

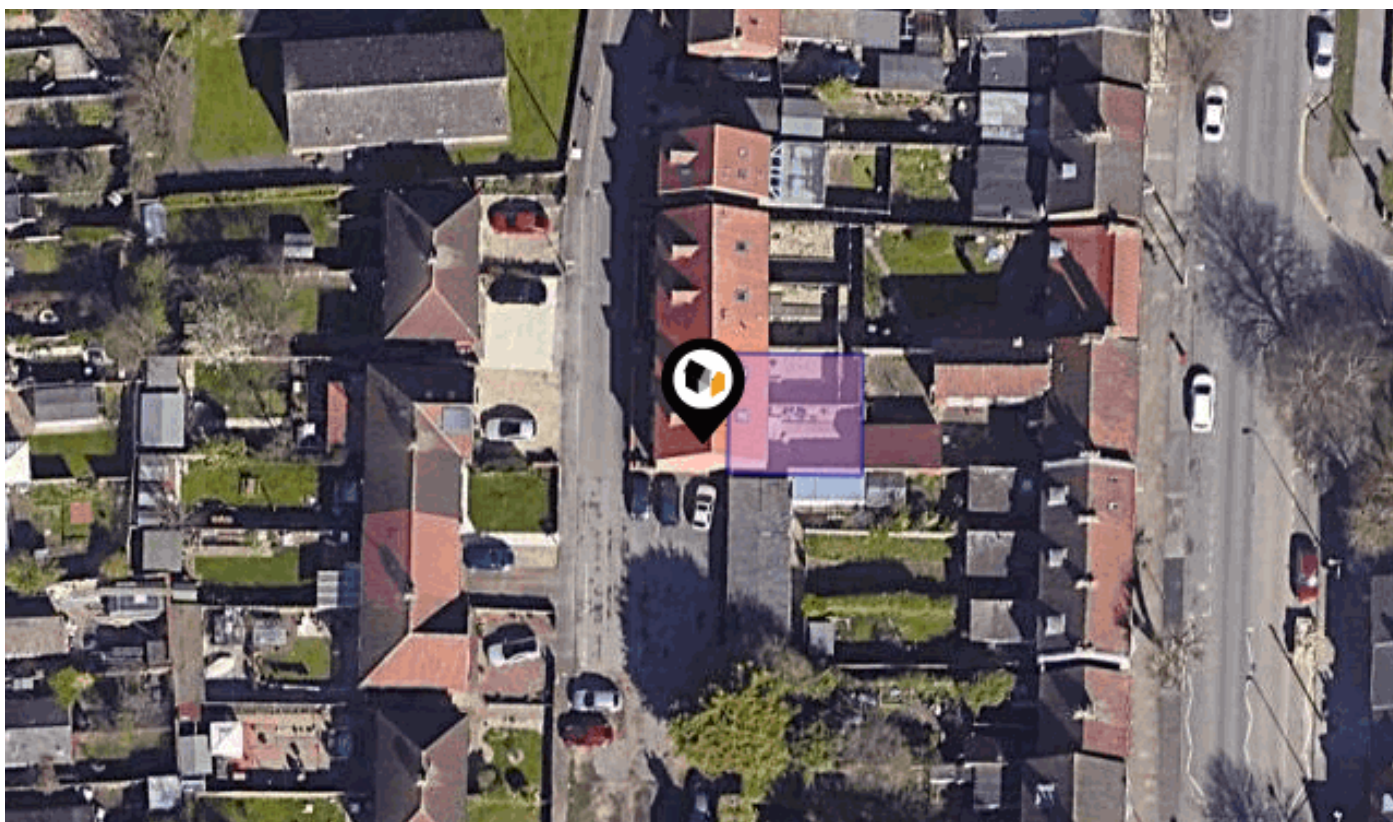


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Friday 26<sup>th</sup> September 2025**



**FRANCIS STREET, LINCOLN, LN1**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

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## Property

|                  |               |         |          |
|------------------|---------------|---------|----------|
| Type:            | Semi-Detached | Tenure: | Freehold |
| Bedrooms:        | 3             |         |          |
| Plot Area:       | 0.03 acres    |         |          |
| Council Tax :    | Band C        |         |          |
| Annual Estimate: | £2,010        |         |          |
| Title Number:    | LL25628       |         |          |

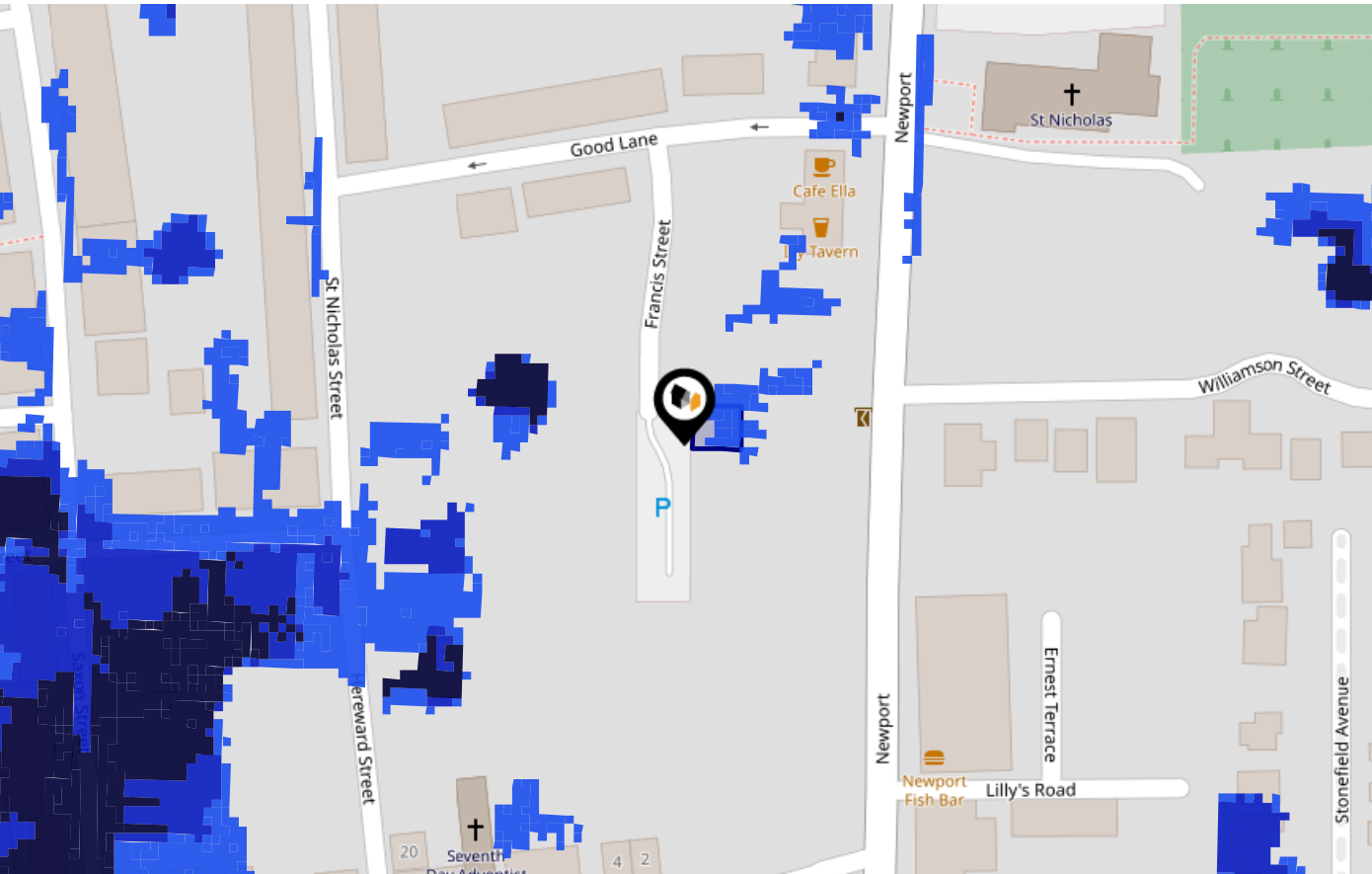
## Local Area

|                                                                                     |                                                                                     |                                                                                     |                                                                                       |                                                                                       |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Local Authority:                                                                    | Lincolnshire                                                                        | Estimated Broadband Speeds<br>(Standard - Superfast - Ultrafast)                    |                                                                                       |                                                                                       |
| Conservation Area:                                                                  | Newport and Nettleham Road                                                          |                                                                                     |                                                                                       |                                                                                       |
| Flood Risk:                                                                         |                                                                                     |                                                                                     |                                                                                       |                                                                                       |
| ● Rivers & Seas                                                                     | Very low                                                                            | 8<br>mb/s                                                                           | 80<br>mb/s                                                                            | 1800<br>mb/s                                                                          |
| ● Surface Water                                                                     | Very low                                                                            |  |  |  |
| Mobile Coverage:<br>(based on calls indoors)                                        |                                                                                     | Satellite/Fibre TV Availability:                                                    |                                                                                       |                                                                                       |
|  |  |  |    |    |
| O <sub>2</sub>                                                                      | EE                                                                                  | 3                                                                                   | O <sub>2</sub>                                                                        |  |
|                                                                                     |                                                                                     |                                                                                     |                                                                                       |  |

