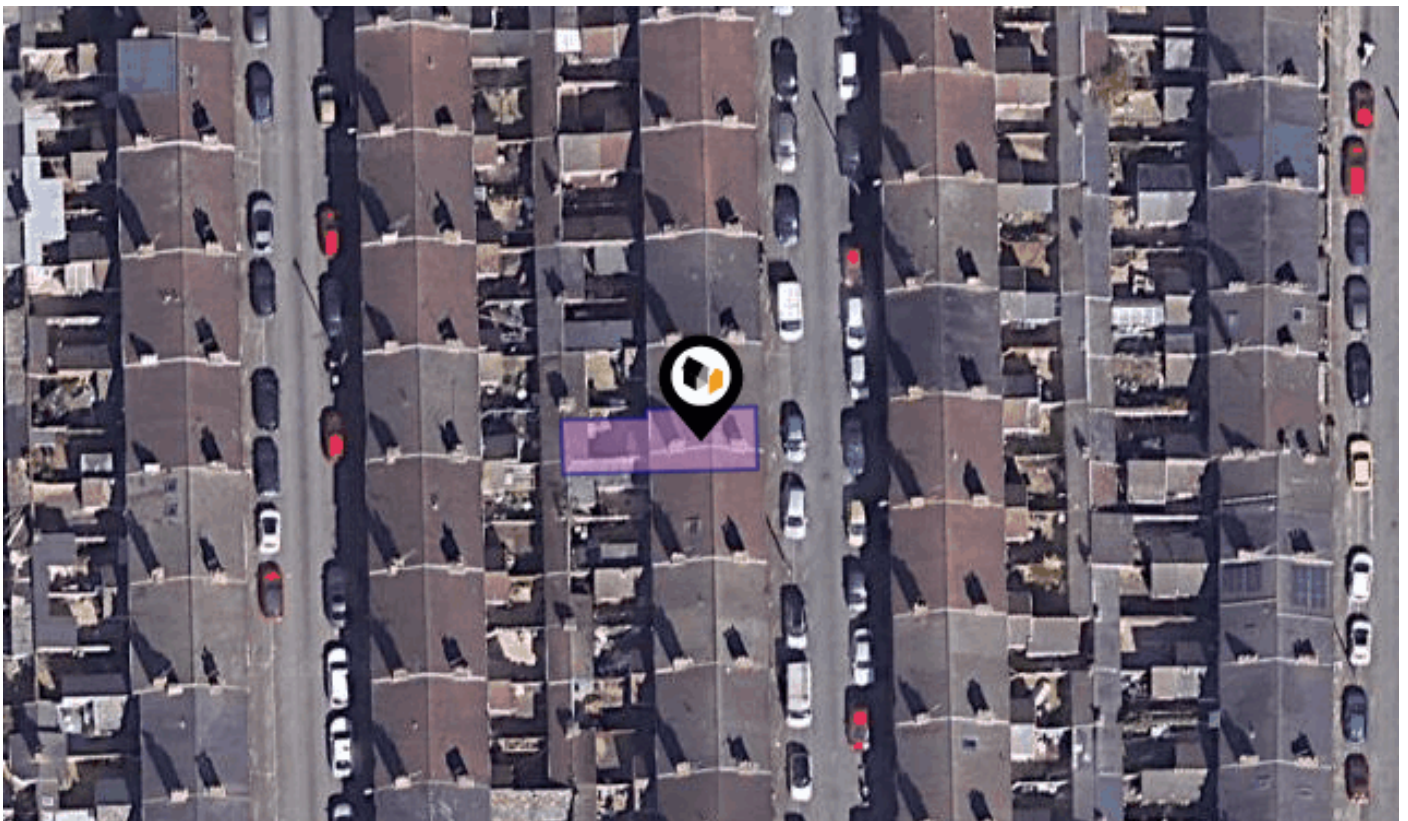




See More Online

# MIR: Material Info

The Material Information Affecting this Property  
**Wednesday 15th April 2026**



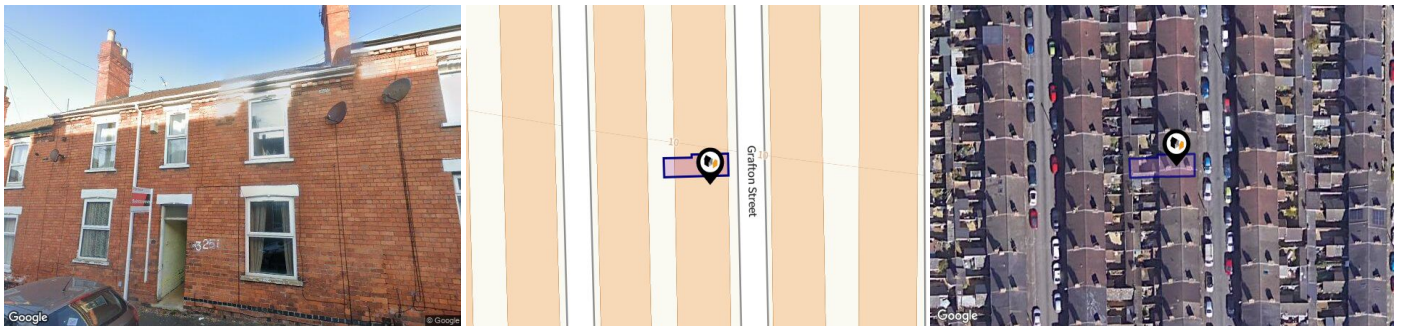
## GRAFTON STREET, LINCOLN, LN2

### Mundys

29 – 30 Silver Street Lincoln LN2 1AS  
01522 510 044  
hymie.bentley@mundys.net  
www.mundys.net



# Property Overview



## Property

|                         |            |                |          |
|-------------------------|------------|----------------|----------|
| <b>Type:</b>            | Terraced   | <b>Tenure:</b> | Freehold |
| <b>Bedrooms:</b>        | 2          |                |          |
| <b>Plot Area:</b>       | 0.02 acres |                |          |
| <b>Year Built :</b>     | 1900-1929  |                |          |
| <b>Council Tax :</b>    | Band A     |                |          |
| <b>Annual Estimate:</b> | £1,549     |                |          |
| <b>Title Number:</b>    | LL57850    |                |          |

## Local Area

|                           |              |
|---------------------------|--------------|
| <b>Local Authority:</b>   | Lincolnshire |
| <b>Conservation Area:</b> | No           |
| <b>Flood Risk:</b>        |              |
| ● Rivers & Seas           | Very low     |
| ● Surface Water           | Low          |

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

|                   |                   |                     |
|-------------------|-------------------|---------------------|
| <b>15</b><br>mb/s | <b>80</b><br>mb/s | <b>1800</b><br>mb/s |
|                   |                   |                     |

