

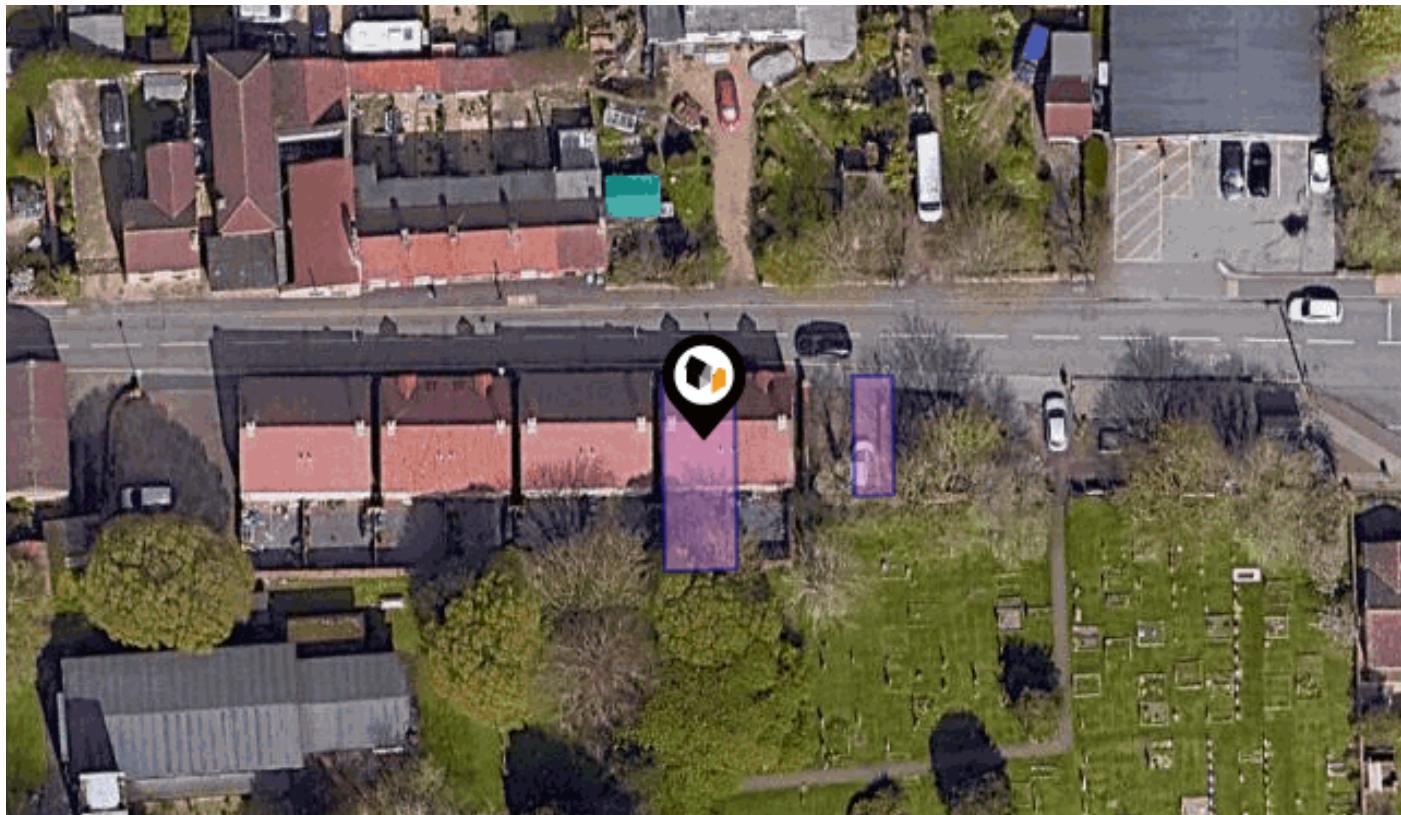


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Wednesday 11<sup>th</sup> February 2026**



**BAR LANE, WADDINGTON, LINCOLN, LN5**

**Mundys**

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

[www.mundys.net](http://www.mundys.net)



