See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 11th November 2026



VICARAGE LANE, SCOPWICK, LINCOLN, LN4

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

www.mundys.net

arla | propertymark PROTECTED

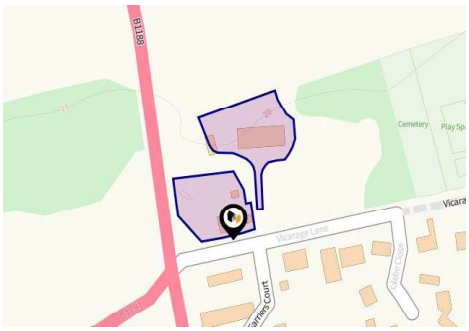
naea | propertymark PROTECTED

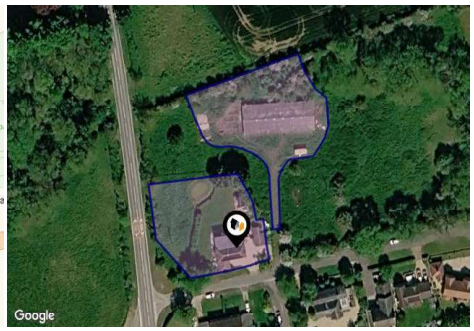
The Property Ombudsman

Powered by sprift Know any property instantly

Property
Overview







Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	5		
Plot Area:	1.17 acres		
Year Built :	1976-1982		
Council Tax :	Band E		
Annual Estimate:	£2,857		
Title Number:	LL403565		

Local Area

Local Authority: North kesteven

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	1000 mb/s

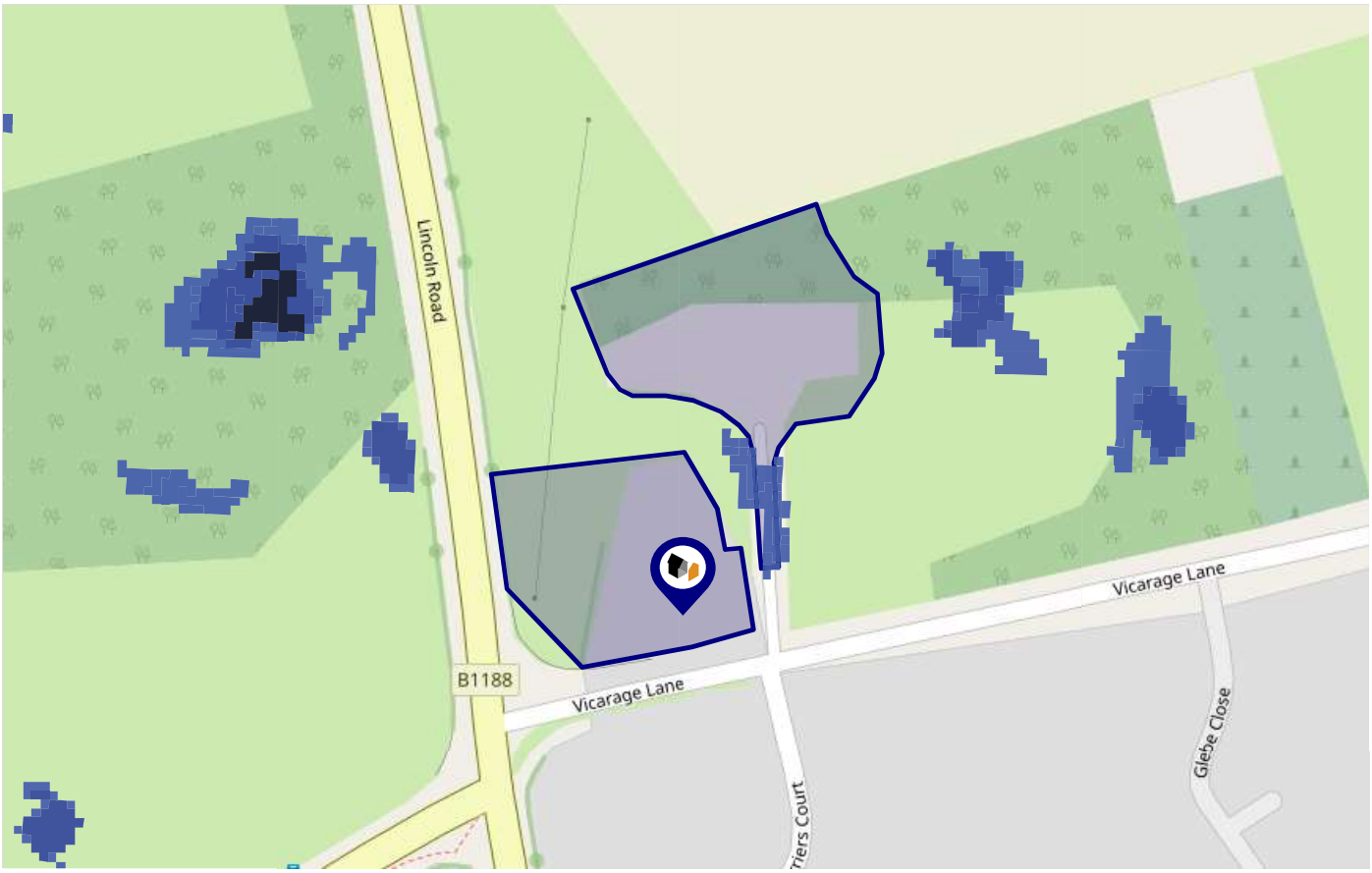
Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Powered by sprift
Know any property instantly