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



### Satellite/Fibre TV Availability:

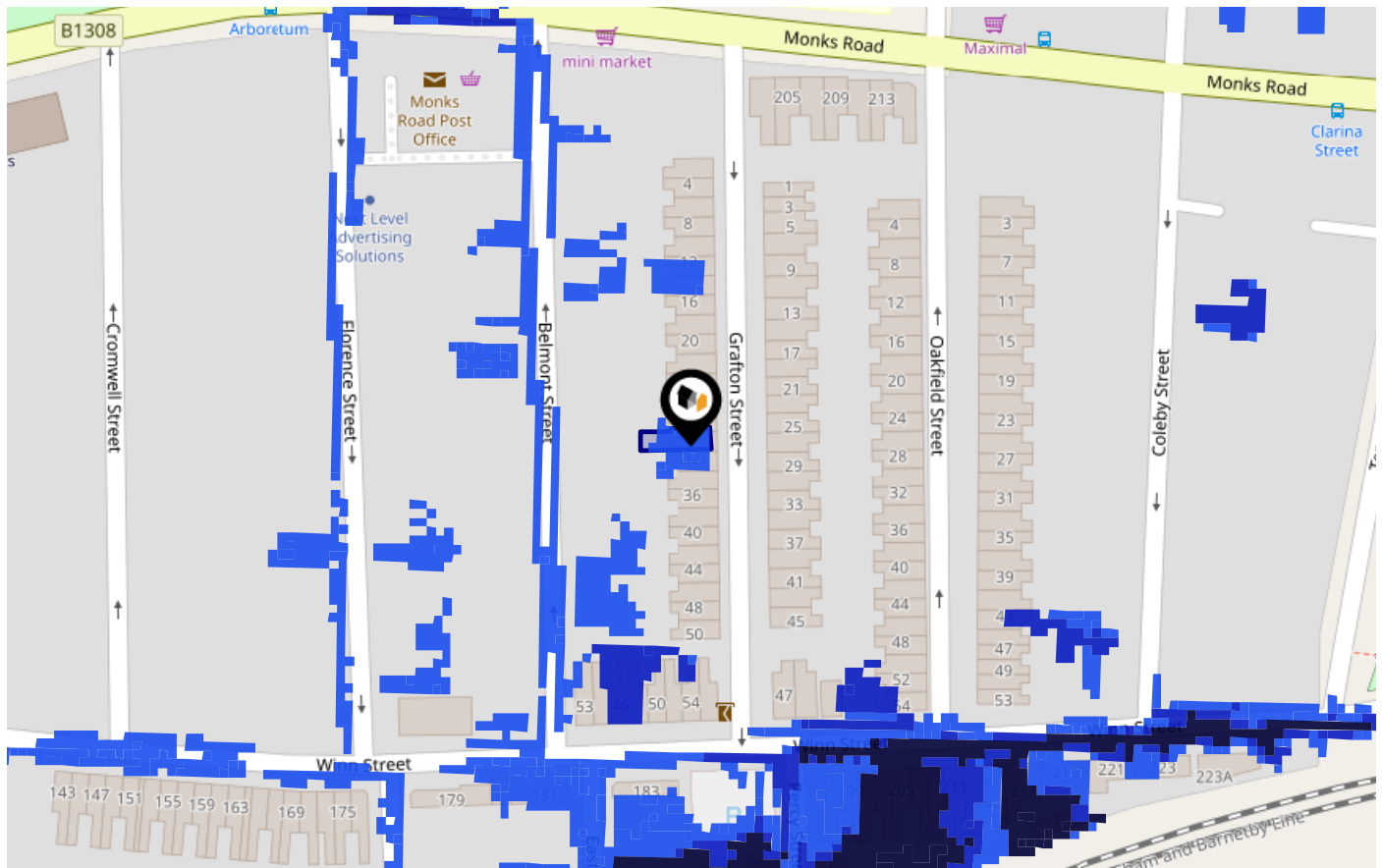


# Flood Risk

## 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: 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:

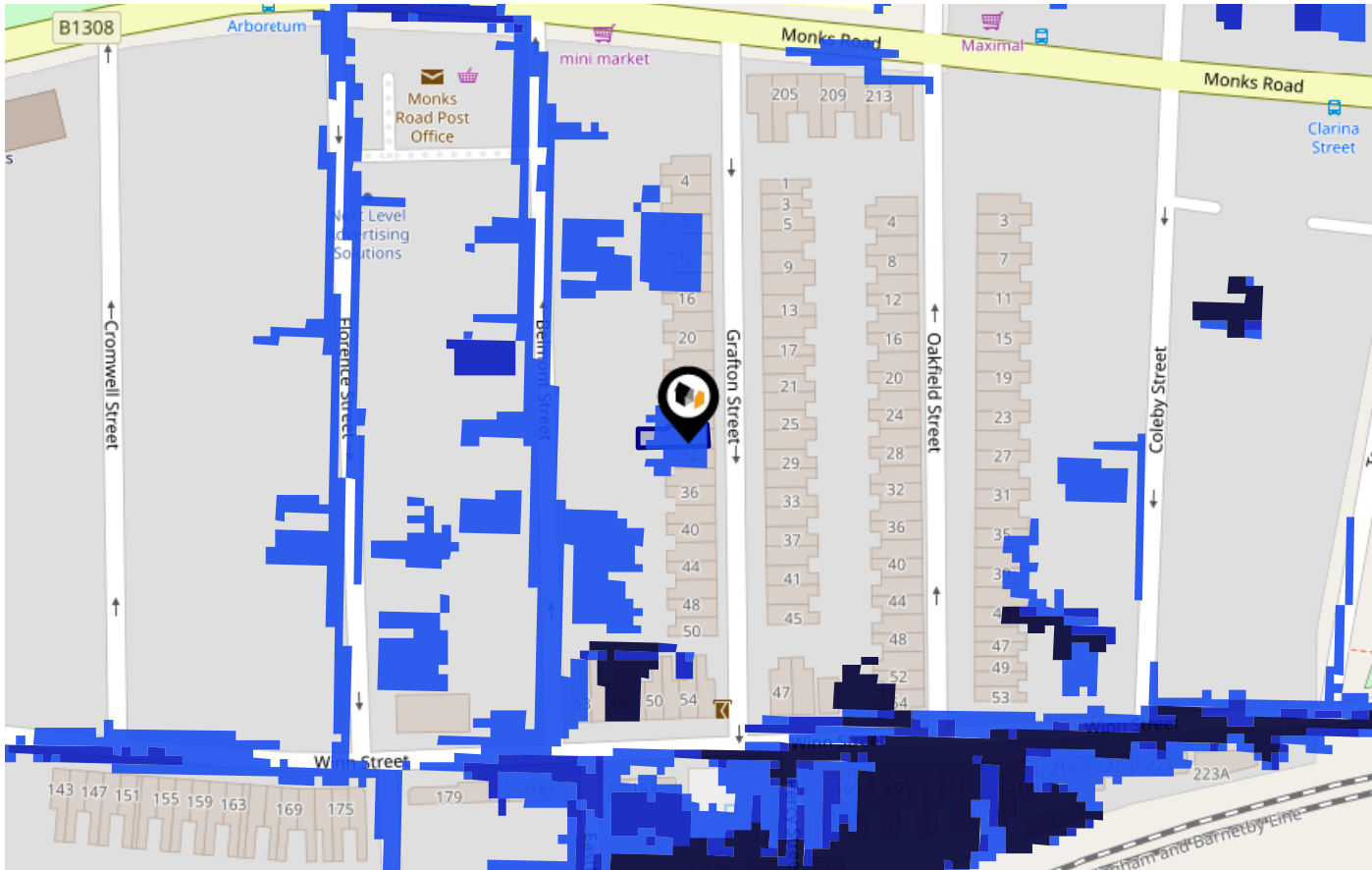


# Flood Risk

## 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.

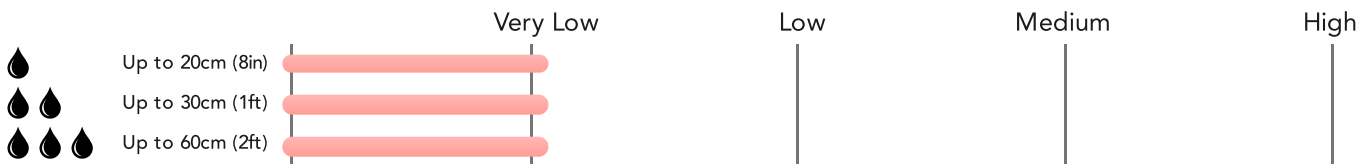


Risk Rating: Low

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.

- 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:

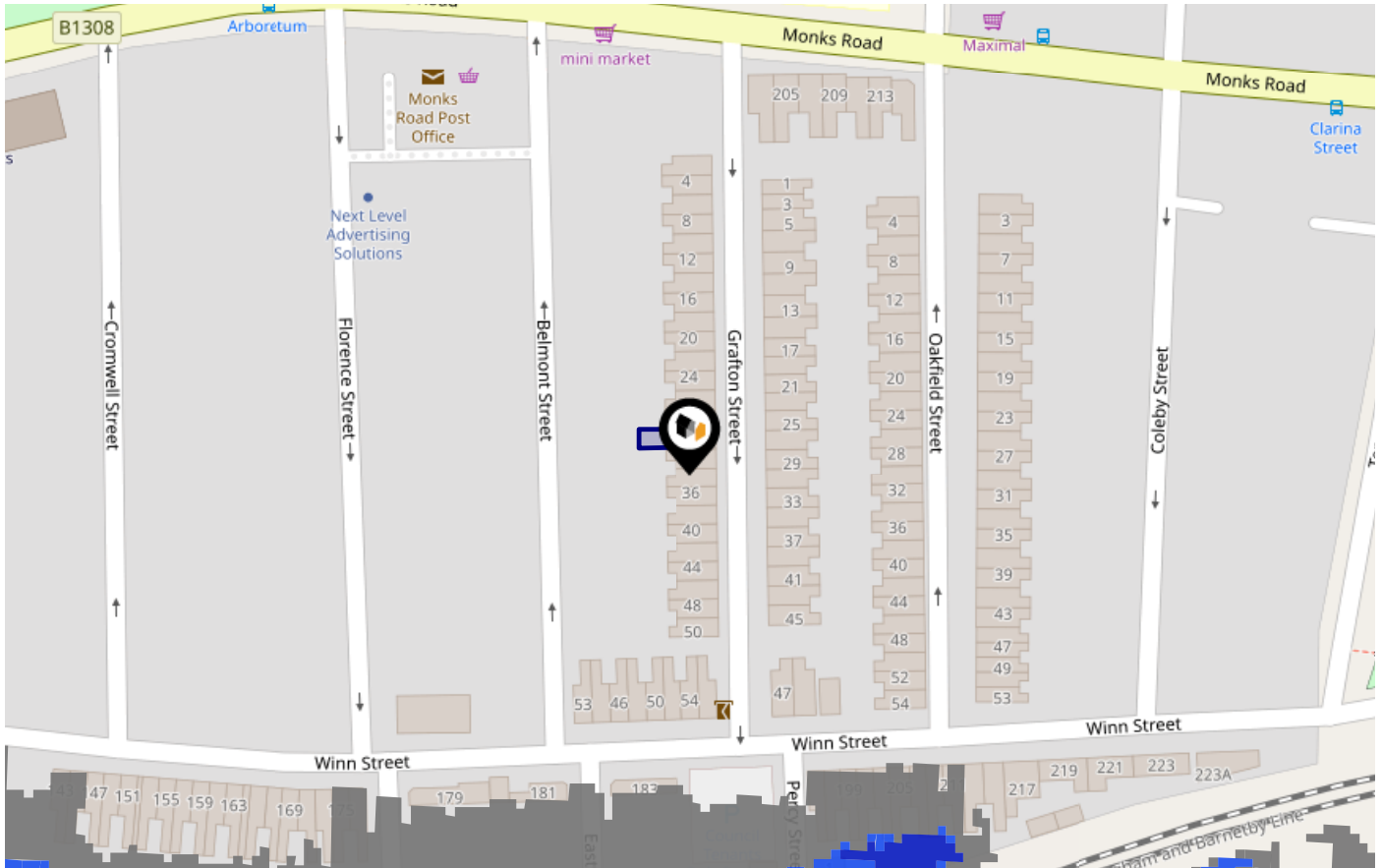


# Flood Risk

## 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: 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:

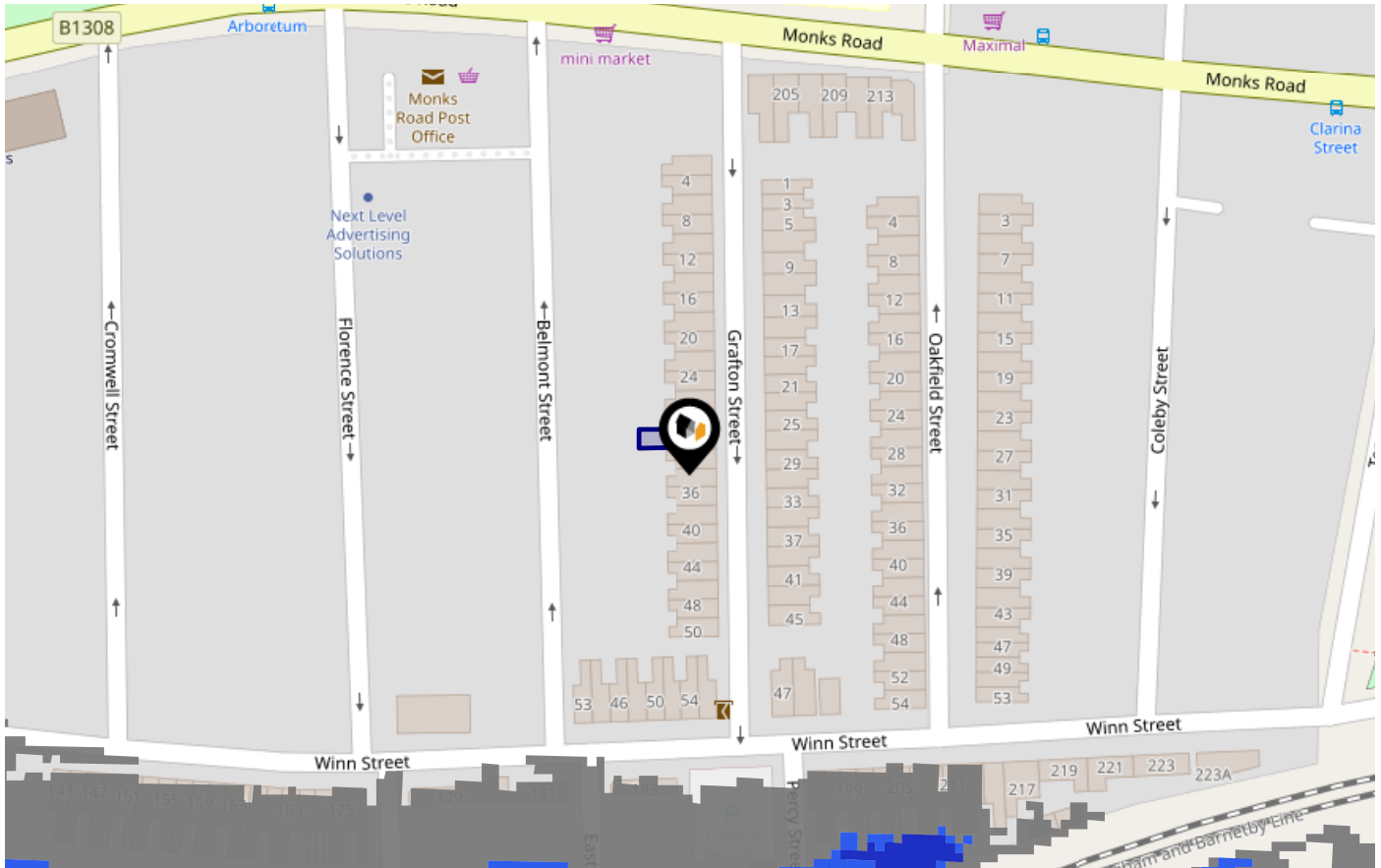


# Flood Risk

## 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.
- 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:



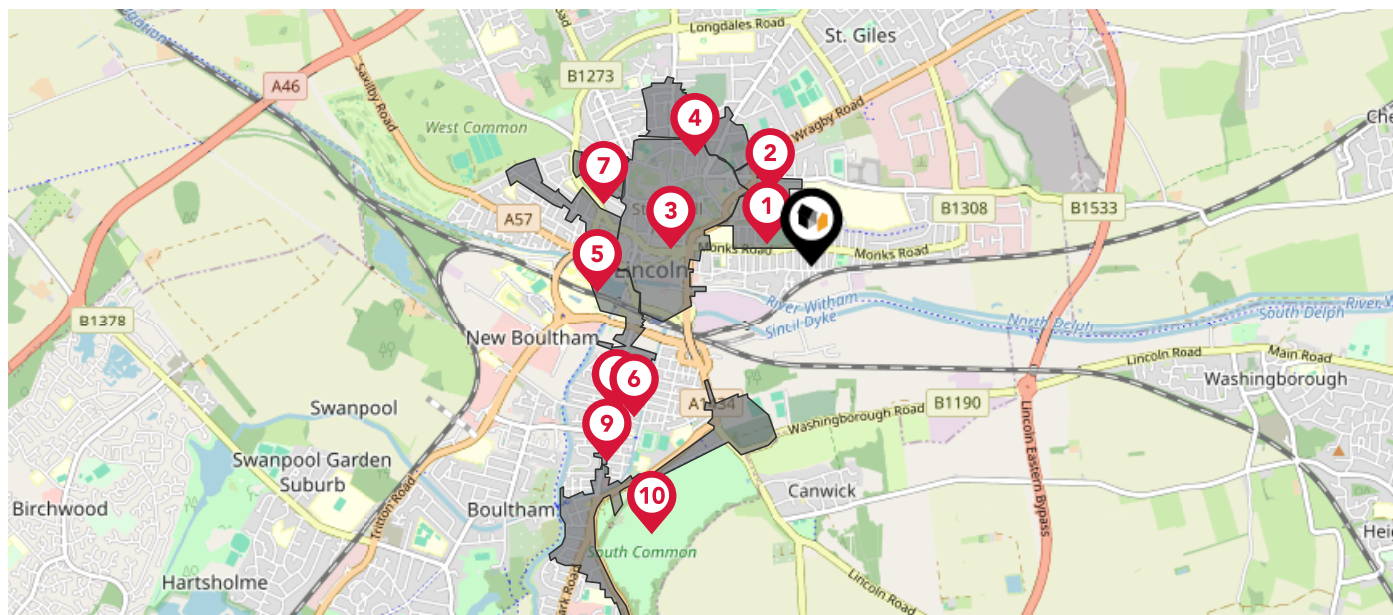
MIR - Material Info

# 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

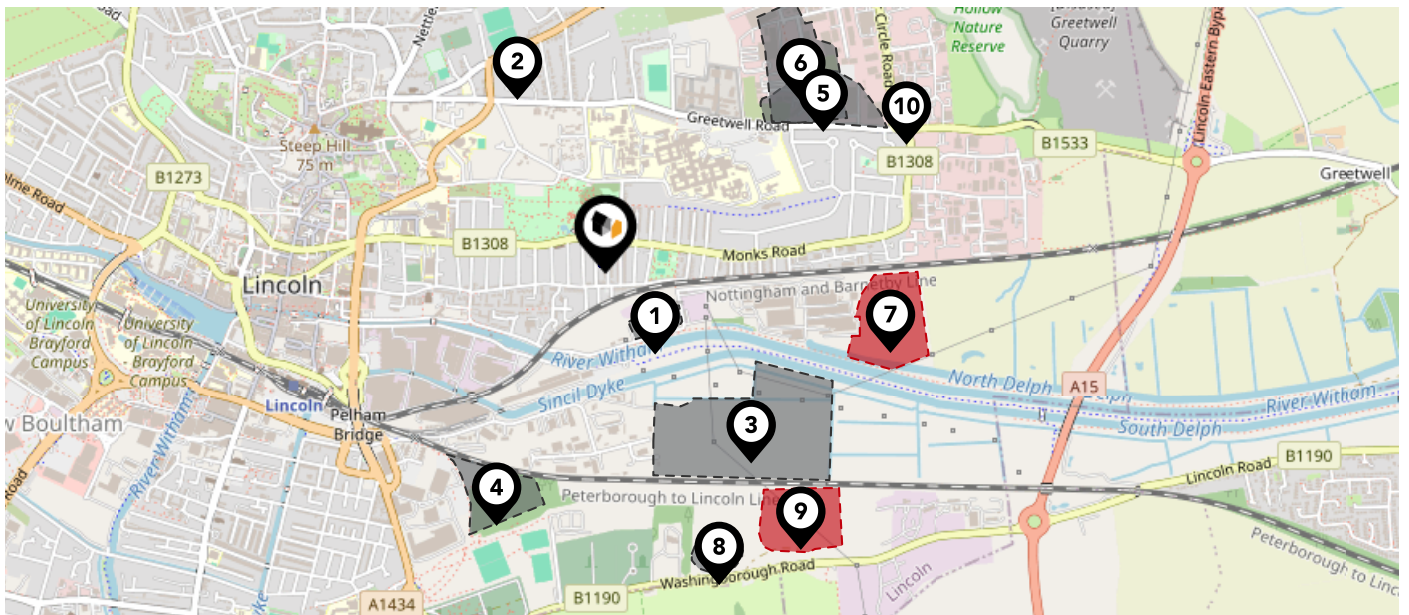
- 1 Lindum and Arboretum
- 2 The Dell
- 3 Cathedral and City Centre
- 4 Newport and Nettleham Road
- 5 West Parade and Brayford
- 6 Sibthorp
- 7 Carline
- 8 St Peter-at-Gowts
- 9 Gowt's Bridge
- 10 St Catherines

# 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

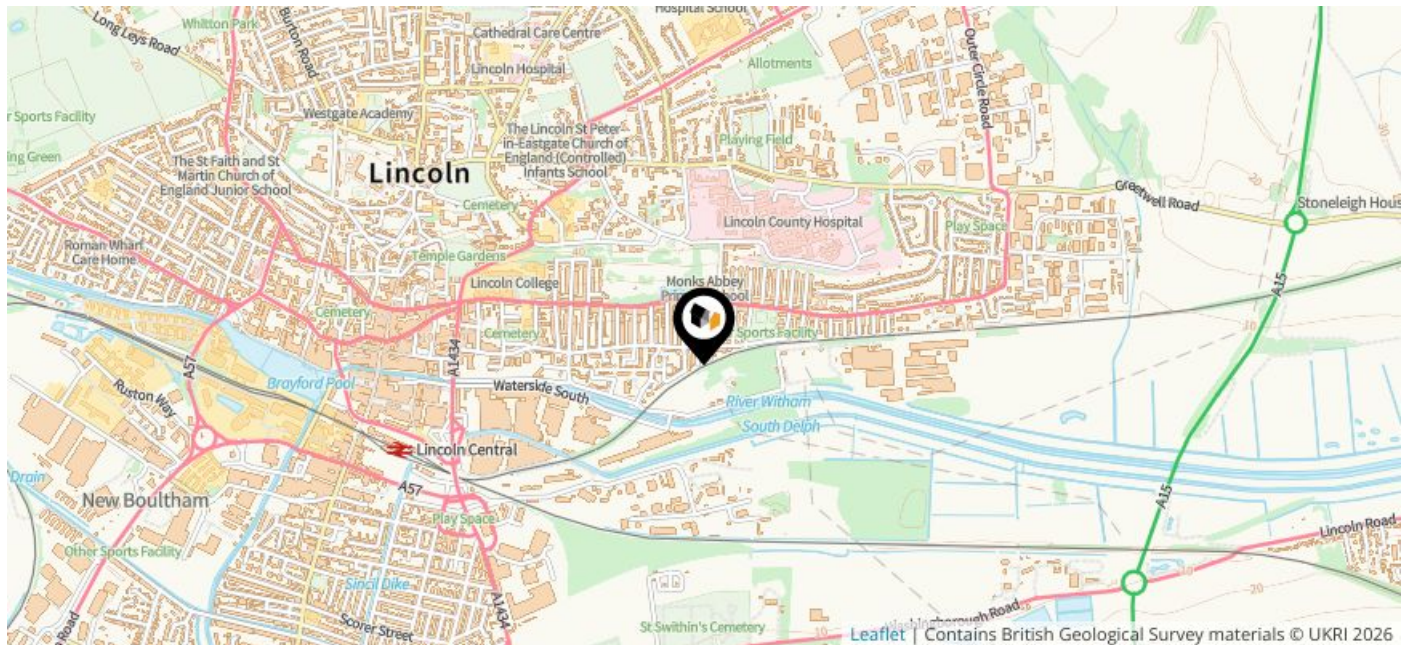
|           |   |                   |
|-----------|---|-------------------|
| <b>1</b>  | East Of Power Station Site-Spa Road   | Historic Landfill |
| <b>2</b>  | The Dell-Wragby Road  | Historic Landfill |
| <b>3</b>  | Land east of Great Northern Terrace Industrial Estate-Lincoln, Lincolnshire | Historic Landfill |
| <b>4</b>  | East Of Dunford Road-Cow Paddle, Lincoln                                    | Historic Landfill |
| <b>5</b>  | Greetwell Road and Outer Circle Road-Lincoln, Lincolnshire                  | Historic Landfill |
| <b>6</b>  | East Of HM Prison-Greetwell Road, Lincoln                                   | Historic Landfill |
| <b>7</b>  | EA/EPR/BP3098ND/A001 - U E F Lincoln  | Active Landfill   |
| <b>8</b>  | East Of Crematorium-Canwick, Lincoln  | Historic Landfill |
| <b>9</b>  | EA/EPR/LP3298NH/V002 - Anglian Water Services Ltd                           | Active Landfill   |
| <b>10</b> | Wickes Site-Outer Circle Road   | Historic Landfill |

# 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.

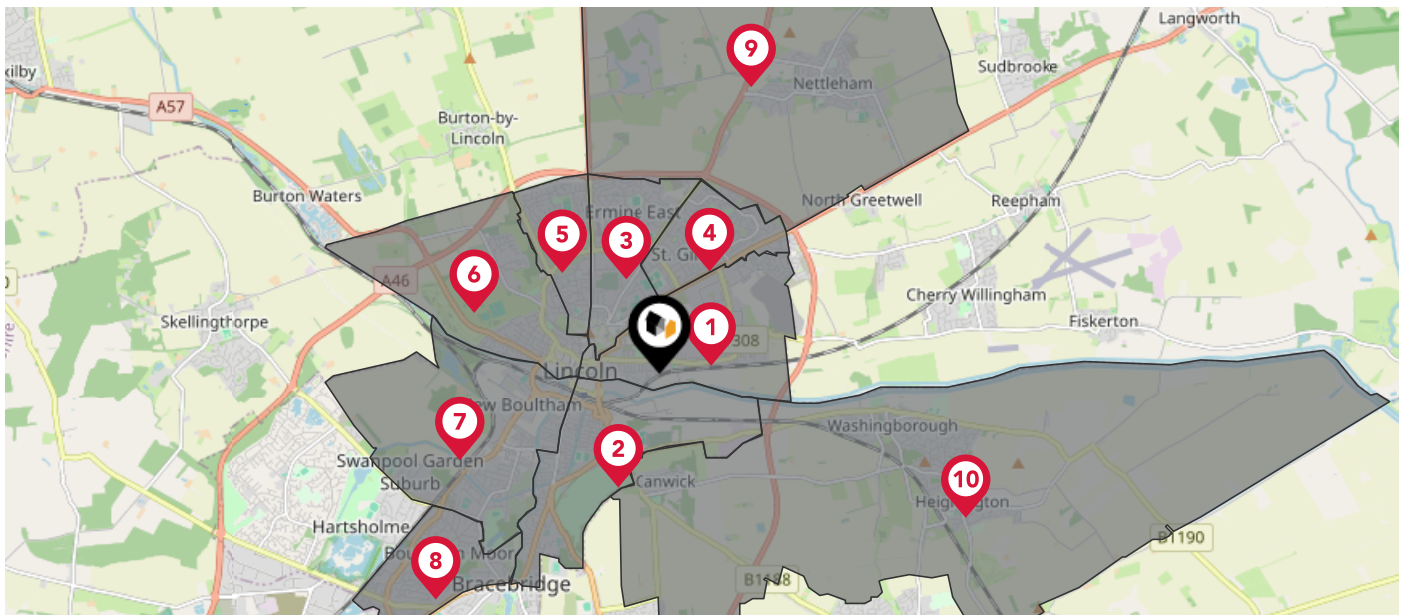
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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 Abbey Ward
- 2 Park Ward
- 3 Minster Ward
- 4 Glebe Ward
- 5 Castle Ward
- 6 Carholme Ward
- 7 Boutham Ward
- 8 Moorland Ward
- 9 Nettleham Ward
- 10 Heighington and Washingborough Ward

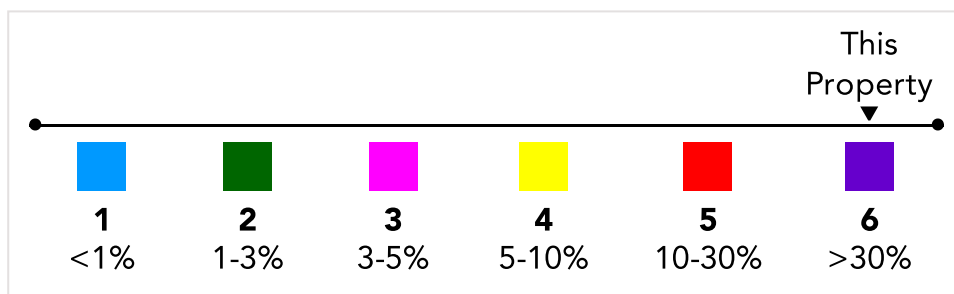
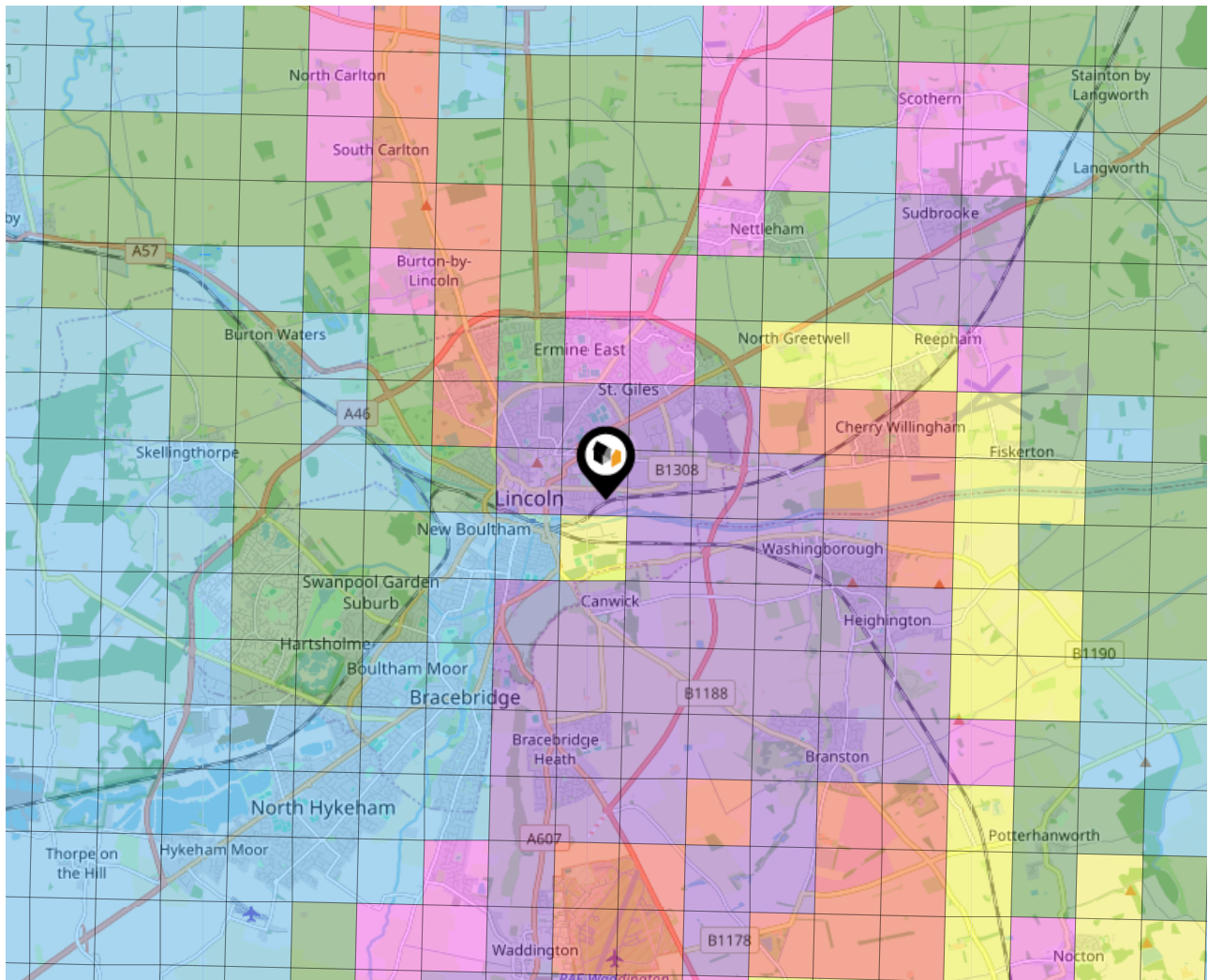
# Environment

## Radon Gas



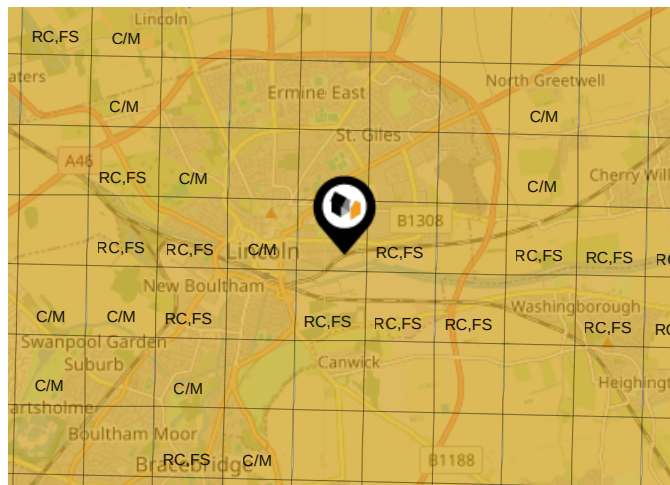
### What is Radon?

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>).



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

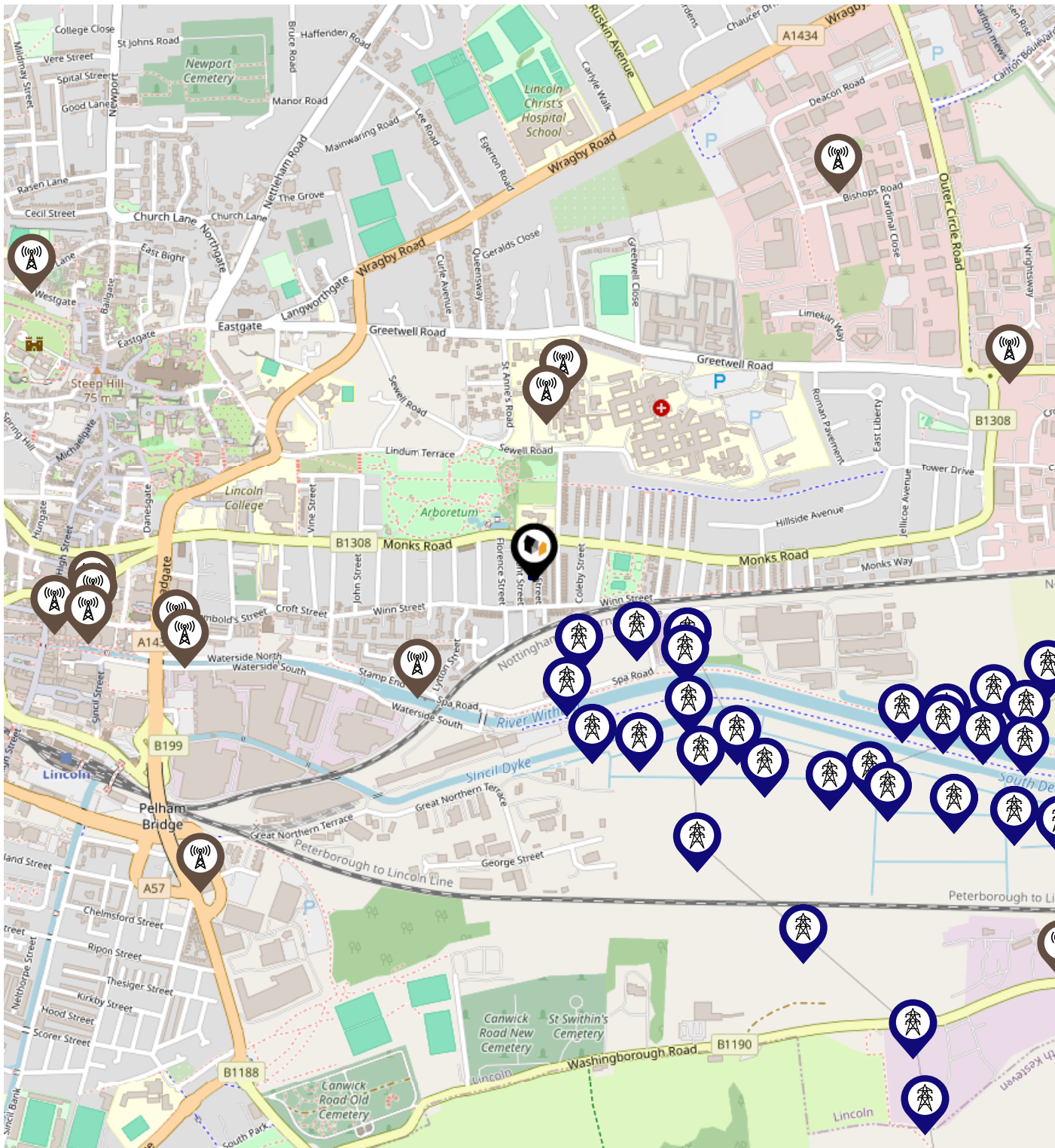
|                               |                          |                      |                    |
|-------------------------------|--------------------------|----------------------|--------------------|
| <b>Carbon Content:</b>        | NONE                     | <b>Soil Texture:</b> | CLAY TO 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                   |

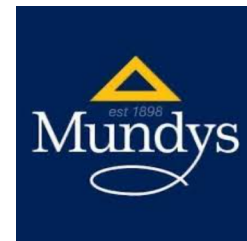
# Local Area Masts & Pylons



- Key:**
-  Power Pylons
  -  Communication Masts











# Maps

## Listed Buildings

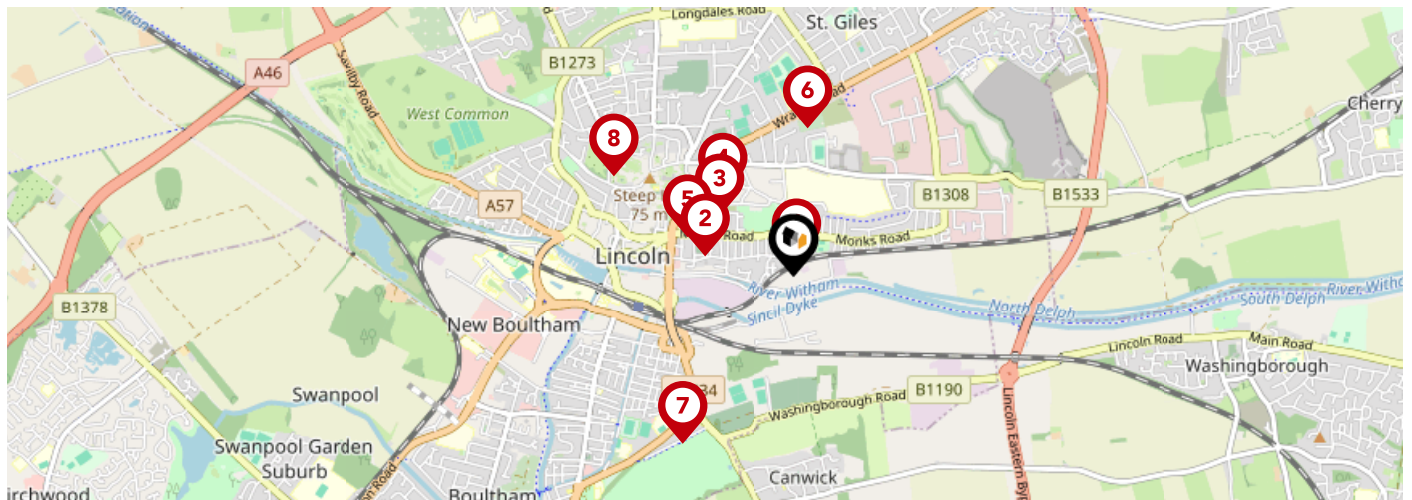


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

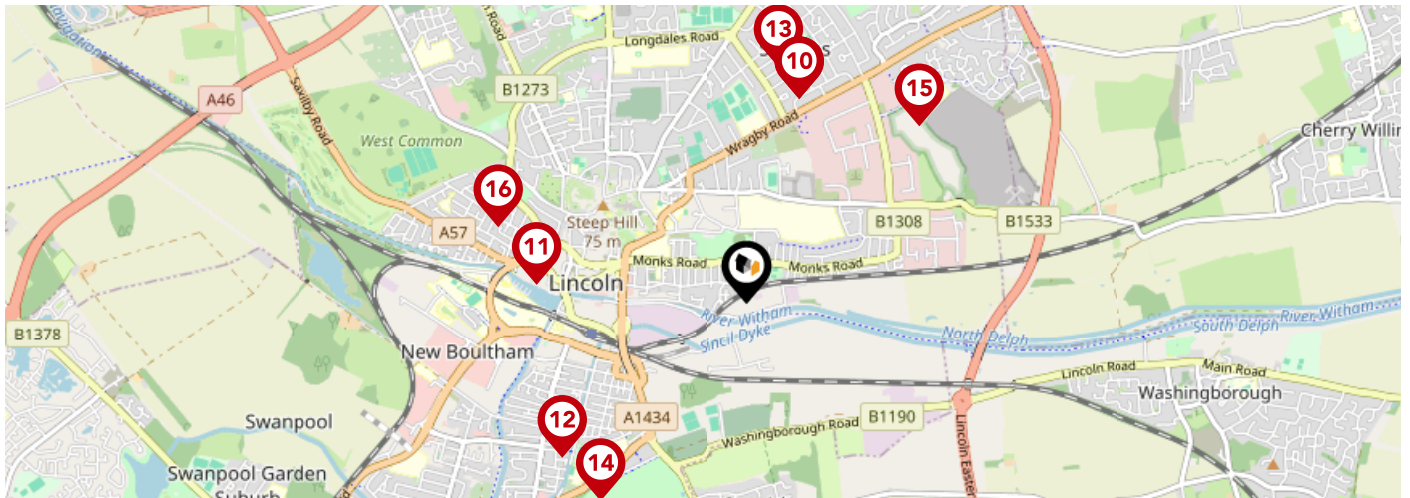










| Listed Buildings in the local district  | Grade    | Distance  |
|---|----------|-----------|
|  1388696 - Ruins Of Chancel At Monks Abbey                             | Grade II | 0.1 miles |
|  1388692 - Church Of All Saints And Attached Sunday School And Railing | Grade II | 0.1 miles |
|  1388697 - Ruins Of Nave At Monks Abbey                                | Grade II | 0.1 miles |
|  1388695 - Masonry Fragments 25 Metres East Of Chancel At Monks Abbey  | Grade II | 0.2 miles |
|  1388689 - K6 Telephone Kiosk At Entrance To Arboretum                 | Grade II | 0.2 miles |
|  1388698 - The Cafe And Lodge The Arboretum                            | Grade II | 0.2 miles |
|  1388688 - Bandstand In Arboretum                                      | Grade II | 0.2 miles |
|  1388690 - Shelter In Arboretum  | Grade II | 0.2 miles |
|  1388768 - Stamp End Bridge  | Grade II | 0.2 miles |
|  1388691 - Statue Of Lion In Arboretum                                 | Grade II | 0.2 miles |

# Area Schools

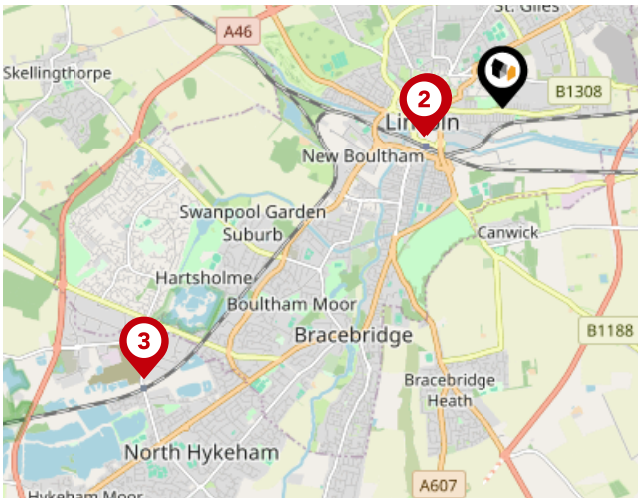


|  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p><b>1</b> <b>Lincoln Monks Abbey Primary School</b><br/>Ofsted Rating: Good   Pupils: 594   Distance:0.07</p>  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>2</b> <b>Lincoln College</b><br/>Ofsted Rating: Good   Pupils:0   Distance:0.4</p>   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>3</b> <b>Lincoln Minster School</b><br/>Ofsted Rating: Not Rated   Pupils: 473   Distance:0.43</p>   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>4</b> <b>The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School</b><br/>Ofsted Rating: Requires improvement   Pupils: 89   Distance:0.48</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>5</b> <b>Lincoln UTC</b><br/>Ofsted Rating: Good   Pupils: 369   Distance:0.51</p>   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>6</b> <b>Lincoln Christ's Hospital School</b><br/>Ofsted Rating: Good   Pupils: 1286   Distance:0.67</p>   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>7</b> <b>The Lincoln Bishop King Church of England Primary School</b><br/>Ofsted Rating: Good   Pupils: 459   Distance:0.88</p>                                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>8</b> <b>Westgate Academy</b><br/>Ofsted Rating: Good   Pupils: 430   Distance:0.92</p>  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



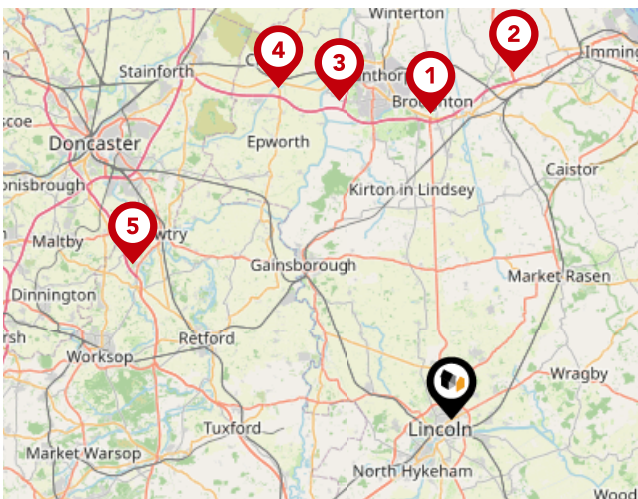
|   |   | Nursery                             | Primary                             | Secondary                           | College                  | Private                  |
|---|---|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|   | <b>The Lincoln St Giles Nursery School</b><br>Ofsted Rating: Outstanding   Pupils: 112   Distance:0.94                            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Giles Academy</b><br>Ofsted Rating: Requires improvement   Pupils: 405   Distance:0.94                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Lincolnshire Secure Unit</b><br>Ofsted Rating: Not Rated   Pupils:0   Distance:0.94  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The Lincoln St Peter at Gowts Church of England Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 258   Distance:1.06 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Springwell Alternative Academy Lincoln</b><br>Ofsted Rating: Good   Pupils: 48   Distance:1.06                                 | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Athena School</b><br>Ofsted Rating: Good   Pupils: 113   Distance:1.08   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Lincoln Carlton Academy</b><br>Ofsted Rating: Outstanding   Pupils: 421   Distance:1.1   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The St Faith and St Martin Church of England Junior School, Lincoln</b><br>Ofsted Rating: Good   Pupils: 345   Distance:1.15   | <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 | 0.72 miles |
| 2   | Lincoln Central Rail Station | 0.74 miles |
| 3   | Hykeham Rail Station         | 4 miles    |



## Trunk Roads/Motorways

| Pin | Name      | Distance    |
|-----|-----------|-------------|
| 1   | M180 J4   | 21.79 miles |
| 2   | M180 J5   | 24.99 miles |
| 3   | M180 J3   | 23.98 miles |
| 4   | M180 J2   | 26.46 miles |
| 5   | A1(M) J34 | 25.1 miles  |



## Airports/Helipads

| Pin | Name                   | Distance    |
|-----|------------------------|-------------|
| 1   | Humberside Airport     | 25.48 miles |
| 2   | Finningley             | 26.57 miles |
| 3   | East Mids Airport      | 43.64 miles |
| 4   | Leeds Bradford Airport | 64.31 miles |

# Area Transport (Local)



## Bus Stops/Stations

| Pin | Name             | Distance   |
|-----|------------------|------------|
| 1   | Eastfield Street | 0.05 miles |
| 2   | Arboretum        | 0.07 miles |
| 3   | Clarina Street   | 0.07 miles |
| 4   | Arboretum        | 0.09 miles |
| 5   | Clarina Street   | 0.1 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.



#### Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

[hymie.bentley@mundys.net](mailto:hymie.bentley@mundys.net)

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

