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# MIR: Material Info

The Material Information Affecting this Property  
**Wednesday 24th June 2026**



**BUTTERS CORNER, METHERINGHAM, LINCOLN, LN4**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

www.mundys.net



# Property Overview



## Property

**Type:** Semi-Detached  
**Bedrooms:** 2  
**Floor Area:** 753 ft<sup>2</sup> / 70 m<sup>2</sup>  
**Plot Area:** 0.04 acres  
**Title Number:** LL408194

**Tenure:** Freehold

## Local Area

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

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

<b>18</b> mb/s	<b>264</b> mb/s	<b>-</b> mb/s

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



**Satellite/Fibre TV Availability:**

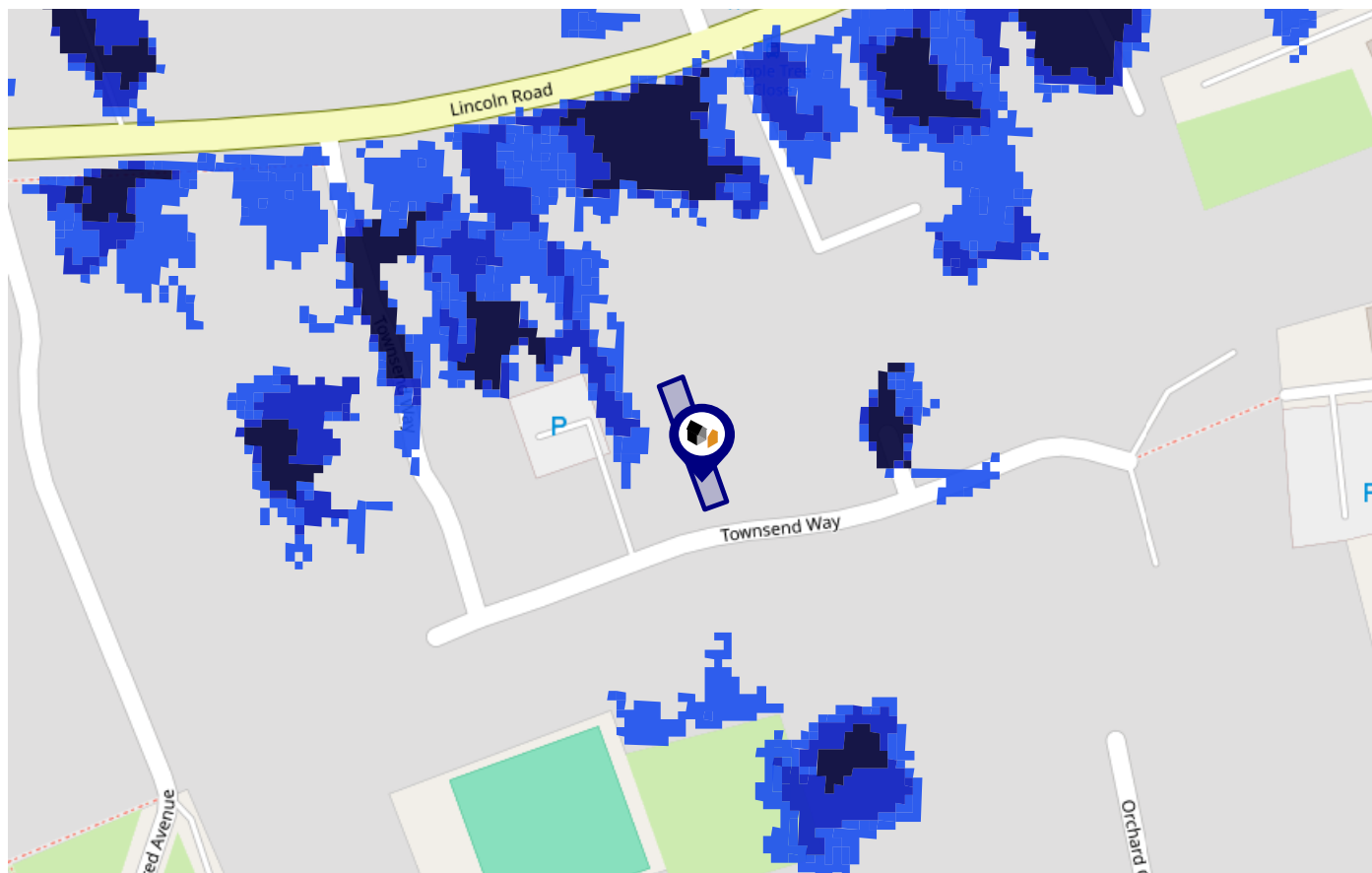


# Flood Risk

## 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.

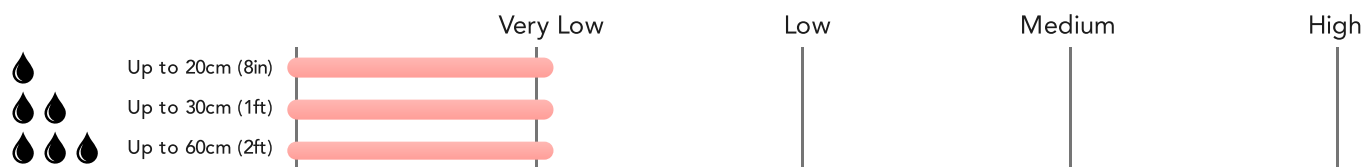


Risk Rating: Very low

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:

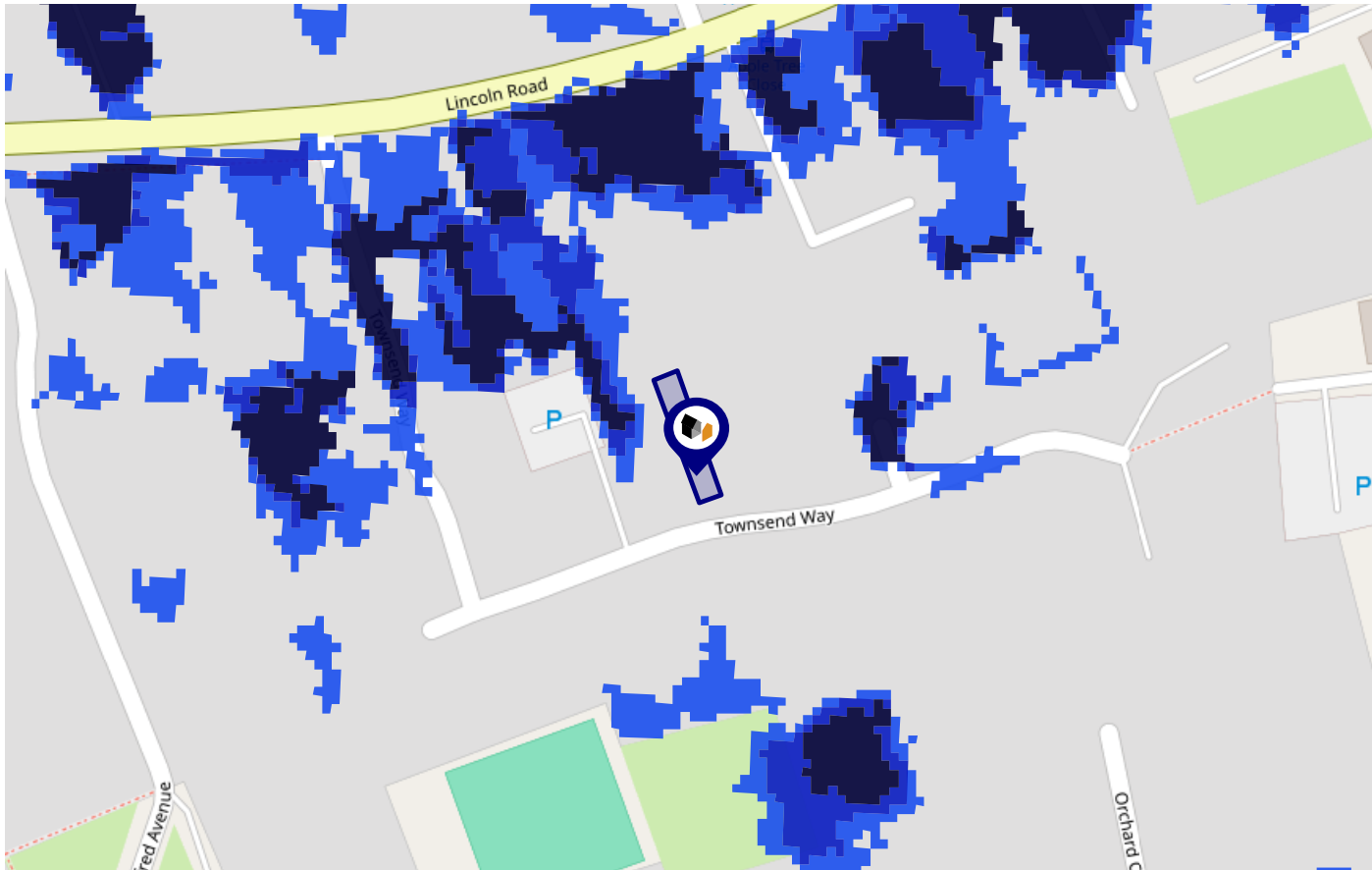


# Flood Risk

## 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.

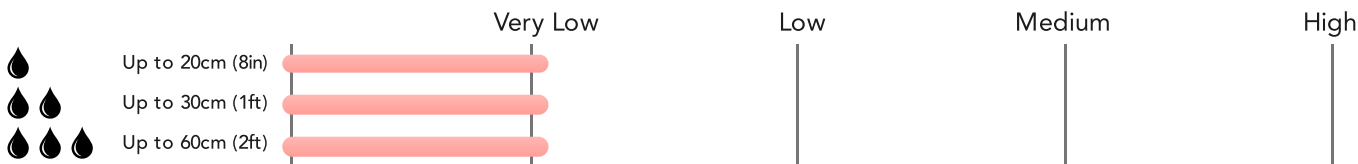


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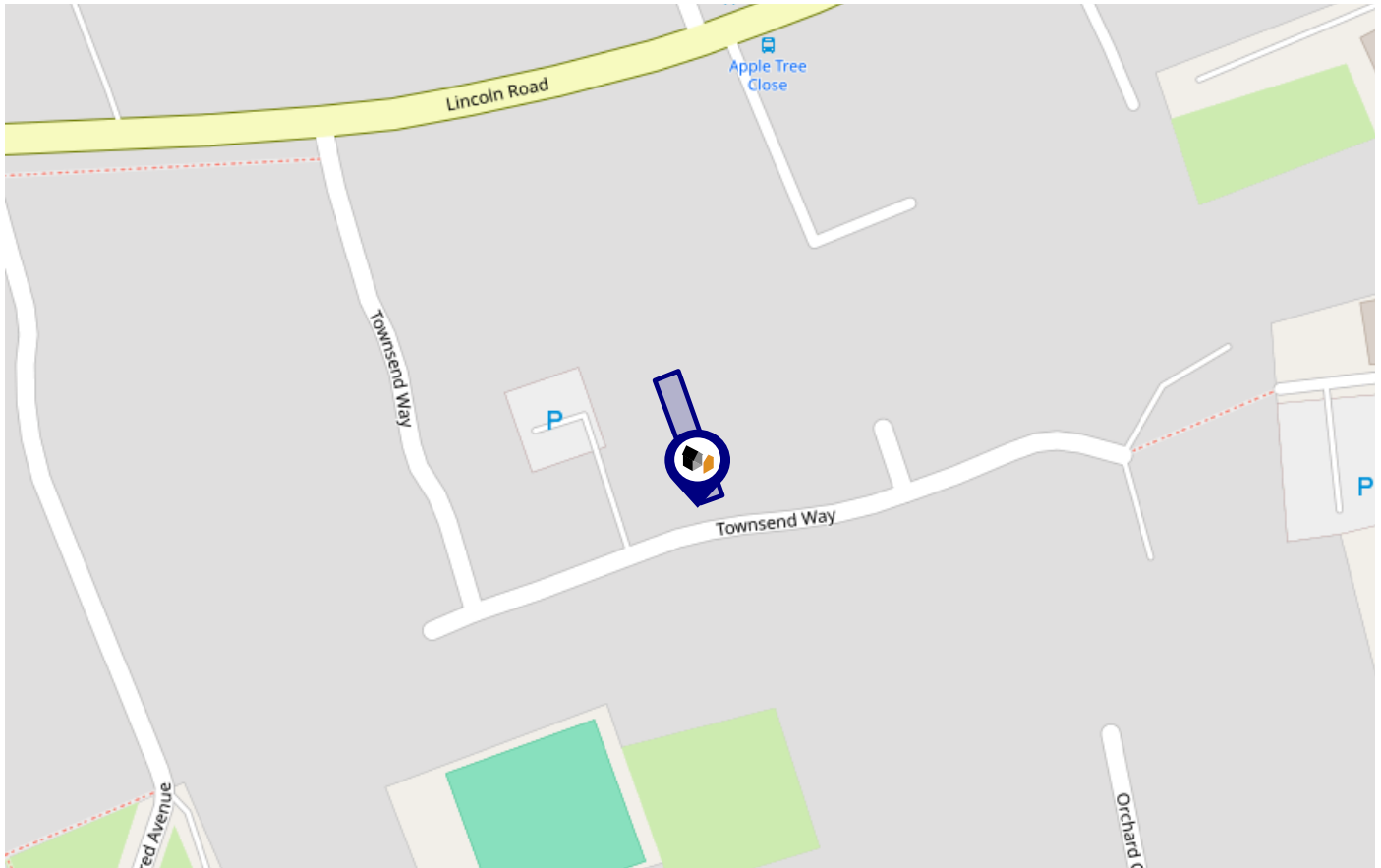


# Flood Risk

## 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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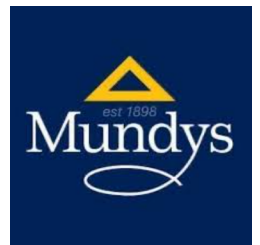
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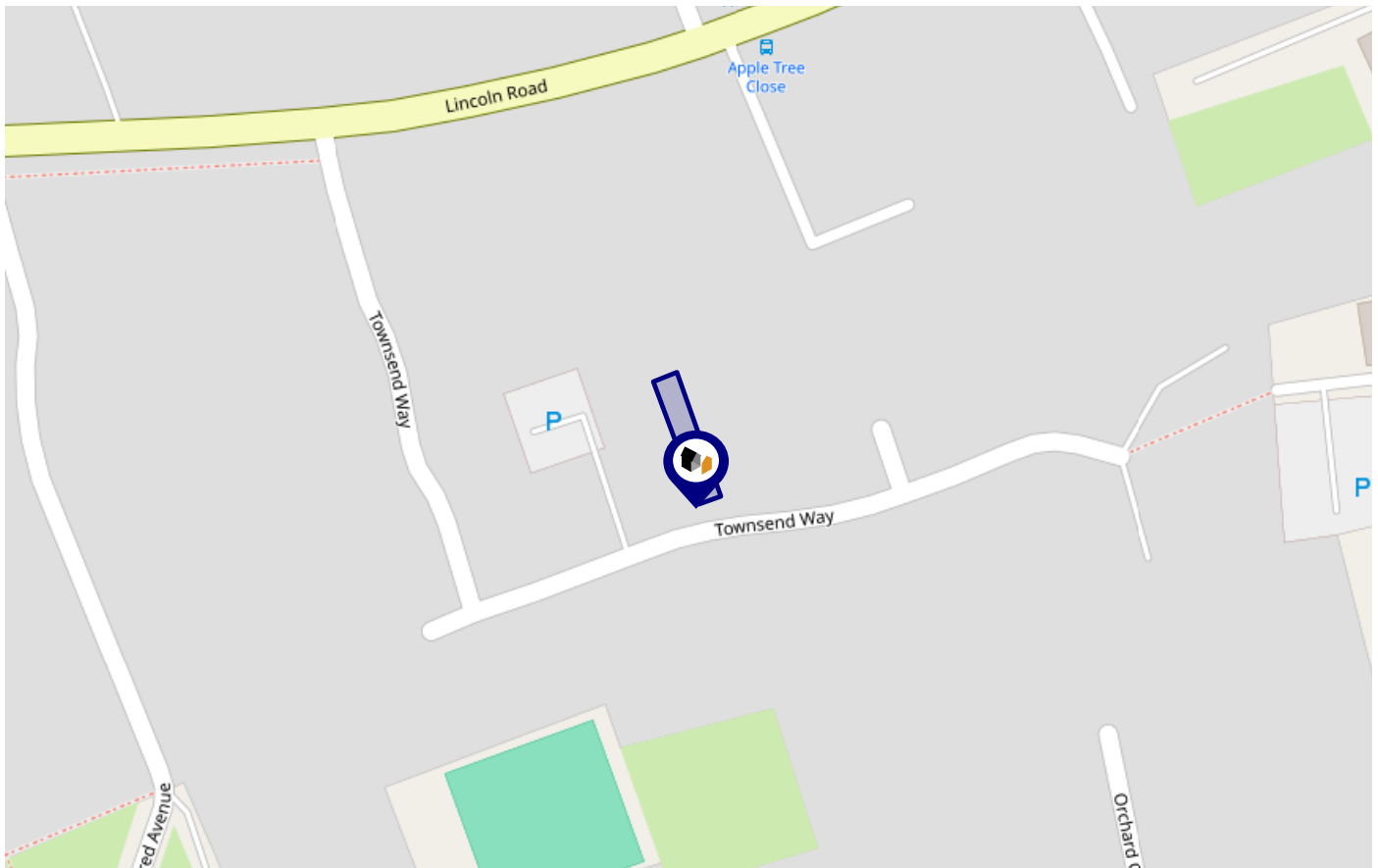


# Flood Risk

## 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**

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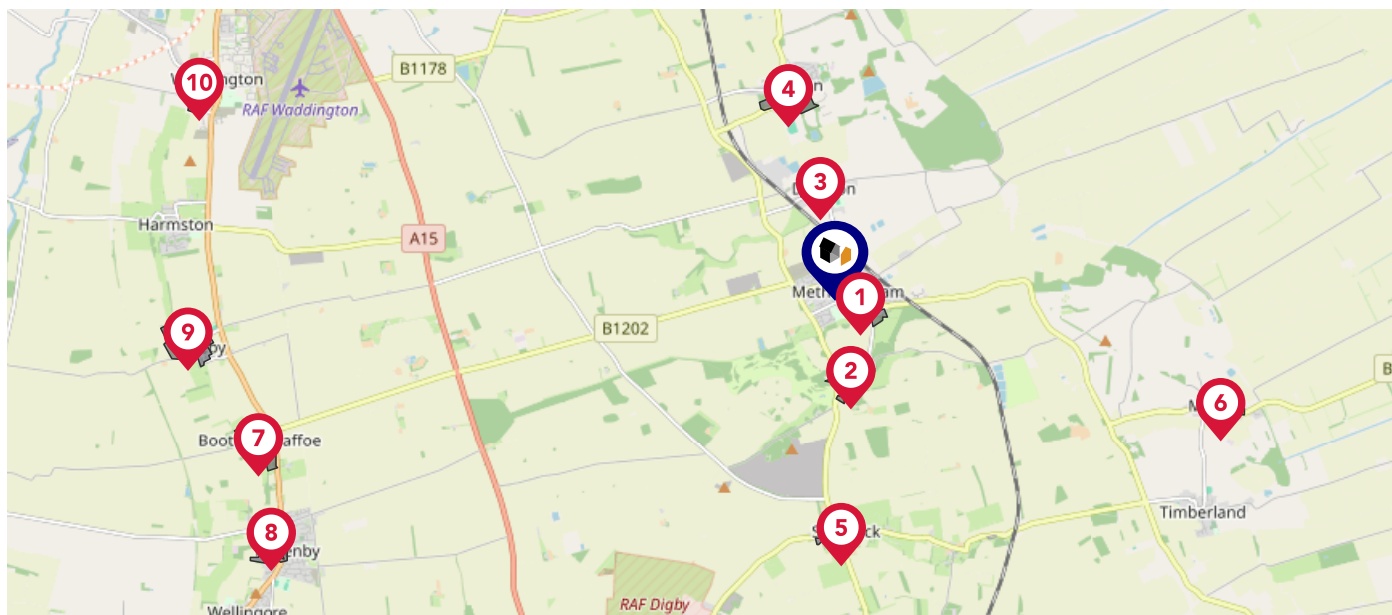
MIR - Material Info

# 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.

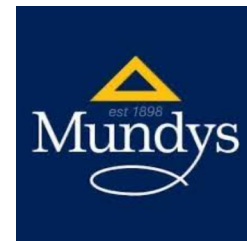


### Nearby Conservation Areas

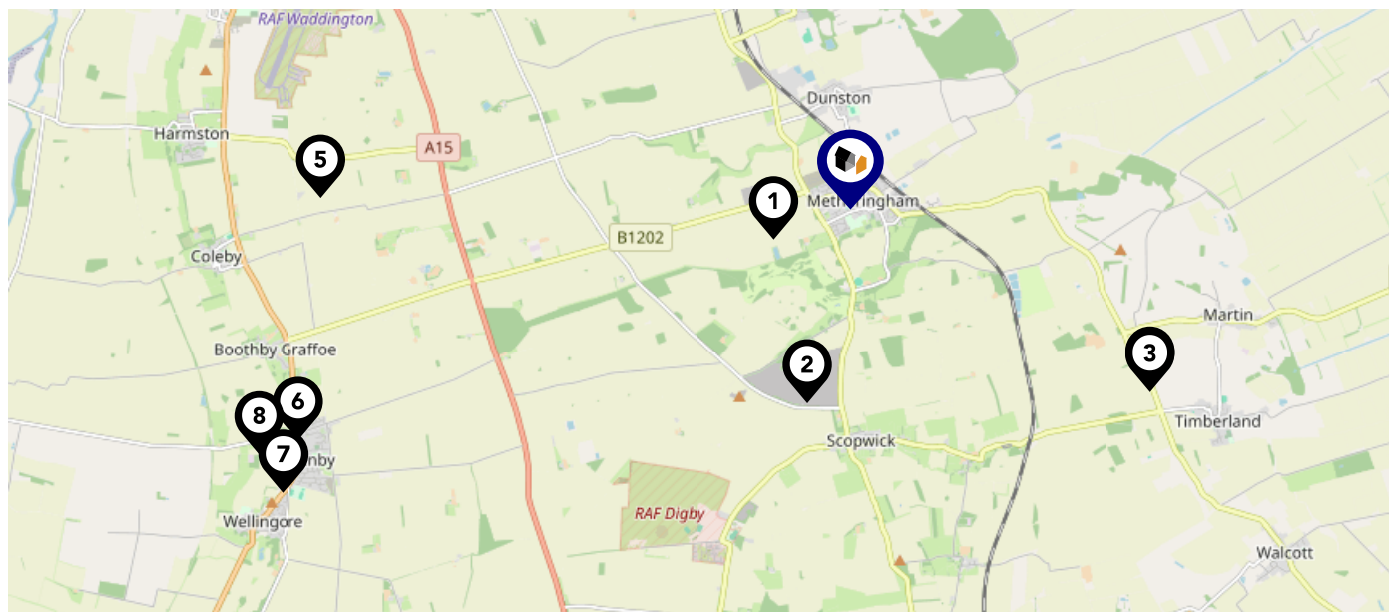
- 1 Metheringham
- 2 Blankney
- 3 Dunston
- 4 Nocton
- 5 Scopwick
- 6 Martin
- 7 Boothby Graffoe
- 8 Navenby
- 9 Coleby
- 10 Waddington

# 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>	Disused Quarry-Metherringham Heath Lane, Metherringham Heath	Historic Landfill
<b>2</b>	EA/EPR/BP3798NH/V004 - Longwood Quarries Ltd	Active Landfill
<b>3</b>	Martin-Lincolnshire	Historic Landfill
<b>4</b>	Sewage Lagoons-Martin, Lincolnshire	Historic Landfill
<b>5</b>	EA/EPR/EP3494LY/V004 - C A Mottram & Sons	Active Landfill
<b>6</b>	Sandys-Hight Street - Grantham Road, Navenby	Historic Landfill
<b>7</b>	Lansdowne Road-Navenby	Historic Landfill
<b>8</b>	Old Brickyard-Brickyard Lane, Navenby	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.

