See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 15th October 2026



MANRICO DRIVE, LINCOLN, LN1

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

www.mundys.net

arla | propertymark PROTECTED

naea | propertymark PROTECTED

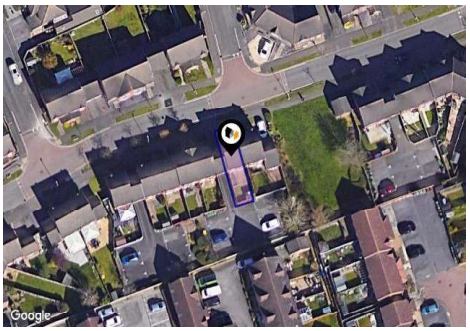
The Property Ombudsman

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Property
Overview







Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	2		
Floor Area:	602 ft^2 / 56 m^2		
Plot Area:	0.02 acres		
Year Built :	2002		
Council Tax :	Band A		
Annual Estimate:	£1,549		
Title Number:	LL223534		

Local Area

Local Authority: Lincoln

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	5500 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

✓	✓	✗
BT	sky	Virgin media

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Planning
In Street

Planning records for: ***1 Manrico Drive Lincoln Lincolnshire LN1 1AD***

Reference - 2006/0963/F

Decision: Decided

Date: 07th December 2006

Description:
Erection of a single storey side extension (RESUBMISSION)

Reference - 2006/0622/F

Decision: Decided

Date: 16th August 2006

Description:
Erection of a two storey side extension incorporting existing garage.

Reference - 2005/0149/F

Decision: Decided

Date: 24th February 2005

Description:
Erection of a detached double garage.

Planning records for: ***2 Manrico Drive Lincoln Lincolnshire LN1 1AD***

Reference - 2014/0408/F

Decision: Decided

Date: 03rd June 2014

Description:
Erection of a single storey side extension. (In accordance with revised plans received 10th July 2014)

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Planning
In Street

Planning records for: ***20 Manrico Drive Lincoln Lincolnshire LN1 1AD***

Reference - 2003/0149/F	
Decision:	Decided
Date:	18th February 2003
Description:	
Erection of pitched roof extension to side of property to create garage.	

Planning records for: ***32 Manrico Drive Lincoln Lincolnshire LN1 1AD***

Reference - 2011/0987/F	
Decision:	Decided
Date:	28th July 2011
Description:	
Erection of a single storey rear extension.	

Planning records for: ***40 Manrico Drive Lincoln Lincolnshire LN1 1AD***

Reference - 2019/0171/HOU	
Decision:	Decided
Date:	28th February 2019
Description:	
Erection of a single storey rear extension and associated raised patio area.	

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Gallery
Photos













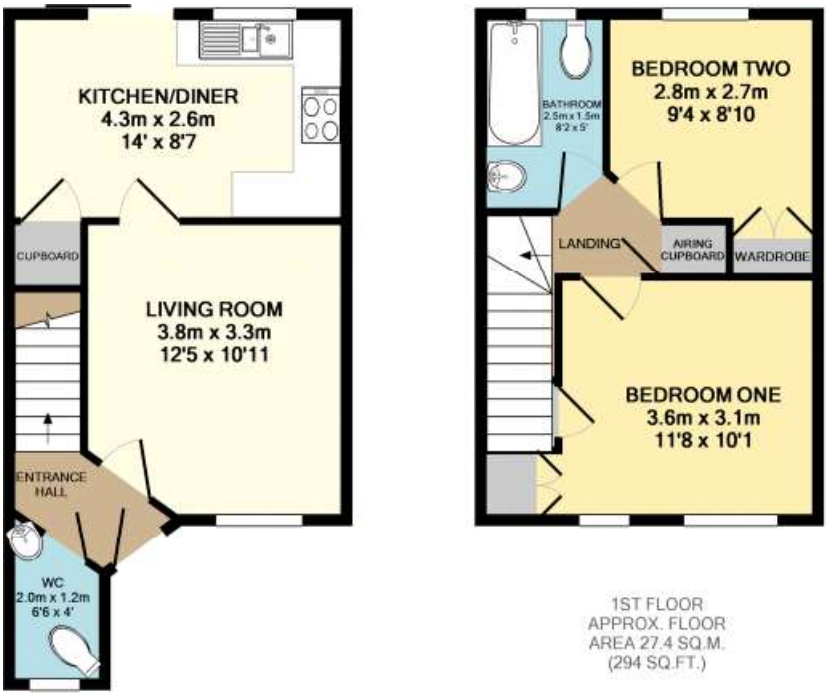




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Gallery
Floorplan

MANRICO DRIVE, LINCOLN, LN1



1ST FLOOR
APPROX. FLOOR
AREA 27.4 SQ.M.
(294 SQ.FT.)

GROUND FLOOR
APPROX. FLOOR
AREA 30.2 SQ.M.
(325 SQ.FT.)

TOTAL APPROX. FLOOR AREA 57.6 SQ.M. (620 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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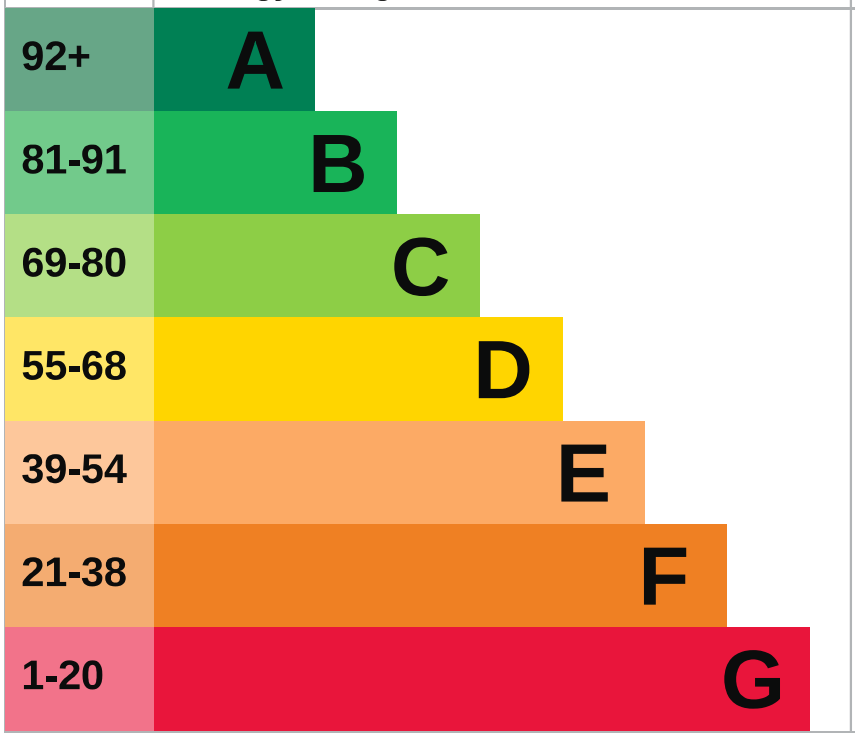
Property
EPC - Certificate

Manrico Drive, LN1

Energy rating

C

Valid until 27.07.2027



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Property
EPC - Additional Data

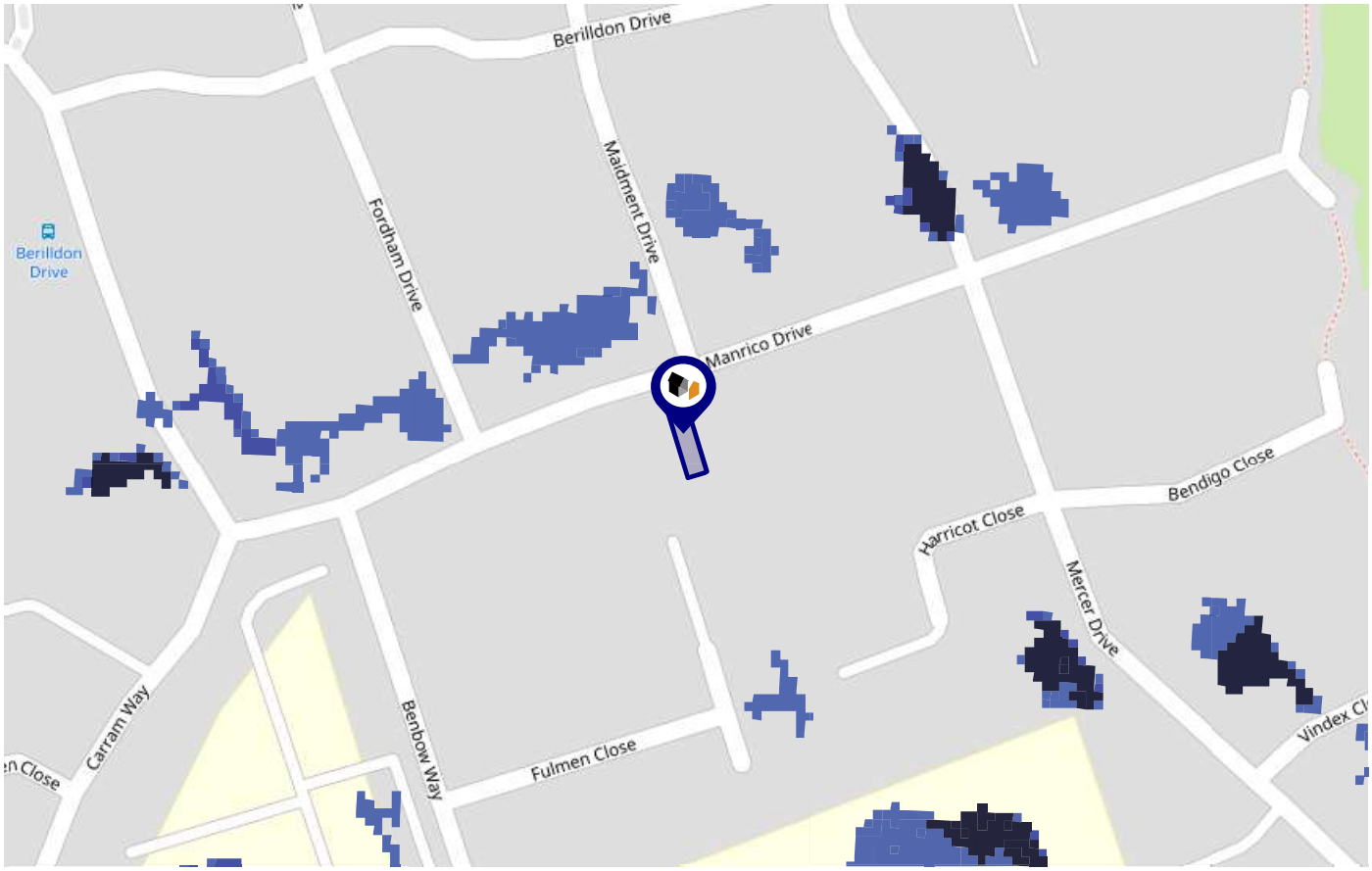
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 50% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	56 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: 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.

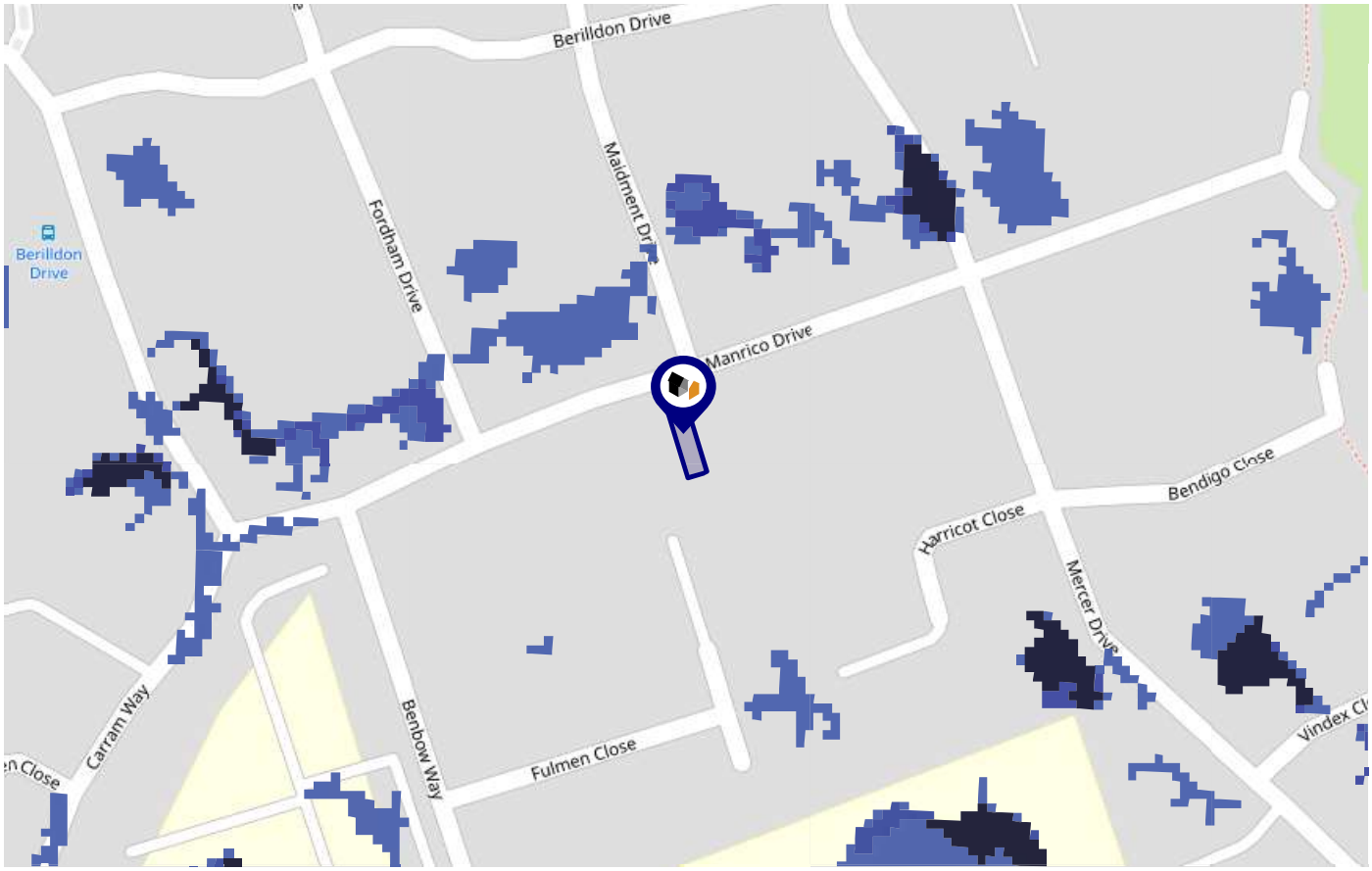
Chance of flooding to the following depths at this property:



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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.

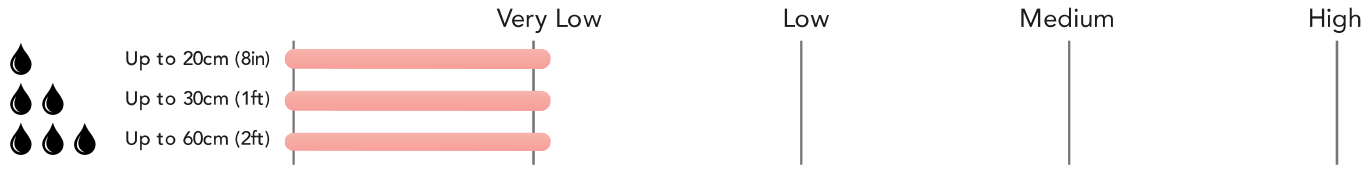


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Chance of flooding to the following depths at this property:

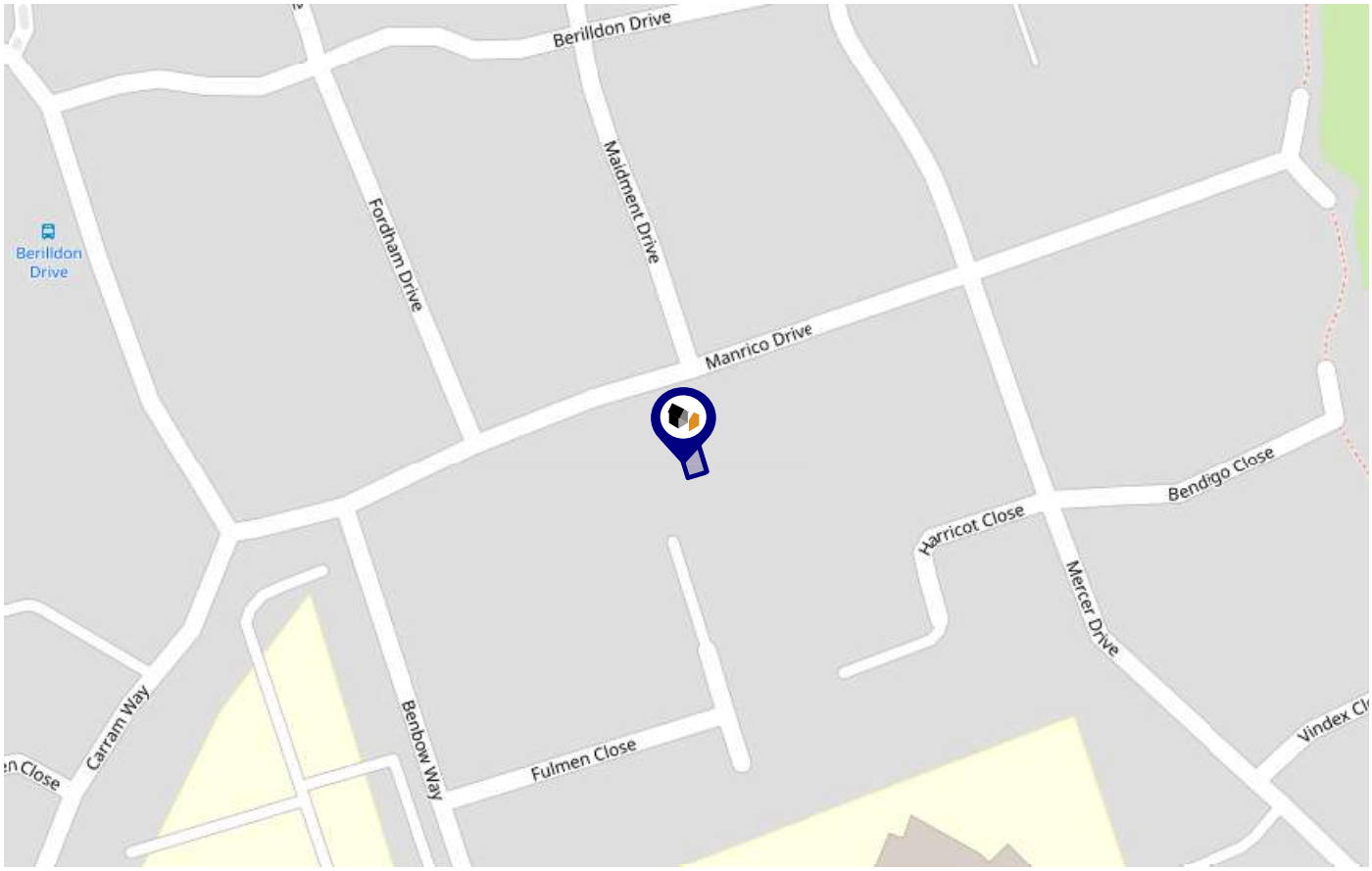


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Flood Risk
Rivers & Seas - Flood Risk

