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MIR: Material Info

The Material Information Affecting this Property

Wednesday 11th November 2026



EASTFIELD CLOSE, WELTON, LINCOLN, LN2

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

www.mundys.net

arla | propertymark PROTECTED

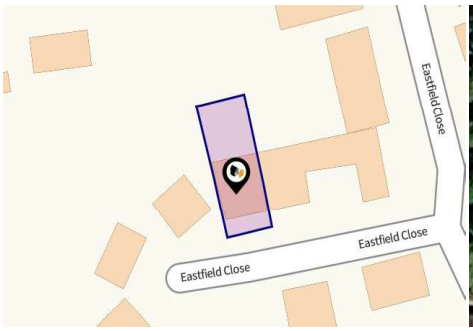
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The Property Ombudsman

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Property
Overview







Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	3		
Plot Area:	0.09 acres		
Council Tax :	Band C		
Annual Estimate:	£2,093		
Title Number:	LL418929		

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	54	1000
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

O2 — EE — 3 — Vodafone

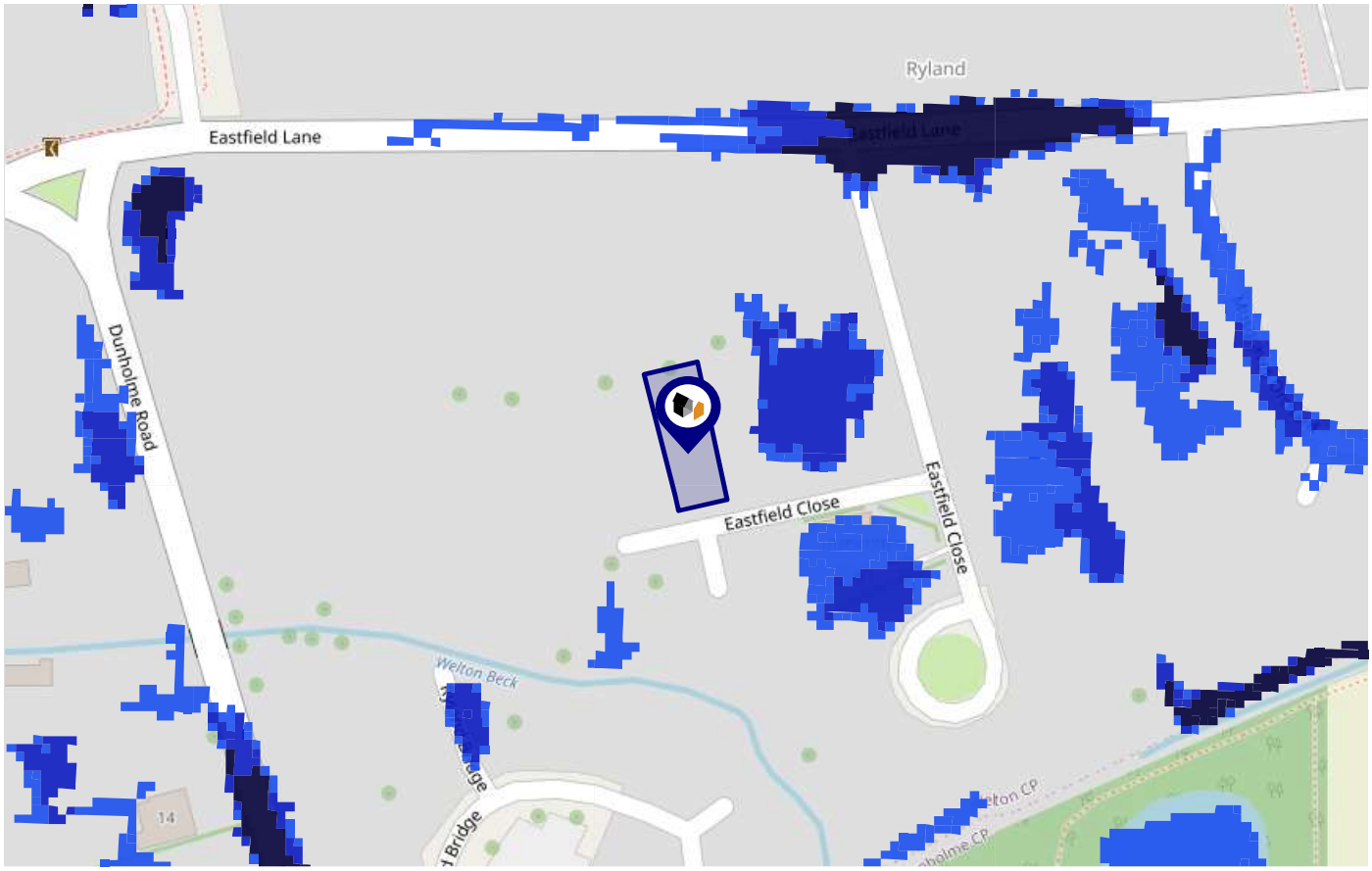
Satellite/Fibre TV Availability:

BT — sky — Virgin media

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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.

