

See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 16th October 2026



CARLINE ROAD, LINCOLN, LN1

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

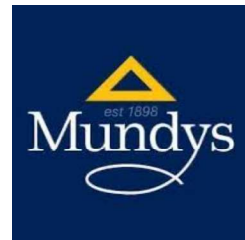
hymie.bentley@mundys.net

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aprift
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Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,011 ft ² / 94 m ²
Plot Area:	0.07 acres
Year Built :	Before 1900
Council Tax :	Band B
Annual Estimate:	£1,807
Title Number:	LL37846

Tenure: Freehold

Local Area

Local Authority:	Lincoln
Conservation Area:	Carline
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

14 mb/s **76** mb/s **1800** mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **12 Carline Road Lincoln LN1 1HG**

Reference - 2005/0921/TCO	
Decision:	Decided
Date:	25th November 2005
Description:	To fell 3 Fruit trees, to reduce 3 Birch trees and to prune 1 Cottoneaster.

Reference - 2006/0253/F	
Decision:	Decided
Date:	18th April 2006
Description:	Erection of a two storey rear extension, bay window to side, extension of existing roof eaves and addition of brick wall to side of 3rd floor balcony (REVISED DESCRIPTION)

Planning records for: **14 Carline Road Lincoln Lincolnshire LN1 1HG**

Reference - 2009/0091/TCO	
Decision:	Decided
Date:	10th February 2009
Description:	To prune to re-shape 1 Beech tree and for the removal of deadwood

Planning records for: **16 Carline Road Lincoln LN1 1HG**

Reference - 2005/0362/F	
Decision:	Decided
Date:	10th May 2005
Description:	Installation of two front and two rear dormers

Planning records for: **18 Carline Road Lincoln LN1 1HG**

Reference - 2004/0908/F	
Decision:	Decided
Date:	16th November 2004
Description:	Change of use from residential (Class C3) to bed and breakfast (Class C1)

Planning records for: **18 A Carline Road Lincoln LN1 1HG**

Reference - 2015/0436/F	
Decision:	Decided
Date:	18th May 2015
Description:	Erection of a single storey extension to the west elevation, creation of a rear balcony and external staircase leading to first floor terrace area, installation of a rear bay window and associated alterations.

Reference - 2002/0420/F	
Decision:	Decided
Date:	06th June 2002
Description:	Erection of a new roof to property and alterations to south elevation. Demolition of existing garage and alteration to driveway.(In accordance with revised drawings received on 18 July 2002.)(In accordance with revised drawings 3418T/02/04B and /05B and agents letter dated 6 December 2002 and LPA letter dated 11 December 2002.)

Planning records for: **High View Carline Road Lincoln Lincolnshire LN1 1HG**

Reference - N/145/01438/22	
Decision:	Decided
Date:	25th July 2022
Description:	Listed Building Consent - Erection of a timber garage and store, greenhouse, access gates and boundary fencing and alterations to existing driveway.

Planning records for: *High View Carline Road Lincoln Lincolnshire LN1 1HG*

Reference - 2019/0921/TCO
Decision: Decided
Date: 15th November 2019
Description: T1 Horse Chestnut - to fell

Reference - 2026/0545/TCO
Decision: Pending Consideration
Date: 02nd September 2026
Description: G1 - 2 x self-set elders. Remove to low stumps. G2 - 2 x sycamores. Clear BT lines by up to 2 metres. G3 - 6 x small sycamores/ self-set hedge. Cut back by up to 3 metres. T1 - Horse chestnut: Crown reduce regrowth by up to 2 metres. T2 - Sycamore: Reduce by 2 metres in height and spread.

Reference - 2022/0604/HOU
Decision: Decided
Date: 25th July 2022
Description: Installation of ground and wall mounted solar PV array





This is a print of the title plan as released from HM Land Registry showing the state of the title plan as on 18 April 2018. It is not a plan of the land as it exists on the ground. It is not a plan of the land as it exists on the ground. It is not a plan of the land as it exists on the ground.

CARLINE ROAD, LINCOLN, LN1

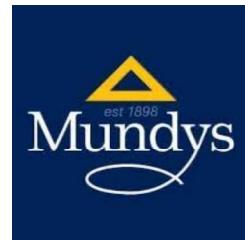


Total area: approx. 108.9 sq. metres (1172.3 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
Produced by Chris Gother Photography. Unauthorised reproduction prohibited.
Plan produced using PlanUp.

Vista Cottage, Lincoln

Property EPC - Certificate



Carline Road, LN1

Energy rating

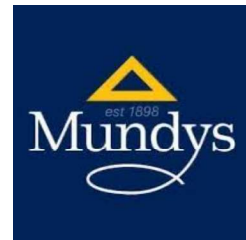
D

Valid until 12.03.2019

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	58 D
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



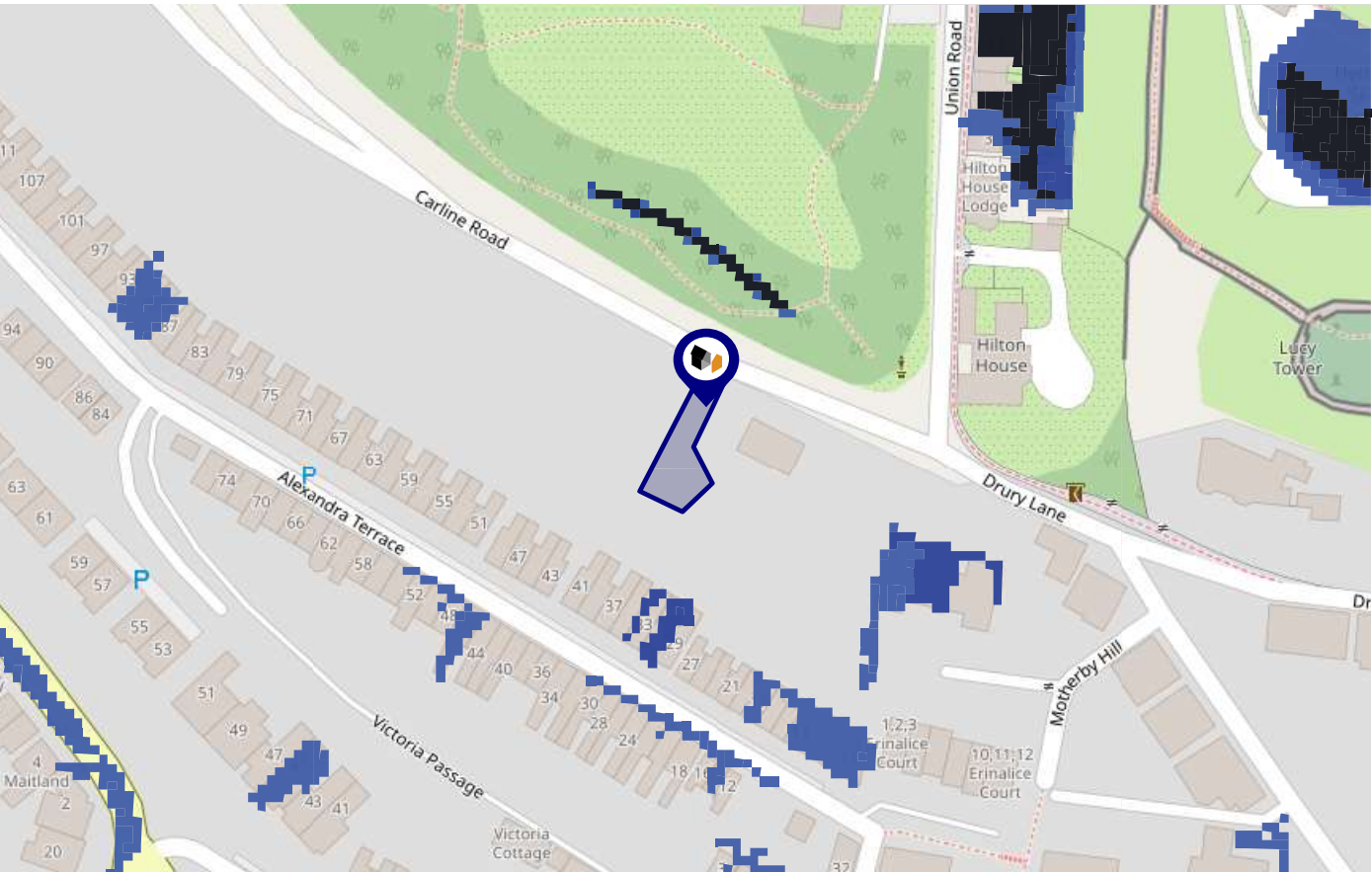
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	95 m ²

