

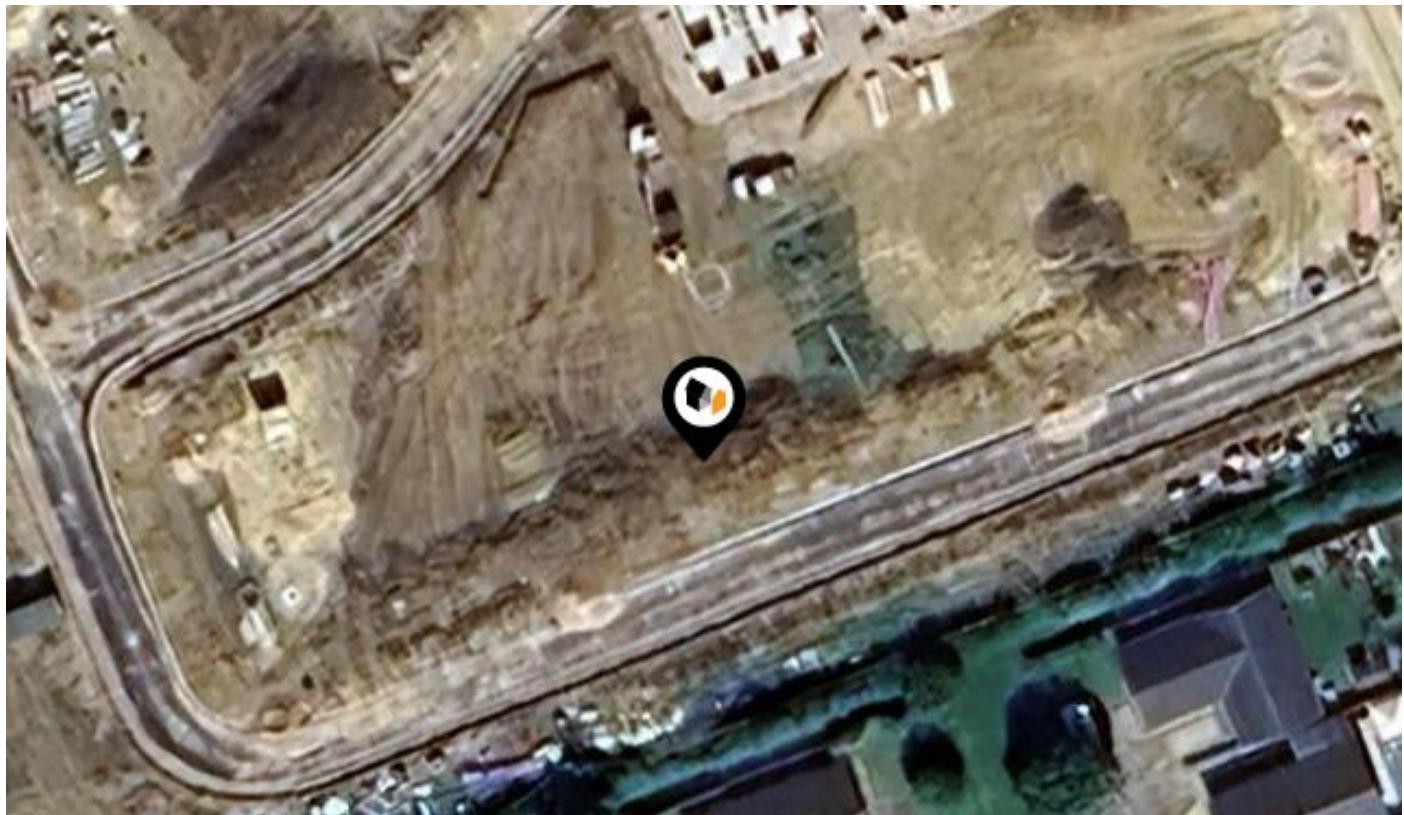


See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 09th January 2026



SIMMONDS WAY, METHERINGHAM, LINCOLN, LN4

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

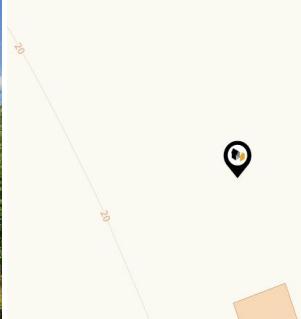
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Property Overview



Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 818 ft² / 76 m²

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s **34** mb/s **1800** mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

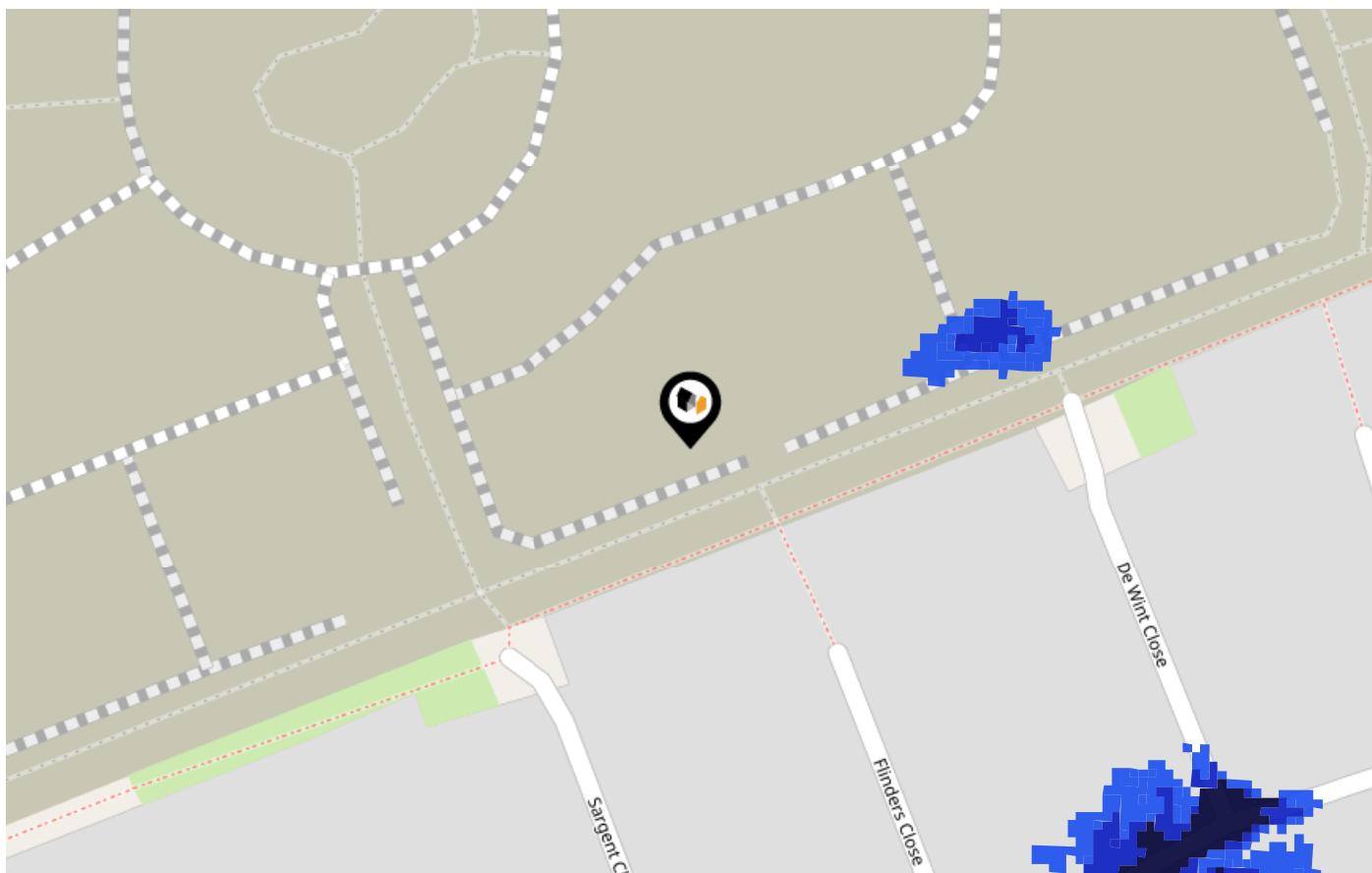


Flood Risk

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.

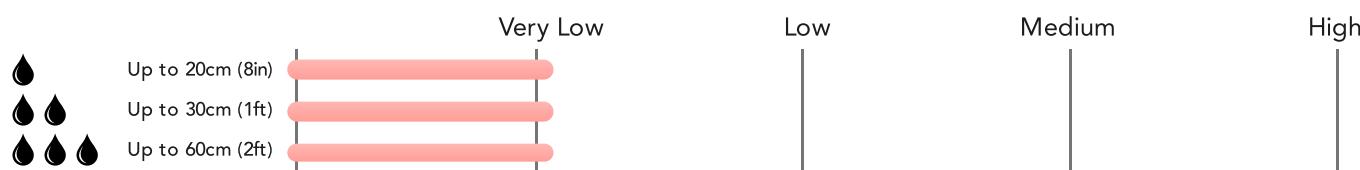


Risk Rating: Very low

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.

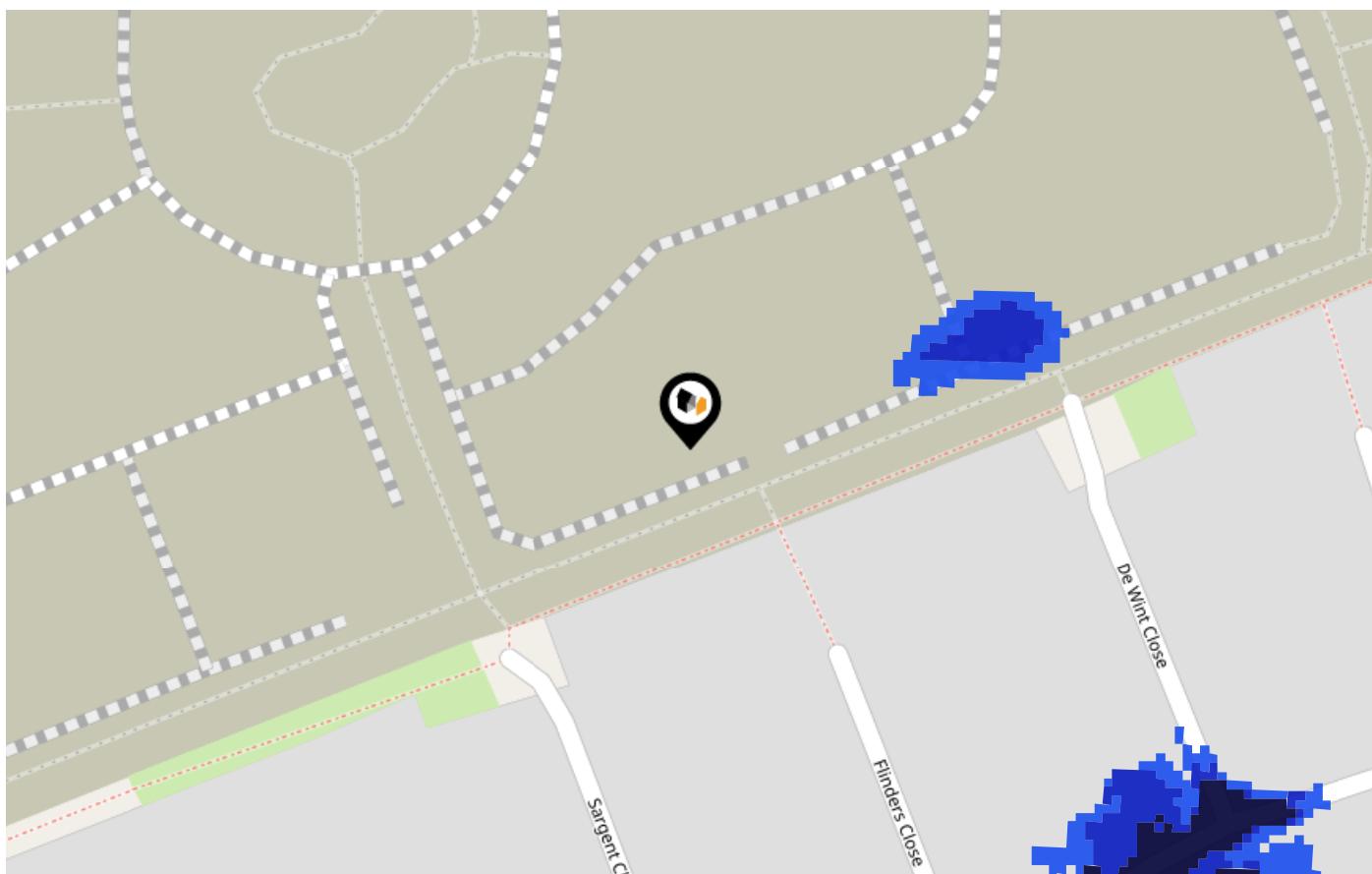
Chance of flooding to the following depths at this property:



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.

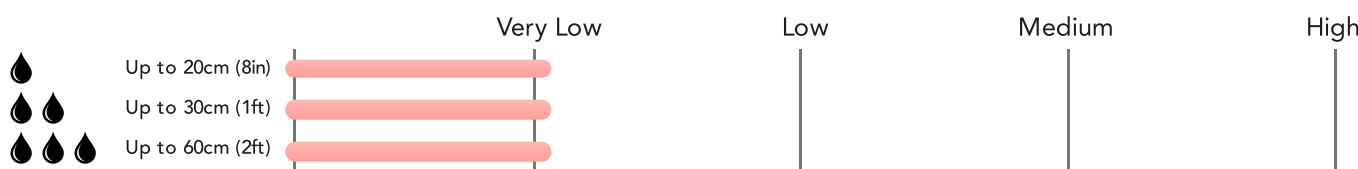


Risk Rating: Very low

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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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Chance of flooding to the following depths at this property:

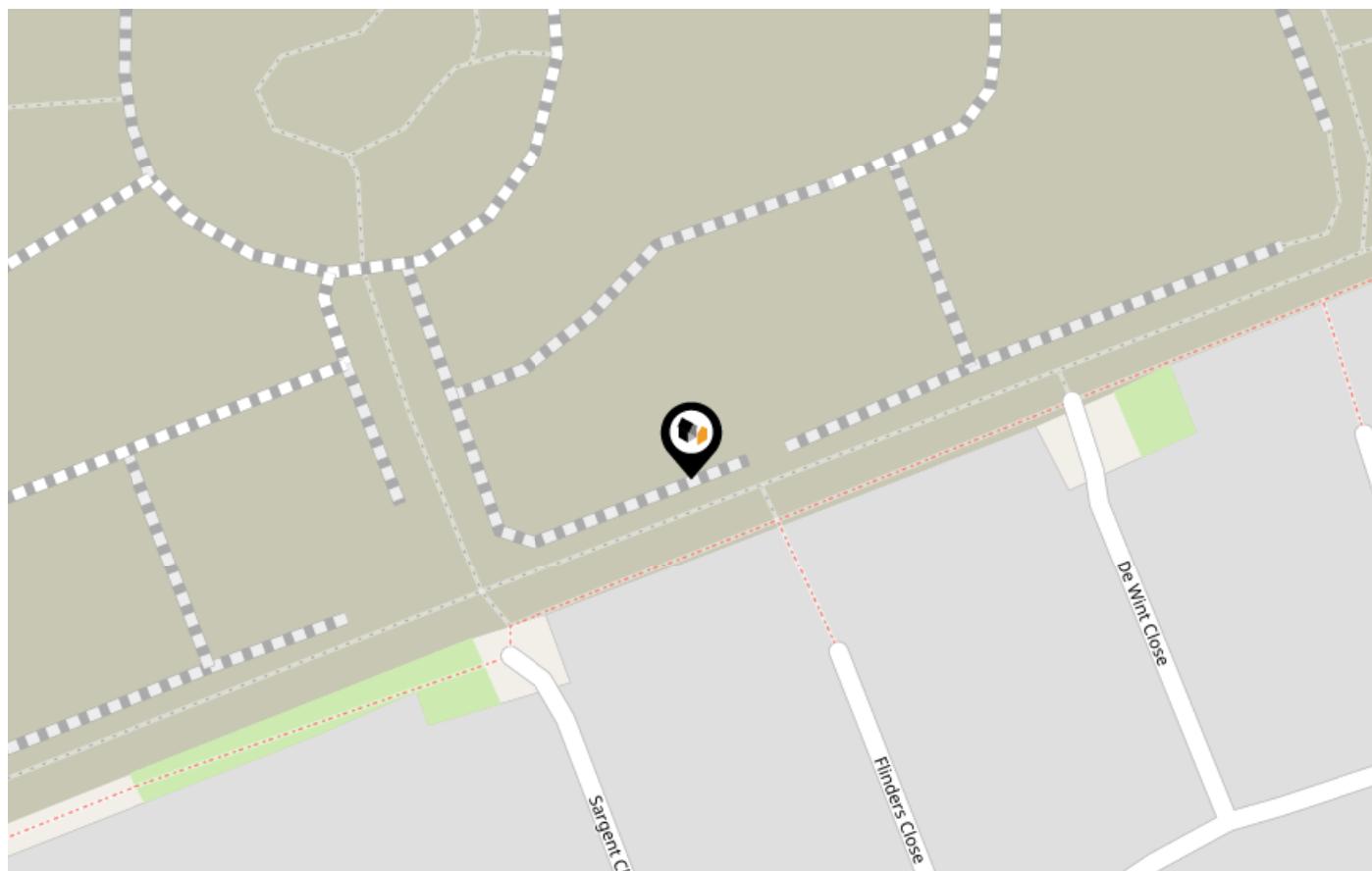


Flood Risk

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.

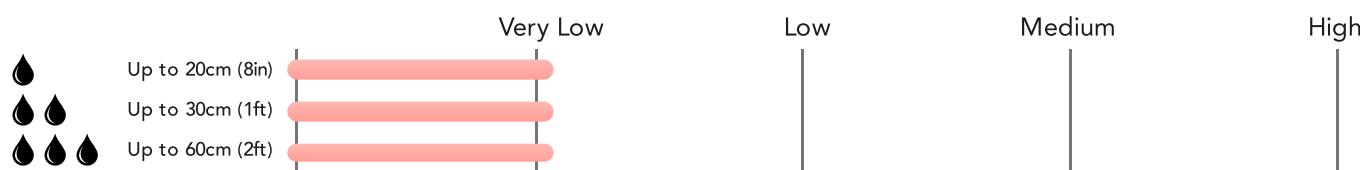


Risk Rating: Very low

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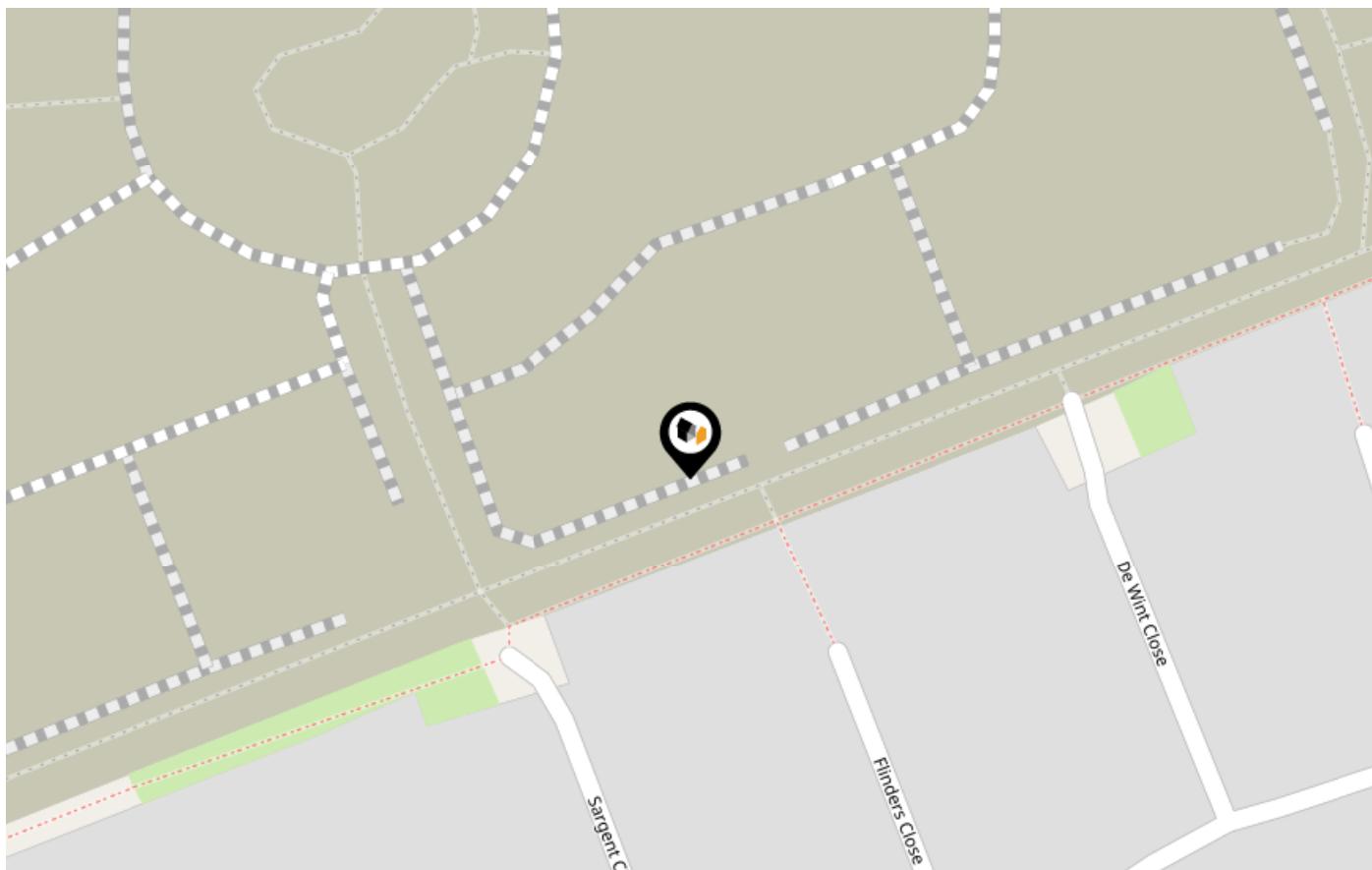
Chance of flooding to the following depths at this property:



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.

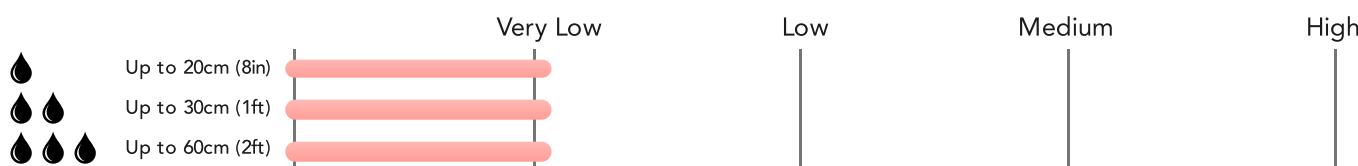


Risk Rating: Very low

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

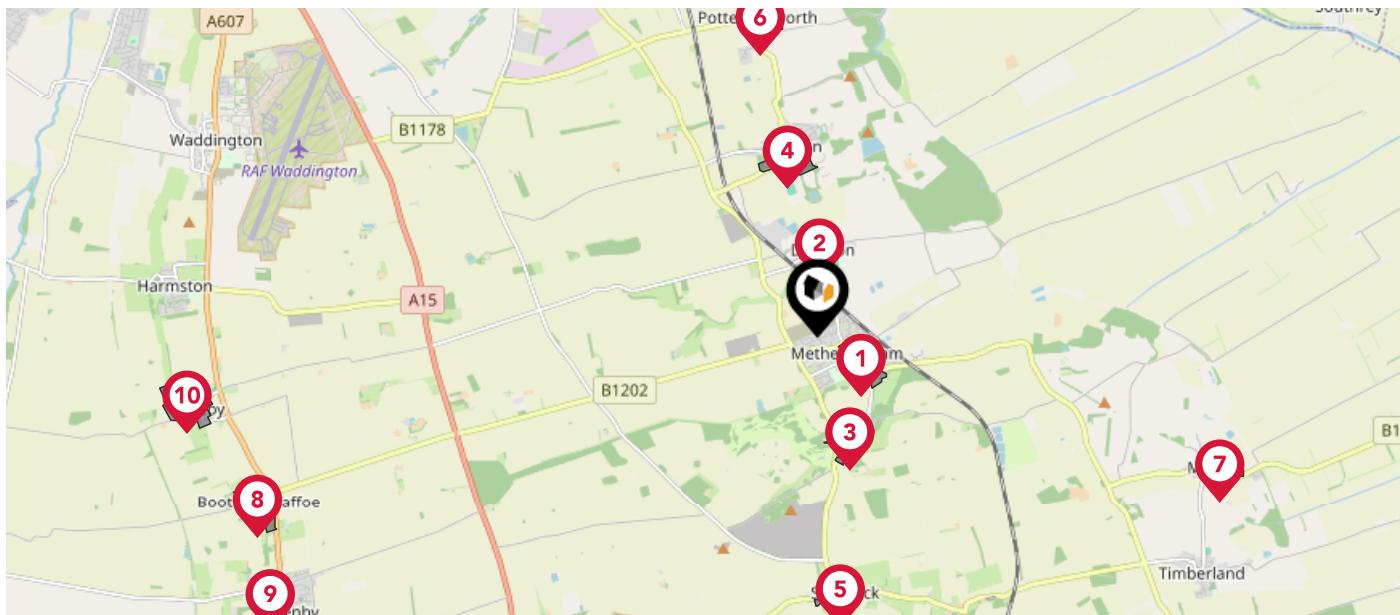


Maps

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

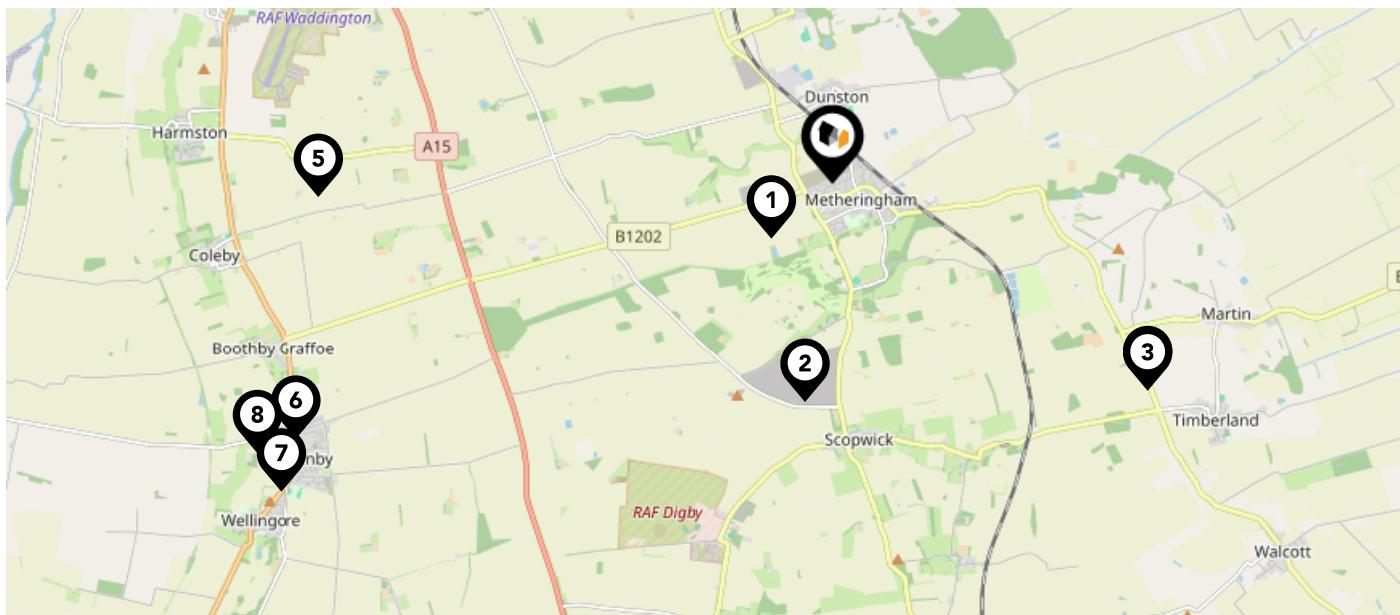
- 1 Metheringham
- 2 Dunston
- 3 Blankney
- 4 Nocton
- 5 Scopwick
- 6 Potterhanworth
- 7 Martin
- 8 Boothby Graffoe
- 9 Navenby
- 10 Coleby

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.



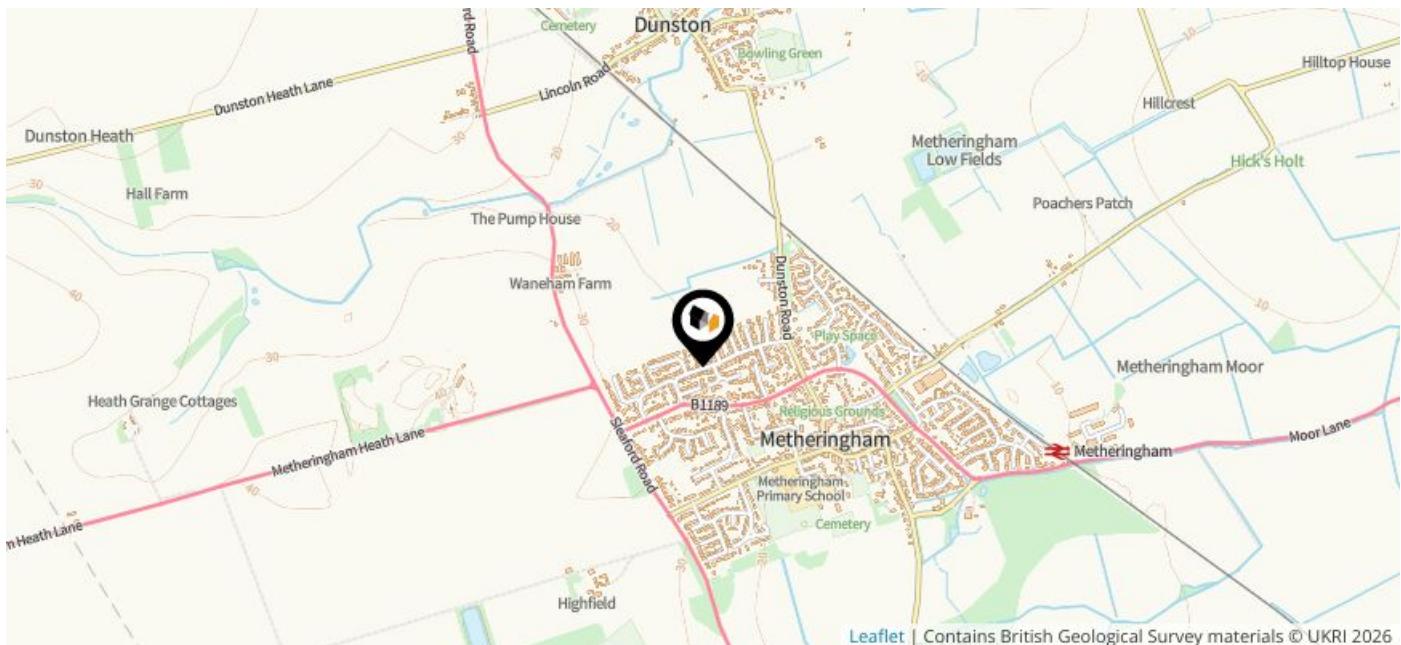
Nearby Landfill Sites

1	Disused Quarry-Metheringham Heath Lane, Metheringham Heath	Historic Landfill	<input type="checkbox"/>
2	EA/EPR/BP3798NH/V004 - Longwood Quarries Ltd	Active Landfill	<input checked="" type="checkbox"/>
3	Martin-Lincolnshire	Historic Landfill	<input type="checkbox"/>
4	Sewage Lagoons-Martin, Lincolnshire	Historic Landfill	<input type="checkbox"/>
5	EA/EPR/EP3494LY/V004 - C A Mottram & Sons	Active Landfill	<input checked="" type="checkbox"/>
6	Sandys-Hight Street - Grantham Road, Navenby	Historic Landfill	<input type="checkbox"/>
7	Lansdowne Road-Navenby	Historic Landfill	<input type="checkbox"/>
8	Old Brickyard-Brickyard Lane, Navenby	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.

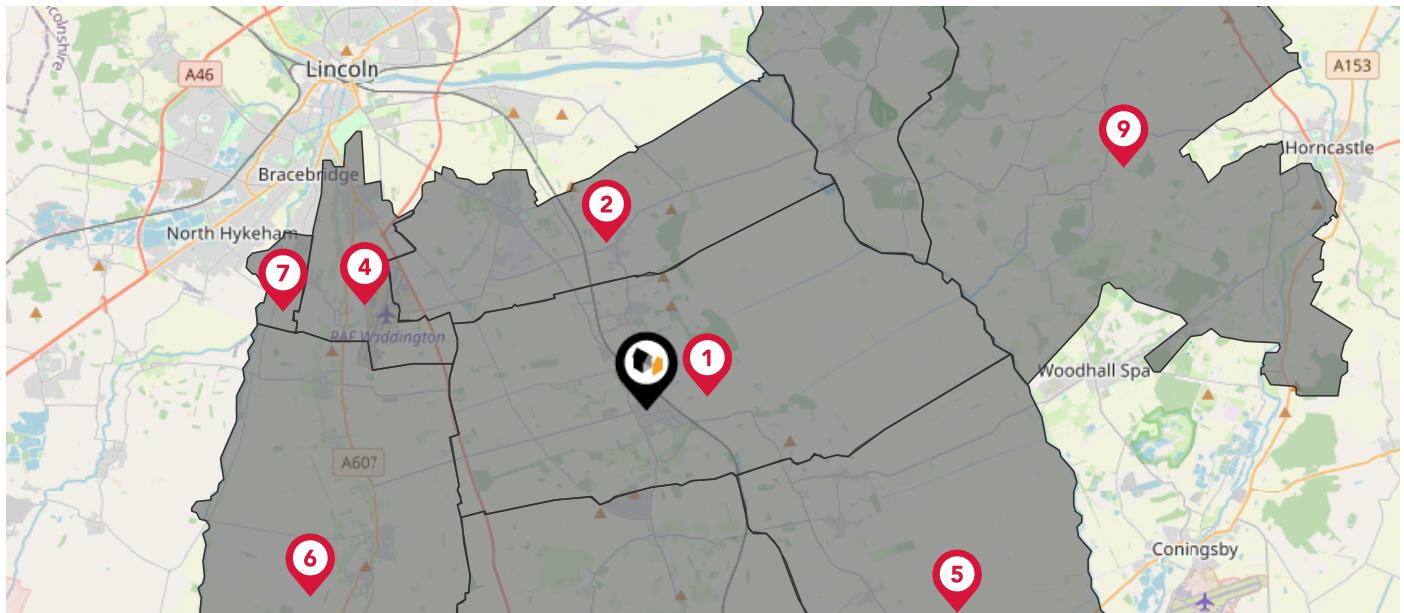
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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 Metheringham Ward
- 2 Branston Ward
- 3 Ashby de la Launde and Cranwell Ward
- 4 Bracebridge Heath and Waddington East Ward
- 5 Billinghay, Martin and North Kyme Ward
- 6 Cliff Villages Ward
- 7 Waddington West Ward
- 8 Bardney Ward
- 9 Roughton Ward

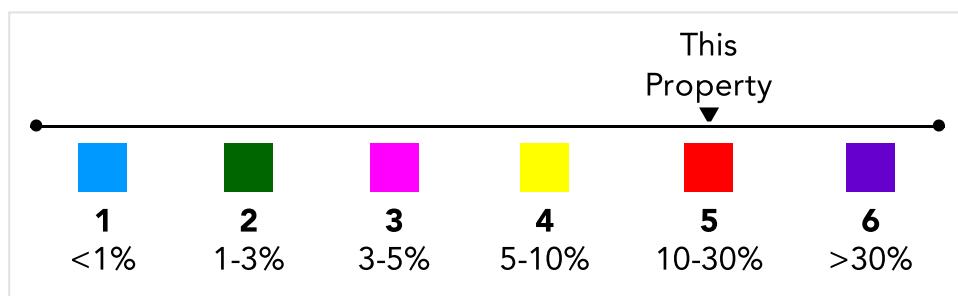
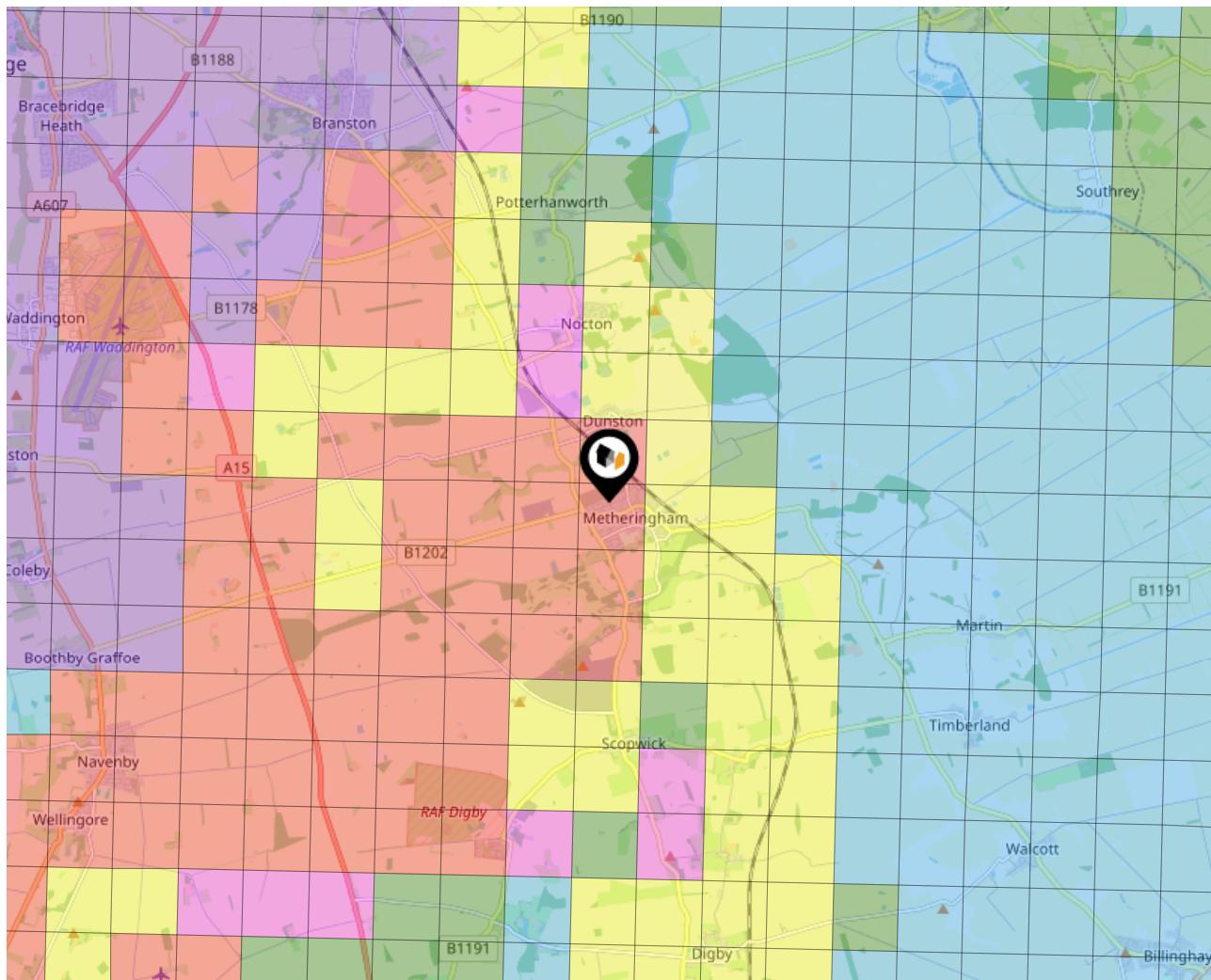
Environment

Radon Gas



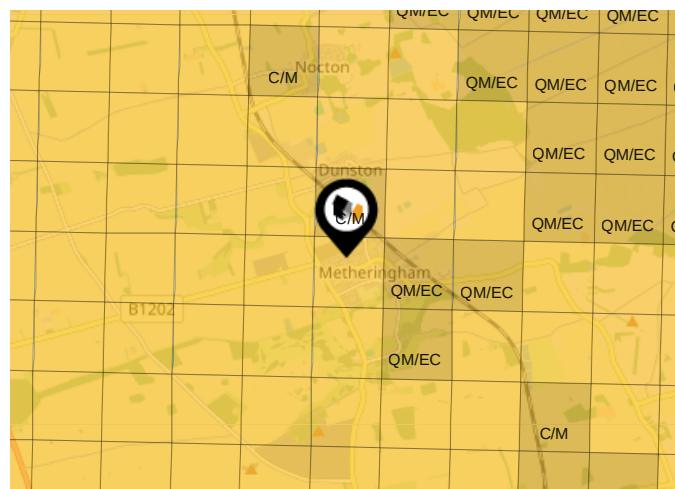
What is Radon?

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)

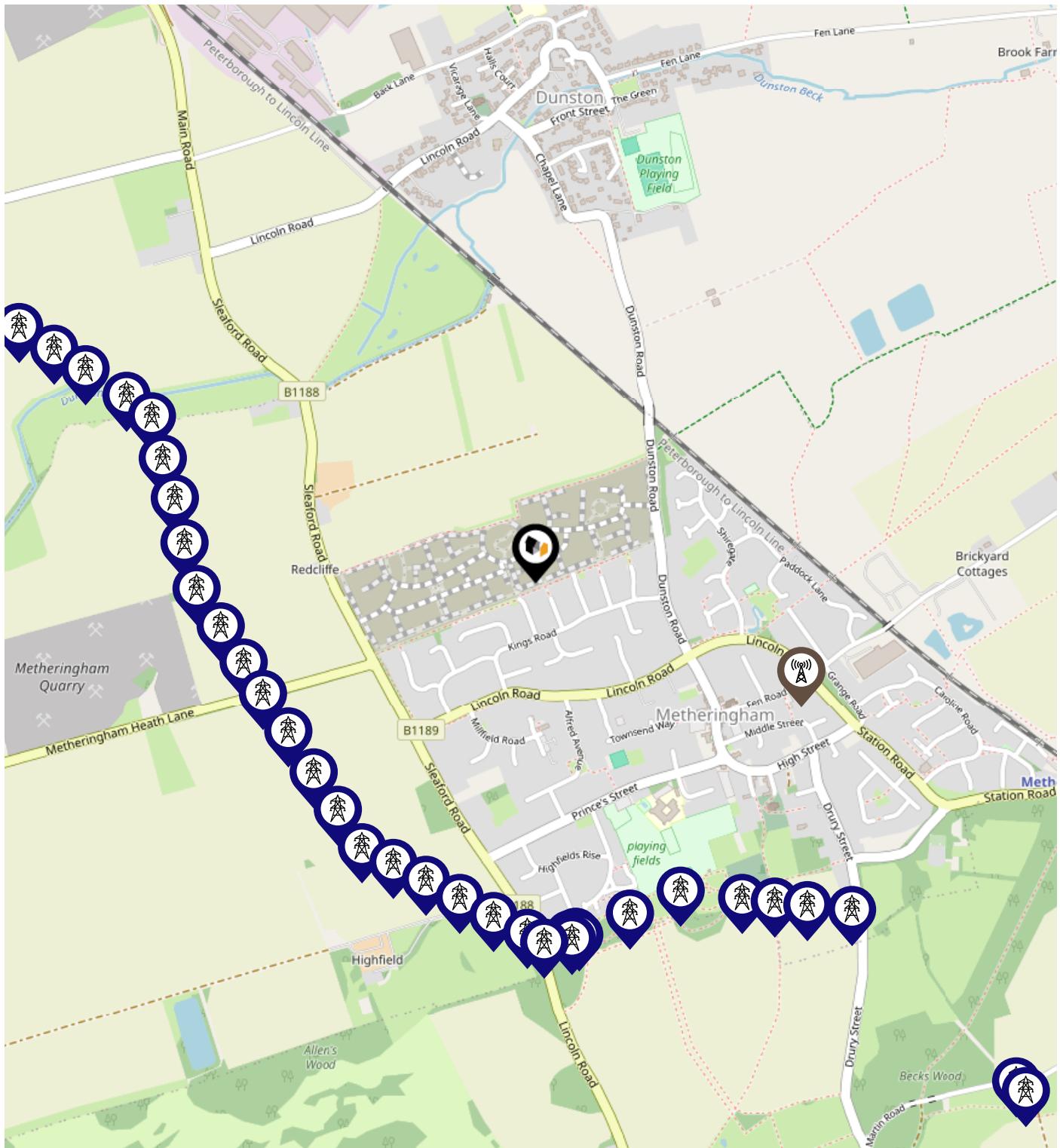
Carbon Content: HIGH **Soil Texture:** LOAM TO SANDY LOAM
Parent Material Grain: ARGILLIC - **Soil Depth:** INTERMEDIATE-SHALLOW
Soil Group: ARENACEOUS
LIGHT(SANDY) TO
MEDIUM(SANDY)



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:

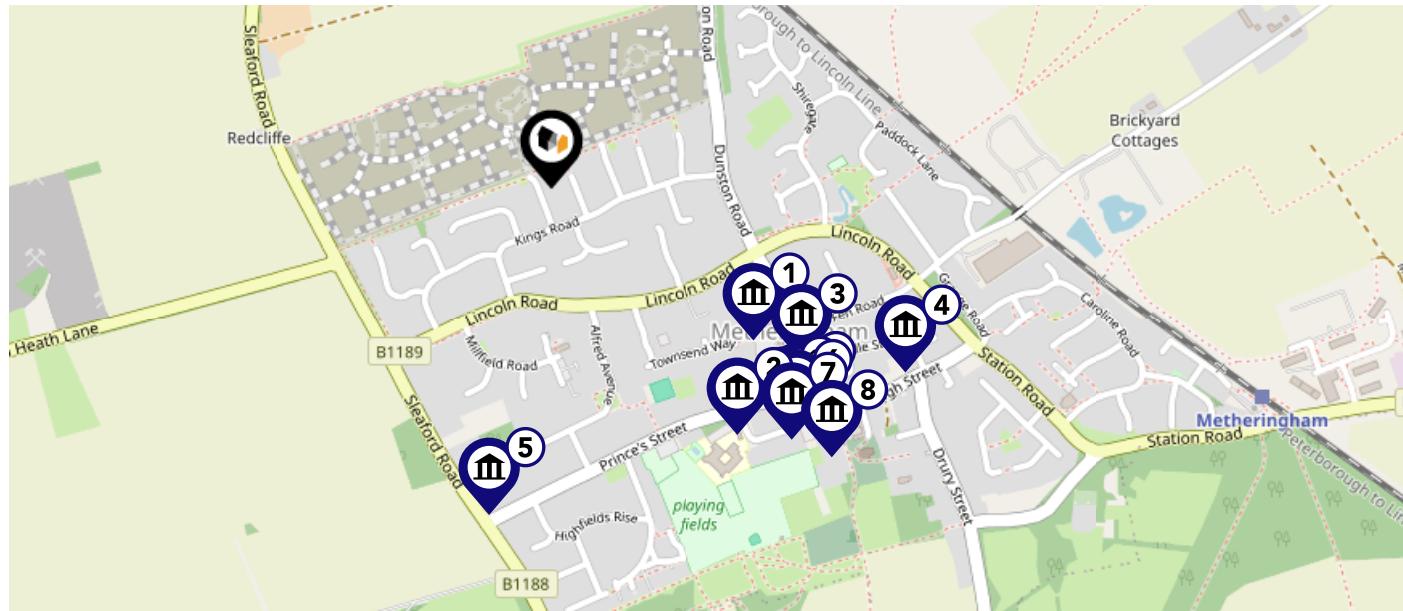
- Power Pylons
- Communication Masts

Maps

Listed Buildings



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



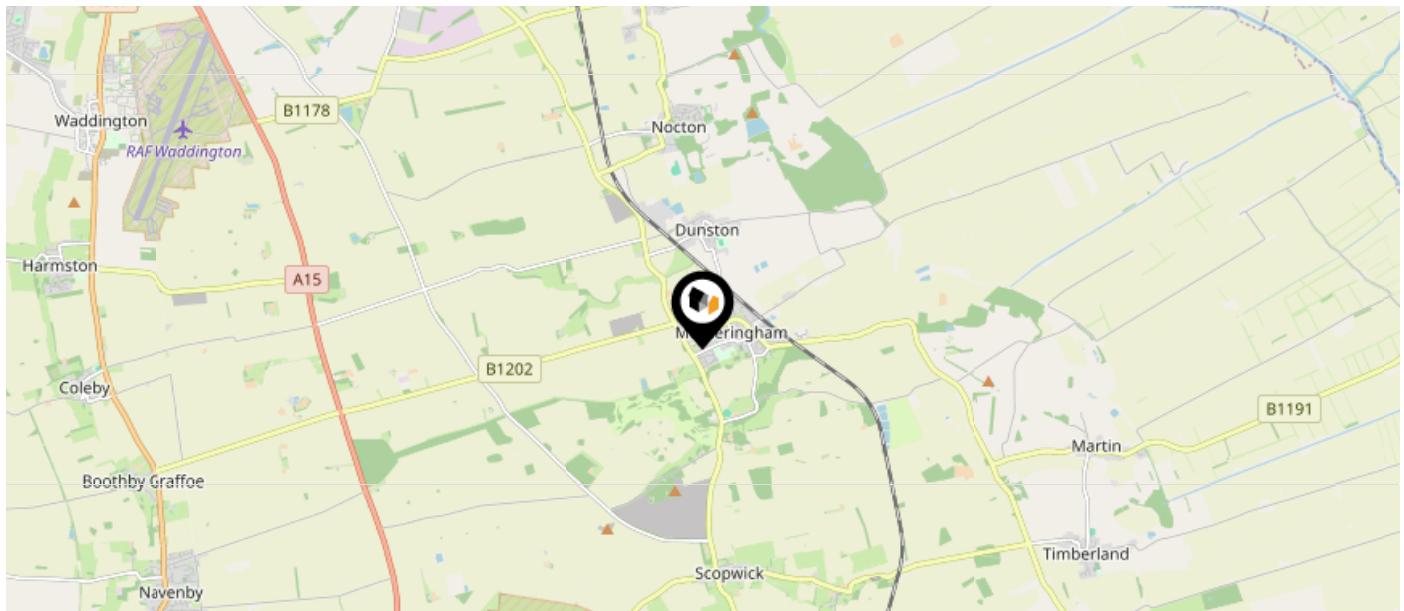
Listed Buildings in the local district	Grade	Distance
1165707 - Pair Of Cottages To Rear Of No 8	Grade II	0.3 miles
1061908 - Orchard House	Grade II	0.3 miles
1061945 - Methodist Church And Hall	Grade II	0.3 miles
1360536 - Pitts Farmhouse	Grade II	0.4 miles
1360557 - Windmill	Grade II	0.4 miles
1317180 - Market Cross	Grade II	0.4 miles
1061909 - Star And Garter Public House	Grade II	0.4 miles
1317189 - 38, High Street	Grade II	0.4 miles
1360534 - War Memorial	Grade II	0.4 miles
1360535 - Nook House And No 36	Grade II	0.4 miles

Maps

Green Belt



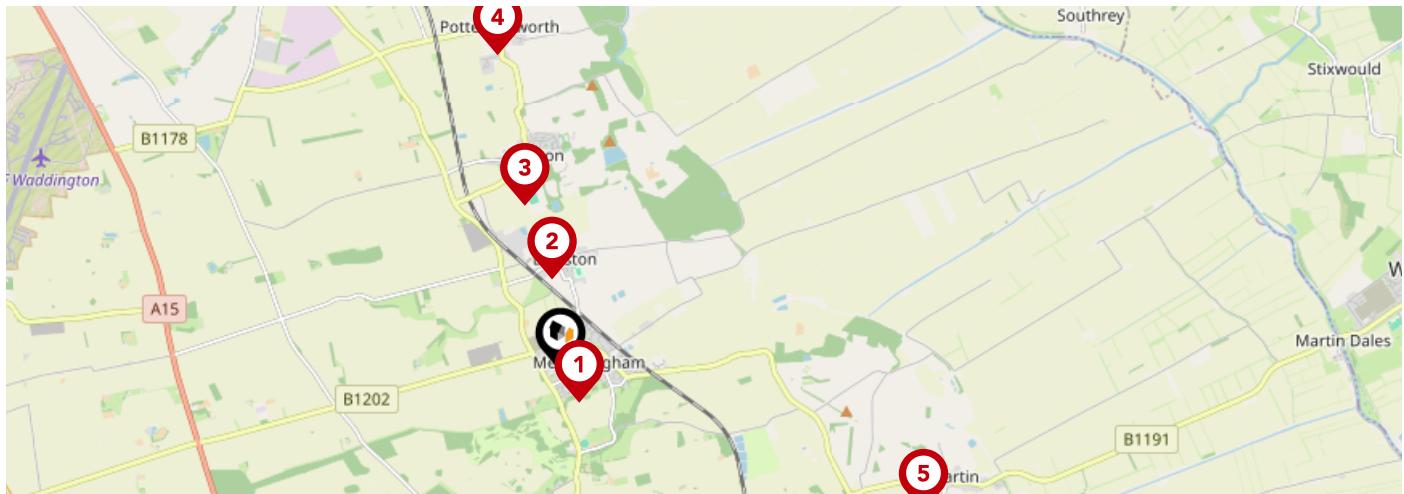
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

Area Schools



Nursery Primary Secondary College Private



The Metheringham Primary School

Ofsted Rating: Good | Pupils: 273 | Distance: 0.34



Dunston St Peter's Church of England Primary School

Ofsted Rating: Good | Pupils: 66 | Distance: 0.81



Nocton Community Primary School

Ofsted Rating: Good | Pupils: 38 | Distance: 1.5



The Potterhanworth Church of England Primary School

Ofsted Rating: Good | Pupils: 137 | Distance: 2.85



Mrs Mary King's CofE (Controlled) Primary School

Ofsted Rating: Good | Pupils: 98 | Distance: 3.47



Digby the Tedder Primary School

Ofsted Rating: Outstanding | Pupils: 93 | Distance: 3.47



Branston Junior Academy

Ofsted Rating: Good | Pupils: 170 | Distance: 4.38

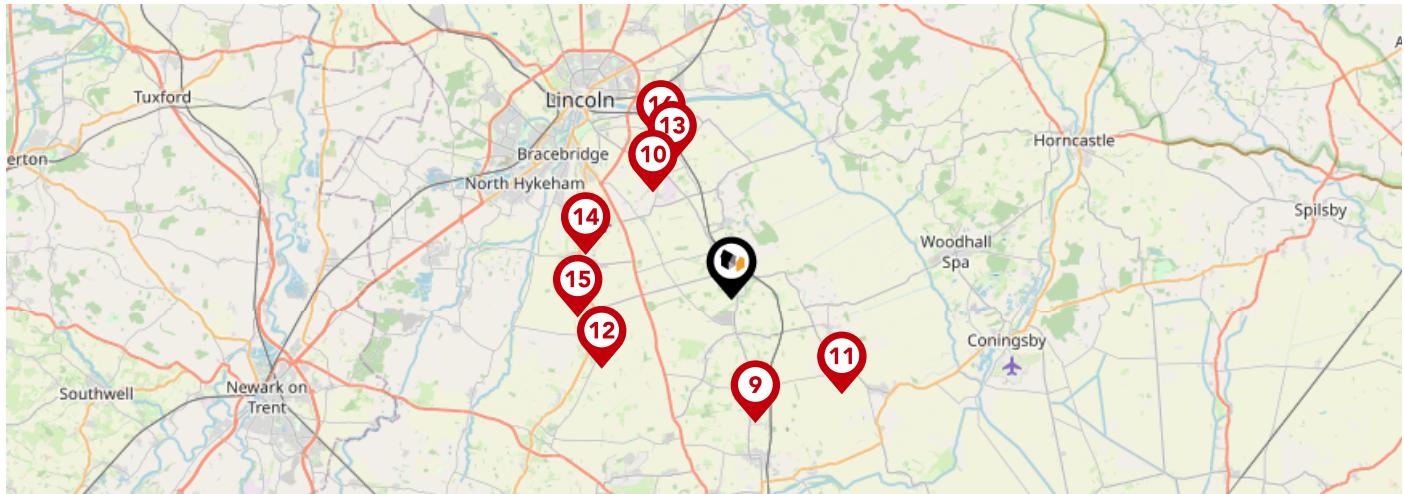


Branston Community Academy

Ofsted Rating: Requires improvement | Pupils: 1243 | Distance: 4.38



Area Schools



Nursery Primary Secondary College Private



Digby Church of England School

Ofsted Rating: Requires improvement | Pupils: 60 | Distance:4.47



Branston Church of England Infant Academy

Ofsted Rating: Outstanding | Pupils: 134 | Distance:4.74



Walcott Primary School

Ofsted Rating: Good | Pupils: 86 | Distance:5.2



Navenby Church of England Primary School

Ofsted Rating: Good | Pupils: 193 | Distance:5.23



Heighington Millfield Primary Academy

Ofsted Rating: Good | Pupils: 233 | Distance:5.28



Waddington All Saints Academy

Ofsted Rating: Outstanding | Pupils: 373 | Distance:5.44



Coleby Church of England (Controlled) Primary School

Ofsted Rating: Requires improvement | Pupils: 49 | Distance:5.51

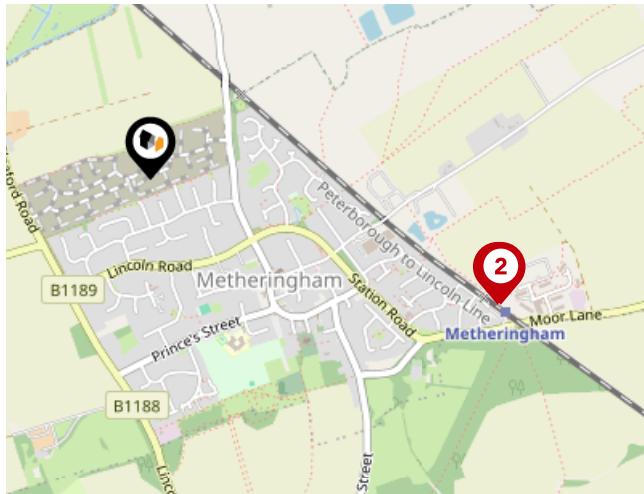


Washingborough Academy

Ofsted Rating: Good | Pupils: 271 | Distance:6.12

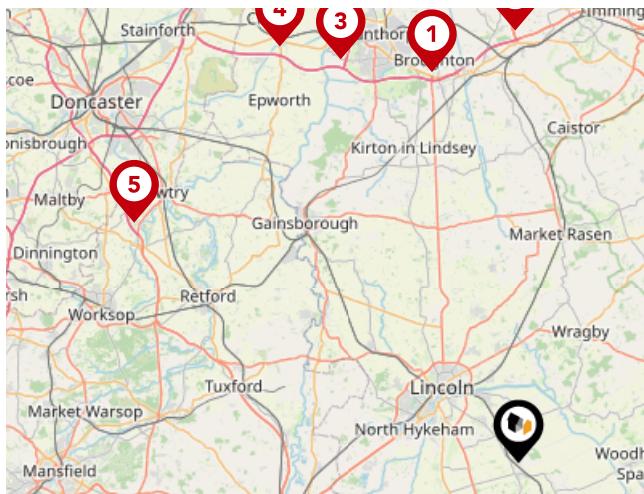


Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Metheringham Rail Station	0.82 miles
2	Metheringham Rail Station	0.83 miles
3	Ruskington Rail Station	7.12 miles



Trunk Roads/Motorways

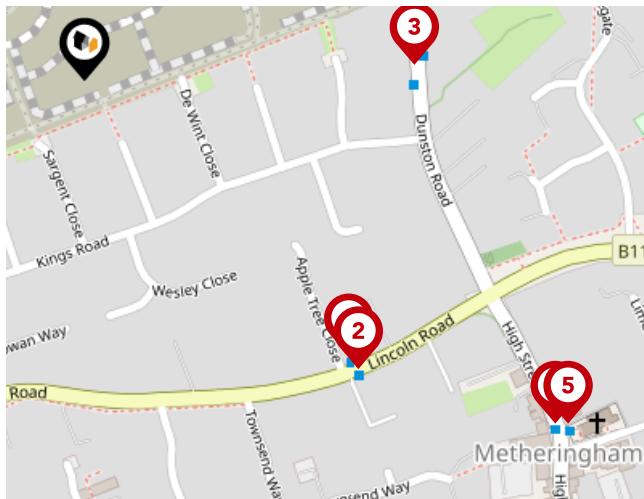
Pin	Name	Distance
1	M180 J4	28.43 miles
2	M180 J5	30.61 miles
3	M180 J3	31.3 miles
4	M180 J2	33.98 miles
5	A1(M) J34	32.15 miles



Airports/Helpads

Pin	Name	Distance
1	Humberside Airport	30.57 miles
2	Finningley	34.09 miles
3	East Mids Airport	44.1 miles
4	Cambridge	69.3 miles

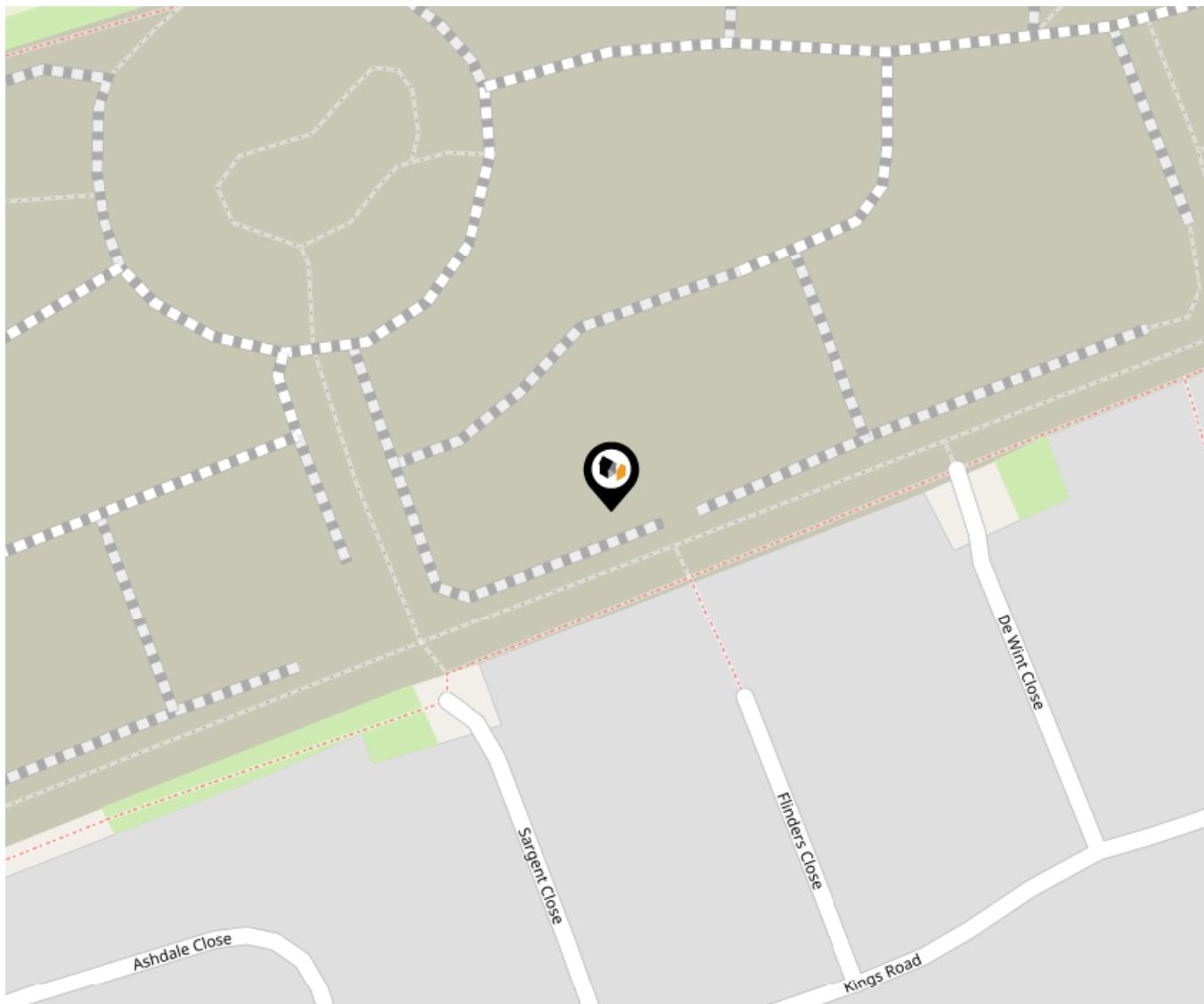
Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Apple Tree Close	0.21 miles
2	Apple Tree Close	0.22 miles
3	Kings Road	0.18 miles
4	Methodist Church	0.32 miles
5	Methodist Church	0.33 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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Land Registry

