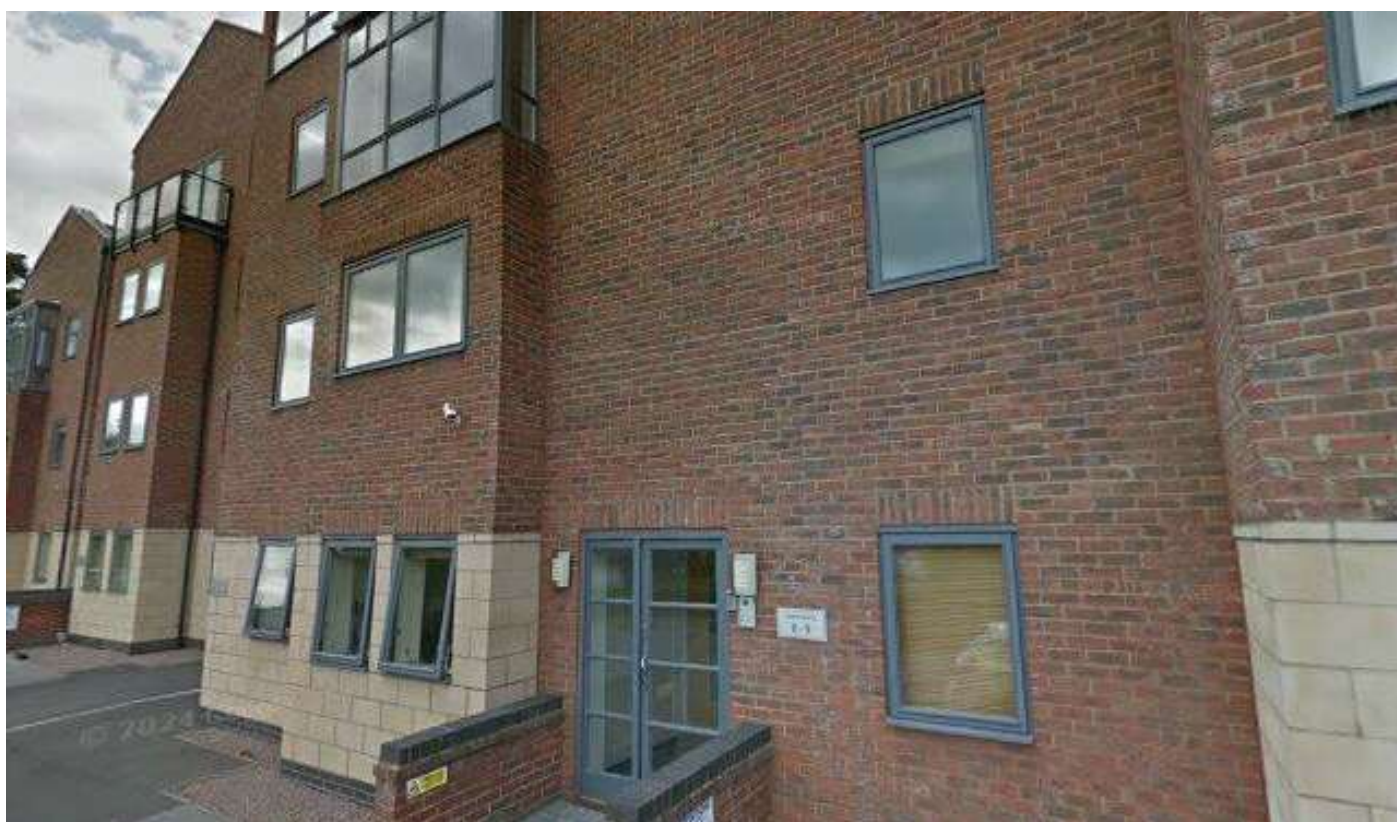


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 15th October 2026



GREESTONE MOUNT, LINCOLN, LN2

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

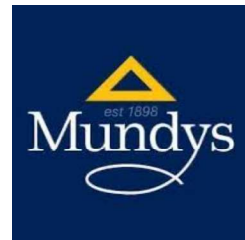
hymie.bentley@mundys.net

www.mundys.net

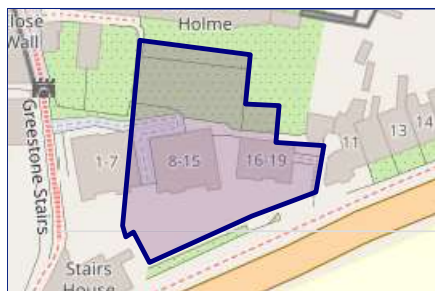


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aprift
Know any property instantly

Property Multiple Title Plans

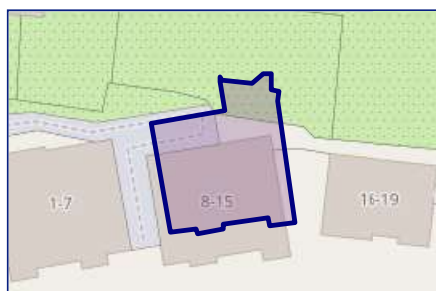


Freehold Title Plan



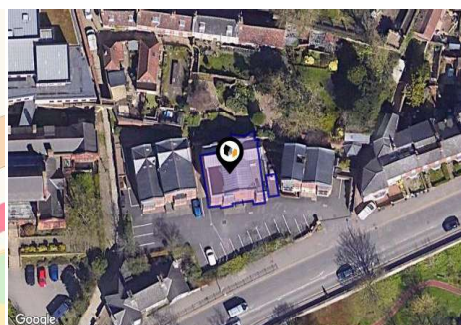
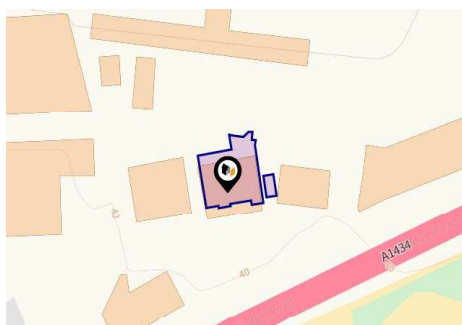
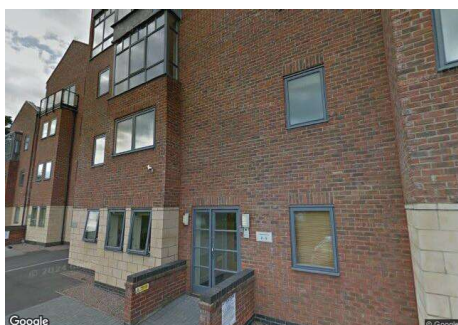
LL11922

Leasehold Title Plan



LL280070

Start Date: 14/12/2006
End Date: 01/08/3003
Lease Term: 999 years from and including 1 August 2004
Term Remaining: 977 years



Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	796 ft ² / 74 m ²
Plot Area:	0.05 acres
Year Built :	2006
Council Tax :	Band D
Annual Estimate:	£2,323
Title Number:	LL280070

