

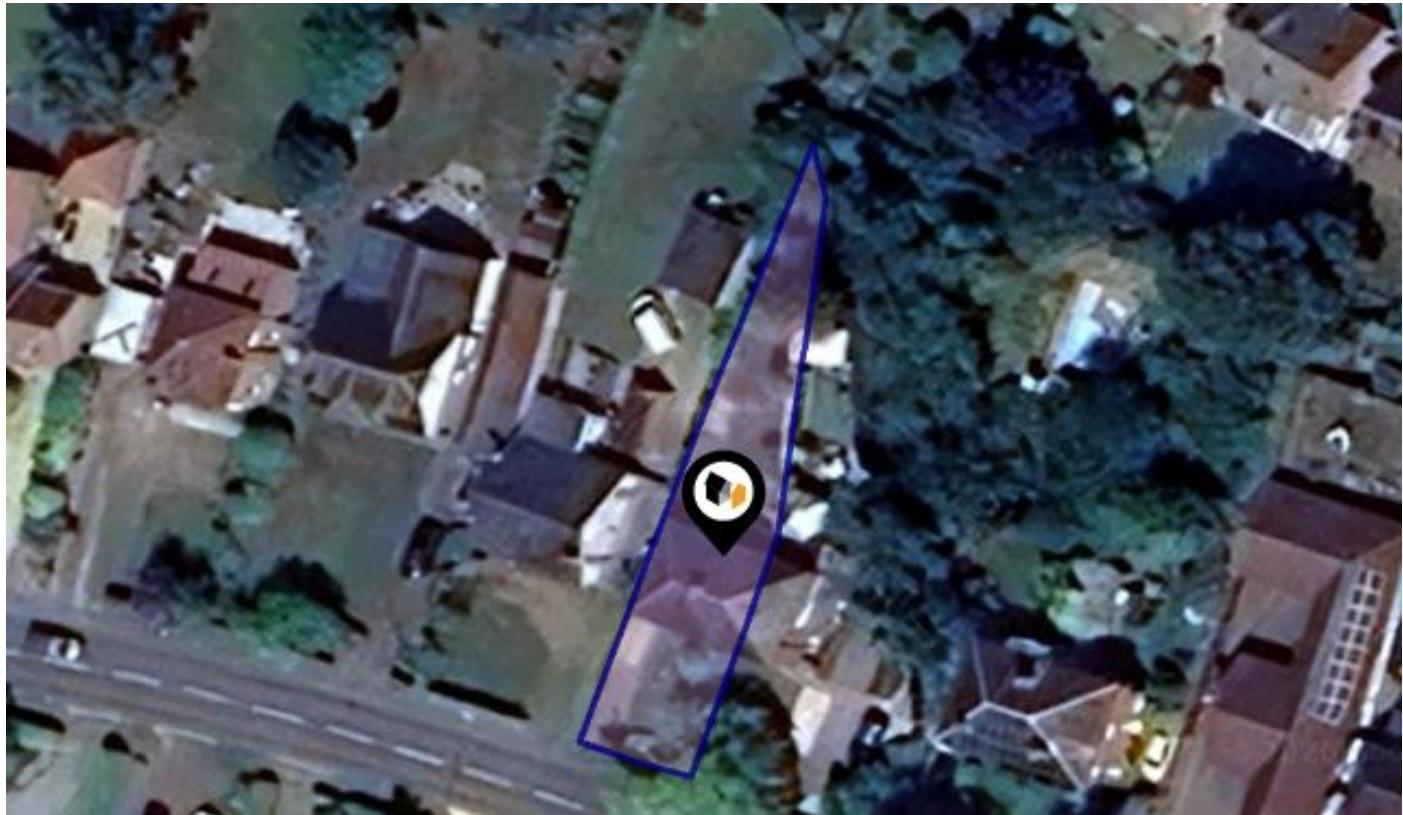


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 19th January 2026



**WASHINGBOROUGH ROAD, HEIGHINGTON, LINCOLN,
LN4**

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

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www.mundys.net



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Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Plot Area:	0.09 acres
Year Built :	1930-1949
Council Tax :	Band C
Annual Estimate:	£2,010
Title Number:	LL107940

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)

17
mb/s



80
mb/s



1000
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

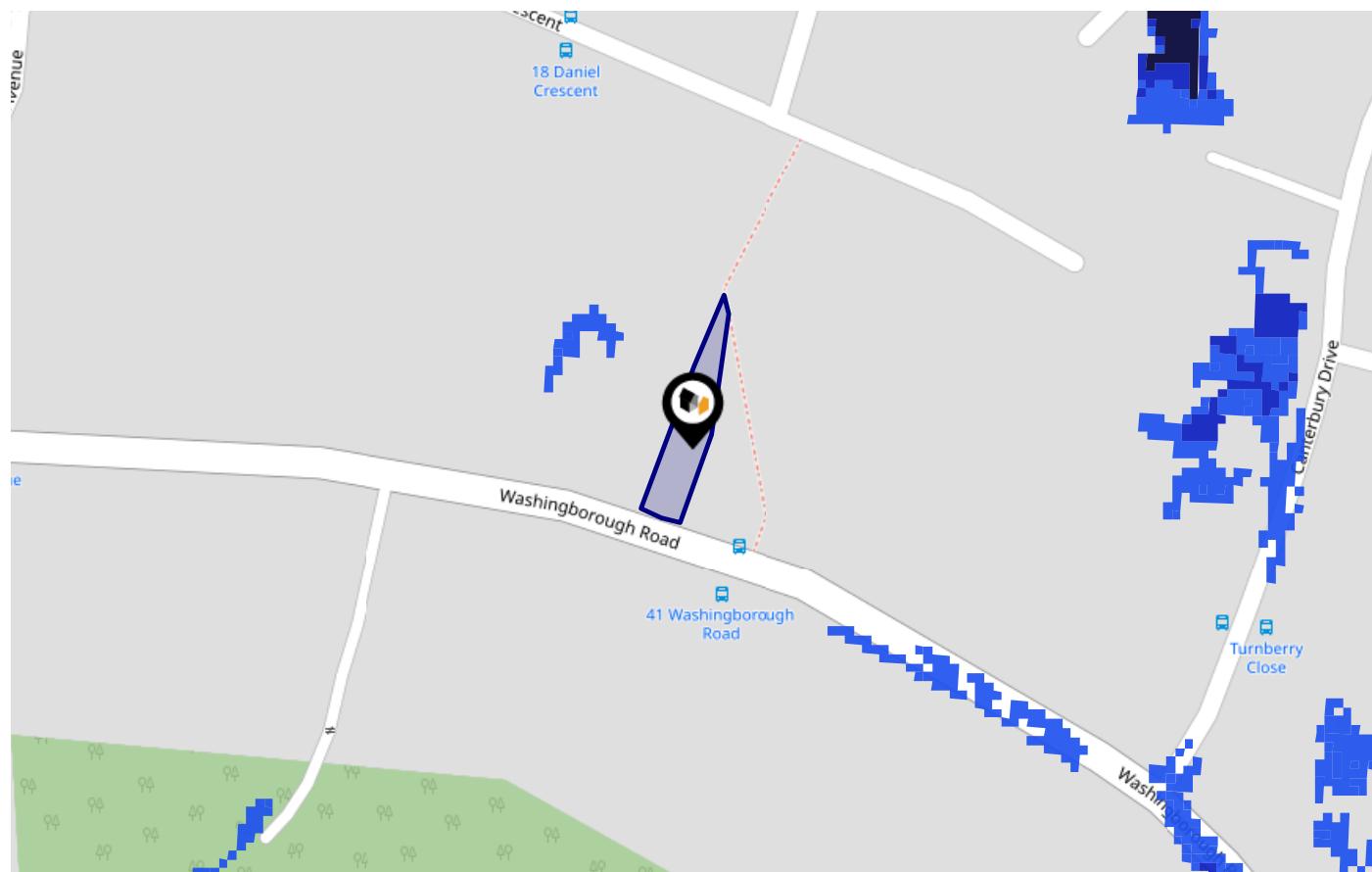


Flood Risk

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.

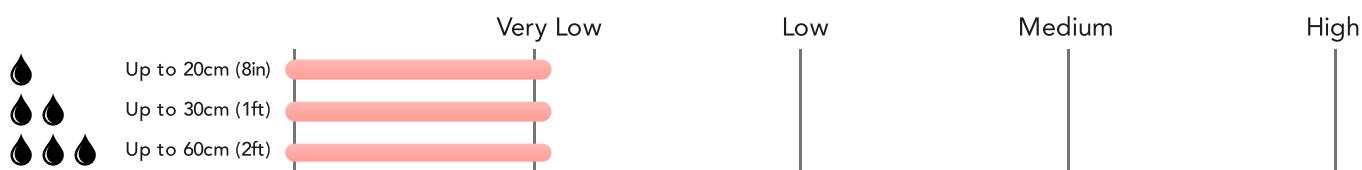


Risk Rating: Very low

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.

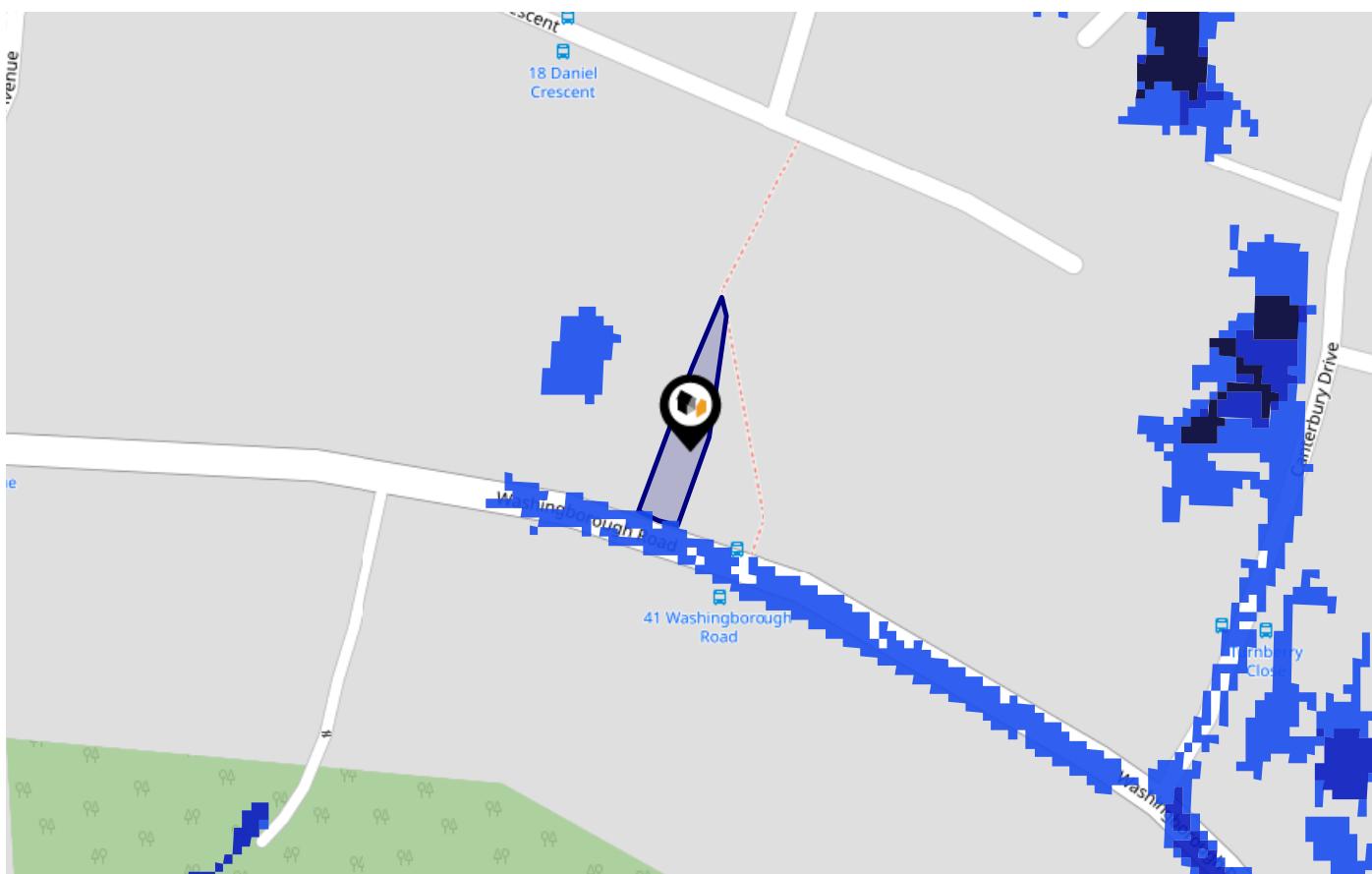
Chance of flooding to the following depths at this property:



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.

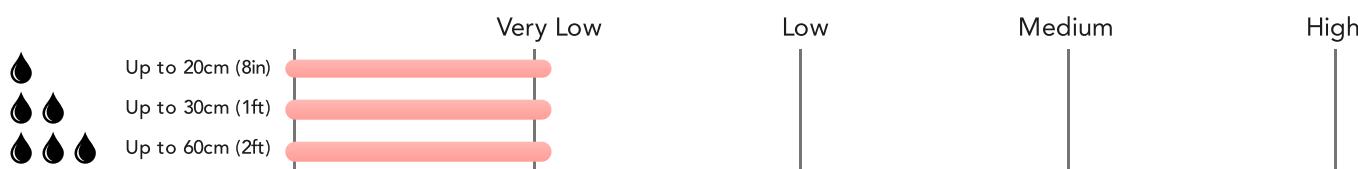


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

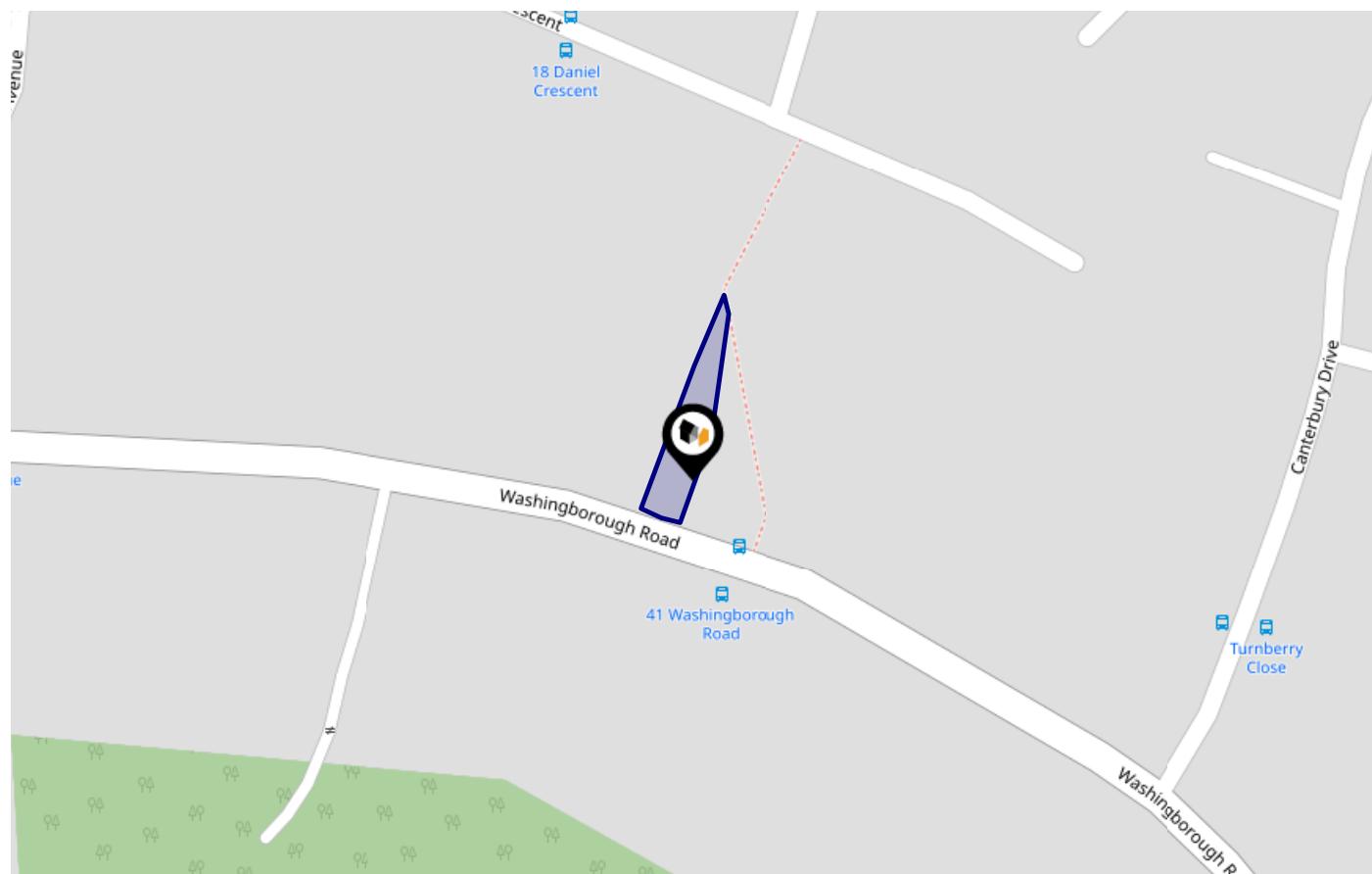


Flood Risk

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.

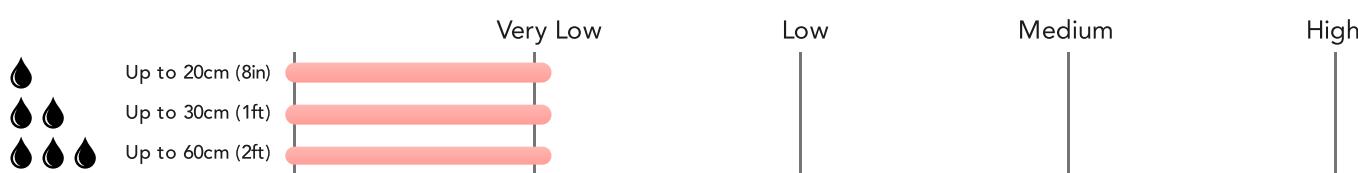


Risk Rating: Very low

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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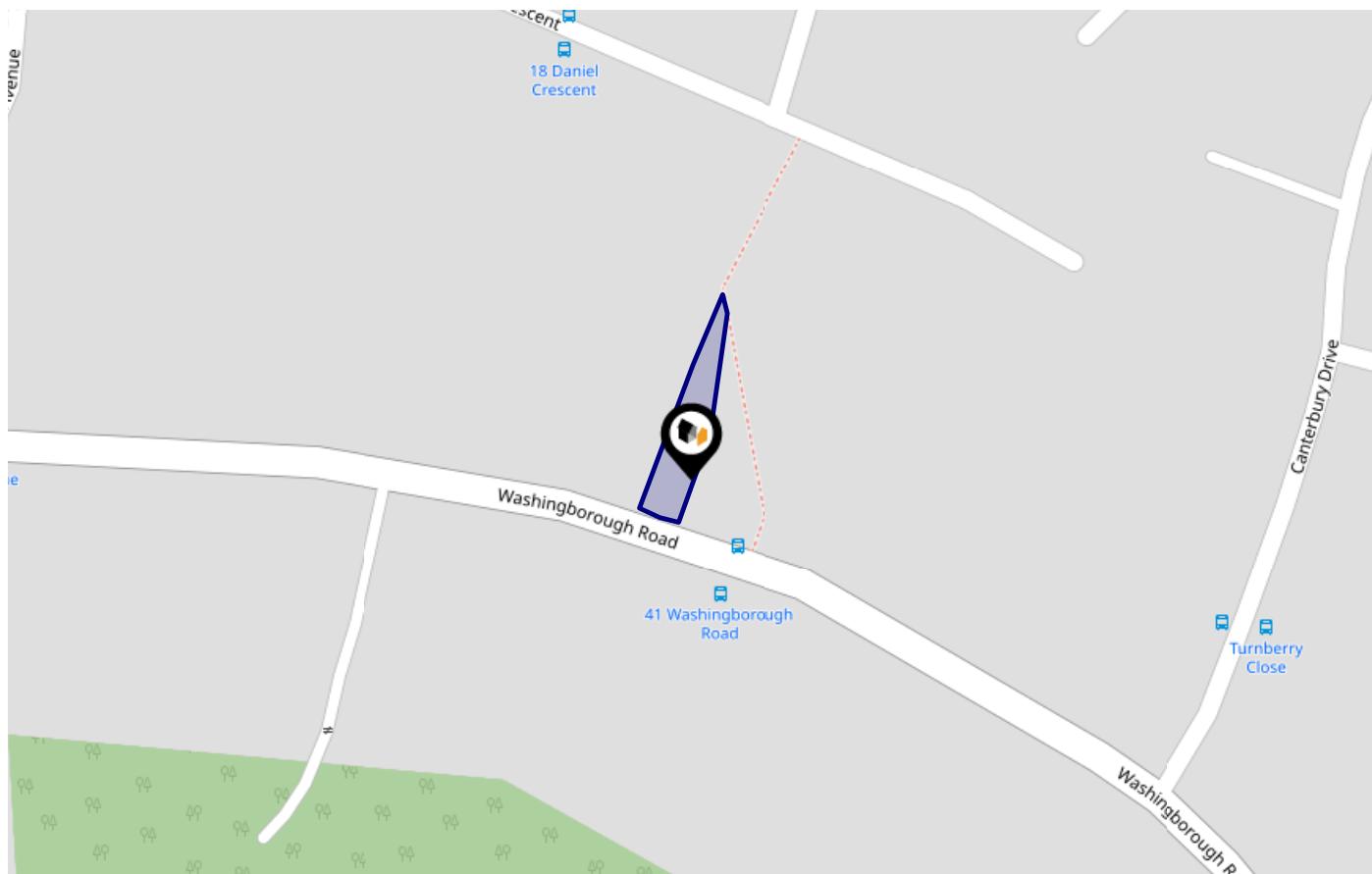
Chance of flooding to the following depths at this property:



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: 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:

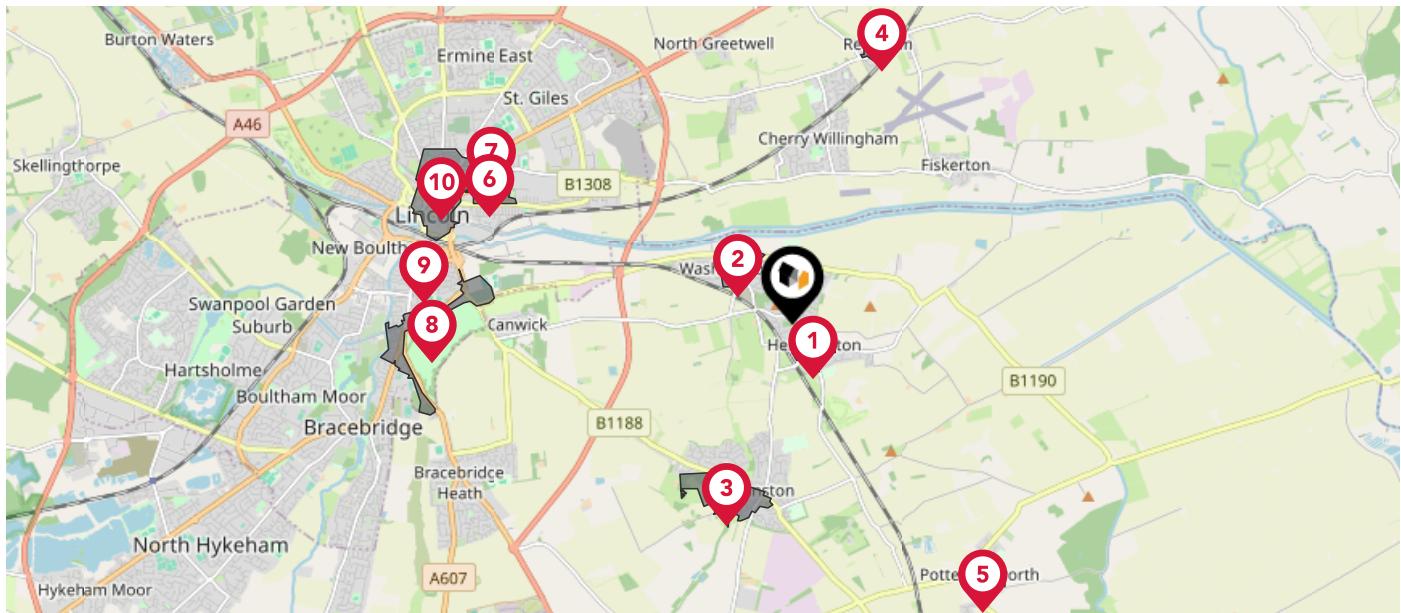


Maps

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 Reepham
- 5 Potterhanworth
- 6 Lindum and Arboretum
- 7 The Dell
- 8 St Catherines
- 9 Sibthorpe
- 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.



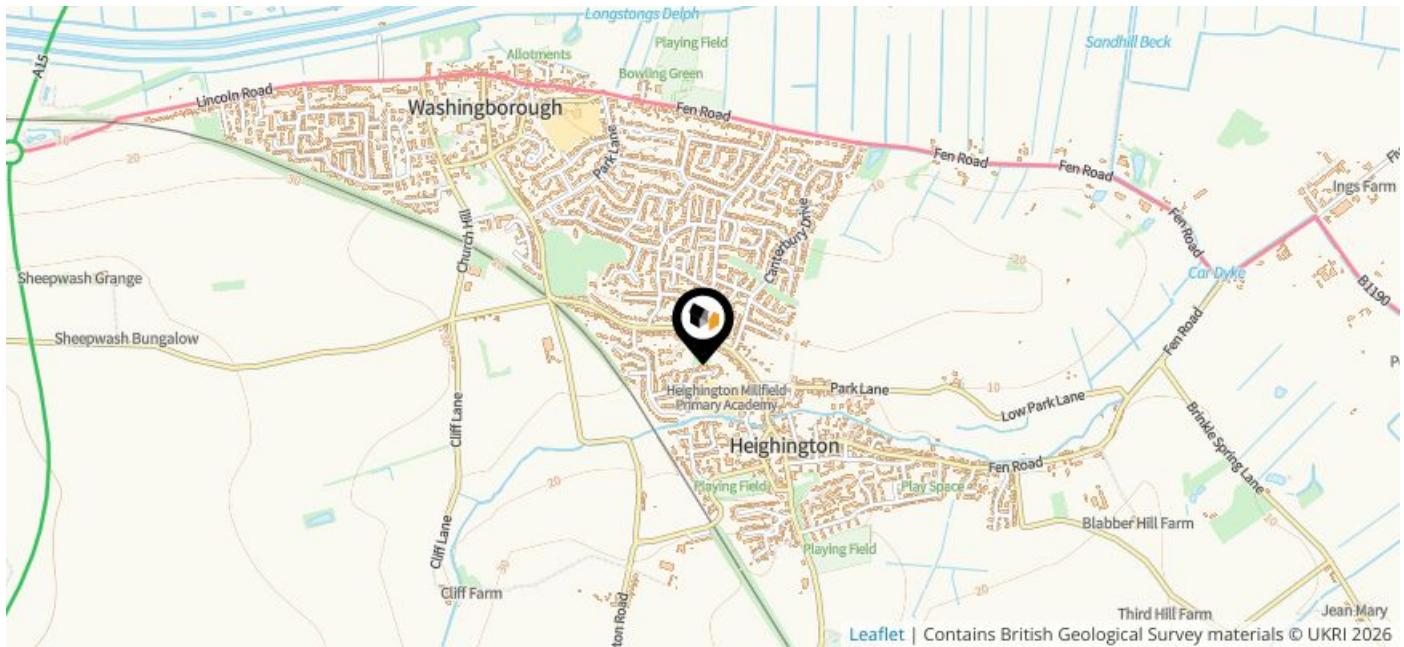
Nearby Landfill Sites

	1	Manor Road-Washingborough	Historic Landfill	<input type="checkbox"/>
	2	Land to the North of Fen Road-Heighington, Lincoln	Historic Landfill	<input type="checkbox"/>
	3	Land North of Lincoln Road-Washingborough, Lincoln	Historic Landfill	<input type="checkbox"/>
	4	Land To Rear Of 41 Silver Street-Branston, Lincolnshire	Historic Landfill	<input type="checkbox"/>
	5	Land East to of Dowding Road and lying between Railway line and Allenby Road Industrial Estate-Wavell Drive, Lincoln	Historic Landfill	<input type="checkbox"/>
	6	EA/EPR/BP3098ND/A001 - U E F Lincoln	Active Landfill	<input checked="" type="checkbox"/>
	7	EA/EPR/LP3298NH/V002 - Anglian Water Services Ltd	Active Landfill	<input checked="" type="checkbox"/>
	8	Land to the rear of 41-43 Hawthorn Road-Cherry Willingham, Lincoln	Historic Landfill	<input type="checkbox"/>
	9	Moor Lane-Branston Booths, Lincoln	Historic Landfill	<input type="checkbox"/>
	10	Wickes Site-Outer Circle Road	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.

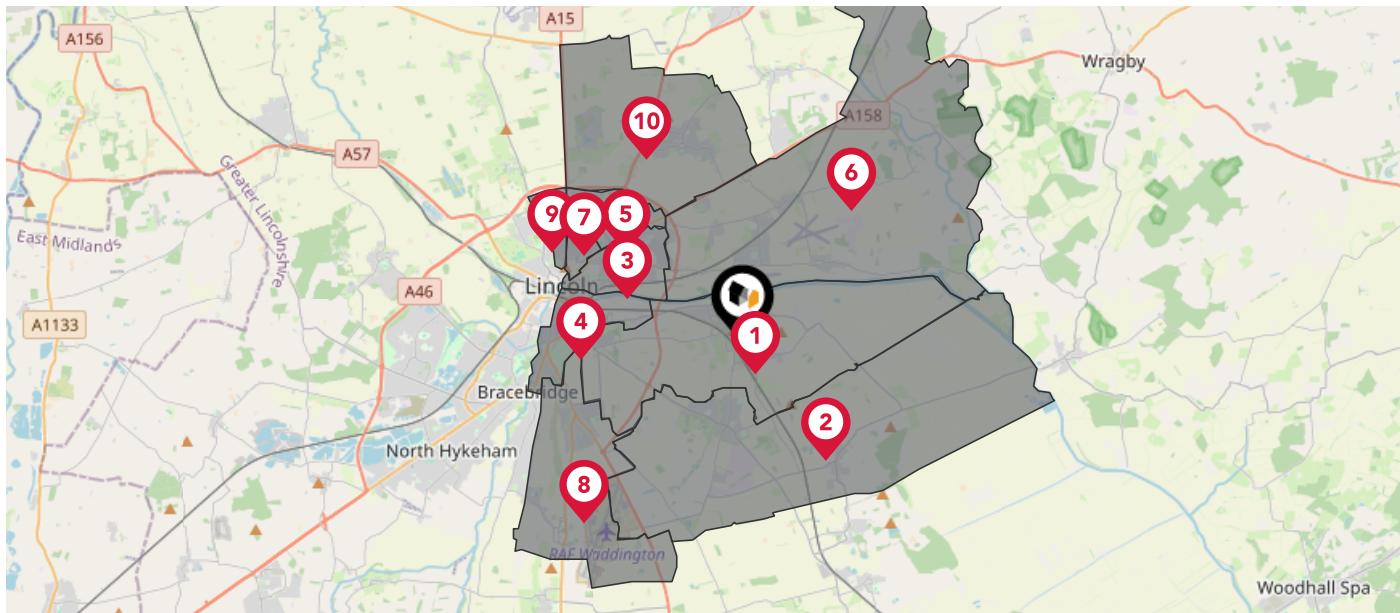
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

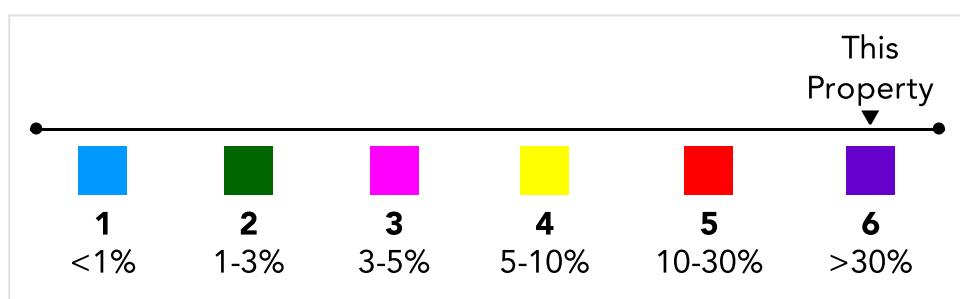
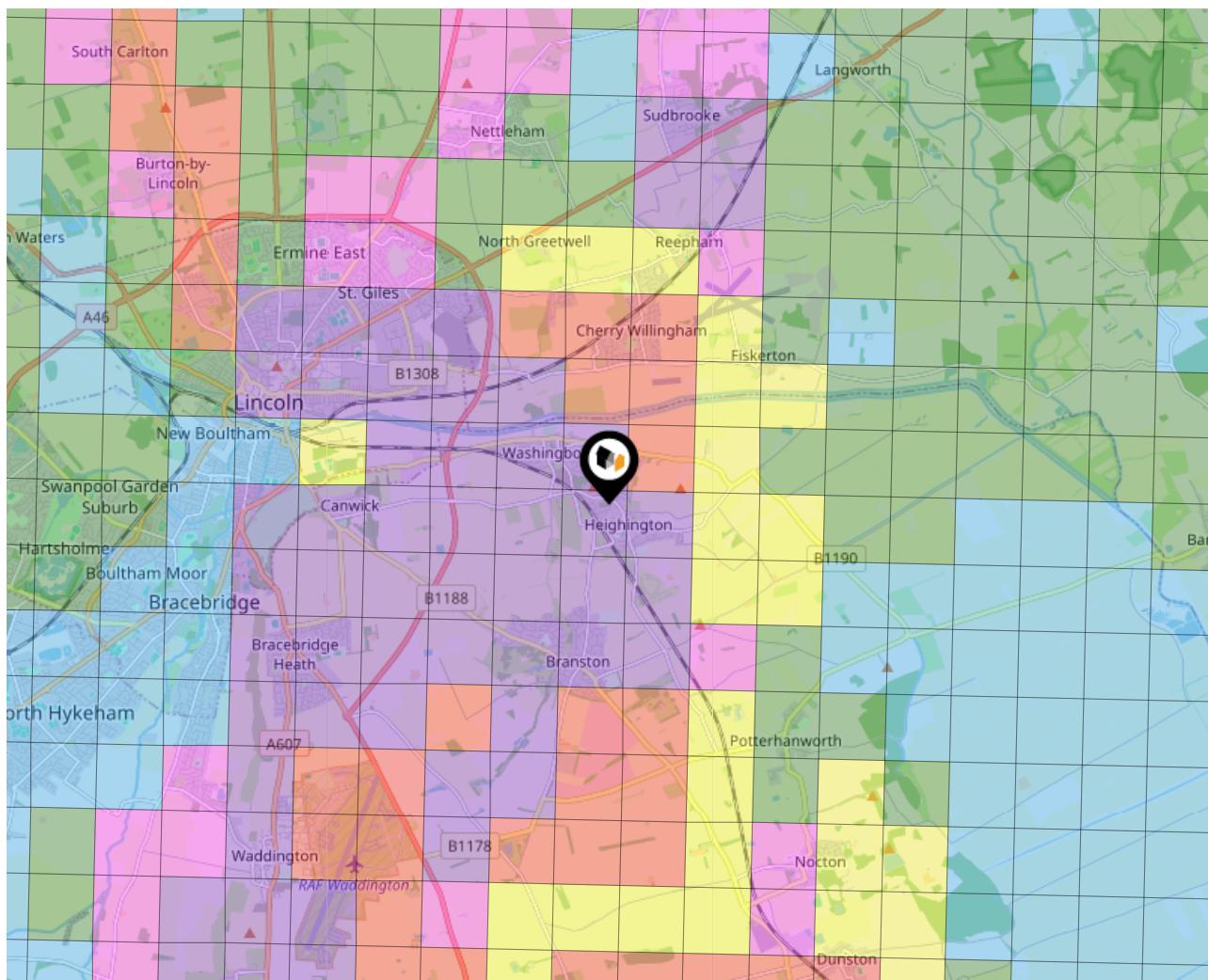


Nearby Council Wards

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



Environment Soils & Clay



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

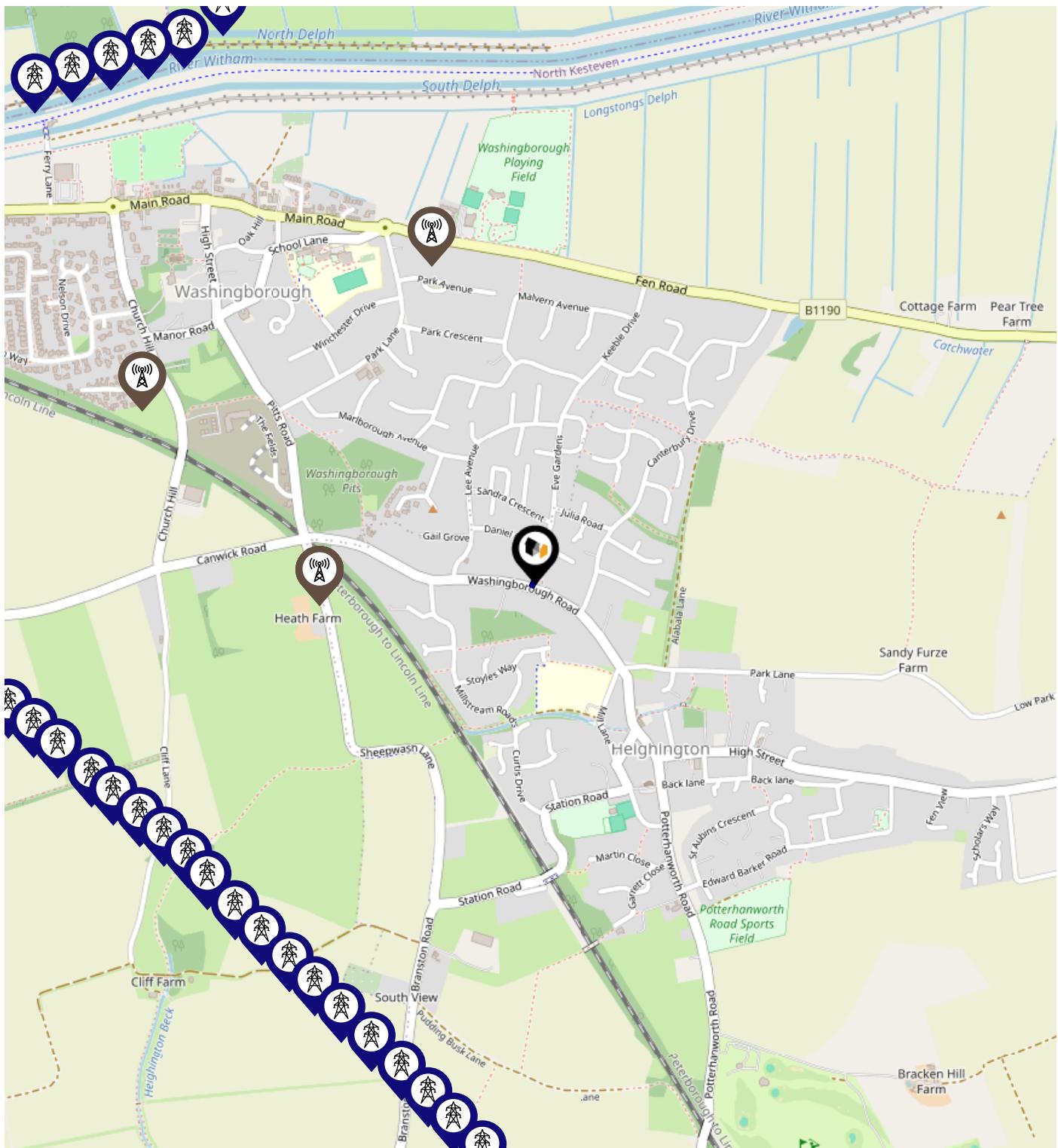
Carbon Content: NONE **Soil Texture:** CLAY TO SANDY LOAM
Parent Material Grain: ARGILLIC - **Soil Depth:** DEEP
ARENACEOUS
Soil Group: ALL



Primary Classifications (Most Common Clay Types)

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:

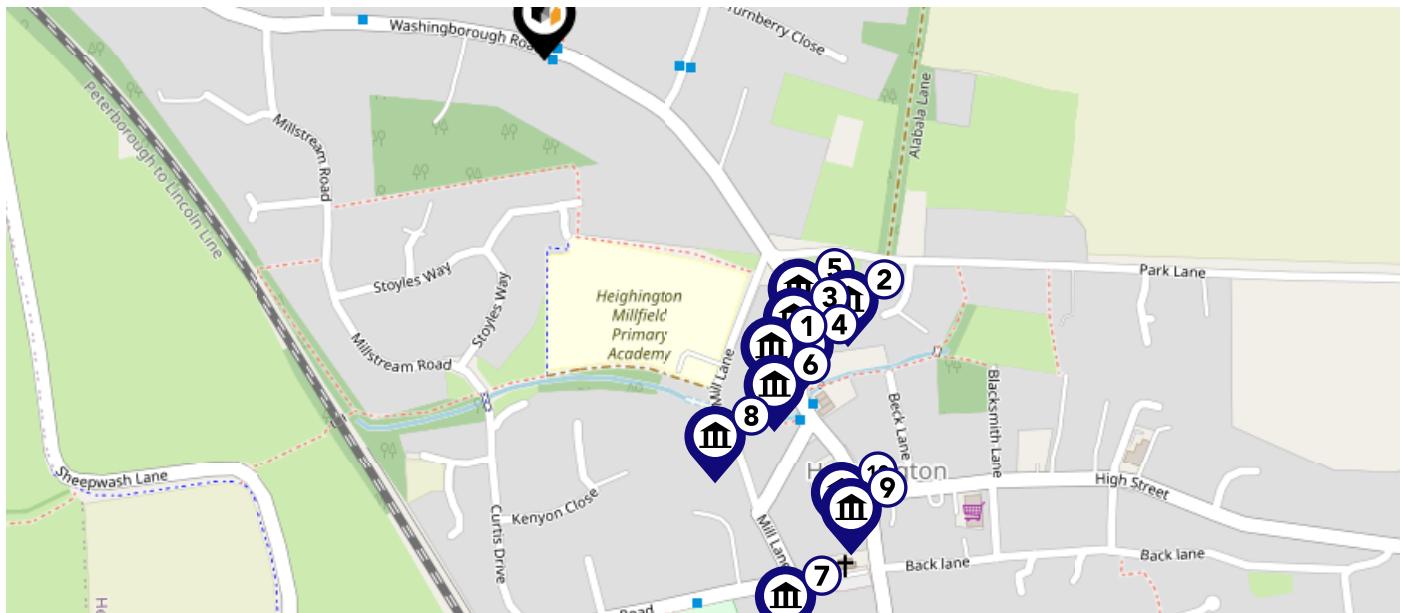
- Power Pylons
- Communication Masts

Maps

Listed Buildings



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



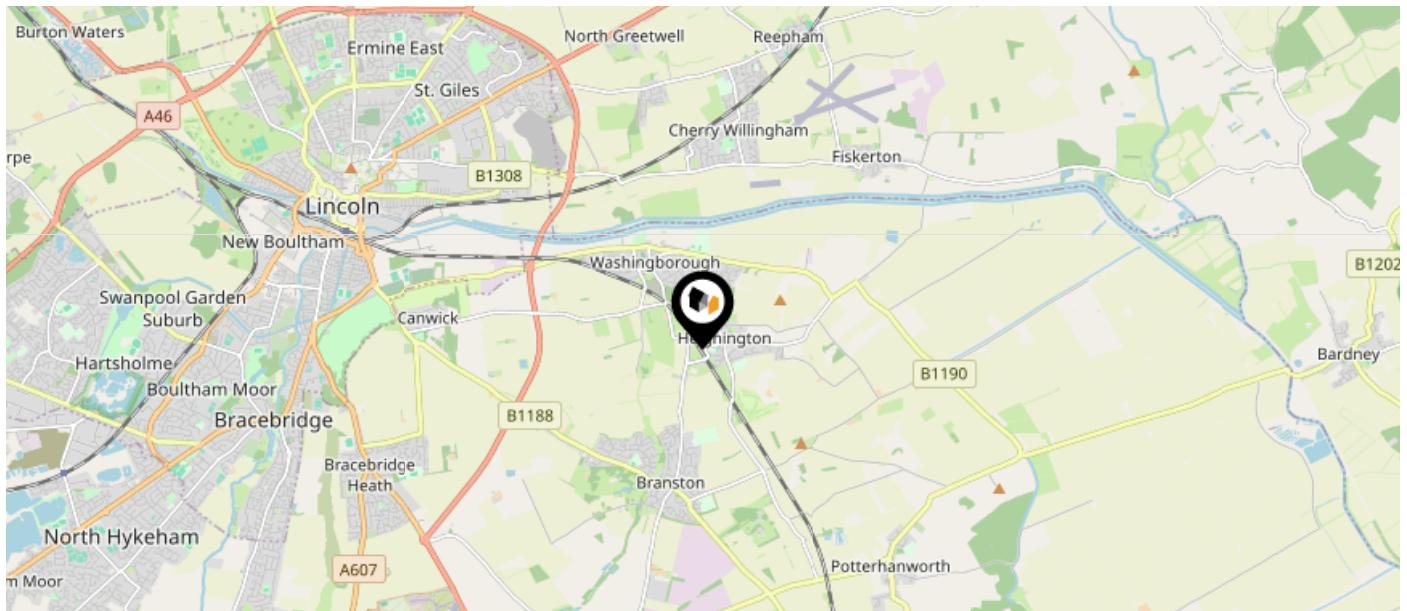
Listed Buildings in the local district	Grade	Distance
1360245 - Number 4 Arden House And Attached Railings	Grade II	0.2 miles
1062558 - The Dovecote In The Old Stackyard	Grade II	0.2 miles
1062549 - 3 And 5, High Street	Grade II	0.2 miles
1062550 - 7, High Street	Grade II	0.2 miles
1062548 - Park View	Grade II	0.2 miles
1062554 - Albert House	Grade II	0.2 miles
1062547 - Methodist Chapel, And Attached Railings	Grade II	0.3 miles
1205124 - The Hermitage And Attached Garden Wall And Gates	Grade II	0.3 miles
1205131 - Manor House With Attached Walls And Railings	Grade II	0.3 miles
1062556 - 18, High Street	Grade II	0.3 miles

Maps

Green Belt



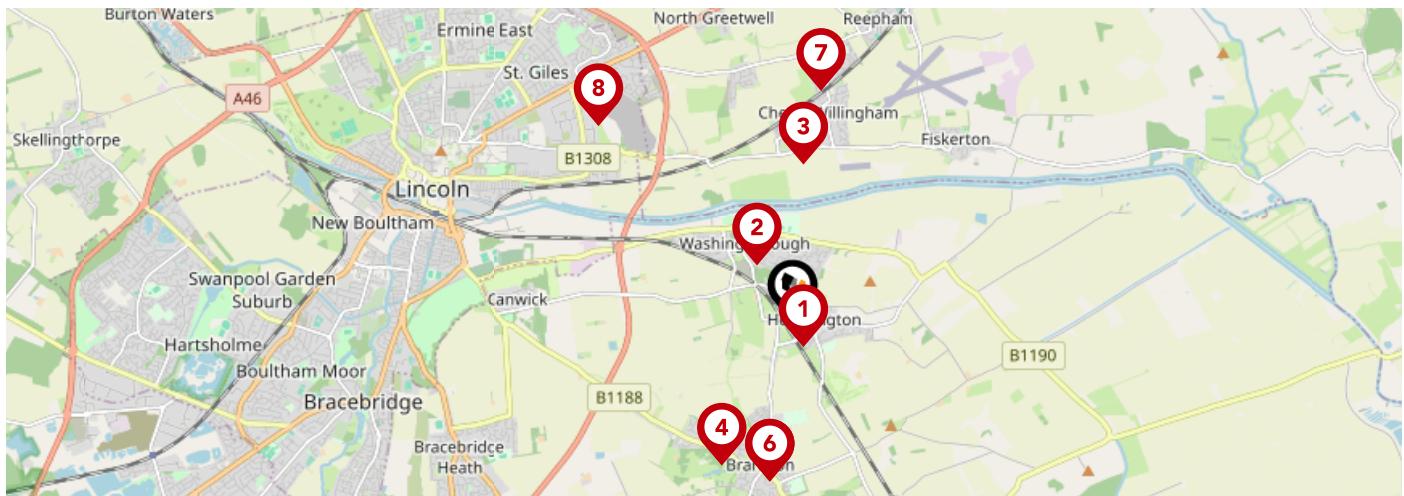
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

Area Schools



Nursery Primary Secondary College Private

	Heighington Millfield Primary Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Heighington Millfield Primary Academy Ofsted Rating: Good Pupils: 233 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Washingborough Academy Ofsted Rating: Good Pupils: 271 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cherry Willingham Primary Academy Ofsted Rating: Good Pupils: 205 Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Branston Church of England Infant Academy Ofsted Rating: Outstanding Pupils: 134 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Branston Junior Academy Ofsted Rating: Good Pupils: 170 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Branston Community Academy Ofsted Rating: Requires improvement Pupils: 1243 Distance:1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Priory Pembroke Academy Ofsted Rating: Good Pupils: 567 Distance:2.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lincoln Carlton Academy Ofsted Rating: Outstanding Pupils: 421 Distance:2.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



Nursery Primary Secondary College Private



Reepham Church of England Primary School

Ofsted Rating: Good | Pupils: 204 | Distance: 2.45



Lincoln Monks Abbey Primary School

Ofsted Rating: Good | Pupils: 594 | Distance: 2.68



The Potterhanworth Church of England Primary School

Ofsted Rating: Good | Pupils: 137 | Distance: 2.8



Lincoln Christ's Hospital School

Ofsted Rating: Good | Pupils: 1286 | Distance: 2.91



The Lincoln St Giles Nursery School

Ofsted Rating: Outstanding | Pupils: 112 | Distance: 2.93



St Giles Academy

Ofsted Rating: Requires improvement | Pupils: 405 | Distance: 2.93



The Lincoln Bishop King Church of England Primary School

Ofsted Rating: Good | Pupils: 459 | Distance: 2.99

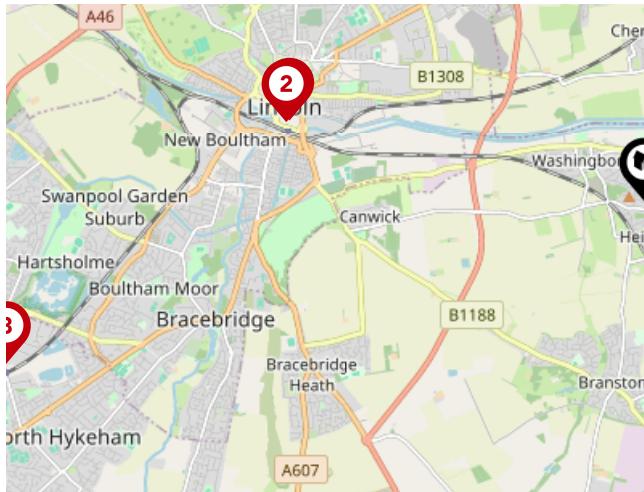


Lincoln College

Ofsted Rating: Good | Pupils: 0 | Distance: 3.07

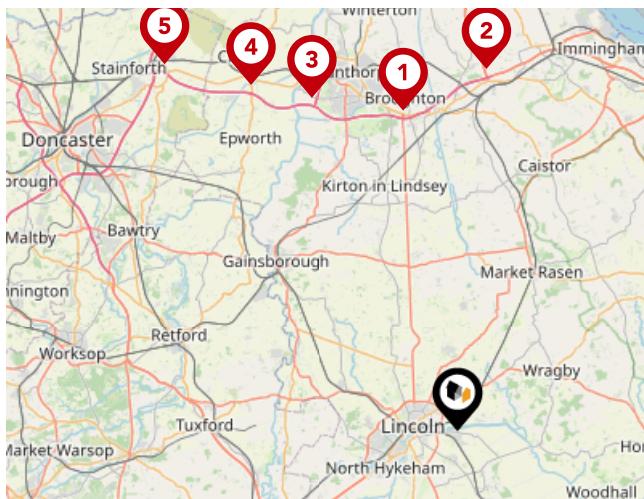


Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	3.24 miles
2	Lincoln Central Rail Station	3.26 miles
3	Hykeham Rail Station	5.86 miles



Trunk Roads/Motorways

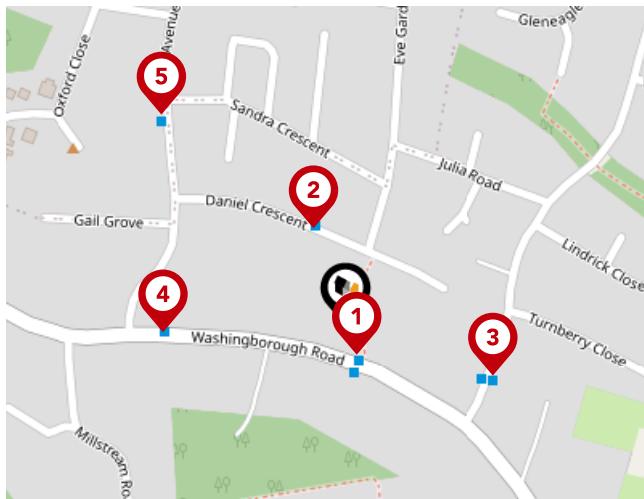
Pin	Name	Distance
1	M180 J4	23.03 miles
2	M180 J5	25.62 miles
3	M180 J3	25.78 miles
4	M180 J2	28.5 miles
5	M180 J1	33.19 miles



Airports/Helpads

Pin	Name	Distance
1	Humberside Airport	25.83 miles
2	Finningley	29.09 miles
3	East Mids Airport	45.01 miles
4	Leeds Bradford Airport	66.77 miles

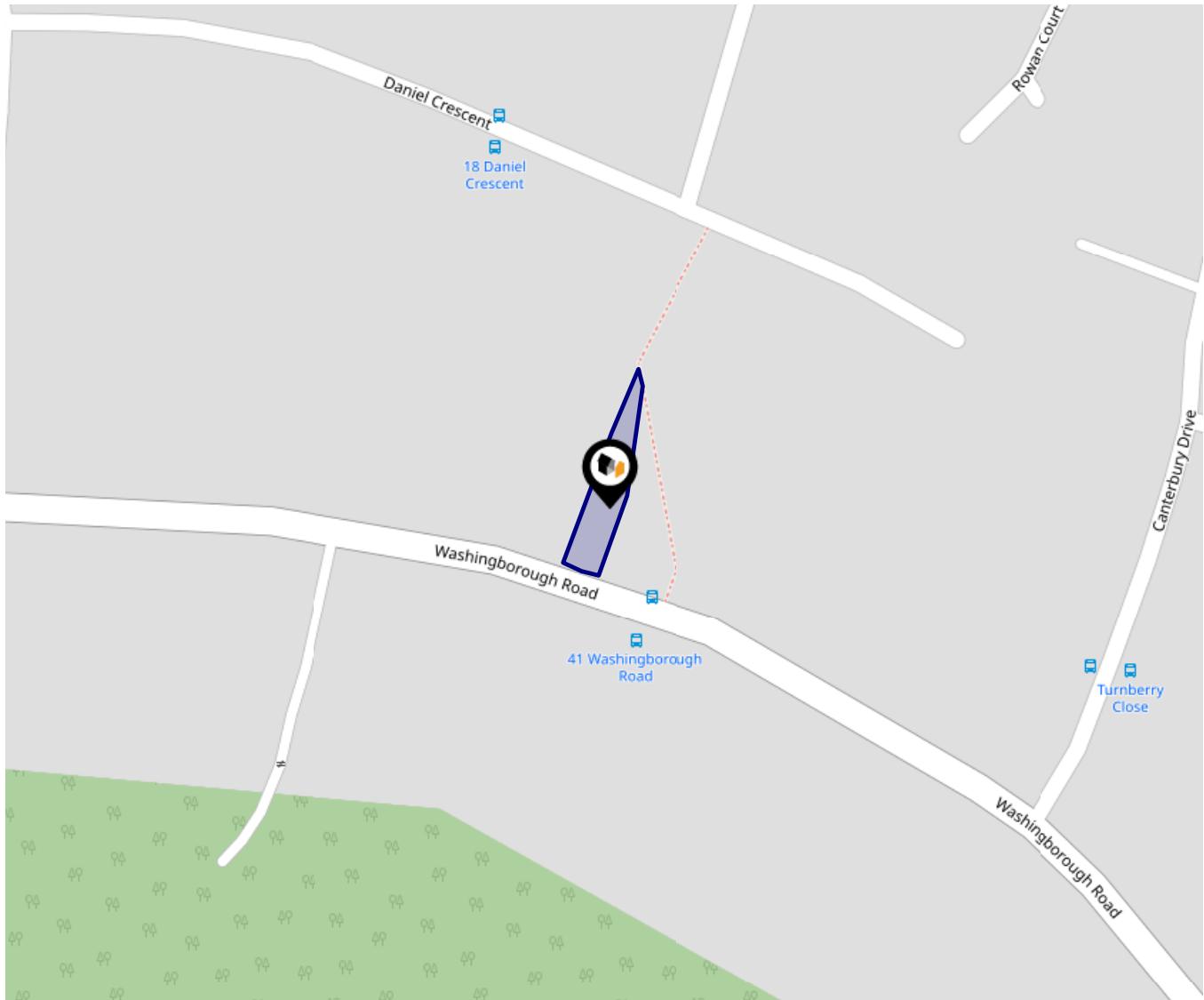
Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	24 Washingborough Road	0.02 miles
2	18 Daniel Crescent	0.06 miles
3	Turnberry Close	0.09 miles
4	Lee Avenue	0.1 miles
5	Sandra Crescent	0.16 miles

Local Area Road Noise



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- █ 75.0+ dB
- █ 70.0-74.9 dB
- █ 65.0-69.9 dB
- █ 60.0-64.9 dB
- █ 55.0-59.9 dB

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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