

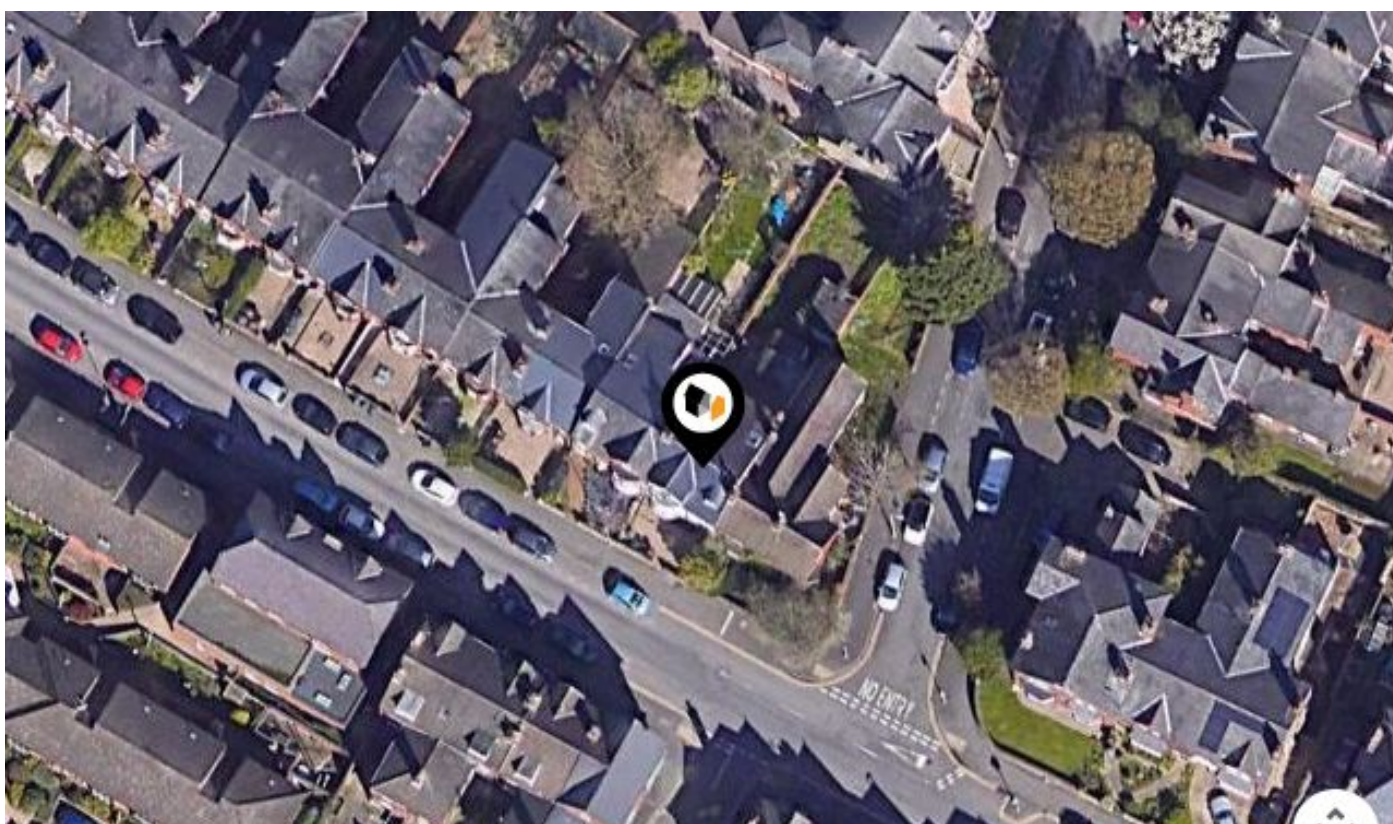


See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 12th December 2025



136, WEST PARADE, LINCOLN, LN1

Mundys

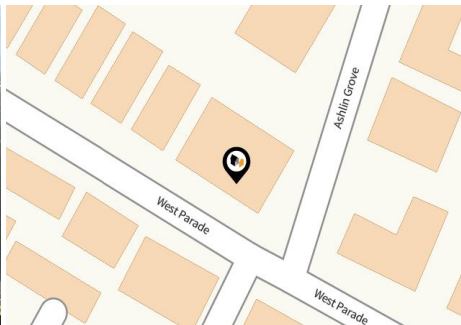
29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

www.mundys.net





Property




| | |
|------------------|-------------------|
| Type: | Flat / Maisonette |
| Bedrooms: | 1 |
| Year Built : | 1900-1929 |
| Council Tax : | Band A |
| Annual Estimate: | £1,507 |

Local Area

| | |
|--------------------|--------------------------|
| Local Authority: | Lincoln |
| Conservation Area: | West Parade and Brayford |

| | |
|-----------------|----------|
| Flood Risk: | |
| ● Rivers & Seas | Very low |
| ● Surface Water | Very low |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|---|--|---|
| 6 | 80 | 1800 |
| mb/s | mb/s | mb/s |
|  |  |  |

Mobile Coverage: (based on calls indoors)



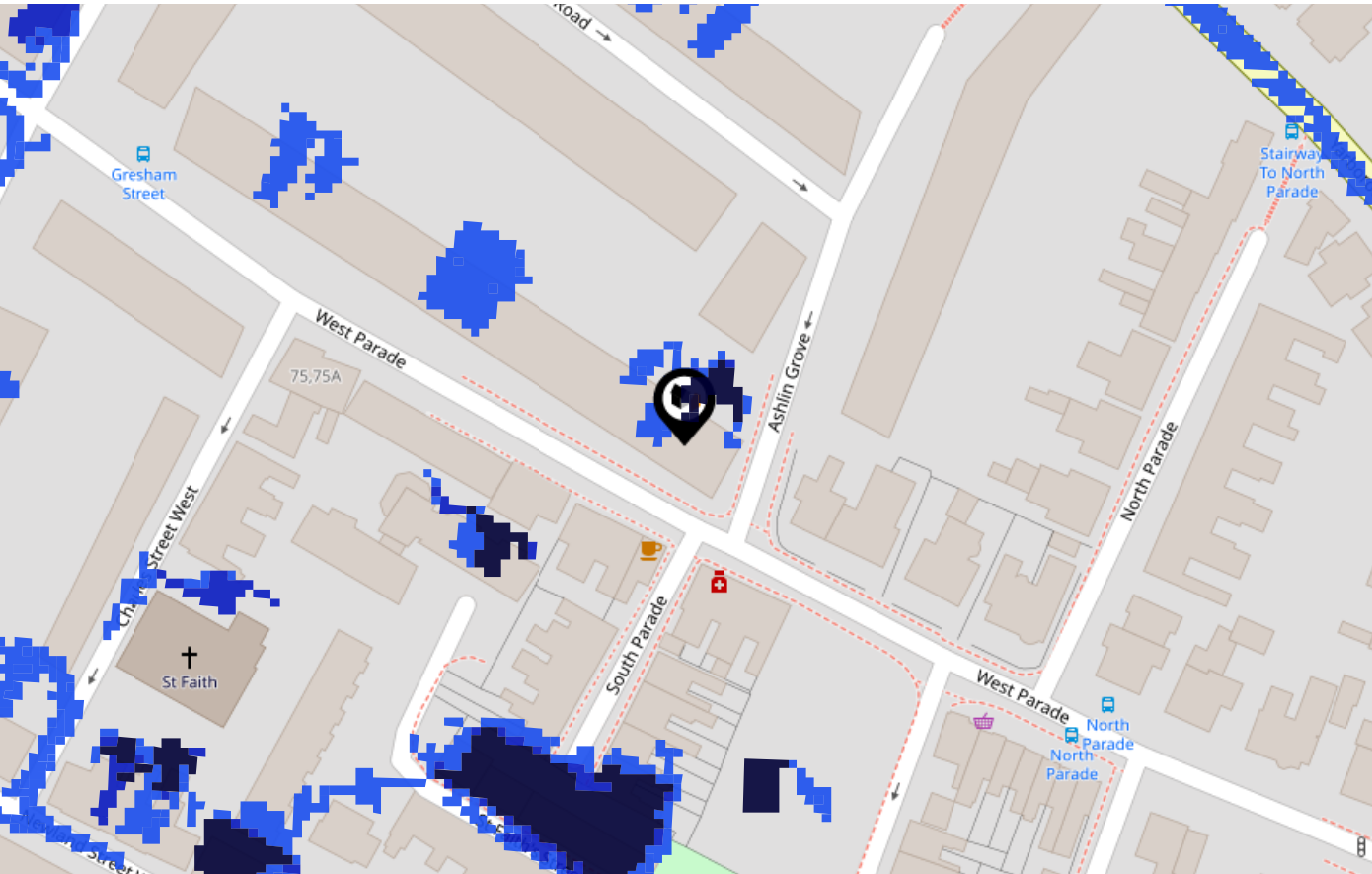
Satellite/Fibre TV Availability:



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.

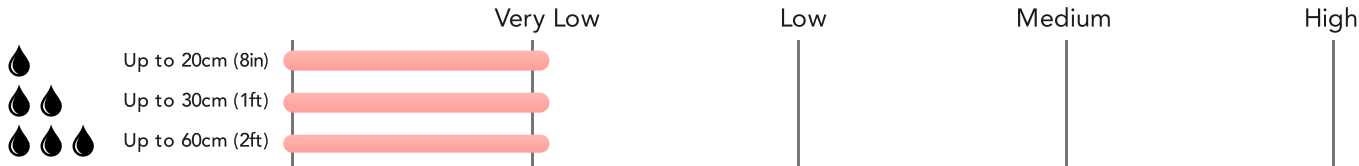


Risk Rating: Very low

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.

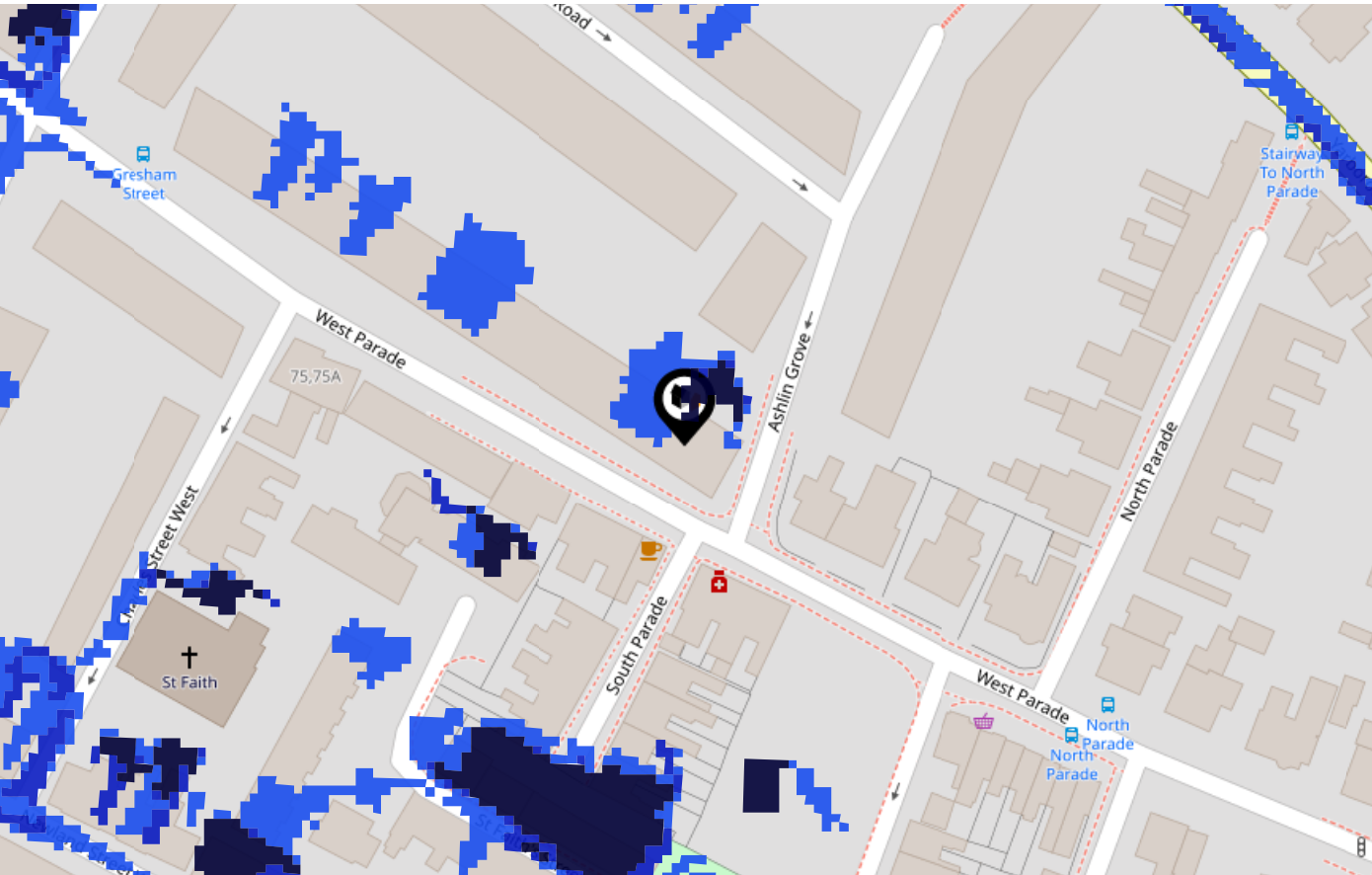
Chance of flooding to the following depths at this property:



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

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.

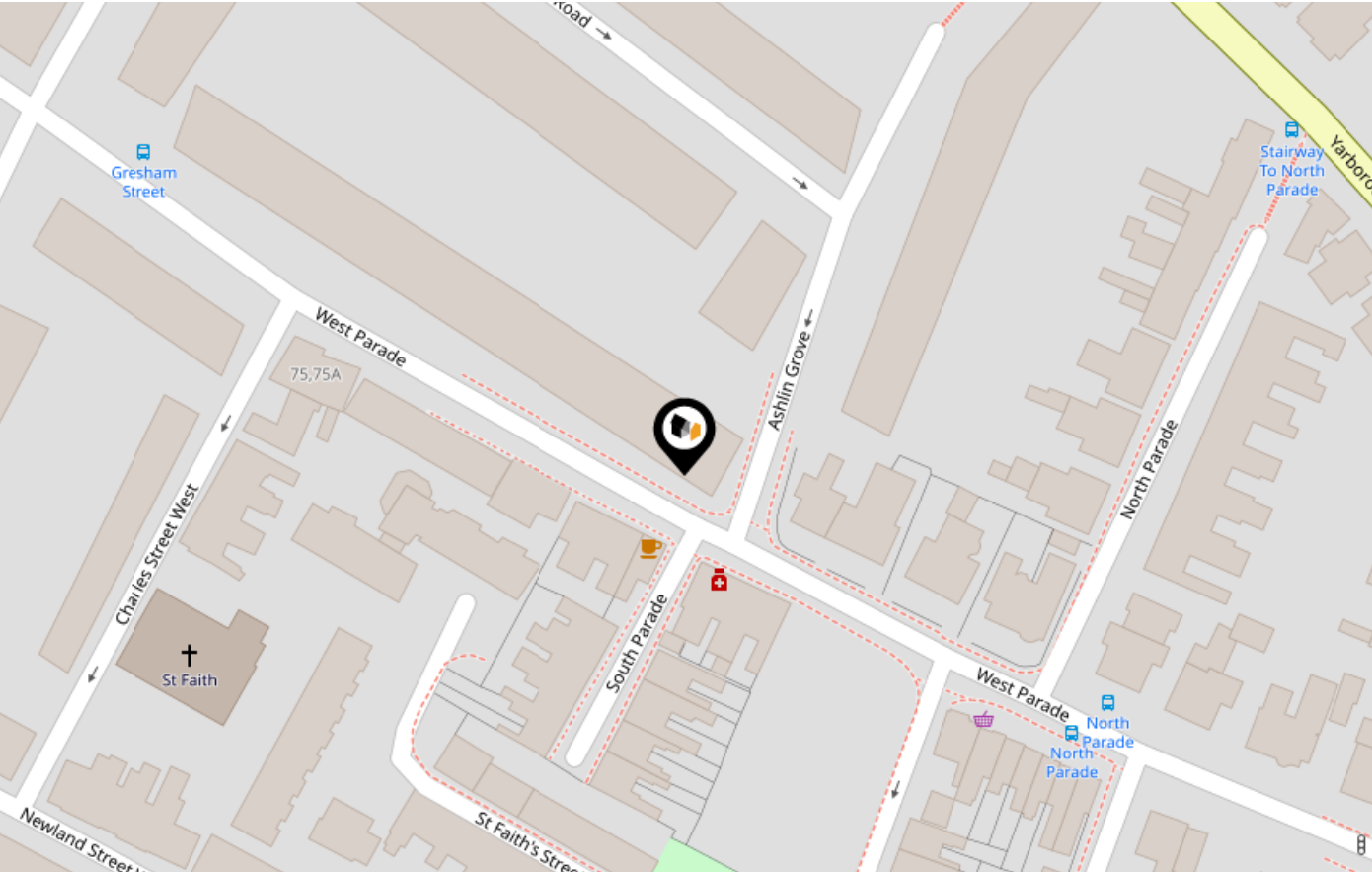
Chance of flooding to the following depths at this property:



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.

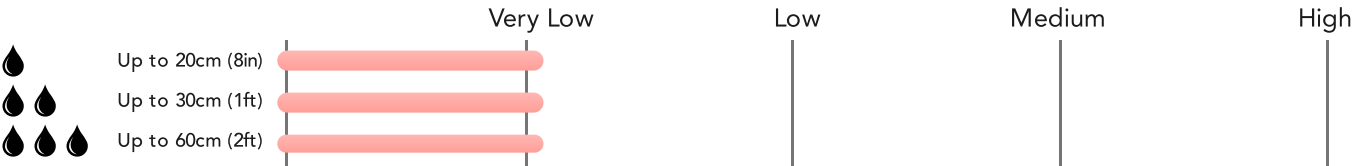


Risk Rating: Very low

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:

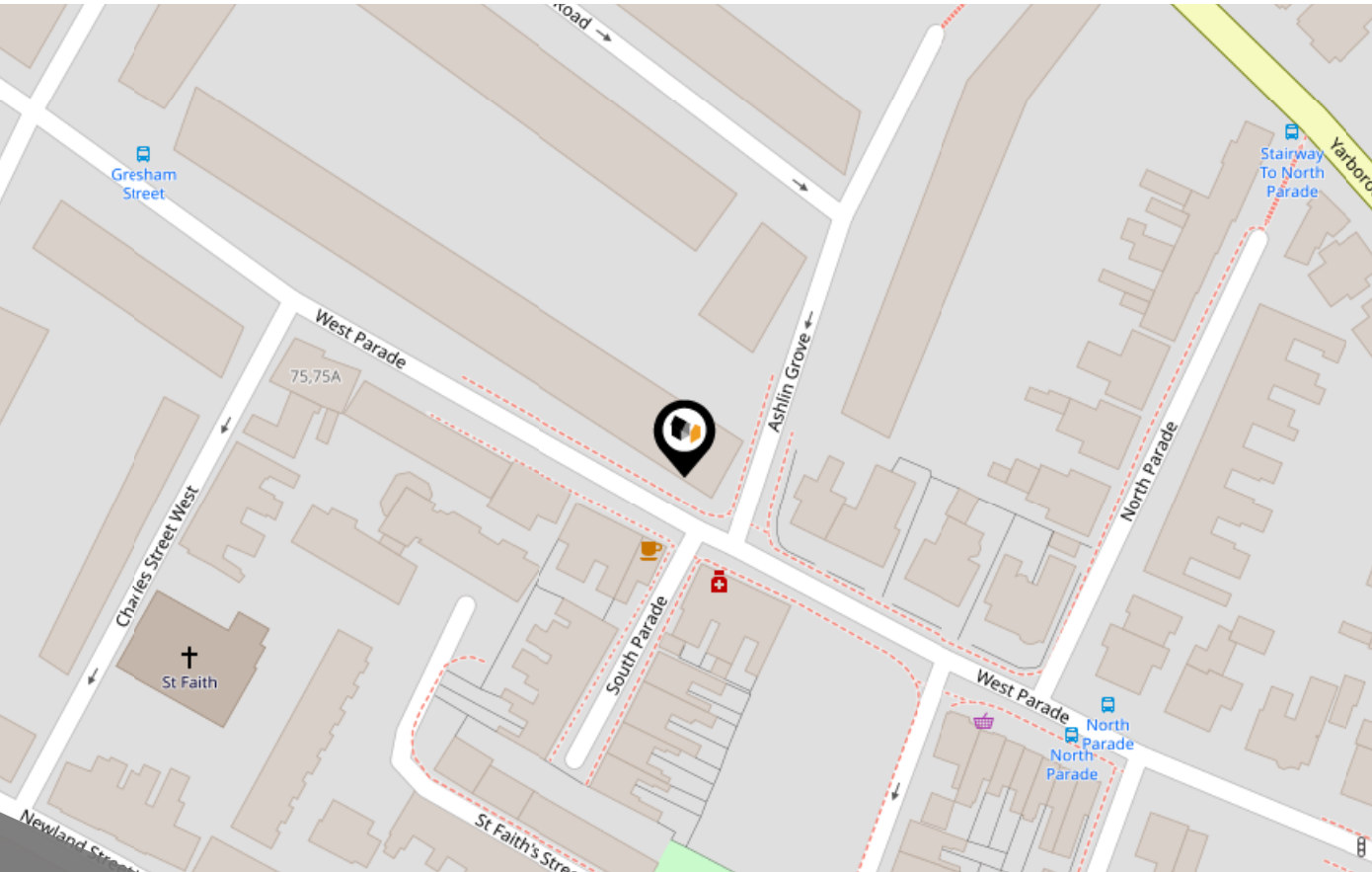


Flood Risk

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.

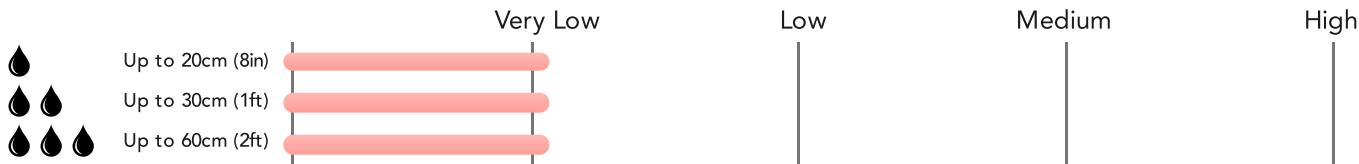


Risk Rating: Very low

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:

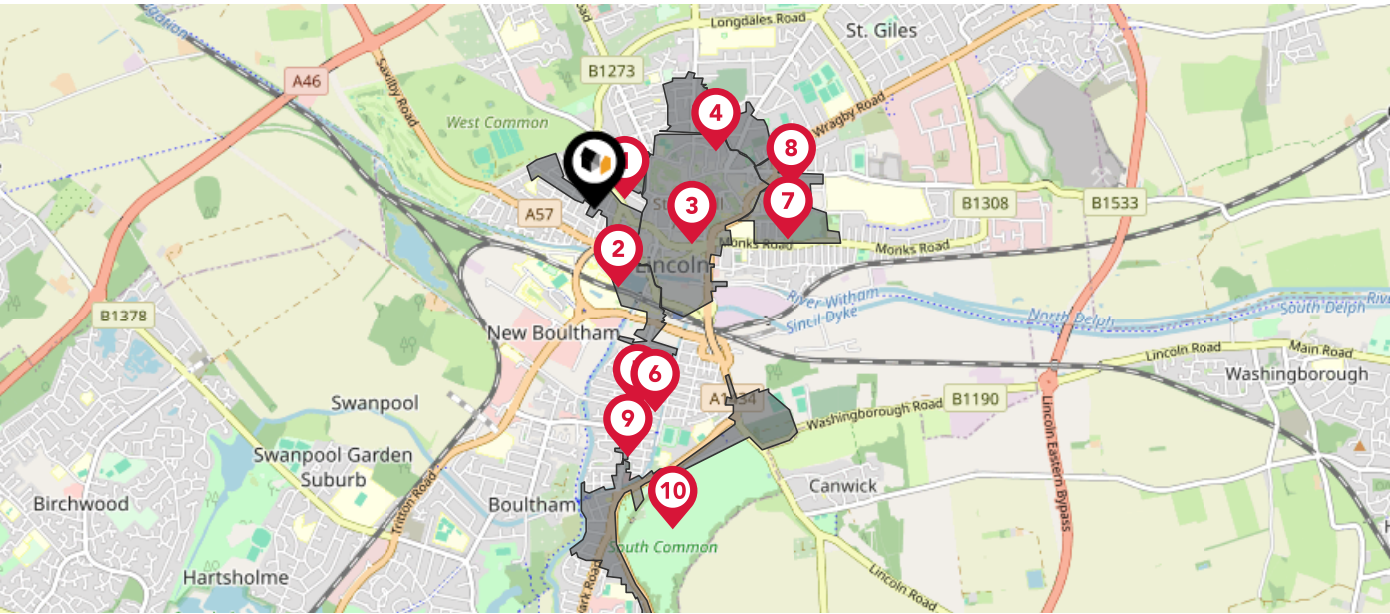


Maps

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.



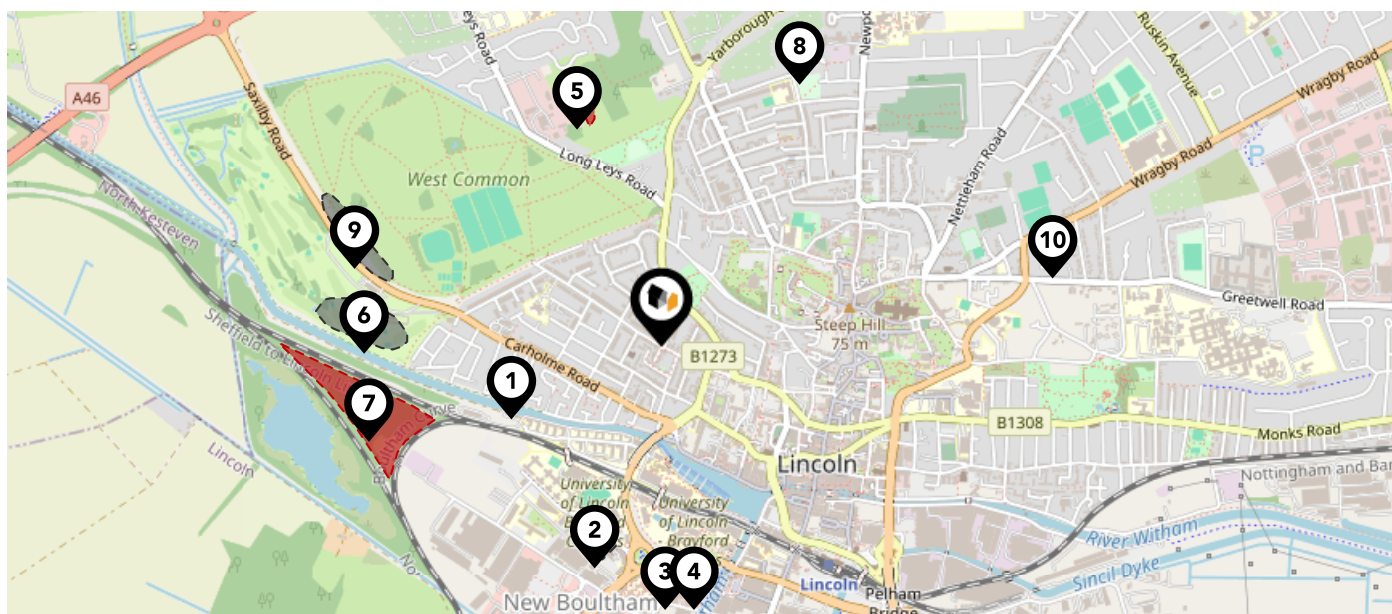
| Nearby Conservation Areas | |
|---------------------------|----------------------------|
| 1 | Carline |
| 2 | West Parade and Brayford |
| 3 | Cathedral and City Centre |
| 4 | Newport and Nettleham Road |
| 5 | St Peter-at-Gowts |
| 6 | Sibthorp |
| 7 | Lindum and Arboretum |
| 8 | The Dell |
| 9 | 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

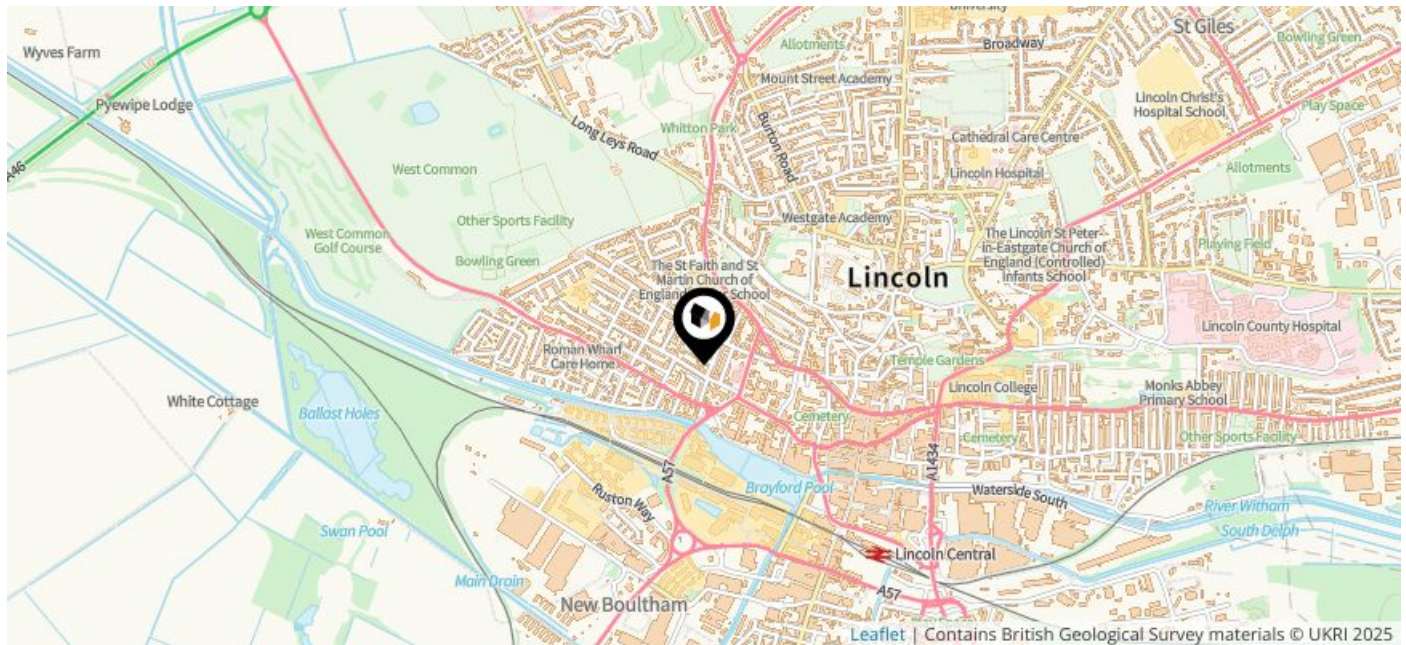
| | | | |
|----|---|-------------------|--|
| 1 | Former Fisons Site-Carholme Road | Historic Landfill | |
| 2 | Rear Of British Rail Social Club-Ropewalk | Historic Landfill | |
| 3 | Former Brayford Leisure Site-Ropewalk | Historic Landfill | |
| 4 | Land South Of Ropewalk-Land South Of Ropewalk, Rear Of Mervyn Black | Historic Landfill | |
| 5 | EA/EPR/BP3598NX/A001 - Serviceteam Ltd | Active Landfill | |
| 6 | Golf Course-West Common | Historic Landfill | |
| 7 | EA/EPR/BP3998NN/A001 - Beevor Foundry Ltd | Active Landfill | |
| 8 | Mount Street-Lincoln, Lincolnshire | Historic Landfill | |
| 9 | West Common-Lincoln, Lincolnshire | Historic Landfill | |
| 10 | The Dell-Wragby 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.

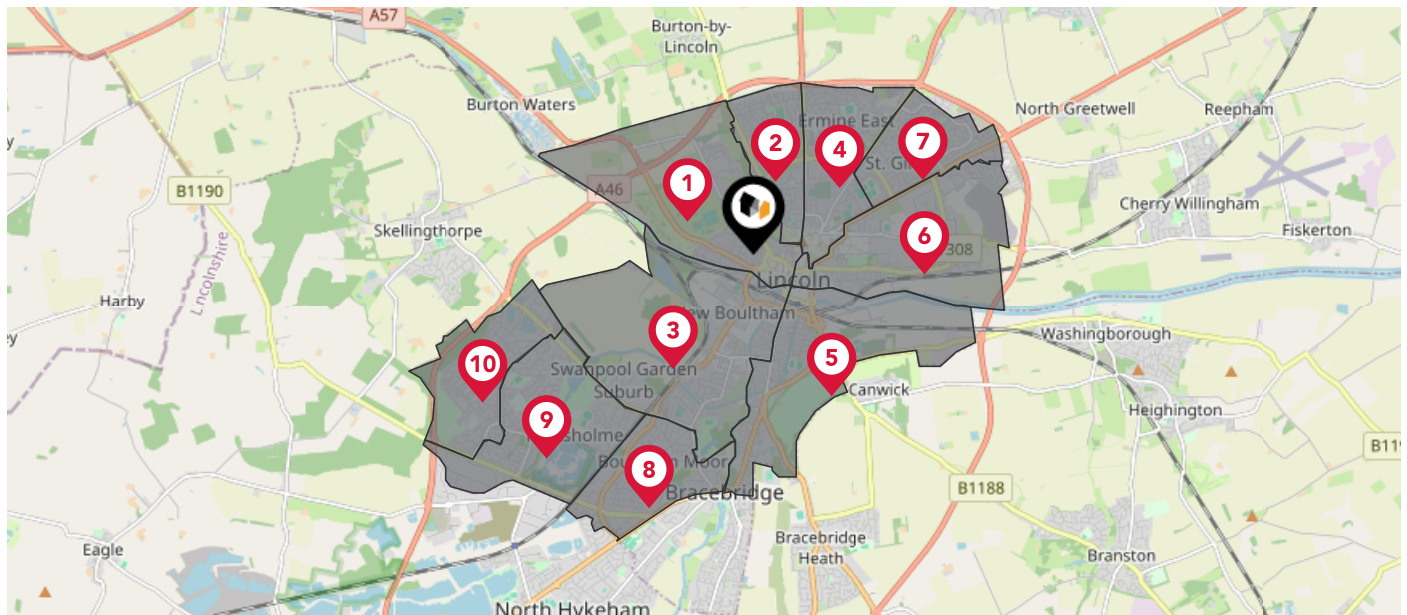
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

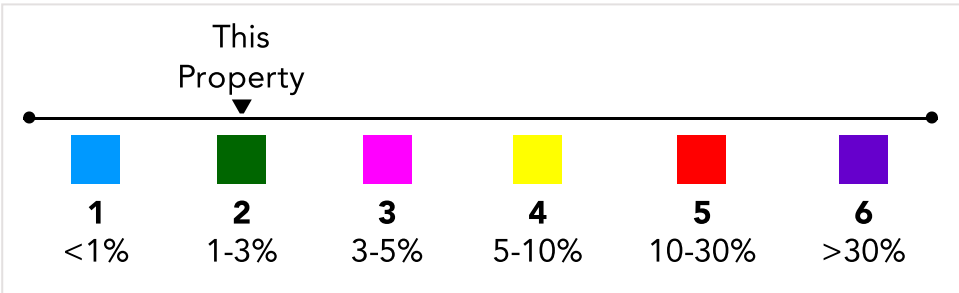
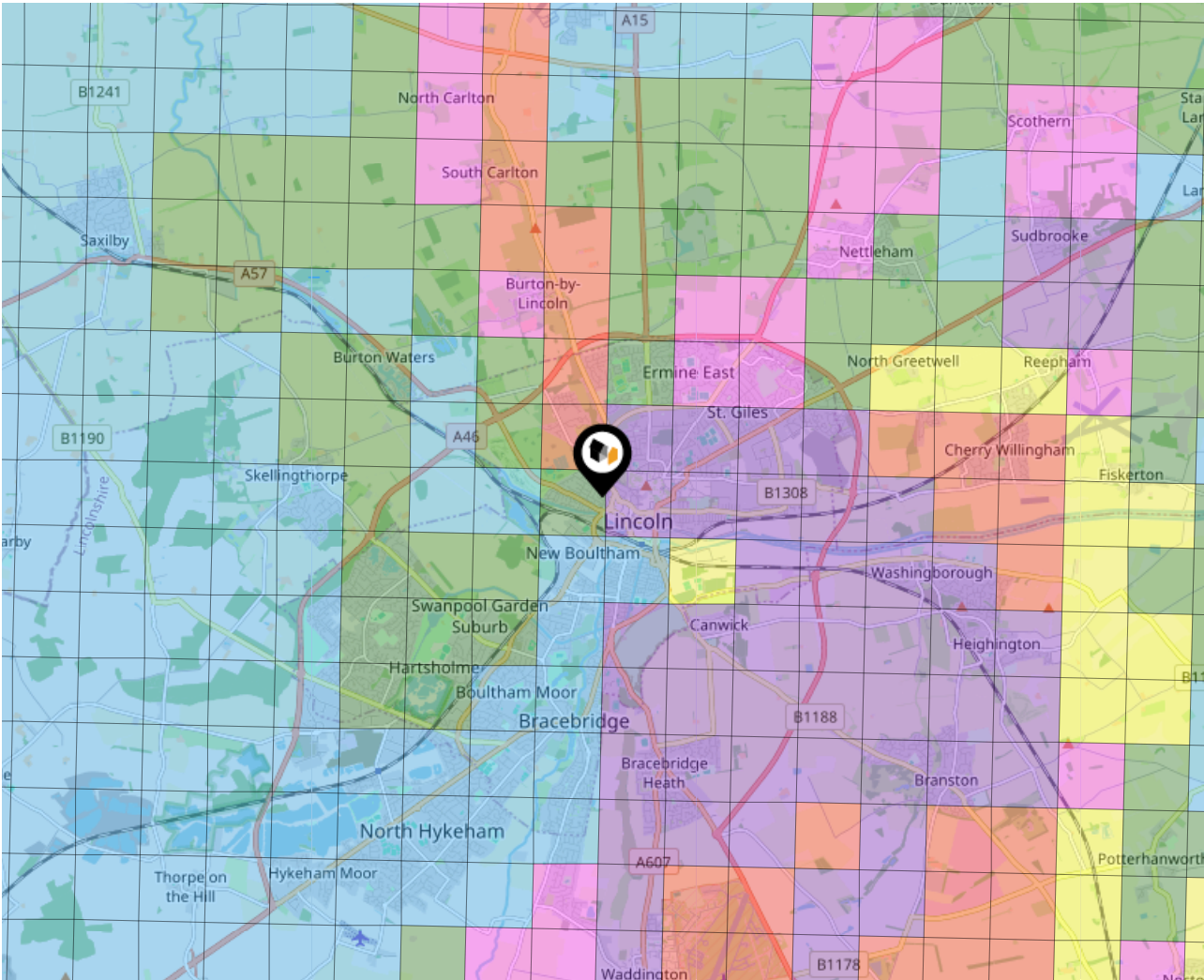


Nearby Council Wards

-  Carholme Ward
-  Castle Ward
-  Boultham Ward
-  Minster Ward
-  Park Ward
-  Abbey Ward
-  Glebe Ward
-  Moorland Ward
-  Hartsholme Ward
-  Birchwood Ward

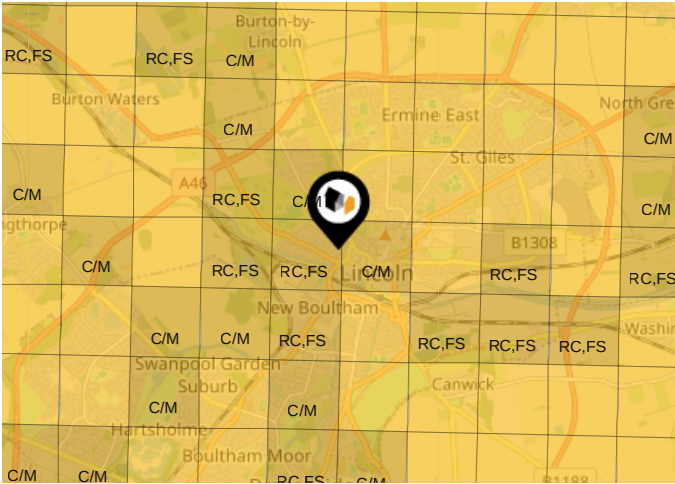
What is Radon?

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)

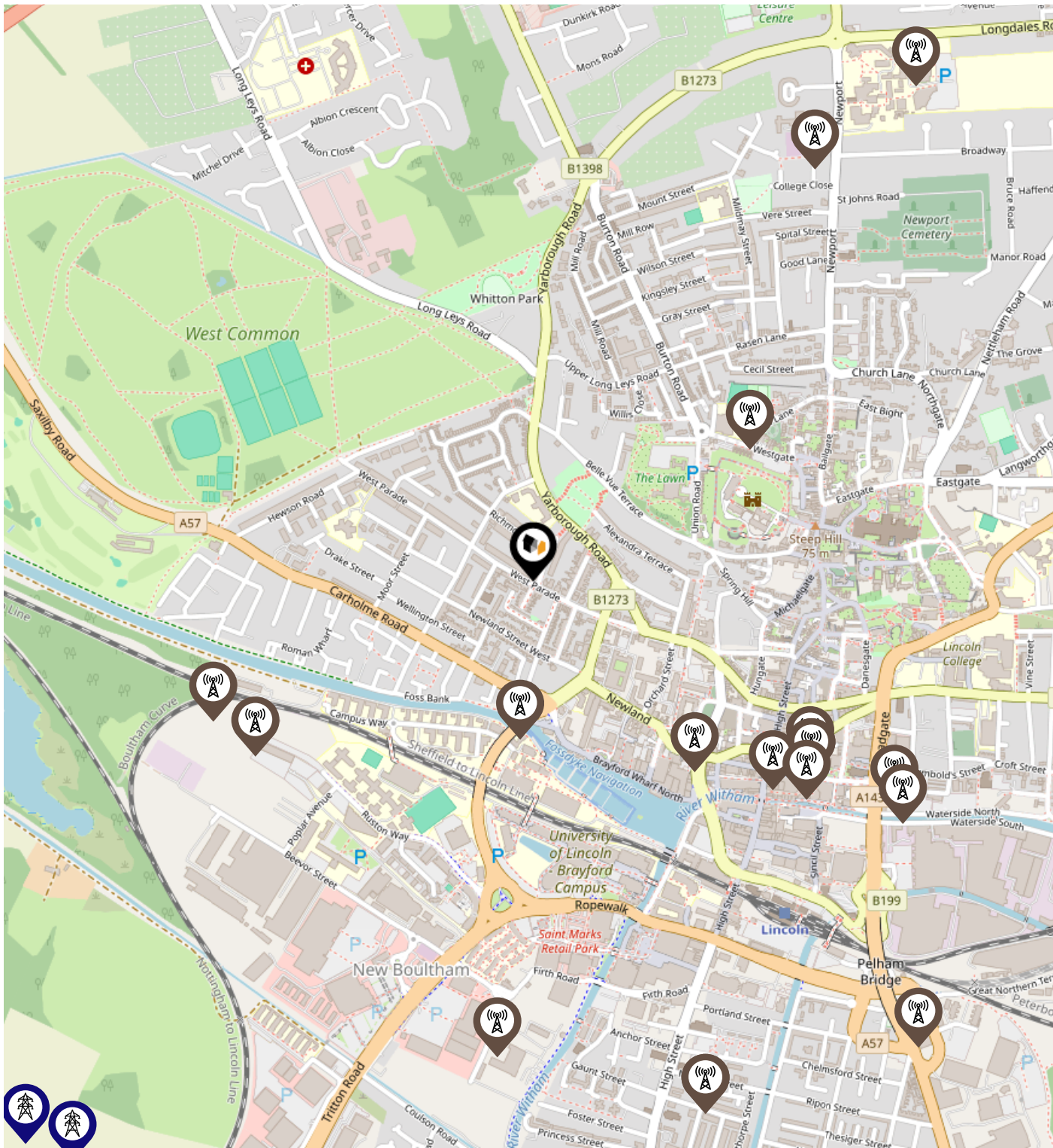
| | | | |
|-------------------------------|--------------------------|----------------------|--------------------|
| Carbon Content: | NONE | Soil Texture: | CLAY TO SANDY LOAM |
| Parent Material Grain: | ARGILLIC - ARENACEOUS | Soil Depth: | DEEP |
| Soil Group: | ALL | | |





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 |

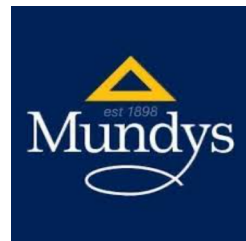
Local Area Masts & Pylons



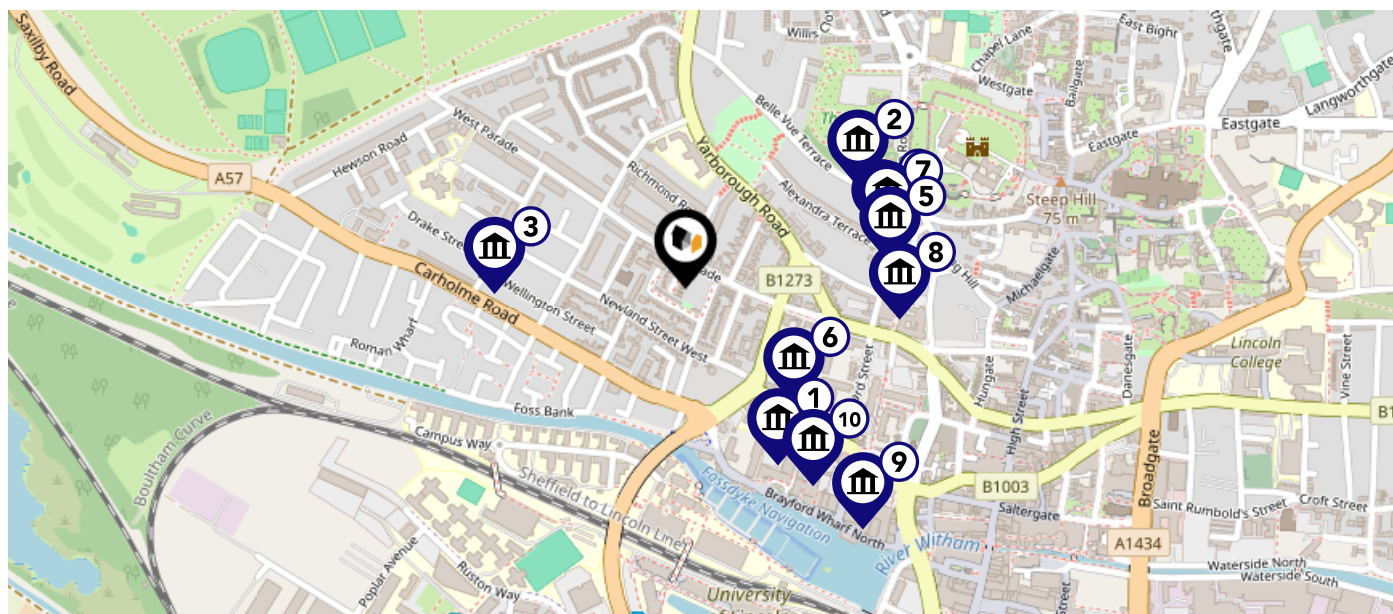
- Key:**
-  Power Pylons
 -  Communication Masts











Maps

Listed Buildings



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



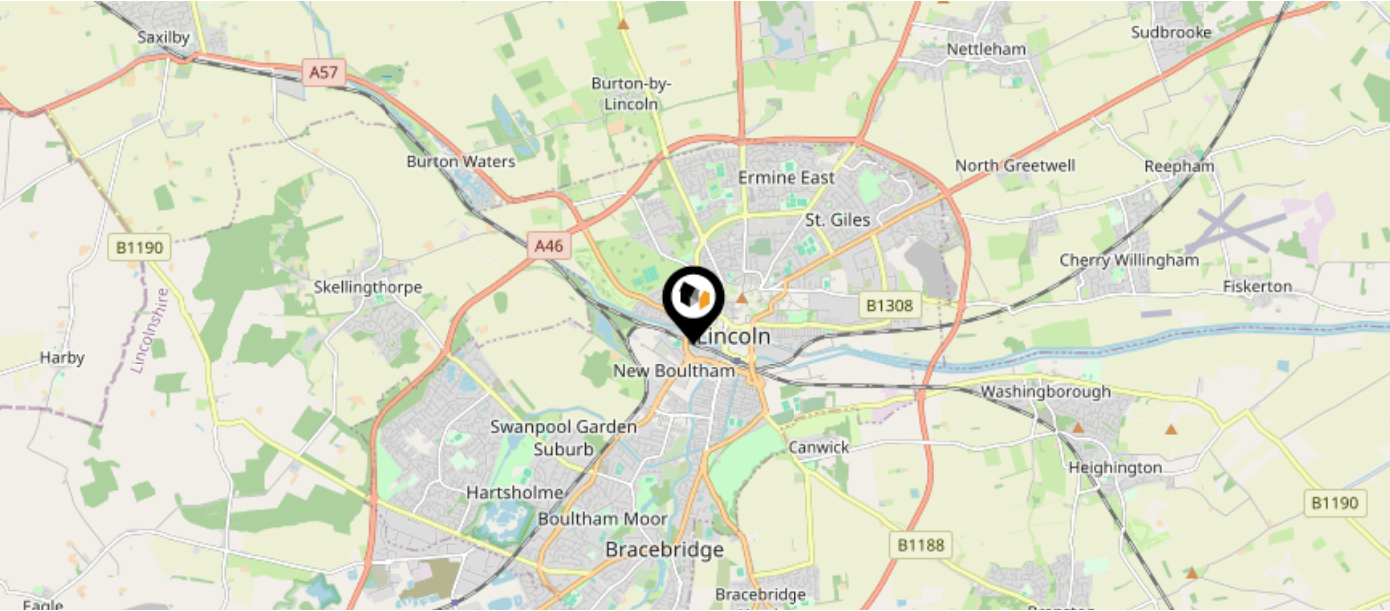
| Listed Buildings in the local district | Grade | Distance |
|---|----------|-----------|
|  1388718 - Numbers 78-88 And Attached Railings | Grade II | 0.2 miles |
|  1388819 - The Lawn | Grade II | 0.2 miles |
|  1388699 - Queen In The West Public House | Grade II | 0.2 miles |
|  1388815 - Charlesworth Monument | Grade II | 0.2 miles |
|  1388701 - West Hill House | Grade II | 0.2 miles |
|  1388719 - House Front Incorporated In Lincolnshire County Council Offices | Grade II | 0.2 miles |
|  1388816 - Wall And Railings Enclosing Charlesworth Monument | Grade II | 0.2 miles |
|  1388700 - Colonia Wall 3 Metres West Of Number 2 Beaumont Fee (number 2 Not Included) | Grade II | 0.2 miles |
|  1388715 - 30, Newland | Grade II | 0.3 miles |
|  1388717 - 64, Newland | Grade II | 0.3 miles |

Maps

Green Belt

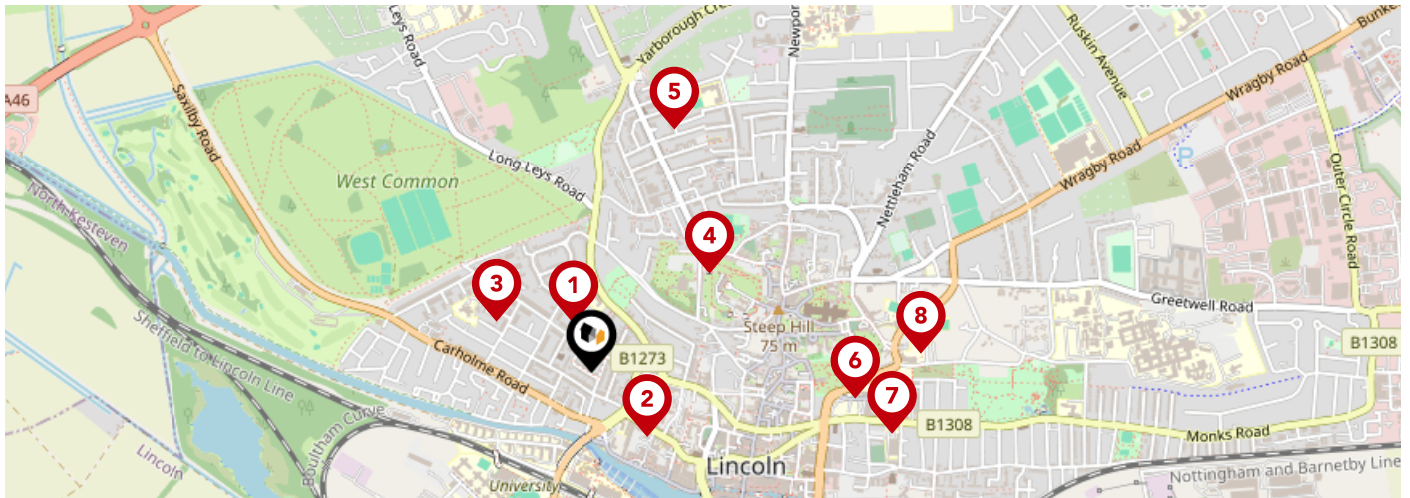


This map displays nearby areas that have been designated as Green Belt...











Nearby Green Belt Land

No data available.

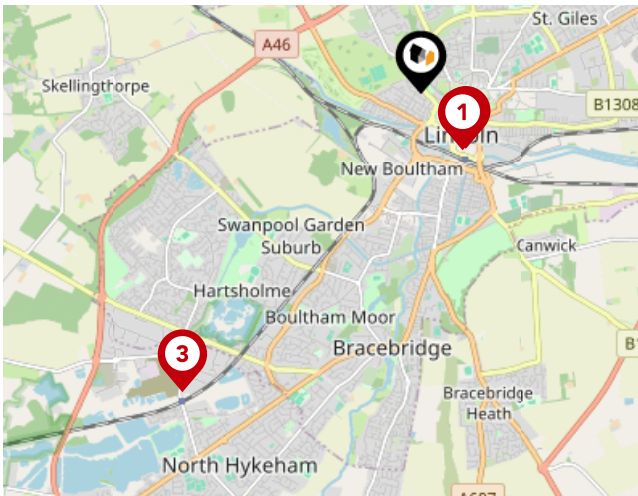


| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | The St Faith and St Martin Church of England Junior School, Lincoln Ofsted Rating: Good Pupils: 345 Distance:0.12 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Lincolnshire Secure Unit Ofsted Rating: Not Rated Pupils:0 Distance:0.19 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | The St Faith's Church of England Infant and Nursery School, Lincoln Ofsted Rating: Good Pupils: 278 Distance:0.24 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Westgate Academy Ofsted Rating: Good Pupils: 430 Distance:0.34 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Mount Street Academy Ofsted Rating: Outstanding Pupils: 318 Distance:0.57 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Lincoln UTC Ofsted Rating: Good Pupils: 369 Distance:0.59 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Lincoln College Ofsted Rating: Good Pupils:0 Distance:0.68 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Lincoln Minster School Ofsted Rating: Not Rated Pupils: 473 Distance:0.74 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



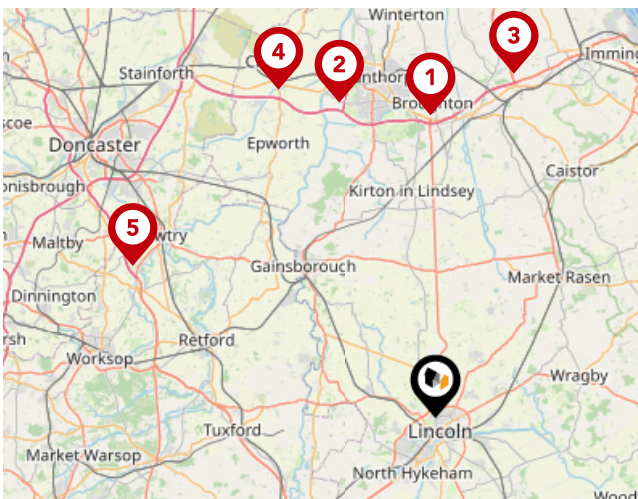
| | | Nursery | Primary | Secondary | College | Private |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School Ofsted Rating: Requires improvement Pupils: 89 Distance:0.76 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | The Lincoln St Peter at Gowts Church of England Primary School Ofsted Rating: Outstanding Pupils: 258 Distance:0.94 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Lincoln Castle Academy Ofsted Rating: Not Rated Pupils: 680 Distance:1.01 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Lincoln Monks Abbey Primary School Ofsted Rating: Good Pupils: 594 Distance:1.09 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | The Lincoln Bishop King Church of England Primary School Ofsted Rating: Good Pupils: 459 Distance:1.12 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | The St Francis Special School, Lincoln Ofsted Rating: Outstanding Pupils: 161 Distance:1.12 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Castles Education Ofsted Rating: Inadequate Pupils: 93 Distance:1.15 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Sir Francis Hill Community Primary School Ofsted Rating: Requires improvement Pupils: 623 Distance:1.17 | <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 | 0.62 miles |
| 2 | Lincoln Central Rail Station | 0.62 miles |
| 3 | Hykeham Rail Station | 3.39 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|-----------|-------------|
| 1 | M180 J4 | 21.52 miles |
| 2 | M180 J3 | 23.43 miles |
| 3 | M180 J5 | 24.98 miles |
| 4 | M180 J2 | 25.78 miles |
| 5 | A1(M) J34 | 24.05 miles |

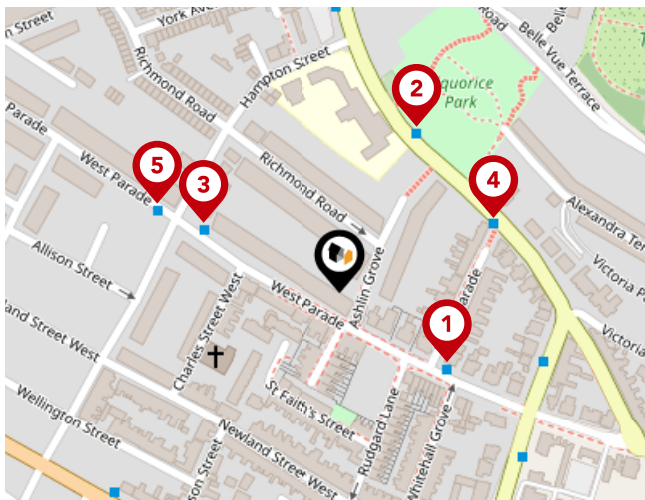


Airports/Helipads

| Pin | Name | Distance |
|-----|------------------------|-------------|
| 1 | Humberside Airport | 25.58 miles |
| 2 | Finningley | 25.63 miles |
| 3 | East Mids Airport | 42.97 miles |
| 4 | Leeds Bradford Airport | 63.38 miles |

Area

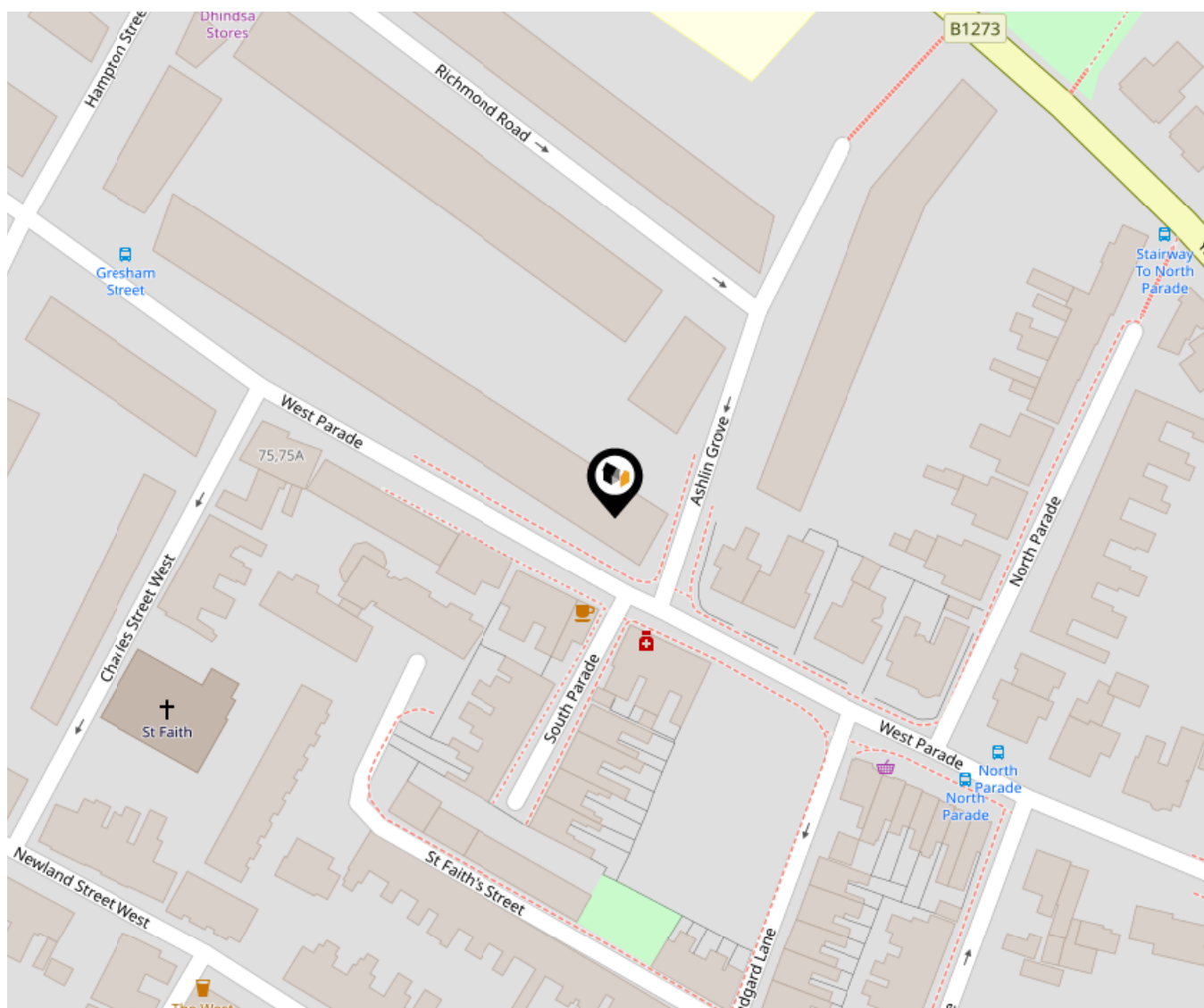
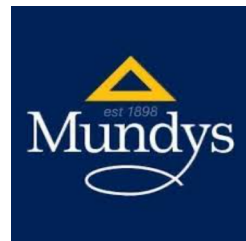
Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|--------------------------|------------|
| 1 | North Parade | 0.07 miles |
| 2 | Liquorice Park | 0.1 miles |
| 3 | Gresham Street | 0.09 miles |
| 4 | Stairway To North Parade | 0.1 miles |
| 5 | Gresham Street | 0.11 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.



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

www.mundys.net

