

See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 02nd October 2026



YARBOROUGH ROAD, LINCOLN, LN1

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

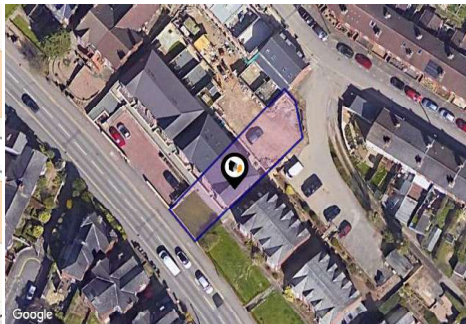
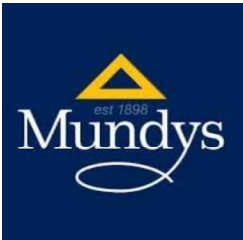
hymie.bentley@mundys.net

www.mundys.net



Powered by
aprift
Know any property instantly

Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,313 ft ² / 122 m ²		
Plot Area:	0.1 acres		
Council Tax :	Band D		
Annual Estimate:	£2,323		
Title Number:	LL170527		

Local Area

Local Authority:	Lincolnshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	16 mb/s	80 mb/s	1800 mb/s
● Surface Water	Very low			

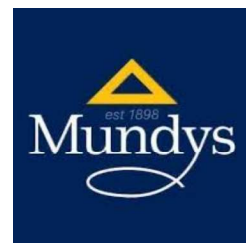
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address



Planning records for: *Yarborough Road, Lincoln, LN1*

Reference - 2006/0138/O	
Decision:	Decided
Date:	02nd March 2006
Description:	Erection of dwellings. (OUTLINE) (RESUBMISSION)

Planning records for: **10 Yarborough Road, Lincoln, Lincolnshire, LN1 1HS**

Reference - 2001/0551/F	
Decision:	Decided
Date:	30th August 2001
Description:	Access and vehicular footpath crossing.

Reference - 2023/0594/TCO	
Decision:	Decided
Date:	09th August 2023
Description:	T1 Apple - Radial reduce to a 3.04 metre width (to balance).

Planning records for: **12 Yarborough Road Lincoln Lincolnshire LN1 1HS**

Reference - 2019/0025/CLE	
Decision:	Decided
Date:	09th January 2019
Description:	Continued use of property as a House in Multiple Occupation (Class C4) (Application for Certificate of Lawfulness).

Planning records for: **18 Yarborough Road Lincoln LN1 1HS**

Reference - 2004/0628/TCO	
Decision:	Decided
Date:	19th July 2004
Description:	To fell 1 Sycamore and 6 Conifers located at the front of the property.

Planning records for: **20 Yarborough Road Lincoln Lincolnshire LN1 1HS**

Reference - 2022/0021/CLE	
Decision:	Decided
Date:	12th January 2022
Description:	Continued use of property as a House in Multiple Occupation (Class C4) (Application for Certificate of Lawfulness).

Planning records for: **26 Yarborough Road Lincoln Lincolnshire LN1 1HS**

Reference - 2017/1268/C4	
Decision:	Decided
Date:	31st October 2017
Description:	Change of use of basement and ground floor to 5no. bed HMO and first floor to 3no. bed HMO (Retrospective)

Planning records for: **28 Yarborough Road Lincoln Lincolnshire LN1 1HS**

Reference - 2023/0851/TCO	
Decision:	Decided
Date:	24th November 2023
Description:	Remove T1 (Apple), Remove T2 (Lilac), Remove T3 (Elderberry), Remove T4 (Laurel).

Reference - 2016/0106/F	
Decision:	Decided
Date:	09th February 2016
Description:	Change of use from Residential (C3) to House in Multiple Occupation, 8 bedrooms (Sui Generis) (Retrospective)

Planning records for: **28 Yarborough Road Lincoln Lincolnshire LN1 1HS**

Reference - 2022/0855/HOU	
Decision:	Decided
Date:	25th October 2022
Description:	Erection of a single storey side and rear extension to basement level following removal of existing conservatory

Reference - 2022/0859/RD	
Decision:	Decided
Date:	25th October 2022
Description:	Submission of details to discharge condition 3 (Noise Impact Assessment) of planning permission 2022/0086/FUL.

Planning records for: **30 Yarborough Road Lincoln Lincolnshire LN1 1HS**

Reference - 2026/0438/FUL	
Decision:	Decided
Date:	17th July 2026
Description:	Change of use from Existing HMO (Class C4) to flexible use between HMO (Class C4) and Dwelling (Class C3).

Planning records for: **34 Yarborough Road Lincoln Lincolnshire LN1 1HS**

Reference - 2020/0114/CLE	
Decision:	Decided
Date:	13th February 2020
Description:	Continued use of property as a House in Multiple Occupation (Class C4). (Application for Certificate of Lawfulness).

Planning records for: **34 Yarborough Road Lincoln Lincolnshire LN1 1HS**

Reference - 2013/0069/TCO
Decision: Decided
Date: 15th January 2013
Description: To fell 4 Lime trees, 1 Conifer tree, 1 Conifer hedge, 1 Holly tree and 1 Willow tree and to pollard 3 Lime trees

Reference - 2015/1048/F
Decision: Decided
Date: 23rd December 2015
Description: Conversion of existing basement to form a dwelling.

Reference - 2023/0005/NMA
Decision: Decided
Date: 07th January 2023
Description: Non-material amendment to planning application 2021/0693/FUL to amend plans to move location of wall.

Reference - 2023/0174/RD
Decision: Decided
Date: 15th March 2023
Description: Submission of details to discharge conditions 3 (Materials) and 4 (Vehicle Charging Point) of planning permission 2021/0693/FUL.

Planning records for: **34 Yarborough Road Lincoln Lincolnshire LN1 1HS**

Reference - 2021/0693/FUL	
Decision:	Decided
Date:	23rd August 2021
Description:	Demolition of existing garage and erection of 2 bed dwelling. (Use class C3 Dwellinghouse) (Revised plans).

Reference - 2015/0810/F	
Decision:	Withdrawn
Date:	28th September 2015
Description:	Change of use of dwelling to a House in Multiple Occupation (Sui Generis). (RETROSPECTIVE)

Planning records for: **36 Yarborough Road Lincoln LN1 1HS**

Reference - 2015/0809/F	
Decision:	Decided
Date:	28th September 2015
Description:	Change of use from C3 (Dwellinghouse) to 7 bed HMO (Sui Generis) (RETROSPECTIVE)

Planning records for: **38 Yarborough Road, Lincoln, Lincolnshire, LN1 1HS**

Reference - 2001/0318/F	
Decision:	Decided
Date:	13th June 2001
Description:	Change of use from 2 flats to student accommodation comprising 8 bedrooms for 8 persons.

Planning records for: **4 Yarborough Road Lincoln Lincolnshire LN1 1HS**

Reference - 2021/0045/TCO	
Decision:	Decided
Date:	22nd January 2021
Description:	Removal of T1 and T2 (Cypress) to leave tree stumps of 10ft.

Reference - 2024/0335/CLE	
Decision:	Decided
Date:	23rd May 2024
Description:	Continued use of property as a House in Multiple Occupation (Class C4). (Application for Certificate of Lawfulness).

Planning records for: **41 Yarborough Road Lincoln Lincolnshire LN1 1HS**

Reference - 2023/0217/FUL	
Decision:	Decided
Date:	29th March 2023
Description:	Erection of 1 dwelling (Revised Plans).

Reference - 23/0372/HOUS	
Decision:	Decided
Date:	29th March 2023
Description:	Single storey front extension & alterations to existing window and door openings.

Planning records for: **41 Yarborough Road Lincoln Lincolnshire LN1 1HS**

Reference - 2026/0560/RD	
Decision:	Decided
Date:	09th September 2026
Description:	Submission of details to discharge condition 3 (Materials) of planning permission 2023/0217/FUL.

Planning records for: **6 Yarborough Road Lincoln Lincolnshire LN1 1HS**

Reference - 2021/0044/TCO	
Decision:	Decided
Date:	22nd January 2021
Description:	To fell T1 London plane.

Planning records for: **53A Yarborough Road Lincoln Lincolnshire LN1 1HS**

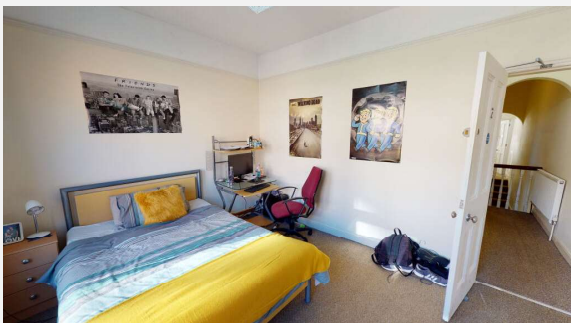
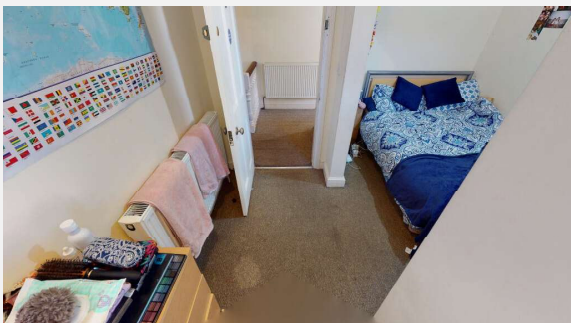
Reference - 2006/0037/F	
Decision:	Decided
Date:	13th March 2006
Description:	Erection of a side conservatory.

Planning records for: **59A Yarborough Road Lincoln Lincolnshire LN1 1HS**

Reference - 2006/0034/F	
Decision:	Decided
Date:	24th January 2006
Description:	Erection of a side conservatory.

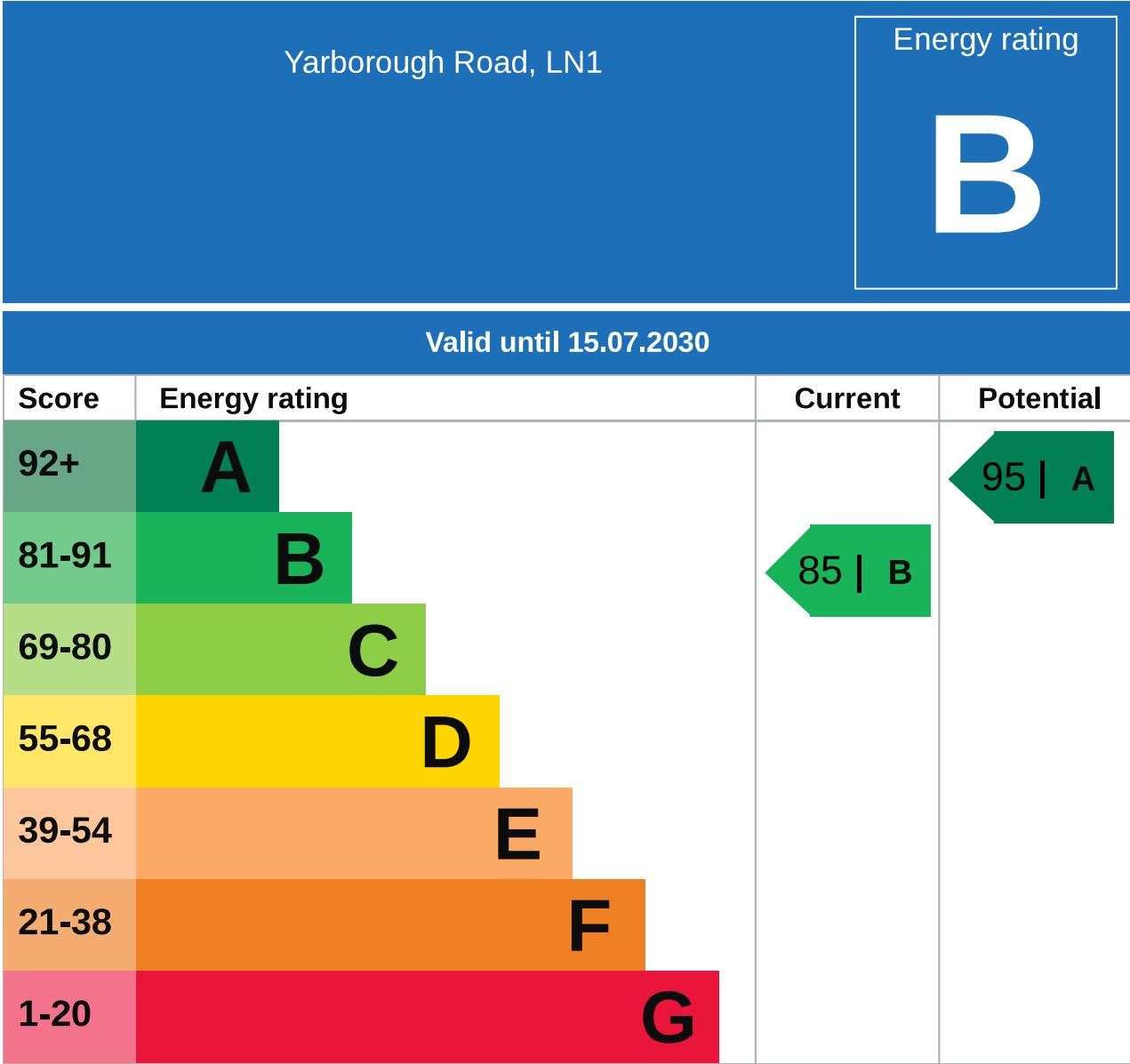
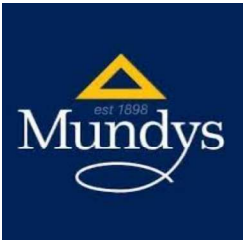
Planning records for: *West Dean 77-79 Yarborough Road Lincoln Lincolnshire LN1 1HS*

Reference - 2016/0176/F	
Decision:	Decided
Date:	07th March 2016
Description:	Erection of 3 three-storey terraced dwellings with a two storey element fronting Alexandra Terrace.





Property EPC - Certificate



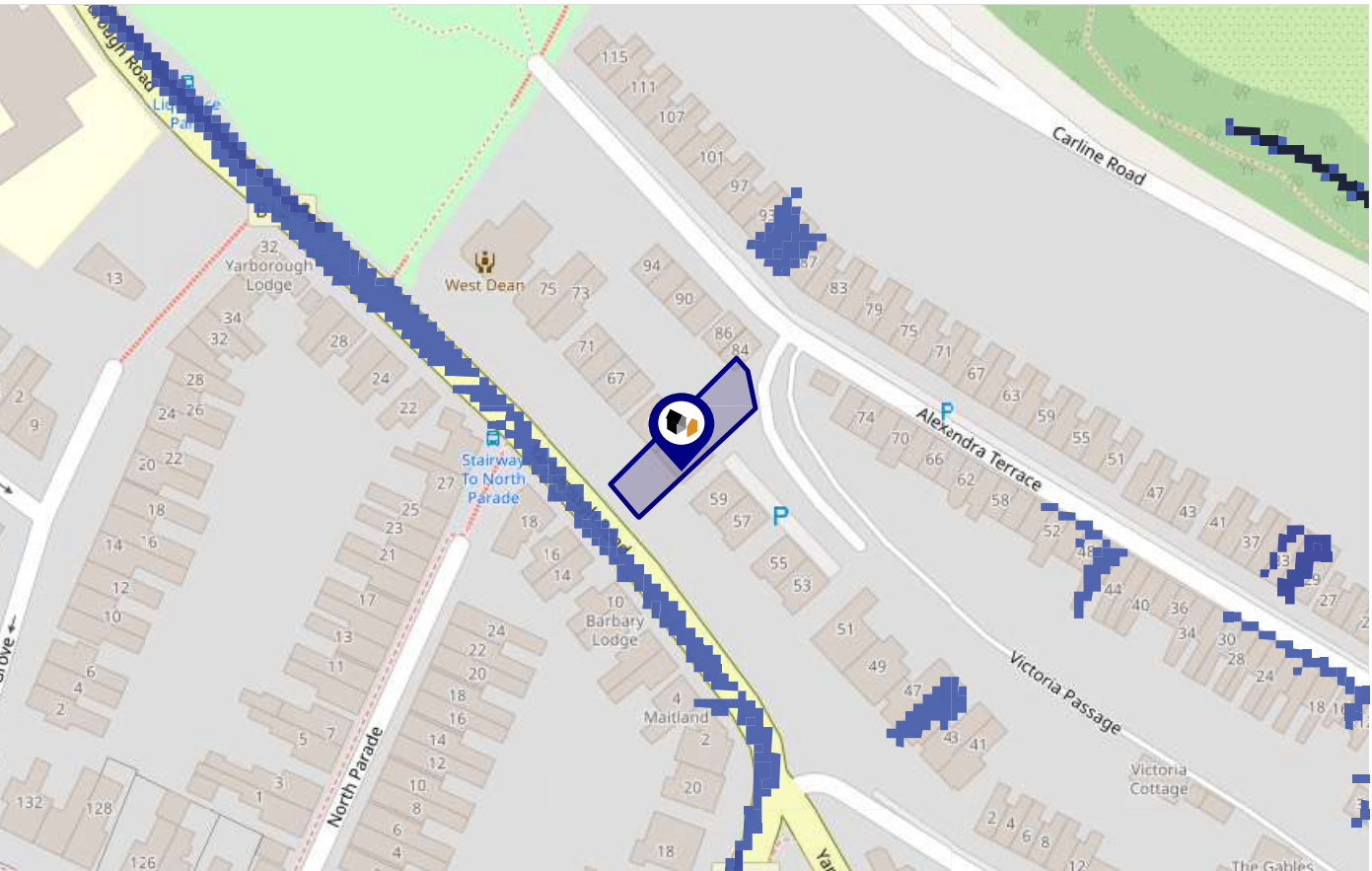
Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m ² K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.15 W/m ² K
Total Floor Area:	122 m ²

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.

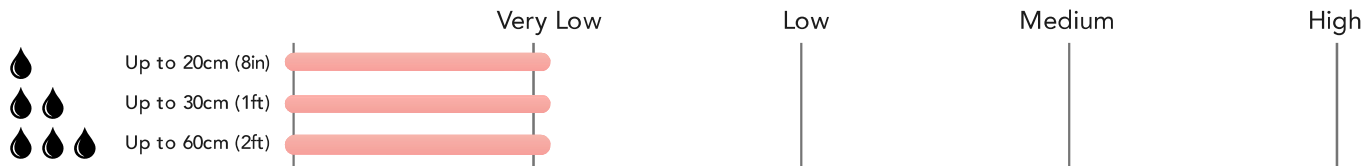


Risk Rating: Very low

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.

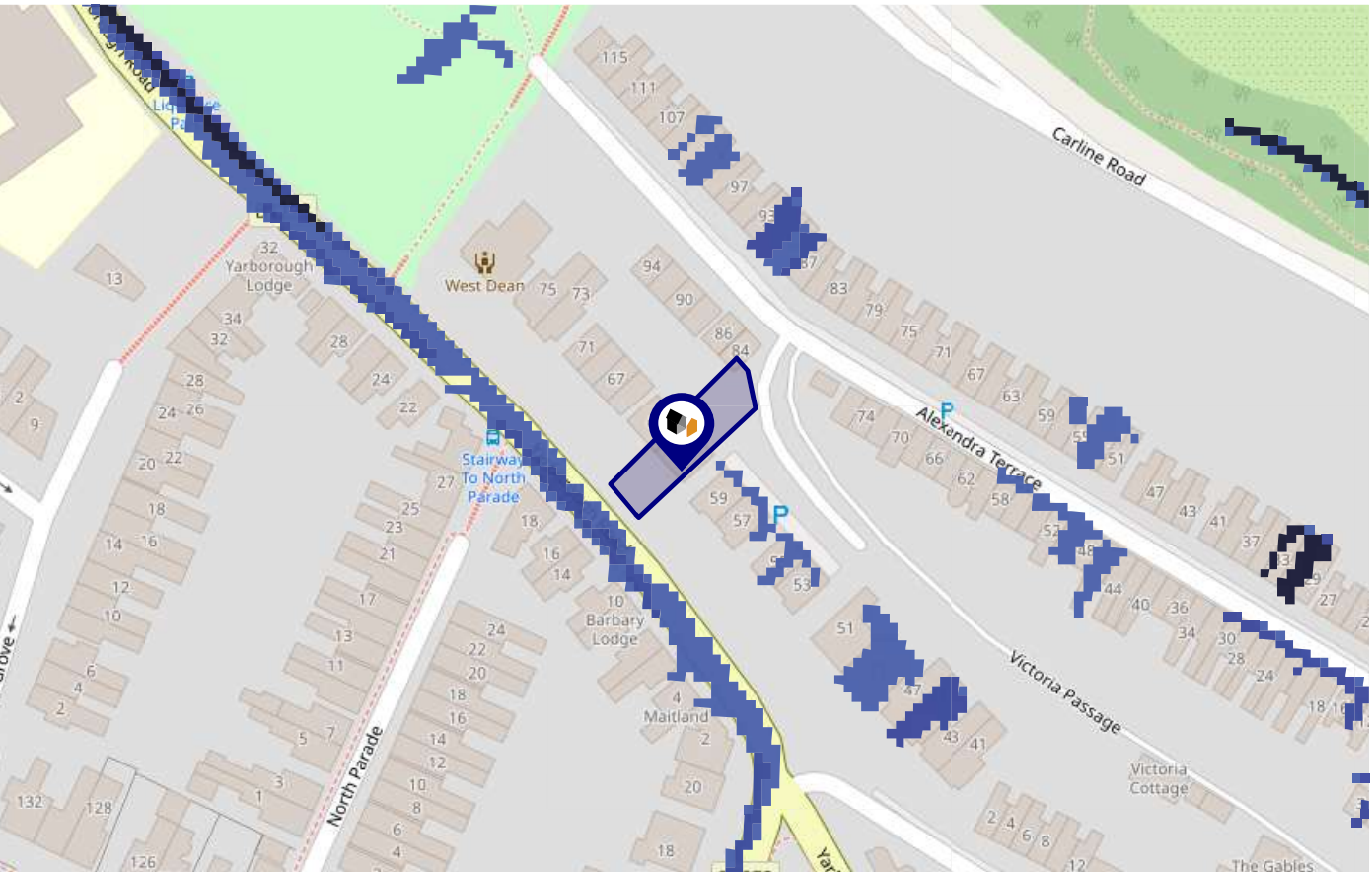
Chance of flooding to the following depths at this property:



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:



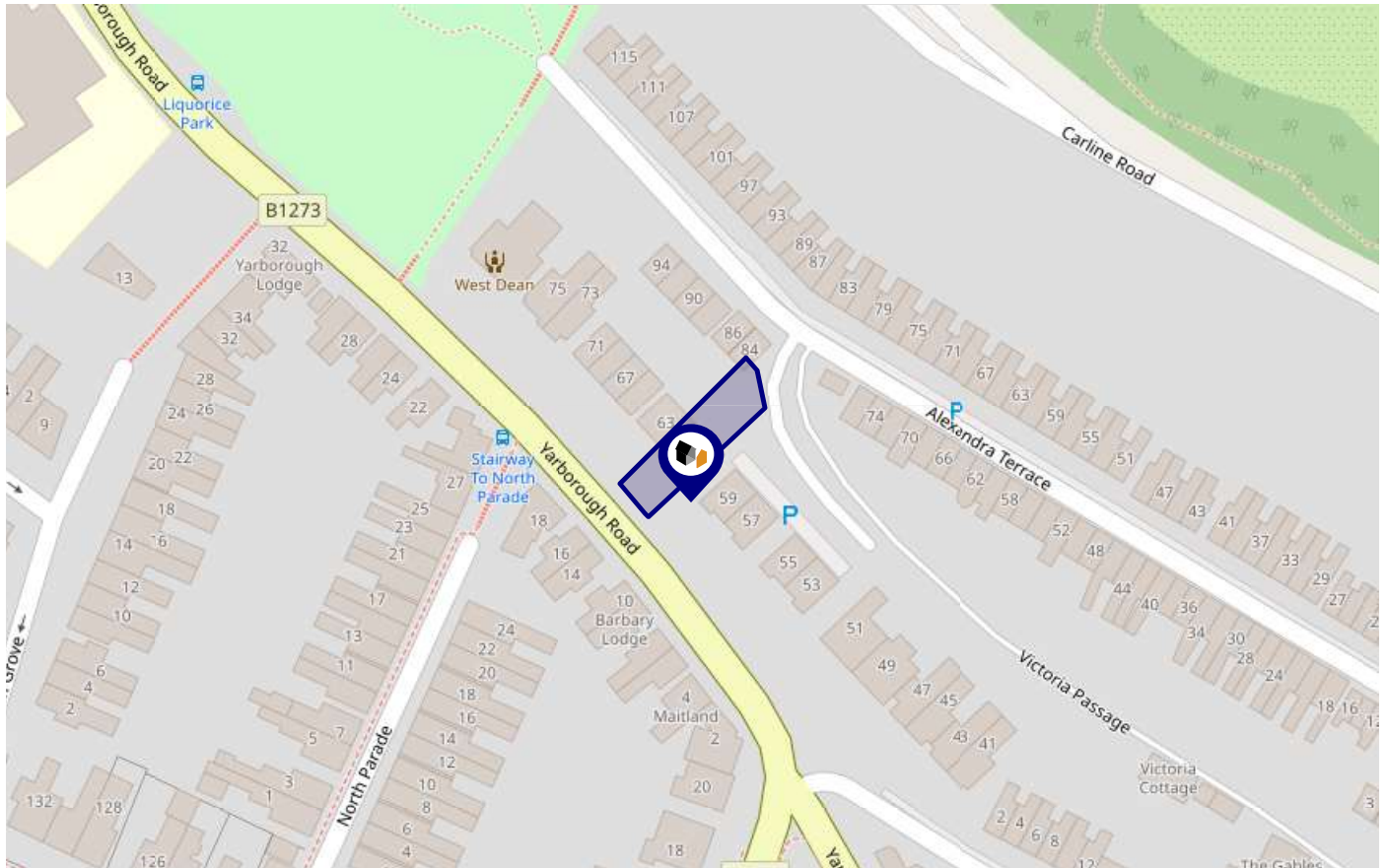
MIR - Material Info

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.

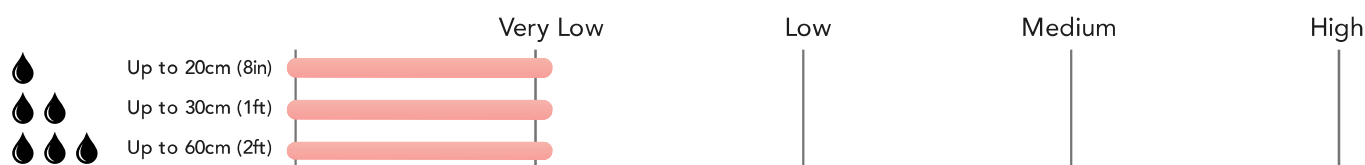
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any 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:



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.

- Chance of flooding to the following depths at this property:



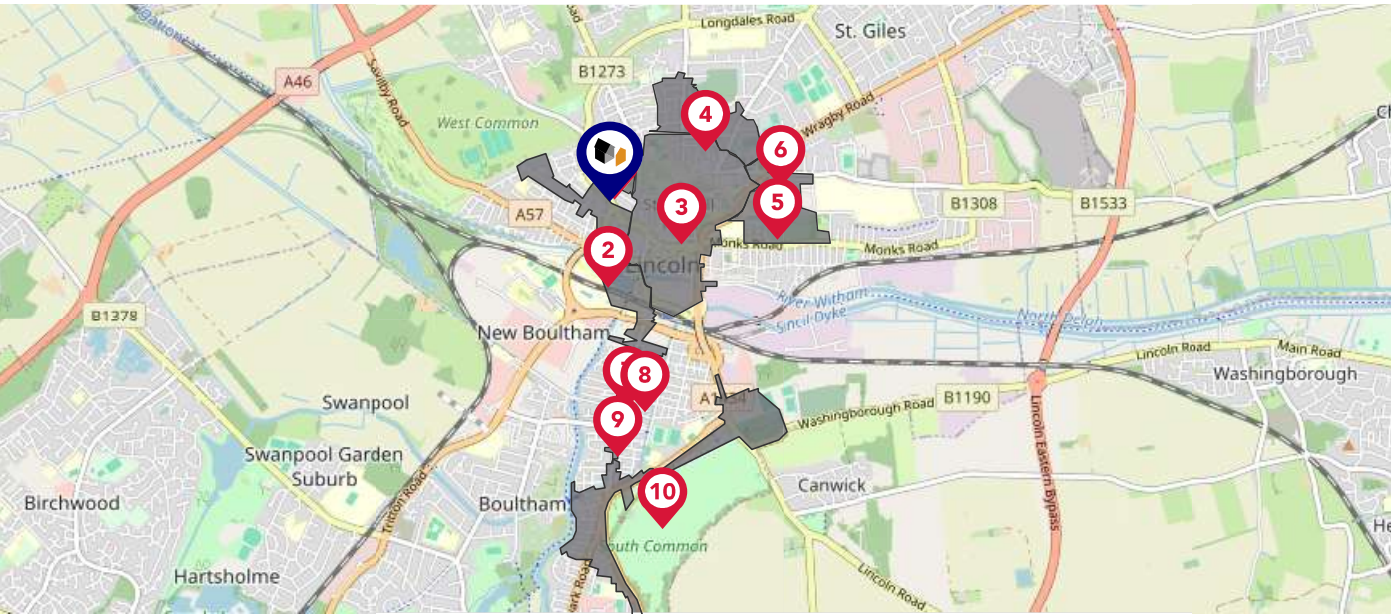
Powered by **prift**

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.

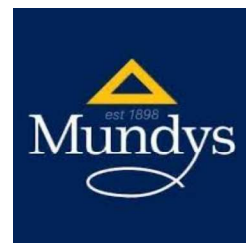


Nearby Conservation Areas

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

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	Former Fisons Site-Carholme Road	Historic Landfill	☐
2	Rear Of British Rail Social Club-Ropewalk	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	EA/EPR/BP3598NX/A001 - Serviceteam Ltd	Active Landfill	☒
6	Mount Street-Lincoln, Lincolnshire	Historic Landfill	☐
7	Golf Course-West Common	Historic Landfill	☐
8	The Dell-Wragby Road	Historic Landfill	☐
9	EA/EPR/BP3998NN/A001 - Beevor Foundry Ltd	Active Landfill	☒
10	West Common-Lincoln, Lincolnshire	Historic Landfill	☐

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

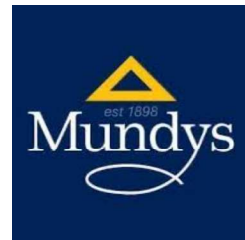
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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.

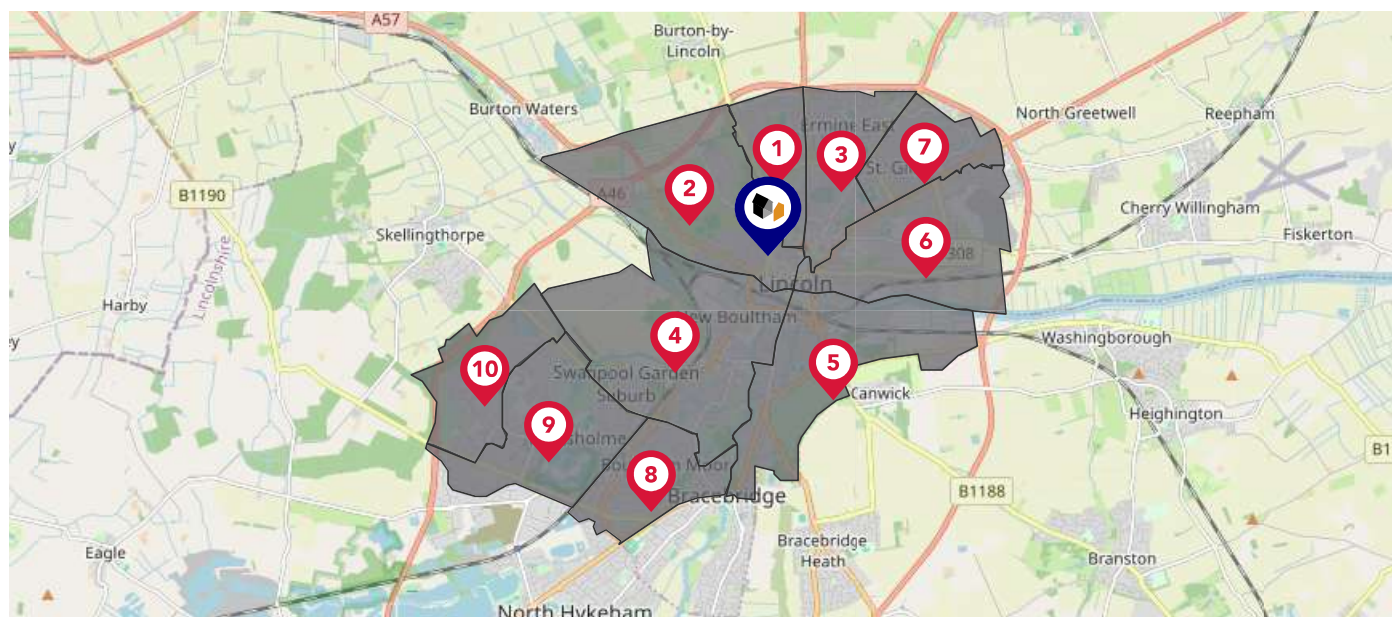
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

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



Castle Ward



Carholme Ward



Minster Ward



Boultham Ward



Park Ward



Abbey Ward



Glebe Ward



Moorland Ward



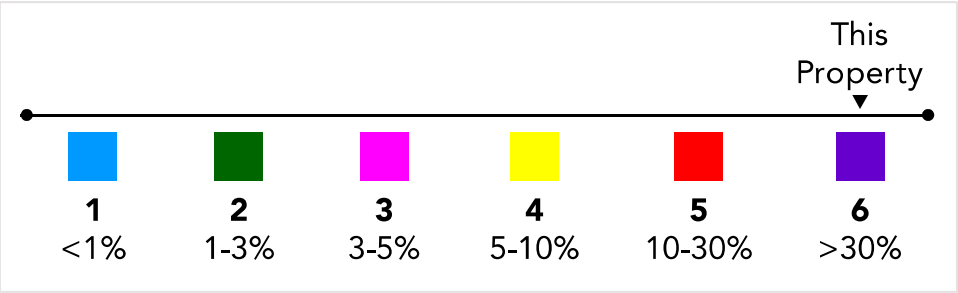
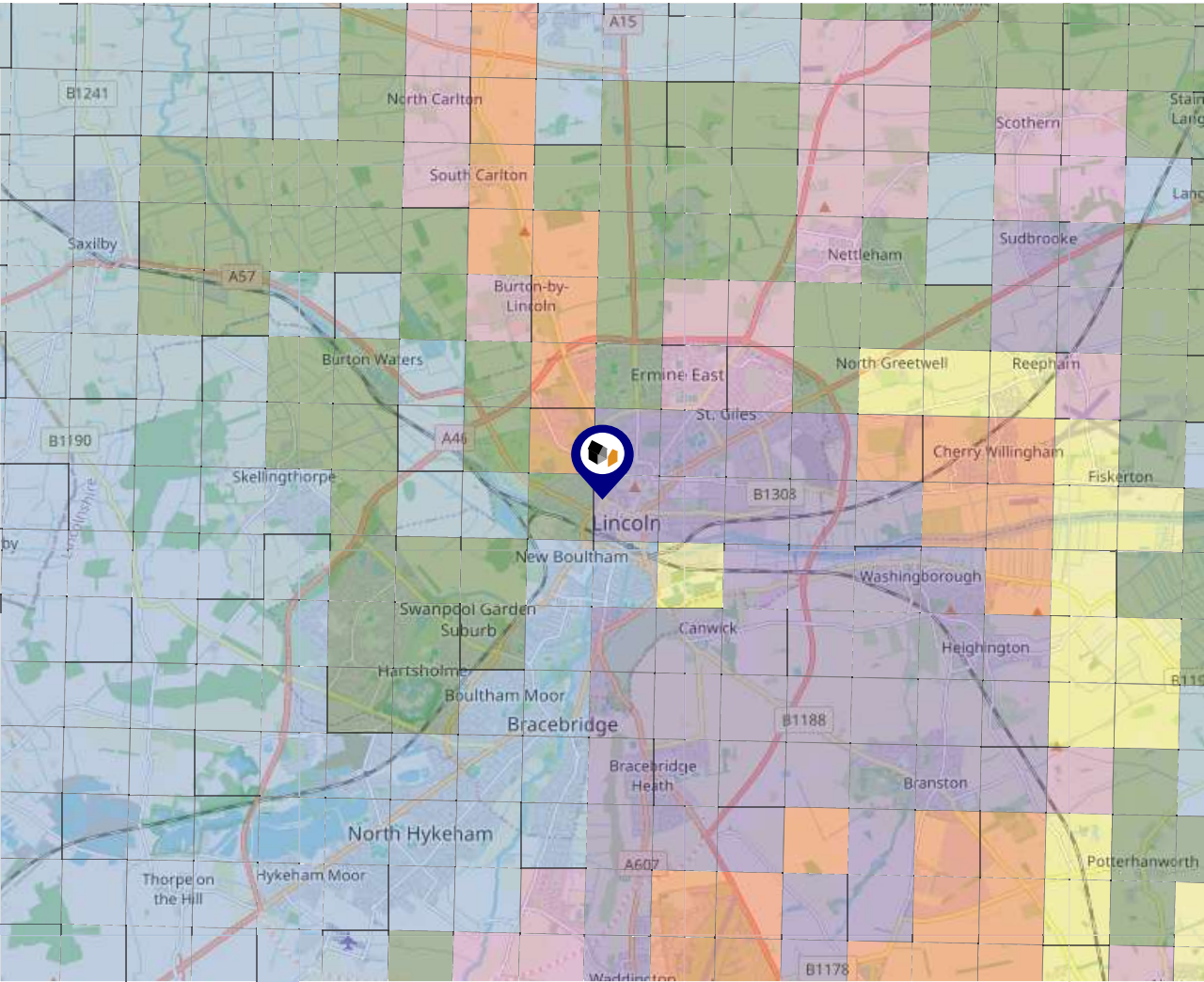
Hartsholme Ward



Birchwood Ward

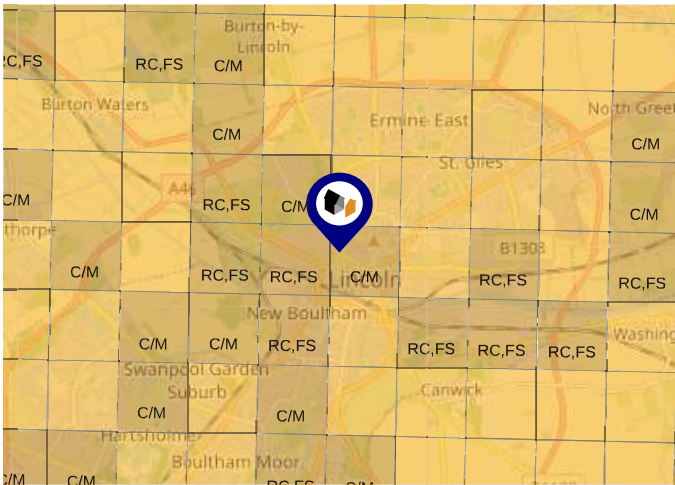
What is Radon?

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)

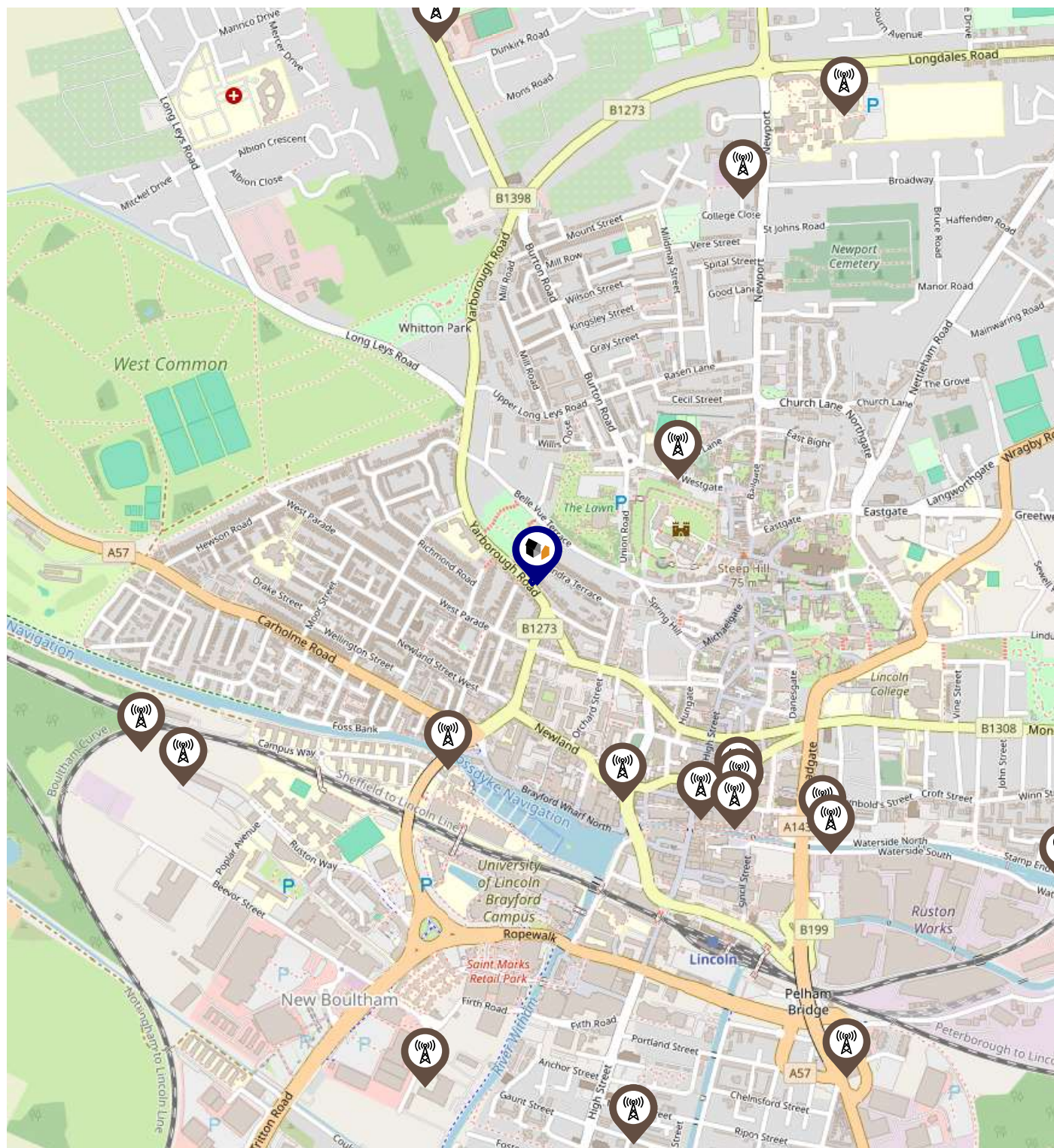
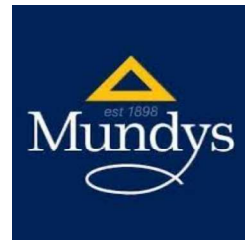
Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		



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

Local Area Masts & Pylons

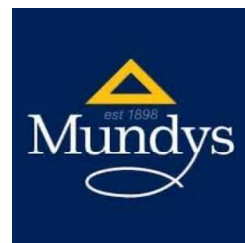


Key:

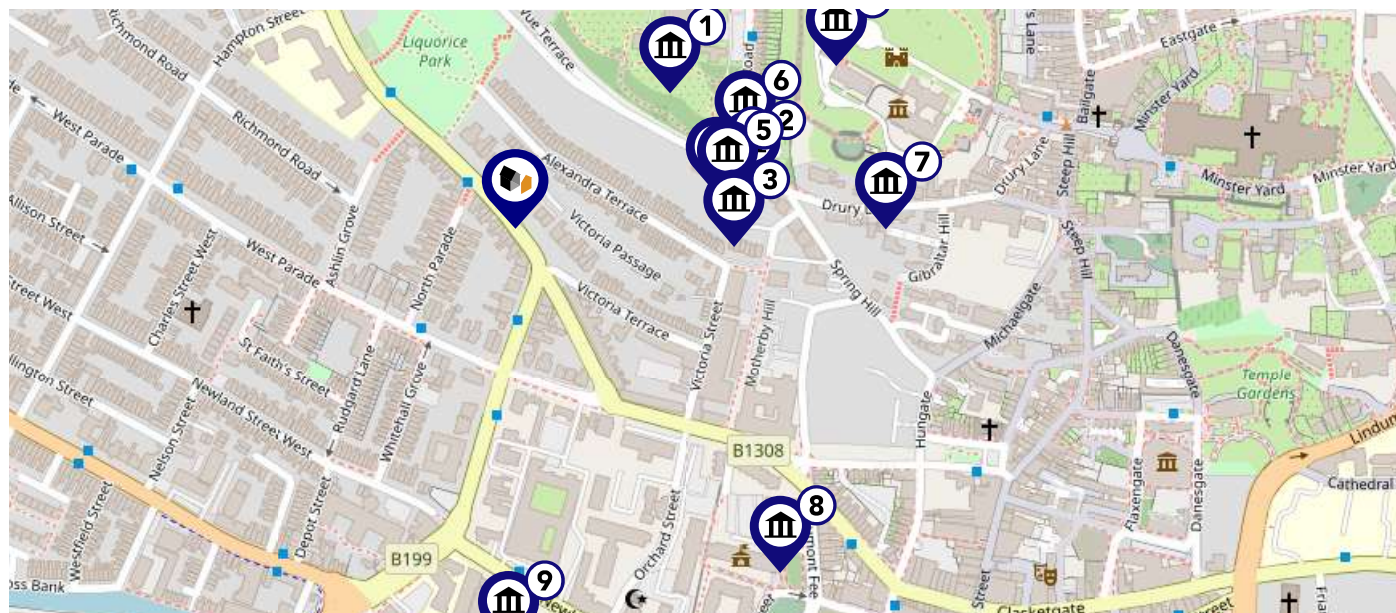
-  Power Pylons
-  Communication Masts

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
	1388819 - The Lawn	Grade II	0.1 miles
	1388817 - Hilton House And Attached Wall And Gatepiers	Grade II	0.1 miles
	1388701 - West Hill House	Grade II	0.1 miles
	1388815 - Charlesworth Monument	Grade II	0.1 miles
	1388816 - Wall And Railings Enclosing Charlesworth Monument	Grade II	0.1 miles
	1388818 - Hilton Lodge And Attached Walls	Grade II	0.1 miles
	1388508 - 15 And 16, Drury Lane	Grade II	0.2 miles
	1388468 - Beaumont Manor	Grade II	0.2 miles
	1388718 - Numbers 78-88 And Attached Railings	Grade II	0.2 miles
	1388488 - Assize Courts	Grade II	0.2 miles

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type



Property Lease Information

Listed Building Information

Stamp Duty

Other

Other



Electricity Supply

Gas Supply

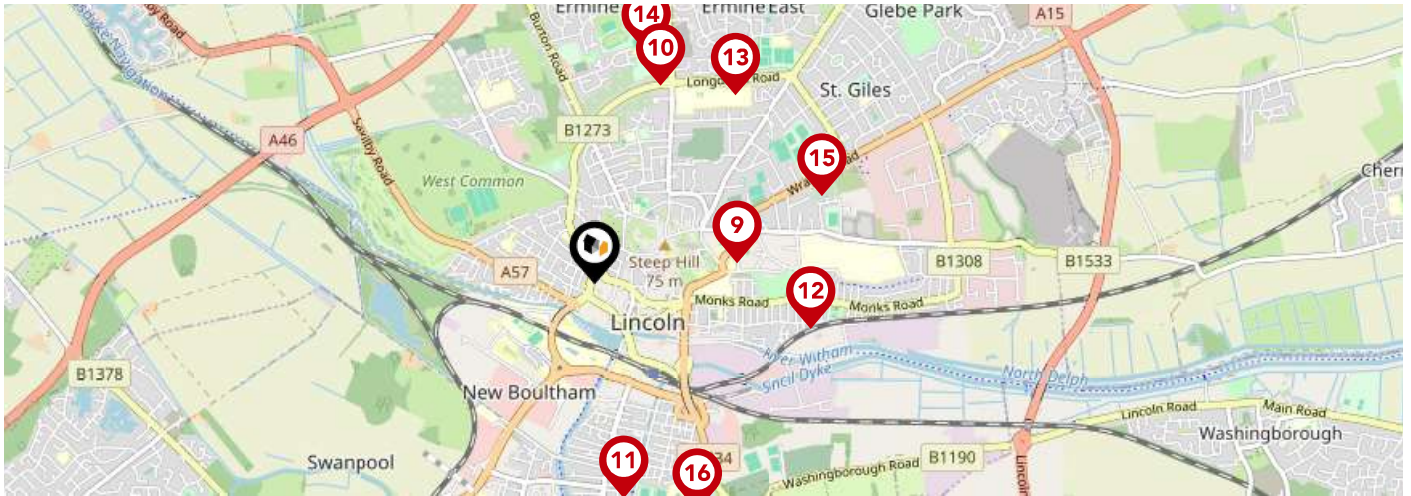
Central Heating

Water Supply

Drainage

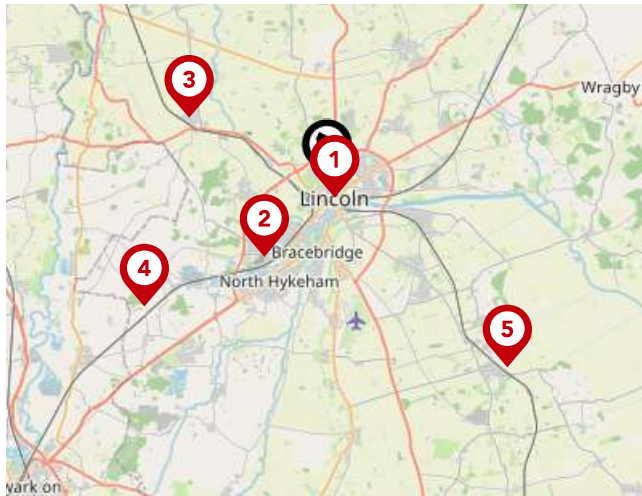


		Nursery	Primary	Secondary	College	Private
1	The St Faith and St Martin Church of England Junior School, Lincoln Ofsted Rating: Good Pupils: 345 Distance:0.17	☐	☒	☐	☐	☐
2	Lincolnshire Secure Unit Ofsted Rating: Not Rated Pupils:0 Distance:0.18	☐	☐	☒	☐	☐
3	Westgate Academy Ofsted Rating: Good Pupils: 430 Distance:0.24	☐	☒	☐	☐	☐
4	The St Faith's Church of England Infant and Nursery School, Lincoln Ofsted Rating: Good Pupils: 278 Distance:0.33	☐	☒	☐	☐	☐
5	Lincoln UTC Ofsted Rating: Good Pupils: 369 Distance:0.49	☐	☐	☒	☐	☐
6	Mount Street Academy Ofsted Rating: Outstanding Pupils: 318 Distance:0.51	☐	☒	☐	☐	☐
7	Lincoln College Ofsted Rating: Good Pupils:0 Distance:0.58	☐	☐	☒	☐	☐
8	Lincoln Minster School Ofsted Rating: Not Rated Pupils: 473 Distance:0.62	☐	☐	☒	☐	☐



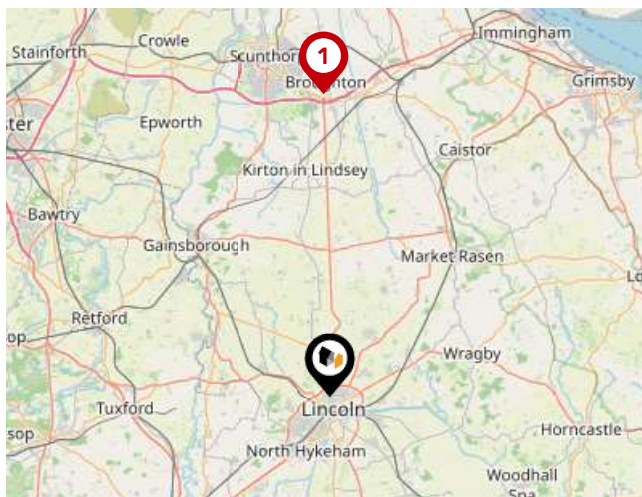
		Nursery	Primary	Secondary	College	Private
	The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School Ofsted Rating: Requires improvement Pupils: 89 Distance:0.64	☐	☒	☐	☐	☐
	Lincoln Castle Academy Ofsted Rating: Not Rated Pupils: 680 Distance:0.93	☐	☐	☒	☐	☐
	The Lincoln St Peter at Gowts Church of England Primary School Ofsted Rating: Outstanding Pupils: 258 Distance:0.96	☐	☒	☐	☐	☐
	Lincoln Monks Abbey Primary School Ofsted Rating: Good Pupils: 594 Distance:0.98	☐	☒	☐	☐	☐
	Castles Education Ofsted Rating: Inadequate Pupils: 93 Distance:1.05	☐	☐	☒	☐	☐
	The St Francis Special School, Lincoln Ofsted Rating: Outstanding Pupils: 161 Distance:1.06	☐	☐	☒	☐	☐
	Lincoln Christ's Hospital School Ofsted Rating: Good Pupils: 1286 Distance:1.09	☐	☐	☒	☐	☐
	The Lincoln Bishop King Church of England Primary School Ofsted Rating: Good Pupils: 459 Distance:1.11	☐	☒	☐	☐	☐

Area Transport (National)



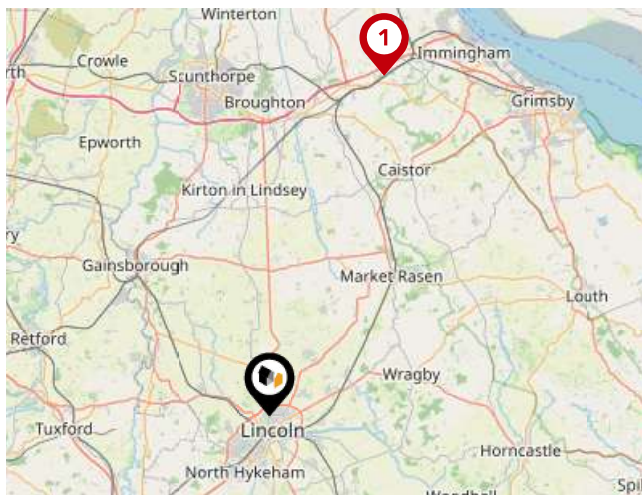
National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	0.59 miles
2	Hykeham Rail Station	3.49 miles
3	Saxilby Rail Station	5.39 miles
4	Swinderby Rail Station	7.85 miles
5	Metherringham Rail Station	9.16 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	21.45 miles



Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	25.46 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stairway To North Parade	0.02 miles
2	West Parade	0.07 miles
3	Liquorice Park	0.08 miles
4	North Parade	0.09 miles
5	West Parade	0.12 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Hull Ferry Terminal	36.96 miles



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



/mundysuk



/mundysuk



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.



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

