

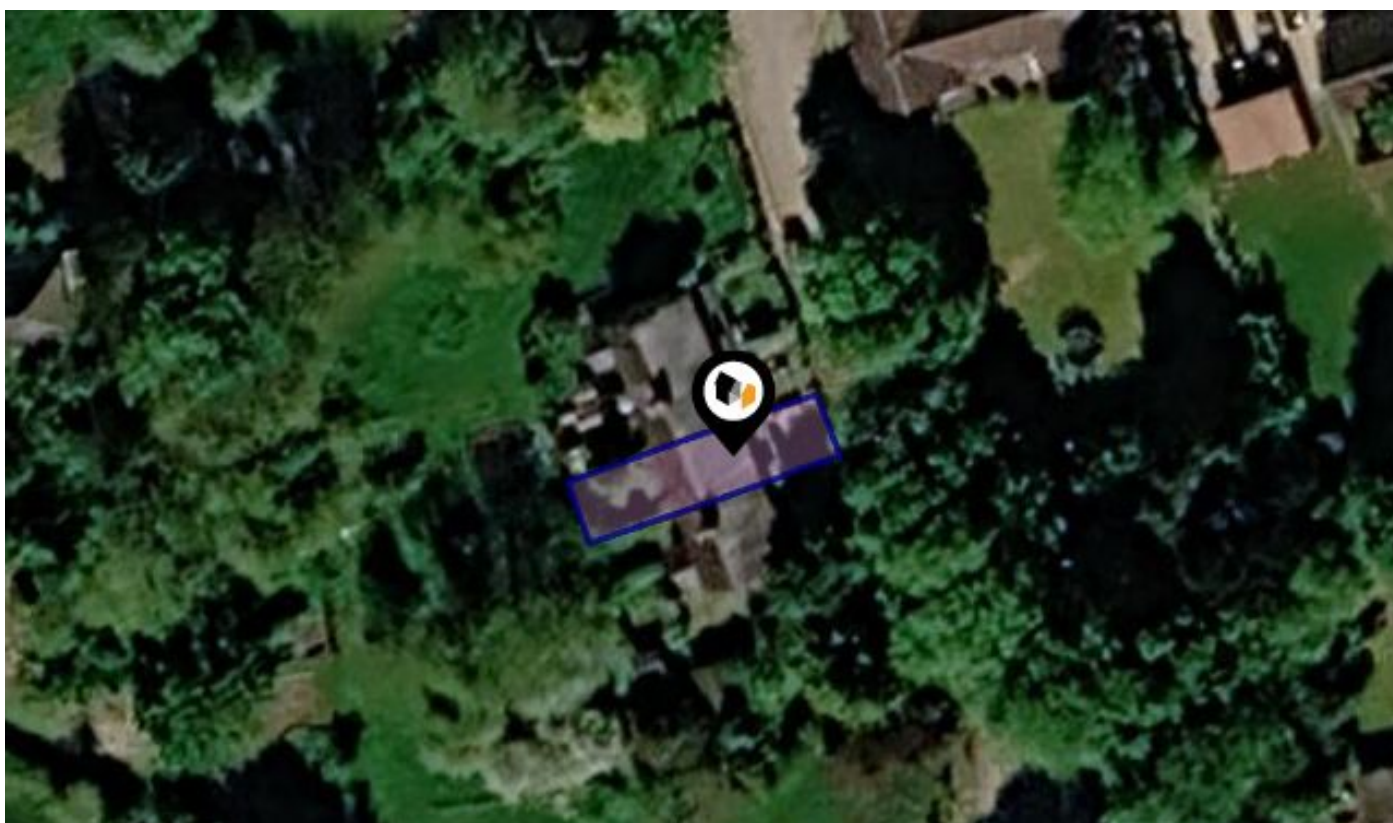


See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 26th June 2026



THE ROW, BLOXHOLM, LINCOLN, LN4

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

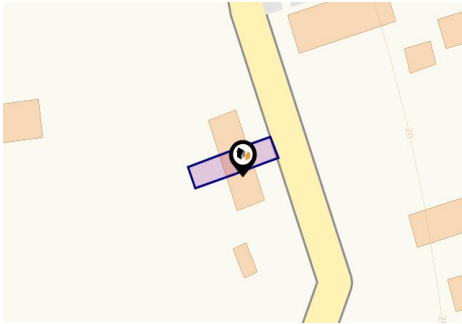
hymie.bentley@mundys.net

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Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Plot Area:	0.03 acres		
Year Built :	Before 1900		
Council Tax :	Band A		
Annual Estimate:	£1,559		
Title Number:	LL245462		

Local Area

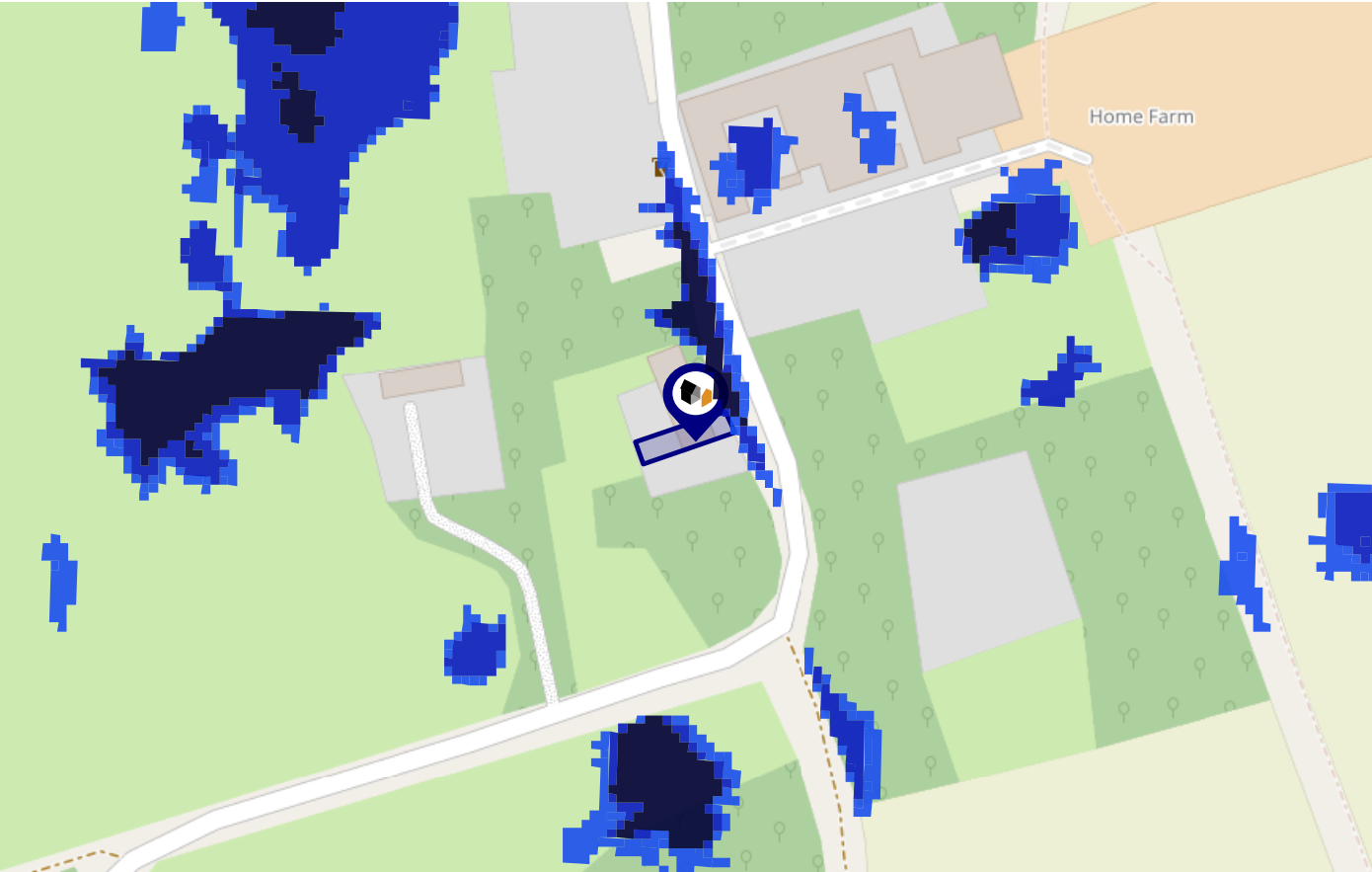
Local Authority:	Lincolnshire	Estimated Broadband Speeds	
Conservation Area:	Bloxholm	(Standard - Superfast - Ultrafast)	
Flood Risk:			
● Rivers & Seas	Very low	4	-
● Surface Water	Very low	mb/s	mb/s

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
O ₂	EE	3	Vodafone	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.

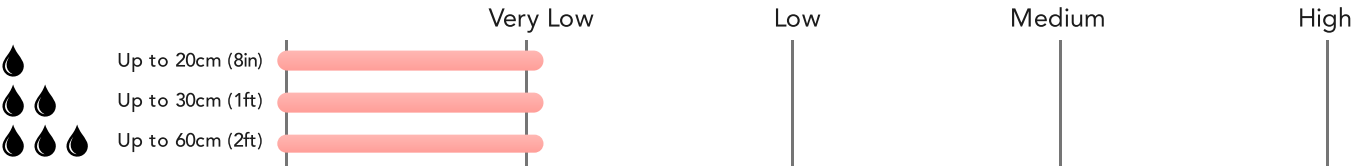


Risk Rating: Very low

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.

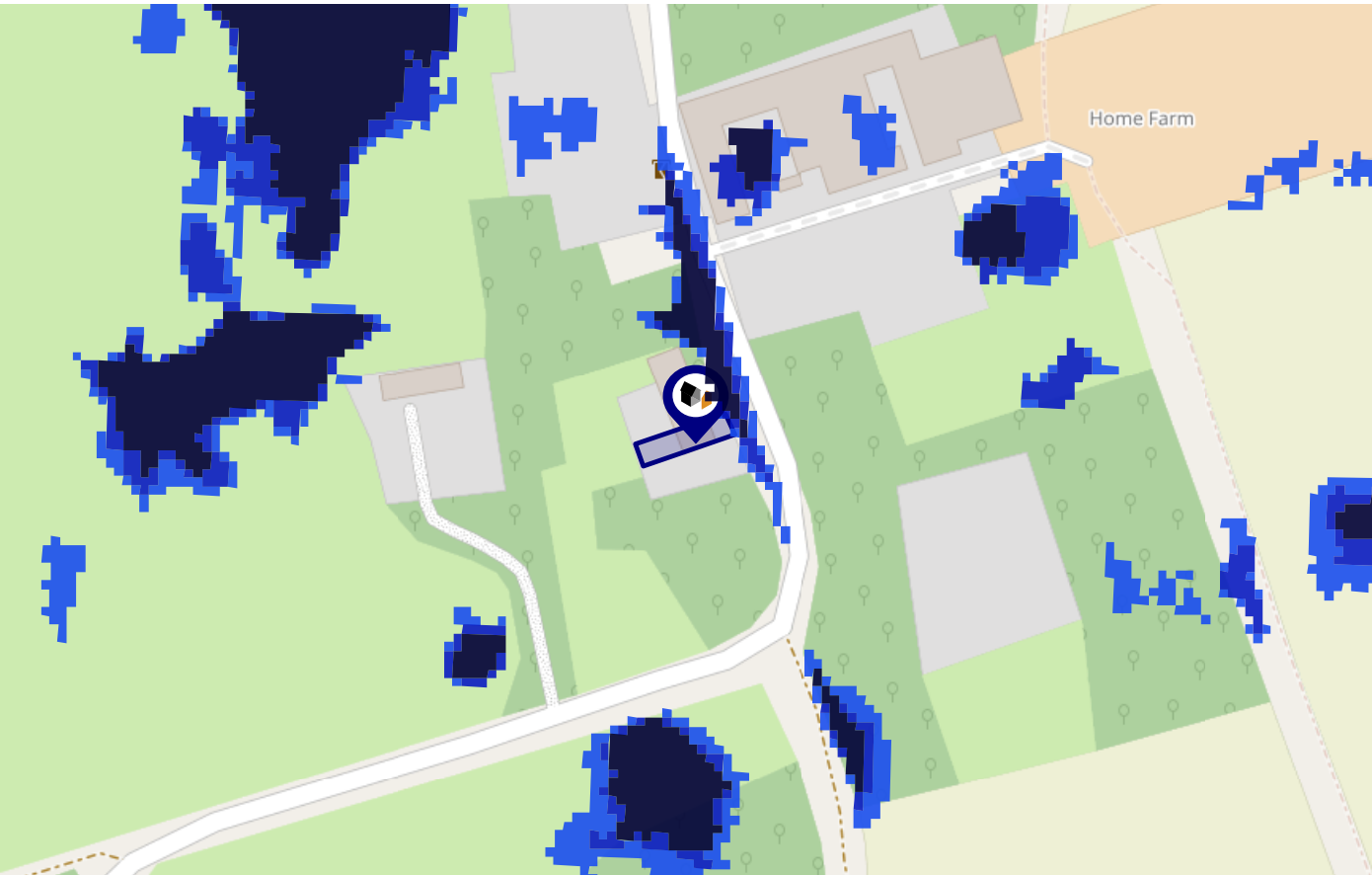
Chance of flooding to the following depths at this property:



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

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.

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Chance of flooding to the following depths at this property:

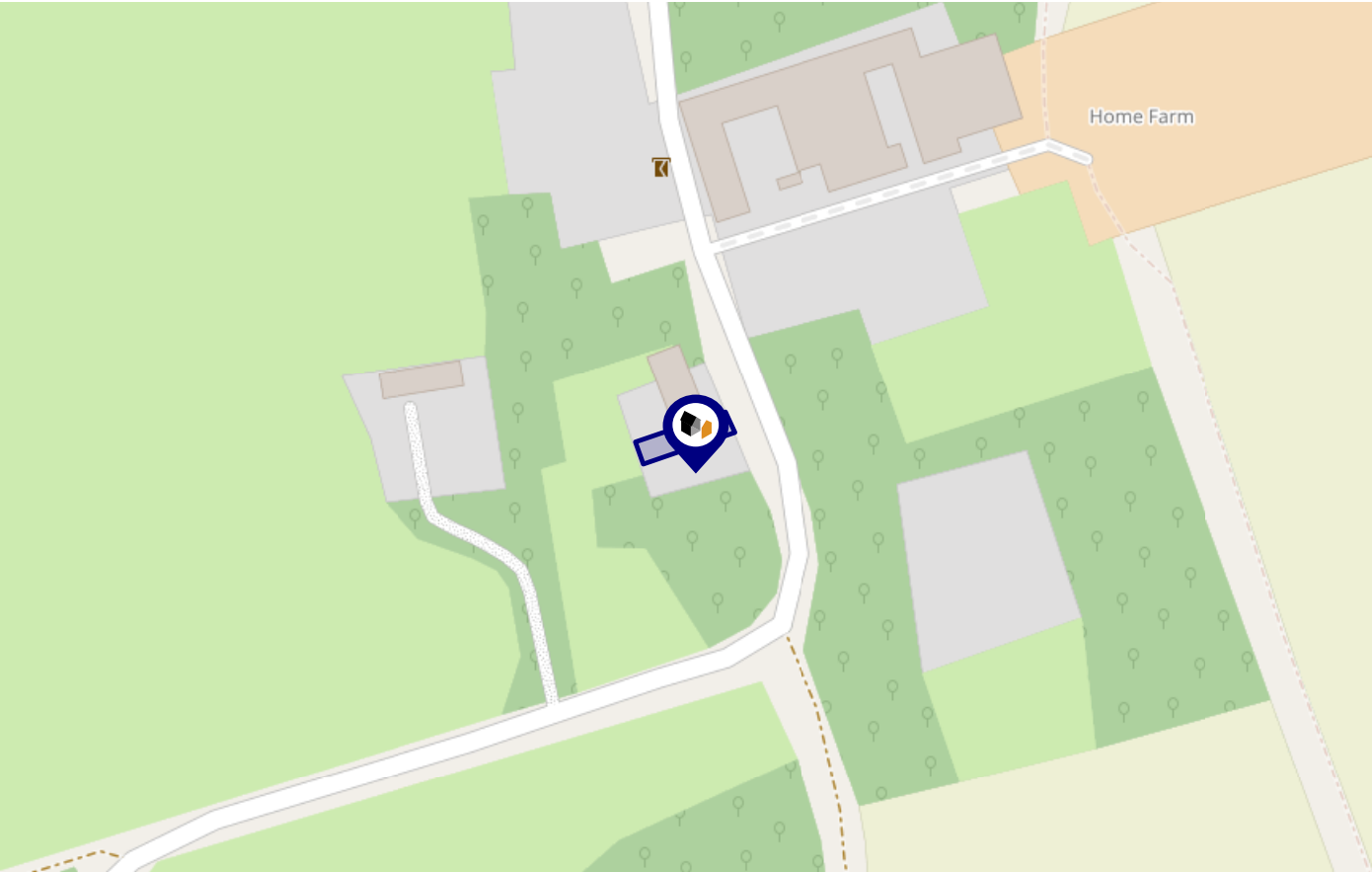


Flood Risk

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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- 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:

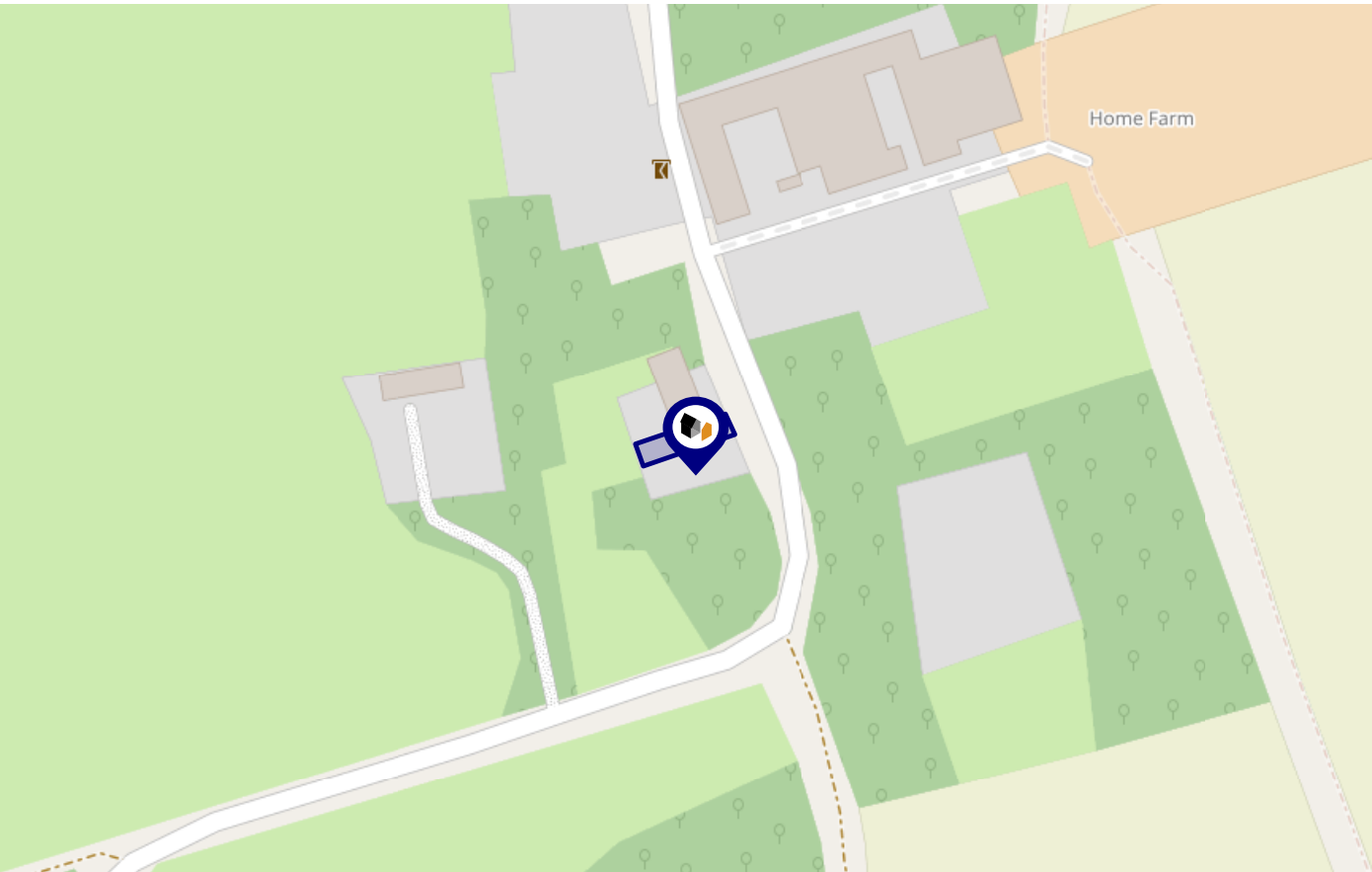


Flood Risk

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.

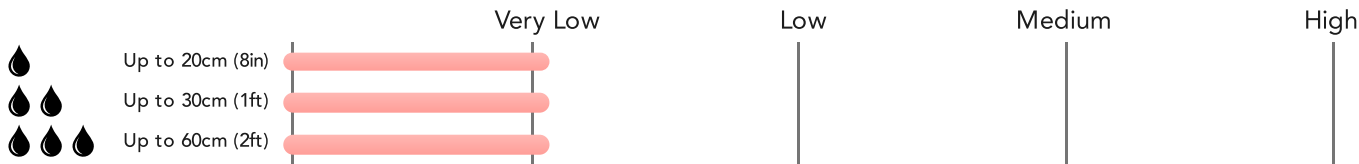


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



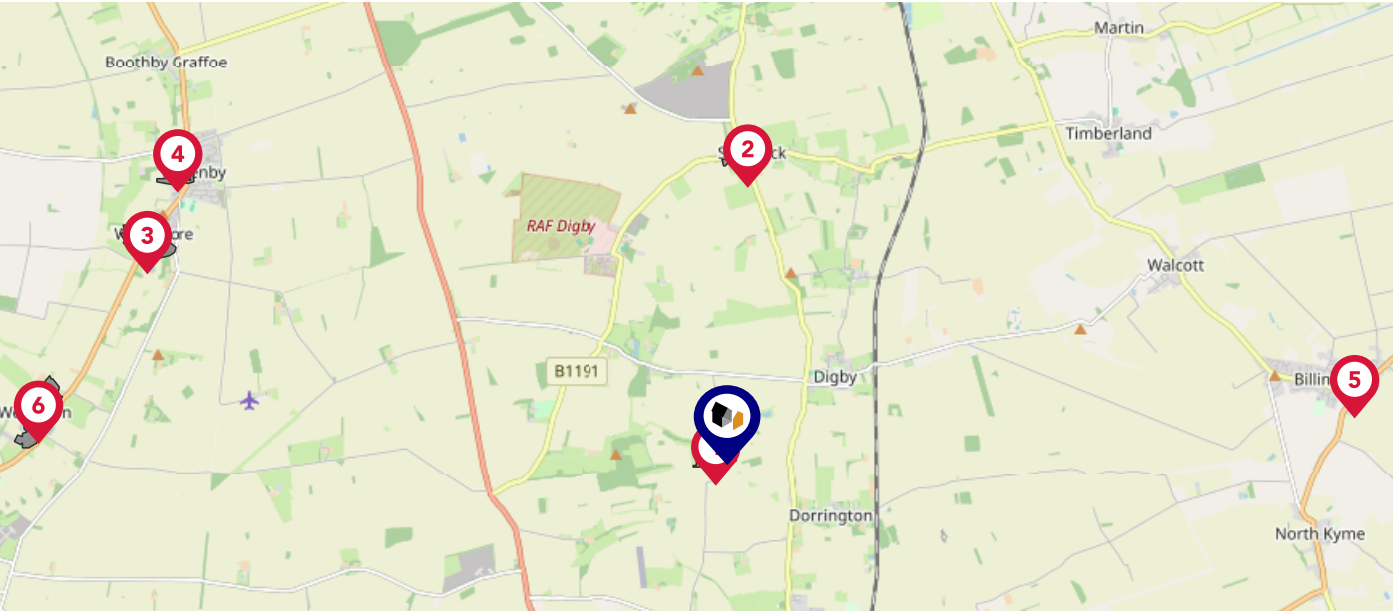
MIR - Material Info

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.



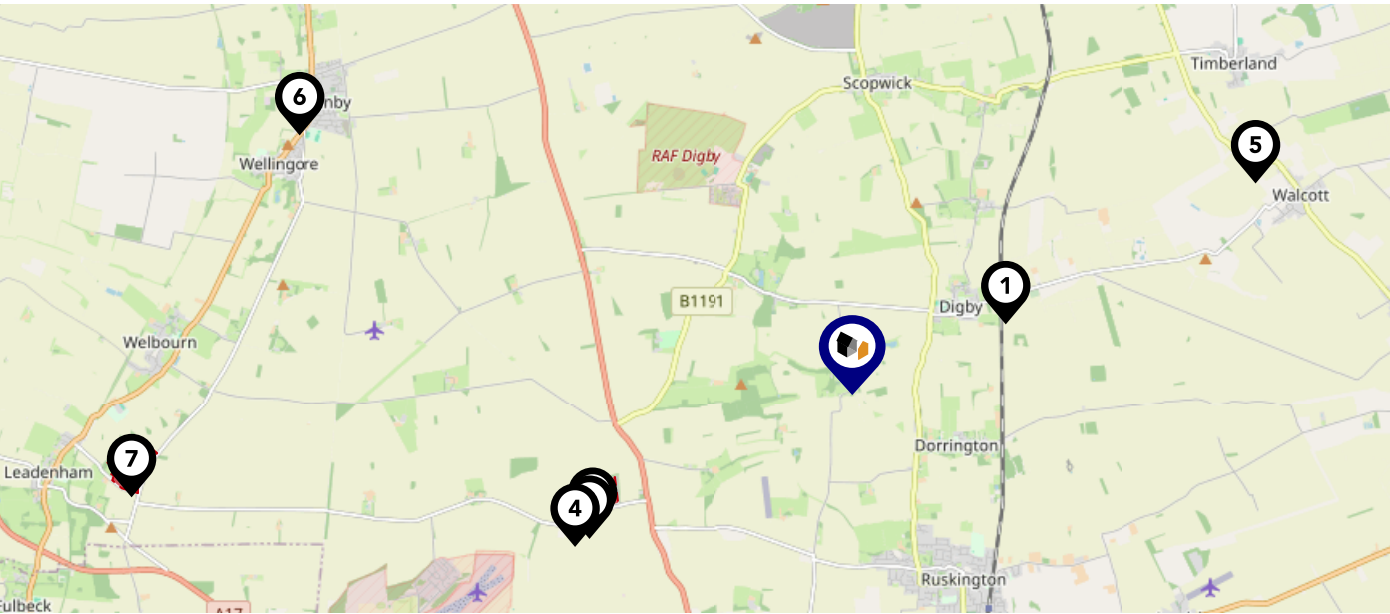
Nearby Conservation Areas	
	Bloxholm
	Scopwick
	Wellingore
	Navenby
	Billinghay
	Welbourn

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.



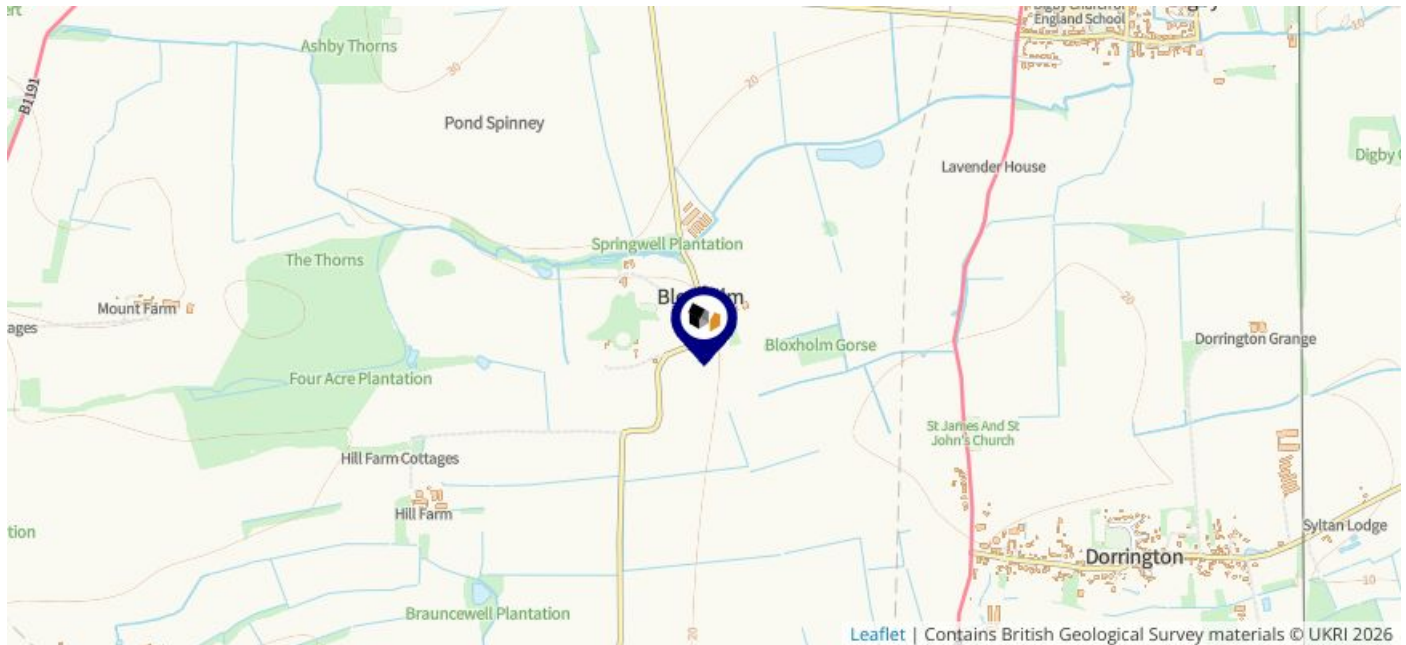
Nearby Landfill Sites		
1	Station Road-Digby	Historic Landfill
2	EA/EPR/DP3594NP/V003	Active Landfill
3	EA/EPR/AP3592NW/A001	Active Landfill
4	EA/EPR/BP3298NP/A001 - Brauncewell Quarries Ltd	Active Landfill
5	High Street-Thorpe Tilney	Historic Landfill
6	Lansdowne Road-Navenby	Historic Landfill
7	No name provided by source	Active 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.

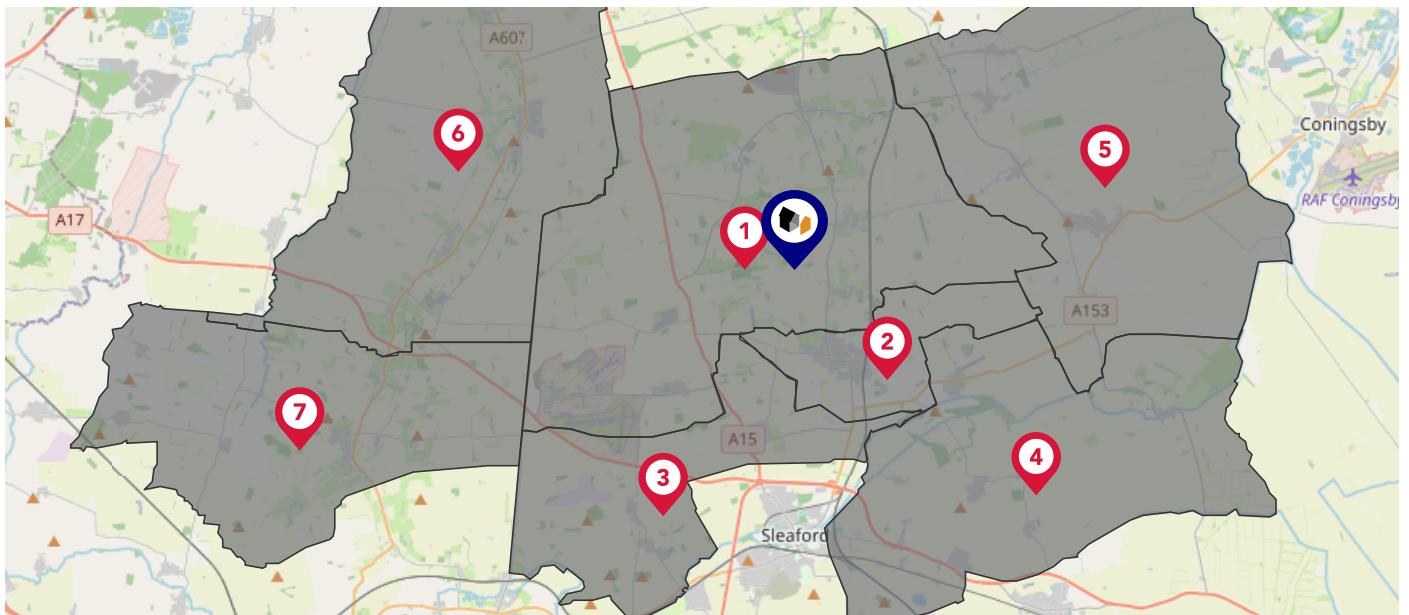
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

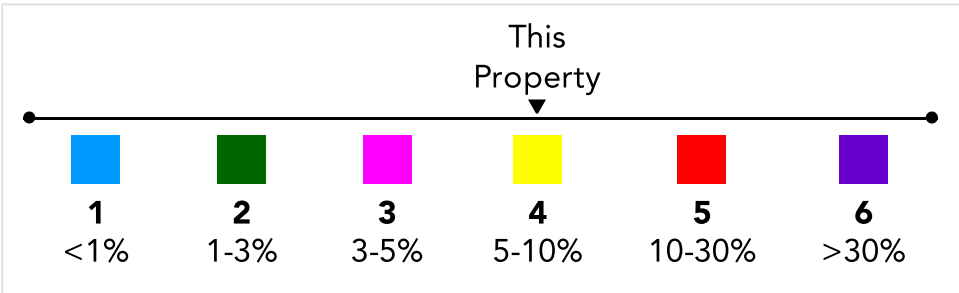
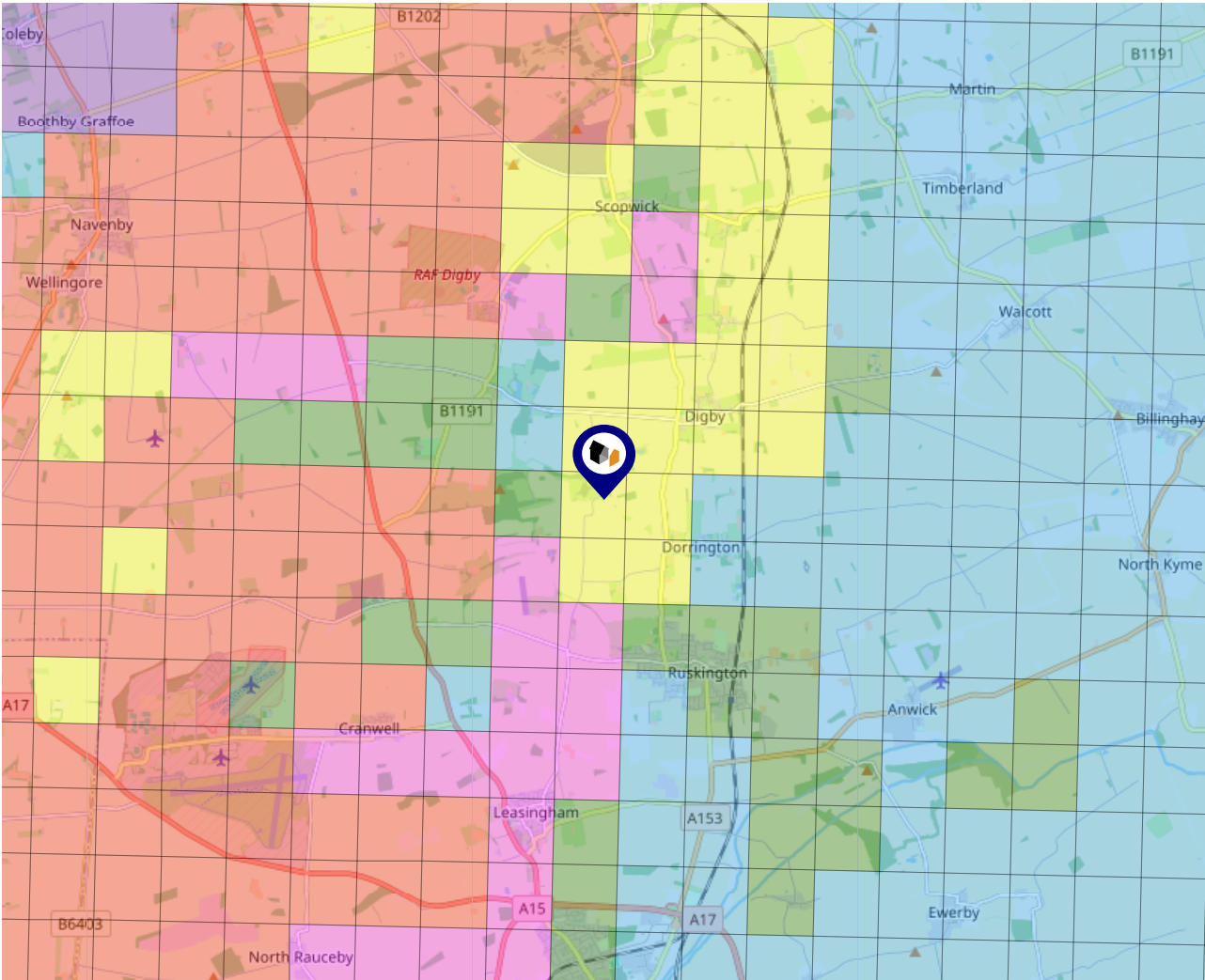


Nearby Council Wards

-  Ashby de la Launde and Cranwell Ward
-  Ruskington Ward
-  Leasingham and Rauceby Ward
-  Kirkby la Thorpe and South Kyme Ward
-  Billingham, Martin and North Kyme Ward
-  Cliff Villages Ward
-  Loveden Heath Ward

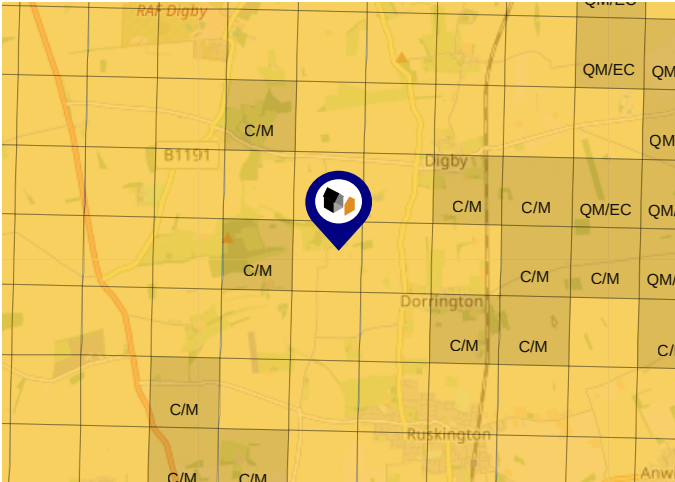
What is Radon?

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:	HIGH	Soil Texture:	LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	HEAVY TO MEDIUM		



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:

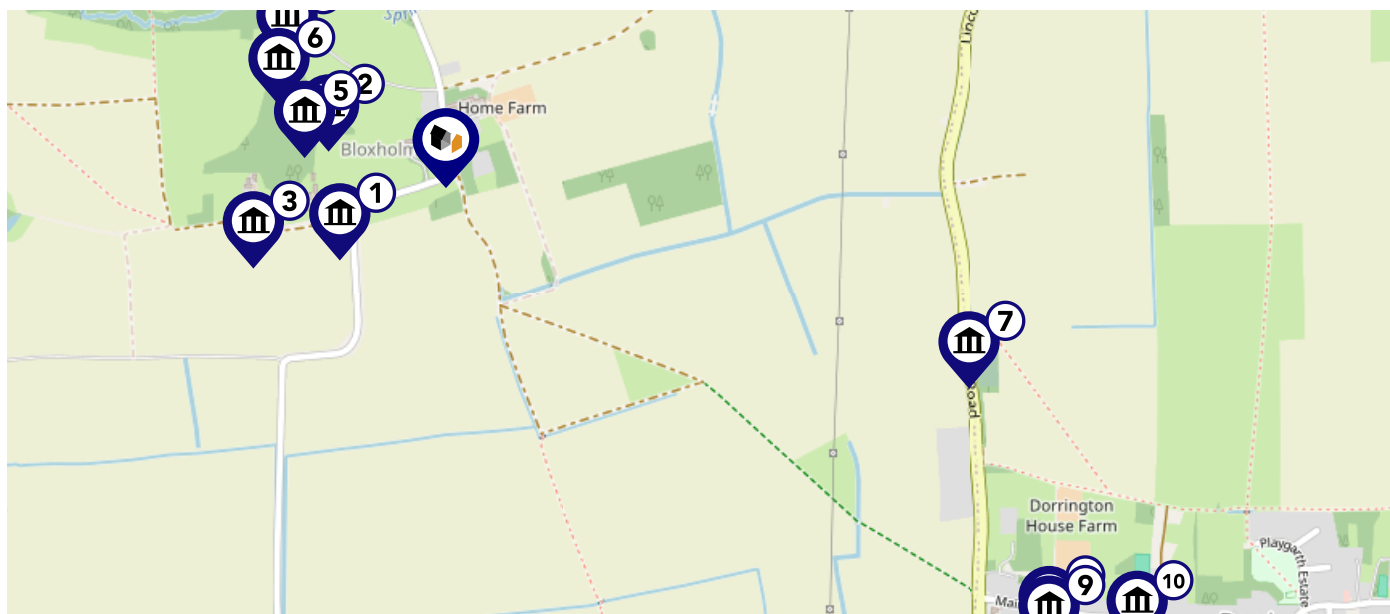
-  Power Pylons
-  Communication Masts

Maps

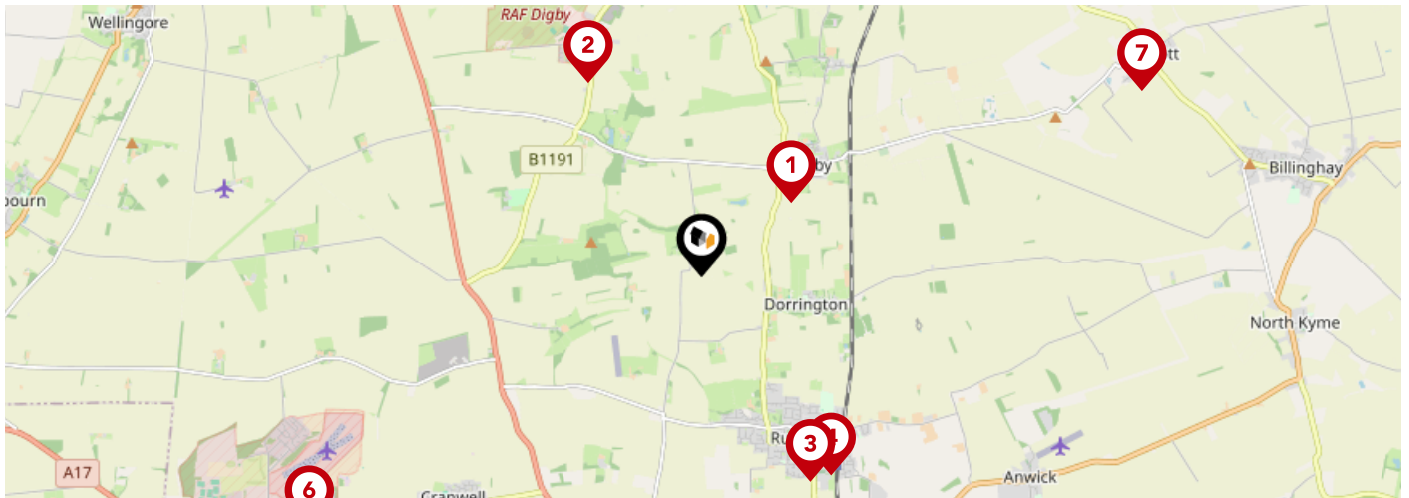
Listed Buildings



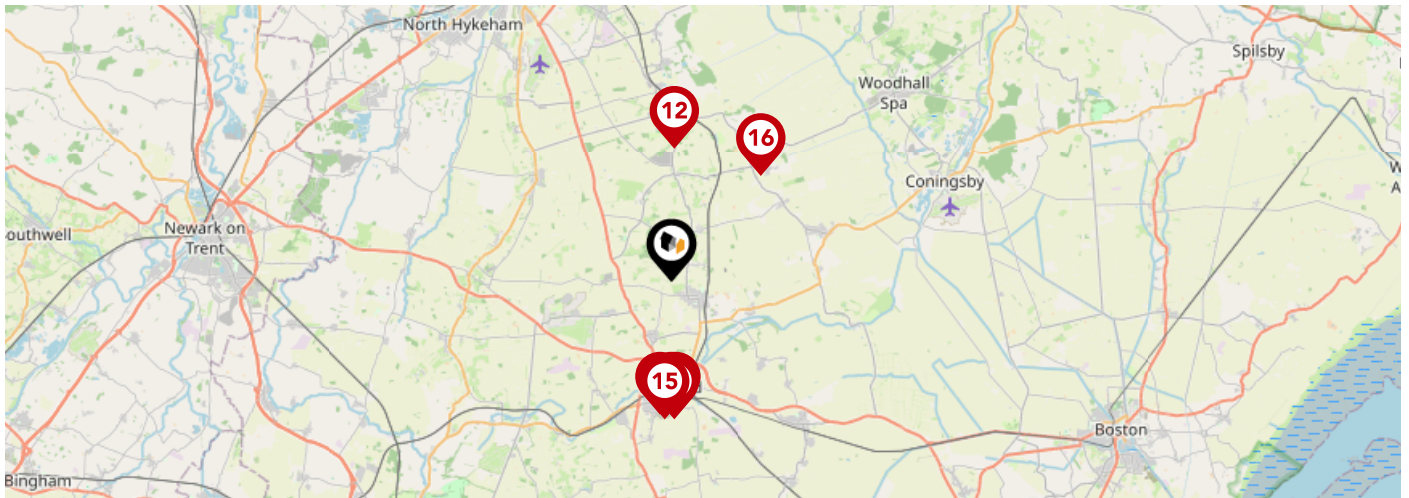
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1254076 - The Round House	Grade II	0.1 miles
 1261473 - Church Of St Mary	Grade I	0.1 miles
 1483205 - Walled Garden, Gate Piers And Attached Gardeners' Stores To The South Of Bloxholm Hall	Grade II	0.2 miles
 1254078 - Stable Block At Bloxholm Hall	Grade II	0.2 miles
 1254077 - Gatepiers 20 Metres West Of Church Of St Mary	Grade II	0.2 miles
 1254111 - Bloxholm Hall Farmhouse	Grade II	0.2 miles
 1254085 - Church Of St James And St John	Grade I	0.6 miles
 1254201 - Dorington House	Grade II	0.8 miles
 1254203 - Gates To Dorington House	Grade II	0.9 miles
 1261411 - Kew Cottage	Grade II	0.9 miles

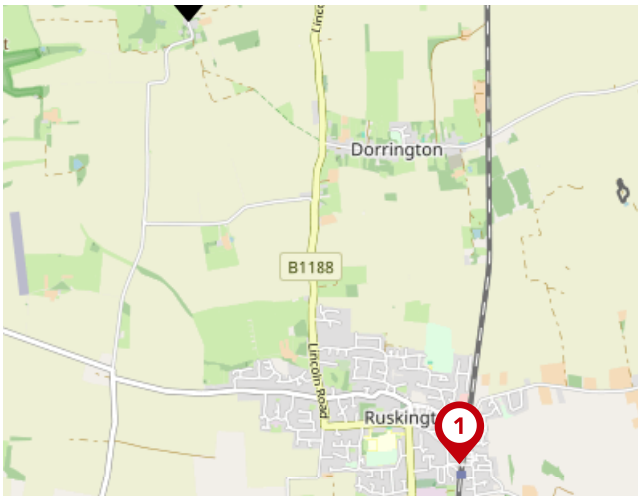


		Nursery	Primary	Secondary	College	Private
1	Digby Church of England School Ofsted Rating: Requires improvement Pupils: 60 Distance:1.04	☐	☒	☐	☐	☐
2	Digby the Tedder Primary School Ofsted Rating: Outstanding Pupils: 93 Distance:2	☐	☒	☐	☐	☐
3	Winchelsea Primary School Ruskington Ofsted Rating: Good Pupils: 231 Distance:2.07	☐	☒	☐	☐	☐
4	Ruskington Chestnut Street Church of England Academy Ofsted Rating: Good Pupils: 178 Distance:2.12	☐	☒	☐	☐	☐
5	The Leasingham St Andrew's Church of England Primary School Ofsted Rating: Good Pupils: 200 Distance:3.23	☐	☒	☐	☐	☐
6	Cranwell Primary School (Foundation) Ofsted Rating: Good Pupils: 303 Distance:4.16	☐	☒	☐	☐	☐
7	Walcott Primary School Ofsted Rating: Good Pupils: 86 Distance:4.25	☐	☒	☐	☐	☐
8	Carre's Grammar School Ofsted Rating: Good Pupils: 789 Distance:4.67	☐	☐	☒	☐	☐



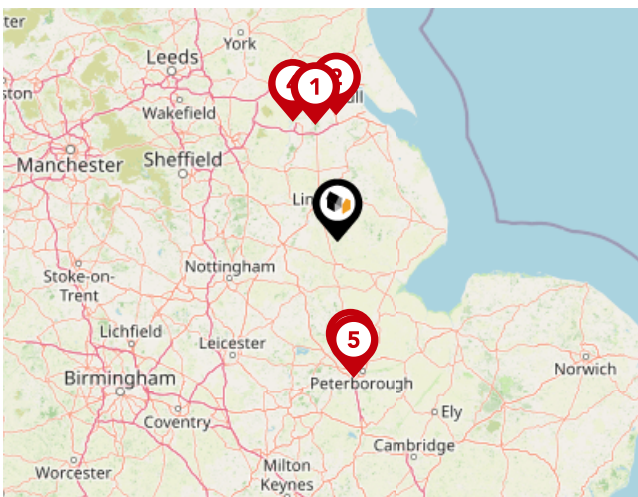
		Nursery	Primary	Secondary	College	Private
	William Alvey School Ofsted Rating: Good Pupils: 622 Distance:4.72	☐	☒	☐	☐	☐
	Church Lane Primary School & Nursery Ofsted Rating: Outstanding Pupils: 213 Distance:4.75	☐	☒	☐	☐	☐
	Our Lady of Good Counsel Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 155 Distance:4.75	☐	☒	☐	☐	☐
	The Metherringham Primary School Ofsted Rating: Good Pupils: 273 Distance:4.75	☐	☒	☐	☐	☐
	Sleaford Joint Sixth Form Ofsted Rating: Not Rated Pupils:0 Distance:4.88	☐	☐	☒	☐	☐
	Holton Sleaford Independent School Ofsted Rating: Good Pupils: 44 Distance:4.88	☐	☐	☒	☐	☐
	St George's Academy Ofsted Rating: Good Pupils: 2356 Distance:4.9	☐	☐	☒	☐	☐
	Mrs Mary King's CofE (Controlled) Primary School Ofsted Rating: Good Pupils: 98 Distance:4.97	☐	☒	☐	☐	☐

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Ruskington Rail Station	2.3 miles
2	Metheringham Rail Station	4.83 miles
3	Metheringham Rail Station	4.83 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	33.38 miles
2	M180 J5	35.65 miles
3	A1(M) J17	37.46 miles
4	M180 J3	35.99 miles
5	A1(M) J16	39.51 miles



Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	35.6 miles
2	Finningley	37.76 miles
3	East Mids Airport	41.87 miles
4	Cambridge	64.61 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Demand Responsive Area	0.08 miles
2	Musicians' Arms PH	0.79 miles
3	The Pinfold	0.91 miles
4	Church Avenue	1.03 miles
5	Playgarth Estate	1.1 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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