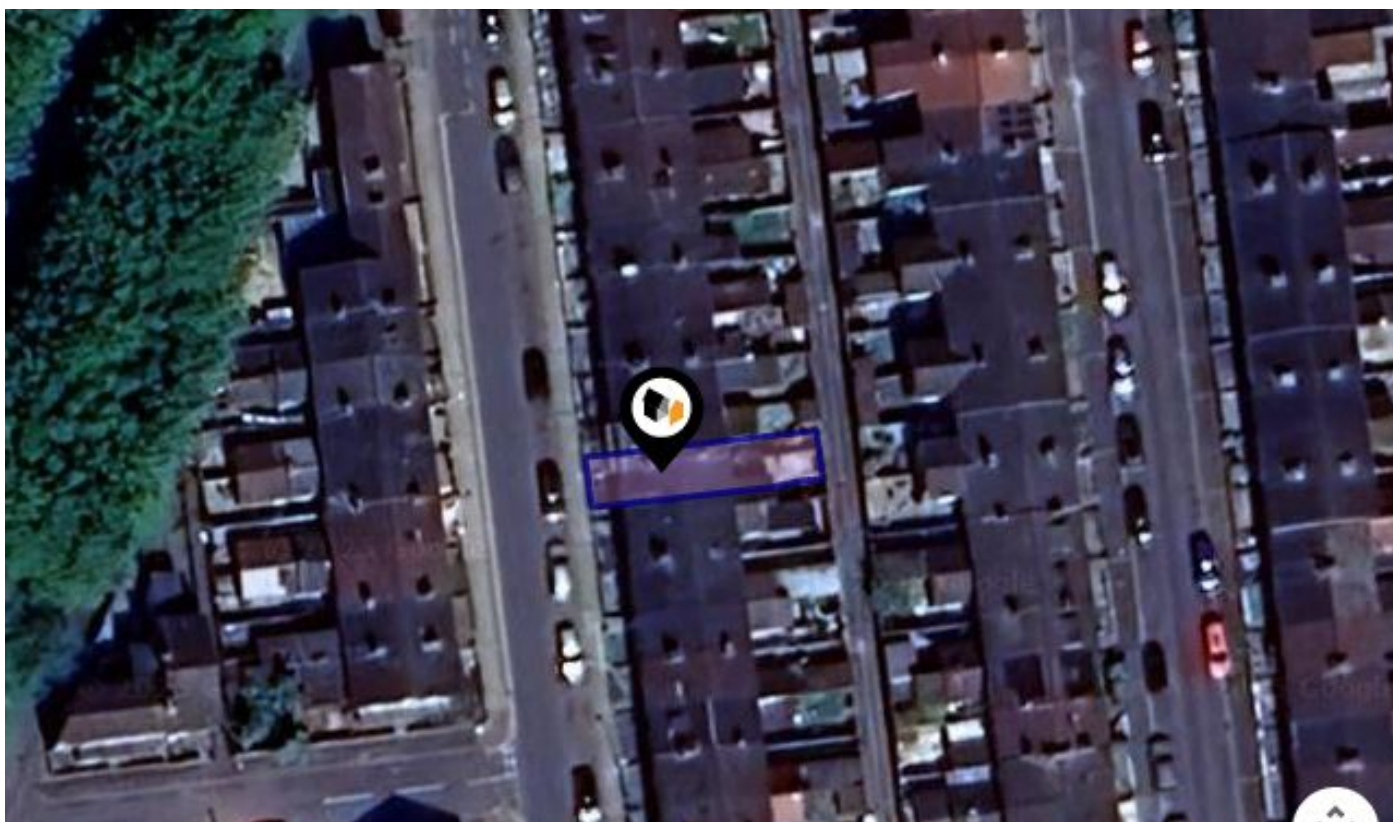# MIR: Material Info

The Material Information Affecting this Property

Friday 12th December 2025

GORDON STREET, GAINSBOROUGH, DN21

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:	Terraced	**Tenure:**	Freehold
Bedrooms:	3		
Plot Area:	0.02 acres		
Year Built :	Before 1900		
Council Tax :	Band A		
Annual Estimate:	£1,520		
Title Number:	LL178386		

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	**107** mb/s	**1800** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

Flood Risk
Surface Water - Flood Risk

Mundys

est 1898

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.
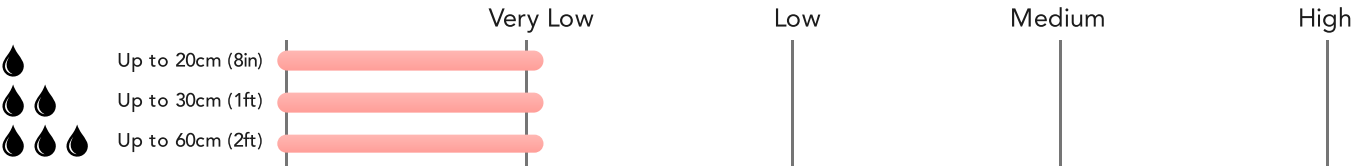
High Risk - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

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:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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Flood Risk
Surface Water - Climate Change

Mundys
est 1898

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.
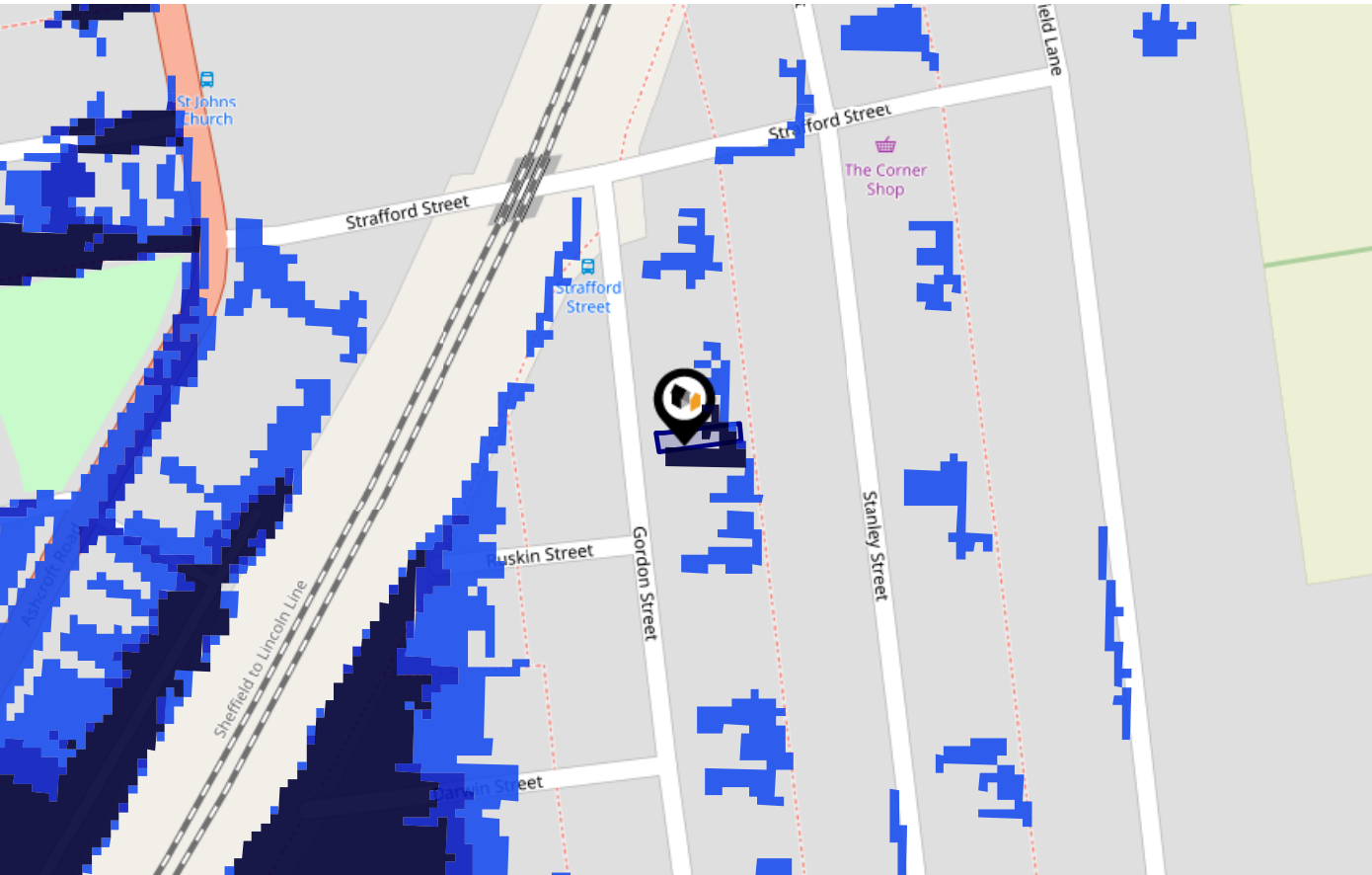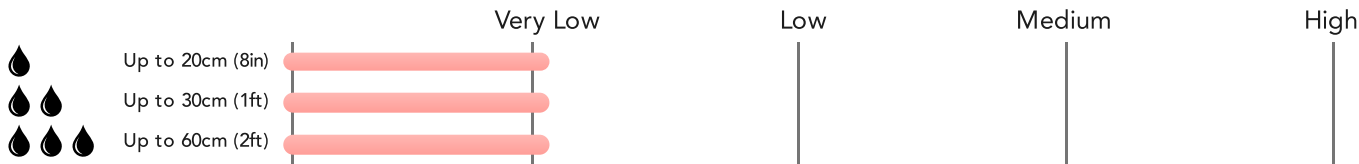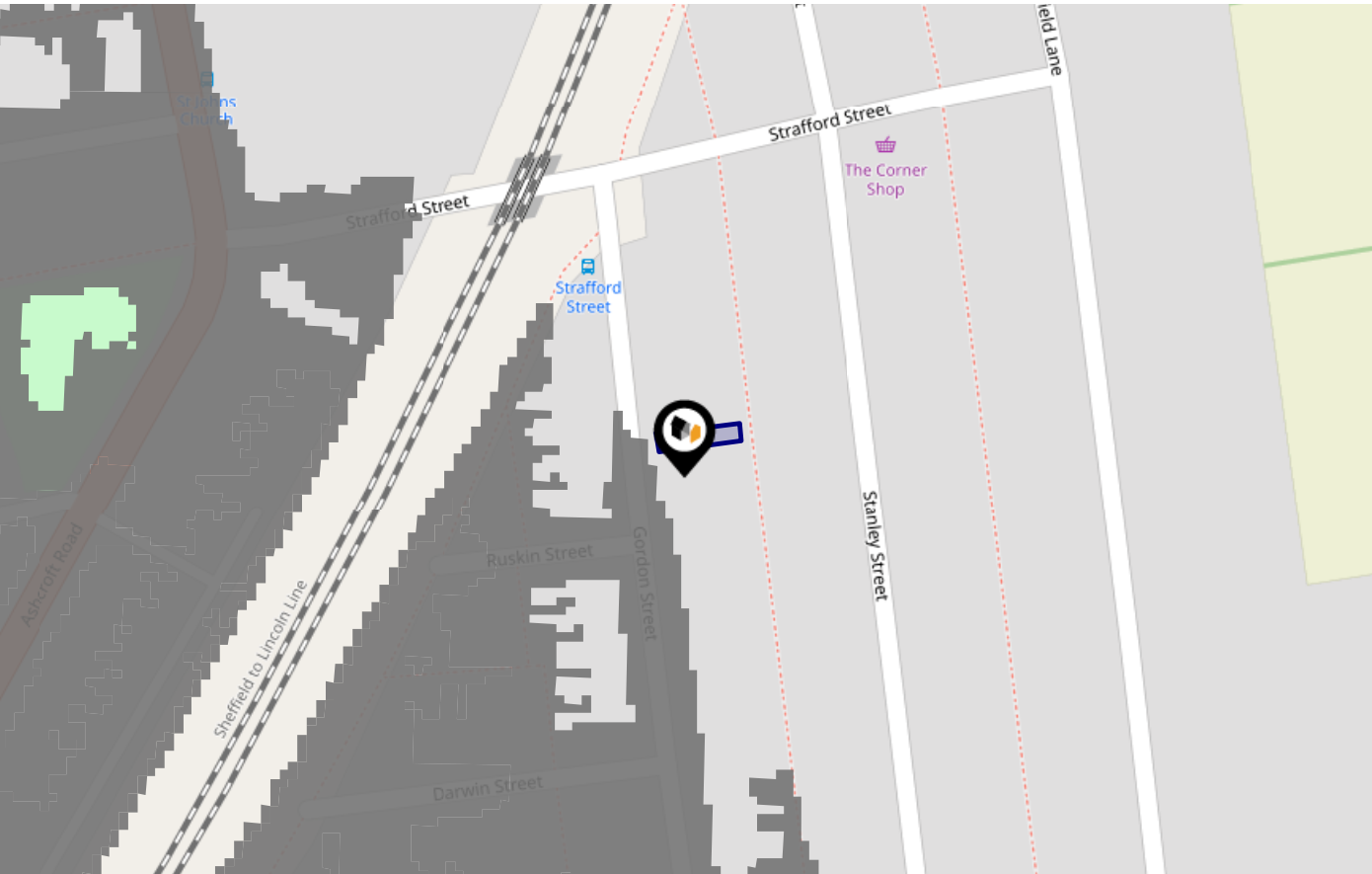
Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

MIR - Material Info

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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.
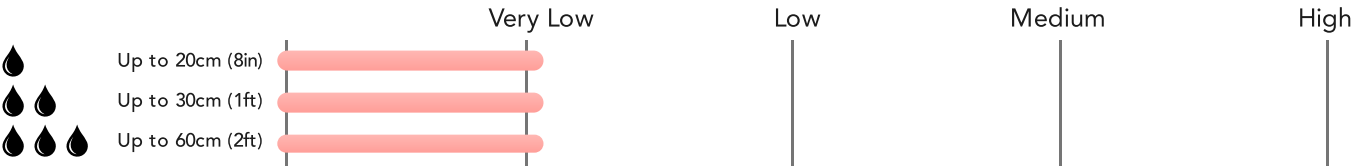

Risk Rating: Very low

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:

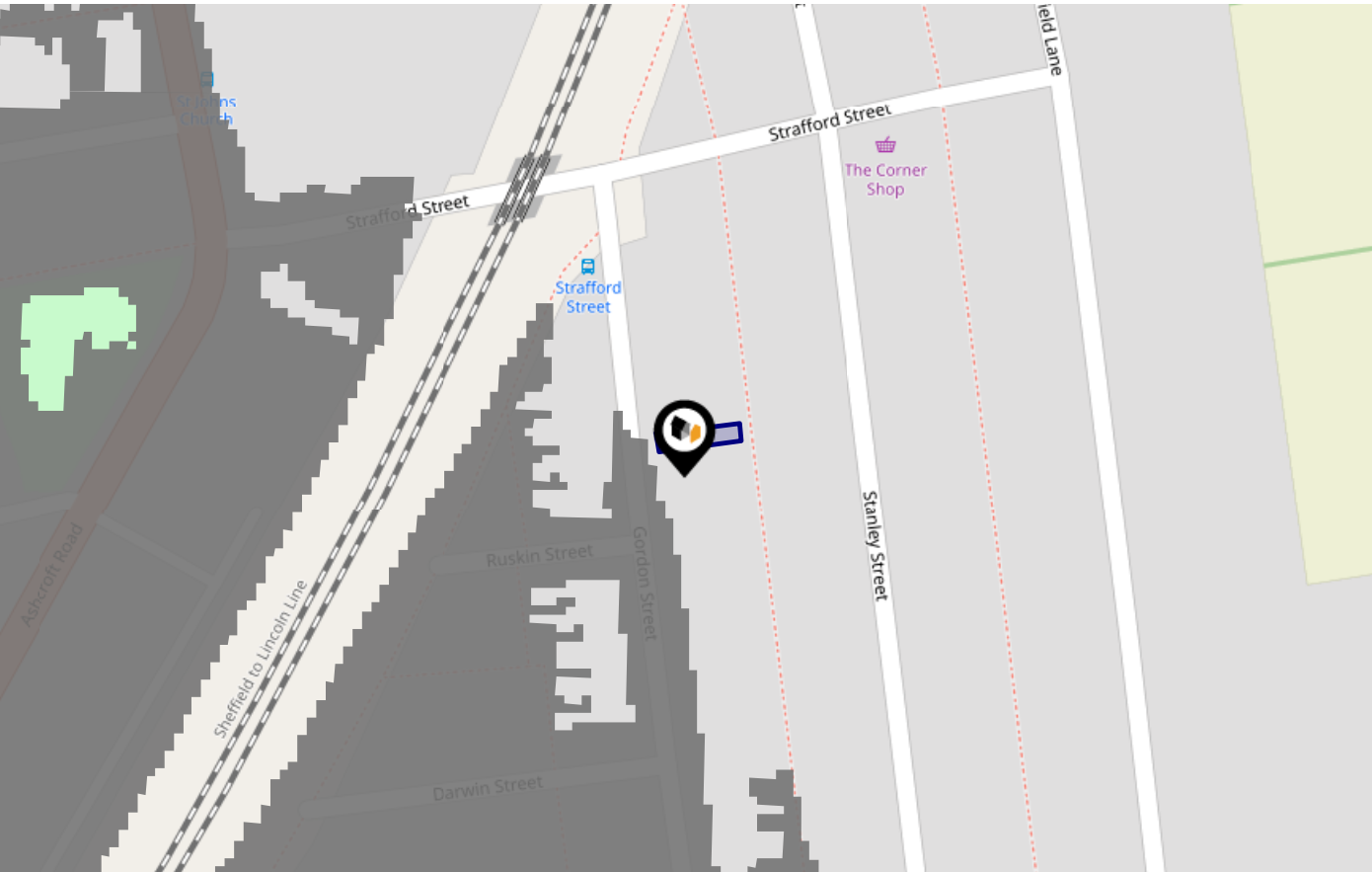|		Very Low	Low	Medium	High
●	Up to 20cm (8in)				
●●	Up to 30cm (1ft)				
●●●	Up to 60cm (2ft)				

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.
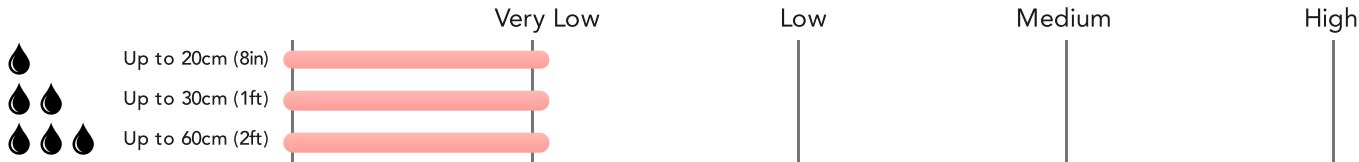
Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

MIR - Material Info

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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.
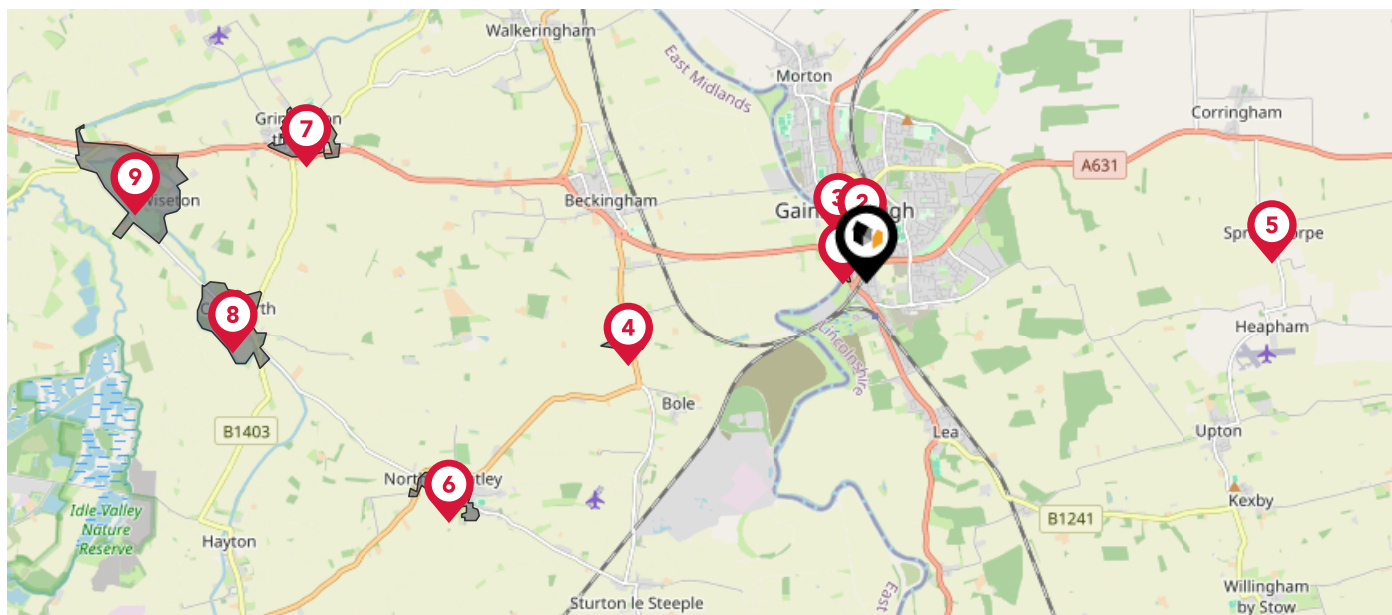
Nearby Conservation Areas
1   Gainsborough Riverside
2   Gainsborough Britannia Works
3   Gainsborough Town
4   Saundby
5   Springthorpe
6   Wheatley
7   Gringley on the Hill
8   Clayworth
9   Wiseton and Drakeholes

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Maps
Landfill Sites
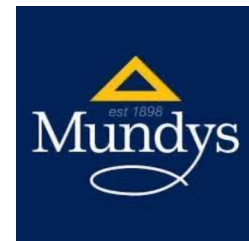
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.
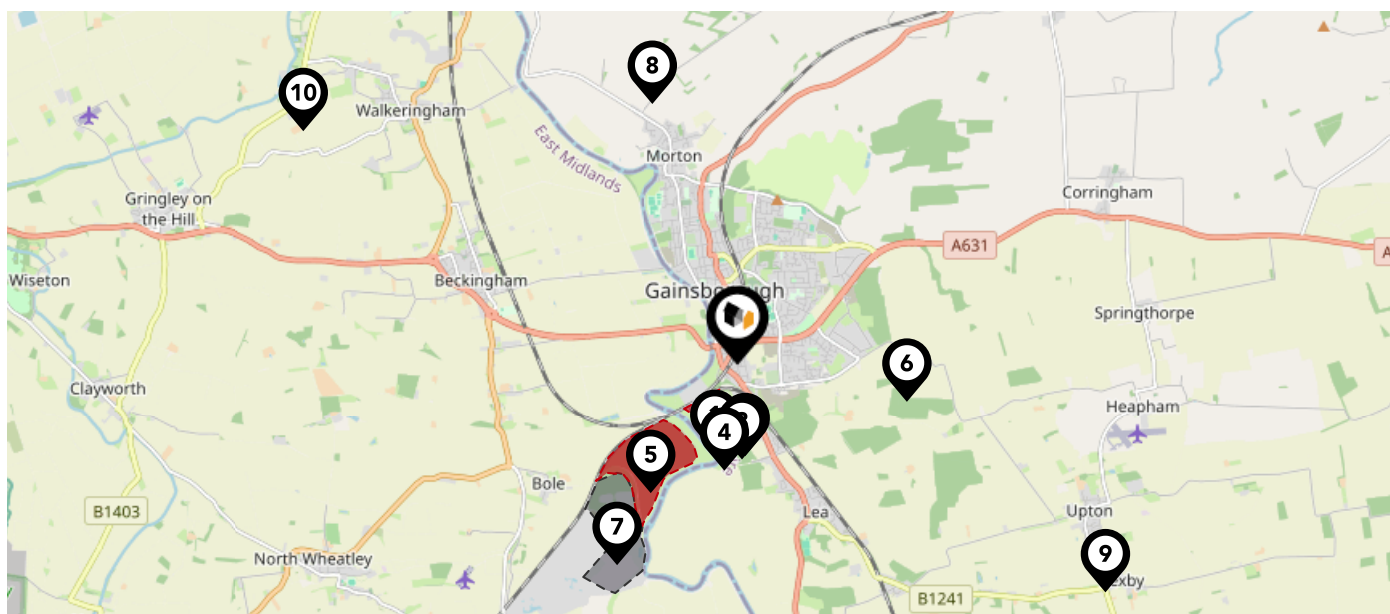
	Nearby Landfill Sites	
1	No name provided by source	Active Landfill ▦
2	EA/EPR/YP3297FZ/A001	Active Landfill ▦
3	EA/EPR/LP3590CZ/A001	Active Landfill ▦
4	Lea Road Tip-Gainsborough, Lincolnshire	Historic Landfill ▢
5	No name provided by source	Active Landfill ▦
6	Heapham Disused Sewage Treatment Works-Heapham 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 ▢

MIR - Material Info

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025

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
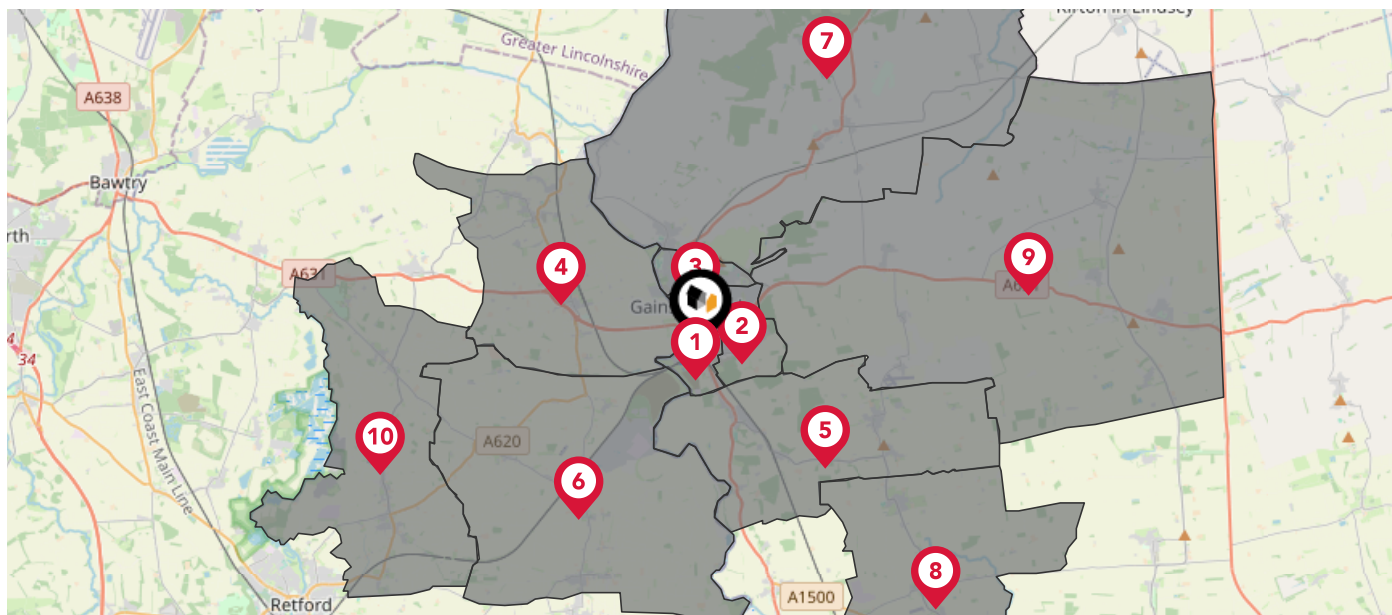
	Nearby Council Wards
1	Gainsborough South-West Ward
2	Gainsborough East Ward
3	Gainsborough North Ward
4	Beckingham Ward
5	Lea Ward
6	Sturton Ward
7	Scotter and Blyton Ward
8	Stow Ward
9	Hemswell Ward
10	Clayworth Ward

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%

Environment
Soils & Clay
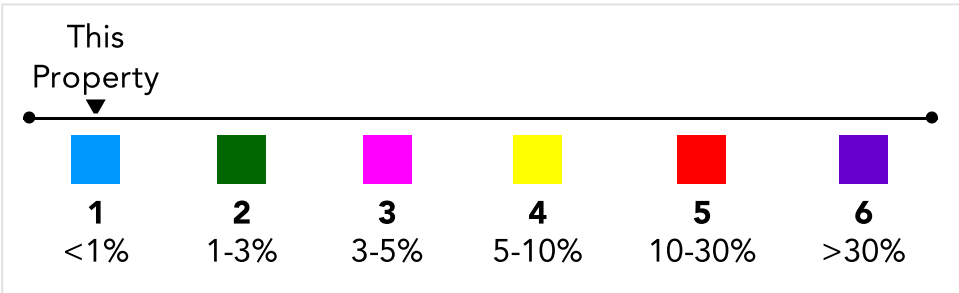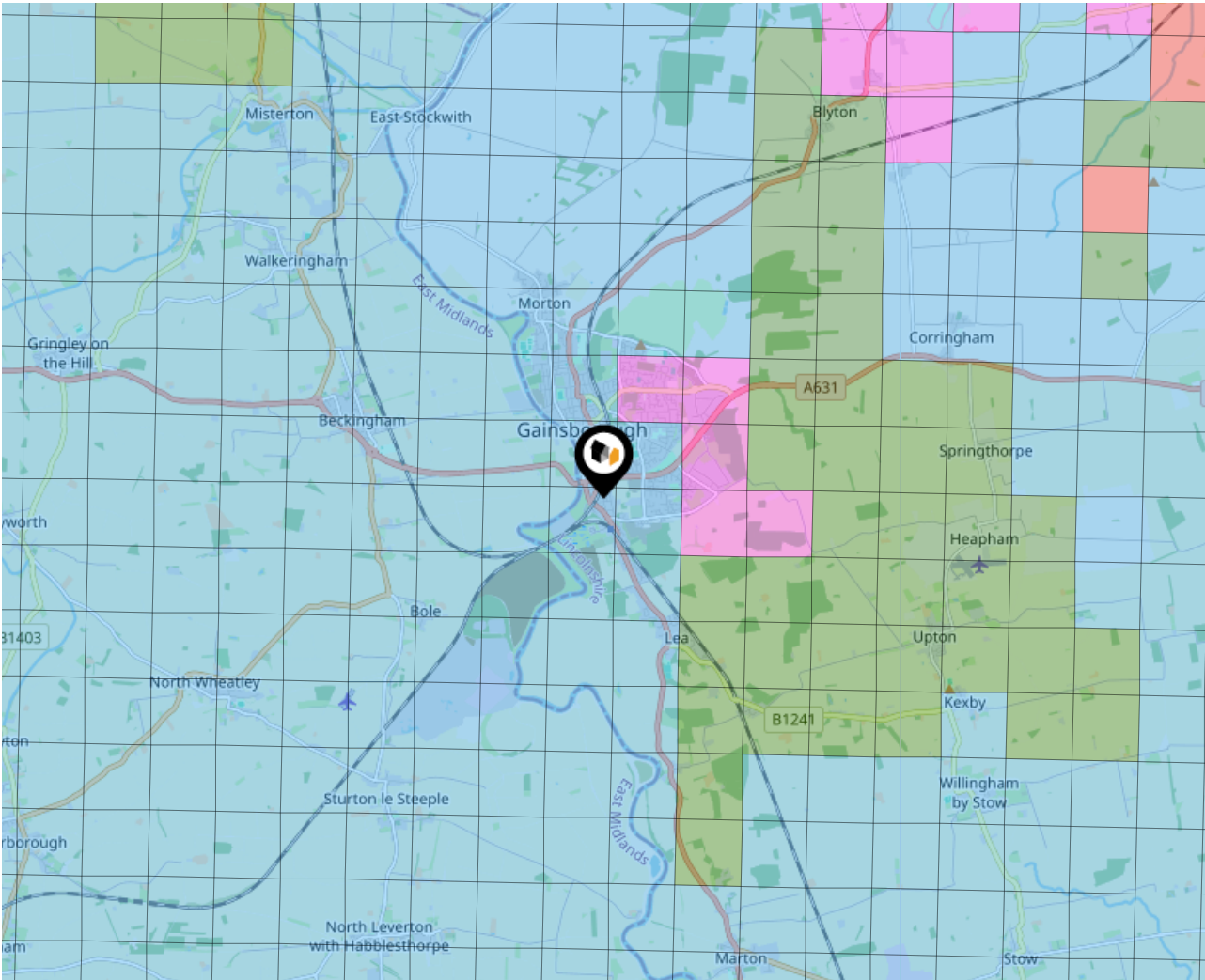
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE	**Soil Texture:**	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO HEAVY		
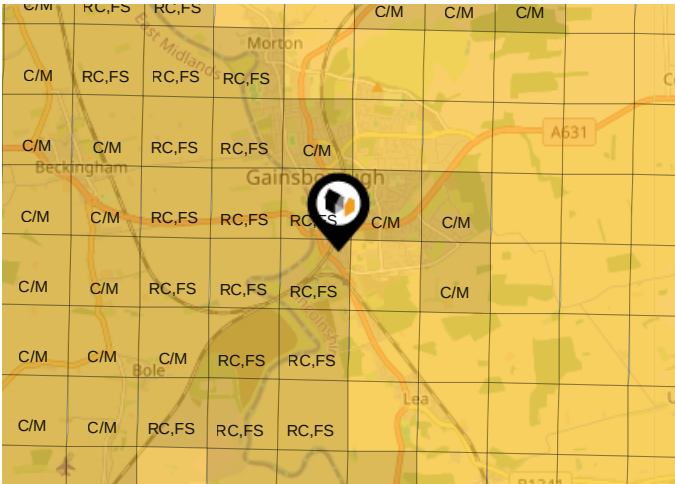
Primary Classifications (Most Common Clay Types)

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
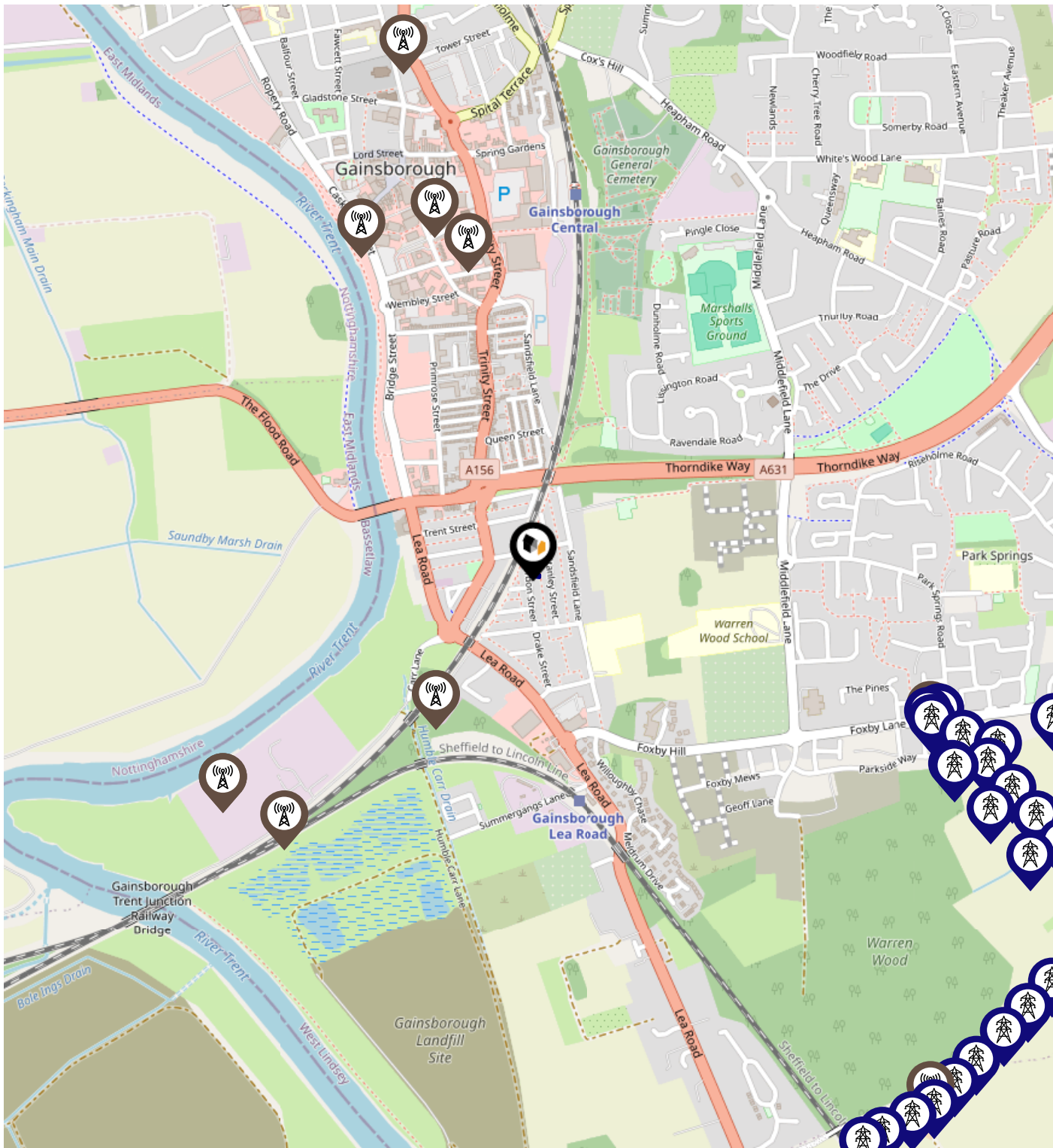
Key:

🔵 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
1 1063540 - Former Church Of St John The Divine	Grade II	0.1 miles
2 1359746 - Vicarage Of St John The Divine	Grade II	0.1 miles
3 1063539 - School Building Of St John The Divine	Grade II	0.1 miles
4 1359747 - Former Toll Lodges To Gainsborough Bridge To North And South Sides Of The East End Of The Bridge	Grade II	0.2 miles
5 1063517 - 2, Lea Road	Grade II	0.2 miles
6 1063545 - 90, Bridge Street	Grade II	0.3 miles
7 1147367 - 134 And 136, Bridge Street	Grade II	0.3 miles
8 1359750 - 92, Bridge Street	Grade II	0.3 miles
9 1063546 - 110, Bridge Street	Grade II	0.3 miles
10 1063496 - Trinity Arts Centre (formerly Church Of The Holy Trinity)	Grade II	0.3 miles

Maps
Green Belt

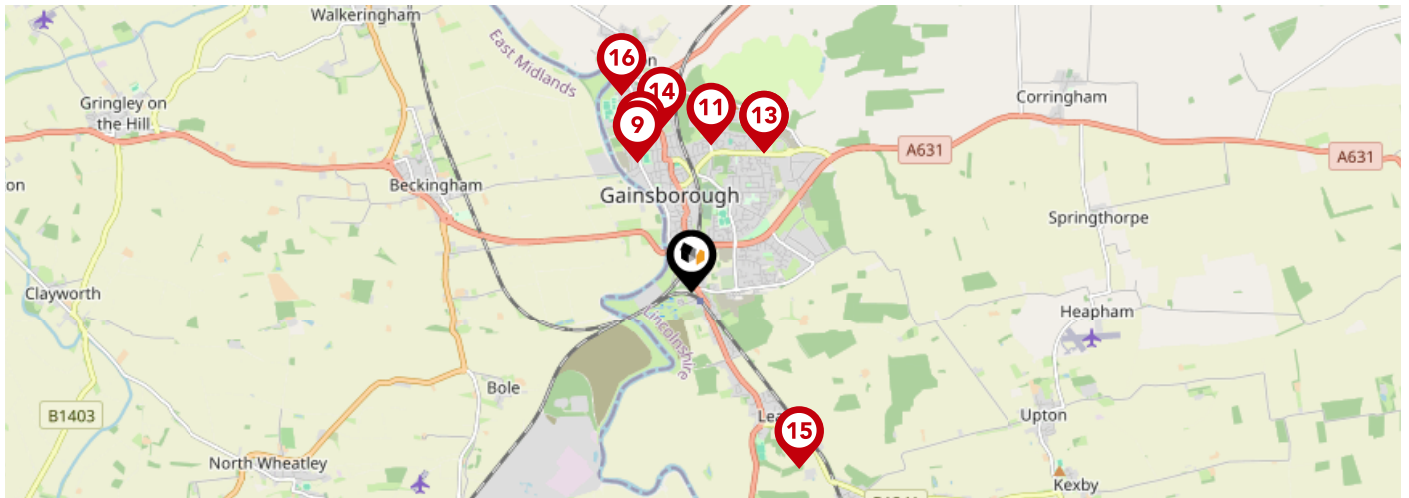This map displays nearby areas that have been designated as Green Belt...
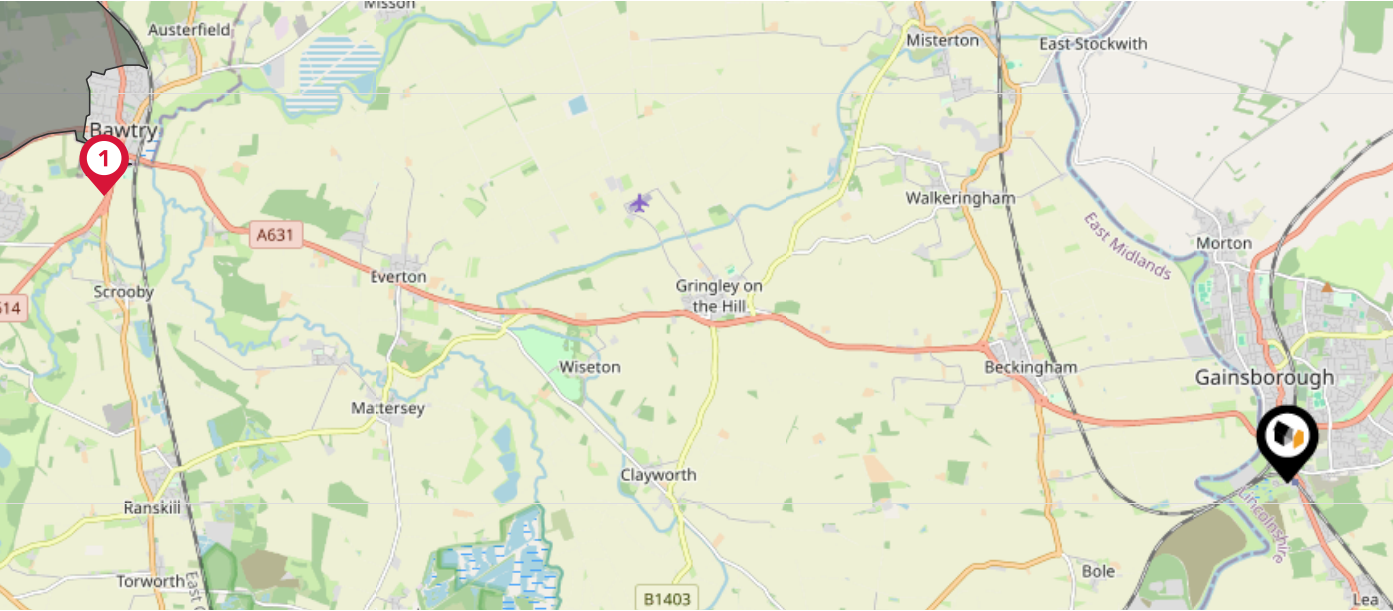
Nearby Green Belt Land

1   South and West Yorkshire Green Belt - Doncaster
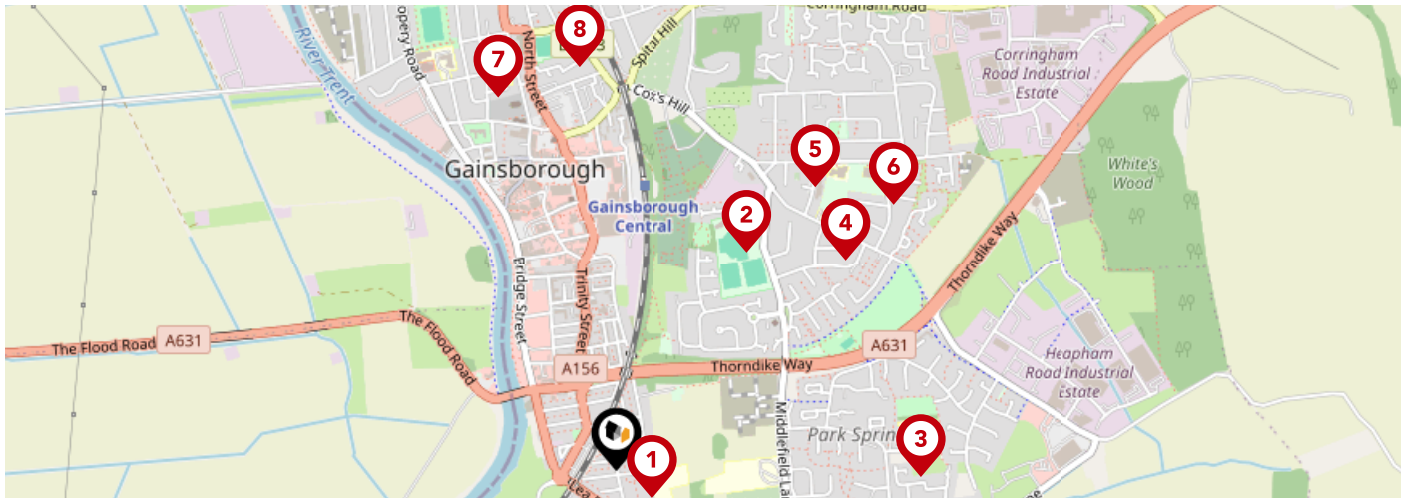
		Nursery	Primary	Secondary	College	Private
1	**Benjamin Adlard Primary School** Ofsted Rating: Good | Pupils: 236 | Distance:0.1	☐	☑	☐	☐	☐
2	**Warren Wood - A Specialist Academy** Ofsted Rating: Good | Pupils: 117 | Distance:0.56	☐	☑	☐	☐	☐
3	**St George's Church of England Community Primary School, Gainsborough** Ofsted Rating: Good | Pupils: 185 | Distance:0.67	☐	☑	☐	☐	☐
4	**The Gainsborough Hillcrest Early Years Academy** Ofsted Rating: Outstanding | Pupils: 237 | Distance:0.69	☐	☑	☐	☐	☐
5	**White's Wood Academy** Ofsted Rating: Good | Pupils: 206 | Distance:0.77	☐	☑	☐	☐	☐
6	**The Gainsborough Charles Baines Community Primary School** Ofsted Rating: Good | Pupils: 205 | Distance:0.85	☐	☑	☐	☐	☐
7	**The Gainsborough Parish Church Primary School** Ofsted Rating: Requires improvement | Pupils: 294 | Distance:0.87	☐	☑	☐	☐	☐
8	**Handel House Preparatory School** Ofsted Rating: Not Rated | Pupils: 45 | Distance:0.89	☐	☑	☐	☐	☐

	Nursery	Primary	Secondary	College	Private
9 Mercer's Wood Academy Ofsted Rating: Good | Pupils: 180 | Distance:1.25	☐	☑	☐	☐	☐
10 The Gainsborough Nursery School Ofsted Rating: Good | Pupils: 110 | Distance:1.32	☑	☐	☐	☐	☐
11 Castle Wood Academy Ofsted Rating: Good | Pupils: 272 | Distance:1.32	☐	☑	☐	☐	☐
12 The Gainsborough Academy Ofsted Rating: Serious Weaknesses | Pupils: 690 | Distance:1.39	☐	☐	☑	☐	☐
13 Aegir - A Specialist Academy Ofsted Rating: Good | Pupils: 142 | Distance:1.39	☐	☐	☑	☐	☐
14 The Queen Elizabeth's High School, Gainsborough Ofsted Rating: Good | Pupils: 1171 | Distance:1.47	☐	☐	☑	☐	☐
15 Frances Olive Anderson Church of England (Aided) Primary School Ofsted Rating: Good | Pupils: 167 | Distance:1.82	☐	☑	☐	☐	☐
16 Morton Trentside Primary School Ofsted Rating: Good | Pupils: 176 | Distance:1.85	☐	☑	☐	☐	☐

Area
Transcript (National)
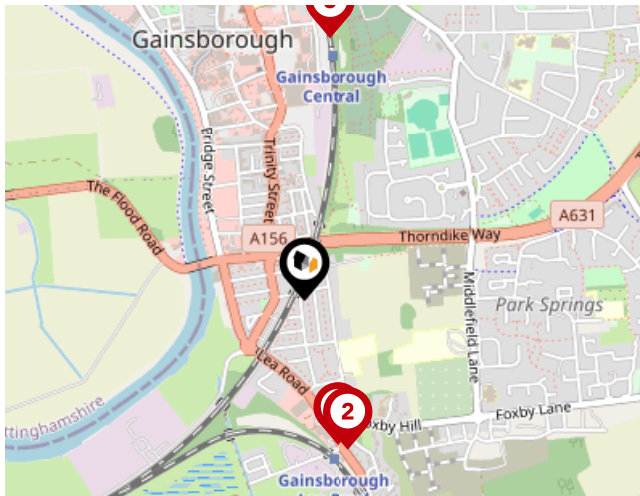
National Rail Stations

Pin	Name	Distance
1	Gainsborough Lea Road Rail Station	0.33 miles
2	Gainsborough Lea Road Rail Station	0.34 miles
3	Gainsborough Central Rail Station	0.59 miles
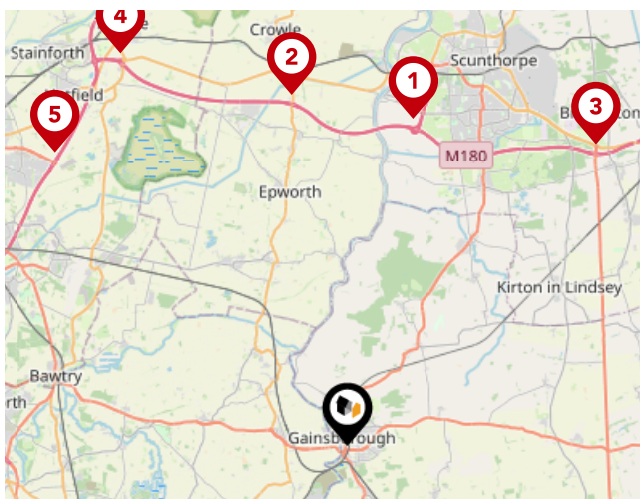
Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J3	11.74 miles
2	M180 J2	12.51 miles
3	M180 J4	13.78 miles
4	M180 J1	15.99 miles
5	M18 J4	14.59 miles

Airports/Helipads

Pin	Name	Distance
1	Finningley	11.68 miles
2	Humberside Airport	21.9 miles
3	East Mids Airport	45.41 miles
4	Leeds Bradford Airport	49.22 miles

Area
Transport (Local)
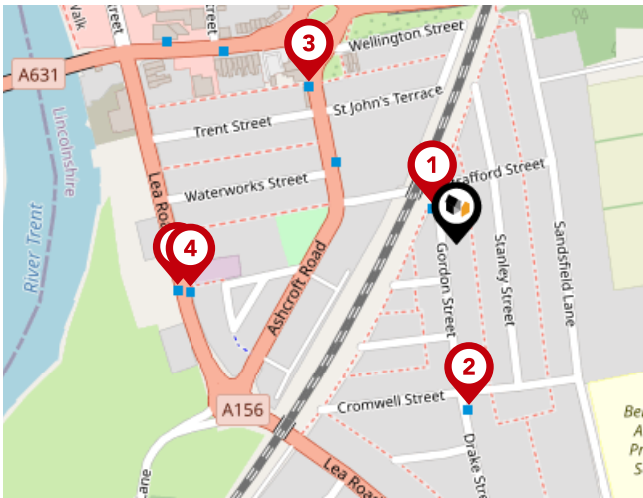
Bus Stops/Stations

Pin	Name	Distance
1	Strafford Street	0.03 miles
2	Washington Street	0.09 miles
3	St Johns Church	0.12 miles
4	South County Infant School	0.15 miles
5	South County Infant School	0.16 miles

Local Area
Road Noise
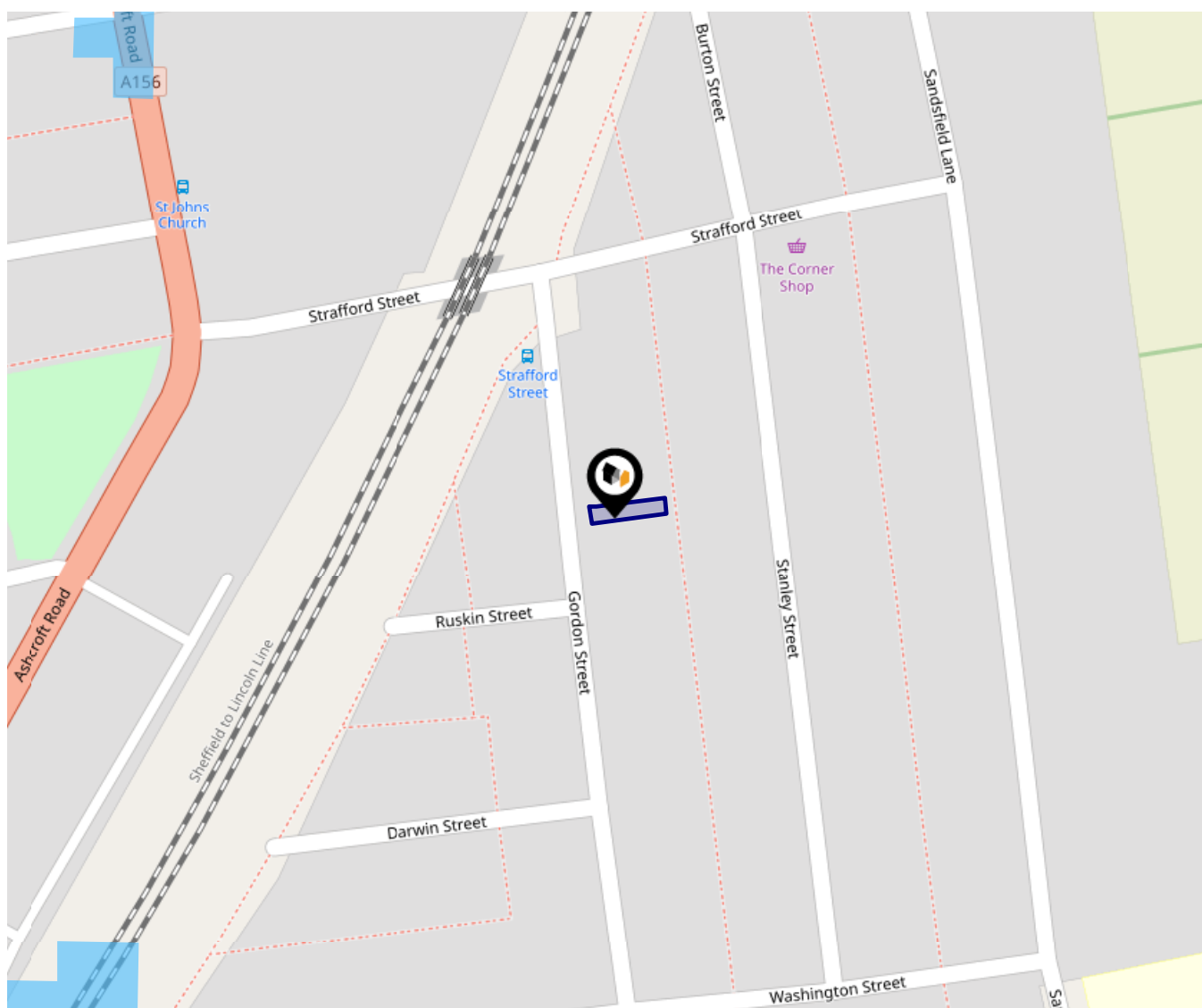
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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Data Quality

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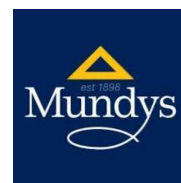
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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail

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