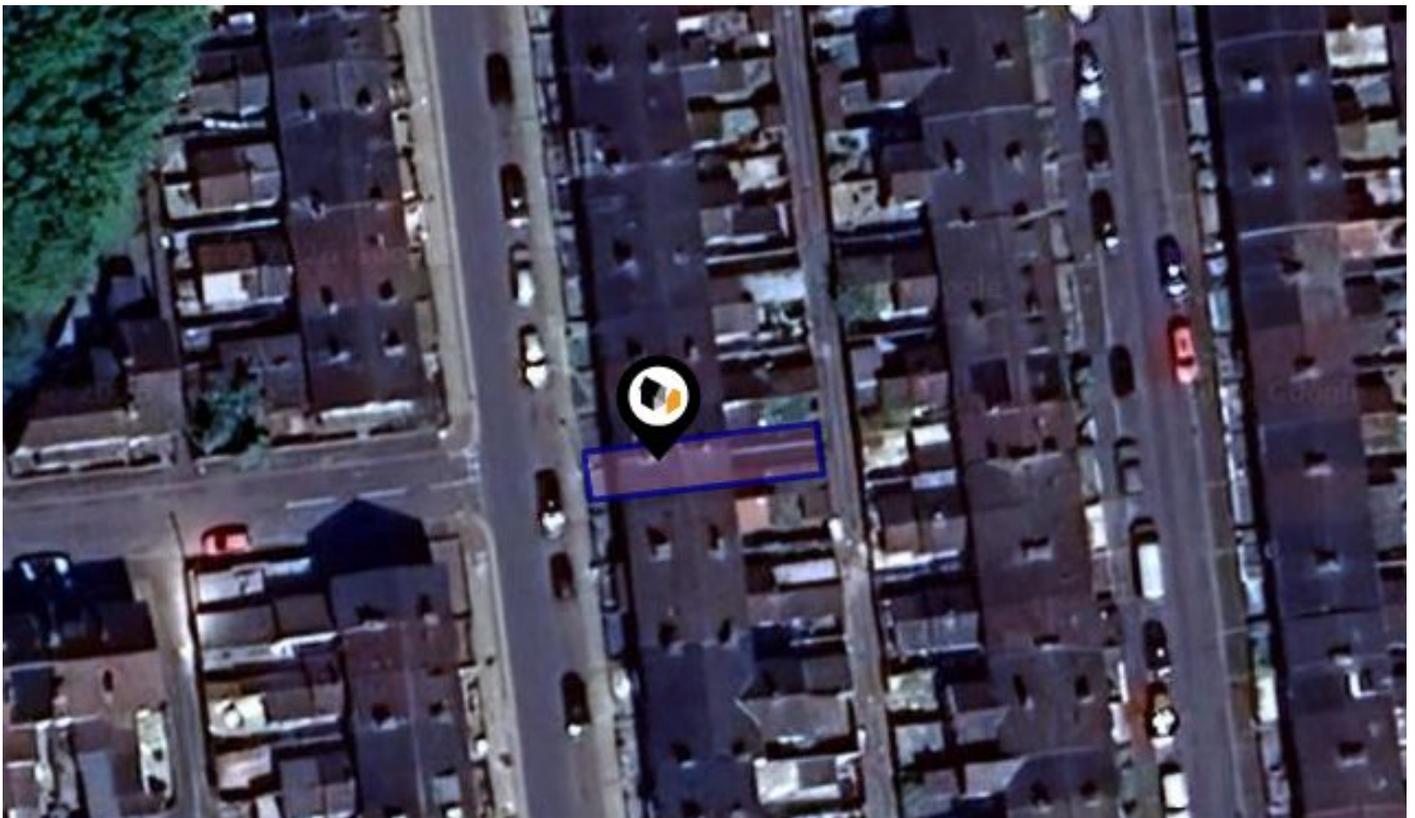




See More Online

MIR: Material Info

The Material Information Affecting this Property
Tuesday 24th March 2026



GORDON STREET, GAINSBOROUGH, DN21

Mundys

29 – 30 Silver Street Lincoln LN2 1AS
01522 510 044
hymie.bentley@mundys.net
www.mundys.net





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Plot Area:	0.02 acres		
Year Built :	Before 1900		
Council Tax :	Band A		
Annual Estimate:	£1,520		
Title Number:	LL127902		

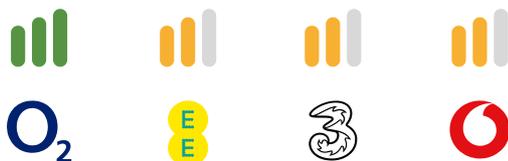
Local Area

Local Authority:	Lincolnshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	119 mb/s	1800 mb/s
		

Mobile Coverage: (based on calls indoors)

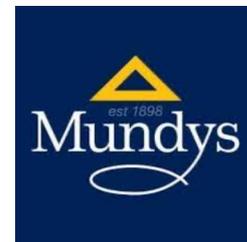


Satellite/Fibre TV Availability:

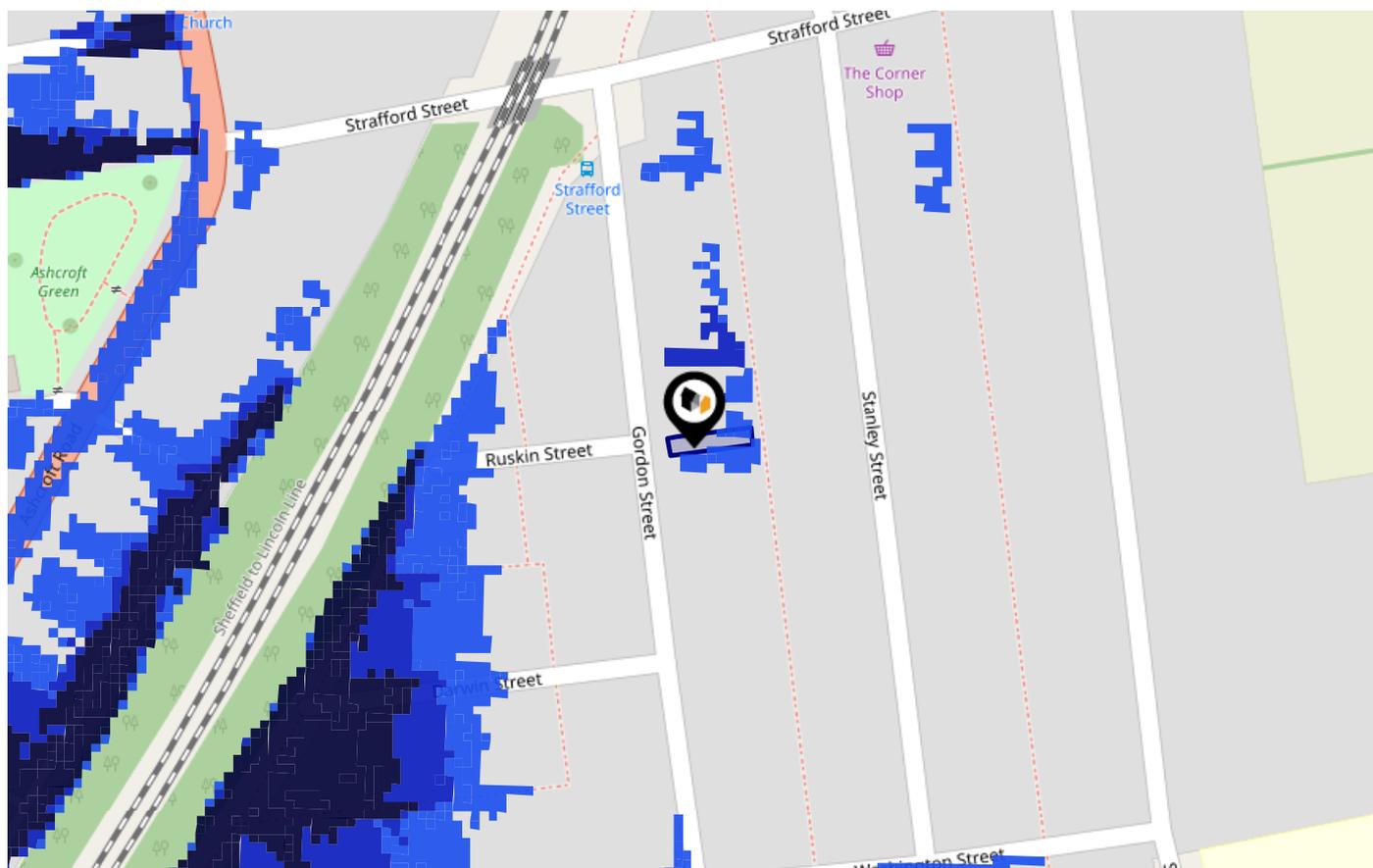


Flood Risk

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.

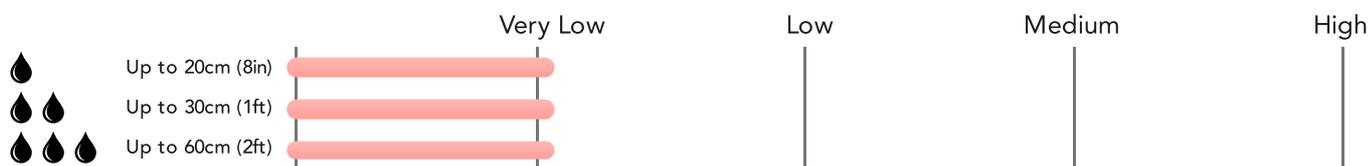


Risk Rating: Very low

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.

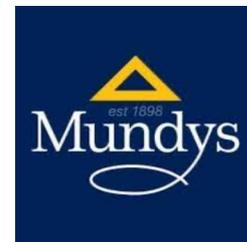
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any 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:

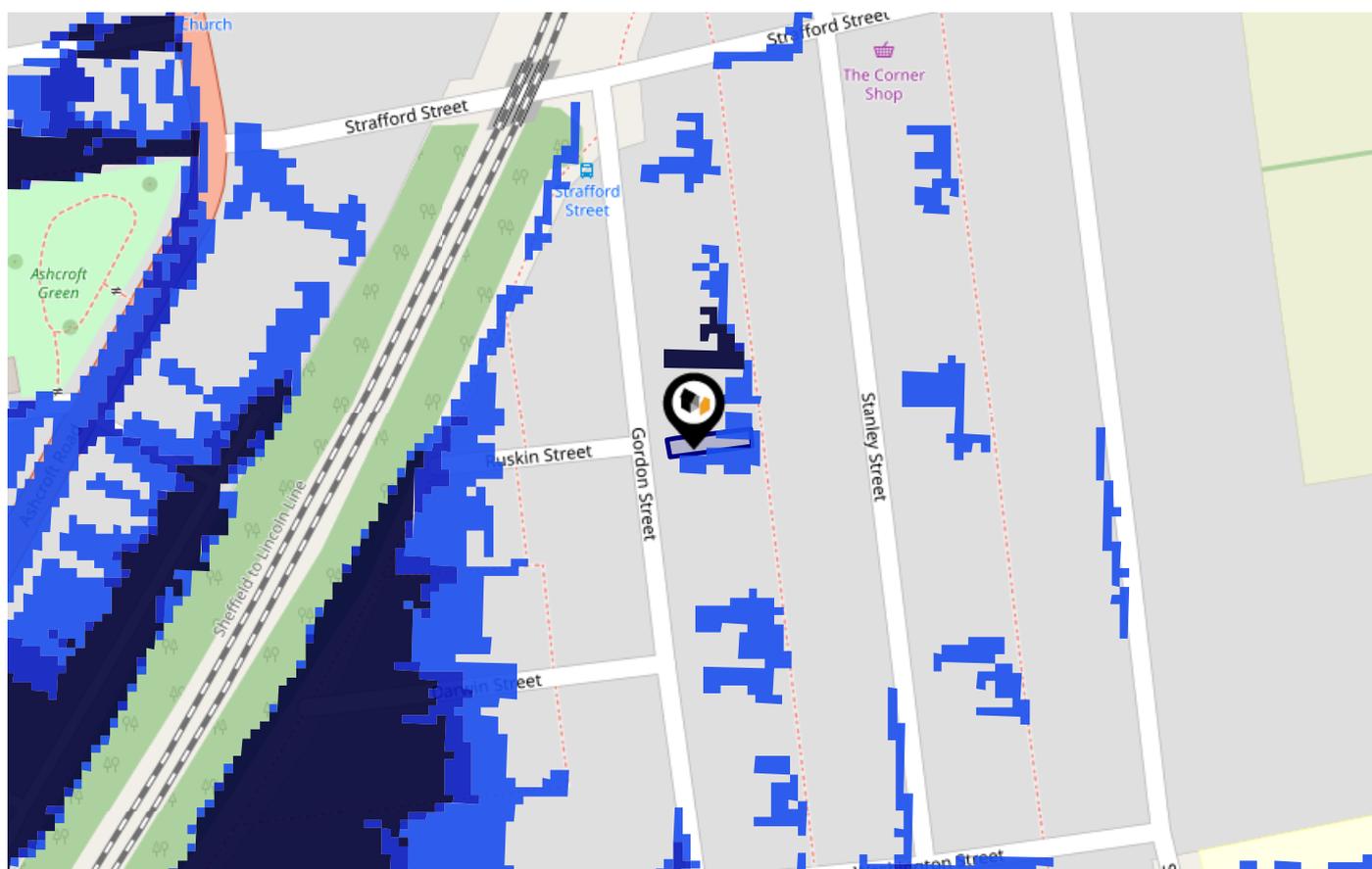


Flood Risk

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.

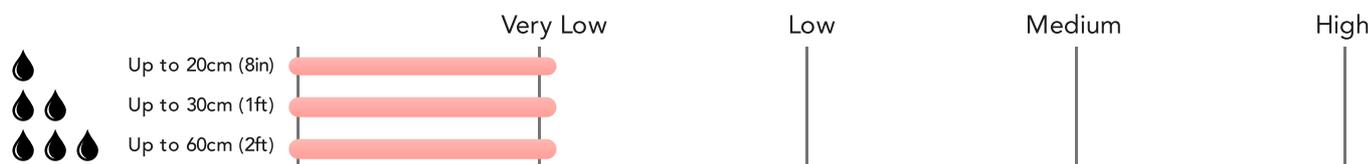


Risk Rating: Very low

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:



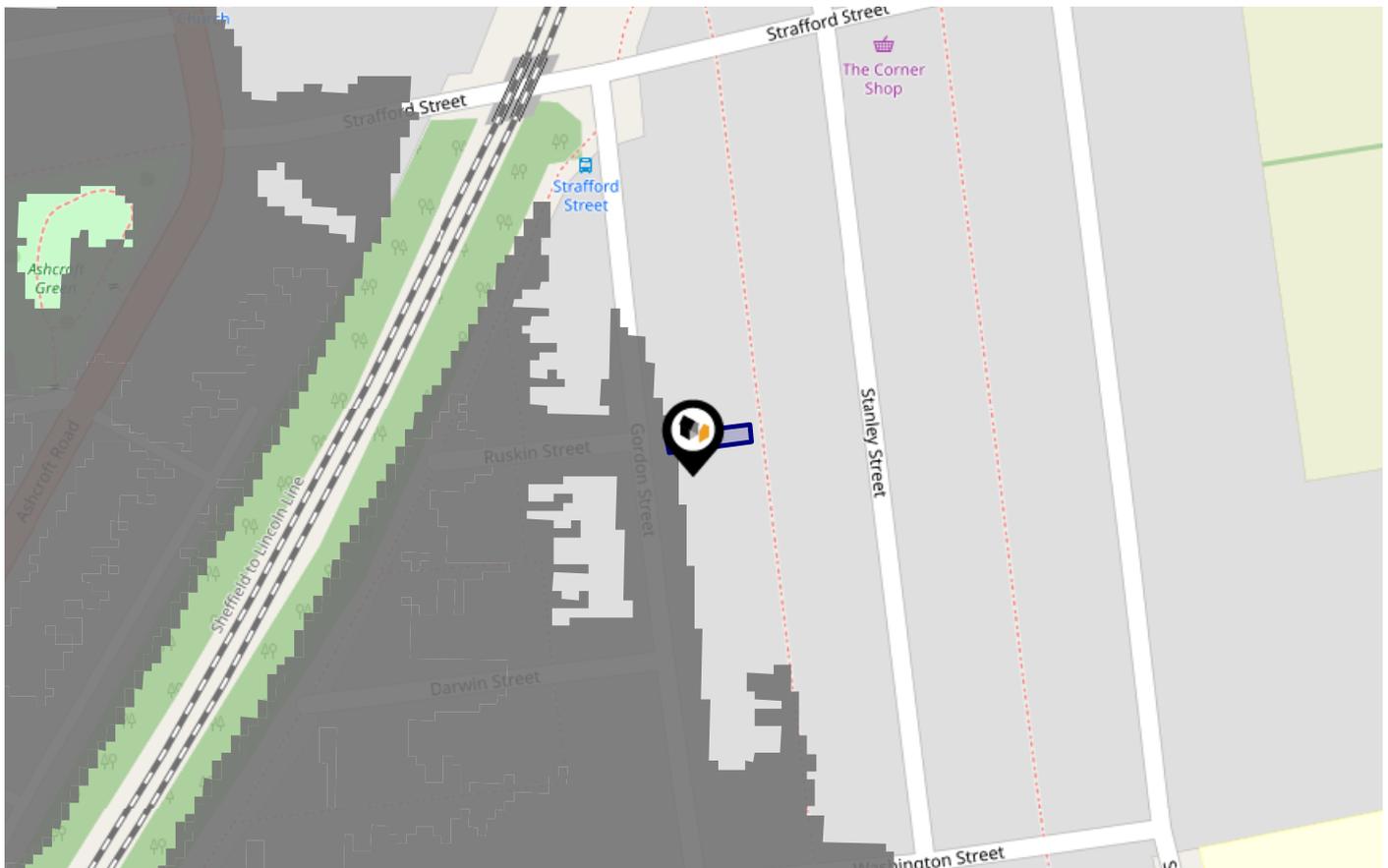
MIR - Material Info

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:

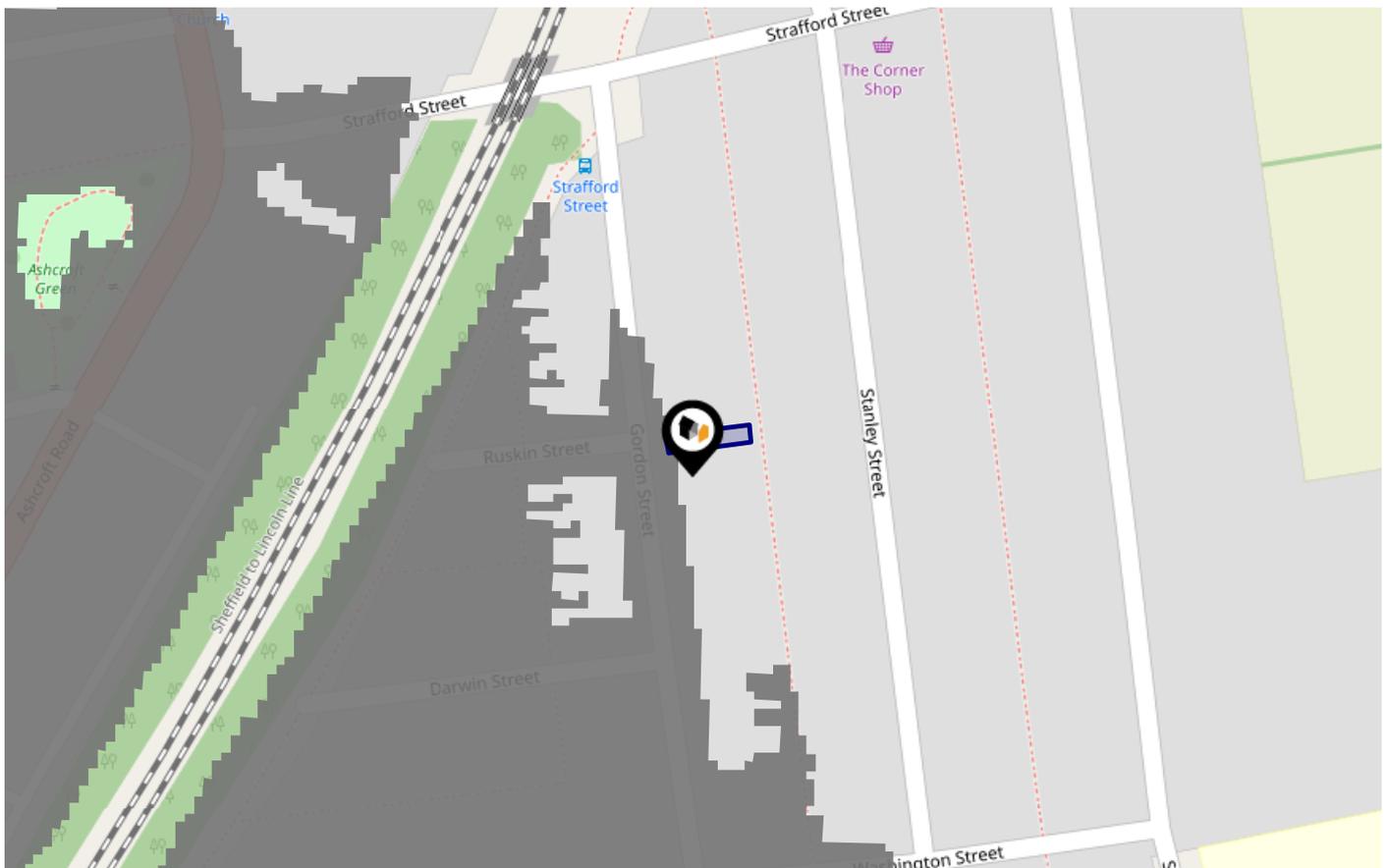


Flood Risk

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:



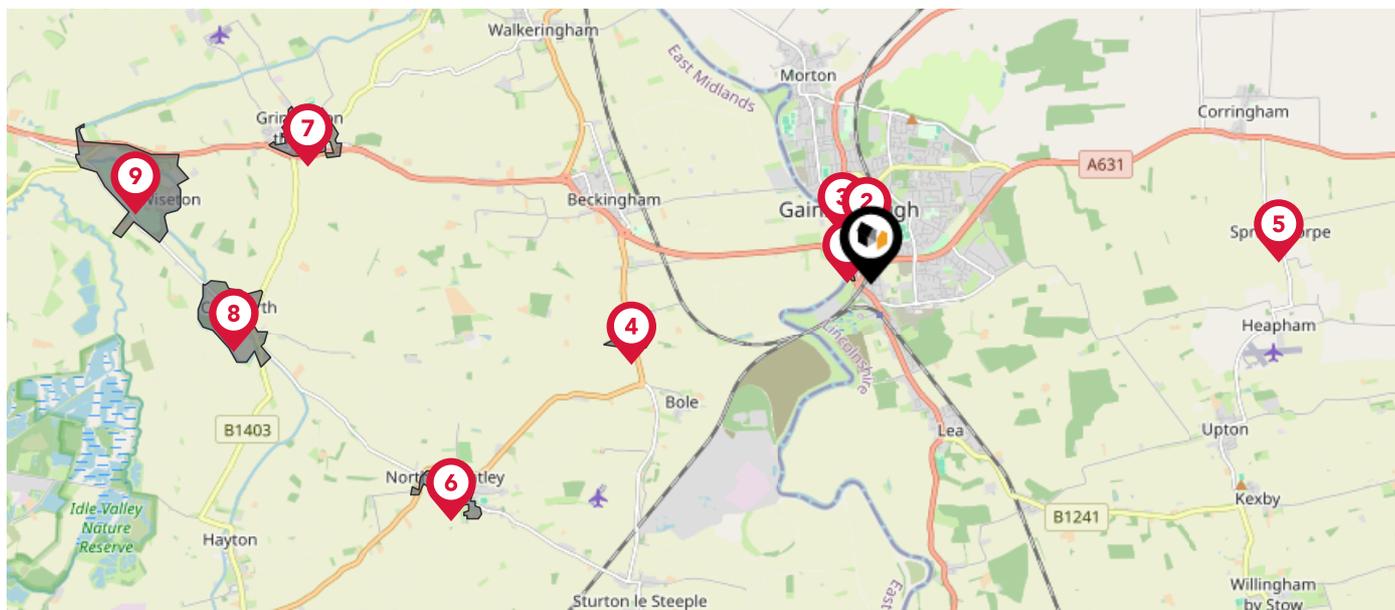
MIR - Material Info

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

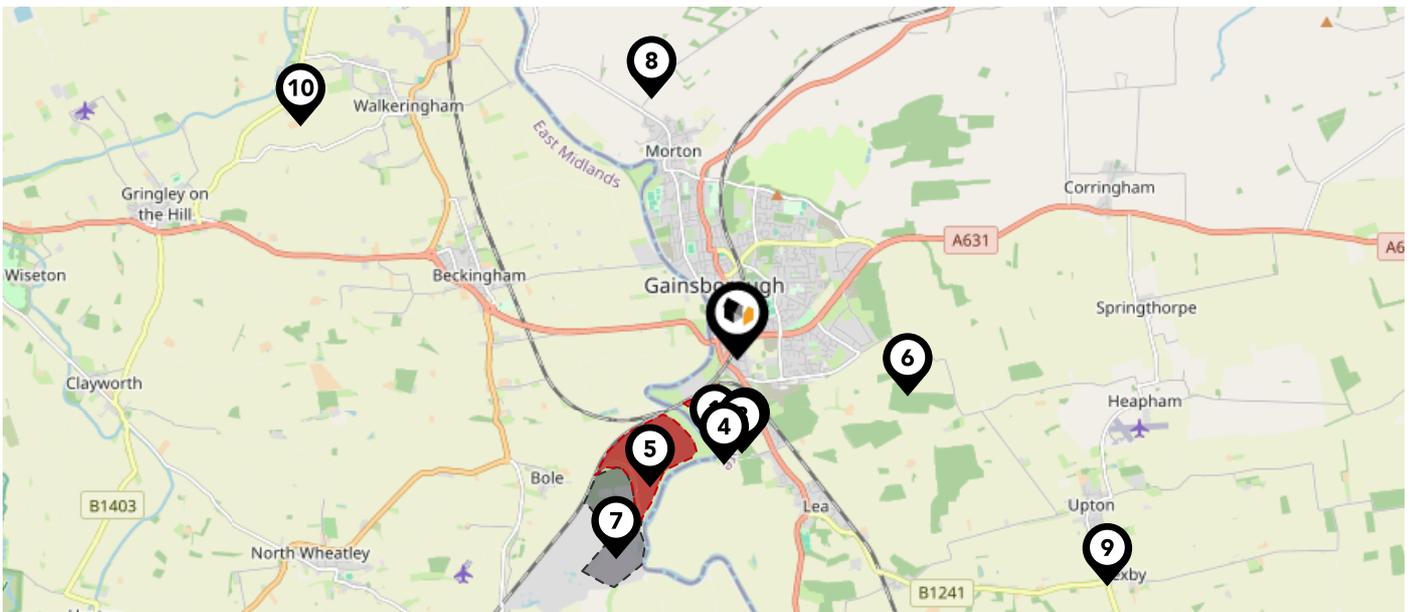
- 1 Gainsborough Riverside
- 2 Gainsborough Britannia Works
- 3 Gainsborough Town
- 4 Sandby
- 5 Springthorpe
- 6 Wheatley
- 7 Gringley on the Hill
- 8 Clayworth
- 9 Wiseton and Drakeholes

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	No name provided by source	Active Landfill
2	EA/EPR/YP3297FZ/A001	Active Landfill
3	EA/EPR/LP3590CZ/A001	Active Landfill
4	Lea Road Tip-Gainsborough, Lincolnshire	Historic Landfill
5	No name provided by source	Active Landfill
6	Heapham Disused Sewage Treatment Works-Heapham Road, Somerby, Gainsborough, Lincolnshire	Historic Landfill
7	West Burton Power Station Tip-West Burton Power Station, Retford	Historic Landfill
8	Laughton Lane-Morton, Lincolnshire	Historic Landfill
9	Land East Of Village Hall-Upton Road, Upton Cum Kexby, Gainsborough, Lincolnshire	Historic Landfill
10	Refuse Tip off Caves Lane-Caves Lane, Walkeringham, Doncaster, South Yorkshire	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.

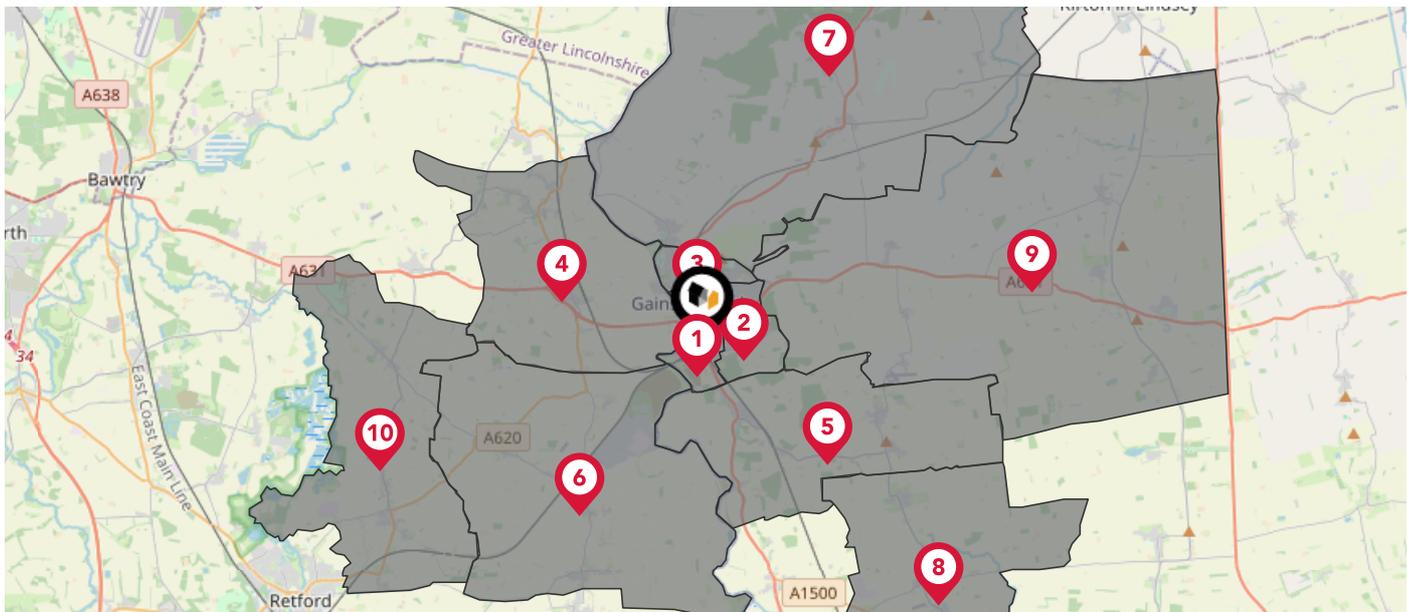
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

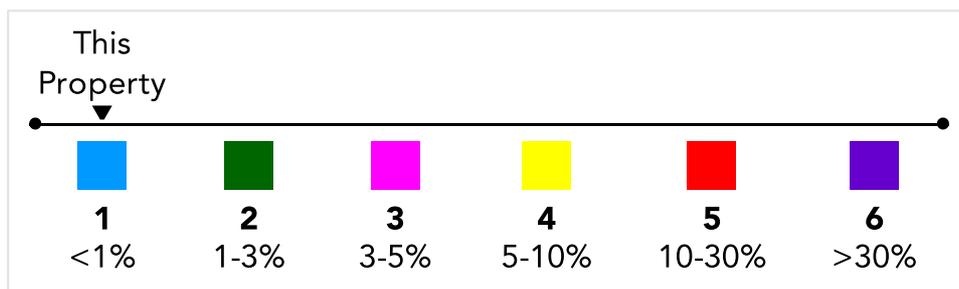
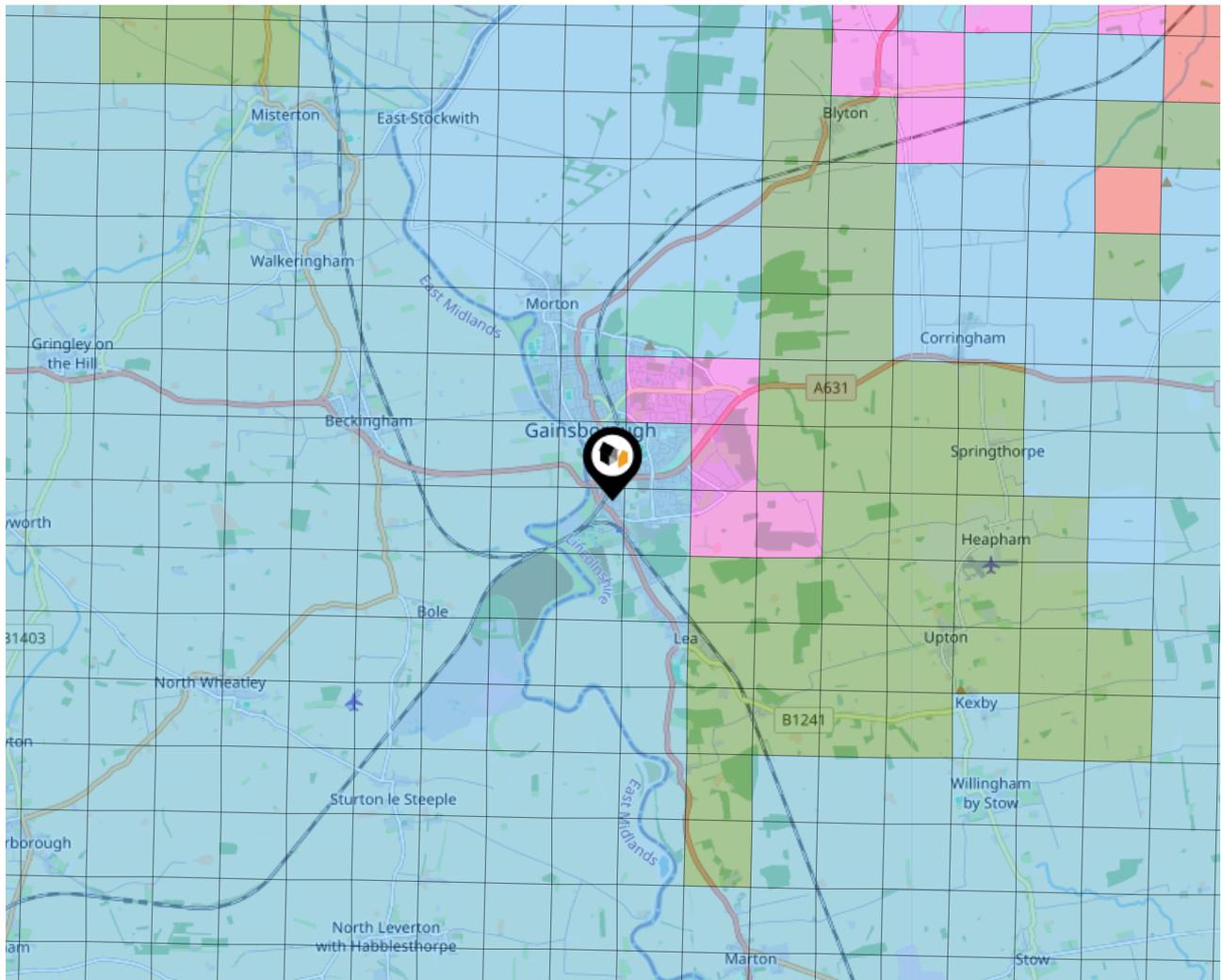


Nearby Council Wards

-  Gainsborough South-West Ward
-  Gainsborough East Ward
-  Gainsborough North Ward
-  Beckingham Ward
-  Lea Ward
-  Sturton Ward
-  Scotter and Blyton Ward
-  Stow Ward
-  Hemswell Ward
-  Clayworth Ward

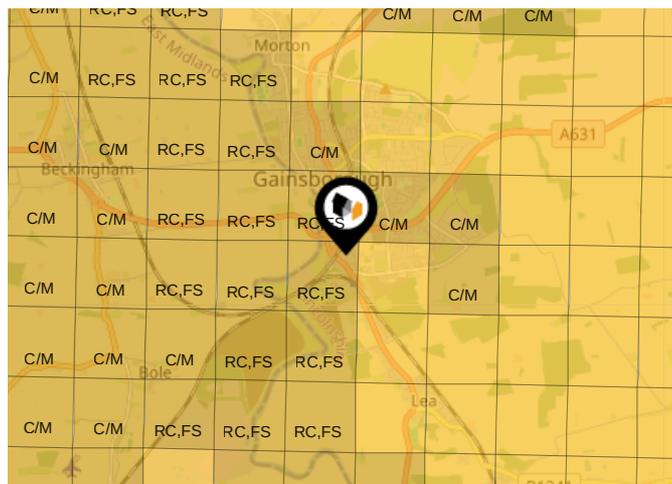
What is Radon?

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)

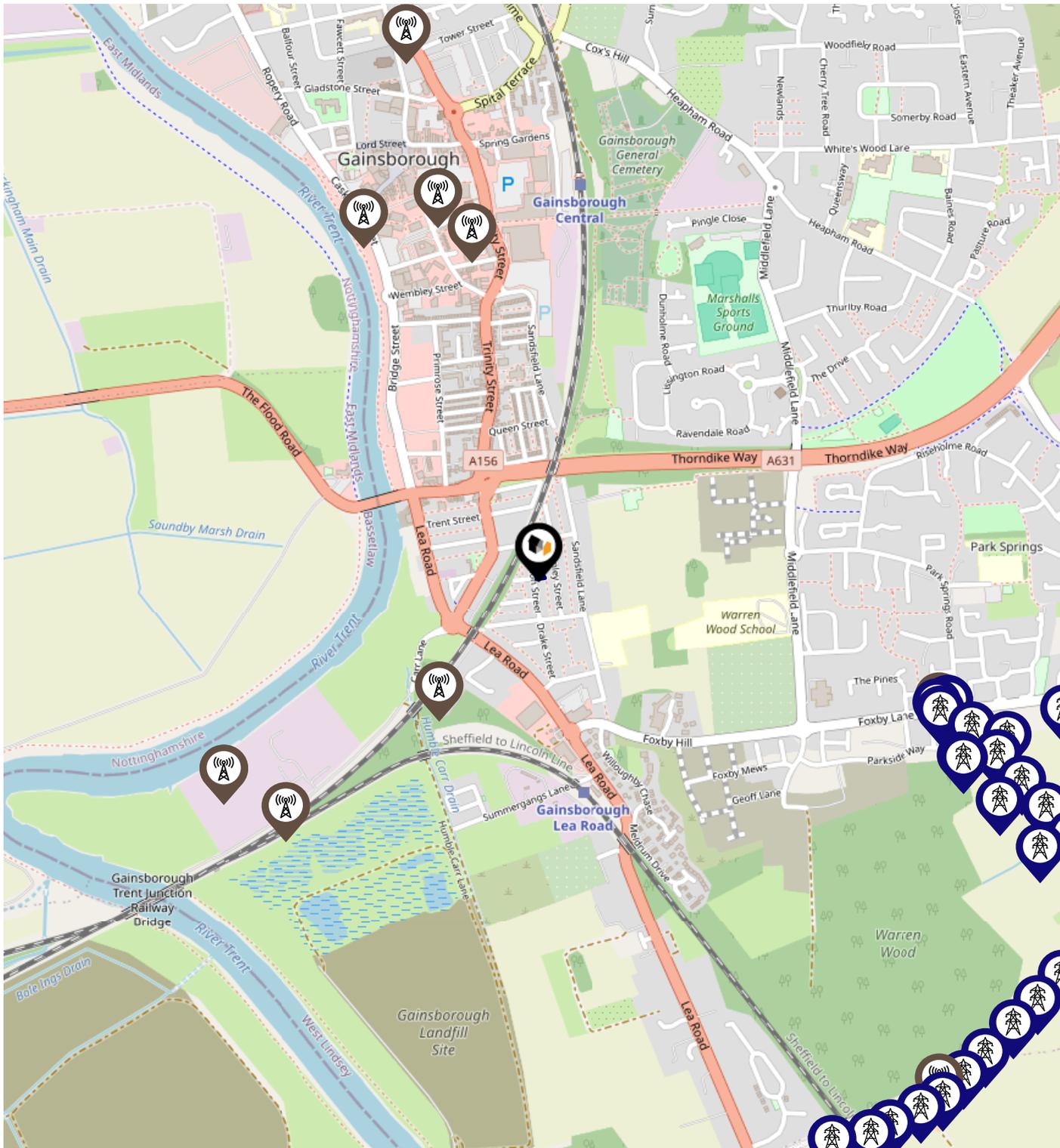
Carbon Content:	VARIABLE	Soil Texture:	CLAYEY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		



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

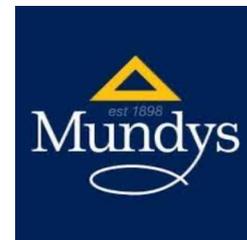


Key:

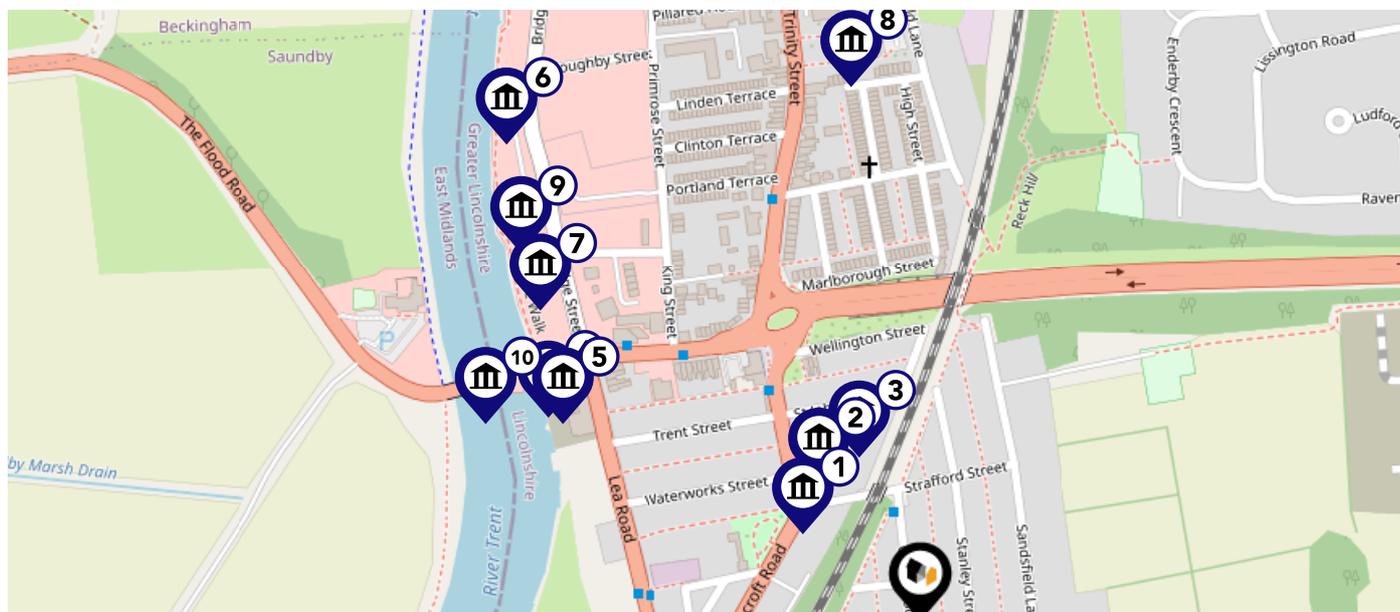
-  Power Pylons
-  Communication Masts

Maps

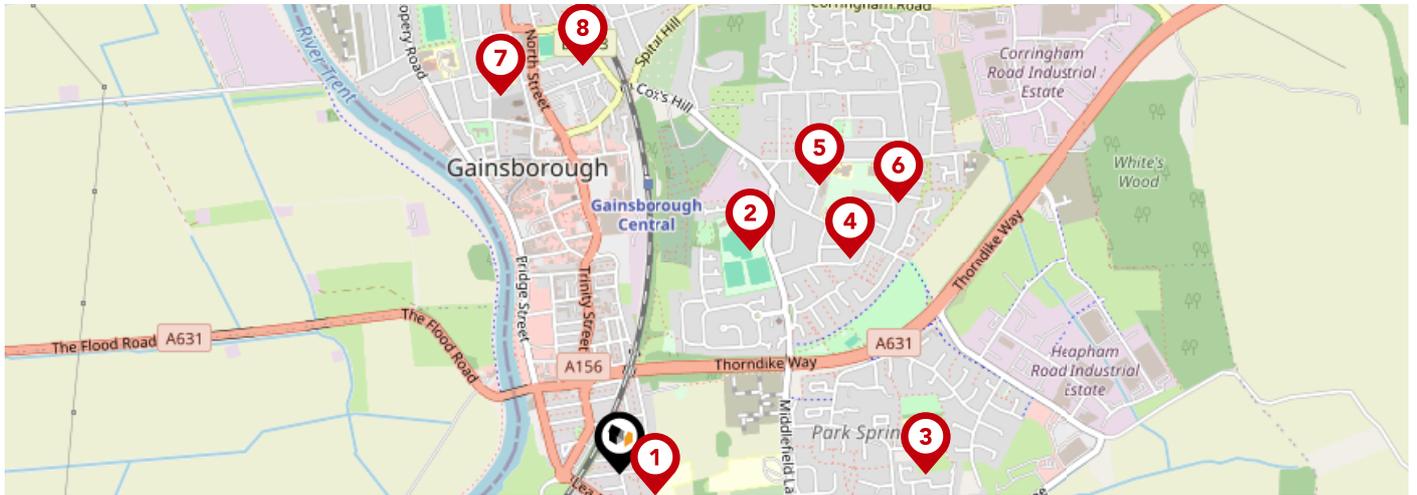
Listed Buildings



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
 1359746 - Vicarage Of St John The Divine	Grade II	0.1 miles
 1063540 - Former Church Of St John The Divine	Grade II	0.1 miles
 1063539 - School Building Of St John The Divine	Grade II	0.1 miles
 1359747 - Former Toll Lodges To Gainsborough Bridge To North And South Sides Of The East End Of The Bridge	Grade II	0.2 miles
 1063517 - 2, Lea Road	Grade II	0.2 miles
 1359750 - 92, Bridge Street	Grade II	0.3 miles
 1147367 - 134 And 136, Bridge Street	Grade II	0.3 miles
 1063496 - Trinity Arts Centre (formerly Church Of The Holy Trinity)	Grade II	0.3 miles
 1063546 - 110, Bridge Street	Grade II	0.3 miles
 1370384 - Gainsborough Bridge	Grade II	0.3 miles

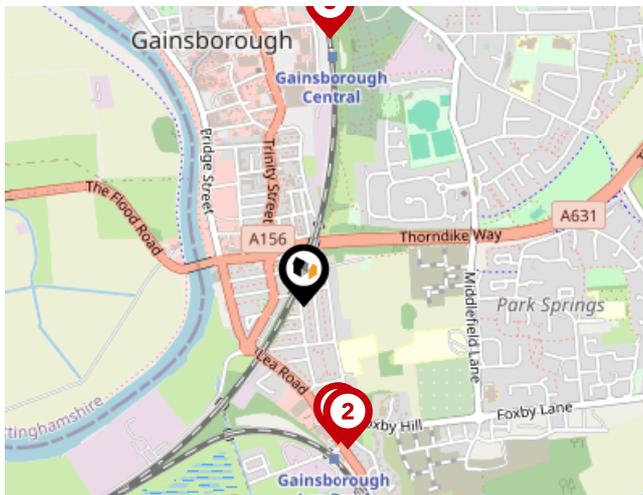


	Nursery	Primary	Secondary	College	Private
<p>1 Benjamin Adlard Primary School</p> <p>Ofsted Rating: Good Pupils: 236 Distance:0.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Warren Wood - A Specialist Academy</p> <p>Ofsted Rating: Good Pupils: 117 Distance:0.57</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 St George's Church of England Community Primary School, Gainsborough</p> <p>Ofsted Rating: Good Pupils: 185 Distance:0.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 The Gainsborough Hillcrest Early Years Academy</p> <p>Ofsted Rating: Outstanding Pupils: 237 Distance:0.7</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 White's Wood Academy</p> <p>Ofsted Rating: Good Pupils: 206 Distance:0.78</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 The Gainsborough Charles Baines Community Primary School</p> <p>Ofsted Rating: Good Pupils: 205 Distance:0.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 The Gainsborough Parish Church Primary School</p> <p>Ofsted Rating: Requires improvement Pupils: 294 Distance:0.88</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Handel House Preparatory School</p> <p>Ofsted Rating: Not Rated Pupils: 45 Distance:0.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



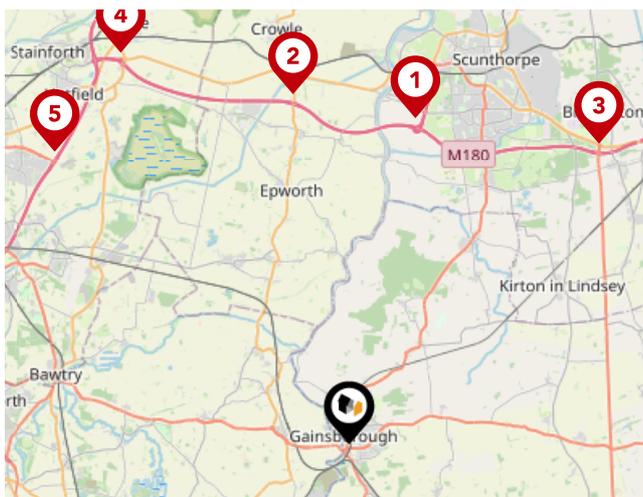
		Nursery	Primary	Secondary	College	Private
	Mercer's Wood Academy Ofsted Rating: Good Pupils: 180 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Gainsborough Nursery School Ofsted Rating: Good Pupils: 110 Distance:1.33	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Castle Wood Academy Ofsted Rating: Good Pupils: 272 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Gainsborough Academy Ofsted Rating: Serious Weaknesses Pupils: 690 Distance:1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aegir - A Specialist Academy Ofsted Rating: Good Pupils: 142 Distance:1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Queen Elizabeth's High School, Gainsborough Ofsted Rating: Good Pupils: 1171 Distance:1.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Frances Olive Anderson Church of England (Aided) Primary School Ofsted Rating: Good Pupils: 167 Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Morton Trentside Primary School Ofsted Rating: Good Pupils: 176 Distance:1.87	<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	Gainsborough Lea Road Rail Station	0.31 miles
2	Gainsborough Lea Road Rail Station	0.33 miles
3	Gainsborough Central Rail Station	0.6 miles



Trunk Roads/Motorways

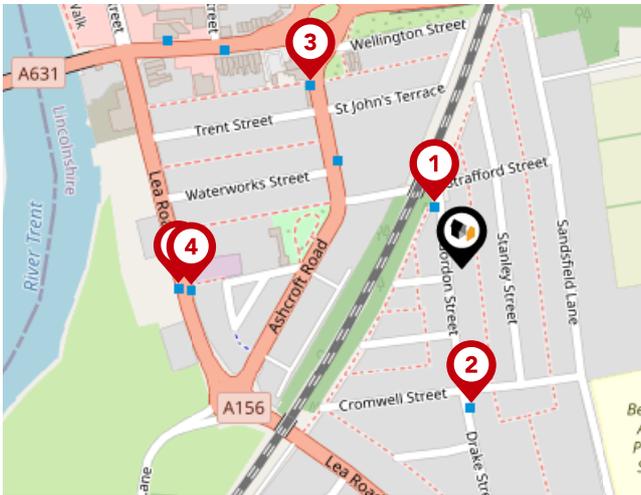
Pin	Name	Distance
1	M180 J3	11.76 miles
2	M180 J2	12.52 miles
3	M180 J4	13.79 miles
4	M180 J1	16 miles
5	M18 J4	14.6 miles



Airports/Helipads

Pin	Name	Distance
1	Finningley	11.68 miles
2	Humberside Airport	21.9 miles
3	East Mids Airport	45.4 miles
4	Leeds Bradford Airport	49.23 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Strafford Street	0.04 miles
2	Washington Street	0.07 miles
3	St Johns Church	0.13 miles
4	South County Infant School	0.15 miles
5	South County Infant School	0.16 miles

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

