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MIR: Material Info

The Material Information Affecting this Property

Thursday 27th August 2026



STEVENSON CLOSE, HEIGHINGTON, LINCOLN, LN4

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

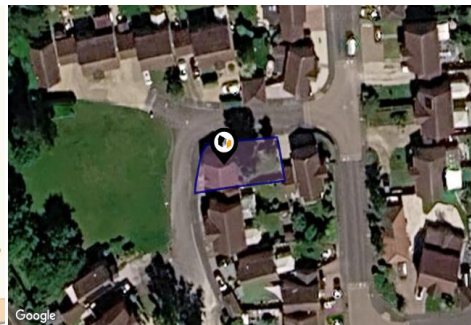
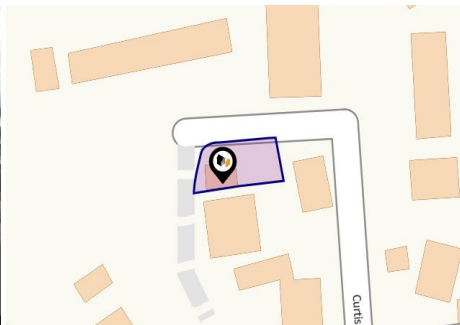
01522 510 044

hymie.bentley@mundys.net

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.05 acres		
Year Built :	1996-2002		
Council Tax :	Band C		
Annual Estimate:	£2,078		
Title Number:	LL169498		

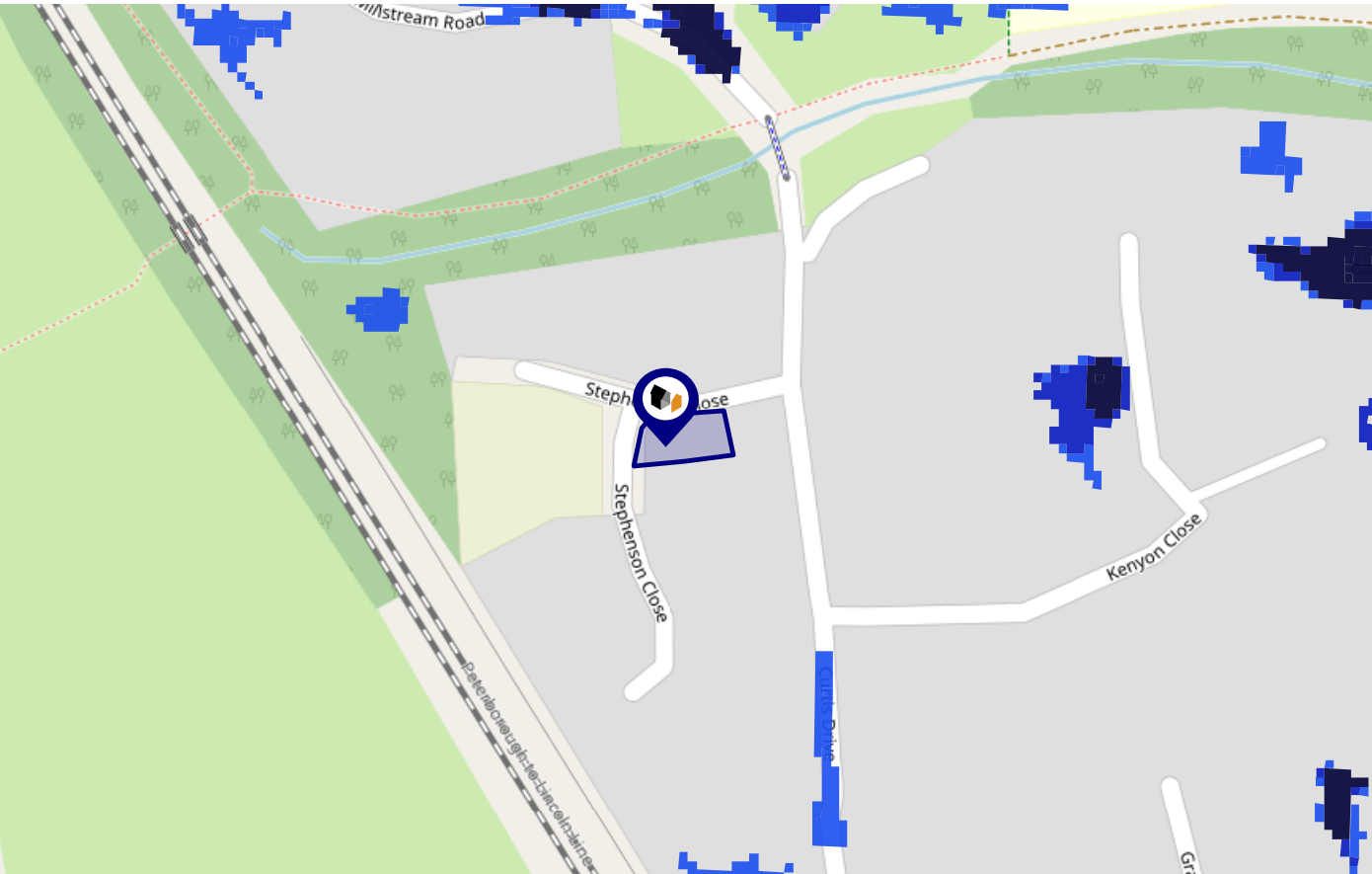
Local Area

Local Authority:	Lincolnshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	16 mb/s	40 mb/s	1000 mb/s
Flood Risk:				
● Rivers & Seas	Very low			
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O ₂	EE	3	O ₂	sky
				

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.

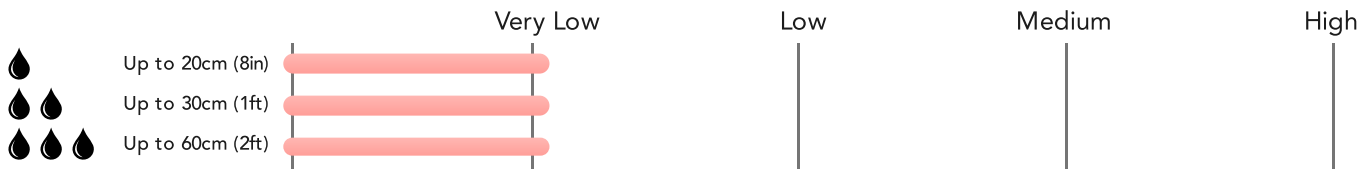


Risk Rating: Very low

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.