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

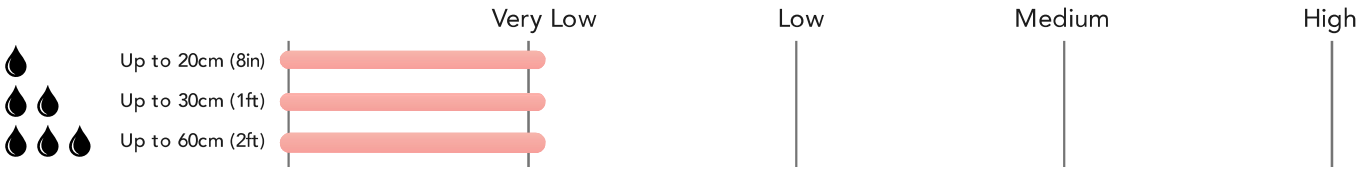


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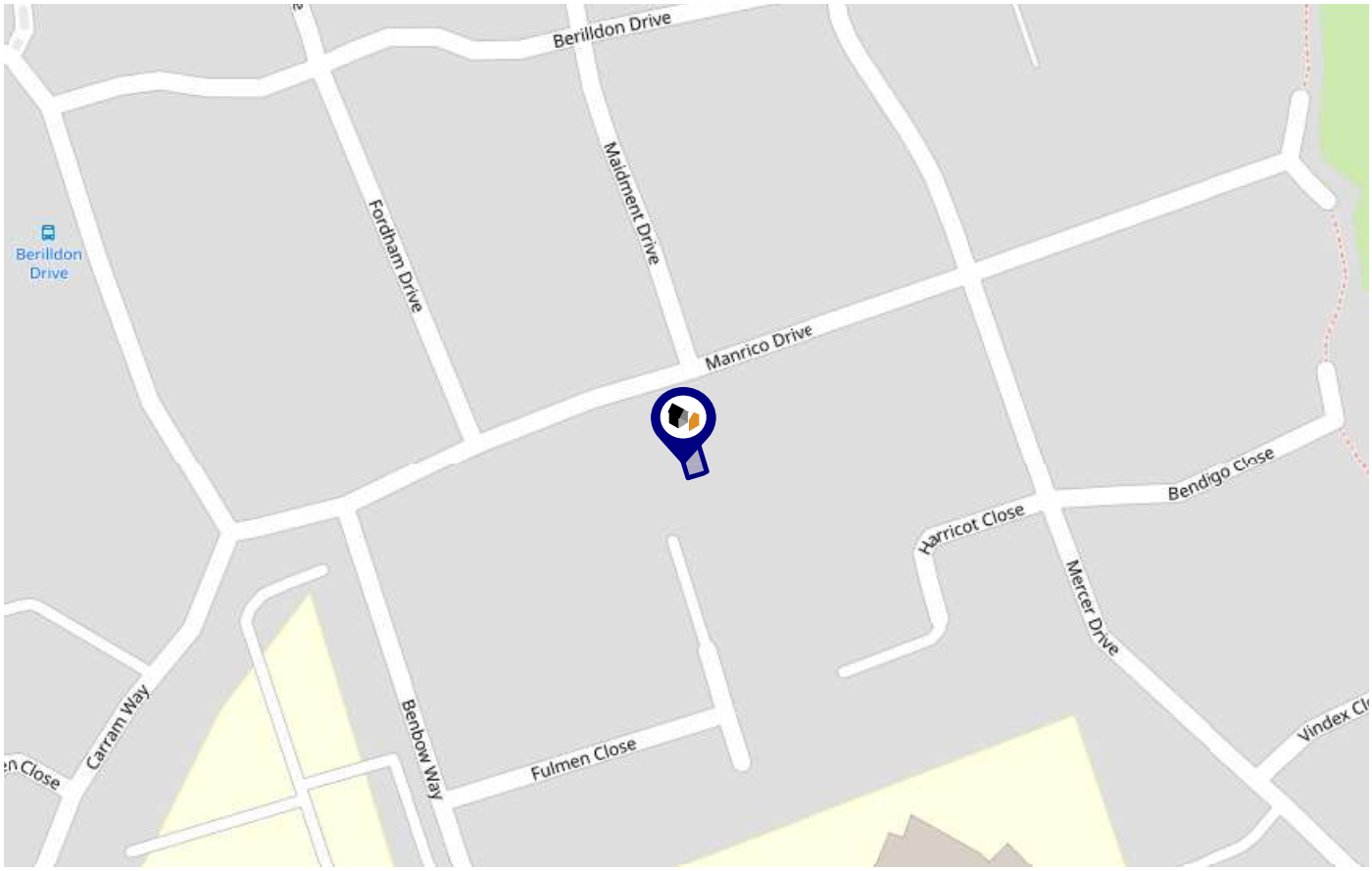
Chance of flooding to the following depths at this property:



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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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Chance of flooding to the following depths at this property:



MIR - Material Info

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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.

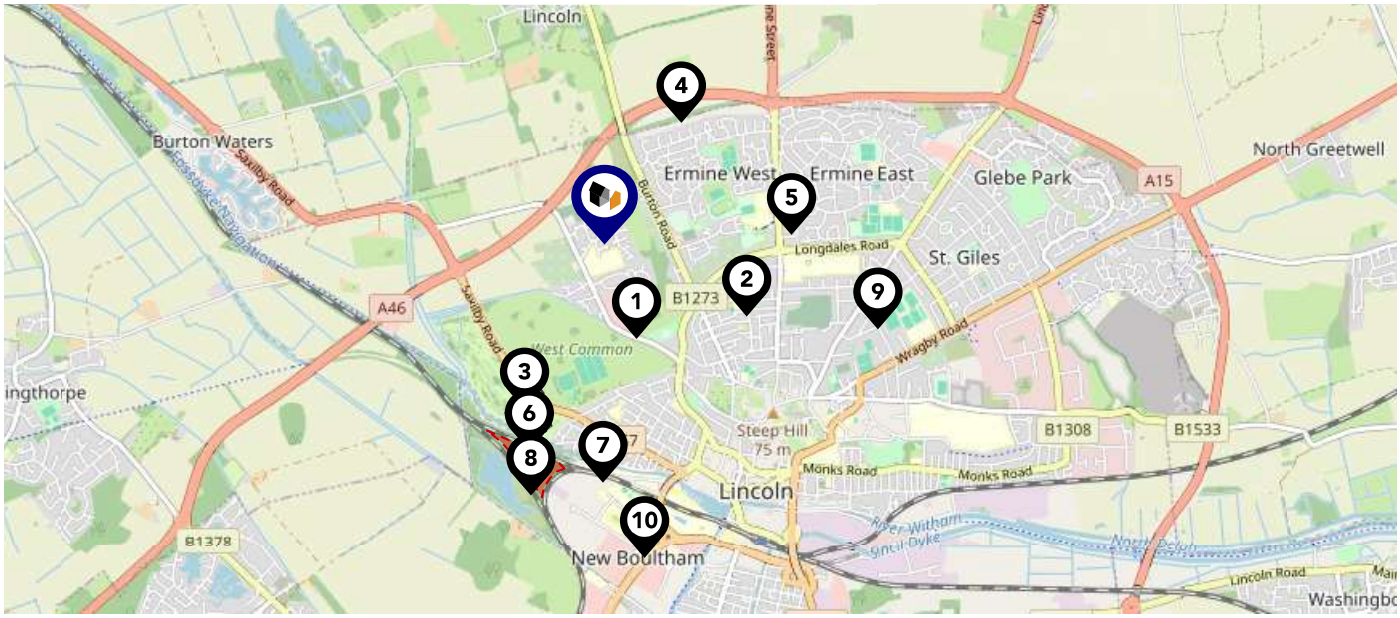


Nearby Conservation Areas

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

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.

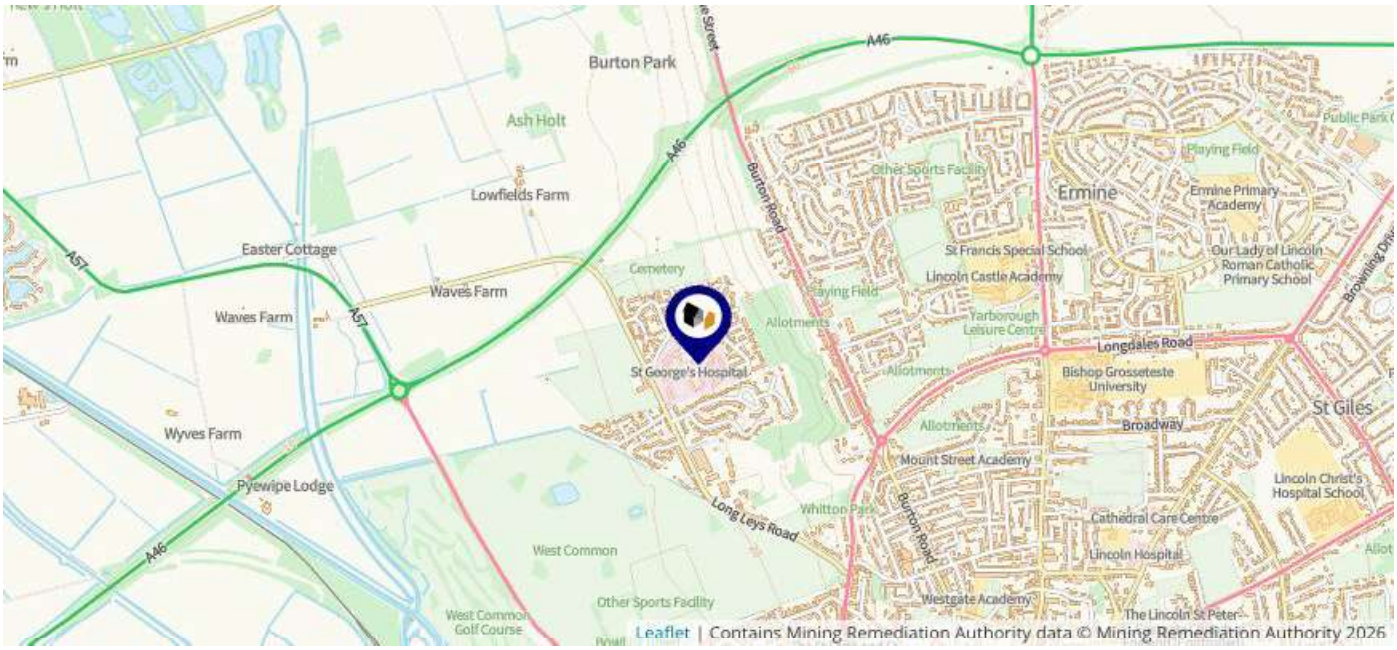


Nearby Landfill Sites

1	EA/EPR/BP3598NX/A001 - Serviceteam Ltd	Active Landfill
2	Mount Street-Lincoln, Lincolnshire	Historic Landfill
3	West Common-Lincoln, Lincolnshire	Historic Landfill
4	Ellis Farm-Burton	Historic Landfill
5	Cathedral Quarry-Riseholme Road, Lincoln	Historic Landfill
6	Golf Course-West Common	Historic Landfill
7	Former Fisons Site-Carholme Road	Historic Landfill
8	EA/EPR/BP3998NN/A001 - Beevor Foundry Ltd	Active Landfill
9	Nursery Grove-Lincoln, Lincolnshire	Historic Landfill
10	Rear Of British Rail Social Club-Ropewalk	Historic Landfill

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

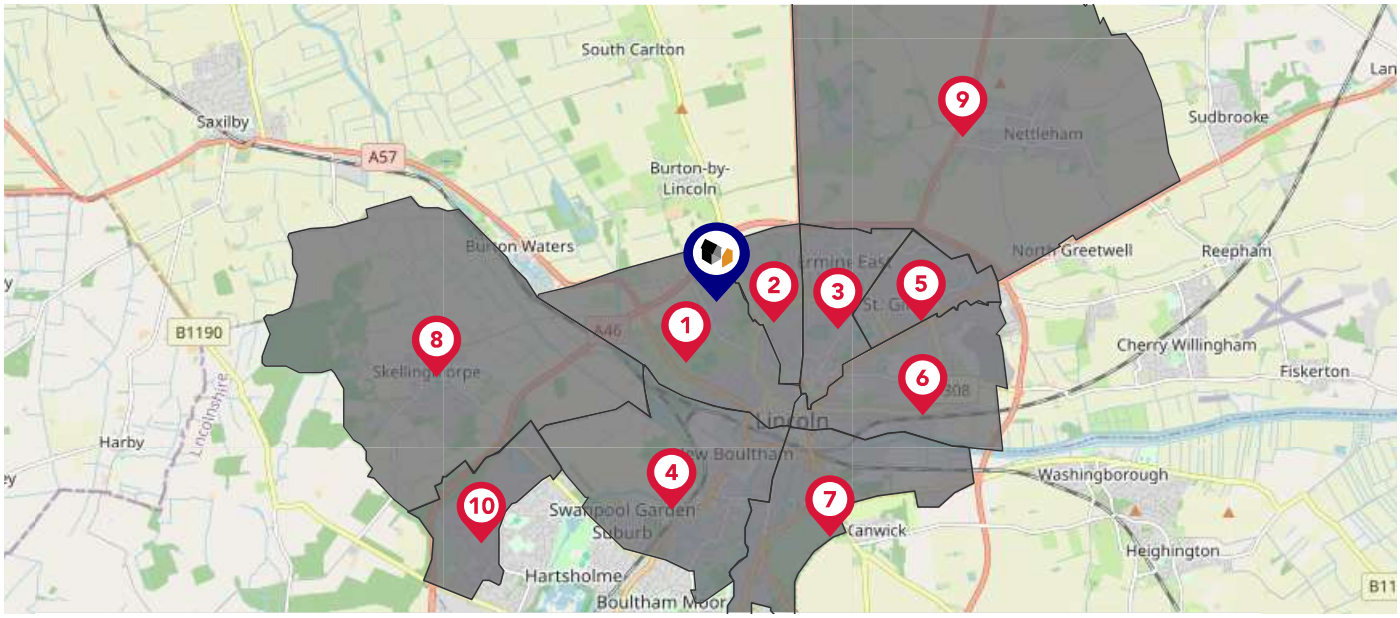
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

