

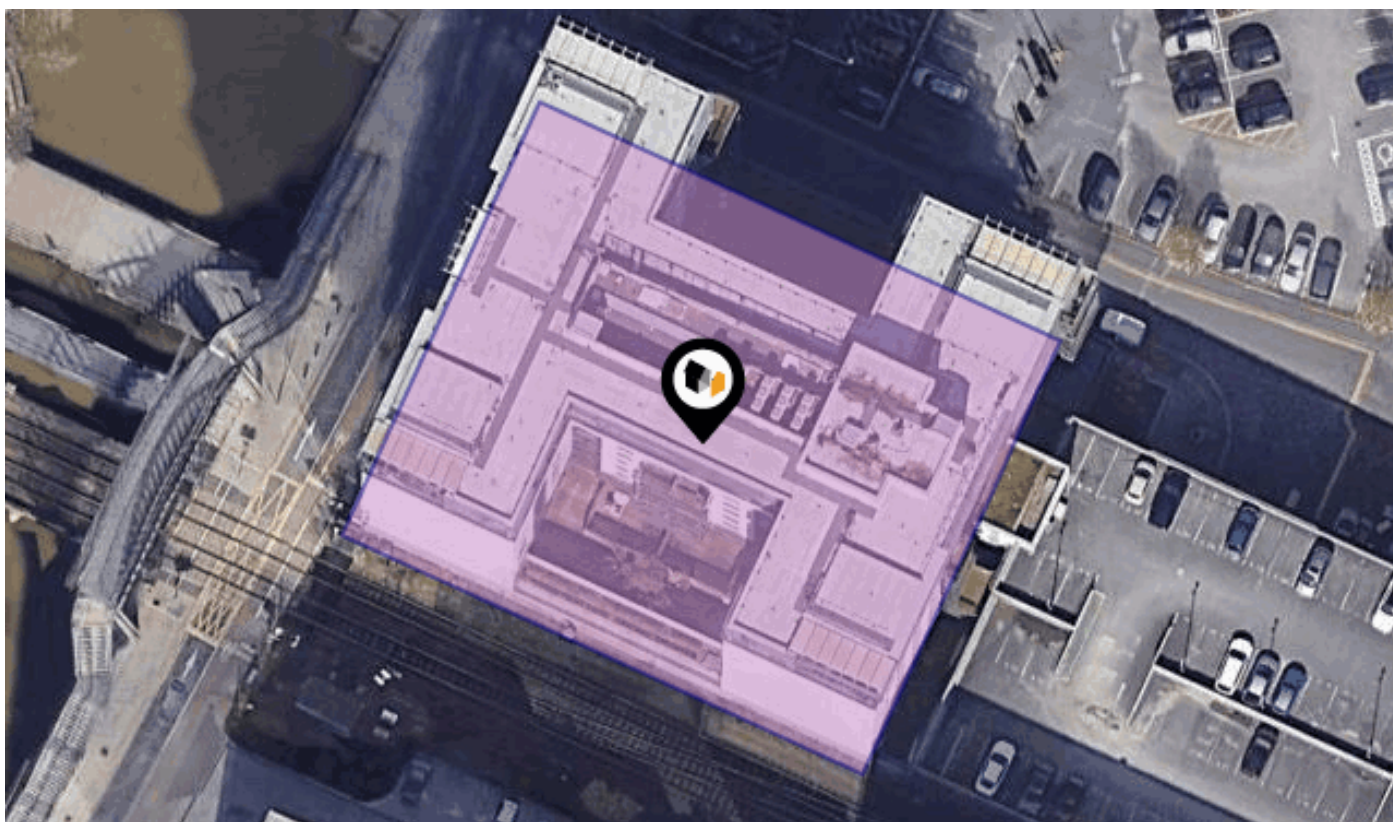


See More Online

# MIR: Material Info

The Material Information Affecting this Property

Thursday 09<sup>th</sup> October 2025



**BRAYFORD STREET, LINCOLN, LN5**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

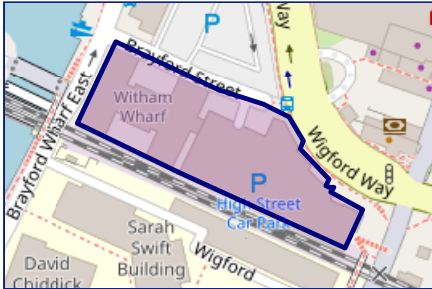
[hymie.bentley@mundys.net](mailto:hymie.bentley@mundys.net)

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## Freehold Title Plan



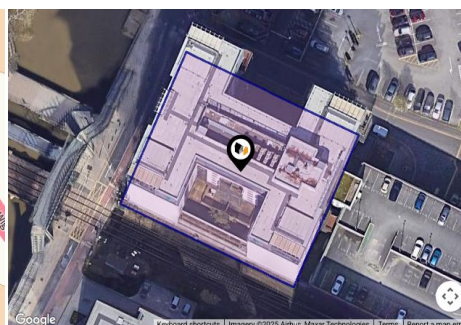
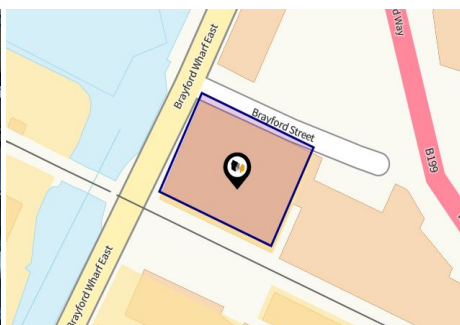
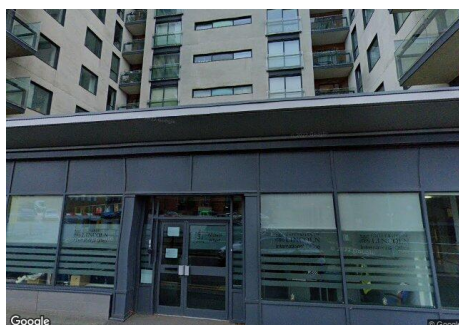
**LL255451**

## Leasehold Title Plan



**LL295303**

Start Date: 27/02/2008  
End Date: 04/06/3006  
Lease Term: 999 years from and including 5 June 2007 to and including 4 June 3006  
Term Remaining: 981 years



## Property

**Type:** Flat / Maisonette  
**Bedrooms:** 2  
**Plot Area:** 0.45 acres  
**Year Built :** 2003-2006  
**Council Tax :** Band C  
**Annual Estimate:** £2,010  
**Title Number:** LL295303



**Tenure:** Leasehold  
**Start** 27/02/2008  
**Date:**  
**End Date:** 04/06/3006  
**Lease** 999 years from and including 5 June  
**Term:** 2007 to and including 4 June 3006  
**Term** 981 years  
**Remaining:**

