

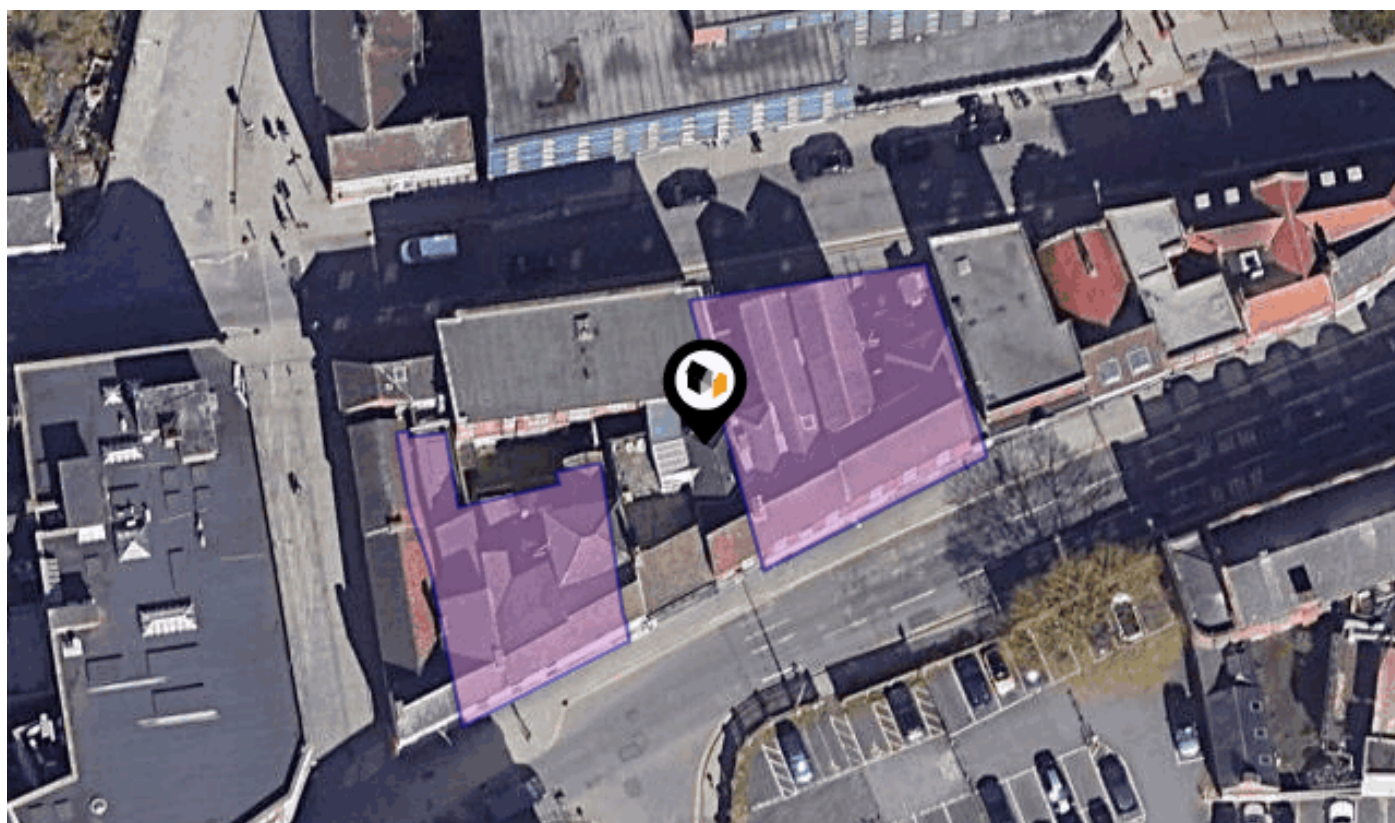


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 22nd July 2026



50, CLASKETGATE, LINCOLN, LN2

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

www.mundys.net

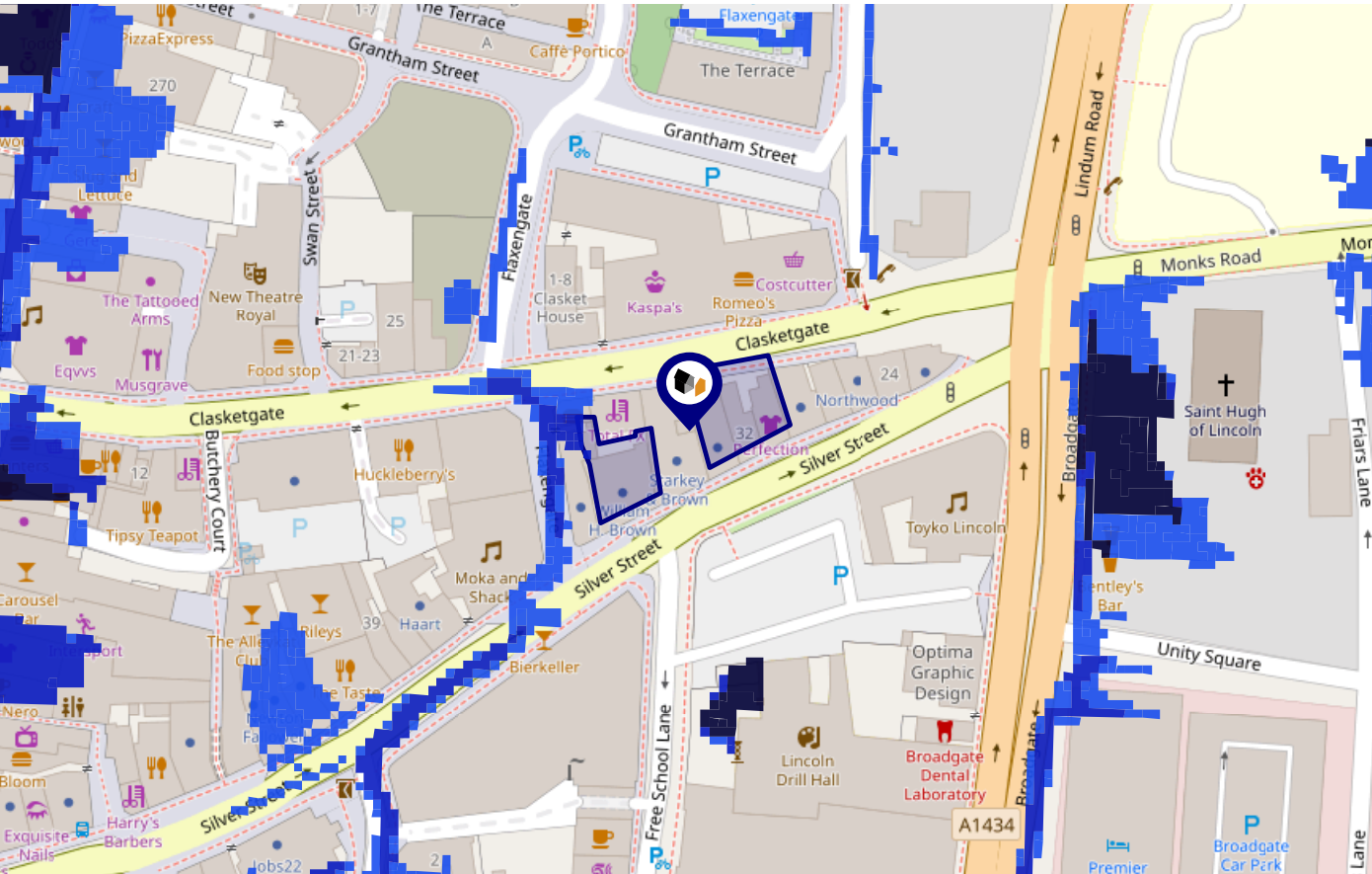


Powered by
aprift
Know any property instantly

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.

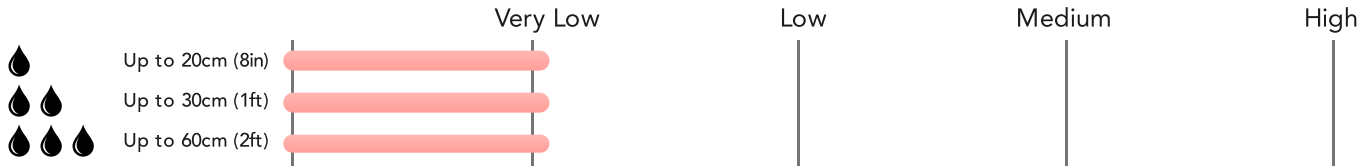


Risk Rating: Very low

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.

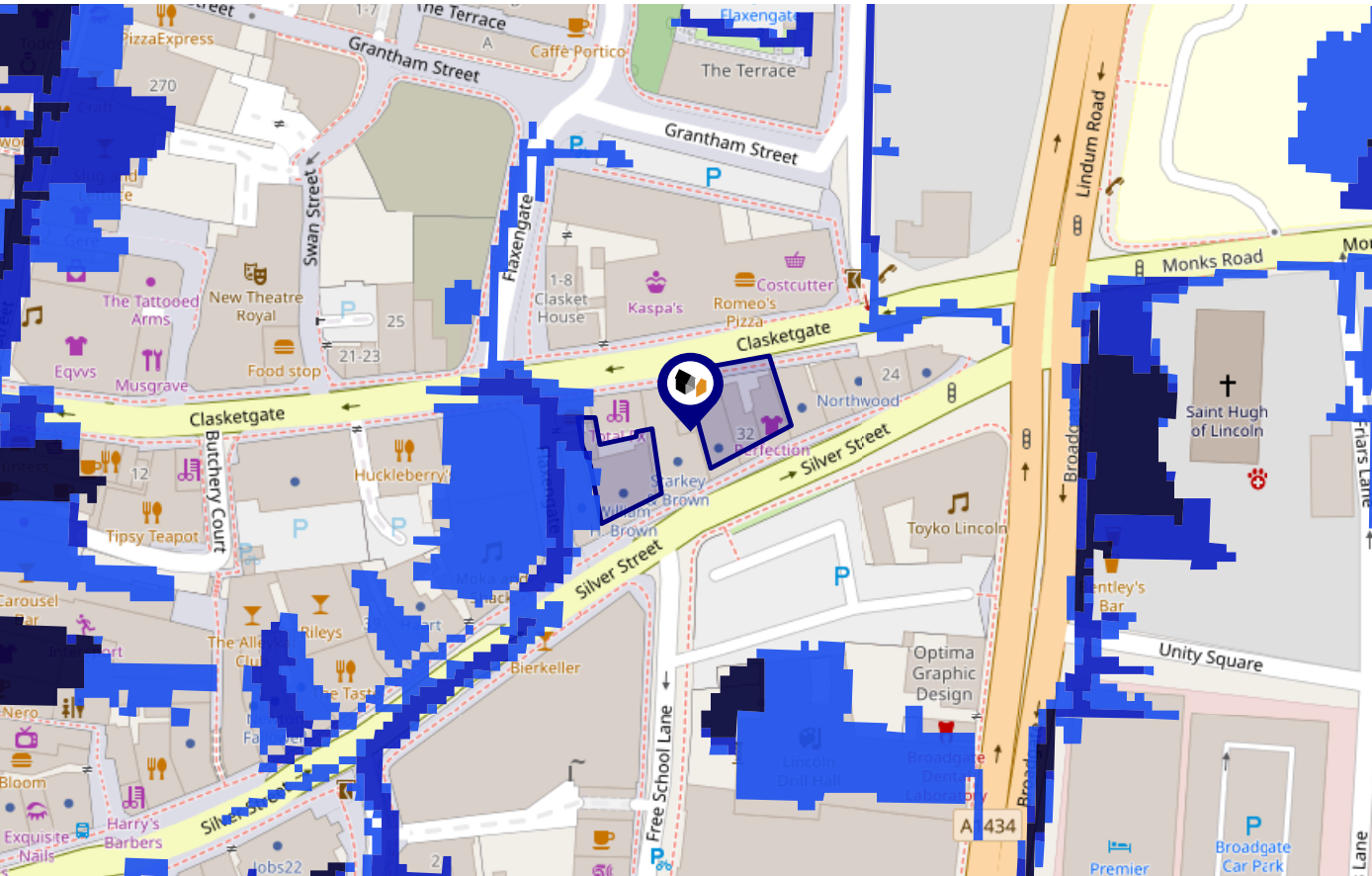
Chance of flooding to the following depths at this property:



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.

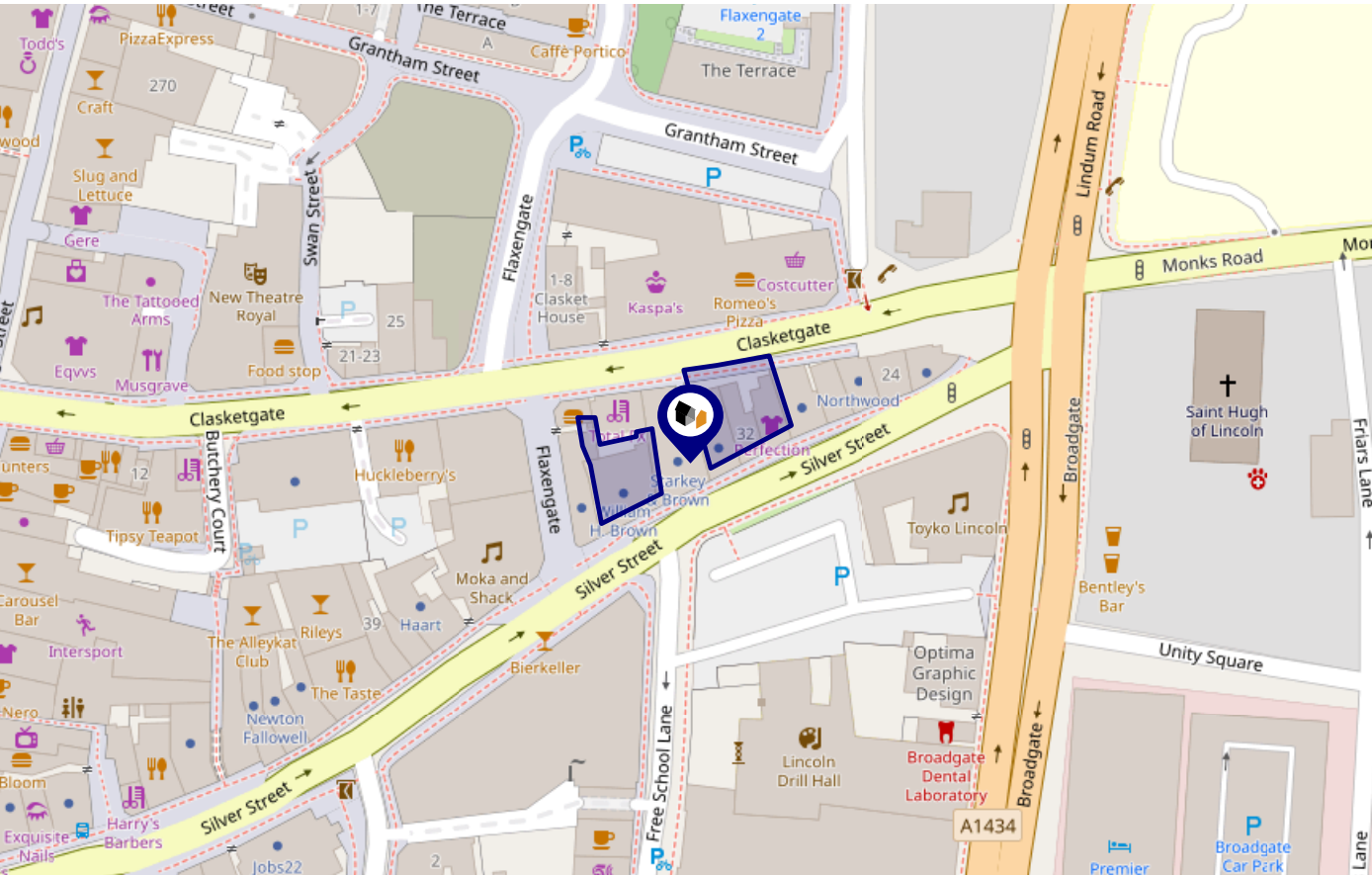
Chance of flooding to the following depths at this property:



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.

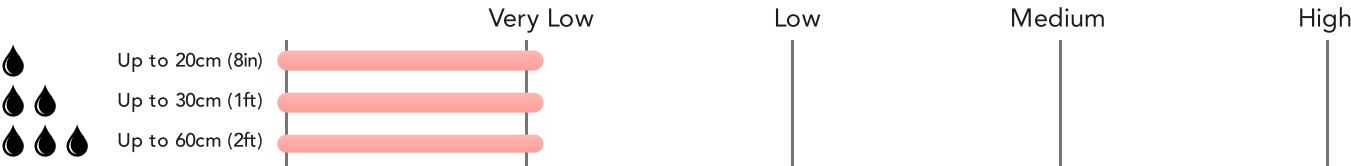


Risk Rating: Very low

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:



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.

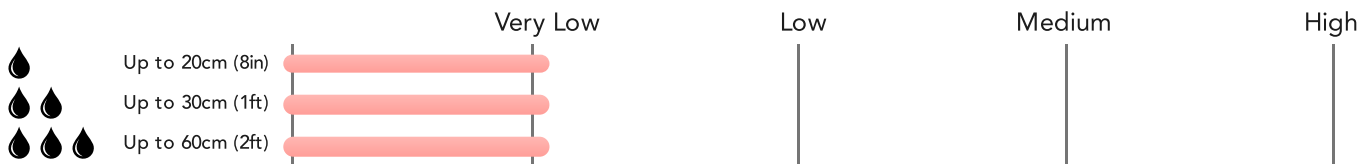


Risk Rating: Very low

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:

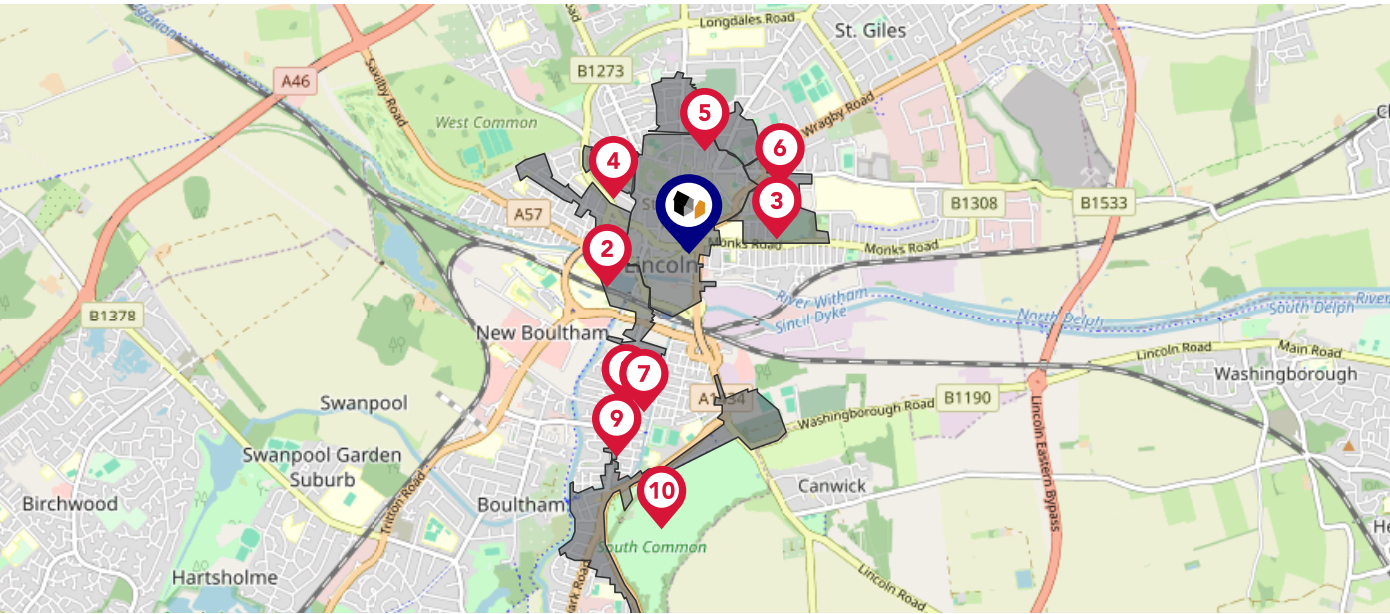


Maps

Conservation Areas



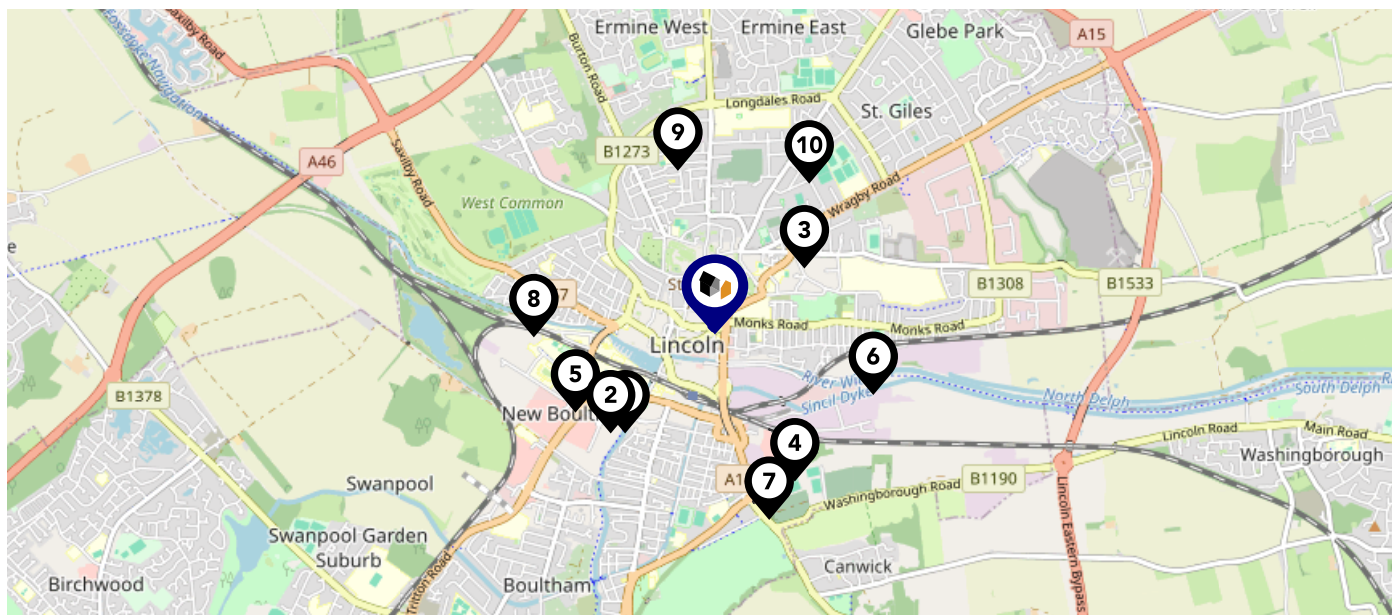
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

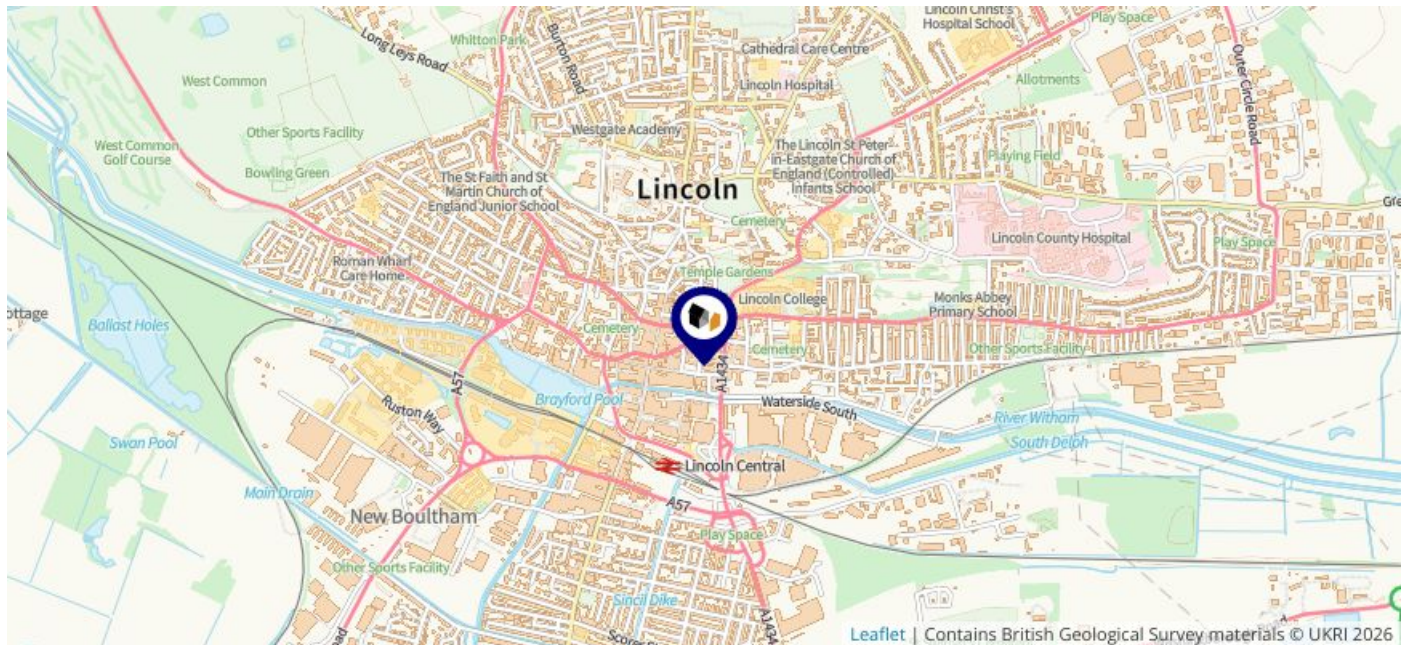
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

	Land South Of Ropewalk-Land South Of Ropewalk, Rear Of Mervyn Black	Historic Landfill 
	Former Brayford Leisure Site-Ropewalk	Historic Landfill 
	The Dell-Wragby Road	Historic Landfill 
	East Of Dunford Road-Cow Paddle, Lincoln	Historic Landfill 
	Rear Of British Rail Social Club-Ropewalk	Historic Landfill 
	East Of Power Station Site-Spa Road	Historic Landfill 
	Old Railway Cutting-Cow Paddle	Historic Landfill 
	Former Fisons Site-Carholme Road	Historic Landfill 
	Mount Street-Lincoln, Lincolnshire	Historic Landfill 
	Nursery Grove-Lincoln, Lincolnshire	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.

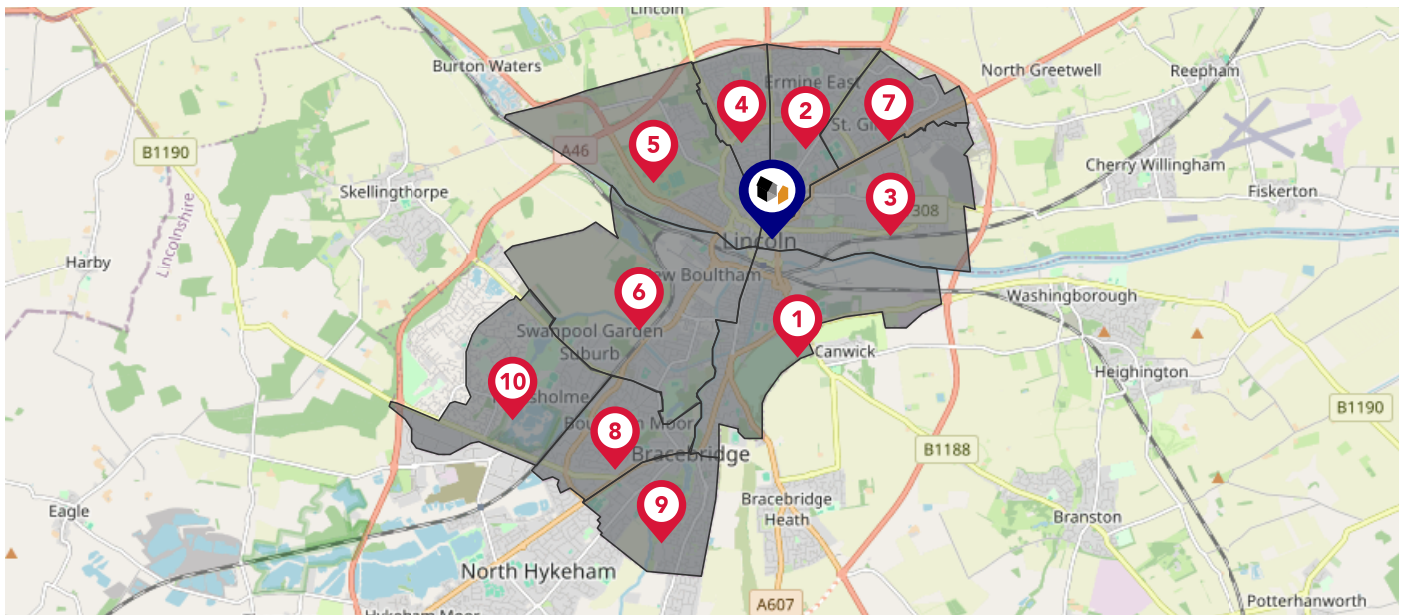
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Park Ward



Minster Ward



Abbey Ward



Castle Ward



Carholme Ward



Boultham Ward



Glebe Ward



Moorland Ward



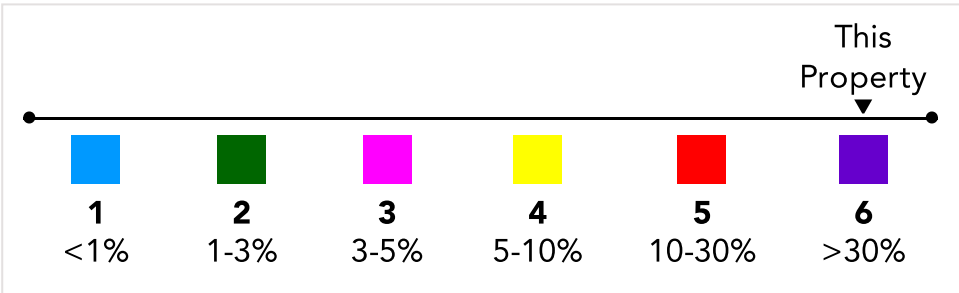
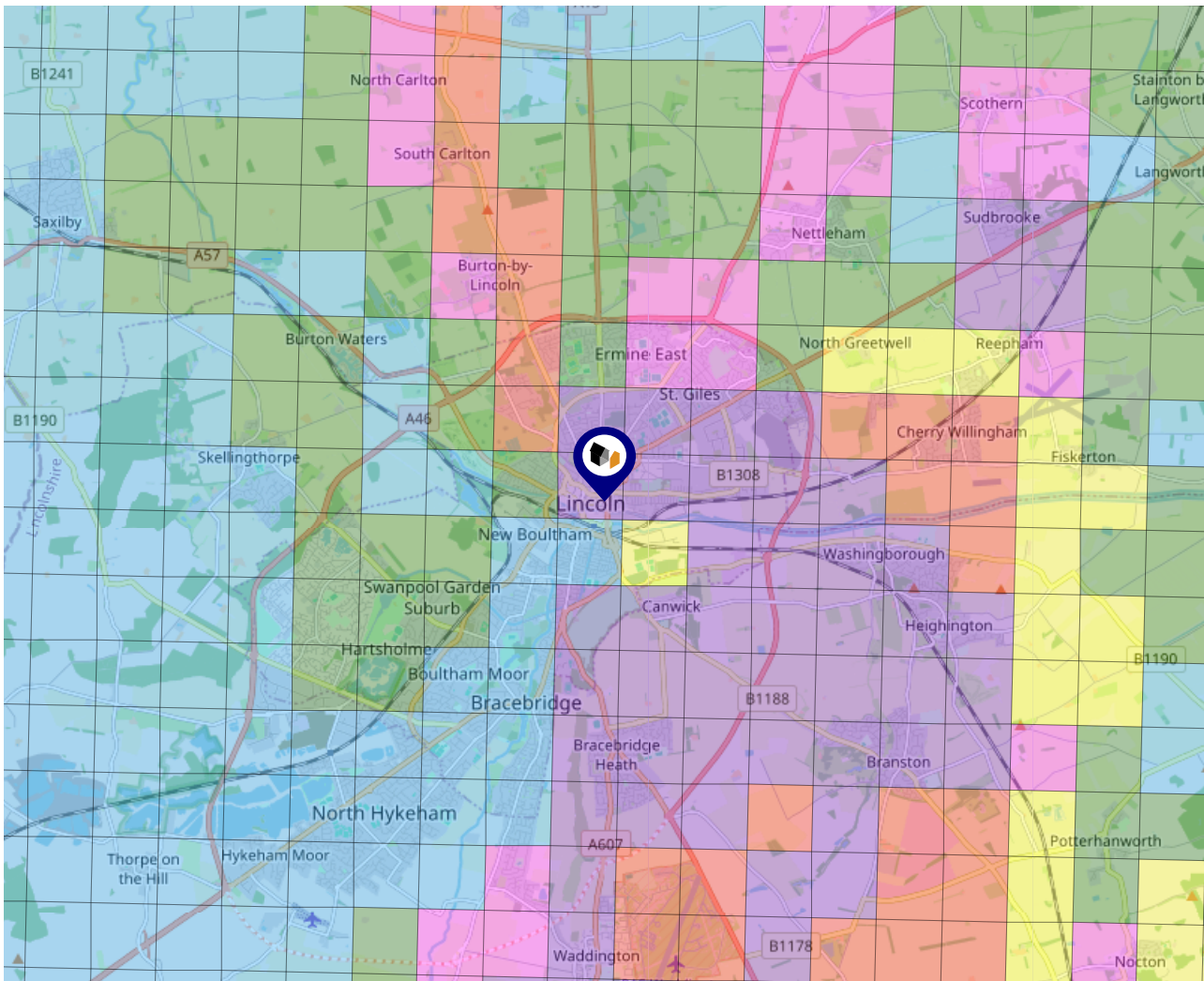
Witham Ward



Hartsholme Ward

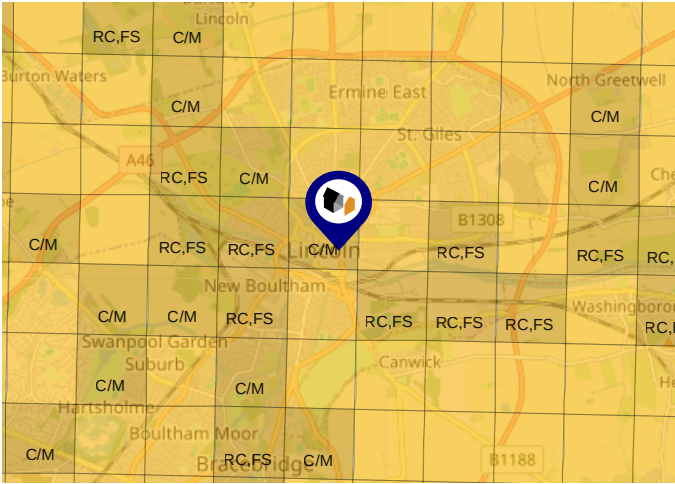
What is Radon?

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)

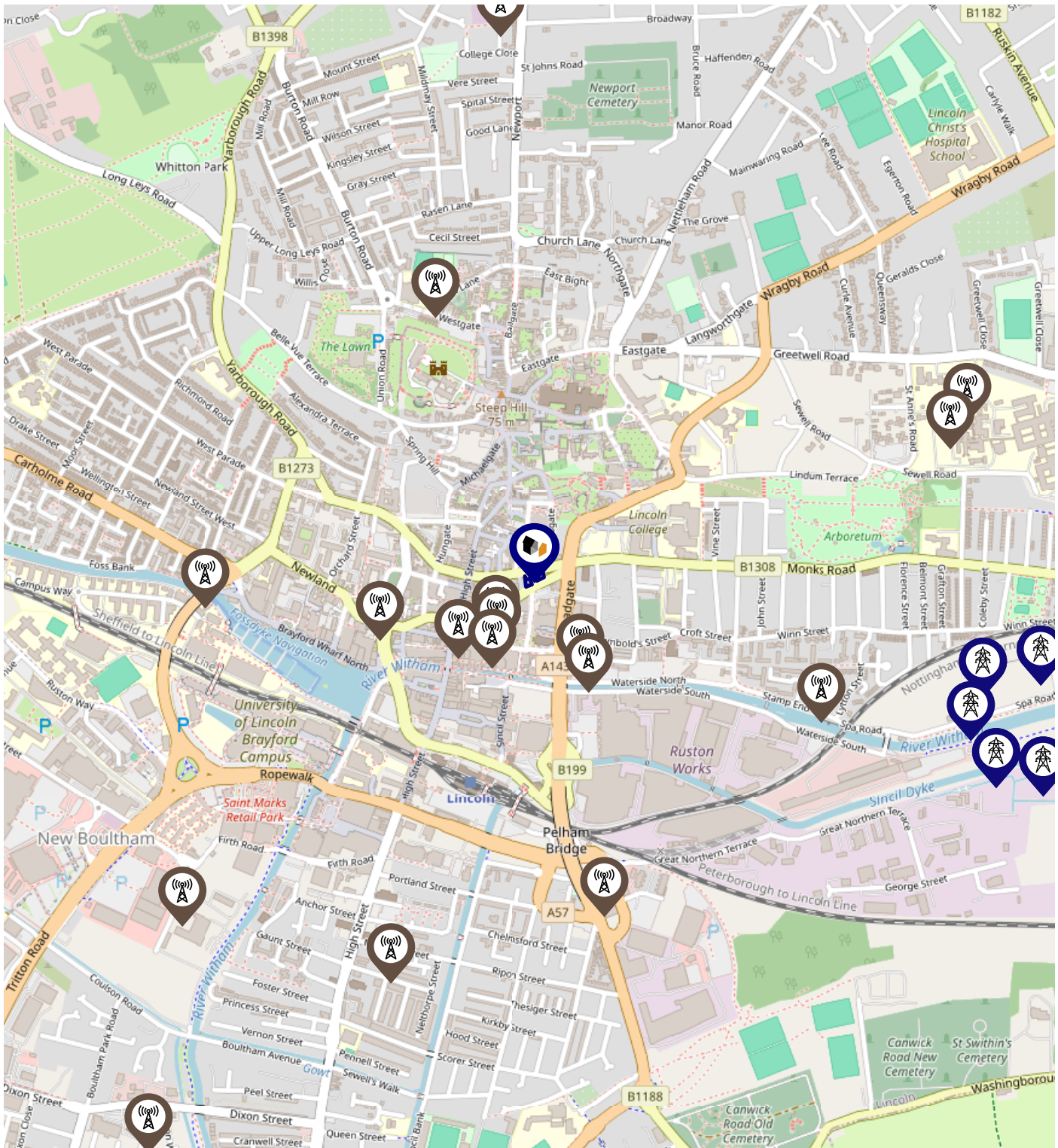
Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		



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

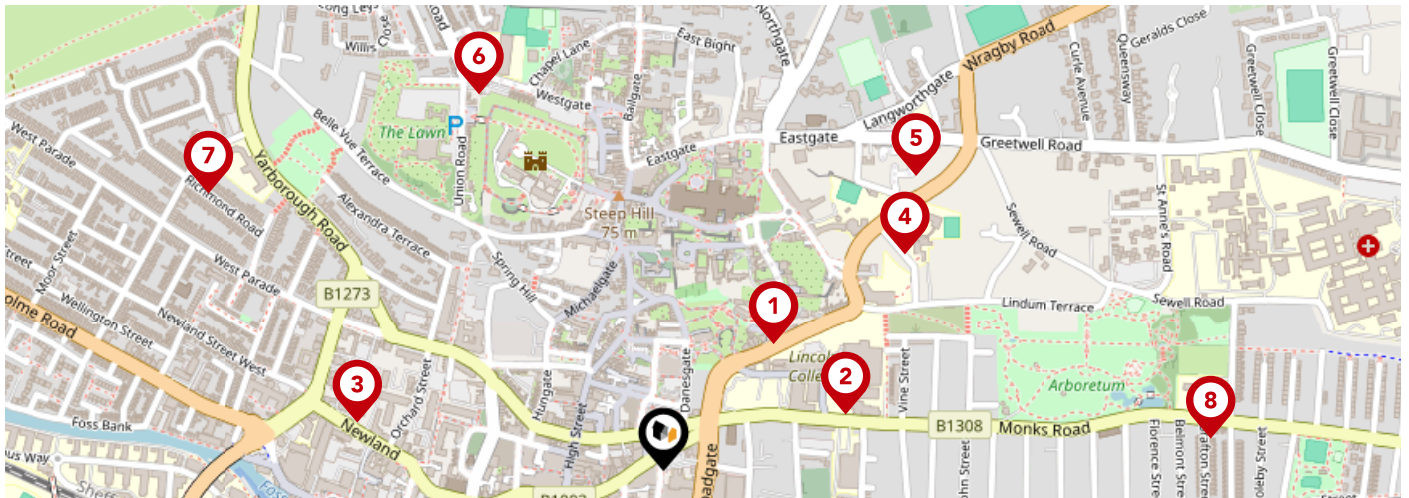
Listed Buildings



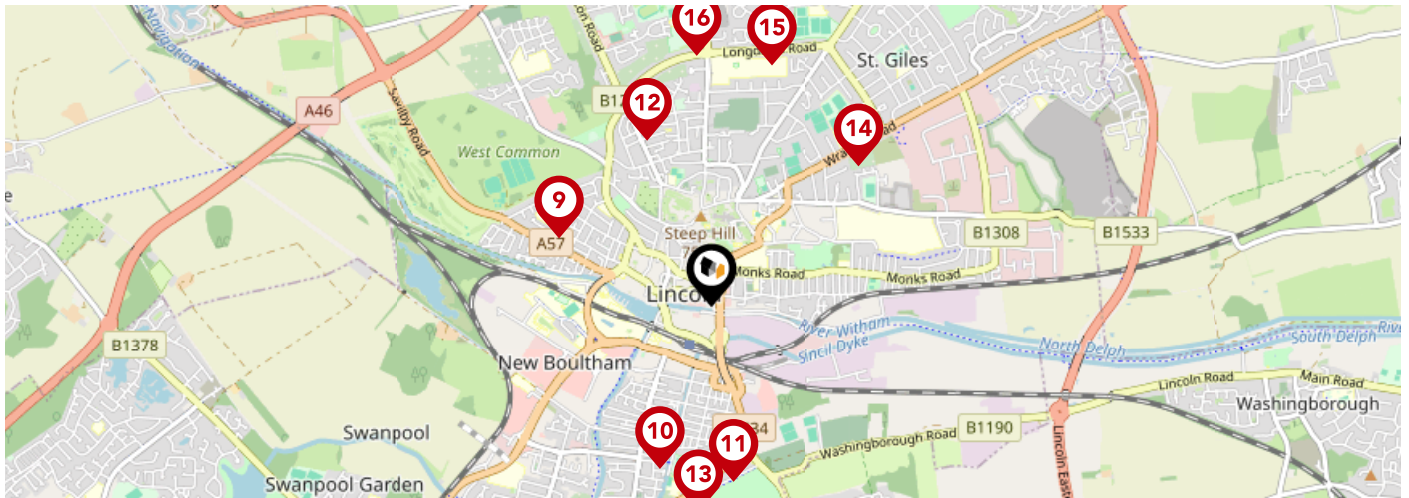
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1388763 - Lincoln Constitutional Club	Grade II	0.0 miles
 1388764 - 21, 22 And 23, Silver Street	Grade II	0.0 miles
 1388615 - 1 And 2, Lindum Road	Grade II	0.0 miles
 1388765 - 24, Silver Street	Grade II	0.0 miles
 1388545 - St Swithin's Vestry And Adjoining Wall	Grade II	0.1 miles
 1388632 - Usher Art Gallery	Grade II	0.1 miles
 1388620 - 6, Lindum Road	Grade II	0.1 miles
 1388579 - Garmston House	Grade II	0.1 miles
 1388693 - Church Of St Hugh And Attached Vestry	Grade II	0.1 miles
 1388583 - 285, High Street	Grade II	0.1 miles



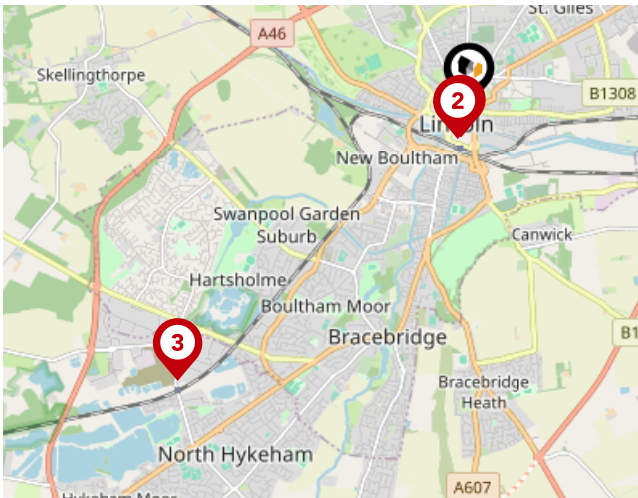
		Nursery	Primary	Secondary	College	Private
1	Lincoln UTC Ofsted Rating: Good Pupils: 369 Distance:0.19	☐	☐	☒	☐	☐
2	Lincoln College Ofsted Rating: Good Pupils:0 Distance:0.21	☐	☐	☒	☐	☐
3	Lincolnshire Secure Unit Ofsted Rating: Not Rated Pupils:0 Distance:0.34	☐	☐	☒	☐	☐
4	Lincoln Minster School Ofsted Rating: Not Rated Pupils: 473 Distance:0.36	☐	☐	☒	☐	☐
5	The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School Ofsted Rating: Requires improvement Pupils: 89 Distance:0.43	☐	☒	☐	☐	☐
6	Westgate Academy Ofsted Rating: Good Pupils: 430 Distance:0.46	☐	☒	☐	☐	☐
7	The St Faith and St Martin Church of England Junior School, Lincoln Ofsted Rating: Good Pupils: 345 Distance:0.59	☐	☒	☐	☐	☐
8	Lincoln Monks Abbey Primary School Ofsted Rating: Good Pupils: 594 Distance:0.61	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	The St Faith's Church of England Infant and Nursery School, Lincoln Ofsted Rating: Good Pupils: 278 Distance:0.74	☐	☒	☐	☐	☐
	The Lincoln St Peter at Gowts Church of England Primary School Ofsted Rating: Outstanding Pupils: 258 Distance:0.75	☐	☒	☐	☐	☐
	The Lincoln Bishop King Church of England Primary School Ofsted Rating: Good Pupils: 459 Distance:0.78	☐	☒	☐	☐	☐
	Mount Street Academy Ofsted Rating: Outstanding Pupils: 318 Distance:0.79	☐	☒	☐	☐	☐
	Athena School Ofsted Rating: Good Pupils: 113 Distance:0.91	☐	☐	☒	☐	☐
	Lincoln Christ's Hospital School Ofsted Rating: Good Pupils: 1286 Distance:0.91	☐	☐	☒	☐	☐
	Castles Education Ofsted Rating: Inadequate Pupils: 93 Distance:1.11	☐	☐	☒	☐	☐
	Lincoln Castle Academy Ofsted Rating: Not Rated Pupils: 680 Distance:1.12	☐	☐	☒	☐	☐

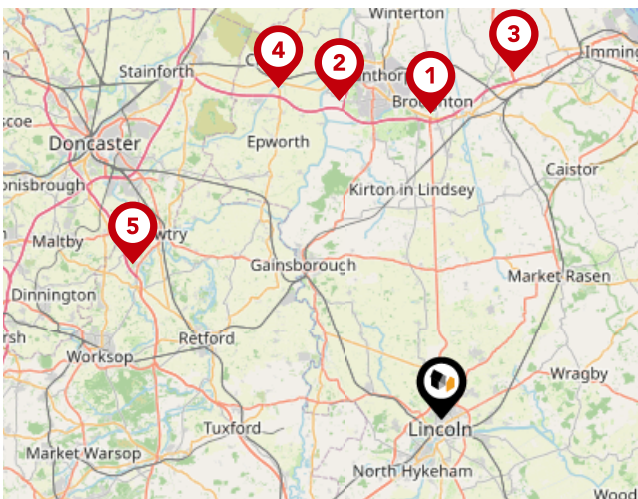
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	0.3 miles
2	Lincoln Central Rail Station	0.32 miles
3	Hykeham Rail Station	3.57 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	21.73 miles
2	M180 J3	23.76 miles
3	M180 J5	25.07 miles
4	M180 J2	26.16 miles
5	A1(M) J34	24.55 miles



Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	25.62 miles
2	Finningley	26.1 miles
3	East Mids Airport	43.2 miles
4	Leeds Bradford Airport	63.85 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Constitutional Club	0.01 miles
2	St Swithins's Church	0.11 miles
3	Unity Square	0.08 miles
4	Stonebow Centre	0.1 miles
5	College Of Art	0.11 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.



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

