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MIR: Material Info

The Material Information Affecting this Property

Thursday 08th January 2026

LINCOLN ROAD, DUNHOLME, LINCOLN, LN2

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

www.mundys.net

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The Property Ombudsman

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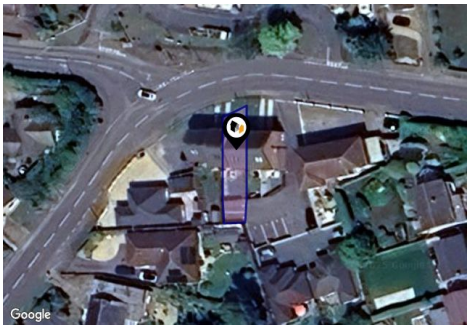
Property
Overview



Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	1,022 ft^2 / 95 m^2		
Plot Area:	0.04 acres		
Year Built :	2019		
Council Tax :	Band A		
Annual Estimate:	£1,520		
Title Number:	LL409090		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15	80	-
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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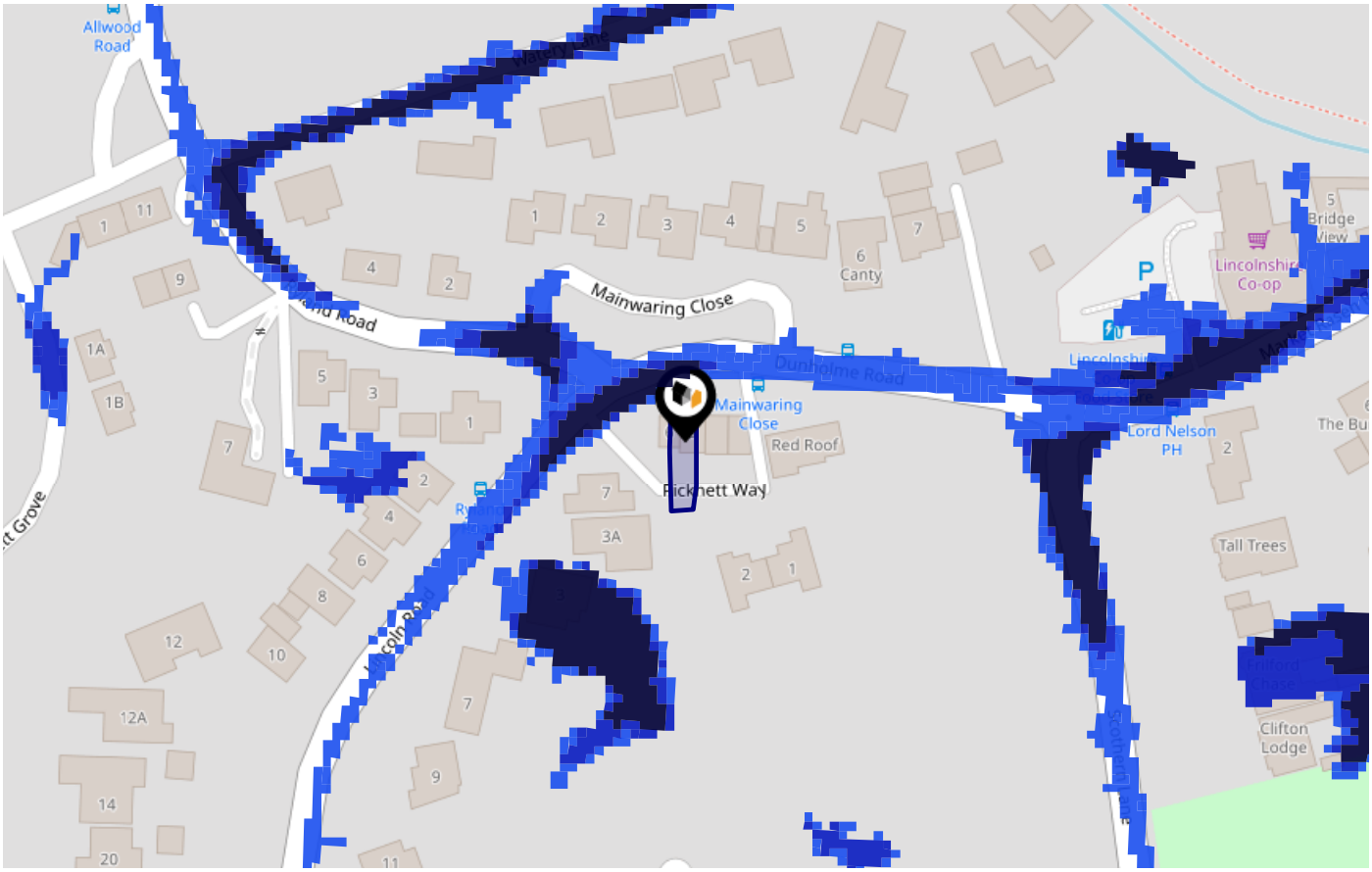
Flood Risk
Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

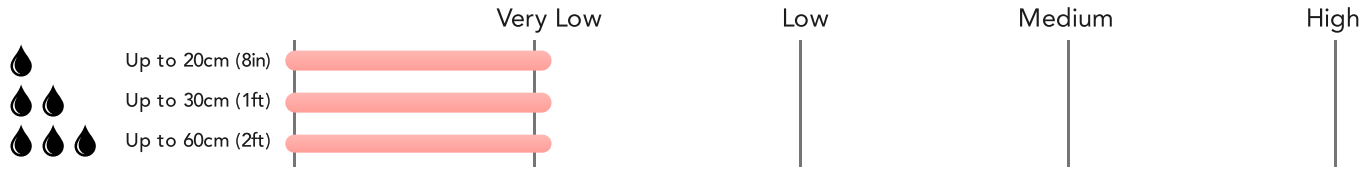


Risk Rating: Very low

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:



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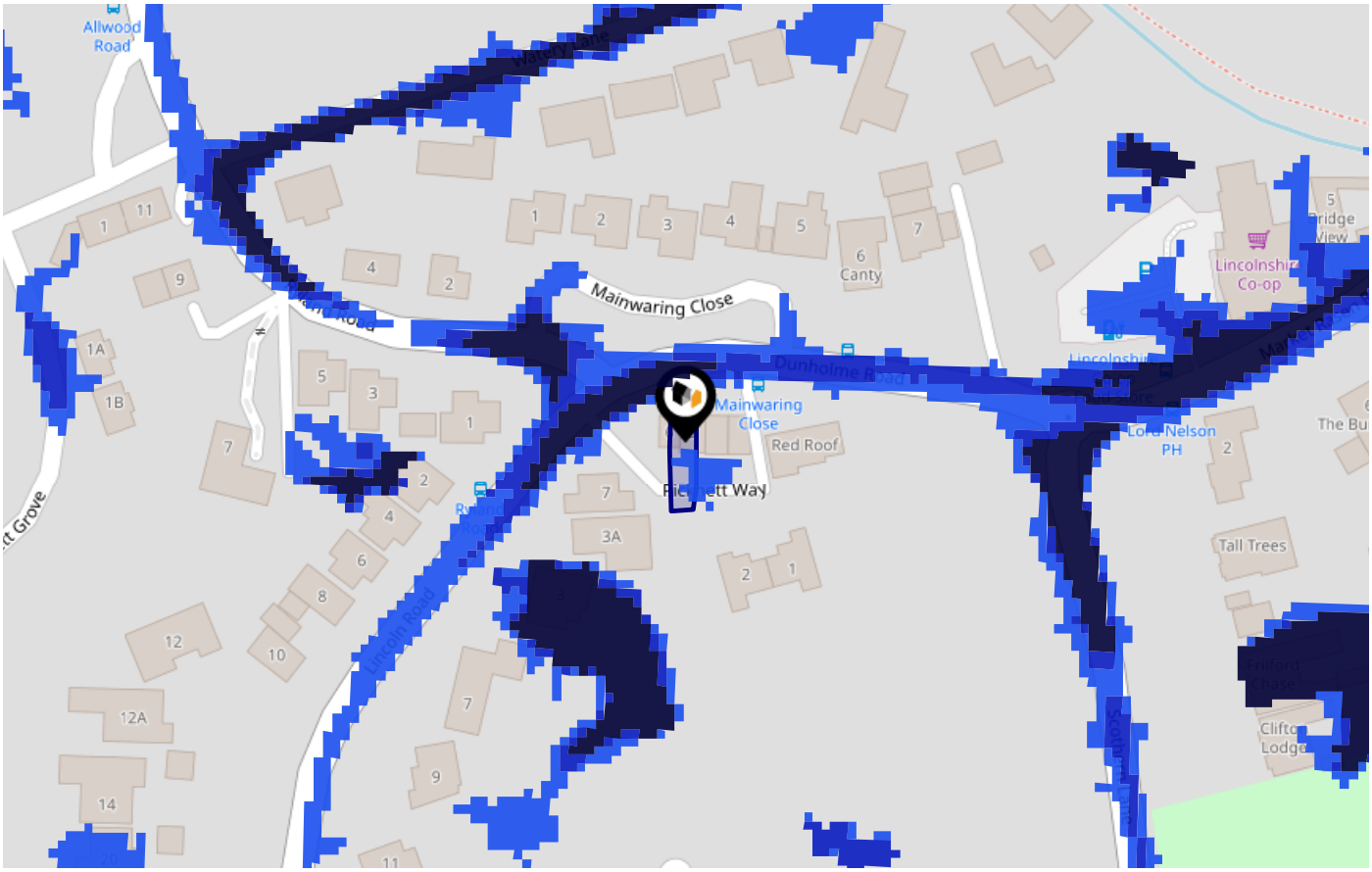
Flood Risk
Surface Water - Climate Change

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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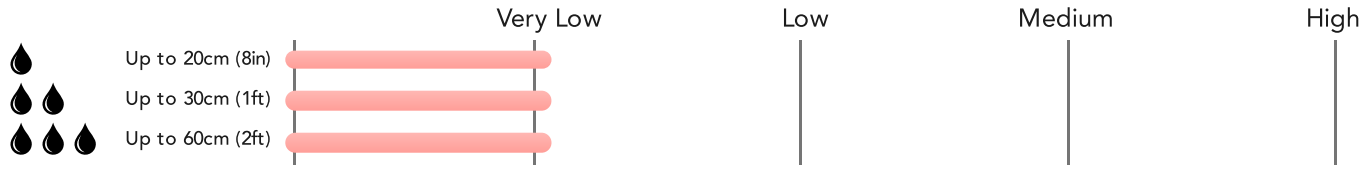

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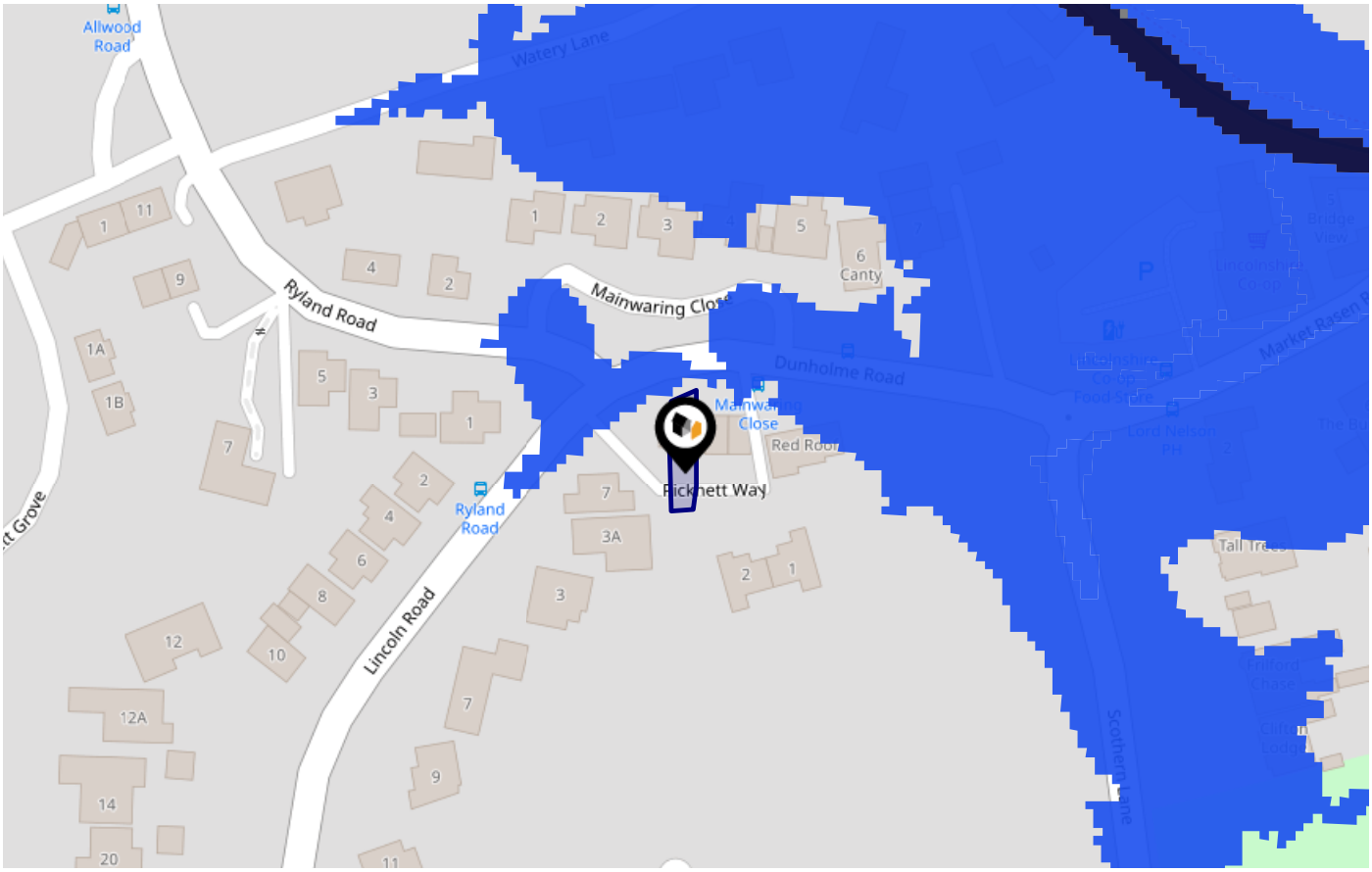
Flood Risk
Rivers & Seas - Flood Risk

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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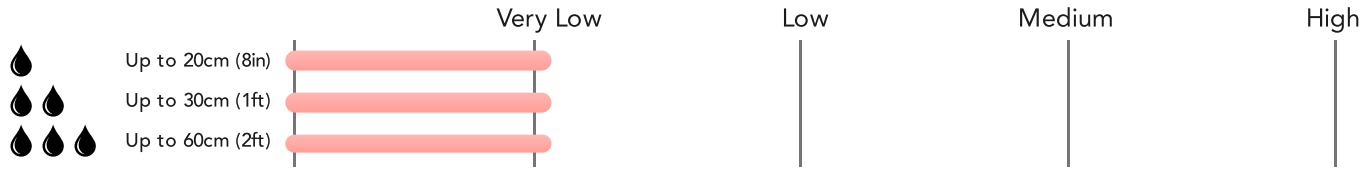

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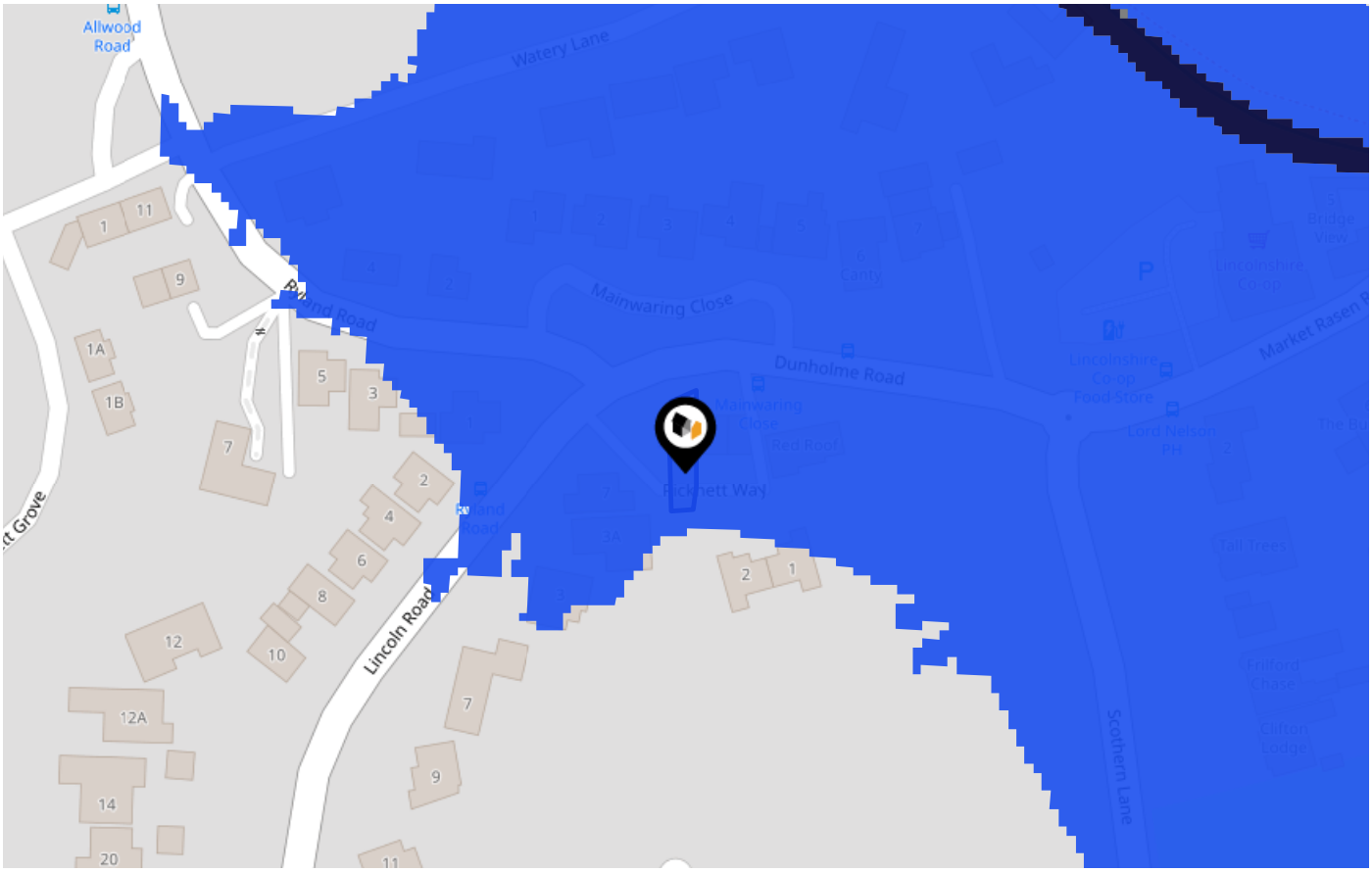
Flood Risk
Rivers & Seas - Climate Change

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

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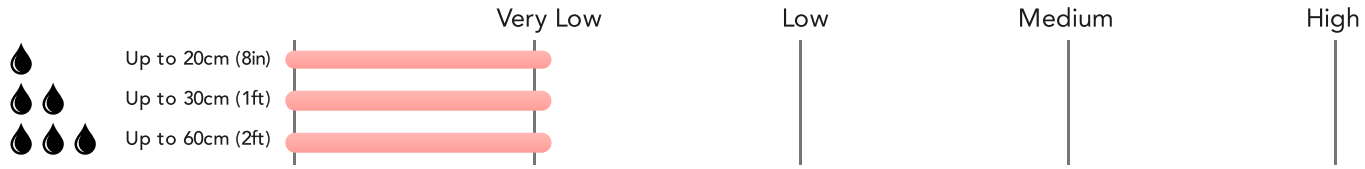

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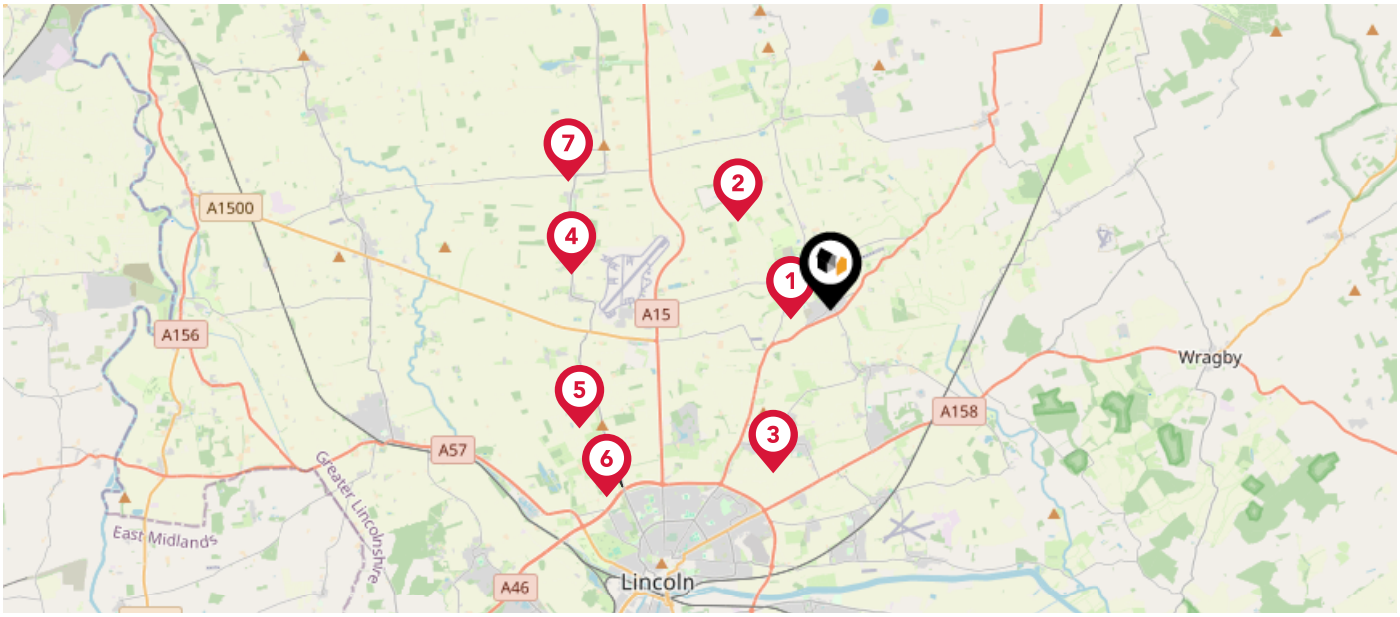
Maps
Conservation Areas

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	Welton
2	Hackthorn
3	Nettleham
4	Brattleby
5	South Carlton
6	Burton
7	Ingham

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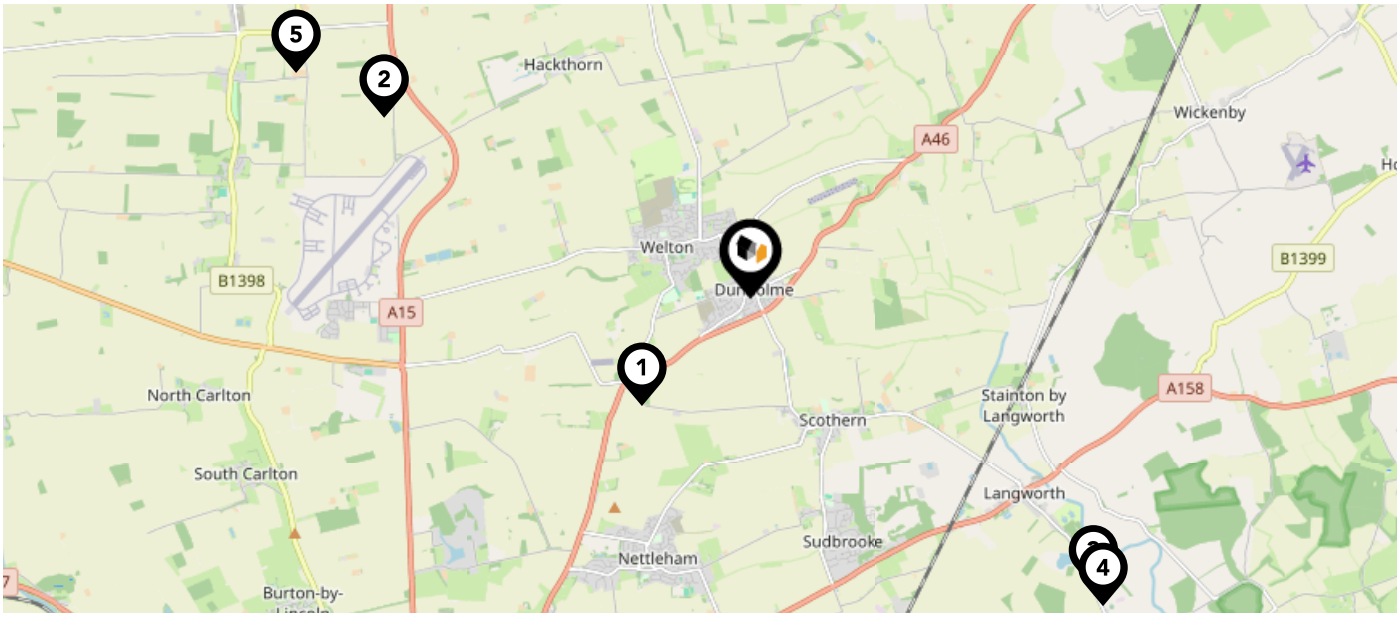
Maps
Landfill Sites

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	Dunholme Holt Bend-Off the A46, Dunholme, Lincolnshire	Historic Landfill
2	Land adjacent to Cammeringham Top Covert and the A15-Cammeringham	Historic Landfill
3	Barlings Lane-Langworth, Lincoln	Historic Landfill
4	Land South Of Barlings Domestic Waste off Barlings Lane-Barlings Lane, Langworth, Lincolnshire	Historic Landfill
5	Middle Street-Cammeringham	Historic Landfill

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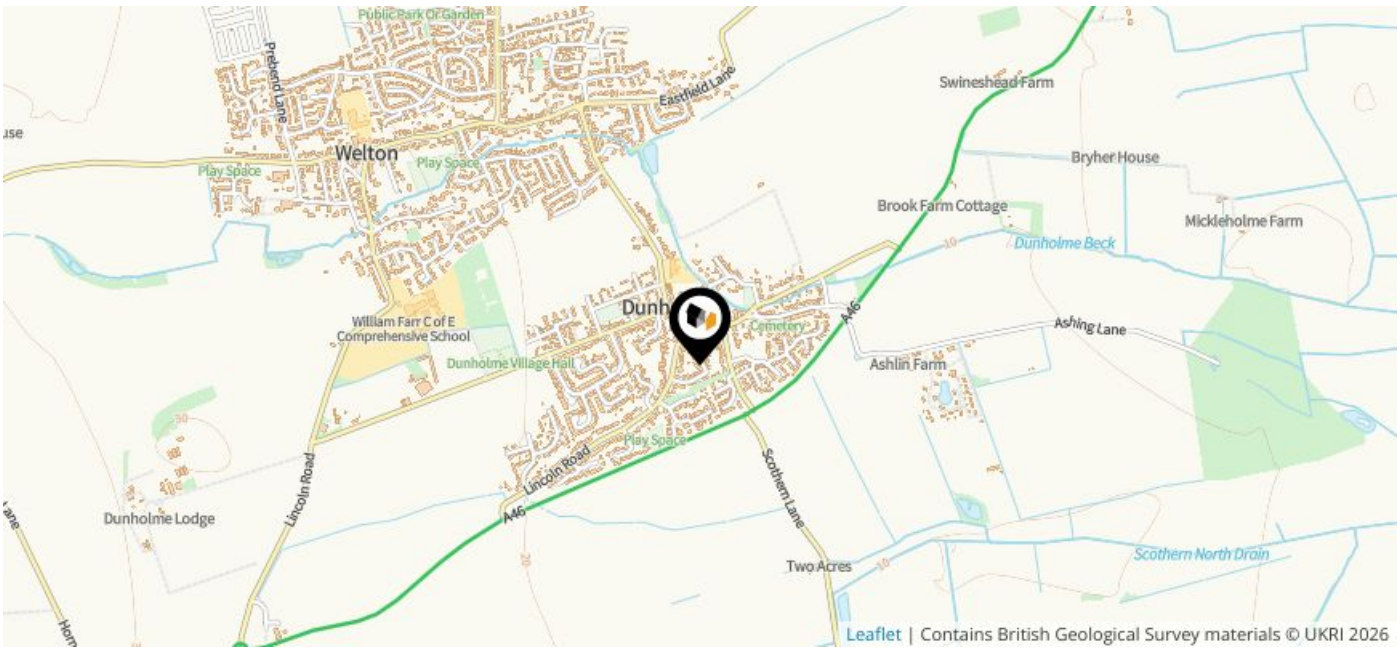
Maps
Coal Mining

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.

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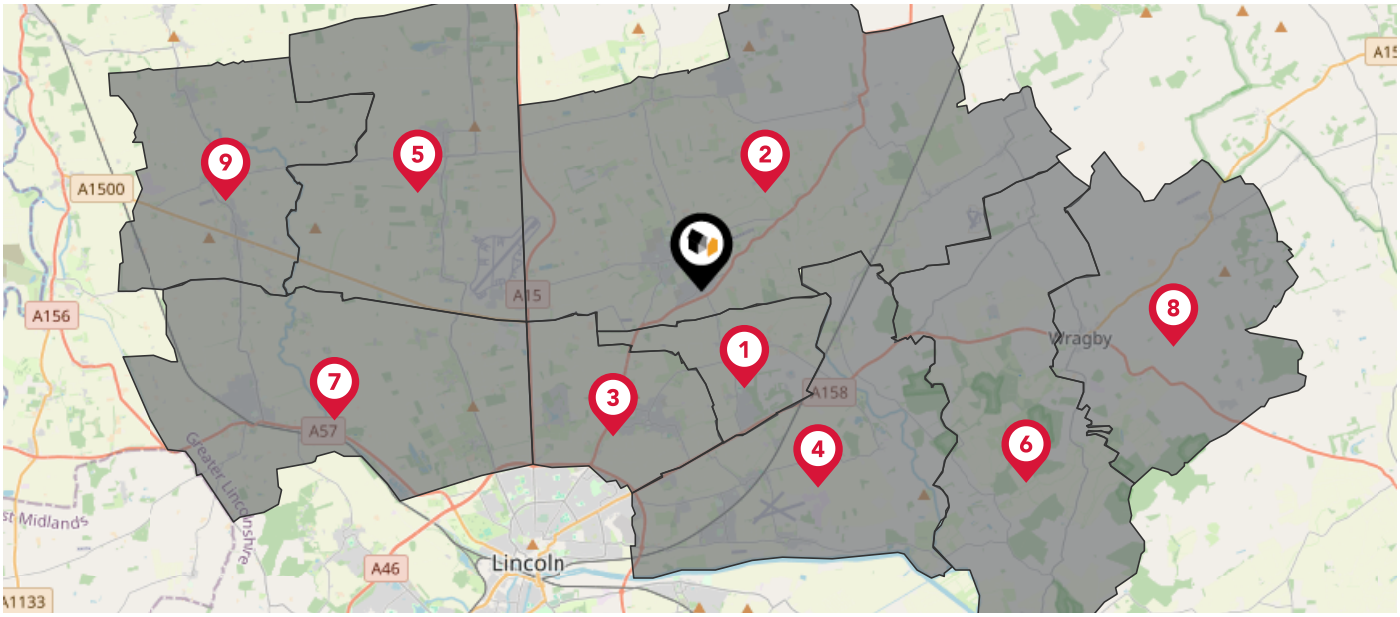
Maps
Council Wards

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	Sudbrooke Ward
2	Dunholme and Welton Ward
3	Nettleham Ward
4	Cherry Willingham Ward
5	Scampton Ward
6	Bardney Ward
7	Saxilby Ward
8	Wragby Ward
9	Stow Ward

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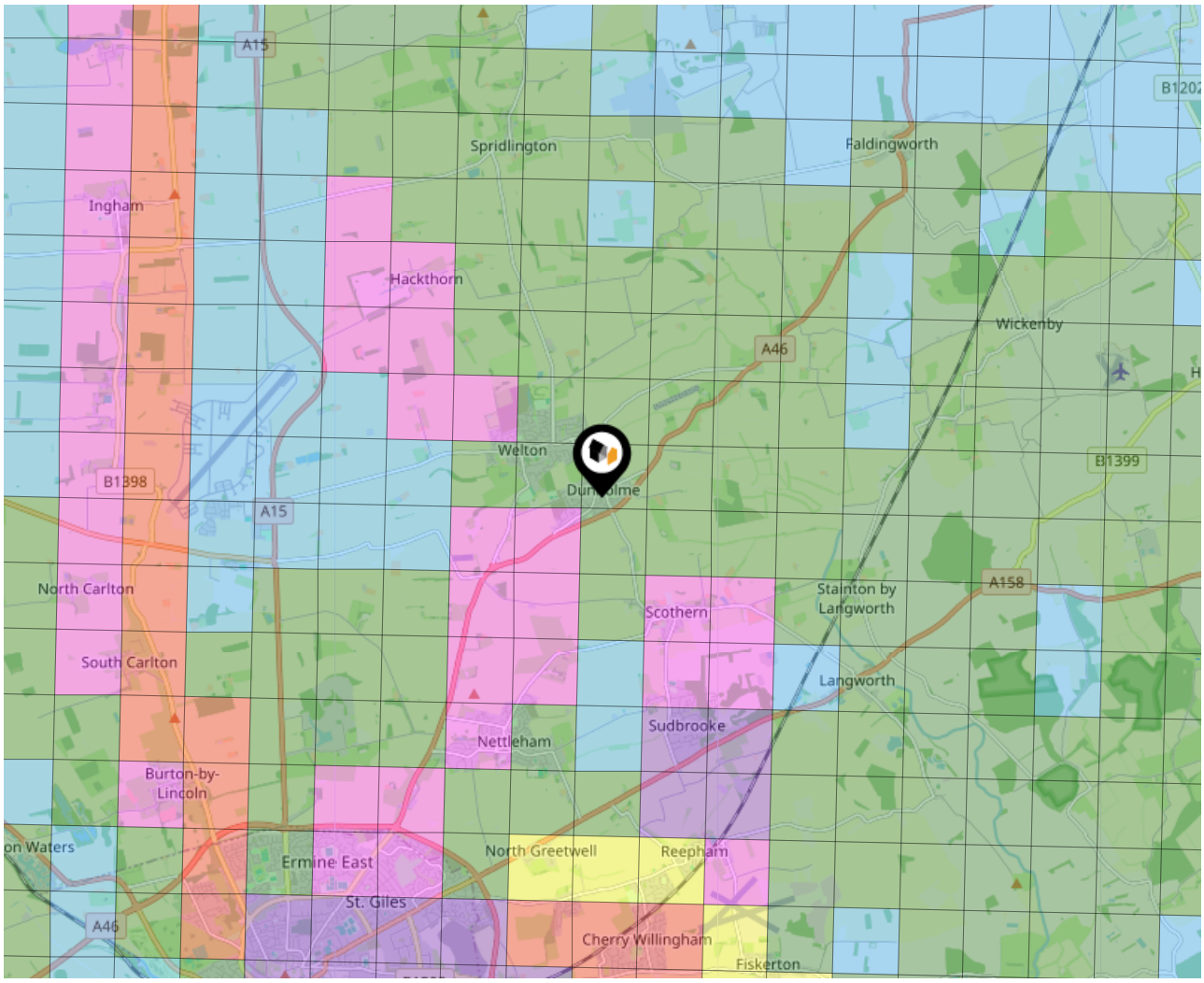
Environment
Radon Gas

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).



This Property					
1	**2**	**3**	**4**	**5**	**6**
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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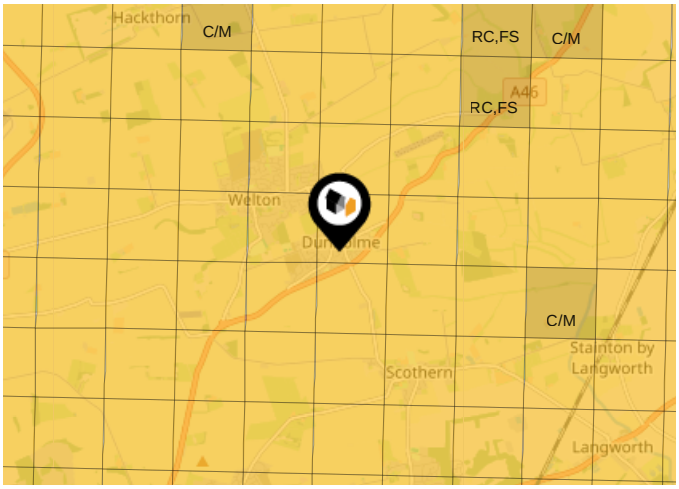
Environment
Soils & Clay

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

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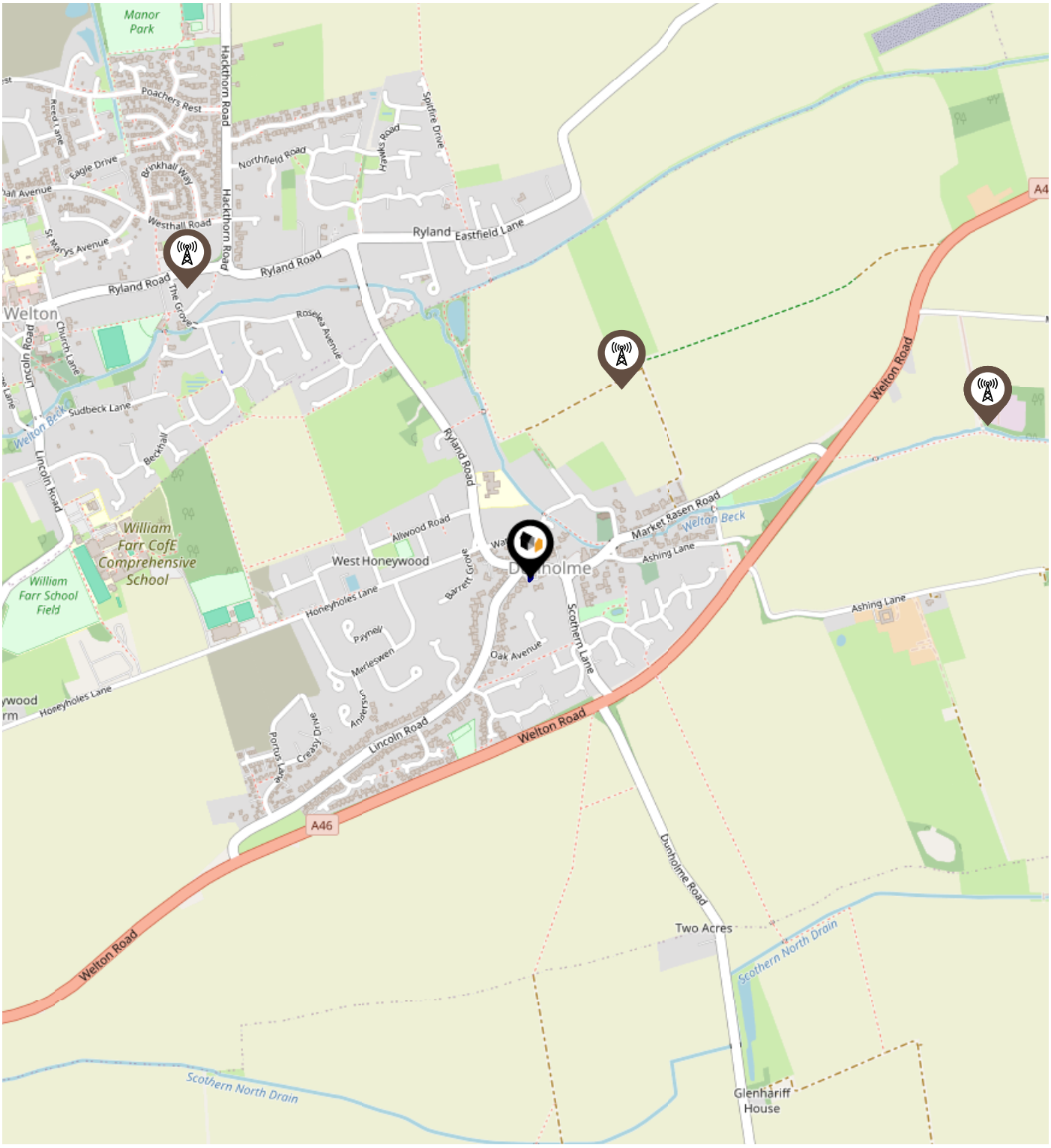
Local Area
Masts & Pylons



Key:

- Power Pylons
- Communication Masts

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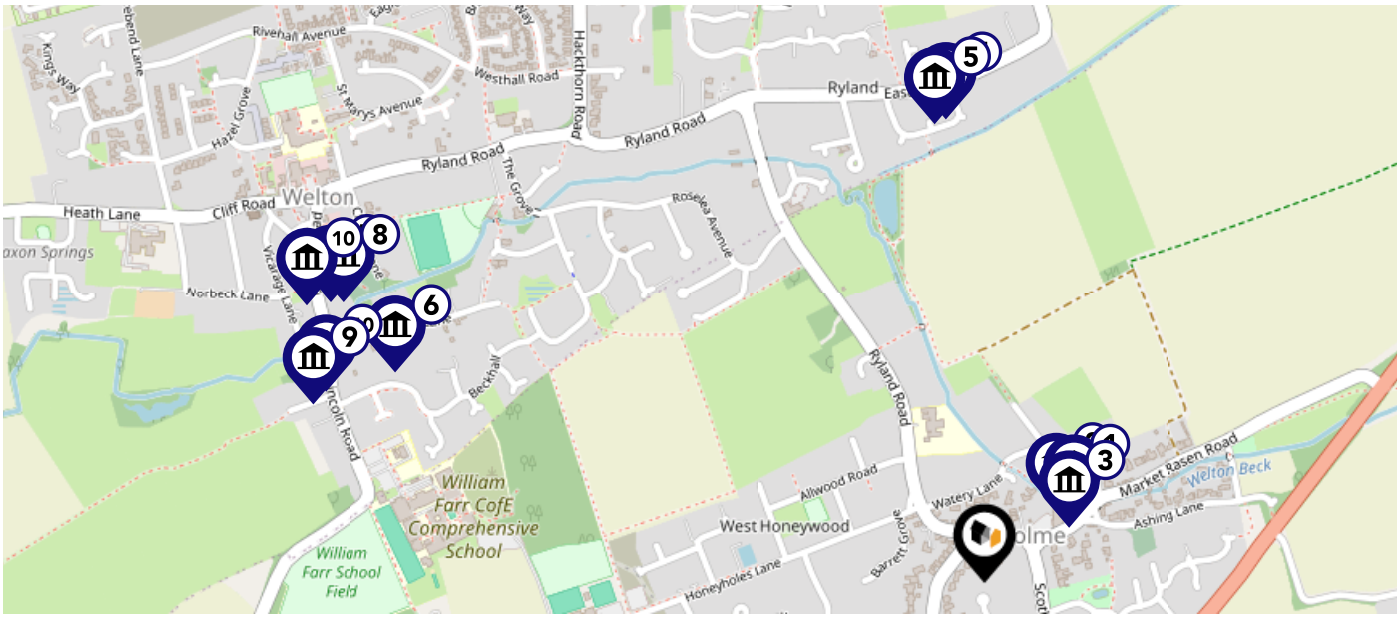
Maps
Listed Buildings

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
1 1064139 - Church Of St Chad	Grade I	0.1 miles
2 1359446 - The Vicarage	Grade II	0.1 miles
3 1064140 - Lampstand At Church Of St Chad	Grade II	0.1 miles
4 1309120 - Ryland Farmhouse	Grade II	0.5 miles
5 1064130 - Pigeoncote At Ryland Farmhouse	Grade II	0.5 miles
6 1064091 - Stonefaces	Grade II	0.7 miles
7 1359439 - Church Of St Mary	Grade II	0.8 miles
8 1064131 - 2 Gravestones At East End Of Church Of St Mary	Grade II	0.8 miles
9 1064090 - 10, Lincoln Road	Grade II	0.8 miles
10 1359440 - War Memorial In Churchyard Of Church Of St Mary	Grade II	0.8 miles
10 1064089 - Pump On The Green	Grade II	0.8 miles

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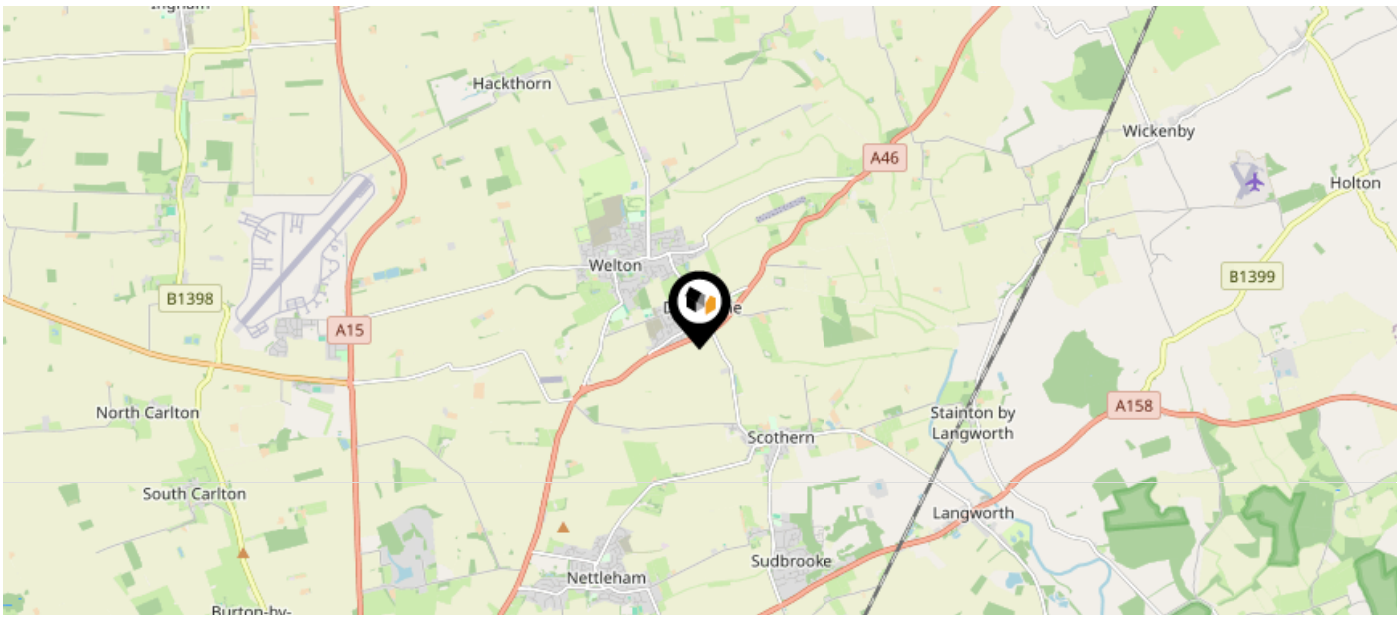
Maps
Green Belt

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



Nearby Green Belt Land

No data available.

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Area
Schools

	Nursery	Primary	Secondary	College	Private
1 **Dunholme St Chad's Church of England Primary School** Ofsted Rating: Requires improvement | Pupils: 212 | Distance:0.2		✓			
2 **William Farr CofE Comprehensive School** Ofsted Rating: Good | Pupils: 1444 | Distance:0.62			✓		
3 **Welton St Mary's Church of England Primary Academy** Ofsted Rating: Good | Pupils: 381 | Distance:0.92		✓			
4 **Ellison Boulters Church of England Primary School** Ofsted Rating: Outstanding | Pupils: 288 | Distance:1.45		✓			
5 **The Hackthorn Church of England Primary School** Ofsted Rating: Outstanding | Pupils: 56 | Distance:2.57		✓			
6 **The Nettleham Infant and Nursery School** Ofsted Rating: Good | Pupils: 210 | Distance:2.62		✓			
7 **The Nettleham Church of England Voluntary Aided Junior School** Ofsted Rating: Good | Pupils: 227 | Distance:2.64		✓			
8 **Pollyplatt Primary School** Ofsted Rating: Good | Pupils: 81 | Distance:3.12		✓			

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Area
Schools

		Nursery	Primary	Secondary	College	Private
9	**Reepham Church of England Primary School** Ofsted Rating: Good | Pupils: 204 | Distance:3.6	☐	☑	☐	☐	☐
10	**The Priory Pembroke Academy** Ofsted Rating: Good | Pupils: 567 | Distance:3.8	☐	☐	☑	☐	☐
11	**Faldingworth Community Primary School** Ofsted Rating: Good | Pupils: 71 | Distance:4.16	☐	☑	☐	☐	☐
12	**Ermine Primary Academy** Ofsted Rating: Good | Pupils: 393 | Distance:4.32	☐	☑	☐	☐	☐
13	**Scampton Church of England Primary School** Ofsted Rating: Good | Pupils: 57 | Distance:4.39	☐	☑	☐	☐	☐
14	**Lincoln Carlton Academy** Ofsted Rating: Outstanding | Pupils: 421 | Distance:4.39	☐	☑	☐	☐	☐
15	**Our Lady of Lincoln Catholic Primary School A Voluntary Academy** Ofsted Rating: Good | Pupils: 204 | Distance:4.41	☐	☑	☐	☐	☐
16	**Springwell Alternative Academy Lincoln** Ofsted Rating: Good | Pupils: 48 | Distance:4.42	☐	☐	☑	☐	☐

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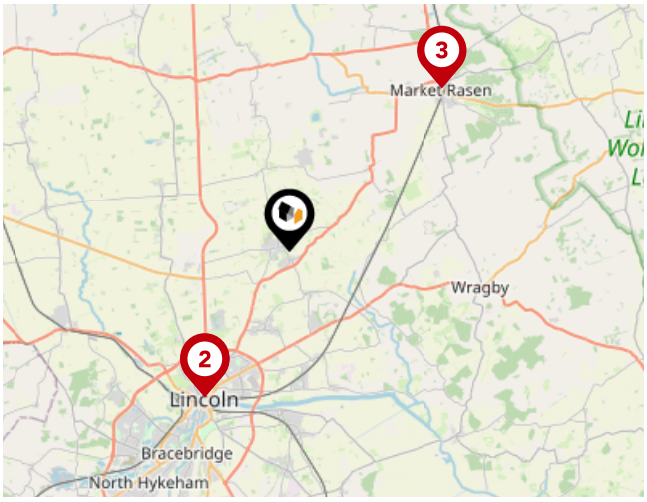
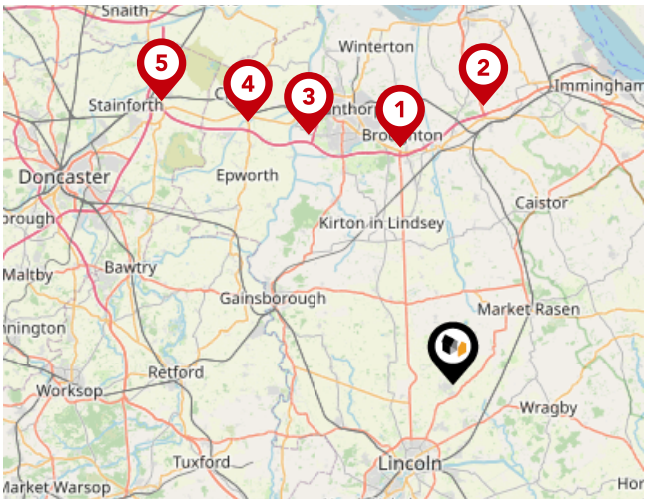
Area
Transport (National)



National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	5.96 miles
2	Lincoln Central Rail Station	5.99 miles
3	Market Rasen Rail Station	7.86 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	17.27 miles
2	M180 J5	19.82 miles
3	M180 J3	20.49 miles
4	M180 J2	23.59 miles
5	M180 J1	28.74 miles

Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	20.15 miles
2	Finningley	25.68 miles
3	East Mids Airport	48.61 miles
4	Leeds Bradford Airport	62.82 miles

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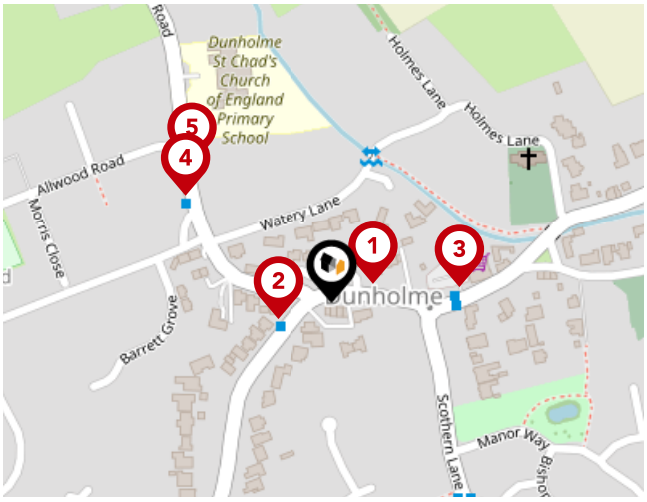
Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Mainwaring Close	0.02 miles
2	Ryland Road	0.03 miles
3	Coop Store	0.07 miles
4	Allwood Road	0.1 miles
5	Allwood Road	0.11 miles

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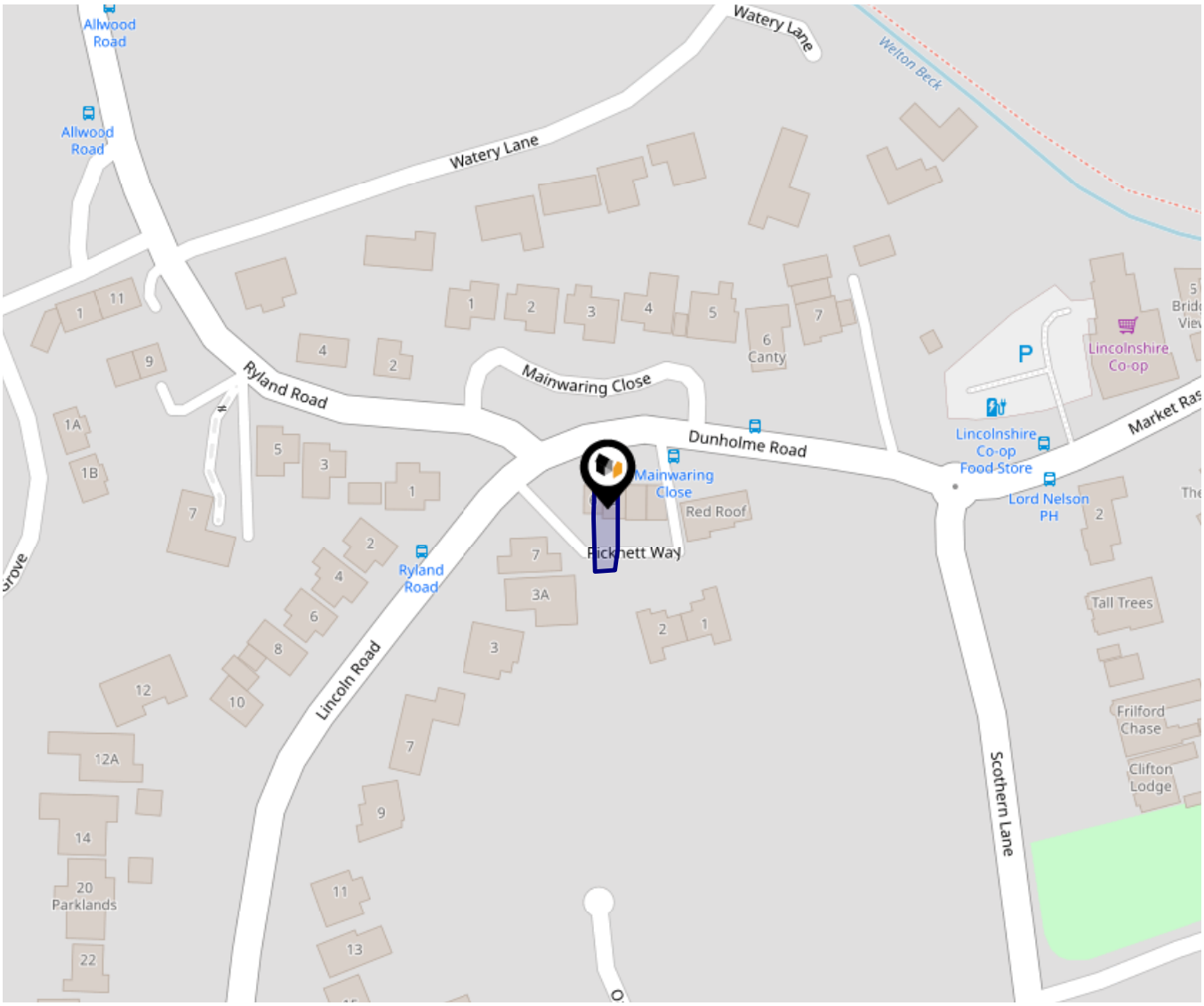
Local Area
Road Noise



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

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Mundys
Data Quality

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Ordnance Survey

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Environment Agency

Historic England

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Ofcom

Valuation Office Agency

Ofsted

Royal Mail