

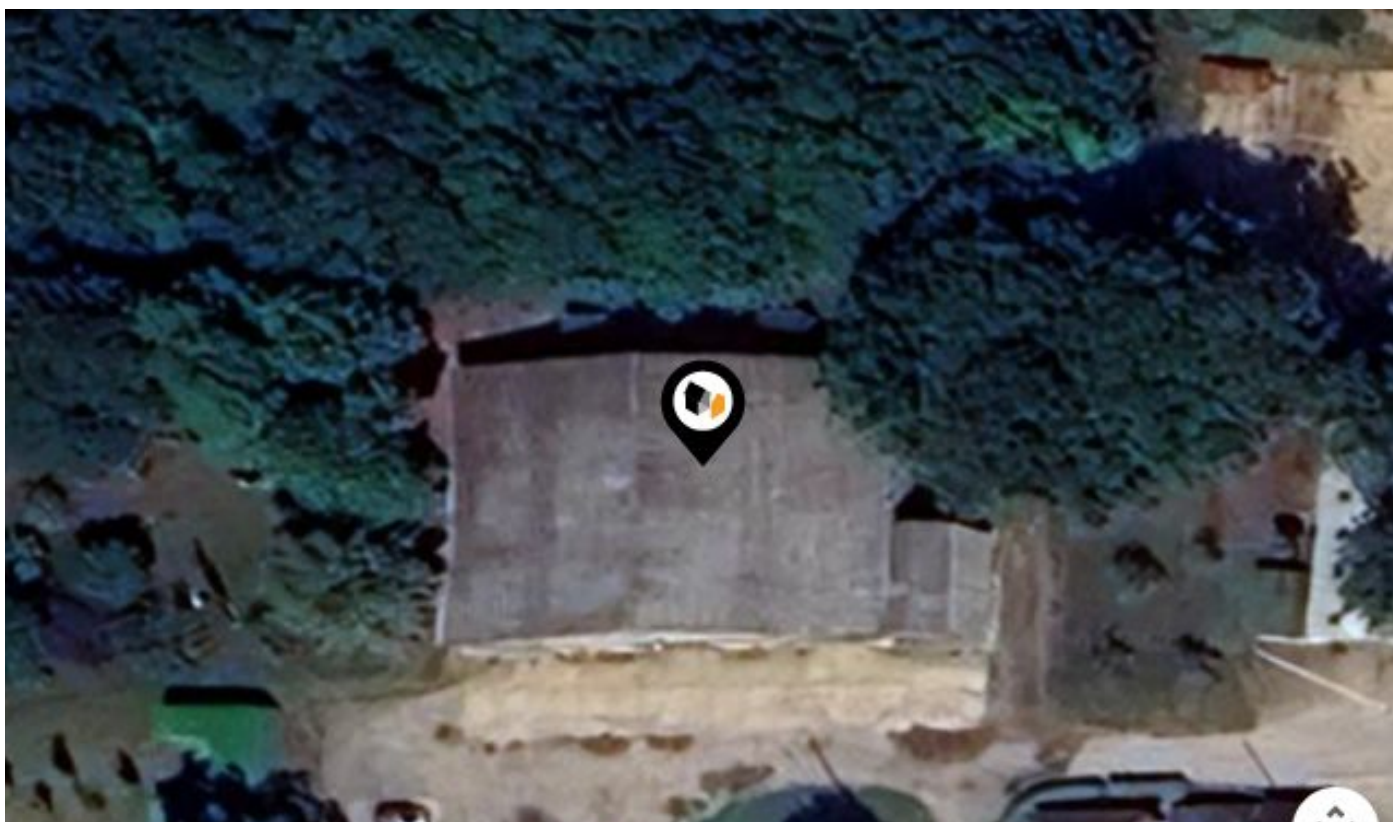


See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 11th November 2025



ASHFIELD FARM, LINCOLN ROAD, BRANSTON, LINCOLN, LN4

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

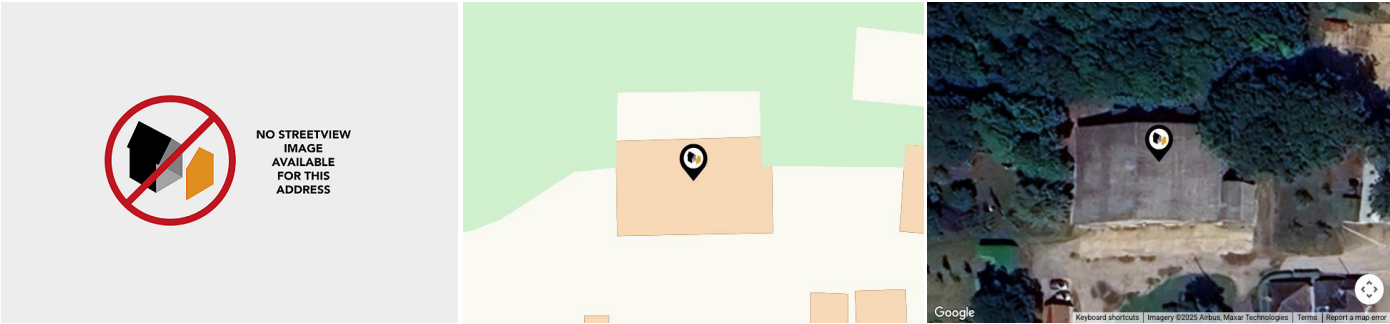
01522 510 044

hymie.bentley@mundys.net

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Property

Type:	Detached
Bedrooms:	2
Council Tax :	Band B
Annual Estimate:	£1,759

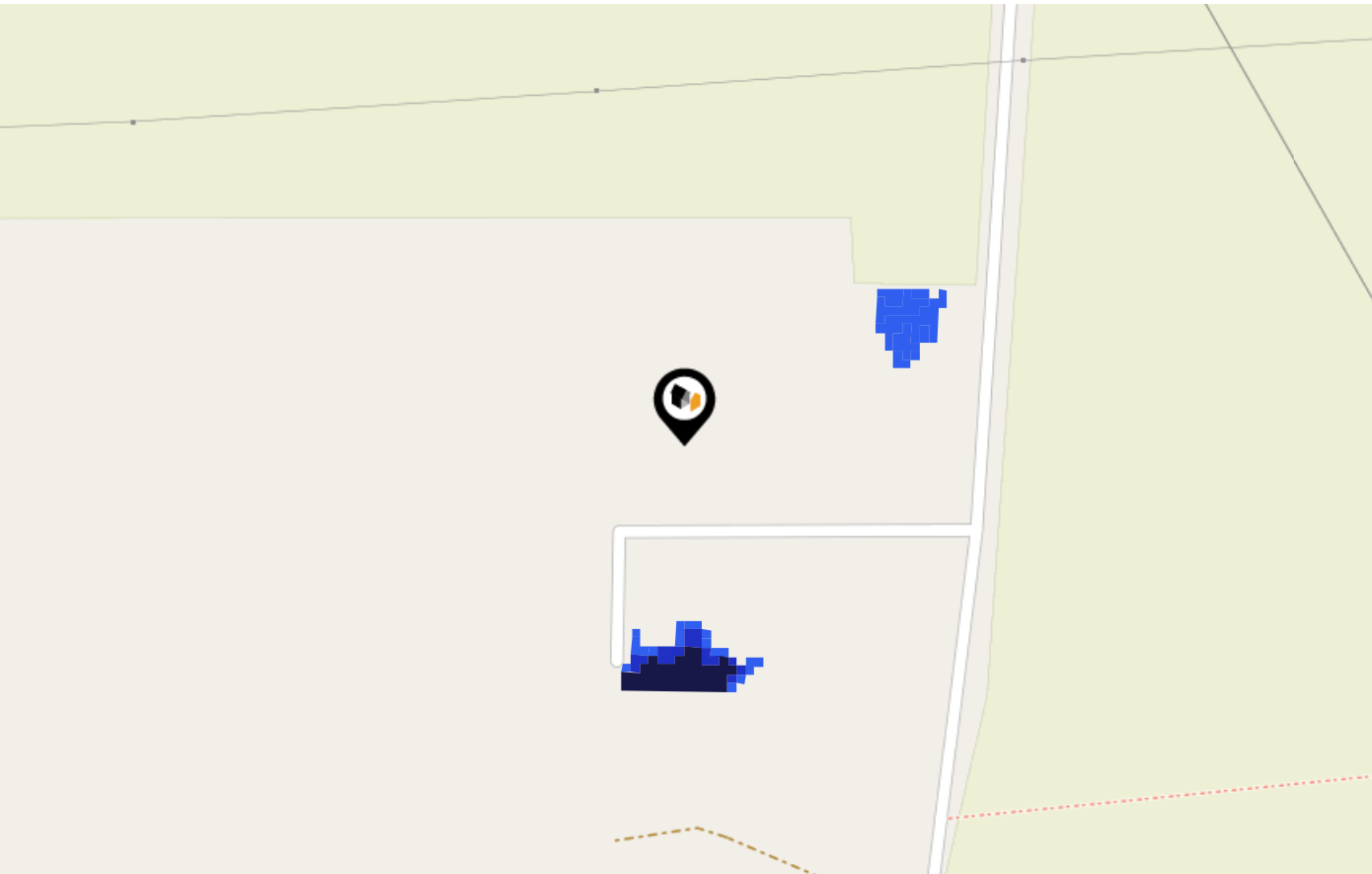
Local Area

<

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.

