

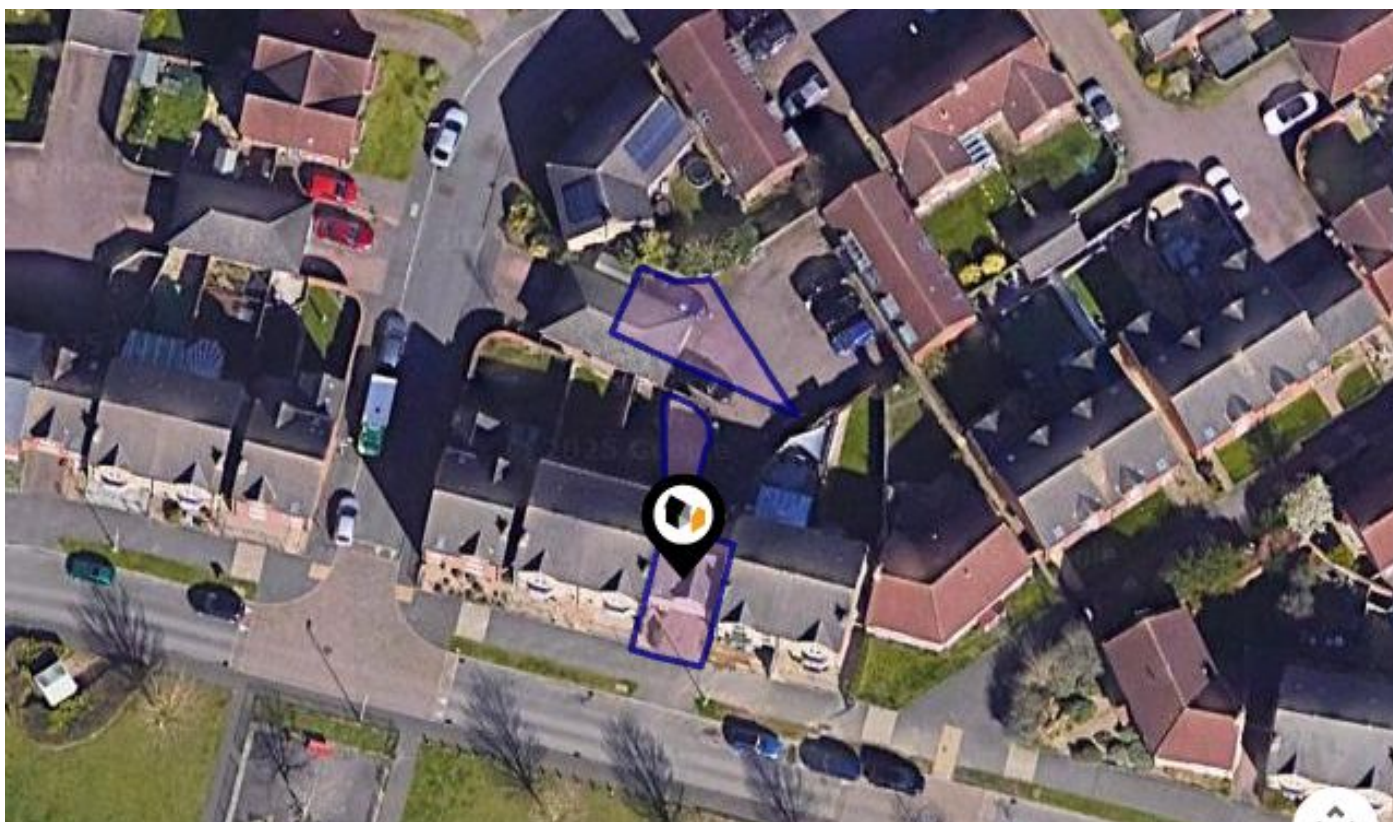


See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 24th October 2025



VENABLES WAY, LINCOLN, LN2

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

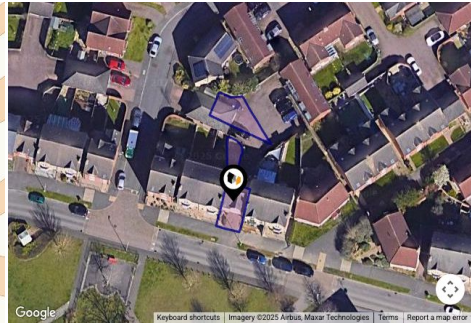
hymie.bentley@mundys.net

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Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Plot Area:	0.04 acres		
Year Built :	2002		
Council Tax :	Band B		
Annual Estimate:	£1,759		
Title Number:	LL225288		

Local Area

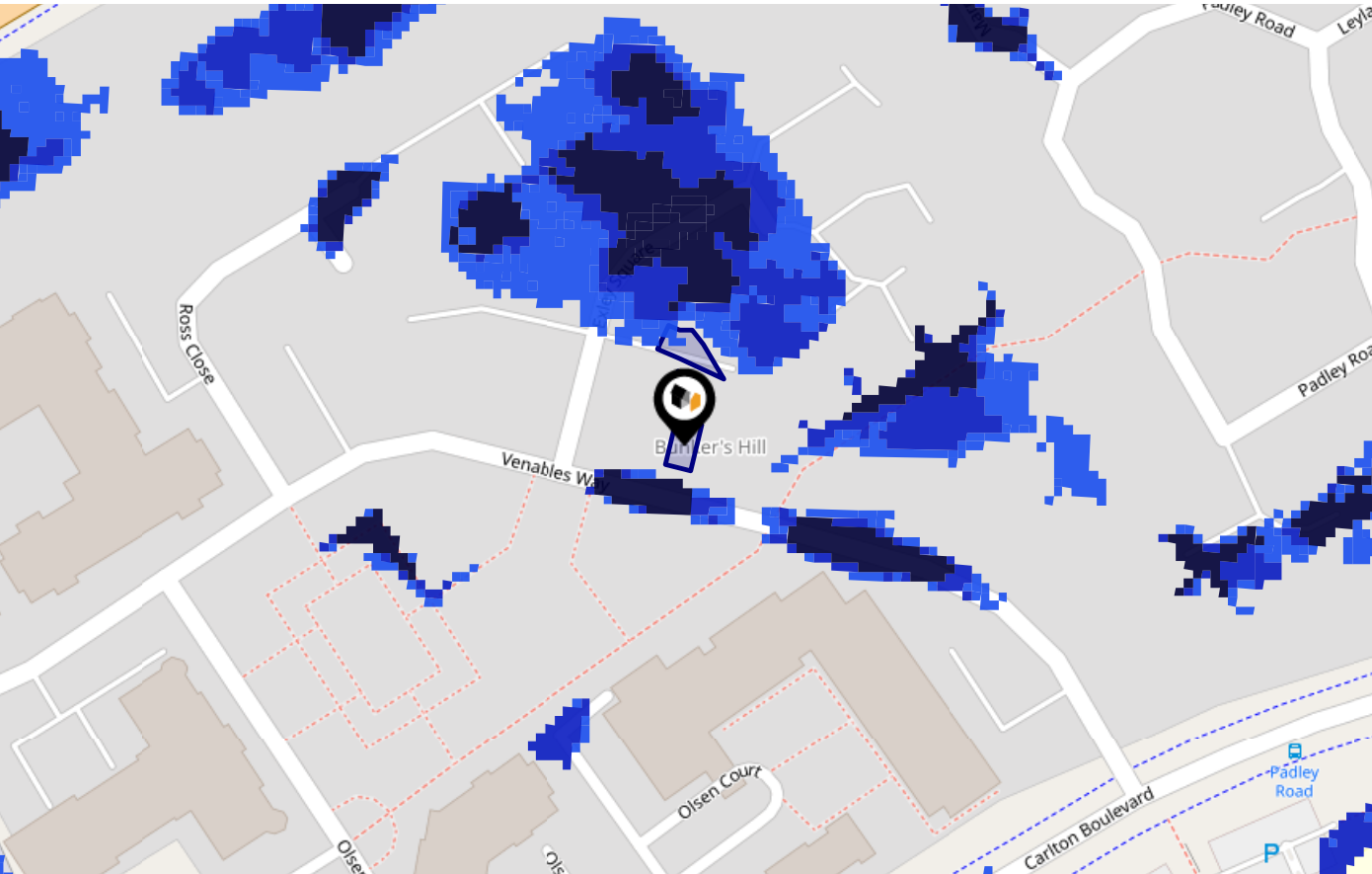
Local Authority:	Lincoln	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	4	76	1000
● Surface Water	Very low	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

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.