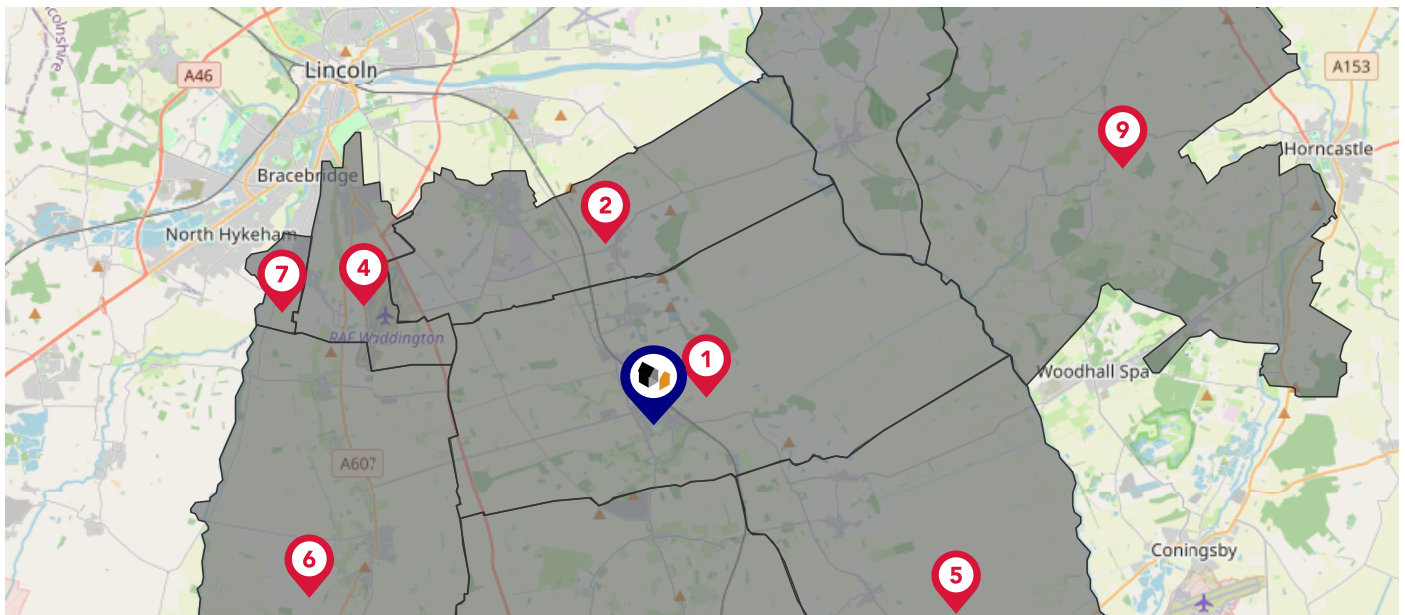
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

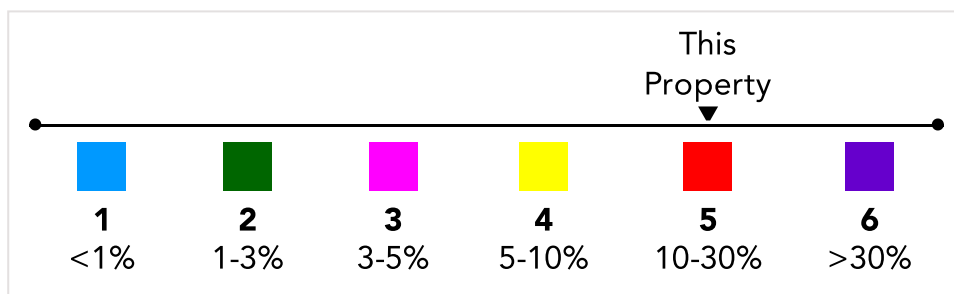
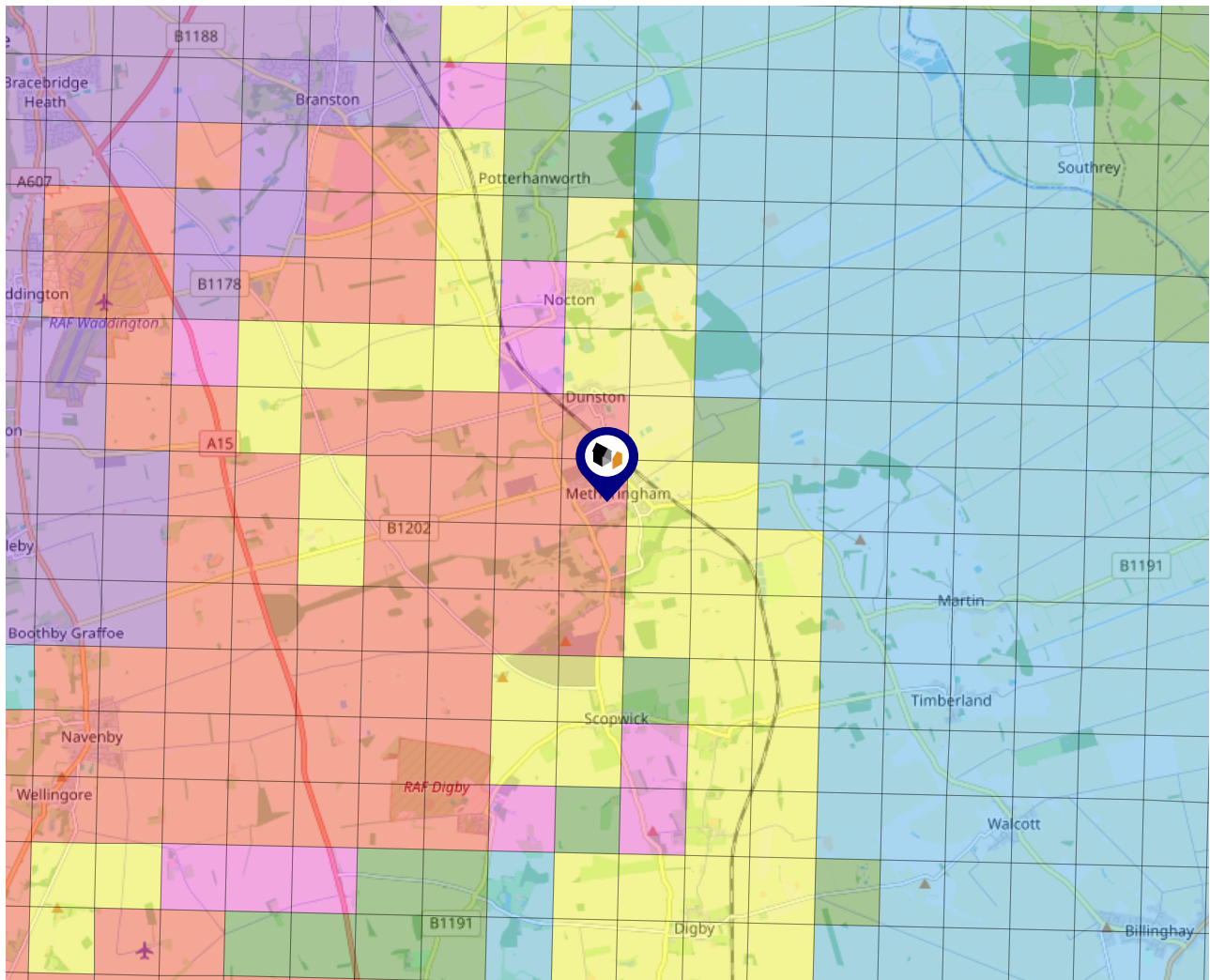


