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MIR: Material Info

The Material Information Affecting this Property

Thursday 13th August 2026



WESTBOURNE GROVE, LINCOLN, LN1

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

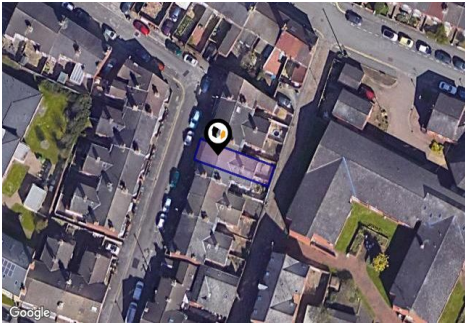
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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.02 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,549		
Title Number:	LL31868		

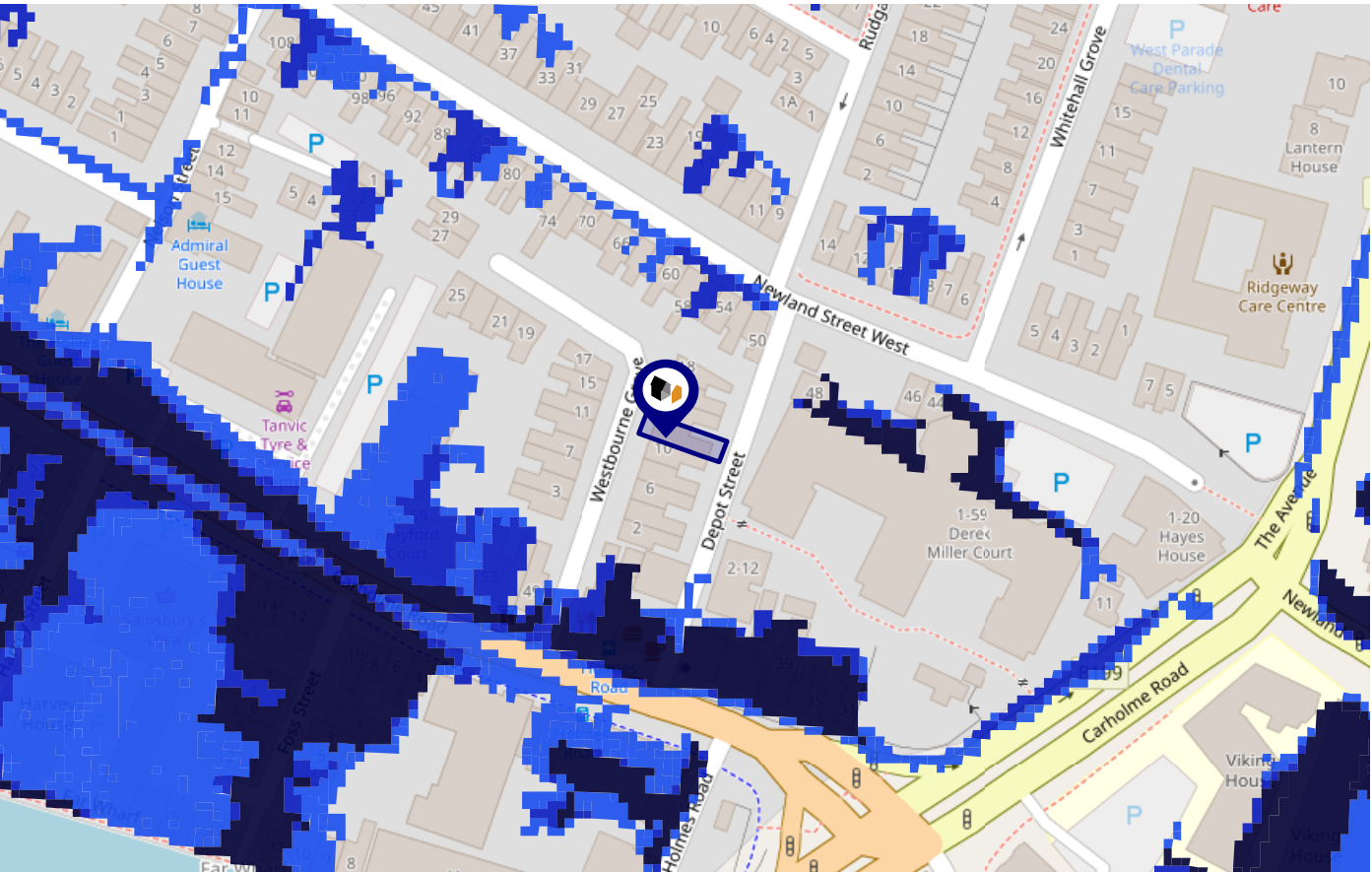
Local Area

Local Authority:	Lincolnshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		15	80	5500
● Rivers & Seas	Low	mb/s	mb/s	mb/s
● Surface Water	Very low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
O ₂	EE	3	O ₂	sky
				
				Virgin media

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.

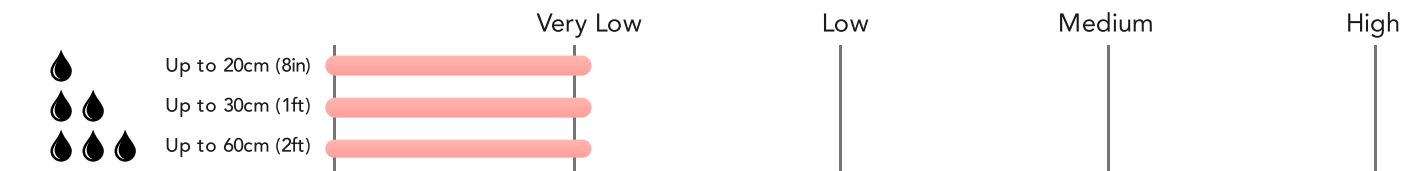


Risk Rating: Very low

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.