Tenure: Leasehold

Local Area

Local Authority:	Lincolnshire
Conservation Area:	Cathedral and City Centre

Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

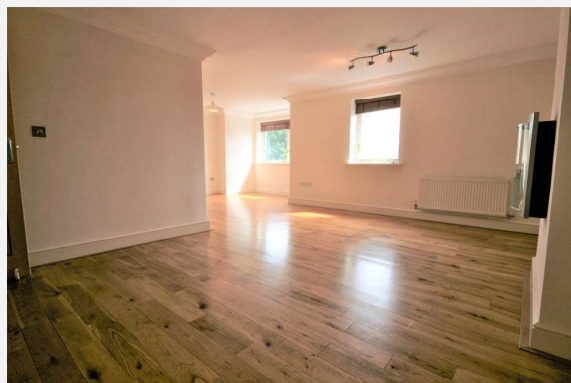
16 mb/s	80 mb/s	- mb/s
		

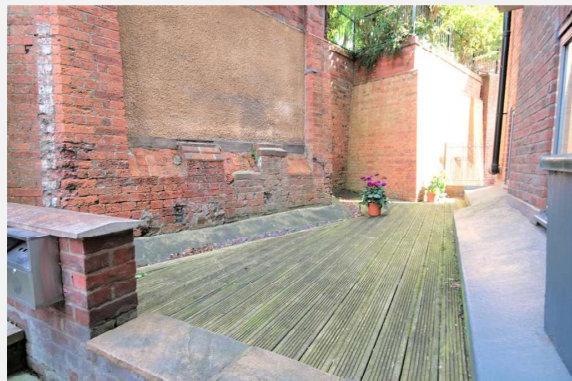
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

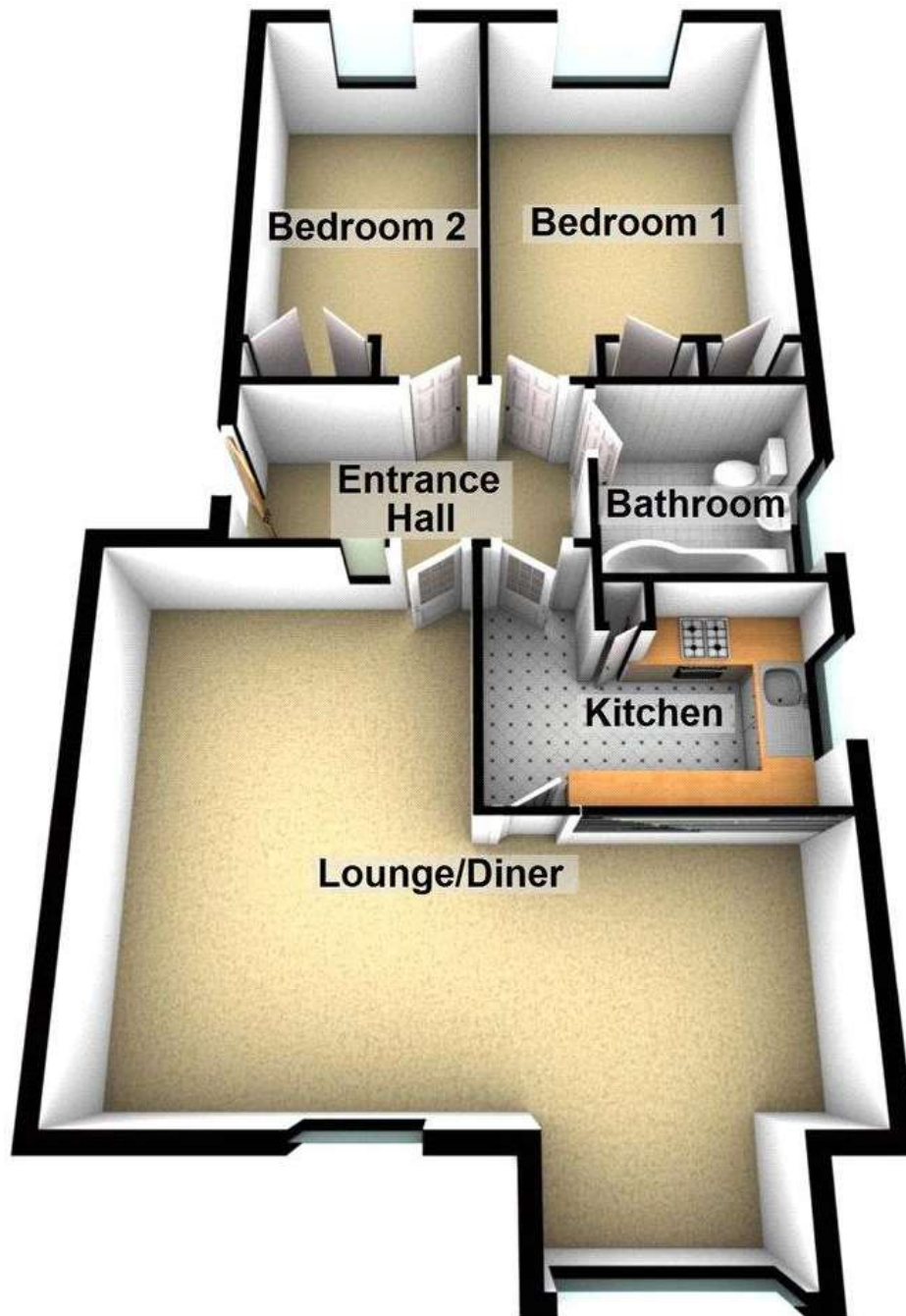




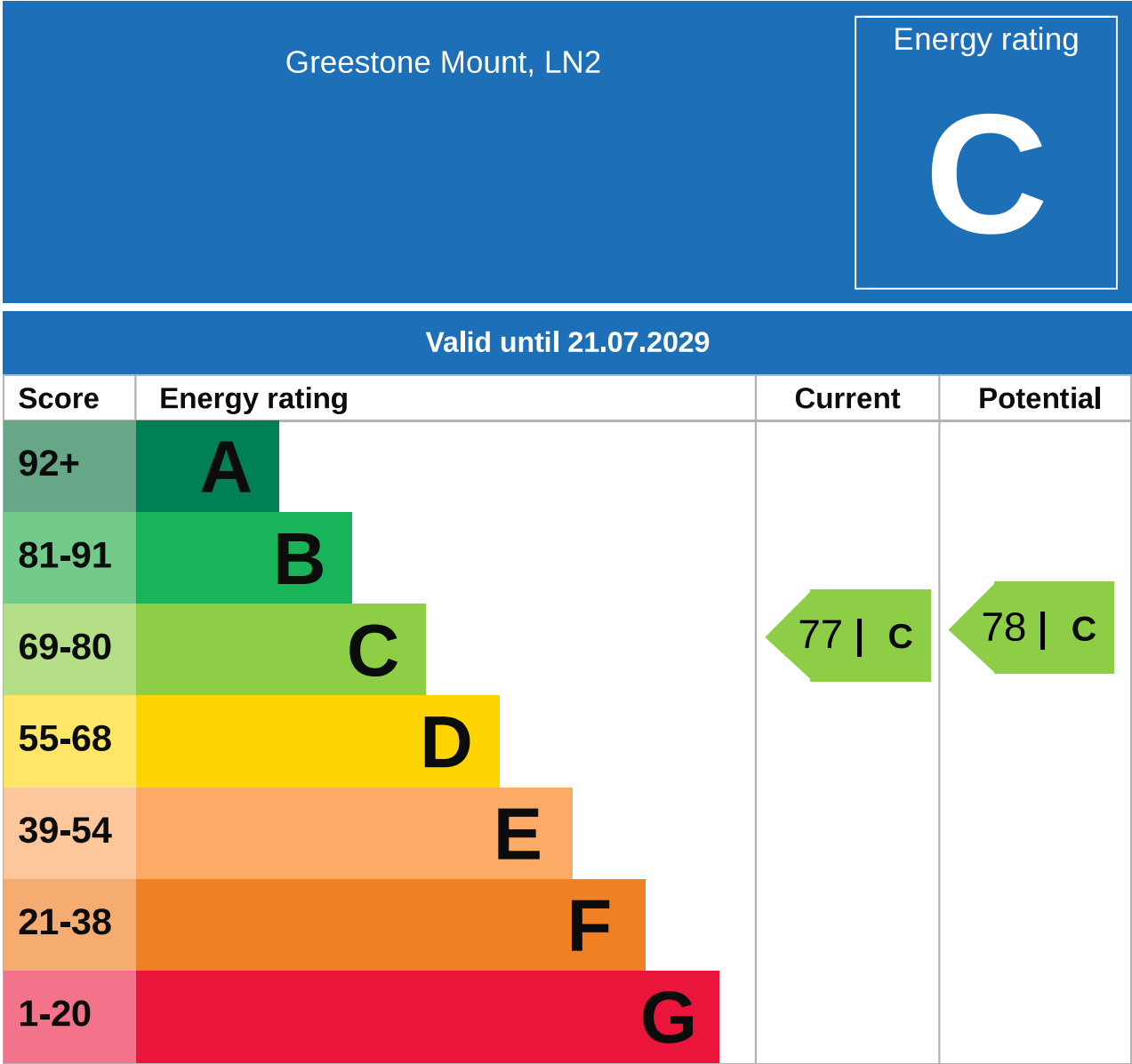
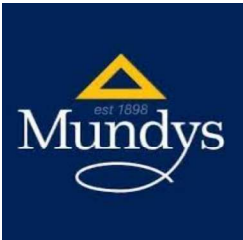


GREESTONE MOUNT, LINCOLN, LN2

Ground Floor



Property EPC - Certificate



Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, electric
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 75% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	74 m ²

[illegible]

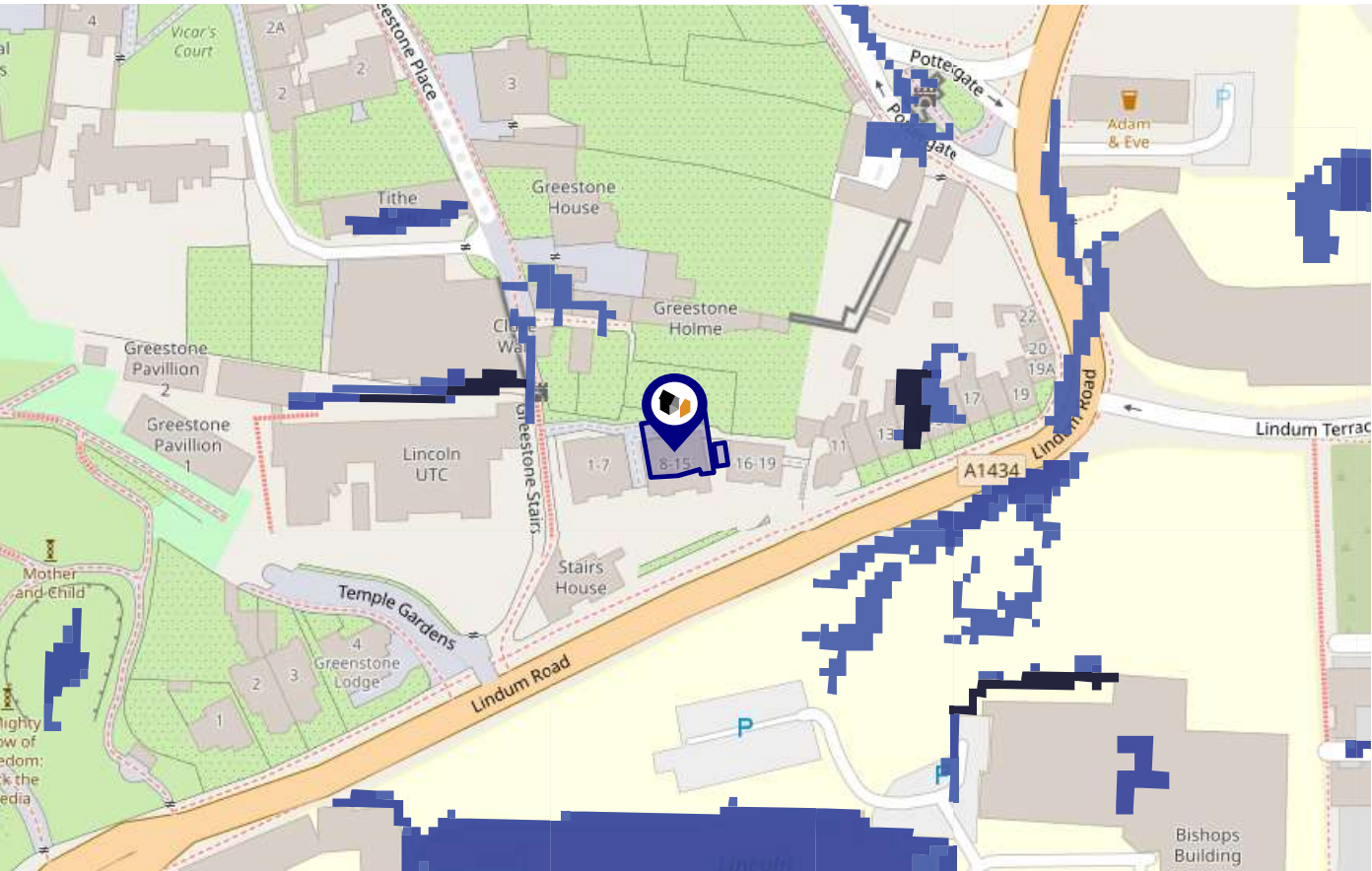
Depth	Risk Level
Up to 20cm (8in)	Very Low
Up to 30cm (1ft)	Very Low
Up to 60cm (2ft)	Low

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:



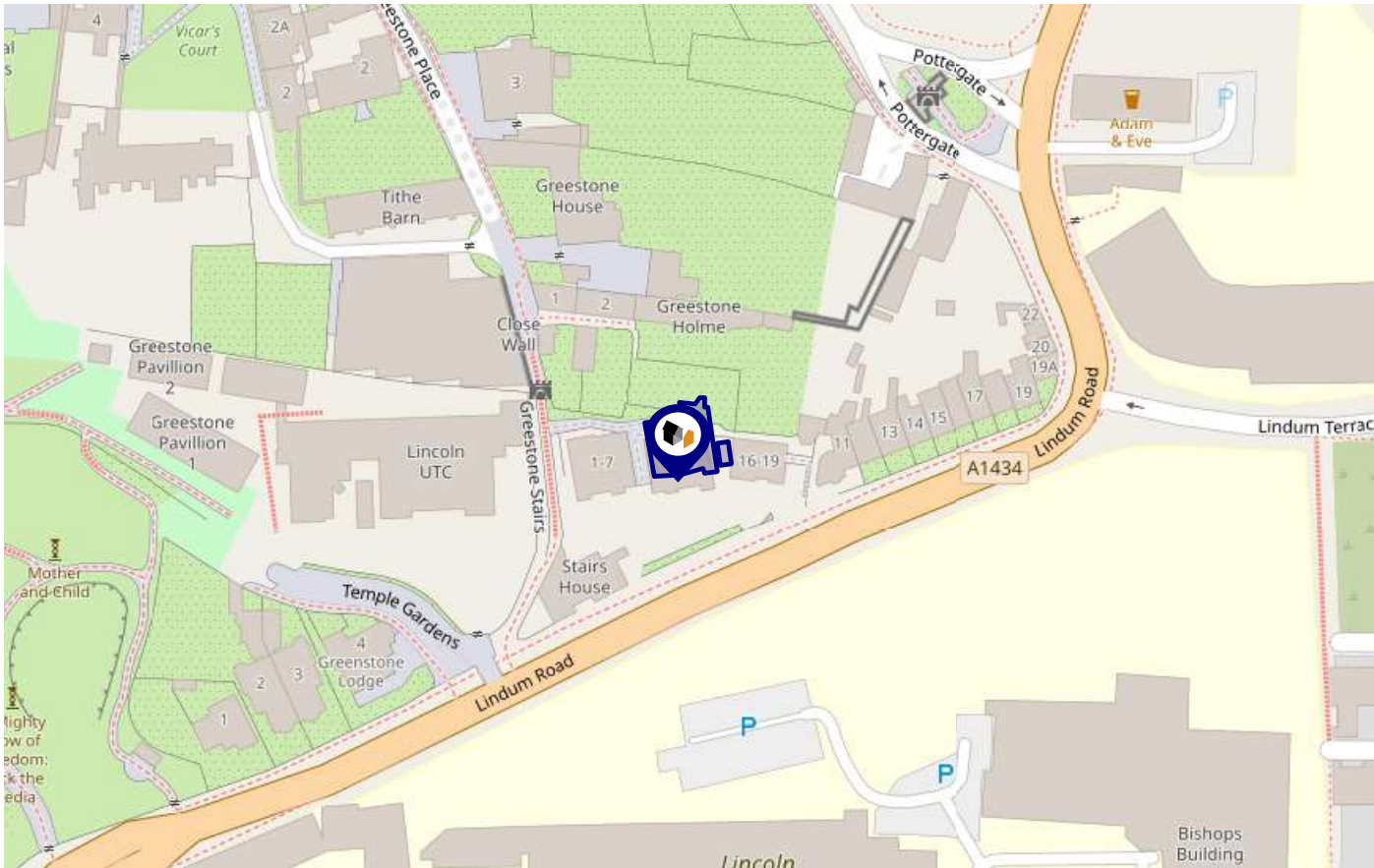
MIR - Material Info

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.

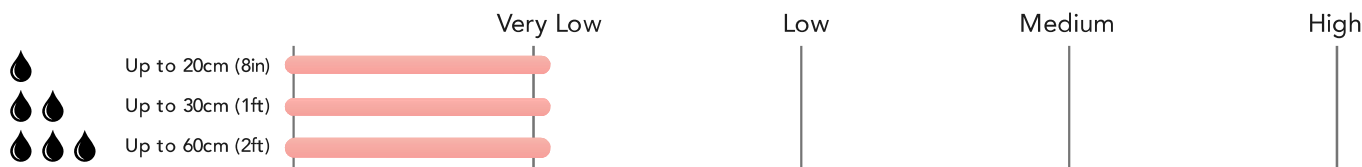


Risk Rating: Very low

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.
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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:

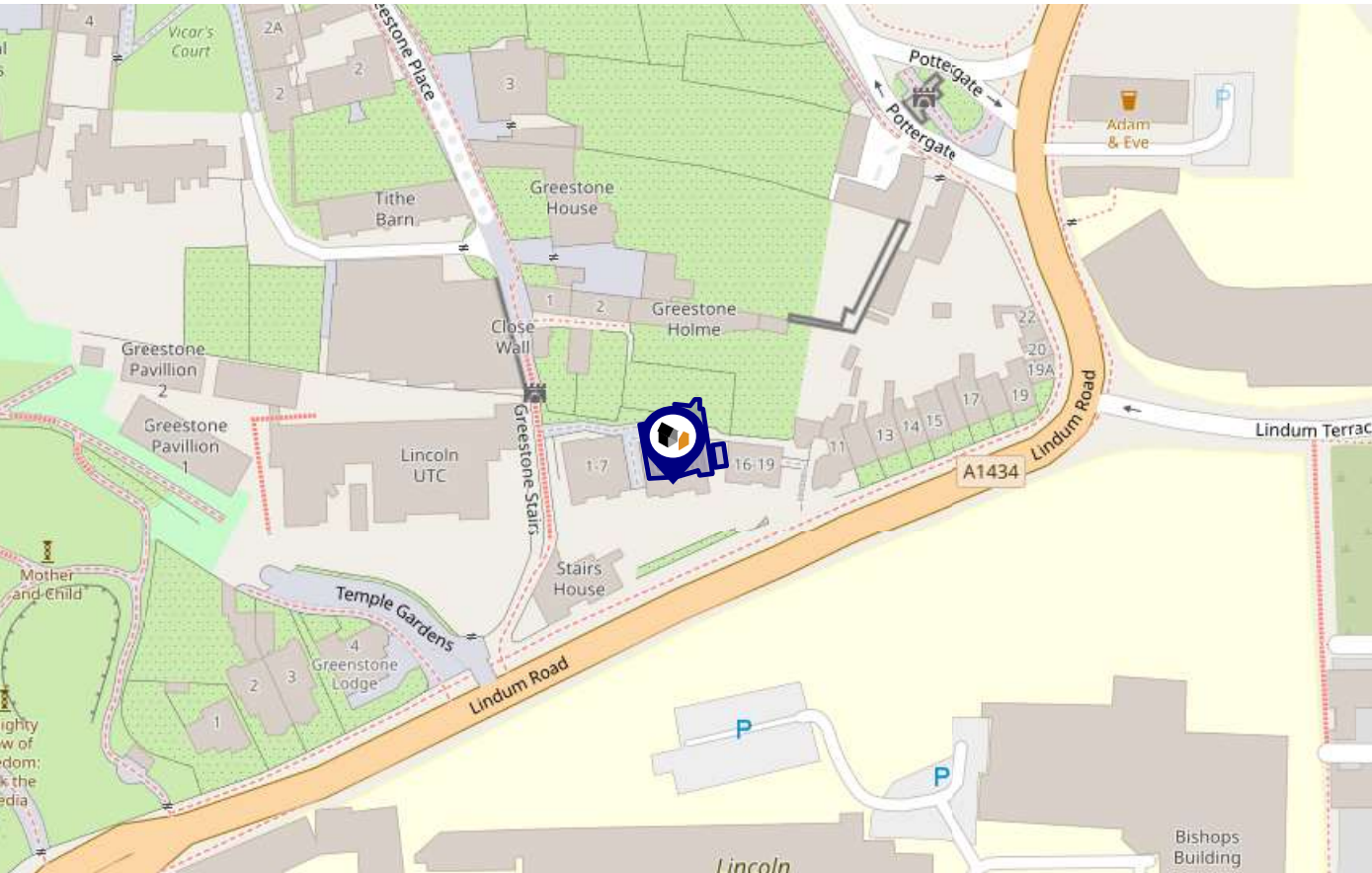


Flood Risk

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.

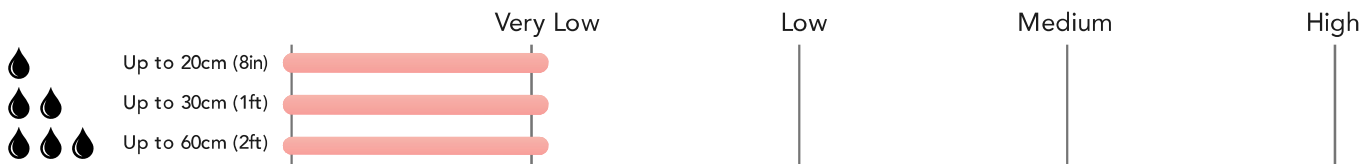


Risk Rating: Very low

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



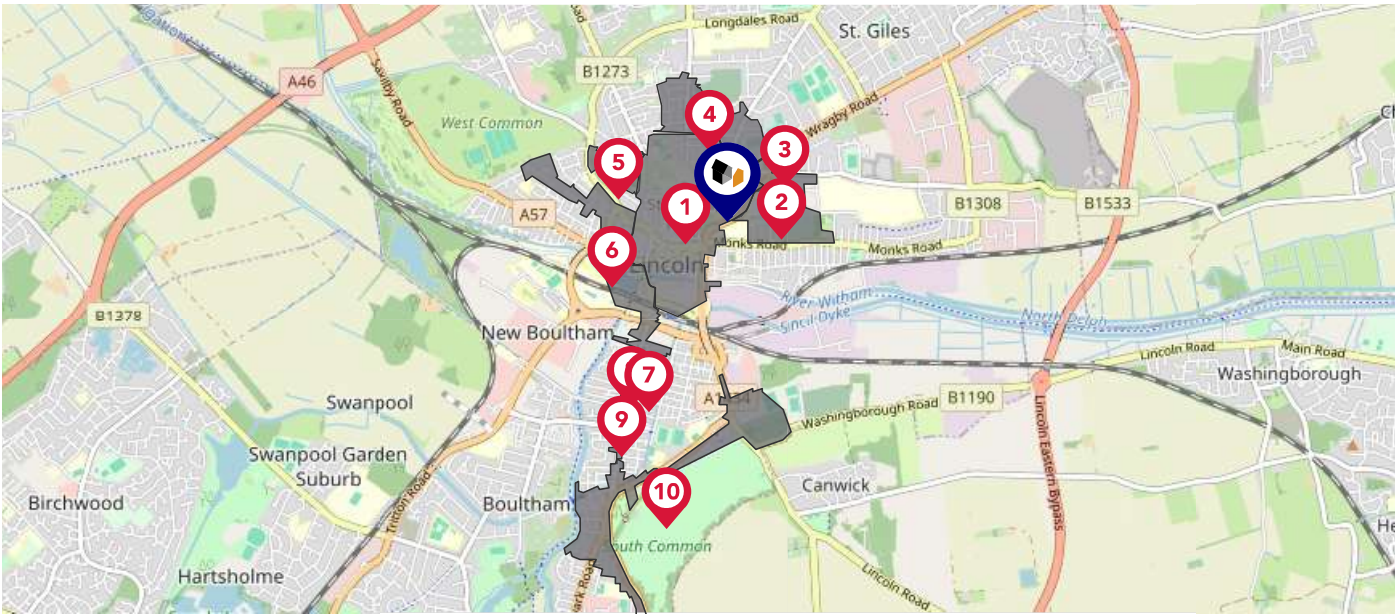
MIR - Material Info

Maps

Conservation Areas



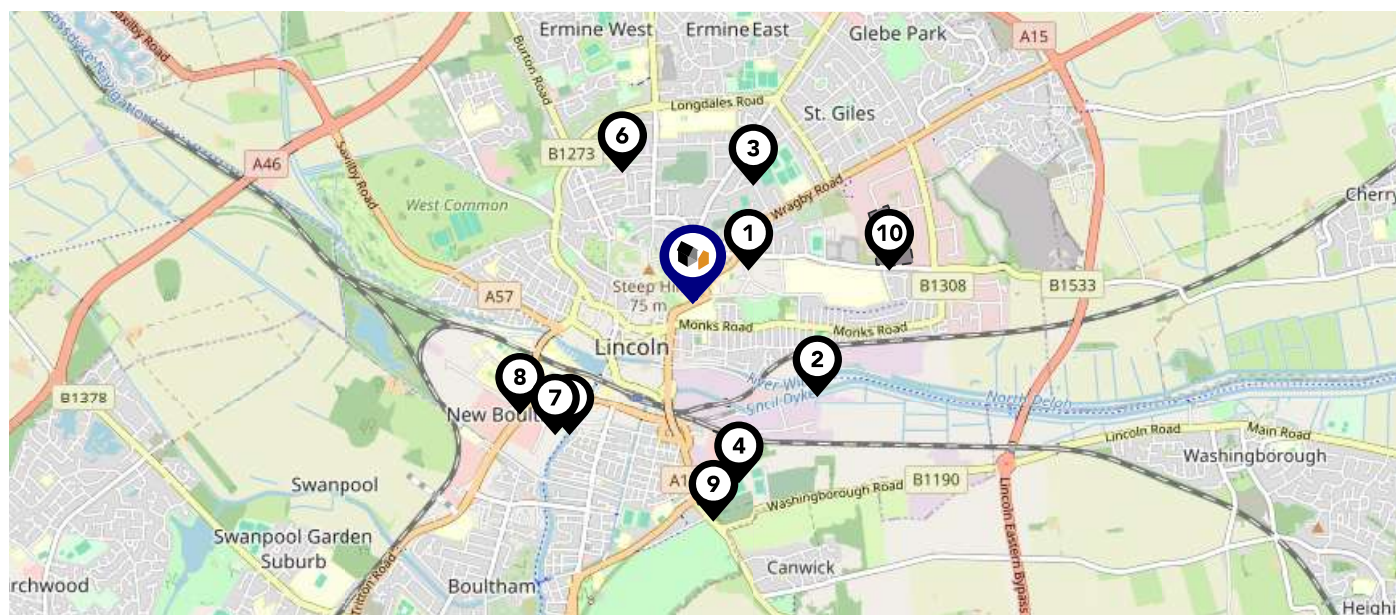
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

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	The Dell-Wragby Road	Historic Landfill
2	East Of Power Station Site-Spa Road	Historic Landfill
3	Nursery Grove-Lincoln, Lincolnshire	Historic Landfill
4	East Of Dunford Road-Cow Paddle, Lincoln	Historic Landfill
5	Land South Of Ropewalk-Land South Of Ropewalk, Rear Of Mervyn Black	Historic Landfill
6	Mount Street-Lincoln, Lincolnshire	Historic Landfill
7	Former Brayford Leisure Site-Ropewalk	Historic Landfill
8	Rear Of British Rail Social Club-Ropewalk	Historic Landfill
9	Old Railway Cutting-Cow Paddle	Historic Landfill
10	East Of HM Prison-Greetwell Road, Lincoln	Historic 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.

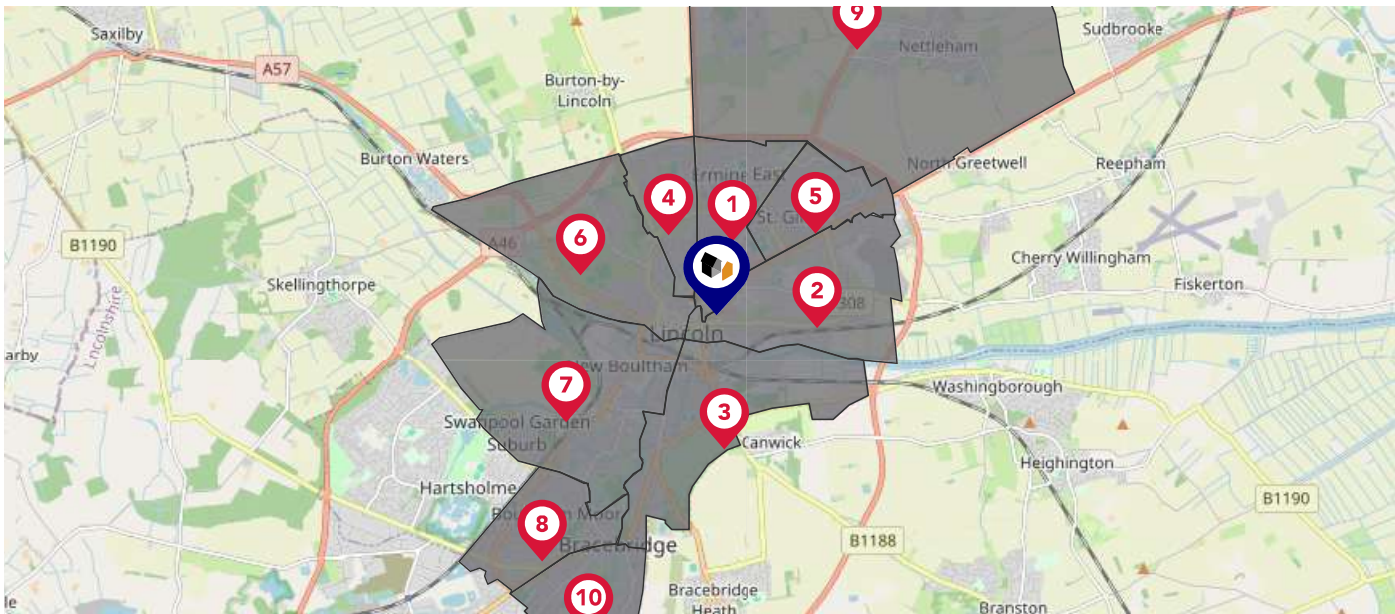
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Minster Ward



Abbey Ward



Park Ward



Castle Ward



Glebe Ward



Carholme Ward



Boultham Ward



Moorland Ward



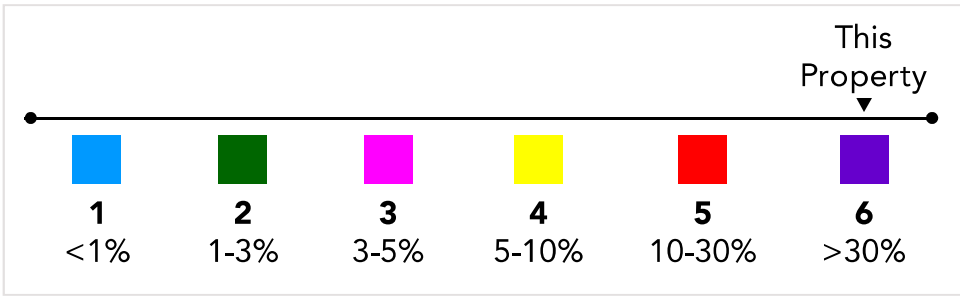
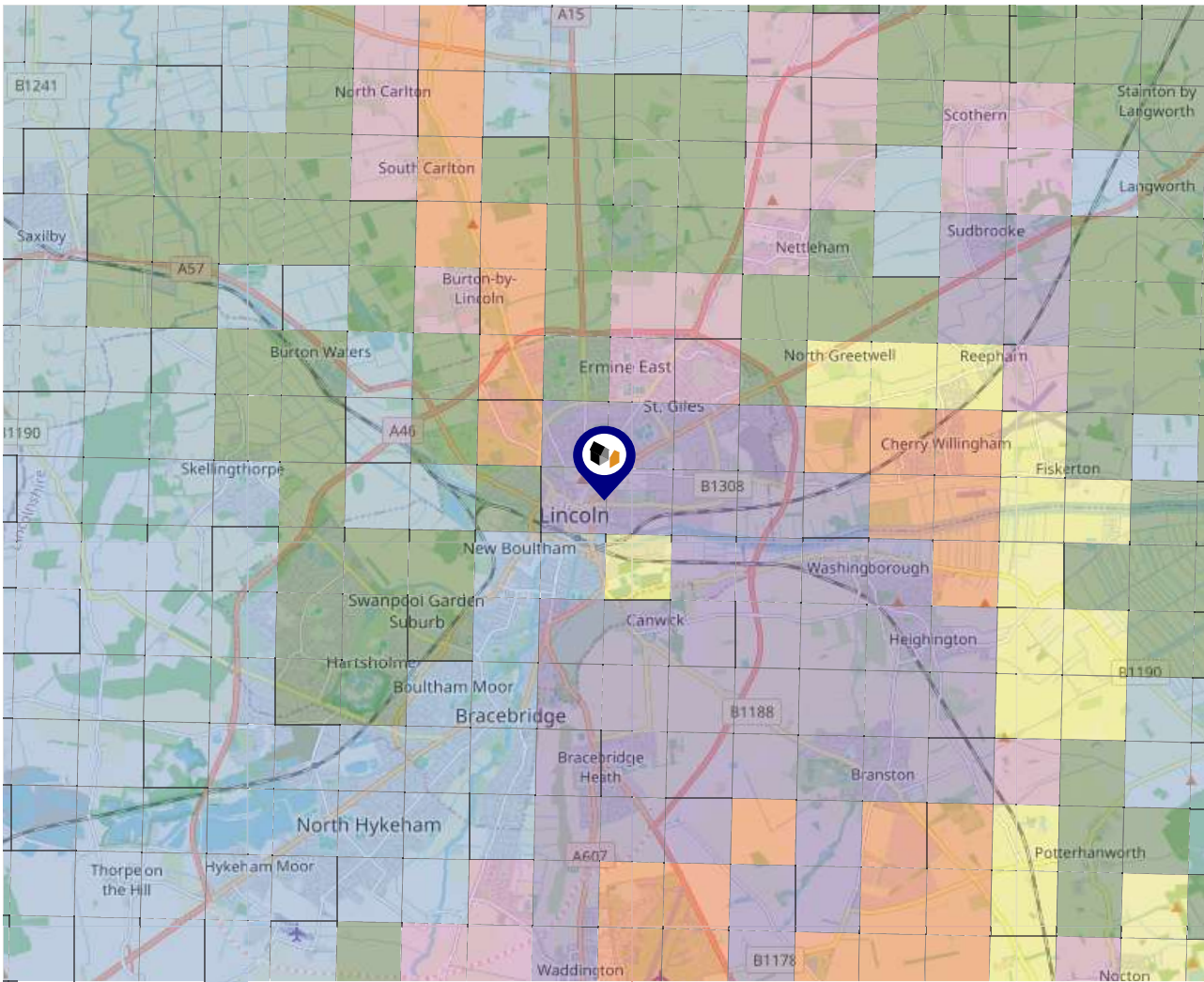
Nettleham Ward



Witham Ward

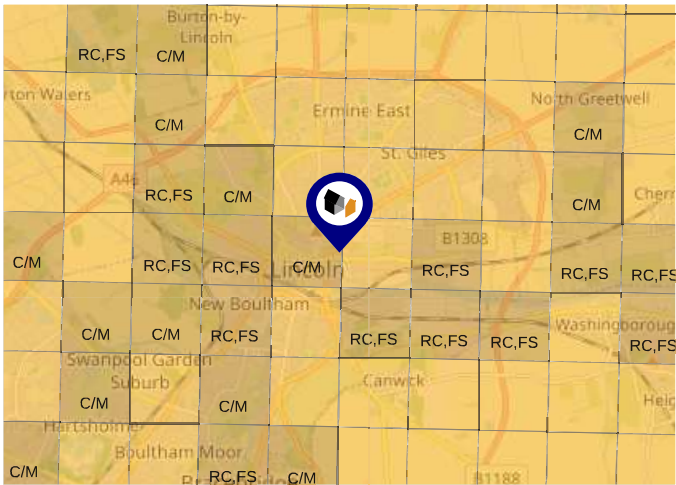
What is Radon?

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)

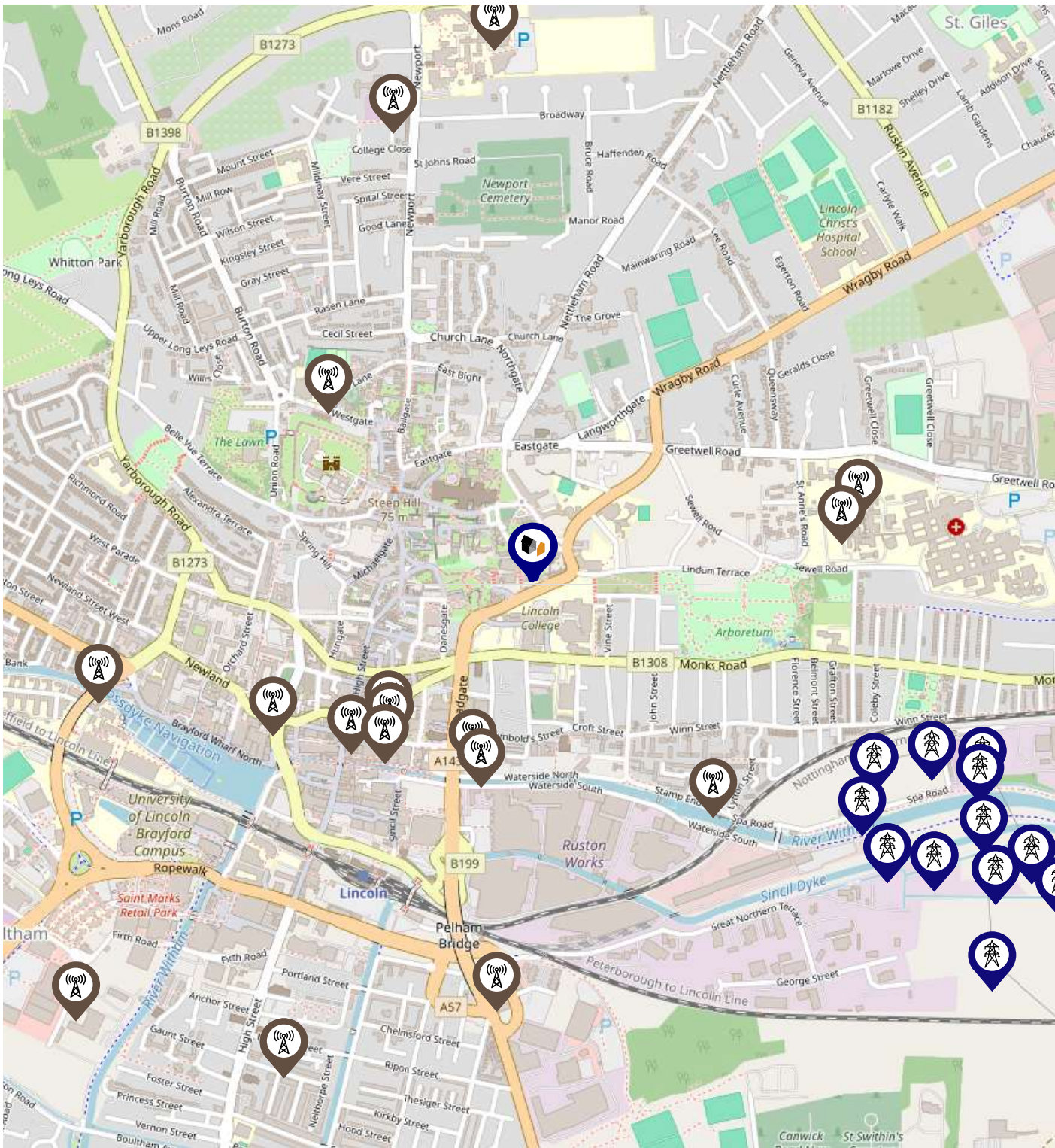
Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		



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

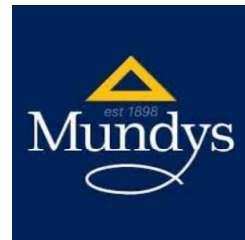


Key:

-  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
	1388621 - 12, 13 And 14, Lindum Road	Grade II	0.0 miles
	1388554 - 2, Greestone Terrace	Grade II	0.0 miles
	1388622 - 15-18, Lindum Road	Grade II	0.0 miles
	1388552 - Greestone Steps And Arch With Adjoining Close Wall To West	Grade I	0.0 miles
	1388627 - Lincolnshire College Of Art And Design	Grade II	0.0 miles
	1388551 - Former Tithe Barn To Vicar's Court	Grade II	0.0 miles
	1388549 - Greenstone House And Attached Forecourt Wall And Railing	Grade II	0.0 miles
	1388625 - Pottergate Lodge And Adjoining Boundary Wall And Railing And Gatepiers	Grade II	0.0 miles
	1388555 - Greestone Holme	Grade II	0.0 miles
	1388553 - 1, Greestone Terrace	Grade II	0.0 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

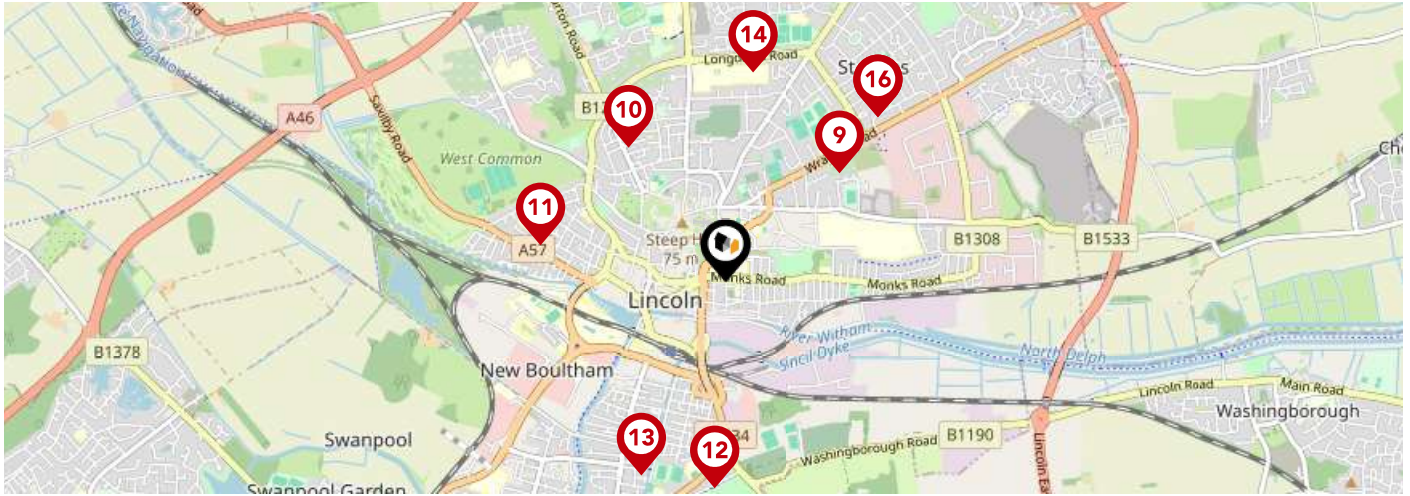
Central Heating

Water Supply

Drainage

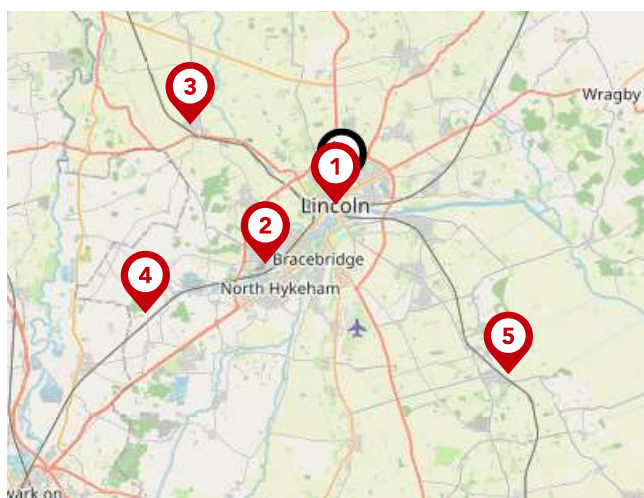
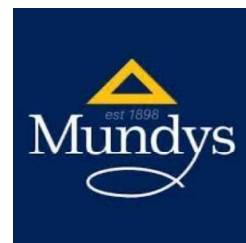


		Nursery	Primary	Secondary	College	Private
1	Lincoln UTC Ofsted Rating: Good Pupils: 369 Distance:0.03	☐	☐	☒	☐	☐
2	Lincoln College Ofsted Rating: Good Pupils:0 Distance:0.09	☐	☐	☒	☐	☐
3	Lincoln Minster School Ofsted Rating: Not Rated Pupils: 473 Distance:0.15	☐	☐	☒	☐	☐
4	The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School Ofsted Rating: Requires improvement Pupils: 89 Distance:0.22	☐	☒	☐	☐	☐
5	Westgate Academy Ofsted Rating: Good Pupils: 430 Distance:0.45	☐	☒	☐	☐	☐
6	Lincoln Monks Abbey Primary School Ofsted Rating: Good Pupils: 594 Distance:0.46	☐	☒	☐	☐	☐
7	Lincolnshire Secure Unit Ofsted Rating: Not Rated Pupils:0 Distance:0.5	☐	☐	☒	☐	☐
8	The St Faith and St Martin Church of England Junior School, Lincoln Ofsted Rating: Good Pupils: 345 Distance:0.68	☐	☒	☐	☐	☐



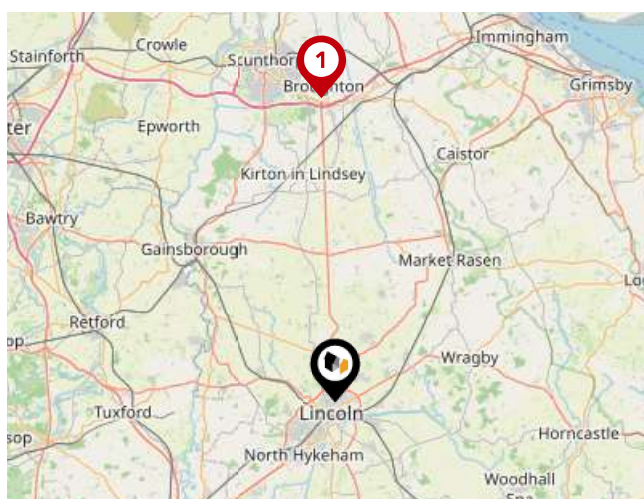
		Nursery	Primary	Secondary	College	Private
	Lincoln Christ's Hospital School Ofsted Rating: Good Pupils: 1286 Distance:0.7	☐	☐	☒	☐	☐
	Mount Street Academy Ofsted Rating: Outstanding Pupils: 318 Distance:0.74	☐	☒	☐	☐	☐
	The St Faith's Church of England Infant and Nursery School, Lincoln Ofsted Rating: Good Pupils: 278 Distance:0.85	☐	☒	☐	☐	☐
	The Lincoln Bishop King Church of England Primary School Ofsted Rating: Good Pupils: 459 Distance:0.91	☐	☒	☐	☐	☐
	The Lincoln St Peter at Gowts Church of England Primary School Ofsted Rating: Outstanding Pupils: 258 Distance:0.94	☐	☒	☐	☐	☐
	Castles Education Ofsted Rating: Inadequate Pupils: 93 Distance:0.94	☐	☐	☒	☐	☐
	The Lincoln St Giles Nursery School Ofsted Rating: Outstanding Pupils: 112 Distance:0.99	☒	☐	☐	☐	☐
	St Giles Academy Ofsted Rating: Requires improvement Pupils: 405 Distance:0.99	☐	☒	☐	☐	☐

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	0.51 miles
2	Hykeham Rail Station	3.77 miles
3	Saxilby Rail Station	5.89 miles
4	Swinderby Rail Station	8.23 miles
5	Metherringham Rail Station	8.75 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	21.56 miles

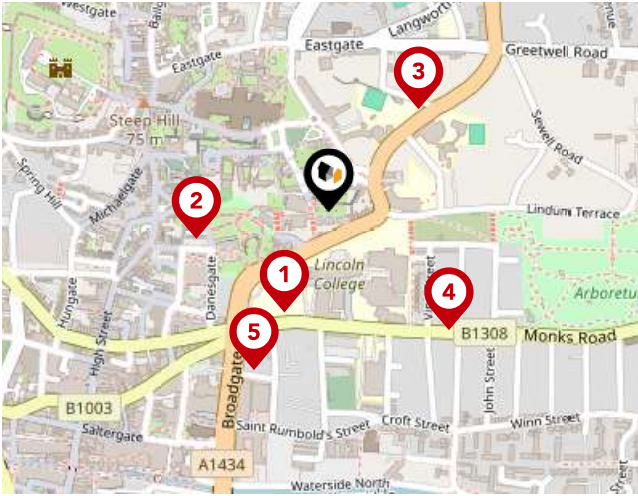


Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	25.39 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	College Of Art	0.12 miles
2	The Collection	0.15 miles
3	Winnowsty Lane	0.15 miles
4	Cheviot Street	0.18 miles
5	Unity Square	0.19 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Hull Ferry Terminal	36.9 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

