

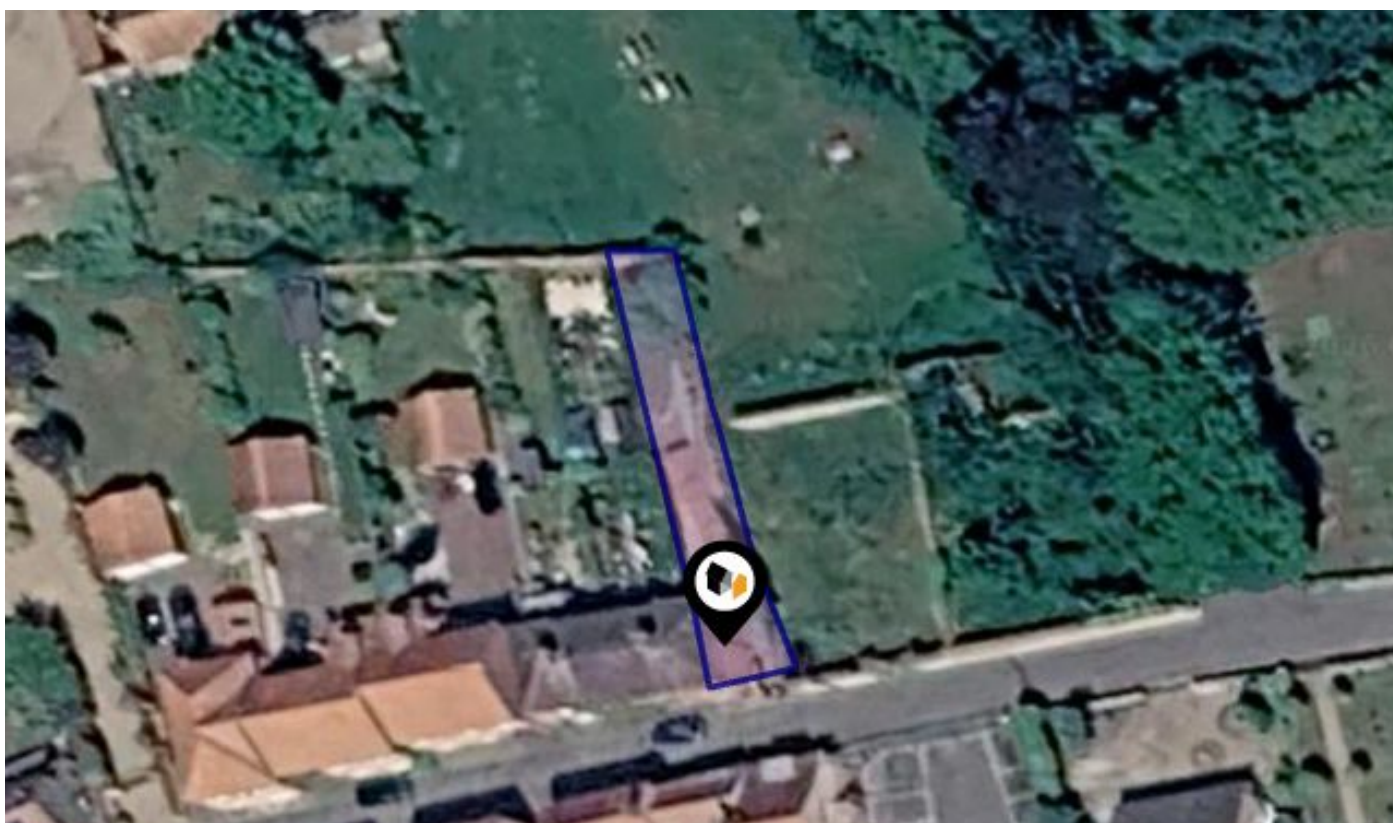


See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 28th July 2026



FAR LANE, COLEBY, LINCOLN, LN5

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

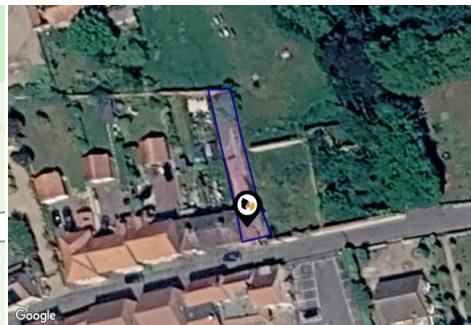
01522 510 044

hymie.bentley@mundys.net

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Plot Area:	0.05 acres		
Year Built :	Before 1900		
Council Tax :	Band A		
Annual Estimate:	£1,559		
Title Number:	LL78608		

Local Area

Local Authority:	Lincolnshire	Estimated Broadband Speeds		
Conservation Area:	Coleby	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	2	35	1800
● Surface Water	Very low	mb/s	mb/s	mb/s
				

Mobile Coverage:

(based on calls indoors)

O₂

EE

3

Satellite/Fibre TV Availability:

✓

BT

✓

sky

✓

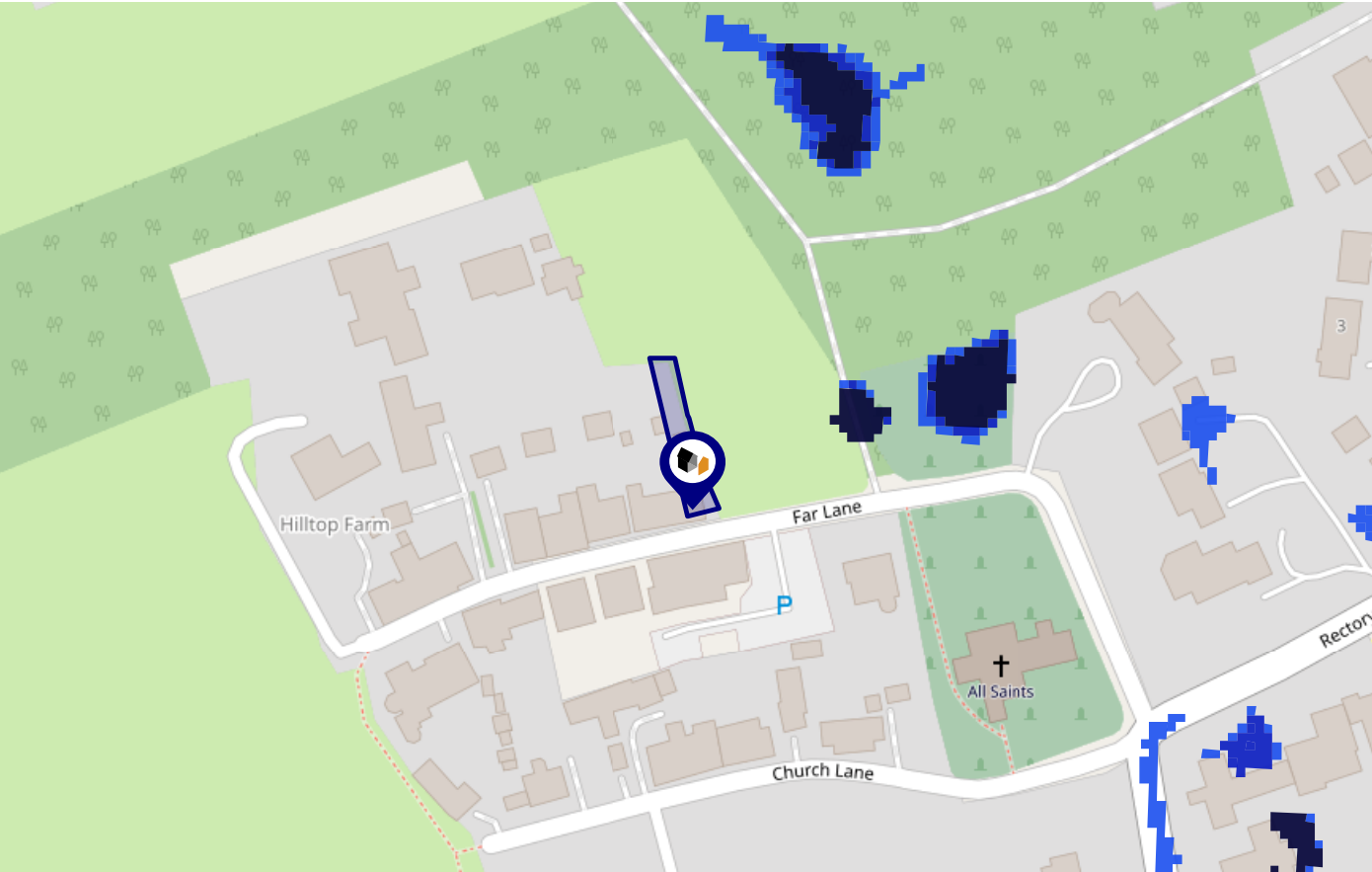
Virgin

media

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.

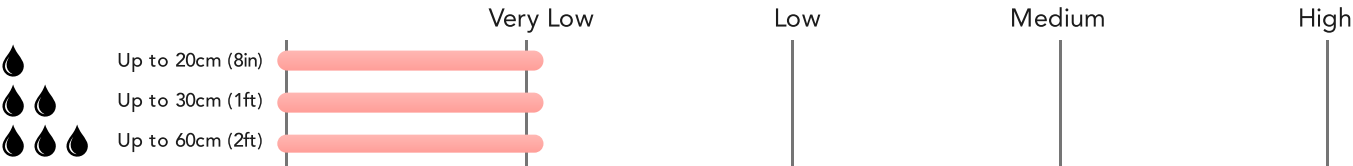


Risk Rating: Very low

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.

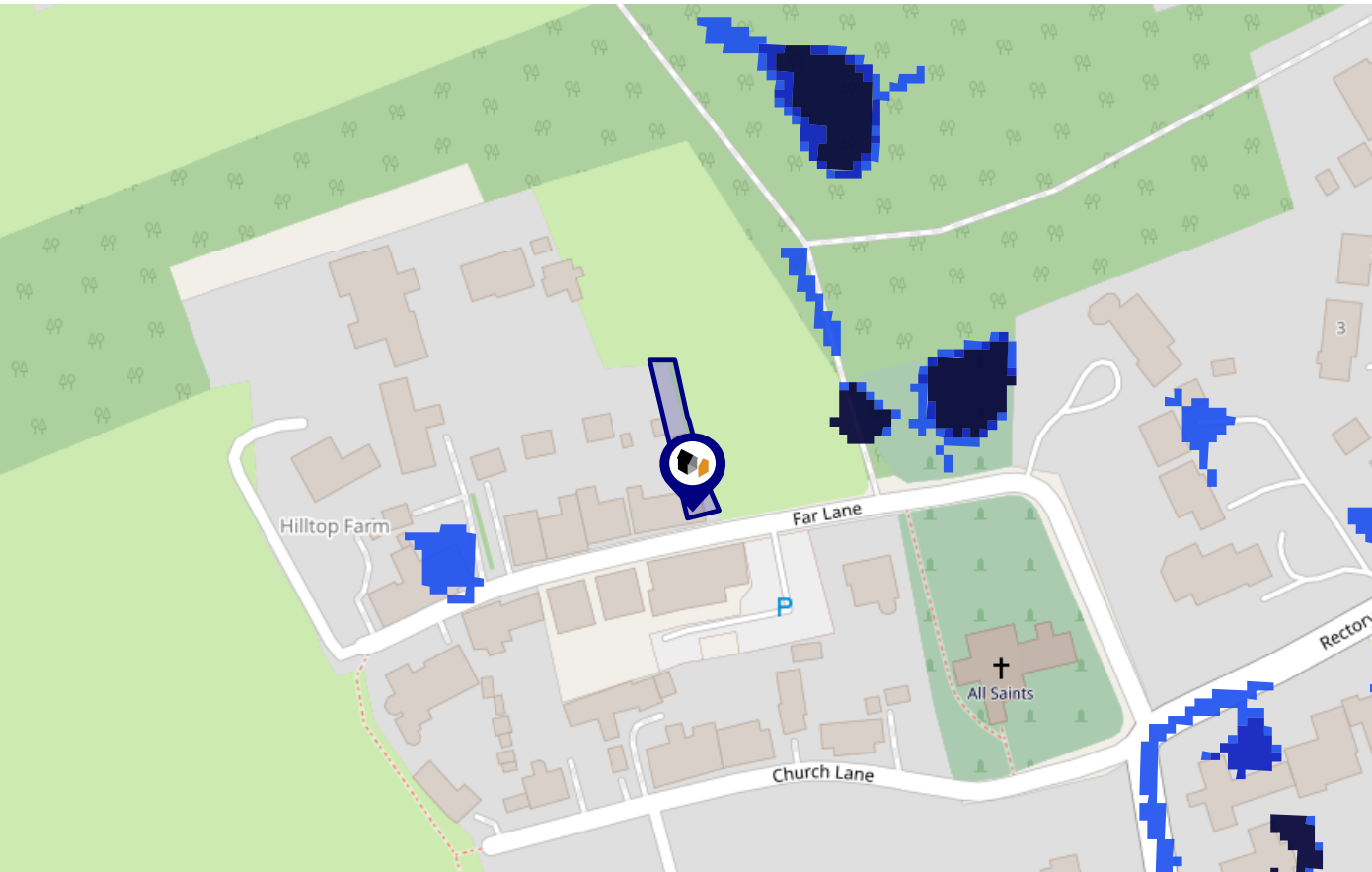
Chance of flooding to the following depths at this property:



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:

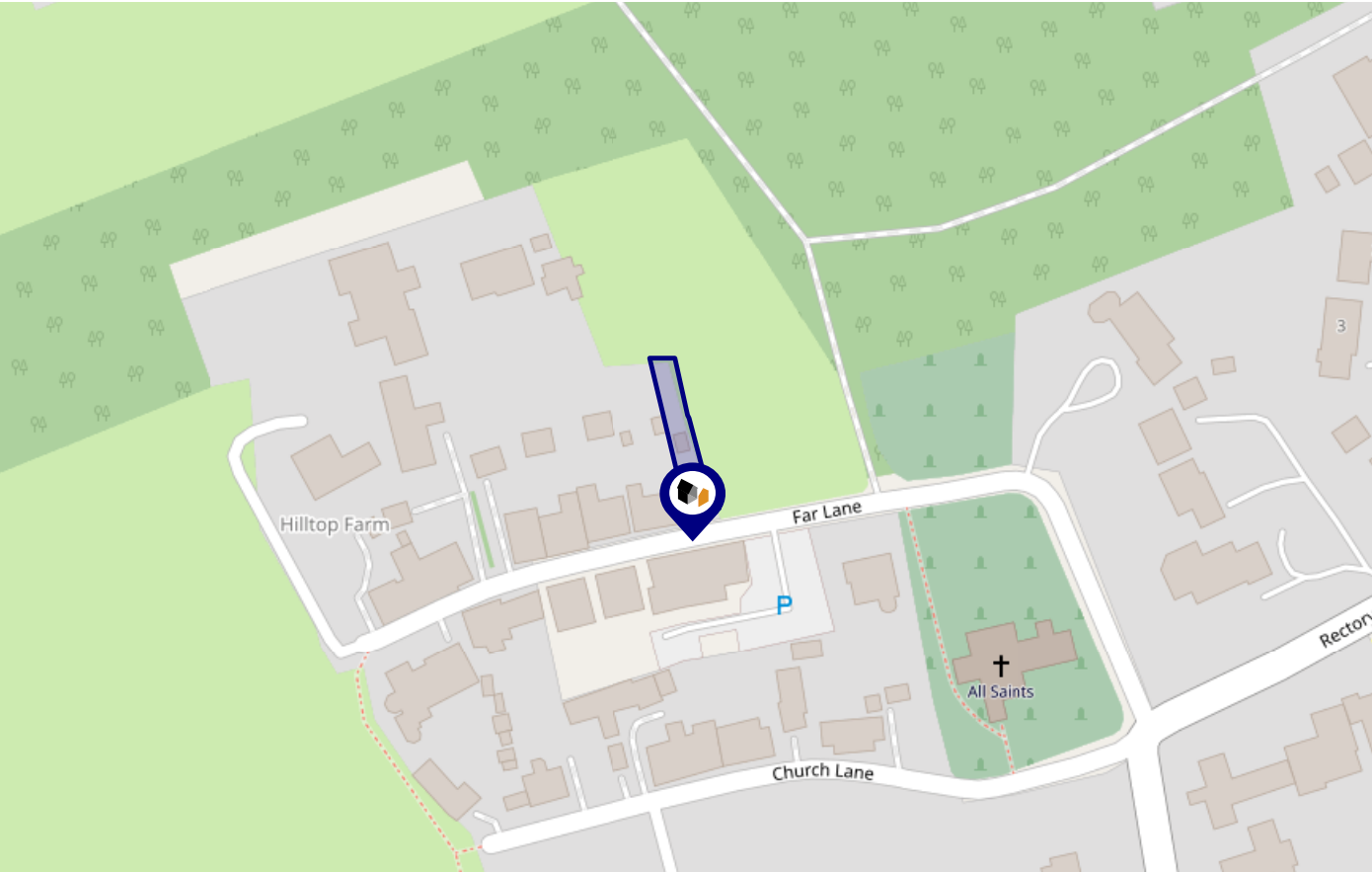


Flood Risk

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.

