

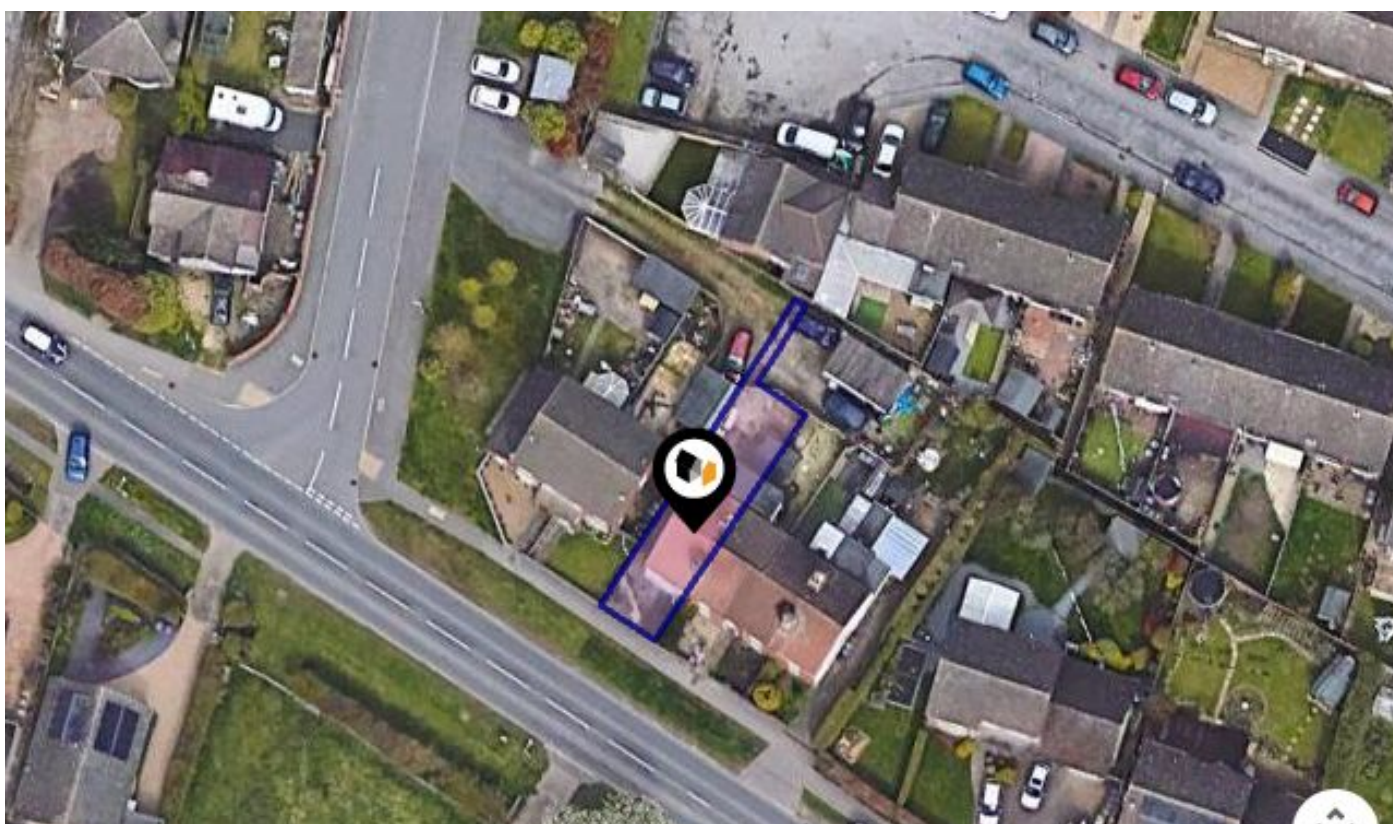


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 03rd November 2025



STATION ROAD, WADDINGTON, LINCOLN, LN5

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

www.mundys.net



Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	742 ft ² / 69 m ²		
Plot Area:	0.03 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,507		
Title Number:	LL66351		

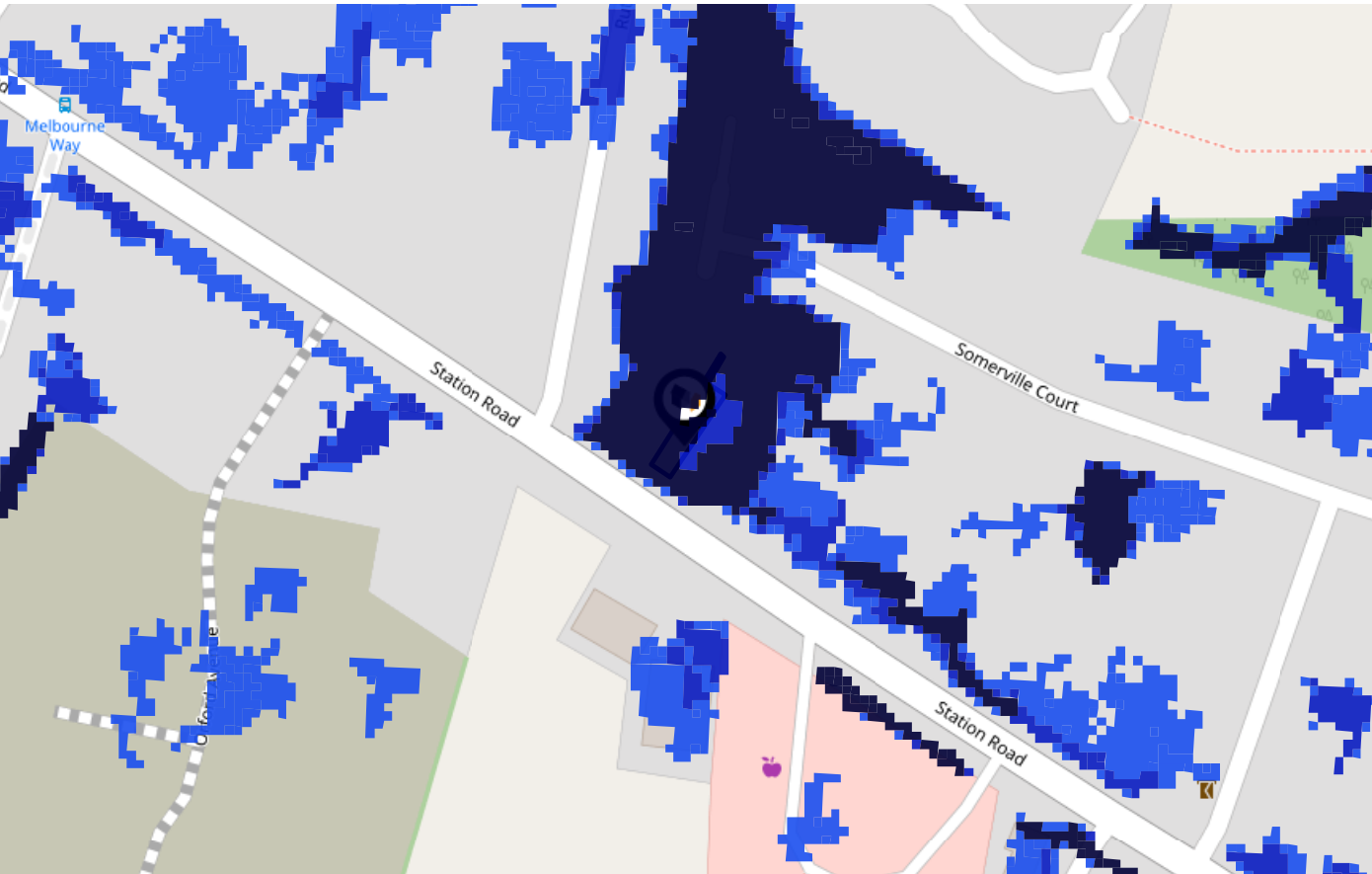
Local Area

Local Authority:	Lincolnshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	9	77	-
Flood Risk:		mb/s	mb/s	mb/s
● Rivers & Seas	Very low			
● Surface Water	High			
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: High

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.

