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# MIR: Material Info

The Material Information Affecting this Property

**Wednesday 30th September 2026**



**RIVERSIDE DRIVE, LINCOLN, LN5**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

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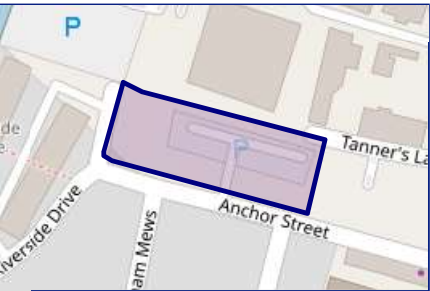
# Property

## Multiple Title Plans



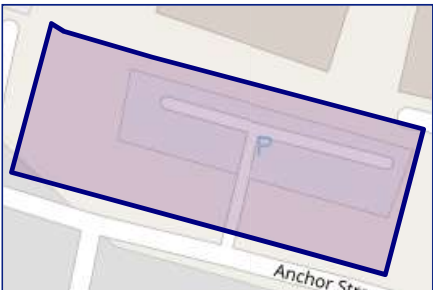
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

### Freehold Title Plan



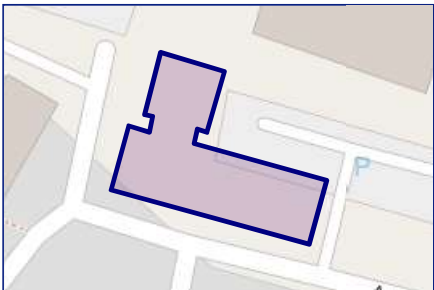
**LL332740**

### Leasehold Title Plans



**LL317952**

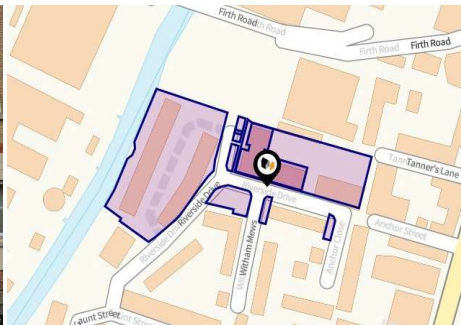
|                 |                                  |
|-----------------|----------------------------------|
| Start Date:     | 30/05/2007                       |
| End Date:       | 29/09/2130                       |
| Lease Term:     | 125 years from 29 September 2005 |
| Term Remaining: | 104 years                        |



**LL284895**

|                 |            |
|-----------------|------------|
| Start Date:     | 10/05/2010 |
| End Date:       | -          |
| Lease Term:     | -          |
| Term Remaining: | -          |

# Property Overview



## Property

|                  |                   |         |           |
|------------------|-------------------|---------|-----------|
| Type:            | Flat / Maisonette | Tenure: | Leasehold |
| Bedrooms:        | 2                 |         |           |
| Plot Area:       | 2.21 acres        |         |           |
| Year Built :     | 2003-2006         |         |           |
| Council Tax :    | Band A            |         |           |
| Annual Estimate: | £1,549            |         |           |
| Title Number:    | LL317952          |         |           |

## Local Area

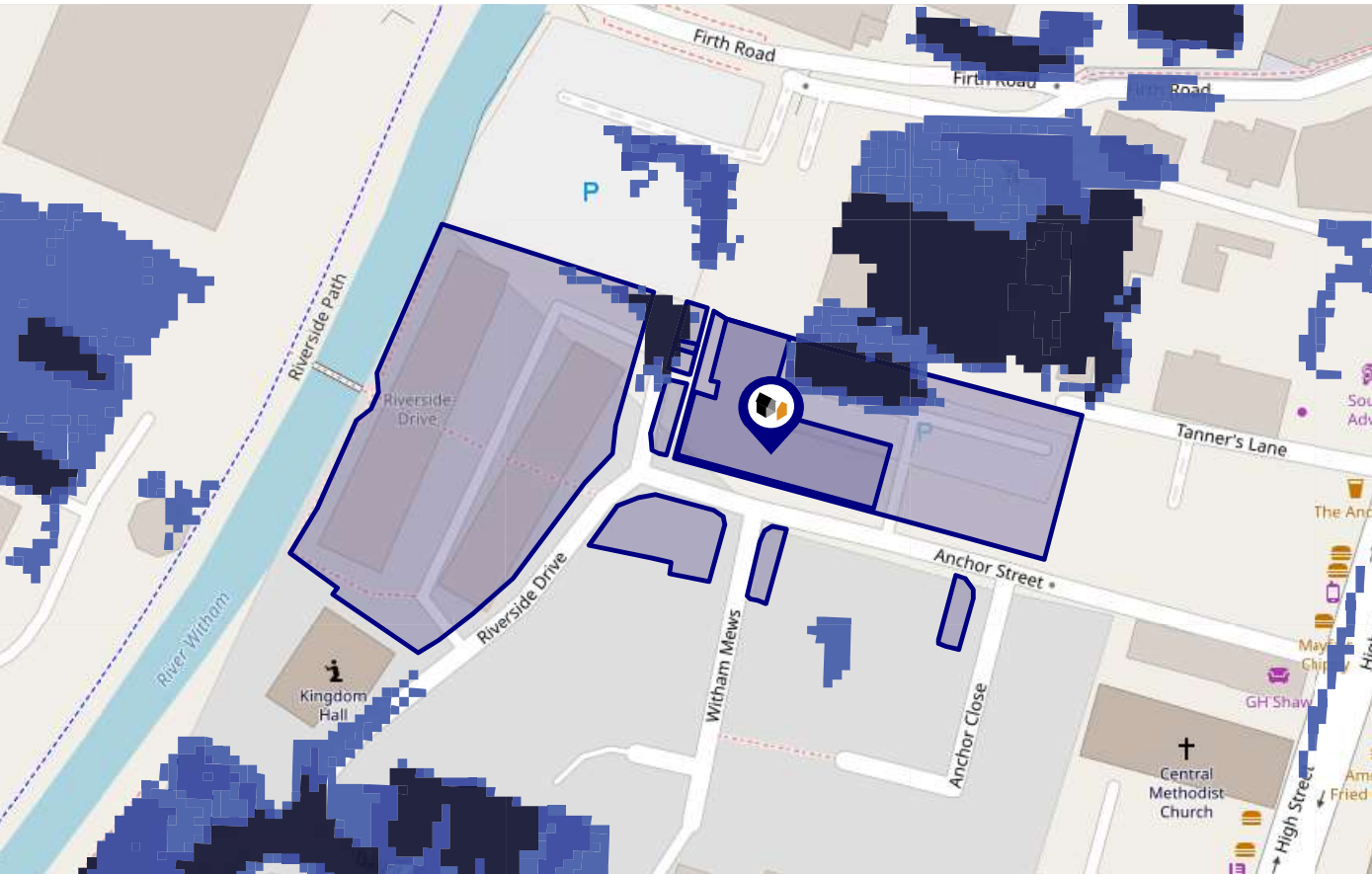
|                                                                                            |                      |                                    |      |      |
|--------------------------------------------------------------------------------------------|----------------------|------------------------------------|------|------|
| Local Authority:                                                                           | Lincolnshire         | Estimated Broadband Speeds         |      |      |
| Conservation Area:                                                                         | No                   | (Standard - Superfast - Ultrafast) |      |      |
| Flood Risk:                                                                                |                      | 10                                 | 80   | -    |
| <ul style="list-style-type: none"> <li>Rivers &amp; Seas</li> <li>Surface Water</li> </ul> | Very low<br>Very low | mb/s                               | mb/s | mb/s |
|                                                                                            |                      |                                    |      |      |

