

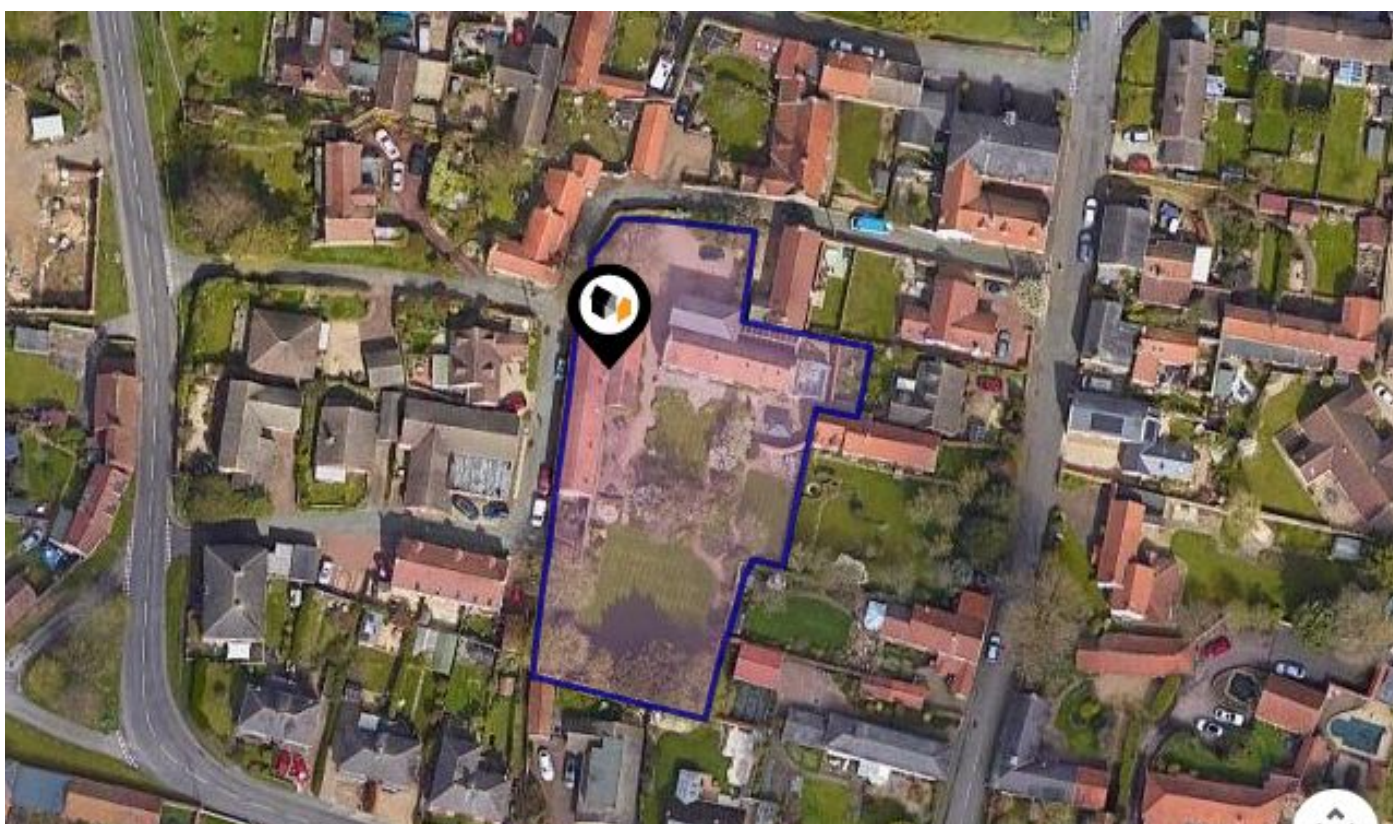


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Monday 24<sup>th</sup> November 2025**



**MALTKILN LANE, WADDINGTON, LINCOLN, LN5**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

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# Property Overview



## Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.68 acres		
Year Built :	2003-2006		
Council Tax :	Band C		
Annual Estimate:	£2,010		
Title Number:	LL387872		

## Local Area

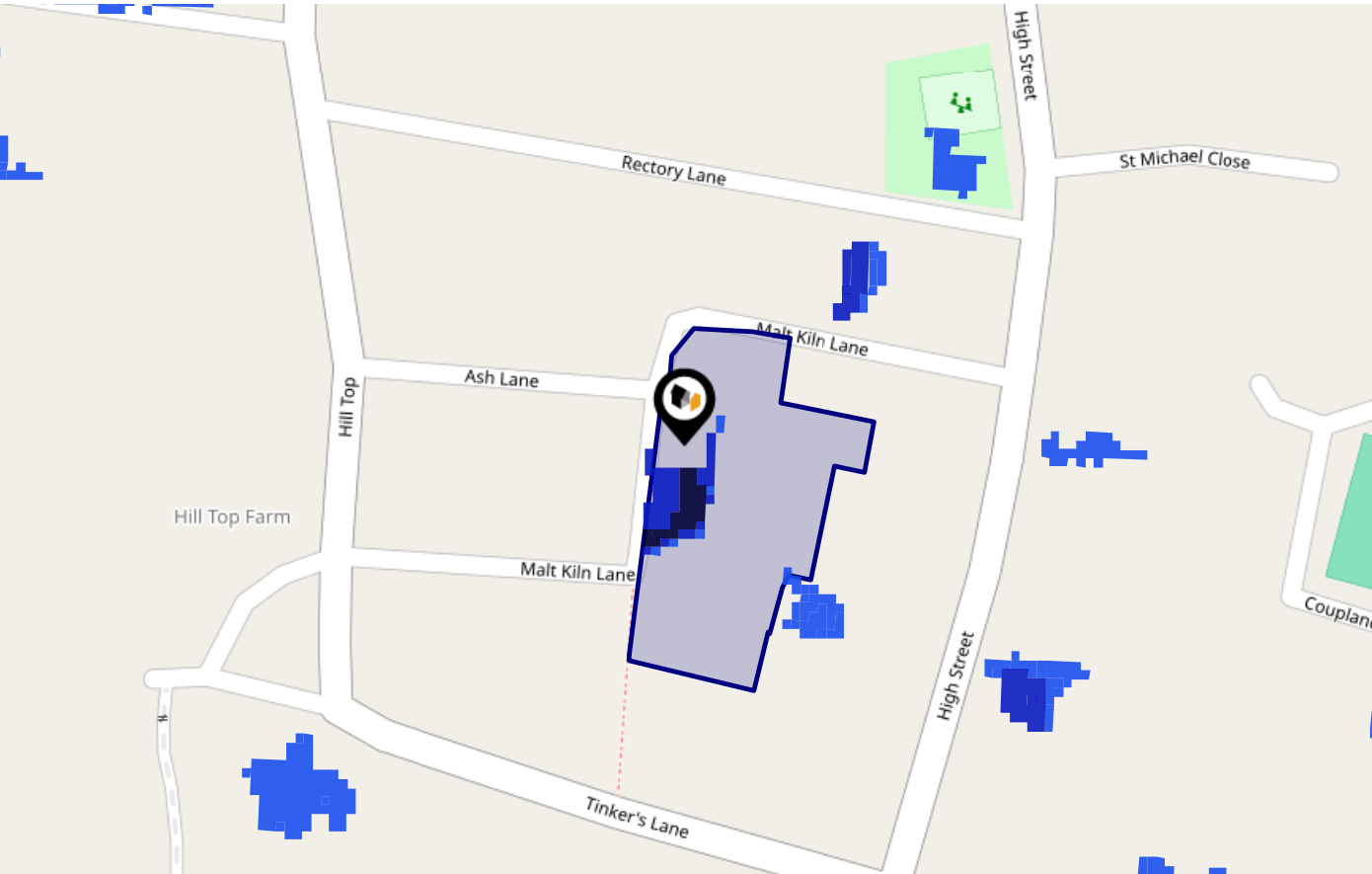
Local Authority:	North kesteven	Estimated Broadband Speeds	
Conservation Area:	Waddington	(Standard - Superfast - Ultrafast)	
Flood Risk:			
● Rivers & Seas	Very low	18	1000
● Surface Water	Very low	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

