

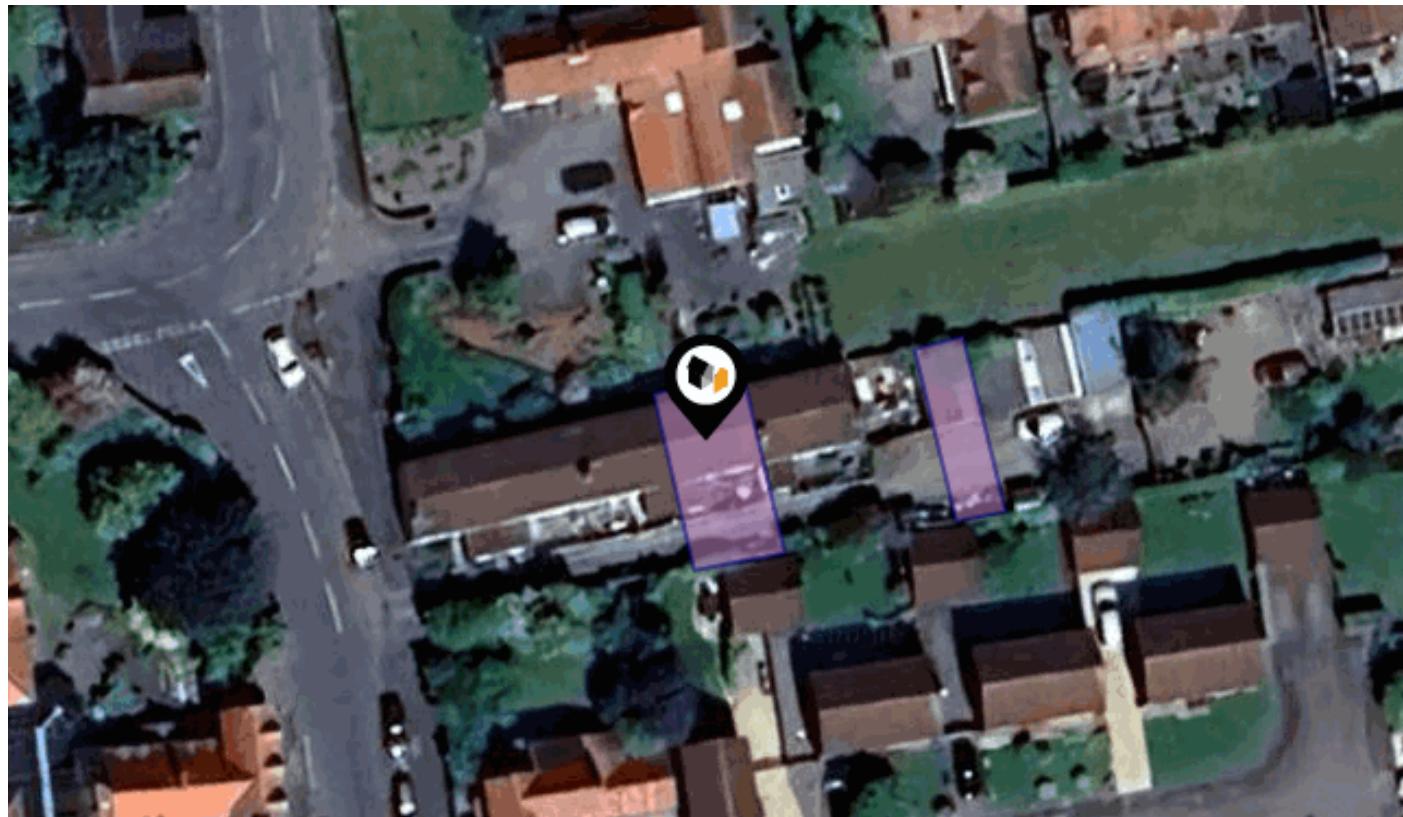


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Monday 02<sup>nd</sup> February 2026**



**HIGH STREET, NEWTON-ON-TRENT, LINCOLN, LN1**

**Mundys**

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

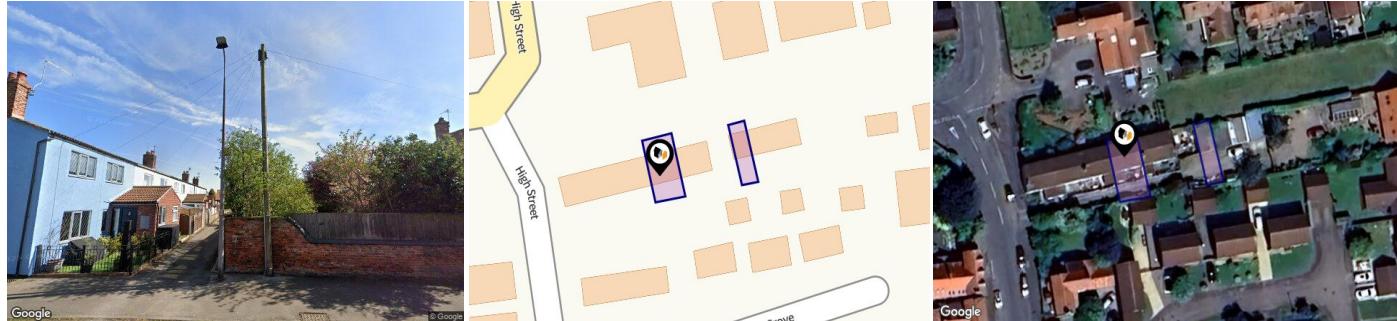
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# Property Overview



## Property

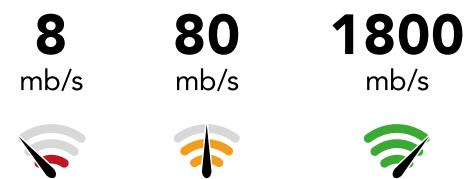
Type:	Terraced
Bedrooms:	2
Plot Area:	0.04 acres
Year Built :	Before 1900
Council Tax :	Band B
Annual Estimate:	£1,773
Title Number:	LL62697

Tenure: Freehold

## Local Area

Local Authority:	West Lindsey
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