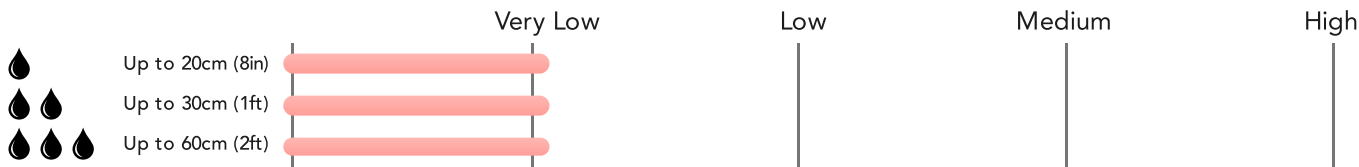


Risk Rating: Very low

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.

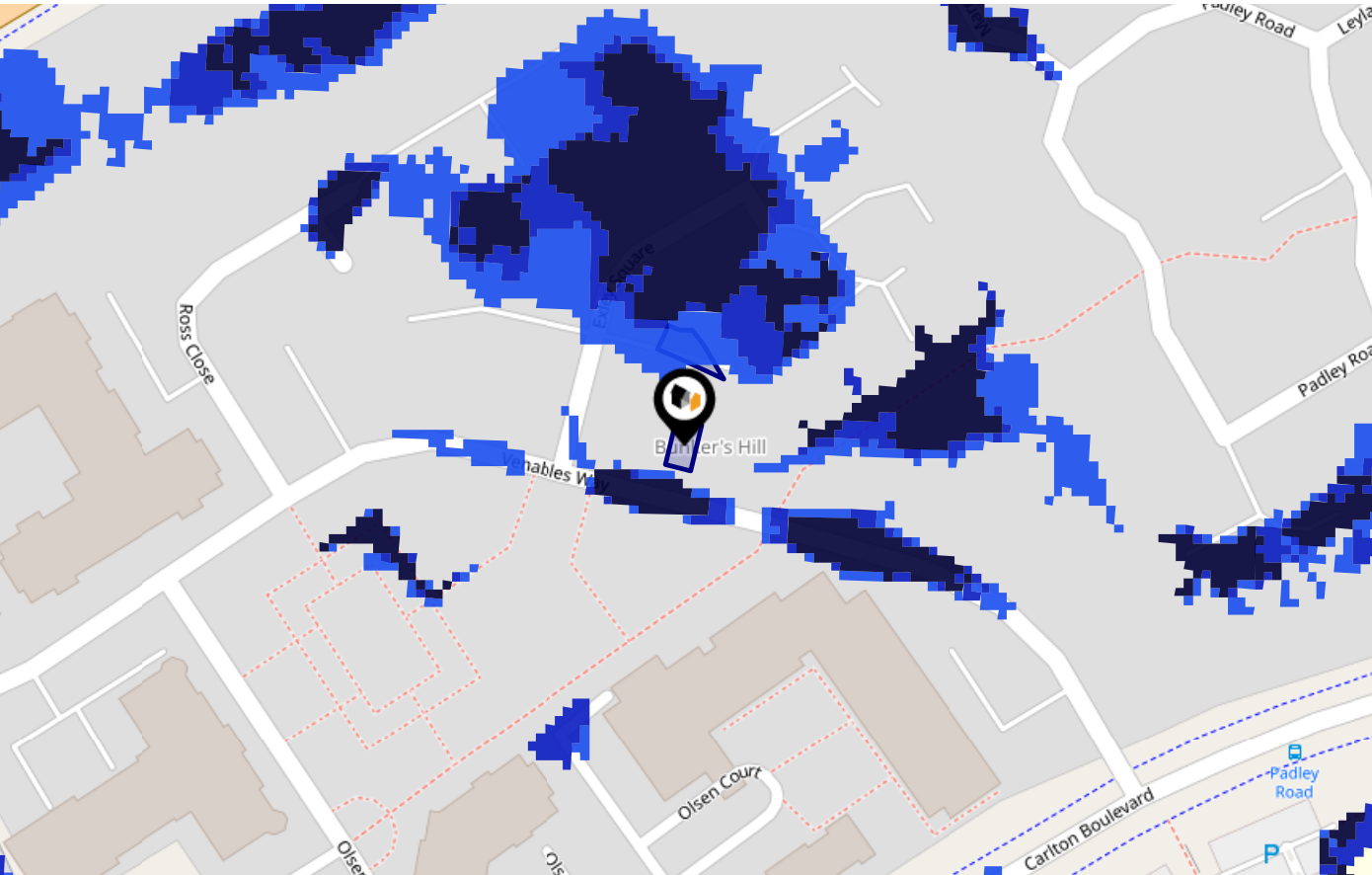
Chance of flooding to the following depths at this property:



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:

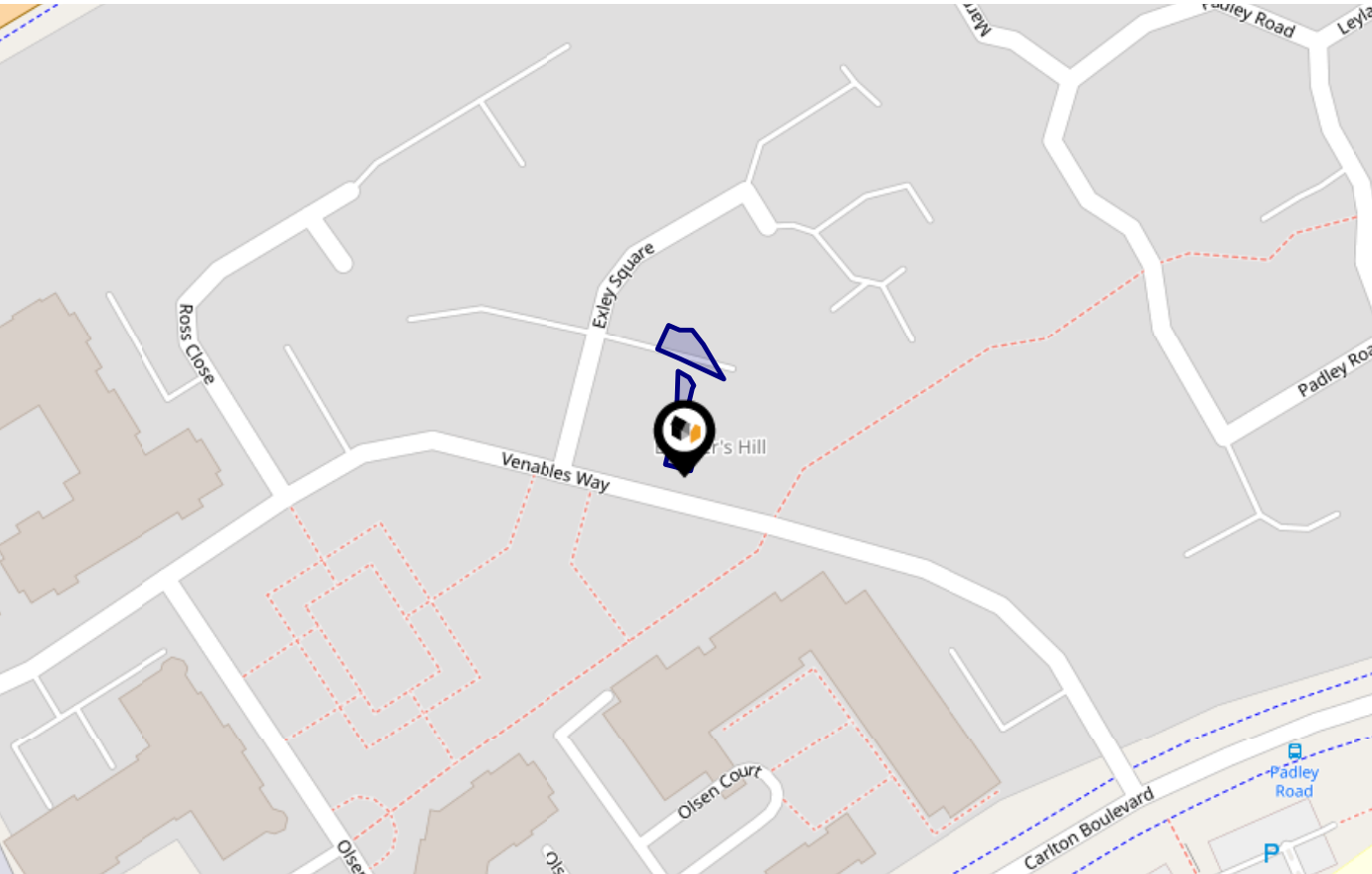


Flood Risk

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.

