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MIR: Material Info

The Material Information Affecting this Property

Wednesday 12th November 2025



OAK TREE DRIVE, WITHAM ST. HUGHS, LINCOLN, LN6

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

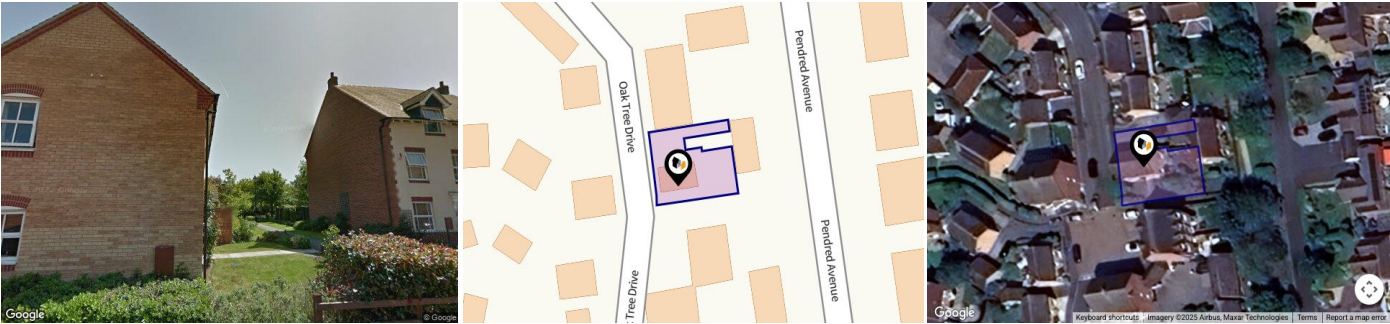
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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.08 acres		
Year Built :	2005		
Council Tax :	Band C		
Annual Estimate:	£2,010		
Title Number:	LL260670		

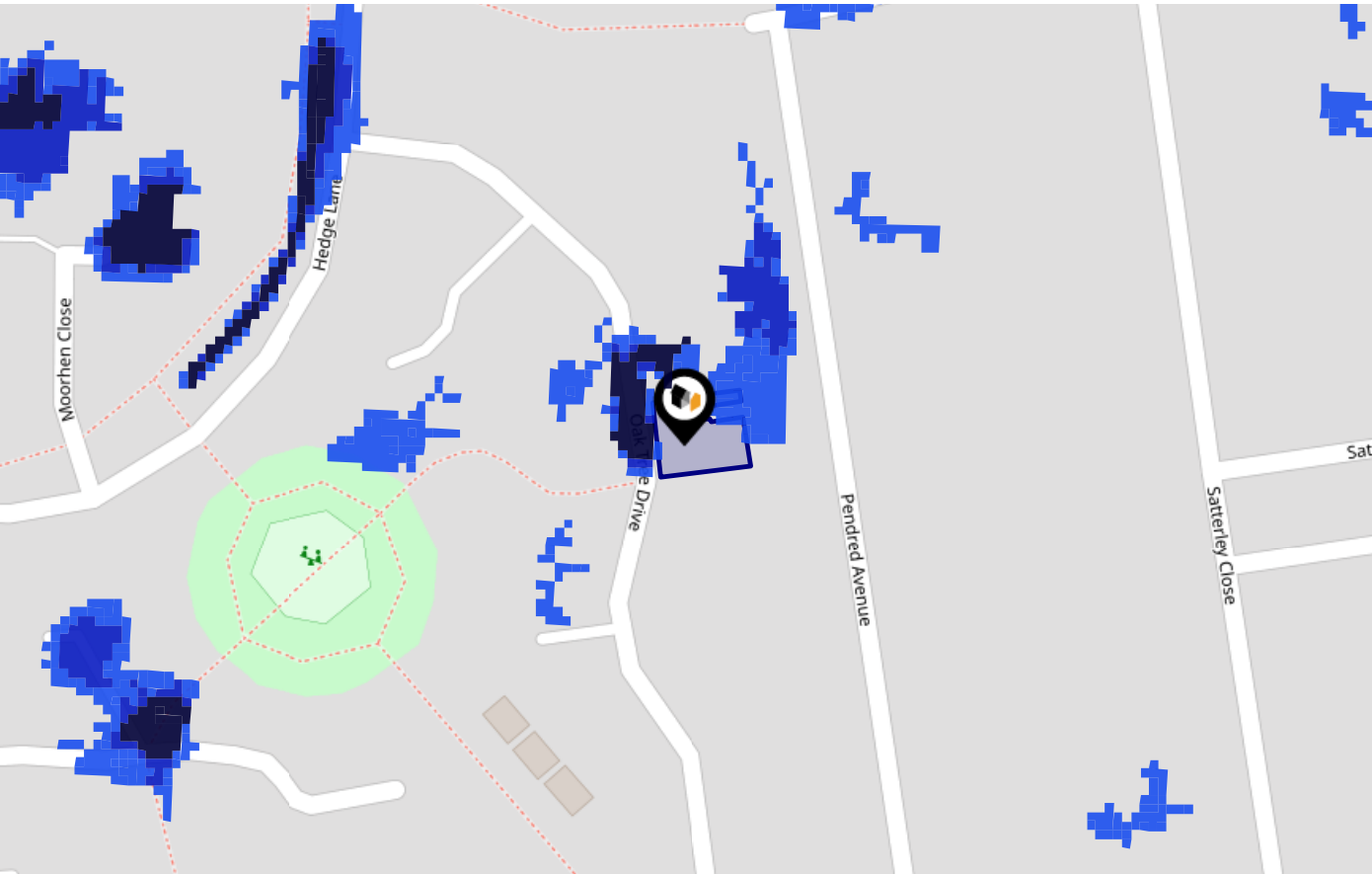
Local Area

Local Authority:	North kesteven	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)				
Conservation Area:	No					
Flood Risk:						
● Rivers & Seas	Very low	6 mb/s	66 mb/s	1800 mb/s		
● Surface Water	Very low					
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:				
O ₂	EE	3	O ₂	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.

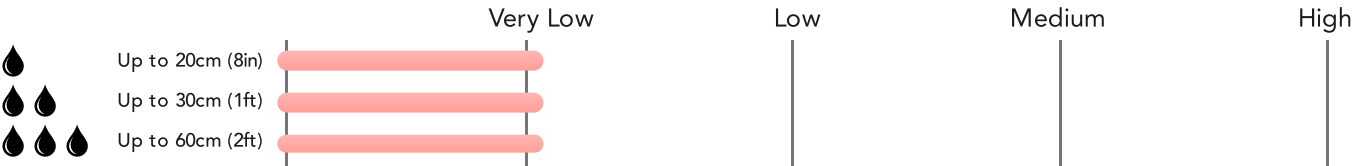


Risk Rating: Very low

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:

