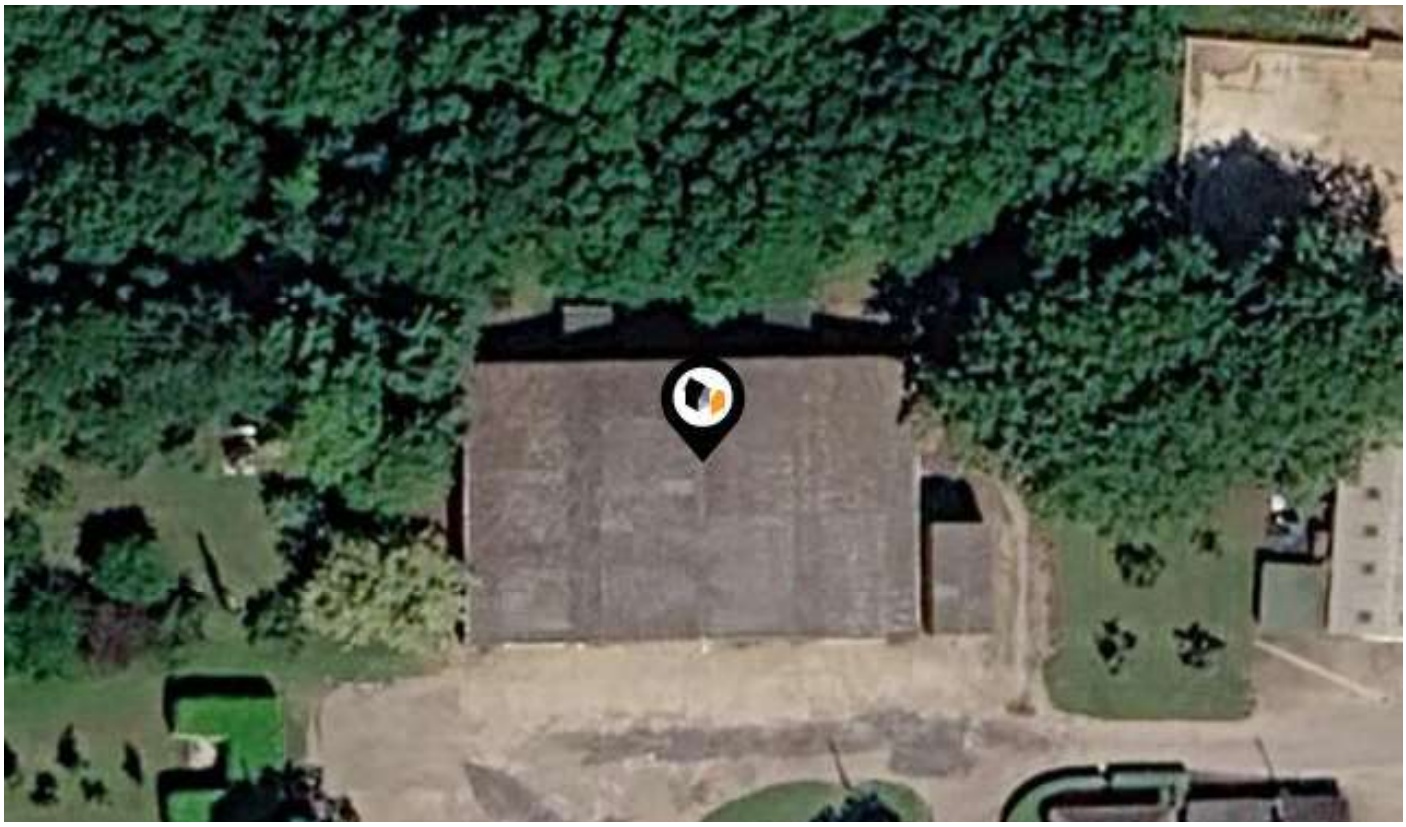
See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 29th October 2026