# 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.

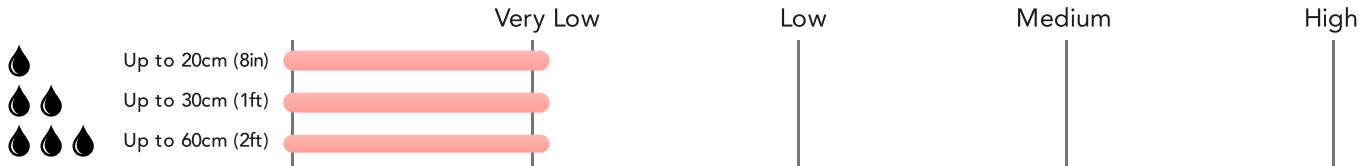


Risk Rating: Very low

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.

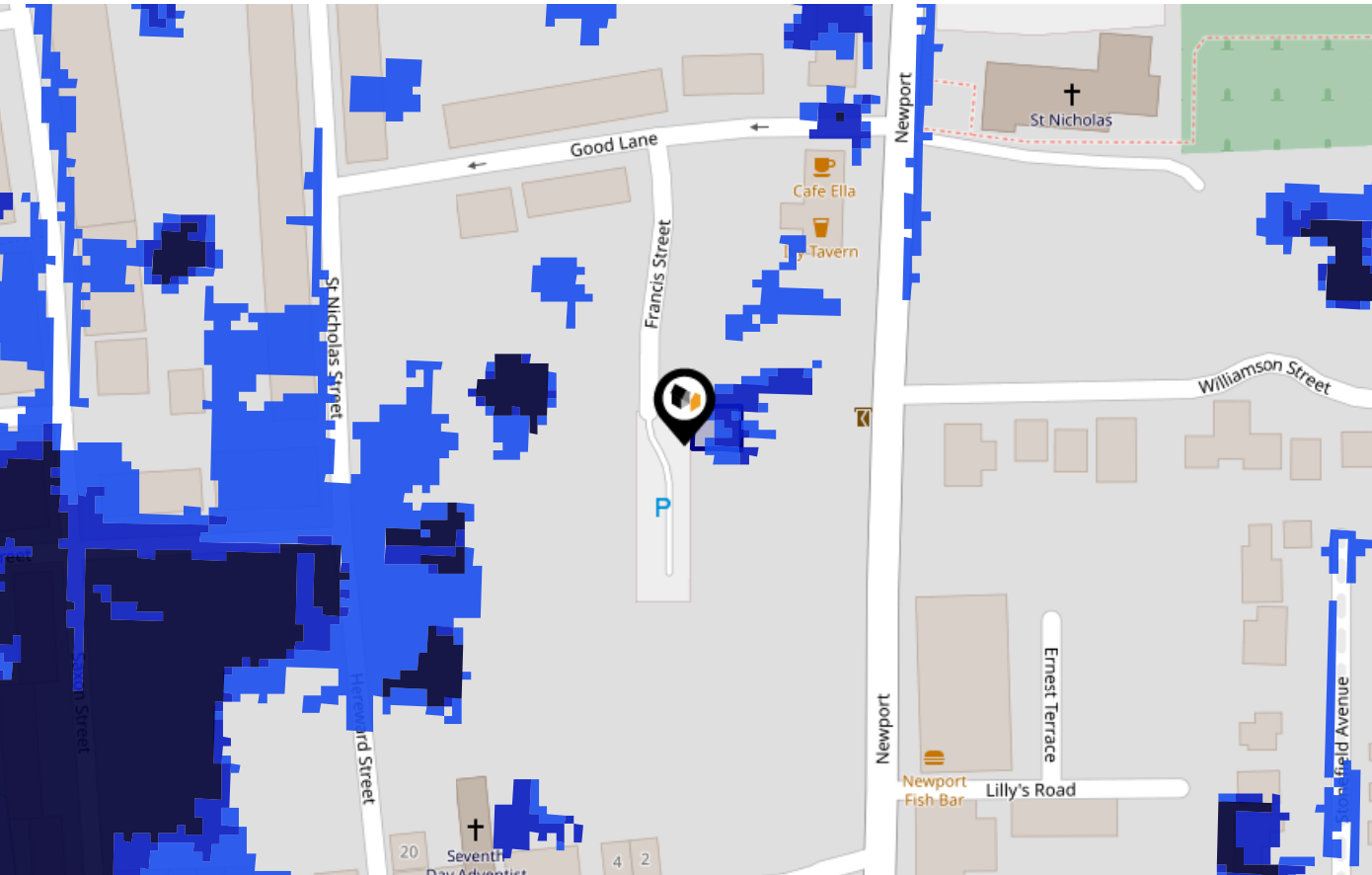
Chance of flooding to the following depths at this property:



# 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:

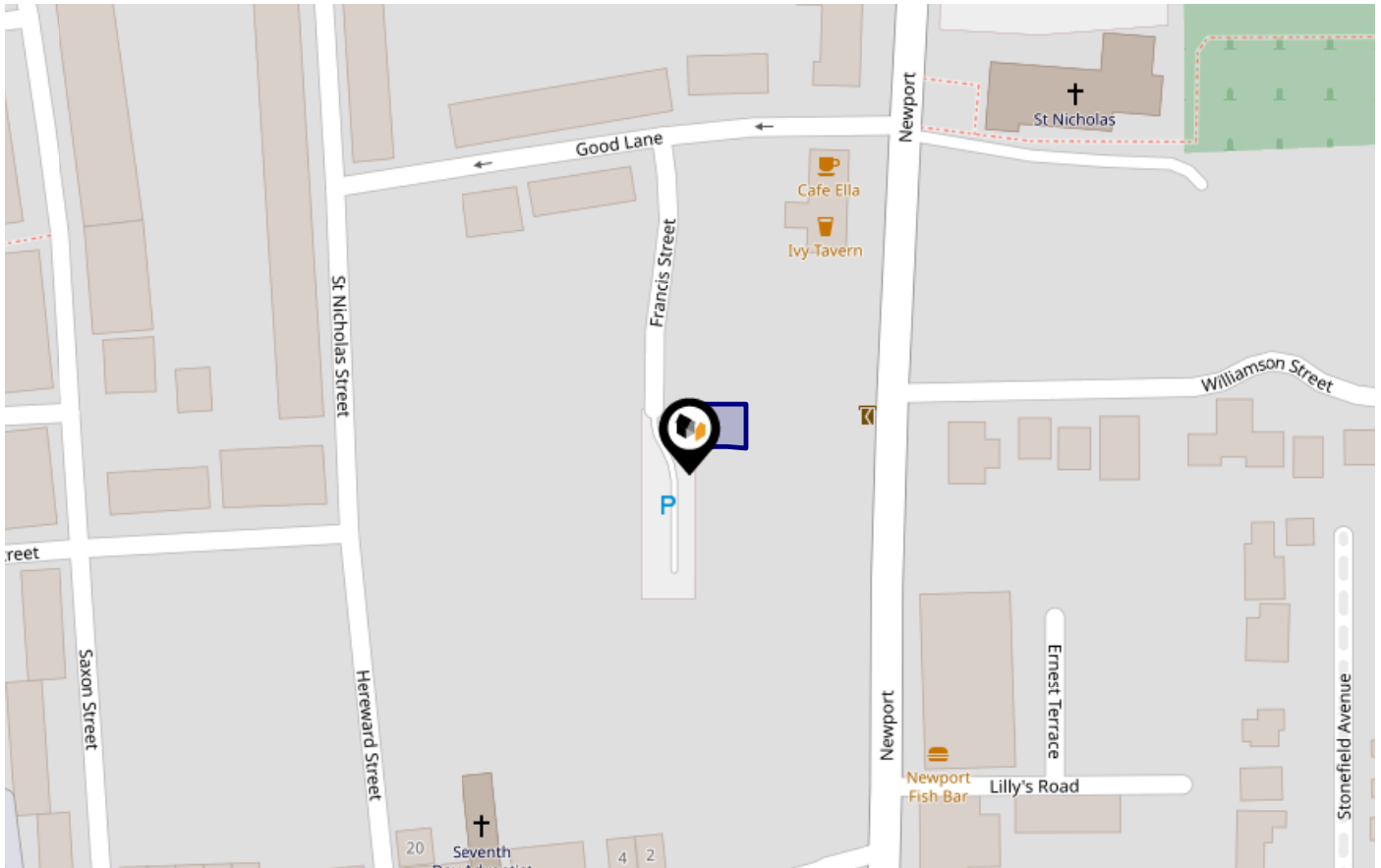


# Flood Risk

## 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:

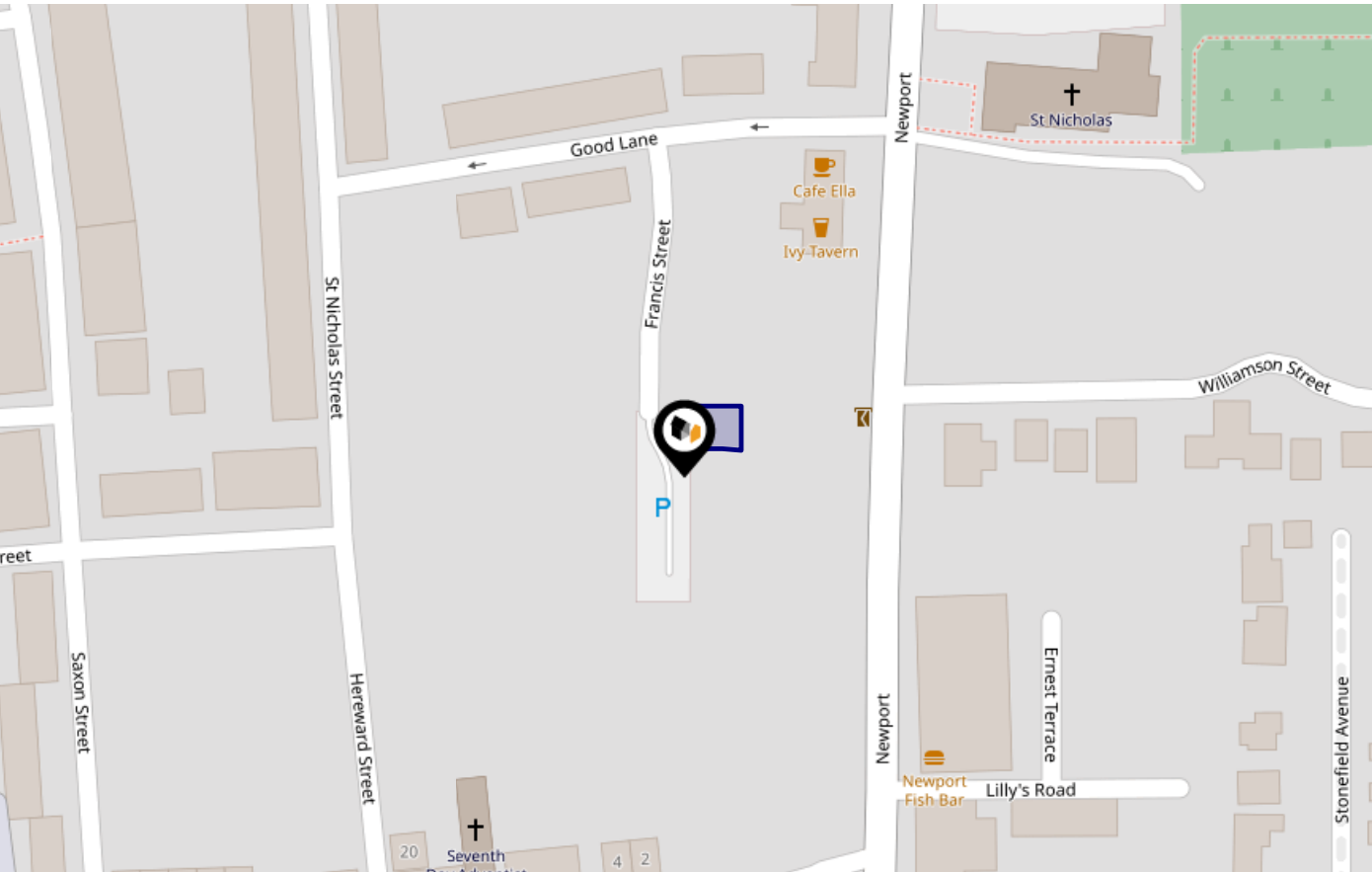


# Flood Risk

## 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.

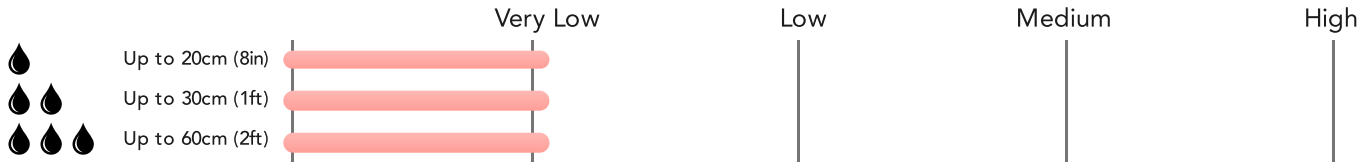


Risk Rating: Very low

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.
- 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:

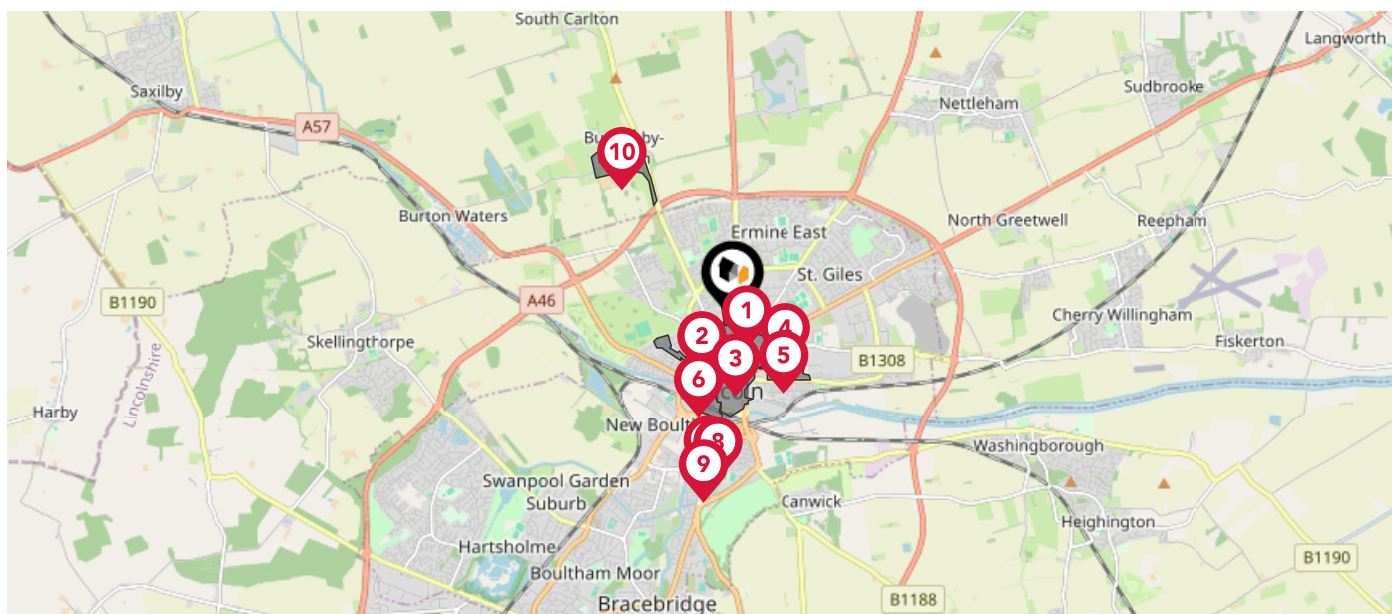


# Maps

## 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



Newport and Nettleham Road



Carline



Cathedral and City Centre



The Dell



Lindum and Arboretum



West Parade and Brayford



St Peter-at-Gowts



Sibthorp



Gowt's Bridge



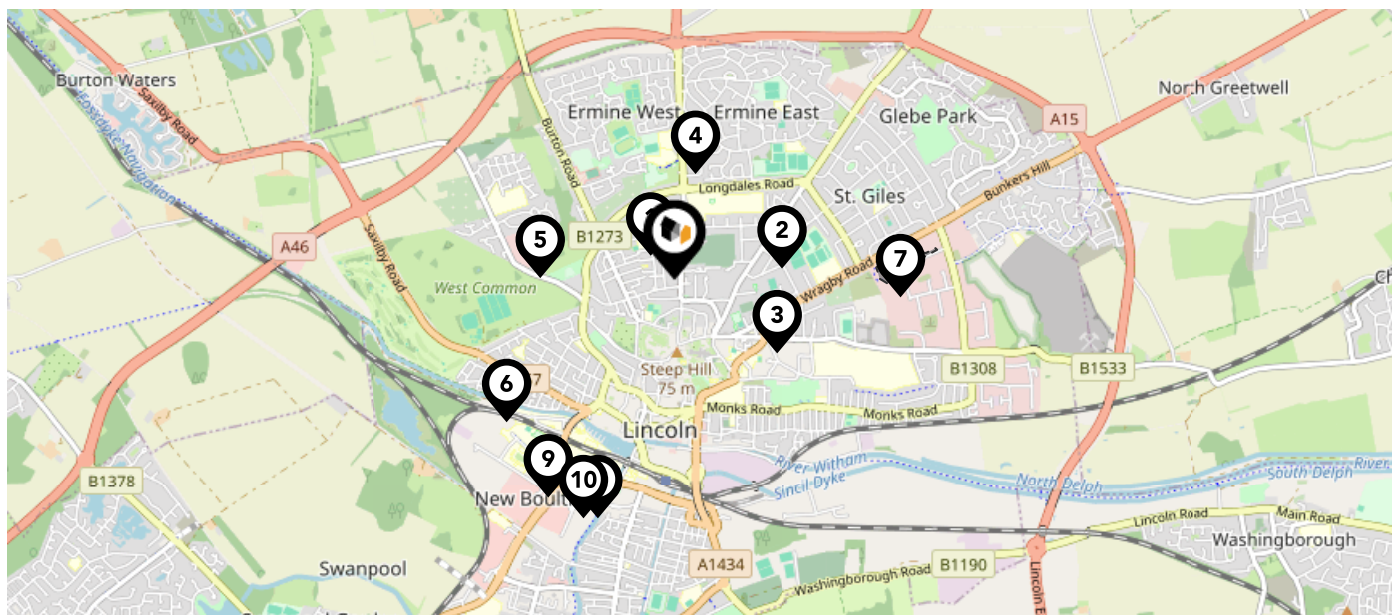
Burton

# 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

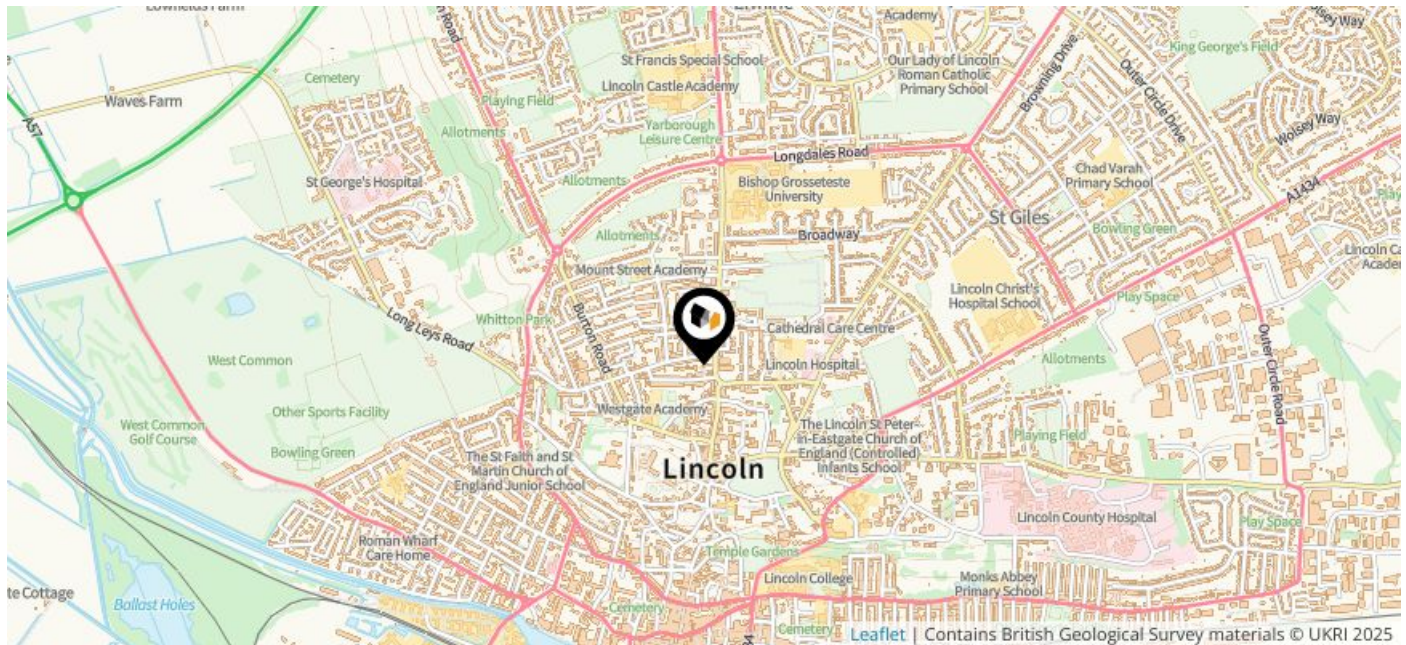
|    |                                                                     |                   |                                     |
|----|---------------------------------------------------------------------|-------------------|-------------------------------------|
| 1  | Mount Street-Lincoln, Lincolnshire                                  | Historic Landfill | <input type="checkbox"/>            |
| 2  | Nursery Grove-Lincoln, Lincolnshire                                 | Historic Landfill | <input type="checkbox"/>            |
| 3  | The Dell-Wragby Road                                                | Historic Landfill | <input type="checkbox"/>            |
| 4  | Cathedral Quarry-Riseholme Road, Lincoln                            | Historic Landfill | <input type="checkbox"/>            |
| 5  | EA/EPR/BP3598NX/A001 - Serviceteam Ltd                              | Active Landfill   | <input checked="" type="checkbox"/> |
| 6  | Former Fisons Site-Carholme Road                                    | Historic Landfill | <input type="checkbox"/>            |
| 7  | Deacon Road-Lincoln, Lincolnshire                                   | Historic Landfill | <input type="checkbox"/>            |
| 8  | Land South Of Ropewalk-Land South Of Ropewalk, Rear Of Mervyn Black | Historic Landfill | <input type="checkbox"/>            |
| 9  | Rear Of British Rail Social Club-Ropewalk                           | Historic Landfill | <input type="checkbox"/>            |
| 10 | Former Brayford Leisure Site-Ropewalk                               | Historic Landfill | <input type="checkbox"/>            |

# Maps

## Coal Mining



This map displays nearby coal mine entrances and their classifications.