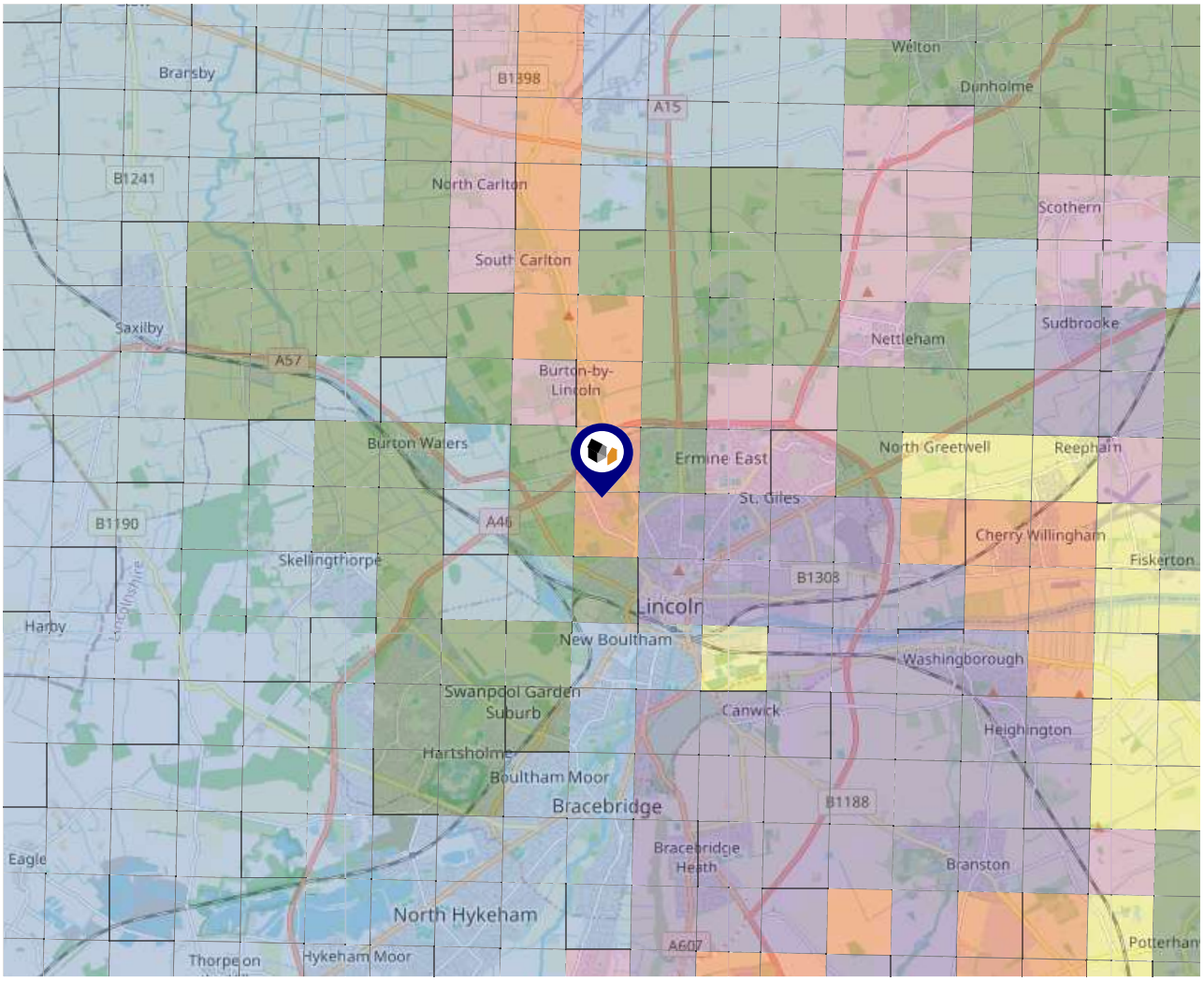
1	Carholme Ward
2	Castle Ward
3	Minster Ward
4	Boultham Ward
5	Glebe Ward
6	Abbey Ward
7	Park Ward
8	Skellingthorpe Ward
9	Nettleham Ward
10	Birchwood Ward

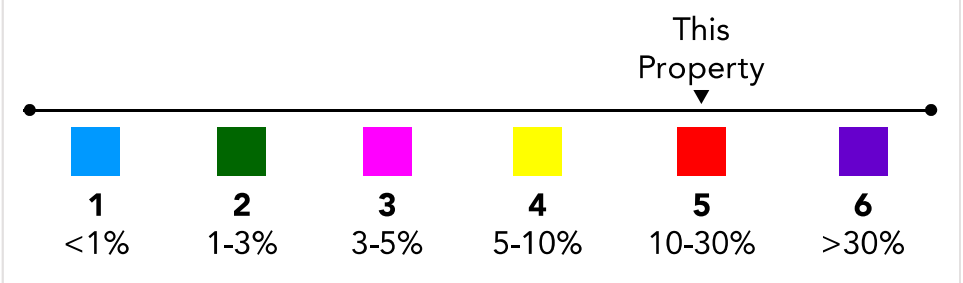
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Environment
Radon Gas

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).



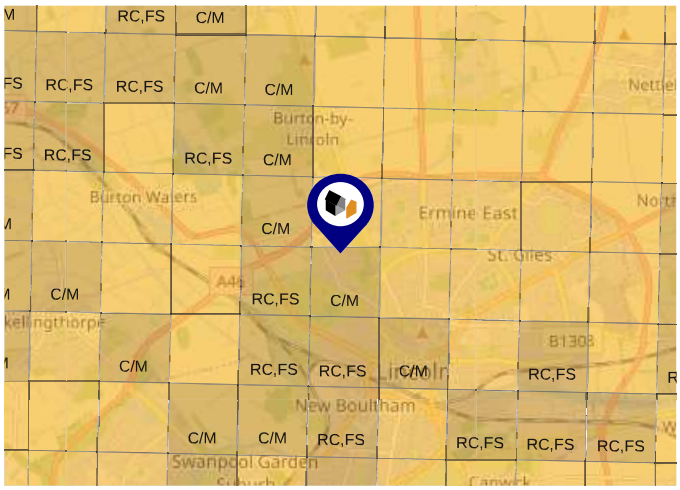


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Environment
Soils & Clay

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

Carbon Content:	NONE	**Soil Texture:**	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	**Soil Depth:**	DEEP
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		

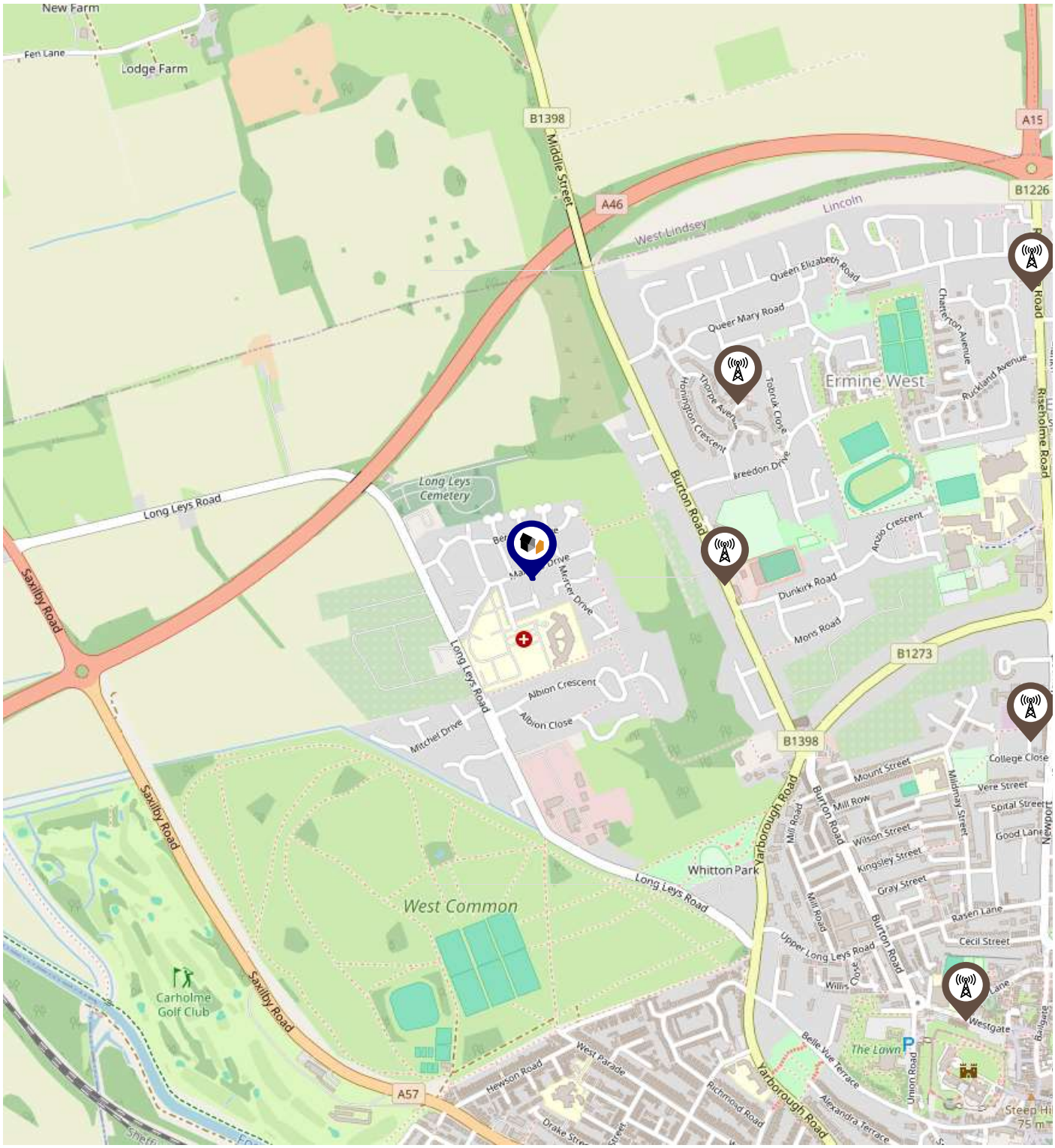


Primary Classifications (Most Common Clay Types)

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:

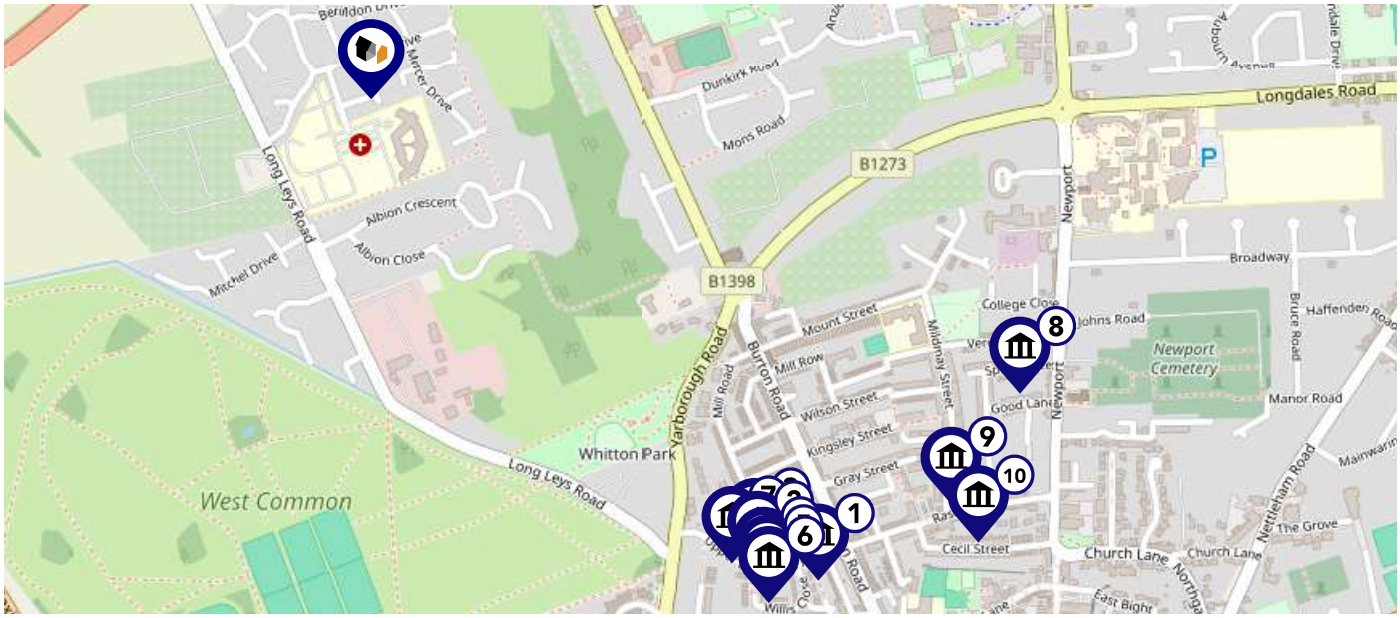
Power Pylons

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	1388474 - Museum Of Lincolnshire Life	Grade II	0.7 miles
2	1388645 - 18-40, Mill Road	Grade II	0.7 miles
3	1388646 - 42, Mill Road	Grade II	0.7 miles
4	1388644 - 16, Mill Road	Grade II	0.7 miles
5	1388643 - 2-14, Mill Road	Grade II	0.7 miles
6	1388821 - Elm House	Grade II	0.7 miles
7	1388647 - Ellis's Mill	Grade II	0.7 miles
8	1388822 - The Olde House	Grade II	0.8 miles
9	1388755 - Saxon Villa And Attached Railings	Grade II	0.8 miles
10	1388741 - 24, Rasen Lane	Grade II	0.8 miles

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 Mount Street Academy Ofsted Rating: Outstanding | Pupils: 318 | Distance:0.59	☐	☑	☐	☐	☐
2 The St Francis Special School, Lincoln Ofsted Rating: Outstanding | Pupils: 161 | Distance:0.7	☐	☐	☑	☐	☐
3 Lincoln Castle Academy Ofsted Rating: Not Rated | Pupils: 680 | Distance:0.73	☐	☐	☑	☐	☐
4 The St Faith's Church of England Infant and Nursery School, Lincoln Ofsted Rating: Good | Pupils: 278 | Distance:0.74	☐	☑	☐	☐	☐
5 The St Faith and St Martin Church of England Junior School, Lincoln Ofsted Rating: Good | Pupils: 345 | Distance:0.79	☐	☑	☐	☐	☐
6 Westgate Academy Ofsted Rating: Good | Pupils: 430 | Distance:0.86	☐	☑	☐	☐	☐
7 Castles Education Ofsted Rating: Inadequate | Pupils: 93 | Distance:1.06	☐	☐	☑	☐	☐
8 Lincolnshire Secure Unit Ofsted Rating: Not Rated | Pupils:0 | Distance:1.09	☐	☐	☑	☐	☐

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Area
Schools



	Nursery	Primary	Secondary	College	Private
9 **Our Lady of Lincoln Catholic Primary School A Voluntary Academy** Ofsted Rating: Good | Pupils: 204 | Distance:1.25	☐	☑	☐	☐	☐
10 **Lincoln UTC** Ofsted Rating: Good | Pupils: 369 | Distance:1.28	☐	☐	☑	☐	☐
11 **Ermine Primary Academy** Ofsted Rating: Good | Pupils: 393 | Distance:1.29	☐	☑	☐	☐	☐
12 **The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School** Ofsted Rating: Requires improvement | Pupils: 89 | Distance:1.29	☐	☑	☐	☐	☐
13 **Lincoln Minster School** Ofsted Rating: Not Rated | Pupils: 473 | Distance:1.33	☐	☐	☑	☐	☐
14 **Lincoln College** Ofsted Rating: Good | Pupils:0 | Distance:1.4	☐	☐	☑	☐	☐
15 **Lincoln Christ's Hospital School** Ofsted Rating: Good | Pupils: 1286 | Distance:1.51	☐	☐	☑	☐	☐
16 **Springwell Alternative Academy Lincoln** Ofsted Rating: Good | Pupils: 48 | Distance:1.53	☐	☐	☑	☐	☐

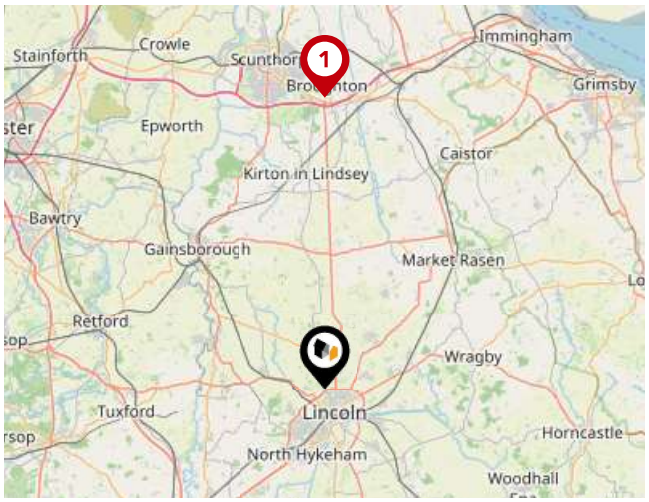
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Area
Transport (National)



National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	1.51 miles
2	Hykeham Rail Station	3.93 miles
3	Saxilby Rail Station	4.68 miles
4	Swinderby Rail Station	8 miles
5	Metheringham Rail Station	10.05 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	20.64 miles

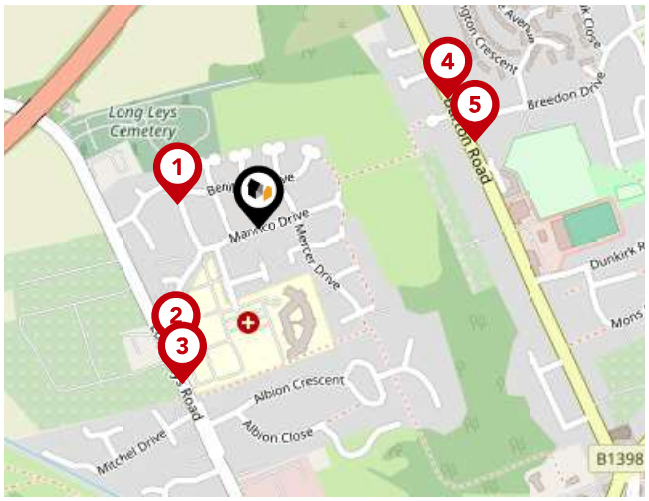


Airports/Helipads

Pin	Name	Distance
1	Robin Hood Doncaster Sheffield Airport	24.79 miles

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Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Berilldon Drive	0.09 miles
2	Carram Way	0.16 miles
3	Mitchell Drive	0.19 miles
4	Higson Road	0.25 miles
5	Higson Road	0.25 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Hull Ferry Terminal	36.33 miles

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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

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Disclaimer

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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29 – 30 Silver Street Lincoln LN2 1AS
01522 510 044
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