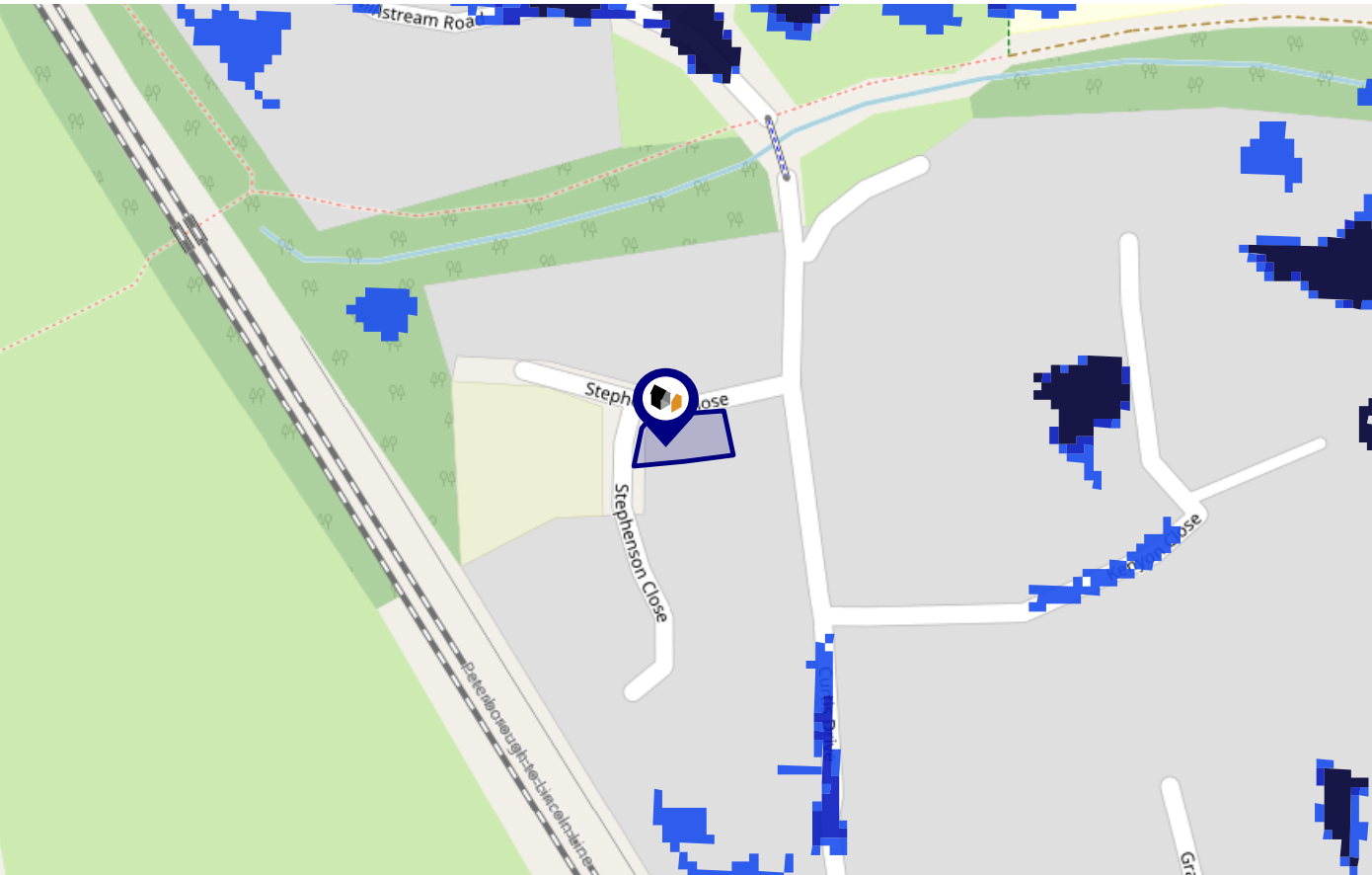
Chance of flooding to the following depths at this property:



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.

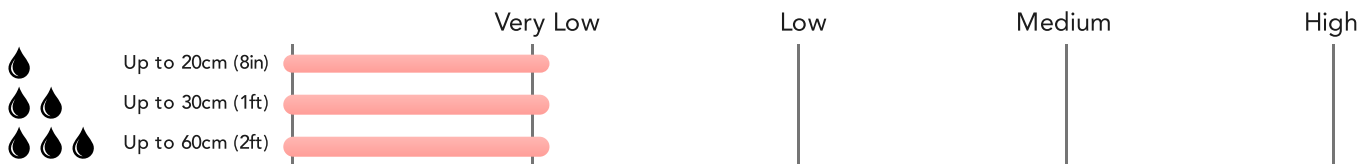


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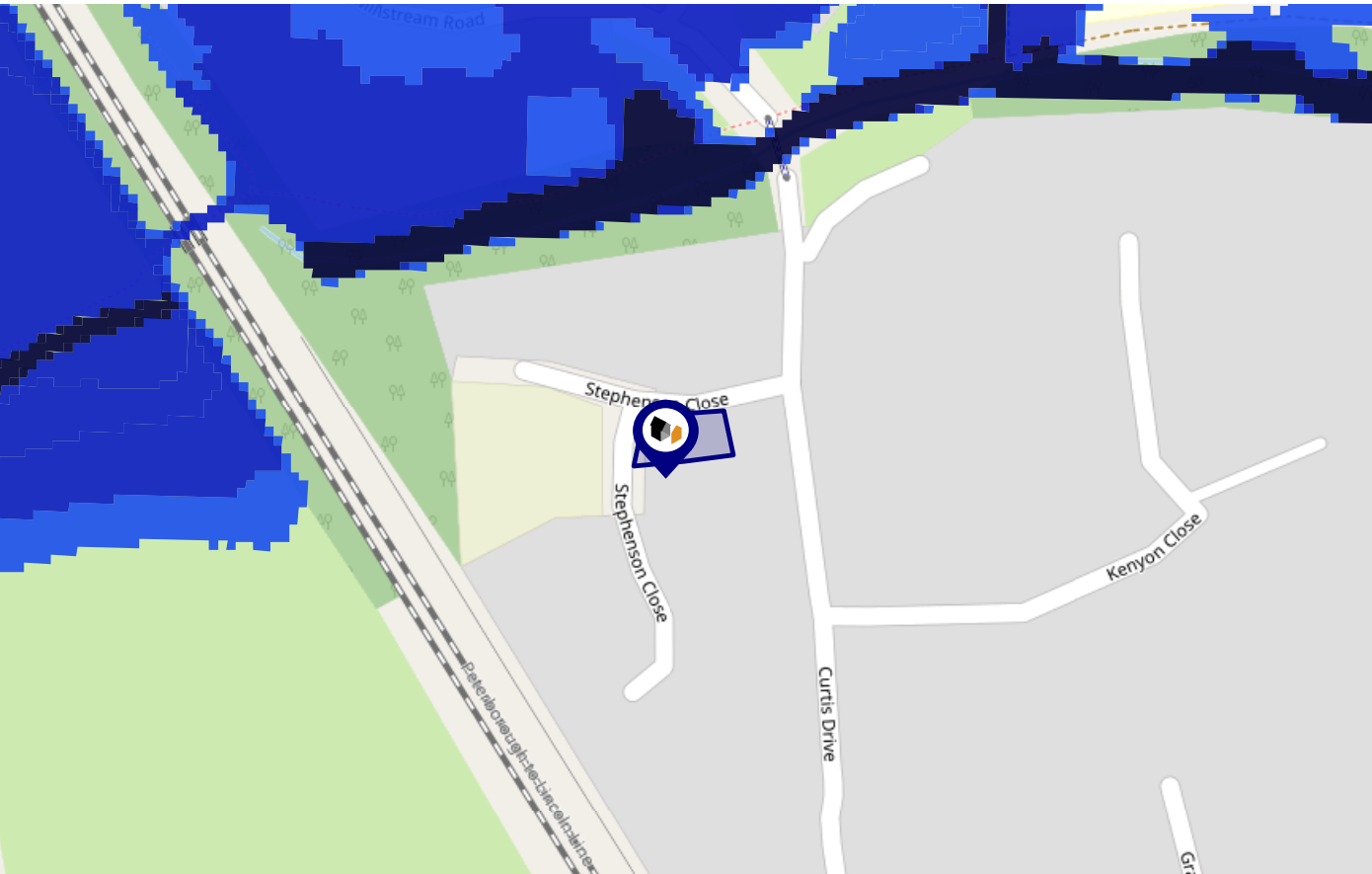
Chance of flooding to the following depths at this property:



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.