ASHFIELD FARM, LINCOLN ROAD, BRANSTON, LINCOLN, LN4

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

www.mundys.net

arla | propertymark PROTECTED

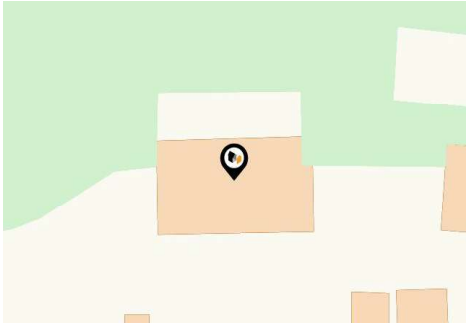
naea | propertymark PROTECTED

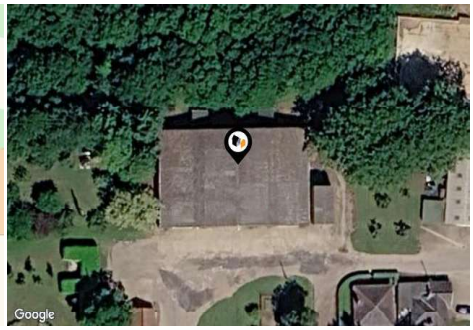
The Property Ombudsman

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Property
Overview







Property

Type:	Detached
Bedrooms:	2
Council Tax :	Band B
Annual Estimate:	£1,818

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s

- mb/s

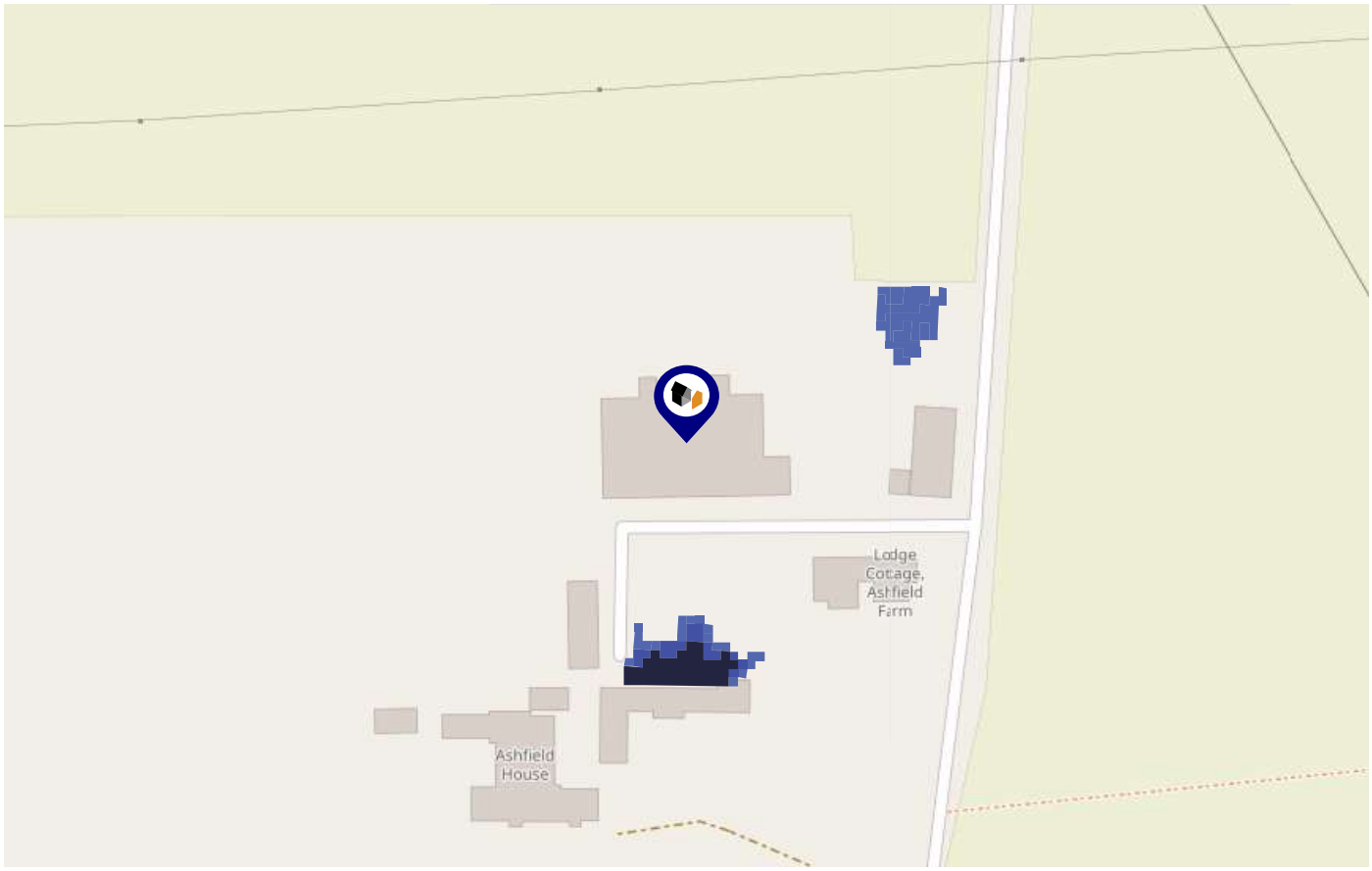
Mobile Coverage:
(based on calls indoors)

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.

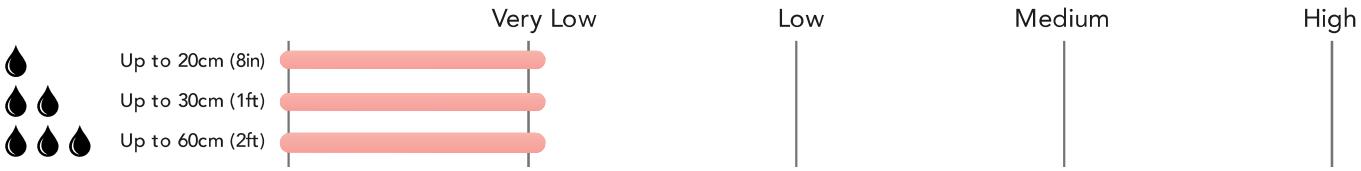


Risk Rating: Very low

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.

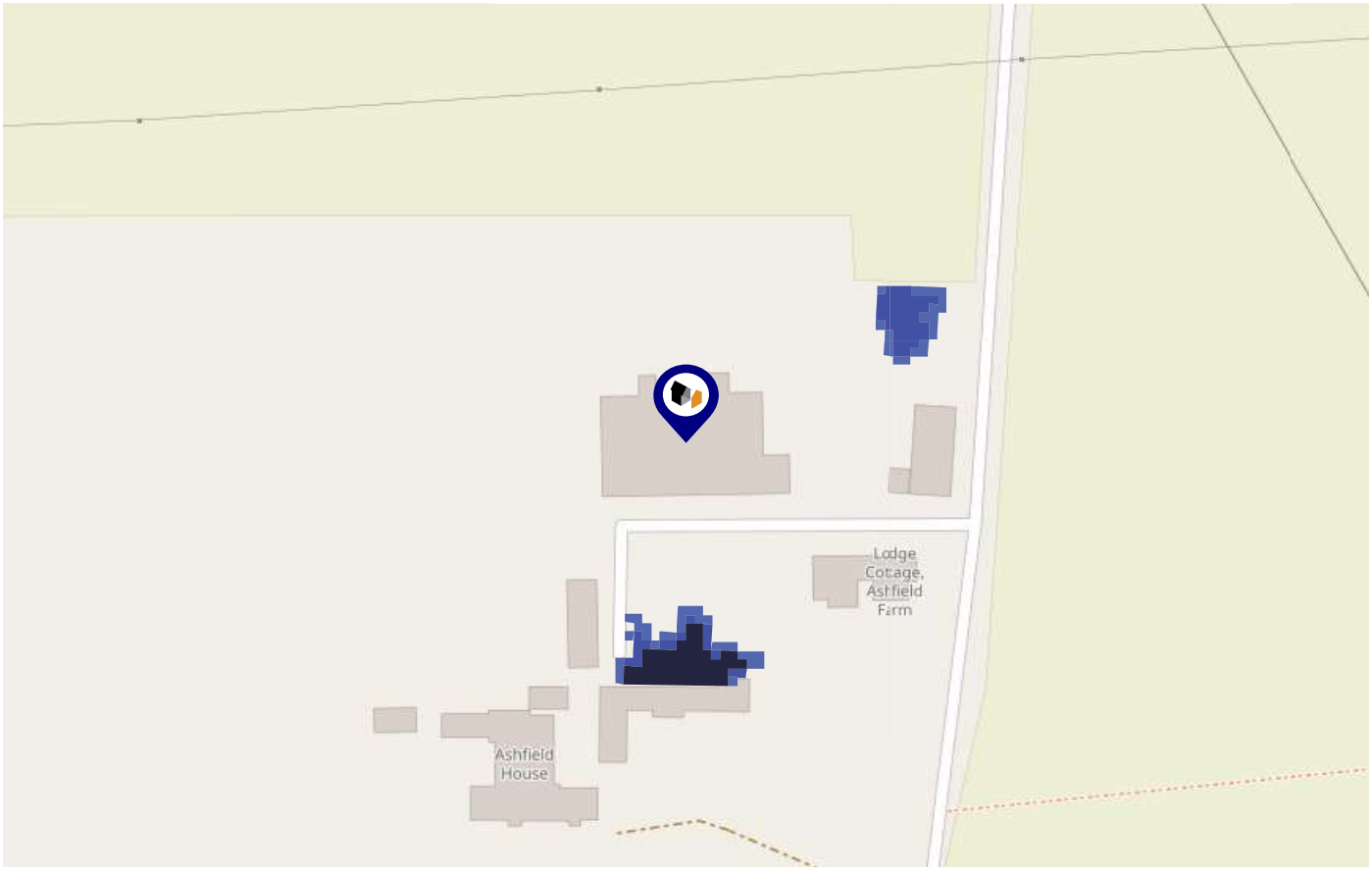
Chance of flooding to the following depths at this property:



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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: 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:

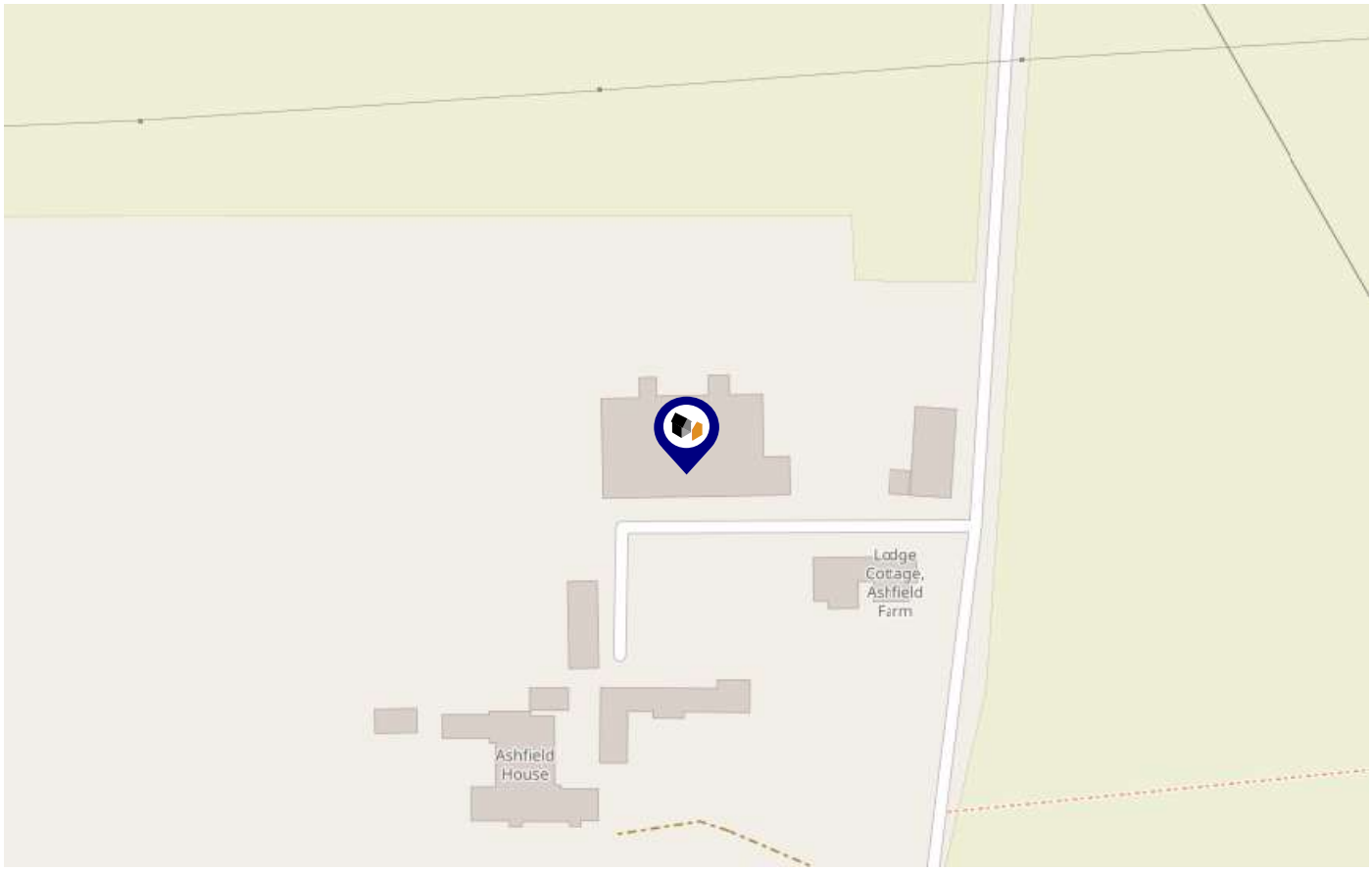


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Flood Risk
Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