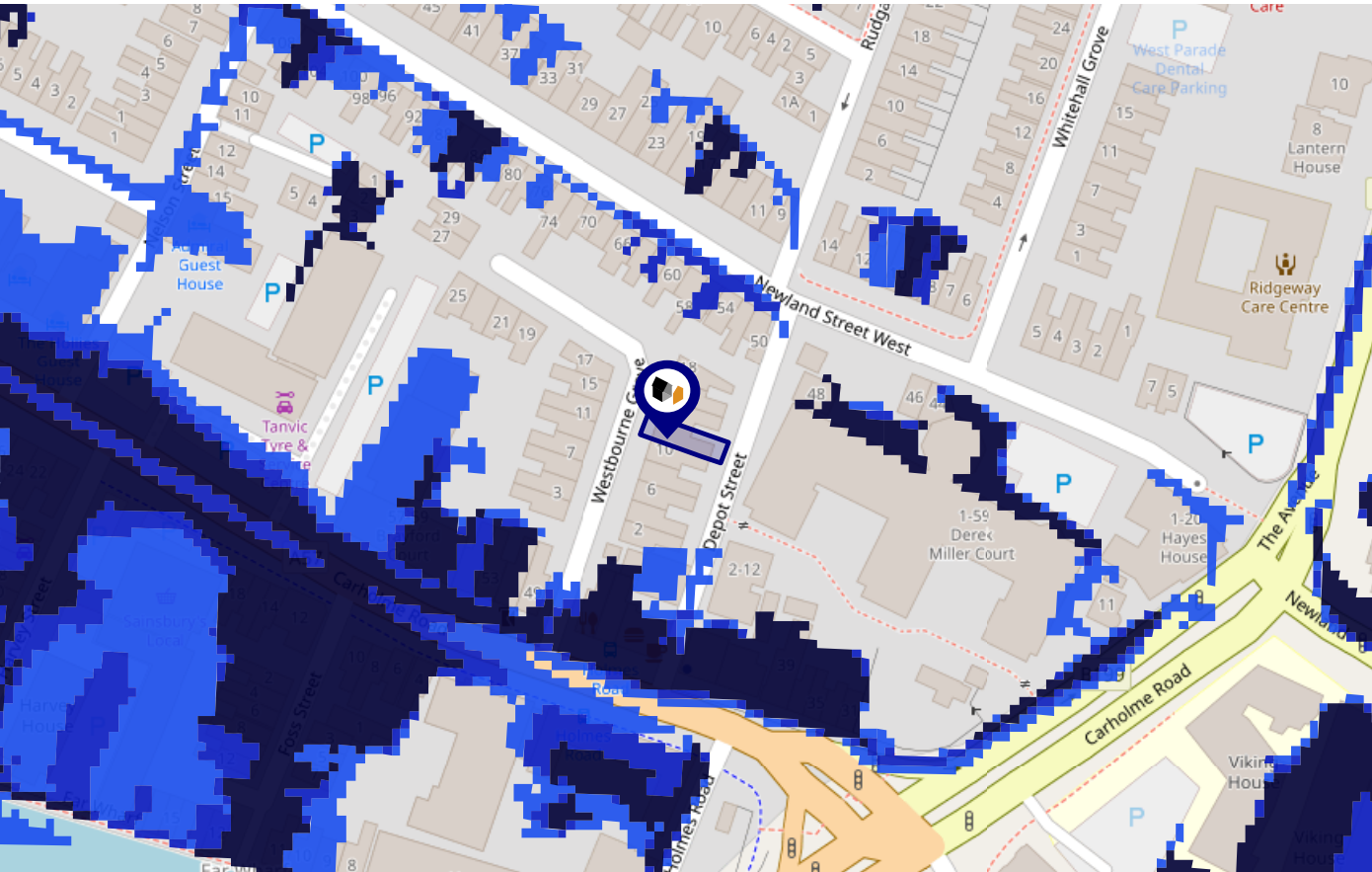
Chance of flooding to the following depths at this property:



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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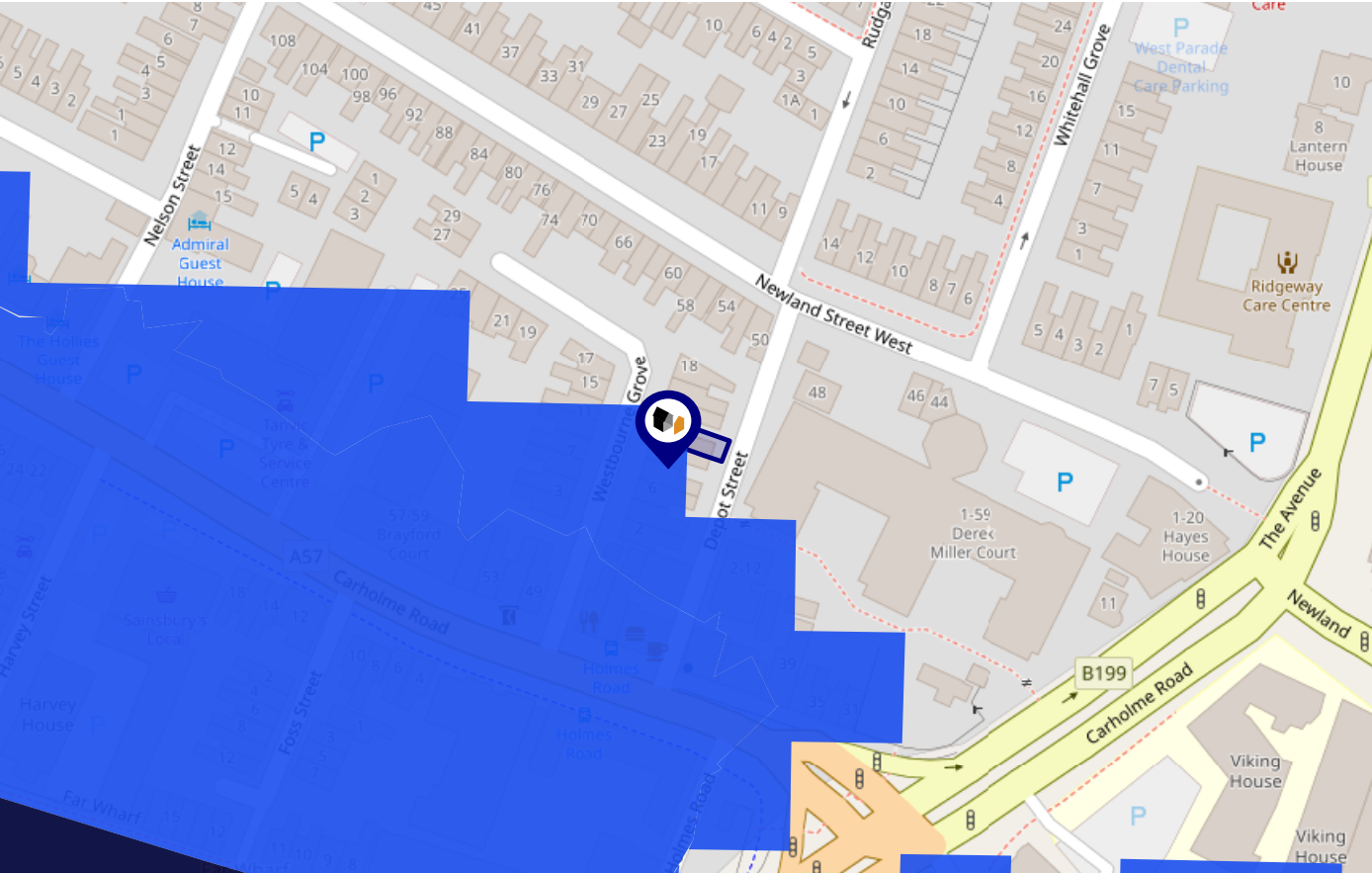
Chance of flooding to the following depths at this property:



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.

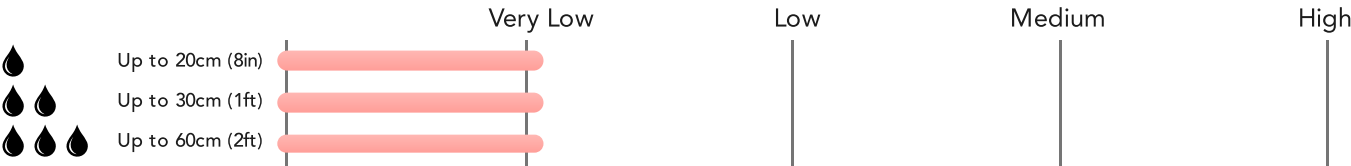


Risk Rating: Low

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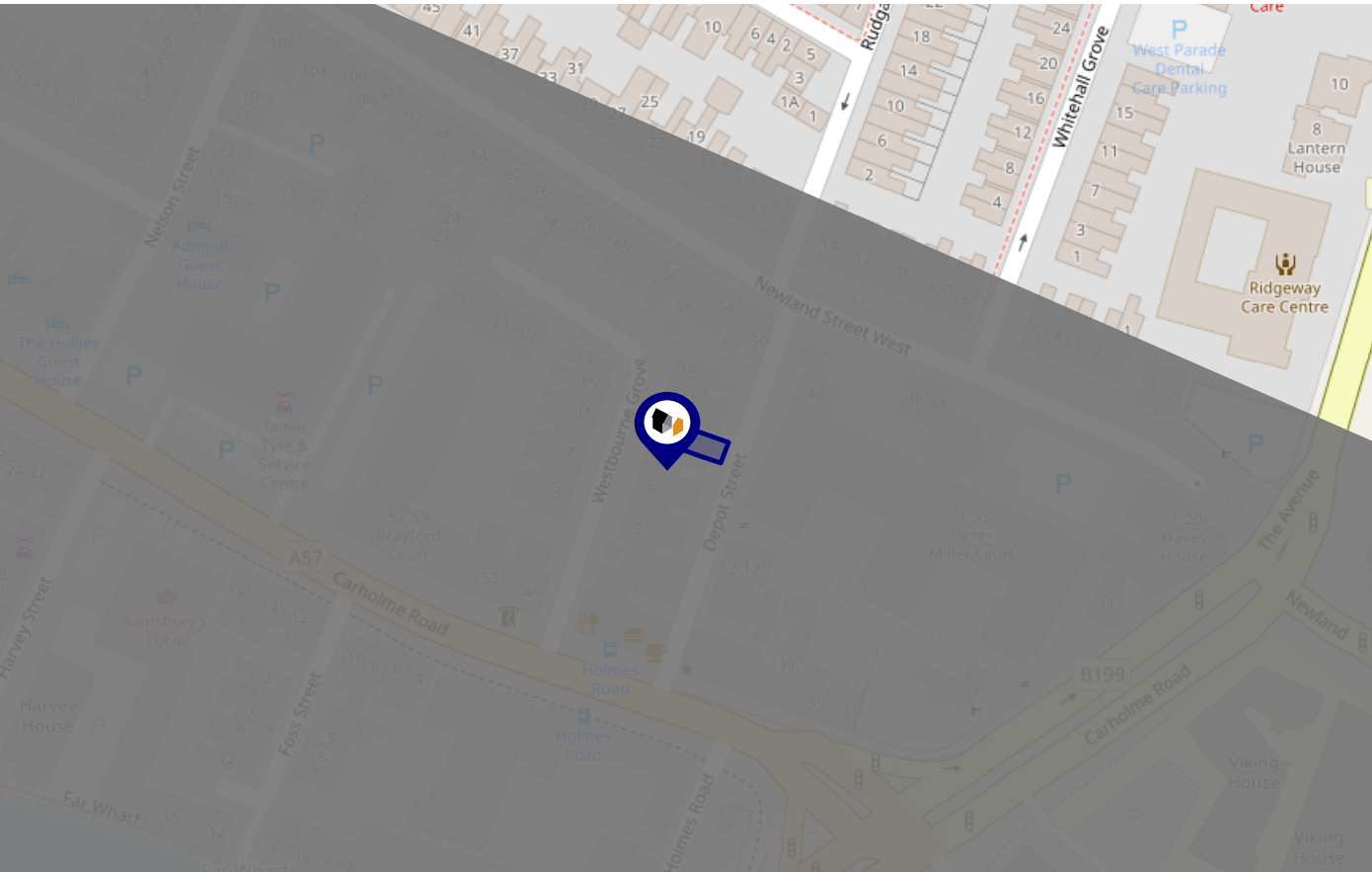
Chance of flooding to the following depths at this property:



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.

-  **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:

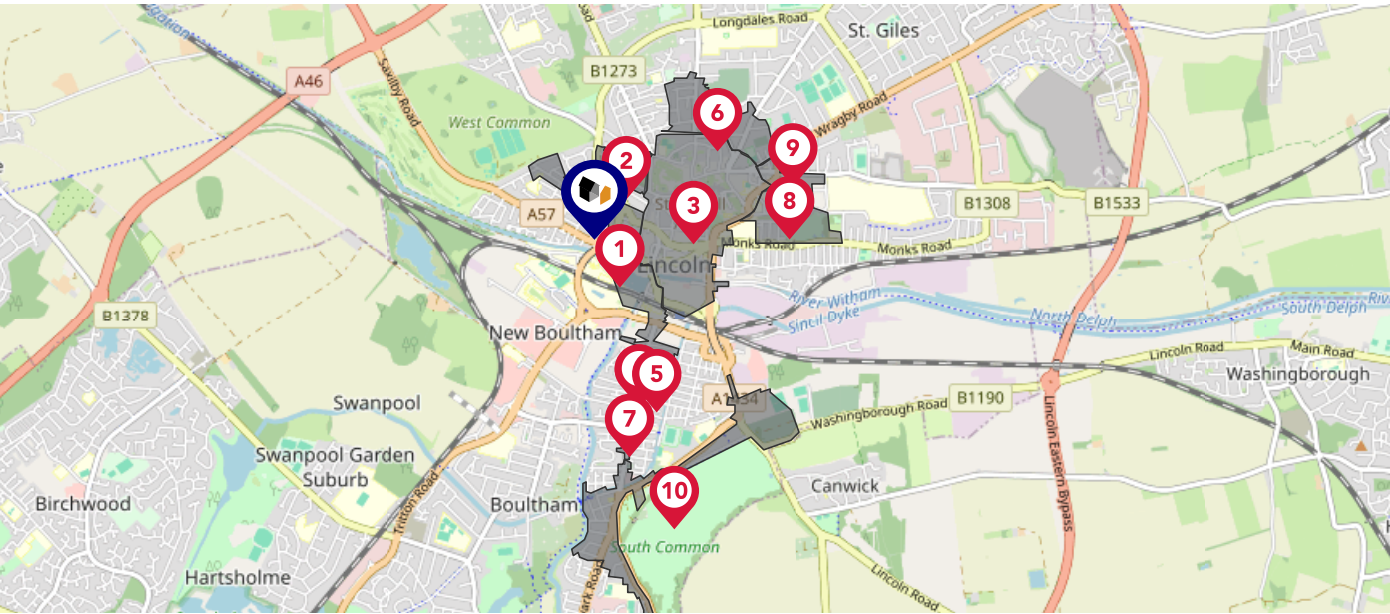


Maps

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

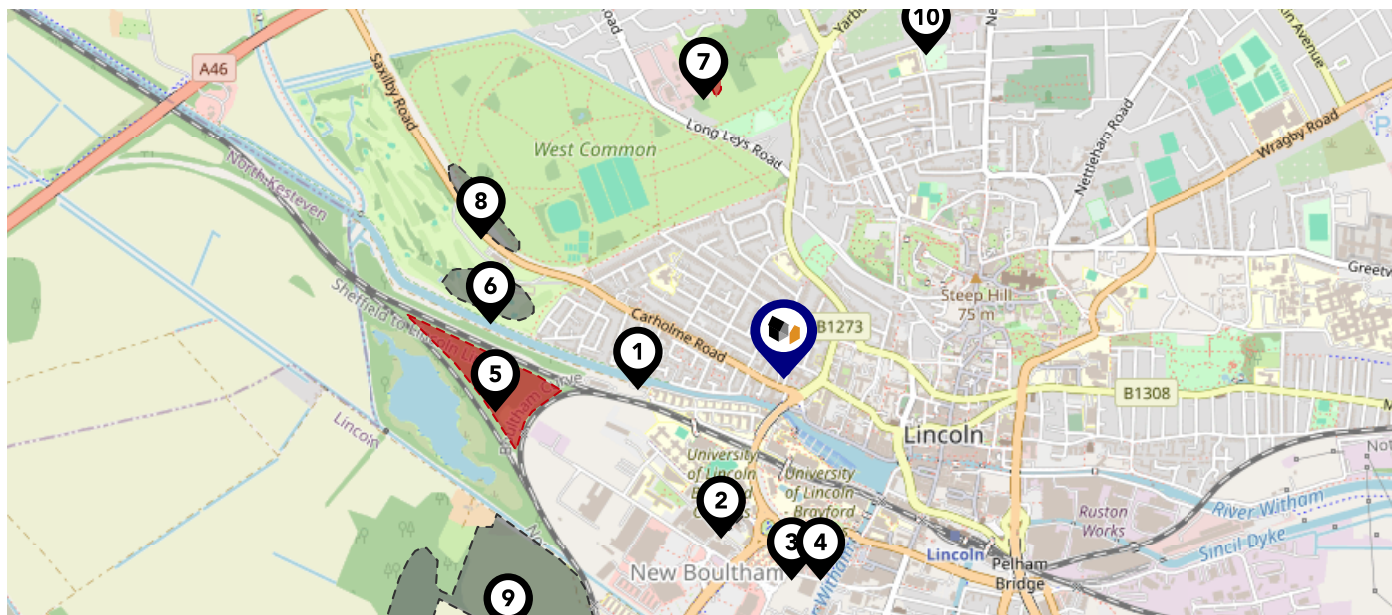
1	West Parade and Brayford
2	Carline
3	Cathedral and City Centre
4	St Peter-at-Gowts
5	Sibthorp
6	Newport and Nettleham Road
7	Gowt's Bridge
8	Lindum and Arboretum
9	The Dell
10	St Catherines

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

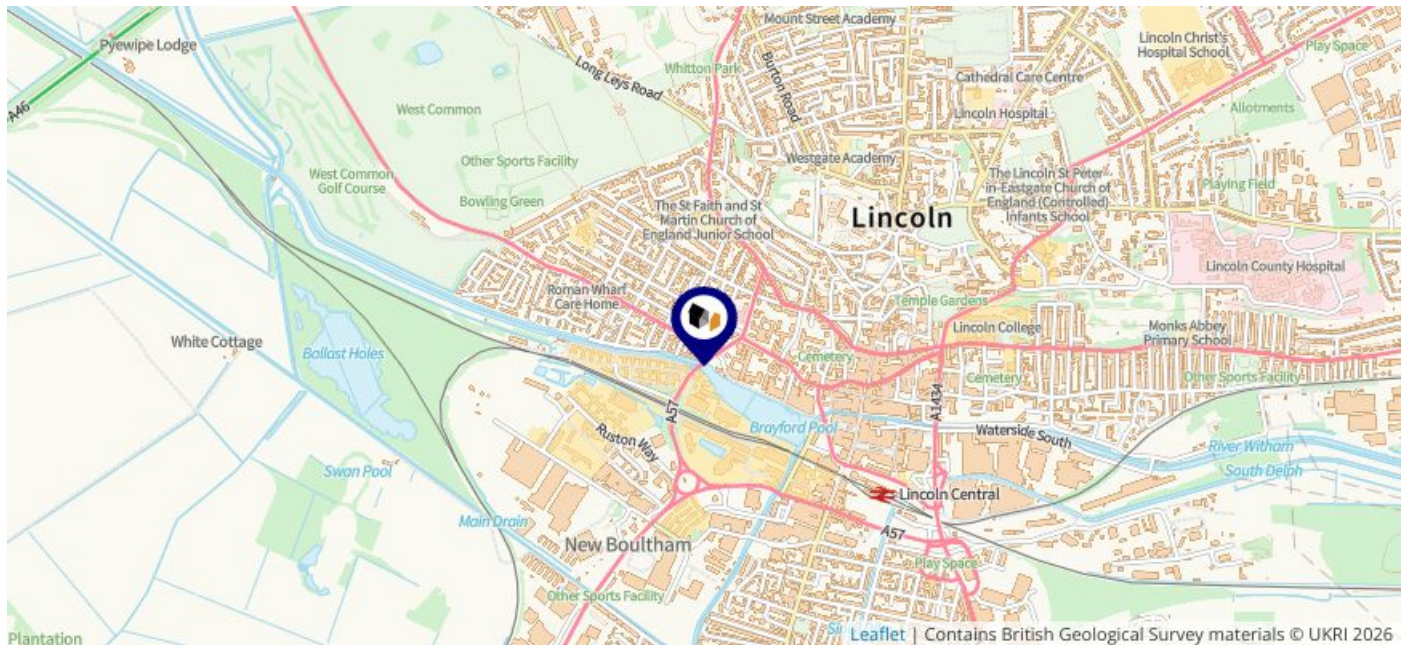
1	Former Fisons Site-Carholme Road	Historic Landfill	☐
2	Rear Of British Rail Social Club-Ropewalk	Historic Landfill	☐
3	Former Brayford Leisure Site-Ropewalk	Historic Landfill	☐
4	Land South Of Ropewalk-Land South Of Ropewalk, Rear Of Mervyn Black	Historic Landfill	☐
5	EA/EPR/BP3998NN/A001 - Beevor Foundry Ltd	Active Landfill	☒
6	Golf Course-West Common	Historic Landfill	☐
7	EA/EPR/BP3598NX/A001 - Serviceteam Ltd	Active Landfill	☒
8	West Common-Lincoln, Lincolnshire	Historic Landfill	☐
9	Skewbridge Tip Site-Skewbridge, Lincoln	Historic Landfill	☐
10	Mount Street-Lincoln, Lincolnshire	Historic 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.

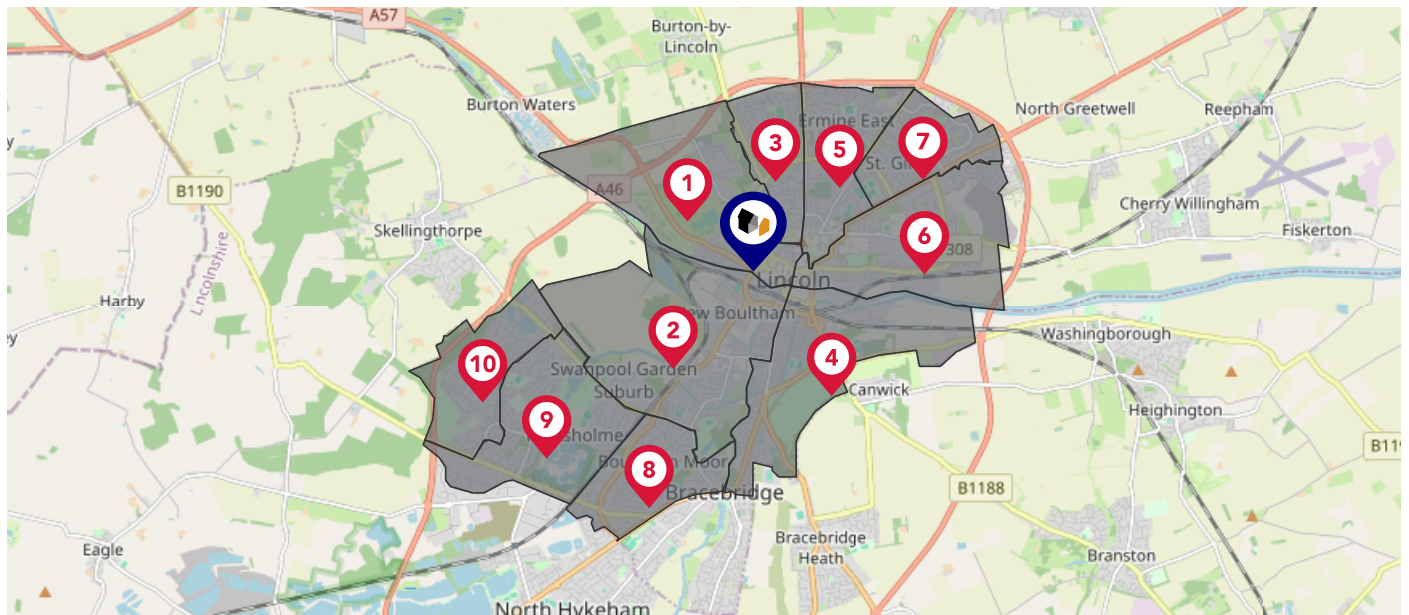
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

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



Carholme Ward



Boultham Ward



Castle Ward



Park Ward



Minster Ward



Abbey Ward



Glebe Ward



Moorland Ward



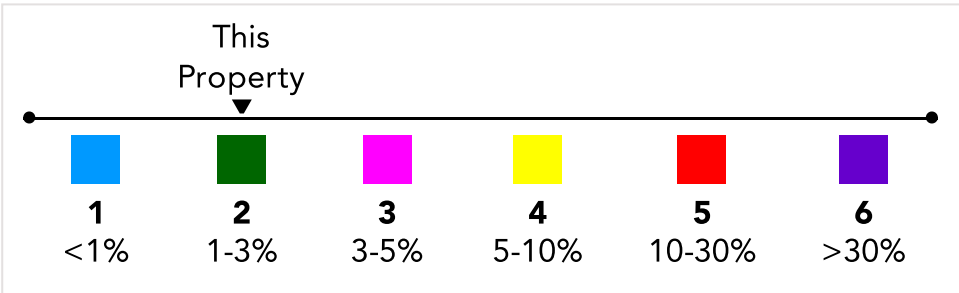
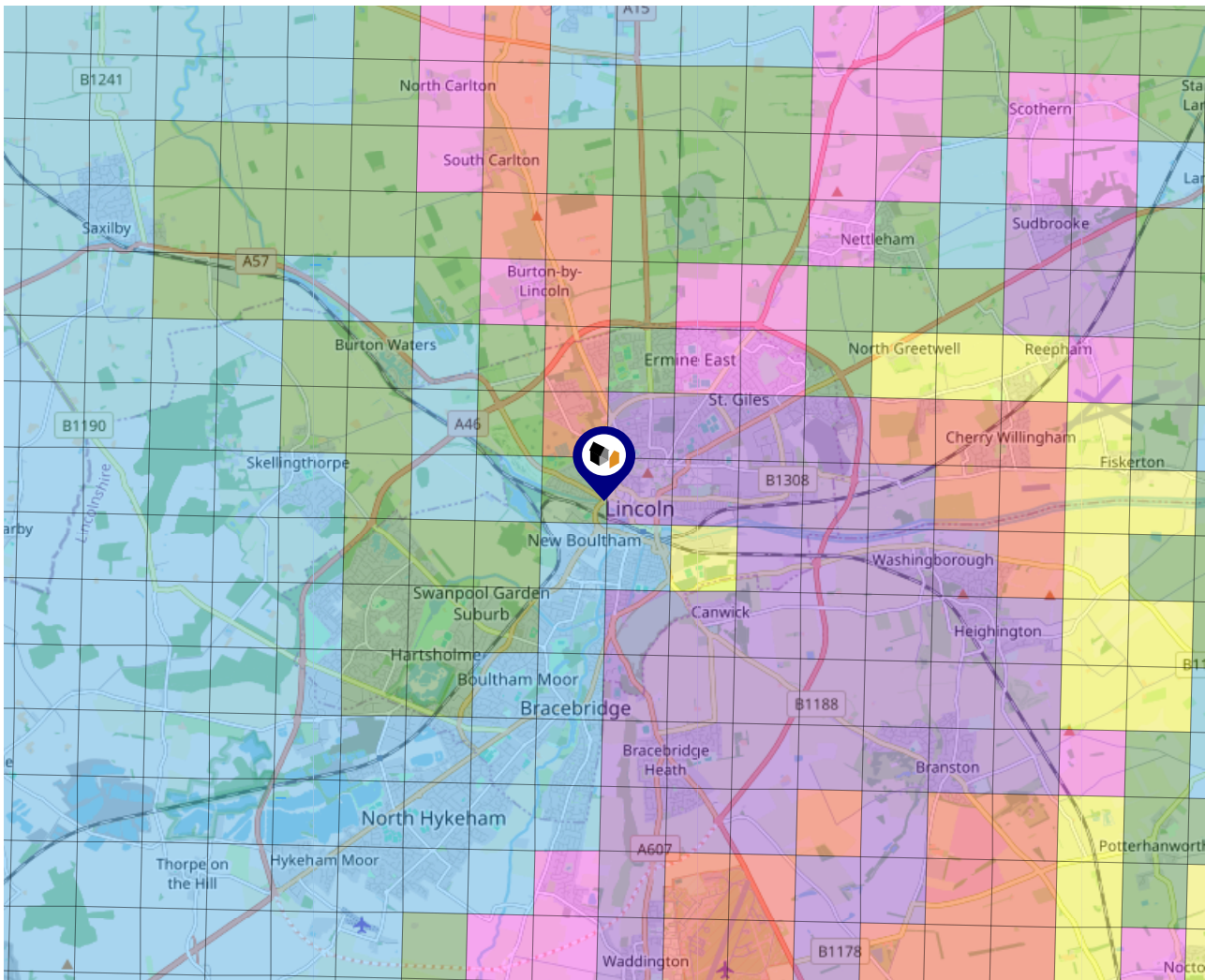
Hartsholme Ward



