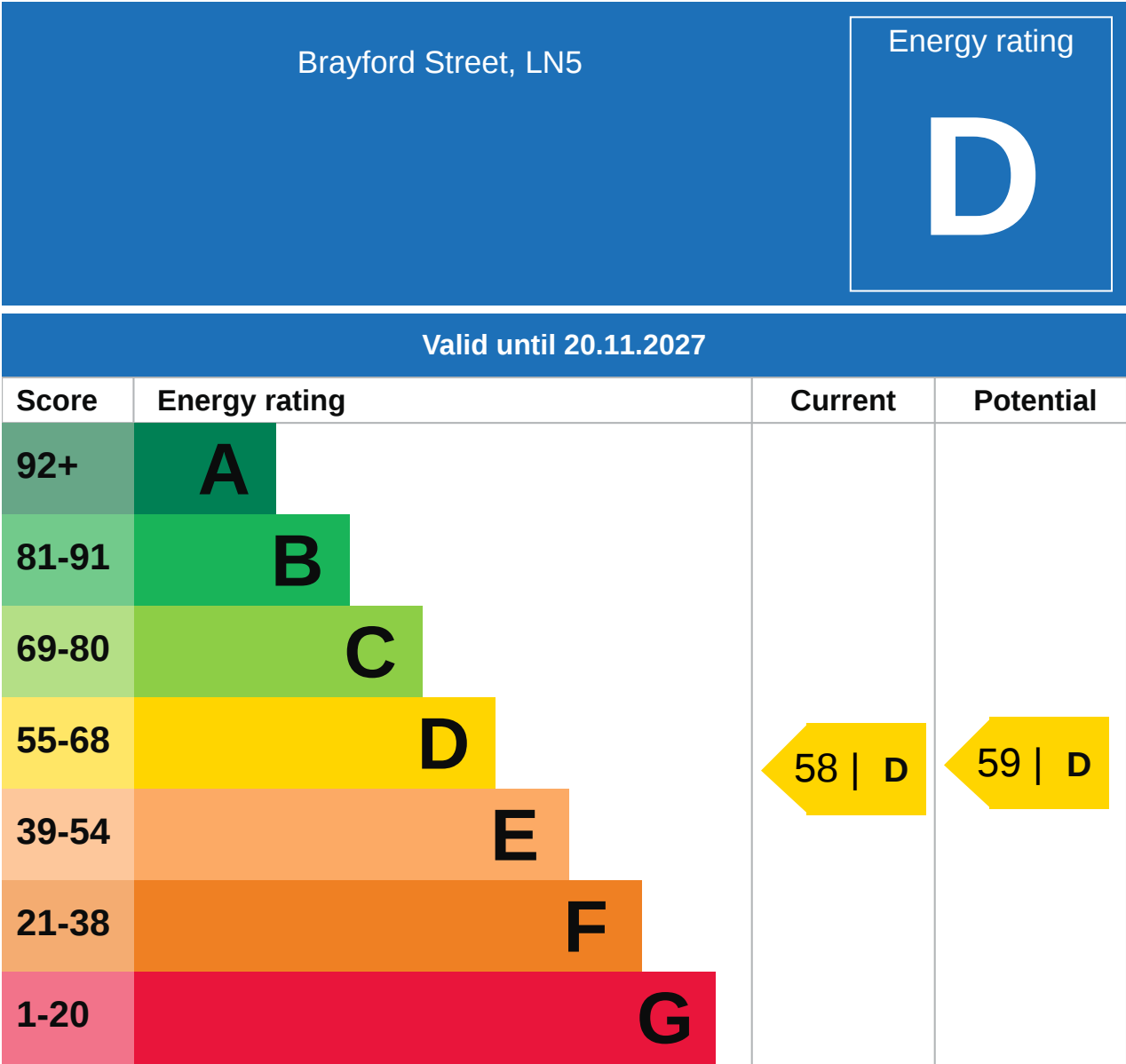
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate



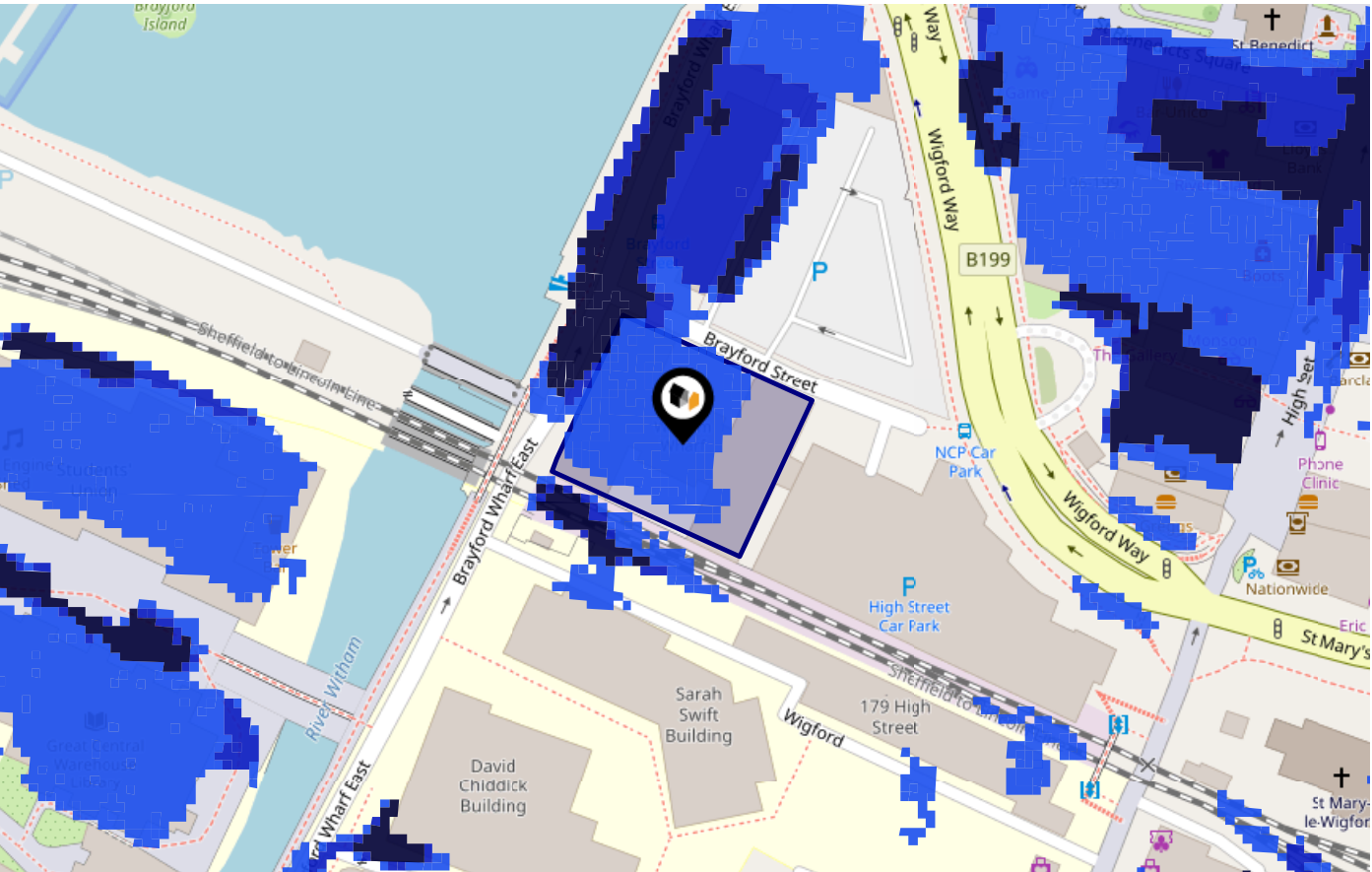
Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	9th
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Flat, insulated (assumed)
Roof Energy:	Good
Main Heating:	Warm air, Electricaire
Main Heating Controls:	Time and temperature zone control
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	No low energy lighting
Floors:	(another dwelling below)
Total Floor Area:	107 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: 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:

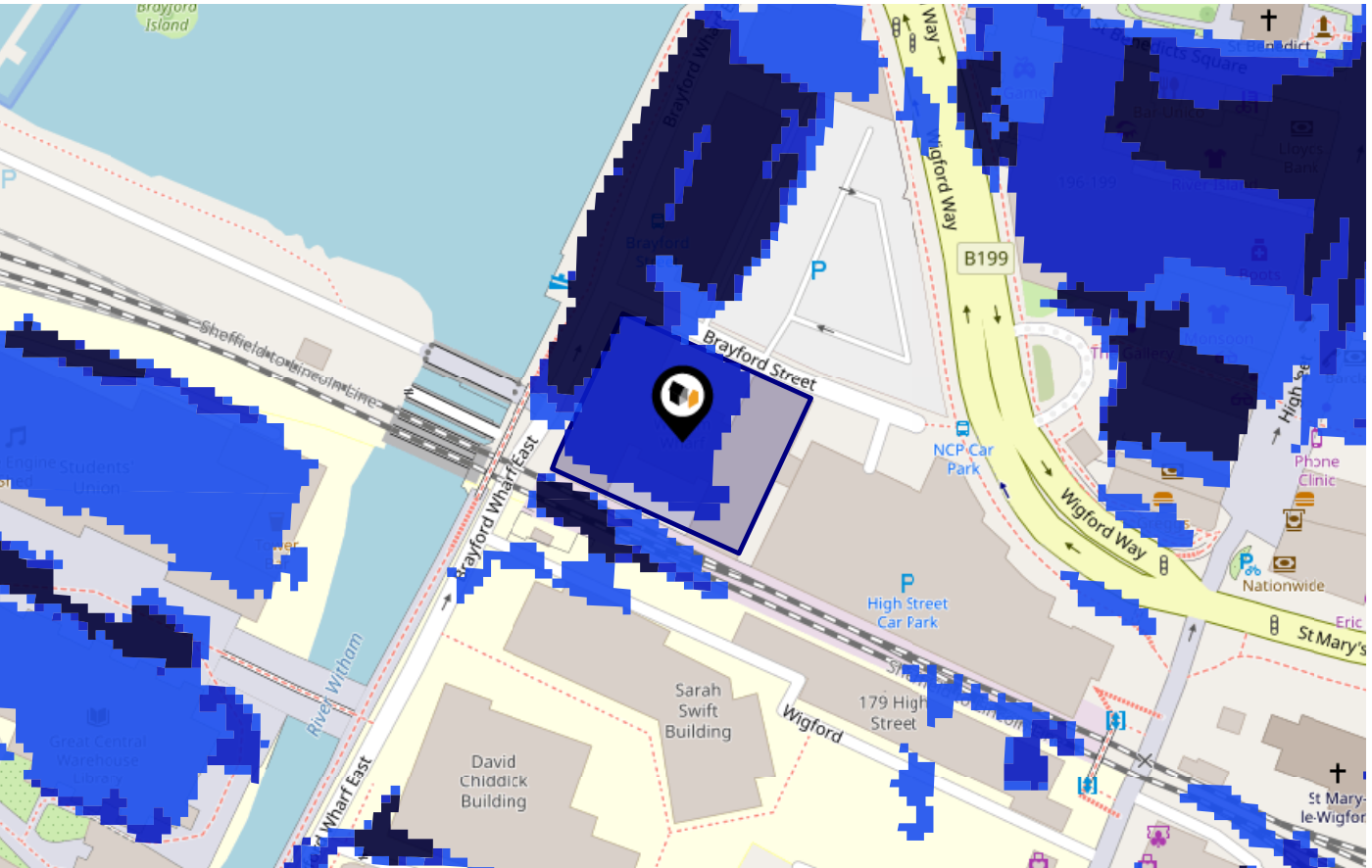


Flood Risk

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.



Risk Rating: Medium

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:



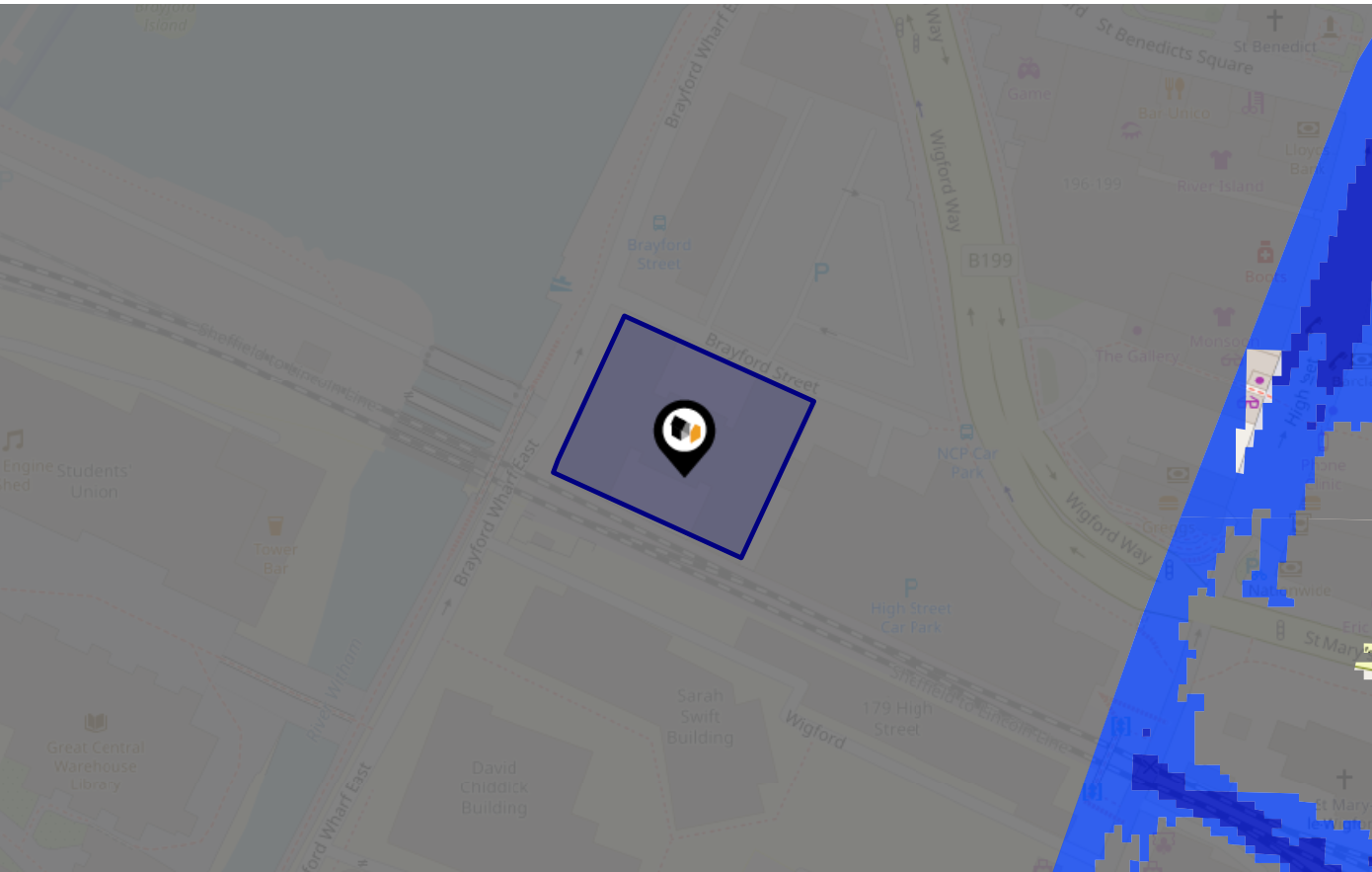
MIR - Material Info

Powered by **aprift** 

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.

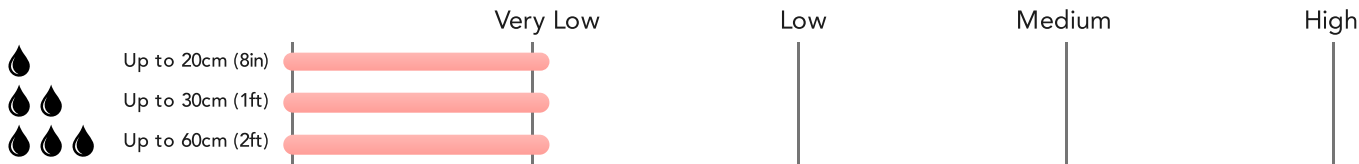


Risk Rating: Very low

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.
-  **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:

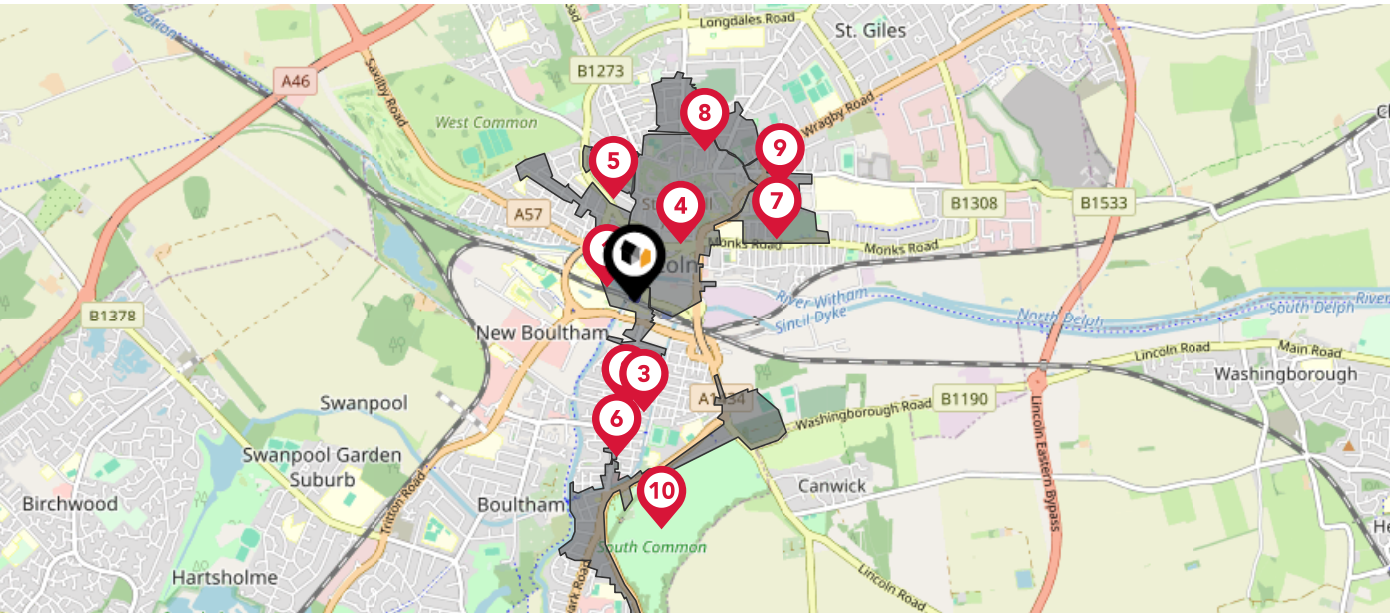


Maps

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.



