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MIR: Material Info

The Material Information Affecting this Property

Thursday 30th October 2025



HEATHER GARDENS, NORTH HYKEHAM, LINCOLN, LN6

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

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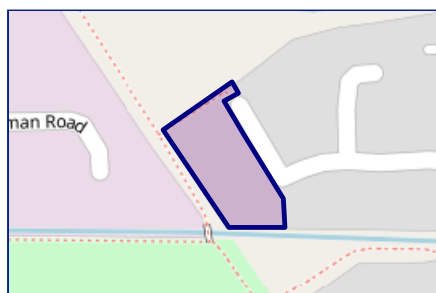
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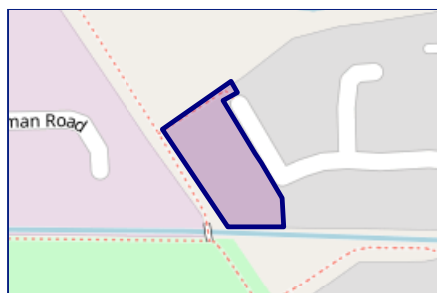
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



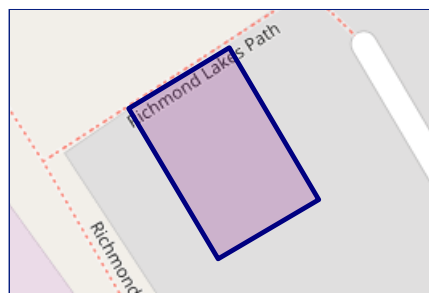
LL306017

Leasehold Title Plans



LL319552

Start Date:	28/06/2007
End Date:	01/01/2155
Lease Term:	150 years (less one day) commencing on 1 January 2005
Term Remaining:	129 years



LL292794

Start Date:	17/12/2008
End Date:	01/01/2155
Lease Term:	150 years less one day commencing on 1 January 2005
Term Remaining:	129 years



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	17/12/2008
Floor Area:	527 ft ² / 49 m ²	End Date:	01/01/2155
Plot Area:	0.51 acres	Lease	150 years less one day commencing on
Year Built :	2007	Term:	1 January 2005
Council Tax :	Band A	Term	129 years
Annual Estimate:	£1,507	Remaining:	
Title Number:	LL319552		

Local Area

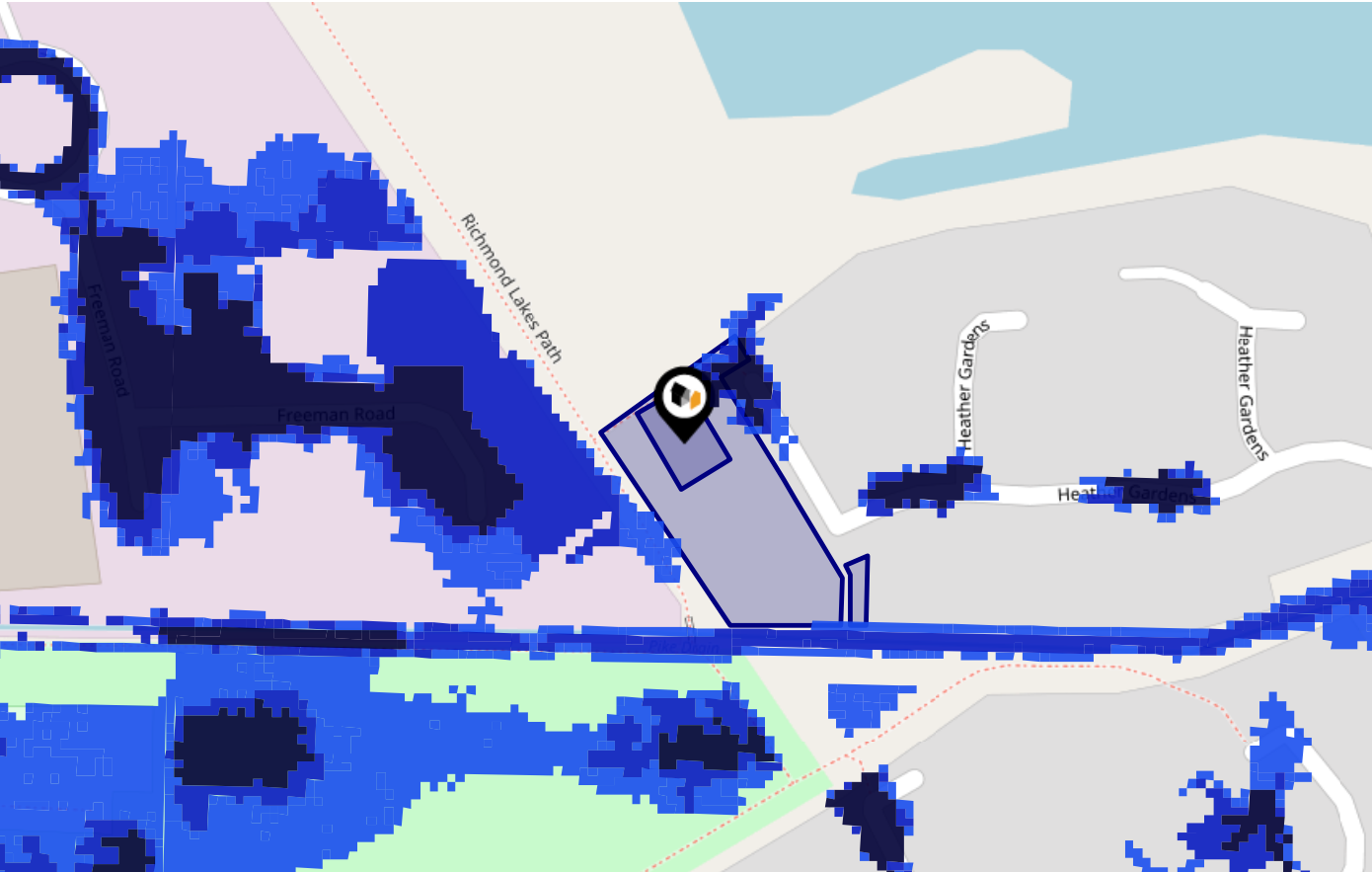
Local Authority:	Lincolnshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	7	80	10000
● Surface Water	Very low	mb/s	mb/s	mb/s
				

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.