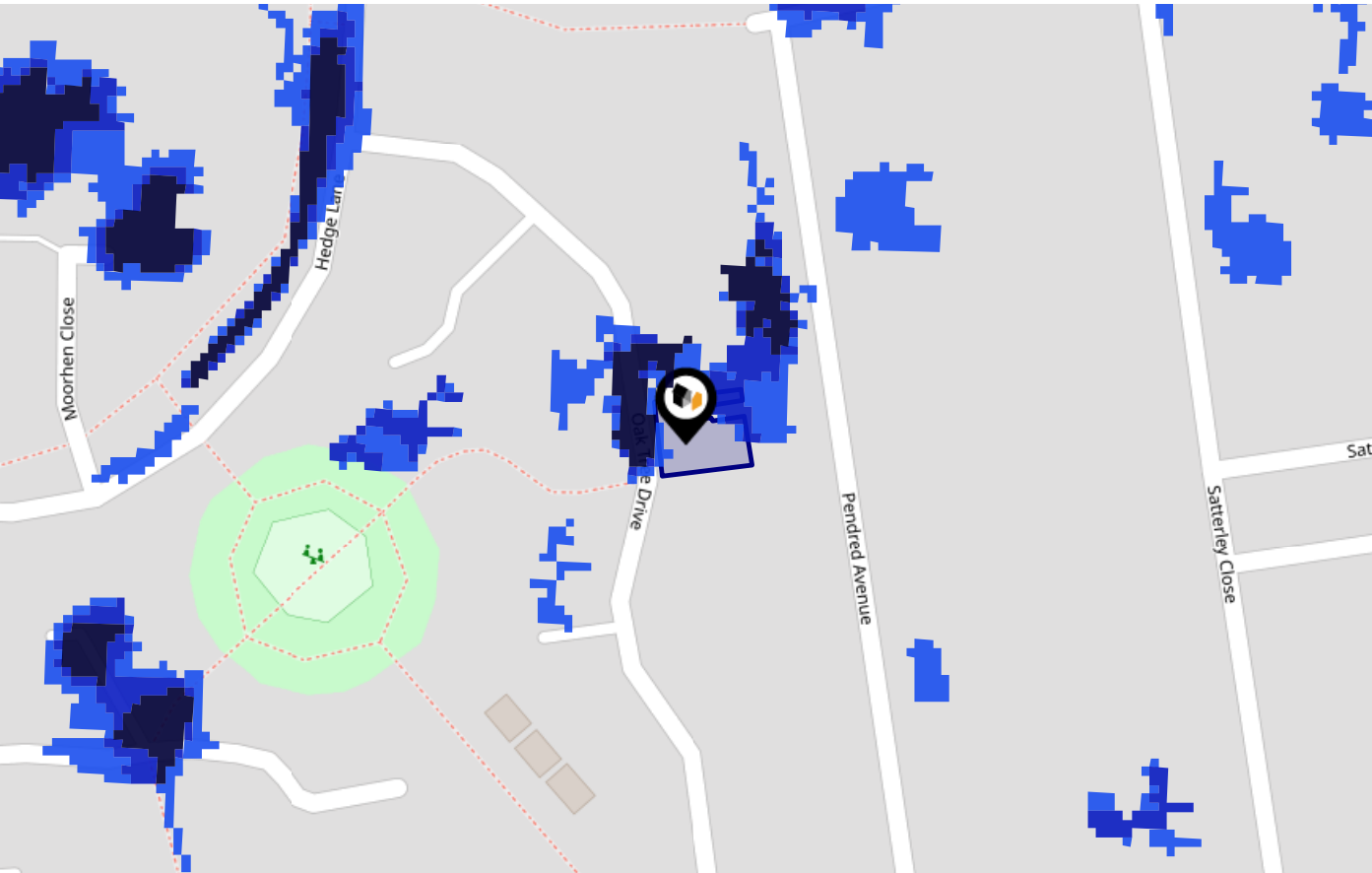


Flood Risk

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.



Risk Rating: Very low

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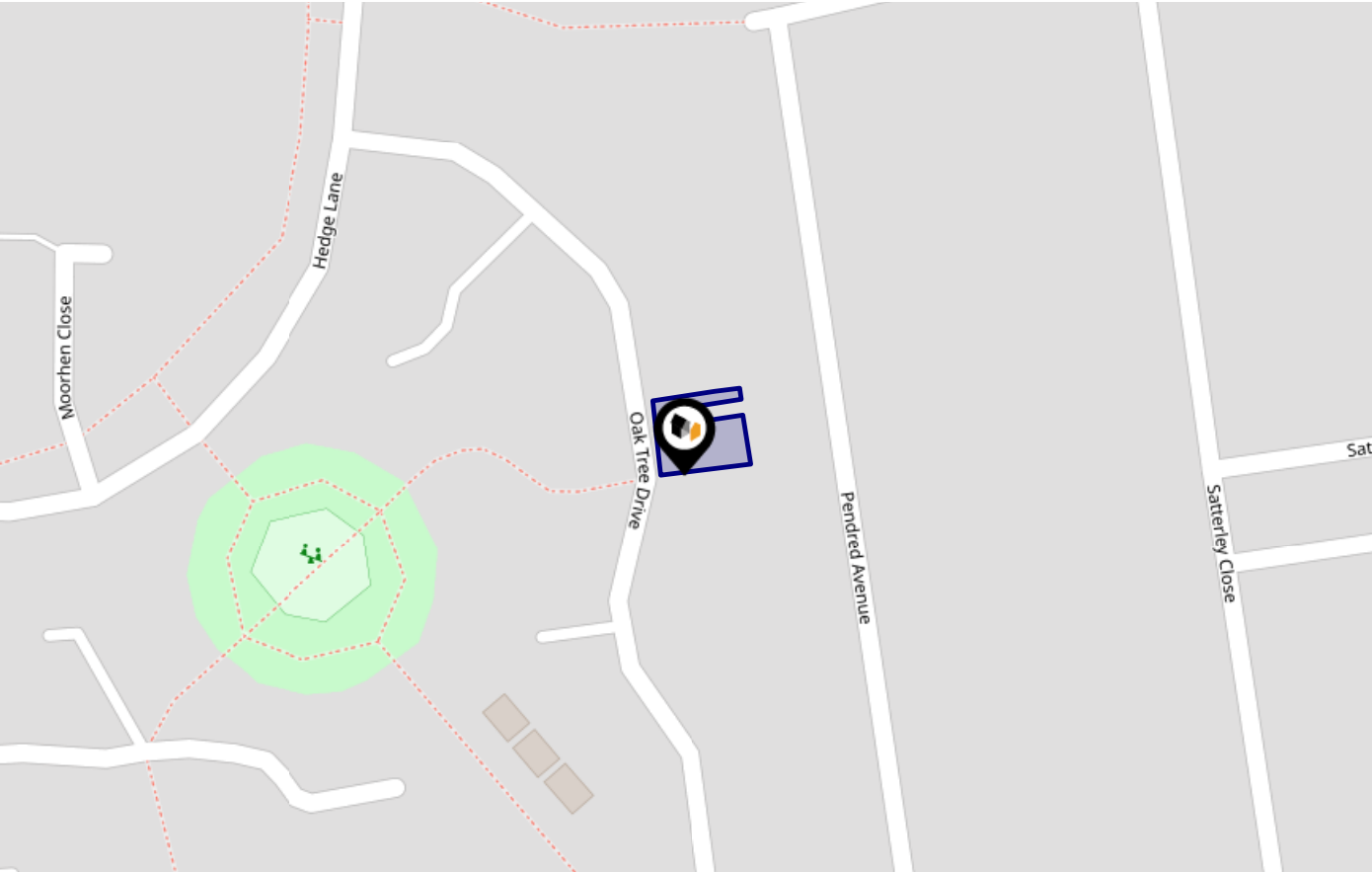
MIR - Material Info

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.

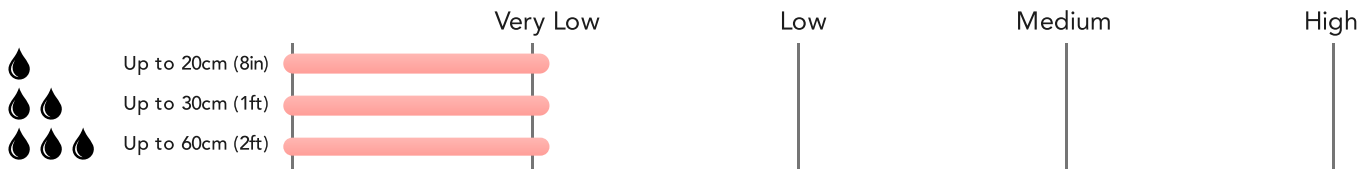


Risk Rating: Very low

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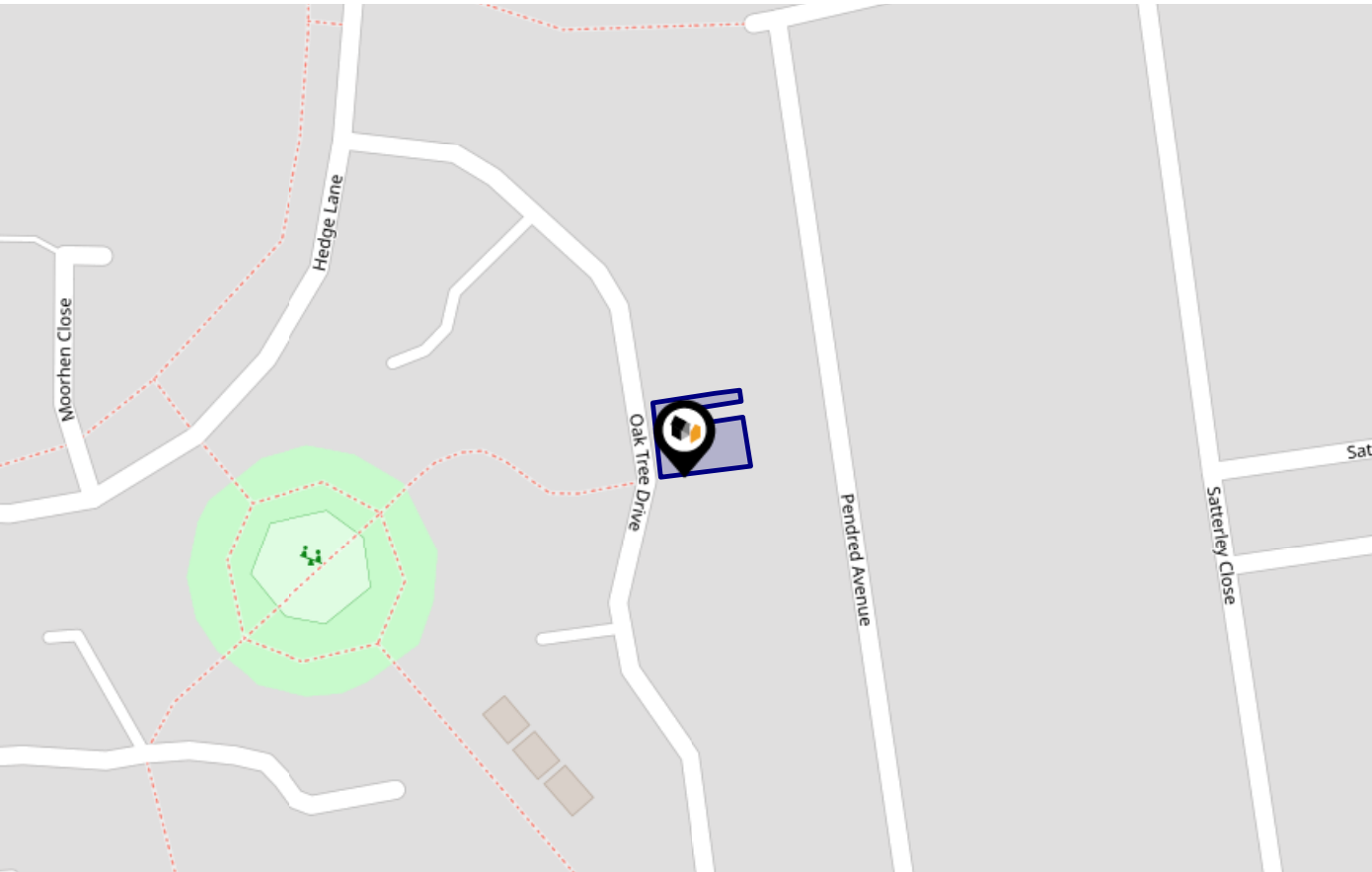


Flood Risk

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.

