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MIR: Material Info

The Material Information Affecting this Property
Thursday 14th May 2026



WOODFIELD AVENUE, LINCOLN, LN6

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

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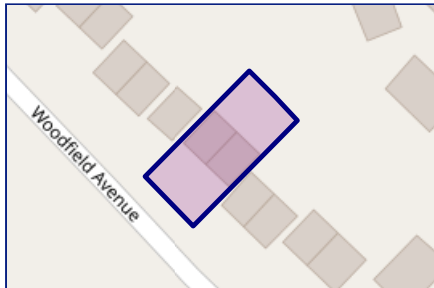
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Property Multiple Title Plans

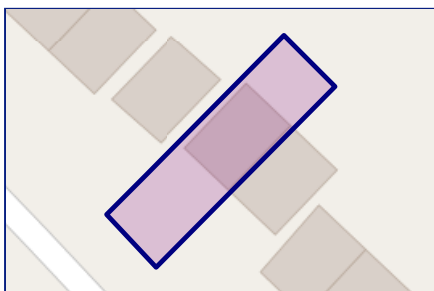


Freehold Title Plan



LL435653

Leasehold Title Plan



LL9160

Start Date: 15/06/1975
End Date: 25/12/2073
Lease Term: 99 years from 25 December 1974
Term Remaining: 47 years

Property Overview



Property

| | | | |
|-------------------------|-------------------|----------------|-----------|
| Type: | Flat / Maisonette | Tenure: | Leasehold |
| Bedrooms: | 2 | | |
| Plot Area: | 0.06 acres | | |
| Year Built : | 1950-1966 | | |
| Council Tax : | Band A | | |
| Annual Estimate: | £1,549 | | |
| Title Number: | LL9160 | | |

Local Area

| | |
|---------------------------|--------------|
| Local Authority: | Lincolnshire |
| Conservation Area: | No |
| Flood Risk: | |
| ● Rivers & Seas | Very low |
| ● Surface Water | Very low |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|------------------|-------------------|---------------------|
| 2 mb/s | 71 mb/s | 1000 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

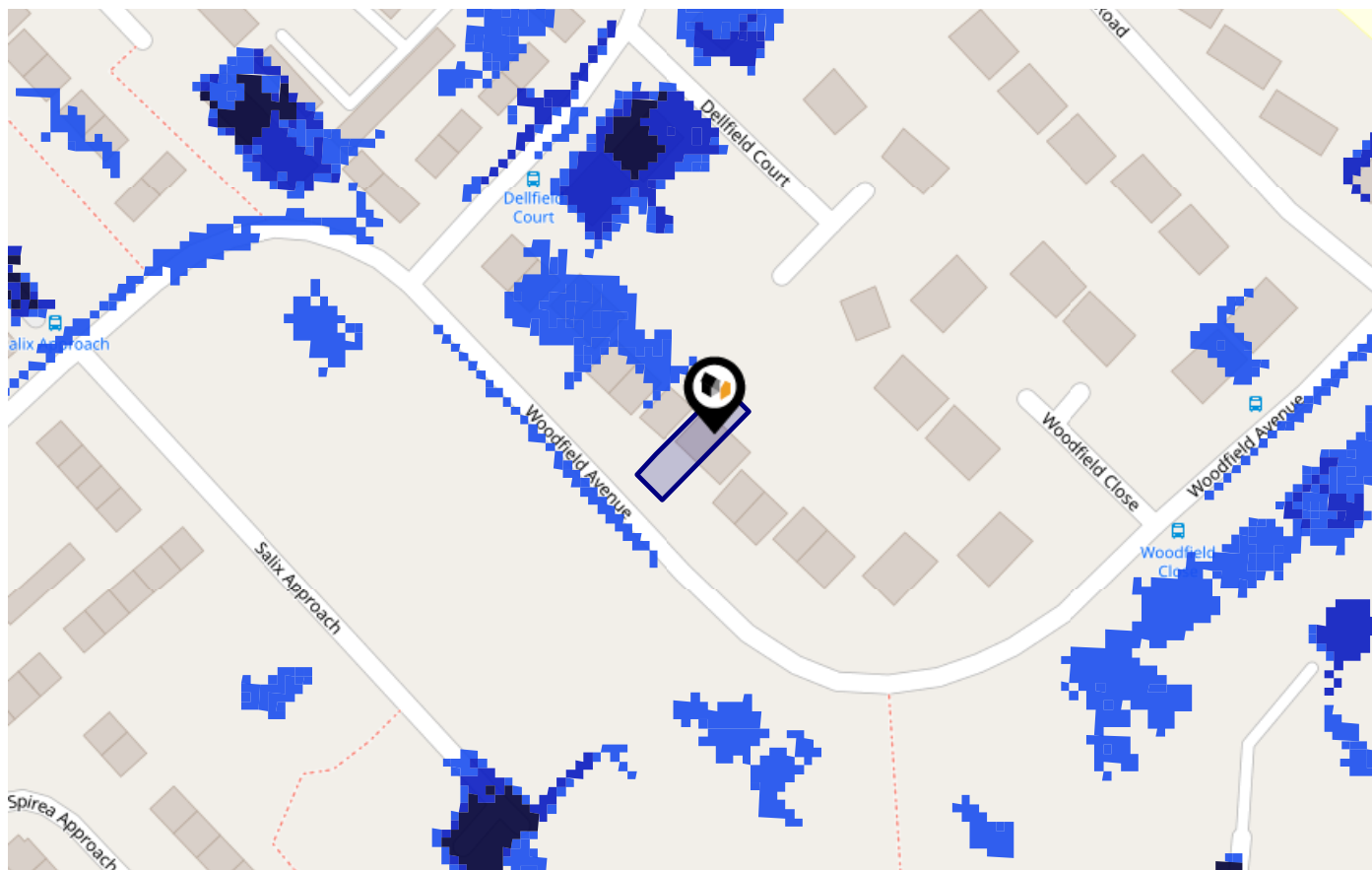


Flood Risk

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.

