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MIR: Material Info

The Material Information Affecting this Property
Wednesday 08th April 2026



WEST DRIVE, SADBROOKE, LINCOLN, LN2

Mundys

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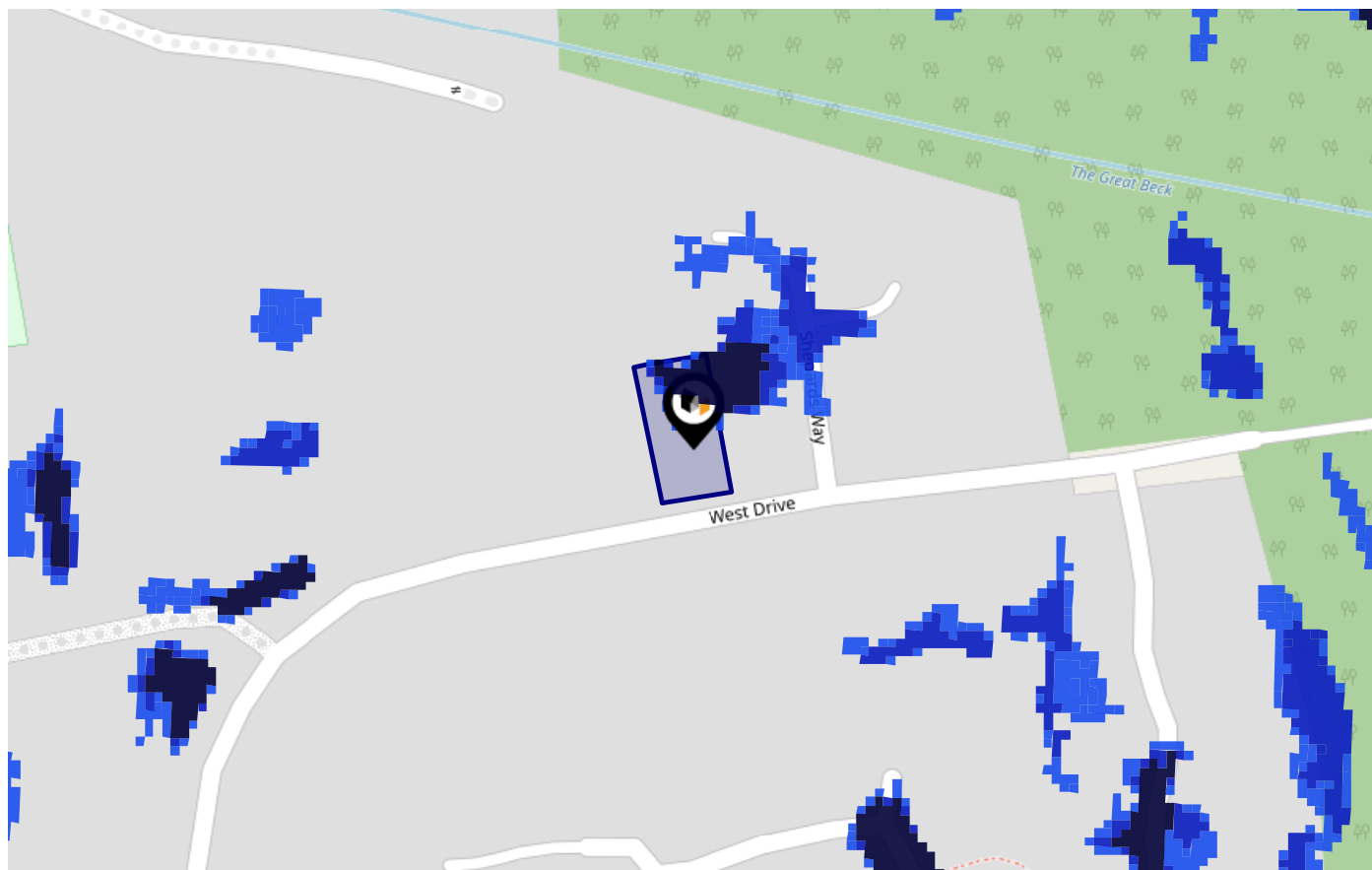
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Flood Risk

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.

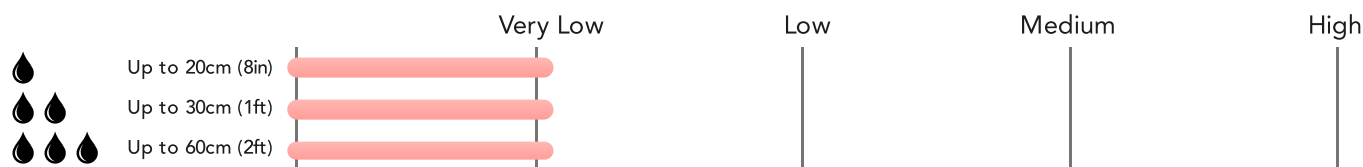


Risk Rating: Very low

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:

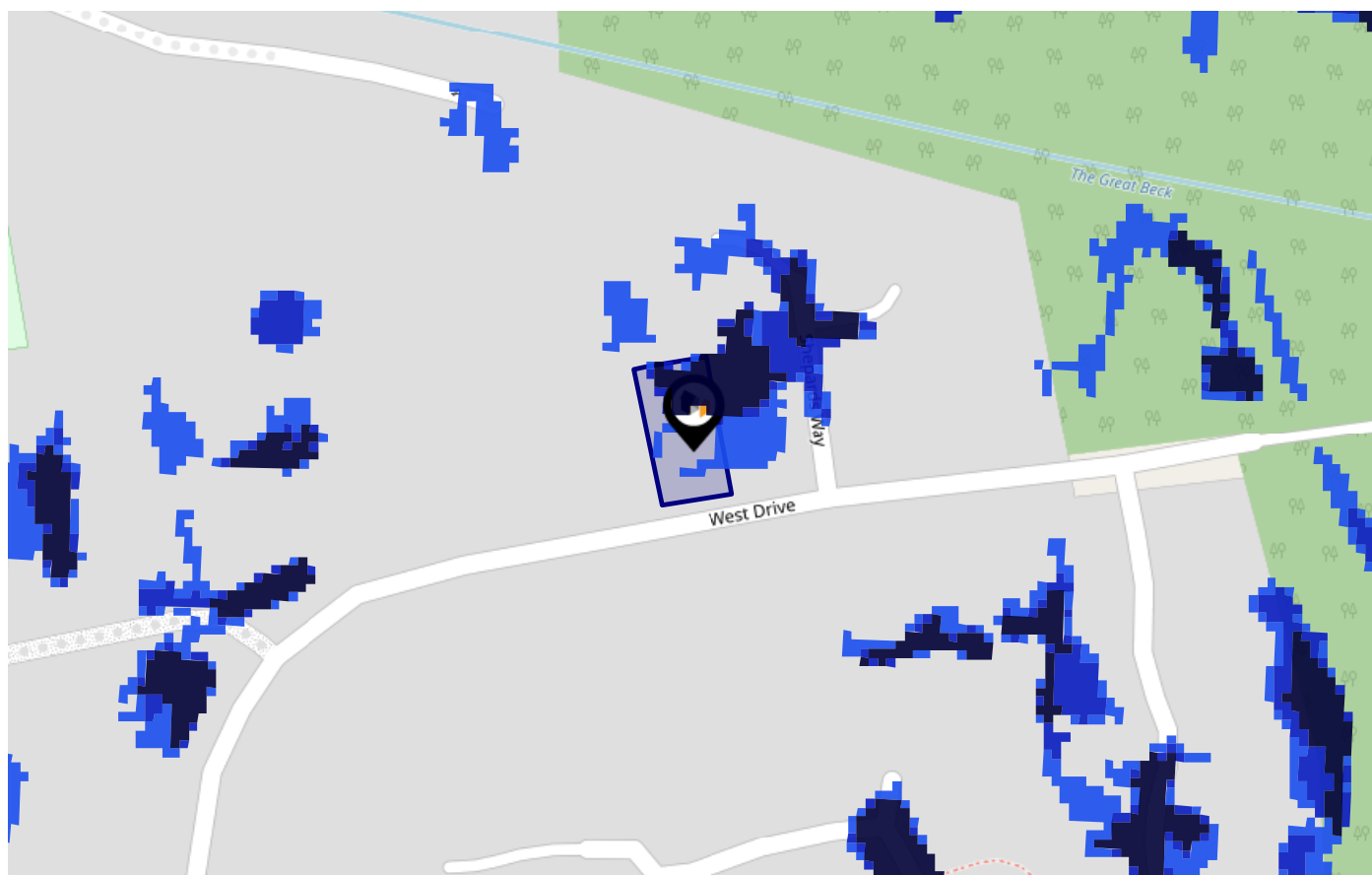


Flood Risk

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.

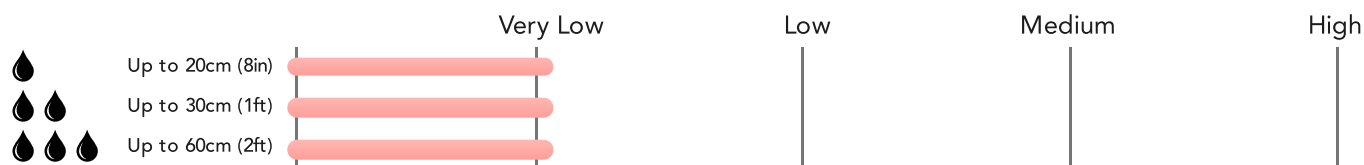


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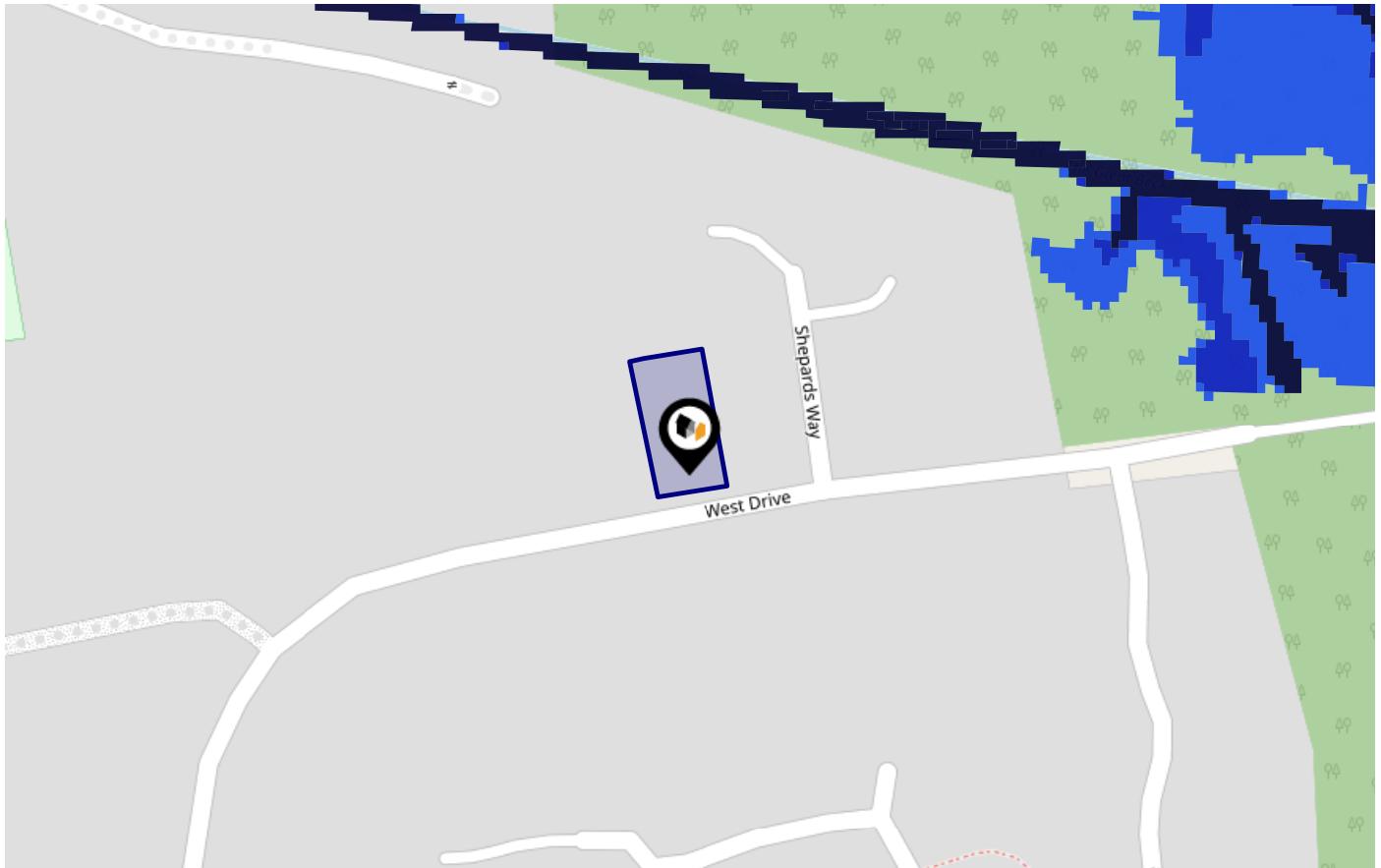
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Flood Risk

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.



Risk Rating: Very low

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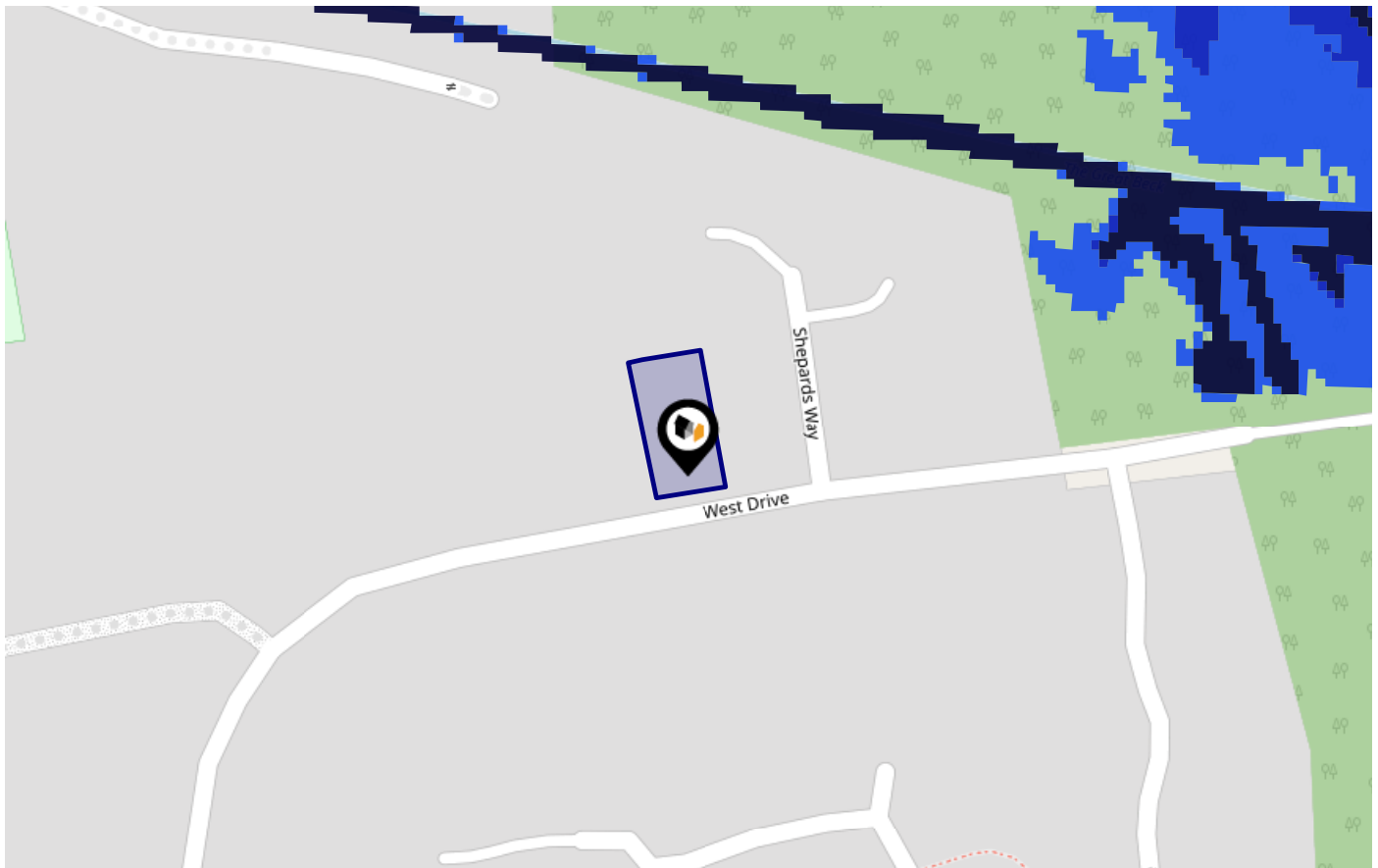


Flood Risk

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.



Risk Rating: **Very low**

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Chance of flooding to the following depths at this property:



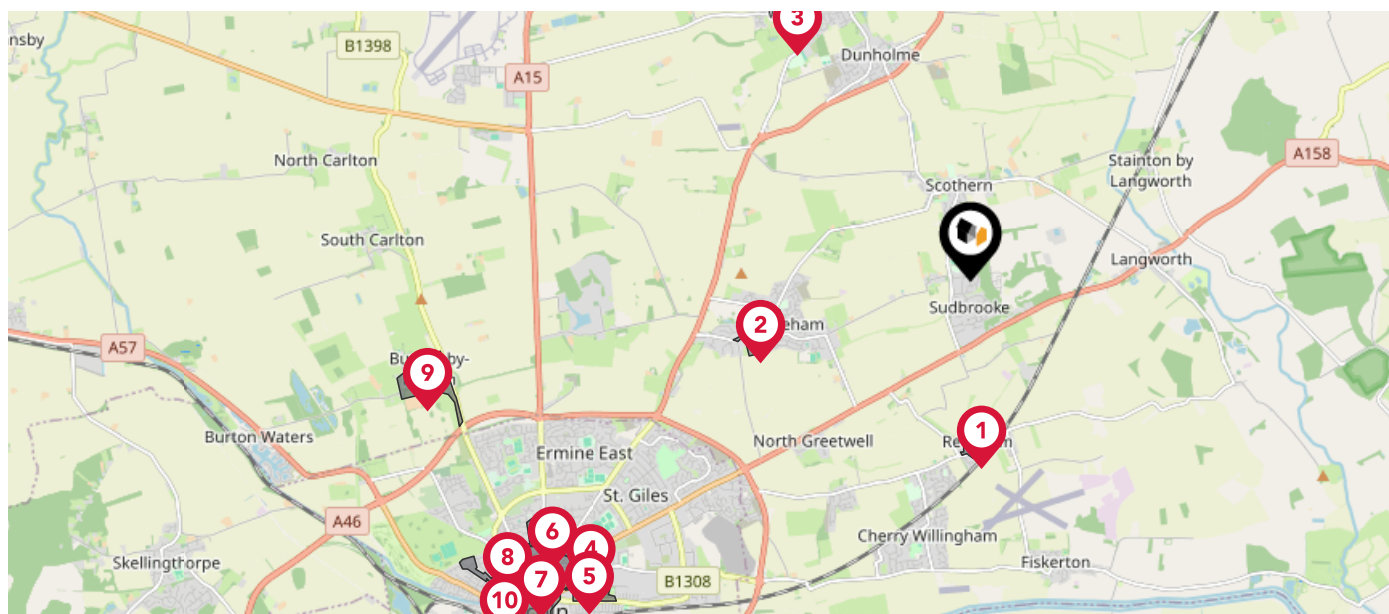
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Maps

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 Reepham
- 2 Nettleham
- 3 Welton
- 4 The Dell
- 5 Lindum and Arboretum
- 6 Newport and Nettleham Road
- 7 Cathedral and City Centre
- 8 Carline
- 9 Burton
- 10 West Parade and Brayford

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

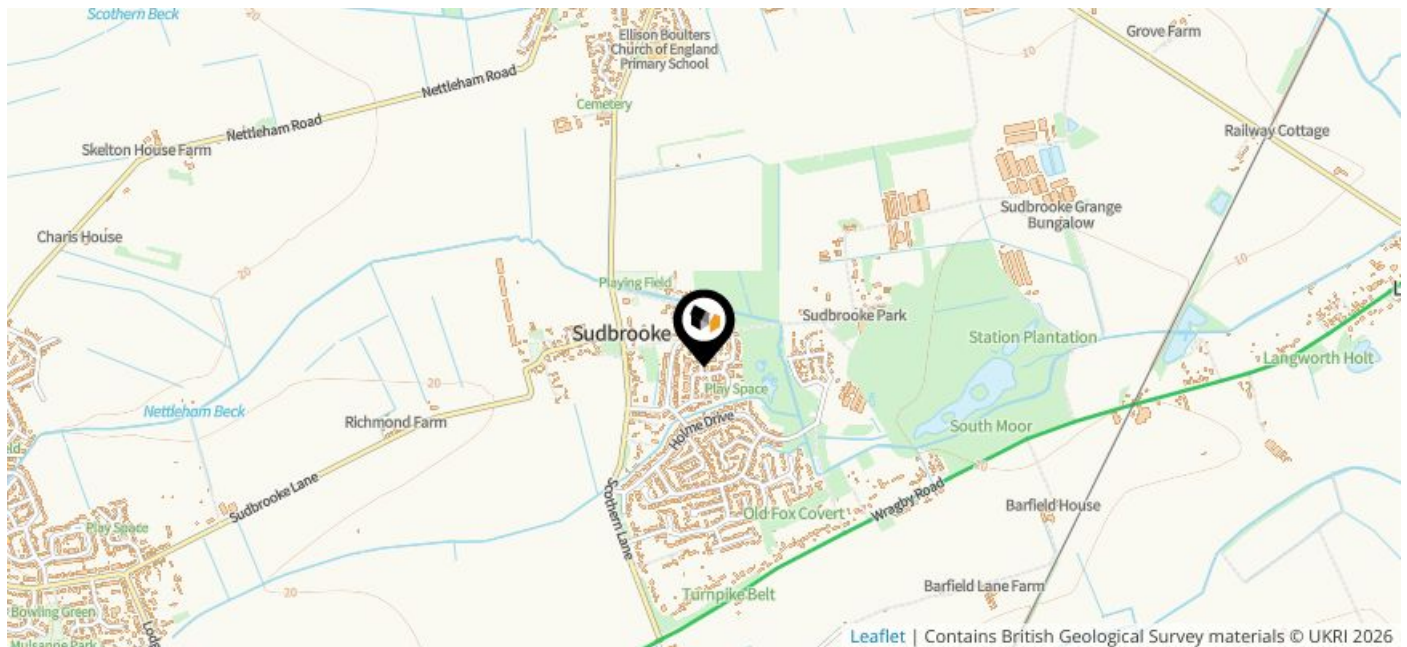
	Land to the rear of 41-43 Hawthorn Road-Cherry Willingham, Lincoln	Historic Landfill
	Dunholme Holt Bend-Off the A46, Dunholme, Lincolnshire	Historic Landfill
	Barlings Lane-Langworth, Lincoln	Historic Landfill
	Land South Of Barlings Domestic Waste off Barlings Lane-Barlings Lane, Langworth, Lincolnshire	Historic Landfill
	Rear Of Old Hillards-Rear Of Old Hillards, Wragby Road	Historic Landfill
	Outer Circle Road-Lincoln, Lincolnshire	Historic Landfill
	Wrights Way-Lincoln, Lincolnshire	Historic Landfill
	Deacon Road-Lincoln, Lincolnshire	Historic Landfill
	Wickes Site-Outer Circle Road	Historic Landfill
	East Of HM Prison-Greetwell Road, Lincoln	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.

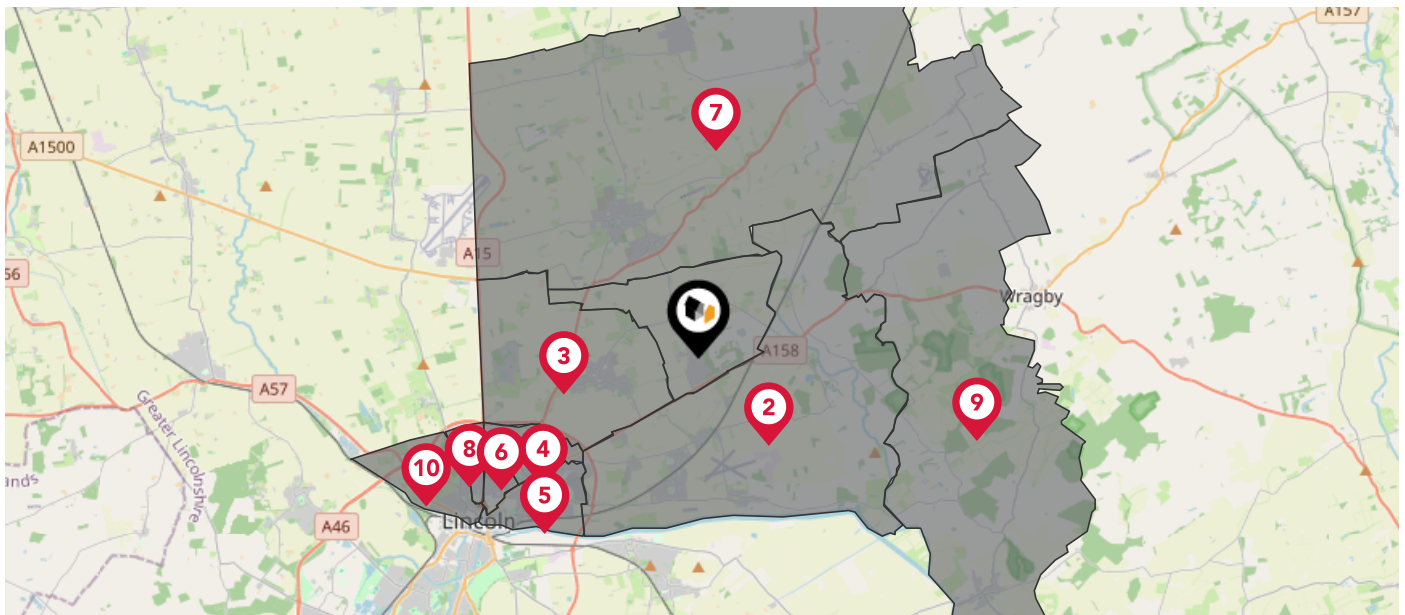
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

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 Sudbrooke Ward
- 2 Cherry Willingham Ward
- 3 Nettleham Ward
- 4 Glebe Ward
- 5 Abbey Ward
- 6 Minster Ward
- 7 Dunholme and Welton Ward
- 8 Castle Ward
- 9 Bardney Ward
- 10 Carholme Ward

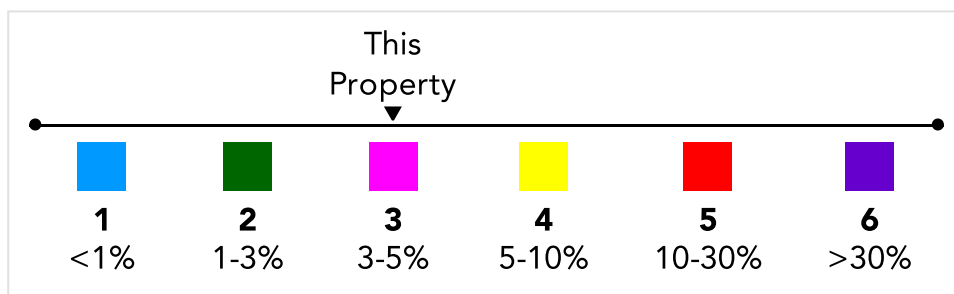
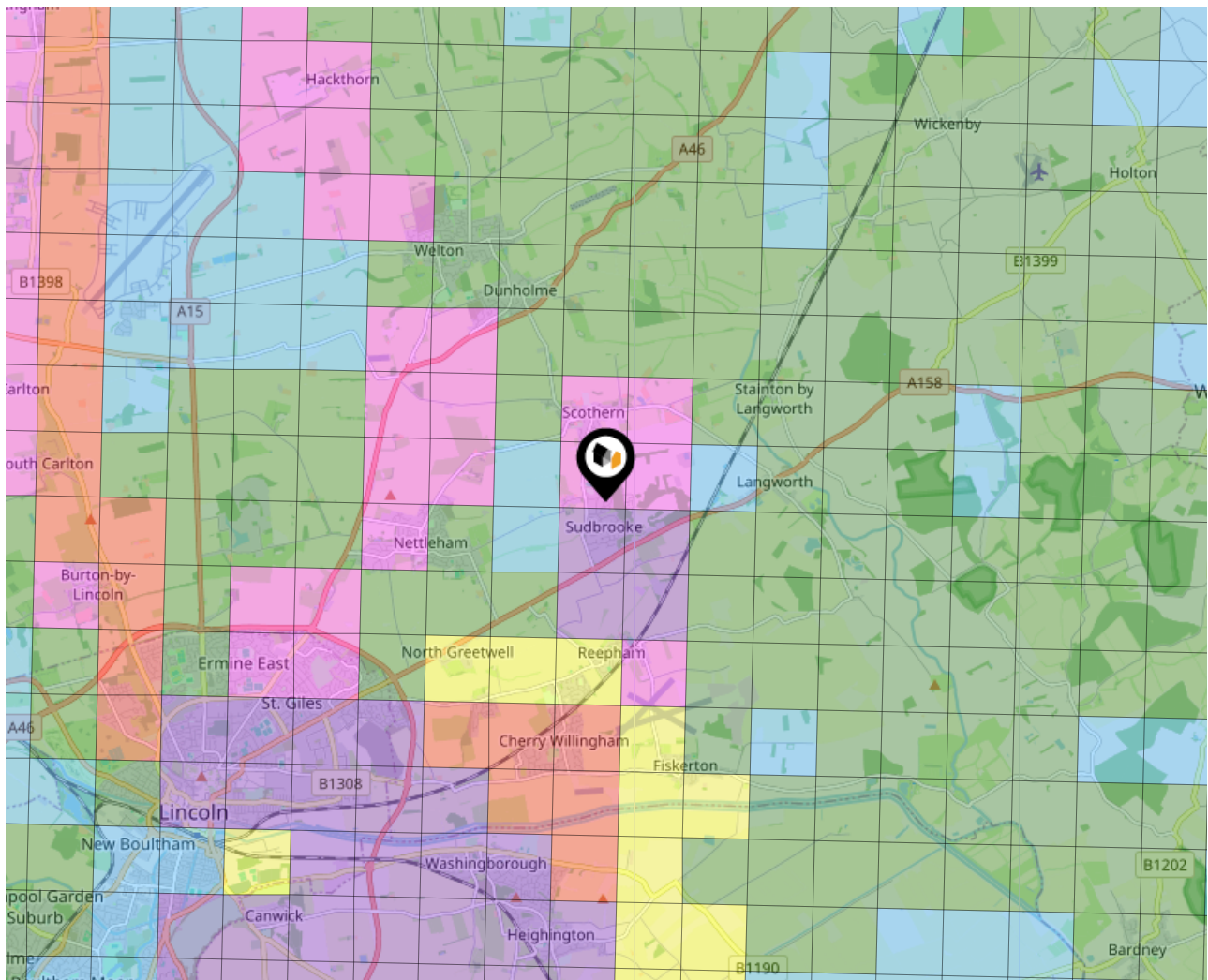
Environment

Radon Gas



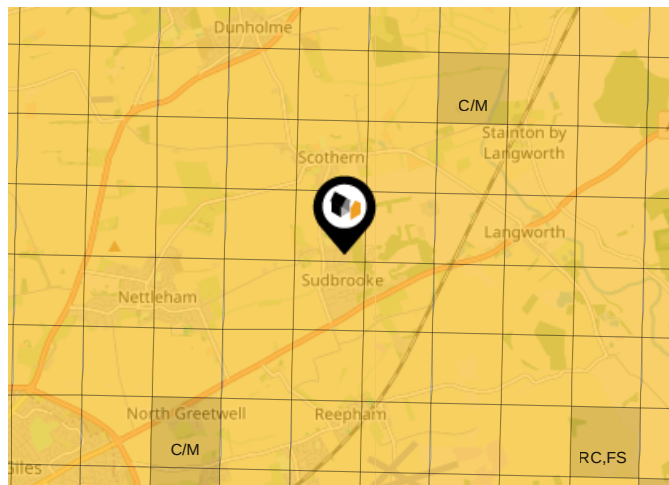
What is Radon?

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)

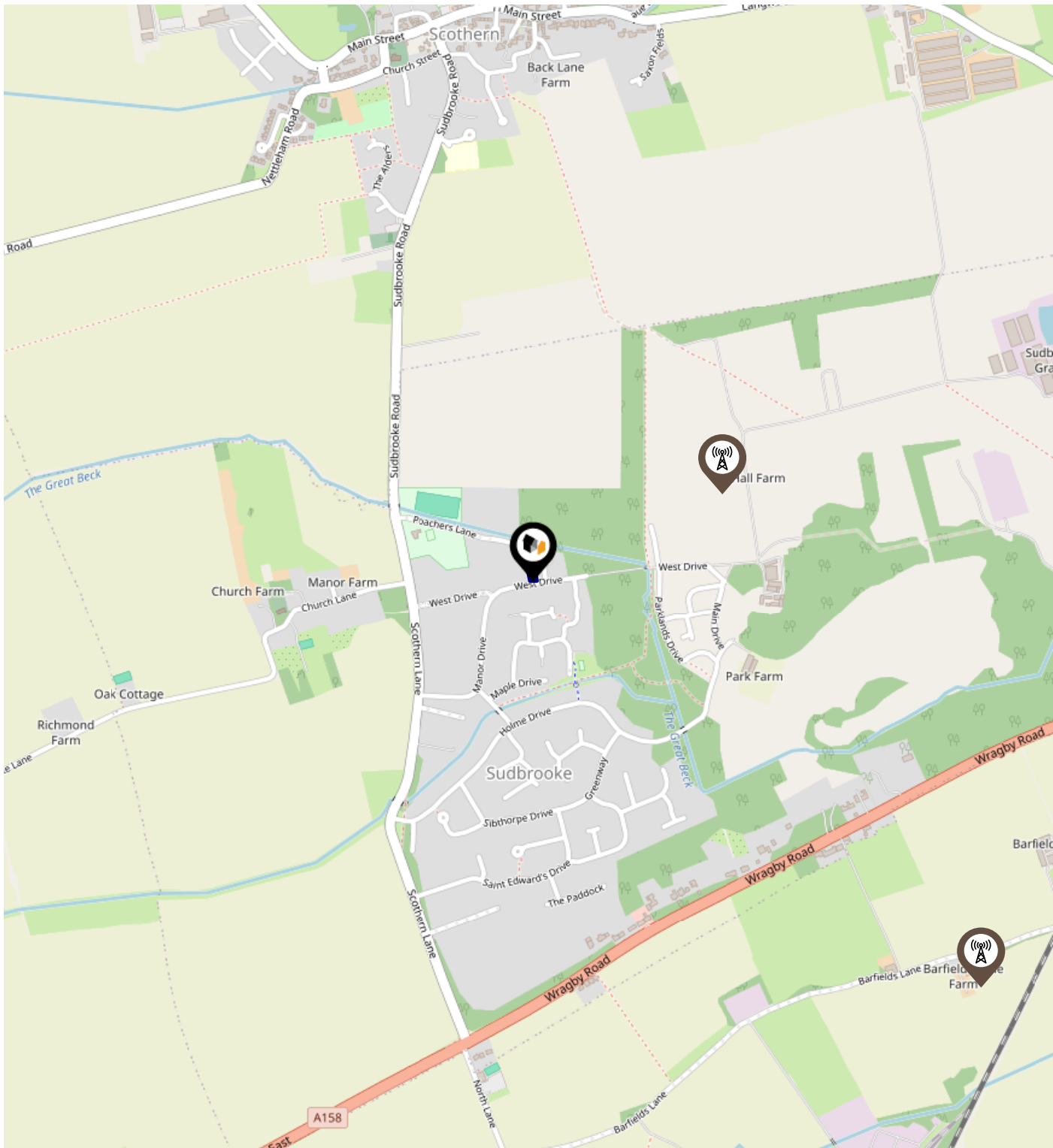
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		





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:

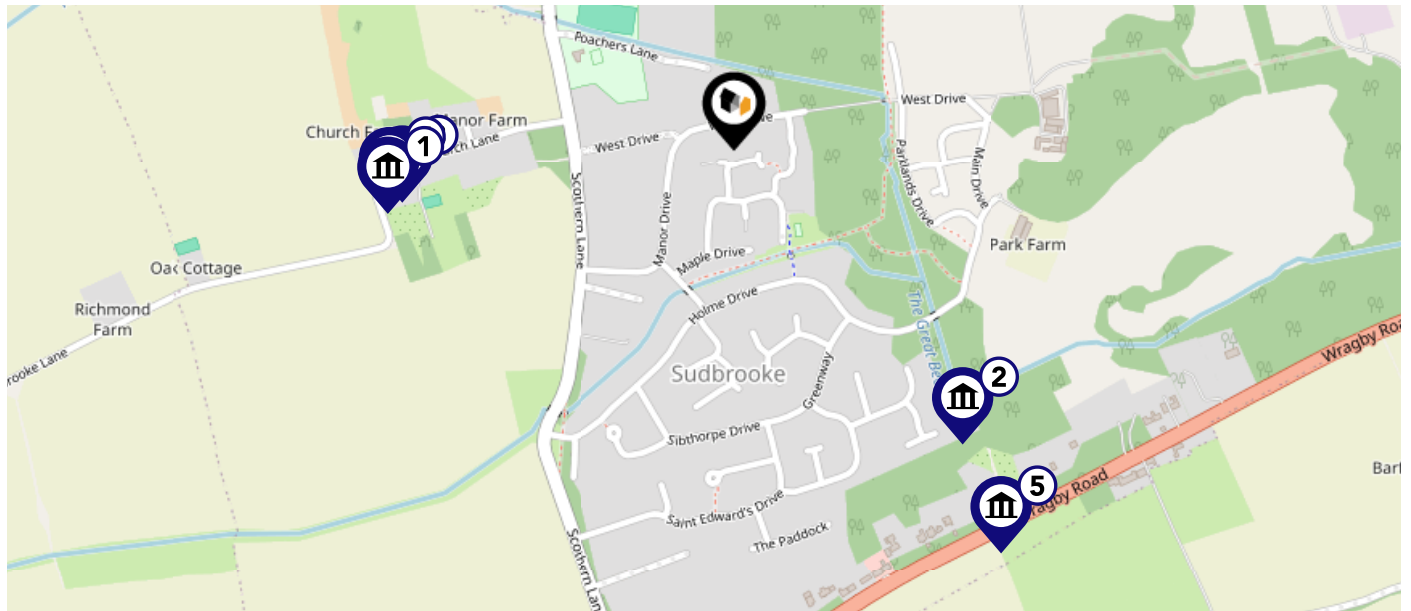
-  Power Pylons
-  Communication Masts






Maps

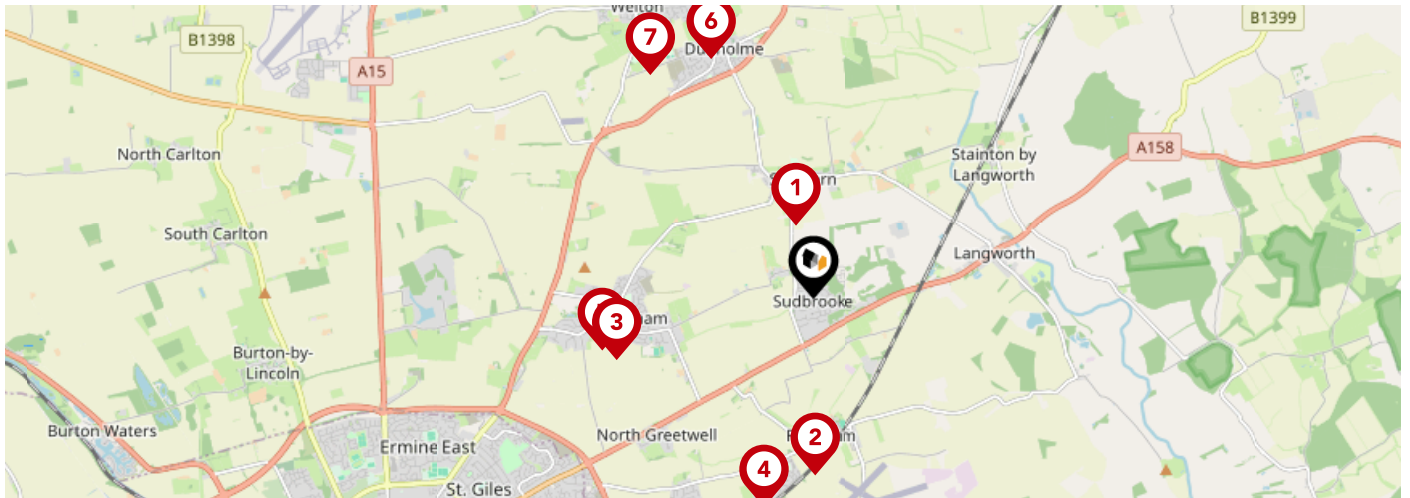
Listed Buildings











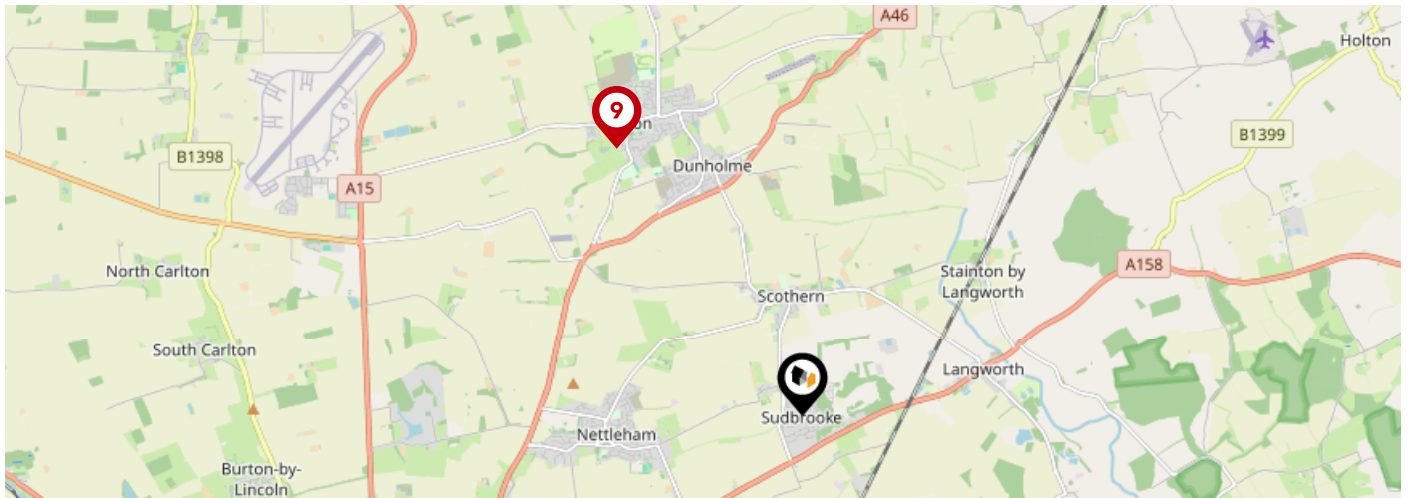
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1064128 - Cross Base At Church Of St Edward Th Confessor	Grade II	0.4 miles
 1391395 - Bridge	Grade II	0.4 miles
 1309116 - Gate Piers At Church Of St Edward	Grade II	0.4 miles
 1064127 - Church Of St Edward The Confessor	Grade II	0.4 miles
 1166024 - Gates, Gate Piers And 2 Lodges To Sudbrooke Holme	Grade II	0.5 miles

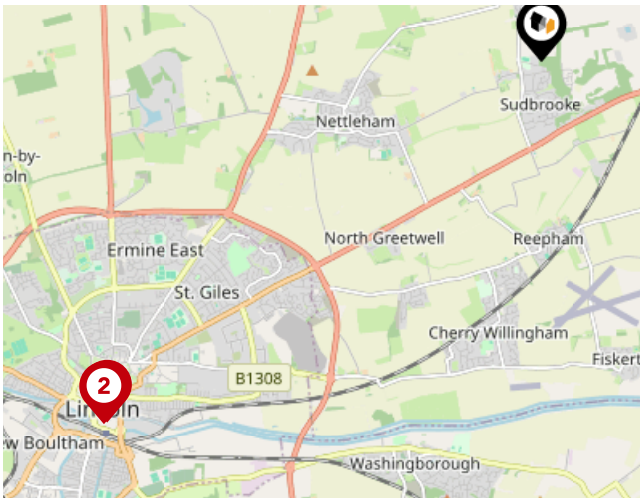
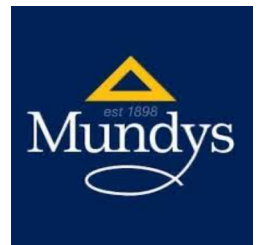


		Nursery	Primary	Secondary	College	Private
	Elison Boulters Church of England Primary School Ofsted Rating: Outstanding Pupils: 288 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Reepham Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Nettleham Church of England Voluntary Aided Junior School Ofsted Rating: Good Pupils: 227 Distance:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Priory Pembroke Academy Ofsted Rating: Good Pupils: 567 Distance:1.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Nettleham Infant and Nursery School Ofsted Rating: Good Pupils: 210 Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dunholme St Chad's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 212 Distance:2.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	William Farr CofE Comprehensive School Ofsted Rating: Good Pupils: 1444 Distance:2.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Willingham Primary Academy Ofsted Rating: Good Pupils: 205 Distance:2.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



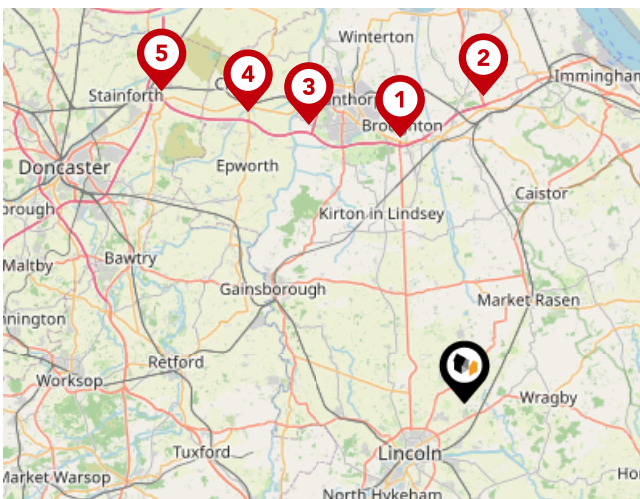
		Nursery	Primary	Secondary	College	Private
	Welton St Mary's Church of England Primary Academy Ofsted Rating: Good Pupils: 381 Distance:2.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lincoln Carlton Academy Ofsted Rating: Outstanding Pupils: 421 Distance:3.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Washingborough Academy Ofsted Rating: Good Pupils: 271 Distance:3.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Springwell Alternative Academy Lincoln Ofsted Rating: Good Pupils: 48 Distance:3.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Lincoln St Giles Nursery School Ofsted Rating: Outstanding Pupils: 112 Distance:3.58	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Giles Academy Ofsted Rating: Requires improvement Pupils: 405 Distance:3.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ermine Primary Academy Ofsted Rating: Good Pupils: 393 Distance:3.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady of Lincoln Catholic Primary School A Voluntary Academy Ofsted Rating: Good Pupils: 204 Distance:3.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	5.01 miles
2	Lincoln Central Rail Station	5.03 miles
3	Hykeham Rail Station	8.32 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	19.35 miles
2	M180 J5	21.68 miles
3	M180 J3	22.58 miles
4	M180 J2	25.63 miles
5	M180 J1	30.7 miles



Airports/HELIPADS

Pin	Name	Distance
1	Humberside Airport	21.87 miles
2	Finningley	27.38 miles
3	East Mids Airport	47.96 miles
4	Leeds Bradford Airport	64.7 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Maple Drive	0.2 miles
2	Maple Drive	0.21 miles
3	Junction with Scothern Road	0.22 miles
4	Junction with Scothern Road	0.22 miles
5	Windsor Close	0.31 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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