## Local Area

**Local Authority:** Lincoln  
**Conservation Area:** West Parade and Brayford

**Flood Risk:**  
 ● Rivers & Seas Low  
 ● Surface Water Low

**Estimated Broadband Speeds**  
 (Standard - Superfast - Ultrafast)

**16** **-**  
 mb/s mb/s  
 

**Mobile Coverage:**  
 (based on calls indoors)



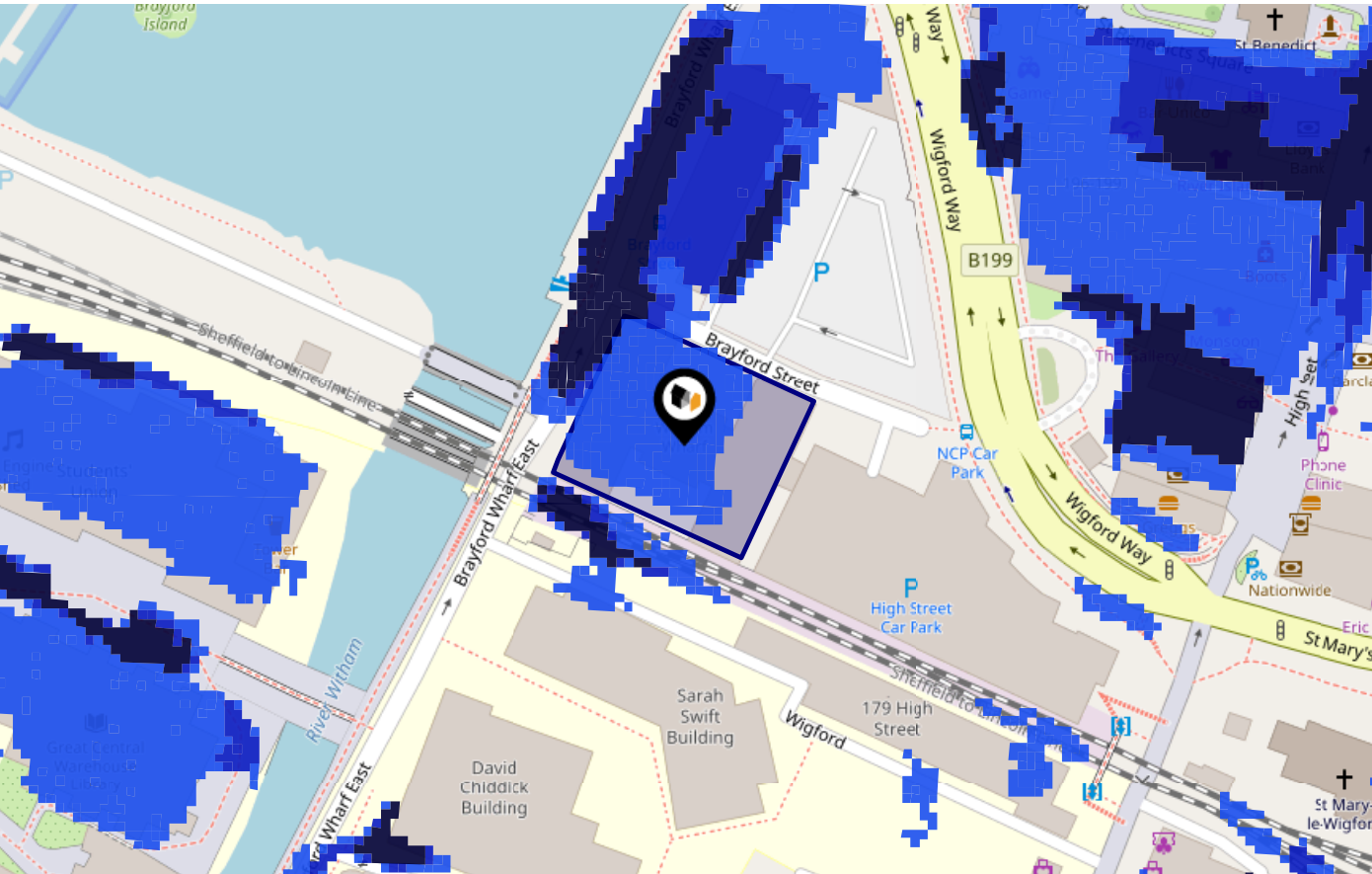
**Satellite/Fibre TV Availability:**



# 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: 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:



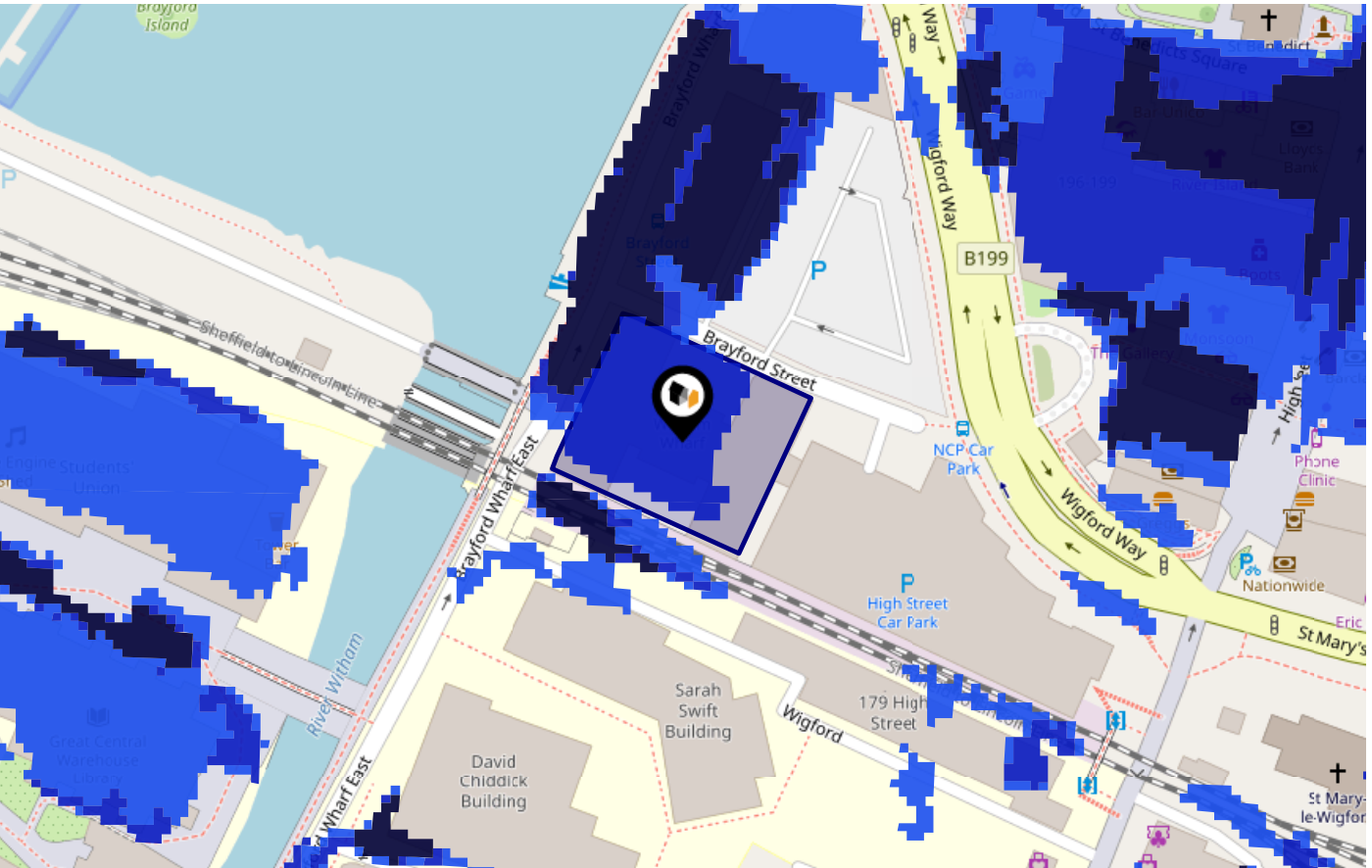