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.

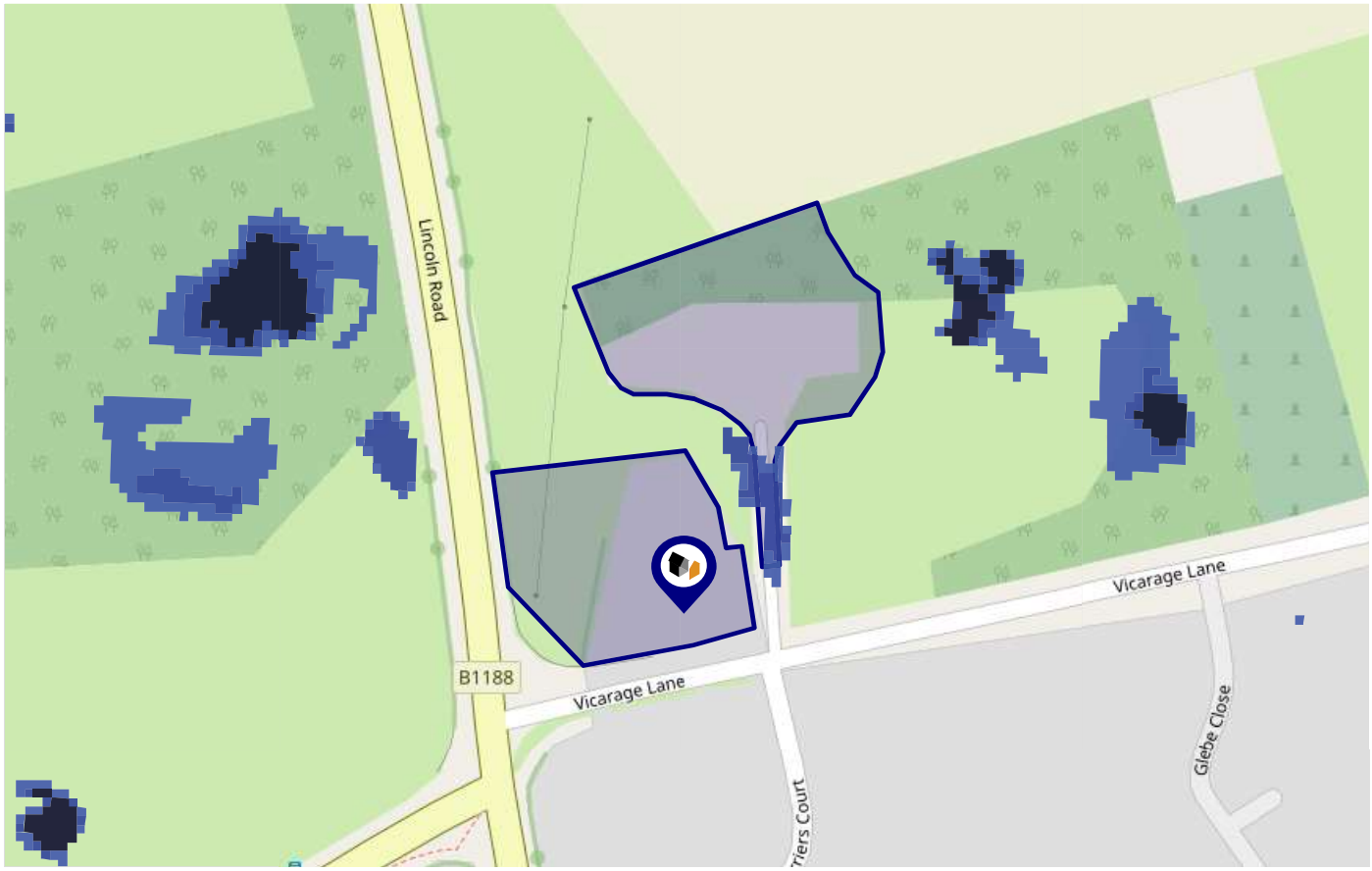
Chance of flooding to the following depths at this property:



Powered by sprift
Know any property instantly

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:

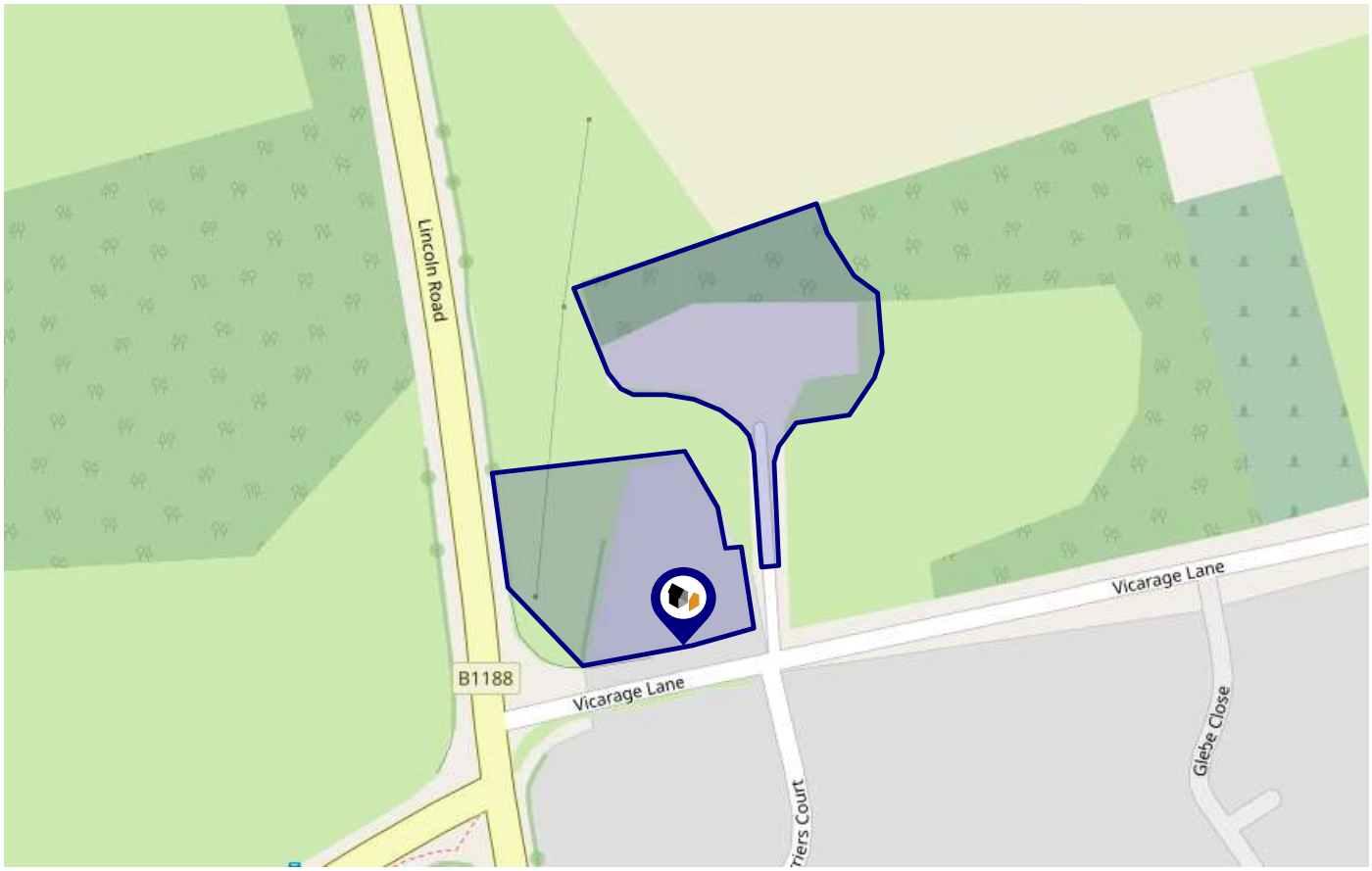


MIR - Material Info

Powered by sprift
Know any property instantly

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.

