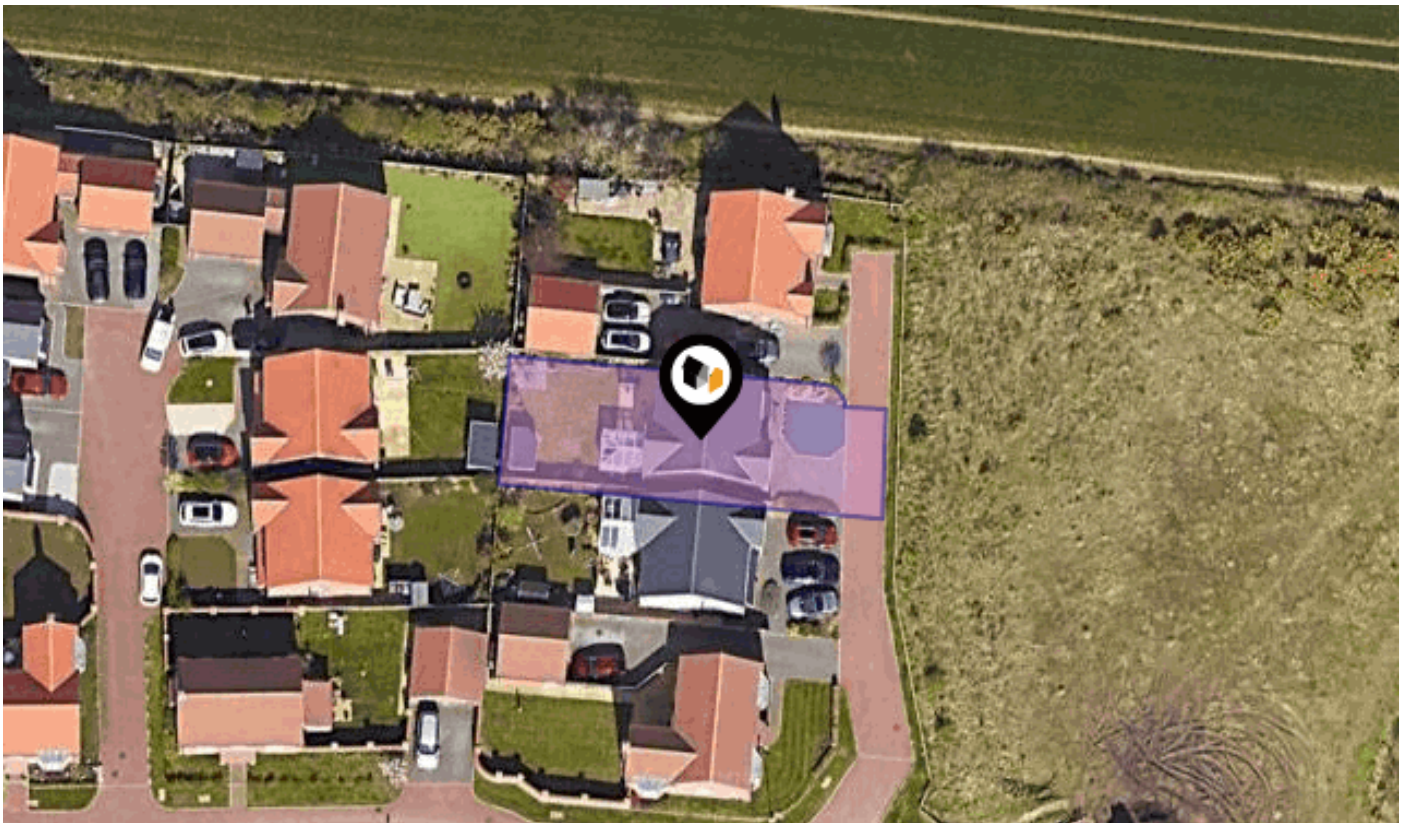
See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 04th March 2026



LOWESWATER CLOSE, WADDINGTON, LINCOLN, LN5

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

www.mundys.net

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naea | propertymark PROTECTED

The Property Ombudsman

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Property
Overview

Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	4		
Floor Area:	1,270 ft^2 / 118 m^2		
Plot Area:	0.08 acres		
Year Built :	2017		
Council Tax :	Band D		
Annual Estimate:	£2,261		
Title Number:	LL377022		

Local Area

Local Authority:	North kesteven
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

9	60	1800
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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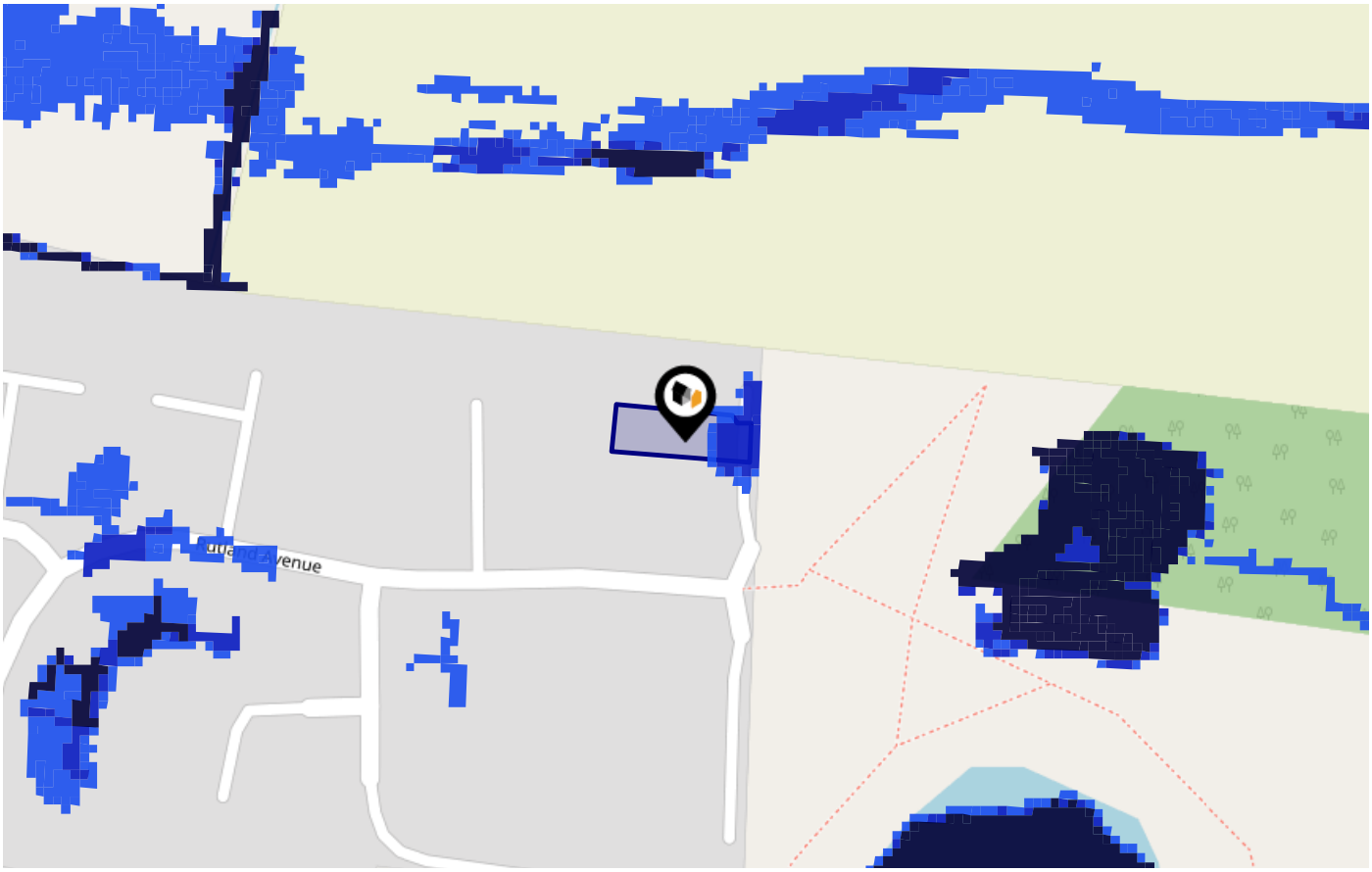
Flood Risk
Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

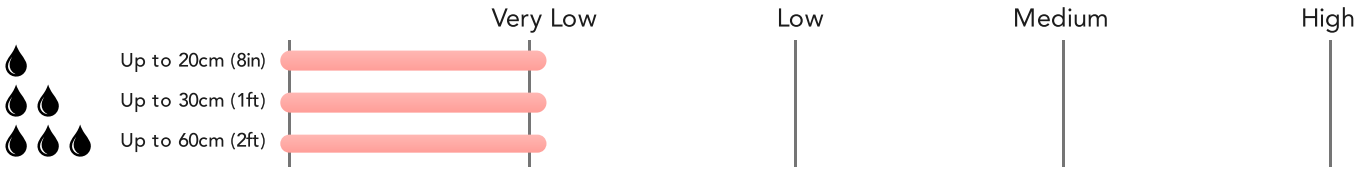


Risk Rating: Very low

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:



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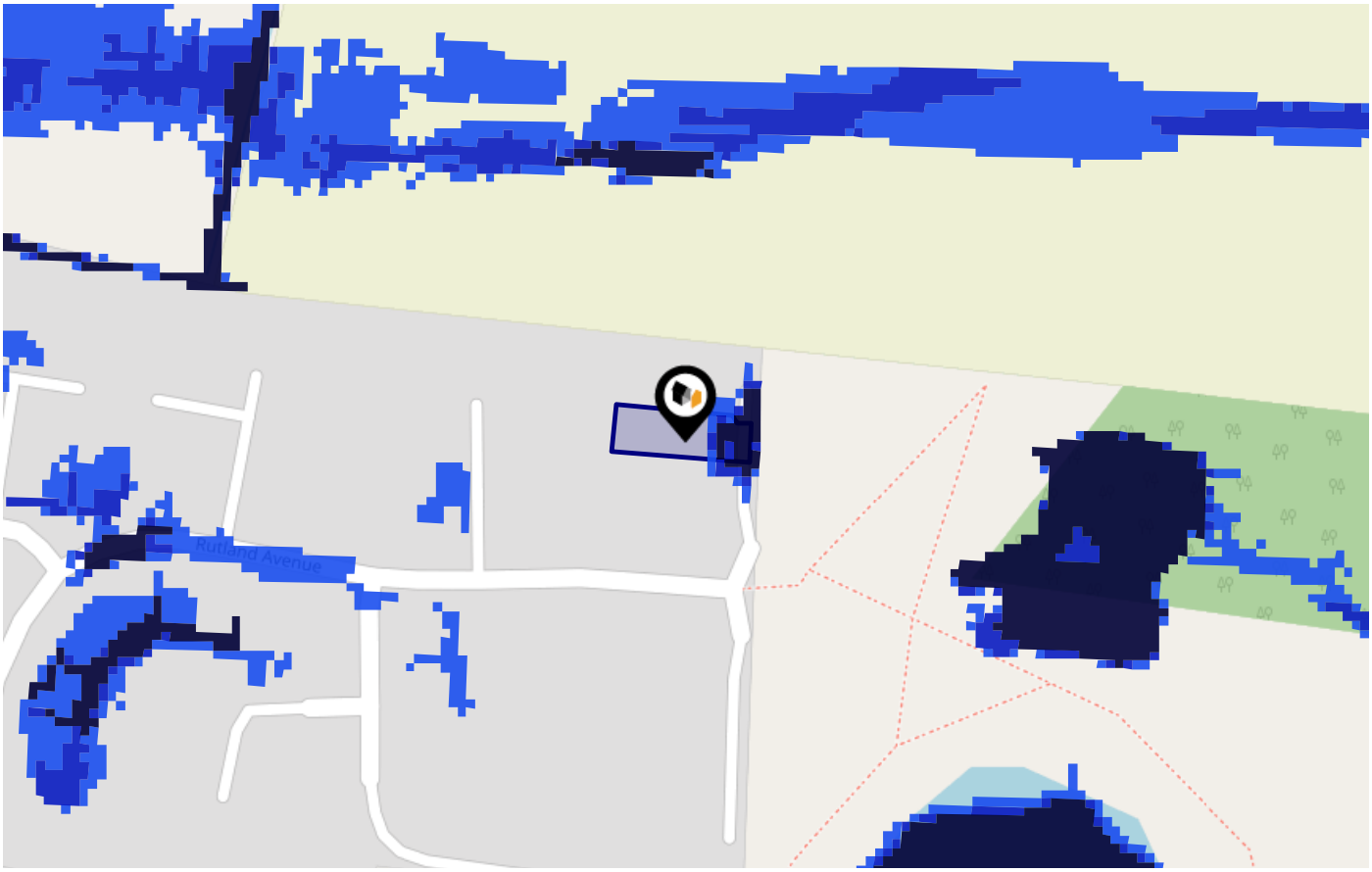
Flood Risk
Surface Water - Climate Change

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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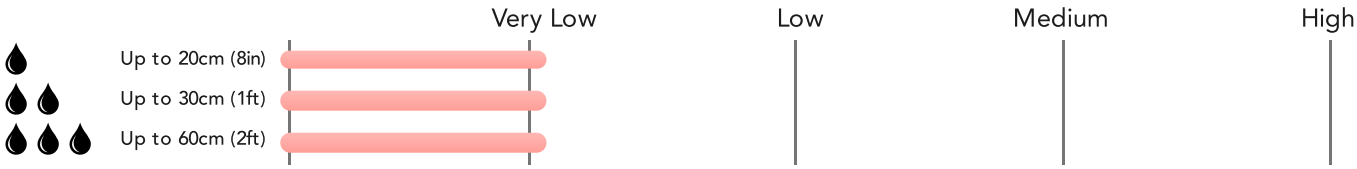

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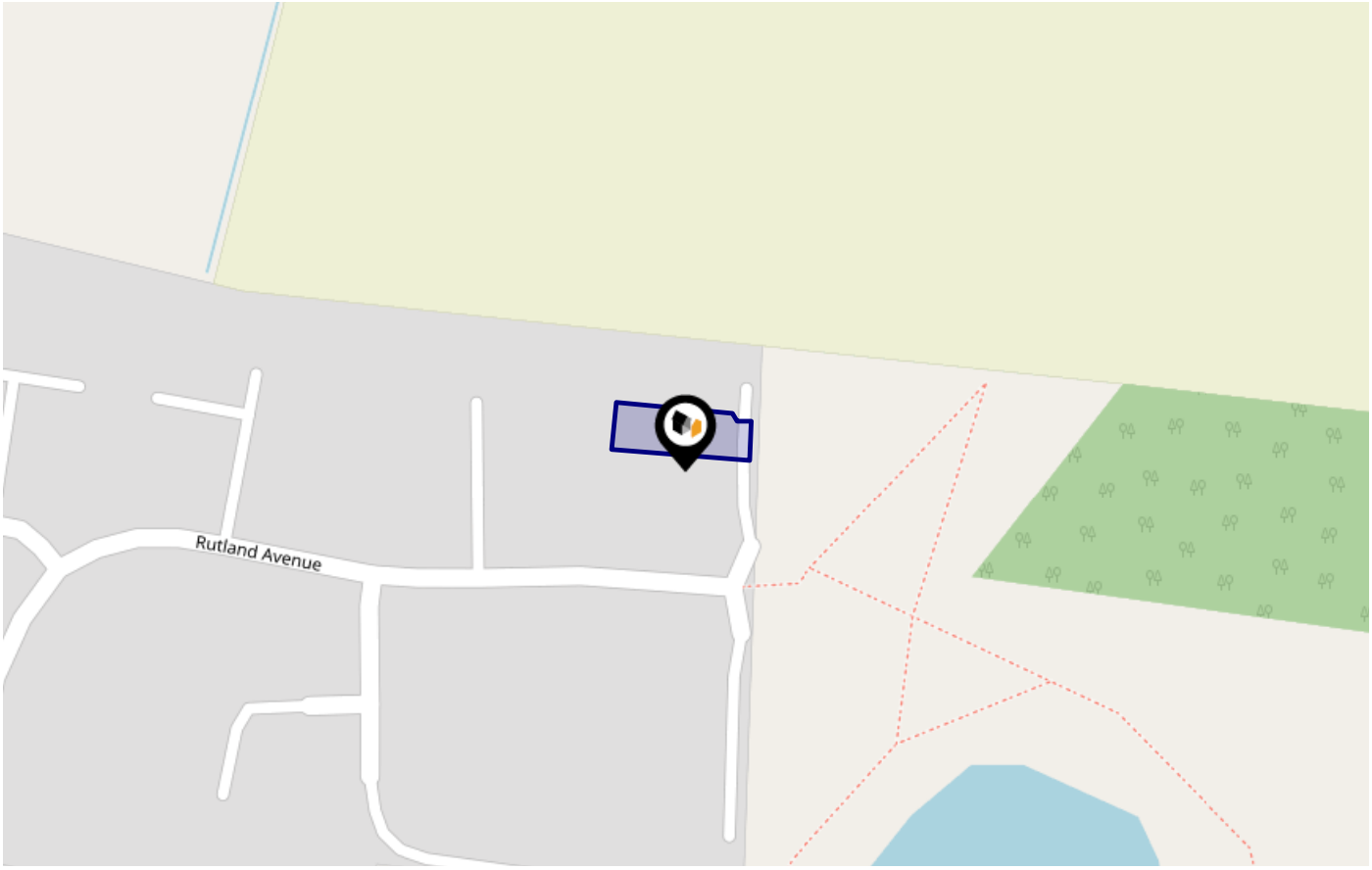
Flood Risk
Rivers & Seas - Flood Risk

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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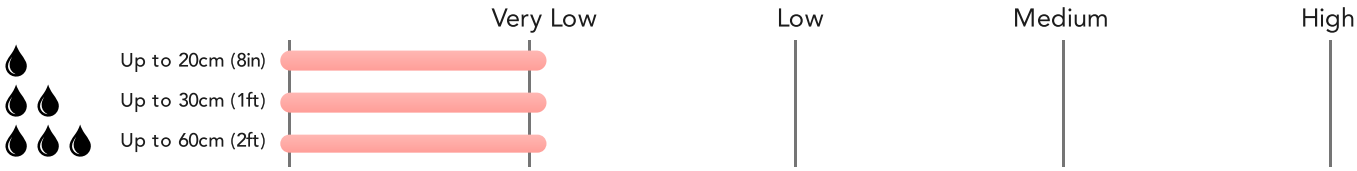

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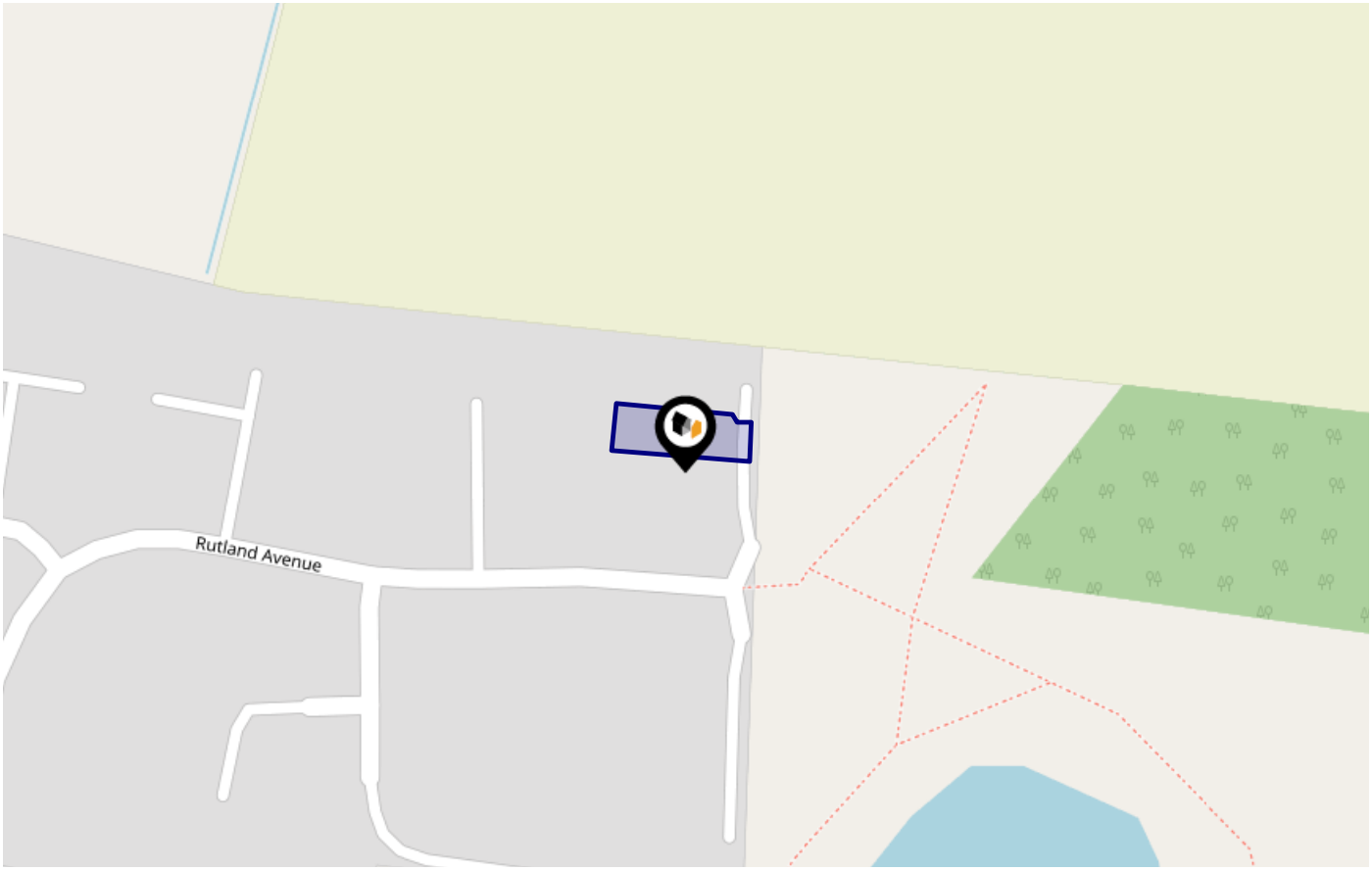
Flood Risk
Rivers & Seas - Climate Change

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.



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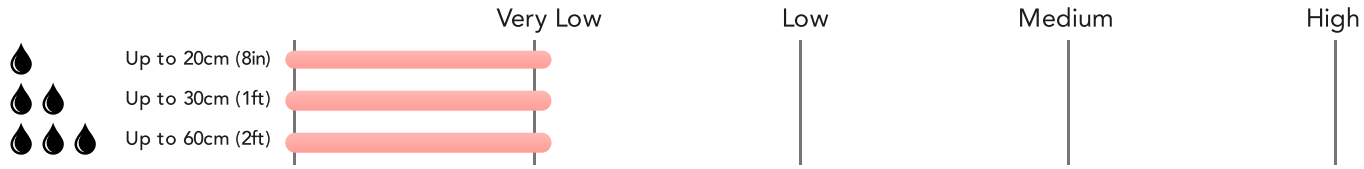

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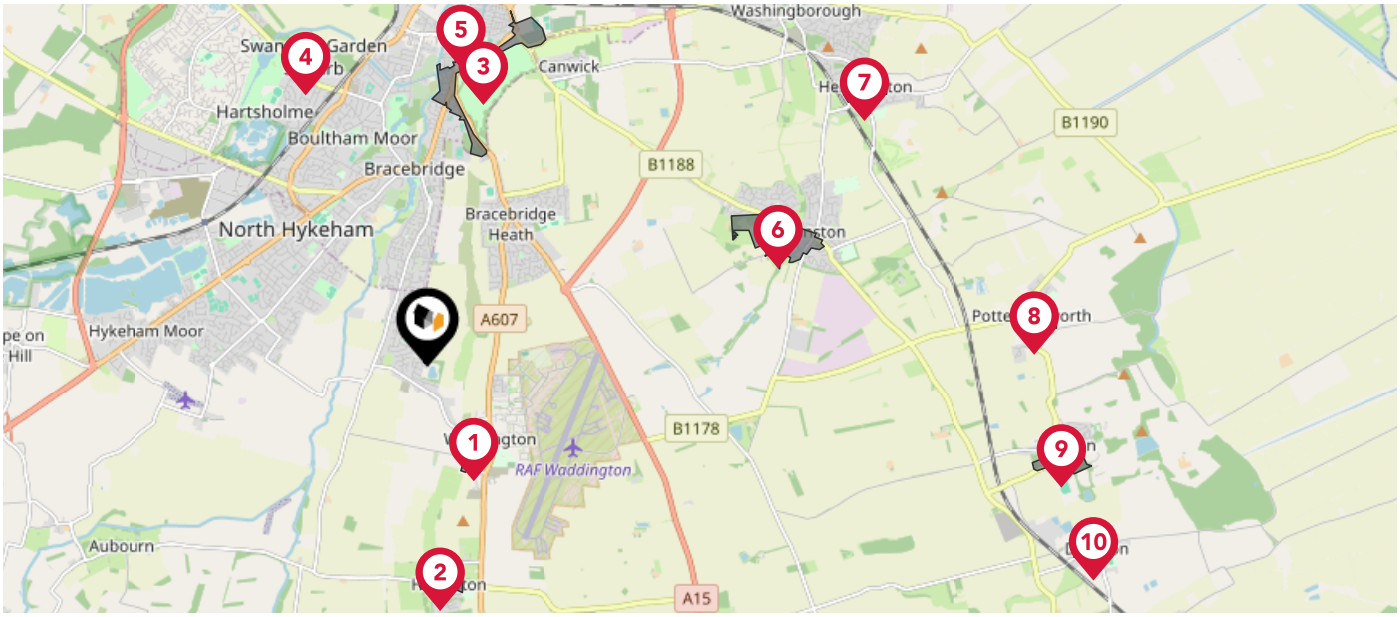
Maps
Conservation Areas

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	Waddington
2	Harmston
3	St Catherines
4	Swanpool
5	Gowt's Bridge
6	Branston
7	Heighington
8	Potterhanworth
9	Nocton
10	Dunston

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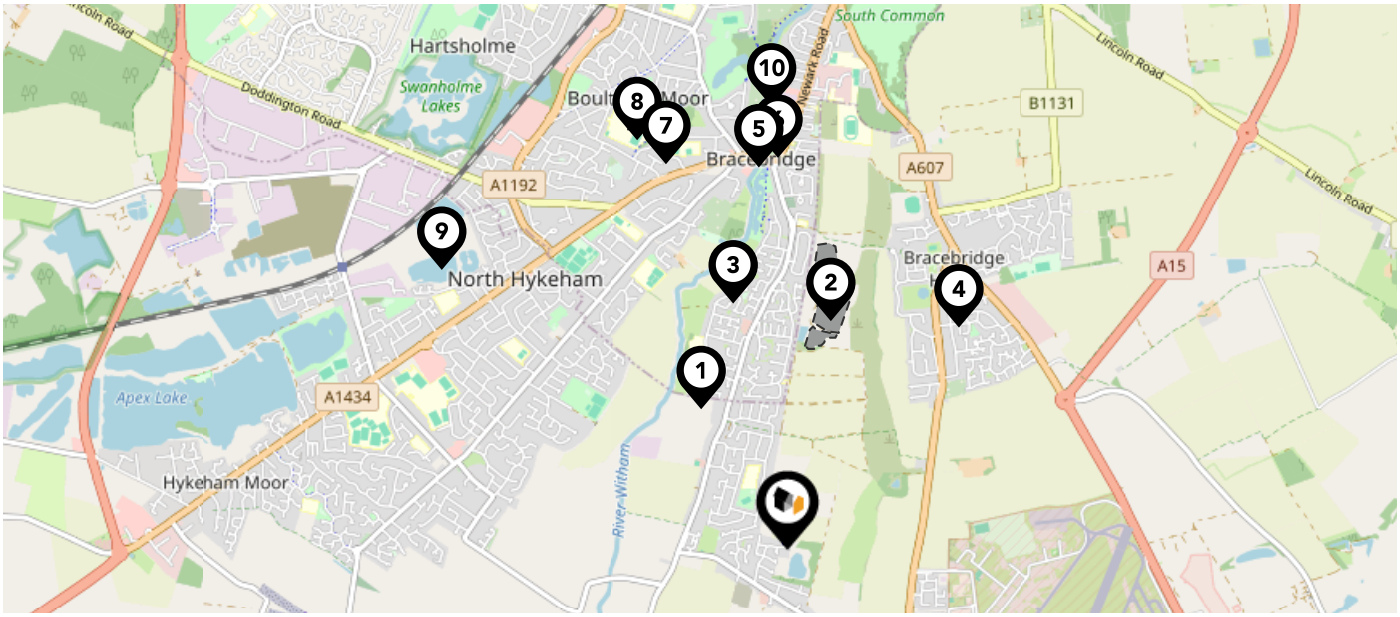
Maps
Landfill Sites

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	Pennells-Brant Road	Historic Landfill
2	Lincoln Brick Company Limited (Clay Pit)-Bracebridge Heath, Bracebridge, Lincolnshire	Historic Landfill
3	Rear Of Calder Road-Nos 81-83 and 145-199 Calder Road, Bracebridge, Lincolnshire	Historic Landfill
4	Western Avenue-Western Avenue, Bracebridge Heath	Historic Landfill
5	East Of St. Peters Avenue-Bracebridge, Lincolnshire	Historic Landfill
6	Newark Road-Bracebridge, Lincolnshire	Historic Landfill
7	Hainton Road-Boultham Moor, Lincolnshire	Historic Landfill
8	Moorland Avenue-Boultham Moor, Lincolnshire	Historic Landfill
9	Richmond Lakes-Richmond Drive,North Hykeham,Lincoln,Lincolnshire	Historic Landfill
10	Area Adjacent To Boultham Park-Bracebridge, Lincolnshire	Historic Landfill

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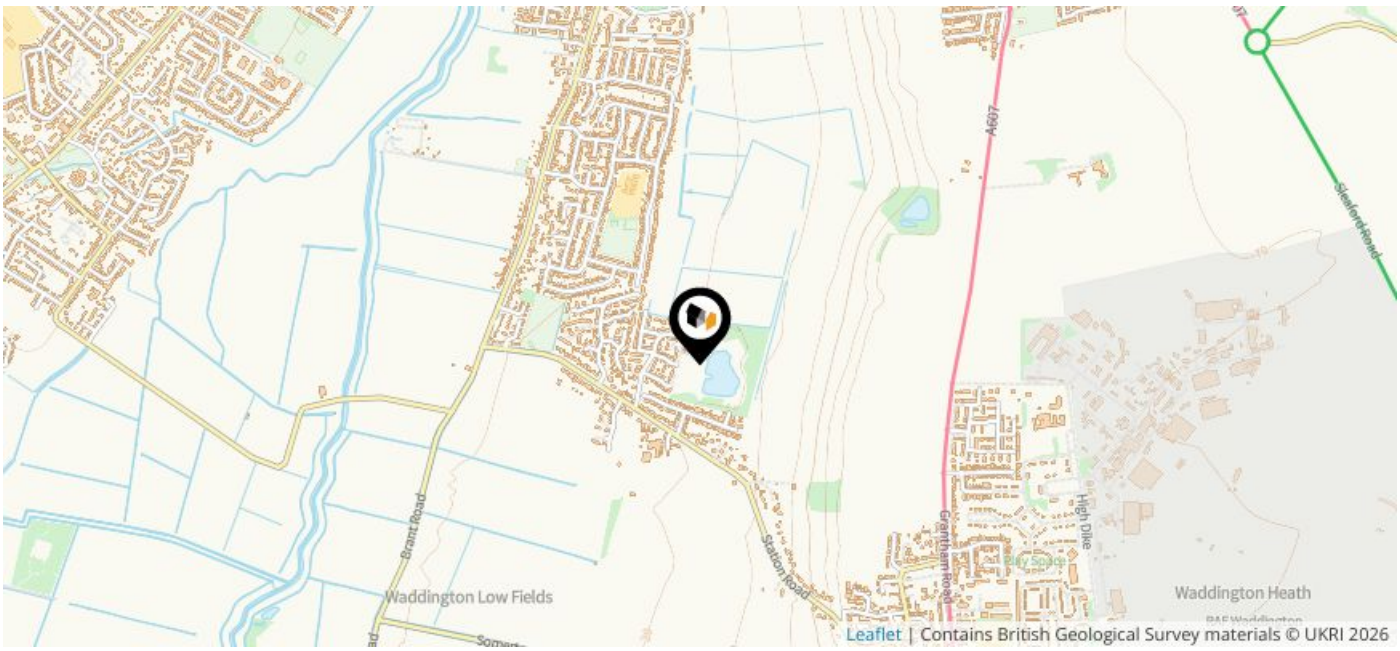
Maps
Coal Mining

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.

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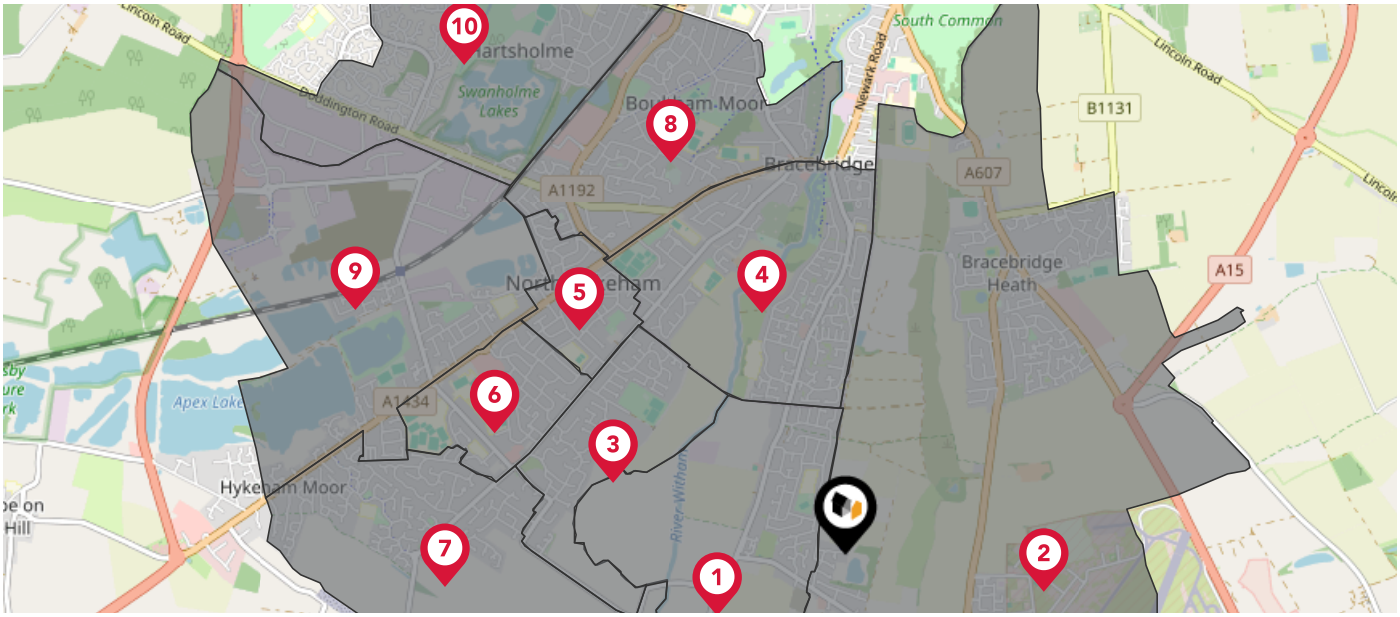
Maps
Council Wards

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

1	Waddington West Ward
2	Bracebridge Heath and Waddington East Ward
3	North Hykeham Witham Ward
4	Witham Ward
5	North Hykeham Forum Ward
6	North Hykeham Moor Ward
7	North Hykeham Mill Ward
8	Moorland Ward
9	North Hykeham Memorial Ward
10	Hartsholme Ward

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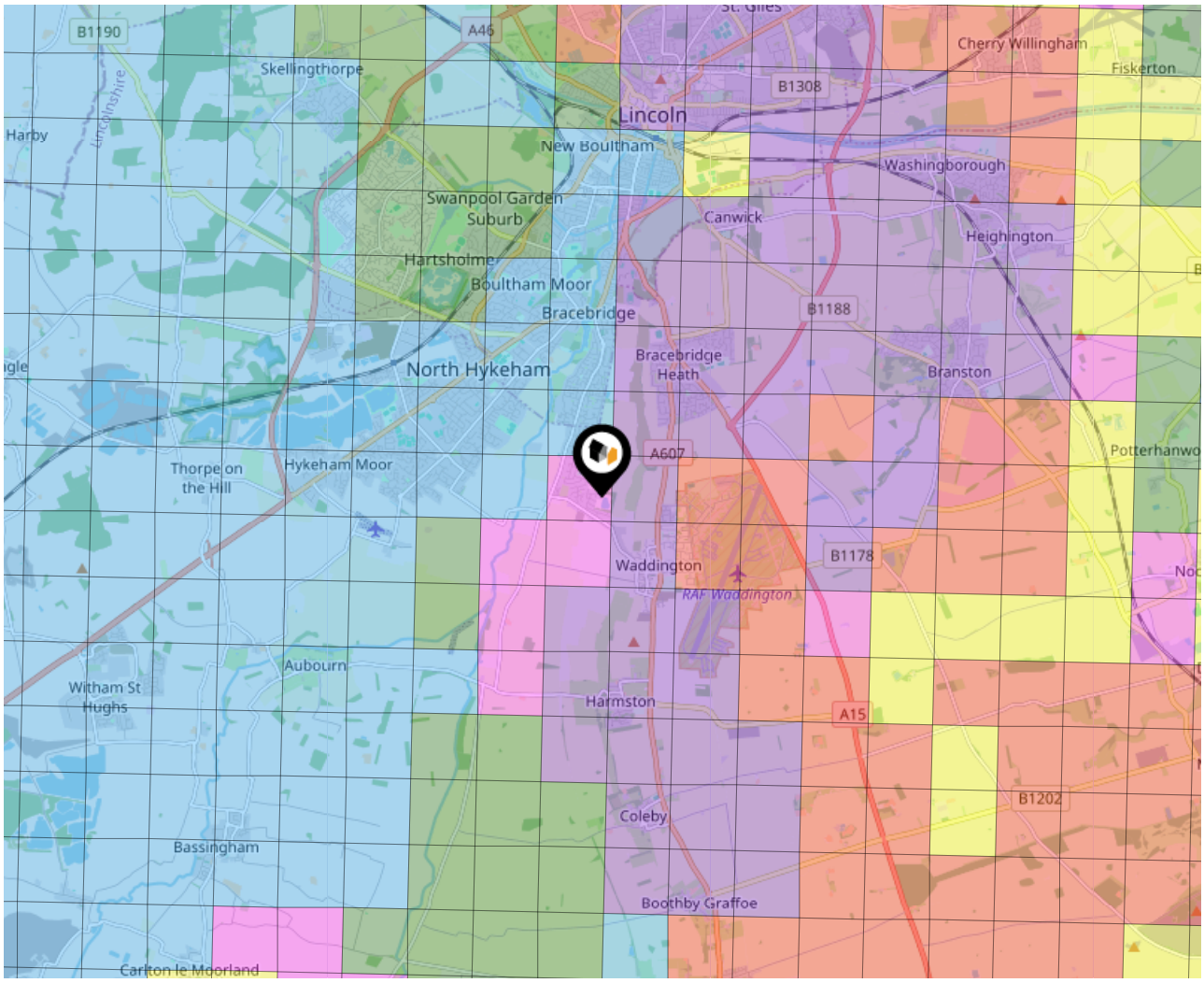
Environment
Radon Gas

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).



This Property

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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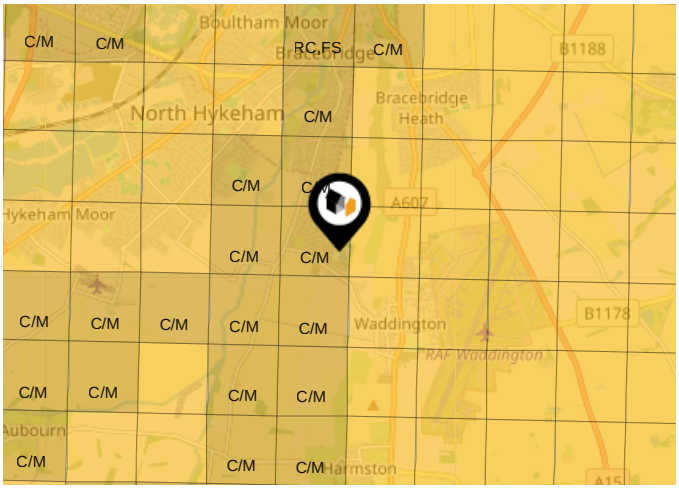
Environment
Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE	**Soil Texture:**	CLAYEY LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLACEOUS		
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

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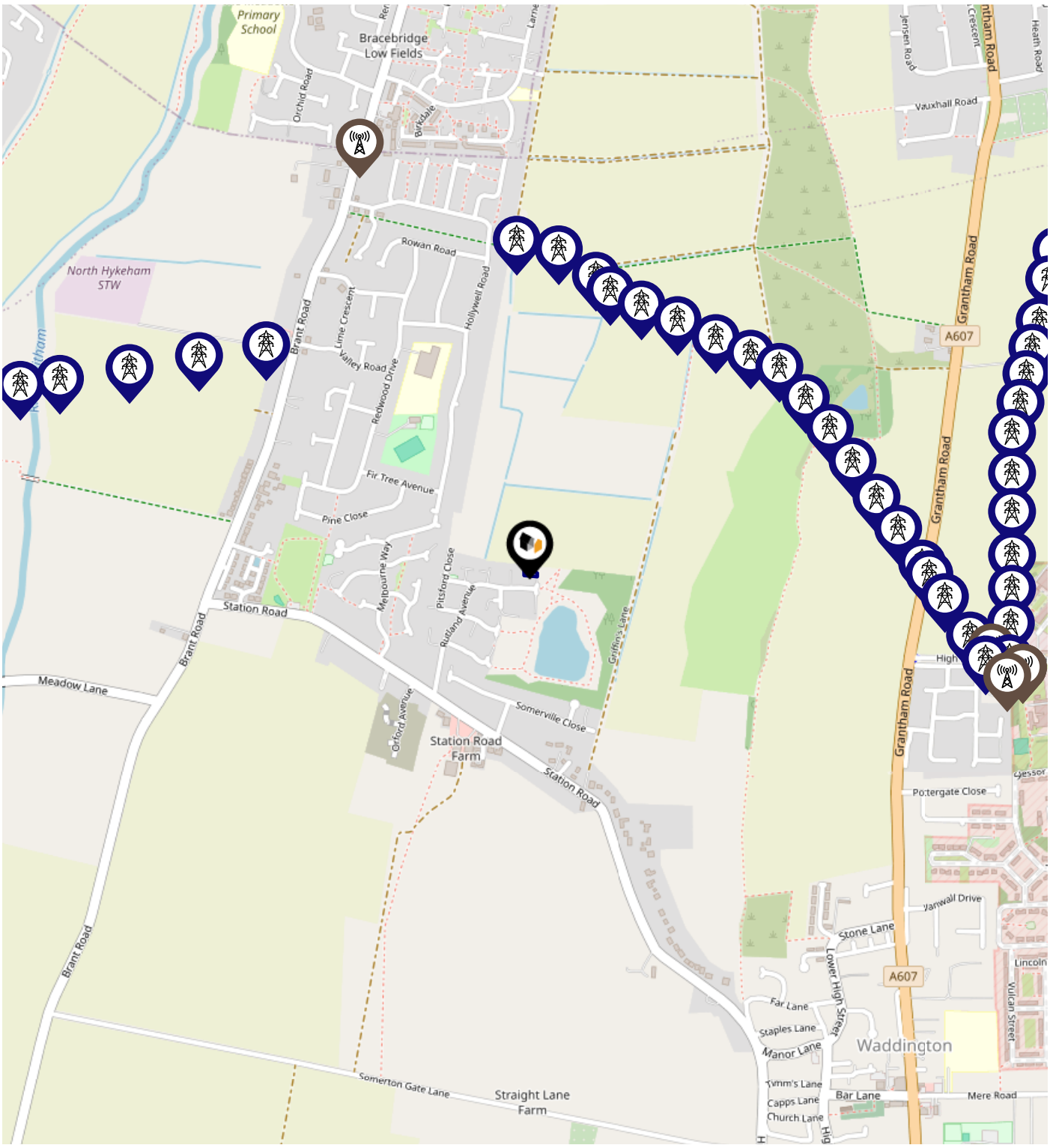
Local Area
Masts & Pylons



Key:

- Power Pylons
- Communication Masts

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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
1 1164652 - Church Of All Saints	Grade II	1.5 miles

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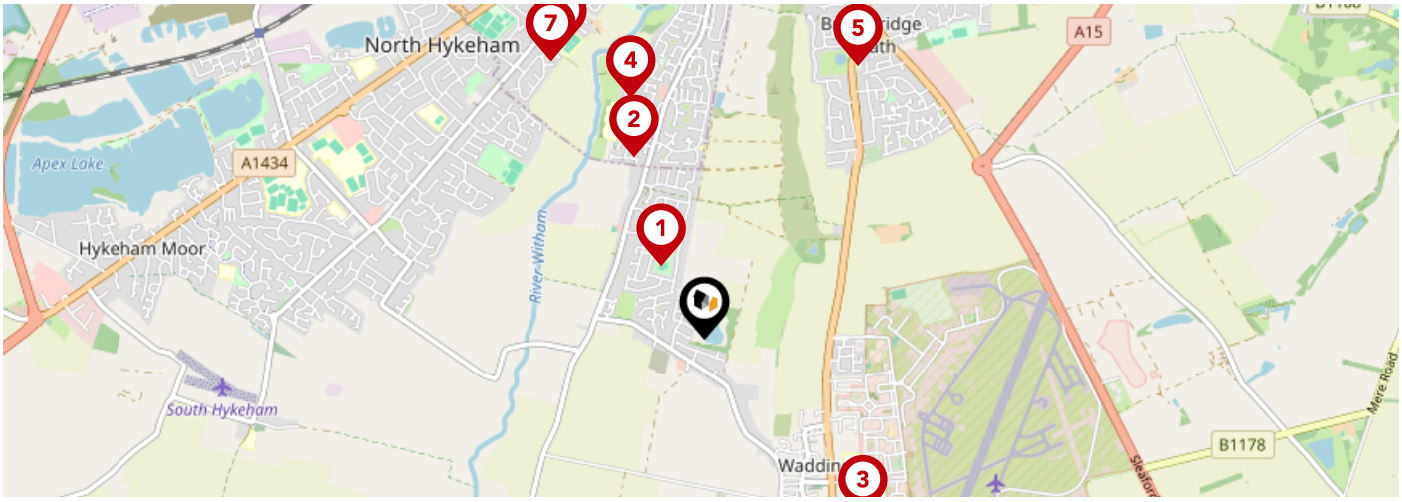
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	**Waddington Redwood Primary Academy** Ofsted Rating: Good | Pupils: 301 | Distance:0.38		✓			
2	**Acorn Free School** Ofsted Rating: Good | Pupils: 3 | Distance:0.87			✓		
3	**Waddington All Saints Academy** Ofsted Rating: Outstanding | Pupils: 373 | Distance:1.06		✓			
4	**The Meadows Primary School** Ofsted Rating: Good | Pupils: 364 | Distance:1.12		✓			
5	**Bracebridge Heath St John's Primary Academy** Ofsted Rating: Good | Pupils: 372 | Distance:1.39		✓			
6	**The Lincoln Manor Leas Junior School** Ofsted Rating: Good | Pupils: 290 | Distance:1.41		✓			
7	**The Lincoln Manor Leas Infants School** Ofsted Rating: Good | Pupils: 163 | Distance:1.41		✓			
8	**The Lincoln St Christopher's School** Ofsted Rating: Good | Pupils: 252 | Distance:1.44			✓		

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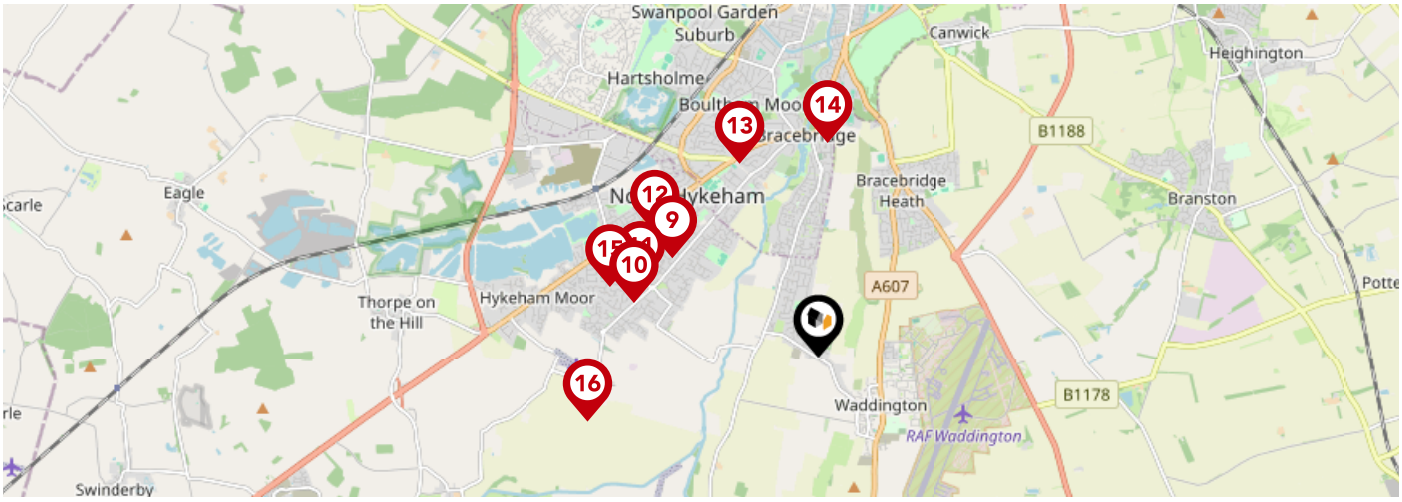
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 **Fosse Way Academy** Ofsted Rating: Good | Pupils: 540 | Distance:1.57	☐	☑	☐	☐	☐
10 **The North Hykeham All Saints Church of England Primary School** Ofsted Rating: Good | Pupils: 204 | Distance:1.7	☐	☑	☐	☐	☐
11 **Sir Robert Pattinson Academy** Ofsted Rating: Good | Pupils: 1308 | Distance:1.71	☐	☐	☑	☐	☐
12 **Ling Moor Primary Academy** Ofsted Rating: Outstanding | Pupils: 413 | Distance:1.83	☐	☑	☐	☐	☐
13 **The Priory Witham Academy** Ofsted Rating: Good | Pupils: 1110 | Distance:1.87	☐	☑	☑	☐	☐
14 **Bracebridge Infant and Nursery School** Ofsted Rating: Good | Pupils: 78 | Distance:1.92	☐	☑	☐	☐	☐
15 **North Kesteven Academy** Ofsted Rating: Requires improvement | Pupils: 659 | Distance:1.95	☐	☐	☑	☐	☐
16 **The South Hykeham Community Primary School** Ofsted Rating: Good | Pupils: 148 | Distance:2.13	☐	☑	☐	☐	☐

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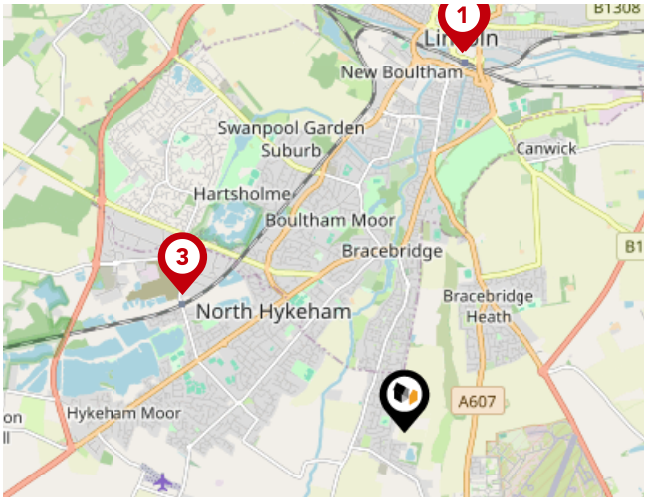
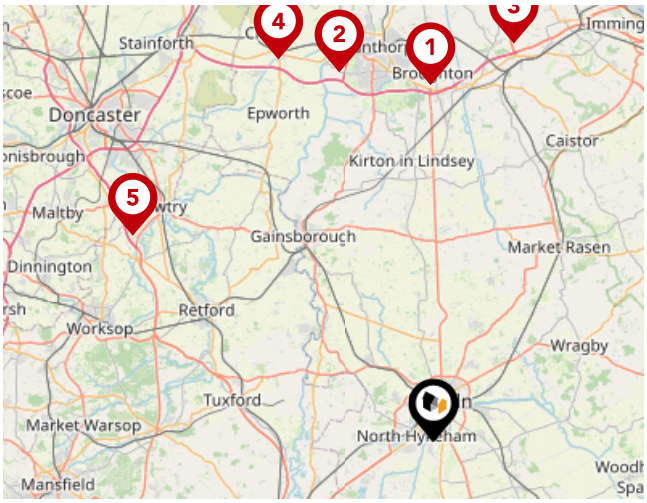
Area
Transport (National)



National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	3.41 miles
2	Lincoln Central Rail Station	3.43 miles
3	Hykeham Rail Station	2.32 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	25.38 miles
2	M180 J3	27.12 miles
3	M180 J5	28.79 miles
4	M180 J2	29.26 miles
5	A1(M) J34	25.91 miles

Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	29.31 miles
2	Finningley	28.26 miles
3	East Mids Airport	40.44 miles
4	Leeds Bradford Airport	66.04 miles

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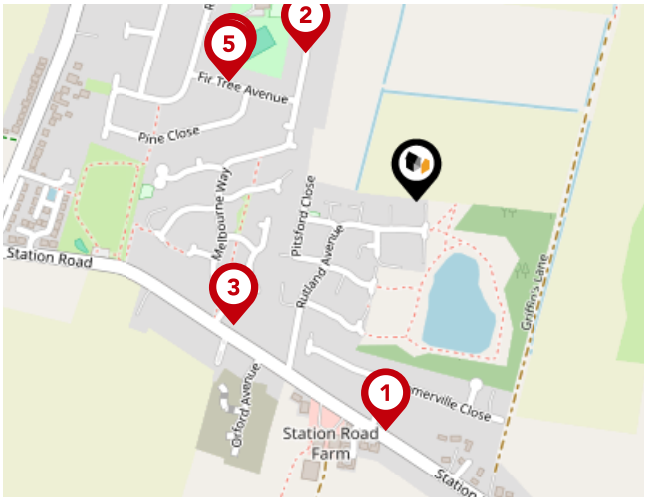
Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Somerville Close	0.26 miles
2	Fir Tree Avenue	0.21 miles
3	Melbourne Way	0.25 miles
4	Pine Close	0.25 miles
5	Pine Close	0.25 miles

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Data Quality

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Mundys

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Environment Agency

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Valuation Office Agency

Royal Mail