

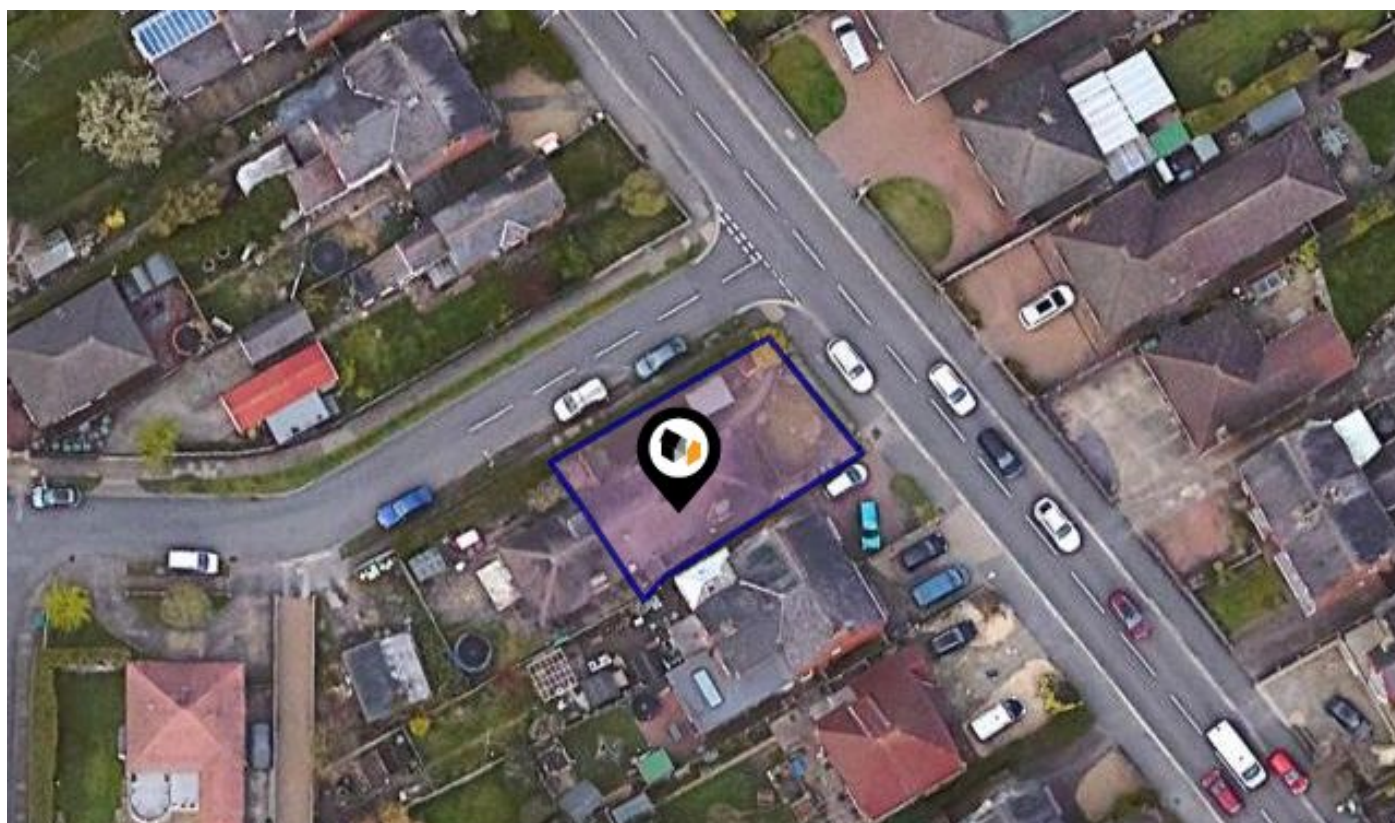


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 22nd July 2026



ROOKERY LANE, LINCOLN, LN6

Mundys

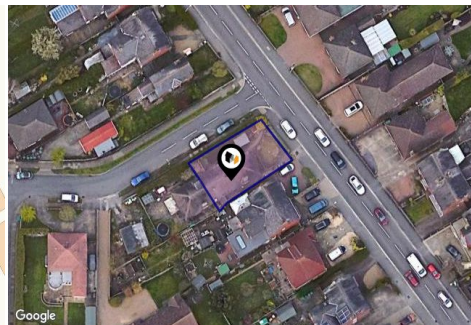
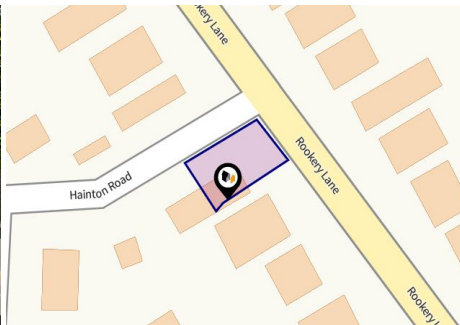
29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

www.mundys.net





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Plot Area:	0.07 acres		
Year Built :	1950-1966		
Council Tax :	Band A		
Annual Estimate:	£1,549		
Title Number:	LL17396		

Local Area

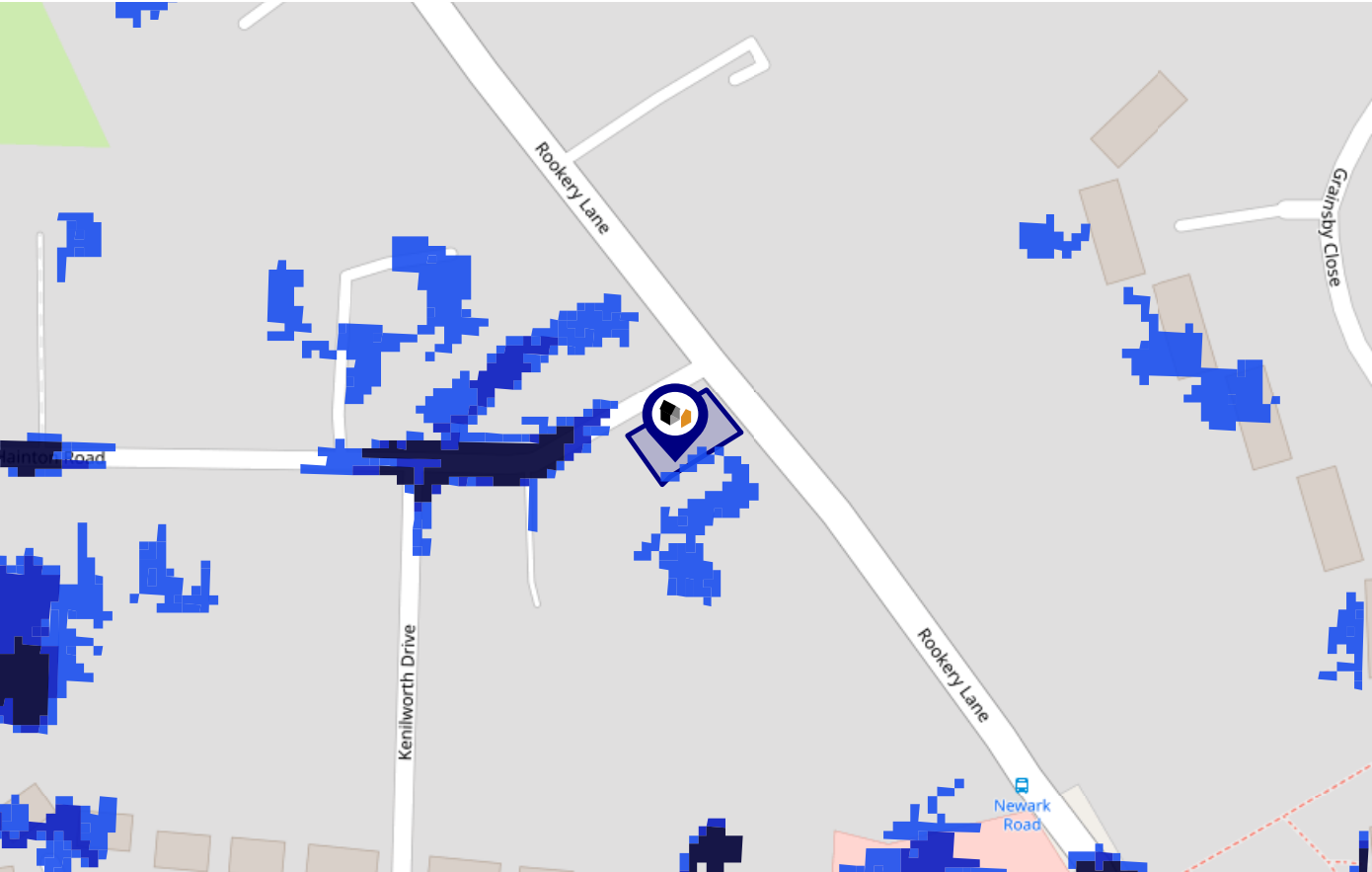
Local Authority:	Lincolnshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	3	80	5500
● Surface Water	Very low	mb/s	mb/s	mb/s
				