# 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.

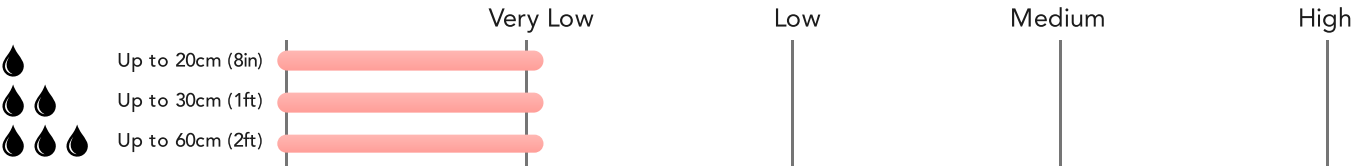


Risk Rating: Very low

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.

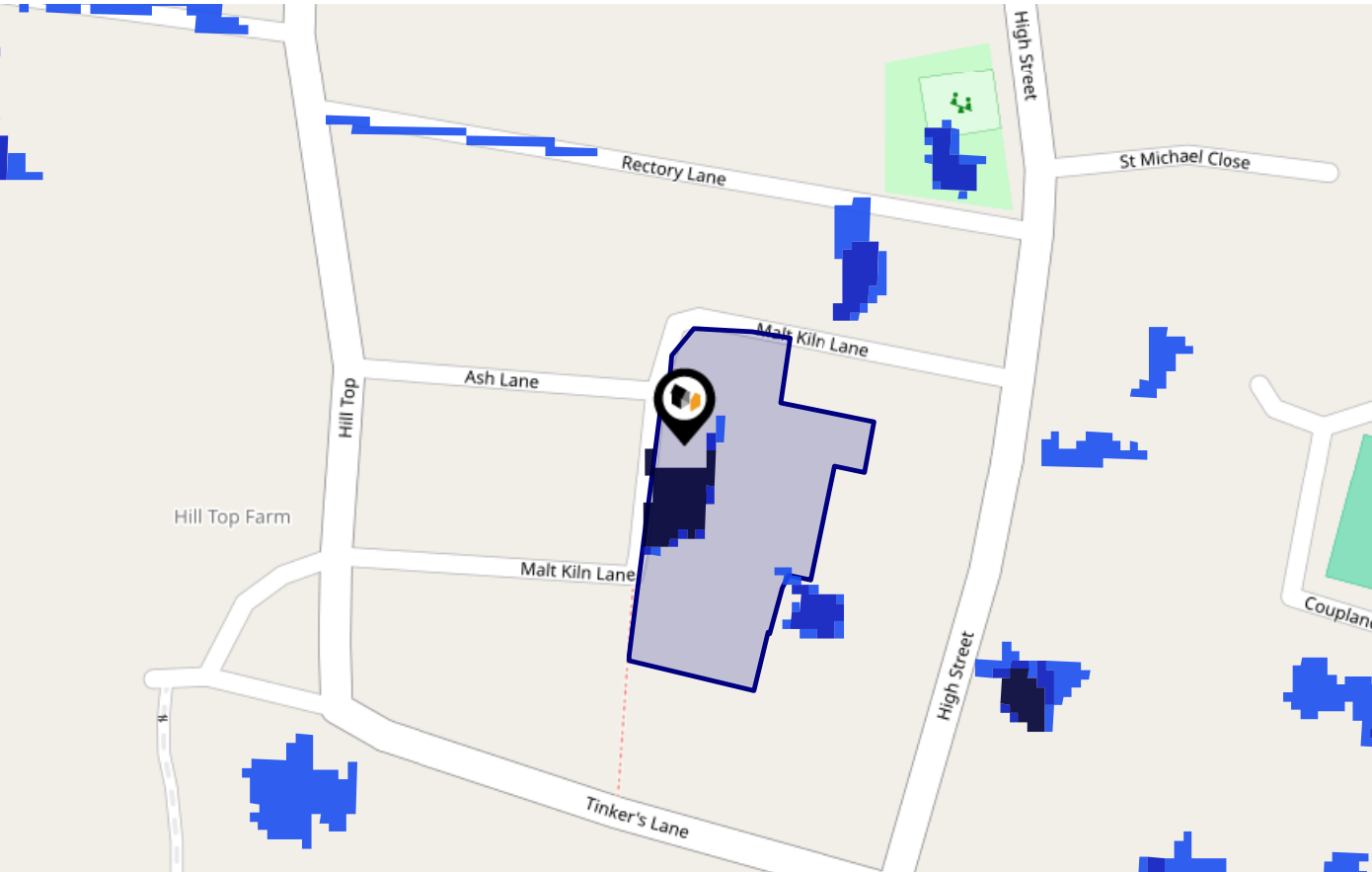
Chance of flooding to the following depths at this property:



# 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.



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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- 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:



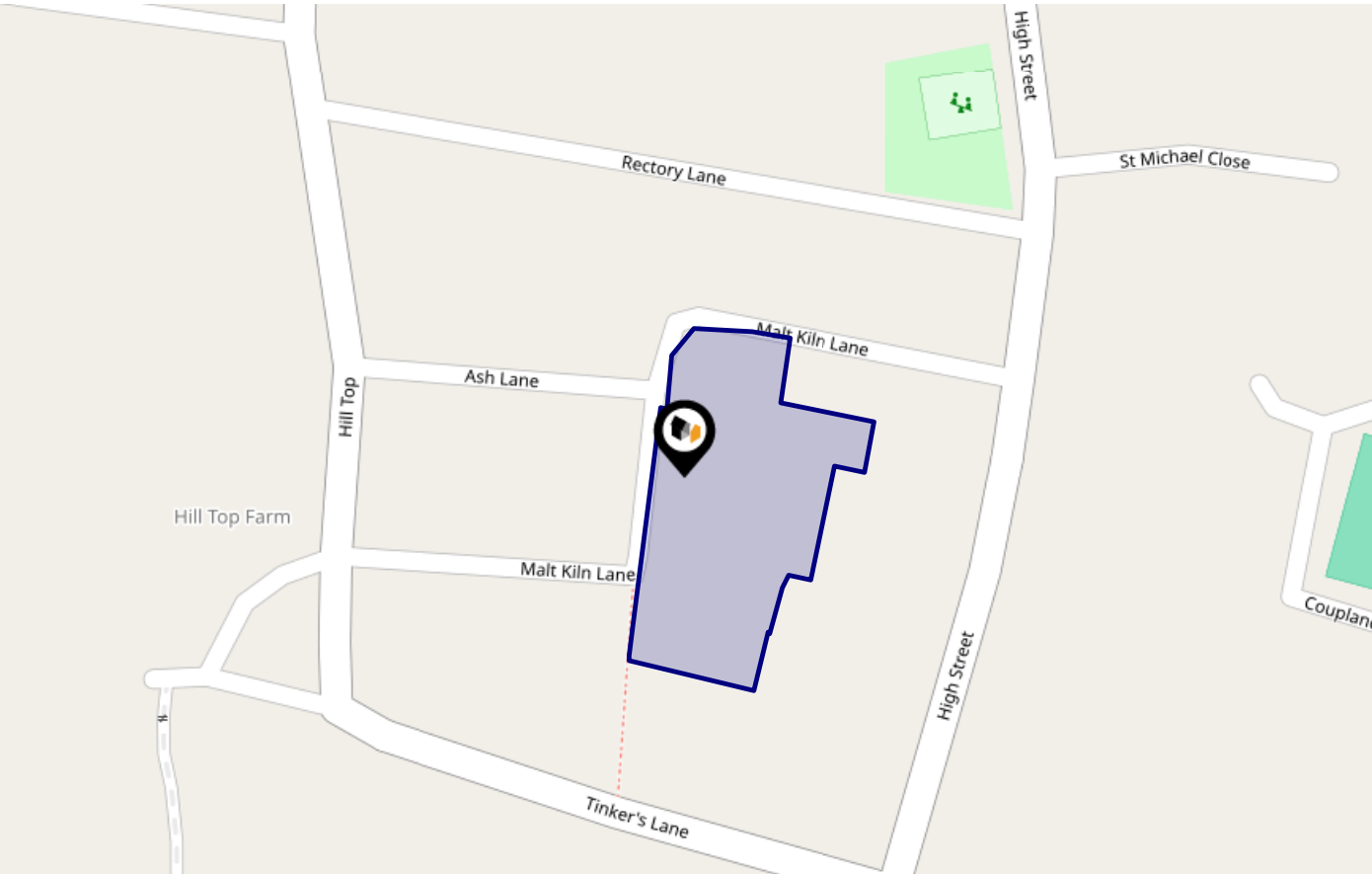


# Flood Risk

## Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

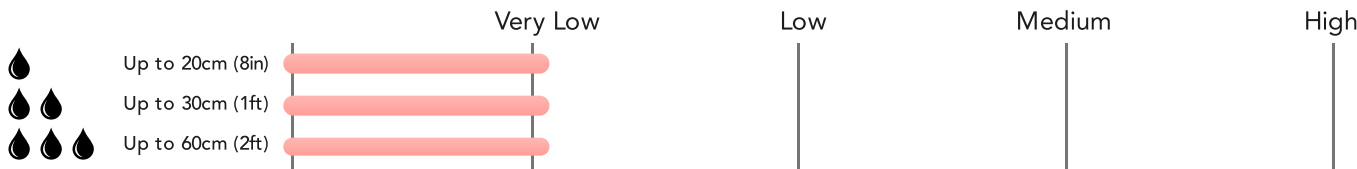


Risk Rating: Very low

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

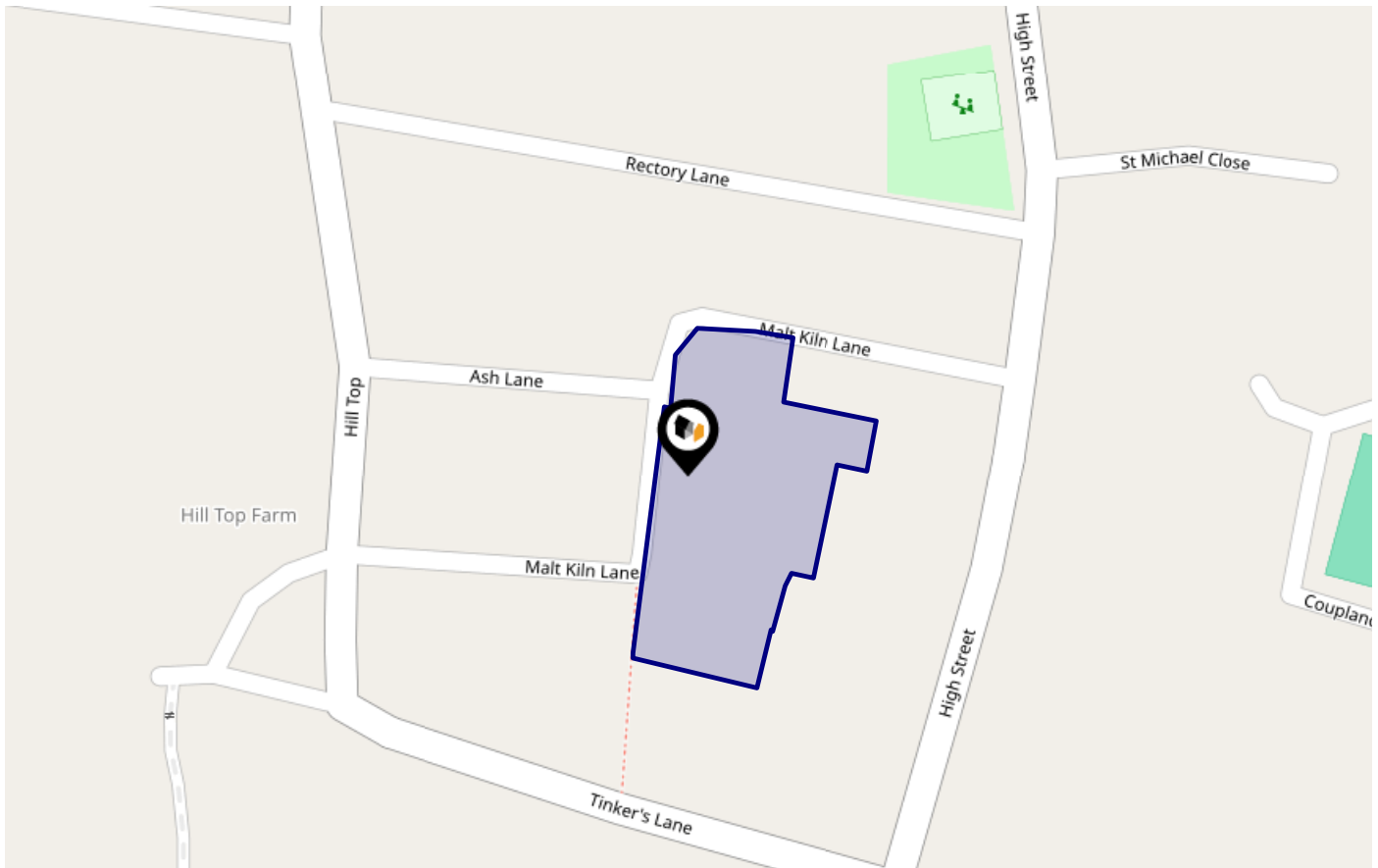


# Flood Risk

## 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.

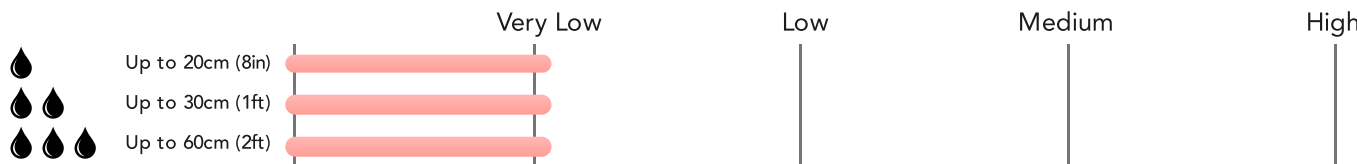


Risk Rating: Very low

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:



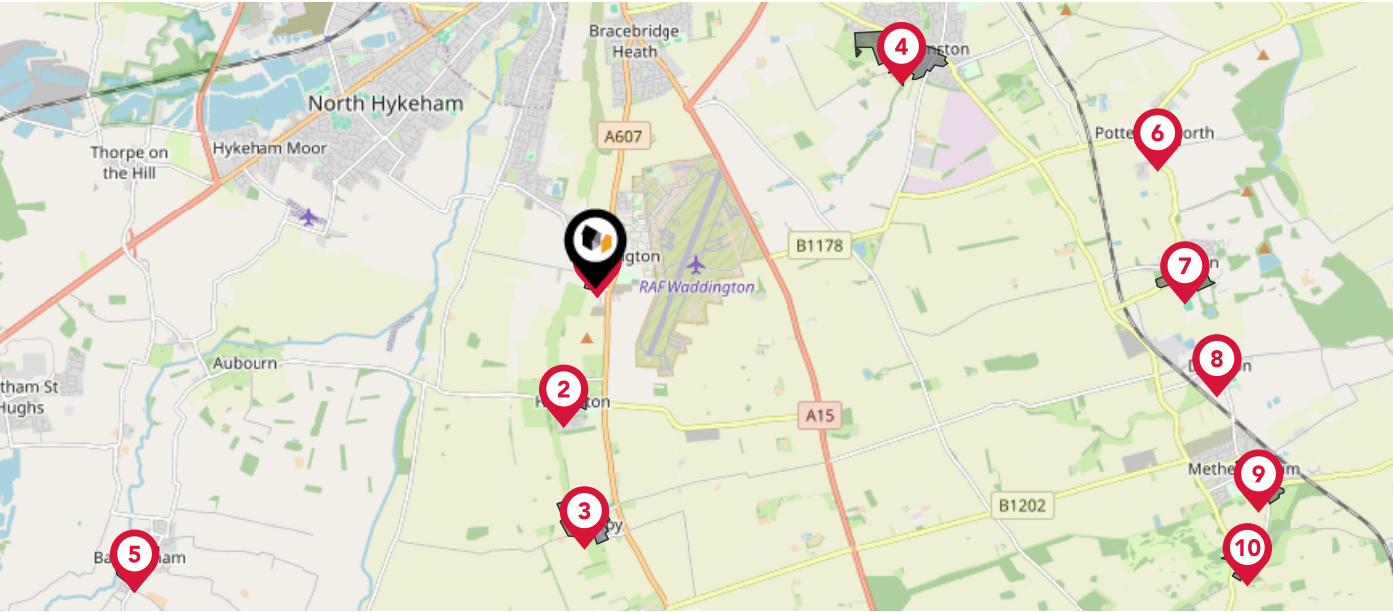
MIR - Material Info

# 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.

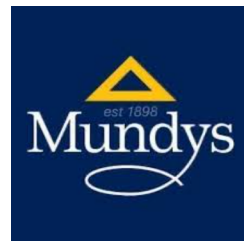


### Nearby Conservation Areas

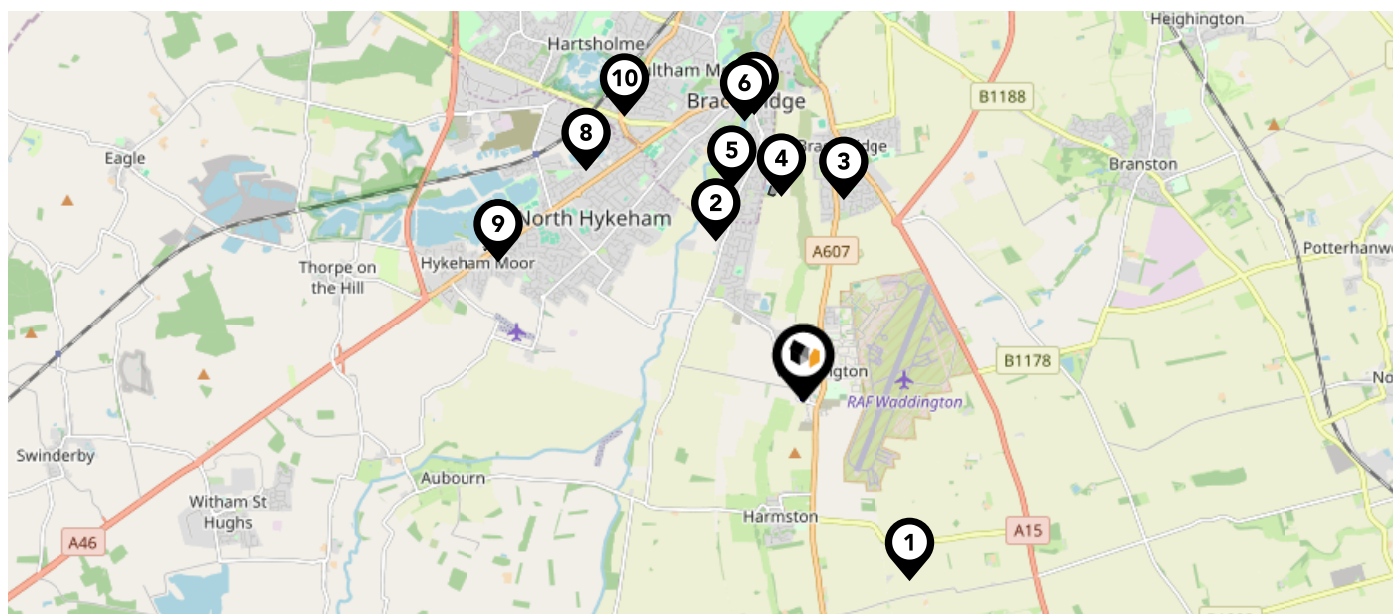
1	Waddington
2	Harmston
3	Coleby
4	Branston
5	Bassingham
6	Potterhanworth
7	Nocton
8	Dunston
9	Metheringham
10	Blankney

# 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.

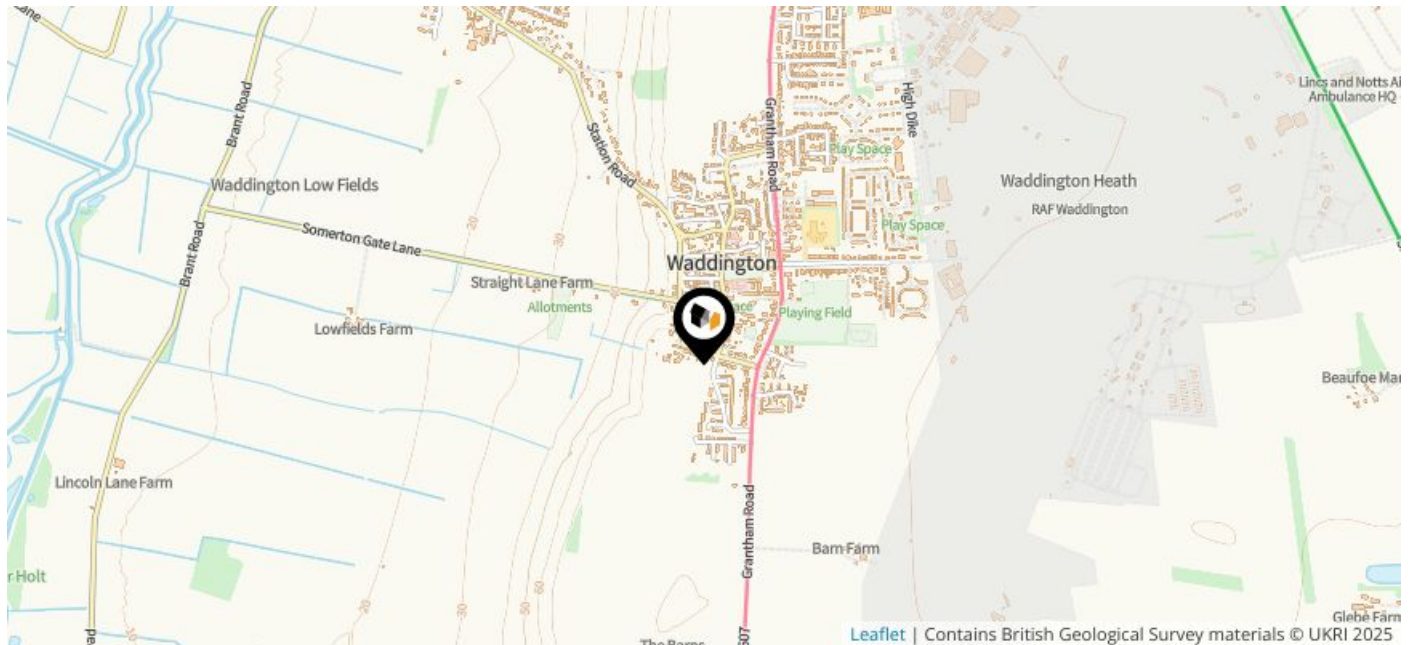


### Nearby Landfill Sites

<b>1</b>	EA/EPR/EP3494LY/V004 - C A Mottram & Sons	Active Landfill
<b>2</b>	Pennells-Brant Road	Historic Landfill
<b>3</b>	Western Avenue-Western Avenue, Bracebridge Heath	Historic Landfill
<b>4</b>	Lincoln Brick Company Limited (Clay Pit)-Bracebridge Heath, Bracebridge, Lincolnshire	Historic Landfill
<b>5</b>	Rear Of Calder Road-Nos 81-83 and 145-199 Calder Road, Bracebridge, Lincolnshire	Historic Landfill
<b>6</b>	East Of St. Peters Avenue-Bracebridge, Lincolnshire	Historic Landfill
<b>7</b>	Newark Road-Bracebridge, Lincolnshire	Historic Landfill
<b>8</b>	Richmond Lakes-Richmond Drive,North Hykeham,Lincoln,Lincolnshire	Historic Landfill
<b>9</b>	Hykeham Quarry-Newark Road,North Hykeham,Lincoln,Lincolnshire	Historic Landfill
<b>10</b>	Moorland Avenue Industrial Estate-Swallow Beck, Lincolnshire	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.

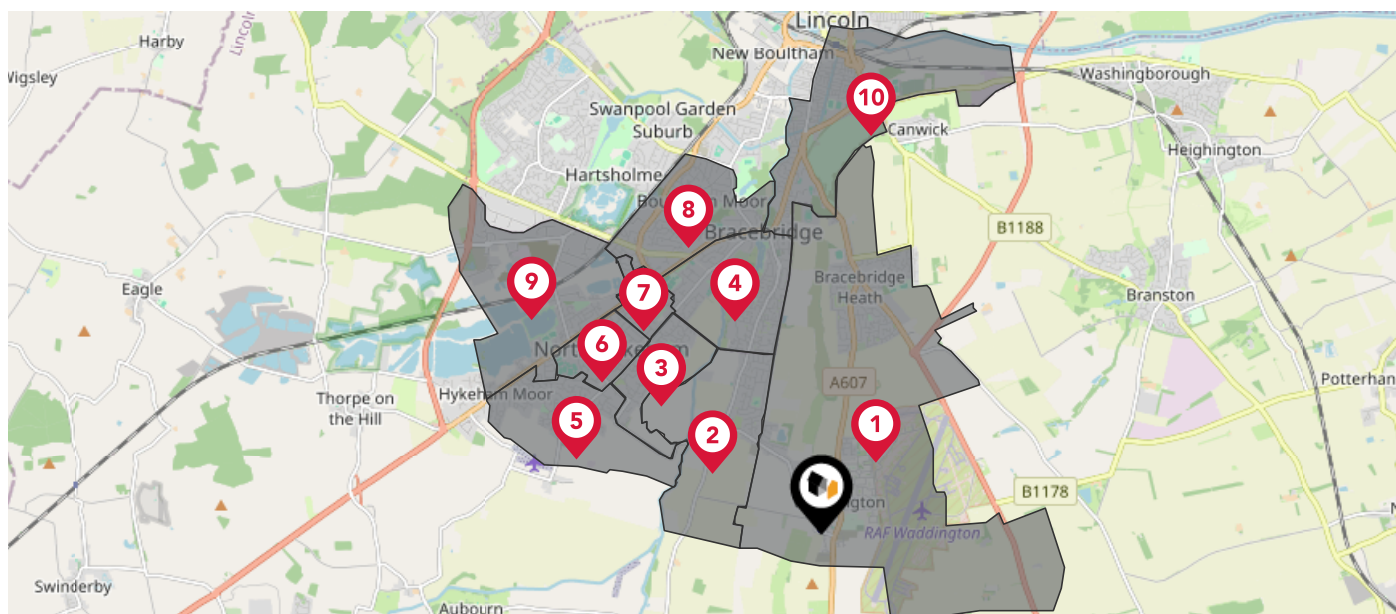
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

