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MIR: Material Info

The Material Information Affecting this Property

Tuesday 03rd November 2026



SWINHOPE ROAD, BROOKENBY, BINBROOK, MARKET RASEN, LN8

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

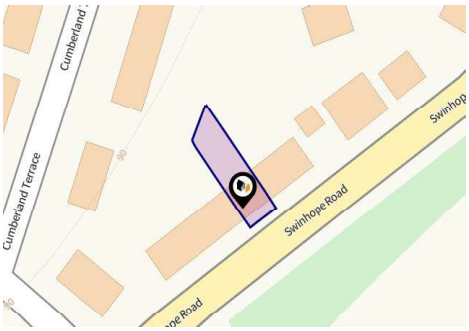
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Property
Overview







Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	3		
Plot Area:	0.05 acres		
Year Built :	1950-1966		
Council Tax :	Band A		
Annual Estimate:	£1,570		
Title Number:	LL67493		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

12	68	-
mb/s	mb/s	mb/s

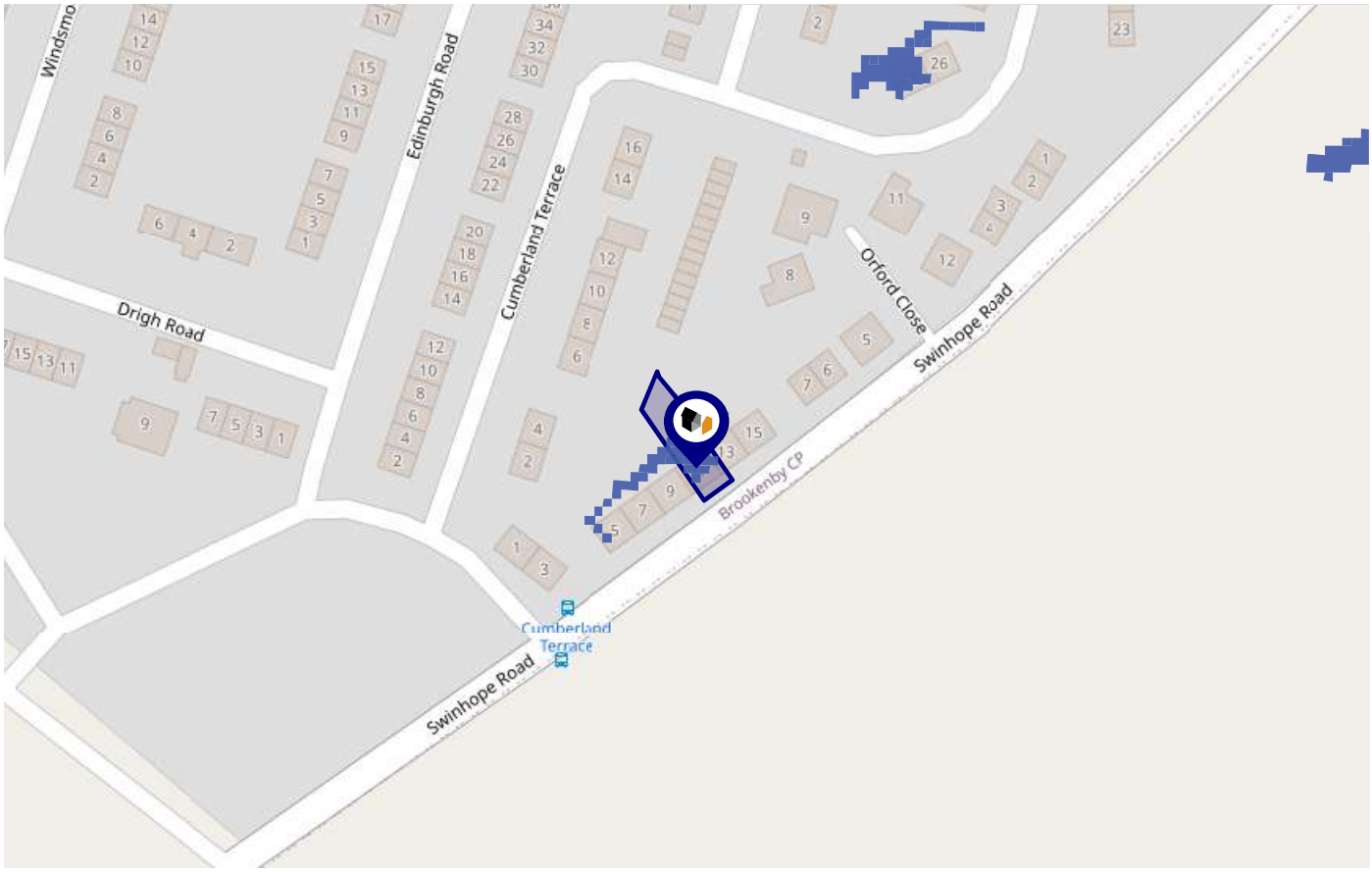
Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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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.

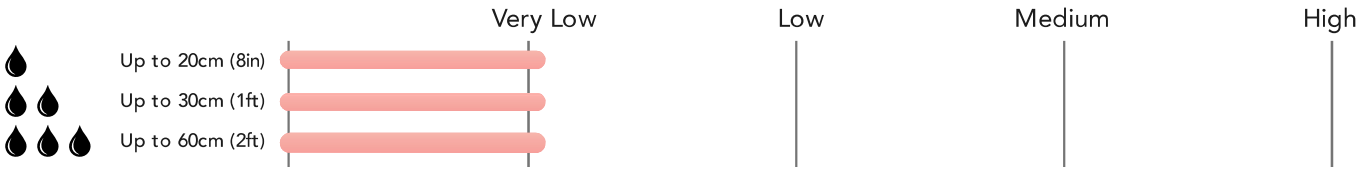


Risk Rating: Low

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.

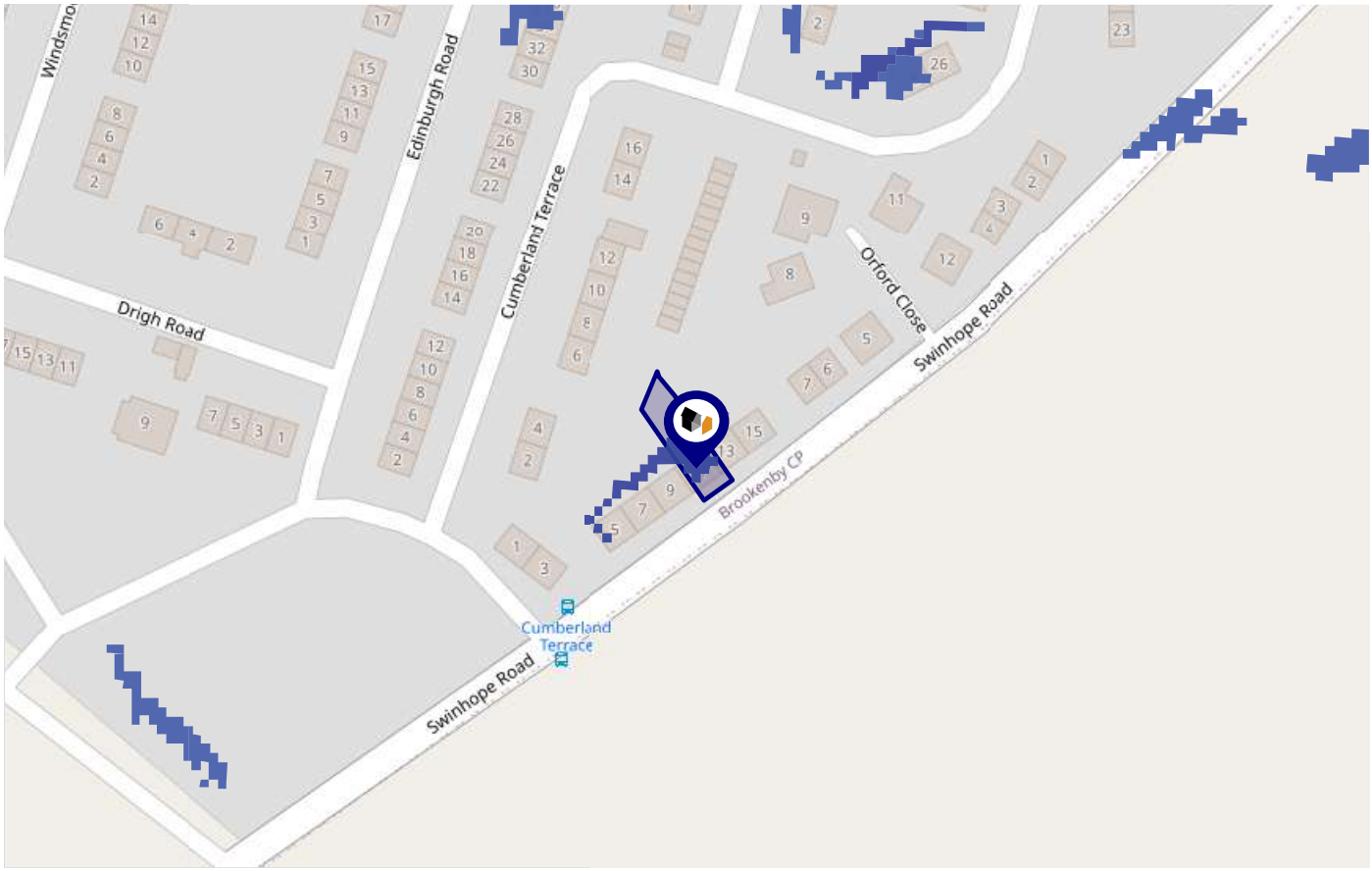
Chance of flooding to the following depths at this property:



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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: Medium

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:

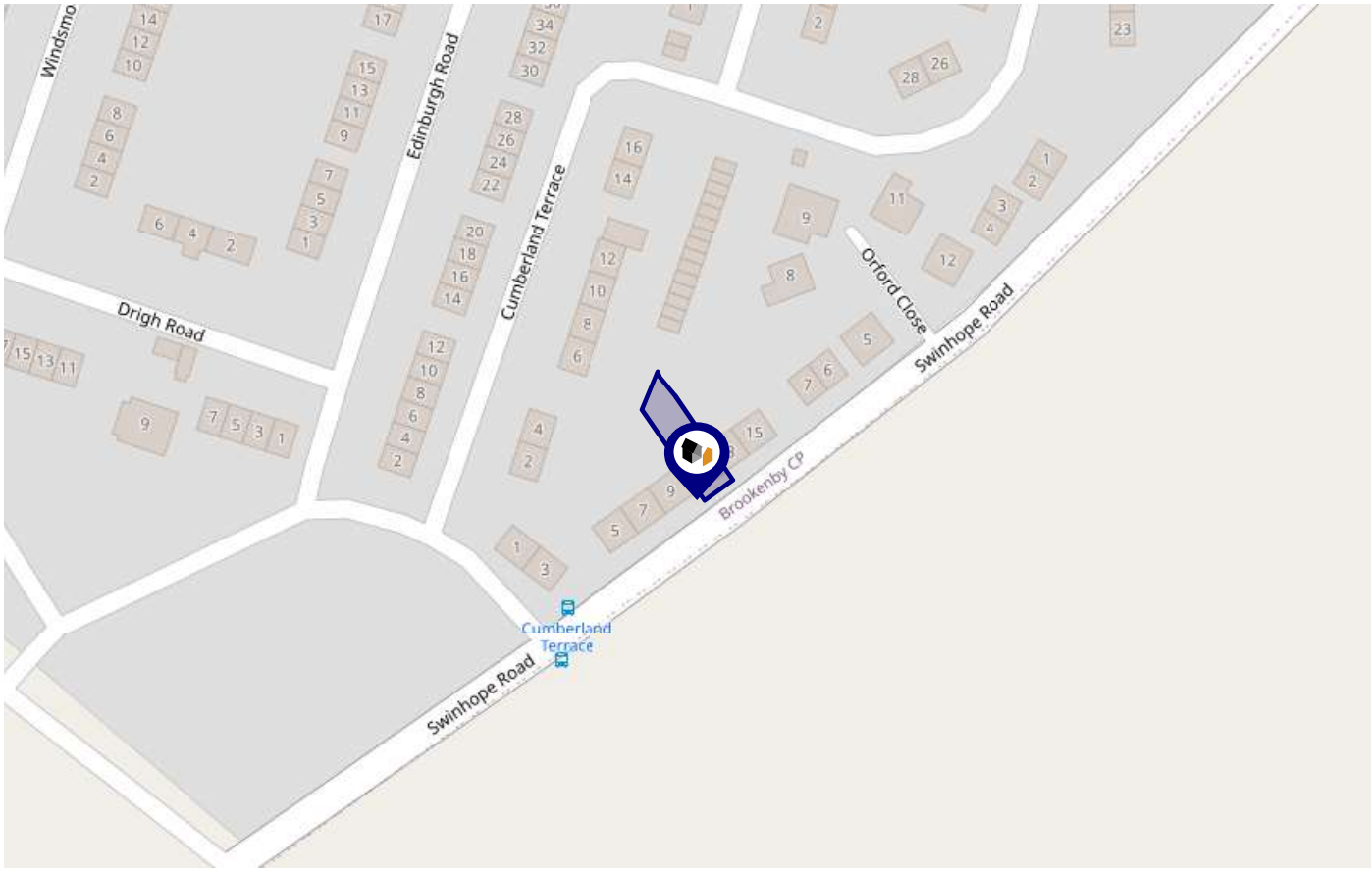


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Flood Risk
Rivers & Seas - Flood Risk

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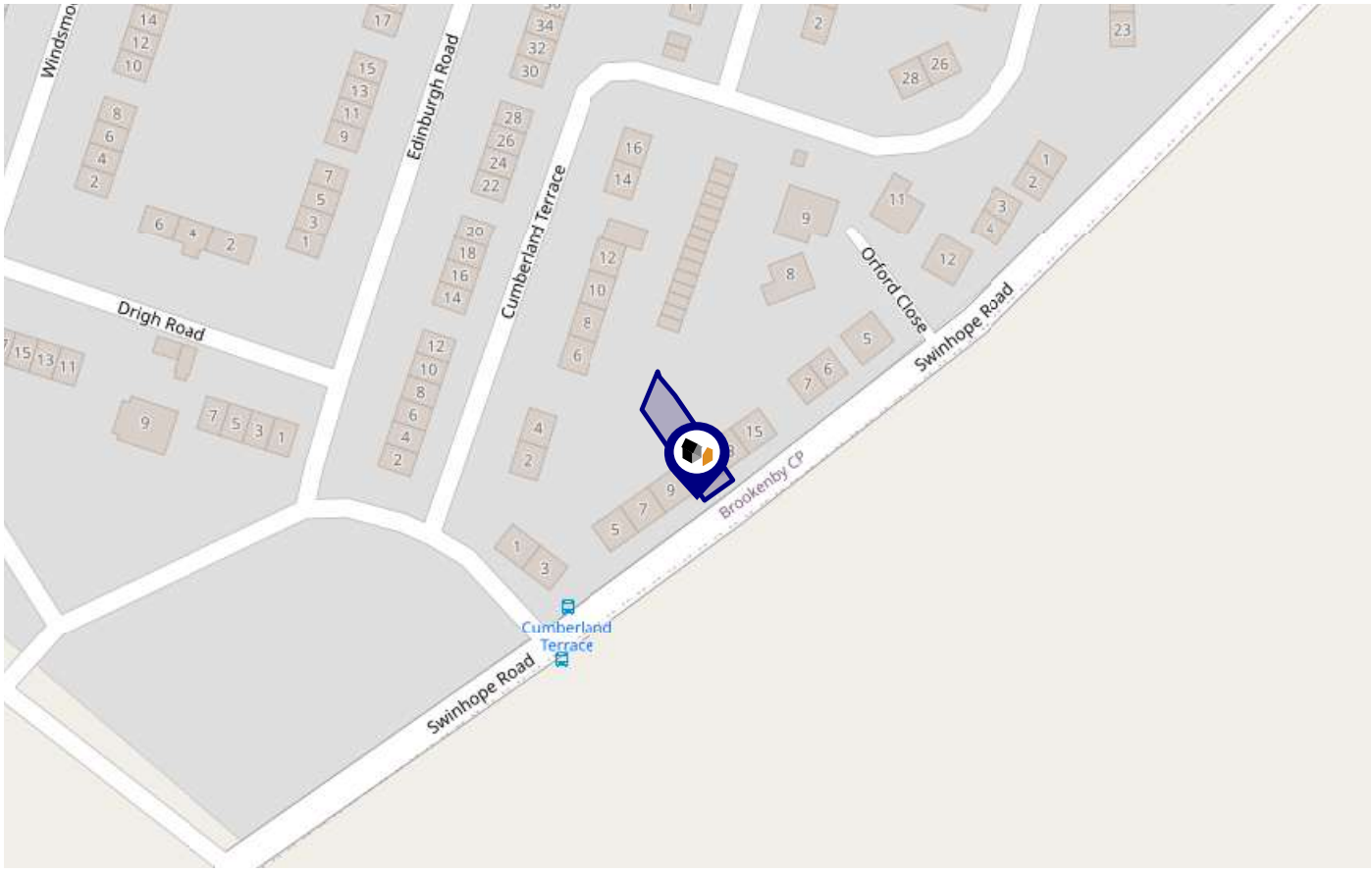
Chance of flooding to the following depths at this property:



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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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Chance of flooding to the following depths at this property:



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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.

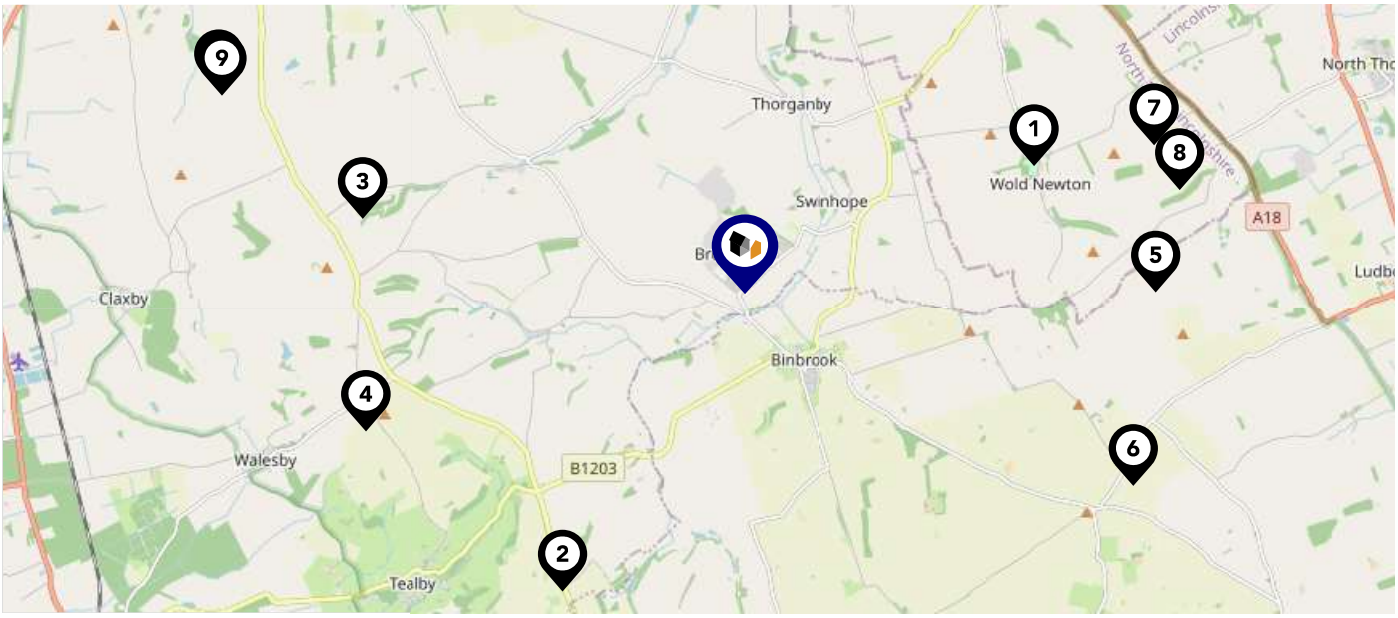


Nearby Conservation Areas	
1	Binbrook
2	Tealby
3	North Thoresby

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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.

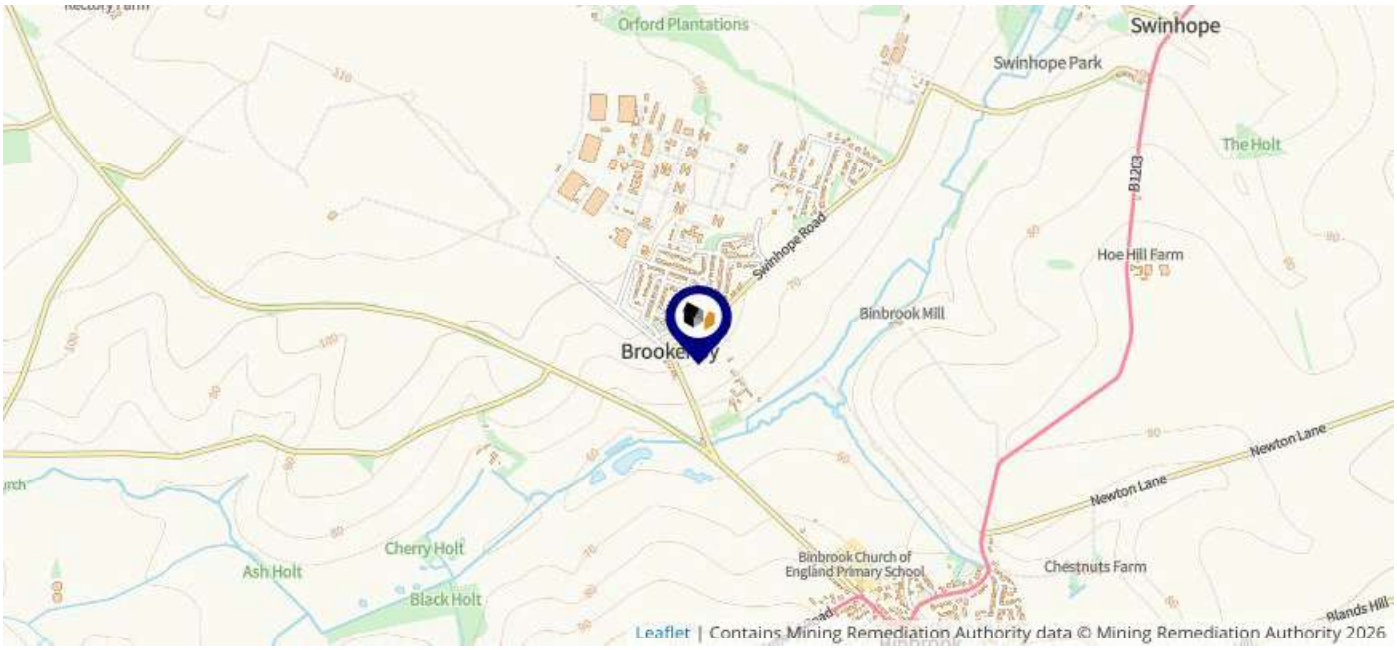


Nearby Landfill Sites

1	Wold Newton South-Wold Newton, Cleethorpes	Historic Landfill
2	Caistor High Street-Ludford	Historic Landfill
3	Off Caistor High Street-Near Market Rasen, Thoresway, Caistor	Historic Landfill
4	Walesby Top-Caistor Lane, Walesby	Historic Landfill
5	Cadeby Hall-Hawerby cum Beesby	Historic Landfill
6	Kelstern Old Airfield-Lambcroft, Market Rasen, Lincolnshire	Historic Landfill
7	Cadeby Hall B-Hawerby cum Beesby	Historic Landfill
8	Beesby Farm-Barton Street, Hawerby cum Beesby, North Thorseby	Historic Landfill
9	EA/EPR/FP3192NN/T001 - Tioxide Europe Ltd	Active Landfill
10	EA/EPR/VP3130BK/V002 - Tioxide Europe Ltd	Active Landfill

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

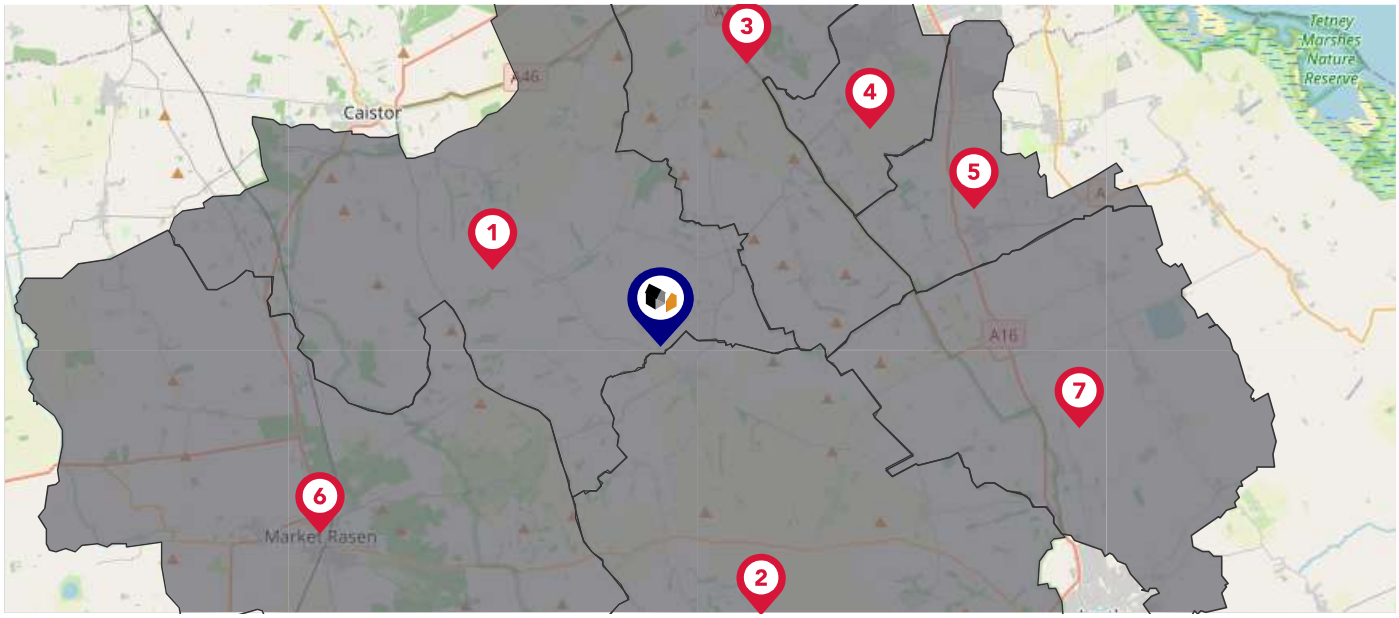
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

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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



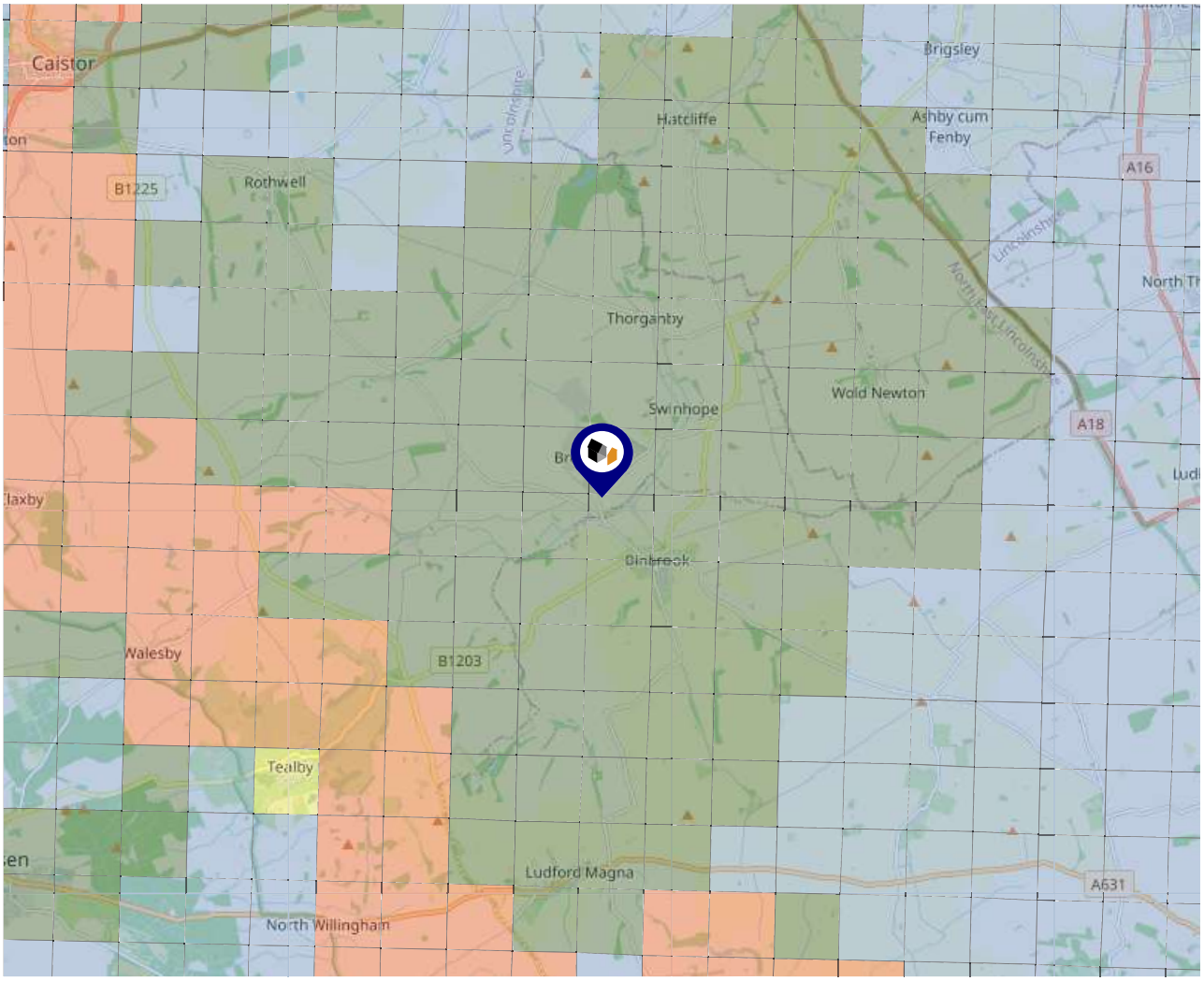
Nearby Council Wards

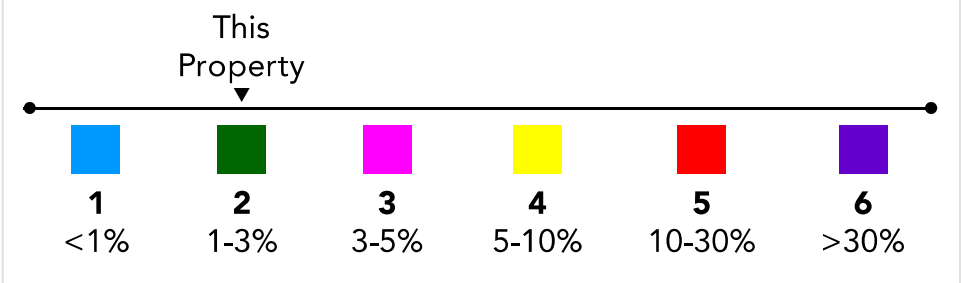
1	Wold View Ward
2	Binbrook Ward
3	Wolds Ward
4	Waltham Ward
5	Holton-le-Clay & North Thoresby Ward
6	Market Rasen Ward
7	Fulstow Ward

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).



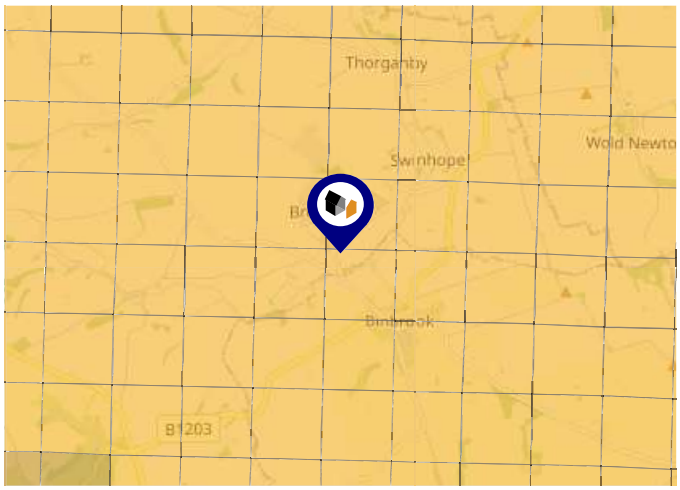


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Environment
Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	HIGH	**Soil Texture:**	CHALKY, SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

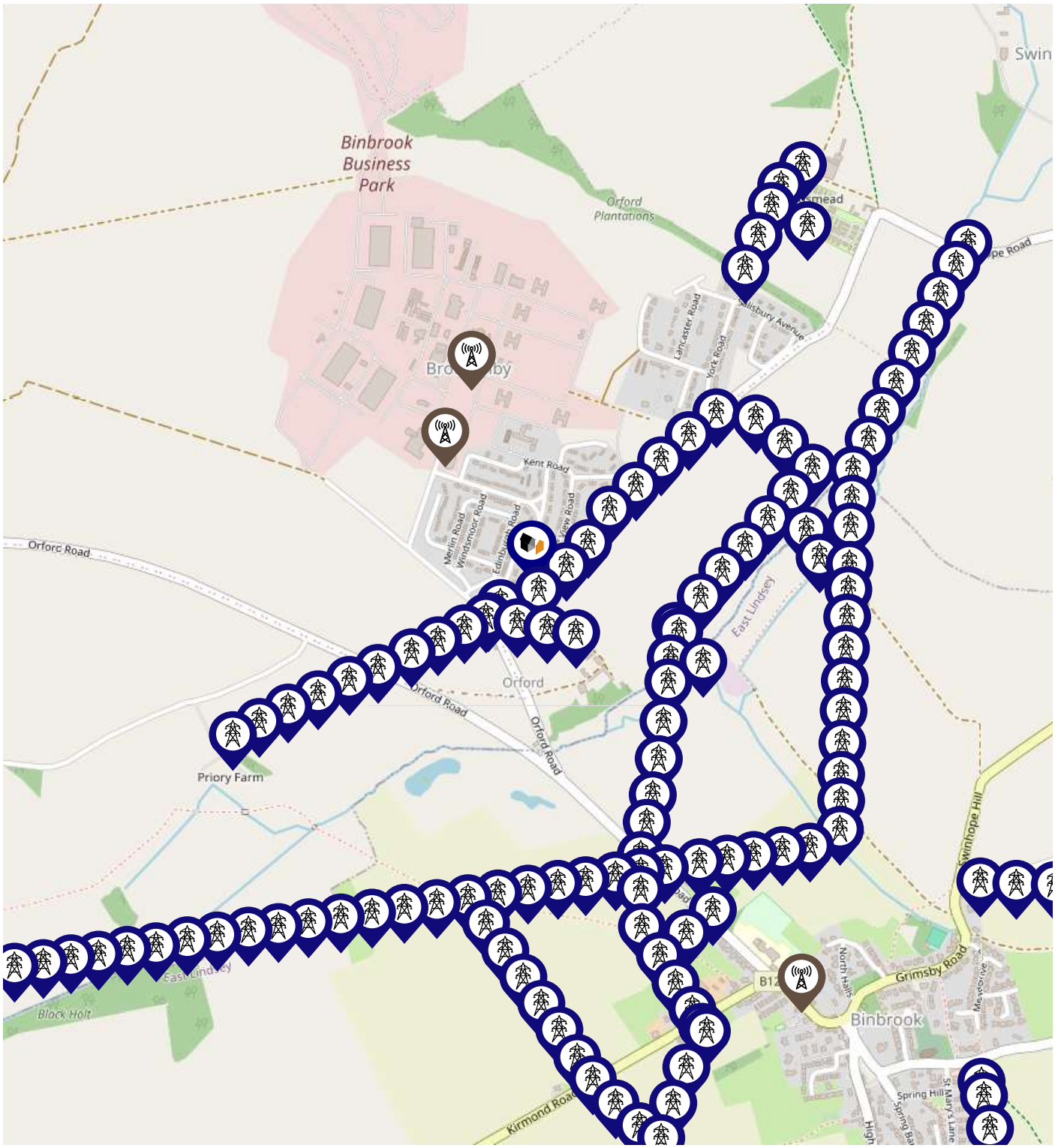


Primary Classifications (Most Common Clay Types)

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

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Local Area
Masts & Pylons



Key:

Power Pylons

Communication Masts

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Maps
Listed Buildings

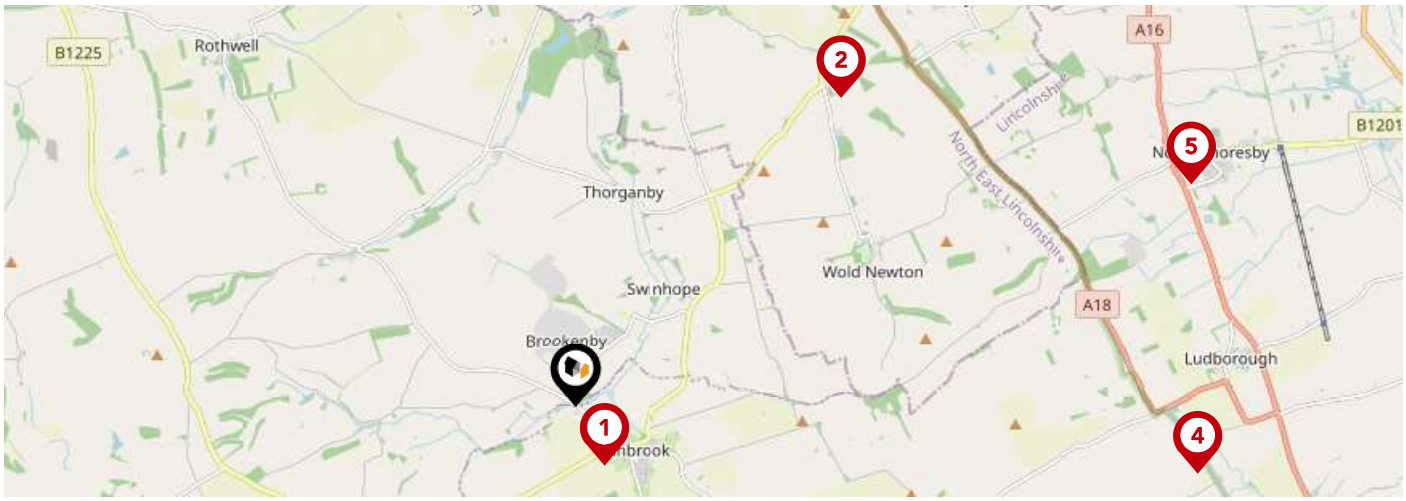
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1359945 - Pump And Wall	Grade II	0.8 miles

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Area
Schools



		Nursery	Primary	Secondary	College	Private
1	**Binbrook CofE Primary School** Ofsted Rating: Good | Pupils: 86 | Distance:0.58	☐	☑	☐	☐	☐
2	**East Ravendale CofE Primary School Academy** Ofsted Rating: Good | Pupils: 98 | Distance:3.6	☐	☑	☐	☐	☐
3	**Tealby School** Ofsted Rating: Good | Pupils: 84 | Distance:3.9	☐	☑	☐	☐	☐
4	**The Utterby Primary Academy** Ofsted Rating: Good | Pupils: 69 | Distance:5.53	☐	☑	☐	☐	☐
5	**North Thoresby Primary Academy** Ofsted Rating: Good | Pupils: 104 | Distance:5.79	☐	☑	☐	☐	☐
6	**Caistor Yarborough Academy** Ofsted Rating: Good | Pupils: 536 | Distance:6.36	☐	☐	☑	☐	☐
7	**Caistor CofE and Methodist Primary School** Ofsted Rating: Good | Pupils: 216 | Distance:6.4	☐	☑	☐	☐	☐
8	**Caistor Grammar School** Ofsted Rating: Good | Pupils: 683 | Distance:6.64	☐	☐	☑	☐	☐

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Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**De Aston School** Ofsted Rating: Good | Pupils: 1040 | Distance:6.69	☐	☐	☑	☐	☐
10	**Waltham Leas Primary Academy** Ofsted Rating: Good | Pupils: 423 | Distance:6.71	☐	☑	☐	☐	☐
11	**Nettleton Community Primary School** Ofsted Rating: Good | Pupils: 69 | Distance:6.75	☐	☑	☐	☐	☐
12	**The Market Rasen Church of England Primary School** Ofsted Rating: Good | Pupils: 308 | Distance:7.1	☐	☑	☐	☐	☐
13	**Legsby Primary School** Ofsted Rating: Good | Pupils: 37 | Distance:7.17	☐	☑	☐	☐	☐
14	**Holton Le Clay Infant School** Ofsted Rating: Good | Pupils: 87 | Distance:7.18	☐	☑	☐	☐	☐
15	**Holton-le-Clay Junior School** Ofsted Rating: Good | Pupils: 114 | Distance:7.19	☐	☑	☐	☐	☐
16	**Stanford Junior and Infant School** Ofsted Rating: Good | Pupils: 225 | Distance:7.29	☐	☑	☐	☐	☐

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Area
Transport (National)



National Rail Stations

Pin	Name	Distance
1	Market Rasen Rail Station	7.06 miles
2	Grimsby Town Rail Station	9.64 miles
3	Great Coates Rail Station	9.81 miles
4	Healing Rail Station	9.98 miles
5	Stallingborough Rail Station	10.27 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J5	13.66 miles

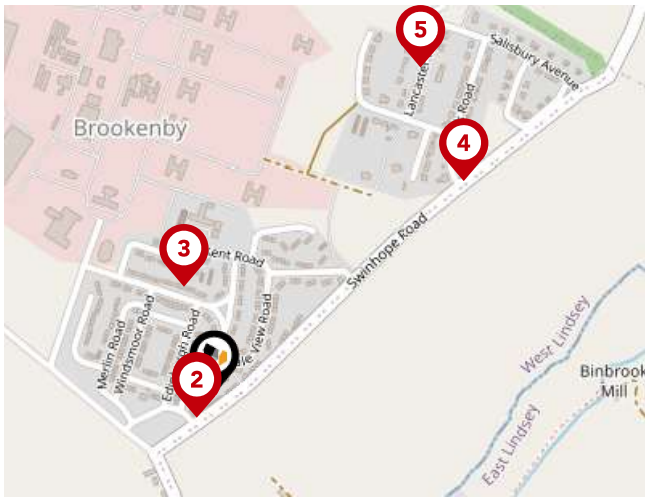


Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	11.88 miles

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Area
Transport (Local)

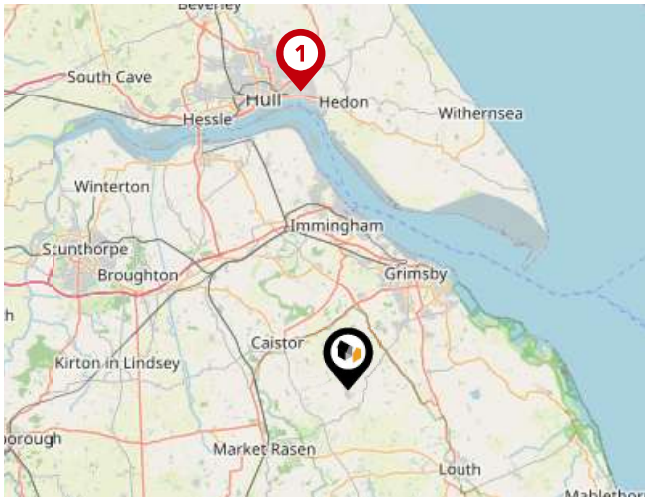


Bus Stops/Stations

Pin	Name	Distance
1	Cumberland Terrace	0.02 miles
2	Demand Responsive Area	0.03 miles
3	Edinburgh Road	0.12 miles
4	York Road	0.36 miles
5	Roland House	0.42 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Hull Ferry Terminal	21.35 miles

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Mundys
Data Quality

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