

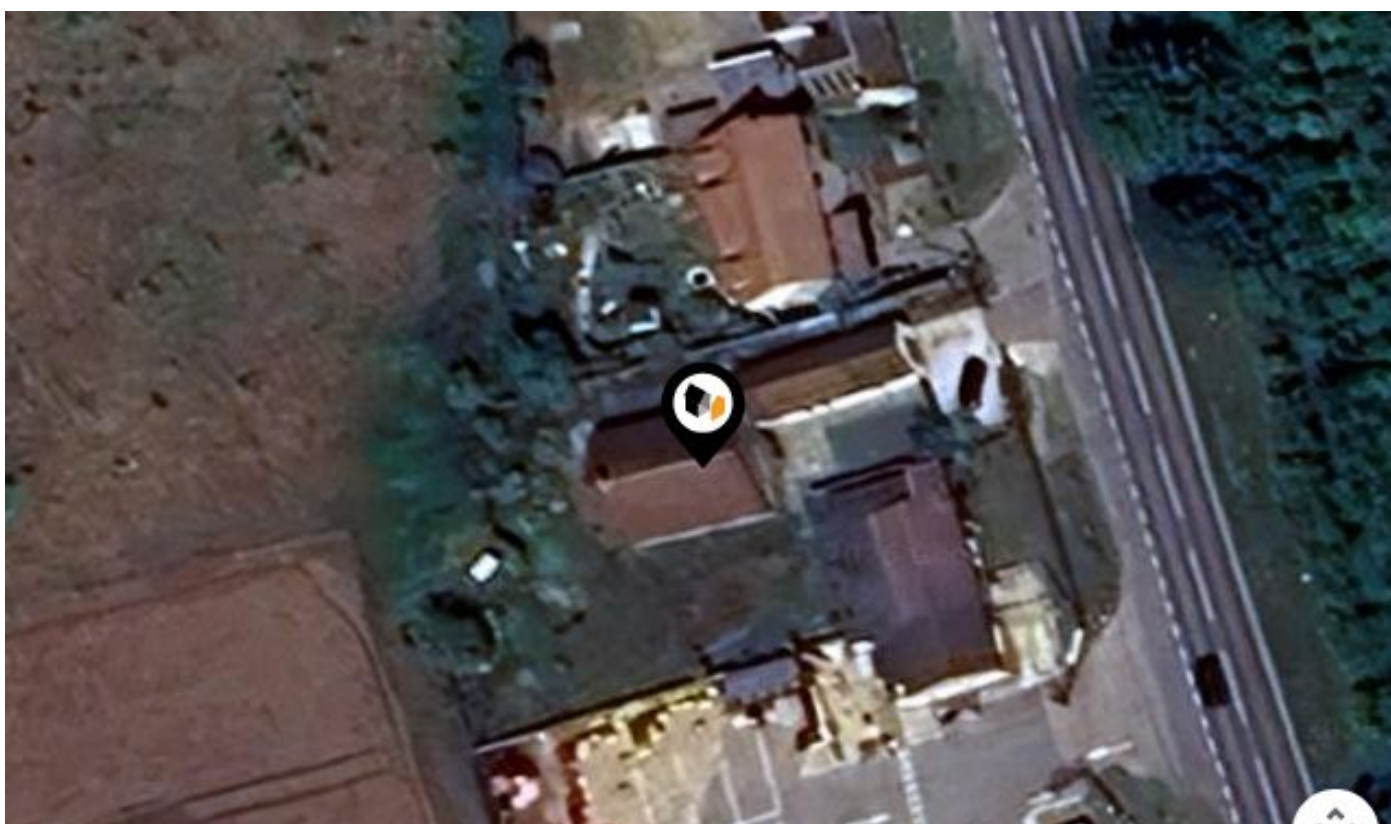


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Monday 29<sup>th</sup> September 2025**



**SLEAFORD ROAD, NOCTON HEATH, LINCOLN, LN4**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

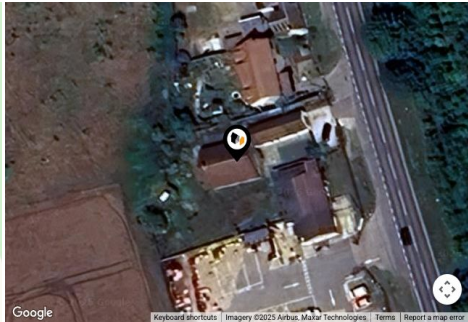
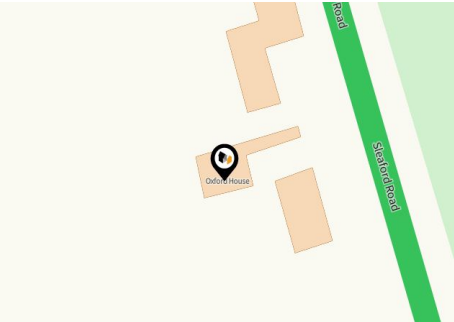
01522 510 044

[hymie.bentley@mundys.net](mailto:hymie.bentley@mundys.net)

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## Property

|           |          |
|-----------|----------|
| Type:     | Detached |
| Bedrooms: | 3        |

## Local Area

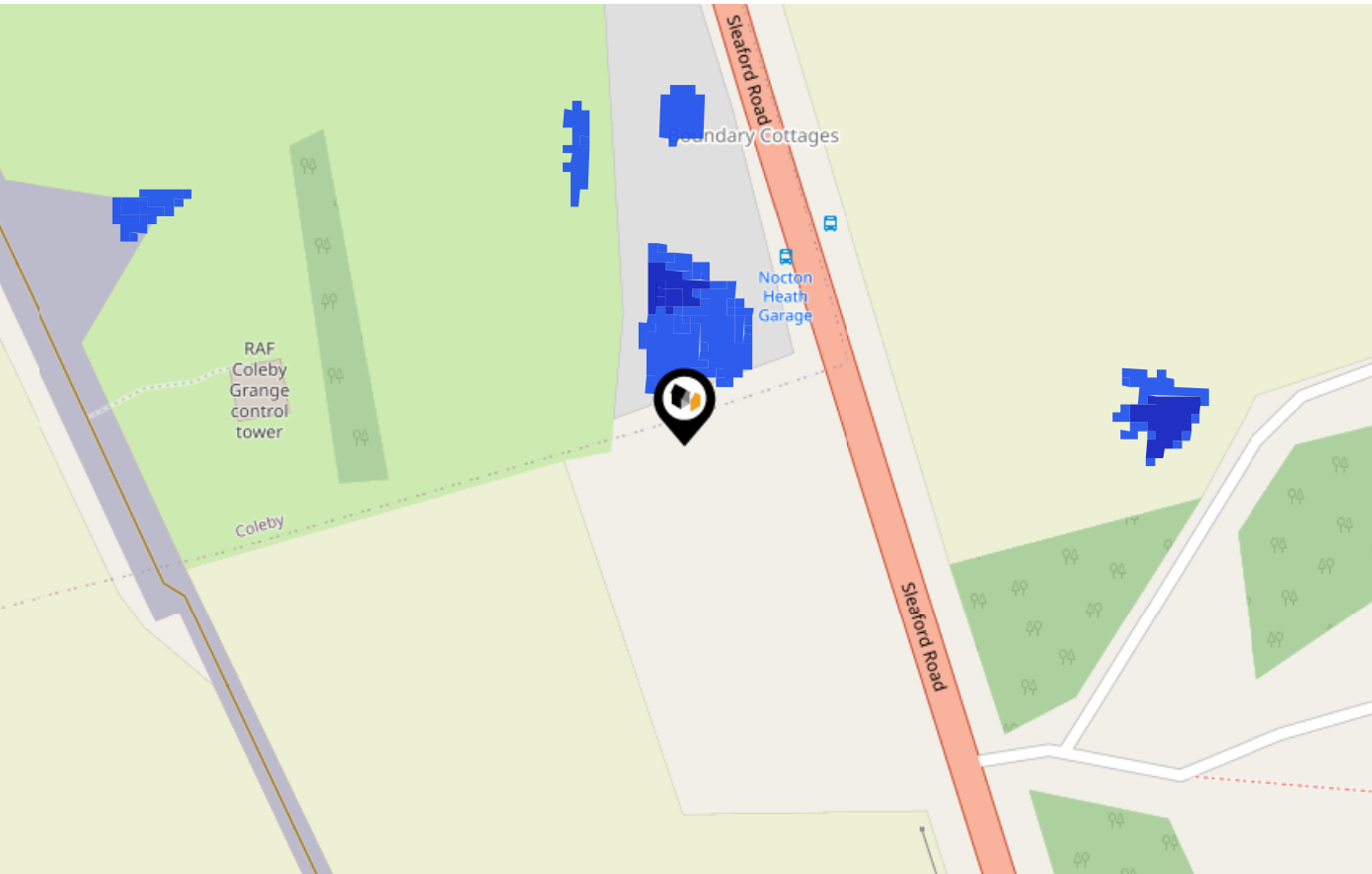
|                    |              |                                                                                     |                                                                                       |
|--------------------|--------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Local Authority:   | Lincolnshire | Estimated Broadband Speeds                                                          |                                                                                       |
| Conservation Area: | No           | (Standard - Superfast - Ultrafast)                                                  |                                                                                       |
| Flood Risk:        |              | 1                                                                                   | -                                                                                     |
| ● Rivers & Seas    | Very low     | mb/s                                                                                | mb/s                                                                                  |
| ● Surface Water    | Very low     |  |  |