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



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



**Satellite/Fibre TV Availability:**

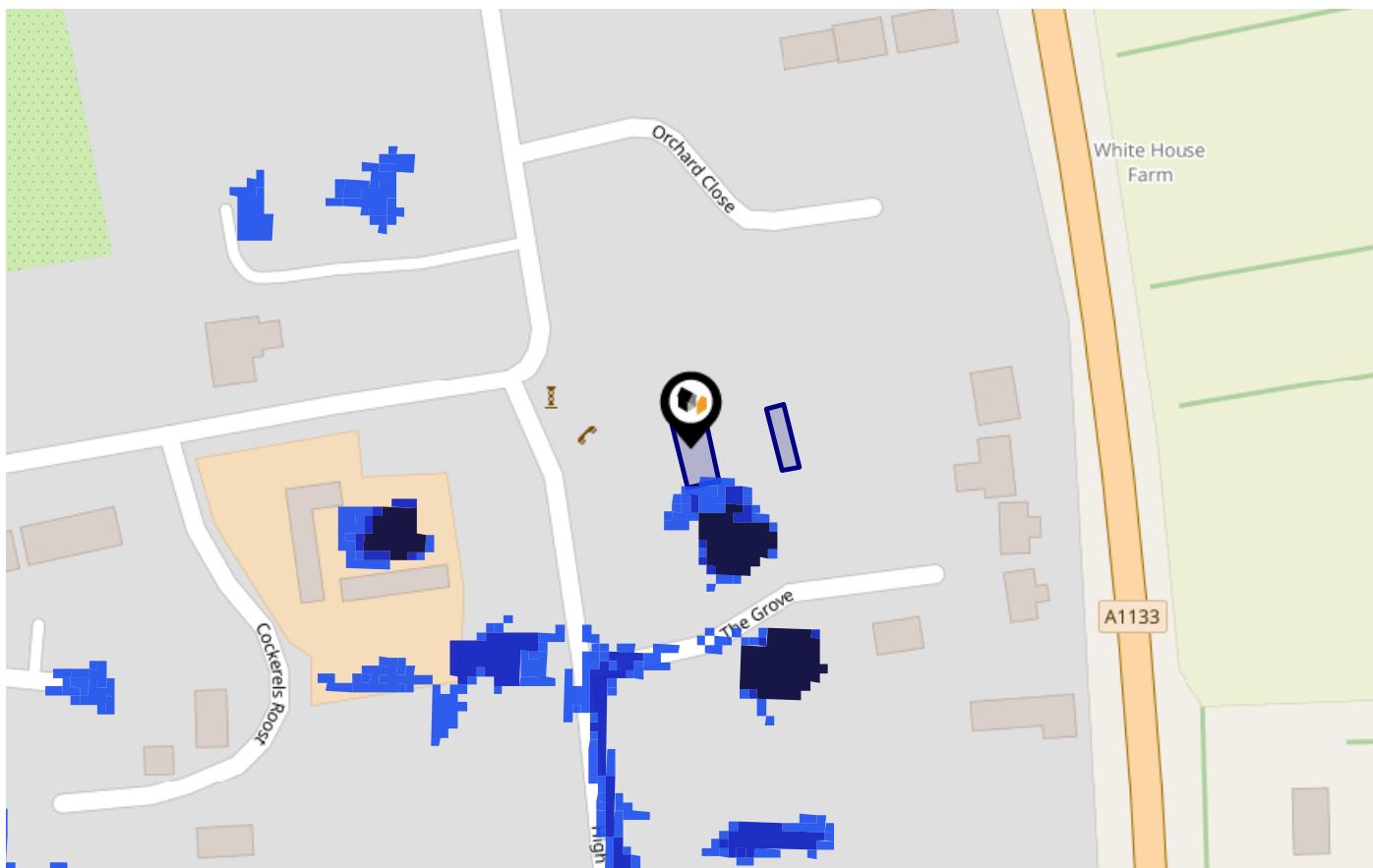


# Flood Risk

## 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.

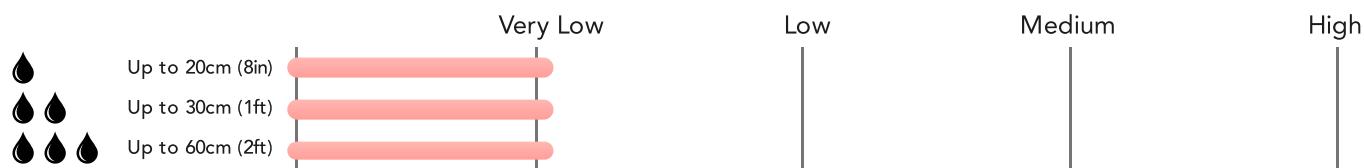


Risk Rating: Very low

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.

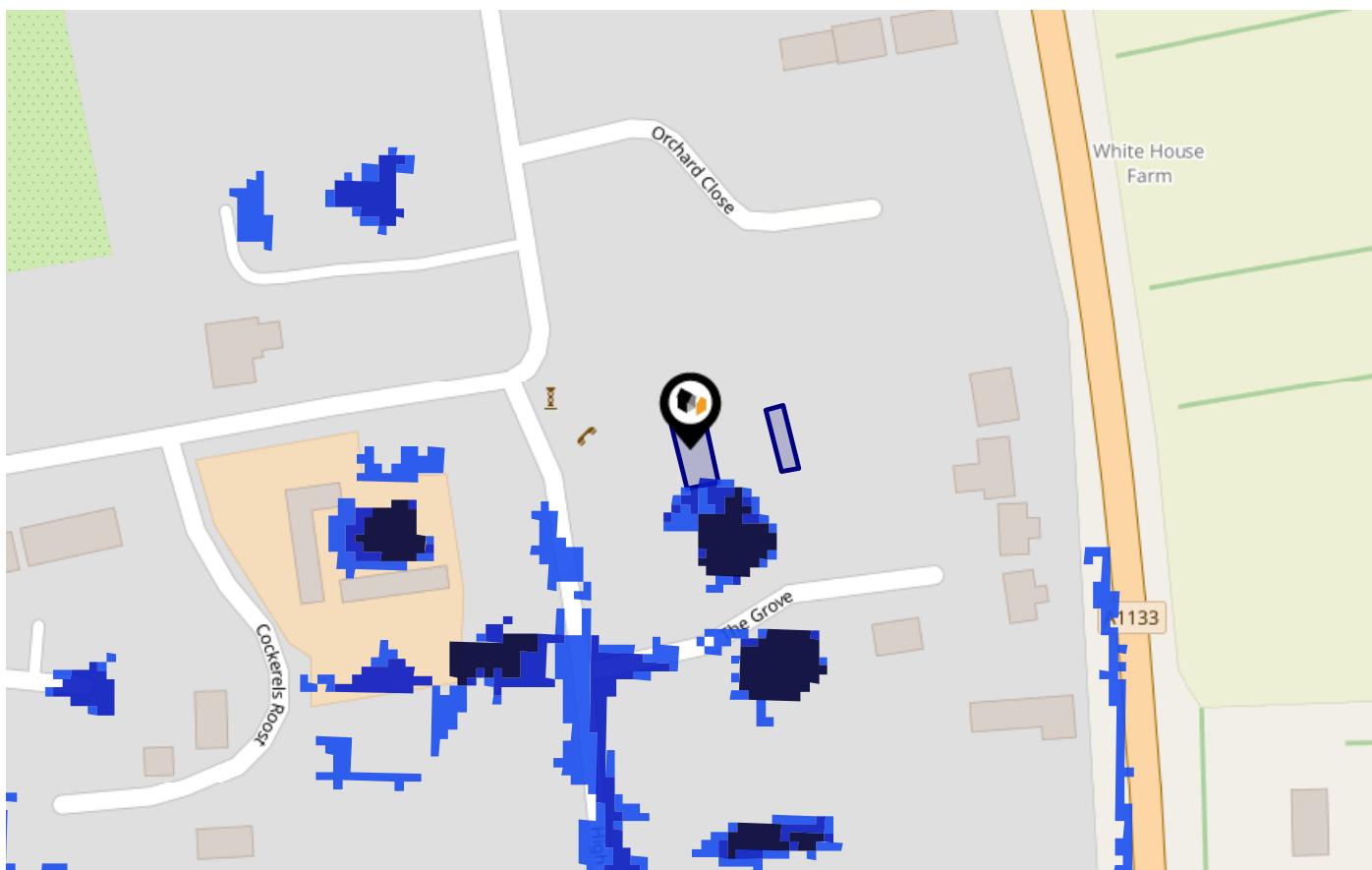
Chance of flooding to the following depths at this property:



# 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.

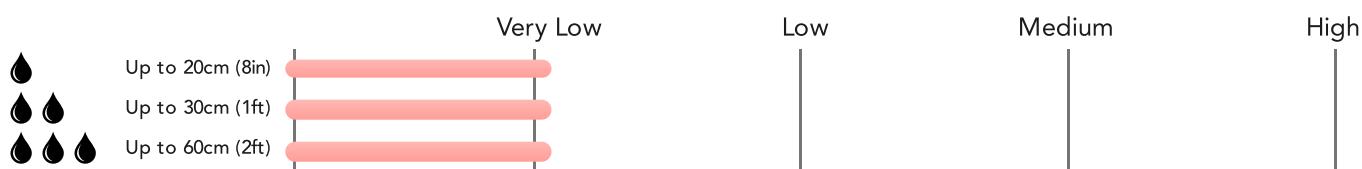


**Risk Rating: Very low**

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.
- **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:

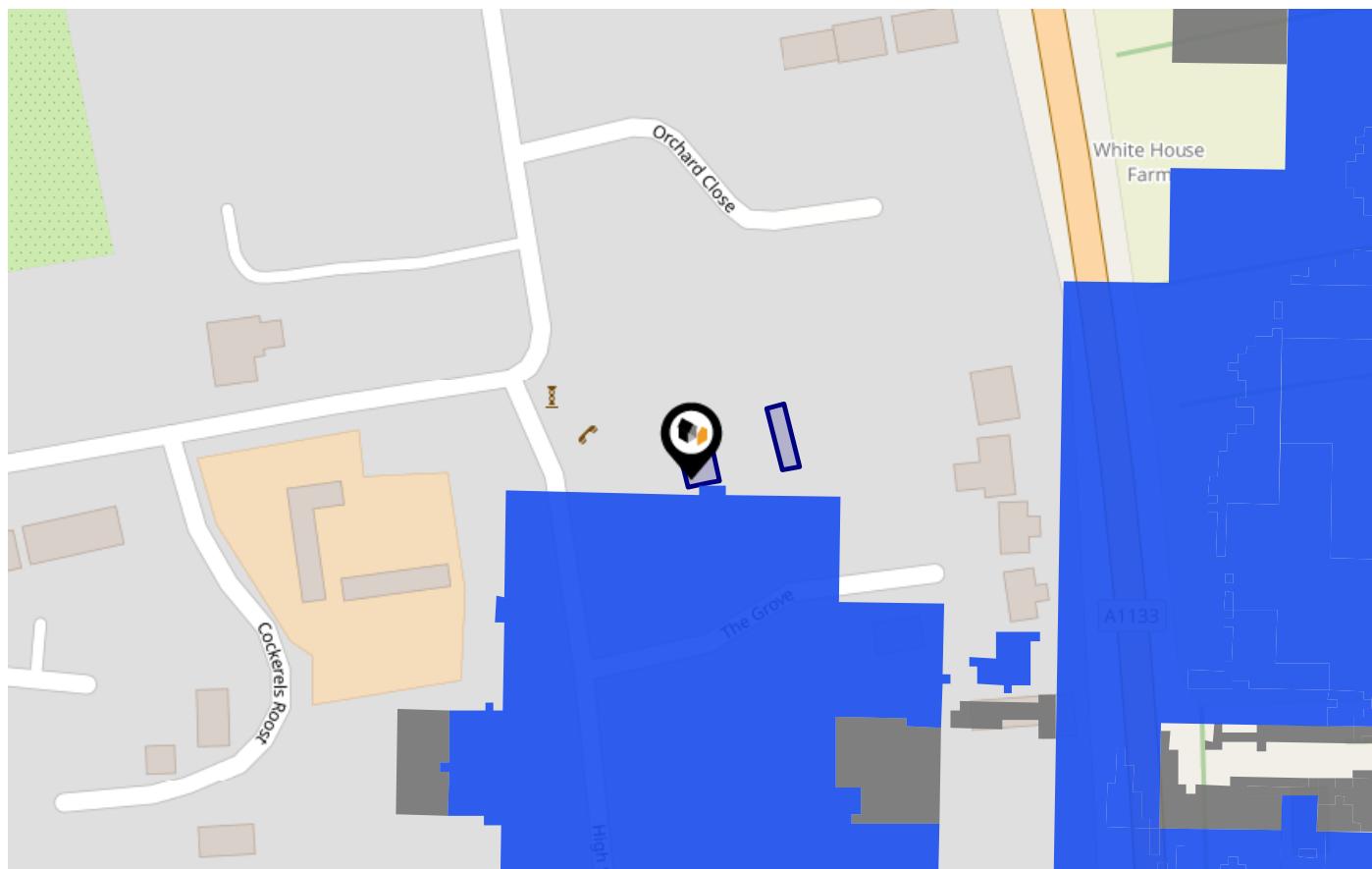


# Flood Risk

## 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.

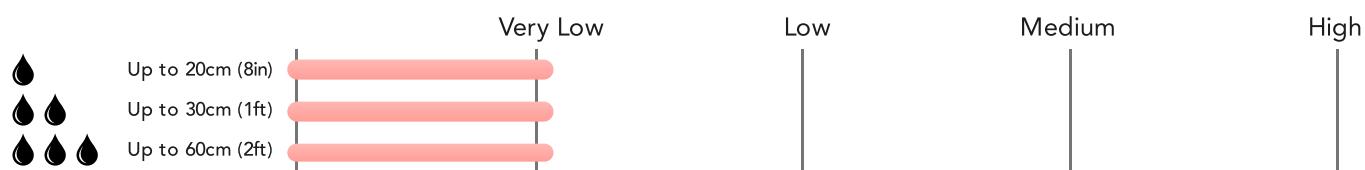


Risk Rating: Very low

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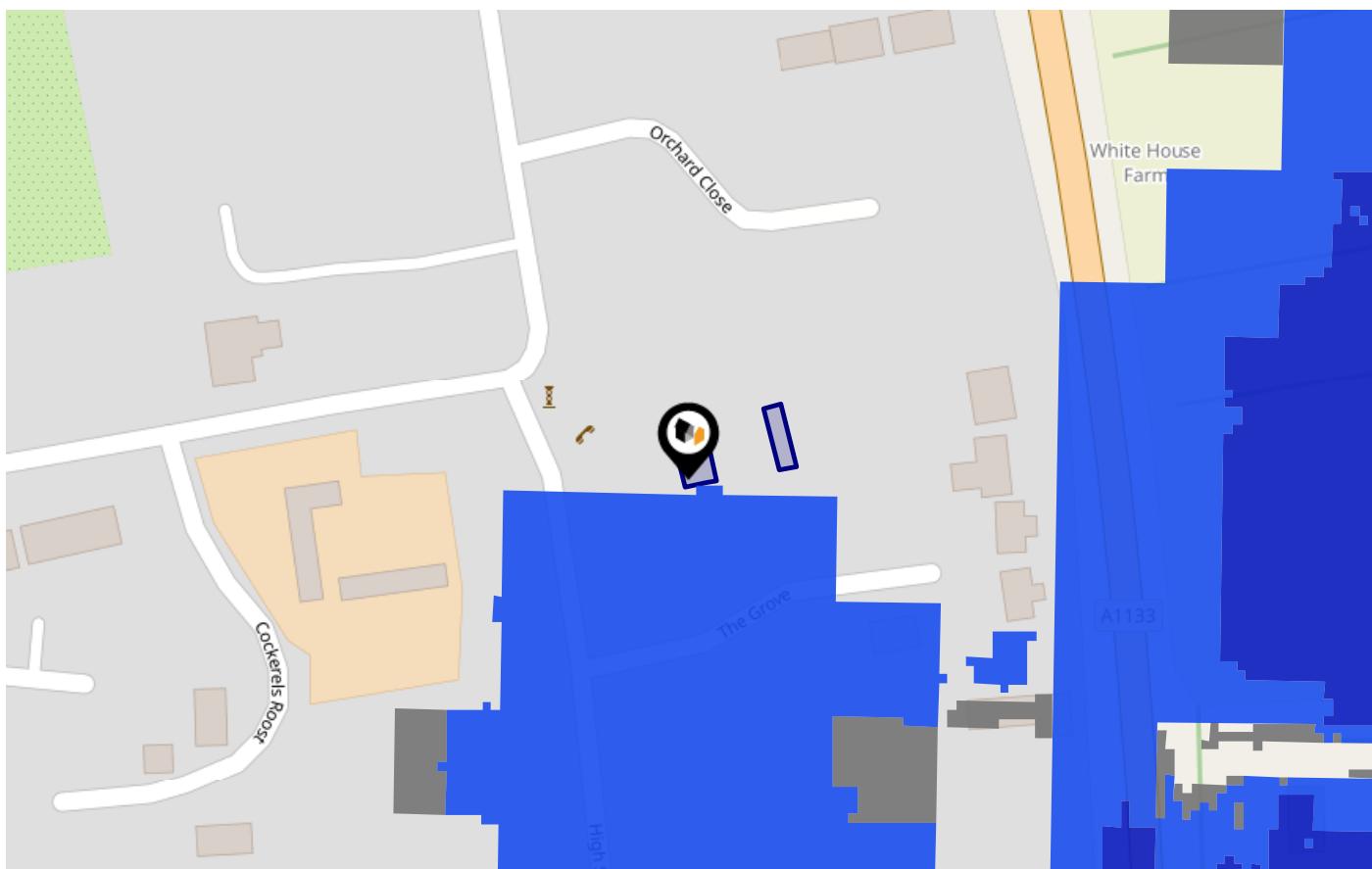
Chance of flooding to the following depths at this property:



# 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.

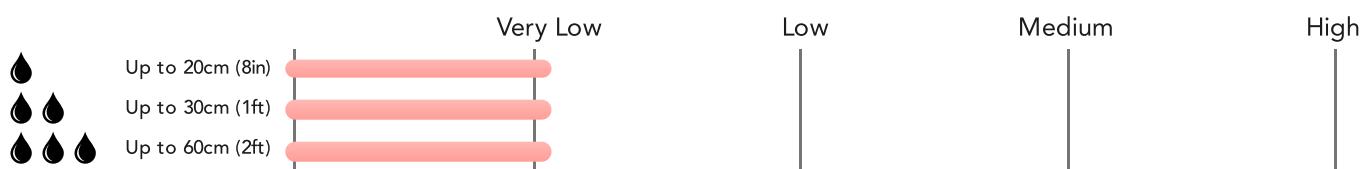


## Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:

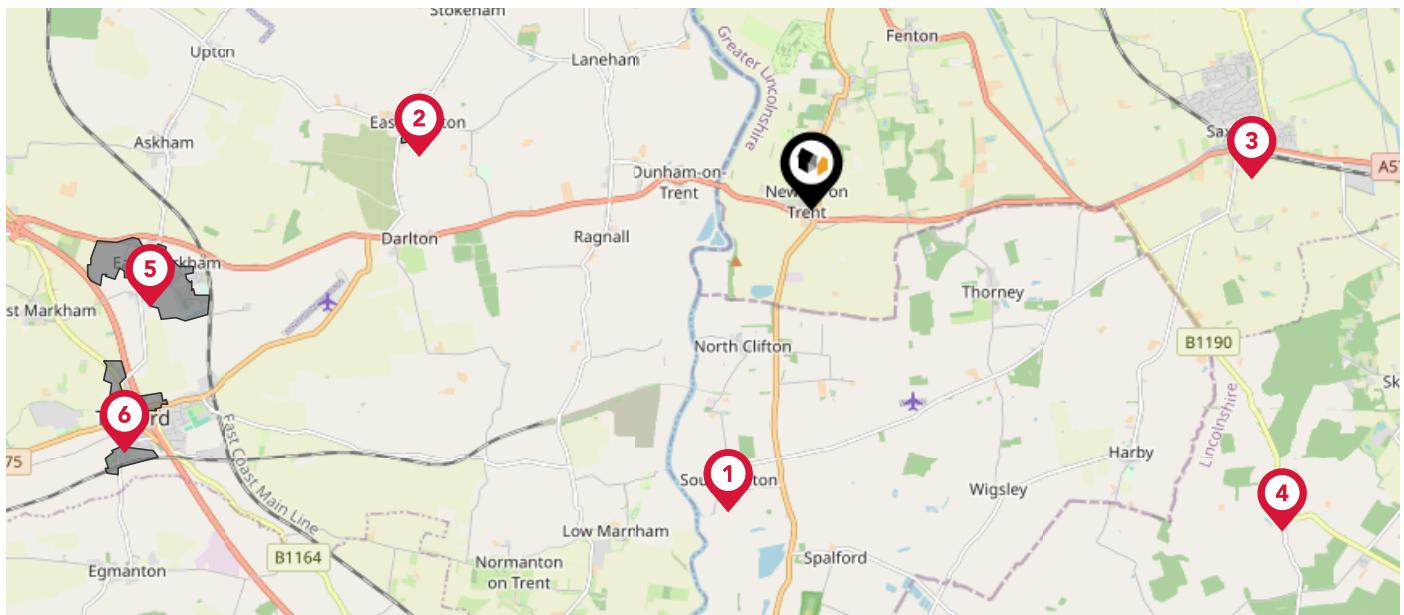


# Maps

## 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

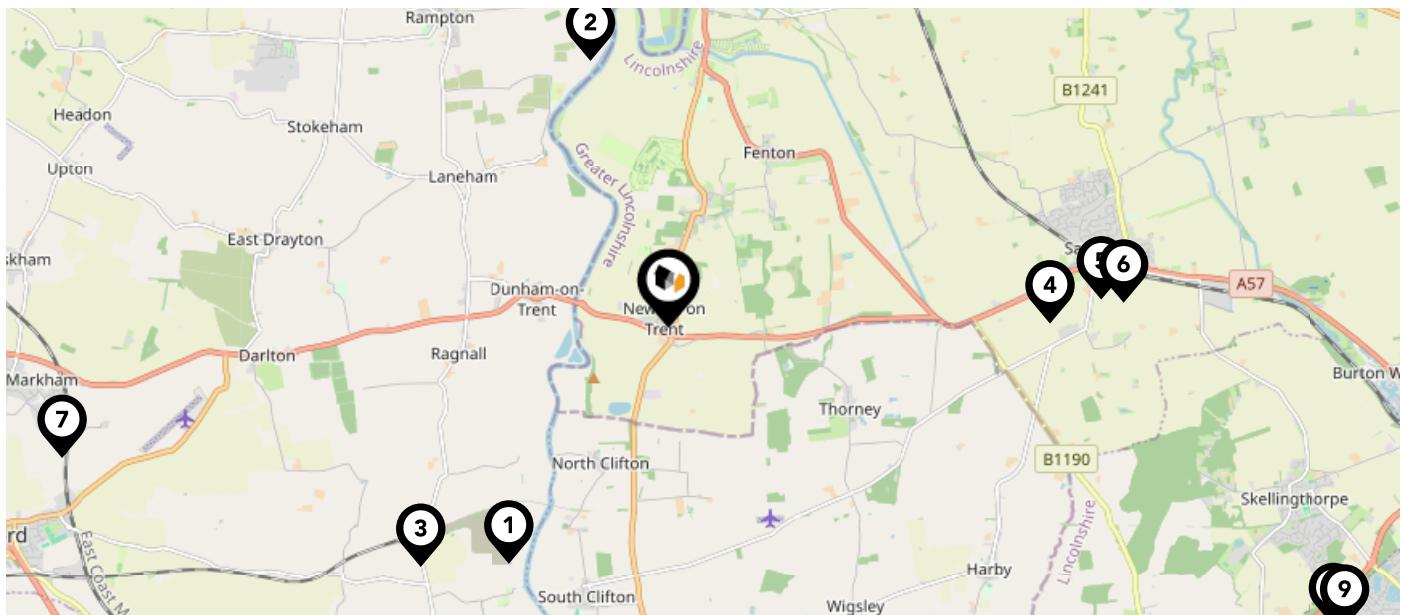
- 1 South Clifton
- 2 East Drayton
- 3 Saxilby, Bridge Street
- 4 Doddington
- 5 East Markham
- 6 Tuxford

# 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.



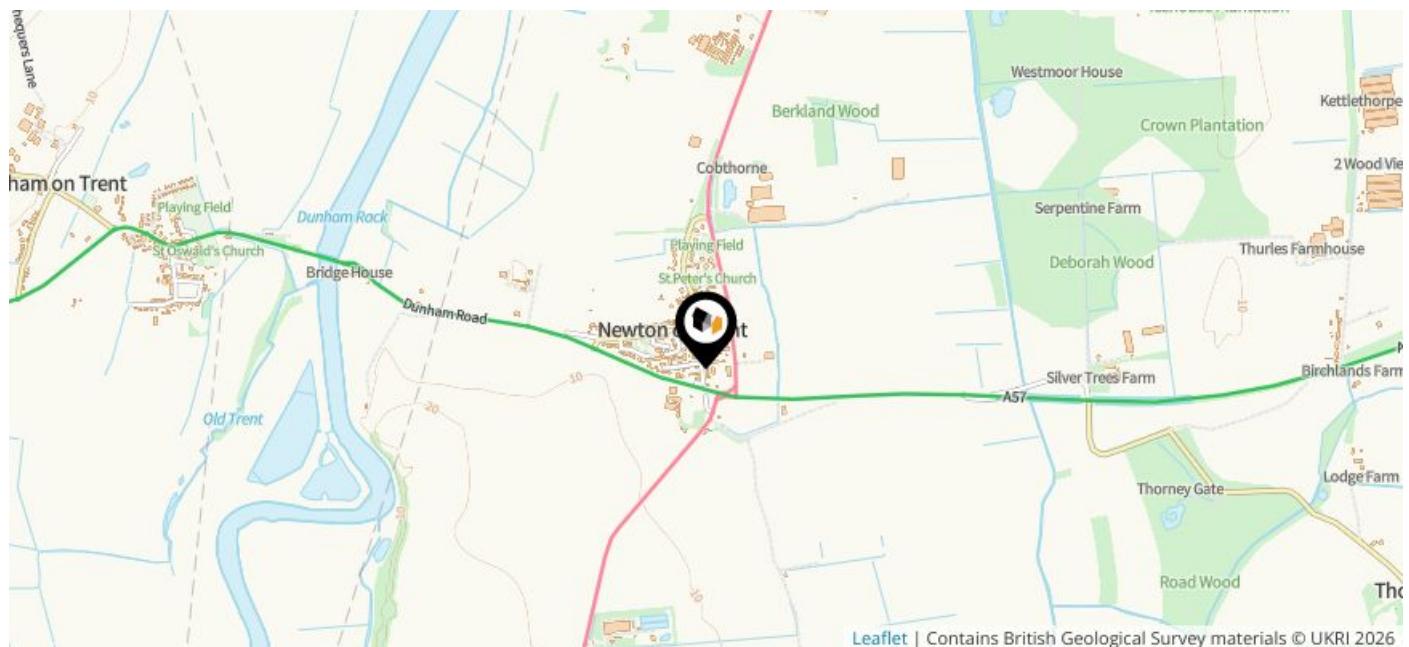
### Nearby Landfill Sites

1	High Marnham Power Station-High Marnham, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
2	Rampton Gravel Pit, Torksey Ferry Road-Cottam, Retford	Historic Landfill	<input type="checkbox"/>
3	High Marnham Power Station-Near Newark	Historic Landfill	<input type="checkbox"/>
4	The Cottage-Gainsborough Road, Saxilby, Lincolnshire	Historic Landfill	<input type="checkbox"/>
5	Gainsborough Road-Saxilby, Lincolnshire	Historic Landfill	<input type="checkbox"/>
6	Crossdyke Navigation-Saxilby, Lincolnshire	Historic Landfill	<input type="checkbox"/>
7	Refuse Tip off Quakefield Lane-Quakefield Lane, Newark, Nottinghamshire	Historic Landfill	<input type="checkbox"/>
8	Skellingthorpe Moor Plantation-Skellingthorpe Moor, Lincolnshire	Historic Landfill	<input type="checkbox"/>
9	Skellingthorpe Moor Plantation-Skellingthorpe Moor, Lincolnshire	Historic Landfill	<input type="checkbox"/>

# 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.

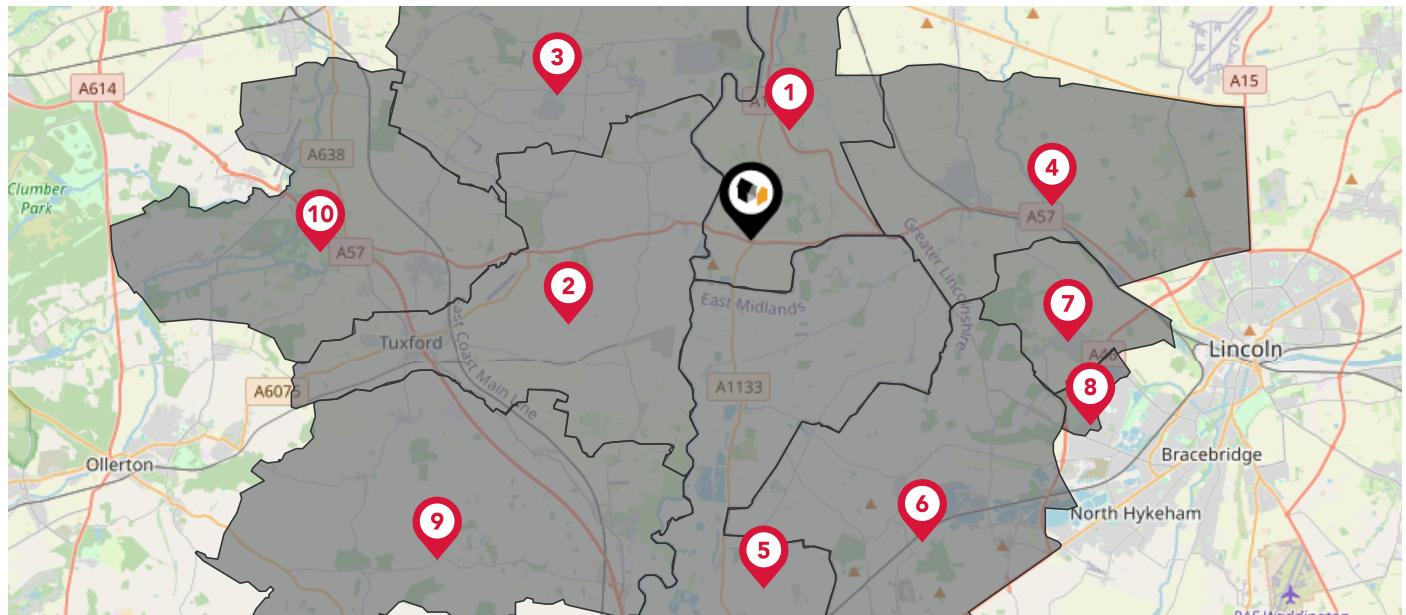
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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 Torksey Ward
- 2 Tuxford and Trent Ward
- 3 Rampton Ward
- 4 Saxilby Ward
- 5 Collingham Ward
- 6 Eagle, Swinderby and Witham St. Hughs Ward
- 7 Skellingthorpe Ward
- 8 Birchwood Ward
- 9 Sutton-on-Trent Ward
- 10 East Markham Ward

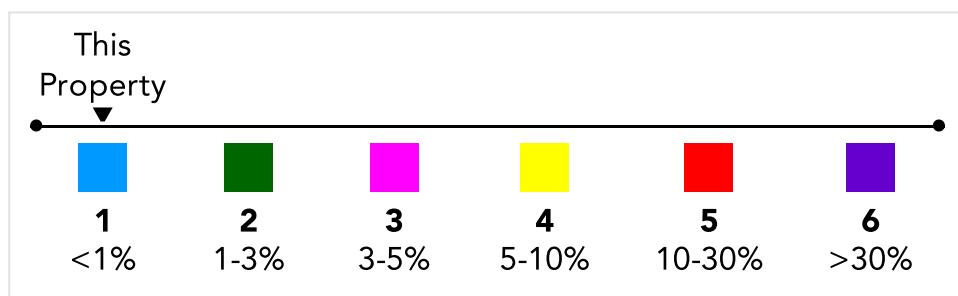
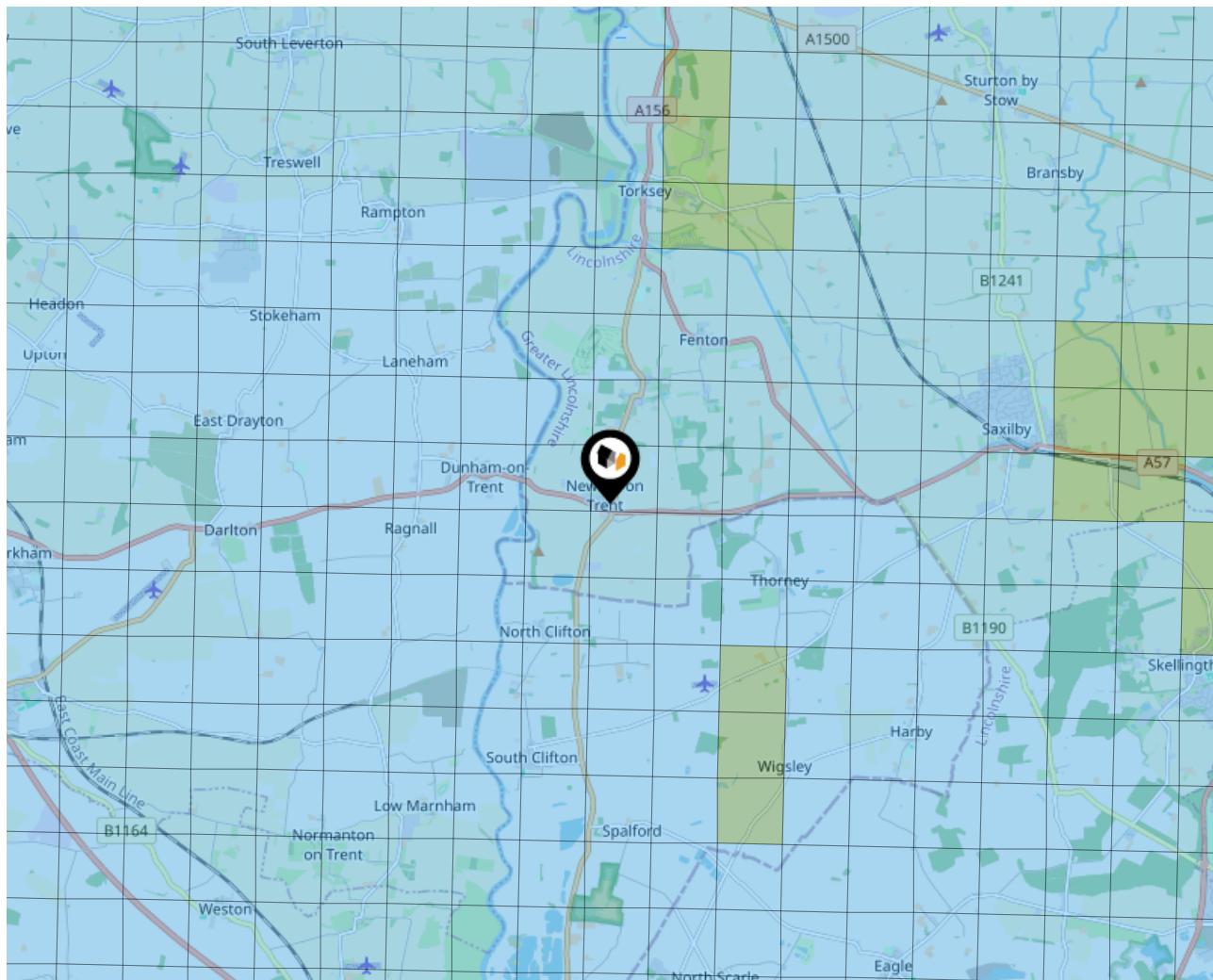
# Environment

## 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/m<sup>3</sup>).

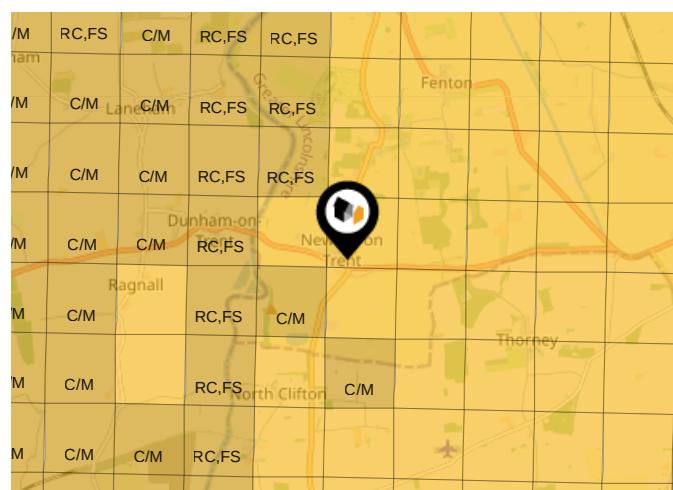


# Environment **Soils & Clay**



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

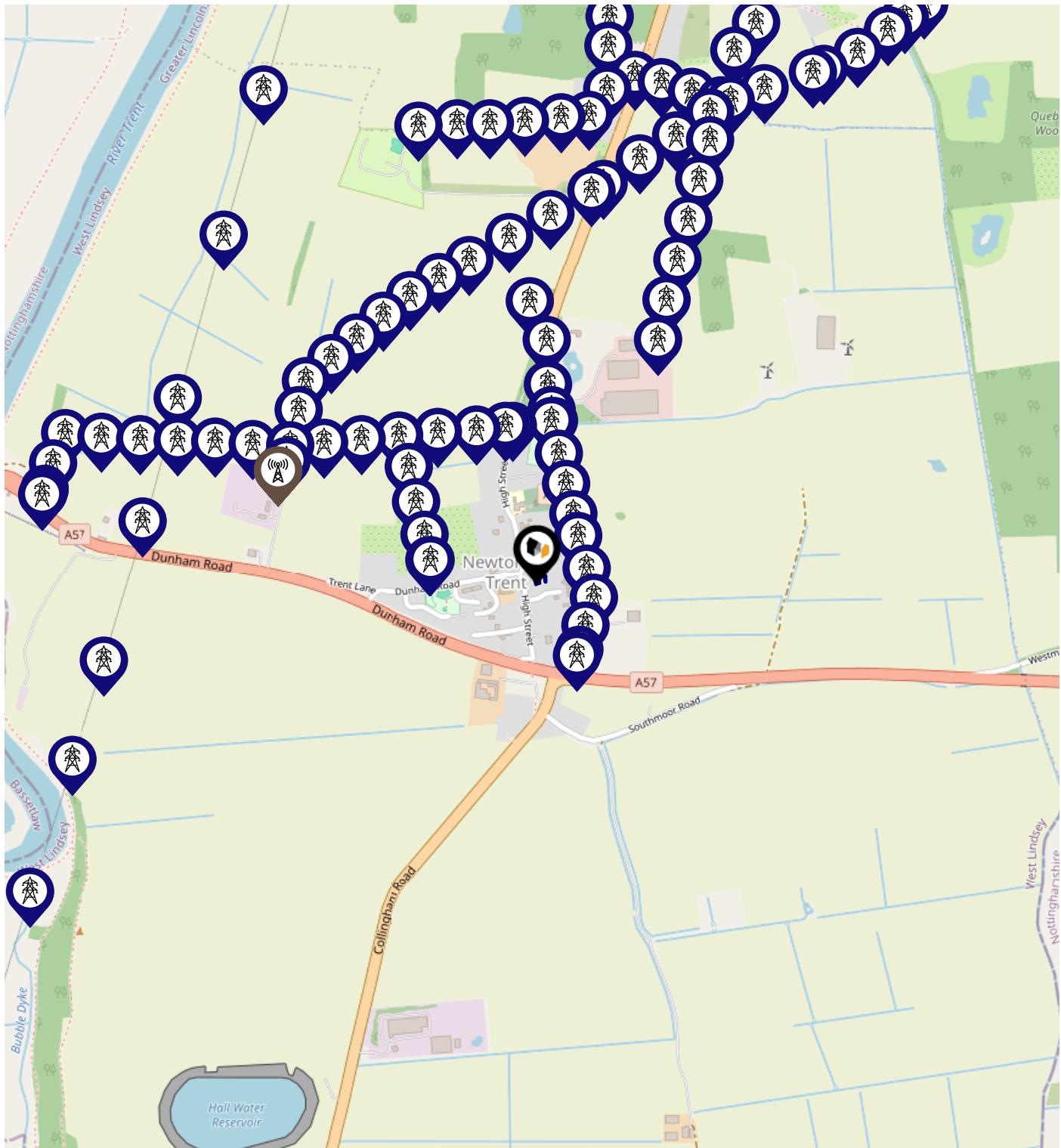
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	LOAM TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS - RUDACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY) TO HEAVY		



## 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:

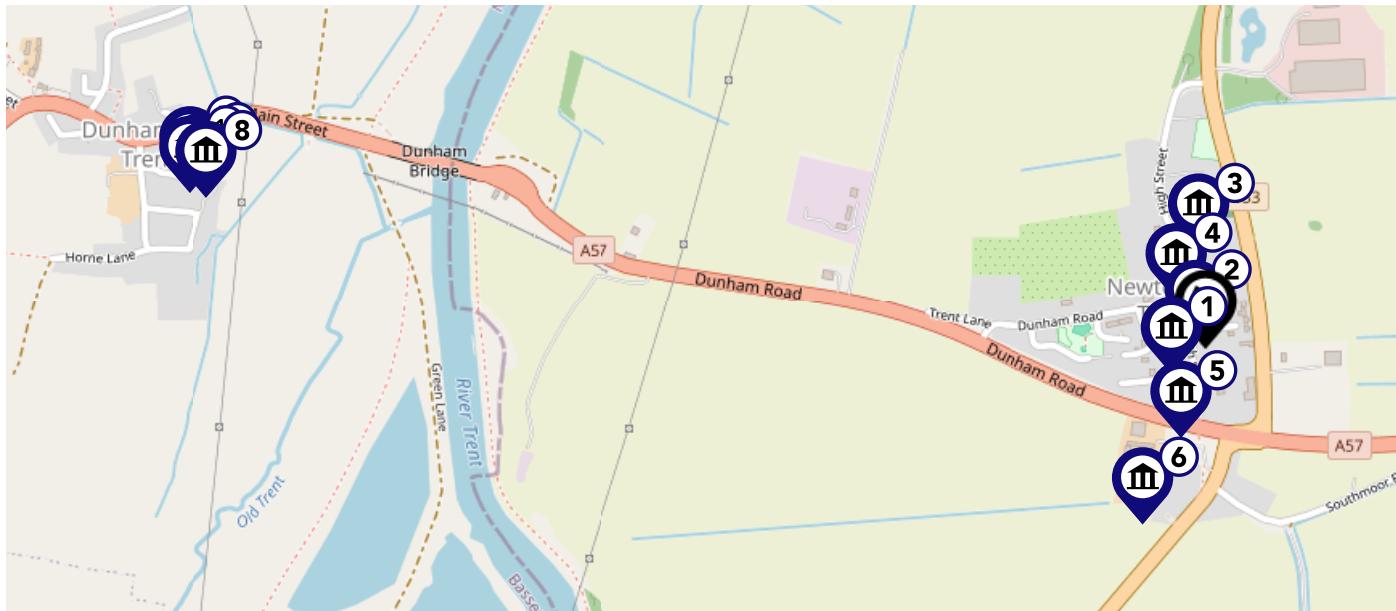
- Power Pylons
- Communication Masts

# Maps

## Listed Buildings

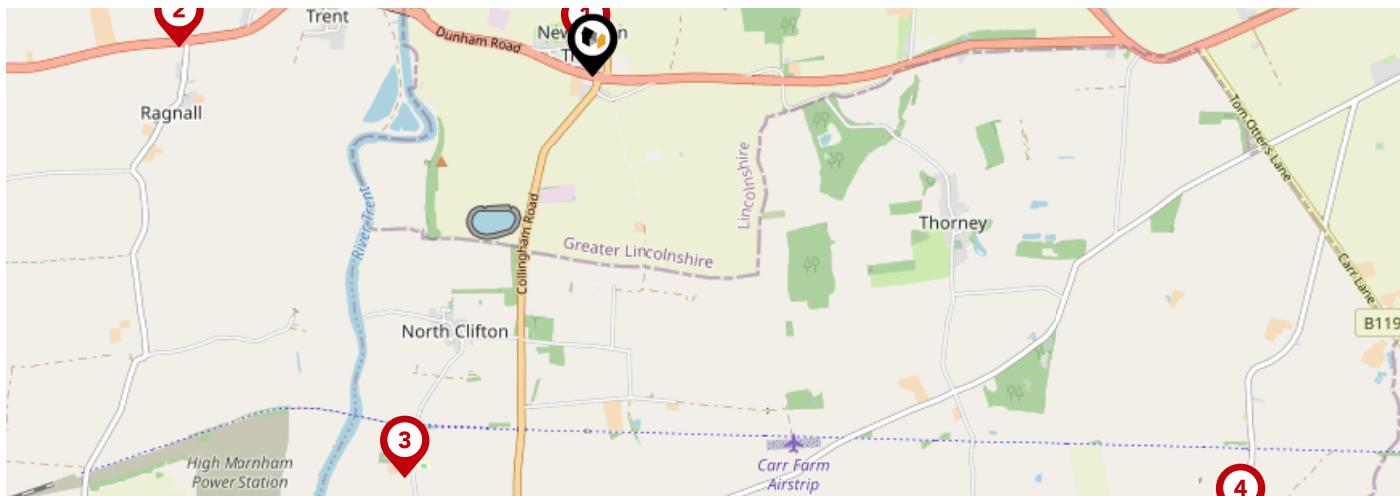


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1308608 - 30, High Street	Grade II	0.0 miles
1359469 - The Reindeer	Grade II	0.0 miles
1064109 - Church Of St Peter	Grade II	0.1 miles
1147202 - White House Farm House	Grade II	0.1 miles
1359489 - Old Hall Farmhouse	Grade II	0.1 miles
1147213 - Hall Farmhouse	Grade II	0.2 miles
1045729 - Gateway To Churchyard Of Church Of St Oswald, 12 Metres North Of The Tower	Grade II	1.1 miles
1289459 - Group Of 3 Headstones In The Churchyard Of Church Of St Oswald, 18 Metres South Of The Chancel	Grade II	1.1 miles
1370101 - Church Of St Oswald	Grade I	1.1 miles
1212606 - Gateway To Churchyard Of Church Of St Oswald 24 Metres West Of The Tower	Grade II	1.1 miles

# Area Schools



Nursery Primary Secondary College Private



## Newton-on-Trent CofE Primary School

Ofsted Rating: Good | Pupils: 56 | Distance: 0.11



## Dunham-on-Trent CofE Primary School

Ofsted Rating: Good | Pupils: 75 | Distance: 1.84



## North Clifton Primary School

Ofsted Rating: Requires improvement | Pupils: 25 | Distance: 1.96



## Queen Eleanor Primary School

Ofsted Rating: Good | Pupils: 68 | Distance: 3.5



## Rampton Primary School

Ofsted Rating: Good | Pupils: 97 | Distance: 3.65



## Saxilby Church of England Primary School

Ofsted Rating: Good | Pupils: 378 | Distance: 4.01



## St Matthew's CofE Primary School

Ofsted Rating: Good | Pupils: 53 | Distance: 4.11

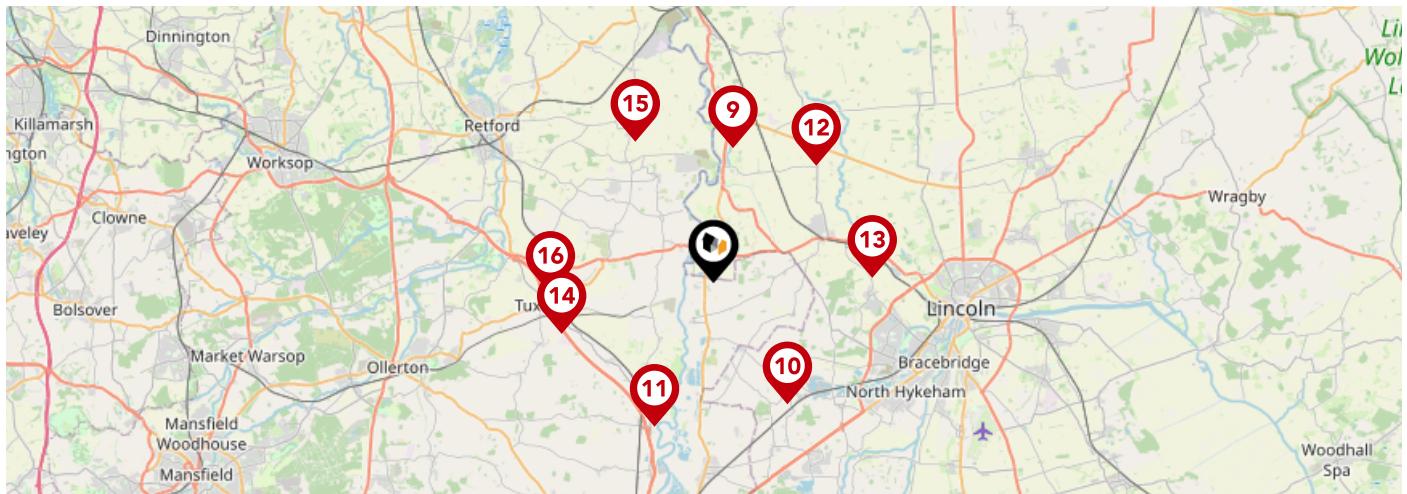


## North Scarle Primary School

Ofsted Rating: Requires improvement | Pupils: 50 | Distance: 4.6



# Area Schools



Nursery Primary Secondary College Private



## The Marton Academy

Ofsted Rating: Good | Pupils: 93 | Distance: 4.81



## Eagle Community Primary School

Ofsted Rating: Requires improvement | Pupils: 63 | Distance: 5.05



## Sutton-On-Trent Primary and Nursery School

Ofsted Rating: Good | Pupils: 128 | Distance: 5.5



## Sturton by Stow Primary School

Ofsted Rating: Good | Pupils: 171 | Distance: 5.52



## Burton Hathow Preparatory School

Ofsted Rating: Not Rated | Pupils: 106 | Distance: 5.64



## Tuxford Academy

Ofsted Rating: Good | Pupils: 1483 | Distance: 5.68



## Leverton Church of England Academy

Ofsted Rating: Good | Pupils: 89 | Distance: 5.73

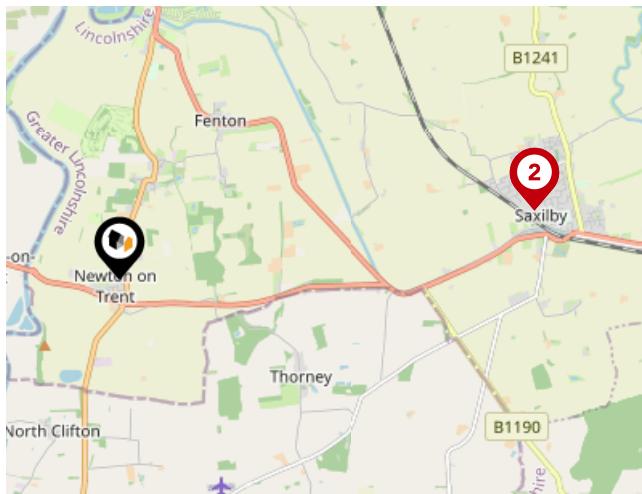


## East Markham Primary School

Ofsted Rating: Good | Pupils: 202 | Distance: 5.8

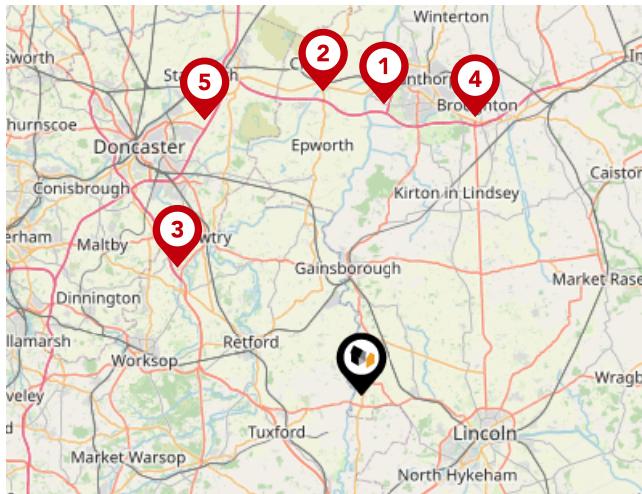


# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Saxilby Rail Station	3.72 miles
2	Saxilby Rail Station	3.72 miles
3	Swinderby Rail Station	6.5 miles



## Trunk Roads/Motorways

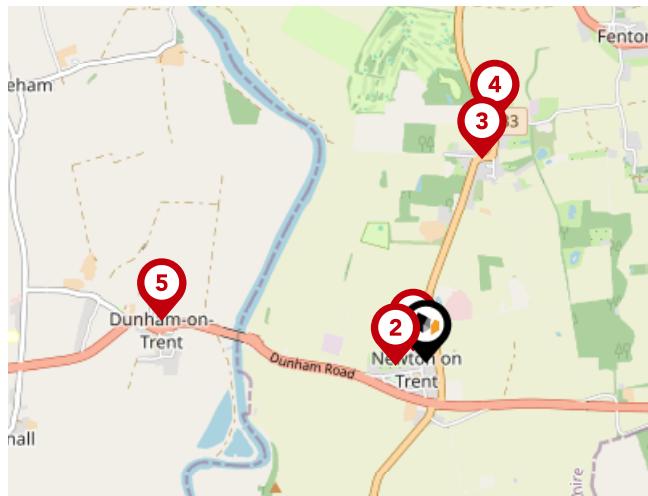
Pin	Name	Distance
1	M180 J3	20.72 miles
2	M180 J2	21.68 miles
3	A1(M) J34	15.89 miles
4	M180 J4	21.35 miles
5	M18 J4	22.4 miles



## Airports/Helipads

Pin	Name	Distance
1	Finningley	18.7 miles
2	Humberside Airport	27.97 miles
3	East Mids Airport	38.32 miles
4	Leeds Bradford Airport	56.31 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Demand Responsive Area	0.08 miles
2	Dunham Close	0.13 miles
3	Demand Responsive Area	0.93 miles
4	Home Farm Close	1.11 miles
5	Main Street	1.18 miles

# Mundys Data Quality

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Land Registry



Valuation Office Agency