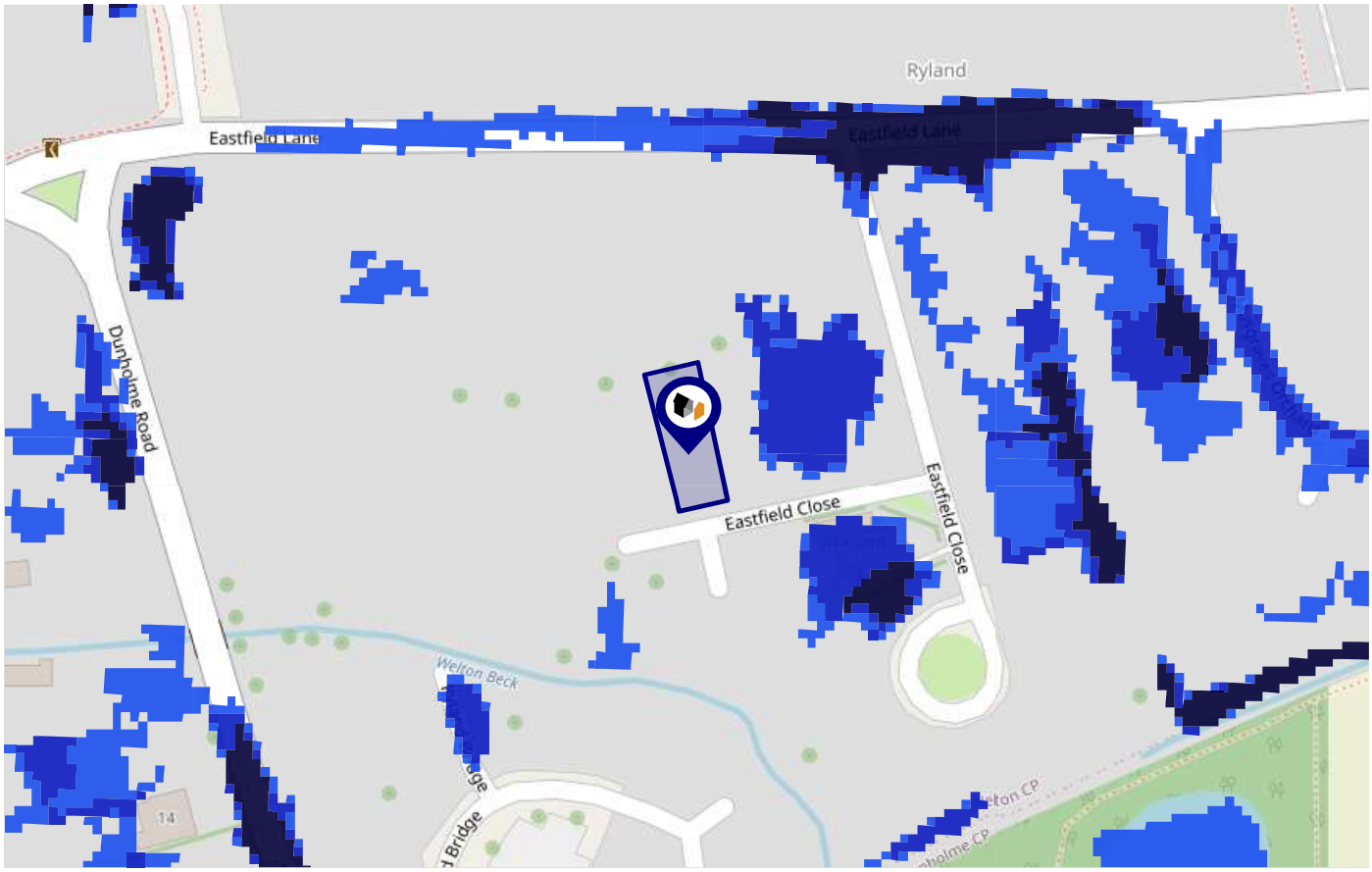
Chance of flooding to the following depths at this property:



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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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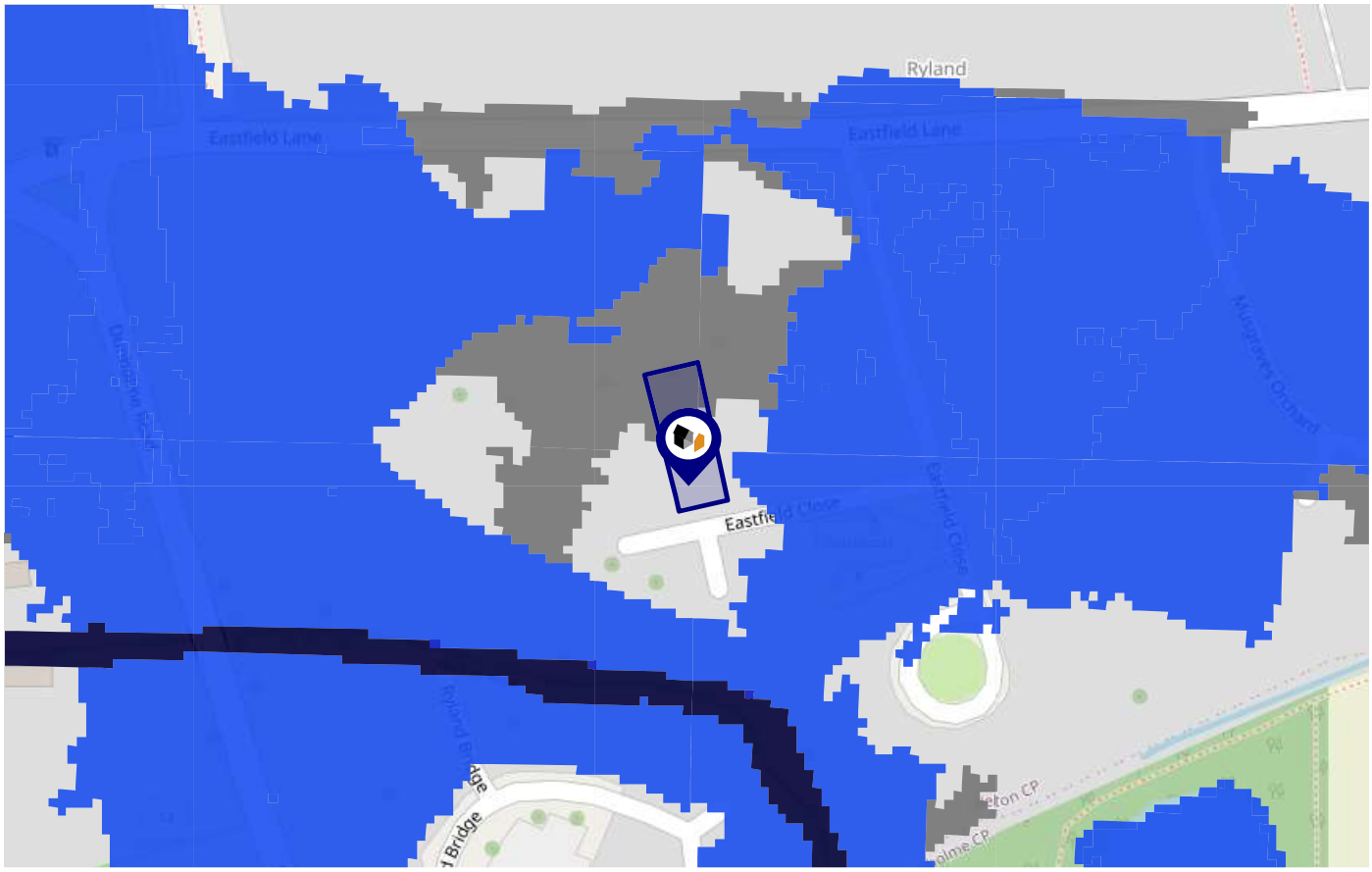