# Flood Risk

## 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: 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.

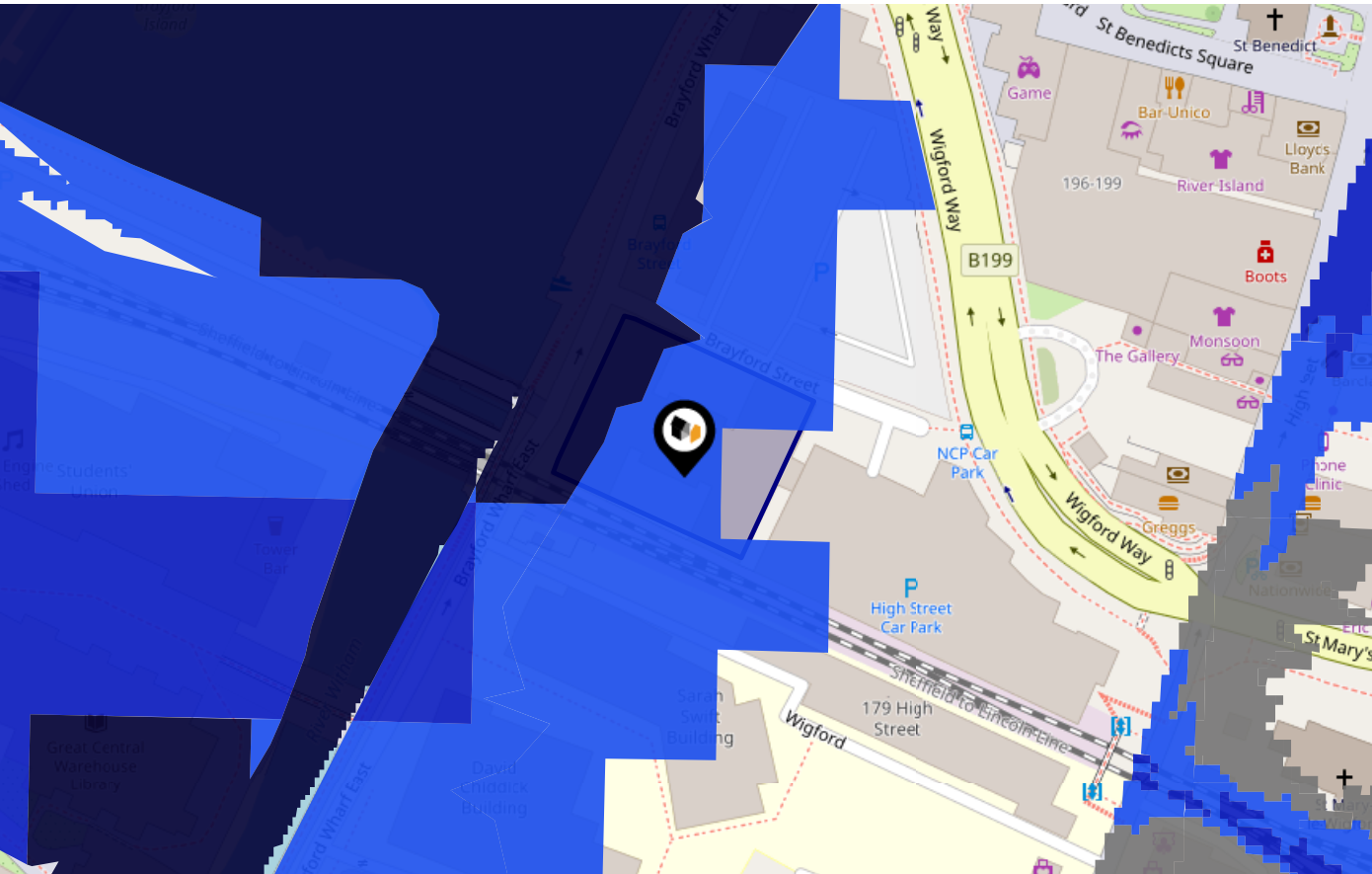
Chance of flooding to the following depths at this property:



# 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.

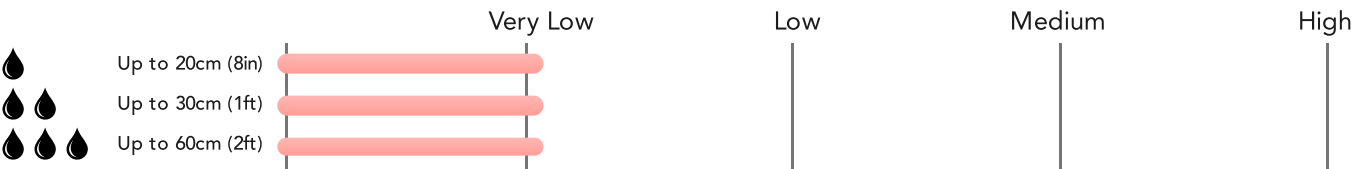


**Risk Rating: Low**

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.

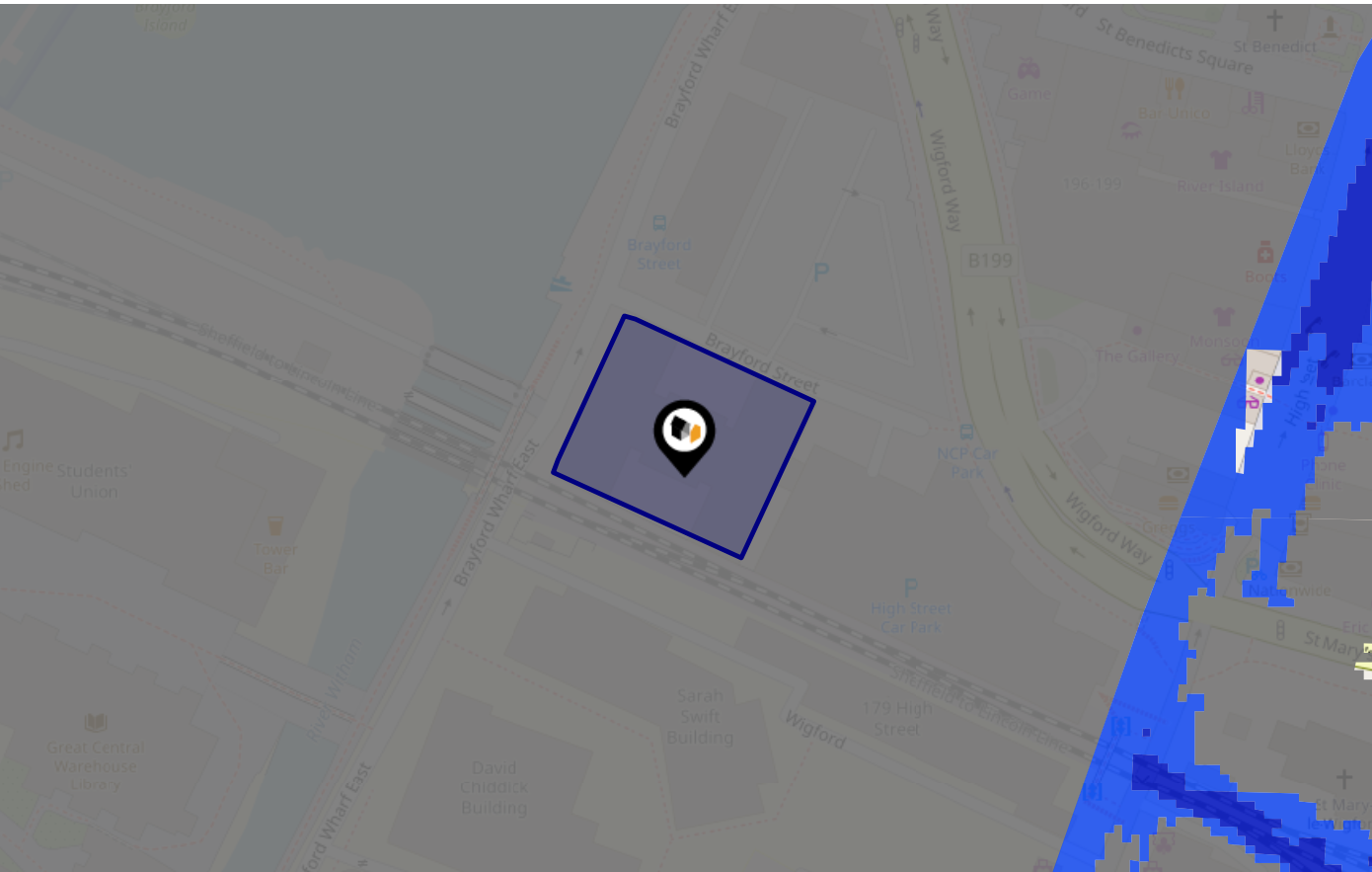
Chance of flooding to the following depths at this property:



# 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.

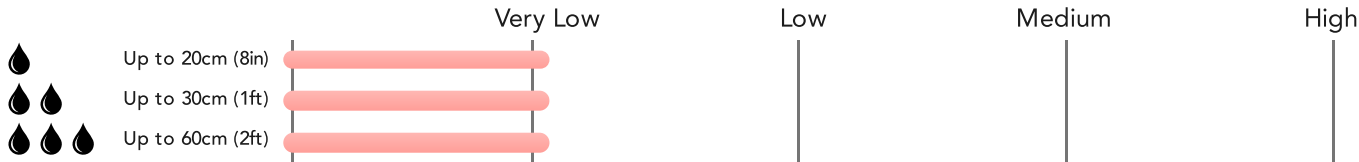


Risk Rating: Very low

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:

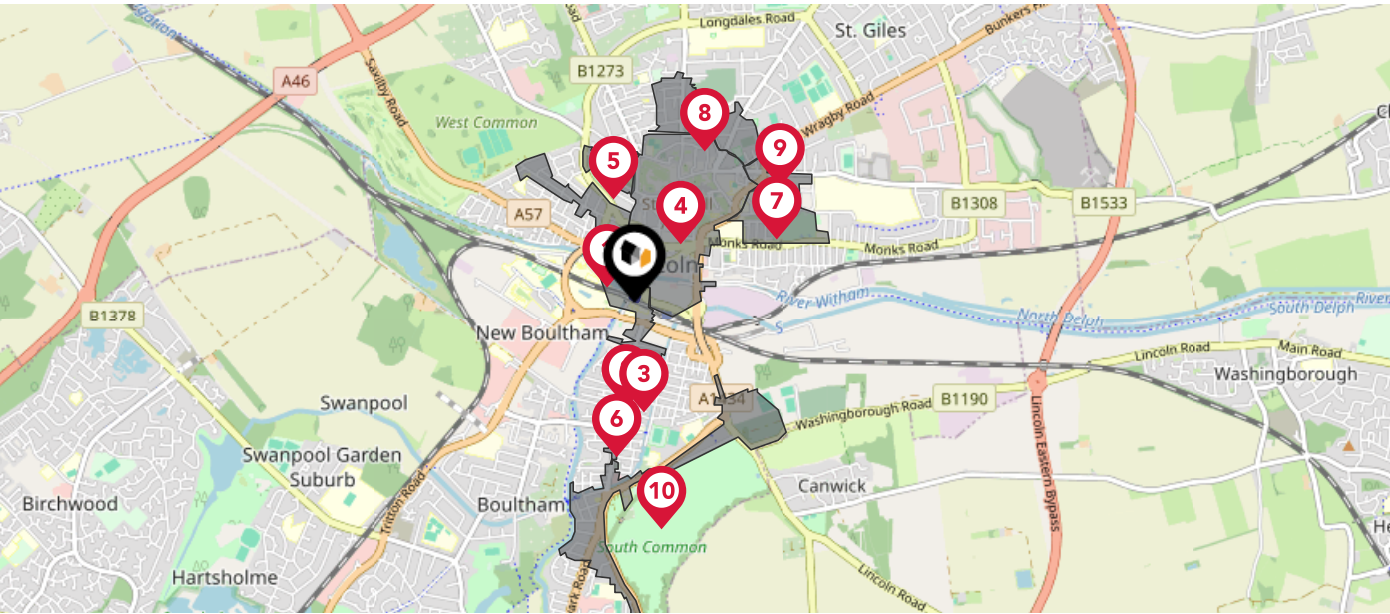


# Maps

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

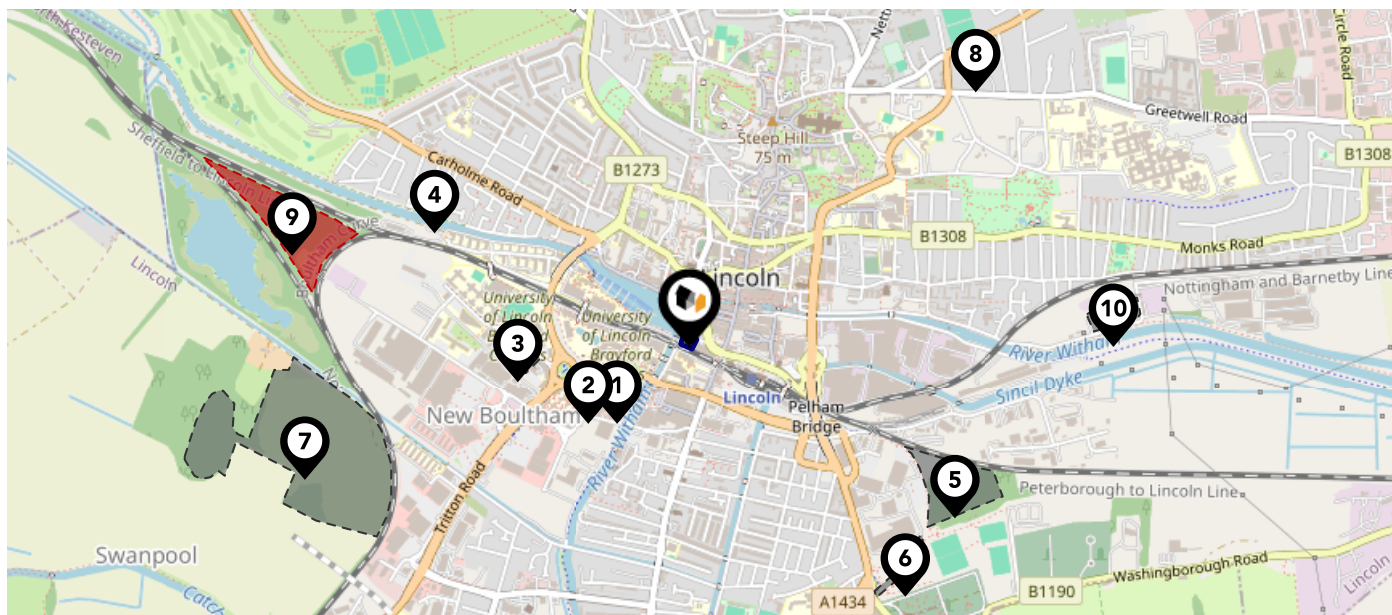


# Maps

## 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

<b>1</b>	Land South Of Ropewalk-Land South Of Ropewalk, Rear Of Mervyn Black	Historic Landfill	<input type="checkbox"/>
<b>2</b>	Former Brayford Leisure Site-Ropewalk	Historic Landfill	<input type="checkbox"/>
<b>3</b>	Rear Of British Rail Social Club-Ropewalk	Historic Landfill	<input type="checkbox"/>
<b>4</b>	Former Fisons Site-Carholme Road	Historic Landfill	<input type="checkbox"/>
<b>5</b>	East Of Dunford Road-Cow Paddle, Lincoln	Historic Landfill	<input type="checkbox"/>
<b>6</b>	Old Railway Cutting-Cow Paddle	Historic Landfill	<input type="checkbox"/>
<b>7</b>	Skewbridge Tip Site-Skewbridge, Lincoln	Historic Landfill	<input type="checkbox"/>
<b>8</b>	The Dell-Wragby Road	Historic Landfill	<input type="checkbox"/>
<b>9</b>	EA/EPR/BP3998NN/A001 - Beevor Foundry Ltd	Active Landfill	<input checked="" type="checkbox"/>
<b>10</b>	East Of Power Station Site-Spa Road	Historic Landfill	<input type="checkbox"/>

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.

