

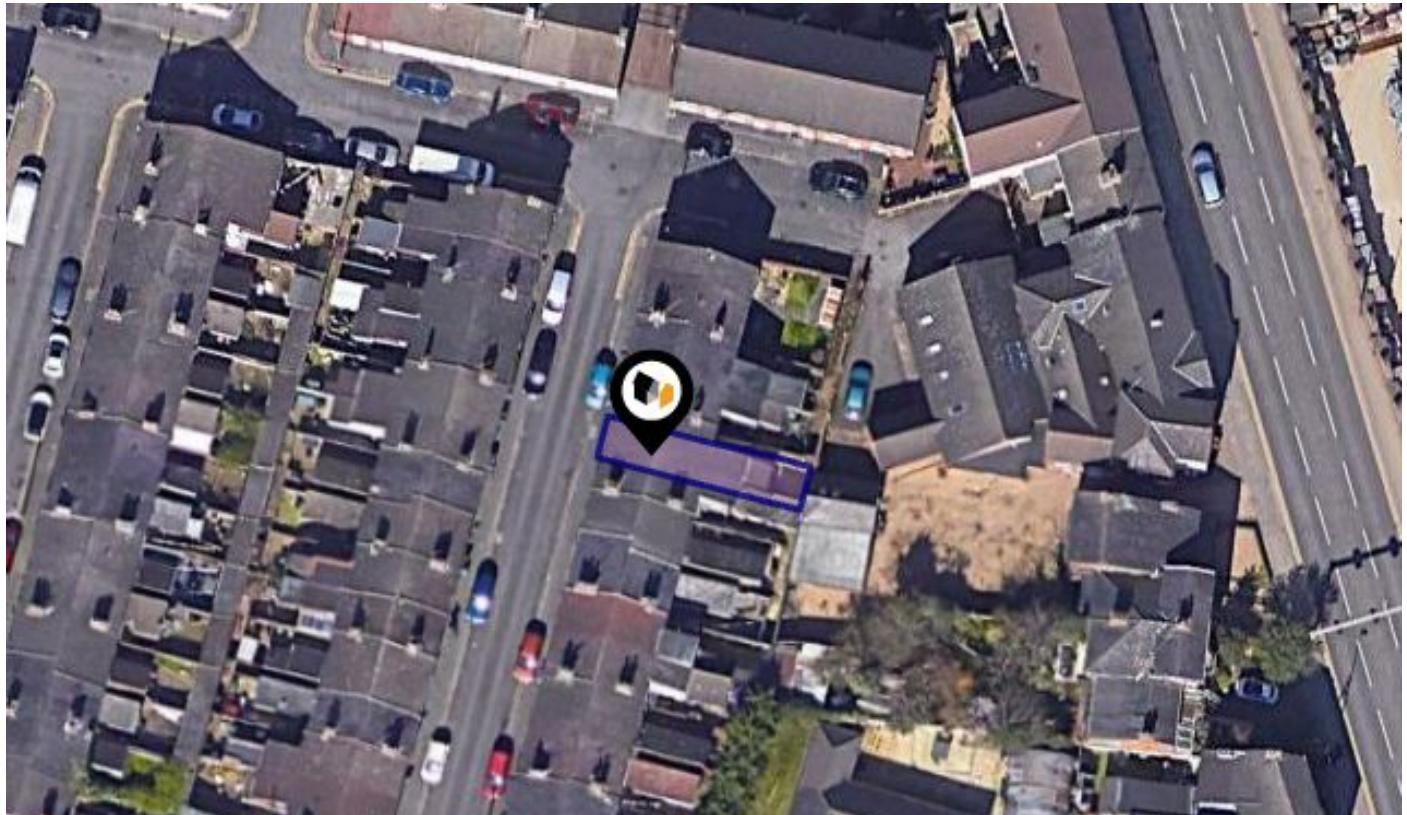


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Scheduled for: Thursday 22<sup>nd</sup> January 2026 @ 4:39pm**



**HOPE STREET, LINCOLN, LN5**

**Mundys**

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

[www.mundys.net](http://www.mundys.net)



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# Property Overview



## Property

Type:	Terraced
Bedrooms:	3
Plot Area:	0.02 acres
Year Built :	1900-1929
Council Tax :	Band A
Annual Estimate:	£1,507
Title Number:	LL12570

Tenure: Freehold

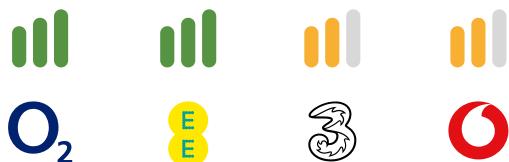
## Local Area

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

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)



**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**

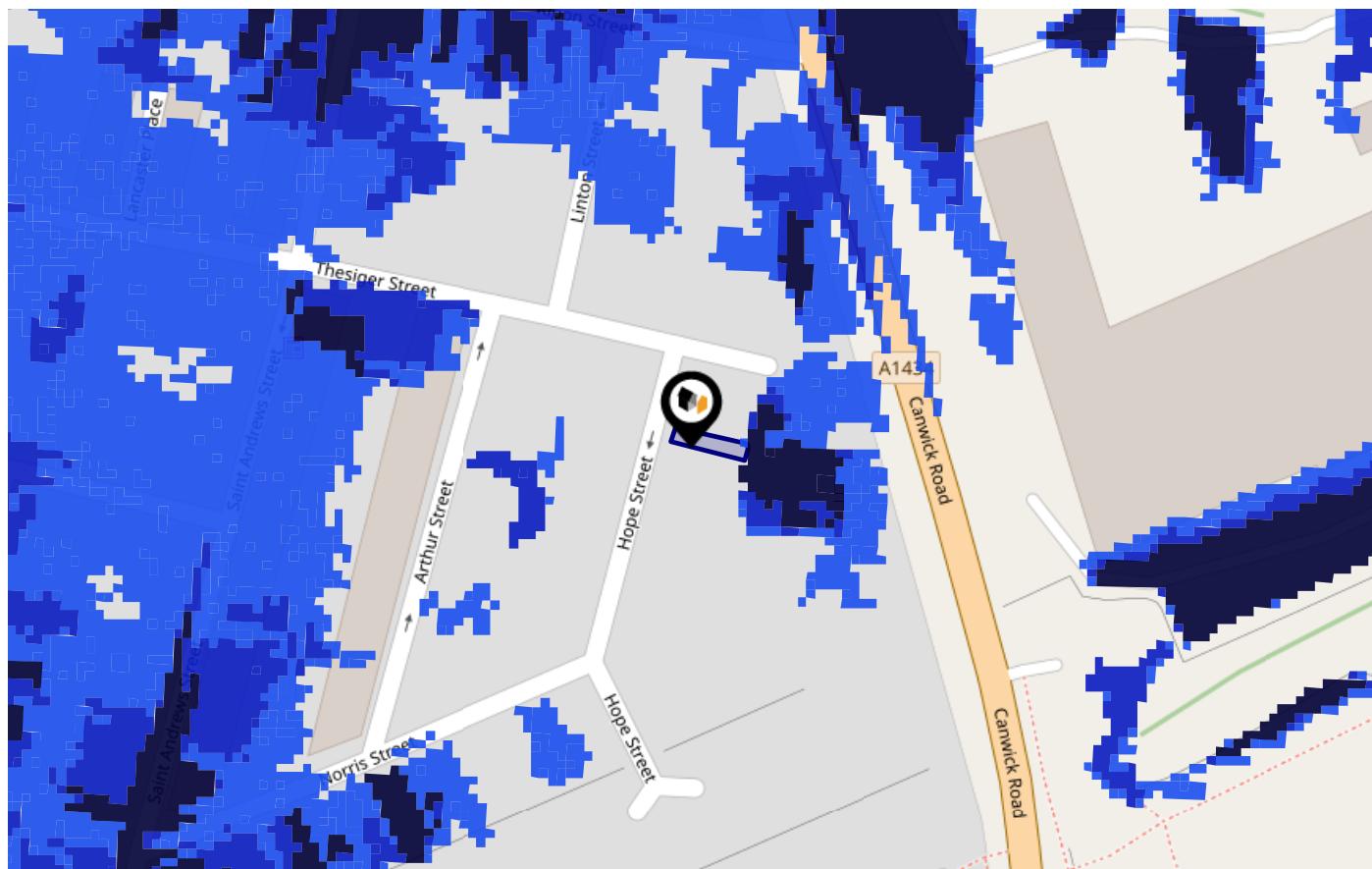


# Flood Risk

## 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.

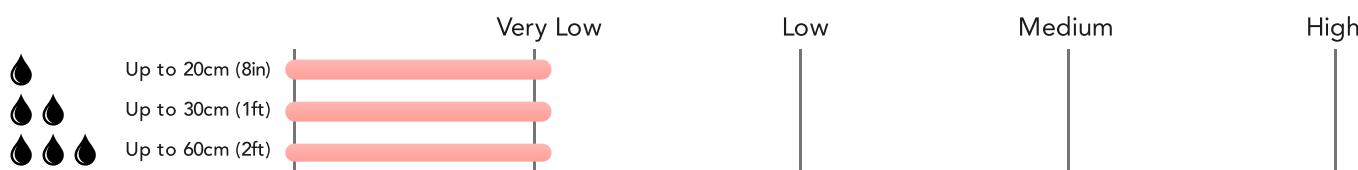


Risk Rating: Very low

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.

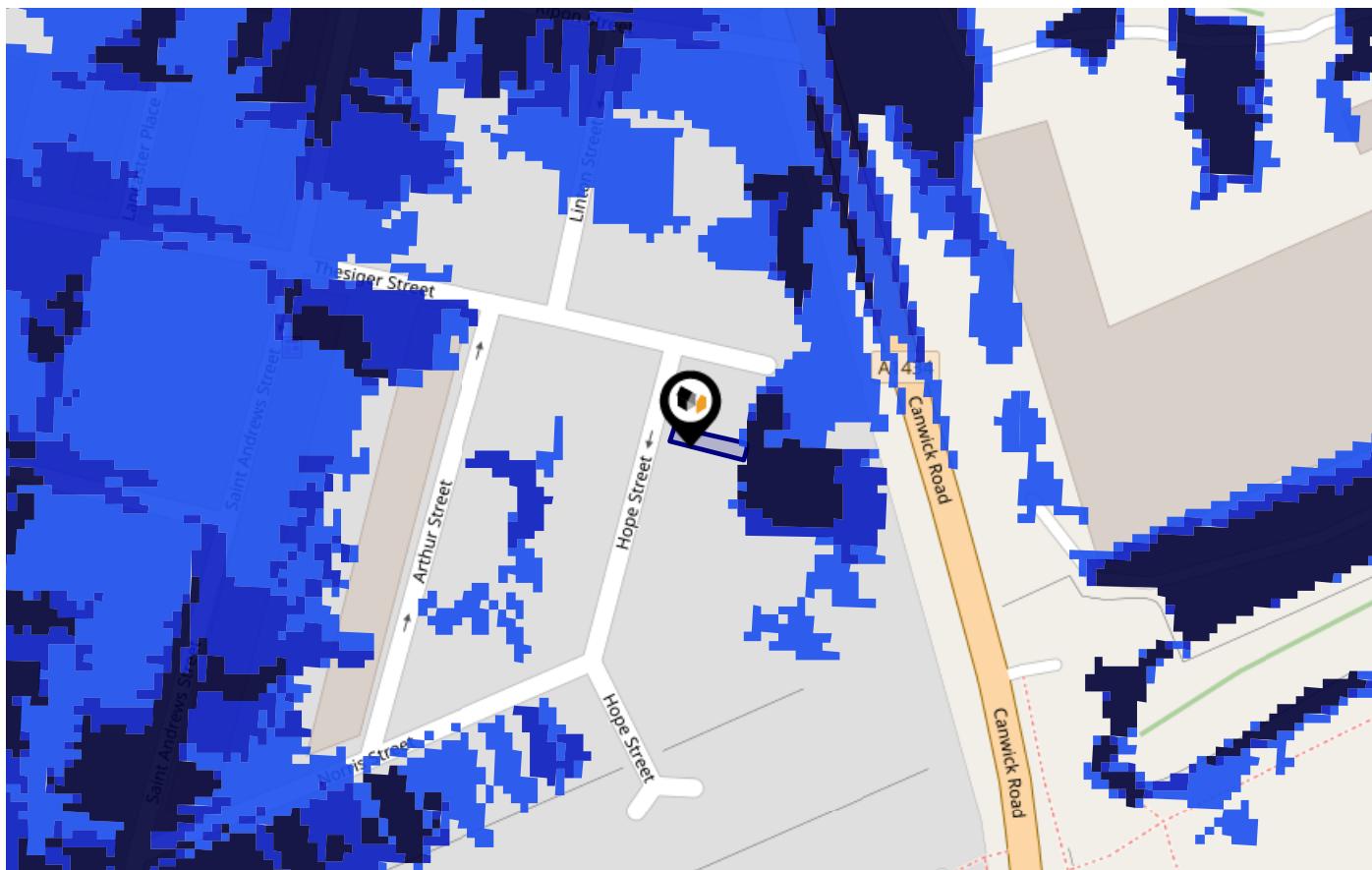
Chance of flooding to the following depths at this property:



# 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.

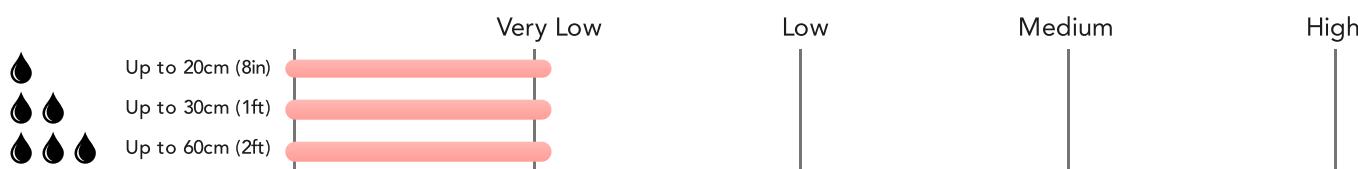


**Risk Rating: Very low**

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:

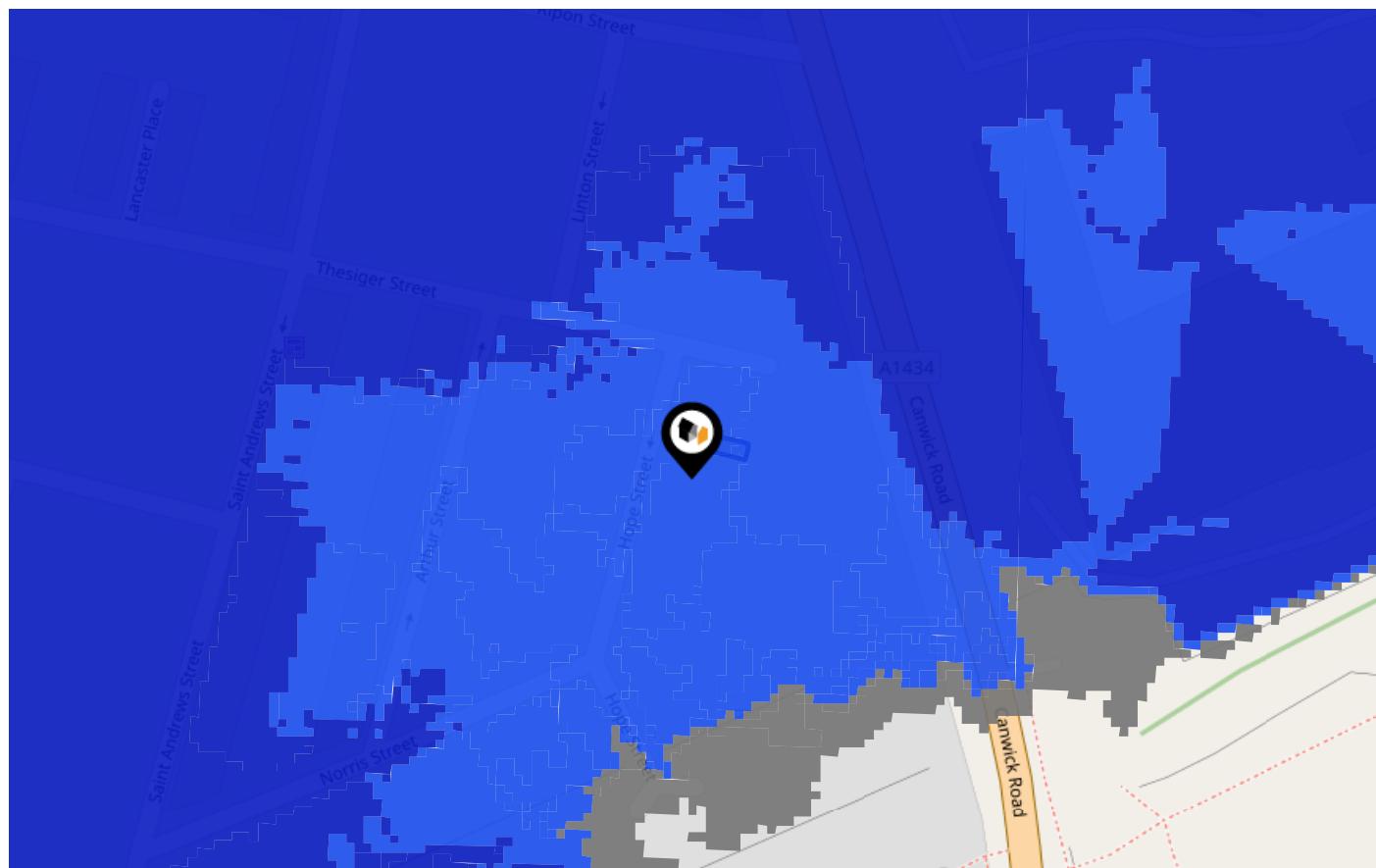


# Flood Risk

## Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

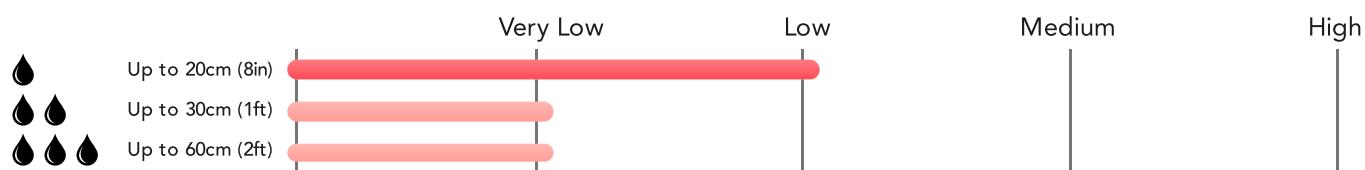


**Risk Rating: Low**

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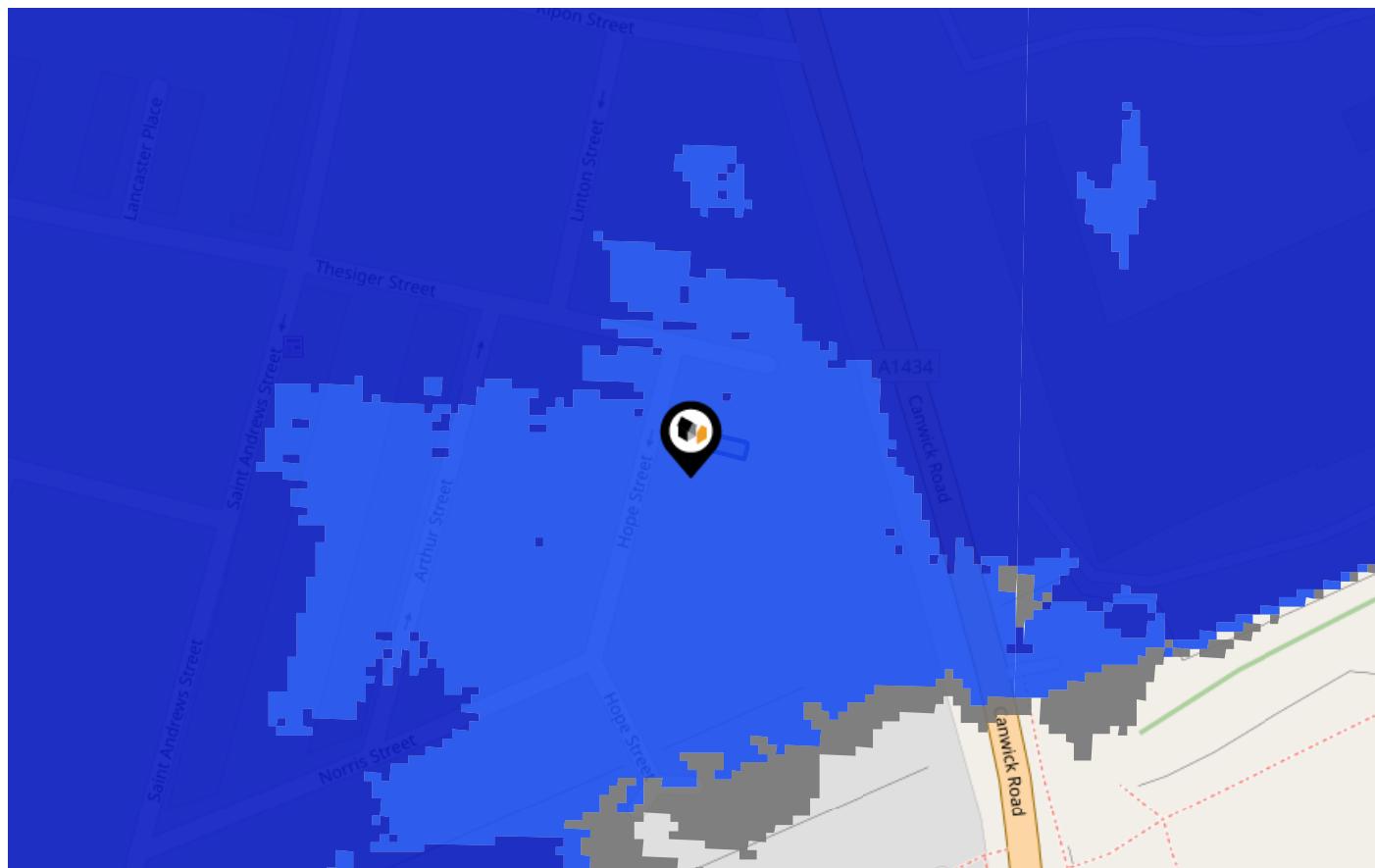
Chance of flooding to the following depths at this property:



# 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.

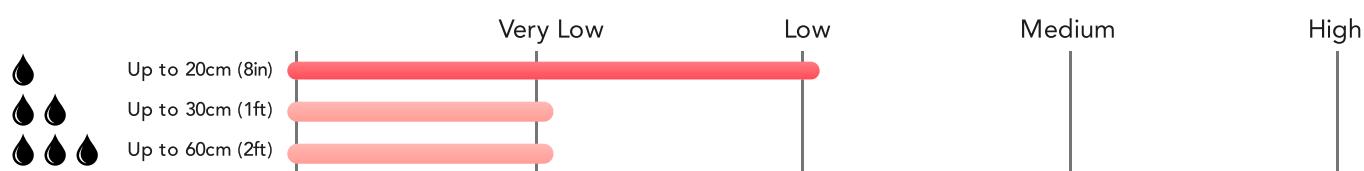


## Risk Rating: Low

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:

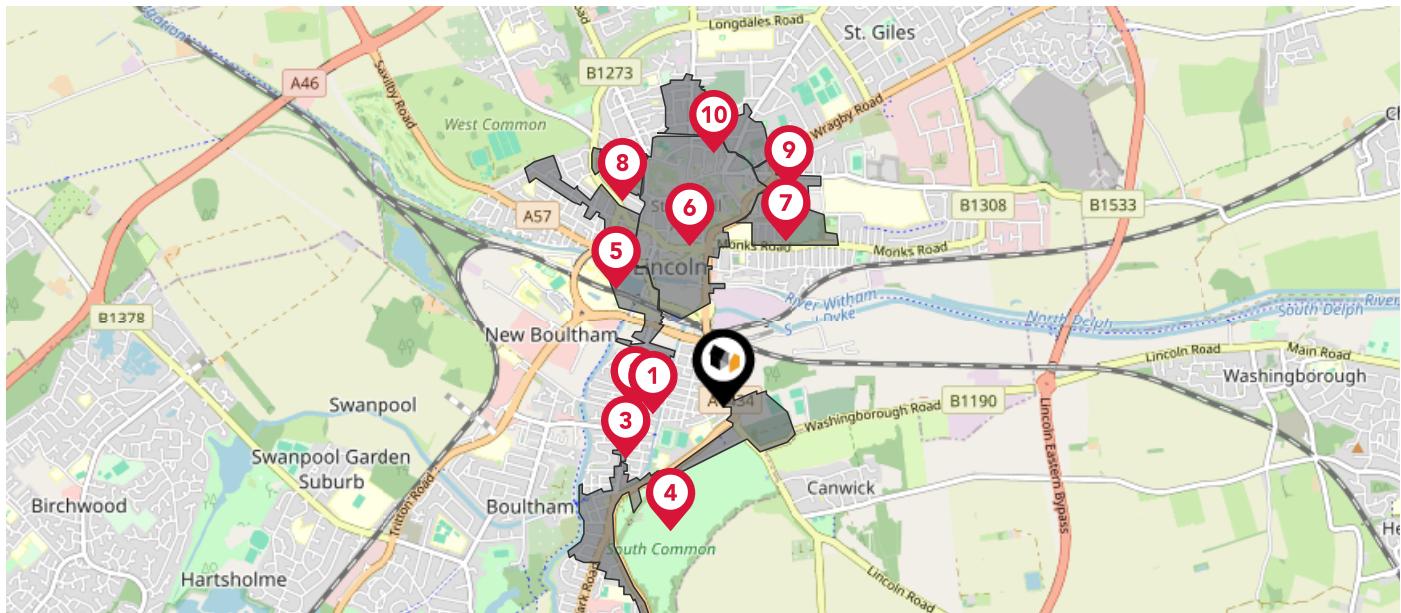


# Maps

## 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

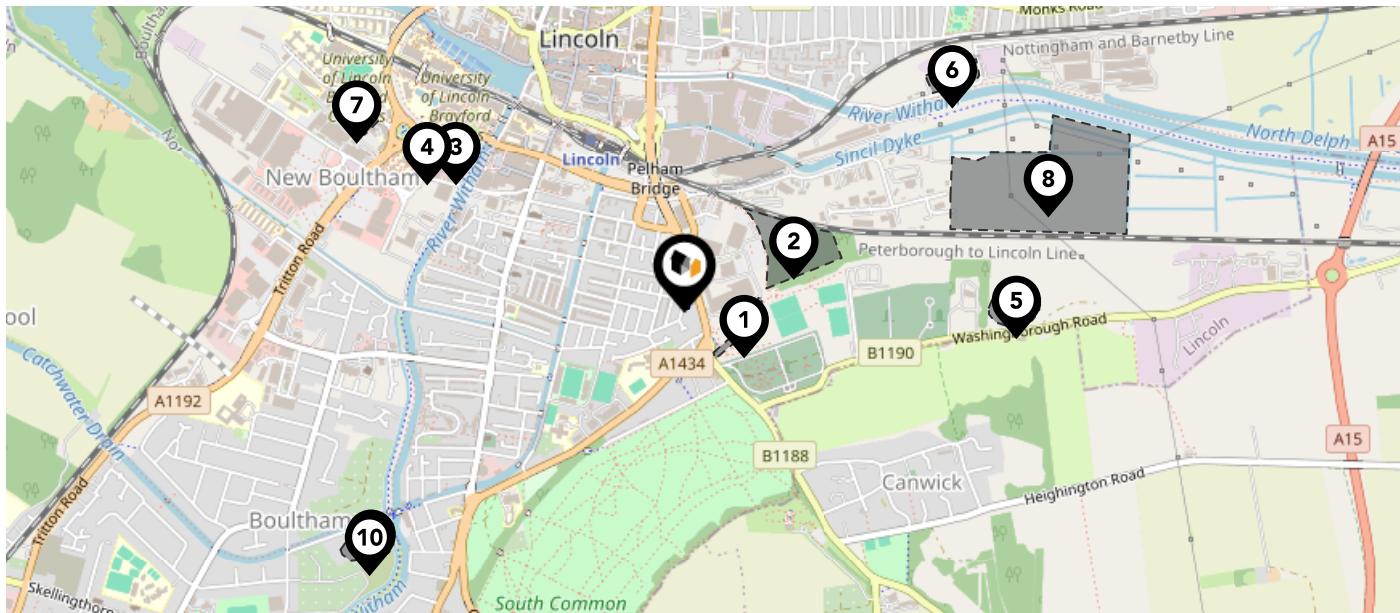
- 1 Sibthorp
- 2 St Peter-at-Gowts
- 3 Gowt's Bridge
- 4 St Catherines
- 5 West Parade and Brayford
- 6 Cathedral and City Centre
- 7 Lindum and Arboretum
- 8 Carline
- 9 The Dell
- 10 Newport and Nettleham Road

# 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.



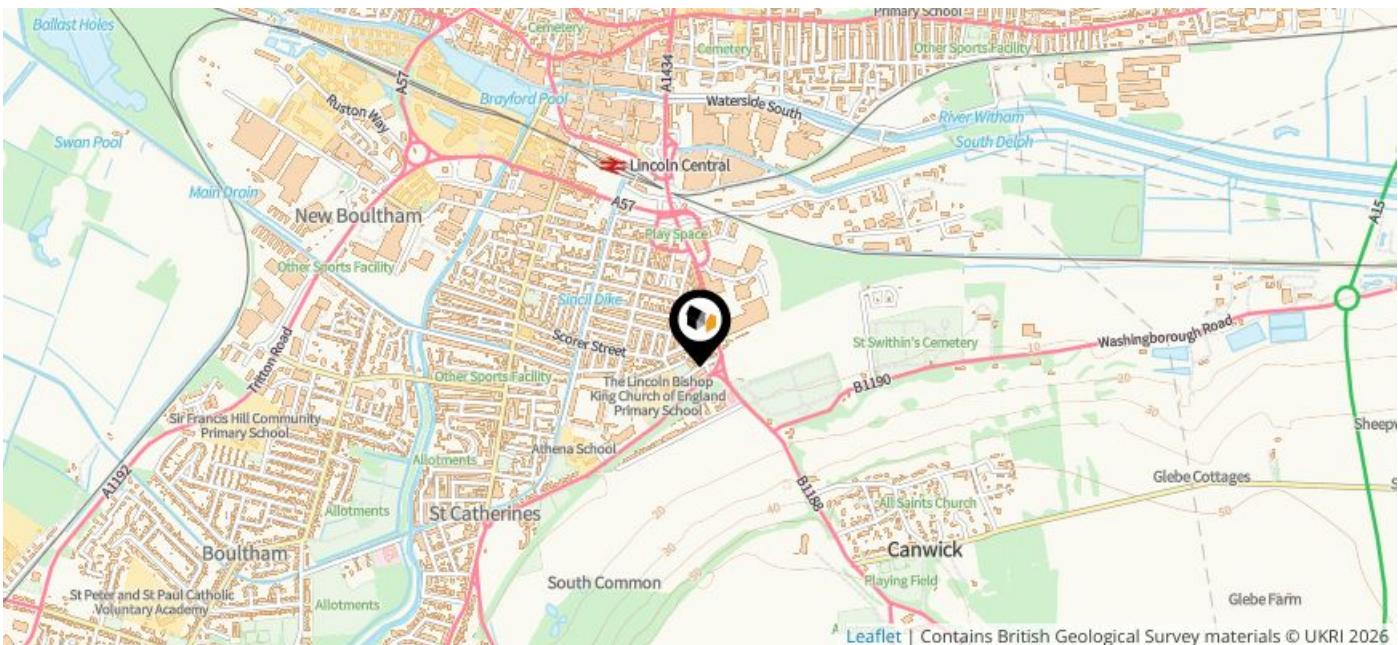
### Nearby Landfill Sites

1	Old Railway Cutting-Cow Paddle	Historic Landfill	<input type="checkbox"/>
2	East Of Dunford Road-Cow Paddle, Lincoln	Historic Landfill	<input type="checkbox"/>
3	Land South Of Ropewalk-Land South Of Ropewalk, Rear Of Mervyn Black	Historic Landfill	<input type="checkbox"/>
4	Former Brayford Leisure Site-Ropewalk	Historic Landfill	<input type="checkbox"/>
5	East Of Crematorium-Canwick, Lincoln	Historic Landfill	<input type="checkbox"/>
6	East Of Power Station Site-Spa Road	Historic Landfill	<input type="checkbox"/>
7	Rear Of British Rail Social Club-Ropewalk	Historic Landfill	<input type="checkbox"/>
8	Land east of Great Northern Terrace Industrial Estate-Lincoln, Lincolnshire	Historic Landfill	<input type="checkbox"/>
9	Boultham Baths-Altham Terrace	Historic Landfill	<input type="checkbox"/>
10	St Catherines-St. Catherines, Lincolnshire	Historic Landfill	<input type="checkbox"/>

# 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.

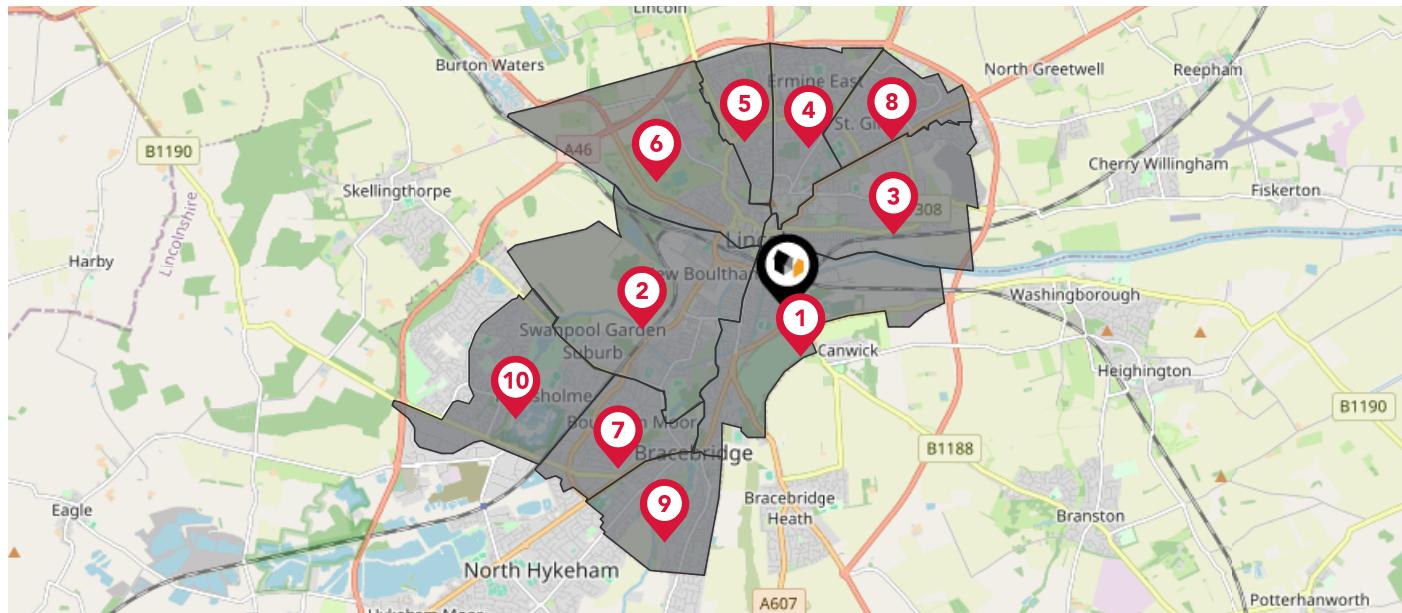
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

# 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 Park Ward
- 2 Boultham Ward
- 3 Abbey Ward
- 4 Minster Ward
- 5 Castle Ward
- 6 Carholme Ward
- 7 Moorland Ward
- 8 Glebe Ward
- 9 Witham Ward
- 10 Hartsholme Ward

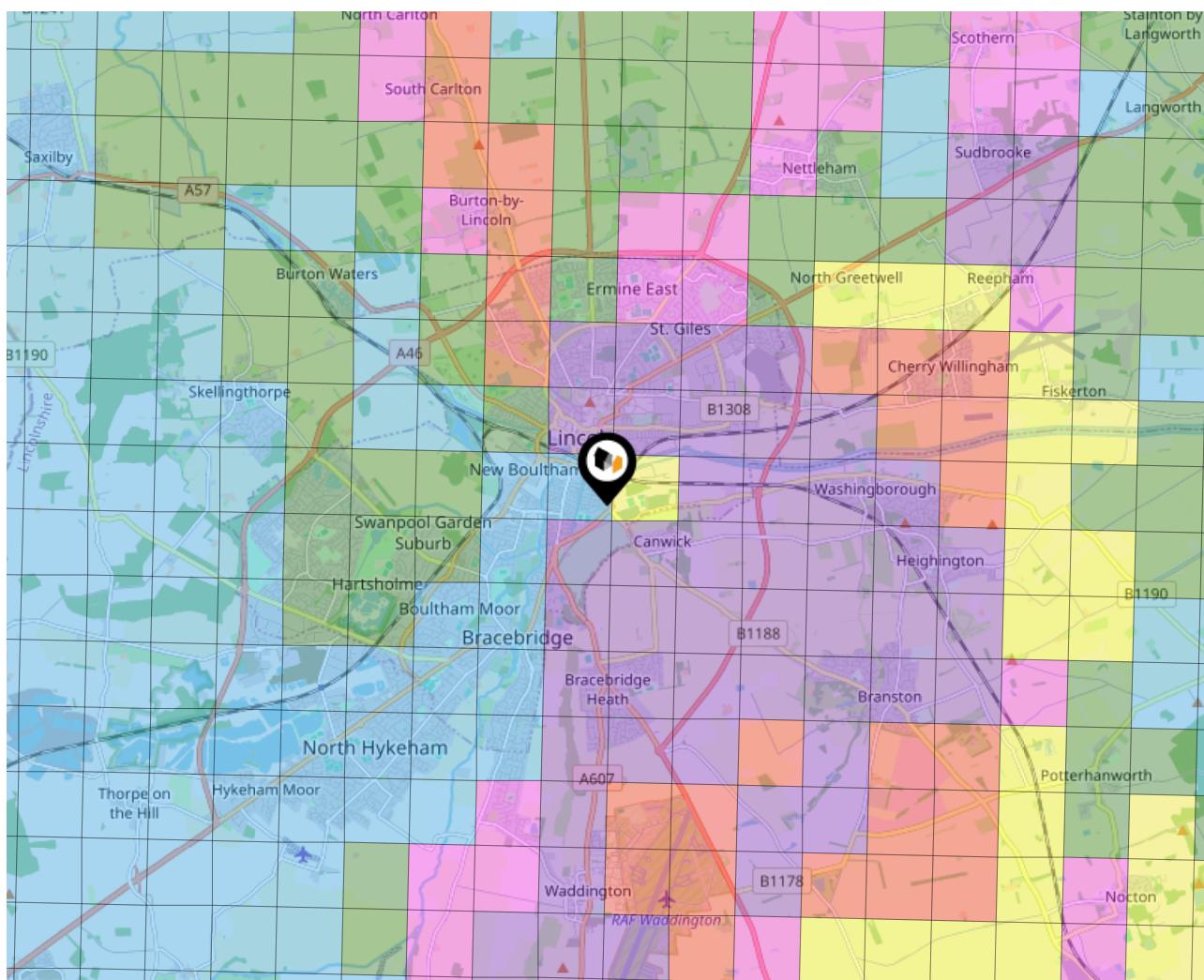
# Environment

## Radon Gas

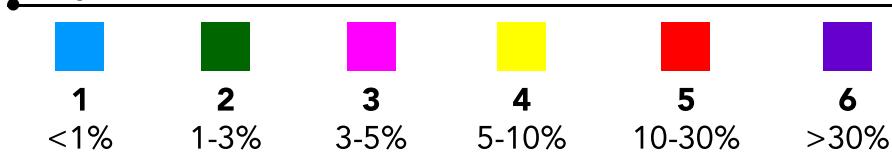


### What is Radon?

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>).



This  
Property

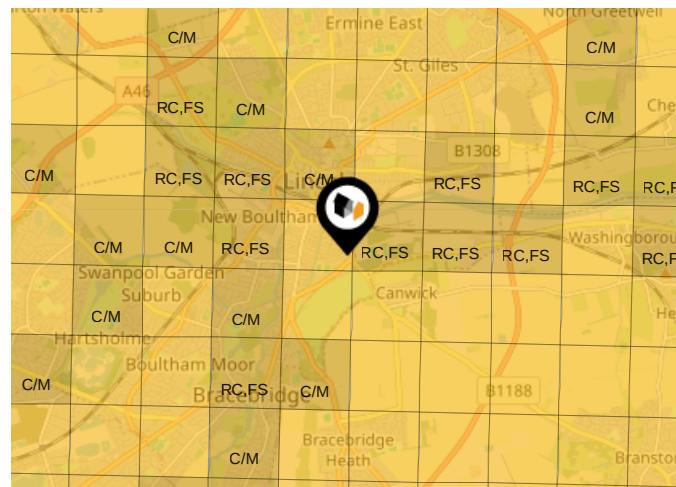


# Environment Soils & Clay



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

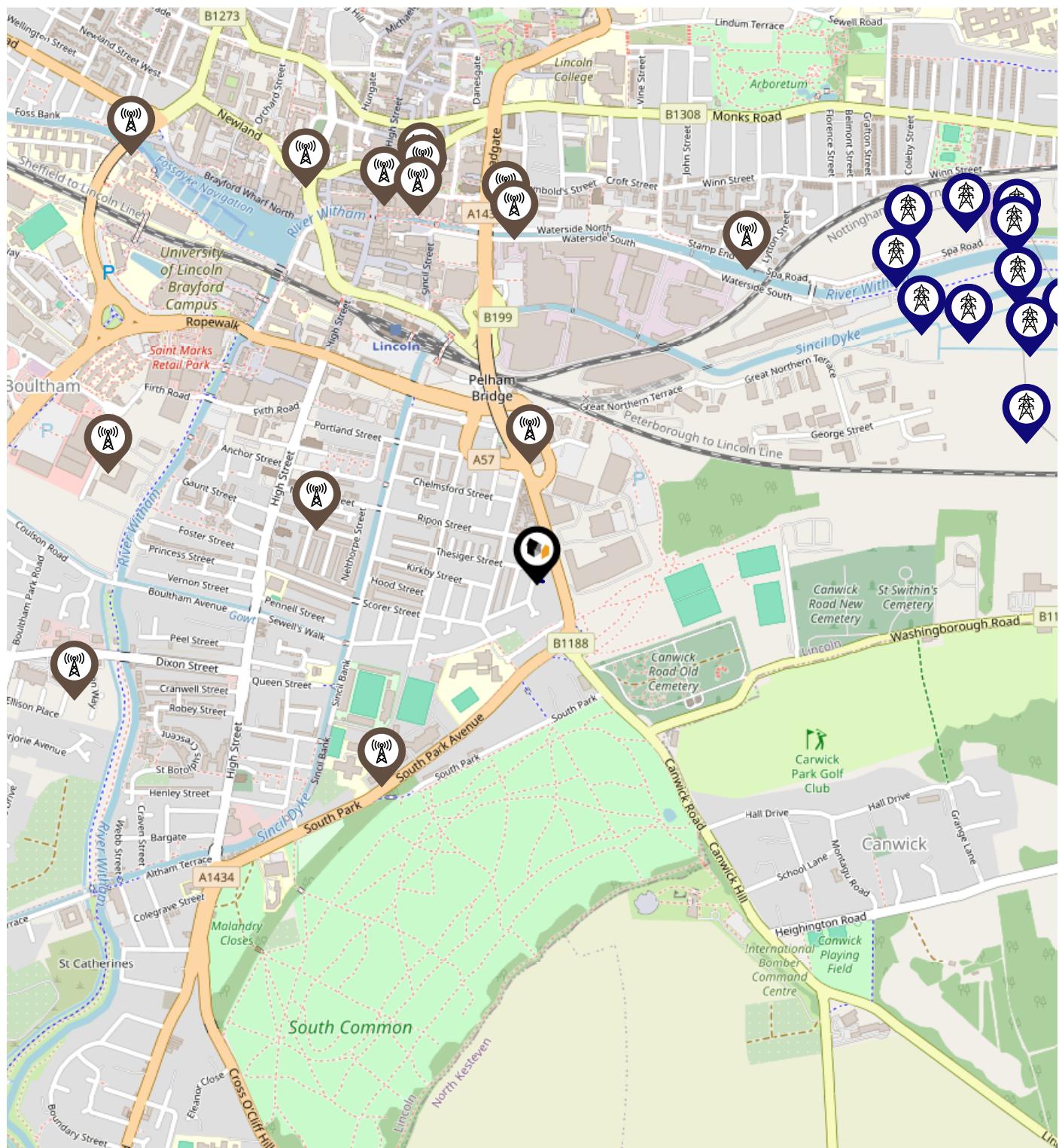
**Carbon Content:** NONE      **Soil Texture:** CLAY TO SANDY LOAM  
**Parent Material Grain:** ARGILLIC -      **Soil Depth:** DEEP  
ARENACEOUS  
**Soil Group:** ALL



## 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:

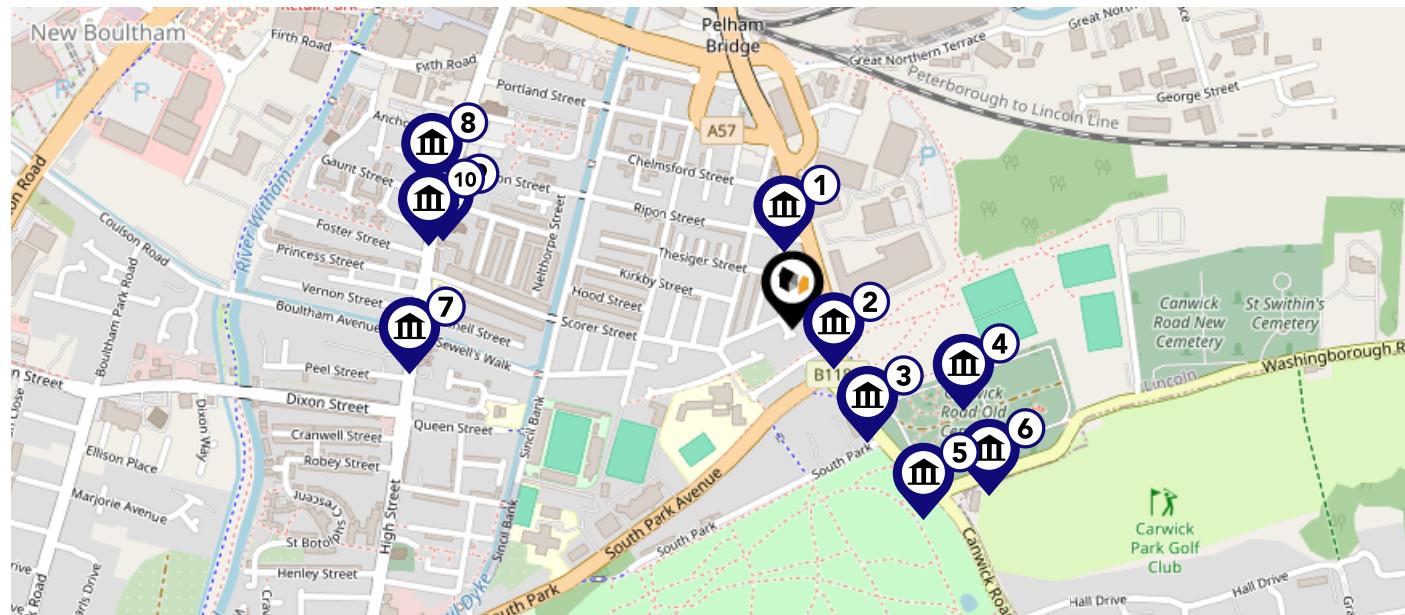
- Power Pylons
- Communication Masts

# Maps

## Listed Buildings

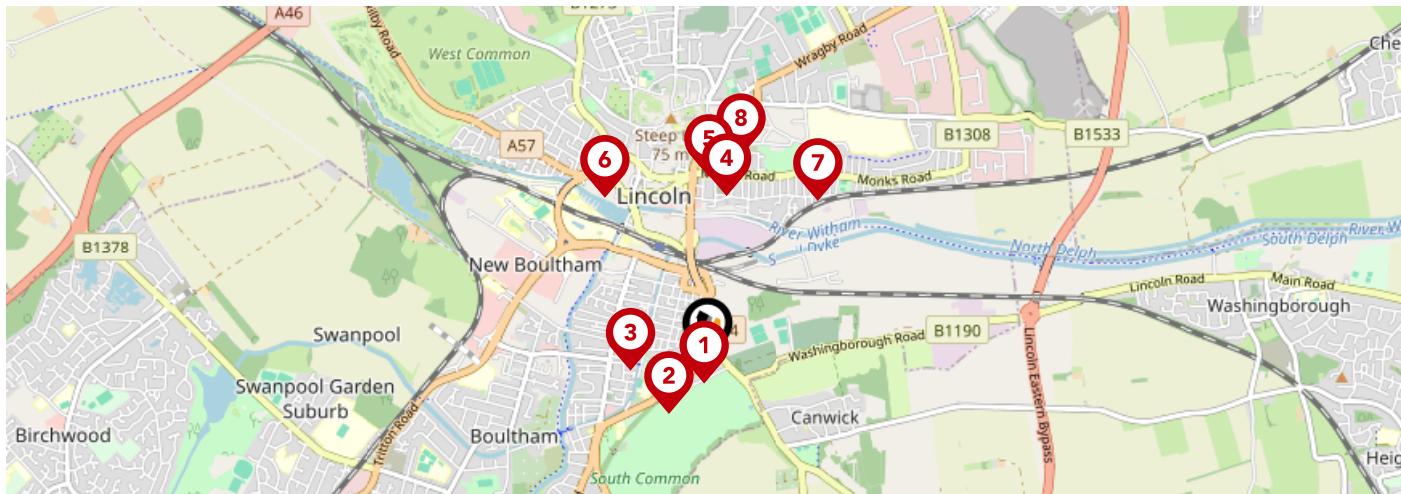


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1388475 - 85, Canwick Road	Grade II	0.1 miles
1388476 - Chaplin Arms Public House	Grade II	0.1 miles
1388478 - Lodge And Adjoining Outbuilding At The Old Cemetery	Grade II	0.2 miles
1388479 - Mortuary On North Side Of The Old Cemetery	Grade II	0.2 miles
1388480 - Toll Bar Lodge	Grade II	0.3 miles
1388477 - Former Chapels At The Old Cemetery	Grade II	0.3 miles
1388601 - Gowts Bridge	Grade II	0.4 miles
1388595 - Central Methodist Church	Grade II	0.4 miles
1388604 - St Mary's Guildhall	Grade I	0.4 miles
1388602 - Romanesque Door Arch In The Former Lincoln Arms Public House	Grade II	0.4 miles

# Area Schools



Nursery Primary Secondary College Private

## 1 The Lincoln Bishop King Church of England Primary School

Ofsted Rating: Good | Pupils: 459 | Distance:0.1



## 2 Athena School

Ofsted Rating: Good | Pupils: 113 | Distance:0.29



## 3 The Lincoln St Peter at Gowts Church of England Primary School

Ofsted Rating: Outstanding | Pupils: 258 | Distance:0.34



## 4 Lincoln College

Ofsted Rating: Good | Pupils: 0 | Distance:0.74



## 5 Lincoln UTC

Ofsted Rating: Good | Pupils: 369 | Distance:0.81



## 6 Lincolnshire Secure Unit

Ofsted Rating: Not Rated | Pupils: 0 | Distance:0.86



## 7 Lincoln Monks Abbey Primary School

Ofsted Rating: Good | Pupils: 594 | Distance:0.86

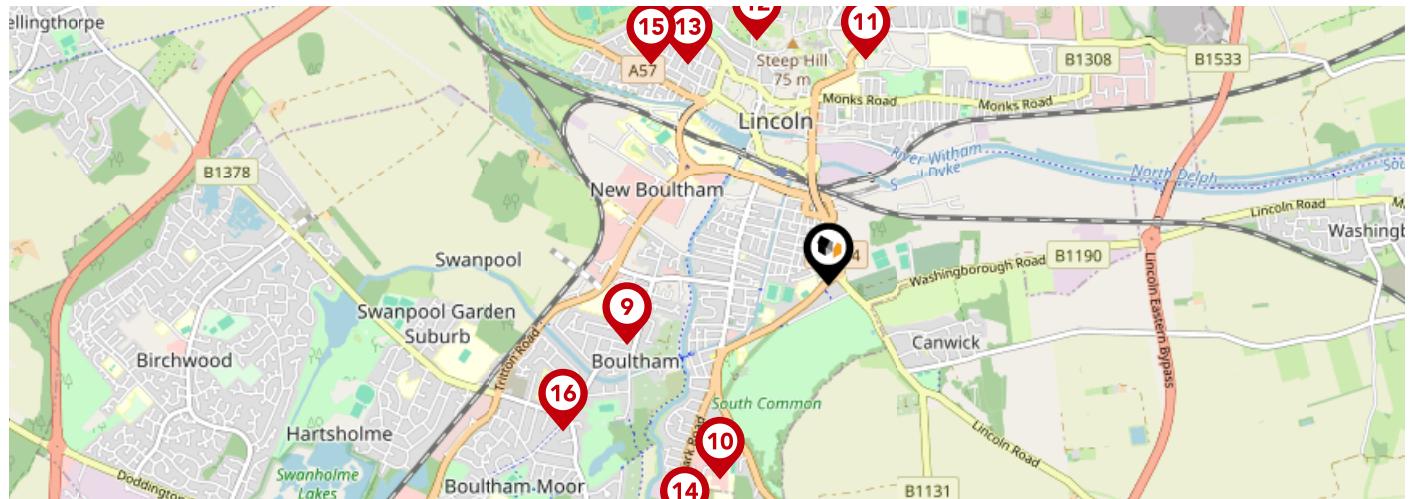


## 8 Lincoln Minster School

Ofsted Rating: Not Rated | Pupils: 473 | Distance:0.92



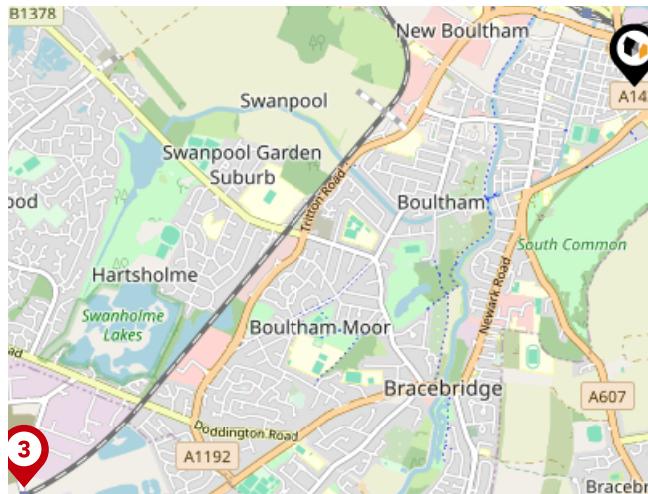
# Area Schools



Nursery Primary Secondary College Private

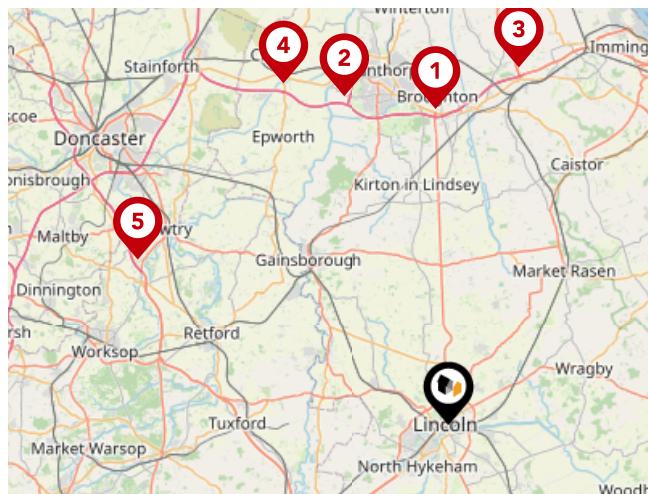
<b>9</b>	<b>Sir Francis Hill Community Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement   Pupils: 623   Distance:0.93						
<b>10</b>	<b>The Priory Academy LSST</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 1779   Distance:0.99						
<b>11</b>	<b>The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement   Pupils: 89   Distance:1.01						
<b>12</b>	<b>Westgate Academy</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 430   Distance:1.13						
<b>13</b>	<b>The St Faith and St Martin Church of England Junior School, Lincoln</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 345   Distance:1.16						
<b>14</b>	<b>Bracebridge Infant and Nursery School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 78   Distance:1.26						
<b>15</b>	<b>The St Faith's Church of England Infant and Nursery School, Lincoln</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 278   Distance:1.26						
<b>16</b>	<b>St Peter and St Paul, Catholic Voluntary Academy</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement   Pupils: 602   Distance:1.35						

# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	0.43 miles
2	Lincoln Central Rail Station	0.42 miles
3	Hykeham Rail Station	3.24 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	22.4 miles
2	M180 J3	24.43 miles
3	M180 J5	25.71 miles
4	M180 J2	26.81 miles
5	A1(M) J34	24.96 miles



## Airports/Helpads

Pin	Name	Distance
1	Humberside Airport	26.23 miles
2	Finningley	26.64 miles
3	East Mids Airport	42.86 miles
4	Leeds Bradford Airport	64.41 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Ripon Street	0.09 miles
2	Canwick Road Cemetery	0.22 miles
3	Tesco	0.2 miles
4	East West Link Road	0.28 miles
5	Cemetery	0.28 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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