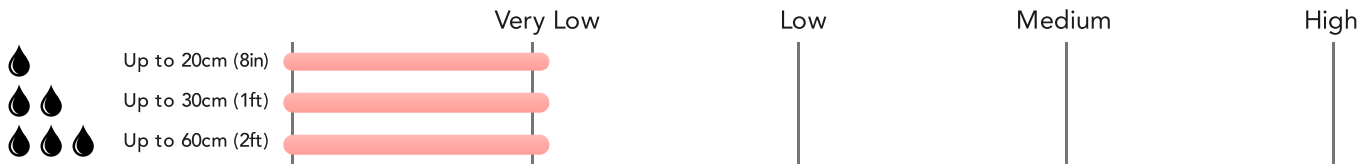


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



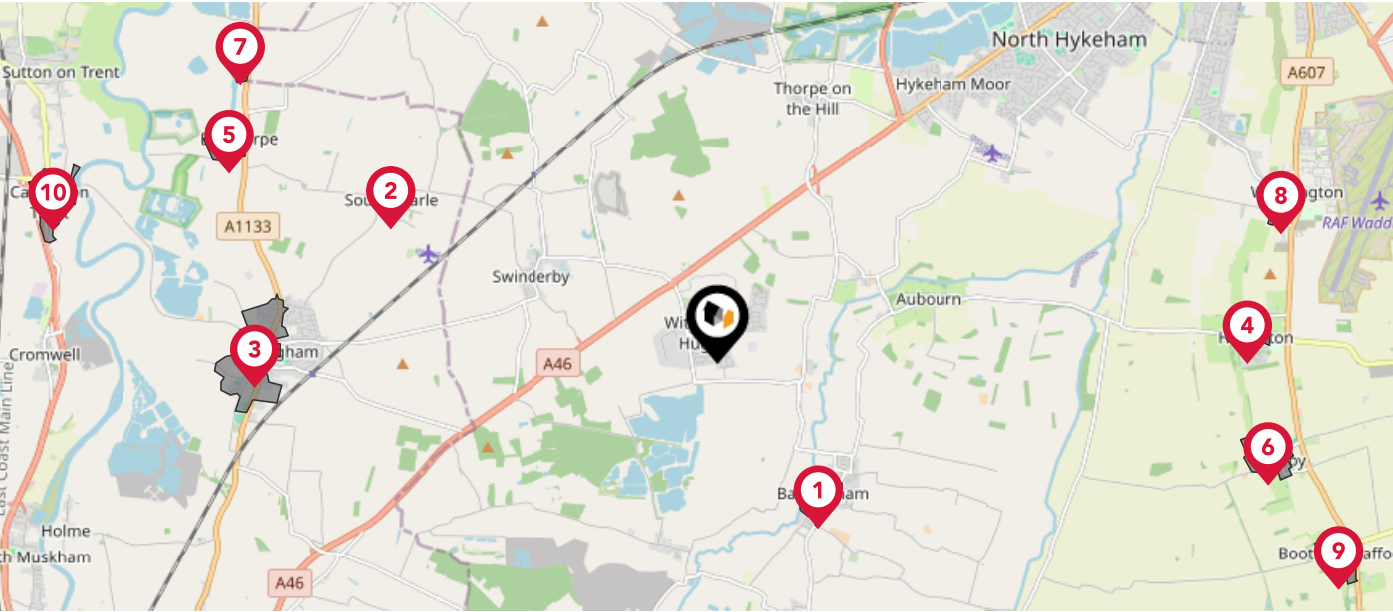
MIR - Material Info

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

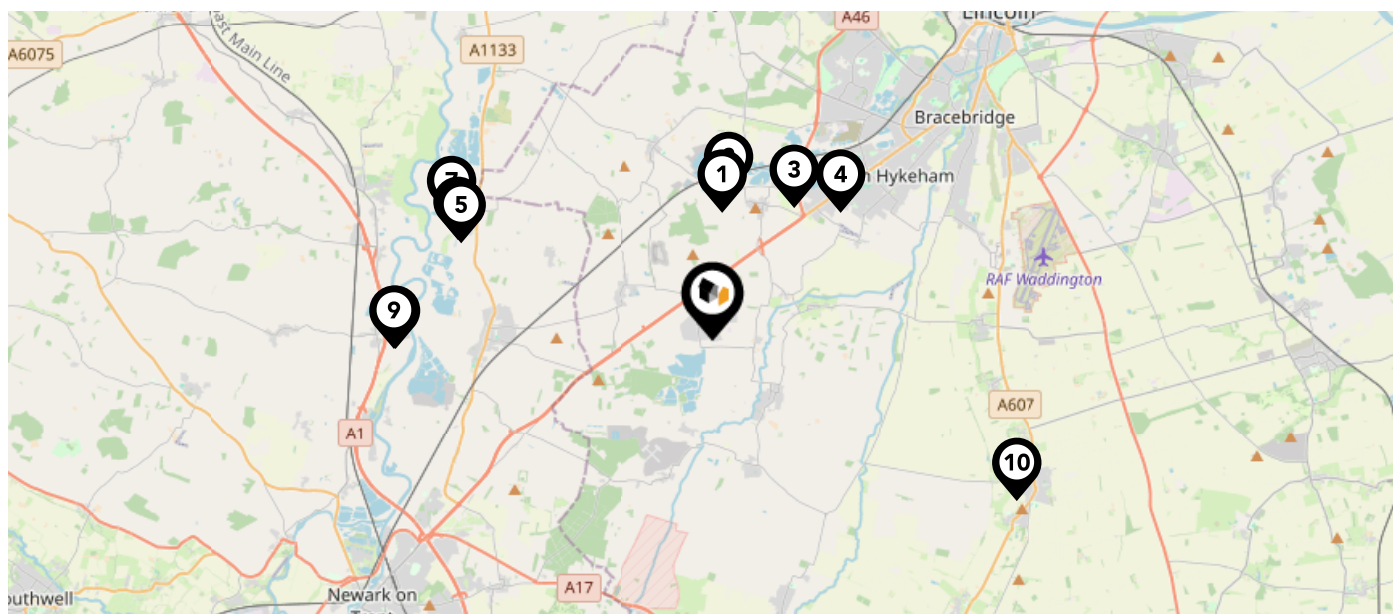
1	Bassingham
2	South Scarle
3	Collingham
4	Harmston
5	Besthorpe
6	Coleby
7	Girton
8	Waddington
9	Boothby Graffoe
10	Carlton on Trent

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

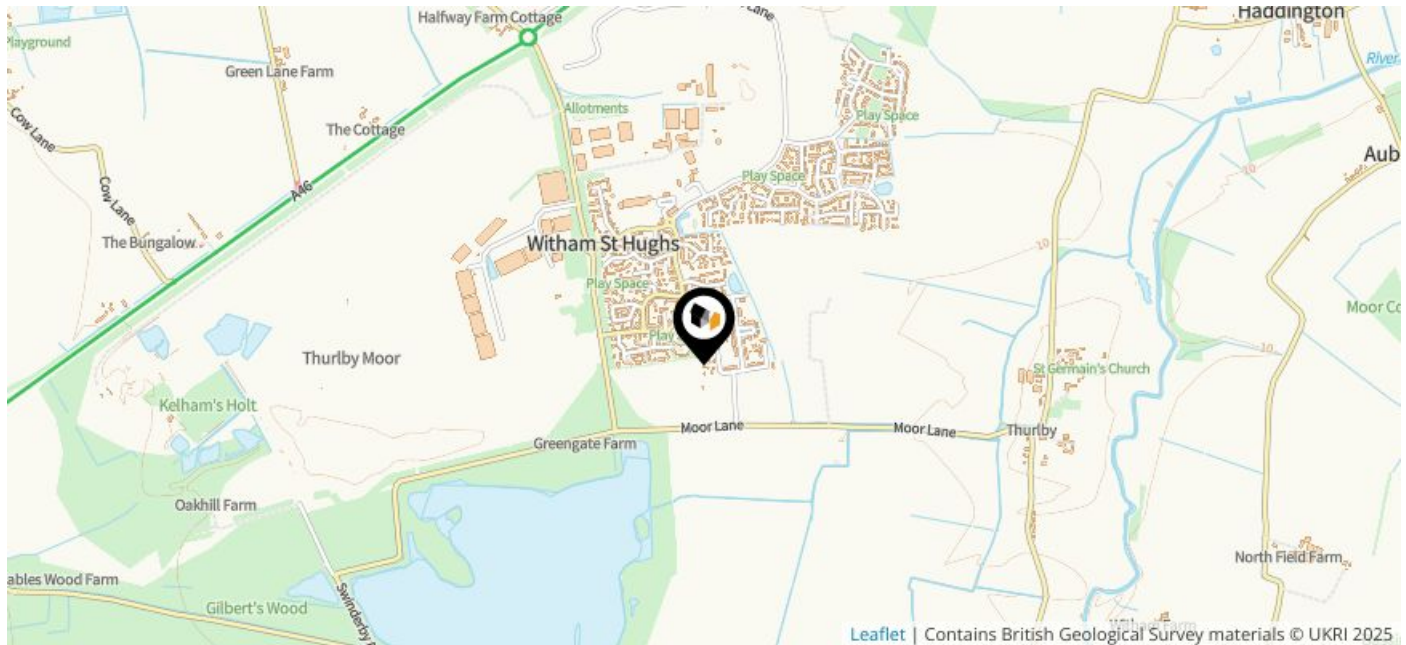
1	Whisby Landfill Site (superseded By 73224)-Thorpe Road, Lincoln, Whisby, Lincolnshire	Historic Landfill	
2	Whisby Landfill Site-Thorpe Road, Whisby, Lincoln, Lincolnshire	Historic Landfill	
3	EA/EPR/AP3094NF/A001 - Mr M H Hazelwood	Active Landfill	
4	Hykeham Quarry-Newark Road,North Hykeham,Lincoln,Lincolnshire	Historic Landfill	
5	Besthorpe Lagoons 11a And 12a-Meering Lane, Newark, Besthorpe, Nottinghamshire	Historic Landfill	
6	Besthorpe Ash Lagoons-Besthorpe	Historic Landfill	
7	High Marnaham Power Station, Besthorpe Lagoon 14-Meering Lane, Newark, Besthorpe, Nottinghamshire	Historic Landfill	
8	College Farm-North Road, Cromwell, Newark	Historic Landfill	
9	Cromwell Quarry-Newark, Cromwell, Nottinghamshire	Historic Landfill	
10	Old Brickyard-Brickyard Lane, Navenby	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.

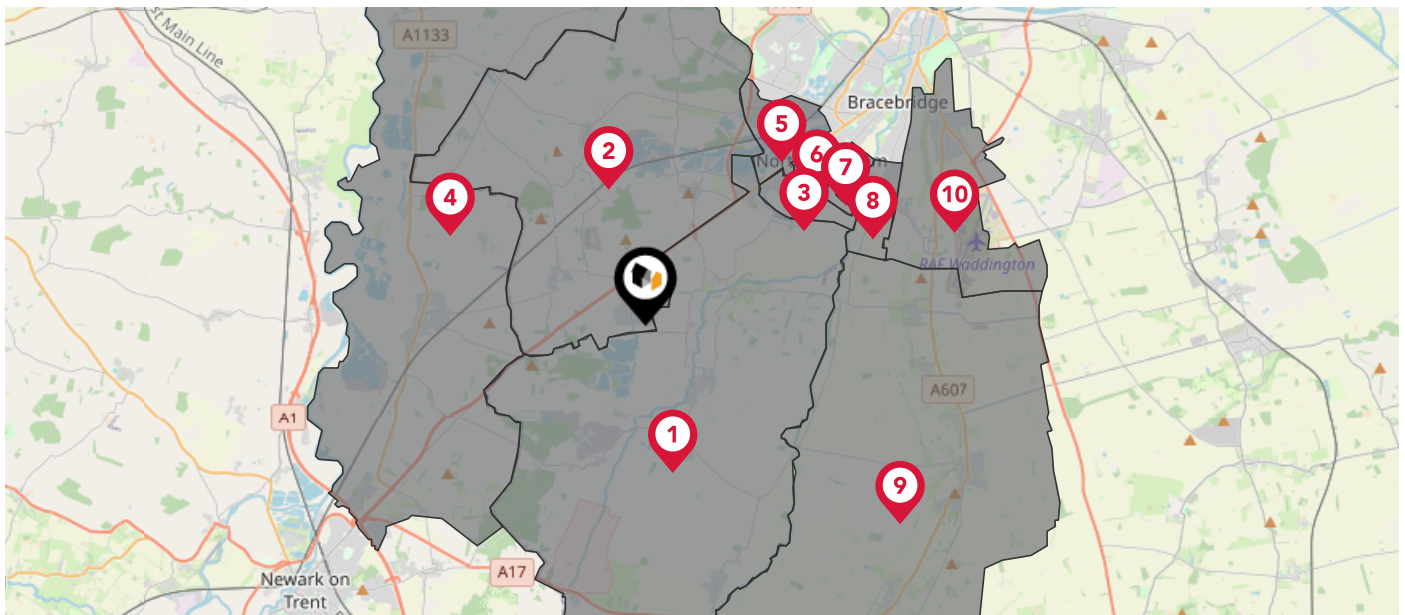
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

