

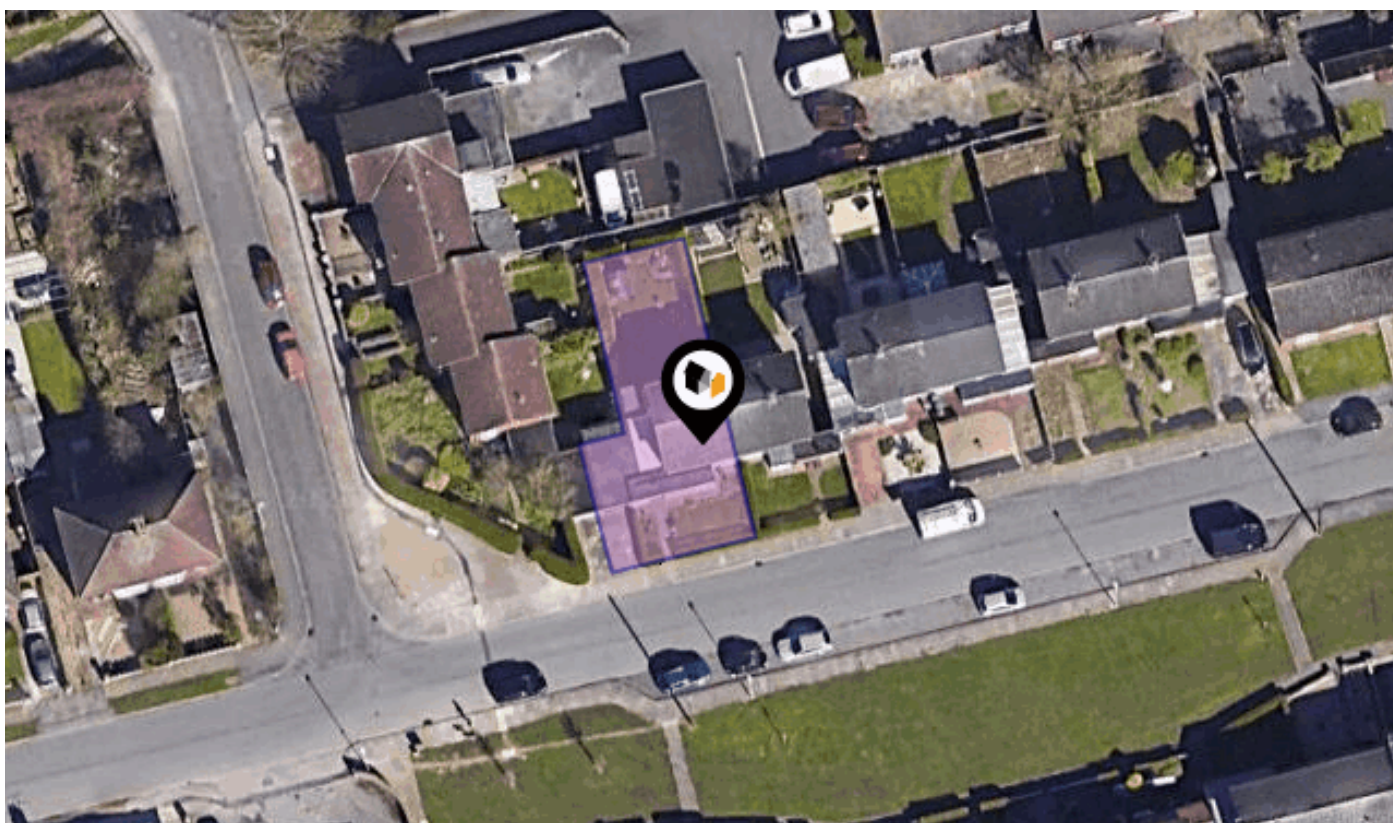


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 18th June 2026



BREEDON DRIVE, LINCOLN, LN1

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

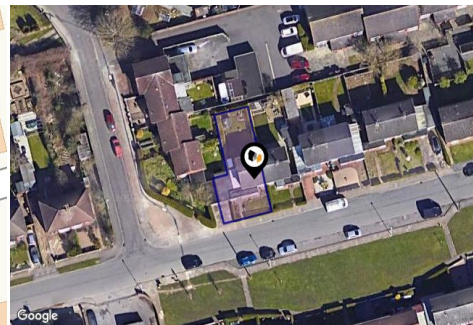
01522 510 044

hymie.bentley@mundys.net

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	775 ft ² / 72 m ²		
Plot Area:	0.06 acres		
Council Tax :	Band A		
Annual Estimate:	£1,549		
Title Number:	LL19759		

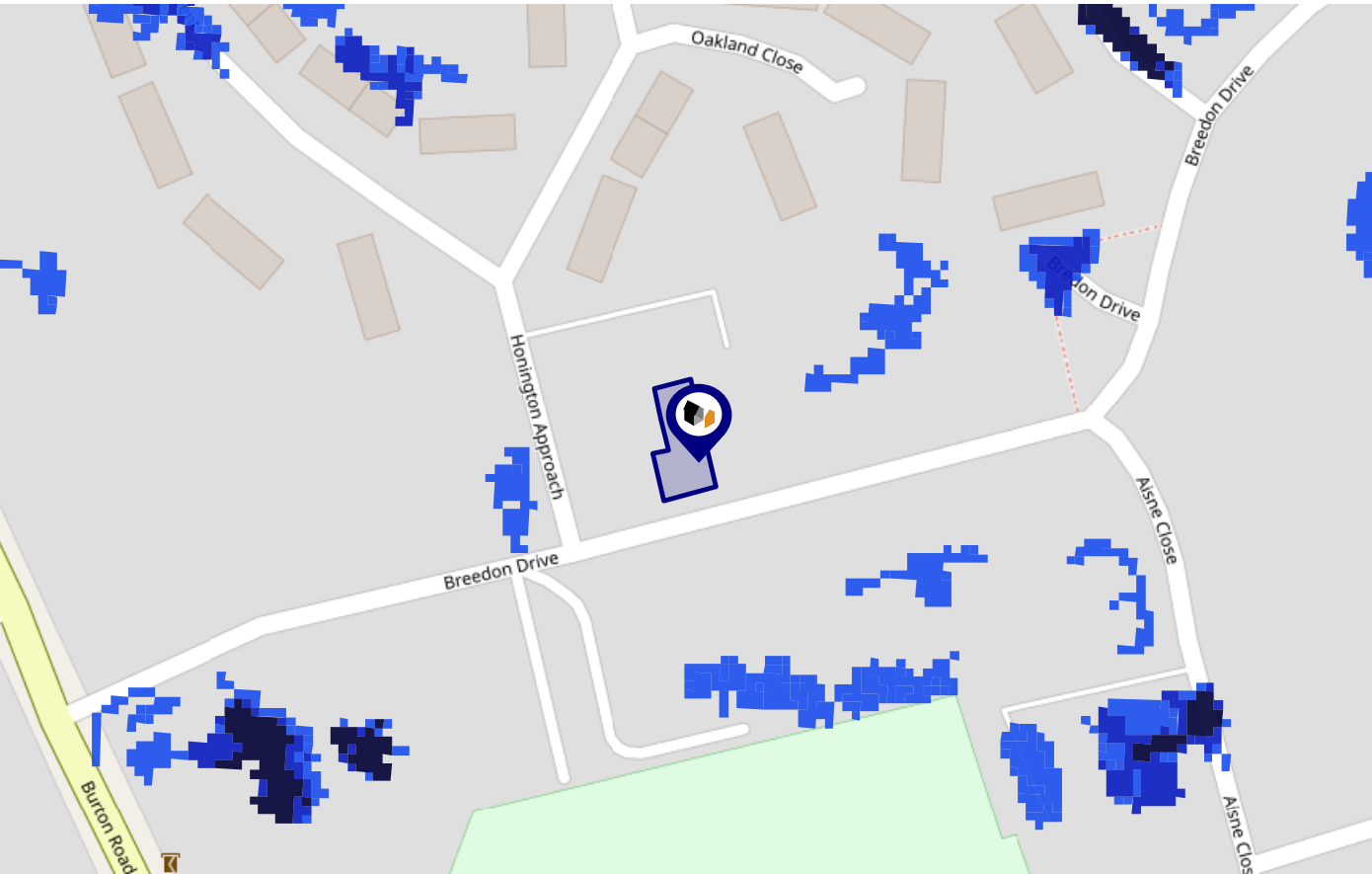
Local Area

Local Authority:	Lincolnshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	6 mb/s	80 mb/s	5500 mb/s
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O ₂	EE	3	O2	
				

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.

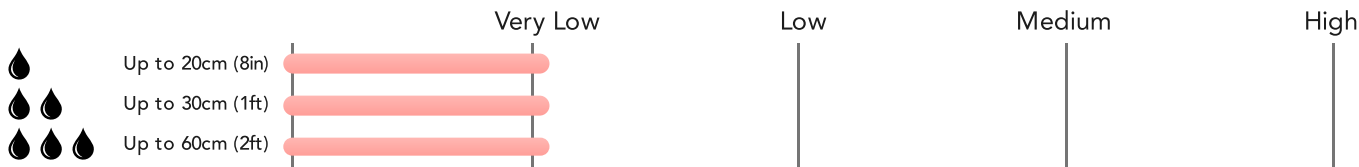


Risk Rating: Very low

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.

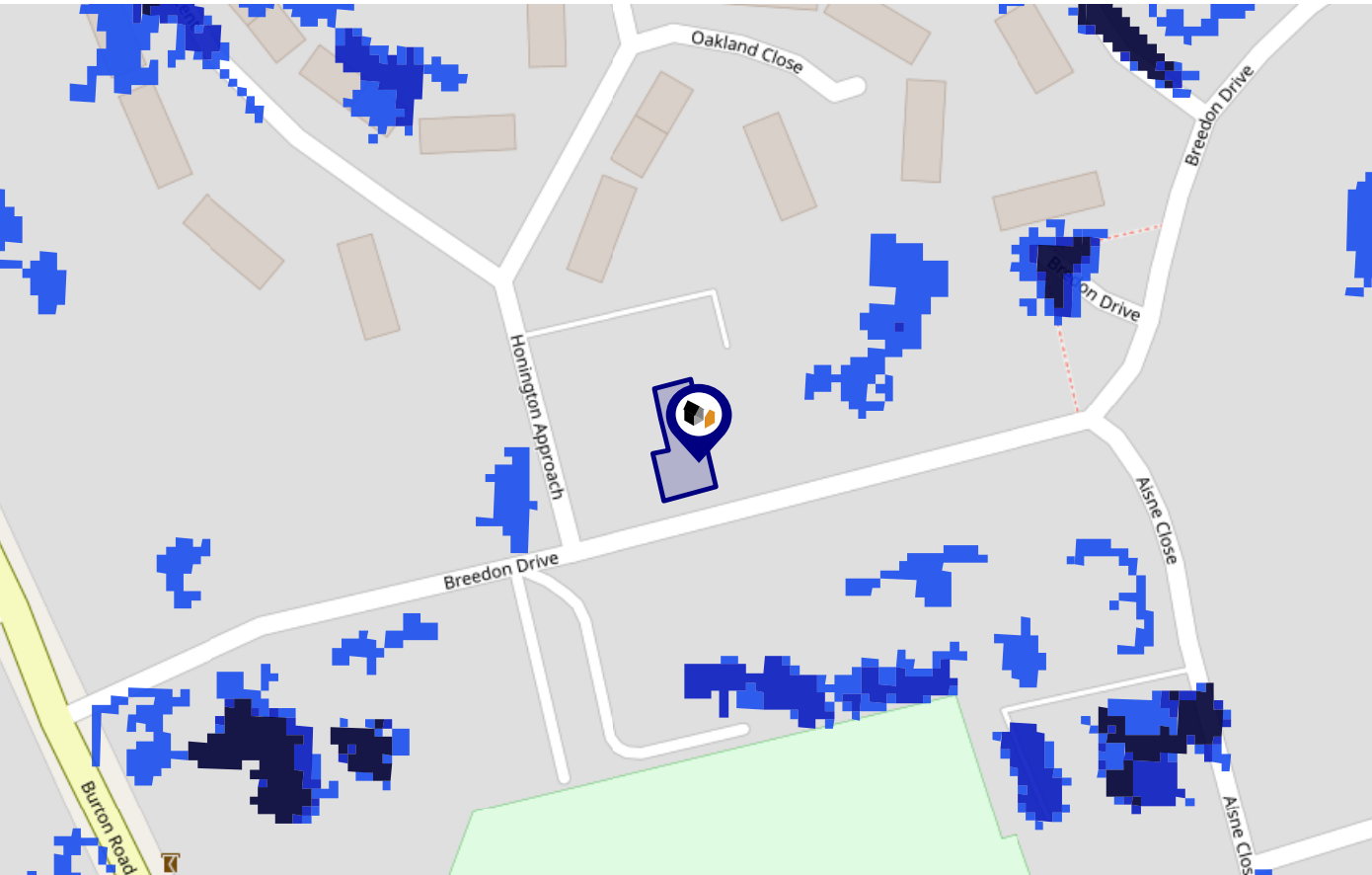
Chance of flooding to the following depths at this property:



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.

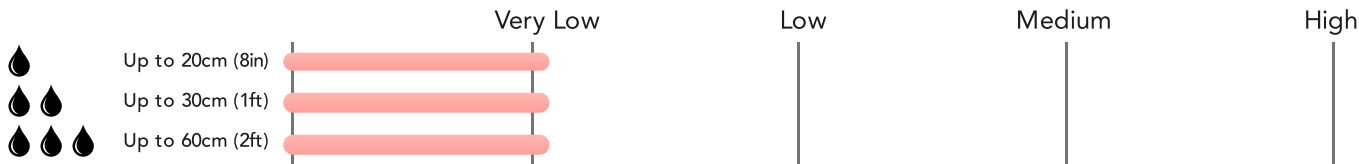


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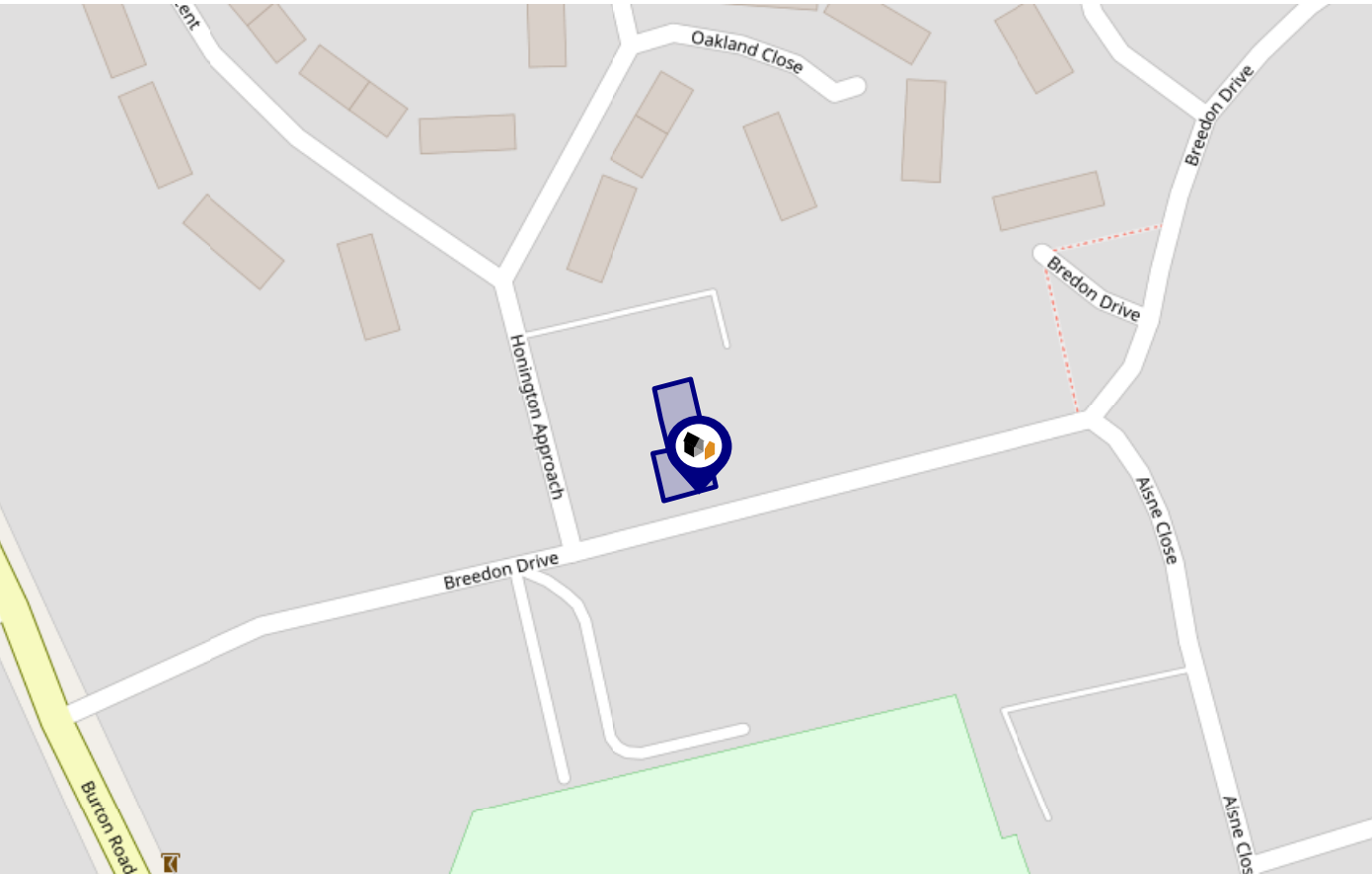
Chance of flooding to the following depths at this property:



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.

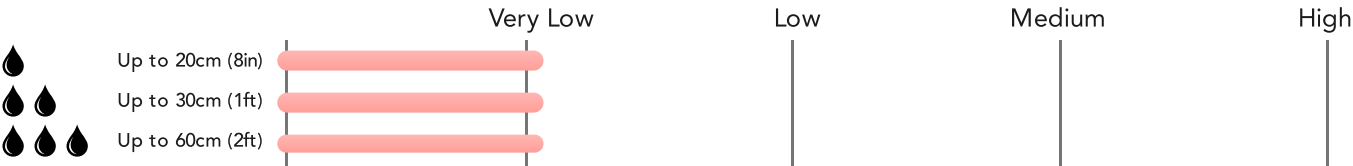


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

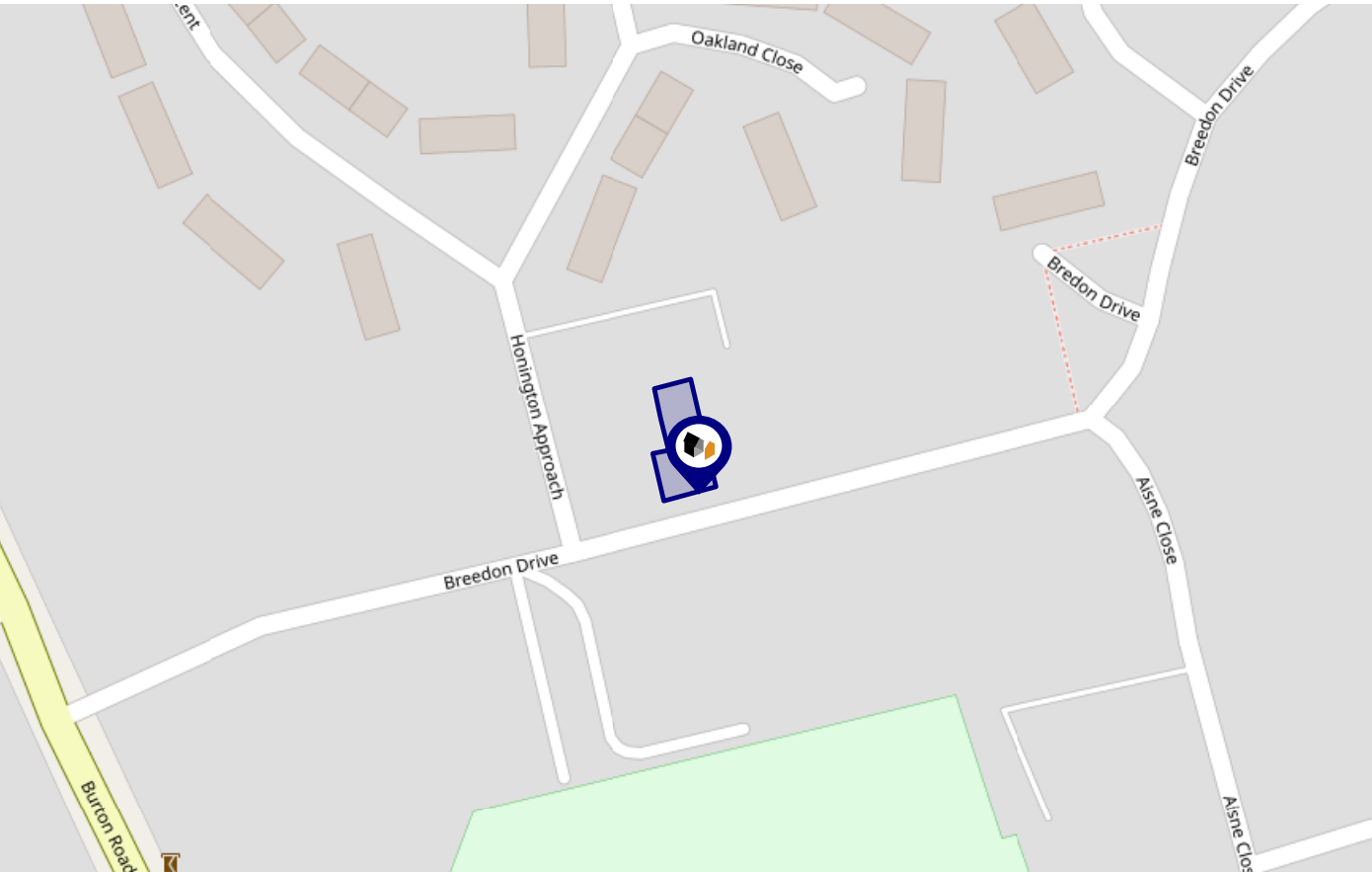


Flood Risk

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.

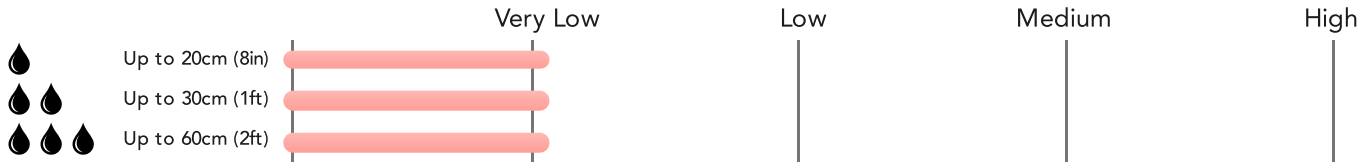


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Chance of flooding to the following depths at this property:

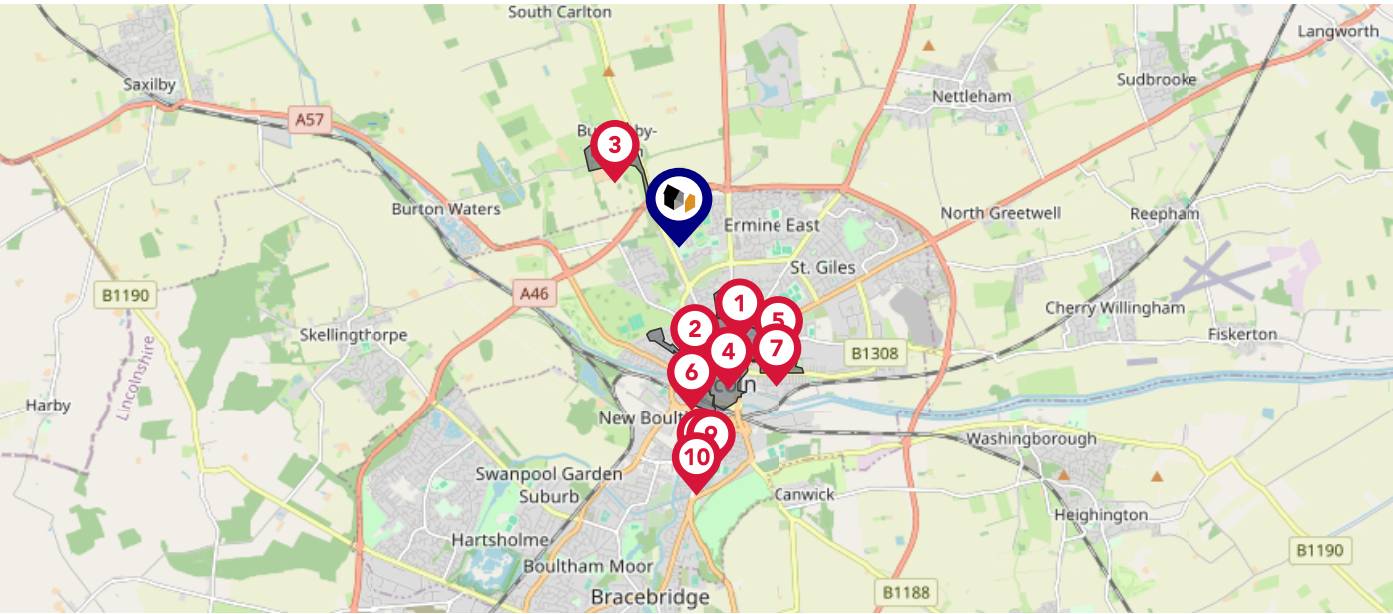


Maps

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	Newport and Nettleham Road
2	Carline
3	Burton
4	Cathedral and City Centre
5	The Dell
6	West Parade and Brayford
7	Lindum and Arboretum
8	St Peter-at-Gowts
9	Sibthorp
10	Gowt's Bridge

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.



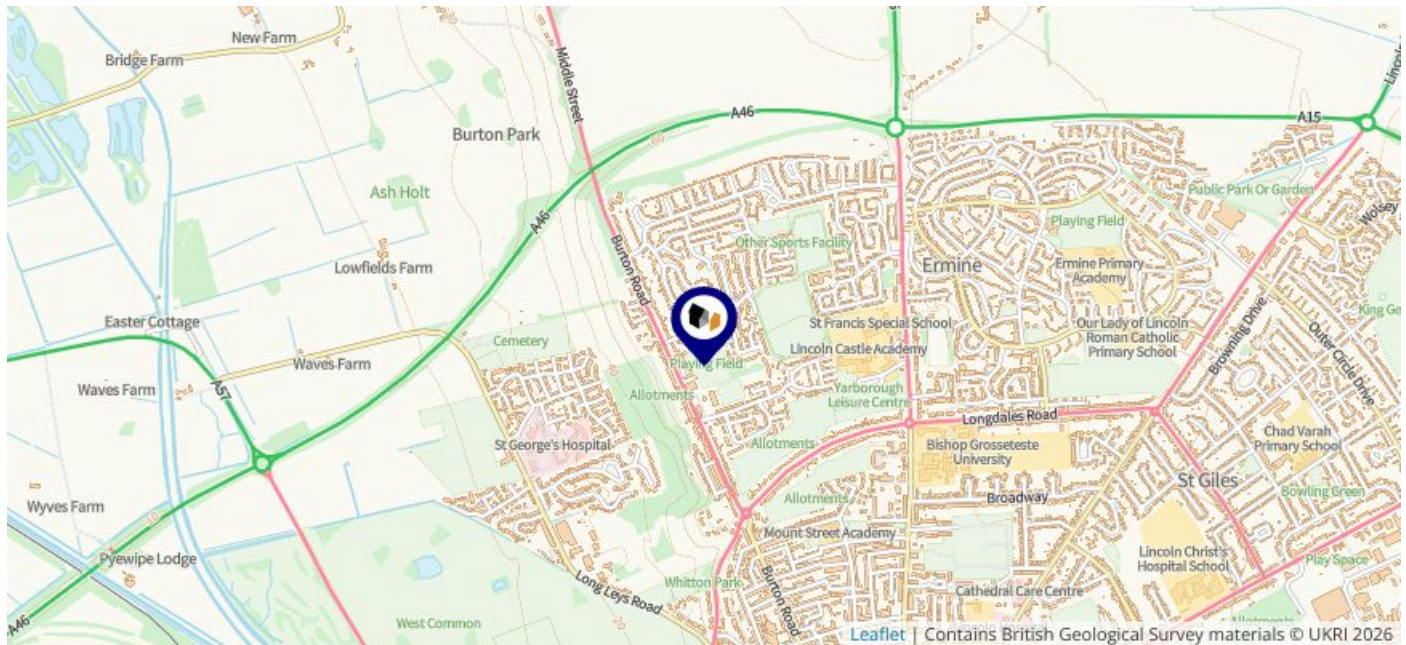
Nearby Landfill Sites		
1	Mount Street-Lincoln, Lincolnshire	Historic Landfill ☐
2	Ellis Farm-Burton	Historic Landfill ☐
3	EA/EPR/BP3598NX/A001 - Serviceteam Ltd	Active Landfill ☒
4	Cathedral Quarry-Riseholme Road, Lincoln	Historic Landfill ☐
5	Nursery Grove-Lincoln, Lincolnshire	Historic Landfill ☐
6	West Common-Lincoln, Lincolnshire	Historic Landfill ☐
7	Former Fisons Site-Carholme Road	Historic Landfill ☐
8	Golf Course-West Common	Historic Landfill ☐
9	The Dell-Wragby Road	Historic Landfill ☐
10	EA/EPR/BP3998NN/A001 - Beevor Foundry Ltd	Active 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

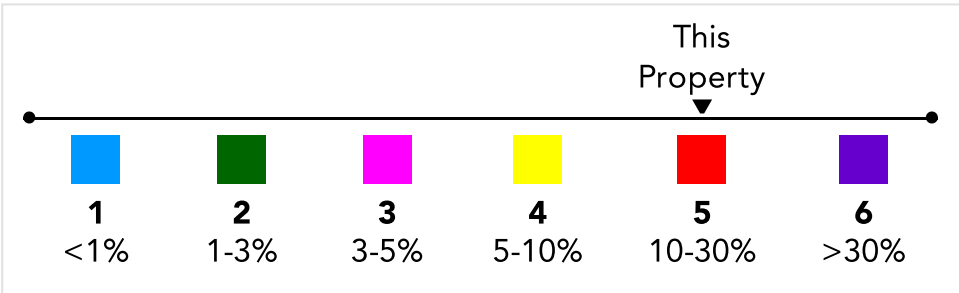
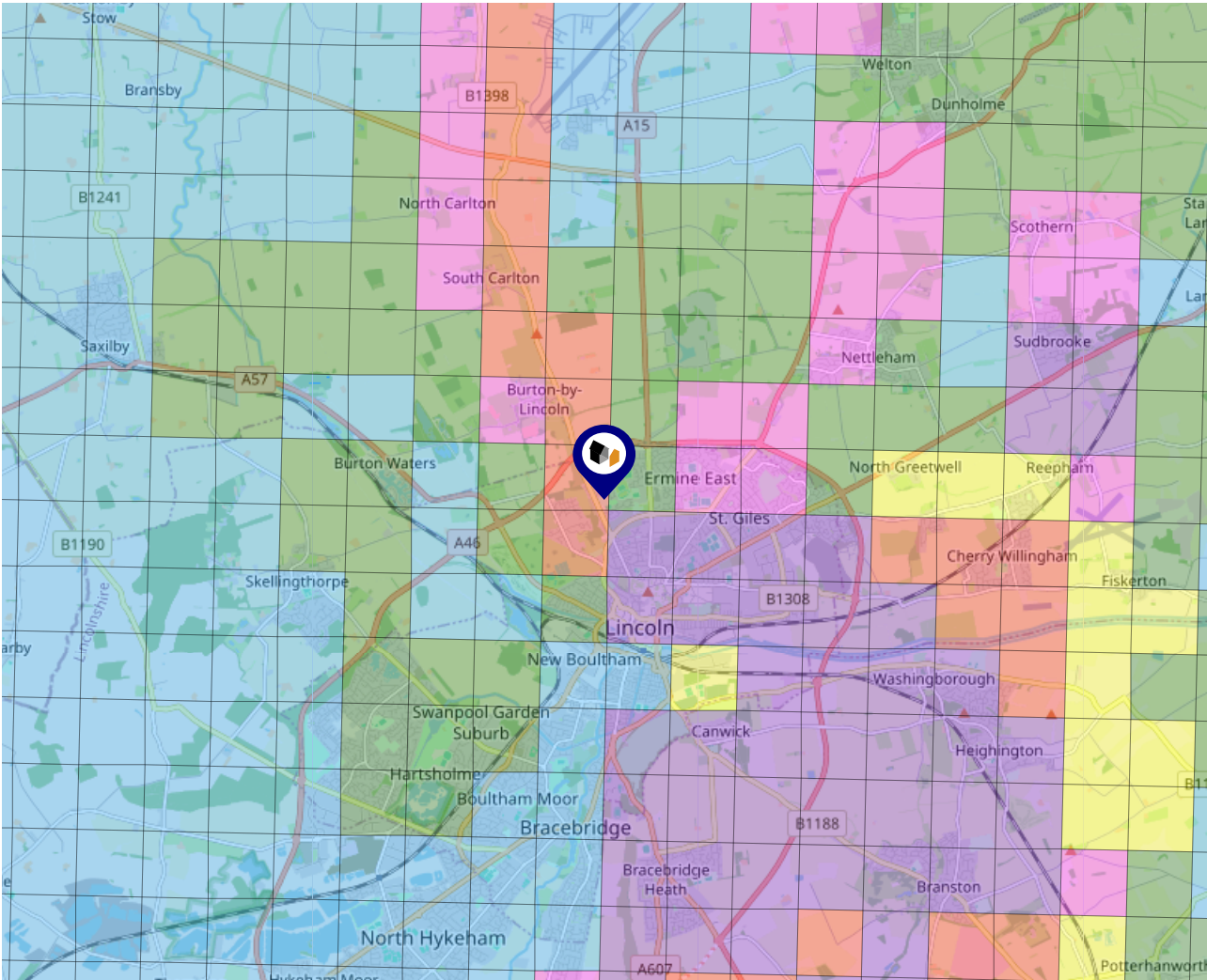


Nearby Council Wards

-  Castle Ward
-  Carholme Ward
-  Minster Ward
-  Glebe Ward
-  Abbey Ward
-  Boultham Ward
-  Park Ward
-  Nettleham Ward
-  Skellingthorpe Ward
-  Moorland Ward

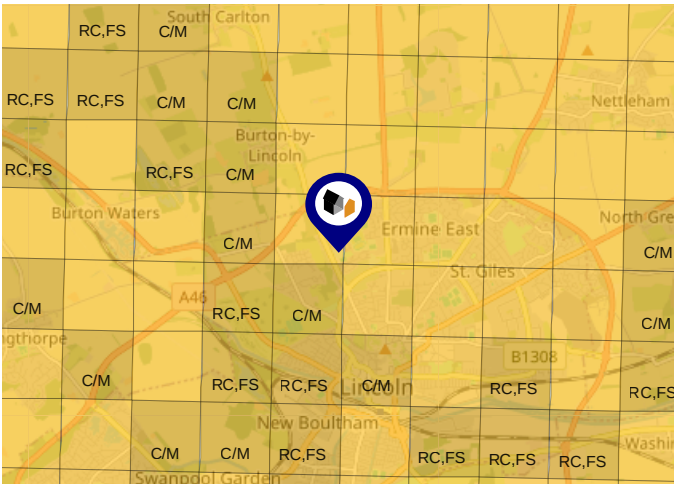
What is Radon?

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:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		

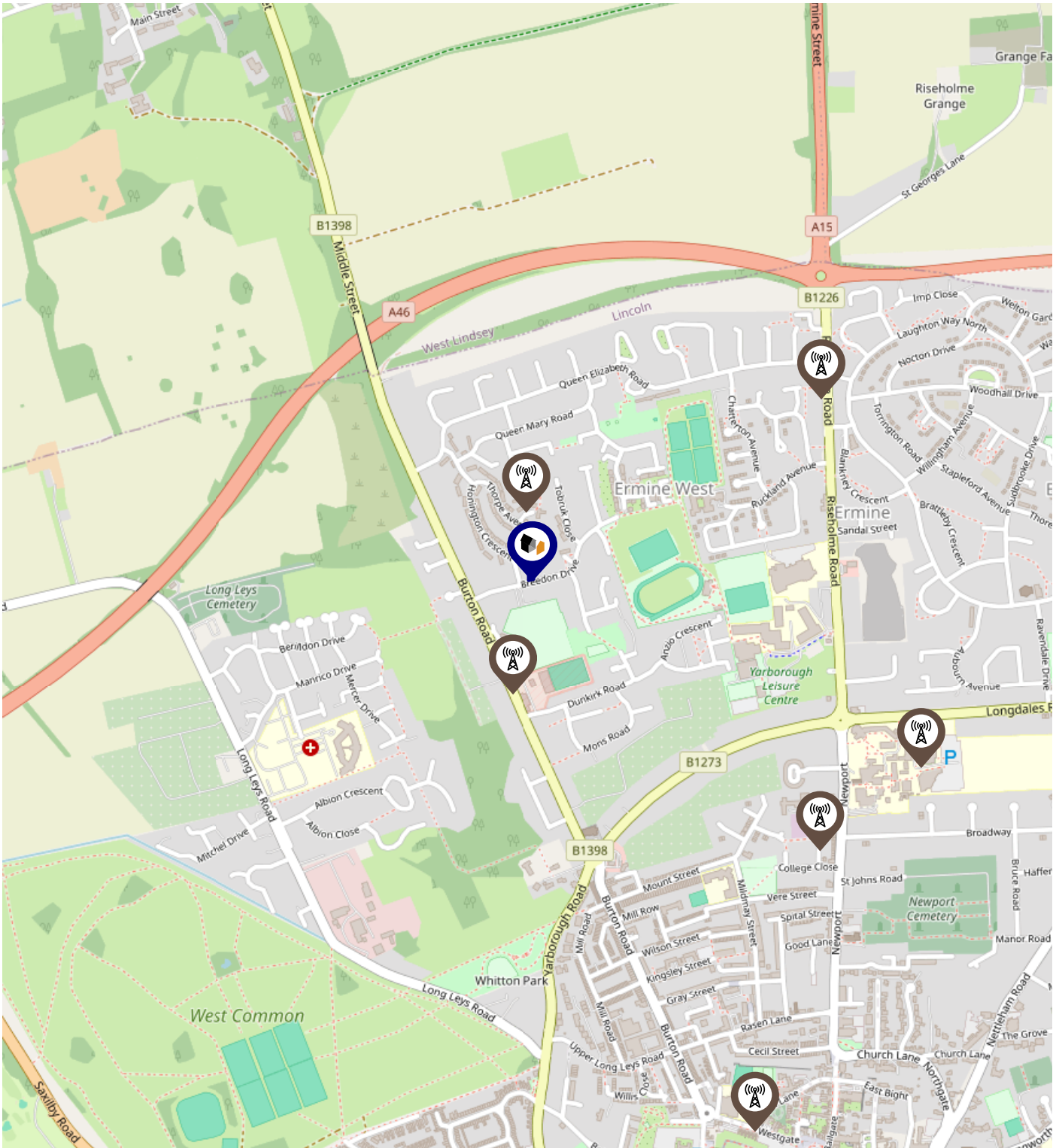


Primary Classifications (Most Common Clay Types)

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:

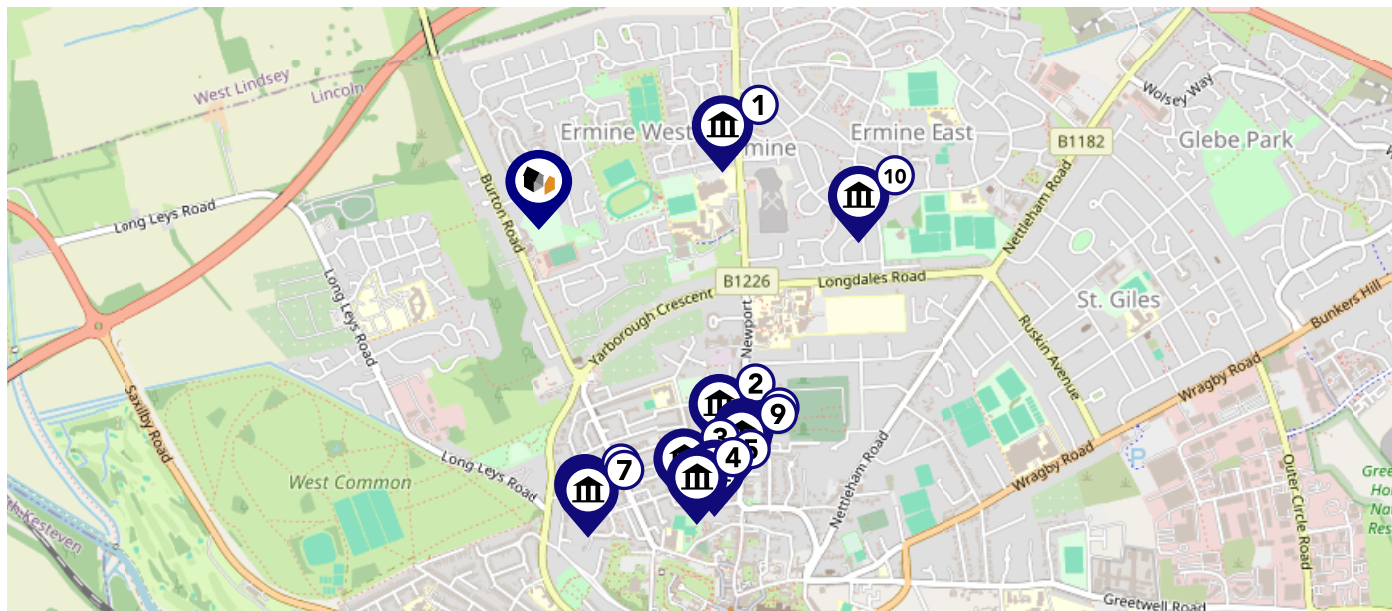
-  Power Pylons
-  Communication Masts

Maps

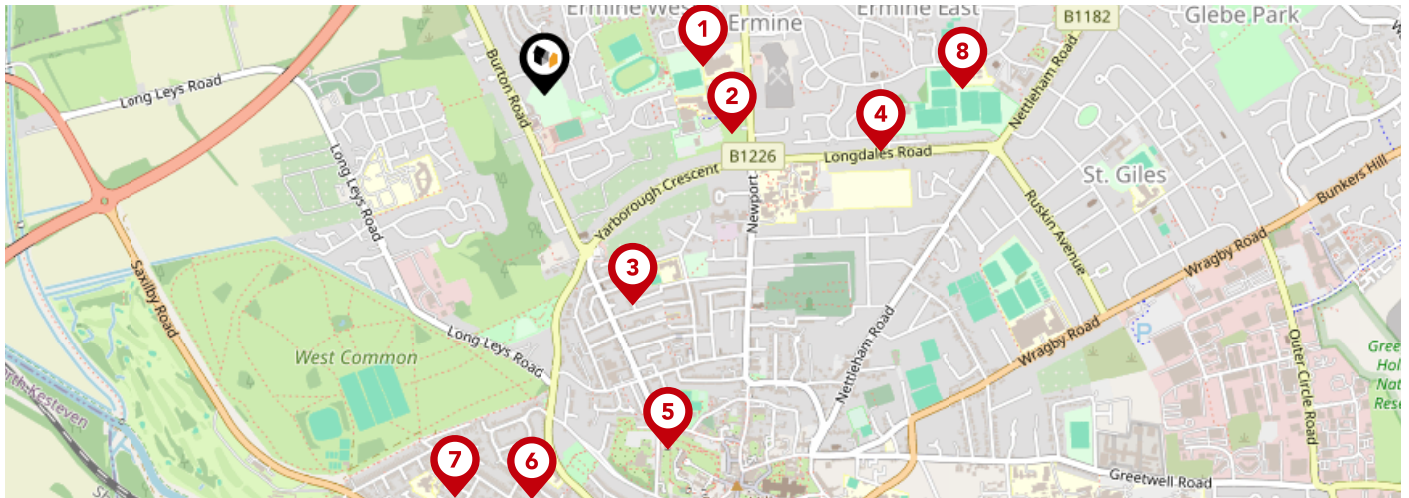
Listed Buildings



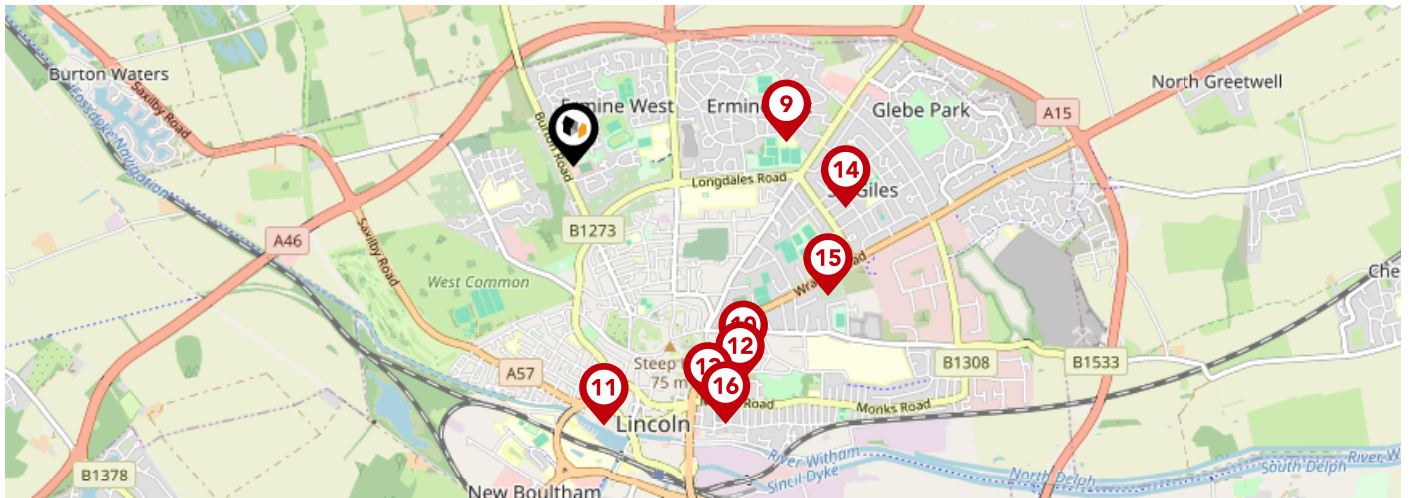
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1388742 - Dial Cottage	Grade II	0.4 miles
 1388822 - The Olde House	Grade II	0.6 miles
 1388755 - Saxon Villa And Attached Railings	Grade II	0.7 miles
 1388741 - 24, Rasen Lane	Grade II	0.7 miles
 1388722 - 23, Newport	Grade II	0.7 miles
 1388727 - Church Of St Nicholas	Grade II	0.7 miles
 1388645 - 18-40, Mill Road	Grade II	0.7 miles
 1388646 - 42, Mill Road	Grade II	0.7 miles
 1388723 - Newport Manor	Grade II	0.7 miles
 1388800 - Church Of St John	Grade II	0.7 miles

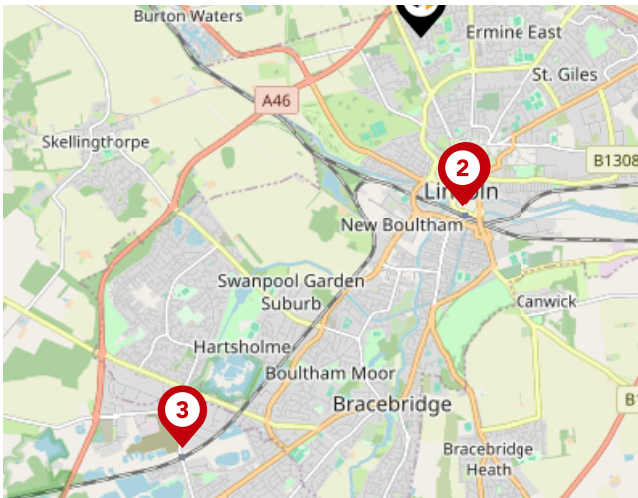


		Nursery	Primary	Secondary	College	Private
	The St Francis Special School, Lincoln Ofsted Rating: Outstanding Pupils: 161 Distance:0.36	☐	☐	☒	☐	☐
	Lincoln Castle Academy Ofsted Rating: Not Rated Pupils: 680 Distance:0.42	☐	☐	☒	☐	☐
	Mount Street Academy Ofsted Rating: Outstanding Pupils: 318 Distance:0.5	☐	☒	☐	☐	☐
	Castles Education Ofsted Rating: Inadequate Pupils: 93 Distance:0.76	☐	☐	☒	☐	☐
	Westgate Academy Ofsted Rating: Good Pupils: 430 Distance:0.83	☐	☒	☐	☐	☐
	The St Faith and St Martin Church of England Junior School, Lincoln Ofsted Rating: Good Pupils: 345 Distance:0.9	☐	☒	☐	☐	☐
	The St Faith's Church of England Infant and Nursery School, Lincoln Ofsted Rating: Good Pupils: 278 Distance:0.91	☐	☒	☐	☐	☐
	Our Lady of Lincoln Catholic Primary School A Voluntary Academy Ofsted Rating: Good Pupils: 204 Distance:0.93	☐	☒	☐	☐	☐



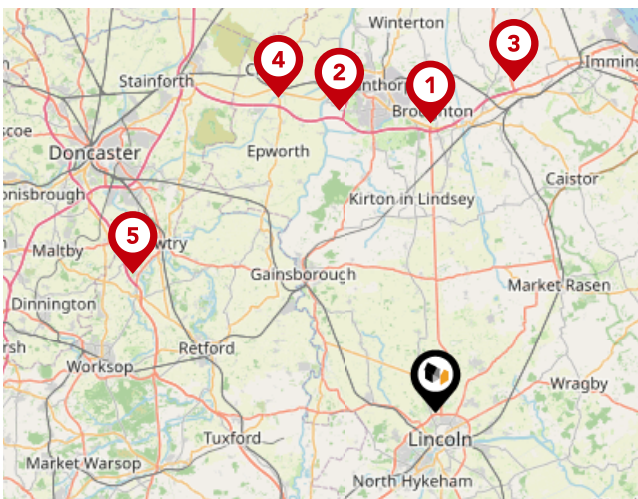
		Nursery	Primary	Secondary	College	Private
	Ermine Primary Academy Ofsted Rating: Good Pupils: 393 Distance:0.95	☐	☒	☐	☐	☐
	The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School Ofsted Rating: Requires improvement Pupils: 89 Distance:1.16	☐	☒	☐	☐	☐
	Lincolnshire Secure Unit Ofsted Rating: Not Rated Pupils:0 Distance:1.16	☐	☐	☒	☐	☐
	Lincoln Minster School Ofsted Rating: Not Rated Pupils: 473 Distance:1.22	☐	☐	☒	☐	☐
	Lincoln UTC Ofsted Rating: Good Pupils: 369 Distance:1.22	☐	☐	☒	☐	☐
	Springwell Alternative Academy Lincoln Ofsted Rating: Good Pupils: 48 Distance:1.23	☐	☐	☒	☐	☐
	Lincoln Christ's Hospital School Ofsted Rating: Good Pupils: 1286 Distance:1.27	☐	☐	☒	☐	☐
	Lincoln College Ofsted Rating: Good Pupils:0 Distance:1.33	☐	☐	☒	☐	☐

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	1.54 miles
2	Lincoln Central Rail Station	1.55 miles
3	Hykeham Rail Station	4.22 miles



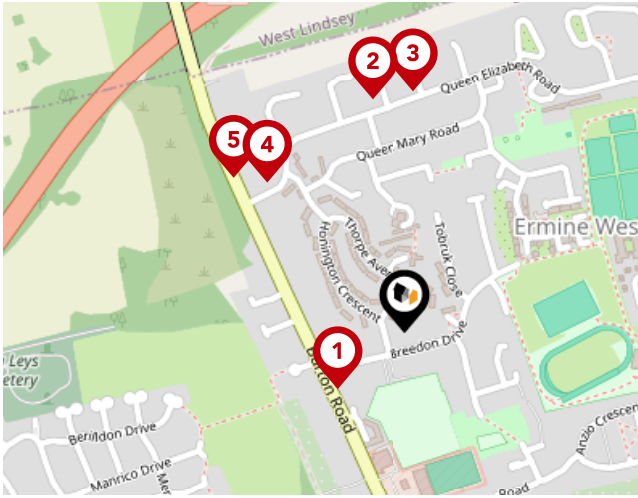
Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	20.51 miles
2	M180 J3	22.47 miles
3	M180 J5	24 miles
4	M180 J2	24.87 miles
5	A1(M) J34	23.6 miles



Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	24.63 miles
2	Finningley	24.96 miles
3	East Mids Airport	43.63 miles
4	Leeds Bradford Airport	62.68 miles



Pin	Name	Distance
	Higson Road	0.1 miles
	Sanders Close	0.26 miles
	Sanders Close	0.27 miles
	Buchanan Street	0.23 miles
	Queen Elizabeth Road	0.26 miles

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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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Mundys

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01522 510 044

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