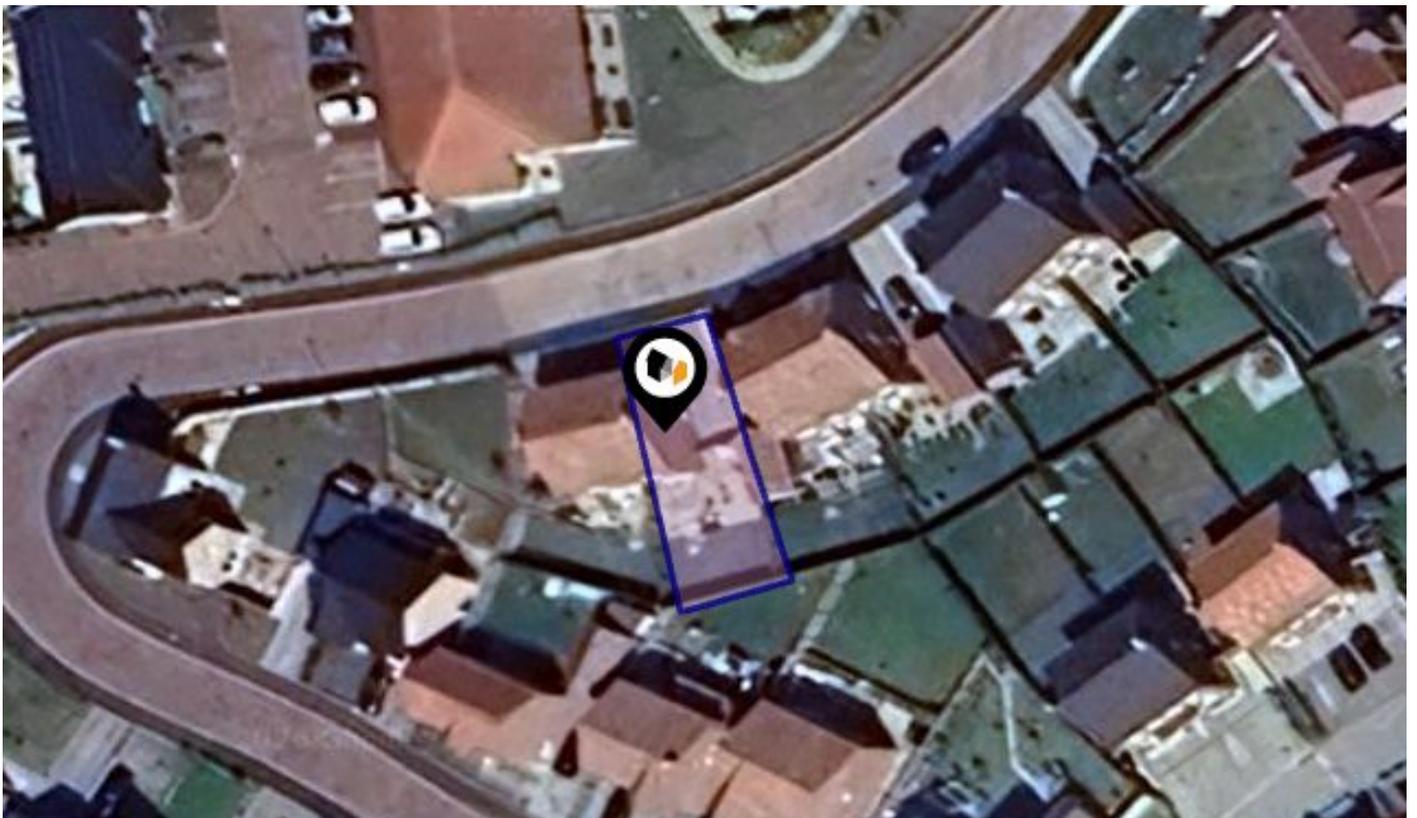




See More Online

MIR: Material Info

The Material Information Affecting this Property
Thursday 19th February 2026



THE FIELDS, WASHINGBOROUGH, LINCOLN, LN4

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

www.mundys.net



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Property Overview



Property

Type: Semi-Detached
Bedrooms: 2
Floor Area: 699 ft² / 65 m²
Plot Area: 0.05 acres
Title Number: LL427348

Tenure: Freehold

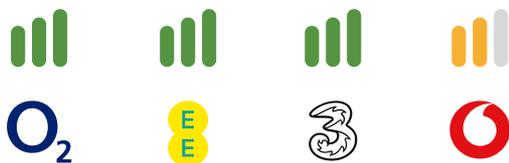
Local Area

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	80 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

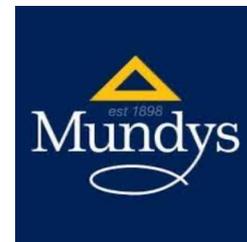


Satellite/Fibre TV Availability:

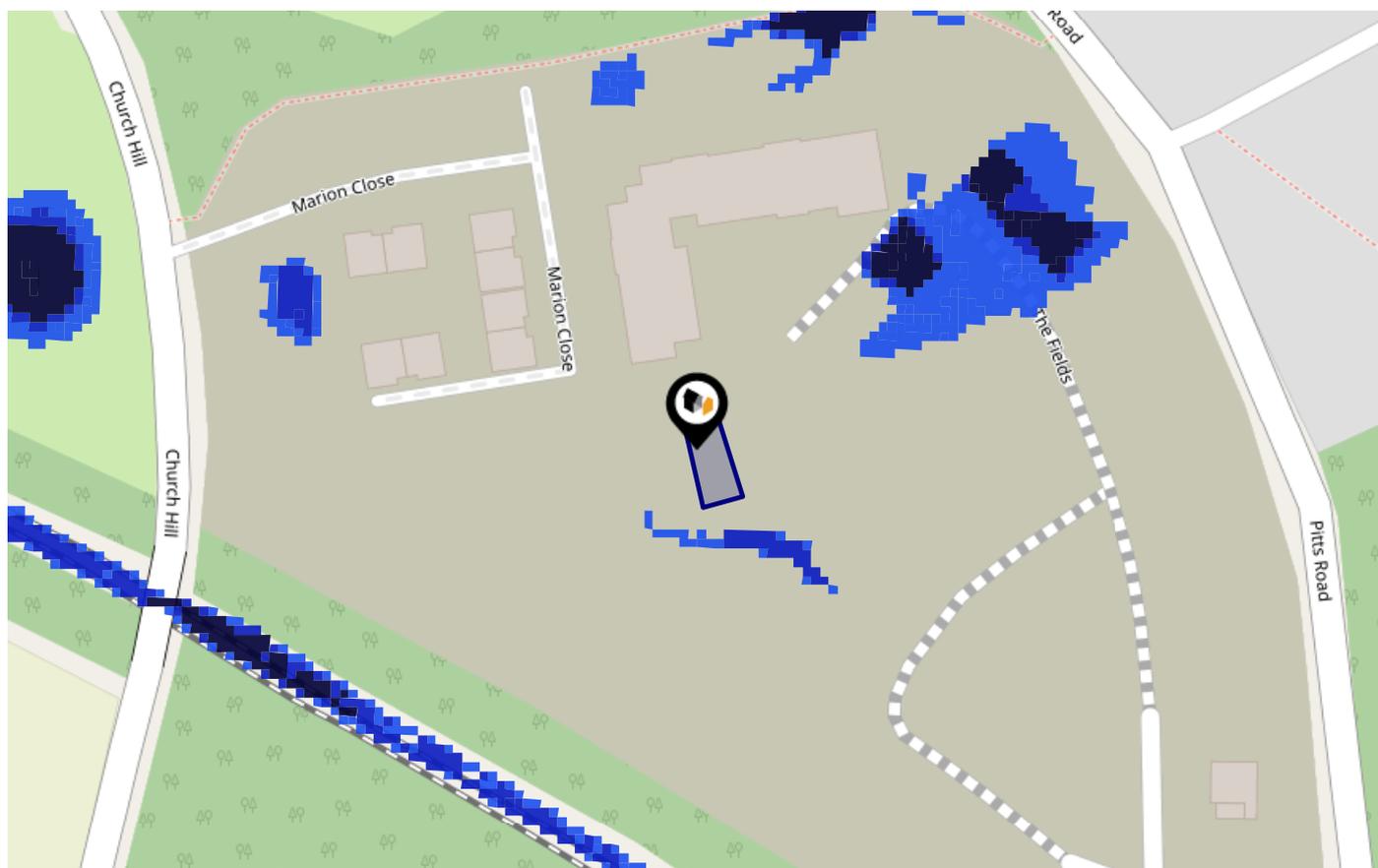


Flood Risk

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.

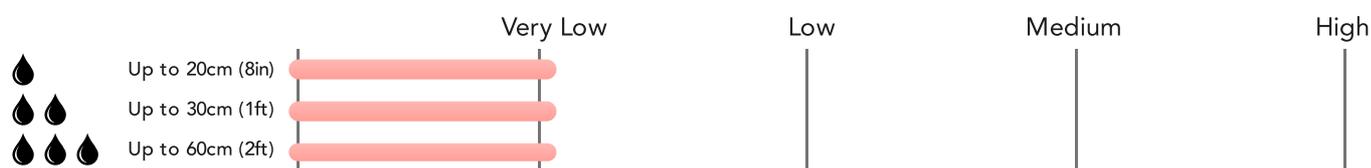


Risk Rating: Very low

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:

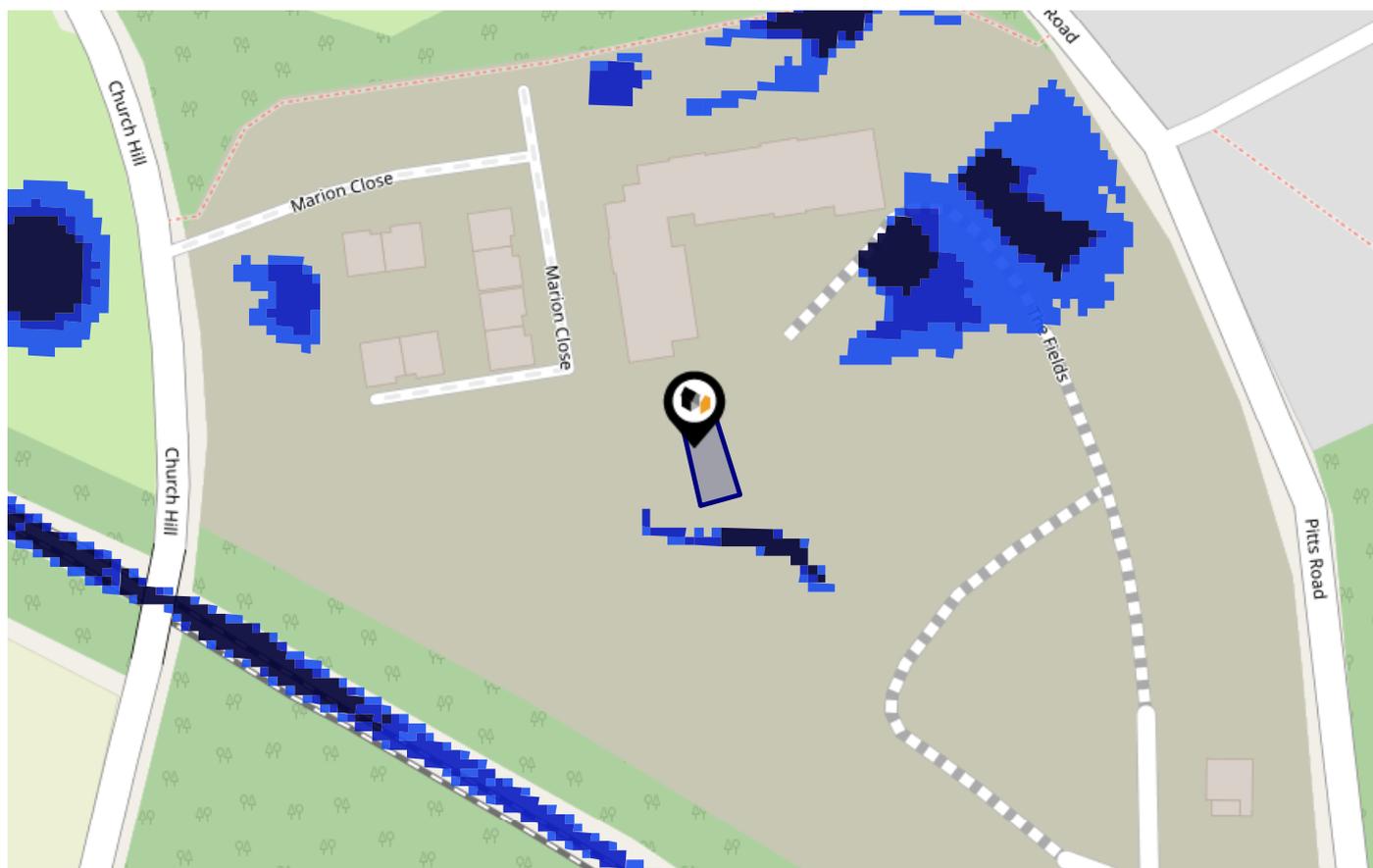


Flood Risk

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:



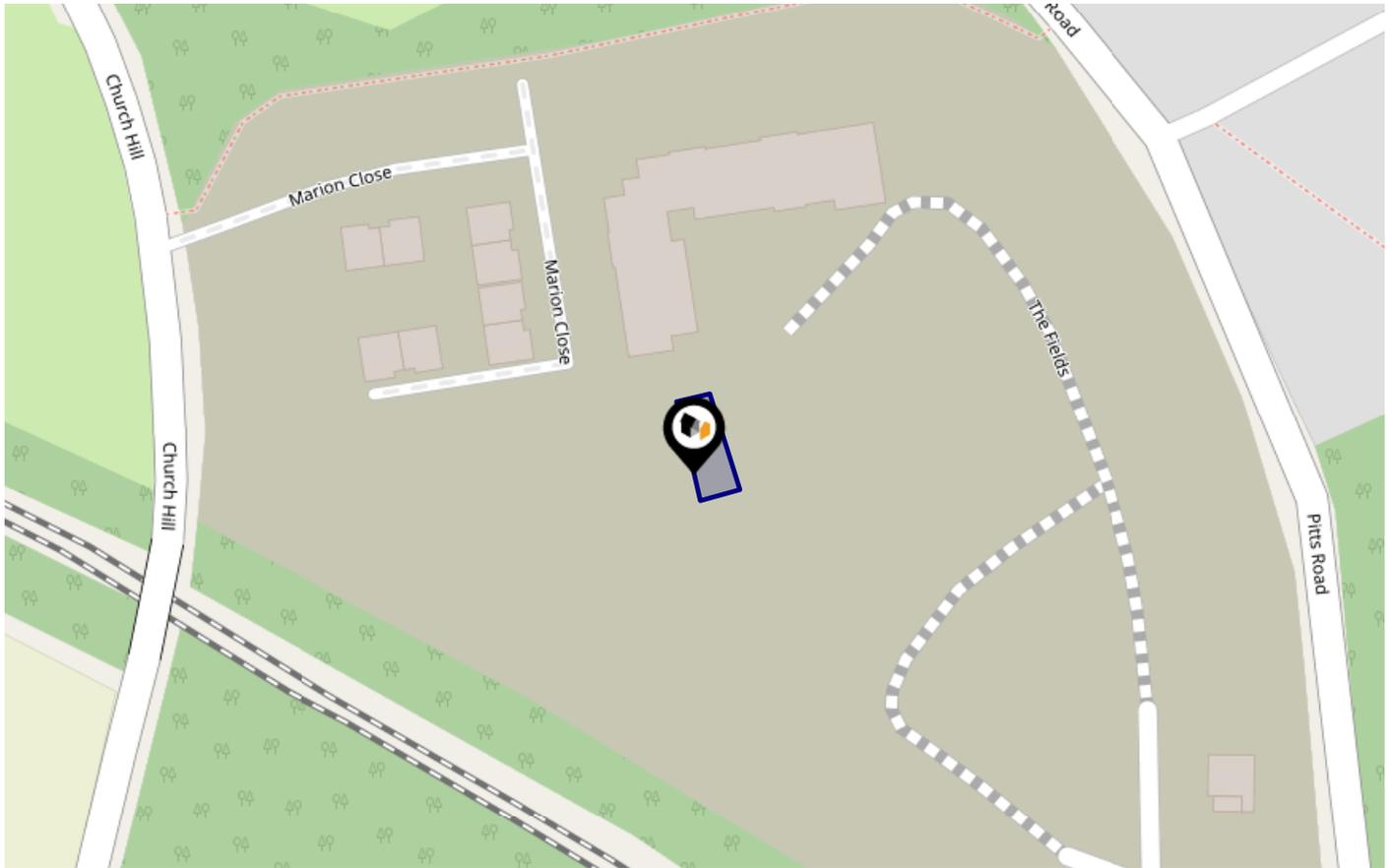
MIR - Material Info

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:

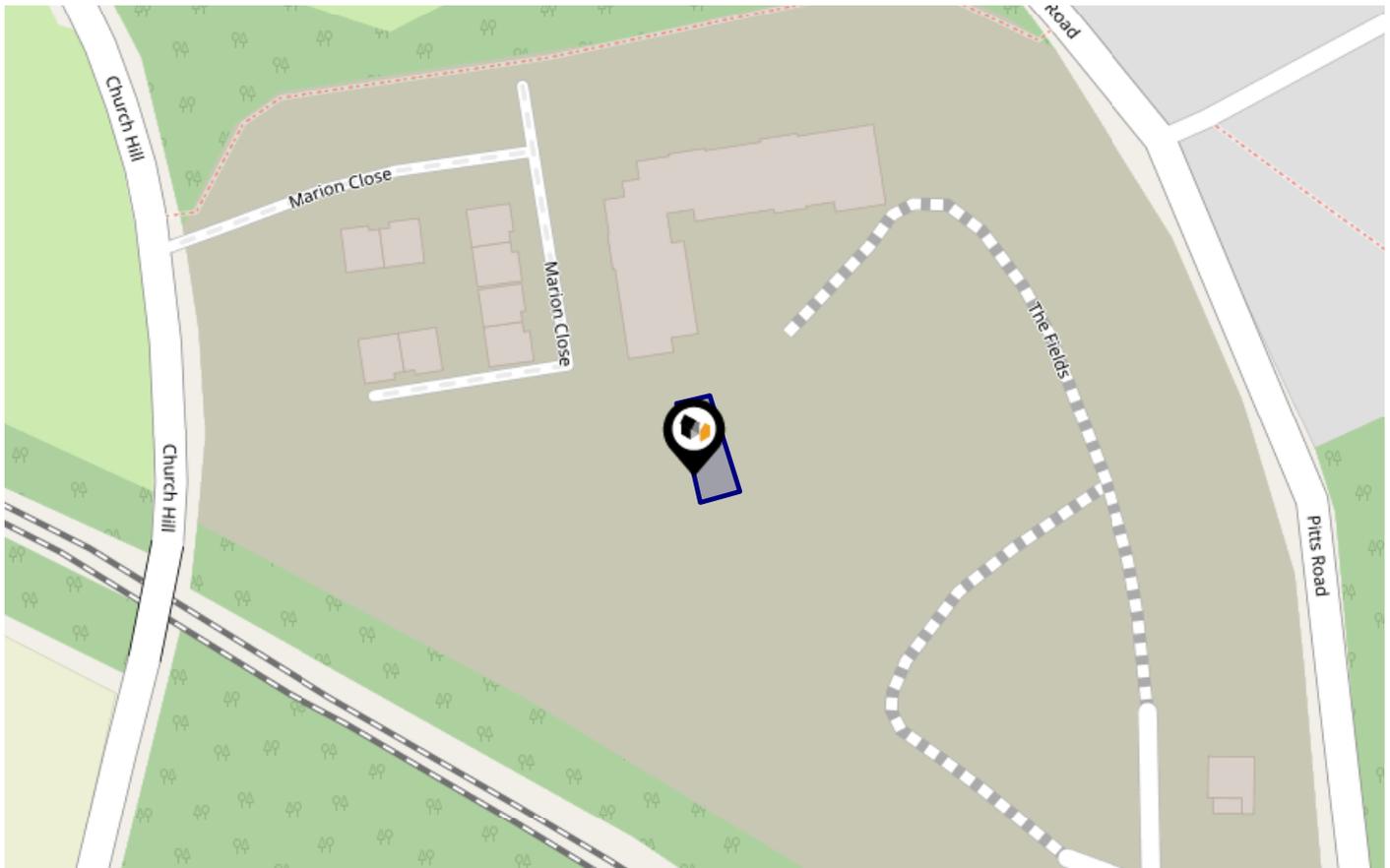


Flood Risk

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.
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- **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:



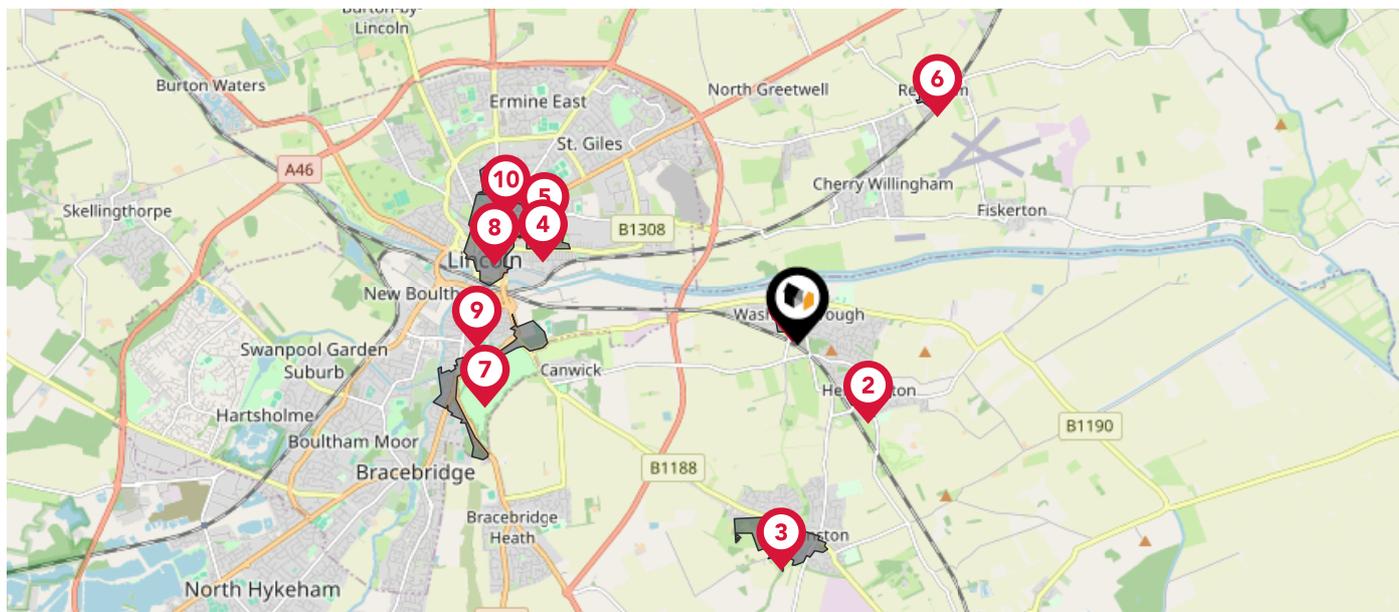
MIR - Material Info

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 Washingborough
- 2 Heighington
- 3 Branston
- 4 Lindum and Arboretum
- 5 The Dell
- 6 Reepham
- 7 St Catherines
- 8 Cathedral and City Centre
- 9 Sibthorp
- 10 Newport and Nettleham Road

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	Manor Road-Washingborough	Historic Landfill
2	Land North of Lincoln Road-Washingborough, Lincoln	Historic Landfill
3	Land to the North of Fen Road-Heighington, Lincoln	Historic Landfill
4	Land East to of Dowding Road and lying between Railway line and Allenby Road Industrial Estate-Wavell Drive, Lincoln	Historic Landfill
5	EA/EPR/BP3098ND/A001 - U E F Lincoln	Active Landfill
6	EA/EPR/LP3298NH/V002 - Anglian Water Services Ltd	Active Landfill
7	Wickes Site-Outer Circle Road	Historic Landfill
8	Land east of Great Northern Terrace Industrial Estate-Lincoln, Lincolnshire	Historic Landfill
9	East Of Crematorium-Canwick, Lincoln	Historic Landfill
10	Wrights Way-Lincoln, Lincolnshire	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.

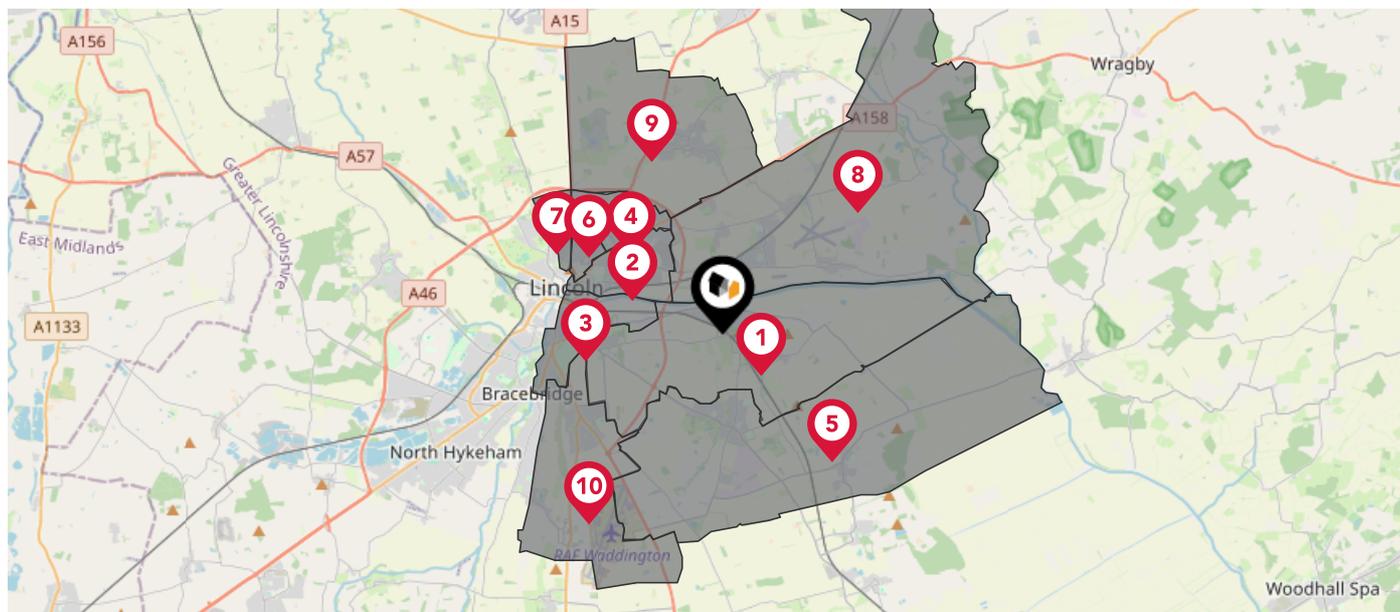
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

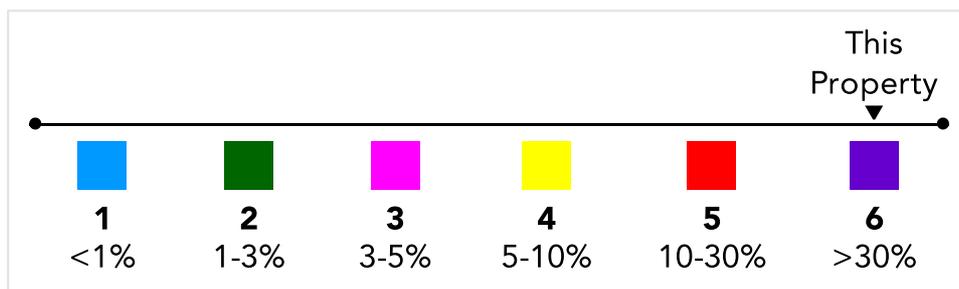
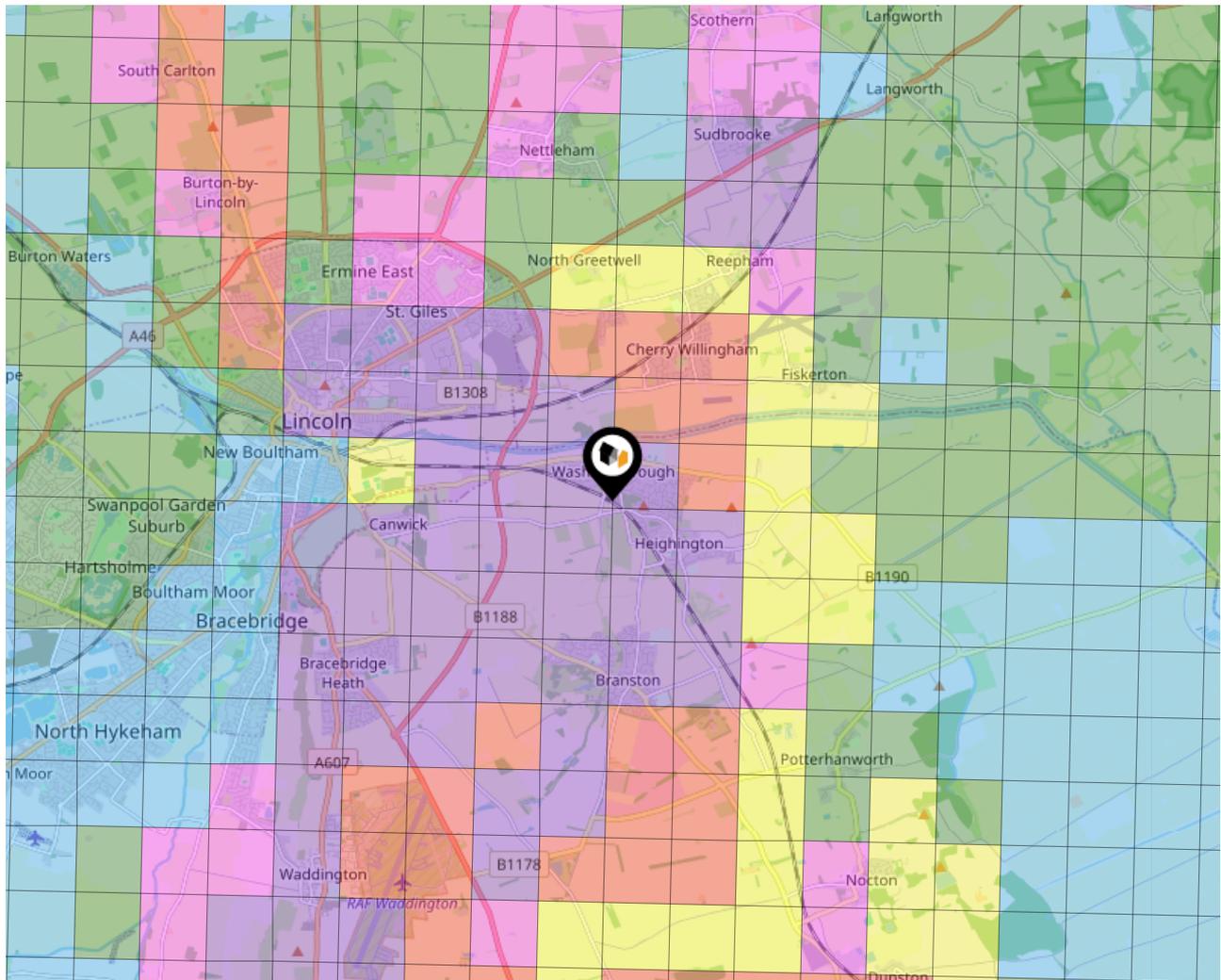


Nearby Council Wards

-  Heighington and Washingborough Ward
-  Abbey Ward
-  Park Ward
-  Glebe Ward
-  Branston Ward
-  Minster Ward
-  Castle Ward
-  Cherry Willingham Ward
-  Nettleham Ward
-  Bracebridge Heath and Waddington East Ward

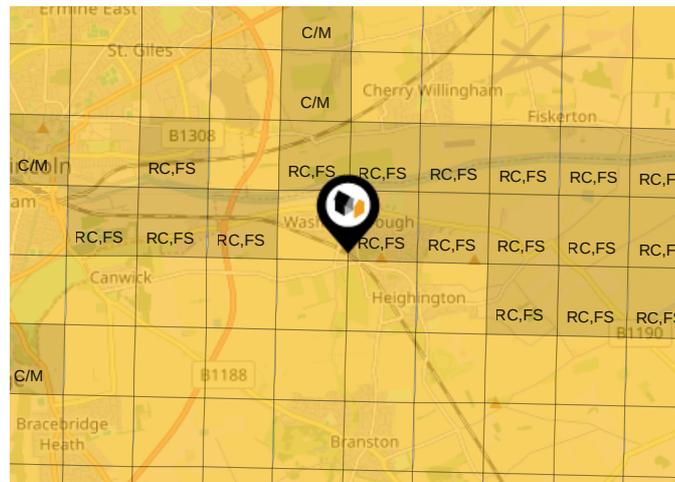
What is Radon?

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)

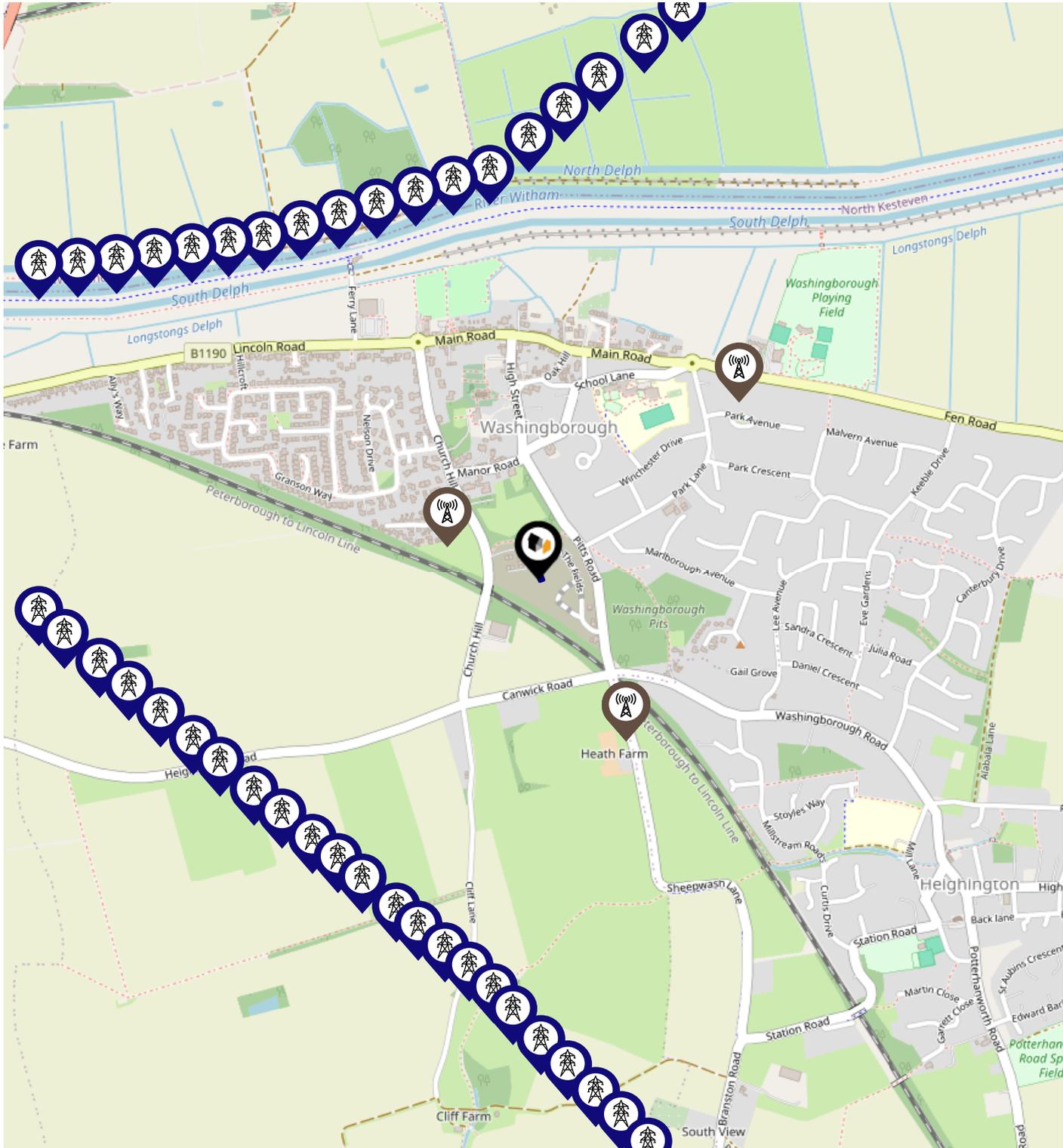
Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		



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:

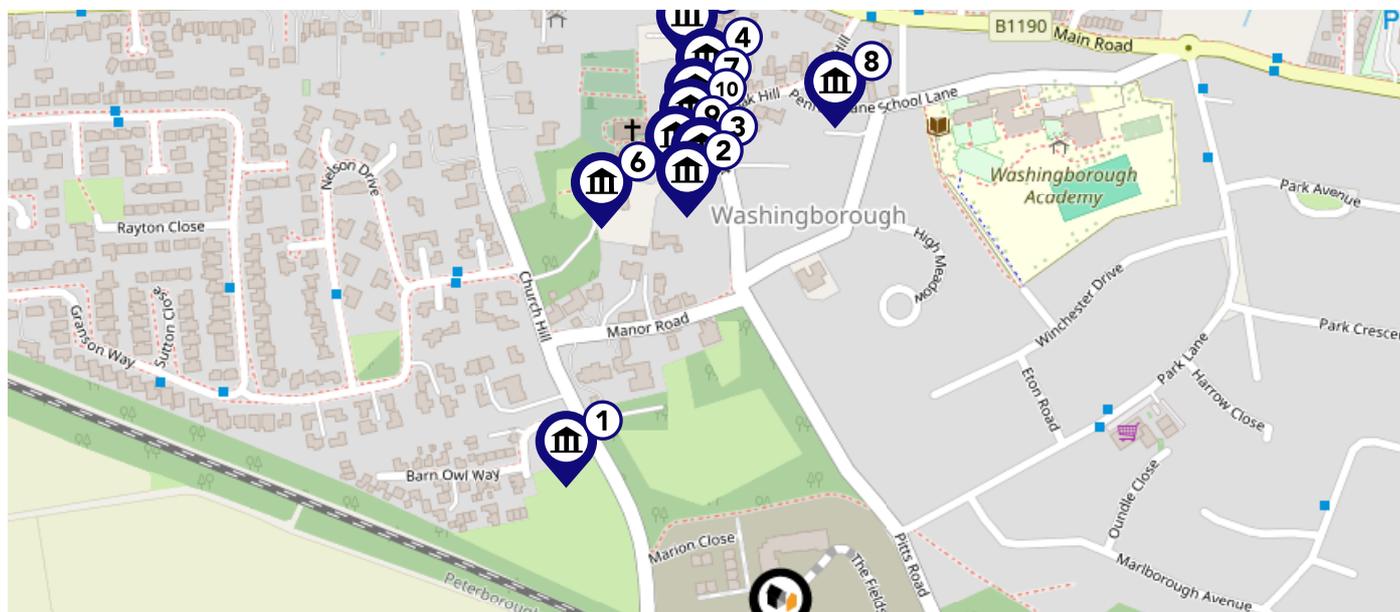
-  Power Pylons
-  Communication Masts

Maps

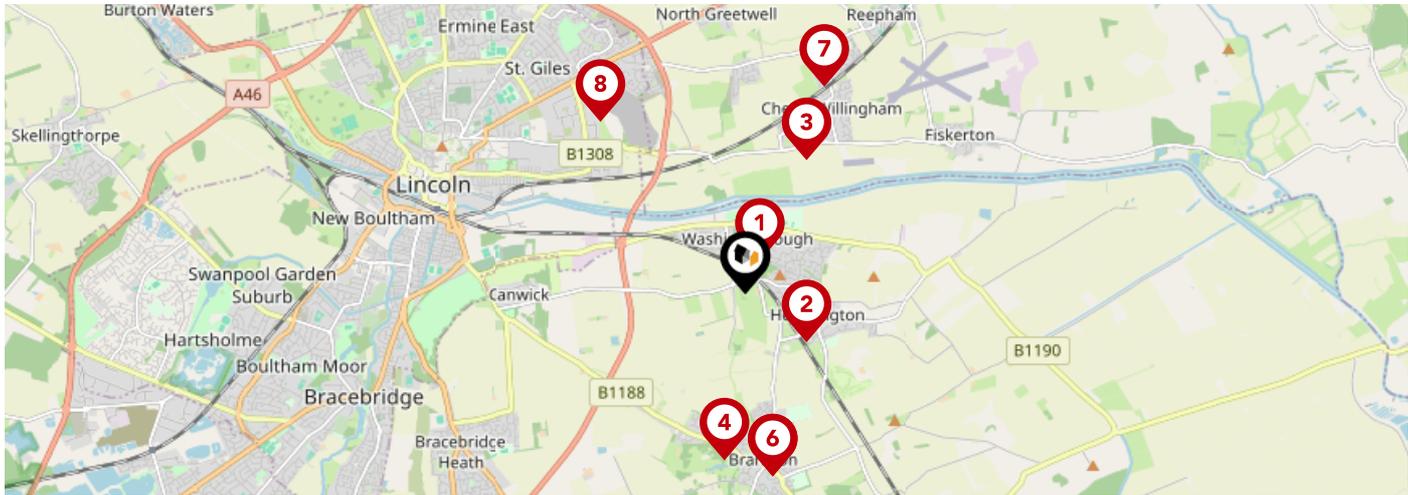
Listed Buildings



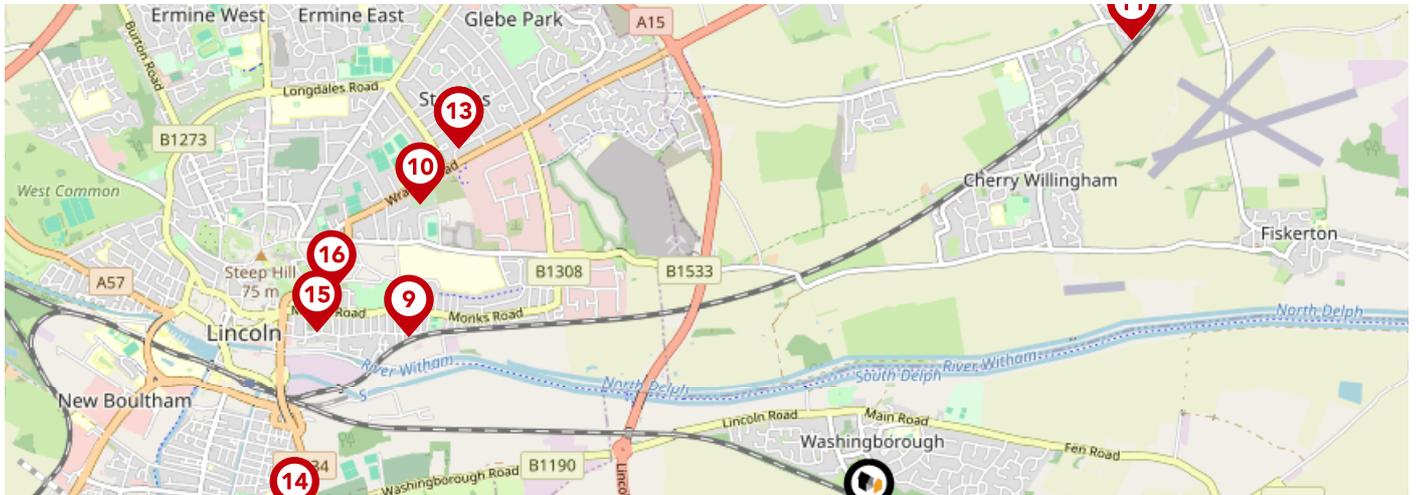
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1280866 - Manor Farmhouse	Grade II	0.1 miles
 1360212 - The Rectory And Rectory Cottage	Grade II	0.2 miles
 1205153 - Village Cross	Grade II	0.3 miles
 1280867 - 9, High Street	Grade II	0.3 miles
 1062560 - Ferry Boat Inn	Grade II	0.3 miles
 1062559 - Washingborough Hall	Grade II	0.3 miles
 1360211 - 8, High Street	Grade II	0.3 miles
 1360213 - The Old Hall	Grade II	0.3 miles
 1062562 - Gates To St John's Church	Grade II	0.3 miles
 1280870 - Cornerstone	Grade II	0.3 miles



		Nursery	Primary	Secondary	College	Private
1	Washingborough Academy Ofsted Rating: Good Pupils: 271 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Heighington Millfield Primary Academy Ofsted Rating: Good Pupils: 233 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cherry Willingham Primary Academy Ofsted Rating: Good Pupils: 205 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Branston Church of England Infant Academy Ofsted Rating: Outstanding Pupils: 134 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Branston Junior Academy Ofsted Rating: Good Pupils: 170 Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Branston Community Academy Ofsted Rating: Requires improvement Pupils: 1243 Distance:1.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Priory Pembroke Academy Ofsted Rating: Good Pupils: 567 Distance:1.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lincoln Carlton Academy Ofsted Rating: Outstanding Pupils: 421 Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



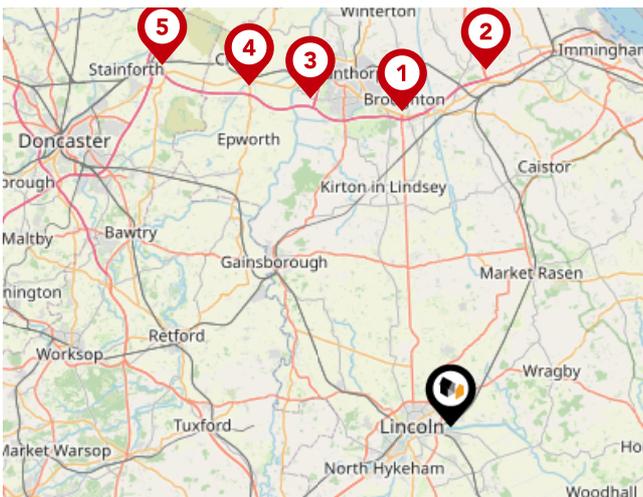
	Nursery	Primary	Secondary	College	Private
<p>9 Lincoln Monks Abbey Primary School Ofsted Rating: Good Pupils: 594 Distance:2.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Lincoln Christ's Hospital School Ofsted Rating: Good Pupils: 1286 Distance:2.43</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Reepham Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:2.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 The Lincoln St Giles Nursery School Ofsted Rating: Outstanding Pupils: 112 Distance:2.45</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 St Giles Academy Ofsted Rating: Requires improvement Pupils: 405 Distance:2.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 The Lincoln Bishop King Church of England Primary School Ofsted Rating: Good Pupils: 459 Distance:2.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Lincoln College Ofsted Rating: Good Pupils:0 Distance:2.58</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Lincoln Minster School Ofsted Rating: Not Rated Pupils: 473 Distance:2.58</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	2.77 miles
2	Lincoln Central Rail Station	2.78 miles
3	Hykeham Rail Station	5.49 miles



Trunk Roads/Motorways

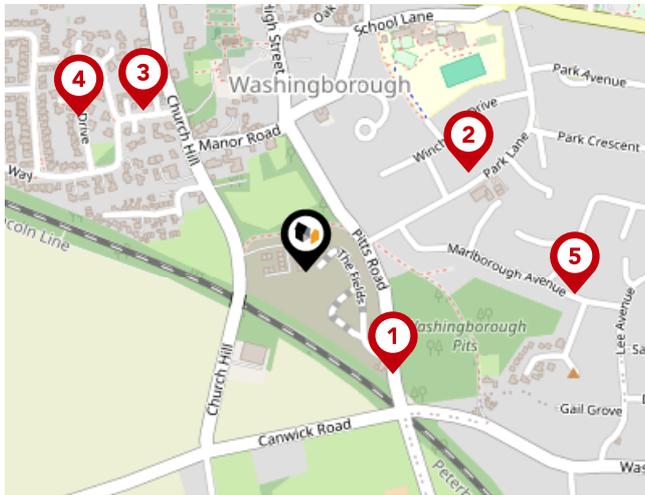
Pin	Name	Distance
1	M180 J4	22.76 miles
2	M180 J5	25.45 miles
3	M180 J3	25.41 miles
4	M180 J2	28.1 miles
5	M180 J1	32.75 miles



Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	25.72 miles
2	Finningley	28.62 miles
3	East Mids Airport	44.78 miles
4	Leeds Bradford Airport	66.3 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Canwick Road	0.15 miles
2	Park Lane Shops	0.21 miles
3	Deloraine Court	0.25 miles
4	Queensbury Court	0.3 miles
5	Oxford Close	0.3 miles

Mundys

Data Quality

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