-  Bassingham and Brant Broughton Ward
-  Eagle, Swinderby and Witham St. Hughs Ward
-  North Hykeham Mill Ward
-  Collingham Ward
-  North Hykeham Memorial Ward
-  North Hykeham Moor Ward
-  North Hykeham Witham Ward
-  Waddington West Ward
-  Cliff Villages Ward
-  Bracebridge Heath and Waddington East Ward

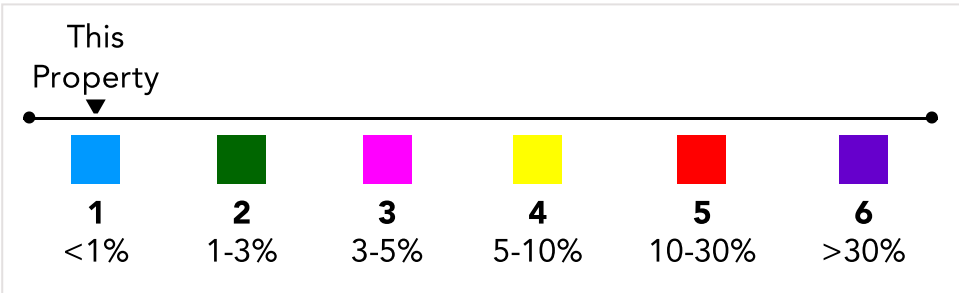
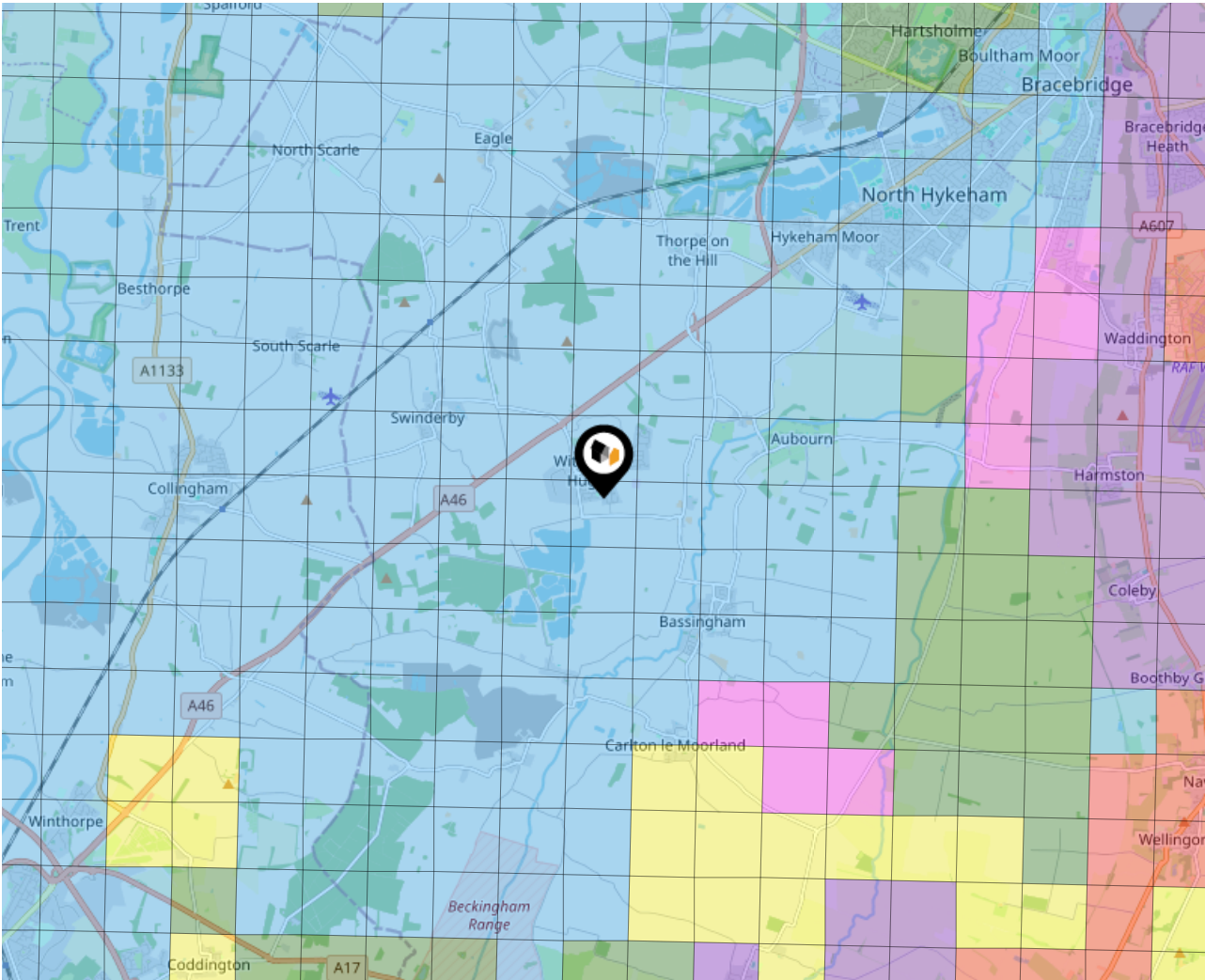
Environment

Radon Gas



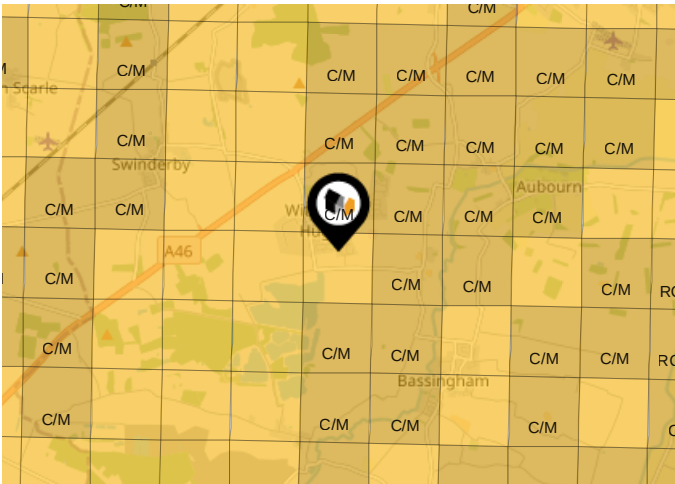
What is Radon?

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:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

