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MIR: Material Info

The Material Information Affecting this Property
Thursday 10th September 2026



BEECHCROFT CLOSE, SOUTH HYKEHAM, LINCOLN, LN6

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

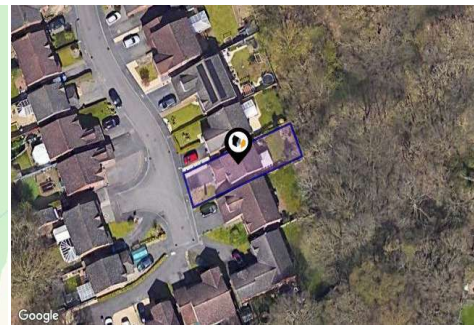
01522 510 044

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.06 acres		
Year Built :	2001		
Council Tax :	Band C		
Annual Estimate:	£2,078		
Title Number:	LL204180		

Local Area

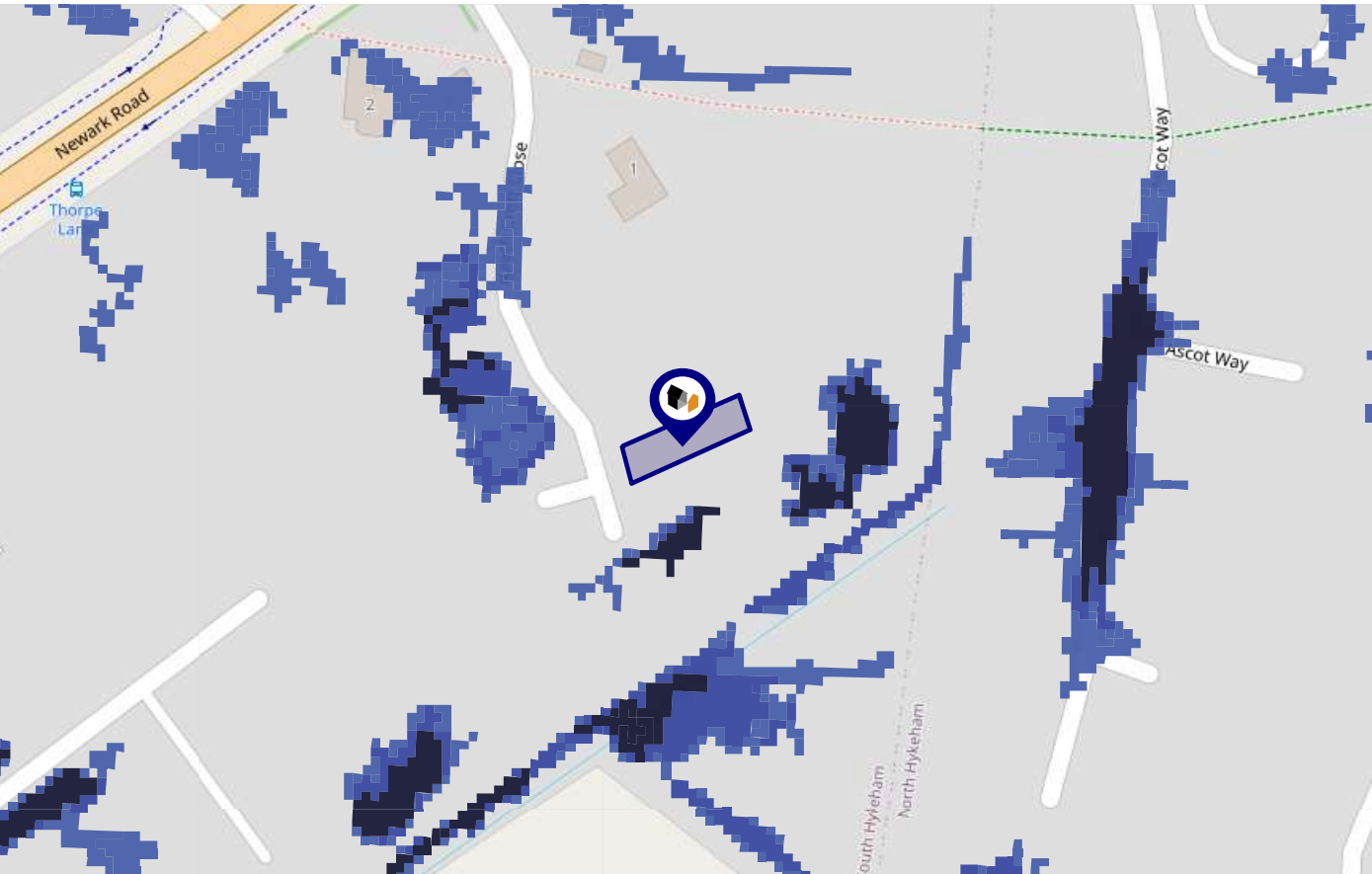
Local Authority:	Lincolnshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	5	74	1800
● Surface Water	Very low	mb/s	mb/s	mb/s
				

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.

