

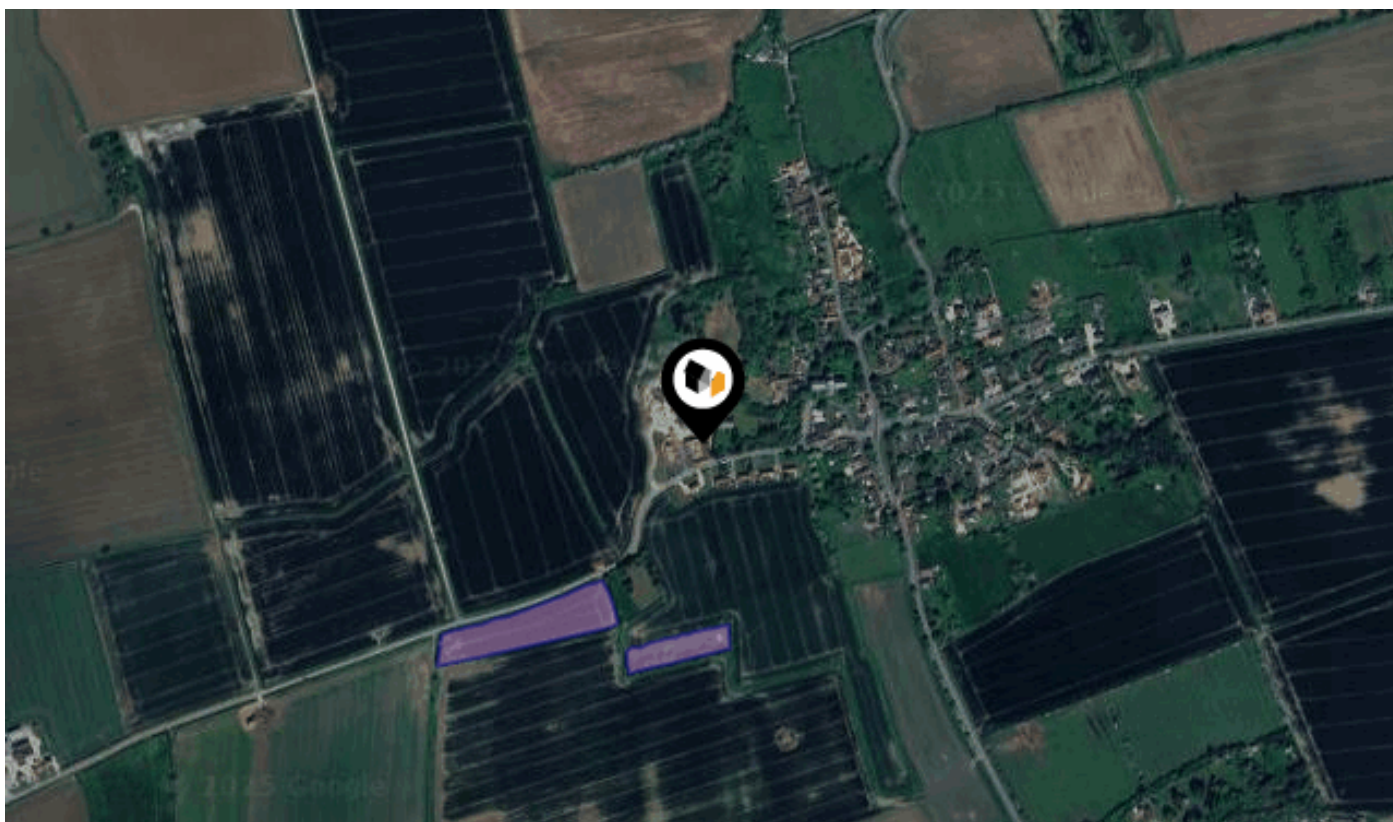


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 12th November 2025



MANOR COURT, STOW, LINCOLN, LN1

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

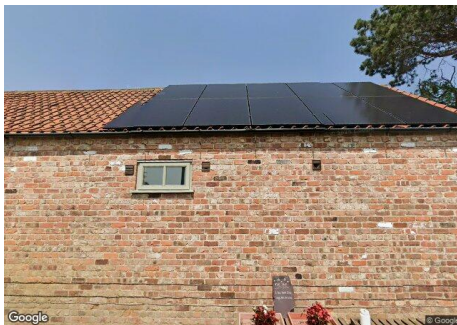
01522 510 044

hymie.bentley@mundys.net

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Plot Area:	3.86 acres		
Council Tax :	Band A		
Annual Estimate:	£1,520		
Title Number:	LL372052		

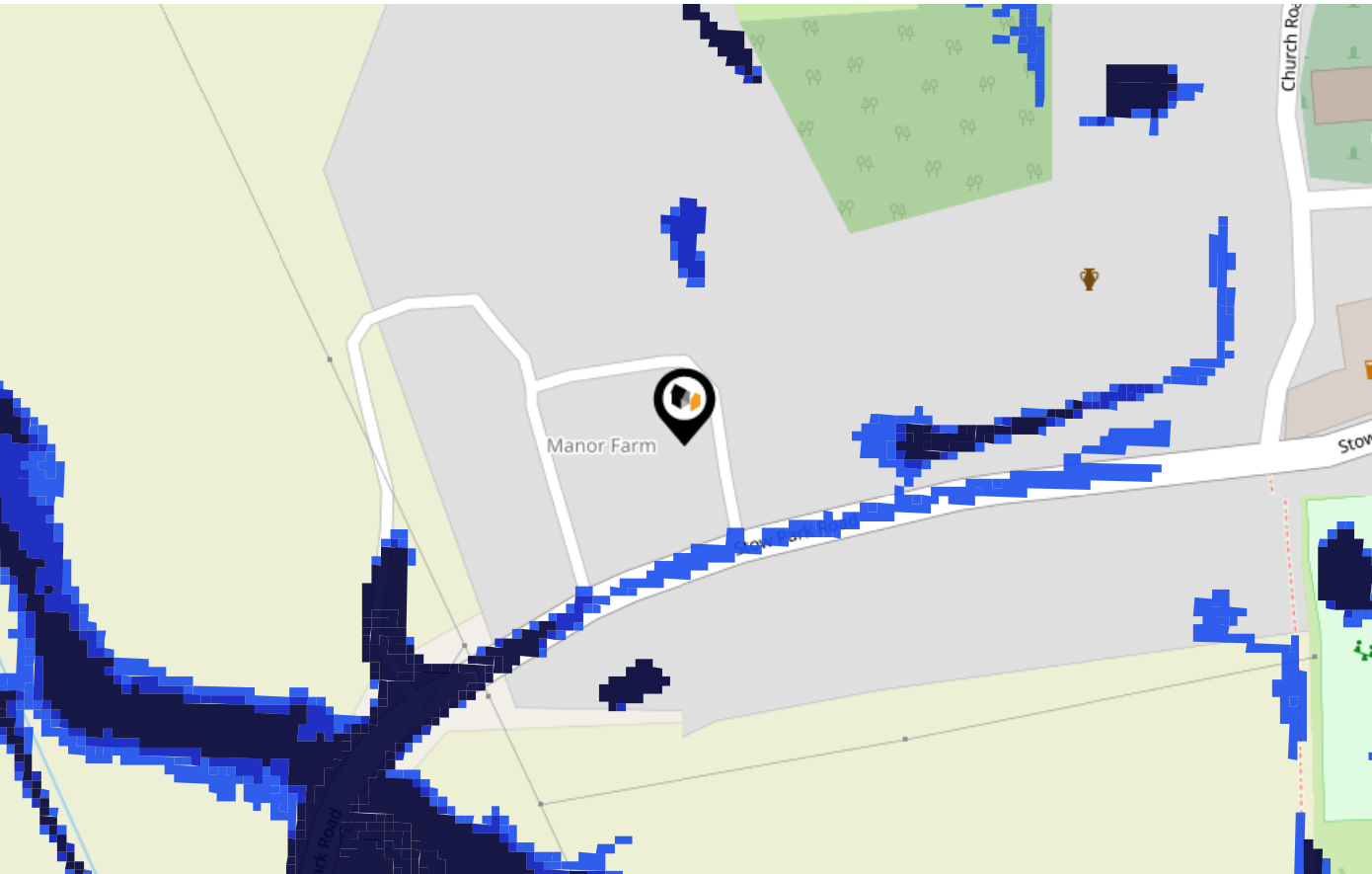
Local Area

Local Authority:	Lincolnshire	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	
				

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.

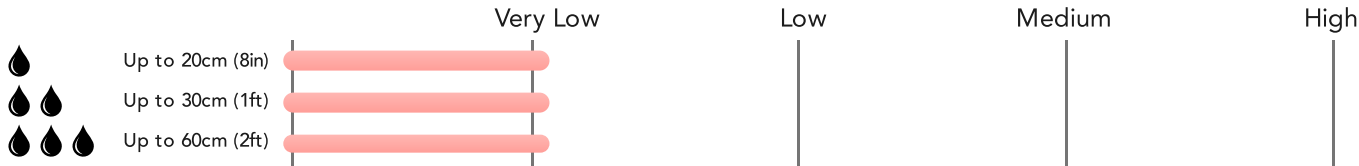


Risk Rating: Very low

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.

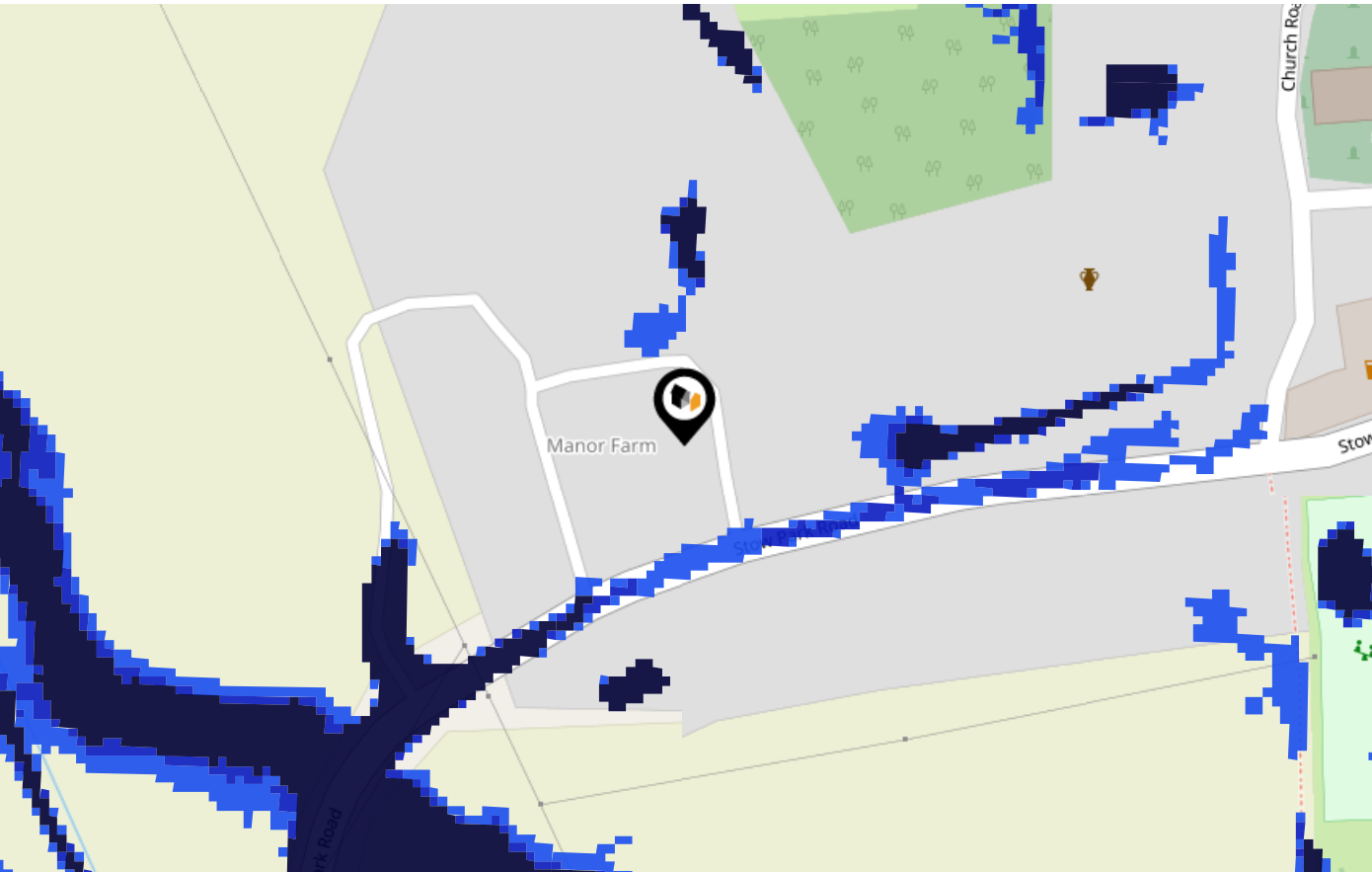
Chance of flooding to the following depths at this property:



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.

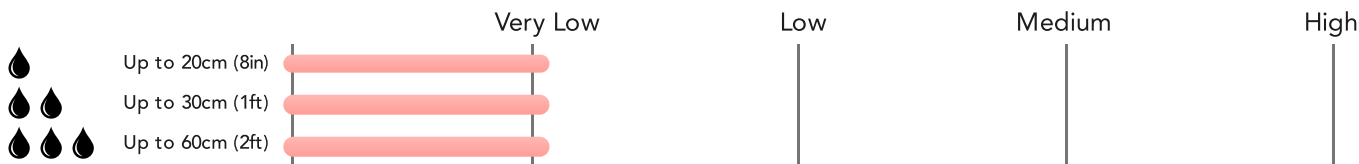


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Chance of flooding to the following depths at this property:

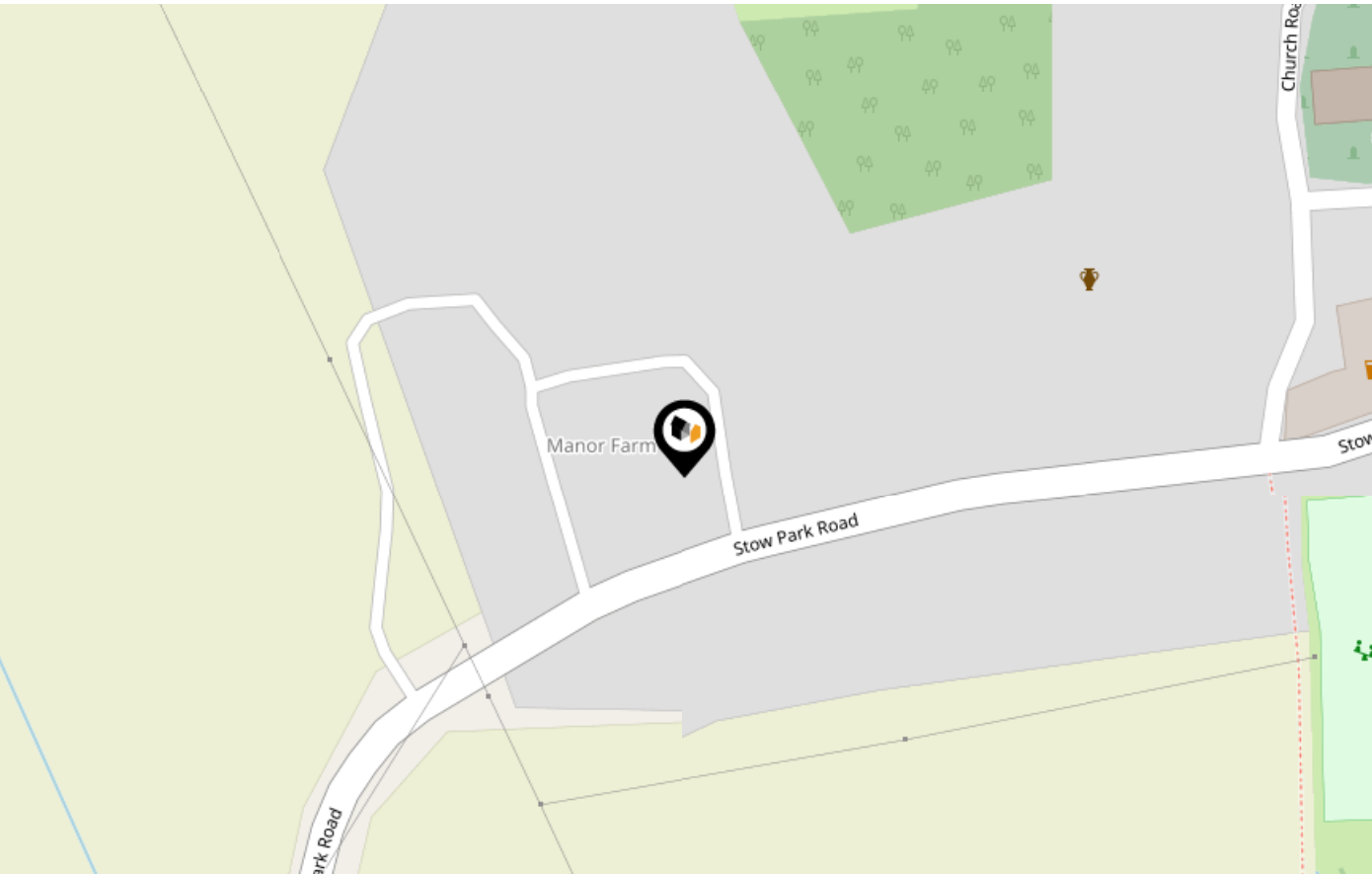


Flood Risk

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.

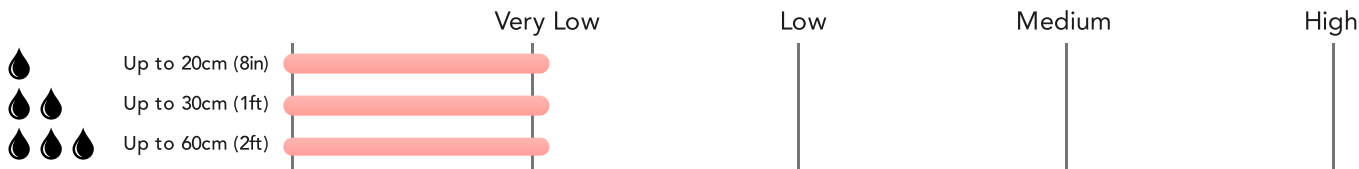


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

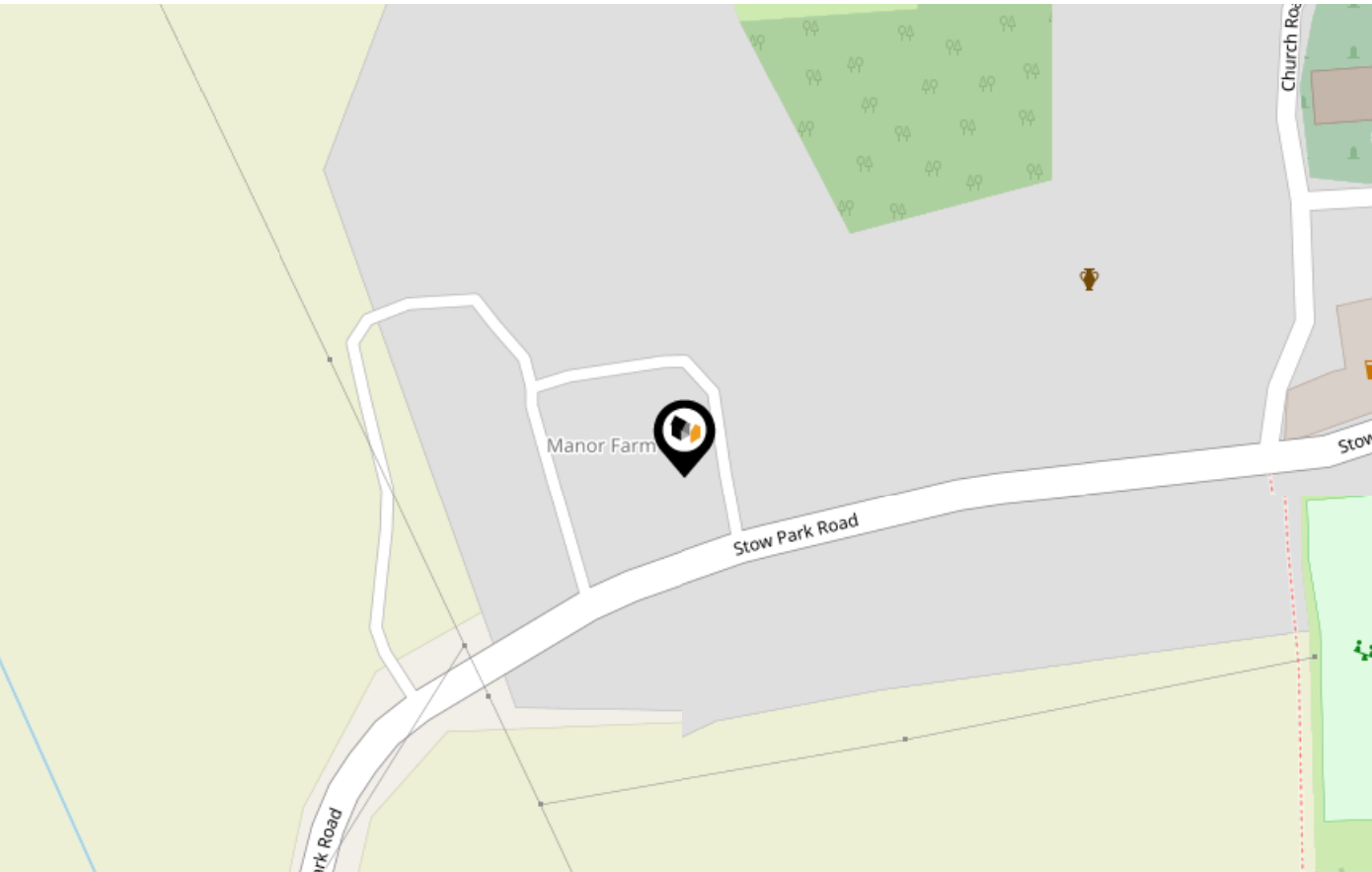


Flood Risk

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.

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Chance of flooding to the following depths at this property:



MIR - Material Info

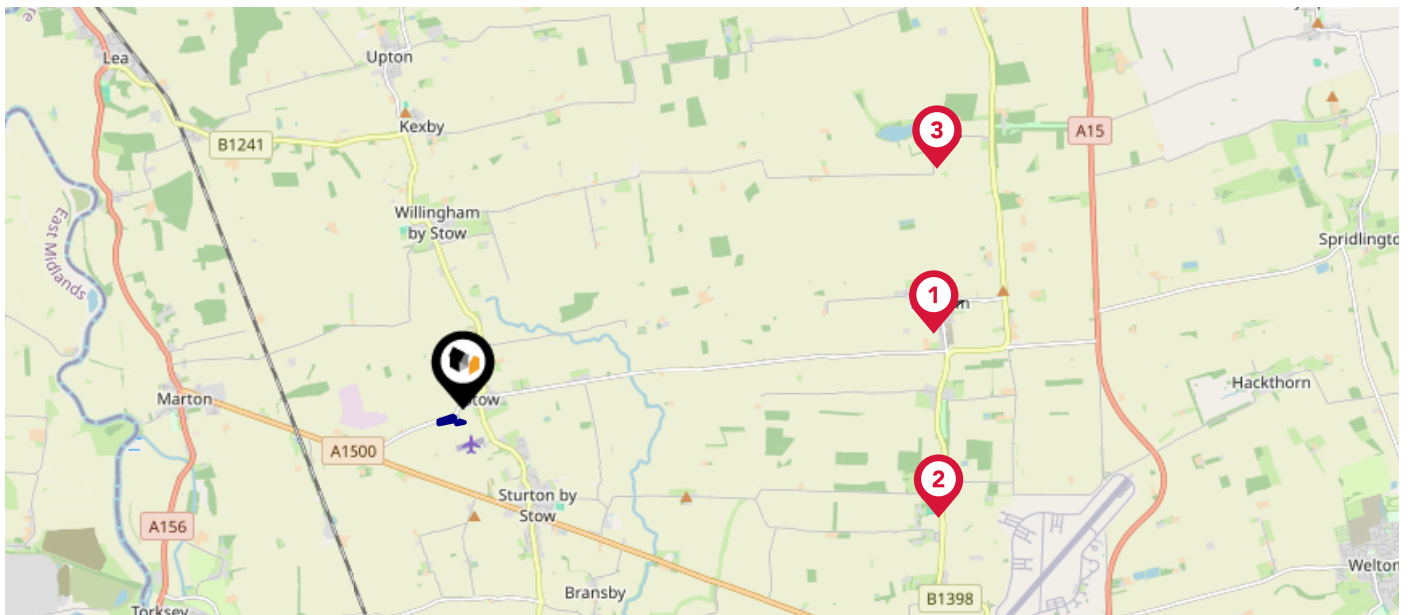


Maps

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



Ingham



Brattleby



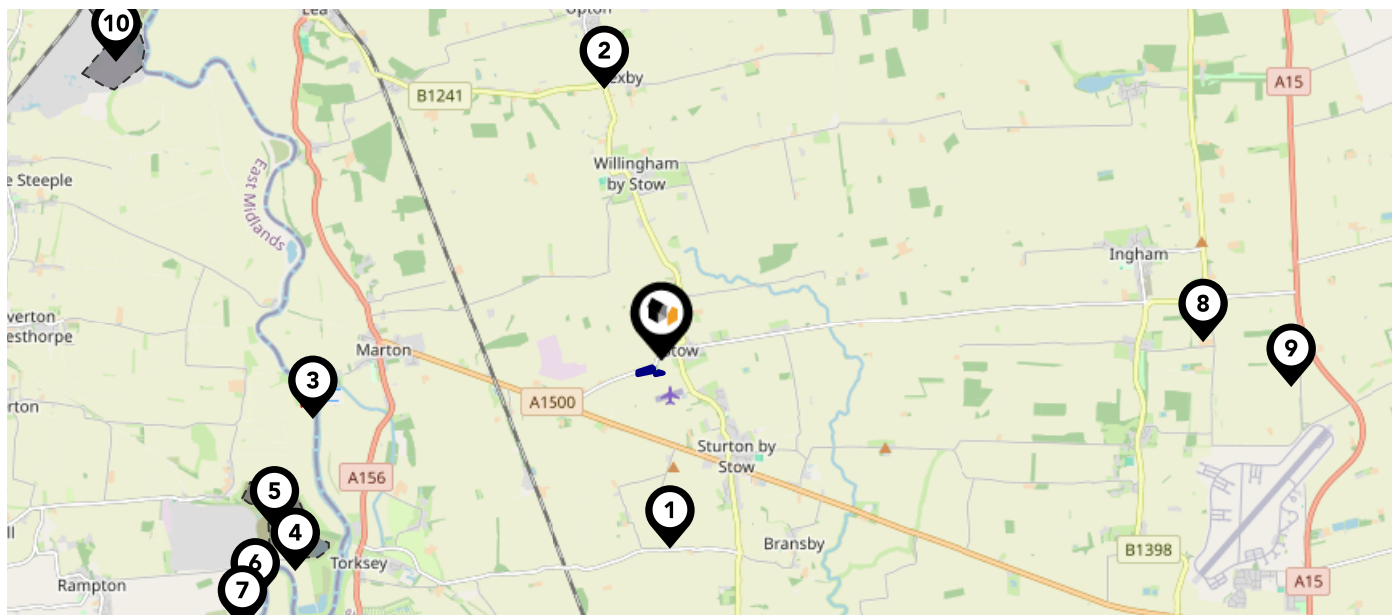
Fillingham

Maps

Landfill Sites



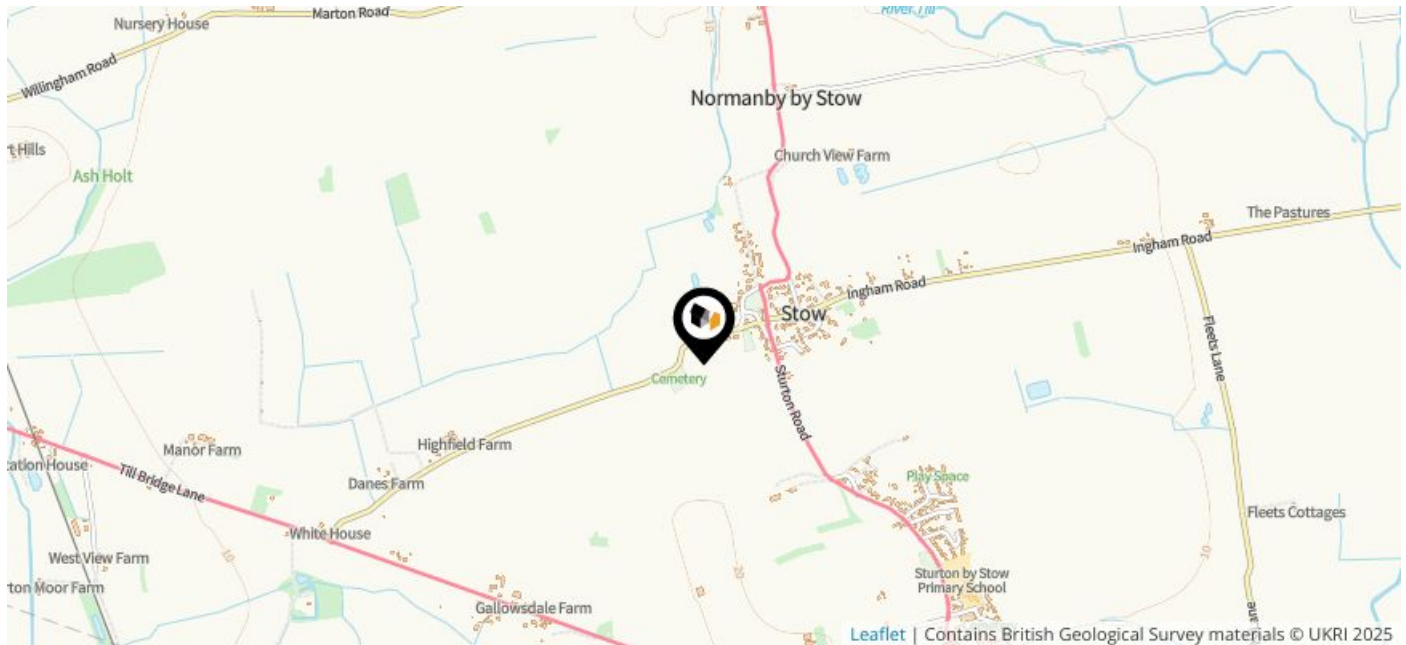
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	The Old Brick Pits-Mill Lane, Sturton By Stow, Lincolnshire	Historic Landfill	
2	Land East Of Village Hall-Upton Road, Upton Cum Kexby, Gainsborough, Lincolnshire	Historic Landfill	
3	EA/EPR/AP3297FZ/A001	Active Landfill	
4	Cottam Power Station-Cottam, Retford	Historic Landfill	
5	Cottam Power Station-Cottam, Retford	Historic Landfill	
6	Rampton Quarry-Rampton Quarry, Rampton	Historic Landfill	
7	Rampton Gravel Pit, Torksey Ferry Road-Cottam, Retford	Historic Landfill	
8	Middle Street-Cammeringham	Historic Landfill	
9	Land adjacent to Cammeringham Top Covert and the A15-Cammeringham	Historic Landfill	
10	West Burton Power Station Tip-West Burton Power Station, Retford	Historic 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.

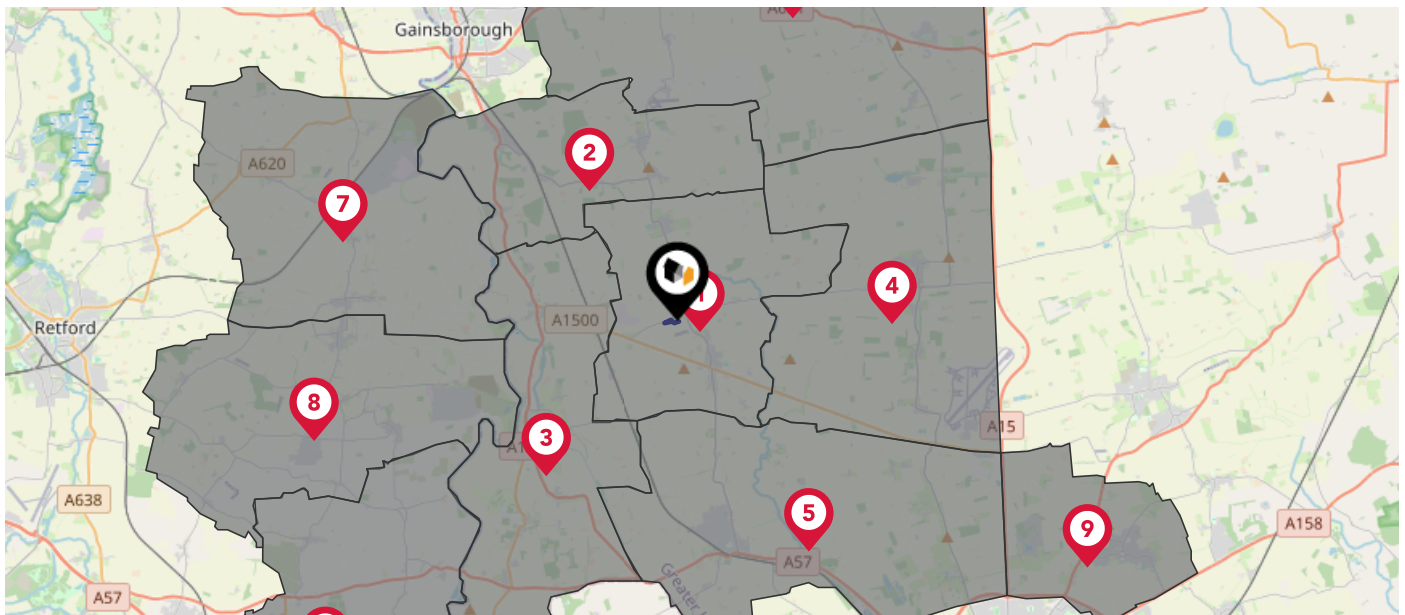
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Stow Ward

2

Lea Ward

3

Torksey Ward

4

Scampton Ward

5

Saxilby Ward

6

Hemswell Ward

7

Sturton Ward

8

Rampton Ward

9

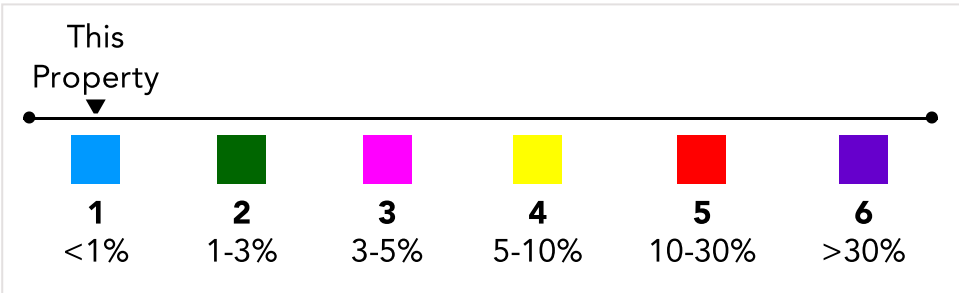
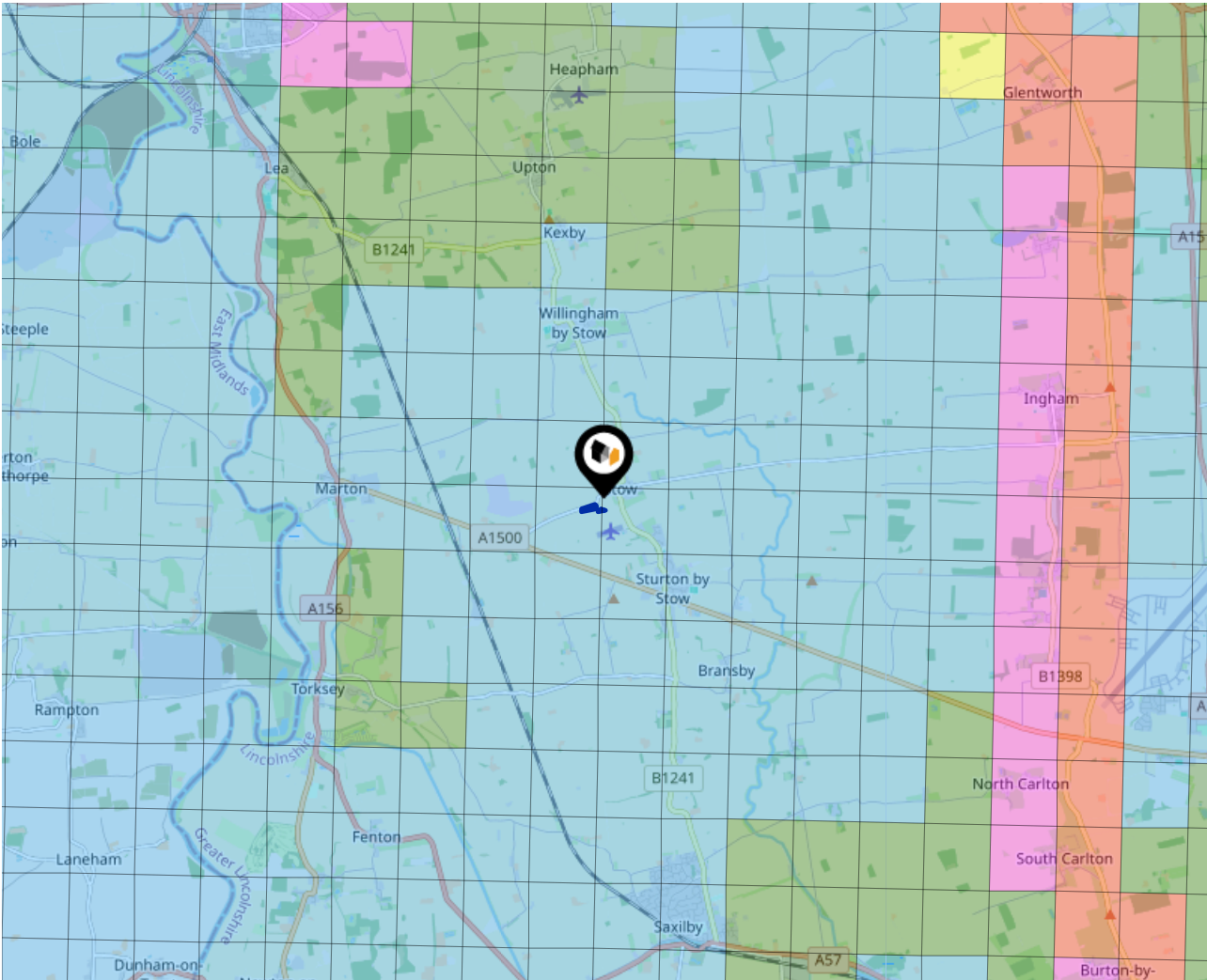
Nettleham Ward

10

Tuxford and Trent Ward

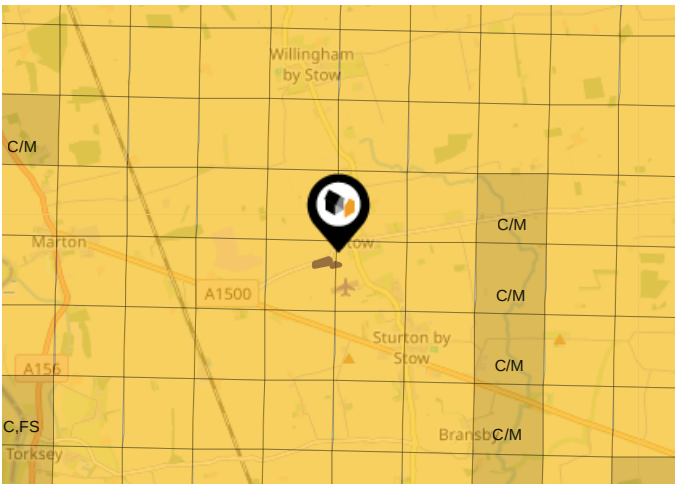
What is Radon?

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(HIGH)	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	MEDIUM TO HEAVY	Soil Depth:	DEEP

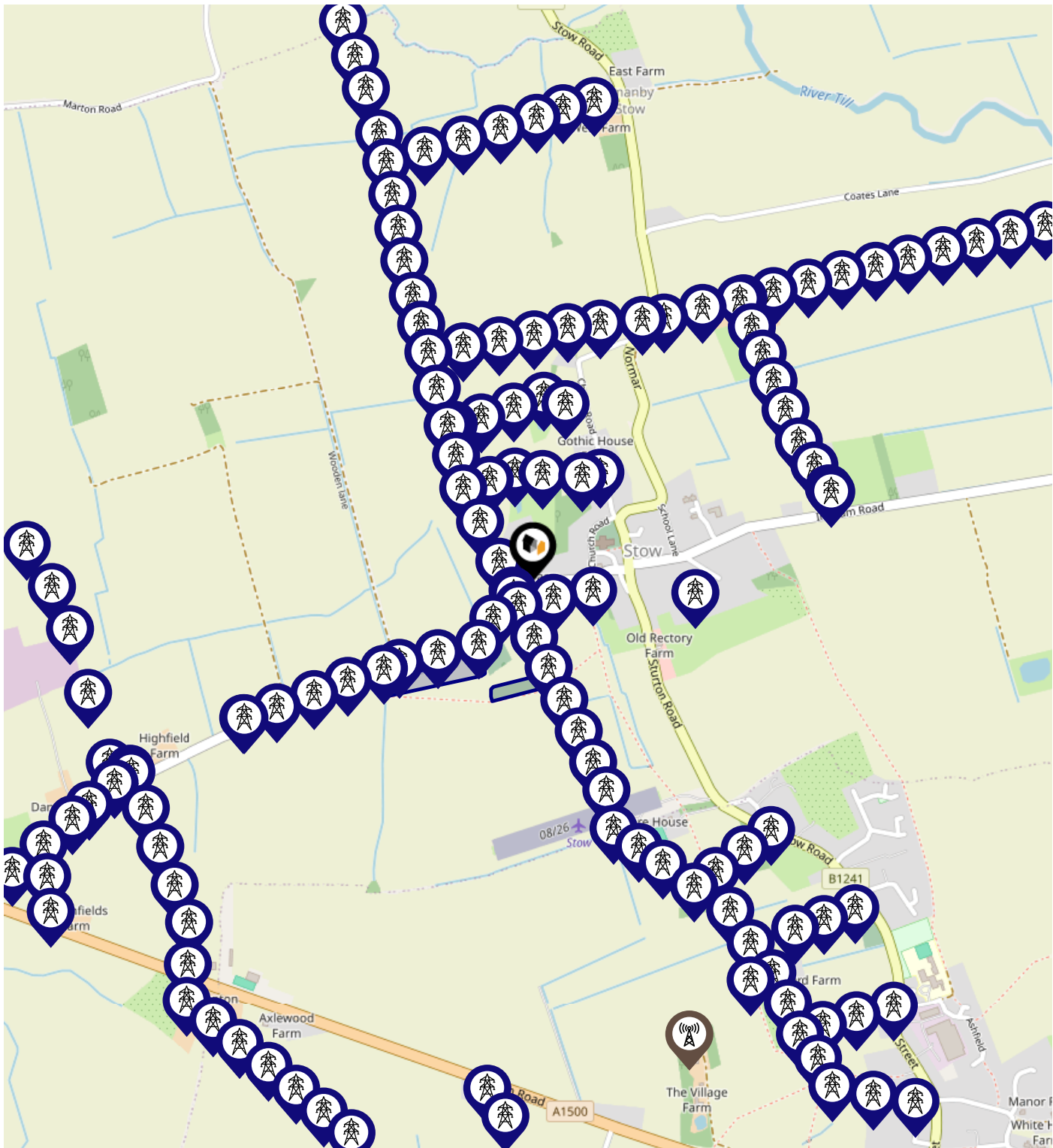


Primary Classifications (Most Common Clay Types)

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:

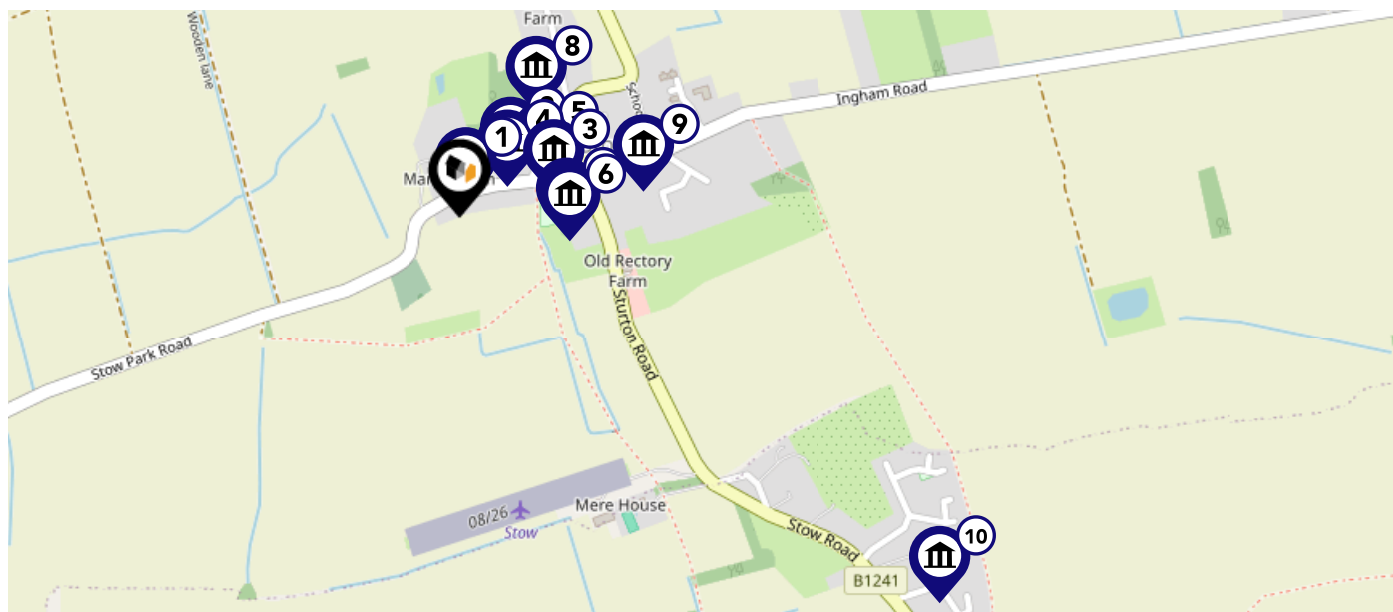
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings



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



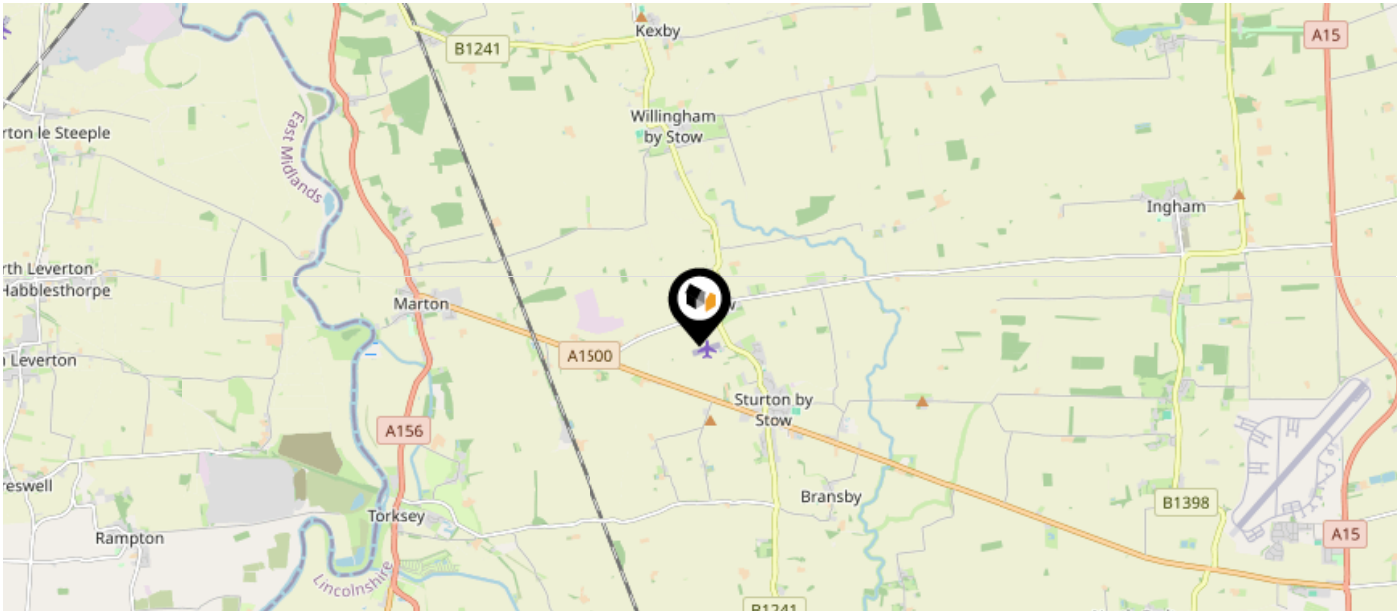
Listed Buildings in the local district		Grade	Distance
	1359486 - Manor Farmhouse	Grade II	0.0 miles
	1146735 - Stables And Pigeoncote At Church End Farm	Grade II	0.1 miles
	1064062 - Whipping Post	Grade II	0.1 miles
	1064063 - Threshing Barn At Church End Farm	Grade II	0.1 miles
	1146624 - Church Of St Mary	Grade I	0.1 miles
	1146761 - Wesleyan Chapel	Grade II	0.1 miles
	1064066 - 6, Sturton Road	Grade II	0.1 miles
	1064064 - 21, Church Lane	Grade II	0.2 miles
	1146755 - 9, Ingham Road	Grade II	0.2 miles
	1359488 - Old Rectory Home For The Elderly	Grade II	0.7 miles

Maps

Green Belt

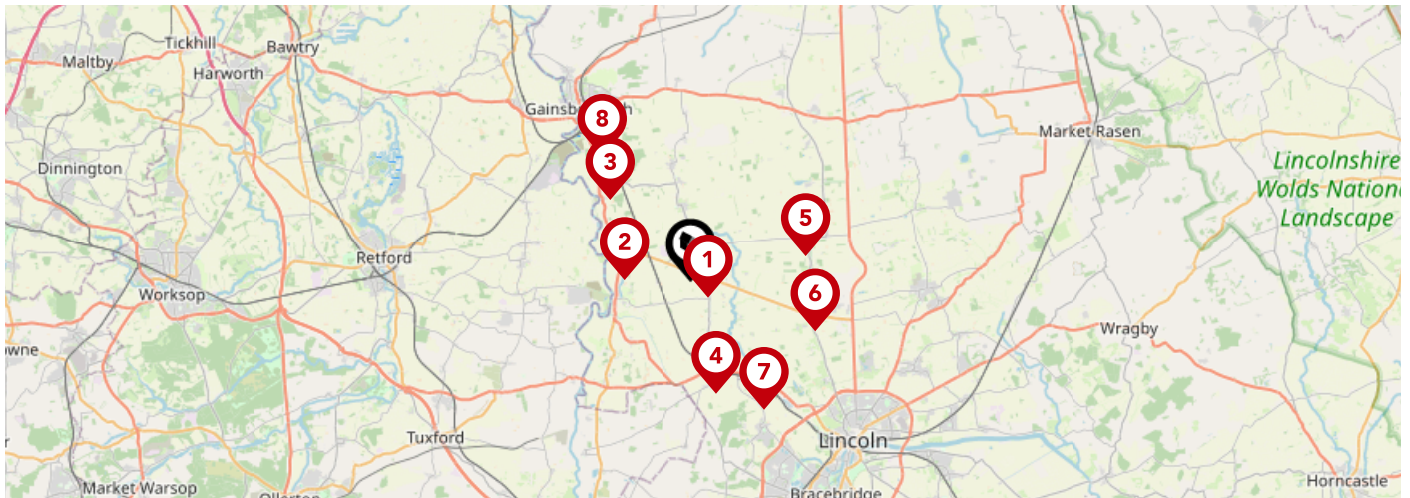


This map displays nearby areas that have been designated as Green Belt...

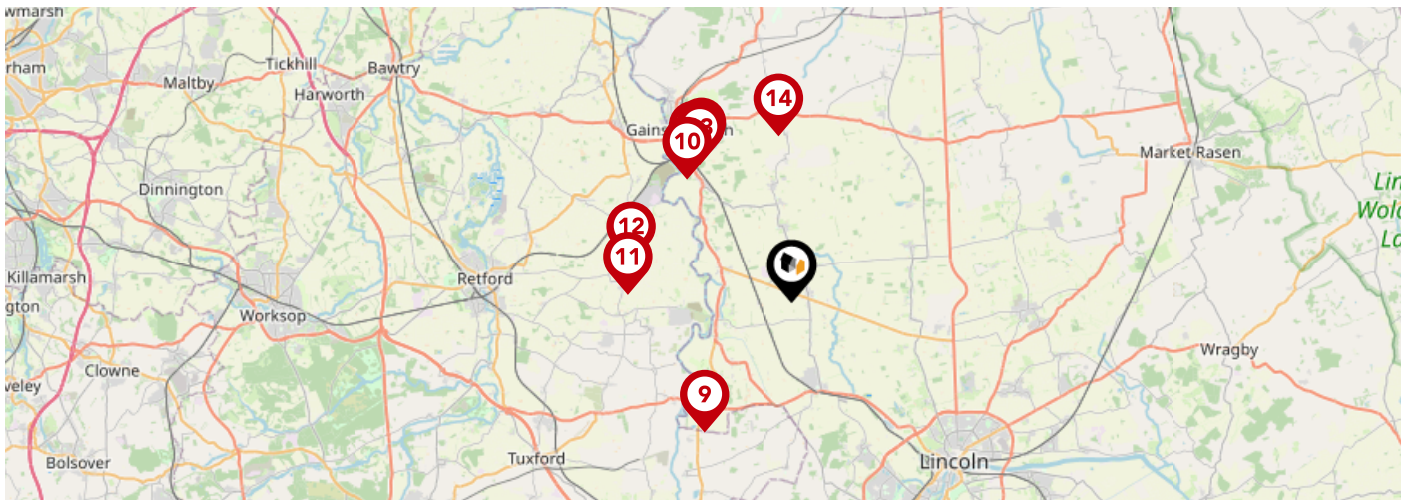


Nearby Green Belt Land

No data available.

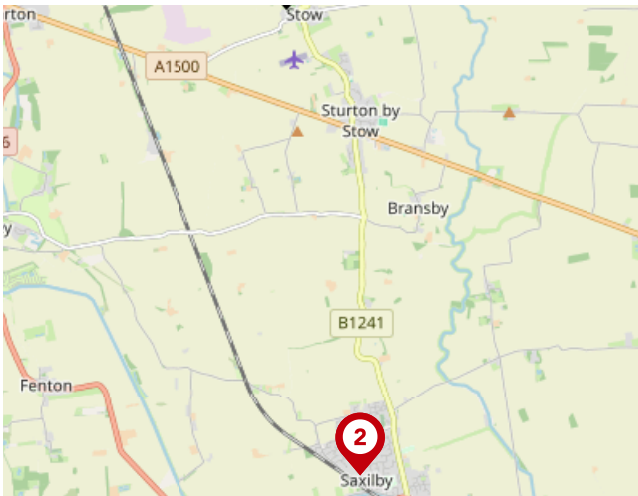


		Nursery	Primary	Secondary	College	Private
1	Sturton by Stow Primary School Ofsted Rating: Good Pupils: 171 Distance:0.85	☐	☒	☐	☐	☐
2	The Marton Academy Ofsted Rating: Good Pupils: 93 Distance:2.31	☐	☒	☐	☐	☐
3	Frances Olive Anderson Church of England (Aided) Primary School Ofsted Rating: Good Pupils: 167 Distance:4.02	☐	☒	☐	☐	☐
4	Saxilby Church of England Primary School Ofsted Rating: Good Pupils: 378 Distance:4.07	☐	☒	☐	☐	☐
5	Ingham Primary School Ofsted Rating: Good Pupils: 81 Distance:4.2	☐	☒	☐	☐	☐
6	Scampton Church of England Primary School Ofsted Rating: Good Pupils: 57 Distance:4.77	☐	☒	☐	☐	☐
7	Burton Hathow Preparatory School Ofsted Rating: Not Rated Pupils: 106 Distance:5.23	☐	☒	☐	☐	☐
8	St George's Church of England Community Primary School, Gainsborough Ofsted Rating: Good Pupils: 185 Distance:5.39	☐	☒	☐	☐	☐



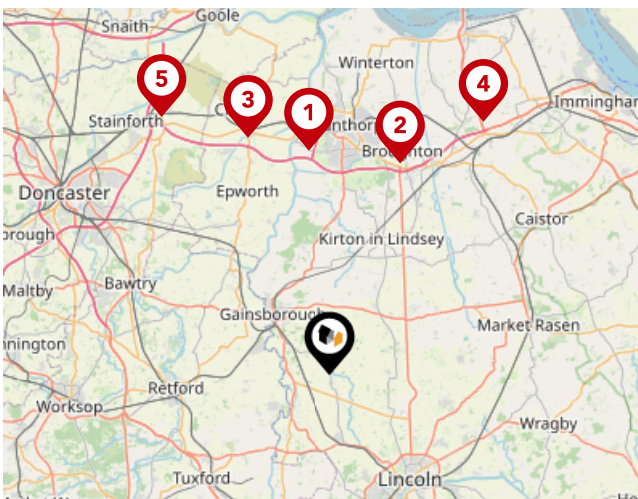
		Nursery	Primary	Secondary	College	Private
	Newton-on-Trent CofE Primary School Ofsted Rating: Good Pupils: 56 Distance:5.54	☐	☒	☐	☐	☐
	Benjamin Adlard Primary School Ofsted Rating: Good Pupils: 236 Distance:5.71	☐	☒	☐	☐	☐
	Leverton Church of England Academy Ofsted Rating: Good Pupils: 89 Distance:5.82	☐	☒	☐	☐	☐
	Sturton CofE Primary School Ofsted Rating: Good Pupils: 92 Distance:5.85	☐	☒	☐	☐	☐
	The Gainsborough Hillcrest Early Years Academy Ofsted Rating: Outstanding Pupils: 237 Distance:5.87	☐	☒	☐	☐	☐
	Corringham CofE VC Primary School Ofsted Rating: Good Pupils: 104 Distance:5.9	☐	☒	☐	☐	☐
	The Gainsborough Charles Baines Community Primary School Ofsted Rating: Good Pupils: 205 Distance:5.92	☐	☒	☐	☐	☐
	Warren Wood - A Specialist Academy Ofsted Rating: Good Pupils: 117 Distance:6.01	☐	☒	☐	☐	☐

Area Transport (National)



National Rail Stations

Pin	Name	Distance
	Saxilby Rail Station	4.17 miles
	Saxilby Rail Station	4.18 miles
	Gainsborough Lea Road Rail Station	5.5 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M180 J3	16 miles
	M180 J4	15.86 miles
	M180 J2	17.73 miles
	M180 J5	20.95 miles
	M180 J1	21.73 miles



Airports/Helipads

Pin	Name	Distance
	Finningley	17.31 miles
	Humberside Airport	22.38 miles
	East Mids Airport	43.9 miles
	Leeds Bradford Airport	54.99 miles

Area

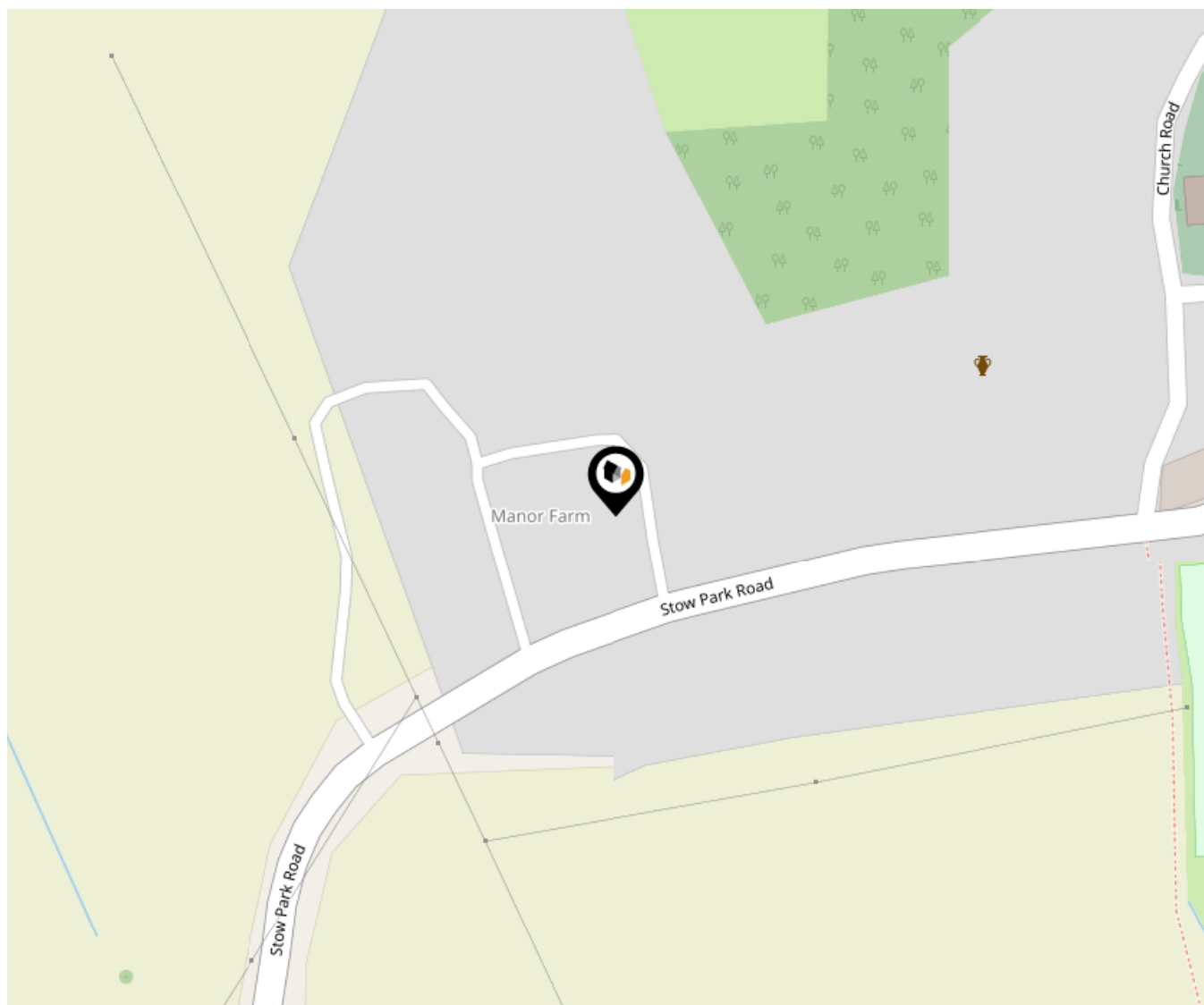
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Ingham Road	0.14 miles
2	Demand Responsive Area	0.15 miles
3	Demand Responsive Area	0.7 miles
4	The Glebe	0.66 miles
5	School Lane	0.86 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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Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

www.mundys.net

