See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 25th February 2026

WILSON STREET, LINCOLN, LN1

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

www.mundys.net

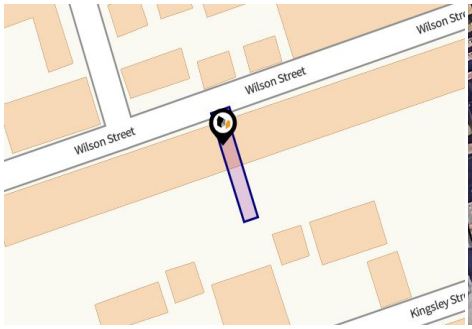
arla | propertymark PROTECTED

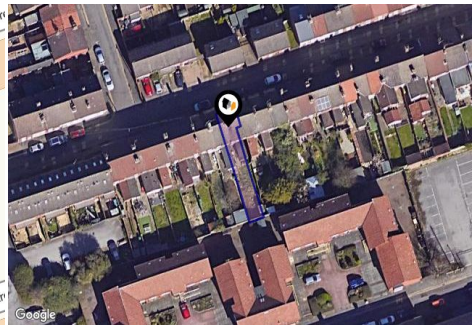
naea | propertymark PROTECTED

The Property Ombudsman

Powered by sprift Know any property instantly

Property
Overview





Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	2		
Plot Area:	0.03 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,507		
Title Number:	LL22845		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

7	80	1800
mb/s	mb/s	mb/s

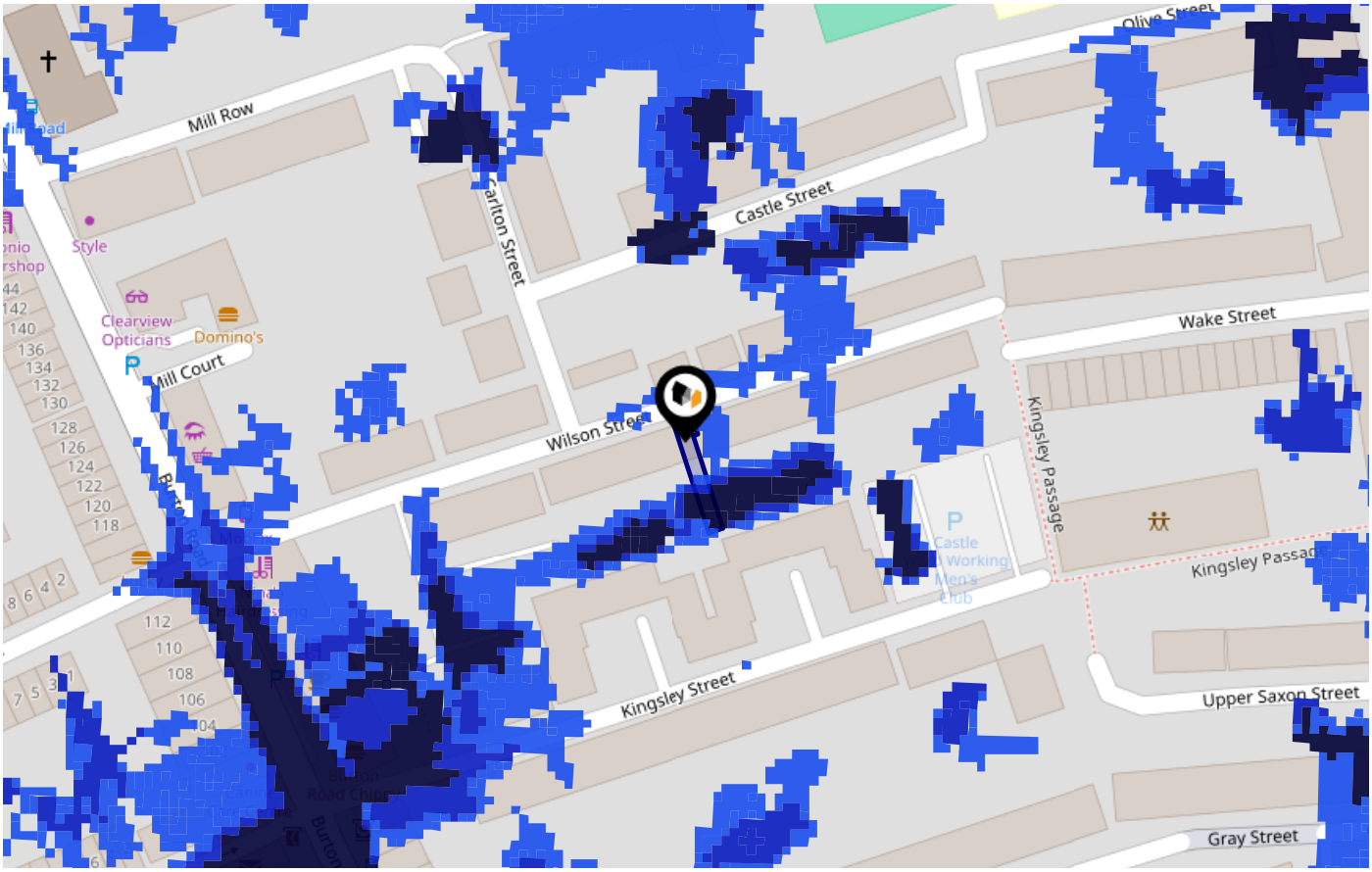
Mobile Coverage:
(based on calls indoors)

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.

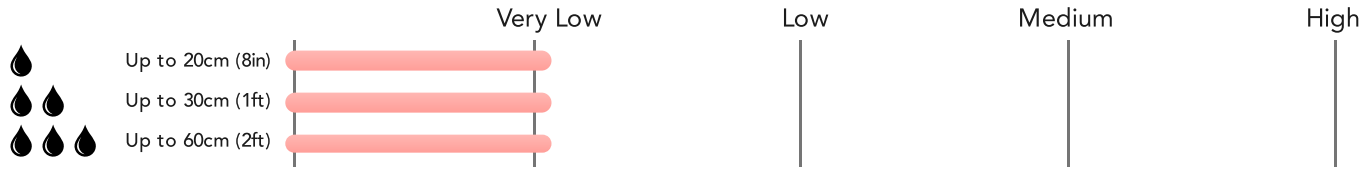


Risk Rating: Very low

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.

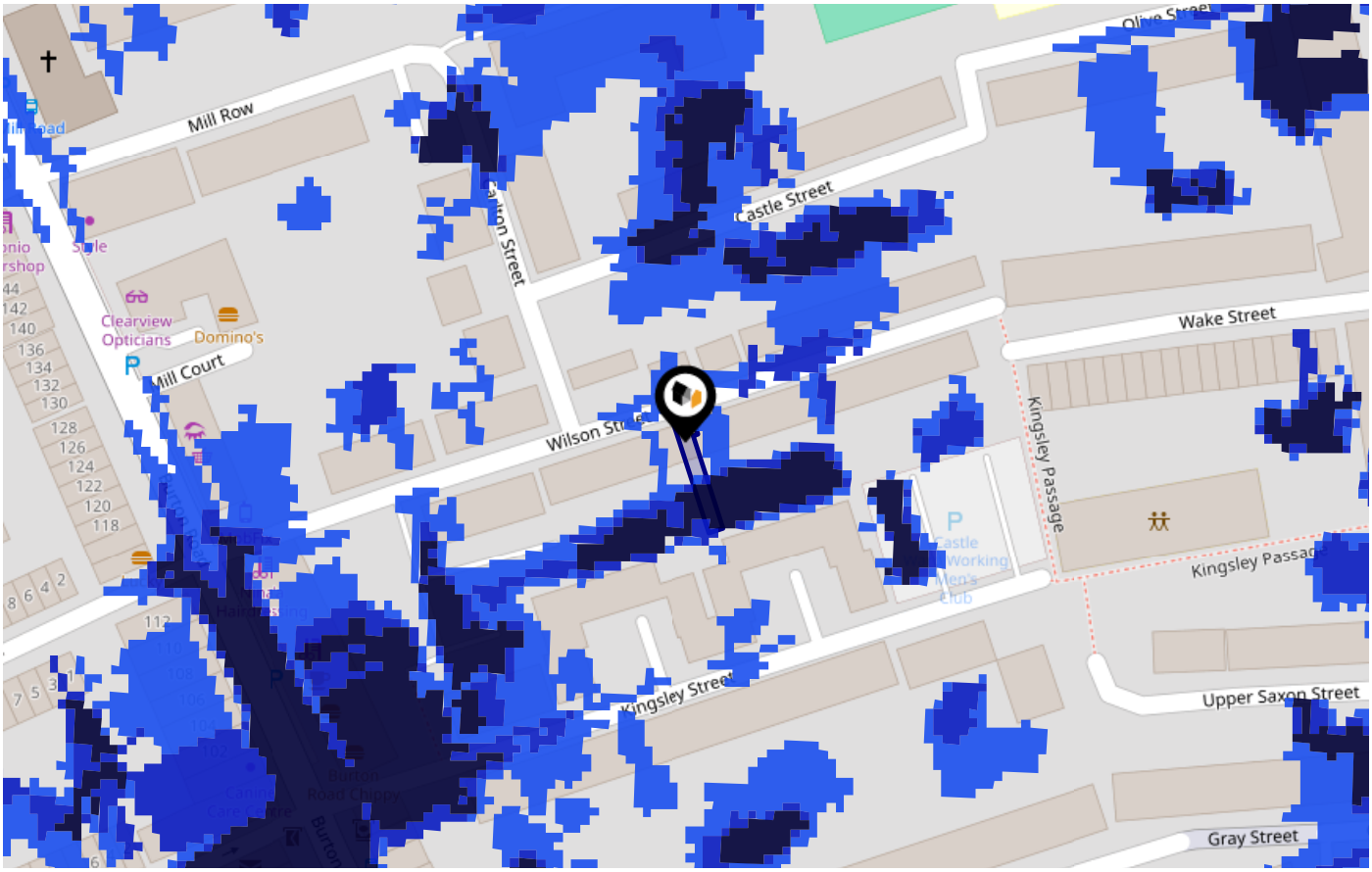
Chance of flooding to the following depths at this property:



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.

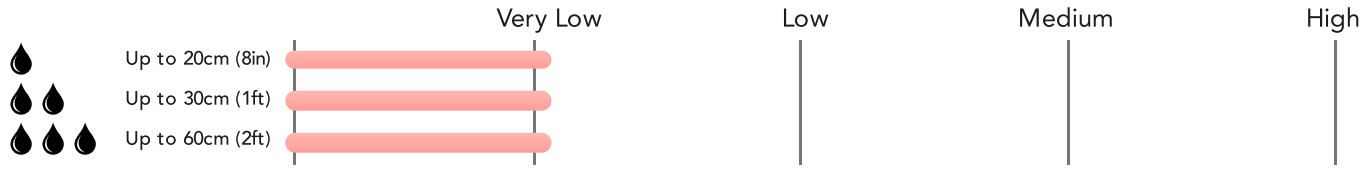


Risk Rating: Very low

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:

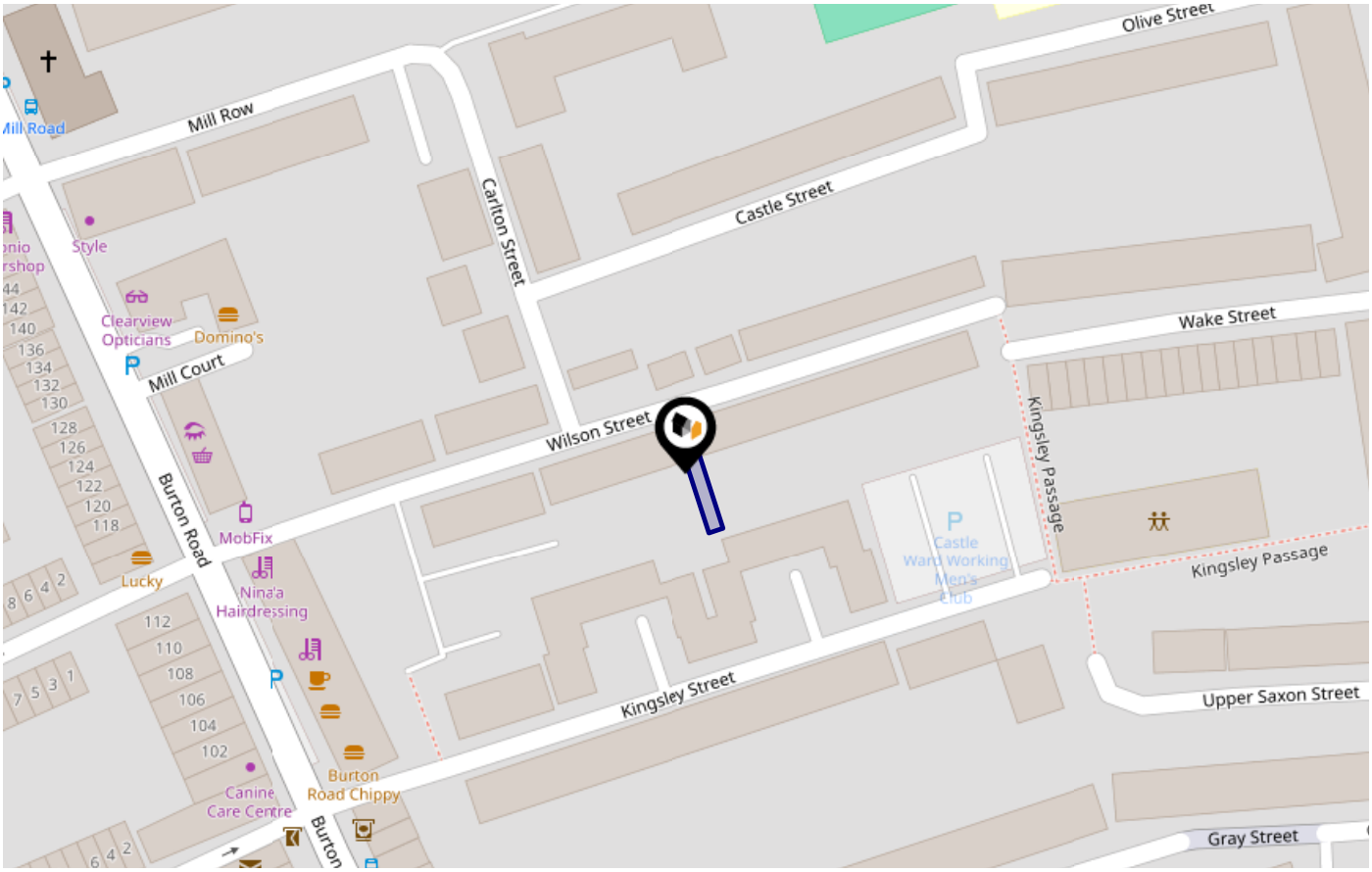


MIR - Material Info

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.

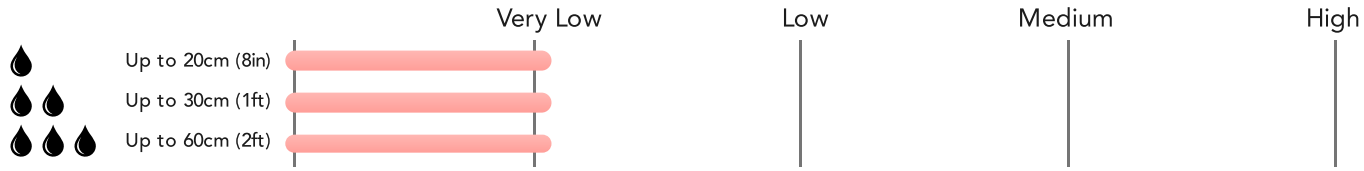


Risk Rating: Very low

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:

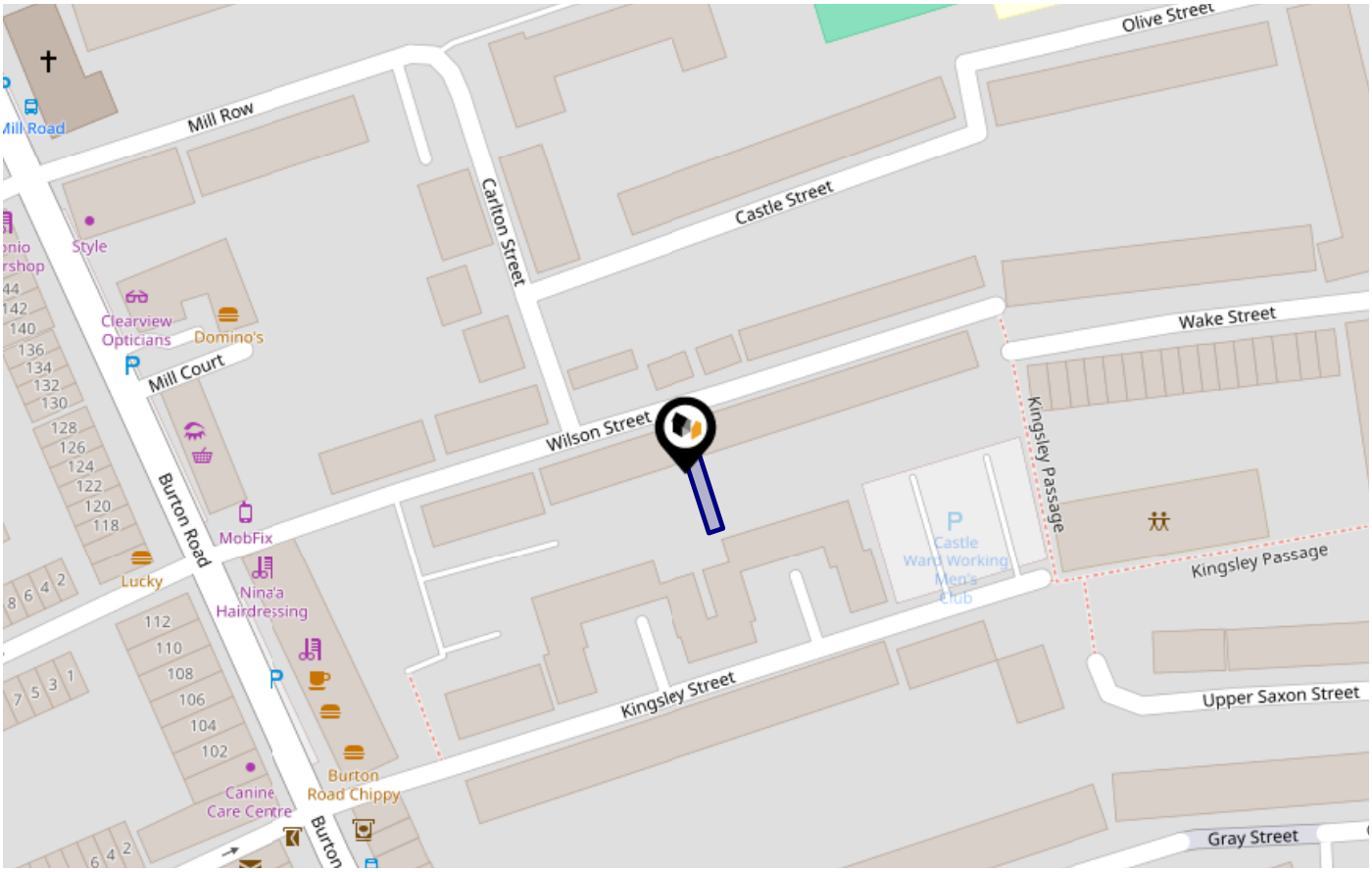


MIR - Material Info

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.

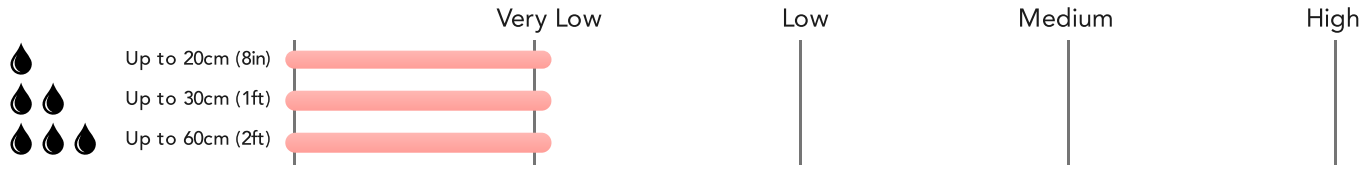


Risk Rating: Very low

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

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.

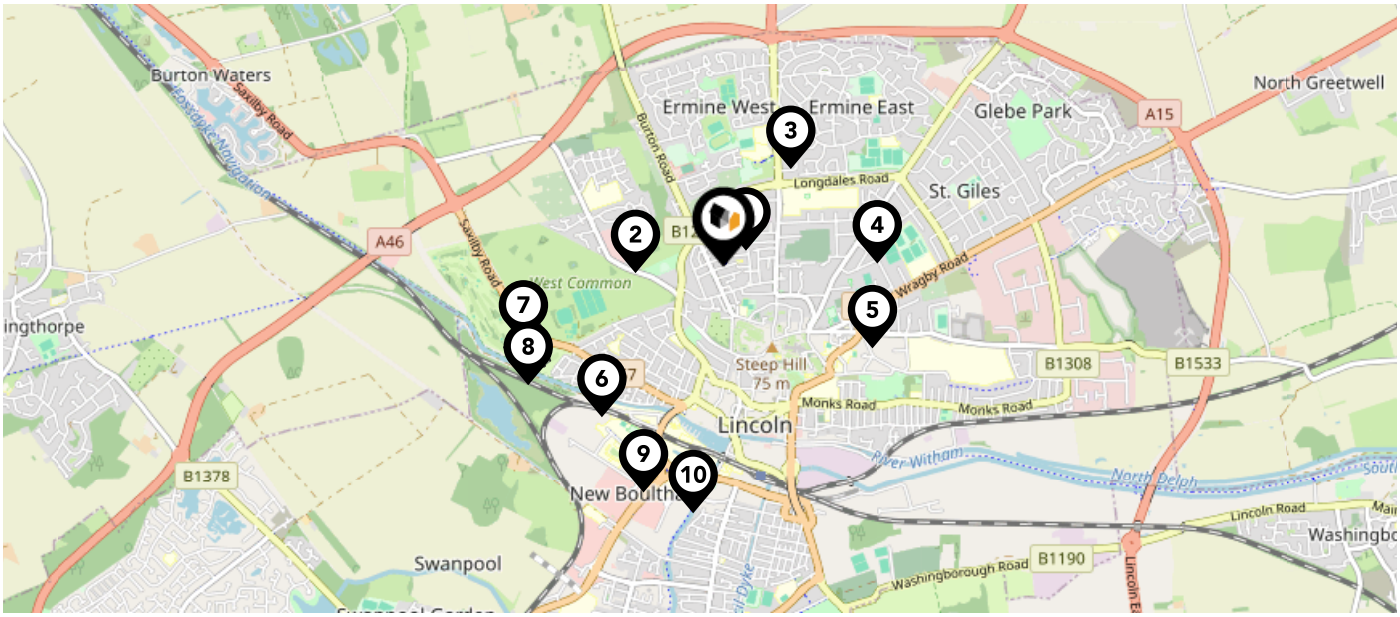
Nearby Conservation Areas

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

Powered by sprift Know any property instantly

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.



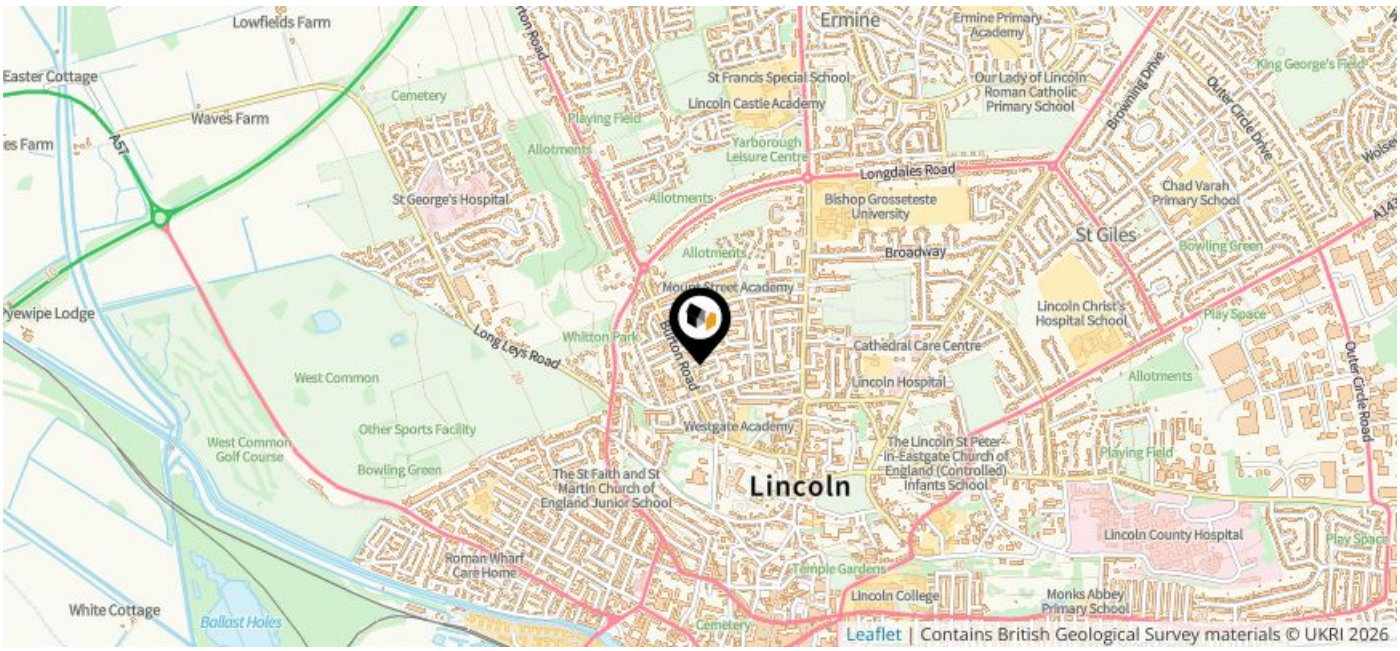
Nearby Landfill Sites

1	Mount Street-Lincoln, Lincolnshire	Historic Landfill
2	EA/EPR/BP3598NX/A001 - Serviceteam Ltd	Active Landfill
3	Cathedral Quarry-Riseholme Road, Lincoln	Historic Landfill
4	Nursery Grove-Lincoln, Lincolnshire	Historic Landfill
5	The Dell-Wragby Road	Historic Landfill
6	Former Fisons Site-Carholme Road	Historic Landfill
7	West Common-Lincoln, Lincolnshire	Historic Landfill
8	Golf Course-West Common	Historic Landfill
9	Rear Of British Rail Social Club-Ropewalk	Historic Landfill
10	Land South Of Ropewalk-Land South Of Ropewalk, Rear Of Mervyn Black	Historic Landfill

Powered by sprift Know any property instantly

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

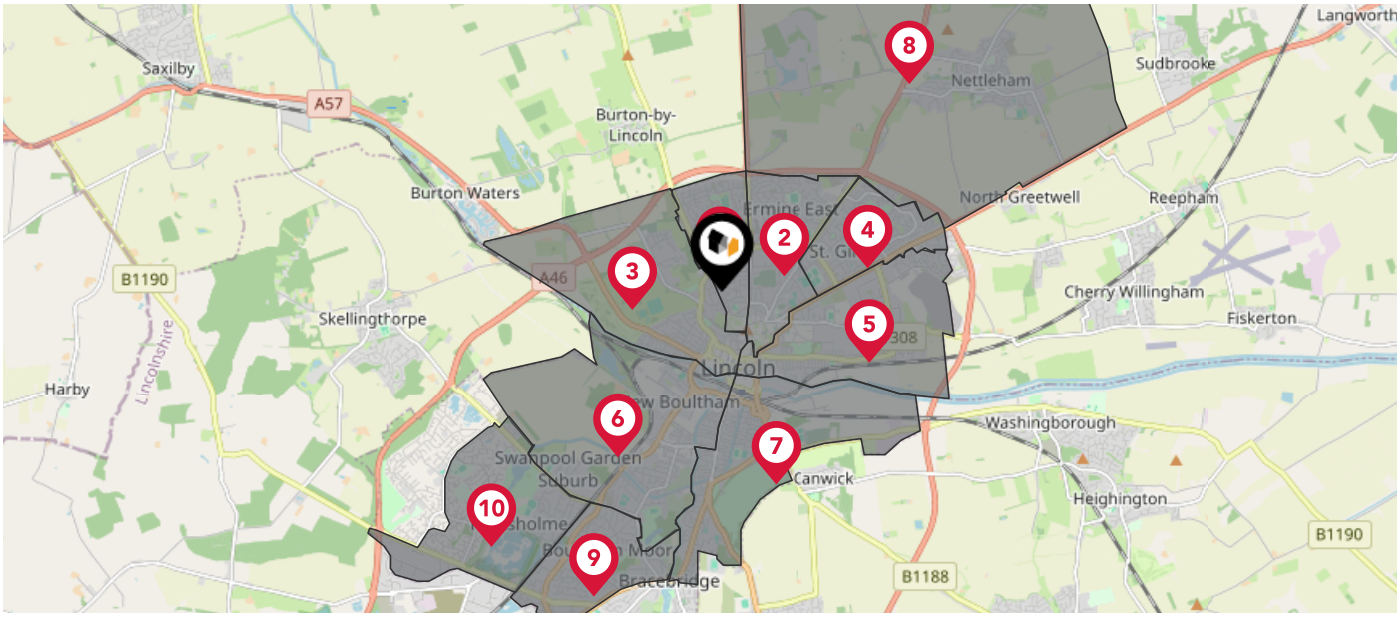
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

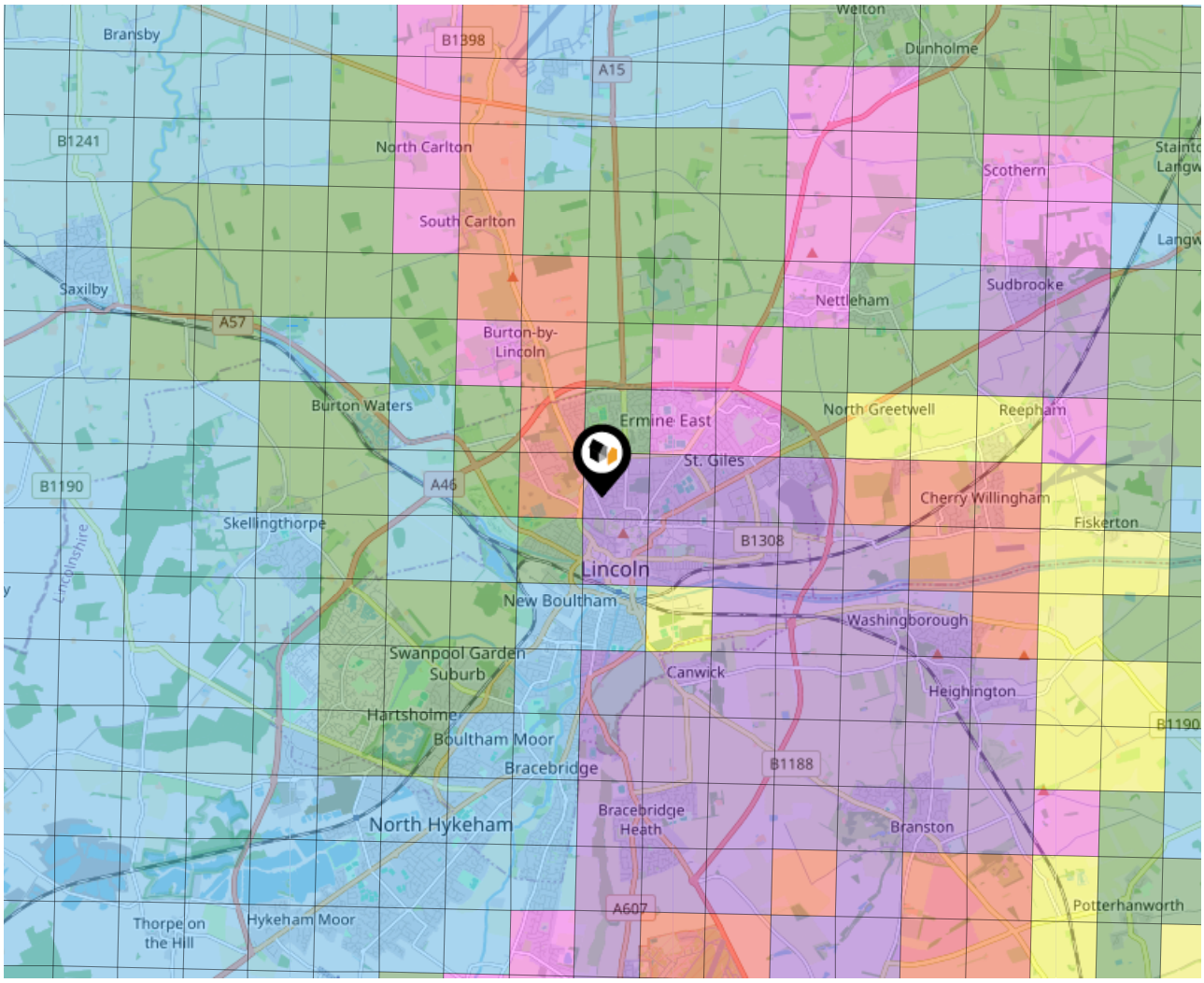
1	Castle Ward
2	Minster Ward
3	Carholme Ward
4	Glebe Ward
5	Abbey Ward
6	Boultham Ward
7	Park Ward
8	Nettleham Ward
9	Moorland Ward
10	Hartsholme Ward

Powered by sprift Know any property instantly

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

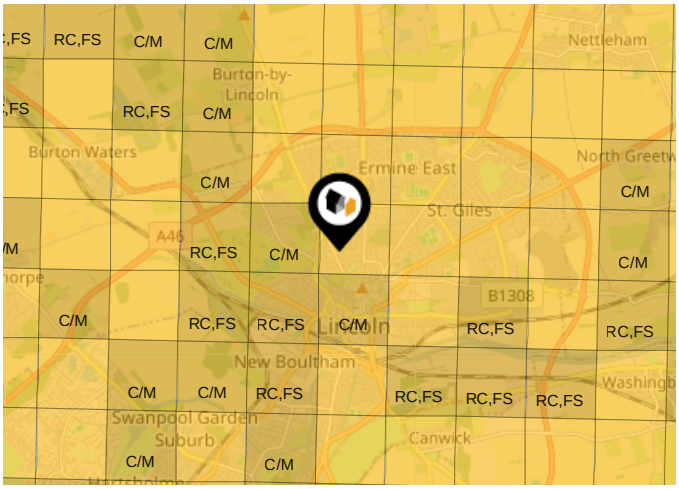
1	2	3	4	5	6
<1%	1-3%	3-5%	4-10%	10-30%	>30%

Powered by sprift Know any property instantly

Environment
Soils & Clay

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

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

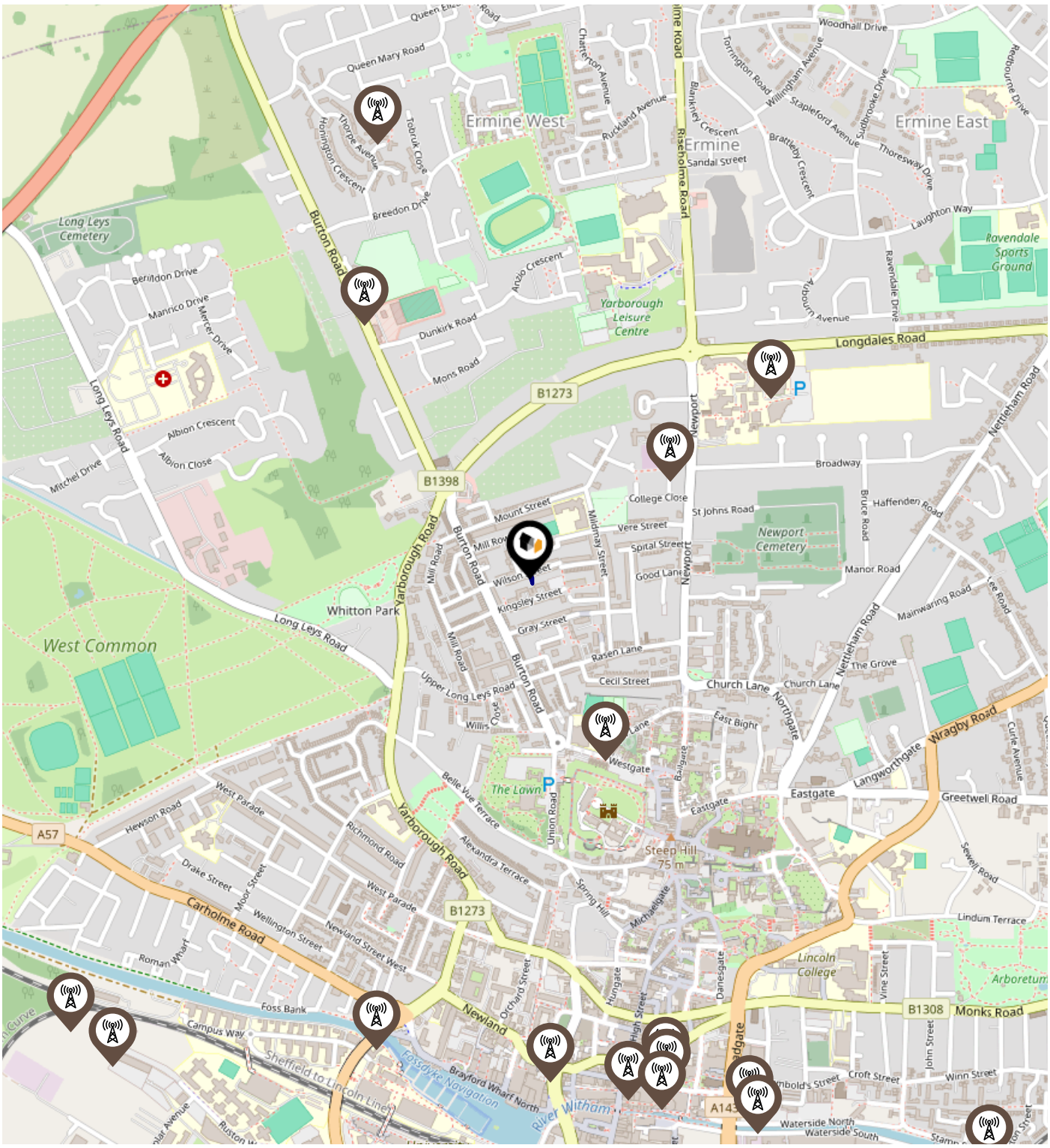


Primary Classifications (Most Common Clay Types)