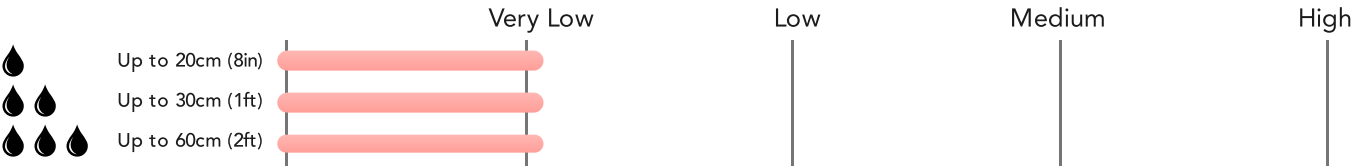


Risk Rating: Very low

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.

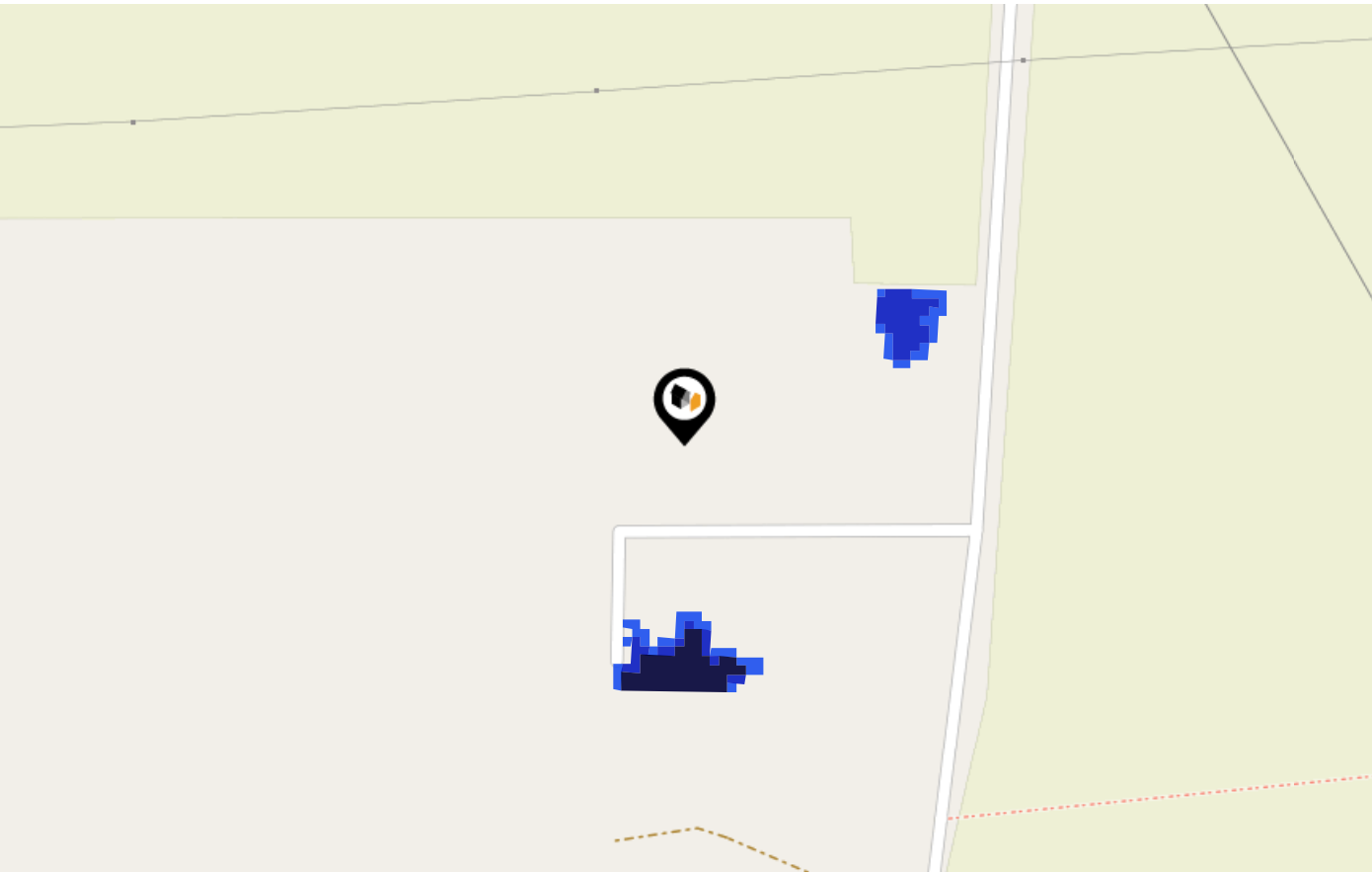
Chance of flooding to the following depths at this property:



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



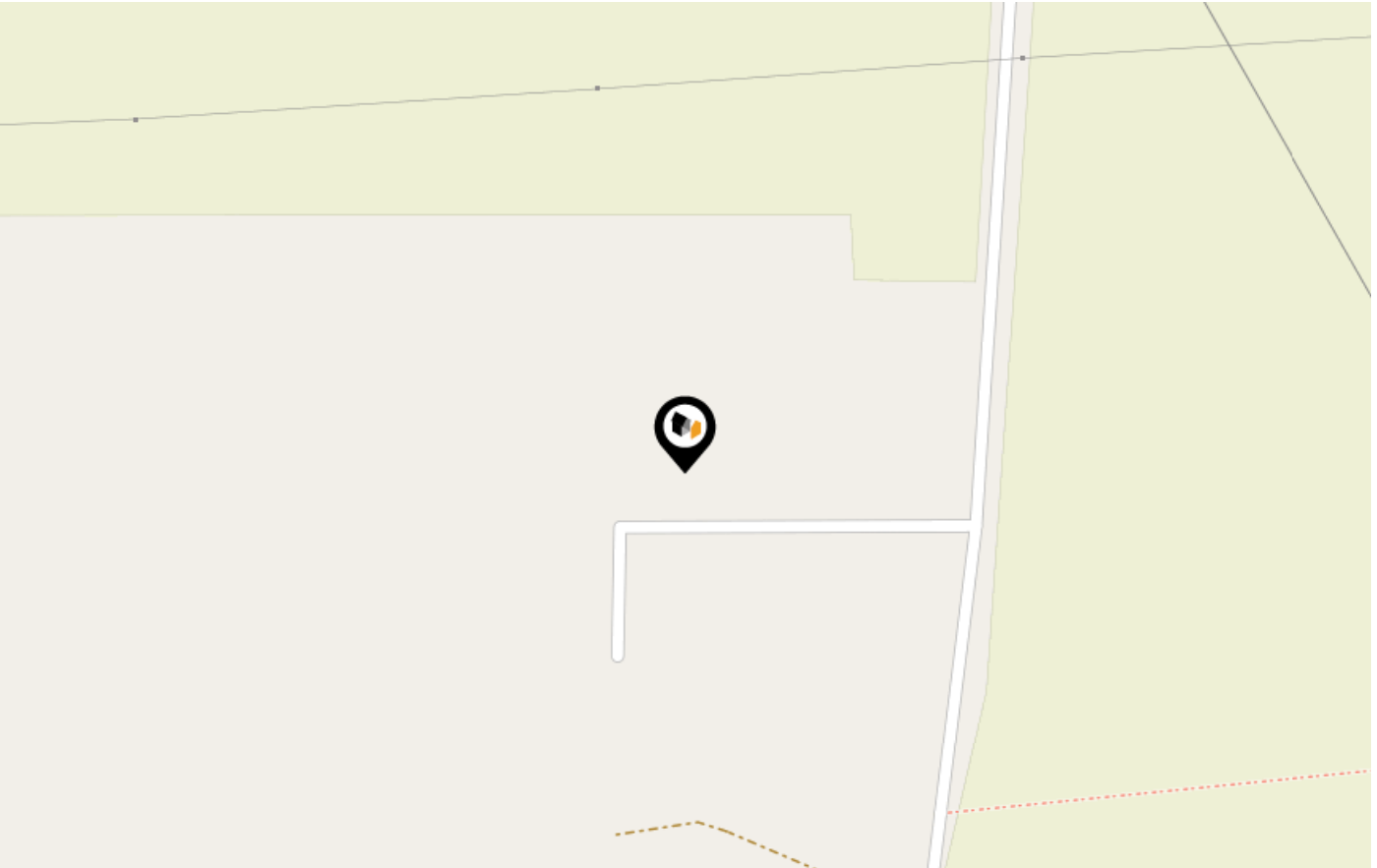
MIR - Material Info

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.

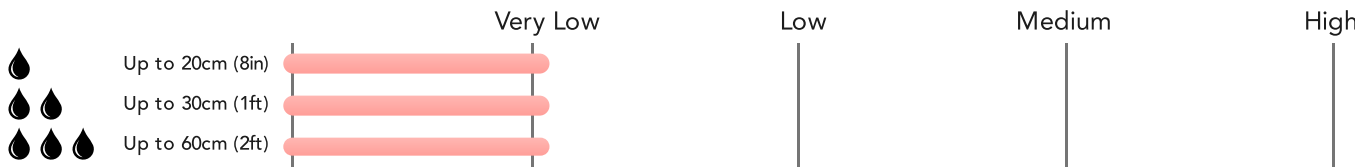


Risk Rating: Very low

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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- 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:

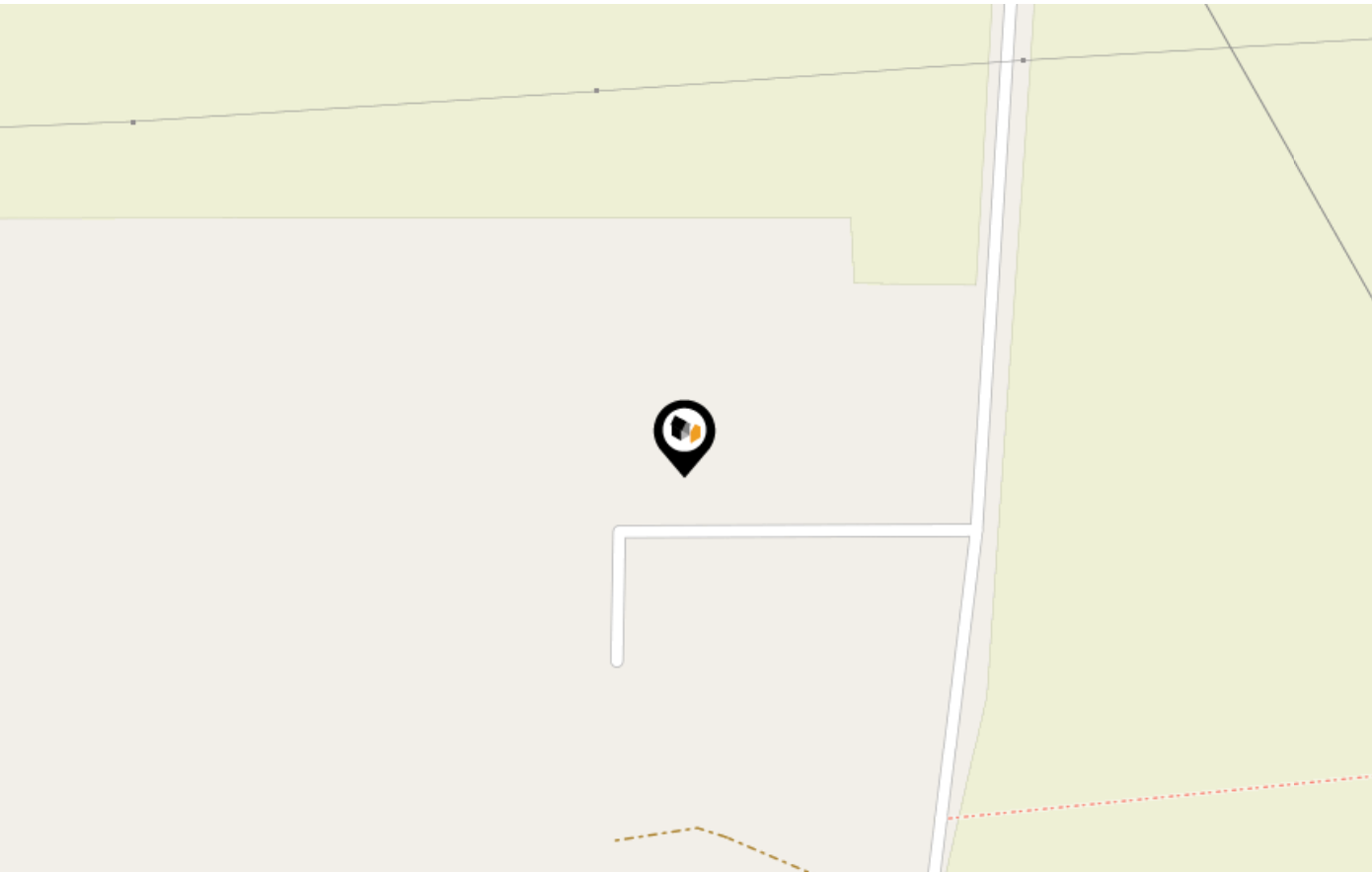


Flood Risk

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.

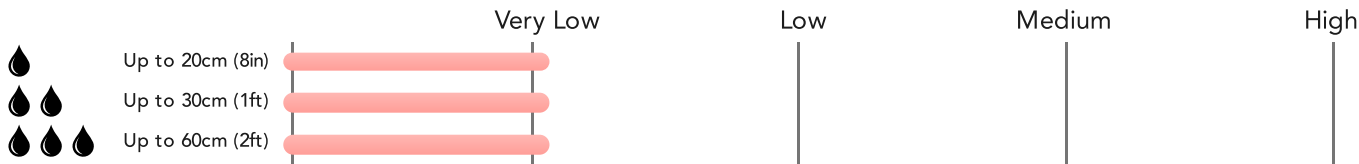


Risk Rating: Very low

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



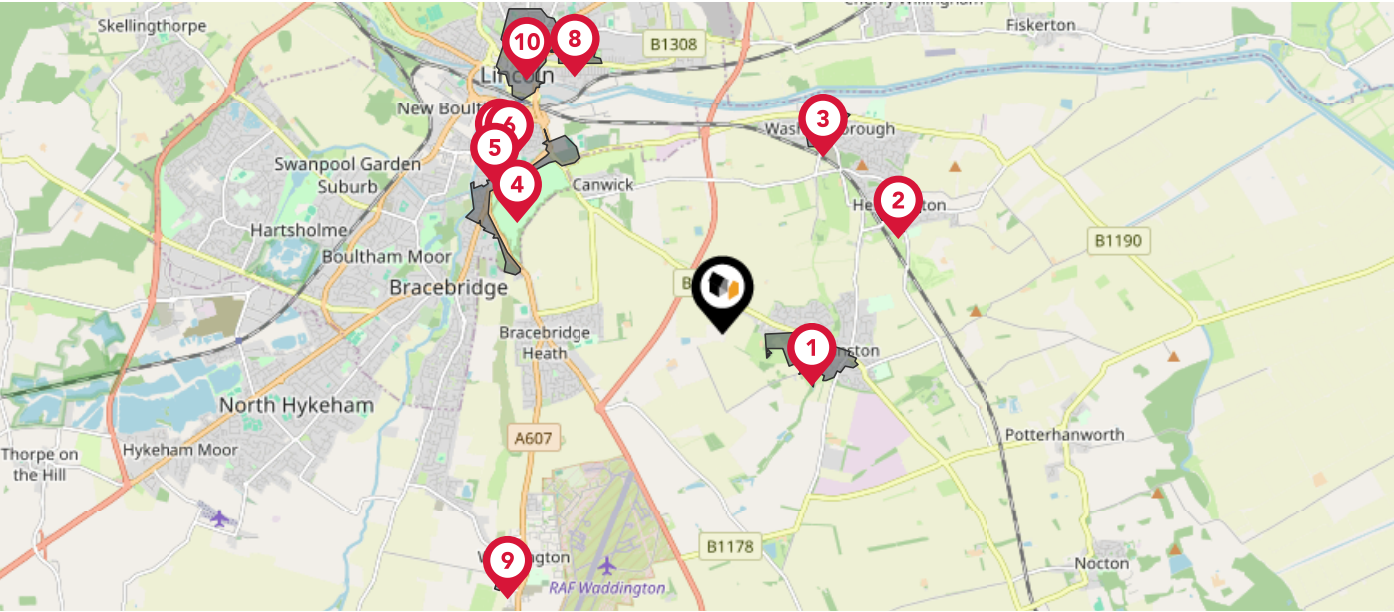
MIR - Material Info

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.