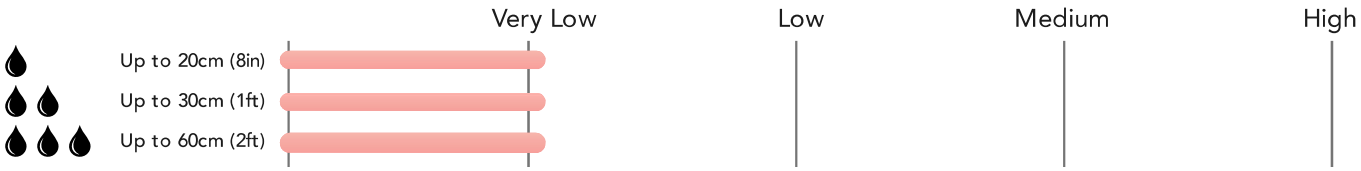


Risk Rating: Very low

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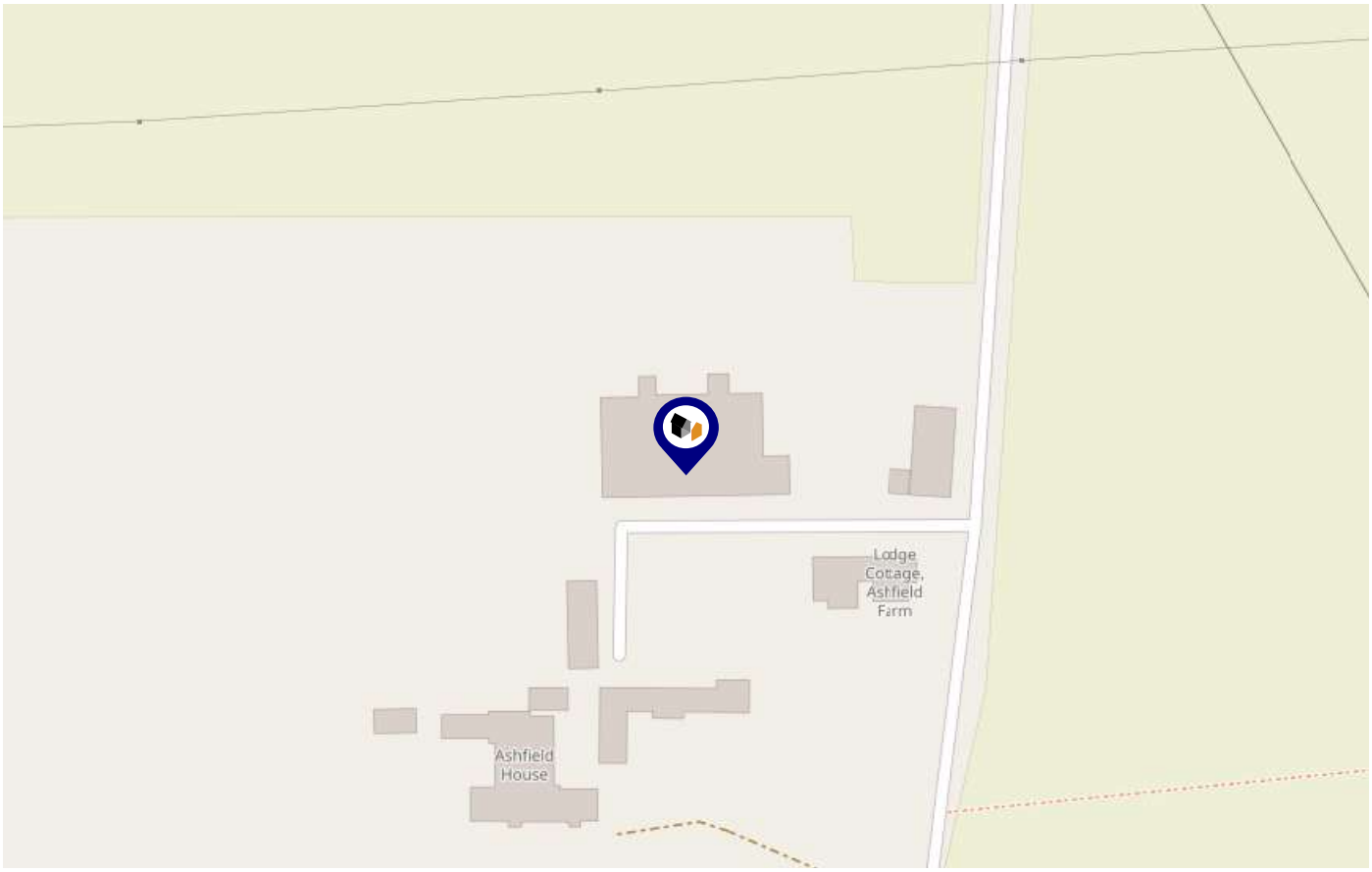
Chance of flooding to the following depths at this property:



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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.

- **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:

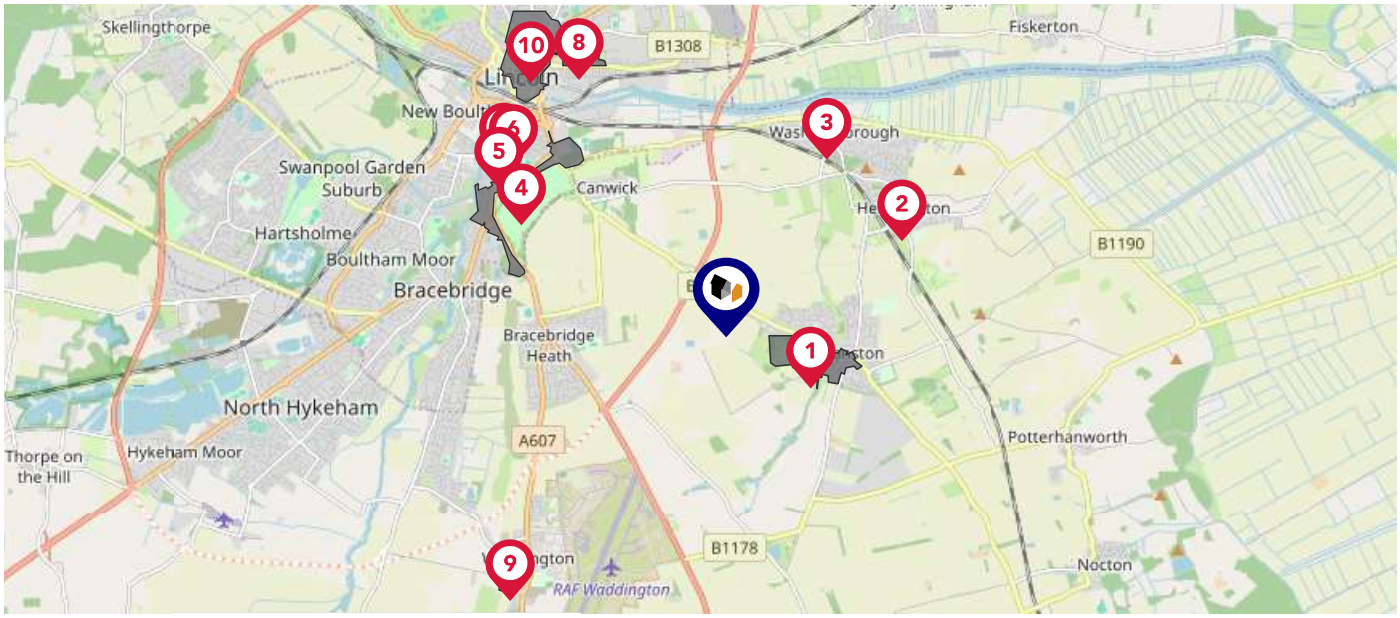


MIR - Material Info

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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	Branston
2	Heighington
3	Washingborough
4	St Catherines
5	Gowt's Bridge
6	Sibthorp
7	St Peter-at-Gowts
8	Lindum and Arboretum
9	Waddington
10	Cathedral and City Centre

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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.

