

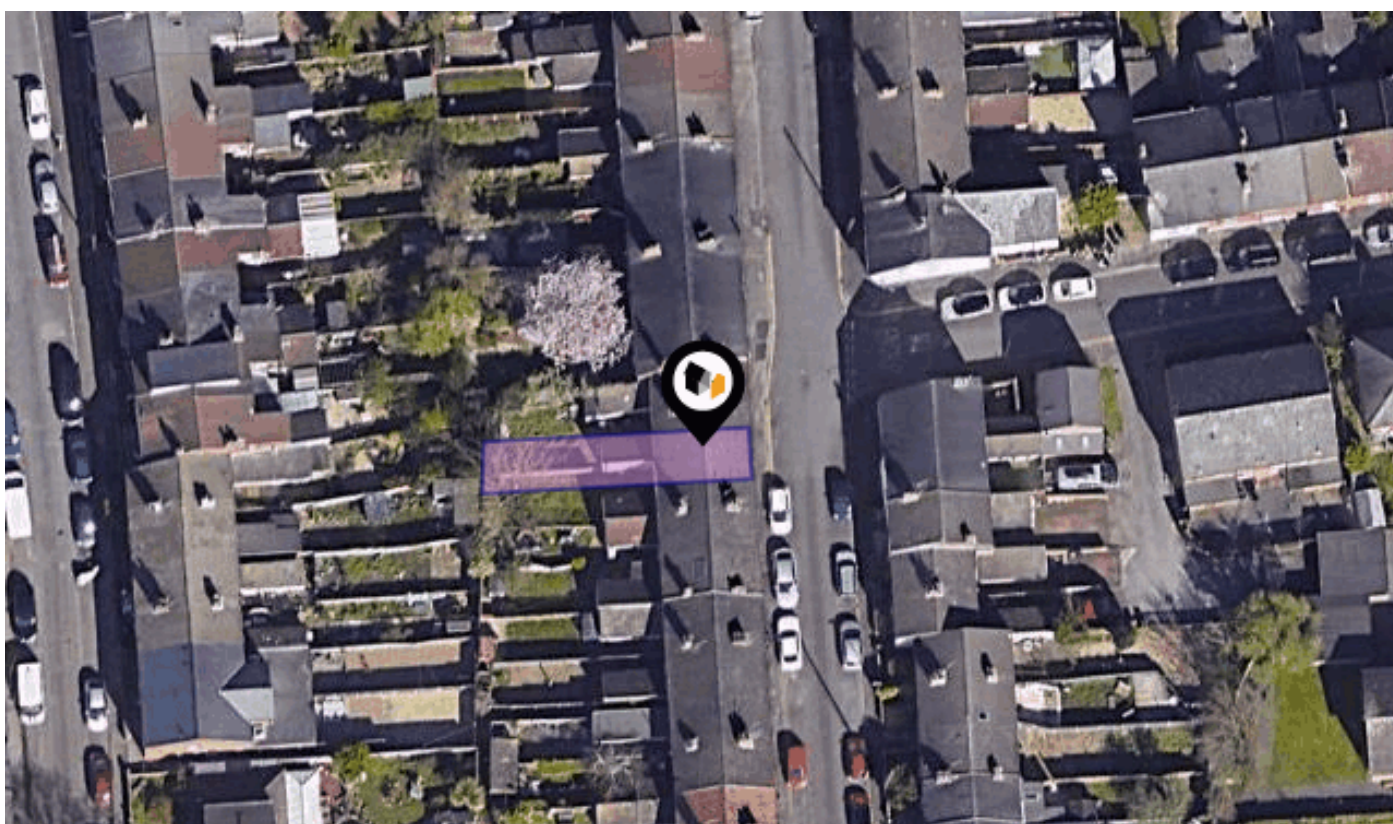


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# MIR: Material Info

The Material Information Affecting this Property

**Tuesday 23<sup>rd</sup> December 2025**



**ST. NICHOLAS STREET, LINCOLN, LN1**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

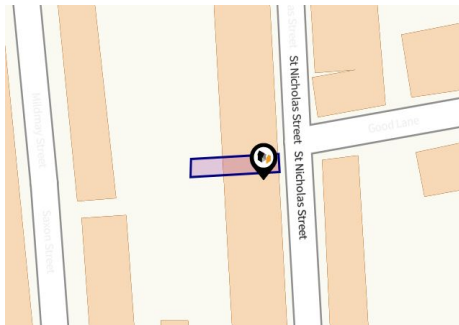
01522 510 044

[hymie.bentley@mundys.net](mailto:hymie.bentley@mundys.net)

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## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Plot Area:	0.02 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,507		
Title Number:	LL28076		