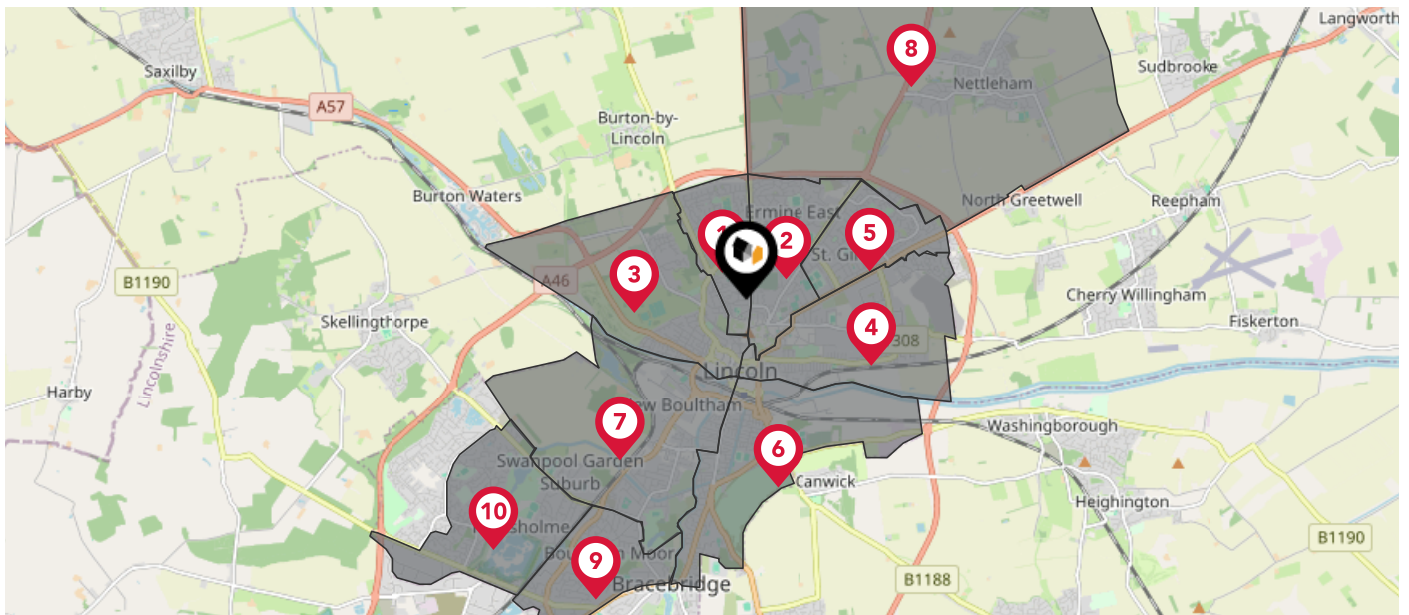
### Mine Entry

- ✕ 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

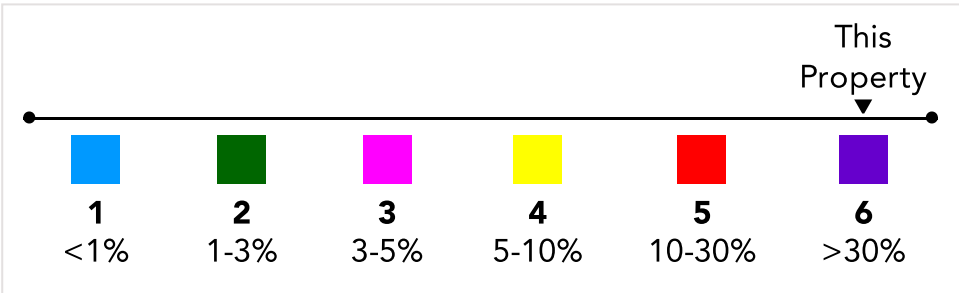
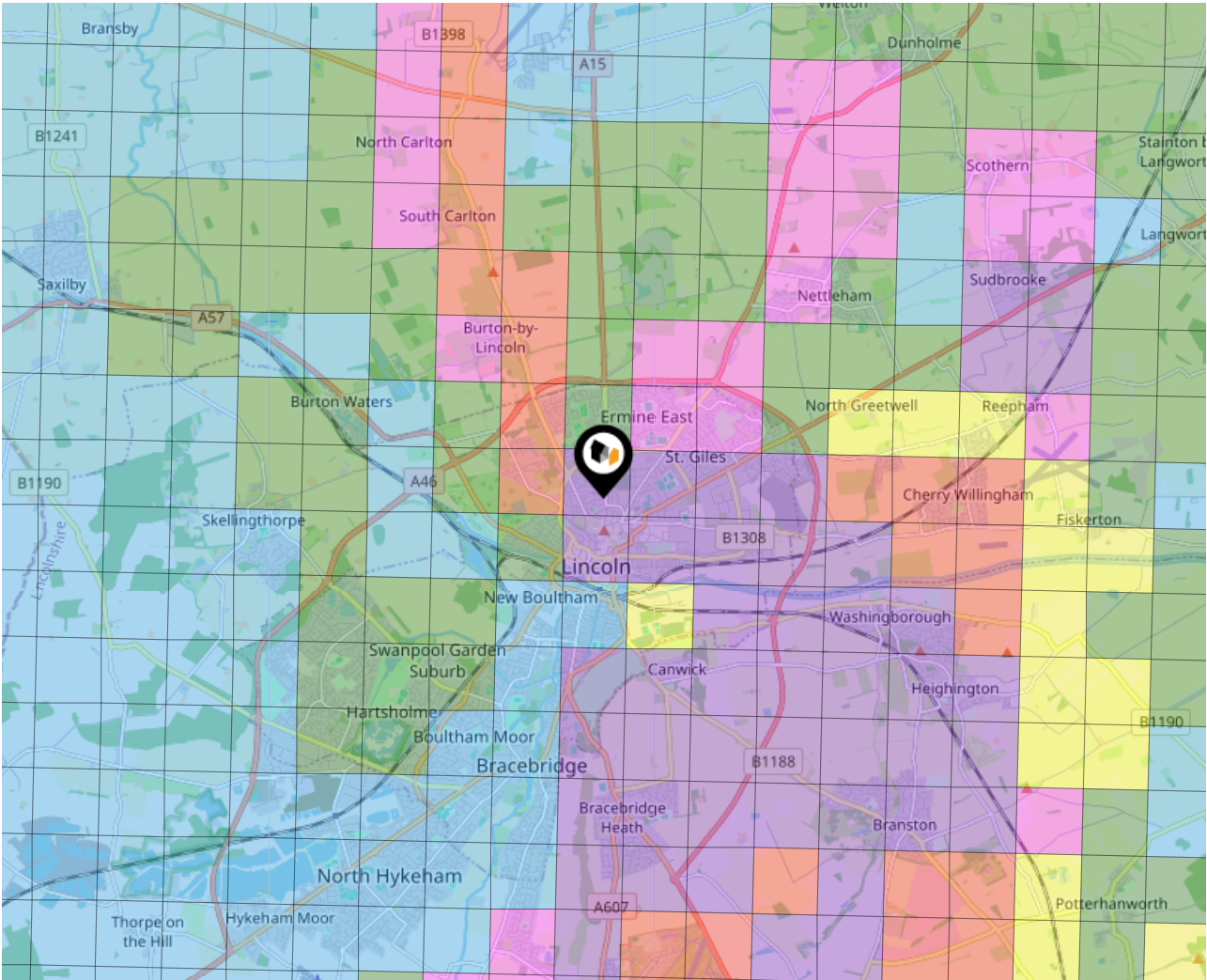


### Nearby Council Wards

-  1 Castle Ward
-  2 Minster Ward
-  3 Carholme Ward
-  4 Abbey Ward
-  5 Glebe Ward
-  6 Park Ward
-  7 Boultham Ward
-  8 Nettleham Ward
-  9 Moorland Ward
-  10 Hartsholme Ward

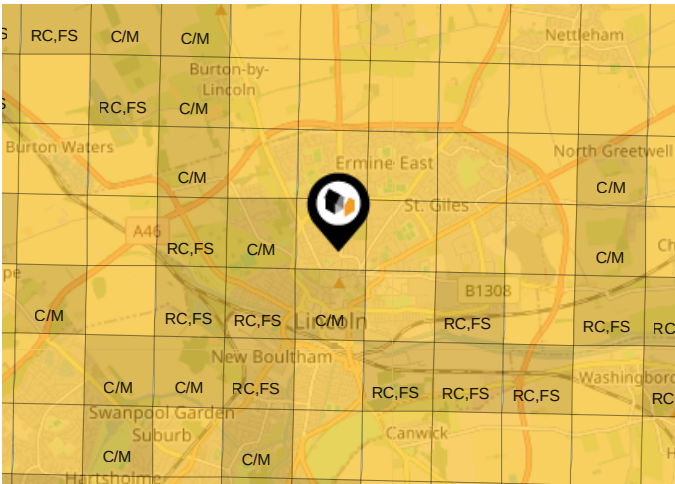
### What is Radon?

