See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 23rd November 2026



THESIGER STREET, LINCOLN, LN5

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

www.mundys.net

arla | propertymark PROTECTED

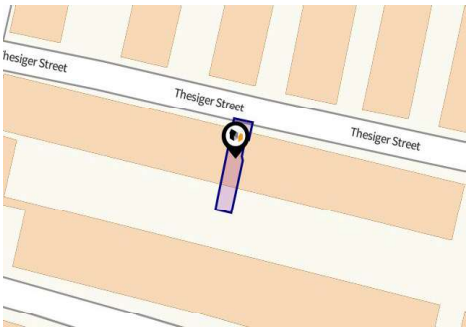
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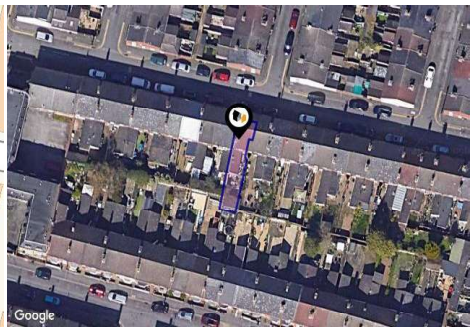
The Property Ombudsman

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Property
Overview







Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	785 ft^2 / 73 m^2		
Plot Area:	0.02 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,549		
Title Number:	LL19738		

Local Area

Local Authority: Lincolnshire

Conservation Area: No

Flood Risk:

- Rivers & Seas — Medium
- Surface Water — Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	5500 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Planning
In Street

Planning records for: ***22 Thesiger Street Lincoln LN5 7UU***

Reference - 2008/0504/F	
Decision:	Decided
Date:	22nd July 2008
Description:	
Conversion of dwelling to 2 flats	

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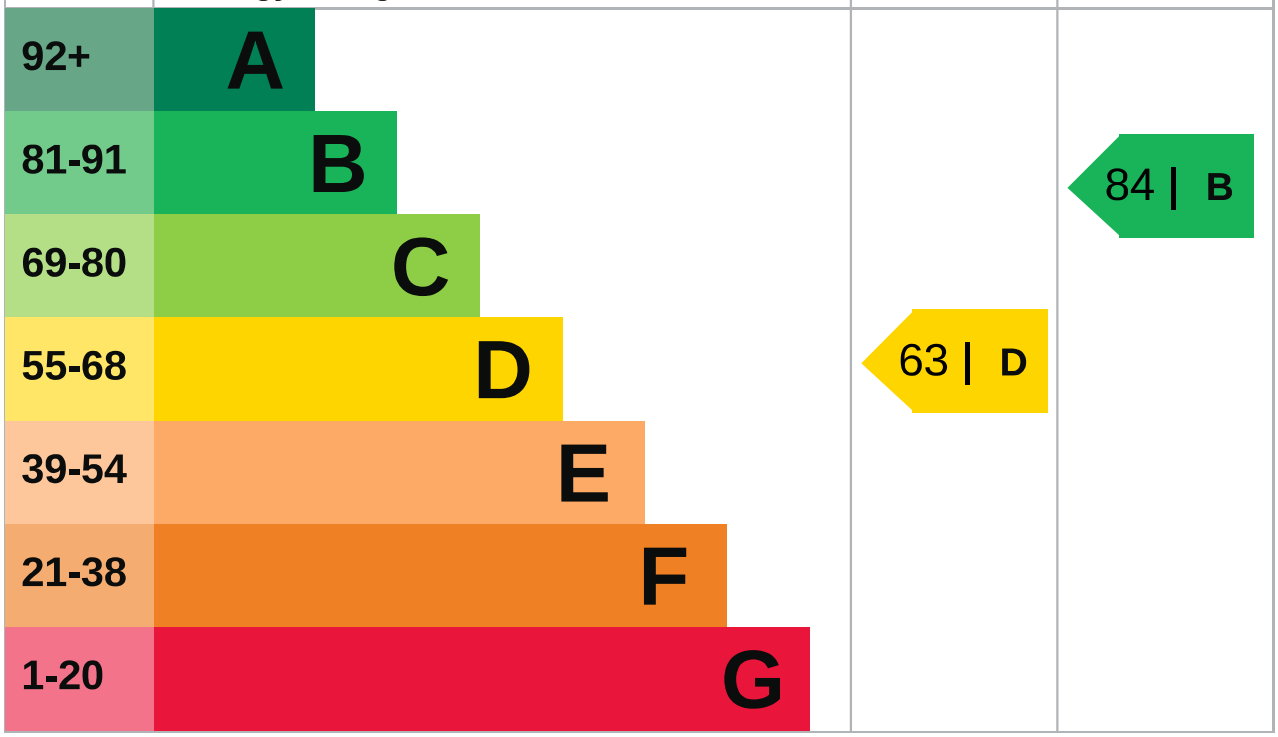
Property
EPC - Certificate

Thesiger Street, LN5

Energy rating

D

Valid until 15.04.2029



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Property
EPC - Additional Data

