

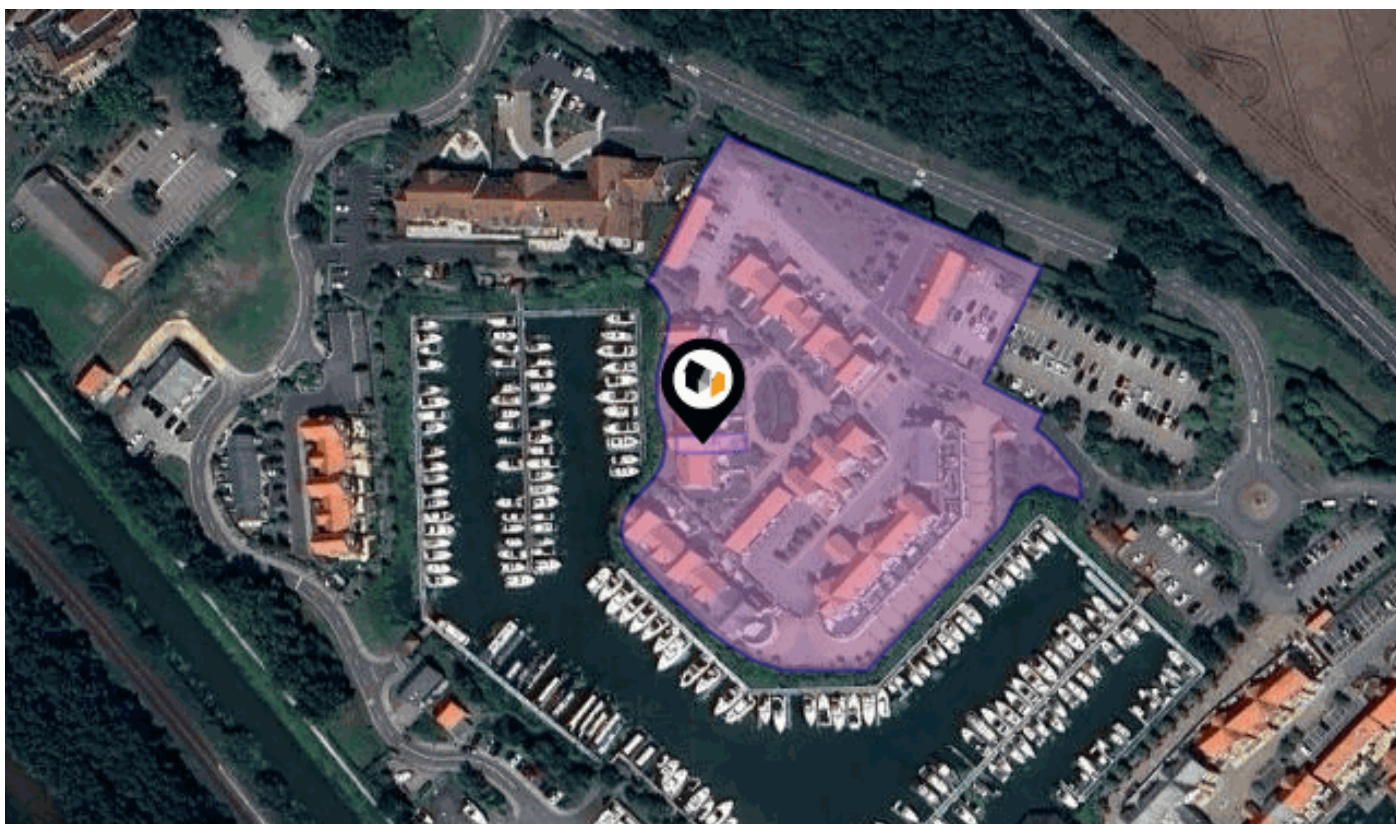


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 29th September 2025



THE QUAYS, BURTON WATERS, LINCOLN, LN1

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

www.mundys.net



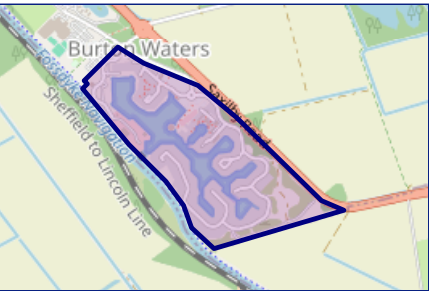
Property

Multiple Title Plans



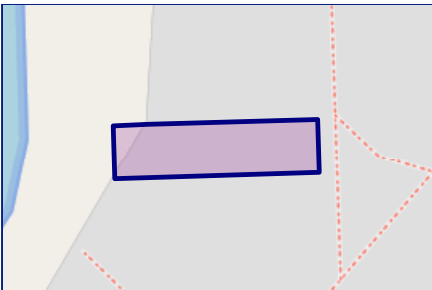
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



LL53620

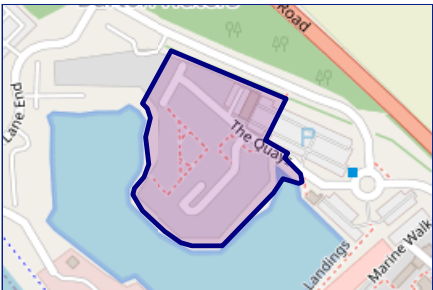
Leasehold Title Plans



LL367270

Start Date: 19/12/2011
End Date: 31/12/2998
Lease Term: 999 years from and including 1 January 1999 to and including 31 December 2998

Term Remaining: 973 years

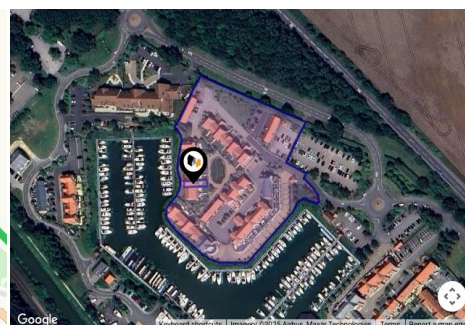


LL330823

Start Date: 08/06/2016
End Date: 24/12/2998
Lease Term: 999 years less 7 days from and including 01 January 1999 to and including 24 December 2998

Term Remaining: 973 years

Property Overview



Property

Type:	Terraced	Tenure:	Leasehold
Bedrooms:	4	Start	08/06/2016
Plot Area:	4.21 acres	Date:	
Year Built :	2016	End Date:	24/12/2998
Council Tax :	Band E	Lease	999 years less 7 days from and
Annual Estimate:	£2,786	Term:	including 01 January 1999 to and
Title Number:	LL367270		including 24 December 2998
		Term	973 years
		Remaining:	

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4	80	1800
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)



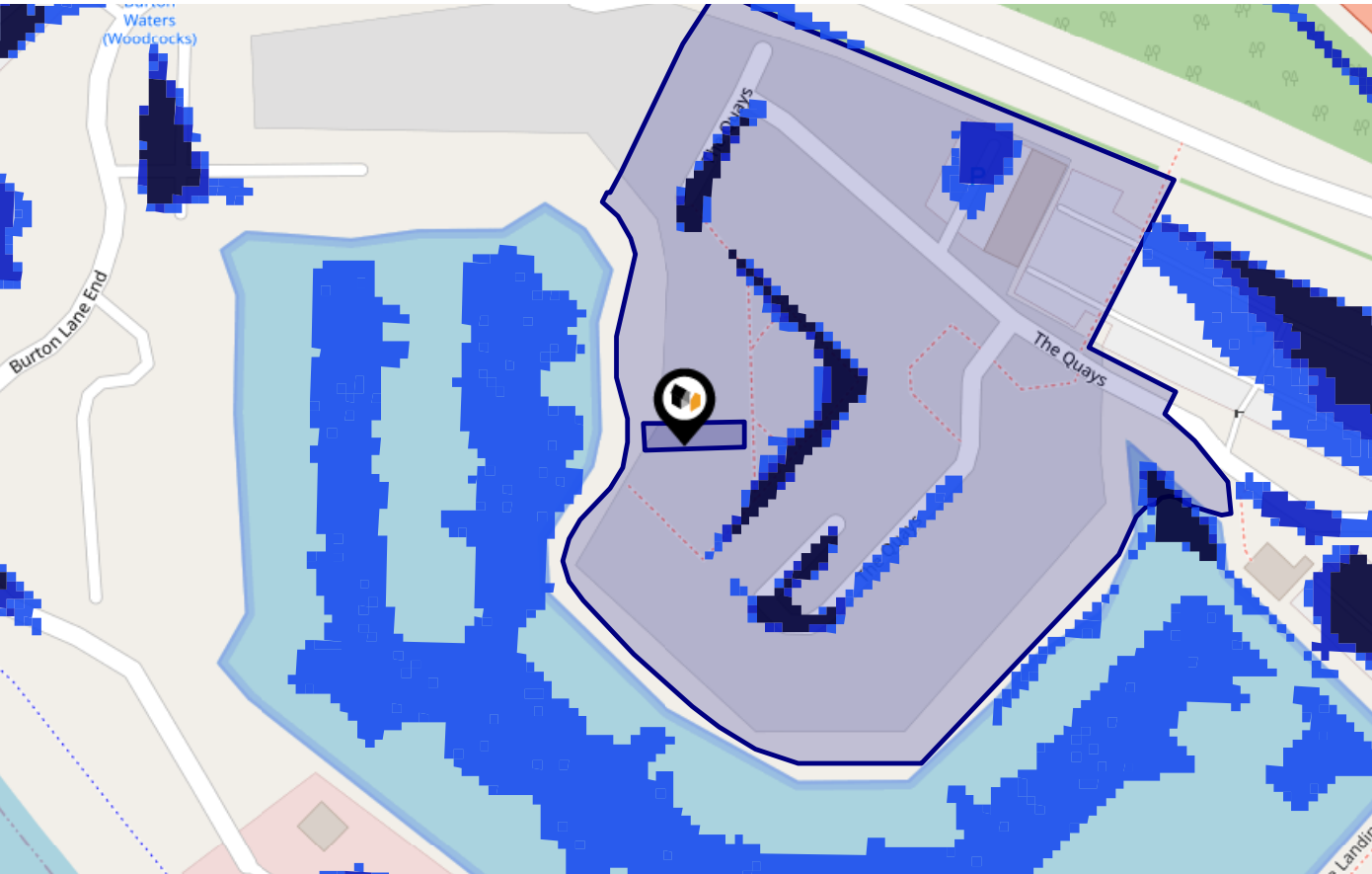
Satellite/Fibre TV Availability:



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.

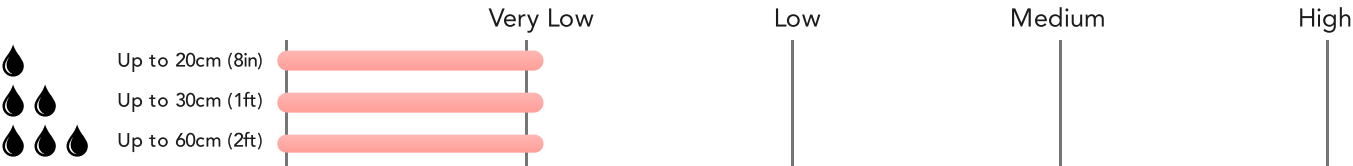


Risk Rating: Very low

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.

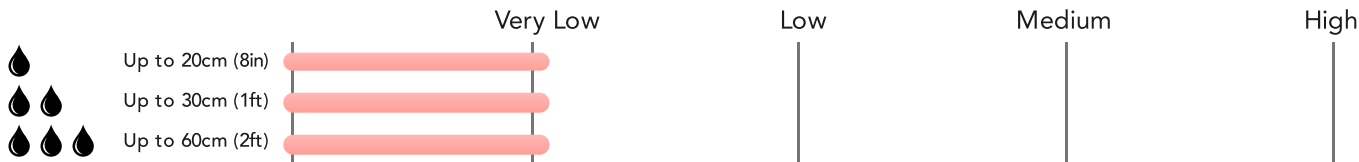


Risk Rating: Very low

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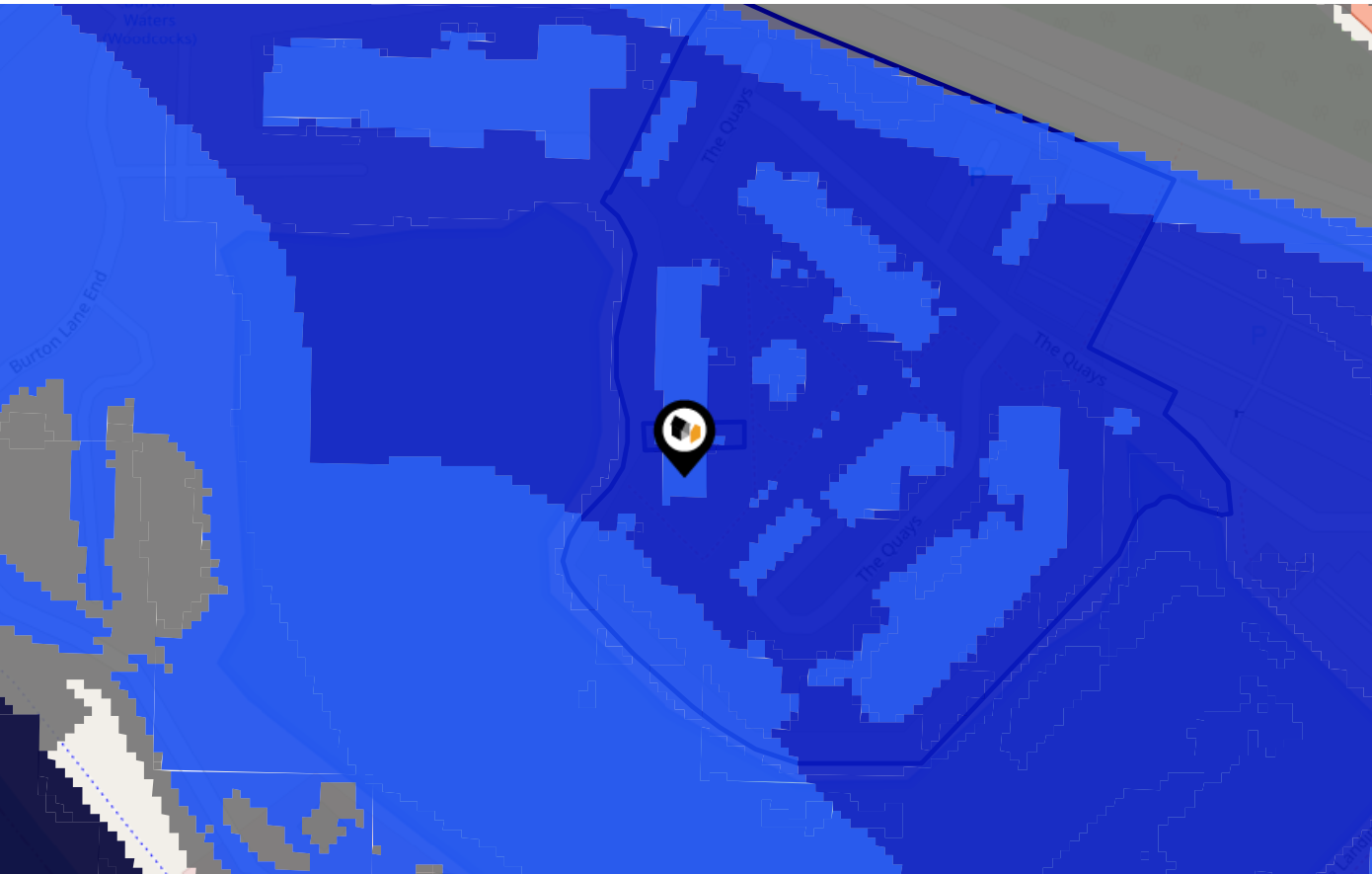
Chance of flooding to the following depths at this property:



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.

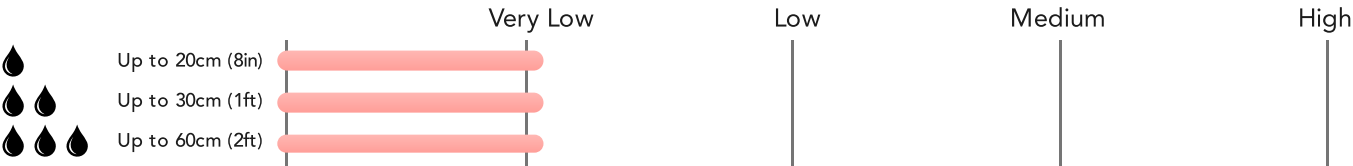


Risk Rating: Low

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.

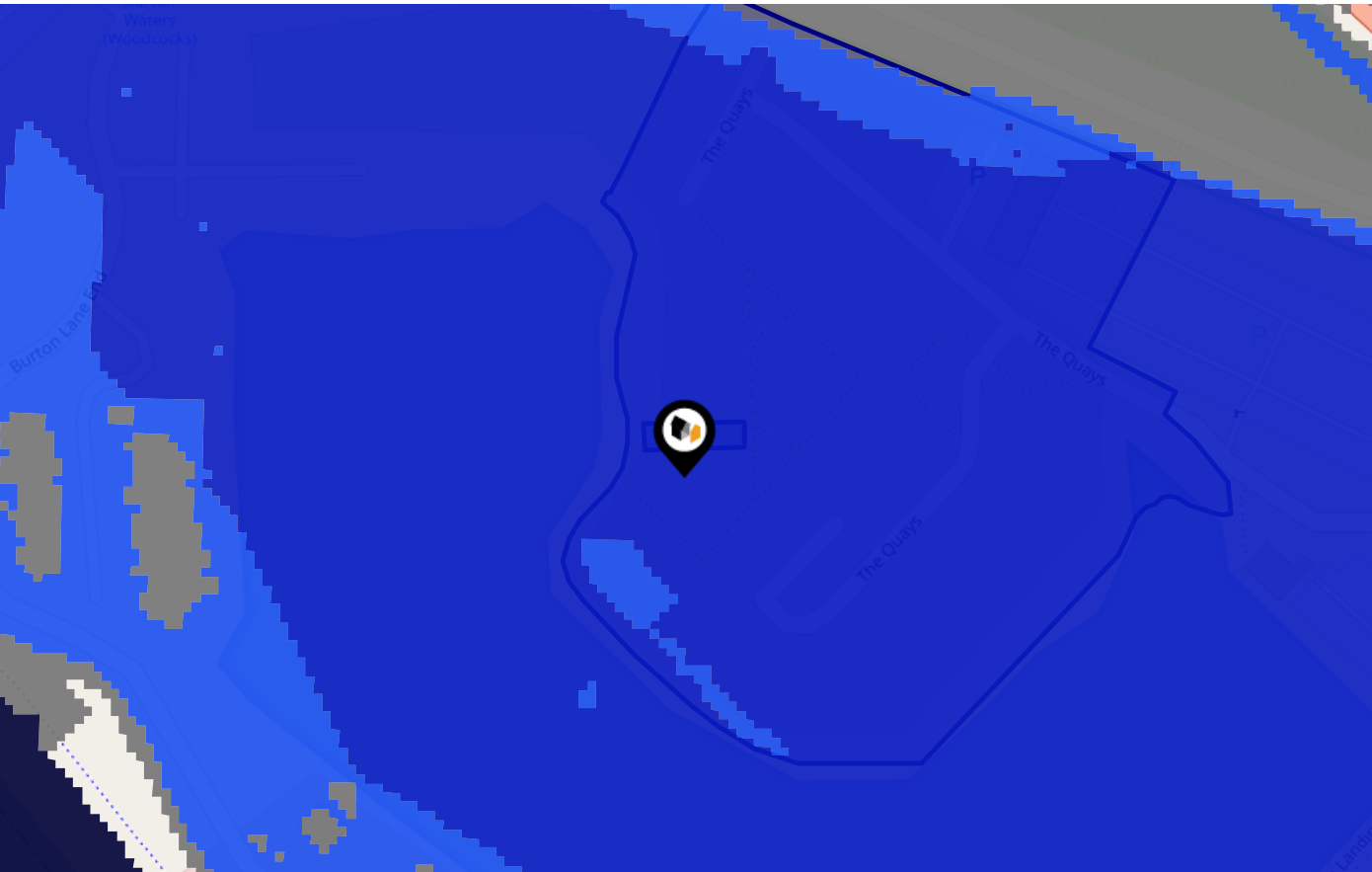
Chance of flooding to the following depths at this property:



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: 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:



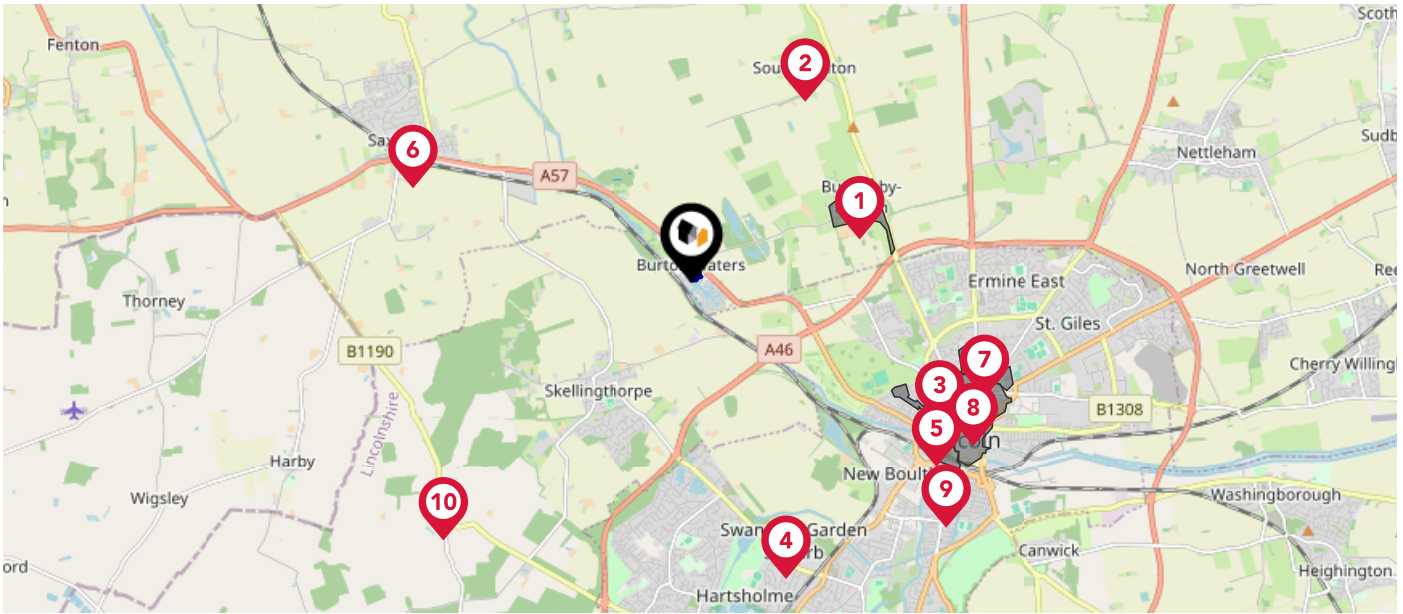
MIR - Material Info

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	
	Burton
	South Carlton
	Carline
	Swanpool
	West Parade and Brayford
	Saxilby, Bridge Street
	Newport and Nettleham Road
	Cathedral and City Centre
	St Peter-at-Gowts
	Doddington

Maps

Landfill Sites



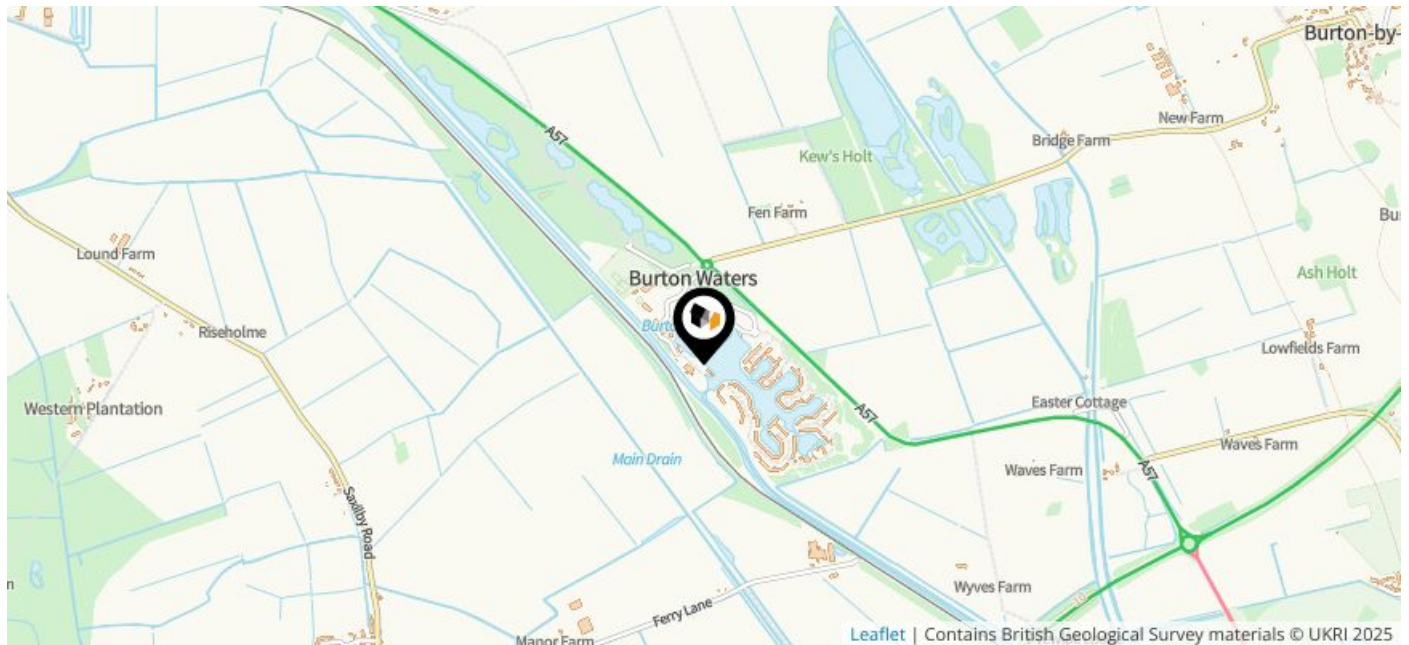
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Fiddlers Elbow Dredging Tip-Fiddler's Elbow, Lincoln, Burton Lane Ends, Lincolnshire	Historic Landfill	
2	Skellingthorpe Moor-Skellingthorpe Moor, Lincoln, Lincolnshire	Historic Landfill	
3	West Common-Lincoln, Lincolnshire	Historic Landfill	
4	Golf Course-West Common	Historic Landfill	
5	Skellingthorpe Moor Plantation-Skellingthorpe Moor, Lincolnshire	Historic Landfill	
6	Skellingthorpe Moor Plantation-Skellingthorpe Moor, Lincolnshire	Historic Landfill	
7	EA/EPR/BP3998NN/A001 - Beevor Foundry Ltd	Active Landfill	
8	EA/EPR/BP3598NX/A001 - Serviceteam Ltd	Active Landfill	
9	Ellis Farm-Burton	Historic Landfill	
10	Former Fisons Site-Carholme 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.

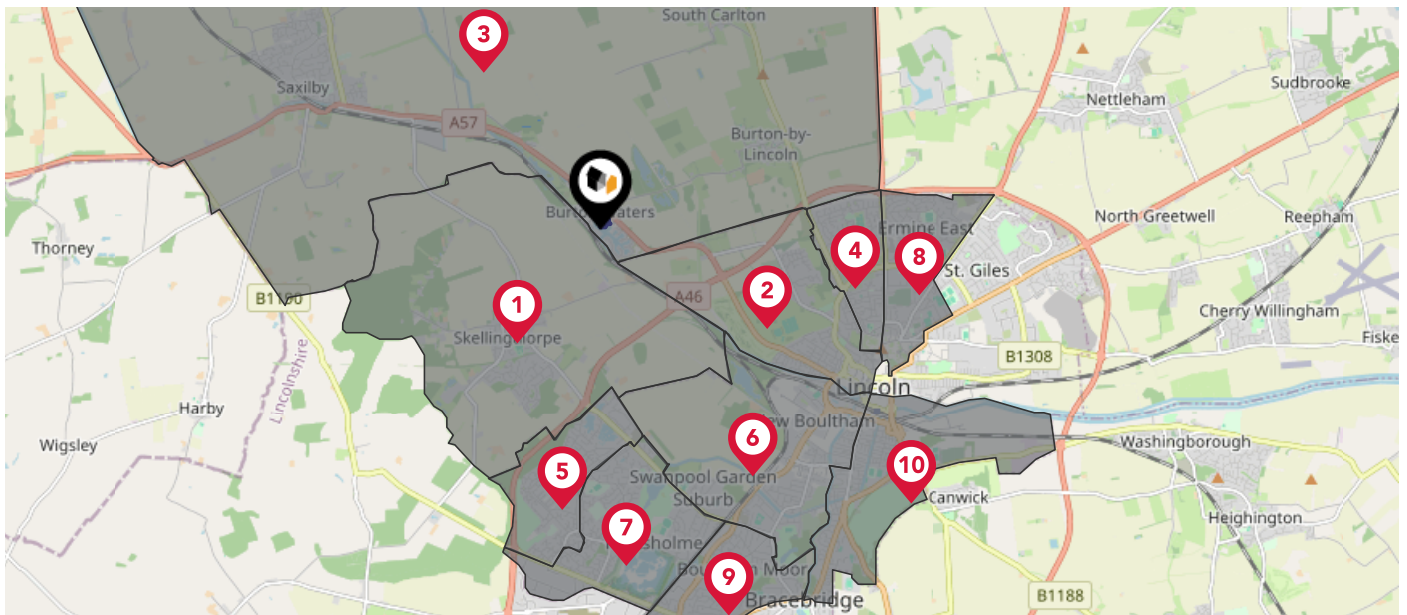
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

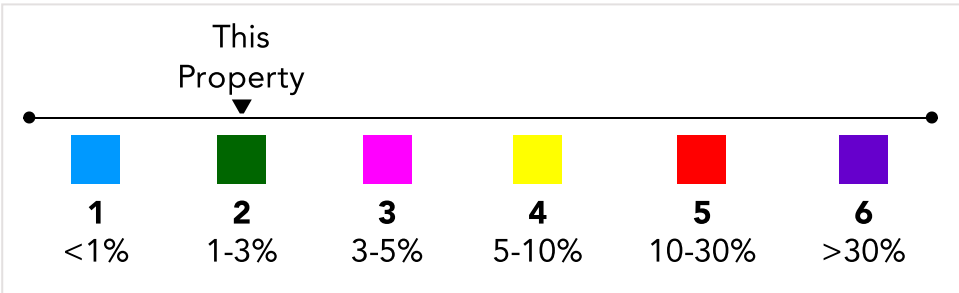
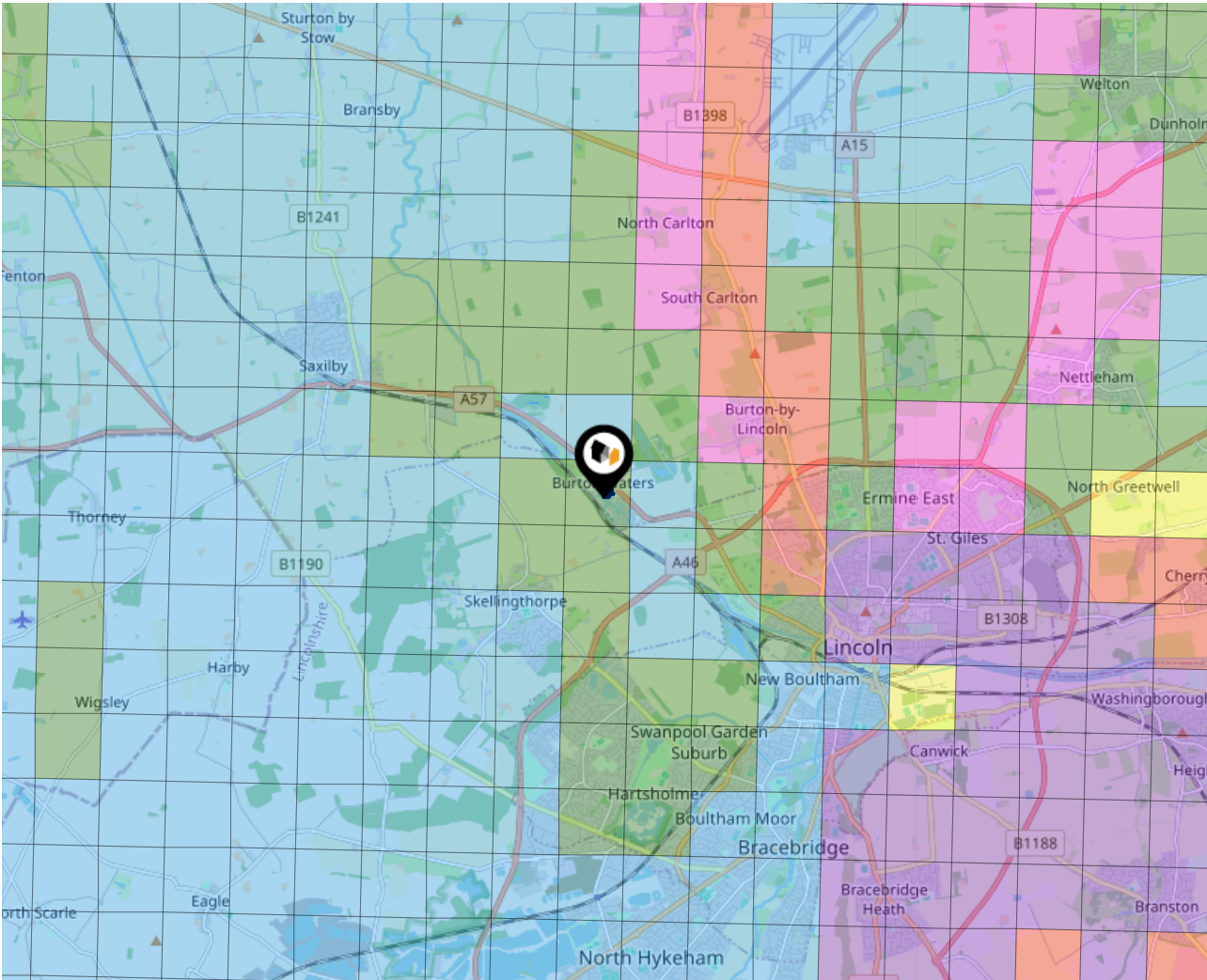


Nearby Council Wards

-  Skellingthorpe Ward
-  Carholme Ward
-  Saxilby Ward
-  Castle Ward
-  Birchwood Ward
-  Boultham Ward
-  Hartsholme Ward
-  Minster Ward
-  Moorland Ward
-  Park Ward

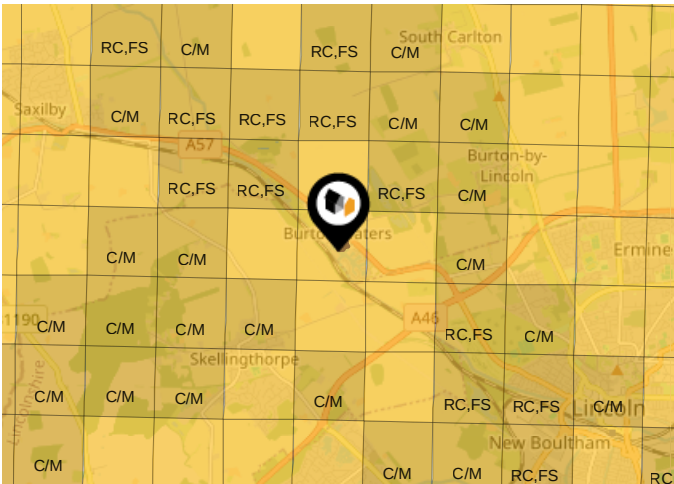
What is Radon?

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/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...



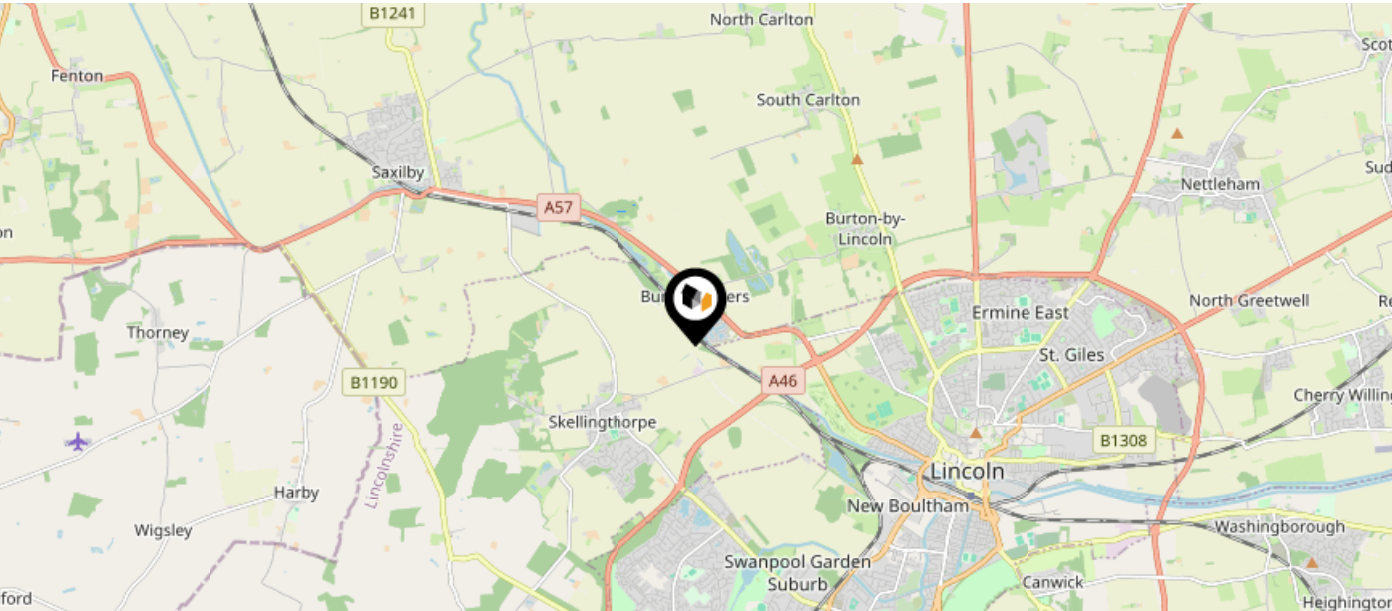
Listed Buildings in the local district	Grade	Distance
 1308654 - Georgian House	Grade II	1.5 miles
 1064101 - The Granary	Grade II	1.6 miles
 1147084 - Burton Hall	Grade II	1.6 miles
 1147095 - Mexborough House	Grade II	1.6 miles
 1359467 - Old School, Wall, Gate Piers And Gate	Grade II	1.7 miles

Maps

Green Belt

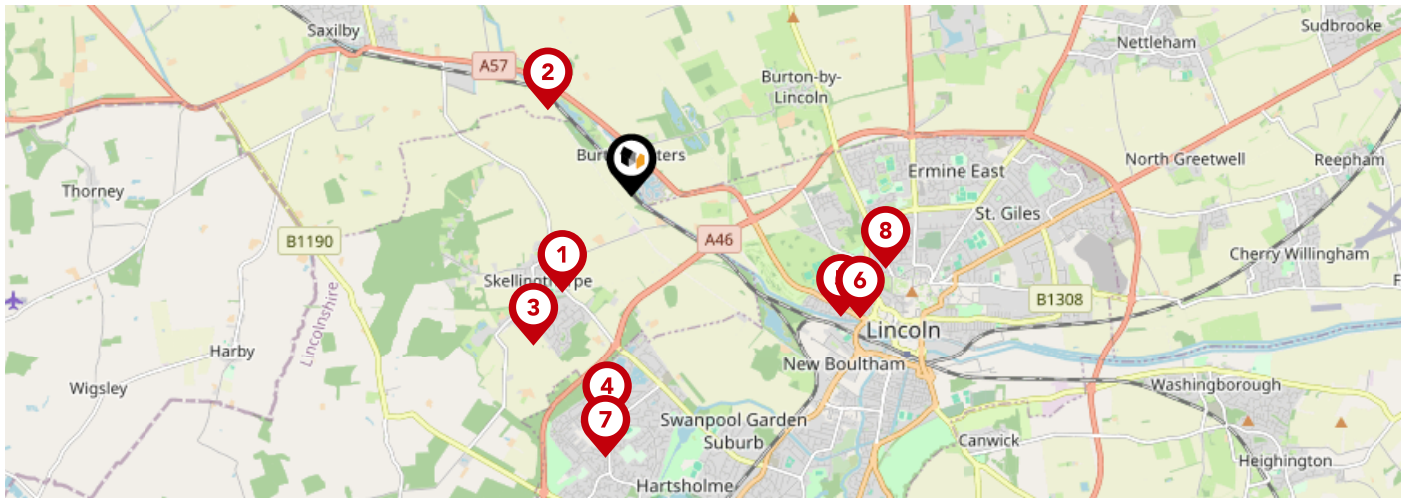


This map displays nearby areas that have been designated as Green Belt...

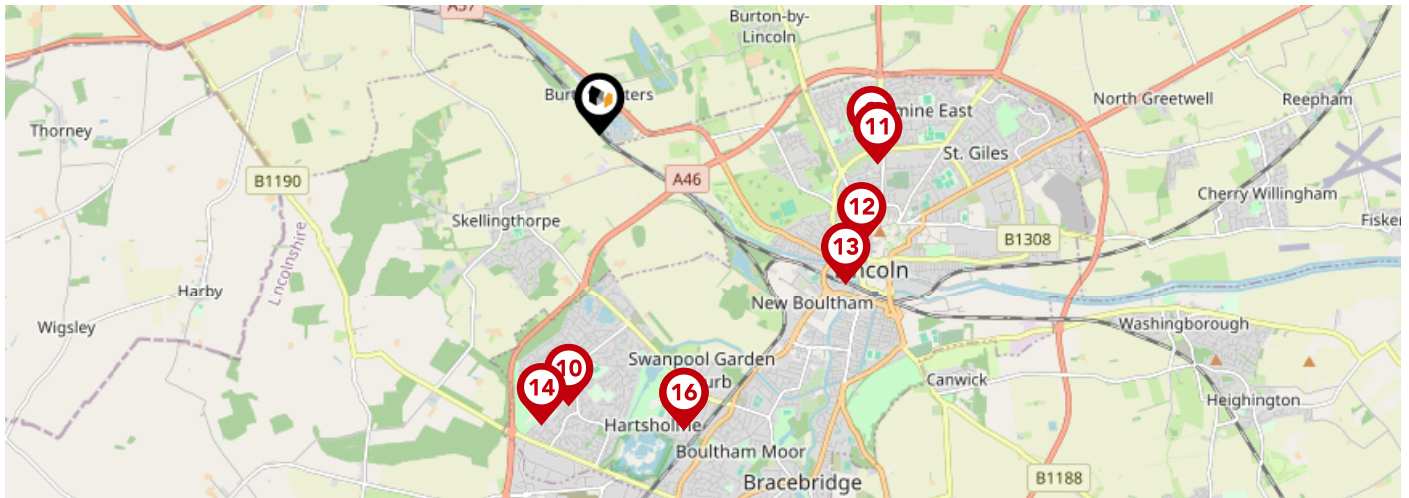


Nearby Green Belt Land

No data available.

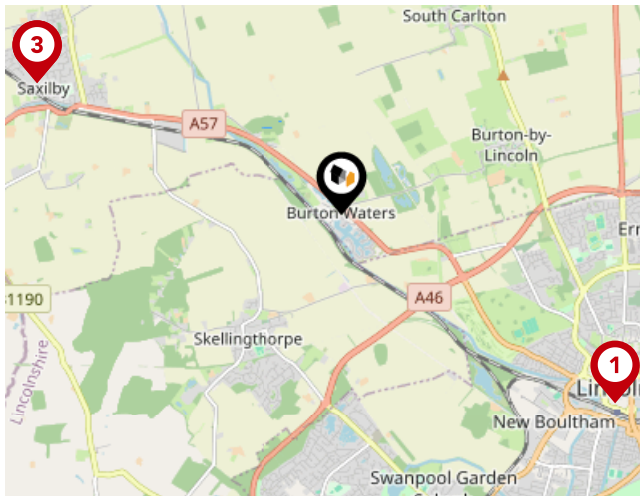


		Nursery	Primary	Secondary	College	Private
1	St Lawrence Church of England Primary School Ofsted Rating: Good Pupils: 209 Distance:1.05	☐	☒	☐	☐	☐
2	Burton Hathow Preparatory School Ofsted Rating: Not Rated Pupils: 106 Distance:1.07	☐	☒	☐	☐	☐
3	Skellingthorpe the Holt Primary School Ofsted Rating: Good Pupils: 186 Distance:1.59	☐	☒	☐	☐	☐
4	Woodlands Infant and Nursery School Ofsted Rating: Good Pupils: 106 Distance:2.03	☐	☒	☐	☐	☐
5	The St Faith's Church of England Infant and Nursery School, Lincoln Ofsted Rating: Good Pupils: 278 Distance:2.14	☐	☒	☐	☐	☐
6	The St Faith and St Martin Church of England Junior School, Lincoln Ofsted Rating: Good Pupils: 345 Distance:2.29	☐	☒	☐	☐	☐
7	Lincoln Birchwood Junior School Ofsted Rating: Good Pupils: 255 Distance:2.32	☐	☒	☐	☐	☐
8	Mount Street Academy Ofsted Rating: Outstanding Pupils: 318 Distance:2.34	☐	☒	☐	☐	☐



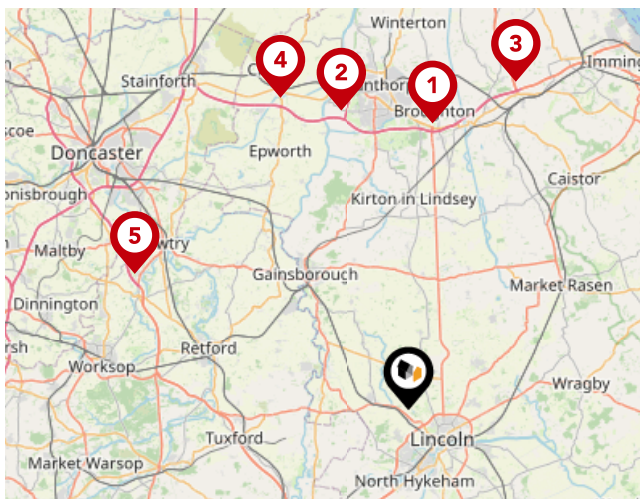
		Nursery	Primary	Secondary	College	Private
	The St Francis Special School, Lincoln Ofsted Rating: Outstanding Pupils: 161 Distance:2.41	☐	☐	☒	☐	☐
	The Lancaster School Ofsted Rating: Good Pupils: 115 Distance:2.41	☐	☒	☐	☐	☐
	Lincoln Castle Academy Ofsted Rating: Not Rated Pupils: 680 Distance:2.48	☐	☐	☒	☐	☐
	Westgate Academy Ofsted Rating: Good Pupils: 430 Distance:2.52	☐	☒	☐	☐	☐
	Lincolnshire Secure Unit Ofsted Rating: Not Rated Pupils:0 Distance:2.56	☐	☐	☒	☐	☐
	St Hugh's Catholic Primary, A Voluntary Academy Ofsted Rating: Outstanding Pupils: 274 Distance:2.62	☐	☒	☐	☐	☐
	Hartsholme Academy Ofsted Rating: Requires improvement Pupils: 377 Distance:2.72	☐	☒	☐	☐	☐
	The Pilgrim School Ofsted Rating: Good Pupils: 4 Distance:2.72	☐	☐	☒	☐	☐

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	2.96 miles
2	Saxilby Rail Station	2.94 miles
3	Saxilby Rail Station	2.95 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	20.4 miles
2	M180 J3	21.76 miles
3	M180 J5	24.38 miles
4	M180 J2	23.86 miles
5	A1(M) J34	21.67 miles



Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	25.23 miles
2	Finningley	23.31 miles
3	East Mids Airport	42.24 miles
4	Leeds Bradford Airport	61.08 miles

Area

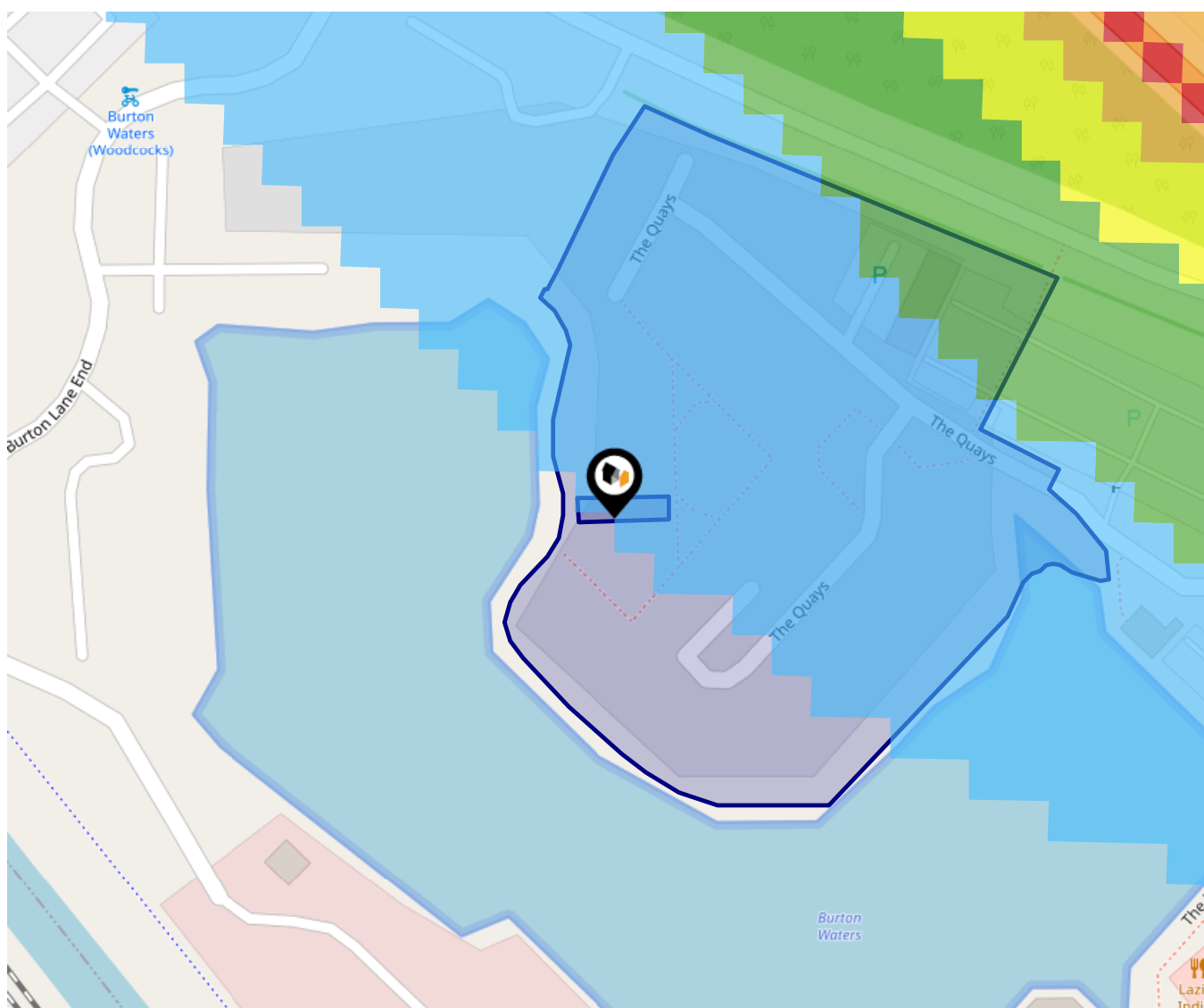
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Burton Waters	0.11 miles
2	The Landings	0.11 miles
3	Lakeshore	0.55 miles
4	Lower Church Road	1.17 miles
5	Almond Grove	1.21 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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Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

www.mundys.net