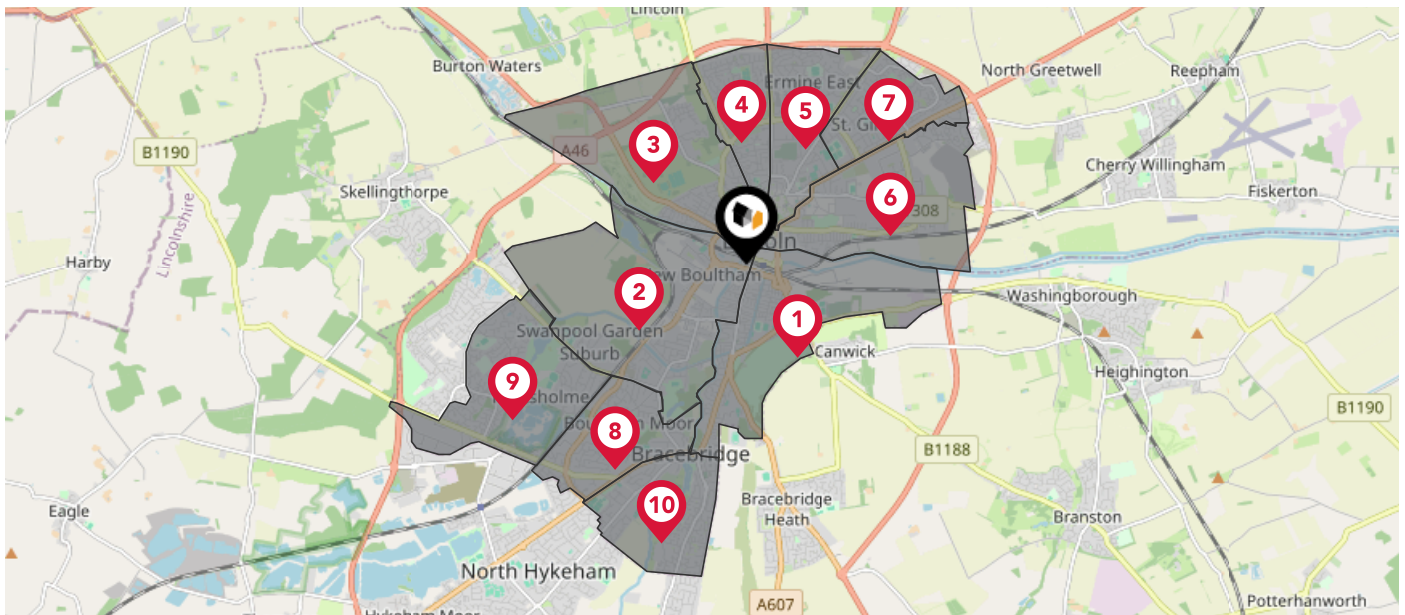
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Park Ward



Boultham Ward



Carholme Ward



Castle Ward



Minster Ward



Abbey Ward



Glebe Ward



Moorland Ward



Hartsholme Ward



Witham Ward



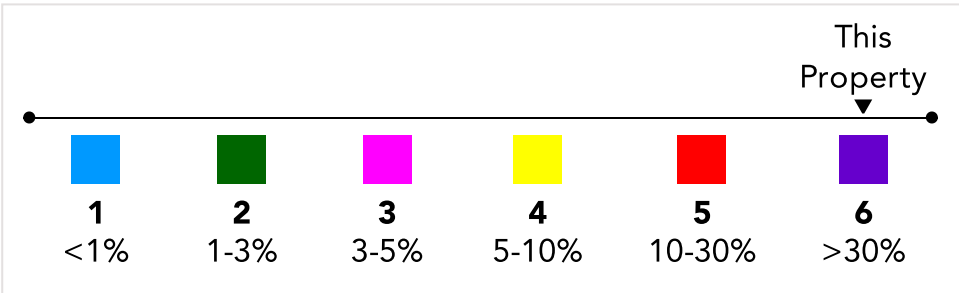
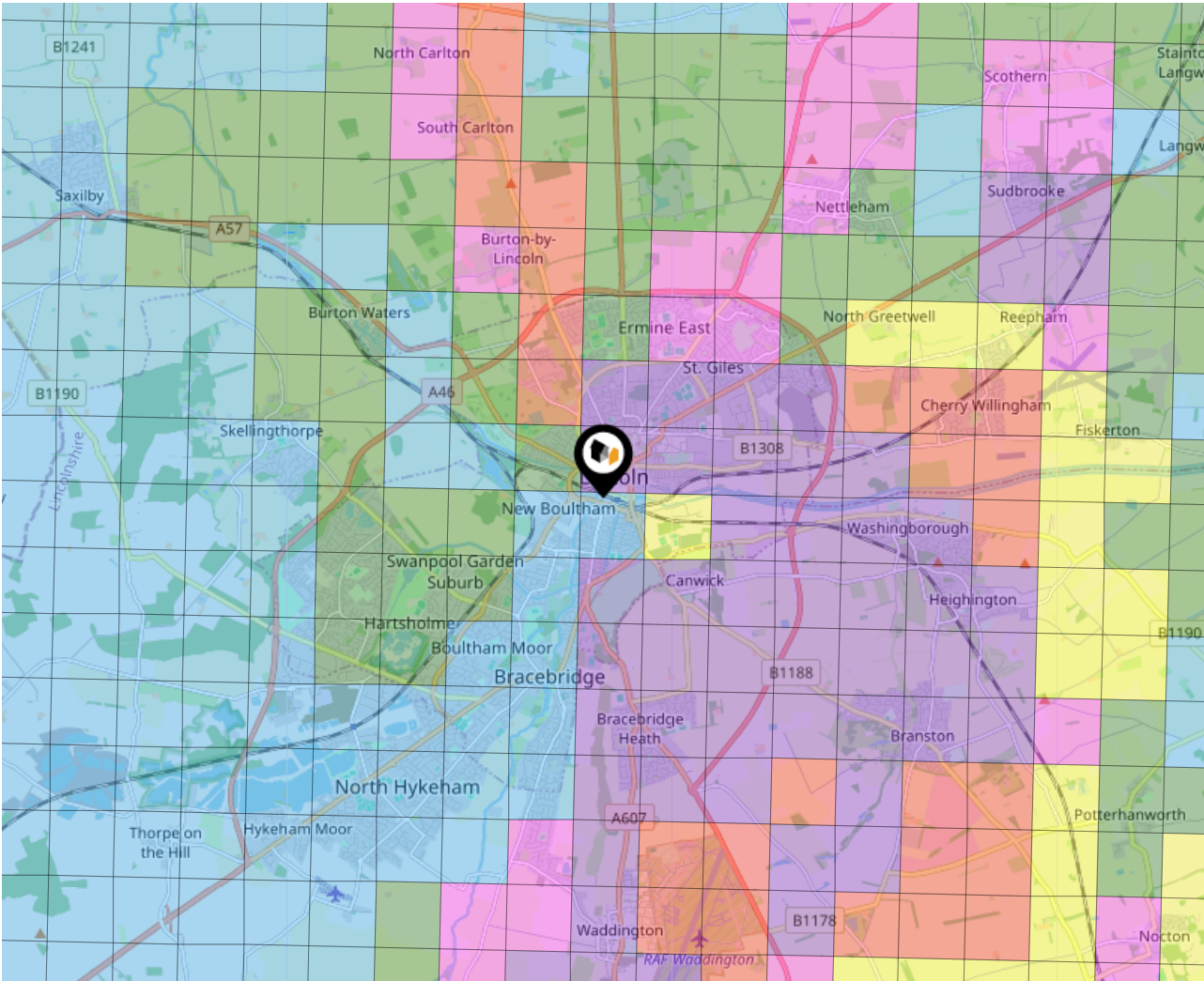
# Environment