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)

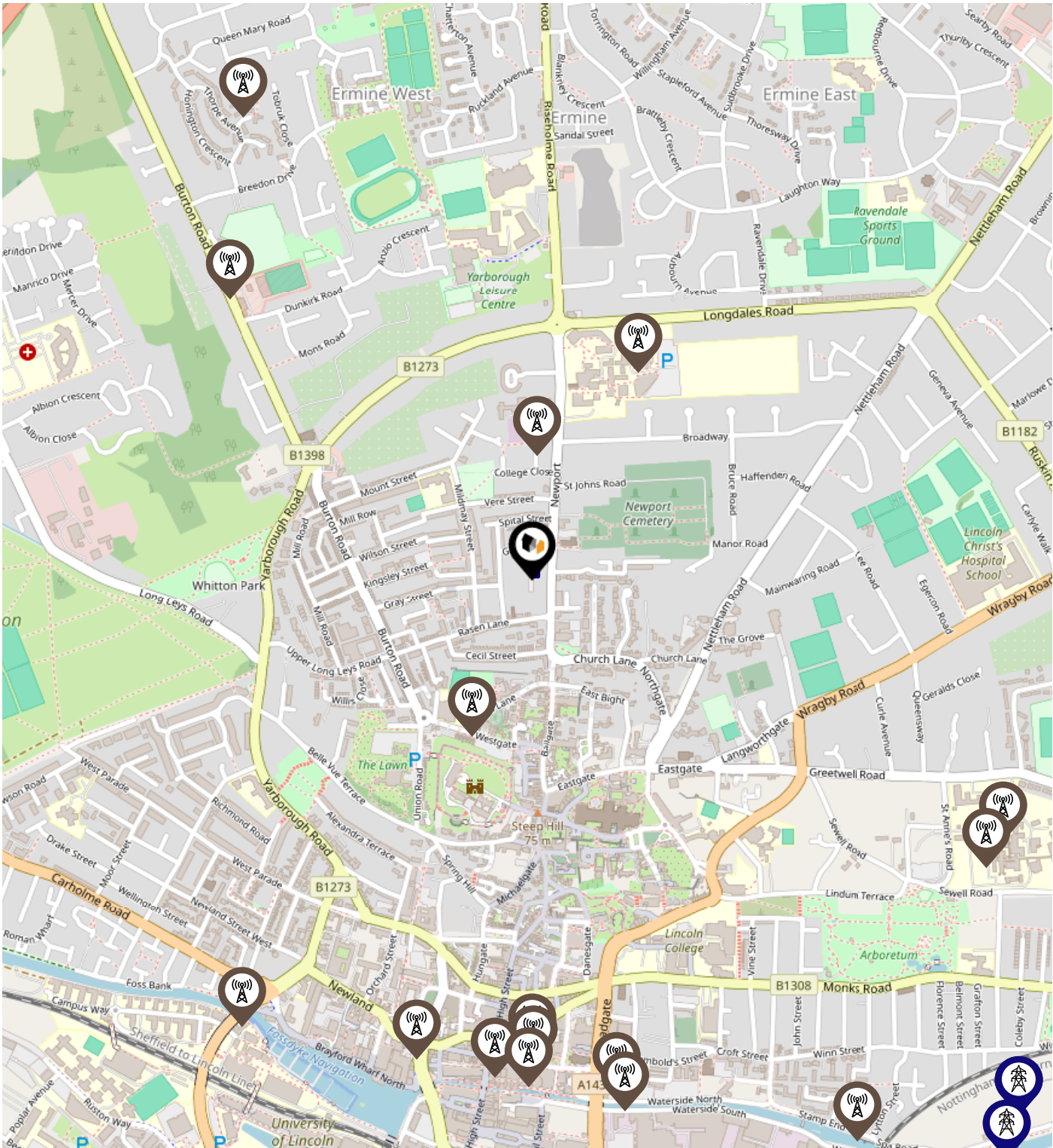
|                               |                          |                      |                    |
|-------------------------------|--------------------------|----------------------|--------------------|
| <b>Carbon Content:</b>        | NONE                     | <b>Soil Texture:</b> | CLAY TO SANDY LOAM |
| <b>Parent Material Grain:</b> | ARGILLIC -<br>ARENACEOUS | <b>Soil Depth:</b>   | DEEP               |
| <b>Soil Group:</b>            | ALL                      |                      |                    |



## 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:

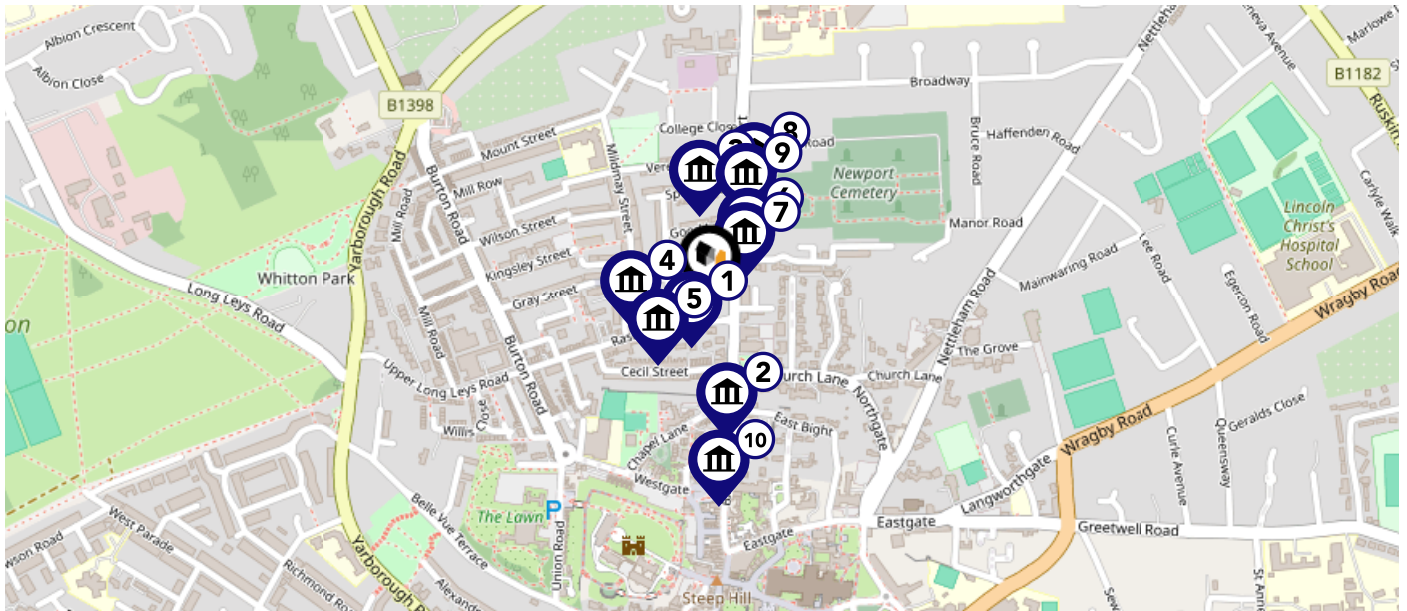
-  Power Pylons
-  Communication Masts

# Maps

## Listed Buildings



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



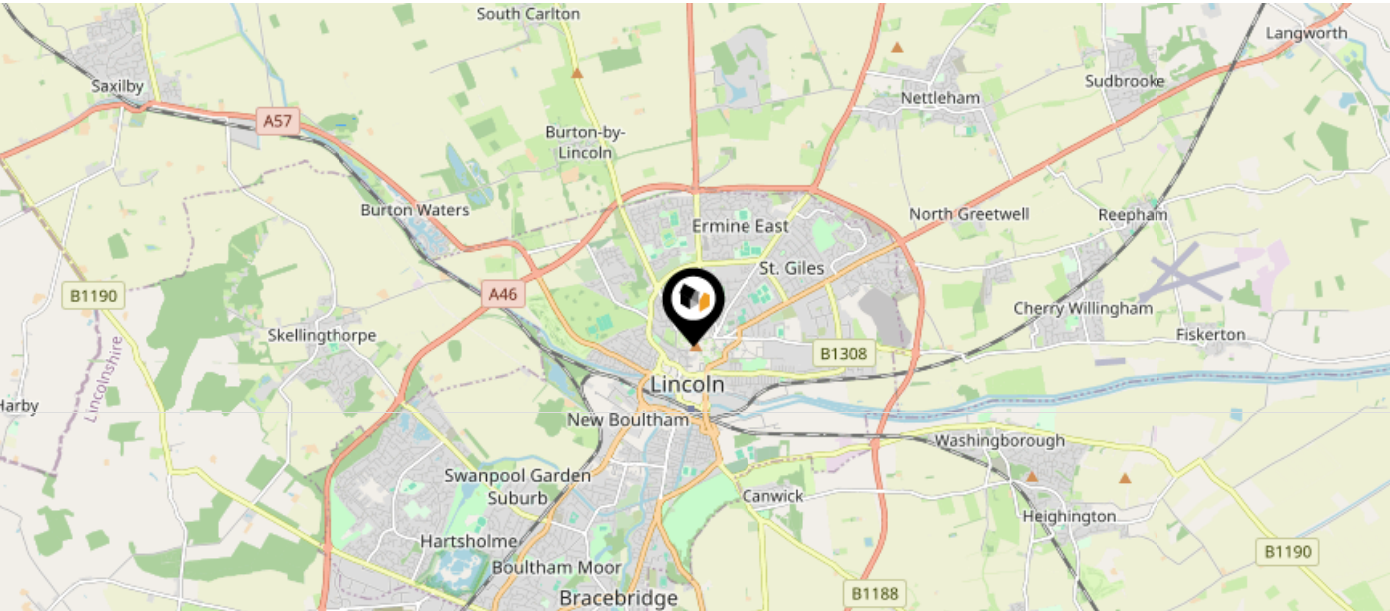
| Listed Buildings in the local district                                                                                                           | Grade    | Distance  |
|--------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------|
|  1388722 - 23, Newport                                        | Grade II | 0.0 miles |
|  1388726 - Boundary Stone 25 Metres North Of The Newport Arch | Grade II | 0.1 miles |
|  1388822 - The Olde House                                     | Grade II | 0.1 miles |
|  1388755 - Saxon Villa And Attached Railings                  | Grade II | 0.1 miles |
|  1388741 - 24, Rasen Lane                                     | Grade II | 0.1 miles |
|  1388727 - Church Of St Nicholas                              | Grade II | 0.1 miles |
|  1388723 - Newport Manor                                      | Grade II | 0.1 miles |
|  1388724 - St Nicholas House                                  | Grade II | 0.1 miles |
|  1388728 - Willsons Cottages At Newport Cemetery              | Grade II | 0.1 miles |
|  1388441 - 31, 32 And 33, Bailgate                            | Grade II | 0.2 miles |

# Maps

## Green Belt

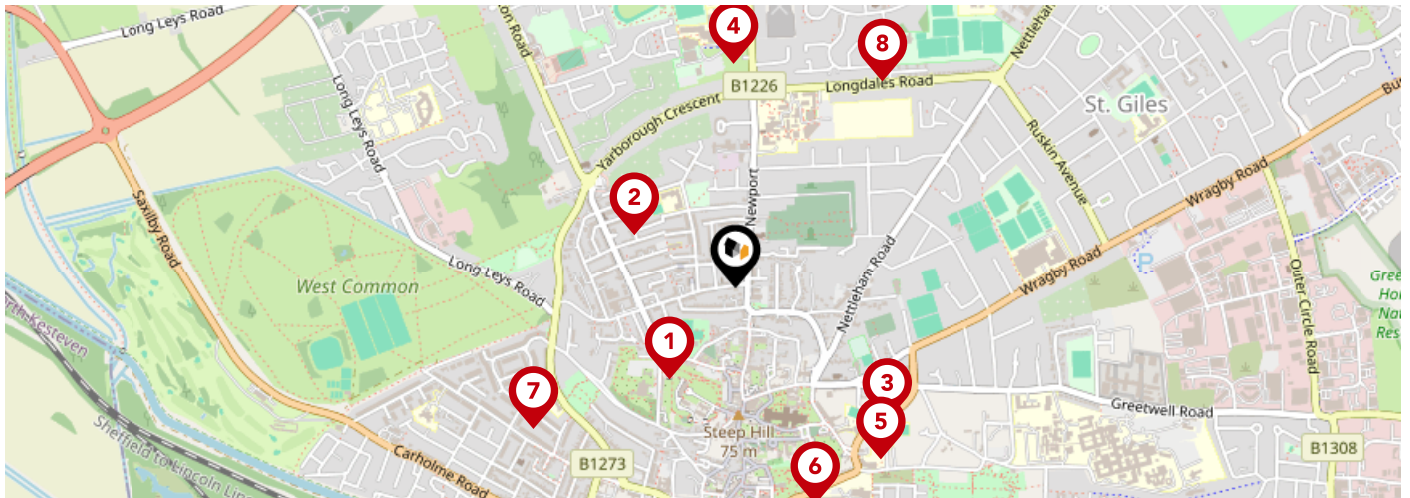


This map displays nearby areas that have been designated as Green Belt...

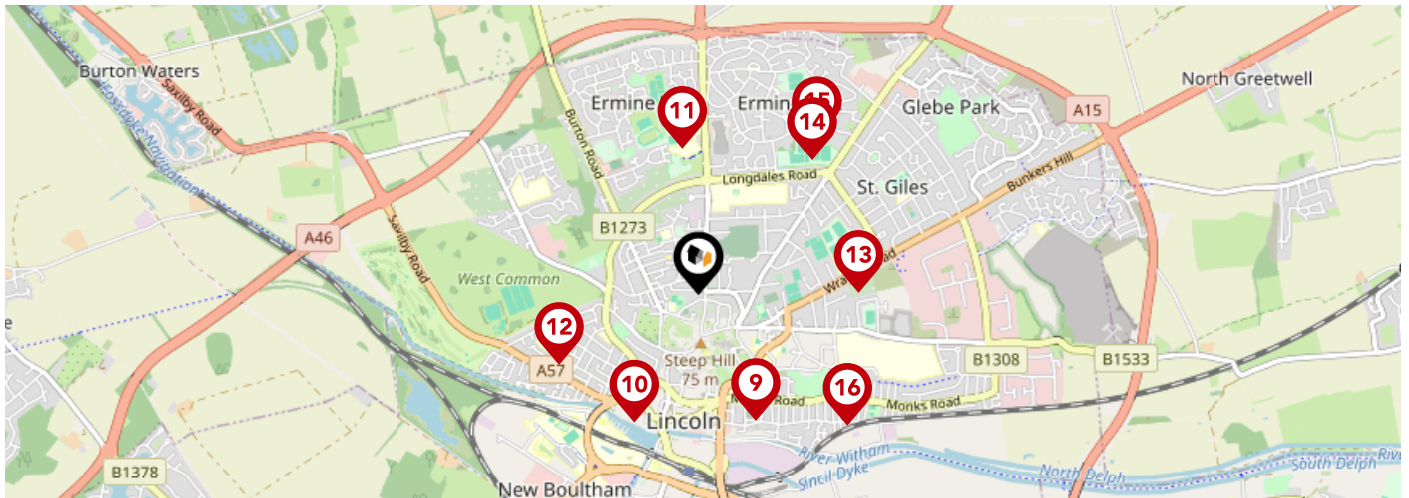


### Nearby Green Belt Land

No data available.

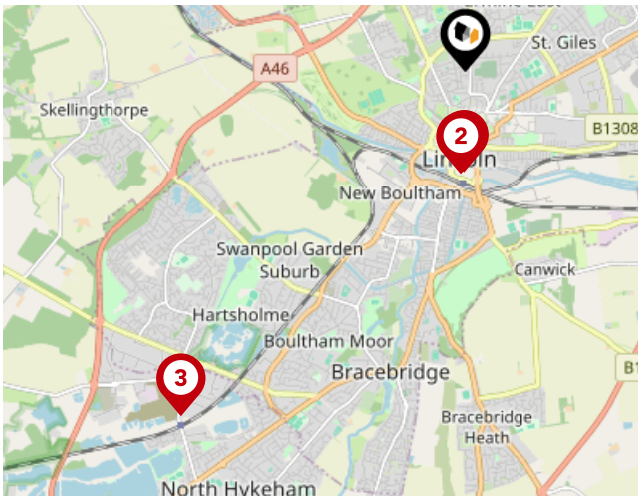


|          |                                                                                                                                                           | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Westgate Academy</b><br>Ofsted Rating: Good   Pupils: 430   Distance:0.25                                                                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Mount Street Academy</b><br>Ofsted Rating: Outstanding   Pupils: 318   Distance:0.25                                                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School</b><br>Ofsted Rating: Requires improvement   Pupils: 89   Distance:0.45 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Lincoln Castle Academy</b><br>Ofsted Rating: Not Rated   Pupils: 680   Distance:0.5                                                                    | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Lincoln Minster School</b><br>Ofsted Rating: Not Rated   Pupils: 473   Distance:0.5                                                                    | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Lincoln UTC</b><br>Ofsted Rating: Good   Pupils: 369   Distance:0.51                                                                                   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>The St Faith and St Martin Church of England Junior School, Lincoln</b><br>Ofsted Rating: Good   Pupils: 345   Distance:0.55                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Castles Education</b><br>Ofsted Rating: Inadequate   Pupils: 93   Distance:0.56                                                                        | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



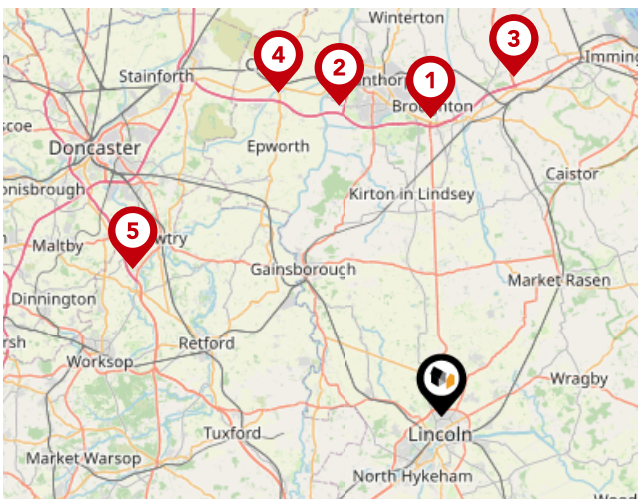
|                                                                                     |                                                                                                                                 | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|   | <b>Lincoln College</b><br>Ofsted Rating: Good   Pupils:0   Distance:0.62                                                        | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Lincolnshire Secure Unit</b><br>Ofsted Rating: Not Rated   Pupils:0   Distance:0.63                                          | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The St Francis Special School, Lincoln</b><br>Ofsted Rating: Outstanding   Pupils: 161   Distance:0.65                       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The St Faith's Church of England Infant and Nursery School, Lincoln</b><br>Ofsted Rating: Good   Pupils: 278   Distance:0.69 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Lincoln Christ's Hospital School</b><br>Ofsted Rating: Good   Pupils: 1286   Distance:0.72                                   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Our Lady of Lincoln Catholic Primary School A Voluntary Academy</b><br>Ofsted Rating: Good   Pupils: 204   Distance:0.78     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Ermine Primary Academy</b><br>Ofsted Rating: Good   Pupils: 393   Distance:0.87                                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Lincoln Monks Abbey Primary School</b><br>Ofsted Rating: Good   Pupils: 594   Distance:0.88                                  | <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 | 0.91 miles |
| 2   | Lincoln Central Rail Station | 0.92 miles |
| 3   | Hykeham Rail Station         | 3.98 miles |



## Trunk Roads/Motorways

| Pin | Name      | Distance    |
|-----|-----------|-------------|
| 1   | M180 J4   | 21.1 miles  |
| 2   | M180 J3   | 23.15 miles |
| 3   | M180 J5   | 24.48 miles |
| 4   | M180 J2   | 25.58 miles |
| 5   | A1(M) J34 | 24.23 miles |

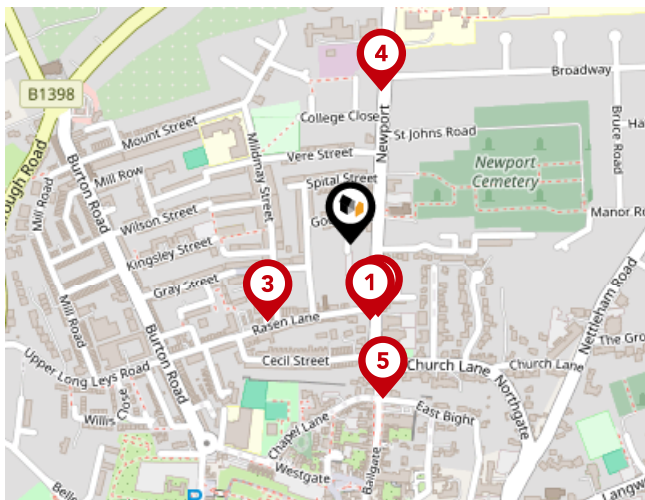


## Airports/Helipads

| Pin | Name                   | Distance    |
|-----|------------------------|-------------|
| 1   | Humberside Airport     | 25.05 miles |
| 2   | Finningley             | 25.65 miles |
| 3   | East Mids Airport      | 43.56 miles |
| 4   | Leeds Bradford Airport | 63.38 miles |

# Area

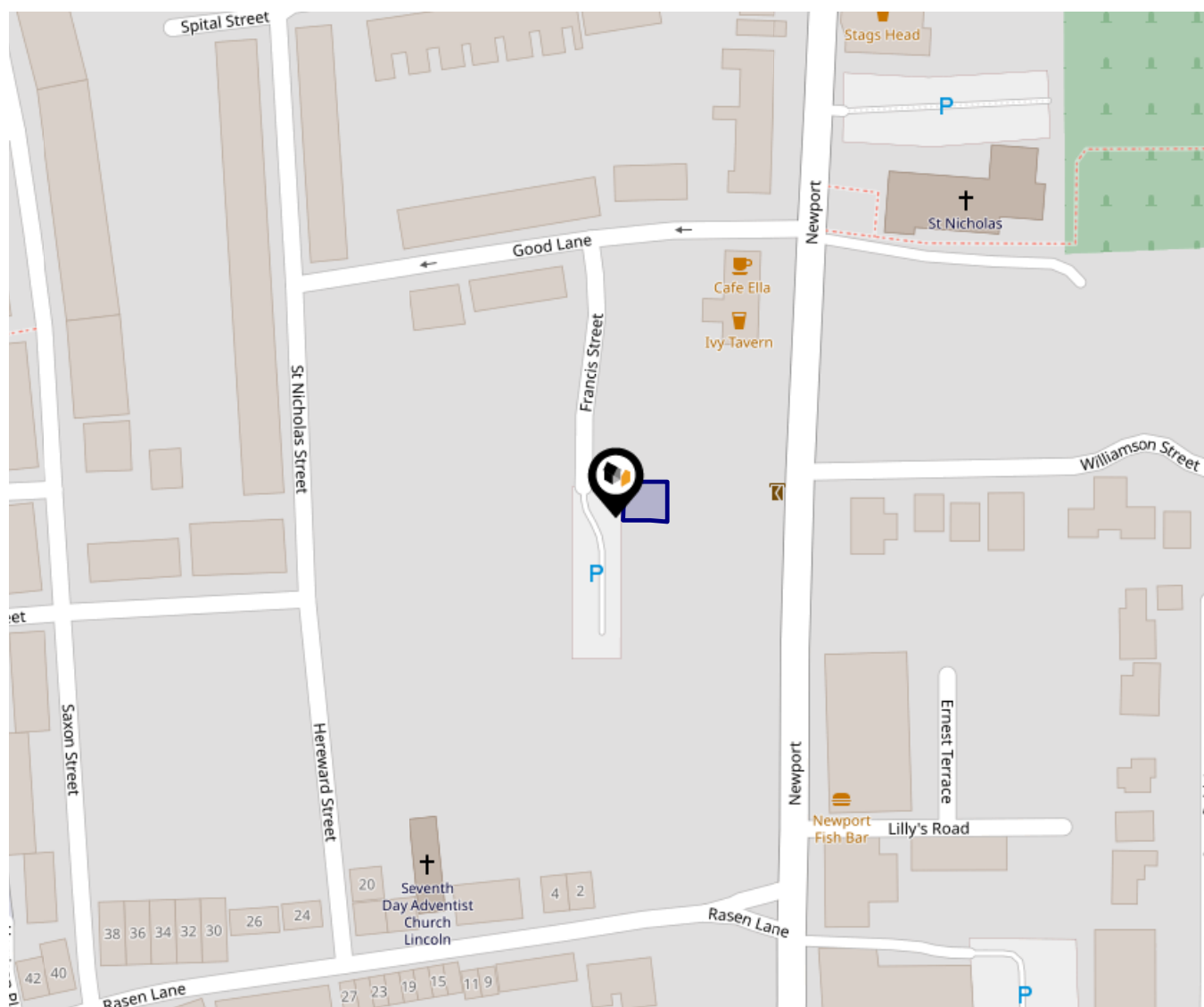
## Transport (Local)



### Bus Stops/Stations

| Pin | Name                      | Distance   |
|-----|---------------------------|------------|
| 1   | Radio Lincolnshire        | 0.09 miles |
| 2   | Radio Lincolnshire        | 0.09 miles |
| 3   | Cecil Street              | 0.12 miles |
| 4   | Broadway                  | 0.17 miles |
| 5   | Bailgate Methodist Church | 0.17 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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