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MIR: Material Info

The Material Information Affecting this Property
Friday 04th September 2026



RIBER CLOSE, GRANTHAM, NG31

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

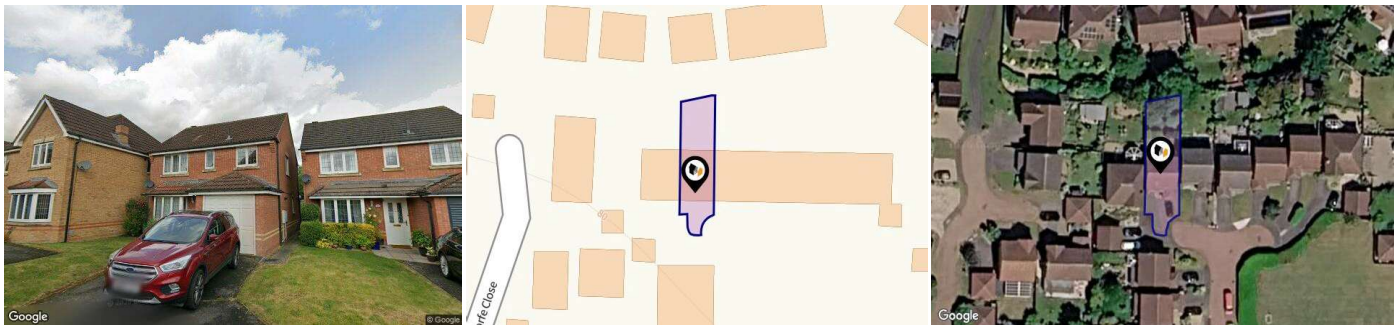
01522 510 044

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Property

Type:	Detached
Bedrooms:	3
Plot Area:	0.06 acres
Year Built :	2001
Council Tax :	Band C
Annual Estimate:	£2,009
Title Number:	LL208165

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

23 mb/s	77 mb/s	10000 mb/s
		

Mobile Coverage:
(based on calls indoors)



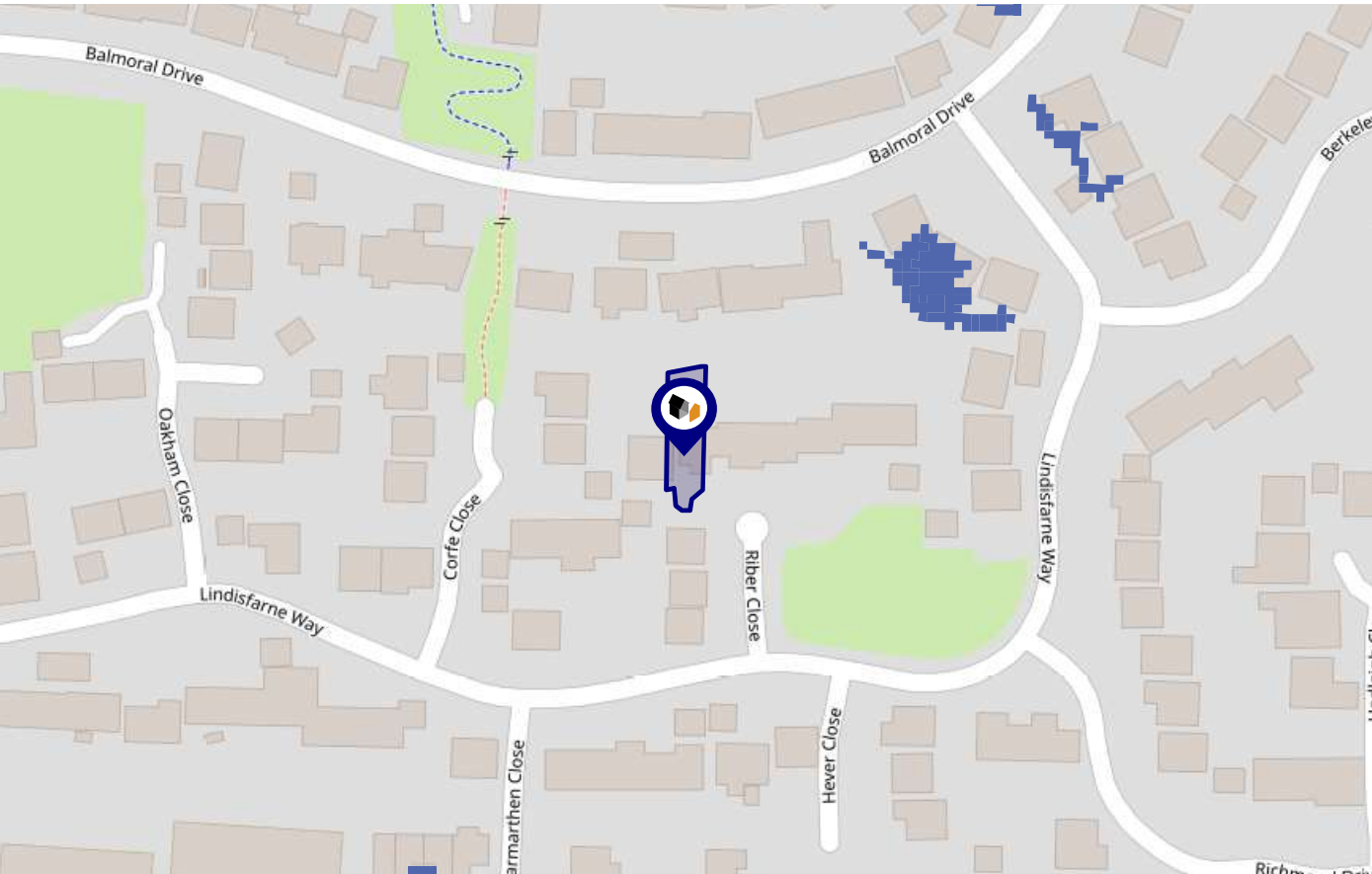
Satellite/Fibre TV Availability:



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.

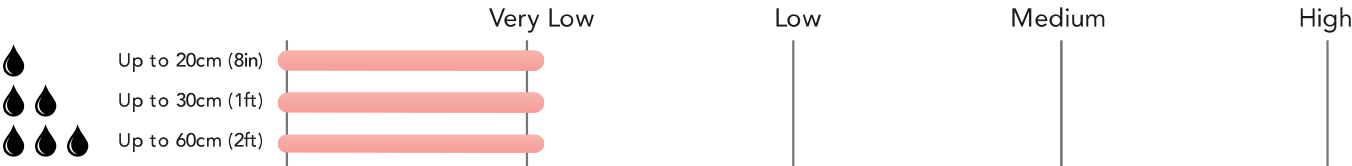


Risk Rating: Very low

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.

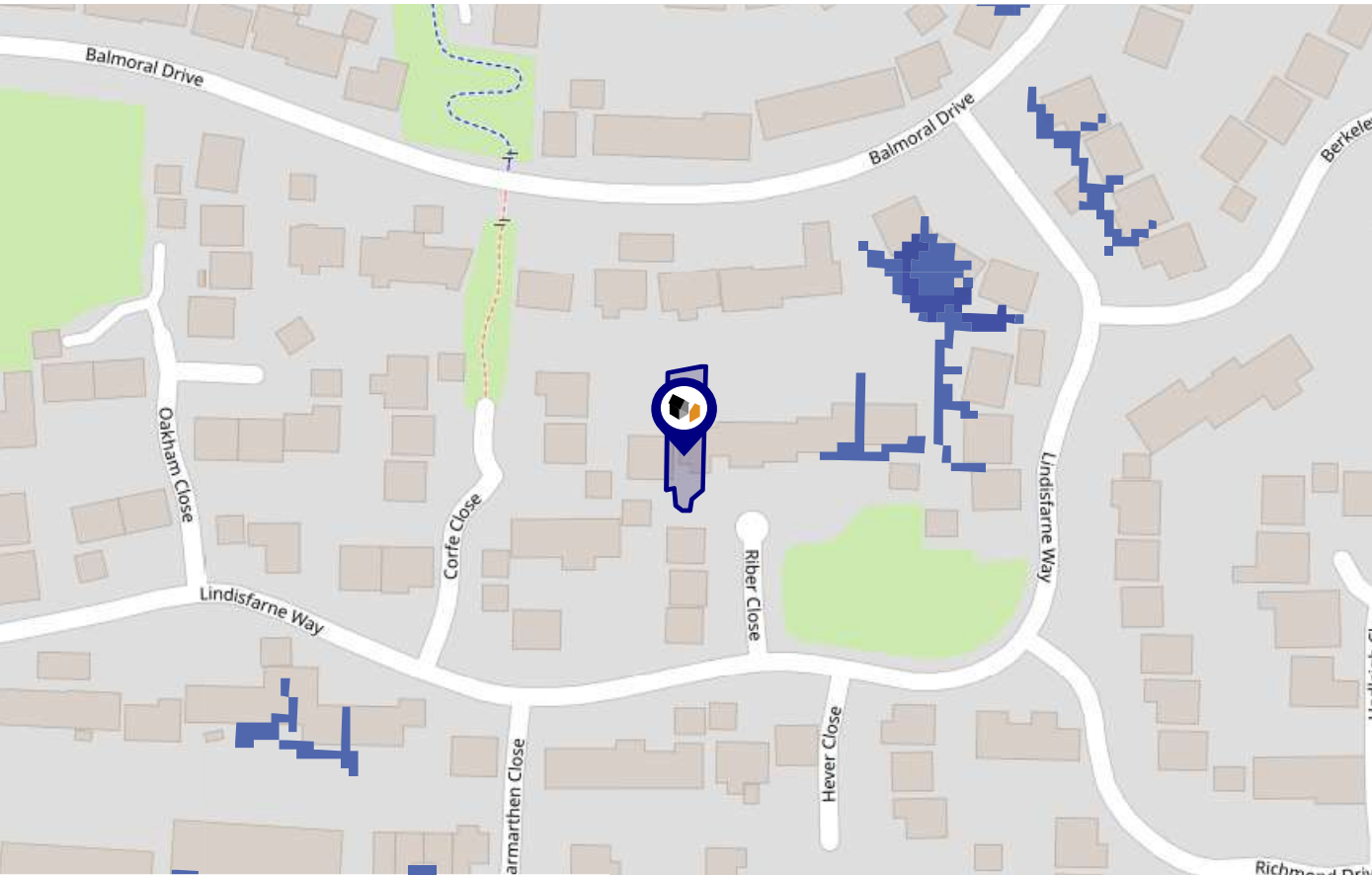
Chance of flooding to the following depths at this property:



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.



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Chance of flooding to the following depths at this property:

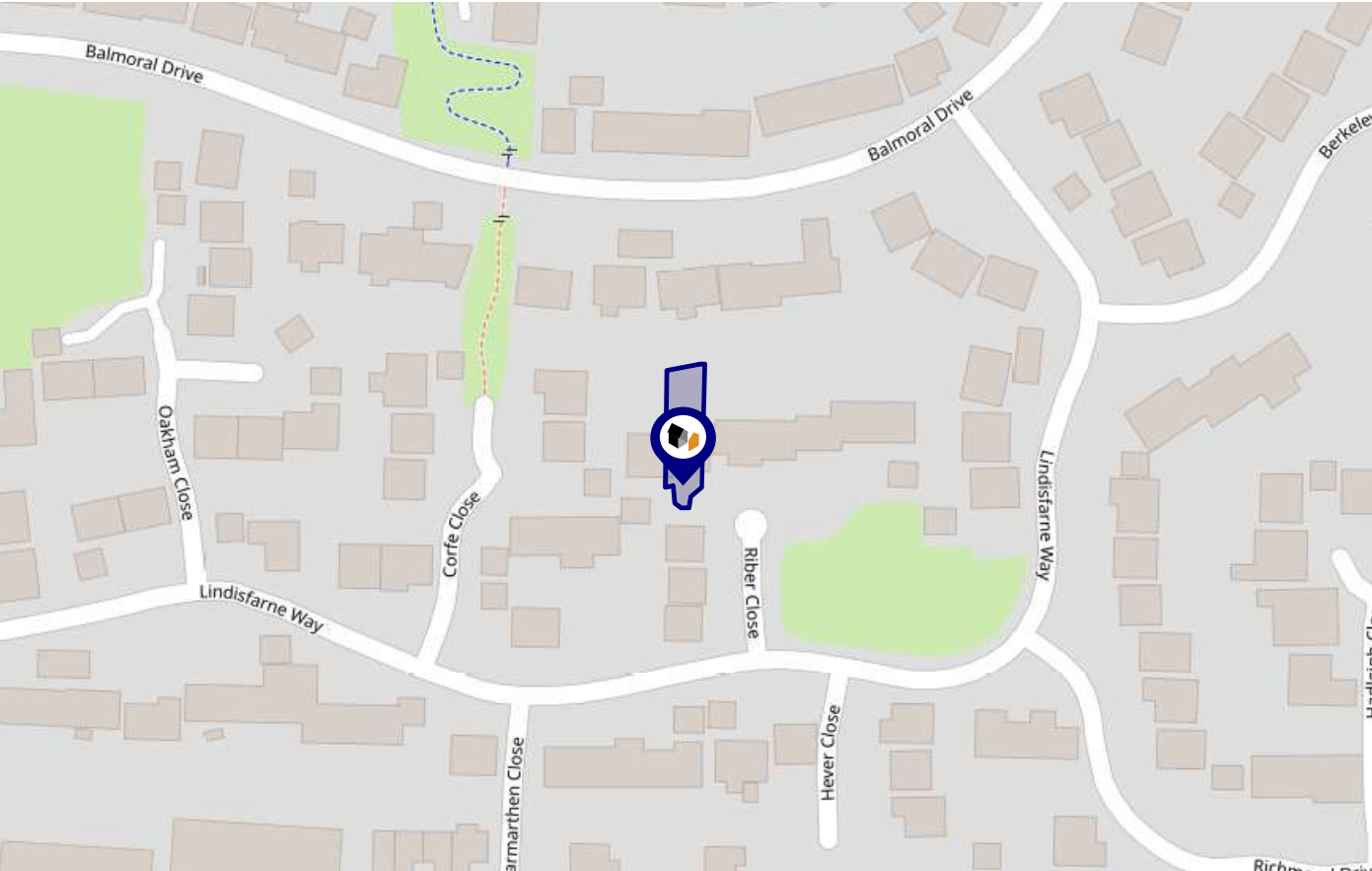


Flood Risk

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.

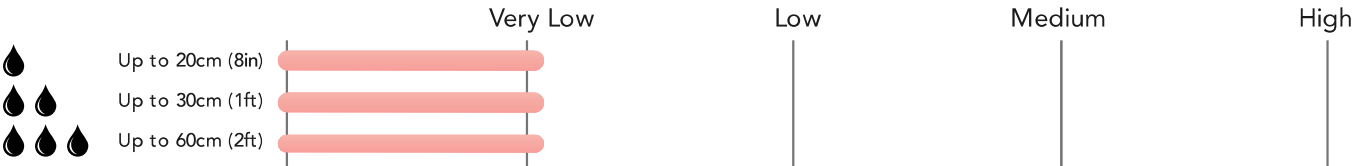


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Chance of flooding to the following depths at this property:

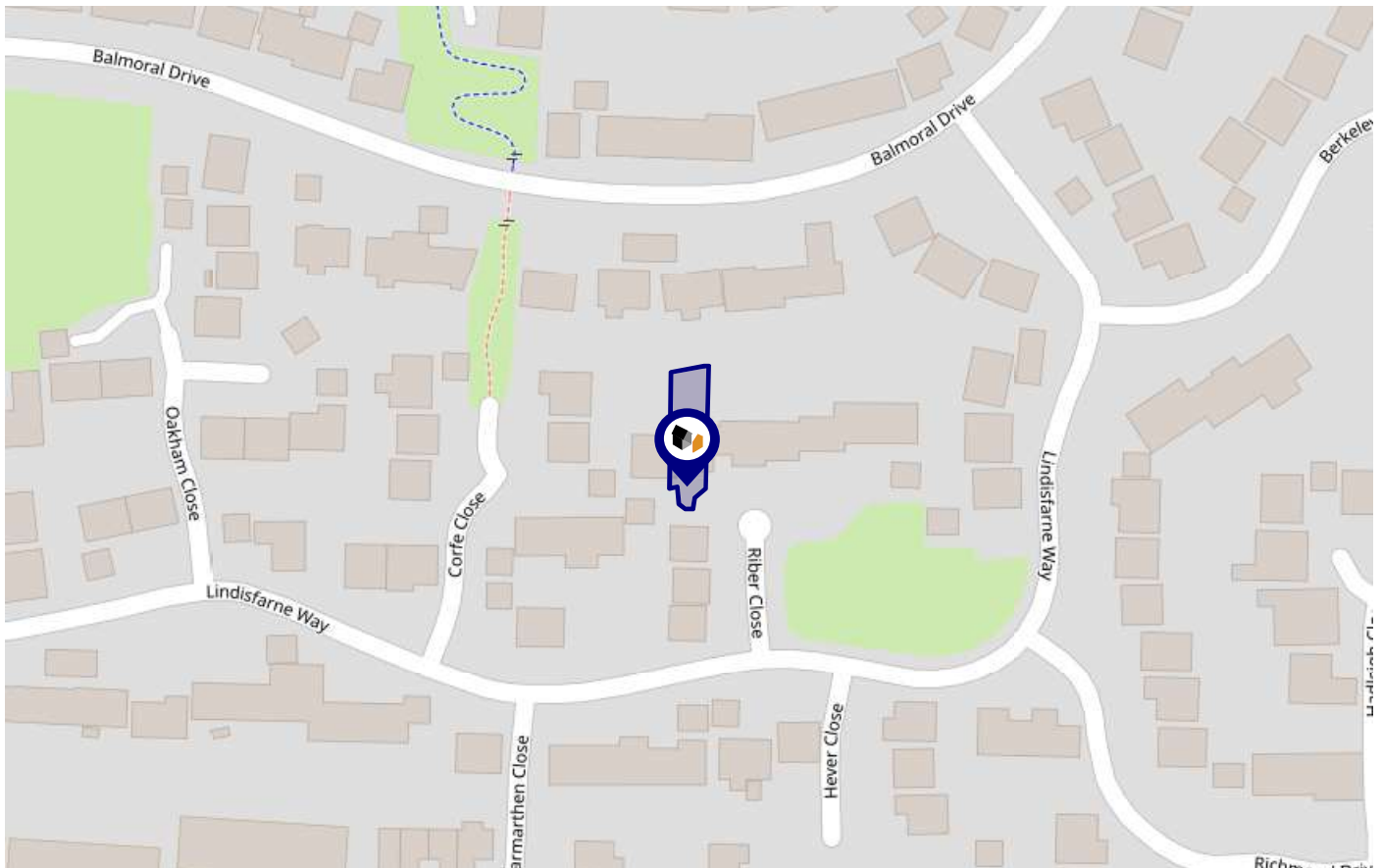


Flood Risk

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:



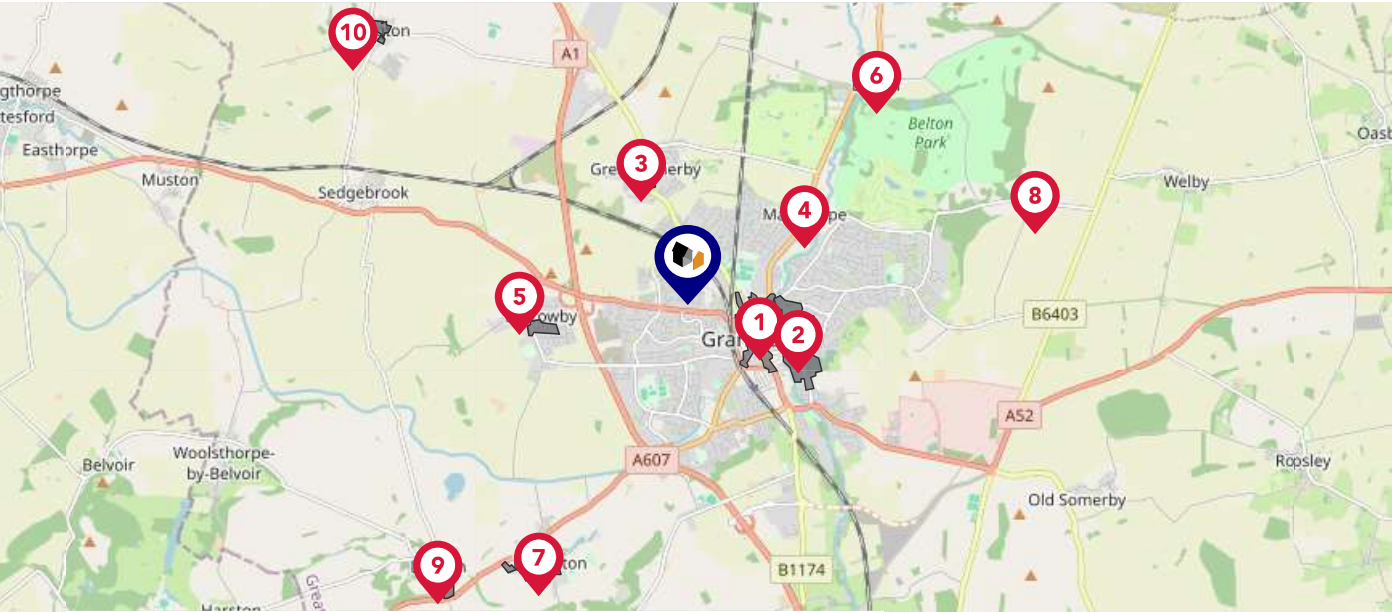
MIR - Material Info

Maps

Conservation Areas

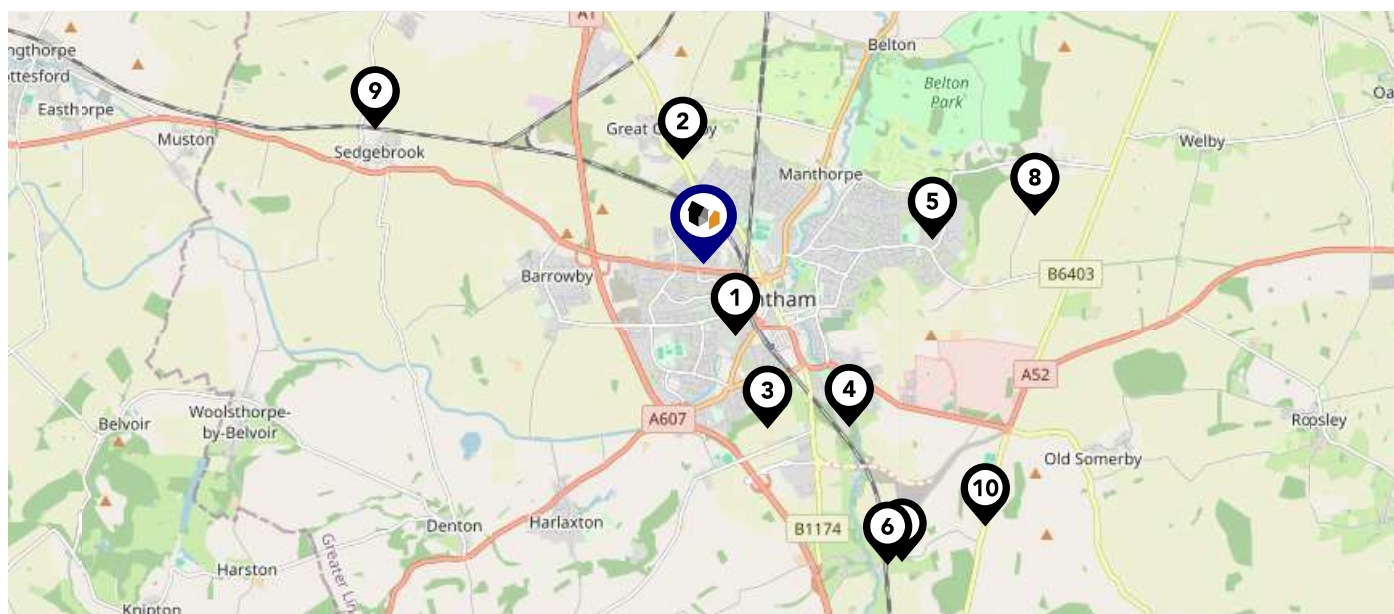


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Grantham
2	St. Anne's
3	Great Gonerby
4	Manthorpe
5	Barrowby (Part 1)
6	Belton
7	Harlaxton
8	Londonthorpe
9	Denton (South Kesteven)
10	Allington (South Kesteven)

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

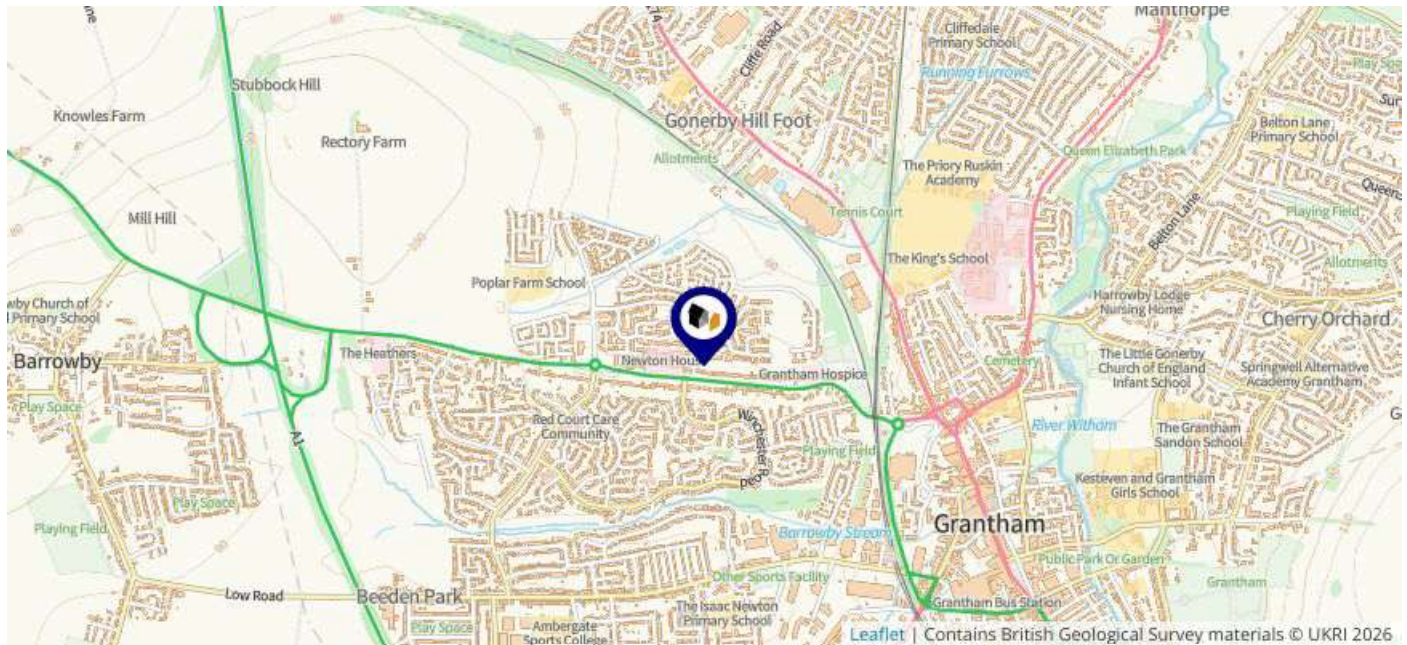
1	Autumn Park Landfill-Autumn Park Industrial Estate, Dysart Road, Grantham, Lincolnshire	Historic Landfill	
2	Long Street Landfill Site-Great Gonerby, Grantham	Historic Landfill	
3	Caddy Castings-Springfield Road, Grantham	Historic Landfill	
4	Bridge End Grove-Grantham, Lincolnshire	Historic Landfill	
5	Land to West of Ruston Road-Alma Park Industrial Estate, Grantham, Lincolnshire	Historic Landfill	
6	Whalebone Lane Quarry-Little Ponton Quarry, Whalebone Lane, Little Ponton, Grantham, Lincolnshire	Historic Landfill	
7	Old Quarry-Whalebone Lane, Grantham, Lincolnshire	Historic Landfill	
8	Disused Quarry-Newgate Lane, Londonthorpe, Grantham, Lincolnshire	Historic Landfill	
9	Allington Road-Allington Road, Sedgebrook	Historic Landfill	
10	Woodnook-Woodnook, Lincolnshire	Historic Landfill	

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



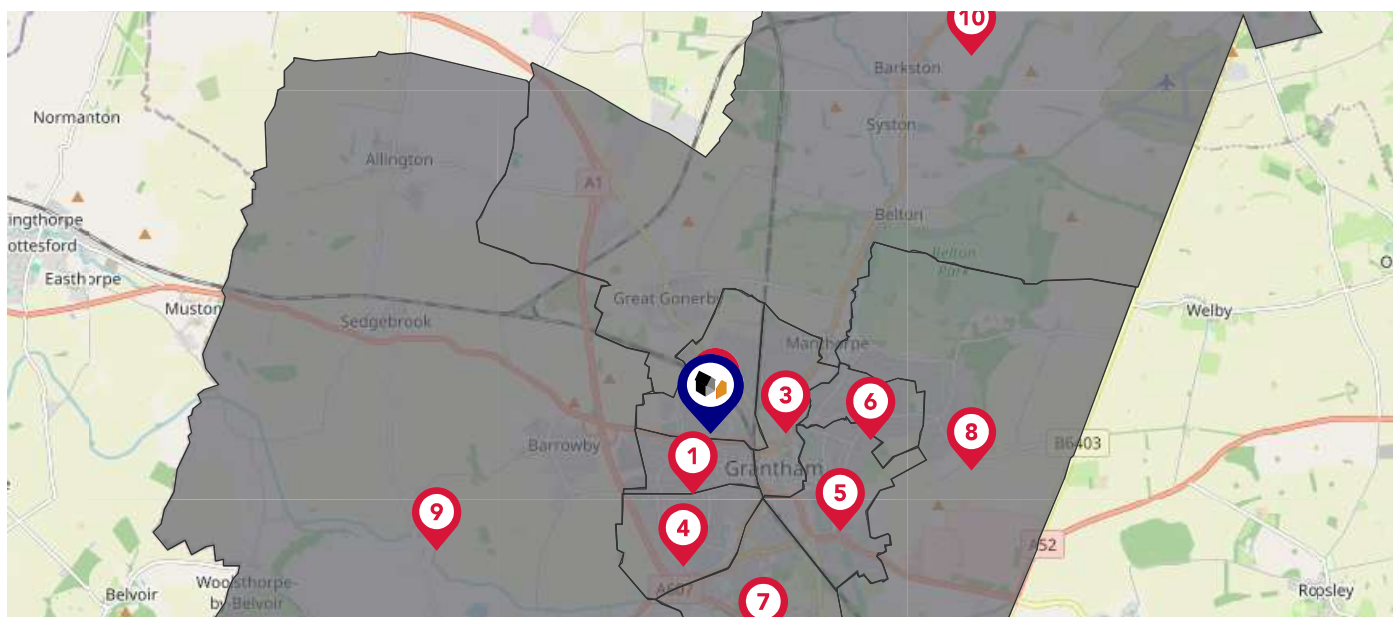
Mine Entry

- ✕ 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.

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



Grantham Barrowby Gate Ward



Grantham Arnoldfield Ward



Grantham St. Wulfram's Ward



Grantham Earlesfield Ward



Grantham St. Vincent's Ward



Grantham Harrowby Ward



Grantham Springfield Ward



Belmont Ward



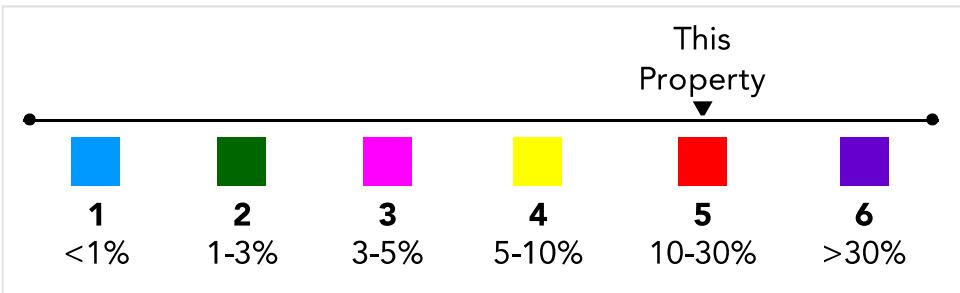
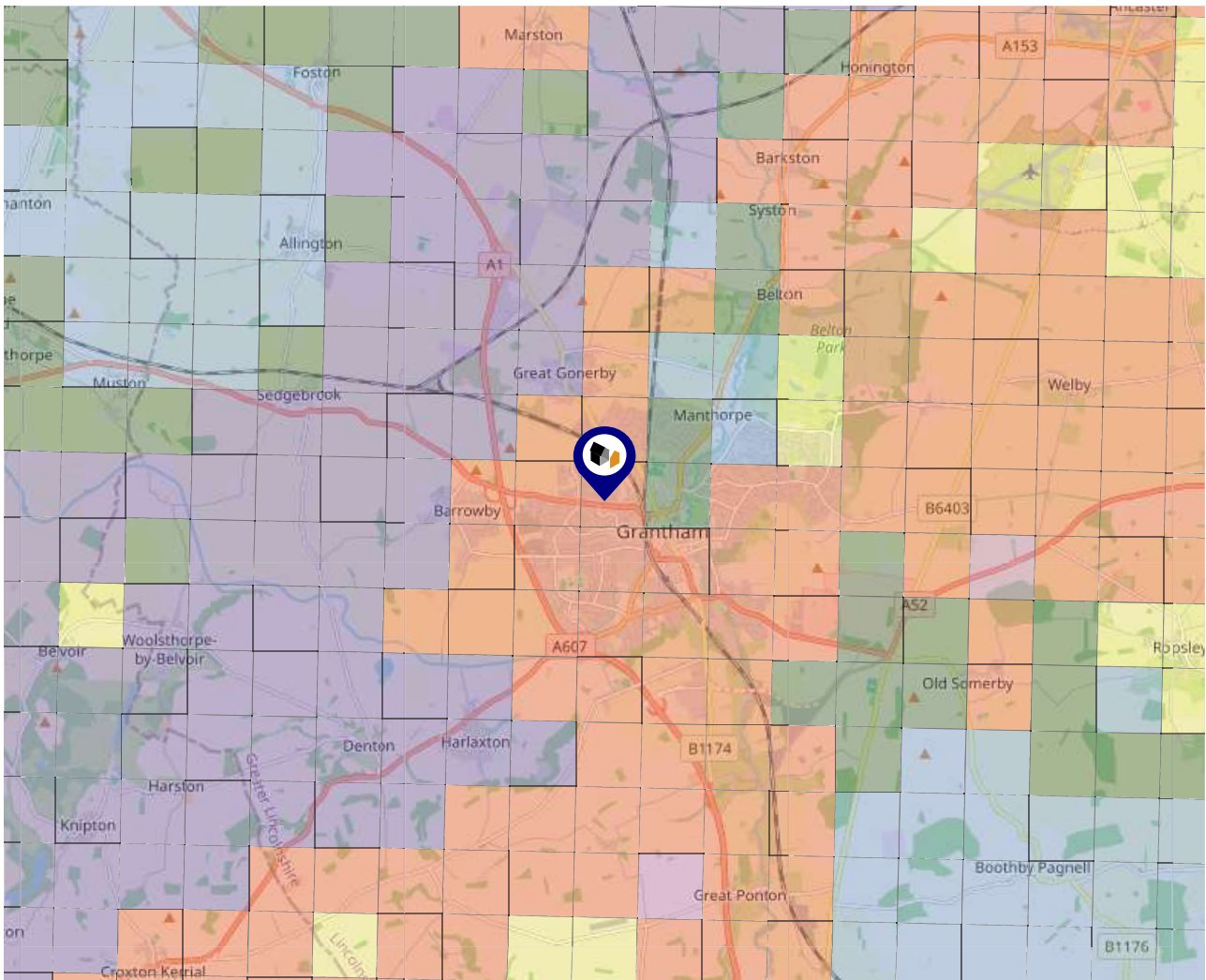
Belvoir Ward



Peascliffe & Ridgeway Ward

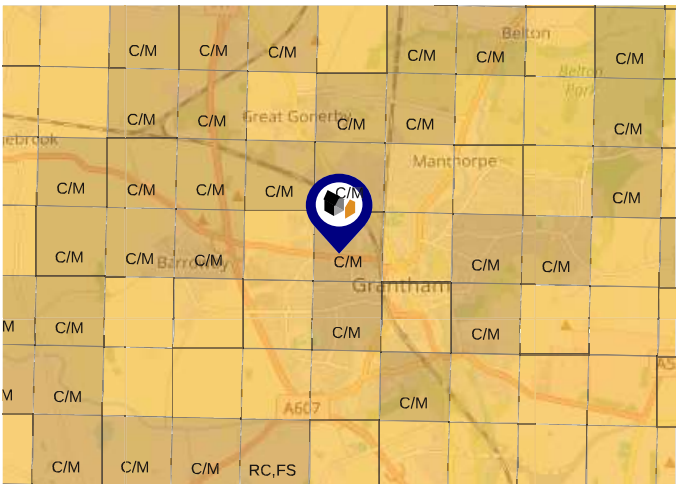
What is Radon?

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)

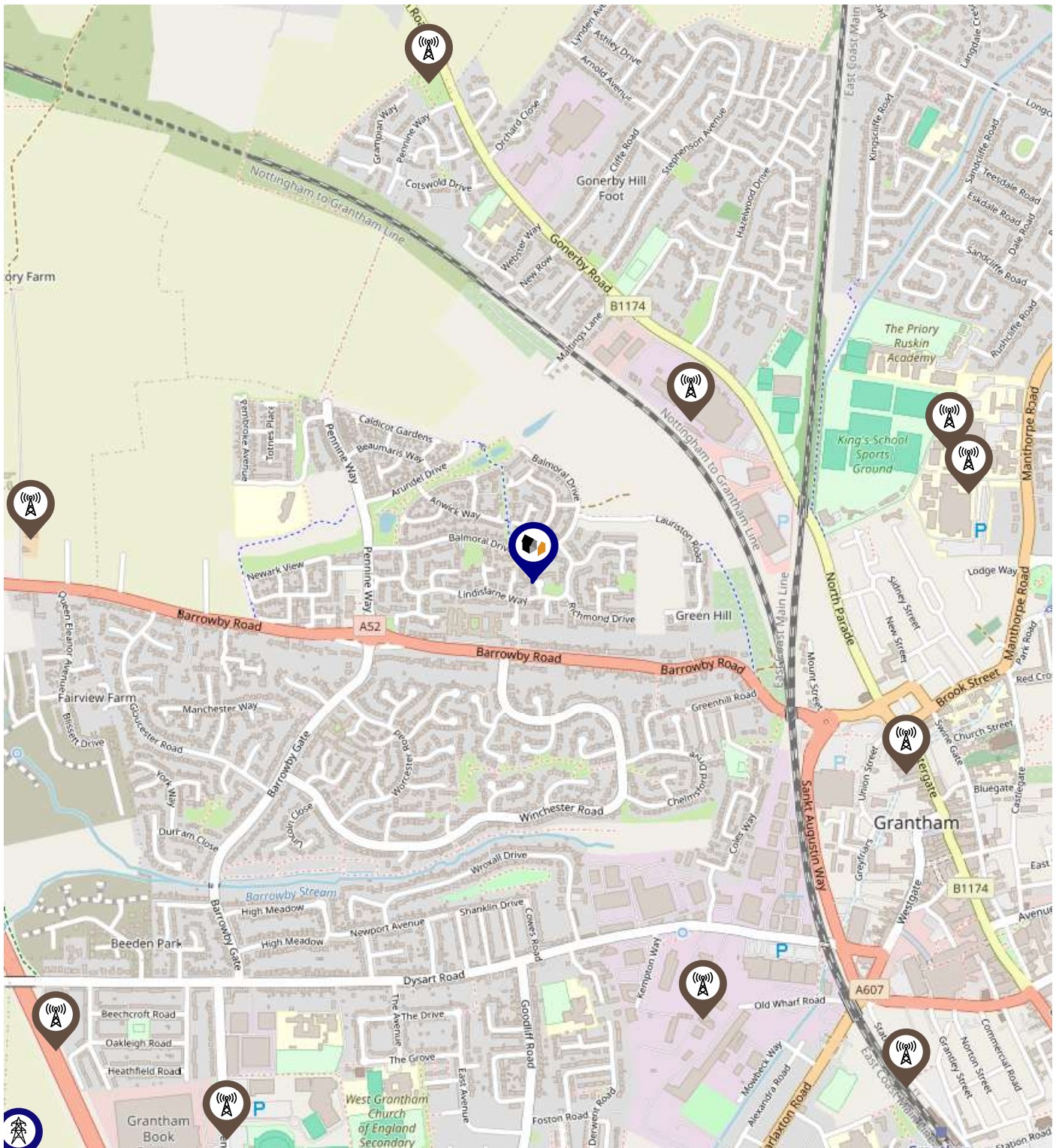
Carbon Content:	VARIABLE(LOW)	Soil Texture:	LOAM TO CLAY
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		



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

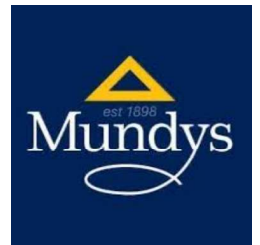


Key:

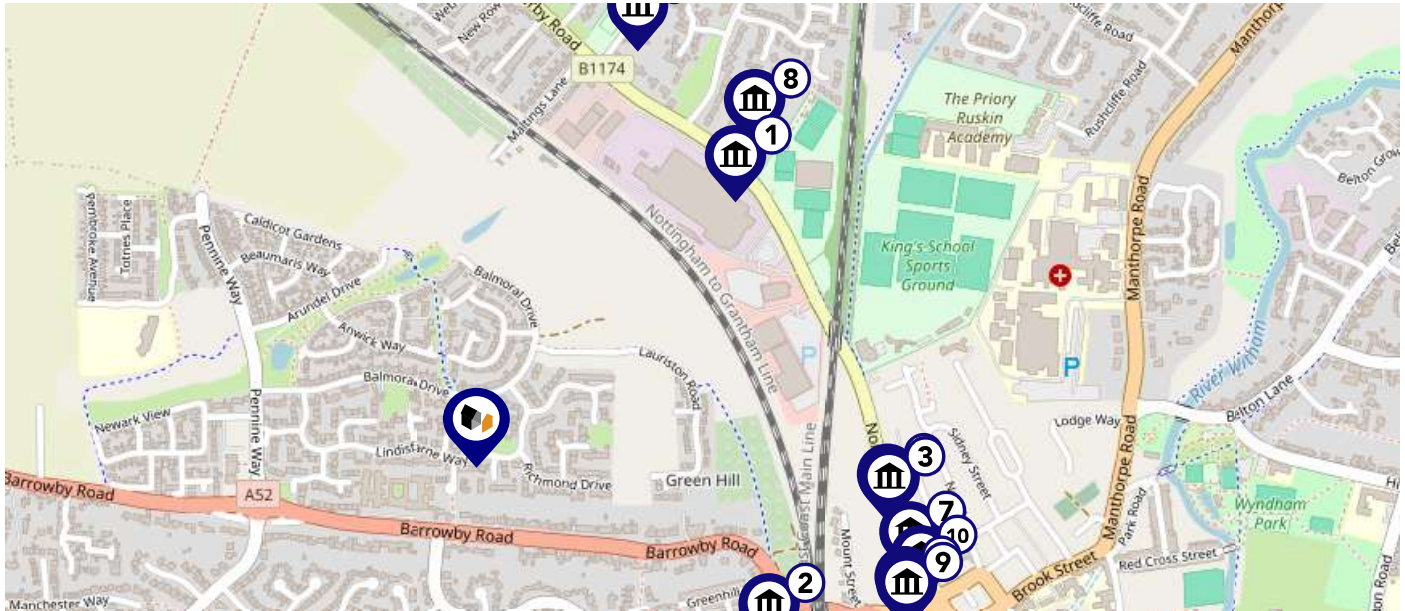
-  Power Pylons
-  Communication Masts

Maps

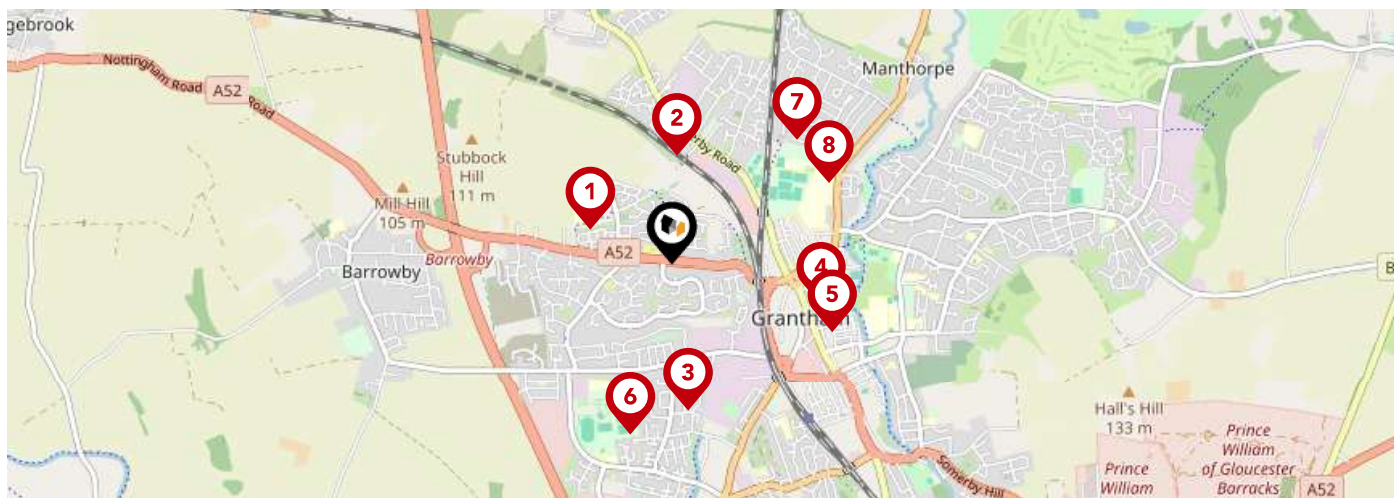
Listed Buildings



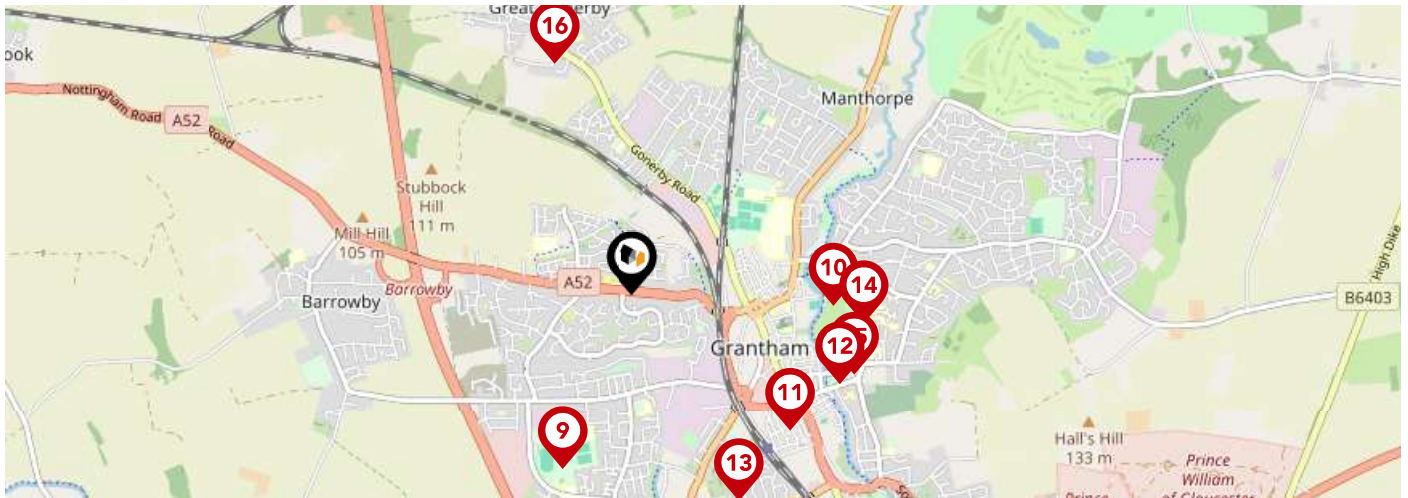
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1062485 - Gatehouse To Arnoldfield	Grade II	0.4 miles
 1062503 - 51-55, Barronby Road	Grade II	0.4 miles
 1062463 - 70 And 72, North Parade	Grade II	0.5 miles
 1062500 - 3-11, North Parade	Grade II	0.5 miles
 1062464 - 74, North Parade	Grade II	0.5 miles
 1360251 - Gonerby House	Grade II	0.5 miles
 1062461 - 30-40, North Parade	Grade II	0.5 miles
 1062483 - Arnoldfield	Grade II	0.5 miles
 1253691 - Roman Catholic Church Of St Mary	Grade II	0.5 miles
 1062459 - 24, North Parade	Grade II	0.5 miles



		Nursery	Primary	Secondary	College	Private
1	Poplar Farm School Ofsted Rating: Good Pupils: 360 Distance:0.4	☐	☒	☐	☐	☐
2	The Gonerby Hill Foot Church of England Primary School Ofsted Rating: Good Pupils: 283 Distance:0.49	☐	☒	☐	☐	☐
3	The Isaac Newton Primary School Ofsted Rating: Requires improvement Pupils: 408 Distance:0.65	☐	☒	☐	☐	☐
4	The King's School, Grantham Ofsted Rating: Good Pupils: 1200 Distance:0.68	☐	☐	☒	☐	☐
5	St Wulfram's National Church of England Primary School Ofsted Rating: Requires improvement Pupils: 215 Distance:0.78	☐	☒	☐	☐	☐
6	West Grantham Church of England Secondary Academy Ofsted Rating: Good Pupils: 346 Distance:0.78	☐	☐	☒	☐	☐
7	Cliffedale Primary School Ofsted Rating: Good Pupils: 289 Distance:0.79	☐	☒	☐	☐	☐
8	The Priory Ruskin Academy Ofsted Rating: Outstanding Pupils: 1406 Distance:0.79	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	West Grantham Church of England Primary Academy Ofsted Rating: Good Pupils: 207 Distance:0.84	☐	☒	☐	☐	☐
10	Wyndham Park Nursery School Ofsted Rating: Outstanding Pupils: 116 Distance:0.9	☒	☐	☐	☐	☐
11	Charles Read Academy Ofsted Rating: Good Pupils: 276 Distance:0.93	☐	☐	☒	☐	☐
12	Grantham College Ofsted Rating: Good Pupils:0 Distance:1.01	☐	☐	☒	☐	☐
13	Huntingtower Community Primary Academy Ofsted Rating: Good Pupils: 416 Distance:1.04	☐	☒	☐	☐	☐
14	The Little Gonerby Church of England Primary Academy, Grantham Ofsted Rating: Good Pupils: 116 Distance:1.04	☐	☒	☐	☐	☐
15	Kesteven and Grantham Girls' School Ofsted Rating: Outstanding Pupils: 1188 Distance:1.06	☐	☐	☒	☐	☐
16	The St Sebastian's Church of England Primary School, Great Gonerby Ofsted Rating: Good Pupils: 166 Distance:1.09	☐	☒	☐	☐	☐

Area Transport (National)



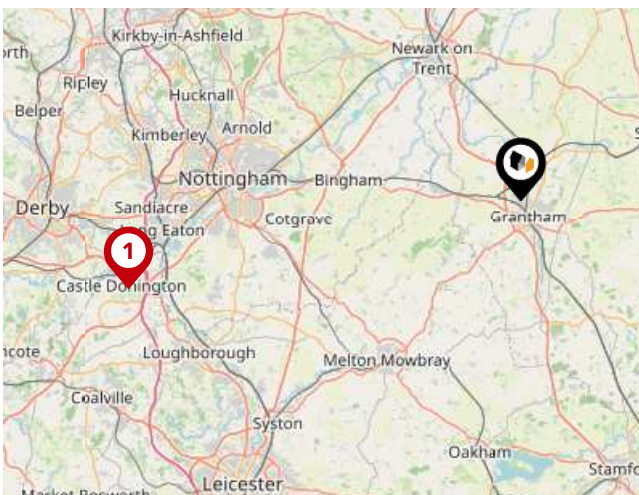
National Rail Stations

Pin	Name	Distance
1	Grantham Rail Station	1.04 miles
2	Bottesford Rail Station	5.99 miles
3	Ancaster Rail Station	6.97 miles
4	Elton & Orston Rail Station	8.56 miles
5	Rauceby Rail Station	9.55 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	24.54 miles

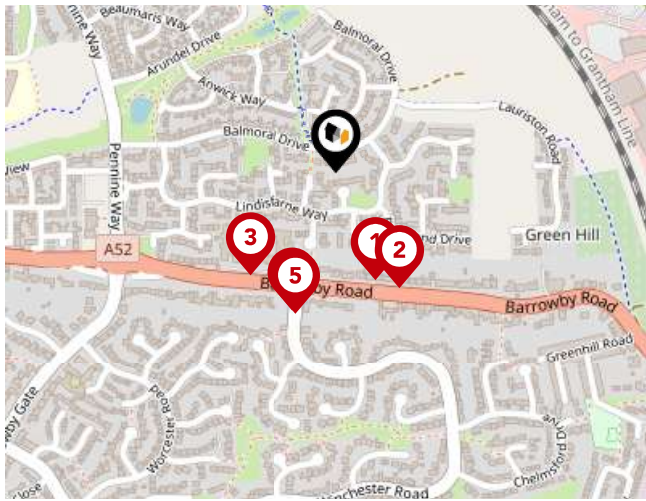


Airports/Helipads

Pin	Name	Distance
1	East Midlands Airport	28.74 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	126 Barrowby Road	0.12 miles
2	121 Barrowby Road	0.14 miles
3	Newton House Nursing Home	0.14 miles
4	2 Winchester Road	0.16 miles
5	1 Winchester Road	0.16 miles

Local Connections

No Local Connections found within 30 km of this property.

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

Mundys

Data Quality

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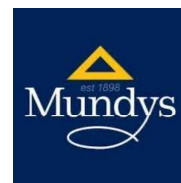


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