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MIR: Material Info

The Material Information Affecting this Property

Thursday 06th November 2025



HOLMES FIELD, BASSINGHAM, LINCOLN, LN5

Mundys

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	764 ft ² / 71 m ²		
Plot Area:	0.07 acres		
Council Tax :	Band C		
Annual Estimate:	£2,010		
Title Number:	LL53468		

Local Area

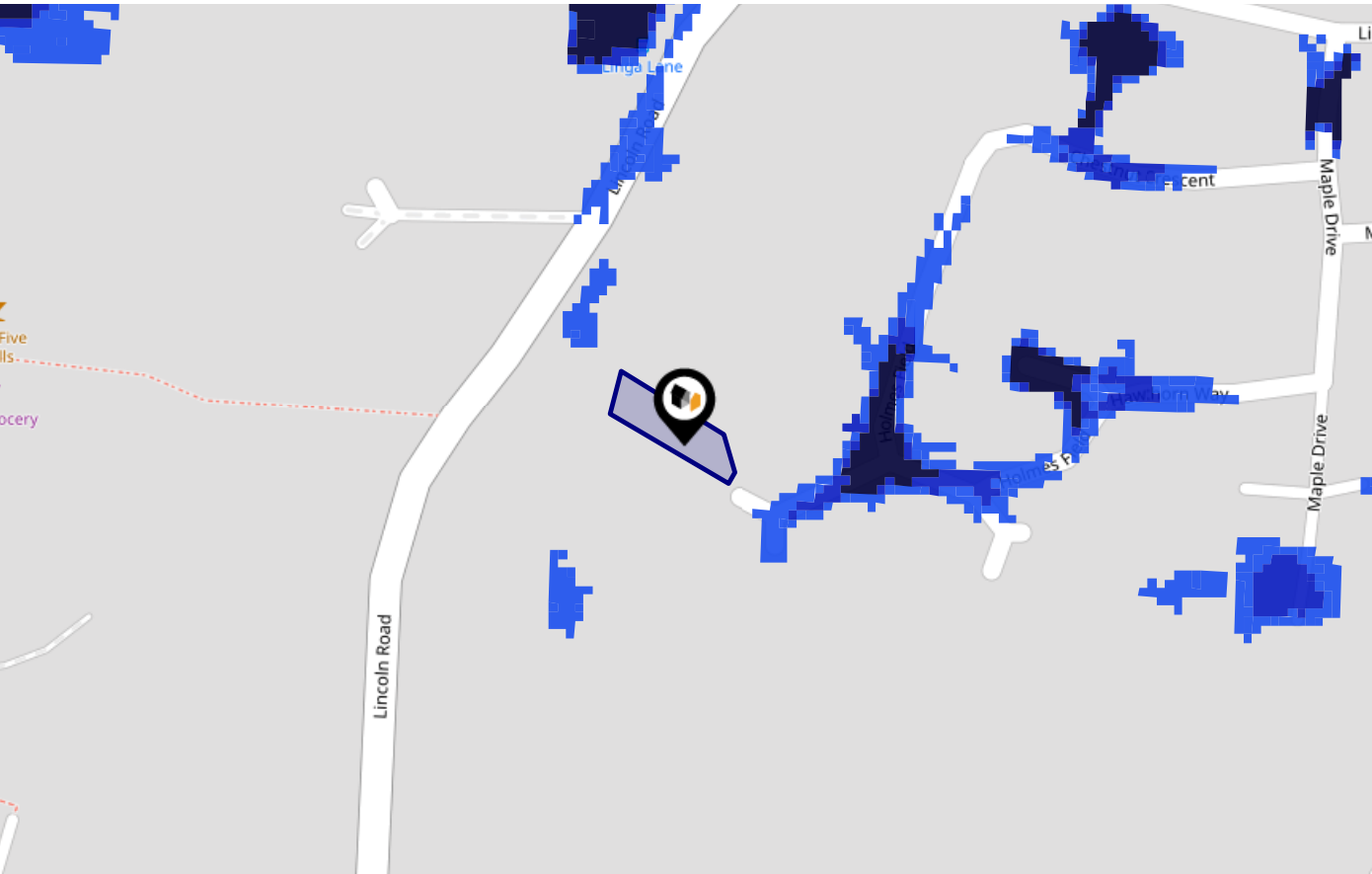
Local Authority:	North kesteven	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	18 mb/s	80 mb/s	- mb/s
● Surface Water	Very low			

Mobile Coverage: (based on calls indoors)				Satellite/Fibre TV Availability:		
						
O ₂	EE	3	O2	BT	sky	Virgin media

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.

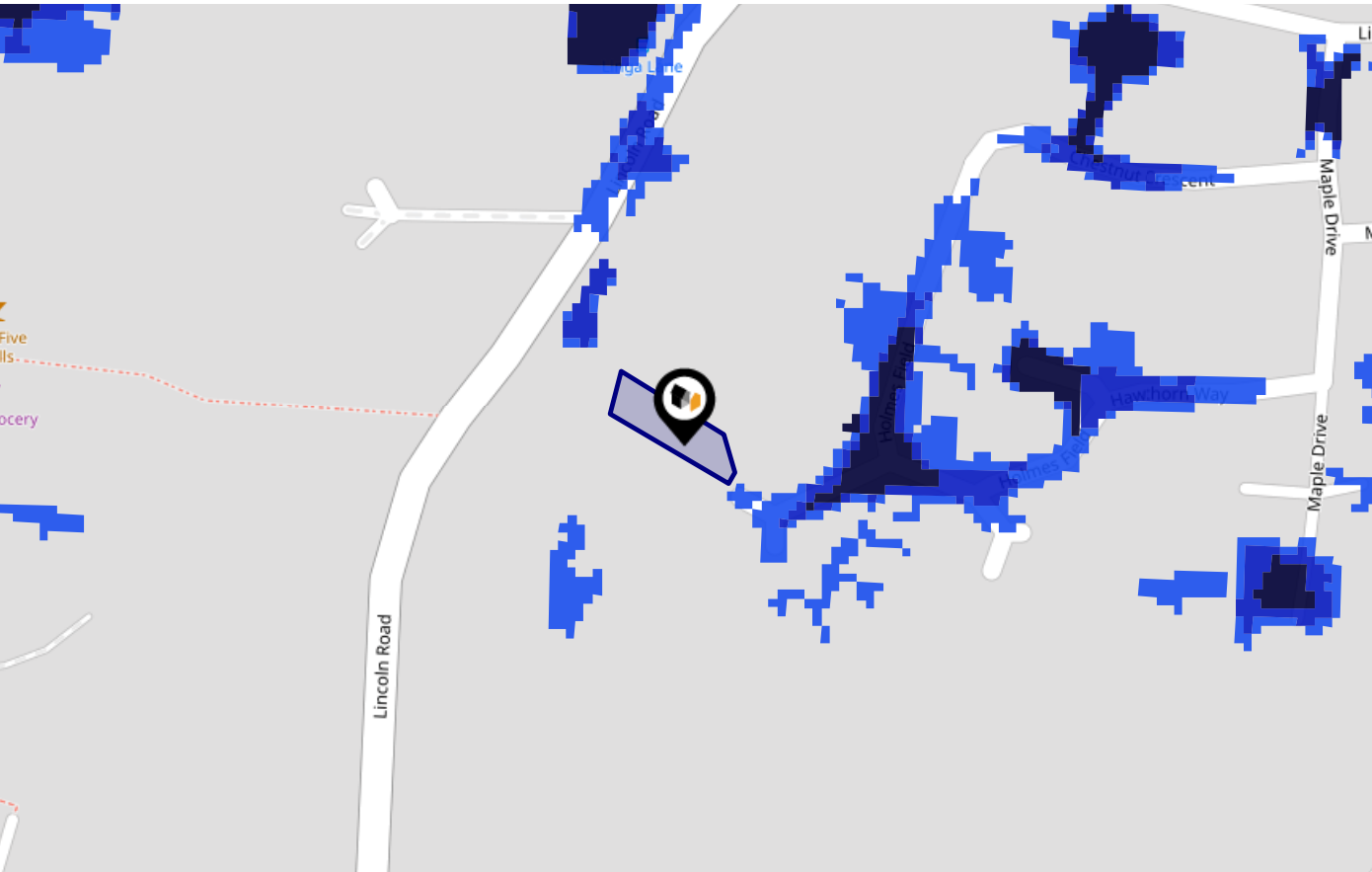
Chance of flooding to the following depths at this property:



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.