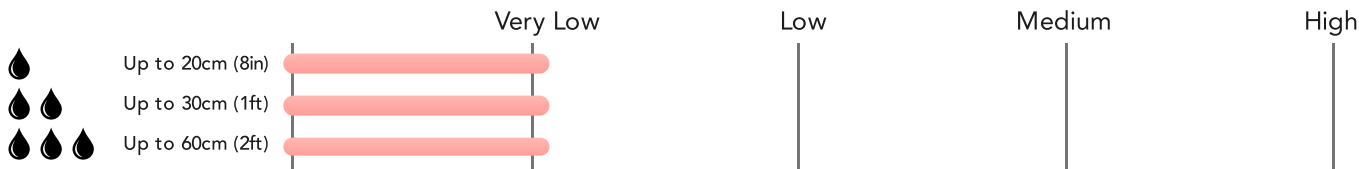


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

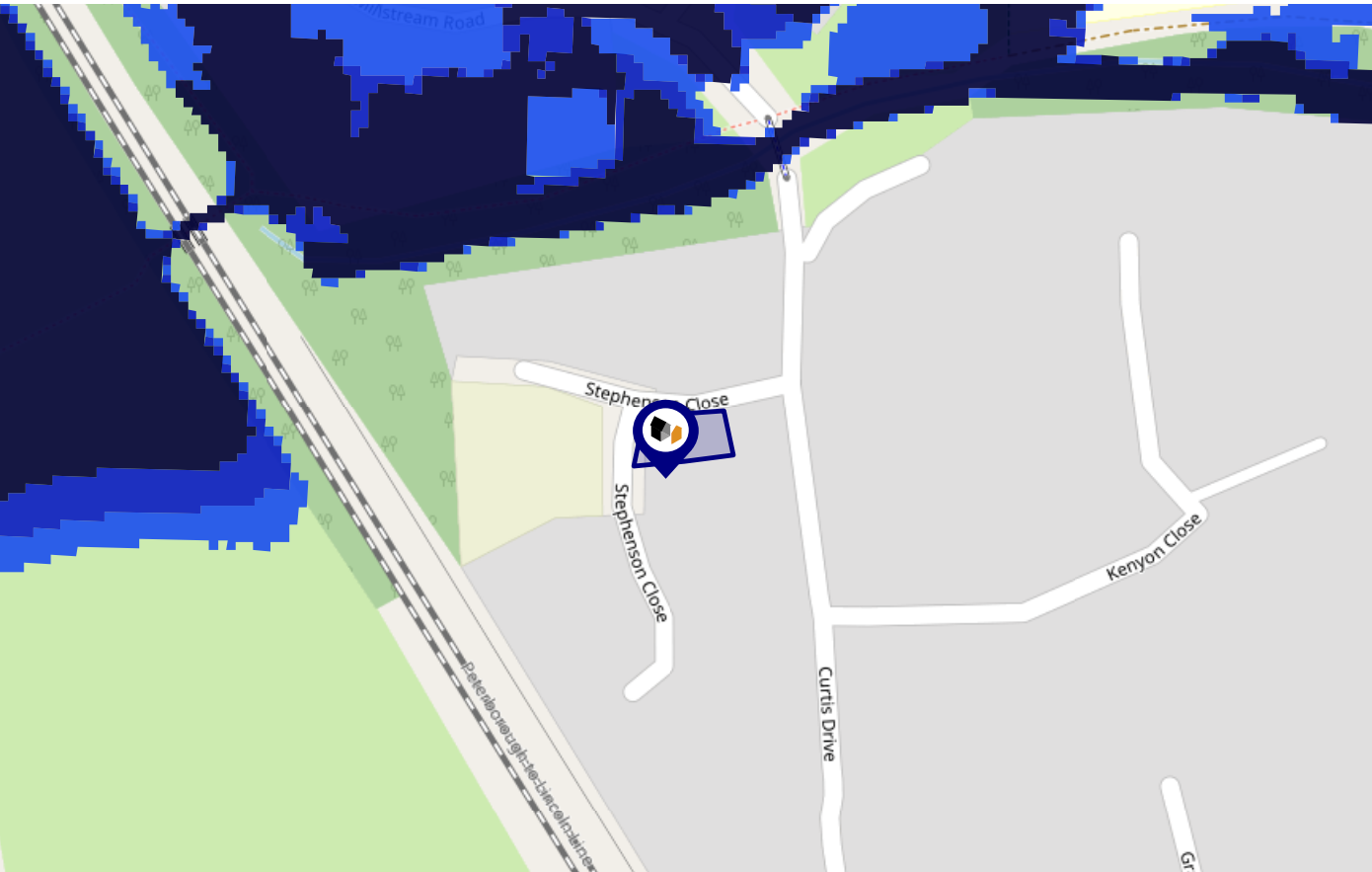


Flood Risk

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.