|                          |                                  |                  |                    |
|--------------------------|----------------------------------|------------------|--------------------|
| Mobile Coverage:         | Satellite/Fibre TV Availability: |                  |                    |
| (based on calls indoors) |                                  |                  |                    |
| <br>O <sub>2</sub>       | <br>EE                           | <br>3            | <br>O <sub>2</sub> |
| <br>BT                   | <br>sky                          | <br>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:

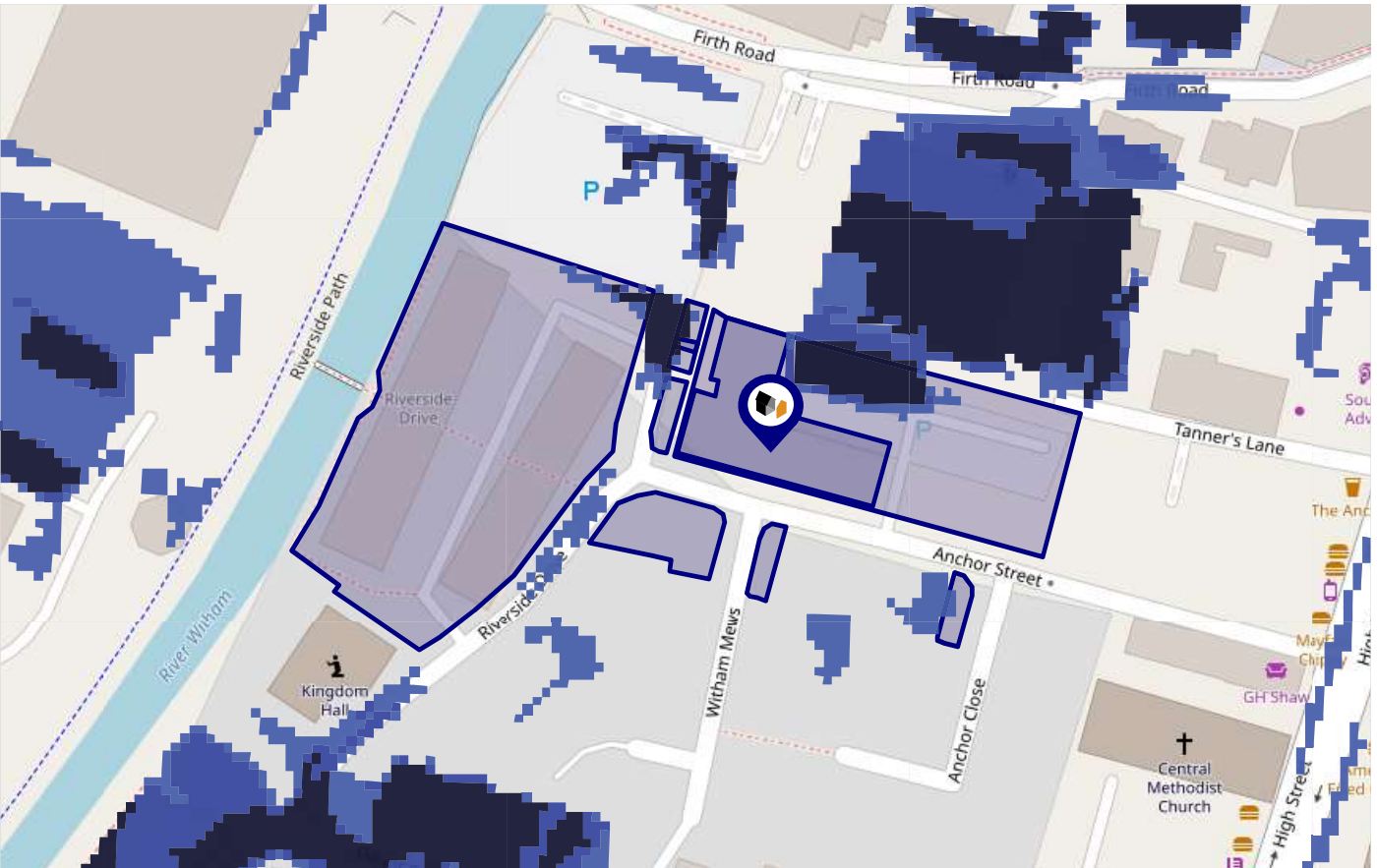


# Flood Risk

## 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.

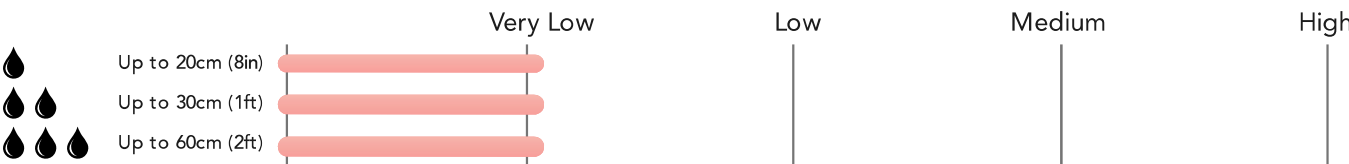


Risk Rating: Very low

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: 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:





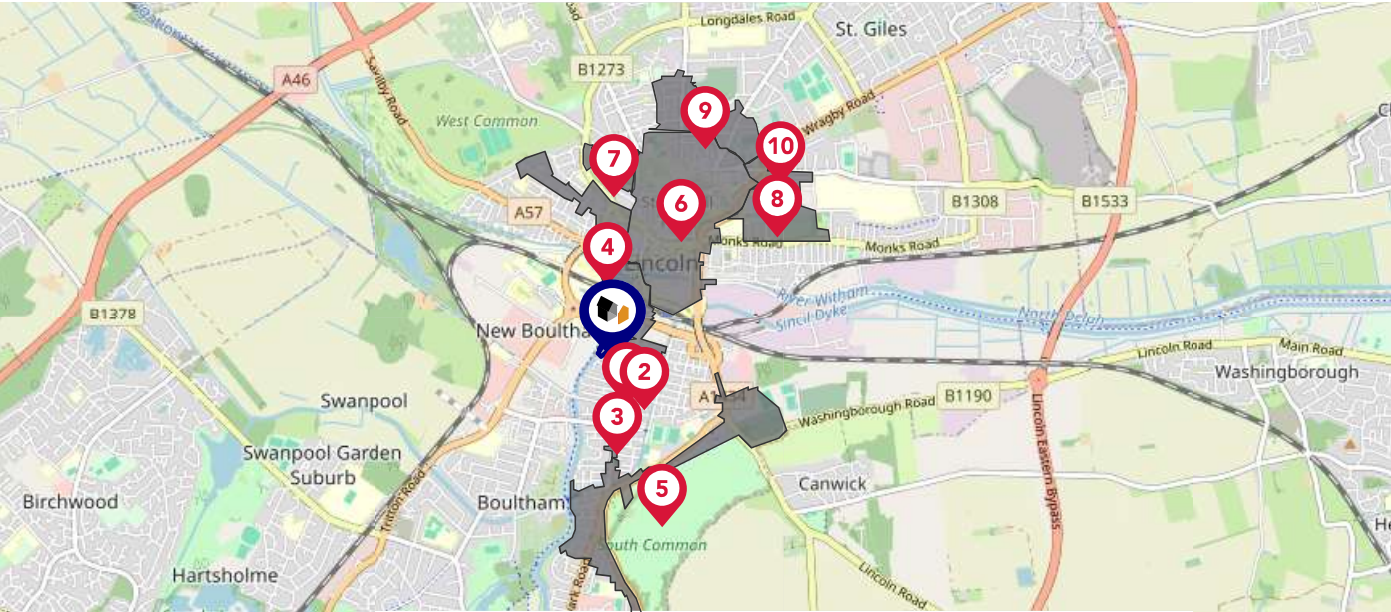
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# Maps

## 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

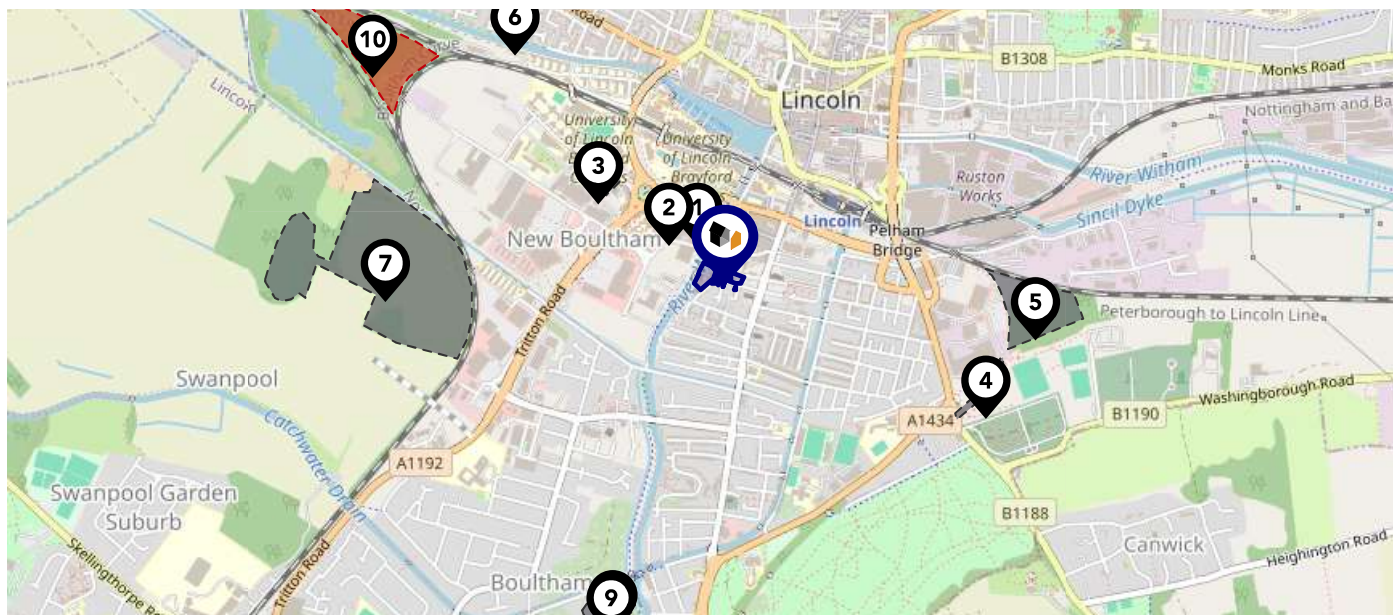
|    |                            |
|----|----------------------------|
| 1  | St Peter-at-Gowts          |
| 2  | Sibthorp                   |
| 3  | Gowt's Bridge              |
| 4  | West Parade and Brayford   |
| 5  | St Catherines              |
| 6  | Cathedral and City Centre  |
| 7  | Carline                    |
| 8  | Lindum and Arboretum       |
| 9  | Newport and Nettleham Road |
| 10 | The Dell                   |

# 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

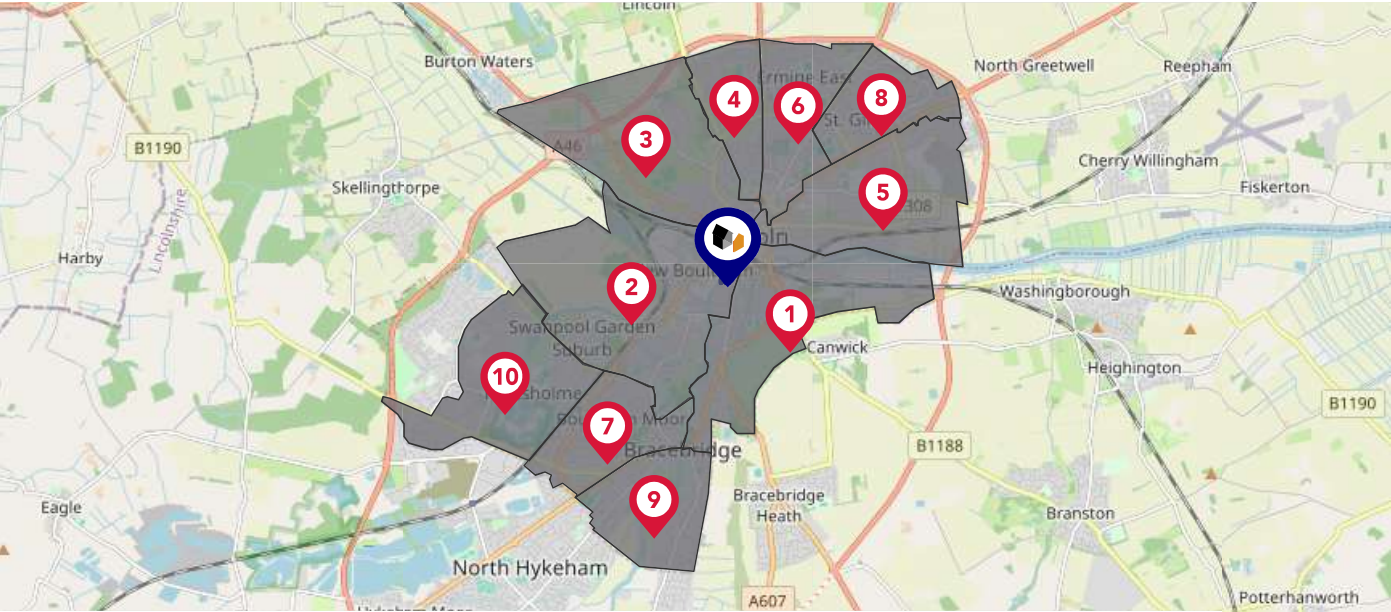
|           |                                                                     |                   |                                     |
|-----------|---------------------------------------------------------------------|-------------------|-------------------------------------|
| <b>1</b>  | Land South Of Ropewalk-Land South Of Ropewalk, Rear Of Mervyn Black | Historic Landfill | <input type="checkbox"/>            |
| <b>2</b>  | Former Brayford Leisure Site-Ropewalk                               | Historic Landfill | <input type="checkbox"/>            |
| <b>3</b>  | Rear Of British Rail Social Club-Ropewalk                           | Historic Landfill | <input type="checkbox"/>            |
| <b>4</b>  | Old Railway Cutting-Cow Paddle                                      | Historic Landfill | <input type="checkbox"/>            |
| <b>5</b>  | East Of Dunford Road-Cow Paddle, Lincoln                            | Historic Landfill | <input type="checkbox"/>            |
| <b>6</b>  | Former Fisons Site-Carholme Road                                    | Historic Landfill | <input type="checkbox"/>            |
| <b>7</b>  | Skewbridge Tip Site-Skewbridge, Lincoln                             | Historic Landfill | <input type="checkbox"/>            |
| <b>8</b>  | Boultham Baths-Altham Terrace                                       | Historic Landfill | <input type="checkbox"/>            |
| <b>9</b>  | St Catherines-St. Catherines, Lincolnshire                          | Historic Landfill | <input type="checkbox"/>            |
| <b>10</b> | EA/EPR/BP3998NN/A001 - Beavor Foundry Ltd                           | Active Landfill   | <input checked="" type="checkbox"/> |



- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

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.

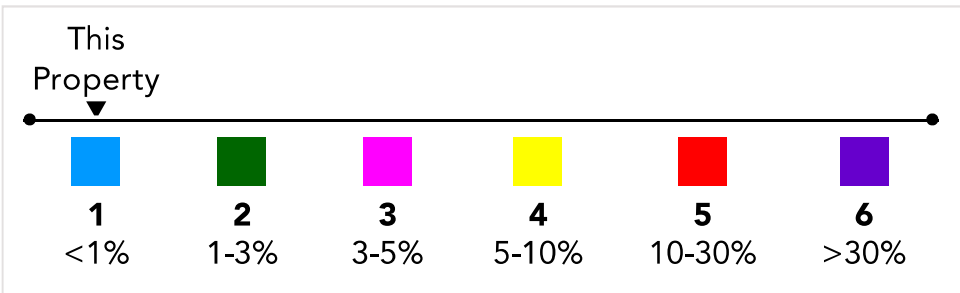
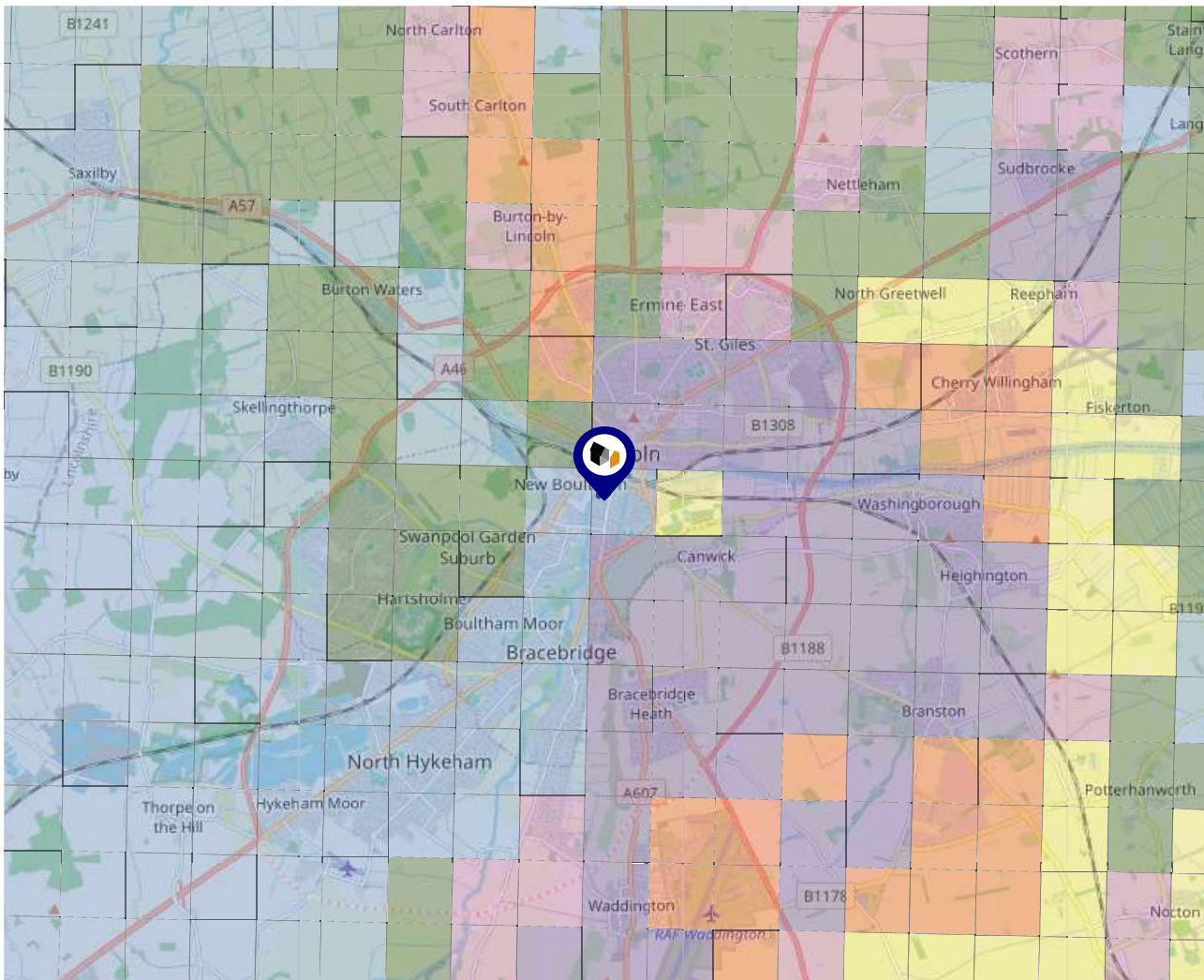
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



| Nearby Council Wards                                                                |                 |
|-------------------------------------------------------------------------------------|-----------------|
|  | Park Ward       |
|  | Boultham Ward   |
|  | Carholme Ward   |
|  | Castle Ward     |
|  | Abbey Ward      |
|  | Minster Ward    |
|  | Moorland Ward   |
|  | Glebe Ward      |
|  | Witham Ward     |
|  | Hartsholme Ward |

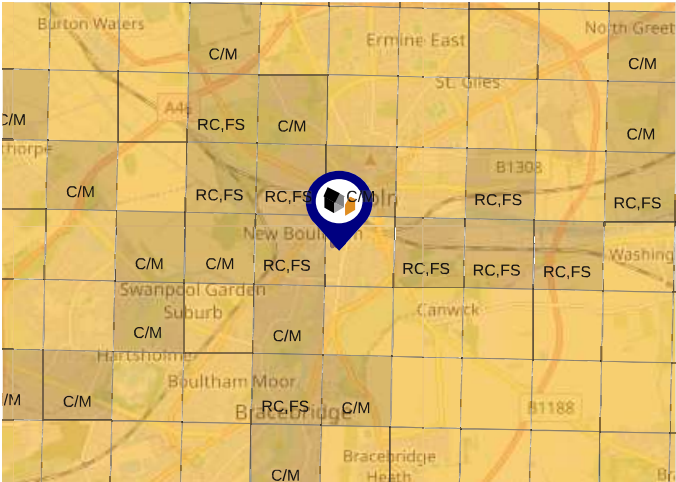
### What is Radon?

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/m<sup>3</sup>).



Ground Composition for this Address (Surrounding square kilometer zone around property)

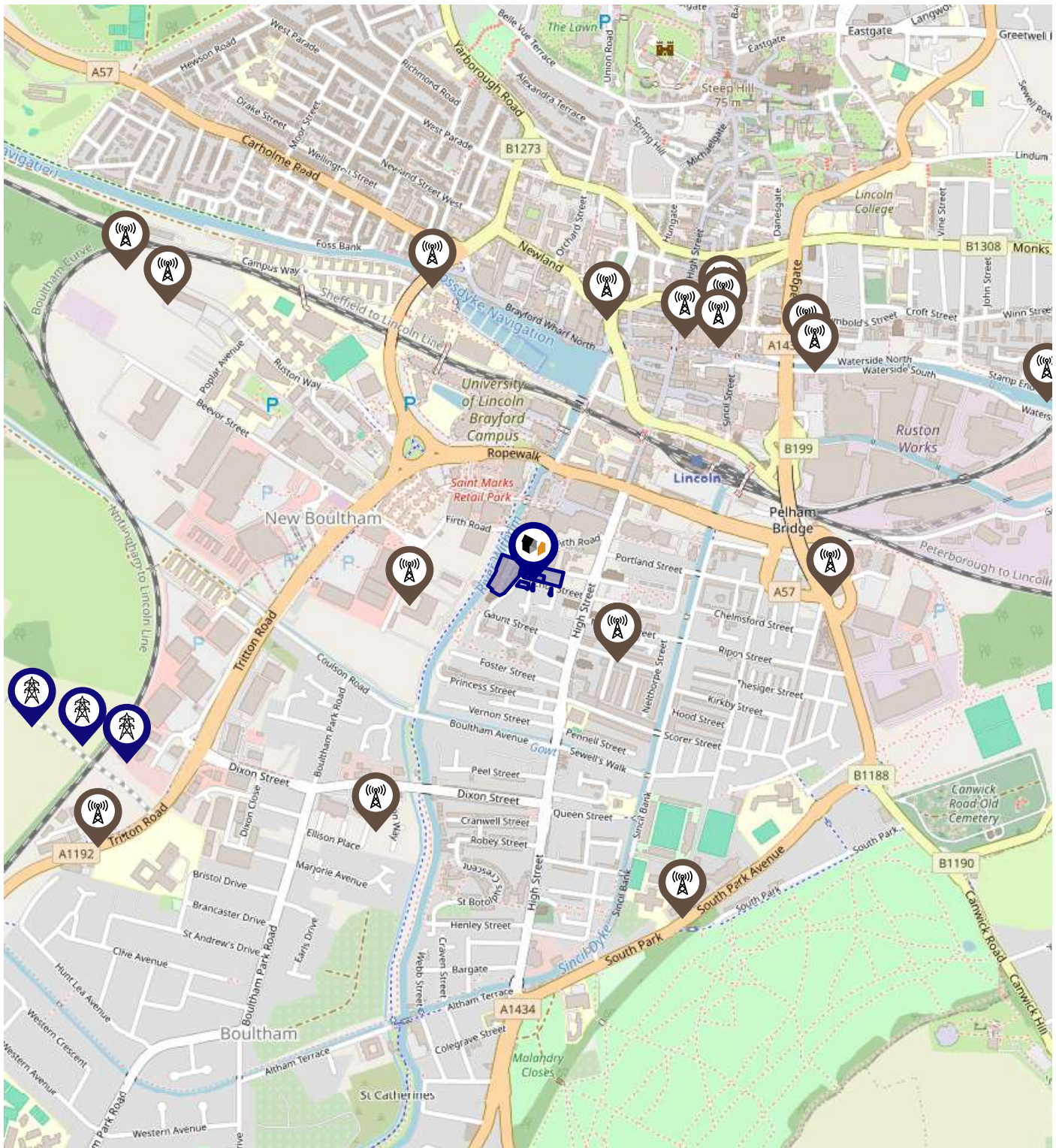
|                               |                          |                      |                    |
|-------------------------------|--------------------------|----------------------|--------------------|
| <b>Carbon Content:</b>        | NONE                     | <b>Soil Texture:</b> | CLAY TO SANDY LOAM |
| <b>Parent Material Grain:</b> | ARGILLIC -<br>ARENACEOUS | <b>Soil Depth:</b>   | DEEP               |
| <b>Soil Group:</b>            | ALL                      |                      |                    |



## Primary Classifications (Most Common Clay Types)

|               |                                              |
|---------------|----------------------------------------------|
| <b>C/M</b>    | Claystone / Mudstone                         |
| <b>FPC,S</b>  | Floodplain Clay, Sand / Gravel               |
| <b>FC,S</b>   | Fluvial Clays & Silts                        |
| <b>FC,S,G</b> | Fluvial Clays, Silts, Sands & Gravel         |
| <b>PM/EC</b>  | Prequaternary Marine / Estuarine Clay / Silt |
| <b>QM/EC</b>  | Quaternary Marine / Estuarine Clay / Silt    |
| <b>RC</b>     | Residual Clay                                |
| <b>RC/LL</b>  | Residual Clay & Loamy Loess                  |
| <b>RC,S</b>   | River Clay & Silt                            |
| <b>RC,FS</b>  | Riverine Clay & Floodplain Sands and Gravel  |
| <b>RC,FL</b>  | Riverine Clay & Fluvial Sands and Gravel     |
| <b>TC</b>     | Terrace Clay                                 |
| <b>TC/LL</b>  | Terrace Clay & Loamy Loess                   |

# Local Area Masts & Pylons

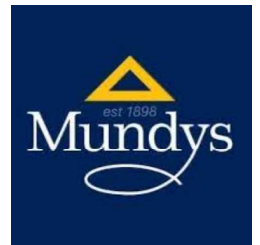


## Key:

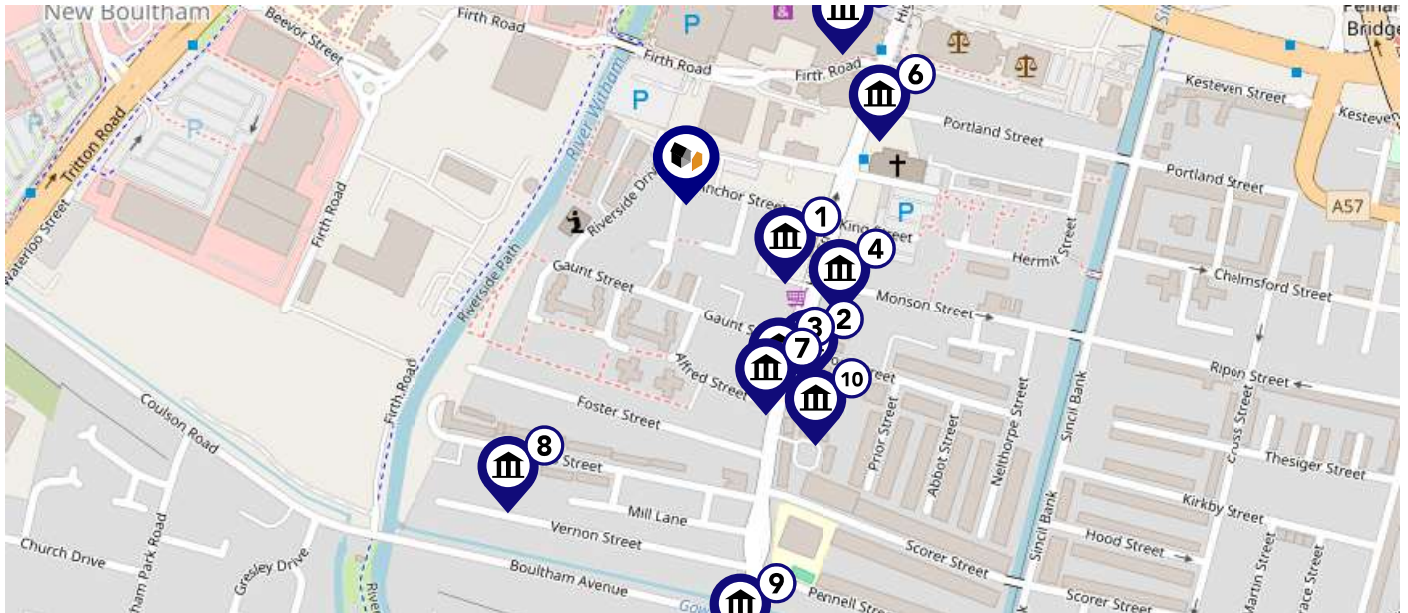
-  Power Pylons
-  Communication Masts

# Maps

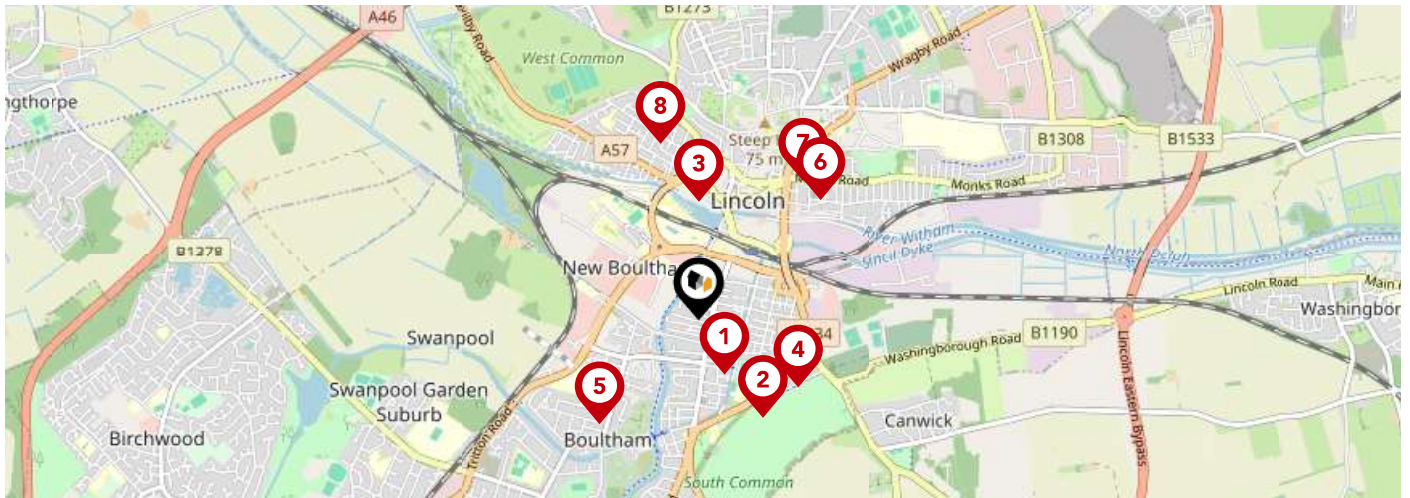
## Listed Buildings



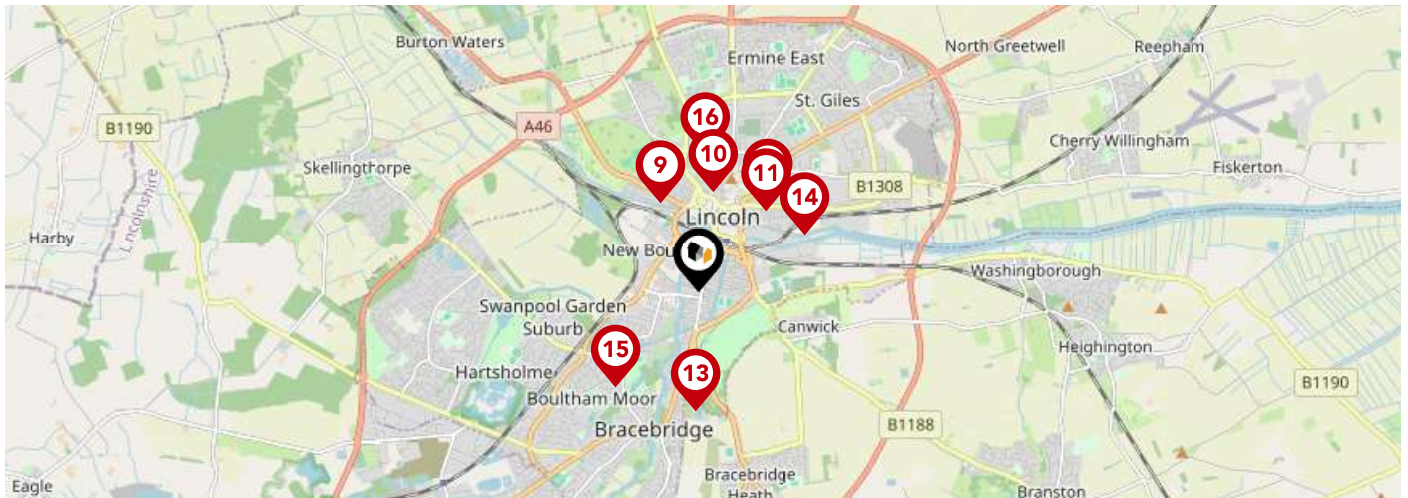
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| Listed Buildings in the local district                                                                                                                           | Grade    | Distance  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------|
|  1388595 - Central Methodist Church                                           | Grade II | 0.1 miles |
|  1388604 - St Mary's Guildhall                                                | Grade I  | 0.1 miles |
|  1388602 - Romanesque Door Arch In The Former Lincoln Arms Public House       | Grade II | 0.1 miles |
|  1388606 - Unitarian Chapel                                                   | Grade II | 0.1 miles |
|  1388600 - Former St Mark's Railway Station And Adjoining Office And Platform | Grade II | 0.1 miles |
|  1388594 - Marchmont House                                                    | Grade II | 0.1 miles |
|  1388569 - 107-113, High Street                                               | Grade II | 0.1 miles |
|  1388739 - Crown Mill                                                         | Grade II | 0.2 miles |
|  1388601 - Gowts Bridge                                                       | Grade II | 0.2 miles |
|  1388599 - Church Of St Peter At Gowts                                        | Grade I  | 0.2 miles |



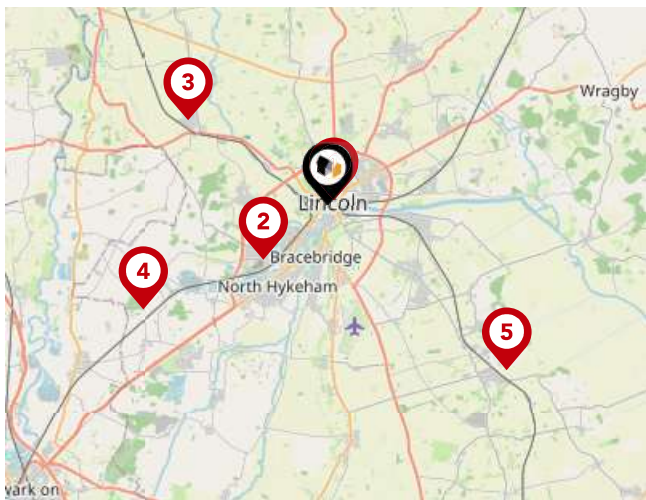
|          |                                                                                                                                   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>The Lincoln St Peter at Gowts Church of England Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 258   Distance:0.27 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Athena School</b><br>Ofsted Rating: Good   Pupils: 113   Distance:0.52                                                         | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Lincolnshire Secure Unit</b><br>Ofsted Rating: Not Rated   Pupils:0   Distance:0.53                                            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>The Lincoln Bishop King Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 459   Distance:0.53              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Sir Francis Hill Community Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 623   Distance:0.64             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Lincoln College</b><br>Ofsted Rating: Good   Pupils:0   Distance:0.76                                                          | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Lincoln UTC</b><br>Ofsted Rating: Good   Pupils: 369   Distance:0.76                                                           | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>The St Faith and St Martin Church of England Junior School, Lincoln</b><br>Ofsted Rating: Good   Pupils: 345   Distance:0.8    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



|                                                                                     |                                                                                                                                                           | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|   | <b>The St Faith's Church of England Infant and Nursery School, Lincoln</b><br>Ofsted Rating: Good   Pupils: 278   Distance:0.85                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Westgate Academy</b><br>Ofsted Rating: Good   Pupils: 430   Distance:0.9                                                                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Lincoln Minster School</b><br>Ofsted Rating: Not Rated   Pupils: 473   Distance:0.93                                                                   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School</b><br>Ofsted Rating: Requires improvement   Pupils: 89   Distance:1.01 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The Priory Academy LSST</b><br>Ofsted Rating: Good   Pupils: 1779   Distance:1.06                                                                      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Lincoln Monks Abbey Primary School</b><br>Ofsted Rating: Good   Pupils: 594   Distance:1.07                                                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Peter and St Paul, Catholic Voluntary Academy</b><br>Ofsted Rating: Requires improvement   Pupils: 602   Distance:1.12                              | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Mount Street Academy</b><br>Ofsted Rating: Outstanding   Pupils: 318   Distance:1.21                                                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

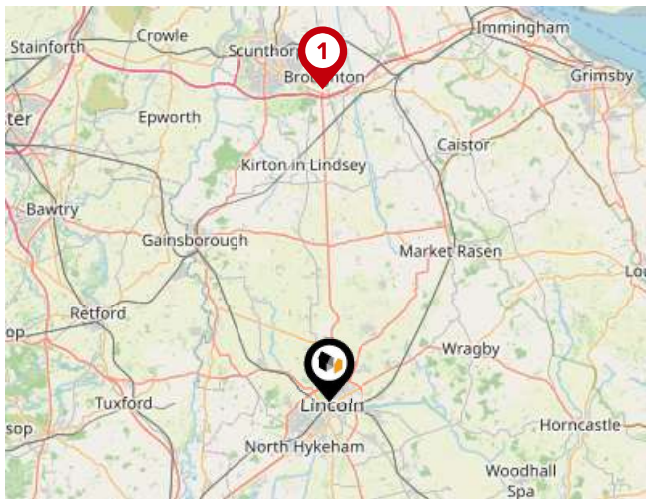
# Area

## Transport (National)



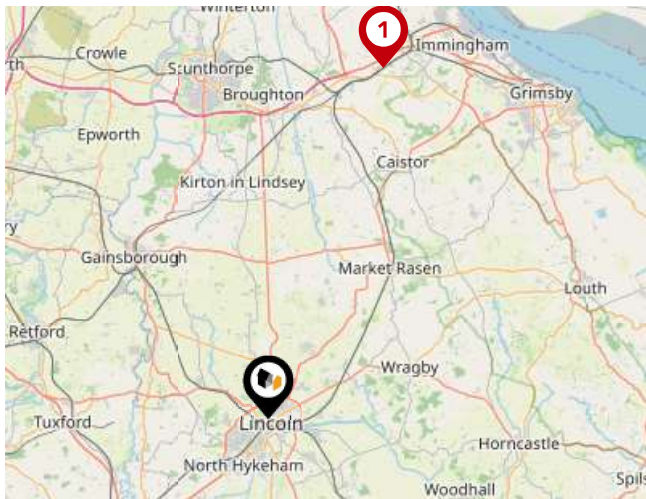
### National Rail Stations

| Pin | Name                         | Distance   |
|-----|------------------------------|------------|
| 1   | Lincoln Central Rail Station | 0.29 miles |
| 2   | Hykeham Rail Station         | 3 miles    |
| 3   | Saxilby Rail Station         | 5.74 miles |
| 4   | Swinderby Rail Station       | 7.49 miles |
| 5   | Metherringham Rail Station   | 8.66 miles |



### Trunk Roads/Motorways

| Pin | Name    | Distance    |
|-----|---------|-------------|
| 1   | M180 J4 | 22.15 miles |

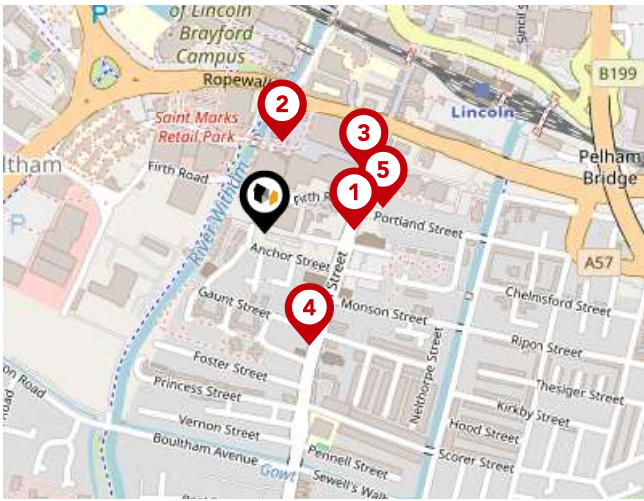


### Airports/Helipads

| Pin | Name               | Distance    |
|-----|--------------------|-------------|
| 1   | Humberside Airport | 26.12 miles |

# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name                      | Distance   |
|-----|---------------------------|------------|
| 1   | Thomas Cooper Church      | 0.09 miles |
| 2   | Debenhams                 | 0.1 miles  |
| 3   | Magistrates Court         | 0.12 miles |
| 4   | St Peter At Gowt's Church | 0.13 miles |
| 5   | Portland House            | 0.13 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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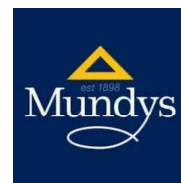


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