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MIR: Material Info

The Material Information Affecting this Property
Wednesday 30th September 2026



**WILLINGHAM ROAD, FILLINGHAM, GAINSBOROUGH,
DN21**

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

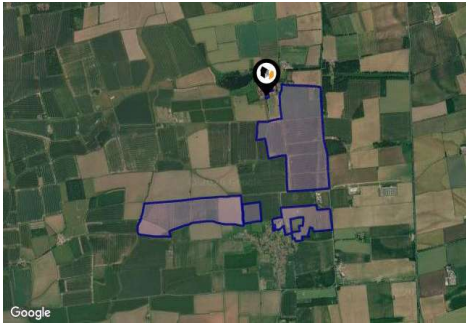
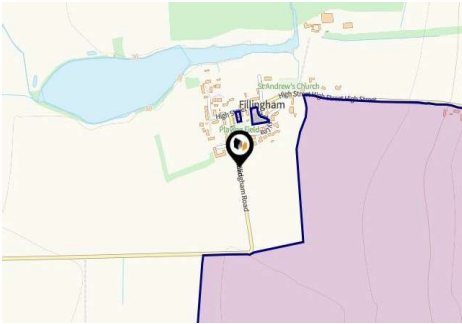
hymie.bentley@mundys.net

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Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	551.39 acres		
Council Tax :	Band C		
Annual Estimate:	£2,093		
Title Number:	LL323172		

Local Area

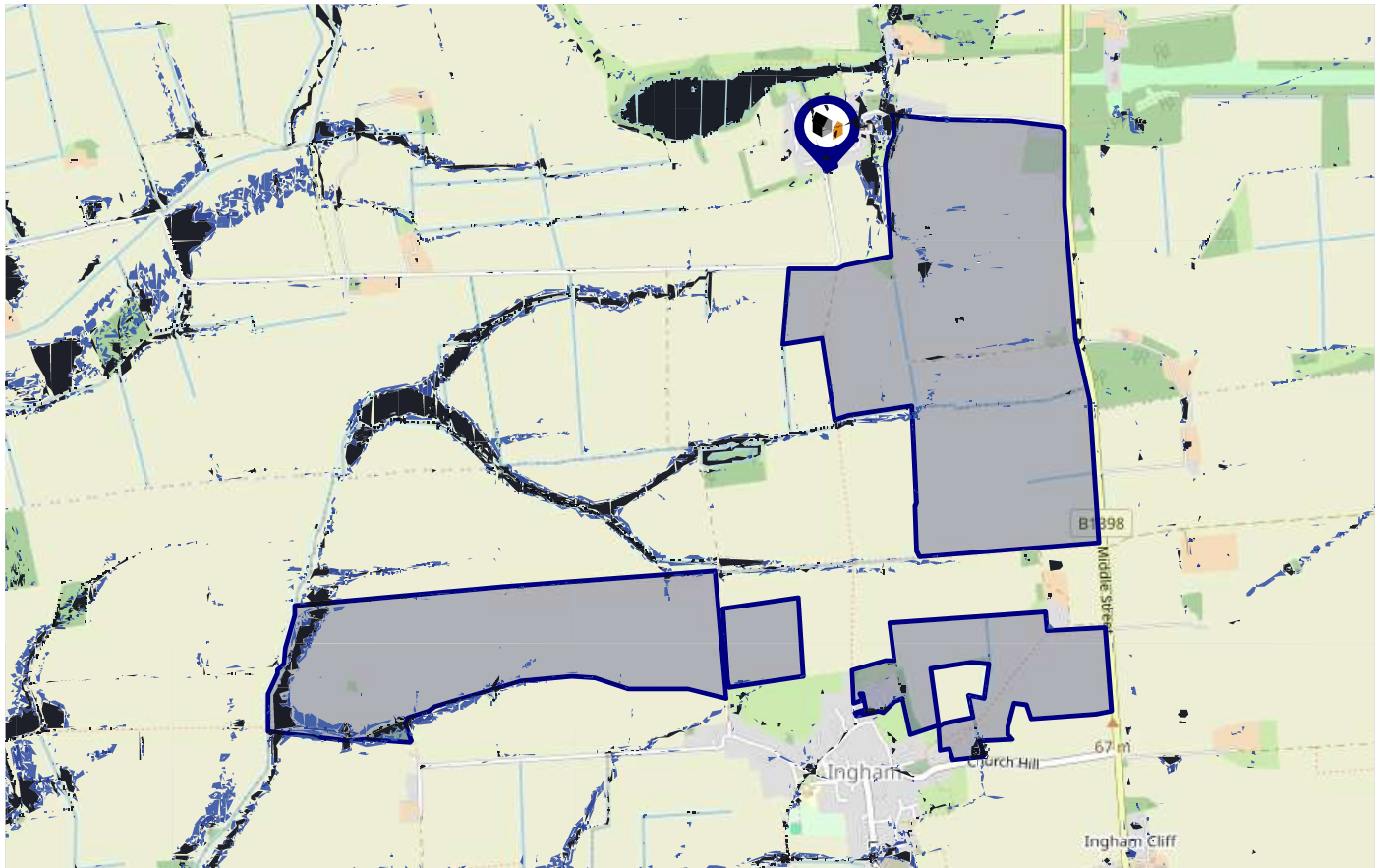
Local Authority:	Lincolnshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)				
Conservation Area:	No					
Flood Risk:						
● Rivers & Seas	Very low	1 mb/s	80 mb/s	1800 mb/s		
● Surface Water	Very low					
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:				
O ₂	EE	3	O ₂			

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.

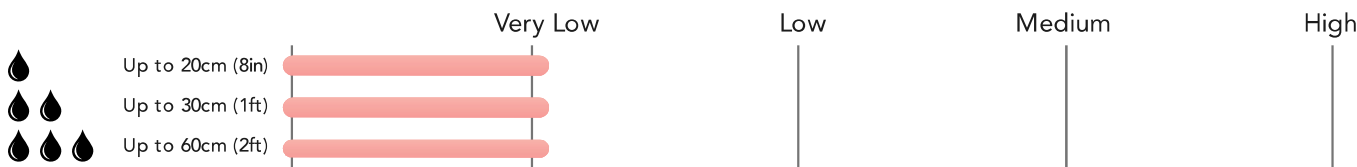


Risk Rating: Very low

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:

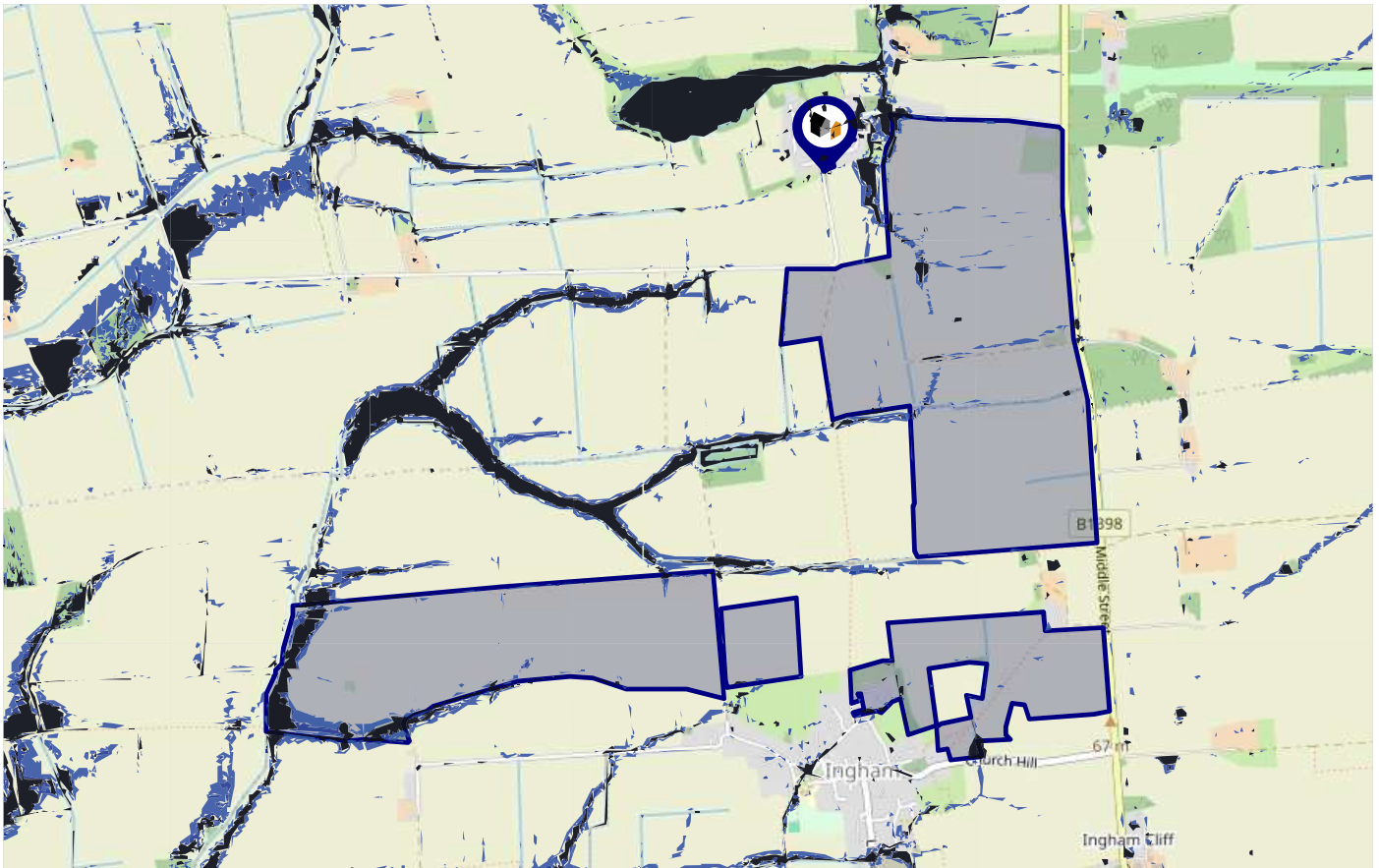


Flood Risk

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.

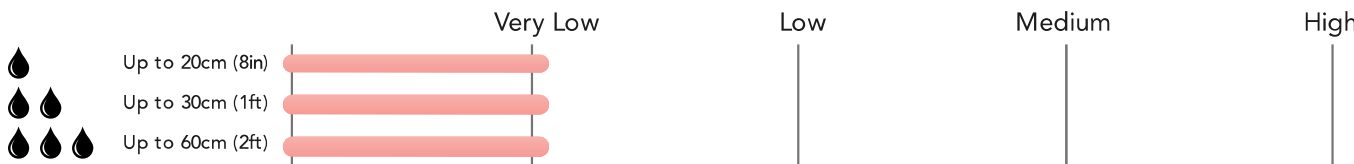


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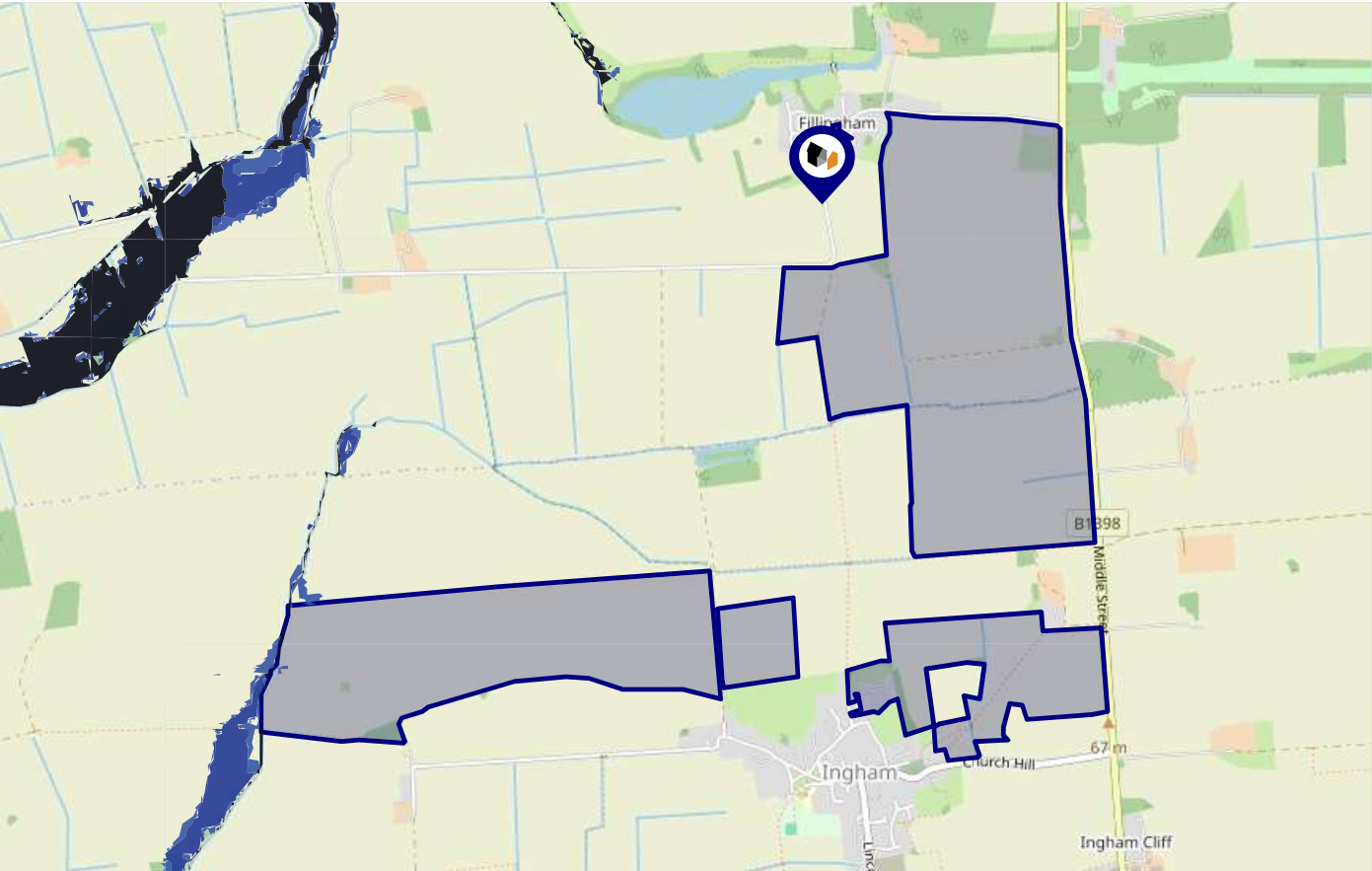
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Flood Risk

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.

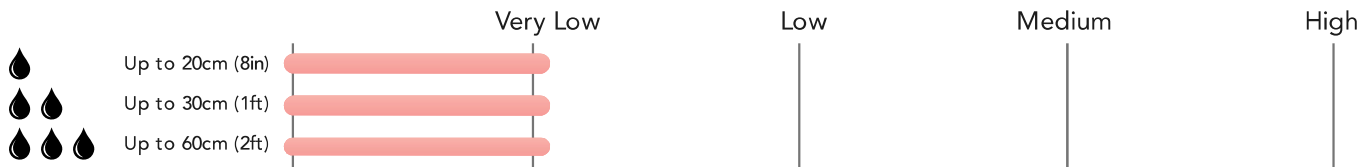


Risk Rating: Very low

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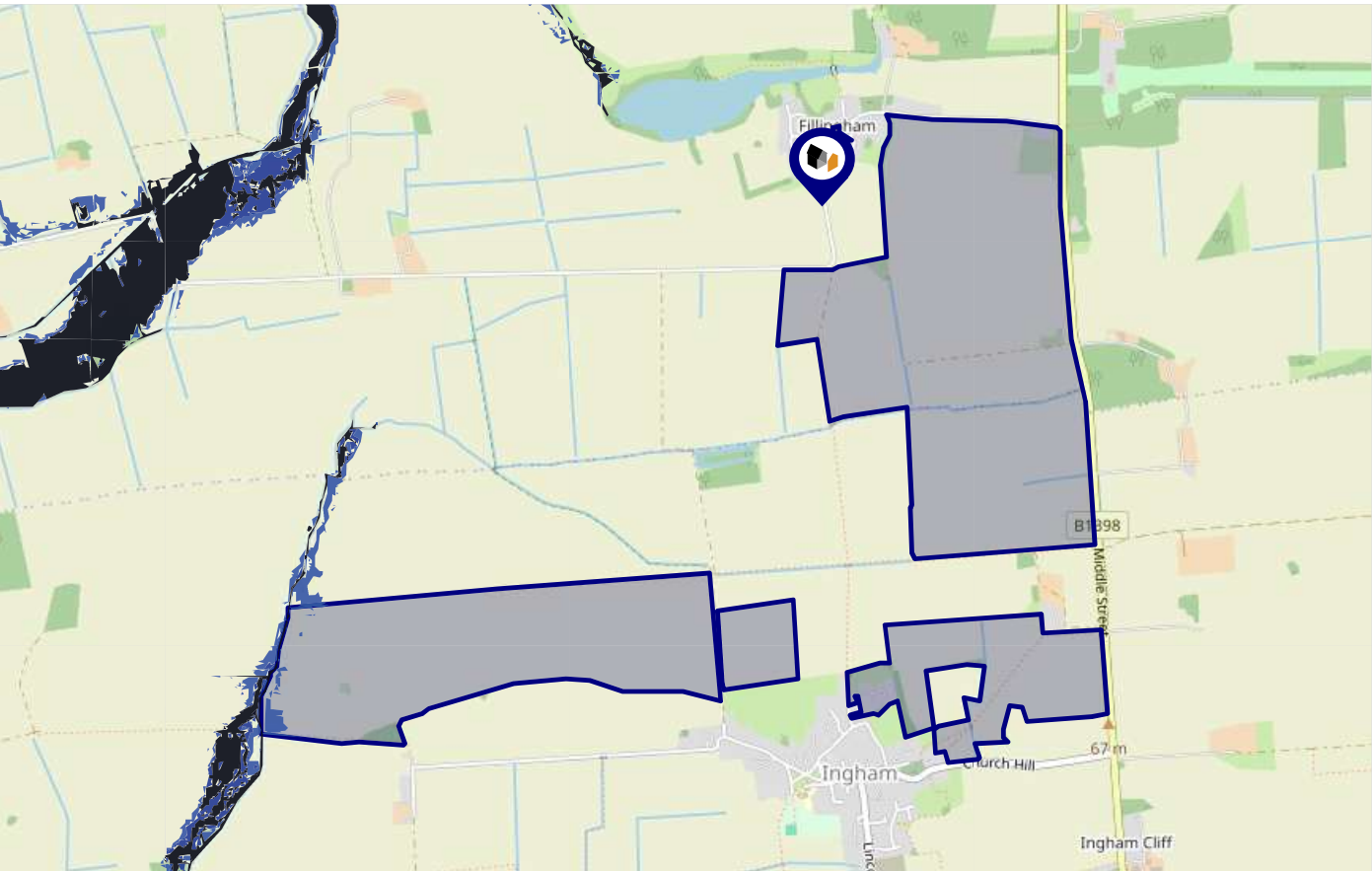


Flood Risk

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

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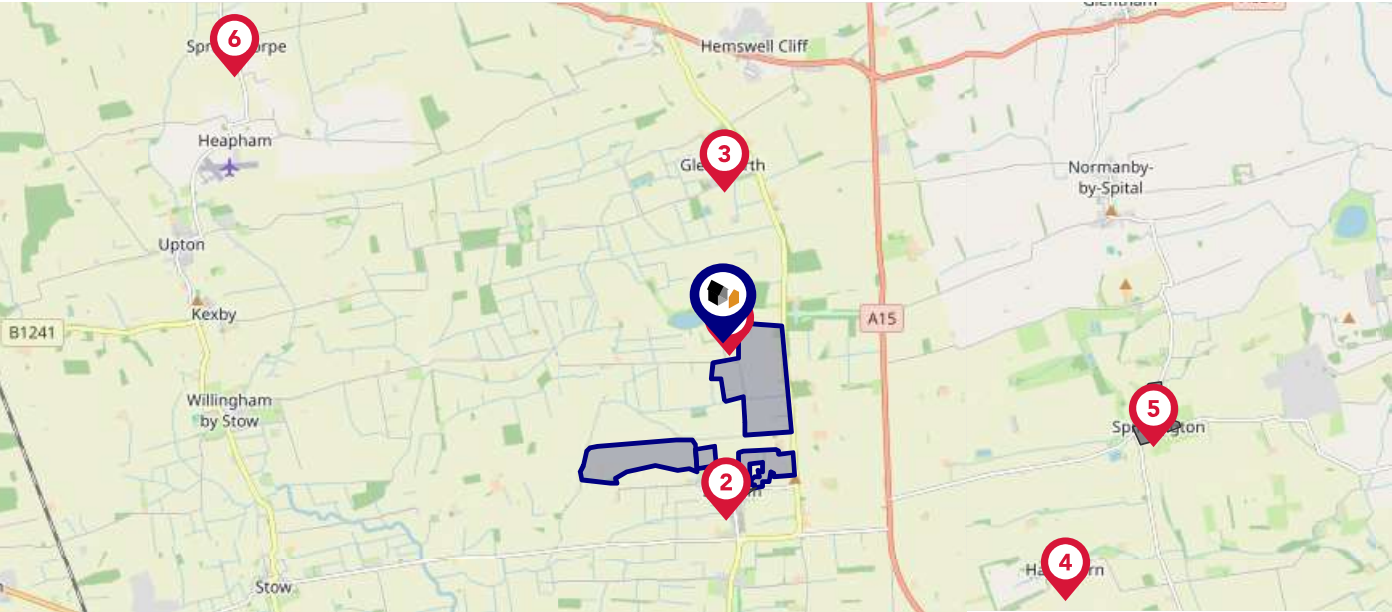
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Maps

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.



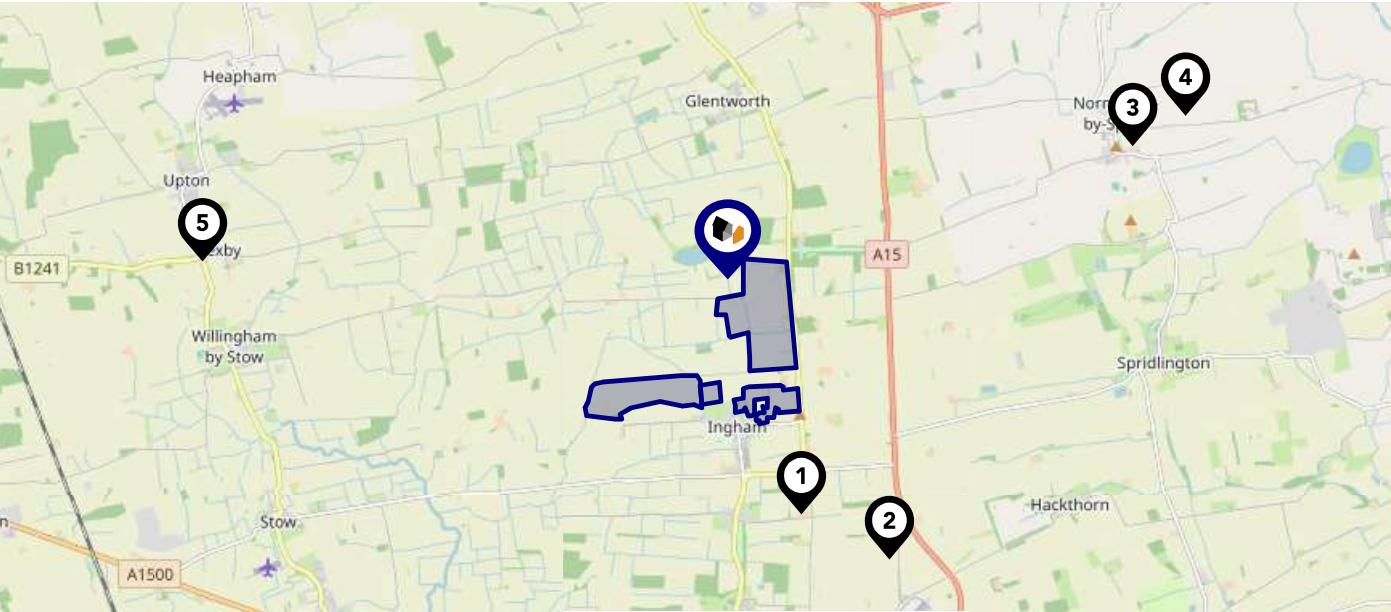
Nearby Conservation Areas	
1	Fillingham
2	Ingham
3	Glentworth
4	Hackthorn
5	Spridlington
6	Springthorpe

Maps

Landfill Sites

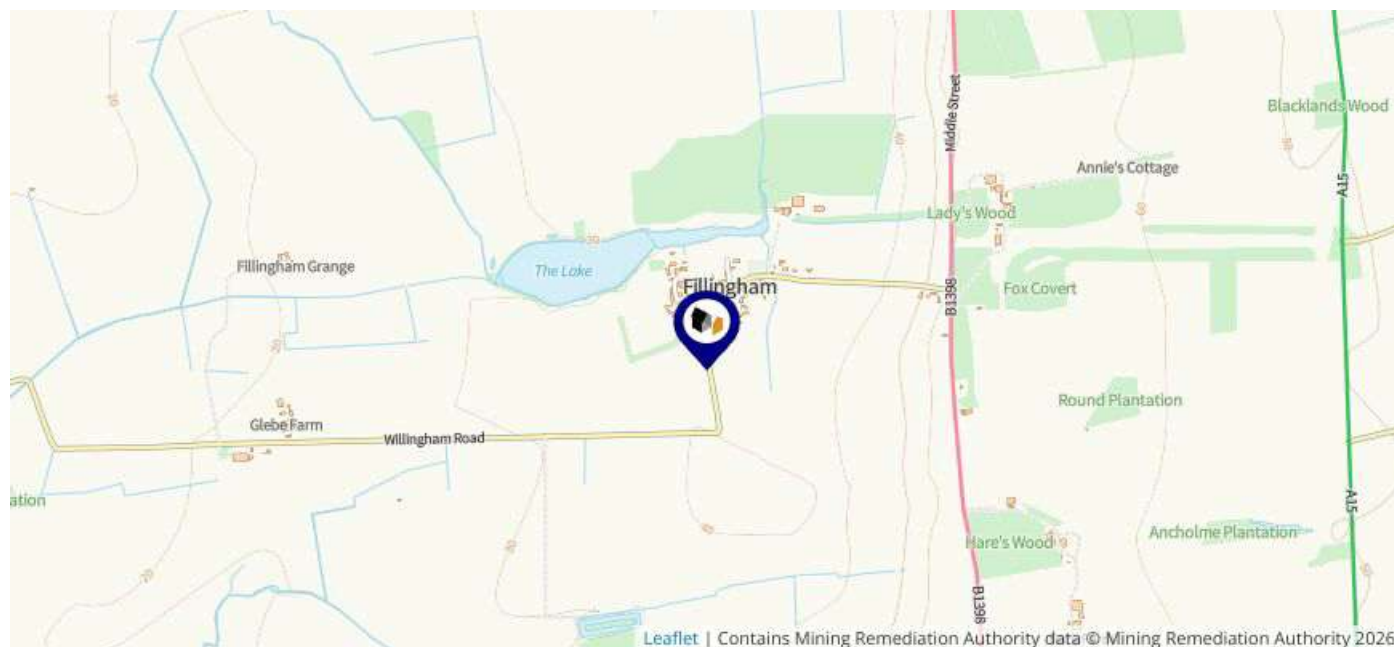


This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites		
1	Middle Street-Cammeringham	Historic Landfill
2	Land adjacent to Cammeringham Top Covert and the A15-Cammeringham	Historic Landfill
3	Private Lane-Normanby, Lincoln, Lincolnshire	Historic Landfill
4	Normanby by Spital-Brickyard Farm, off Highgate Lane, Normanby-by-Spital, Lincolnshire	Historic Landfill
5	Land East Of Village Hall-Upton Road, Upton Cum Kexby, Gainsborough, Lincolnshire	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.

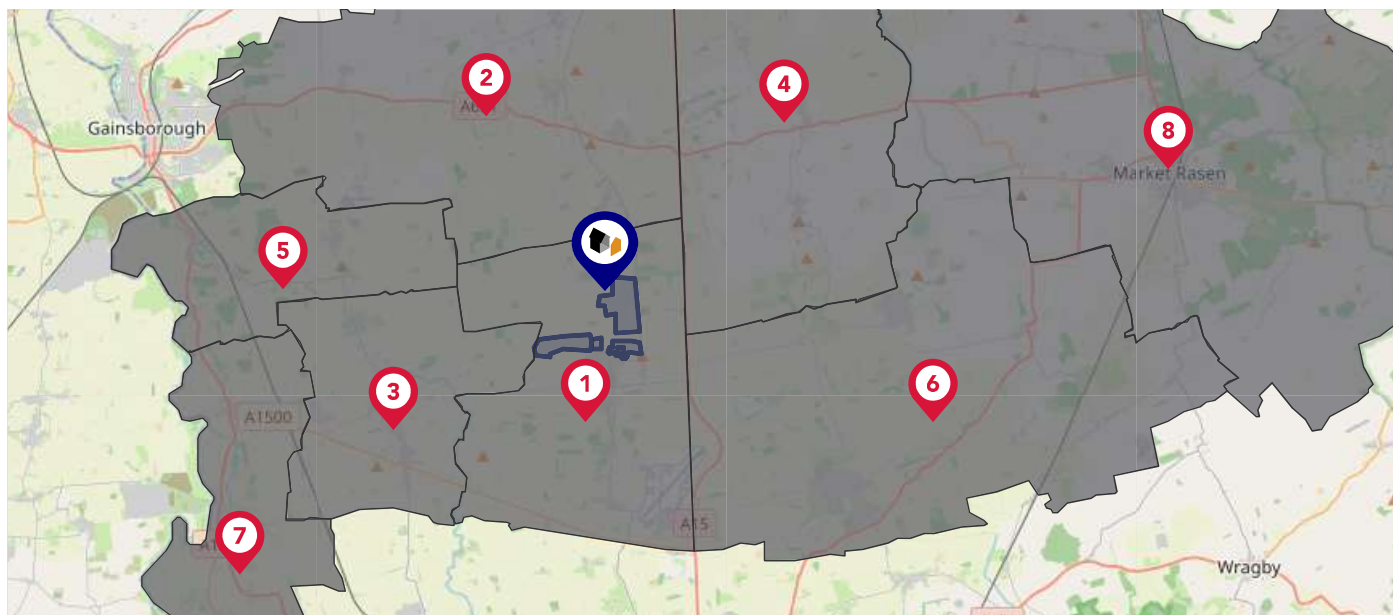
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Scampton Ward



Hemswell Ward



Stow Ward



Waddingham and Spital Ward



Lea Ward



Dunholme and Welton Ward



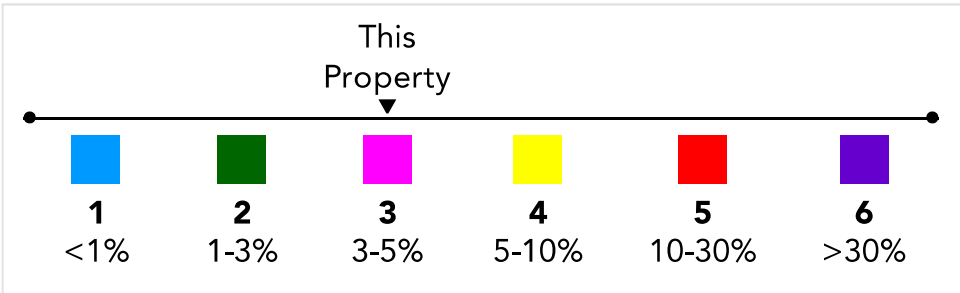
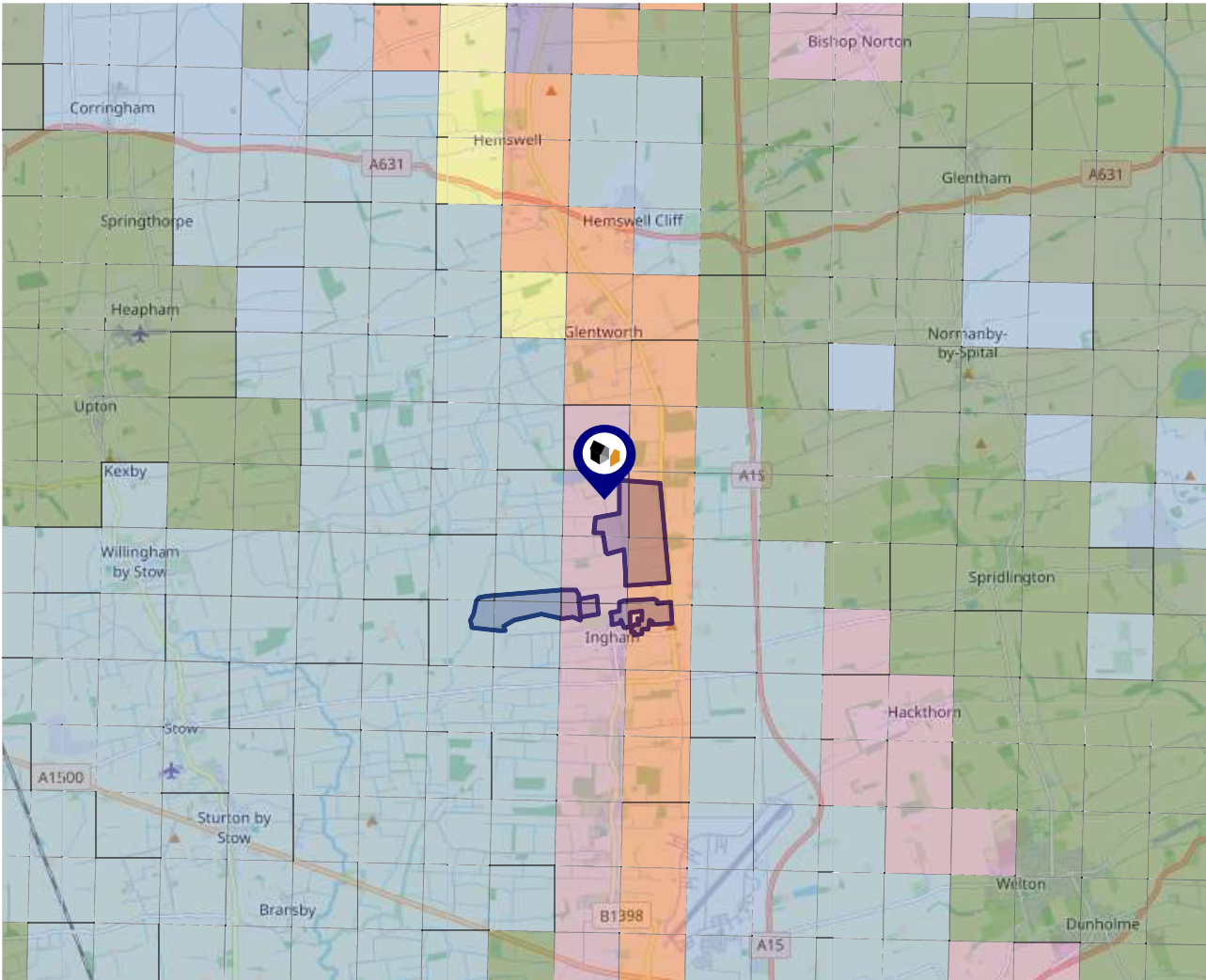
Torksey Ward



Market Rasen Ward

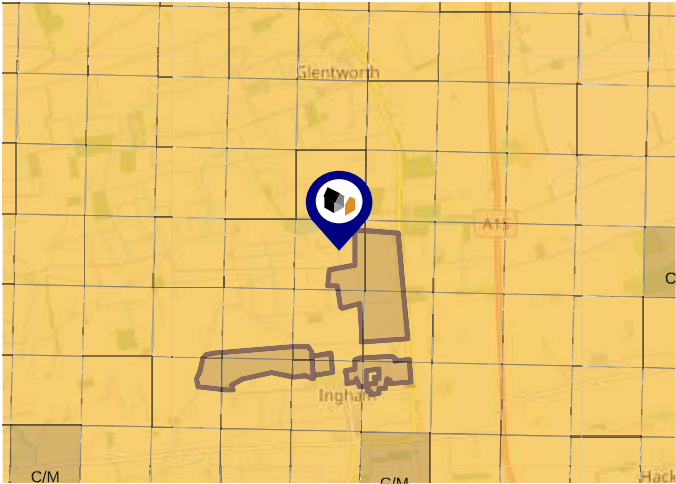
What is Radon?

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:	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

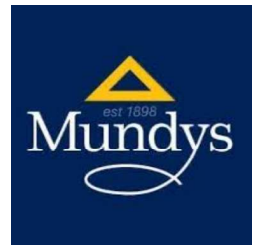


Key:

-  Power Pylons
-  Communication Masts

Maps

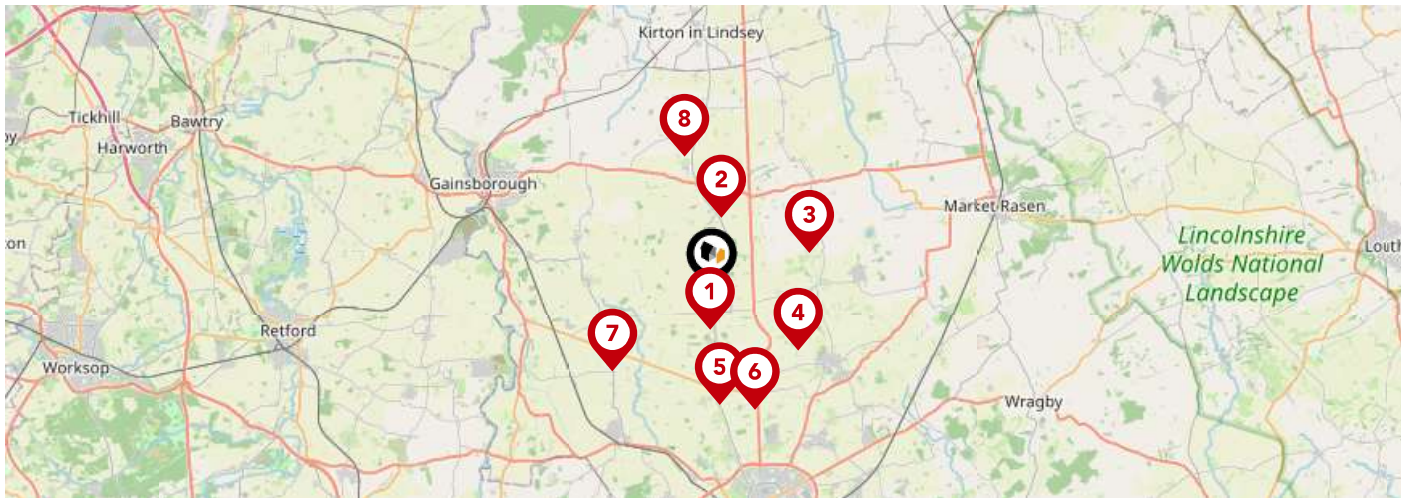
Listed Buildings



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
 1063345 - Lake House	Grade II	0.1 miles
 1166037 - The Old Rectory	Grade II	0.1 miles
 1359848 - Village Hall	Grade II	0.1 miles
 1063343 - 5, Chapel Lane	Grade II	0.1 miles
 1063344 - 3, Chapel Lane	Grade II	0.1 miles
 1309113 - Monument 10 Yards South Of Chancel Of Church Of St. Andrew	Grade II	0.2 miles
 1359847 - Church Of St Andrew	Grade II	0.2 miles
 1309085 - Manor House	Grade II	0.3 miles
 1359849 - Castle Farm Stable Block, Outbuildings And Attached Cottage	Grade II	0.7 miles
 1063347 - Haybarn At Castle Farm	Grade II	0.7 miles



		Nursery	Primary	Secondary	College	Private
1	Ingham Primary School Ofsted Rating: Good Pupils: 81 Distance:1.35	☐	☒	☐	☐	☐
2	Hemswell Cliff Primary School Ofsted Rating: Good Pupils: 39 Distance:2.63	☐	☒	☐	☐	☐
3	Normanby Primary School Ofsted Rating: Good Pupils: 51 Distance:3.69	☐	☒	☐	☐	☐
4	The Hackthorn Church of England Primary School Ofsted Rating: Outstanding Pupils: 56 Distance:3.7	☐	☒	☐	☐	☐
5	Scampton Church of England Primary School Ofsted Rating: Good Pupils: 57 Distance:4.02	☐	☒	☐	☐	☐
6	Pollyplatt Primary School Ofsted Rating: Good Pupils: 81 Distance:4.48	☐	☒	☐	☐	☐
7	Sturton by Stow Primary School Ofsted Rating: Good Pupils: 171 Distance:4.52	☐	☒	☐	☐	☐
8	Willoughton Primary School Ofsted Rating: Good Pupils: 49 Distance:4.88	☐	☒	☐	☐	☐



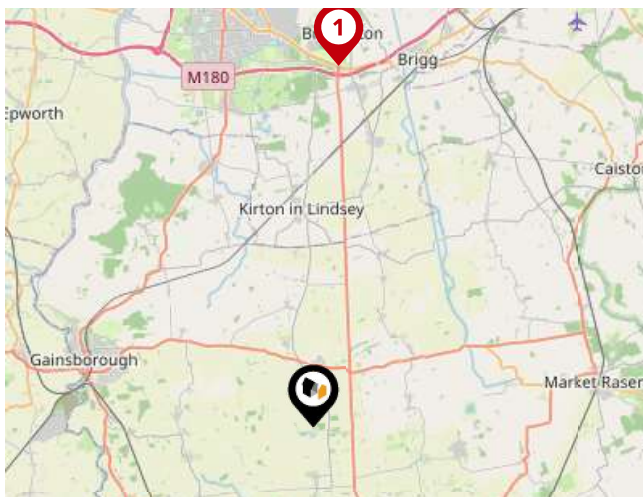
		Nursery	Primary	Secondary	College	Private
	Welton St Mary's Church of England Primary Academy Ofsted Rating: Good Pupils: 381 Distance:5.31	☐	☒	☐	☐	☐
	William Farr CofE Comprehensive School Ofsted Rating: Good Pupils: 1444 Distance:5.72	☐	☐	☒	☐	☐
	Corringham CofE VC Primary School Ofsted Rating: Good Pupils: 104 Distance:5.86	☐	☒	☐	☐	☐
	Dunholme St Chad's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 212 Distance:6.02	☐	☒	☐	☐	☐
	The Marton Academy Ofsted Rating: Good Pupils: 93 Distance:6.82	☐	☒	☐	☐	☐
	Burton Hathow Preparatory School Ofsted Rating: Not Rated Pupils: 106 Distance:6.96	☐	☒	☐	☐	☐
	Waddingham Primary School Ofsted Rating: Good Pupils: 86 Distance:6.97	☐	☒	☐	☐	☐
	Frances Olive Anderson Church of England (Aided) Primary School Ofsted Rating: Good Pupils: 167 Distance:6.98	☐	☒	☐	☐	☐

Area Transport (National)



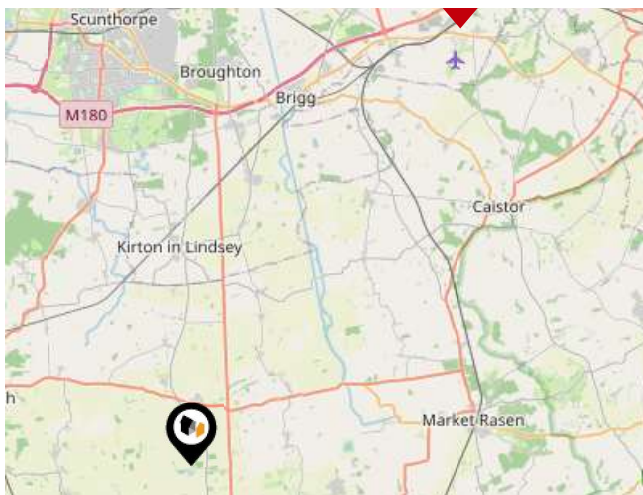
National Rail Stations

Pin	Name	Distance
1	Saxilby Rail Station	7.26 miles
2	Gainsborough Lea Road Rail Station	8 miles
3	Gainsborough Central Rail Station	8.31 miles
4	Kirton Lindsey Rail Station	8.67 miles
5	Lincoln Central Rail Station	9.36 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	12.79 miles



Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	18.13 miles

Area

Transport (Local)

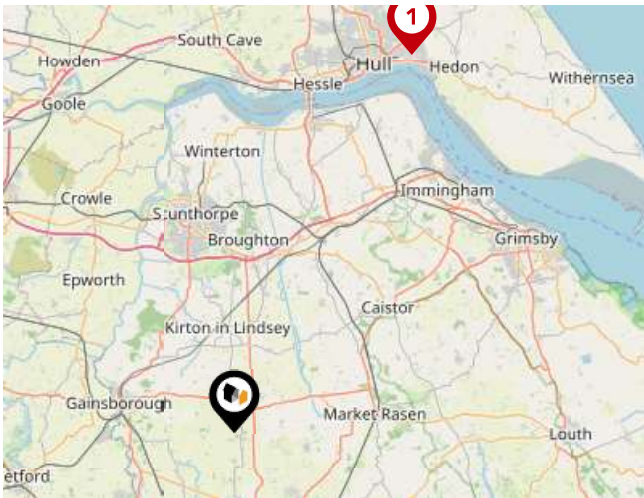


Bus Stops/Stations

Pin	Name	Distance
1	Village Hall	0.07 miles
2	St Andrew's Church	0.17 miles
3	Demand Responsive Area	0.54 miles
4	Village Lane End	0.54 miles
5	Village Lane End	0.54 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Hull Ferry Terminal	29.36 miles

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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.

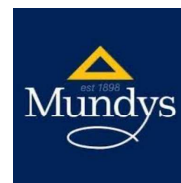


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