

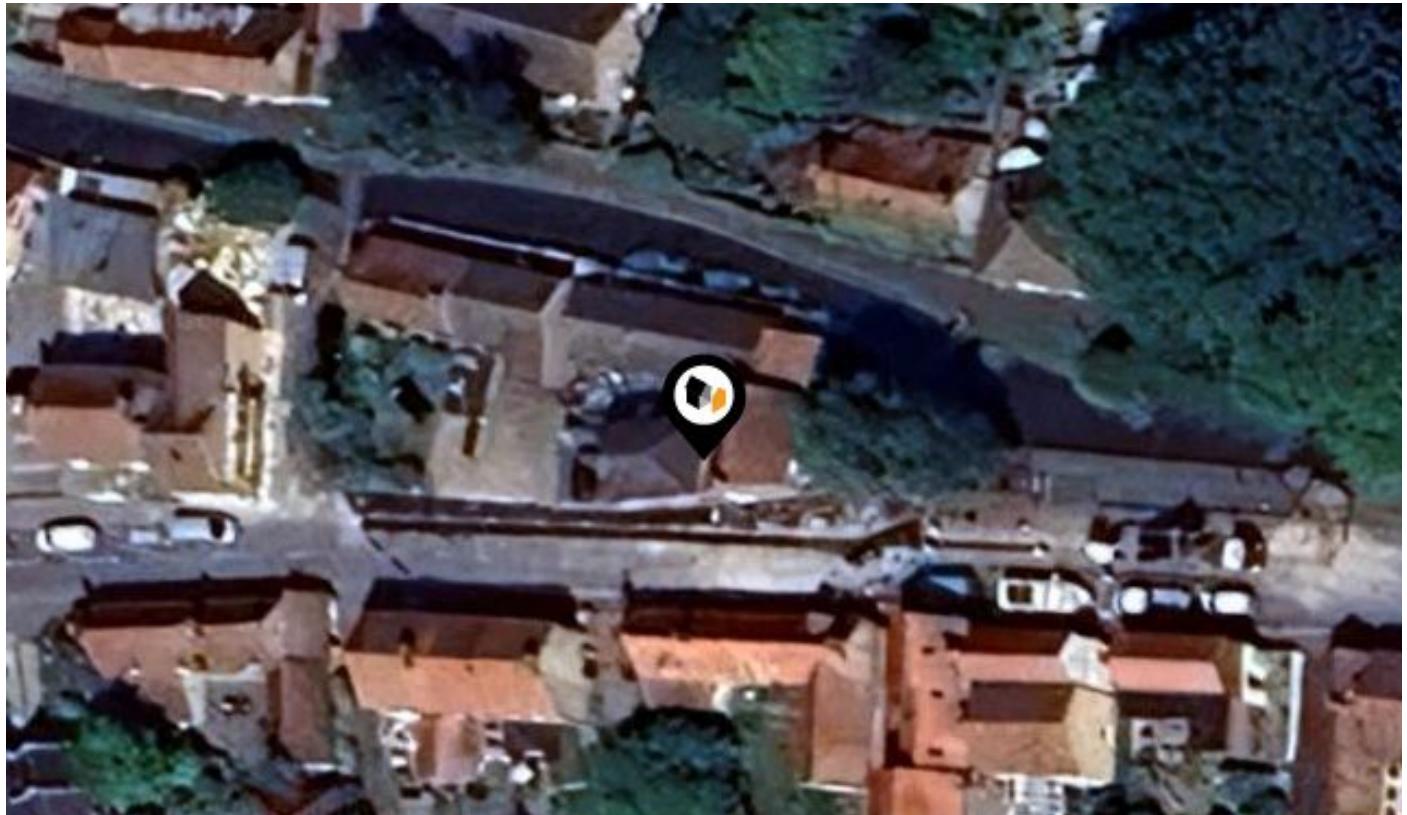


See More Online

MIR: Material Info

The Material Information Affecting this Property

Scheduled for: Thursday 22nd January 2026 @ 4:41pm



HIGH STREET, NETTLEHAM, LINCOLN, LN2

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

www.mundys.net



Powered by



Property Overview



Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	484 ft ² / 45 m ²
Council Tax :	Band A
Annual Estimate:	£1,520

Local Area

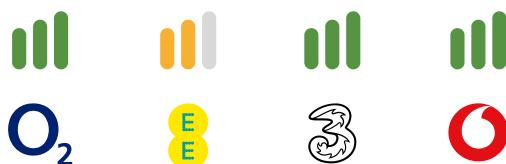
Local Authority:	Lincolnshire
Conservation Area:	Nettleham
Flood Risk:	
● Rivers & Seas	Low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

5
mb/s **76**
mb/s **1800**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

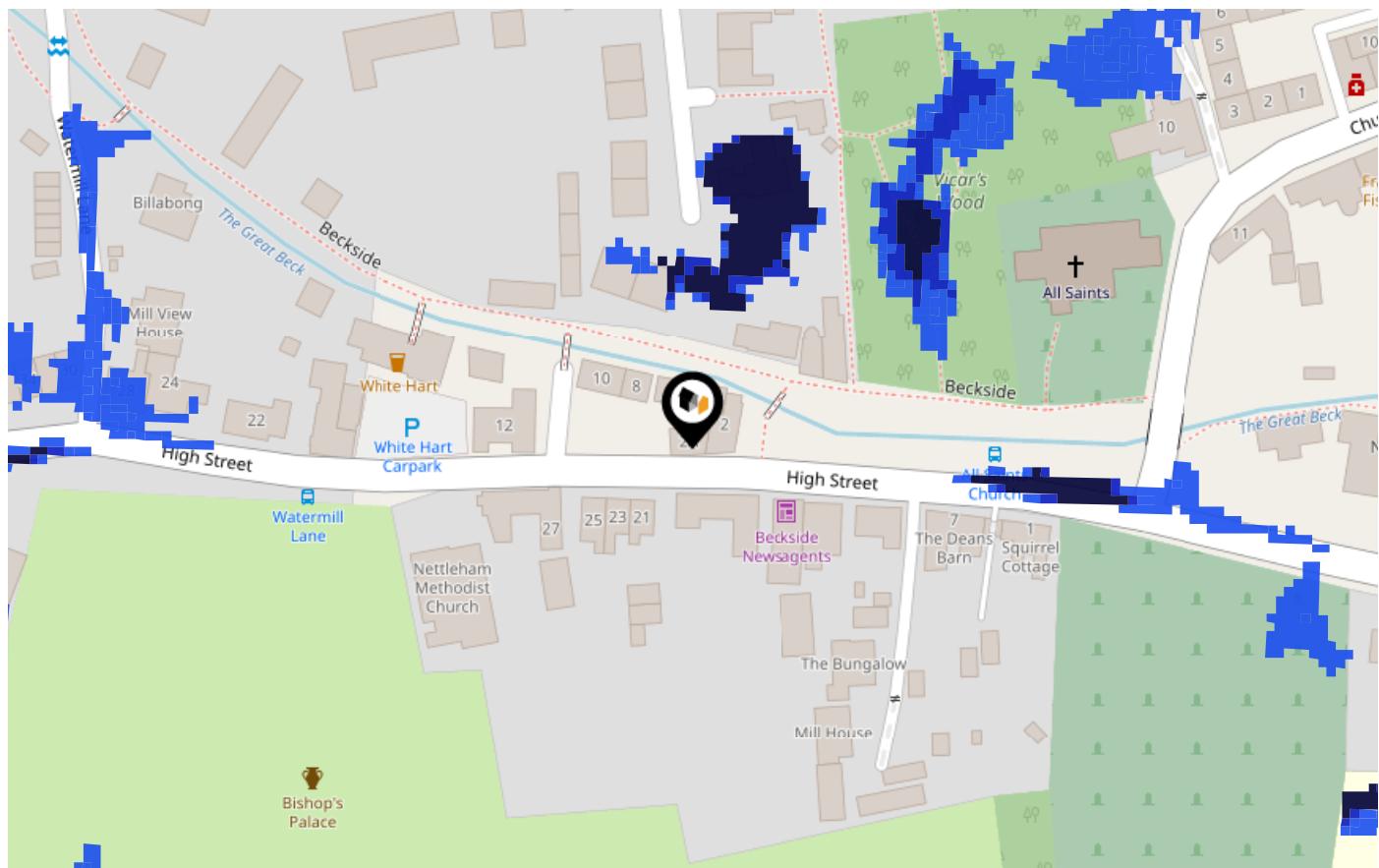


Flood Risk

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.

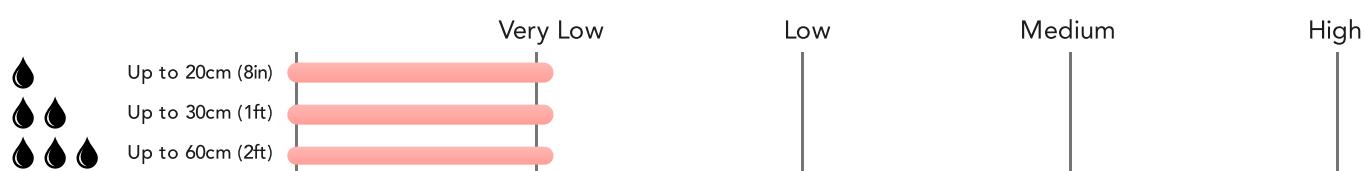


Risk Rating: Very low

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.

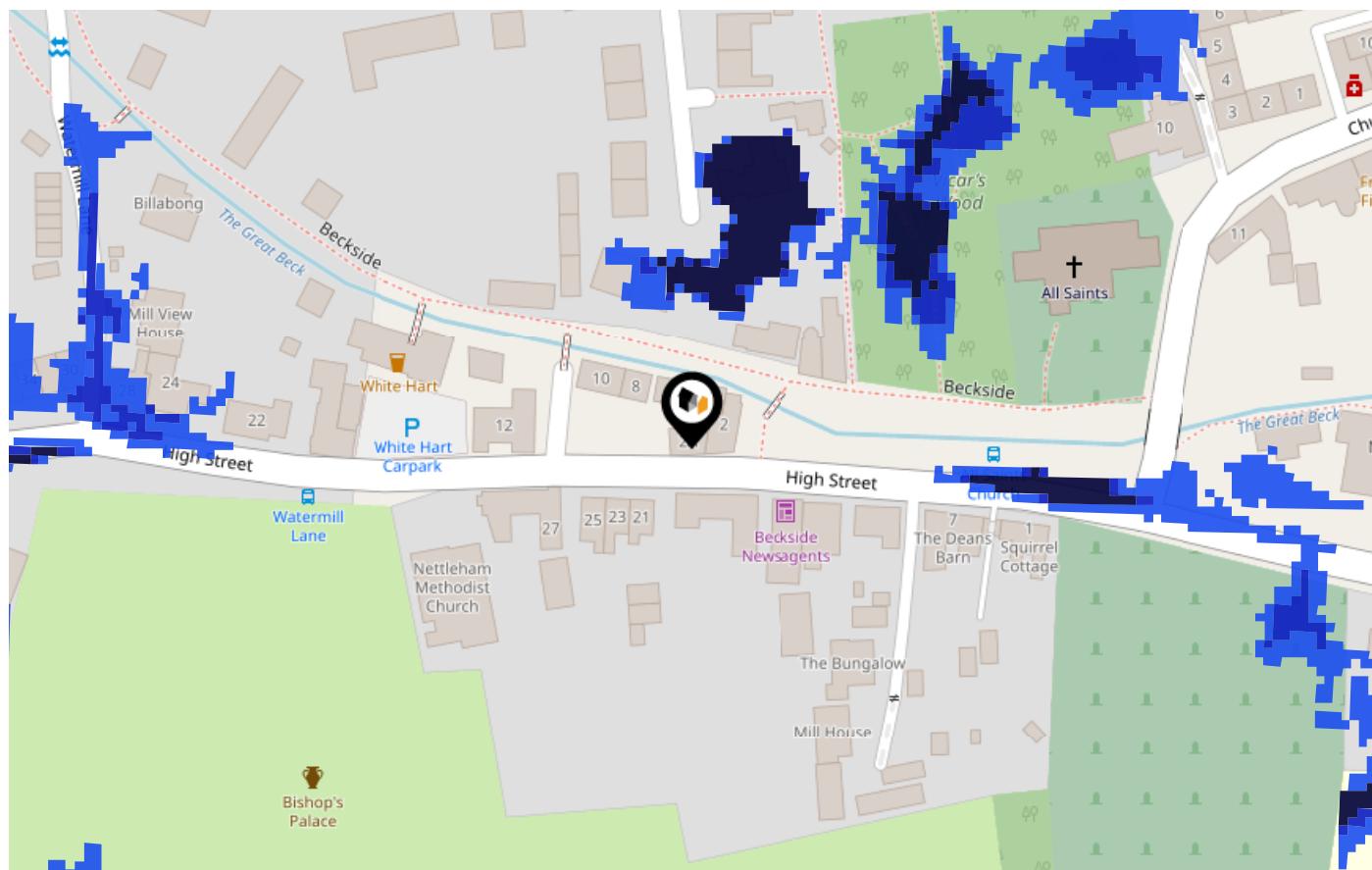
Chance of flooding to the following depths at this property:



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.

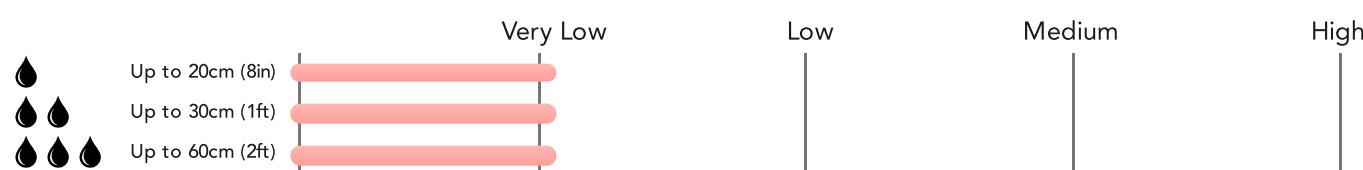


Risk Rating: Very low

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:

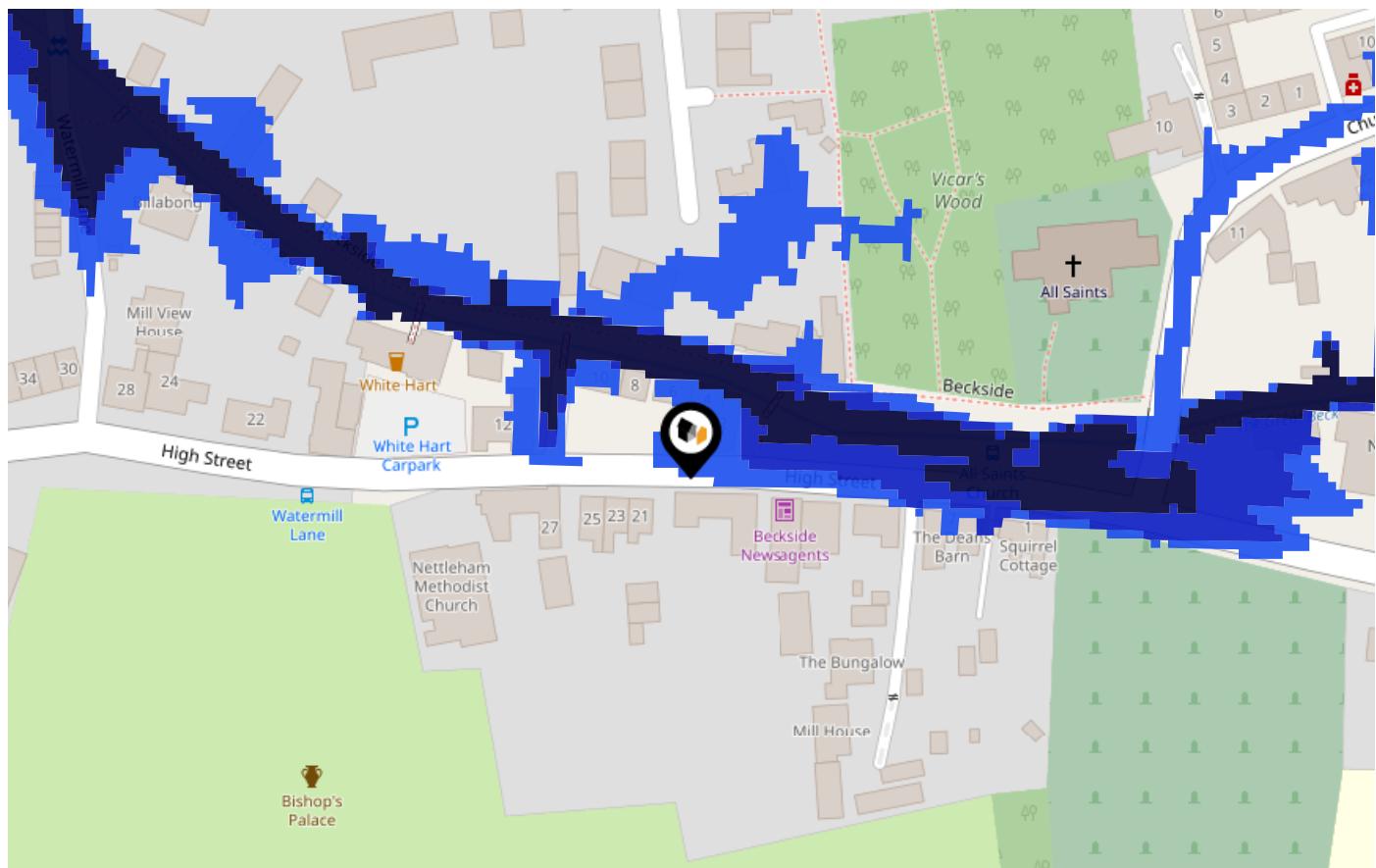


Flood Risk

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.

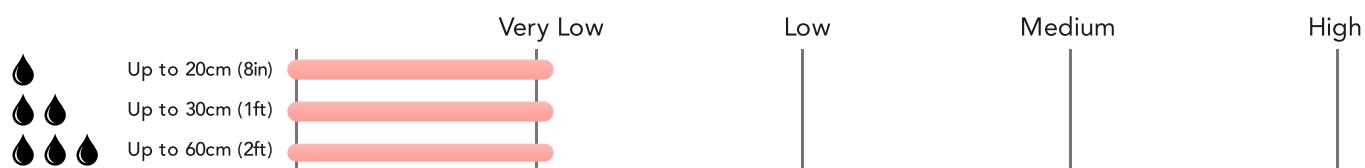


Risk Rating: Low

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.

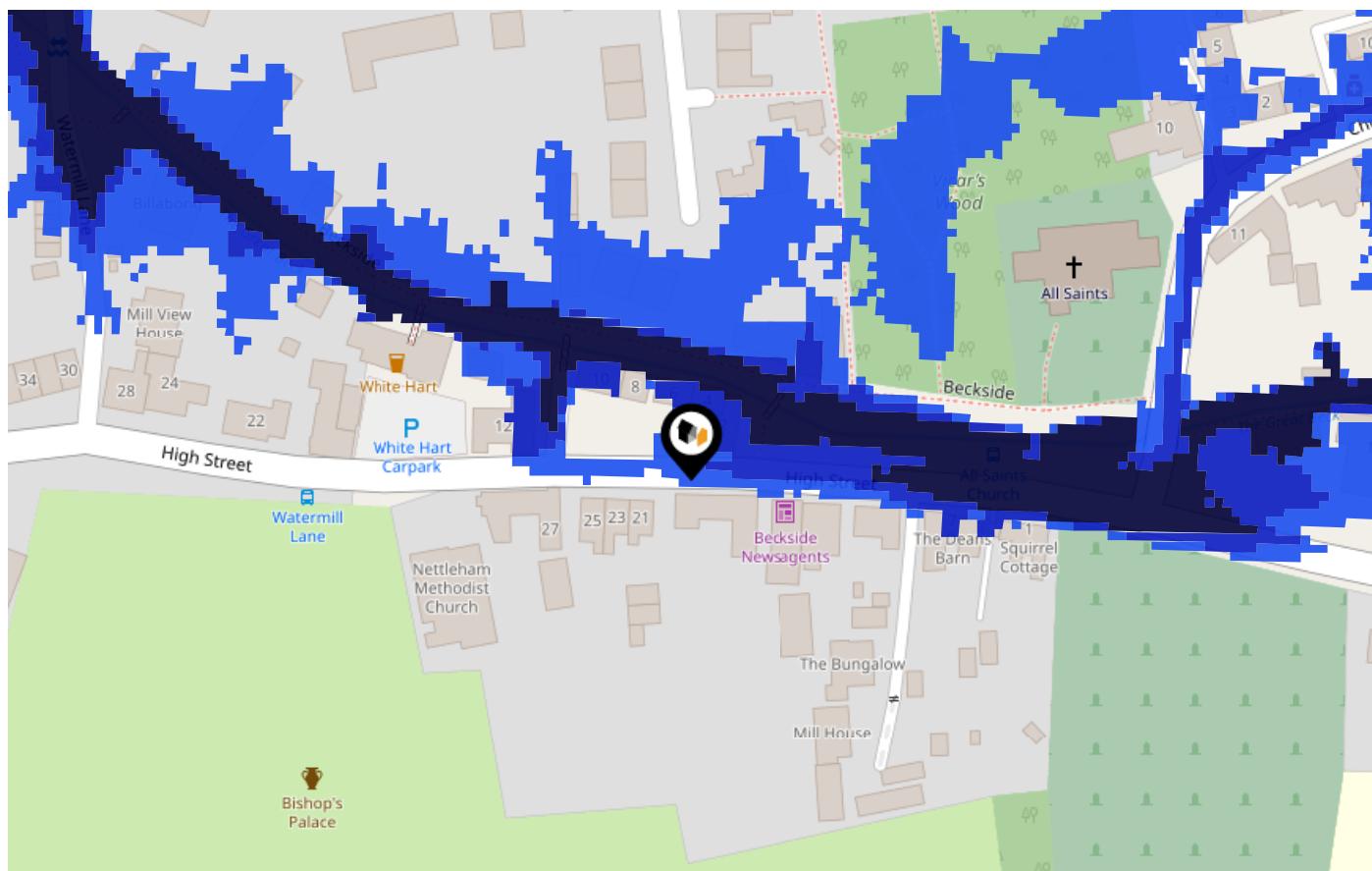
Chance of flooding to the following depths at this property:



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.

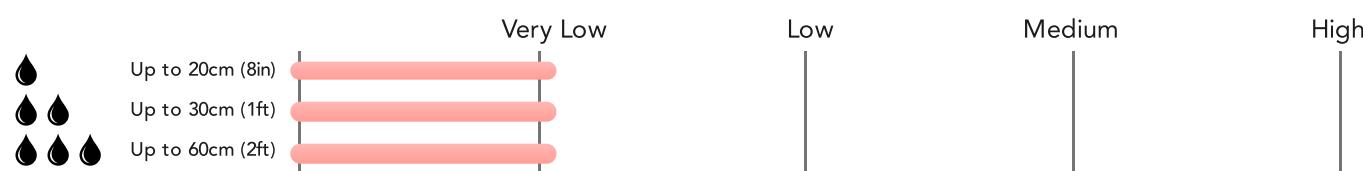


Risk Rating: Low

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:

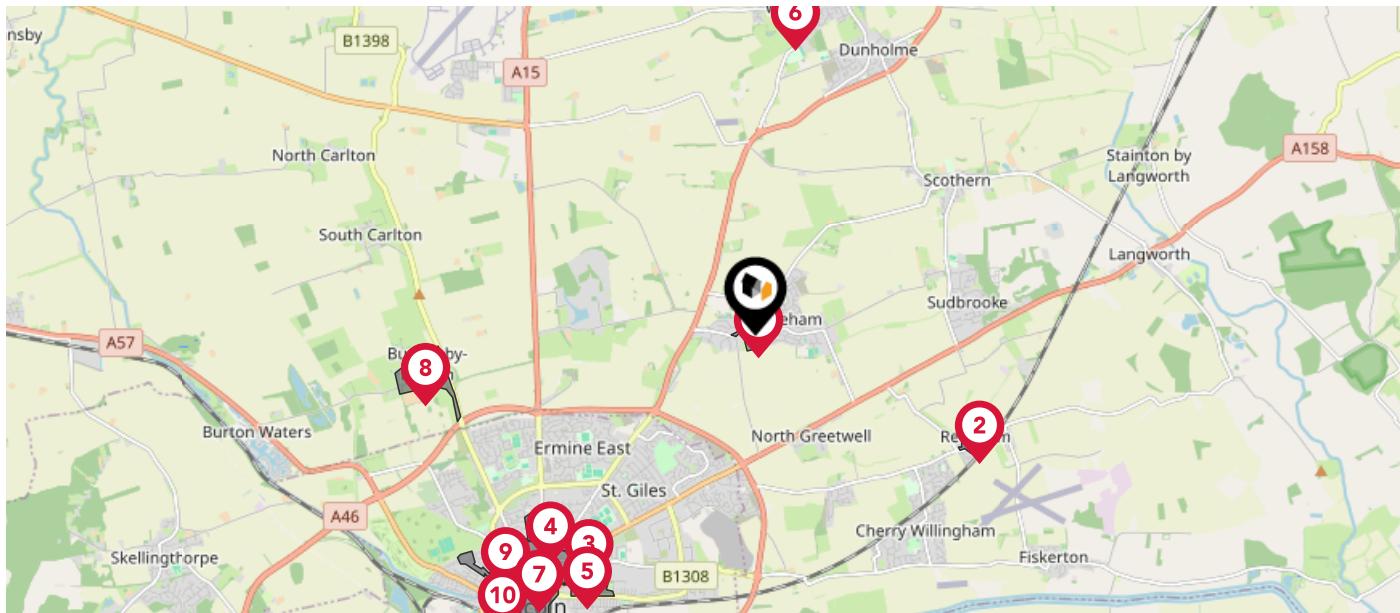


Maps

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

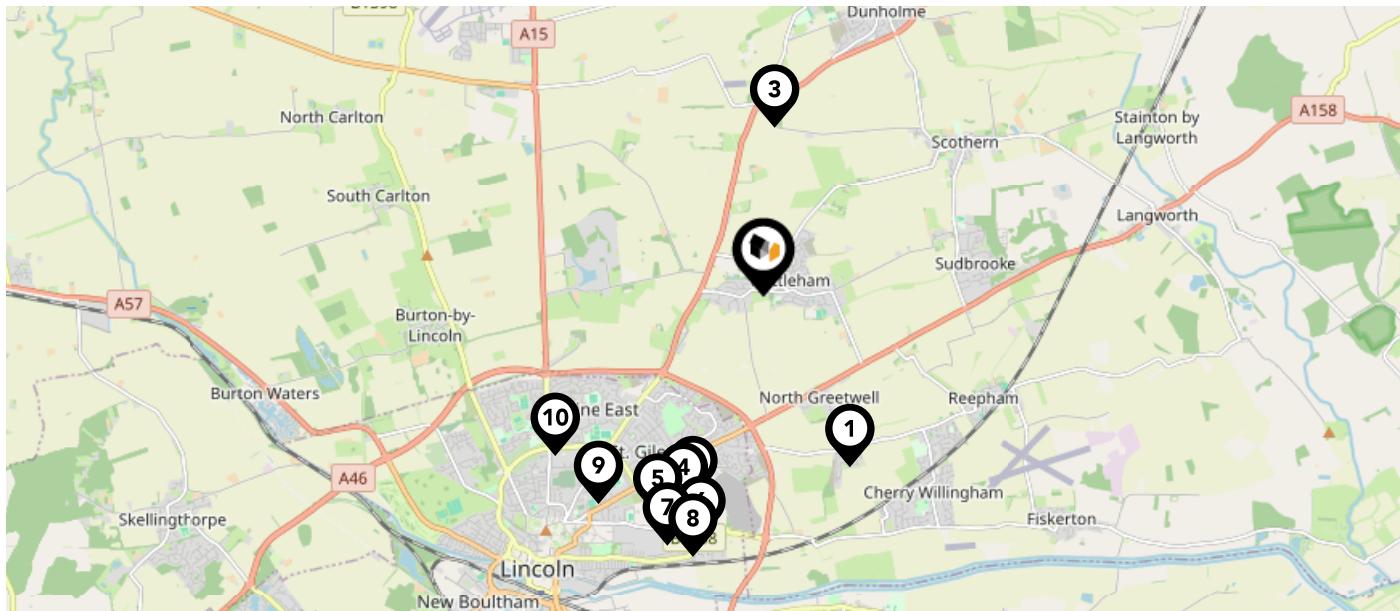
- 1 Nettleham
- 2 Reepham
- 3 The Dell
- 4 Newport and Nettleham Road
- 5 Lindum and Arboretum
- 6 Welton
- 7 Cathedral and City Centre
- 8 Burton
- 9 Carline
- 10 West Parade and Brayford

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.



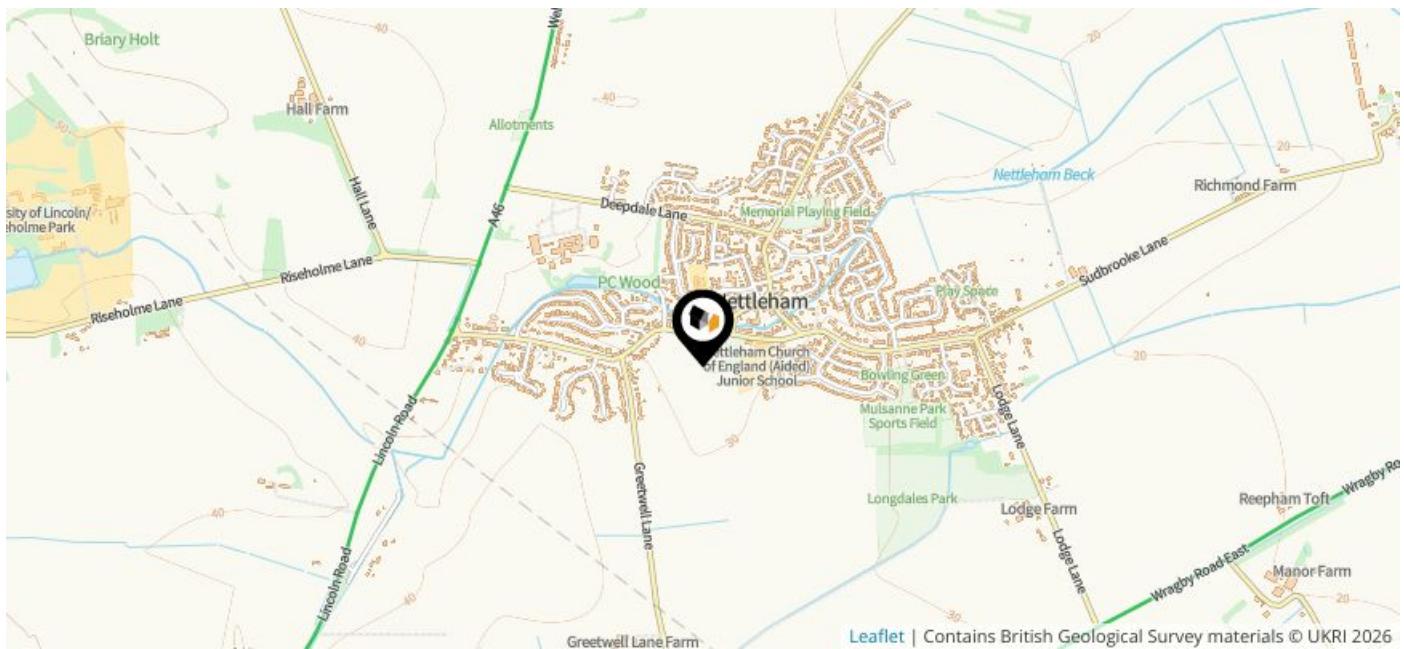
Nearby Landfill Sites

	Land to the rear of 41-43 Hawthorn Road-Cherry Willingham, Lincoln	Historic Landfill	<input type="checkbox"/>
	Rear Of Old Hillards-Rear Of Old Hillards, Wragby Road	Historic Landfill	<input type="checkbox"/>
	Dunholme Holt Bend-Off the A46, Dunholme, Lincolnshire	Historic Landfill	<input type="checkbox"/>
	Outer Circle Road-Lincoln, Lincolnshire	Historic Landfill	<input type="checkbox"/>
	Deacon Road-Lincoln, Lincolnshire	Historic Landfill	<input type="checkbox"/>
	Wrights Way-Lincoln, Lincolnshire	Historic Landfill	<input type="checkbox"/>
	East Of HM Prison-Greetwell Road, Lincoln	Historic Landfill	<input type="checkbox"/>
	Wickes Site-Outer Circle Road	Historic Landfill	<input type="checkbox"/>
	Nursery Grove-Lincoln, Lincolnshire	Historic Landfill	<input type="checkbox"/>
	Cathedral Quarry-Riseholme Road, Lincoln	Historic Landfill	<input type="checkbox"/>

Maps **Coal Mining**



This map displays nearby coal mine entrances and their classifications.



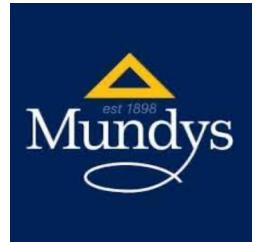
Mine Entry

-  Adit
-  Gutter Pit
-  Shaft

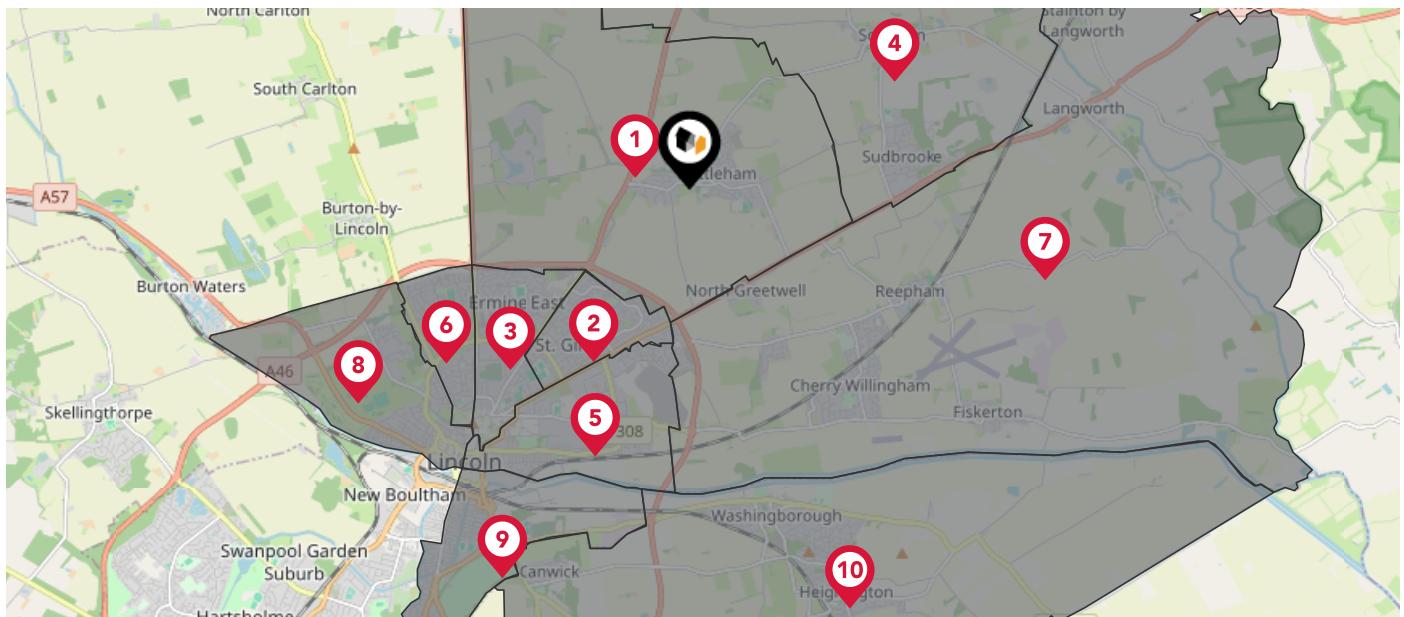
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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 Nettleham Ward
- 2 Glebe Ward
- 3 Minster Ward
- 4 Sudbrooke Ward
- 5 Abbey Ward
- 6 Castle Ward
- 7 Cherry Willingham Ward
- 8 Carholme Ward
- 9 Park Ward
- 10 Heighington and Washingborough Ward

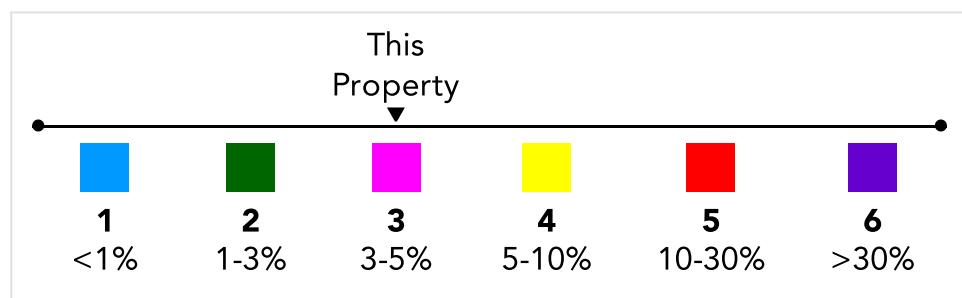
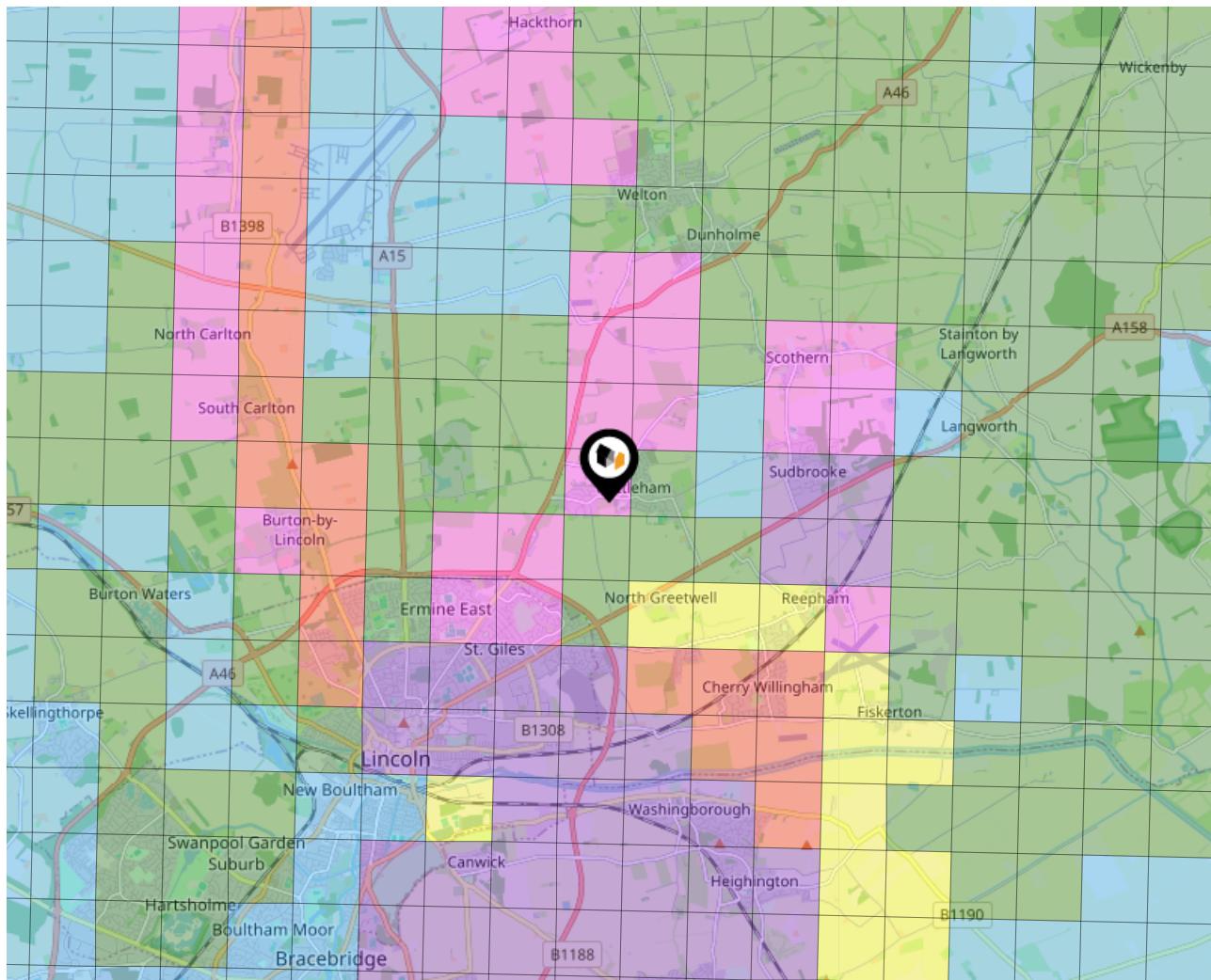
Environment

Radon Gas



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).

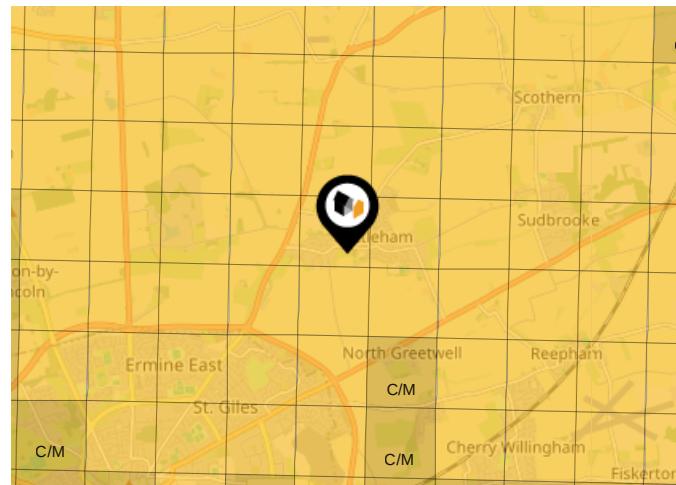


Environment Soils & Clay



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

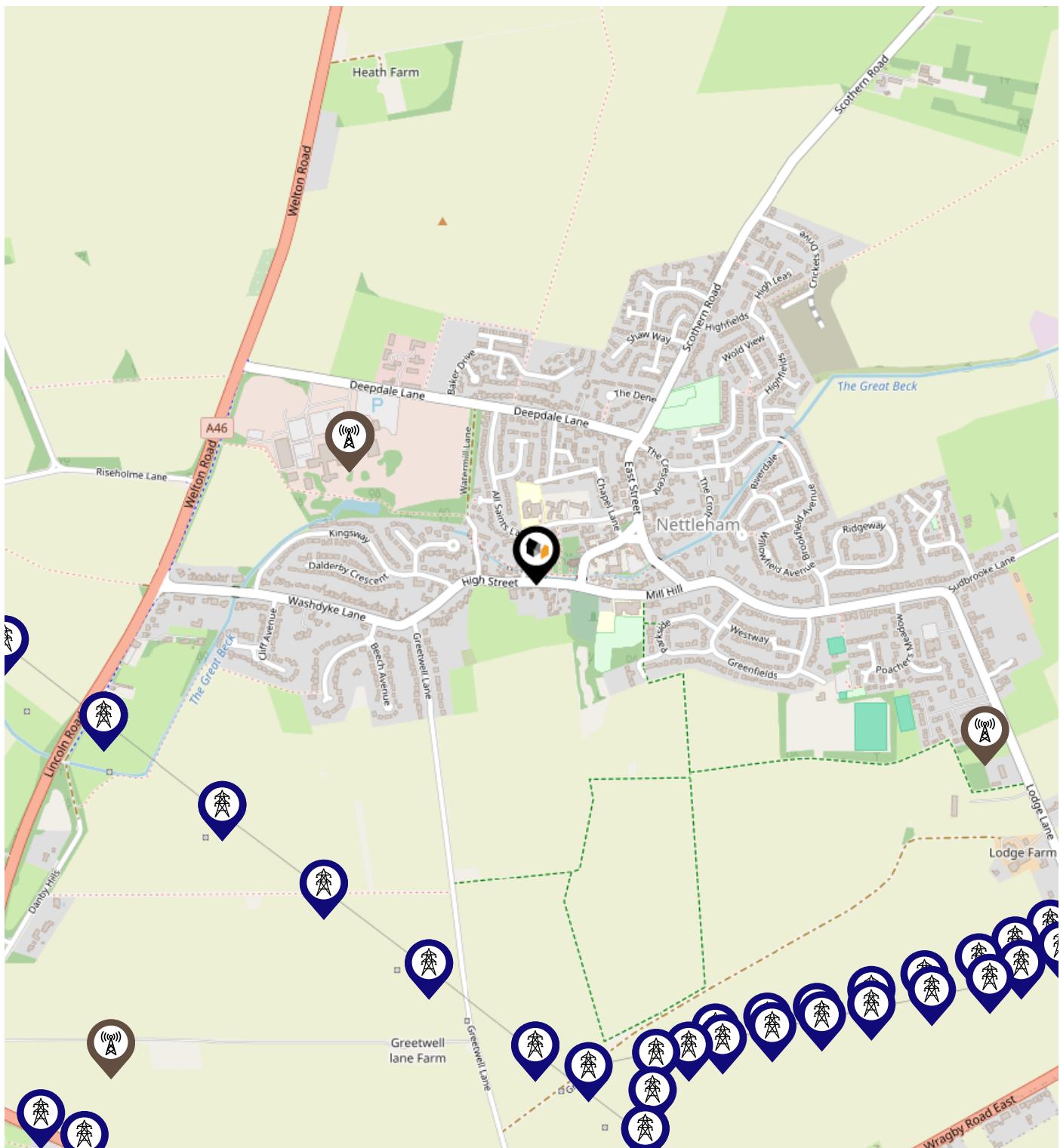
Carbon Content: VARIABLE **Soil Texture:** LOAM TO CLAYEY LOAM
Parent Material Grain: MIXED (ARGILLIC-RUDACEOUS) **Soil Depth:** DEEP
Soil Group: MEDIUM TO HEAVY



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:

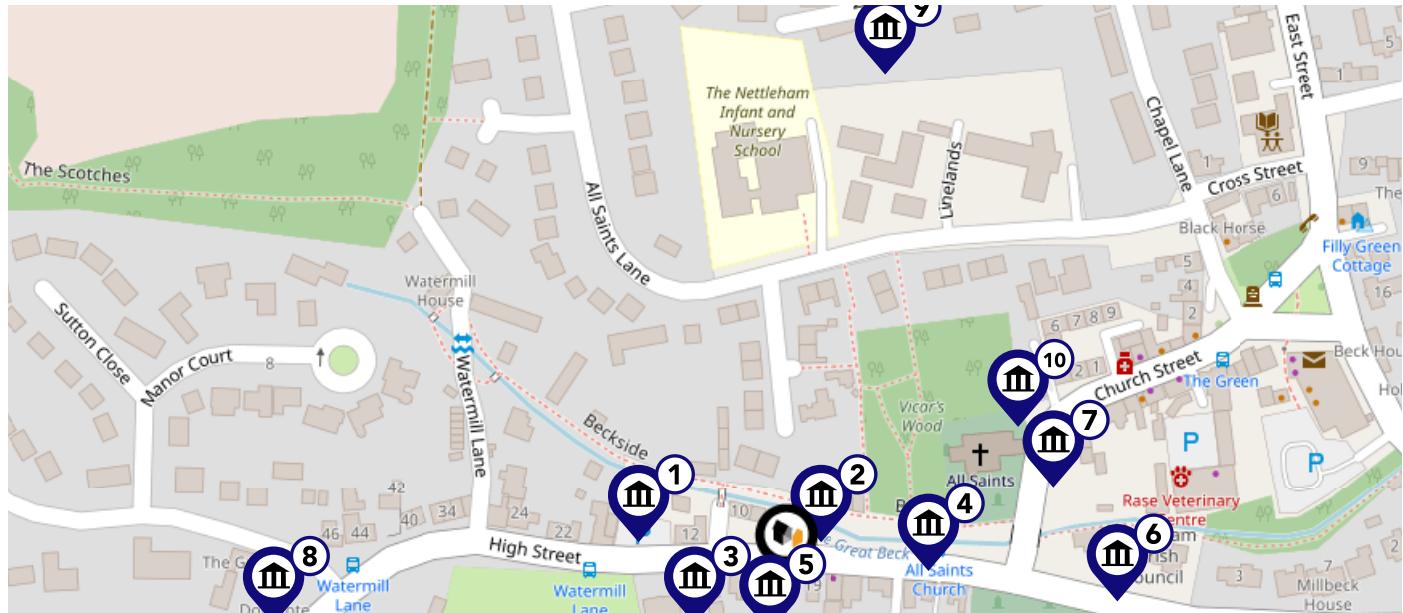
- Power Pylons
- Communication Masts

Maps

Listed Buildings

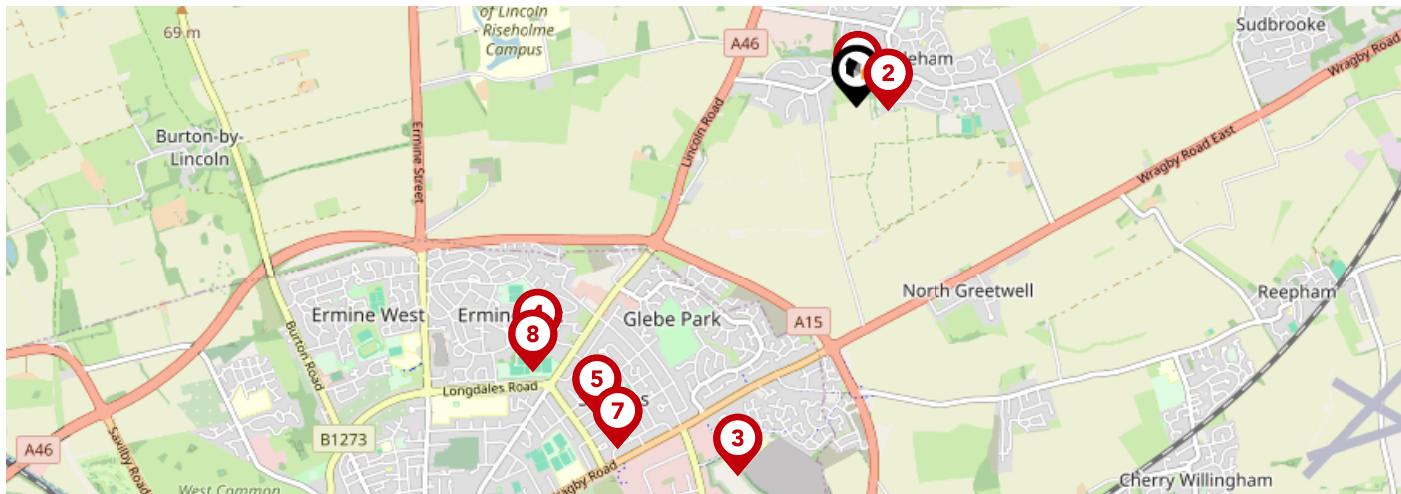


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1165885 - White Hart Inn	Grade II	0.0 miles
1165760 - 5, Beckside	Grade II	0.0 miles
1064117 - The Cottage	Grade II	0.0 miles
1359471 - Gravestone At Church Of All Saints 29 Paces From South West Corner Of Tower	Grade II	0.0 miles
1359474 - 19, High Street	Grade II	0.0 miles
1064118 - Old School And School House	Grade II	0.1 miles
1064110 - Hillstead	Grade II	0.1 miles
1359475 - Barn Waggon Hovel And Pigeoncote At Ash Tree Farm	Grade II	0.1 miles
1165904 - Walnut Farm House Barn And Stables	Grade II	0.1 miles
1359470 - 10, Church Street	Grade II	0.1 miles

Area Schools



Nursery Primary Secondary College Private



The Nettleham Infant and Nursery School

Ofsted Rating: Good | Pupils: 210 | Distance: 0.07



The Nettleham Church of England Voluntary Aided Junior School

Ofsted Rating: Good | Pupils: 227 | Distance: 0.14



Lincoln Carlton Academy

Ofsted Rating: Outstanding | Pupils: 421 | Distance: 1.71



Ermine Primary Academy

Ofsted Rating: Good | Pupils: 393 | Distance: 1.78



Springwell Alternative Academy Lincoln

Ofsted Rating: Good | Pupils: 48 | Distance: 1.79



The Lincoln St Giles Nursery School

Ofsted Rating: Outstanding | Pupils: 112 | Distance: 1.85



St Giles Academy

Ofsted Rating: Requires improvement | Pupils: 405 | Distance: 1.85



Our Lady of Lincoln Catholic Primary School A Voluntary Academy

Ofsted Rating: Good | Pupils: 204 | Distance: 1.85



Area Schools



Nursery Primary Secondary College Private



The Priory Pembroke Academy

Ofsted Rating: Good | Pupils: 567 | Distance: 1.96



Castles Education

Ofsted Rating: Inadequate | Pupils: 93 | Distance: 2.08



Ellison Boulters Church of England Primary School

Ofsted Rating: Outstanding | Pupils: 288 | Distance: 2.09



Lincoln Christ's Hospital School

Ofsted Rating: Good | Pupils: 1286 | Distance: 2.15



Reepham Church of England Primary School

Ofsted Rating: Good | Pupils: 204 | Distance: 2.17



The St Francis Special School, Lincoln

Ofsted Rating: Outstanding | Pupils: 161 | Distance: 2.3



Lincoln Castle Academy

Ofsted Rating: Not Rated | Pupils: 680 | Distance: 2.33



Cherry Willingham Primary Academy

Ofsted Rating: Good | Pupils: 205 | Distance: 2.35

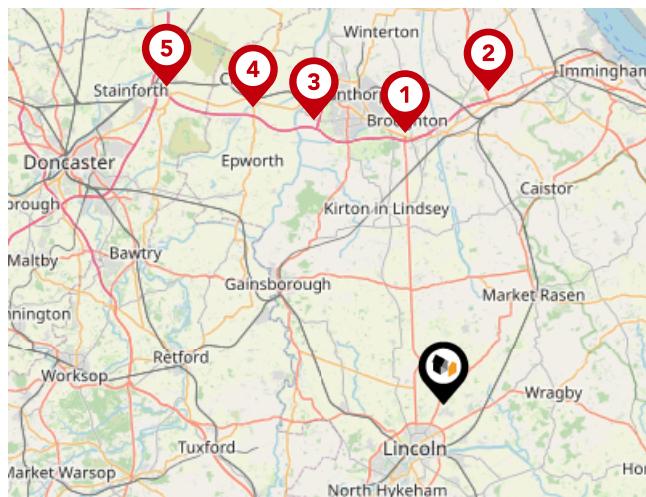


Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	3.32 miles
2	Lincoln Central Rail Station	3.34 miles
3	Hykeham Rail Station	6.59 miles



Trunk Roads/Motorways

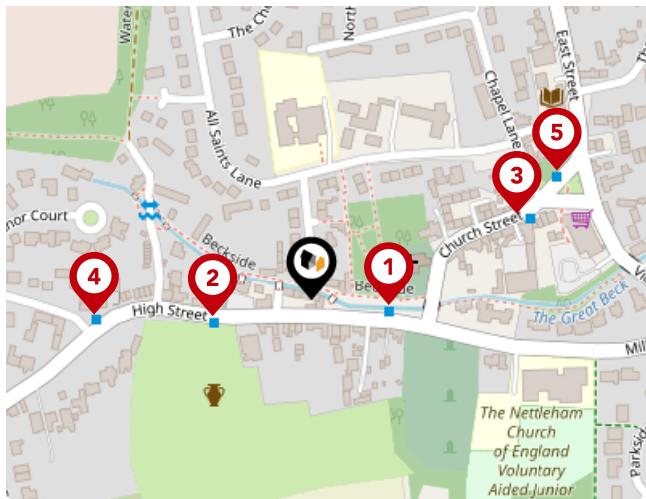
Pin	Name	Distance
1	M180 J4	19.51 miles
2	M180 J5	22.39 miles
3	M180 J3	22.2 miles
4	M180 J2	25 miles
5	M180 J1	29.82 miles



Airports/Helpads

Pin	Name	Distance
1	Humberside Airport	22.8 miles
2	Finningley	26.1 miles
3	East Mids Airport	46.19 miles
4	Leeds Bradford Airport	63.61 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	All Saints Church	0.04 miles
2	The White Hart PH	0.06 miles
3	The Green	0.12 miles
4	Kingsway East	0.12 miles
5	The Green	0.15 miles

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