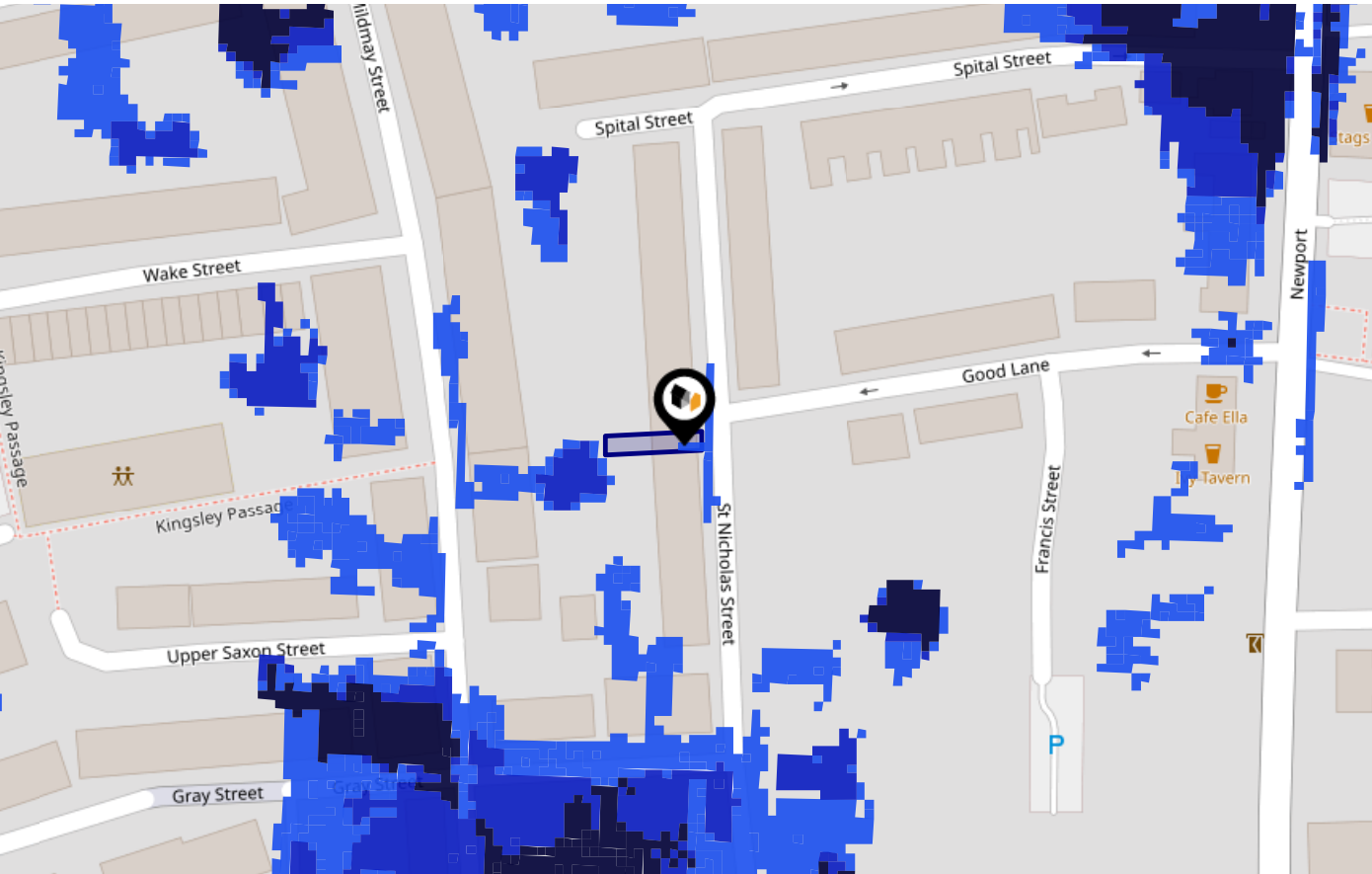
## Local Area

Local Authority:	Lincolnshire	Estimated Broadband Speeds		
Conservation Area:	Newport and Nettleham Road	(Standard - Superfast - Ultrafast)		
Flood Risk:		6	80	1800
● Rivers & Seas	Very low	mb/s	mb/s	mb/s
● Surface Water	Very low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
O <sub>2</sub>	EE	3	O <sub>2</sub>	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.

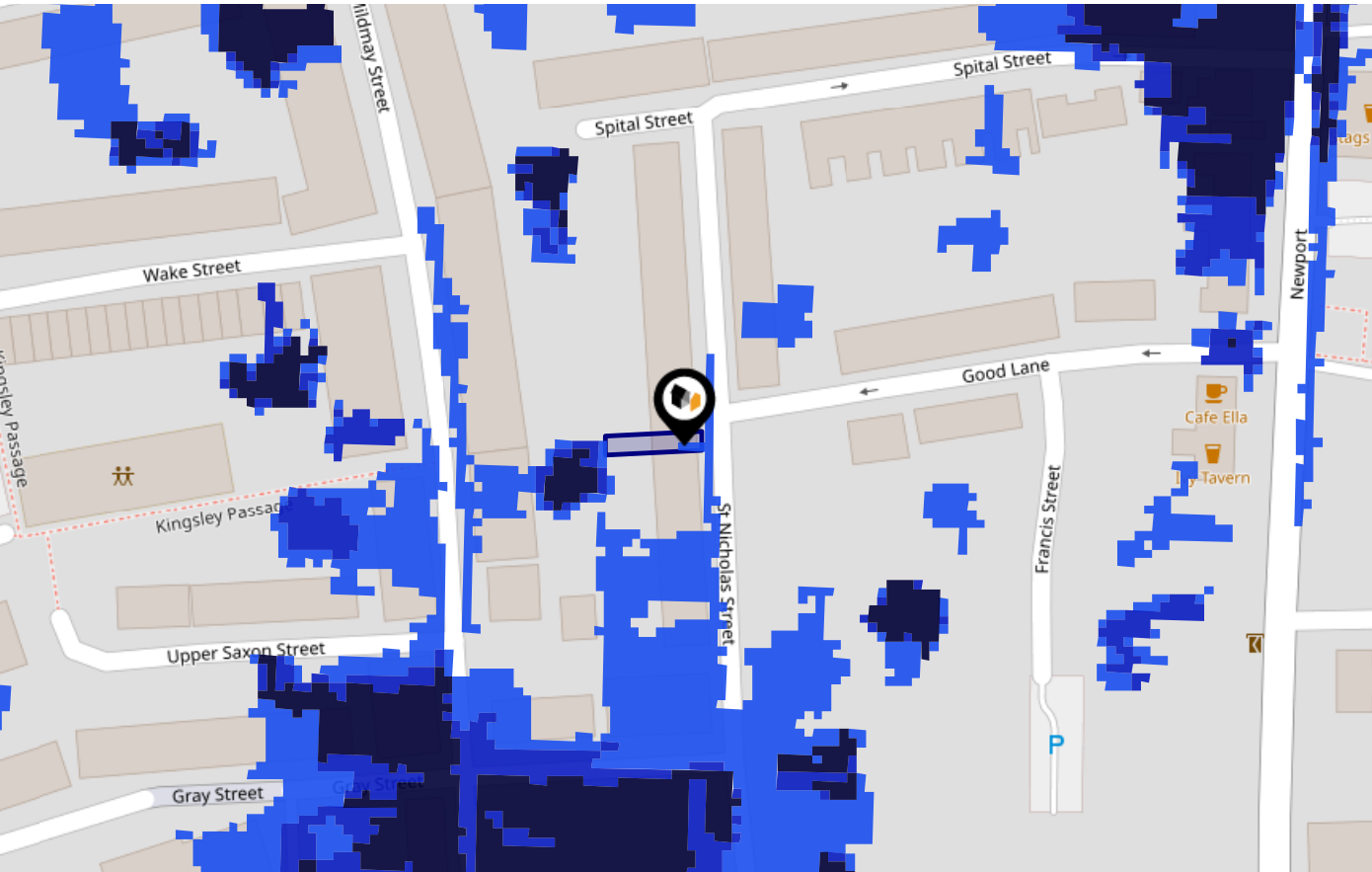
Chance of flooding to the following depths at this property:



# 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

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:

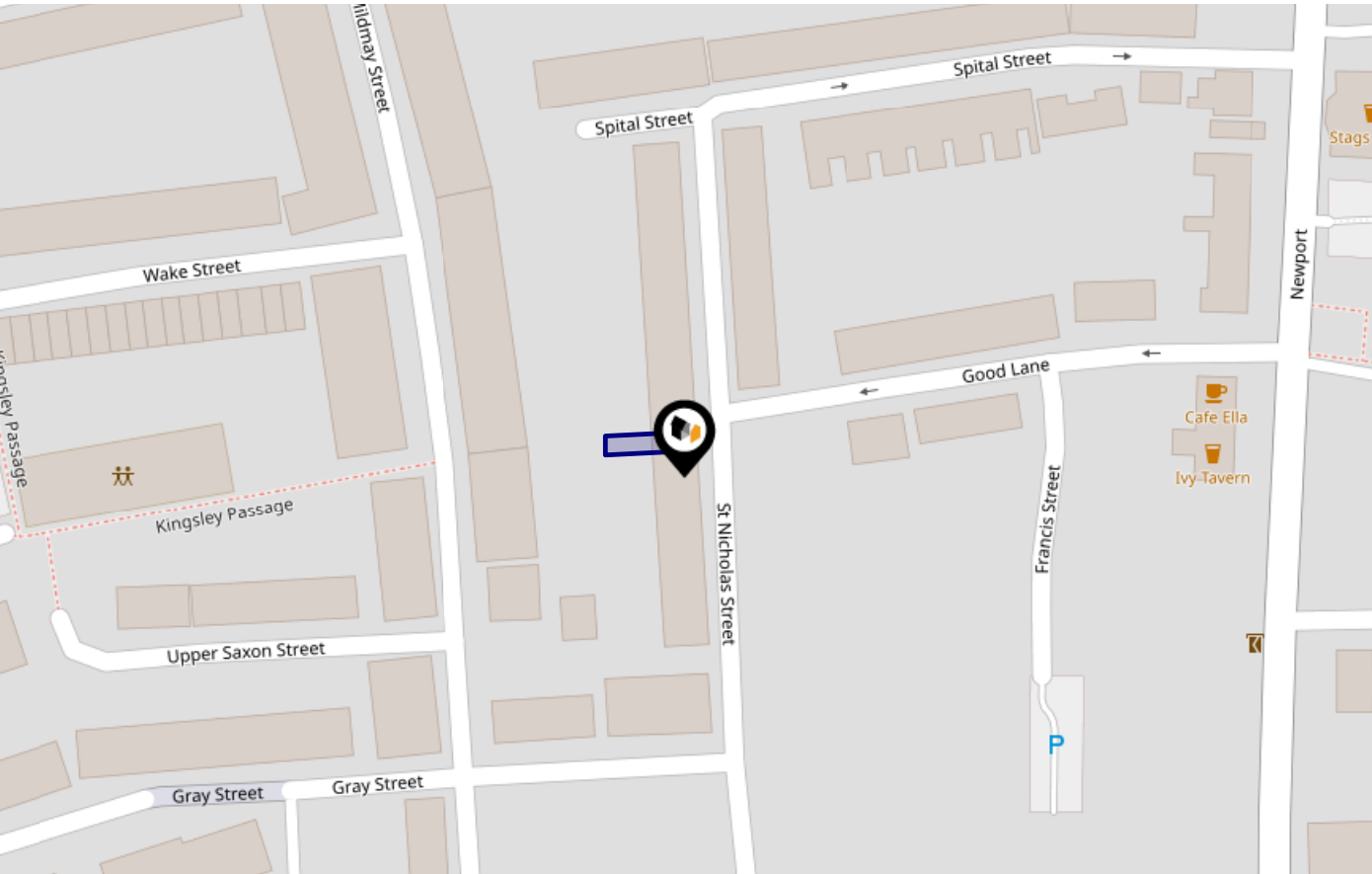




# Flood Risk

## 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:

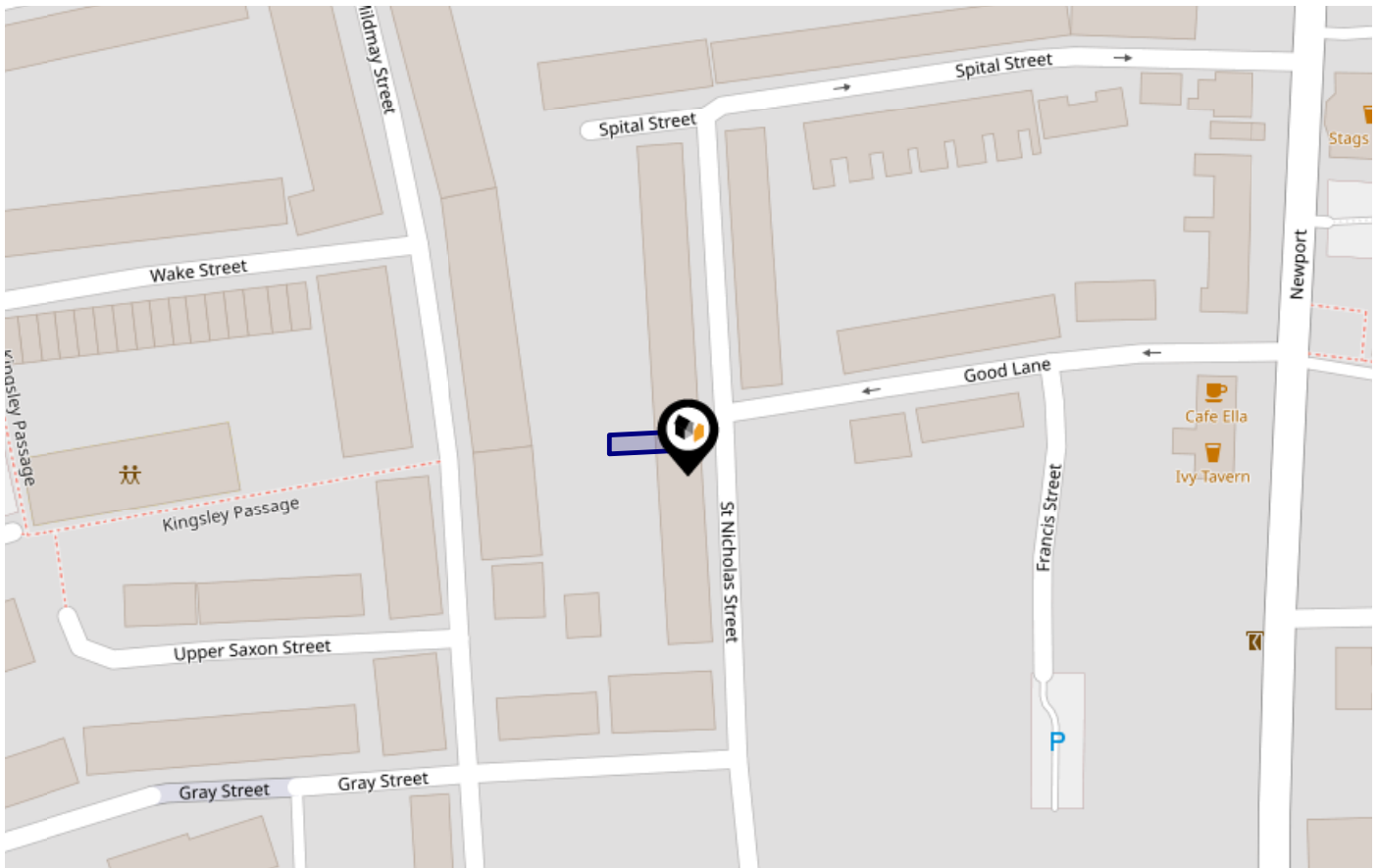


# Flood Risk

## 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:



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

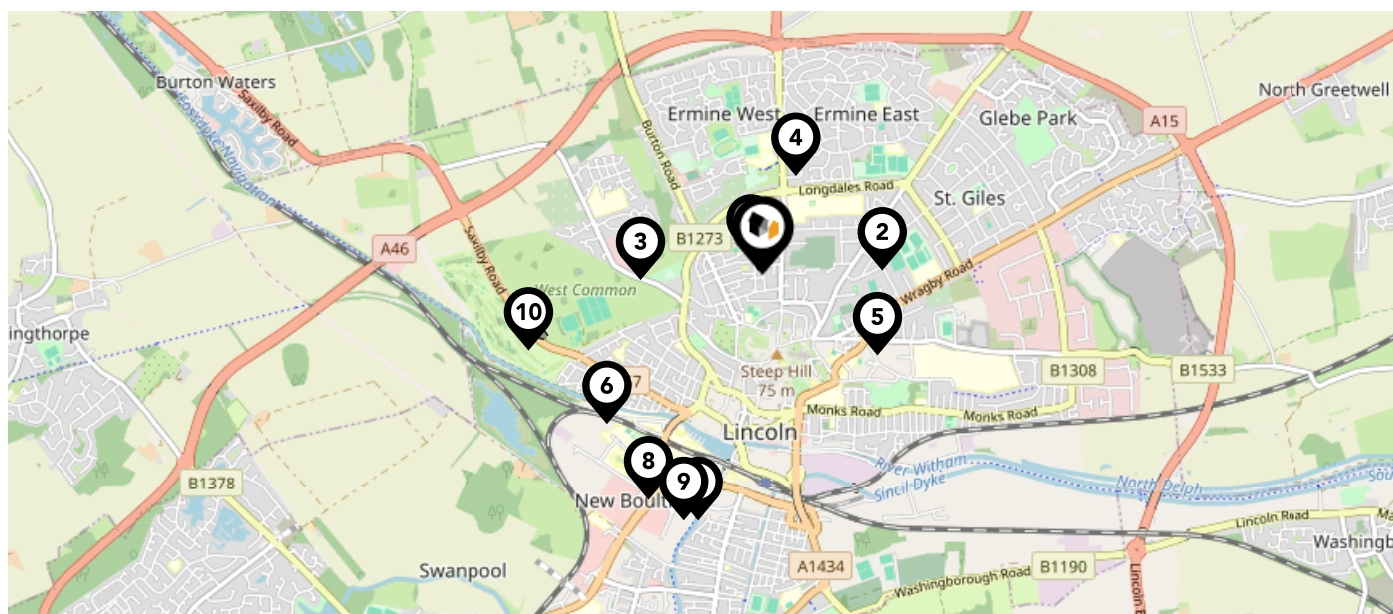
1	Newport and Nettleham Road
2	Carline
3	Cathedral and City Centre
4	The Dell
5	Lindum and Arboretum
6	West Parade and Brayford
7	St Peter-at-Gowts
8	Sibthorp
9	Gowt's Bridge
10	Burton

# 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.

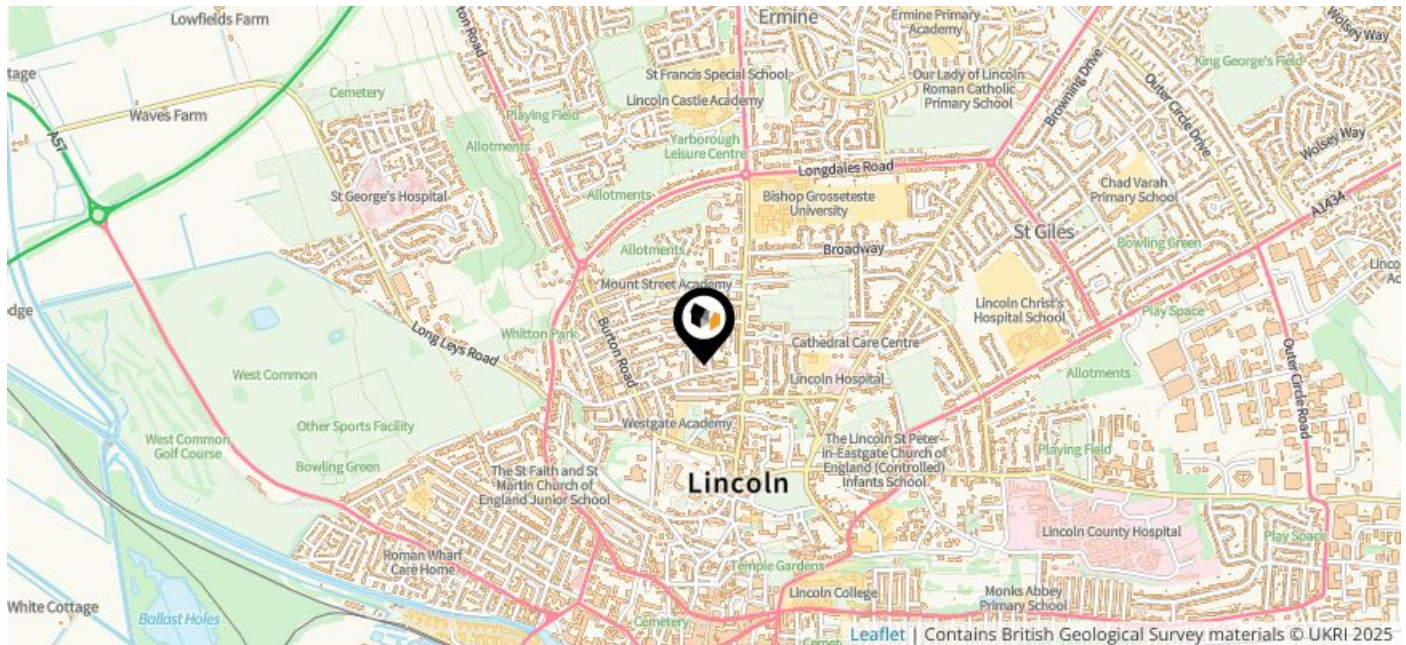


### Nearby Landfill Sites

<b>1</b>	Mount Street-Lincoln, Lincolnshire	Historic Landfill	<input type="checkbox"/>
<b>2</b>	Nursery Grove-Lincoln, Lincolnshire	Historic Landfill	<input type="checkbox"/>
<b>3</b>	EA/EPR/BP3598NX/A001 - Serviceteam Ltd	Active Landfill	<input checked="" type="checkbox"/>
<b>4</b>	Cathedral Quarry-Riseholme Road, Lincoln	Historic Landfill	<input type="checkbox"/>
<b>5</b>	The Dell-Wragby Road	Historic Landfill	<input type="checkbox"/>
<b>6</b>	Former Fisons Site-Carholme Road	Historic Landfill	<input type="checkbox"/>
<b>7</b>	Land South Of Ropewalk-Land South Of Ropewalk, Rear Of Mervyn Black	Historic Landfill	<input type="checkbox"/>
<b>8</b>	Rear Of British Rail Social Club-Ropewalk	Historic Landfill	<input type="checkbox"/>
<b>9</b>	Former Brayford Leisure Site-Ropewalk	Historic Landfill	<input type="checkbox"/>
<b>10</b>	West Common-Lincoln, Lincolnshire	Historic Landfill	<input type="checkbox"/>



This map displays nearby coal mine entrances and their classifications.



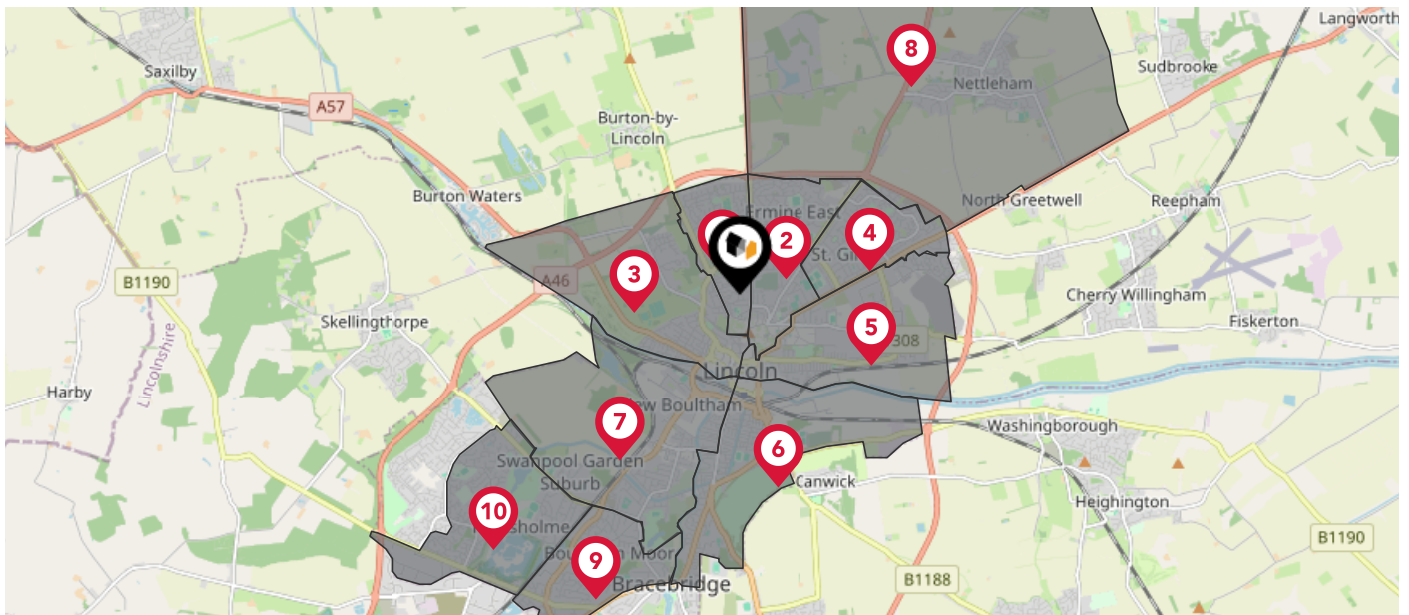
## Mine Entry

- ✕ 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.

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

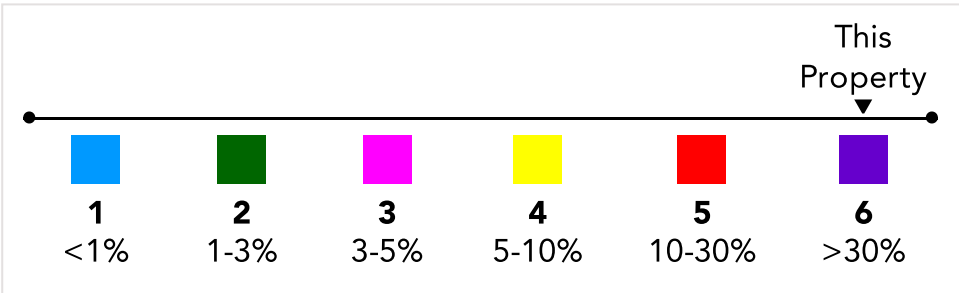
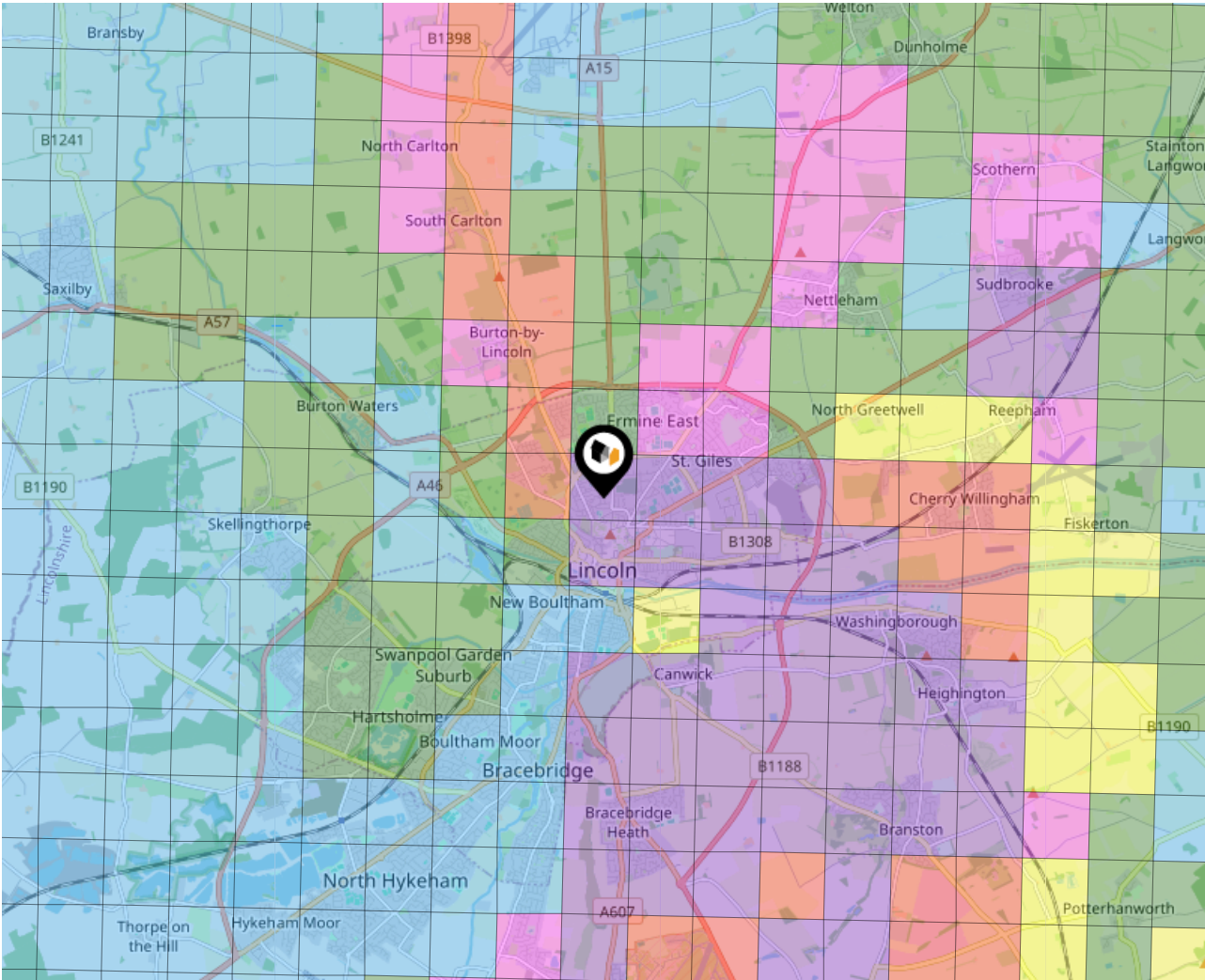


### Nearby Council Wards

-  Castle Ward
-  Minster Ward
-  Carholme Ward
-  Glebe Ward
-  Abbey Ward
-  Park Ward
-  Boultham Ward
-  Nettleham Ward
-  Moorland Ward
-  Hartsholme Ward

### What is Radon?

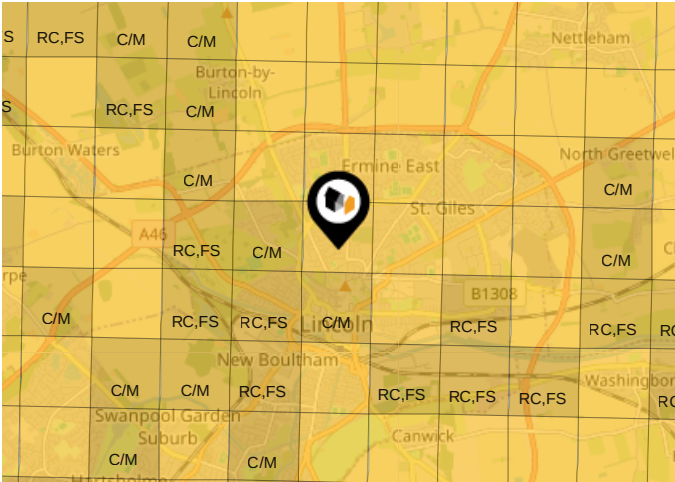
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





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

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAY TO SANDY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	ALL		

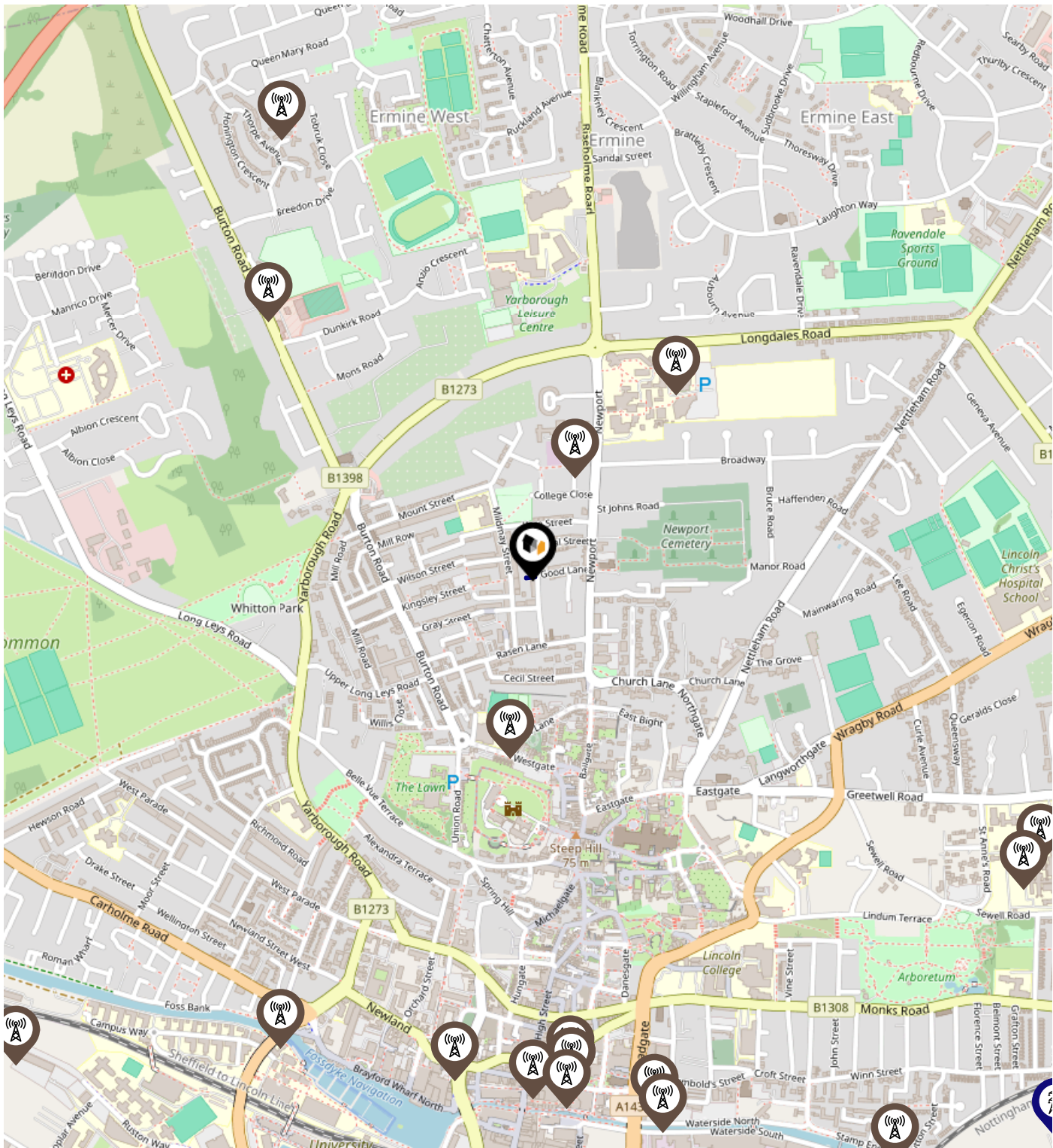


## Primary Classifications (Most Common Clay Types)



<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

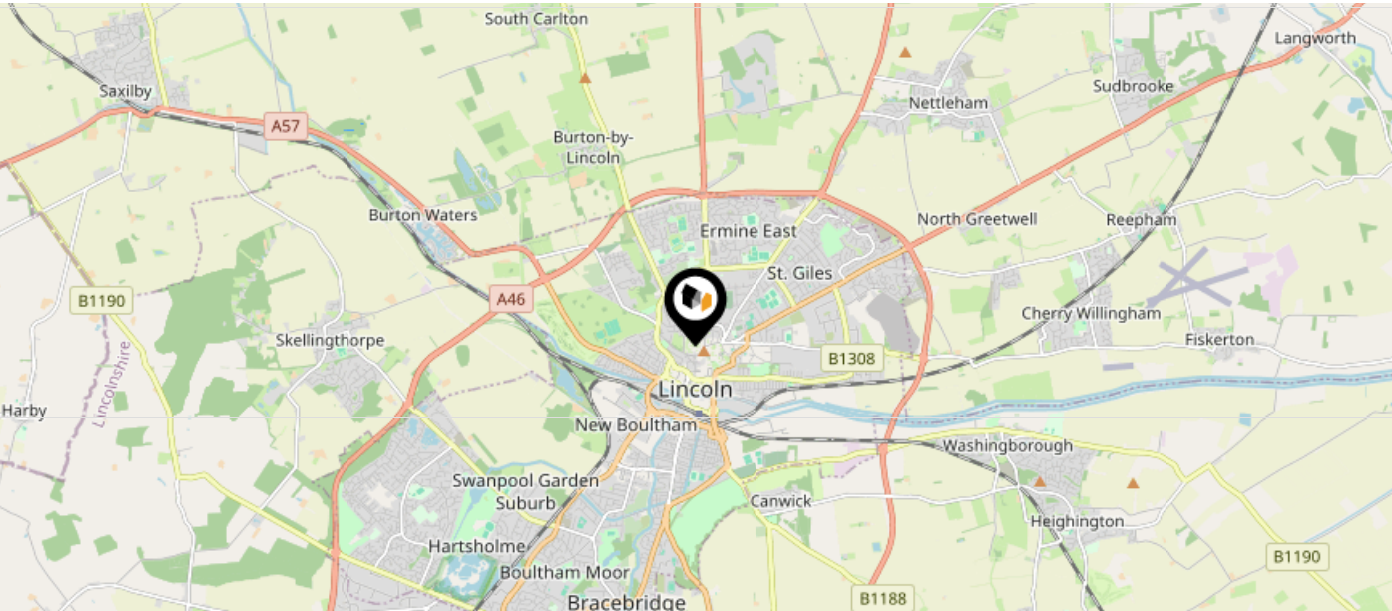


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1388822 - The Olde House	Grade II	0.1 miles
 1388722 - 23, Newport	Grade II	0.1 miles
 1388755 - Saxon Villa And Attached Railings	Grade II	0.1 miles
 1388741 - 24, Rasen Lane	Grade II	0.1 miles
 1388727 - Church Of St Nicholas	Grade II	0.1 miles
 1388723 - Newport Manor	Grade II	0.1 miles
 1388724 - St Nicholas House	Grade II	0.1 miles
 1388728 - Willsons Cottages At Newport Cemetery	Grade II	0.1 miles
 1388726 - Boundary Stone 25 Metres North Of The Newport Arch	Grade II	0.2 miles
 1388446 - 38, 39 And 40, Bailgate	Grade II	0.2 miles

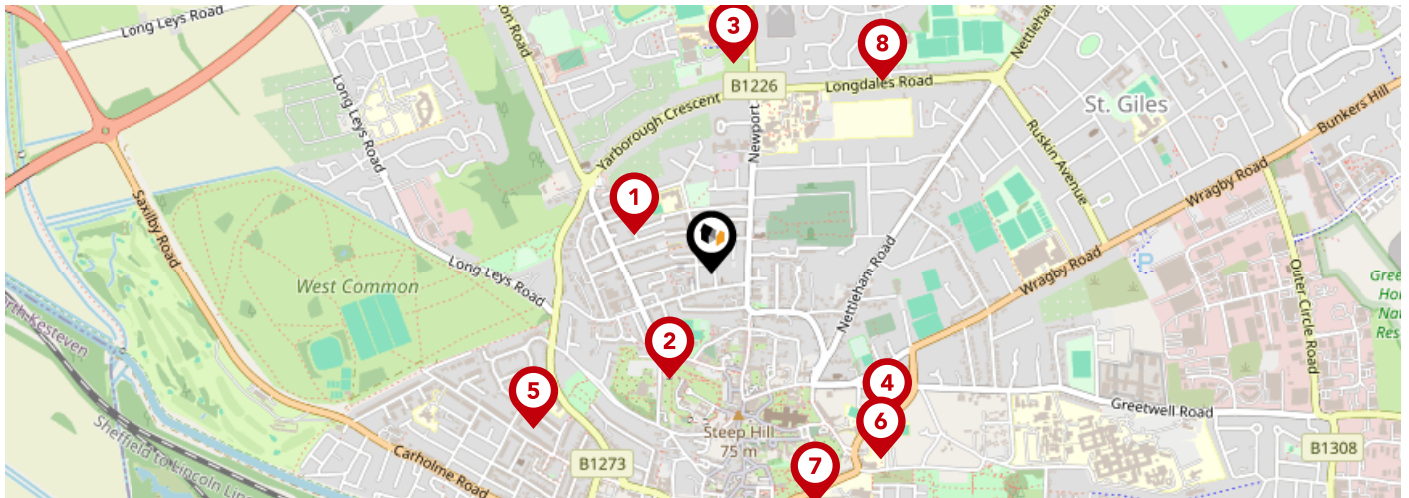
This map displays nearby areas that have been designated as Green Belt...











Nearby Green Belt Land

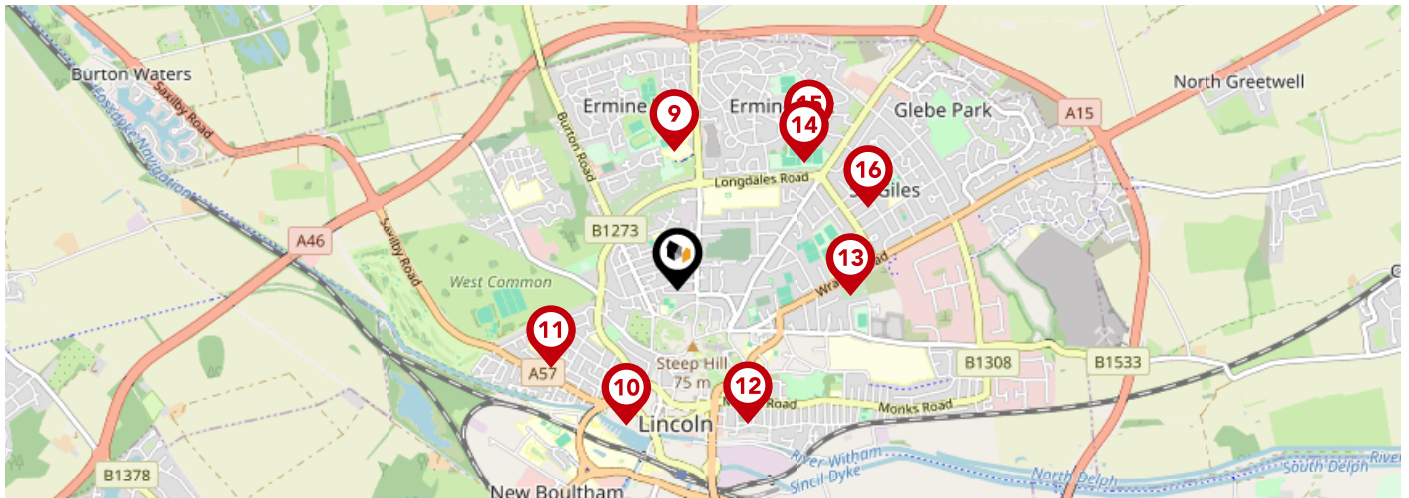
No data available.













		Nursery	Primary	Secondary	College	Private
	<b>Mount Street Academy</b> Ofsted Rating: Outstanding   Pupils: 318   Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Westgate Academy</b> Ofsted Rating: Good   Pupils: 430   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lincoln Castle Academy</b> Ofsted Rating: Not Rated   Pupils: 680   Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School</b> Ofsted Rating: Requires improvement   Pupils: 89   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The St Faith and St Martin Church of England Junior School, Lincoln</b> Ofsted Rating: Good   Pupils: 345   Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lincoln Minster School</b> Ofsted Rating: Not Rated   Pupils: 473   Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lincoln UTC</b> Ofsted Rating: Good   Pupils: 369   Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Castles Education</b> Ofsted Rating: Inadequate   Pupils: 93   Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

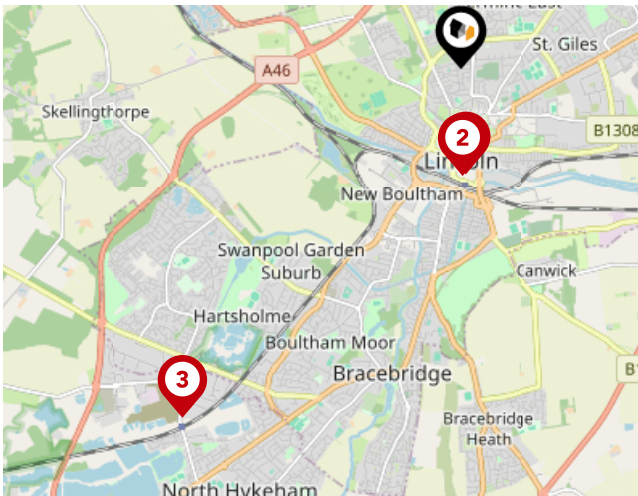




		Nursery	Primary	Secondary	College	Private
	<b>The St Francis Special School, Lincoln</b> Ofsted Rating: Outstanding   Pupils: 161   Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lincolnshire Secure Unit</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The St Faith's Church of England Infant and Nursery School, Lincoln</b> Ofsted Rating: Good   Pupils: 278   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lincoln College</b> Ofsted Rating: Good   Pupils:0   Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lincoln Christ's Hospital School</b> Ofsted Rating: Good   Pupils: 1286   Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Our Lady of Lincoln Catholic Primary School A Voluntary Academy</b> Ofsted Rating: Good   Pupils: 204   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ermine Primary Academy</b> Ofsted Rating: Good   Pupils: 393   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Springwell Alternative Academy Lincoln</b> Ofsted Rating: Good   Pupils: 48   Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

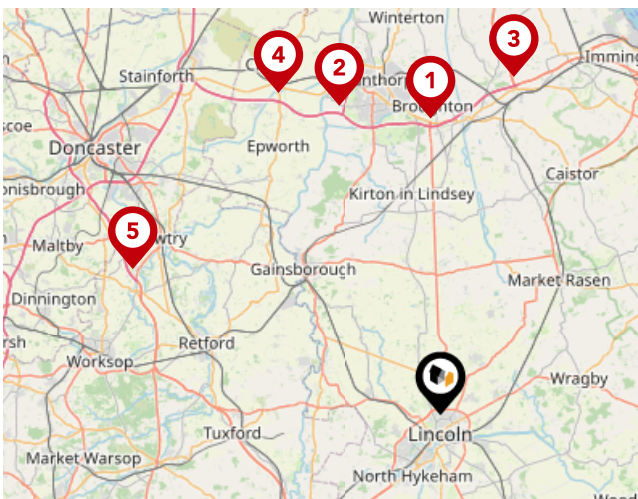
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	0.94 miles
2	Lincoln Central Rail Station	0.96 miles
3	Hykeham Rail Station	3.97 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	21.07 miles
2	M180 J3	23.1 miles
3	M180 J5	24.46 miles
4	M180 J2	25.52 miles
5	A1(M) J34	24.16 miles

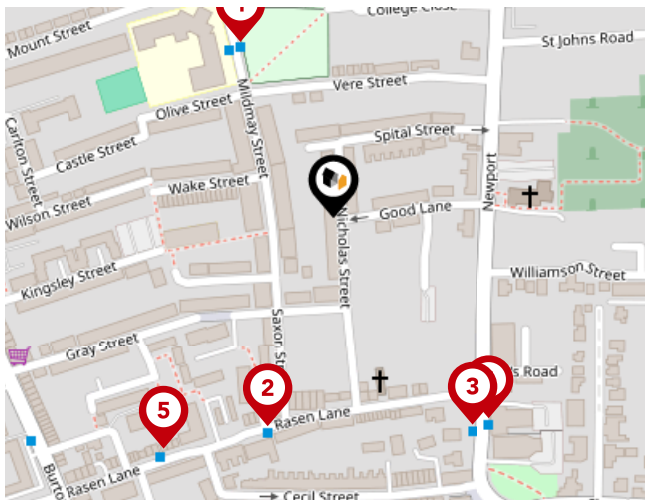


### Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	25.04 miles
2	Finningley	25.59 miles
3	East Mids Airport	43.54 miles
4	Leeds Bradford Airport	63.32 miles

# Area

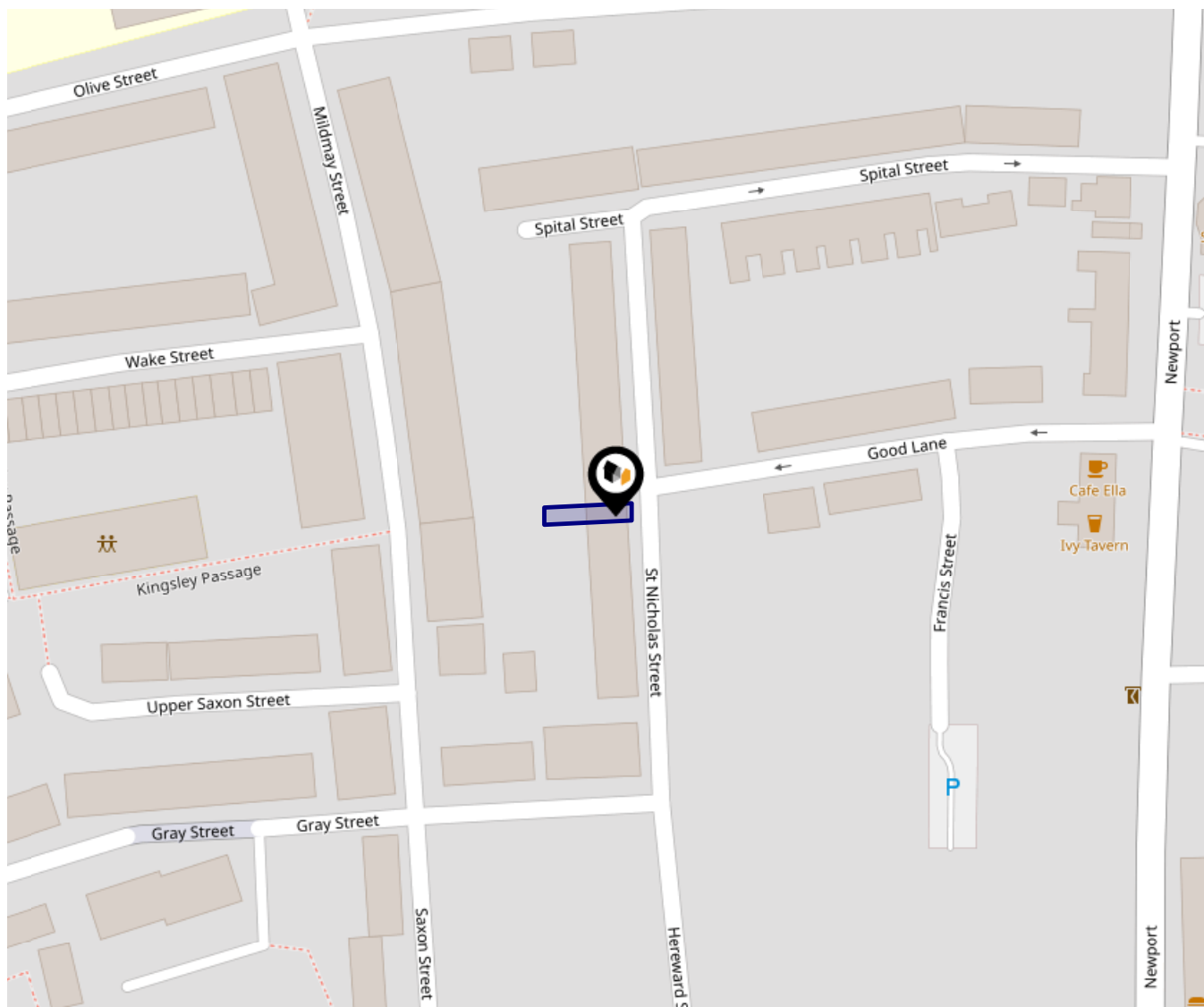
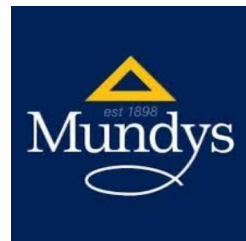
## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Mount Street School	0.11 miles
2	Cecil Street	0.12 miles
3	Radio Lincolnshire	0.14 miles
4	Radio Lincolnshire	0.14 miles
5	Cecil Street	0.16 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

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#### Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

[hymie.bentley@mundys.net](mailto:hymie.bentley@mundys.net)

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