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# Property Overview



## Property

**Type:** Semi-Detached  
**Bedrooms:** 3  
**Plot Area:** 0.03 acres  
**Title Number:** LL374721

**Tenure:** Freehold

## Local Area

**Local Authority:** Lincolnshire  
**Conservation Area:** Waddington  
**Flood Risk:**

- Rivers & Seas
- Surface Water

Very low  
Very low

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

**20**  
mb/s      **80**  
mb/s      **1800**  
mb/s



**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**

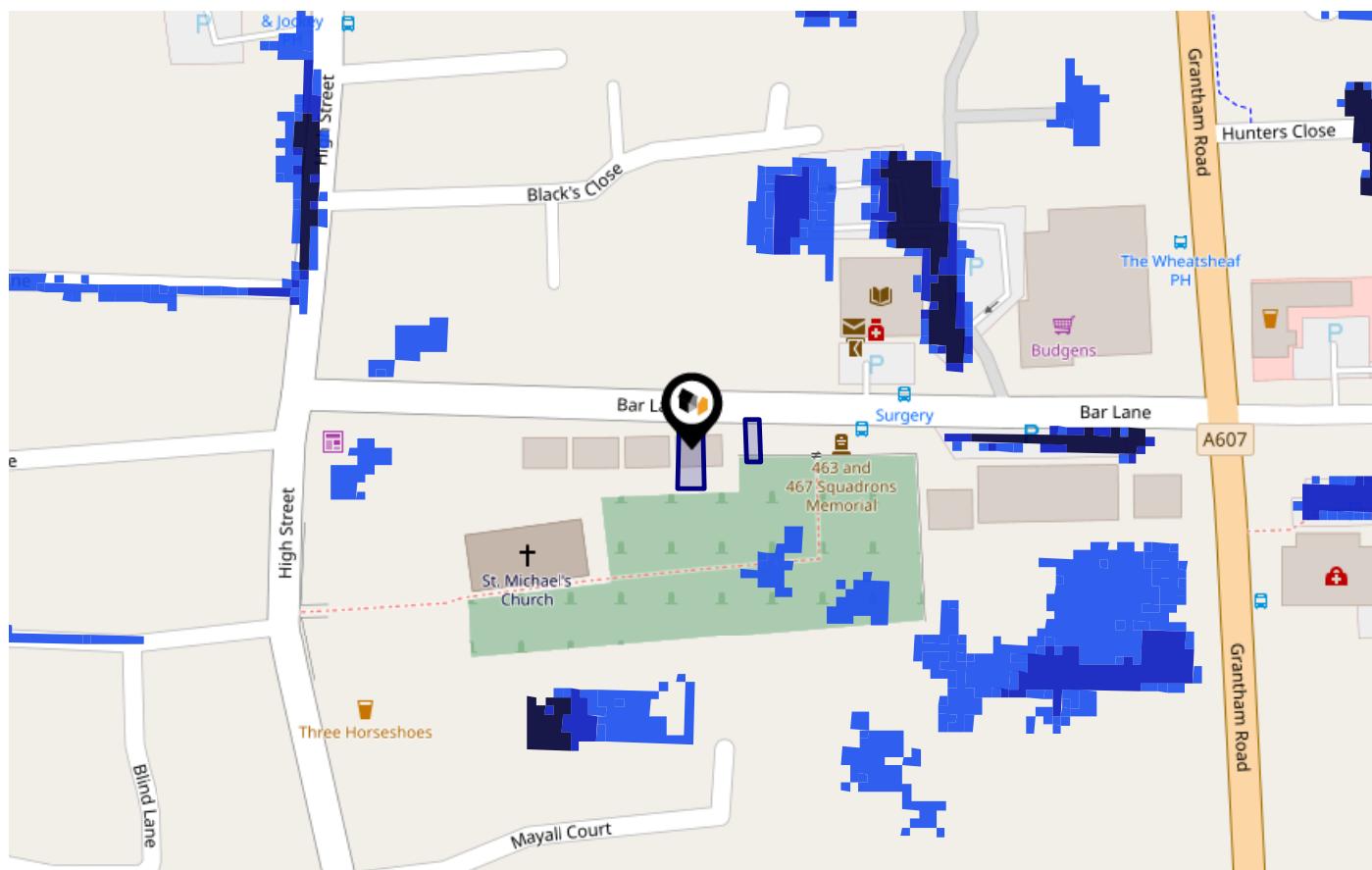


# Flood Risk

## 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.

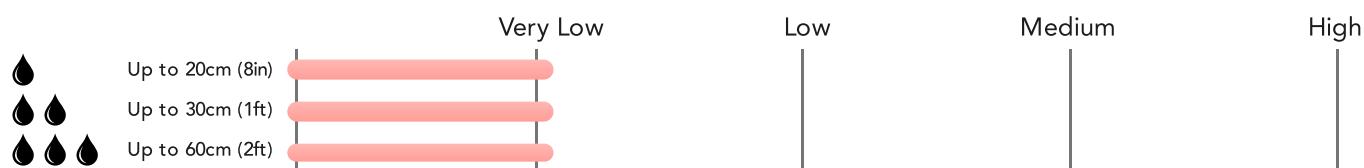


Risk Rating: Very low

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.

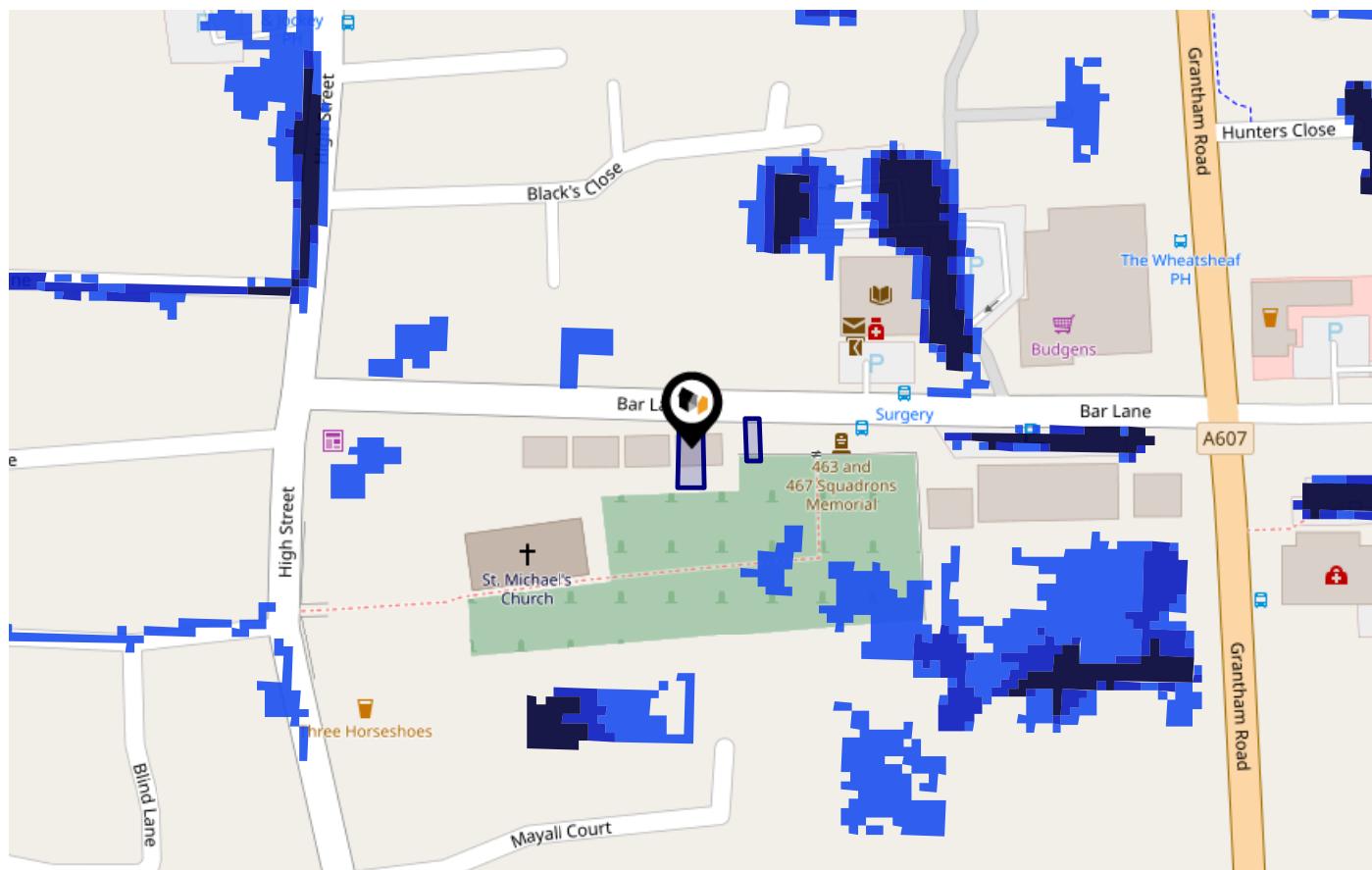
Chance of flooding to the following depths at this property:



# 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.

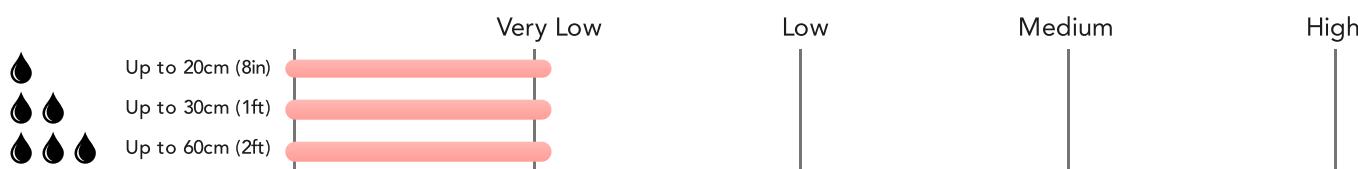


**Risk Rating: Very low**

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.

