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MIR: Material Info

The Material Information Affecting this Property
Thursday 19th March 2026



WOOD BANK, SKELLINGTHORPE, LINCOLN, LN6

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

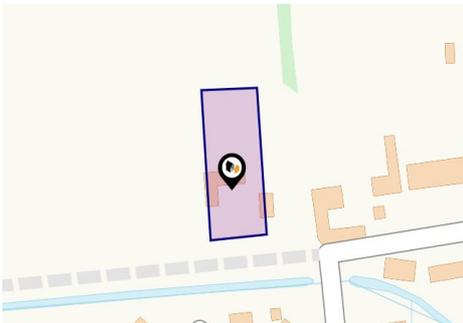
hymie.bentley@mundys.net

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Property Overview



Property

Type: Detached
Bedrooms: 5
Plot Area: 0.43 acres
Council Tax : Band E
Annual Estimate: £2,764
Title Number: LL276138

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

3 mb/s	80 mb/s	- mb/s

Mobile Coverage:
 (based on calls indoors)

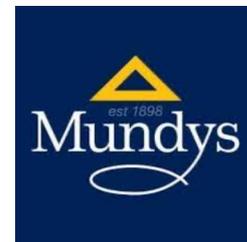


Satellite/Fibre TV Availability:



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.

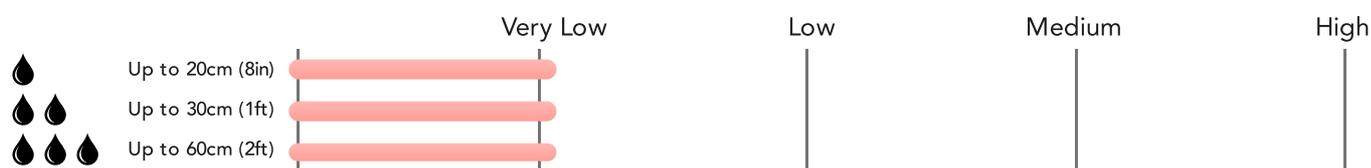


Risk Rating: Very low

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.

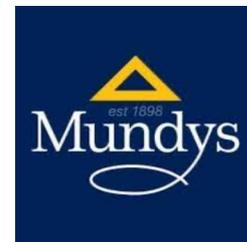
- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) 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:

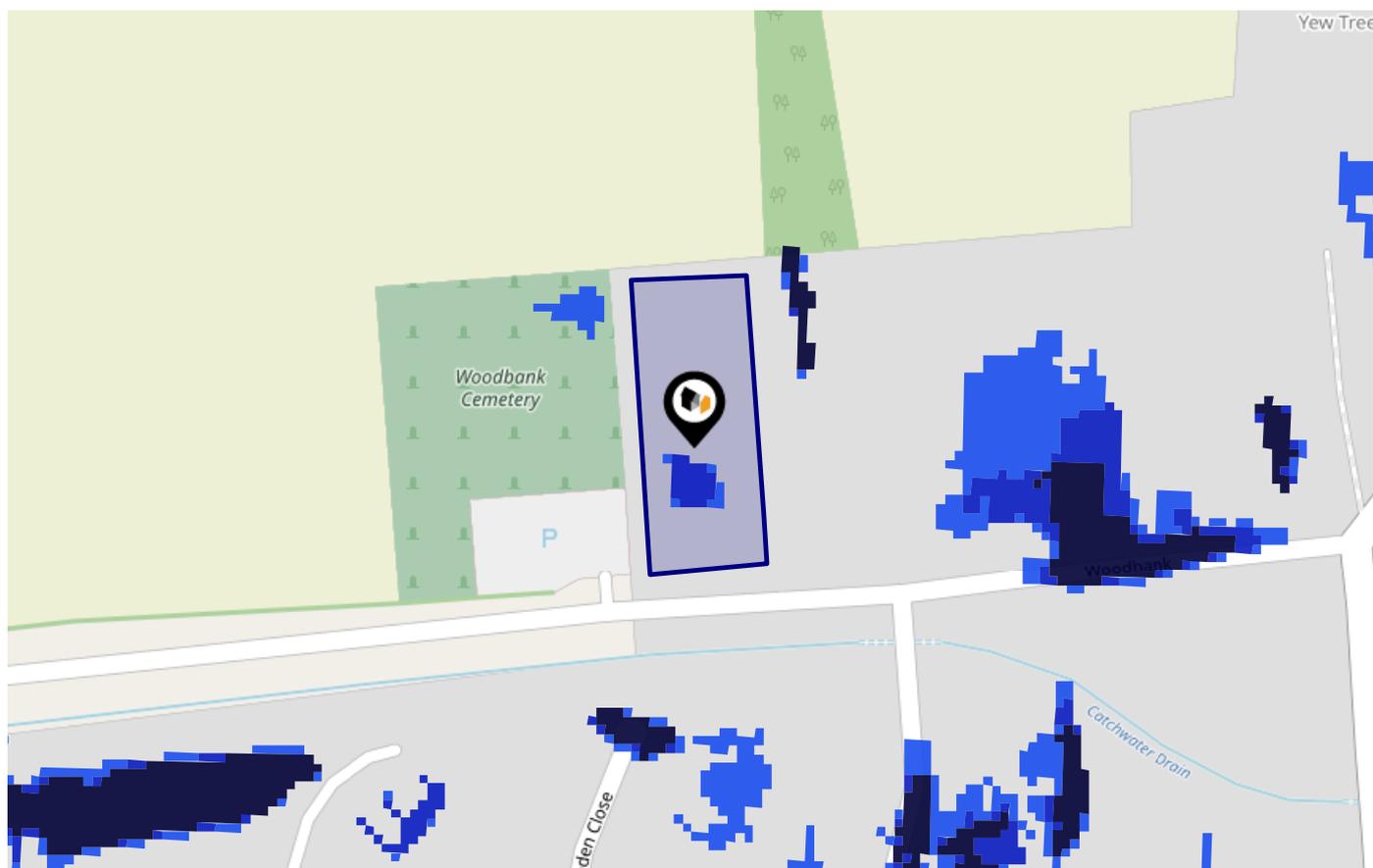


Flood Risk

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

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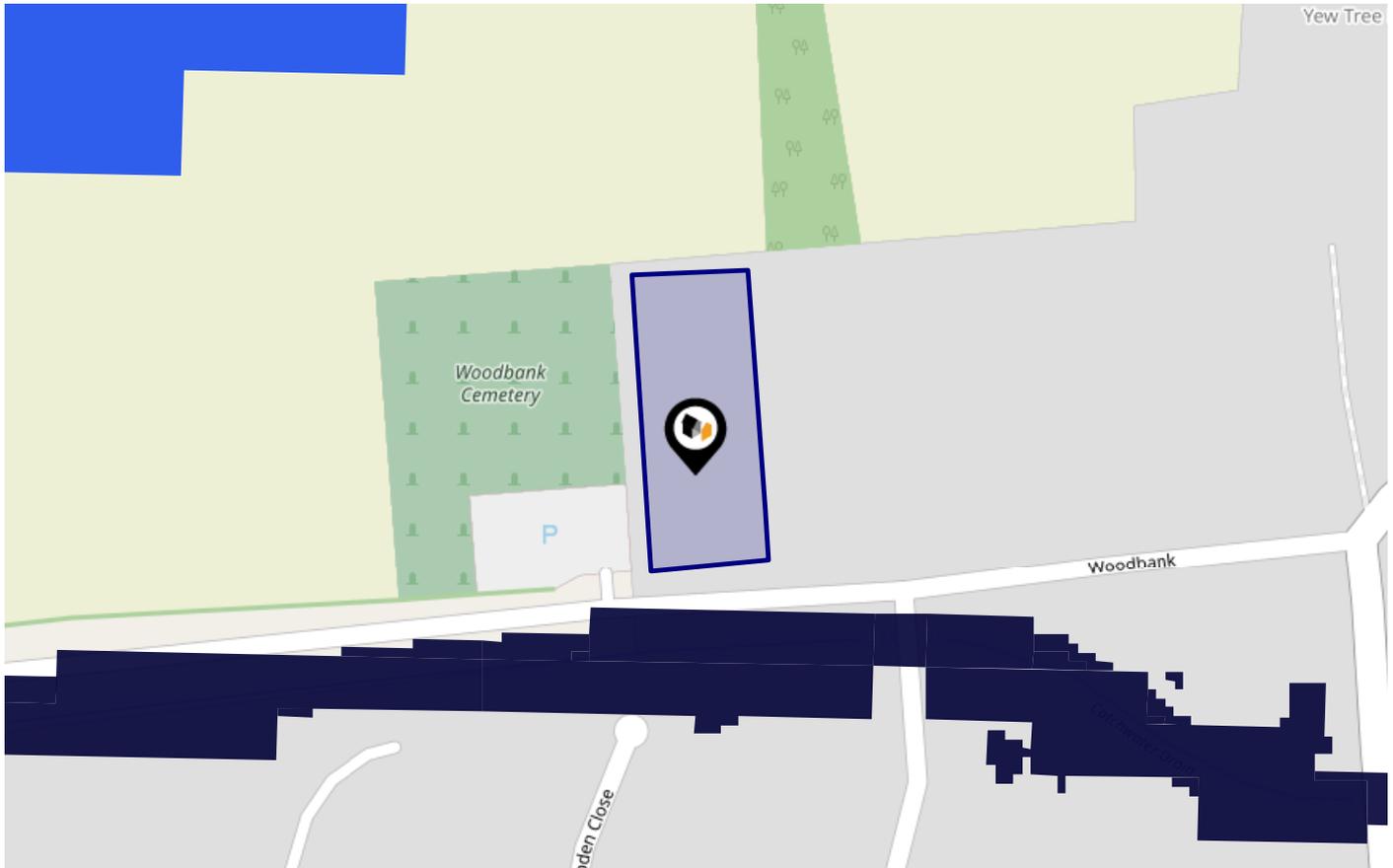
MIR - Material Info

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.