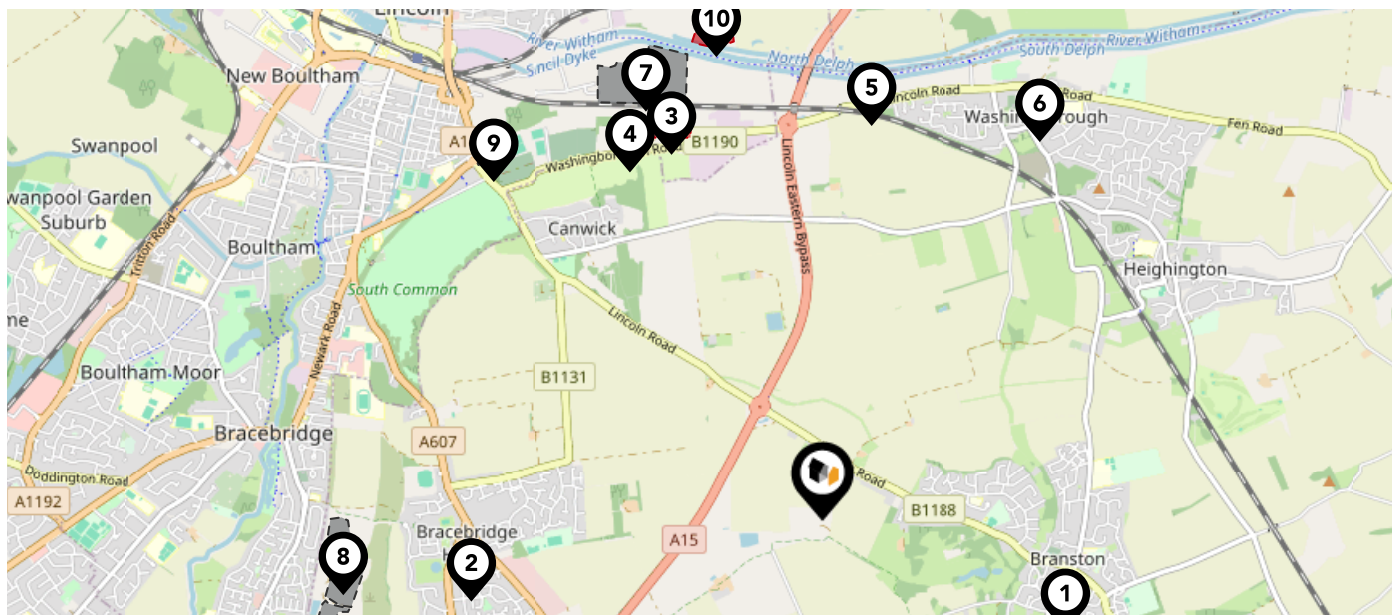
Nearby Conservation Areas	
1	Branston
2	Heighington
3	Washingborough
4	St Catherines
5	Gowt's Bridge
6	Sibthorp
7	St Peter-at-Gowts
8	Lindum and Arboretum
9	Waddington
10	Cathedral and City Centre

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

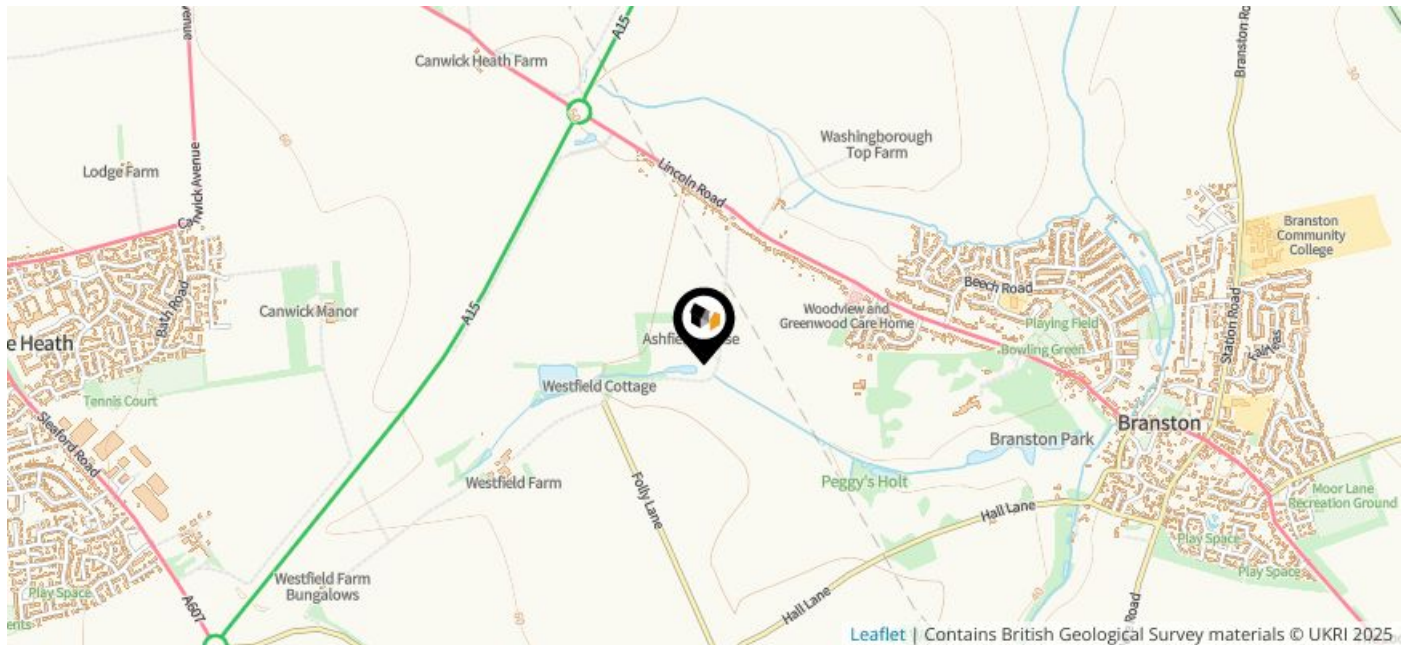
1	Land To Rear Of 41 Silver Street-Branston, Lincolnshire	Historic Landfill	
2	Western Avenue-Western Avenue, Bracebridge Heath	Historic Landfill	
3	EA/EPR/LP3298NH/V002 - Anglian Water Services Ltd	Active Landfill	
4	East Of Crematorium-Canwick, Lincoln	Historic Landfill	
5	Land North of Lincoln Road-Washingborough, Lincoln	Historic Landfill	
6	Manor Road-Washingborough	Historic Landfill	
7	Land east of Great Northern Terrace Industrial Estate-Lincoln, Lincolnshire	Historic Landfill	
8	Lincoln Brick Company Limited (Clay Pit)-Bracebridge Heath, Bracebridge, Lincolnshire	Historic Landfill	
9	Old Railway Cutting-Cow Paddle	Historic Landfill	
10	EA/EPR/BP3098ND/A001 - U E F Lincoln	Active Landfill	