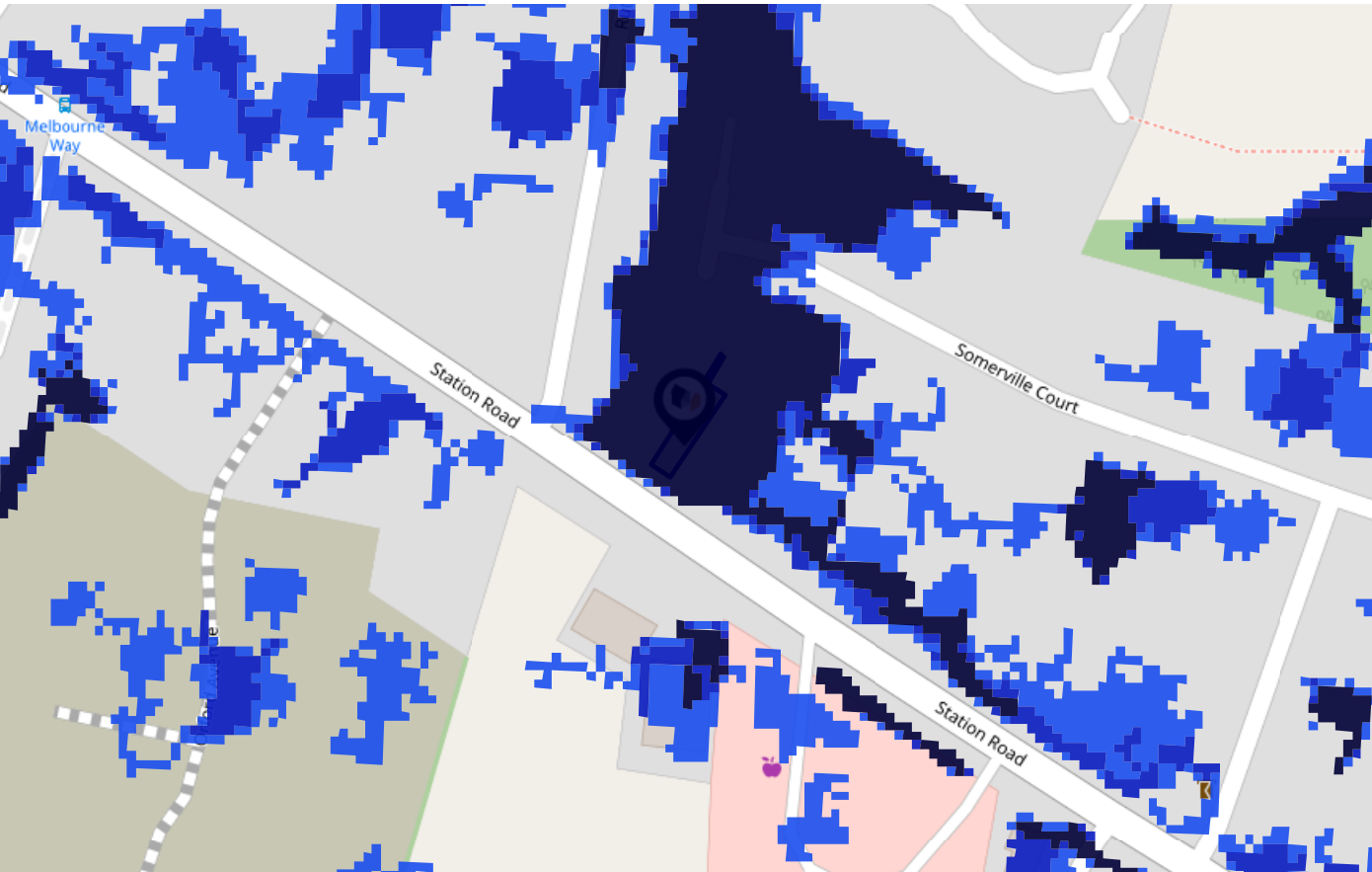
Chance of flooding to the following depths at this property:



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: High

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:

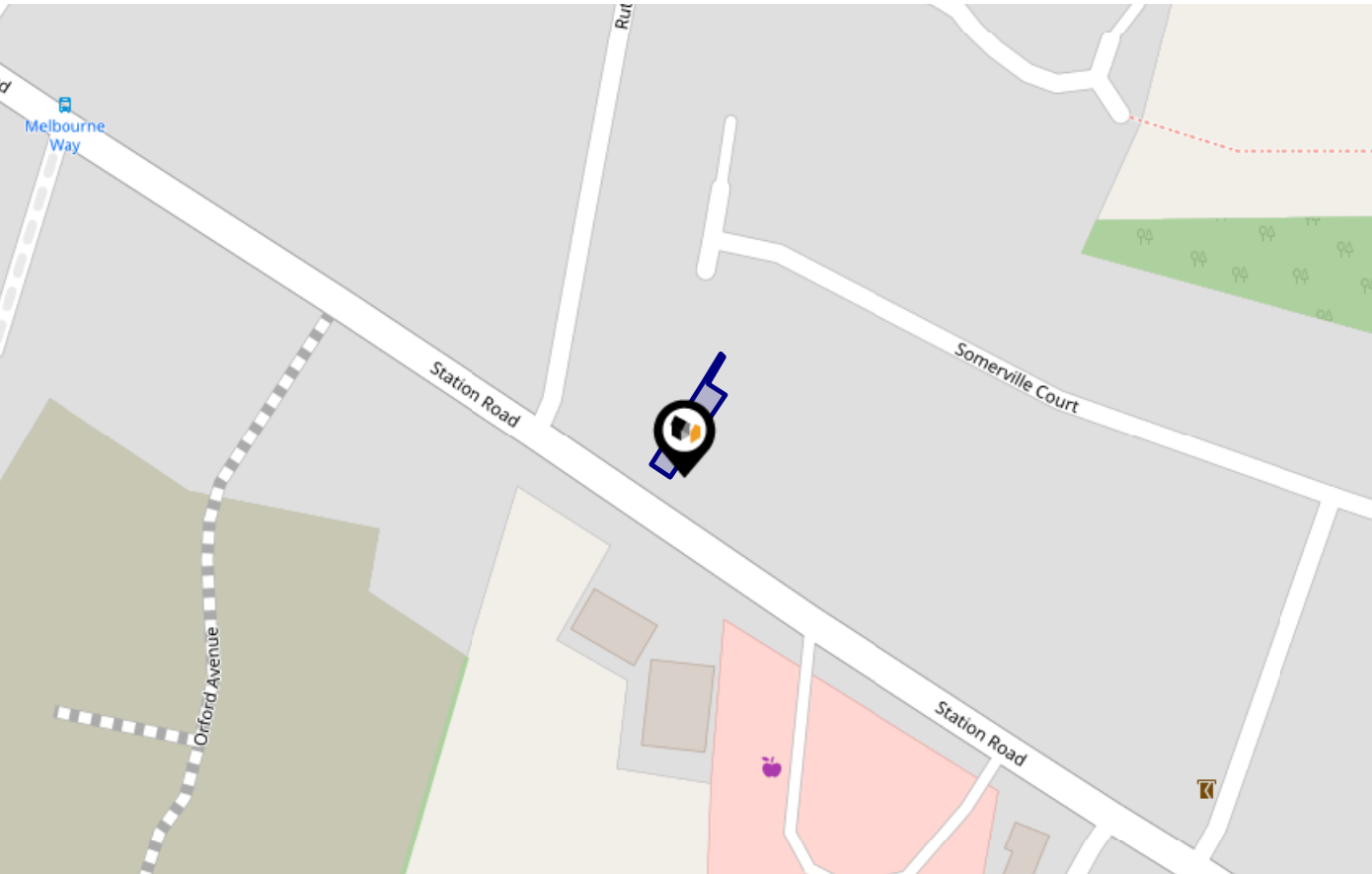


Flood Risk

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.

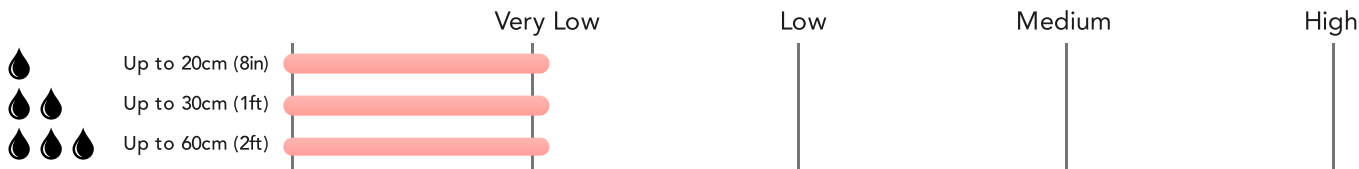


Risk Rating: Very low

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.
- 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.

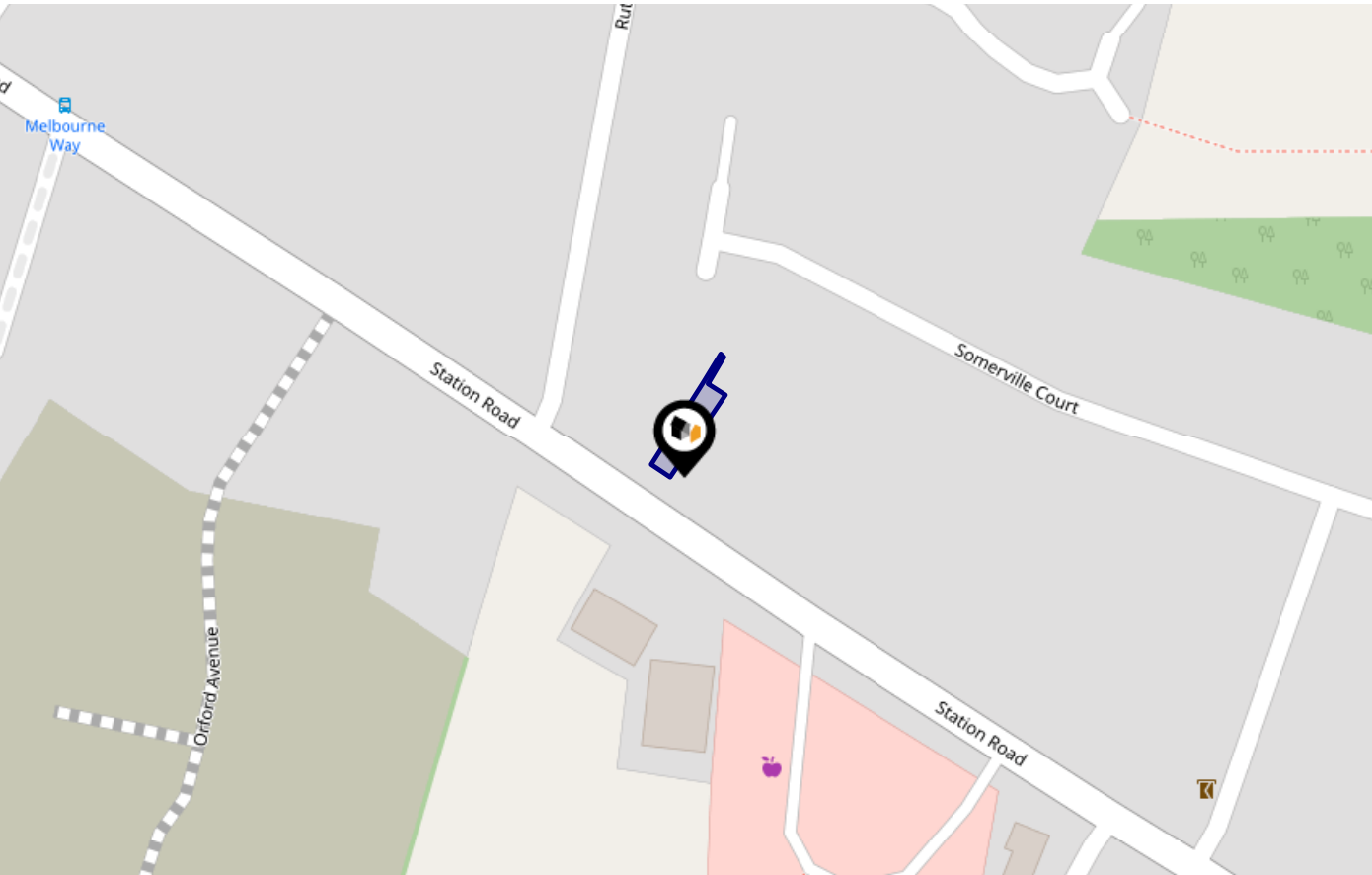
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - 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.
- 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:

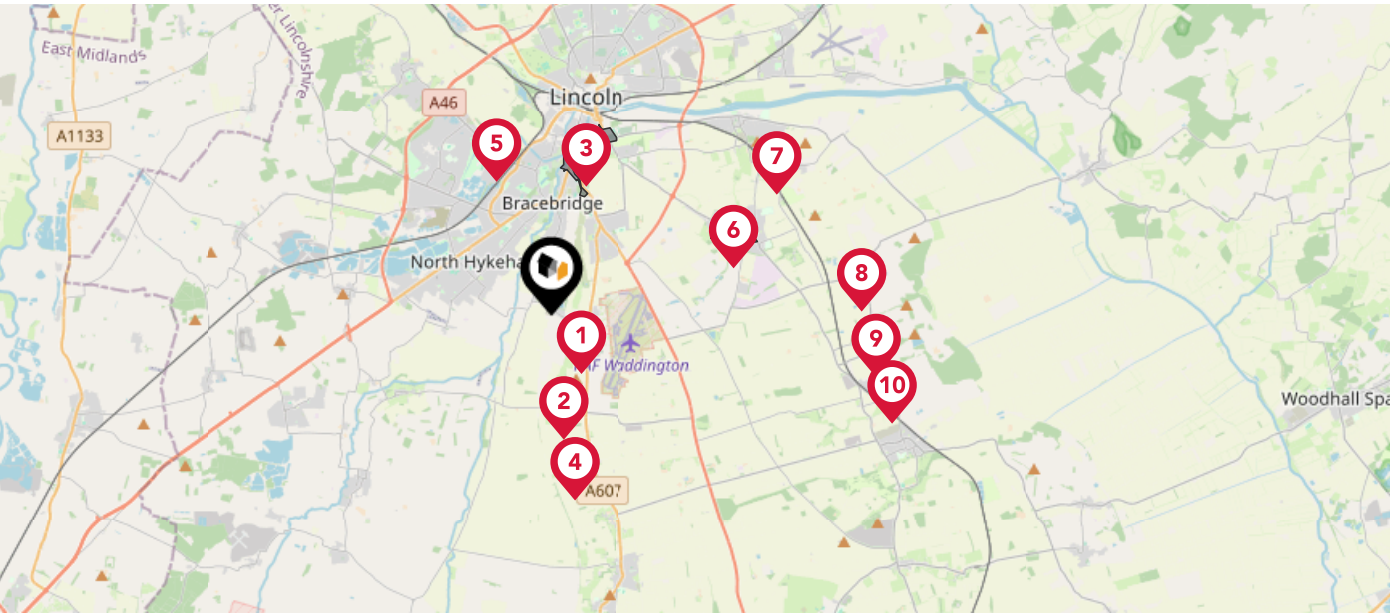


Maps

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.



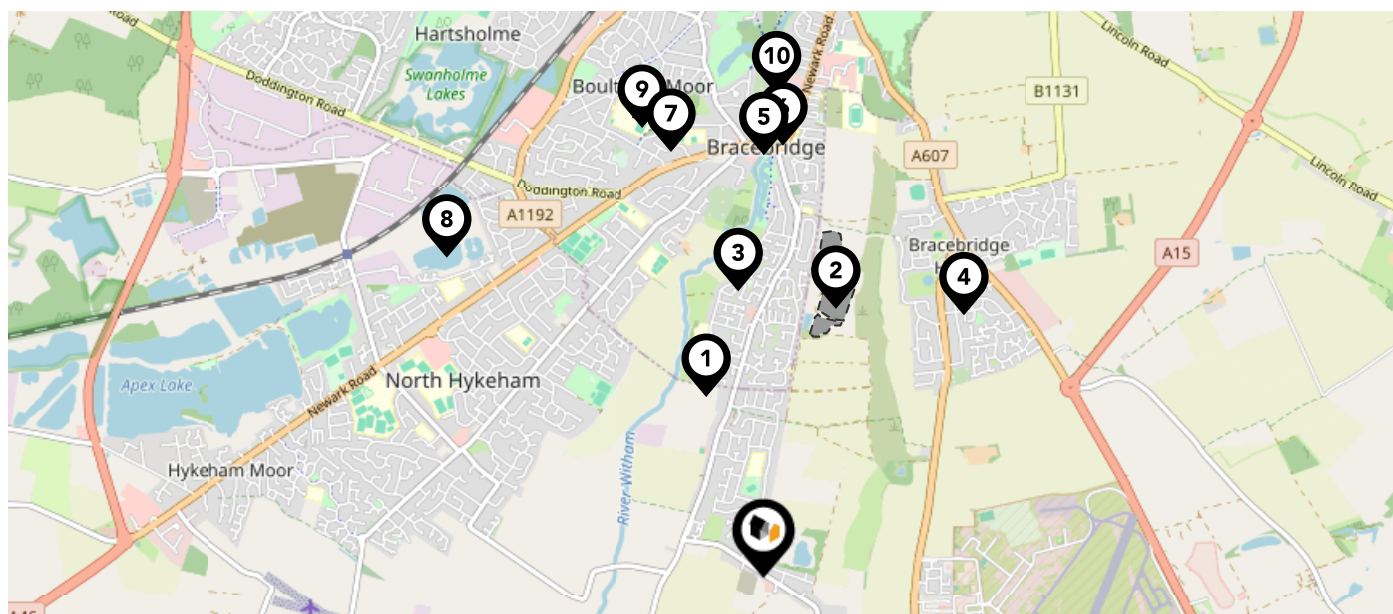
Nearby Conservation Areas	
1	Waddington
2	Harmston
3	St Catherine's
4	Coleby
5	Swanpool
6	Branston
7	Heighington
8	Potterhanworth
9	Nocton
10	Dunston

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	Pennells-Brant Road	Historic Landfill	
2	Lincoln Brick Company Limited (Clay Pit)-Bracebridge Heath, Bracebridge, Lincolnshire	Historic Landfill	
3	Rear Of Calder Road-Nos 81-83 and 145-199 Calder Road, Bracebridge, Lincolnshire	Historic Landfill	
4	Western Avenue-Western Avenue, Bracebridge Heath	Historic Landfill	
5	East Of St. Peters Avenue-Bracebridge, Lincolnshire	Historic Landfill	
6	Newark Road-Bracebridge, Lincolnshire	Historic Landfill	
7	Hainton Road-Boultham Moor, Lincolnshire	Historic Landfill	
8	Richmond Lakes-Richmond Drive,North Hykeham,Lincoln,Lincolnshire	Historic Landfill	
9	Moorland Avenue-Boultham Moor, Lincolnshire	Historic Landfill	
10	Area Adjacent To Boultham Park-Bracebridge, 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.

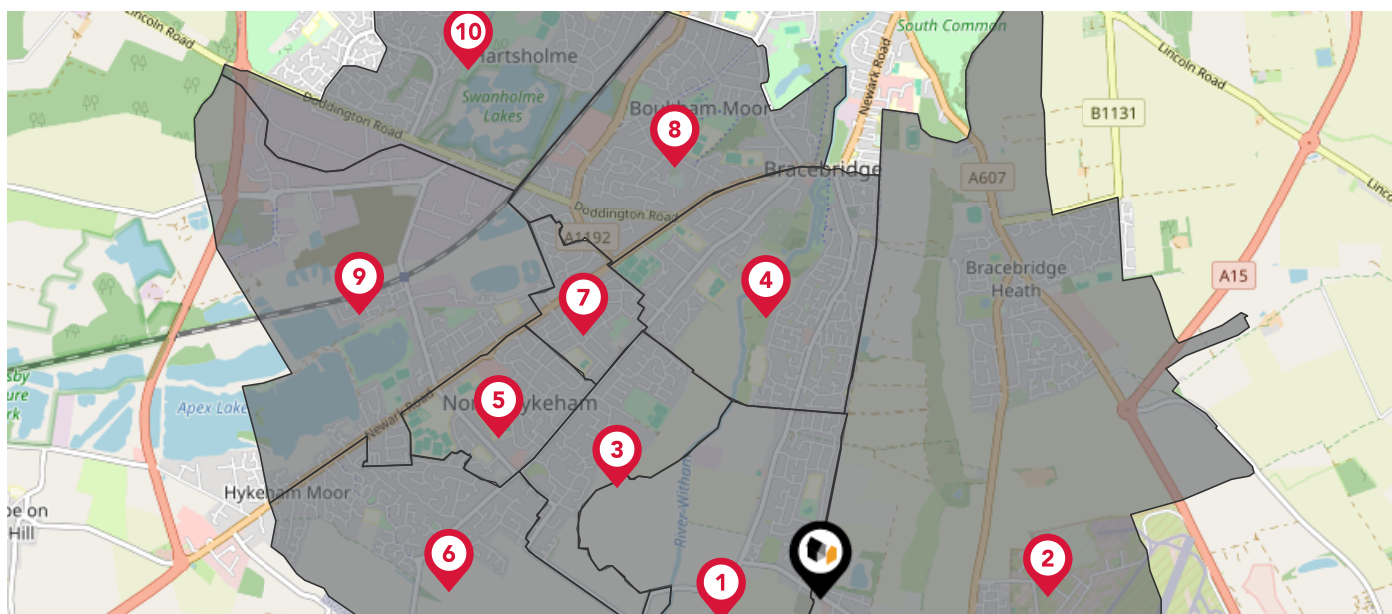
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

