

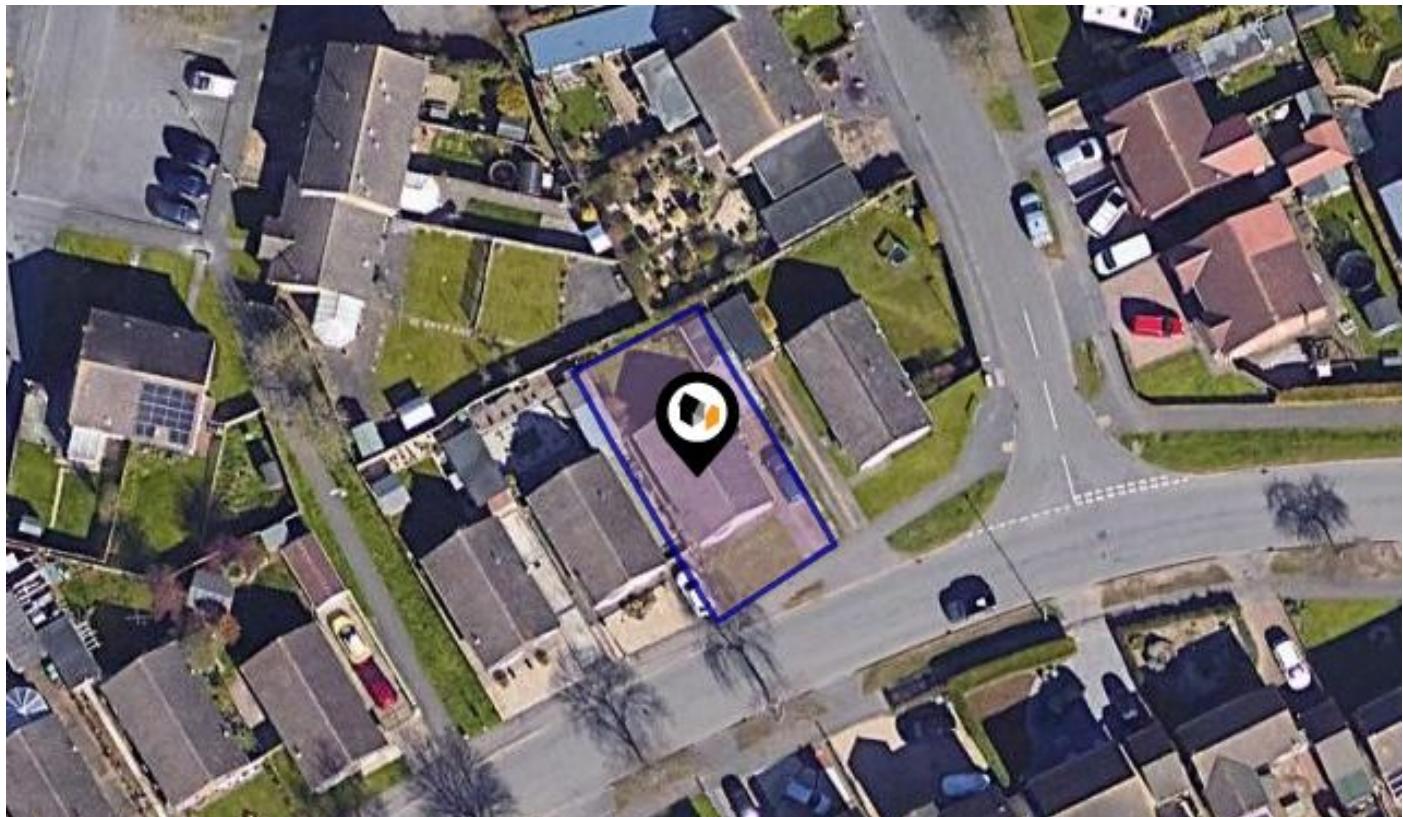


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Thursday 05<sup>th</sup> February 2026**



**WOLSEY WAY, LINCOLN, LN2**

**Mundys**

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

[www.mundys.net](http://www.mundys.net)



Powered by



# Property Overview



## Property

**Type:** Detached  
**Bedrooms:** 2  
**Plot Area:** 0.07 acres  
**Year Built :** 1967-1975  
**Council Tax :** Band B  
**Annual Estimate:** £1,759  
**Title Number:** LL18431

**Tenure:** Freehold

## Local Area

**Local Authority:** Lincolnshire  
**Conservation Area:** No  
**Flood Risk:**  
● Rivers & Seas  
● Surface Water

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

**3**  
mb/s      **80**  
mb/s      **1000**  
mb/s



**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**

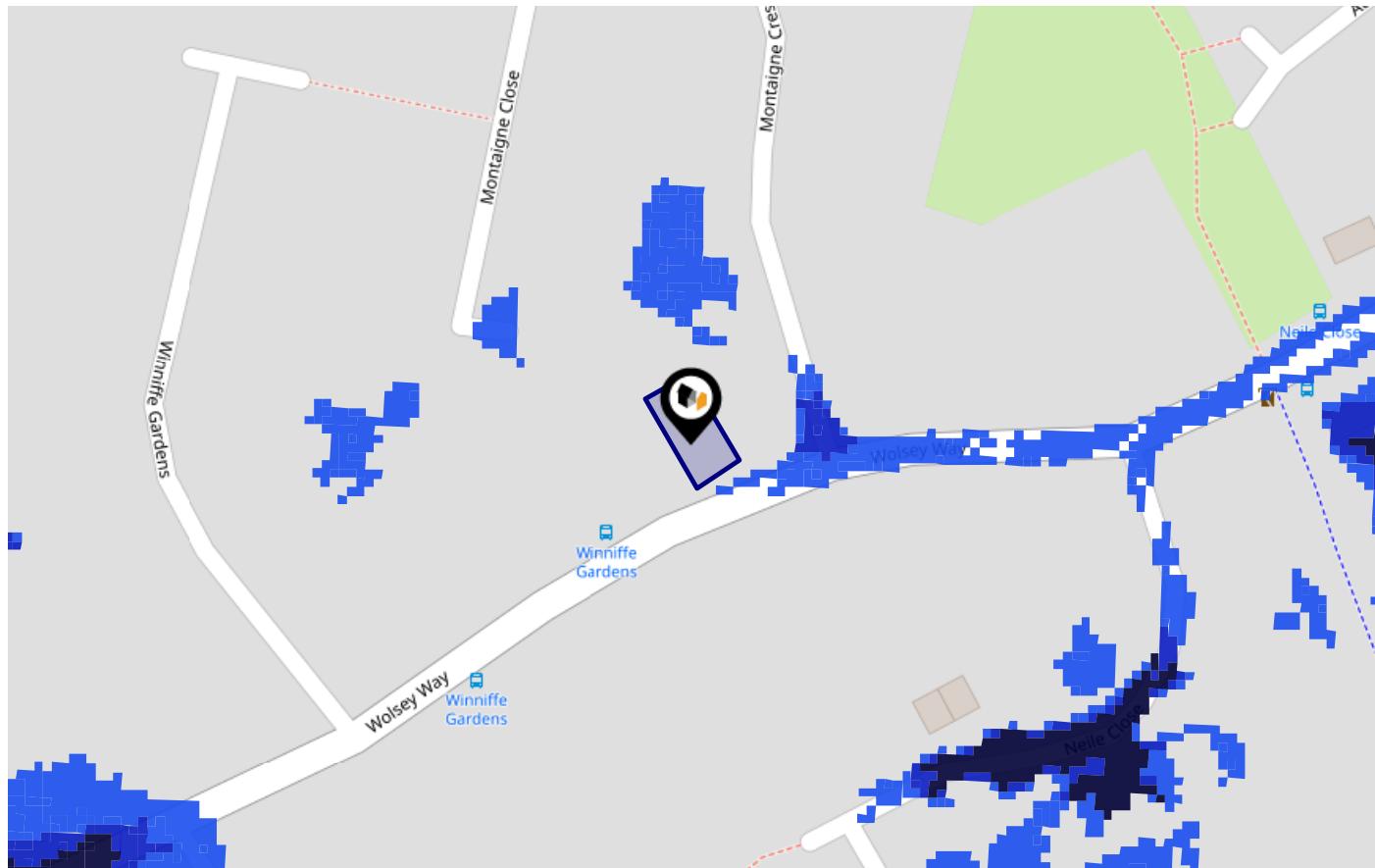


# Flood Risk

## 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.

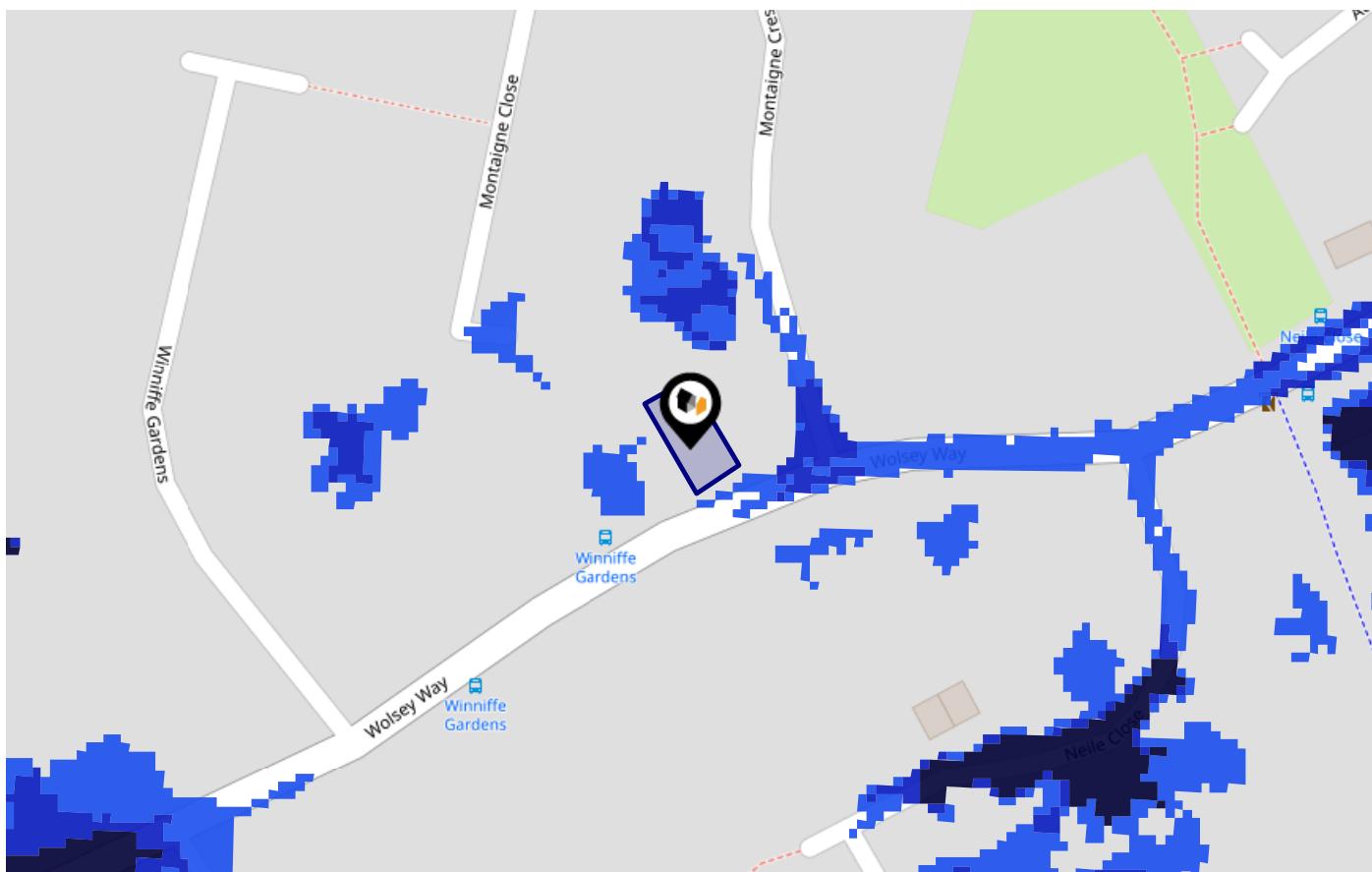
Chance of flooding to the following depths at this property:



# 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.

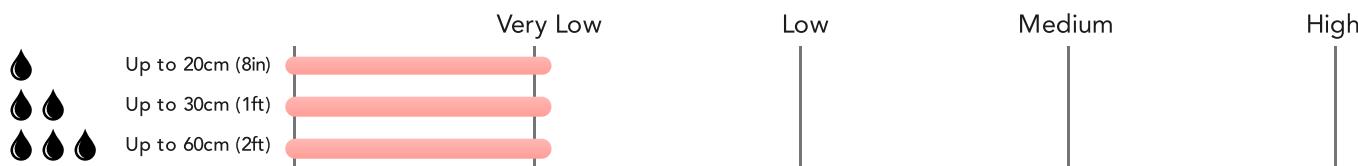


**Risk Rating: Very low**

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:

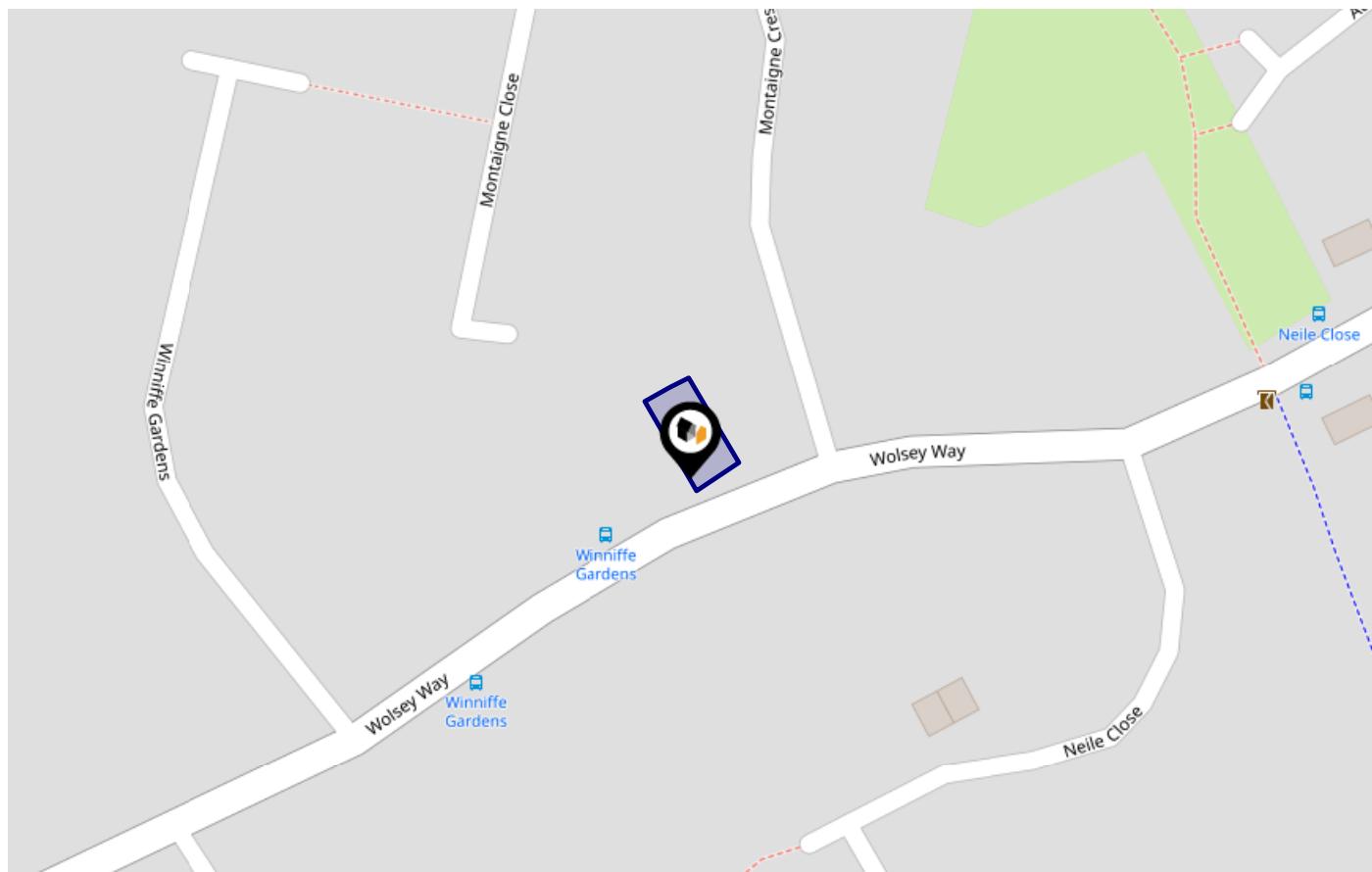


# Flood Risk

## 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.

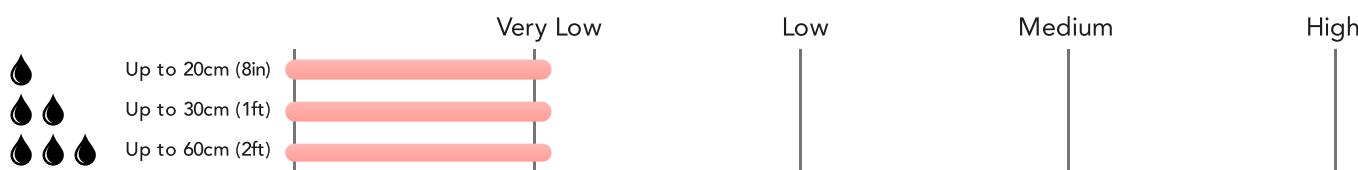


Risk Rating: Very low

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.

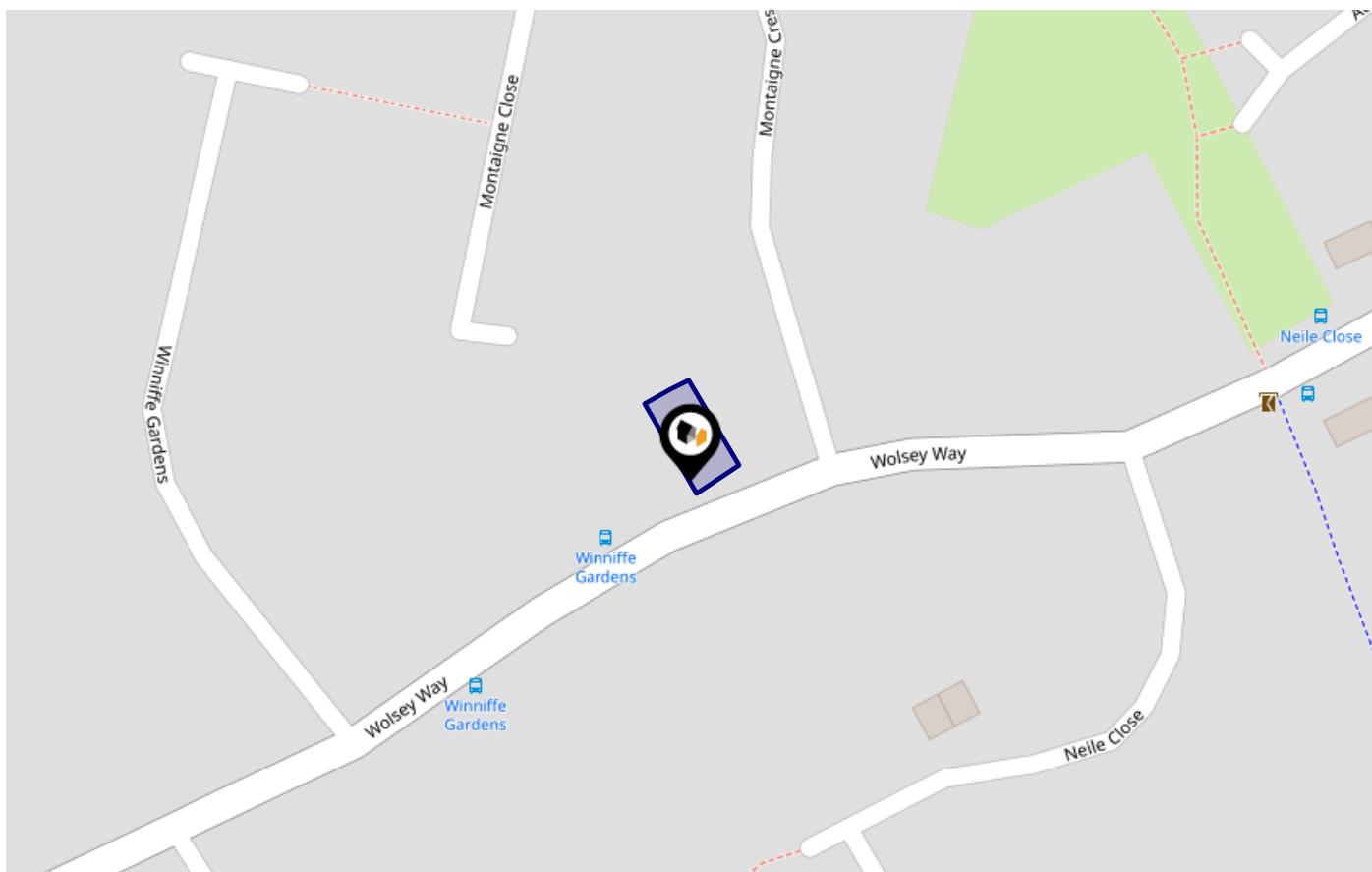
Chance of flooding to the following depths at this property:



# 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:

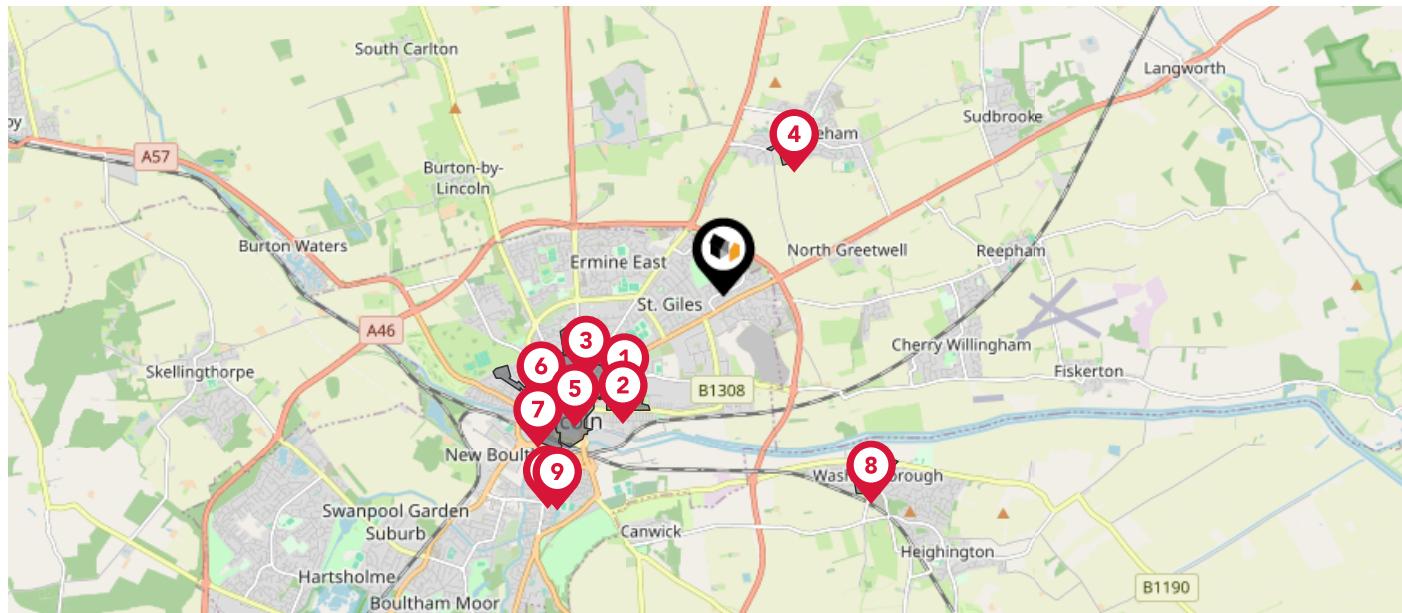


# Maps

## 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 The Dell
- 2 Lindum and Arboretum
- 3 Newport and Nettleham Road
- 4 Nettleham
- 5 Cathedral and City Centre
- 6 Carline
- 7 West Parade and Brayford
- 8 Washingborough
- 9 Sibthorpe
- 10 St Peter-at-Gowts

# 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 Rear Of Old Hillards-Rear Of Old Hillards, Wragby Road	Historic Landfill	<input type="checkbox"/>
	2 Outer Circle Road-Lincoln, Lincolnshire	Historic Landfill	<input type="checkbox"/>
	3 Deacon Road-Lincoln, Lincolnshire	Historic Landfill	<input type="checkbox"/>
	4 Wrights Way-Lincoln, Lincolnshire	Historic Landfill	<input type="checkbox"/>
	5 East Of HM Prison-Greetwell Road, Lincoln	Historic Landfill	<input type="checkbox"/>
	6 Greetwell Road and Outer Circle Road-Lincoln, Lincolnshire	Historic Landfill	<input type="checkbox"/>
	7 Wickes Site-Outer Circle Road	Historic Landfill	<input type="checkbox"/>
	8 Nursery Grove-Lincoln, Lincolnshire	Historic Landfill	<input type="checkbox"/>
	9 Land East to of Dowding Road and lying between Railway line and Allenby Road Industrial Estate-Wavell Drive, Lincoln	Historic Landfill	<input type="checkbox"/>
	10 The Dell-Wragby Road	Historic Landfill	<input type="checkbox"/>

# 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

- 1 Glebe Ward
- 2 Abbey Ward
- 3 Minster Ward
- 4 Castle Ward
- 5 Nettleham Ward
- 6 Park Ward
- 7 Carholme Ward
- 8 Heighington and Washingborough Ward
- 9 Boultham Ward
- 10 Sudbrooke Ward

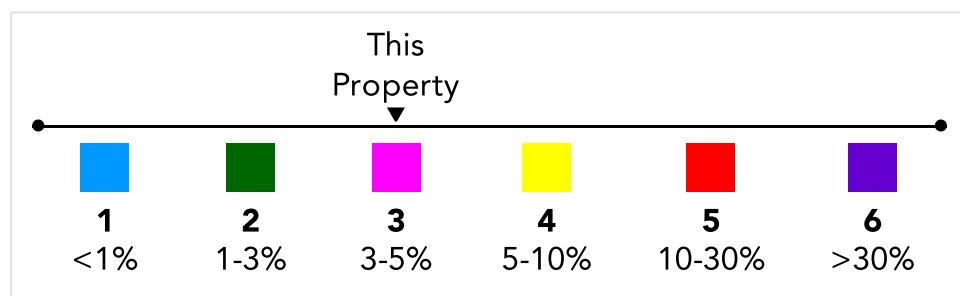
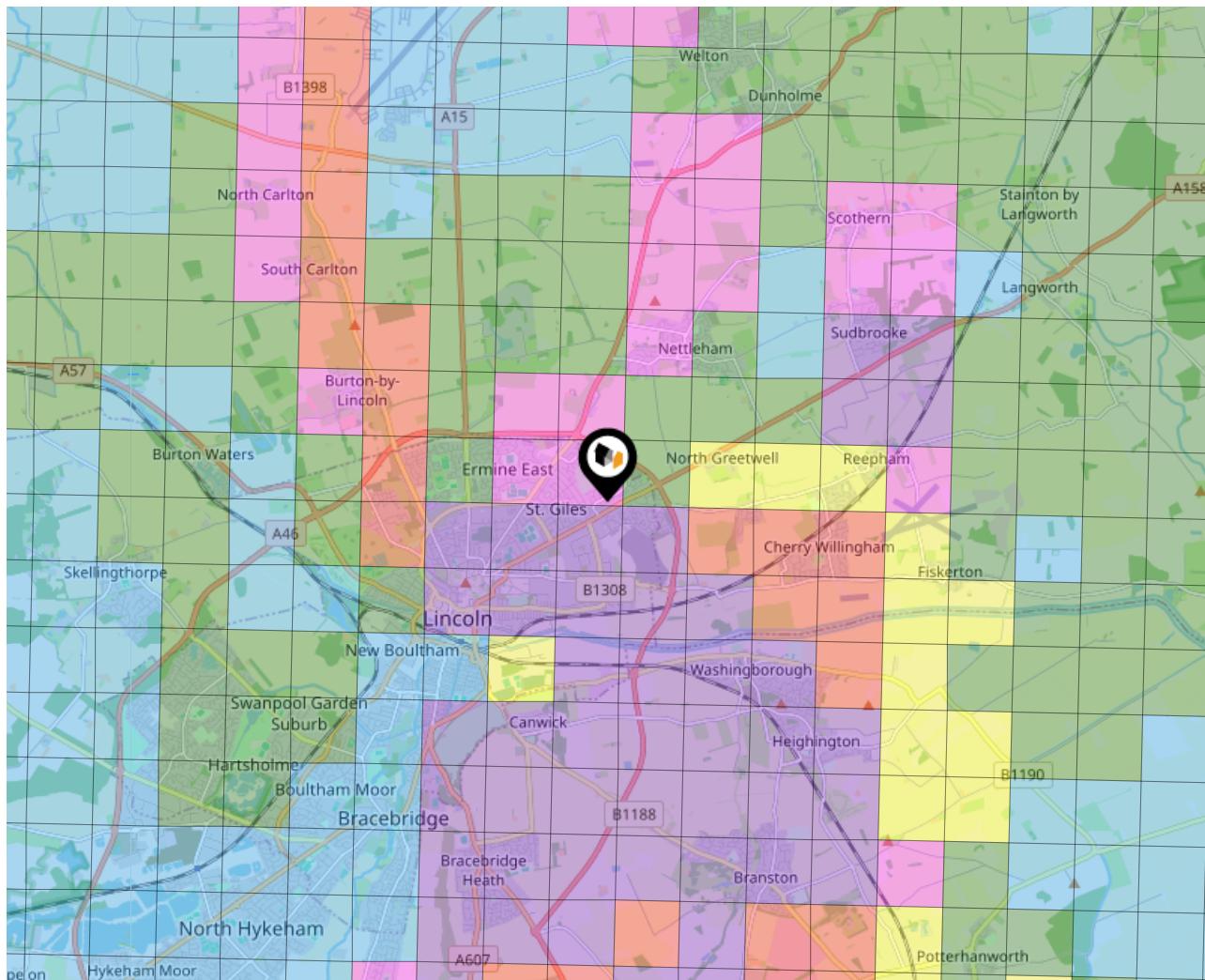
# Environment

## Radon Gas



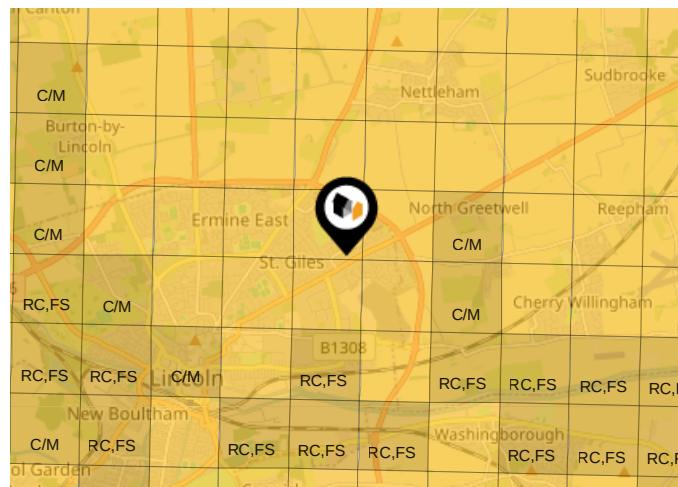
### What is Radon?

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/m<sup>3</sup>).



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

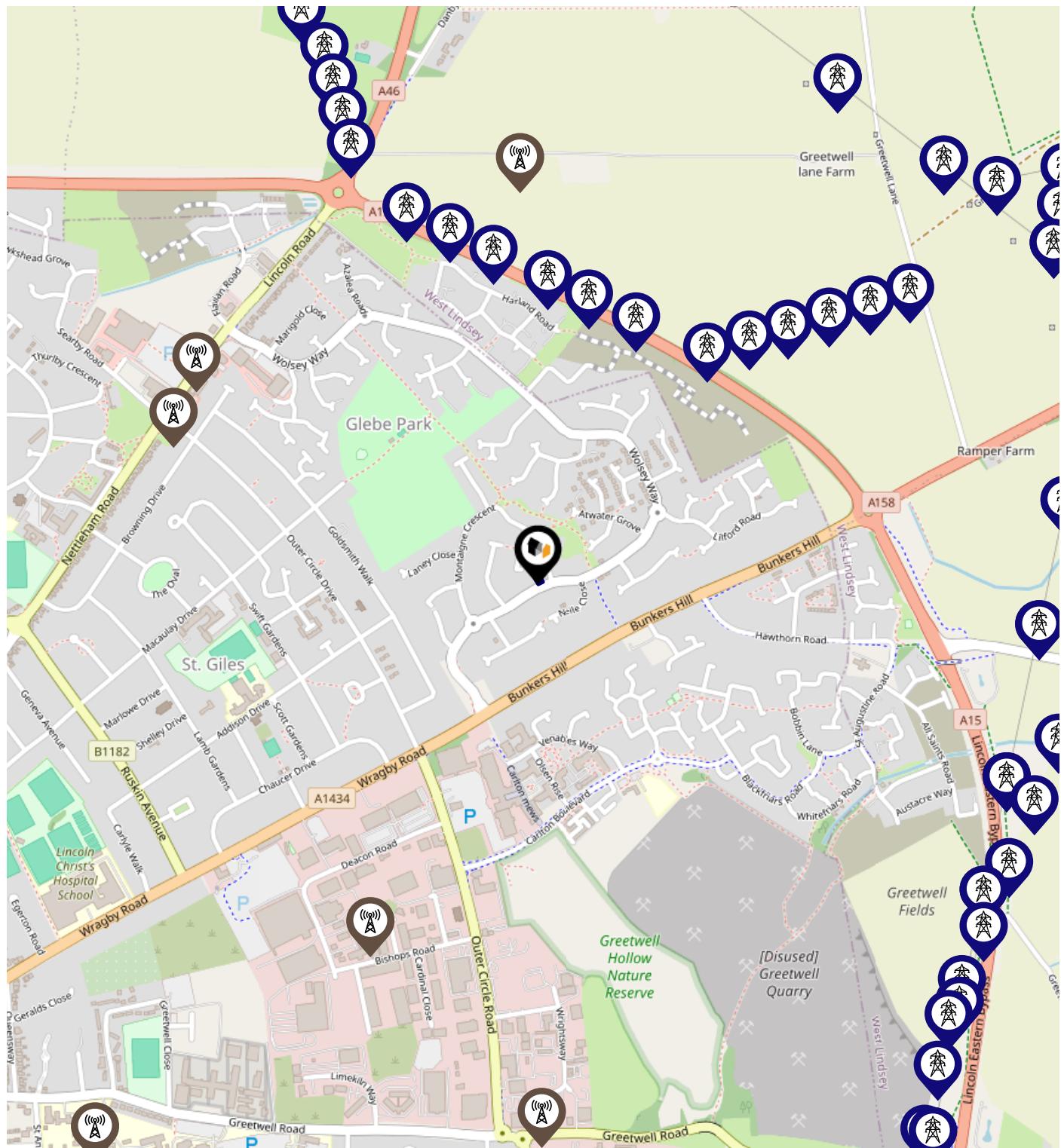
<b>Carbon Content:</b>	HIGH	<b>Soil Texture:</b>	LOAM TO SANDY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		



## Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Local Area Masts & Pylons



## Key:

- Power Pylons
- Communication Masts

# Maps

## Listed Buildings

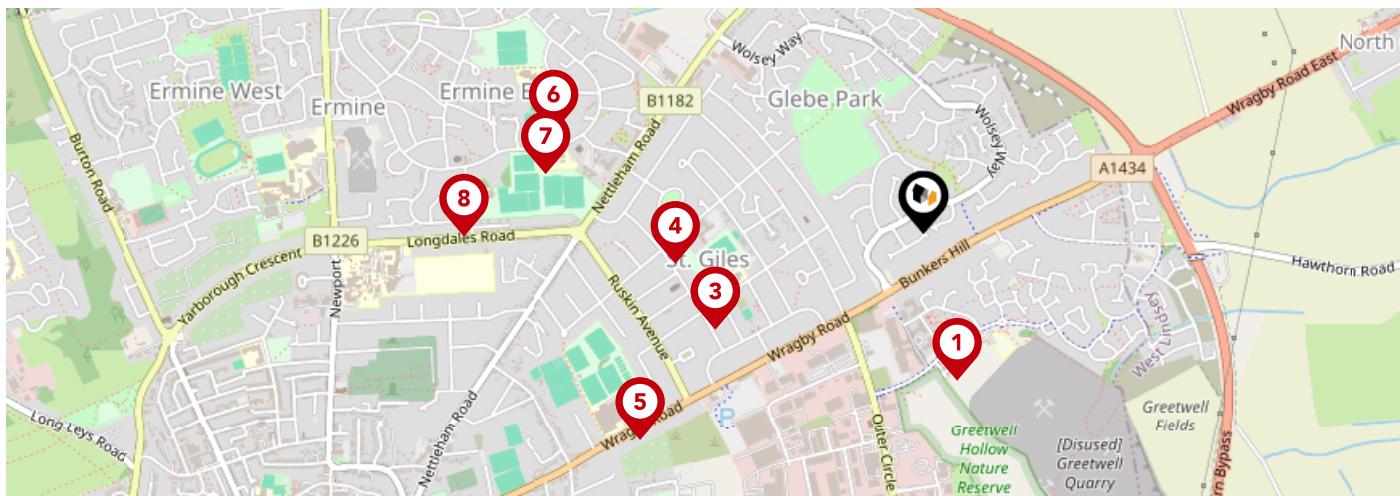


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1388832 - Harvest Moon Public House	Grade II	0.1 miles
2 1388473 - The Lincolnshire Poacher Public House And Attached Boundary Wall	Grade II	0.2 miles
3 1388614 - Church Of St Giles	Grade II	0.6 miles
4 1388836 - Lincoln Christ Hospital School And Attached Headmasters House	Grade II	0.8 miles
5 1388707 - 104-110, Nettleham Road	Grade II	0.9 miles
6 1388706 - 96-102, Nettleham Road	Grade II	0.9 miles
7 1388800 - Church Of St John	Grade II	1.0 miles
8 1388704 - 66, Nettleham Road	Grade II	1.0 miles
9 1388703 - Orchard House	Grade II	1.2 miles
10 1388708 - Bromhead Hospital	Grade II	1.2 miles