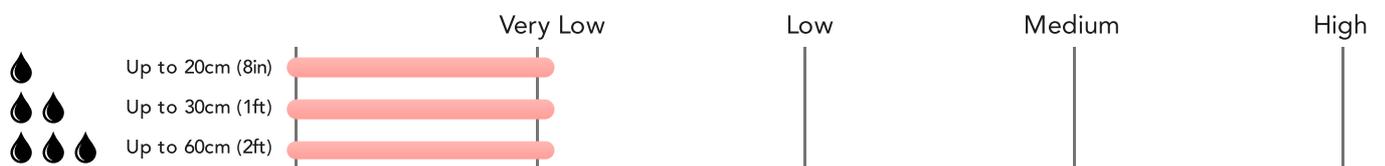


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

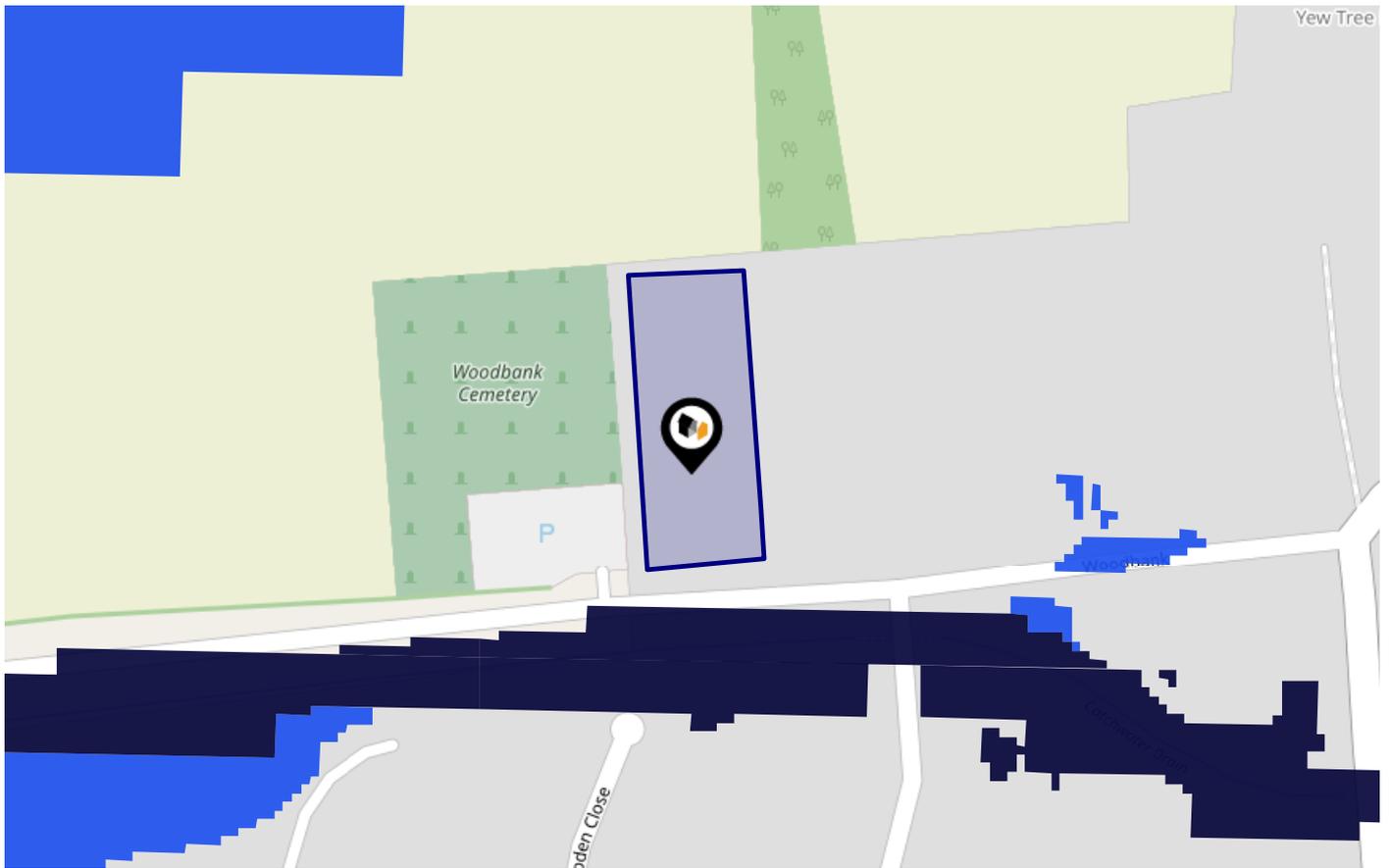


Flood Risk

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.

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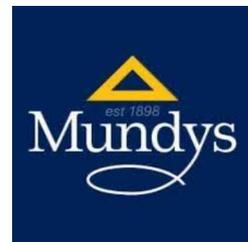
Chance of flooding to the following depths at this property:



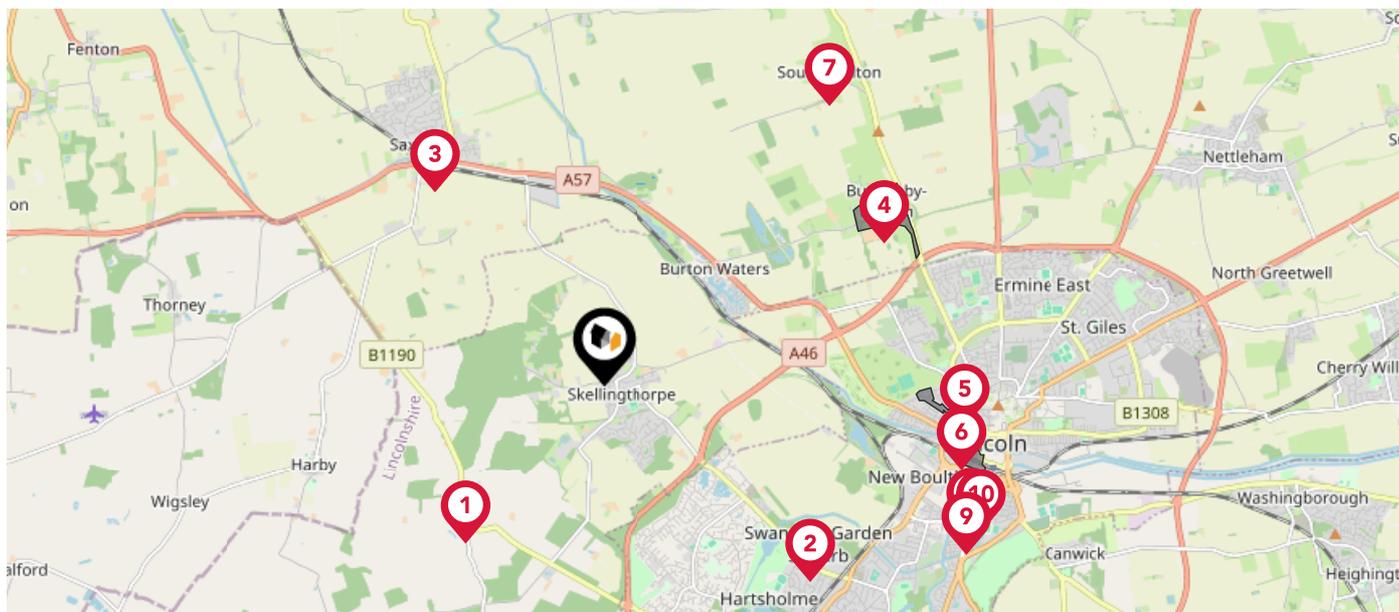
MIR - Material Info

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

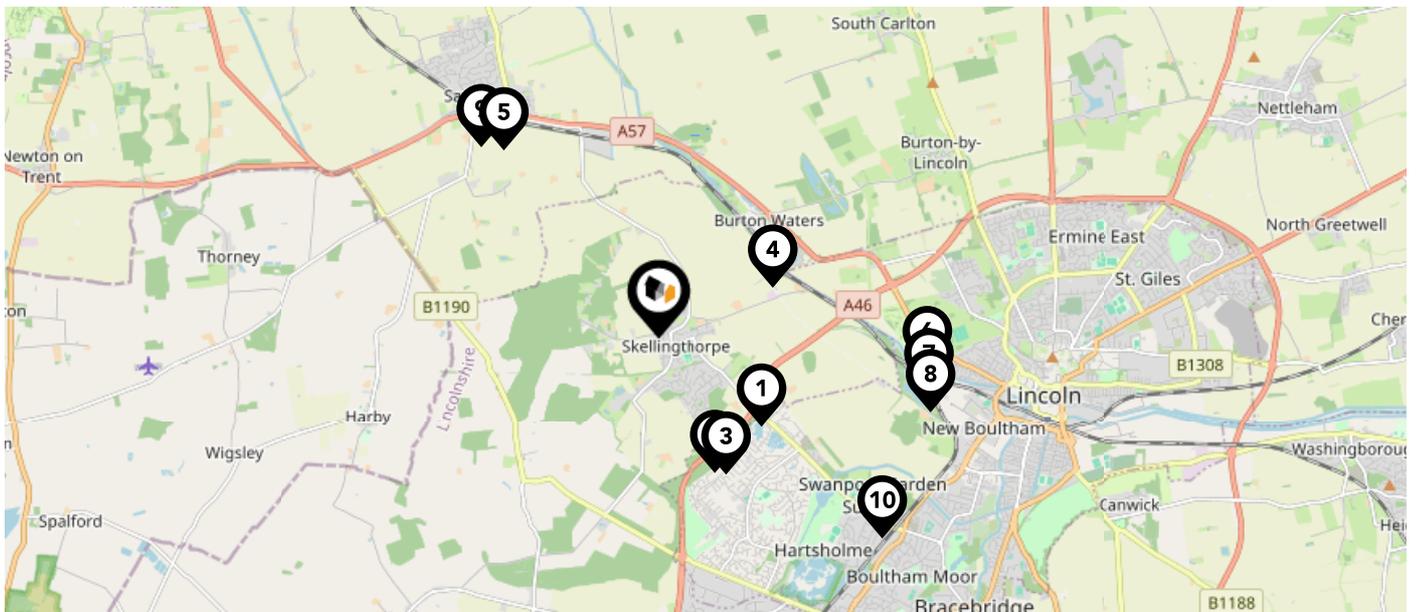
- 1 Doddington
- 2 Swanpool
- 3 Saxilby, Bridge Street
- 4 Burton
- 5 Carline
- 6 West Parade and Brayford
- 7 South Carlton
- 8 St Peter-at-Gowts
- 9 Gowt's Bridge
- 10 Sibthorp

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	Skellingthorpe Moor-Skellingthorpe Moor, Lincoln, Lincolnshire	Historic Landfill	<input type="checkbox"/>
2	Skellingthorpe Moor Plantation-Skellingthorpe Moor, Lincolnshire	Historic Landfill	<input type="checkbox"/>
3	Skellingthorpe Moor Plantation-Skellingthorpe Moor, Lincolnshire	Historic Landfill	<input type="checkbox"/>
4	Fiddlers Elbow Dredging Tip-Fiddler's Elbow, Lincoln, Burton Lane Ends, Lincolnshire	Historic Landfill	<input type="checkbox"/>
5	Crossdyke Navigation-Saxilby, Lincolnshire	Historic Landfill	<input type="checkbox"/>
6	West Common-Lincoln, Lincolnshire	Historic Landfill	<input type="checkbox"/>
7	Golf Course-West Common	Historic Landfill	<input type="checkbox"/>
8	EA/EPR/BP3998NN/A001 - Beavor Foundry Ltd	Active Landfill	<input checked="" type="checkbox"/>
9	Gainsborough Road-Saxilby, Lincolnshire	Historic Landfill	<input type="checkbox"/>
10	City School-Skellingthorpe Road	Historic Landfill	<input type="checkbox"/>

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

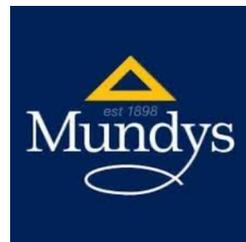
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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.

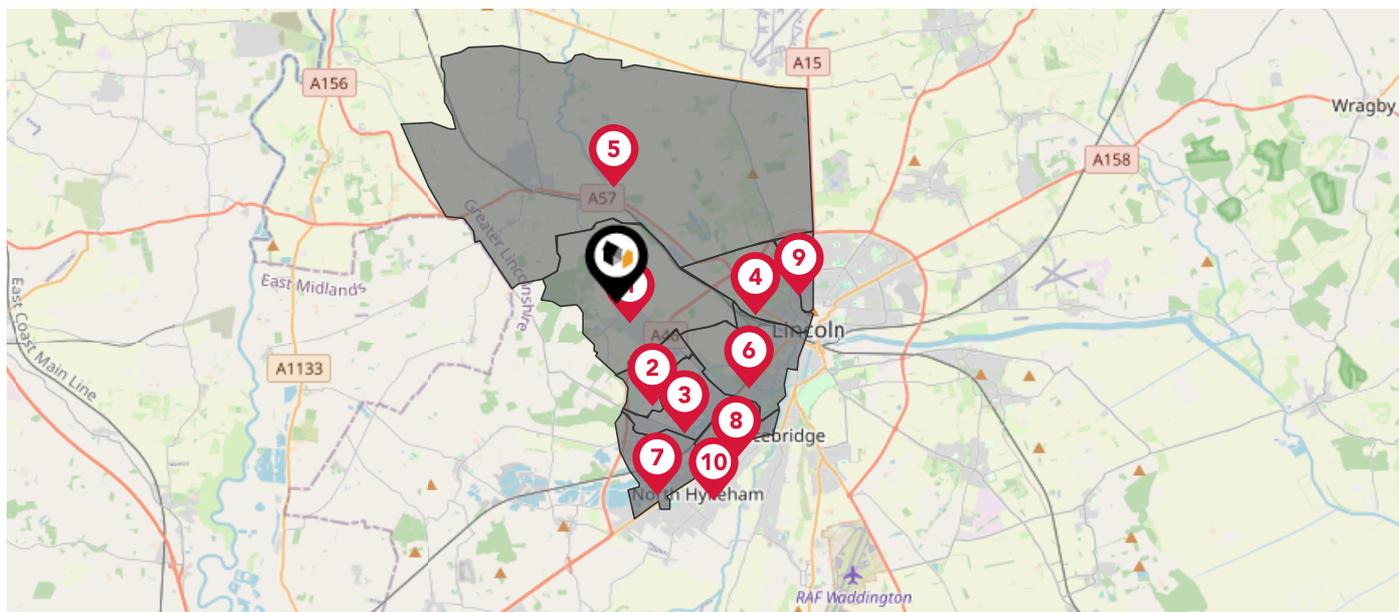
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

-  Skellingthorpe Ward
-  Birchwood Ward
-  Hartsholme Ward
-  Carholme Ward
-  Saxilby Ward
-  Boultham Ward
-  North Hykeham Memorial Ward
-  Moorland Ward
-  Castle Ward
-  North Hykeham Forum Ward

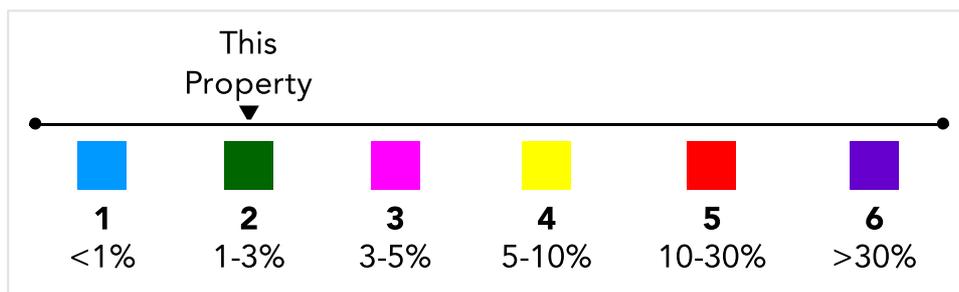
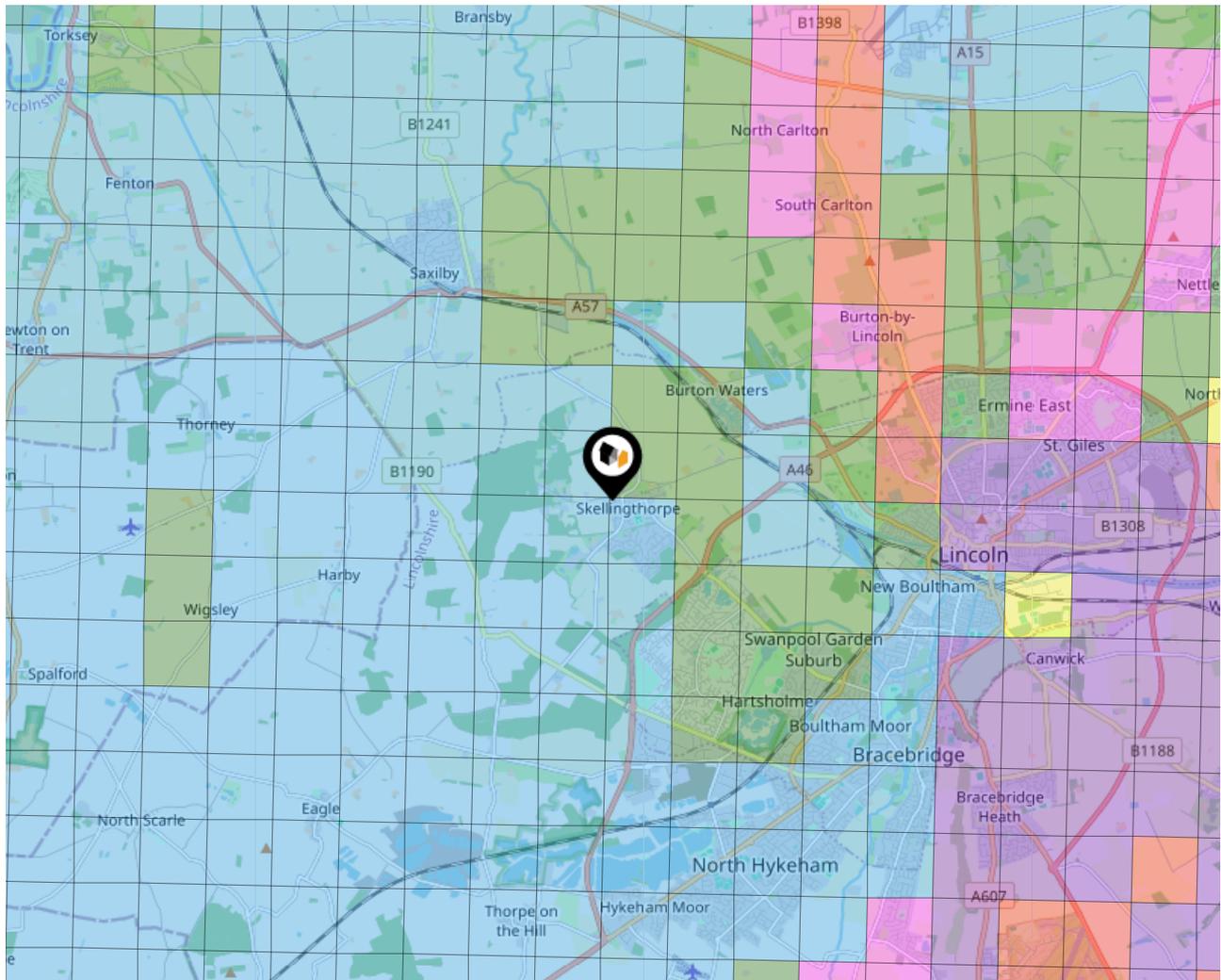
Environment

Radon Gas



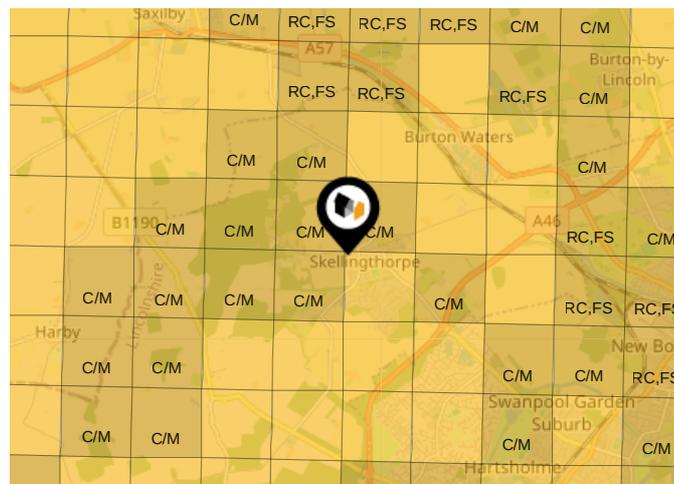
What is Radon?