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			
			
			
			

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.

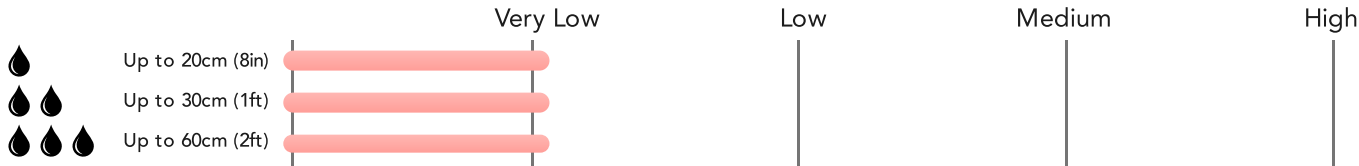


Risk Rating: Very low

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.

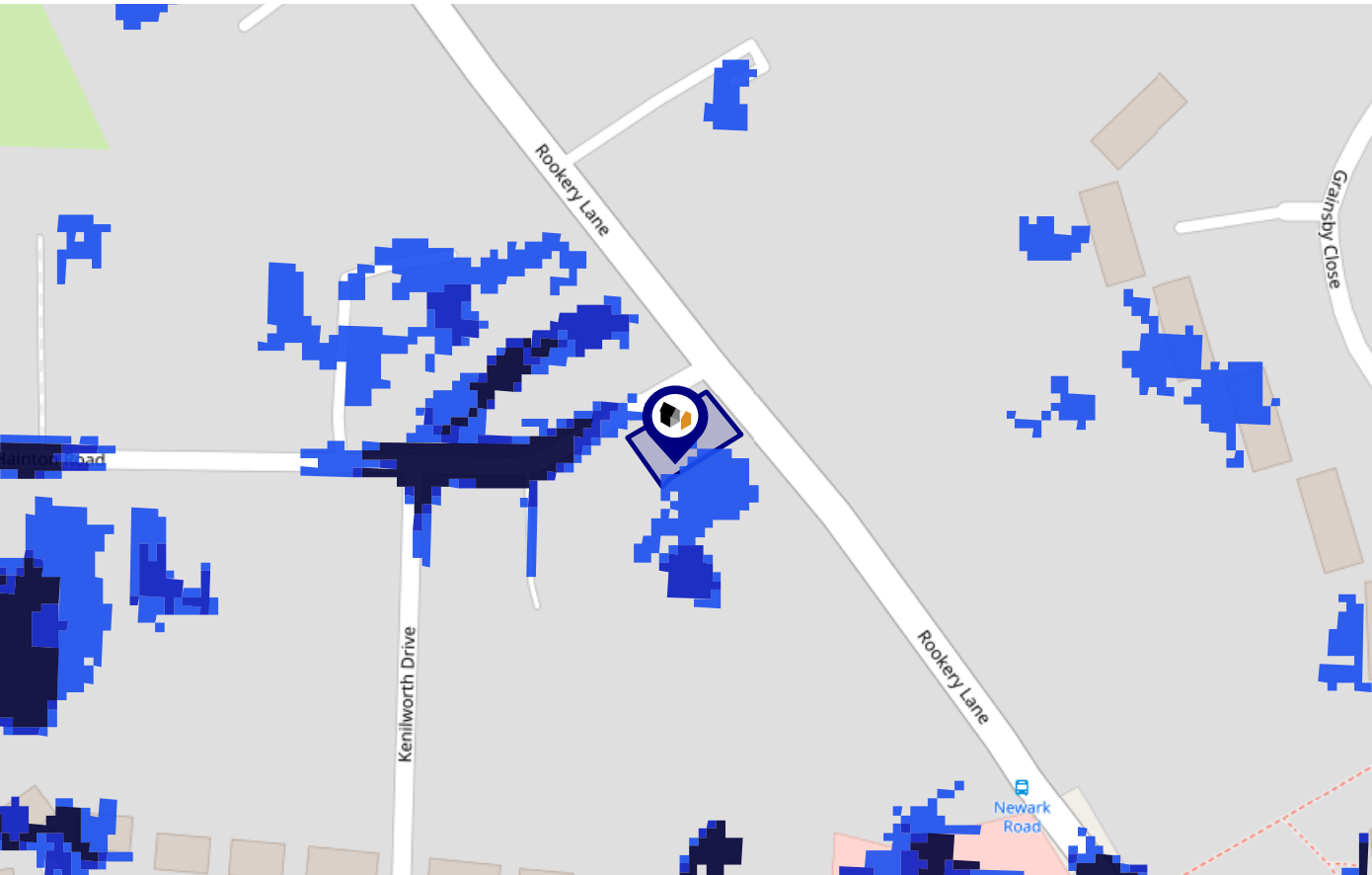
Chance of flooding to the following depths at this property:



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:

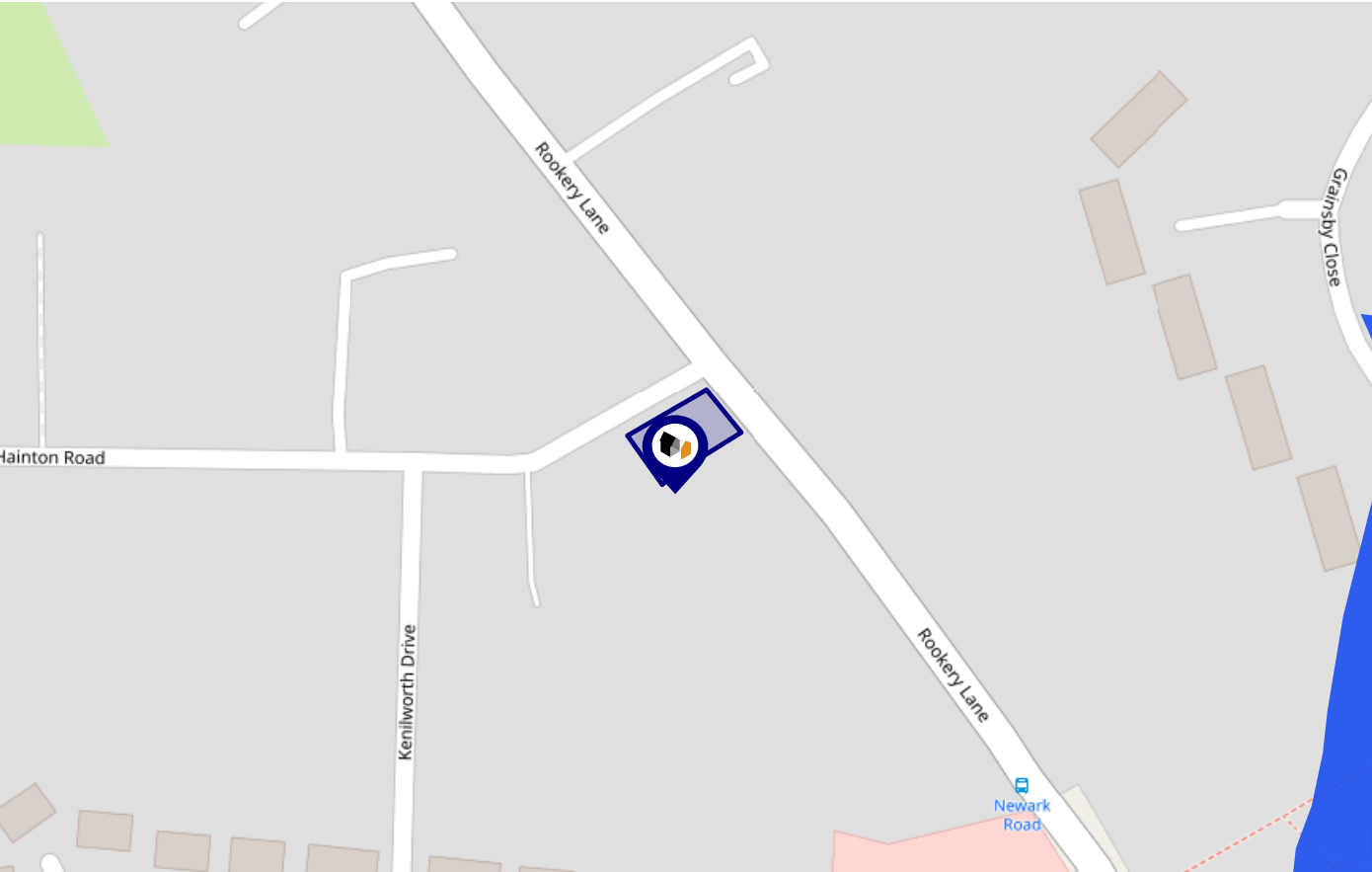


Flood Risk

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.

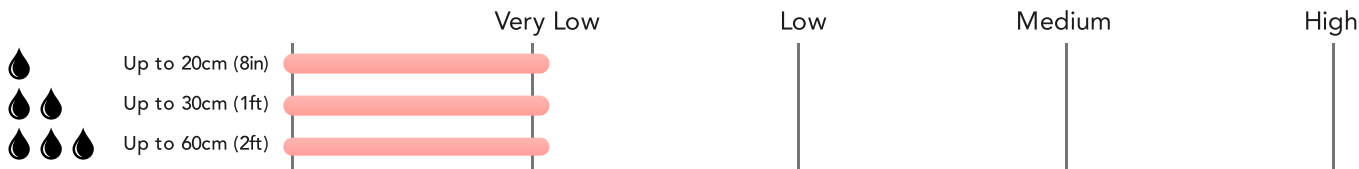


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

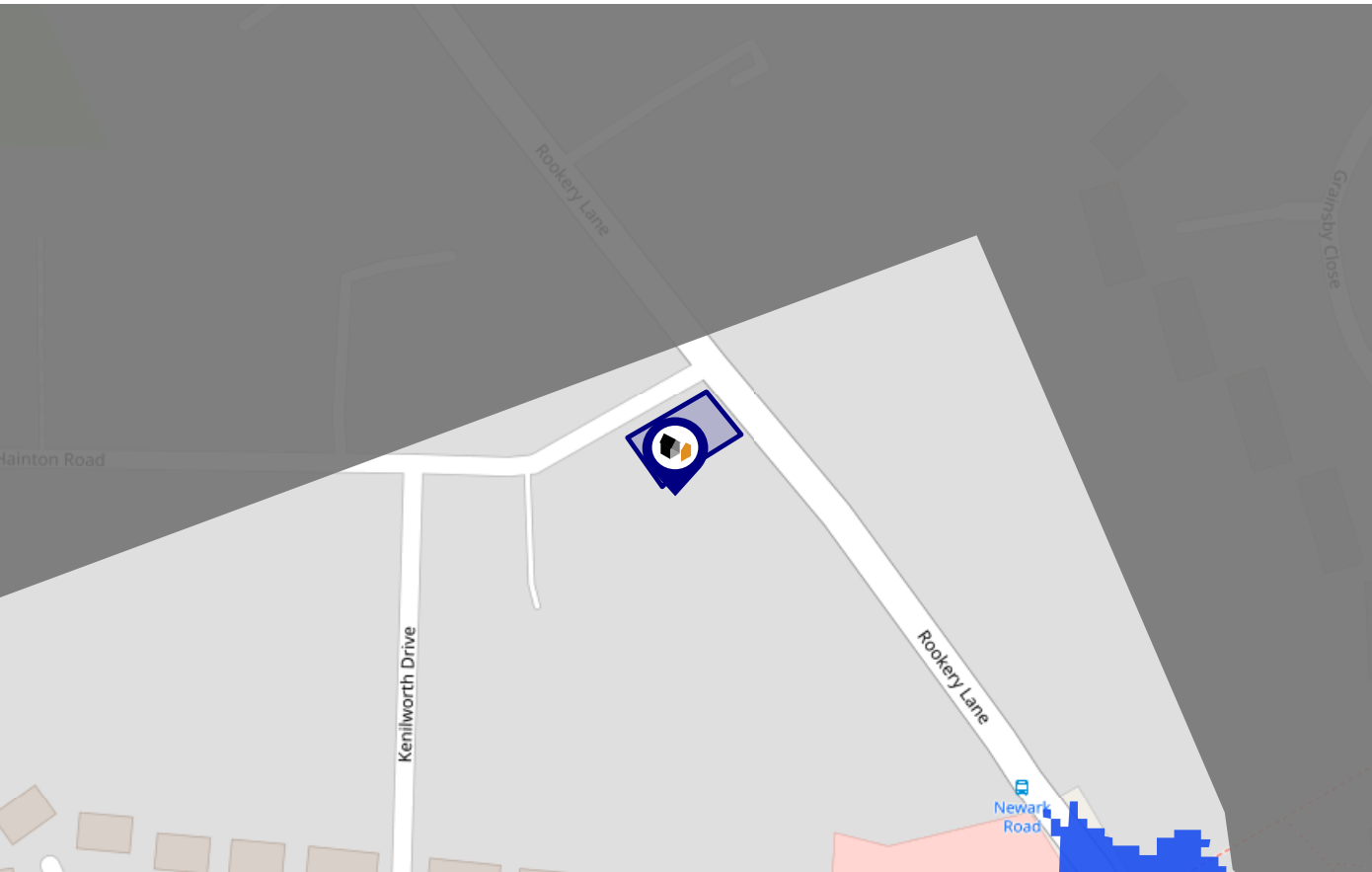


Flood Risk

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:



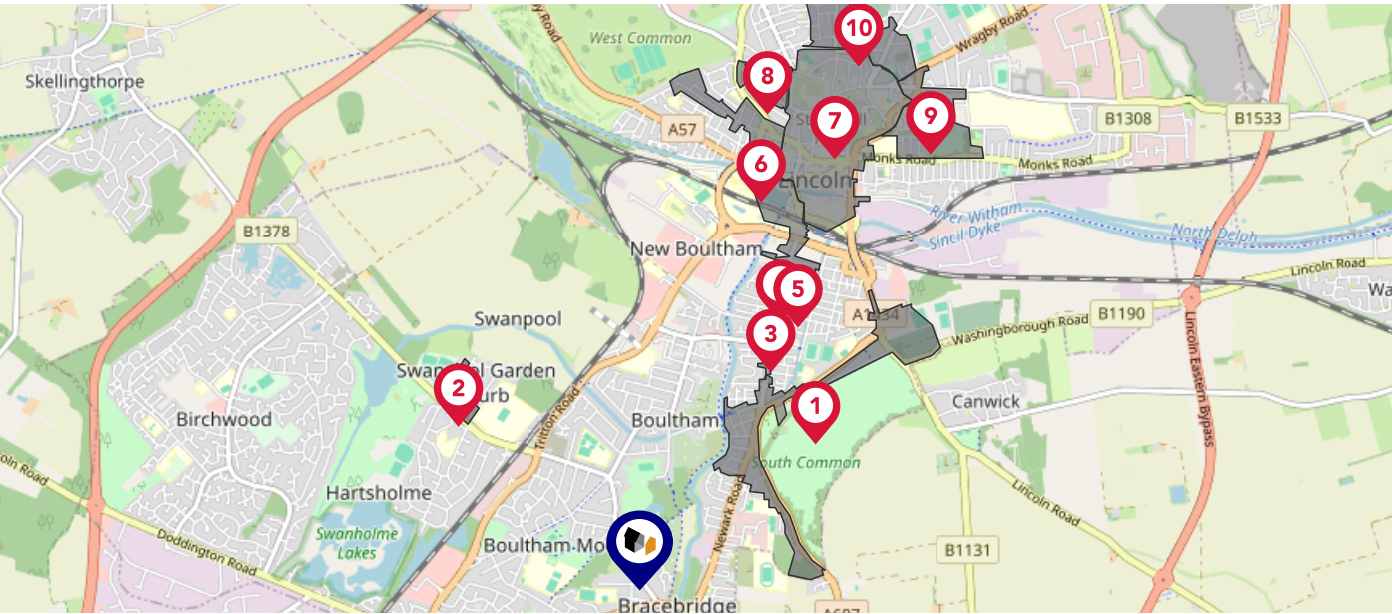
MIR - Material Info

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.



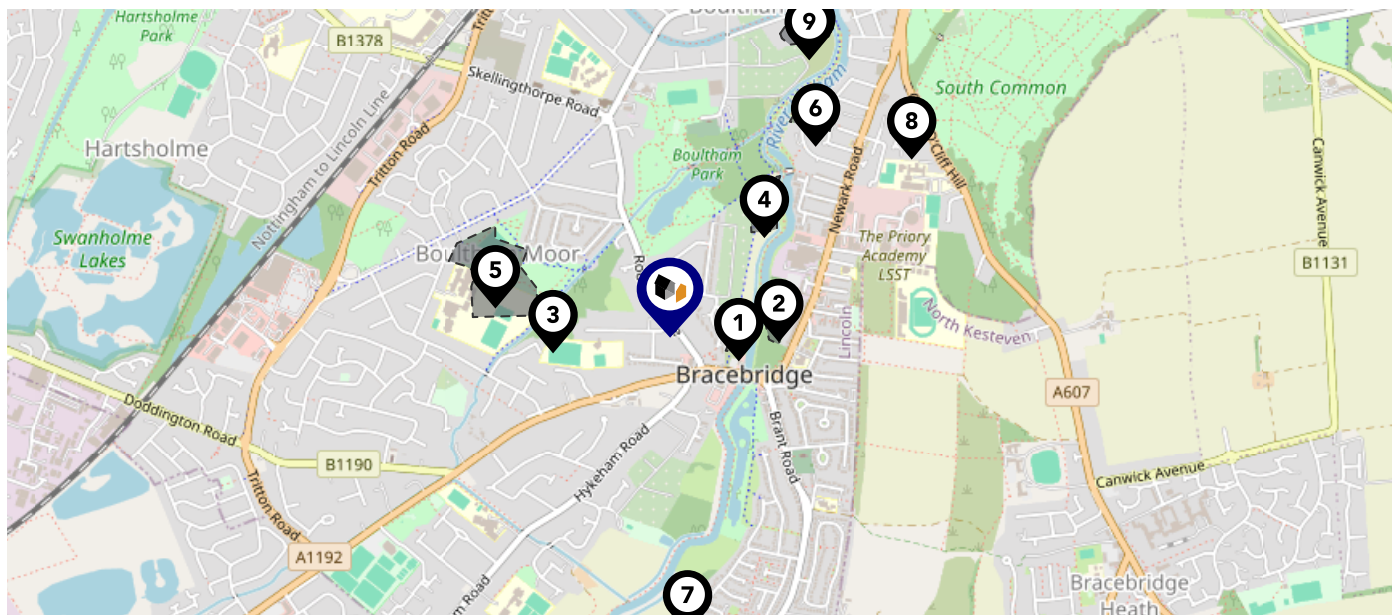
Nearby Conservation Areas	
1	St Catherines
2	Swanpool
3	Gowt's Bridge
4	St Peter-at-Gowts
5	Sibthorp
6	West Parade and Brayford
7	Cathedral and City Centre
8	Carline
9	Lindum and Arboretum
10	Newport and Nettleham Road

