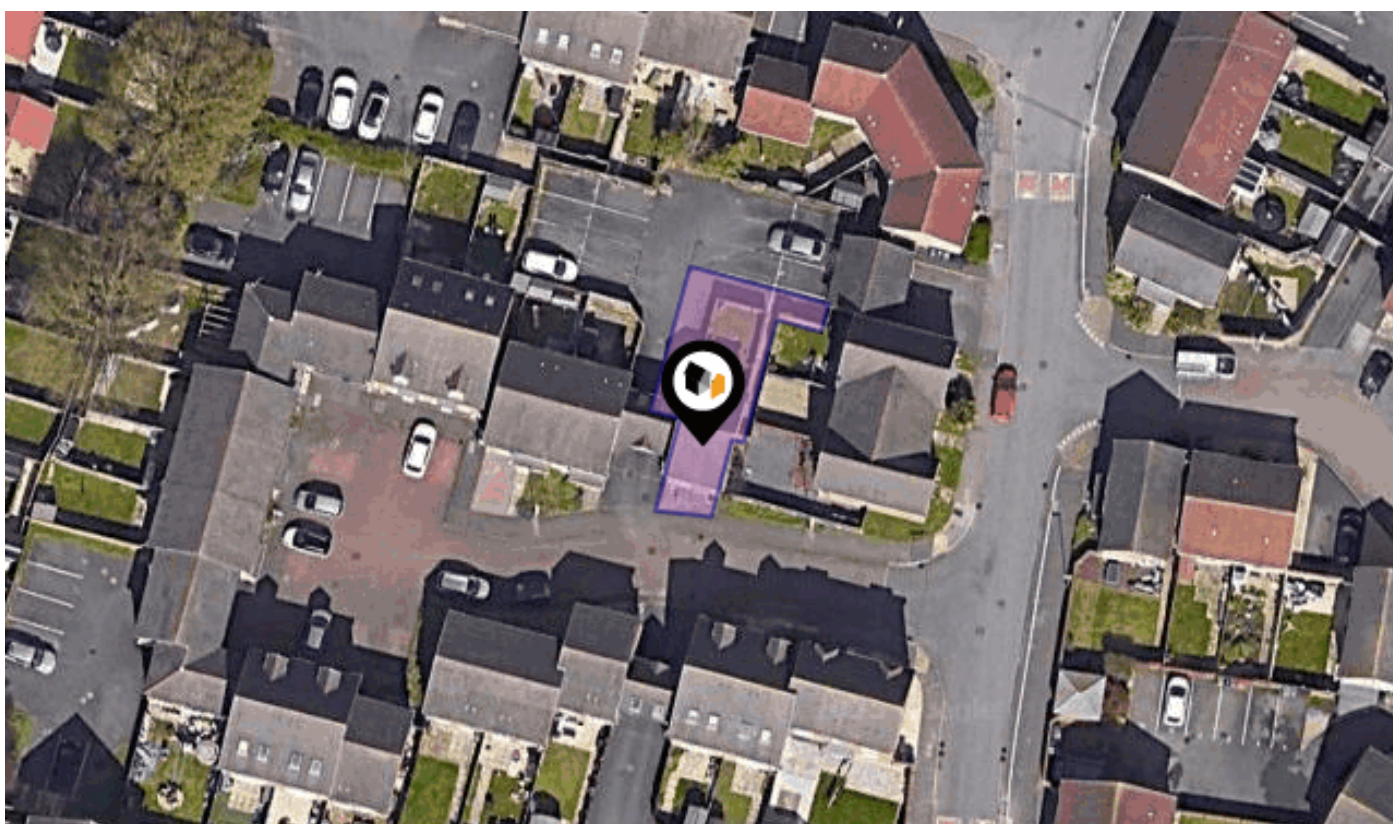


See More Online

# MIR: Material Info

The Material Information Affecting this Property

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



**ARVINA CLOSE, NORTH HYKEHAM, LINCOLN, LN6**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

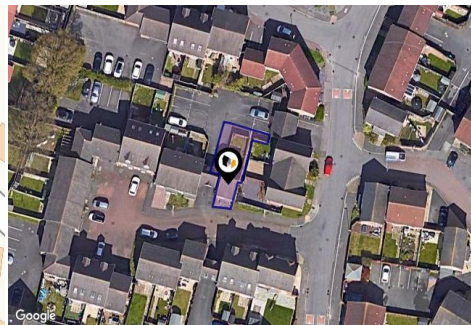
01522 510 044

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

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## Property

|                  |            |
|------------------|------------|
| Type:            | Terraced   |
| Bedrooms:        | 2          |
| Plot Area:       | 0.03 acres |
| Year Built :     | 2007       |
| Council Tax :    | Band A     |
| Annual Estimate: | £1,507     |
| Title Number:    | LL295984   |

Tenure: Freehold

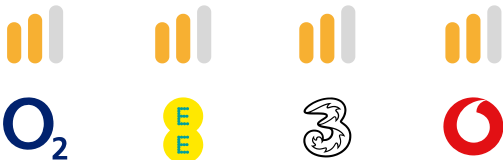
## Local Area

|                    |              |
|--------------------|--------------|
| Local Authority:   | Lincolnshire |
| Conservation Area: | No           |
| Flood Risk:        |              |
| • Rivers & Seas    | Very low     |
| • Surface Water    | Very low     |

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

|   |   |   |
|---|---|---|
| 5   | 80  | 2000  |
| mb/s  | mb/s  | mb/s  |
|  |  |  |

Mobile Coverage:  
(based on calls indoors)



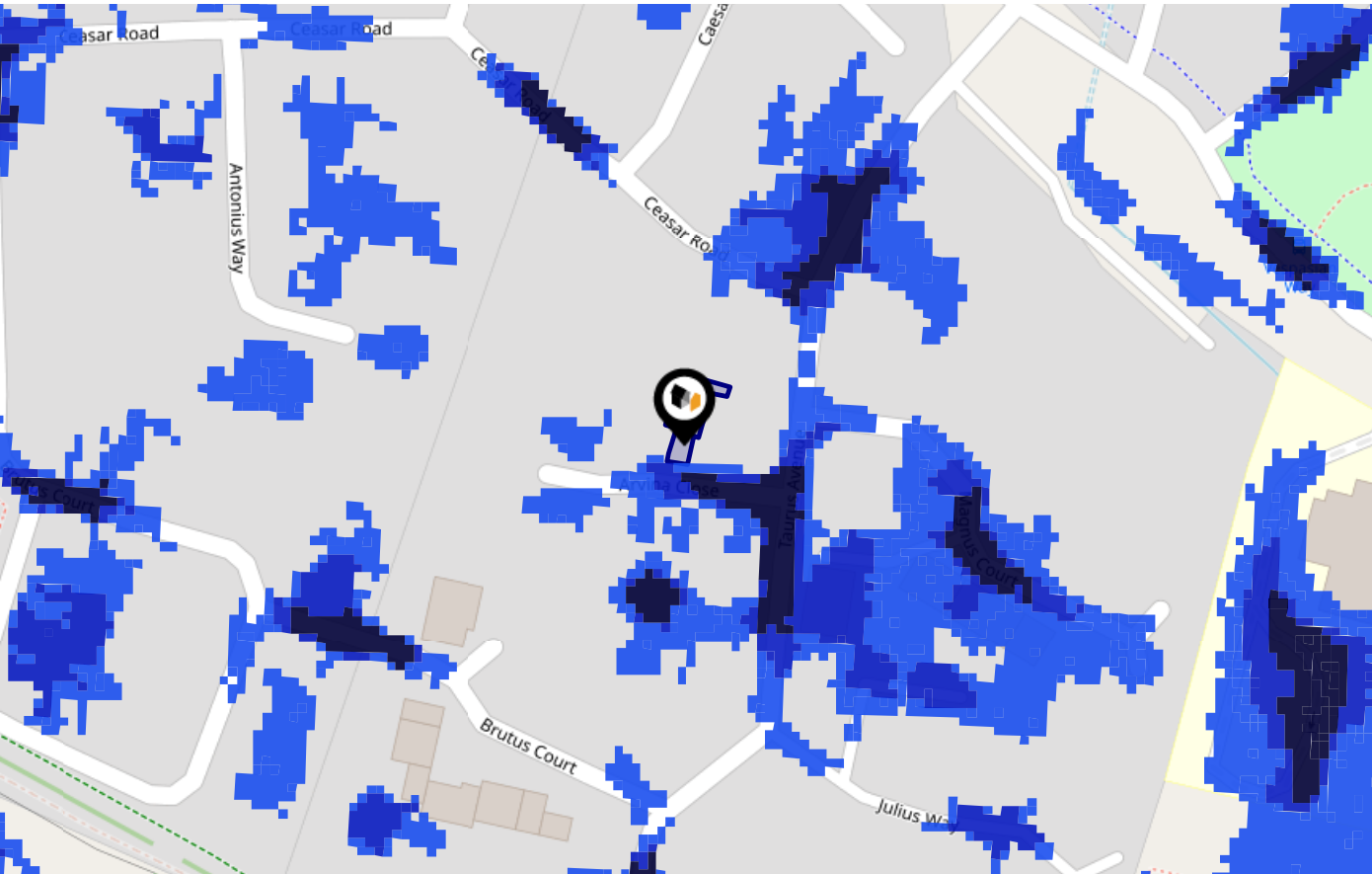
Satellite/Fibre TV Availability:



# 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.

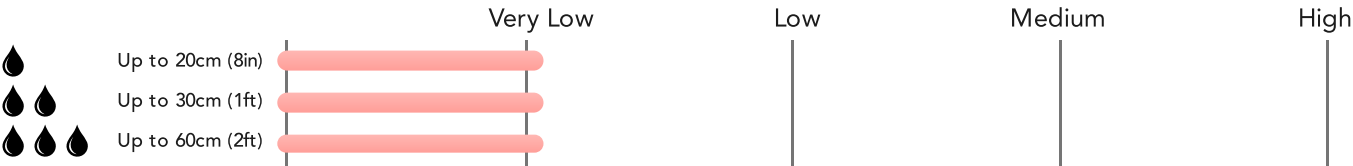


Risk Rating: Very low

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.

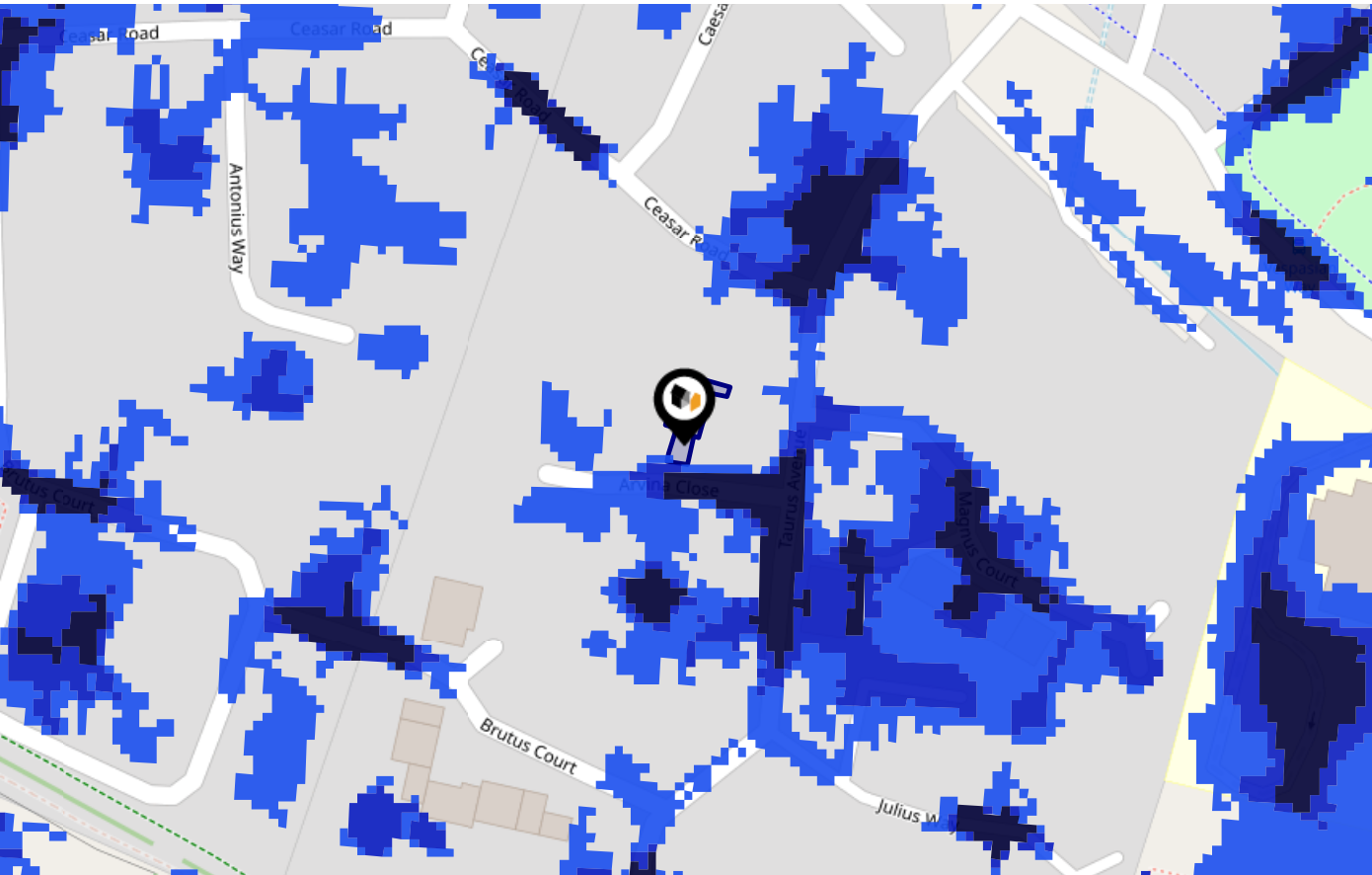
Chance of flooding to the following depths at this property:



# 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:

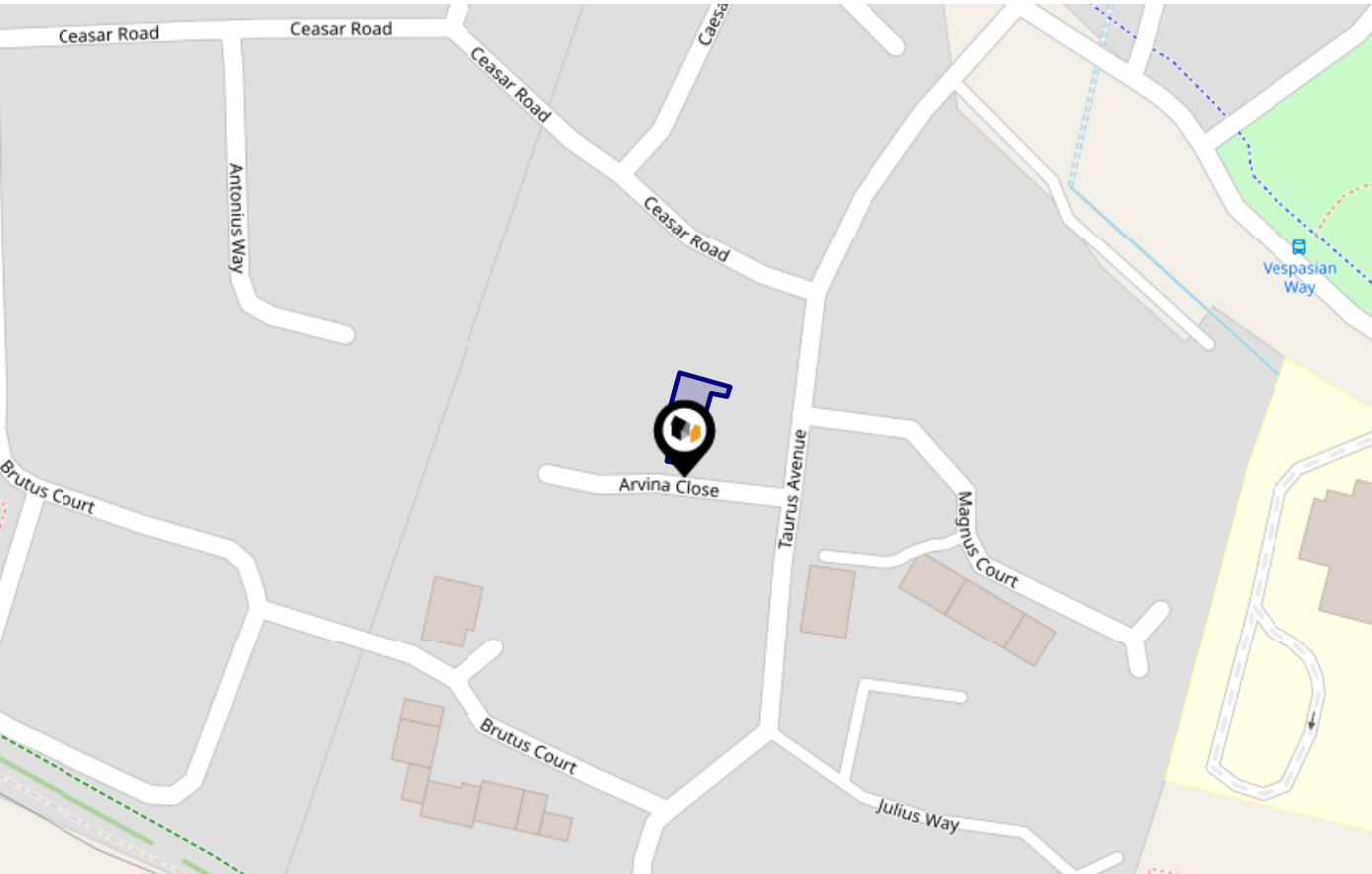


# Flood Risk

## 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.

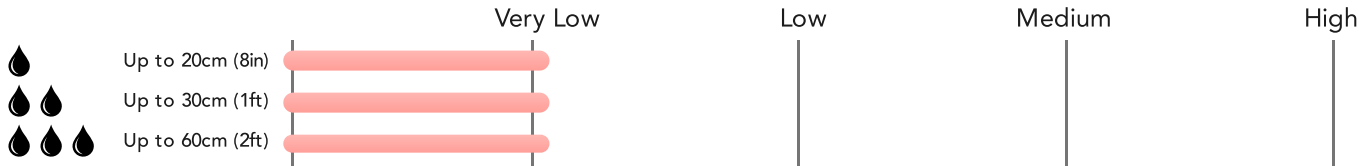


Risk Rating: Very low

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.

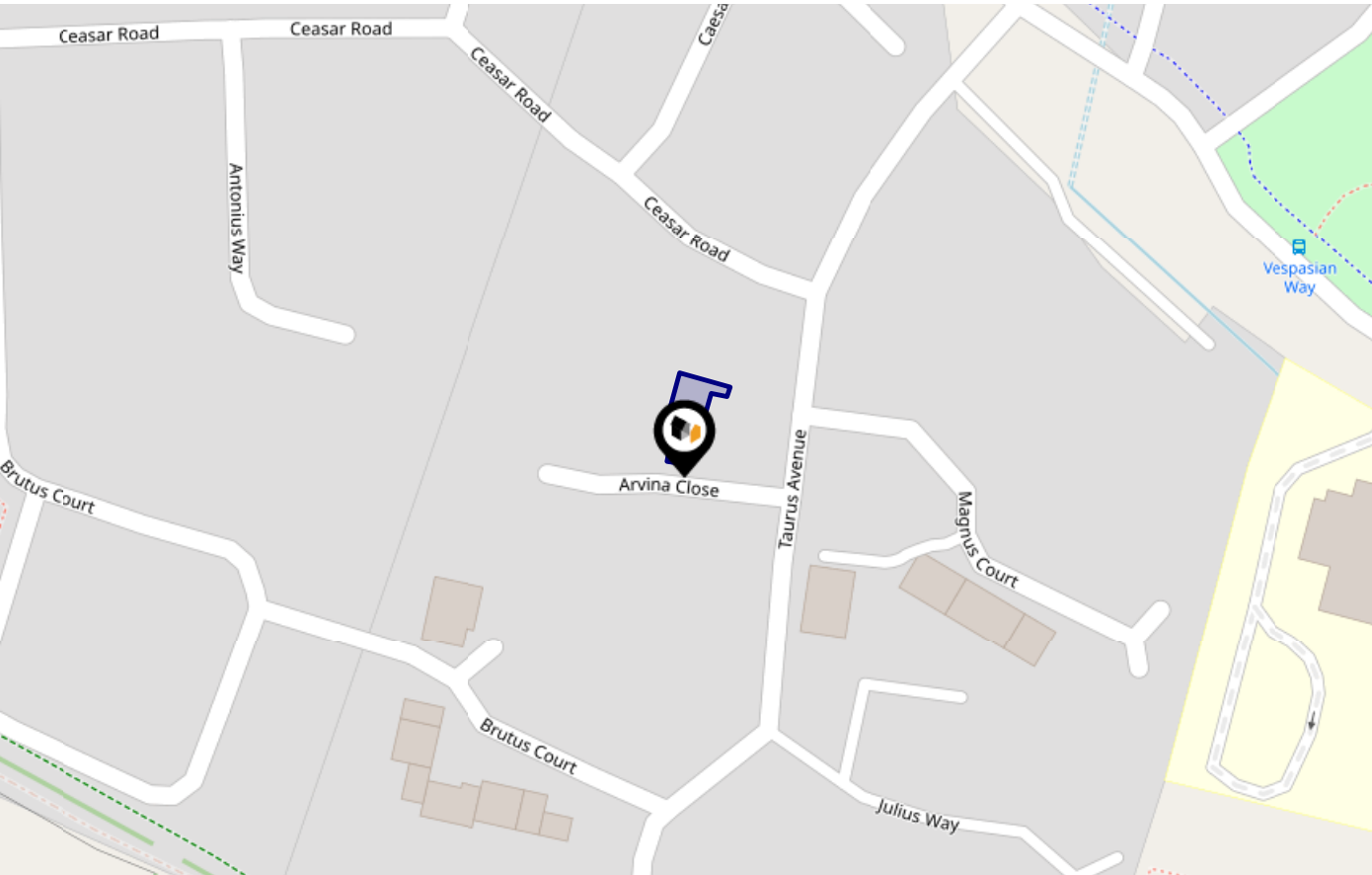
Chance of flooding to the following depths at this property:



# 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:

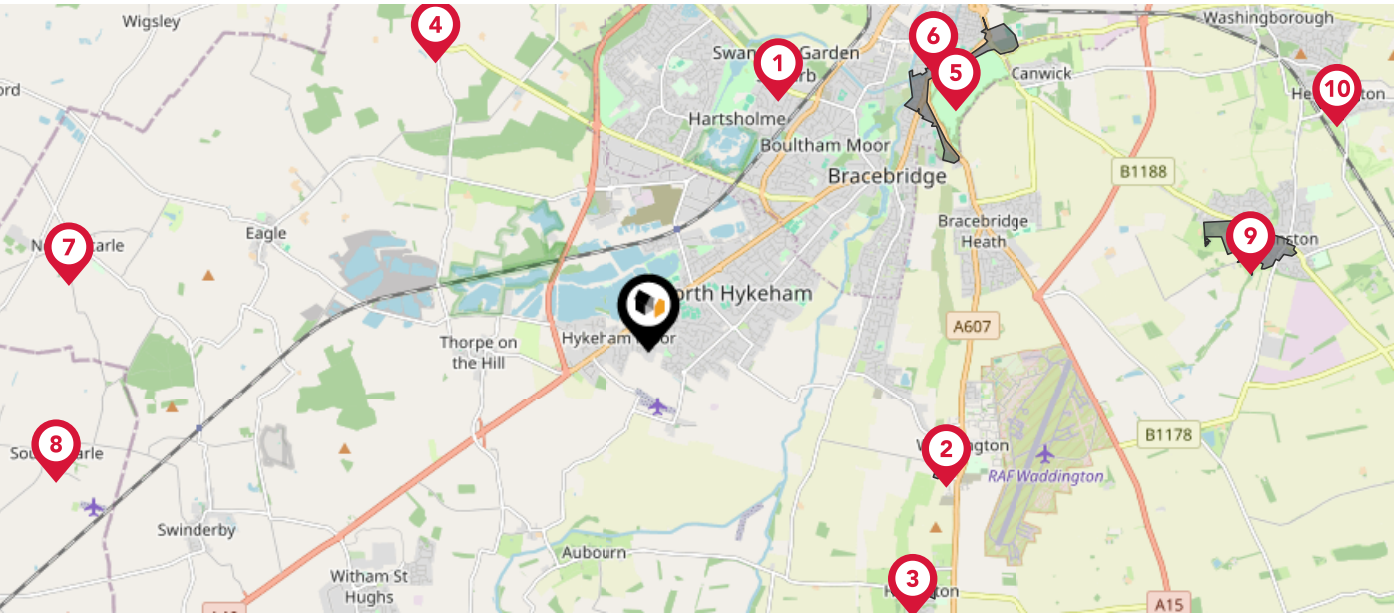


# Maps

## Conservation Areas



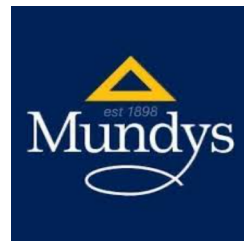
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



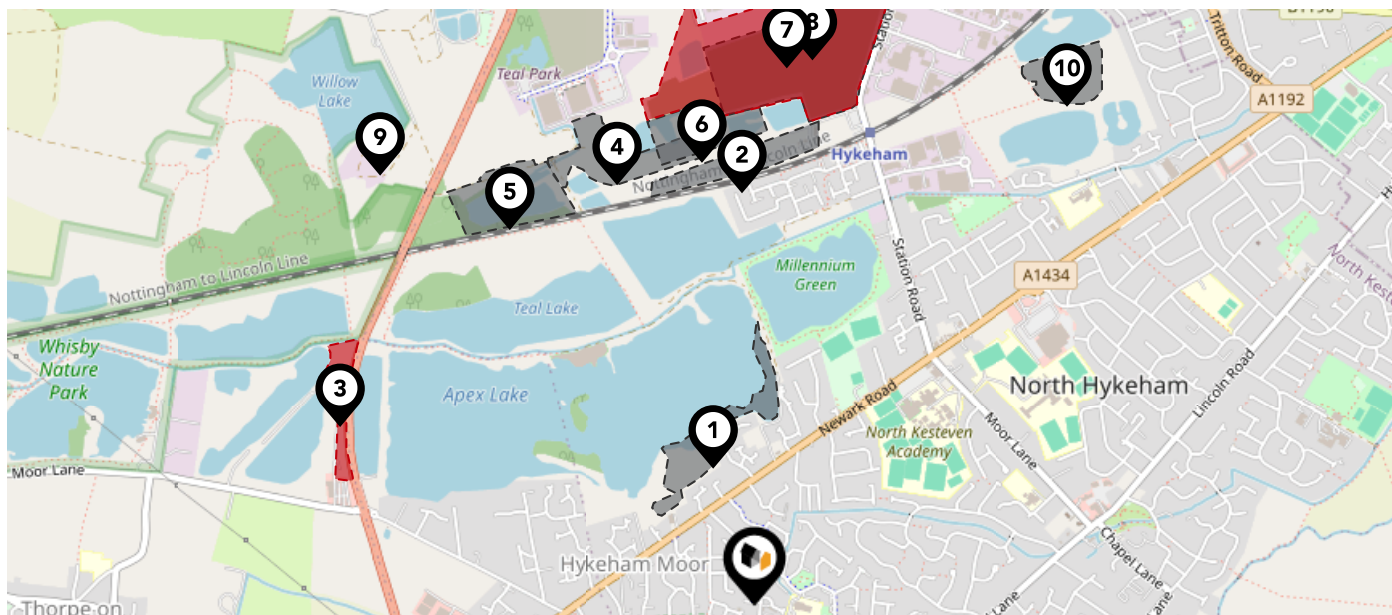
| Nearby Conservation Areas |               |
|---------------------------|---------------|
| 1                         | Swanpool      |
| 2                         | Waddington    |
| 3                         | Harmston      |
| 4                         | Doddington    |
| 5                         | St Catherines |
| 6                         | Gowt's Bridge |
| 7                         | North Scarle  |
| 8                         | South Scarle  |
| 9                         | Branston      |
| 10                        | Heighington   |

# 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

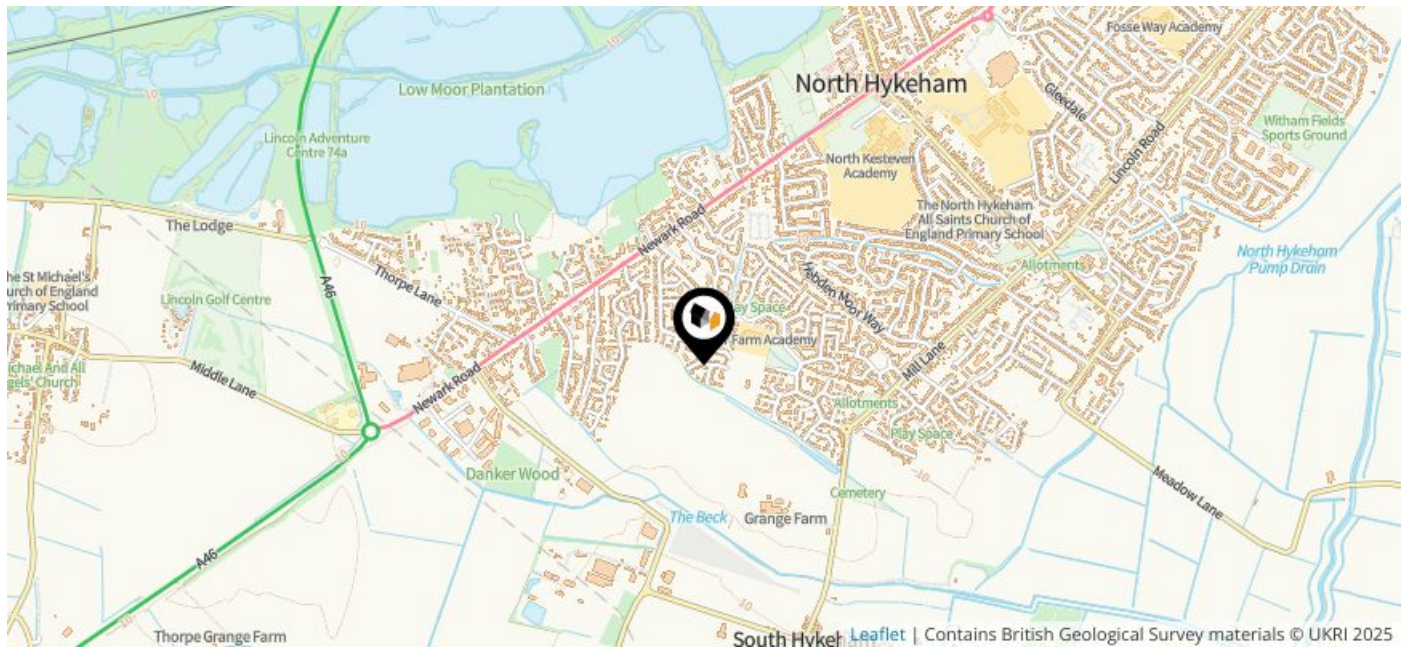
|    |   |                   |                                     |
|----|---|-------------------|-------------------------------------|
| 1  | Hykeham Quarry-Newark Road,North Hykeham,Lincoln,Lincolnshire                                   | Historic Landfill | <input type="checkbox"/>            |
| 2  | George Fischers Factory Landfill-Station Road, Lincoln, North Hykeham, Lincolnshire             | Historic Landfill | <input type="checkbox"/>            |
| 3  | EA/EPR/AP3094NF/A001 - Mr M H Hazelwood   | Active Landfill   | <input checked="" type="checkbox"/> |
| 4  | Whisby Moor Quarry-North Hykenham, Lincoln  | Historic Landfill | <input type="checkbox"/>            |
| 5  | Whisby Moor Quarry-North Hykenham, Lincoln  | Historic Landfill | <input type="checkbox"/>            |
| 6  | Whisby Pit-Whisby Road, Skellingthorpe, , Lincolnshire  | Historic Landfill | <input type="checkbox"/>            |
| 7  | No name provided by source  | Active Landfill   | <input checked="" type="checkbox"/> |
| 8  | Hykeham Quarry Landfill (superseded By 73214)-Whisby Road, Lincoln, North Hykeham, Lincolnshire | Historic Landfill | <input type="checkbox"/>            |
| 9  | Concrete Plant-Whisby Moor, Lincolnshire  | Historic Landfill | <input type="checkbox"/>            |
| 10 | Richmond Lakes-Richmond Drive,North Hykeham,Lincoln,Lincolnshire                                | Historic Landfill | <input type="checkbox"/>            |

# Maps

## Coal Mining



This map displays nearby coal mine entrances and their classifications.



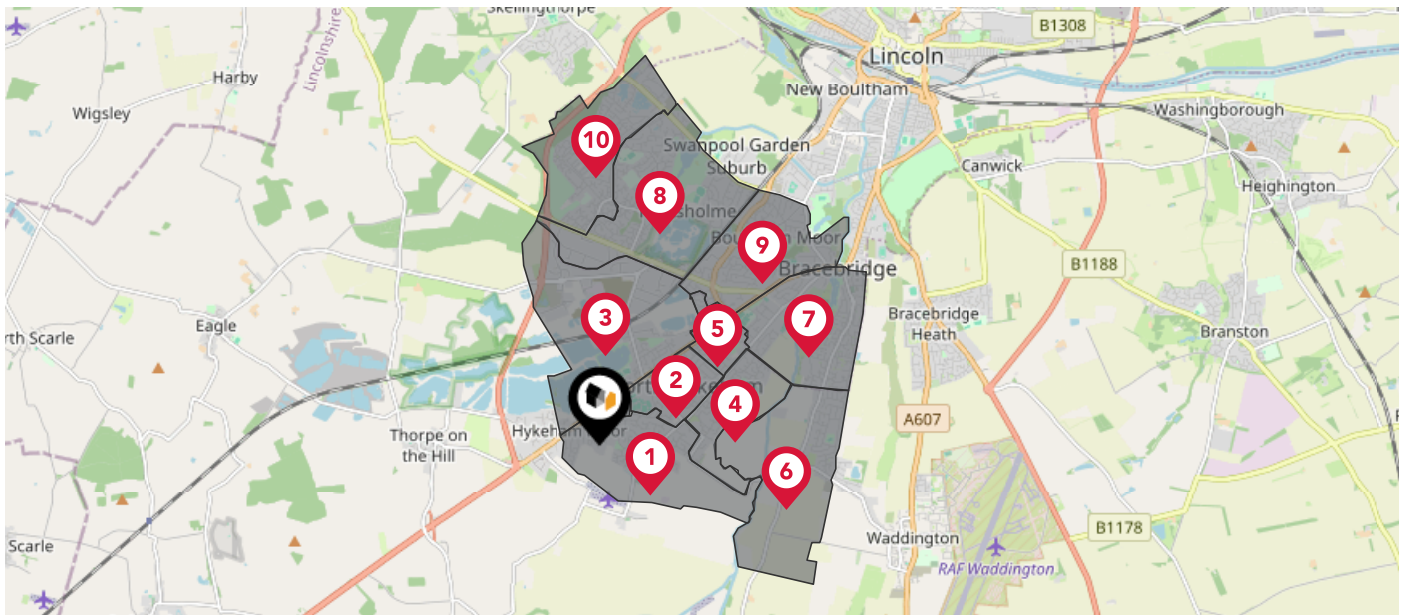
### Mine Entry

- ✗ 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.

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

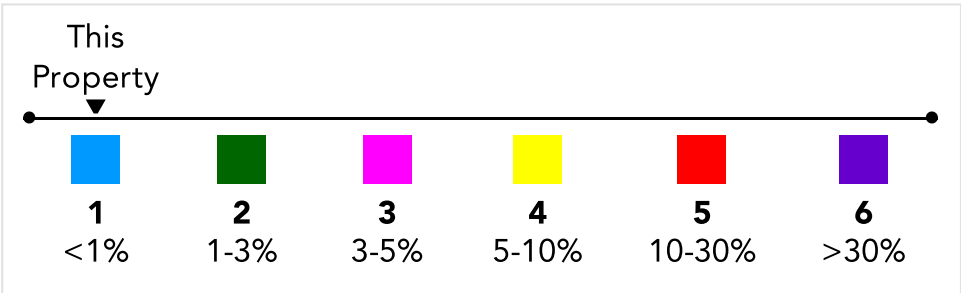
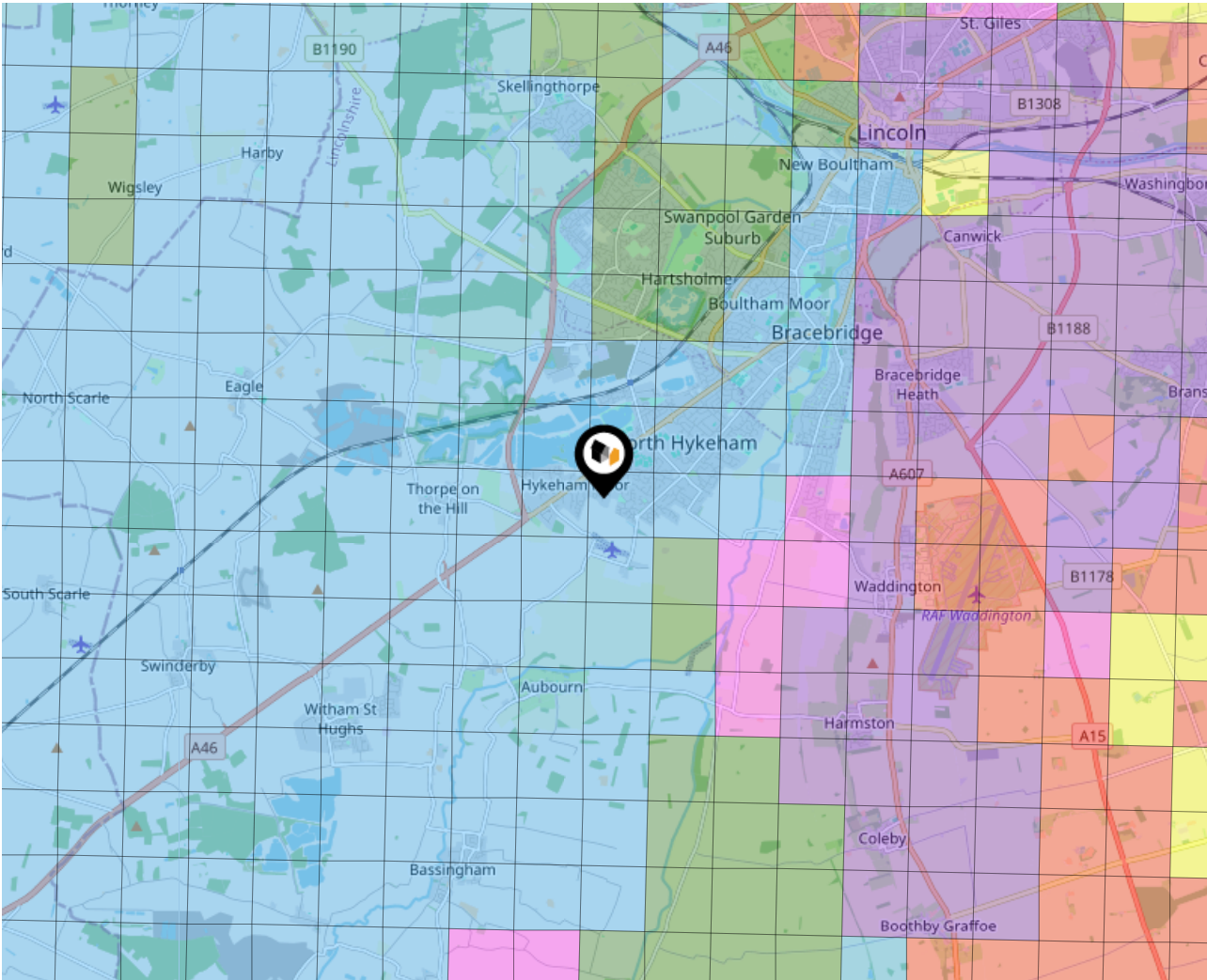


### Nearby Council Wards

-  North Hykeham Mill Ward
-  North Hykeham Moor Ward
-  North Hykeham Memorial Ward
-  North Hykeham Witham Ward
-  North Hykeham Forum Ward
-  Waddington West Ward
-  Witham Ward
-  Hartsholme Ward
-  Moorland Ward
-  Birchwood Ward

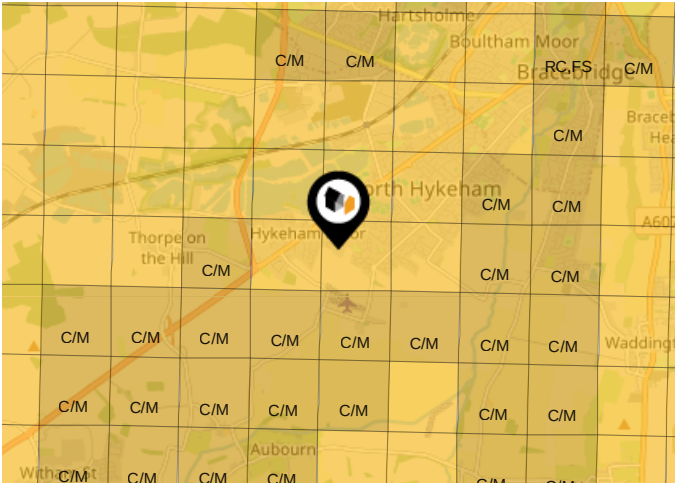
### What is Radon?

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>).



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

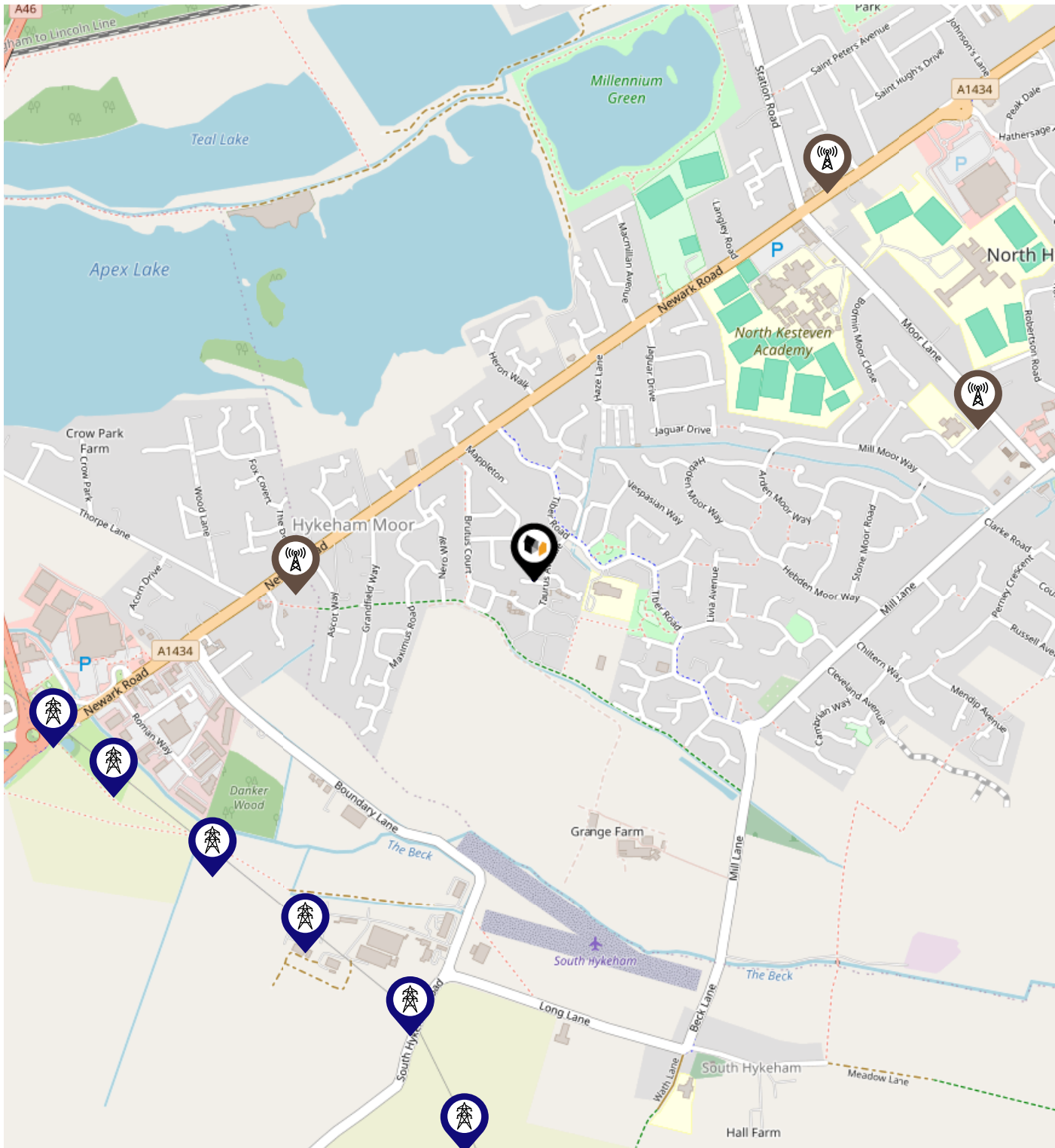
|                               |                                  |                      |                      |
|-------------------------------|----------------------------------|----------------------|----------------------|
| <b>Carbon Content:</b>        | VARIABLE                         | <b>Soil Texture:</b> | CLAYEY LOAM TO SILTY |
| <b>Parent Material Grain:</b> | ARGILLACEOUS                     |                      | LOAM                 |
| <b>Soil Group:</b>            | LIGHT(SANDY) TO<br>MEDIUM(SANDY) | <b>Soil Depth:</b>   | DEEP                 |





## 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:

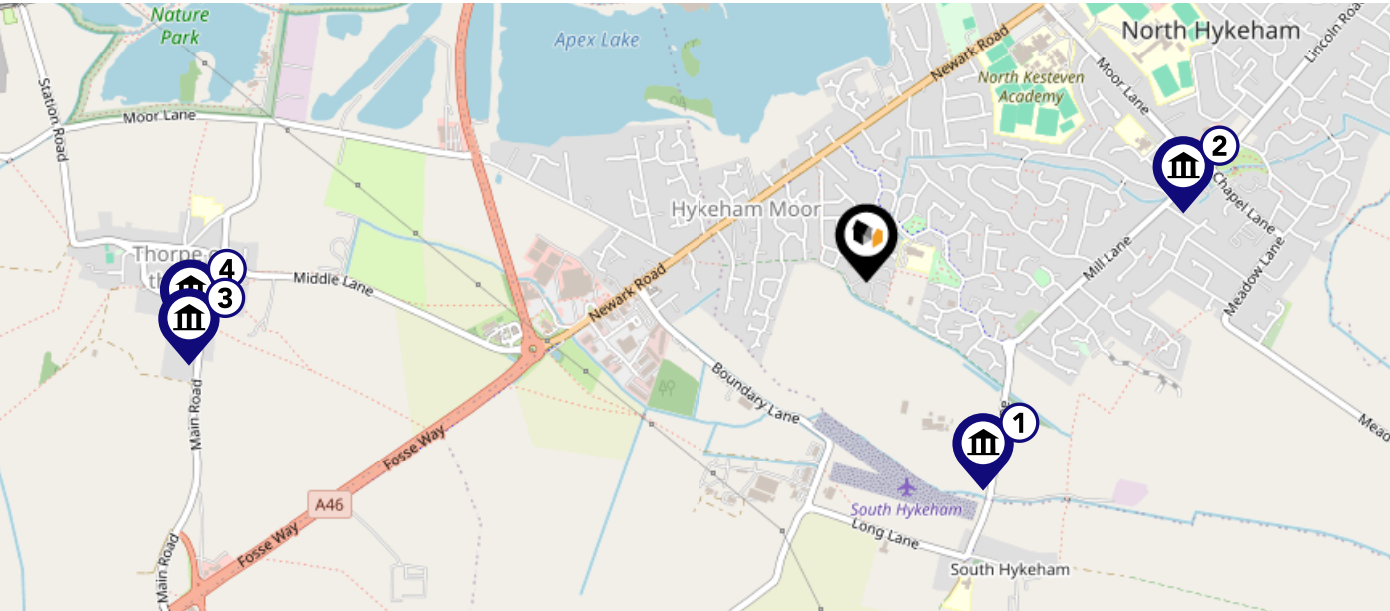
-  Power Pylons
-  Communication Masts





# Maps

## Listed Buildings

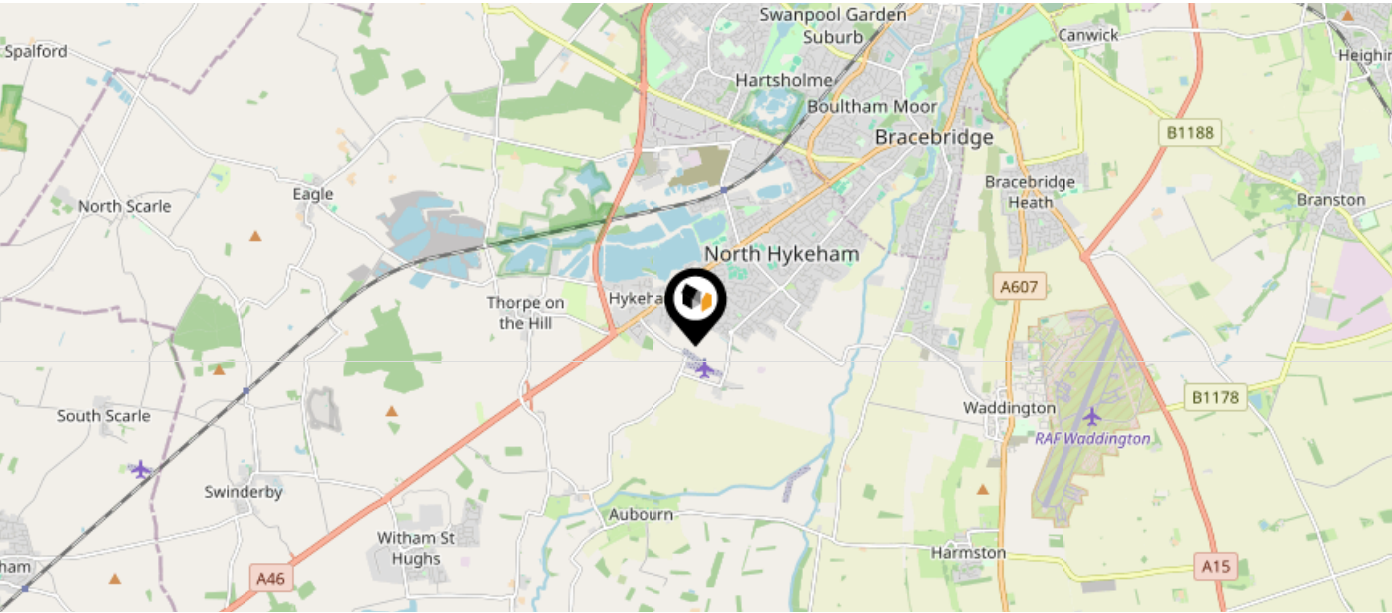


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| Listed Buildings in the local district  |   | Grade    | Distance  |
|---|---|----------|-----------|
|  | 1061964 - Grange Farmhouse                    | Grade II | 0.5 miles |
|  | 1164652 - Church Of All Saints                | Grade II | 0.7 miles |
|  | 1360507 - Hill Cottage                        | Grade II | 1.5 miles |
|  | 1061970 - Church Of St Michael And All Angels | Grade II | 1.5 miles |

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

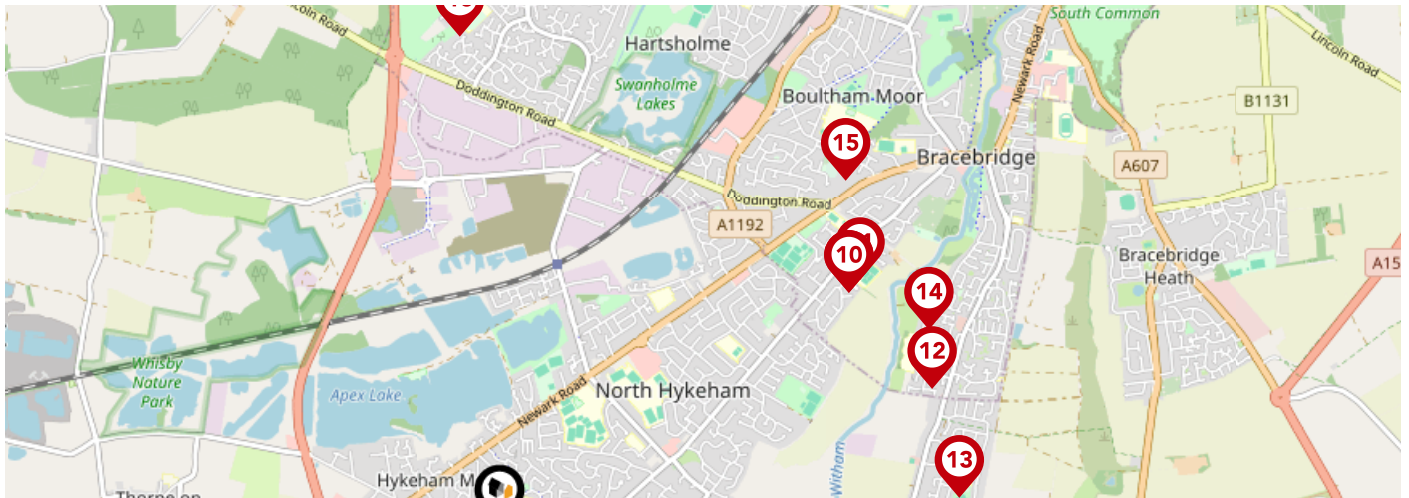










Nearby Green Belt Land

No data available.



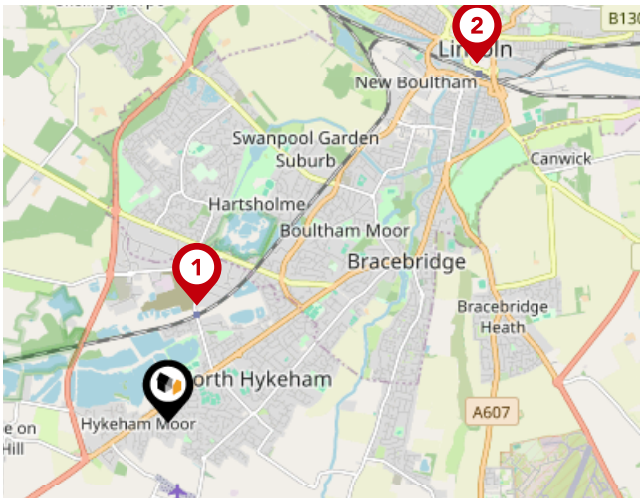
|          |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Manor Farm Academy</b><br>Ofsted Rating: Good   Pupils: 212   Distance:0.11  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>North Kesteven Academy</b><br>Ofsted Rating: Requires improvement   Pupils: 659   Distance:0.59                                | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>The North Hykeham All Saints Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 204   Distance:0.67         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>The South Hykeham Community Primary School</b><br>Ofsted Rating: Good   Pupils: 148   Distance:0.78                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Sir Robert Pattinson Academy</b><br>Ofsted Rating: Good   Pupils: 1308   Distance:0.8  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Fosse Way Academy</b><br>Ofsted Rating: Good   Pupils: 540   Distance:1.17   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Ling Moor Primary Academy</b><br>Ofsted Rating: Outstanding   Pupils: 413   Distance:1.21                                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>The St Michael's Church of England Primary School, Thorpe on the Hill</b><br>Ofsted Rating: Good   Pupils: 197   Distance:1.48 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



|   |   | Nursery                             | Primary                             | Secondary                           | College                  | Private                  |
|---|---|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|   | <b>The Lincoln Manor Leas Junior School</b><br>Ofsted Rating: Good   Pupils: 290   Distance:1.87  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The Lincoln Manor Leas Infants School</b><br>Ofsted Rating: Good   Pupils: 163   Distance:1.87 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The Lincoln St Christopher's School</b><br>Ofsted Rating: Good   Pupils: 252   Distance:1.94   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Acorn Free School</b><br>Ofsted Rating: Good   Pupils: 3   Distance:2.02                       | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Waddington Redwood Primary Academy</b><br>Ofsted Rating: Good   Pupils: 301   Distance:2.05    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The Meadows Primary School</b><br>Ofsted Rating: Good   Pupils: 364   Distance:2.1             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The Priory Witham Academy</b><br>Ofsted Rating: Good   Pupils: 1110   Distance:2.17            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The Kingsdown Nursery School, Lincoln</b><br>Ofsted Rating: Good   Pupils: 80   Distance:2.19  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

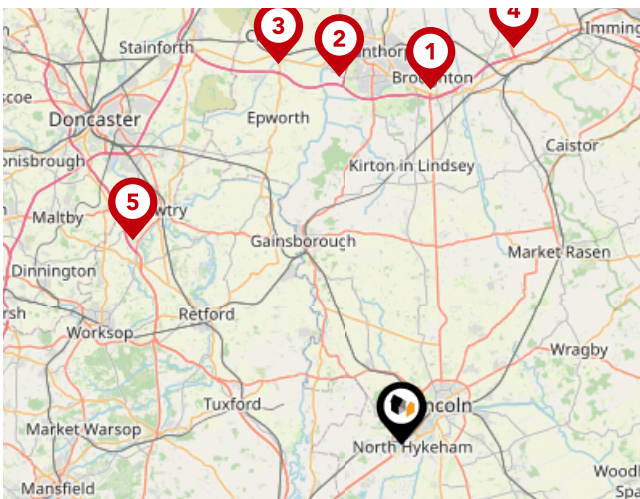
# Area

## Transport (National)



### National Rail Stations

| Pin | Name                         | Distance   |
|-----|------------------------------|------------|
| 1   | Hykeham Rail Station         | 1.06 miles |
| 2   | Lincoln Central Rail Station | 4.2 miles  |
| 3   | Swinderby Rail Station       | 4.06 miles |



### Trunk Roads/Motorways

| Pin | Name      | Distance    |
|-----|-----------|-------------|
| 1   | M180 J4   | 25.27 miles |
| 2   | M180 J3   | 26.47 miles |
| 3   | M180 J2   | 28.32 miles |
| 4   | M180 J5   | 29.13 miles |
| 5   | A1(M) J34 | 24 miles    |

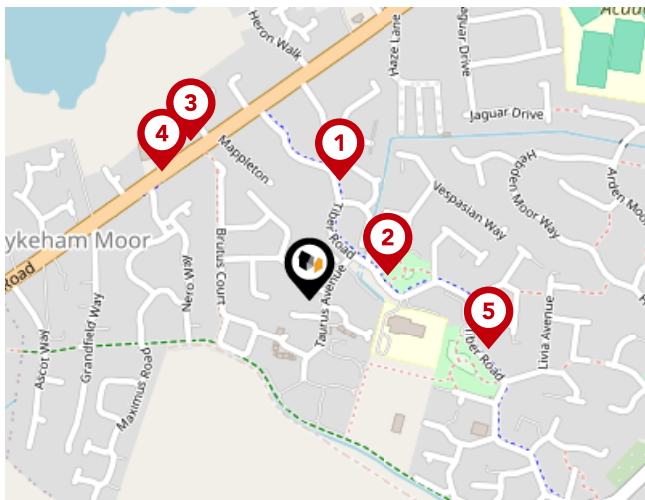


### Airports/Helipads

| Pin | Name                   | Distance    |
|-----|------------------------|-------------|
| 1   | Humberside Airport     | 29.85 miles |
| 2   | Finningley             | 26.68 miles |
| 3   | East Mids Airport      | 38.79 miles |
| 4   | Leeds Bradford Airport | 64.4 miles  |

# Area

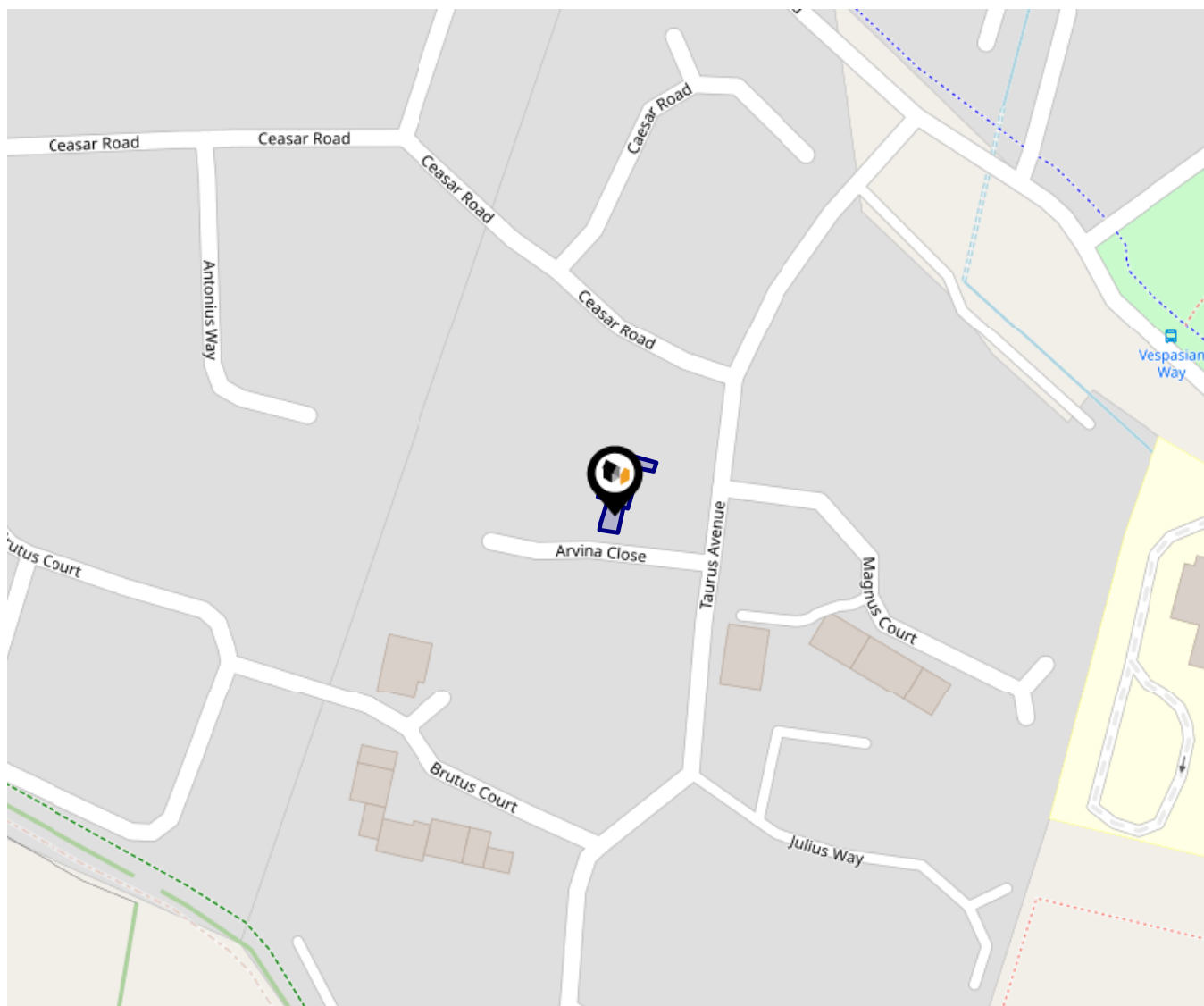
## Transport (Local)



### Bus Stops/Stations

| Pin | Name             | Distance   |
|-----|------------------|------------|
| 1   | Remus Court      | 0.14 miles |
| 2   | Vespasian Way    | 0.09 miles |
| 3   | Oak Farm Paddock | 0.22 miles |
| 4   | Oak Farm Paddock | 0.22 miles |
| 5   | 91 Tiber Road    | 0.21 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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