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MIR: Material Info

The Material Information Affecting this Property

Wednesday 07th January 2026



HIGH STREET, NETTLEHAM, LINCOLN, LN2

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

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Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Plot Area:	0.04 acres		
Year Built :	Before 1900		
Council Tax :	Band A		
Annual Estimate:	£1,520		
Title Number:	LL284909		

Local Area

Local Authority:

Conservation Area:

Flood Risk:

Rivers & Seas

Surface Water

Lincolnshire

Nettleham

Very low

Very low

Mobile Coverage:

(based on calls indoors)

O₂

EE

3

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

6

mb/s

80

mb/s

1800

mb/s

Satellite/Fibre TV Availability:

BT

sky

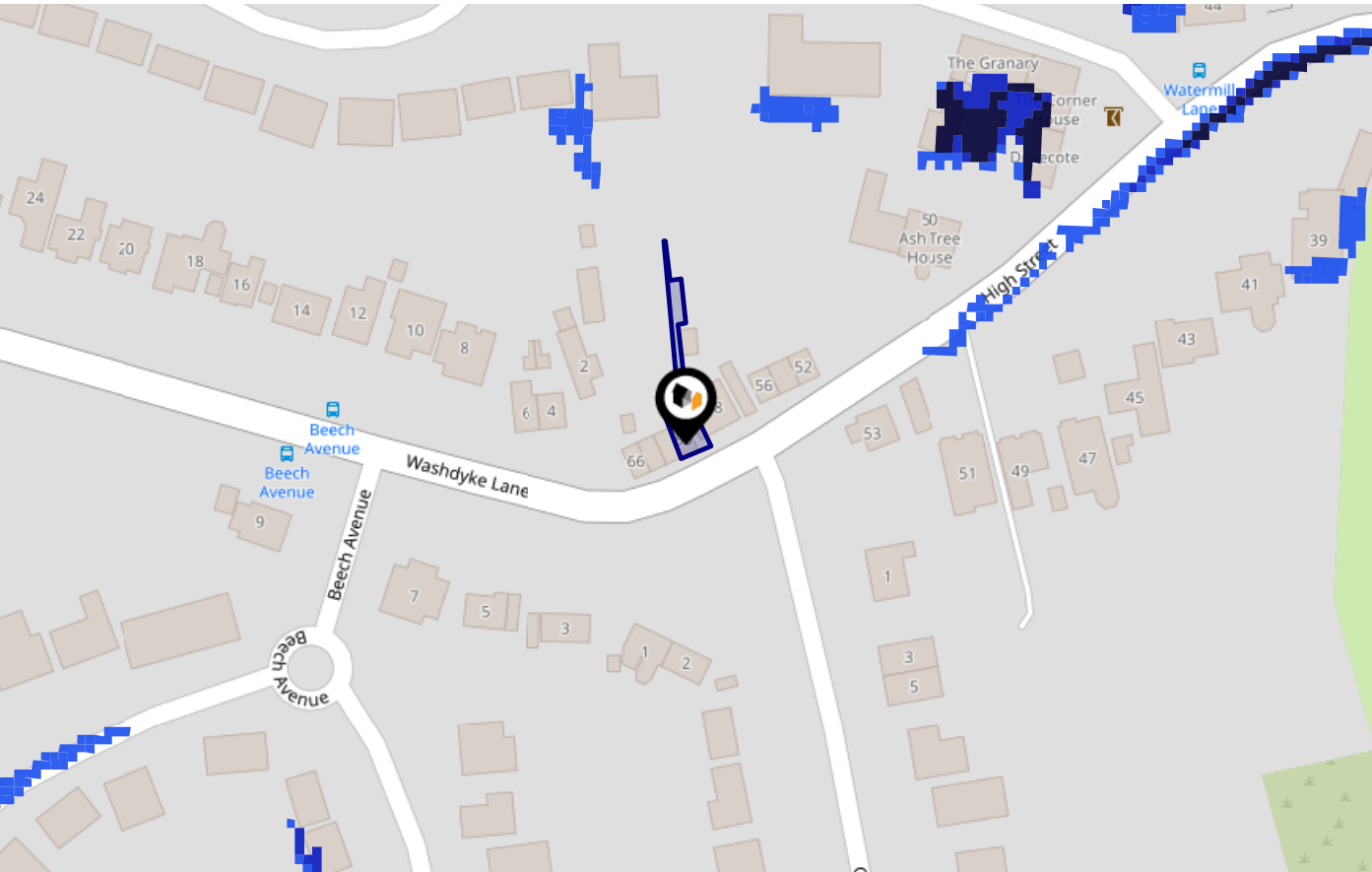
Virgin media

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.

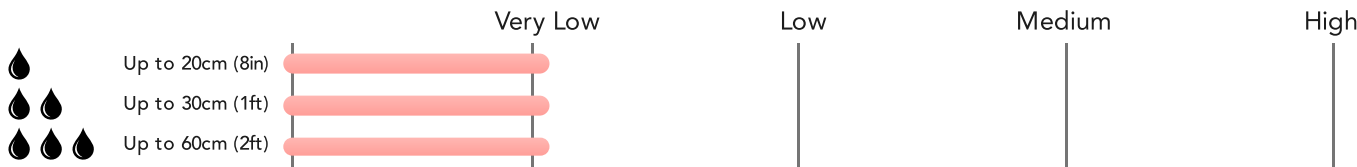


Risk Rating: Very low

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.

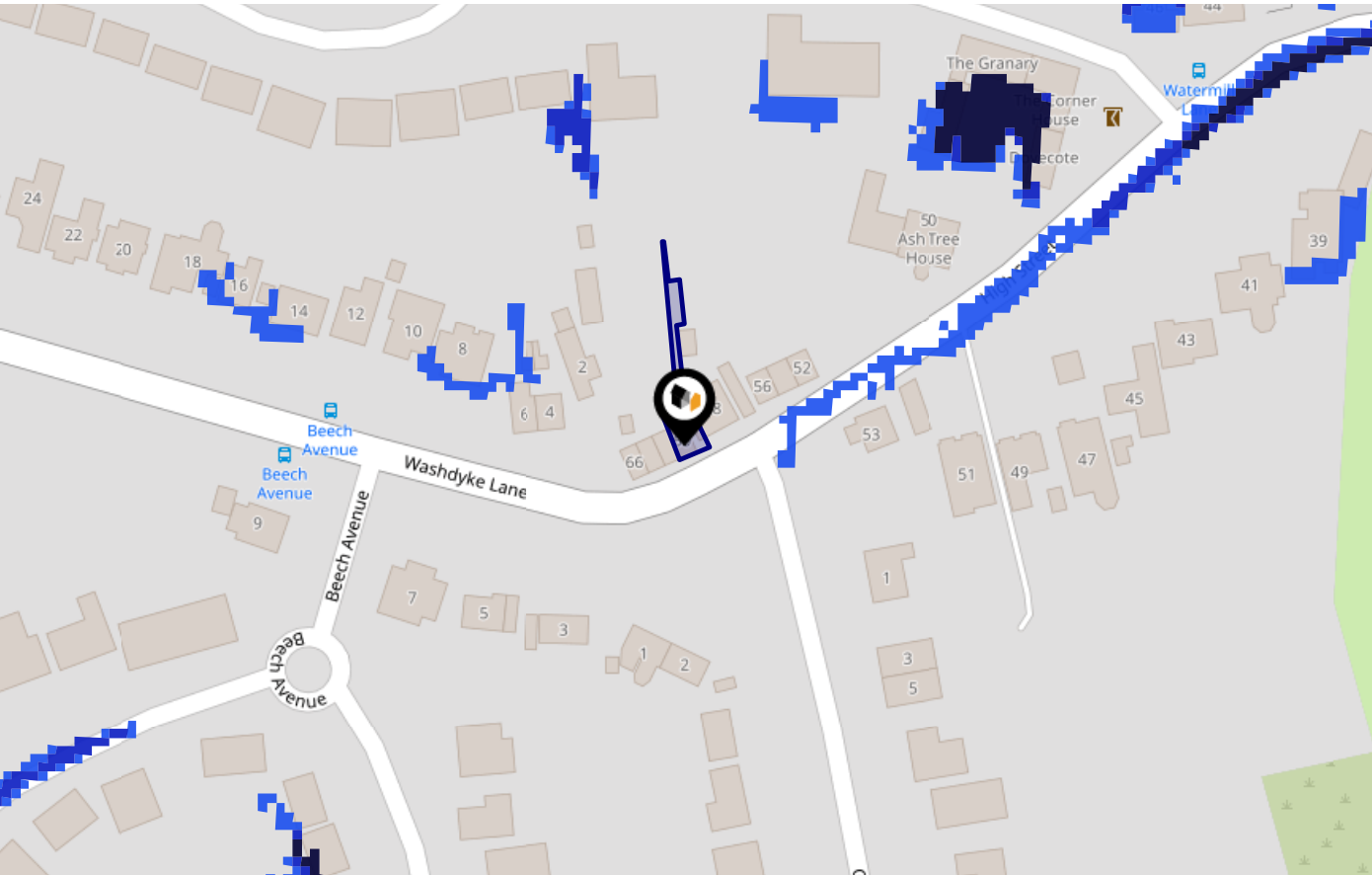
Chance of flooding to the following depths at this property:



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

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Chance of flooding to the following depths at this property:

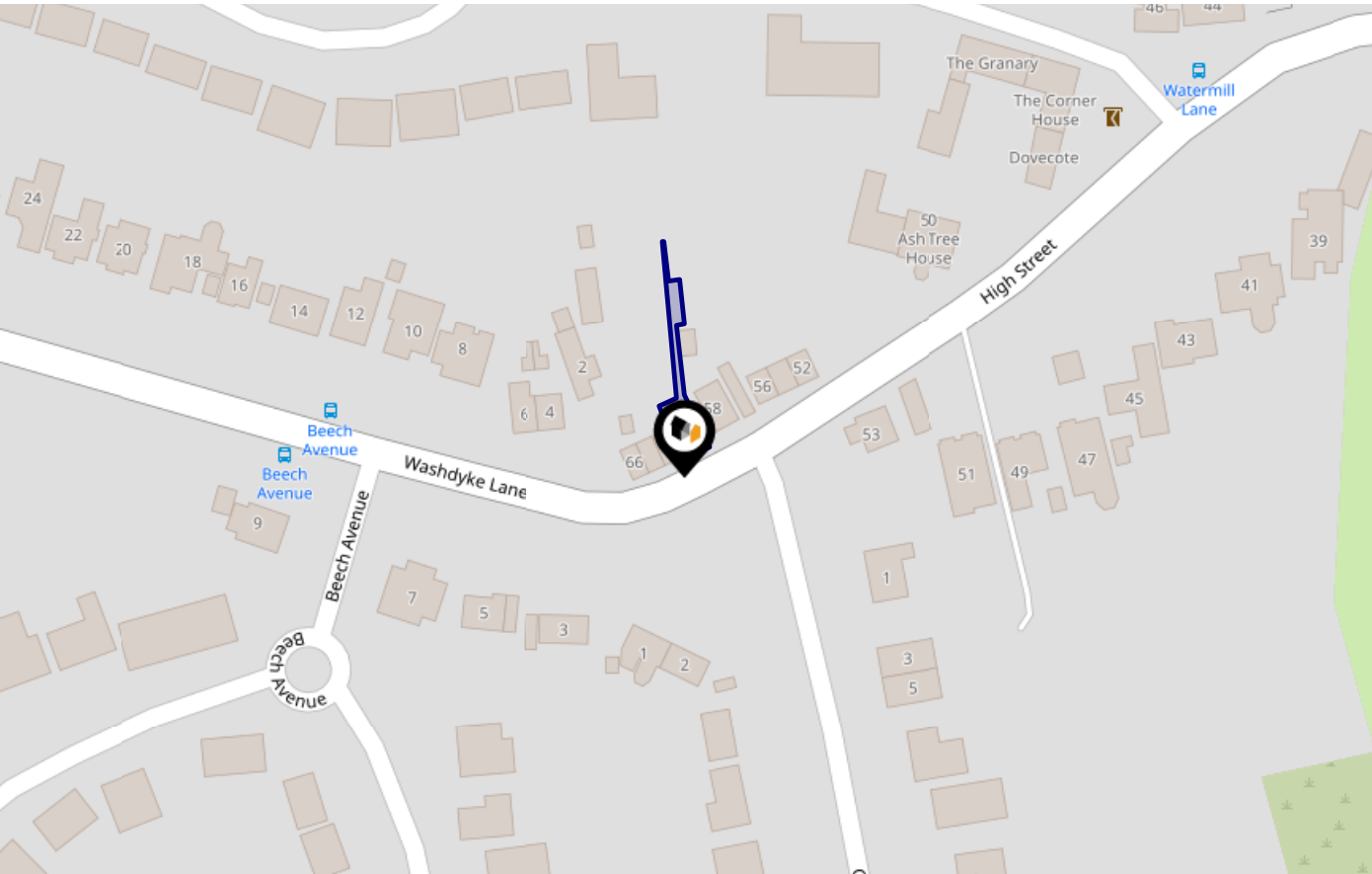


Flood Risk

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.

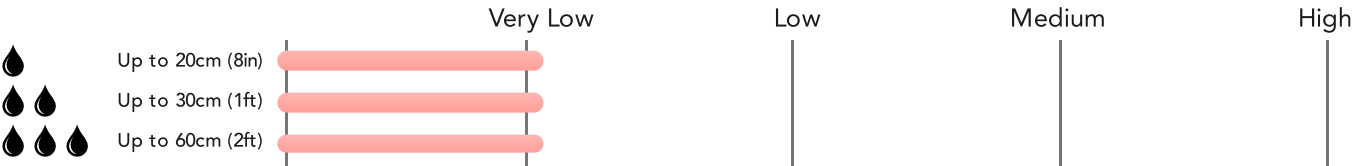


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Chance of flooding to the following depths at this property:

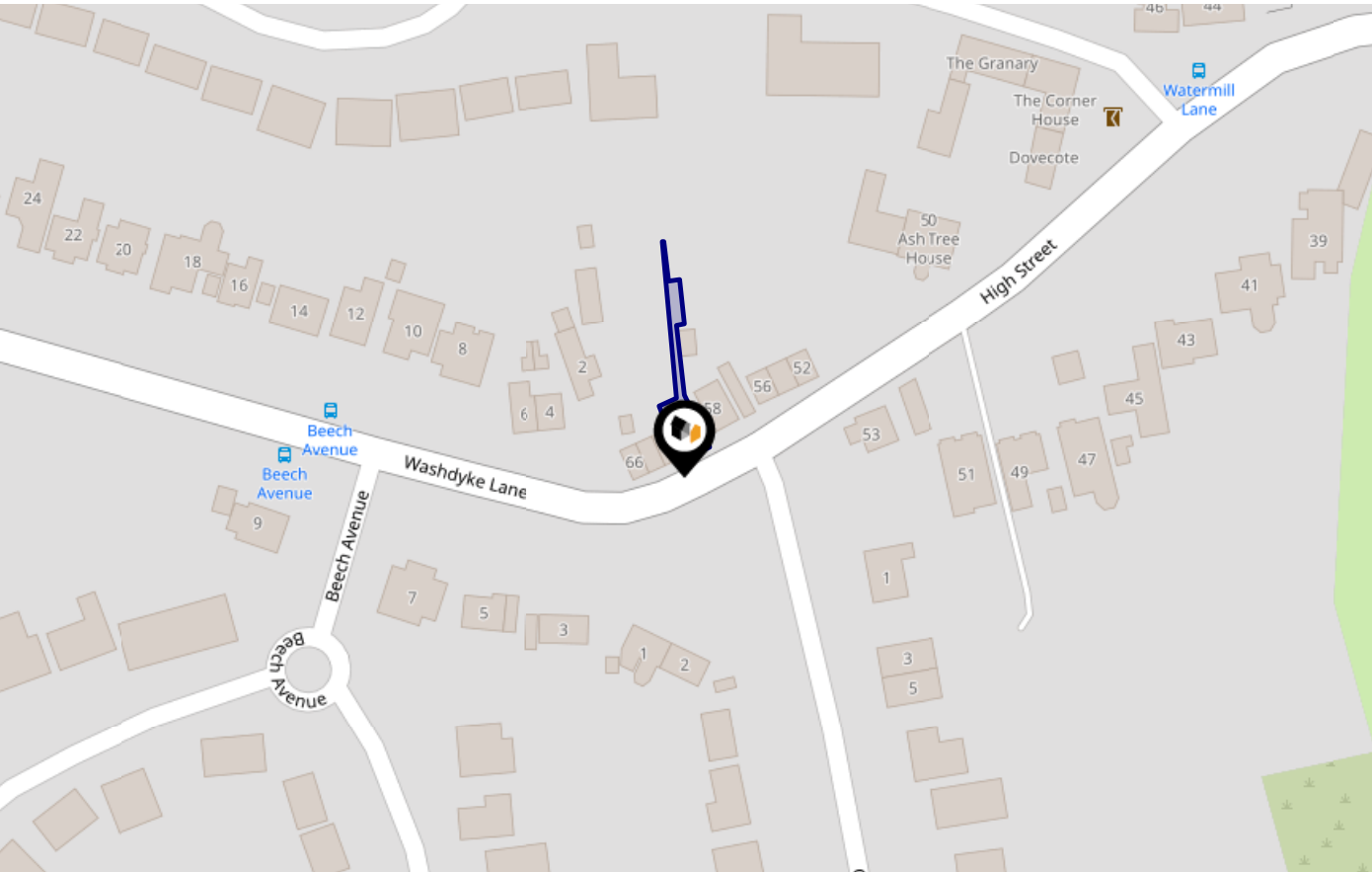


Flood Risk

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.

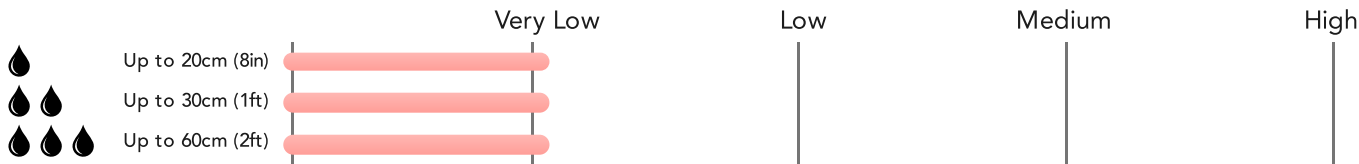


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



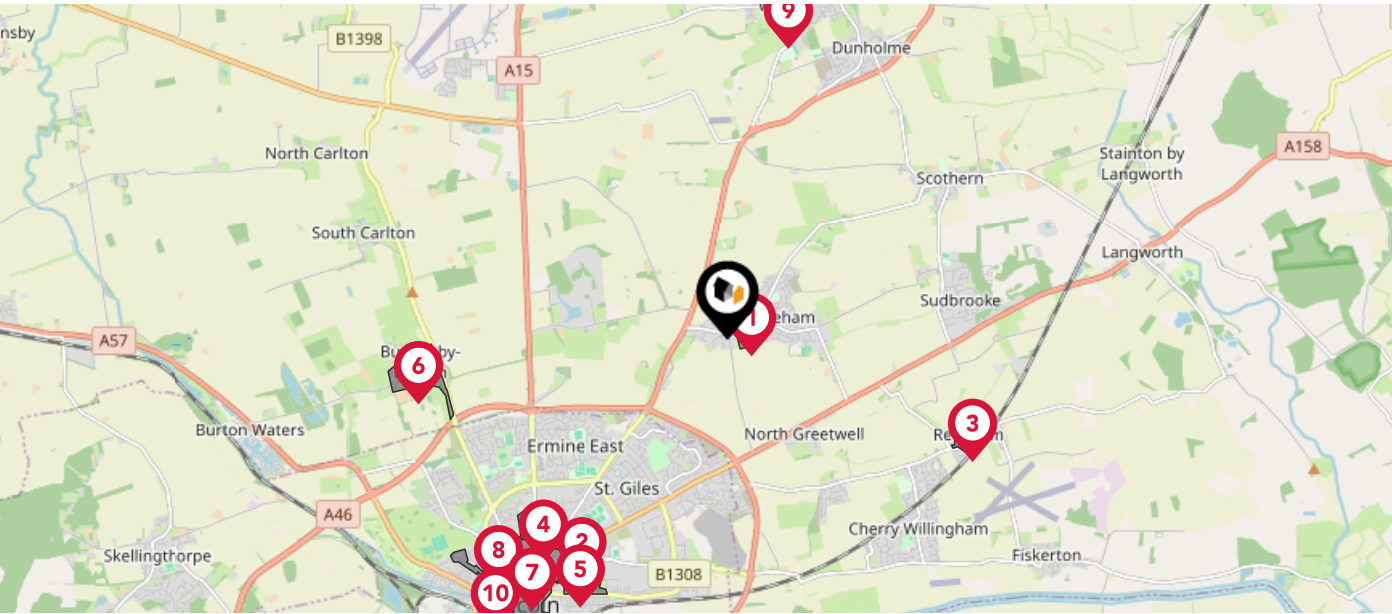
MIR - Material Info

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

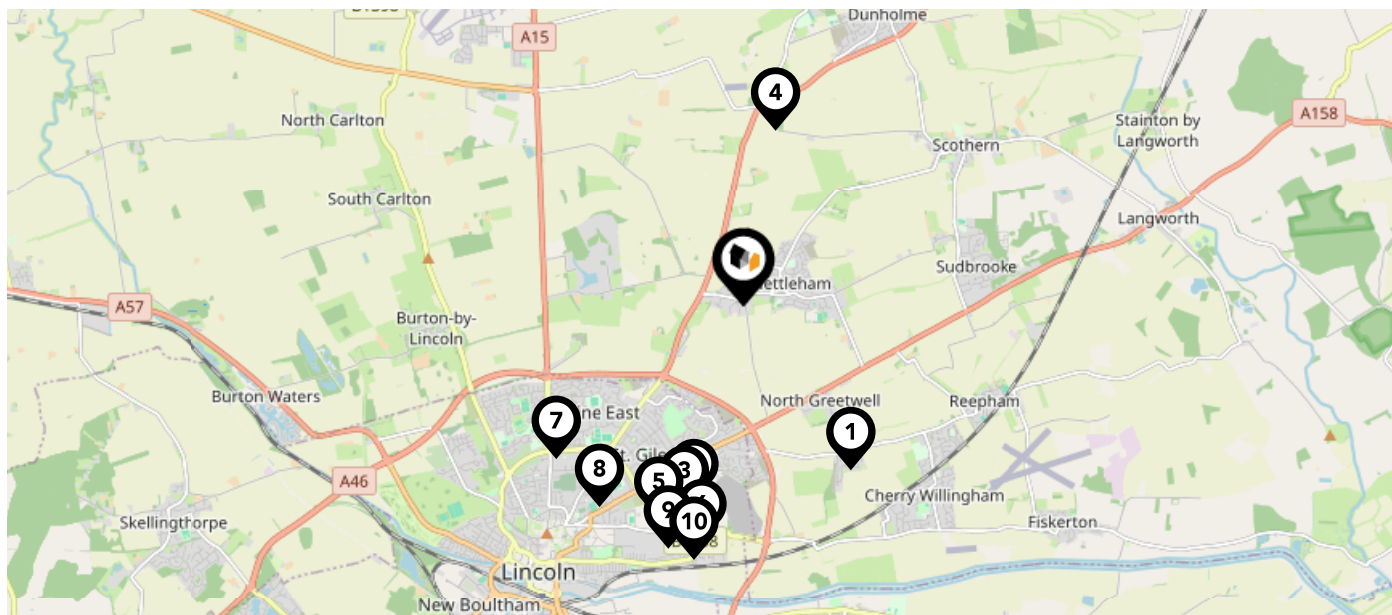
1	Nettleham
2	The Dell
3	Reepham
4	Newport and Nettleham Road
5	Lindum and Arboretum
6	Burton
7	Cathedral and City Centre
8	Carline
9	Welton
10	West Parade and Brayford

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

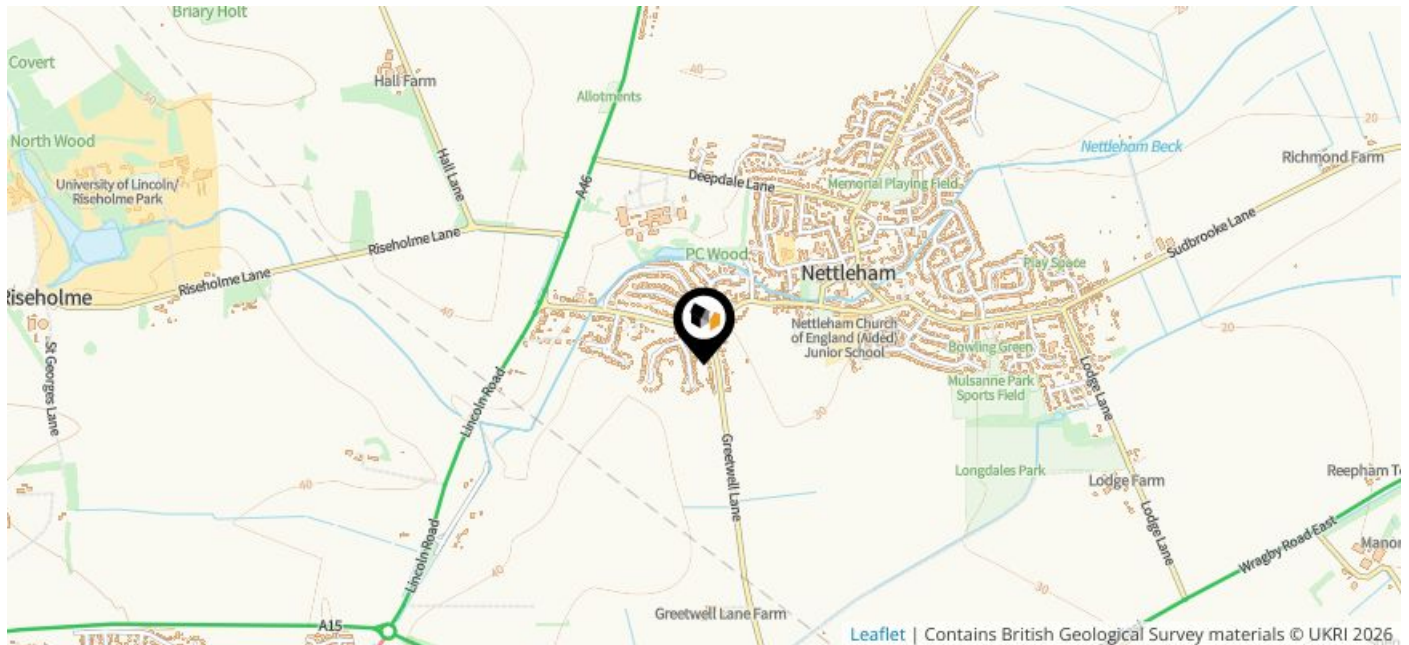
1	Land to the rear of 41-43 Hawthorn Road-Cherry Willingham, Lincoln	Historic Landfill	
2	Rear Of Old Hillards-Rear Of Old Hillards, Wragby Road	Historic Landfill	
3	Outer Circle Road-Lincoln, Lincolnshire	Historic Landfill	
4	Dunholme Holt Bend-Off the A46, Dunholme, Lincolnshire	Historic Landfill	
5	Deacon Road-Lincoln, Lincolnshire	Historic Landfill	
6	Wrights Way-Lincoln, Lincolnshire	Historic Landfill	
7	Cathedral Quarry-Riseholme Road, Lincoln	Historic Landfill	
8	Nursery Grove-Lincoln, Lincolnshire	Historic Landfill	
9	East Of HM Prison-Greetwell Road, Lincoln	Historic Landfill	
10	Wickes Site-Outer Circle Road	Historic Landfill	

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.

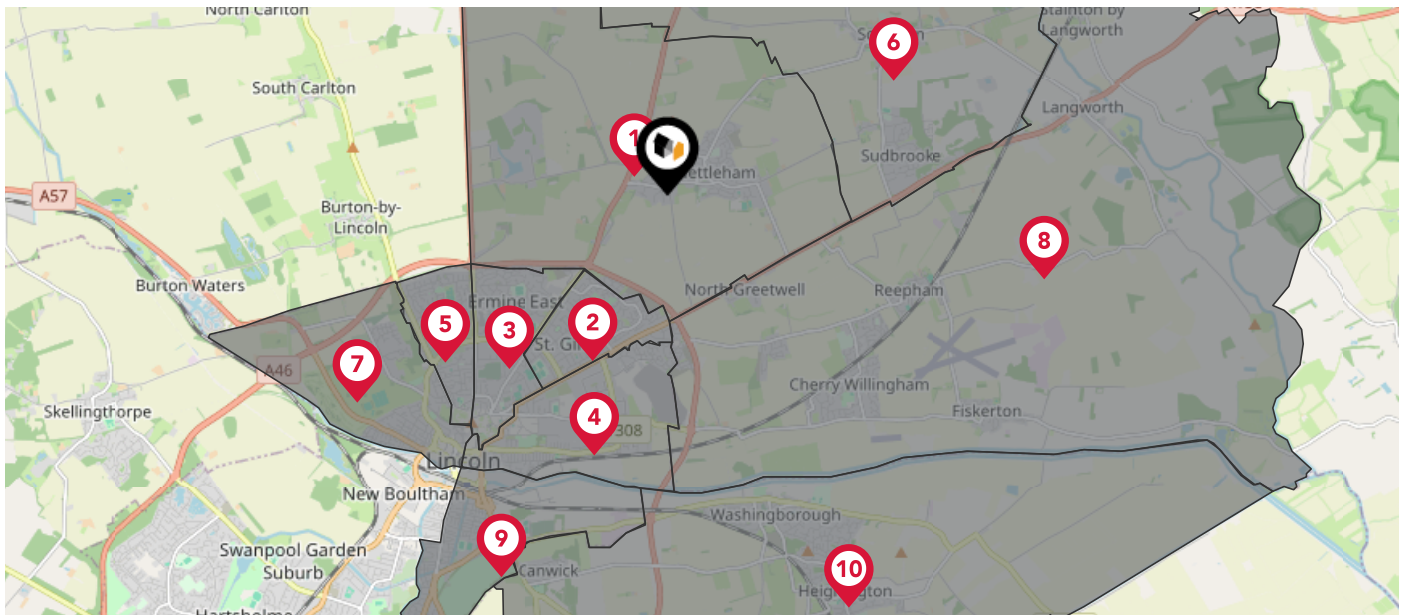
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Nettleham Ward



Glebe Ward



Minster Ward



Abbey Ward



Castle Ward



Sudbrooke Ward



Carholme Ward



Cherry Willingham Ward



Park Ward



Heighington and Washingborough Ward

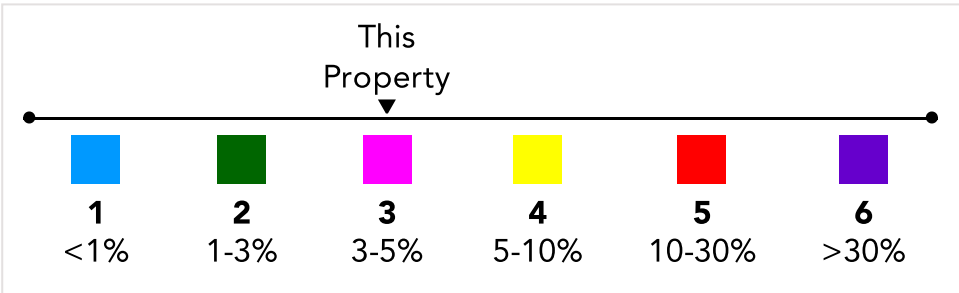
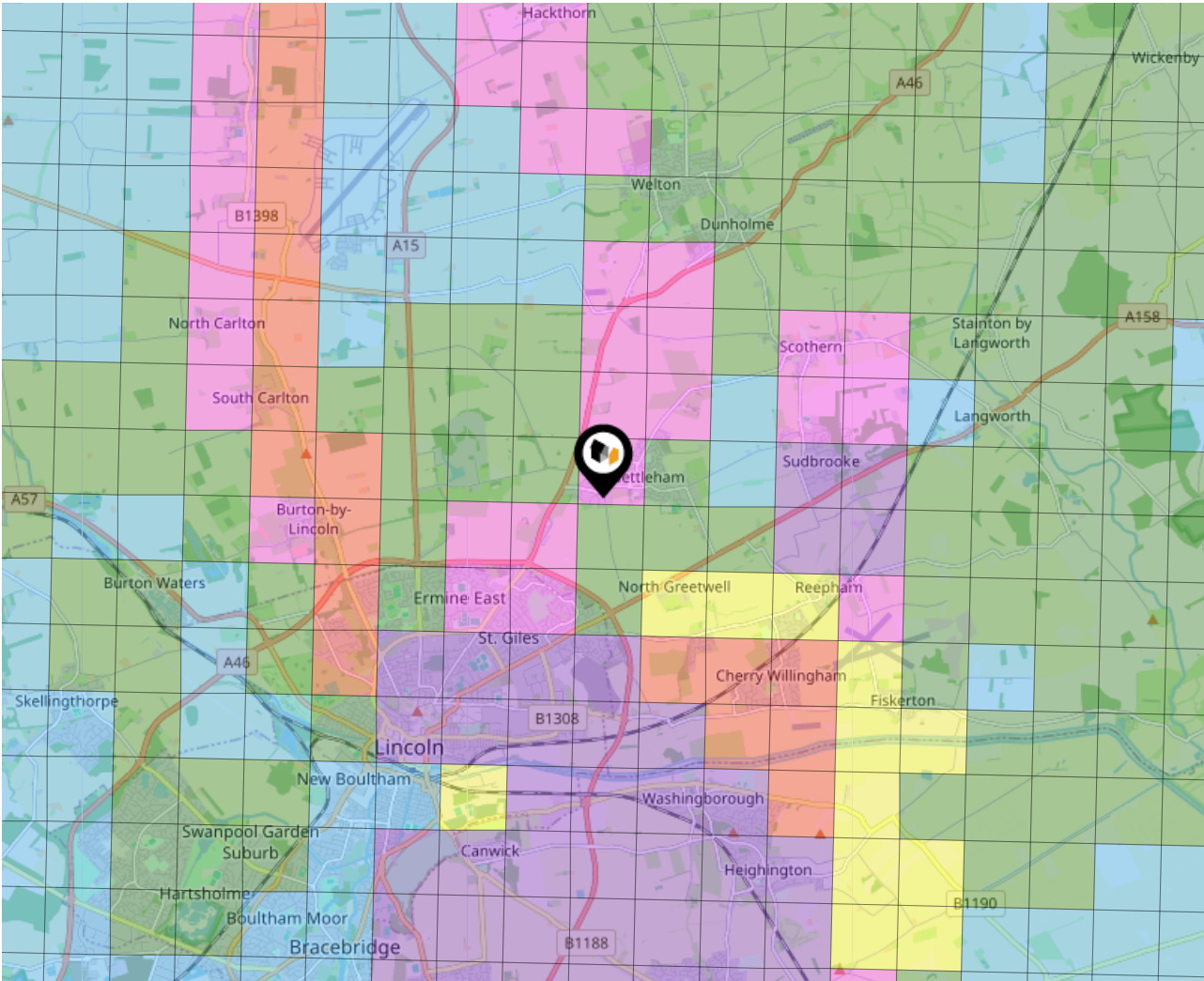
Environment

Radon Gas



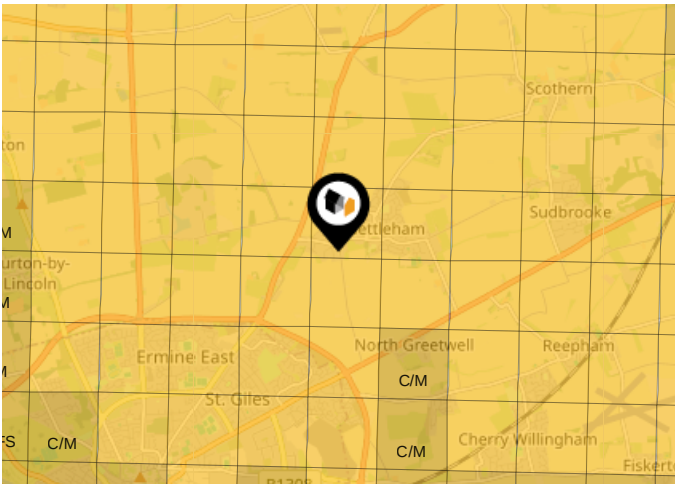
What is Radon?

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).



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

Carbon Content:	HIGH	Soil Texture:	LOAM TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

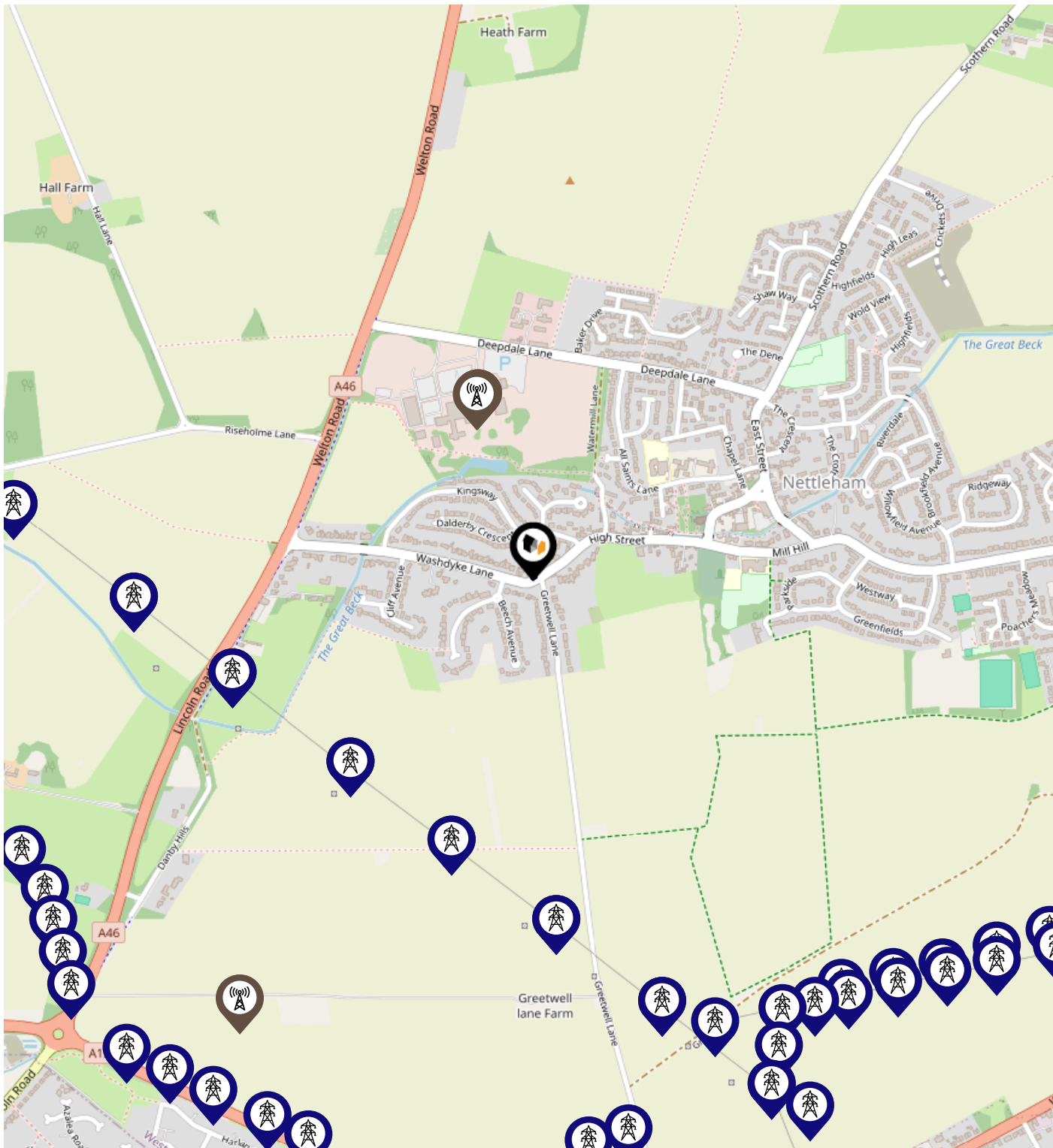


Primary Classifications (Most Common Clay Types)



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:

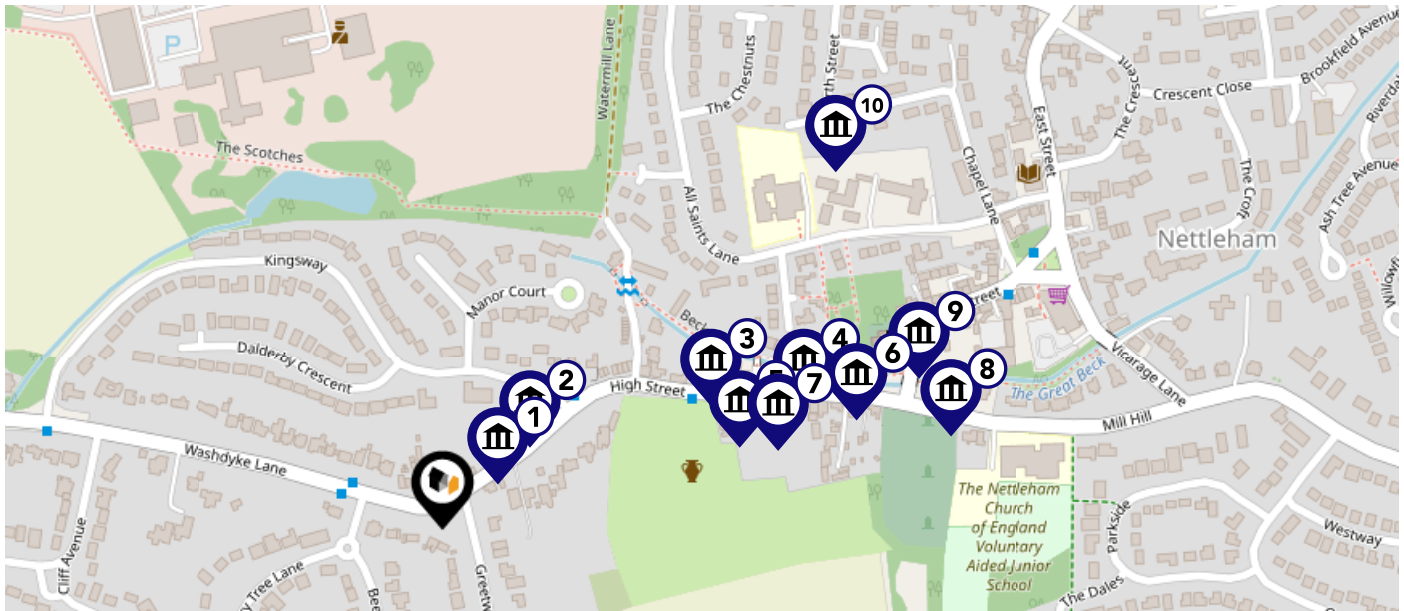
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings



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



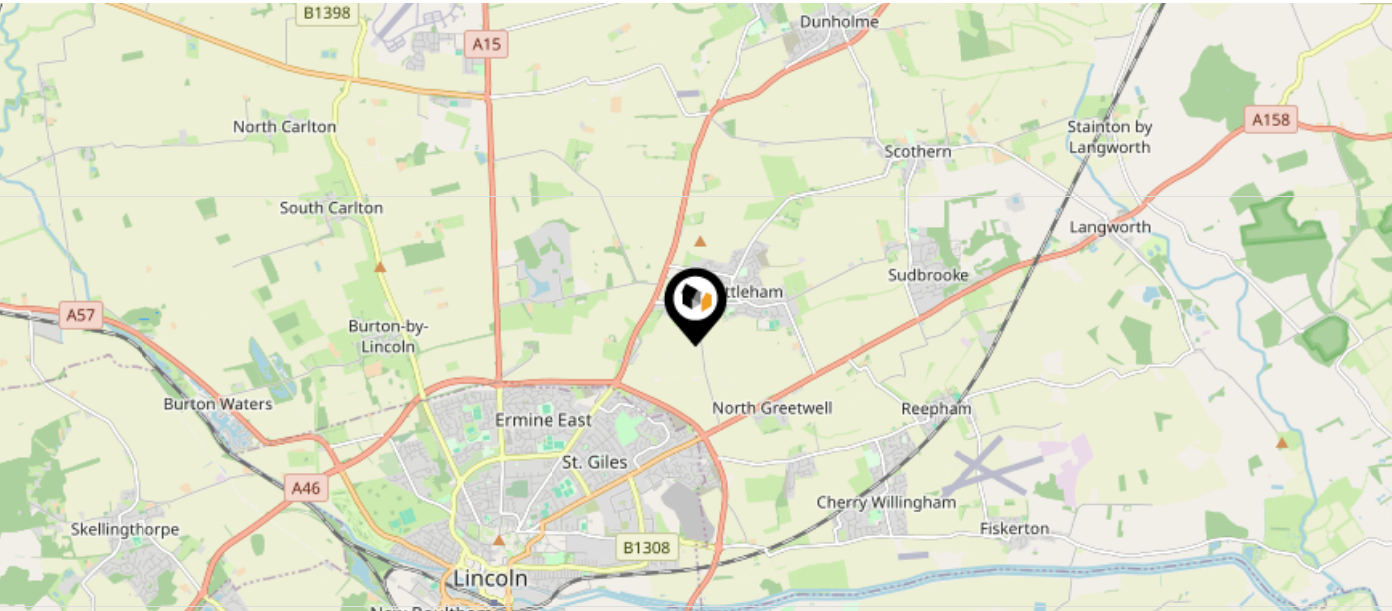
Listed Buildings in the local district		Grade	Distance
	1309167 - Ash Tree Farmhouse	Grade II	0.0 miles
	1359475 - Barn Waggon Hovel And Pigeoncote At Ash Tree Farm	Grade II	0.1 miles
	1165885 - White Hart Inn	Grade II	0.2 miles
	1165760 - 5, Beckside	Grade II	0.2 miles
	1064117 - The Cottage	Grade II	0.2 miles
	1359471 - Gravestone At Church Of All Saints 29 Paces From South West Corner Of Tower	Grade II	0.2 miles
	1359474 - 19, High Street	Grade II	0.2 miles
	1064118 - Old School And School House	Grade II	0.3 miles
	1064110 - Hillstead	Grade II	0.3 miles
	1165904 - Walnut Farm House Barn And Stables	Grade II	0.3 miles

Maps

Green Belt

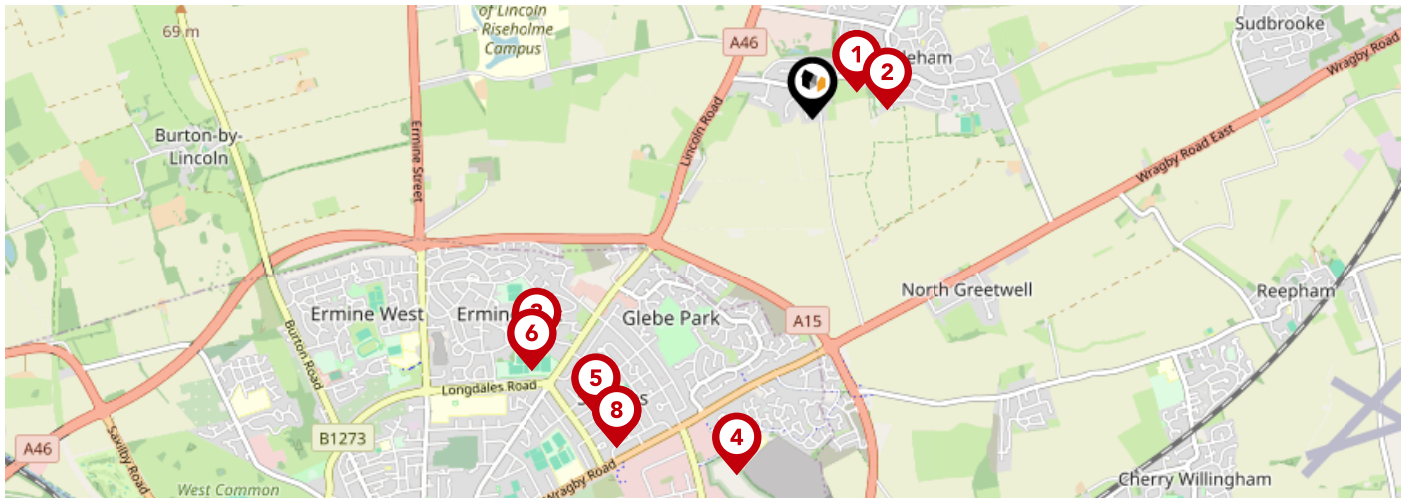










This map displays nearby areas that have been designated as Green Belt...

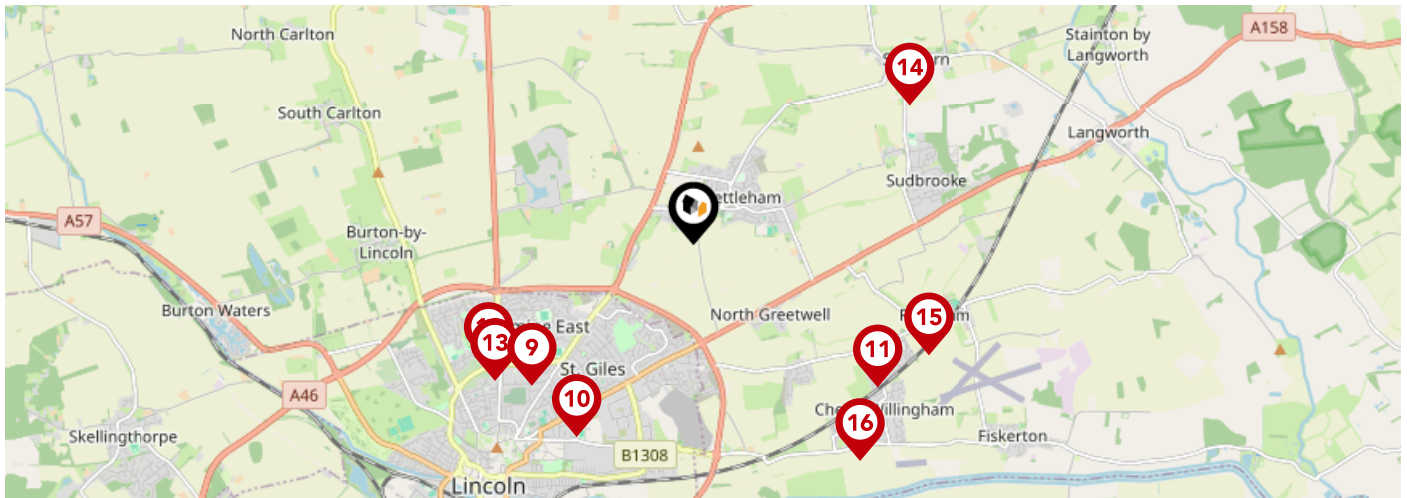










Nearby Green Belt Land

No data available.

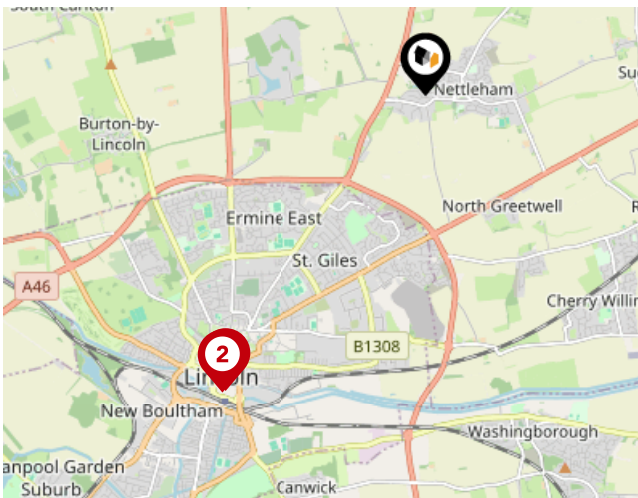


		Nursery	Primary	Secondary	College	Private
	The Nettleham Infant and Nursery School Ofsted Rating: Good Pupils: 210 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Nettleham Church of England Voluntary Aided Junior School Ofsted Rating: Good Pupils: 227 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ermine Primary Academy Ofsted Rating: Good Pupils: 393 Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lincoln Carlton Academy Ofsted Rating: Outstanding Pupils: 421 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Springwell Alternative Academy Lincoln Ofsted Rating: Good Pupils: 48 Distance:1.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady of Lincoln Catholic Primary School A Voluntary Academy Ofsted Rating: Good Pupils: 204 Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Lincoln St Giles Nursery School Ofsted Rating: Outstanding Pupils: 112 Distance:1.7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Giles Academy Ofsted Rating: Requires improvement Pupils: 405 Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



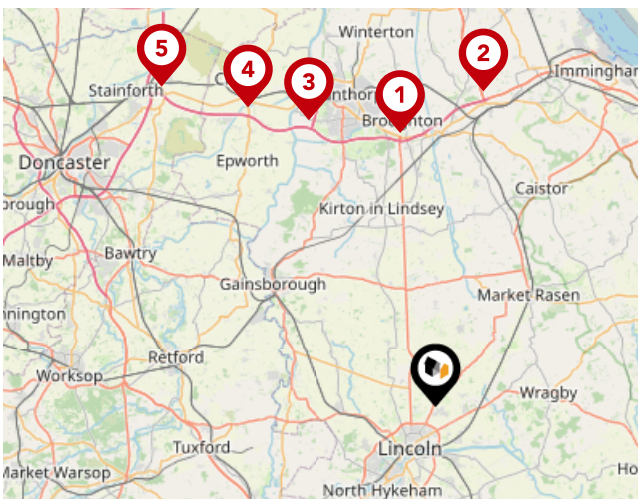
		Nursery	Primary	Secondary	College	Private
	Castles Education Ofsted Rating: Inadequate Pupils: 93 Distance:1.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lincoln Christ's Hospital School Ofsted Rating: Good Pupils: 1286 Distance:1.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Priory Pembroke Academy Ofsted Rating: Good Pupils: 567 Distance:2.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The St Francis Special School, Lincoln Ofsted Rating: Outstanding Pupils: 161 Distance:2.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lincoln Castle Academy Ofsted Rating: Not Rated Pupils: 680 Distance:2.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ellison Boulters Church of England Primary School Ofsted Rating: Outstanding Pupils: 288 Distance:2.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Reepham Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:2.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Willingham Primary Academy Ofsted Rating: Good Pupils: 205 Distance:2.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	3.16 miles
2	Lincoln Central Rail Station	3.19 miles
3	Hykeham Rail Station	6.42 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	19.54 miles
2	M180 J5	22.48 miles
3	M180 J3	22.18 miles
4	M180 J2	24.94 miles
5	M180 J1	29.74 miles

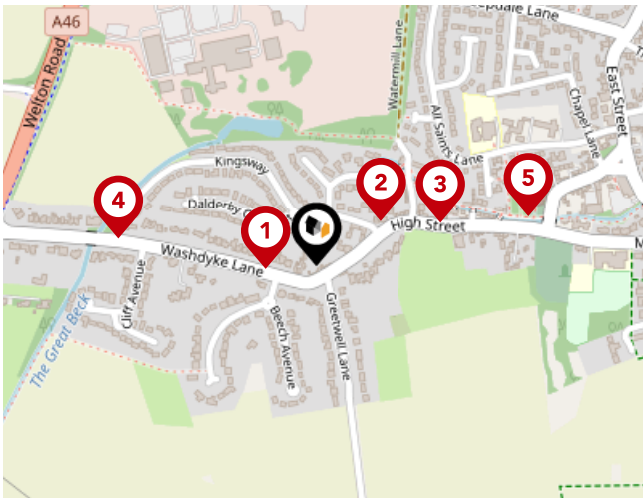


Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	22.91 miles
2	Finningley	25.98 miles
3	East Mids Airport	46 miles
4	Leeds Bradford Airport	63.51 miles

Area

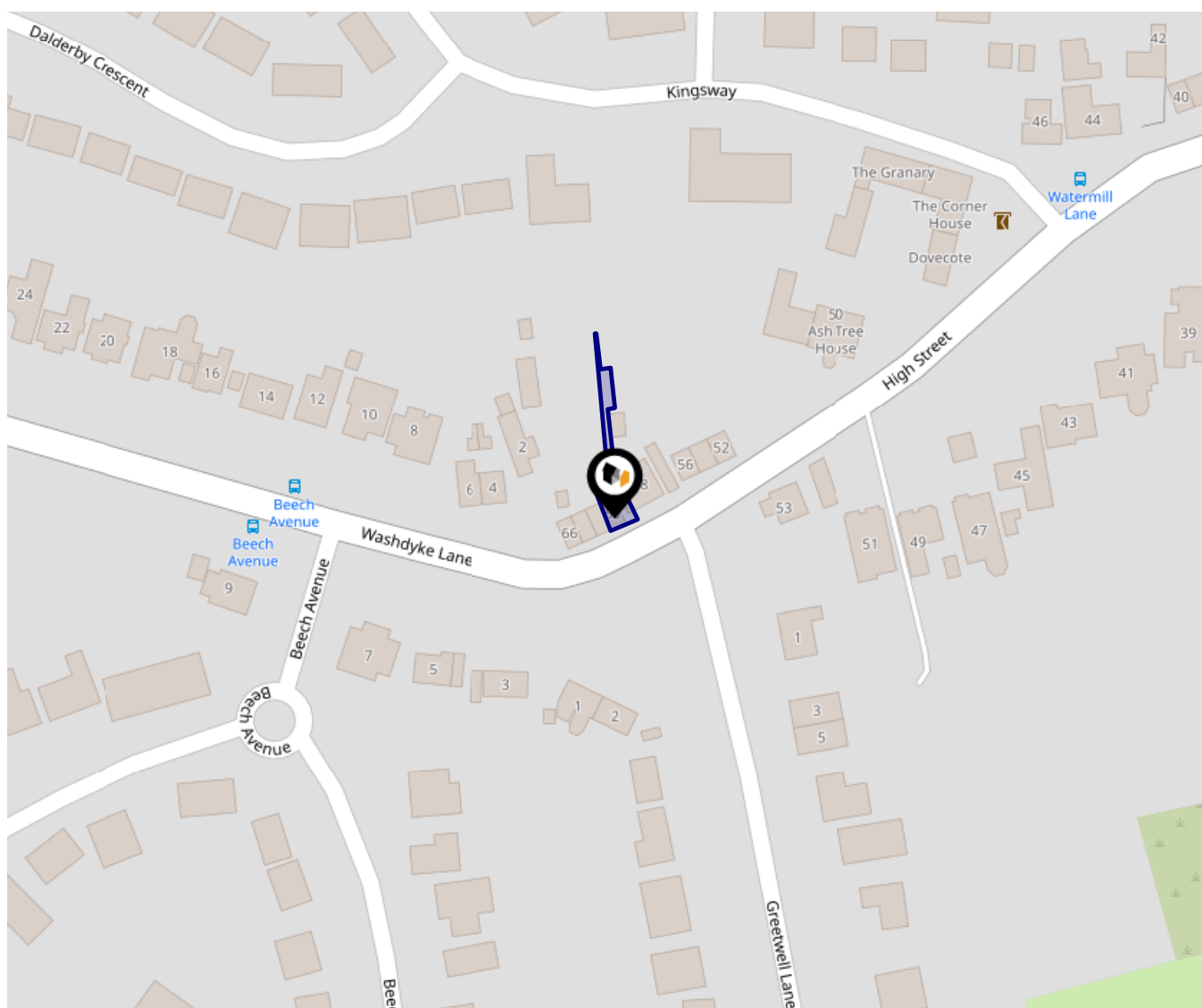
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Beech Avenue	0.06 miles
2	Kingsway East	0.09 miles
3	The White Hart PH	0.15 miles
4	Cliff Avenue	0.22 miles
5	All Saints Church	0.24 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.

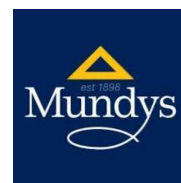


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