|                                                                                                       |                                                                                           |                                                                                          |                                                                                                 |                                                                                           |                                                                                              |                                                                                                       |
|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| Mobile Coverage:                                                                                      |                                                                                           |                                                                                          |                                                                                                 | Satellite/Fibre TV Availability:                                                          |                                                                                              |                                                                                                       |
| (based on calls indoors)                                                                              |                                                                                           |                                                                                          |                                                                                                 |                                                                                           |                                                                                              |                                                                                                       |
| <br>O <sub>2</sub> | <br>EE | <br>3 | <br>Vodafone | <br>BT | <br>sky | <br>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.

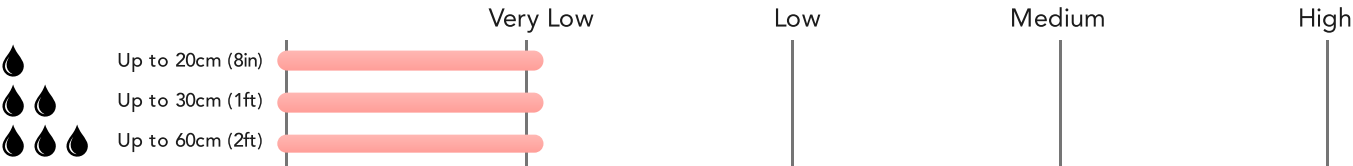


Risk Rating: Very low

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.

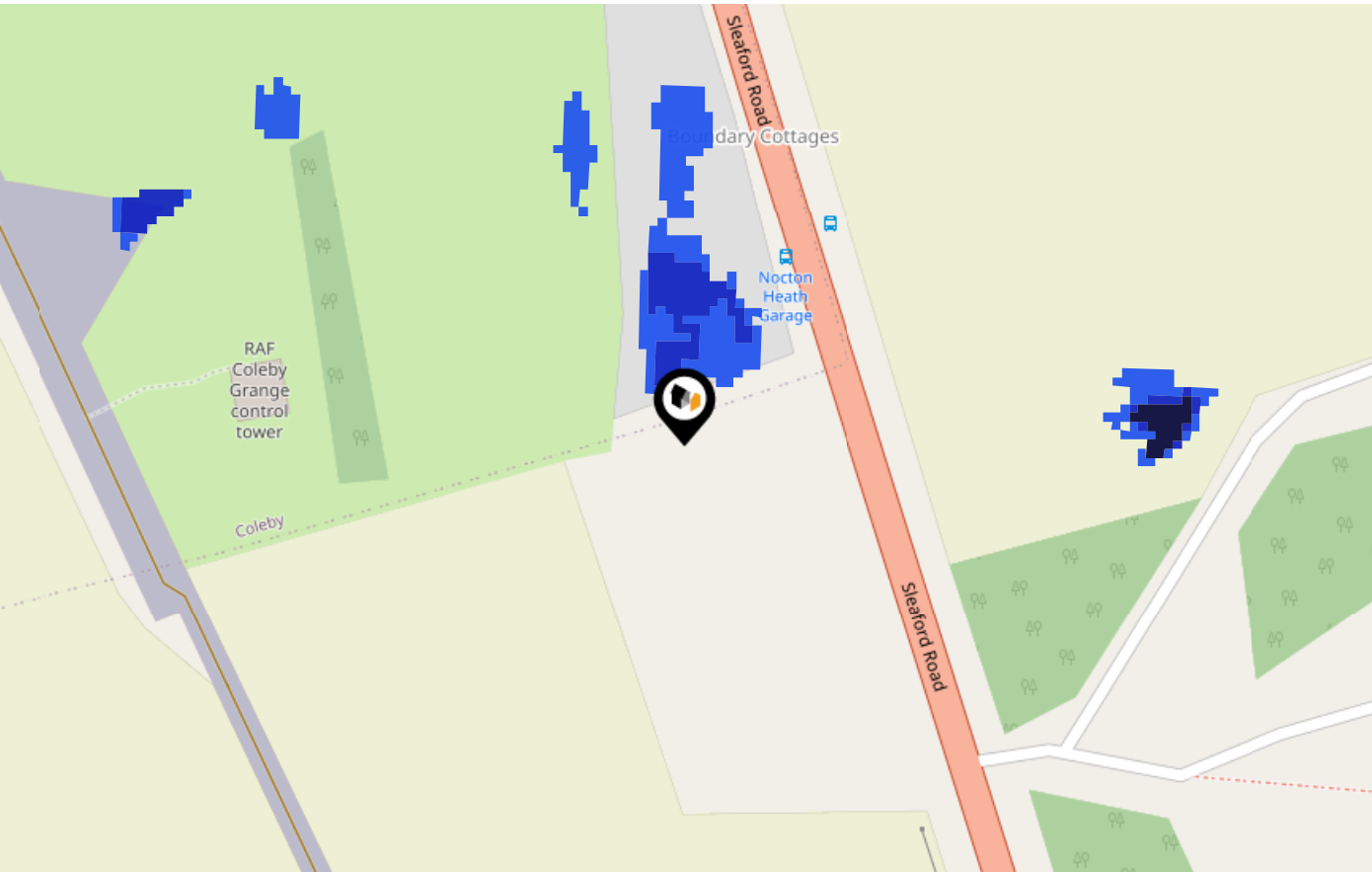
Chance of flooding to the following depths at this property:



# 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.
- 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:

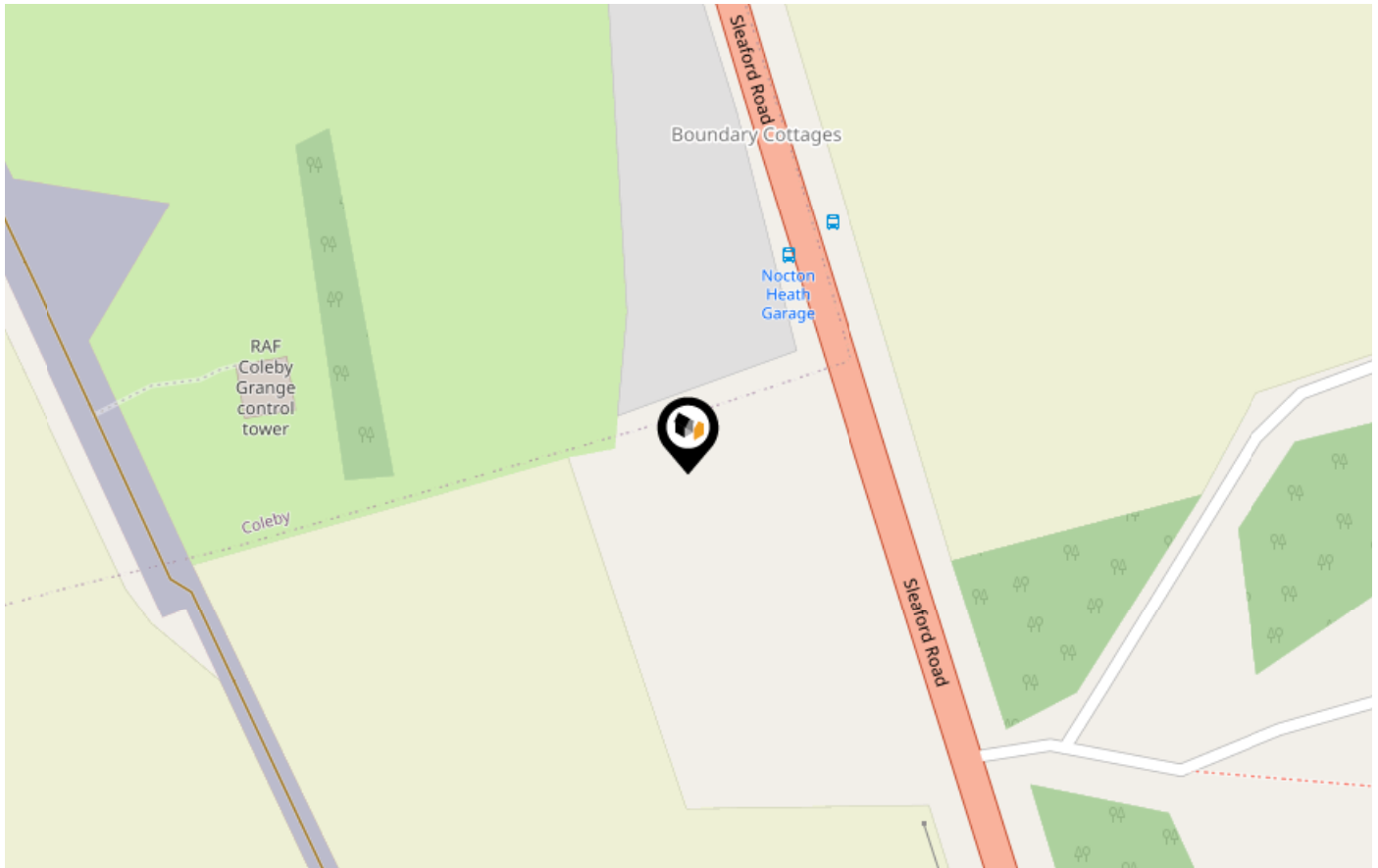


# Flood Risk

## 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.

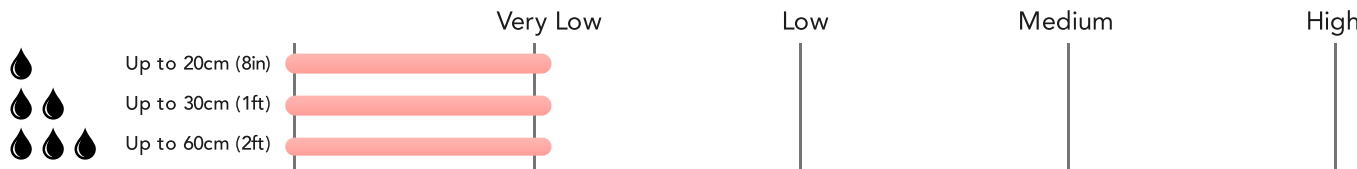


**Risk Rating: Very low**

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:

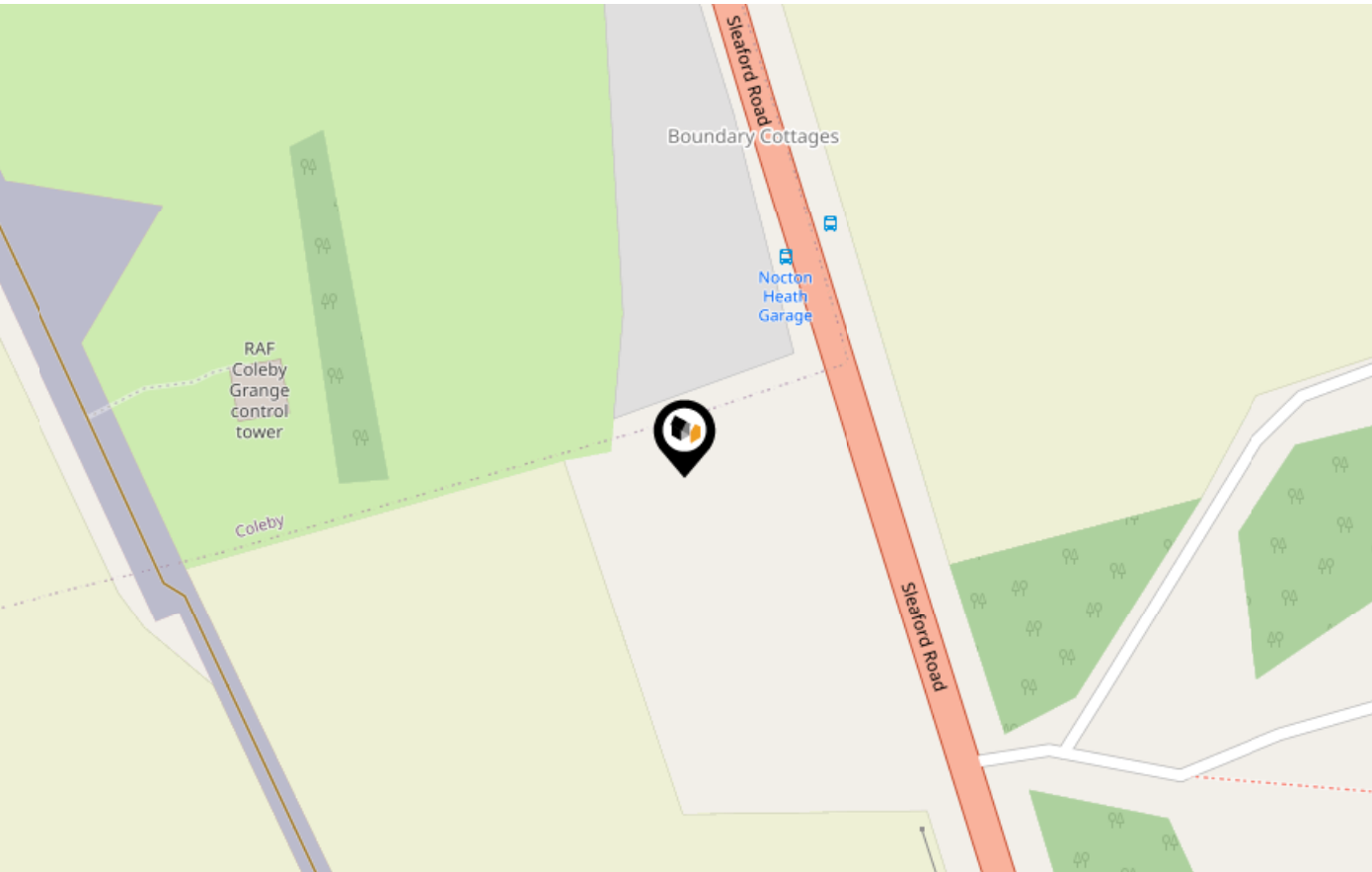


# Flood Risk

## 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:



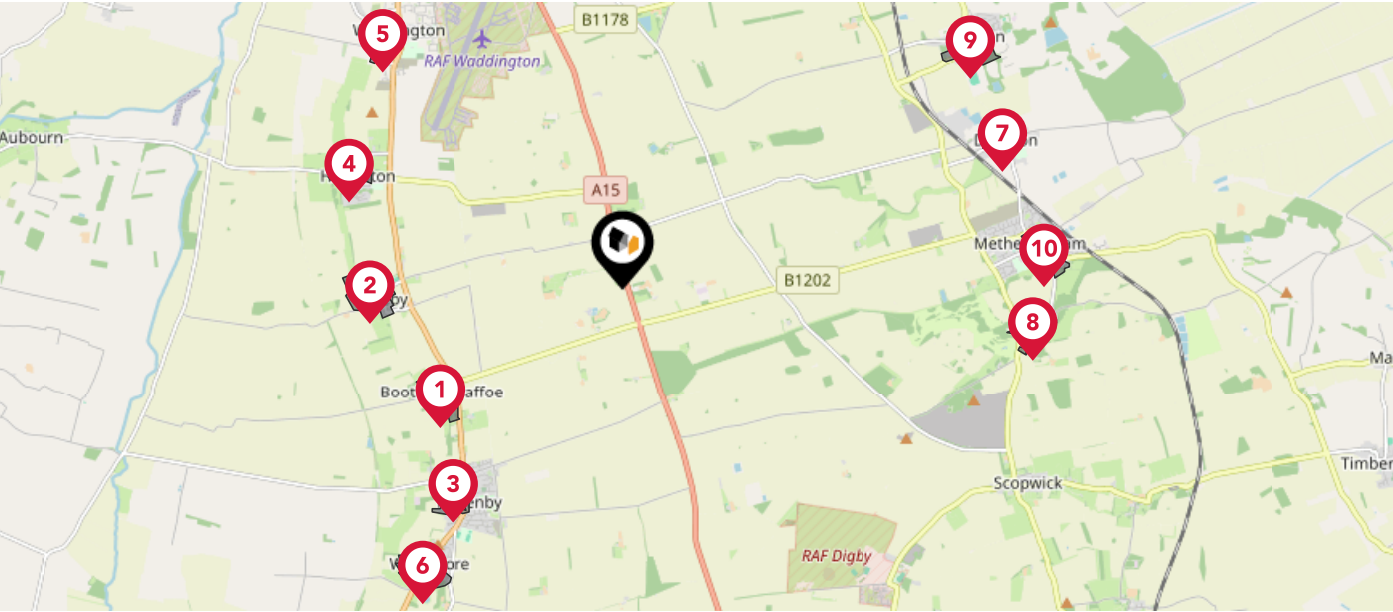
MIR - Material Info

# 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.



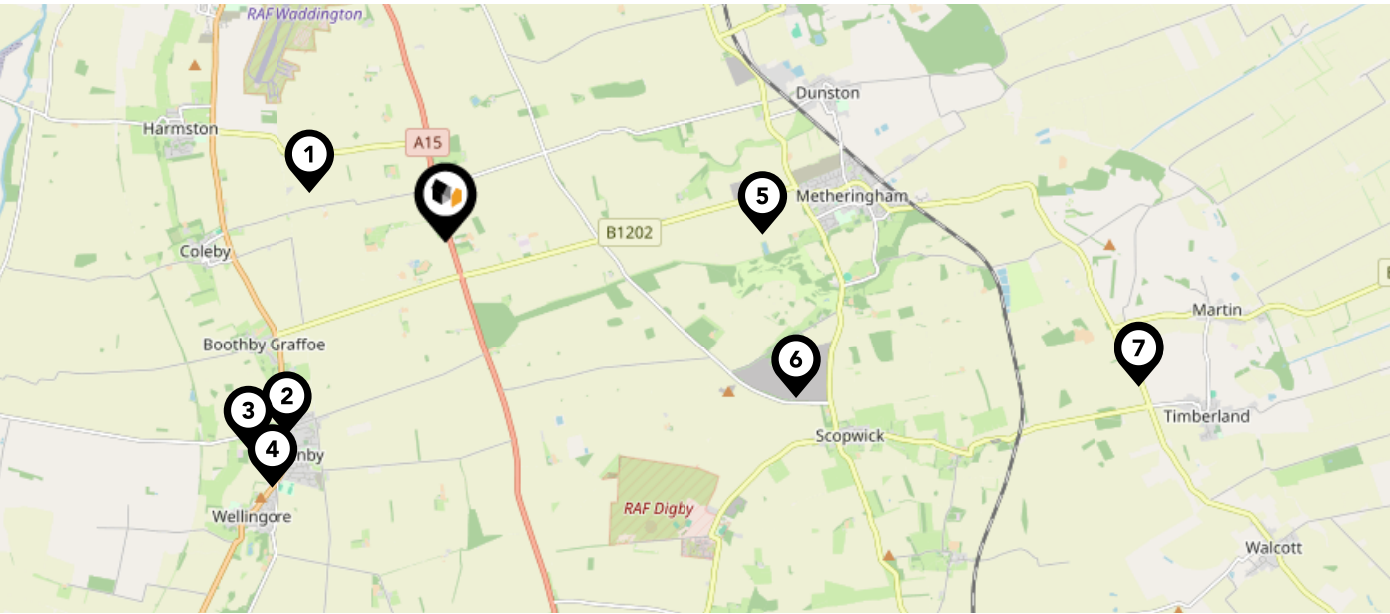
| Nearby Conservation Areas |                 |
|---------------------------|-----------------|
| 1                         | Boothby Graffoe |
| 2                         | Coleby          |
| 3                         | Navenby         |
| 4                         | Harmston        |
| 5                         | Waddington      |
| 6                         | Wellingore      |
| 7                         | Dunston         |
| 8                         | Blankney        |
| 9                         | Nocton          |
| 10                        | Metherringham   |

# Maps

## Landfill Sites

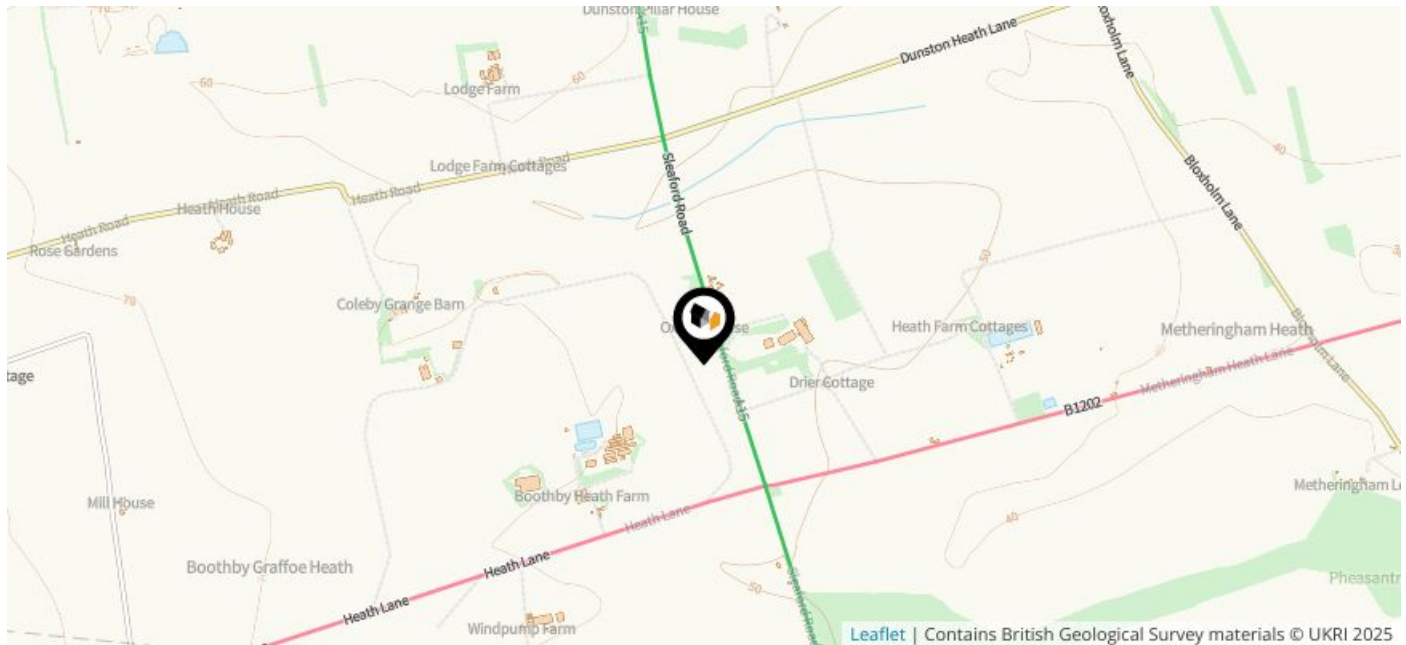


This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



| Nearby Landfill Sites |                                                              |                   |
|-----------------------|--------------------------------------------------------------|-------------------|
| 1                     | EA/EPR/EP3494LY/V004 - C A Mottram & Sons                    | Active Landfill   |
| 2                     | Sandys-Hight Street - Grantham Road, Navenby                 | Historic Landfill |
| 3                     | Old Brickyard-Brickyard Lane, Navenby                        | Historic Landfill |
| 4                     | Lansdowne Road-Navenby                                       | Historic Landfill |
| 5                     | Disused Quarry-Metherringham Heath Lane, Metherringham Heath | Historic Landfill |
| 6                     | EA/EPR/BP3798NH/V004 - Longwood Quarries Ltd                 | Active Landfill   |
| 7                     | Martin-Lincolnshire                                          | Historic Landfill |
| 8                     | Sewage Lagoons-Martin, 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.

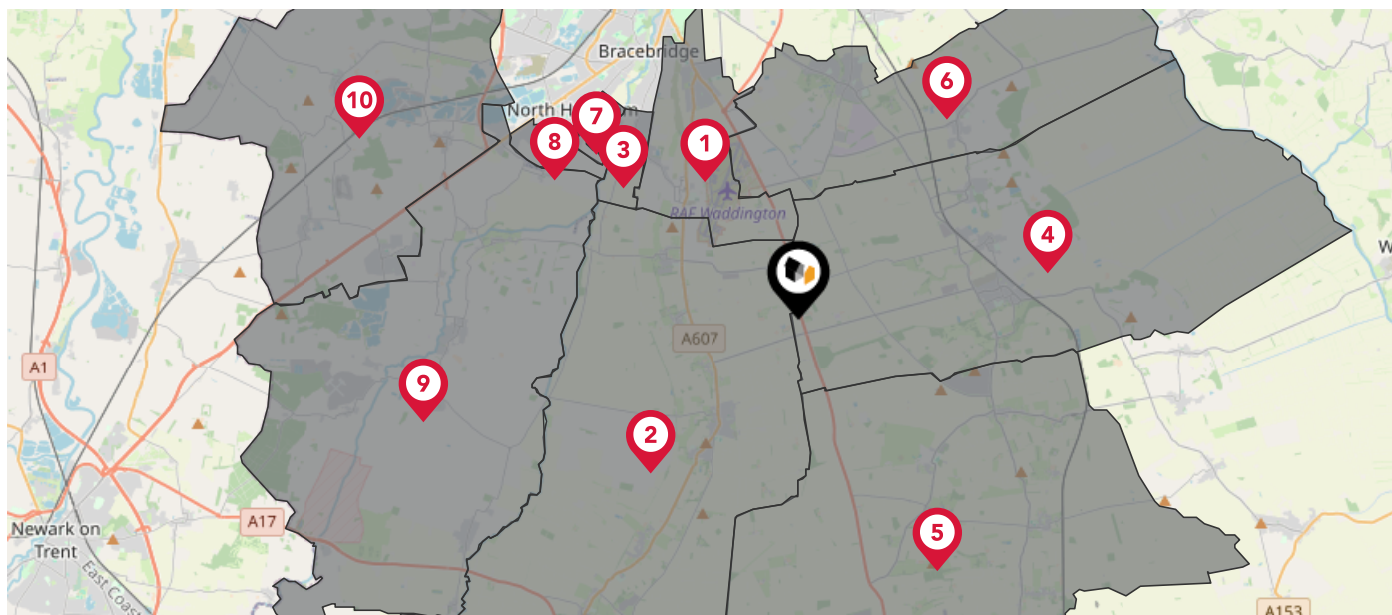
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

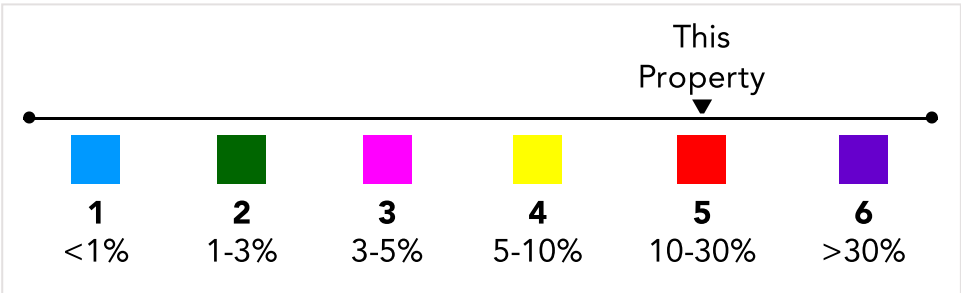
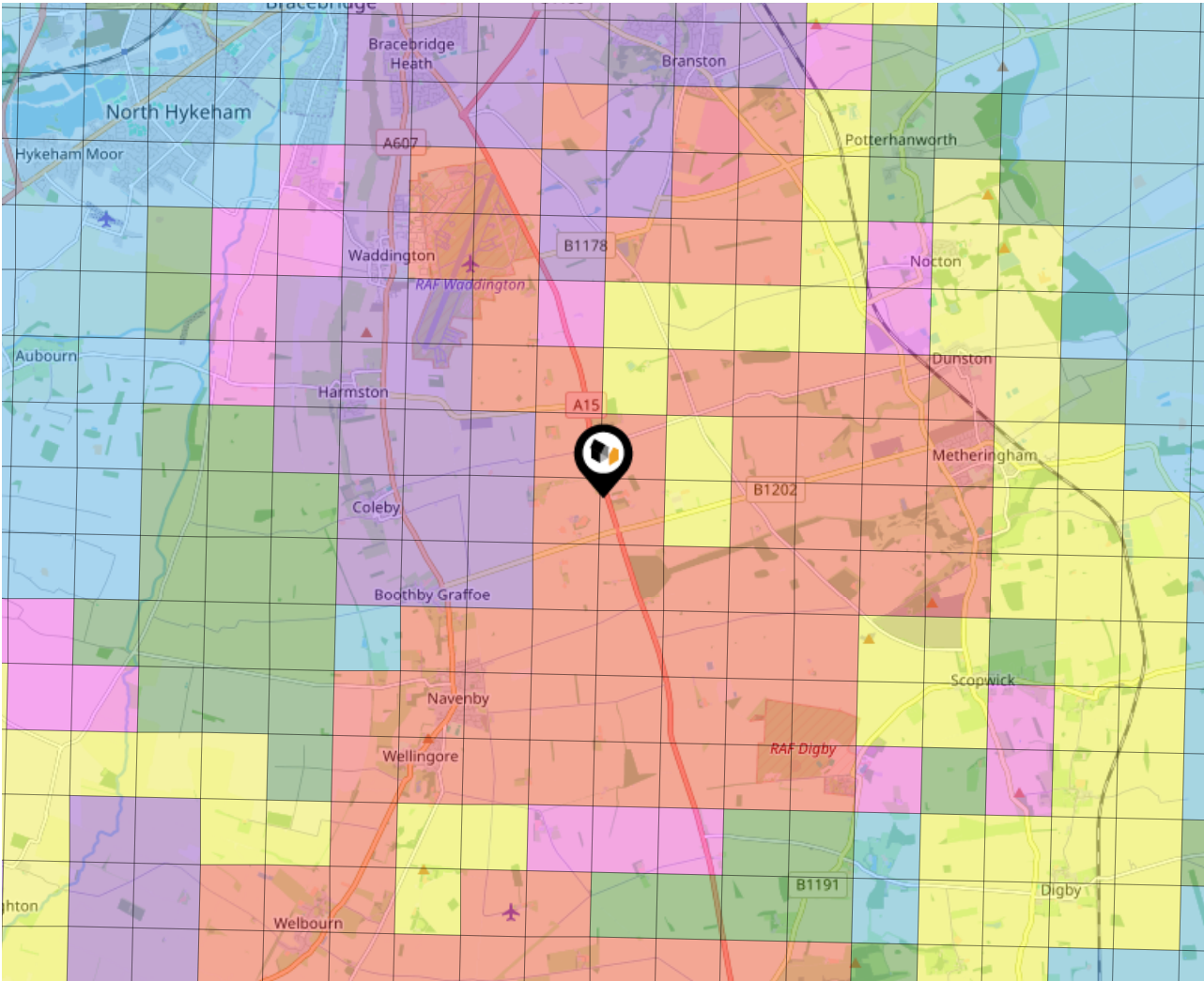


### Nearby Council Wards

-  Bracebridge Heath and Waddington East Ward
-  Cliff Villages Ward
-  Waddington West Ward
-  Metheringham Ward
-  Ashby de la Launde and Cranwell Ward
-  Branston Ward
-  North Hykeham Witham Ward
-  North Hykeham Mill Ward
-  Bassingham and Brant Broughton Ward
-  Eagle, Swinderby and Witham St. Hughs Ward

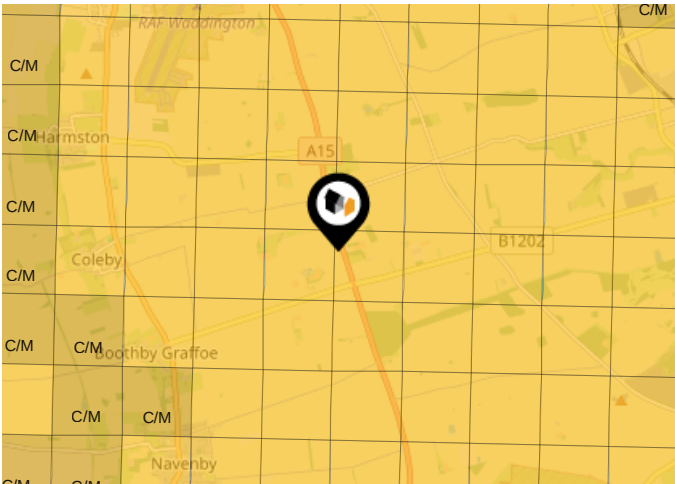
### What is Radon?

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>        | HIGH                     | <b>Soil Texture:</b> | LOAM TO SANDY LOAM   |
| <b>Parent Material Grain:</b> | ARGILLIC -<br>ARENACEOUS | <b>Soil Depth:</b>   | INTERMEDIATE-SHALLOW |
| <b>Soil Group:</b>            | LIGHT TO MEDIUM          |                      |                      |



### 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:**

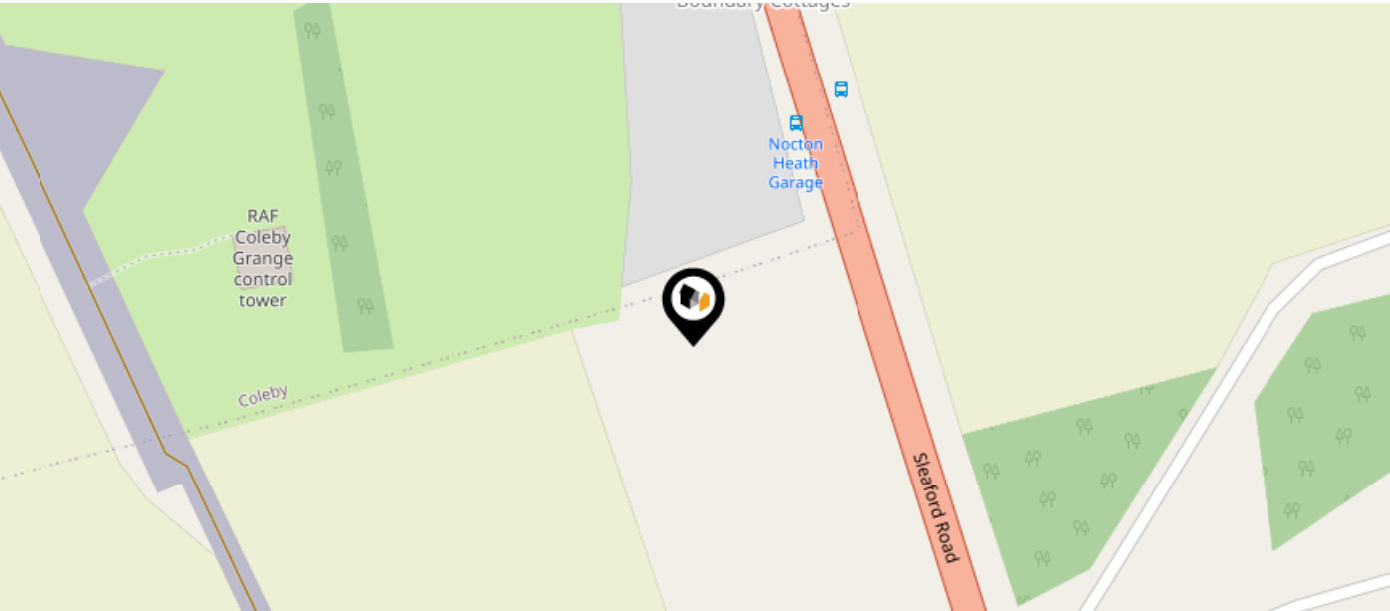
-  Power Pylons
-  Communication Masts

# Maps

## Listed Buildings

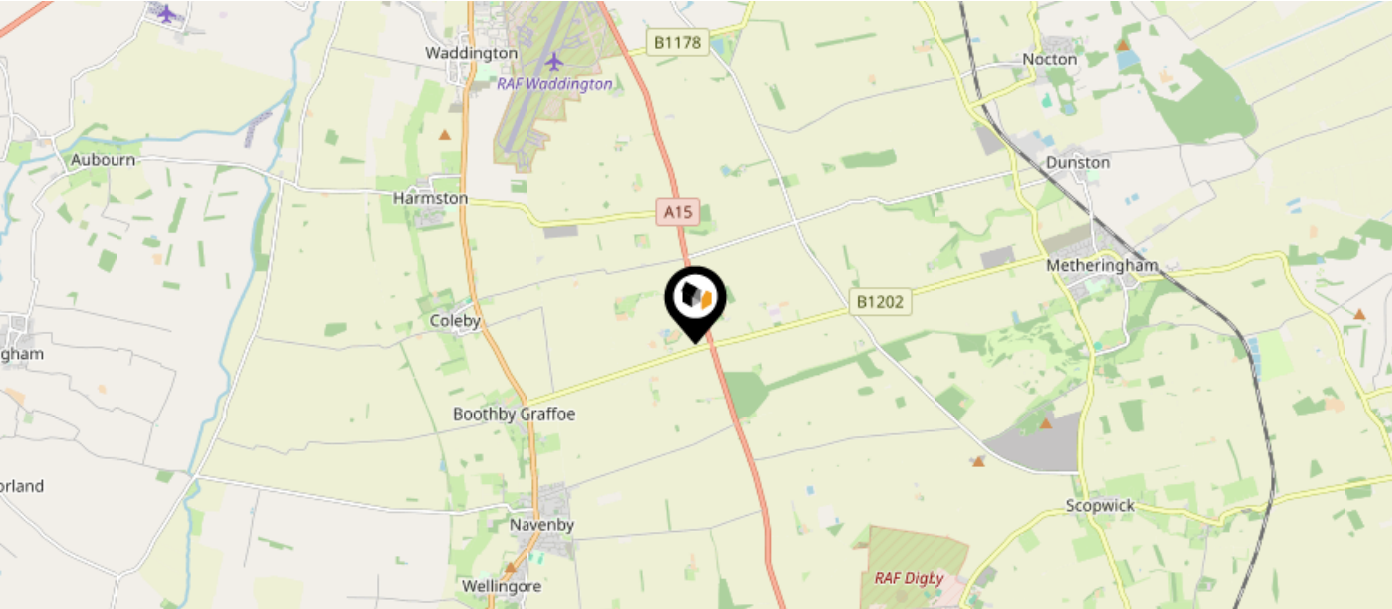


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



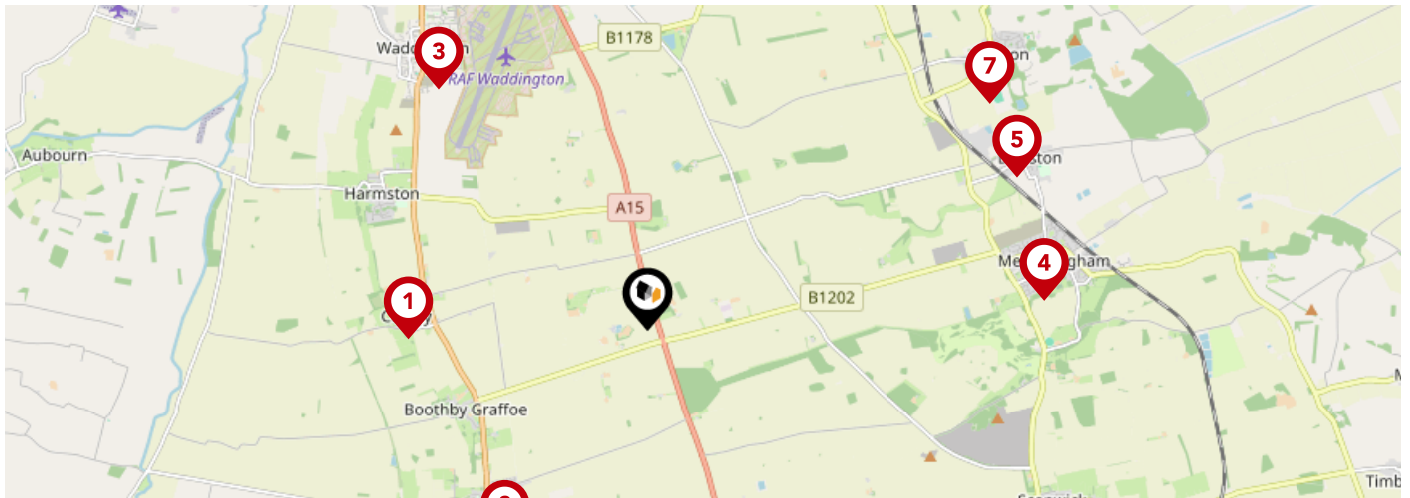
| Listed Buildings in the local district | Grade | Distance |
|----------------------------------------|-------|----------|
| No data available.                     |       |          |

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

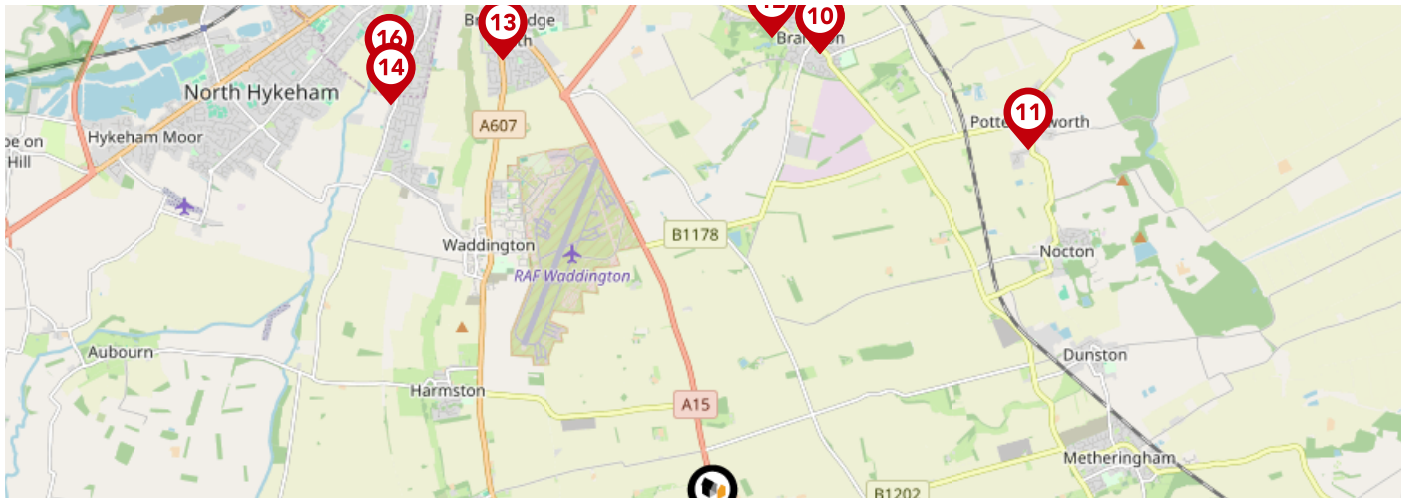


### Nearby Green Belt Land

No data available.

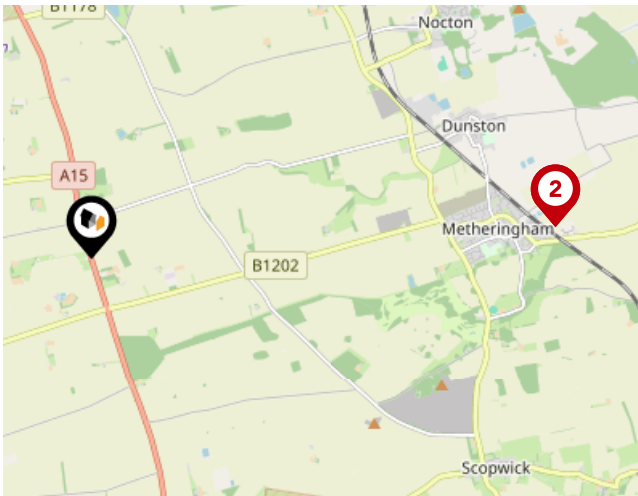


|          |                                                                                                                                 | Nursery                  | Primary                             | Secondary                | College                  | Private                  |
|----------|---------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Coleby Church of England (Controlled) Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 49   Distance:2.13 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Navenby Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 193   Distance:2.27                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Waddington All Saints Academy</b><br>Ofsted Rating: Outstanding   Pupils: 373   Distance:2.84                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>The Metherringham Primary School</b><br>Ofsted Rating: Good   Pupils: 273   Distance:3.54                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Dunston St Peter's Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 66   Distance:3.56                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Digby the Tedder Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 93   Distance:3.63                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Nocton Community Primary School</b><br>Ofsted Rating: Good   Pupils: 38   Distance:3.66                                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Waddington Redwood Primary Academy</b><br>Ofsted Rating: Good   Pupils: 301   Distance:4.27                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



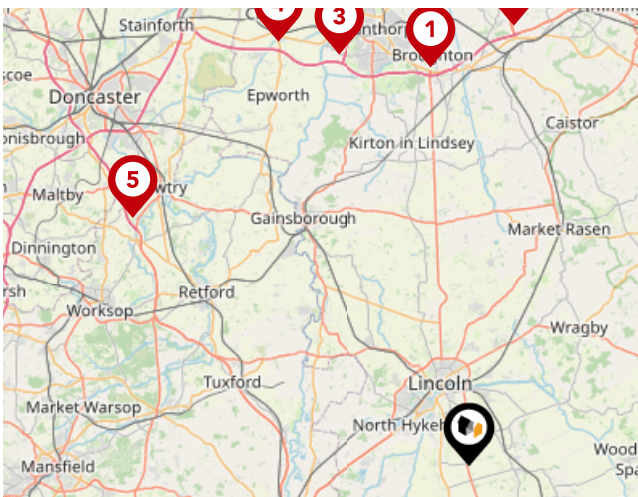
|                                                                                     |                                                                                                                 | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|   | <b>Branston Junior Academy</b><br>Ofsted Rating: Good   Pupils: 170   Distance:4.33                             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Branston Community Academy</b><br>Ofsted Rating: Requires improvement   Pupils: 1243   Distance:4.33         | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The Potterhanworth Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 137   Distance:4.37 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Branston Church of England Infant Academy</b><br>Ofsted Rating: Outstanding   Pupils: 134   Distance:4.4     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Bracebridge Heath St John's Primary Academy</b><br>Ofsted Rating: Good   Pupils: 372   Distance:4.56         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Acorn Free School</b><br>Ofsted Rating: Good   Pupils: 3   Distance:4.73                                     | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The Welbourn Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 64   Distance:4.93        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The Meadows Primary School</b><br>Ofsted Rating: Good   Pupils: 364   Distance:4.94                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Area Transport (National)