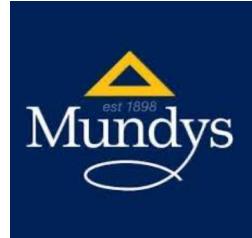
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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Chance of flooding to the following depths at this property:

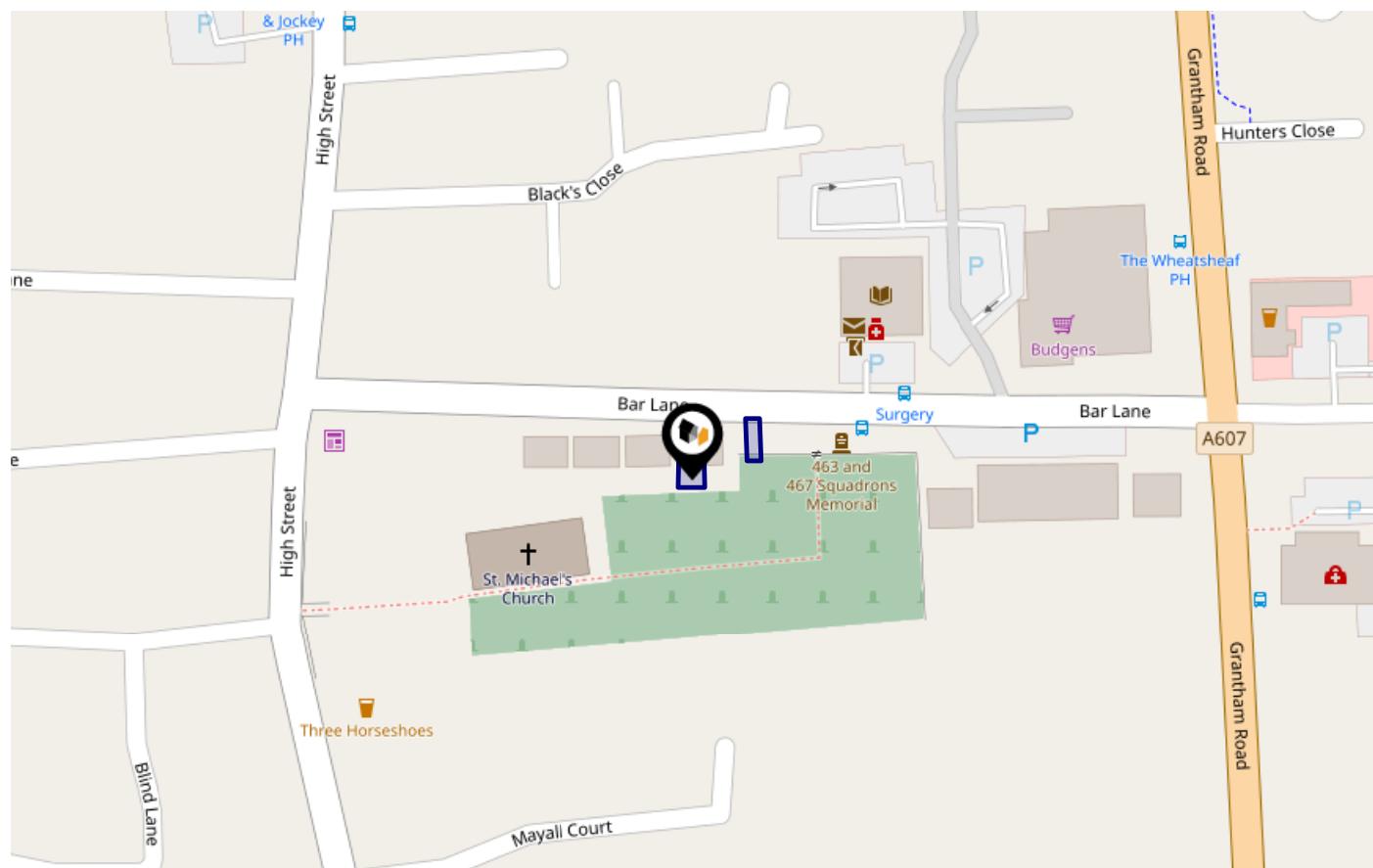


# Flood Risk

## 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.

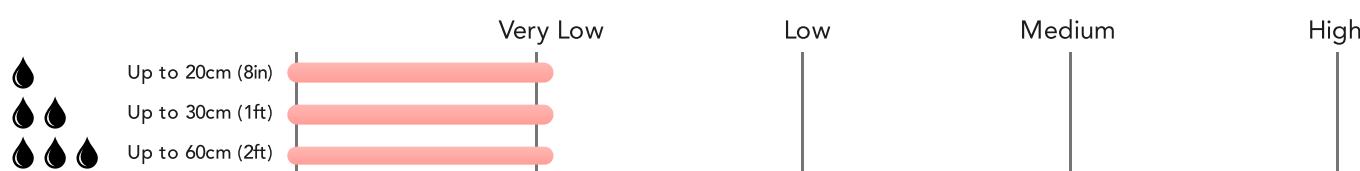


Risk Rating: Very low

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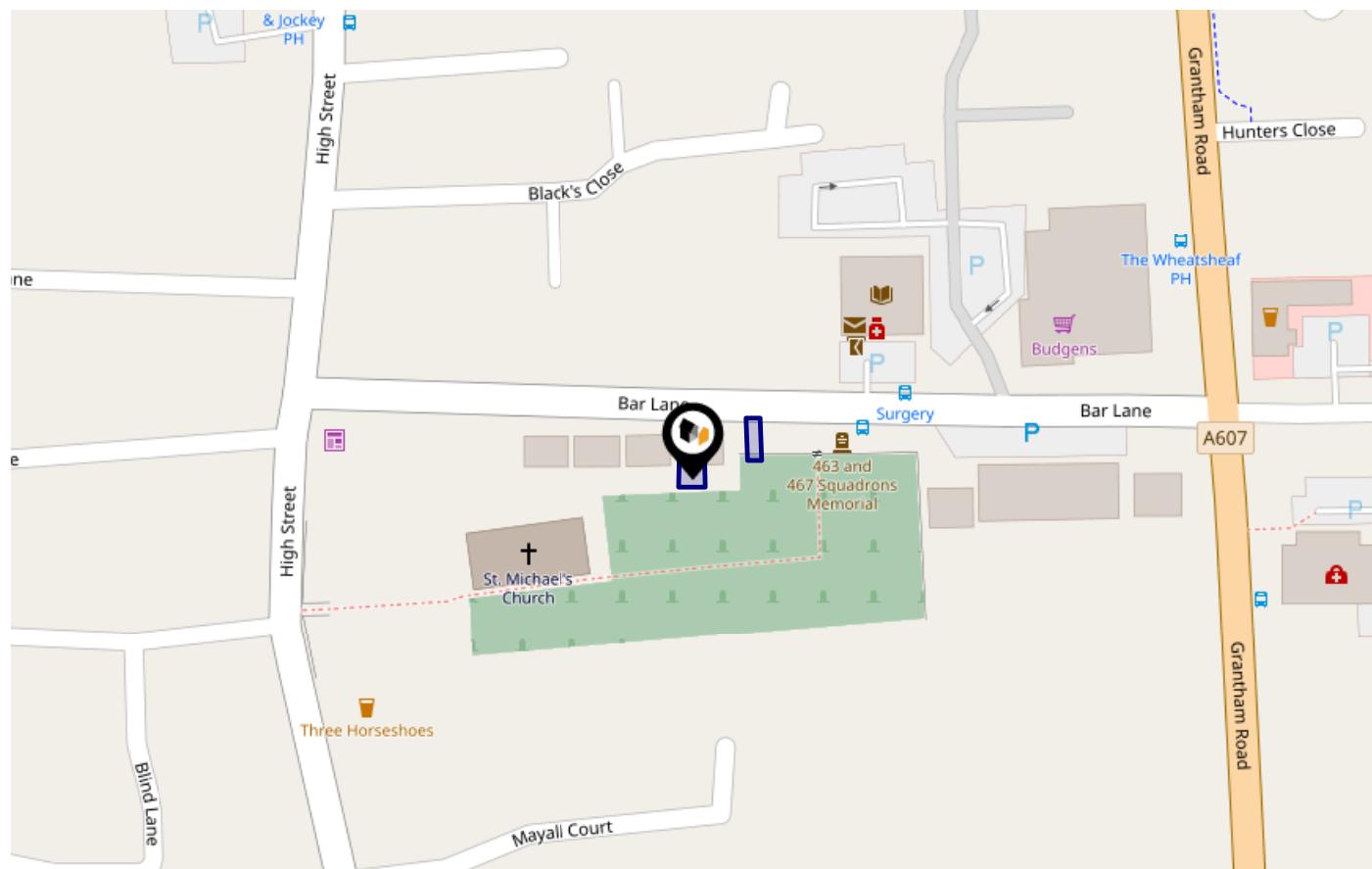