1

Bracebridge Heath and Waddington East Ward

2

Waddington West Ward

3

North Hykeham Witham Ward

4

Witham Ward

5

North Hykeham Mill Ward

6

North Hykeham Moor Ward

7

North Hykeham Forum Ward

8

Moorland Ward

9

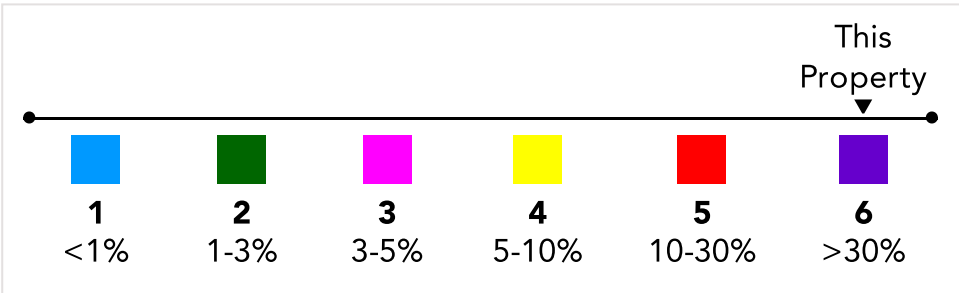
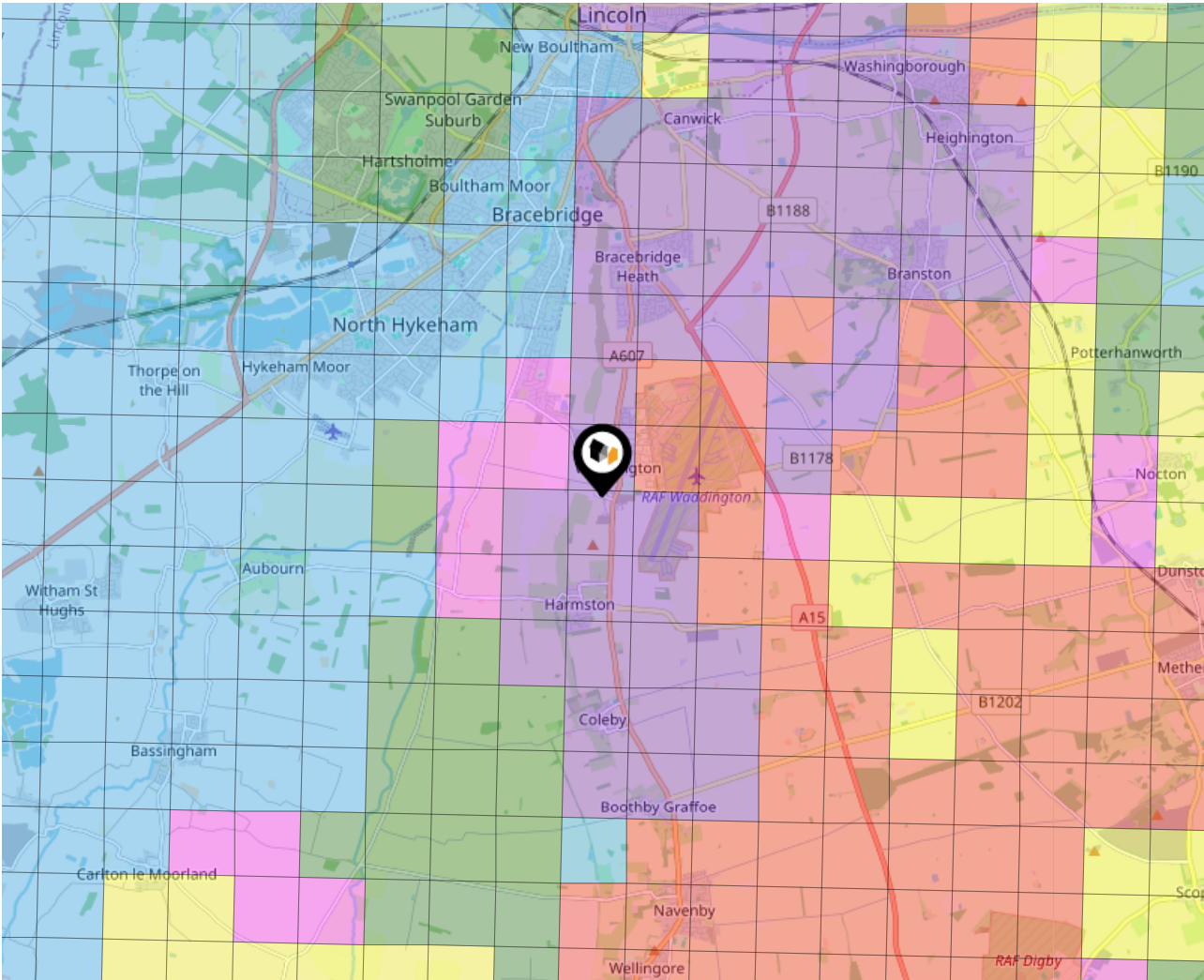
North Hykeham Memorial Ward

10

Park Ward

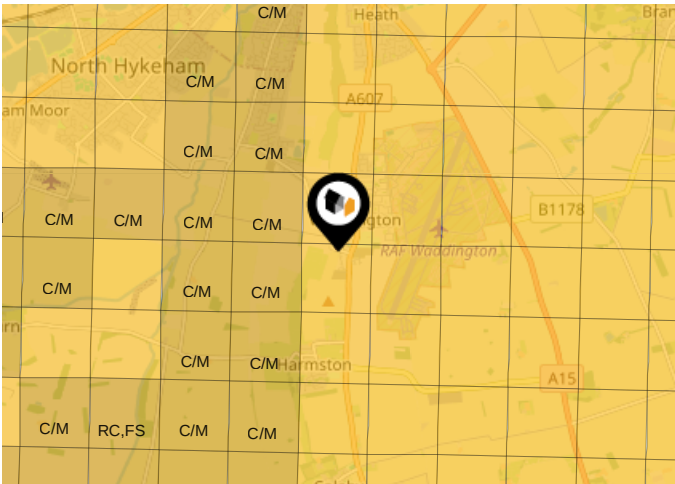
### What is Radon?

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/m<sup>3</sup>).



Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	VARIABLE	<b>Soil Texture:</b>	CLAYEY LOAM TO SILTY
<b>Parent Material Grain:</b>	ARGILLACEOUS		LOAM
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)	<b>Soil Depth:</b>	DEEP



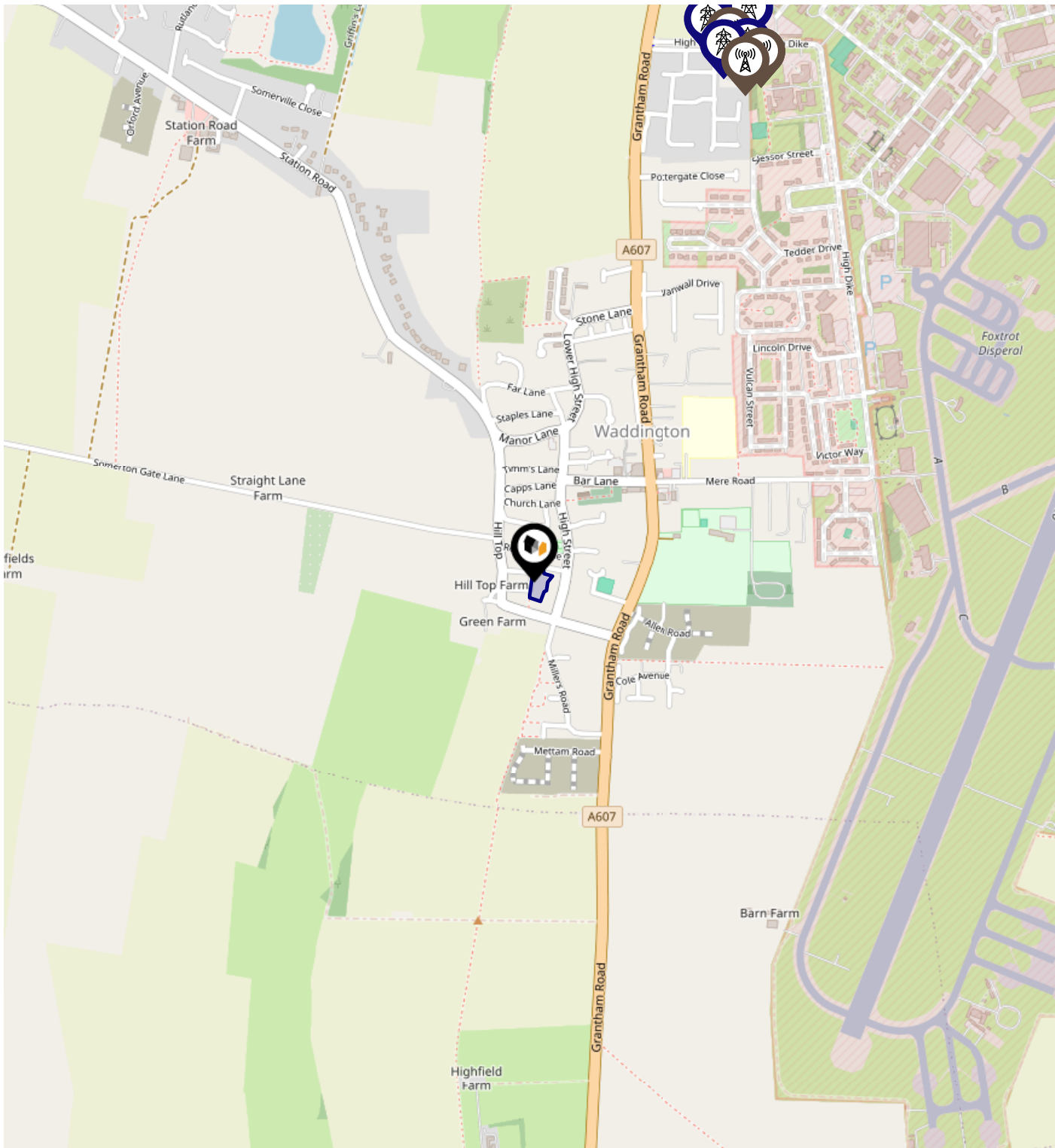
## Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess





# Local Area

## Masts & Pylons



### Key:

-  Power Pylons
-  Communication Masts












# Maps

## Listed Buildings

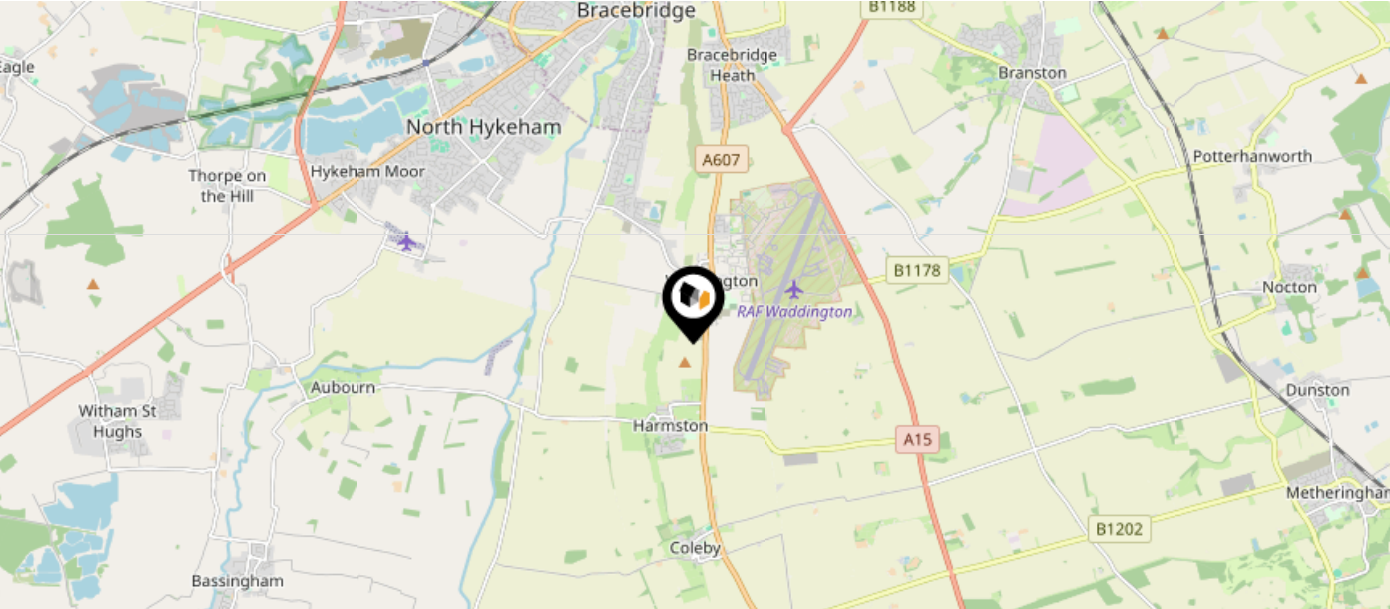


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



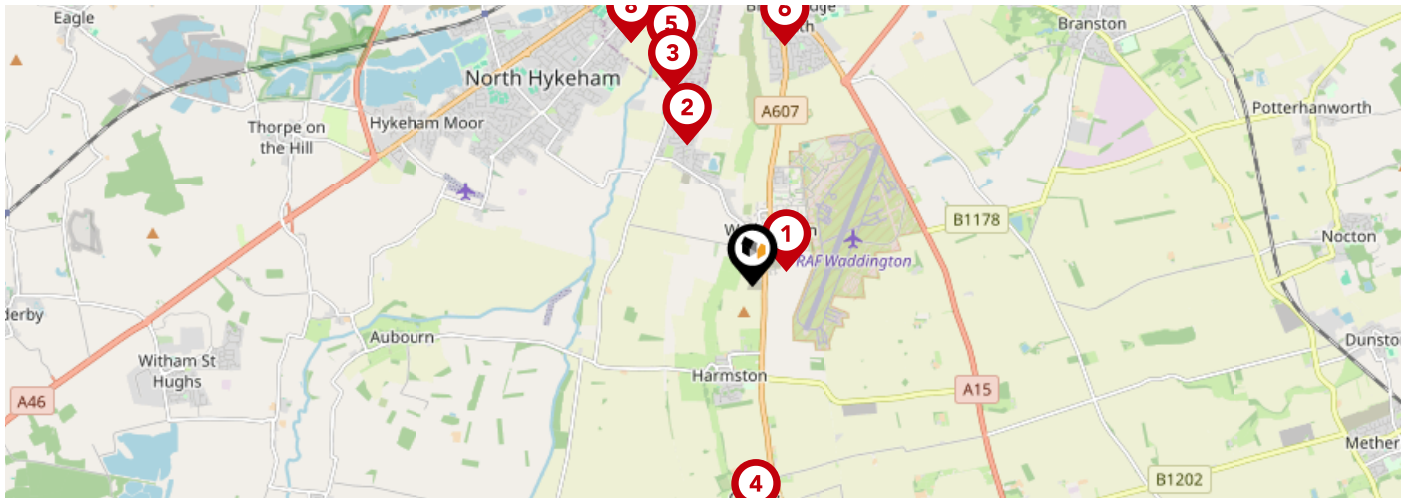
Listed Buildings in the local district	Grade	Distance
 1317544 - Maltkilns House And Railings	Grade II	0.0 miles
 1360537 - Waddington House	Grade II	0.0 miles
 1061990 - Stone View	Grade II	0.1 miles
 1061950 - High House	Grade II	0.1 miles
 1061949 - Bardolfo	Grade II	0.1 miles
 1317539 - Top Farm And Outbuildings	Grade II	0.1 miles
 1164949 - Manor House	Grade II	0.2 miles
 1164935 - Horse And Jockey Public House	Grade II	0.2 miles
 1317554 - Beaufoe Manor	Grade II	1.5 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
<b>1</b>	<b>Waddington All Saints Academy</b> Ofsted Rating: Outstanding   Pupils: 373   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Waddington Redwood Primary Academy</b> Ofsted Rating: Good   Pupils: 301   Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Acorn Free School</b> Ofsted Rating: Good   Pupils: 3   Distance:1.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Coleby Church of England (Controlled) Primary School</b> Ofsted Rating: Requires improvement   Pupils: 49   Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>The Meadows Primary School</b> Ofsted Rating: Good   Pupils: 364   Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Bracebridge Heath St John's Primary Academy</b> Ofsted Rating: Good   Pupils: 372   Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>The Lincoln Manor Leas Junior School</b> Ofsted Rating: Good   Pupils: 290   Distance:2.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Lincoln Manor Leas Infants School</b> Ofsted Rating: Good   Pupils: 163   Distance:2.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