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Flood Risk
Rivers & Seas - Flood Risk

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

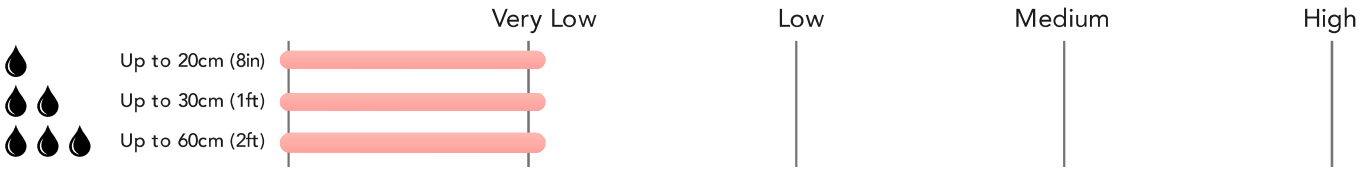


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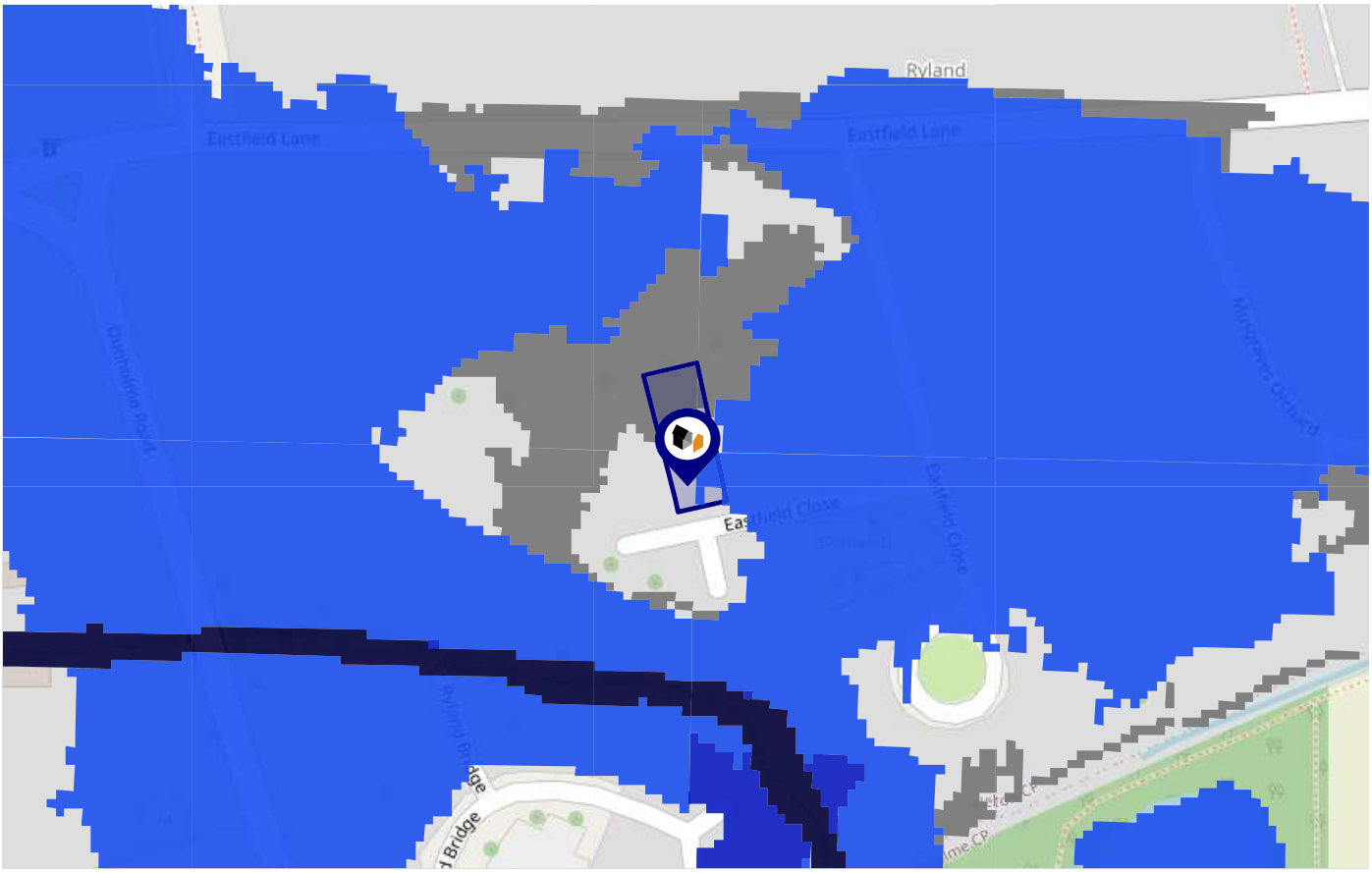
Chance of flooding to the following depths at this property:



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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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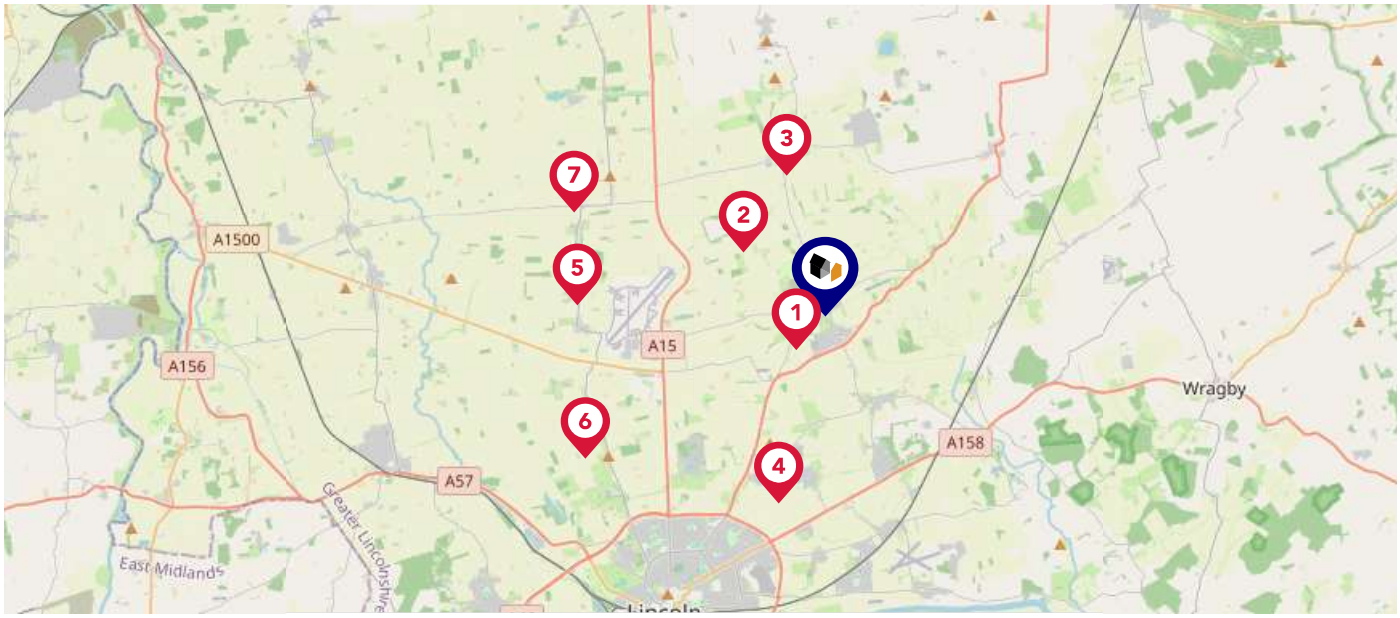


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Maps
Conservation Areas

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	Welton
2	Hackthorn
3	Spridlington
4	Nettleham
5	Brattleby
6	South Carlton
7	Ingham

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	Dunholme Holt Bend-Off the A46, Dunholme, Lincolnshire	Historic Landfill
2	Land adjacent to Cammeringham Top Covert and the A15-Cammeringham	Historic Landfill
3	Middle Street-Cammeringham	Historic Landfill
4	Barlings Lane-Langworth, Lincoln	Historic Landfill

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

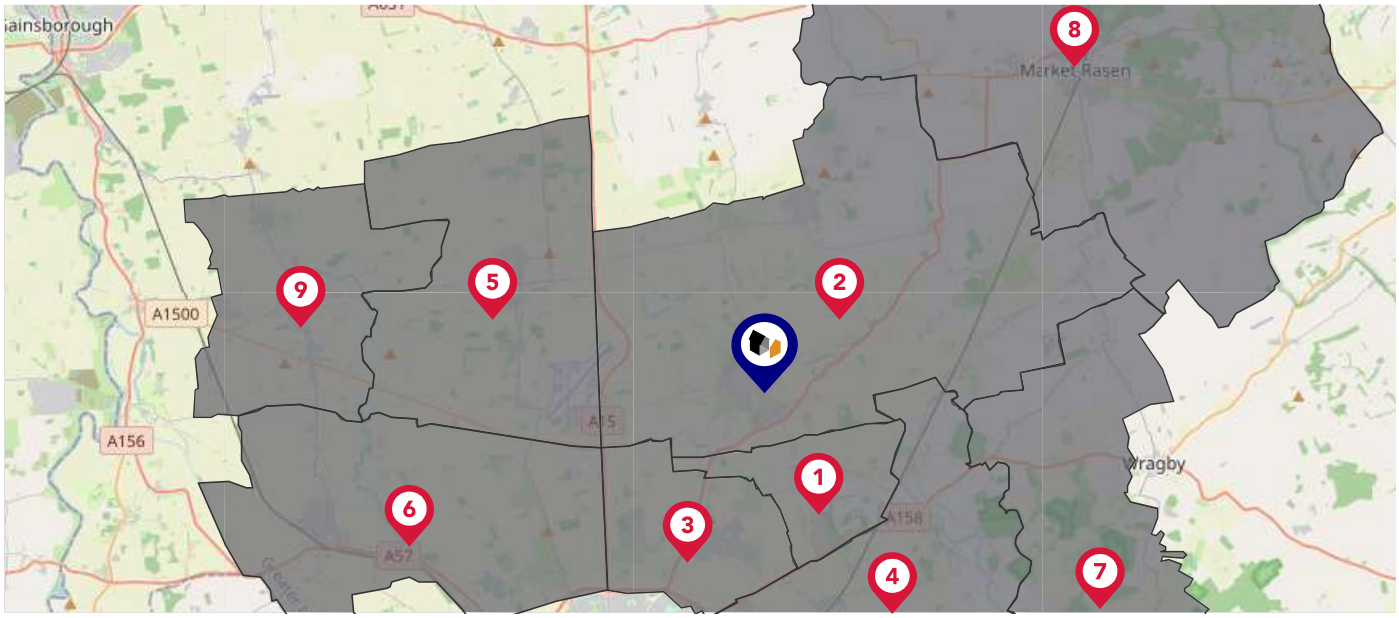
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

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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



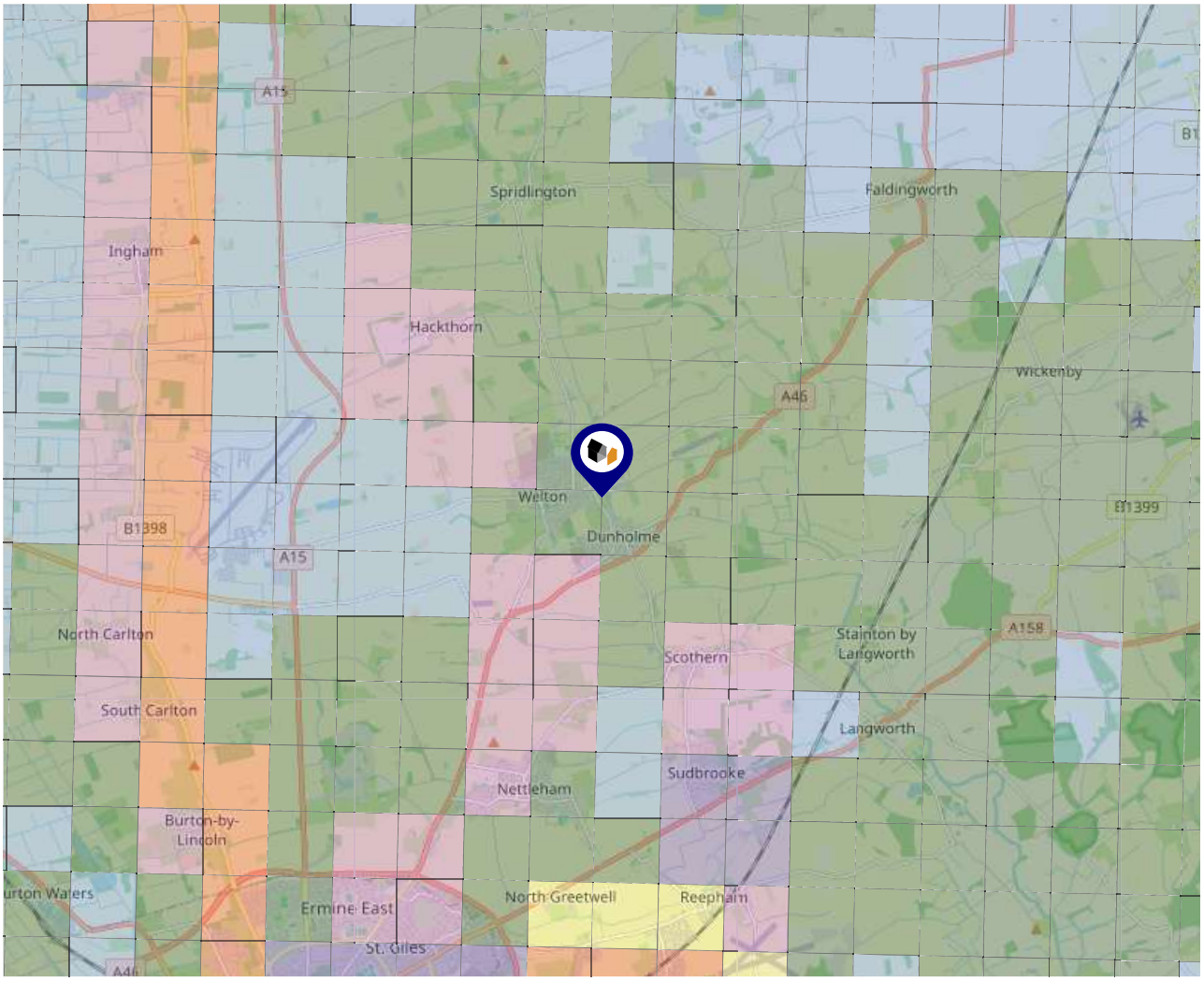
Nearby Council Wards

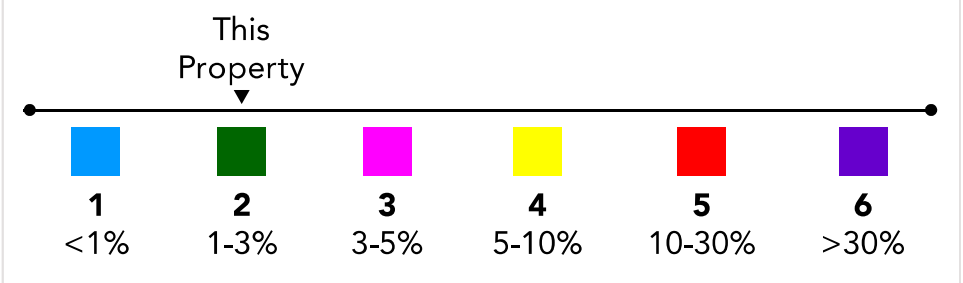
1	Sudbrooke Ward
2	Dunholme and Welton Ward
3	Nettleham Ward
4	Cherry Willingham Ward
5	Scampton Ward
6	Saxilby Ward
7	Bardney Ward
8	Market Rasen Ward
9	Stow Ward

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/m3).



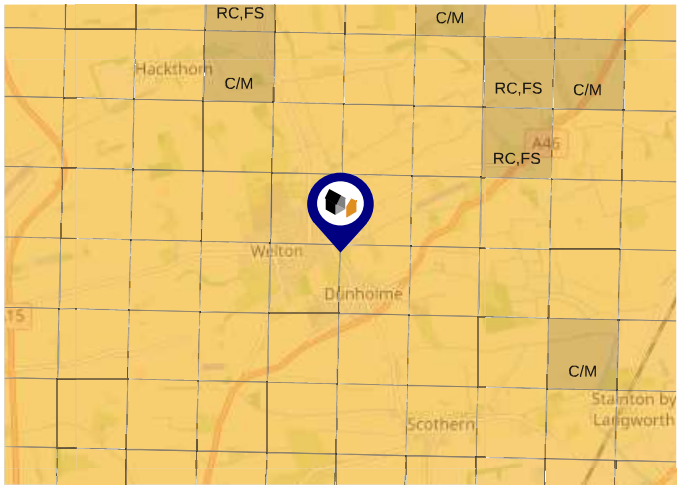


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Environment
Soils & Clay

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

Carbon Content:	VARIABLE	**Soil Texture:**	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO HEAVY		

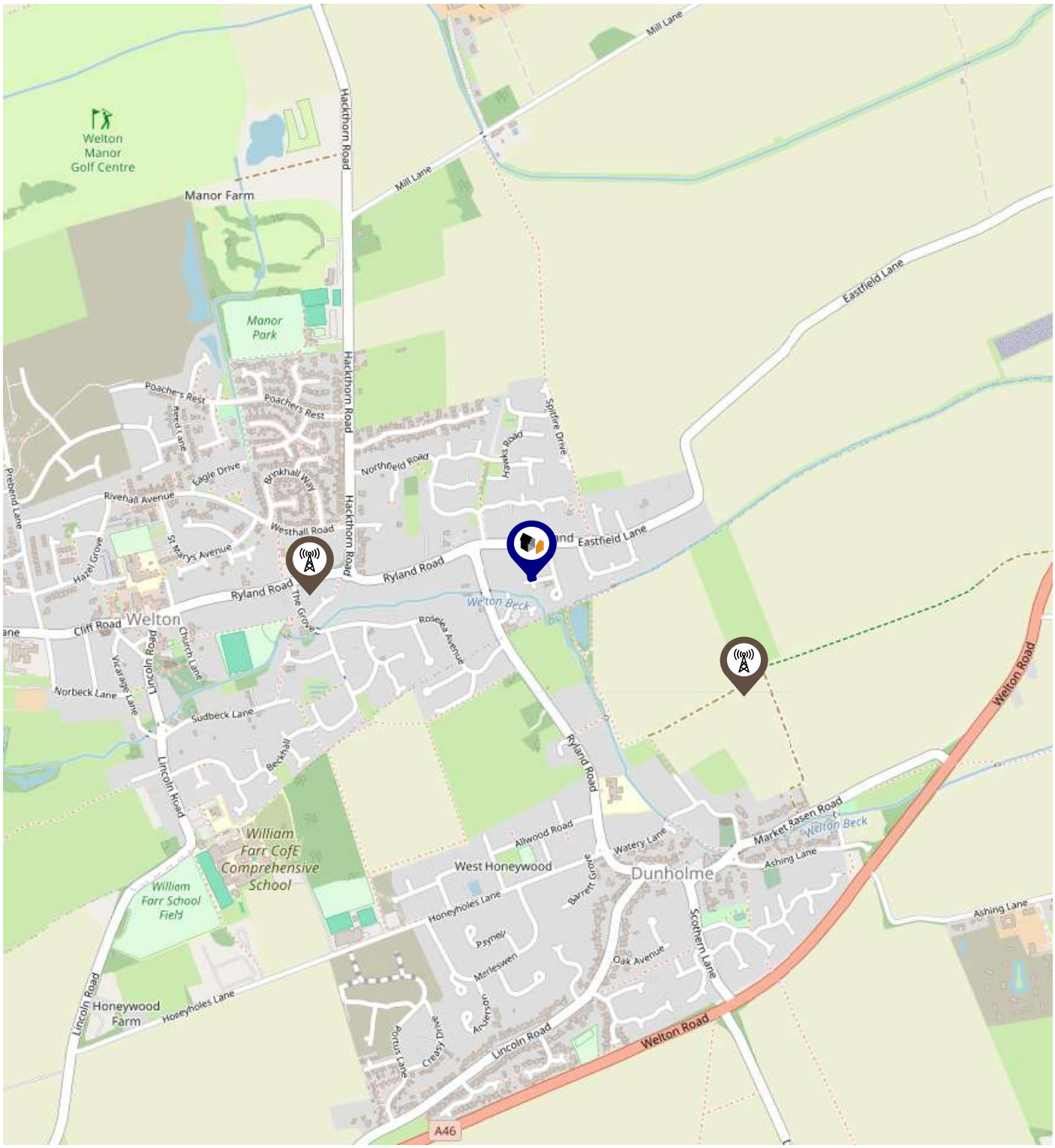


Primary Classifications (Most Common Clay Types)

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

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Local Area
Masts & Pylons



Key:

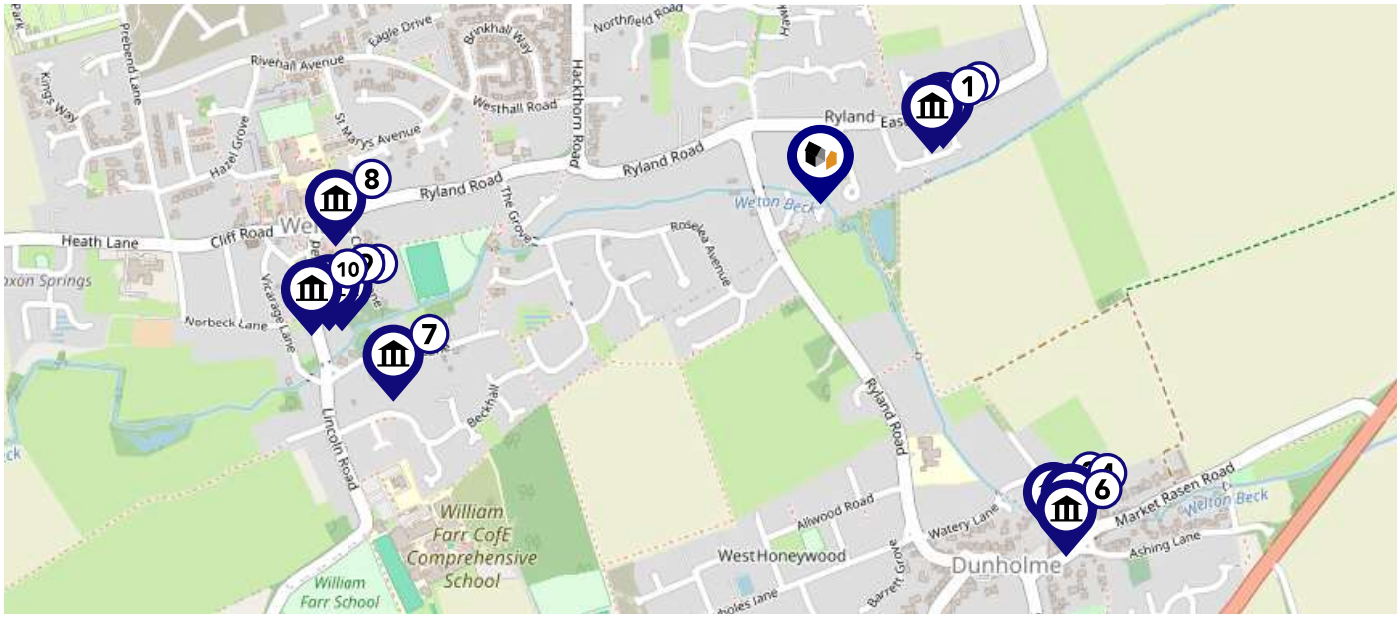
Power Pylons

Communication Masts

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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
1 1064130 - Pigeoncote At Ryland Farmhouse	Grade II	0.1 miles
2 1309120 - Ryland Farmhouse	Grade II	0.2 miles
3 1359446 - The Vicarage	Grade II	0.5 miles
4 1064139 - Church Of St Chad	Grade I	0.5 miles
5 1064131 - 2 Gravestones At East End Of Church Of St Mary	Grade II	0.5 miles
6 1064140 - Lampstand At Church Of St Chad	Grade II	0.5 miles
7 1064091 - Stonefaces	Grade II	0.5 miles
8 1359460 - 7, Ryland Road	Grade II	0.5 miles
9 1359439 - Church Of St Mary	Grade II	0.6 miles
10 1166107 - Cross At Church Of St Mary West Side Of Churchyard	Grade II	0.6 miles

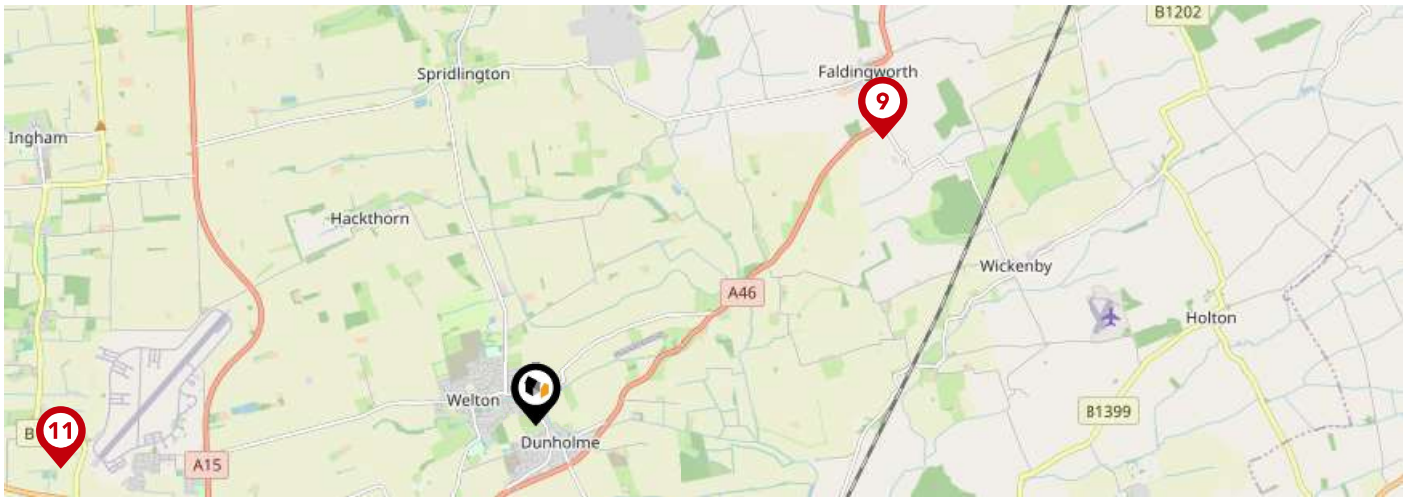
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Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Dunholme St Chad's Church of England Primary School Ofsted Rating: Requires improvement | Pupils: 212 | Distance:0.28	☐	☑	☐	☐	☐
2	William Farr CofE Comprehensive School Ofsted Rating: Good | Pupils: 1444 | Distance:0.6	☐	☐	☑	☐	☐
3	Welton St Mary's Church of England Primary Academy Ofsted Rating: Good | Pupils: 381 | Distance:0.64	☐	☑	☐	☐	☐
4	Ellison Boulters Church of England Primary School Ofsted Rating: Outstanding | Pupils: 288 | Distance:1.94	☐	☑	☐	☐	☐
5	The Hackthorn Church of England Primary School Ofsted Rating: Outstanding | Pupils: 56 | Distance:2.11	☐	☑	☐	☐	☐
6	The Nettleham Infant and Nursery School Ofsted Rating: Good | Pupils: 210 | Distance:2.98	☐	☑	☐	☐	☐
7	Pollyplatt Primary School Ofsted Rating: Good | Pupils: 81 | Distance:3	☐	☑	☐	☐	☐
8	The Nettleham Church of England Voluntary Aided Junior School Ofsted Rating: Good | Pupils: 227 | Distance:3.02	☐	☑	☐	☐	☐

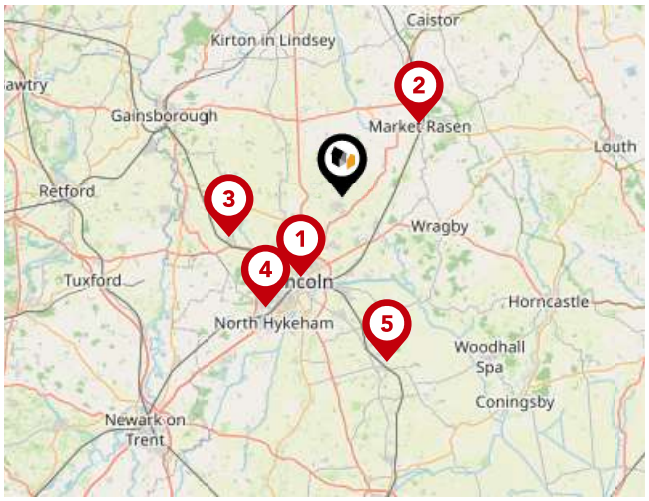
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Faldingworth Community Primary School Ofsted Rating: Good | Pupils: 71 | Distance:3.98	☐	☑	☐	☐	☐
10 Reepham Church of England Primary School Ofsted Rating: Good | Pupils: 204 | Distance:4.08	☐	☑	☐	☐	☐
11 Scampton Church of England Primary School Ofsted Rating: Good | Pupils: 57 | Distance:4.22	☐	☑	☐	☐	☐
12 The Priory Pembroke Academy Ofsted Rating: Good | Pupils: 567 | Distance:4.27	☐	☐	☑	☐	☐
13 Ermine Primary Academy Ofsted Rating: Good | Pupils: 393 | Distance:4.61	☐	☑	☐	☐	☐
14 Our Lady of Lincoln Catholic Primary School A Voluntary Academy Ofsted Rating: Good | Pupils: 204 | Distance:4.7	☐	☑	☐	☐	☐
15 Springwell Alternative Academy Lincoln Ofsted Rating: Good | Pupils: 48 | Distance:4.74	☐	☐	☑	☐	☐
16 Lincoln Carlton Academy Ofsted Rating: Outstanding | Pupils: 421 | Distance:4.76	☐	☑	☐	☐	☐

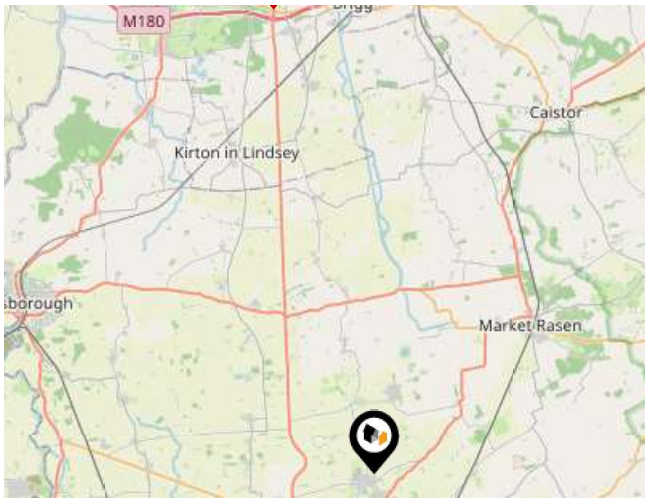
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Area
Transport (National)



National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	6.28 miles
2	Market Rasen Rail Station	7.65 miles
3	Saxilby Rail Station	8.44 miles
4	Hykeham Rail Station	9.41 miles
5	Metheringham Rail Station	12.08 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	16.77 miles



Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	19.71 miles

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Area
Transport (Local)

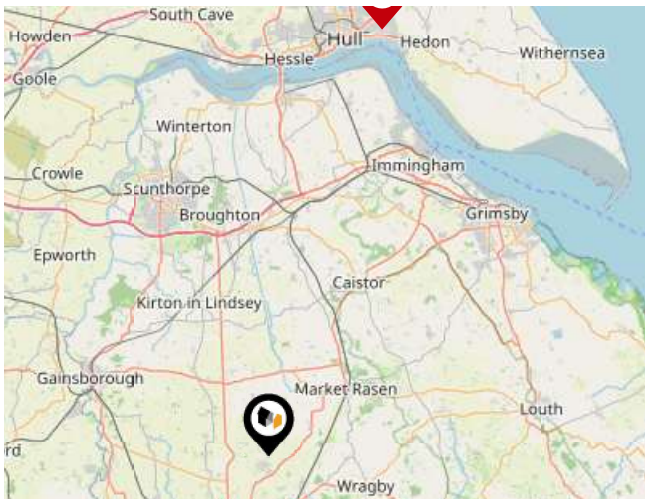


Bus Stops/Stations

Pin	Name	Distance
1	Roselea Avenue	0.1 miles
2	Dunholme Road	0.15 miles
3	Village Hall	0.34 miles
4	Allwood Road	0.38 miles
5	Ryland Road	0.48 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Hull Ferry Terminal	31.23 miles

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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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Environment Agency

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