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



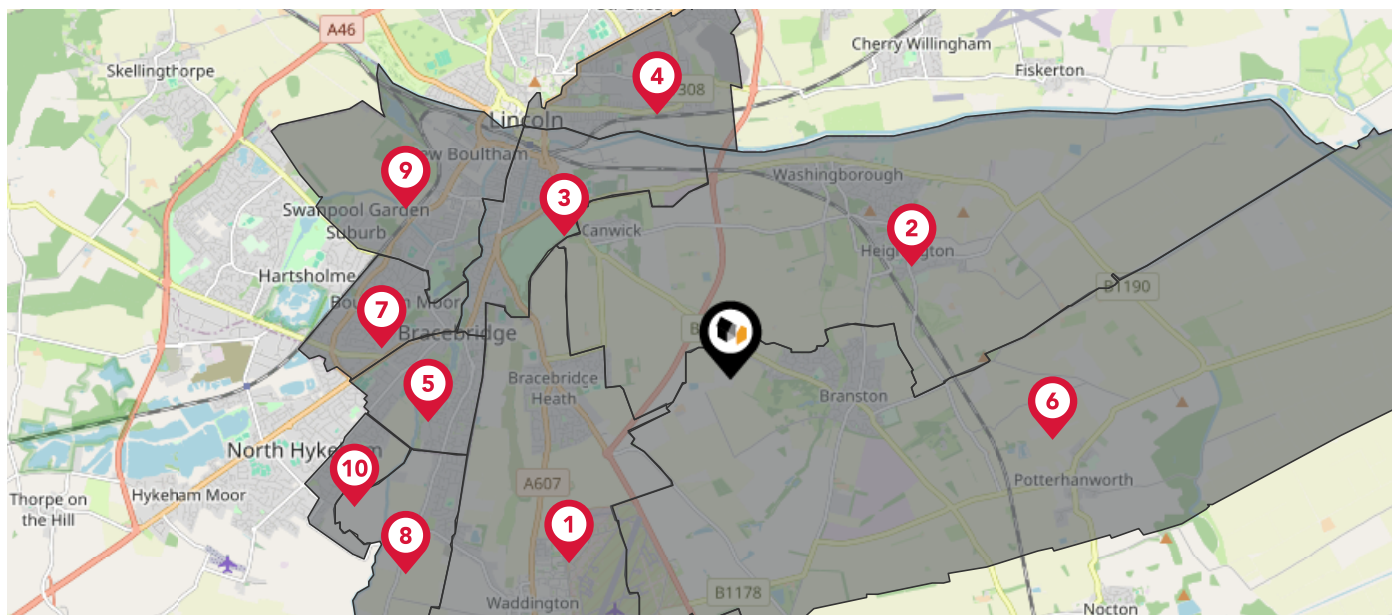
Mine Entry

- ✕ 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



Bracebridge Heath and Waddington East Ward



Heighington and Washingborough Ward



Park Ward



Abbey Ward



Witham Ward



Branston Ward



Moorland Ward



Waddington West Ward



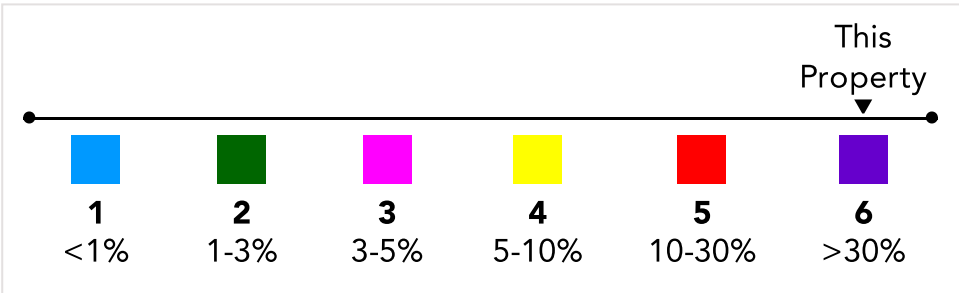
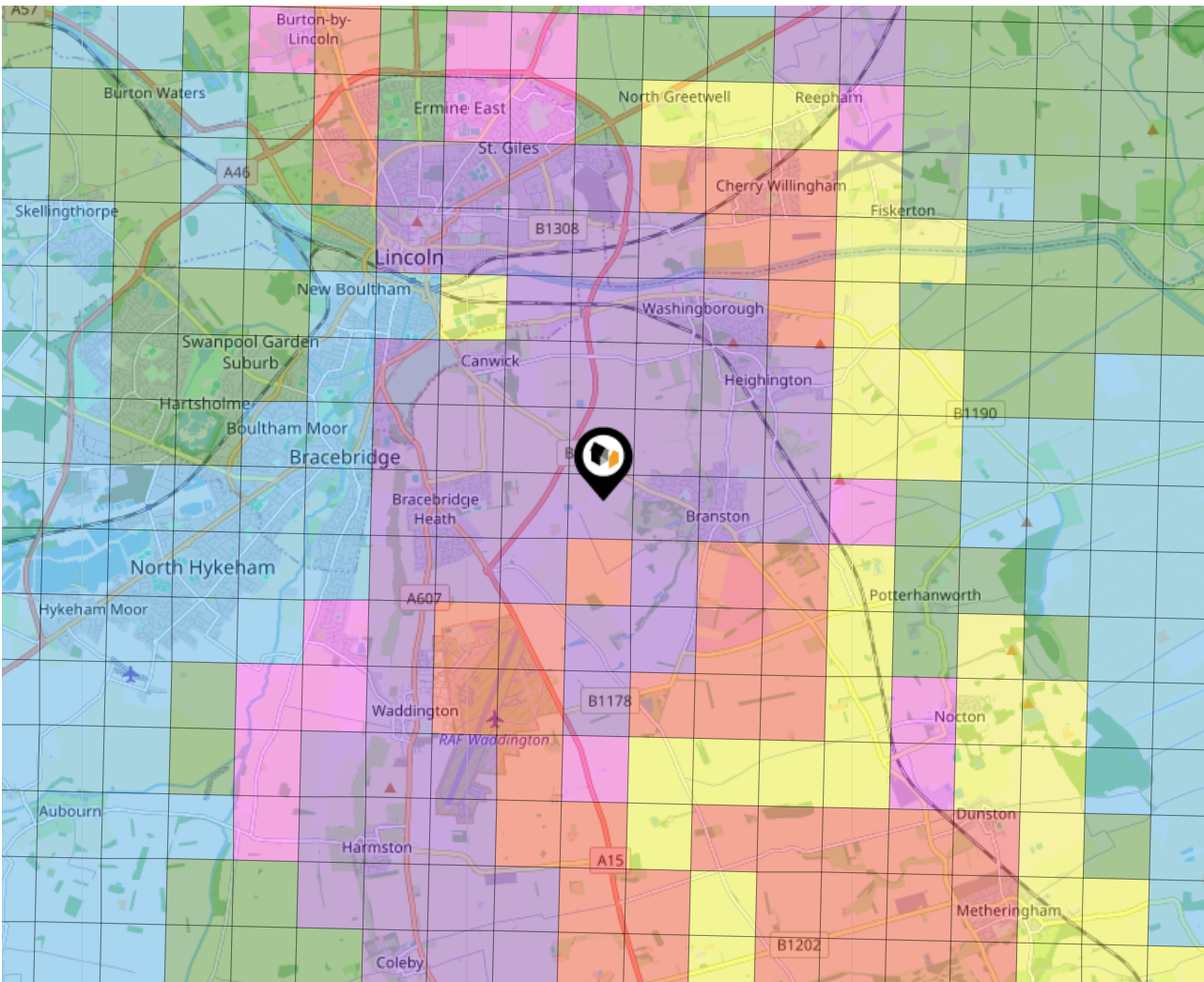
Boultham Ward



North Hykeham Witham Ward

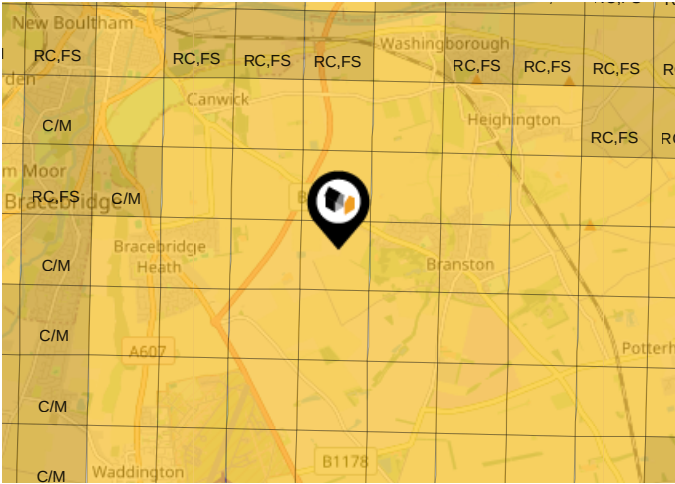
What is Radon?