Birchwood Ward

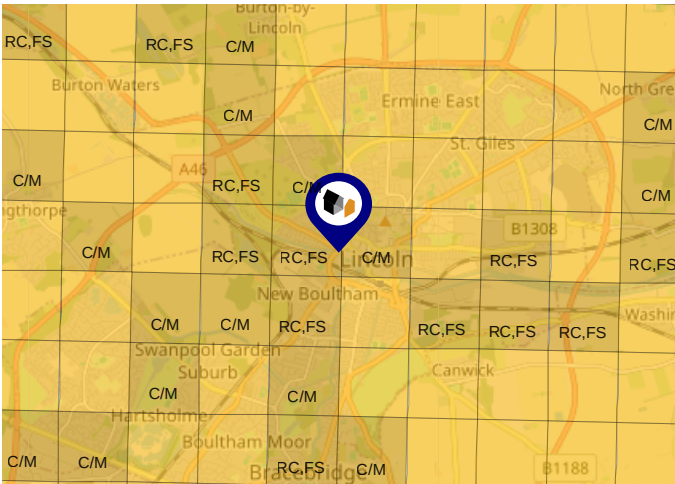
What is Radon?

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:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		

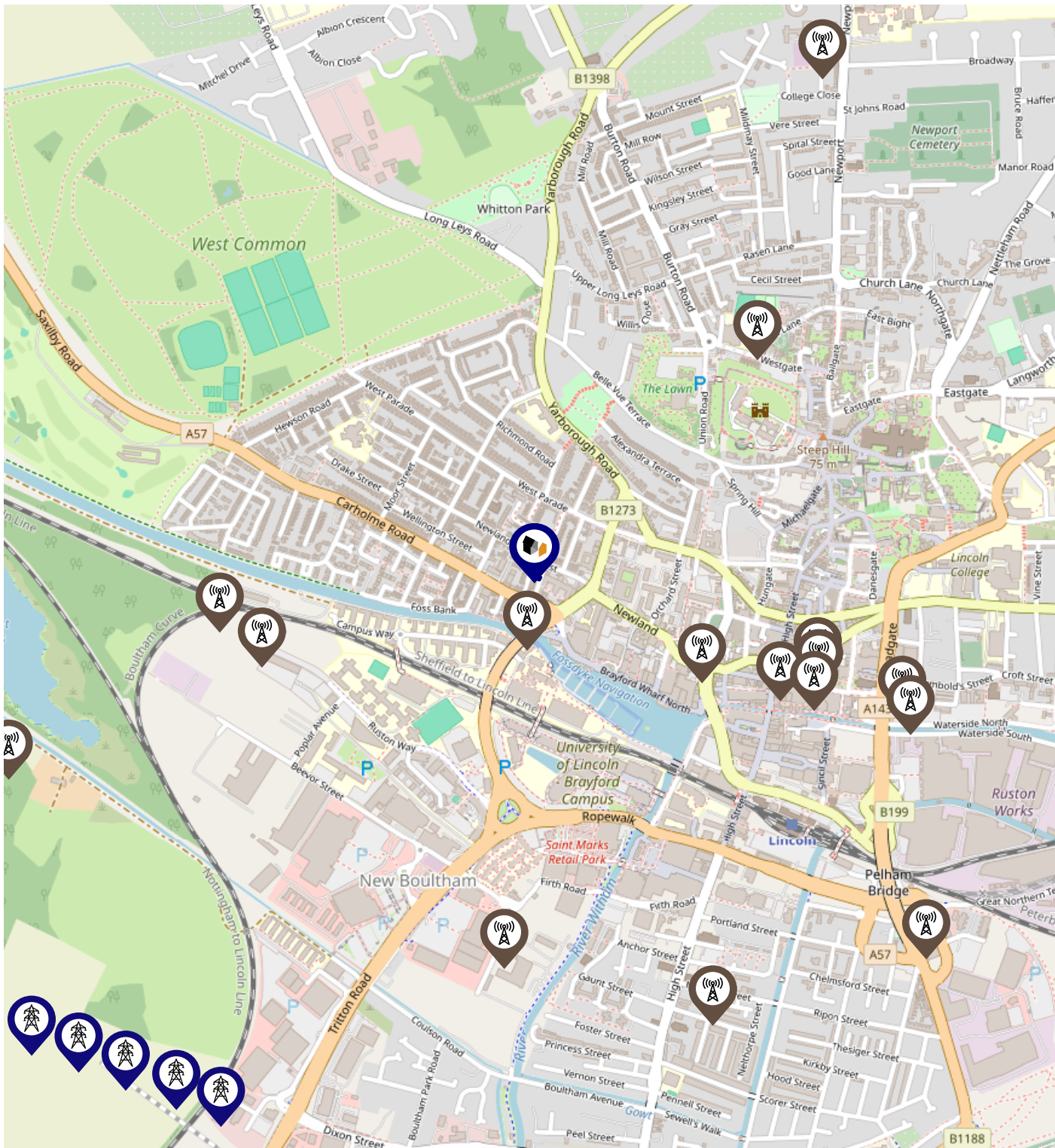


Primary Classifications (Most Common Clay Types)

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:

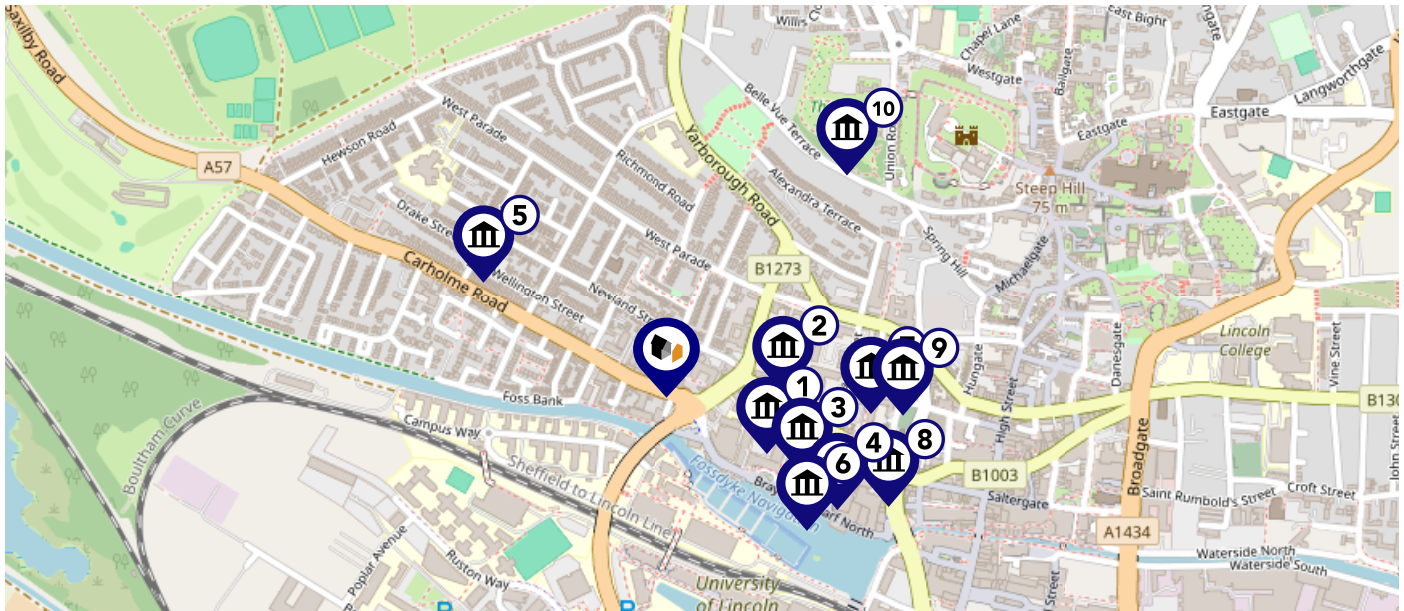
-  Power Pylons
-  Communication Masts

Maps

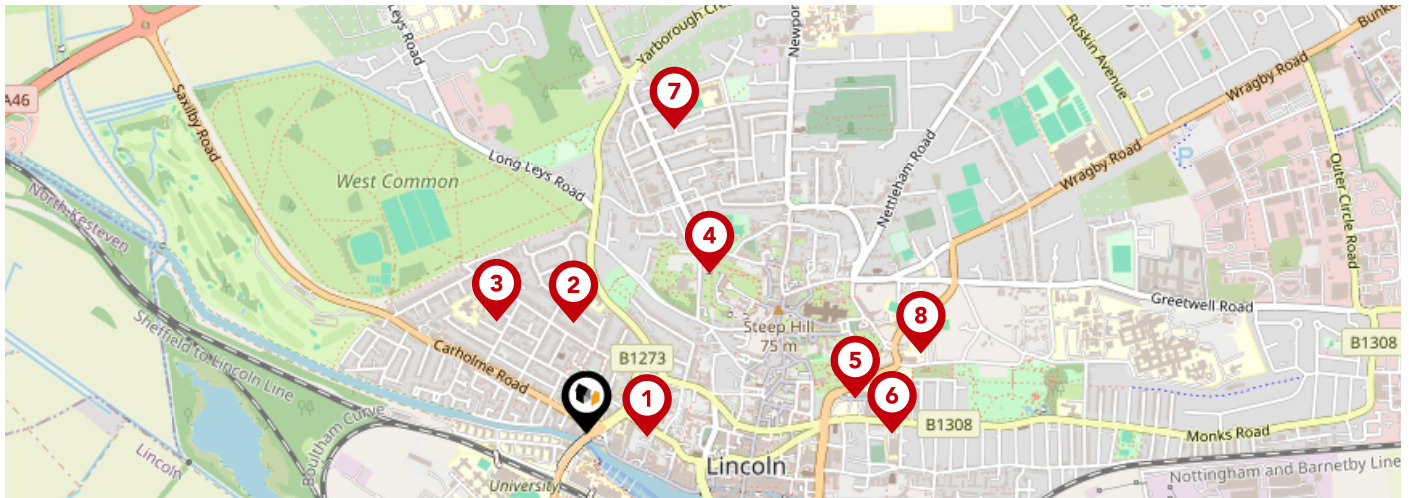
Listed Buildings



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
 1388718 - Numbers 78-88 And Attached Railings	Grade II	0.1 miles
 1388719 - House Front Incorporated In Lincolnshire County Council Offices	Grade II	0.1 miles
 1388717 - 64, Newland	Grade II	0.2 miles
 1388716 - Grafton House	Grade II	0.2 miles
 1388699 - Queen In The West Public House	Grade II	0.2 miles
 1392689 - Lincolnshire Motor Company Showrooms	Grade II	0.2 miles
 1388731 - Colonia Wall And Lower West Gate	Grade I	0.2 miles
 1388721 - Newland Chambers	Grade II	0.3 miles
 1388468 - Beaumont Manor	Grade II	0.3 miles
 1388819 - The Lawn	Grade II	0.3 miles