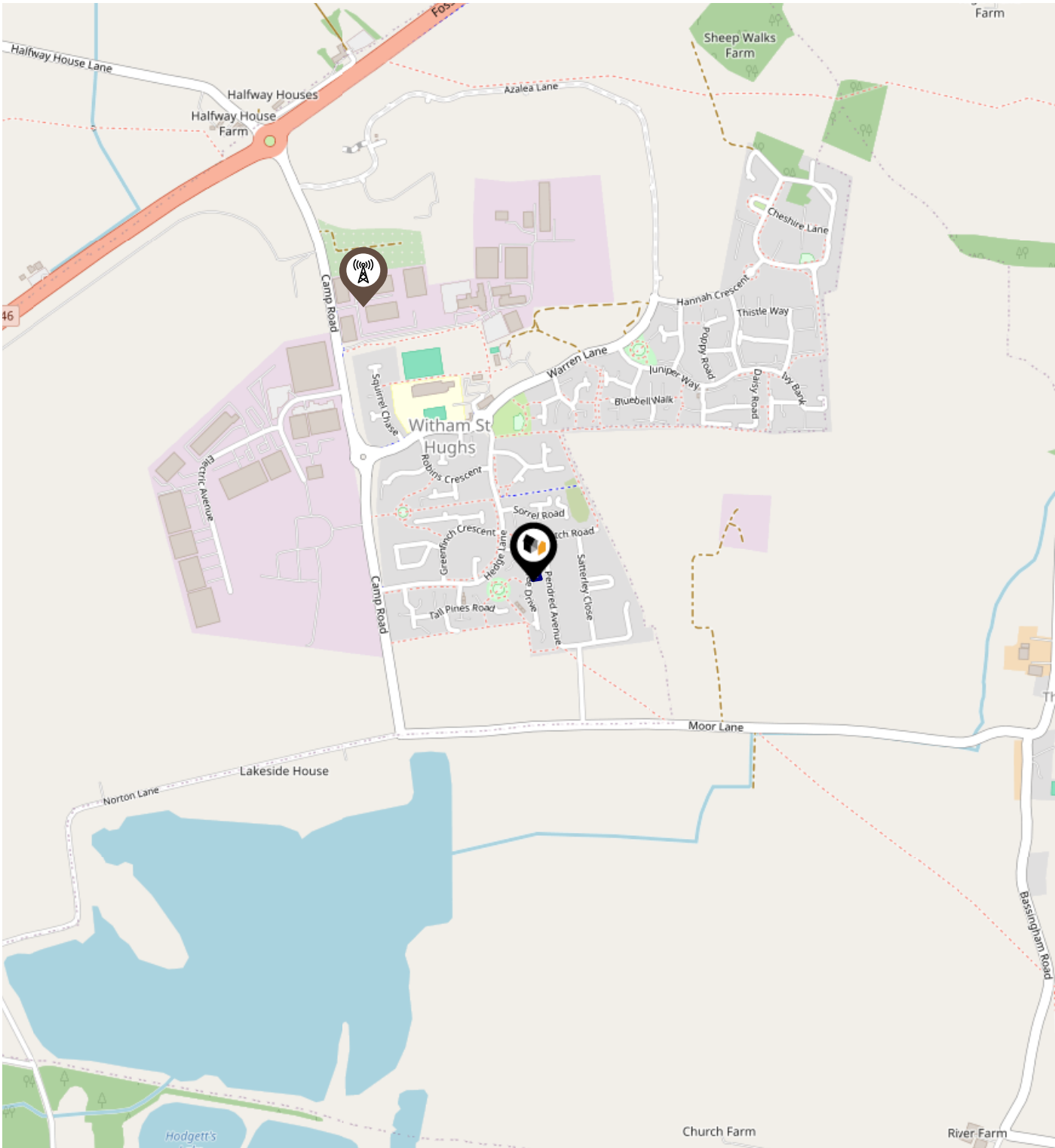


Primary Classifications (Most Common Clay Types)

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:

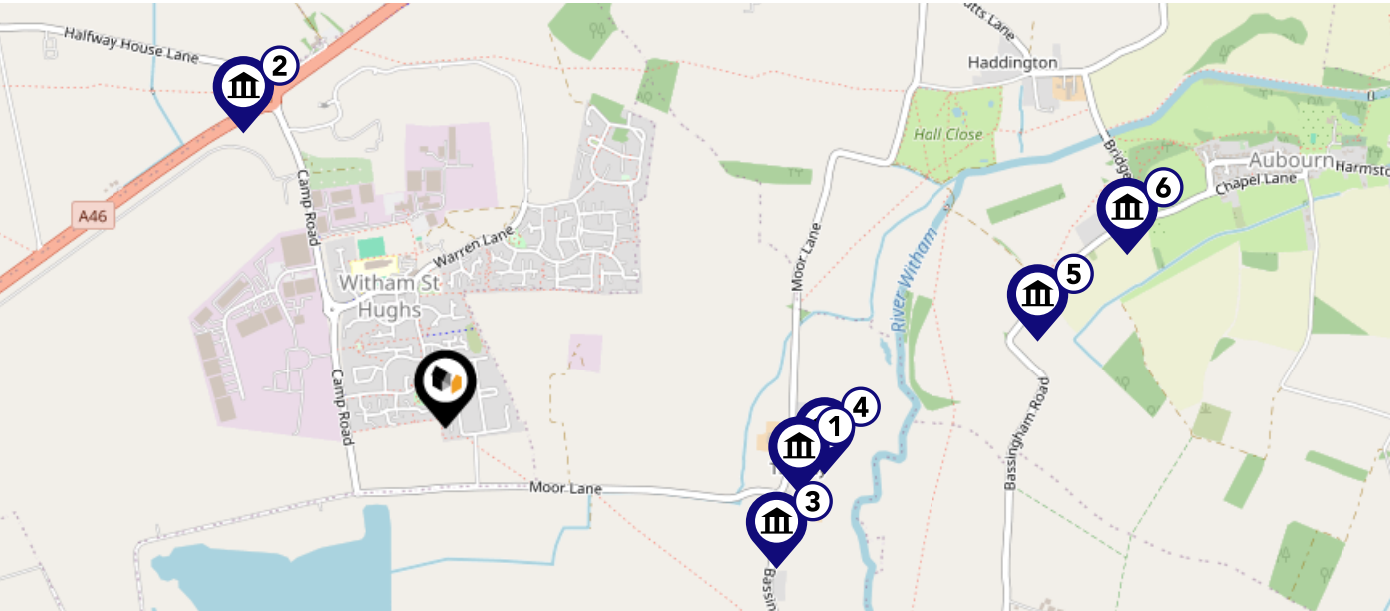
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings



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



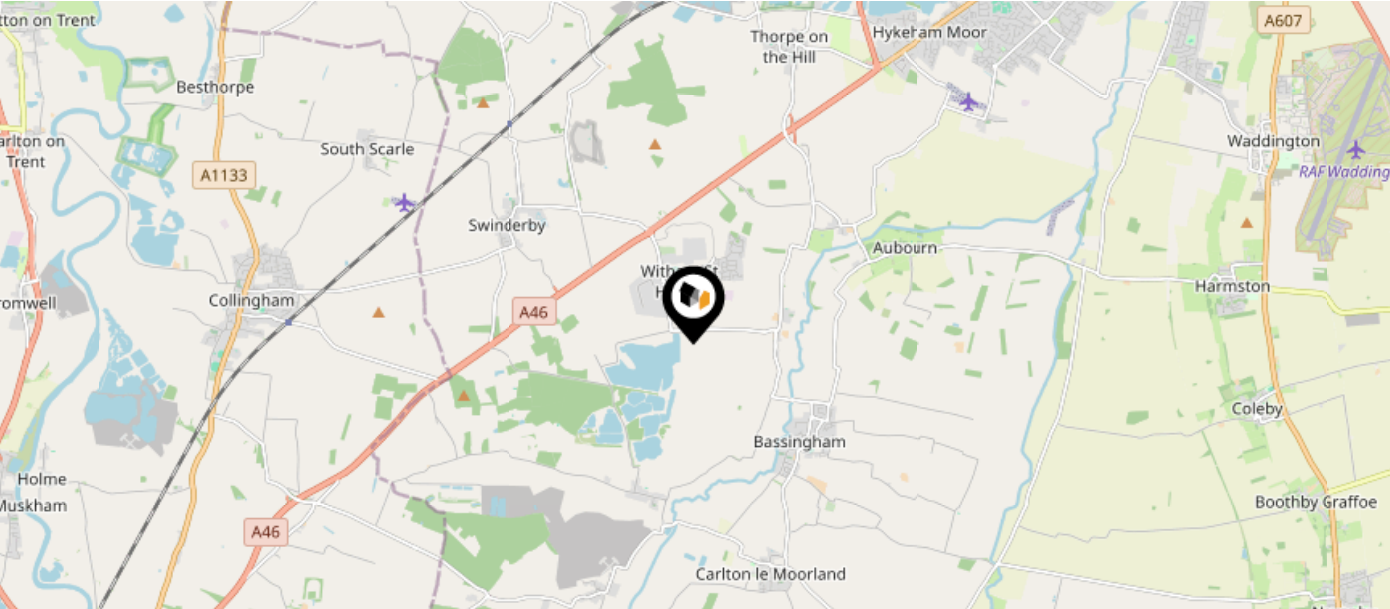
Listed Buildings in the local district	Grade	Distance
 1317332 - Thurlby Hall And Outbuildings	Grade II	0.8 miles
 1165305 - Half Way House	Grade II	0.8 miles
 1061973 - Rectory	Grade II	0.8 miles
 1061972 - Church Of St Germain	Grade II	0.9 miles
 1061951 - Grange Cottage	Grade II	1.3 miles
 1360538 - Old Church	Grade II	1.6 miles