Chance of flooding to the following depths at this property:



# 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:

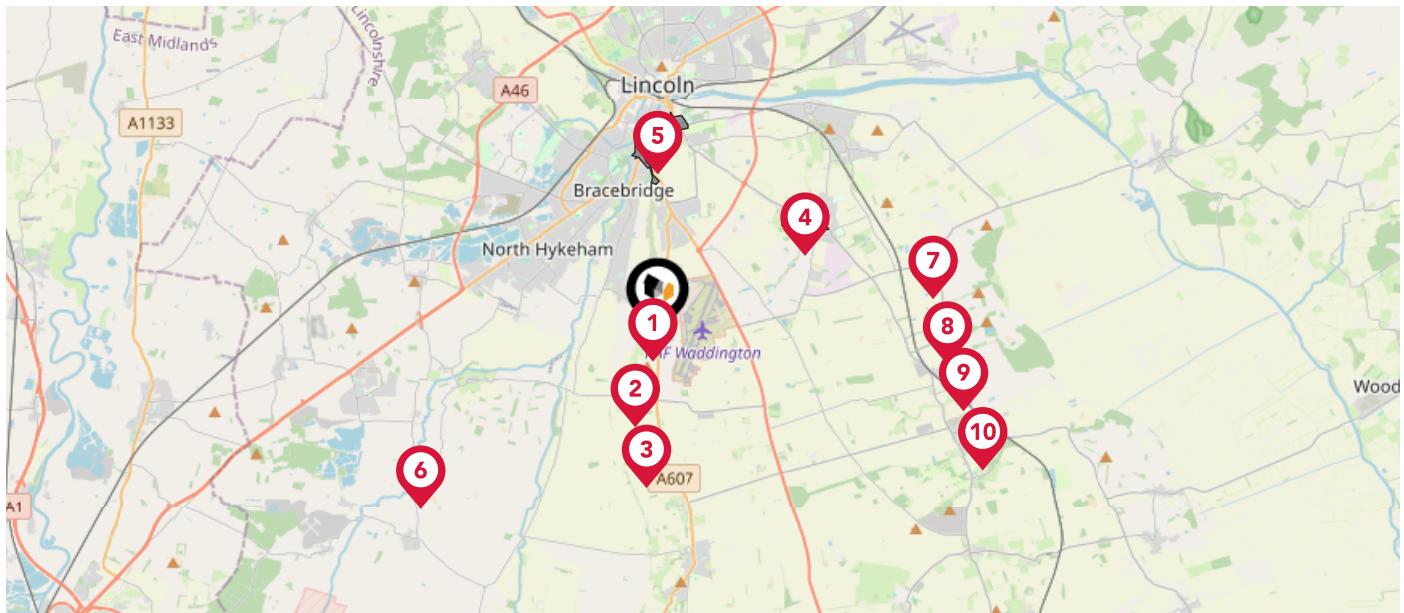


# Maps

## 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

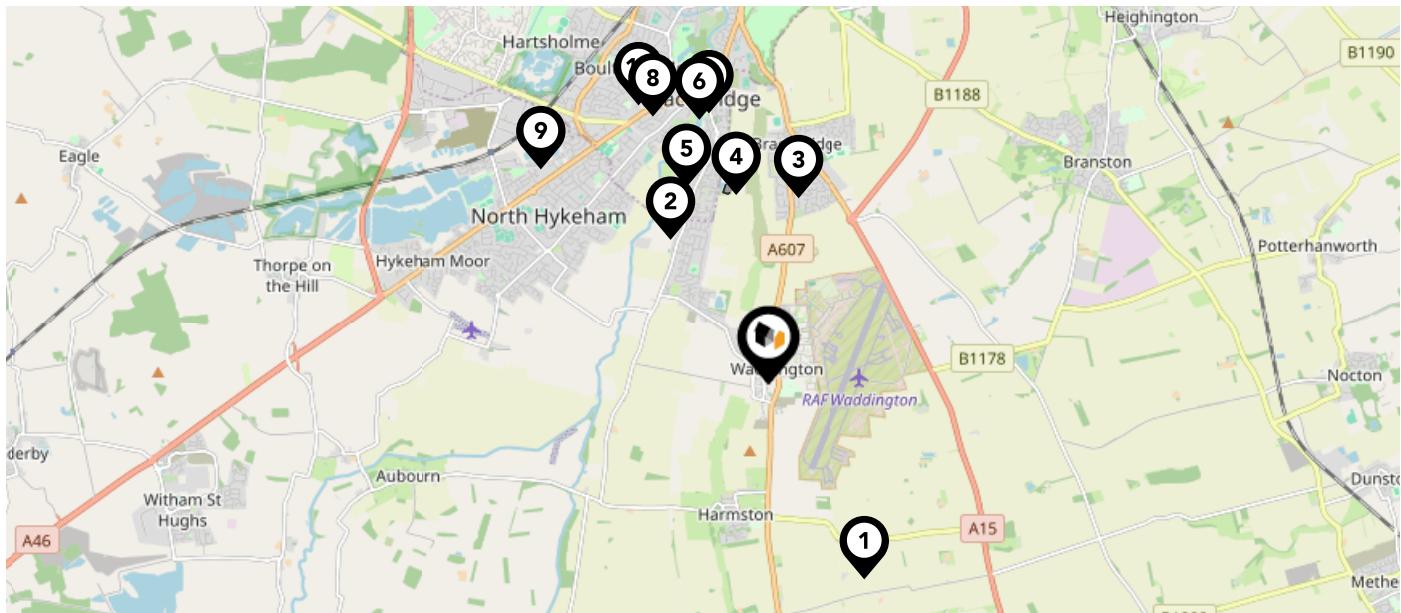
- 1 Waddington
- 2 Harmston
- 3 Coleby
- 4 Branston
- 5 St Catherines
- 6 Bassingham
- 7 Potterhanworth
- 8 Nopton
- 9 Dunston
- 10 Metheringham

# 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.



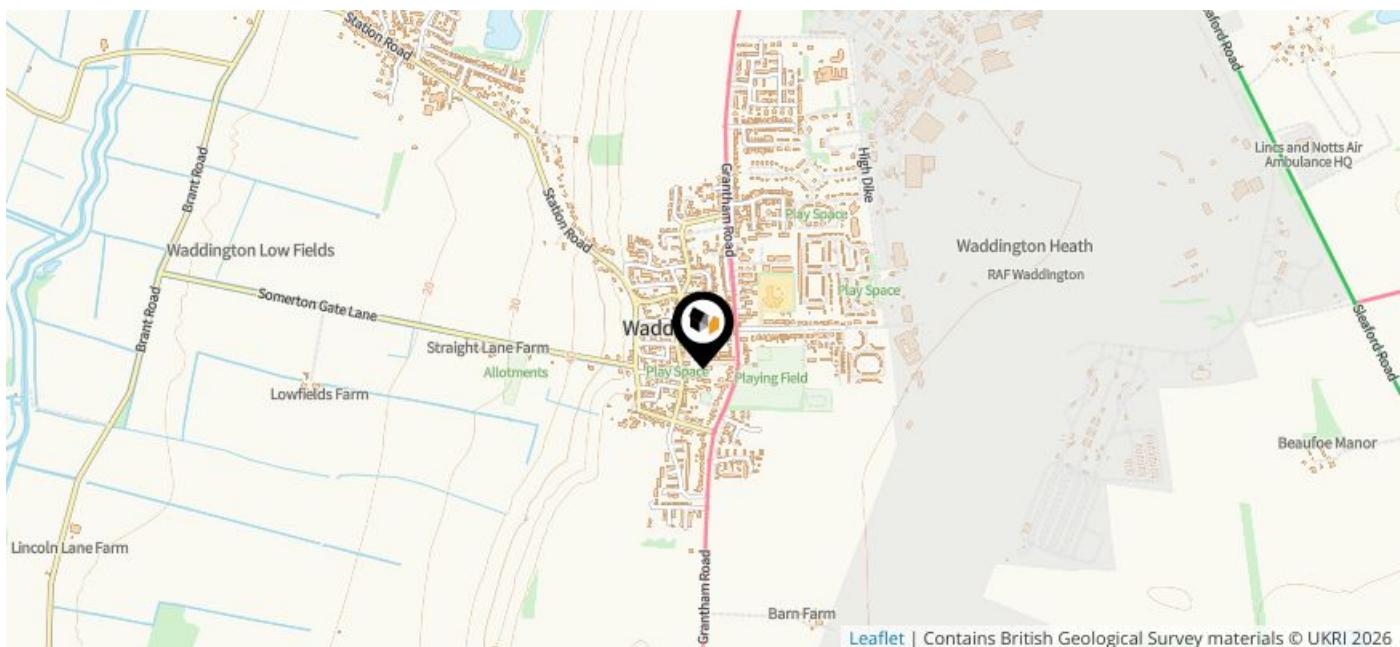
### Nearby Landfill Sites

1	EA/EPR/EP3494LY/V004 - C A Mottram & Sons	Active Landfill <input checked="" type="checkbox"/>
2	Pennells-Brant Road	Historic Landfill <input type="checkbox"/>
3	Western Avenue-Western Avenue, Bracebridge Heath	Historic Landfill <input type="checkbox"/>
4	Lincoln Brick Company Limited (Clay Pit)-Bracebridge Heath, Bracebridge, Lincolnshire	Historic Landfill <input type="checkbox"/>
5	Rear Of Calder Road-Nos 81-83 and 145-199 Calder Road, Bracebridge, Lincolnshire	Historic Landfill <input type="checkbox"/>
6	East Of St. Peters Avenue-Bracebridge, Lincolnshire	Historic Landfill <input type="checkbox"/>
7	Newark Road-Bracebridge, Lincolnshire	Historic Landfill <input type="checkbox"/>
8	Hainton Road-Boultham Moor, Lincolnshire	Historic Landfill <input type="checkbox"/>
9	Richmond Lakes-Richmond Drive,North Hykeham, Lincoln, Lincolnshire	Historic Landfill <input type="checkbox"/>
10	Moorland Avenue-Boultham Moor, Lincolnshire	Historic Landfill <input type="checkbox"/>