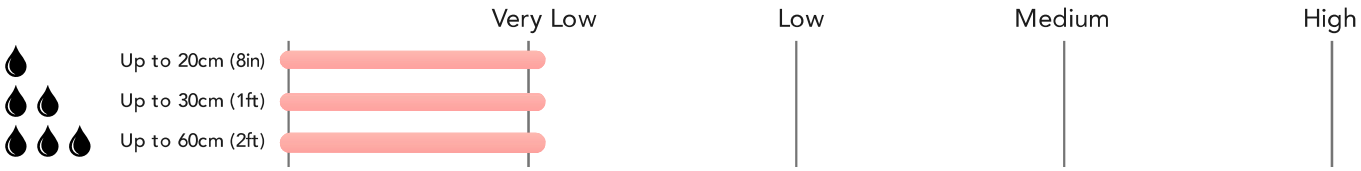


Risk Rating: Very low

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.
- **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:



Powered by sprift
Know any property instantly

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.
- **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:

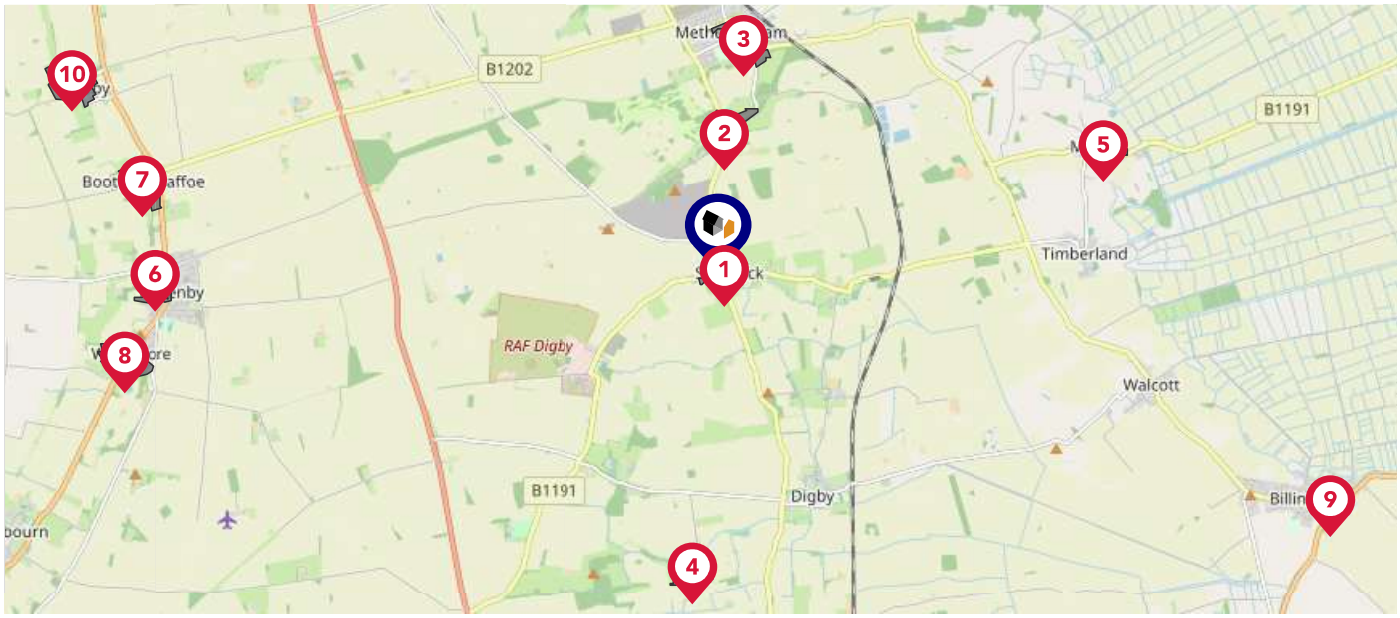


MIR - Material Info

Powered by sprift
Know any property instantly

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	Scopwick
2	Blankney
3	Metheringham
4	Bloxholm
5	Martin
6	Navenby
7	Boothby Graffoe
8	Wellingore
9	Billinghay
10	Coleby

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.