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.

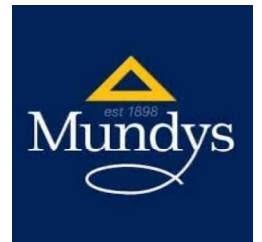
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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

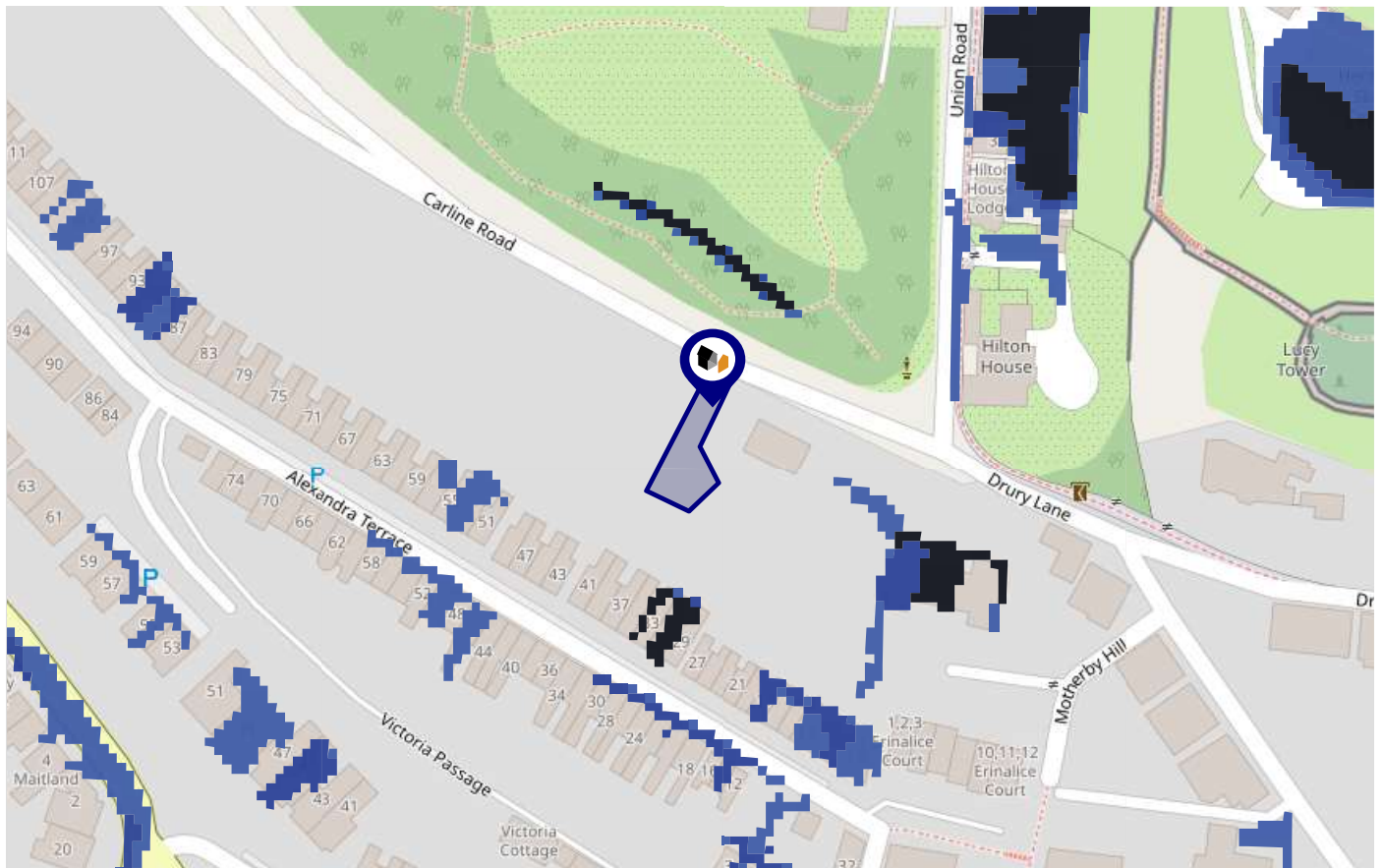


Flood Risk

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