

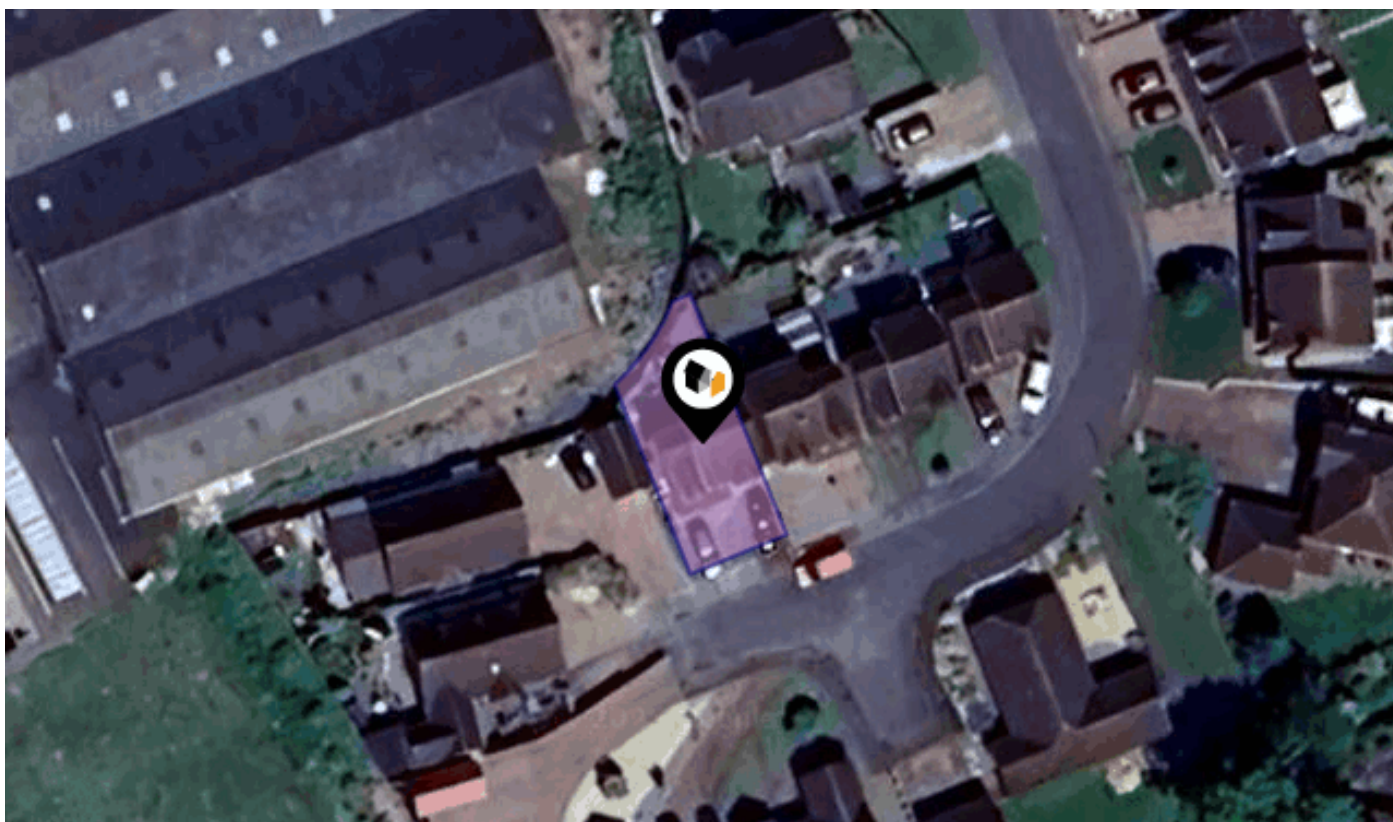


See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 28th November 2025



ASHFIELD, STURTON BY STOW, LINCOLN, LN1

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

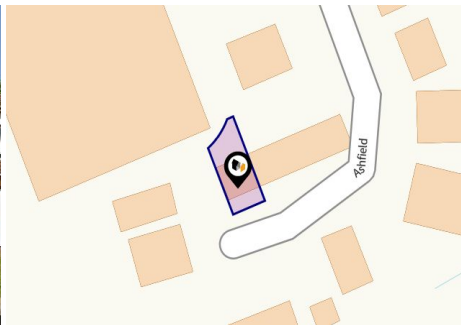
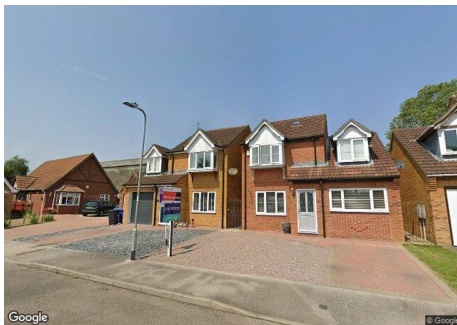
01522 510 044

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.04 acres		
Year Built :	2002		
Council Tax :	Band C		
Annual Estimate:	£2,026		
Title Number:	LL217368		

Local Area

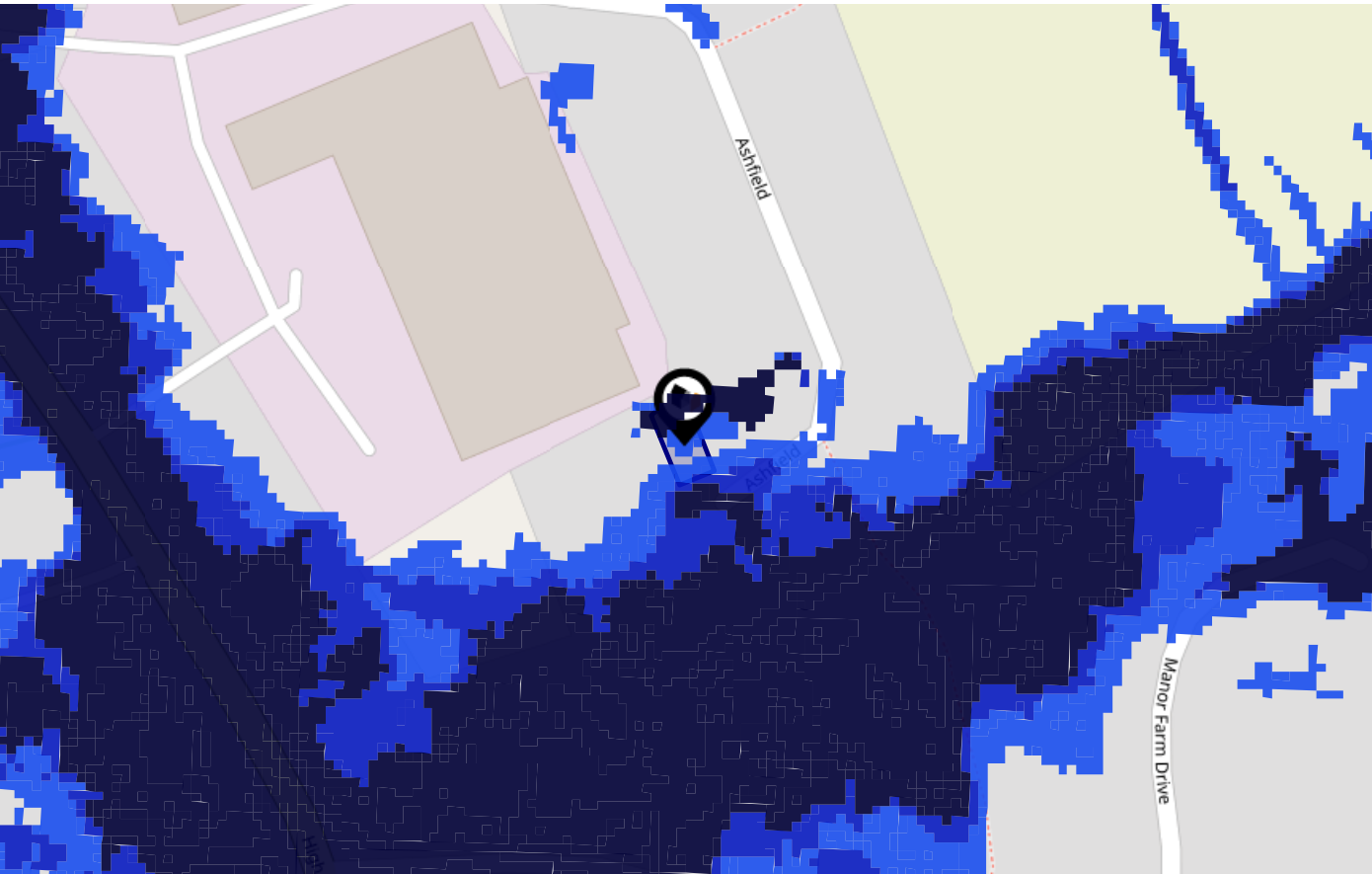
Local Authority:	West lindsey	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:			
● Rivers & Seas	Very low	28	-
● Surface Water	Low	mb/s	mb/s
			

Mobile Coverage:	Satellite/Fibre TV Availability:
(based on calls indoors)	
	
	
	
	
	
	
	

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: 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.

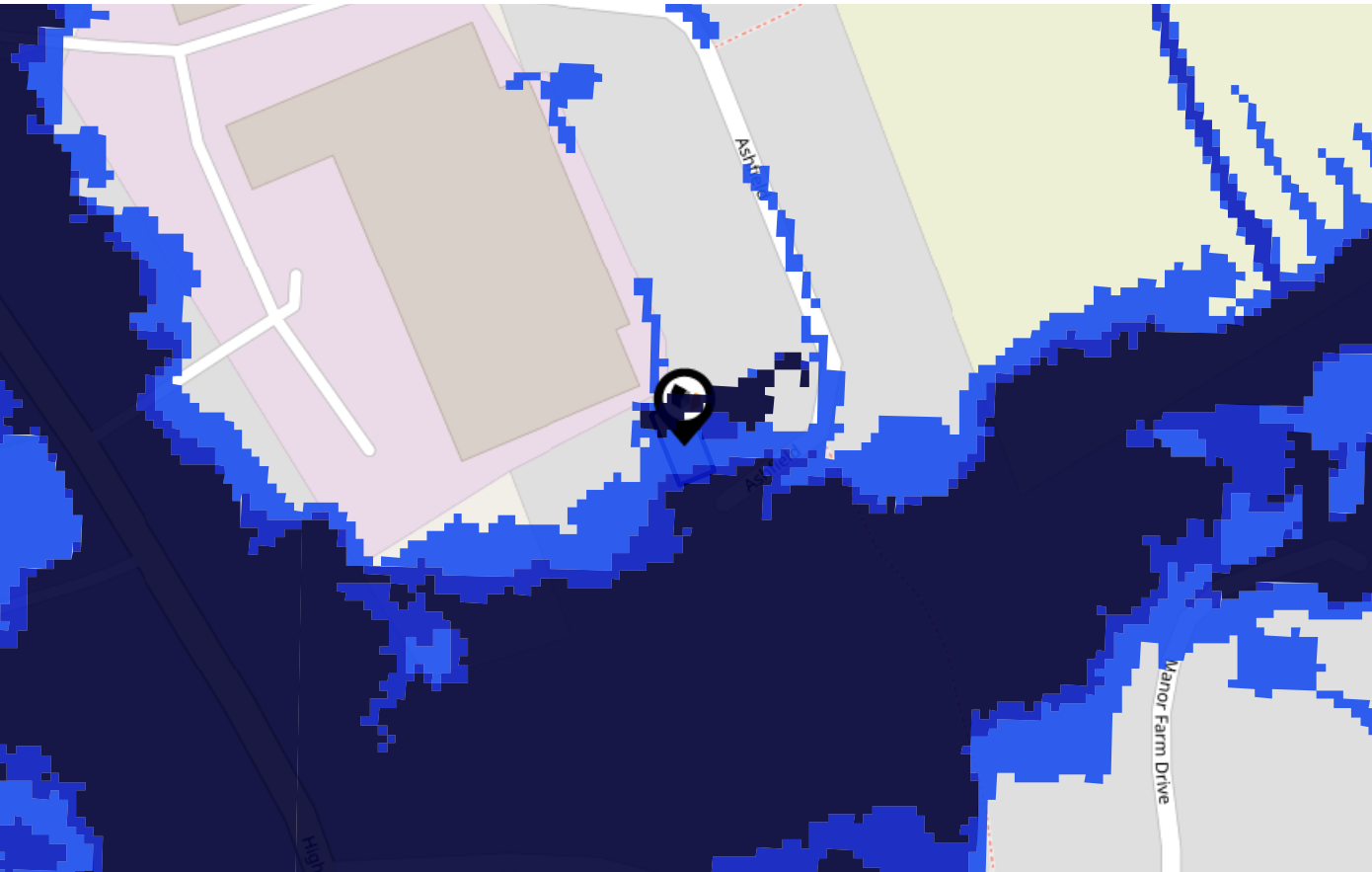
Chance of flooding to the following depths at this property:



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: 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:

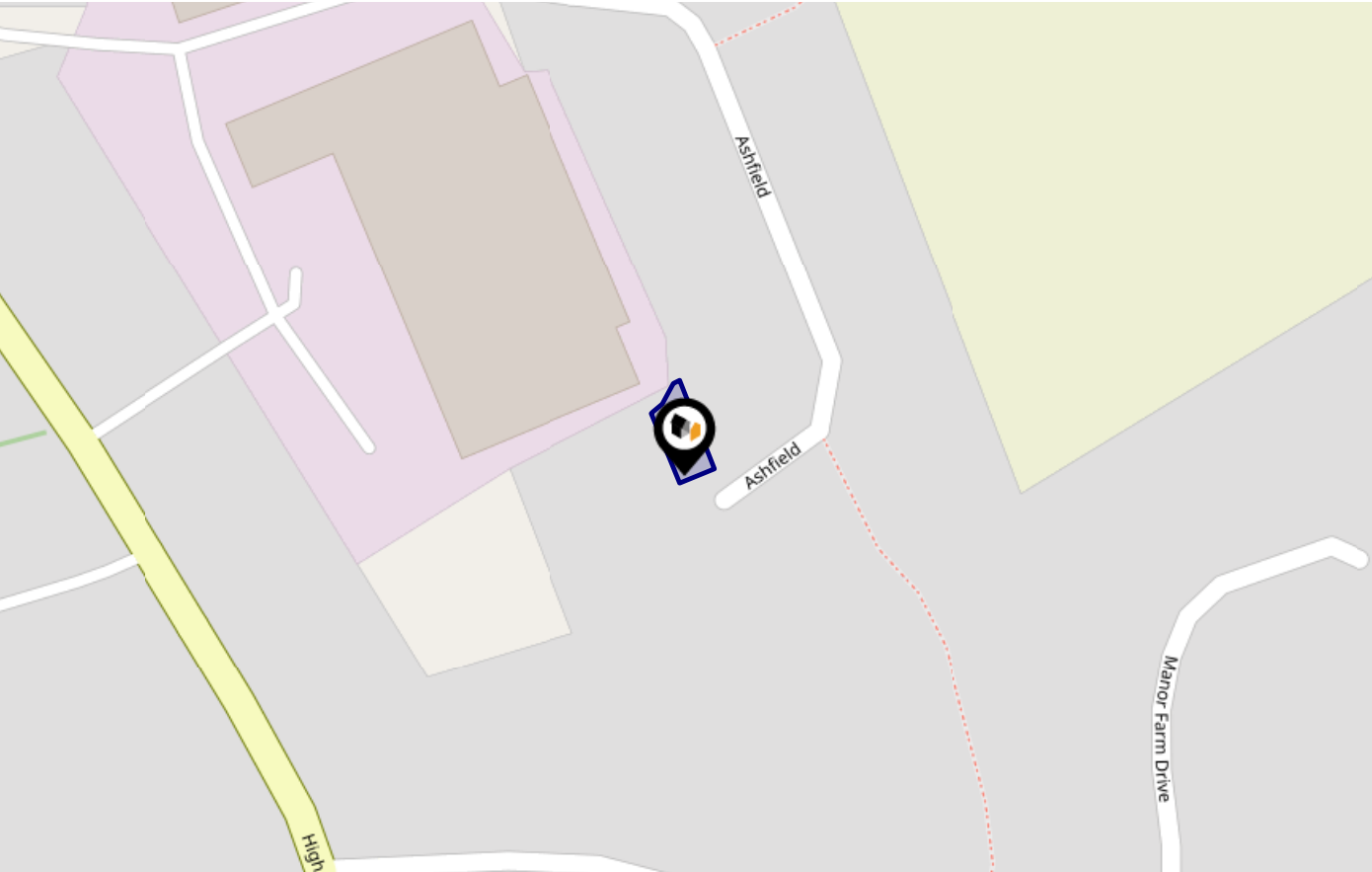


Flood Risk

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.

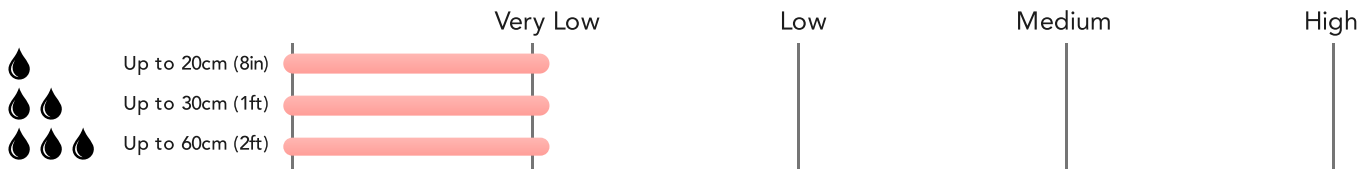


Risk Rating: Very low

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:

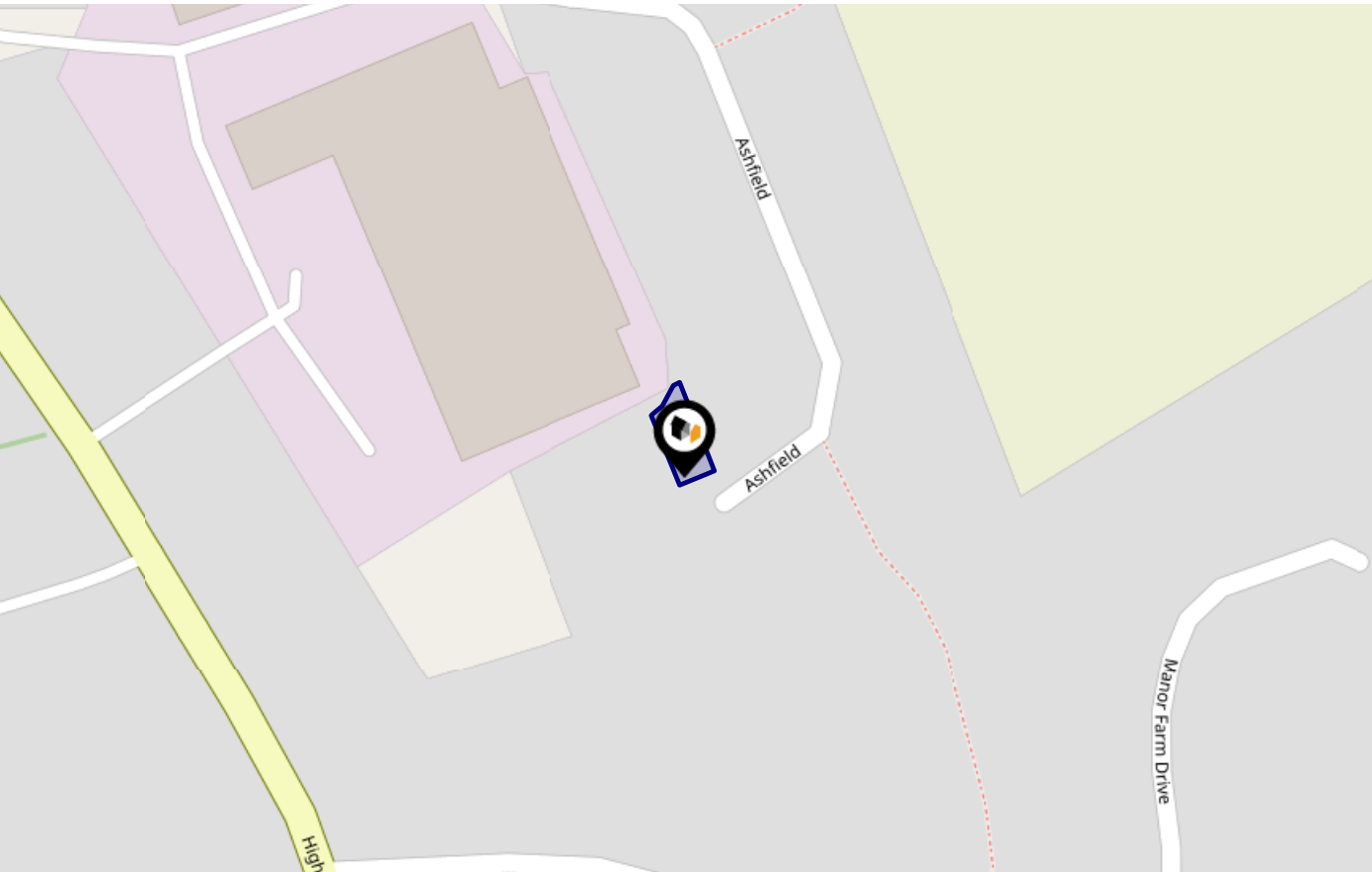


Flood Risk

Rivers & Seas - 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:



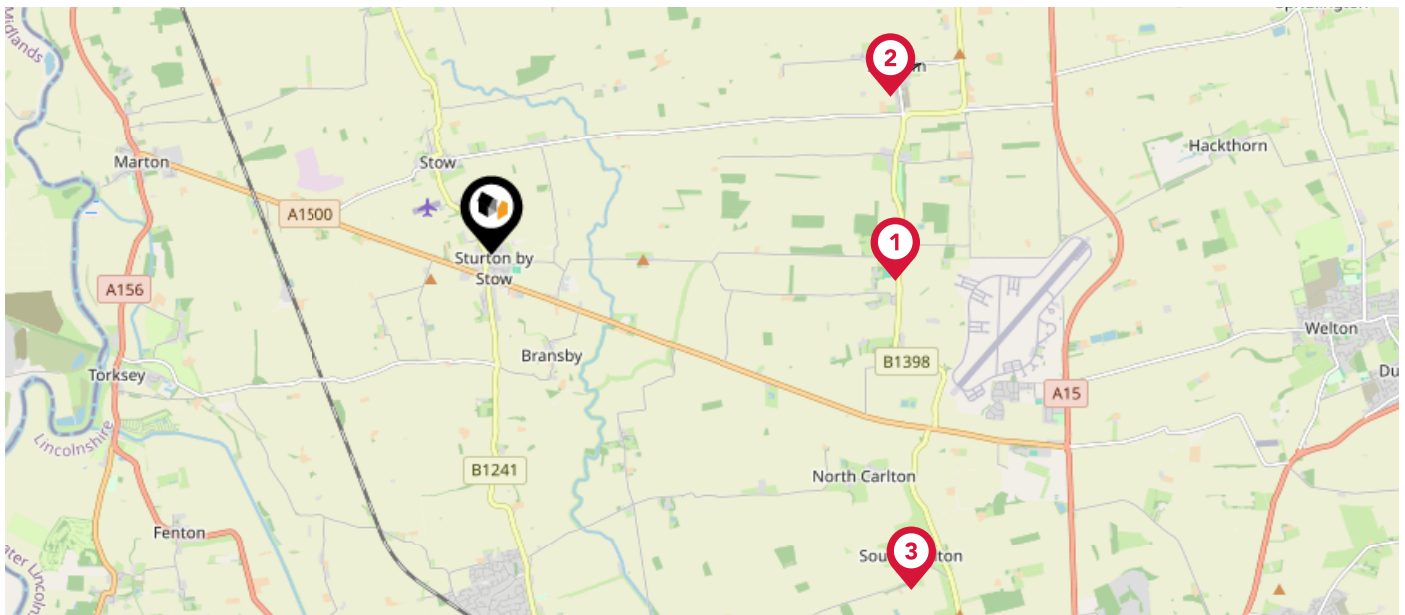
MIR - Material Info

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



Brattleby



Ingham



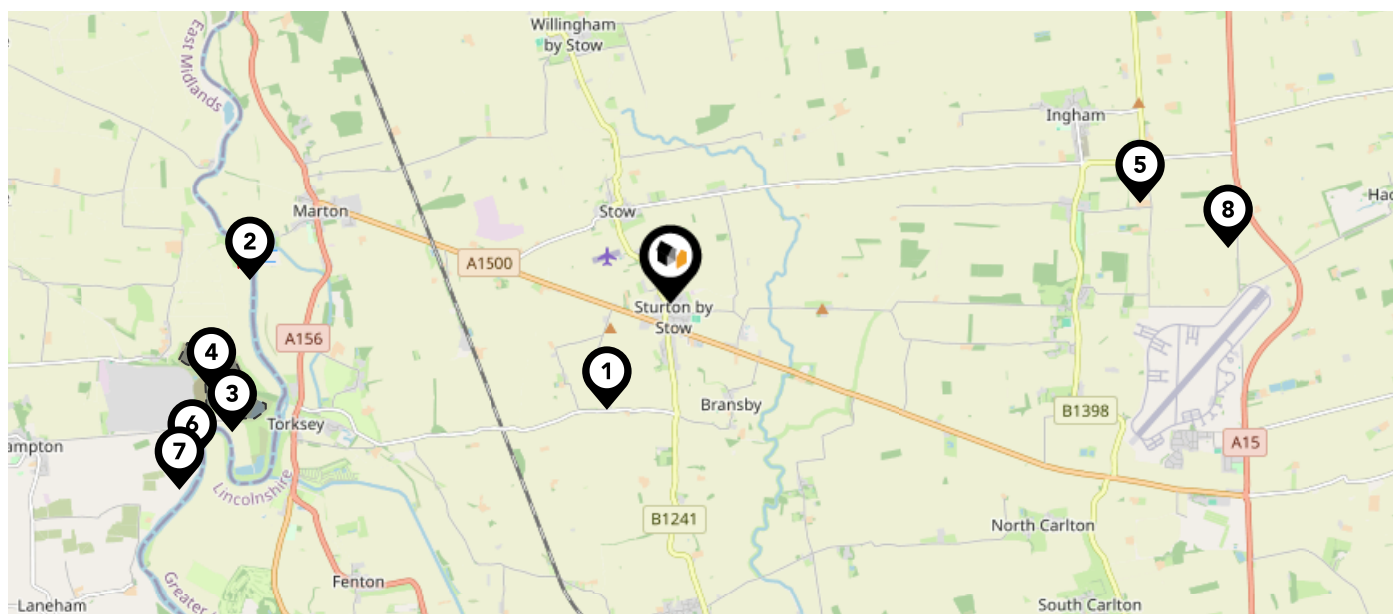
South Carlton

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

	The Old Brick Pits-Mill Lane, Sturton By Stow, Lincolnshire	Historic Landfill
	EA/EPR/AP3297FZ/A001	Active Landfill
	Cottam Power Station-Cottam, Retford	Historic Landfill
	Cottam Power Station-Cottam, Retford	Historic Landfill
	Middle Street-Cammeringham	Historic Landfill
	Rampton Quarry-Rampton Quarry, Rampton	Historic Landfill
	Rampton Gravel Pit, Torksey Ferry Road-Cottam, Retford	Historic Landfill
	Land adjacent to Cammeringham Top Covert and the A15-Cammeringham	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.

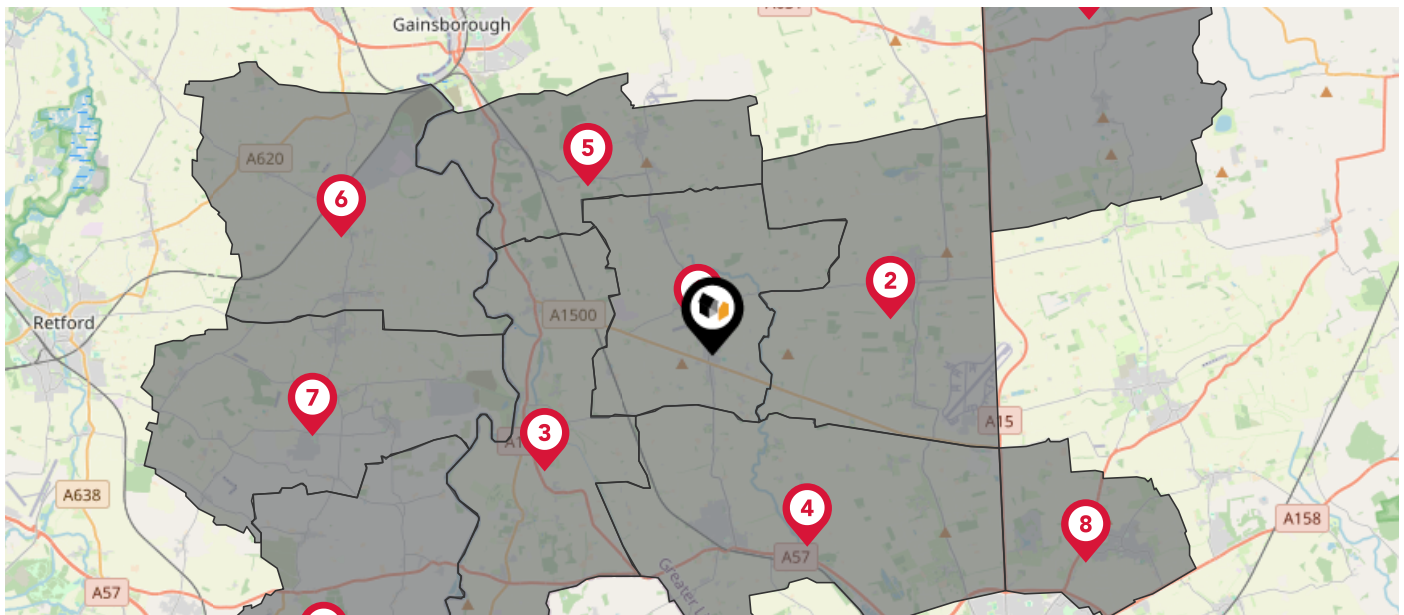
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Stow Ward



Scampton Ward



Torksey Ward



Saxilby Ward



Lea Ward



Sturton Ward



Rampton Ward



Nettleham Ward



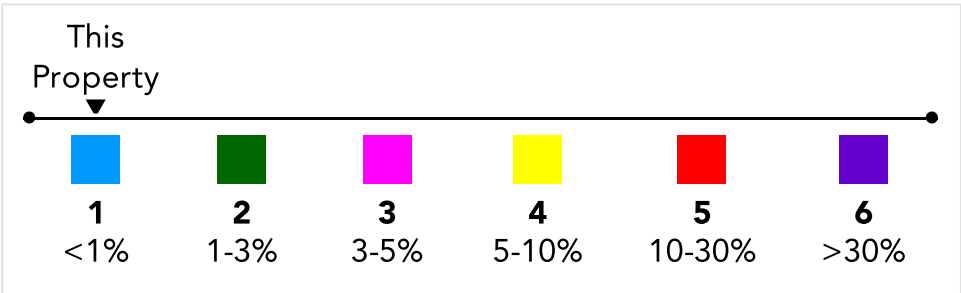
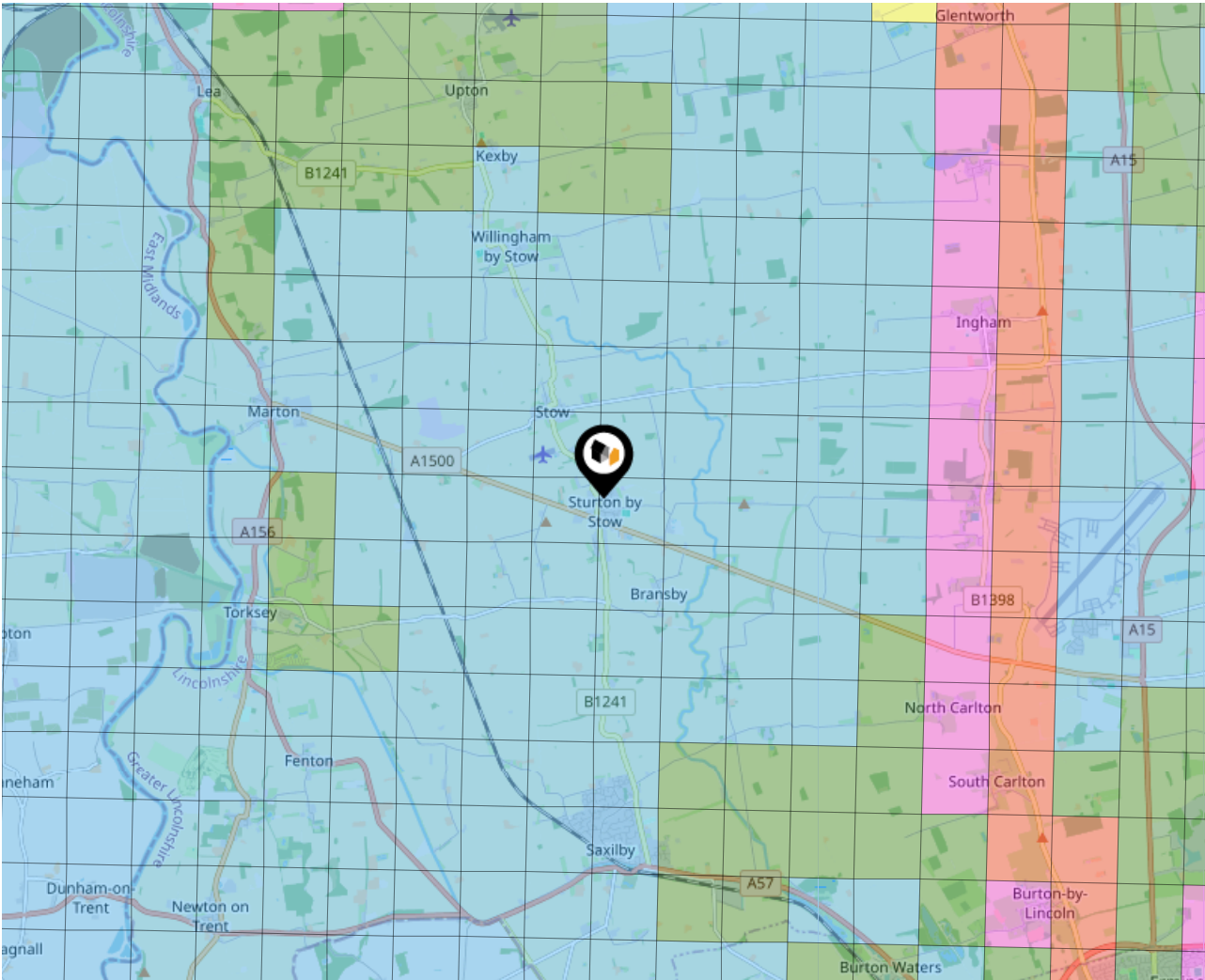
Tuxford and Trent Ward



Waddingham and Spital Ward

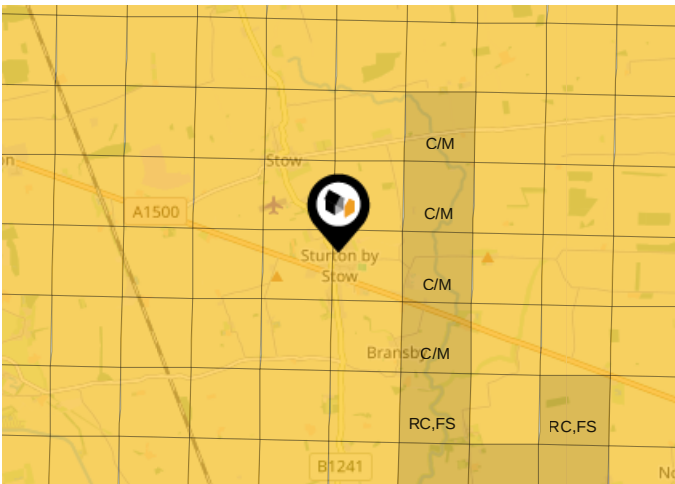
What is Radon?

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(LOW)	Soil Texture:	CLAY TO LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY TO MEDIUM		

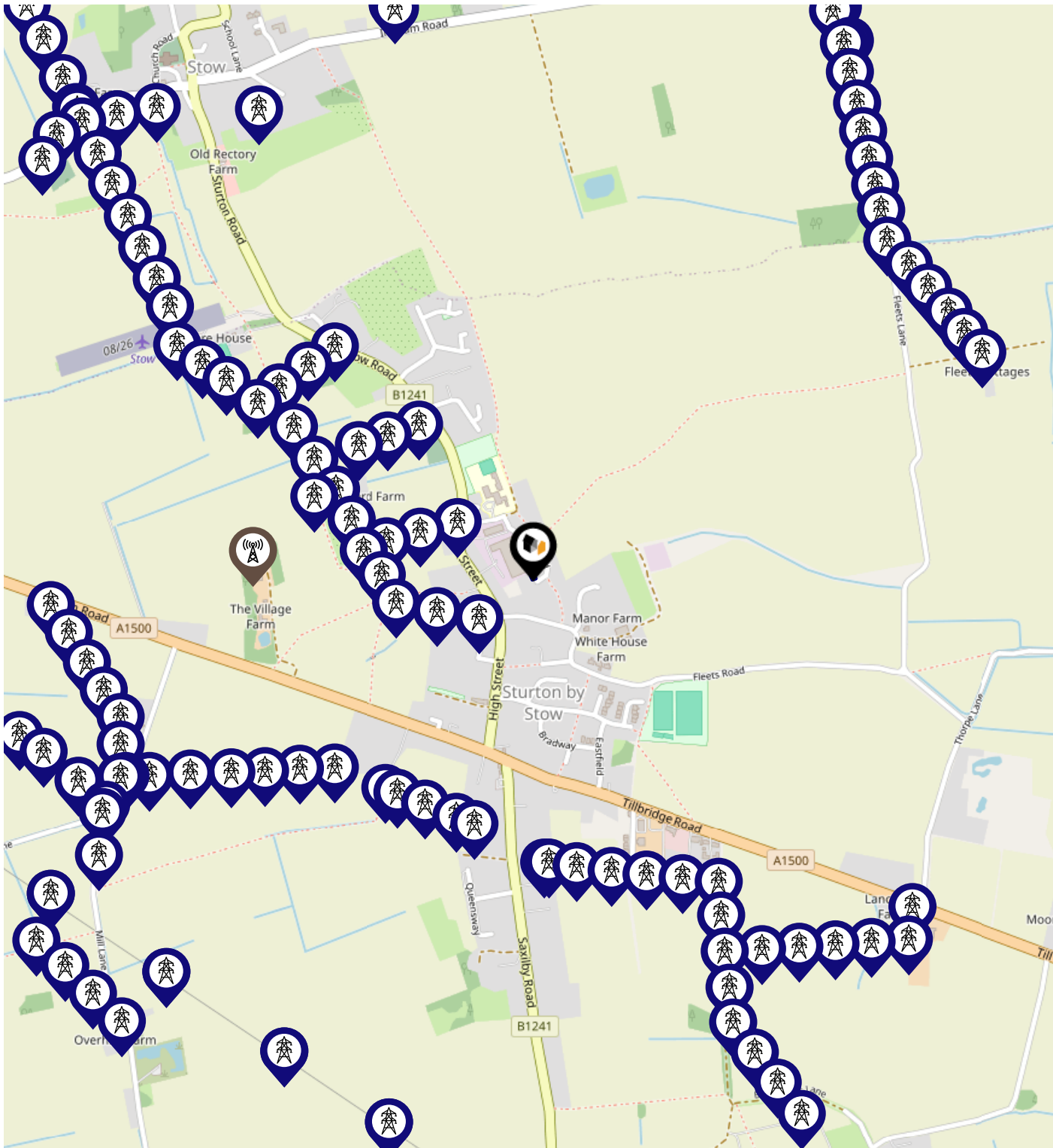


Primary Classifications (Most Common Clay Types)

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...



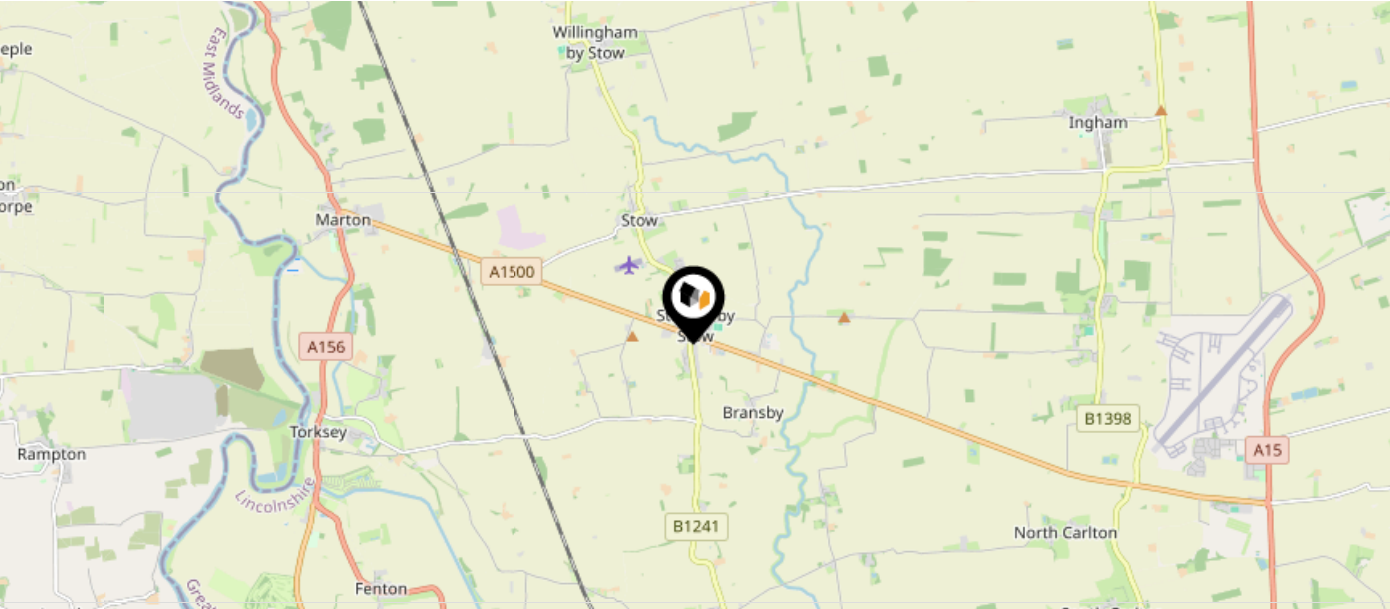
Listed Buildings in the local district	Grade	Distance
 1146778 - Old Hall	Grade II	0.2 miles
 1146772 - Church Of St Hugh Of Avalon	Grade II	0.2 miles
 1064068 - Lych Gate And Wall Of Church Of St Hugh Of Avalon	Grade II	0.2 miles
 1359488 - Old Rectory Home For The Elderly	Grade II	0.3 miles
 1064067 - Subscription Mill	Grade II	0.6 miles
 1146766 - Brickyard Cottages	Grade II	0.7 miles
 1146780 - Gallows Dale Farmhouse	Grade II	1.0 miles
 1308921 - Thorpe In The Fallows Farmhouse	Grade II	1.3 miles

Maps

Green Belt

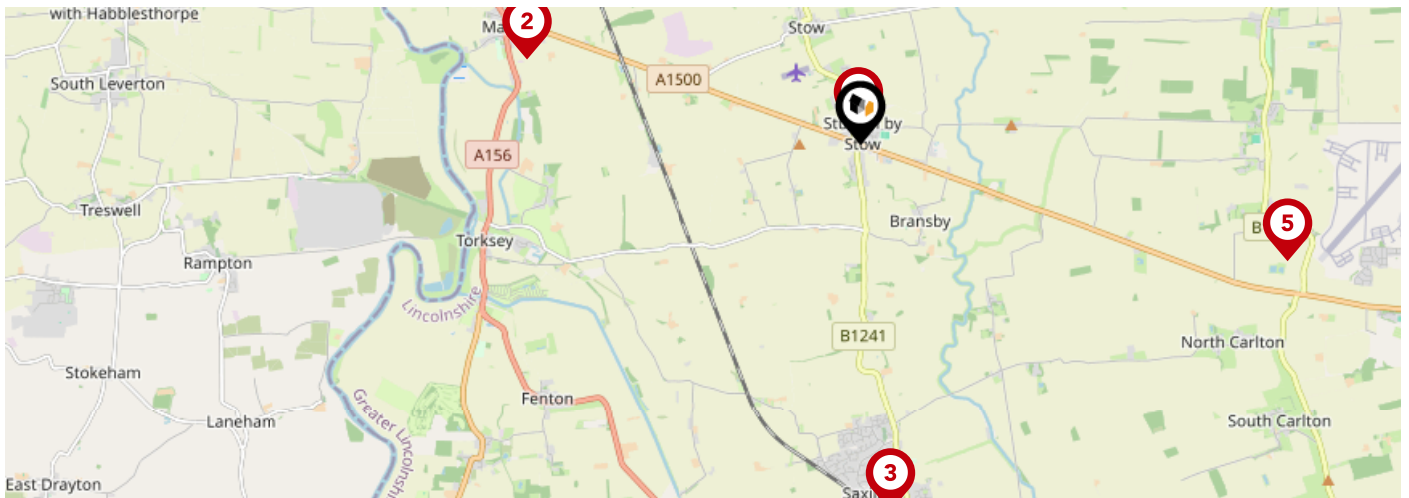


This map displays nearby areas that have been designated as Green Belt...

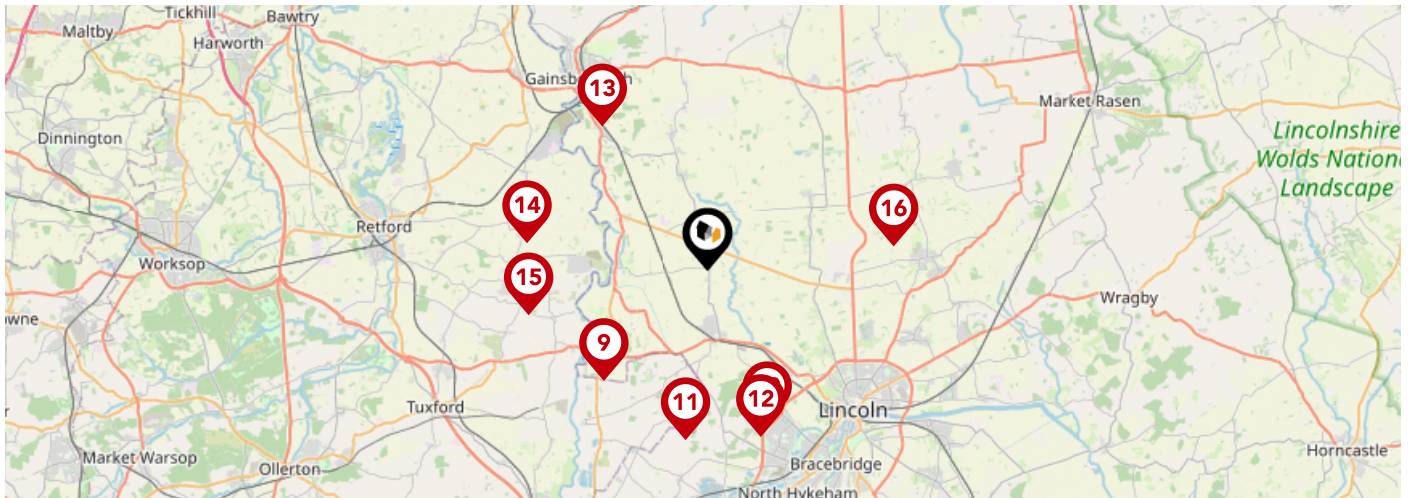


Nearby Green Belt Land

No data available.

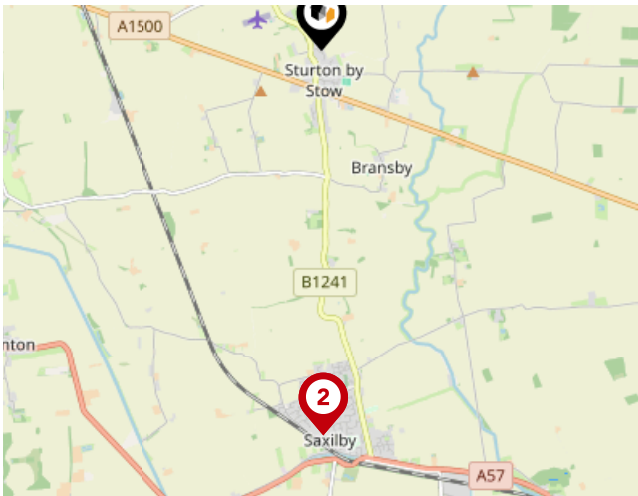


		Nursery	Primary	Secondary	College	Private
1	Sturton by Stow Primary School Ofsted Rating: Good Pupils: 171 Distance:0.13	☐	☒	☐	☐	☐
2	The Marton Academy Ofsted Rating: Good Pupils: 93 Distance:3.05	☐	☒	☐	☐	☐
3	Saxilby Church of England Primary School Ofsted Rating: Good Pupils: 378 Distance:3.27	☐	☒	☐	☐	☐
4	Ingham Primary School Ofsted Rating: Good Pupils: 81 Distance:3.82	☐	☒	☐	☐	☐
5	Scampton Church of England Primary School Ofsted Rating: Good Pupils: 57 Distance:3.93	☐	☒	☐	☐	☐
6	Burton Hathow Preparatory School Ofsted Rating: Not Rated Pupils: 106 Distance:4.29	☐	☒	☐	☐	☐
7	Frances Olive Anderson Church of England (Aided) Primary School Ofsted Rating: Good Pupils: 167 Distance:4.98	☐	☒	☐	☐	☐
8	Pollyplatt Primary School Ofsted Rating: Good Pupils: 81 Distance:5.2	☐	☒	☐	☐	☐



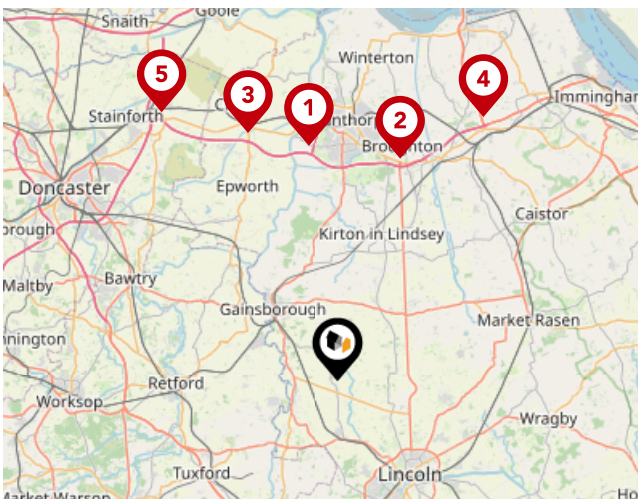
		Nursery	Primary	Secondary	College	Private
	Newton-on-Trent CofE Primary School Ofsted Rating: Good Pupils: 56 Distance: 5.38	☐	☒	☐	☐	☐
	St Lawrence Church of England Primary School Ofsted Rating: Good Pupils: 209 Distance: 5.83	☐	☒	☐	☐	☐
	Queen Eleanor Primary School Ofsted Rating: Good Pupils: 68 Distance: 6.06	☐	☒	☐	☐	☐
	Skellingthorpe the Holt Primary School Ofsted Rating: Good Pupils: 186 Distance: 6.18	☐	☒	☐	☐	☐
	St George's Church of England Community Primary School, Gainsborough Ofsted Rating: Good Pupils: 185 Distance: 6.34	☐	☒	☐	☐	☐
	Leverton Church of England Academy Ofsted Rating: Good Pupils: 89 Distance: 6.53	☐	☒	☐	☐	☐
	Rampton Primary School Ofsted Rating: Good Pupils: 97 Distance: 6.56	☐	☒	☐	☐	☐
	The Hackthorn Church of England Primary School Ofsted Rating: Outstanding Pupils: 56 Distance: 6.62	☐	☒	☐	☐	☐

Area Transport (National)



National Rail Stations

Pin	Name	Distance
	Saxilby Rail Station	3.41 miles
	Saxilby Rail Station	3.42 miles
	Gainsborough Lea Road Rail Station	6.46 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M180 J3	16.78 miles
	M180 J4	16.35 miles
	M180 J2	18.61 miles
	M180 J5	21.25 miles
	M180 J1	22.68 miles

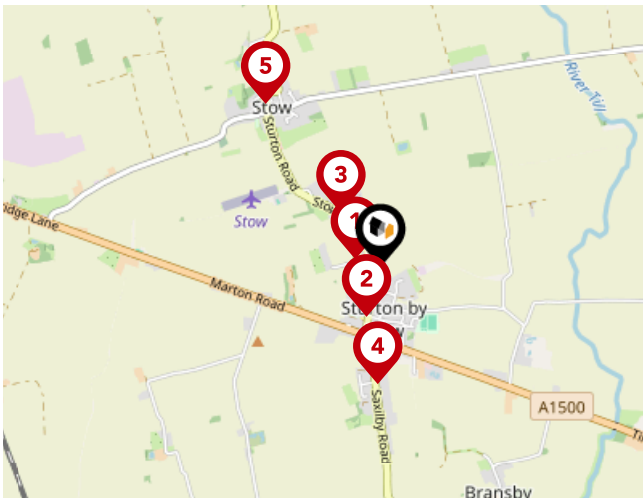


Airports/Helipads

Pin	Name	Distance
	Finningley	18.26 miles
	Humberside Airport	22.57 miles
	East Mids Airport	43.75 miles
	Leeds Bradford Airport	55.95 miles

Area

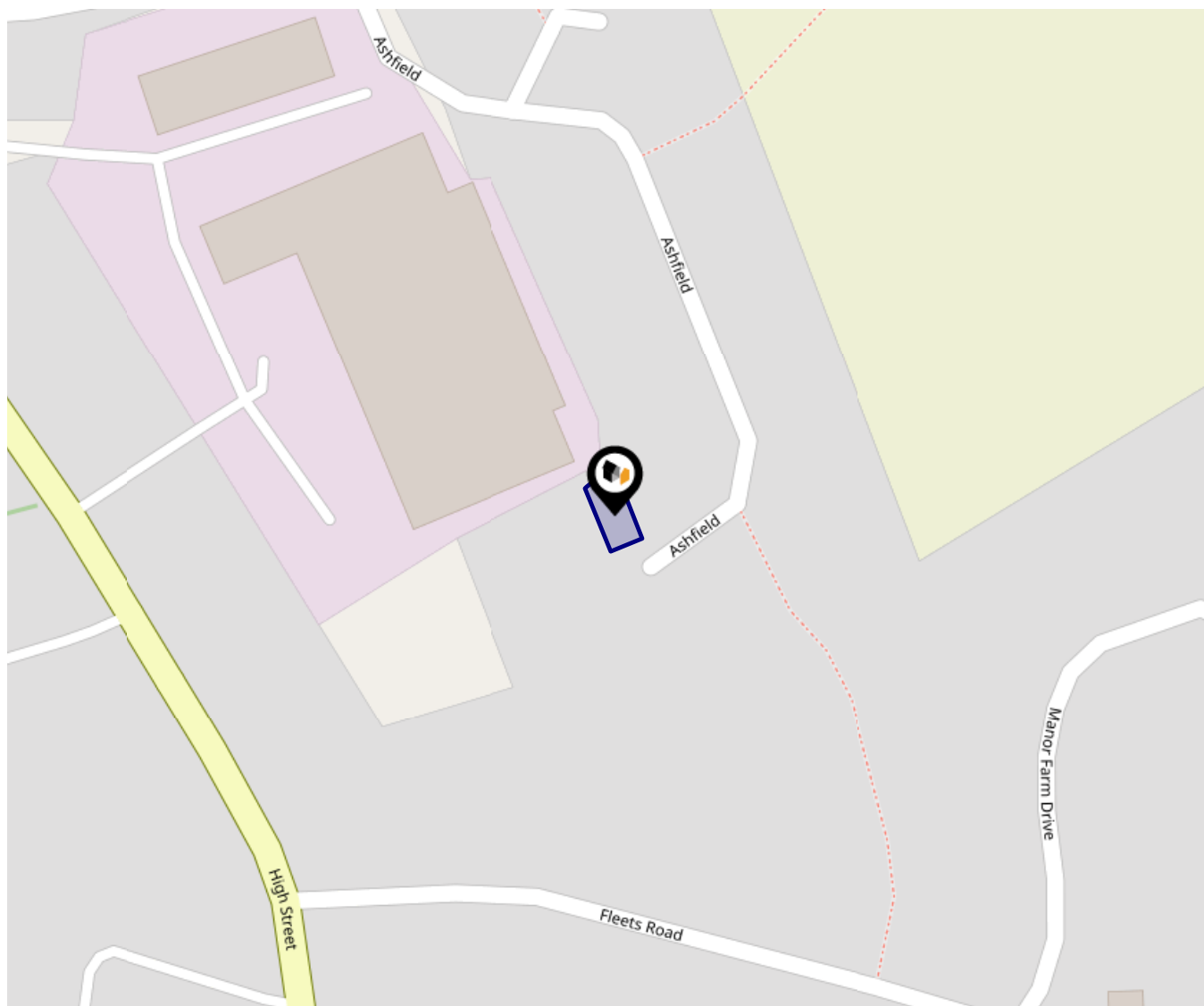
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	School Lane	0.12 miles
2	Demand Responsive Area	0.23 miles
3	The Glebe	0.3 miles
4	Queensway	0.52 miles
5	Ingham Road	0.89 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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