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

Powered by sprift Know any property instantly

Local Area
Masts & Pylons



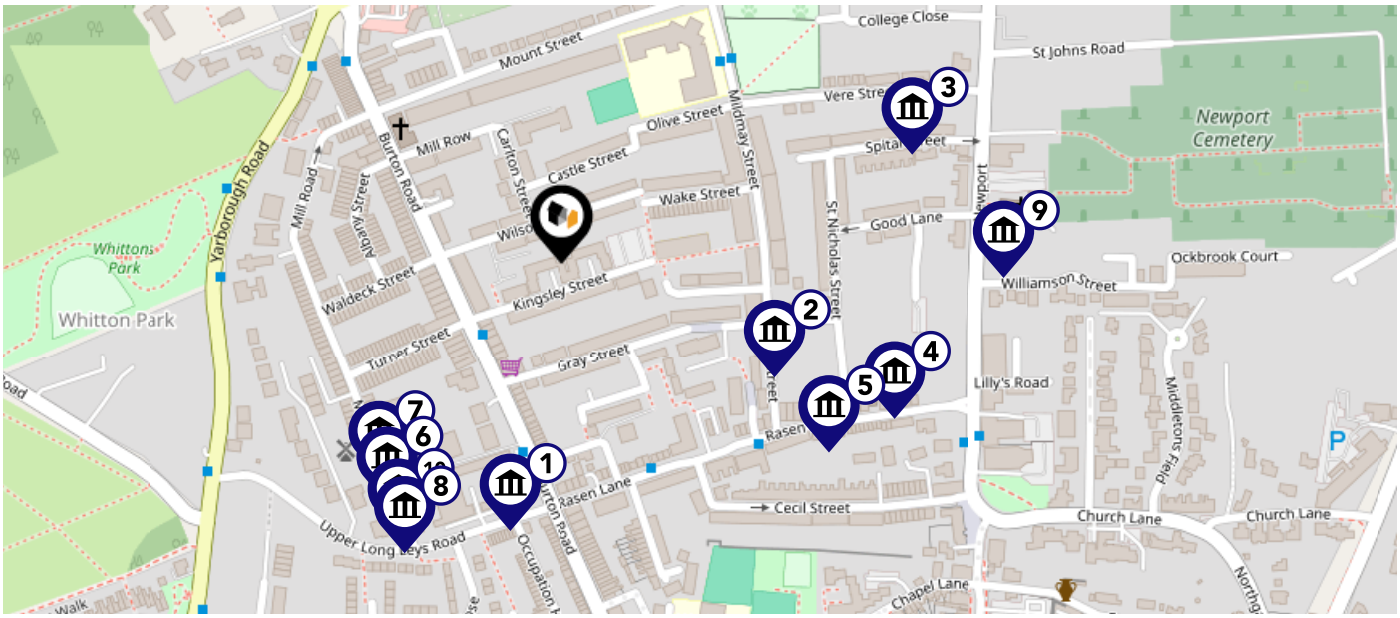
Key:

- Power Pylons
- Communication Masts

Powered by sprift Know any property instantly

Maps
Listed Buildings

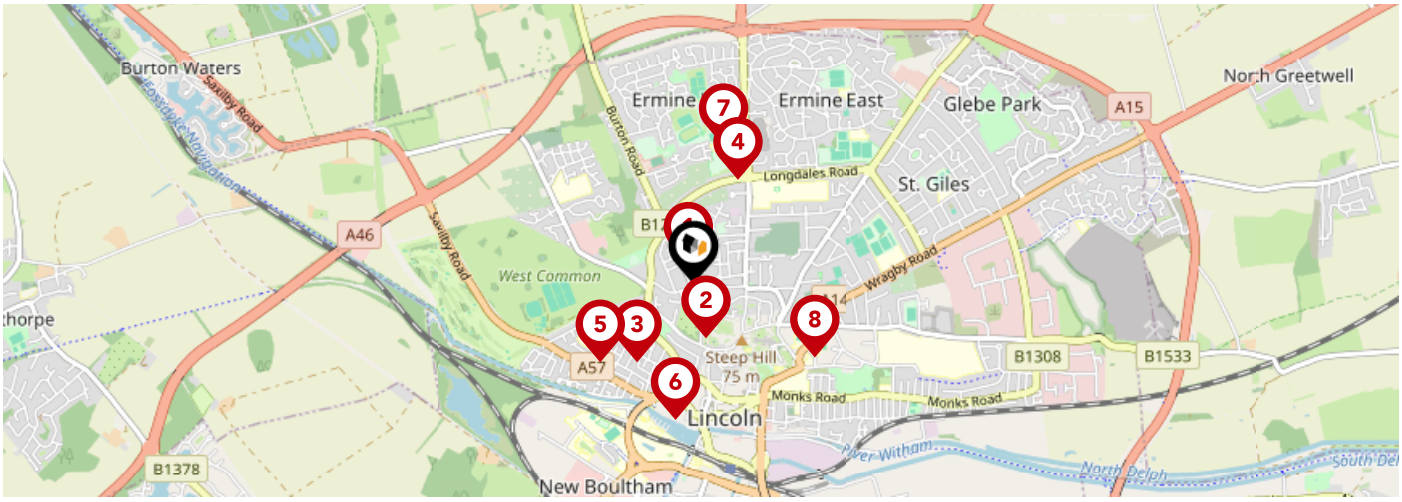
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1388474 - Museum Of Lincolnshire Life	Grade II	0.1 miles
2 1388755 - Saxon Villa And Attached Railings	Grade II	0.1 miles
3 1388822 - The Olde House	Grade II	0.2 miles
4 1388722 - 23, Newport	Grade II	0.2 miles
5 1388741 - 24, Rasen Lane	Grade II	0.2 miles
6 1388645 - 18-40, Mill Road	Grade II	0.2 miles
7 1388646 - 42, Mill Road	Grade II	0.2 miles
8 1388643 - 2-14, Mill Road	Grade II	0.2 miles
9 1388723 - Newport Manor	Grade II	0.2 miles
10 1388644 - 16, Mill Road	Grade II	0.2 miles

Powered by sprift Know any property instantly

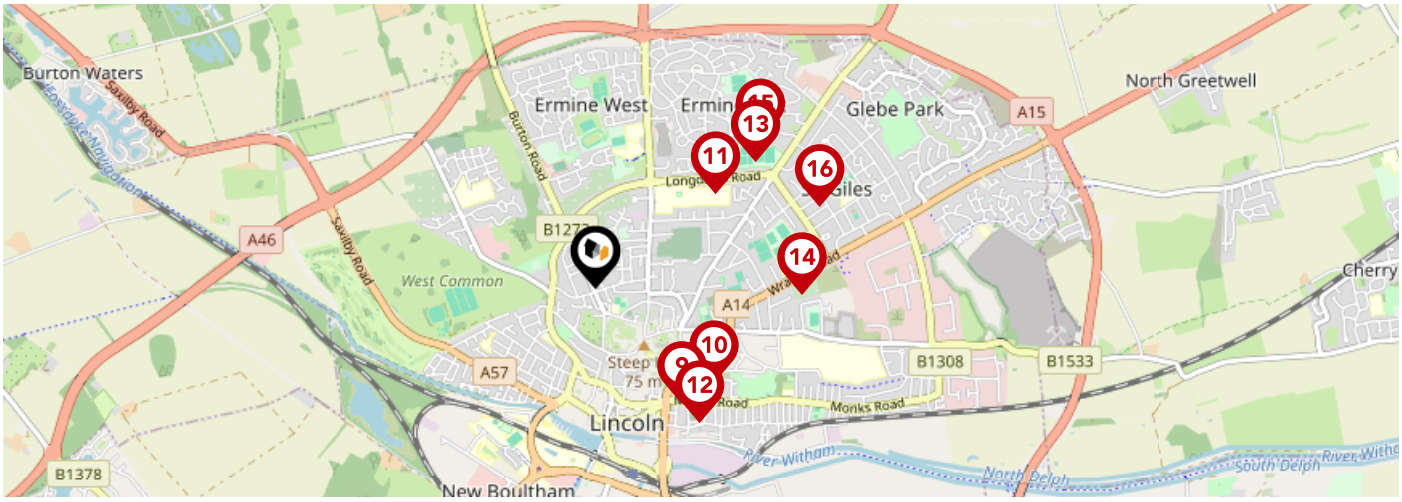
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	**Mount Street Academy** Ofsted Rating: Outstanding | Pupils: 318 | Distance:0.08	☐	☑	☐	☐	☐
2	**Westgate Academy** Ofsted Rating: Good | Pupils: 430 | Distance:0.25	☐	☑	☐	☐	☐
3	**The St Faith and St Martin Church of England Junior School, Lincoln** Ofsted Rating: Good | Pupils: 345 | Distance:0.43	☐	☑	☐	☐	☐
4	**Lincoln Castle Academy** Ofsted Rating: Not Rated | Pupils: 680 | Distance:0.5	☐	☐	☑	☐	☐
5	**The St Faith's Church of England Infant and Nursery School, Lincoln** Ofsted Rating: Good | Pupils: 278 | Distance:0.54	☐	☑	☐	☐	☐
6	**Lincolnshire Secure Unit** Ofsted Rating: Not Rated | Pupils:0 | Distance:0.61	☐	☐	☑	☐	☐
7	**The St Francis Special School, Lincoln** Ofsted Rating: Outstanding | Pupils: 161 | Distance:0.62	☐	☐	☑	☐	☐
8	**The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School** Ofsted Rating: Requires improvement | Pupils: 89 | Distance:0.63	☐	☑	☐	☐	☐