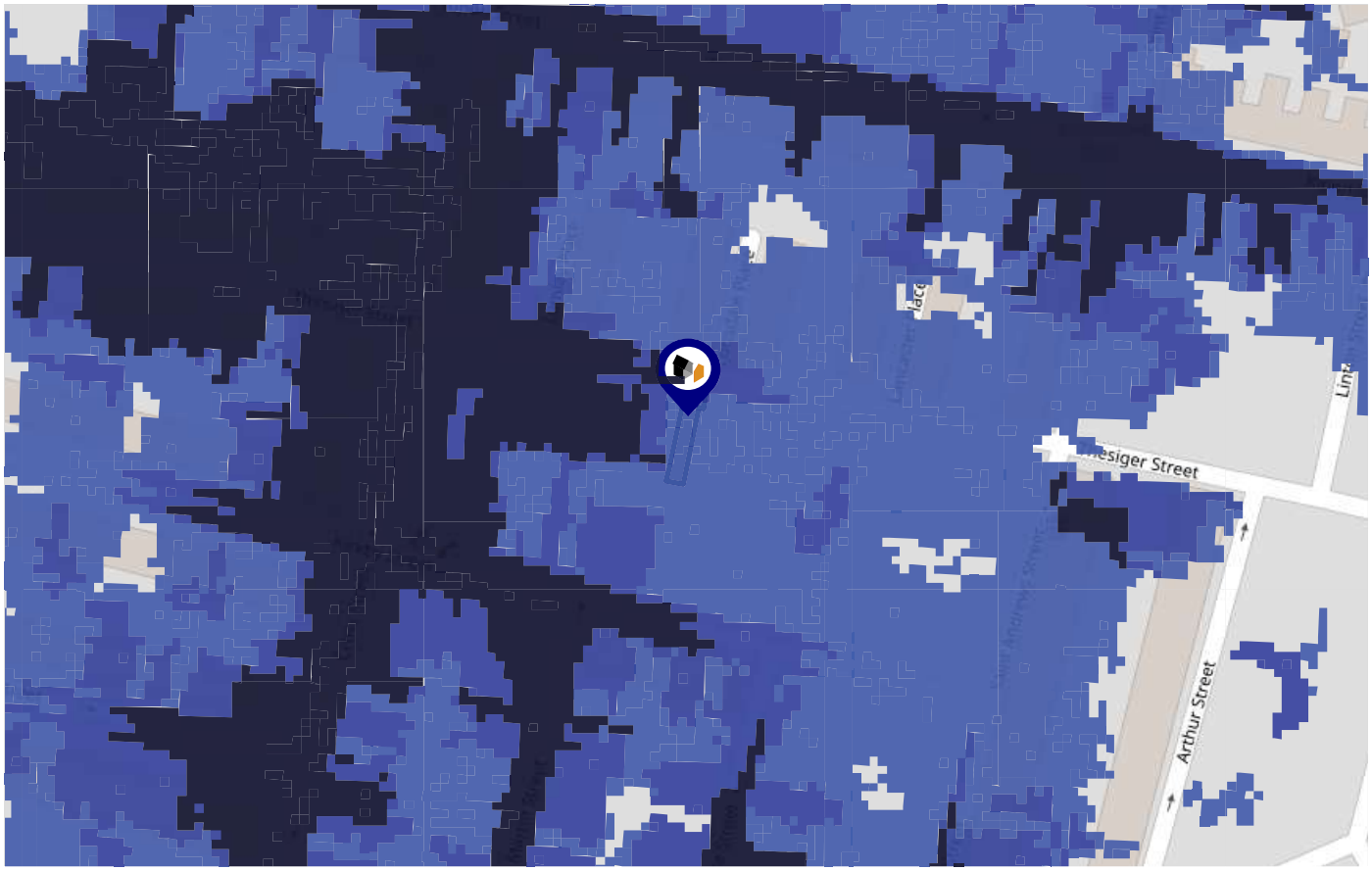
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	None of the above
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 63% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	73 m^2

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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.

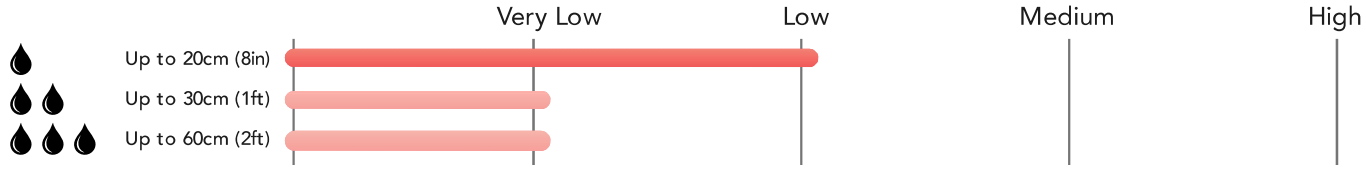


Risk Rating: Low

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.

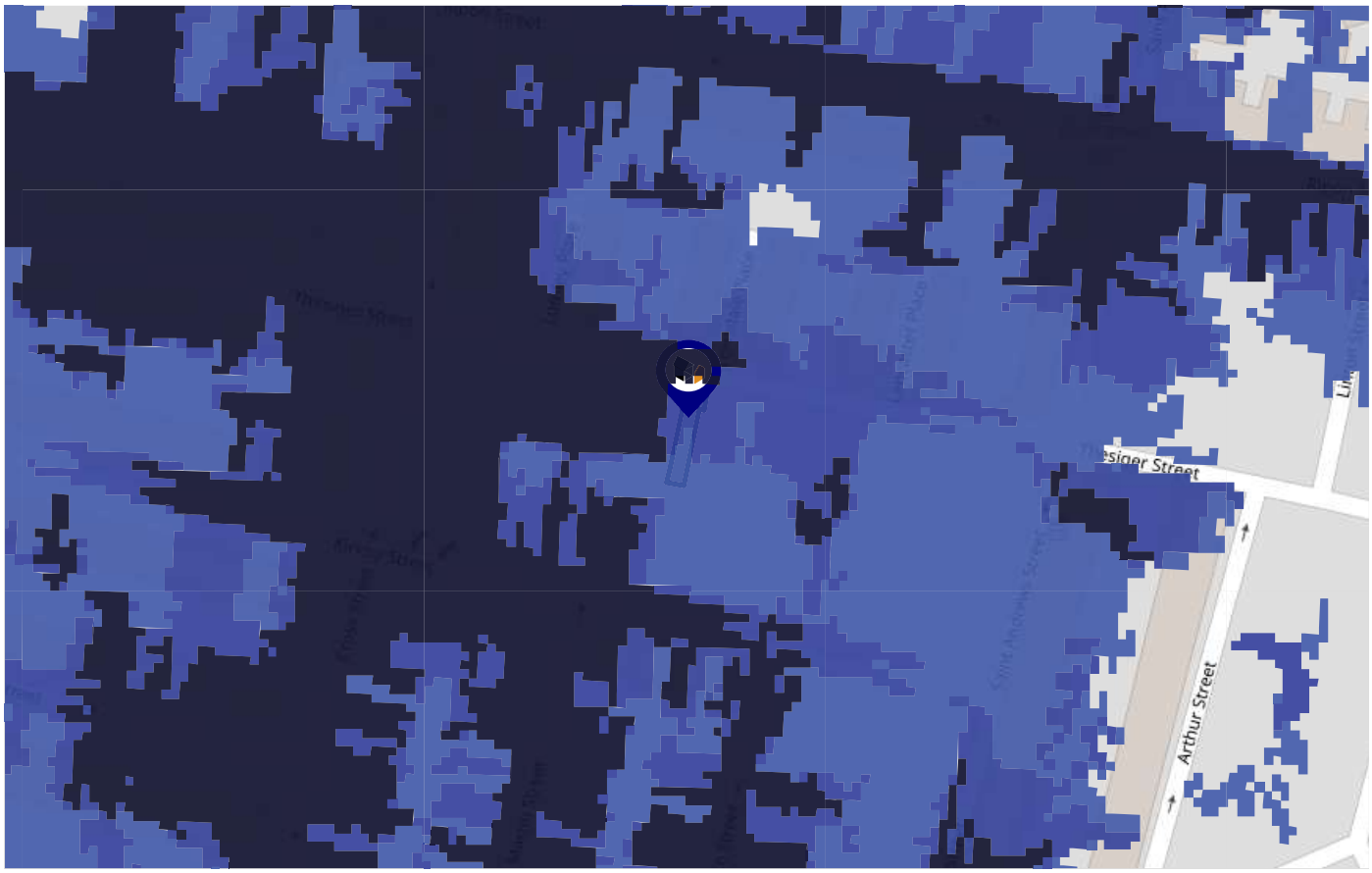
Chance of flooding to the following depths at this property:



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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: Medium

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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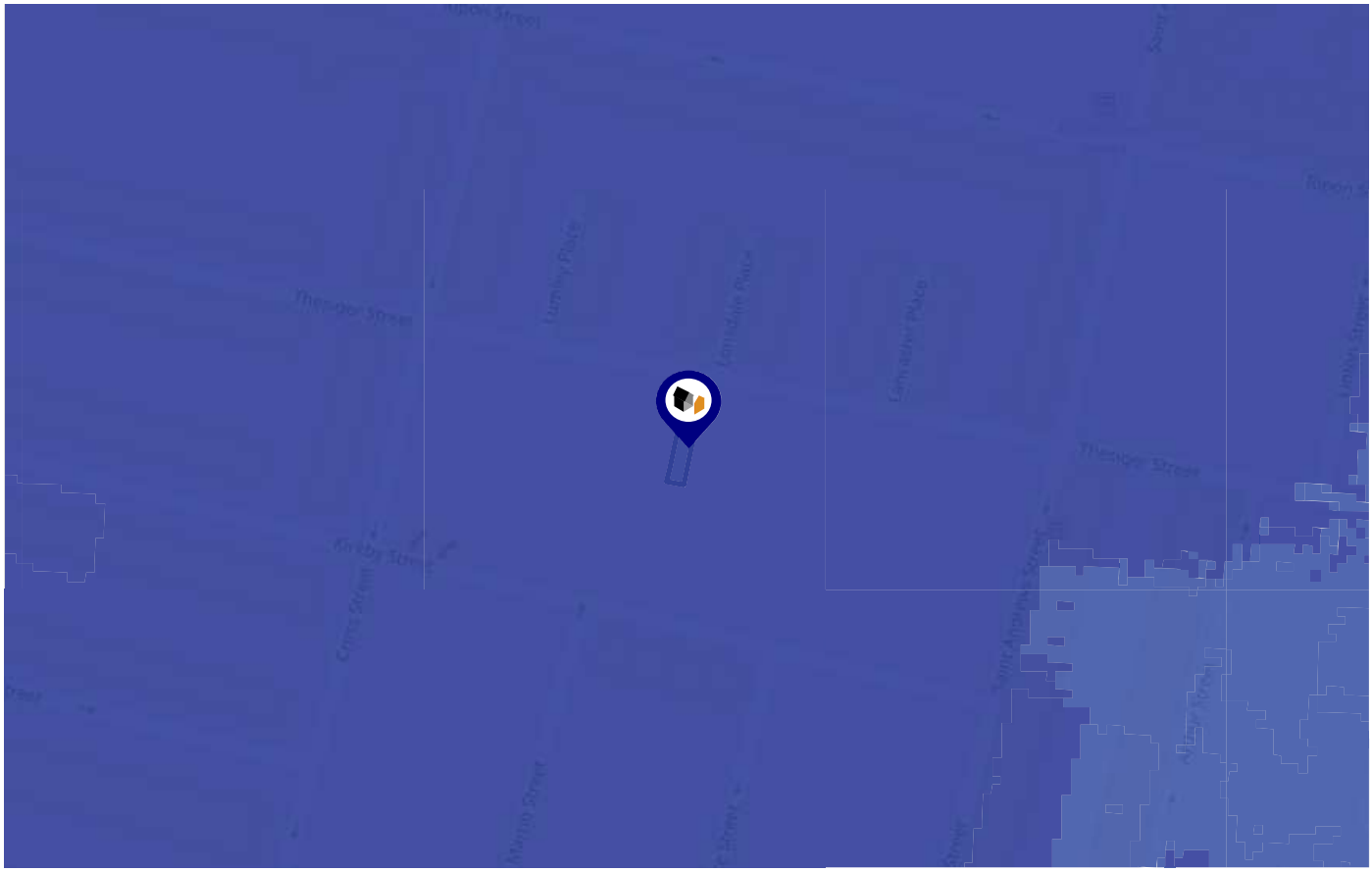


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Flood Risk
Rivers & Seas - Flood Risk

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

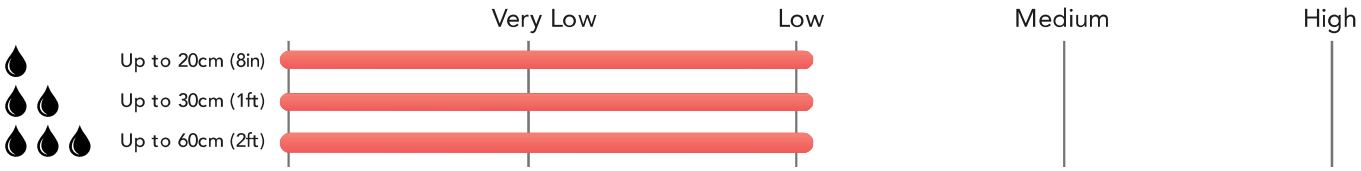


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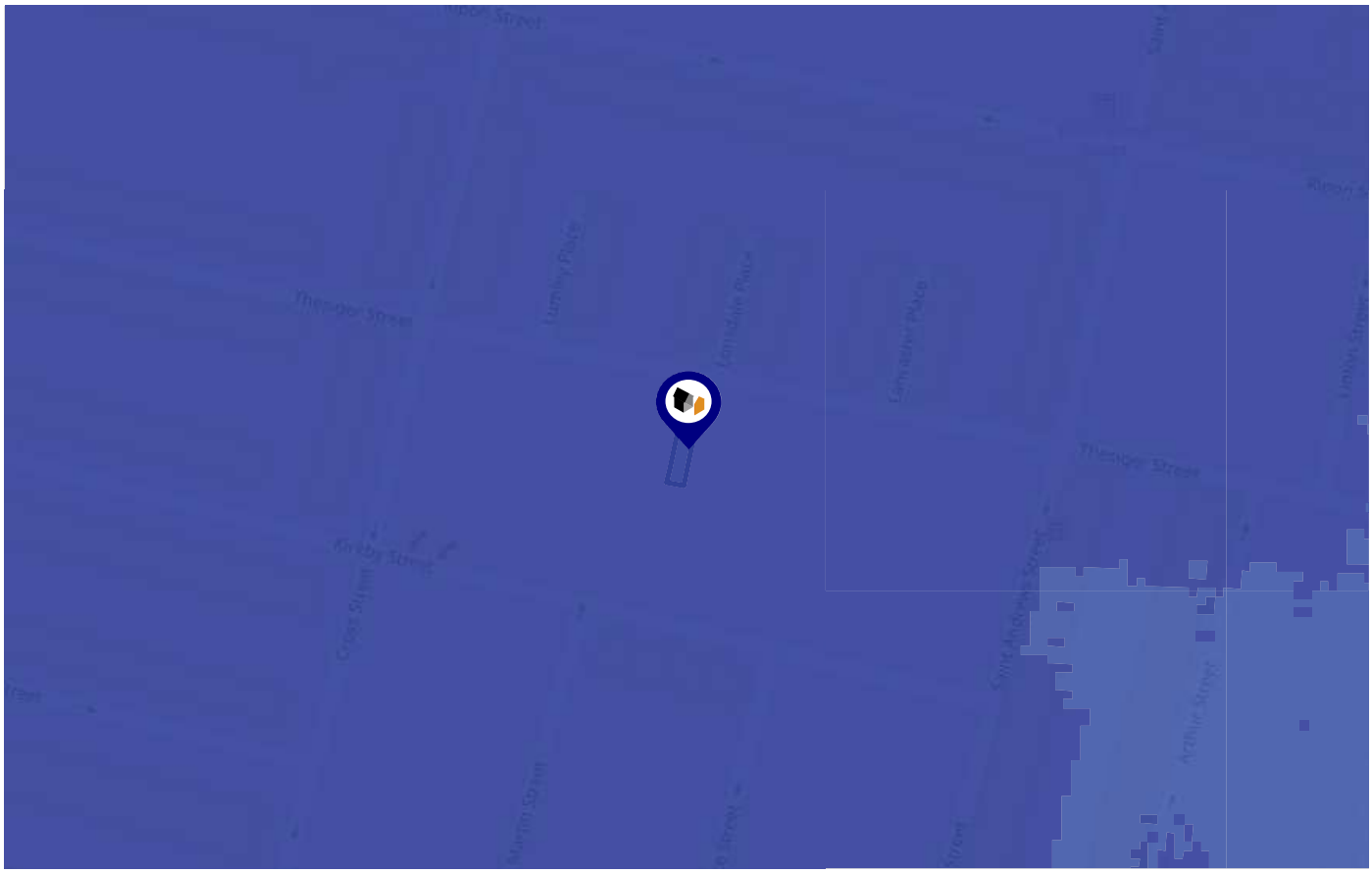
Chance of flooding to the following depths at this property:



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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.

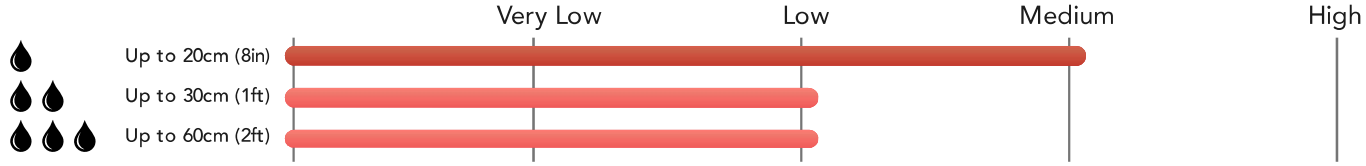


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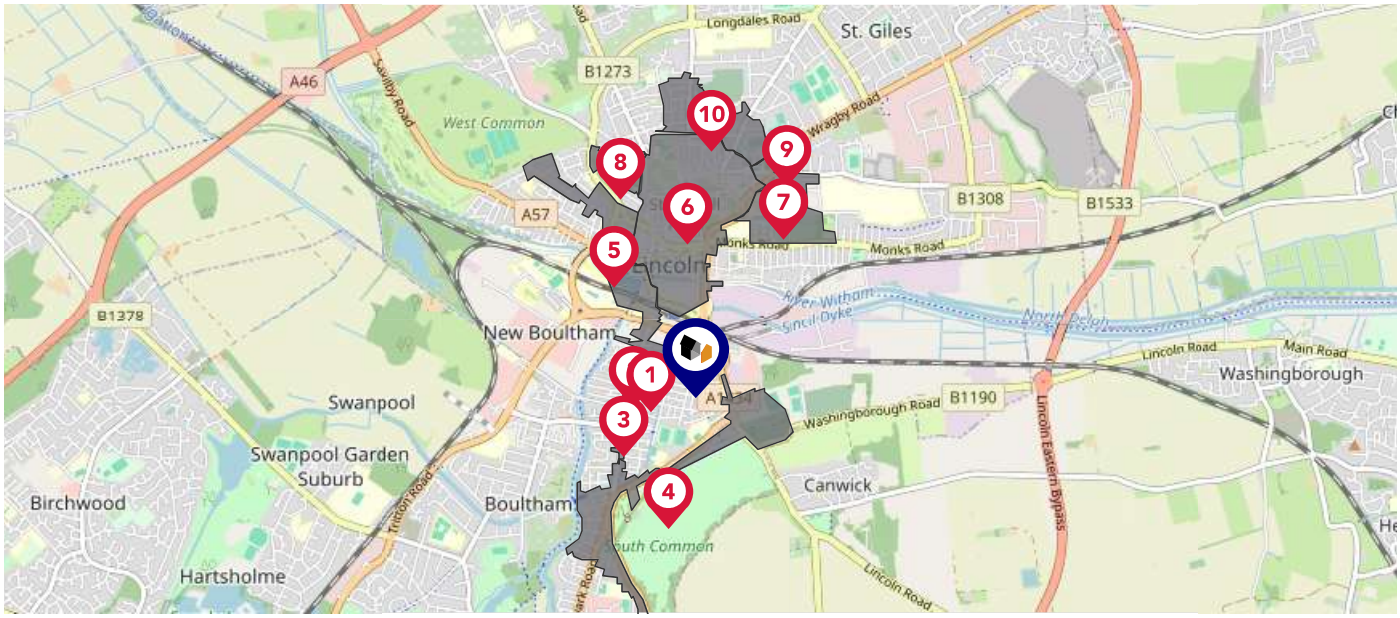


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Maps
Conservation Areas

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

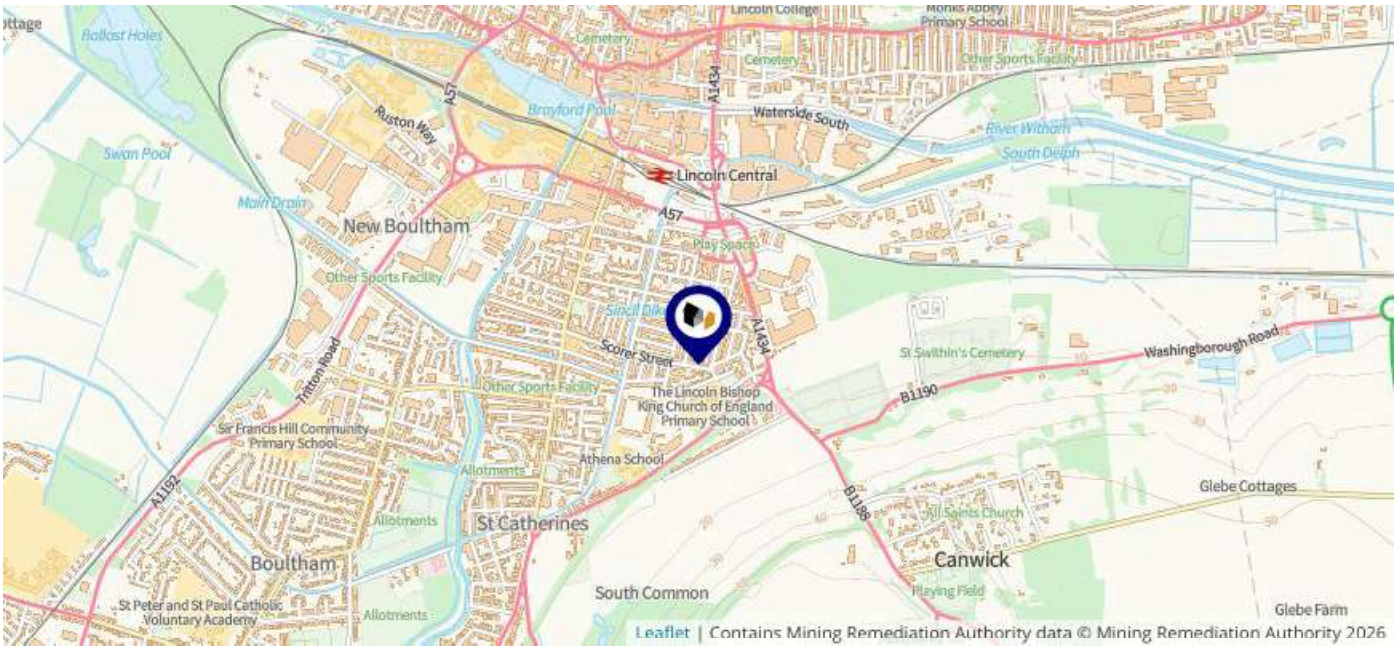


Nearby Landfill Sites

1	Old Railway Cutting-Cow Paddle	Historic Landfill
2	East Of Dunford Road-Cow Paddle, Lincoln	Historic Landfill
3	Land South Of Ropewalk-Land South Of Ropewalk, Rear Of Mervyn Black	Historic Landfill
4	Former Brayford Leisure Site-Ropewalk	Historic Landfill
5	Rear Of British Rail Social Club-Ropewalk	Historic Landfill
6	Boultham Baths-Altham Terrace	Historic Landfill
7	St Catherines-St. Catherines, Lincolnshire	Historic Landfill
8	East Of Crematorium-Canwick, Lincoln	Historic Landfill
9	East Of Power Station Site-Spa Road	Historic Landfill
10	Cross O'cliff Road-St. Catherines, Lincolnshire	Historic Landfill

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

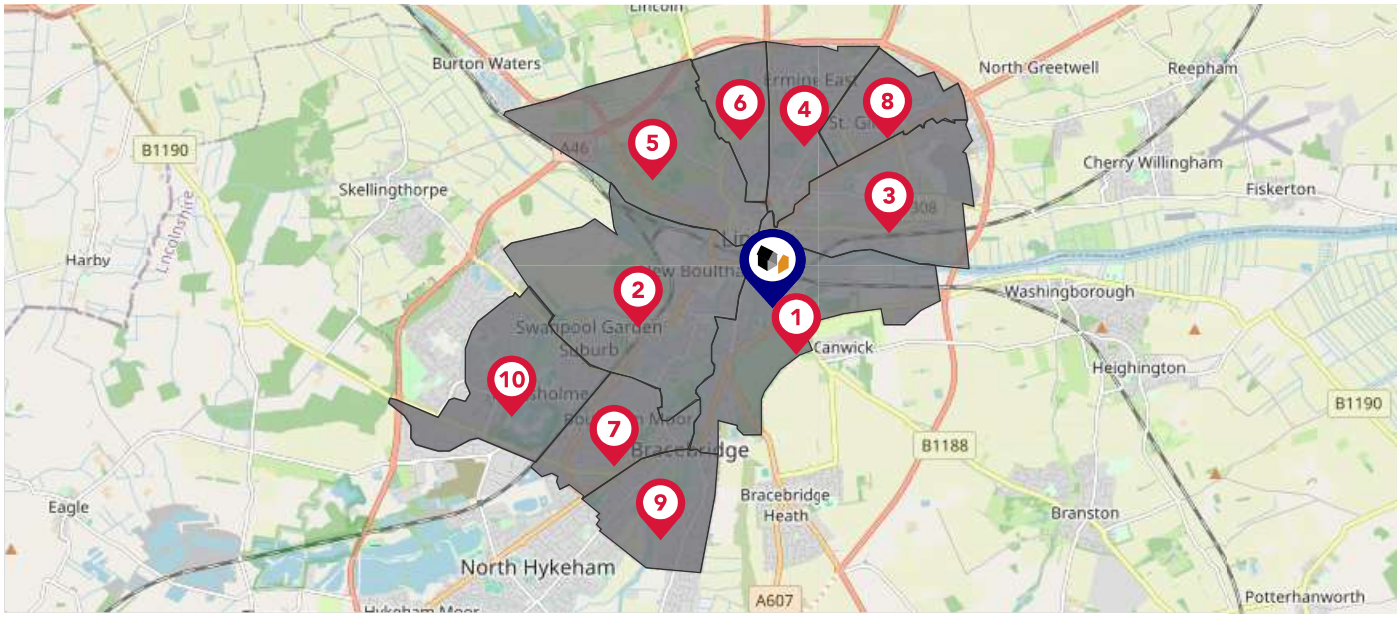
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

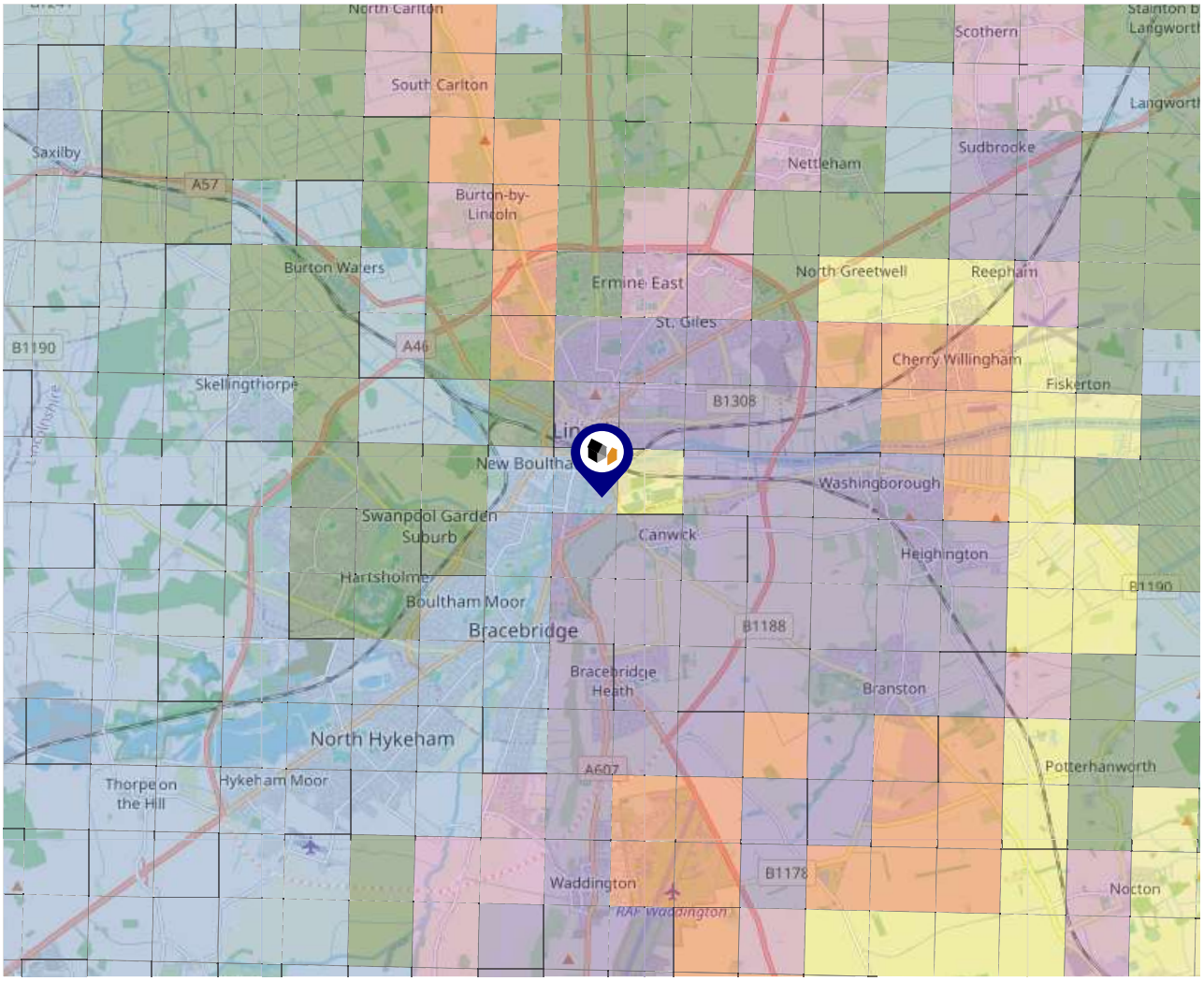
1	Park Ward
2	Boultham Ward
3	Abbey Ward
4	Minster Ward
5	Carholme Ward
6	Castle Ward
7	Moorland Ward
8	Glebe Ward
9	Witham Ward
10	Hartsholme Ward

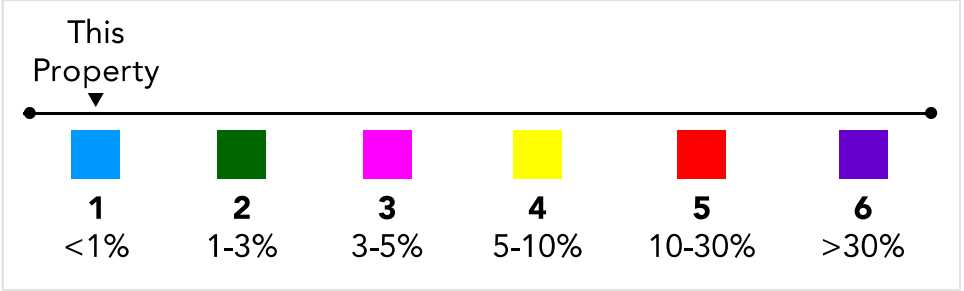
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Environment
Radon Gas

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).



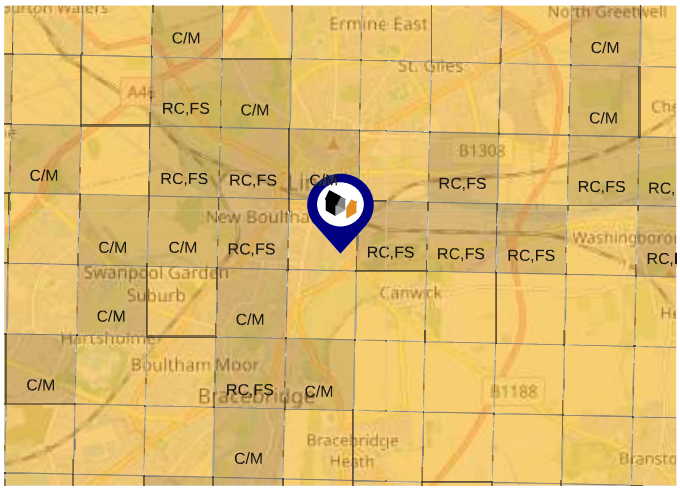


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Environment
Soils & Clay

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

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

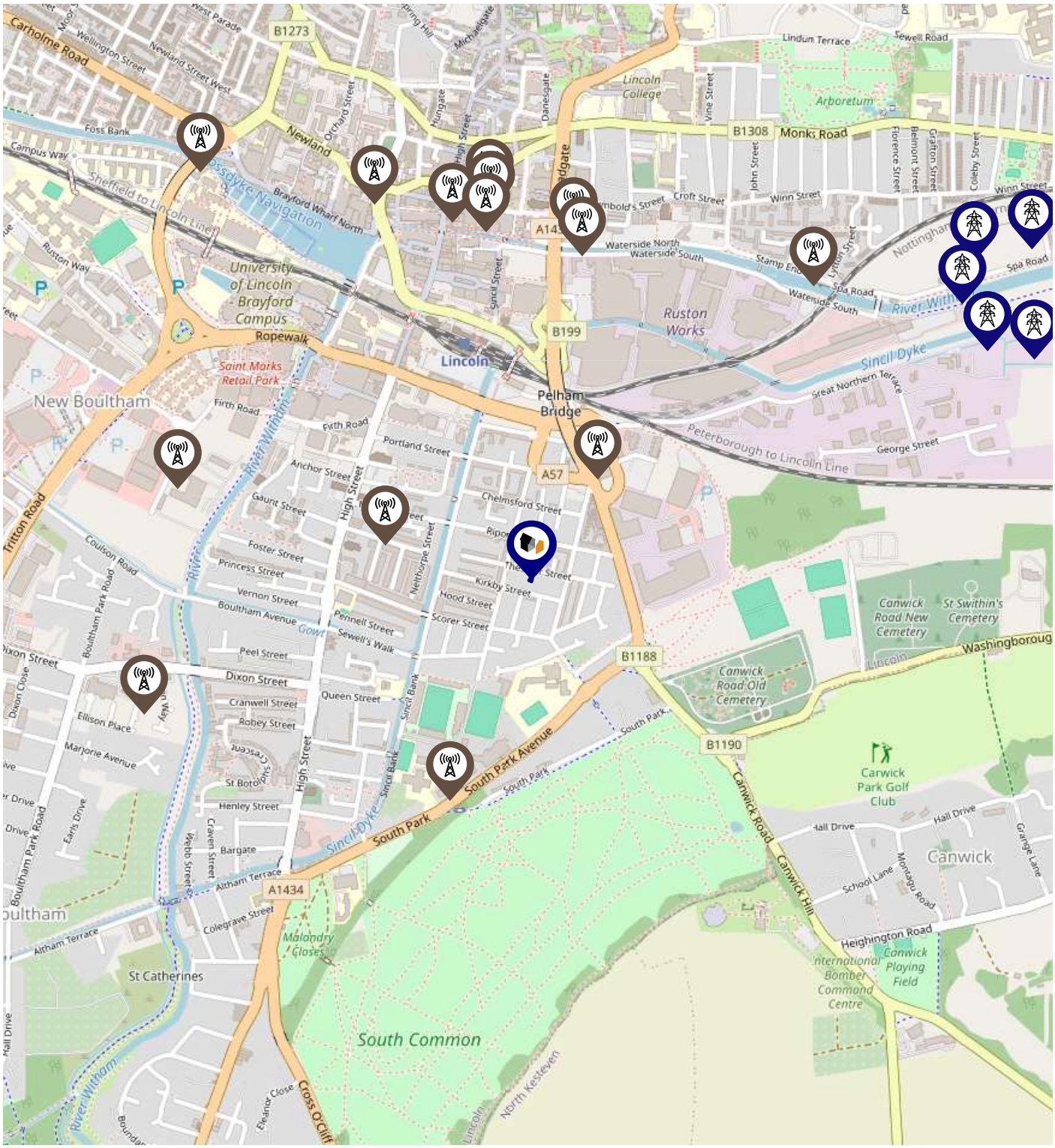


Primary Classifications (Most Common Clay Types)

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

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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 1388475 - 85, Canwick Road	Grade II	0.1 miles
2 1388476 - Chaplin Arms Public House	Grade II	0.2 miles
3 1388601 - Gowts Bridge	Grade II	0.3 miles
4 1388478 - Lodge And Adjoining Outbuilding At The Old Cemetery	Grade II	0.3 miles
5 1388604 - St Mary's Guildhall	Grade I	0.3 miles
6 1388595 - Central Methodist Church	Grade II	0.3 miles
7 1388602 - Romanesque Door Arch In The Former Lincoln Arms Public House	Grade II	0.3 miles
8 1388752 - Lincoln Central Station And Footbridge And Platform Building And Yard Walls	Grade II	0.3 miles
9 1388599 - Church Of St Peter At Gowts	Grade I	0.3 miles
10 1388606 - Unitarian Chapel	Grade II	0.3 miles

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Material Information

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

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Material Information

Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

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Utilities & Services

Electricity Supply

Gas Supply

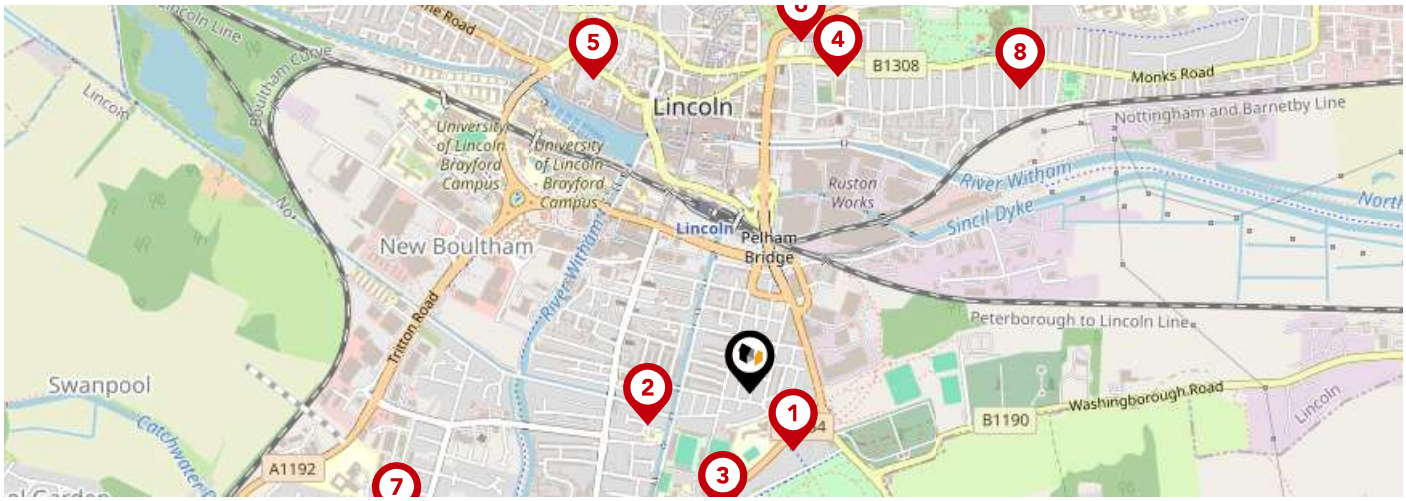
Central Heating

Water Supply

Drainage

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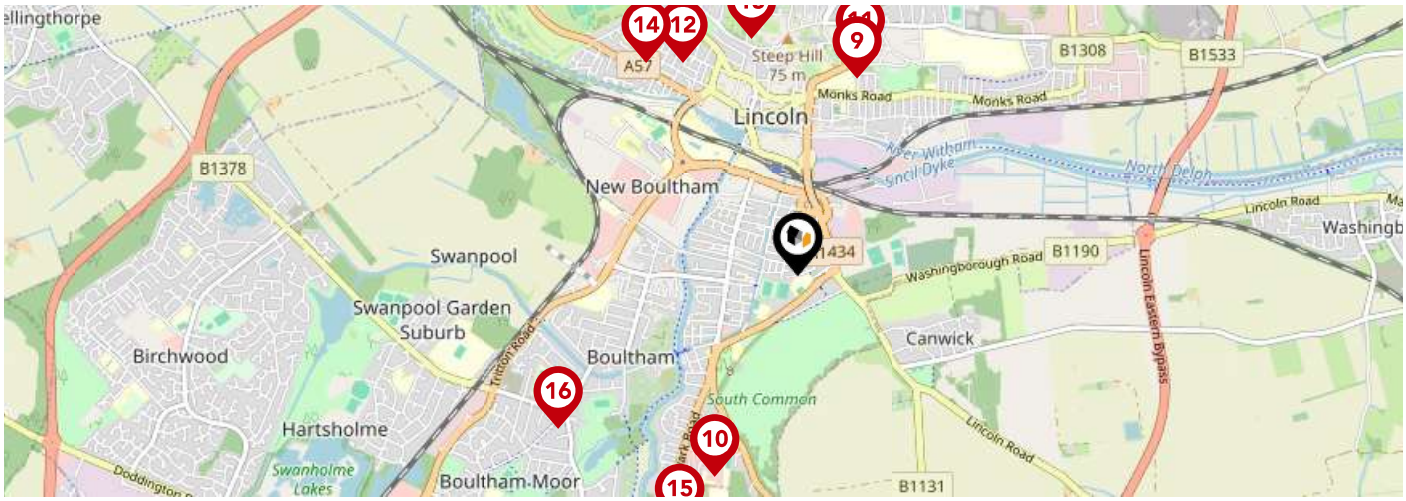
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 The Lincoln Bishop King Church of England Primary School Ofsted Rating: Good | Pupils: 459 | Distance:0.16	☐	☑	☐	☐	☐
2 The Lincoln St Peter at Gowts Church of England Primary School Ofsted Rating: Outstanding | Pupils: 258 | Distance:0.24	☐	☑	☐	☐	☐
3 Athena School Ofsted Rating: Good | Pupils: 113 | Distance:0.27	☐	☐	☑	☐	☐
4 Lincoln College Ofsted Rating: Good | Pupils:0 | Distance:0.73	☐	☐	☑	☐	☐
5 Lincolnshire Secure Unit Ofsted Rating: Not Rated | Pupils:0 | Distance:0.78	☐	☐	☑	☐	☐
6 Lincoln UTC Ofsted Rating: Good | Pupils: 369 | Distance:0.79	☐	☐	☑	☐	☐
7 Sir Francis Hill Community Primary School Ofsted Rating: Requires improvement | Pupils: 623 | Distance:0.84	☐	☑	☐	☐	☐
8 Lincoln Monks Abbey Primary School Ofsted Rating: Good | Pupils: 594 | Distance:0.91	☐	☑	☐	☐	☐

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Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Lincoln Minster School Ofsted Rating: Not Rated | Pupils: 473 | Distance:0.92	☐	☐	☑	☐	☐
10 The Priory Academy LSST Ofsted Rating: Good | Pupils: 1779 | Distance:0.97	☐	☐	☑	☐	☐
11 The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School Ofsted Rating: Requires improvement | Pupils: 89 | Distance:1.01	☐	☑	☐	☐	☐
12 The St Faith and St Martin Church of England Junior School, Lincoln Ofsted Rating: Good | Pupils: 345 | Distance:1.08	☐	☑	☐	☐	☐
13 Westgate Academy Ofsted Rating: Good | Pupils: 430 | Distance:1.08	☐	☑	☐	☐	☐
14 The St Faith's Church of England Infant and Nursery School, Lincoln Ofsted Rating: Good | Pupils: 278 | Distance:1.17	☐	☑	☐	☐	☐
15 Bracebridge Infant and Nursery School Ofsted Rating: Good | Pupils: 78 | Distance:1.23	☐	☑	☐	☐	☐
16 St Peter and St Paul, Catholic Voluntary Academy Ofsted Rating: Requires improvement | Pupils: 602 | Distance:1.27	☐	☐	☑	☐	☐

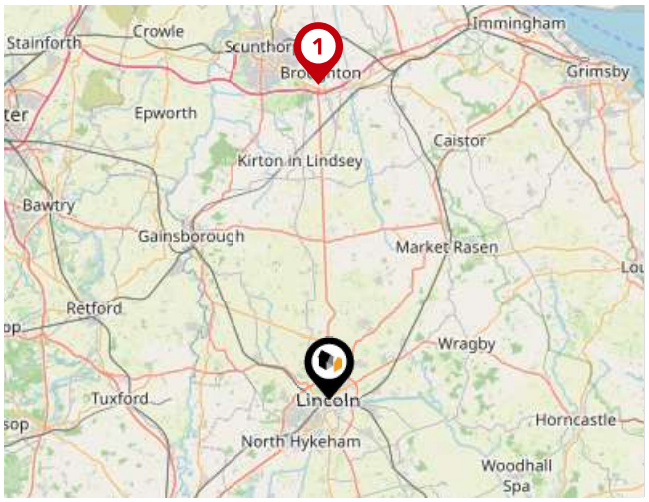
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Area
Transport (National)



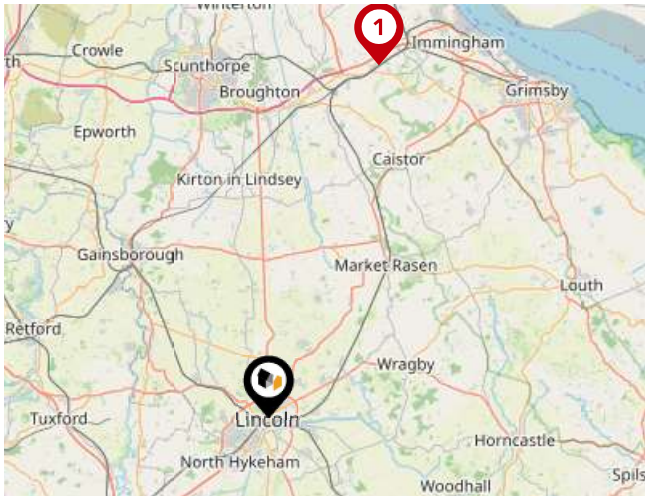
National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	0.35 miles
2	Hykeham Rail Station	3.16 miles
3	Saxilby Rail Station	6.12 miles
4	Swinderby Rail Station	7.71 miles
5	Metheringham Rail Station	8.29 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	22.33 miles



Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	26.18 miles

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Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Ripon Street	0.12 miles
2	Cross Street	0.15 miles
3	East West Link Road	0.22 miles
4	Tesco	0.27 miles
5	St Peter At Gowt's Church	0.28 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
Testimonials

Testimonial 1

Mundys have been wonderful. We will recommend them to anyone thinking of moving - MR AND MRS GHEST

Testimonial 2

A huge thank you to you Emily and all of the Lettings Team for all your hard work in re-letting my apartment. Please pass on my regards and thanks to all. Again another superb performance from Mundys. MR FAHEY

Testimonial 3

Very satisfied with survey and would use again. I was impressed with how the Surveyor also telephoned me to run through his report with me. MRS HARDWICKE

/Mundysuk

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Important - Please read

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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