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)

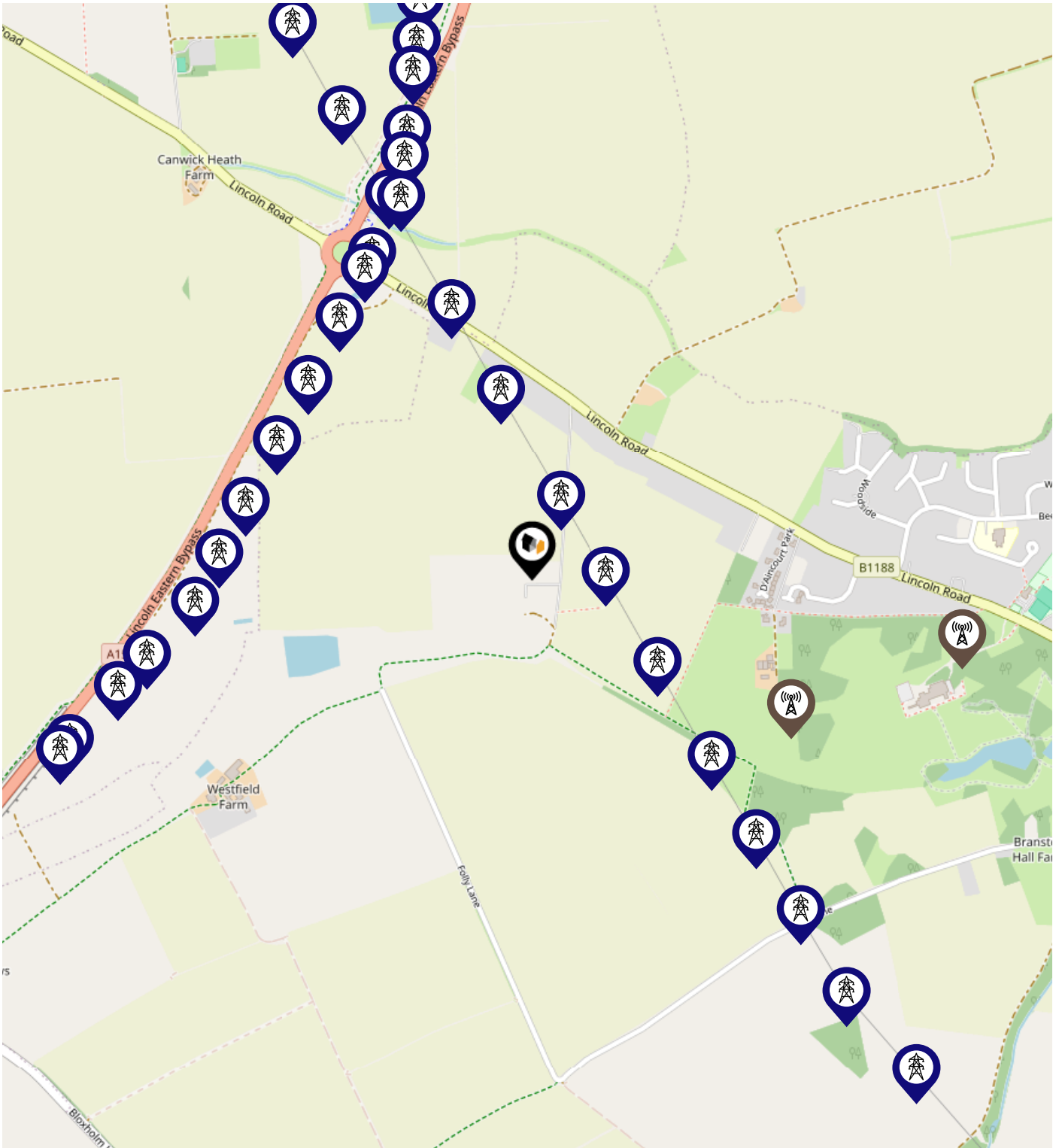
Carbon Content:	HIGH	Soil Texture:	LOAM TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	LIGHT TO MEDIUM		



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:

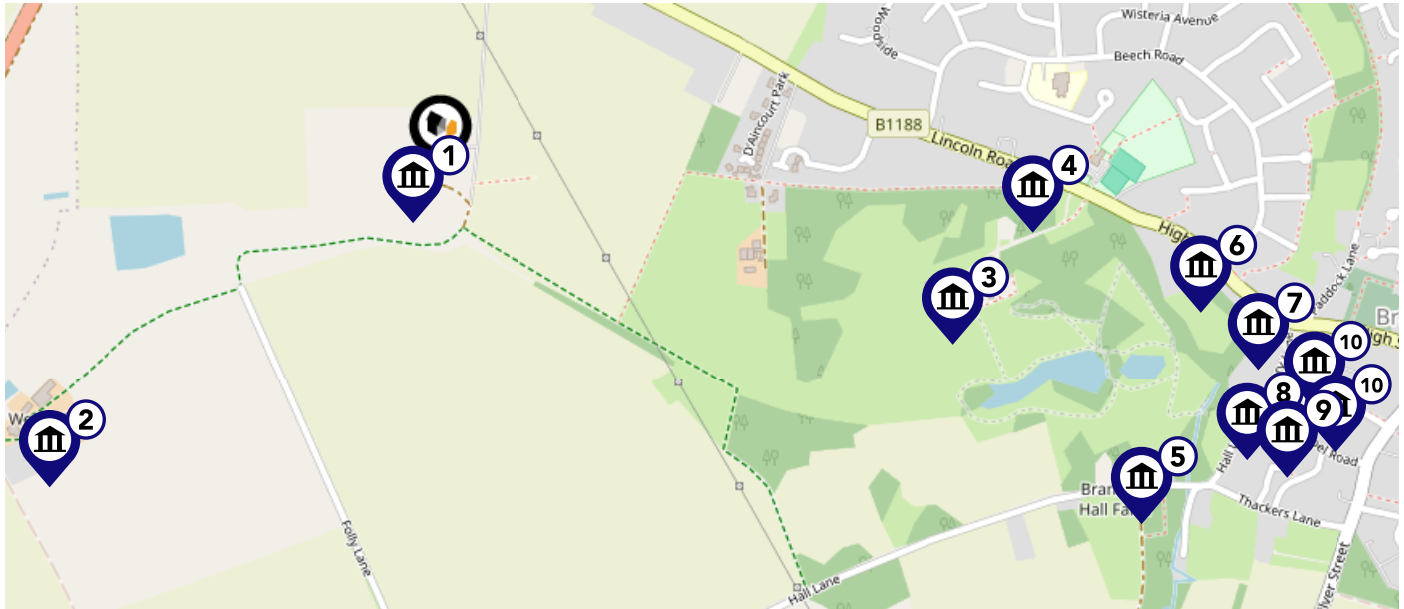
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

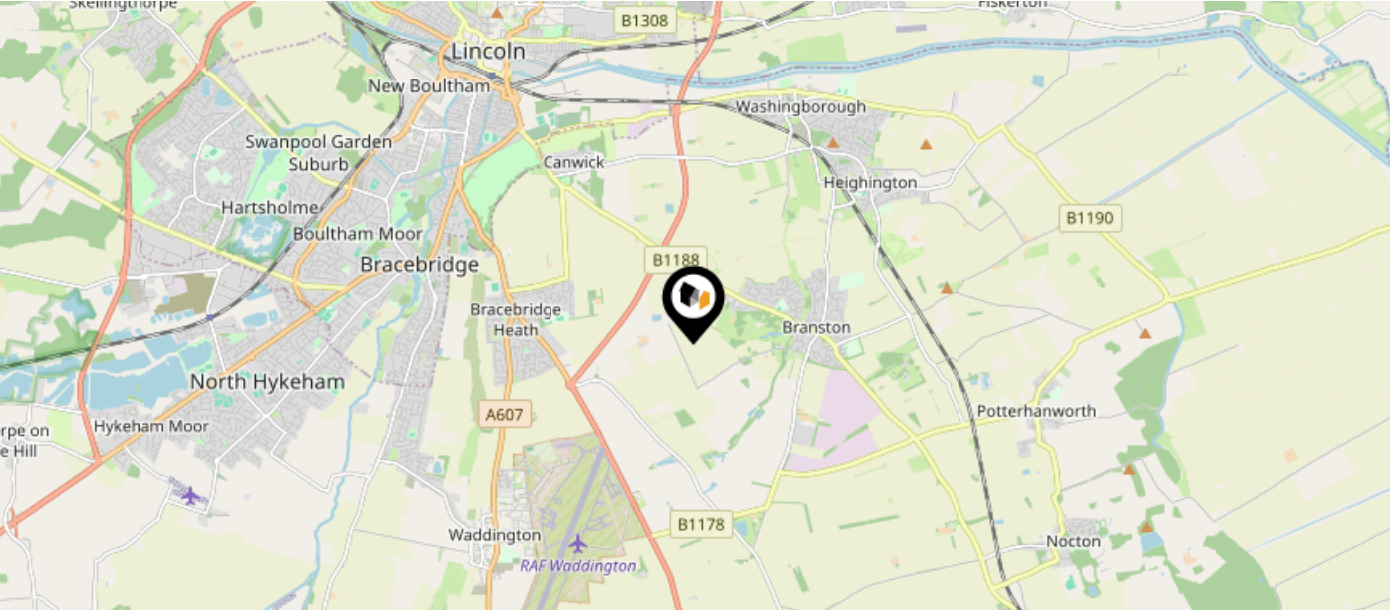


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



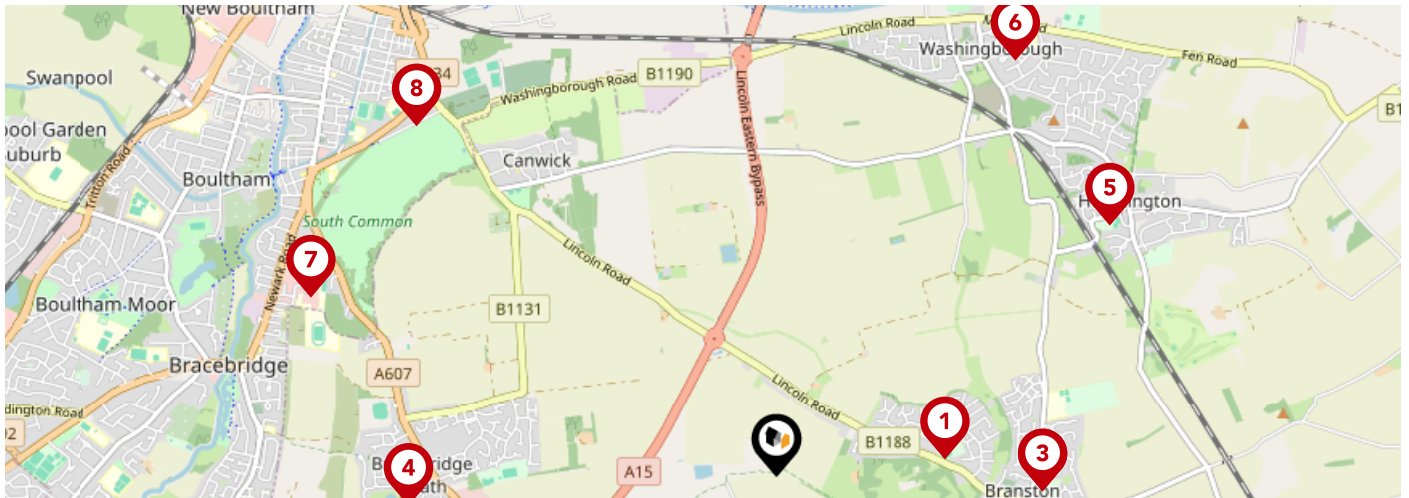
Listed Buildings in the local district	Grade	Distance
 1317274 - Ashfield House	Grade II	0.1 miles
 1061934 - Branston Heath Farmhouse	Grade II	0.5 miles
 1317238 - Branston Hall And Outbuildings	Grade II	0.6 miles
 1061937 - 57, Lincoln Road	Grade II	0.7 miles
 1360531 - Barn At Branston Old Hall	Grade II	0.9 miles
 1061936 - 29, Lincoln Road	Grade II	0.9 miles
 1165544 - 1, Lincoln Road	Grade II	0.9 miles
 1165520 - Bertiesinn	Grade II	1.0 miles
 1061935 - Summerdale	Grade II	1.0 miles
 1360530 - Burchalls Farmhouse	Grade II	1.0 miles
 1360529 - Church Of All Saints	Grade II	1.0 miles

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

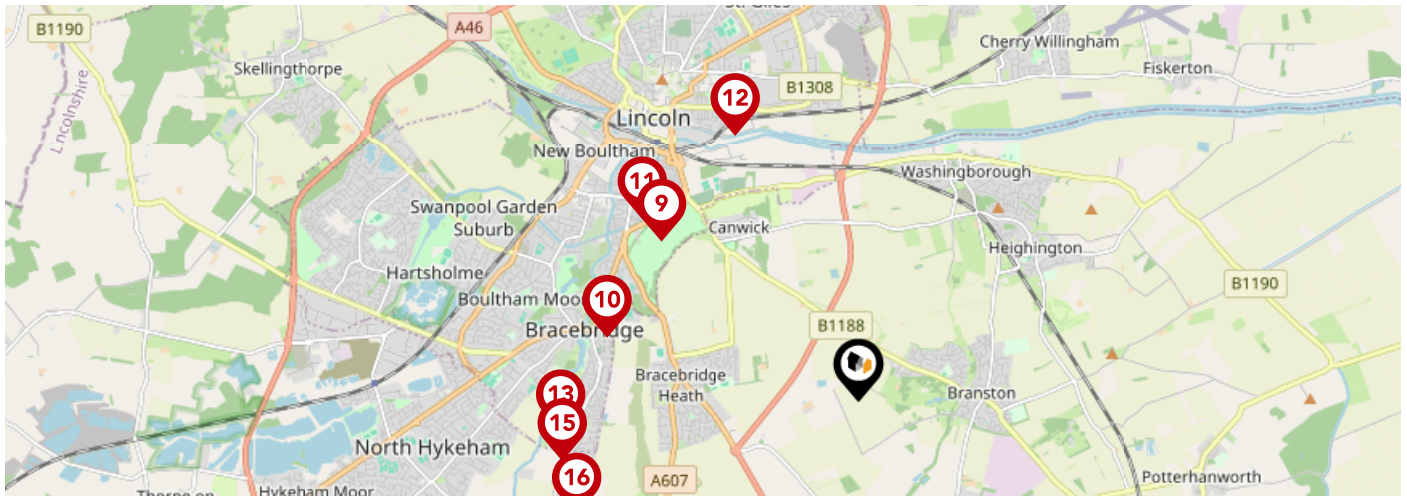


Nearby Green Belt Land

No data available.

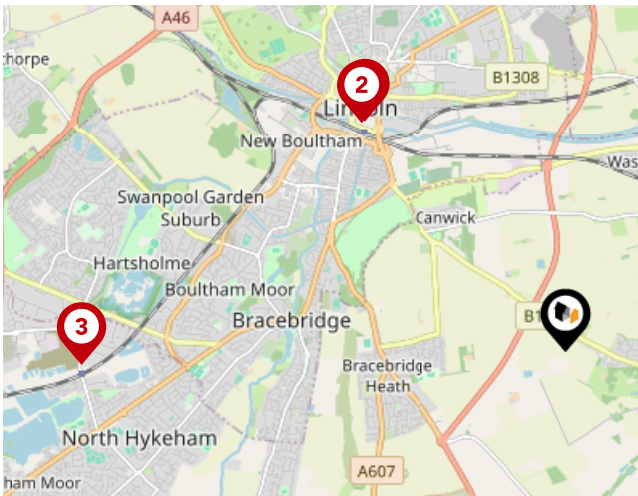


		Nursery	Primary	Secondary	College	Private
1	Branston Church of England Infant Academy Ofsted Rating: Outstanding Pupils: 134 Distance:0.75	☐	☒	☐	☐	☐
2	Branston Junior Academy Ofsted Rating: Good Pupils: 170 Distance:1.18	☐	☒	☐	☐	☐
3	Branston Community Academy Ofsted Rating: Requires improvement Pupils: 1243 Distance:1.18	☐	☐	☒	☐	☐
4	Bracebridge Heath St John's Primary Academy Ofsted Rating: Good Pupils: 372 Distance:1.64	☐	☒	☐	☐	☐
5	Heighington Millfield Primary Academy Ofsted Rating: Good Pupils: 233 Distance:1.85	☐	☒	☐	☐	☐
6	Washingborough Academy Ofsted Rating: Good Pupils: 271 Distance:2.13	☐	☒	☐	☐	☐
7	The Priory Academy LSST Ofsted Rating: Good Pupils: 1779 Distance:2.22	☐	☐	☒	☐	☐
8	The Lincoln Bishop King Church of England Primary School Ofsted Rating: Good Pupils: 459 Distance:2.23	☐	☒	☐	☐	☐



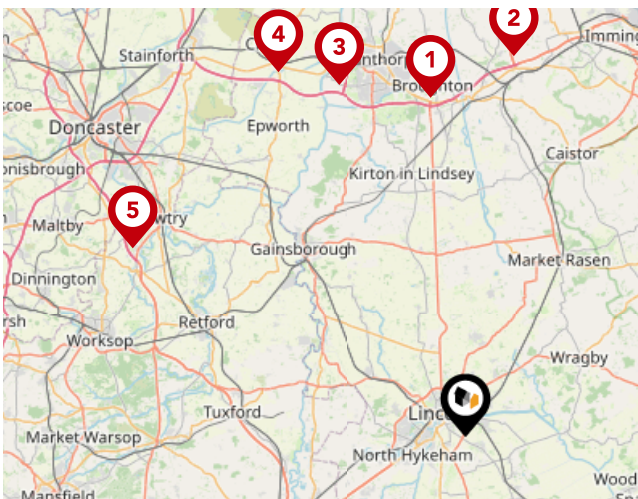
		Nursery	Primary	Secondary	College	Private
	Athena School Ofsted Rating: Good Pupils: 113 Distance:2.26	☐	☐	☒	☐	☐
	Bracebridge Infant and Nursery School Ofsted Rating: Good Pupils: 78 Distance:2.3	☐	☒	☐	☐	☐
	The Lincoln St Peter at Gowts Church of England Primary School Ofsted Rating: Outstanding Pupils: 258 Distance:2.51	☐	☒	☐	☐	☐
	Lincoln Monks Abbey Primary School Ofsted Rating: Good Pupils: 594 Distance:2.61	☐	☒	☐	☐	☐
	The Meadows Primary School Ofsted Rating: Good Pupils: 364 Distance:2.66	☐	☒	☐	☐	☐
	Waddington All Saints Academy Ofsted Rating: Outstanding Pupils: 373 Distance:2.68	☐	☒	☐	☐	☐
	Acorn Free School Ofsted Rating: Good Pupils: 3 Distance:2.69	☐	☐	☒	☐	☐
	Waddington Redwood Primary Academy Ofsted Rating: Good Pupils: 301 Distance:2.71	☐	☒	☐	☐	☐

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	2.71 miles
2	Lincoln Central Rail Station	2.71 miles
3	Hykeham Rail Station	4.3 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	24.17 miles
2	M180 J5	27.09 miles
3	M180 J3	26.51 miles
4	M180 J2	29 miles
5	A1(M) J34	27.16 miles

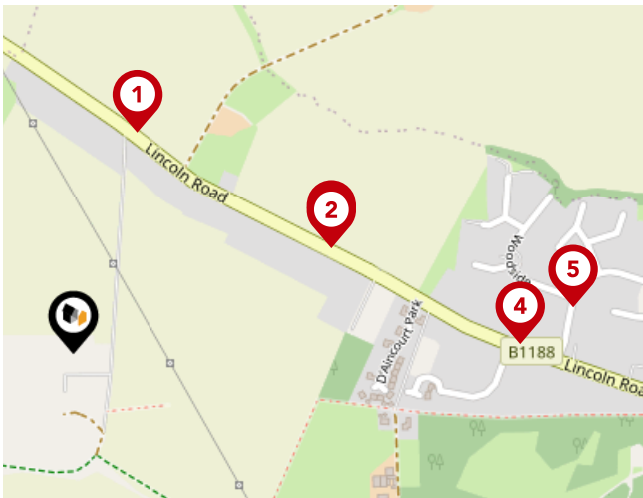


Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	27.42 miles
2	Finningley	28.93 miles
3	East Mids Airport	43.11 miles
4	Leeds Bradford Airport	66.7 miles

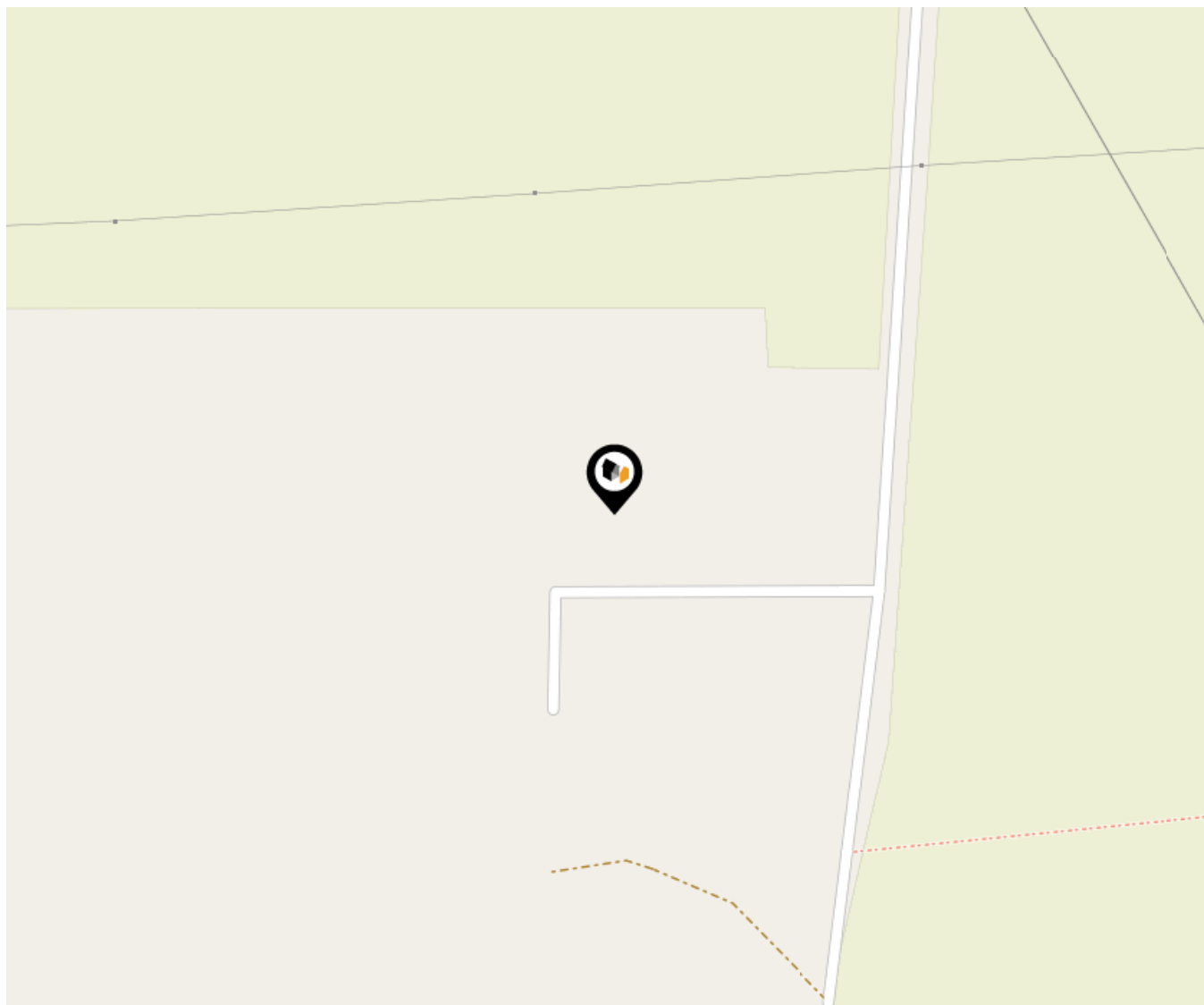
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Ashfield Cottage Farm	0.26 miles
2	Woodview Nursing Home	0.31 miles
3	Woodview Nursing Home	0.31 miles
4	Park View Avenue	0.5 miles
5	Woodside	0.56 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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