

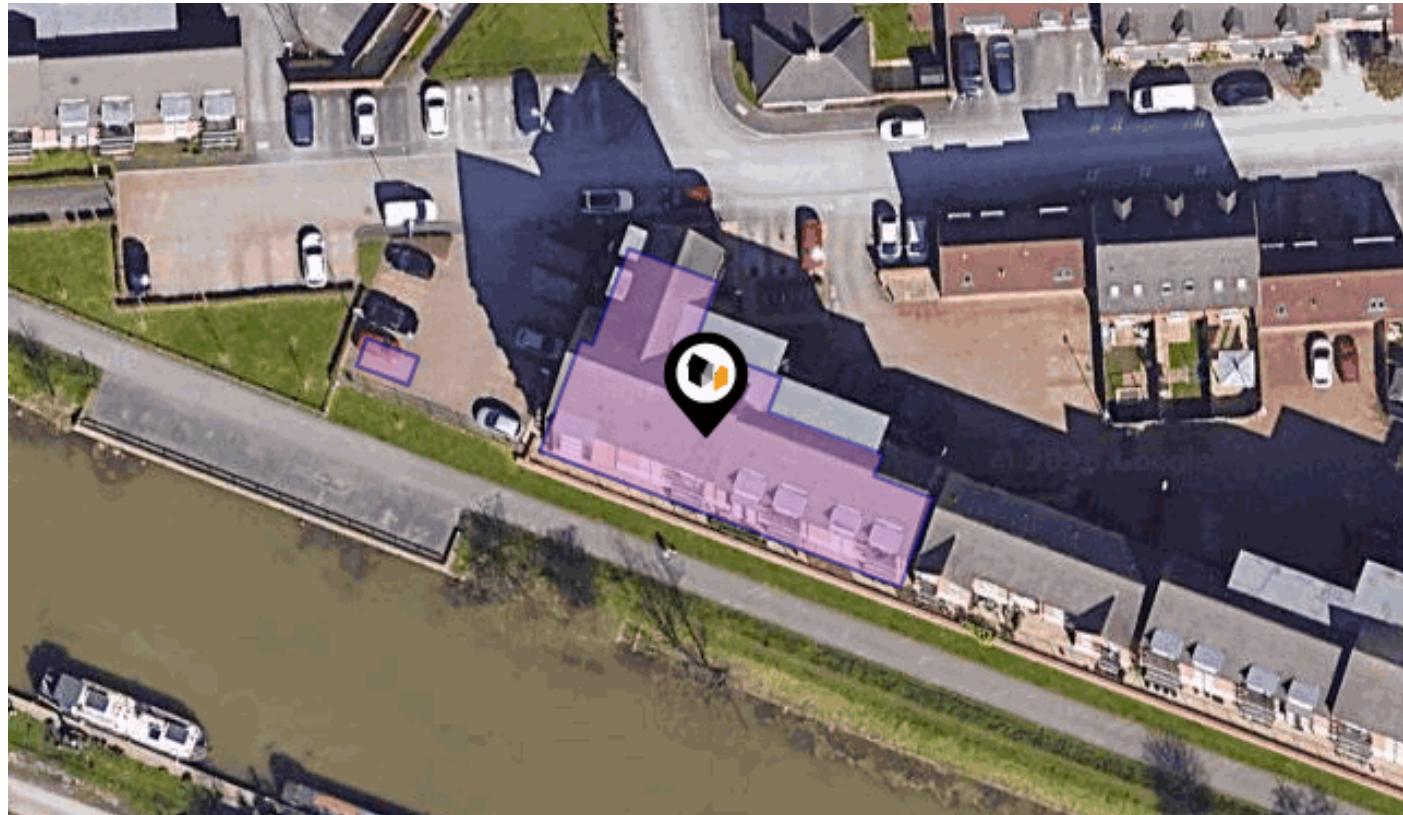


See More Online

MIR: Material Info

The Material Information Affecting this Property

Scheduled for: Wednesday 21st January 2026 @ 10:40am



ANGELICA ROAD, LINCOLN, LN1

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

www.mundys.net



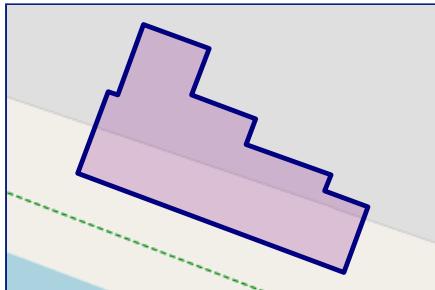
Powered by



Property Multiple Title Plans

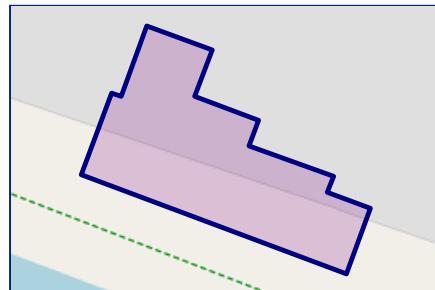


Freehold Title Plan



LL378429

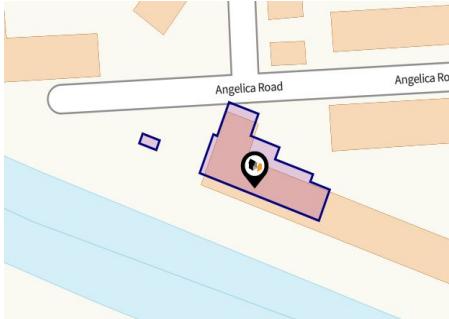
Leasehold Title Plan



LL353576

Start Date: 29/09/2014
End Date: 01/01/3011
Lease Term: 999 years from 1 January 2012
Term Remaining: 985 years

Property Overview



Property

Type:	Flat / Maisonette
Bedrooms:	2
Plot Area:	0.09 acres
Year Built :	2014
Council Tax :	Band B
Annual Estimate:	£1,759
Title Number:	LL353576

Tenure:	Leasehold
Start Date:	29/09/2014
End Date:	01/01/3011
Lease Term:	999 years from 1 January 2012
Term Remaining:	985 years

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15
mb/s **1800**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Disclaimer



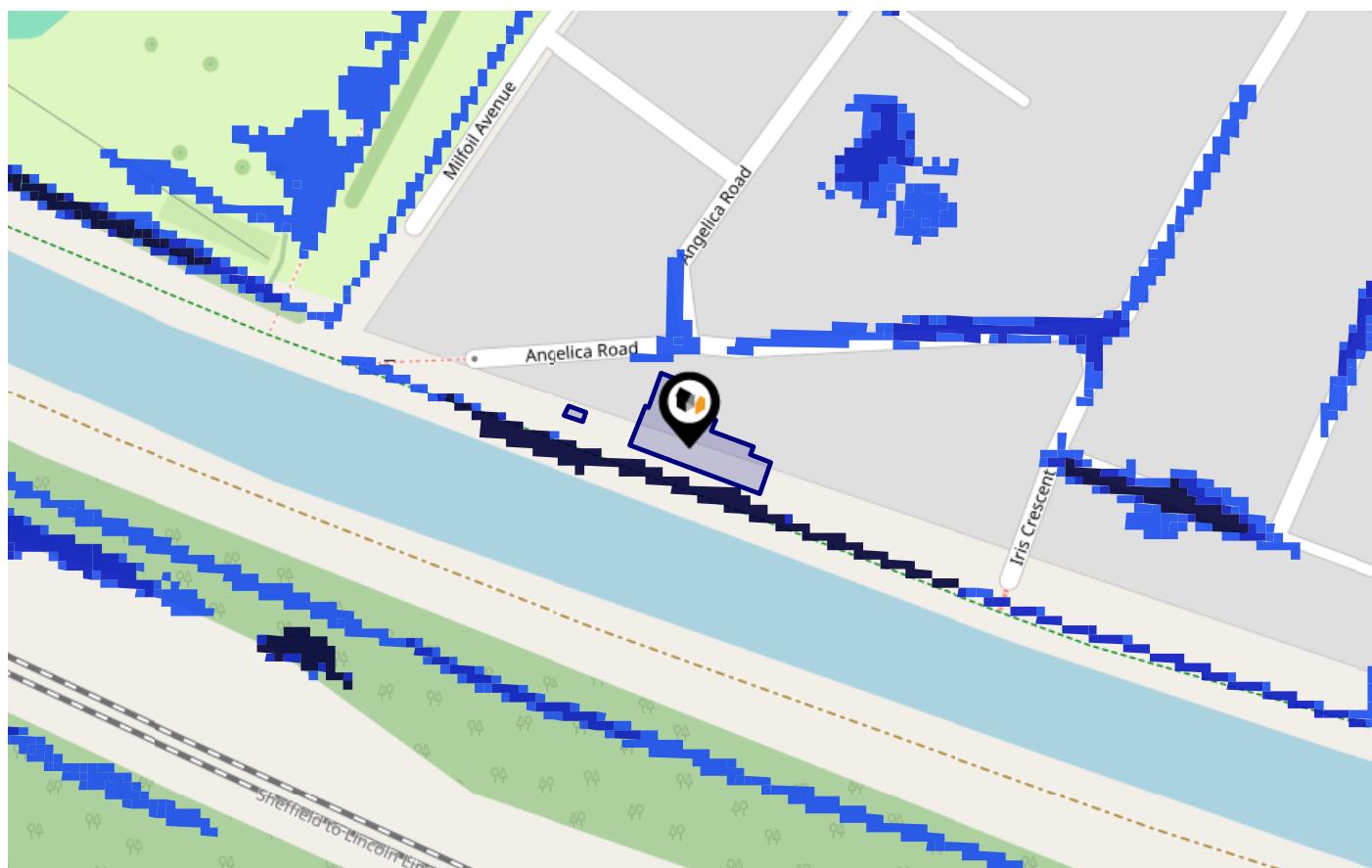
Important - Please read

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.

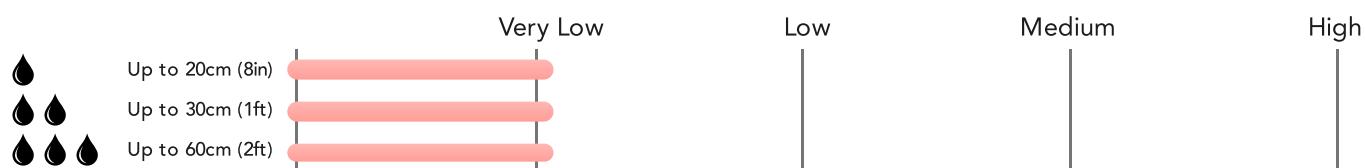


Risk Rating: Very low

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.

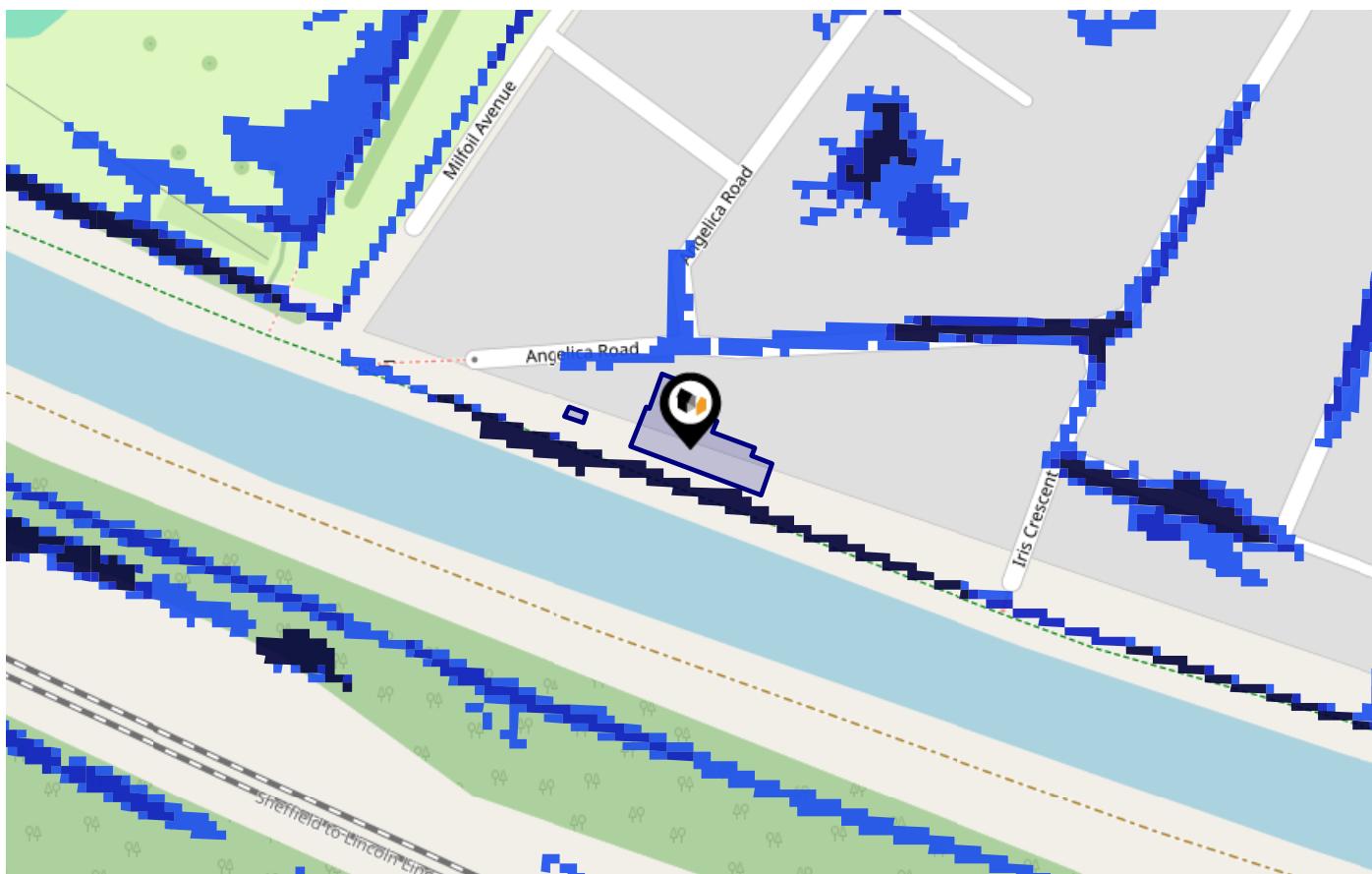
Chance of flooding to the following depths at this property:



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.

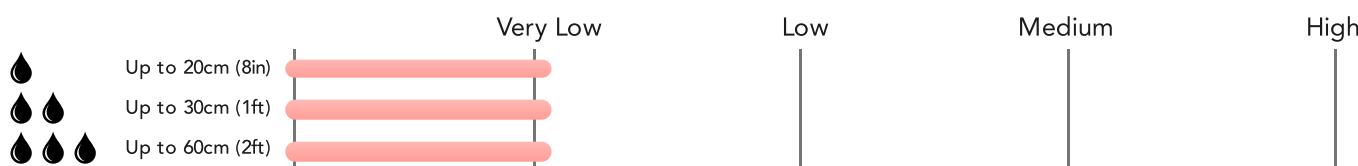


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- **High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
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- **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:

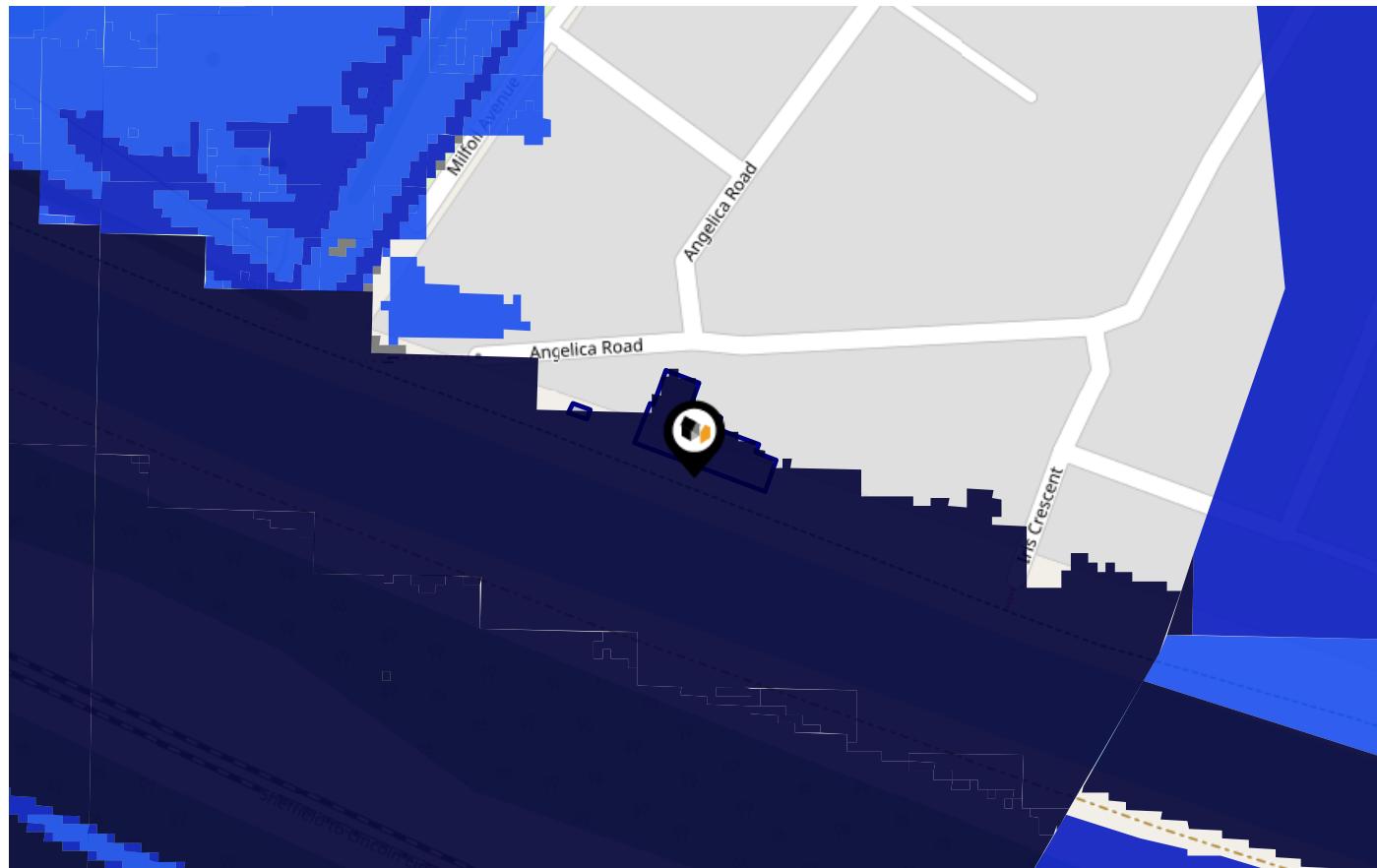


Flood Risk

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.

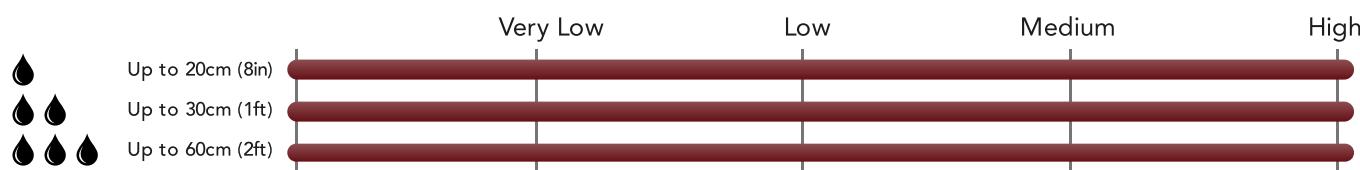


Risk Rating: High

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.
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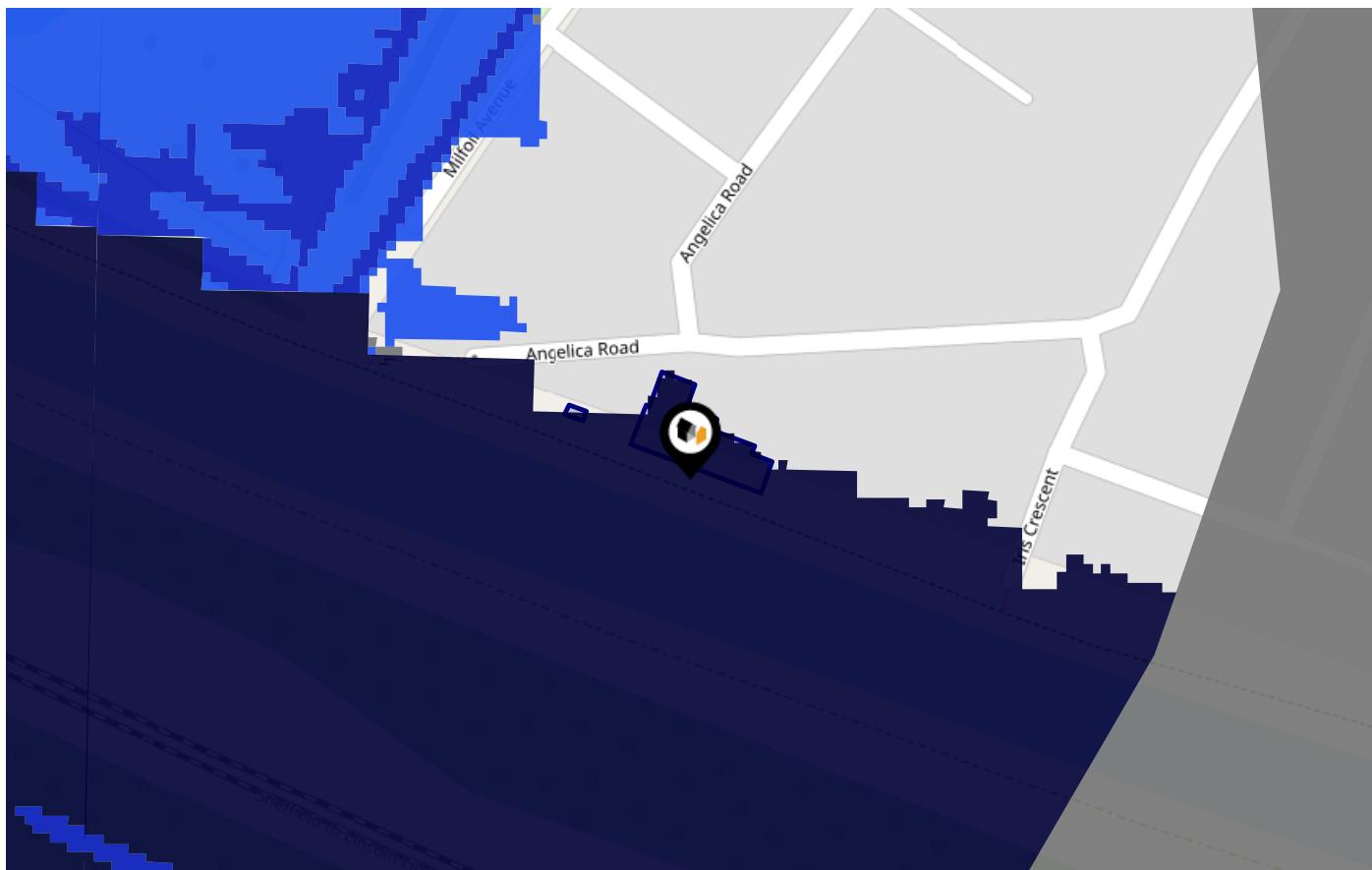
Chance of flooding to the following depths at this property:



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.

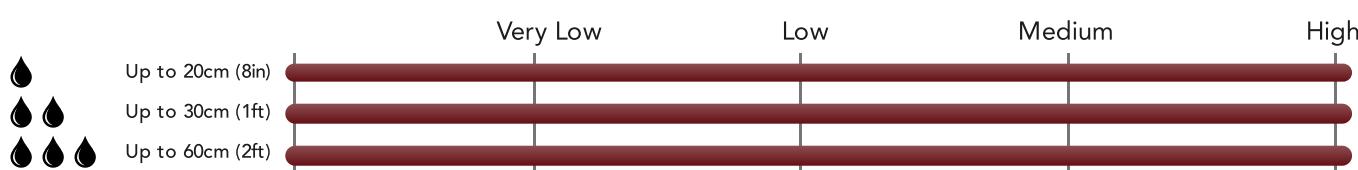


Risk Rating: High

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.

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Chance of flooding to the following depths at this property:

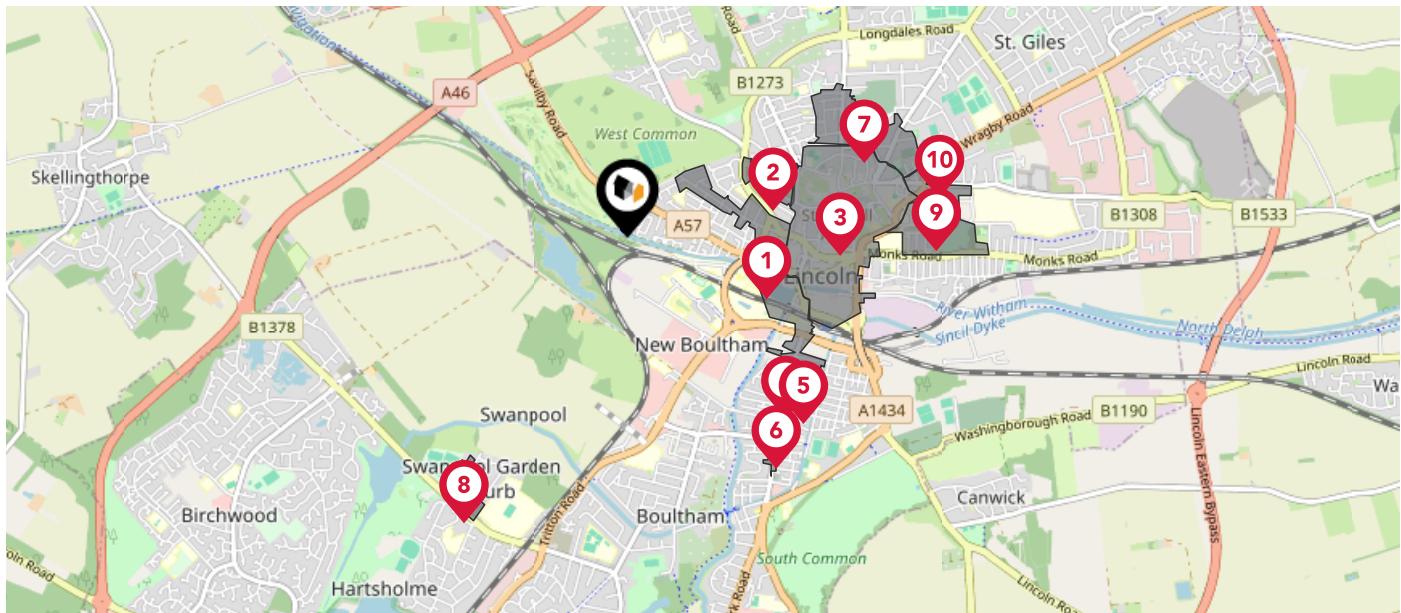


Maps

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

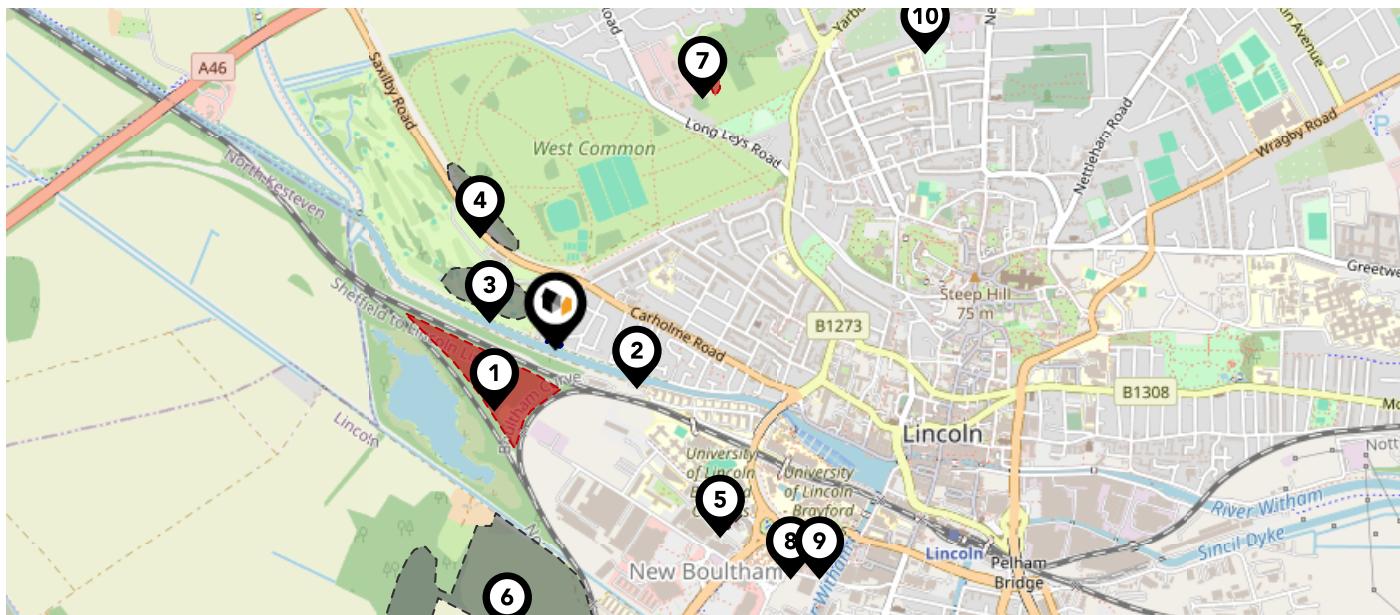
- 1 West Parade and Brayford
- 2 Carline
- 3 Cathedral and City Centre
- 4 St Peter-at-Gowts
- 5 Sibthorpe
- 6 Gowt's Bridge
- 7 Newport and Nettleham Road
- 8 Swanpool
- 9 Lindum and Arboretum
- 10 The Dell

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.



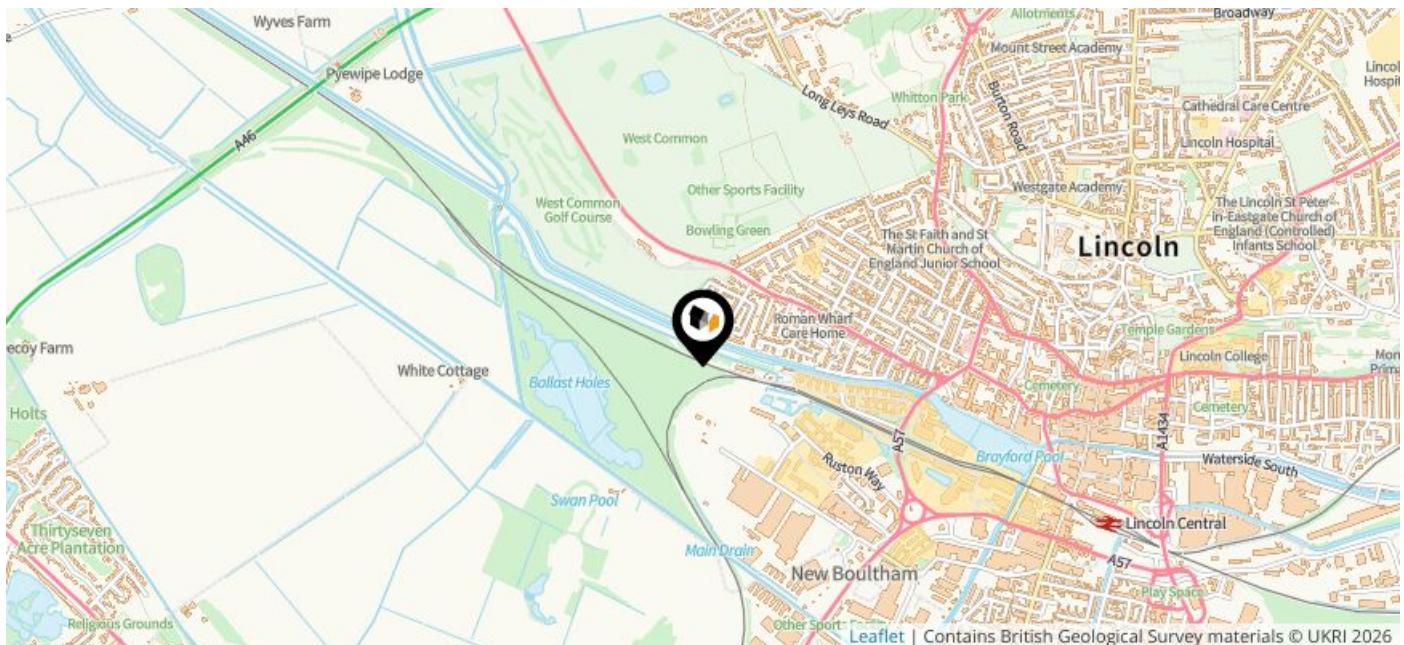
Nearby Landfill Sites

1	EA/EPR/BP3998NN/A001 - Beevor Foundry Ltd	Active Landfill	<input checked="" type="checkbox"/>
2	Former Fisons Site-Carholme Road	Historic Landfill	<input type="checkbox"/>
3	Golf Course-West Common	Historic Landfill	<input type="checkbox"/>
4	West Common-Lincoln, Lincolnshire	Historic Landfill	<input type="checkbox"/>
5	Rear Of British Rail Social Club-Ropewalk	Historic Landfill	<input type="checkbox"/>
6	Skewbridge Tip Site-Skewbridge, Lincoln	Historic Landfill	<input type="checkbox"/>
7	EA/EPR/BP3598NX/A001 - Serviceteam Ltd	Active Landfill	<input checked="" type="checkbox"/>
8	Former Brayford Leisure Site-Ropewalk	Historic Landfill	<input type="checkbox"/>
9	Land South Of Ropewalk-Land South Of Ropewalk, Rear Of Mervyn Black	Historic Landfill	<input type="checkbox"/>
10	Mount Street-Lincoln, Lincolnshire	Historic Landfill	<input type="checkbox"/>

Maps Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- X Adit
- X Gutter Pit
- X 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.

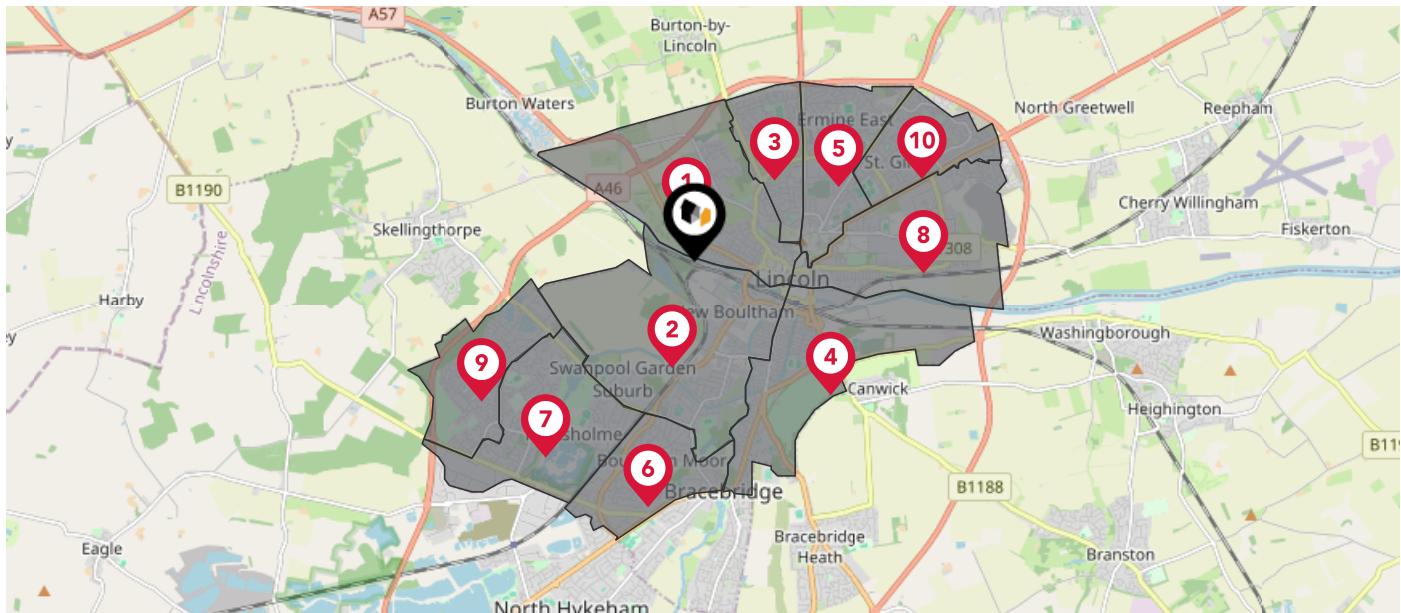
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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 Carholme Ward
- 2 Boultham Ward
- 3 Castle Ward
- 4 Park Ward
- 5 Minster Ward
- 6 Moorland Ward
- 7 Hartsholme Ward
- 8 Abbey Ward
- 9 Birchwood Ward
- 10 Glebe Ward

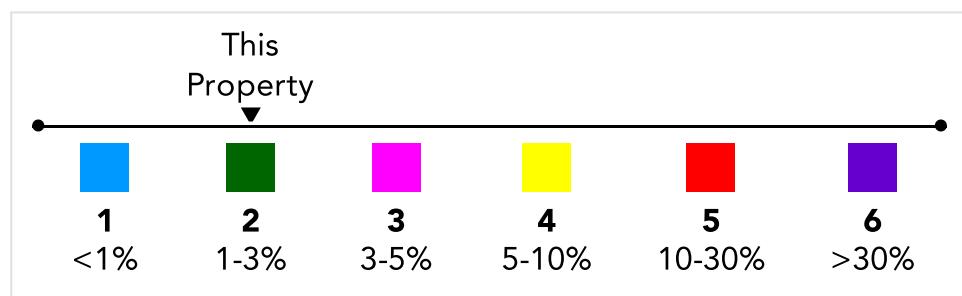
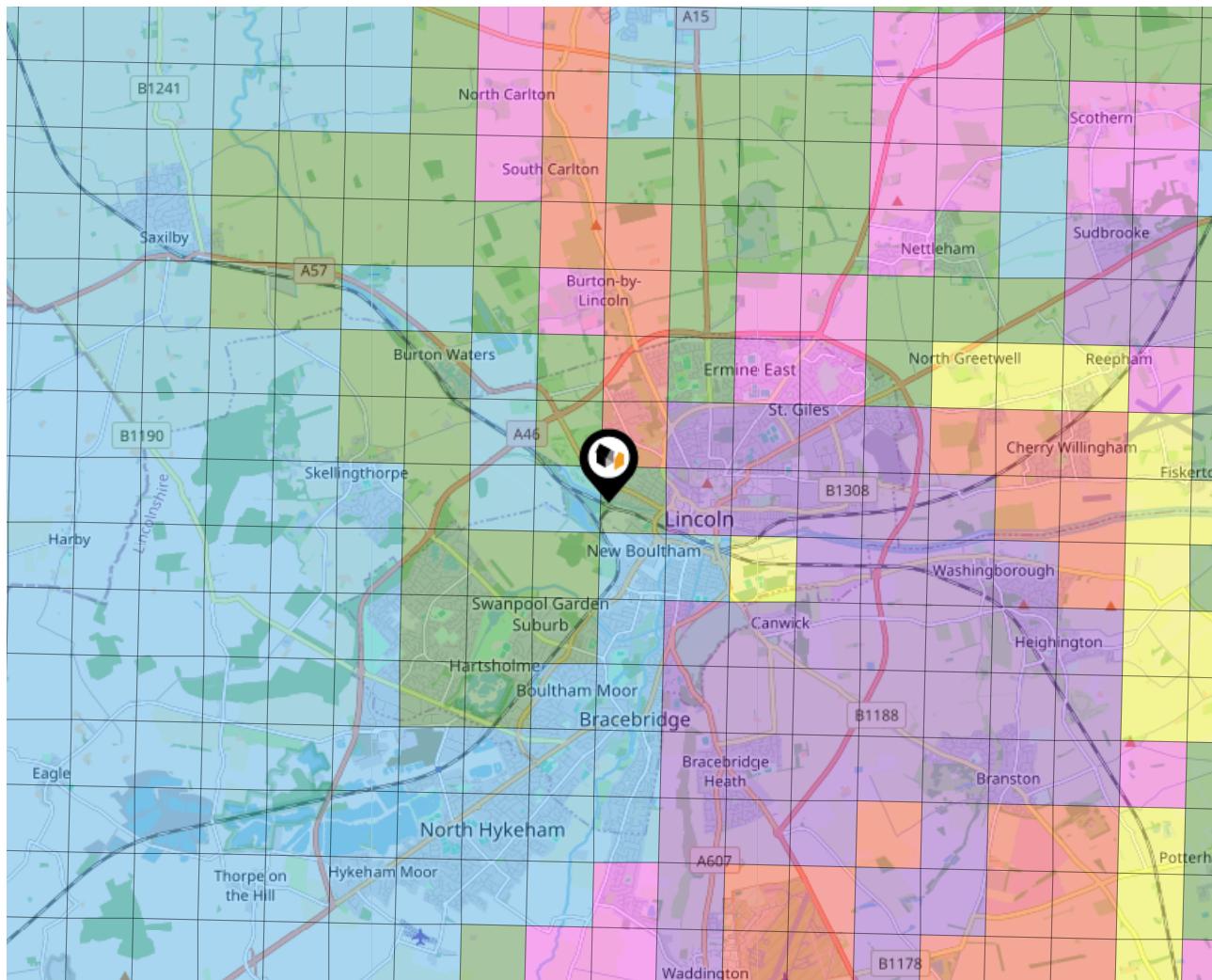
Environment

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).

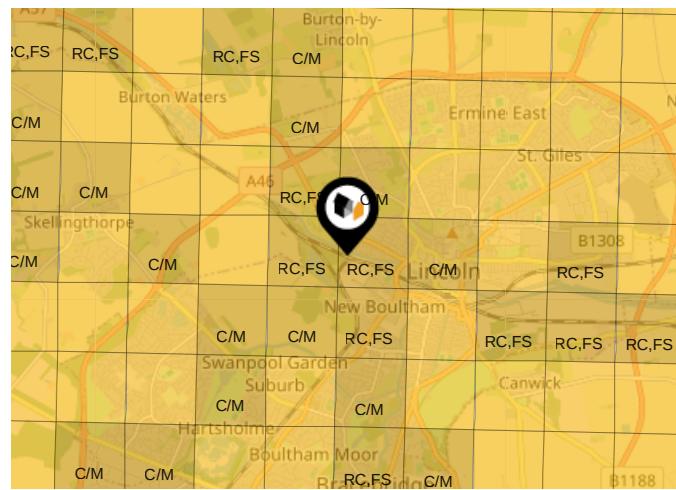


Environment Soils & Clay



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

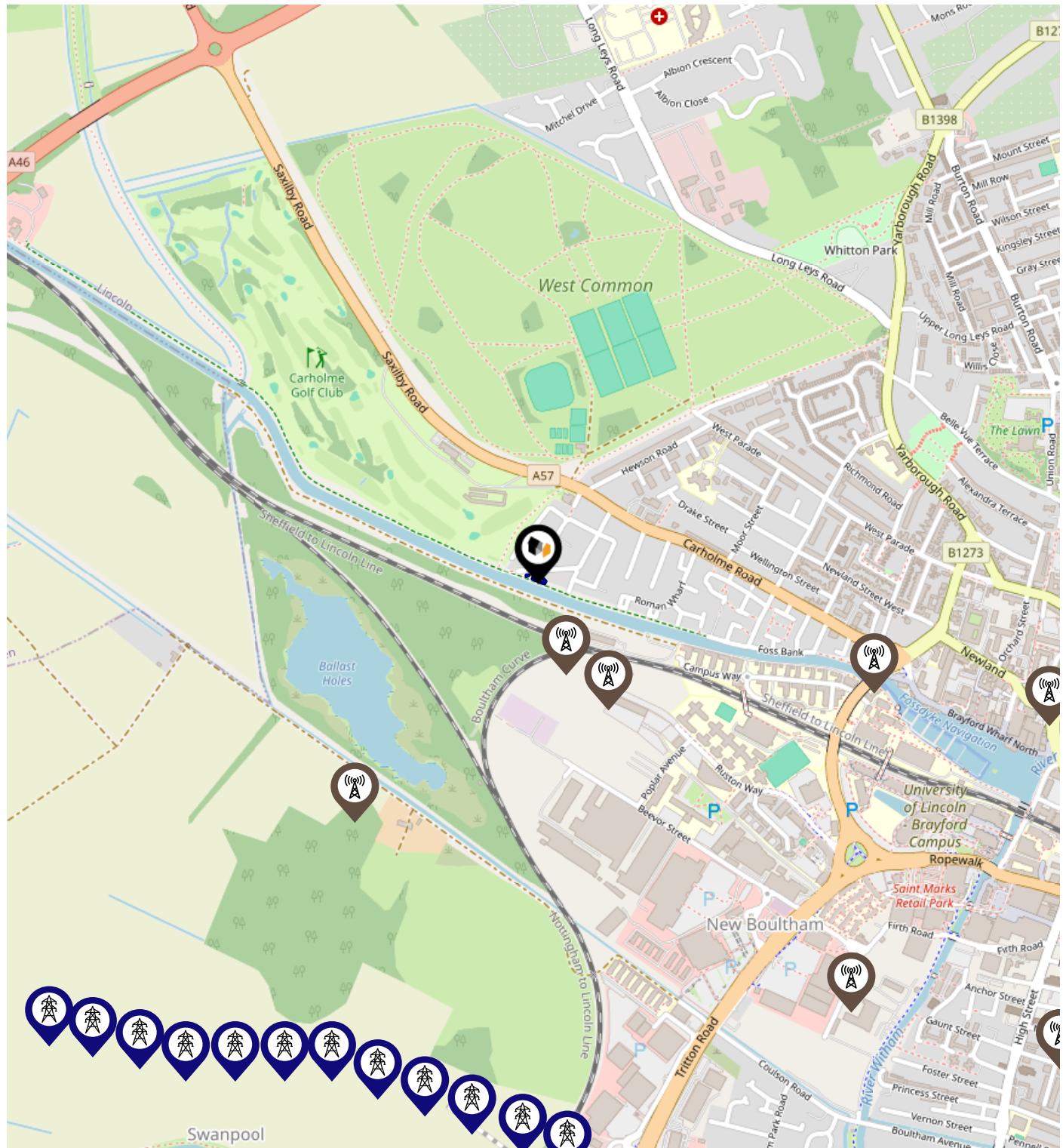
Carbon Content: NONE **Soil Texture:** SAND TO SANDY LOAM
Parent Material Grain: ARENACEOUS - **Soil Depth:** DEEP
Soil Group: RUDACEOUS
LIGHT(SILTY) TO
MEDIUM(SILTY)



Primary Classifications (Most Common Clay Types)

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



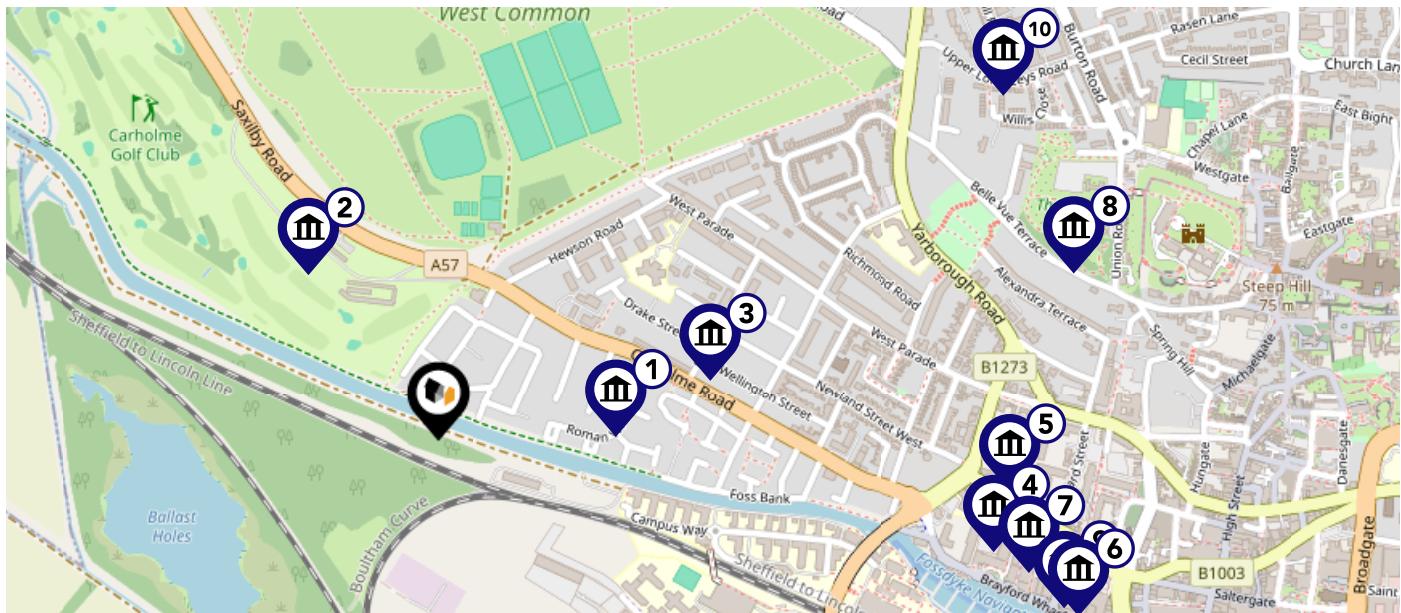
Key:

- Power Pylons
- Communication Masts

Maps Listed Buildings

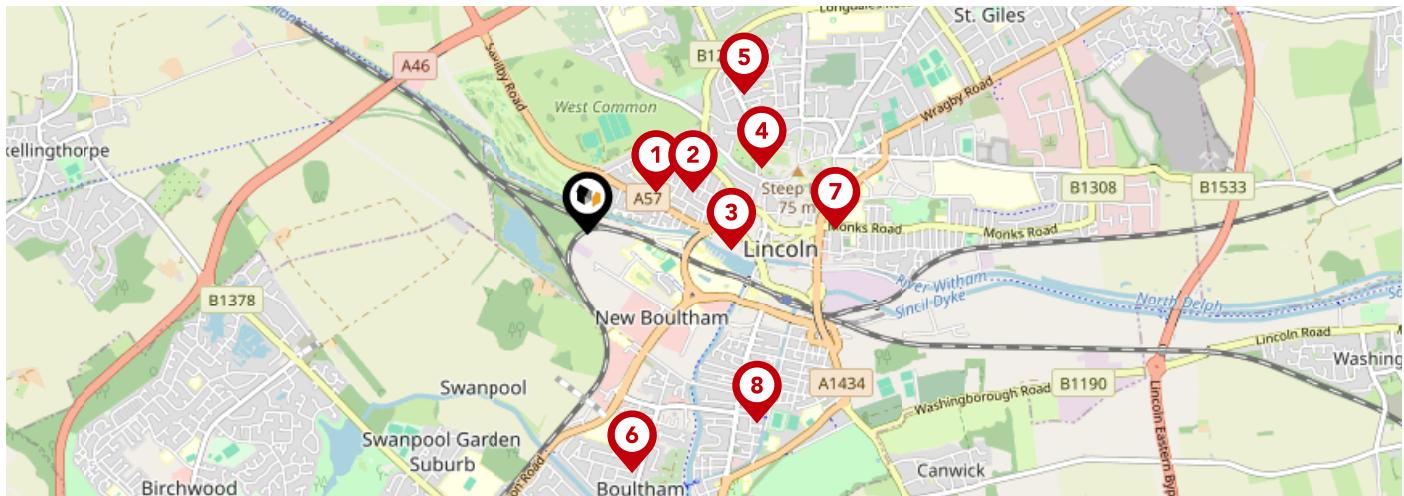


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1388743 - Fosse House	Grade II	0.2 miles
1388754 - Racecourse Grandstand	Grade II	0.2 miles
1388699 - Queen In The West Public House	Grade II	0.3 miles
1388718 - Numbers 78-88 And Attached Railings	Grade II	0.6 miles
1388719 - House Front Incorporated In Lincolnshire County Council Offices	Grade II	0.6 miles
1388715 - 30, Newland	Grade II	0.7 miles
1388717 - 64, Newland	Grade II	0.7 miles
1388819 - The Lawn	Grade II	0.7 miles
1388716 - Grafton House	Grade II	0.7 miles
1388644 - 16, Mill Road	Grade II	0.7 miles

Area Schools



Nursery Primary Secondary College Private



**The St Faith's Church of England Infant and Nursery School,
Lincoln**

Ofsted Rating: Good | Pupils: 278 | Distance:0.36



**The St Faith and St Martin Church of England Junior School,
Lincoln**

Ofsted Rating: Good | Pupils: 345 | Distance:0.51



Lincolnshire Secure Unit

Ofsted Rating: Not Rated | Pupils: 0 | Distance:0.64



Westgate Academy

Ofsted Rating: Good | Pupils: 430 | Distance:0.83



Mount Street Academy

Ofsted Rating: Outstanding | Pupils: 318 | Distance:0.93



Sir Francis Hill Community Primary School

Ofsted Rating: Requires improvement | Pupils: 623 | Distance:1.07



Lincoln UTC

Ofsted Rating: Good | Pupils: 369 | Distance:1.1



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

Ofsted Rating: Outstanding | Pupils: 258 | Distance:1.13



Area Schools



Nursery Primary Secondary College Private



Lincoln College

Ofsted Rating: Good | Pupils: 0 | Distance: 1.18



Lincoln Minster School

Ofsted Rating: Not Rated | Pupils: 473 | Distance: 1.25



The Lincoln St Peter-in-Eastgate Church of England (Controlled)

Infants School

Ofsted Rating: Requires improvement | Pupils: 89 | Distance: 1.28



Lincoln Castle Academy

Ofsted Rating: Not Rated | Pupils: 680 | Distance: 1.35



Athena School

Ofsted Rating: Good | Pupils: 113 | Distance: 1.39



The Lincoln Bishop King Church of England Primary School

Ofsted Rating: Good | Pupils: 459 | Distance: 1.4



The St Francis Special School, Lincoln

Ofsted Rating: Outstanding | Pupils: 161 | Distance: 1.43



The Priory City of Lincoln Academy

Ofsted Rating: Requires improvement | Pupils: 980 | Distance: 1.44

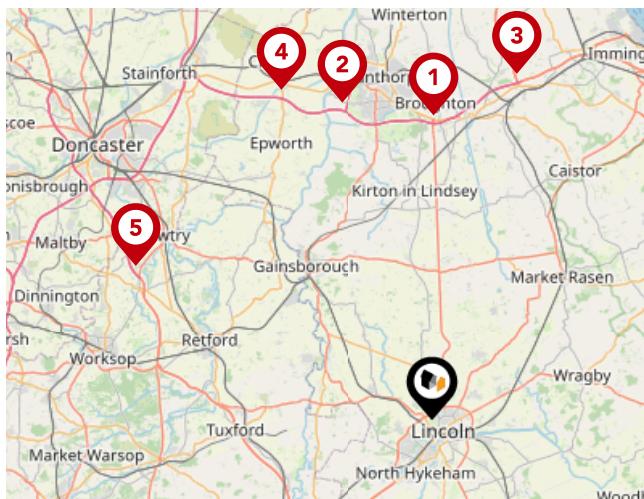


Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	0.98 miles
2	Lincoln Central Rail Station	0.99 miles
3	Hykeham Rail Station	3.04 miles



Trunk Roads/Motorways

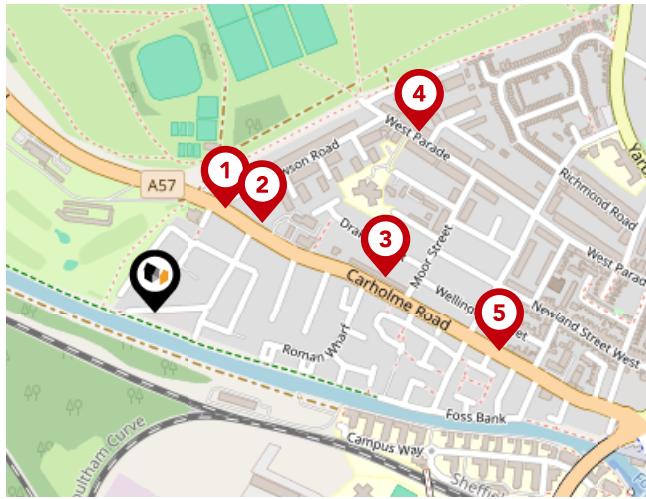
Pin	Name	Distance
1	M180 J4	21.59 miles
2	M180 J3	23.36 miles
3	M180 J5	25.17 miles
4	M180 J2	25.63 miles
5	A1(M) J34	23.63 miles



Airports/Helpads

Pin	Name	Distance
1	Humberside Airport	25.82 miles
2	Finningley	25.3 miles
3	East Mids Airport	42.54 miles
4	Leeds Bradford Airport	63.07 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hewson Road	0.14 miles
2	Hewson Road	0.15 miles
3	Moor Street	0.26 miles
4	Tennyson Street	0.35 miles
5	Staunton Street	0.38 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



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Land Registry



Valuation Office
Agency