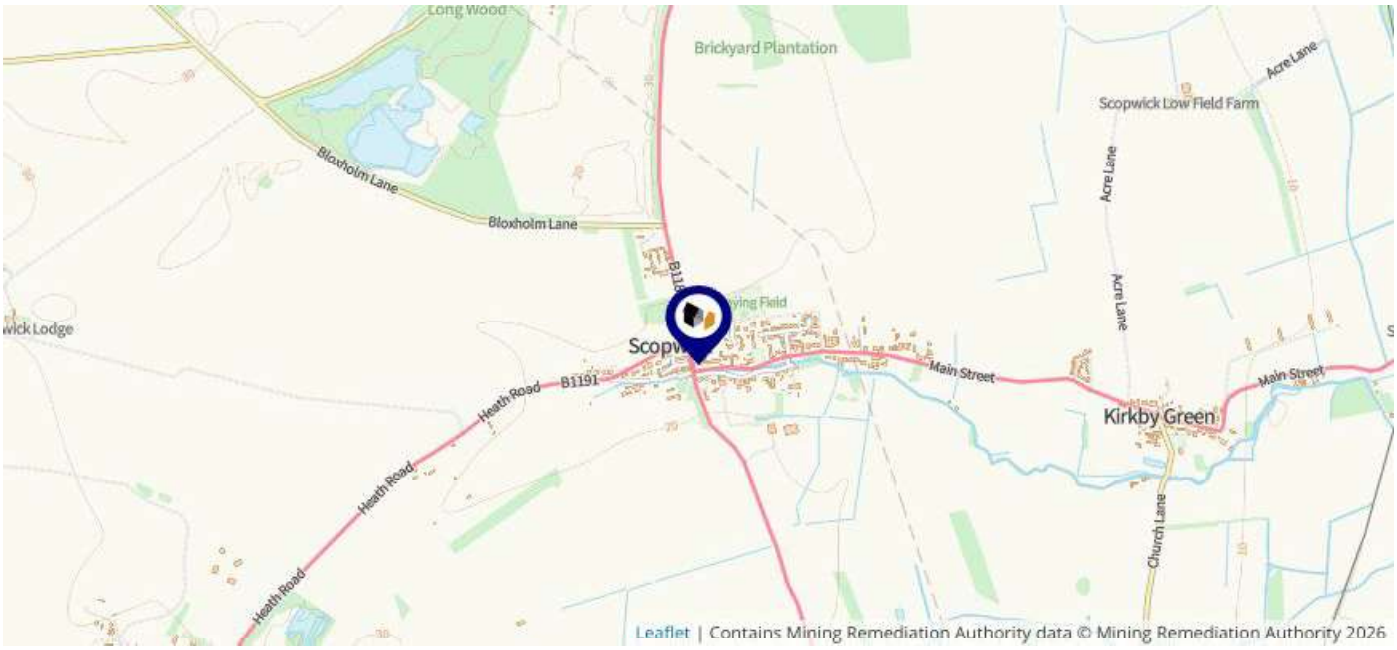


Nearby Landfill Sites

1	EA/EPR/BP3798NH/V004 - Longwood Quarries Ltd	Active Landfill
2	Disused Quarry-Metheringham Heath Lane, Metheringham Heath	Historic Landfill
3	Station Road-Digby	Historic Landfill
4	Martin-Lincolnshire	Historic Landfill
5	Sewage Lagoons-Martin, Lincolnshire	Historic Landfill
6	High Street-Thorpe Tilney	Historic Landfill
7	Sandys-Hight Street - Grantham Road, Navenby	Historic Landfill
8	Lansdowne Road-Navenby	Historic Landfill
9	Old Brickyard-Brickyard Lane, Navenby	Historic Landfill
10	EA/EPR/EP3494LY/V004 - C A Mottram & Sons	Active Landfill

