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MIR: Material Info

The Material Information Affecting this Property

Friday 02nd October 2026



CARLISLE MEWS, GAINSBOROUGH, DN21

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29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

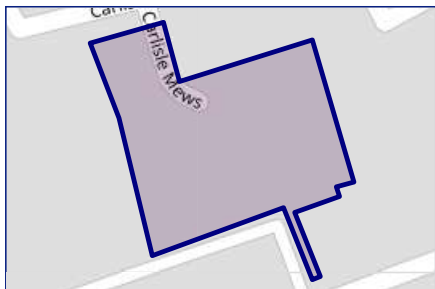
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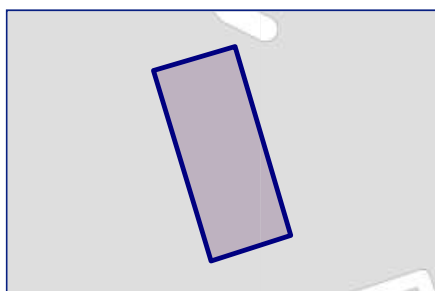
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Freehold Title Plan



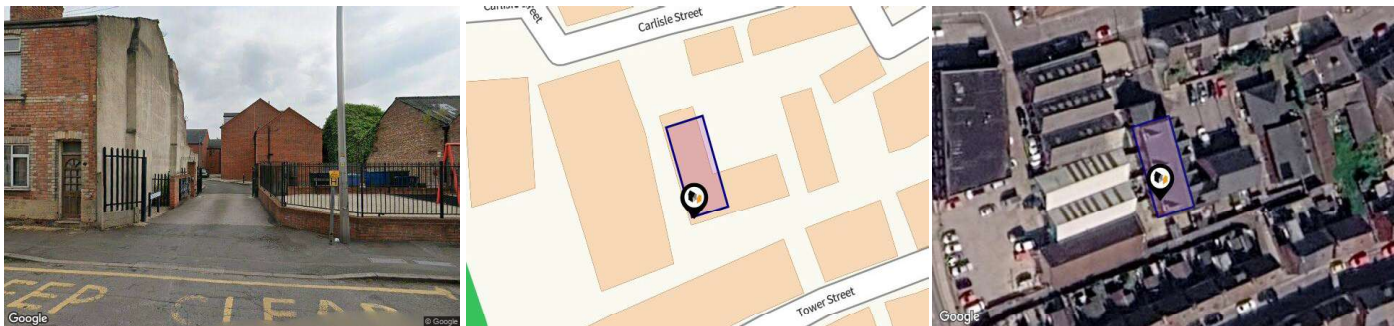
LL129961

Leasehold Title Plan



LL416734

Start Date:	18/08/2022
End Date:	01/01/2172
Lease Term:	150 years commencing from 1 January 2022
Term Remaining:	145 years



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1		
Plot Area:	0.05 acres		
Council Tax :	Band A		
Annual Estimate:	£1,570		
Title Number:	LL416734		

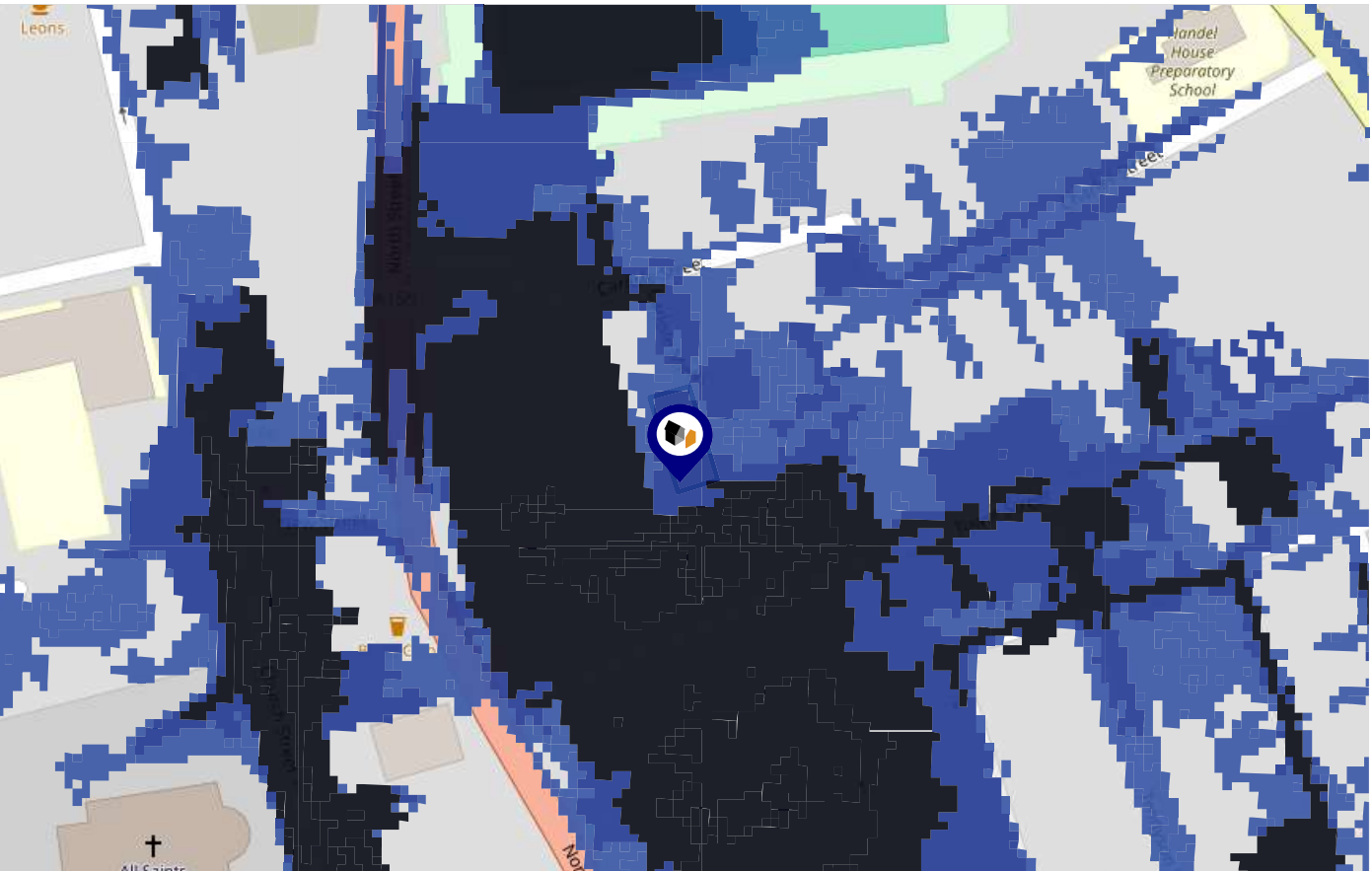
Local Area

Local Authority:	West Lindsey	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	17 mb/s	80 mb/s	- mb/s
● Surface Water	Medium			
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: 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.