## Radon Gas



### What is Radon?

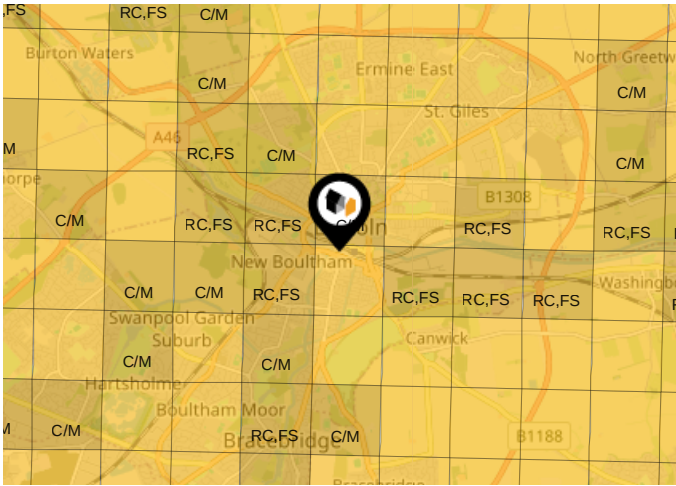
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





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

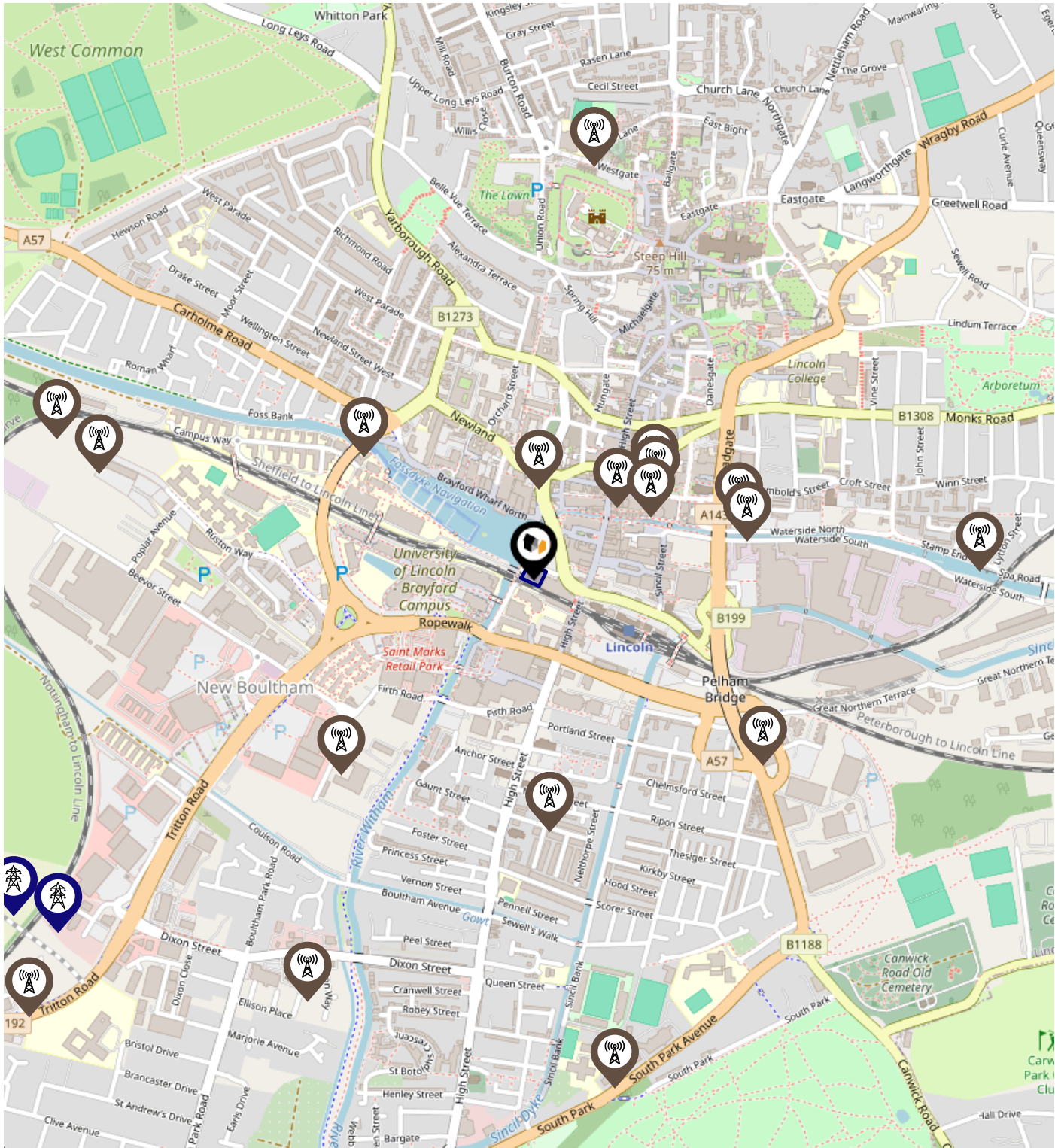
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAY TO SANDY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	ALL		





## 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...



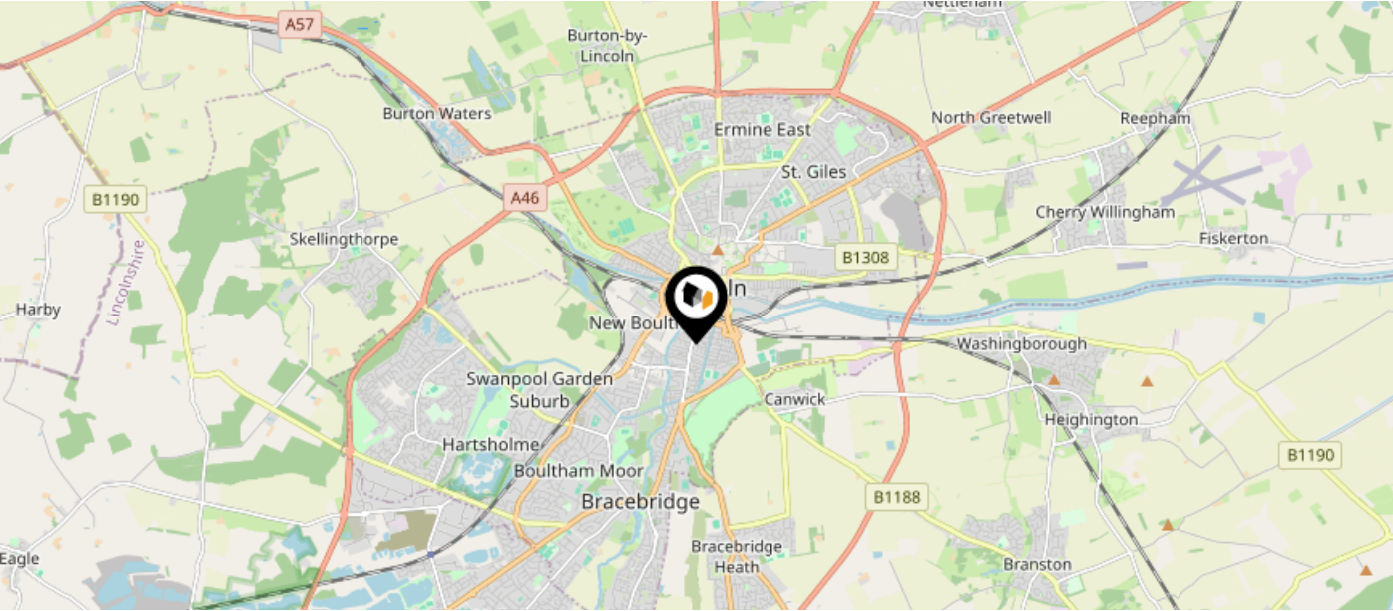
Listed Buildings in the local district	Grade	Distance
 1388501 - Former Corn Exchange	Grade II	0.1 miles
 1388597 - Church Of St Mary Le Wigford	Grade I	0.1 miles
 1388562 - 16, Guildhall Street	Grade II	0.1 miles
 1388729 - Brush Factory And Attached Warehouse	Grade II	0.1 miles
 1388592 - 323 High Street	Grade II	0.1 miles
 1392292 - Signal Box	Grade II	0.1 miles
 1388589 - 314 And 315, High Street	Grade II	0.1 miles
 1388591 - 320 High Street	Grade II	0.1 miles
 1388712 - 22 And 22a, Newland	Grade II	0.1 miles
 1388747 - War Memorial 5 Metres East Of Church Of St Benedict	Grade II	0.1 miles

# Maps

## Green Belt



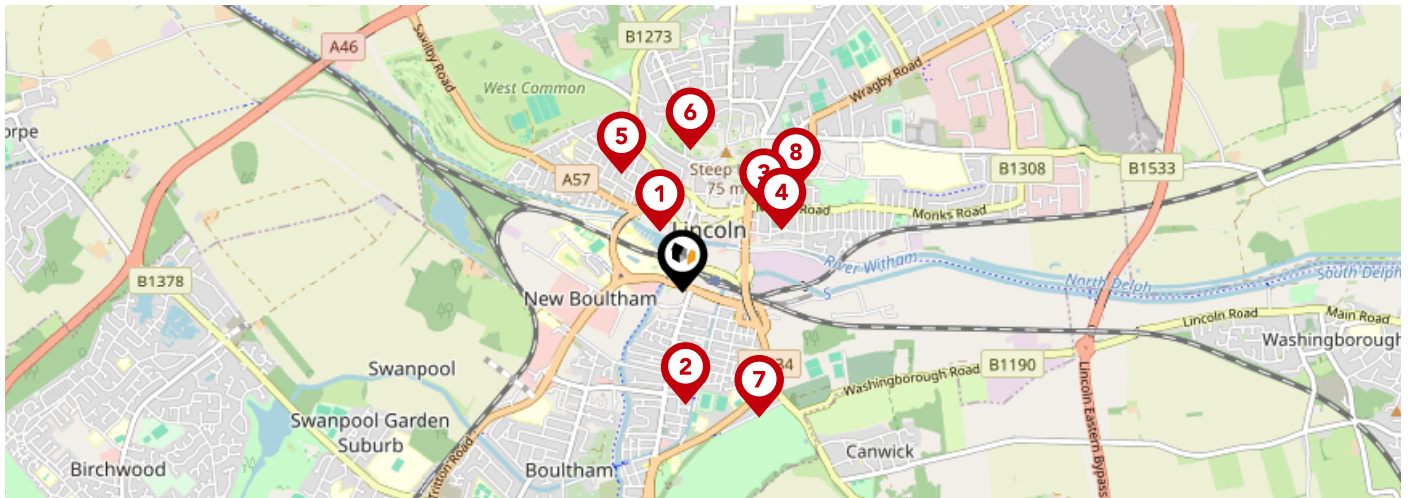
This map displays nearby areas that have been designated as Green Belt...



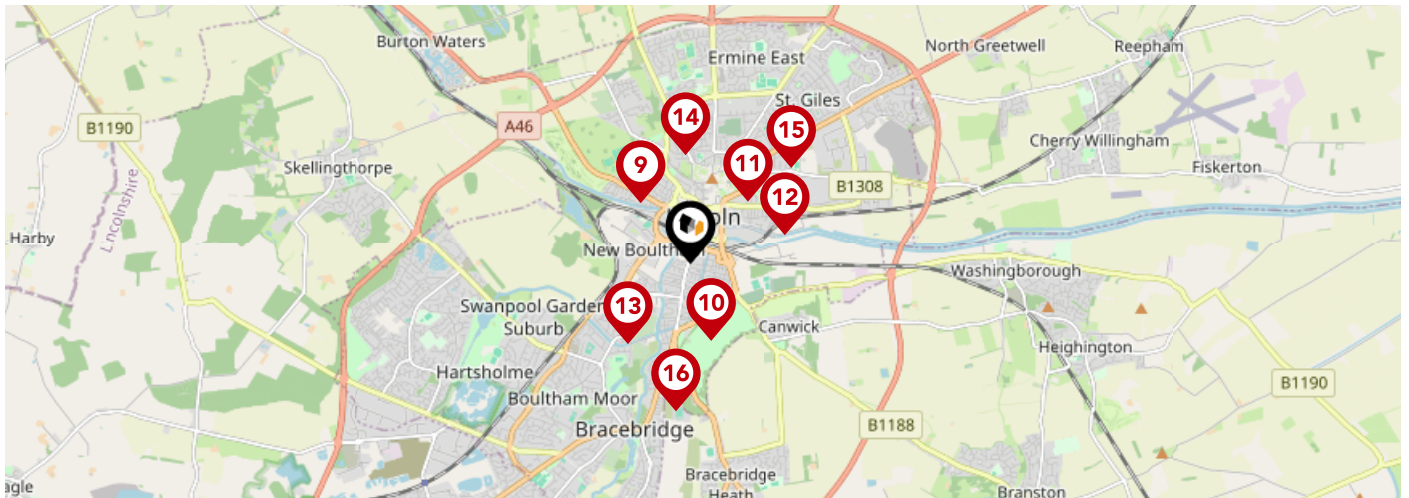
Nearby Green Belt Land









No data available.