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

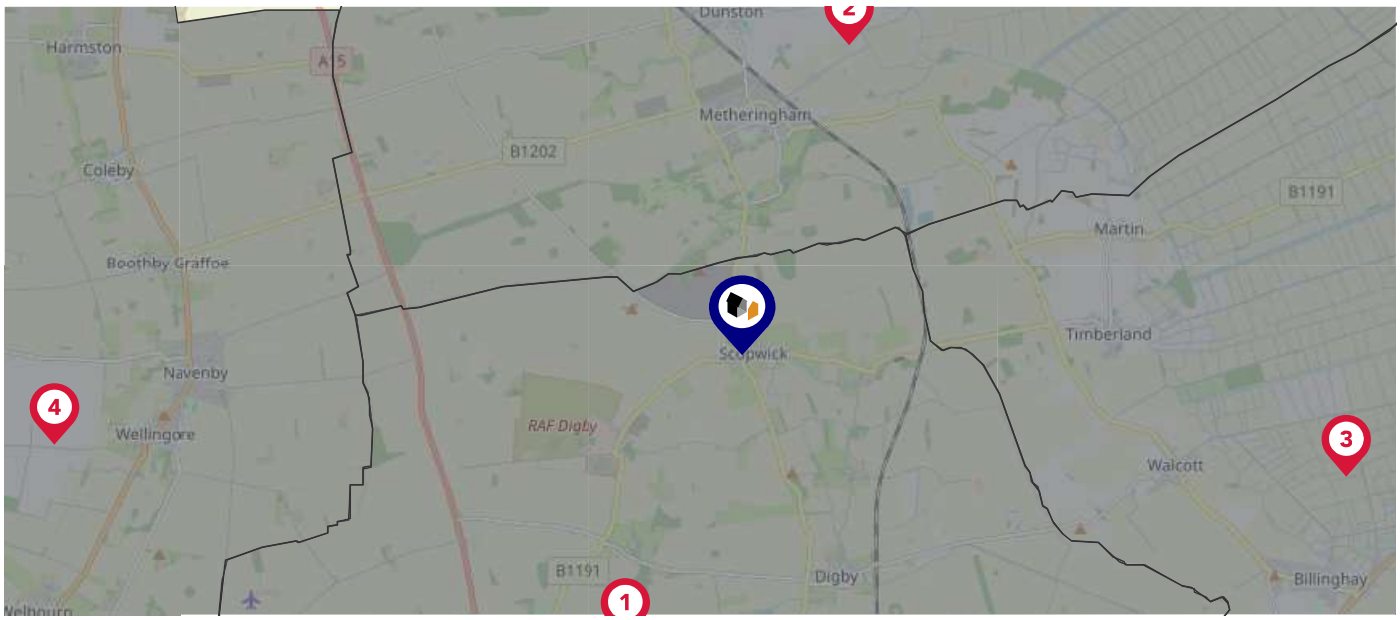
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