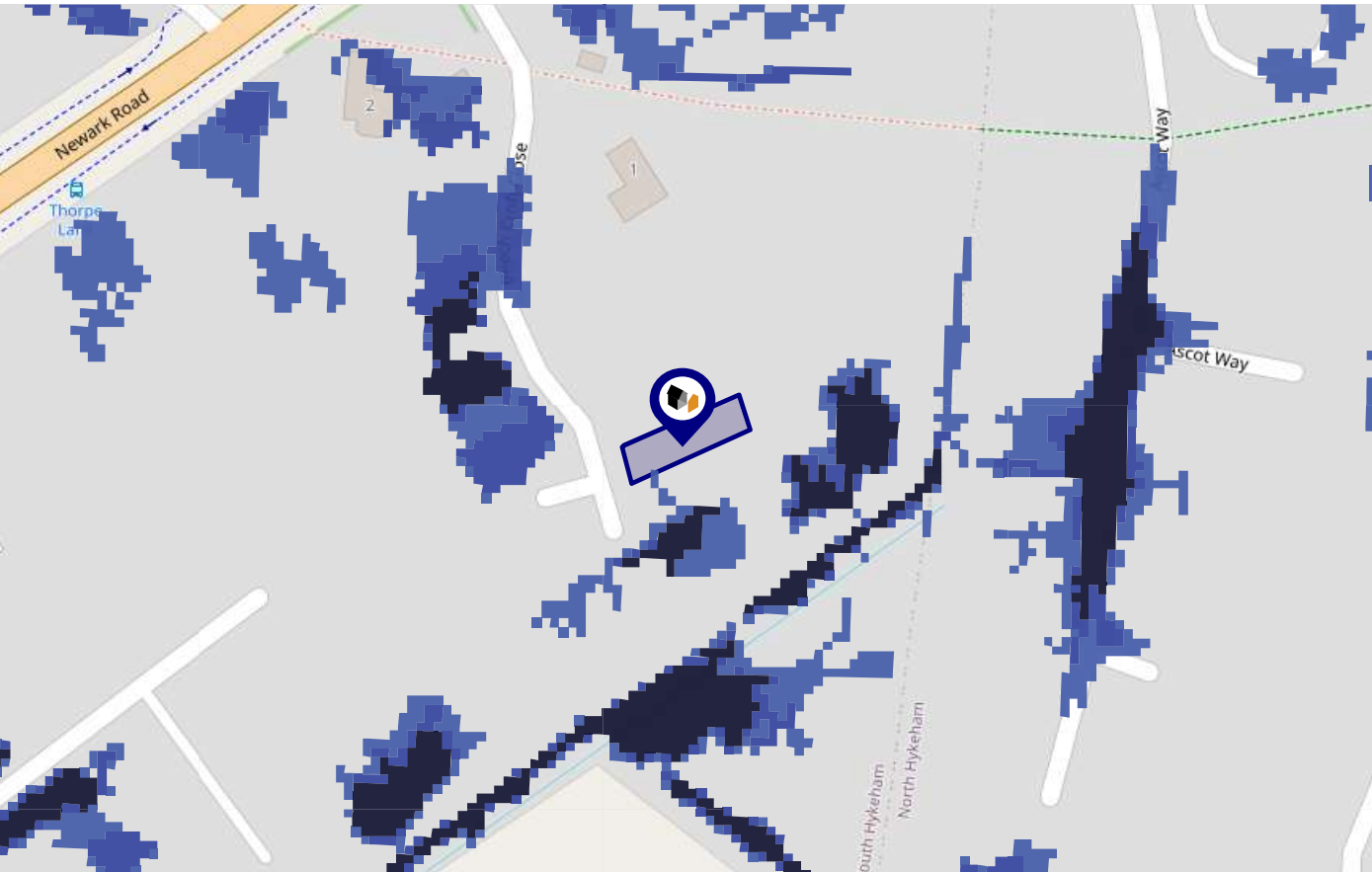
Chance of flooding to the following depths at this property:



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.