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

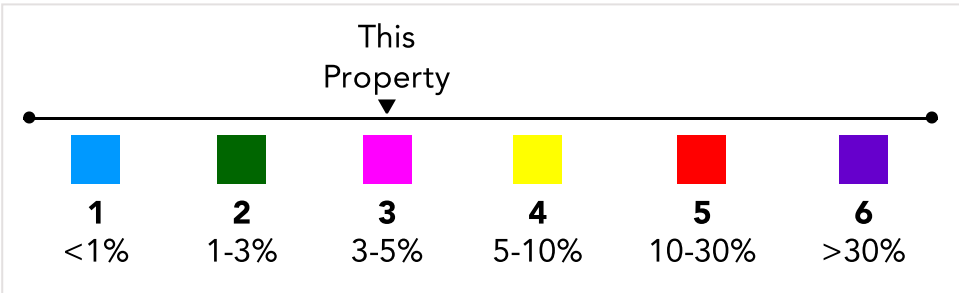
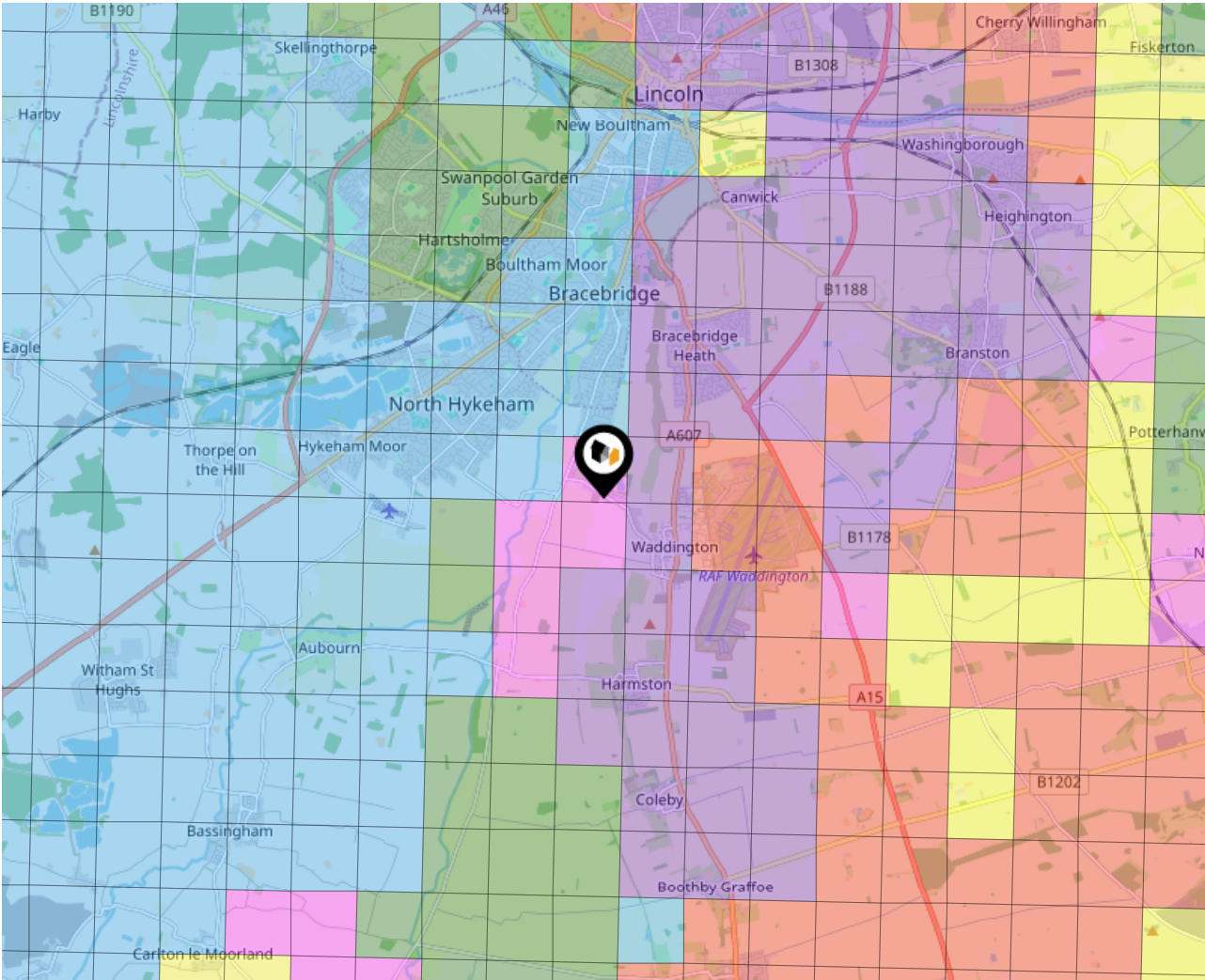


Nearby Council Wards

- | | |
|----|--|
| 1 | Waddington West Ward |
| 2 | Bracebridge Heath and Waddington East Ward |
| 3 | North Hykeham Witham Ward |
| 4 | Witham Ward |
| 5 | North Hykeham Moor Ward |
| 6 | North Hykeham Mill Ward |
| 7 | North Hykeham Forum Ward |
| 8 | Moorland Ward |
| 9 | North Hykeham Memorial Ward |
| 10 | Hartsholme Ward |

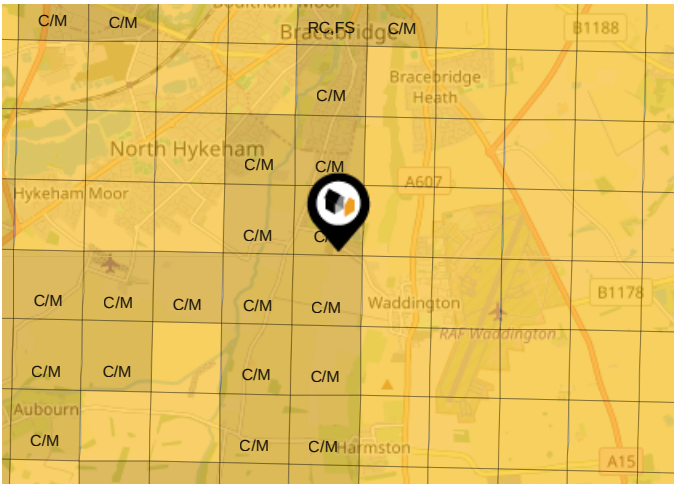
What is Radon?

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)

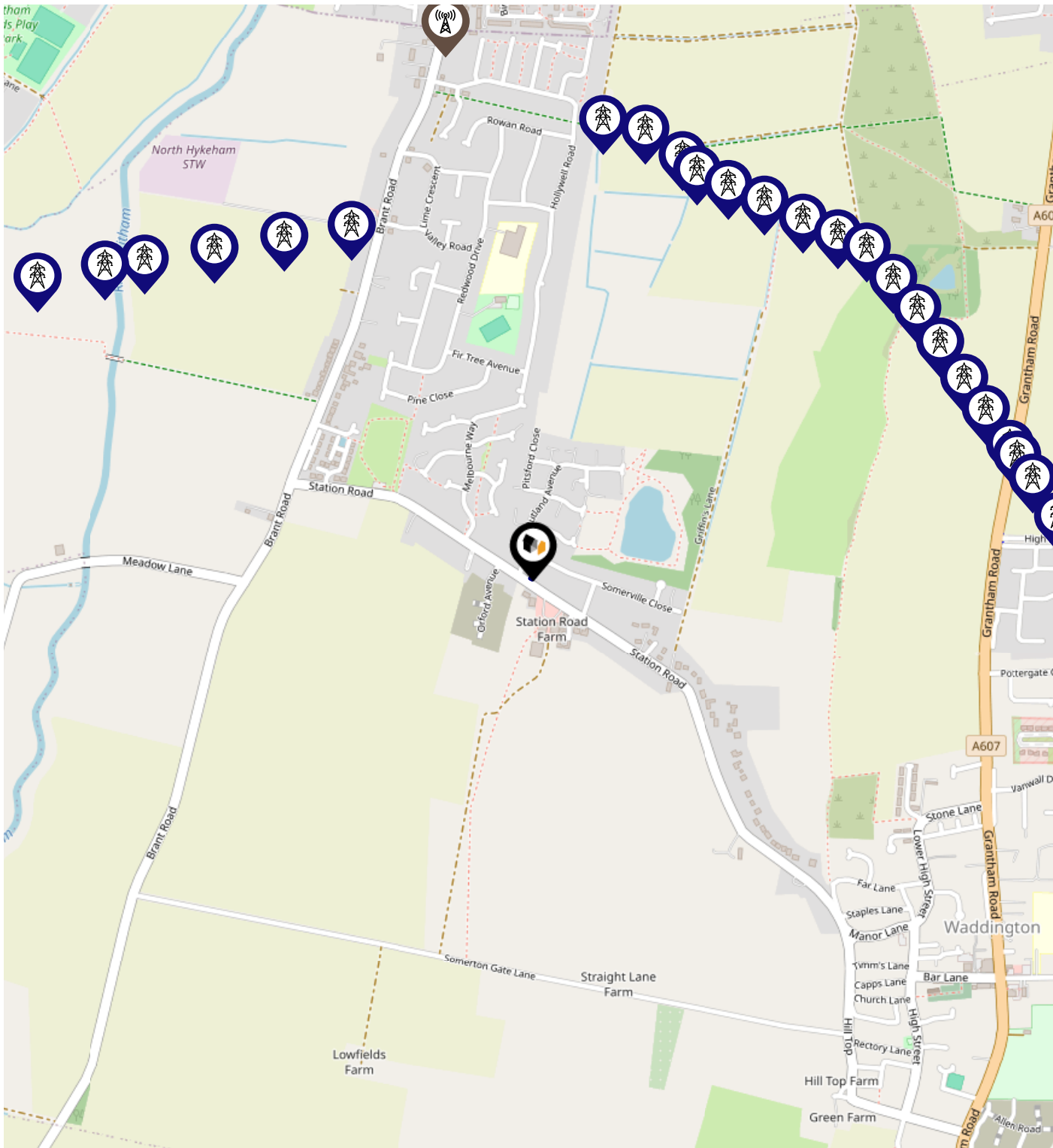
Carbon Content:	VARIABLE	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)	Soil Depth:	DEEP



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:

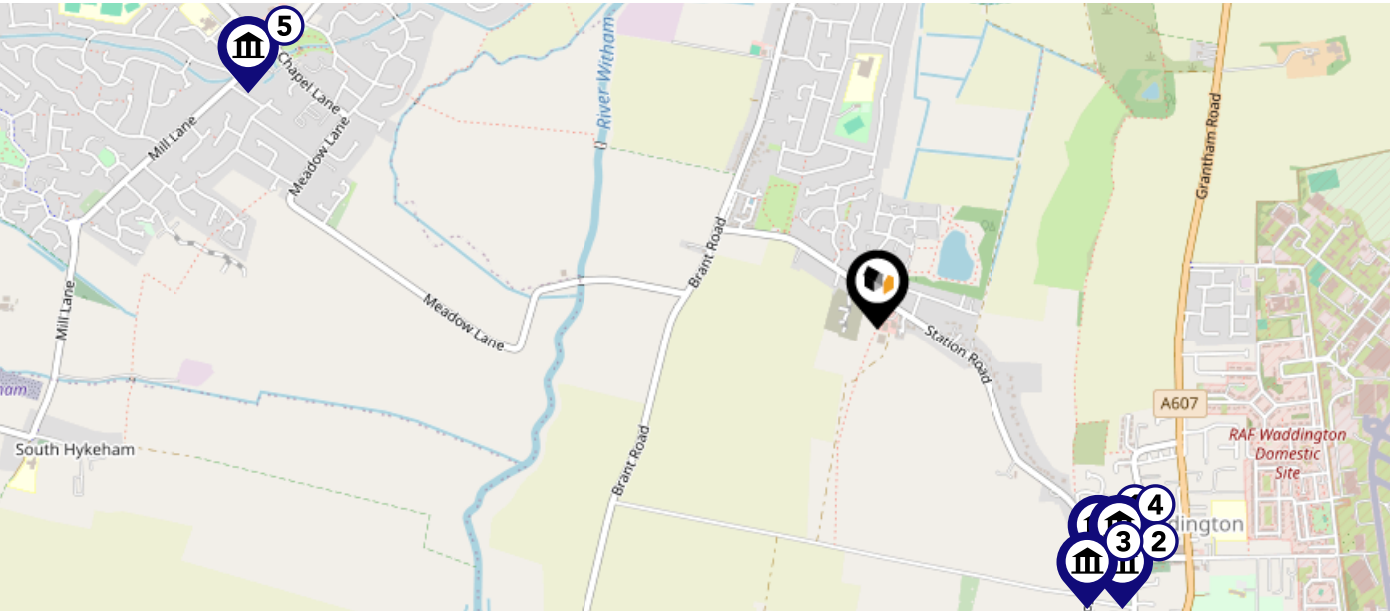
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