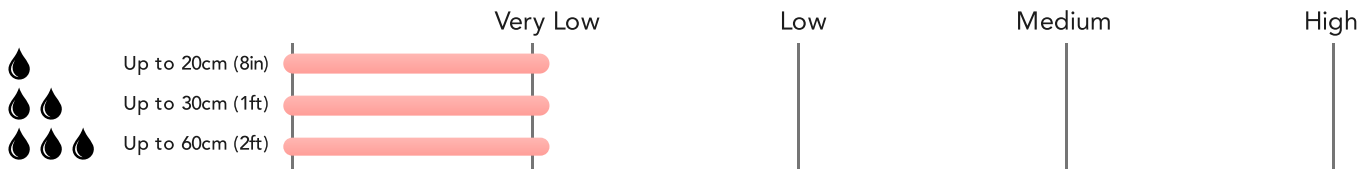


Risk Rating: Very low

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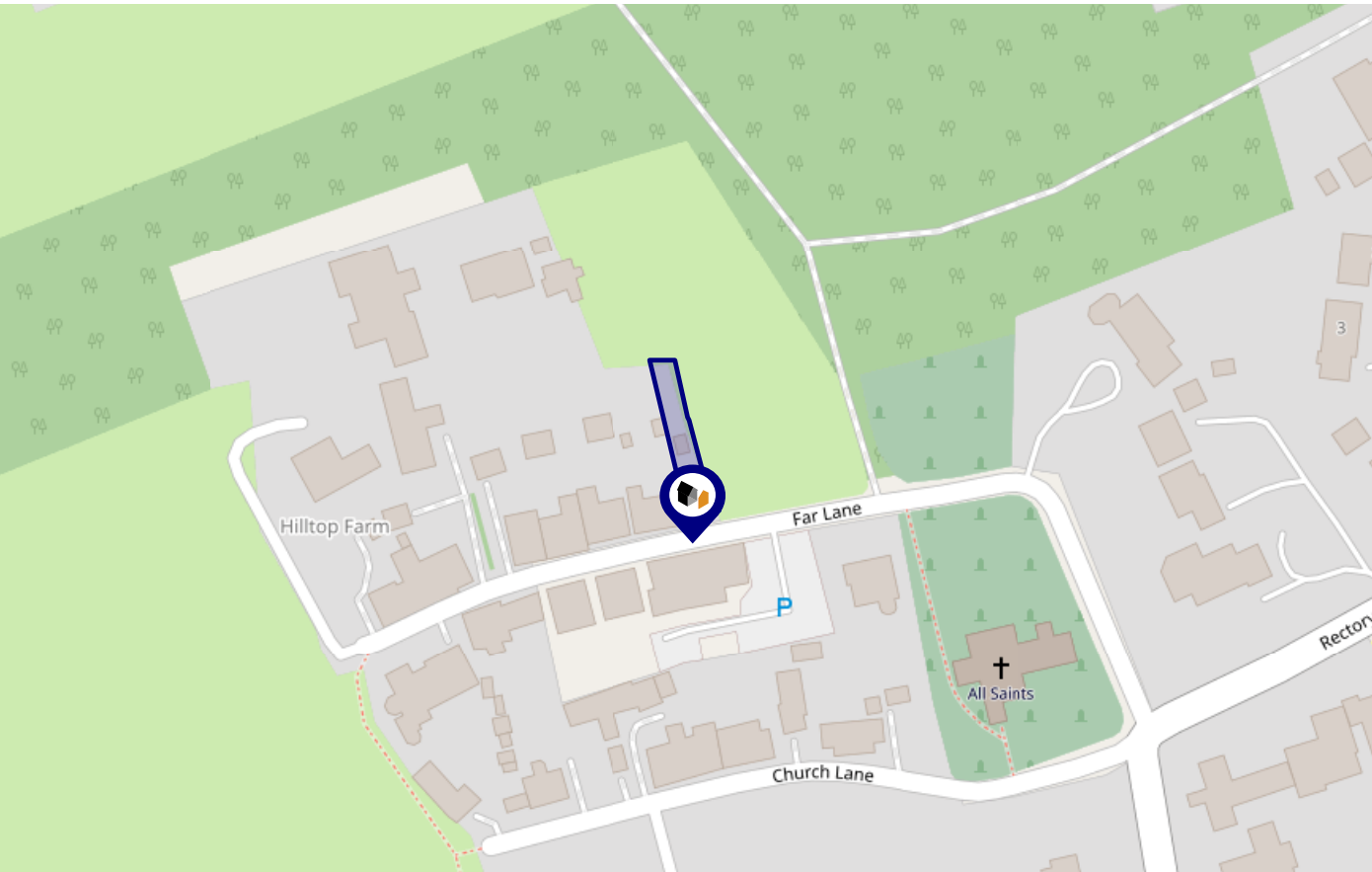


Flood Risk

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.

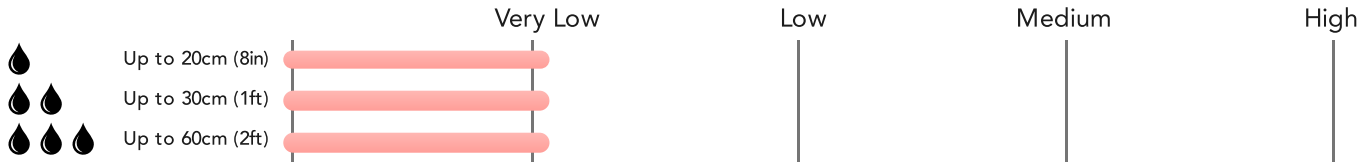


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



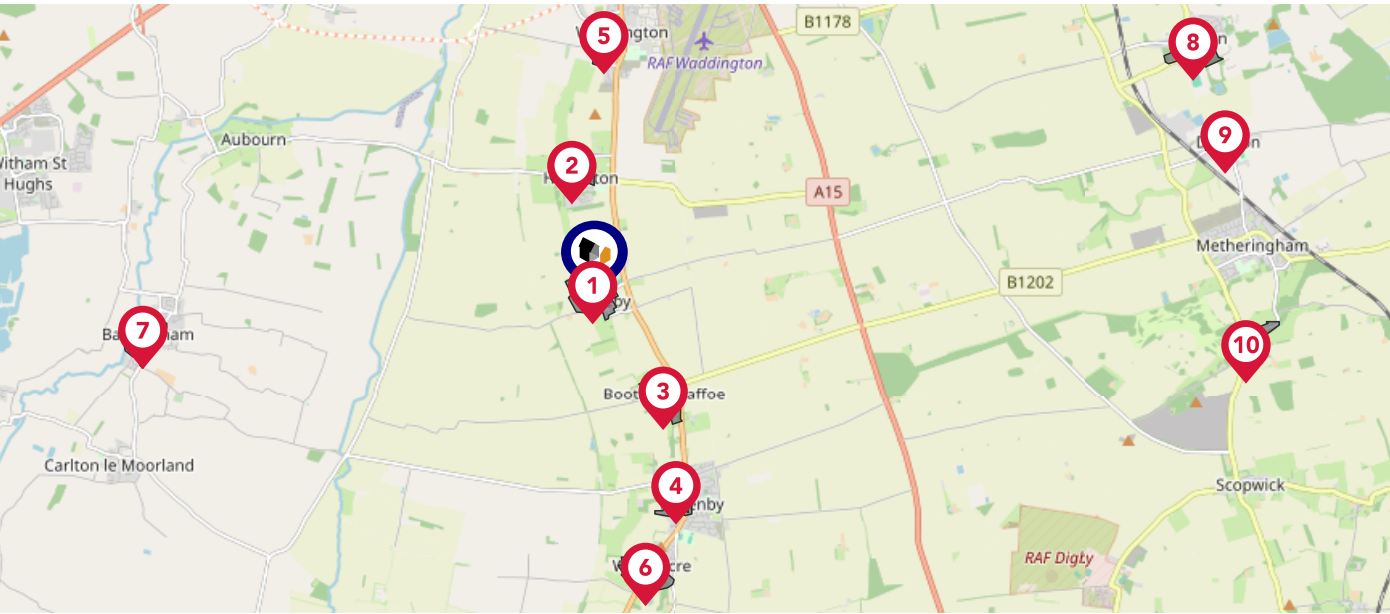
MIR - Material Info

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	
	Coleby
	Harmston
	Boothby Graffoe
	Navenby
	Waddington
	Wellingore
	Bassingham
	Nocton
	Dunston
	Blankney