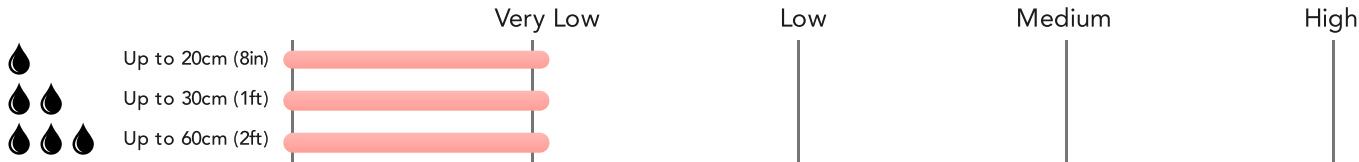


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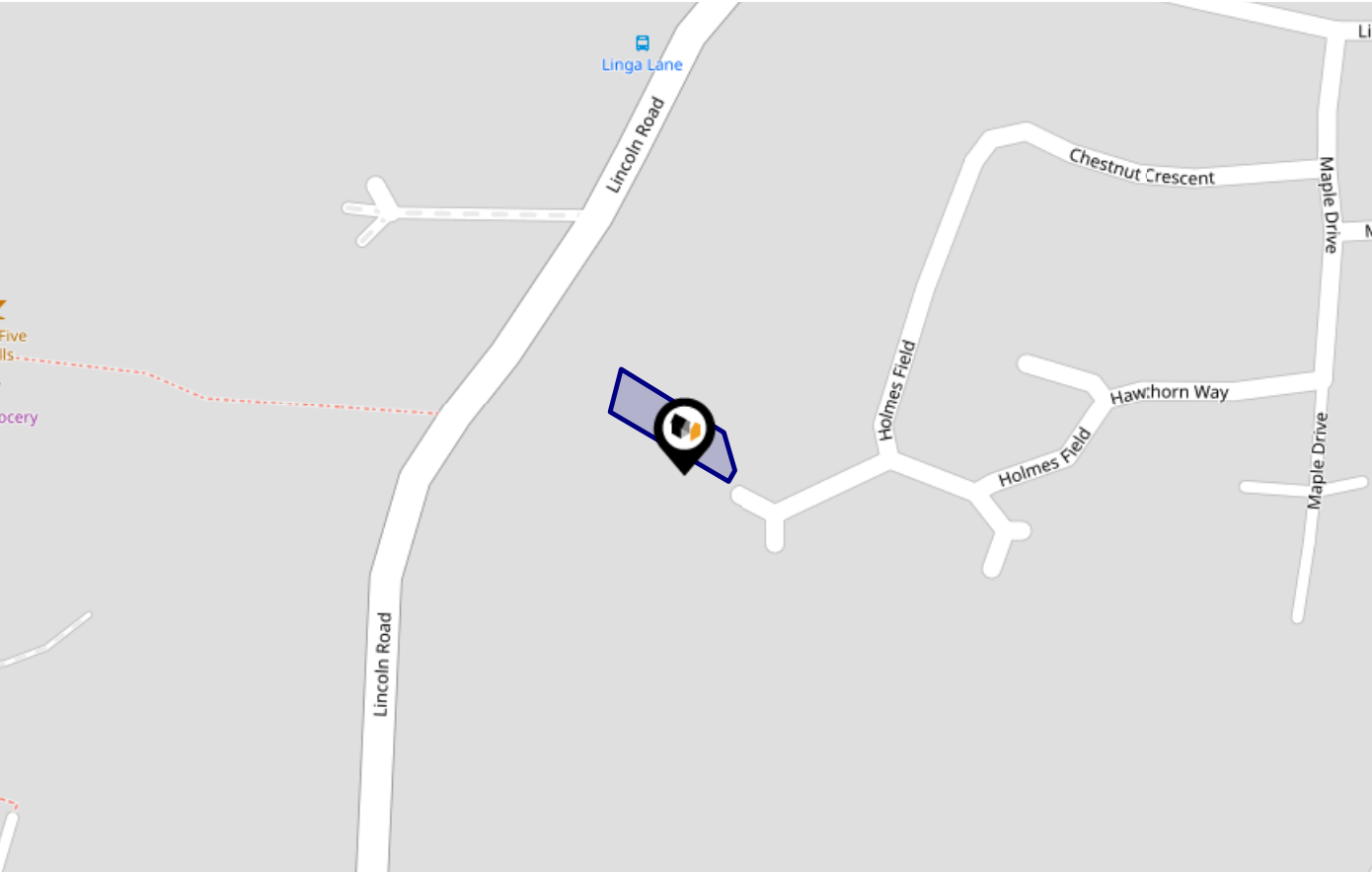
Chance of flooding to the following depths at this property:



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.