# 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.

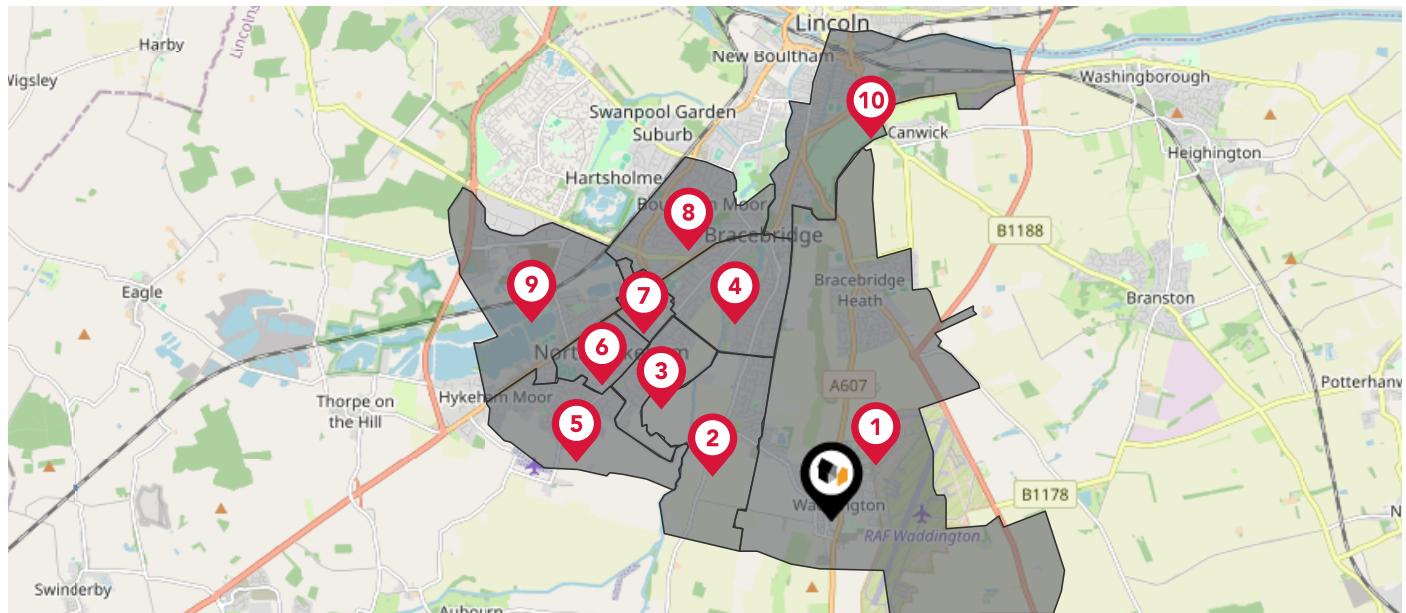
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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 Bracebridge Heath and Waddington East Ward
- 2 Waddington West Ward
- 3 North Hykeham Witham Ward
- 4 Witham Ward
- 5 North Hykeham Mill Ward
- 6 North Hykeham Moor Ward
- 7 North Hykeham Forum Ward
- 8 Moorland Ward
- 9 North Hykeham Memorial Ward
- 10 Park Ward

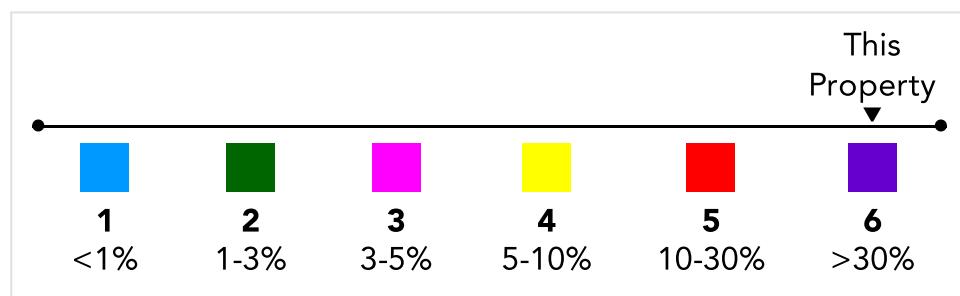
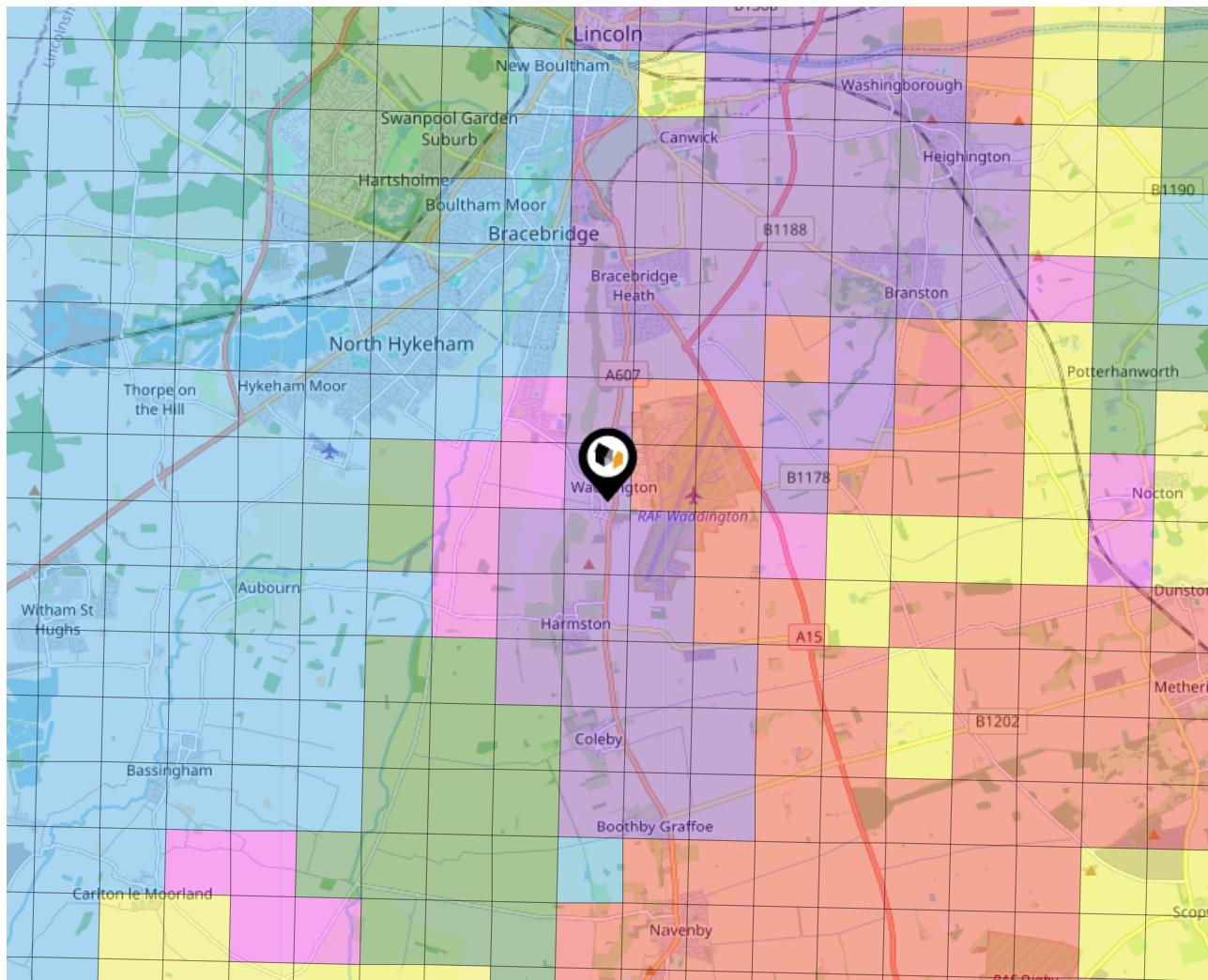
# Environment

## Radon Gas



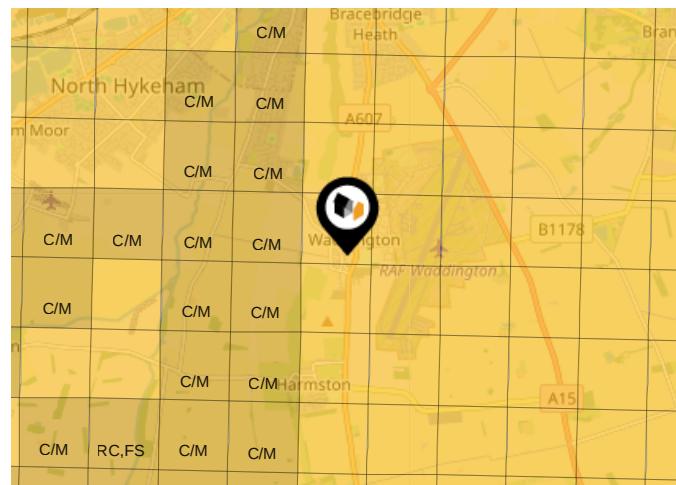
### What is Radon?

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/m<sup>3</sup>).



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

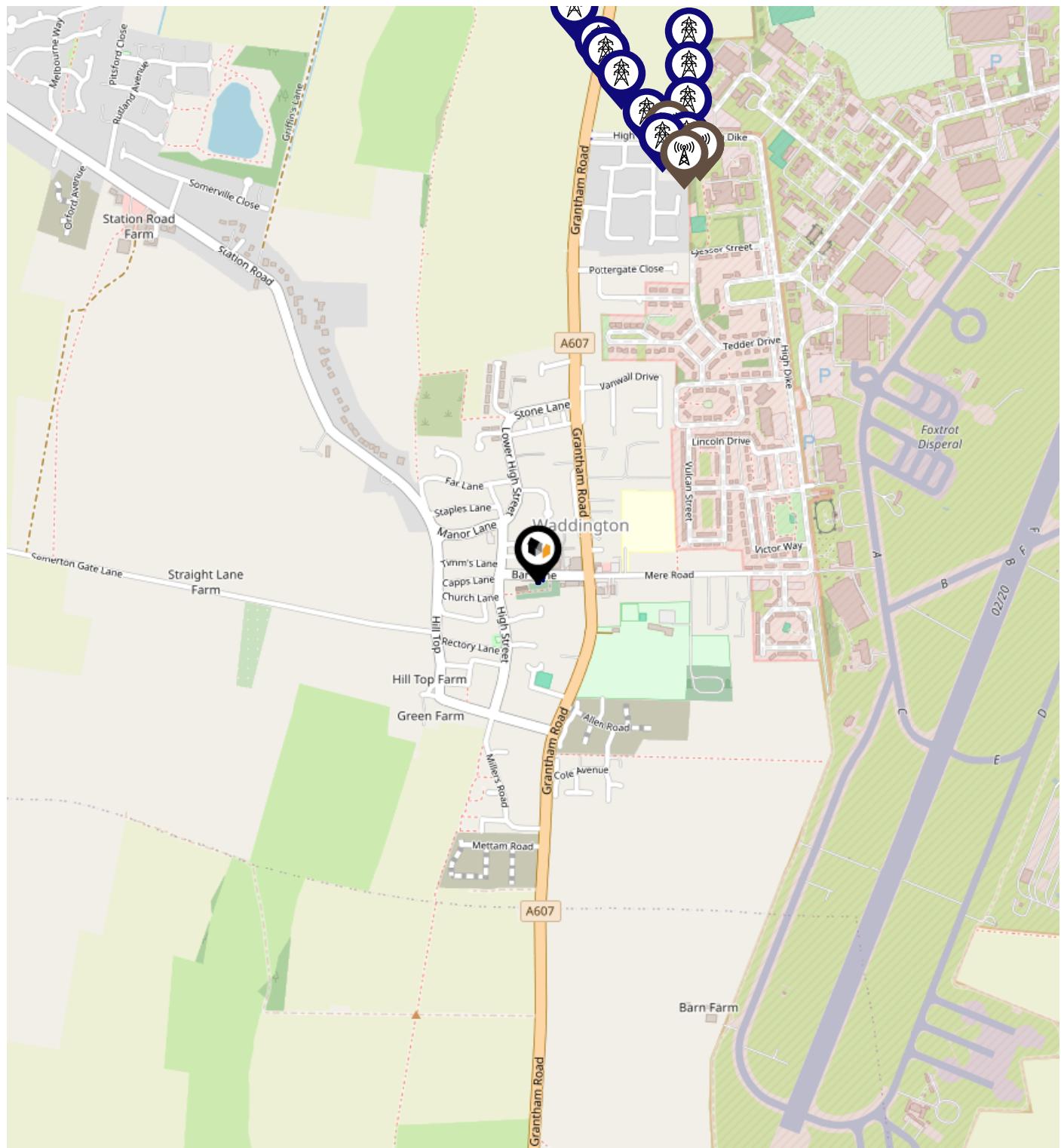
<b>Carbon Content:</b>	VARIABLE	<b>Soil Texture:</b>	CLAYEY LOAM TO SILTY
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	LOAM
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		DEEP



## Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Local Area Masts & Pylons



## Key:

- Power Pylons
- Communication Masts

# Maps

## Listed Buildings

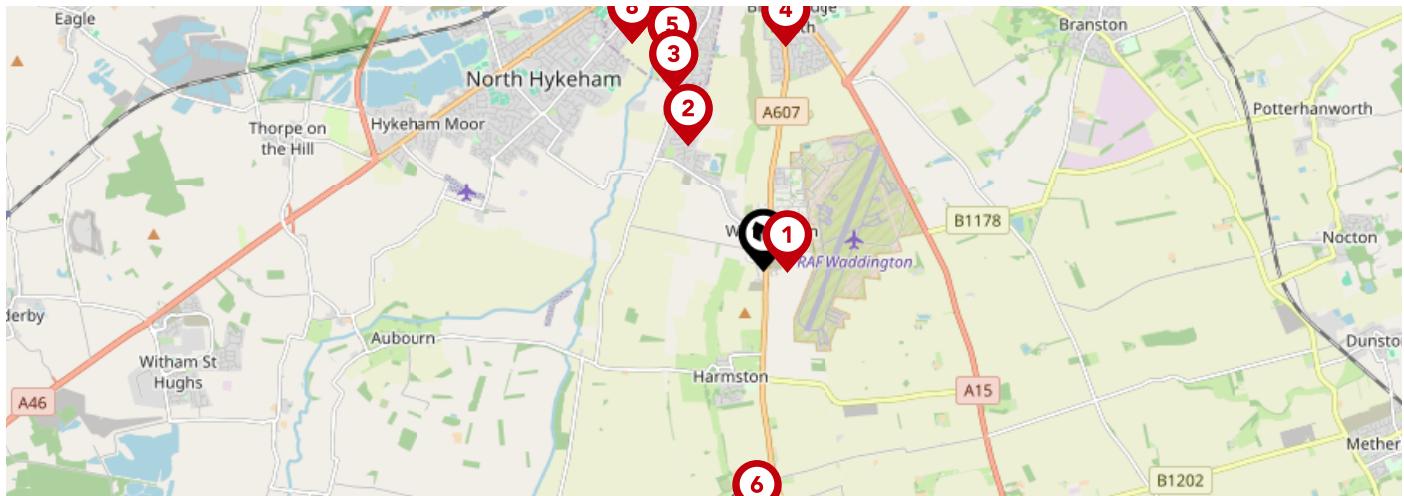


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1061950 - High House	Grade II	0.1 miles
 1317544 - Maltkilns House And Railings	Grade II	0.1 miles
 1061990 - Stone View	Grade II	0.1 miles
 1061949 - Bardolfo	Grade II	0.1 miles
 1164949 - Manor House	Grade II	0.1 miles
 1164935 - Horse And Jockey Public House	Grade II	0.1 miles
 1317539 - Top Farm And Outbuildings	Grade II	0.2 miles
 1360537 - Waddington House	Grade II	0.2 miles
 1317554 - Beaufoe Manor	Grade II	1.4 miles