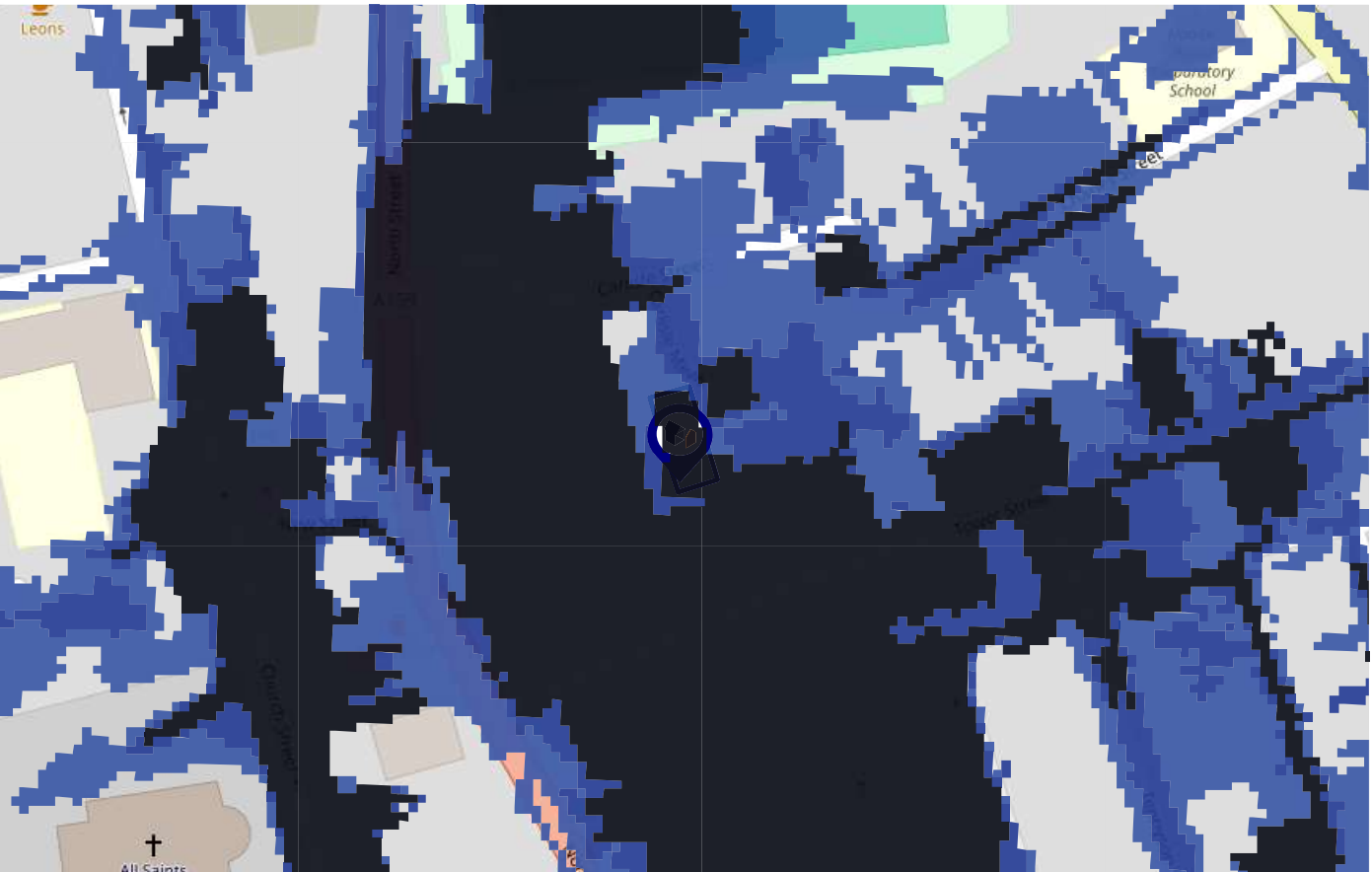
Chance of flooding to the following depths at this property:



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.

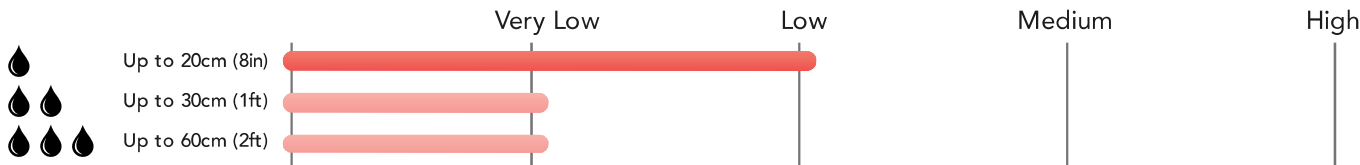


Risk Rating: High

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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- 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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- 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:



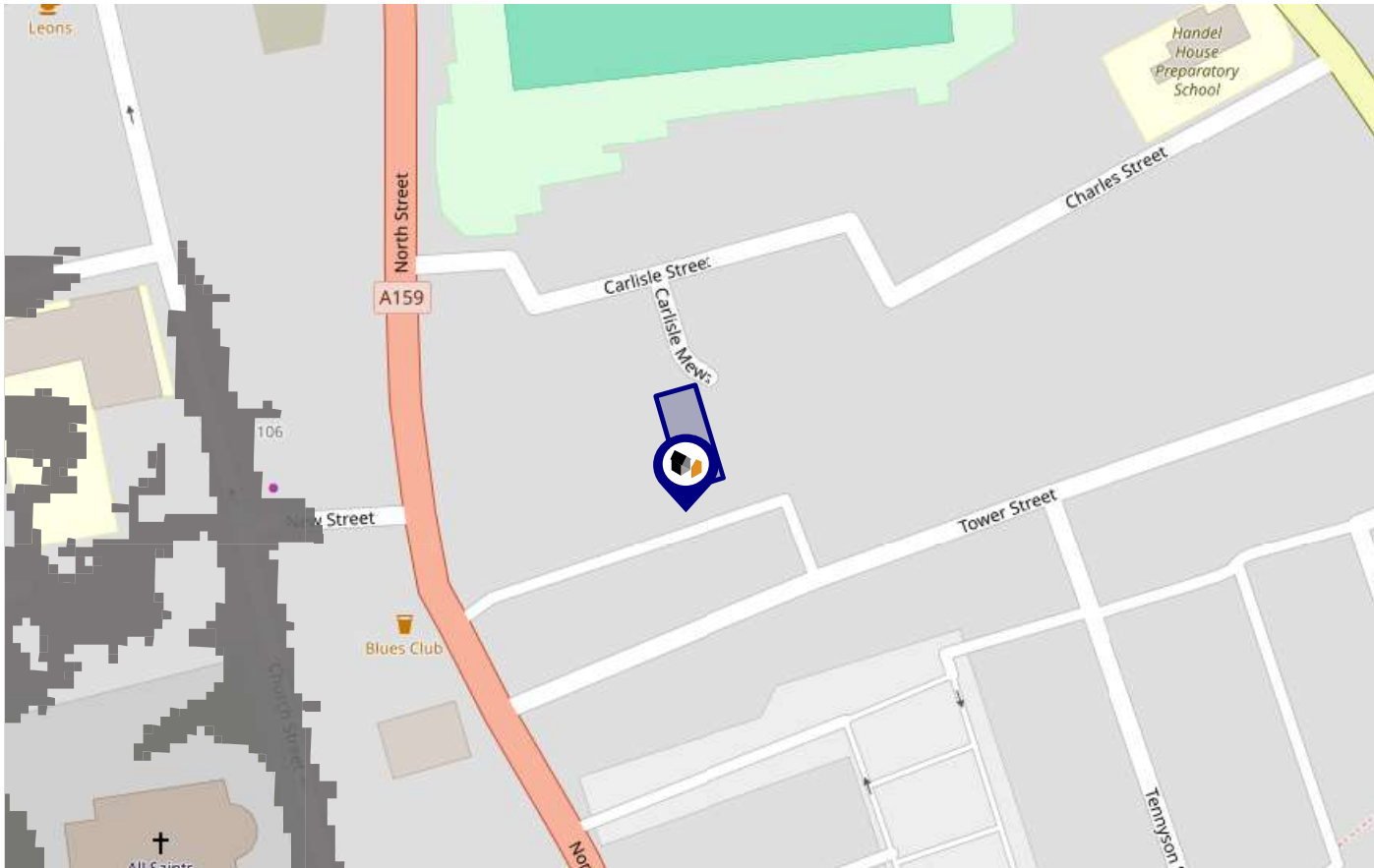
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Flood Risk

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.
- 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:

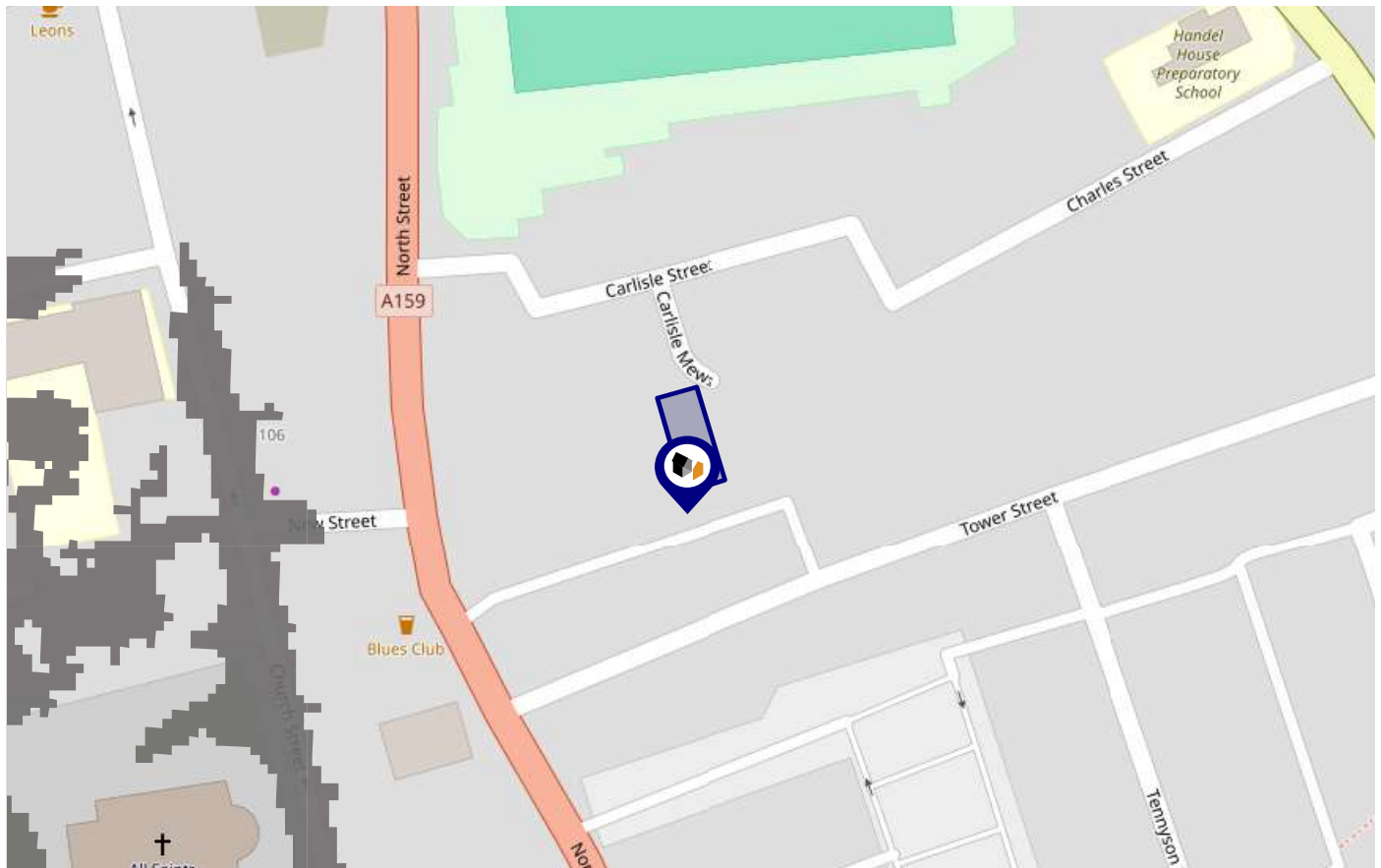


Flood Risk

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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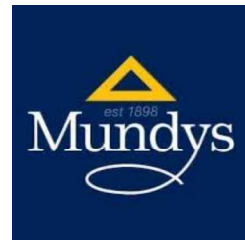
Chance of flooding to the following depths at this property:



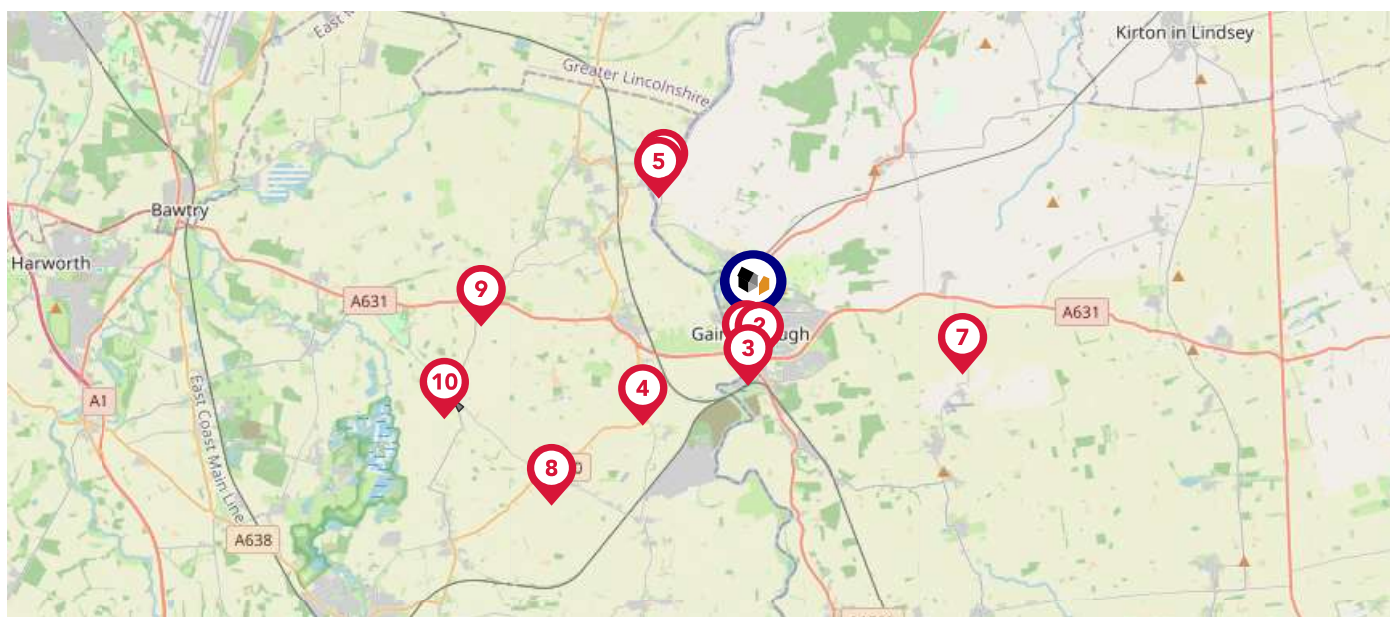
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Maps

Conservation Areas



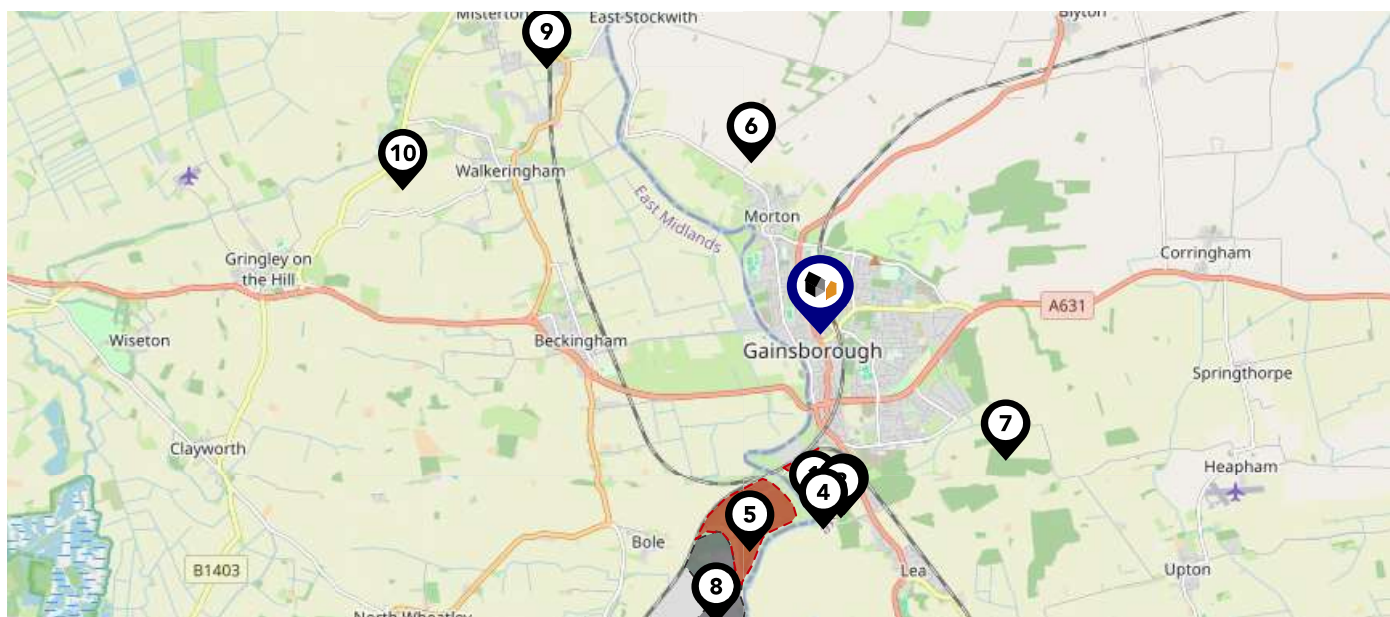
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- | | |
|----|------------------------------|
| 1 | Gainsborough Town |
| 2 | Gainsborough Britannia Works |
| 3 | Gainsborough Riverside |
| 4 | Saundby |
| 5 | East Stockwith |
| 6 | West Stockwith |
| 7 | Springthorpe |
| 8 | Wheatley |
| 9 | Gringley on the Hill |
| 10 | Clayworth |

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	No name provided by source	Active Landfill
2	EA/EPR/YP3297FZ/A001	Active Landfill
3	EA/EPR/LP3590CZ/A001	Active Landfill
4	Lea Road Tip-Gainsborough, Lincolnshire	Historic Landfill
5	No name provided by source	Active Landfill
6	Laughton Lane-Morton, Lincolnshire	Historic Landfill
7	Heapham Disused Sewage Treatment Works-Heapham Road, Somerby, Gainsborough, Lincolnshire	Historic Landfill
8	West Burton Power Station Tip-West Burton Power Station, Retford	Historic Landfill
9	Misterton Castings Limited, Misterton-Misterton	Historic Landfill
10	Refuse Tip off Caves Lane-Caves Lane, Walkeringham, Doncaster, South Yorkshire	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



Mine Entry

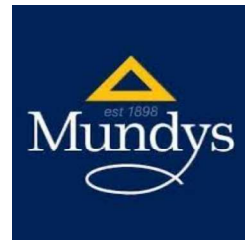
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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.

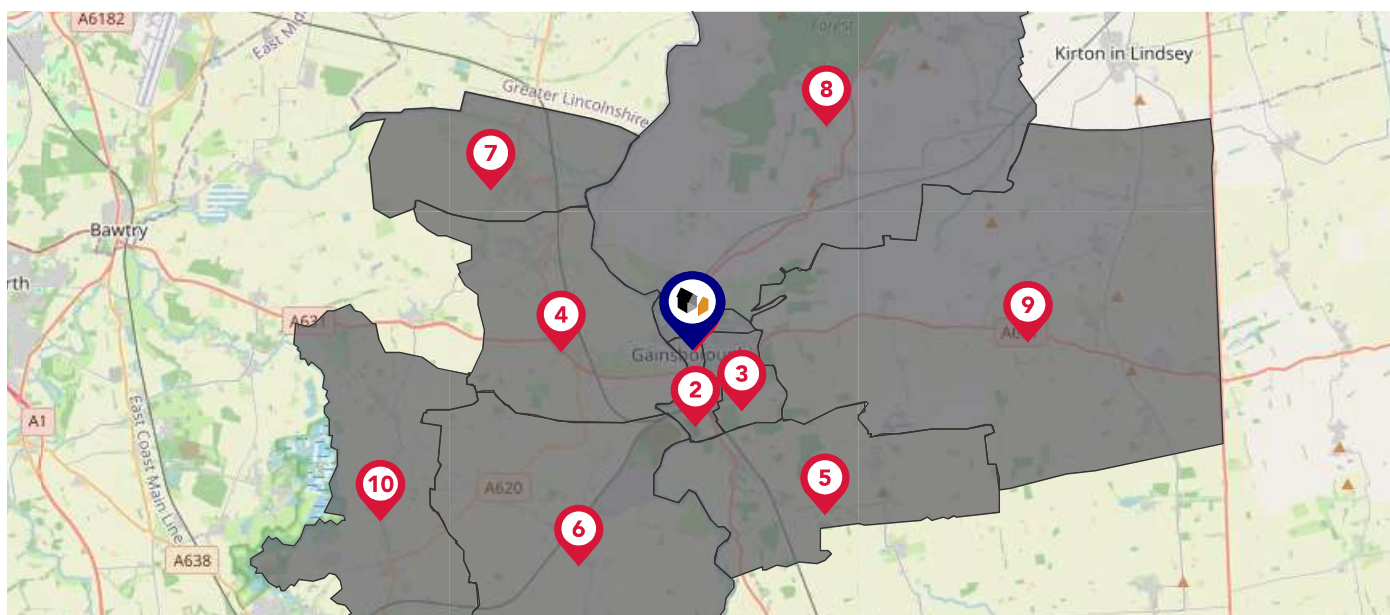
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

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

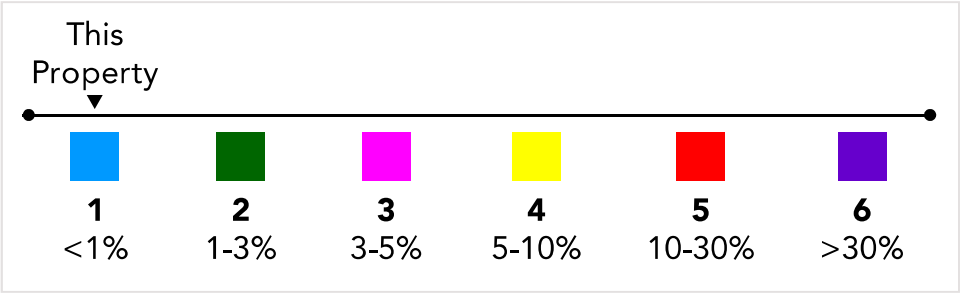
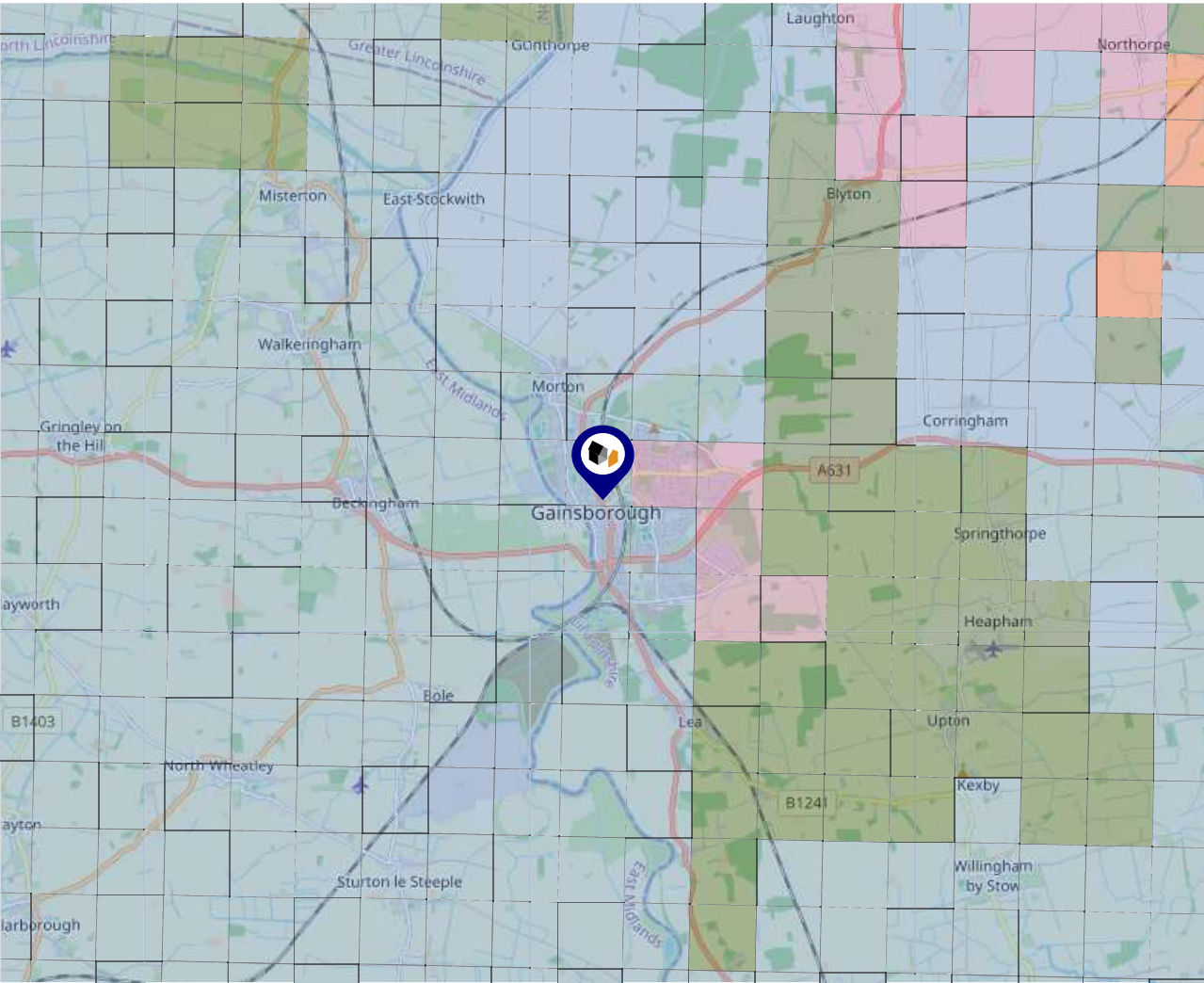


Nearby Council Wards

- 1 Gainsborough North Ward
- 2 Gainsborough South-West Ward
- 3 Gainsborough East Ward
- 4 Beckingham Ward
- 5 Lea Ward
- 6 Sturton Ward
- 7 Misterton Ward
- 8 Scotter and Blyton Ward
- 9 Hemswell Ward
- 10 Clayworth Ward

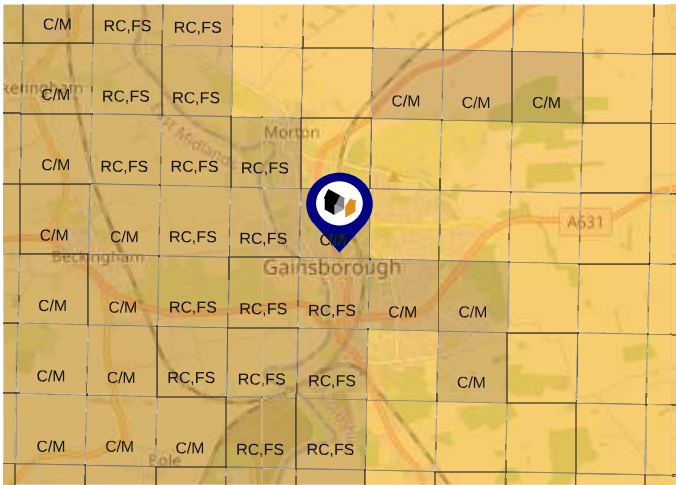
What is Radon?

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)

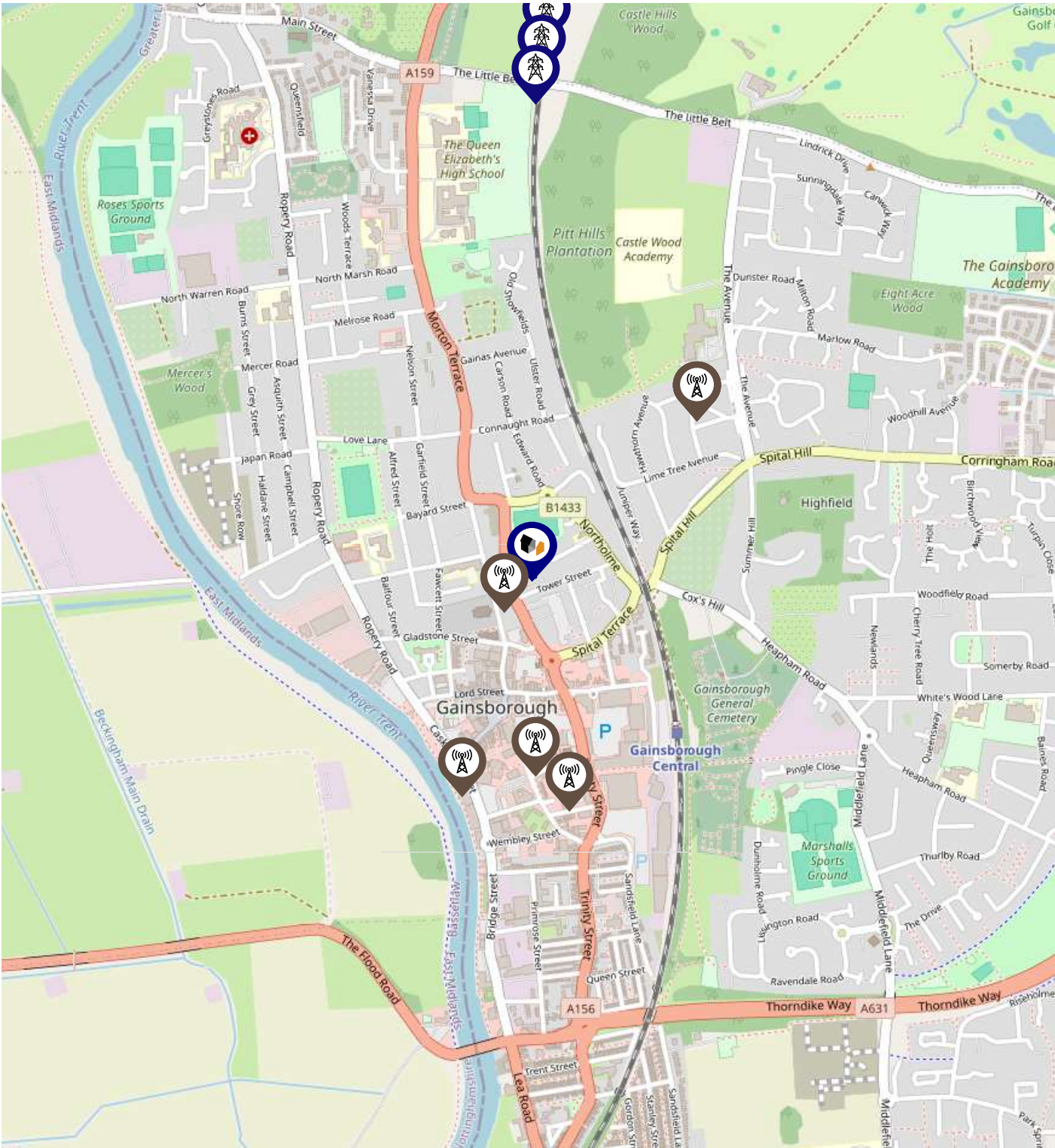
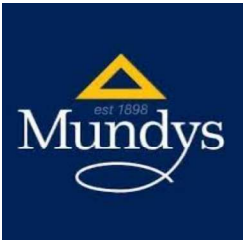
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		



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

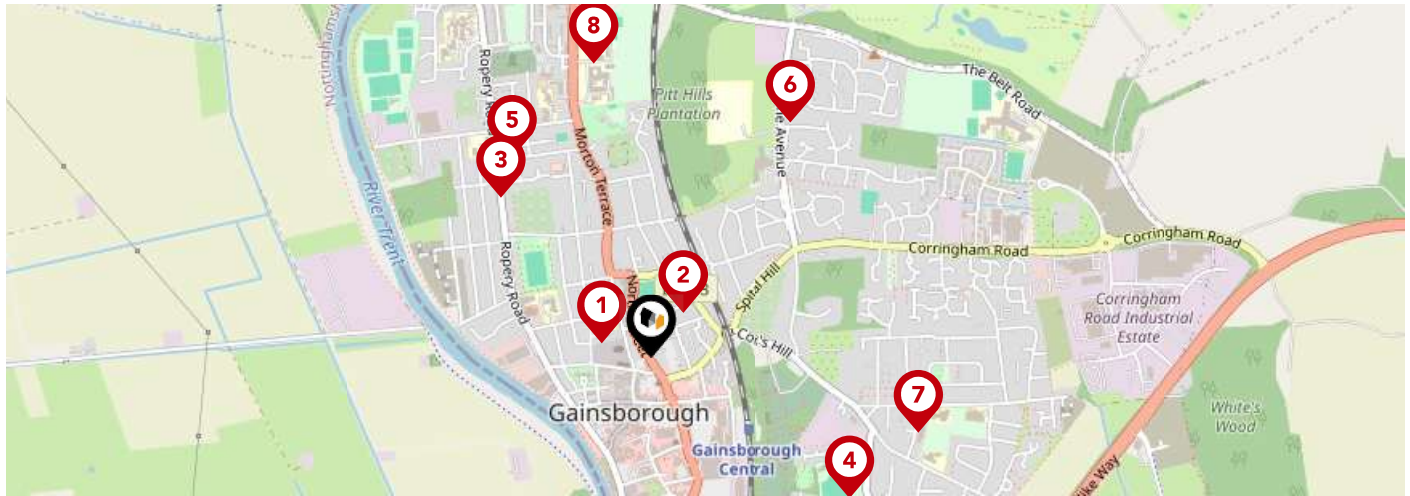
Listed Buildings



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
	1063509 - 106, Church Street	Grade II	0.1 miles
	1168458 - Cleveland House	Grade II	0.1 miles
	1063549 - 72-78, Church Street	Grade II	0.1 miles
	1063492 - 14, Spital Terrace	Grade II	0.1 miles
	1063550 - 88 And 90, Church Street	Grade II	0.1 miles
	1359753 - 84 And 86, Church Street	Grade II	0.1 miles
	1308559 - 68 And 70, Church Street	Grade II	0.1 miles
	1147378 - Parish Church Of All Saints	Grade I	0.1 miles
	1063548 - 62 And 64, Church Street	Grade II	0.1 miles
	1308565 - 80 And 82, Church Street	Grade II	0.1 miles

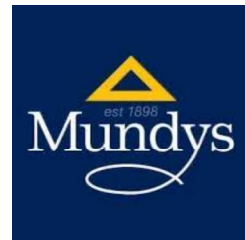


		Nursery	Primary	Secondary	College	Private
1	The Gainsborough Parish Church Primary School Ofsted Rating: Requires improvement Pupils: 294 Distance:0.11	☐	☒	☐	☐	☐
2	Handel House Preparatory School Ofsted Rating: Not Rated Pupils: 45 Distance:0.12	☐	☒	☐	☐	☐
3	Mercer's Wood Academy Ofsted Rating: Good Pupils: 180 Distance:0.49	☐	☒	☐	☐	☐
4	Warren Wood - A Specialist Academy Ofsted Rating: Good Pupils: 117 Distance:0.54	☐	☒	☐	☐	☐
5	The Gainsborough Nursery School Ofsted Rating: Good Pupils: 110 Distance:0.54	☒	☐	☐	☐	☐
6	Castle Wood Academy Ofsted Rating: Good Pupils: 272 Distance:0.61	☐	☒	☐	☐	☐
7	White's Wood Academy Ofsted Rating: Good Pupils: 206 Distance:0.61	☐	☒	☐	☐	☐
8	The Queen Elizabeth's High School, Gainsborough Ofsted Rating: Good Pupils: 1171 Distance:0.67	☐	☐	☒	☐	☐



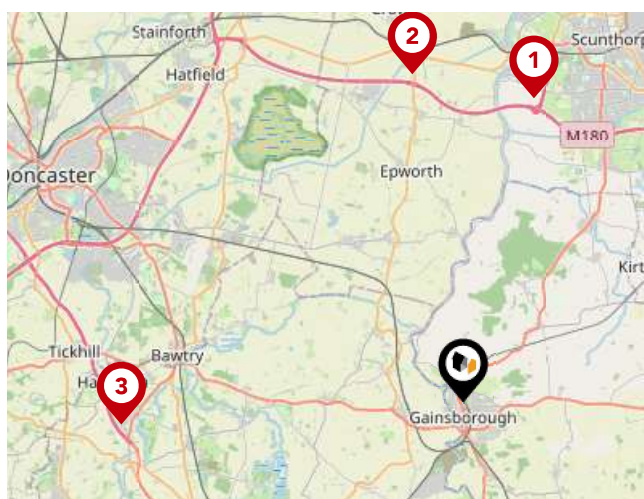
		Nursery	Primary	Secondary	College	Private
	The Gainsborough Hillcrest Early Years Academy Ofsted Rating: Outstanding Pupils: 237 Distance:0.74	☐	☒	☐	☐	☐
	The Gainsborough Charles Baines Community Primary School Ofsted Rating: Good Pupils: 205 Distance:0.79	☐	☒	☐	☐	☐
	Benjamin Adlard Primary School Ofsted Rating: Good Pupils: 236 Distance:0.88	☐	☒	☐	☐	☐
	The Gainsborough Academy Ofsted Rating: Serious Weaknesses Pupils: 690 Distance:0.9	☐	☐	☒	☐	☐
	Aegir - A Specialist Academy Ofsted Rating: Good Pupils: 142 Distance:0.9	☐	☐	☒	☐	☐
	Morton Trentside Primary School Ofsted Rating: Good Pupils: 176 Distance:1.06	☐	☒	☐	☐	☐
	St George's Church of England Community Primary School, Gainsborough Ofsted Rating: Good Pupils: 185 Distance:1.15	☐	☒	☐	☐	☐
	Beckingham Primary School Ofsted Rating: Good Pupils: 89 Distance:2.28	☐	☒	☐	☐	☐

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Gainsborough Central Rail Station	0.27 miles
2	Gainsborough Lea Road Rail Station	1.14 miles
3	Retford Low Level Rail Station	9.29 miles
4	Retford Rail Station	9.34 miles
5	Kirton Lindsey Rail Station	9.37 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J3	10.98 miles
2	M180 J2	11.68 miles
3	A1(M) J34	12.11 miles



Airports/Helipads

Pin	Name	Distance
1	Robin Hood Doncaster Sheffield Airport	11.12 miles
2	Robin Hood Doncaster Sheffield Airport	11.24 miles

Area

Transport (Local)

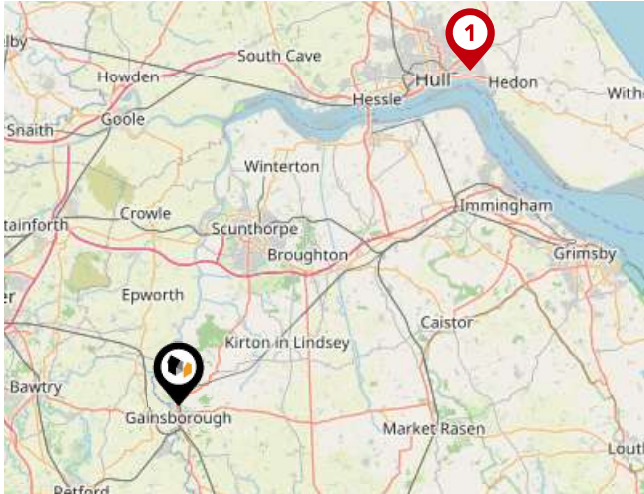


Bus Stops/Stations

Pin	Name	Distance
1	Surgey	0.12 miles
2	Gladstone Street	0.13 miles
3	Connaught Road	0.19 miles
4	Hawthorn Avenue	0.22 miles
5	Balfour Street	0.23 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Hull Ferry Terminal	31.28 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.



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