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).



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

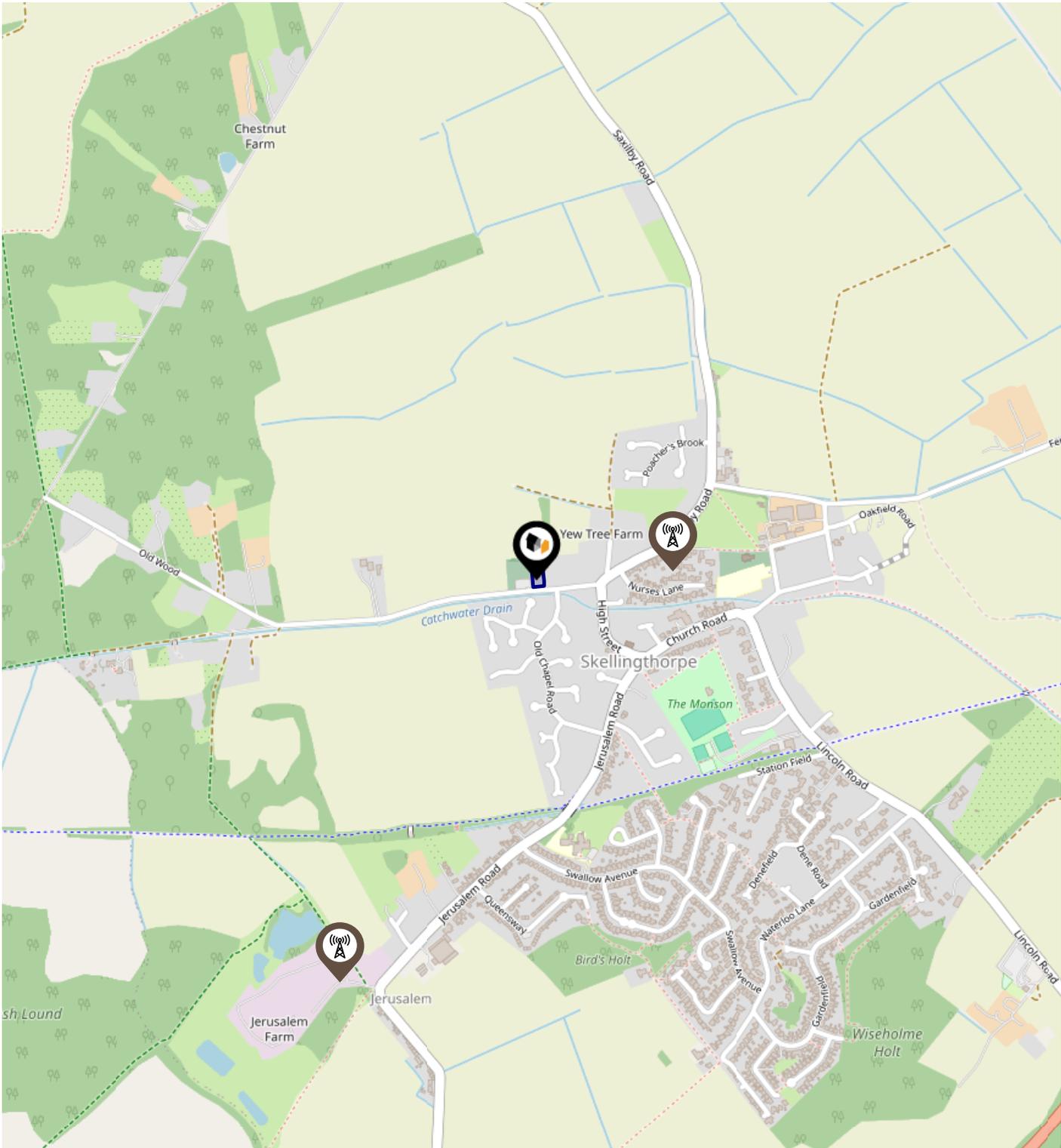
Carbon Content:	VARIABLE	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)	Soil Depth:	DEEP



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:

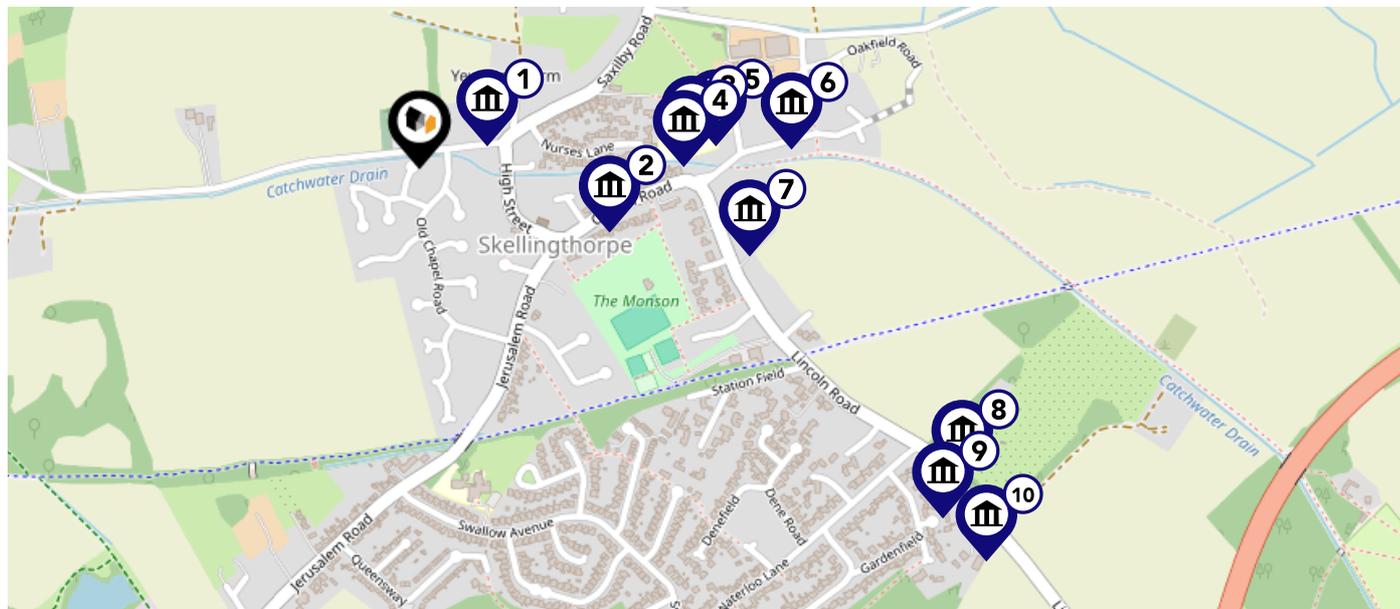
-  Power Pylons
-  Communication Masts

Maps

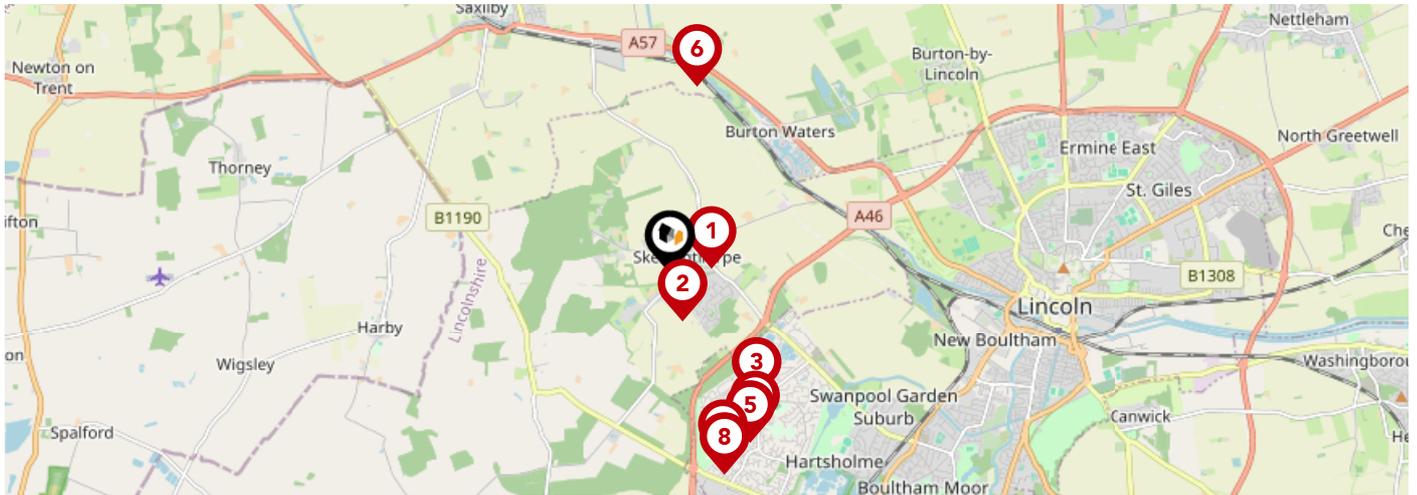
Listed Buildings



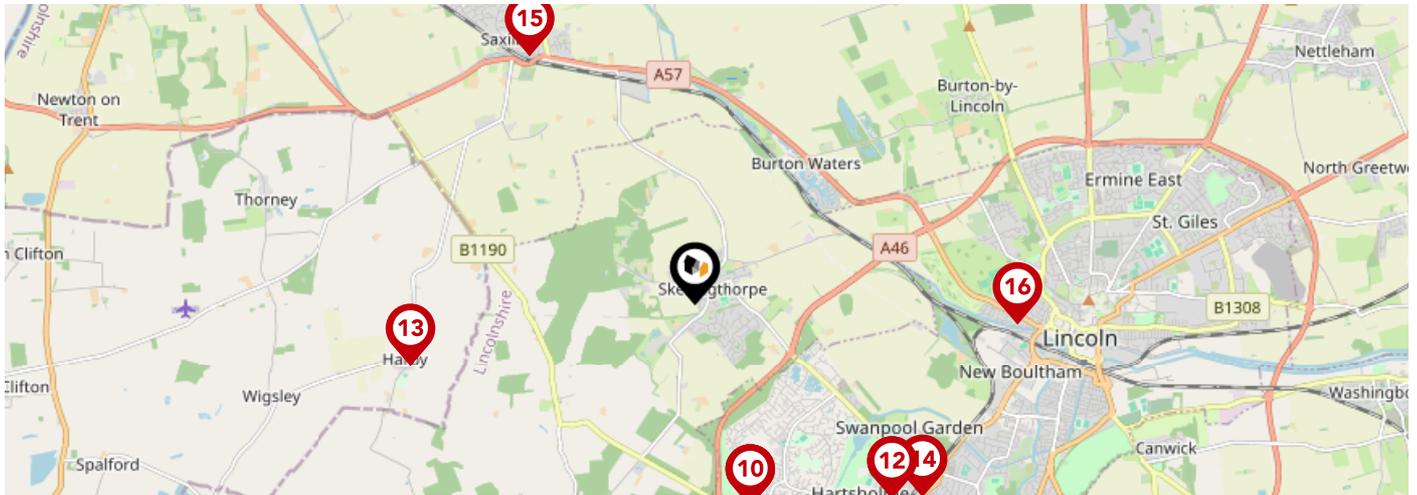
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1061968 - Yew Tree Farmhouse	Grade II	0.1 miles
	1061965 - The Grove	Grade II	0.2 miles
	1317649 - Church Of St Lawrence	Grade II	0.3 miles
	1360506 - Tomb In St Lawrence Churchyard	Grade II	0.3 miles
	1440929 - Skellingthorpe War Memorial	Grade II	0.3 miles
	1317687 - Jessup Cottage	Grade II	0.4 miles
	1061966 - Manor House	Grade II	0.4 miles
	1164660 - Skellingthorpe Hall	Grade II	0.7 miles
	1061967 - Gates To Skellingthorpe Hall	Grade II	0.7 miles
	1164662 - Skellingthorpe Hall Lodge	Grade II	0.8 miles