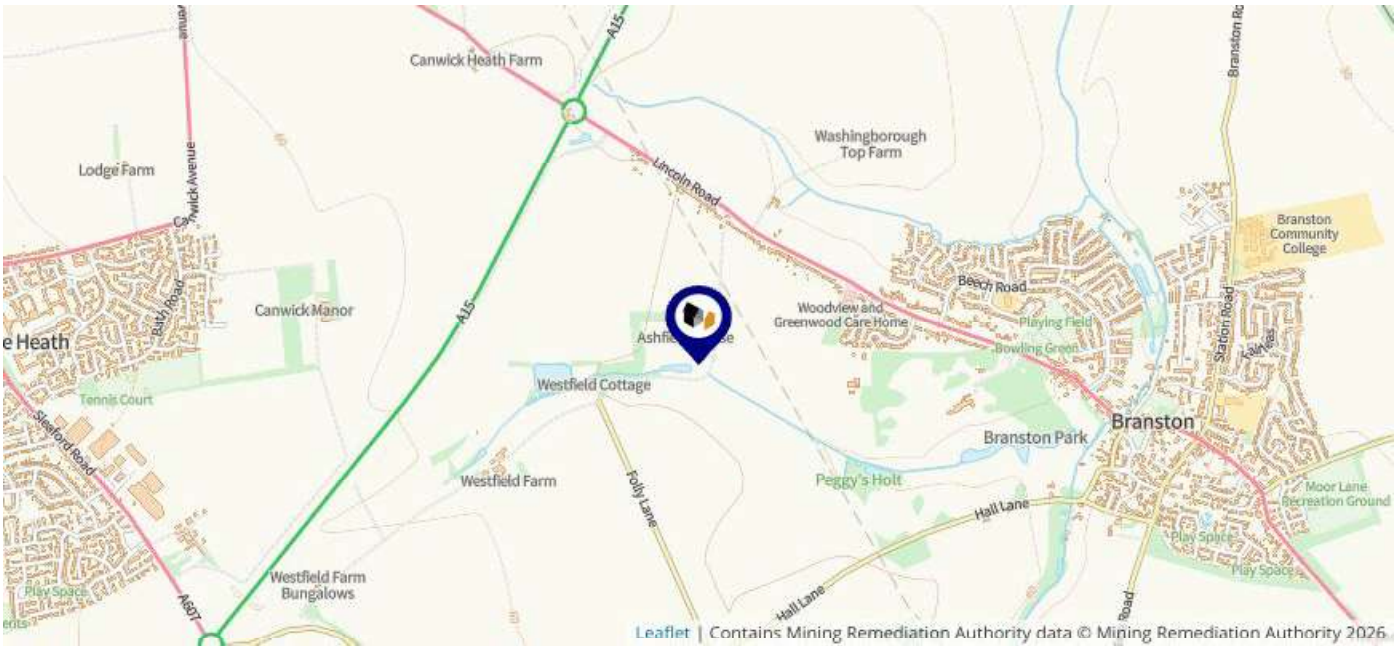


Nearby Landfill Sites

1	Land To Rear Of 41 Silver Street-Branston, Lincolnshire	Historic Landfill
2	Western Avenue-Western Avenue, Bracebridge Heath	Historic Landfill
3	EA/EPR/LP3298NH/V002 - Anglian Water Services Ltd	Active Landfill
4	East Of Crematorium-Canwick, Lincoln	Historic Landfill
5	Land North of Lincoln Road-Washingborough, Lincoln	Historic Landfill
6	Manor Road-Washingborough	Historic Landfill
7	Land east of Great Northern Terrace Industrial Estate-Lincoln, Lincolnshire	Historic Landfill
8	Lincoln Brick Company Limited (Clay Pit)-Bracebridge Heath, Bracebridge, Lincolnshire	Historic Landfill
9	Old Railway Cutting-Cow Paddle	Historic Landfill
10	EA/EPR/BP3098ND/A001 - U E F Lincoln	Active Landfill

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

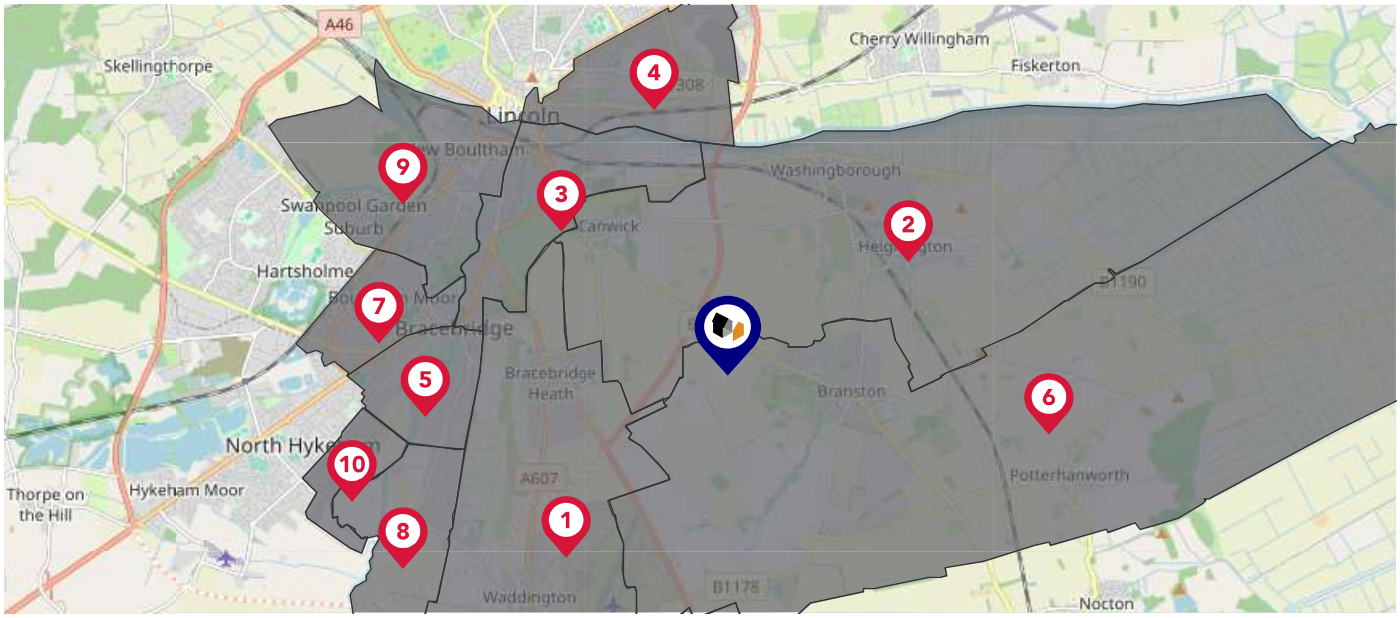
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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



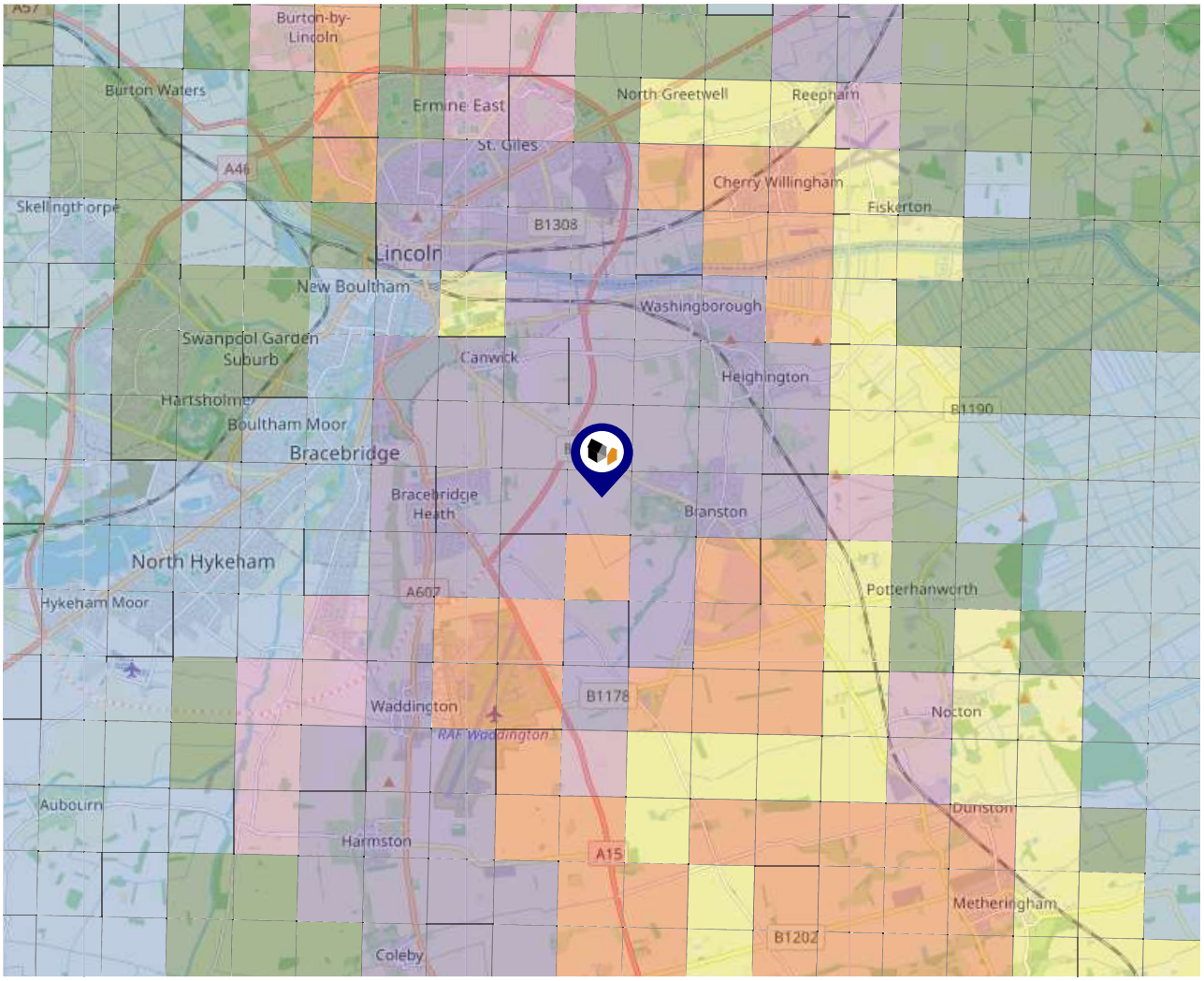
Nearby Council Wards

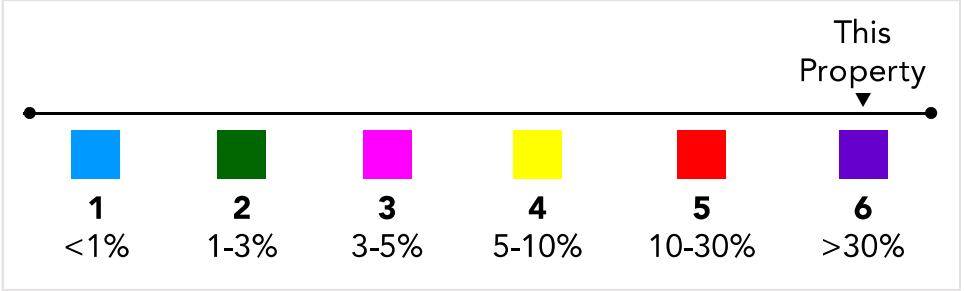
1	Bracebridge Heath and Waddington East Ward
2	Heighington and Washingborough Ward
3	Park Ward
4	Abbey Ward
5	Witham Ward
6	Branston Ward
7	Moorland Ward
8	Waddington West Ward
9	Boultham Ward
10	North Hykeham Witham Ward

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).