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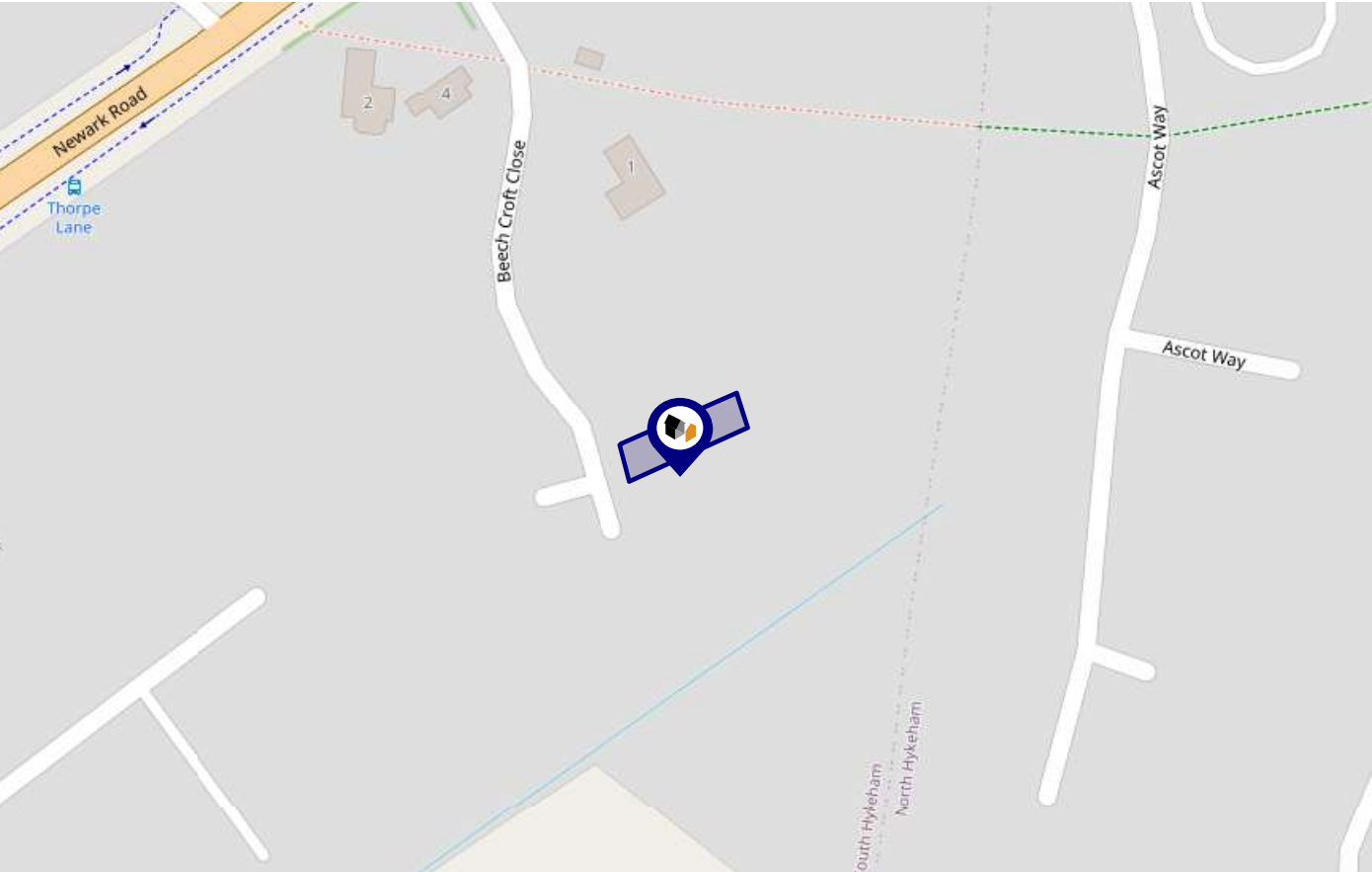
Chance of flooding to the following depths at this property:



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**

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.
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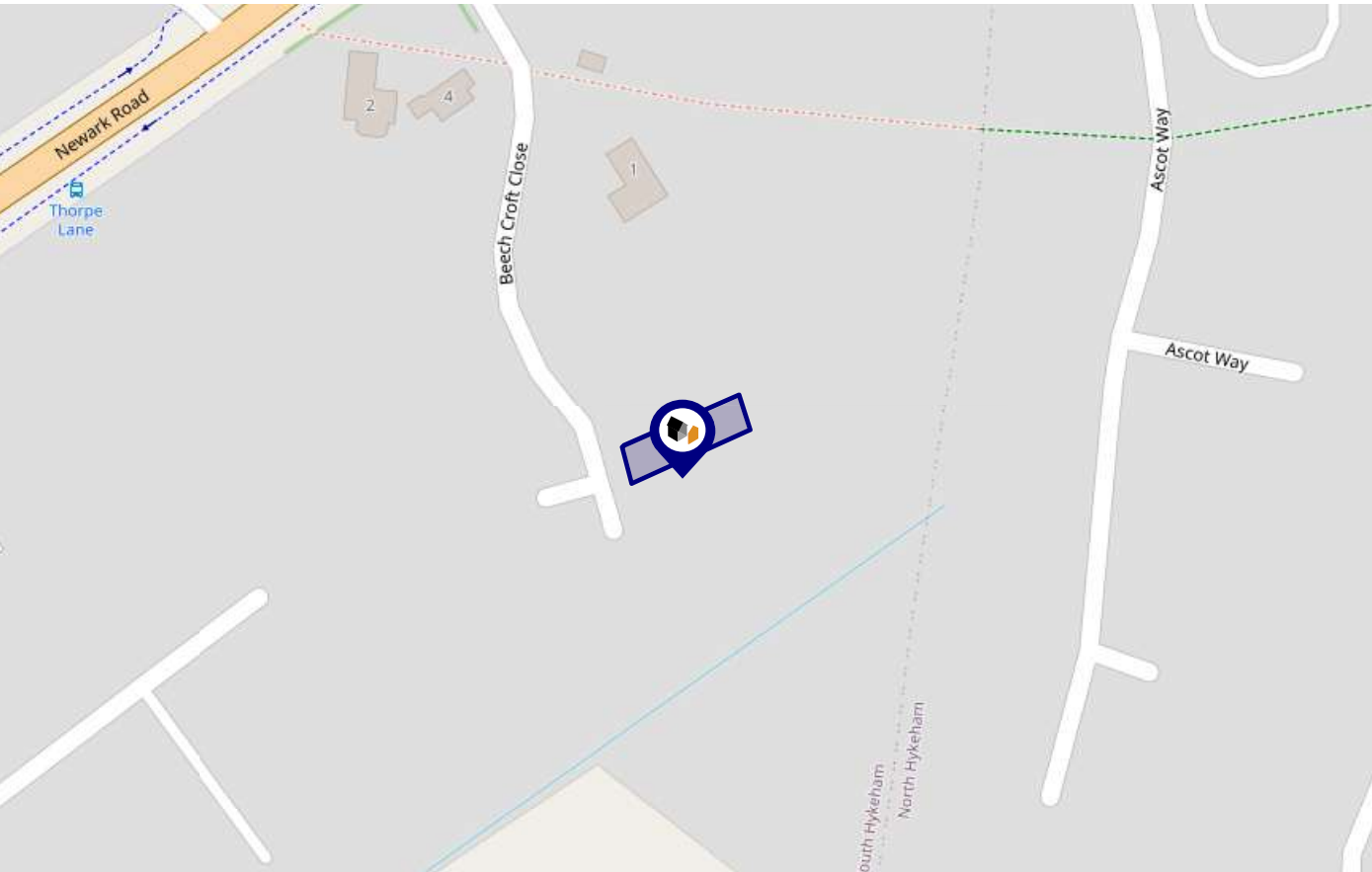


Flood Risk

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.

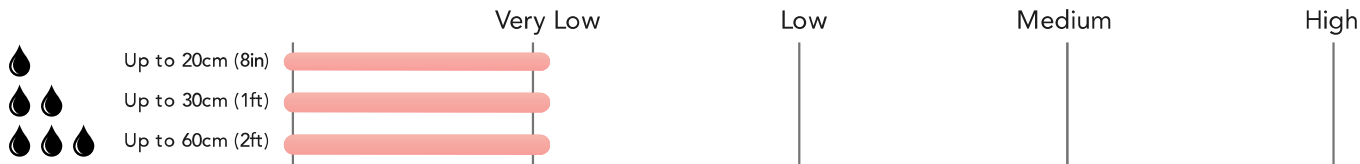


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



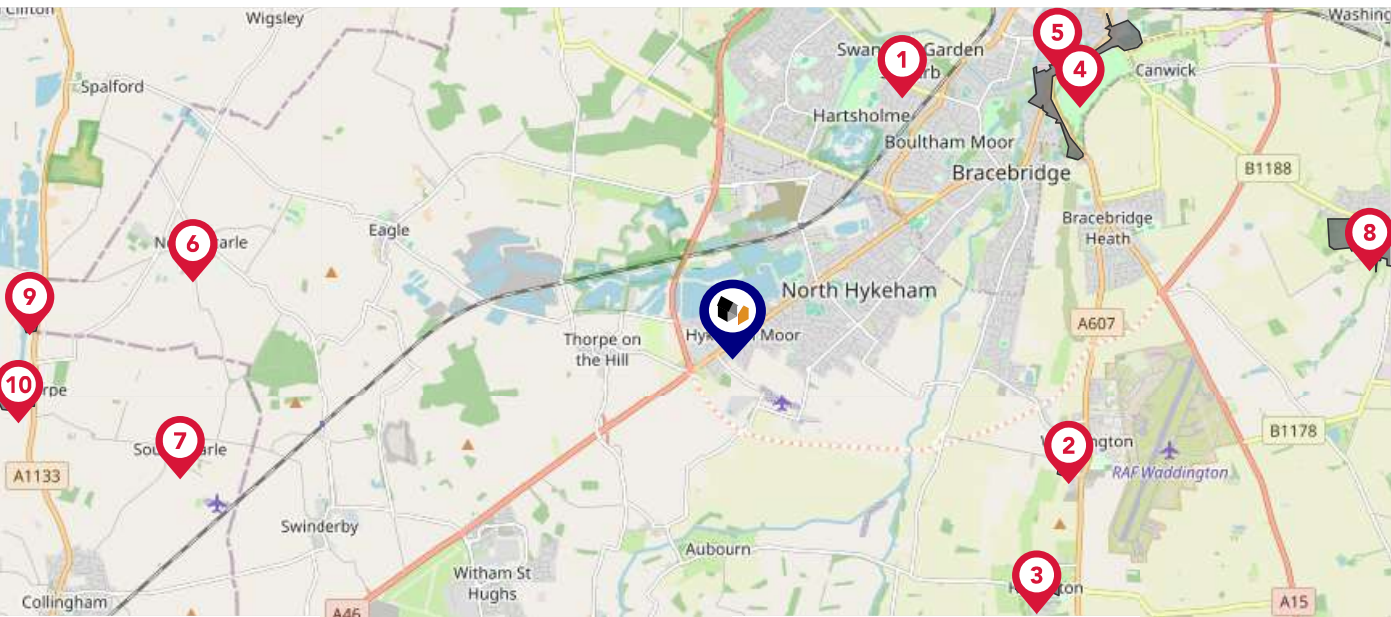
MIR - Material Info

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.



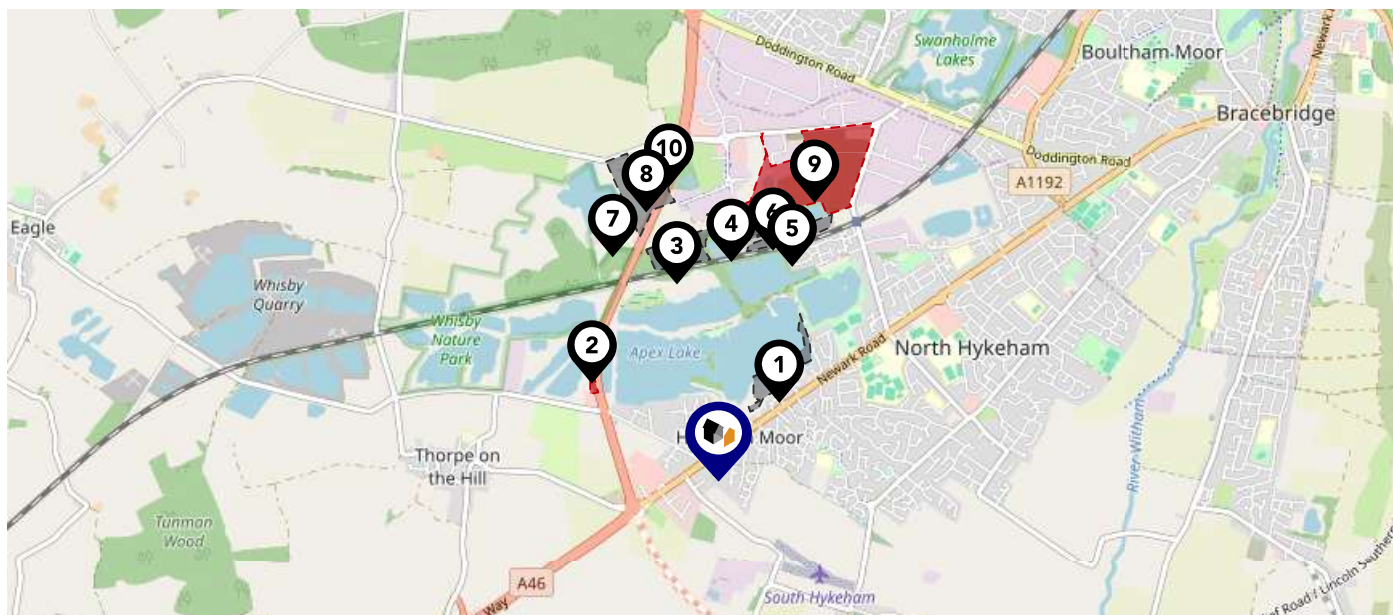
Nearby Conservation Areas	
1	Swanpool
2	Waddington
3	Harmston
4	St Catherine's
5	Gowt's Bridge
6	North Scarle
7	South Scarle
8	Branston
9	Girton
10	Besthorpe

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	Hykeham Quarry-Newark Road,North Hykeham,Lincoln,Lincolnshire	Historic Landfill	☐
2	EA/EPR/AP3094NF/A001 - Mr M H Hazelwood	Active Landfill	☒
3	Whisby Moor Quarry-North Hykenham, Lincoln	Historic Landfill	☐
4	Whisby Moor Quarry-North Hykenham, Lincoln	Historic Landfill	☐
5	George Fischers Factory Landfill-Station Road, Lincoln, North Hykeham, Lincolnshire	Historic Landfill	☐
6	Whisby Pit-Whisby Road, Skellingthorpe, , Lincolnshire	Historic Landfill	☐
7	Concrete Plant-Whisby Moor, Lincolnshire	Historic Landfill	☐
8	Whisby Moor Landfill-Whisby Moor, Lincoln	Historic Landfill	☐
9	No name provided by source	Active Landfill	☒
10	Junction of A46 and Whisby Road-North Hykeham, Lincolnshire	Historic 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.



4

5

6

7

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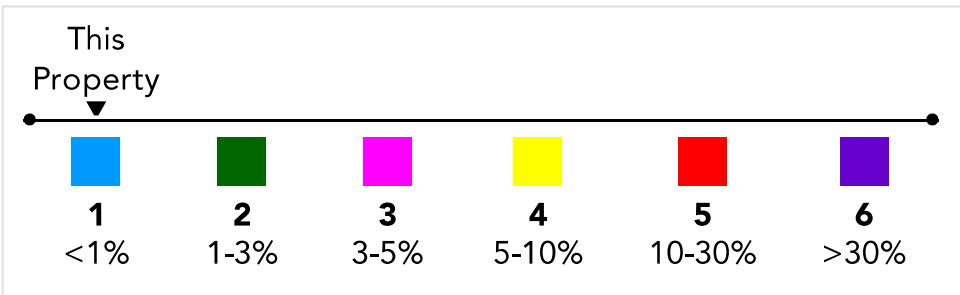
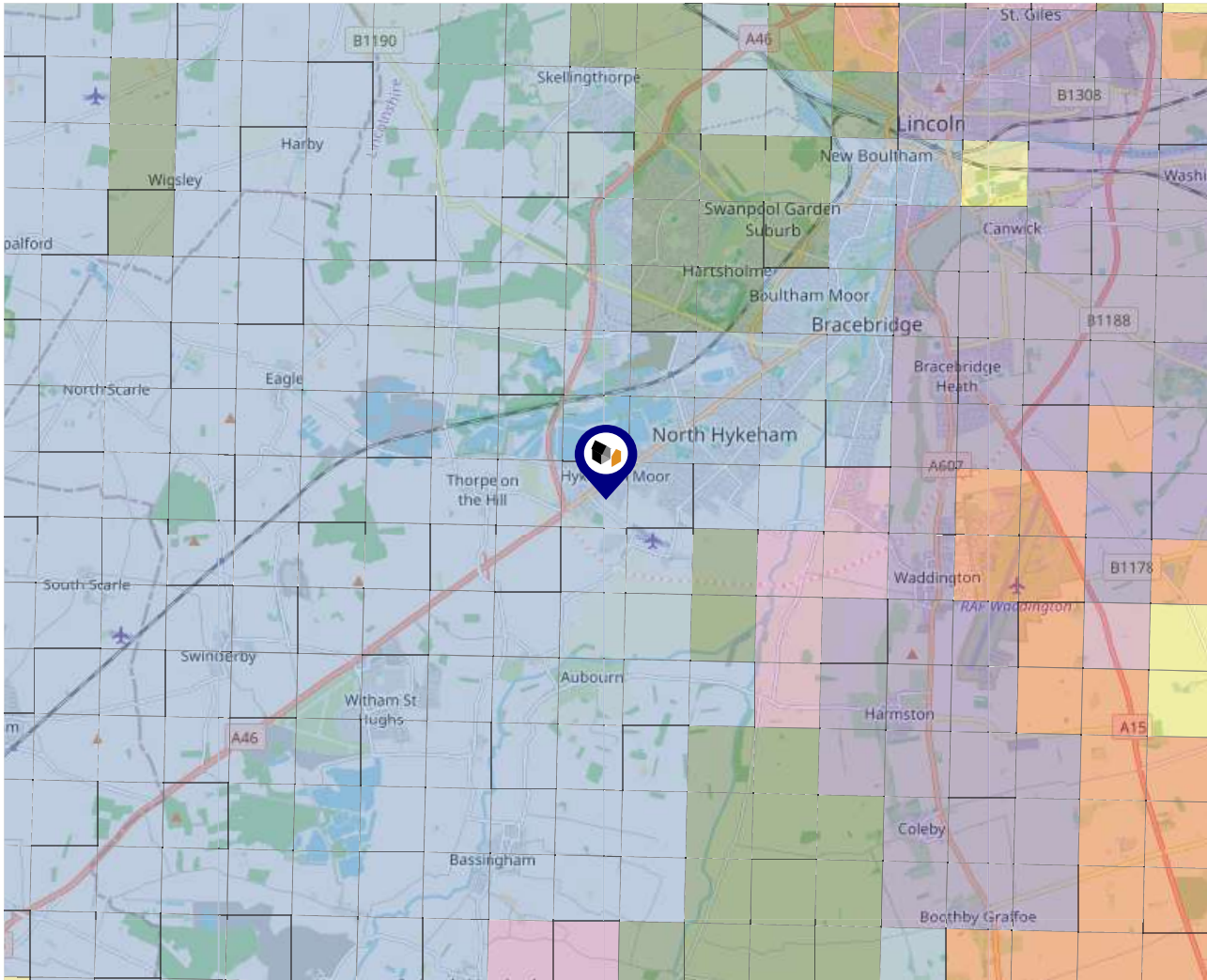
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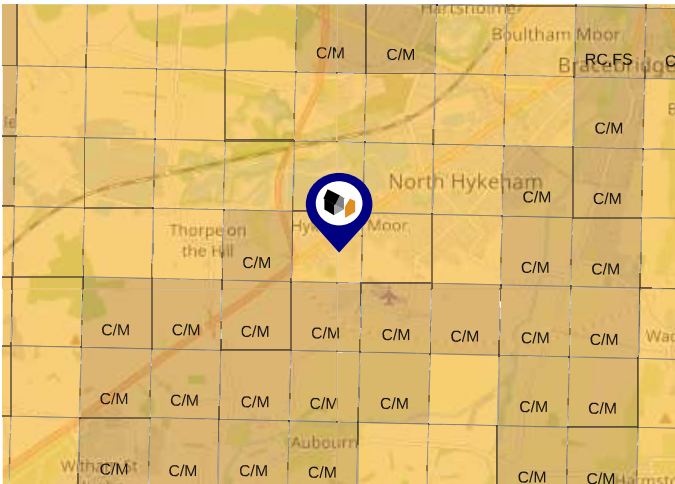
What is Radon?

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(SANDY) TO MEDIUM(SANDY)		



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:

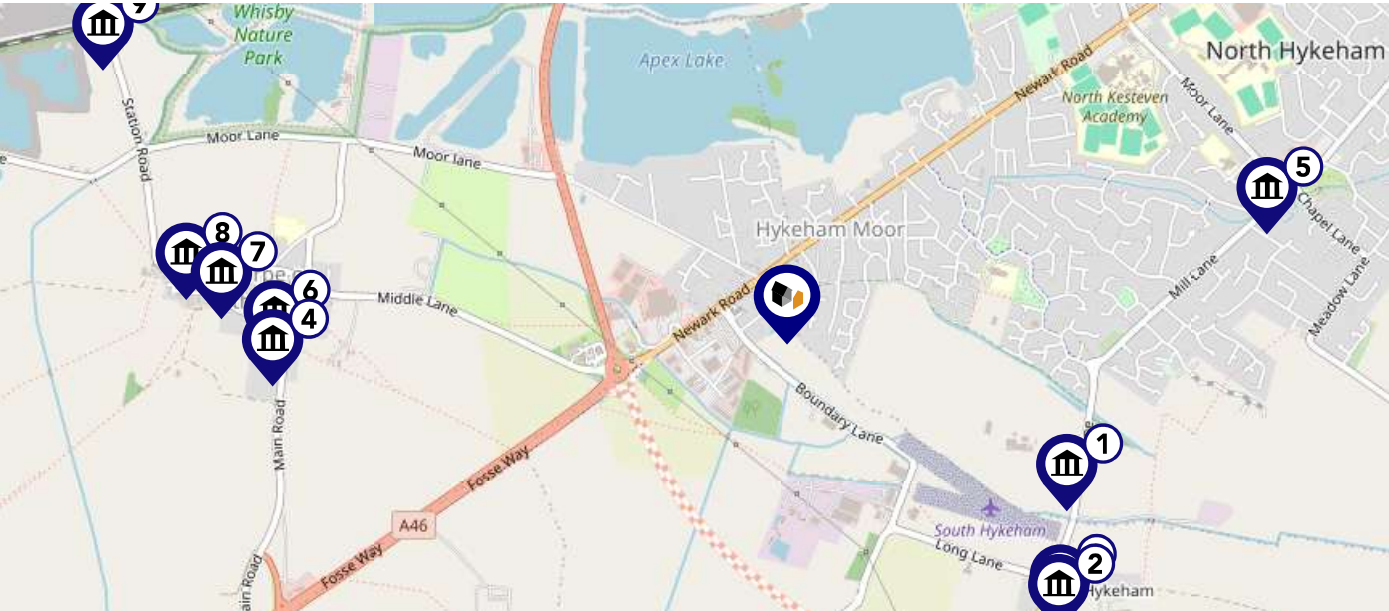
-  Power Pylons
-  Communication Masts

Maps

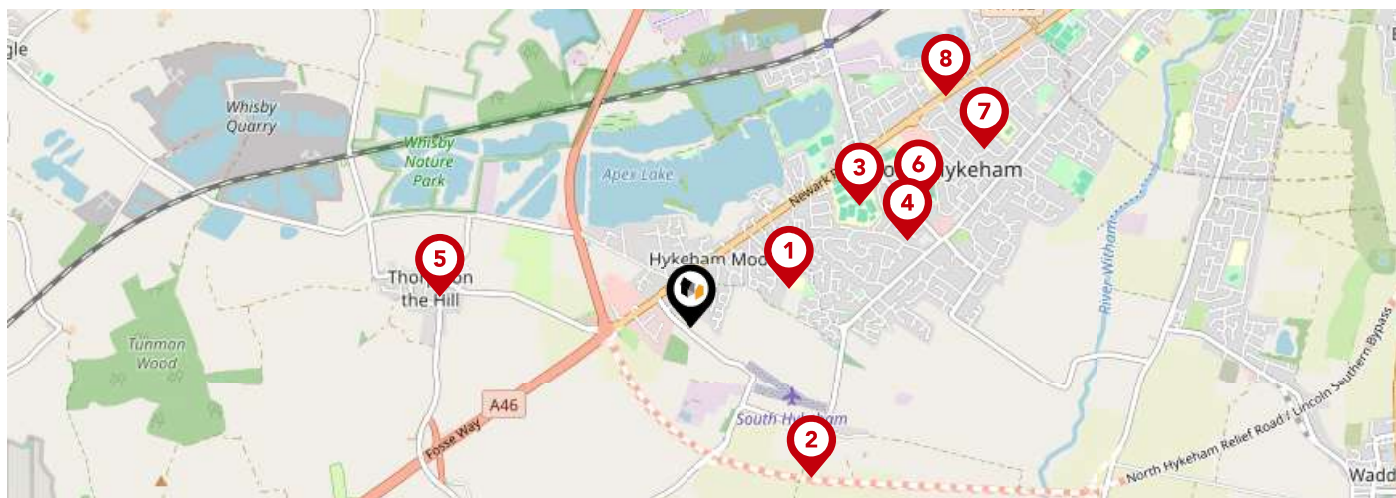
Listed Buildings



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
 1061964 - Grange Farmhouse	Grade II	0.7 miles
 1061957 - Church Of St Michael	Grade II	0.9 miles
 1164588 - Church Farmhouse	Grade II	0.9 miles
 1360507 - Hill Cottage	Grade II	1.1 miles
 1164652 - Church Of All Saints	Grade II	1.1 miles
 1061970 - Church Of St Michael And All Angels	Grade II	1.1 miles
 1061969 - Manor Farmhouse	Grade II	1.2 miles
 1164748 - Sun Mill House	Grade II	1.3 miles
 1360528 - Safari	Grade II	1.6 miles

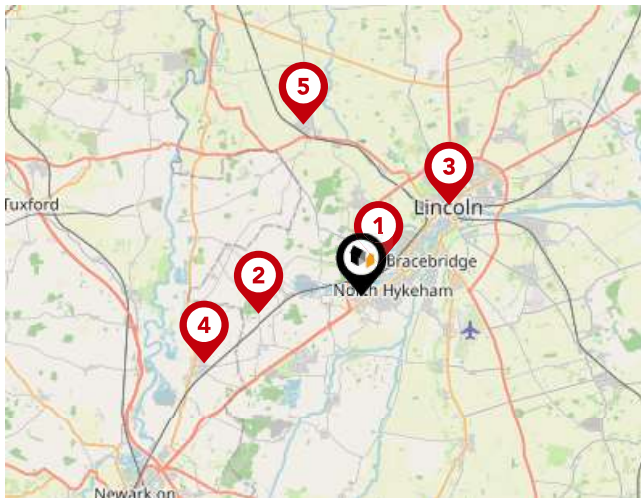


		Nursery	Primary	Secondary	College	Private
1	Manor Farm Academy Ofsted Rating: Good Pupils: 212 Distance:0.47	☐	☒	☐	☐	☐
2	The South Hykeham Community Primary School Ofsted Rating: Good Pupils: 148 Distance:0.86	☐	☒	☐	☐	☐
3	North Kesteven Academy Ofsted Rating: Requires improvement Pupils: 659 Distance:0.92	☐	☐	☒	☐	☐
4	The North Hykeham All Saints Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:1.04	☐	☒	☐	☐	☐
5	The St Michael's Church of England Primary School, Thorpe on the Hill Ofsted Rating: Good Pupils: 197 Distance:1.12	☐	☒	☐	☐	☐
6	Sir Robert Pattinson Academy Ofsted Rating: Good Pupils: 1308 Distance:1.15	☐	☐	☒	☐	☐
7	Fosse Way Academy Ofsted Rating: Good Pupils: 540 Distance:1.52	☐	☒	☐	☐	☐
8	Ling Moor Primary Academy Ofsted Rating: Outstanding Pupils: 413 Distance:1.53	☐	☒	☐	☐	☐



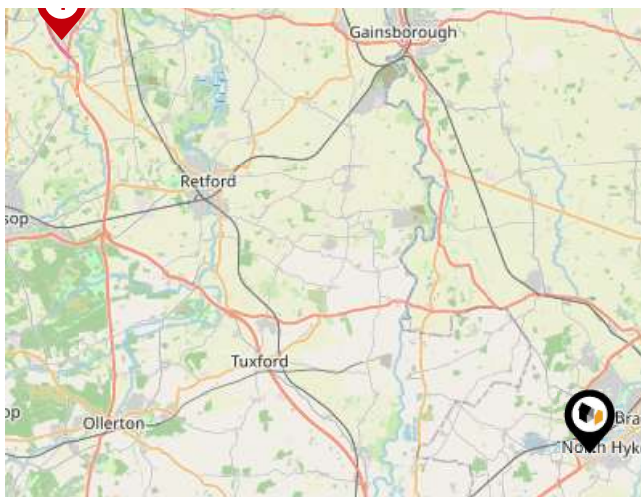
		Nursery	Primary	Secondary	College	Private
	The Lincoln Manor Leas Junior School Ofsted Rating: Good Pupils: 290 Distance:2.23	☐	☒	☐	☐	☐
	The Lincoln Manor Leas Infants School Ofsted Rating: Good Pupils: 163 Distance:2.23	☐	☒	☐	☐	☐
	The Kingsdown Nursery School, Lincoln Ofsted Rating: Good Pupils: 80 Distance:2.28	☒	☐	☐	☐	☐
	Leslie Manser Primary School Ofsted Rating: Good Pupils: 240 Distance:2.28	☐	☒	☐	☐	☐
	Fortuna School Ofsted Rating: Outstanding Pupils: 80 Distance:2.28	☐	☒	☐	☐	☐
	The Lincoln St Christopher's School Ofsted Rating: Good Pupils: 252 Distance:2.3	☐	☐	☒	☐	☐
	Acorn Free School Ofsted Rating: Good Pupils: 3 Distance:2.39	☐	☐	☒	☐	☐
	St Hugh's Catholic Primary, A Voluntary Academy Ofsted Rating: Outstanding Pupils: 274 Distance:2.39	☐	☒	☐	☐	☐

Area Transport (National)



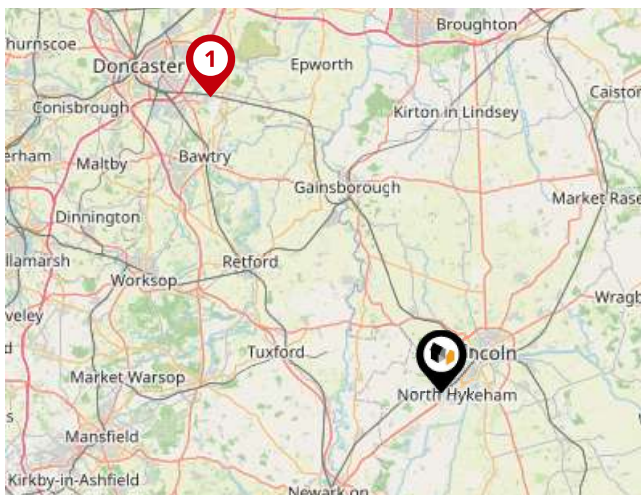
National Rail Stations

Pin	Name	Distance
1	Hykeham Rail Station	1.27 miles
2	Swinderby Rail Station	3.68 miles
3	Lincoln Central Rail Station	4.5 miles
4	Collingham Rail Station	6.1 miles
5	Saxilby Rail Station	6.43 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J34	23.74 miles



Airports/Helipads

Pin	Name	Distance
1	Robin Hood Doncaster Sheffield Airport	26.49 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Thorpe Lane	0.08 miles
2	Thorpe Lane	0.09 miles
3	Grandfield Way	0.18 miles
4	Pennells Garden Centre	0.2 miles
5	Pennells Garden Centre	0.3 miles

Local Connections

No Local Connections found within 30 km of this property.

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

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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.

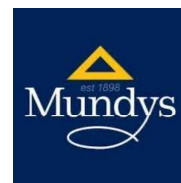


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