### Nearby Council Wards

-  Metheringham Ward
-  Branston Ward
-  Ashby de la Launde and Cranwell Ward
-  Bracebridge Heath and Waddington East Ward
-  Billingham, Martin and North Kyme Ward
-  Cliff Villages Ward
-  Waddington West Ward
-  Bardney Ward
-  Roughton Ward

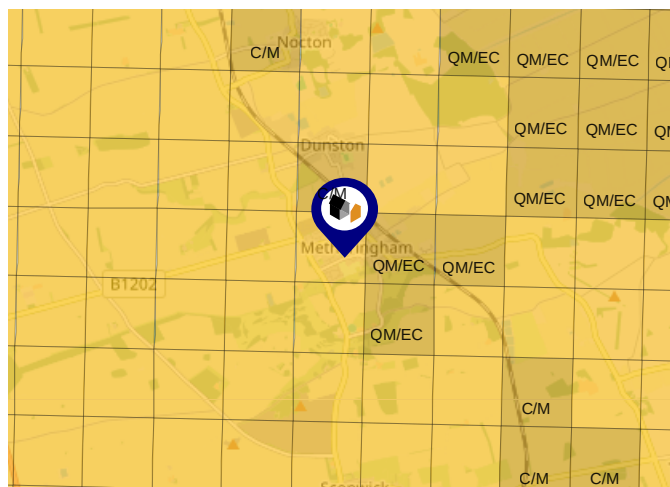
### What is Radon?

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)

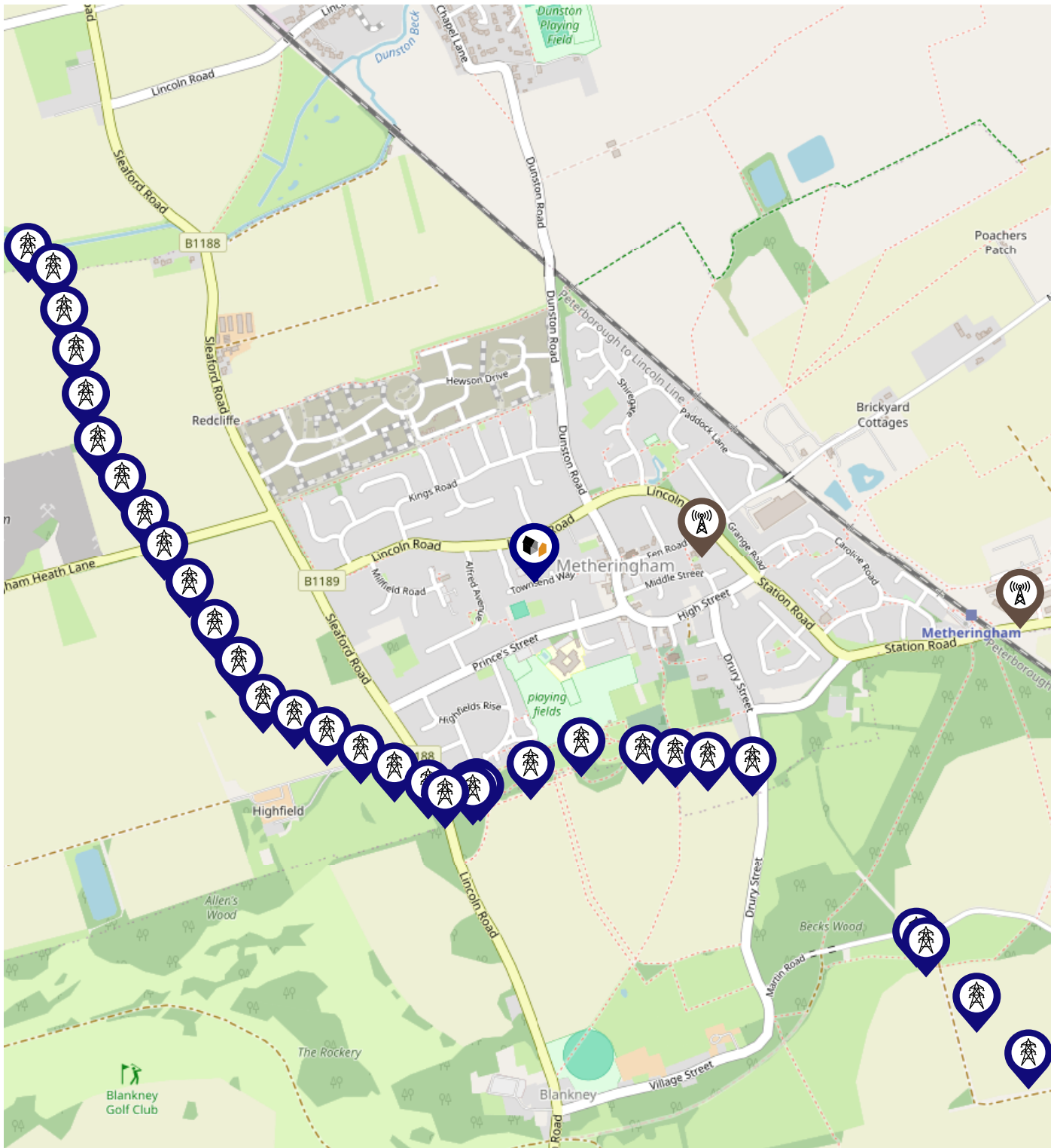
<b>Carbon Content:</b>	HIGH	<b>Soil Texture:</b>	LOAM TO SANDY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		