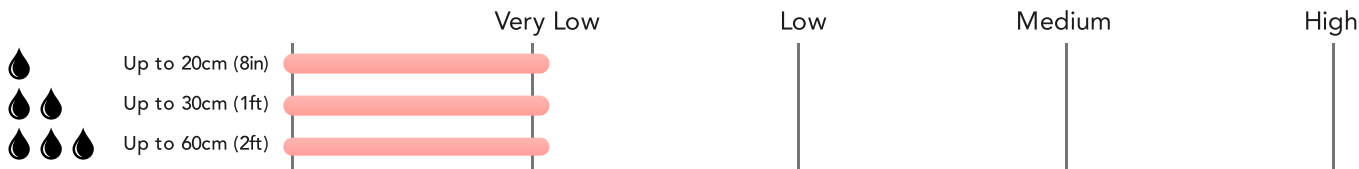


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

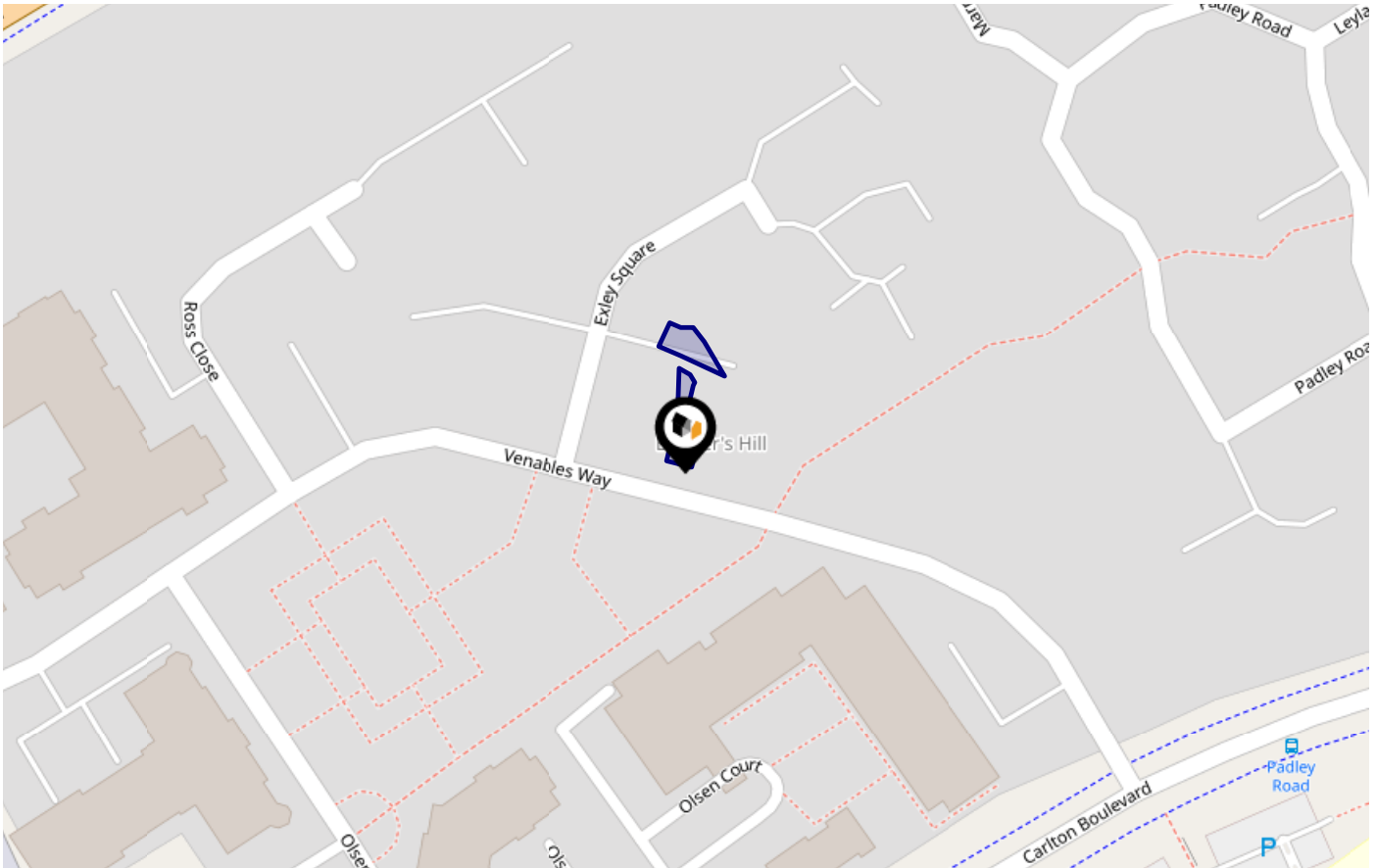


Flood Risk

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.

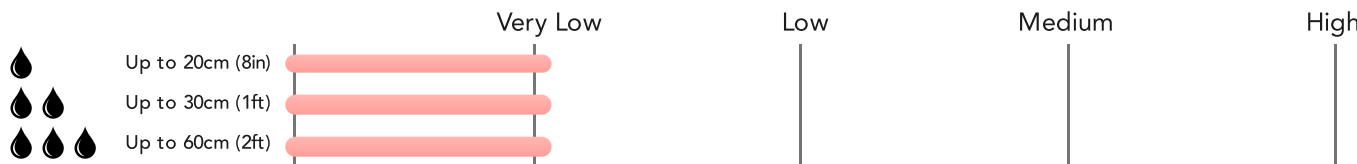


Risk Rating: Very low

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:



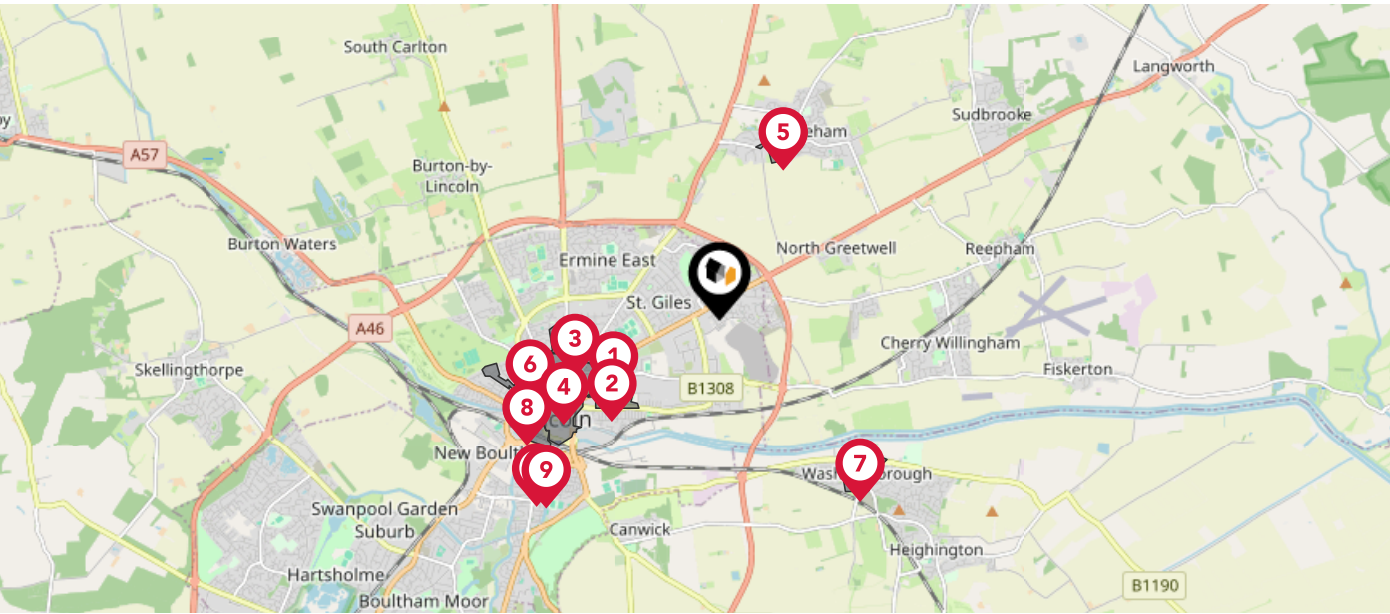
MIR - Material Info

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.



