

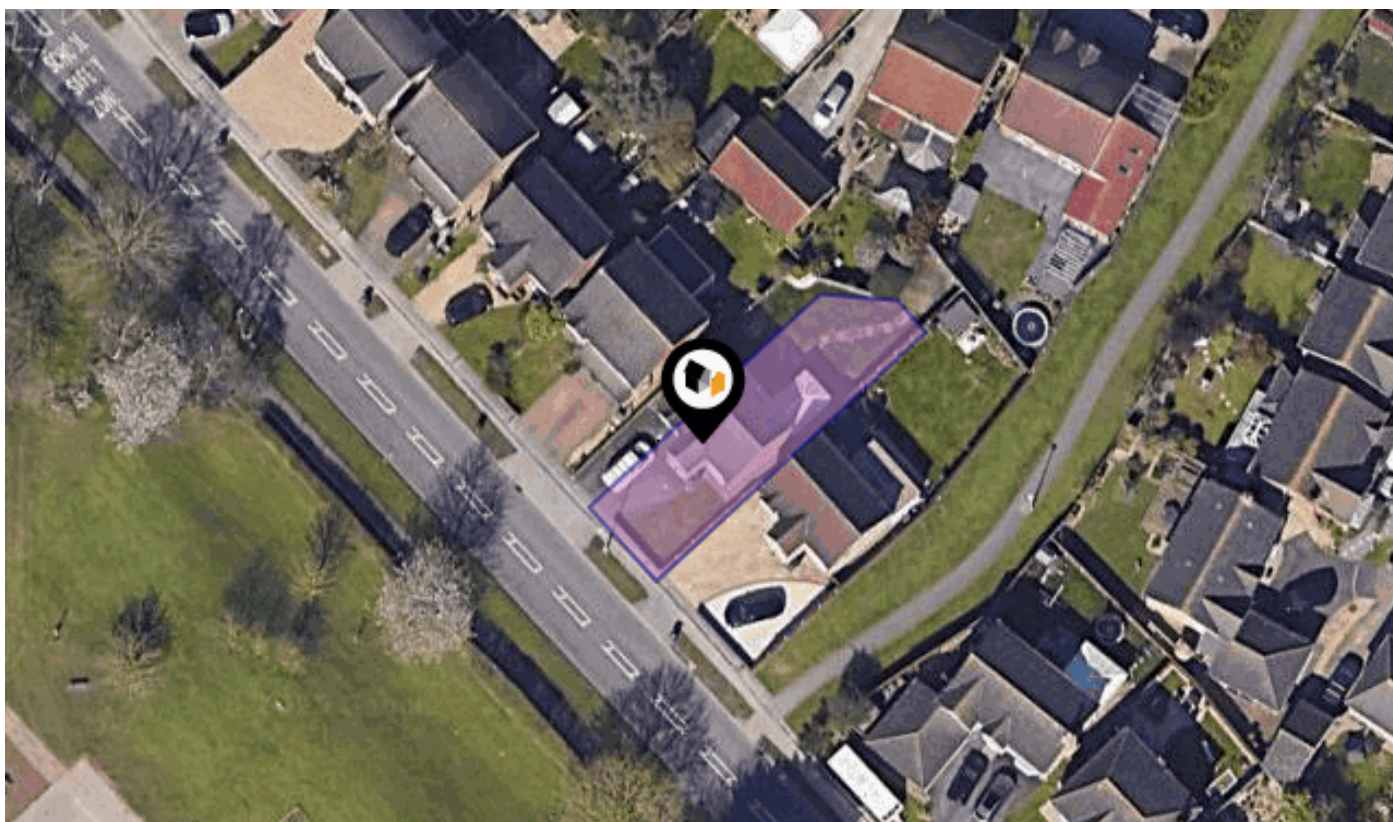


See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 21st October 2025



WOODFIELD AVENUE, LINCOLN, LN6

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

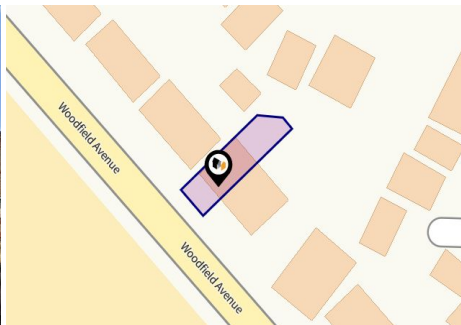
01522 510 044

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Plot Area:	0.06 acres		
Year Built :	1996-2002		
Council Tax :	Band C		
Annual Estimate:	£2,010		
Title Number:	LL123828		

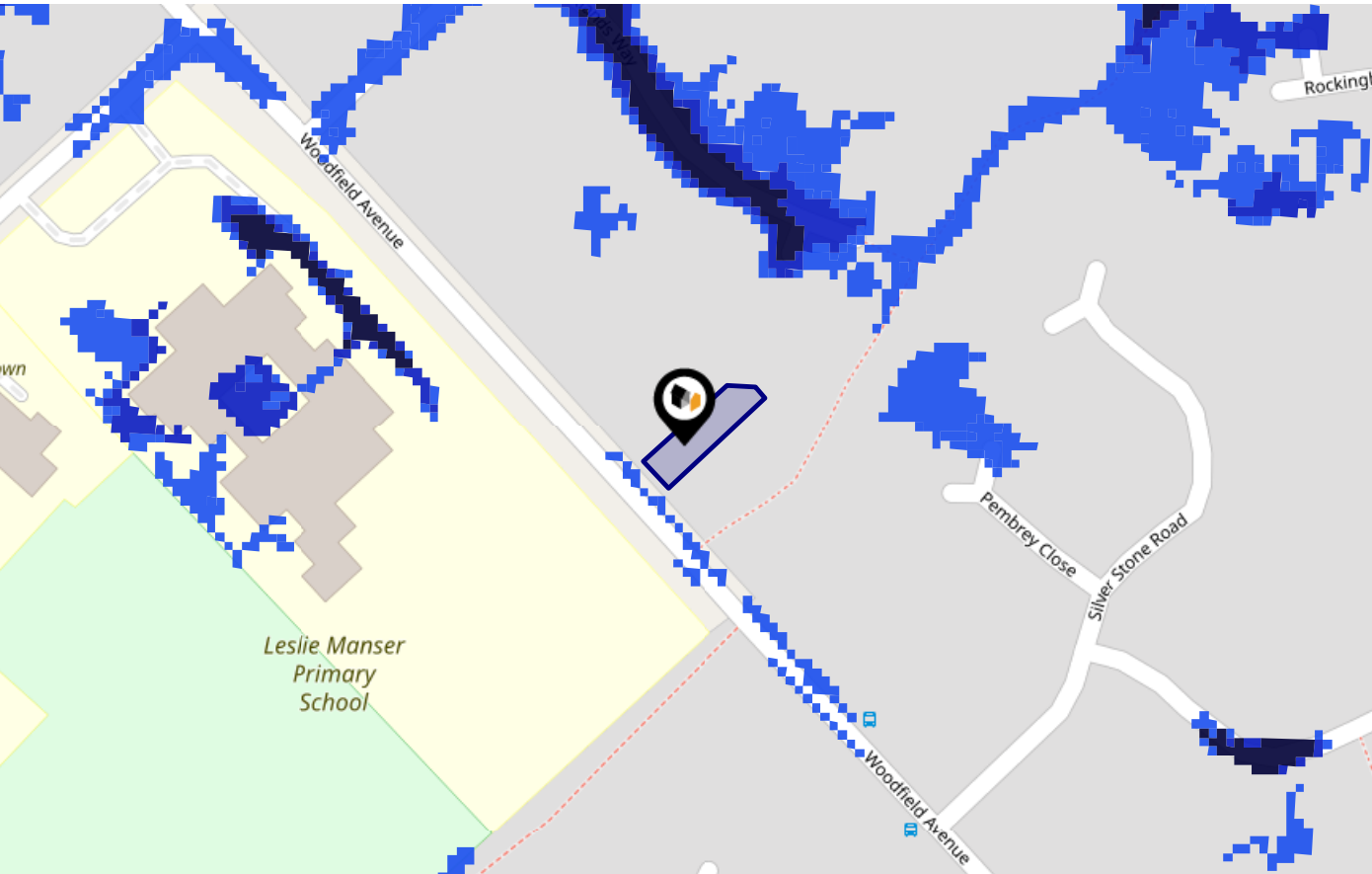
Local Area

Local Authority:	Lincolnshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	9 mb/s	80 mb/s	10000 mb/s
● Surface Water	Very low			
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.

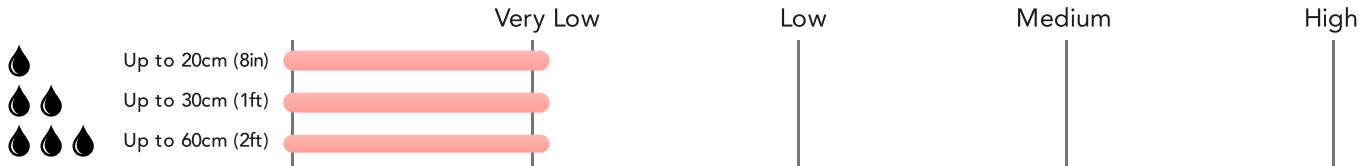


Risk Rating: Very low

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.

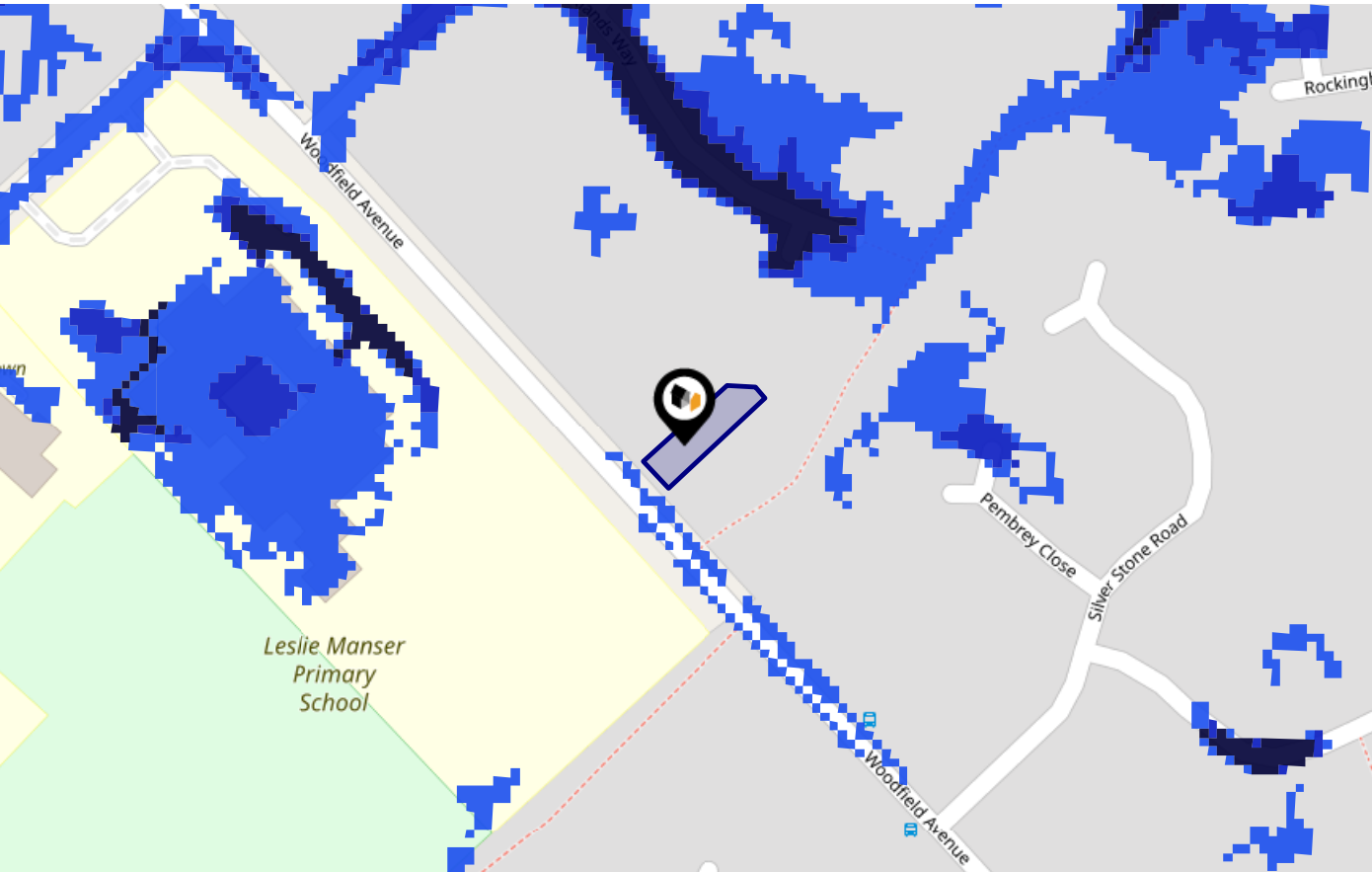
Chance of flooding to the following depths at this property:



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.

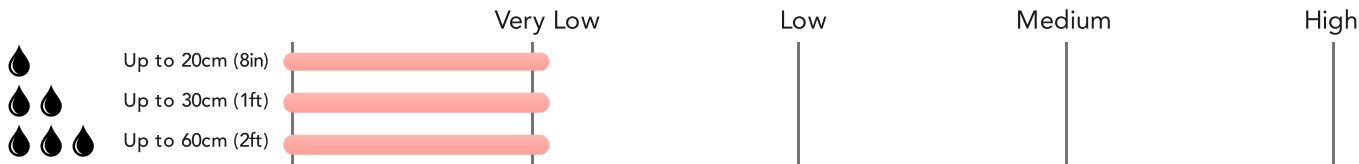


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

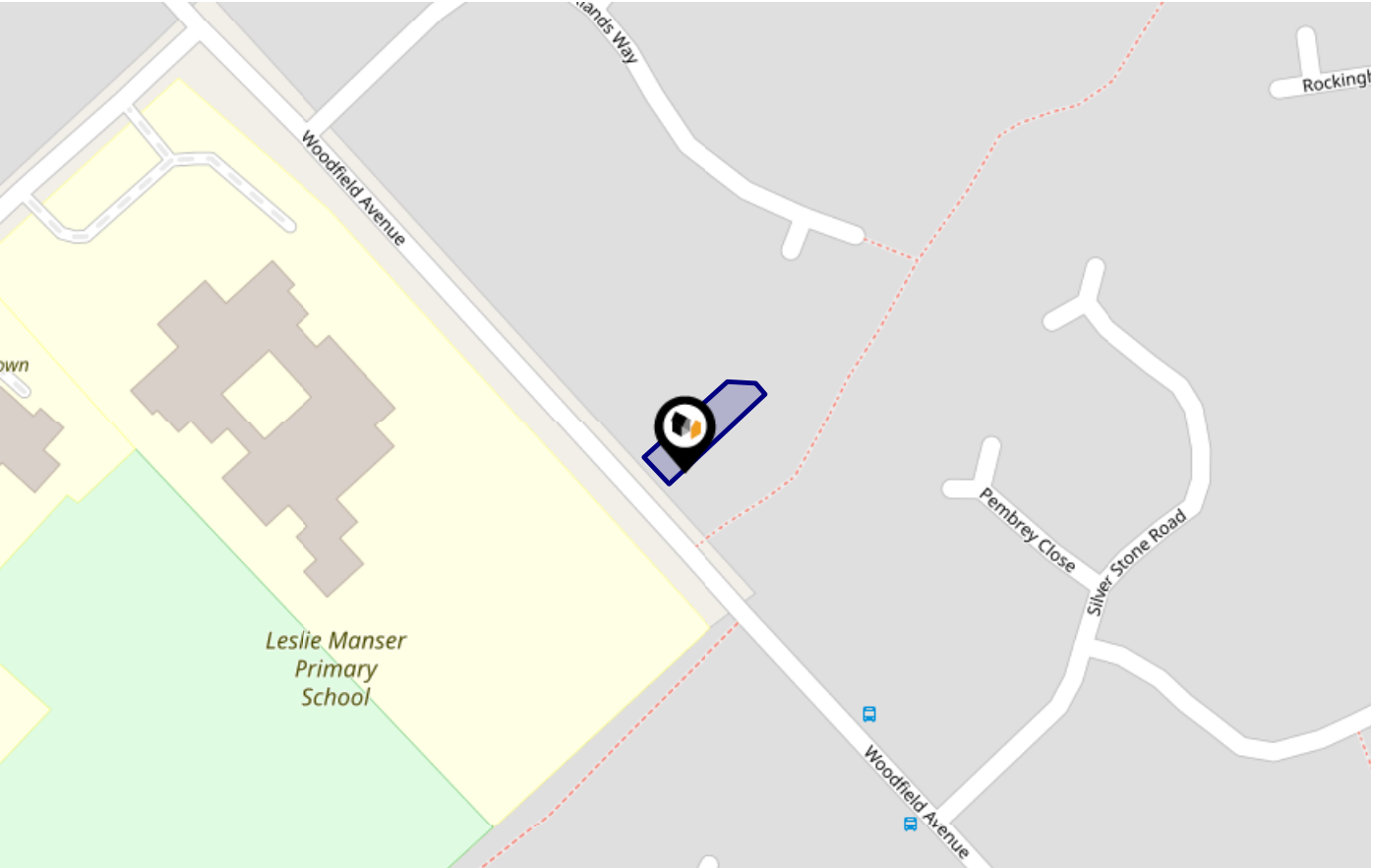


Flood Risk

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.

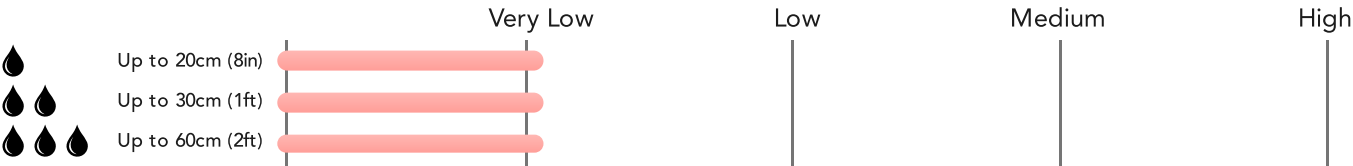


Risk Rating: Very low

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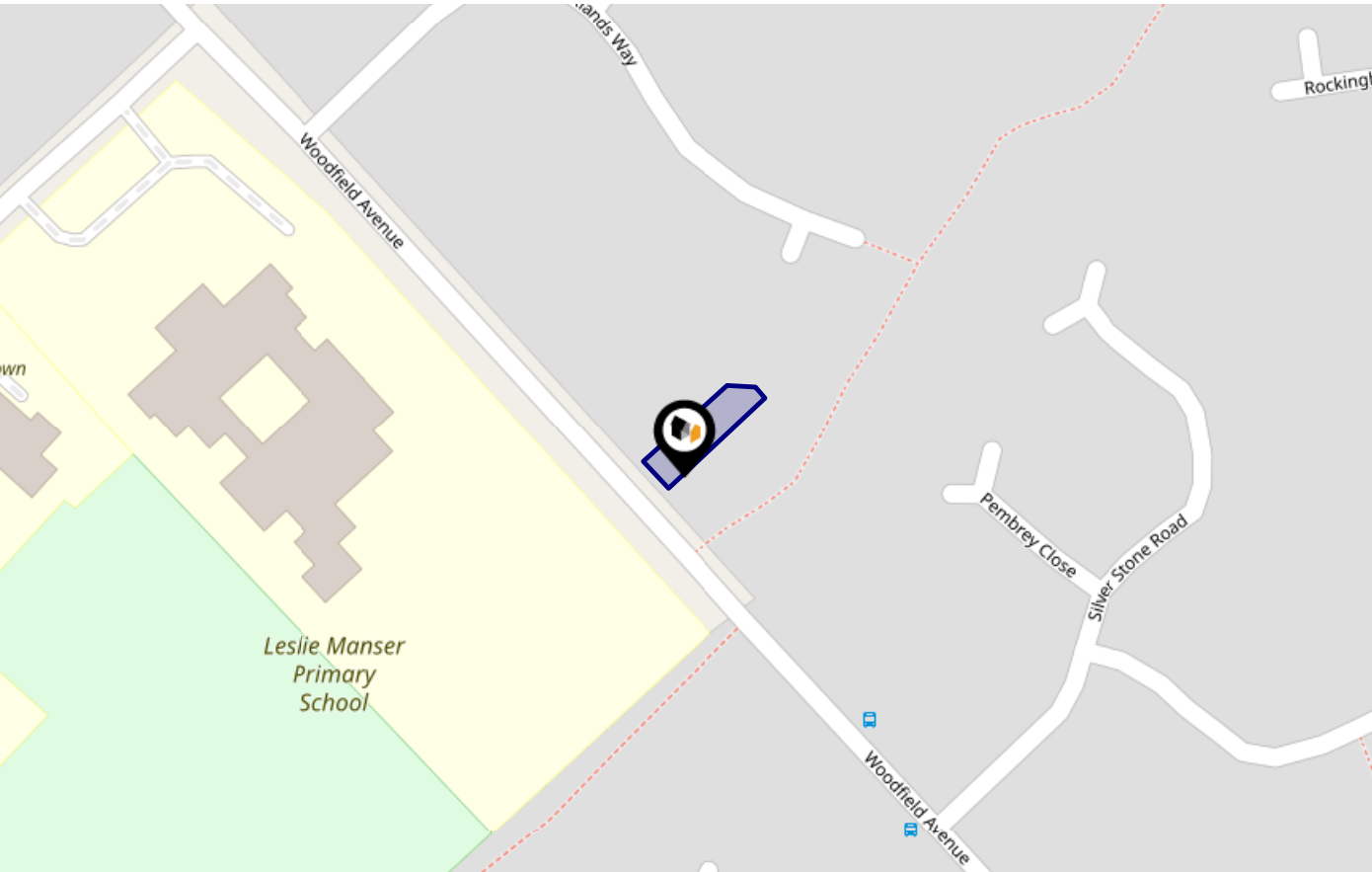
Chance of flooding to the following depths at this property:



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.

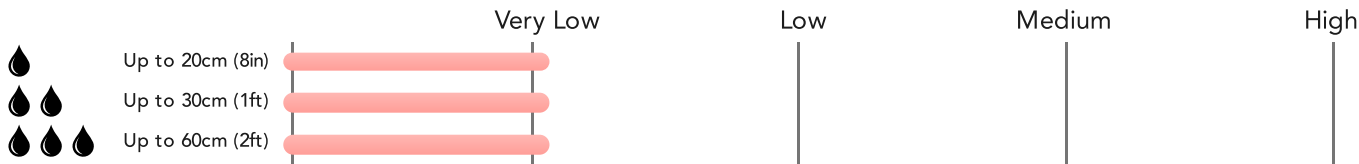


Risk Rating: Very low

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:

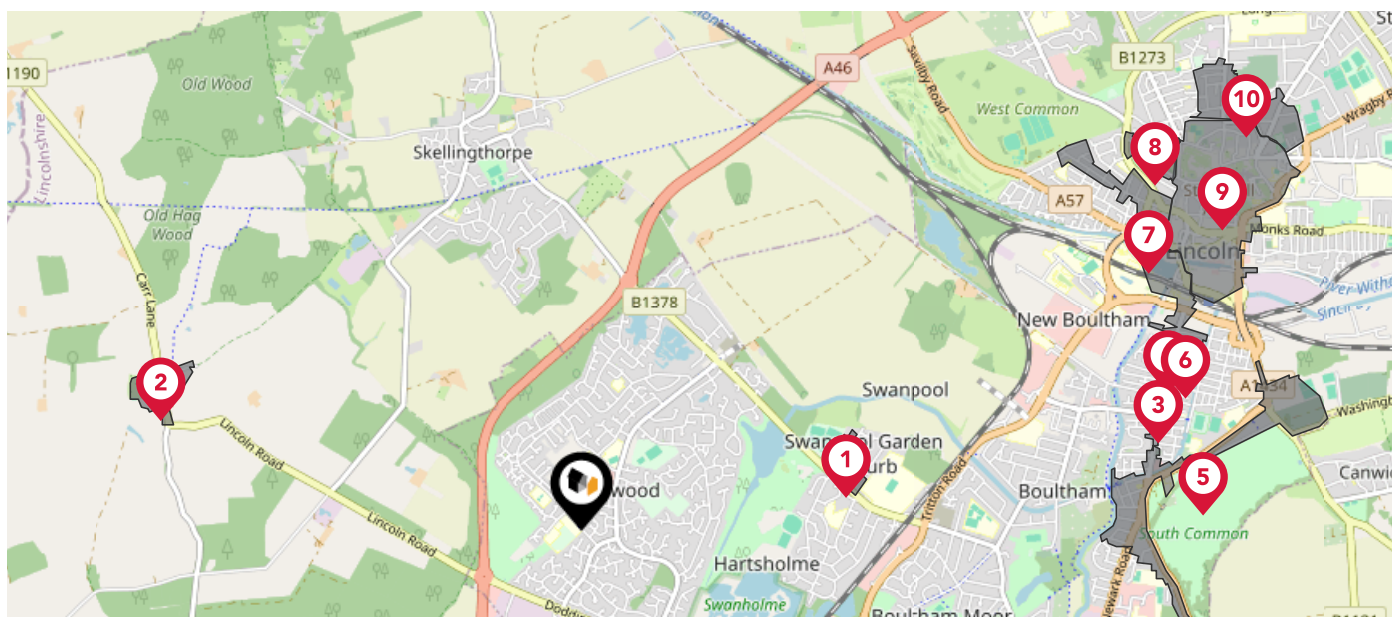


Maps

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



Swanpool



Doddington



Gowt's Bridge



St Peter-at-Gowts



St Catherines



Sibthorp



West Parade and Brayford



Carline



Cathedral and City Centre



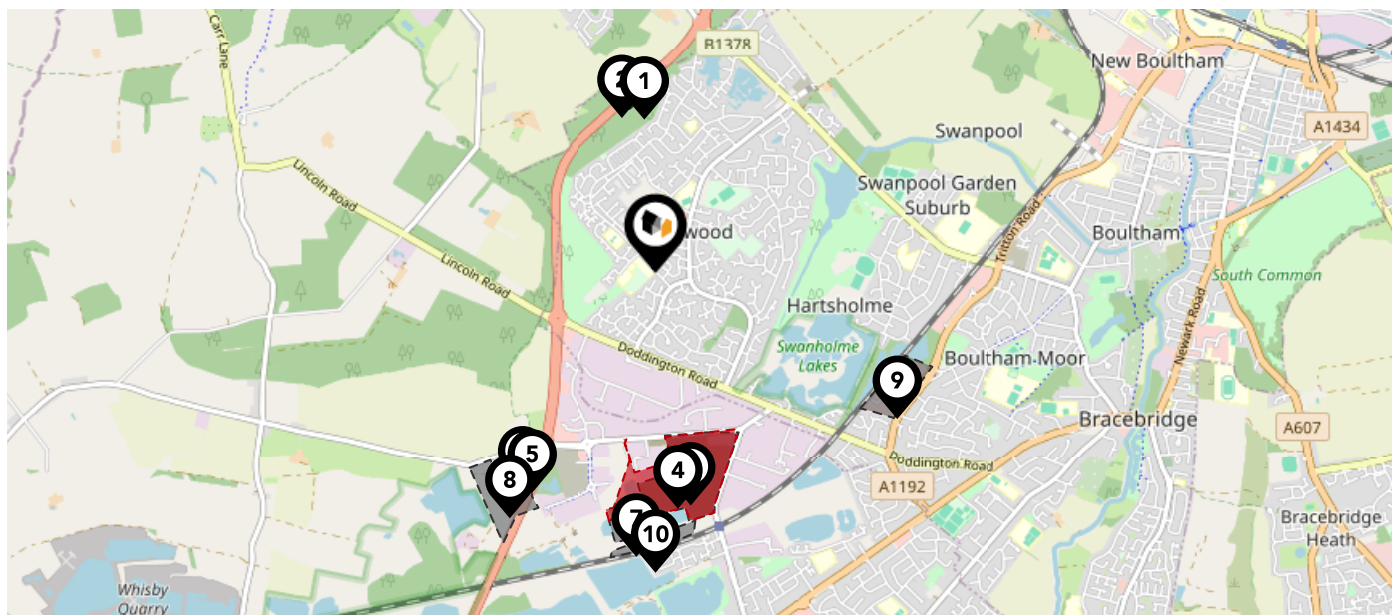
Newport and Nettleham Road

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

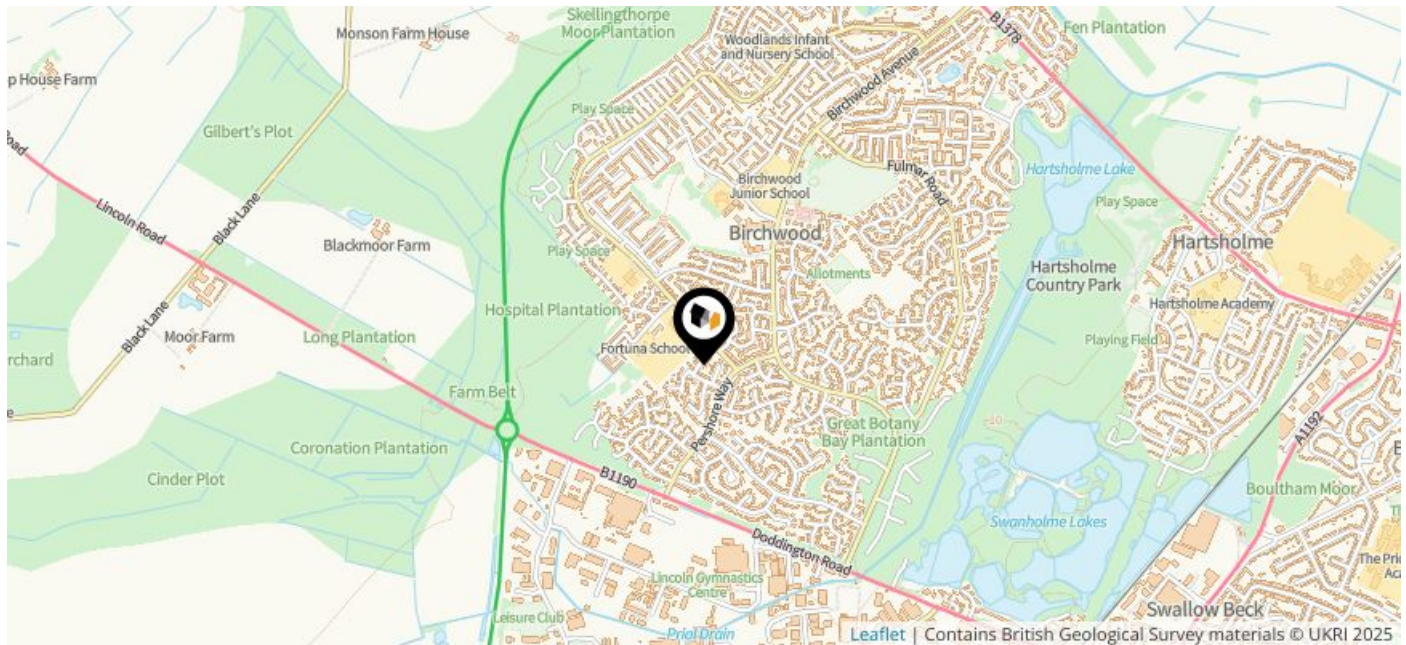
	Skellingthorpe Moor Plantation-Skellingthorpe Moor, Lincolnshire	Historic Landfill
	Skellingthorpe Moor Plantation-Skellingthorpe Moor, Lincolnshire	Historic Landfill
	Hykeham Quarry Landfill (superseded By 73214)-Whisby Road, Lincoln, North Hykeham, Lincolnshire	Historic Landfill
	No name provided by source	Active Landfill
	Junction of A46 and Whisby Road-North Hykeham, Lincolnshire	Historic Landfill
	Whisby Moor Landfill-Garstang, Whisby Moor, Lincolnshire	Historic Landfill
	Whisby Pit-Whisby Road, Skellingthorpe, , Lincolnshire	Historic Landfill
	Whisby Moor Landfill-Whisby Moor, Lincoln	Historic Landfill
	Moorland Avenue Industrial Estate-Swallow Beck, Lincolnshire	Historic Landfill
	George Fischers Factory Landfill-Station Road, Lincoln, North Hykeham, Lincolnshire	Historic Landfill

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



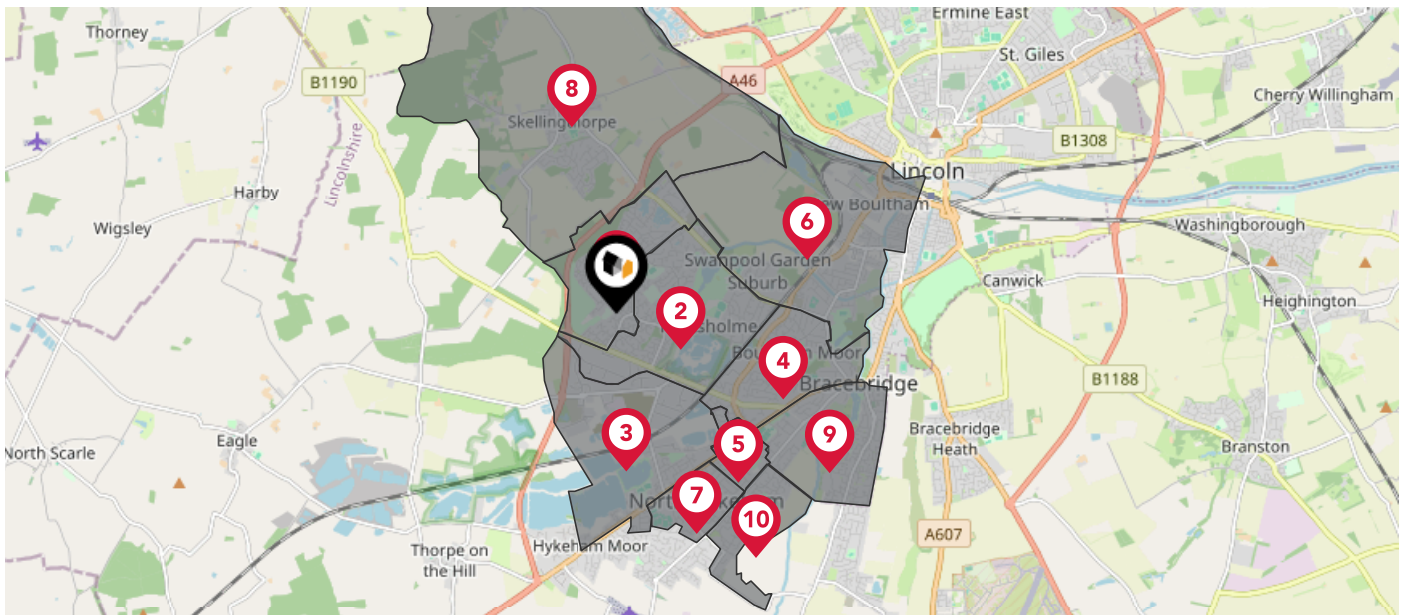
Mine Entry

- ✕ 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.

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

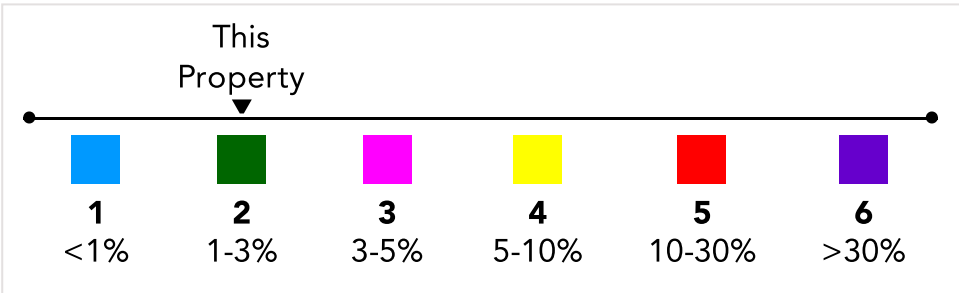
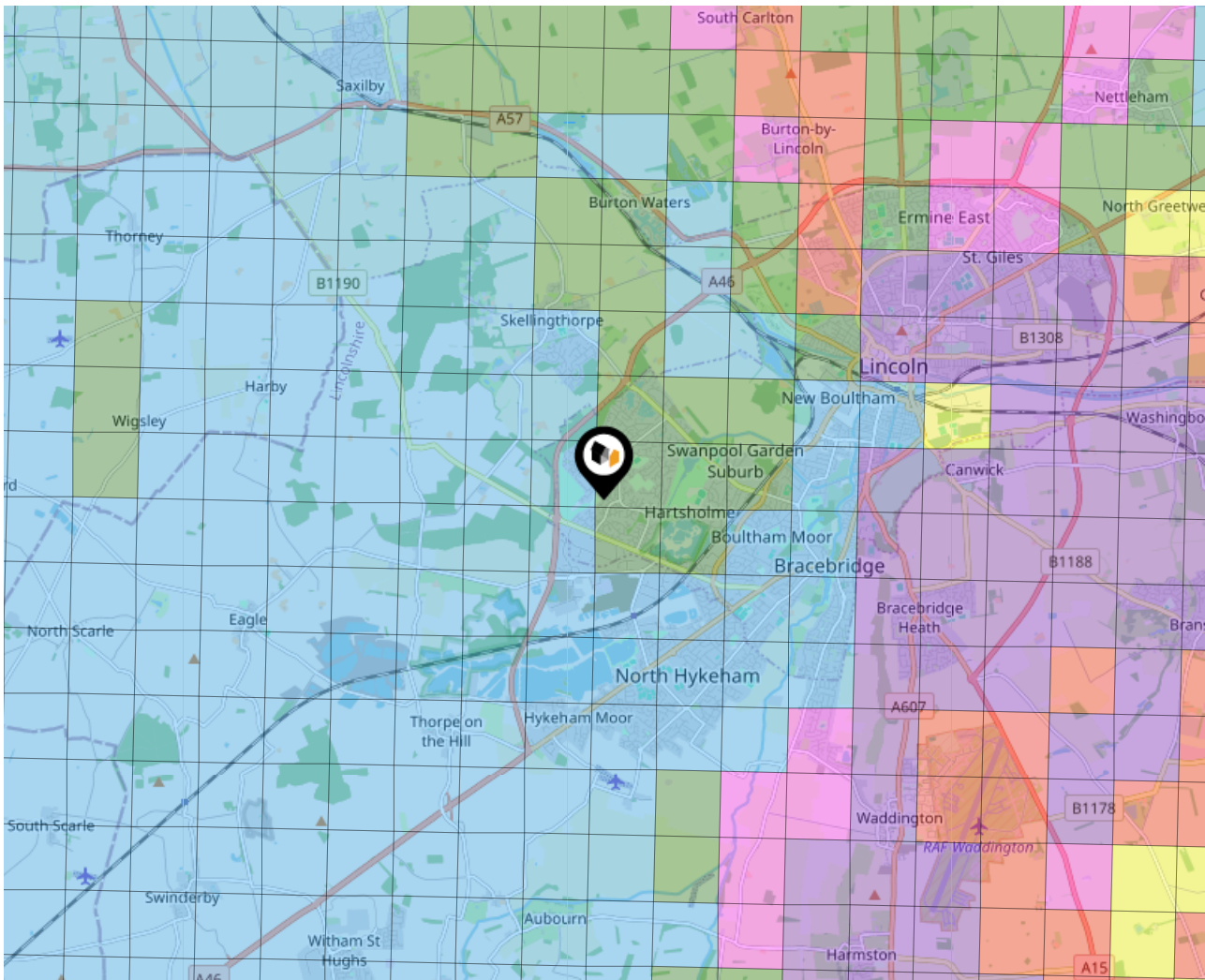


Nearby Council Wards

-  Birchwood Ward
-  Hartsholme Ward
-  North Hykeham Memorial Ward
-  Moorland Ward
-  North Hykeham Forum Ward
-  Boutham Ward
-  North Hykeham Moor Ward
-  Skellingthorpe Ward
-  Witham Ward
-  North Hykeham Witham Ward

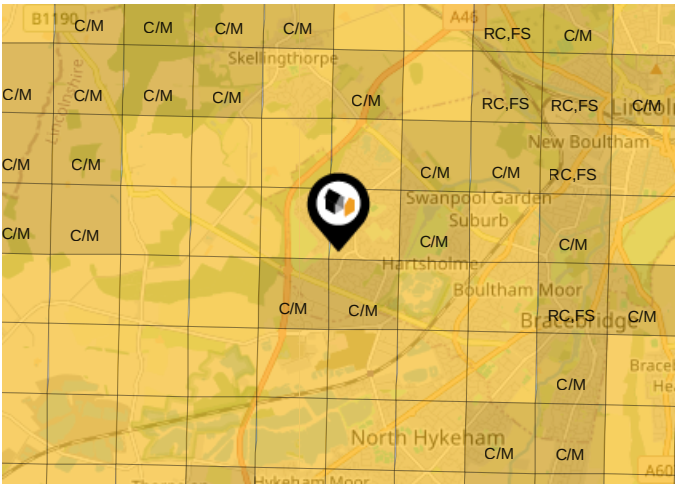
What is Radon?

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)

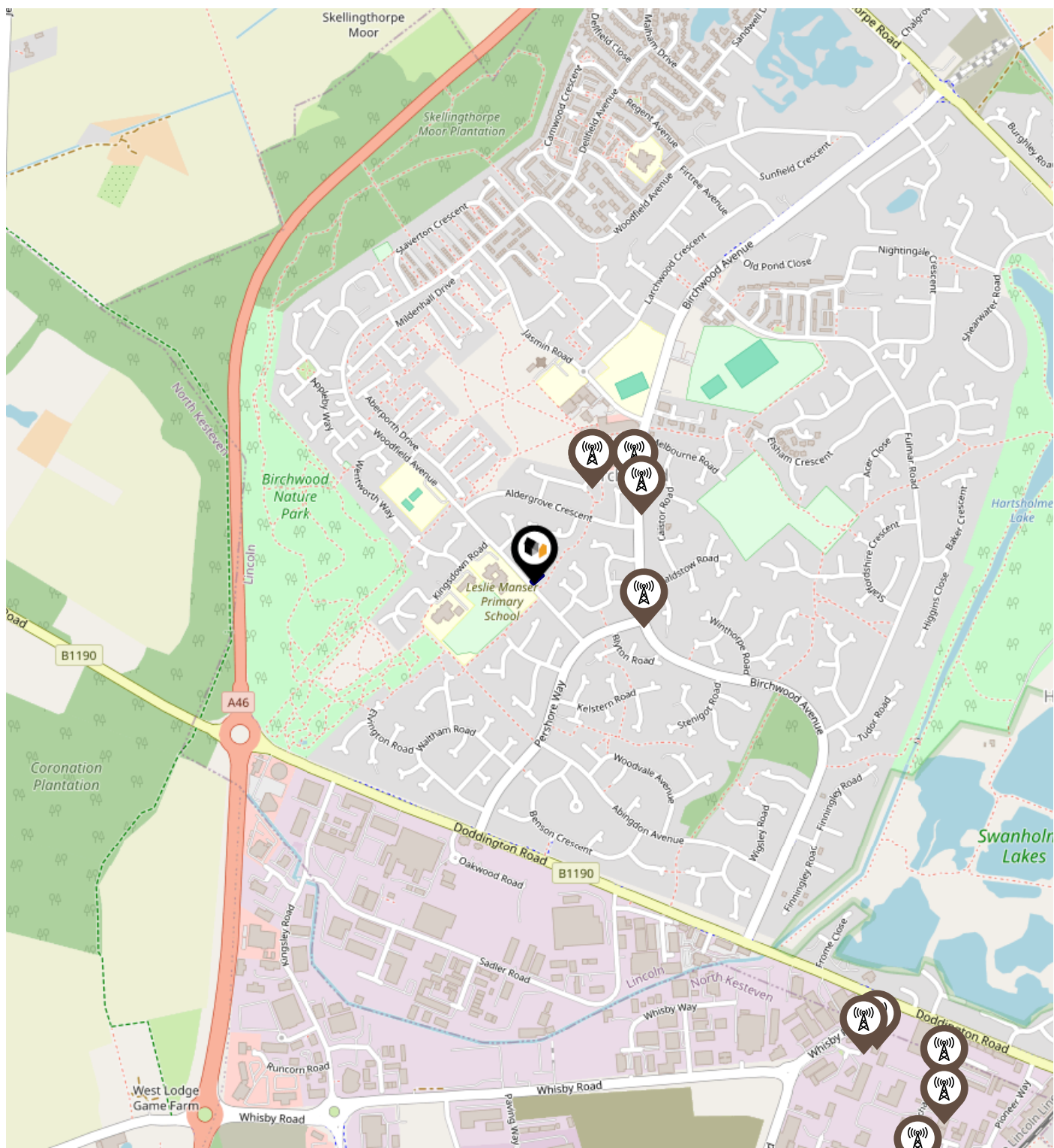
Carbon Content:	VARIABLE	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)	Soil Depth:	DEEP



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:

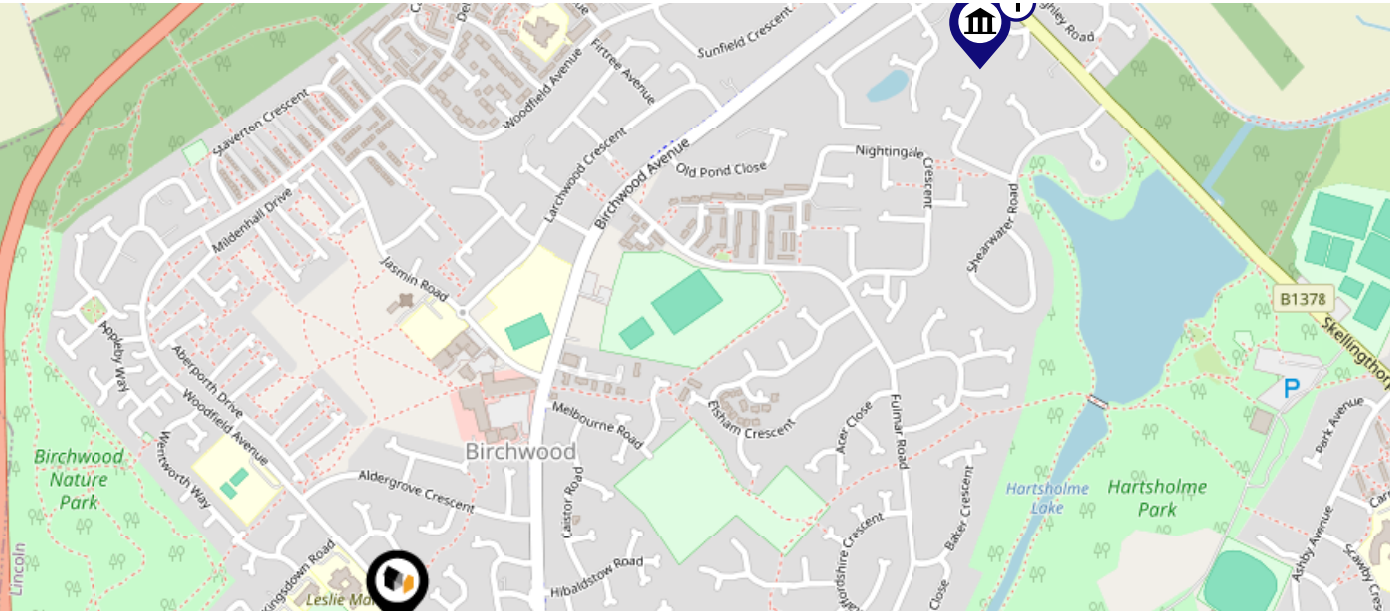
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings



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



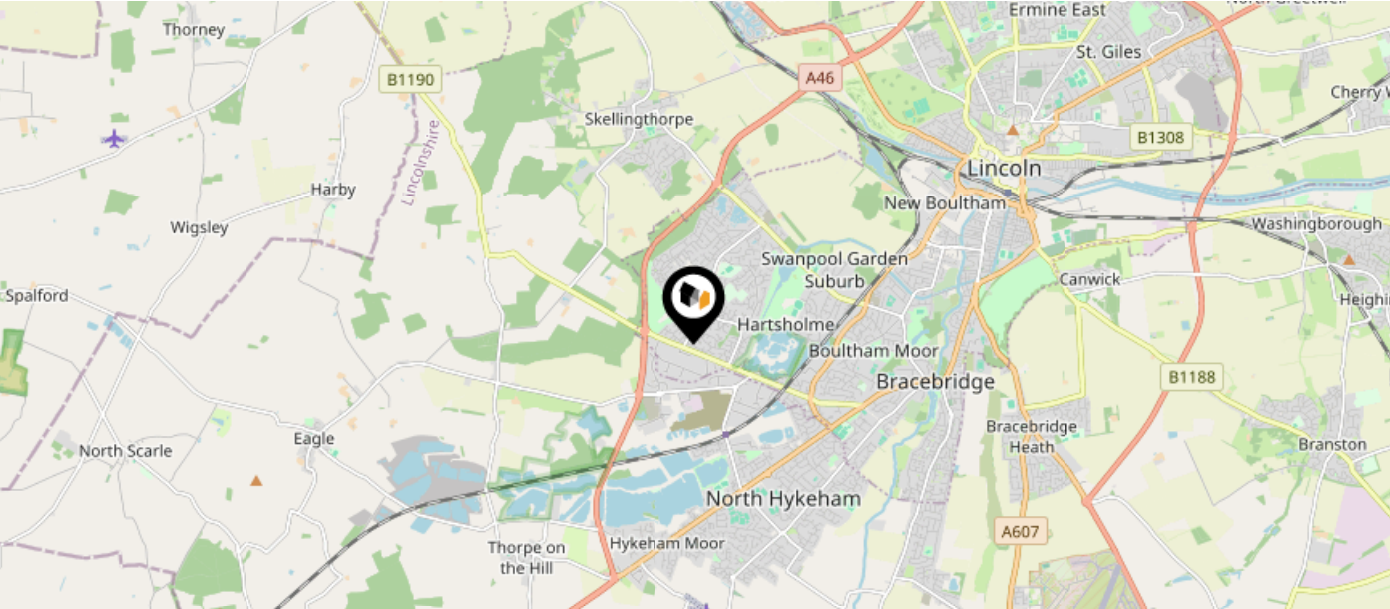
Listed Buildings in the local district	Grade	Distance
 1388767 - Stones Place	Grade II	0.9 miles

Maps

Green Belt

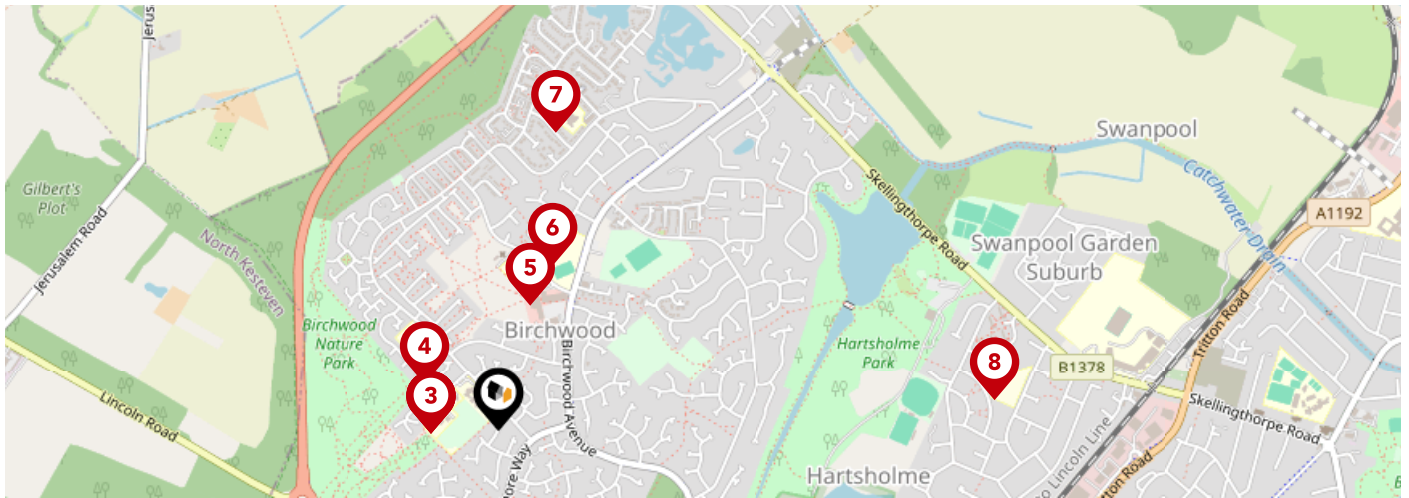


This map displays nearby areas that have been designated as Green Belt...

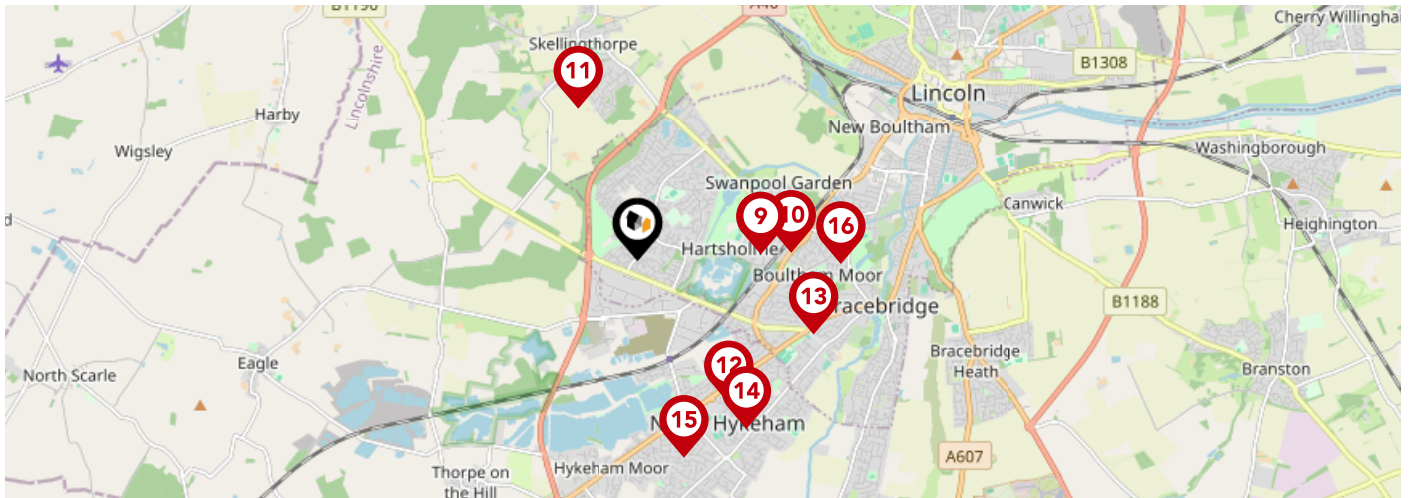


Nearby Green Belt Land

No data available.



		Nursery	Primary	Secondary	College	Private
1	The Kingsdown Nursery School, Lincoln Ofsted Rating: Good Pupils: 80 Distance:0.15	☒	☐	☐	☐	☐
2	Leslie Manser Primary School Ofsted Rating: Good Pupils: 240 Distance:0.15	☐	☒	☐	☐	☐
3	Fortuna School Ofsted Rating: Outstanding Pupils: 80 Distance:0.15	☐	☒	☐	☐	☐
4	St Hugh's Catholic Primary, A Voluntary Academy Ofsted Rating: Outstanding Pupils: 274 Distance:0.2	☐	☒	☐	☐	☐
5	The Lancaster School Ofsted Rating: Good Pupils: 115 Distance:0.28	☐	☒	☐	☐	☐
6	Lincoln Birchwood Junior School Ofsted Rating: Good Pupils: 255 Distance:0.38	☐	☒	☐	☐	☐
7	Woodlands Infant and Nursery School Ofsted Rating: Good Pupils: 106 Distance:0.67	☐	☒	☐	☐	☐
8	Hartsholme Academy Ofsted Rating: Requires improvement Pupils: 377 Distance:1.1	☐	☒	☐	☐	☐



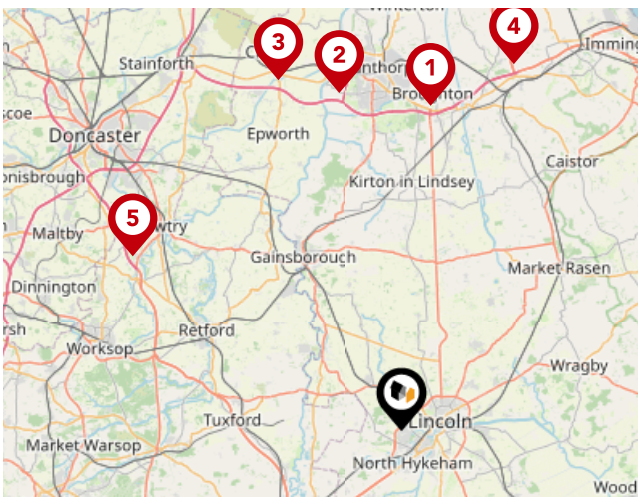
		Nursery	Primary	Secondary	College	Private
	The Pilgrim School Ofsted Rating: Good Pupils: 4 Distance:1.1	☐	☐	☒	☐	☐
	The Priory City of Lincoln Academy Ofsted Rating: Requires improvement Pupils: 980 Distance:1.38	☐	☐	☒	☐	☐
	Skellingthorpe the Holt Primary School Ofsted Rating: Good Pupils: 186 Distance:1.45	☐	☒	☐	☐	☐
	Ling Moor Primary Academy Ofsted Rating: Outstanding Pupils: 413 Distance:1.5	☐	☒	☐	☐	☐
	The Priory Witham Academy Ofsted Rating: Good Pupils: 1110 Distance:1.69	☐	☒	☒	☐	☐
	Fosse Way Academy Ofsted Rating: Good Pupils: 540 Distance:1.78	☐	☒	☐	☐	☐
	North Kesteven Academy Ofsted Rating: Requires improvement Pupils: 659 Distance:1.79	☐	☐	☒	☐	☐
	St Peter and St Paul, Catholic Voluntary Academy Ofsted Rating: Requires improvement Pupils: 602 Distance:1.81	☐	☐	☒	☐	☐

Area Transport (National)



National Rail Stations

Pin	Name	Distance
	Hykeham Rail Station	1.19 miles
	Lincoln Central Rail Station	2.95 miles
	Lincoln Central Rail Station	2.97 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M180 J4	23.09 miles
	M180 J3	24.31 miles
	M180 J2	26.24 miles
	M180 J5	27.04 miles
	A1(M) J34	22.71 miles

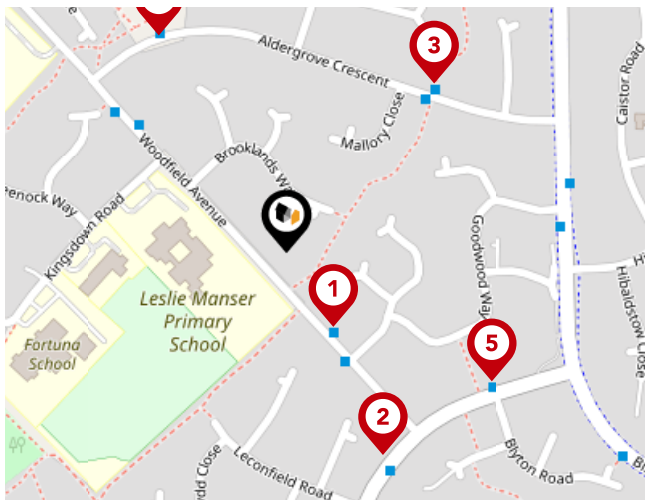


Airports/Helipads

Pin	Name	Distance
	Humberside Airport	27.83 miles
	Finningley	24.98 miles
	East Mids Airport	40.17 miles
	Leeds Bradford Airport	62.76 miles

Area

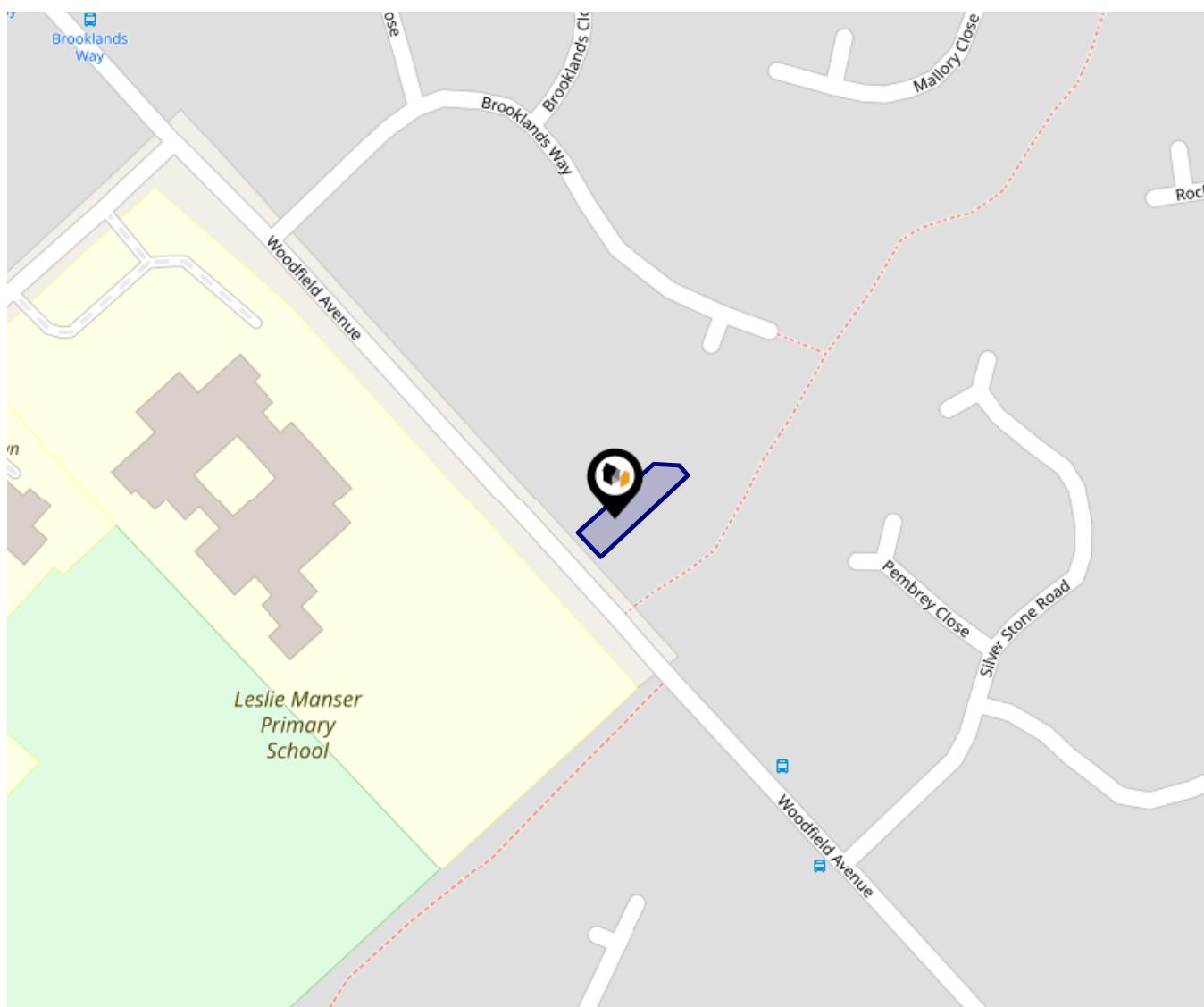
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Silverstone Road	0.05 miles
2	Leconfield Road	0.12 miles
3	Mallory Close	0.12 miles
4	59 Aldergrove Crescent	0.14 miles
5	Blyton Road	0.13 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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