## 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

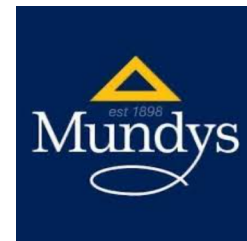


**Key:**

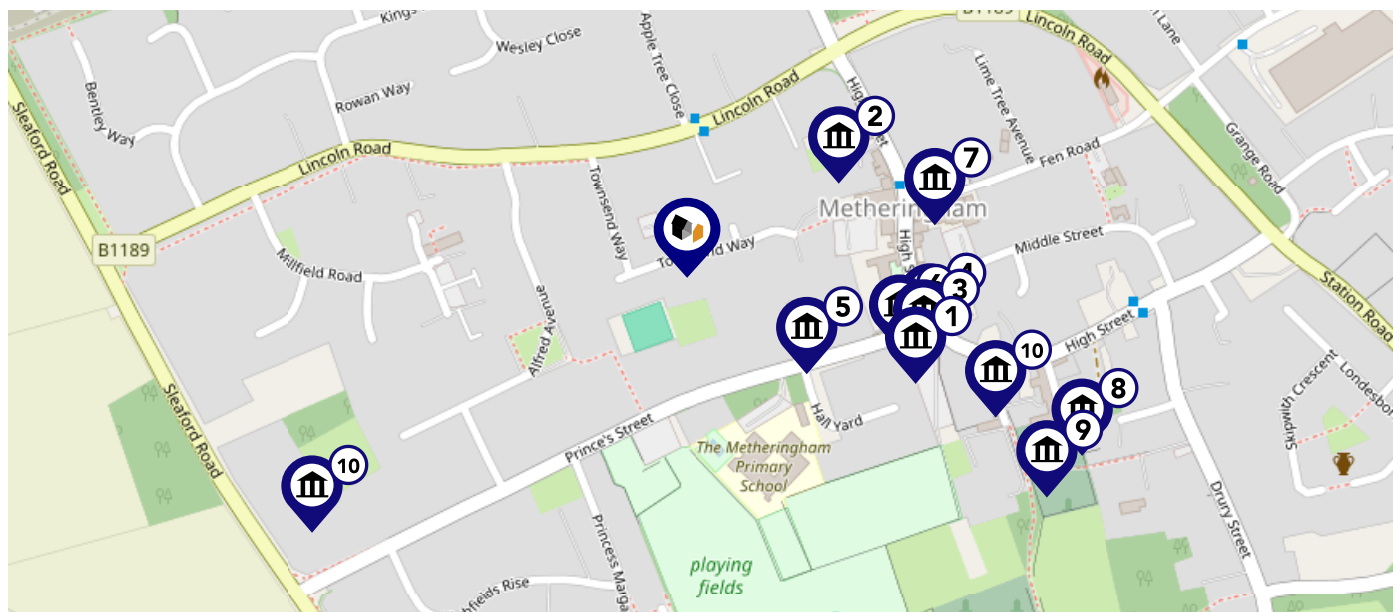
-  Power Pylons
-  Communication Masts












# Maps

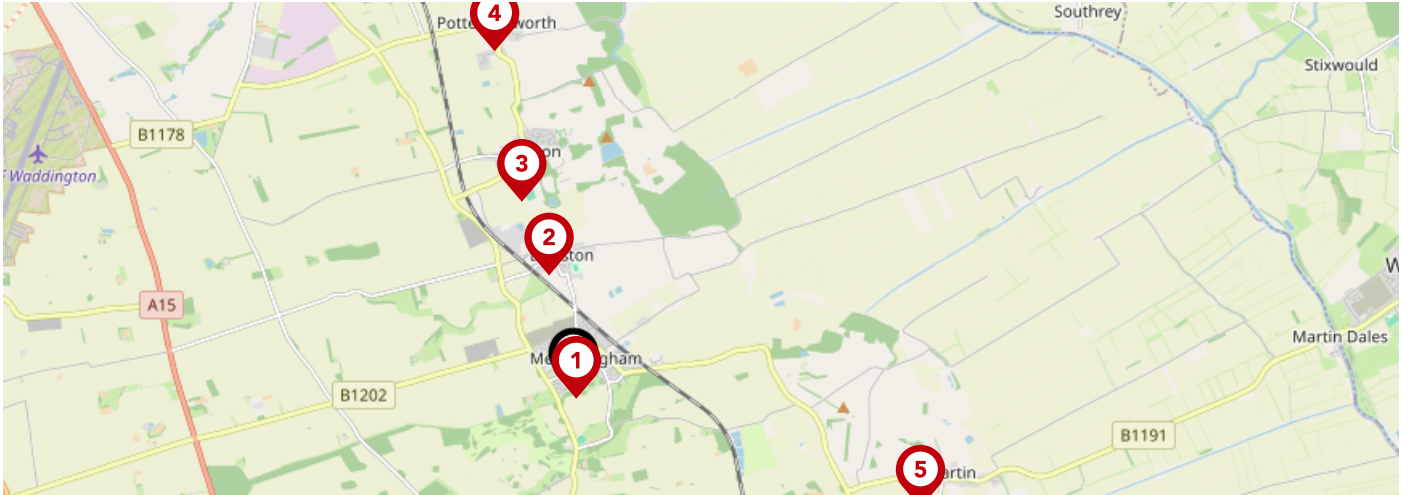
## Listed Buildings



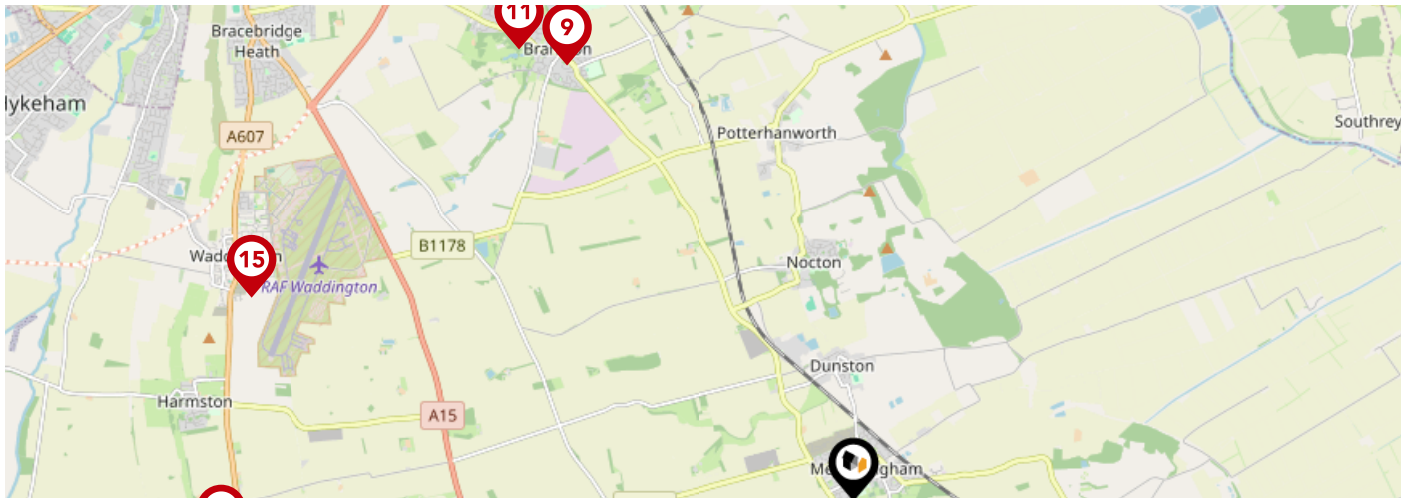
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1061909 - Star And Garter Public House	Grade II	0.1 miles
 1165707 - Pair Of Cottages To Rear Of No 8	Grade II	0.1 miles
 1317180 - Market Cross	Grade II	0.1 miles
 1360534 - War Memorial	Grade II	0.1 miles
 1061908 - Orchard House	Grade II	0.1 miles
 1360535 - Nook House And No 36	Grade II	0.1 miles
 1061945 - Methodist Church And Hall	Grade II	0.1 miles
 1061947 - 46, High Street	Grade II	0.2 miles
 1165640 - Church Of St Wilfred	Grade II	0.2 miles
 1360557 - Windmill	Grade II	0.2 miles
 1317189 - 38, High Street	Grade II	0.2 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>The Metheringham Primary School</b> Ofsted Rating: Good   Pupils: 273   Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Dunston St Peter's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 66   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Nocton Community Primary School</b> Ofsted Rating: Good   Pupils: 38   Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Potterhanworth Church of England Primary School</b> Ofsted Rating: Good   Pupils: 137   Distance:3.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Mrs Mary King's CofE (Controlled) Primary School</b> Ofsted Rating: Good   Pupils: 98   Distance:3.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Digby the Tedder Primary School</b> Ofsted Rating: Outstanding   Pupils: 93   Distance:3.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Digby Church of England School</b> Ofsted Rating: Requires improvement   Pupils: 60   Distance:4.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Branston Junior Academy</b> Ofsted Rating: Good   Pupils: 170   Distance:4.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



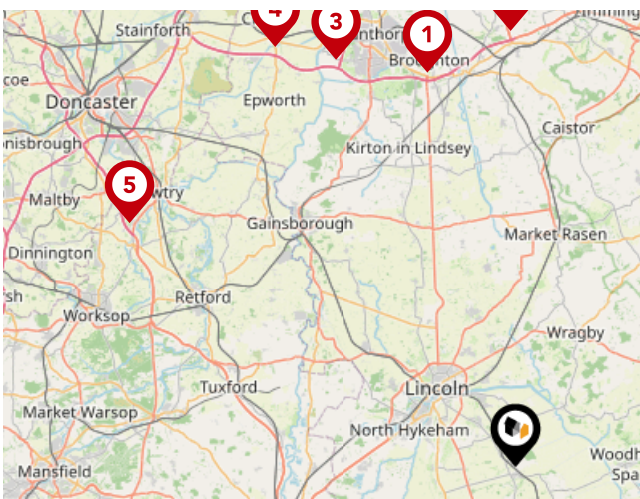
		Nursery	Primary	Secondary	College	Private
	<b>Branston Community Academy</b> Ofsted Rating: Requires improvement   Pupils: 1243   Distance:4.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Walcott Primary School</b> Ofsted Rating: Good   Pupils: 86   Distance:4.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Branston Church of England Infant Academy</b> Ofsted Rating: Outstanding   Pupils: 134   Distance:5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Navenby Church of England Primary School</b> Ofsted Rating: Good   Pupils: 193   Distance:5.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Heighington Millfield Primary Academy</b> Ofsted Rating: Good   Pupils: 233   Distance:5.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coleby Church of England (Controlled) Primary School</b> Ofsted Rating: Requires improvement   Pupils: 49   Distance:5.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Waddington All Saints Academy</b> Ofsted Rating: Outstanding   Pupils: 373   Distance:5.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bardney Church of England and Methodist Primary School</b> Ofsted Rating: Good   Pupils: 188   Distance:6.23	<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	Metheringham Rail Station	0.63 miles
2	Metheringham Rail Station	0.64 miles
3	Ruskington Rail Station	6.88 miles



## Trunk Roads/Motorways

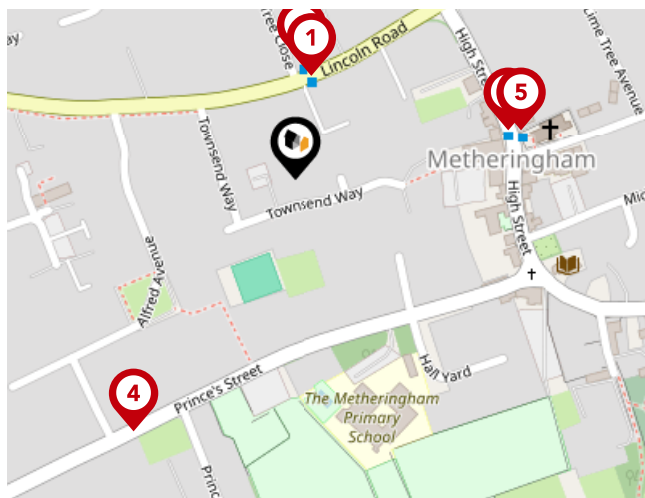
Pin	Name	Distance
1	M180 J4	28.67 miles
2	M180 J5	30.83 miles
3	M180 J3	31.56 miles
4	M180 J2	34.25 miles
5	A1(M) J34	32.39 miles



## Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	30.78 miles
2	Finningley	34.35 miles
3	East Mids Airport	44.12 miles
4	Cambridge	69.05 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Apple Tree Close	0.06 miles
2	Apple Tree Close	0.07 miles
3	Methodist Church	0.12 miles
4	Alfred Avenue	0.17 miles
5	Methodist Church	0.13 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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### 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)