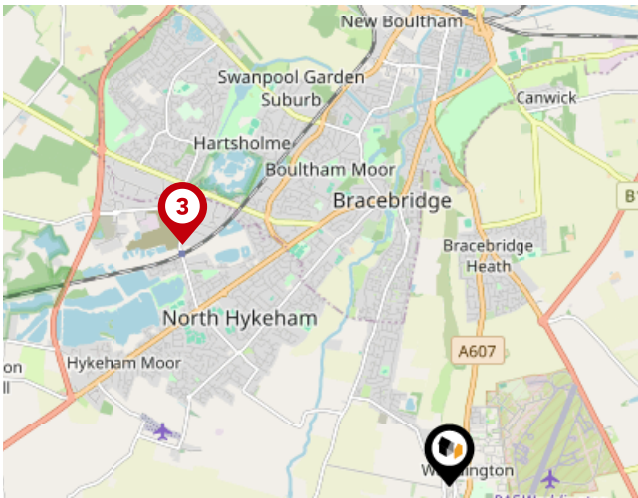


		Nursery	Primary	Secondary	College	Private
	<b>The Lincoln St Christopher's School</b> Ofsted Rating: Good   Pupils: 252   Distance:2.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The North Hykeham All Saints Church of England Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:2.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fosse Way Academy</b> Ofsted Rating: Good   Pupils: 540   Distance:2.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The South Hykeham Community Primary School</b> Ofsted Rating: Good   Pupils: 148   Distance:2.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sir Robert Pattinson Academy</b> Ofsted Rating: Good   Pupils: 1308   Distance:2.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>North Kesteven Academy</b> Ofsted Rating: Requires improvement   Pupils: 659   Distance:2.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ling Moor Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 413   Distance:2.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Manor Farm Academy</b> Ofsted Rating: Good   Pupils: 212   Distance:2.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



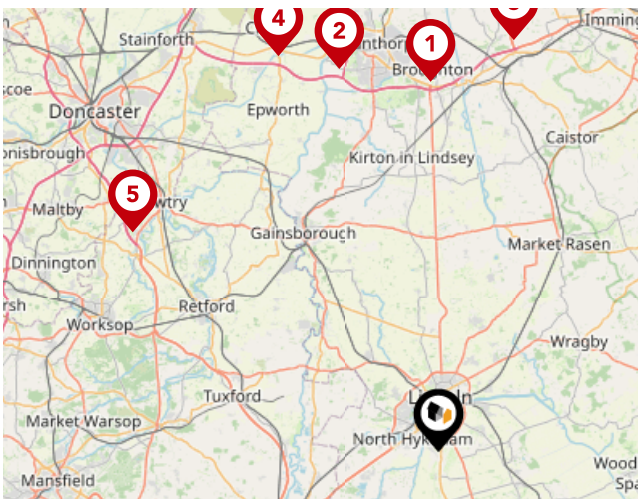
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	4.29 miles
2	Lincoln Central Rail Station	4.3 miles
3	Hykeham Rail Station	3.19 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	26.3 miles
2	M180 J3	28.1 miles
3	M180 J5	29.62 miles
4	M180 J2	30.26 miles
5	A1(M) J34	26.77 miles



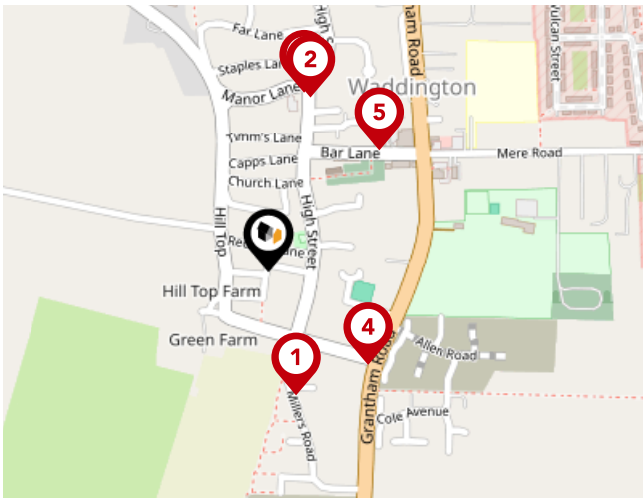
### Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	30.08 miles
2	Finningley	29.21 miles
3	East Mids Airport	40.22 miles
4	Leeds Bradford Airport	66.98 miles



# Area

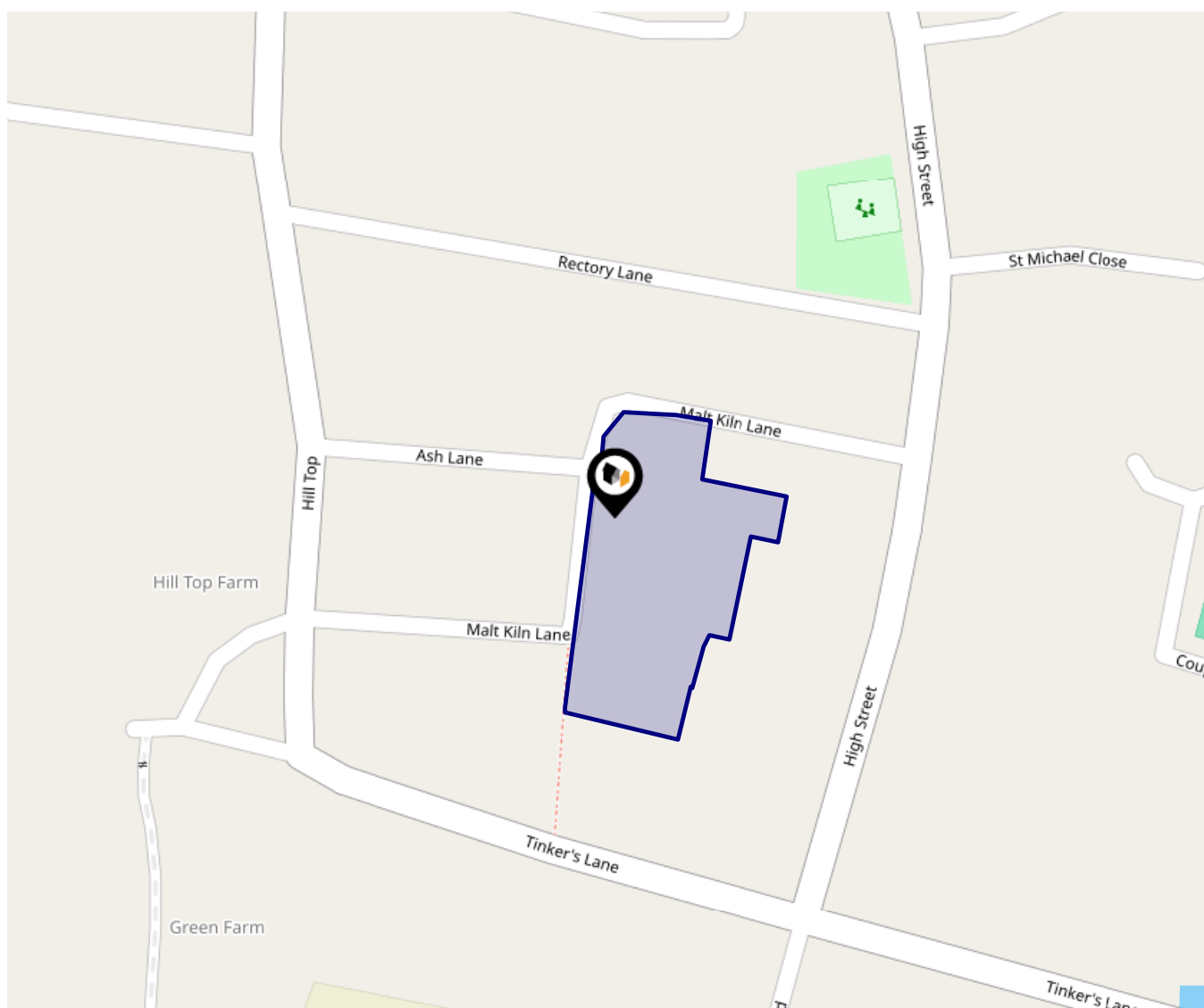
## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Windmill Close	0.14 miles
2	Horse & Jockey PH	0.2 miles
3	Horse & Jockey PH	0.2 miles
4	Tinker's Lane	0.15 miles
5	Post Office	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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