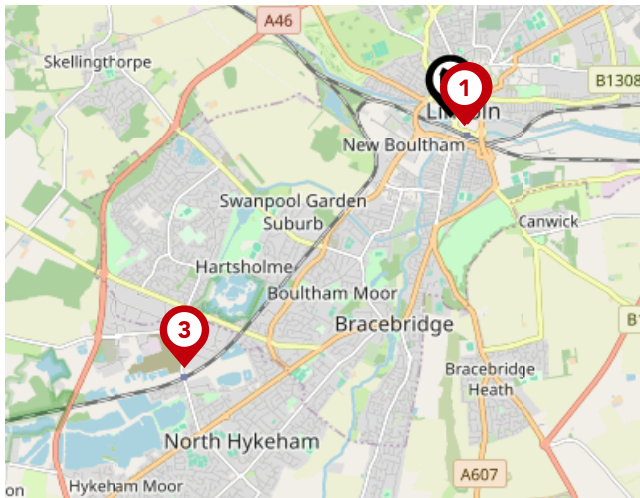


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Lincolnshire Secure Unit</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>The Lincoln St Peter at Gowts Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 258   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Lincoln UTC</b> 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>4</b>	<b>Lincoln College</b> Ofsted Rating: Good   Pupils:0   Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>The St Faith and St Martin Church of England Junior School, Lincoln</b> Ofsted Rating: Good   Pupils: 345   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Westgate Academy</b> Ofsted Rating: Good   Pupils: 430   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>The Lincoln Bishop King Church of England Primary School</b> Ofsted Rating: Good   Pupils: 459   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Lincoln Minster School</b> Ofsted Rating: Not Rated   Pupils: 473   Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



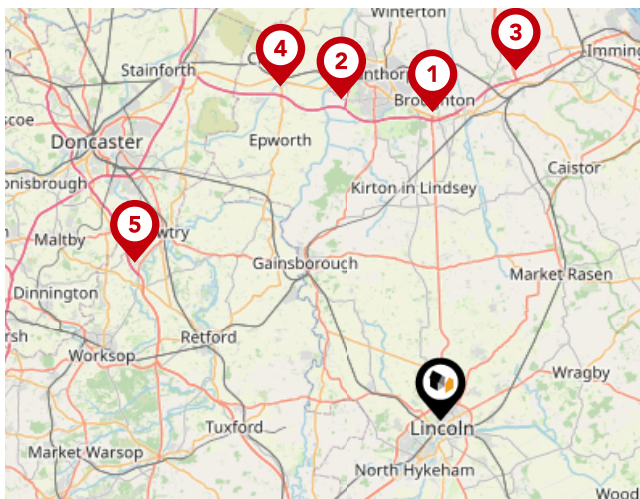
		Nursery	Primary	Secondary	College	Private
	<b>The St Faith's Church of England Infant and Nursery School, Lincoln</b> Ofsted Rating: Good   Pupils: 278   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Athena School</b> Ofsted Rating: Good   Pupils: 113   Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School</b> Ofsted Rating: Requires improvement   Pupils: 89   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lincoln Monks Abbey Primary School</b> Ofsted Rating: Good   Pupils: 594   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sir Francis Hill Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 623   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mount Street Academy</b> Ofsted Rating: Outstanding   Pupils: 318   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lincoln Christ's Hospital School</b> Ofsted Rating: Good   Pupils: 1286   Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Priory Academy LSST</b> Ofsted Rating: Good   Pupils: 1779   Distance:1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	0.16 miles
2	Lincoln Central Rail Station	0.17 miles
3	Hykeham Rail Station	3.24 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	21.94 miles
2	M180 J3	23.89 miles
3	M180 J5	25.33 miles
4	M180 J2	26.25 miles
5	A1(M) J34	24.44 miles



## Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	25.9 miles
2	Finningley	26.08 miles
3	East Mids Airport	42.88 miles
4	Leeds Bradford Airport	63.84 miles

# Area

## Transport (Local)

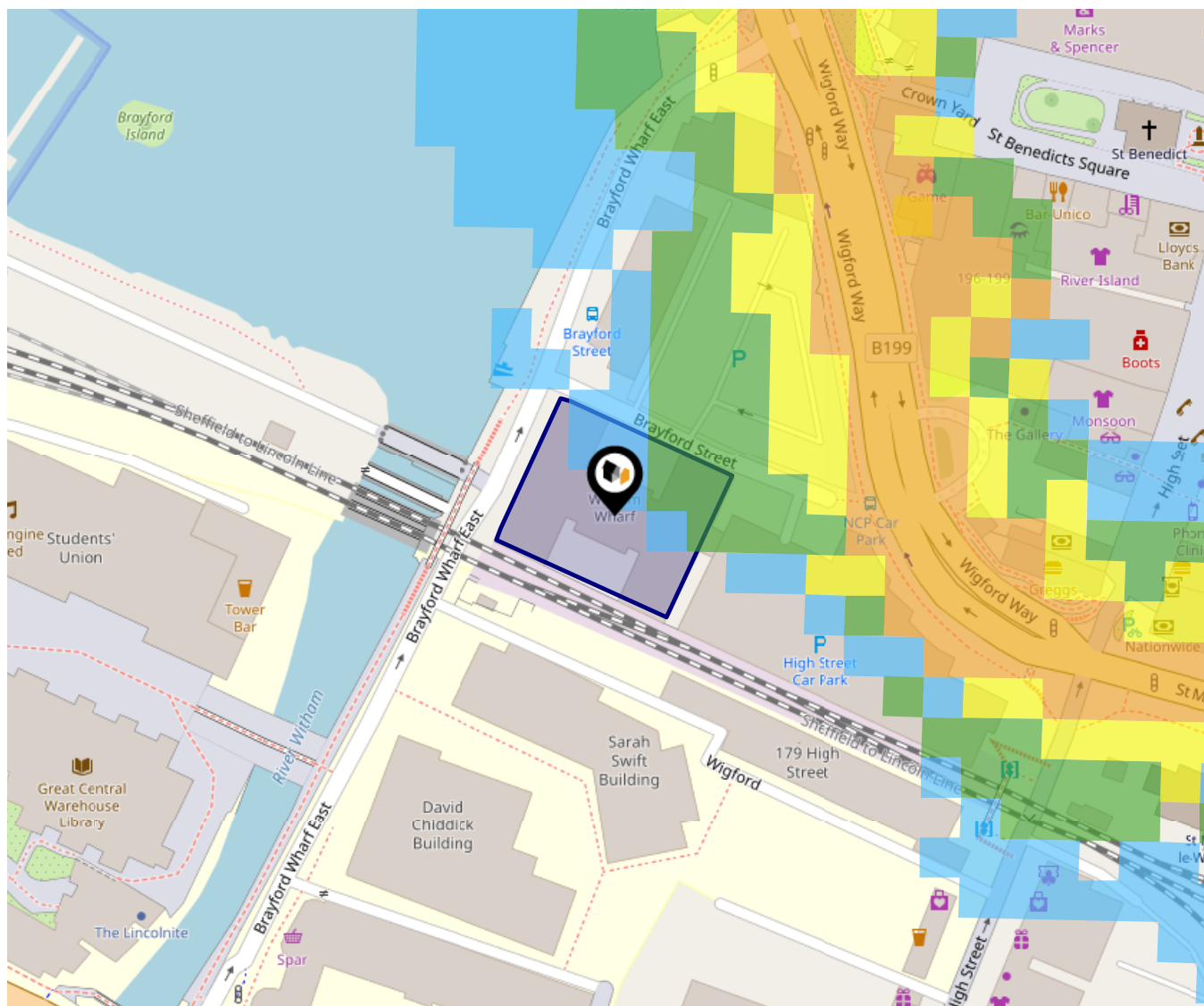


### Bus Stops/Stations

Pin	Name	Distance
1	NCP Car Park	0.04 miles
2	Debenhams	0.1 miles
3	Debenhams	0.11 miles
4	New Life Church	0.15 miles
5	Rail Station Car Park	0.15 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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[www.mundys.net](http://www.mundys.net)