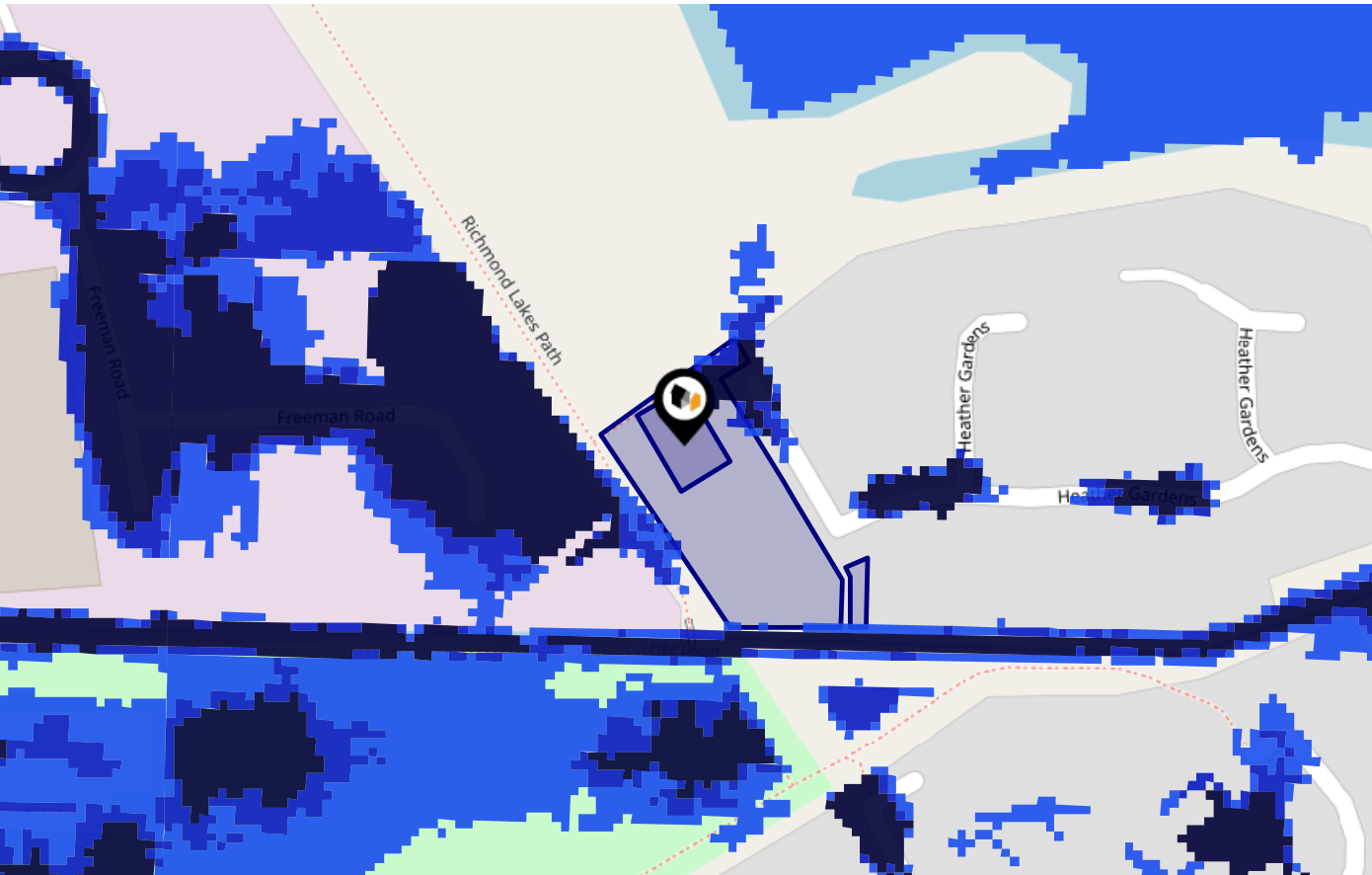
Chance of flooding to the following depths at this property:



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.



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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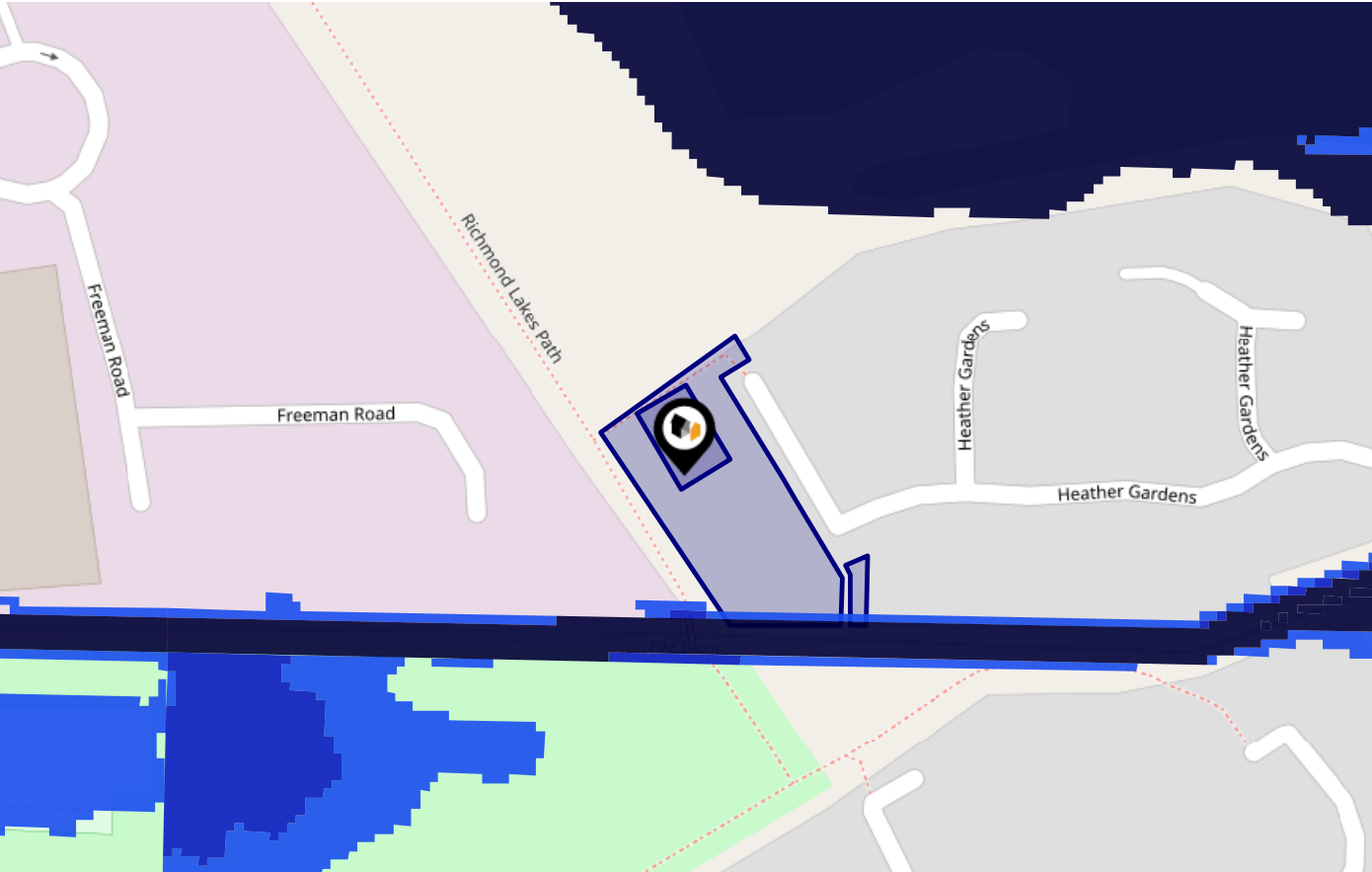
Chance of flooding to the following depths at this property:



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.

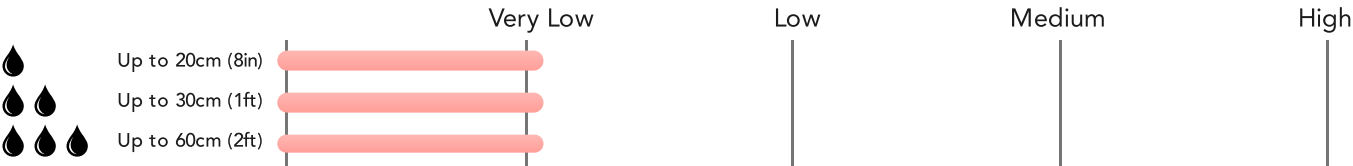


Risk Rating: Very low

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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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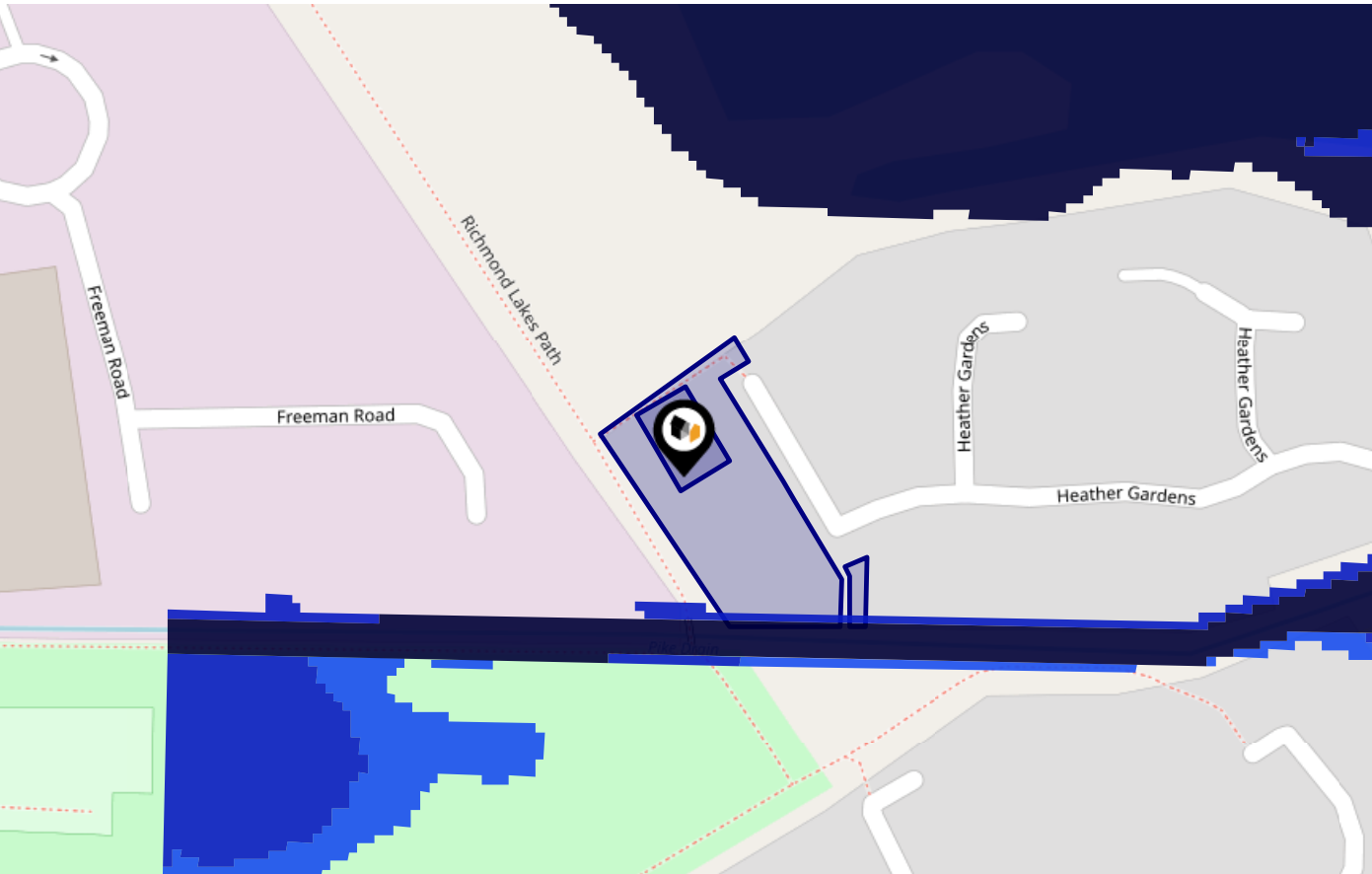
Chance of flooding to the following depths at this property:



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:

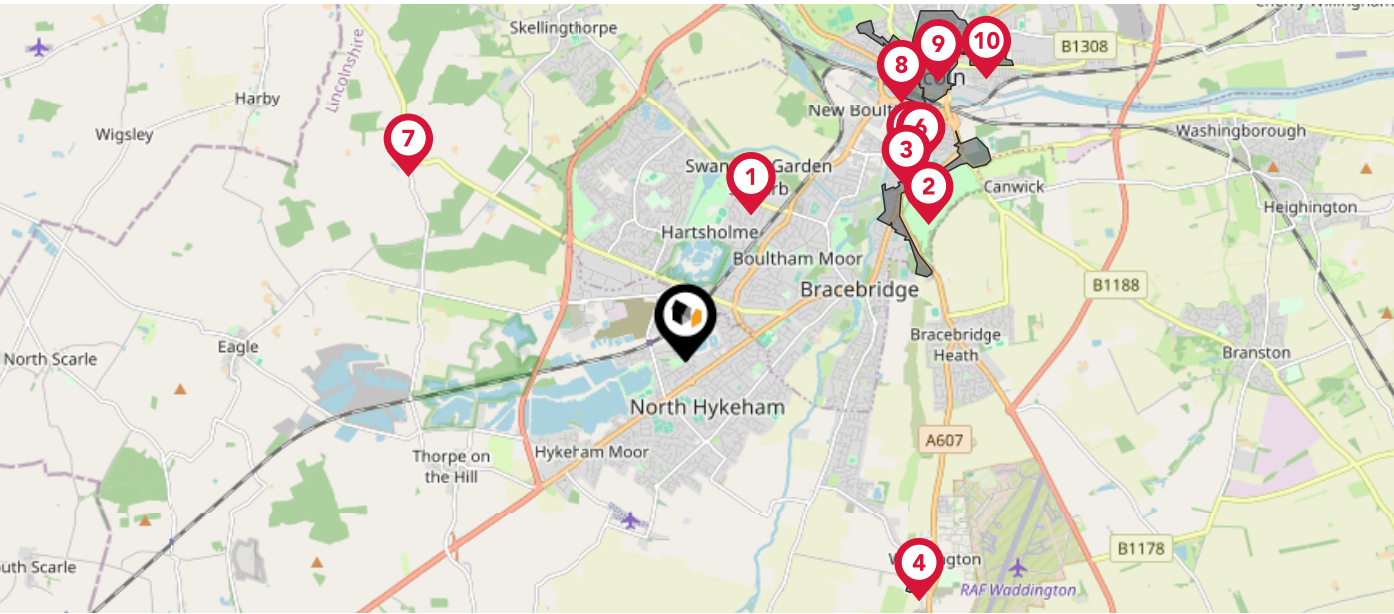


Maps

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.



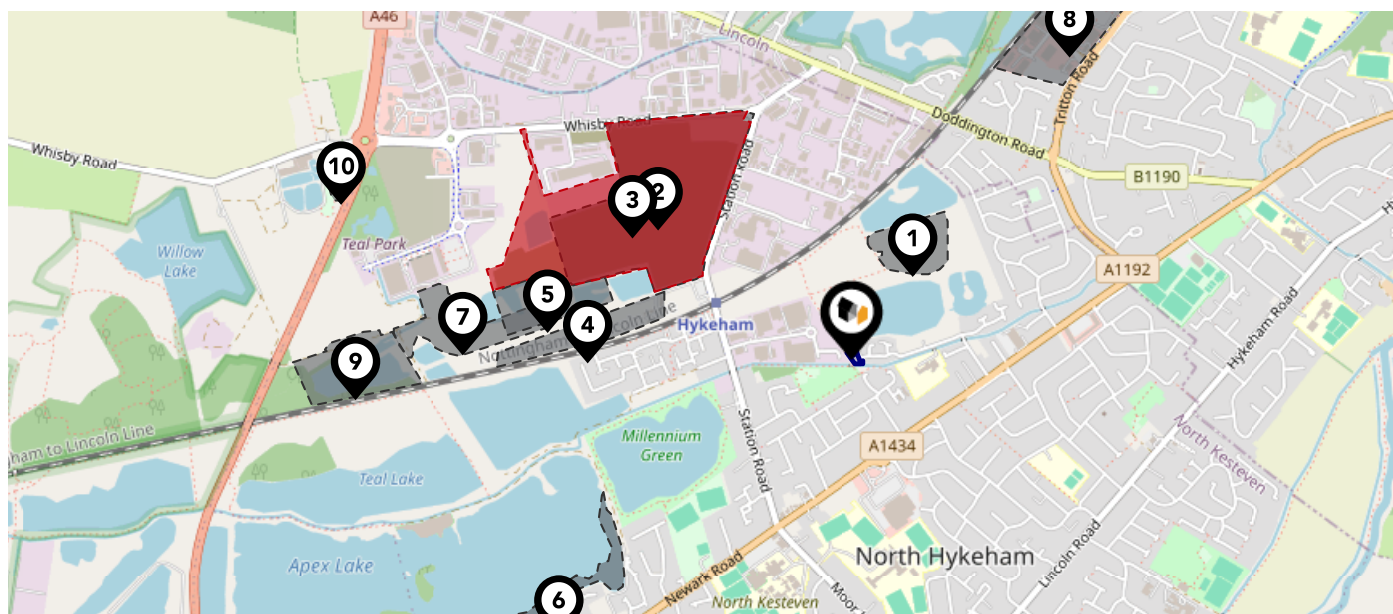
Nearby Conservation Areas	
1	Swanpool
2	St Catherines
3	Gowt's Bridge
4	Waddington
5	St Peter-at-Gowts
6	Sibthorp
7	Doddington
8	West Parade and Brayford
9	Cathedral and City Centre
10	Lindum and Arboretum

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	Richmond Lakes-Richmond Drive,North Hykeham, Lincoln, Lincolnshire	Historic Landfill	☐
2	Hykeham Quarry Landfill (superseded By 73214)- Whisby Road, Lincoln, North Hykeham, Lincolnshire	Historic Landfill	☐
3	No name provided by source	Active Landfill	☒
4	George Fischers Factory Landfill-Station Road, Lincoln, North Hykeham, Lincolnshire	Historic Landfill	☐
5	Whisby Pit-Whisby Road, Skellingthorpe, , Lincolnshire	Historic Landfill	☐
6	Hykeham Quarry-Newark Road,North Hykeham, Lincoln, Lincolnshire	Historic Landfill	☐
7	Whisby Moor Quarry-North Hykenham, Lincoln	Historic Landfill	☐
8	Moorland Avenue Industrial Estate-Swallow Beck, Lincolnshire	Historic Landfill	☐
9	Whisby Moor Quarry-North Hykenham, Lincoln	Historic Landfill	☐
10	Junction of A46 and Whisby Road-North Hykeham, Lincolnshire	Historic Landfill	☐

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



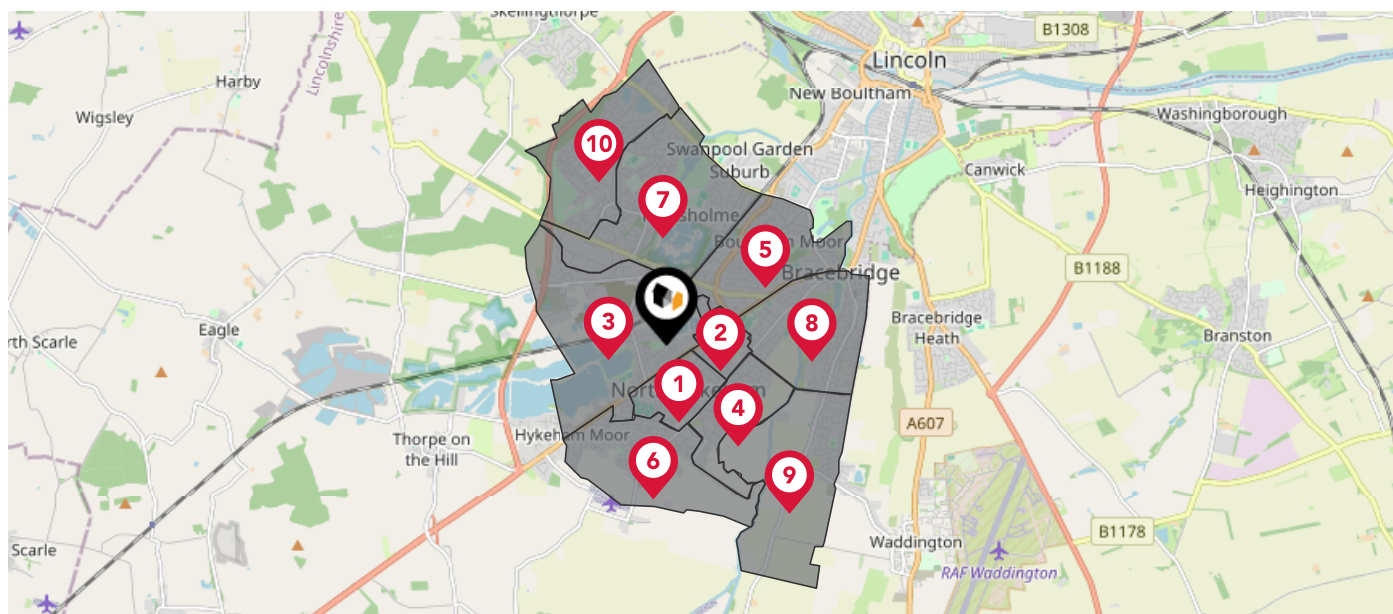
Mine Entry

- ✕ 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



North Hykeham Moor Ward



North Hykeham Forum Ward



North Hykeham Memorial Ward



North Hykeham Witham Ward



Moorland Ward



North Hykeham Mill Ward



Hartsholme Ward



Witham Ward



Waddington West Ward



Birchwood Ward

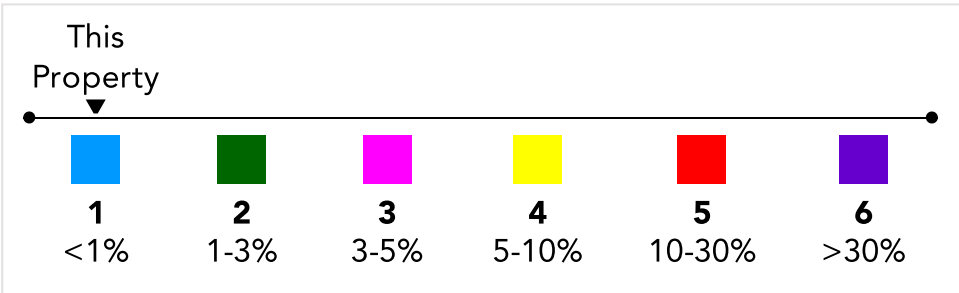
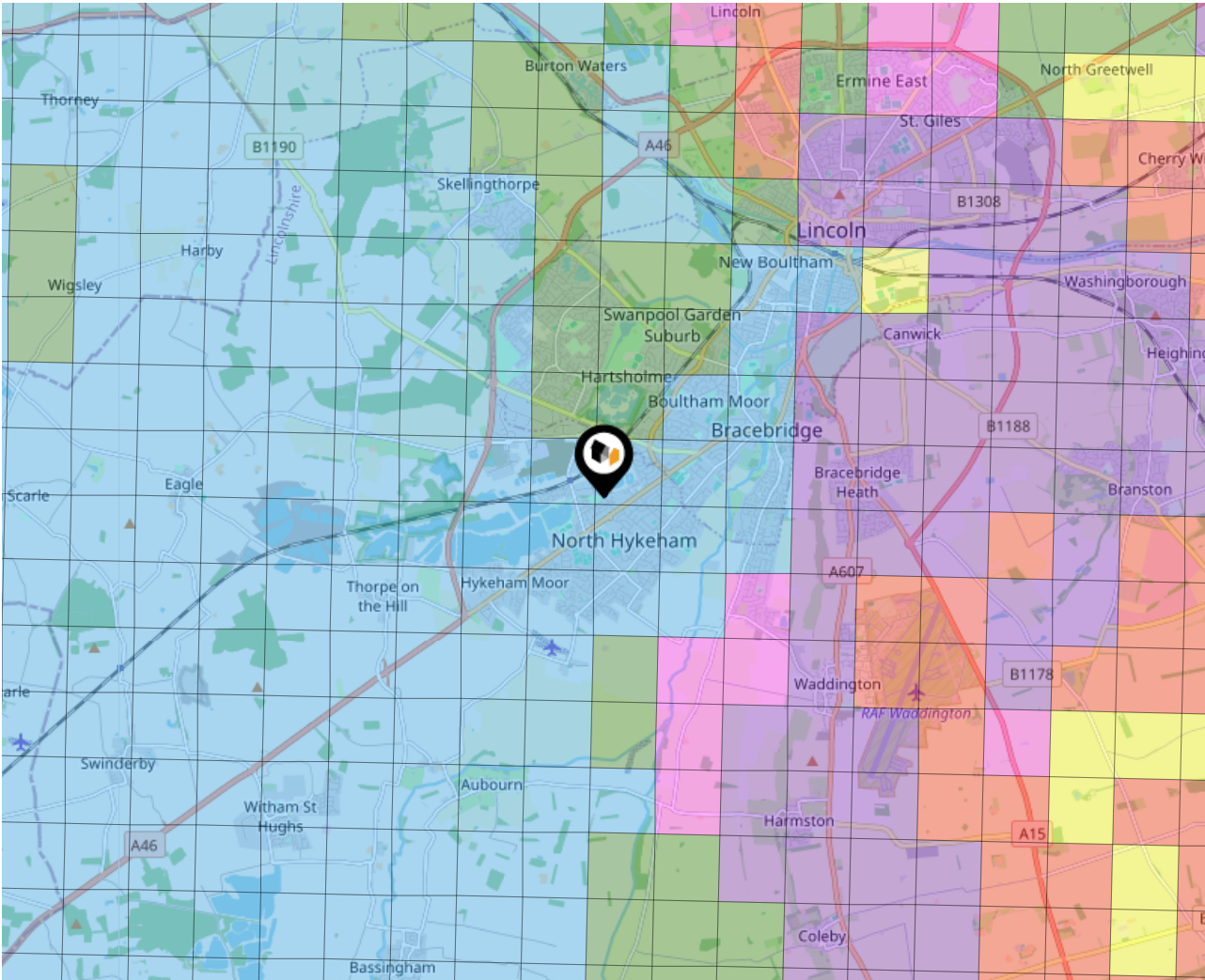
Environment

Radon Gas



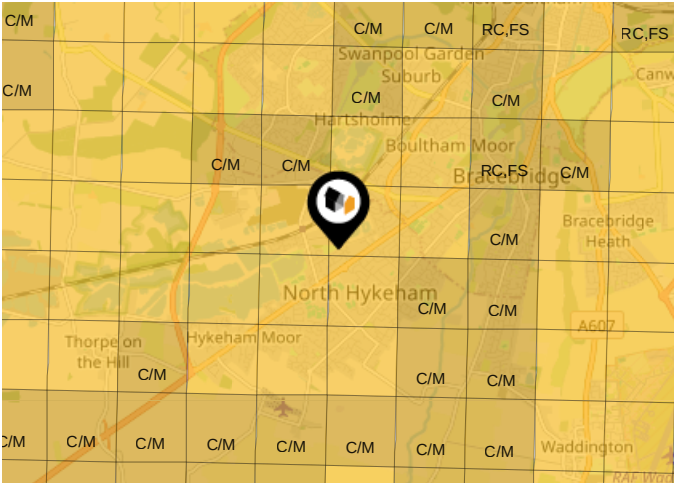
What is Radon?

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)

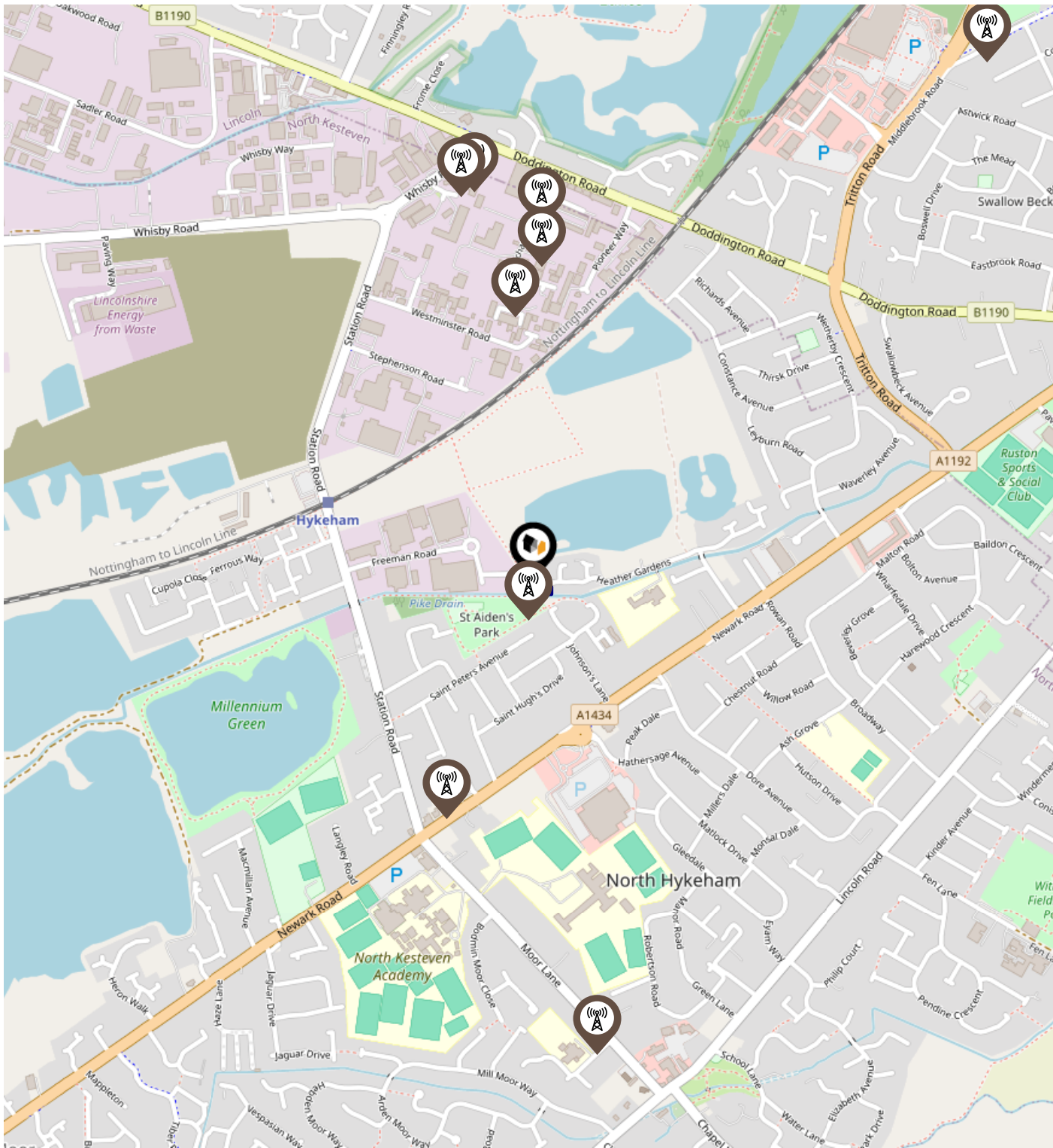
Carbon Content:	VARIABLE	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)	Soil Depth:	DEEP



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:

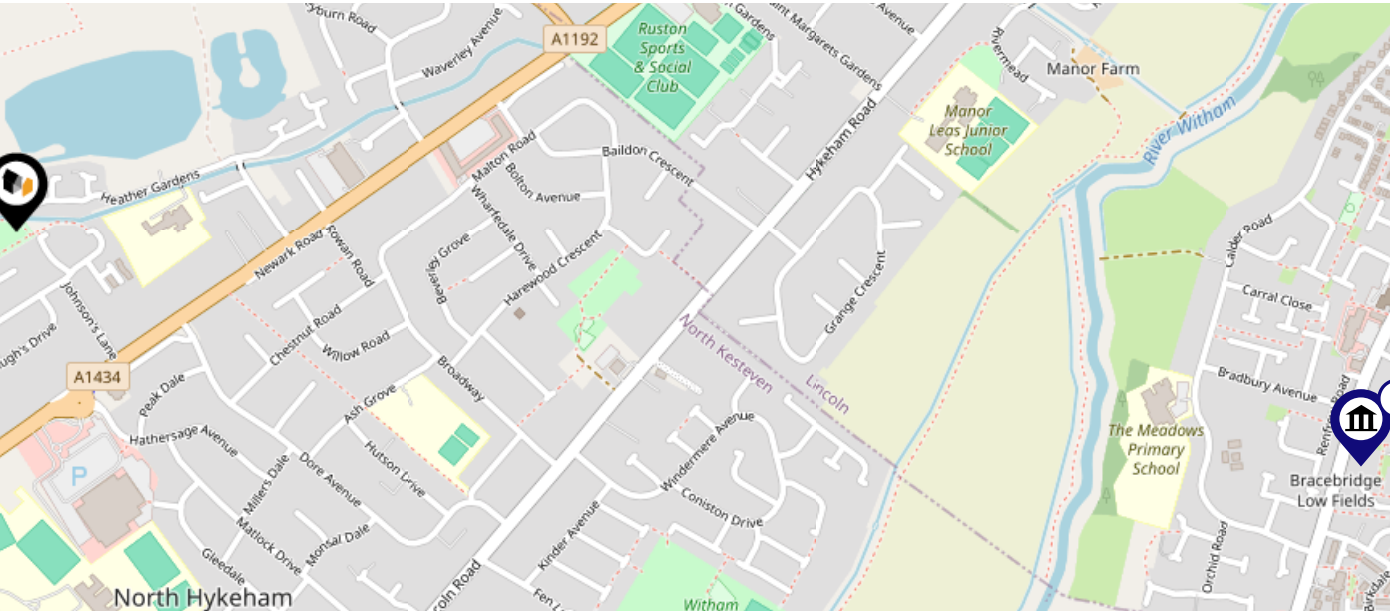
- Power Pylons
- Communication Masts

Maps

Listed Buildings



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



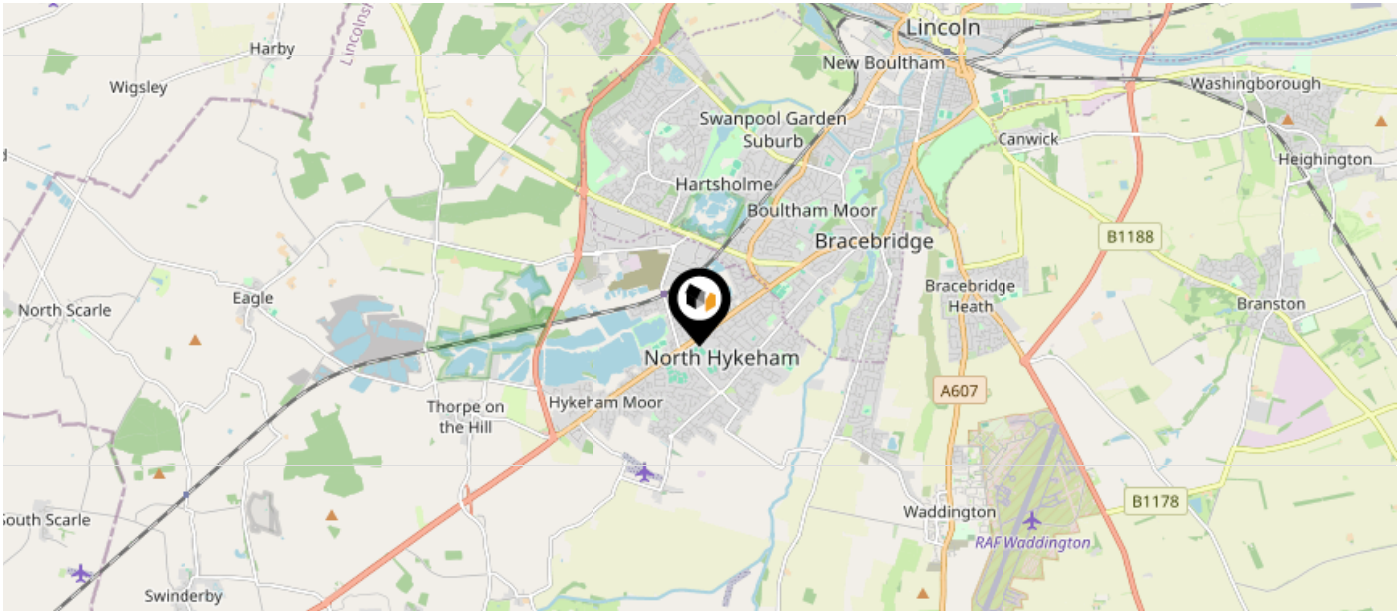
Listed Buildings in the local district	Grade	Distance
 1388469 - 263, Brant Road	Grade II	1.5 miles

Maps

Green Belt

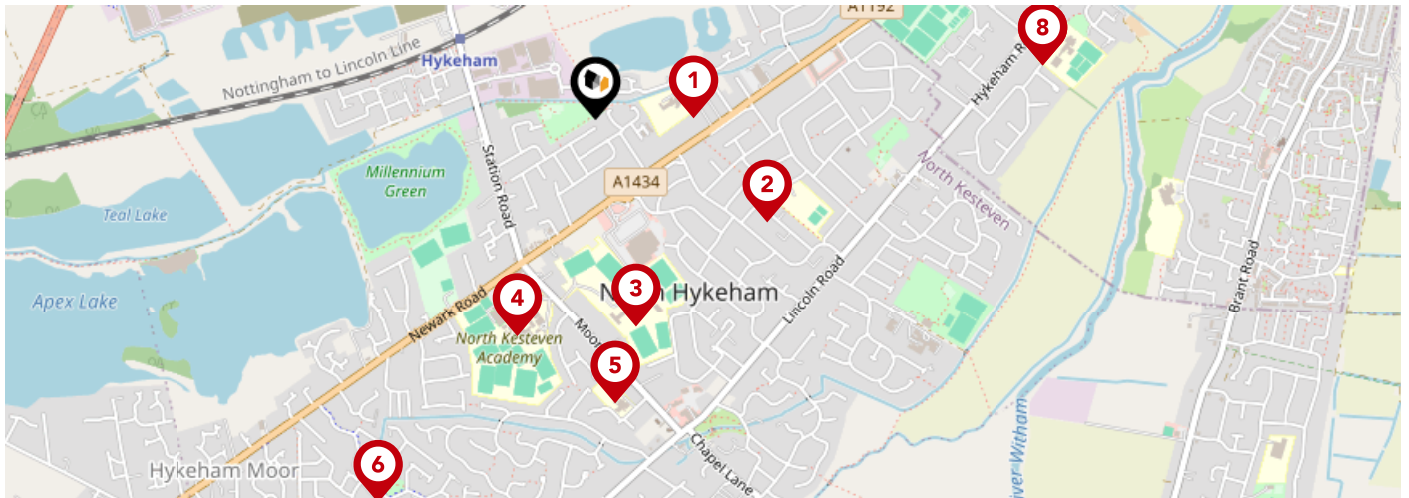


This map displays nearby areas that have been designated as Green Belt...

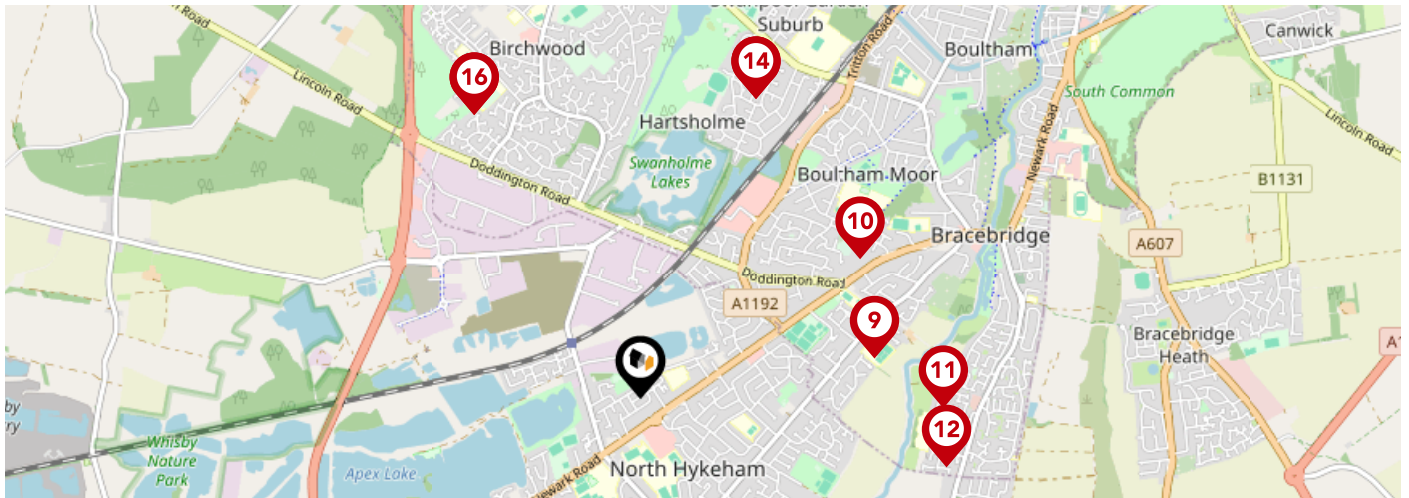


Nearby Green Belt Land

No data available.



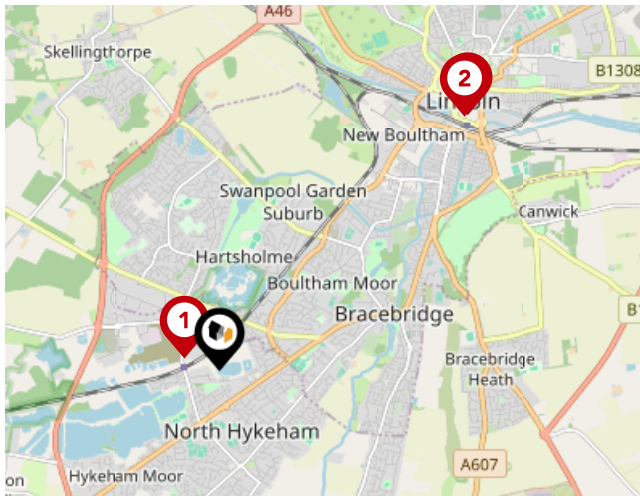
		Nursery	Primary	Secondary	College	Private
1	Ling Moor Primary Academy Ofsted Rating: Outstanding Pupils: 413 Distance:0.22	☐	☒	☐	☐	☐
2	Fosse Way Academy Ofsted Rating: Good Pupils: 540 Distance:0.44	☐	☒	☐	☐	☐
3	Sir Robert Pattinson Academy Ofsted Rating: Good Pupils: 1308 Distance:0.47	☐	☐	☒	☐	☐
4	North Kesteven Academy Ofsted Rating: Requires improvement Pupils: 659 Distance:0.51	☐	☐	☒	☐	☐
5	The North Hykeham All Saints Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:0.63	☐	☒	☐	☐	☐
6	Manor Farm Academy Ofsted Rating: Good Pupils: 212 Distance:0.98	☐	☒	☐	☐	☐
7	The Lincoln Manor Leas Junior School Ofsted Rating: Good Pupils: 290 Distance:1	☐	☒	☐	☐	☐
8	The Lincoln Manor Leas Infants School Ofsted Rating: Good Pupils: 163 Distance:1	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	The Lincoln St Christopher's School Ofsted Rating: Good Pupils: 252 Distance:1.05	☐	☐	☒	☐	☐
	The Priory Witham Academy Ofsted Rating: Good Pupils: 1110 Distance:1.15	☐	☒	☒	☐	☐
	The Meadows Primary School Ofsted Rating: Good Pupils: 364 Distance:1.35	☐	☒	☐	☐	☐
	Acorn Free School Ofsted Rating: Good Pupils: 3 Distance:1.39	☐	☐	☒	☐	☐
	Hartsholme Academy Ofsted Rating: Requires improvement Pupils: 377 Distance:1.42	☐	☒	☐	☐	☐
	The Pilgrim School Ofsted Rating: Good Pupils: 4 Distance:1.42	☐	☐	☒	☐	☐
	The Kingsdown Nursery School, Lincoln Ofsted Rating: Good Pupils: 80 Distance:1.46	☒	☐	☐	☐	☐
	Leslie Manser Primary School Ofsted Rating: Good Pupils: 240 Distance:1.46	☐	☒	☐	☐	☐

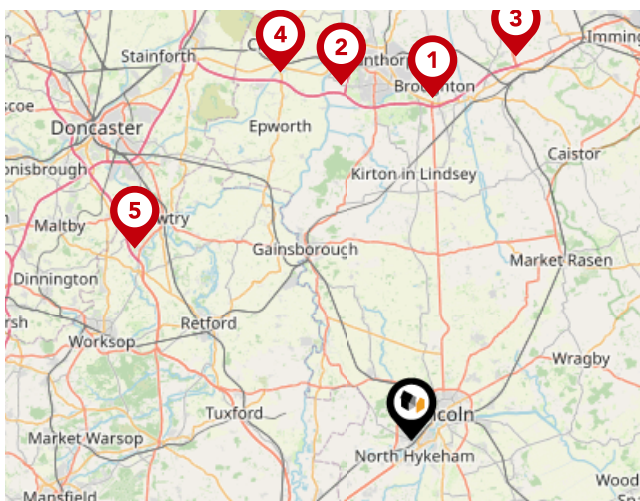
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Hykeham Rail Station	0.33 miles
2	Lincoln Central Rail Station	3.14 miles
3	Lincoln Central Rail Station	3.17 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	24.31 miles
2	M180 J3	25.66 miles
3	M180 J5	28.09 miles
4	M180 J2	27.63 miles
5	A1(M) J34	23.91 miles



Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	28.79 miles
2	Finningley	26.32 miles
3	East Mids Airport	39.81 miles
4	Leeds Bradford Airport	64.09 miles

Area

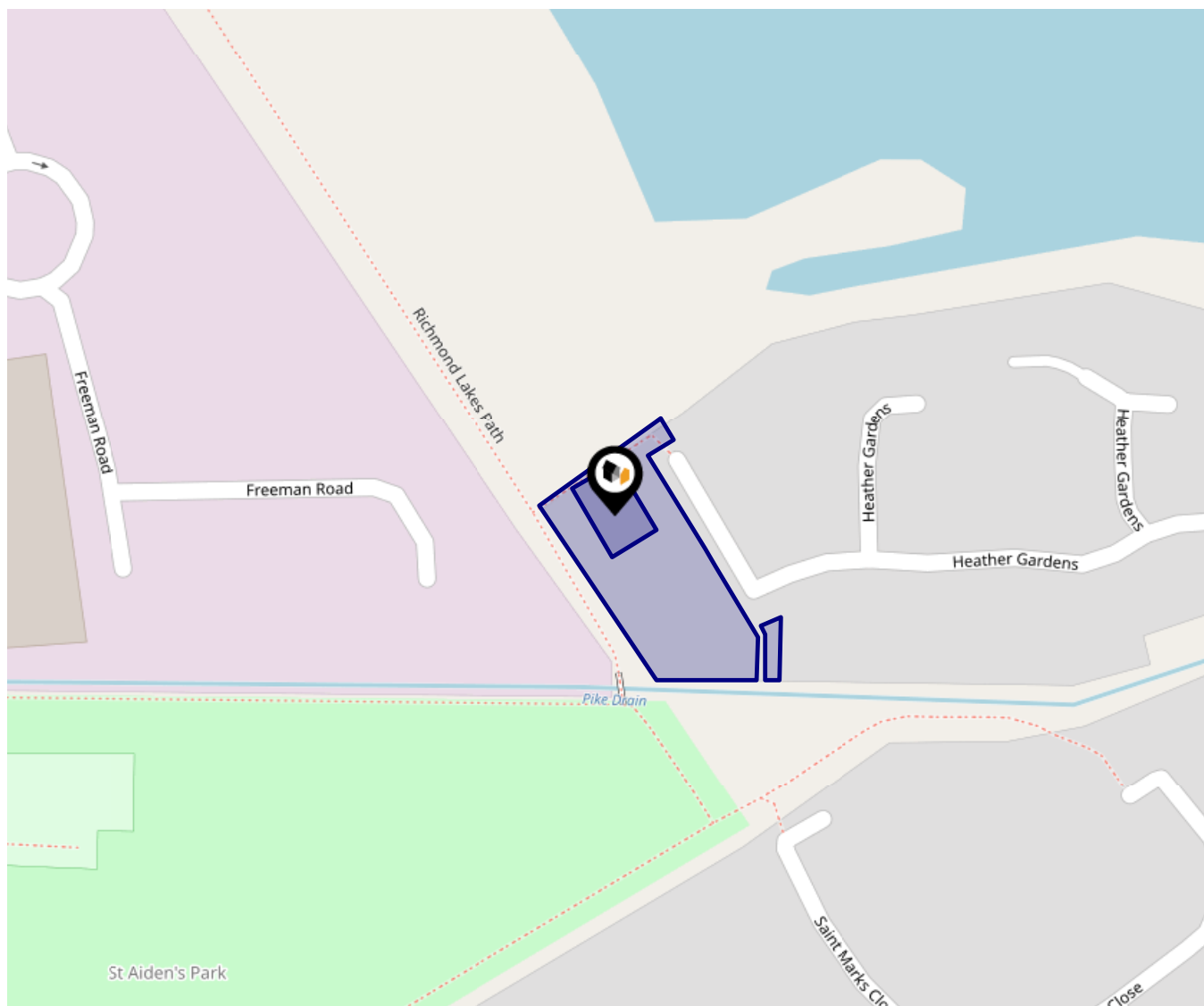
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Asda Goods Entrance	0.28 miles
2	Chatsworth Drive	0.22 miles
3	Dore Avenue	0.23 miles
4	Grace Avenue	0.27 miles
5	Grace Avenue	0.27 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

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