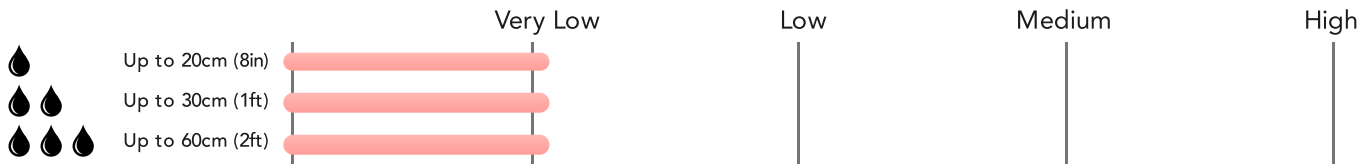


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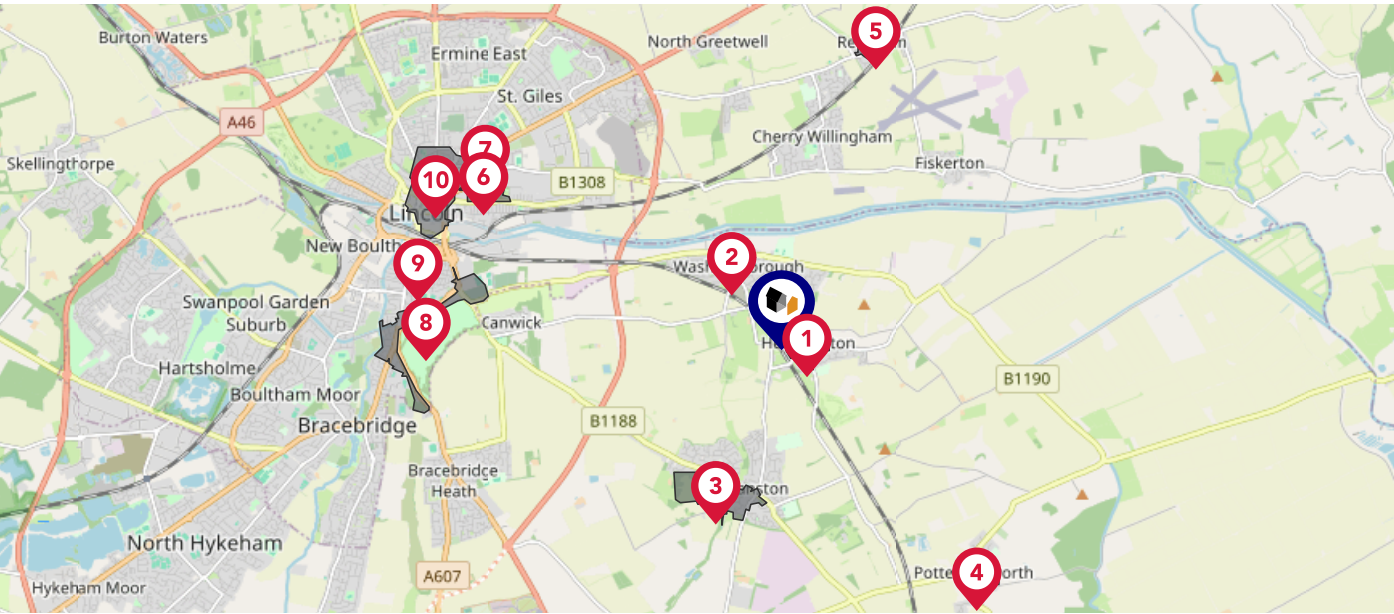
MIR - Material Info

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.



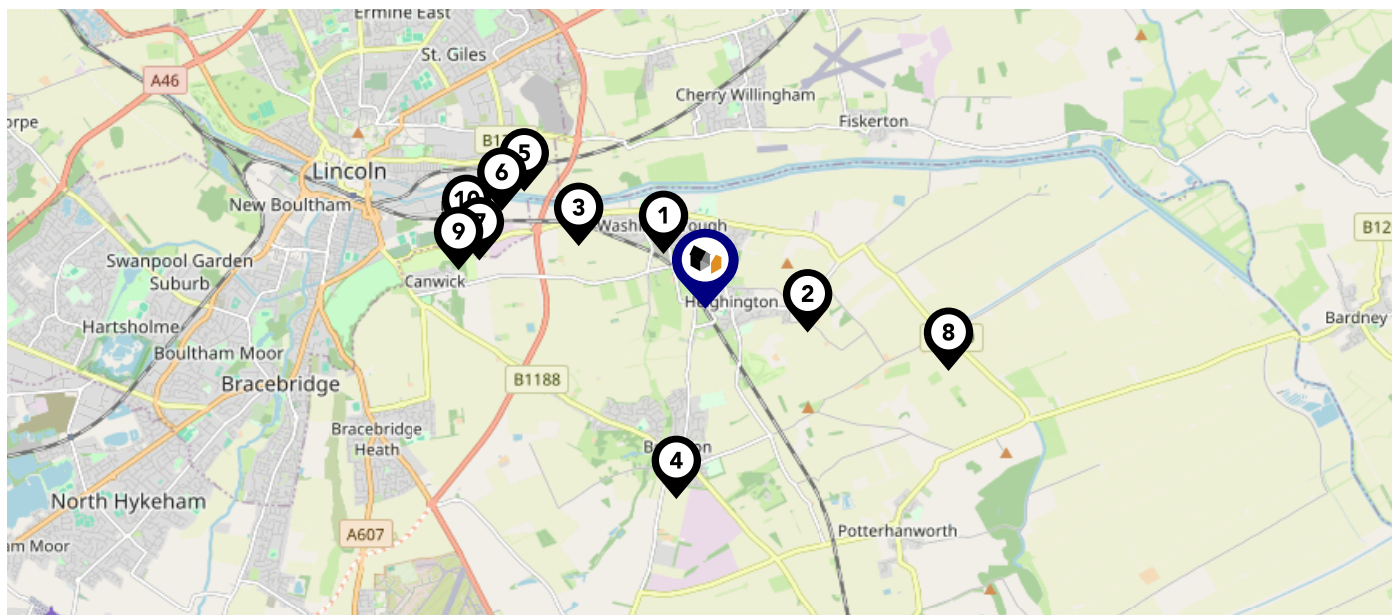
Nearby Conservation Areas	
1	Heighington
2	Washingborough
3	Branston
4	Potterhanworth
5	Reepham
6	Lindum and Arboretum
7	The Dell
8	St Catherines
9	Sibthorp
10	Cathedral and City Centre

Maps

Landfill Sites



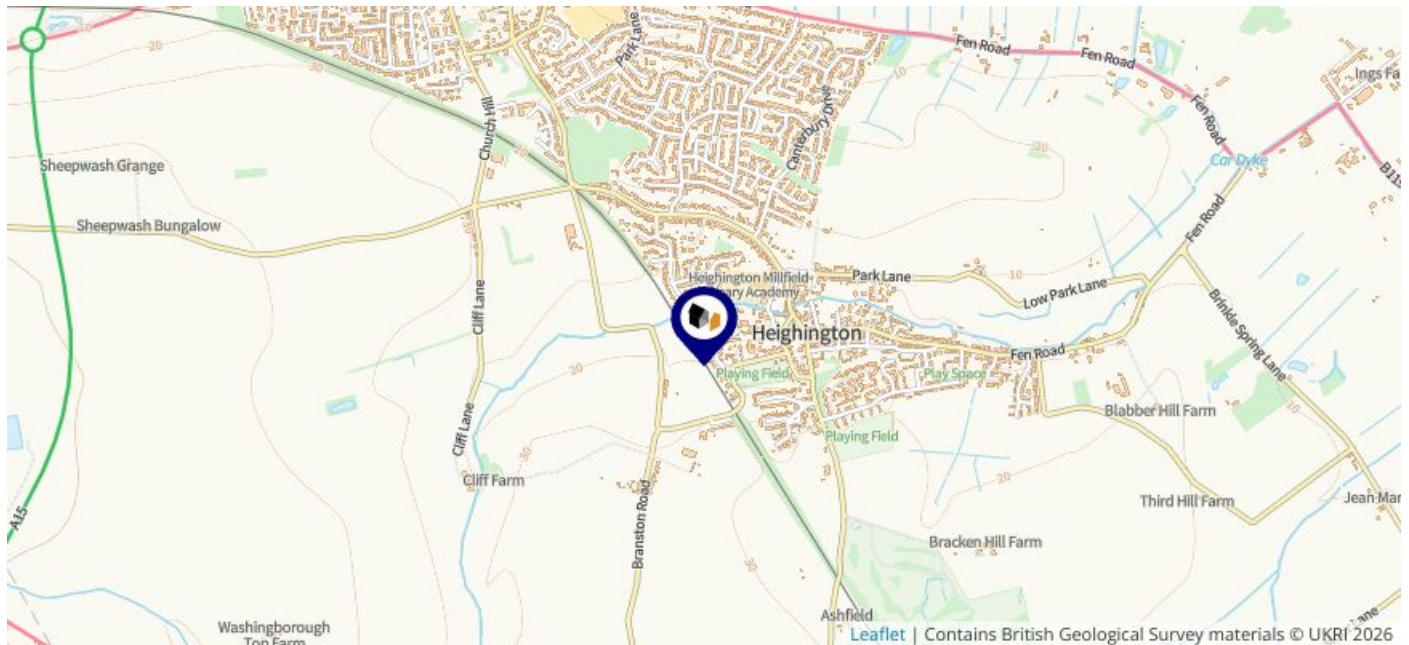
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Manor Road-Washingborough	Historic Landfill	
2	Land to the North of Fen Road-Heighington, Lincoln	Historic Landfill	
3	Land North of Lincoln Road-Washingborough, Lincoln	Historic Landfill	
4	Land To Rear Of 41 Silver Street-Branston, Lincolnshire	Historic Landfill	
5	Land East to of Dowding Road and lying between Railway line and Allenby Road Industrial Estate-Wavell Drive, Lincoln	Historic Landfill	
6	EA/EPR/BP3098ND/A001 - U E F Lincoln	Active Landfill	
7	EA/EPR/LP3298NH/V002 - Anglian Water Services Ltd	Active Landfill	
8	Moor Lane-Branston Booths, Lincoln	Historic Landfill	
9	East Of Crematorium-Canwick, Lincoln	Historic Landfill	
10	Land east of Great Northern Terrace Industrial Estate-Lincoln, Lincolnshire	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.

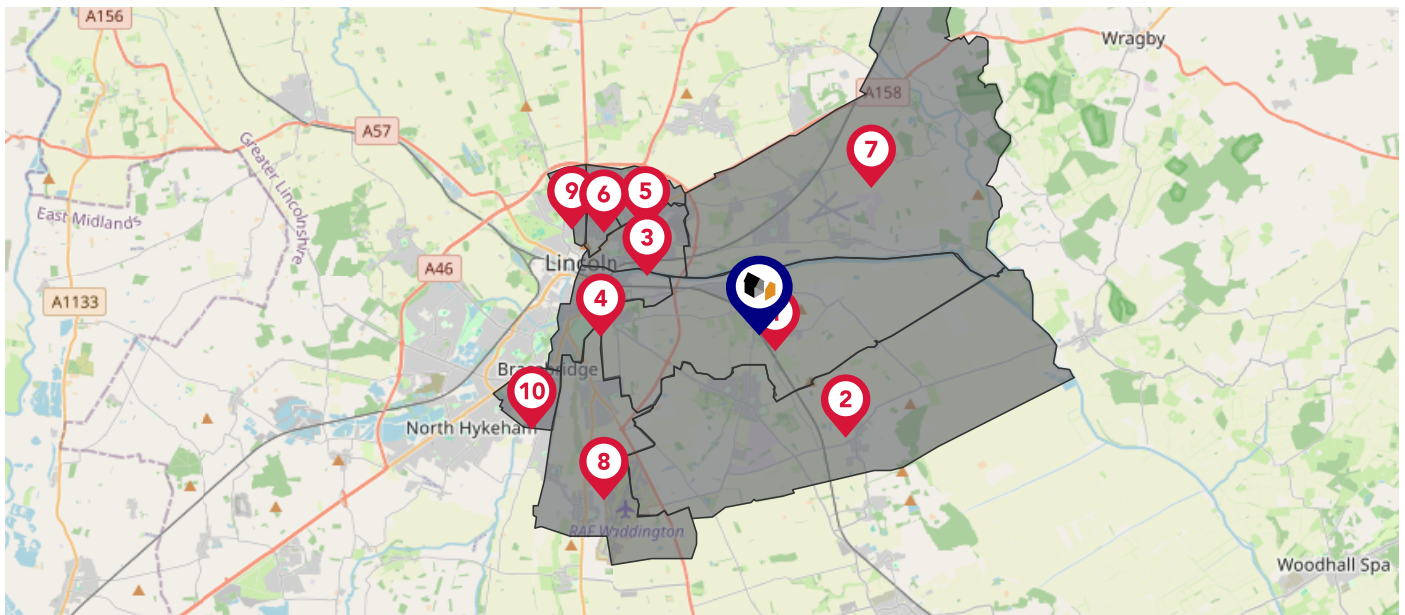
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

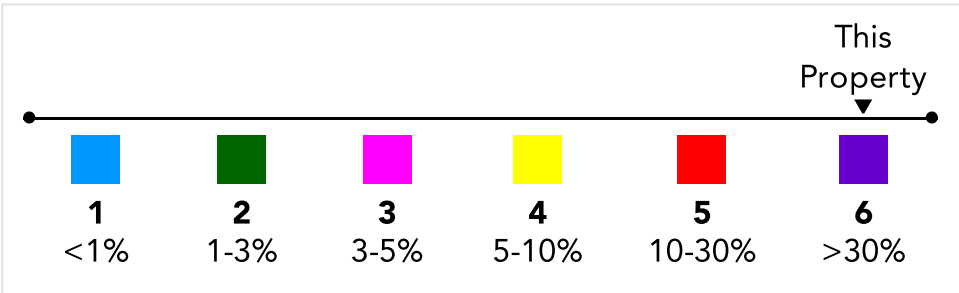
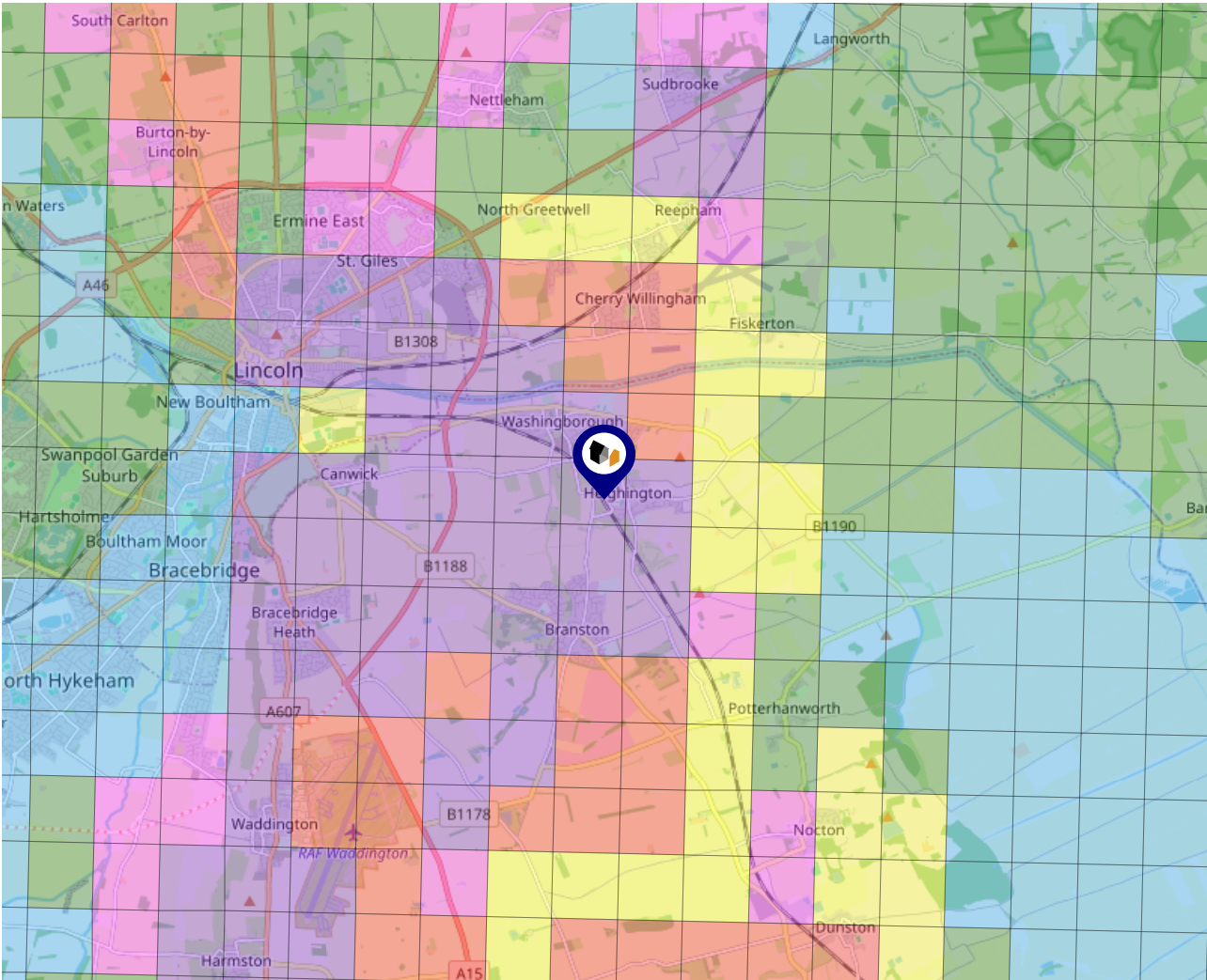


Nearby Council Wards

- 1 Heighington and Washingborough Ward
- 2 Branston Ward
- 3 Abbey Ward
- 4 Park Ward
- 5 Glebe Ward
- 6 Minster Ward
- 7 Cherry Willingham Ward
- 8 Bracebridge Heath and Waddington East Ward
- 9 Castle Ward
- 10 Witham Ward

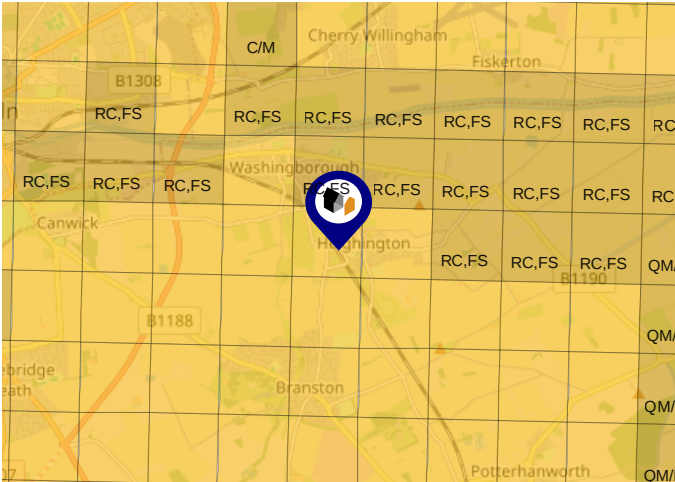
What is Radon?

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)

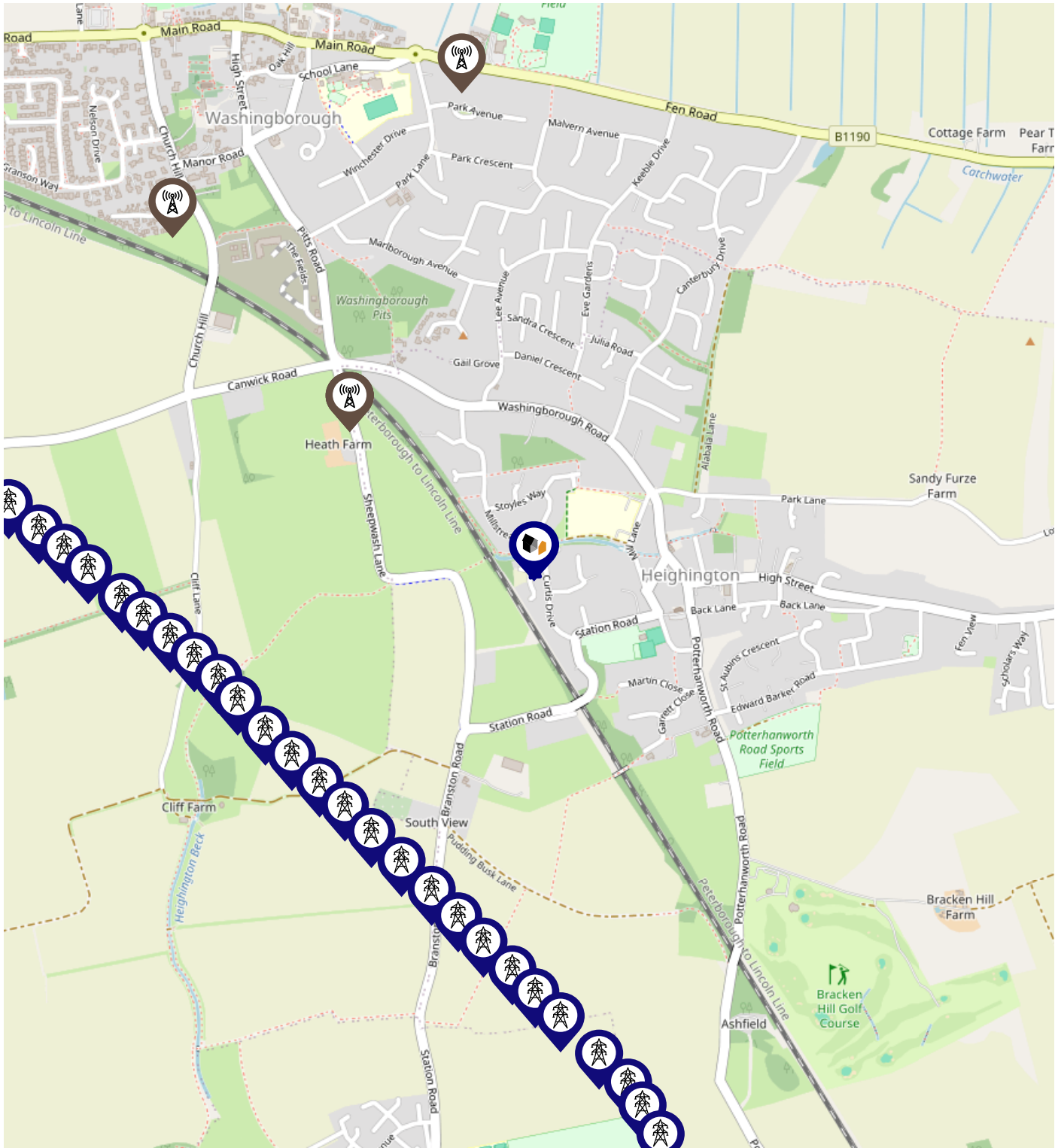
Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		



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:

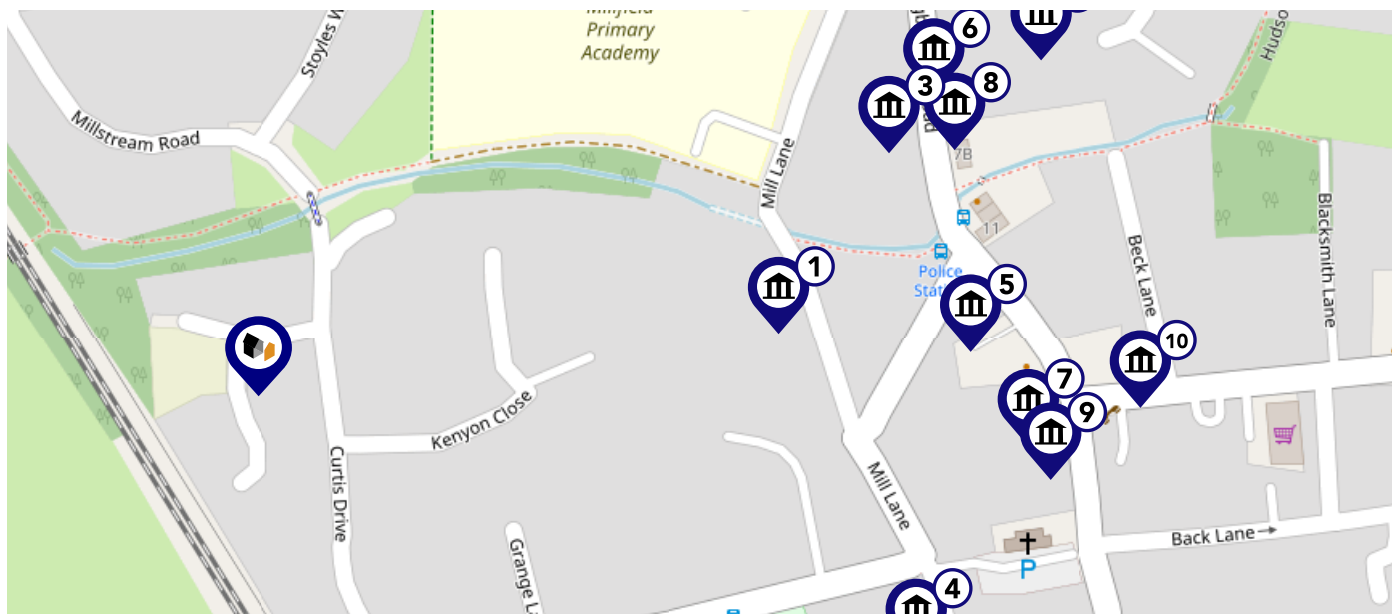
-  Power Pylons
-  Communication Masts

Maps

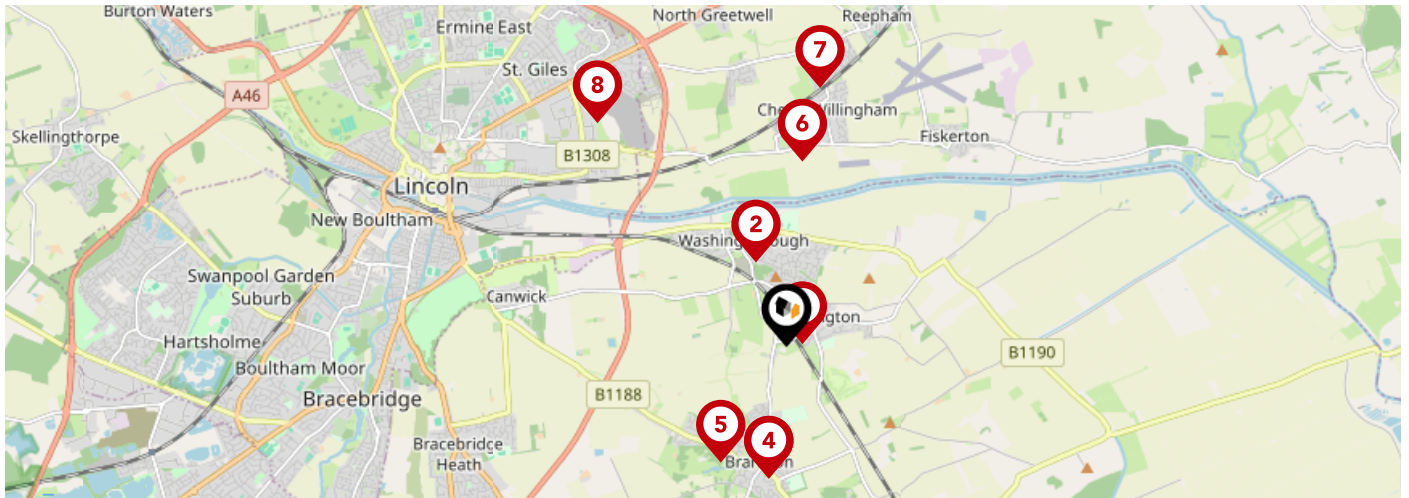
Listed Buildings



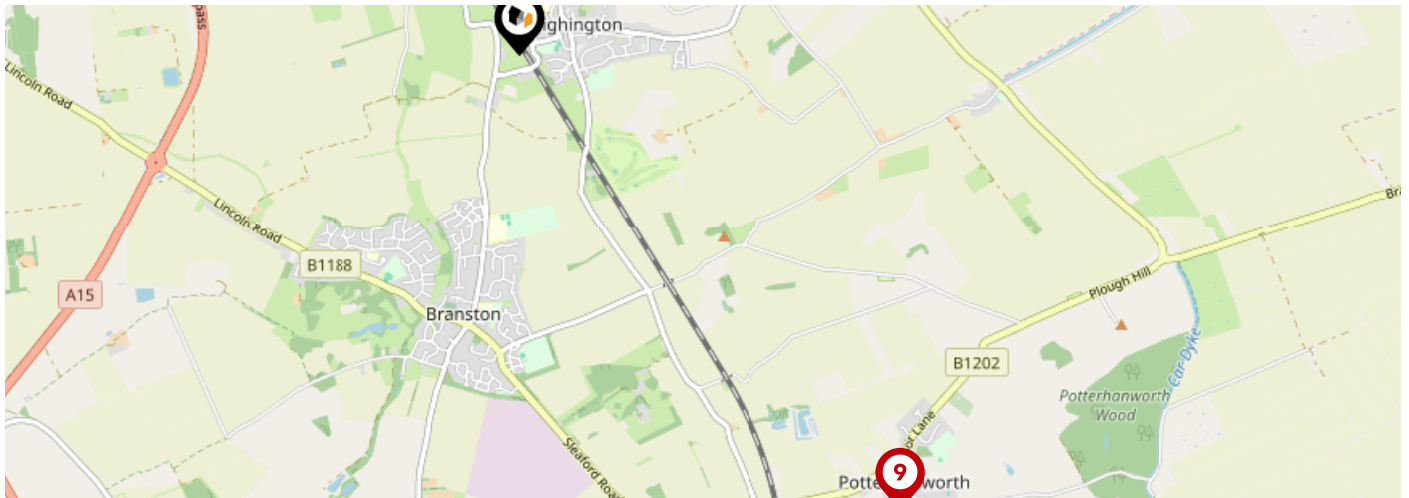
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1205124 - The Hermitage And Attached Garden Wall And Gates	Grade II	0.1 miles
 1062558 - The Dovecote In The Old Stackyard	Grade II	0.2 miles
 1360245 - Number 4 Arden House And Attached Railings	Grade II	0.2 miles
 1062547 - Methodist Chapel, And Attached Railings	Grade II	0.2 miles
 1360246 - 14, High Street	Grade II	0.2 miles
 1062549 - 3 And 5, High Street	Grade II	0.2 miles
 1062556 - 18, High Street	Grade II	0.2 miles
 1062550 - 7, High Street	Grade II	0.2 miles
 1205131 - Manor House With Attached Walls And Railings	Grade II	0.2 miles
 1062552 - Number 33 And Attached Wall And Railings	Grade II	0.2 miles



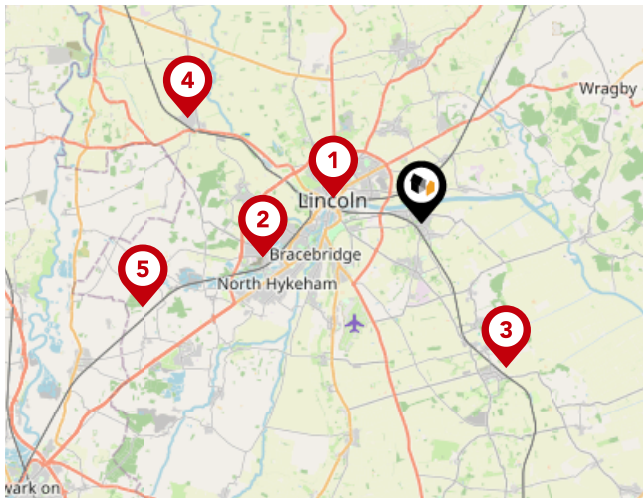
		Nursery	Primary	Secondary	College	Private
1	Heighington Millfield Primary Academy Ofsted Rating: Good Pupils: 233 Distance:0.14	☐	☒	☐	☐	☐
2	Washingborough Academy Ofsted Rating: Good Pupils: 271 Distance:0.8	☐	☒	☐	☐	☐
3	Branston Junior Academy Ofsted Rating: Good Pupils: 170 Distance:1.17	☐	☒	☐	☐	☐
4	Branston Community Academy Ofsted Rating: Requires improvement Pupils: 1243 Distance:1.17	☐	☐	☒	☐	☐
5	Branston Church of England Infant Academy Ofsted Rating: Outstanding Pupils: 134 Distance:1.17	☐	☒	☐	☐	☐
6	Cherry Willingham Primary Academy Ofsted Rating: Good Pupils: 205 Distance:1.67	☐	☒	☐	☐	☐
7	The Priory Pembroke Academy Ofsted Rating: Good Pupils: 567 Distance:2.33	☐	☐	☒	☐	☐
8	Lincoln Carlton Academy Ofsted Rating: Outstanding Pupils: 421 Distance:2.61	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	The Potterhanworth Church of England Primary School Ofsted Rating: Good Pupils: 137 Distance:2.64	☐	☒	☐	☐	☐
10	Reepham Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:2.71	☐	☒	☐	☐	☐
11	Lincoln Monks Abbey Primary School Ofsted Rating: Good Pupils: 594 Distance:2.75	☐	☒	☐	☐	☐
12	The Lincoln Bishop King Church of England Primary School Ofsted Rating: Good Pupils: 459 Distance:2.97	☐	☒	☐	☐	☐
13	Lincoln Christ's Hospital School Ofsted Rating: Good Pupils: 1286 Distance:3.02	☐	☐	☒	☐	☐
14	The Lincoln St Giles Nursery School Ofsted Rating: Outstanding Pupils: 112 Distance:3.06	☒	☐	☐	☐	☐
15	St Giles Academy Ofsted Rating: Requires improvement Pupils: 405 Distance:3.06	☐	☒	☐	☐	☐
16	Athena School Ofsted Rating: Good Pupils: 113 Distance:3.11	☐	☐	☒	☐	☐

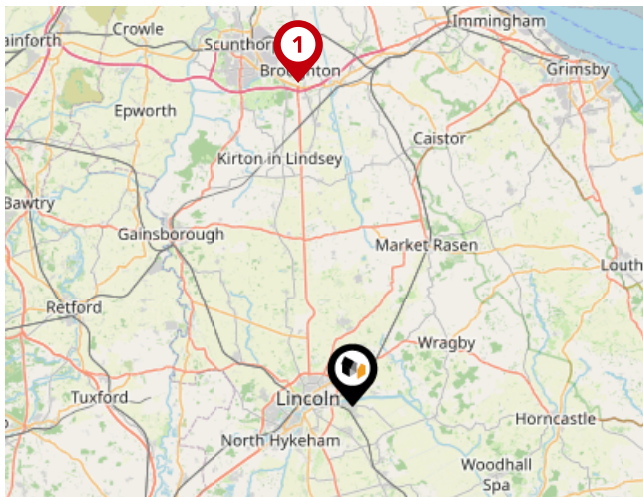
Area

Transport (National)



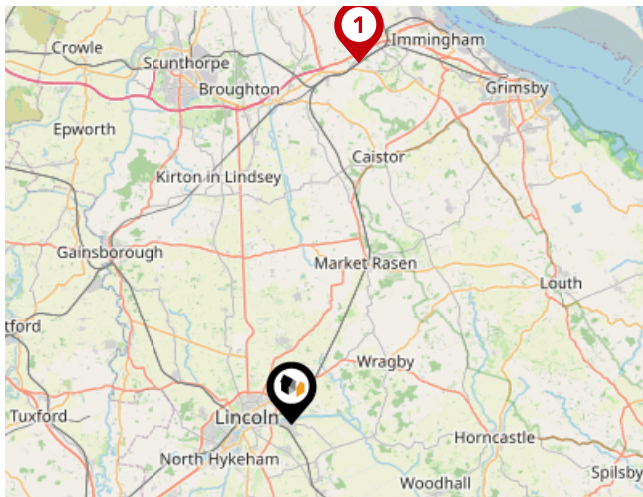
National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	3.26 miles
2	Hykeham Rail Station	5.75 miles
3	Metherringham Rail Station	5.91 miles
4	Saxilby Rail Station	9.08 miles
5	Swinderby Rail Station	10.31 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	23.24 miles

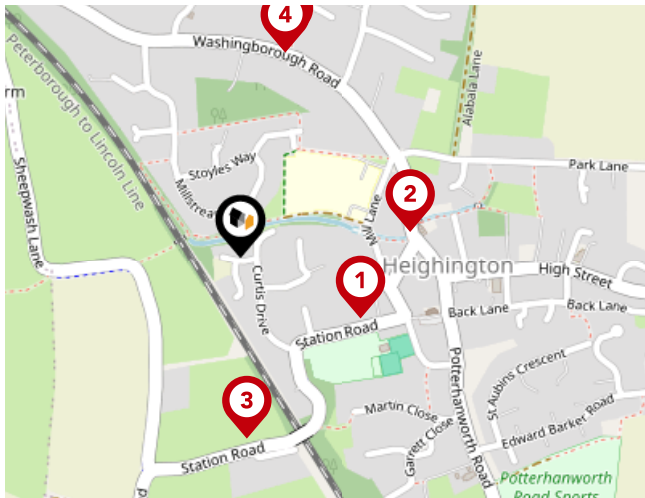


Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	26.04 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Recreation Ground	0.14 miles
2	Flag Pole	0.19 miles
3	Railway Bridge	0.2 miles
4	41 Washingborough Road	0.23 miles
5	24 Washingborough Road	0.24 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

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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