Powered by sprift
Know any property instantly

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



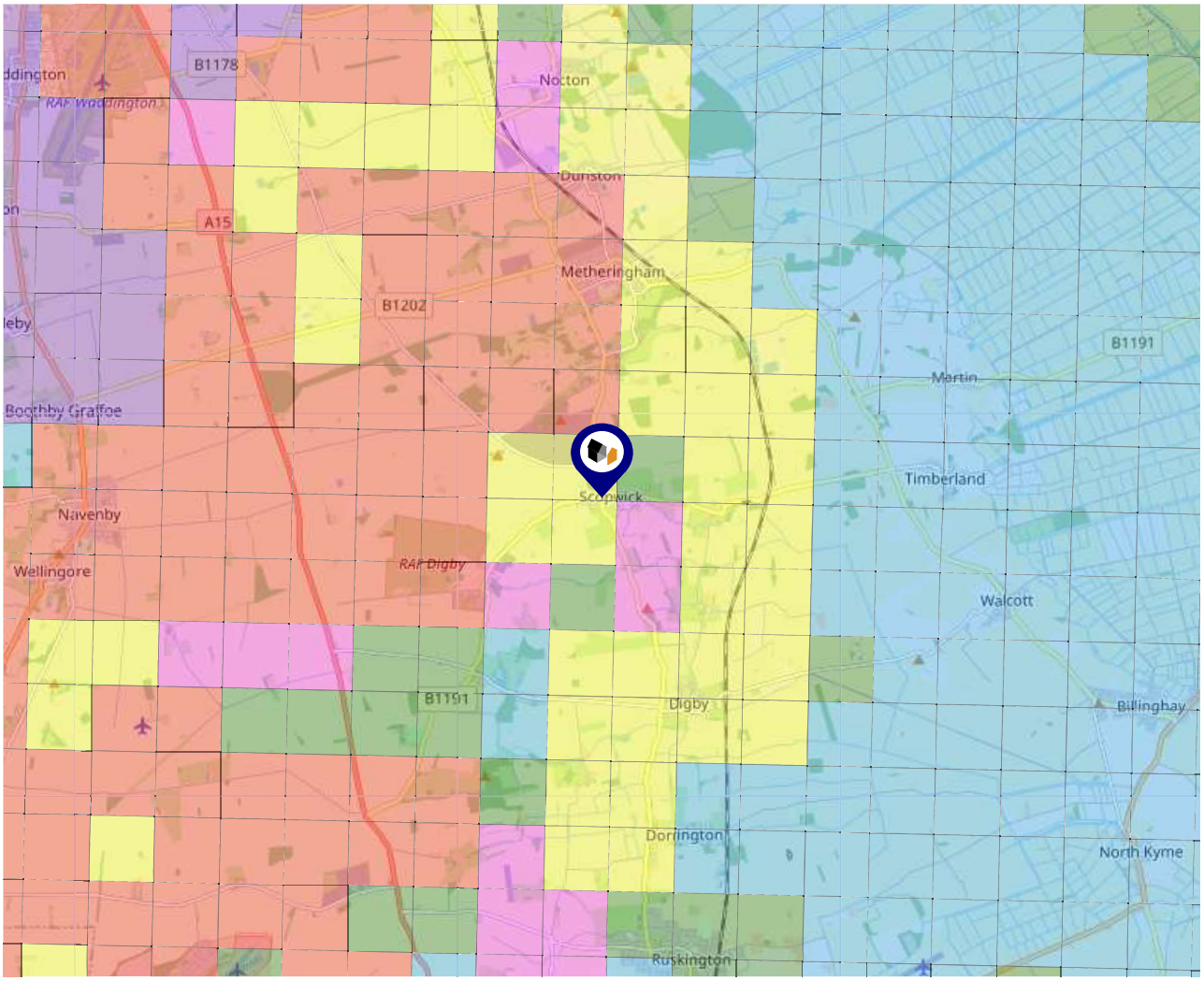
Nearby Council Wards

1	Ashby de la Launde and Cranwell Ward
2	Metheringham Ward
3	Billinghay, Martin and North Kyme Ward
4	Cliff Villages 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).



This Property

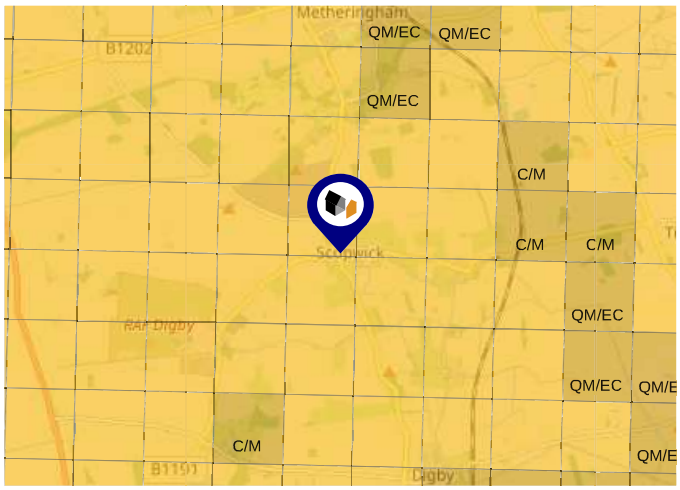
1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

Powered by sprift
Know any property instantly

Environment
Soils & Clay

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

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



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

Powered by sprift
Know any property instantly

Local Area
Masts & Pylons



Key:

Power Pylons

Communication Masts

Powered by sprift
Know any property instantly

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 1064302 - Archway 20 Metres South Of The Vicarage	Grade II	0.0 miles
2 1205554 - Village Farmhouse And Number 5	Grade II	0.1 miles
3 1280640 - 25 And 27, Main Street	Grade II	0.1 miles
4 1205530 - Beckside Farmhouse And Attached Outbuilding	Grade II	0.1 miles
5 1280648 - The Royal Oak	Grade II	0.1 miles
6 1064298 - 15, Main Street	Grade II	0.1 miles
7 1280661 - Farmyard To North Of The Firs	Grade II	0.2 miles
8 1064299 - Church Of The Holy Cross	Grade II	0.2 miles
9 1391705 - War Memorial In The Churchyard Of Holy Cross Church	Grade II	0.2 miles
10 1064301 - High House	Grade II	0.2 miles

Powered by sprift
Know any property instantly

Area
Schools



		Nursery	Primary	Secondary	College	Private
1	**Digby the Tedder Primary School** Ofsted Rating: Outstanding | Pupils: 93 | Distance:1.55	☐	☑	☐	☐	☐
2	**The Metheringham Primary School** Ofsted Rating: Good | Pupils: 273 | Distance:1.98	☐	☑	☐	☐	☐
3	**Digby Church of England School** Ofsted Rating: Requires improvement | Pupils: 60 | Distance:2.22	☐	☑	☐	☐	☐
4	**Dunston St Peter's Church of England Primary School** Ofsted Rating: Good | Pupils: 66 | Distance:3.09	☐	☑	☐	☐	☐
5	**Mrs Mary King's CofE (Controlled) Primary School** Ofsted Rating: Good | Pupils: 98 | Distance:3.25	☐	☑	☐	☐	☐
6	**Nocton Community Primary School** Ofsted Rating: Good | Pupils: 38 | Distance:3.77	☐	☑	☐	☐	☐
7	**Walcott Primary School** Ofsted Rating: Good | Pupils: 86 | Distance:3.95	☐	☑	☐	☐	☐
8	**Ruskington Chestnut Street Church of England Academy** Ofsted Rating: Good | Pupils: 178 | Distance:4.66	☐	☑	☐	☐	☐

