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MIR: Material Info

The Material Information Affecting this Property
Friday 25th September 2026



55A, STEEP HILL, LINCOLN, LN2

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

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Property

Type:	Boarding / Guest House / Bed And Breakfast / Youth Hostel	Tenure:	Freehold
Bedrooms:	1		
Plot Area:	0.11 acres		
Title Number:	LL36620		

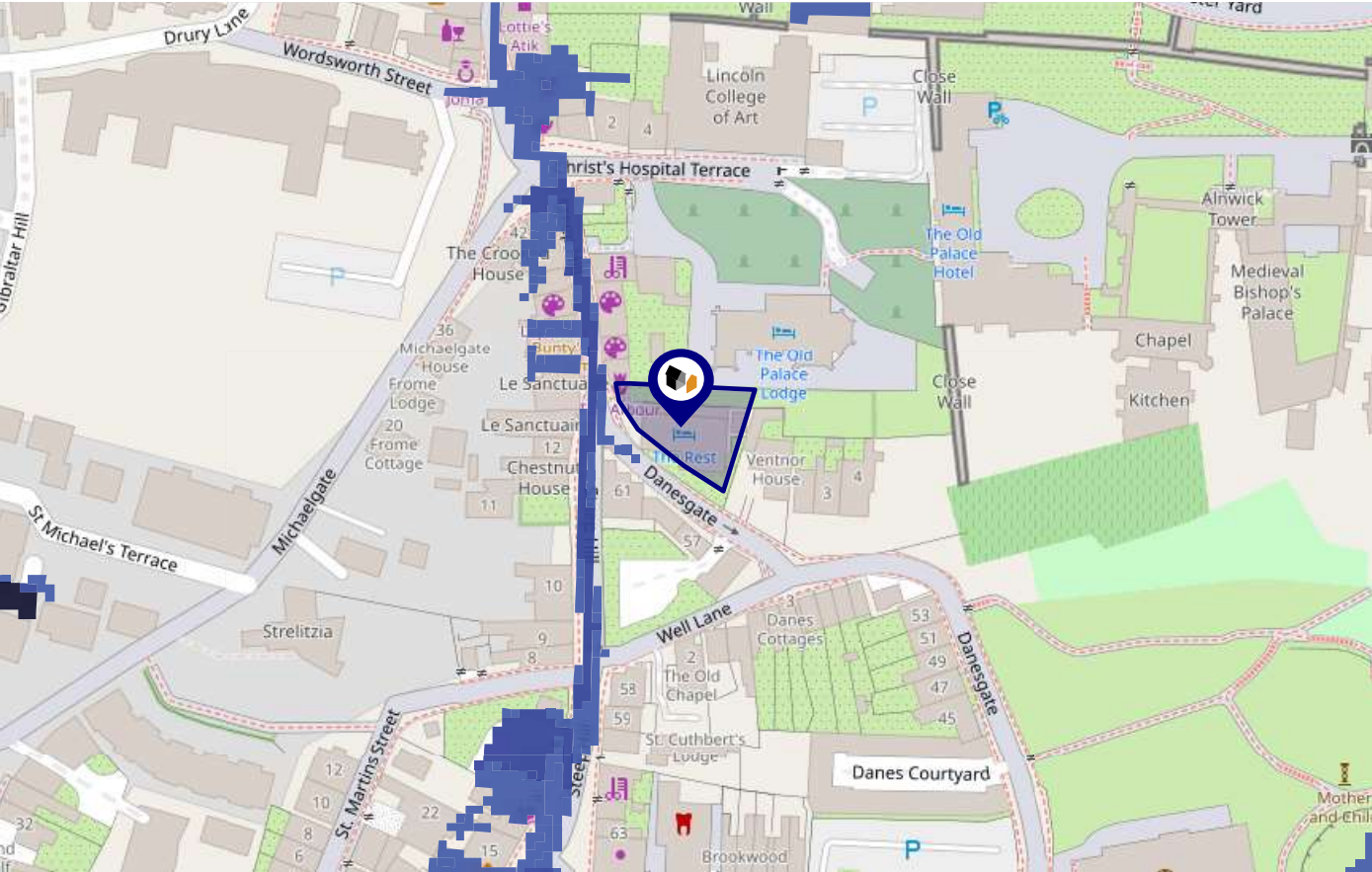
Local Area

Local Authority:	Lincolnshire	Estimated Broadband Speeds		
Conservation Area:	Cathedral and City Centre	(Standard - Superfast - Ultrafast)		
Flood Risk:		14	74	1000
- Rivers & Seas - Surface Water	Very low Very low	mb/s	mb/s	mb/s
				
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
O ₂	EE	3	O	sky
				

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.

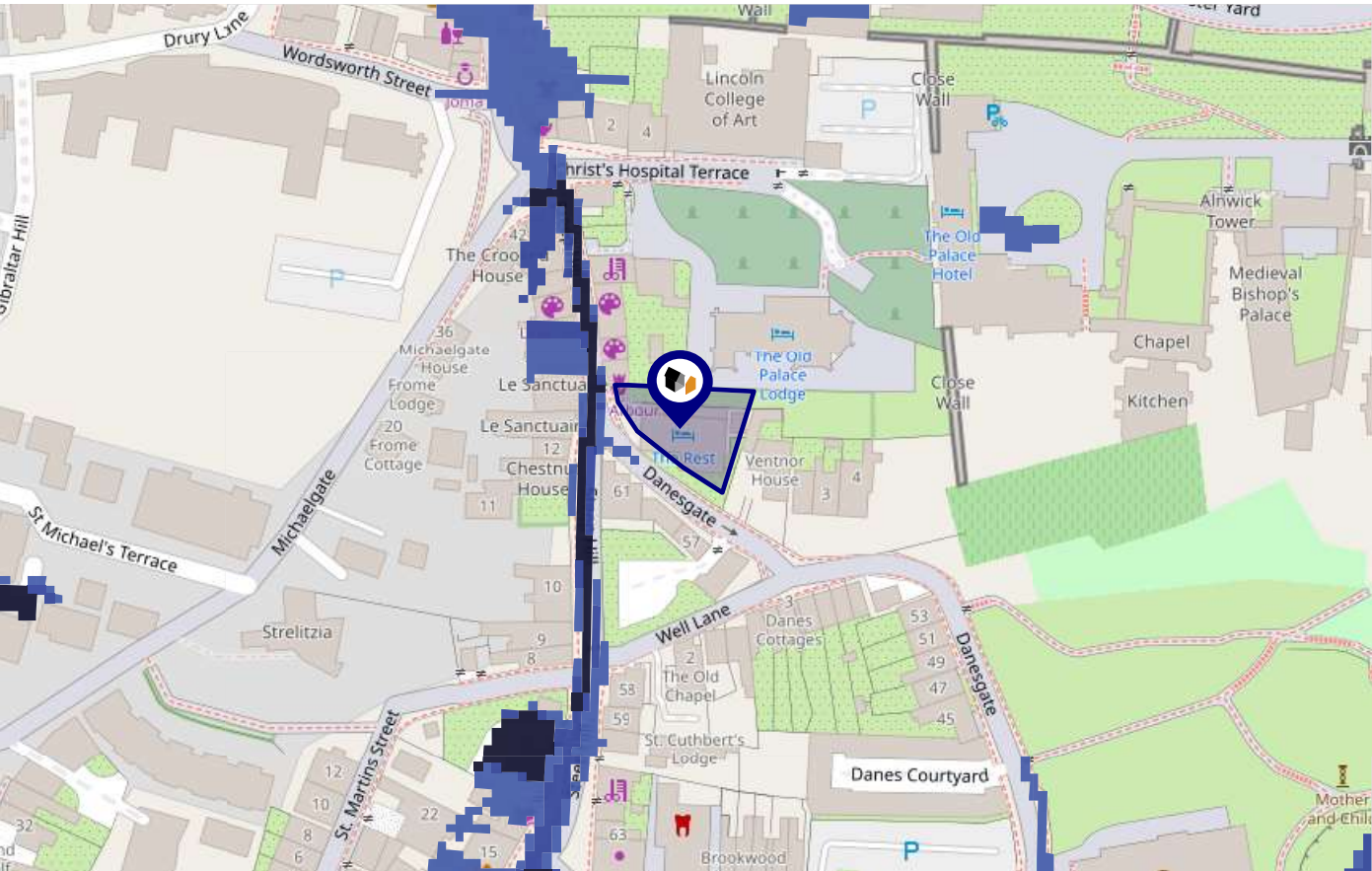
Chance of flooding to the following depths at this property:



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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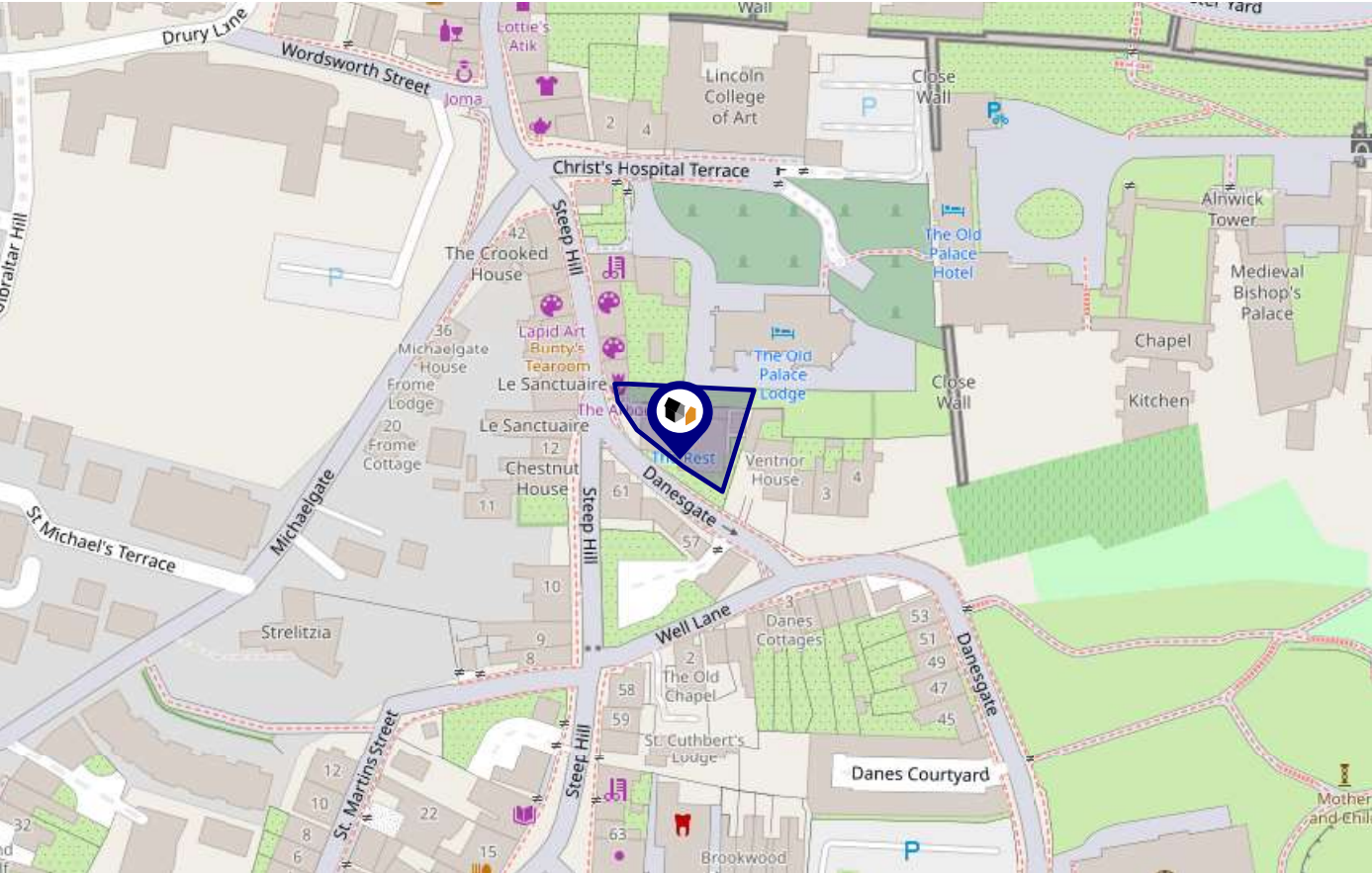
Chance of flooding to the following depths at this property:



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.

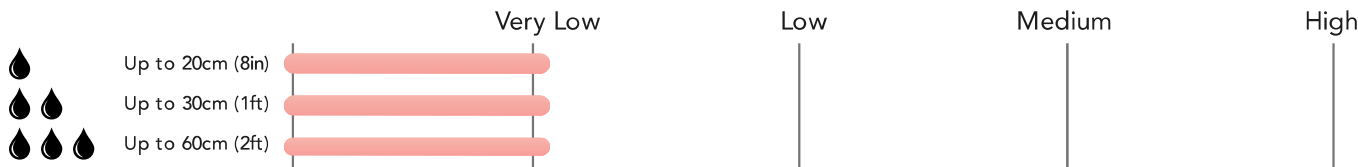


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Chance of flooding to the following depths at this property:

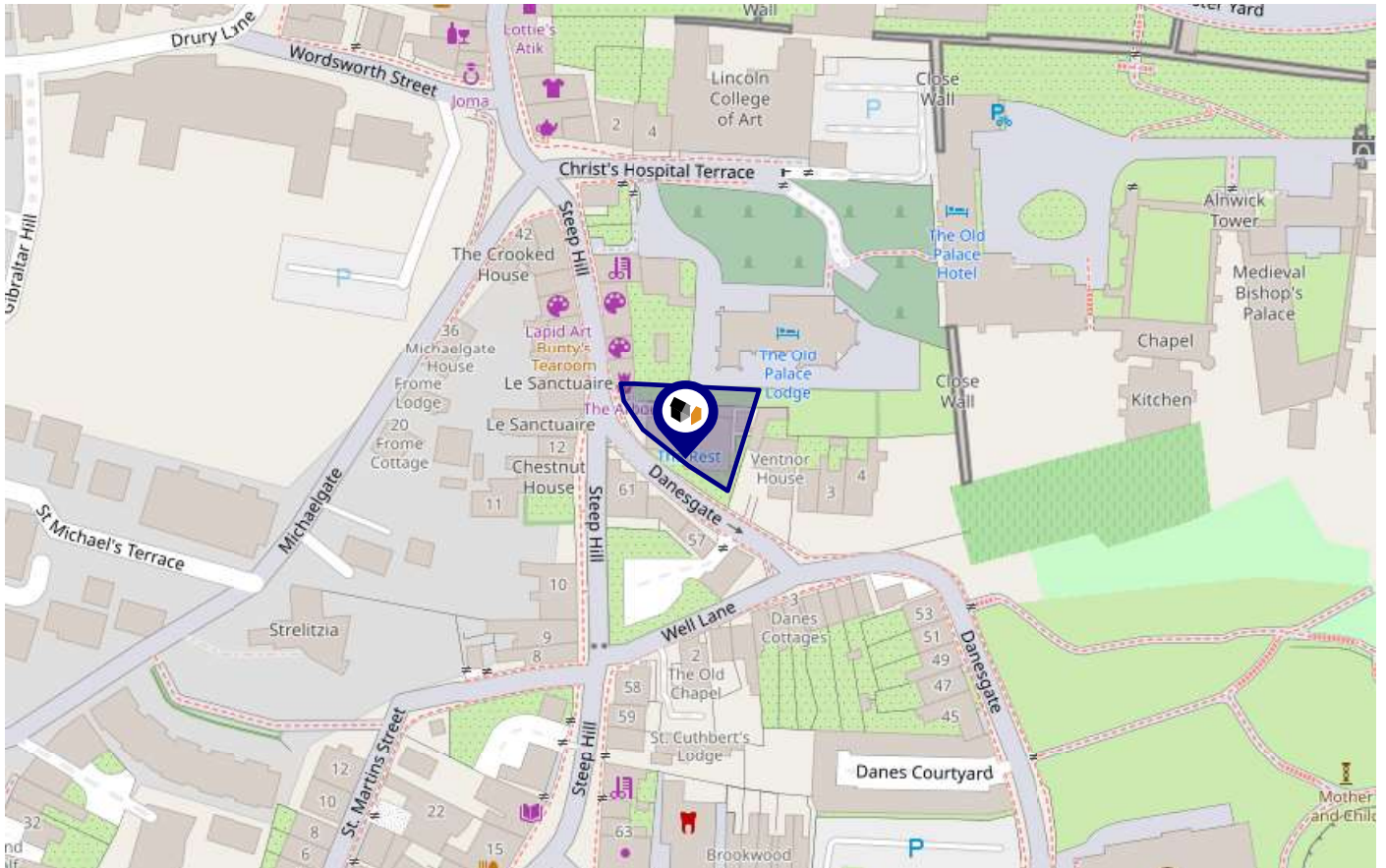


Flood Risk

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.



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



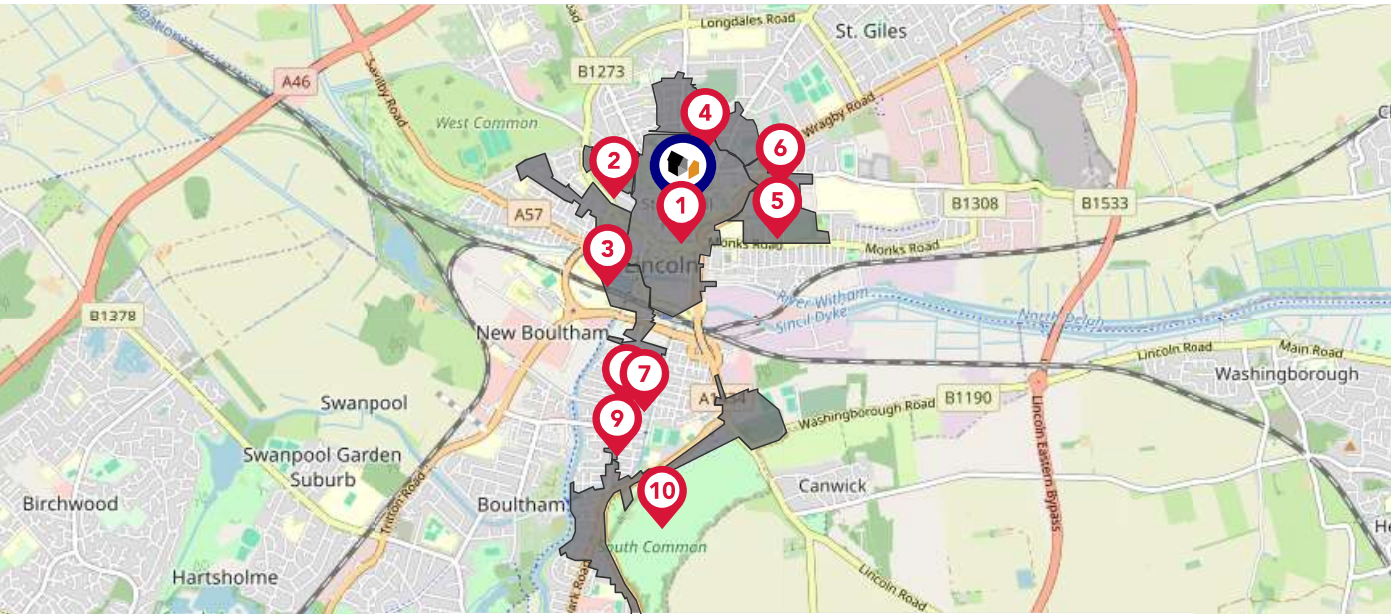
MIR - Material Info

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.



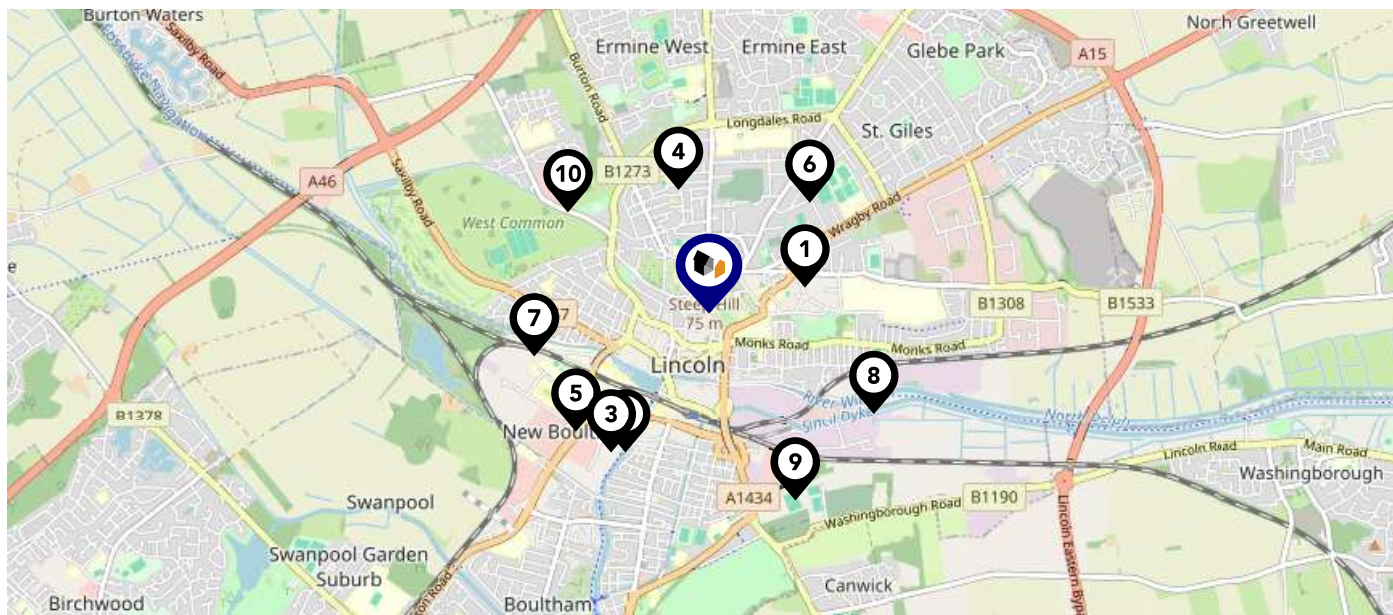
Nearby Conservation Areas	
1	Cathedral and City Centre
2	Carline
3	West Parade and Brayford
4	Newport and Nettleham Road
5	Lindum and Arboretum
6	The Dell
7	Sibthorp
8	St Peter-at-Gowts
9	Gowt's Bridge
10	St Catherines

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	The Dell-Wragby Road	Historic Landfill	
2	Land South Of Ropewalk-Land South Of Ropewalk, Rear Of Mervyn Black	Historic Landfill	
3	Former Brayford Leisure Site-Ropewalk	Historic Landfill	
4	Mount Street-Lincoln, Lincolnshire	Historic Landfill	
5	Rear Of British Rail Social Club-Ropewalk	Historic Landfill	
6	Nursery Grove-Lincoln, Lincolnshire	Historic Landfill	
7	Former Fisons Site-Carholme Road	Historic Landfill	
8	East Of Power Station Site-Spa Road	Historic Landfill	
9	East Of Dunford Road-Cow Paddle, Lincoln	Historic Landfill	
10	EA/EPR/BP3598NX/A001 - Serviceteam Ltd	Active Landfill	

This map displays nearby coal mine entrances and their classifications.



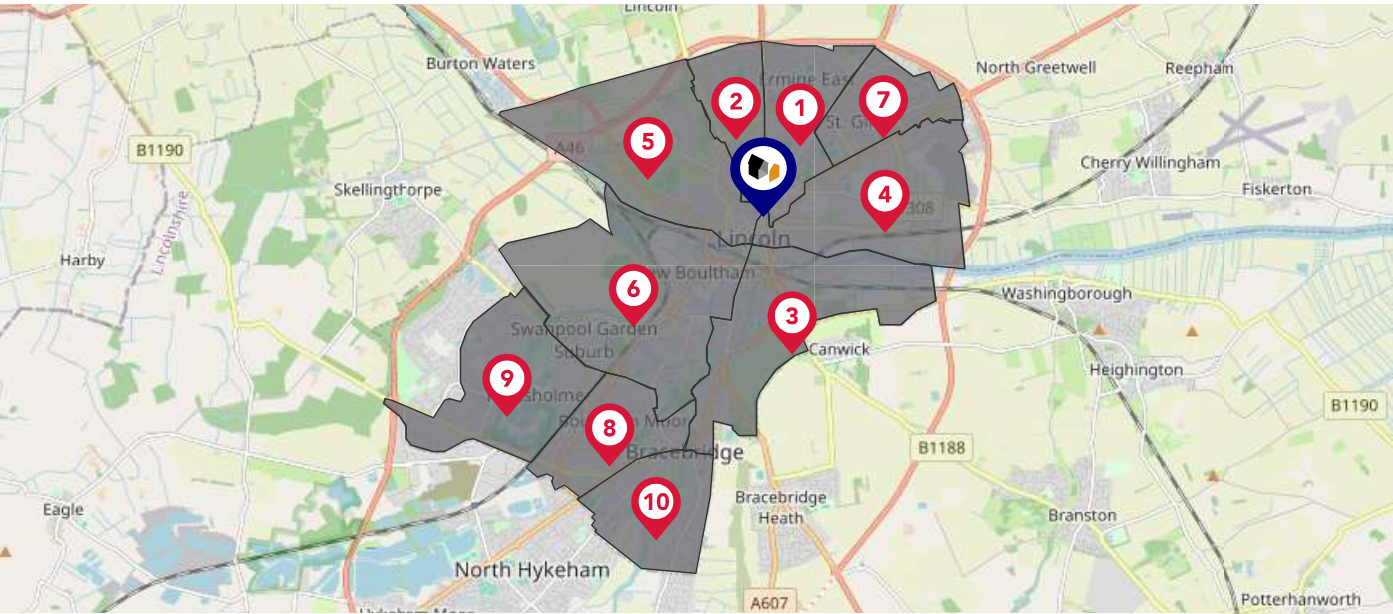
Mine Entry

- ✕ 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.

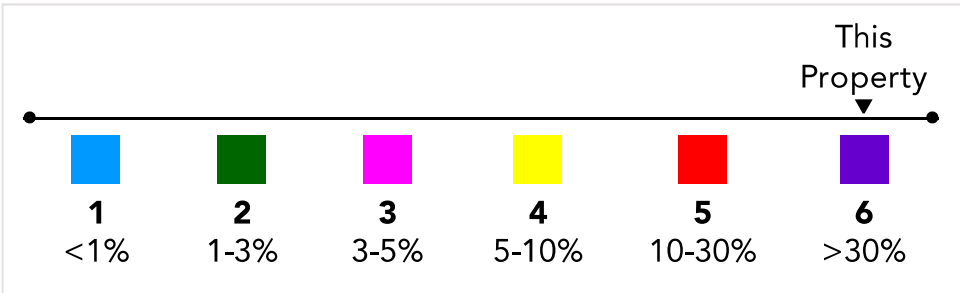
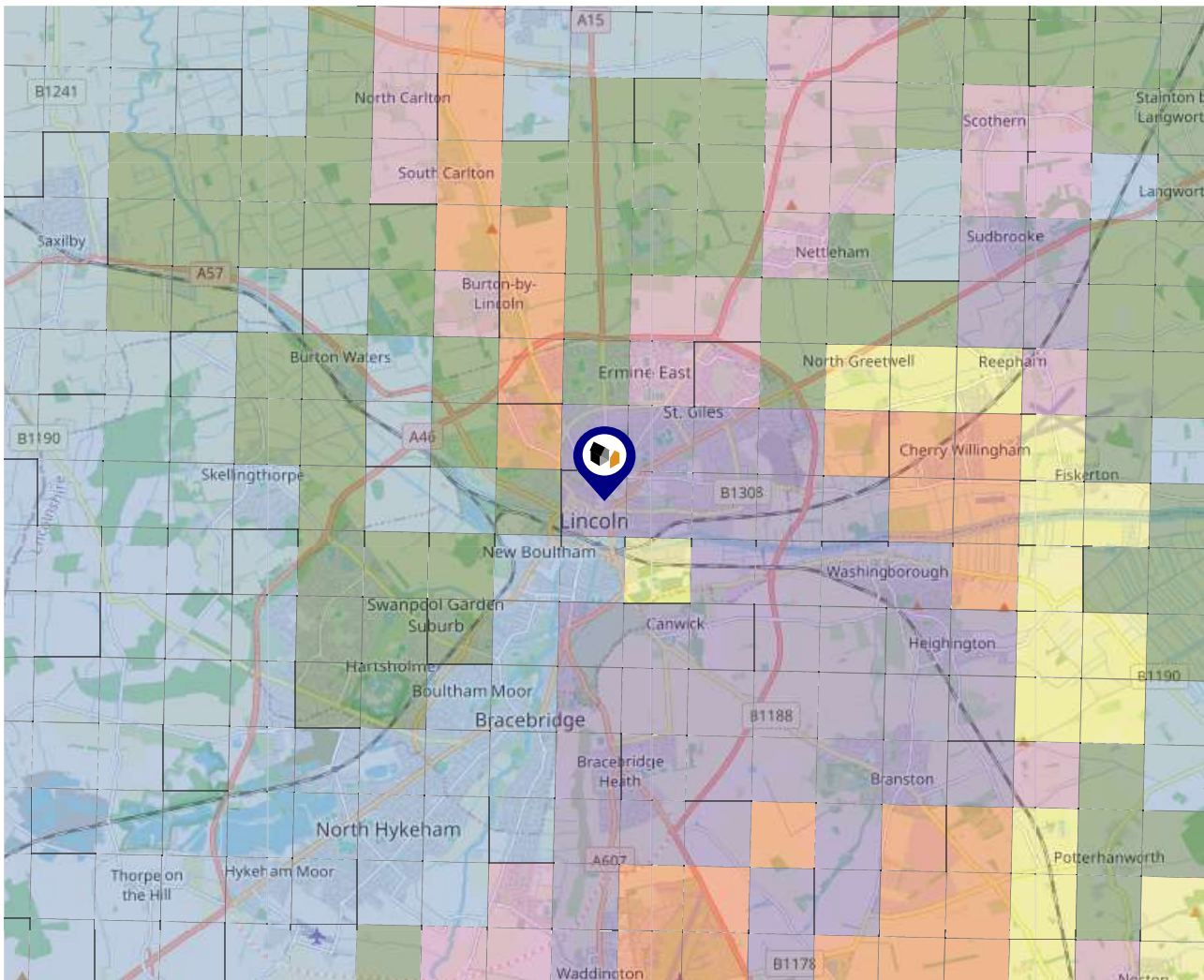
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



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

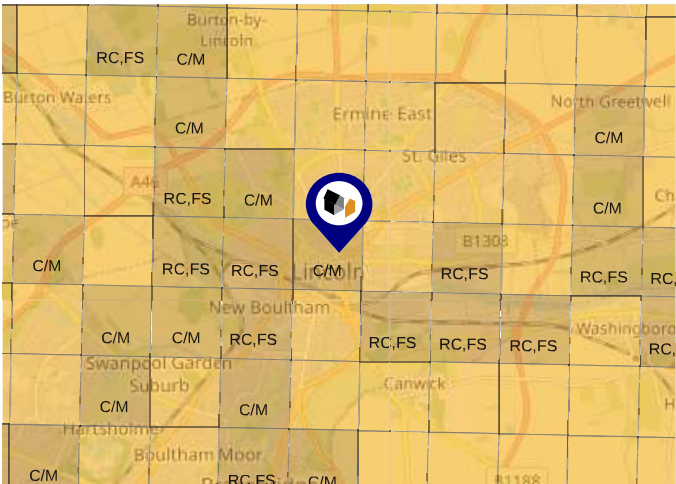
What is Radon?

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)

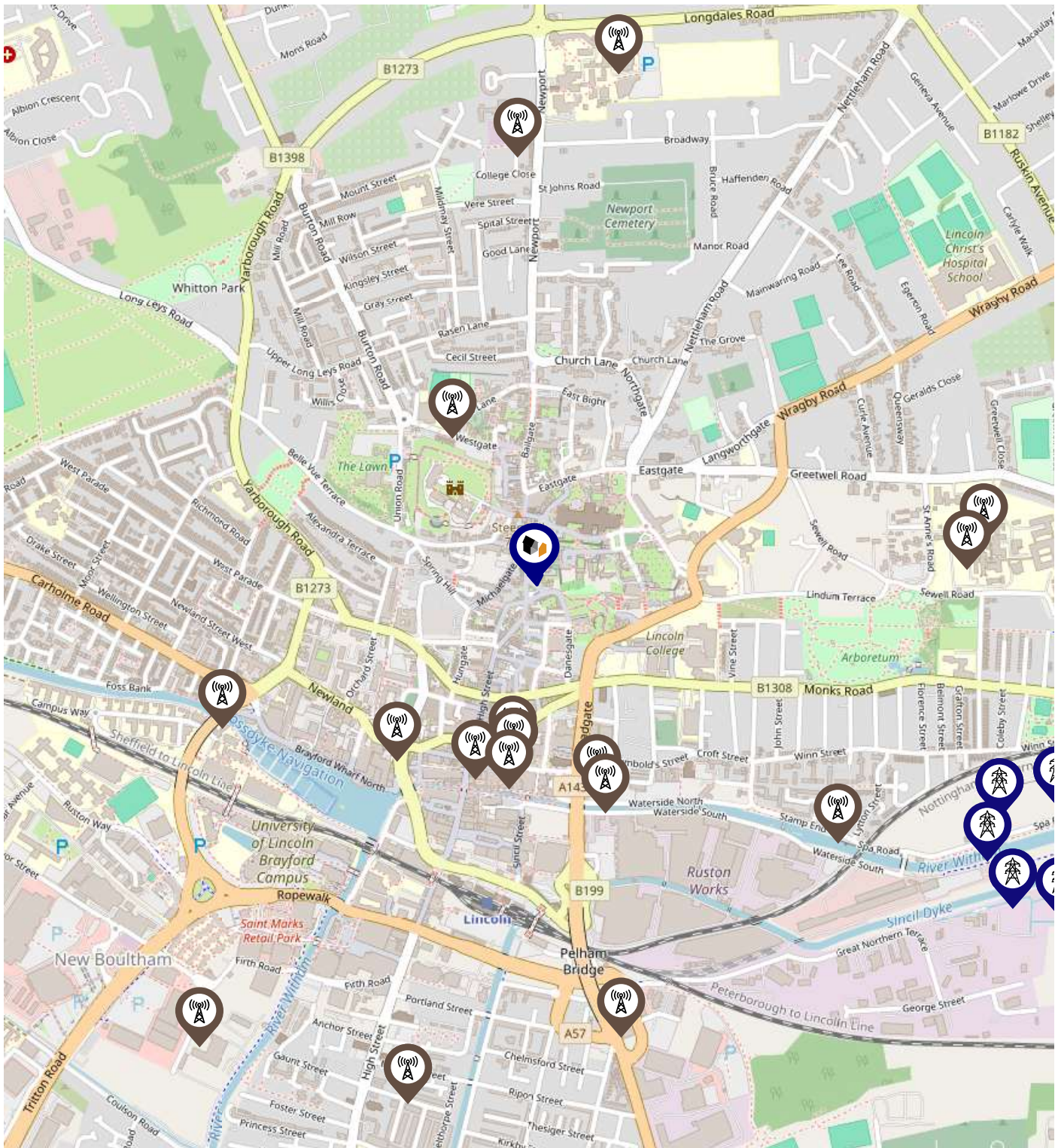
Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		



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

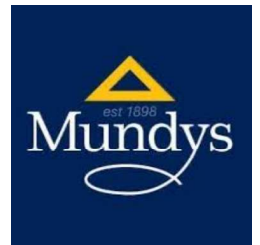


Key:

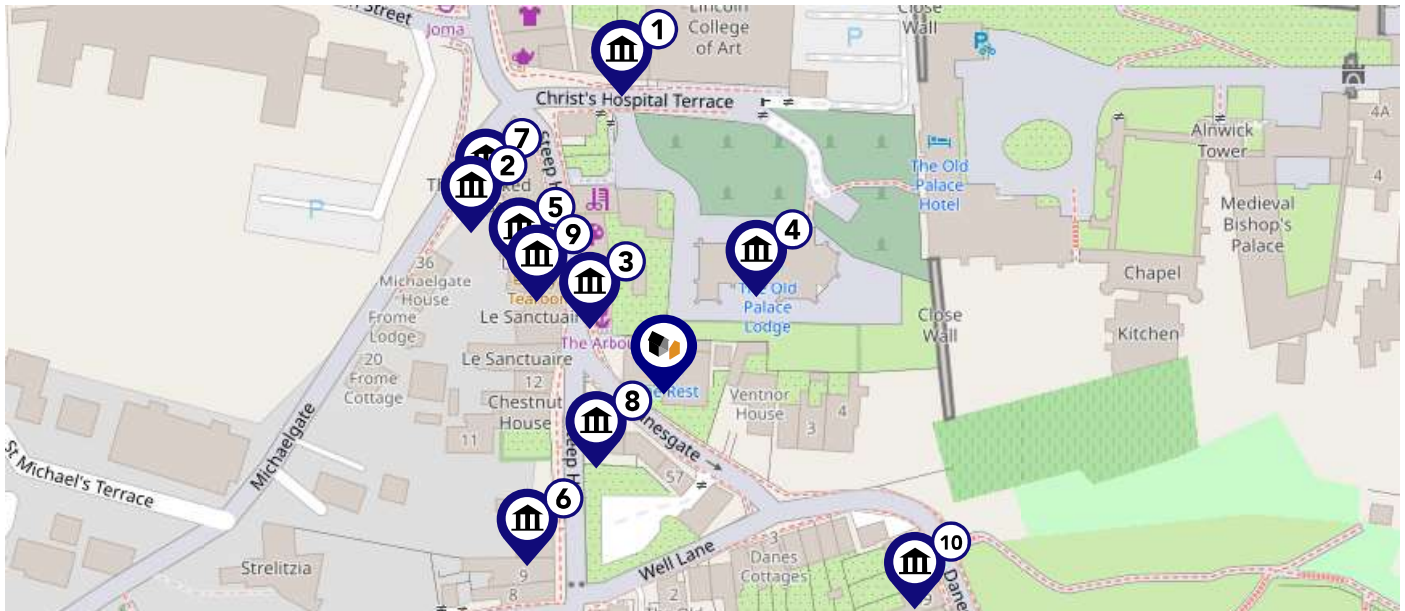
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings



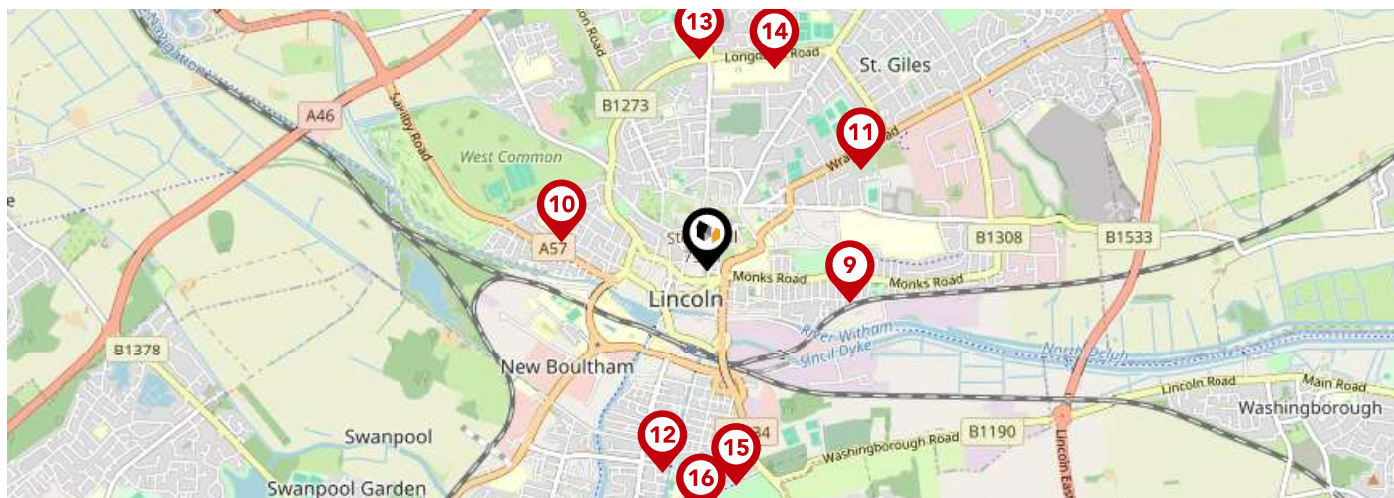
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1388495 - 4 And 4a, Christ Hospital Terrace	Grade II	0.0 miles
 1388641 - 40, Michaelgate	Grade II	0.0 miles
 1388798 - Harding House	Grade II	0.0 miles
 1388497 - Church Of St Michael On The Mount	Grade II	0.0 miles
 1388777 - 19 Steep Hill	Grade II	0.0 miles
 1388771 - 10, Steep Hill	Grade II	0.0 miles
 1388642 - 42, Michaelgate	Grade II	0.0 miles
 1388504 - Steep Hill House	Grade II	0.0 miles
 1388776 - 17 And 18, Steep Hill	Grade II	0.0 miles
 1388503 - 49, 51 And 53, Danesgate	Grade II	0.0 miles



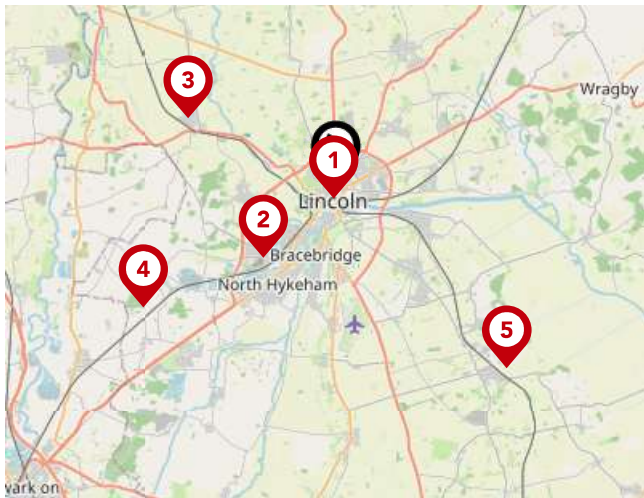
		Nursery	Primary	Secondary	College	Private
1	Lincoln UTC Ofsted Rating: Good Pupils: 369 Distance:0.15	☐	☐	☒	☐	☐
2	Lincoln College Ofsted Rating: Good Pupils:0 Distance:0.26	☐	☐	☒	☐	☐
3	Westgate Academy Ofsted Rating: Good Pupils: 430 Distance:0.3	☐	☒	☐	☐	☐
4	Lincoln Minster School Ofsted Rating: Not Rated Pupils: 473 Distance:0.3	☐	☐	☒	☐	☐
5	Lincolnshire Secure Unit Ofsted Rating: Not Rated Pupils:0 Distance:0.34	☐	☐	☒	☐	☐
6	The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School Ofsted Rating: Requires improvement Pupils: 89 Distance:0.34	☐	☒	☐	☐	☐
7	The St Faith and St Martin Church of England Junior School, Lincoln Ofsted Rating: Good Pupils: 345 Distance:0.5	☐	☒	☐	☐	☐
8	Mount Street Academy Ofsted Rating: Outstanding Pupils: 318 Distance:0.62	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Lincoln Monks Abbey Primary School Ofsted Rating: Good Pupils: 594 Distance:0.65	☐	☒	☐	☐	☐
	The St Faith's Church of England Infant and Nursery School, Lincoln Ofsted Rating: Good Pupils: 278 Distance:0.66	☐	☒	☐	☐	☐
	Lincoln Christ's Hospital School Ofsted Rating: Good Pupils: 1286 Distance:0.82	☐	☐	☒	☐	☐
	The Lincoln St Peter at Gowts Church of England Primary School Ofsted Rating: Outstanding Pupils: 258 Distance:0.91	☐	☒	☐	☐	☐
	Lincoln Castle Academy Ofsted Rating: Not Rated Pupils: 680 Distance:0.94	☐	☐	☒	☐	☐
	Castles Education Ofsted Rating: Inadequate Pupils: 93 Distance:0.95	☐	☐	☒	☐	☐
	The Lincoln Bishop King Church of England Primary School Ofsted Rating: Good Pupils: 459 Distance:0.96	☐	☒	☐	☐	☐
	Athena School Ofsted Rating: Good Pupils: 113 Distance:1.08	☐	☐	☒	☐	☐

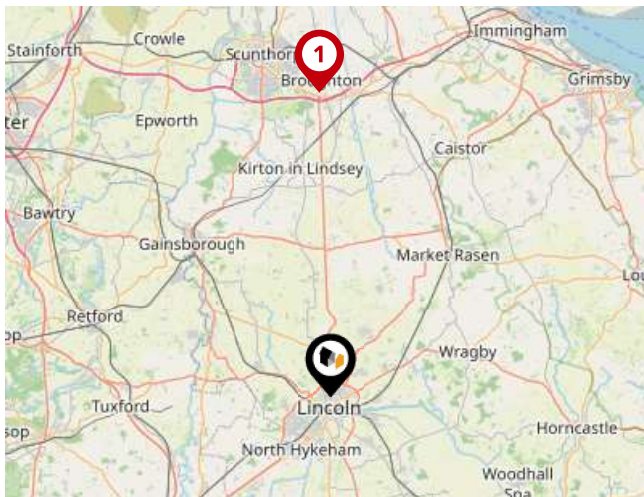
Area

Transport (National)



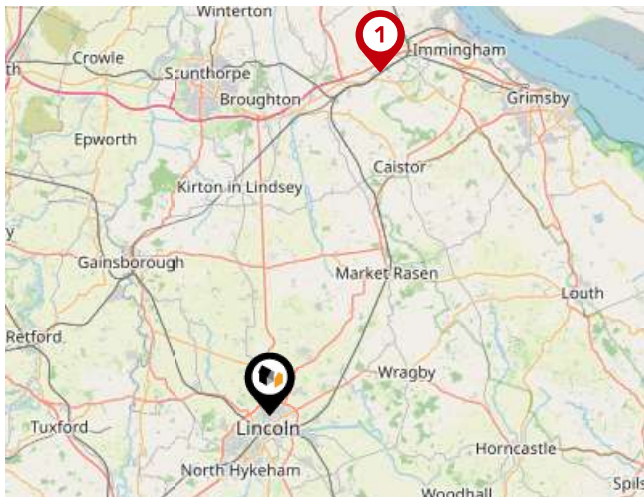
National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	0.48 miles
2	Hykeham Rail Station	3.67 miles
3	Saxilby Rail Station	5.71 miles
4	Swinderby Rail Station	8.09 miles
5	Metherringham Rail Station	8.89 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	21.52 miles

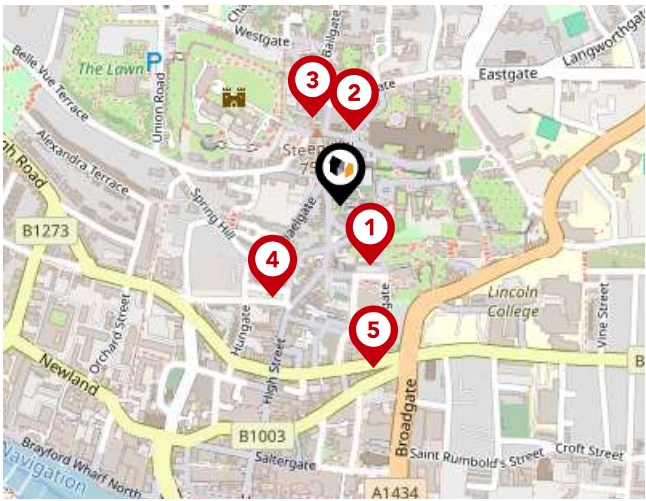


Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	25.41 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Collection	0.07 miles
2	Cathedral	0.08 miles
3	Tourist Information Centre	0.1 miles
4	St Martins Lane	0.12 miles
5	Constitutional Club	0.18 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Hull Ferry Terminal	36.92 miles

Mundys

Data Quality

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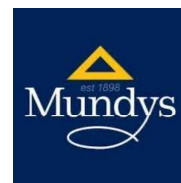


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