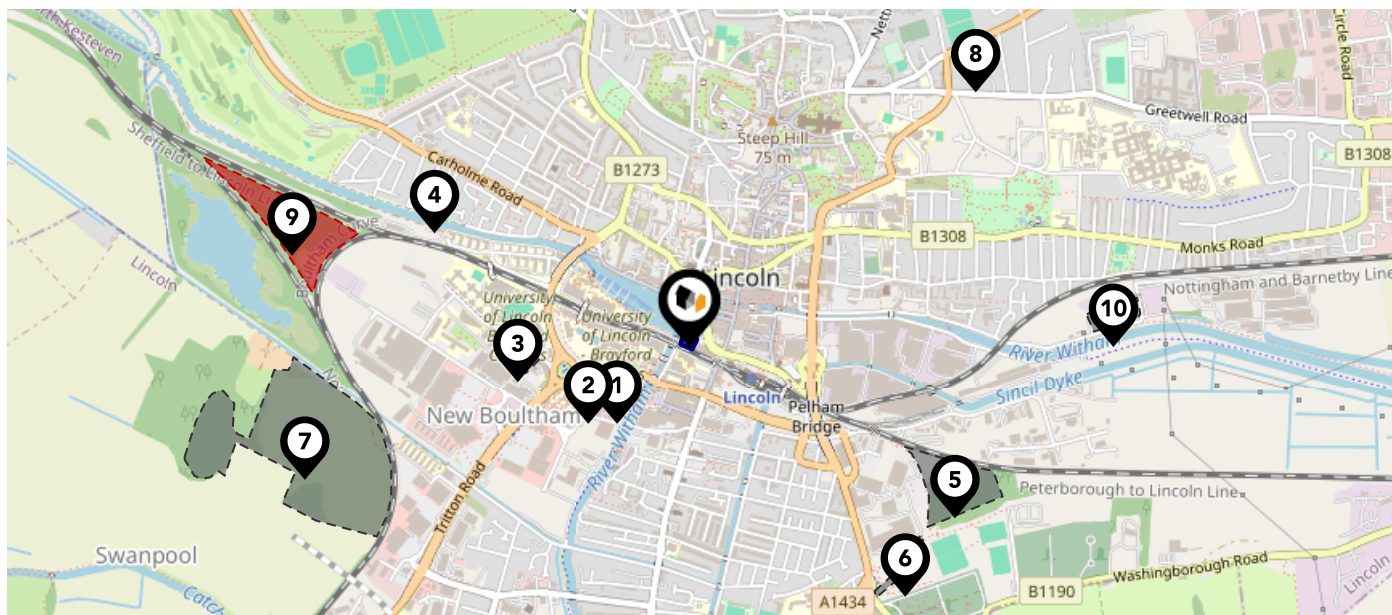
Nearby Conservation Areas	
1	West Parade and Brayford
2	St Peter-at-Gowts
3	Sibthorp
4	Cathedral and City Centre
5	Carline
6	Gowt's Bridge
7	Lindum and Arboretum
8	Newport and Nettleham Road
9	The Dell
10	St Catherines

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	Land South Of Ropewalk-Land South Of Ropewalk, Rear Of Mervyn Black	Historic Landfill	☐
2	Former Brayford Leisure Site-Ropewalk	Historic Landfill	☐
3	Rear Of British Rail Social Club-Ropewalk	Historic Landfill	☐
4	Former Fisons Site-Carholme Road	Historic Landfill	☐
5	East Of Dunford Road-Cow Paddle, Lincoln	Historic Landfill	☐
6	Old Railway Cutting-Cow Paddle	Historic Landfill	☐
7	Skewbridge Tip Site-Skewbridge, Lincoln	Historic Landfill	☐
8	The Dell-Wragby Road	Historic Landfill	☐
9	EA/EPR/BP3998NN/A001 - Beevor Foundry Ltd	Active Landfill	☒
10	East Of Power Station Site-Spa Road	Historic Landfill	☐

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.

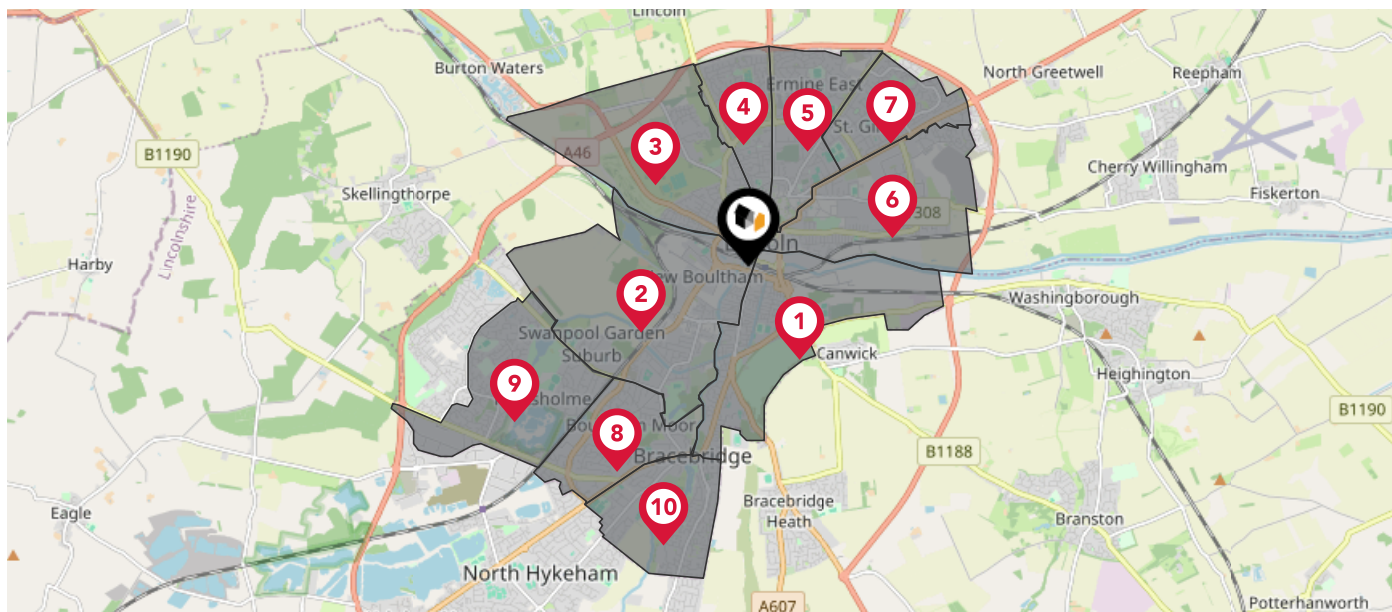
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

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



Park Ward



Boultham Ward



Carholme Ward



Castle Ward



Minster Ward



Abbey Ward



Glebe Ward



Moorland Ward



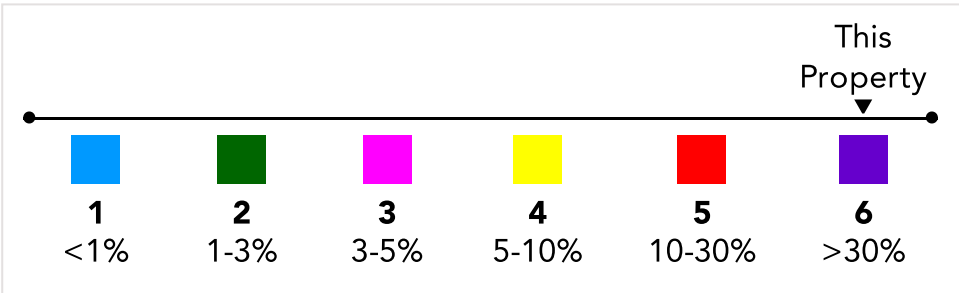
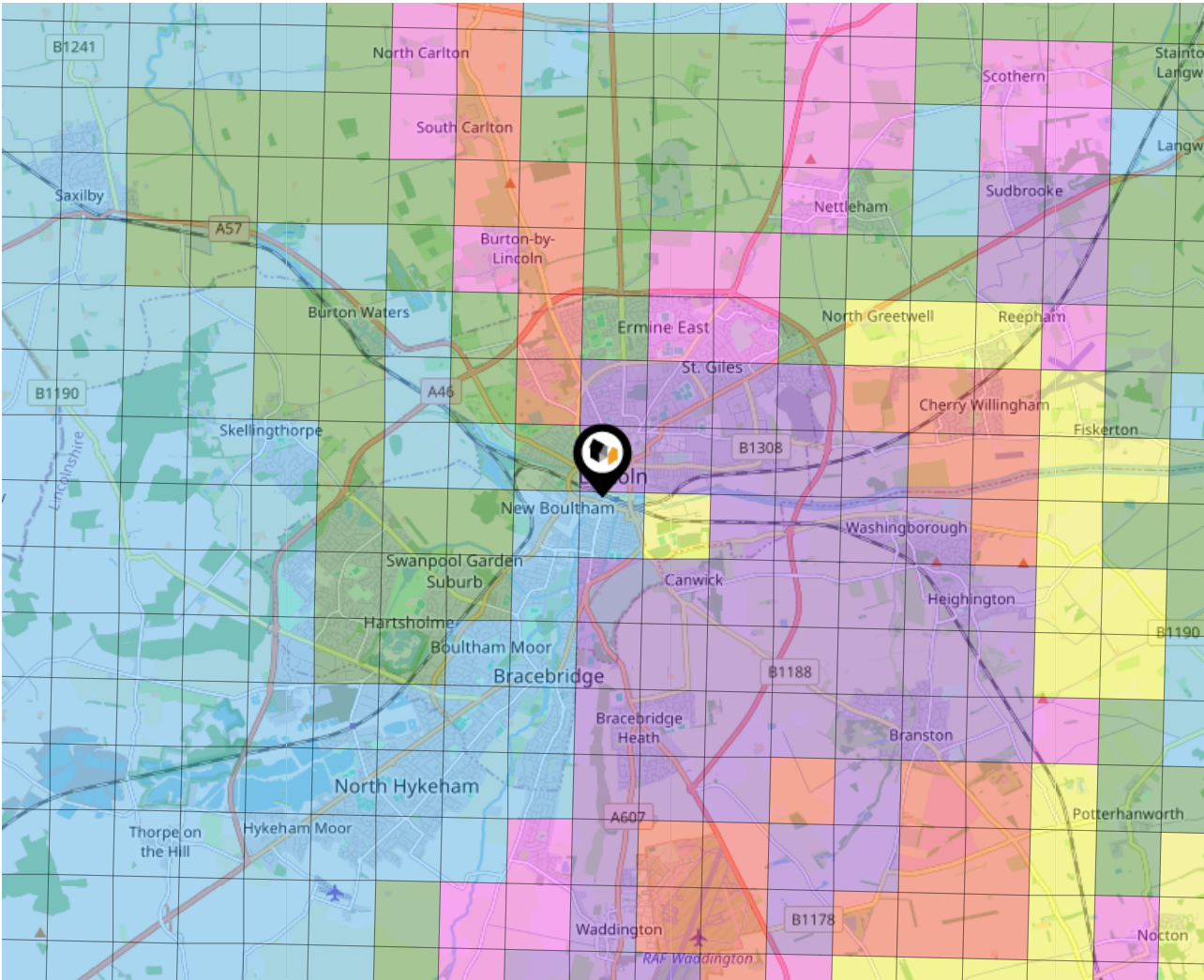
Hartsholme Ward



Witham Ward

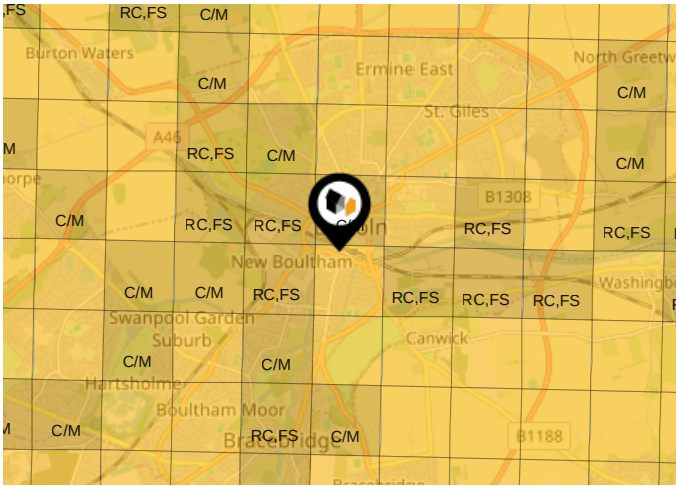
What is Radon?

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)

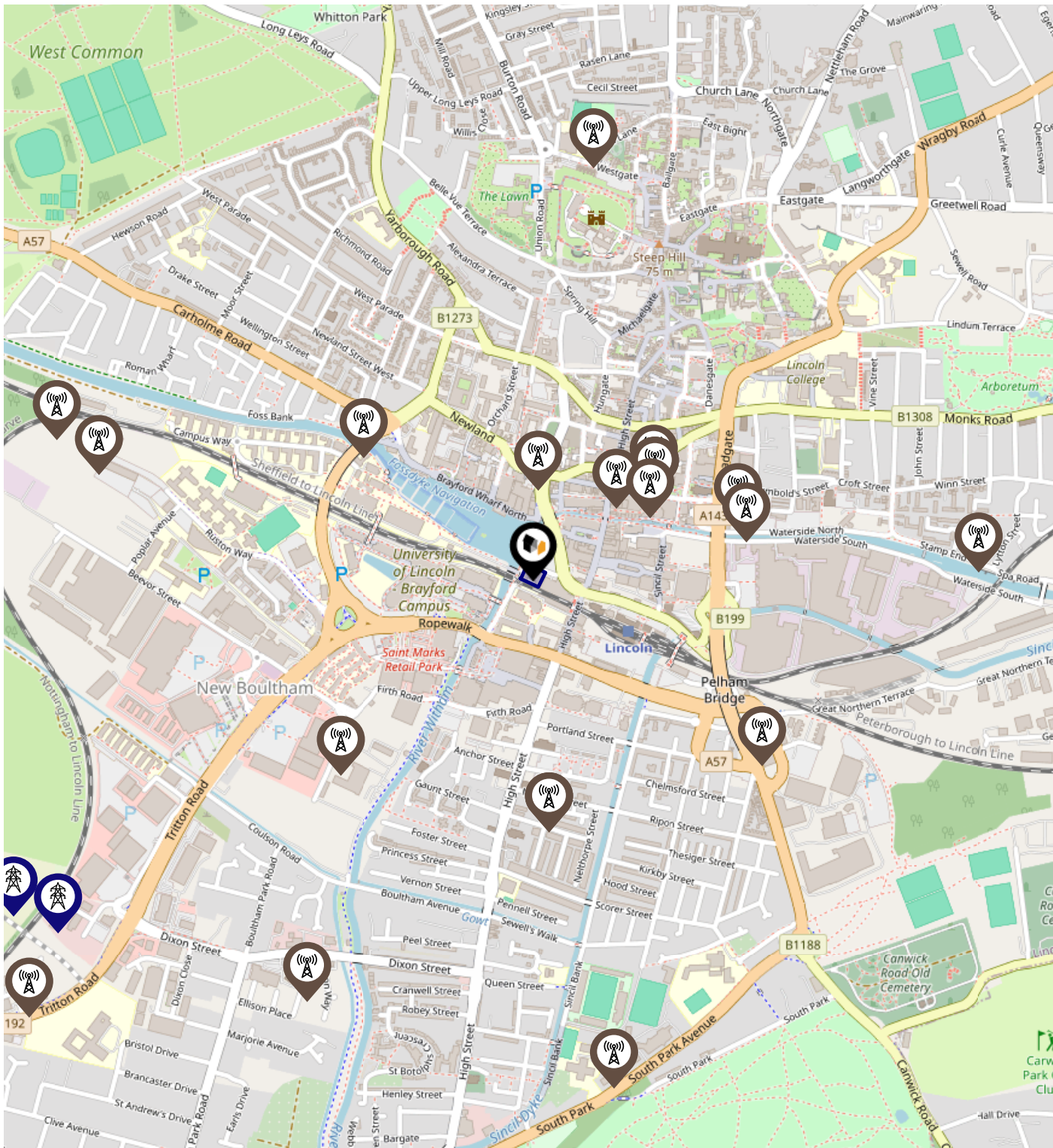
Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		



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...



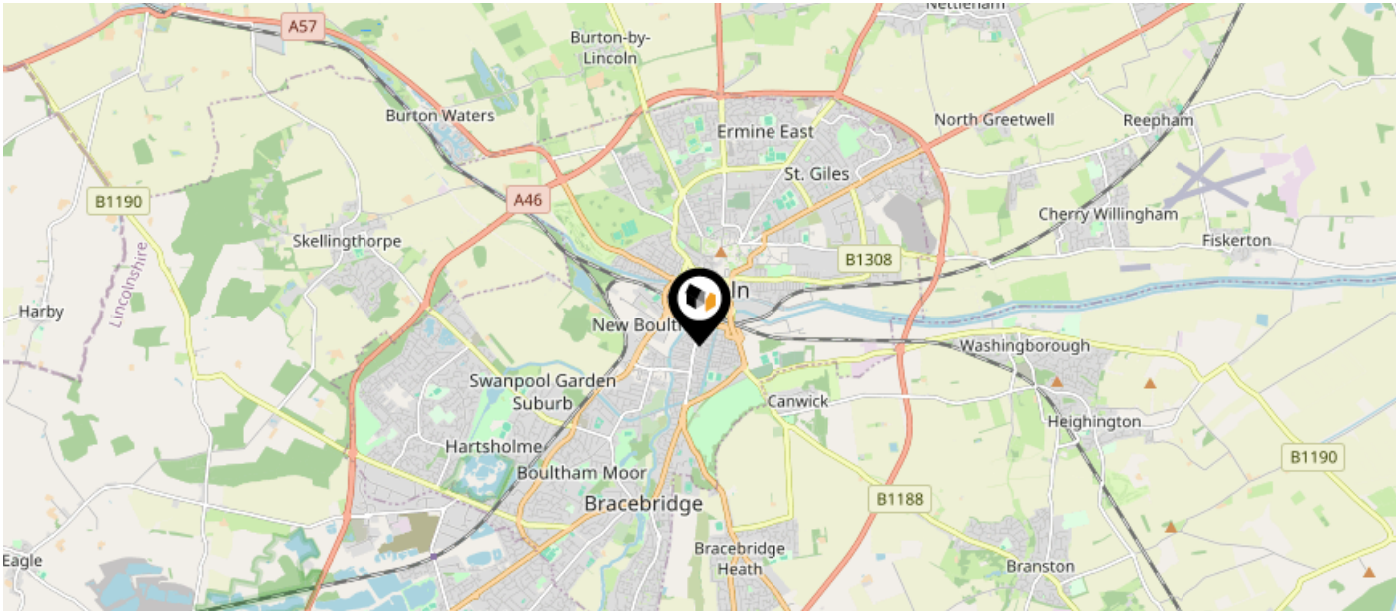
Listed Buildings in the local district	Grade	Distance
 1388501 - Former Corn Exchange	Grade II	0.1 miles
 1388597 - Church Of St Mary Le Wigford	Grade I	0.1 miles
 1388562 - 16, Guildhall Street	Grade II	0.1 miles
 1388729 - Brush Factory And Attached Warehouse	Grade II	0.1 miles
 1392292 - Signal Box	Grade II	0.1 miles
 1388592 - 323 High Street	Grade II	0.1 miles
 1388589 - 314 And 315, High Street	Grade II	0.1 miles
 1388591 - 320 High Street	Grade II	0.1 miles
 1388712 - 22 And 22a, Newland	Grade II	0.1 miles
 1388747 - War Memorial 5 Metres East Of Church Of St Benedict	Grade II	0.1 miles

Maps

Green Belt

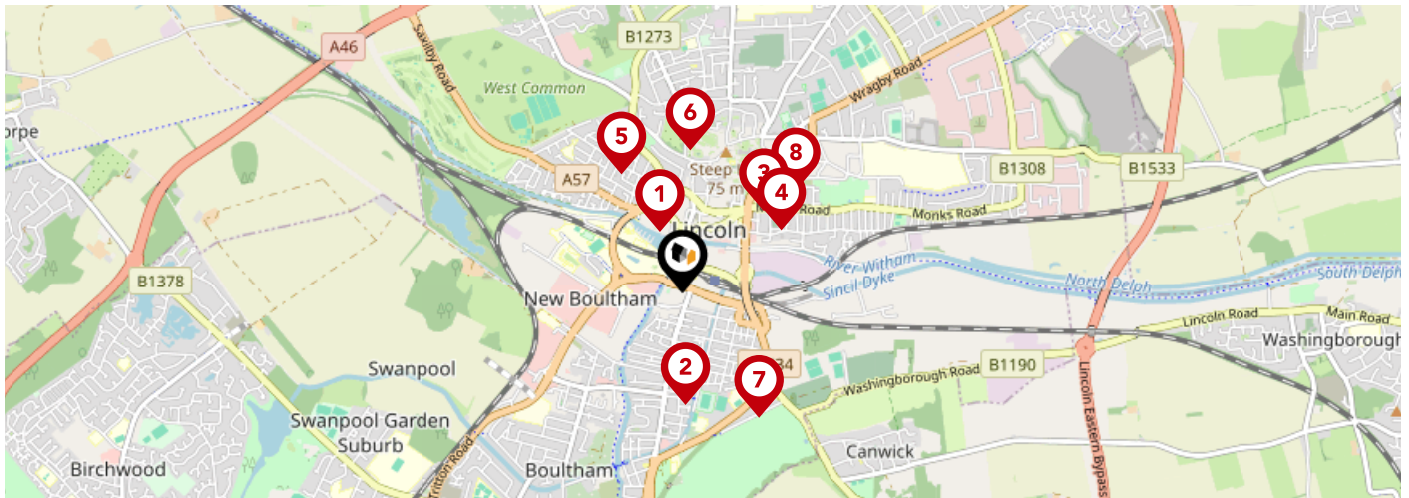


This map displays nearby areas that have been designated as Green Belt...

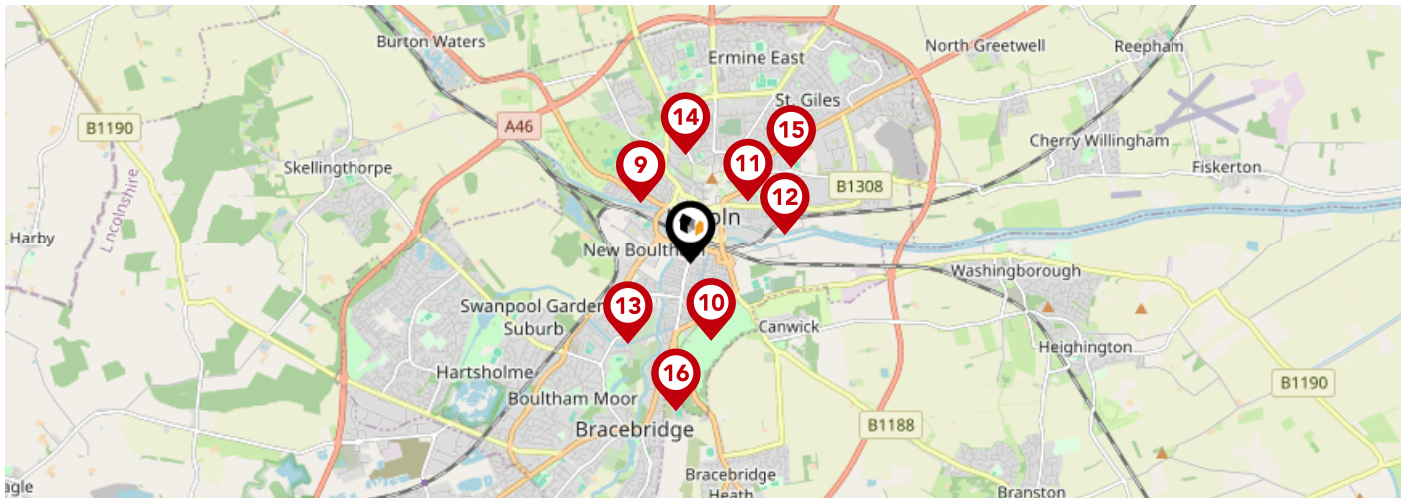


Nearby Green Belt Land

No data available.

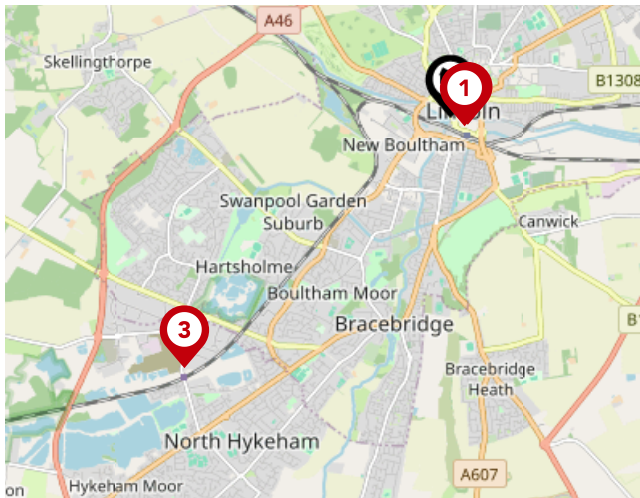


		Nursery	Primary	Secondary	College	Private
1	Lincolnshire Secure Unit Ofsted Rating: Not Rated Pupils:0 Distance:0.29	☐	☐	☒	☐	☐
2	The Lincoln St Peter at Gowts Church of England Primary School Ofsted Rating: Outstanding Pupils: 258 Distance:0.49	☐	☒	☐	☐	☐
3	Lincoln UTC Ofsted Rating: Good Pupils: 369 Distance:0.51	☐	☐	☒	☐	☐
4	Lincoln College Ofsted Rating: Good Pupils:0 Distance:0.52	☐	☐	☒	☐	☐
5	The St Faith and St Martin Church of England Junior School, Lincoln Ofsted Rating: Good Pupils: 345 Distance:0.59	☐	☒	☐	☐	☐
6	Westgate Academy Ofsted Rating: Good Pupils: 430 Distance:0.64	☐	☒	☐	☐	☐
7	The Lincoln Bishop King Church of England Primary School Ofsted Rating: Good Pupils: 459 Distance:0.65	☐	☒	☐	☐	☐
8	Lincoln Minster School Ofsted Rating: Not Rated Pupils: 473 Distance:0.68	☐	☐	☒	☐	☐



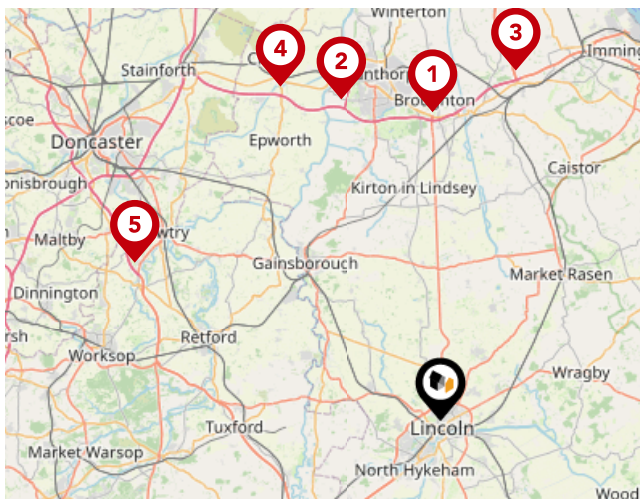
		Nursery	Primary	Secondary	College	Private
	The St Faith's Church of England Infant and Nursery School, Lincoln Ofsted Rating: Good Pupils: 278 Distance:0.69	☐	☒	☐	☐	☐
	Athena School Ofsted Rating: Good Pupils: 113 Distance:0.71	☐	☐	☒	☐	☐
	The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School Ofsted Rating: Requires improvement Pupils: 89 Distance:0.75	☐	☒	☐	☐	☐
	Lincoln Monks Abbey Primary School Ofsted Rating: Good Pupils: 594 Distance:0.88	☐	☒	☐	☐	☐
	Sir Francis Hill Community Primary School Ofsted Rating: Requires improvement Pupils: 623 Distance:0.9	☐	☒	☐	☐	☐
	Mount Street Academy Ofsted Rating: Outstanding Pupils: 318 Distance:0.96	☐	☒	☐	☐	☐
	Lincoln Christ's Hospital School Ofsted Rating: Good Pupils: 1286 Distance:1.23	☐	☐	☒	☐	☐
	The Priory Academy LSST Ofsted Rating: Good Pupils: 1779 Distance:1.32	☐	☐	☒	☐	☐

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	0.16 miles
2	Lincoln Central Rail Station	0.17 miles
3	Hykeham Rail Station	3.24 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	21.94 miles
2	M180 J3	23.89 miles
3	M180 J5	25.33 miles
4	M180 J2	26.25 miles
5	A1(M) J34	24.44 miles



Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	25.9 miles
2	Finningley	26.08 miles
3	East Mids Airport	42.88 miles
4	Leeds Bradford Airport	63.84 miles

Area

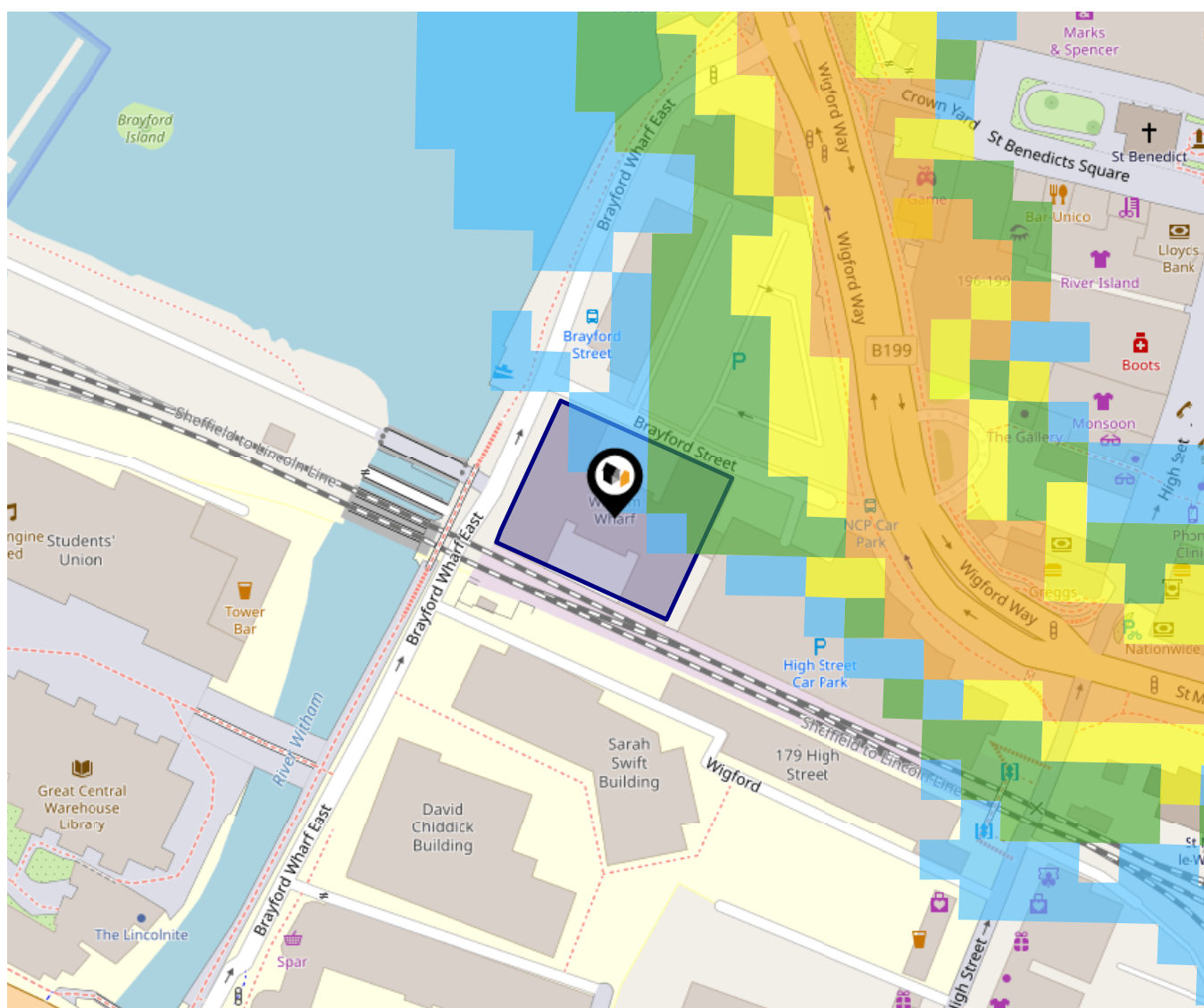
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	NCP Car Park	0.04 miles
2	Debenhams	0.1 miles
3	Debenhams	0.11 miles
4	New Life Church	0.15 miles
5	Rail Station Car Park	0.15 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

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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