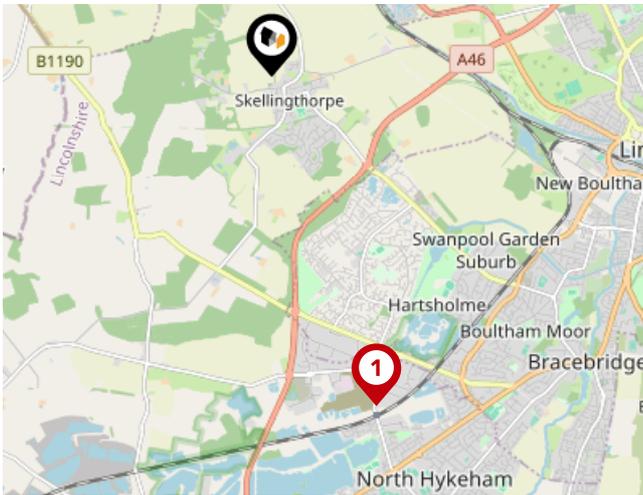


		Nursery	Primary	Secondary	College	Private
	St Lawrence Church of England Primary School Ofsted Rating: Good Pupils: 209 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Skellingthorpe the Holt Primary School Ofsted Rating: Good Pupils: 186 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Woodlands Infant and Nursery School Ofsted Rating: Good Pupils: 106 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lincoln Birchwood Junior School Ofsted Rating: Good Pupils: 255 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Lancaster School Ofsted Rating: Good Pupils: 115 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burton Hathow Preparatory School Ofsted Rating: Not Rated Pupils: 106 Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Hugh's Catholic Primary, A Voluntary Academy Ofsted Rating: Outstanding Pupils: 274 Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Kingsdown Nursery School, Lincoln Ofsted Rating: Good Pupils: 80 Distance:1.85	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



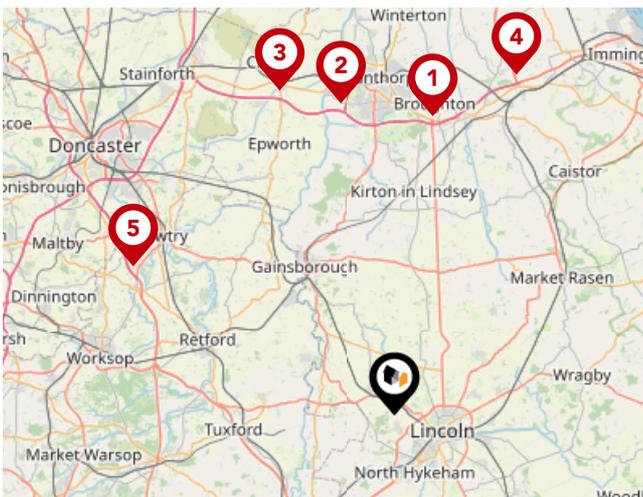
		Nursery	Primary	Secondary	College	Private
	Leslie Manser Primary School Ofsted Rating: Good Pupils: 240 Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fortuna School Ofsted Rating: Outstanding Pupils: 80 Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hartsholme Academy Ofsted Rating: Requires improvement Pupils: 377 Distance:2.44	<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:2.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queen Eleanor Primary School Ofsted Rating: Good Pupils: 68 Distance:2.58	<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:2.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Saxilby Church of England Primary School Ofsted Rating: Good Pupils: 378 Distance:2.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The St Faith's Church of England Infant and Nursery School, Lincoln Ofsted Rating: Good Pupils: 278 Distance:2.84	<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	3.08 miles
2	Saxilby Rail Station	2.68 miles
3	Saxilby Rail Station	2.69 miles



Trunk Roads/Motorways

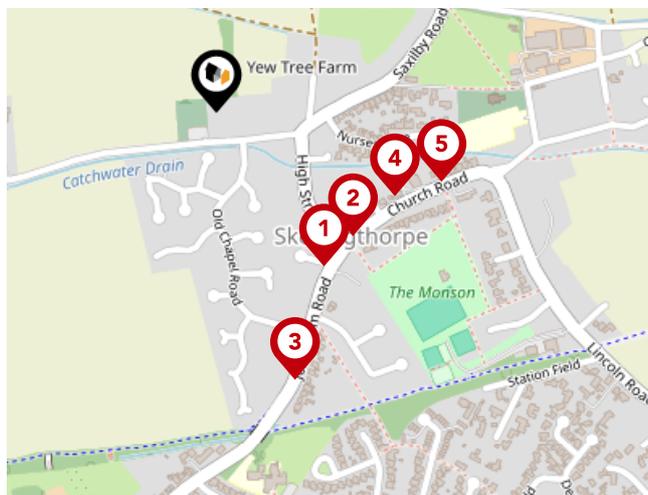
Pin	Name	Distance
1	M180 J4	21.39 miles
2	M180 J3	22.44 miles
3	M180 J2	24.34 miles
4	M180 J5	25.54 miles
5	A1(M) J34	21.23 miles



Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	26.45 miles
2	Finningley	23.24 miles
3	East Mids Airport	40.91 miles
4	Leeds Bradford Airport	61.03 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Post Office	0.21 miles
2	Coop Store	0.2 miles
3	Old Chapel Road	0.31 miles
4	Almond Grove	0.22 miles
5	Almond Grove	0.26 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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