Maps

Green Belt

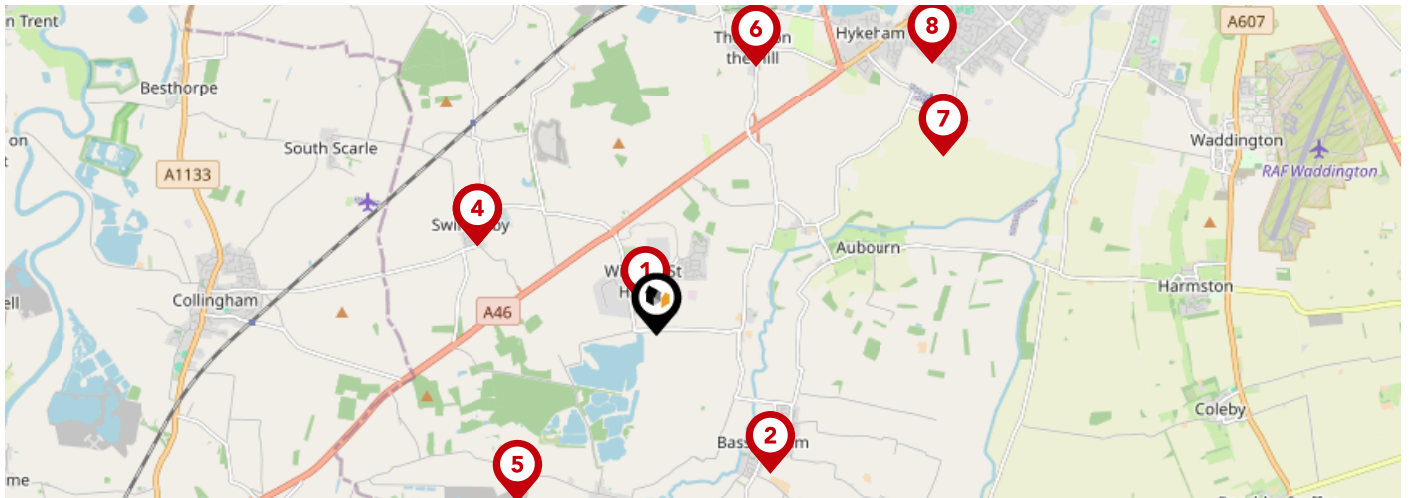


This map displays nearby areas that have been designated as Green Belt...

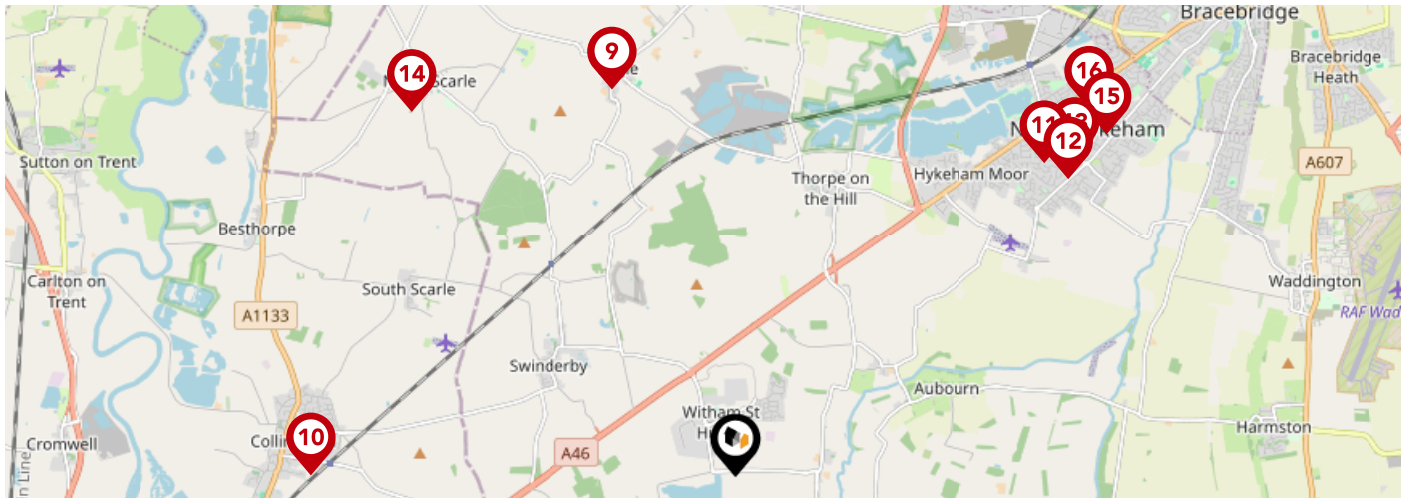


Nearby Green Belt Land

No data available.

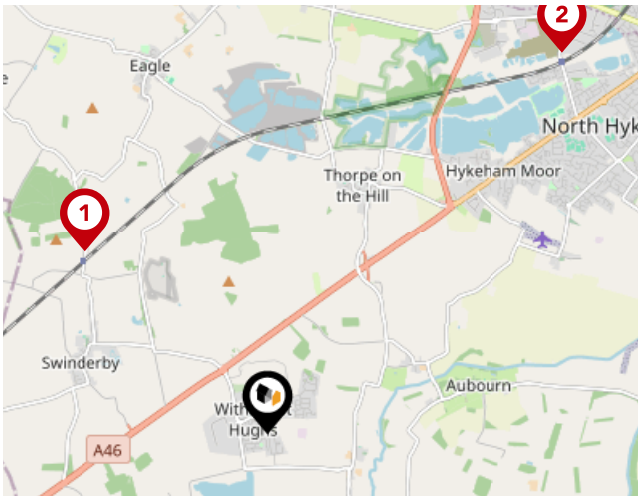


		Nursery	Primary	Secondary	College	Private
1	Witham St Hughs Academy Ofsted Rating: Outstanding Pupils: 398 Distance:0.26	☐	☒	☐	☐	☐
2	Bassingham Primary School Ofsted Rating: Good Pupils: 173 Distance:1.59	☐	☒	☐	☐	☐
3	Swinderby All Saints Church of England Primary School Ofsted Rating: Good Pupils: 91 Distance:1.78	☐	☒	☐	☐	☐
4	Kisimul School Ofsted Rating: Good Pupils: 65 Distance:1.78	☐	☐	☒	☐	☐
5	Witham Prospect School Ofsted Rating: Requires improvement Pupils: 14 Distance:1.94	☐	☐	☒	☐	☐
6	The St Michael's Church of England Primary School, Thorpe on the Hill Ofsted Rating: Good Pupils: 197 Distance:2.55	☐	☒	☐	☐	☐
7	The South Hykeham Community Primary School Ofsted Rating: Good Pupils: 148 Distance:3	☐	☒	☐	☐	☐
8	Manor Farm Academy Ofsted Rating: Good Pupils: 212 Distance:3.44	☐	☒	☐	☐	☐



