

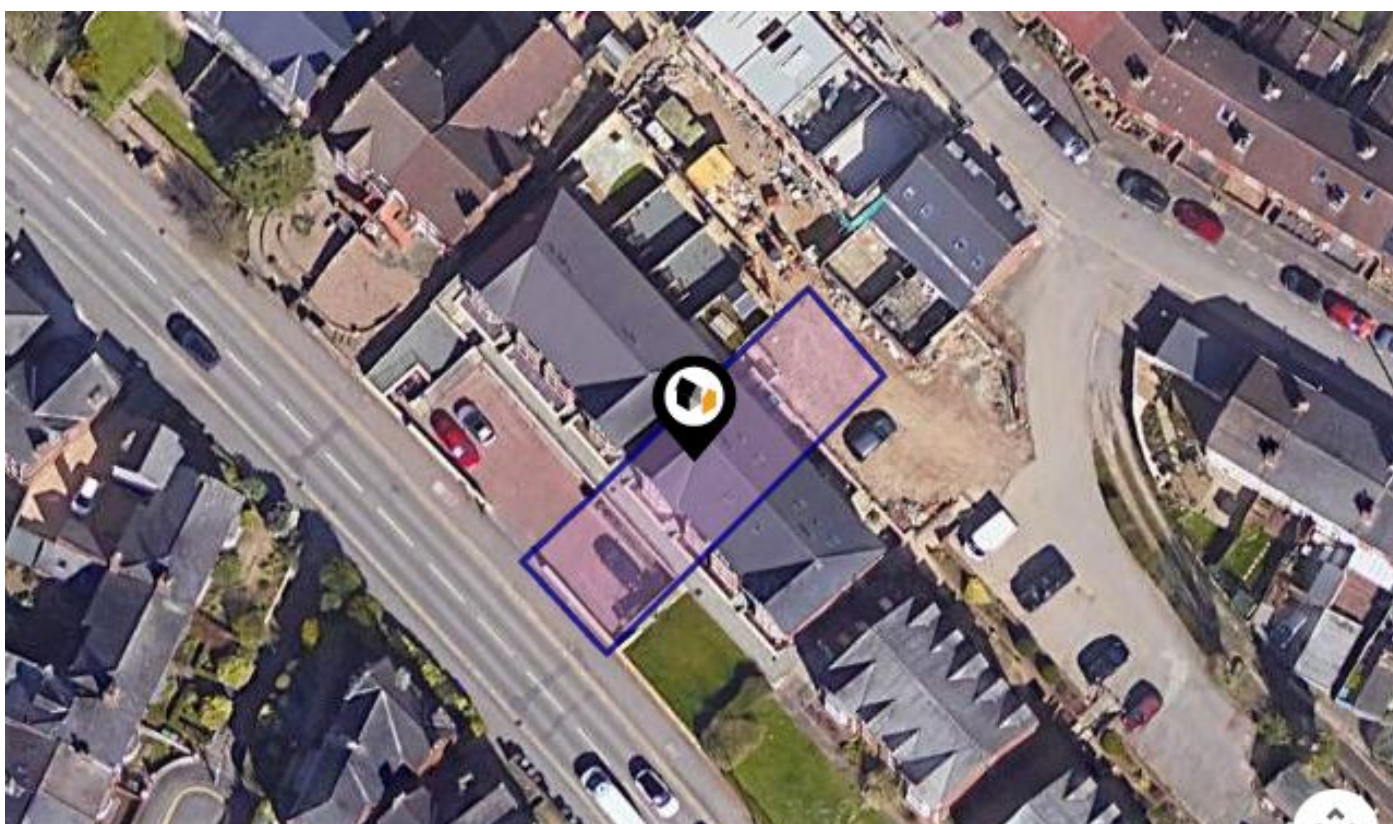


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 05th November 2025



YARBOROUGH ROAD, LINCOLN, LN1

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

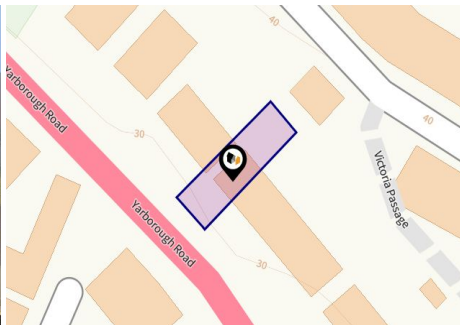
01522 510 044

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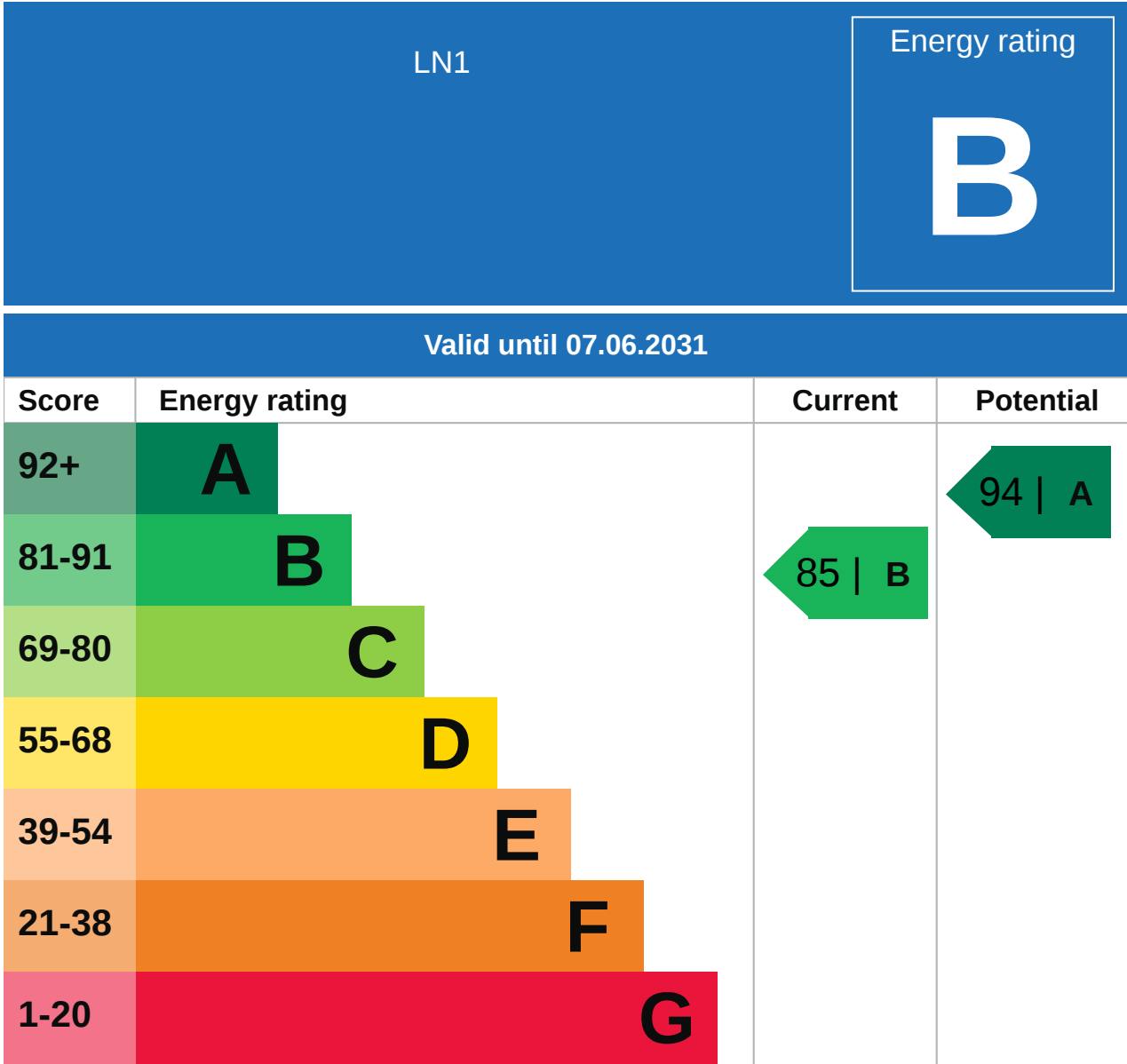


Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,313 ft ² / 122 m ²		
Plot Area:	0.08 acres		
Year Built :	2018		
Council Tax :	Band D		
Annual Estimate:	£2,261		
Title Number:	LL295335		

Local Area

Local Authority:	Lincoln	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	16 mb/s	80 mb/s	1800 mb/s
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O ₂	EE	3	O2	sky
				



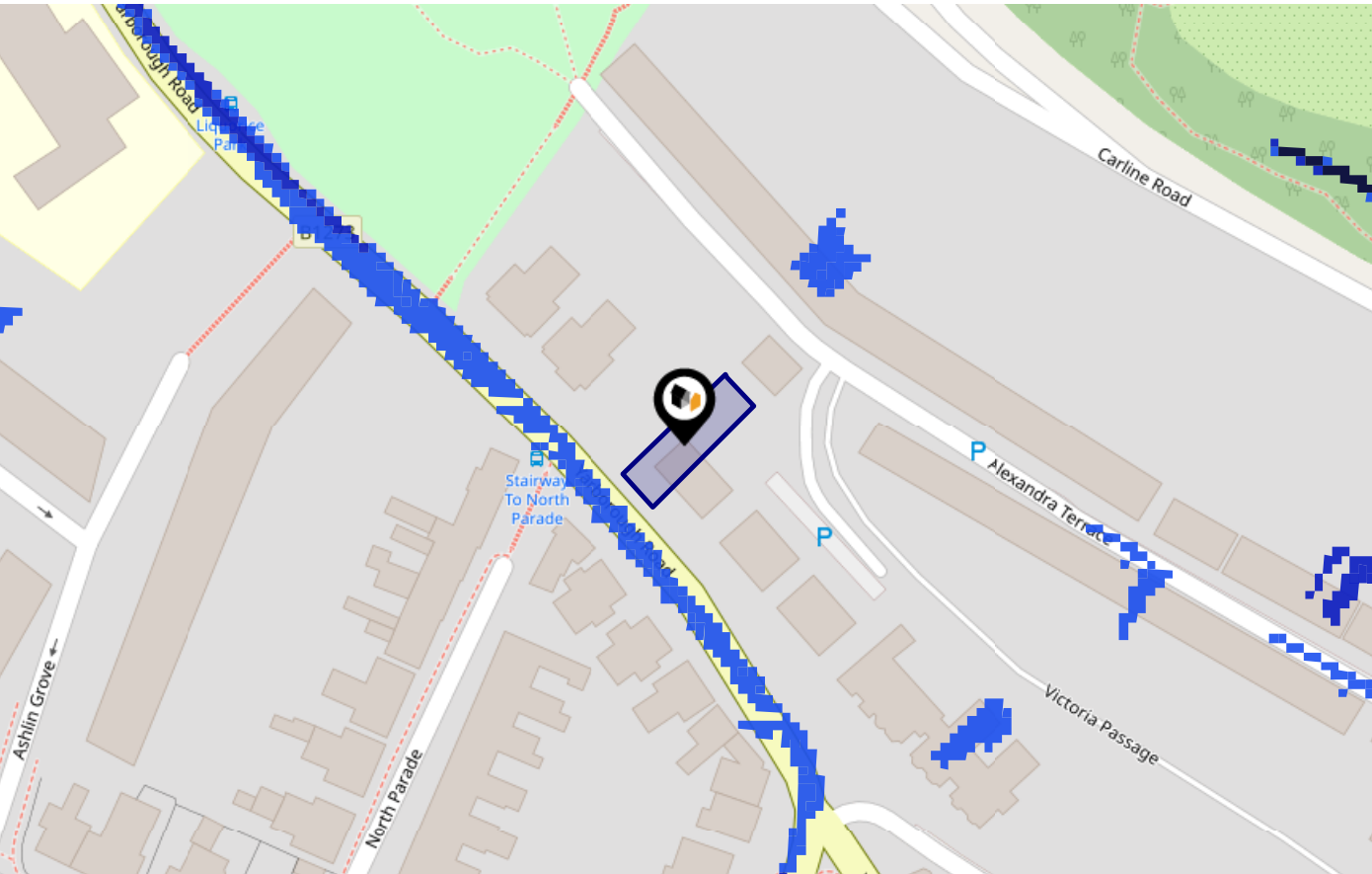
Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m ² K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.15 W/m ² K
Total Floor Area:	122 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.

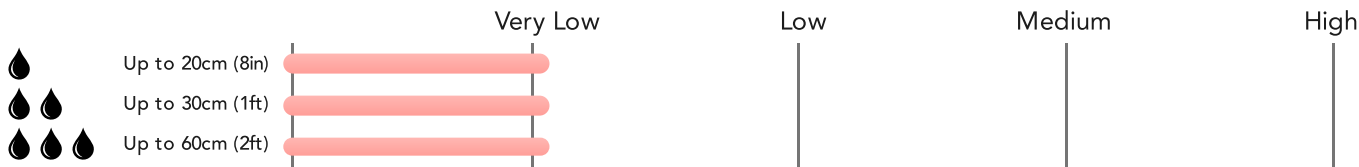


Risk Rating: Very low

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.

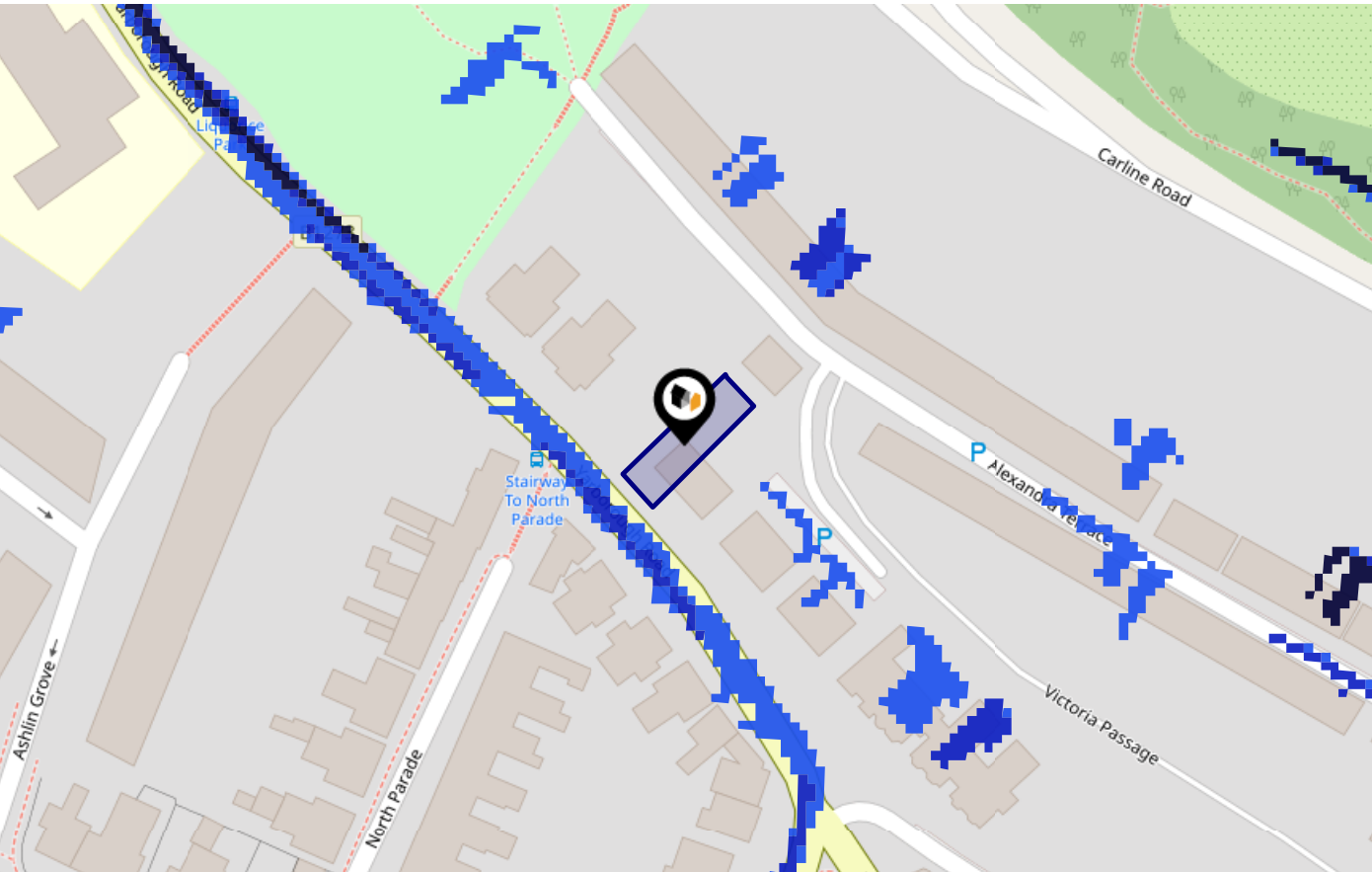
Chance of flooding to the following depths at this property:



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

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Chance of flooding to the following depths at this property:



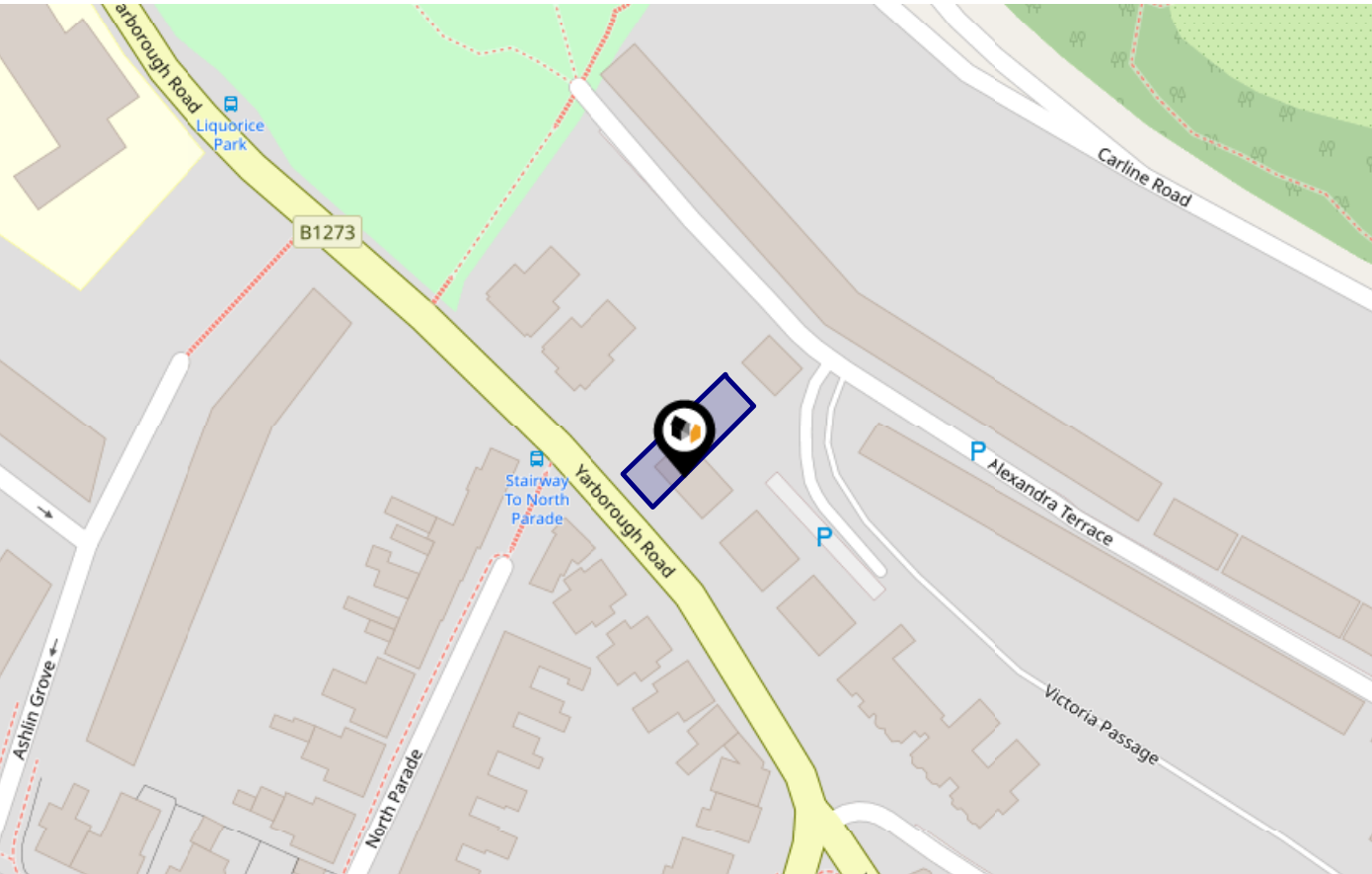
MIR - Material Info

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.

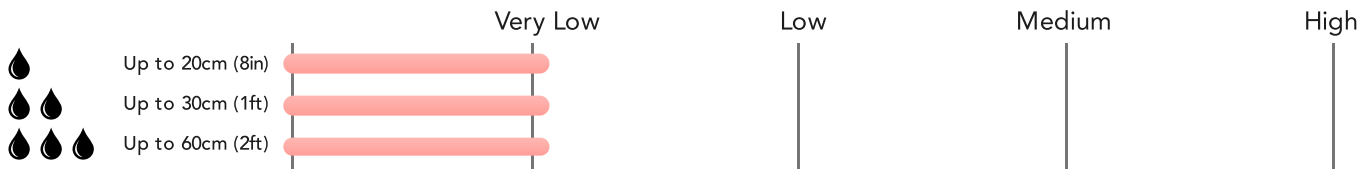


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

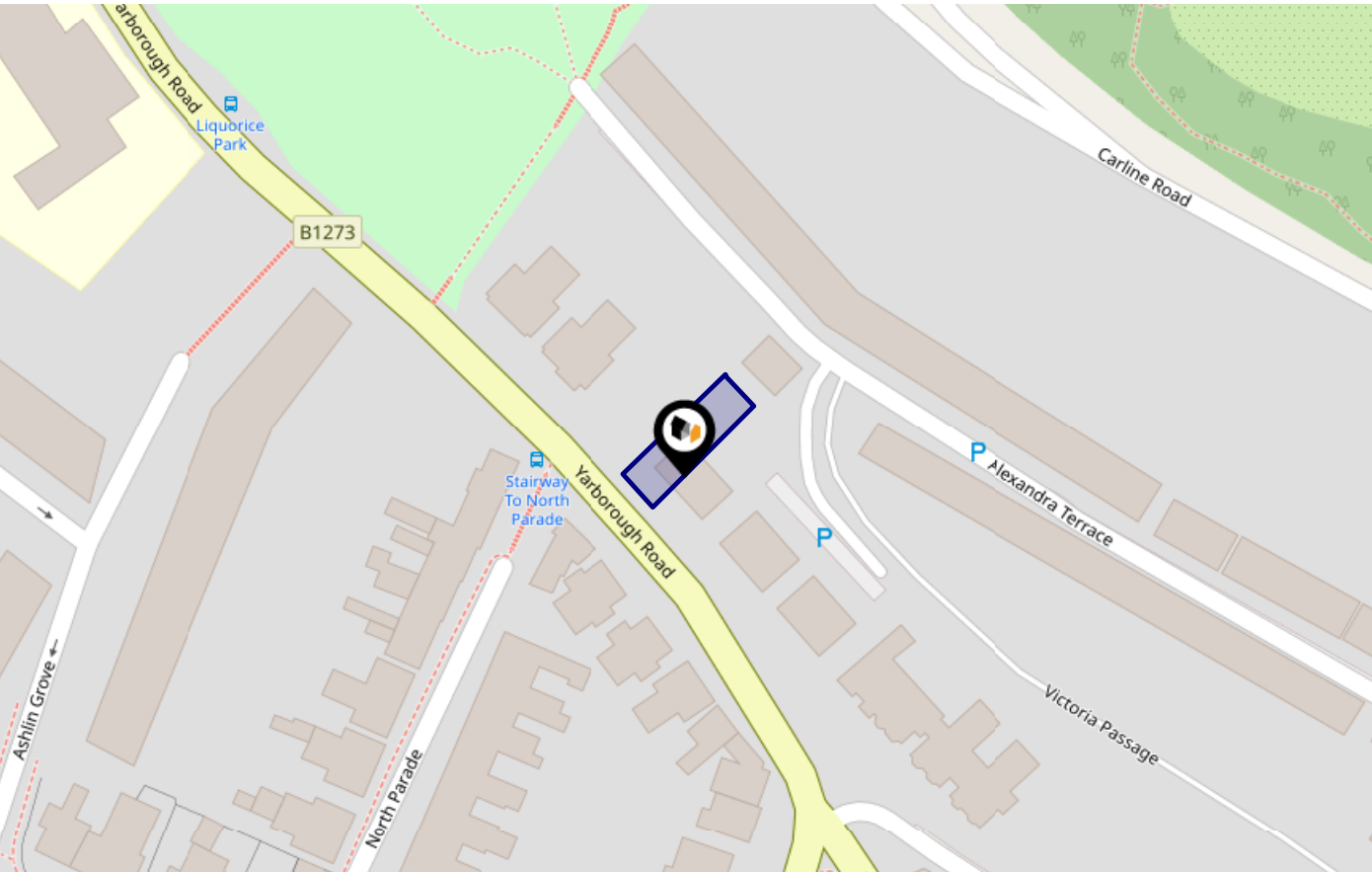


Flood Risk

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.

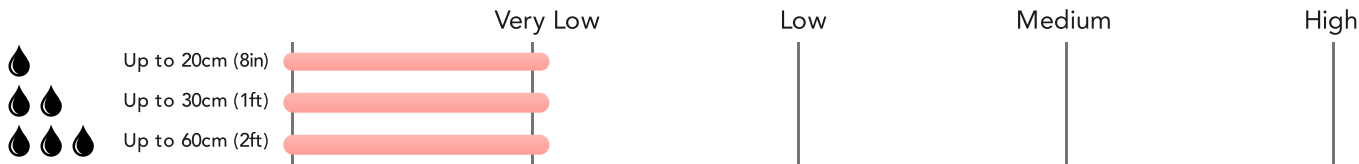


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

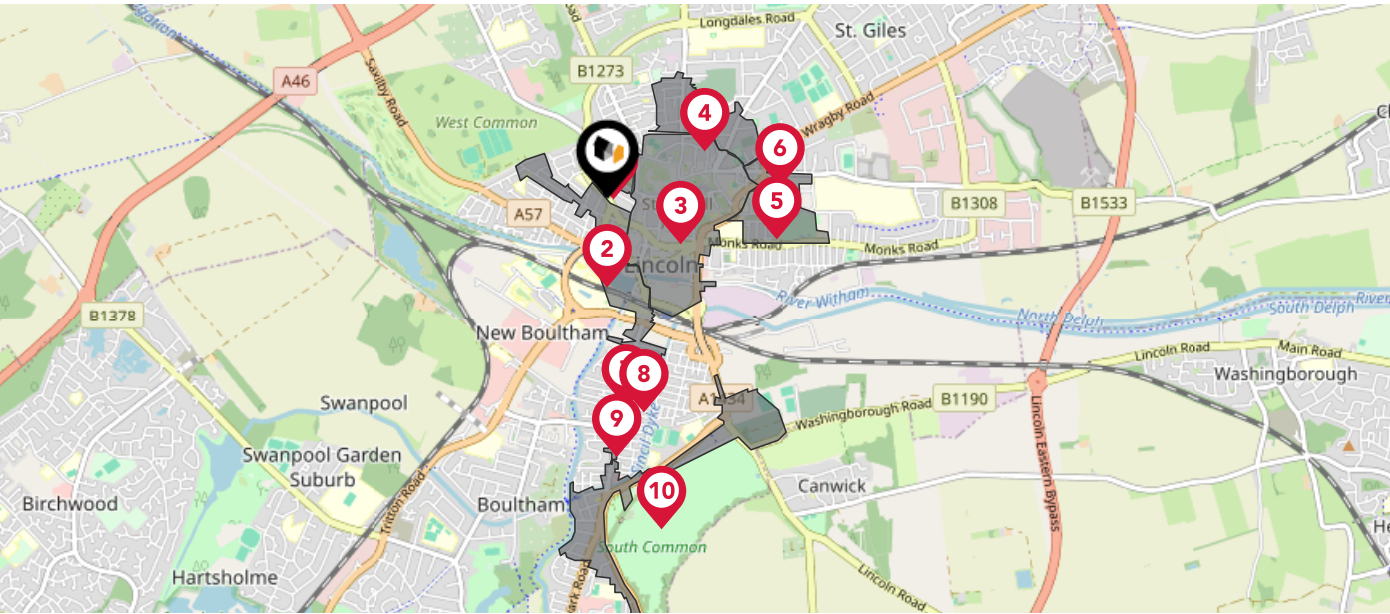


Maps

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

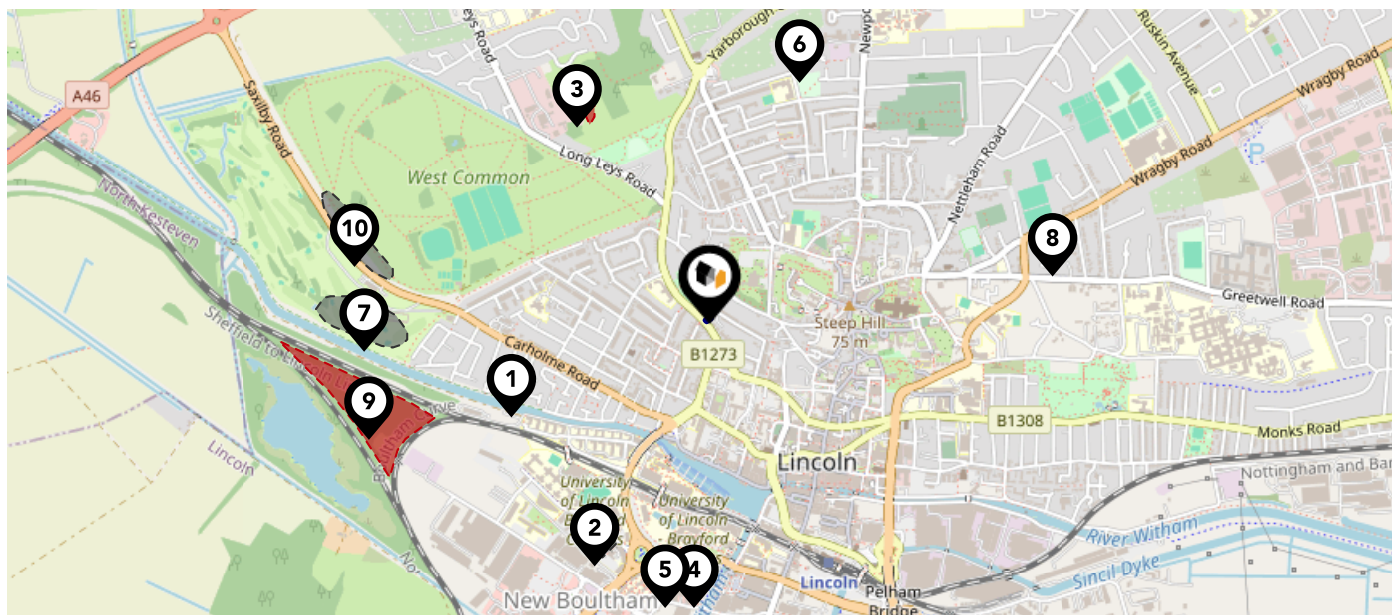
1	Carline
2	West Parade and Brayford
3	Cathedral and City Centre
4	Newport and Nettleham Road
5	Lindum and Arboretum
6	The Dell
7	St Peter-at-Gowts
8	Sibthorp
9	Gowt's Bridge
10	St Catherines

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	Former Fisons Site-Carholme Road	Historic Landfill	
2	Rear Of British Rail Social Club-Ropewalk	Historic Landfill	
3	EA/EPR/BP3598NX/A001 - Serviceteam Ltd	Active Landfill	
4	Land South Of Ropewalk-Land South Of Ropewalk, Rear Of Mervyn Black	Historic Landfill	
5	Former Brayford Leisure Site-Ropewalk	Historic Landfill	
6	Mount Street-Lincoln, Lincolnshire	Historic Landfill	
7	Golf Course-West Common	Historic Landfill	
8	The Dell-Wragby Road	Historic Landfill	
9	EA/EPR/BP3998NN/A001 - Beevor Foundry Ltd	Active Landfill	
10	West Common-Lincoln, Lincolnshire	Historic Landfill	

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.

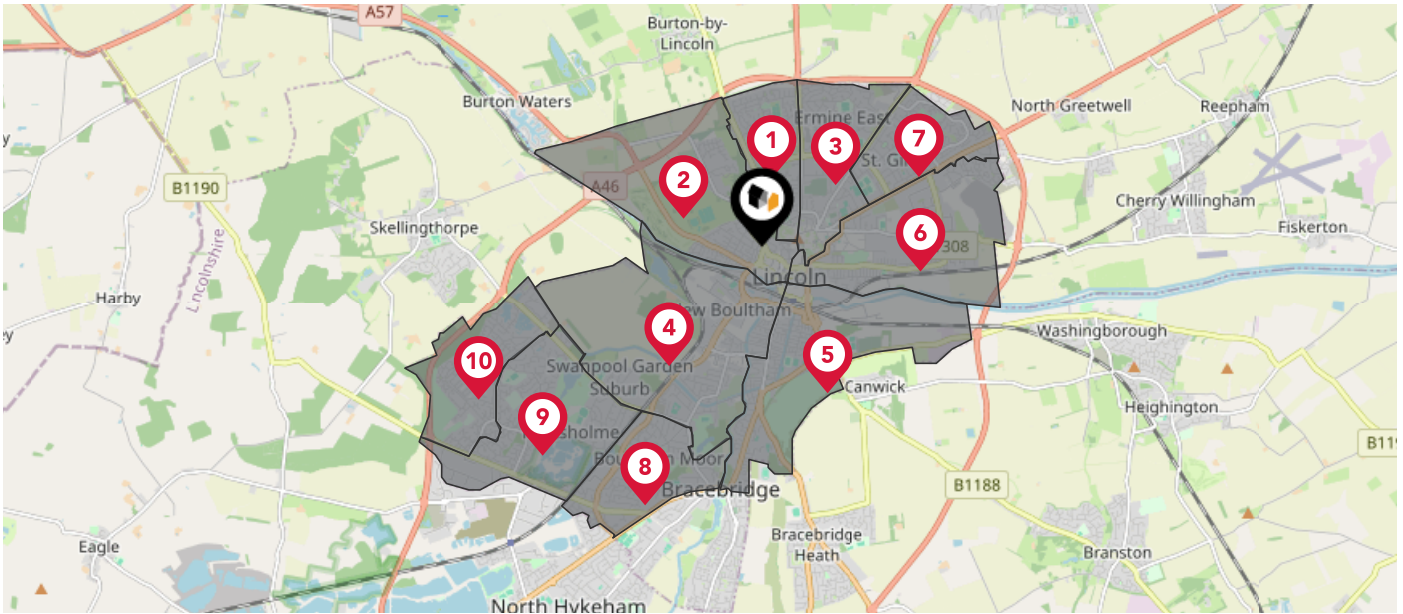
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

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

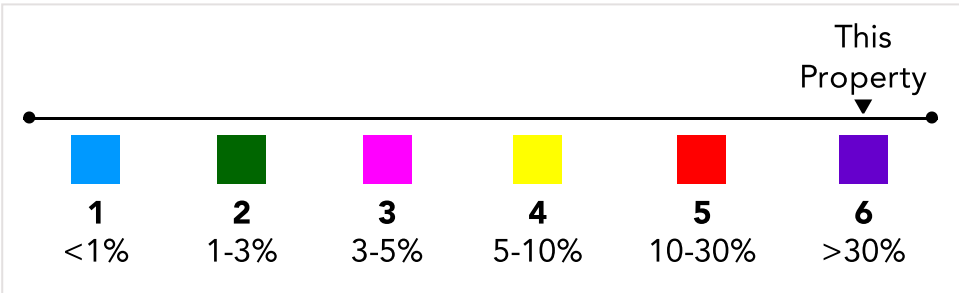
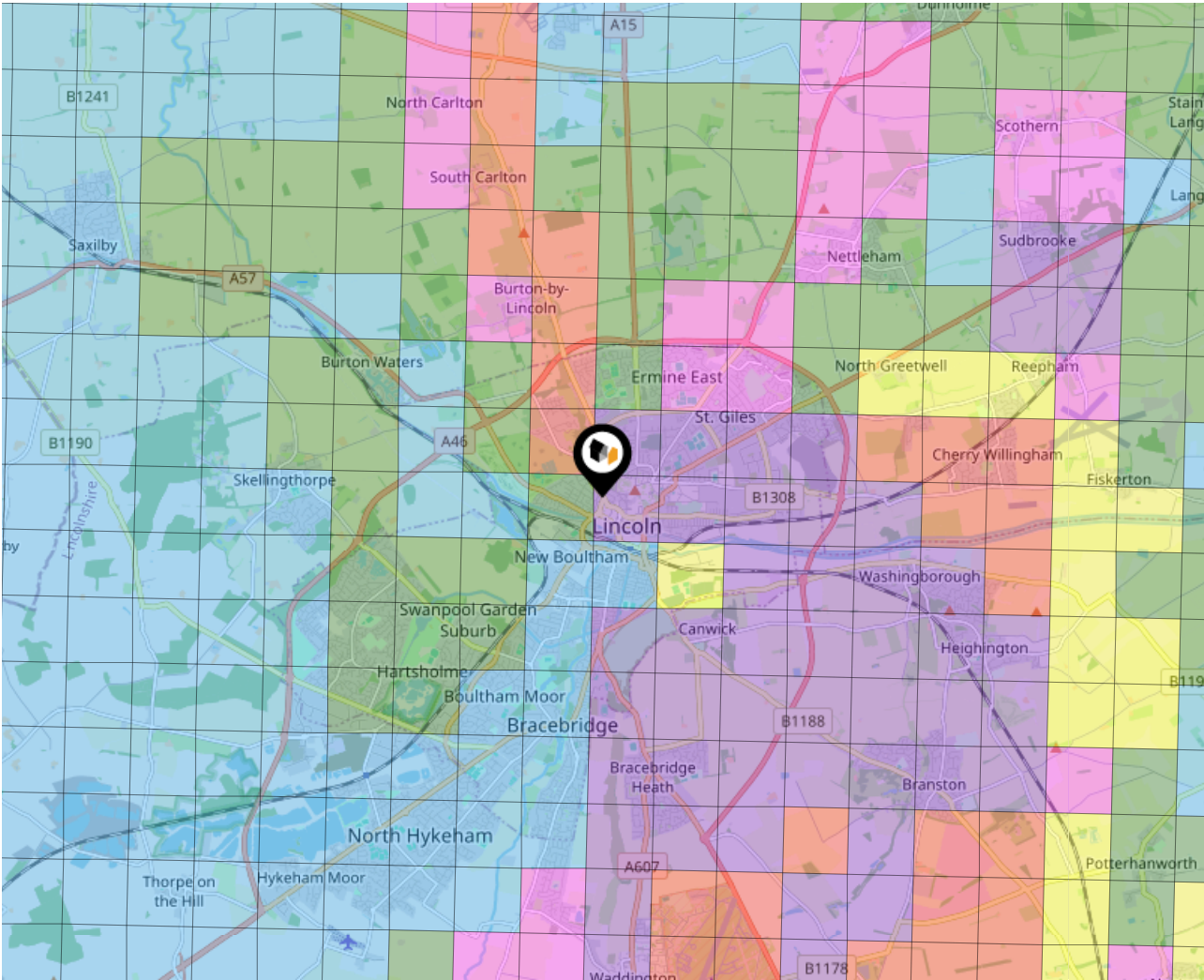
Environment

Radon Gas



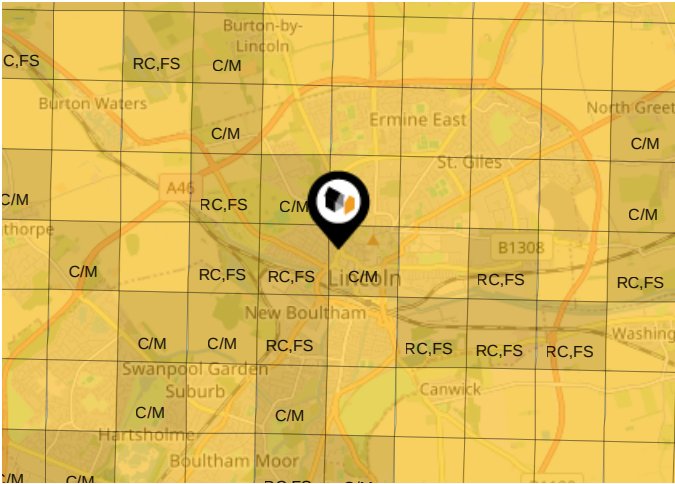
What is Radon?

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)

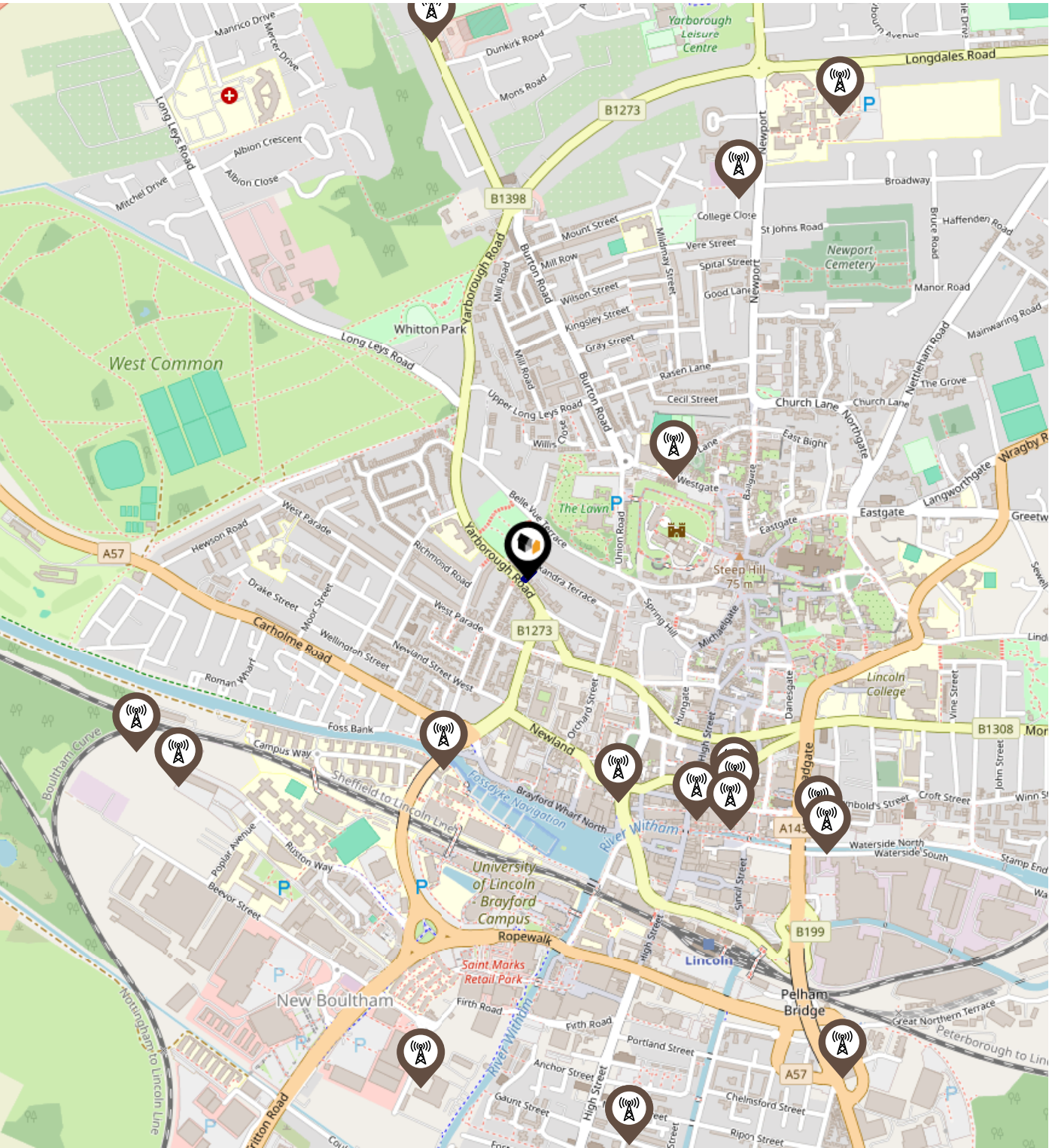
Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		



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:

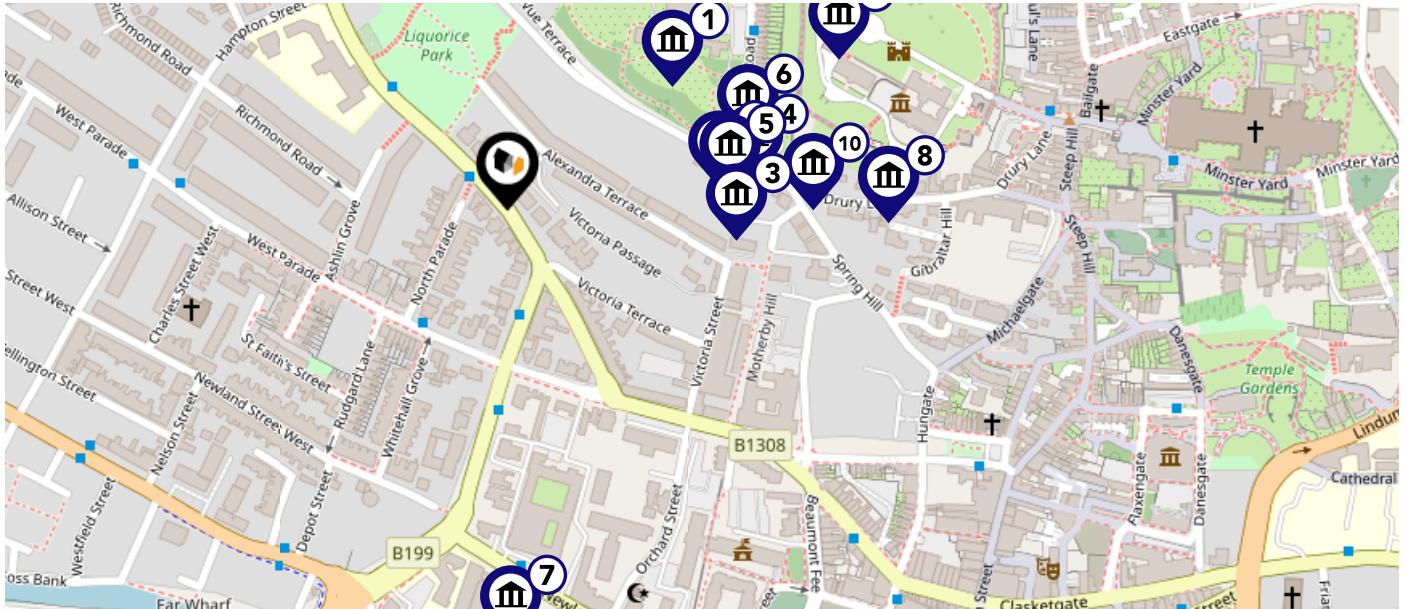
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings



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



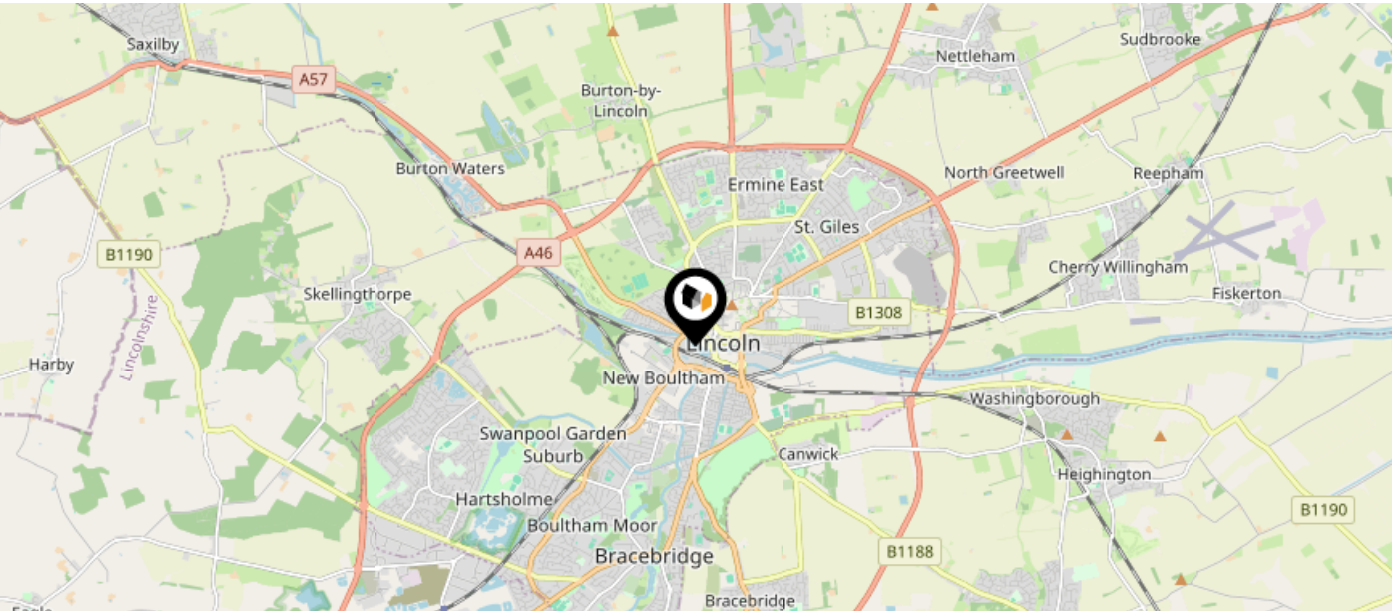
Listed Buildings in the local district		Grade	Distance
	1388819 - The Lawn	Grade II	0.1 miles
	1388815 - Charlesworth Monument	Grade II	0.1 miles
	1388701 - West Hill House	Grade II	0.1 miles
	1388817 - Hilton House And Attached Wall And Gatepiers	Grade II	0.1 miles
	1388816 - Wall And Railings Enclosing Charlesworth Monument	Grade II	0.1 miles
	1388818 - Hilton Lodge And Attached Walls	Grade II	0.1 miles
	1388718 - Numbers 78-88 And Attached Railings	Grade II	0.2 miles
	1388508 - 15 And 16, Drury Lane	Grade II	0.2 miles
	1388488 - Assize Courts	Grade II	0.2 miles
	1388509 - Castle Moat House	Grade II	0.2 miles

Maps

Green Belt

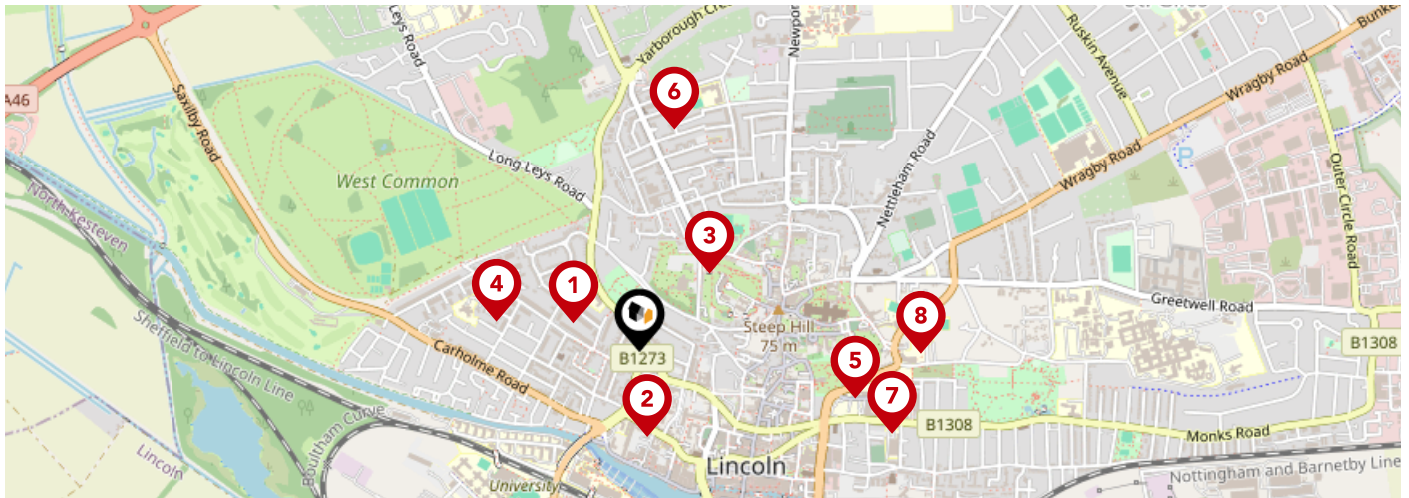


This map displays nearby areas that have been designated as Green Belt...

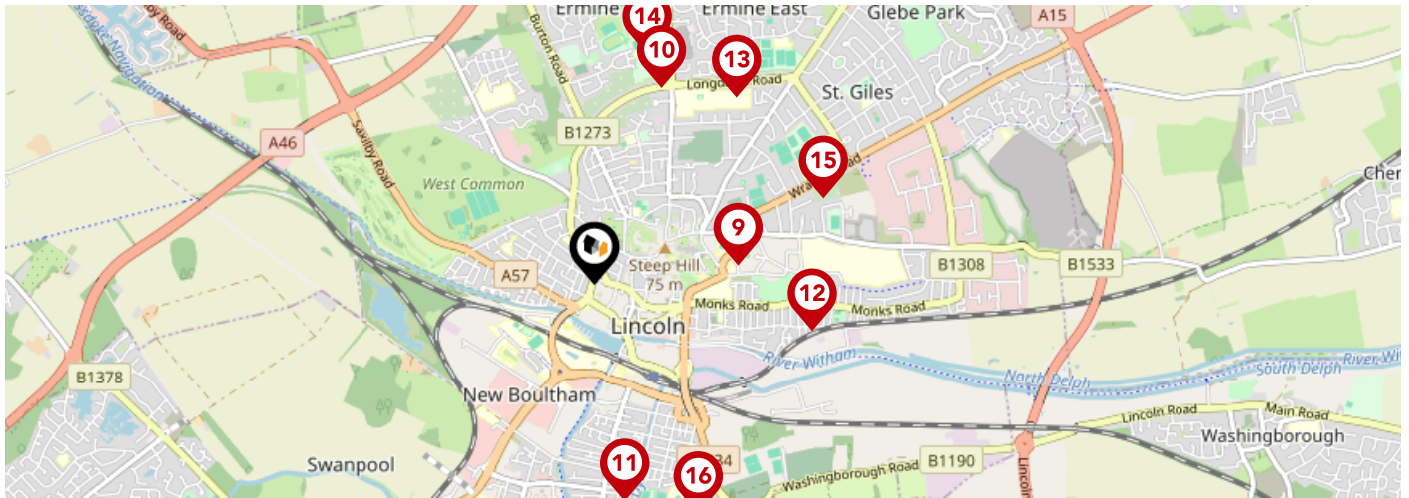


Nearby Green Belt Land

No data available.

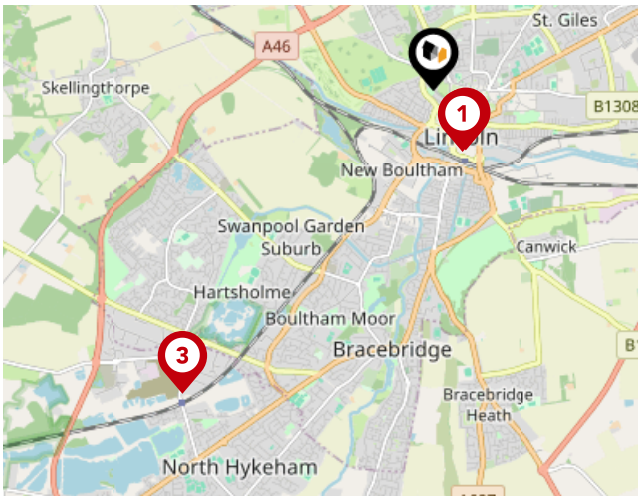


		Nursery	Primary	Secondary	College	Private
1	The St Faith and St Martin Church of England Junior School, Lincoln Ofsted Rating: Good Pupils: 345 Distance:0.16	☐	☒	☐	☐	☐
2	Lincolnshire Secure Unit Ofsted Rating: Not Rated Pupils:0 Distance:0.19	☐	☐	☒	☐	☐
3	Westgate Academy Ofsted Rating: Good Pupils: 430 Distance:0.23	☐	☒	☐	☐	☐
4	The St Faith's Church of England Infant and Nursery School, Lincoln Ofsted Rating: Good Pupils: 278 Distance:0.32	☐	☒	☐	☐	☐
5	Lincoln UTC Ofsted Rating: Good Pupils: 369 Distance:0.49	☐	☐	☒	☐	☐
6	Mount Street Academy Ofsted Rating: Outstanding Pupils: 318 Distance:0.5	☐	☒	☐	☐	☐
7	Lincoln College Ofsted Rating: Good Pupils:0 Distance:0.59	☐	☐	☒	☐	☐
8	Lincoln Minster School Ofsted Rating: Not Rated Pupils: 473 Distance:0.63	☐	☐	☒	☐	☐



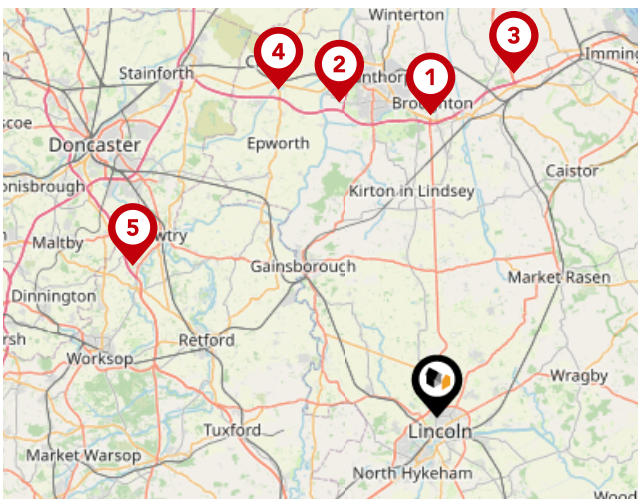
		Nursery	Primary	Secondary	College	Private
	The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School Ofsted Rating: Requires improvement Pupils: 89 Distance:0.65	☐	☒	☐	☐	☐
	Lincoln Castle Academy Ofsted Rating: Not Rated Pupils: 680 Distance:0.93	☐	☐	☒	☐	☐
	The Lincoln St Peter at Gowts Church of England Primary School Ofsted Rating: Outstanding Pupils: 258 Distance:0.97	☐	☒	☐	☐	☐
	Lincoln Monks Abbey Primary School Ofsted Rating: Good Pupils: 594 Distance:0.99	☐	☒	☐	☐	☐
	Castles Education Ofsted Rating: Inadequate Pupils: 93 Distance:1.05	☐	☐	☒	☐	☐
	The St Francis Special School, Lincoln Ofsted Rating: Outstanding Pupils: 161 Distance:1.05	☐	☐	☒	☐	☐
	Lincoln Christ's Hospital School Ofsted Rating: Good Pupils: 1286 Distance:1.09	☐	☐	☒	☐	☐
	The Lincoln Bishop King Church of England Primary School Ofsted Rating: Good Pupils: 459 Distance:1.11	☐	☒	☐	☐	☐

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	0.6 miles
2	Lincoln Central Rail Station	0.6 miles
3	Hykeham Rail Station	3.5 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	21.47 miles
2	M180 J3	23.42 miles
3	M180 J5	24.91 miles
4	M180 J2	25.78 miles
5	A1(M) J34	24.12 miles



Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	25.5 miles
2	Finningley	25.67 miles
3	East Mids Airport	43.08 miles
4	Leeds Bradford Airport	63.43 miles

Area

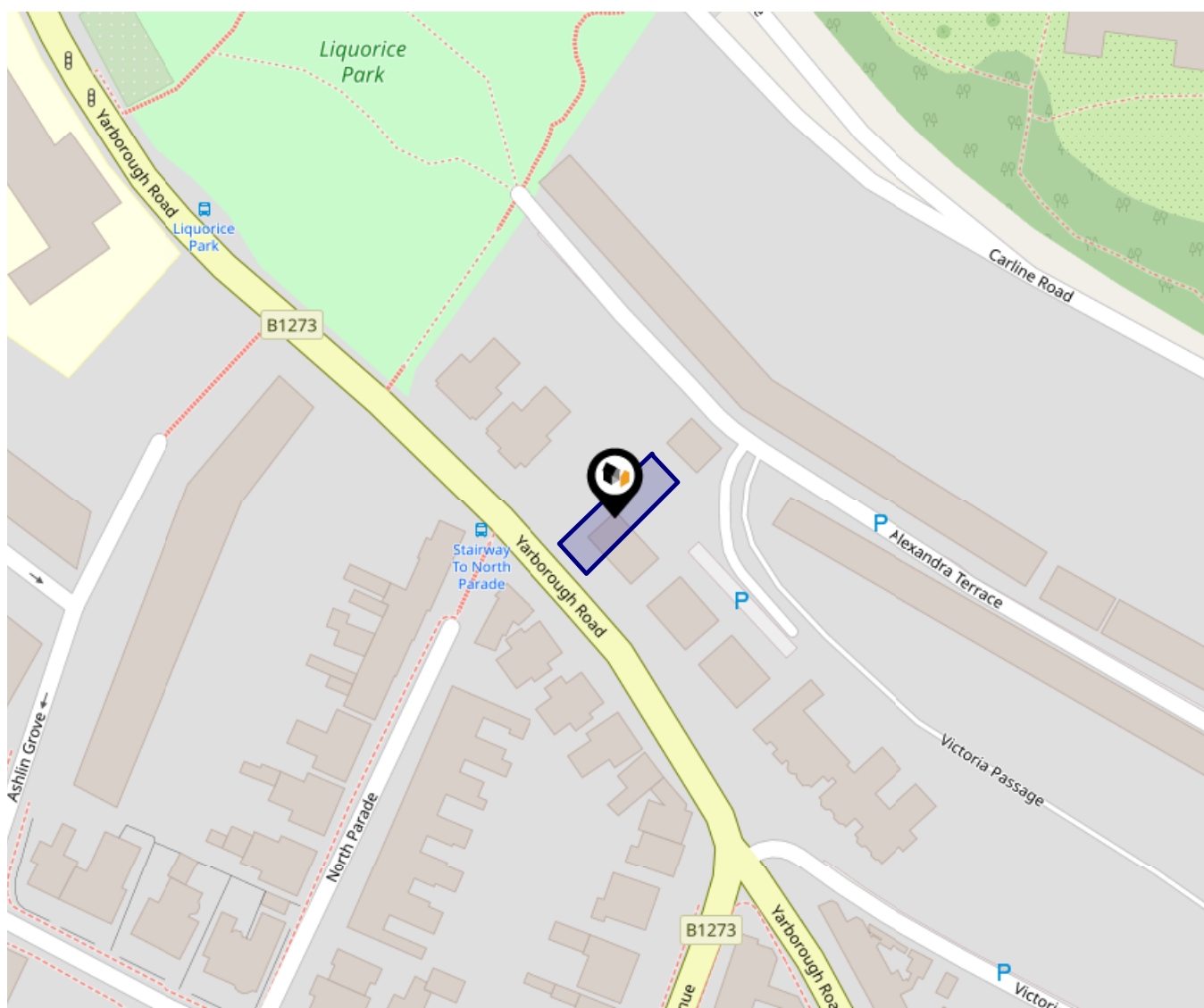
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stairway To North Parade	0.02 miles
2	North Parade	0.1 miles
3	Liquorice Park	0.08 miles
4	West Parade	0.13 miles
5	Lawn Visitor Centre	0.16 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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