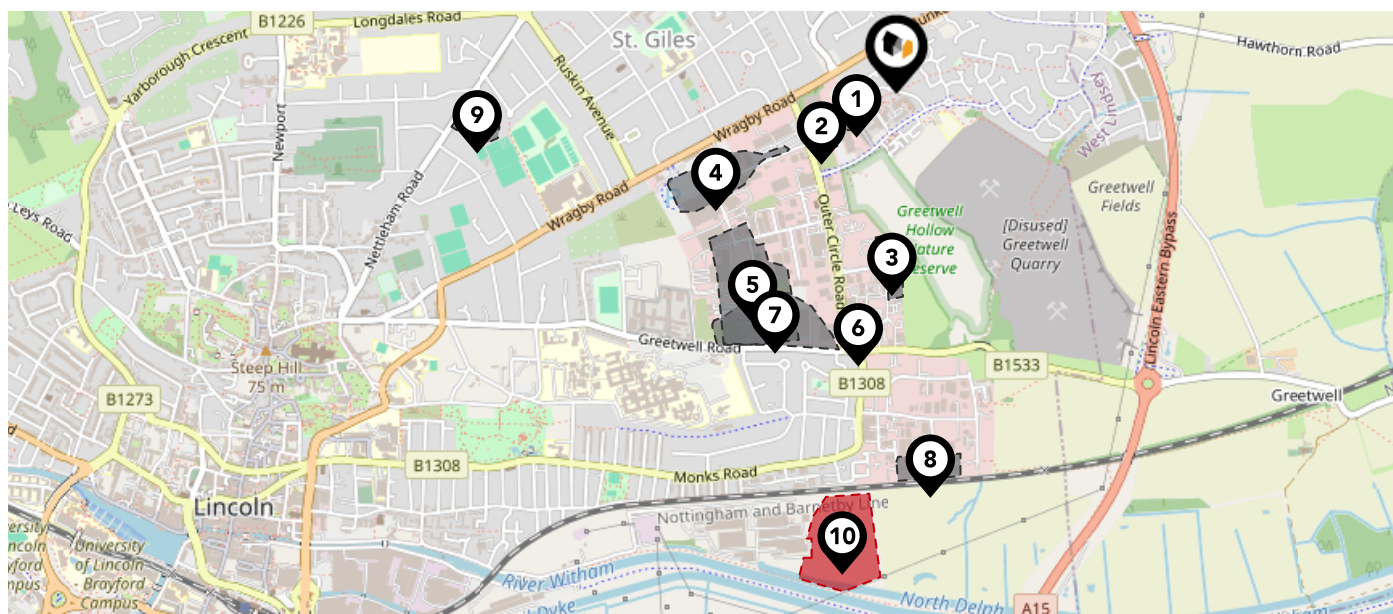
Nearby Conservation Areas	
	The Dell
	Lindum and Arboretum
	Newport and Nettleham Road
	Cathedral and City Centre
	Nettleham
	Carline
	Washingborough
	West Parade and Brayford
	Sibthorp
	St Peter-at-Gowts

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

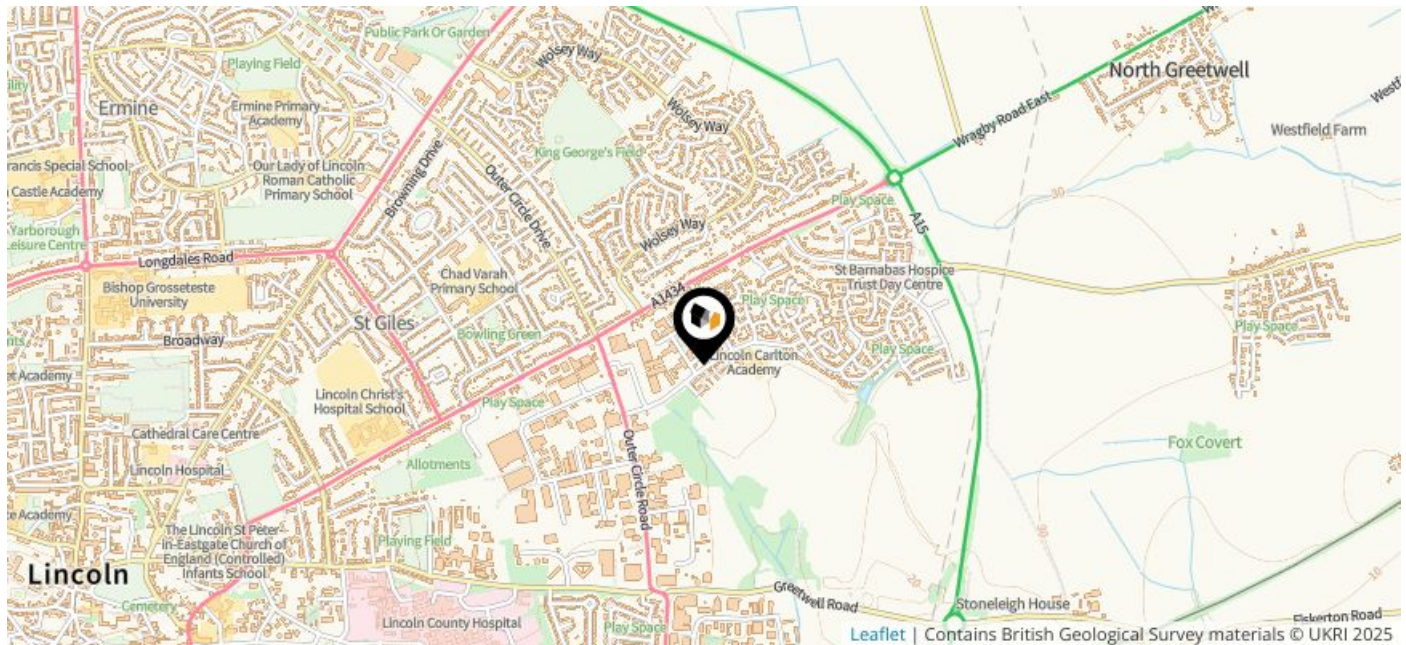
1	Rear Of Old Hillards-Rear Of Old Hillards, Wragby Road	Historic Landfill	☐
2	Outer Circle Road-Lincoln, Lincolnshire	Historic Landfill	☐
3	Wrights Way-Lincoln, Lincolnshire	Historic Landfill	☐
4	Deacon Road-Lincoln, Lincolnshire	Historic Landfill	☐
5	East Of HM Prison-Greetwell Road, Lincoln	Historic Landfill	☐
6	Wickes Site-Outer Circle Road	Historic Landfill	☐
7	Greetwell Road and Outer Circle Road-Lincoln, Lincolnshire	Historic Landfill	☐
8	Land East to of Dowding Road and lying between Railway line and Allenby Road Industrial Estate-Wavell Drive, Lincoln	Historic Landfill	☐
9	Nursery Grove-Lincoln, Lincolnshire	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.