Maps

Landfill Sites

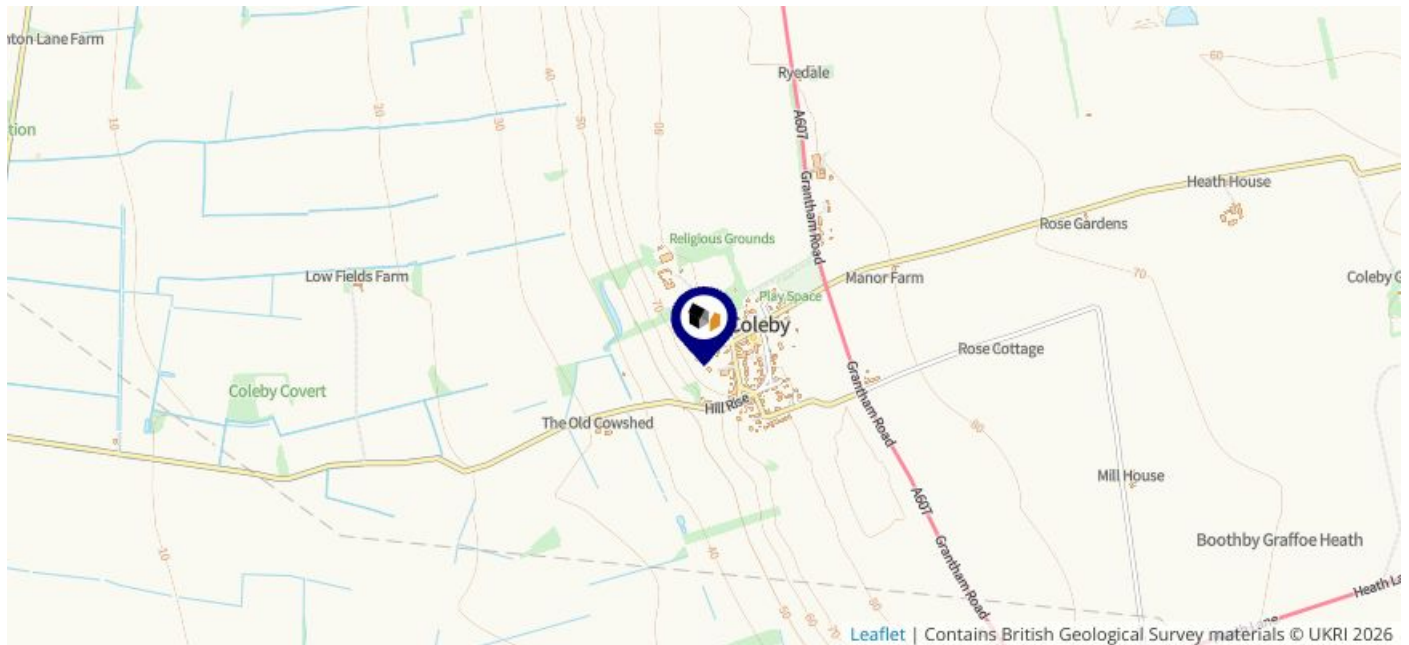


This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites		
1	EA/EPR/EP3494LY/V004 - C A Mottram & Sons	Active Landfill
2	Old Brickyard-Brickyard Lane, Navenby	Historic Landfill
3	Sandys-Hight Street - Grantham Road, Navenby	Historic Landfill
4	Lansdowne Road-Navenby	Historic Landfill
5	Disused Quarry-Metheringham Heath Lane, Metheringham Heath	Historic Landfill
6	EA/EPR/BP3798NH/V004 - Longwood Quarries Ltd	Active 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.

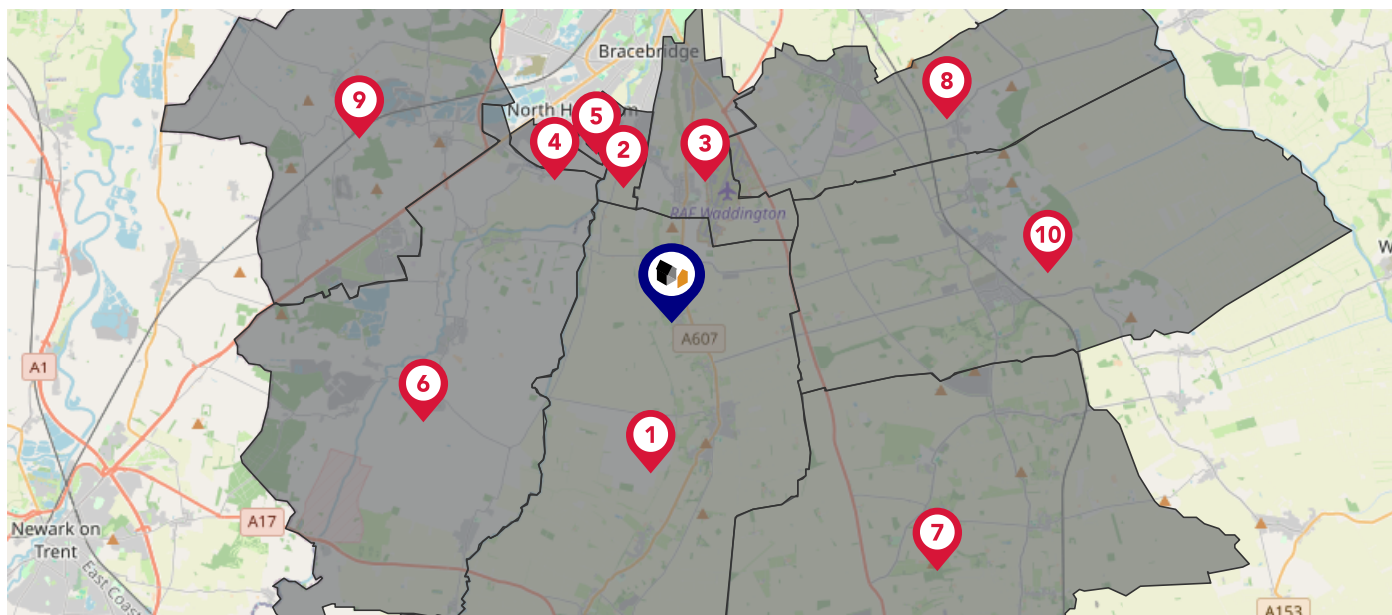
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Cliff Villages Ward



Waddington West Ward



Bracebridge Heath and Waddington East Ward



North Hykeham Mill Ward



North Hykeham Witham Ward



Bassingham and Brant Broughton Ward



Ashby de la Launde and Cranwell Ward



Branston Ward



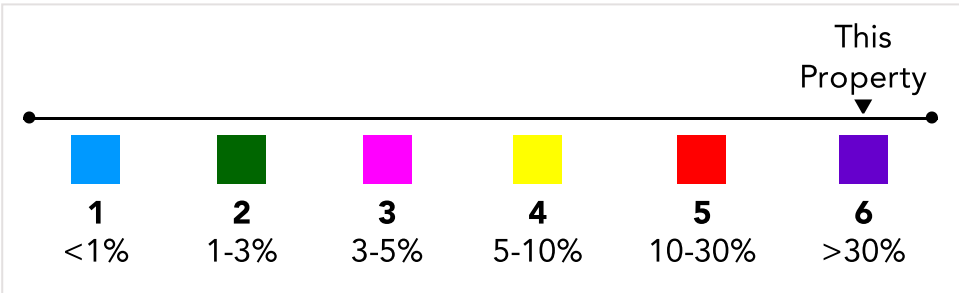
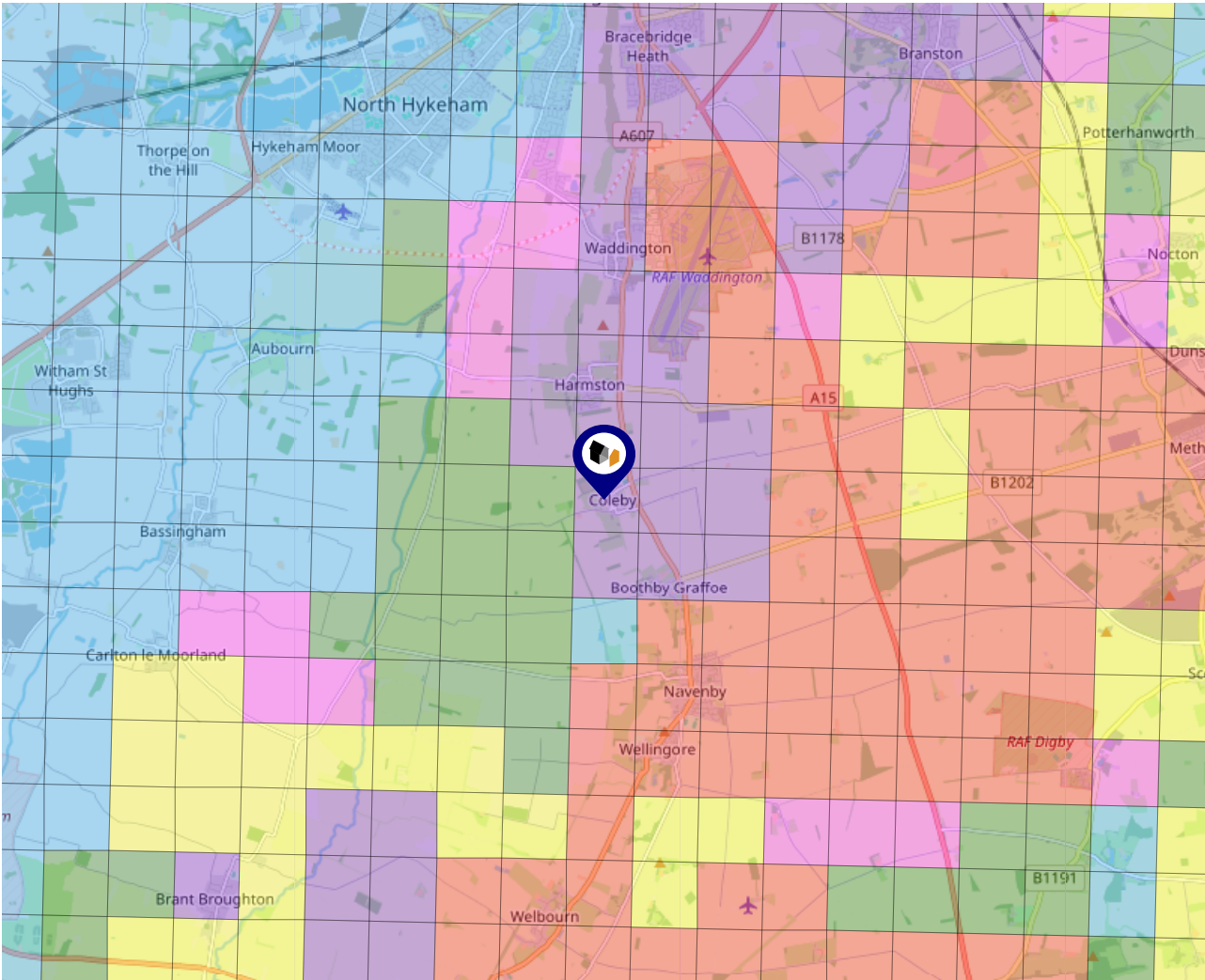
Eagle, Swinderby and Witham St. Hughs Ward



Metheringham Ward

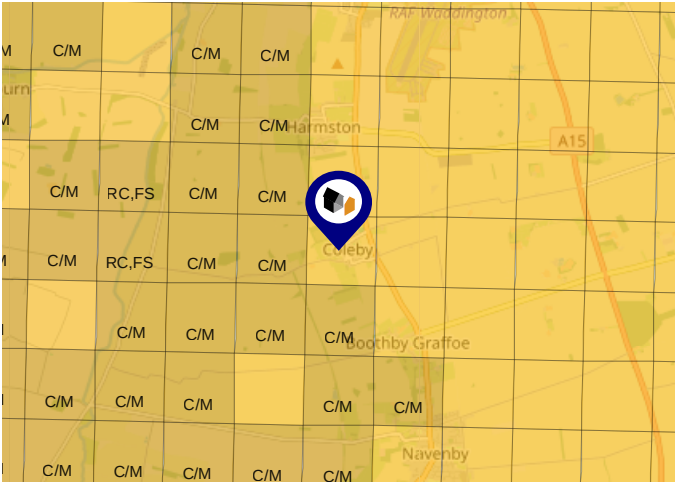
What is Radon?

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:	VARIABLE	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)	Soil Depth:	DEEP

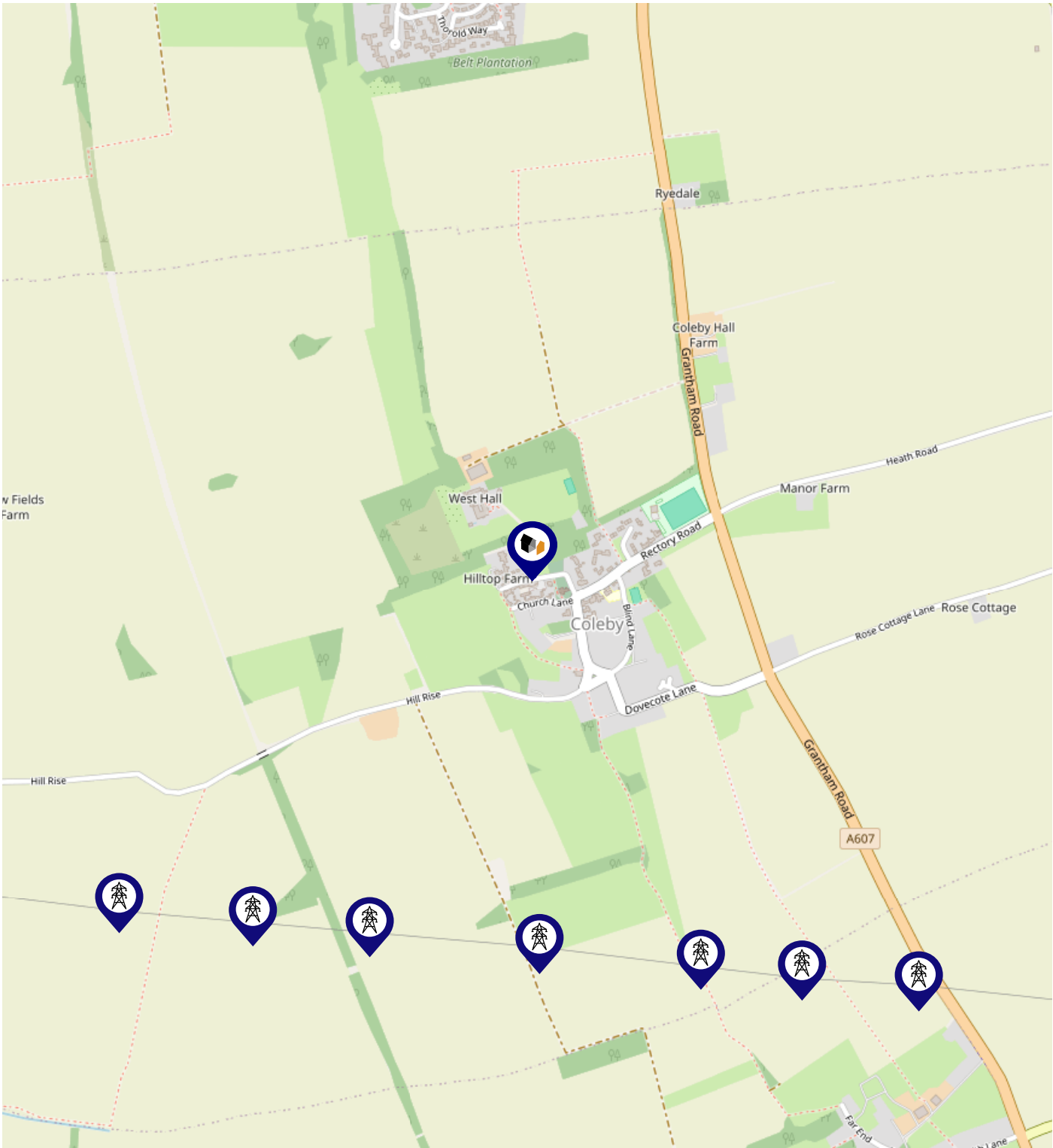


Primary Classifications (Most Common Clay Types)

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:

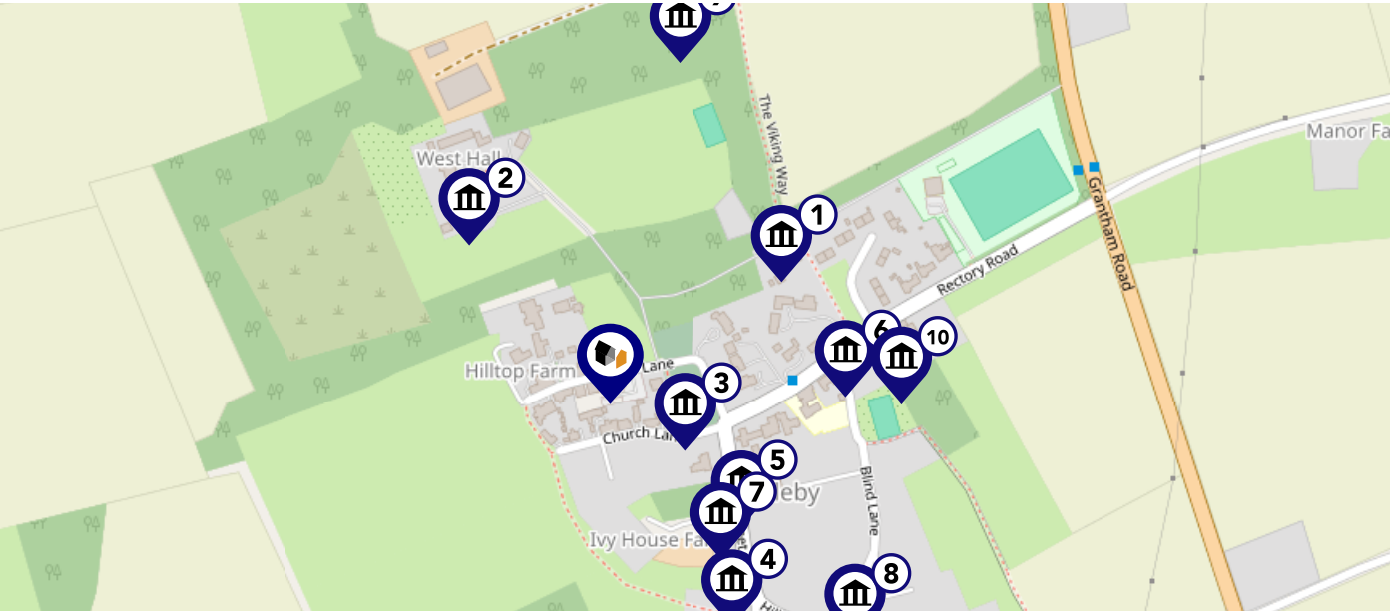
-  Power Pylons
-  Communication Masts

Maps

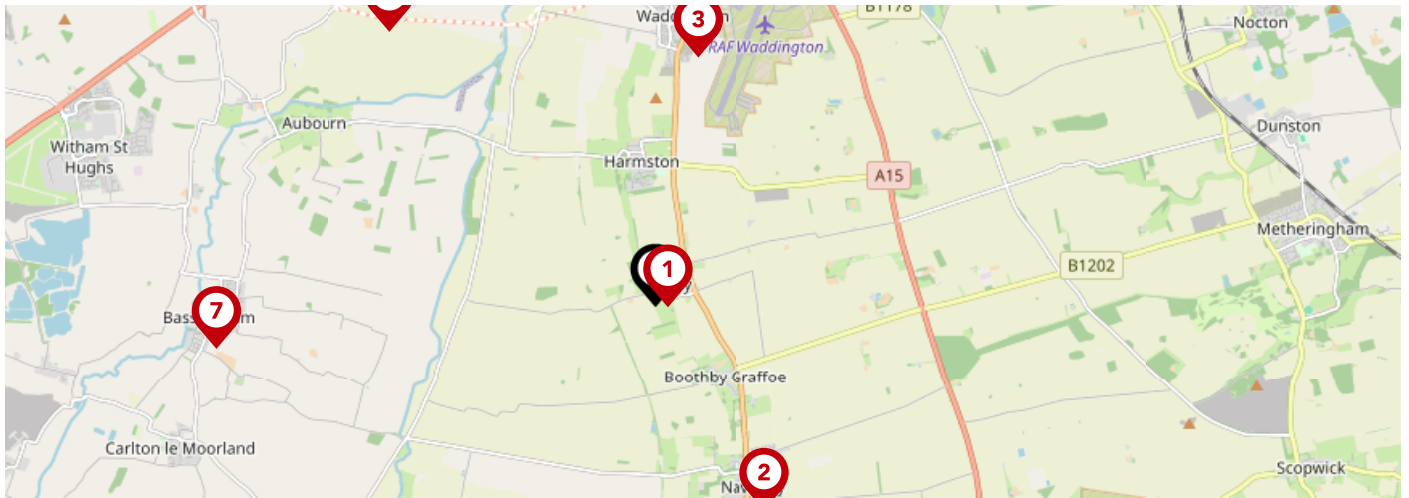
Listed Buildings



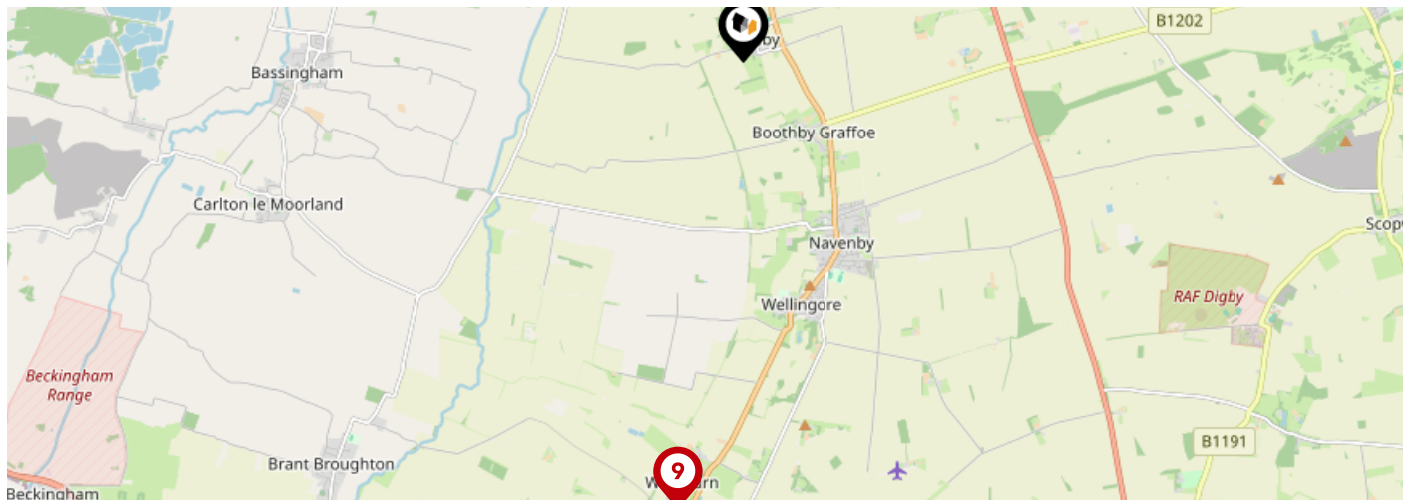
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1061980 - Archway (east Gate To Coleby Hall)	Grade II	0.1 miles
 1061979 - Coleby Hall	Grade II	0.1 miles
 1164829 - Church Of All Saints	Grade I	0.1 miles
 1061981 - The Old House	Grade II	0.1 miles
 1317557 - The Manor House	Grade II	0.1 miles
 1360516 - Glebe House	Grade II	0.1 miles
 1164872 - Ivy House	Grade II	0.1 miles
 1360514 - 2 Well Heads	Grade II	0.2 miles
 1360515 - The Temple At Coleby Hall	Grade I	0.2 miles
 1061982 - The Old Vicarage (the Rectory On Os Map)	Grade II	0.2 miles



		Nursery	Primary	Secondary	College	Private
1	Coleby Church of England (Controlled) Primary School Ofsted Rating: Requires improvement Pupils: 49 Distance:0.12	☐	☒	☐	☐	☐
2	Navenby Church of England Primary School Ofsted Rating: Good Pupils: 193 Distance:2.06	☐	☒	☐	☐	☐
3	Waddington All Saints Academy Ofsted Rating: Outstanding Pupils: 373 Distance:2.25	☐	☒	☐	☐	☐
4	Waddington Redwood Primary Academy Ofsted Rating: Good Pupils: 301 Distance:3.37	☐	☒	☐	☐	☐
5	The South Hykeham Community Primary School Ofsted Rating: Good Pupils: 148 Distance:3.39	☐	☒	☐	☐	☐
6	Acorn Free School Ofsted Rating: Good Pupils: 3 Distance:3.87	☐	☐	☒	☐	☐
7	Bassingham Primary School Ofsted Rating: Good Pupils: 173 Distance:3.92	☐	☒	☐	☐	☐
8	The North Hykeham All Saints Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:3.99	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	The Welbourn Church of England Primary School Ofsted Rating: Good Pupils: 64 Distance:4.03	☐	☒	☐	☐	☐
10	Manor Farm Academy Ofsted Rating: Good Pupils: 212 Distance:4.1	☐	☒	☐	☐	☐
11	Sir Robert Pattinson Academy Ofsted Rating: Good Pupils: 1308 Distance:4.12	☐	☐	☒	☐	☐
12	The Meadows Primary School Ofsted Rating: Good Pupils: 364 Distance:4.13	☐	☒	☐	☐	☐
13	Fosse Way Academy Ofsted Rating: Good Pupils: 540 Distance:4.21	☐	☒	☐	☐	☐
14	North Kesteven Academy Ofsted Rating: Requires improvement Pupils: 659 Distance:4.23	☐	☐	☒	☐	☐
15	Bracebridge Heath St John's Primary Academy Ofsted Rating: Good Pupils: 372 Distance:4.24	☐	☒	☐	☐	☐
16	The Lincoln Manor Leas Junior School Ofsted Rating: Good Pupils: 290 Distance:4.36	☐	☒	☐	☐	☐

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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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