

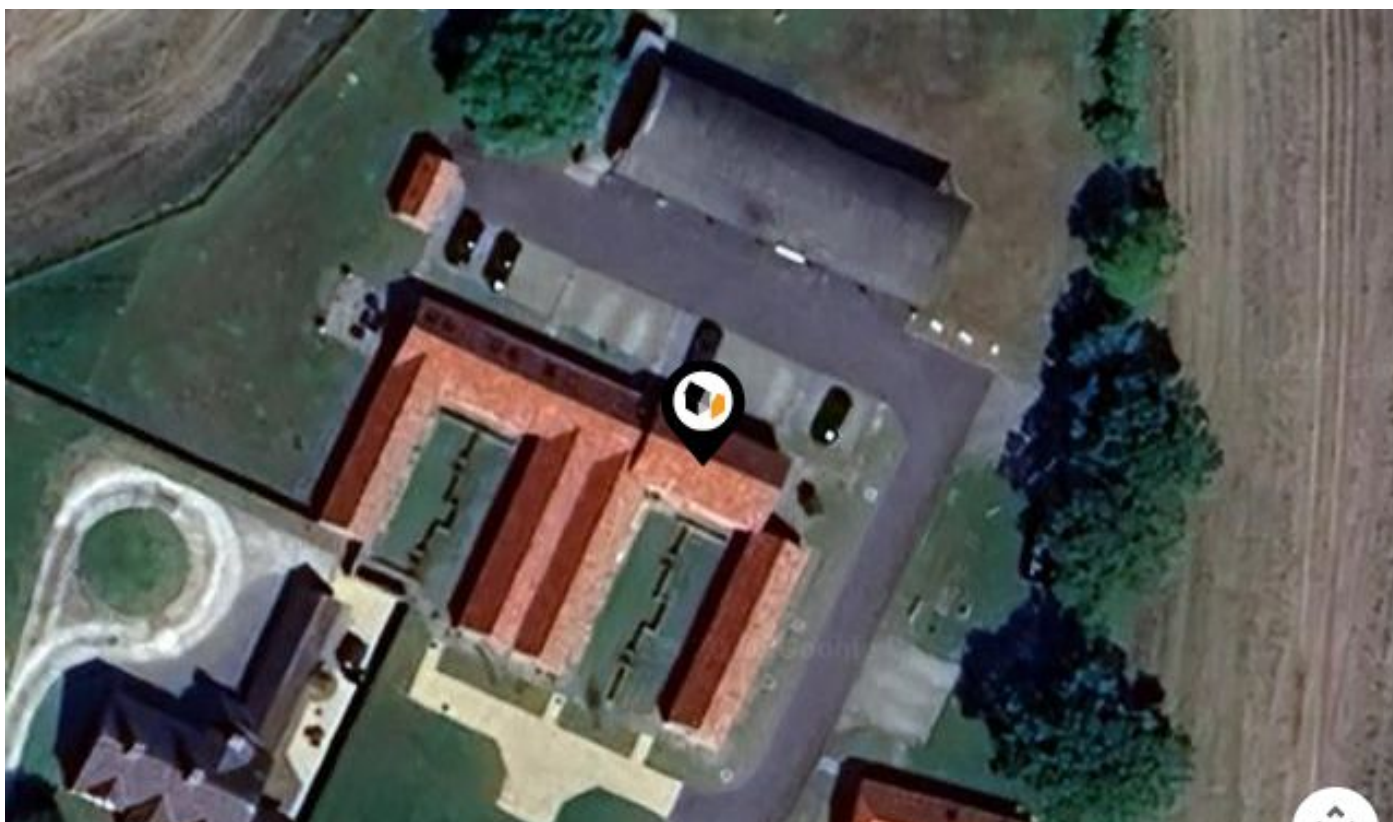


See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 21st October 2025



EAGLE HALL, SWINDERBY, LINCOLN, LN6

Mundys

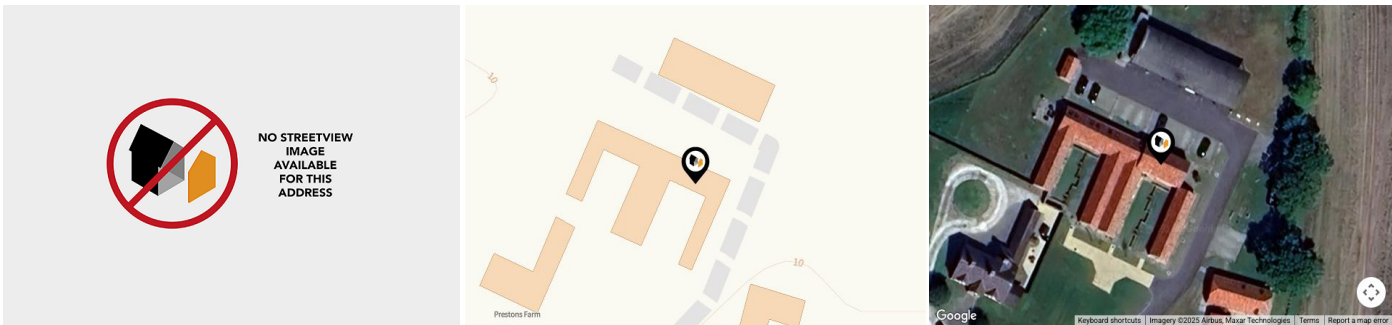
29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

www.mundys.net





Property

Type:	Semi-Detached
Bedrooms:	3
Year Built :	2019
Council Tax :	Band C
Annual Estimate:	£2,010

Local Area

Local Authority:	Lincolnshire	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:			
● Rivers & Seas	Very low	7	1800
● Surface Water	Very low	mb/s	mb/s
			

Mobile Coverage:
(based on calls indoors)

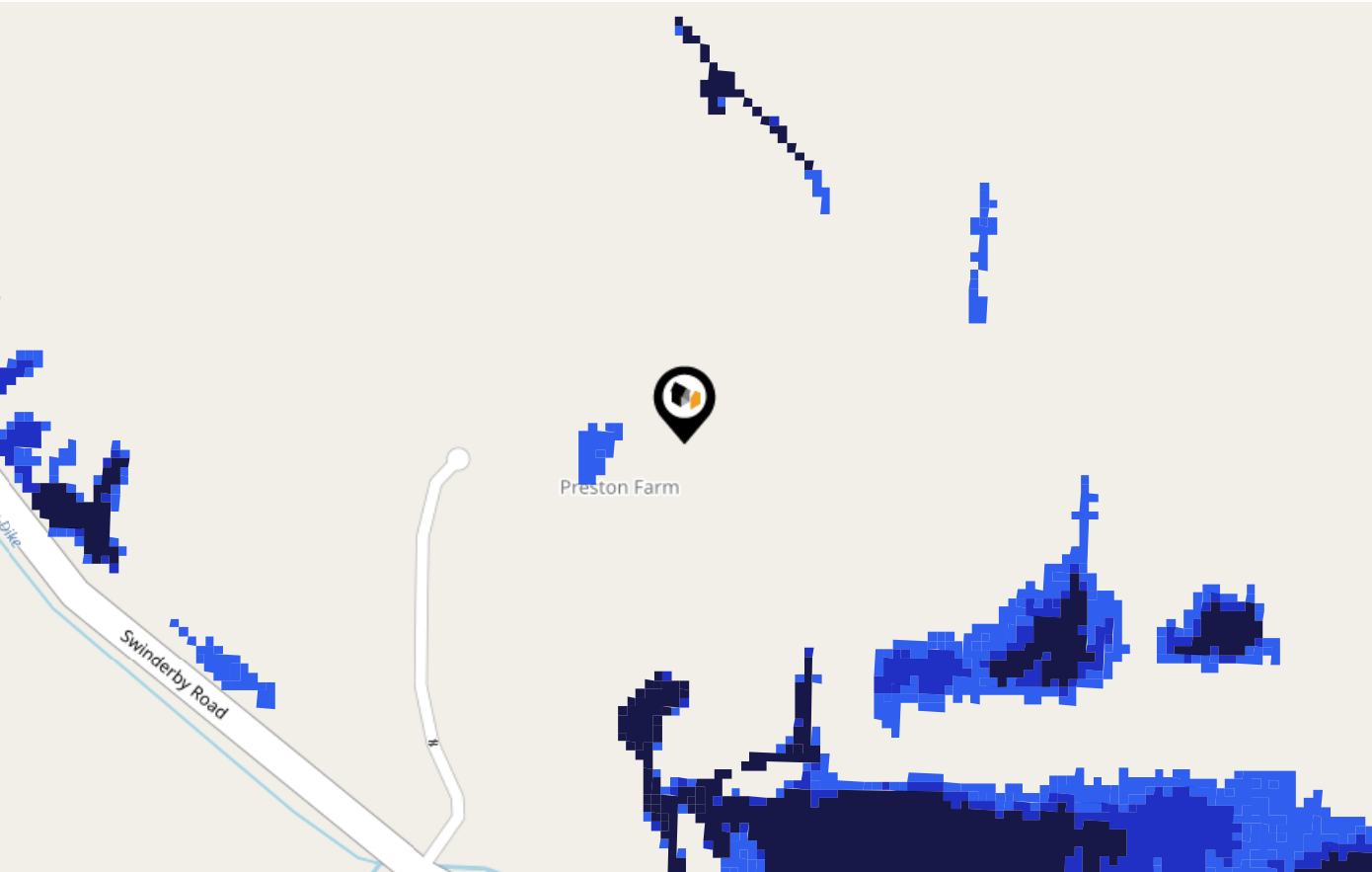
Satellite/Fibre TV Availability:



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.

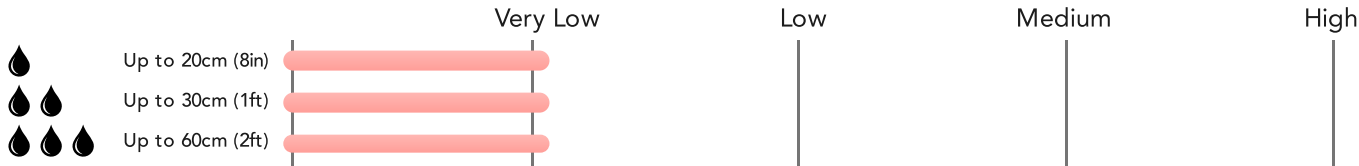


Risk Rating: Very low

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.

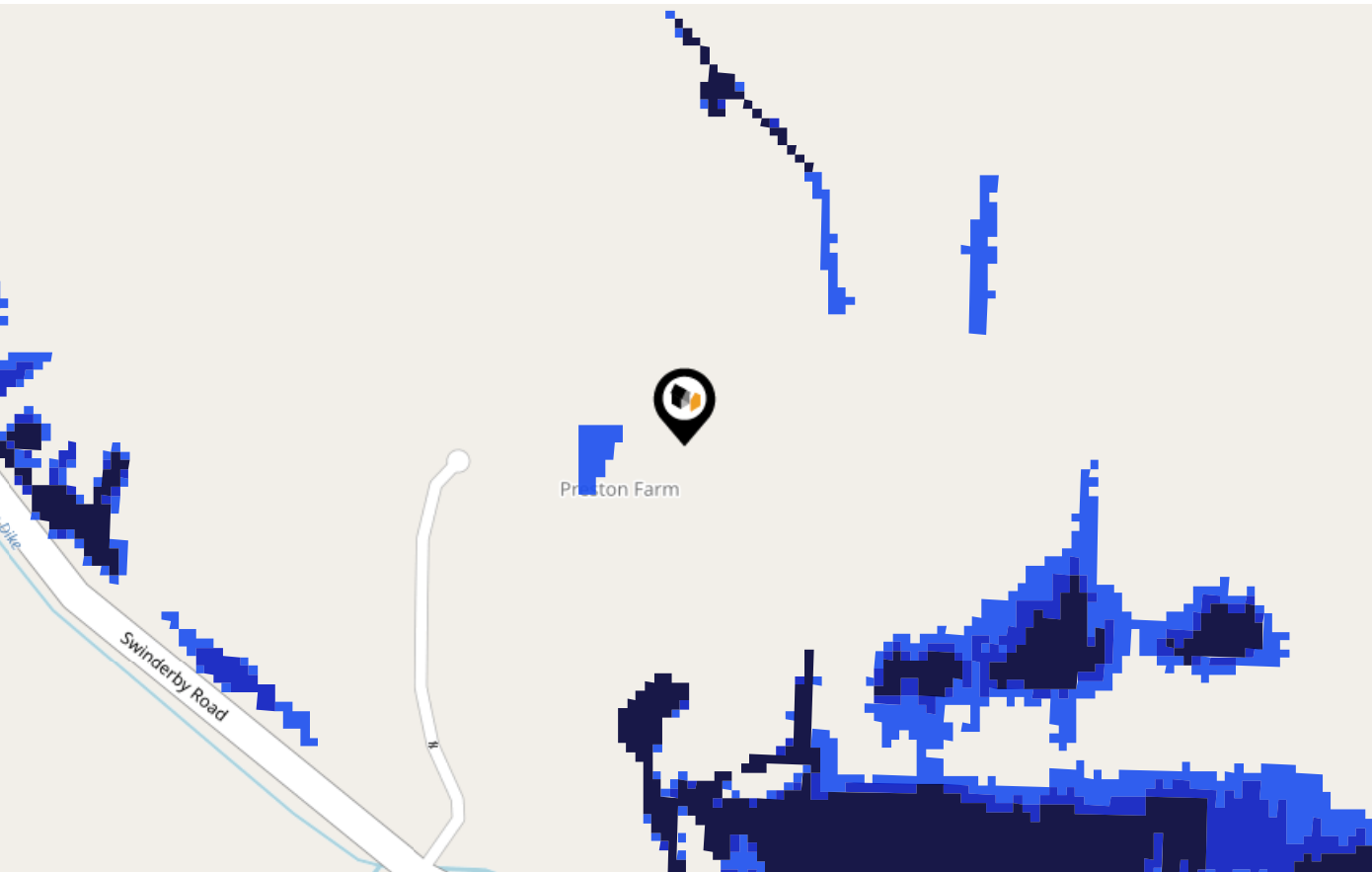
Chance of flooding to the following depths at this property:



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.

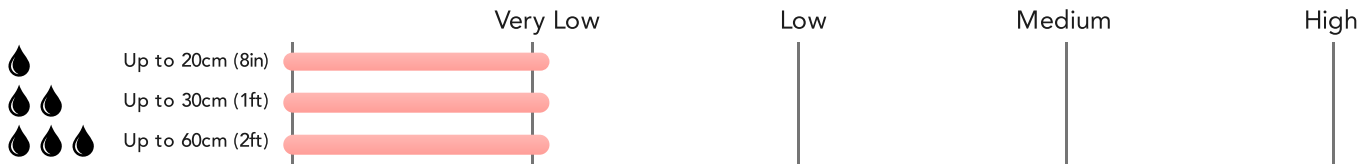


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Chance of flooding to the following depths at this property:



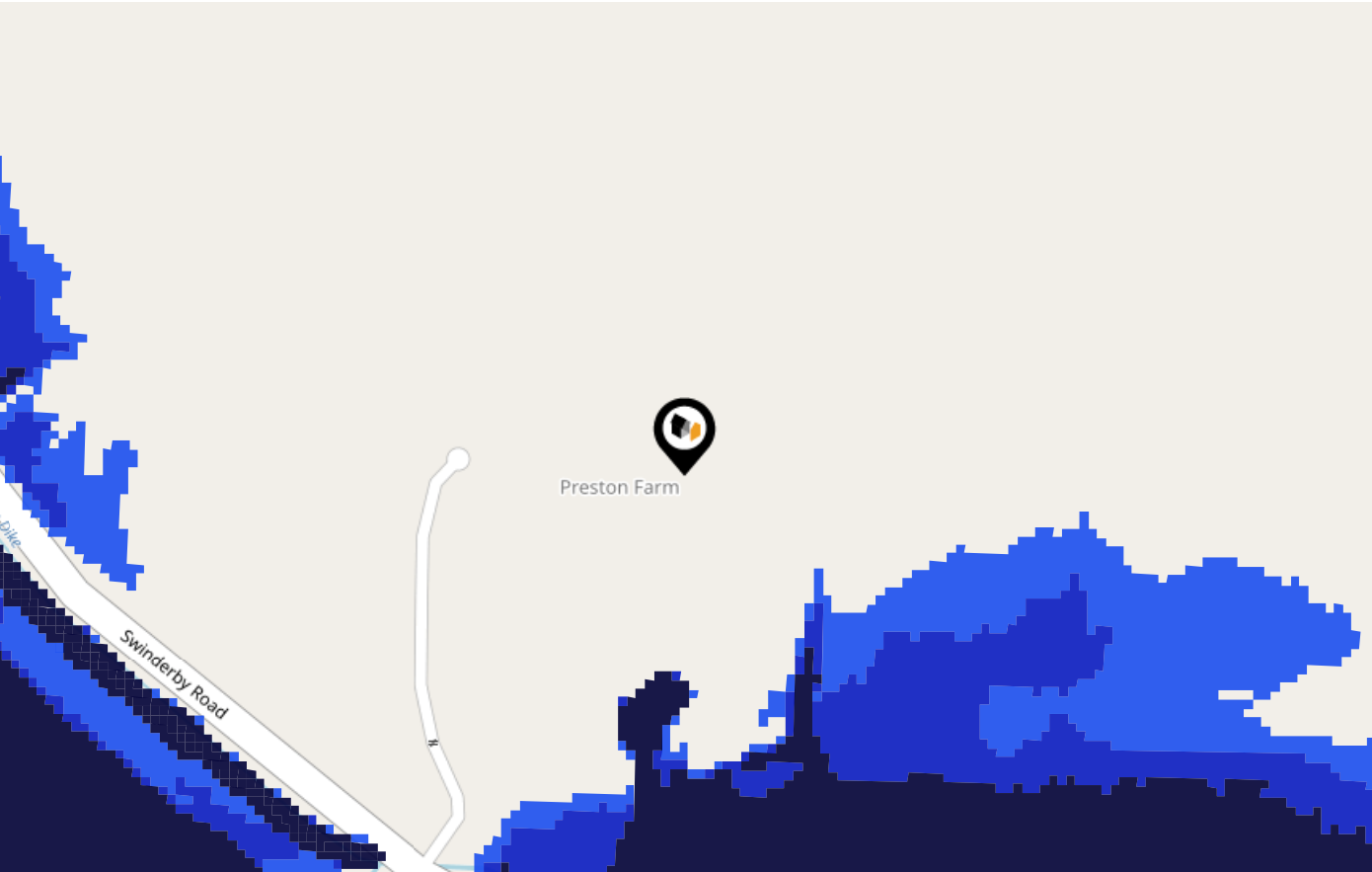
MIR - Material Info

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.

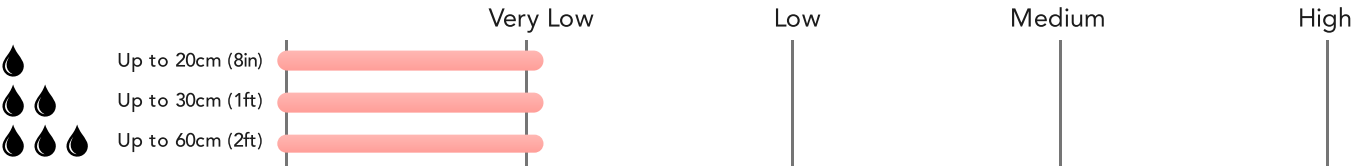


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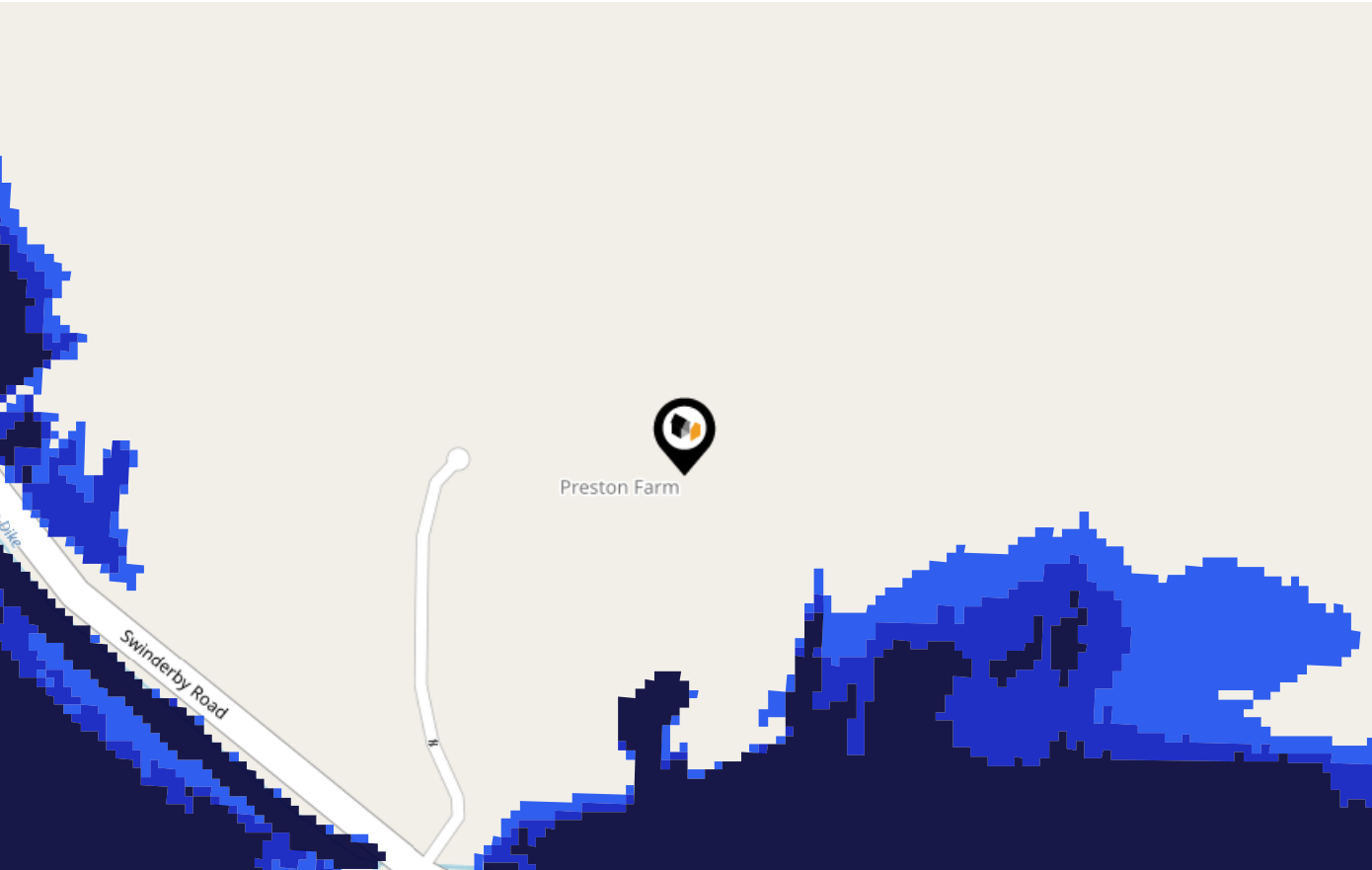
Chance of flooding to the following depths at this property:



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:

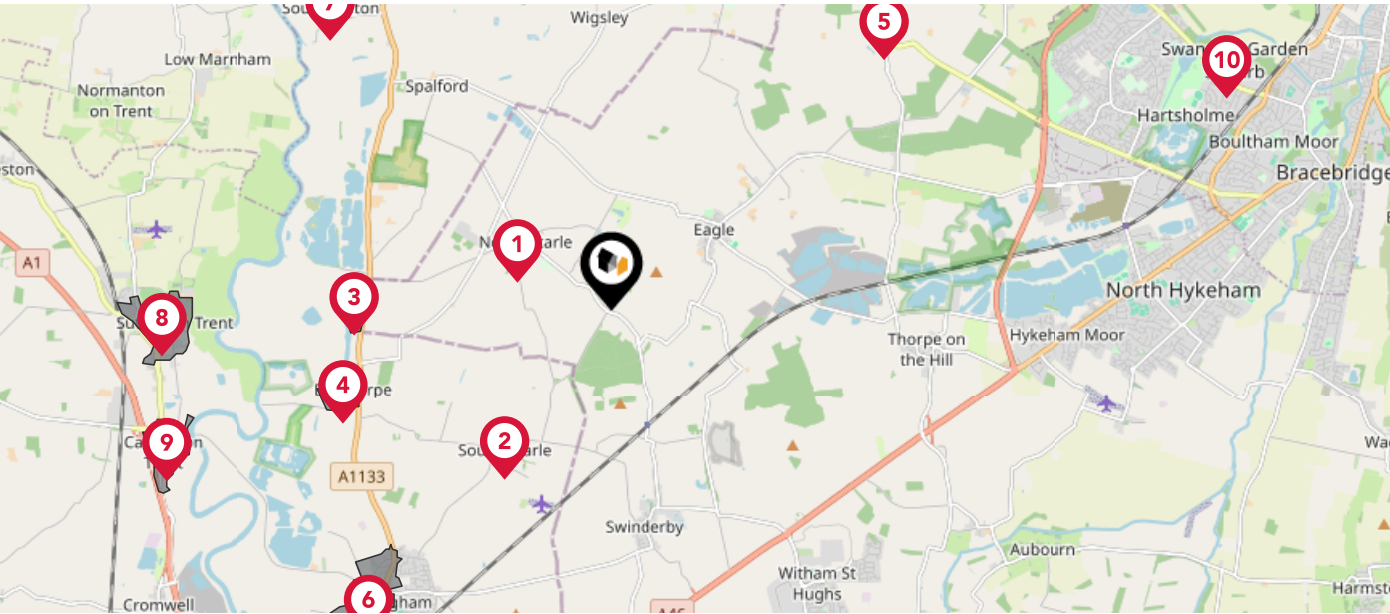


Maps

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.



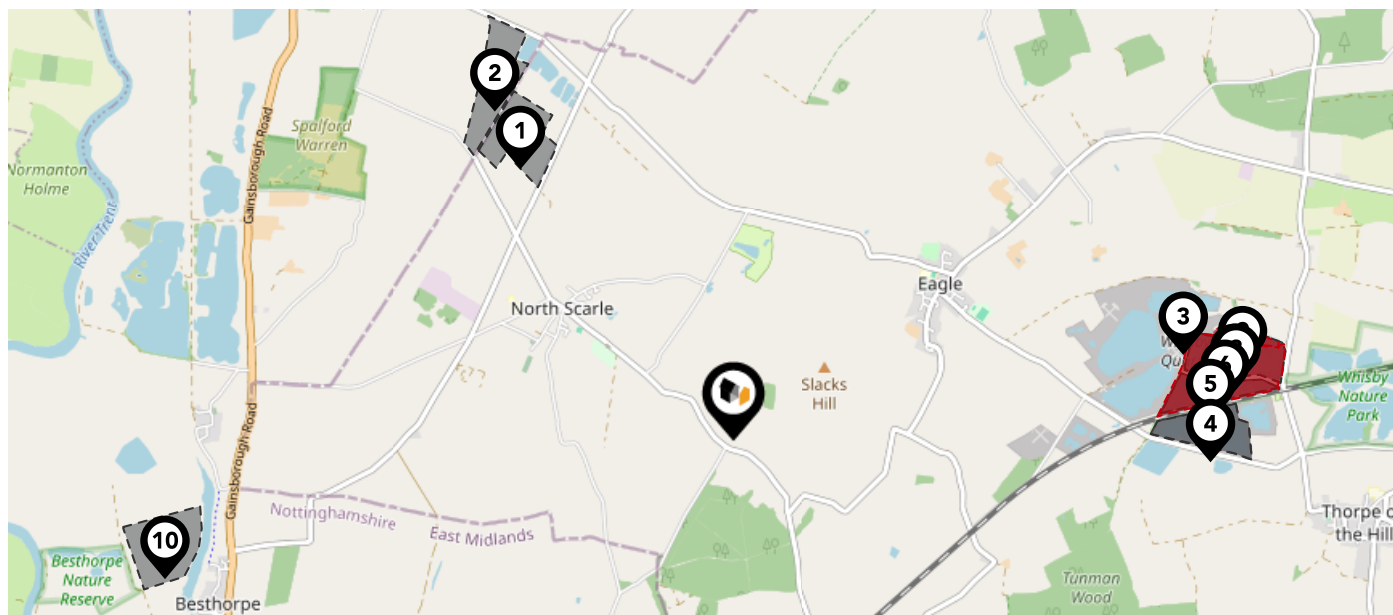
Nearby Conservation Areas	
1	North Scarle
2	South Scarle
3	Girton
4	Besthorpe
5	Doddington
6	Collingham
7	South Clifton
8	Sutton on Trent
9	Carlton on Trent
10	Swanpool

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	North Scarle Ash Lagoons-Newark	Historic Landfill	
2	North Scarle Ash Lagoons-North Scarle Lagoons, Newark, Nottinghamshire	Historic Landfill	
3	Whisby Quarry Silt Lagoons-Thorpe on the Hill, Whisby, Lincolnshire	Historic Landfill	
4	Whisby Landfill Site (superseded By 73224)-Thorpe Road, Lincoln, Whisby, Lincolnshire	Historic Landfill	
5	Whisby Landfill Site (superseded By 73224)-Thorpe Road, Lincoln, Whisby, Lincolnshire	Historic Landfill	
6	No name provided by source	Active Landfill	
7	Whisby Landfill Site (superseded By 73224)-Thorpe Road, Lincoln, Whisby, Lincolnshire	Historic Landfill	
8	Whisby Landfill Site-Thorpe Road, Whisby, Lincoln, Lincolnshire	Historic Landfill	
9	EA/EPR/GP3798NE/V003 - Lafarge Aggregates Ltd	Active Landfill	
10	Besthorpe Lagoons 11a And 12a-Meering Lane, Newark, Besthorpe, Nottinghamshire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



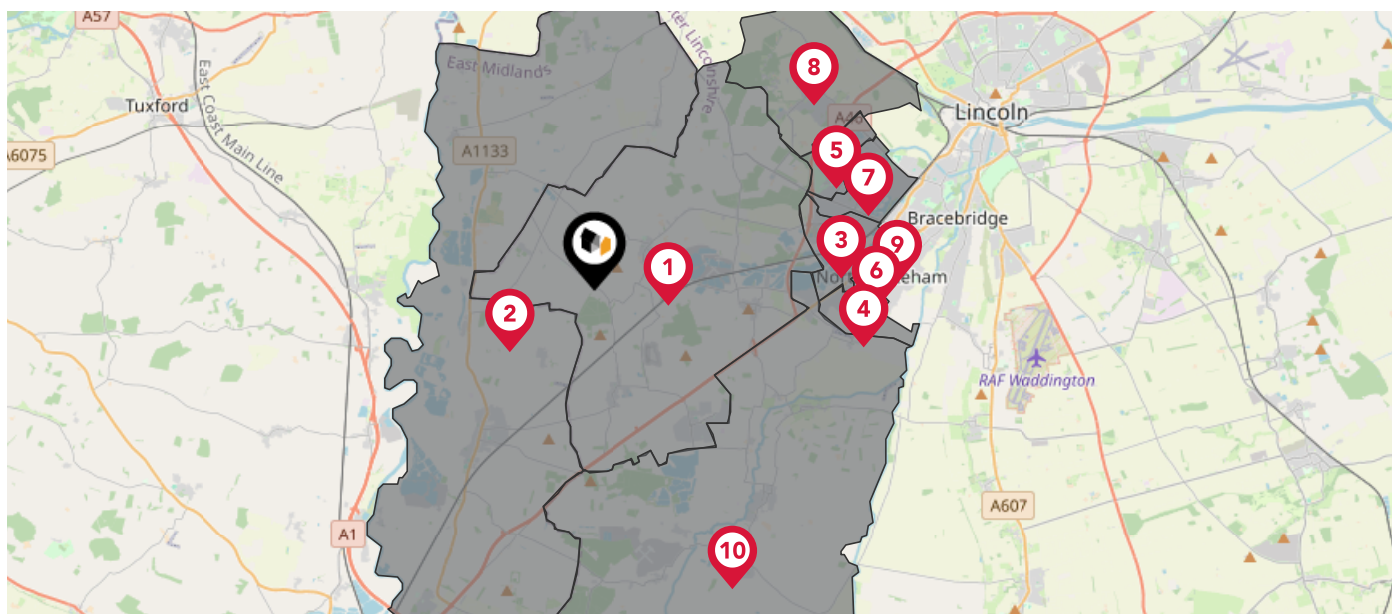
Mine Entry

- ✕ 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.

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

-  Eagle, Swinderby and Witham St. Hughs Ward
-  Collingham Ward
-  North Hykeham Memorial Ward
-  North Hykeham Mill Ward
-  Birchwood Ward
-  North Hykeham Moor Ward
-  Hartsholme Ward
-  Skellingthorpe Ward
-  North Hykeham Forum Ward
-  Bassingham and Brant Broughton Ward

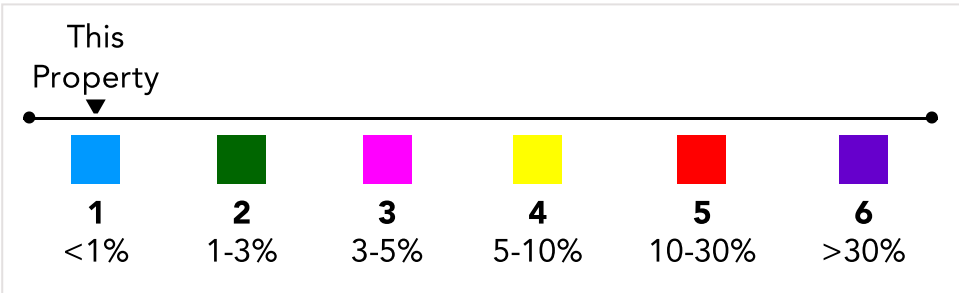
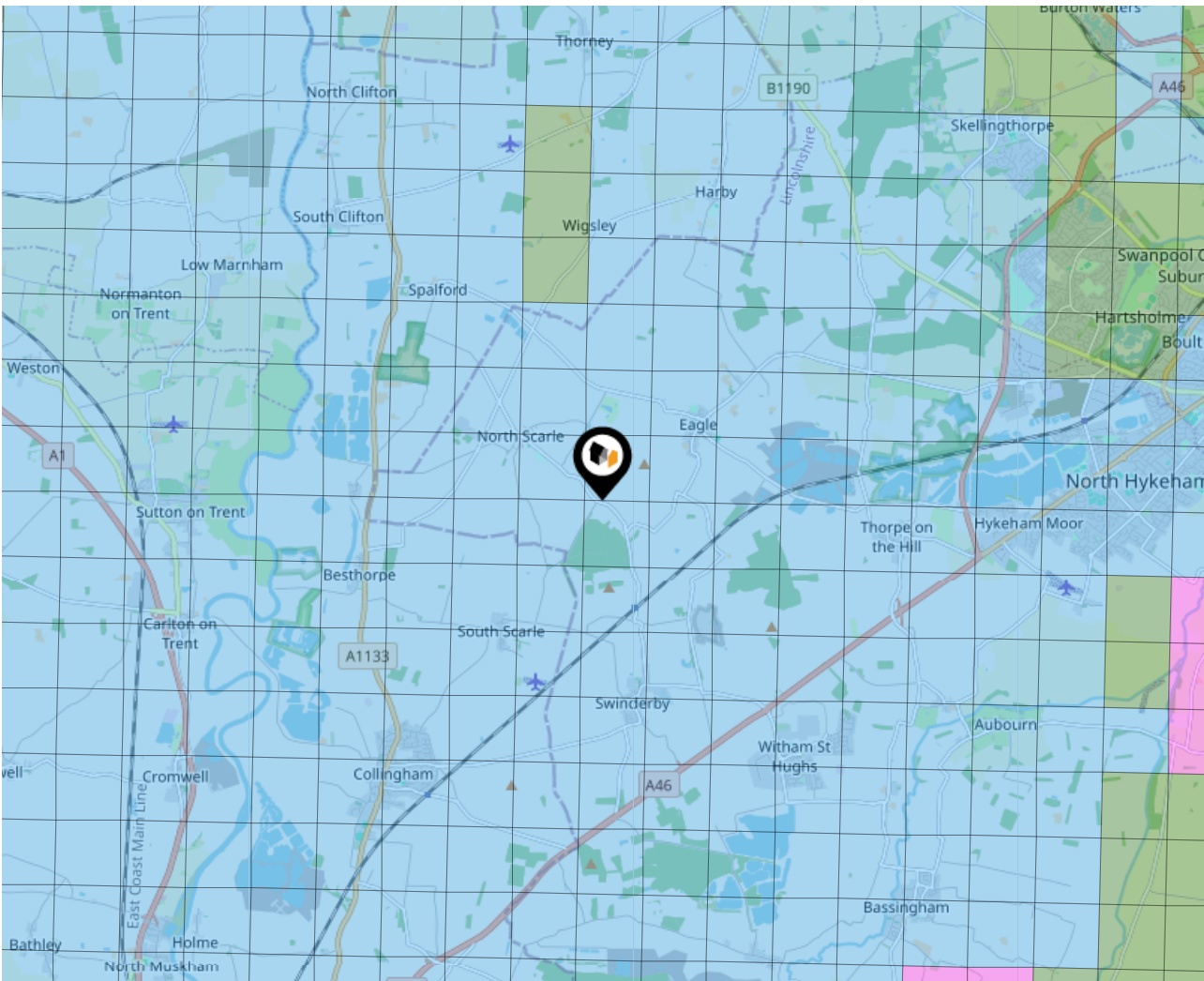
Environment

Radon Gas



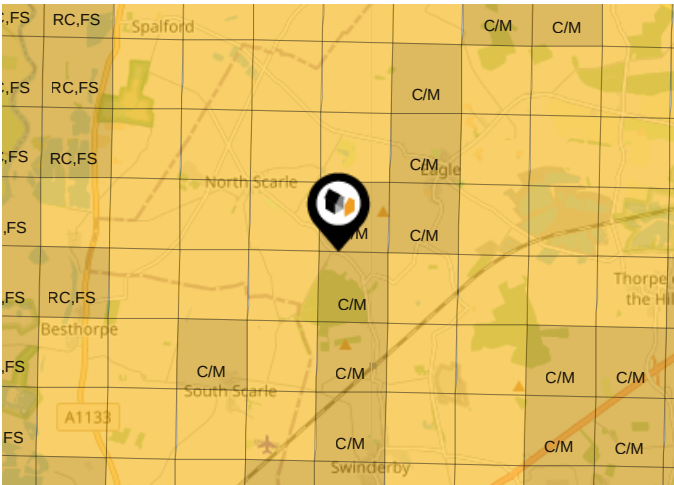
What is Radon?

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:	LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY) TO HEAVY		

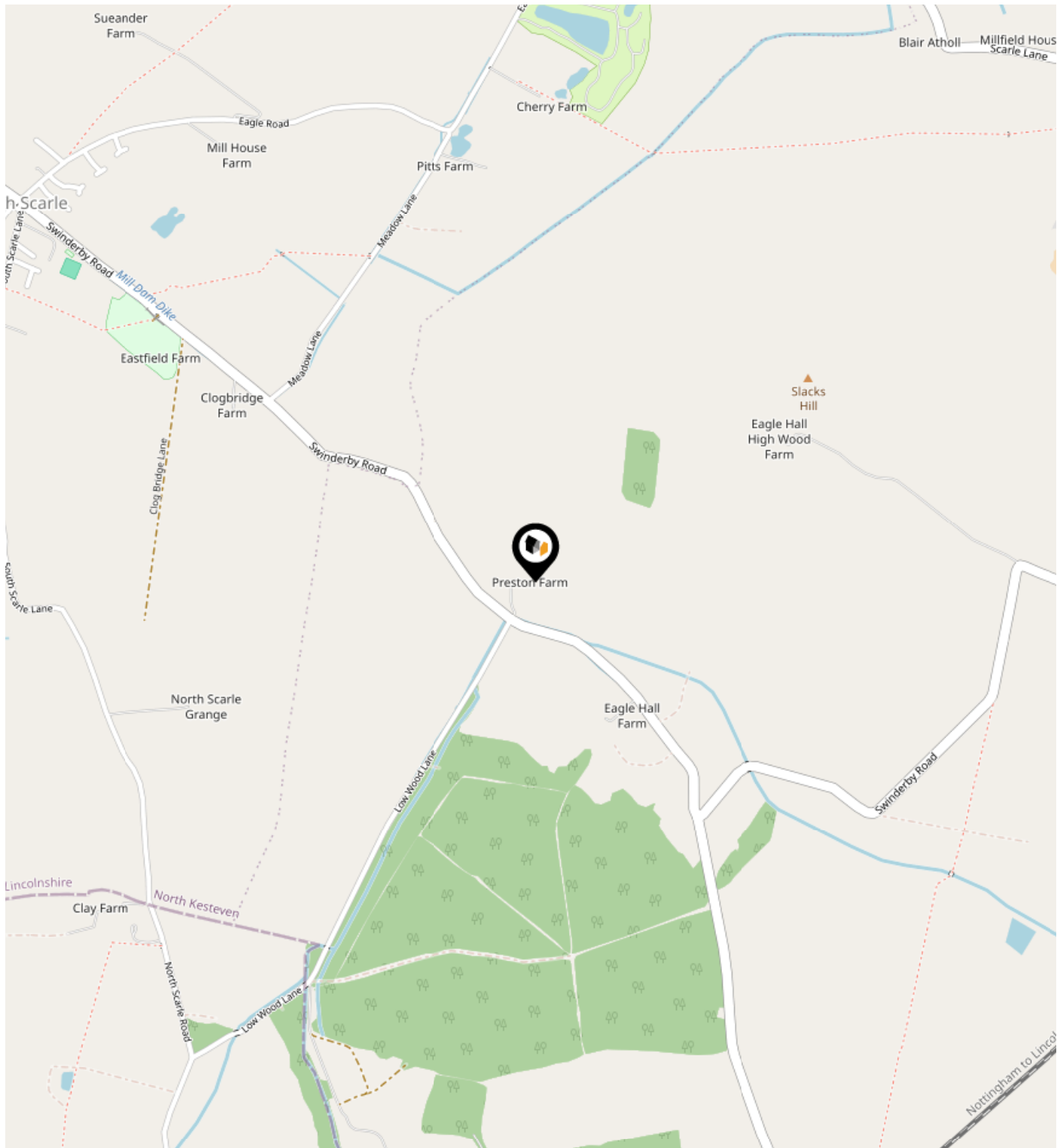


Primary Classifications (Most Common Clay Types)

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:

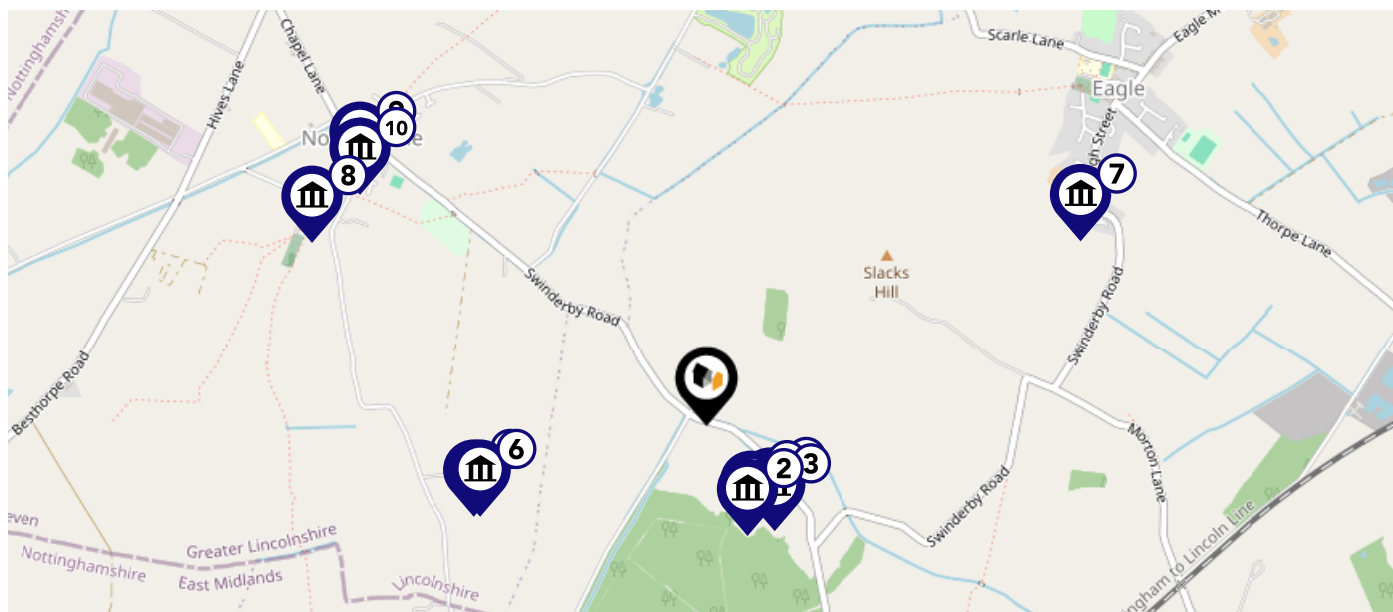
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

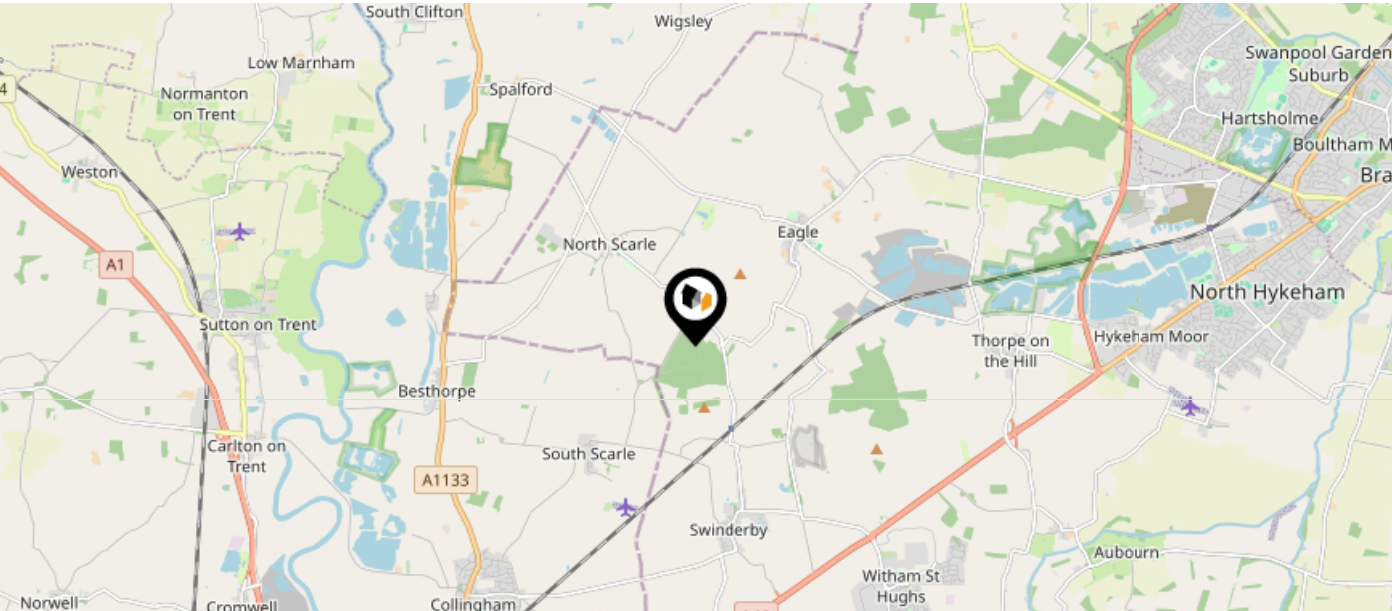


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



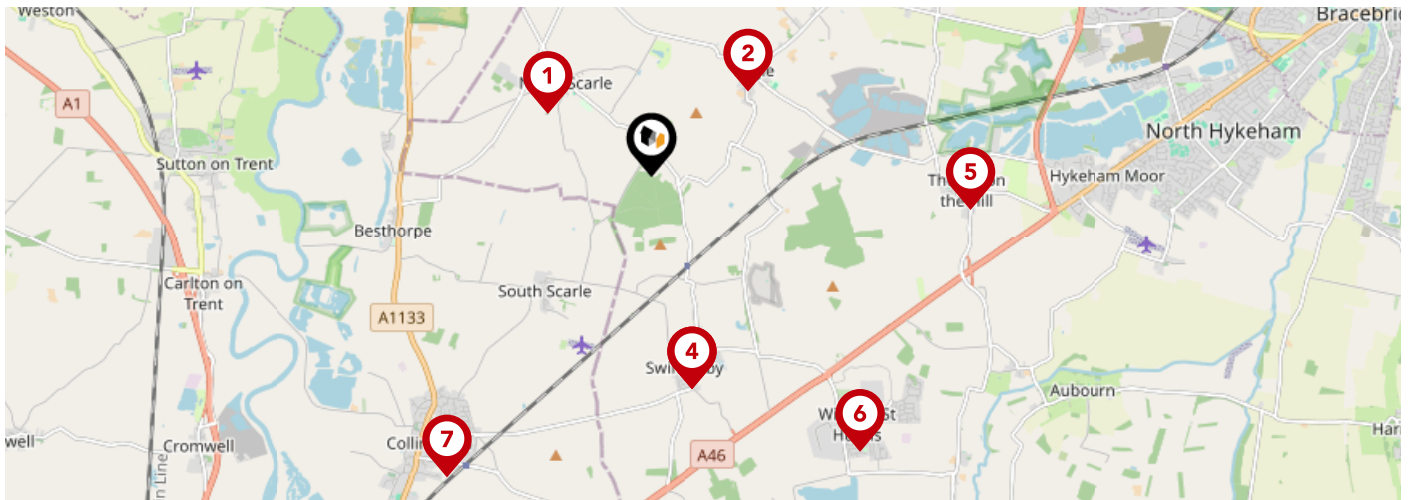
Listed Buildings in the local district	Grade	Distance
 1061996 - Barn At Eagle Hall	Grade II	0.2 miles
 1360520 - Eagle Hall Farm	Grade II	0.3 miles
 1061997 - Barn At Manor Farmhouse	Grade II	0.3 miles
 1360521 - Manor Farmhouse	Grade II	0.3 miles
 1062009 - Pigeoncote At North Scarle Grange	Grade II	0.5 miles
 1165255 - North Scarle Grange	Grade II	0.5 miles
 1165121 - The Homestead	Grade II	0.9 miles
 1062007 - Cottage Opposite Glebe Farm	Grade II	0.9 miles
 1062004 - Pear Tree Farmhouse And Outbuilding	Grade II	0.9 miles
 1062008 - Sunnyside	Grade II	0.9 miles

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

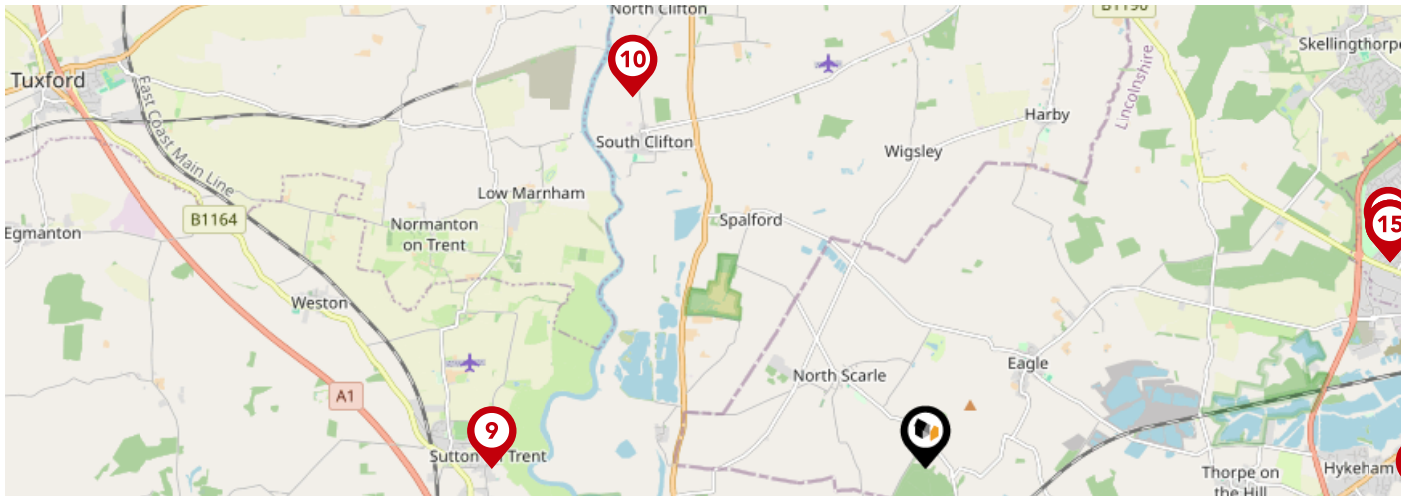


Nearby Green Belt Land

No data available.

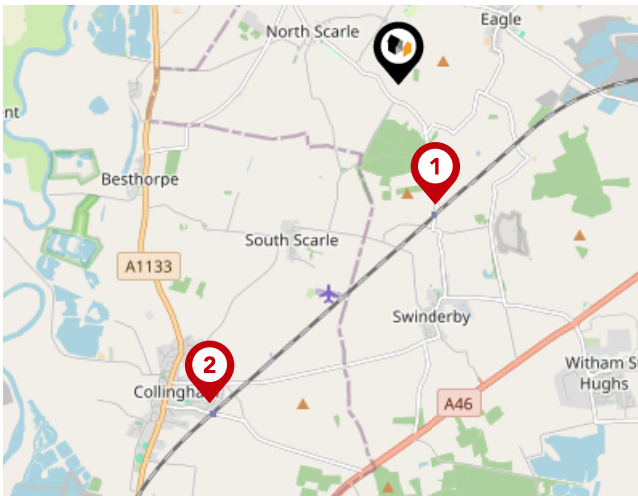


		Nursery	Primary	Secondary	College	Private
1	North Scarle Primary School Ofsted Rating: Requires improvement Pupils: 50 Distance:1.08	☐	☒	☐	☐	☐
2	Eagle Community Primary School Ofsted Rating: Requires improvement Pupils: 63 Distance:1.14	☐	☒	☐	☐	☐
3	Swinderby All Saints Church of England Primary School Ofsted Rating: Good Pupils: 91 Distance:1.93	☐	☒	☐	☐	☐
4	Kisimul School Ofsted Rating: Good Pupils: 65 Distance:1.93	☐	☐	☒	☐	☐
5	The St Michael's Church of England Primary School, Thorpe on the Hill Ofsted Rating: Good Pupils: 197 Distance:2.86	☐	☒	☐	☐	☐
6	Witham St Hughs Academy Ofsted Rating: Outstanding Pupils: 398 Distance:3.08	☐	☒	☐	☐	☐
7	John Blow Primary School Ofsted Rating: Good Pupils: 170 Distance:3.24	☐	☒	☐	☐	☐
8	Queen Eleanor Primary School Ofsted Rating: Good Pupils: 68 Distance:3.28	☐	☒	☐	☐	☐



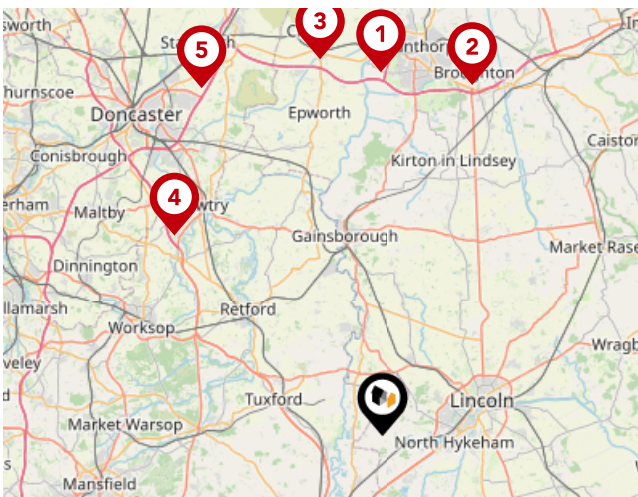
		Nursery	Primary	Secondary	College	Private
	Sutton-On-Trent Primary and Nursery School Ofsted Rating: Good Pupils: 128 Distance:3.85	☐	☒	☐	☐	☐
	North Clifton Primary School Ofsted Rating: Requires improvement Pupils: 25 Distance:4.2	☐	☒	☐	☐	☐
	Witham Prospect School Ofsted Rating: Requires improvement Pupils: 14 Distance:4.24	☐	☐	☒	☐	☐
	Manor Farm Academy Ofsted Rating: Good Pupils: 212 Distance:4.4	☐	☒	☐	☐	☐
	The Kingsdown Nursery School, Lincoln Ofsted Rating: Good Pupils: 80 Distance:4.52	☒	☐	☐	☐	☐
	Leslie Manser Primary School Ofsted Rating: Good Pupils: 240 Distance:4.52	☐	☒	☐	☐	☐
	Fortuna School Ofsted Rating: Outstanding Pupils: 80 Distance:4.52	☐	☒	☐	☐	☐
	St Hugh's Catholic Primary, A Voluntary Academy Ofsted Rating: Outstanding Pupils: 274 Distance:4.56	☐	☒	☐	☐	☐

Area Transport (National)



National Rail Stations

Pin	Name	Distance
	Swinderby Rail Station	1.13 miles
	Collingham Rail Station	3.29 miles
	Hykeham Rail Station	4.62 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M180 J3	25.74 miles
	M180 J4	25.64 miles
	M180 J2	26.96 miles
	A1(M) J34	20.5 miles
	M18 J4	27.7 miles

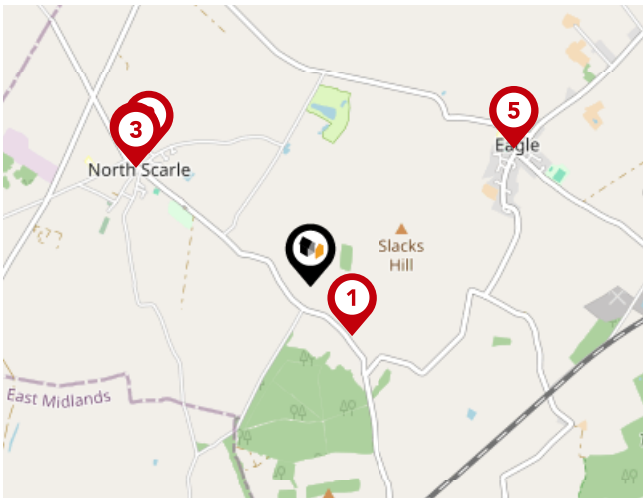


Airports/Helipads

Pin	Name	Distance
	Finningley	23.92 miles
	Humberside Airport	31.33 miles
	East Mids Airport	35.77 miles
	Leeds Bradford Airport	61.33 miles

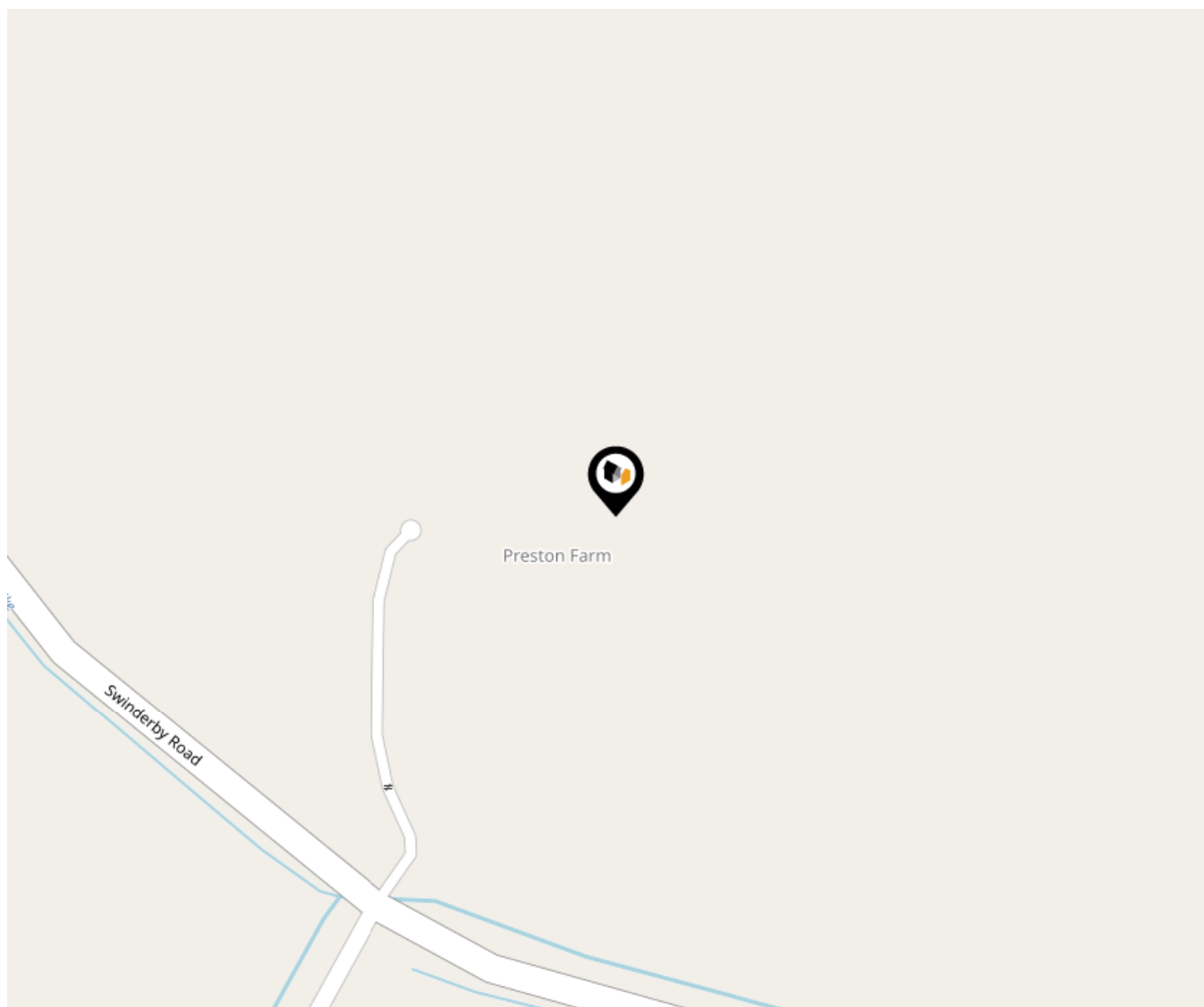
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Eagle Hall Farm	0.29 miles
2	Eyres Lane	0.93 miles
3	Demand Responsive Area	0.94 miles
4	White Hart PH	0.95 miles
5	Post Office	1.09 miles



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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