Maps

Landfill Sites



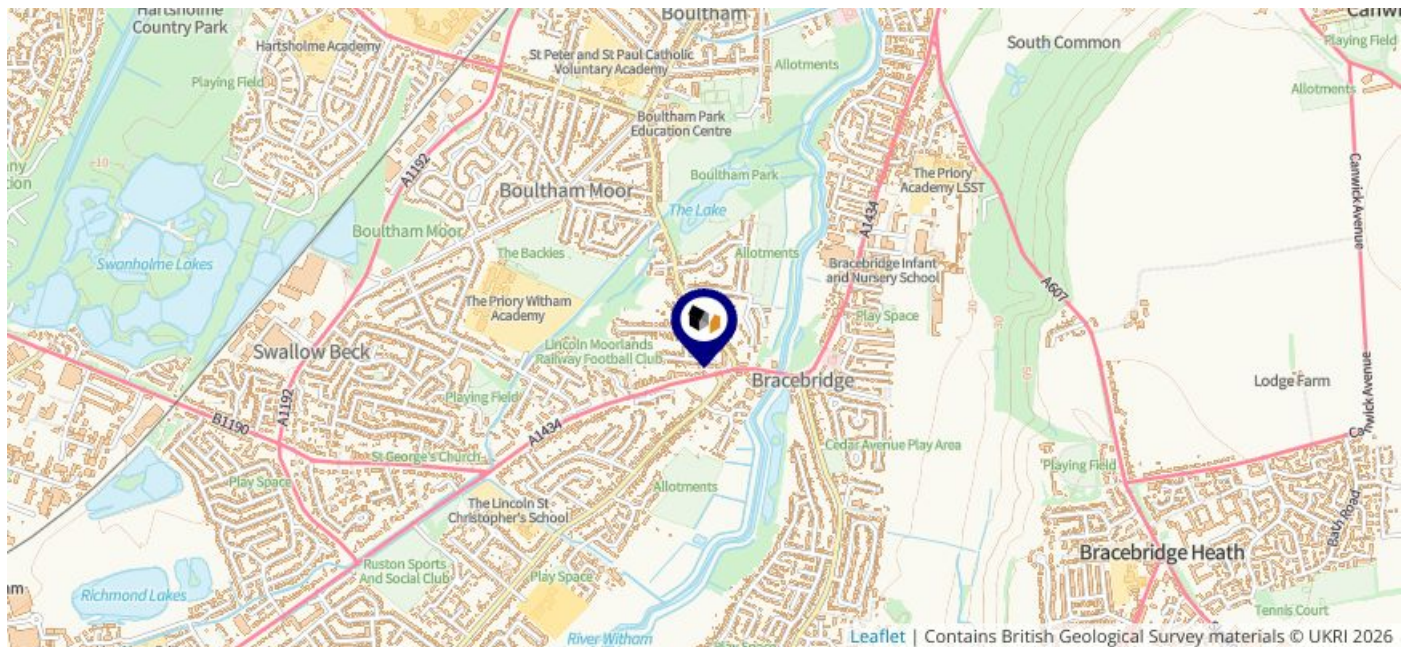
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

	East Of St. Peters Avenue-Bracebridge, Lincolnshire	Historic Landfill	
	Newark Road-Bracebridge, Lincolnshire	Historic Landfill	
	Hainton Road-Boultham Moor, Lincolnshire	Historic Landfill	
	Area Adjacent To Boultham Park-Bracebridge, Lincolnshire	Historic Landfill	
	Moorland Avenue-Boultham Moor, Lincolnshire	Historic Landfill	
	St Catherines Grove-St. Catherines, Lincolnshire	Historic Landfill	
	Rear Of Calder Road-Nos 81-83 and 145-199 Calder Road, Bracebridge, Lincolnshire	Historic Landfill	
	Cross O'cliff Road-St. Catherines, Lincolnshire	Historic Landfill	
	St Catherines-St. Catherines, Lincolnshire	Historic Landfill	
	Boultham Baths-Altham Terrace	Historic Landfill	

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.

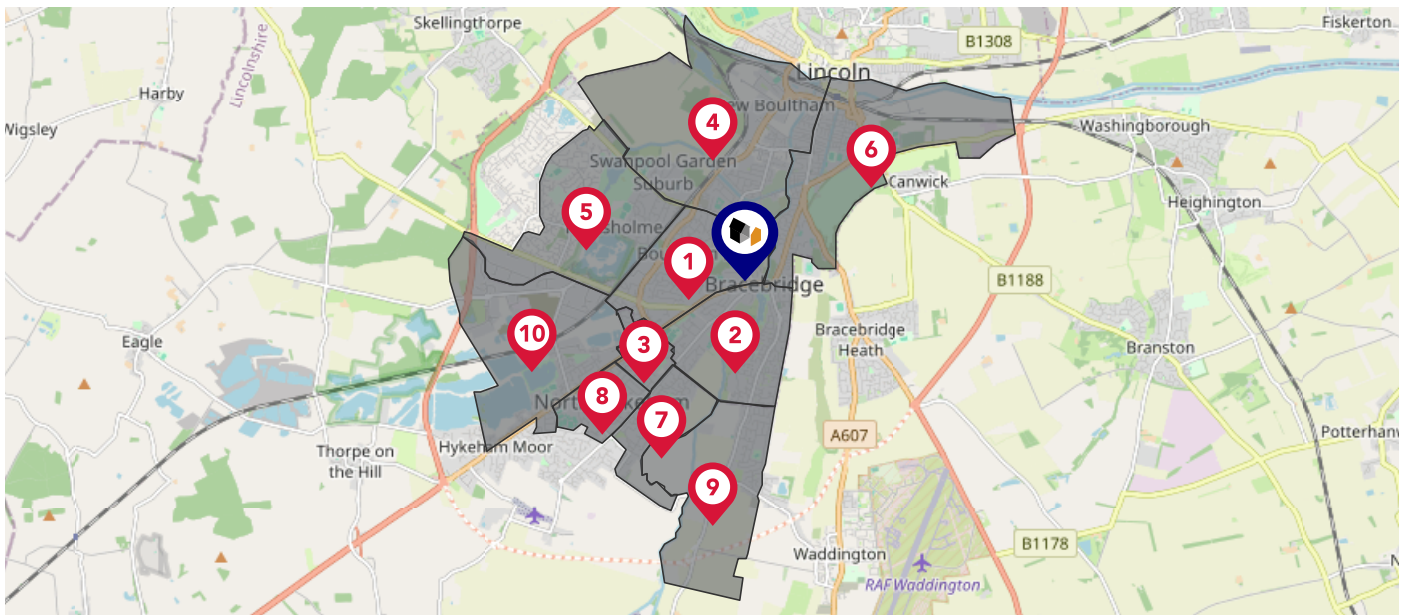
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Moorland Ward



Witham Ward



North Hykeham Forum Ward



Boultham Ward



Hartsholme Ward



Park Ward



North Hykeham Witham Ward



North Hykeham Moor Ward



Waddington West Ward



North Hykeham Memorial Ward

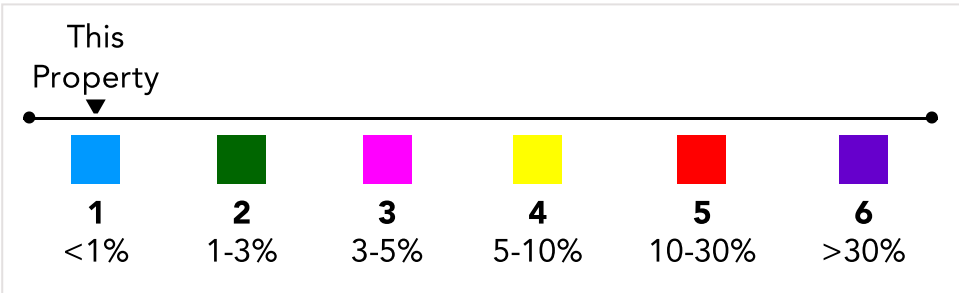
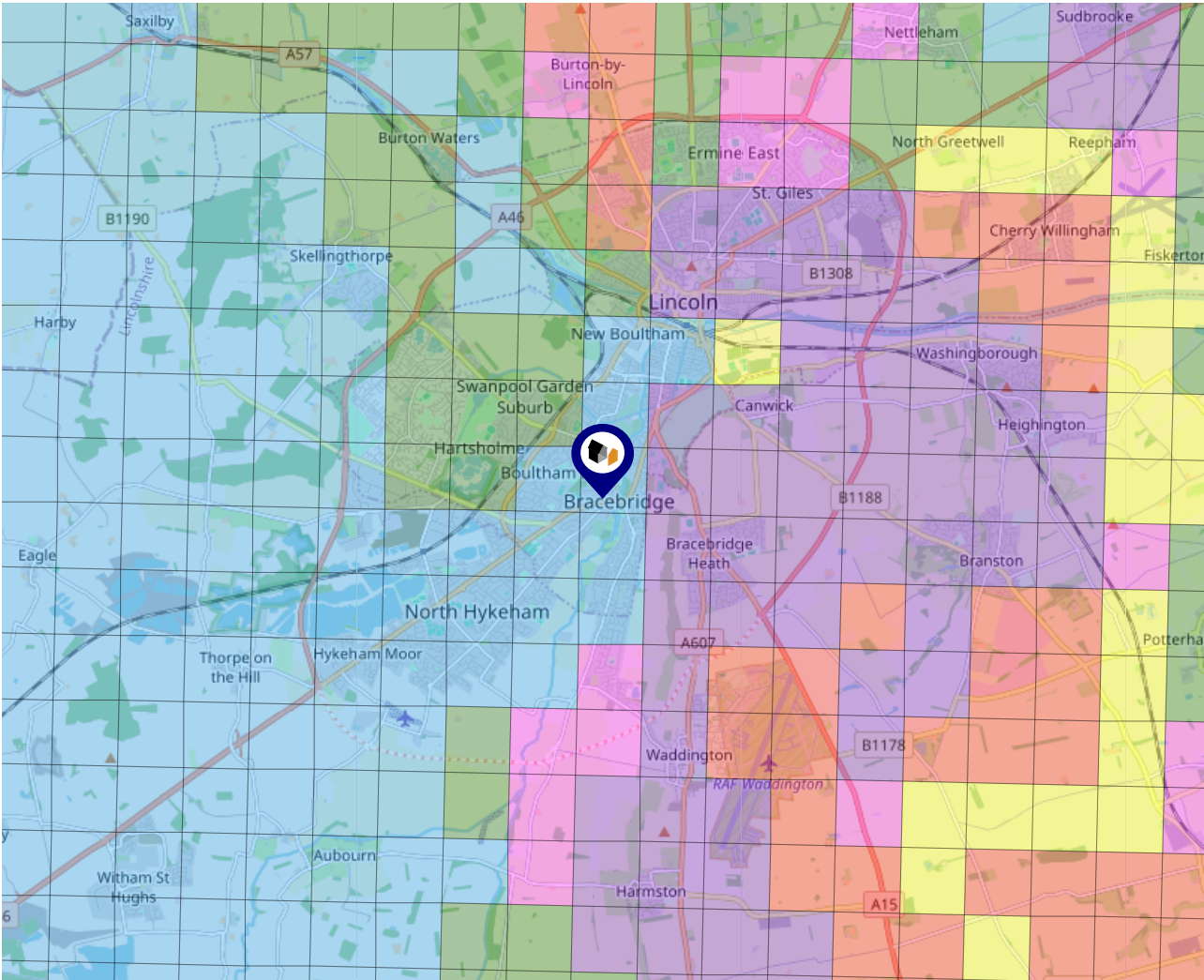
Environment

Radon Gas



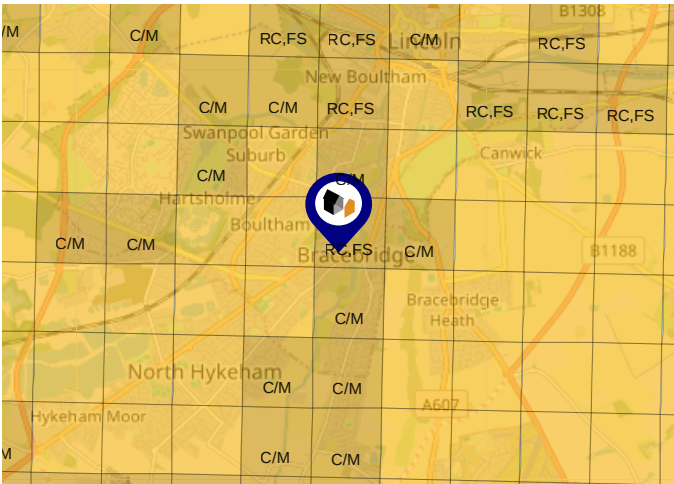
What is Radon?

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

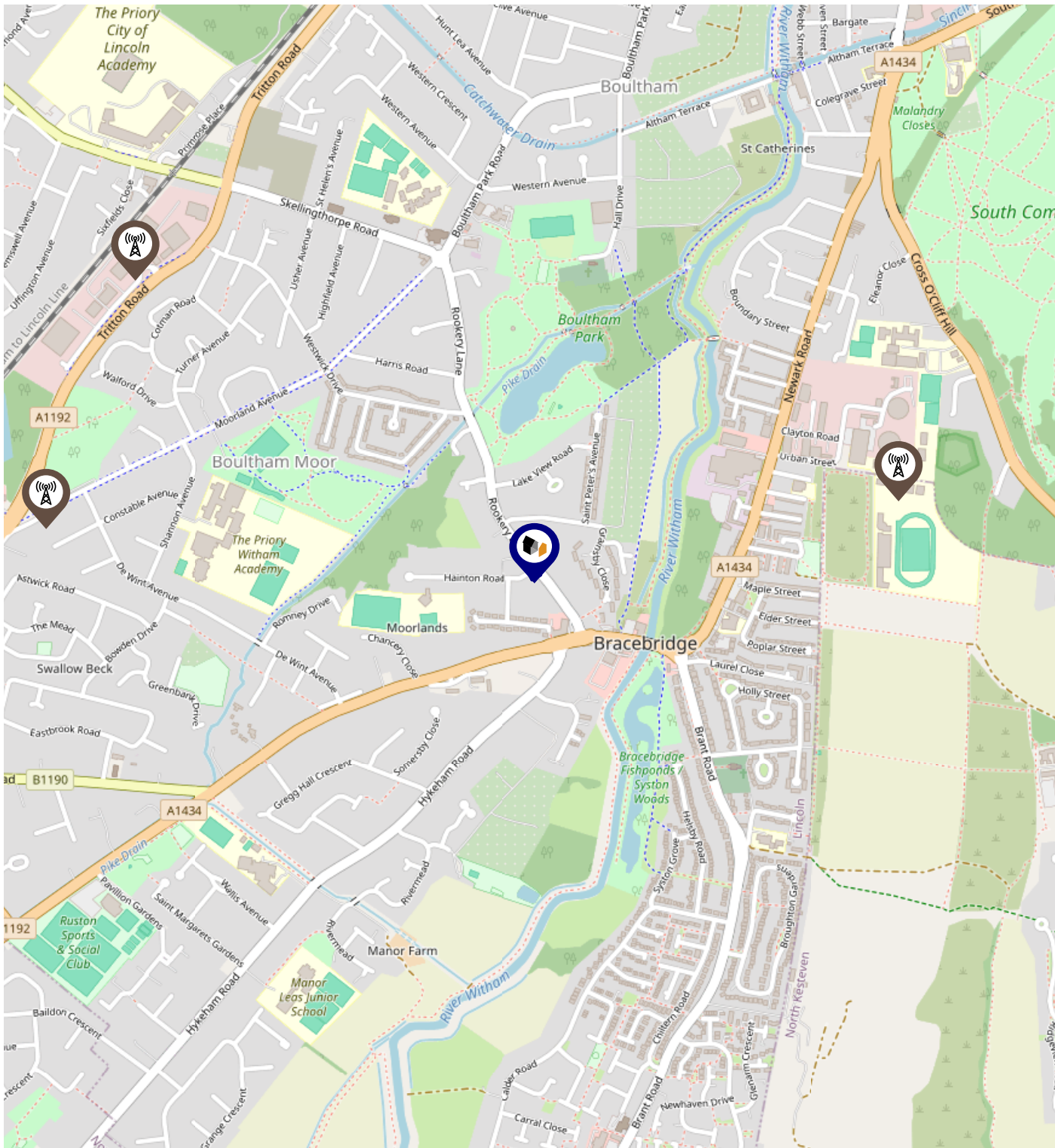


Primary Classifications (Most Common Clay Types)