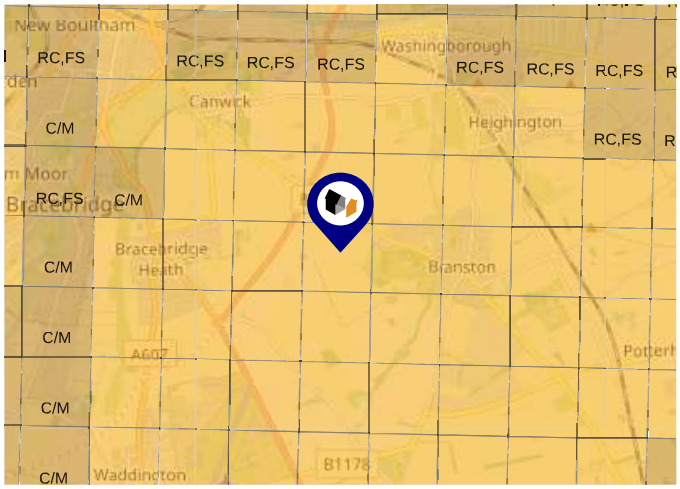


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Environment
Soils & Clay

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

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



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:

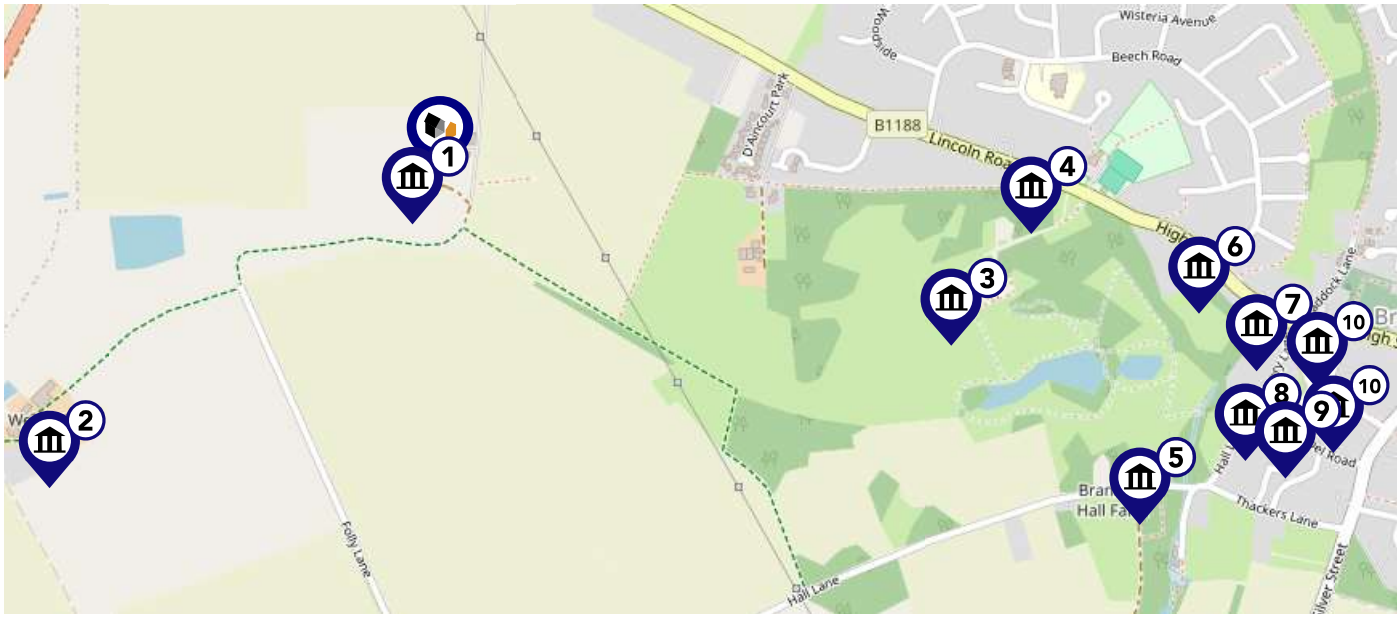
Power Pylons

Communication Masts

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Maps
Listed Buildings

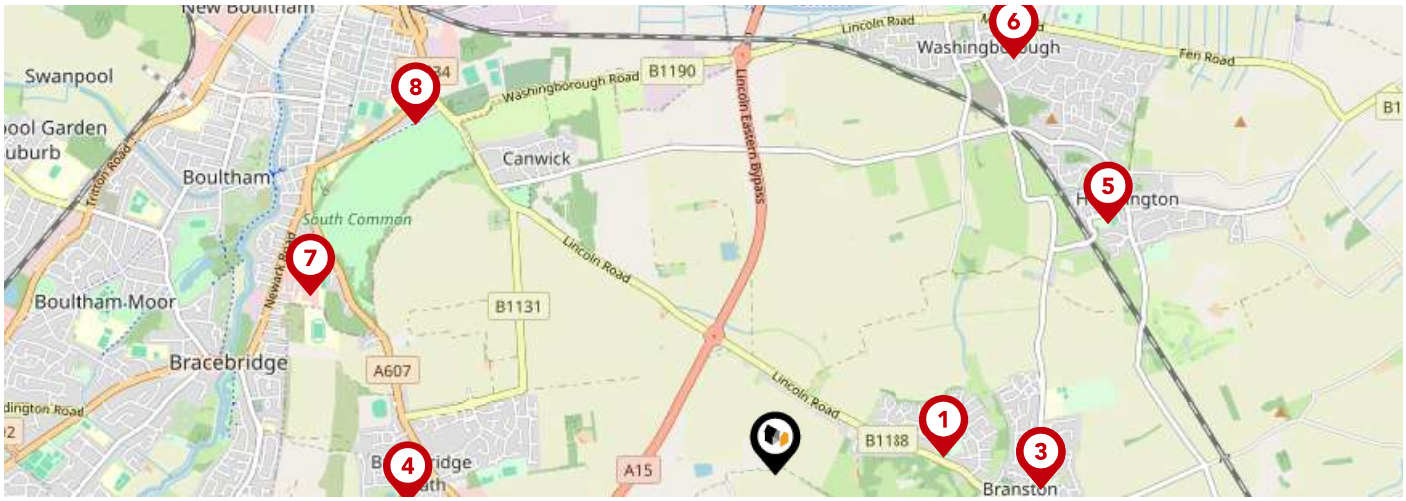
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1317274 - Ashfield House	Grade II	0.1 miles
2 1061934 - Branston Heath Farmhouse	Grade II	0.5 miles
3 1317238 - Branston Hall And Outbuildings	Grade II	0.6 miles
4 1061937 - 57, Lincoln Road	Grade II	0.7 miles
5 1360531 - Barn At Branston Old Hall	Grade II	0.9 miles
6 1061936 - 29, Lincoln Road	Grade II	0.9 miles
7 1165544 - 1, Lincoln Road	Grade II	0.9 miles
8 1165520 - Bertiesinn	Grade II	1.0 miles
9 1061935 - Summerdale	Grade II	1.0 miles
10 1360530 - Burchalls Farmhouse	Grade II	1.0 miles
10 1061933 - The Old Rectory	Grade II	1.0 miles

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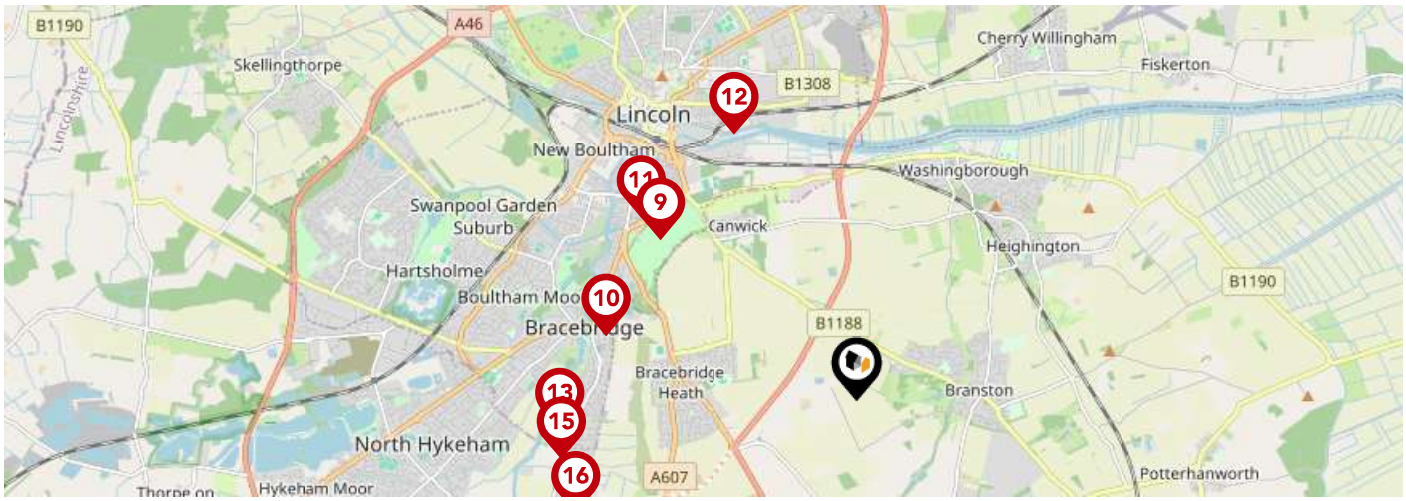
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	**Branston Church of England Infant Academy** Ofsted Rating: Outstanding | Pupils: 134 | Distance:0.75	☐	☑	☐	☐	☐
2	**Branston Junior Academy** Ofsted Rating: Good | Pupils: 170 | Distance:1.18	☐	☑	☐	☐	☐
3	**Branston Community Academy** Ofsted Rating: Requires improvement | Pupils: 1243 | Distance:1.18	☐	☐	☑	☐	☐
4	**Bracebridge Heath St John's Primary Academy** Ofsted Rating: Good | Pupils: 372 | Distance:1.64	☐	☑	☐	☐	☐
5	**Heighington Millfield Primary Academy** Ofsted Rating: Good | Pupils: 233 | Distance:1.85	☐	☑	☐	☐	☐
6	**Washingborough Academy** Ofsted Rating: Good | Pupils: 271 | Distance:2.13	☐	☑	☐	☐	☐
7	**The Priory Academy LSST** Ofsted Rating: Good | Pupils: 1779 | Distance:2.22	☐	☐	☑	☐	☐
8	**The Lincoln Bishop King Church of England Primary School** Ofsted Rating: Good | Pupils: 459 | Distance:2.23	☐	☑	☐	☐	☐

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Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**Athena School** Ofsted Rating: Good | Pupils: 113 | Distance:2.26	☐	☐	☑	☐	☐
10	**Bracebridge Infant and Nursery School** Ofsted Rating: Good | Pupils: 78 | Distance:2.3	☐	☑	☐	☐	☐
11	**The Lincoln St Peter at Gowts Church of England Primary School** Ofsted Rating: Outstanding | Pupils: 258 | Distance:2.51	☐	☑	☐	☐	☐
12	**Lincoln Monks Abbey Primary School** Ofsted Rating: Good | Pupils: 594 | Distance:2.61	☐	☑	☐	☐	☐
13	**The Meadows Primary School** Ofsted Rating: Good | Pupils: 364 | Distance:2.66	☐	☑	☐	☐	☐
14	**Waddington All Saints Academy** Ofsted Rating: Outstanding | Pupils: 373 | Distance:2.68	☐	☑	☐	☐	☐
15	**Acorn Free School** Ofsted Rating: Good | Pupils: 3 | Distance:2.69	☐	☐	☑	☐	☐
16	**Waddington Redwood Primary Academy** Ofsted Rating: Good | Pupils: 301 | Distance:2.71	☐	☑	☐	☐	☐

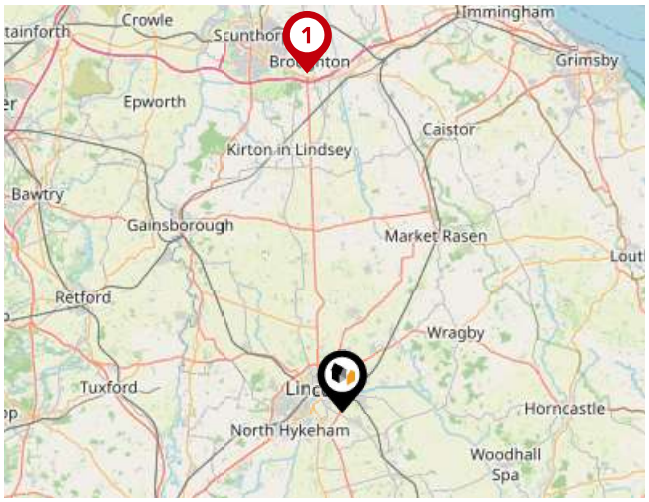
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Area
Transport (National)



National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	2.7 miles
2	Hykeham Rail Station	4.29 miles
3	Metheringham Rail Station	5.9 miles
4	Saxilby Rail Station	8.46 miles
5	Swinderby Rail Station	8.74 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	24.14 miles



Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	27.37 miles

Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Ashfield Cottage Farm	0.25 miles
2	Woodview Nursing Home	0.3 miles
3	Park View Avenue	0.49 miles
4	Woodside	0.55 miles
5	Infant School	0.64 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.

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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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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail