

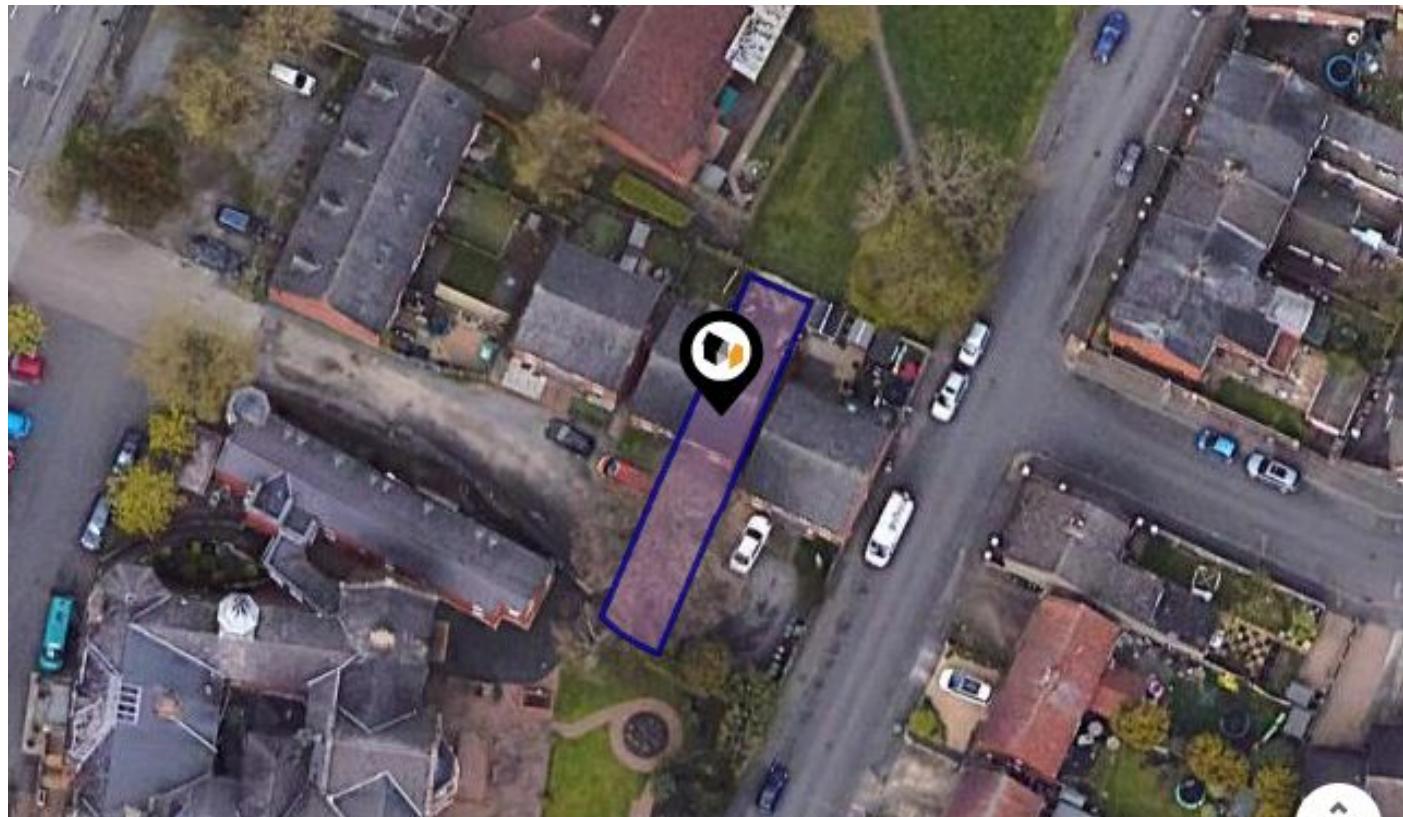


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Thursday 11<sup>th</sup> December 2025**



## **GROSVENOR COURT, LINCOLN, LN5**

**Mundys**

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

[www.mundys.net](http://www.mundys.net)



Powered by



# Property Overview



## Property

**Type:** Semi-Detached  
**Bedrooms:** 3  
**Plot Area:** 0.04 acres  
**Year Built :** 2006  
**Council Tax :** Band D  
**Title Number:** LL271608

**Tenure:** Freehold

## Local Area

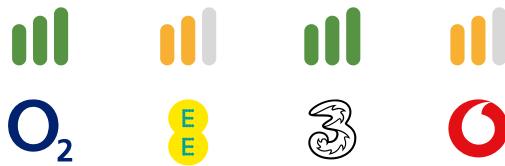
**Local Authority:** Lincolnshire  
**Conservation Area:** No  
**Flood Risk:**  
● Rivers & Seas: Very low  
● Surface Water: Very low

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

**3**  
mb/s      **80**  
mb/s      **1800**  
mb/s



**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**

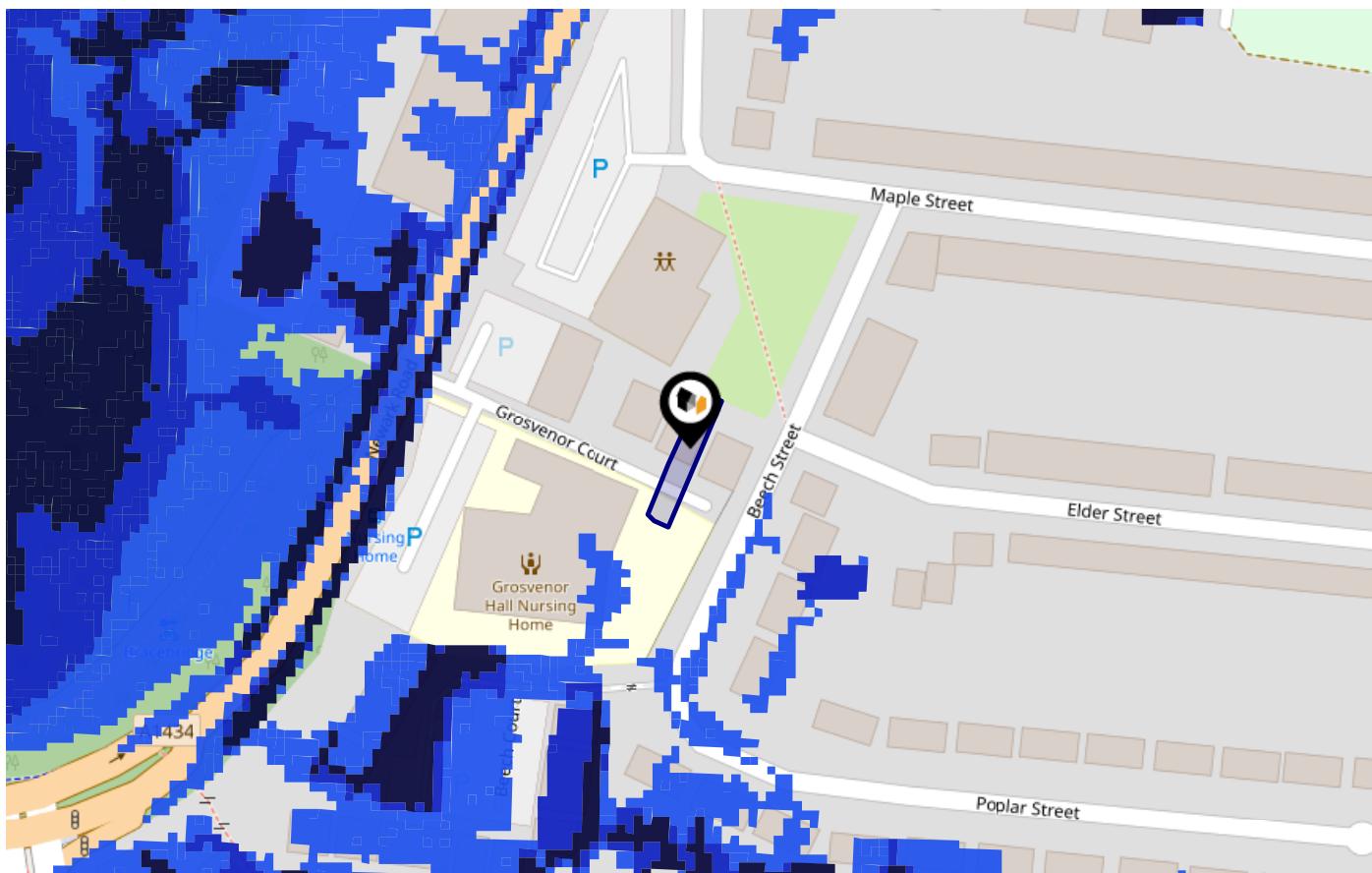


# Flood Risk

## 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.

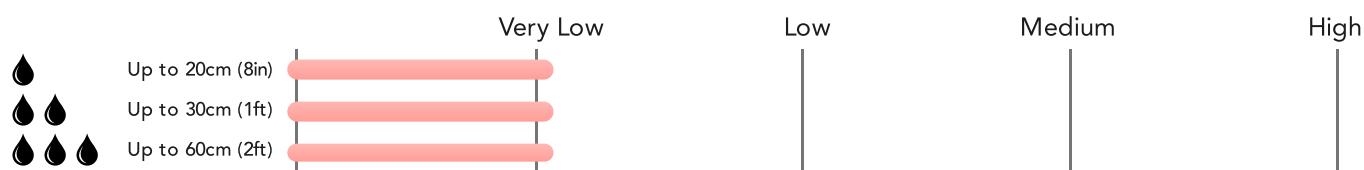


Risk Rating: Very low

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.

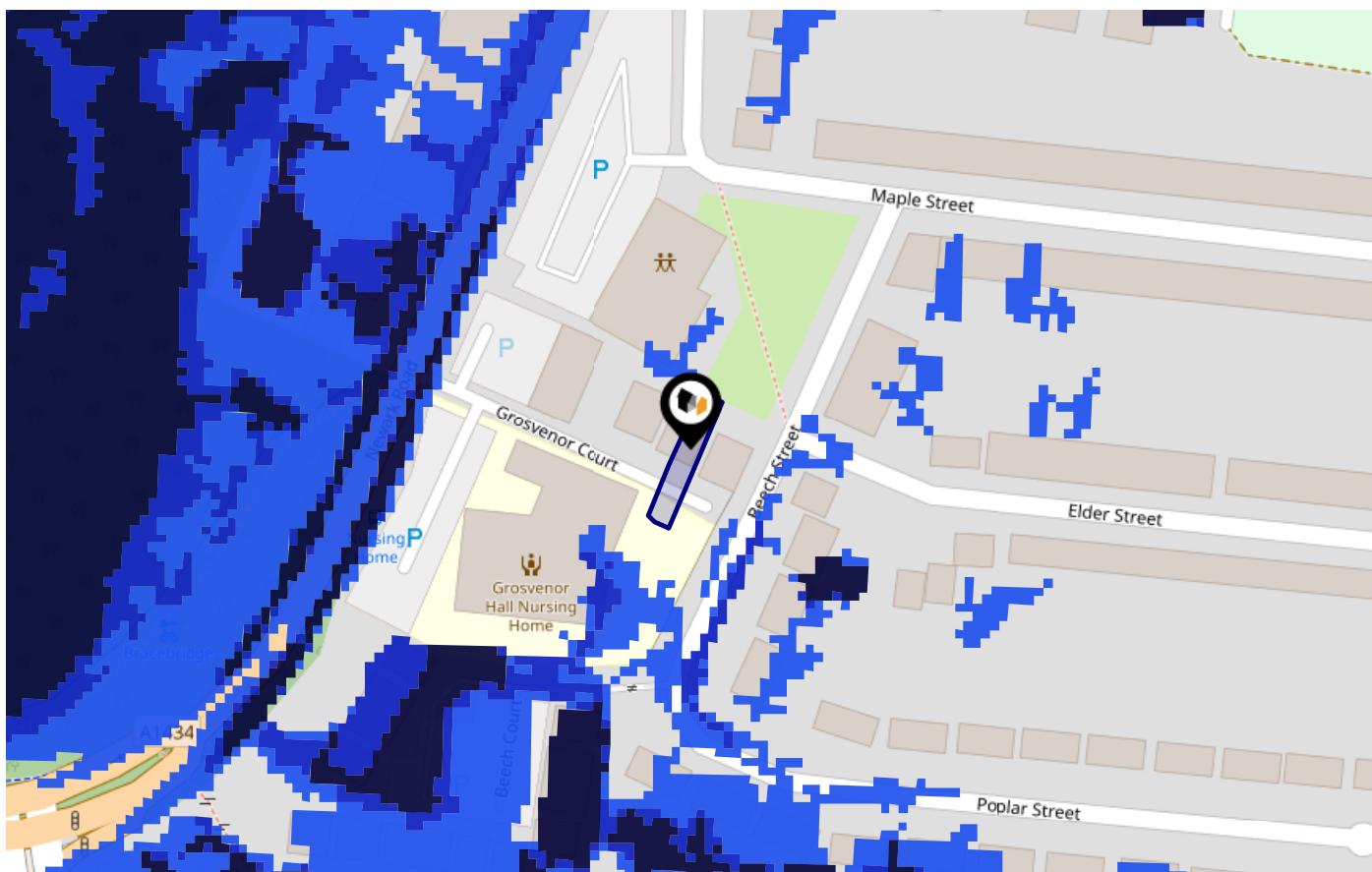
Chance of flooding to the following depths at this property:



# 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**

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:

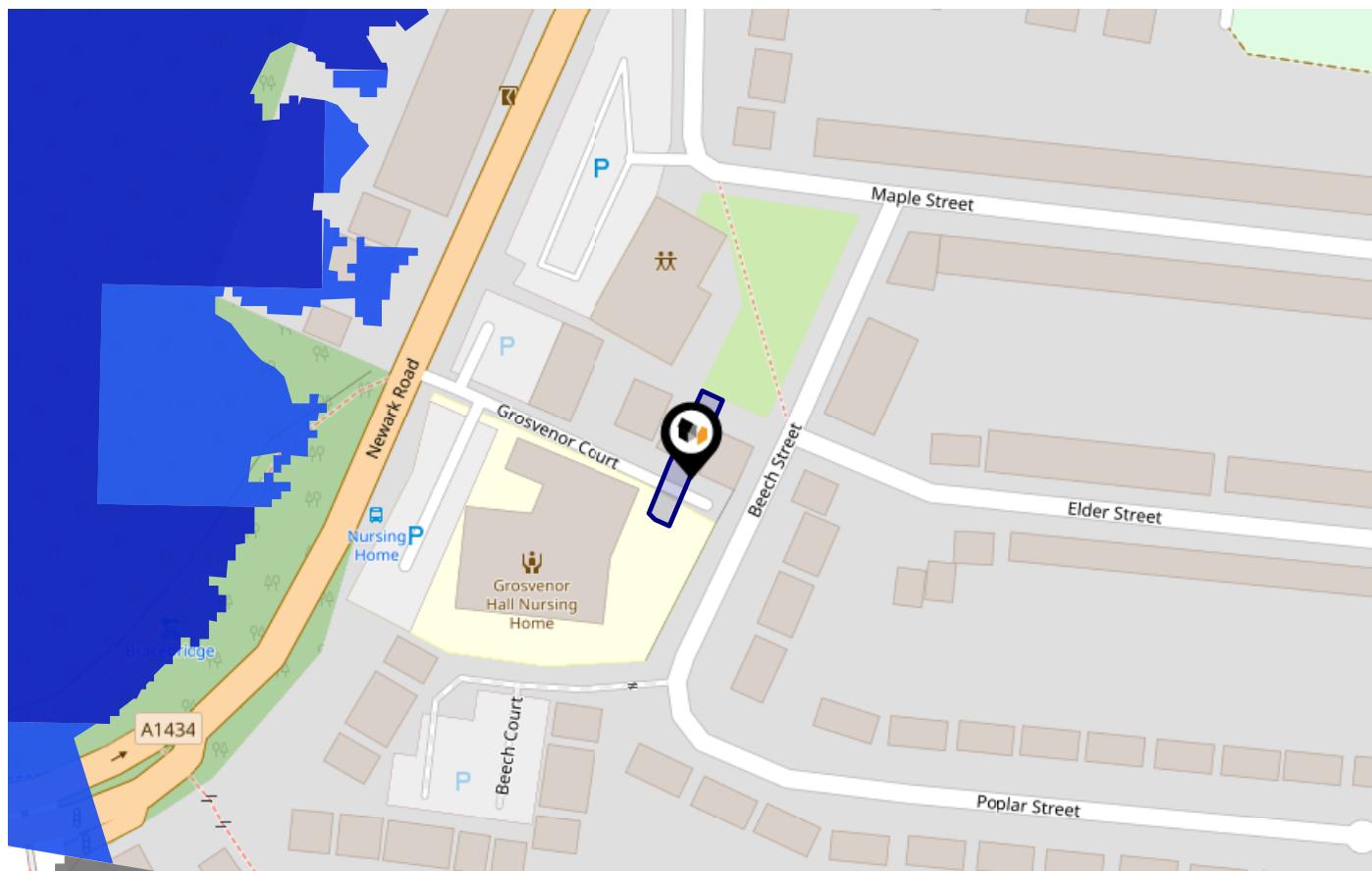


# Flood Risk

## 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.

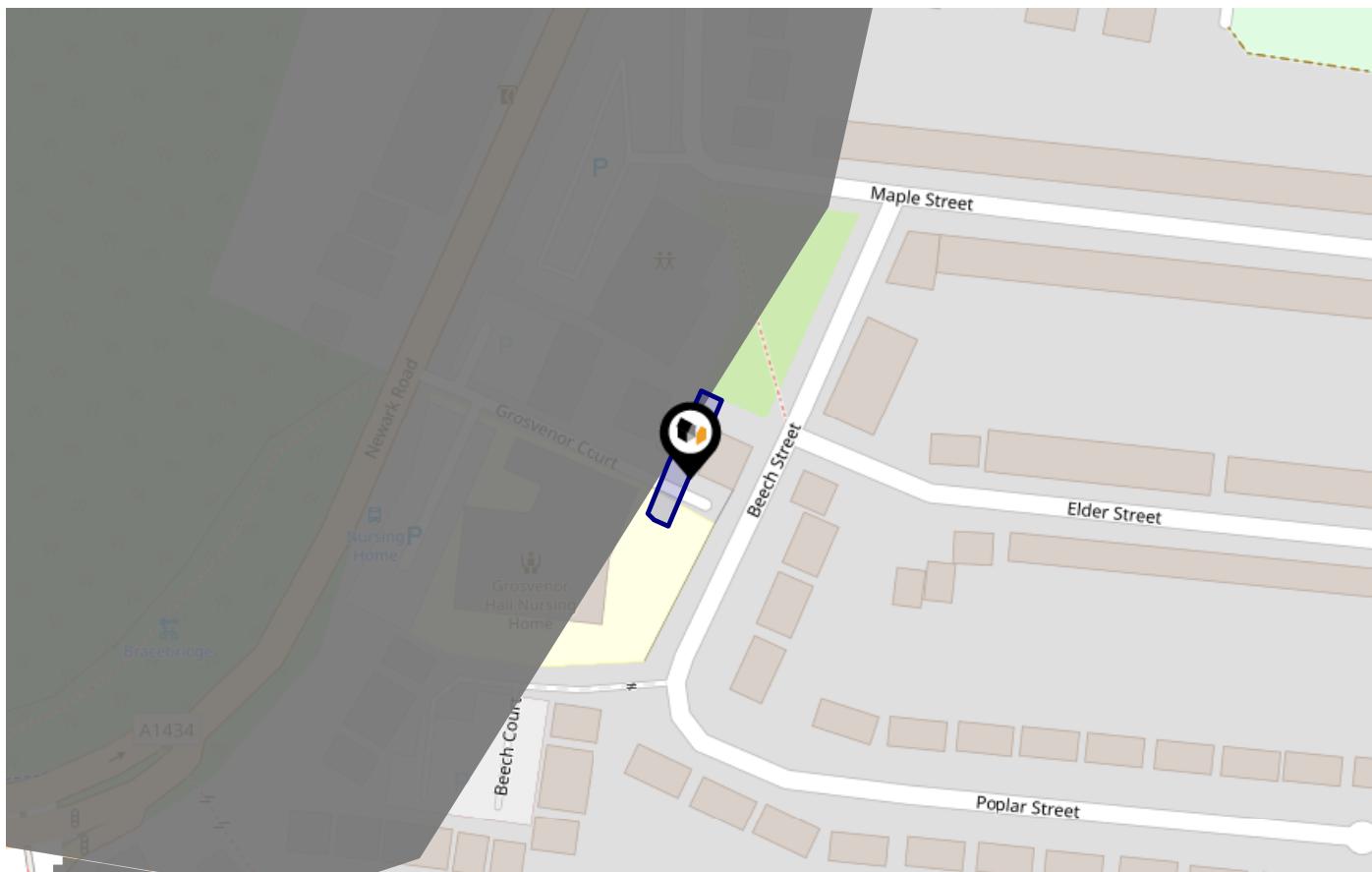
Chance of flooding to the following depths at this property:



# 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.

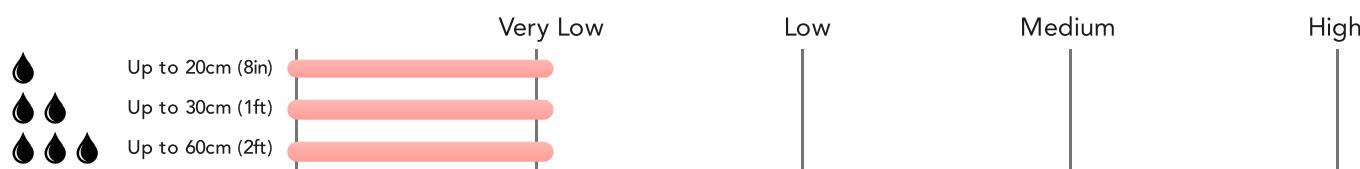


## Risk Rating: Very low

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:

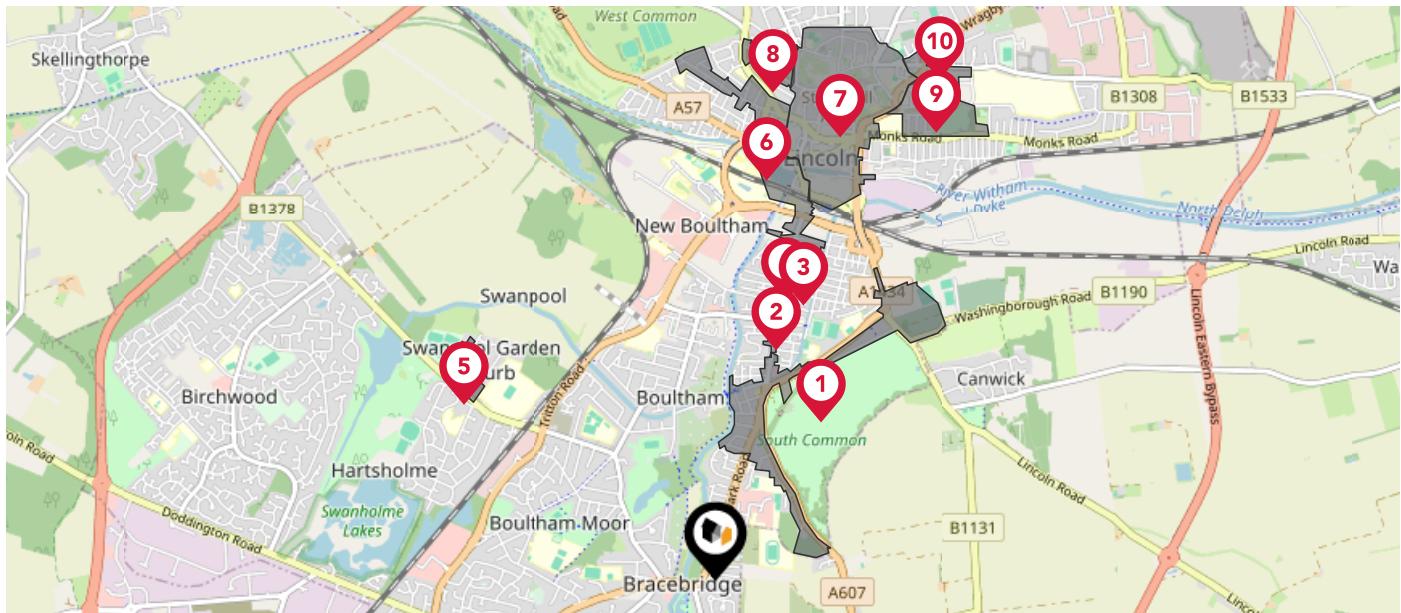


# Maps

## 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

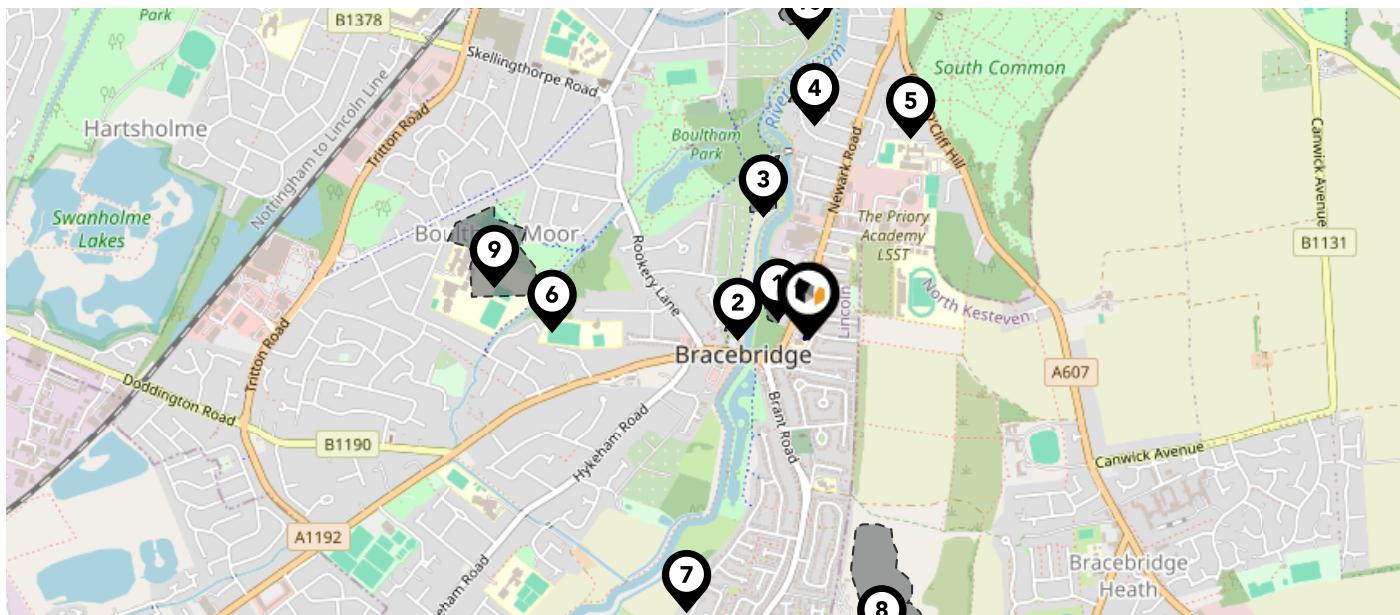
- 1 St Catherines
- 2 Gowt's Bridge
- 3 Sibthorp
- 4 St Peter-at-Gowts
- 5 Swanpool
- 6 West Parade and Brayford
- 7 Cathedral and City Centre
- 8 Carline
- 9 Lindum and Arboretum
- 10 The Dell

# 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	Newark Road-Bracebridge, Lincolnshire	Historic Landfill	<input type="checkbox"/>
2	East Of St. Peters Avenue-Bracebridge, Lincolnshire	Historic Landfill	<input type="checkbox"/>
3	Area Adjacent To Boultham Park-Bracebridge, Lincolnshire	Historic Landfill	<input type="checkbox"/>
4	St Catherines Grove-St. Catherines, Lincolnshire	Historic Landfill	<input type="checkbox"/>
5	Cross O'cliff Road-St. Catherines, Lincolnshire	Historic Landfill	<input type="checkbox"/>
6	Hainton Road-Boultham Moor, Lincolnshire	Historic Landfill	<input type="checkbox"/>
7	Rear Of Calder Road-Nos 81-83 and 145-199 Calder Road, Bracebridge, Lincolnshire	Historic Landfill	<input type="checkbox"/>
8	Lincoln Brick Company Limited (Clay Pit)-Bracebridge Heath, Bracebridge, Lincolnshire	Historic Landfill	<input type="checkbox"/>
9	Moorland Avenue-Boultham Moor, Lincolnshire	Historic Landfill	<input type="checkbox"/>
10	St Catherines-St. Catherines, Lincolnshire	Historic Landfill	<input type="checkbox"/>

# 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.

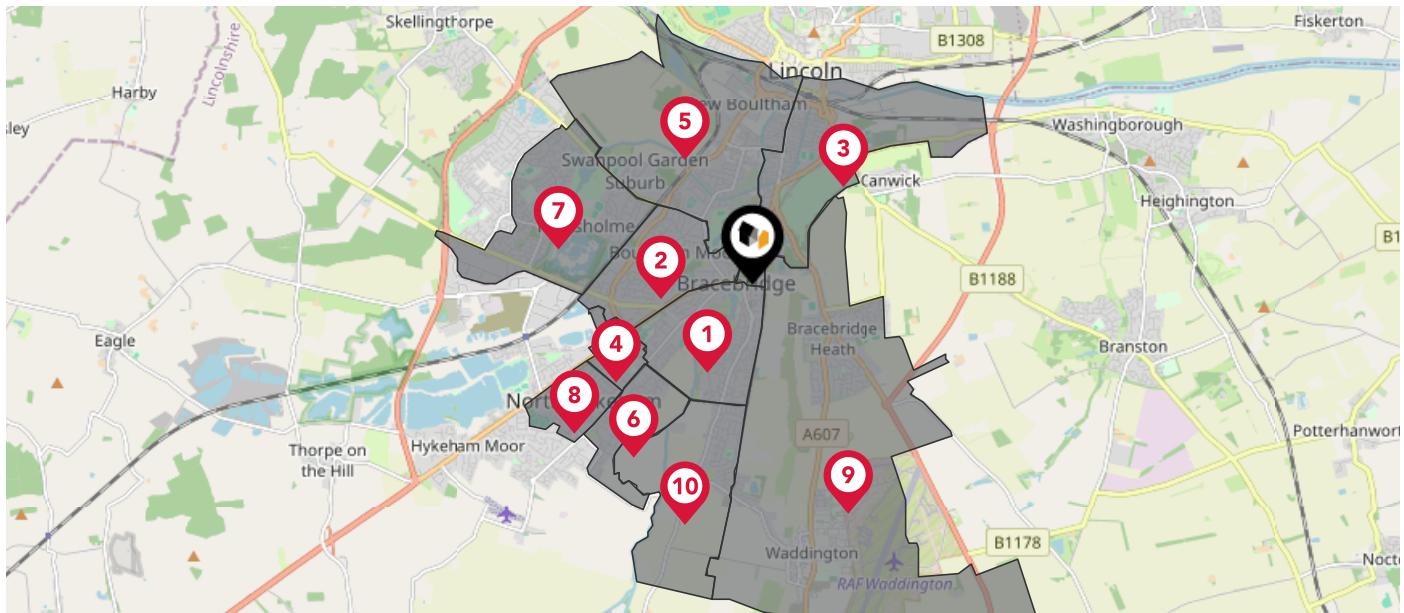
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

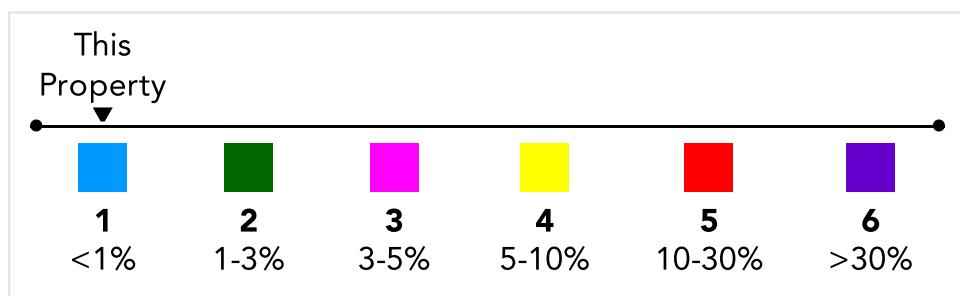
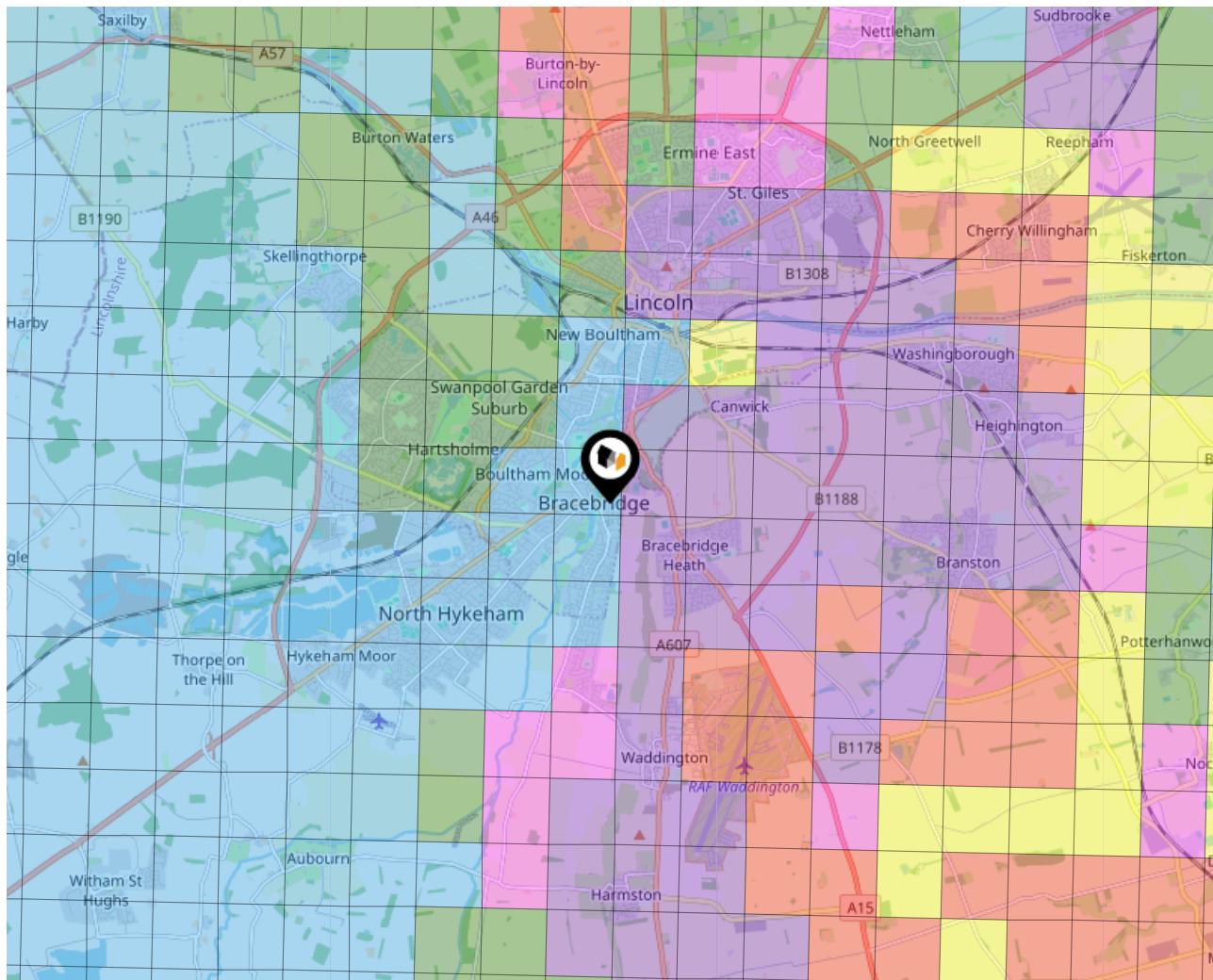


### Nearby Council Wards

- 1 Witham Ward
- 2 Moorland Ward
- 3 Park Ward
- 4 North Hykeham Forum Ward
- 5 Boultham Ward
- 6 North Hykeham Witham Ward
- 7 Hartsholme Ward
- 8 North Hykeham Moor Ward
- 9 Bracebridge Heath and Waddington East Ward
- 10 Waddington West 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/m<sup>3</sup>).

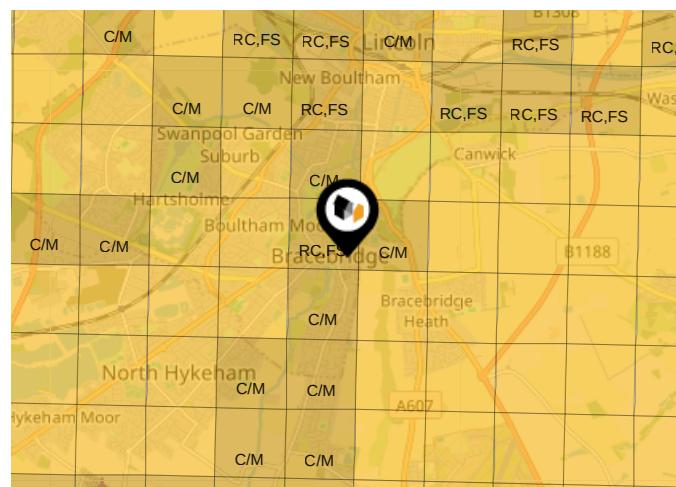


# Environment Soils & Clay



Ground Composition for this Address (Surrounding square kilometer zone around property)

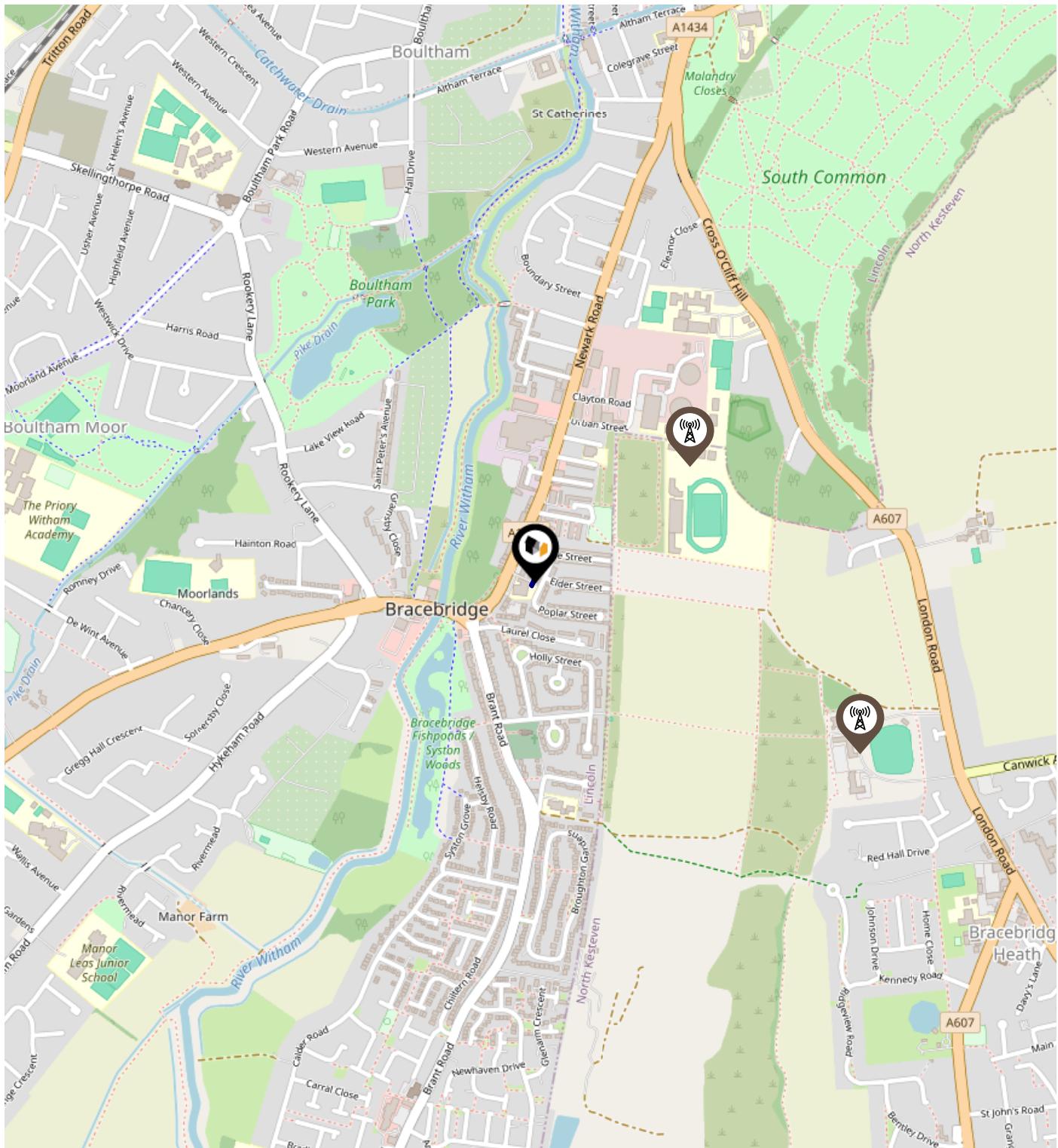
**Carbon Content:** NONE      **Soil Texture:** SAND TO SANDY LOAM  
**Parent Material Grain:** ARENACEOUS -      **Soil Depth:** DEEP  
**Soil Group:** RUDACEOUS  
LIGHT(SILTY) TO  
MEDIUM(SILTY)



## Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Local Area Masts & Pylons



## Key:

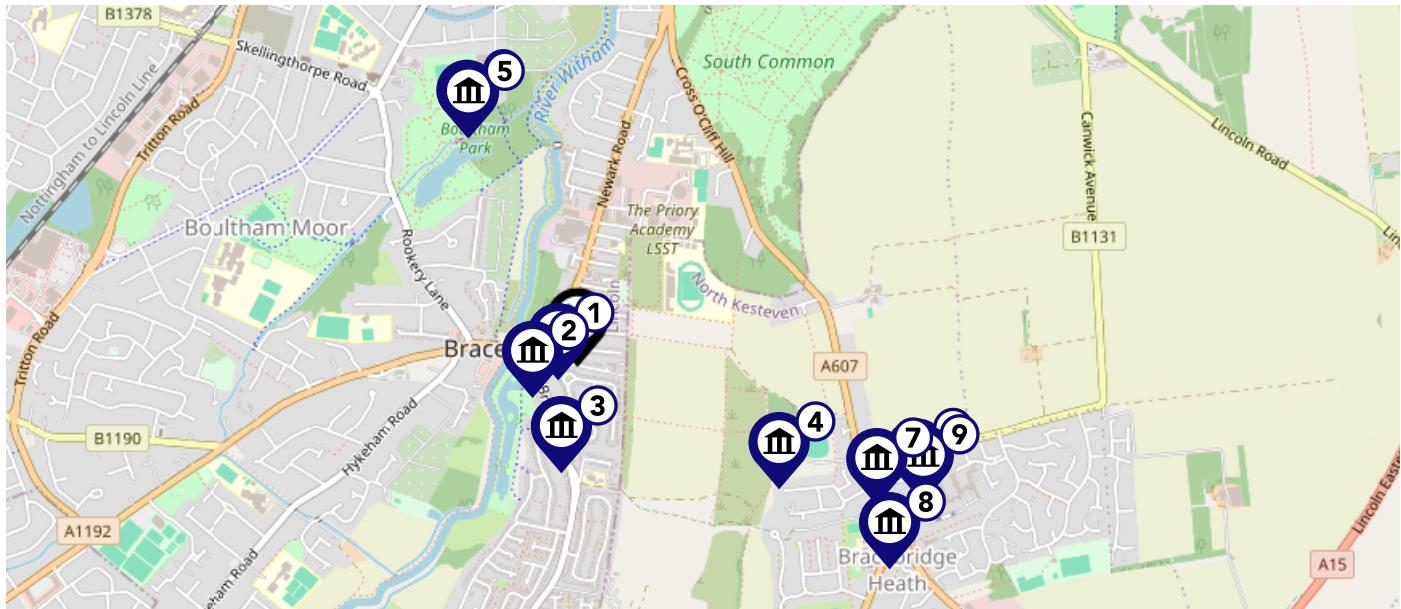
- Power Pylons
- Communication Masts

# Maps

## Listed Buildings



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



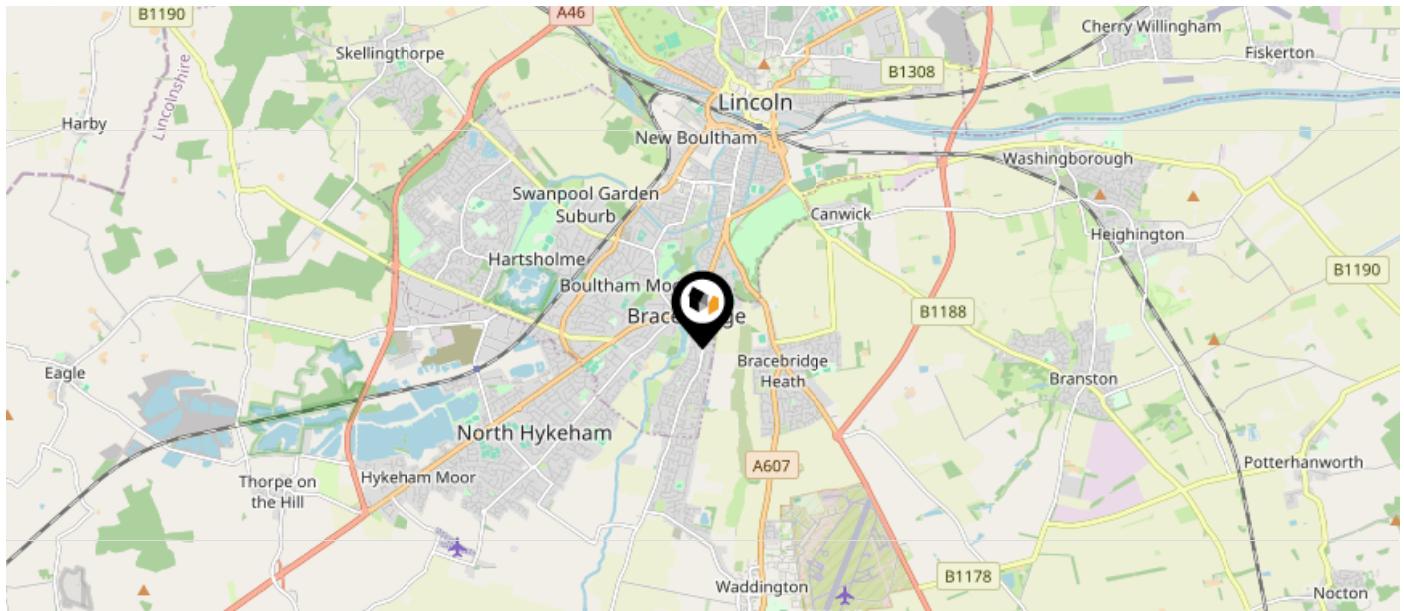
Listed Buildings in the local district		Grade	Distance
	1388710 - Grosvenor Hall Private Nursing Home	Grade II	0.0 miles
	1388709 - 210, Newark Road	Grade II	0.1 miles
	1388470 - Church Of All Saints	Grade I	0.2 miles
	1479068 - Cross O'cliff Court	Grade II	0.5 miles
	1388566 - Church Of St Helen	Grade II	0.6 miles
	1388567 - Crimean War Memorial 3 Metres North West Of Church Of St Helen	Grade II	0.6 miles
	1360602 - The Homestead	Grade II	0.7 miles
	1482134 - Bracebridge Heath War Memorial	Grade II	0.8 miles
	1360603 - Norfolk House	Grade II	0.8 miles
	1280921 - The Lodge	Grade II	0.8 miles

# Maps

## Green Belt



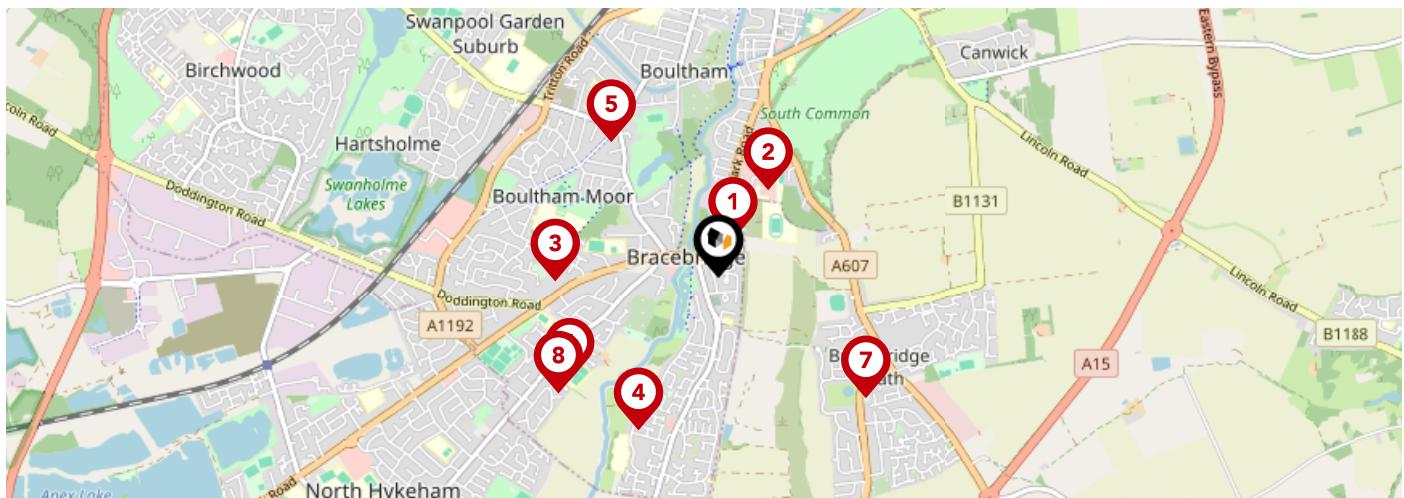
This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

No data available.

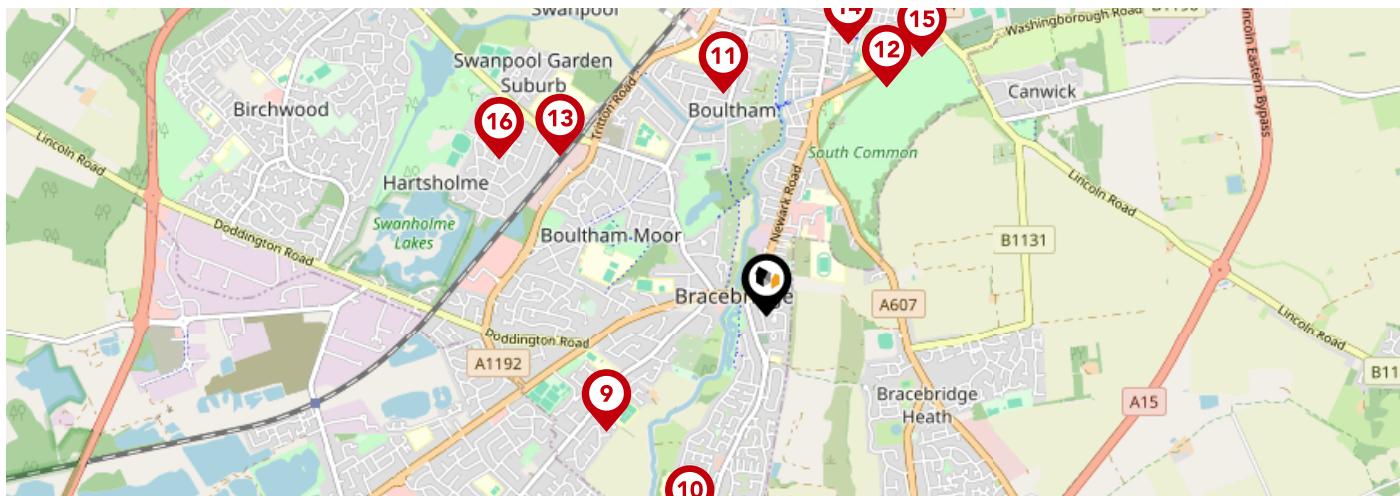
# Area Schools



Nursery Primary Secondary College Private

	Bracebridge Infant and Nursery School						
1	Bracebridge Infant and Nursery School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 78   Distance:0.18						
2	The Priory Academy LSST	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 1779   Distance:0.45						
3	The Priory Witham Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 1110   Distance:0.73						
4	The Meadows Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 364   Distance:0.77						
5	St Peter and St Paul, Catholic Voluntary Academy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement   Pupils: 602   Distance:0.77						
6	The Lincoln St Christopher's School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 252   Distance:0.8						
7	Bracebridge Heath St John's Primary Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 372   Distance:0.85						
8	The Lincoln Manor Leas Junior School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 290   Distance:0.88						

# Area Schools



Nursery Primary Secondary College Private



## The Lincoln Manor Leas Infants School

Ofsted Rating: Good | Pupils: 163 | Distance: 0.88



## Acorn Free School

Ofsted Rating: Good | Pupils: 3 | Distance: 1



## Sir Francis Hill Community Primary School

Ofsted Rating: Requires improvement | Pupils: 623 | Distance: 1.01



## Athena School

Ofsted Rating: Good | Pupils: 113 | Distance: 1.15



## The Priory City of Lincoln Academy

Ofsted Rating: Requires improvement | Pupils: 980 | Distance: 1.16



## The Lincoln St Peter at Gowts Church of England Primary School

Ofsted Rating: Outstanding | Pupils: 258 | Distance: 1.26



## The Lincoln Bishop King Church of England Primary School

Ofsted Rating: Good | Pupils: 459 | Distance: 1.34

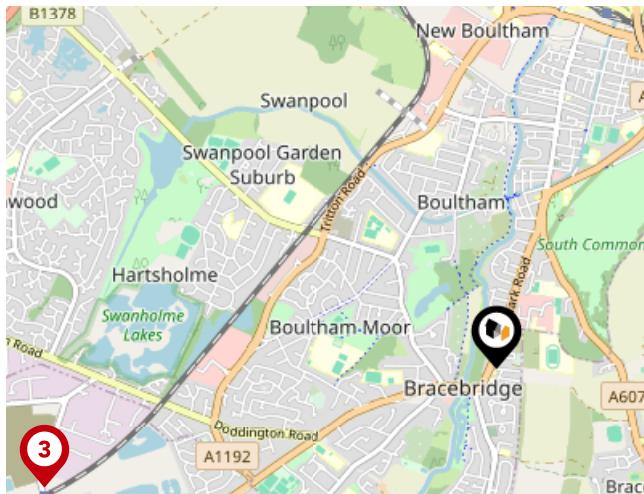


## Hartsholme Academy

Ofsted Rating: Requires improvement | Pupils: 377 | Distance: 1.38

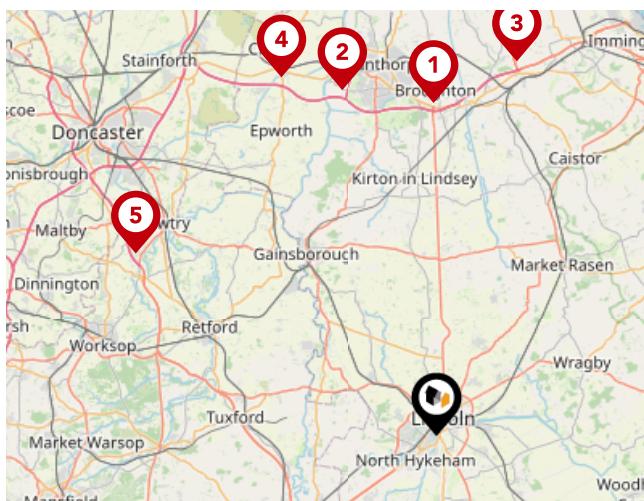


# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	1.69 miles
2	Lincoln Central Rail Station	1.71 miles
3	Hykeham Rail Station	2.07 miles



## Trunk Roads/Motorways

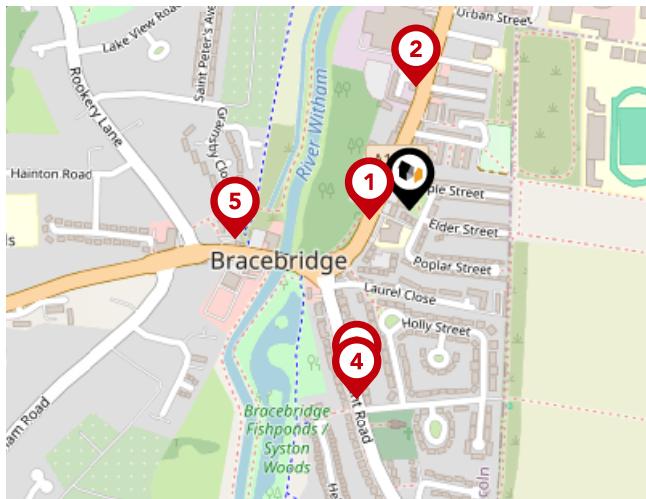
Pin	Name	Distance
1	M180 J4	23.63 miles
2	M180 J3	25.43 miles
3	M180 J5	27.07 miles
4	M180 J2	27.66 miles
5	A1(M) J34	24.98 miles



## Airports/Helpads

Pin	Name	Distance
1	Humberside Airport	27.63 miles
2	Finningley	27.01 miles
3	East Mids Airport	41.53 miles
4	Leeds Bradford Airport	64.8 miles

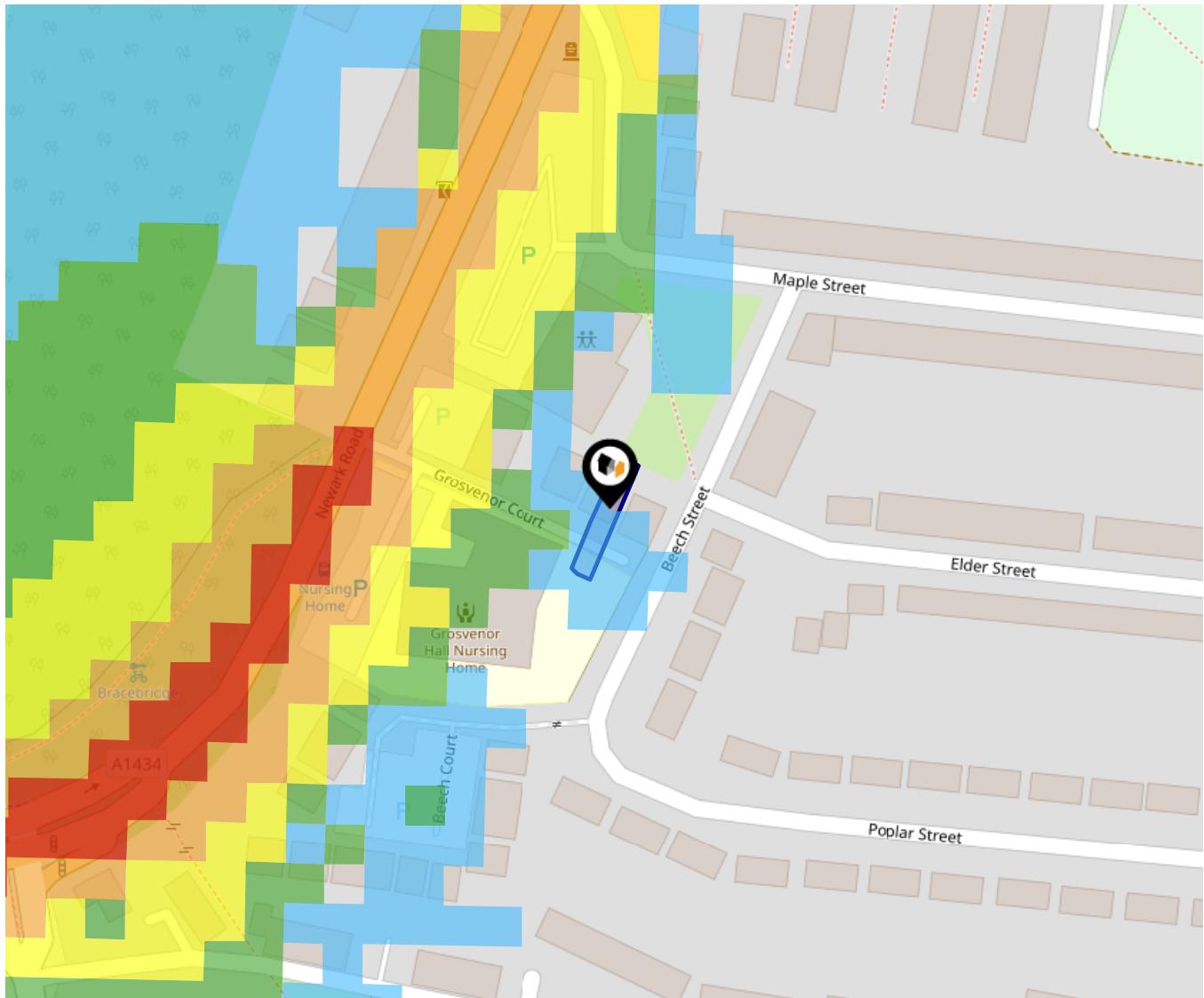
# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Grosvenor Nursing Home	0.05 miles
2	Ellison Street	0.14 miles
3	All Saints Church	0.2 miles
4	All Saints Church	0.22 miles
5	The Plough PH	0.2 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.

Powered by



**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](http://www.mundys.net)



Land Registry