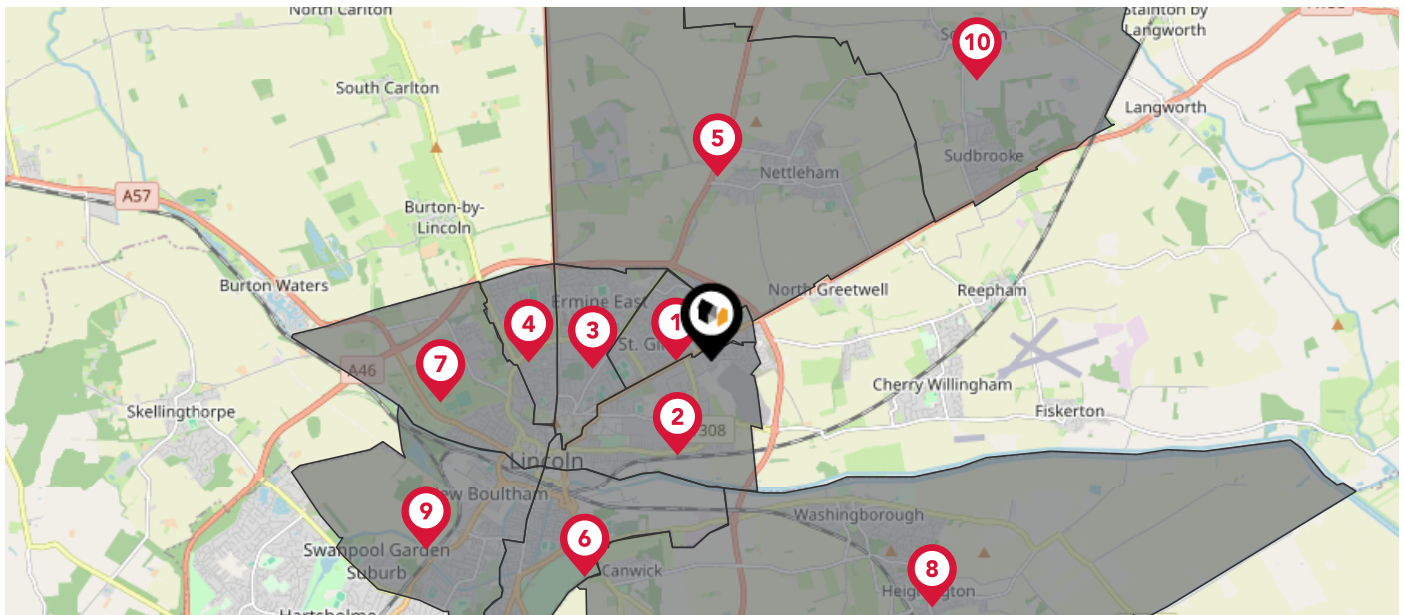
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

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



Glebe Ward



Abbey Ward



Minster Ward



Castle Ward



Nettleham Ward



Park Ward



Carholme Ward



Heighington and Washingborough Ward



Boultham Ward



Sudbrooke Ward

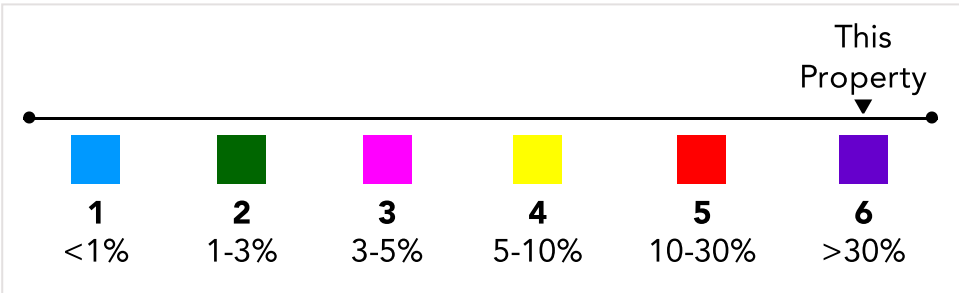
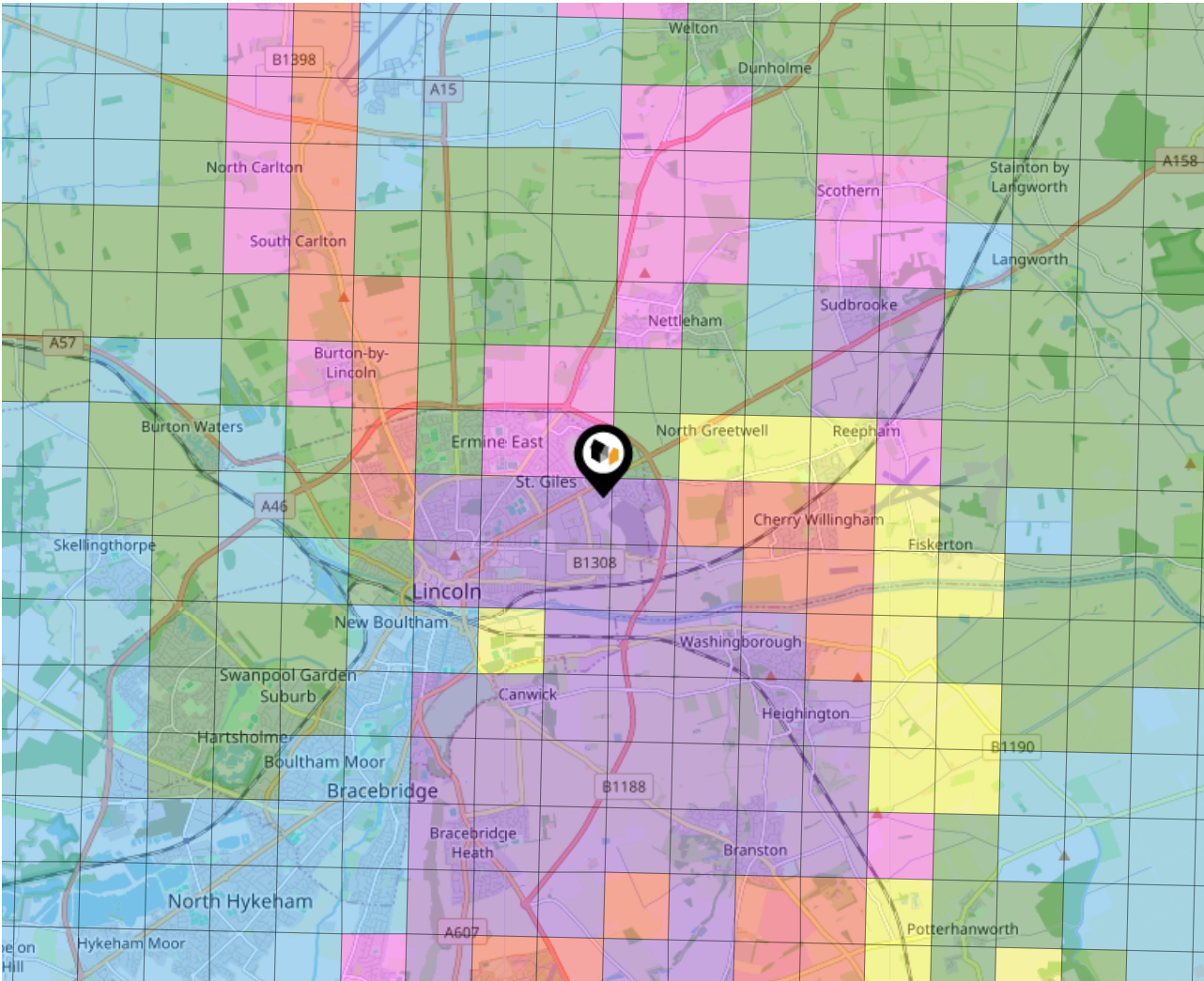
Environment

Radon Gas



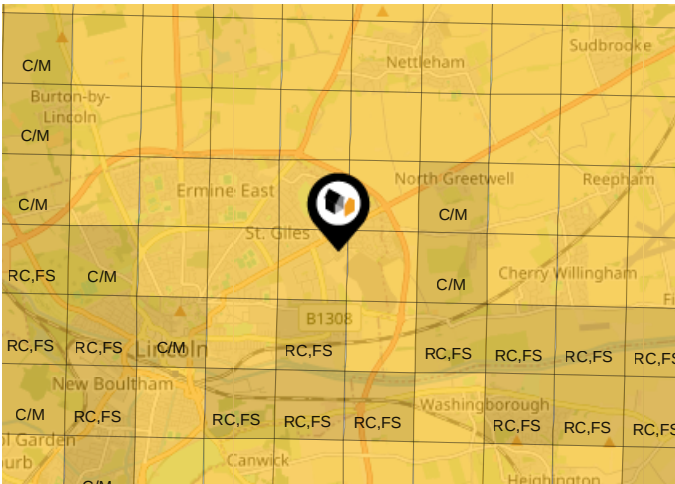
What is Radon?

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)

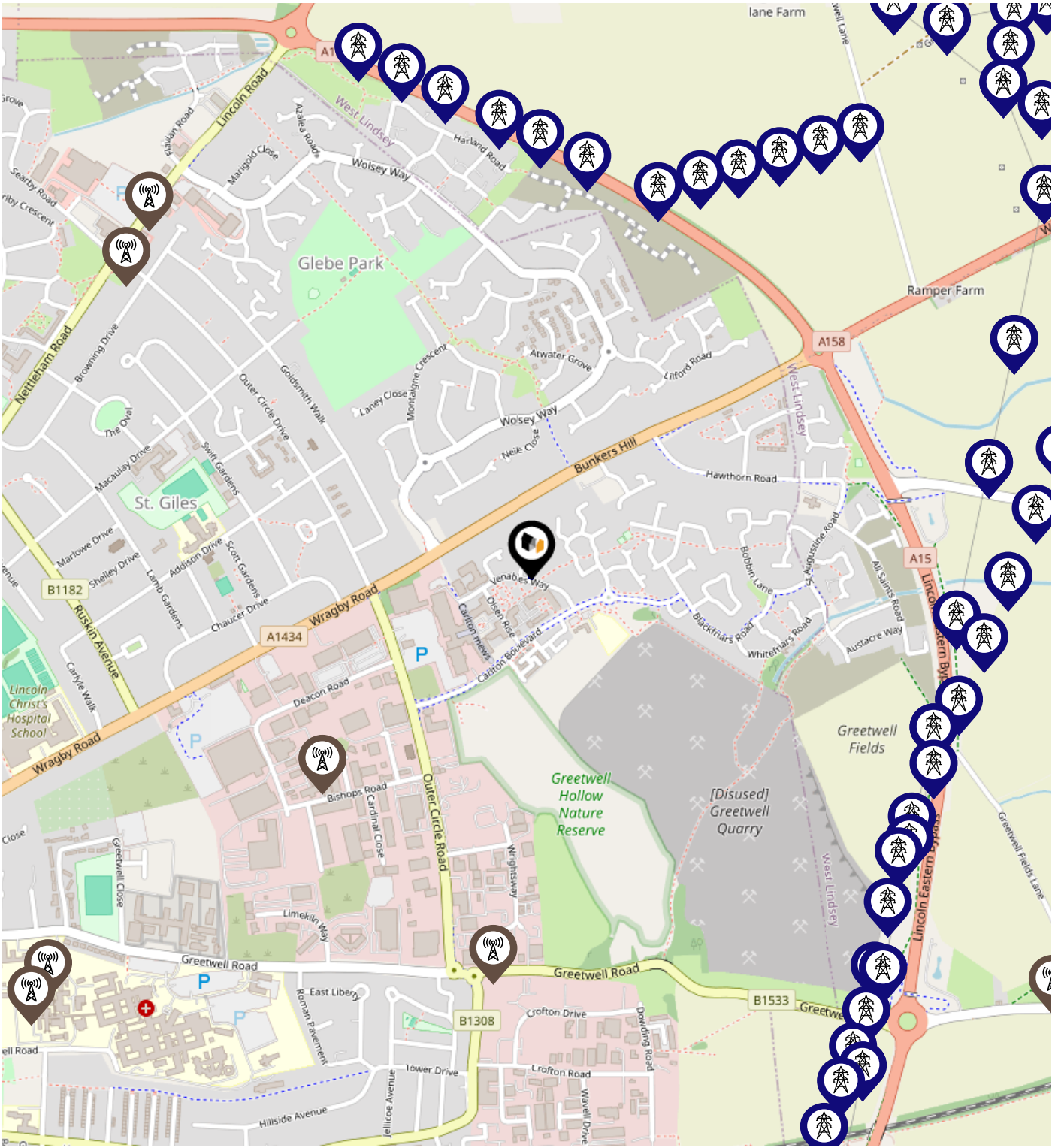
Carbon Content:	HIGH	Soil Texture:	LOAM TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



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:

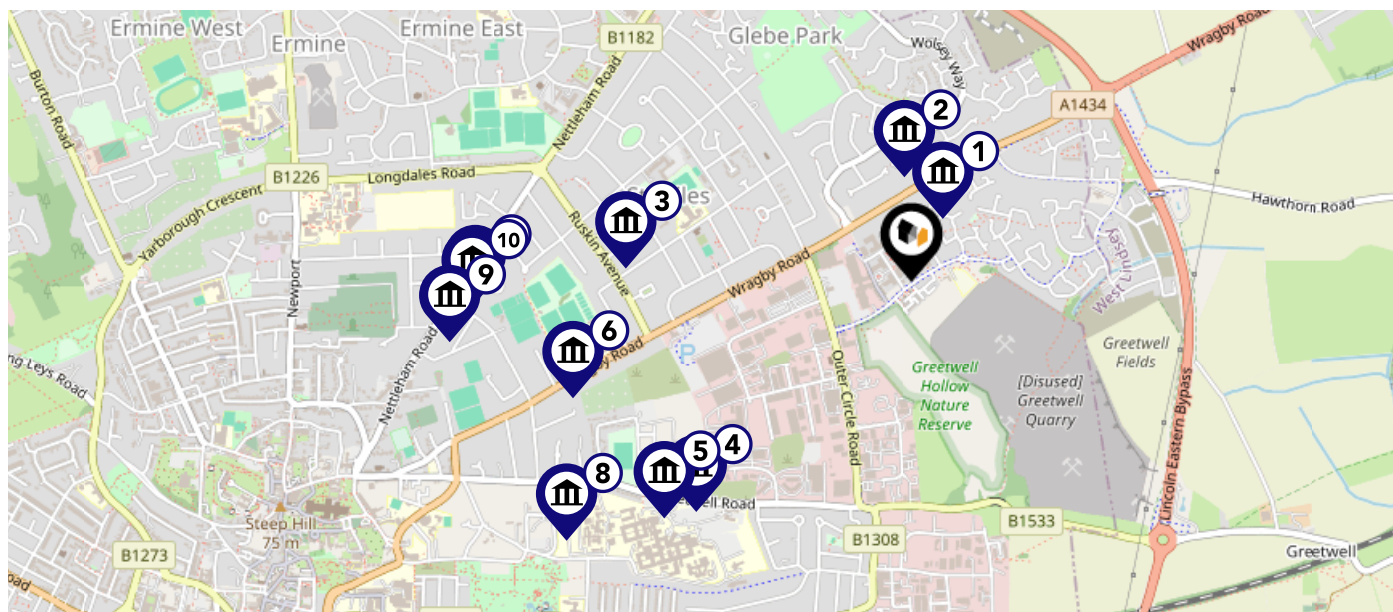
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