Powered by sprift Know any property instantly

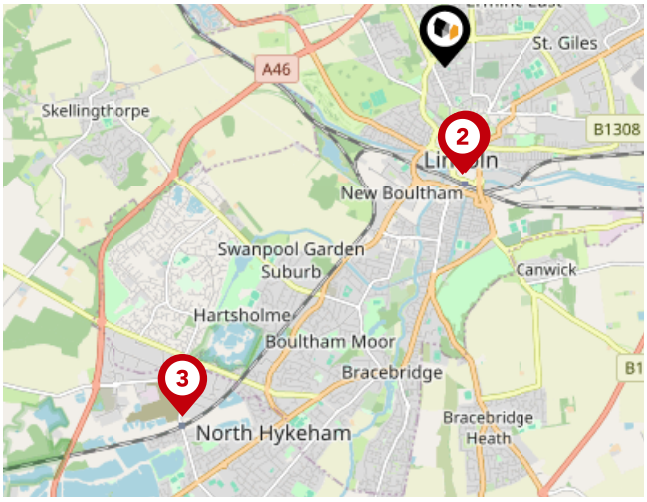
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Lincoln UTC Ofsted Rating: Good | Pupils: 369 | Distance:0.64	☐	☐	☑	☐	☐
10 Lincoln Minster School Ofsted Rating: Not Rated | Pupils: 473 | Distance:0.67	☐	☐	☑	☐	☐
11 Castles Education Ofsted Rating: Inadequate | Pupils: 93 | Distance:0.67	☐	☐	☑	☐	☐
12 Lincoln College Ofsted Rating: Good | Pupils:0 | Distance:0.75	☐	☐	☑	☐	☐
13 Our Lady of Lincoln Catholic Primary School A Voluntary Academy Ofsted Rating: Good | Pupils: 204 | Distance:0.9	☐	☑	☐	☐	☐
14 Lincoln Christ's Hospital School Ofsted Rating: Good | Pupils: 1286 | Distance:0.92	☐	☐	☑	☐	☐
15 Ermine Primary Academy Ofsted Rating: Good | Pupils: 393 | Distance:0.98	☐	☑	☐	☐	☐
16 Springwell Alternative Academy Lincoln Ofsted Rating: Good | Pupils: 48 | Distance:1.06	☐	☐	☑	☐	☐

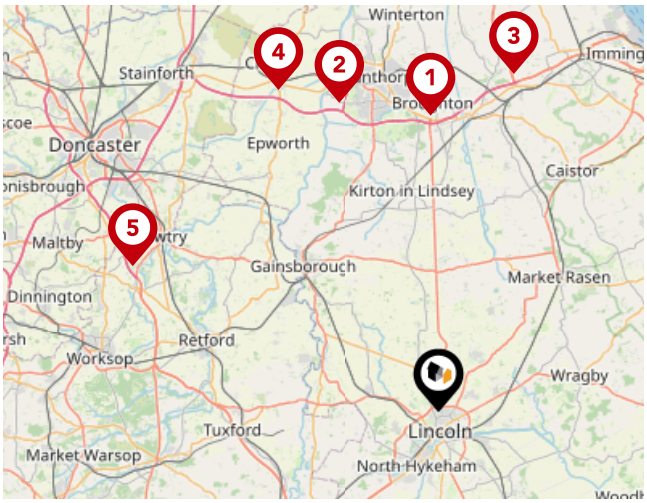
Powered by sprift Know any property instantly

Area
Transport (National)



National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	0.96 miles
2	Lincoln Central Rail Station	0.97 miles
3	Hykeham Rail Station	3.89 miles



Trunk Roads/Motorways

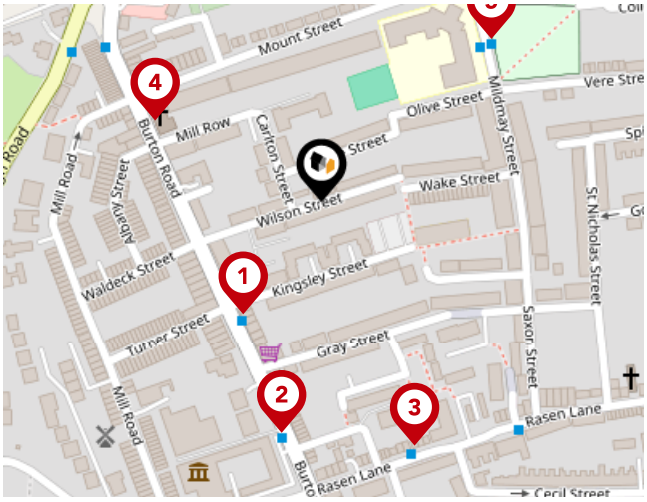
Pin	Name	Distance
1	M180 J4	21.06 miles
2	M180 J3	23.05 miles
3	M180 J5	24.48 miles
4	M180 J2	25.45 miles
5	A1(M) J34	24.03 miles

Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	25.08 miles
2	Finningley	25.47 miles
3	East Mids Airport	43.43 miles
4	Leeds Bradford Airport	63.21 miles

Powered by sprift

Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Kingsley Street	0.08 miles
2	Lincolnshire Life Museum	0.13 miles
3	Cecil Street	0.14 miles
4	Mill Road	0.1 miles
5	Mount Street School	0.13 miles

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

Valuation Office Agency

Ofsted

Royal Mail