

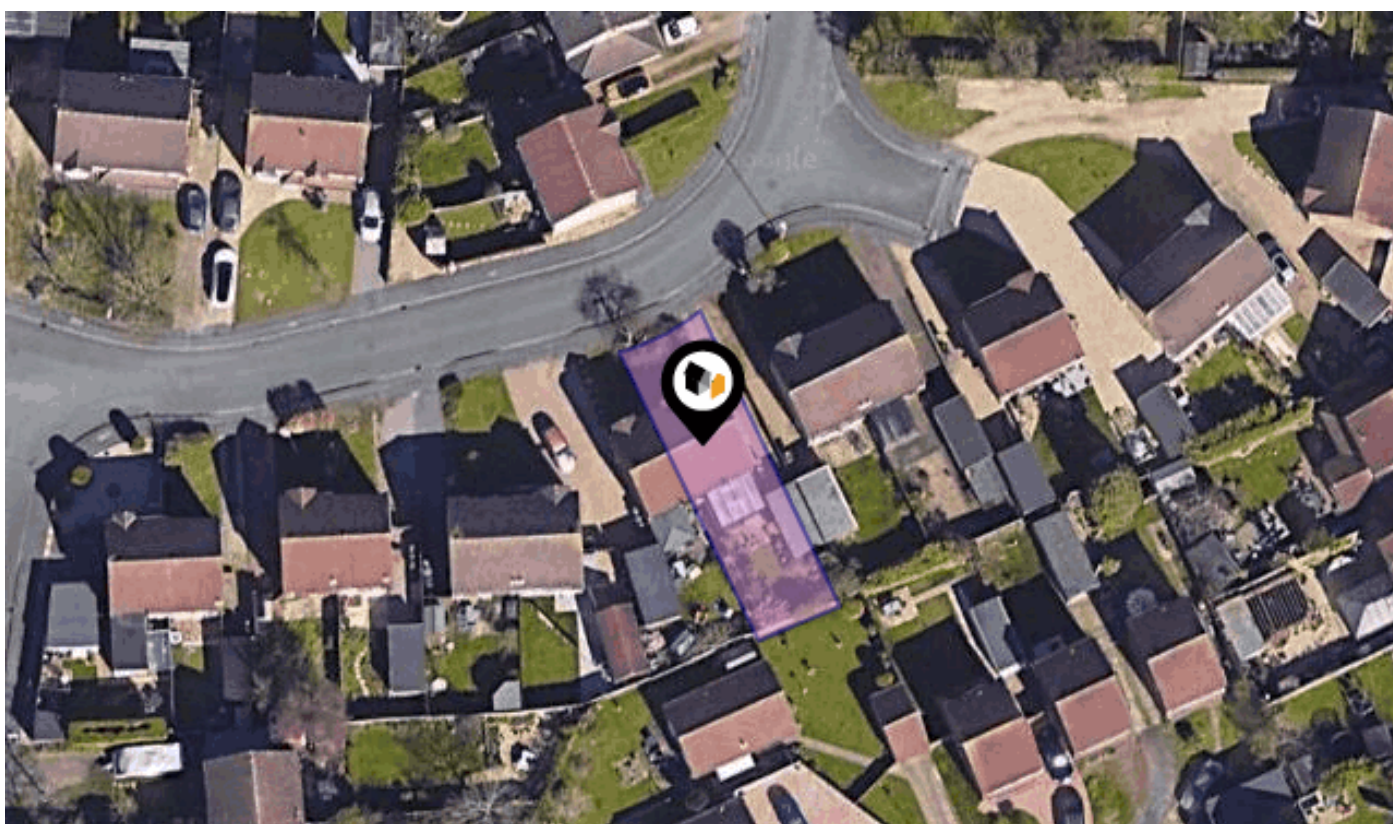


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 18th December 2025



CHEDWORTH ROAD, LINCOLN, LN2

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

www.mundys.net



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Property Overview



Property

Type: Semi-Detached
Bedrooms: 3
Plot Area: 0.05 acres
Year Built : 1991-1995
Title Number: LL31563

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

2
mb/s



80
mb/s



1800
mb/s



Mobile Coverage:
(based on calls indoors)



O₂



EE



3



O₂

Satellite/Fibre TV Availability:



BT



sky

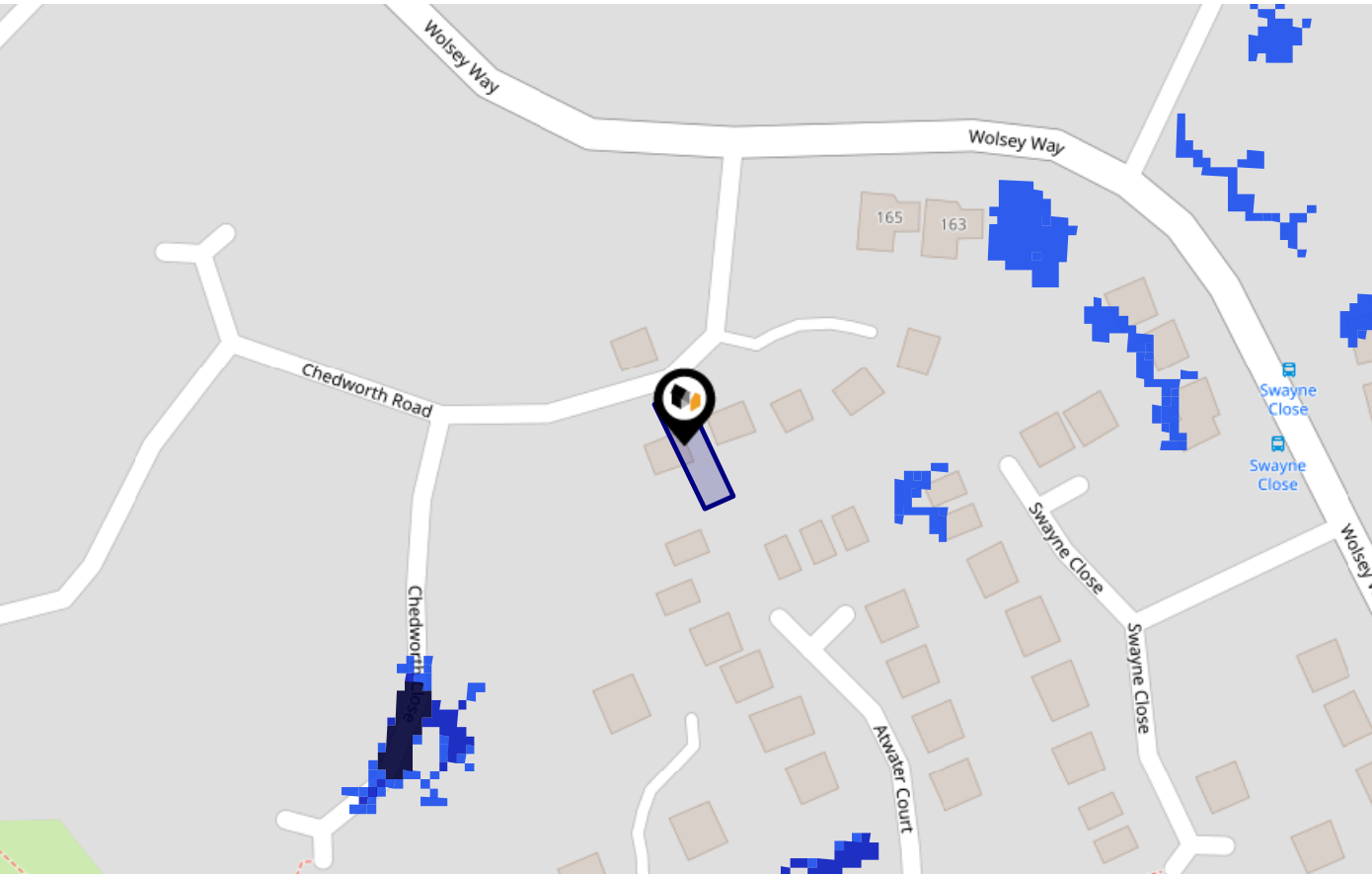


Virgin media

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.

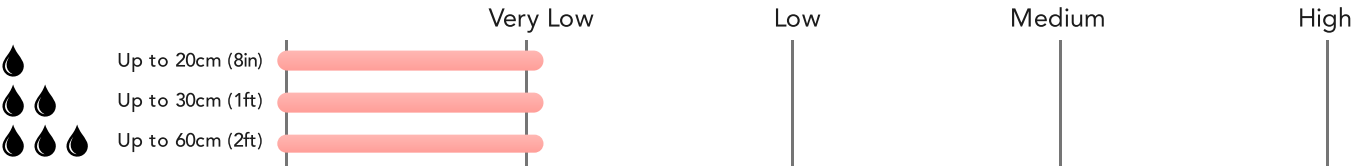


Risk Rating: Very low

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.

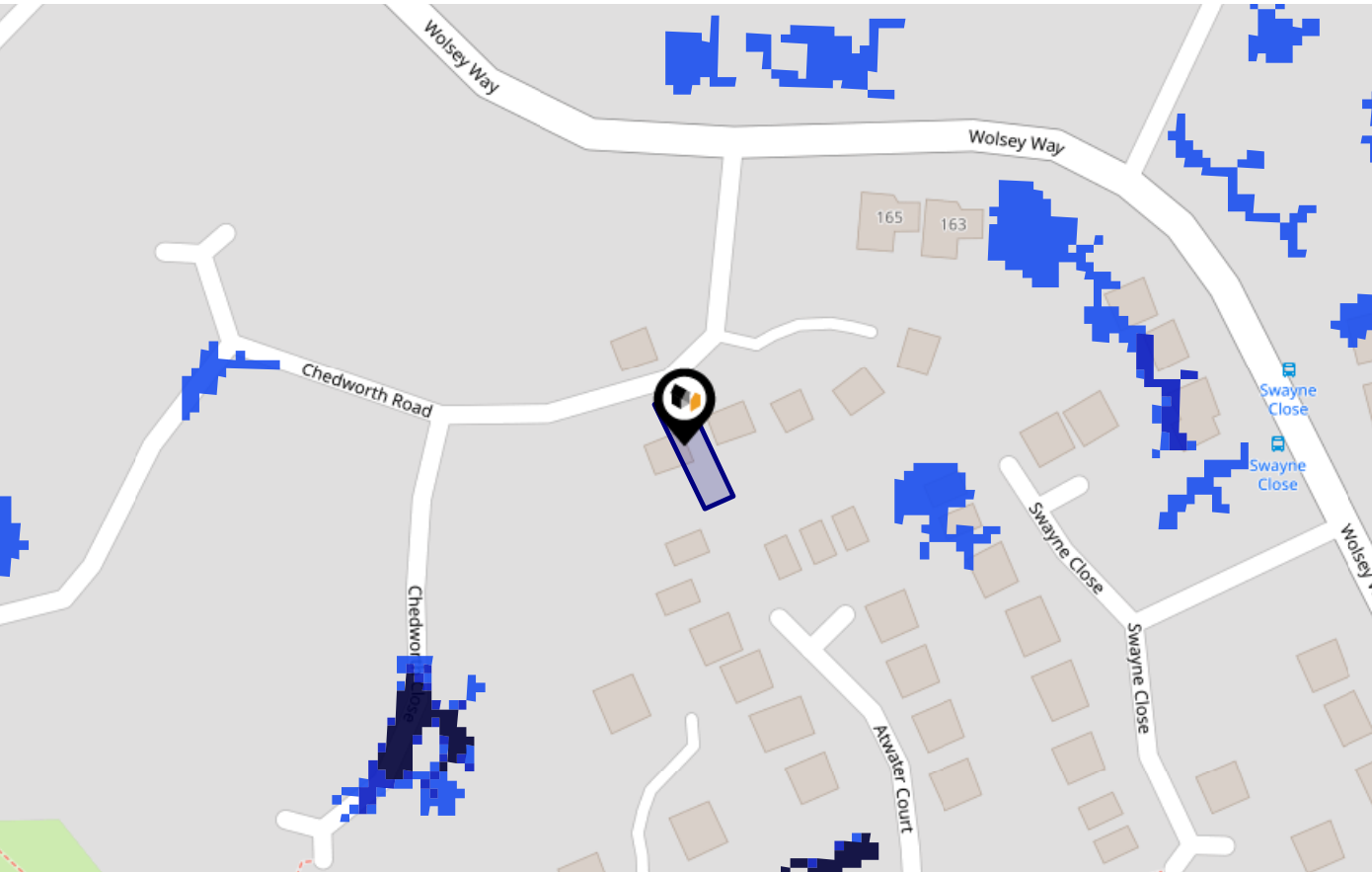
Chance of flooding to the following depths at this property:



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:

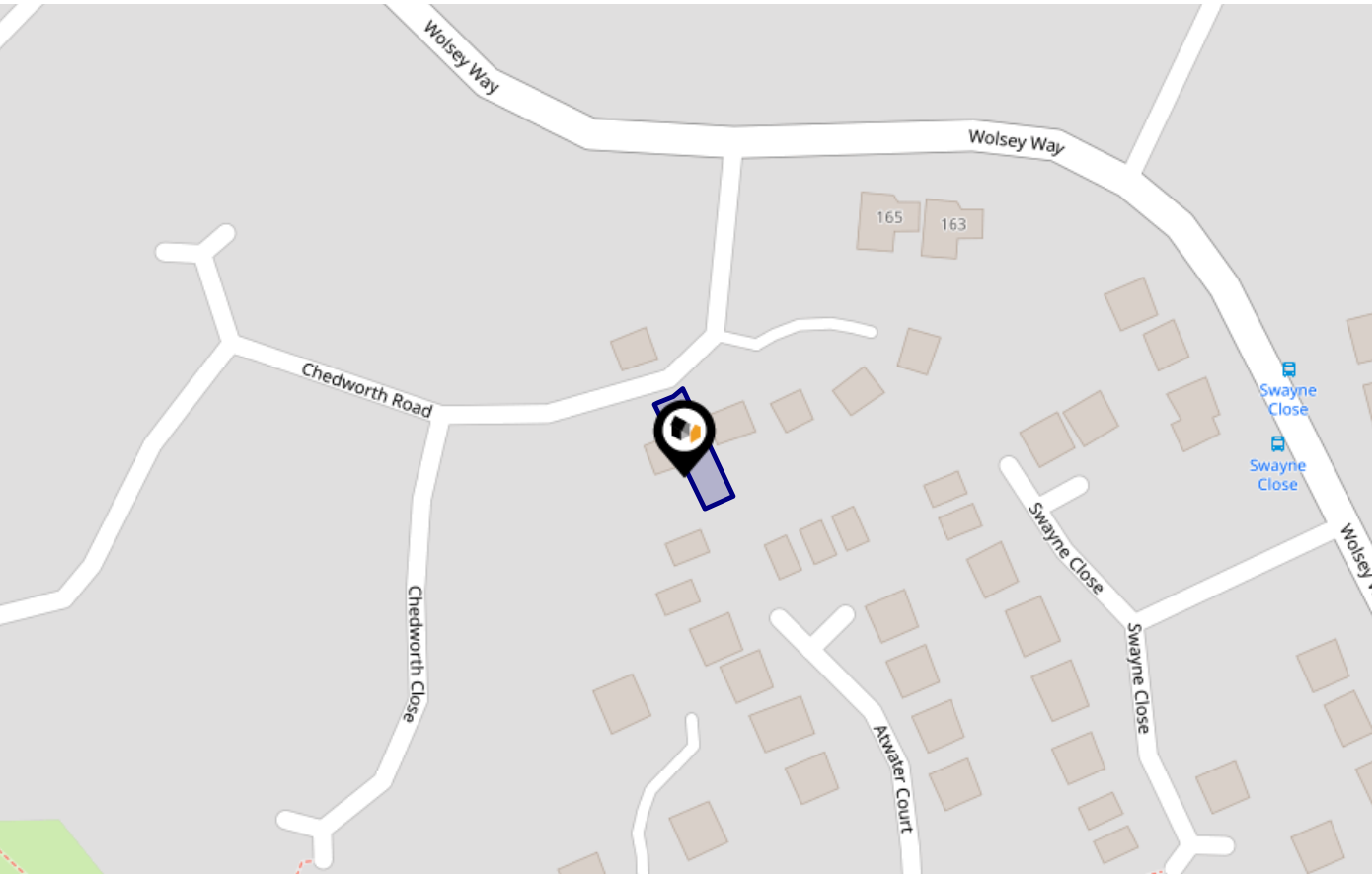


Flood Risk

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.

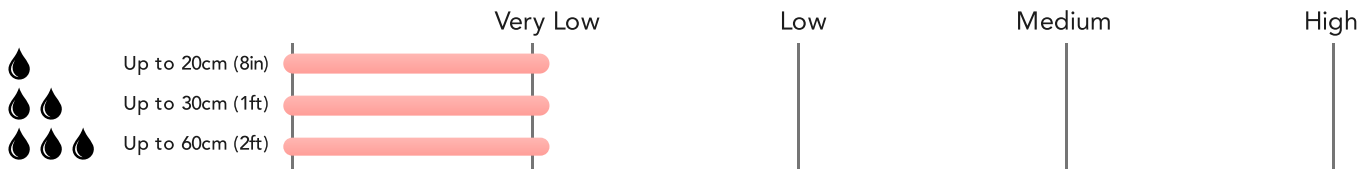


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

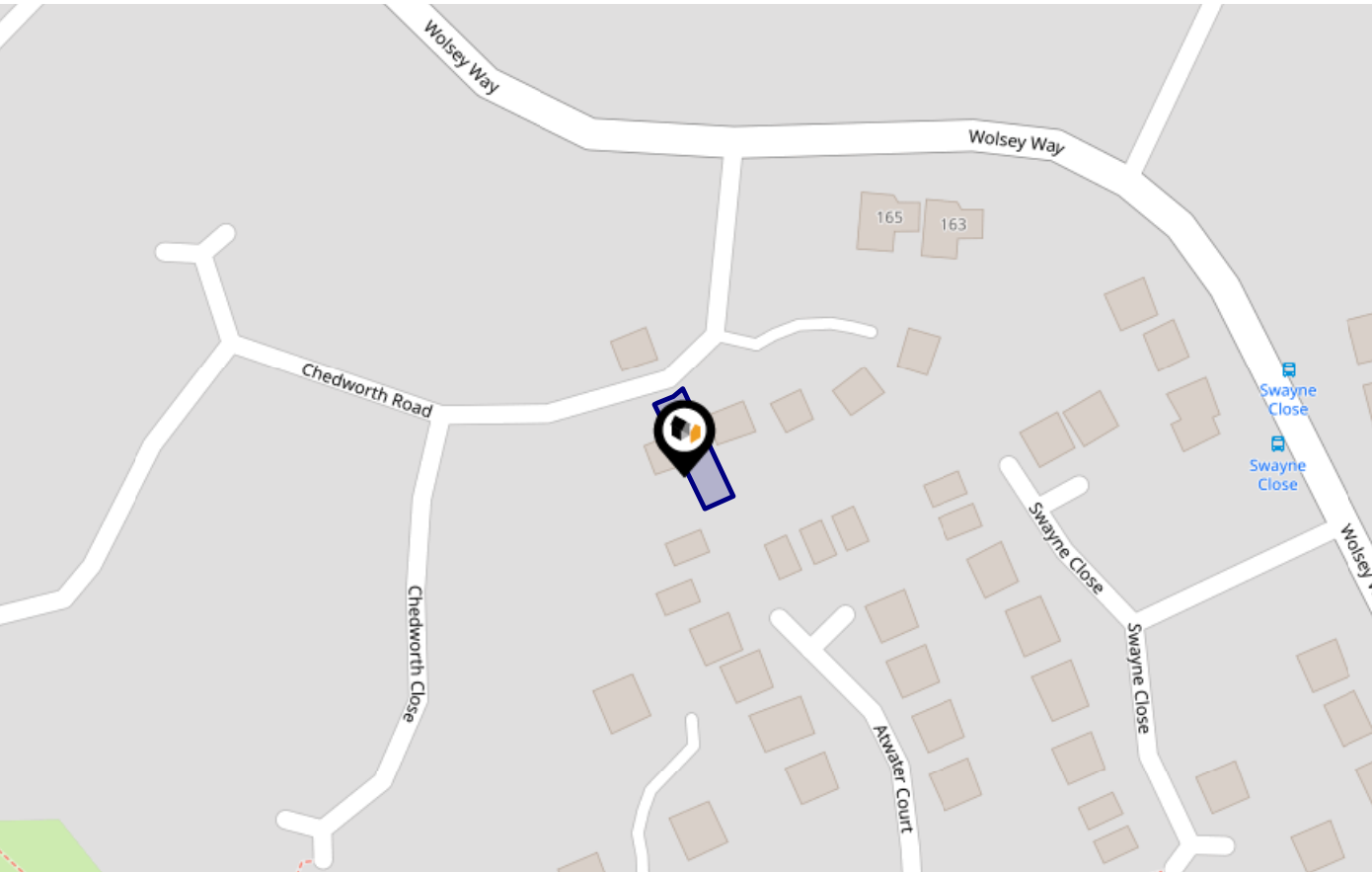


Flood Risk

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.

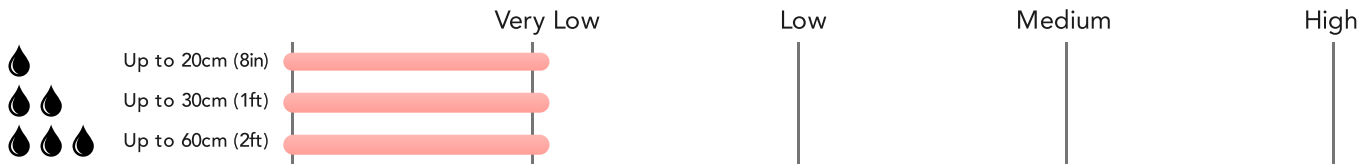


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Chance of flooding to the following depths at this property:



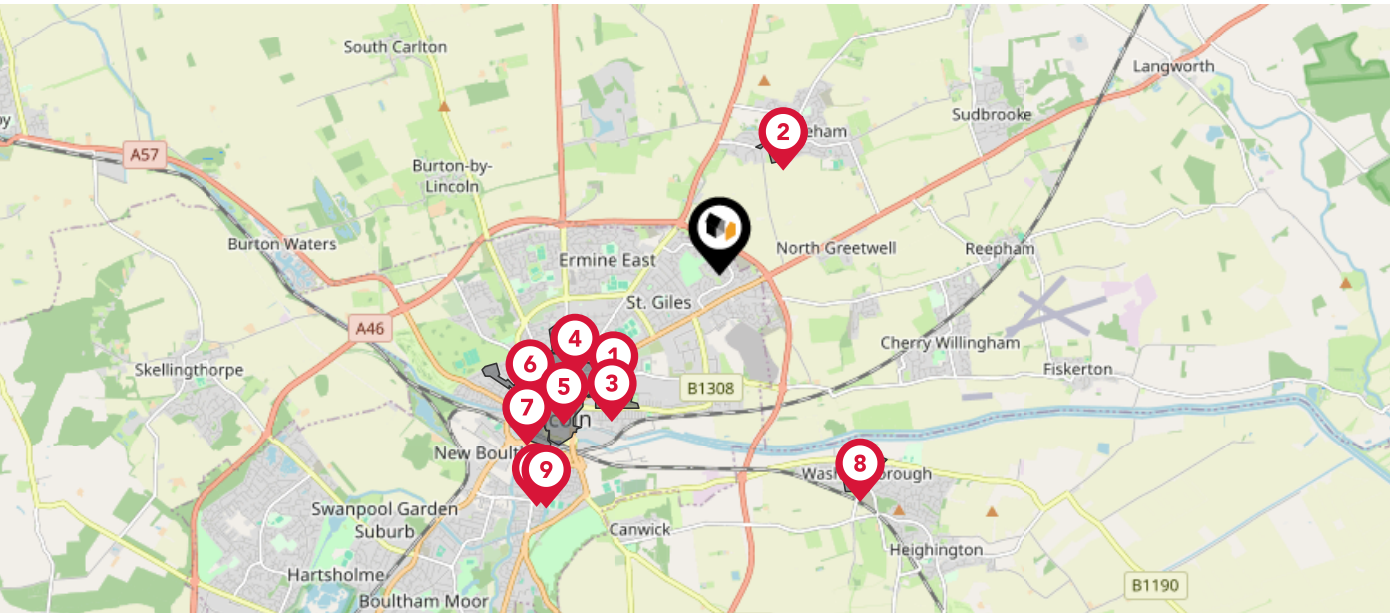
MIR - Material Info

Maps

Conservation Areas



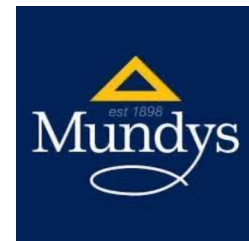
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



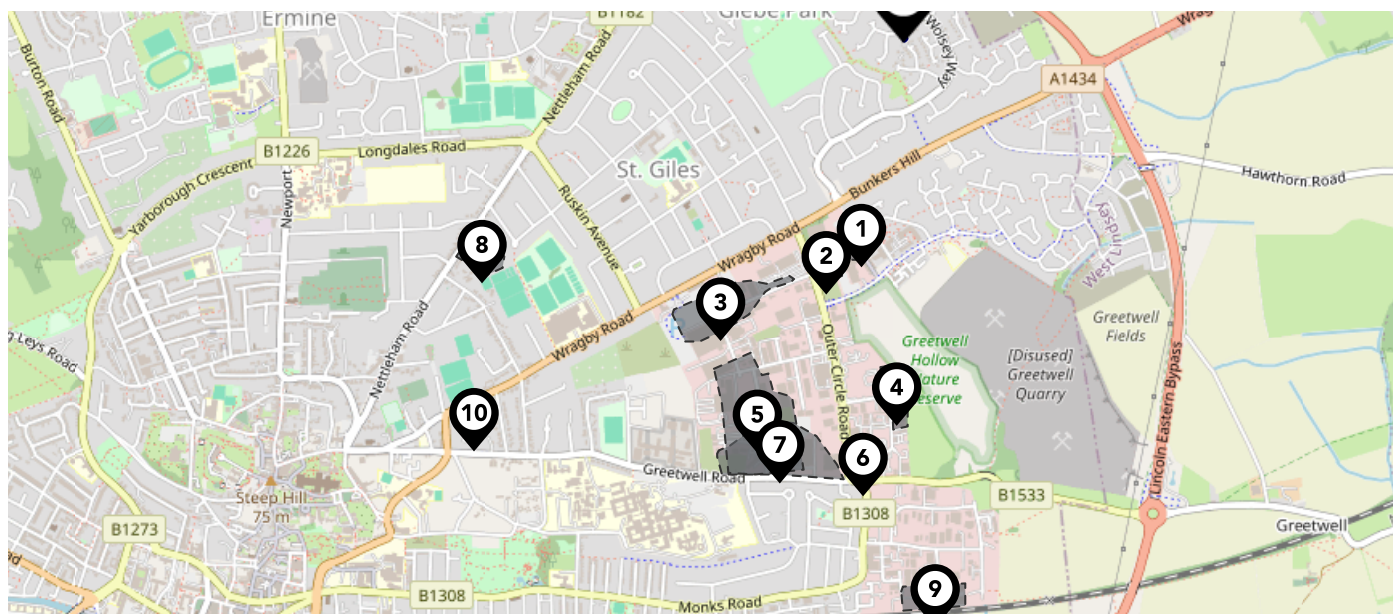
Nearby Conservation Areas	
1	The Dell
2	Nettleham
3	Lindum and Arboretum
4	Newport and Nettleham Road
5	Cathedral and City Centre
6	Carline
7	West Parade and Brayford
8	Washingborough
9	Sibthorp
10	St Peter-at-Gowts

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	Wickes Site-Outer Circle Road	Historic Landfill	<input type="checkbox"/>
7	Greetwell Road and Outer Circle Road-Lincoln, Lincolnshire	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"/>

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.

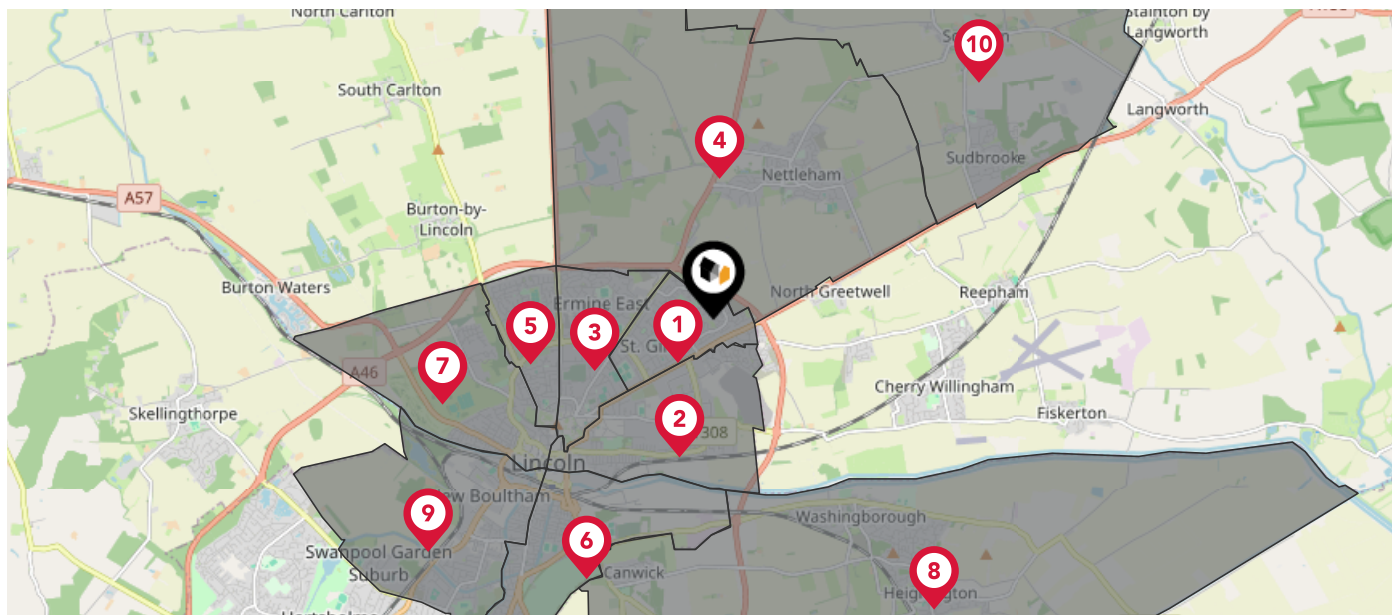
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Glebe Ward



Abbey Ward



Minster Ward



Nettleham Ward



Castle Ward



Park Ward



Carholme Ward



Heighington and Washingborough Ward

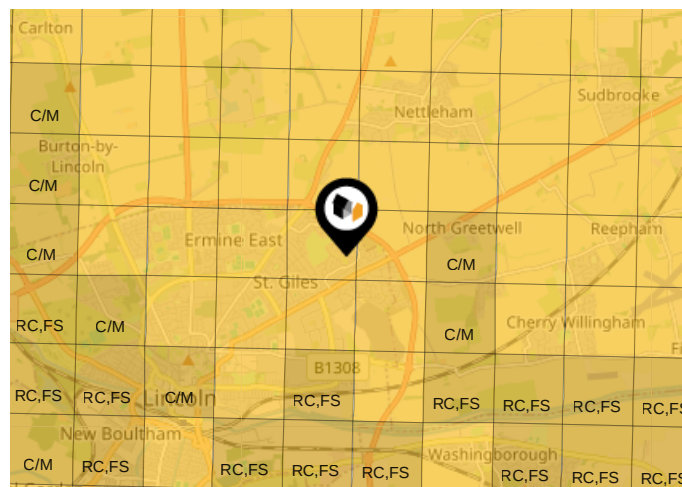


Boultham Ward



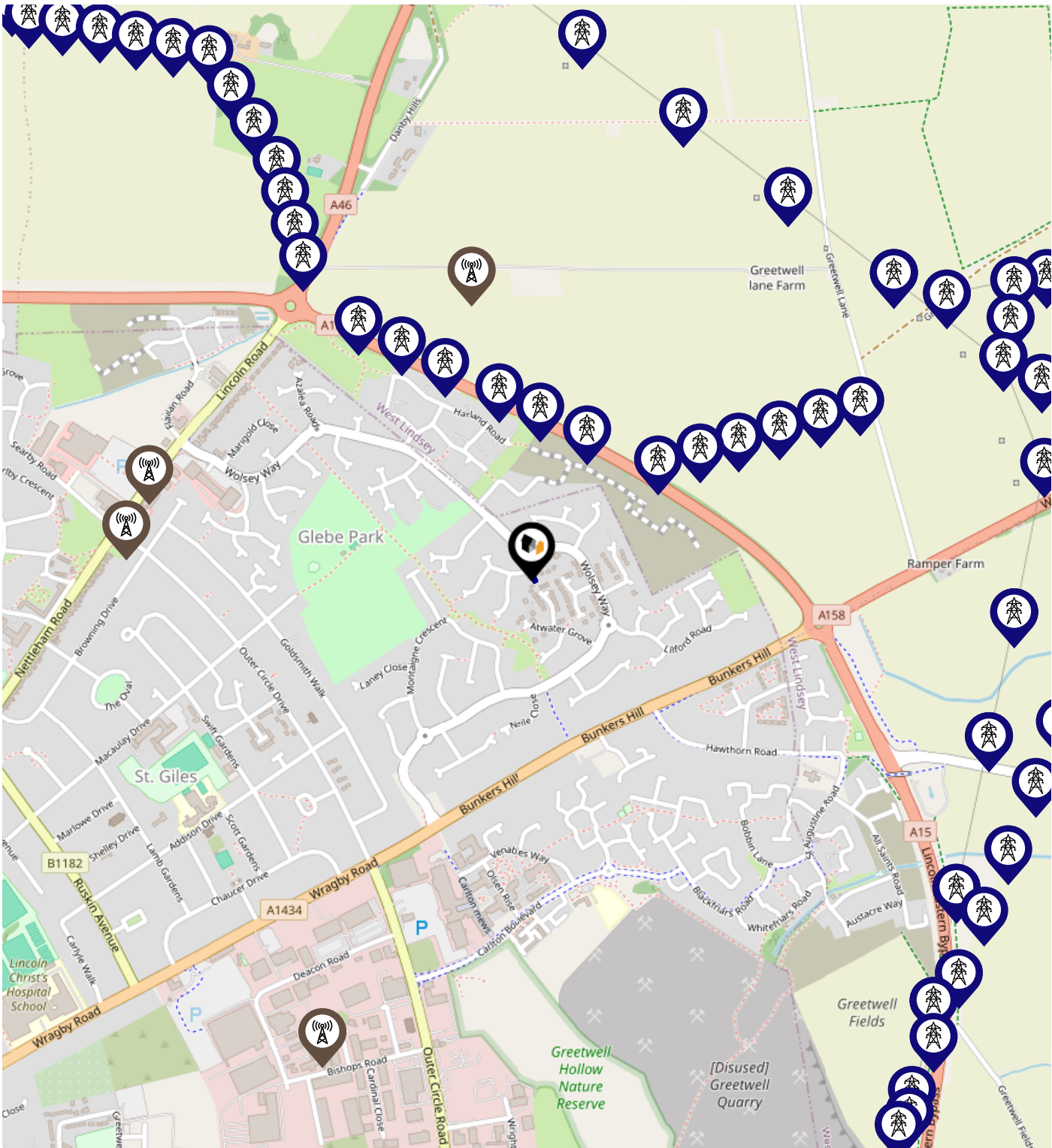
Sudbrooke Ward

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





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:

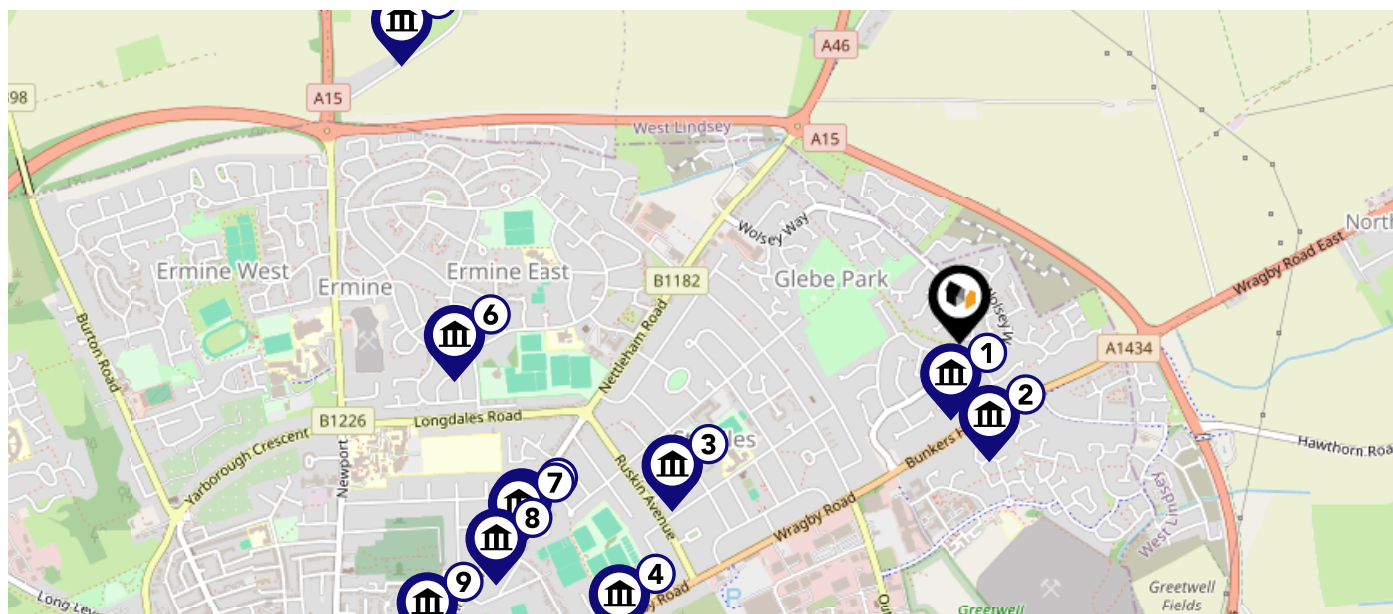
-  Power Pylons
-  Communication Masts











Maps

Listed Buildings



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



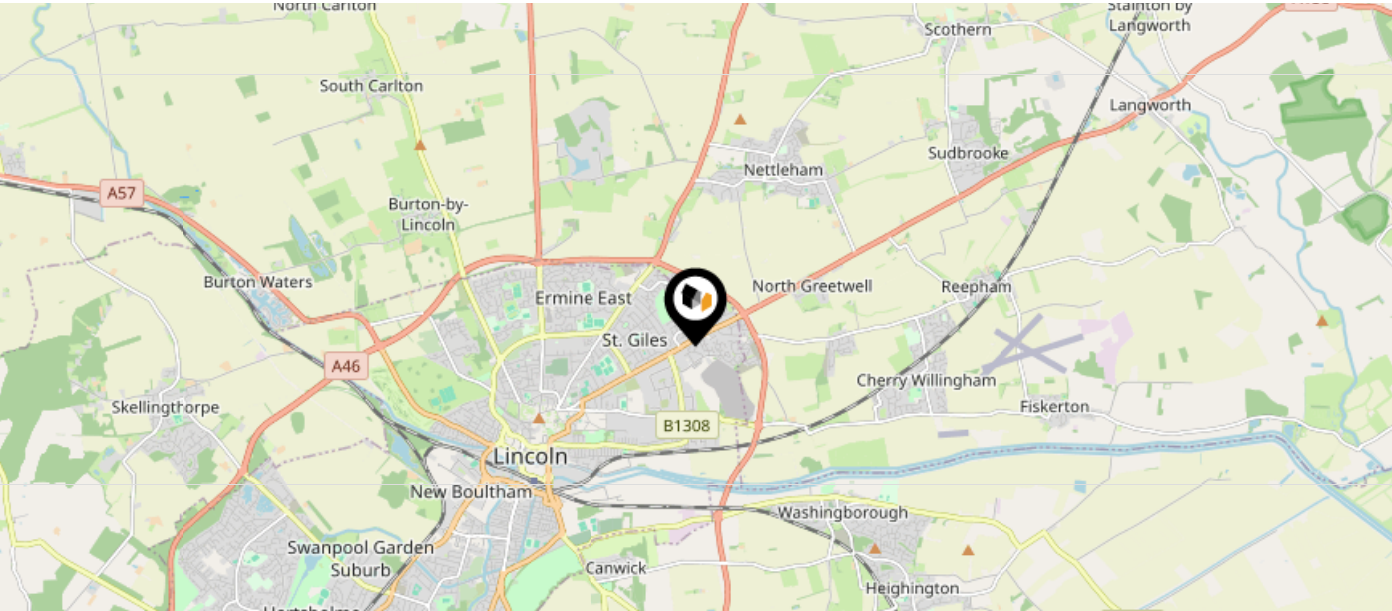
Listed Buildings in the local district	Grade	Distance
 1388832 - Harvest Moon Public House	Grade II	0.2 miles
 1388473 - The Lincolnshire Poacher Public House And Attached Boundary Wall	Grade II	0.3 miles
 1388614 - Church Of St Giles	Grade II	0.7 miles
 1388836 - Lincoln Christ Hospital School And Attached Headmasters House	Grade II	1.0 miles
 1388707 - 104-110, Nettleham Road	Grade II	1.0 miles
 1388800 - Church Of St John	Grade II	1.1 miles
 1388706 - 96-102, Nettleham Road	Grade II	1.1 miles
 1388704 - 66, Nettleham Road	Grade II	1.1 miles
 1388703 - Orchard House	Grade II	1.3 miles
 1165934 - Riseholme Grange	Grade II	1.4 miles

Maps

Green Belt



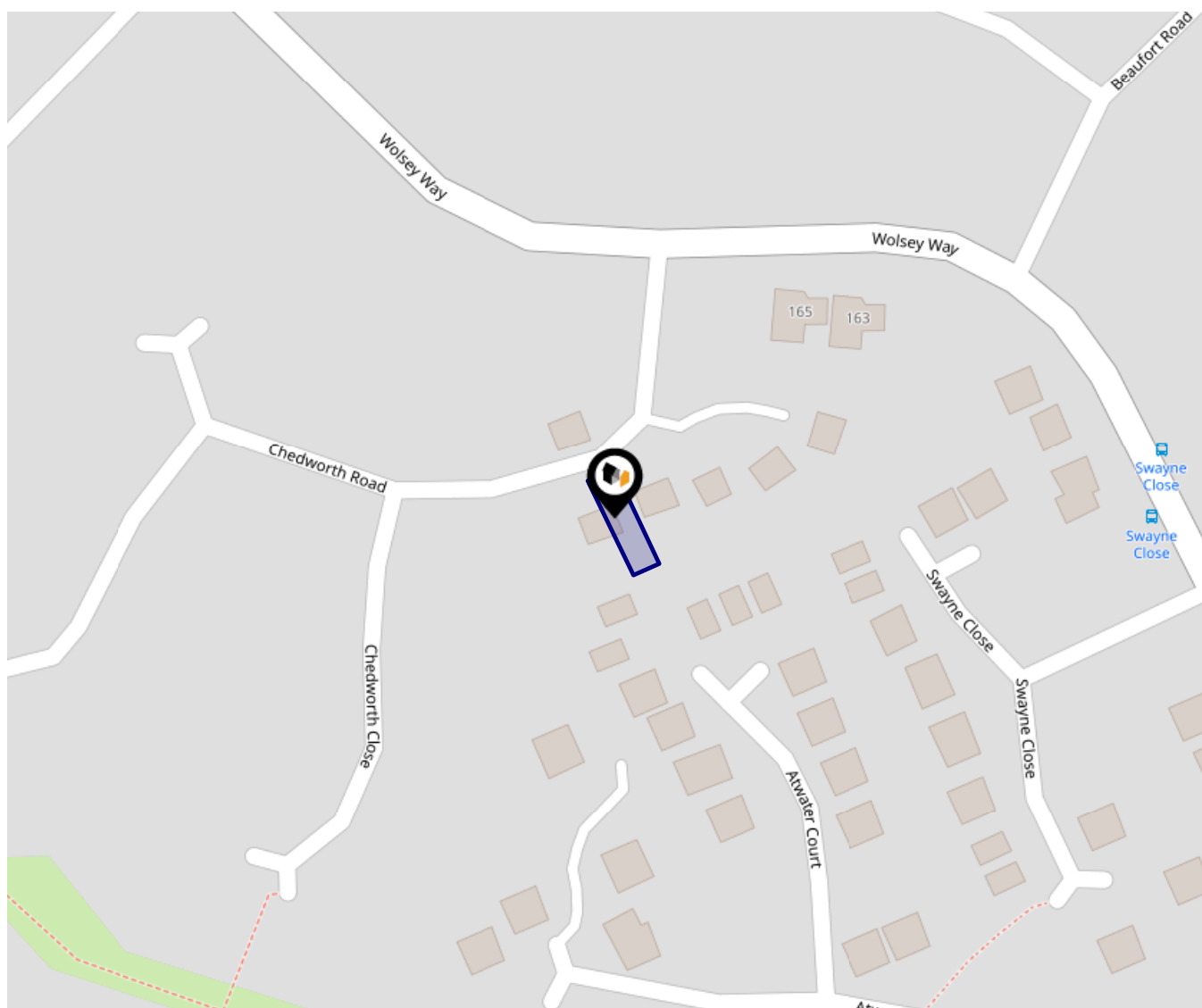
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

Local Area Road Noise



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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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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Mundys

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01522 510 044

hymie.bentley@mundys.net

www.mundys.net