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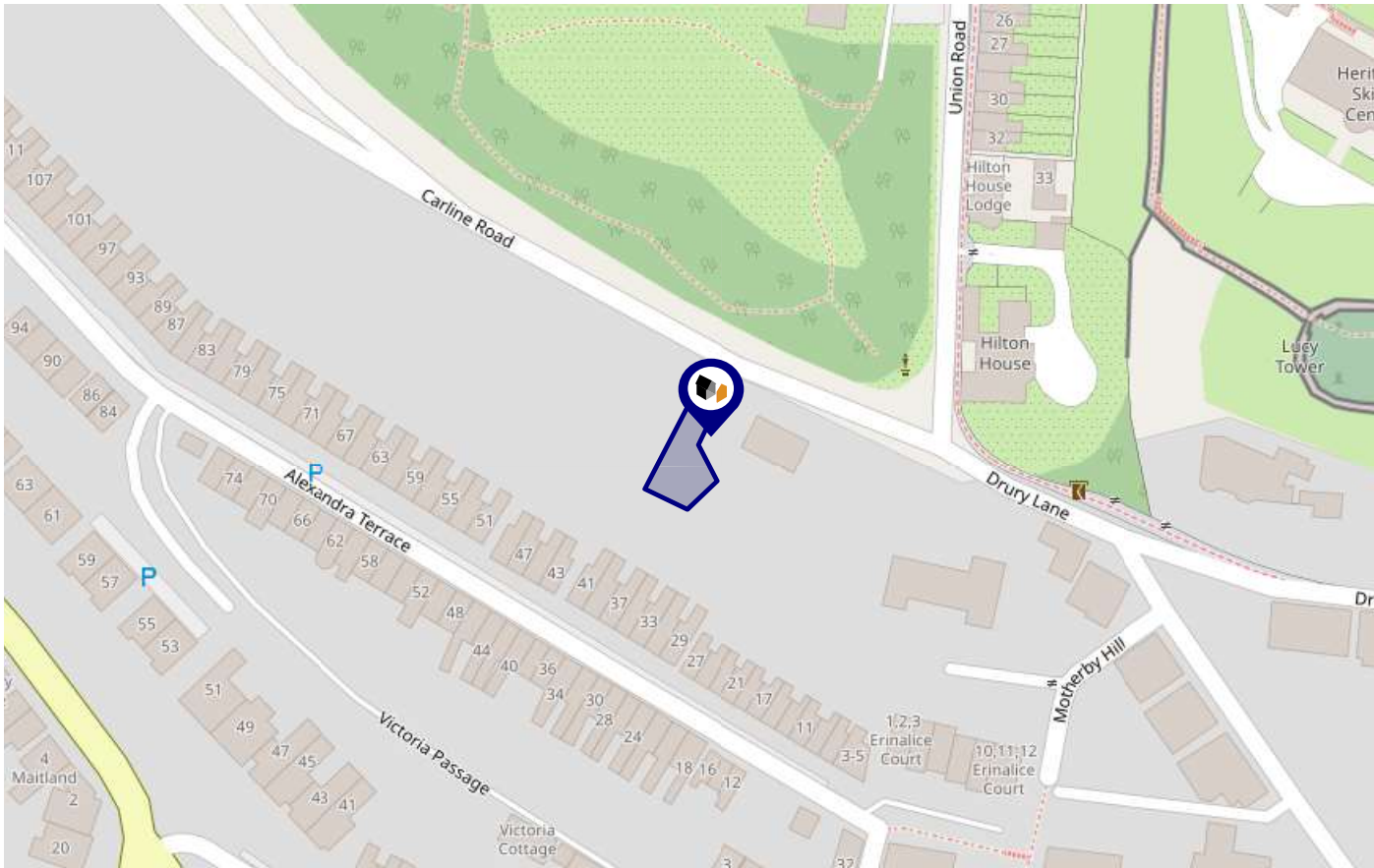
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Flood Risk

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.

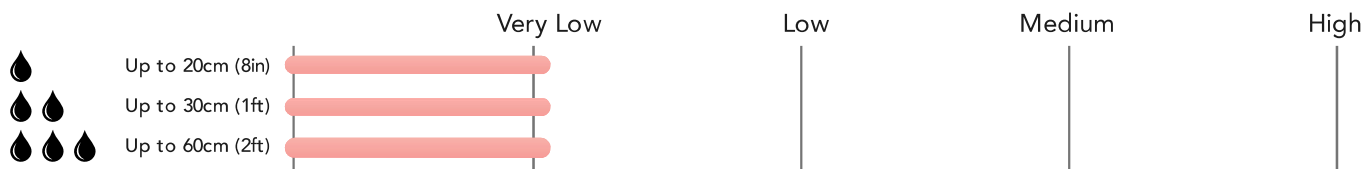


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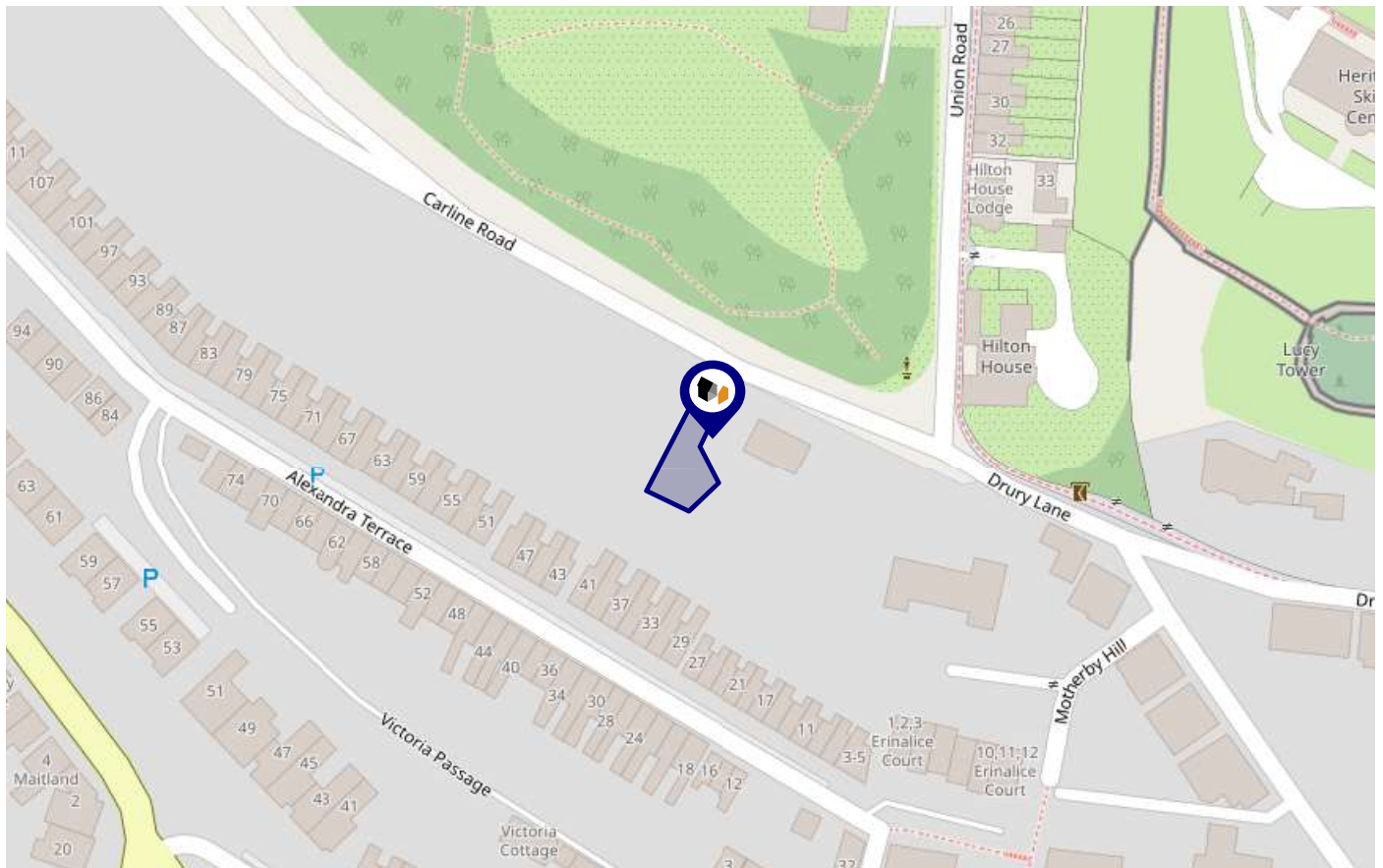


Flood Risk

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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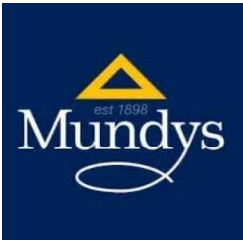
Chance of flooding to the following depths at this property:



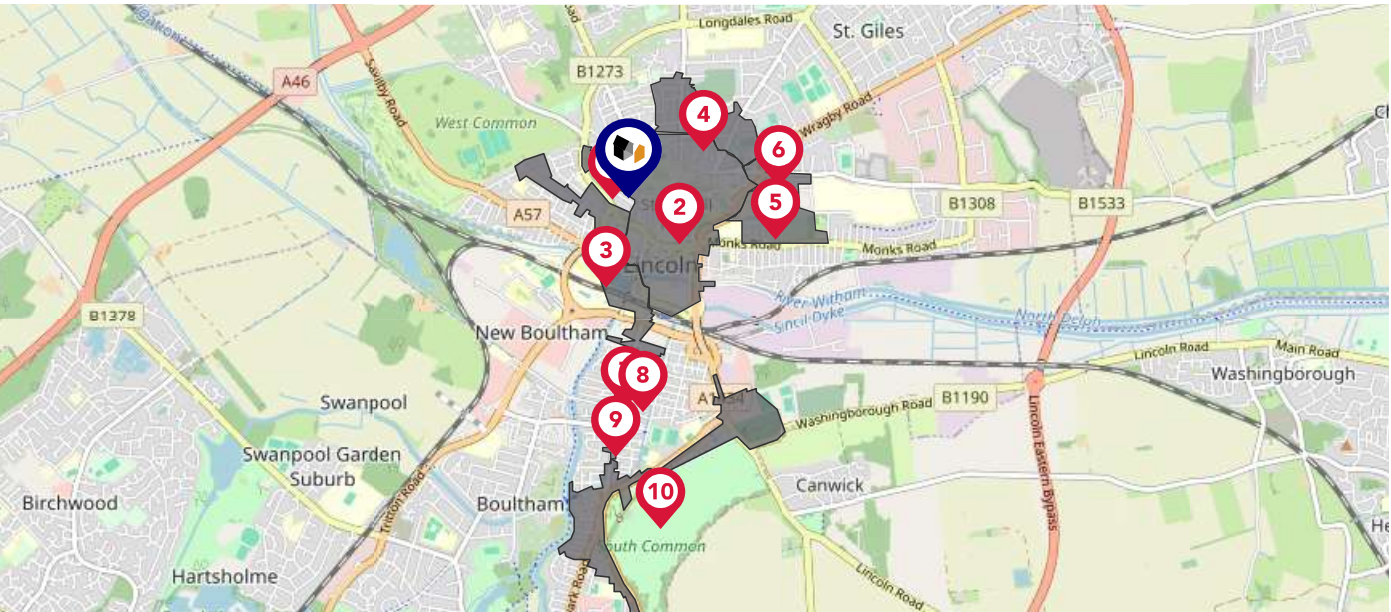
MIR - Material Info

Maps

Conservation Areas



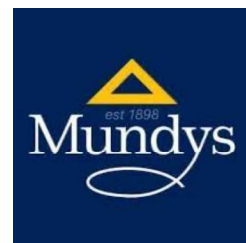
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



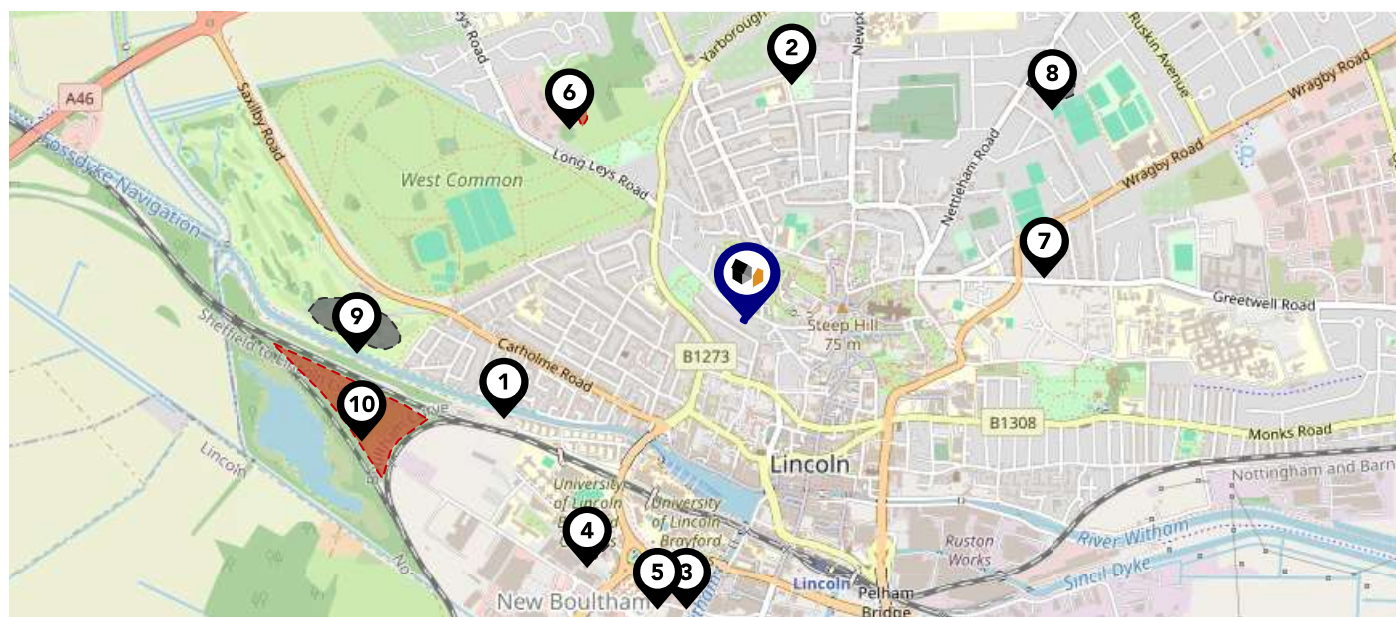
Nearby Conservation Areas	
1	Carline
2	Cathedral and City Centre
3	West Parade and Brayford
4	Newport and Nettleham Road
5	Lindum and Arboretum
6	The Dell
7	St Peter-at-Gowts
8	Sibthorp
9	Gowt's Bridge
10	St Catherines

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

This map displays nearby coal mine entrances and their classifications.



Mine Entry

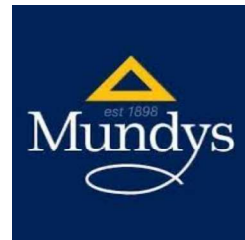
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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.

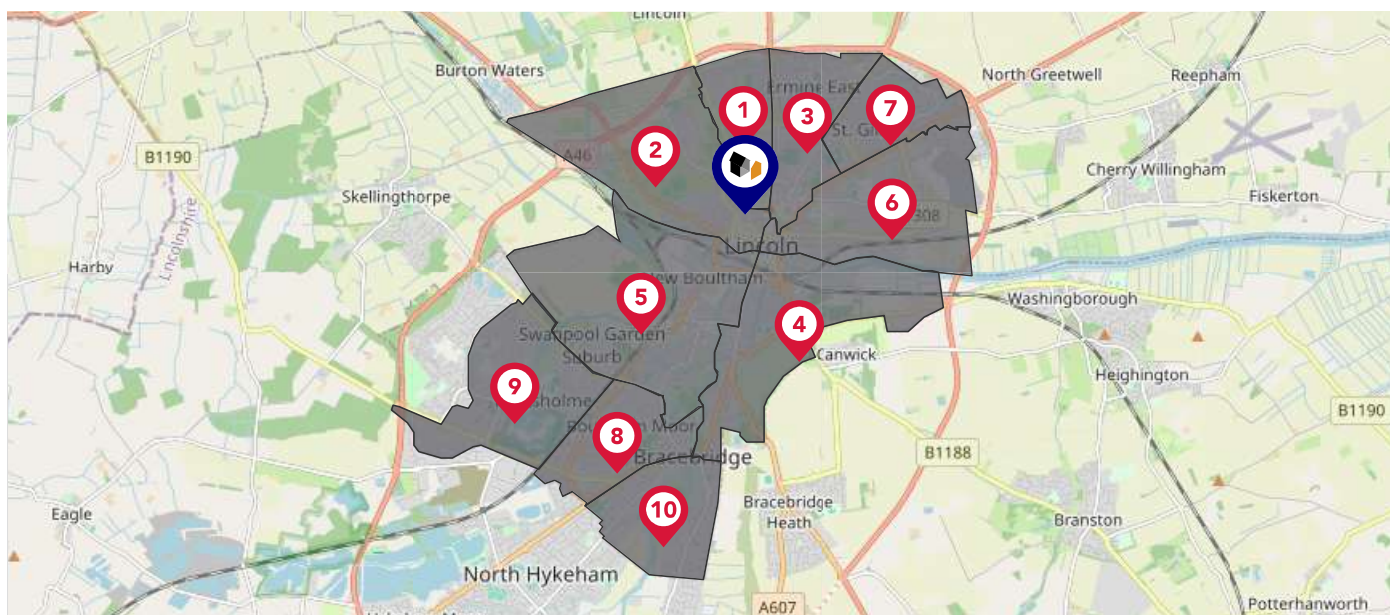
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Castle Ward



Carholme Ward



Minster Ward



Park Ward



Boultham Ward



Abbey Ward



Glebe Ward



Moorland Ward



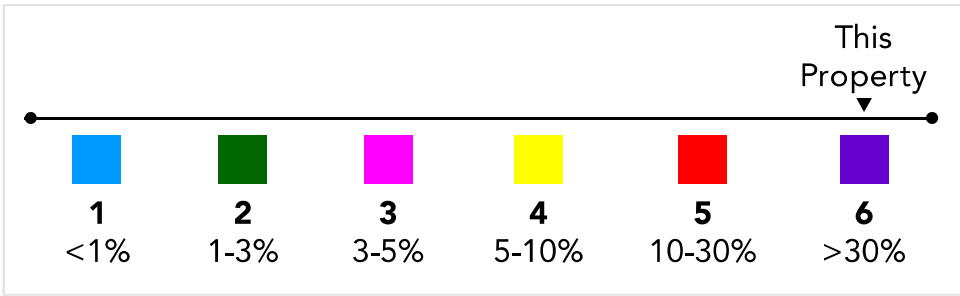
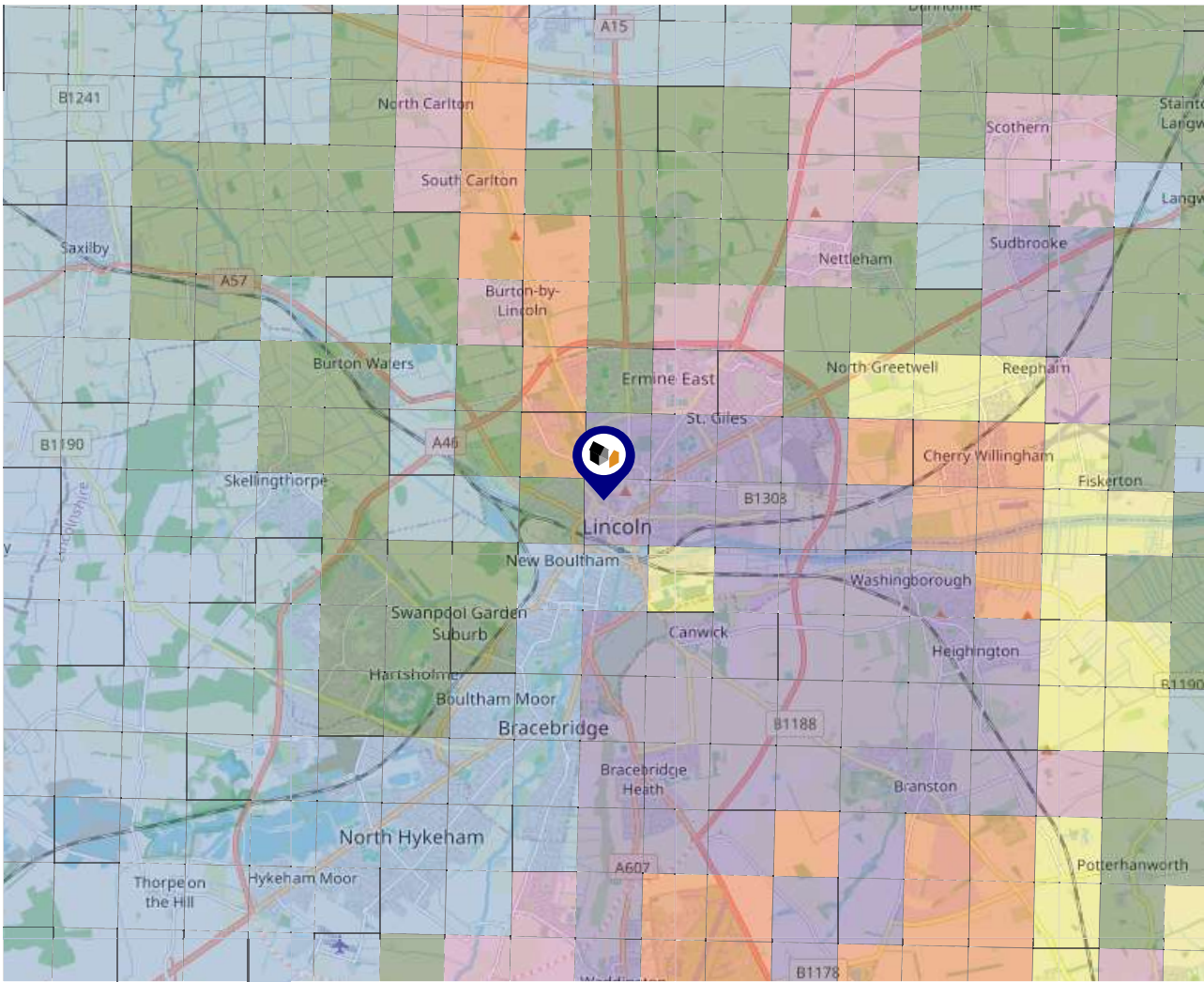
Hartsholme Ward



Witham Ward

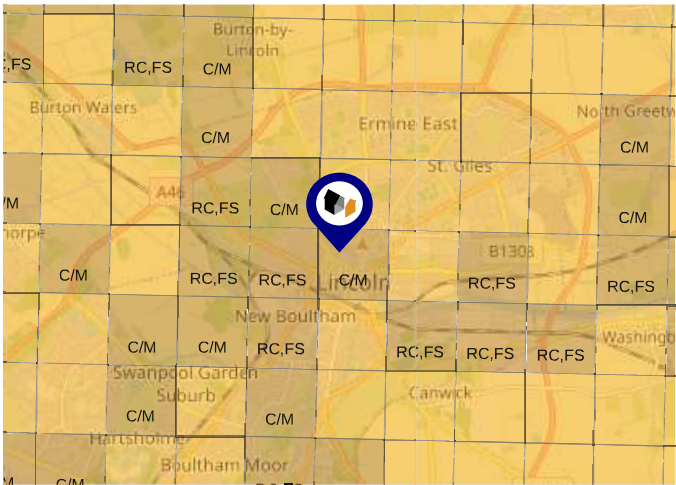
What is Radon?

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)

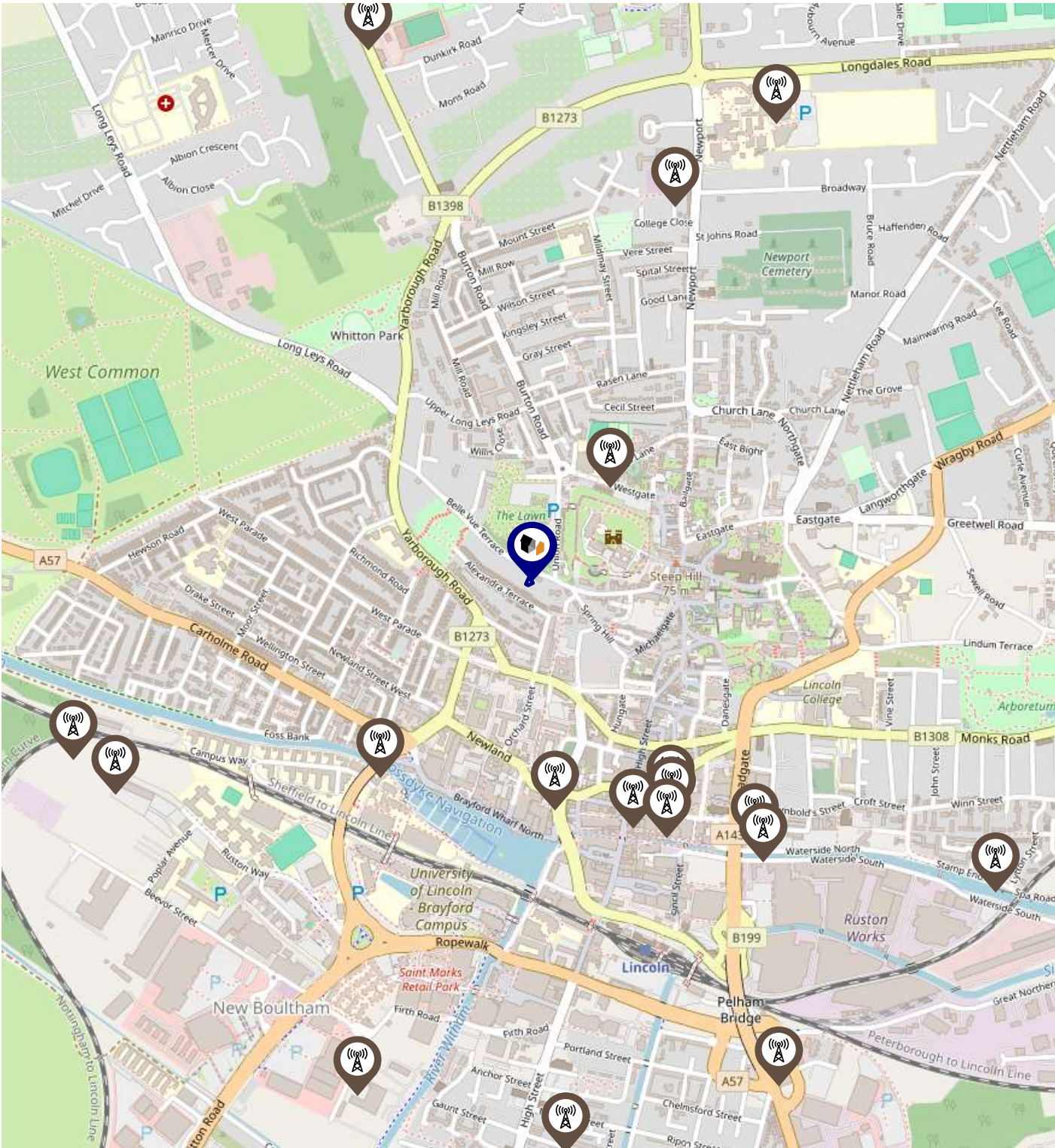
Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		



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

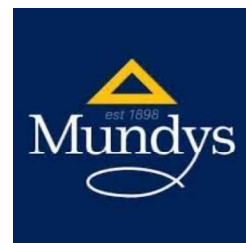


Key:

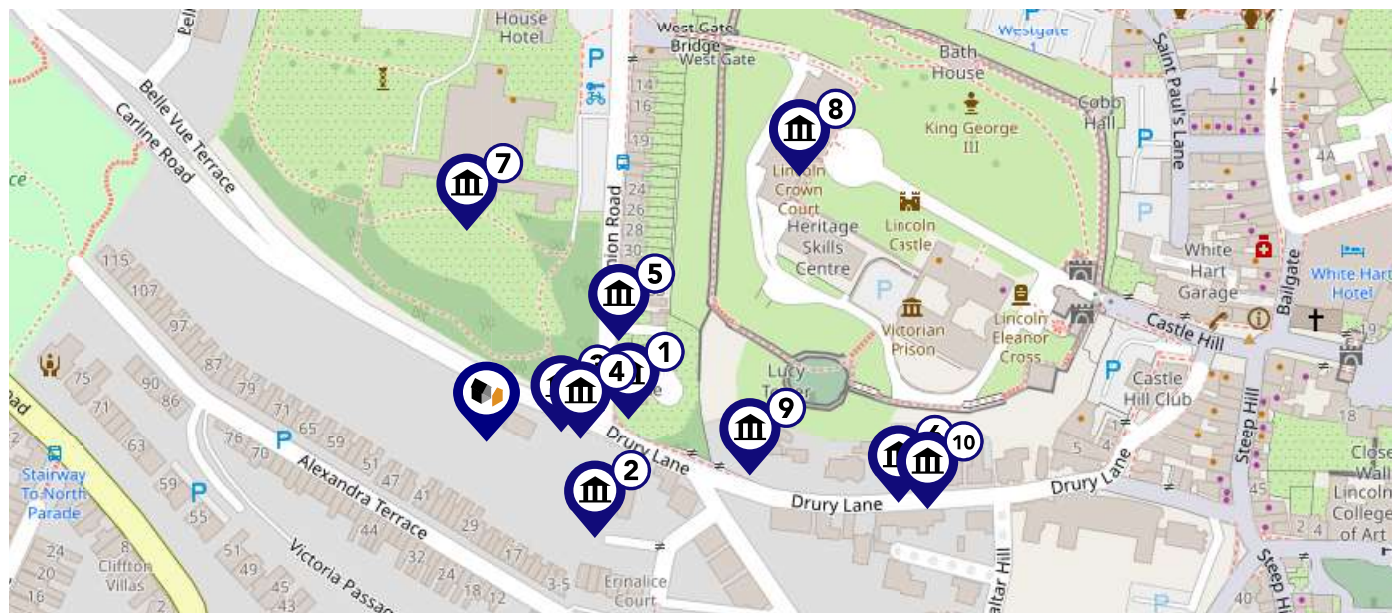
-  Power Pylons
-  Communication Masts

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
 1388817 - Hilton House And Attached Wall And Gatepiers	Grade II	0.0 miles
 1388701 - West Hill House	Grade II	0.0 miles
 1388815 - Charlesworth Monument	Grade II	0.0 miles
 1388816 - Wall And Railings Enclosing Charlesworth Monument	Grade II	0.0 miles
 1388818 - Hilton Lodge And Attached Walls	Grade II	0.0 miles
 1388508 - 15 And 16, Drury Lane	Grade II	0.1 miles
 1388819 - The Lawn	Grade II	0.1 miles
 1388488 - Assize Courts	Grade II	0.1 miles
 1388509 - Castle Moat House	Grade II	0.1 miles
 1388506 - Archway Attached To Number 14 Castle Villa (number 14 Not Included)	Grade II	0.1 miles



Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type



Property Lease Information

Listed Building Information

Stamp Duty

Other

Other



Electricity Supply

Gas Supply

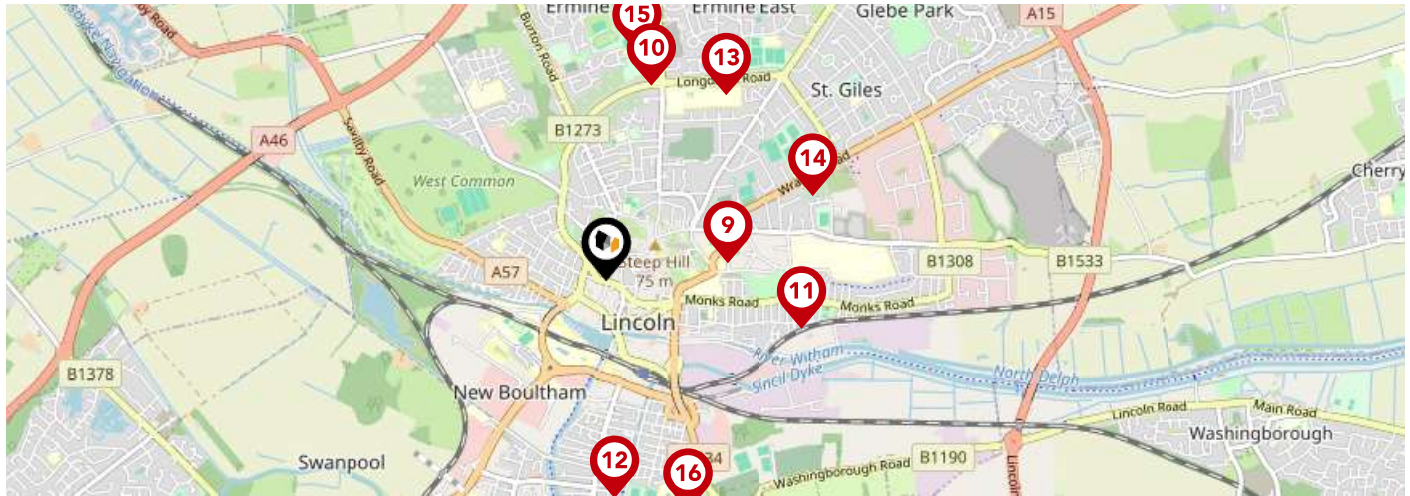
Central Heating

Water Supply

Drainage

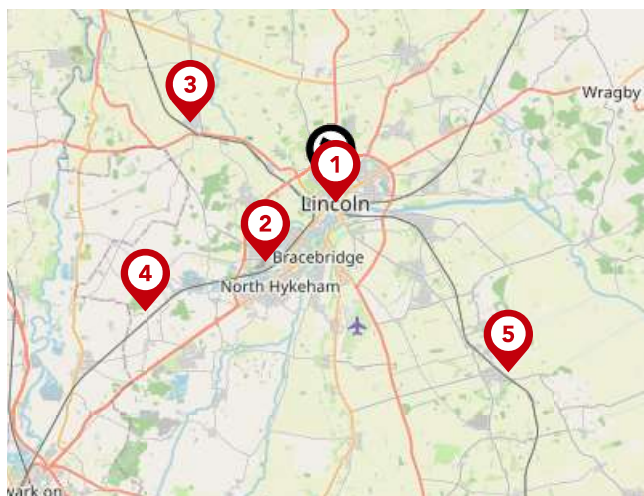
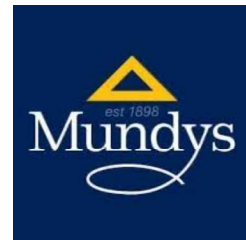


		Nursery	Primary	Secondary	College	Private
1	Westgate Academy Ofsted Rating: Good Pupils: 430 Distance:0.17	☐	☒	☐	☐	☐
2	Lincolnshire Secure Unit Ofsted Rating: Not Rated Pupils:0 Distance:0.21	☐	☐	☒	☐	☐
3	The St Faith and St Martin Church of England Junior School, Lincoln Ofsted Rating: Good Pupils: 345 Distance:0.25	☐	☒	☐	☐	☐
4	Lincoln UTC Ofsted Rating: Good Pupils: 369 Distance:0.4	☐	☐	☒	☐	☐
5	The St Faith's Church of England Infant and Nursery School, Lincoln Ofsted Rating: Good Pupils: 278 Distance:0.42	☐	☒	☐	☐	☐
6	Mount Street Academy Ofsted Rating: Outstanding Pupils: 318 Distance:0.49	☐	☒	☐	☐	☐
7	Lincoln College Ofsted Rating: Good Pupils:0 Distance:0.5	☐	☐	☒	☐	☐
8	Lincoln Minster School Ofsted Rating: Not Rated Pupils: 473 Distance:0.53	☐	☐	☒	☐	☐



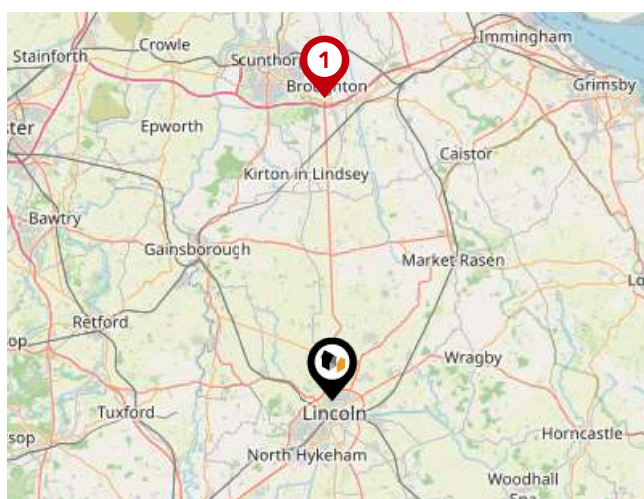
		Nursery	Primary	Secondary	College	Private
9	The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School Ofsted Rating: Requires improvement Pupils: 89 Distance:0.55	☐	☒	☐	☐	☐
10	Lincoln Castle Academy Ofsted Rating: Not Rated Pupils: 680 Distance:0.89	☐	☐	☒	☐	☐
11	Lincoln Monks Abbey Primary School Ofsted Rating: Good Pupils: 594 Distance:0.9	☐	☒	☐	☐	☐
12	The Lincoln St Peter at Gowts Church of England Primary School Ofsted Rating: Outstanding Pupils: 258 Distance:0.97	☐	☒	☐	☐	☐
13	Castles Education Ofsted Rating: Inadequate Pupils: 93 Distance:0.98	☐	☐	☒	☐	☐
14	Lincoln Christ's Hospital School Ofsted Rating: Good Pupils: 1286 Distance:0.99	☐	☐	☒	☐	☐
15	The St Francis Special School, Lincoln Ofsted Rating: Outstanding Pupils: 161 Distance:1.02	☐	☐	☒	☐	☐
16	The Lincoln Bishop King Church of England Primary School Ofsted Rating: Good Pupils: 459 Distance:1.09	☐	☒	☐	☐	☐

Area Transport (National)



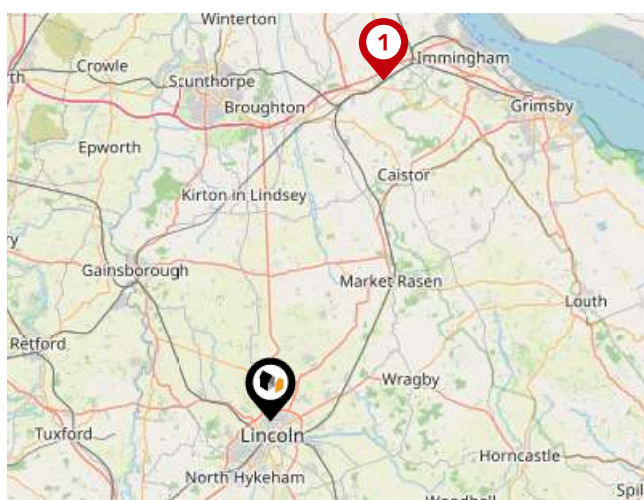
National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	0.57 miles
2	Hykeham Rail Station	3.56 miles
3	Saxilby Rail Station	5.46 miles
4	Swinderby Rail Station	7.94 miles
5	Metherringham Rail Station	9.11 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	21.43 miles



Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	25.41 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lawn Visitor Centre	0.07 miles
2	Stairway To North Parade	0.12 miles
3	West Parade	0.13 miles
4	Westgate School	0.16 miles
5	Liquorice Park	0.16 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Hull Ferry Terminal	36.92 miles



Testimonial 1



Mundys have been wonderful. We will recommend them to anyone thinking of moving - MR AND MRS GHEST

Testimonial 2



A huge thank you to you Emily and all of the Lettings Team for all your hard work in re-letting my apartment. Please pass on my regards and thanks to all. Again another superb performance from Mundys. MR FAHEY

Testimonial 3



Very satisfied with survey and would use again. I was impressed with how the Surveyor also telephoned me to run through his report with me. MRS HARDWICKE



/Mundysuk



/mundysuk



/mundysuk



Disclaimer

Important - Please read

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.



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Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

www.mundys.net