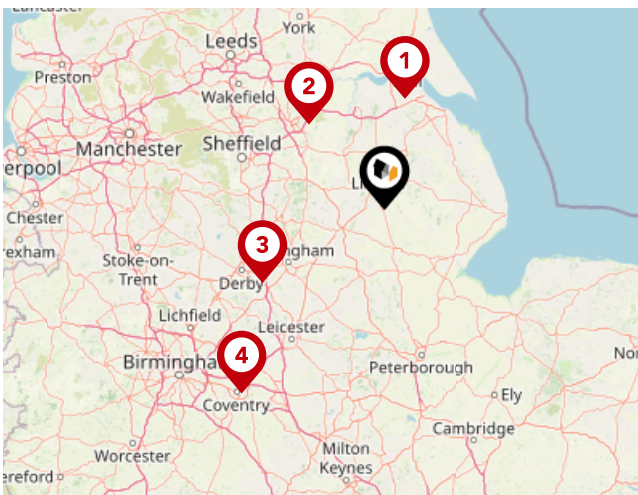
## National Rail Stations

| Pin | Name                       | Distance   |
|-----|----------------------------|------------|
|     | Metherringham Rail Station | 4.13 miles |
|     | Metherringham Rail Station | 4.14 miles |
|     | Hykeham Rail Station       | 6.16 miles |



## Trunk Roads/Motorways

| Pin | Name      | Distance    |
|-----|-----------|-------------|
|     | M180 J4   | 28.46 miles |
|     | M180 J5   | 31.33 miles |
|     | M180 J3   | 30.65 miles |
|     | M180 J2   | 32.97 miles |
|     | A1(M) J34 | 29.71 miles |

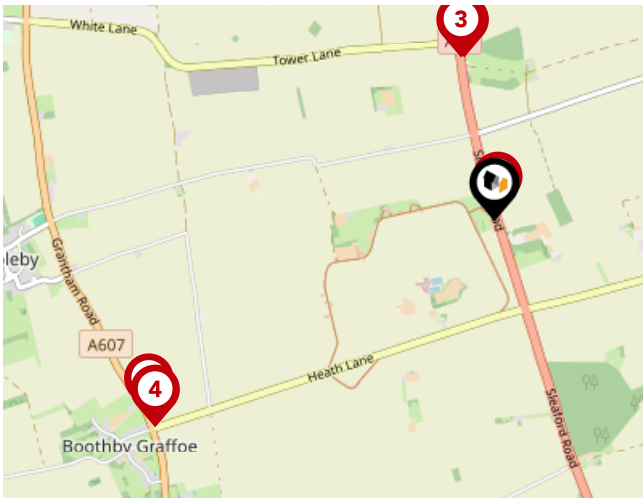


## Airports/Helipads

| Pin | Name               | Distance    |
|-----|--------------------|-------------|
|     | Humberside Airport | 31.58 miles |
|     | Finningley         | 32.16 miles |
|     | East Mids Airport  | 40.92 miles |
|     | Baginton           | 67.17 miles |

# Area

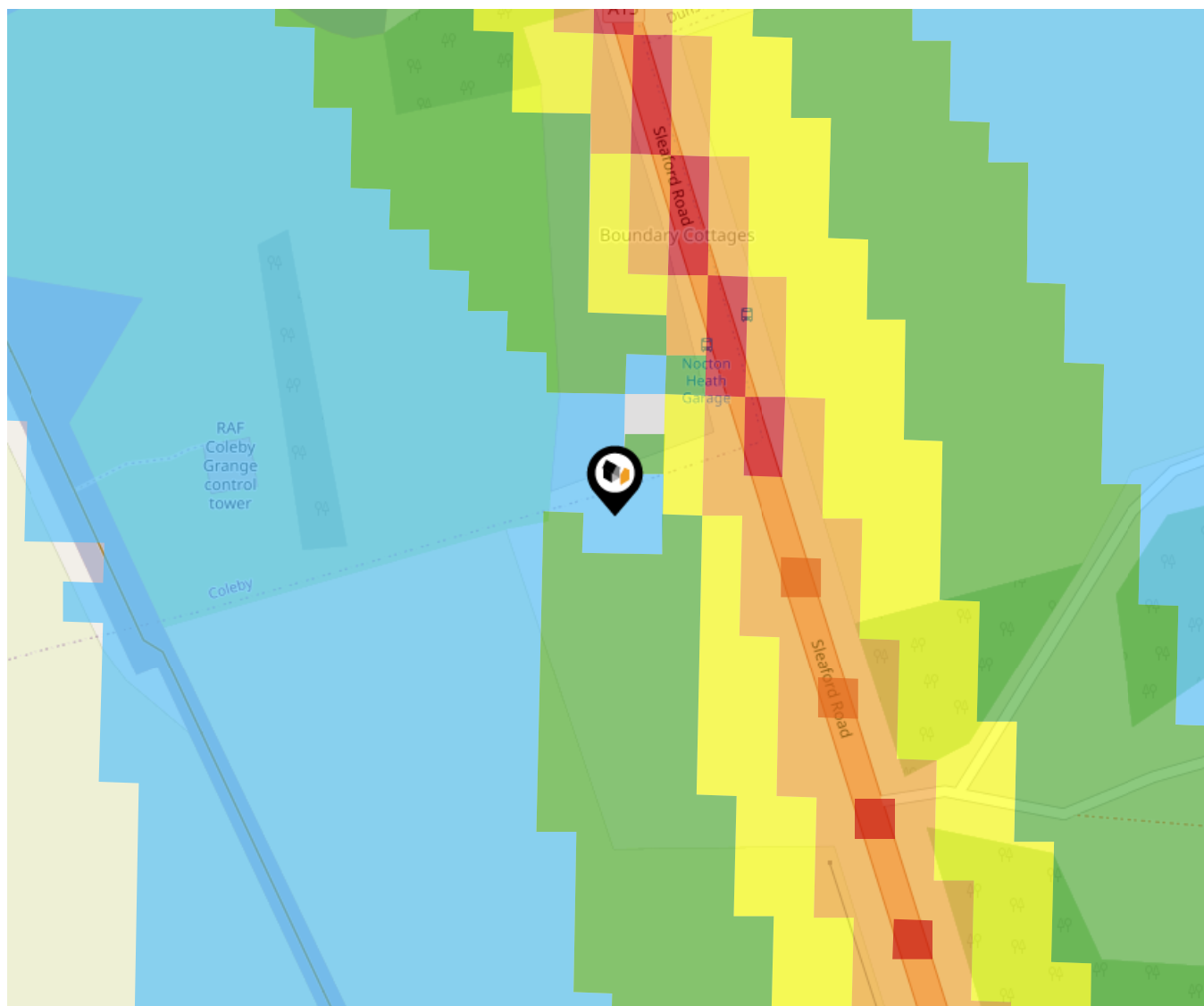
## Transport (Local)



### Bus Stops/Stations

| Pin | Name                | Distance   |
|-----|---------------------|------------|
| 1   | Nocton Heath Garage | 0.03 miles |
| 2   | Dunston Pillar      | 0.74 miles |
| 3   | Dunston Pillar      | 0.74 miles |
| 4   | Blacksmith Lane     | 1.77 miles |
| 5   | Blacksmith Lane     | 1.77 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

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