# Area Schools



Nursery Primary Secondary College Private



## Lincoln Carlton Academy

Ofsted Rating: Outstanding | Pupils: 421 | Distance:0.34



## The Lincoln St Giles Nursery School

Ofsted Rating: Outstanding | Pupils: 112 | Distance:0.51



## St Giles Academy

Ofsted Rating: Requires improvement | Pupils: 405 | Distance:0.51



## Springwell Alternative Academy Lincoln

Ofsted Rating: Good | Pupils: 48 | Distance:0.55



## Lincoln Christ's Hospital School

Ofsted Rating: Good | Pupils: 1286 | Distance:0.78



## Ermine Primary Academy

Ofsted Rating: Good | Pupils: 393 | Distance:0.85



## Our Lady of Lincoln Catholic Primary School A Voluntary Academy

Ofsted Rating: Good | Pupils: 204 | Distance:0.85

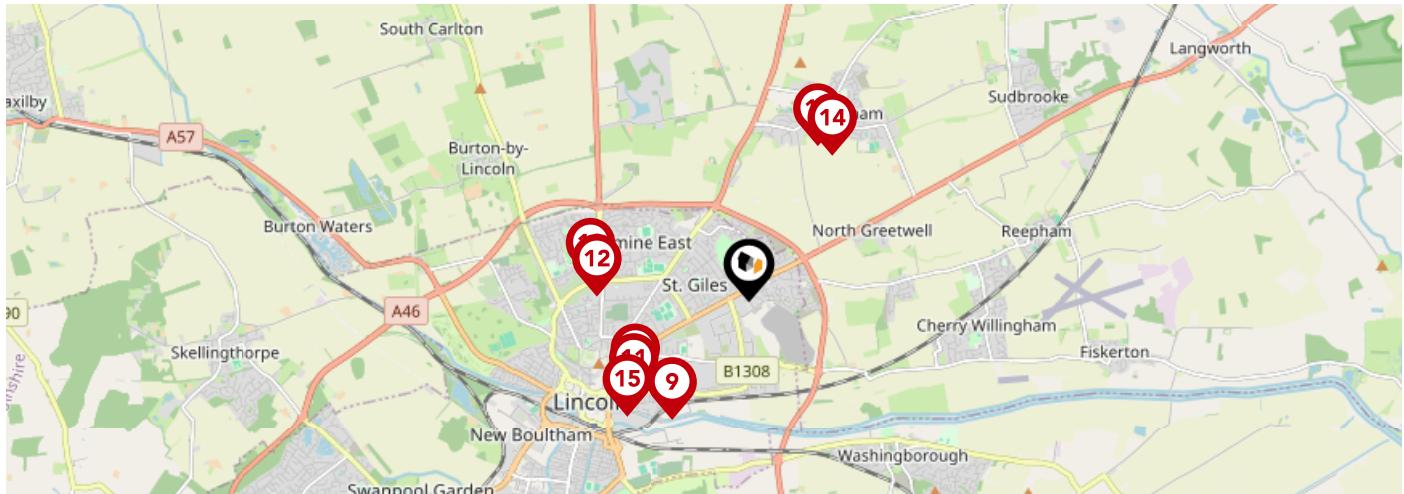


## Castles Education

Ofsted Rating: Inadequate | Pupils: 93 | Distance:1.02



# Area Schools



Nursery Primary Secondary College Private



## Lincoln Monks Abbey Primary School

Ofsted Rating: Good | Pupils: 594 | Distance: 1.25



## The Lincoln St Peter-in-Eastgate Church of England (Controlled)

### Infants School

Ofsted Rating: Requires improvement | Pupils: 89 | Distance: 1.26



## Lincoln Minster School

Ofsted Rating: Not Rated | Pupils: 473 | Distance: 1.33



## Lincoln Castle Academy

Ofsted Rating: Not Rated | Pupils: 680 | Distance: 1.35



## The St Francis Special School, Lincoln

Ofsted Rating: Outstanding | Pupils: 161 | Distance: 1.42



## The Nettleham Church of England Voluntary Aided Junior School

Ofsted Rating: Good | Pupils: 227 | Distance: 1.49



## Lincoln College

Ofsted Rating: Good | Pupils: 0 | Distance: 1.49

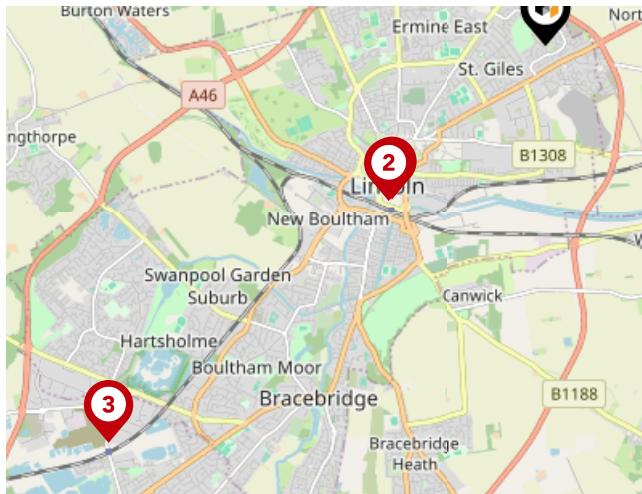


## The Nettleham Infant and Nursery School

Ofsted Rating: Good | Pupils: 210 | Distance: 1.5

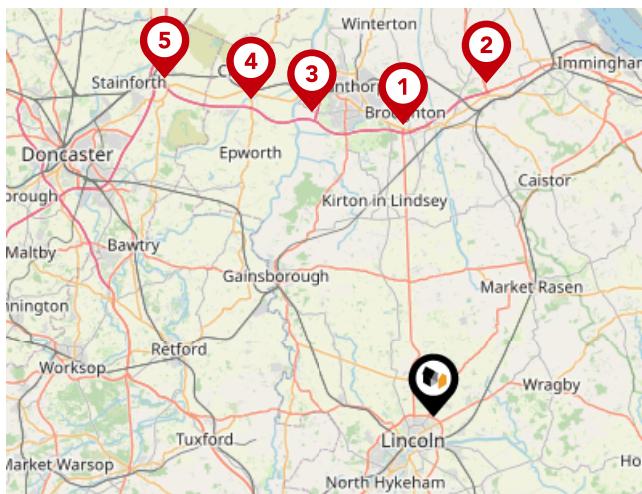


# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	1.94 miles
2	Lincoln Central Rail Station	1.96 miles
3	Hykeham Rail Station	5.25 miles



## Trunk Roads/Motorways

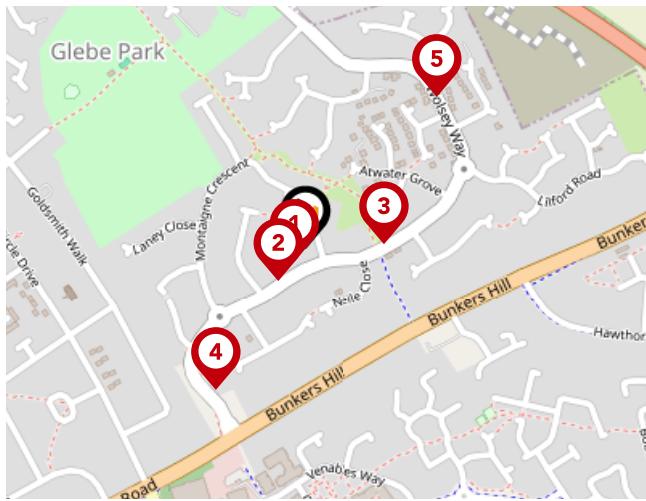
Pin	Name	Distance
1	M180 J4	20.73 miles
2	M180 J5	23.77 miles
3	M180 J3	23.17 miles
4	M180 J2	25.8 miles
5	M180 J1	30.45 miles



## Airports/Helpads

Pin	Name	Distance
1	Humberside Airport	24.21 miles
2	Finningley	26.4 miles
3	East Mids Airport	44.89 miles
4	Leeds Bradford Airport	64.04 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Winniffe Gardens	0.02 miles
2	Winniffe Gardens	0.05 miles
3	Neile Close	0.09 miles
4	Remigius Grove	0.19 miles
5	Swayne Close	0.22 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.

Powered by



**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](http://www.mundys.net)



Land Registry