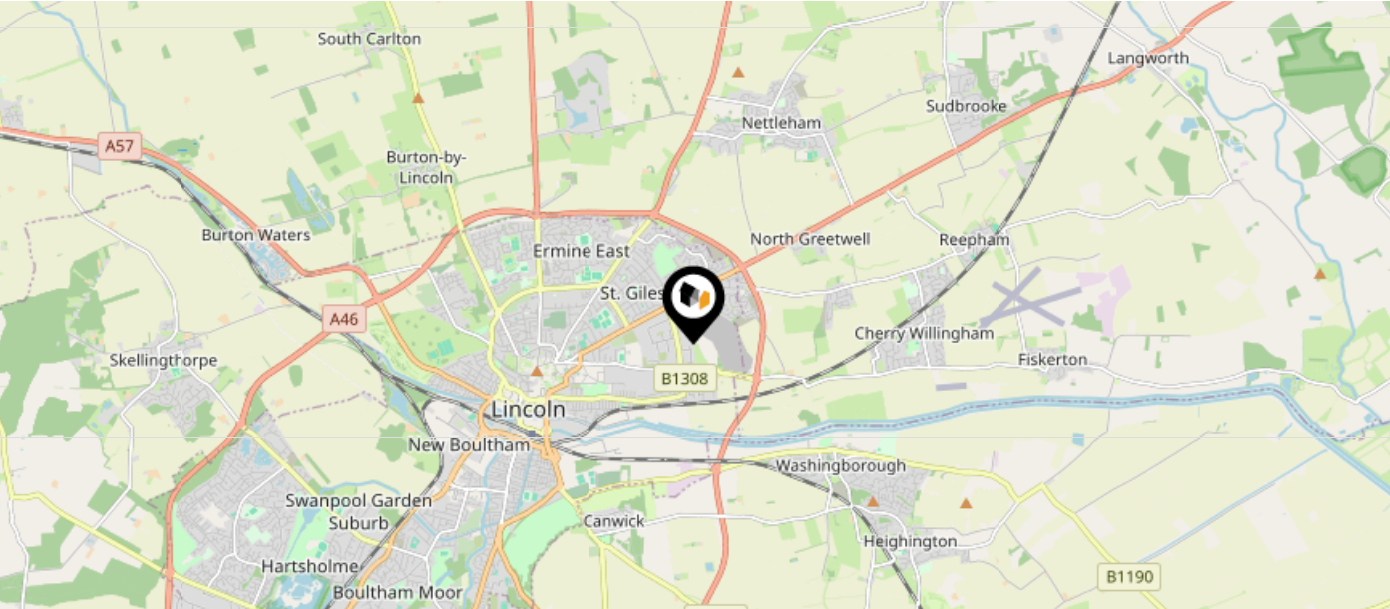


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



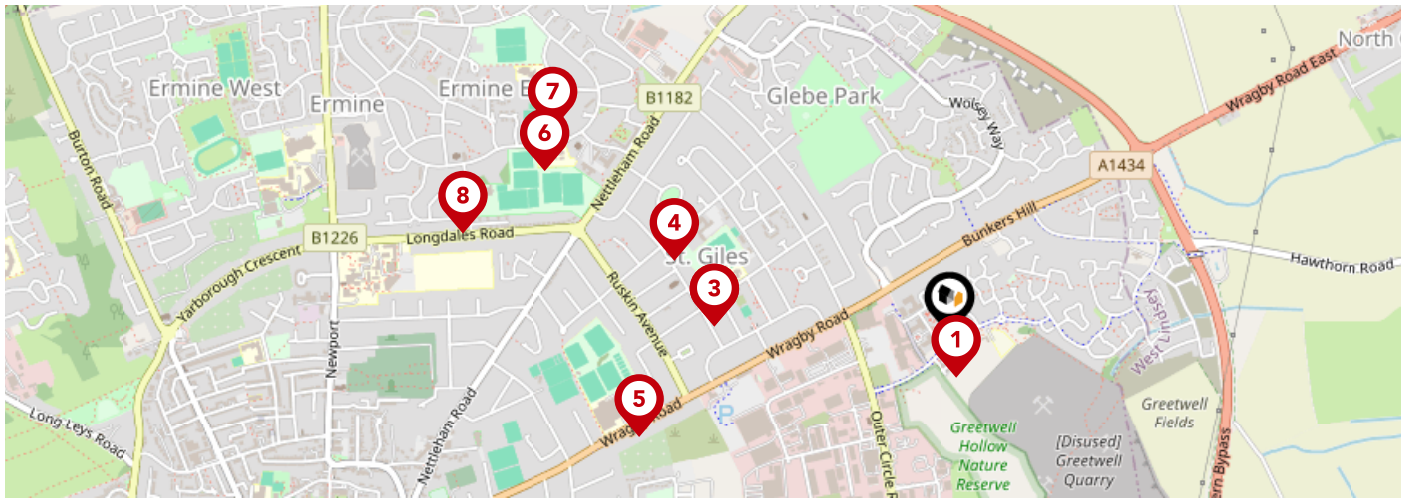
Listed Buildings in the local district	Grade	Distance
 1388473 - The Lincolnshire Poacher Public House And Attached Boundary Wall	Grade II	0.2 miles
 1388832 - Harvest Moon Public House	Grade II	0.2 miles
 1388614 - Church Of St Giles	Grade II	0.6 miles
 1388558 - Lincoln Prison Entrance Buildings And Walls	Grade II	0.7 miles
 1388559 - Lincoln Prison Cell Blocks	Grade II	0.7 miles
 1388836 - Lincoln Christ Hospital School And Attached Headmasters House	Grade II	0.8 miles
 1388707 - 104-110, Nettleham Road	Grade II	0.9 miles
 1388560 - Nurses' Home At Lincolnshire County Hospital	Grade II	0.9 miles
 1388704 - 66, Nettleham Road	Grade II	1.0 miles
 1388706 - 96-102, Nettleham Road	Grade II	1.0 miles

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

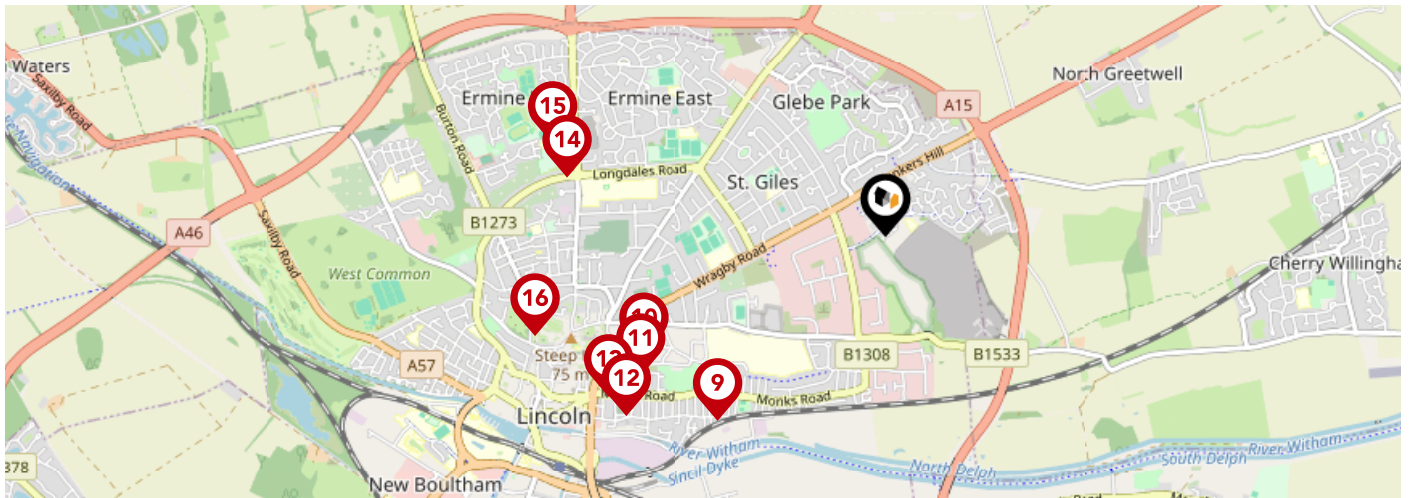


Nearby Green Belt Land

No data available.