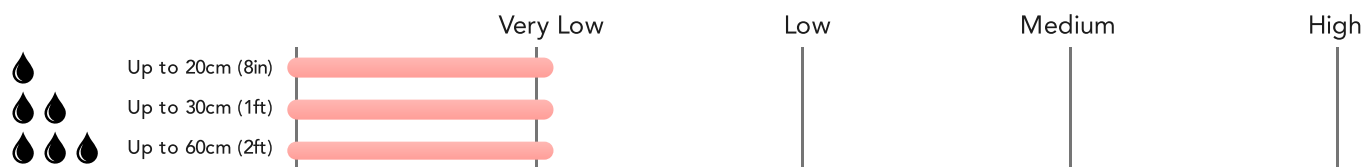


Risk Rating: Very low

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:

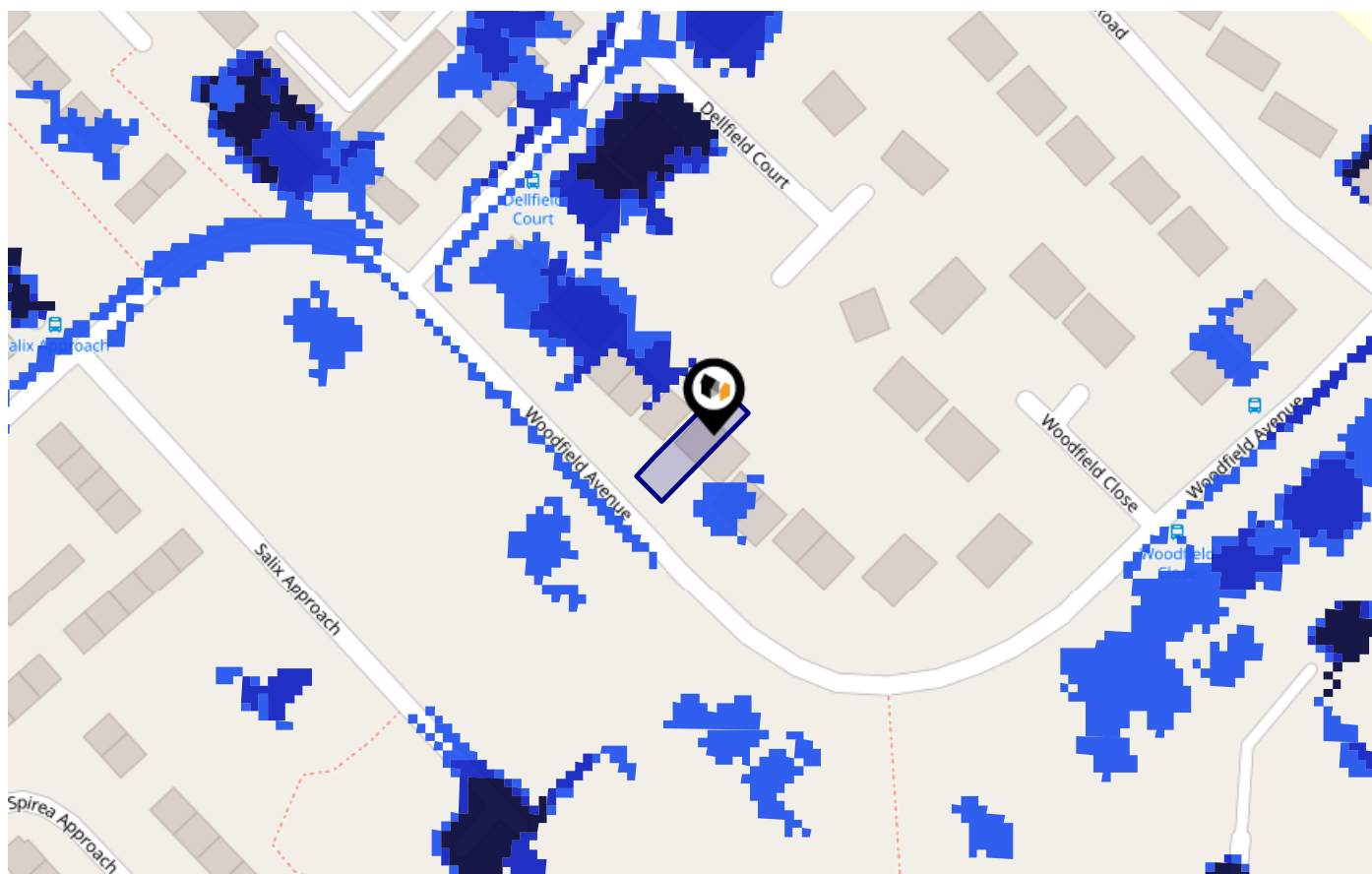


Flood Risk

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.

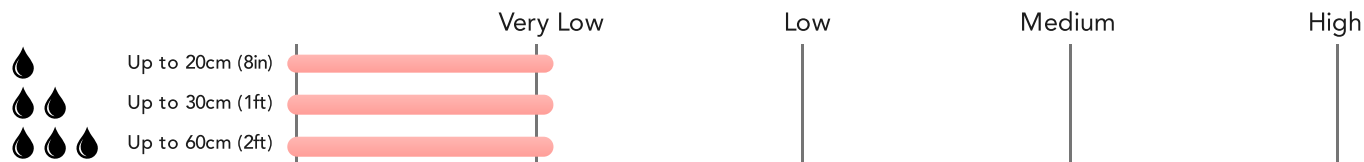


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Chance of flooding to the following depths at this property:



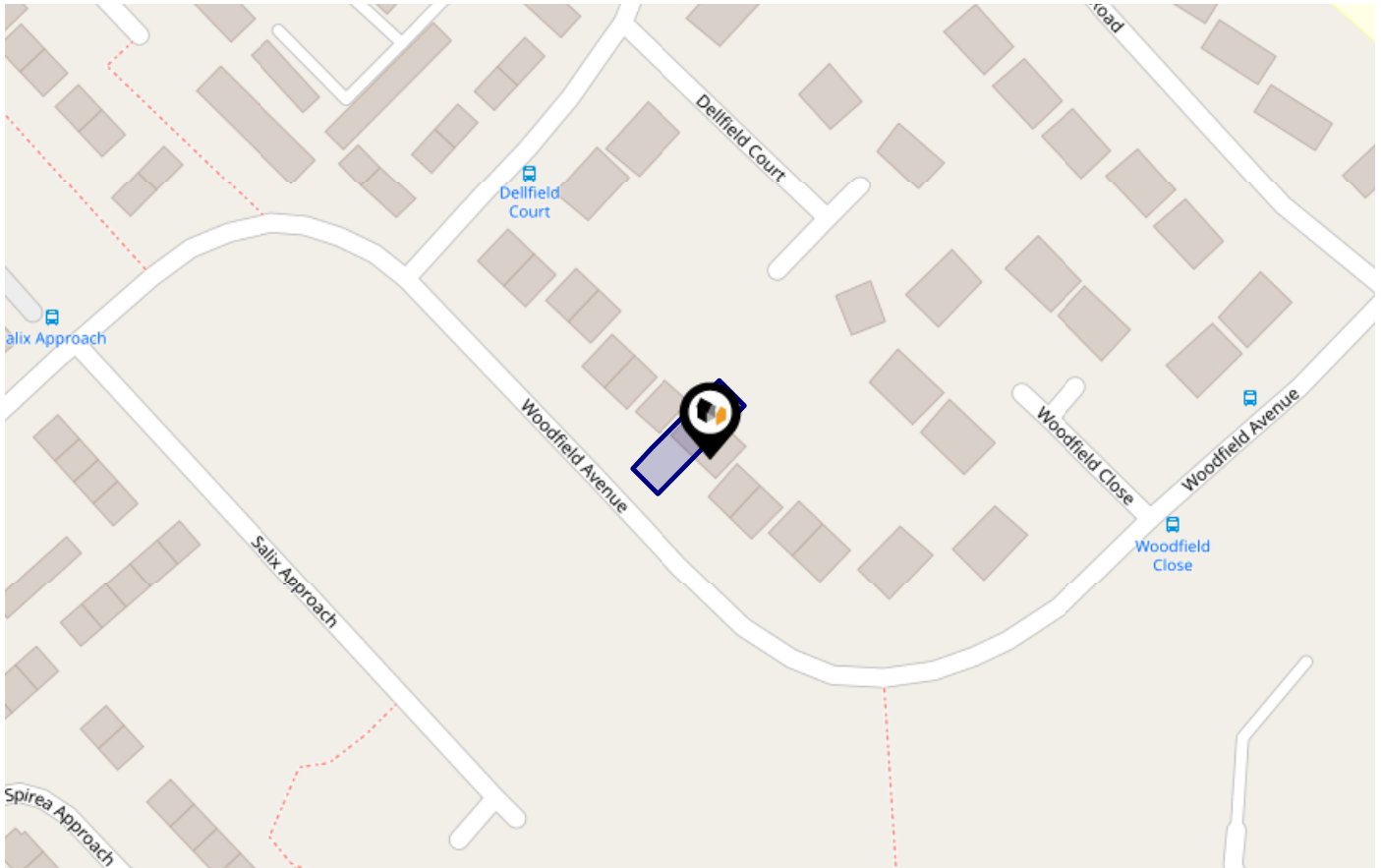
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Flood Risk

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.

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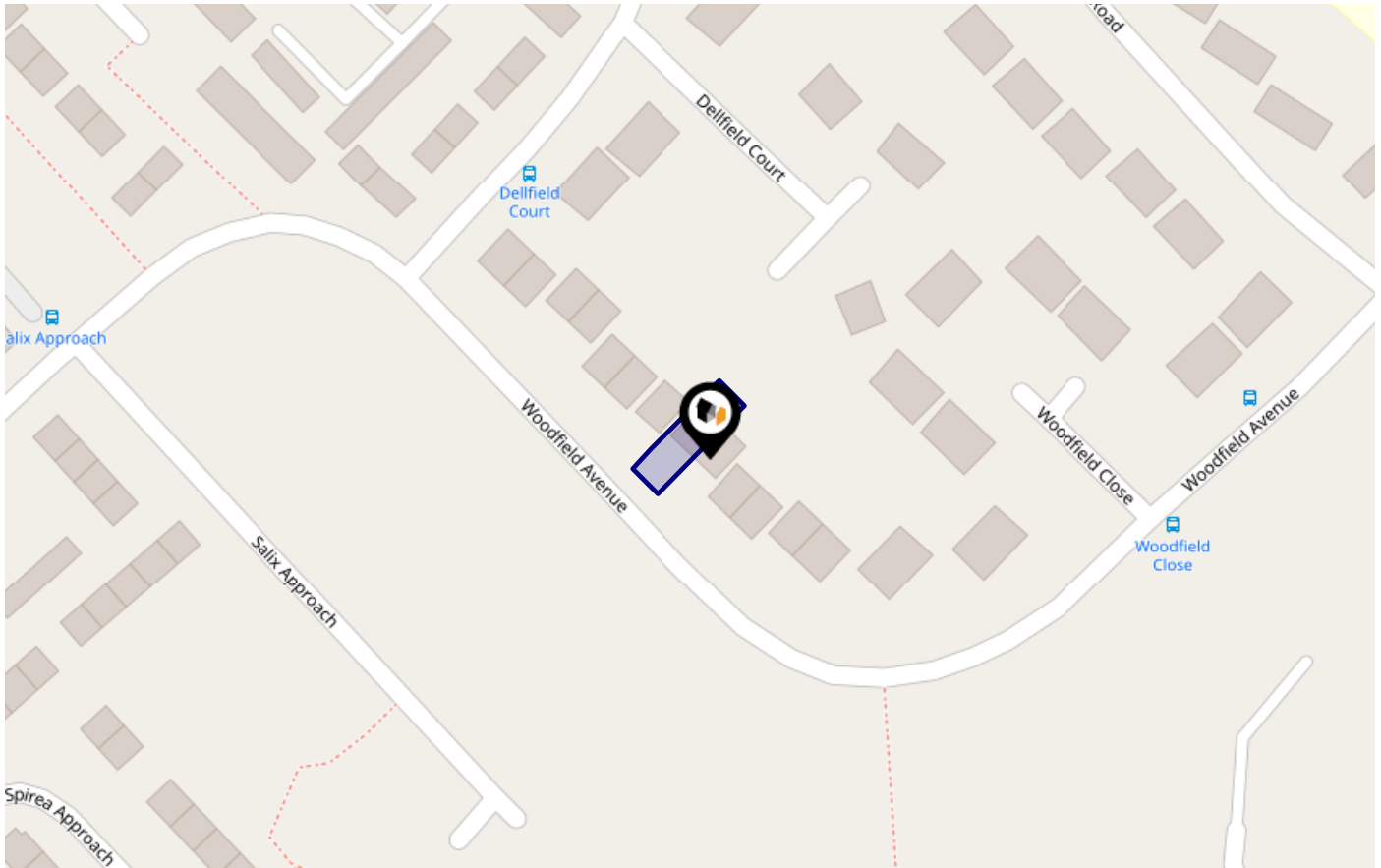


Flood Risk

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**

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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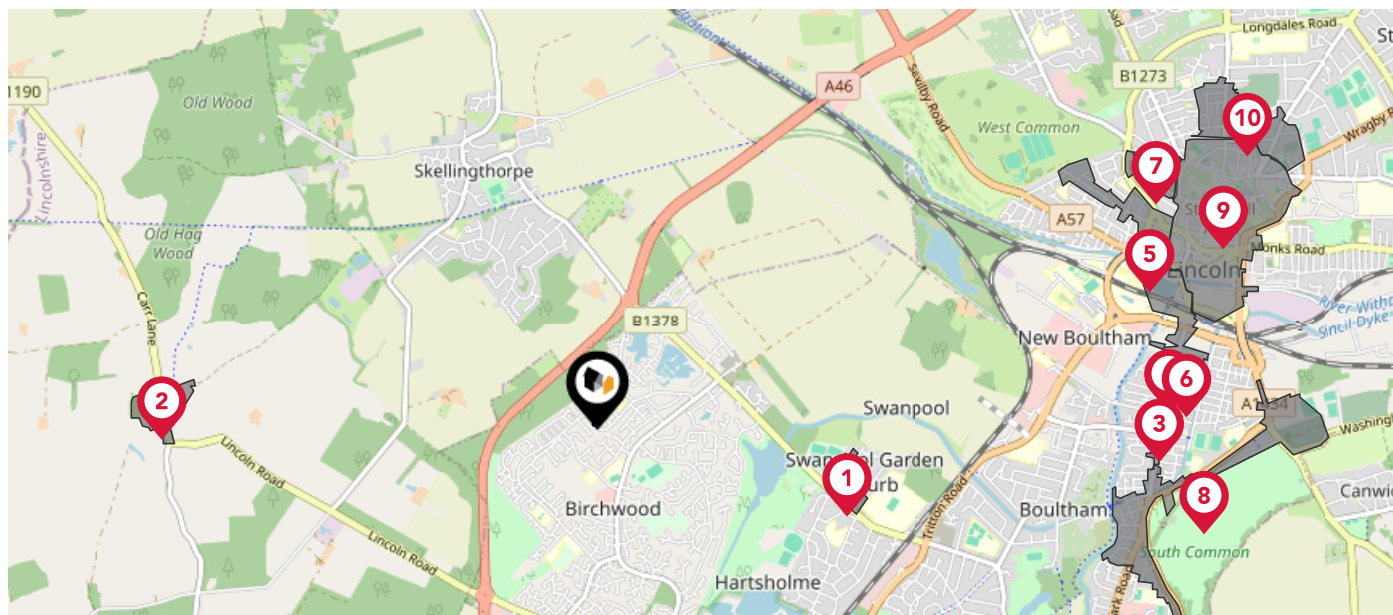
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Maps

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

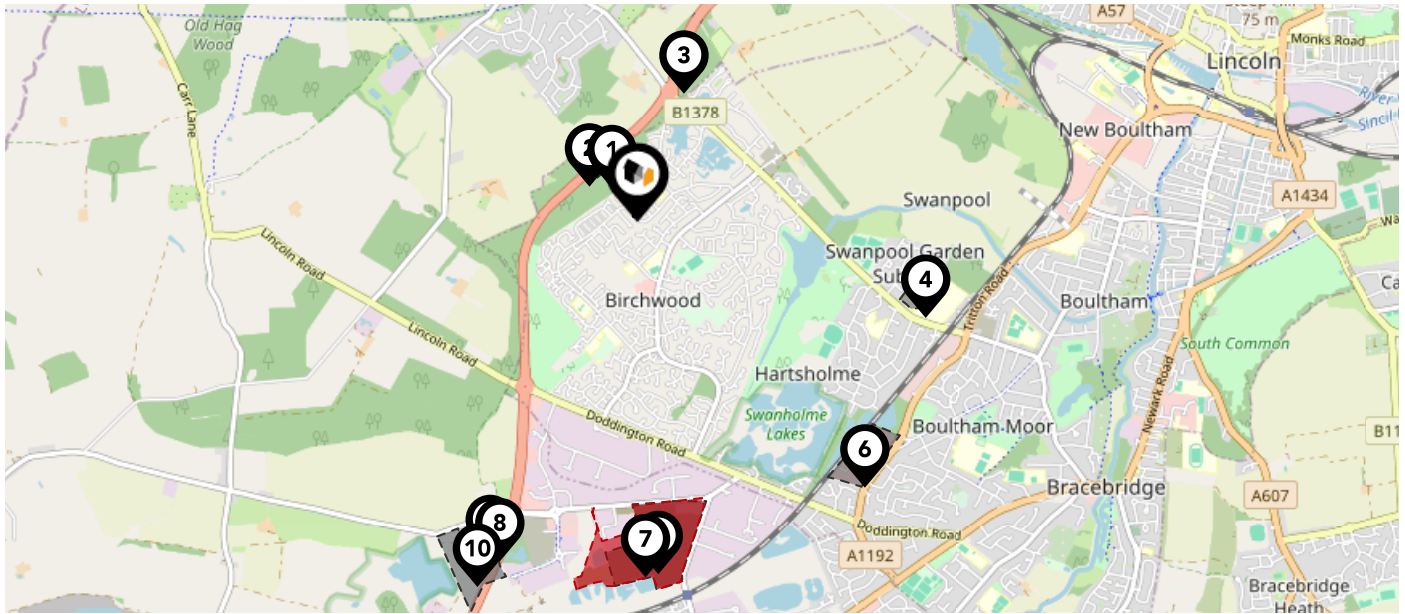
- 1 Swanpool
- 2 Doddington
- 3 Gowt's Bridge
- 4 St Peter-at-Gowts
- 5 West Parade and Brayford
- 6 Sibthorp
- 7 Carline
- 8 St Catherines
- 9 Cathedral and City Centre
- 10 Newport and Nettleham Road

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

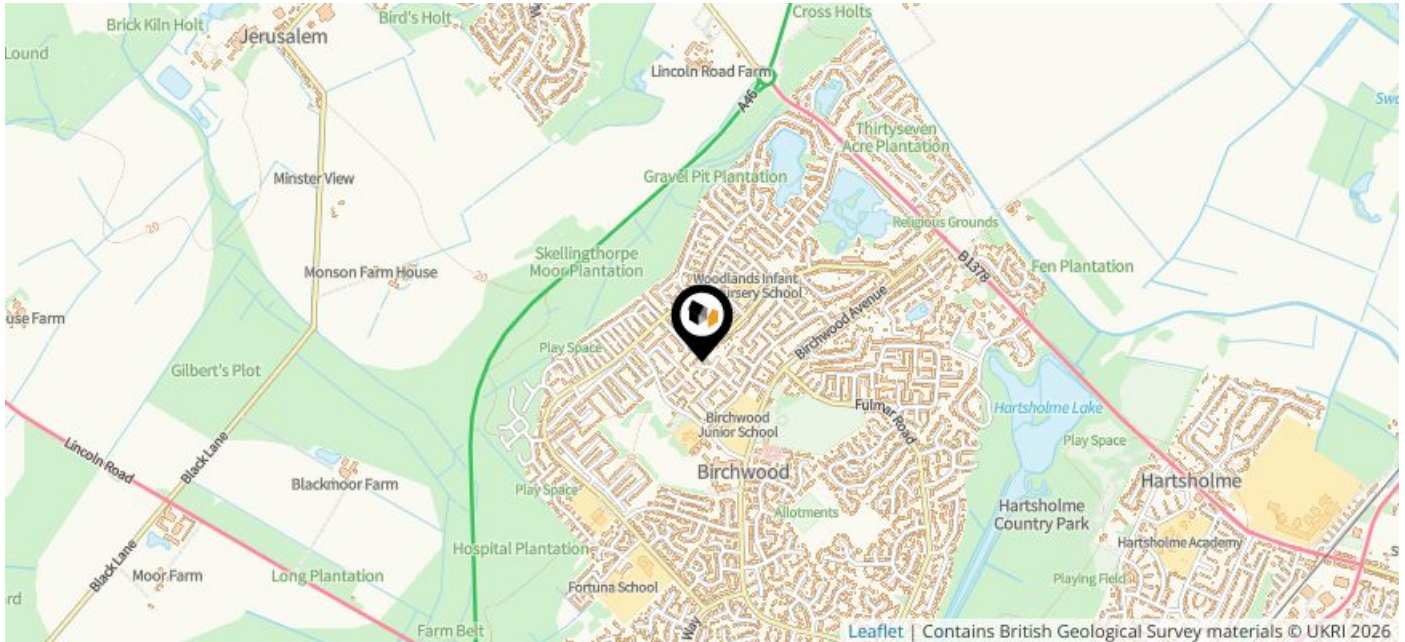
| | | |
|--|---|-------------------|
| | Skellingthorpe Moor Plantation-Skellingthorpe Moor, Lincolnshire | Historic Landfill |
| | Skellingthorpe Moor Plantation-Skellingthorpe Moor, Lincolnshire | Historic Landfill |
| | Skellingthorpe Moor-Skellingthorpe Moor, Lincoln, Lincolnshire | Historic Landfill |
| | City School-Skellingthorpe Road | Historic Landfill |
| | Hykeham Quarry Landfill (superseded By 73214)-Whisby Road, Lincoln, North Hykeham, Lincolnshire | Historic Landfill |
| | Moorland Avenue Industrial Estate-Swallow Beck, Lincolnshire | Historic Landfill |
| | No name provided by source | Active Landfill |
| | Junction of A46 and Whisby Road-North Hykeham, Lincolnshire | Historic Landfill |
| | Whisby Moor Landfill-Garstang, Whisby Moor, Lincolnshire | Historic Landfill |
| | Whisby Moor Landfill-Whisby Moor, Lincoln | 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.

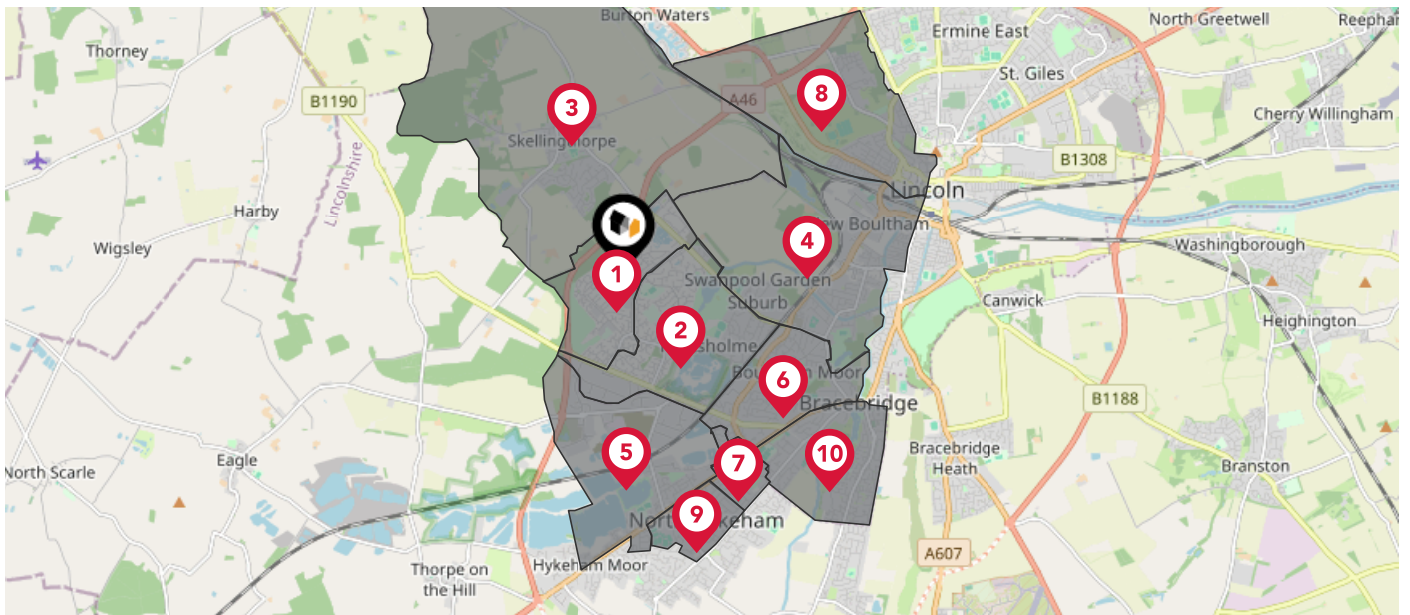
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

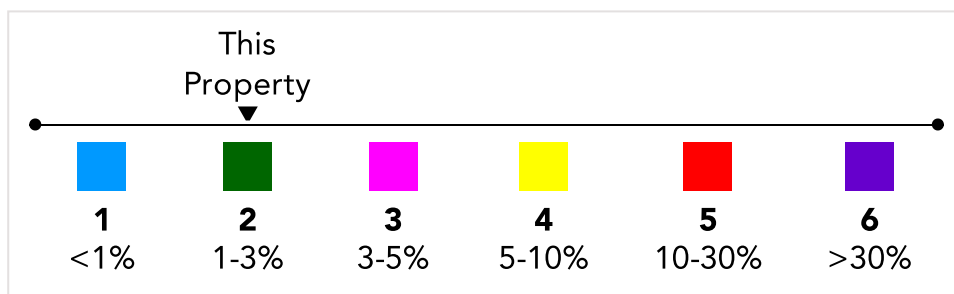
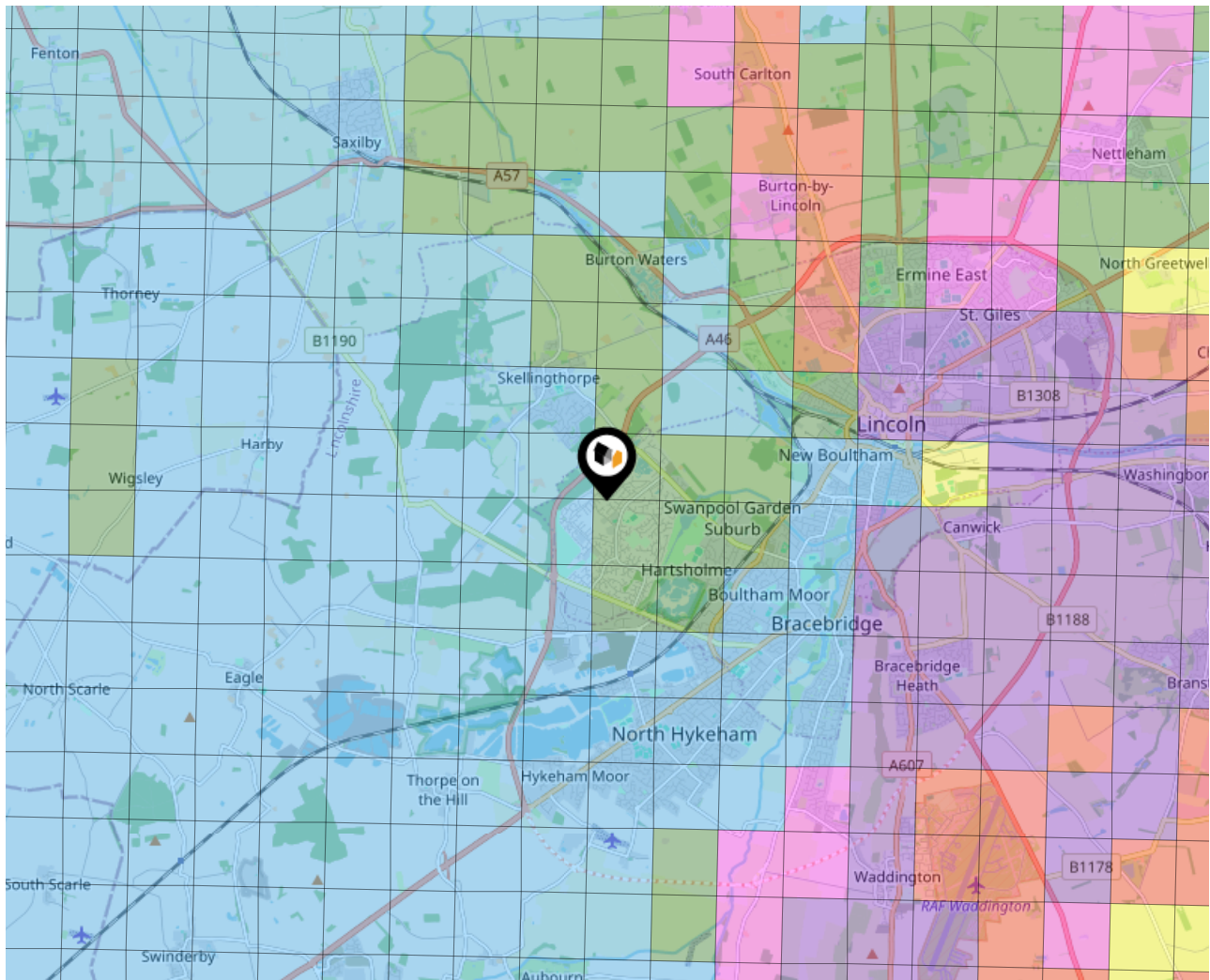


Nearby Council Wards

-  1 Birchwood Ward
-  2 Hartsholme Ward
-  3 Skellingthorpe Ward
-  4 Boultham Ward
-  5 North Hykeham Memorial Ward
-  6 Moorland Ward
-  7 North Hykeham Forum Ward
-  8 Carholme Ward
-  9 North Hykeham Moor Ward
-  10 Witham Ward

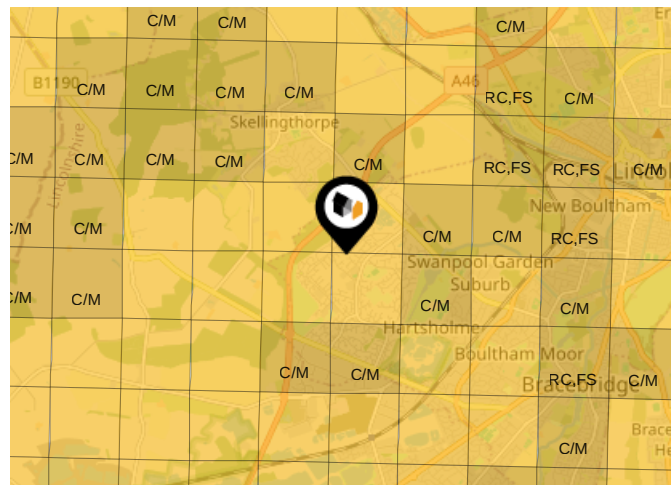
What is Radon?

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)

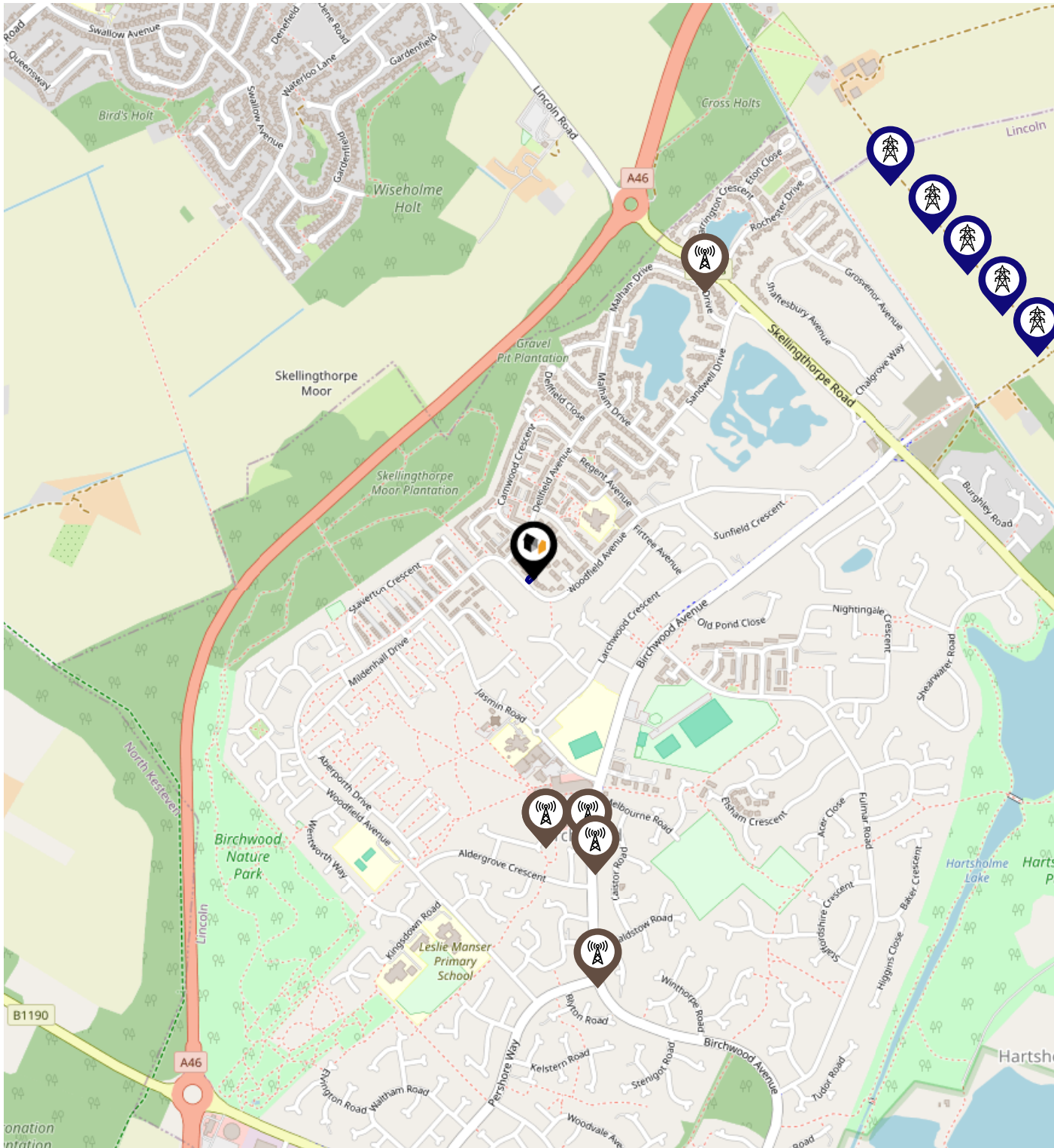
| | | | |
|-------------------------------|----------------------------------|----------------------|----------------------|
| Carbon Content: | VARIABLE | Soil Texture: | CLAYEY LOAM TO SILTY |
| Parent Material Grain: | ARGILLACEOUS | | LOAM |
| Soil Group: | LIGHT(SANDY) TO MEDIUM(SANDY) | Soil Depth: | 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 |

Local Area Masts & Pylons



Key:

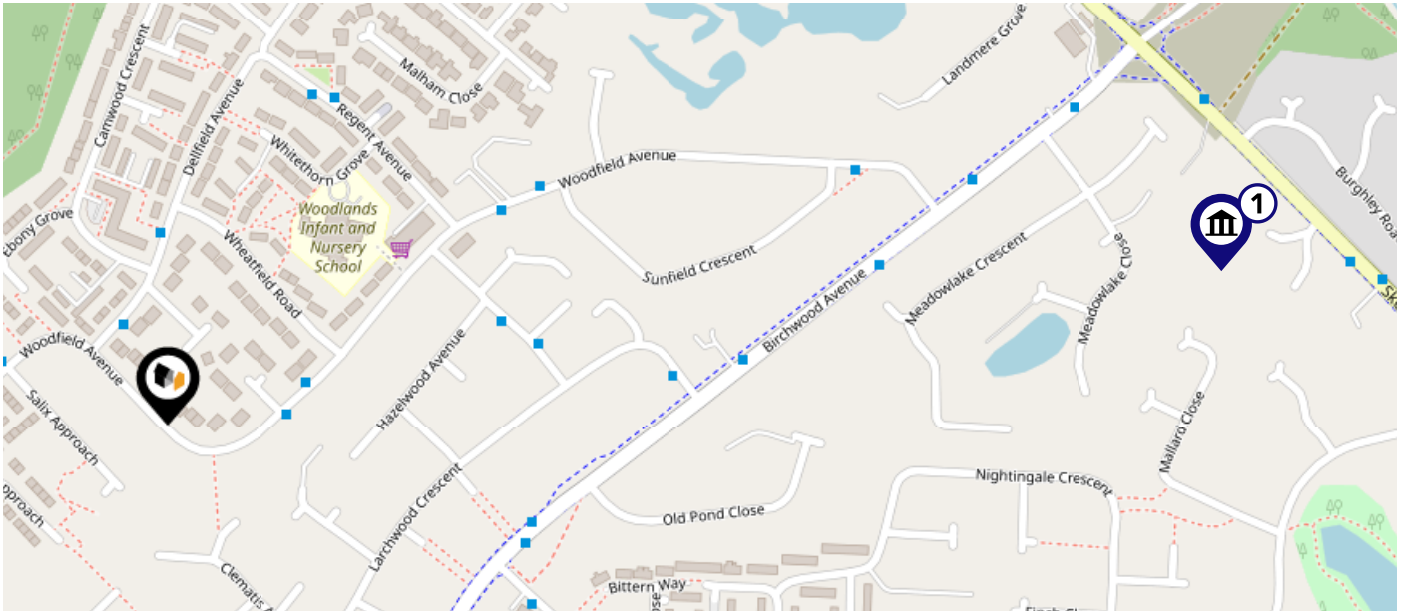
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings



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

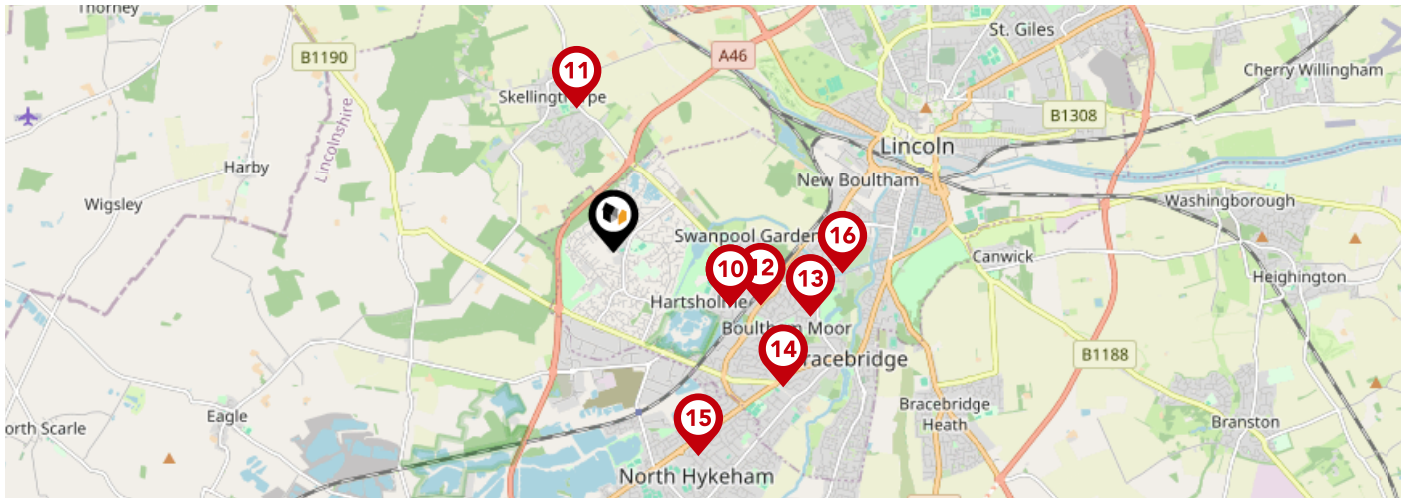










| Listed Buildings in the local district | Grade | Distance |
|--|----------|-----------|
| 1388767 - Stones Place | Grade II | 0.6 miles |

Area Schools

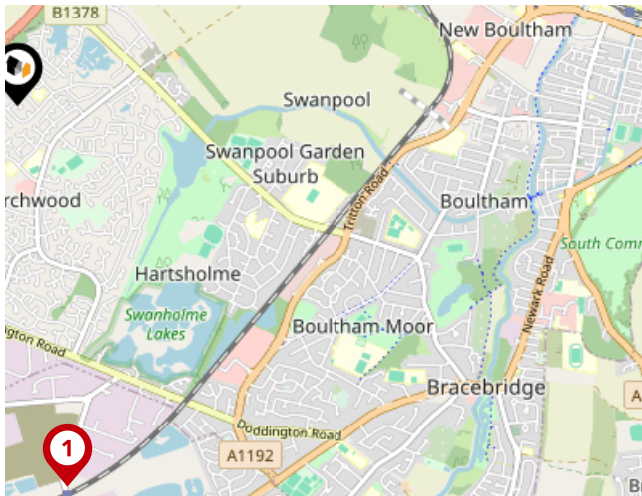


| | | Nursery | Primary | Secondary | College | Private |
|----------|--|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| 1 | Woodlands Infant and Nursery School Ofsted Rating: Good Pupils: 106 Distance:0.14 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Lincoln Birchwood Junior School Ofsted Rating: Good Pupils: 255 Distance:0.18 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | The Lancaster School Ofsted Rating: Good Pupils: 115 Distance:0.26 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | St Hugh's Catholic Primary, A Voluntary Academy Ofsted Rating: Outstanding Pupils: 274 Distance:0.49 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | The Kingsdown Nursery School, Lincoln Ofsted Rating: Good Pupils: 80 Distance:0.59 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Leslie Manser Primary School Ofsted Rating: Good Pupils: 240 Distance:0.59 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Fortuna School Ofsted Rating: Outstanding Pupils: 80 Distance:0.59 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Skellingthorpe the Holt Primary School Ofsted Rating: Good Pupils: 186 Distance:1.01 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



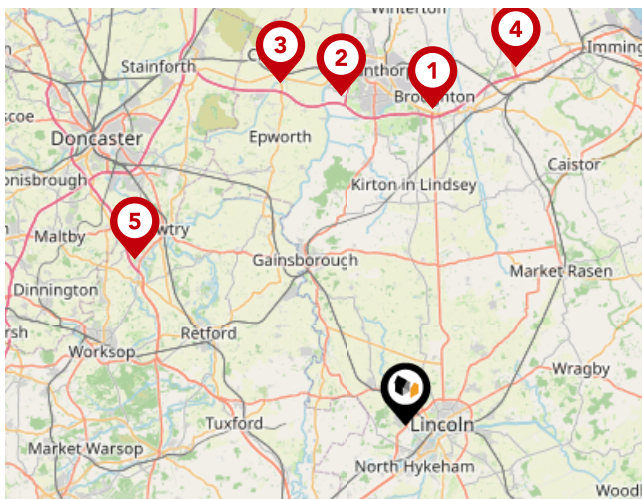
| | | Nursery | Primary | Secondary | College | Private |
|---|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Hartsholme Academy Ofsted Rating: Requires improvement Pupils: 377 Distance:1.14 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | The Pilgrim School Ofsted Rating: Good Pupils: 4 Distance:1.14 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Lawrence Church of England Primary School Ofsted Rating: Good Pupils: 209 Distance:1.32 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | The Priory City of Lincoln Academy Ofsted Rating: Requires improvement Pupils: 980 Distance:1.39 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Peter and St Paul, Catholic Voluntary Academy Ofsted Rating: Requires improvement Pupils: 602 Distance:1.84 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | The Priory Witham Academy Ofsted Rating: Good Pupils: 1110 Distance:1.91 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Ling Moor Primary Academy Ofsted Rating: Outstanding Pupils: 413 Distance:1.94 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Sir Francis Hill Community Primary School Ofsted Rating: Requires improvement Pupils: 623 Distance:2.04 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Transport (National)



National Rail Stations

| Pin | Name | Distance |
|-----|------------------------------|------------|
| 1 | Hykeham Rail Station | 1.71 miles |
| 2 | Lincoln Central Rail Station | 2.75 miles |
| 3 | Lincoln Central Rail Station | 2.77 miles |



Trunk Roads/Motorways

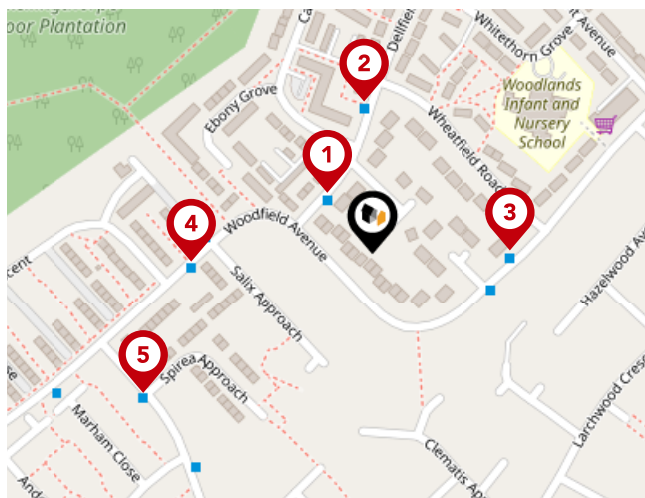
| Pin | Name | Distance |
|-----|-----------|-------------|
| 1 | M180 J4 | 22.55 miles |
| 2 | M180 J3 | 23.79 miles |
| 3 | M180 J2 | 25.75 miles |
| 4 | M180 J5 | 26.51 miles |
| 5 | A1(M) J34 | 22.47 miles |



Airports/Helipads

| Pin | Name | Distance |
|-----|------------------------|-------------|
| 1 | Humberside Airport | 27.3 miles |
| 2 | Finningley | 24.63 miles |
| 3 | East Mids Airport | 40.58 miles |
| 4 | Leeds Bradford Airport | 62.41 miles |

Area Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------|------------|
| 1 | Dellfield Court | 0.04 miles |
| 2 | Dellfield Court | 0.08 miles |
| 3 | Woodfield Close | 0.08 miles |
| 4 | Salix Approach | 0.1 miles |
| 5 | Marham Close | 0.15 miles |

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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