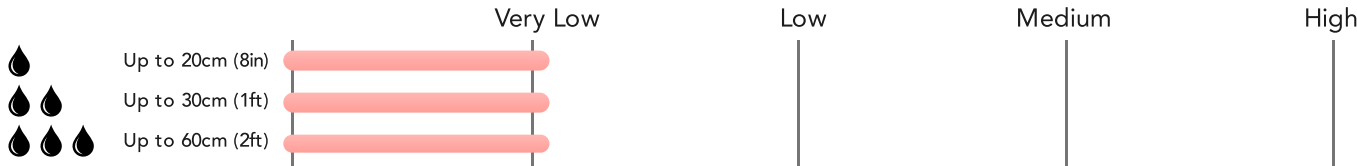


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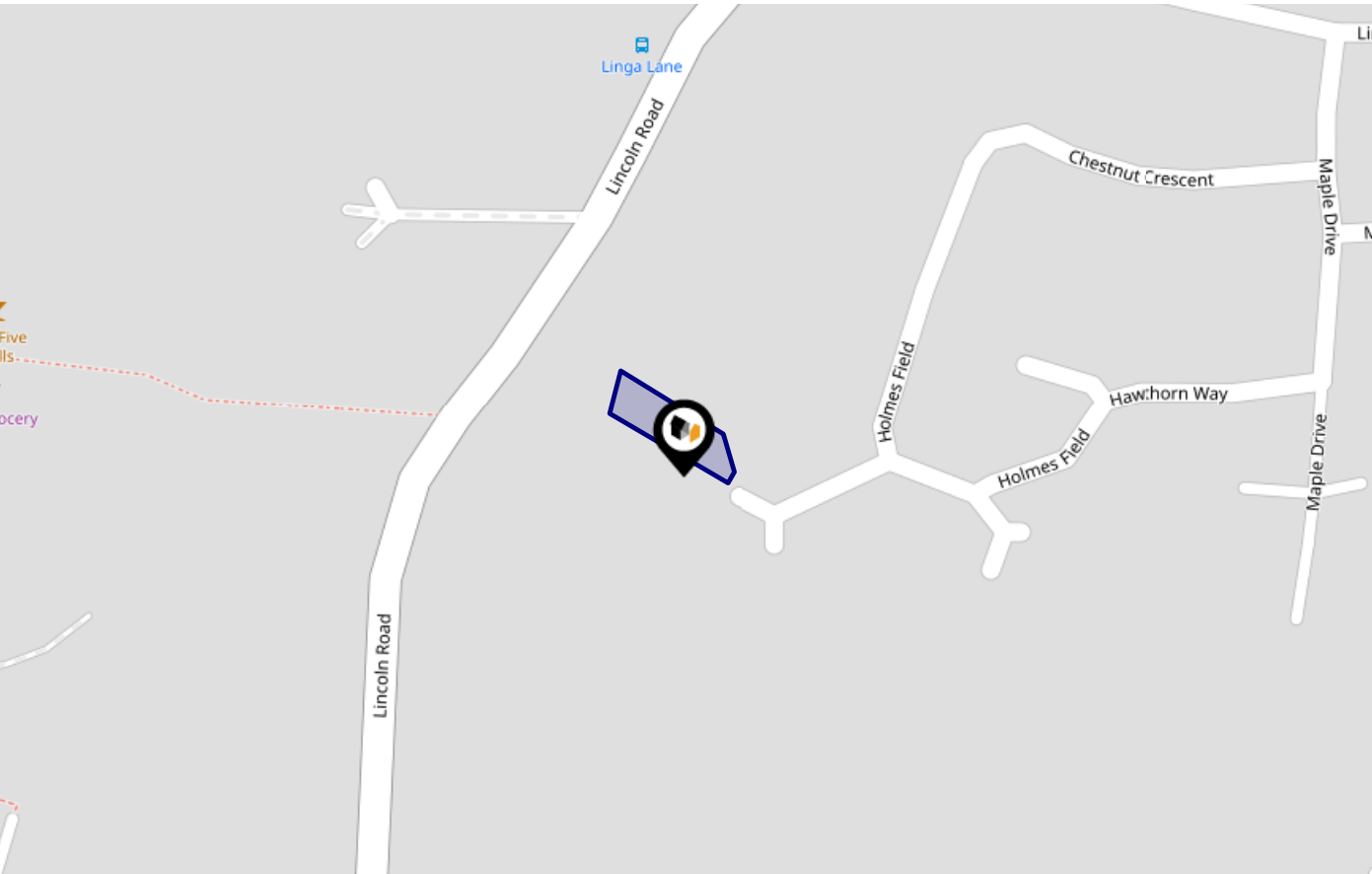
Chance of flooding to the following depths at this property:



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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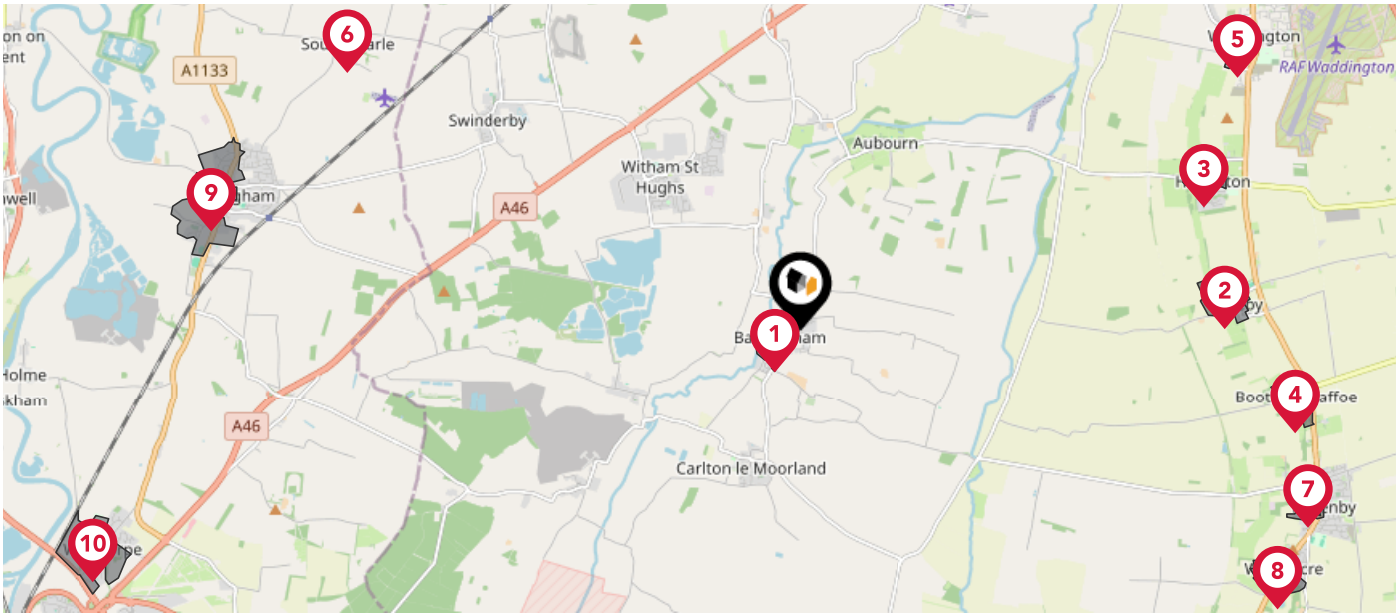
MIR - Material Info

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

Bassingham

2

Coleby

3

Harmston

4

Boothby Graffoe

5

Waddington

6

South Scarle

7

Navenby

8

Wellingore

9

Collingham

10

Winthorpe

Maps

Landfill Sites

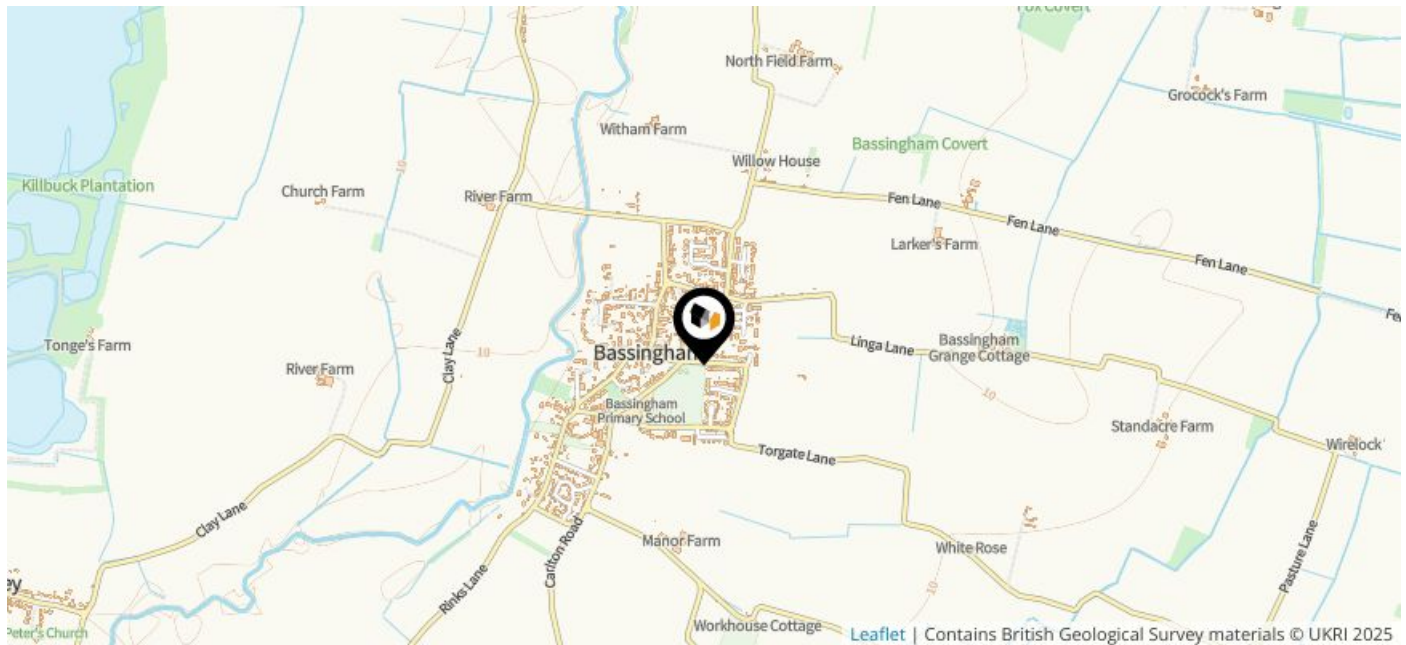


This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites		
1	Old Brickyard-Brickyard Lane, Navenby	Historic Landfill
2	Sandys-Hight Street - Grantham Road, Navenby	Historic Landfill
3	Lansdowne Road-Navenby	Historic Landfill
4	EA/EPR/EP3494LY/V004 - C A Mottram & Sons	Active Landfill

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.

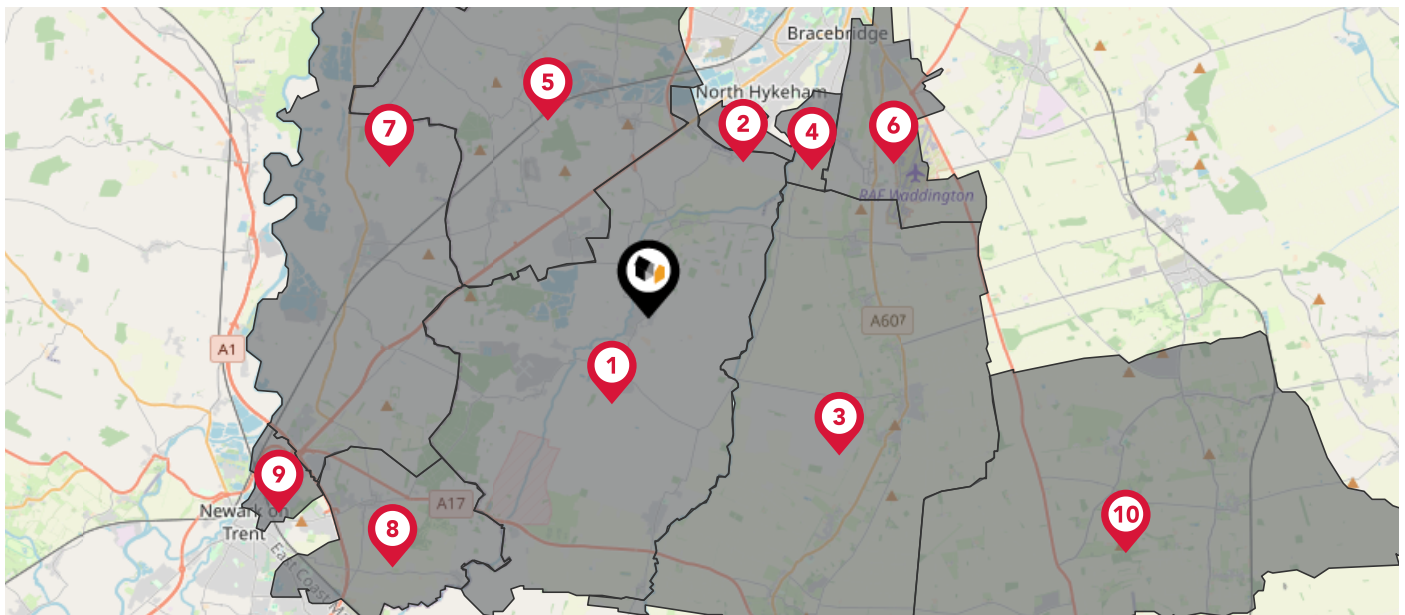
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

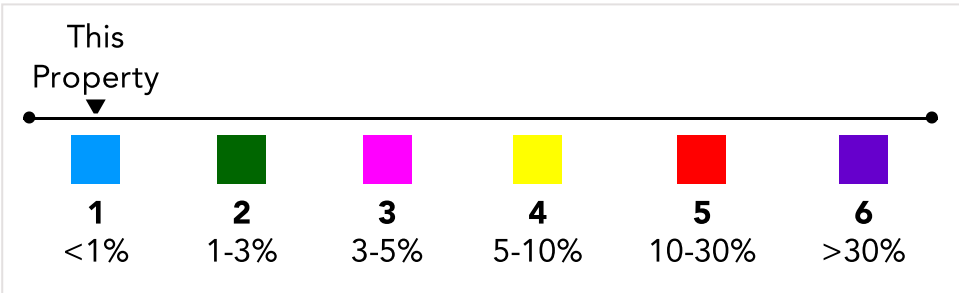
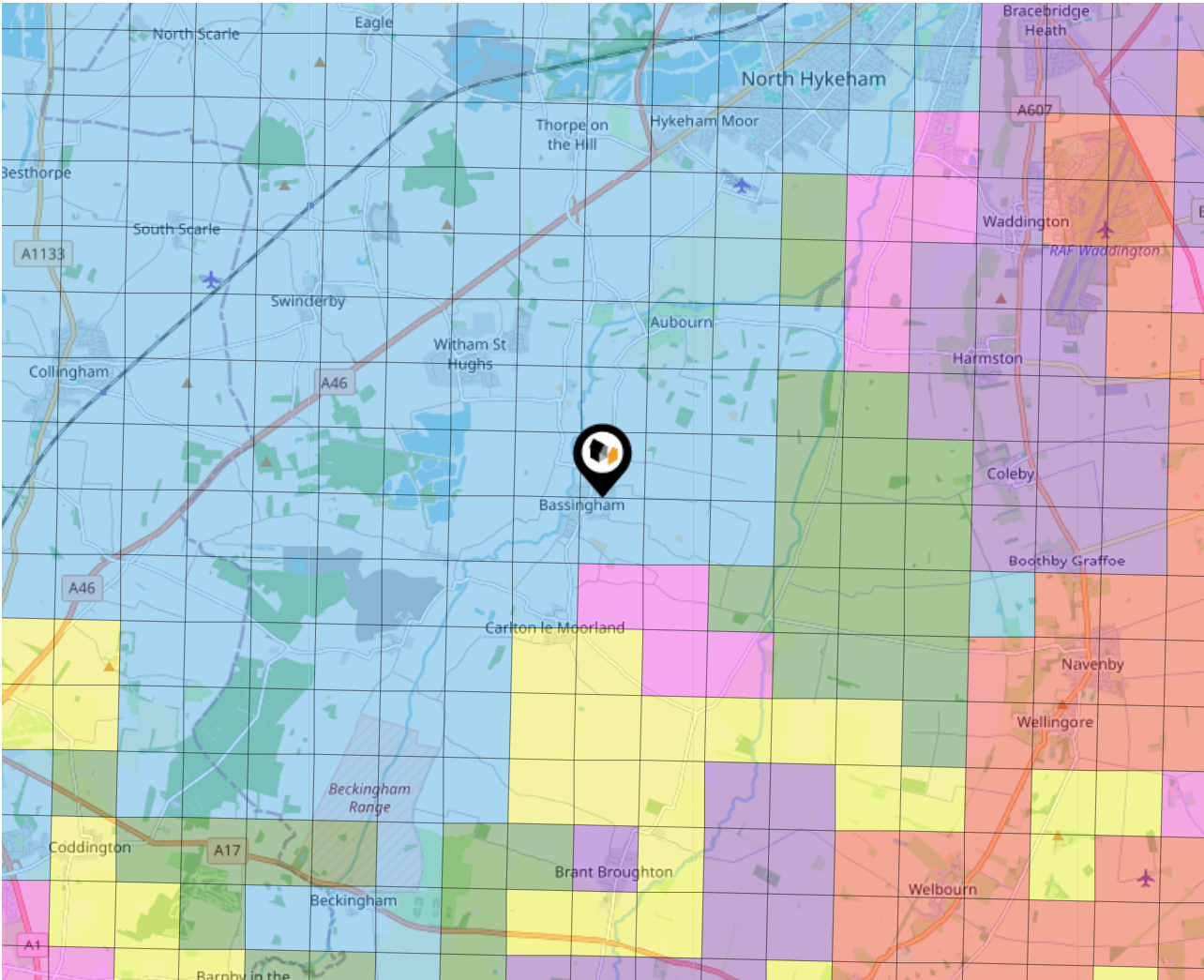


Nearby Council Wards

- | | |
|----|--|
| 1 | Bassingham and Brant Broughton Ward |
| 2 | North Hykeham Mill Ward |
| 3 | Cliff Villages Ward |
| 4 | Waddington West Ward |
| 5 | Eagle, Swinderby and Witham St. Hughs Ward |
| 6 | Bracebridge Heath and Waddington East Ward |
| 7 | Collingham Ward |
| 8 | Balderton North & Coddington Ward |
| 9 | Bridge Ward |
| 10 | Ashby de la Launde and Cranwell Ward |

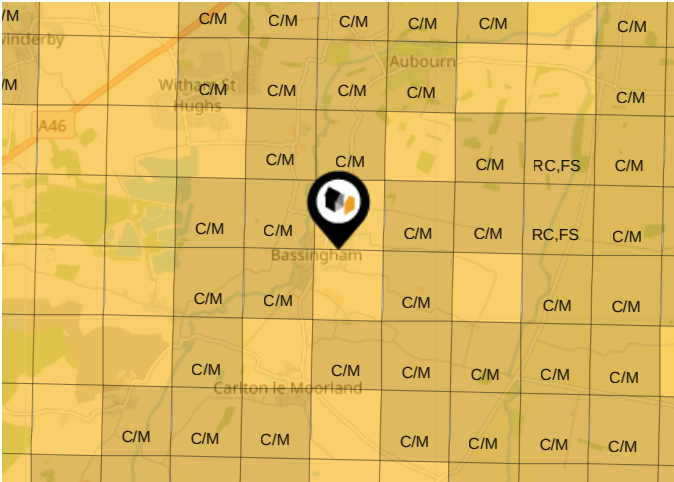
What is Radon?

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

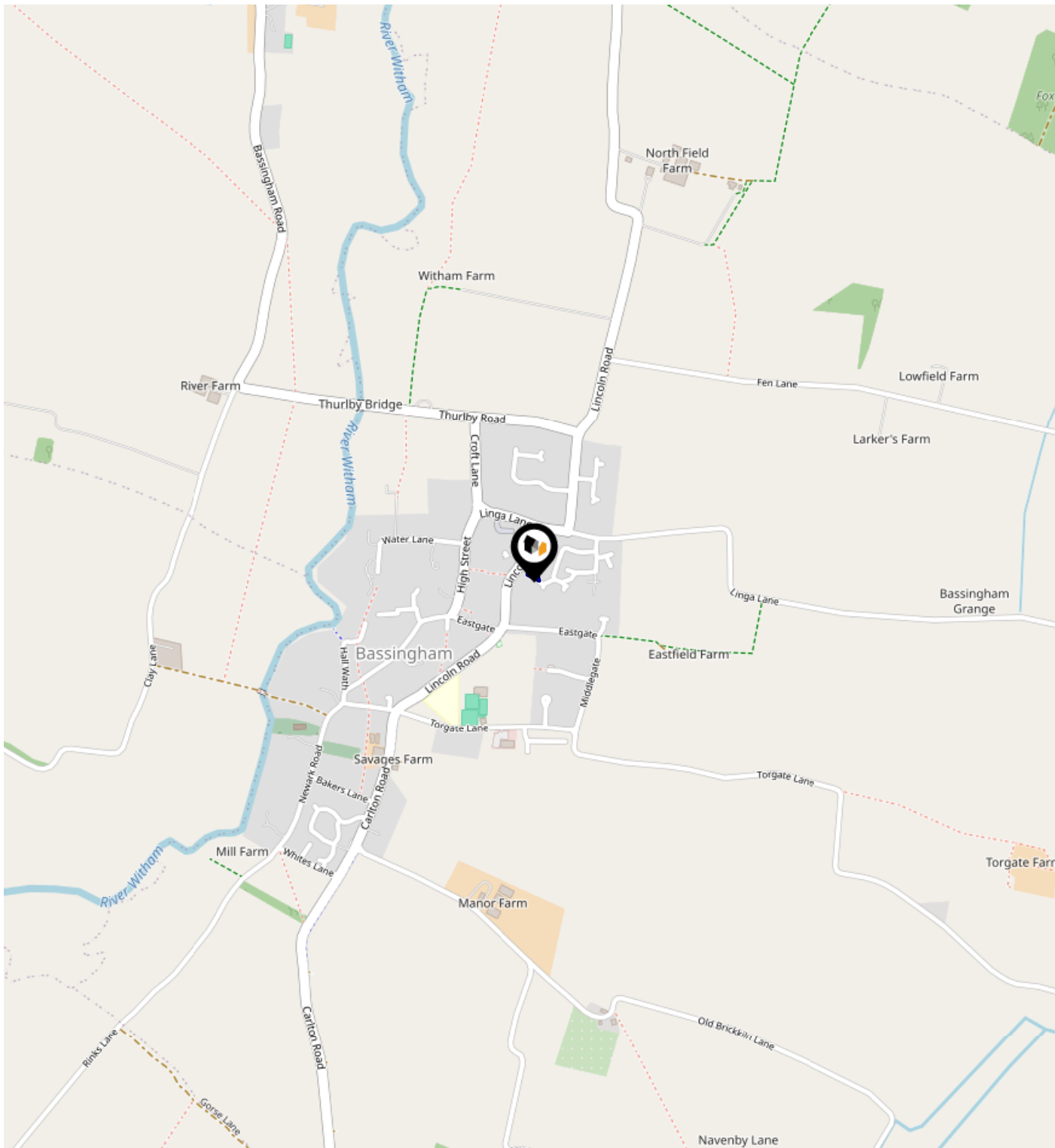


Primary Classifications (Most Common Clay Types)

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:

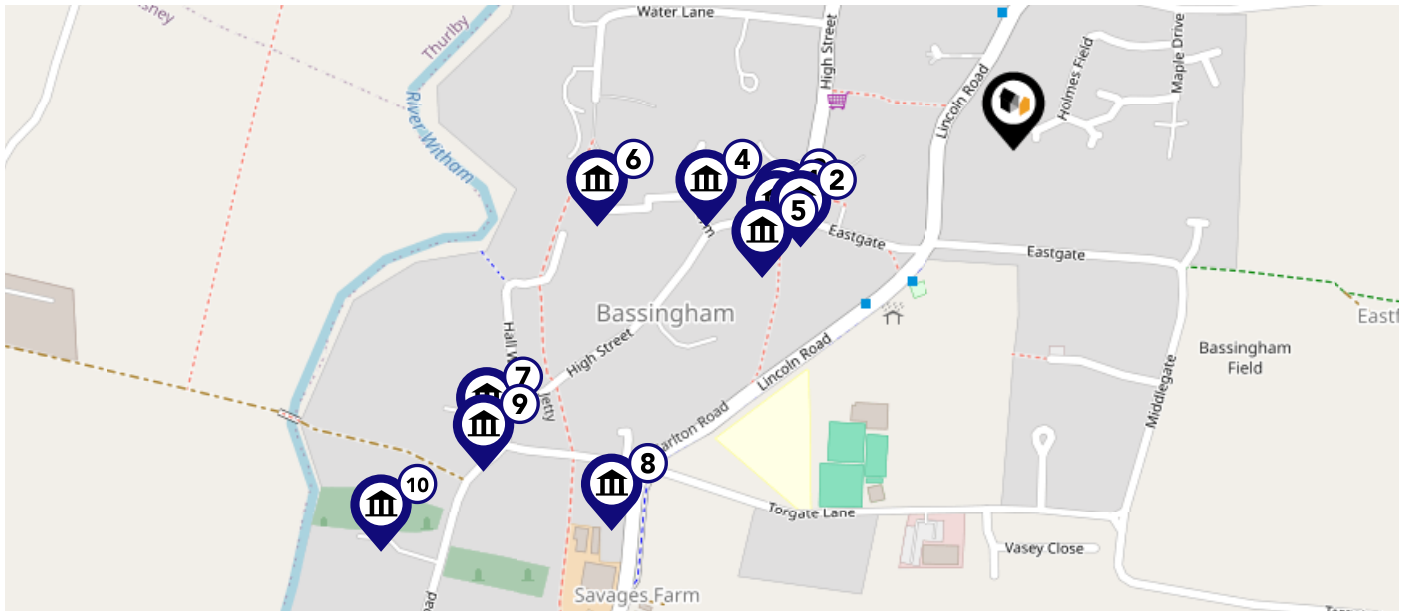
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings



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



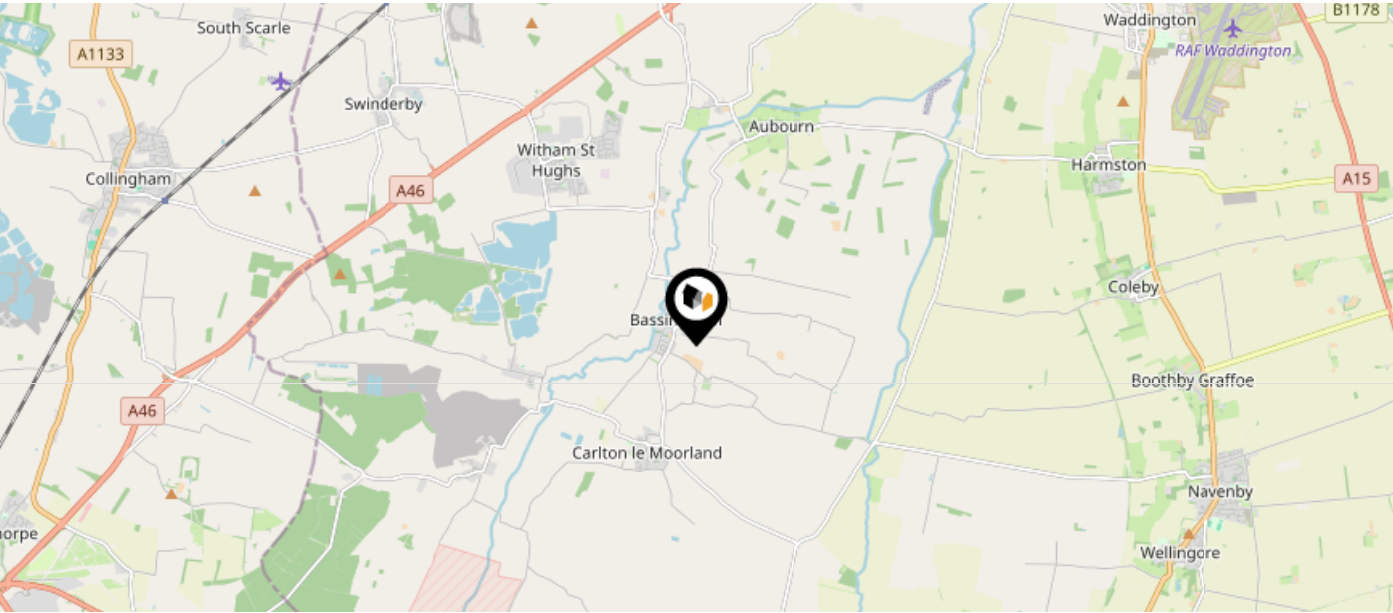
Listed Buildings in the local district		Grade	Distance
	1061922 - Green's Stores	Grade II	0.1 miles
	1393726 - K6 Telephone Kiosk	Grade II	0.1 miles
	1147336 - House Attached To North Of Green's Stores	Grade II	0.1 miles
	1147317 - The Grange	Grade II	0.2 miles
	1405886 - Wesleyan Methodist Chapel And Sunday Schoolroom, Bassingham.	Grade II	0.2 miles
	1147372 - Manor House	Grade II	0.2 miles
	1061921 - Ivy House	Grade II	0.3 miles
	1061920 - Corner Cottage And Outbuilding	Grade II	0.3 miles
	1360523 - Old Manor House And Outbuilding	Grade II	0.3 miles
	1061923 - Church Of St Michael And All Angels	Grade II	0.4 miles

Maps

Green Belt

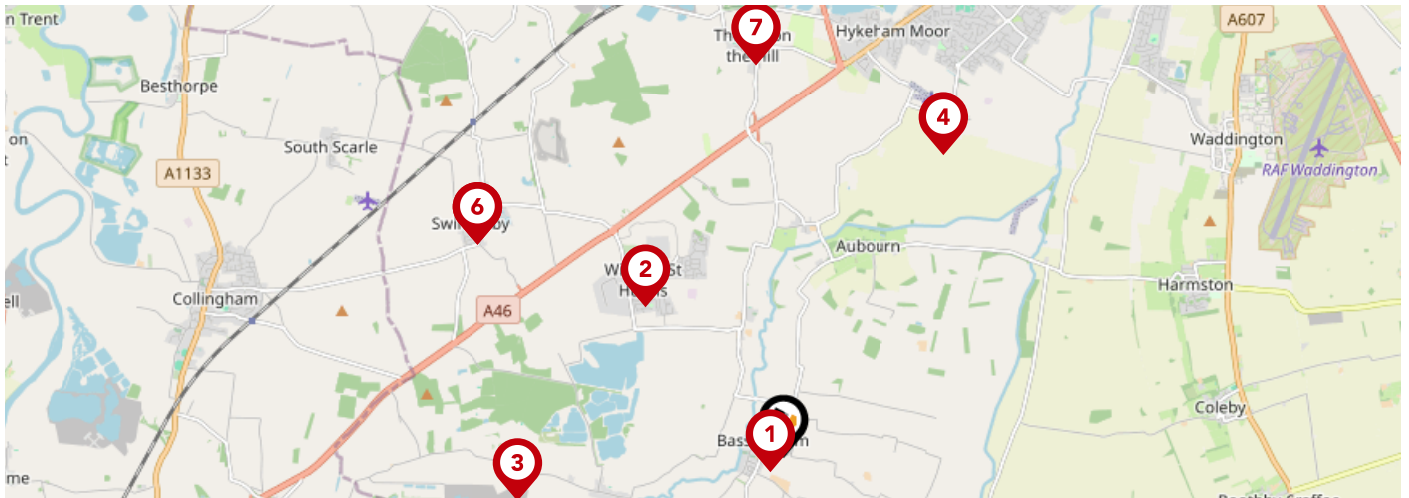


This map displays nearby areas that have been designated as Green Belt...

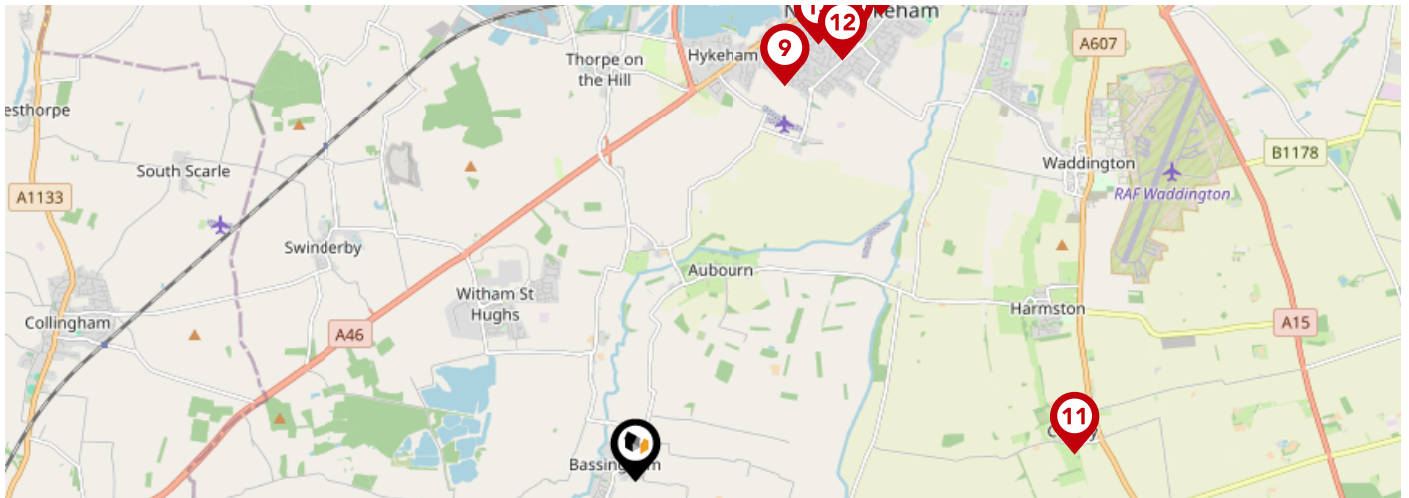


Nearby Green Belt Land

No data available.

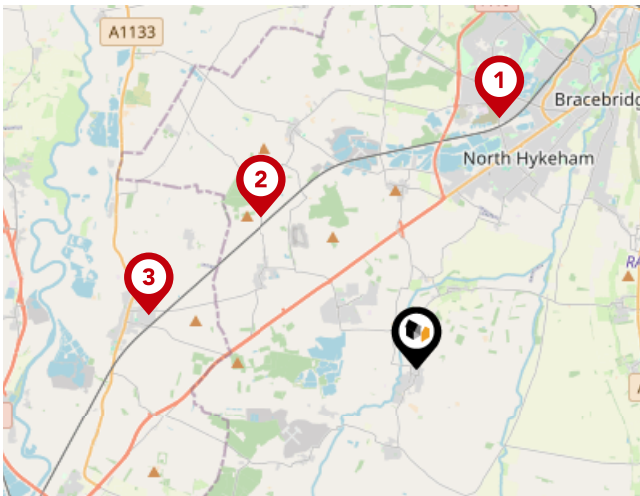


		Nursery	Primary	Secondary	College	Private
1	Bassingham Primary School Ofsted Rating: Good Pupils: 173 Distance:0.18	☐	☒	☐	☐	☐
2	Witham St Hughs Academy Ofsted Rating: Outstanding Pupils: 398 Distance:1.82	☐	☒	☐	☐	☐
3	Witham Prospect School Ofsted Rating: Requires improvement Pupils: 14 Distance:2.41	☐	☐	☒	☐	☐
4	The South Hykeham Community Primary School Ofsted Rating: Good Pupils: 148 Distance:3.04	☐	☒	☐	☐	☐
5	Swinderby All Saints Church of England Primary School Ofsted Rating: Good Pupils: 91 Distance:3.32	☐	☒	☐	☐	☐
6	Kisimul School Ofsted Rating: Good Pupils: 65 Distance:3.32	☐	☐	☒	☐	☐
7	The St Michael's Church of England Primary School, Thorpe on the Hill Ofsted Rating: Good Pupils: 197 Distance:3.5	☐	☒	☐	☐	☐
8	Brant Broughton Church of England and Methodist Primary School Ofsted Rating: Good Pupils: 86 Distance:3.65	☐	☒	☐	☐	☐



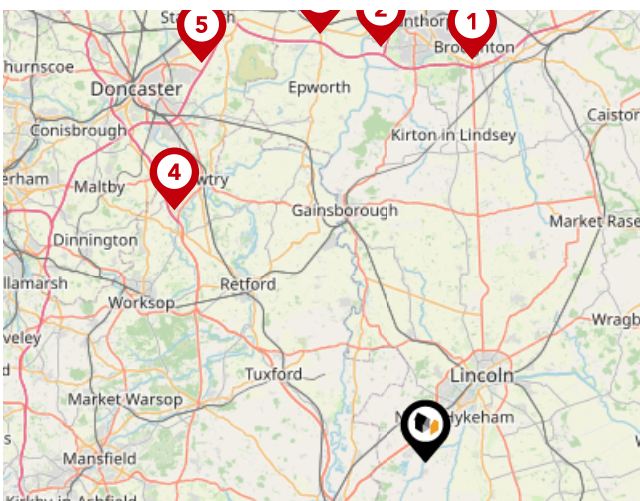
		Nursery	Primary	Secondary	College	Private
	Manor Farm Academy Ofsted Rating: Good Pupils: 212 Distance:3.76	☐	☒	☐	☐	☐
	Broughton House College Ofsted Rating: Not Rated Pupils:0 Distance:3.81	☐	☐	☒	☐	☐
	Coleby Church of England (Controlled) Primary School Ofsted Rating: Requires improvement Pupils: 49 Distance:3.91	☐	☒	☐	☐	☐
	The North Hykeham All Saints Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:4.17	☐	☒	☐	☐	☐
	North Kesteven Academy Ofsted Rating: Requires improvement Pupils: 659 Distance:4.22	☐	☐	☒	☐	☐
	Sir Robert Pattinson Academy Ofsted Rating: Good Pupils: 1308 Distance:4.35	☐	☐	☒	☐	☐
	Fosse Way Academy Ofsted Rating: Good Pupils: 540 Distance:4.69	☐	☒	☐	☐	☐
	Ling Moor Primary Academy Ofsted Rating: Outstanding Pupils: 413 Distance:4.82	☐	☒	☐	☐	☐

Area Transport (National)



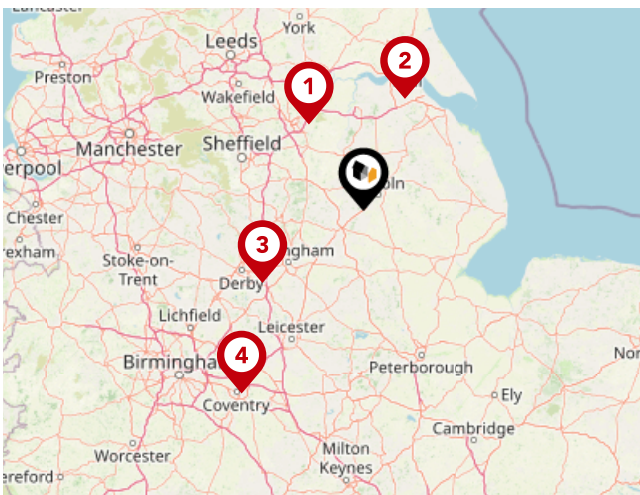
National Rail Stations

Pin	Name	Distance
	Hykeham Rail Station	4.73 miles
	Swinderby Rail Station	3.87 miles
	Collingham Rail Station	4.85 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M180 J4	28.83 miles
	M180 J3	29.72 miles
	M180 J2	31.3 miles
	A1(M) J34	25.36 miles
	M18 J4	32.51 miles

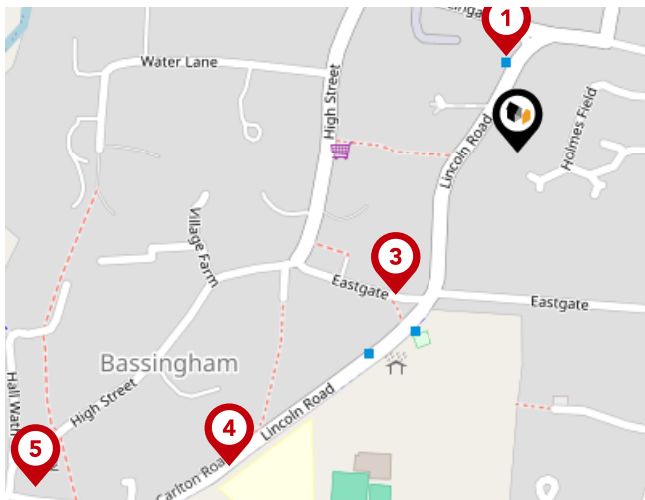


Airports/Helipads

Pin	Name	Distance
	Finningley	28.77 miles
	Humberside Airport	33.51 miles
	East Mids Airport	35.72 miles
	Baginton	63.36 miles

Area

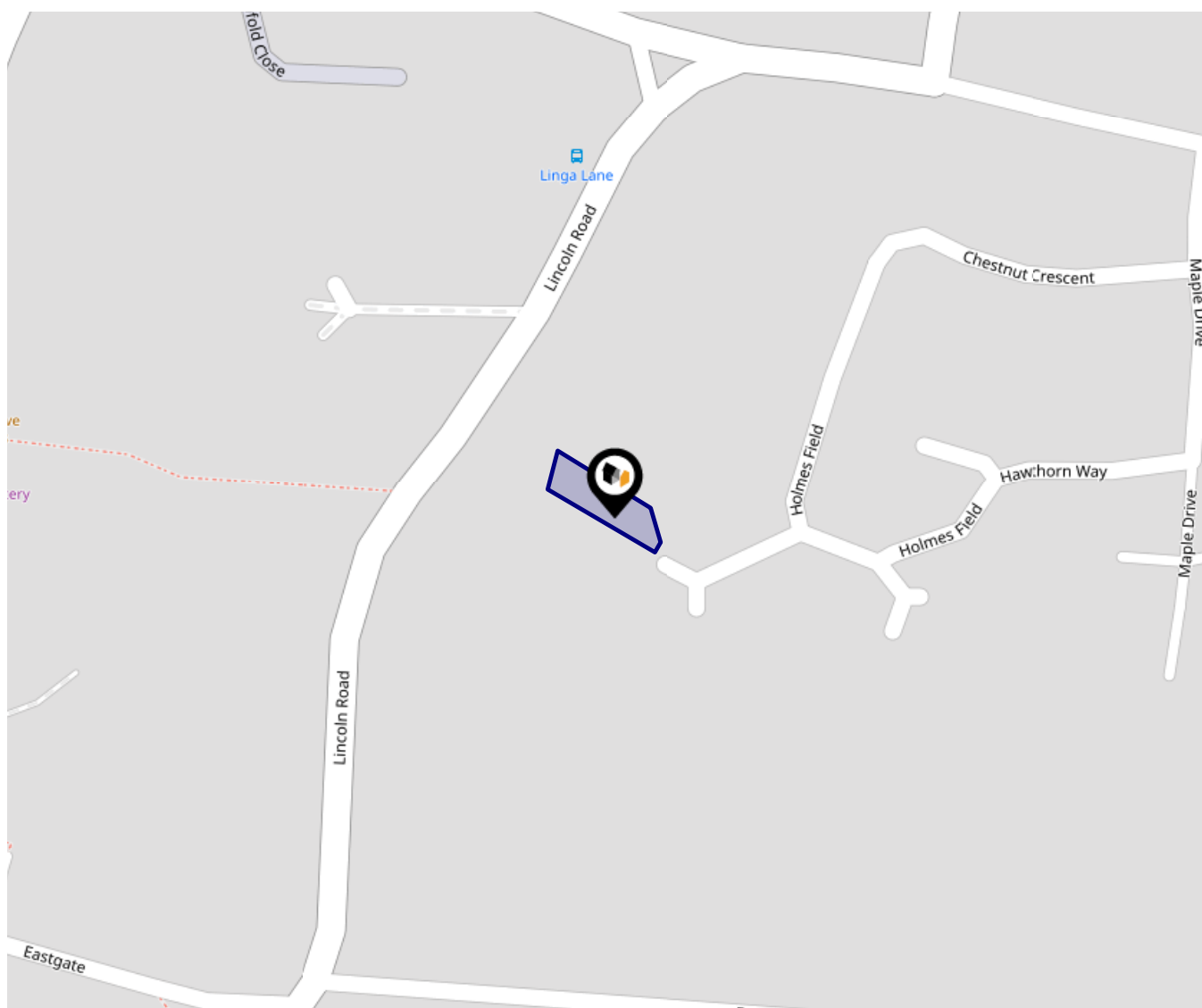
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Linga Lane Bus Shelter	0.05 miles
2	Badgers Oak	0.1 miles
3	Demand Responsive Area	0.1 miles
4	Primary School	0.24 miles
5	War Memorial	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

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