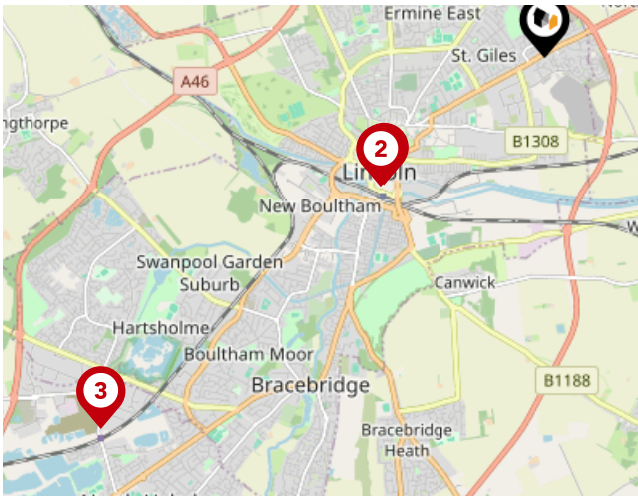


		Nursery	Primary	Secondary	College	Private
	Lincoln Carlton Academy Ofsted Rating: Outstanding Pupils: 421 Distance:0.1	☐	☒	☐	☐	☐
	The Lincoln St Giles Nursery School Ofsted Rating: Outstanding Pupils: 112 Distance:0.52	☒	☐	☐	☐	☐
	St Giles Academy Ofsted Rating: Requires improvement Pupils: 405 Distance:0.52	☐	☒	☐	☐	☐
	Springwell Alternative Academy Lincoln Ofsted Rating: Good Pupils: 48 Distance:0.64	☐	☐	☒	☐	☐
	Lincoln Christ's Hospital School Ofsted Rating: Good Pupils: 1286 Distance:0.73	☐	☐	☒	☐	☐
	Our Lady of Lincoln Catholic Primary School A Voluntary Academy Ofsted Rating: Good Pupils: 204 Distance:0.97	☐	☒	☐	☐	☐
	Ermine Primary Academy Ofsted Rating: Good Pupils: 393 Distance:0.99	☐	☒	☐	☐	☐
	Castles Education Ofsted Rating: Inadequate Pupils: 93 Distance:1.1	☐	☐	☒	☐	☐



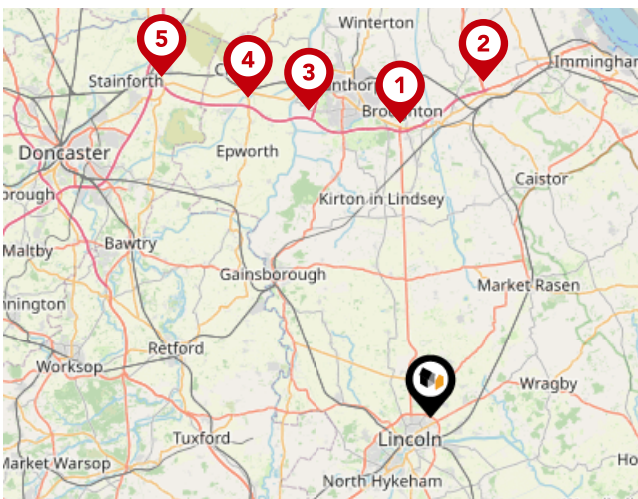
		Nursery	Primary	Secondary	College	Private
	Lincoln Monks Abbey Primary School Ofsted Rating: Good Pupils: 594 Distance:1.11	☐	☒	☐	☐	☐
	The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School Ofsted Rating: Requires improvement Pupils: 89 Distance:1.19	☐	☒	☐	☐	☐
	Lincoln Minster School Ofsted Rating: Not Rated Pupils: 473 Distance:1.25	☐	☐	☒	☐	☐
	Lincoln College Ofsted Rating: Good Pupils:0 Distance:1.4	☐	☐	☒	☐	☐
	Lincoln UTC Ofsted Rating: Good Pupils: 369 Distance:1.42	☐	☐	☒	☐	☐
	Lincoln Castle Academy Ofsted Rating: Not Rated Pupils: 680 Distance:1.44	☐	☐	☒	☐	☐
	The St Francis Special School, Lincoln Ofsted Rating: Outstanding Pupils: 161 Distance:1.53	☐	☐	☒	☐	☐
	Westgate Academy Ofsted Rating: Good Pupils: 430 Distance:1.62	☐	☒	☐	☐	☐

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	1.83 miles
2	Lincoln Central Rail Station	1.86 miles
3	Hykeham Rail Station	5.14 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	20.97 miles
2	M180 J5	23.99 miles
3	M180 J3	23.41 miles
4	M180 J2	26.03 miles
5	M180 J1	30.67 miles



Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	24.42 miles
2	Finningley	26.59 miles
3	East Mids Airport	44.79 miles
4	Leeds Bradford Airport	64.25 miles

Area

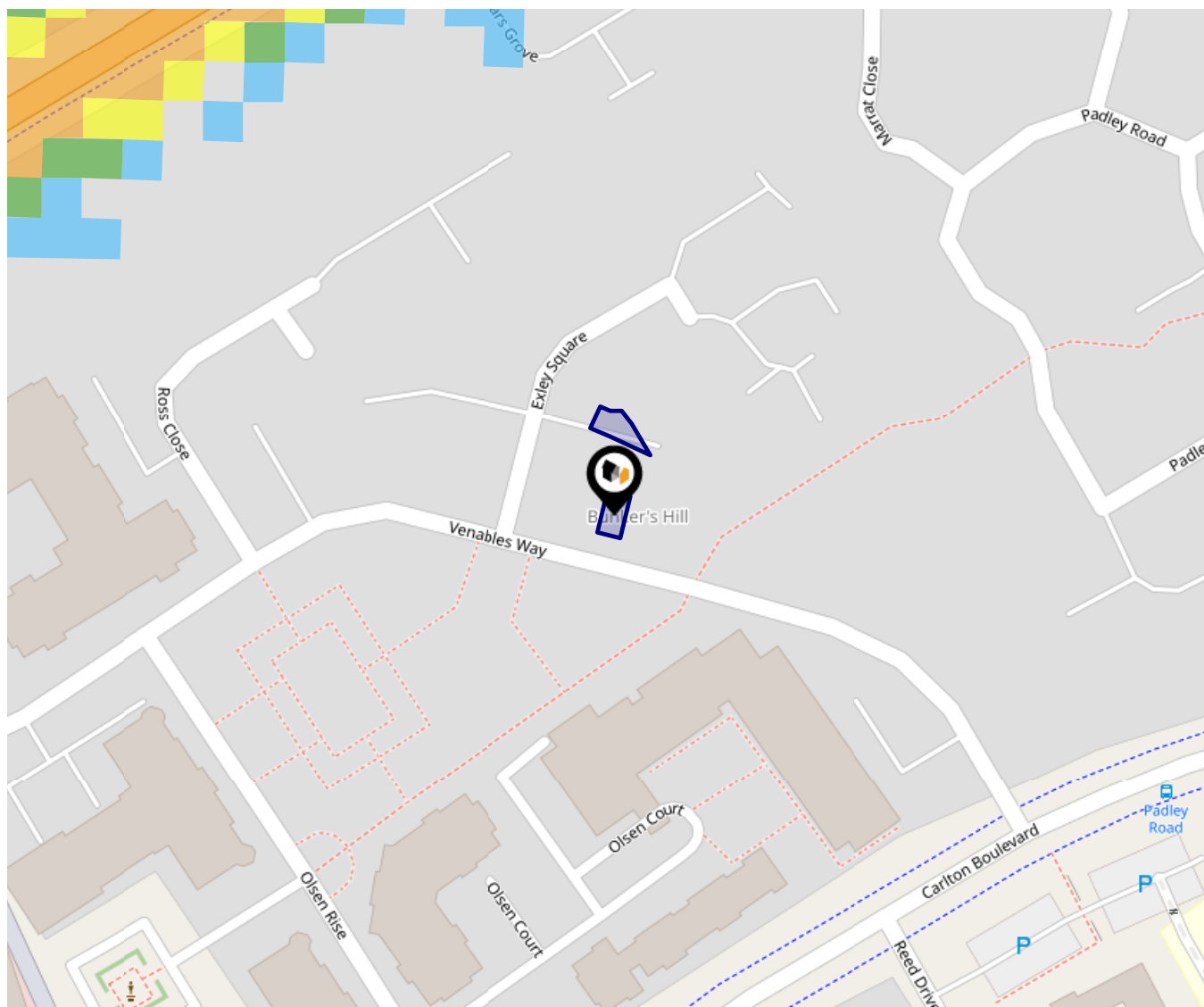
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Padley Road	0.1 miles
2	Carlton Centre	0.14 miles
3	Padley Road	0.15 miles
4	Remigius Grove	0.18 miles
5	Dunhelm	0.19 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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