Powered by sprift

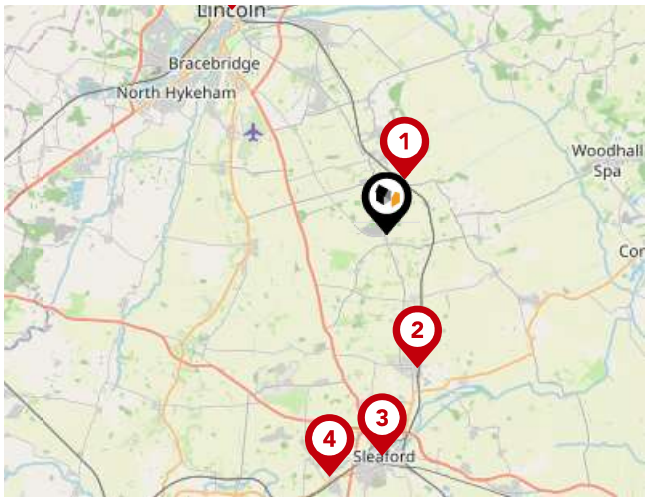
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**Winchelsea Primary School Ruskington** Ofsted Rating: Good | Pupils: 231 | Distance:4.68	☐	☑	☐	☐	☐
10	**Navenby Church of England Primary School** Ofsted Rating: Good | Pupils: 193 | Distance:4.78	☐	☑	☐	☐	☐
11	**The Potterhanworth Church of England Primary School** Ofsted Rating: Good | Pupils: 137 | Distance:5.12	☐	☑	☐	☐	☐
12	**The Billinghay Church of England Primary School** Ofsted Rating: Good | Pupils: 155 | Distance:5.54	☐	☑	☐	☐	☐
13	**Coleby Church of England (Controlled) Primary School** Ofsted Rating: Requires improvement | Pupils: 49 | Distance:5.86	☐	☑	☐	☐	☐
14	**The Leasingham St Andrew's Church of England Primary School** Ofsted Rating: Good | Pupils: 200 | Distance:5.98	☐	☑	☐	☐	☐
15	**Cranwell Primary School (Foundation)** Ofsted Rating: Good | Pupils: 303 | Distance:6.19	☐	☑	☐	☐	☐
16	**Branston Junior Academy** Ofsted Rating: Good | Pupils: 170 | Distance:6.46	☐	☑	☐	☐	☐

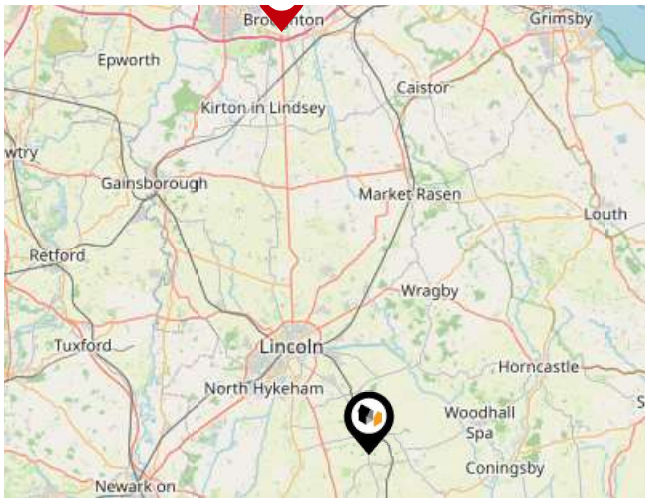
Powered by sprift
Know any property instantly

Area
Transport (National)



National Rail Stations

Pin	Name	Distance
1	Metheringham Rail Station	2.09 miles
2	Ruskington Rail Station	4.85 miles
3	Sleaford Rail Station	7.91 miles
4	Rauceby Rail Station	8.86 miles
5	Lincoln Central Rail Station	9.74 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	30.64 miles



Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	32.77 miles

Powered by sprift
Know any property instantly

Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Demand Responsive Area	0.07 miles
2	The Granaries	0.07 miles
3	Royal Oak PH	0.12 miles
4	Springfield Estate	0.21 miles
5	Church Lane	1.03 miles

Local Connections

No Local Connections found within 30 km of this property.

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

Powered by sprift
Know any property instantly

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.

Powered by sprift
Know any property instantly

Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

Mundys

29 – 30 Silver Street Lincoln LN2 1AS
01522 510 044
hymie.bentley@mundys.net
www.mundys.net

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail