



See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 22nd September 2026



THE QUAYS, BURTON WATERS, LINCOLN, LN1

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

www.mundys.net



Powered by
aprift
Know any property instantly

There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



LL53620

Leasehold Title Plans



LL437477

Start Date: 19/12/2011
End Date: 31/12/2998
Lease Term: 999 years
from and including 1 January 1999
to and including 31 December 2998
Term Remaining: 972 years



LL330823

Start Date: 17/12/2014
End Date: 24/12/2998
Lease Term: 999 years
(less 7 days)
from and including 01 January 1999
to and including 24 December 2998
Term Remaining: 972 years



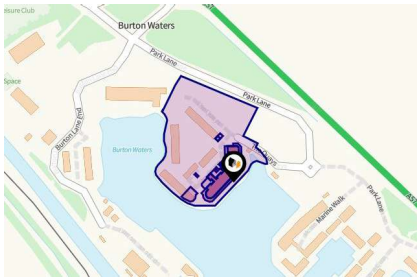
LL355105

Start Date: 15/01/2015
End Date: 24/12/2998
Lease Term: 999 years
(less 7 days)
from and including 01 January 1999
to and including 24 December 2998
Term Remaining: 972 years



LL355202

Start Date: 29/07/2025
End Date: 01/01/2998
Lease Term: 999 years
(less 10 days)
commencing on and including 1 January 1999
Term Remaining: 971 years



Property

Type:	Terraced	Tenure:	Leasehold
Bedrooms:	2		
Plot Area:	5.37 acres		
Year Built :	2015		
Council Tax :	Band C		
Annual Estimate:	£2,093		
Title Number:	LL437477		

Local Area

Local Authority:	West lindsey	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Low	4 mb/s	80 mb/s	1800 mb/s
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O ₂	EE	3	O ₂	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:

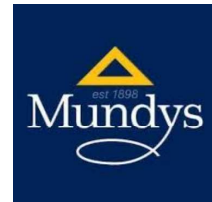


MIR - Material Info



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

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:



MIR - Material Info

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: 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:



MIR - Material Info

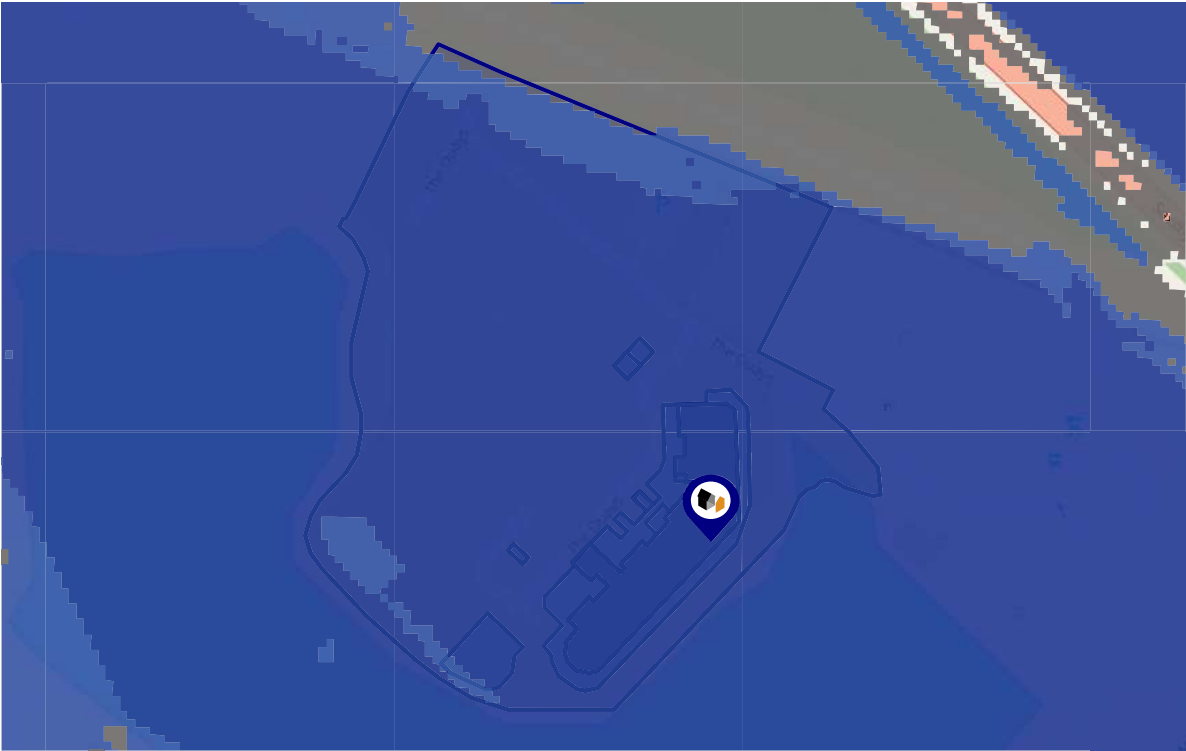


Flood Risk

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: Medium

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.

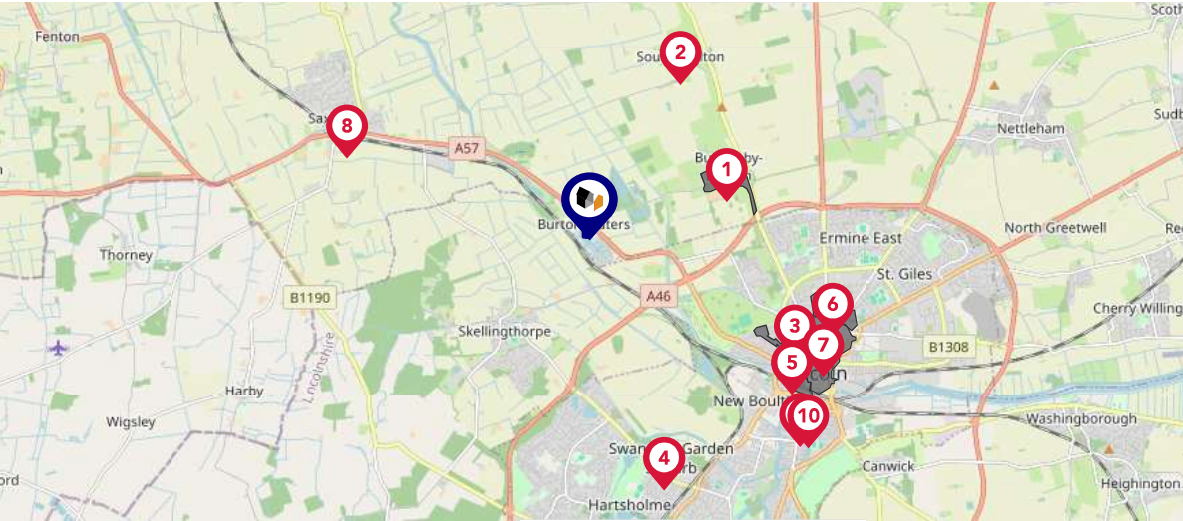
Chance of flooding to the following depths at this property:



MIR - Material Info



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	Burton
2	South Carlton
3	Carline
4	Swanpool
5	West Parade and Brayford
6	Newport and Nettleham Road
7	Cathedral and City Centre
8	Saxilby Bridge Street
9	St Peter-at-Gowts
10	Sibthorp

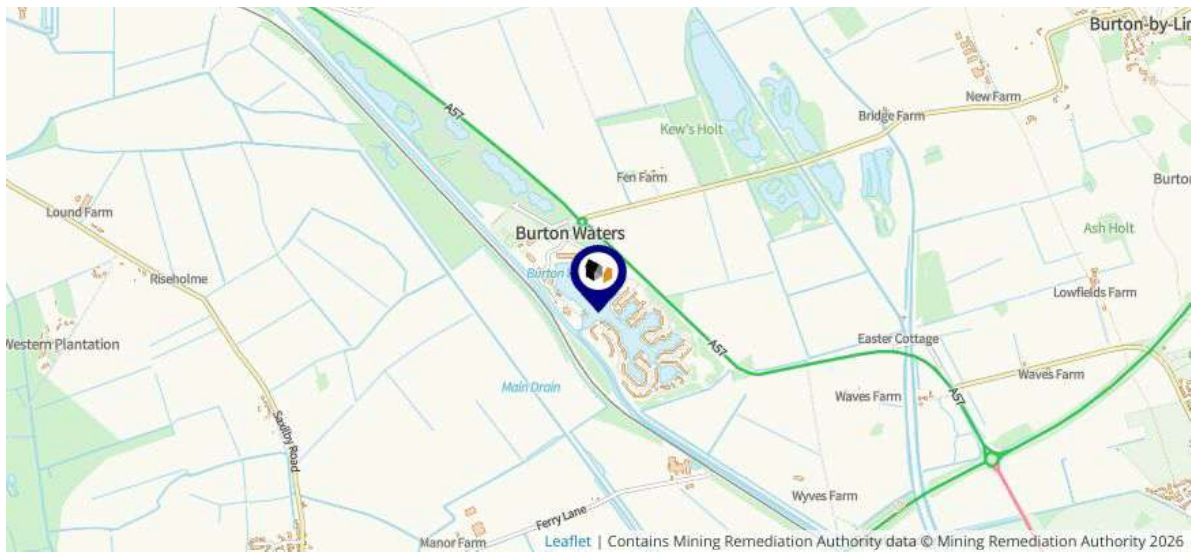
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Fiddlers Elbow Dredging Tip-Fiddler's Elbow, Lincoln, Burton Lane Ends, Lincolnshire	Historic Landfill
2	Skellingthorpe Moor-Skellingthorpe Moor, Lincoln, Lincolnshire	Historic Landfill
3	West Common-Lincoln, Lincolnshire	Historic Landfill
4	Golf Course-West Common	Historic Landfill
5	EA/EPR/BP3998NN/A001 - Beevor Foundry Ltd	Active Landfill
6	Skellingthorpe Moor Plantation-Skellingthorpe Moor, Lincolnshire	Historic Landfill
7	EA/EPR/BP3598NX/A001 - Serviceteam Ltd	Active Landfill
8	Skellingthorpe Moor Plantation-Skellingthorpe Moor, Lincolnshire	Historic Landfill
9	Ellis Farm-Burton	Historic Landfill
10	Former Fisons Site-Carholme Road	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



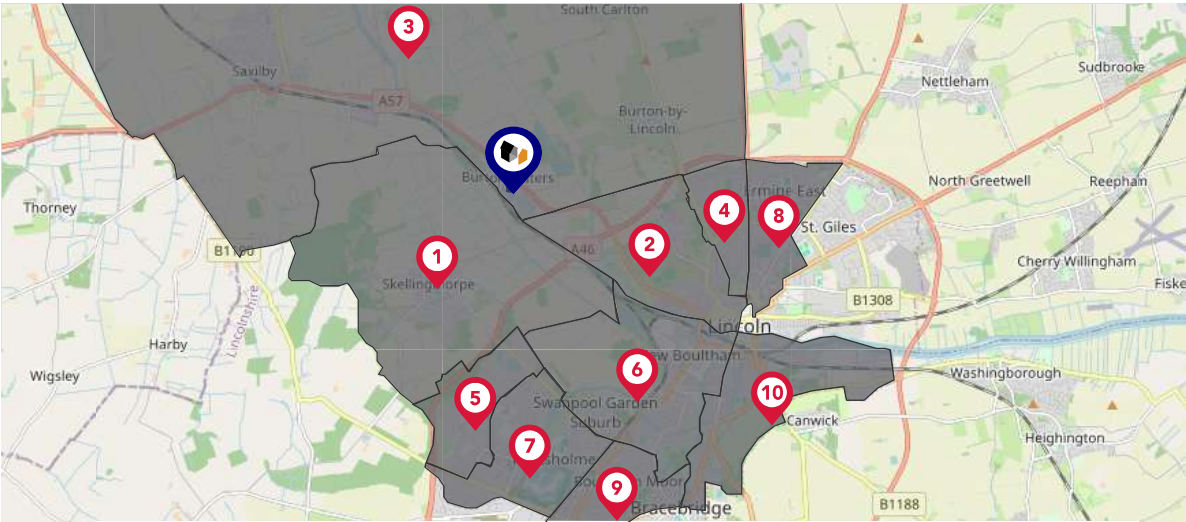
Mine Entry

- ✕ 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.

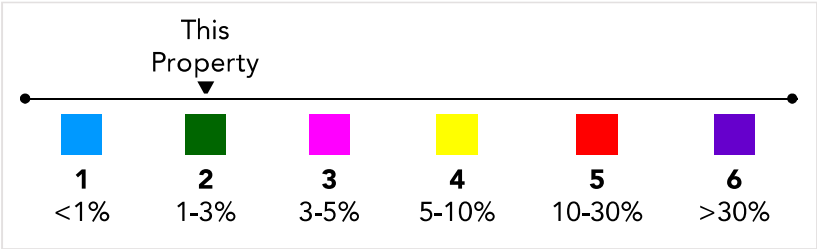
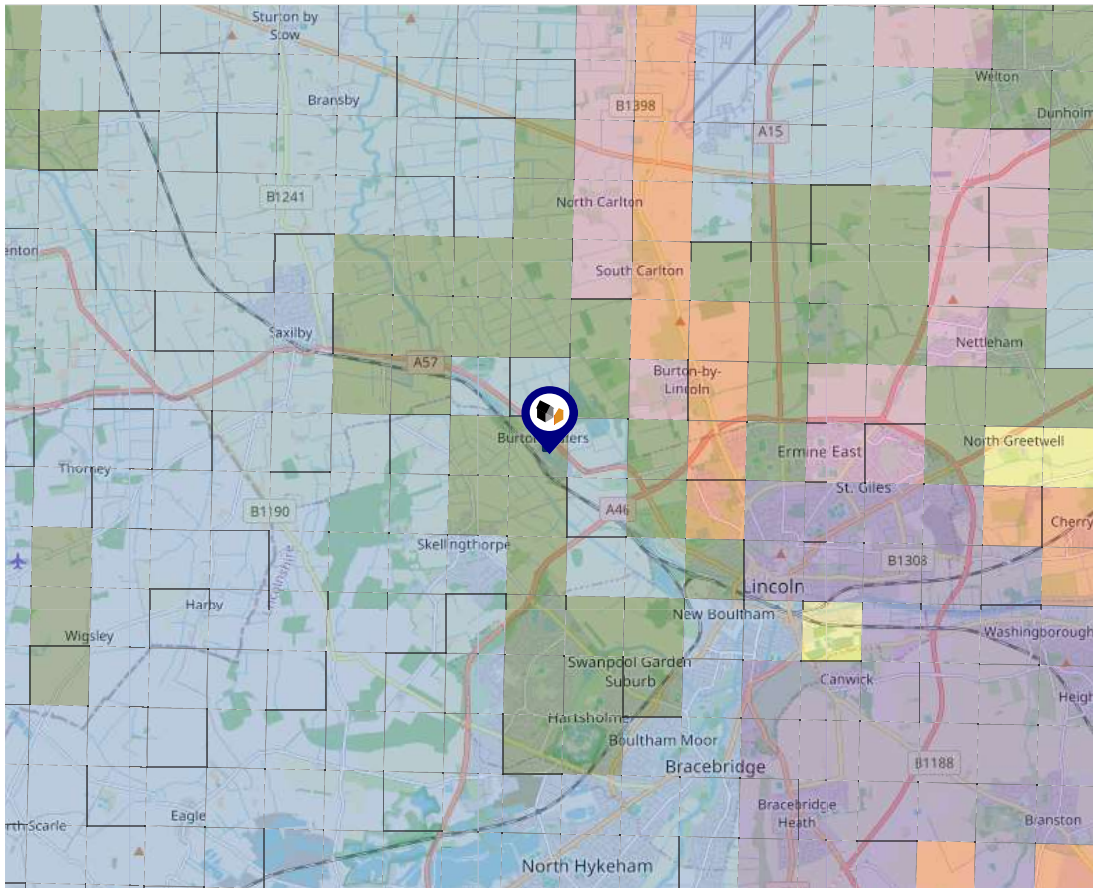
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards	
1	Skellingthorpe Ward
2	Carholme Ward
3	Saxilby Ward
4	Castle Ward
5	Birchwood Ward
6	Boultham Ward
7	Hartsholme Ward
8	Minster Ward
9	Moorland Ward
10	Park Ward

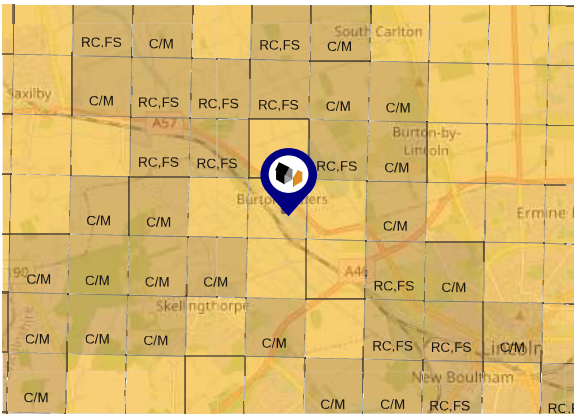
What is Radon?

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)

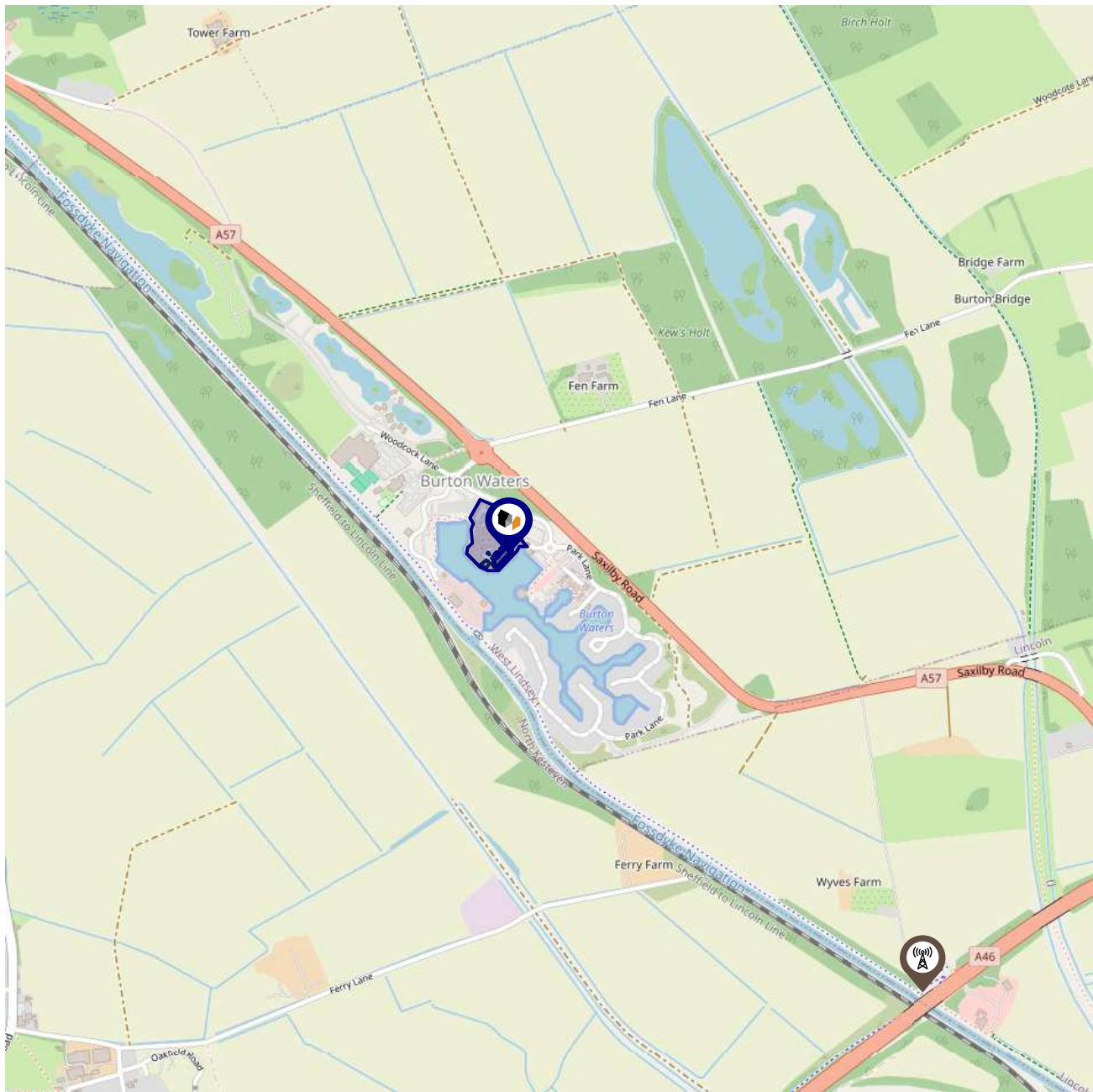
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		



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

MIR - Material Info

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



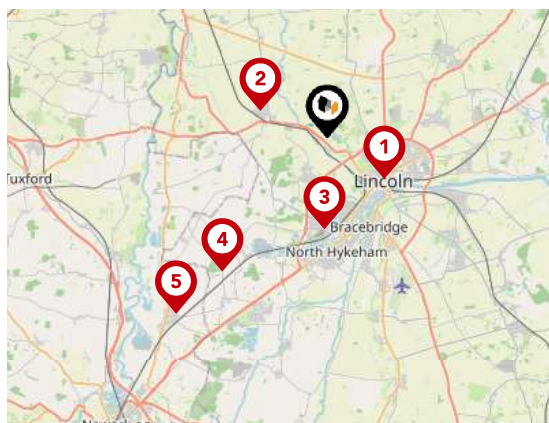
Listed Buildings in the local district		Grade	Distance
	1308654 - Georgian House	Grade II	1.5 miles
	1147084 - Burton Hall	Grade II	1.5 miles
	1064101 - The Granary	Grade II	1.5 miles
	1147095 - Mexborough House	Grade II	1.5 miles
	1359467 - Old School, Wall, Gate Piers And Gate	Grade II	1.6 miles
	1064097 - Old Rectory	Grade II	1.7 miles
	1359465 - Coach House At Old Rectory	Grade II	1.7 miles



		Nursery	Primary	Secondary	College	Private
1	St Lawrence Church of England Primary School Ofsted Rating: Good Pupils: 209 Distance:1.07	☐	☒	☐	☐	☐
2	Burton Hathow Preparatory School Ofsted Rating: Not Rated Pupils: 106 Distance:1.11	☐	☒	☐	☐	☐
3	Skellingthorpe the Holt Primary School Ofsted Rating: Good Pupils: 186 Distance:1.6	☐	☒	☐	☐	☐
4	Woodlands Infant and Nursery School Ofsted Rating: Good Pupils: 106 Distance:2.02	☐	☒	☐	☐	☐
5	The St Faith's Church of England Infant and Nursery School, Lincoln Ofsted Rating: Good Pupils: 278 Distance:2.09	☐	☒	☐	☐	☐
6	The St Faith and St Martin Church of England Junior School, Lincoln Ofsted Rating: Good Pupils: 345 Distance:2.24	☐	☒	☐	☐	☐
7	Mount Street Academy Ofsted Rating: Outstanding Pupils: 318 Distance:2.29	☐	☒	☐	☐	☐
8	Lincoln Birchwood Junior School Ofsted Rating: Good Pupils: 255 Distance:2.31	☐	☒	☐	☐	☐

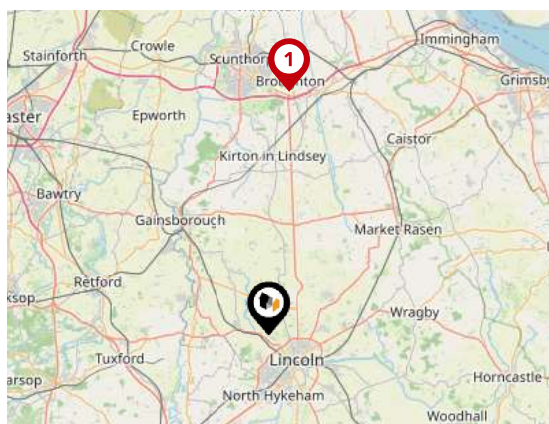


		Nursery	Primary	Secondary	College	Private
	The St Francis Special School, Lincoln Ofsted Rating: Outstanding Pupils: 161 Distance:2.36	☐	☐	☒	☐	☐
	The Lancaster School Ofsted Rating: Good Pupils: 115 Distance:2.41	☐	☒	☐	☐	☐
	Lincoln Castle Academy Ofsted Rating: Not Rated Pupils: 680 Distance:2.43	☐	☐	☒	☐	☐
	Westgate Academy Ofsted Rating: Good Pupils: 430 Distance:2.47	☐	☒	☐	☐	☐
	Lincolnshire Secure Unit Ofsted Rating: Not Rated Pupils:0 Distance:2.51	☐	☐	☒	☐	☐
	St Hugh's Catholic Primary, A Voluntary Academy Ofsted Rating: Outstanding Pupils: 274 Distance:2.62	☐	☒	☐	☐	☐
	Hartsholme Academy Ofsted Rating: Requires improvement Pupils: 377 Distance:2.69	☐	☒	☐	☐	☐
	The Pilgrim School Ofsted Rating: Good Pupils: 4 Distance:2.69	☐	☐	☒	☐	☐



National Rail Stations

Pin	Name	Distance
	Lincoln Central Rail Station	2.9 miles
	Saxilby Rail Station	2.98 miles
	Hykeham Rail Station	3.81 miles
	Swinderby Rail Station	7.07 miles
	Collingham Rail Station	9.68 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M180 J4	20.38 miles



Airports/Helipads

Pin	Name	Distance
	Robin Hood Doncaster Sheffield Airport	23.32 miles



Bus Stops/Stations

Pin	Name	Distance
1	The Landings	0.05 miles
2	Burton Waters	0.12 miles
3	Burton Waters	0.13 miles
4	Lower Church Road	1.18 miles
5	Almond Grove	1.23 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Hull Ferry Terminal	36.6 miles

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.



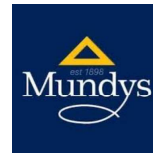
Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

MIR - Material Info



Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

www.mundys.net