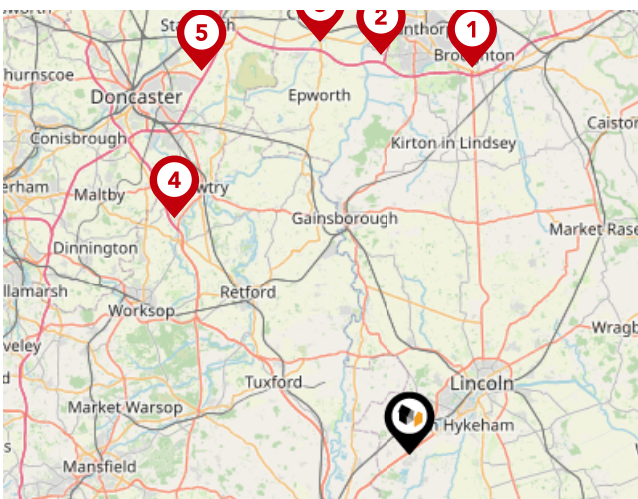
		Nursery	Primary	Secondary	College	Private
	Eagle Community Primary School Ofsted Rating: Requires improvement Pupils: 63 Distance:3.62	☐	☒	☐	☐	☐
	John Blow Primary School Ofsted Rating: Good Pupils: 170 Distance:3.77	☐	☒	☐	☐	☐
	North Kesteven Academy Ofsted Rating: Requires improvement Pupils: 659 Distance:3.92	☐	☐	☒	☐	☐
	The North Hykeham All Saints Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:3.97	☐	☒	☐	☐	☐
	Sir Robert Pattinson Academy Ofsted Rating: Good Pupils: 1308 Distance:4.13	☐	☐	☒	☐	☐
	North Scarle Primary School Ofsted Rating: Requires improvement Pupils: 50 Distance:4.34	☐	☒	☐	☐	☐
	Fosse Way Academy Ofsted Rating: Good Pupils: 540 Distance:4.5	☐	☒	☐	☐	☐
	Ling Moor Primary Academy Ofsted Rating: Outstanding Pupils: 413 Distance:4.54	☐	☒	☐	☐	☐

Area Transport (National)



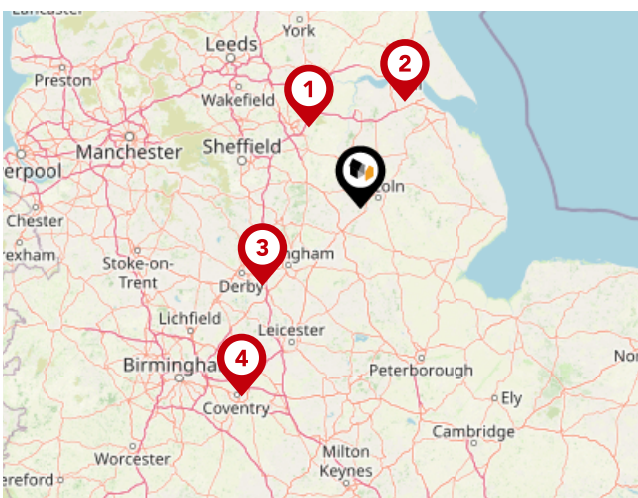
National Rail Stations

Pin	Name	Distance
1	Swinderby Rail Station	2.29 miles
2	Hykeham Rail Station	4.28 miles
3	Collingham Rail Station	3.63 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	27.88 miles
2	M180 J3	28.51 miles
3	M180 J2	29.97 miles
4	A1(M) J34	23.78 miles
5	M18 J4	31 miles

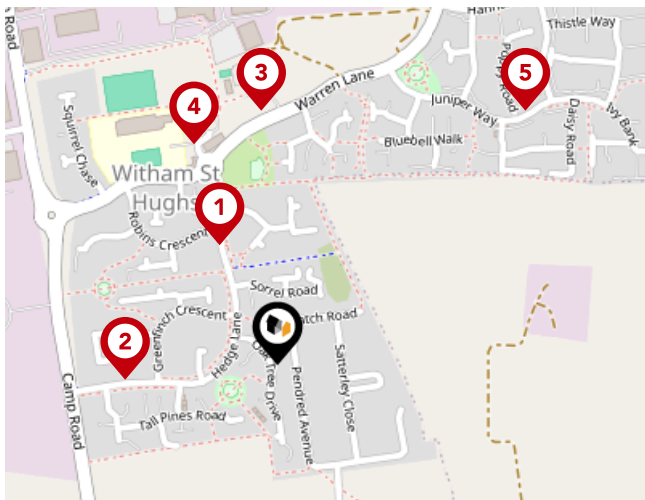


Airports/Helipads

Pin	Name	Distance
1	Finningley	27.24 miles
2	Humberside Airport	32.91 miles
3	East Mids Airport	35.48 miles
4	Baginton	63.66 miles

Area

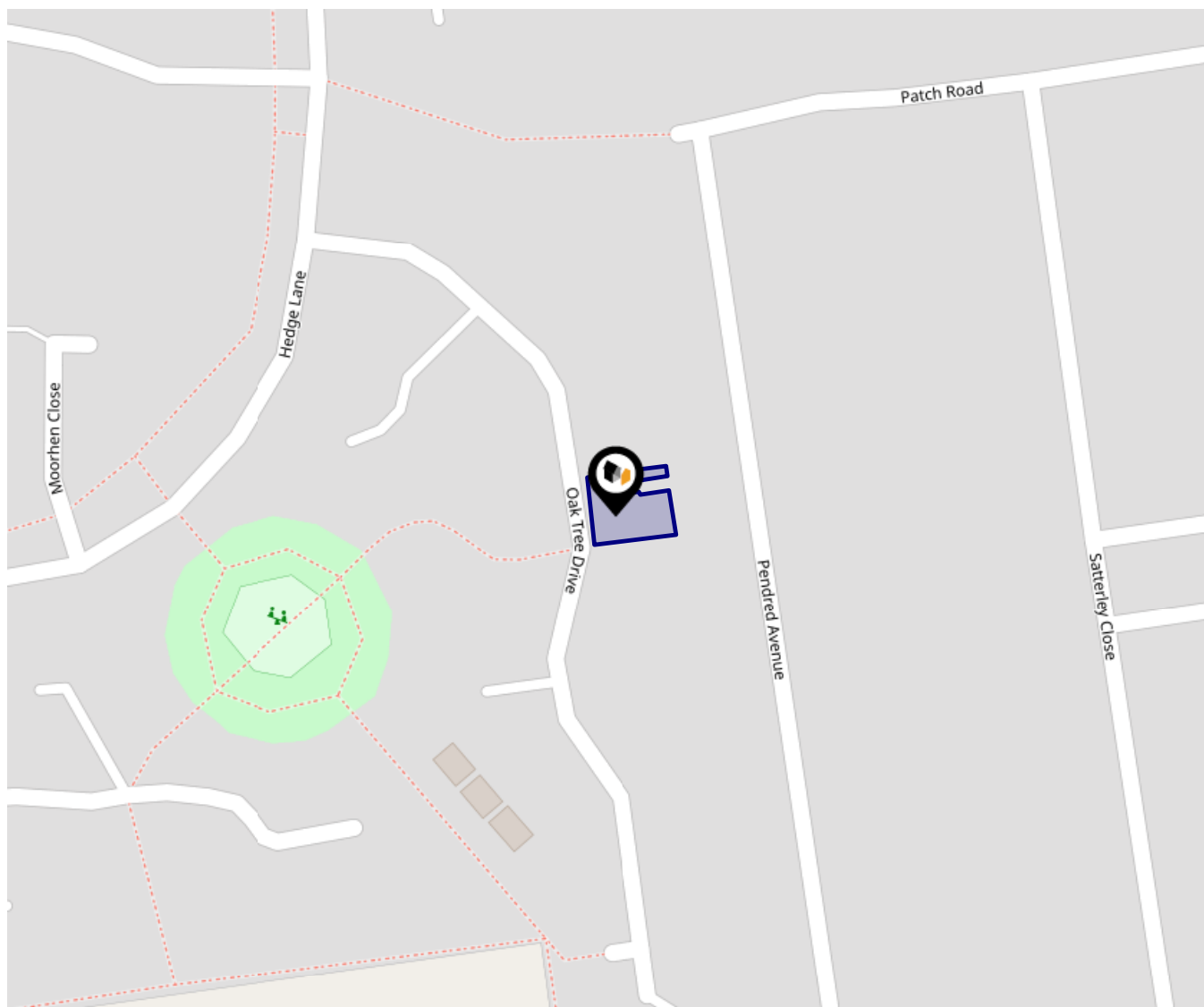
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Robins Crescent	0.15 miles
2	Greenfinch Crescent	0.17 miles
3	Village Hall	0.28 miles
4	Co-op	0.26 miles
5	Honeysuckle Road	0.4 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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