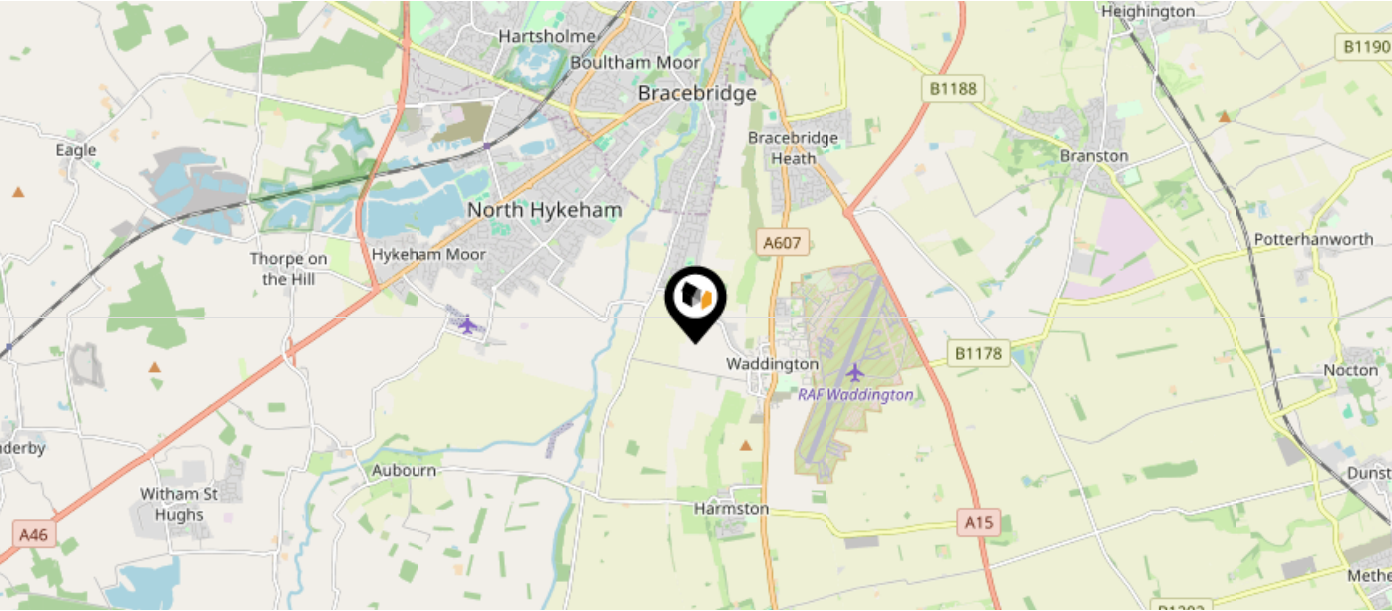


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



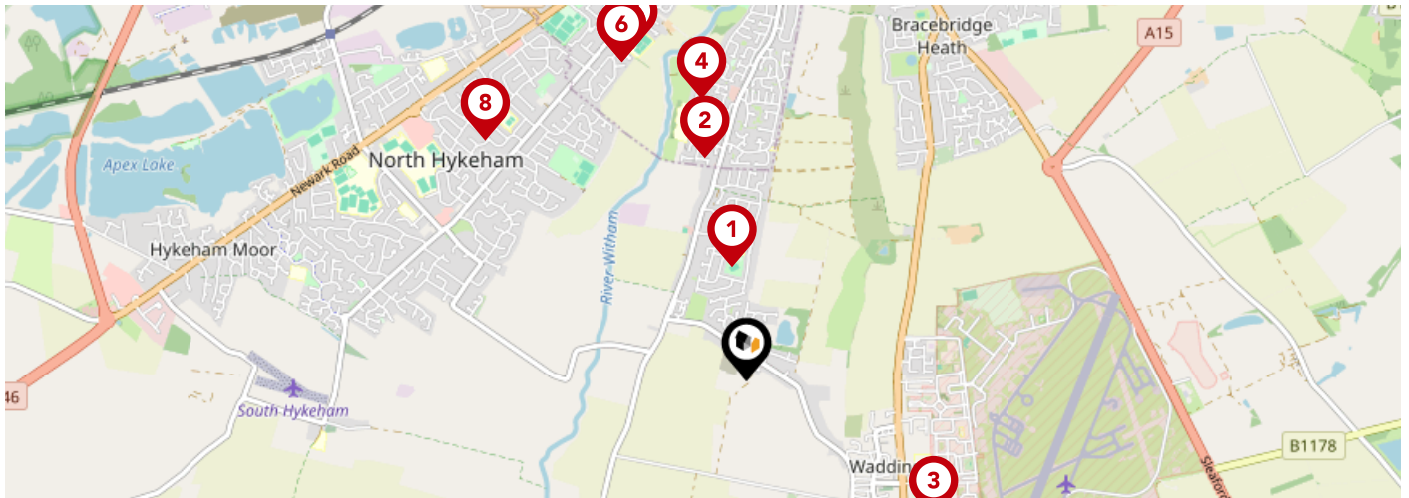
Listed Buildings in the local district	Grade	Distance
 1164949 - Manor House	Grade II	0.7 miles
 1061990 - Stone View	Grade II	0.8 miles
 1061949 - Bardolfo	Grade II	0.8 miles
 1164935 - Horse And Jockey Public House	Grade II	0.8 miles
 1164652 - Church Of All Saints	Grade II	1.5 miles

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

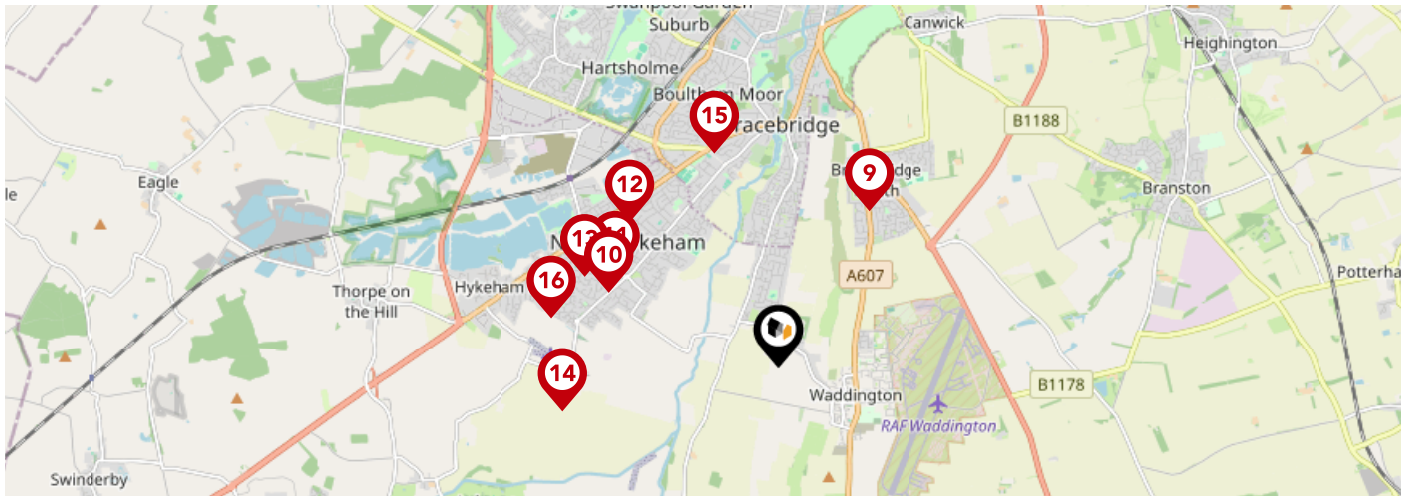


Nearby Green Belt Land

No data available.

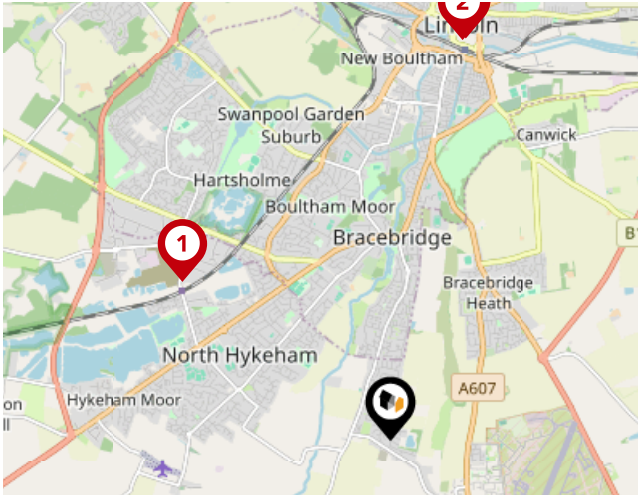


		Nursery	Primary	Secondary	College	Private
1	Waddington Redwood Primary Academy Ofsted Rating: Good Pupils: 301 Distance:0.51	☐	☒	☐	☐	☐
2	Acorn Free School Ofsted Rating: Good Pupils: 3 Distance:1.01	☐	☐	☒	☐	☐
3	Waddington All Saints Academy Ofsted Rating: Outstanding Pupils: 373 Distance:1.03	☐	☒	☐	☐	☐
4	The Meadows Primary School Ofsted Rating: Good Pupils: 364 Distance:1.27	☐	☒	☐	☐	☐
5	The Lincoln Manor Leas Junior School Ofsted Rating: Good Pupils: 290 Distance:1.52	☐	☒	☐	☐	☐
6	The Lincoln Manor Leas Infants School Ofsted Rating: Good Pupils: 163 Distance:1.52	☐	☒	☐	☐	☐
7	The Lincoln St Christopher's School Ofsted Rating: Good Pupils: 252 Distance:1.56	☐	☐	☒	☐	☐
8	Fosse Way Academy Ofsted Rating: Good Pupils: 540 Distance:1.58	☐	☒	☐	☐	☐



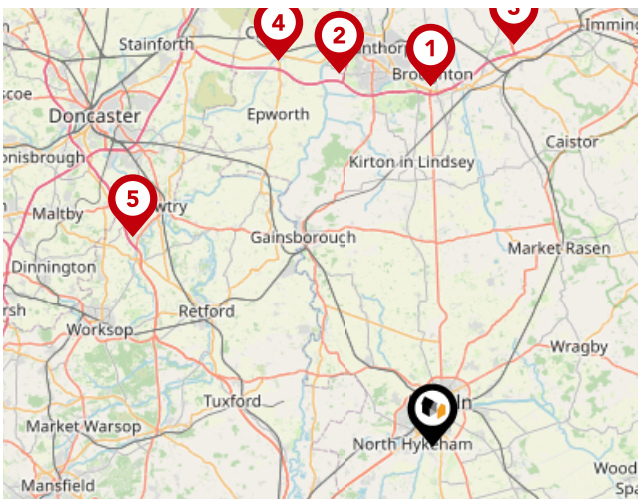
		Nursery	Primary	Secondary	College	Private
	Bracebridge Heath St John's Primary Academy Ofsted Rating: Good Pupils: 372 Distance:1.61	☐	☒	☐	☐	☐
	The North Hykeham All Saints Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:1.64	☐	☒	☐	☐	☐
	Sir Robert Pattinson Academy Ofsted Rating: Good Pupils: 1308 Distance:1.68	☐	☐	☒	☐	☐
	Ling Moor Primary Academy Ofsted Rating: Outstanding Pupils: 413 Distance:1.86	☐	☒	☐	☐	☐
	North Kesteven Academy Ofsted Rating: Requires improvement Pupils: 659 Distance:1.9	☐	☐	☒	☐	☐
	The South Hykeham Community Primary School Ofsted Rating: Good Pupils: 148 Distance:1.97	☐	☒	☐	☐	☐
	The Priory Witham Academy Ofsted Rating: Good Pupils: 1110 Distance:2	☐	☒	☒	☐	☐
	Manor Farm Academy Ofsted Rating: Good Pupils: 212 Distance:2.08	☐	☒	☐	☐	☐

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Hykeham Rail Station	2.32 miles
2	Lincoln Central Rail Station	3.61 miles
3	Lincoln Central Rail Station	3.63 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	25.56 miles
2	M180 J3	27.26 miles
3	M180 J5	28.99 miles
4	M180 J2	29.38 miles
5	A1(M) J34	25.92 miles

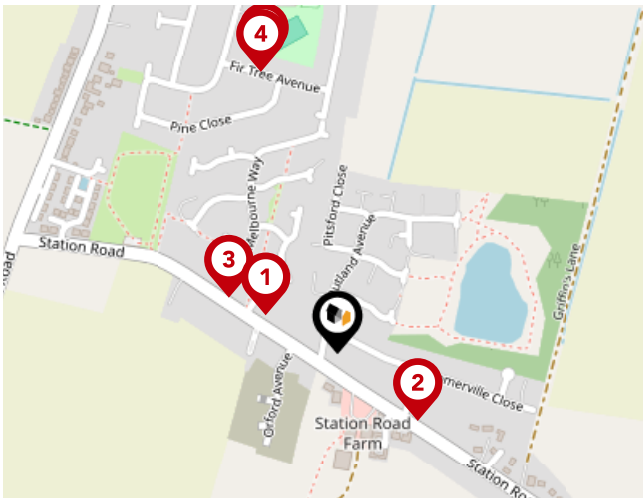


Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	29.52 miles
2	Finningley	28.32 miles
3	East Mids Airport	40.23 miles
4	Leeds Bradford Airport	66.09 miles

Area

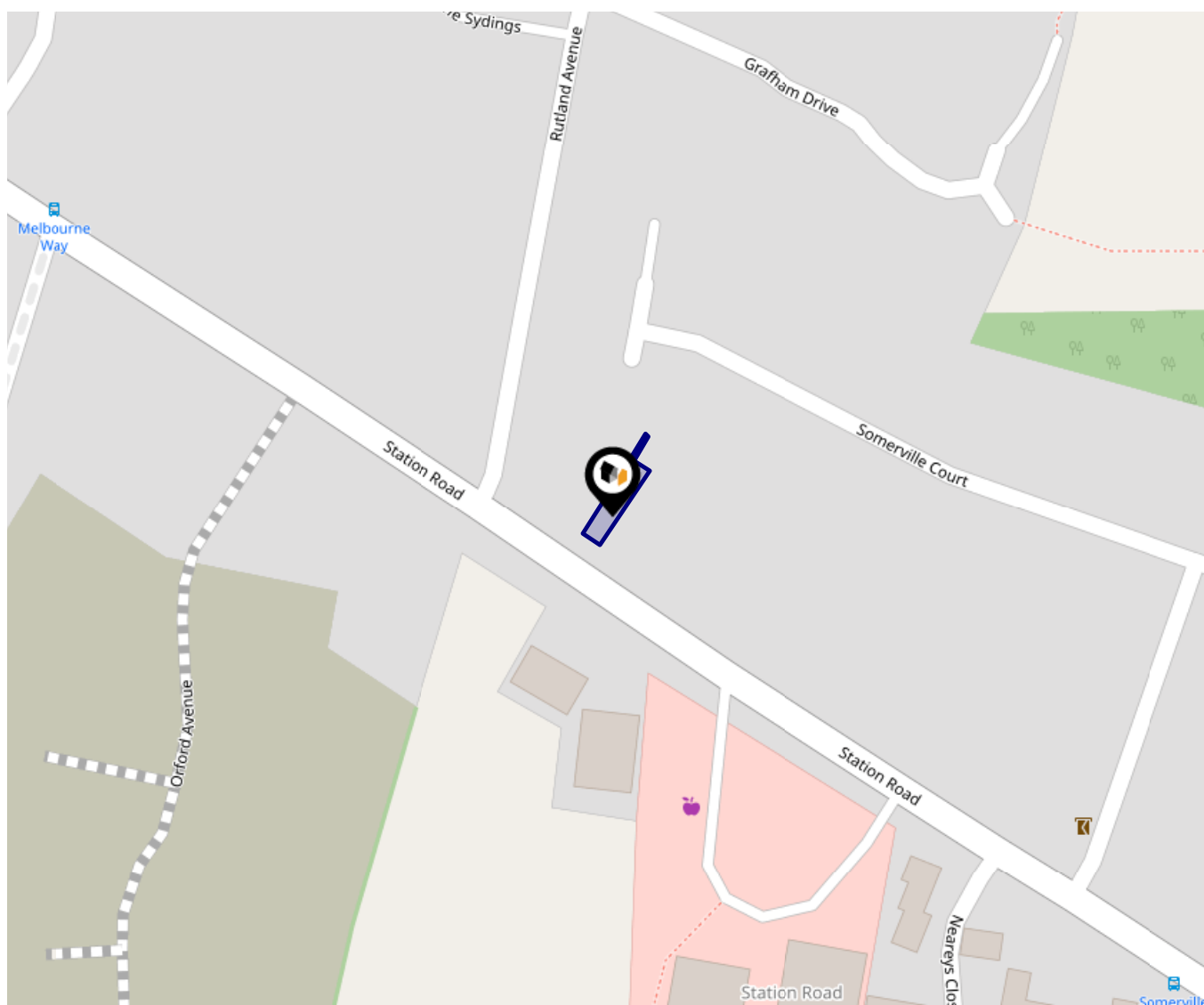
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Melbourne Way	0.09 miles
2	Somerville Close	0.12 miles
3	Melbourne Way	0.14 miles
4	Pine Close	0.33 miles
5	Pine Close	0.33 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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

www.mundys.net