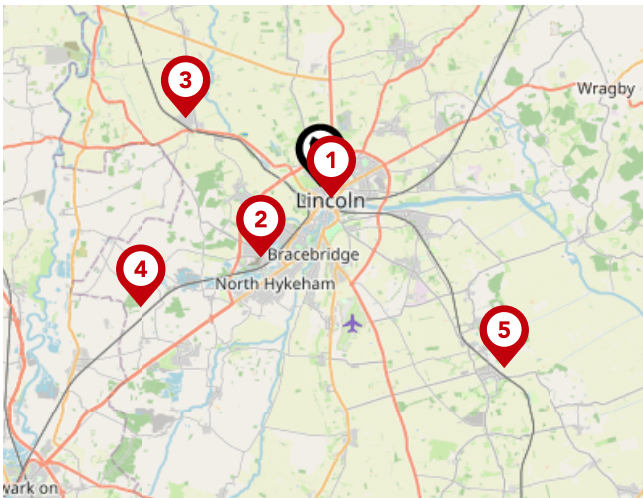
		Nursery	Primary	Secondary	College	Private
1	Lincolnshire Secure Unit Ofsted Rating: Not Rated Pupils:0 Distance:0.14	☐	☐	☒	☐	☐
2	The St Faith and St Martin Church of England Junior School, Lincoln Ofsted Rating: Good Pupils: 345 Distance:0.25	☐	☒	☐	☐	☐
3	The St Faith's Church of England Infant and Nursery School, Lincoln Ofsted Rating: Good Pupils: 278 Distance:0.32	☐	☒	☐	☐	☐
4	Westgate Academy Ofsted Rating: Good Pupils: 430 Distance:0.45	☐	☒	☐	☐	☐
5	Lincoln UTC Ofsted Rating: Good Pupils: 369 Distance:0.6	☐	☐	☒	☐	☐
6	Lincoln College Ofsted Rating: Good Pupils:0 Distance:0.68	☐	☐	☒	☐	☐
7	Mount Street Academy Ofsted Rating: Outstanding Pupils: 318 Distance:0.7	☐	☒	☐	☐	☐
8	Lincoln Minster School Ofsted Rating: Not Rated Pupils: 473 Distance:0.76	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School Ofsted Rating: Requires improvement Pupils: 89 Distance:0.8	☐	☒	☐	☐	☐
	The Lincoln St Peter at Gowts Church of England Primary School Ofsted Rating: Outstanding Pupils: 258 Distance:0.82	☐	☒	☐	☐	☐
	The Lincoln Bishop King Church of England Primary School Ofsted Rating: Good Pupils: 459 Distance:1.02	☐	☒	☐	☐	☐
	Sir Francis Hill Community Primary School Ofsted Rating: Requires improvement Pupils: 623 Distance:1.04	☐	☒	☐	☐	☐
	Athena School Ofsted Rating: Good Pupils: 113 Distance:1.06	☐	☐	☒	☐	☐
	Lincoln Monks Abbey Primary School Ofsted Rating: Good Pupils: 594 Distance:1.08	☐	☒	☐	☐	☐
	Lincoln Castle Academy Ofsted Rating: Not Rated Pupils: 680 Distance:1.13	☐	☐	☒	☐	☐
	The St Francis Special School, Lincoln Ofsted Rating: Outstanding Pupils: 161 Distance:1.25	☐	☐	☒	☐	☐

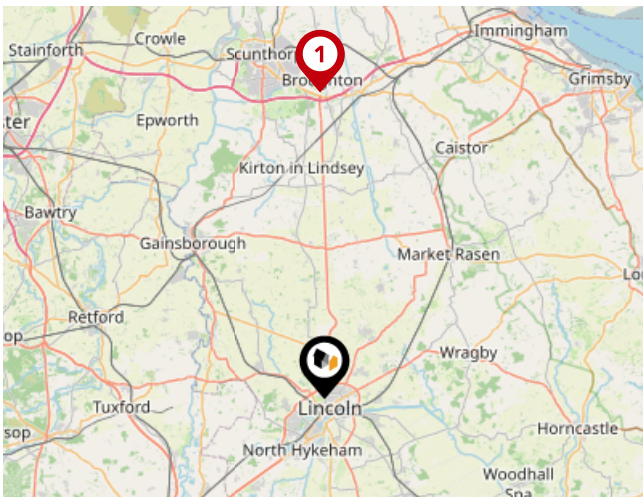
Area

Transport (National)



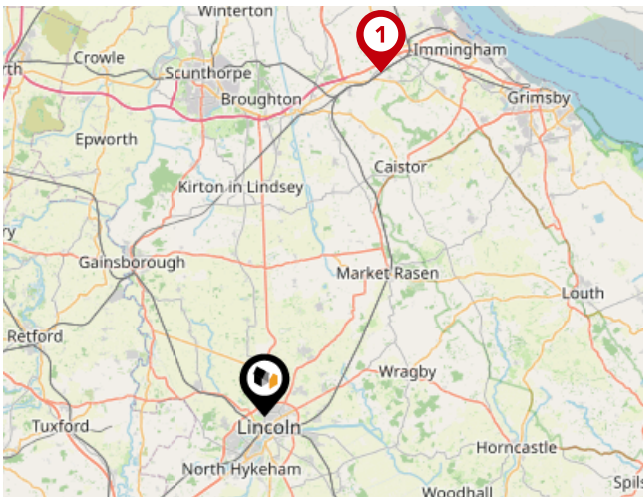
National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	0.52 miles
2	Hykeham Rail Station	3.28 miles
3	Saxilby Rail Station	5.36 miles
4	Swinderby Rail Station	7.66 miles
5	Metheringham Rail Station	9.13 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	21.62 miles

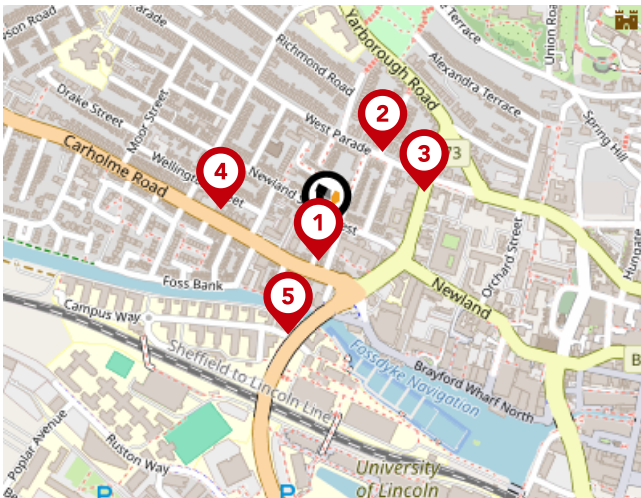


Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	25.66 miles

Area

Transport (Local)

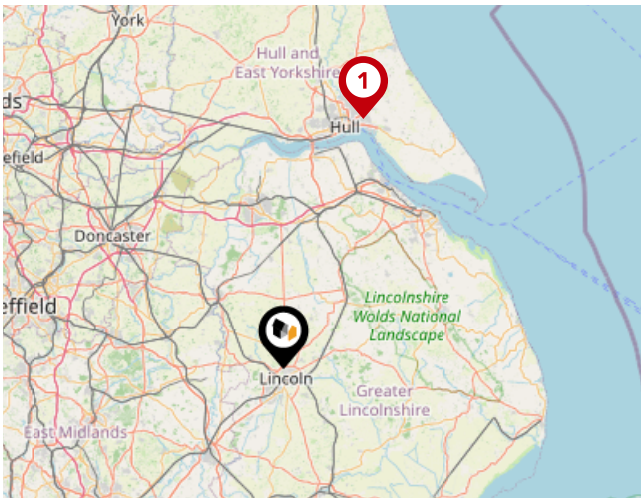


Bus Stops/Stations

Pin	Name	Distance
1	Holmes Road	0.03 miles
2	North Parade	0.1 miles
3	West Parade	0.11 miles
4	Staunton Street	0.11 miles
5	University of Lincoln	0.12 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Hull Ferry Terminal	37.16 miles

Mundys

Data Quality

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