# Area Schools



Nursery Primary Secondary College Private



## Waddington All Saints Academy

Ofsted Rating: Outstanding | Pupils: 373 | Distance: 0.21



## Waddington Redwood Primary Academy

Ofsted Rating: Good | Pupils: 301 | Distance: 1.3



## Acorn Free School

Ofsted Rating: Good | Pupils: 3 | Distance: 1.78



## Bracebridge Heath St John's Primary Academy

Ofsted Rating: Good | Pupils: 372 | Distance: 2



## The Meadows Primary School

Ofsted Rating: Good | Pupils: 364 | Distance: 2.02



## Coleby Church of England (Controlled) Primary School

Ofsted Rating: Requires improvement | Pupils: 49 | Distance: 2.24



## The Lincoln Manor Leas Junior School

Ofsted Rating: Good | Pupils: 290 | Distance: 2.33



## The Lincoln Manor Leas Infants School

Ofsted Rating: Good | Pupils: 163 | Distance: 2.33



# Area Schools



Nursery Primary Secondary College Private



## The Lincoln St Christopher's School

Ofsted Rating: Good | Pupils: 252 | Distance: 2.36



## Fosse Way Academy

Ofsted Rating: Good | Pupils: 540 | Distance: 2.44



## The North Hykeham All Saints Church of England Primary School

Ofsted Rating: Good

| Pupils: 204 | Distance: 2.47



## Sir Robert Pattinson Academy

Ofsted Rating: Good | Pupils: 1308 | Distance: 2.52



## The South Hykeham Community Primary School

Ofsted Rating: Good | Pupils: 148 | Distance: 2.55



## Ling Moor Primary Academy

Ofsted Rating: Outstanding | Pupils: 413 | Distance: 2.72



## Bracebridge Infant and Nursery School

Ofsted Rating: Good | Pupils: 78 | Distance: 2.73

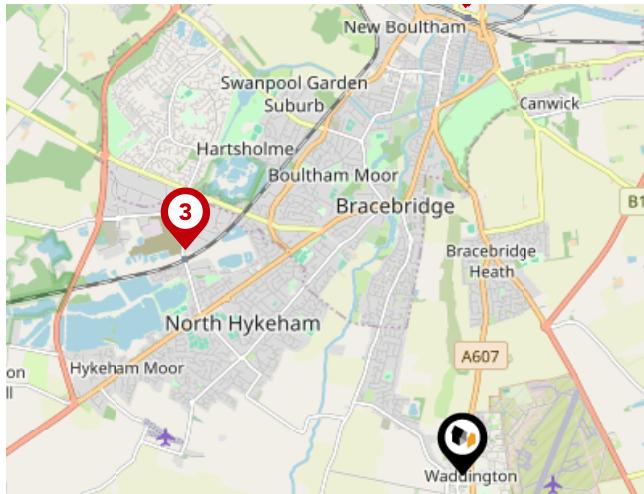


## North Kesteven Academy

Ofsted Rating: Requires improvement | Pupils: 659 | Distance: 2.73

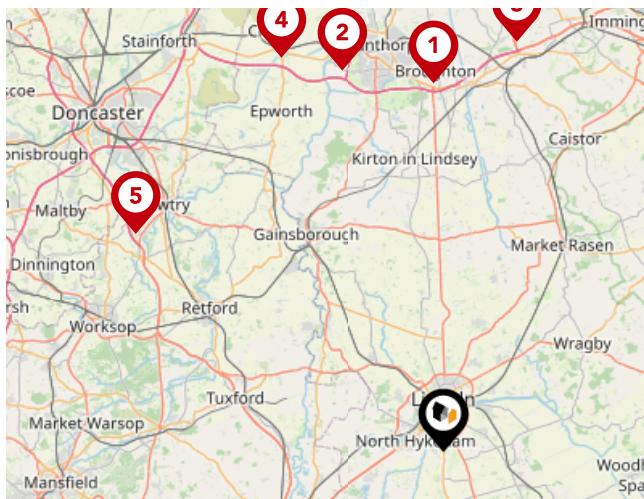


# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	4.15 miles
2	Lincoln Central Rail Station	4.17 miles
3	Hykeham Rail Station	3.18 miles



## Trunk Roads/Motorways

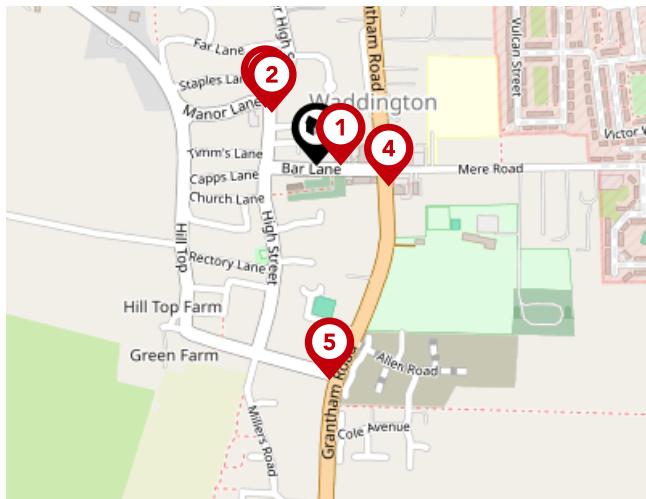
Pin	Name	Distance
1	M180 J4	26.17 miles
2	M180 J3	27.99 miles
3	M180 J5	29.47 miles
4	M180 J2	30.17 miles
5	A1(M) J34	26.76 miles



## Airports/Helpads

Pin	Name	Distance
1	Humberside Airport	29.93 miles
2	Finningley	29.17 miles
3	East Mids Airport	40.38 miles
4	Leeds Bradford Airport	66.95 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Post Office	0.03 miles
2	Horse & Jockey PH	0.08 miles
3	Horse & Jockey PH	0.09 miles
4	Cliff Village Medical Practice	0.08 miles
5	Tinker's Lane	0.24 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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