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:

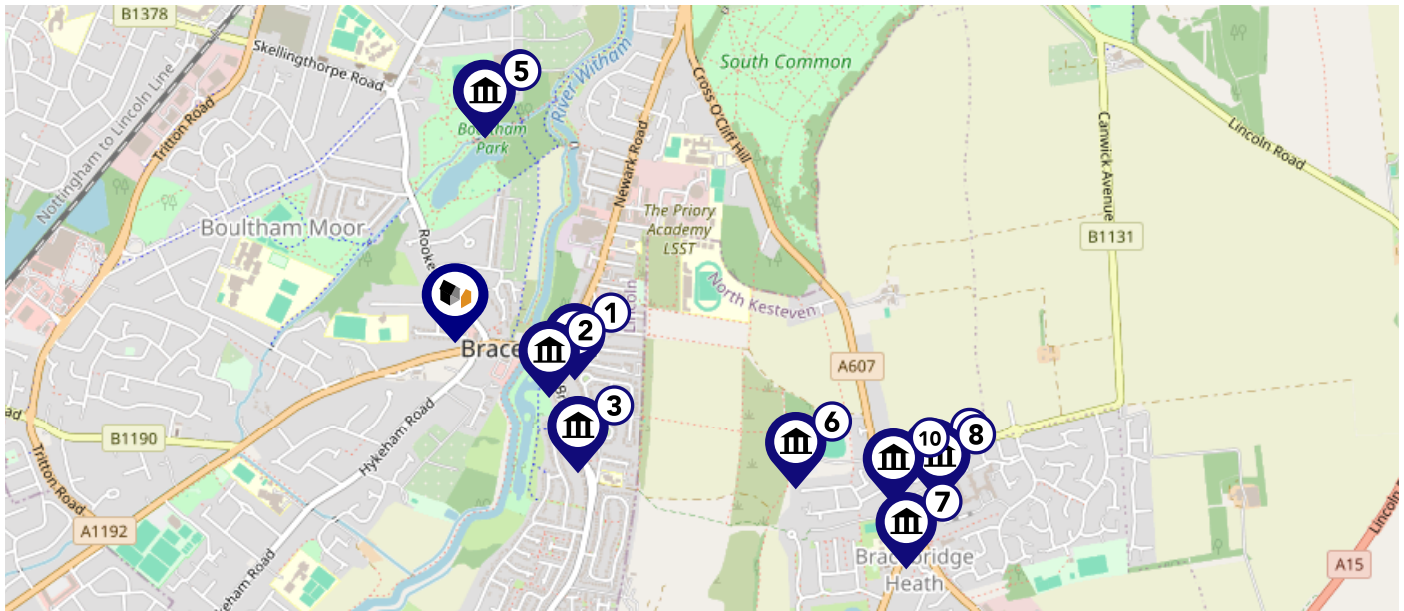
-  Power Pylons
-  Communication Masts

Maps

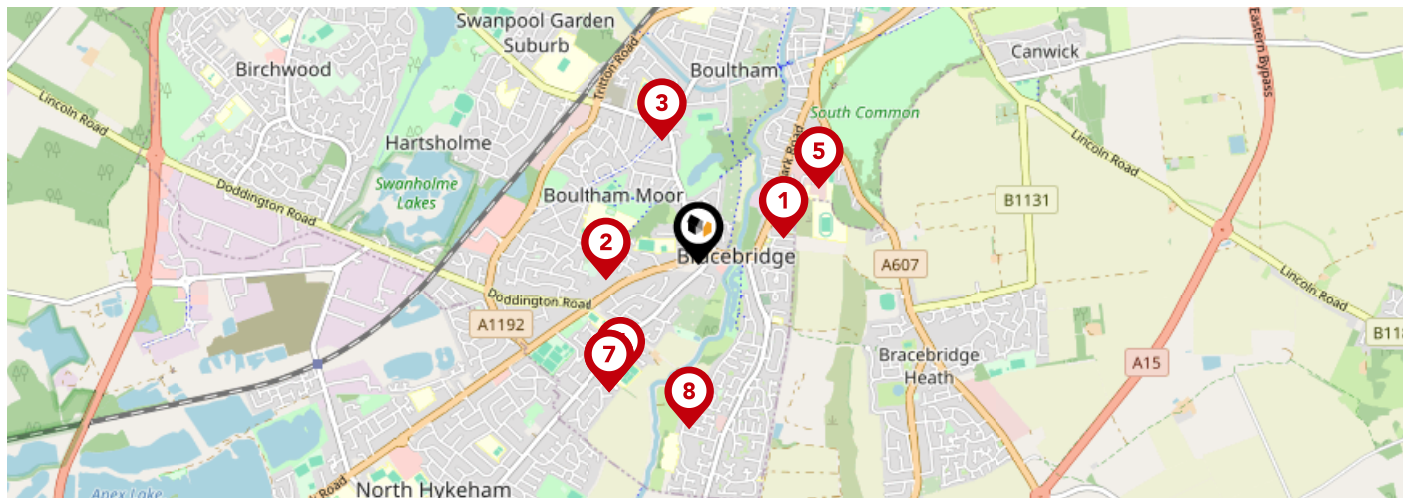
Listed Buildings



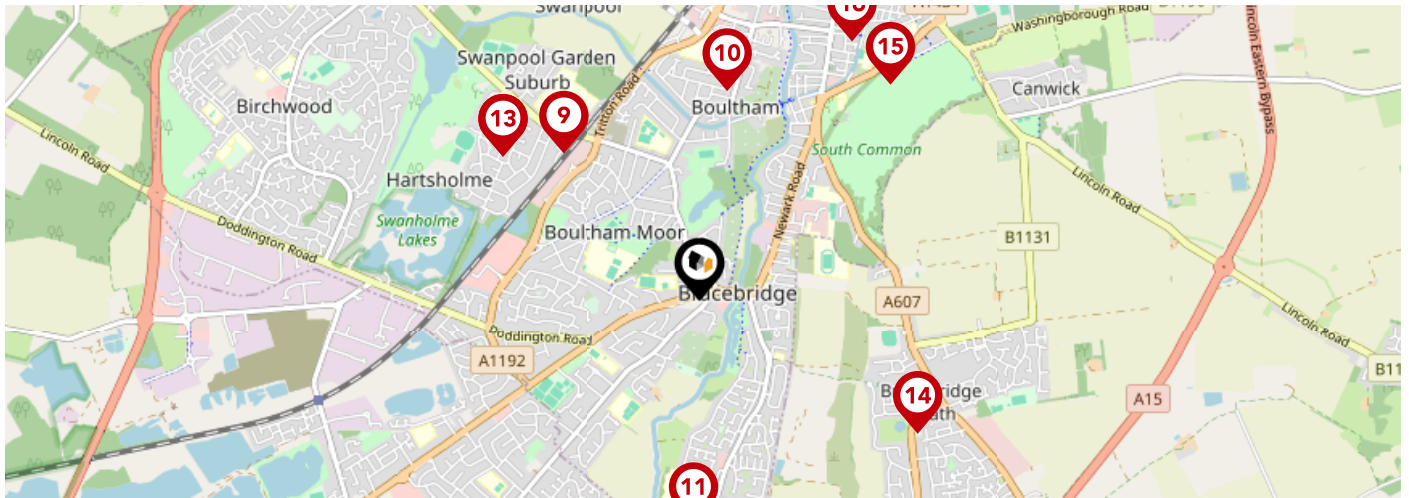
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1388710 - Grosvenor Hall Private Nursing Home	Grade II	0.3 miles
 1388709 - 210, Newark Road	Grade II	0.3 miles
 1388470 - Church Of All Saints	Grade I	0.4 miles
 1388567 - Crimean War Memorial 3 Metres North West Of Church Of St Helen	Grade II	0.5 miles
 1388566 - Church Of St Helen	Grade II	0.5 miles
 1479068 - Cross O'cliff Court	Grade II	0.8 miles
 1482134 - Bracebridge Heath War Memorial	Grade II	1.1 miles
 1360603 - Norfolk House	Grade II	1.1 miles
 1280921 - The Lodge	Grade II	1.1 miles
 1360602 - The Homestead	Grade II	1.1 miles



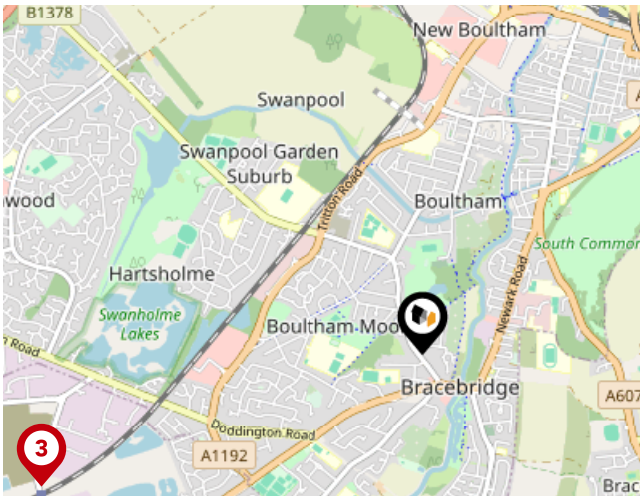
		Nursery	Primary	Secondary	College	Private
1	Bracebridge Infant and Nursery School Ofsted Rating: Good Pupils: 78 Distance:0.39	☐	☒	☐	☐	☐
2	The Priory Witham Academy Ofsted Rating: Good Pupils: 1110 Distance:0.43	☐	☒	☒	☐	☐
3	St Peter and St Paul, Catholic Voluntary Academy Ofsted Rating: Requires improvement Pupils: 602 Distance:0.58	☐	☐	☒	☐	☐
4	The Lincoln St Christopher's School Ofsted Rating: Good Pupils: 252 Distance:0.62	☐	☐	☒	☐	☐
5	The Priory Academy LSST Ofsted Rating: Good Pupils: 1779 Distance:0.63	☐	☐	☒	☐	☐
6	The Lincoln Manor Leas Junior School Ofsted Rating: Good Pupils: 290 Distance:0.69	☐	☒	☐	☐	☐
7	The Lincoln Manor Leas Infants School Ofsted Rating: Good Pupils: 163 Distance:0.69	☐	☒	☐	☐	☐
8	The Meadows Primary School Ofsted Rating: Good Pupils: 364 Distance:0.74	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	The Priory City of Lincoln Academy Ofsted Rating: Requires improvement Pupils: 980 Distance:0.89	☐	☐	☒	☐	☐
	Sir Francis Hill Community Primary School Ofsted Rating: Requires improvement Pupils: 623 Distance:0.94	☐	☒	☐	☐	☐
	Acorn Free School Ofsted Rating: Good Pupils: 3 Distance:0.99	☐	☐	☒	☐	☐
	Hartsholme Academy Ofsted Rating: Requires improvement Pupils: 377 Distance:1.09	☐	☒	☐	☐	☐
	The Pilgrim School Ofsted Rating: Good Pupils: 4 Distance:1.09	☐	☐	☒	☐	☐
	Bracebridge Heath St John's Primary Academy Ofsted Rating: Good Pupils: 372 Distance:1.13	☐	☒	☐	☐	☐
	Athena School Ofsted Rating: Good Pupils: 113 Distance:1.28	☐	☐	☒	☐	☐
	The Lincoln St Peter at Gowts Church of England Primary School Ofsted Rating: Outstanding Pupils: 258 Distance:1.34	☐	☒	☐	☐	☐

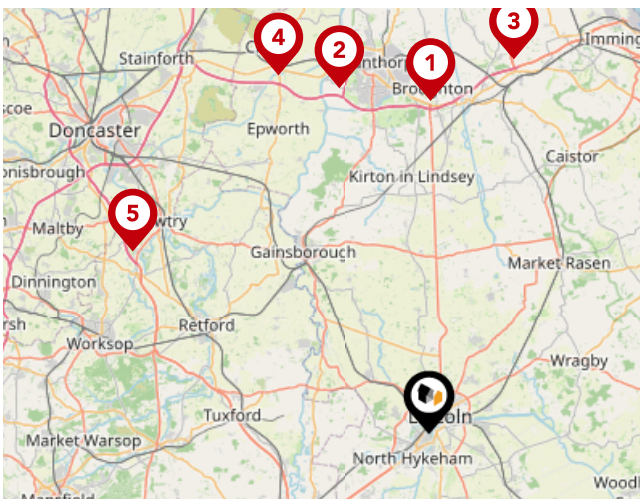
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	1.76 miles
2	Lincoln Central Rail Station	1.78 miles
3	Hykeham Rail Station	1.79 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	23.58 miles
2	M180 J3	25.3 miles
3	M180 J5	27.09 miles
4	M180 J2	27.49 miles
5	A1(M) J34	24.69 miles

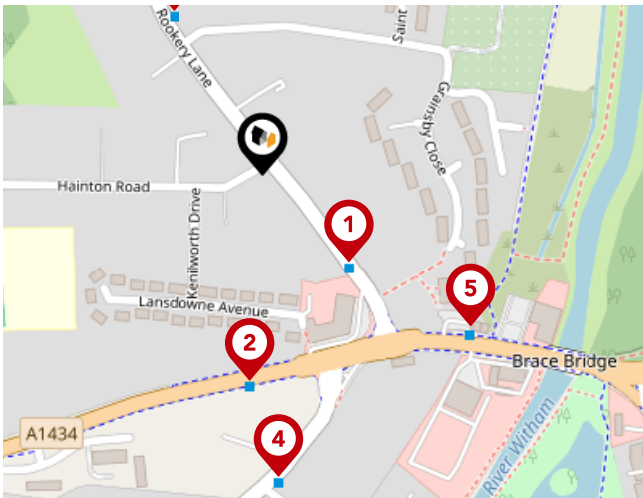


Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	27.68 miles
2	Finningley	26.75 miles
3	East Mids Airport	41.32 miles
4	Leeds Bradford Airport	64.54 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Newark Road	0.07 miles
2	Former site of Fosse House	0.11 miles
3	St Peter's Avenue	0.1 miles
4	Abbotsford Way	0.17 miles
5	The Plough PH	0.14 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.

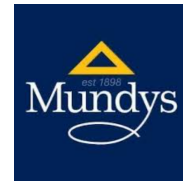


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