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MIR: Material Info

The Material Information Affecting this Property
Friday 21st August 2026



PETUNIA WAY, WITHAM ST. HUGHS, LINCOLN, LN6

Mundys

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Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Plot Area:	0.03 acres		
Title Number:	LL435790		

Local Area

Local Authority:	Lincolnshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)	
Conservation Area:	No		
Flood Risk:			
● Rivers & Seas	Very low	14 mb/s	10000 mb/s
● Surface Water	Low		

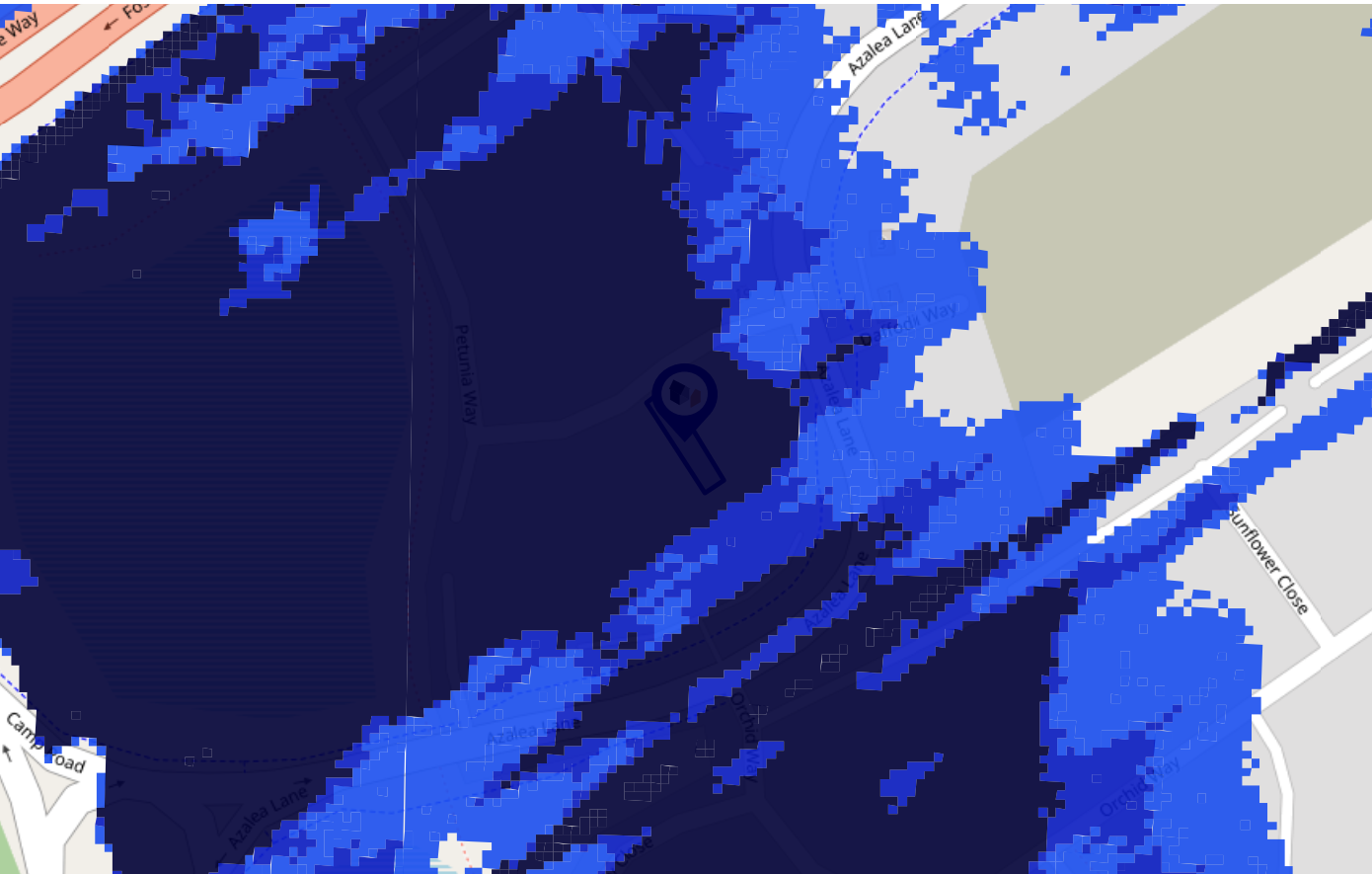
Satellite/Fibre TV Availability:



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.

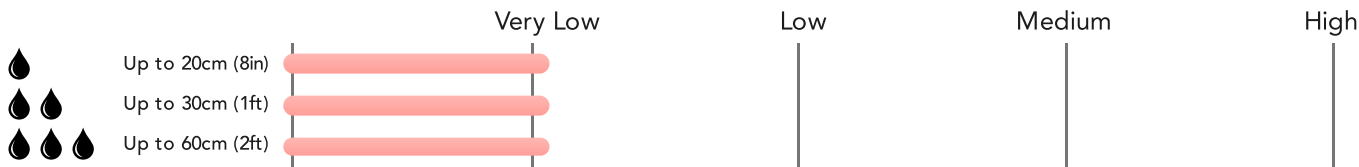


Risk Rating: Low

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.

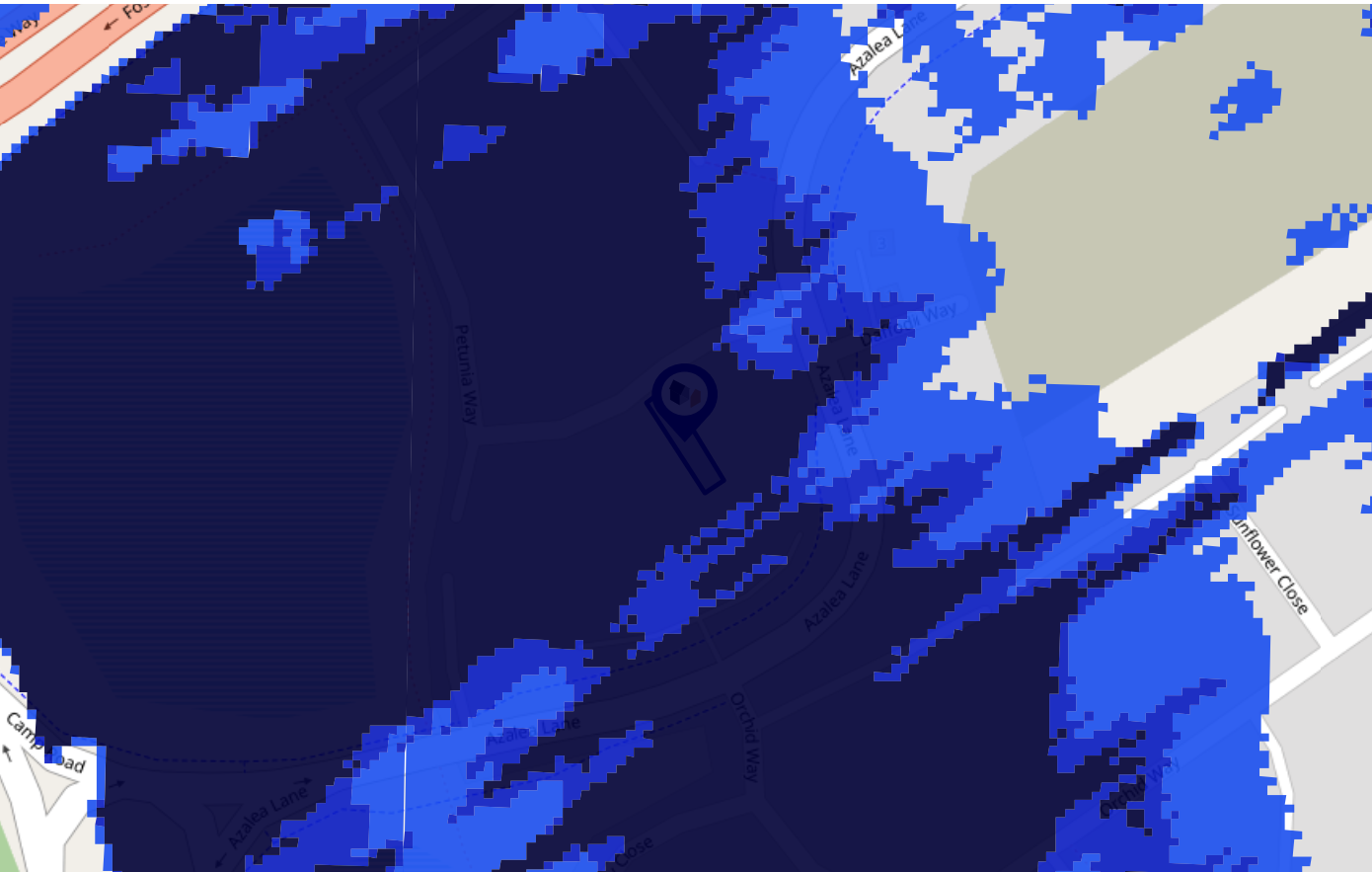
Chance of flooding to the following depths at this property:



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: 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.

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Chance of flooding to the following depths at this property:

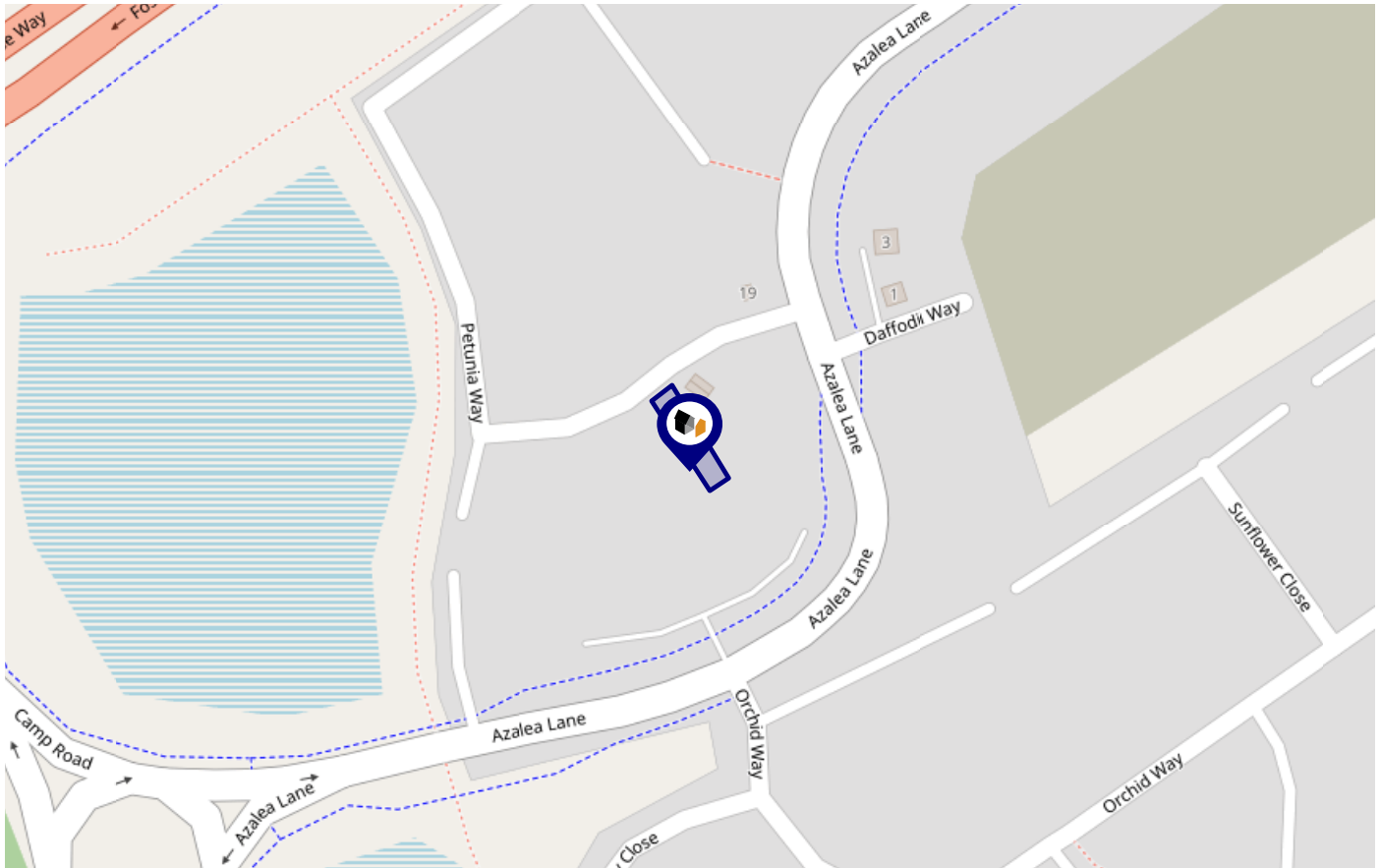


Flood Risk

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

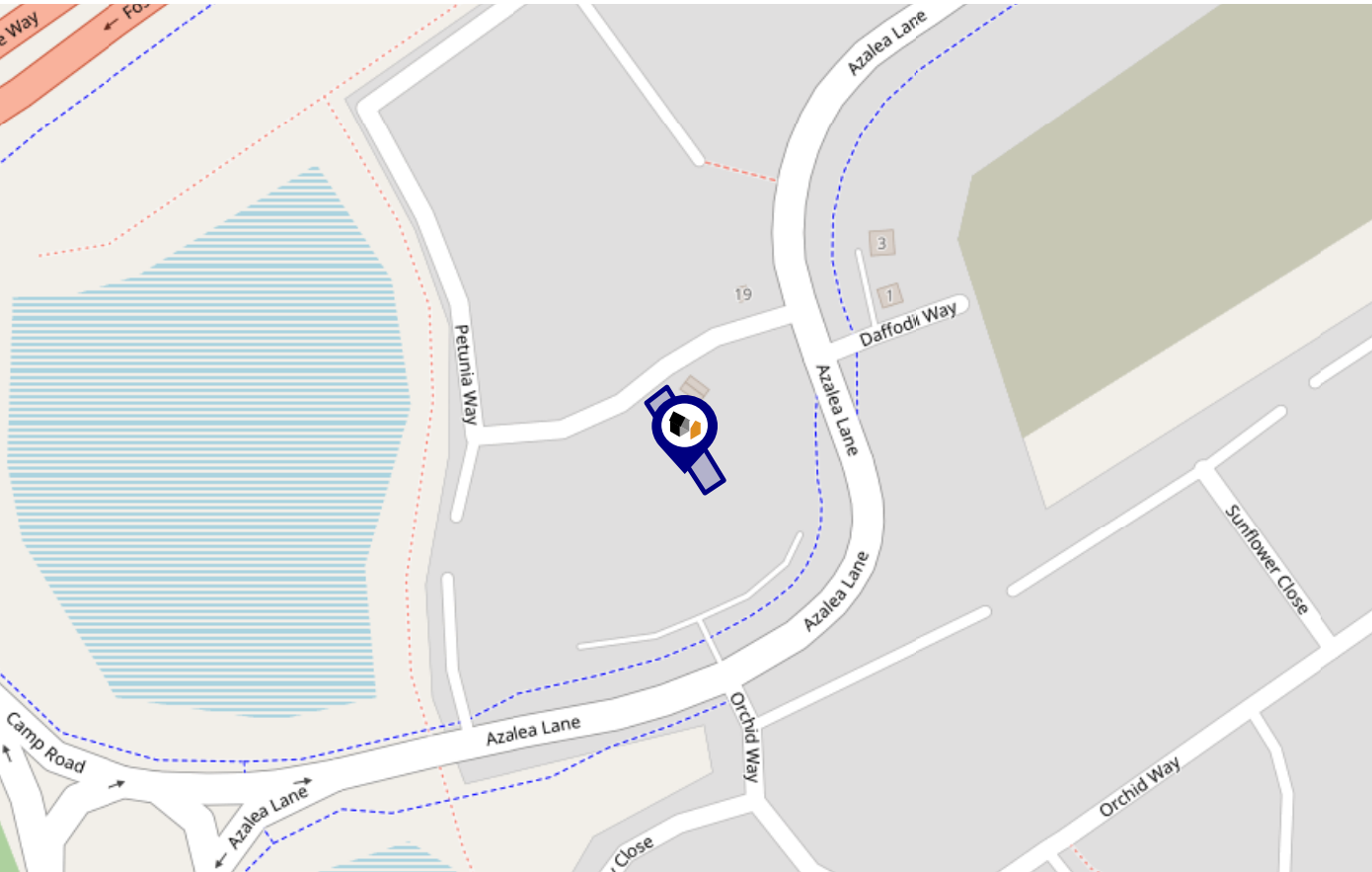


Flood Risk

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.

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Chance of flooding to the following depths at this property:

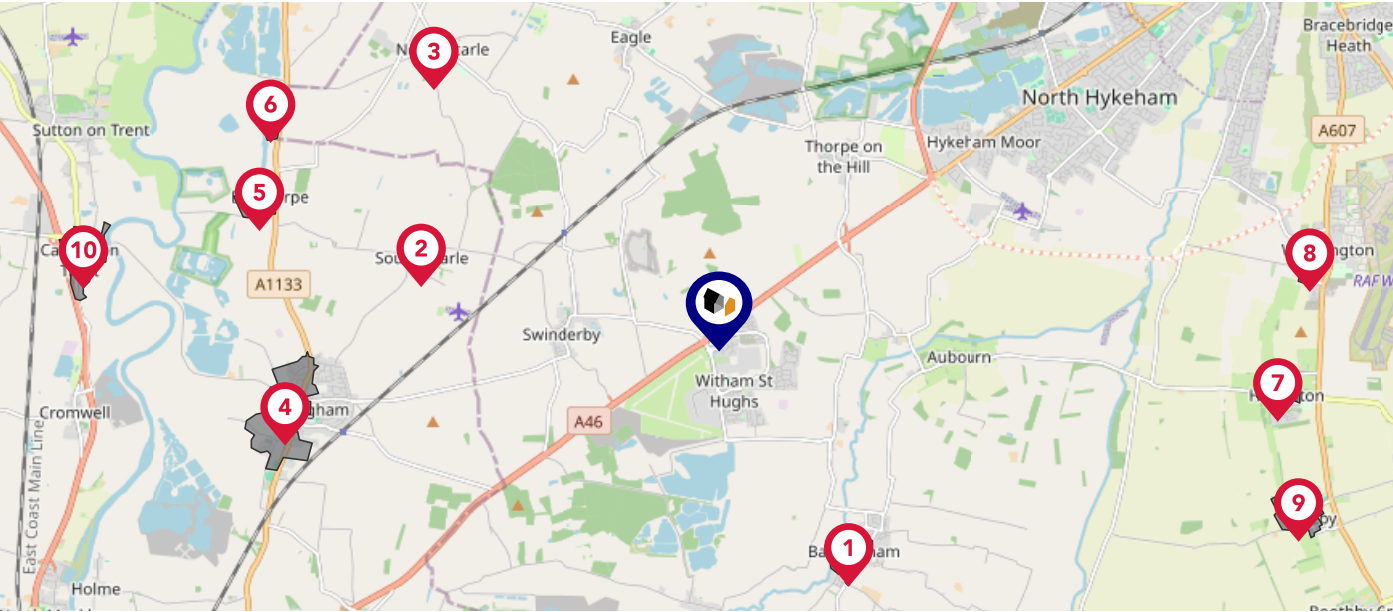


Maps

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.



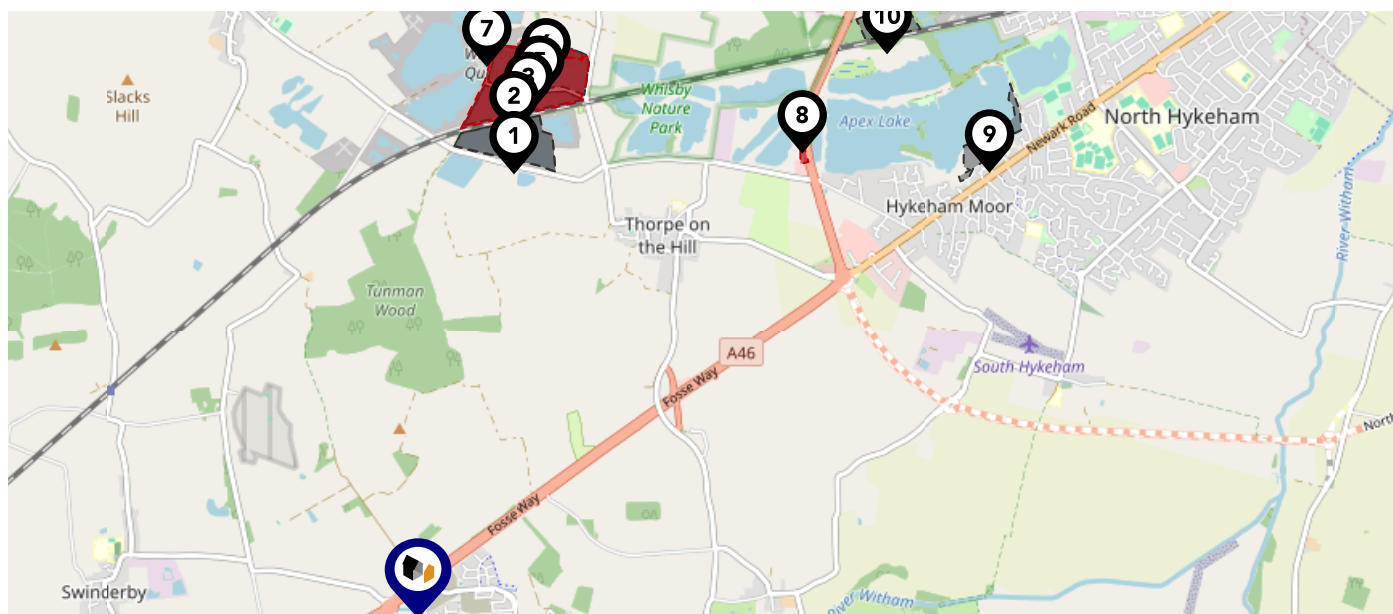
Nearby Conservation Areas	
	Bassingham
	South Scarle
	North Scarle
	Collingham
	Besthorpe
	Girton
	Harmston
	Waddington
	Coleby
	Carlton on Trent

Maps

Landfill Sites



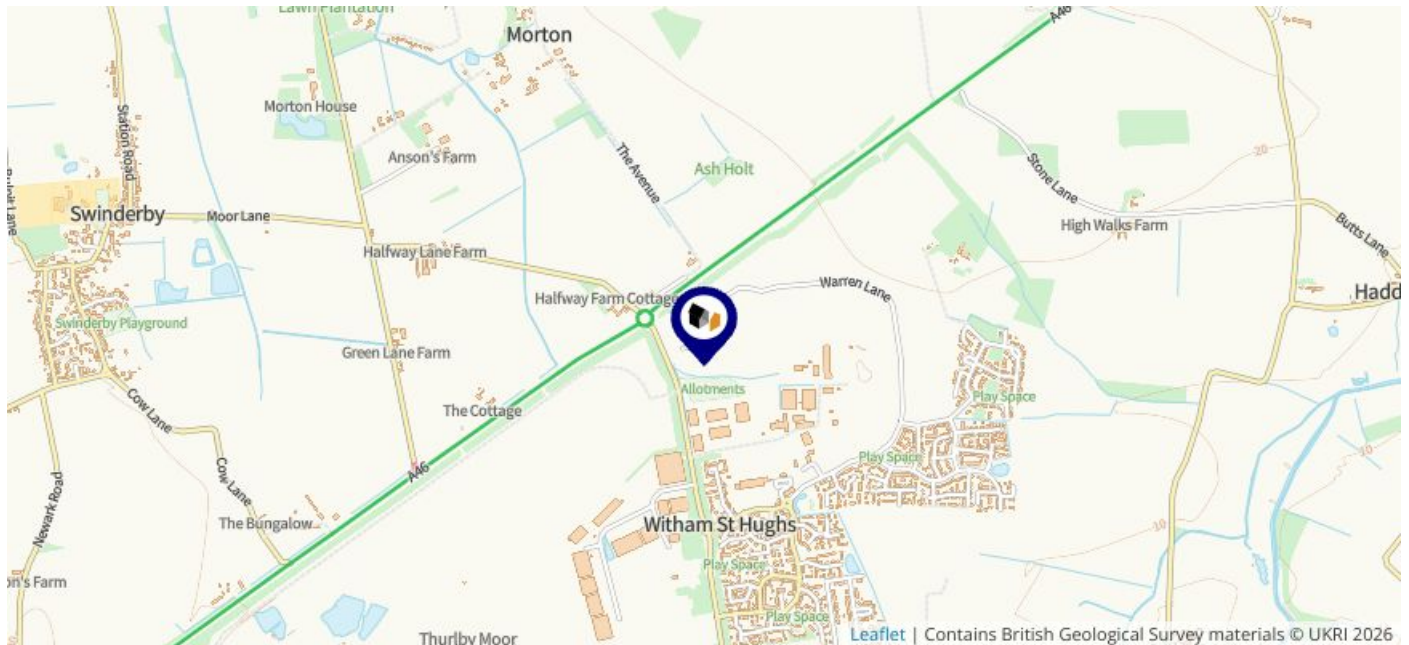
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Whisby Landfill Site (superseded By 73224)-Thorpe Road, Lincoln, Whisby, Lincolnshire	Historic Landfill
2	Whisby Landfill Site (superseded By 73224)-Thorpe Road, Lincoln, Whisby, Lincolnshire	Historic Landfill
3	No name provided by source	Active Landfill
4	Whisby Landfill Site (superseded By 73224)-Thorpe Road, Lincoln, Whisby, Lincolnshire	Historic Landfill
5	Whisby Landfill Site-Thorpe Road, Whisby, Lincoln, Lincolnshire	Historic Landfill
6	EA/EPR/GP3798NE/V003 - Lafarge Aggregates Ltd	Active Landfill
7	Whisby Quarry Silt Lagoons-Thorpe on the Hill, Whisby, Lincolnshire	Historic Landfill
8	EA/EPR/AP3094NF/A001 - Mr M H Hazelwood	Active Landfill
9	Hykeham Quarry-Newark Road,North Hykeham,Lincoln,Lincolnshire	Historic Landfill
10	Whisby Moor Quarry-North Hykenham, Lincoln	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



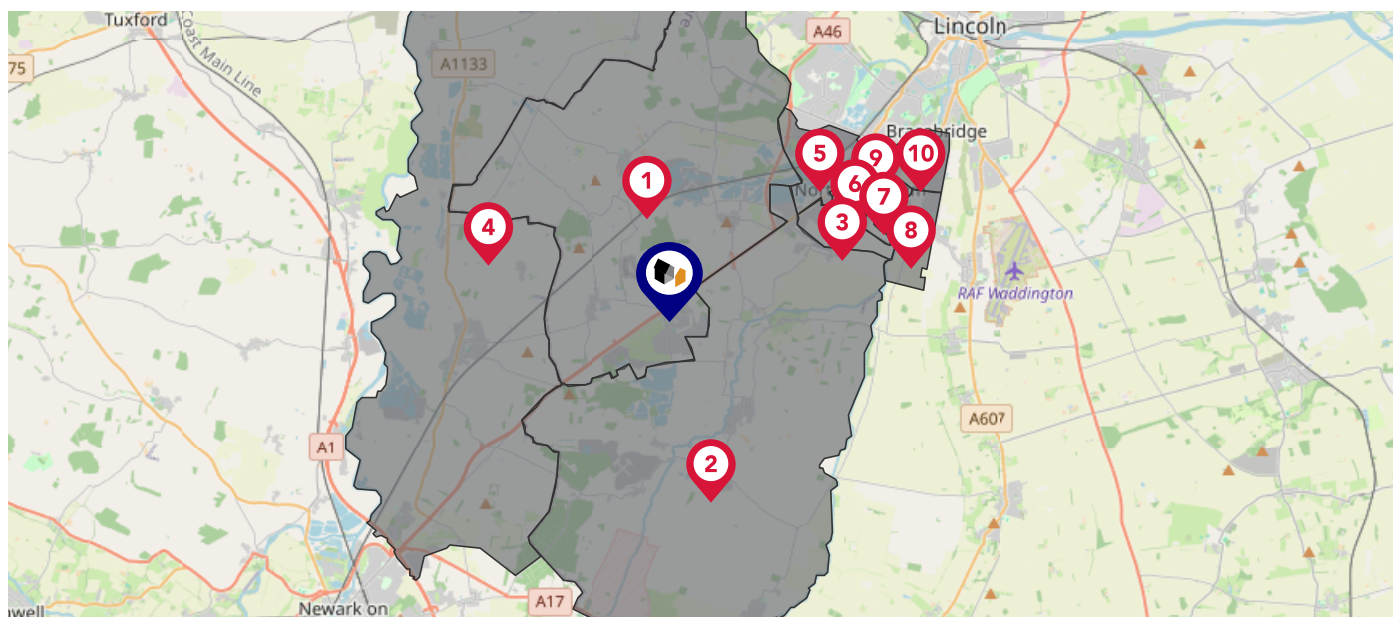
Mine Entry

- ✕ 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

1

Eagle, Swinderby and Witham St. Hughs Ward

2

Bassingham and Brant Broughton Ward

3

North Hykeham Mill Ward

4

Collingham Ward

5

North Hykeham Memorial Ward

6

North Hykeham Moor Ward

7

North Hykeham Witham Ward

8

Waddington West Ward

9

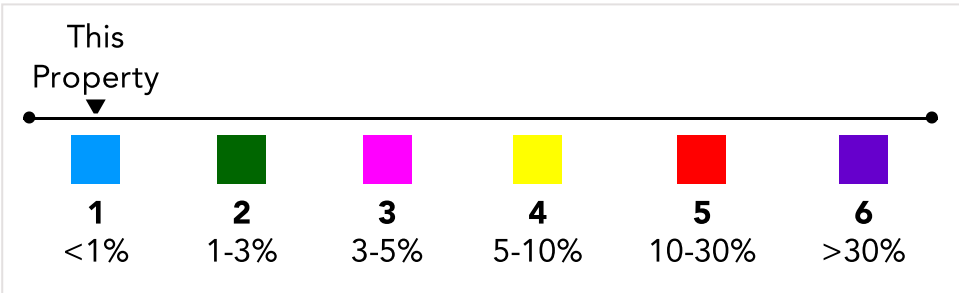
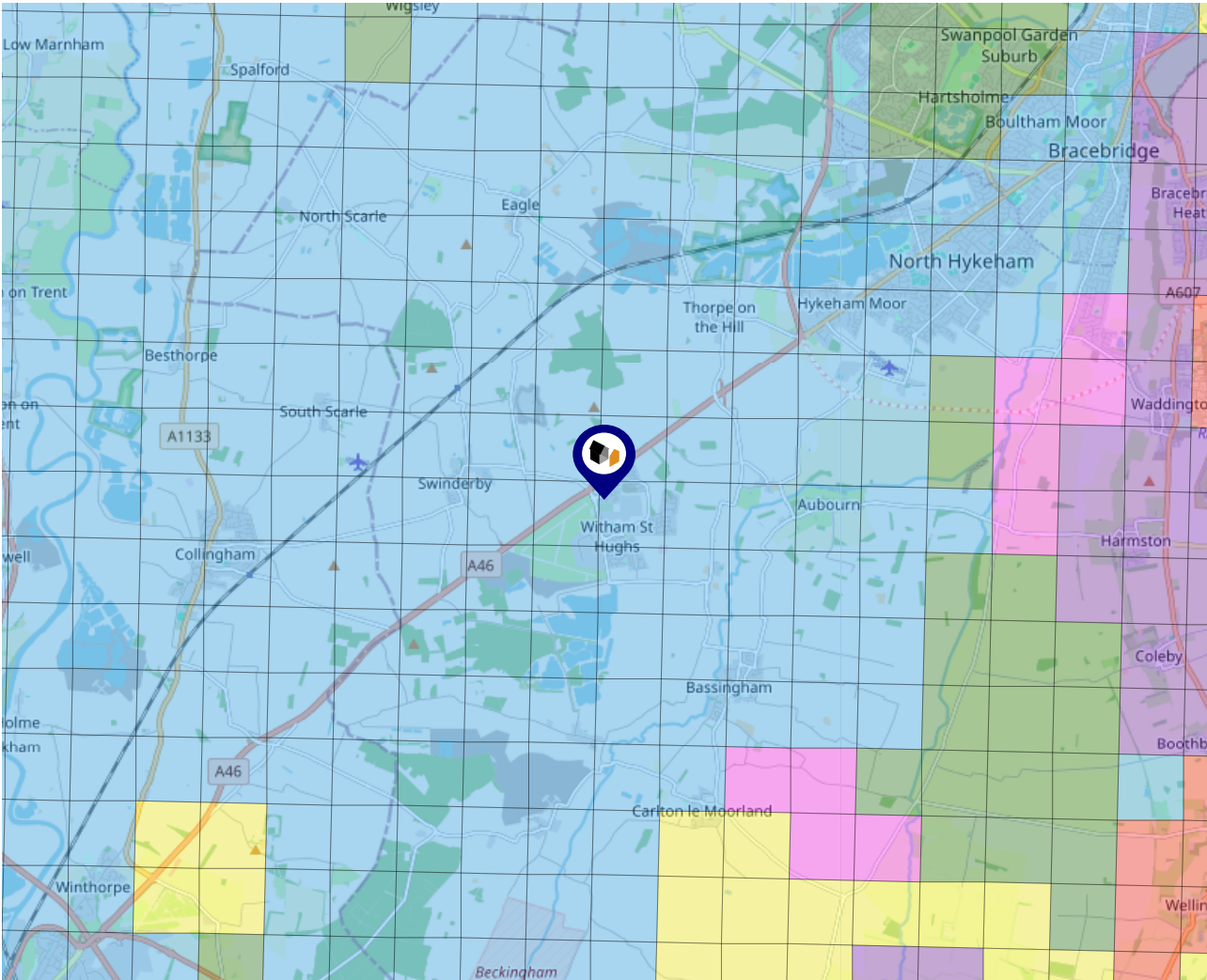
North Hykeham Forum Ward

10

Witham Ward

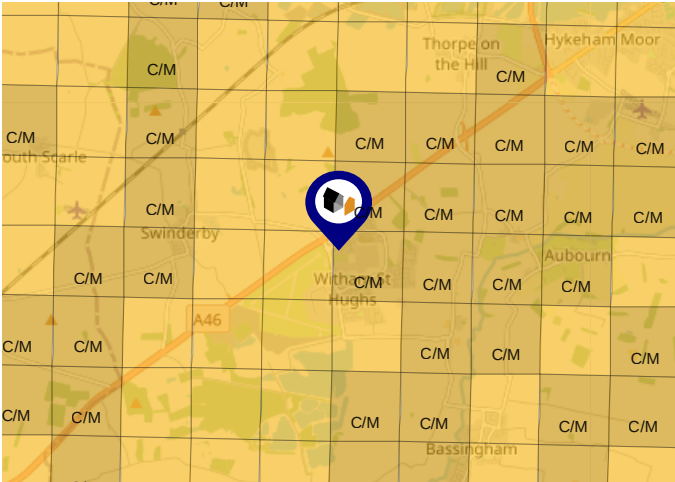
What is Radon?

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	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)	Soil Depth:	DEEP

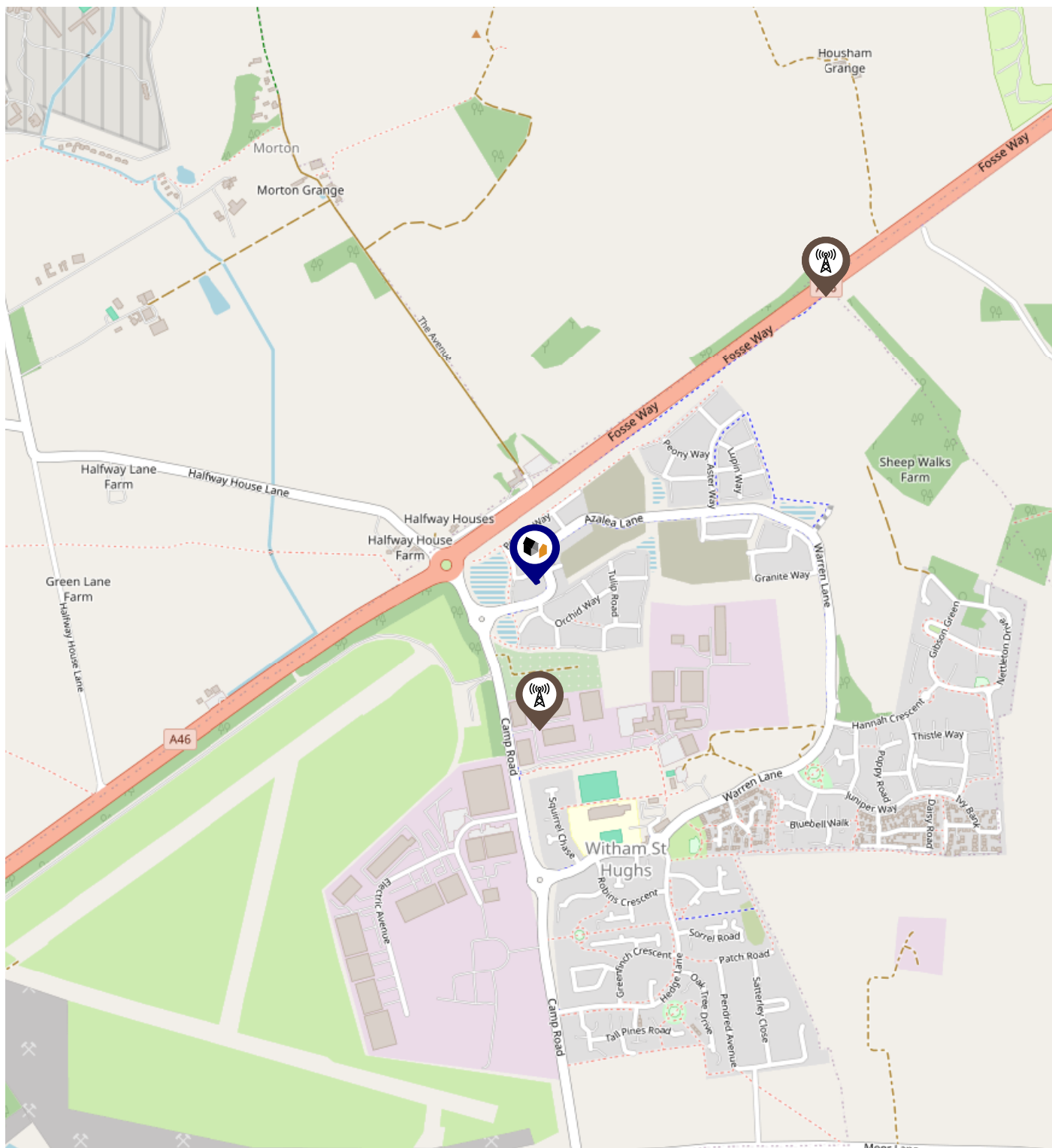


Primary Classifications (Most Common Clay Types)

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:

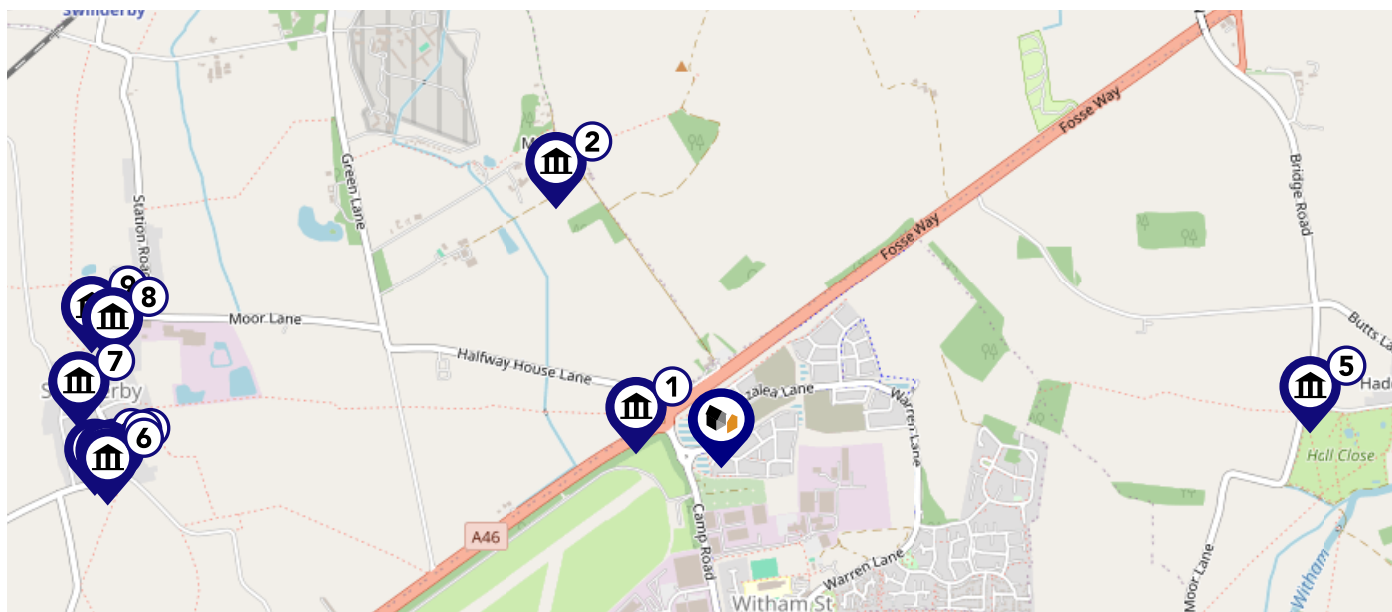
-  Power Pylons
-  Communication Masts

Maps

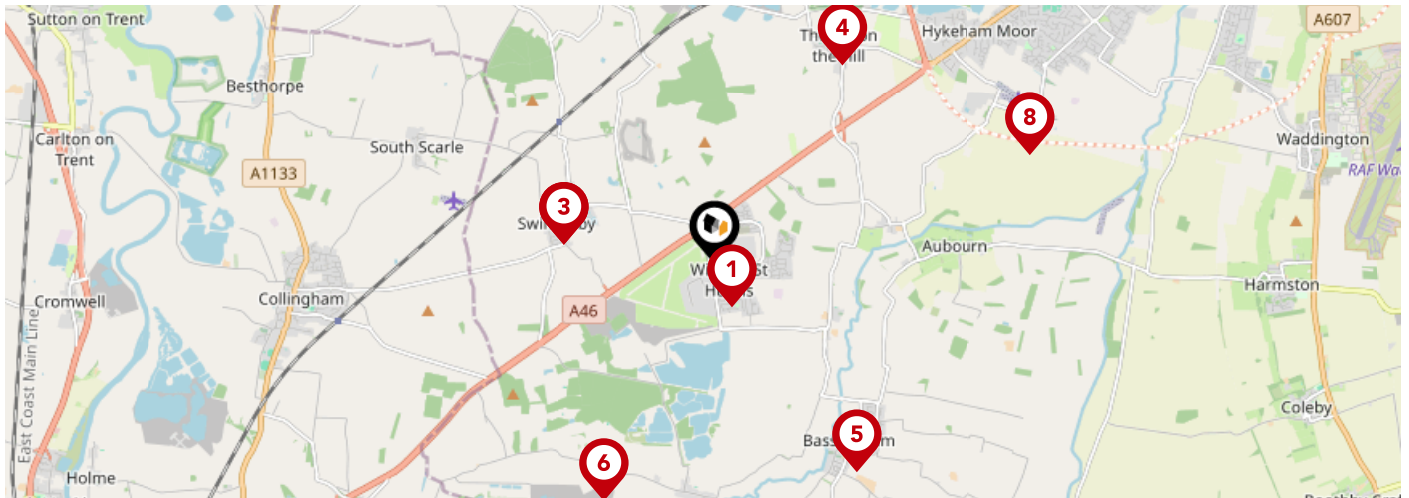
Listed Buildings



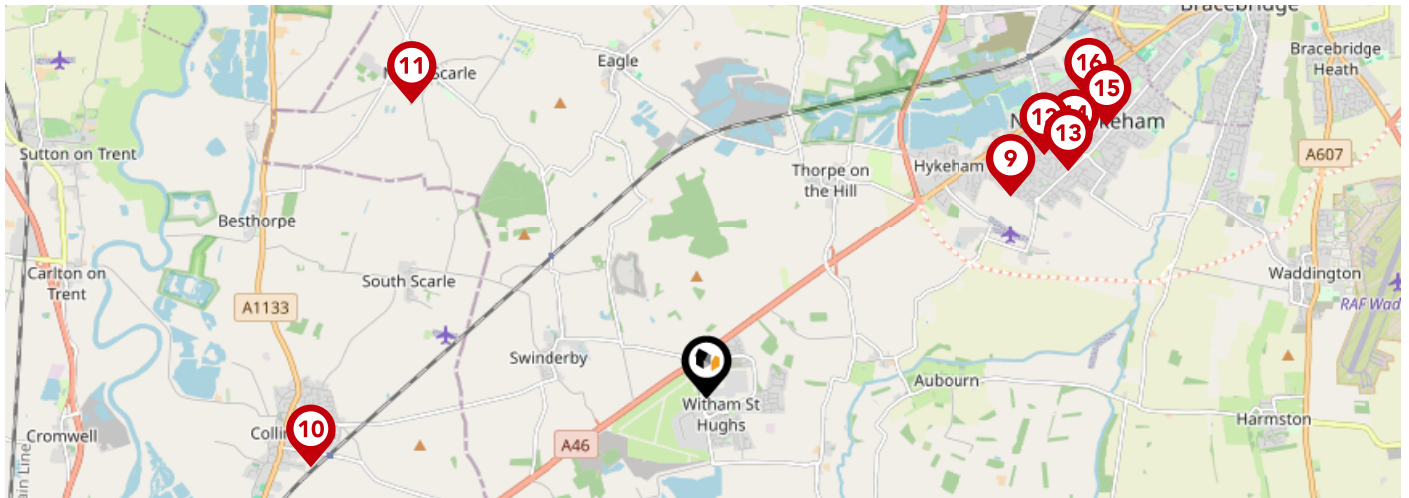
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1165305 - Half Way House	Grade II	0.2 miles
 1317323 - Morton Grange	Grade II	0.7 miles
 1360508 - Nos 1 And 2 Old School Yard	Grade II	1.3 miles
 1360509 - The Cottage	Grade II	1.3 miles
 1061953 - Corner Farmhouse	Grade II	1.3 miles
 1061971 - Old School House	Grade II	1.3 miles
 1165376 - Hurst Farm House	Grade II	1.4 miles
 1165316 - Church Of All Saints	Grade II	1.4 miles
 1317367 - The Old Vicarage	Grade II	1.4 miles
 1317317 - Poplar Farmhouse	Grade II	1.4 miles

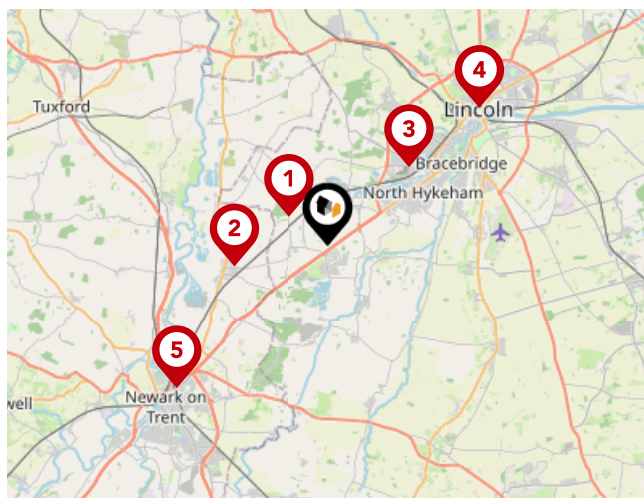


		Nursery	Primary	Secondary	College	Private
1	Witham St Hughs Academy Ofsted Rating: Outstanding Pupils: 398 Distance:0.42	☐	☒	☐	☐	☐
2	Swinderby All Saints Church of England Primary School Ofsted Rating: Good Pupils: 91 Distance:1.35	☐	☒	☐	☐	☐
3	Kisimul School Ofsted Rating: Good Pupils: 65 Distance:1.35	☐	☐	☒	☐	☐
4	The St Michael's Church of England Primary School, Thorpe on the Hill Ofsted Rating: Good Pupils: 197 Distance:2.11	☐	☒	☐	☐	☐
5	Bassingham Primary School Ofsted Rating: Good Pupils: 173 Distance:2.25	☐	☒	☐	☐	☐
6	Witham Prospect School Ofsted Rating: Requires improvement Pupils: 14 Distance:2.33	☐	☐	☒	☐	☐
7	Eagle Community Primary School Ofsted Rating: Requires improvement Pupils: 63 Distance:2.94	☐	☒	☐	☐	☐
8	The South Hykeham Community Primary School Ofsted Rating: Good Pupils: 148 Distance:2.97	☐	☒	☐	☐	☐



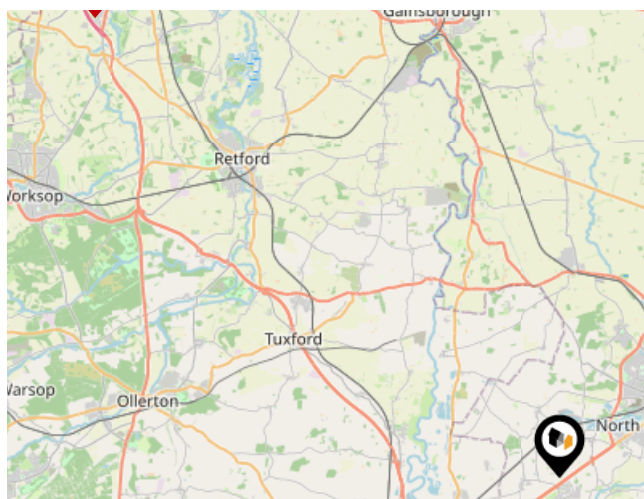
		Nursery	Primary	Secondary	College	Private
	Manor Farm Academy Ofsted Rating: Good Pupils: 212 Distance:3.25	☐	☒	☐	☐	☐
	John Blow Primary School Ofsted Rating: Good Pupils: 170 Distance:3.56	☐	☒	☐	☐	☐
	North Scarle Primary School Ofsted Rating: Requires improvement Pupils: 50 Distance:3.71	☐	☒	☐	☐	☐
	North Kesteven Academy Ofsted Rating: Requires improvement Pupils: 659 Distance:3.71	☐	☐	☒	☐	☐
	The North Hykeham All Saints Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:3.81	☐	☒	☐	☐	☐
	Sir Robert Pattinson Academy Ofsted Rating: Good Pupils: 1308 Distance:3.94	☐	☐	☒	☐	☐
	Fosse Way Academy Ofsted Rating: Good Pupils: 540 Distance:4.31	☐	☒	☐	☐	☐
	Ling Moor Primary Academy Ofsted Rating: Outstanding Pupils: 413 Distance:4.31	☐	☒	☐	☐	☐

Area Transport (National)



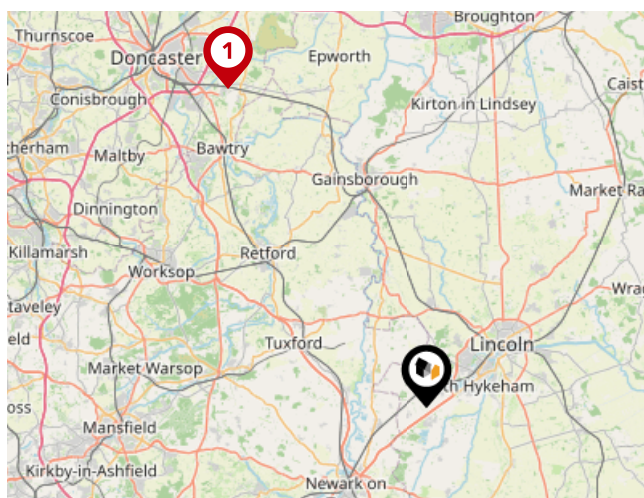
National Rail Stations

Pin	Name	Distance
	Swinderby Rail Station	1.69 miles
	Collingham Rail Station	3.43 miles
	Hykeham Rail Station	3.97 miles
	Lincoln Central Rail Station	7.26 miles
	Newark North Gate Rail Station	7.41 miles



Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J34	23.12 miles

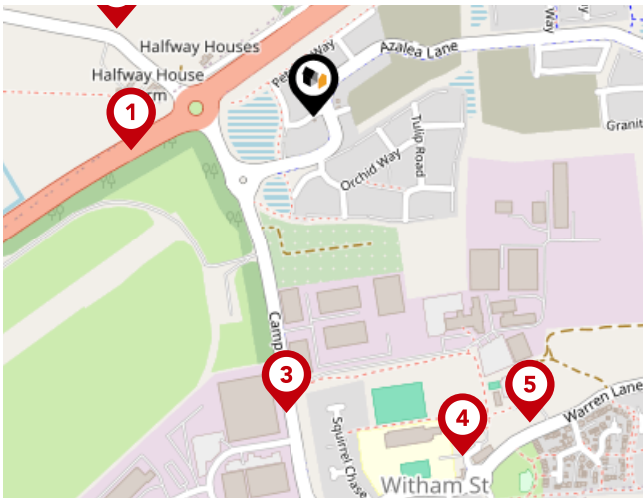


Airports/Helipads

Pin	Name	Distance
	Robin Hood Doncaster Sheffield Airport	26.53 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	A46 Roundabout	0.2 miles
2	Halfway Farm	0.23 miles
3	Cargills Factory	0.33 miles
4	Co-op	0.41 miles
5	Hedge Lane	0.41 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

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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