



See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 01st July 2026



BAKER DRIVE, NETTLEHAM, LINCOLN, LN2

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

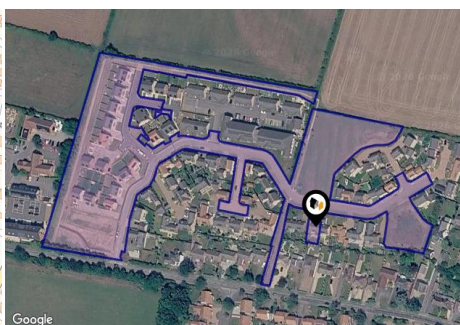
01522 510 044

hymie.bentley@mundys.net

www.mundys.net



Powered by
aprift
Know any property instantly



Property

Type:	Semi-Detached
Bedrooms:	2
Plot Area:	5.22 acres
Year Built :	2019
Council Tax :	Band B
Annual Estimate:	£1,831
Title Number:	LL379841

Tenure: Freehold

Local Area

Local Authority:	Lincolnshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

7	40	1800
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



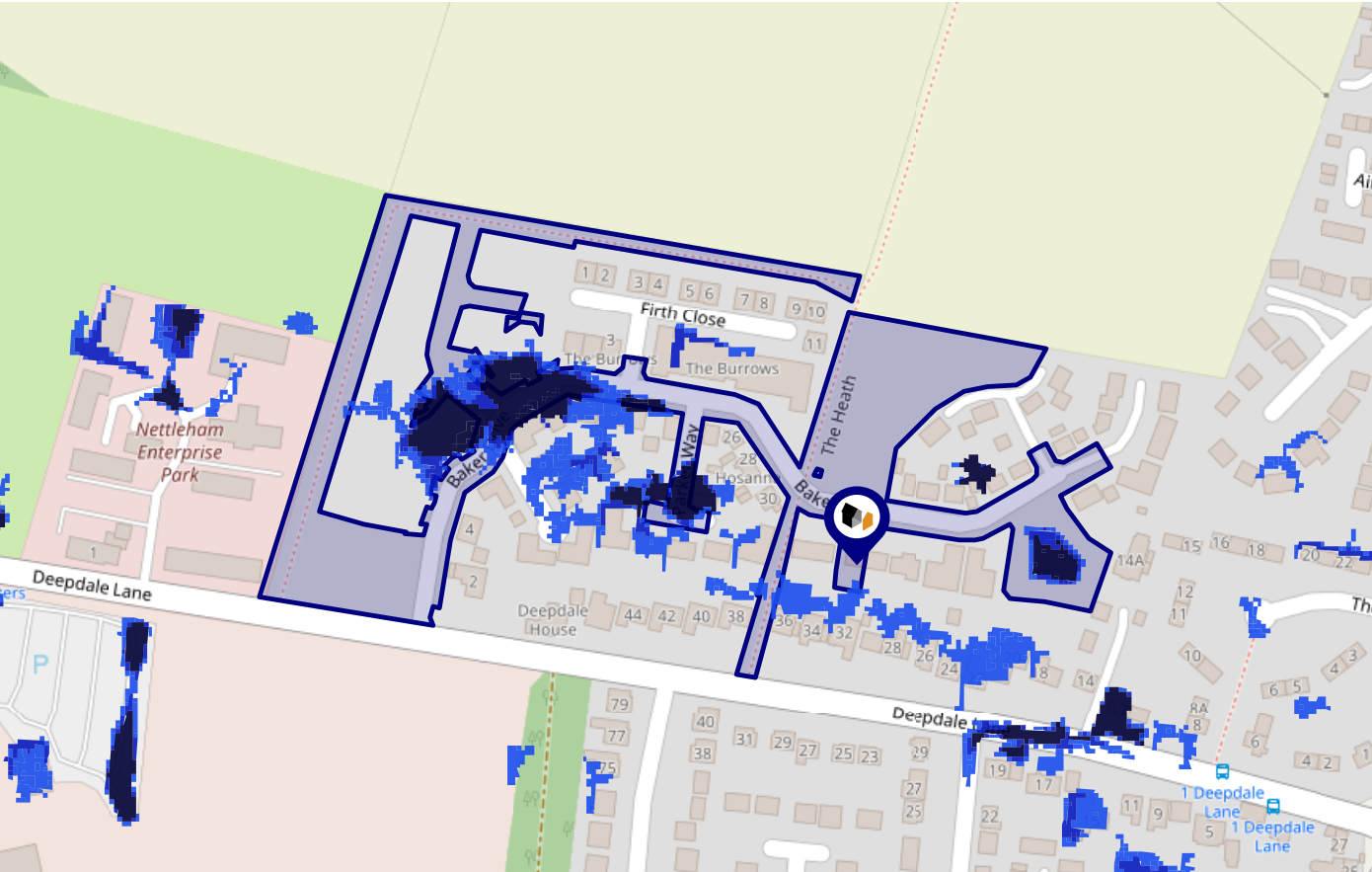
Satellite/Fibre TV Availability:



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.

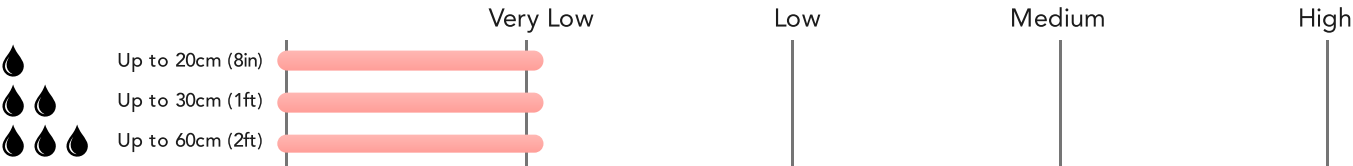


Risk Rating: Very low

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:

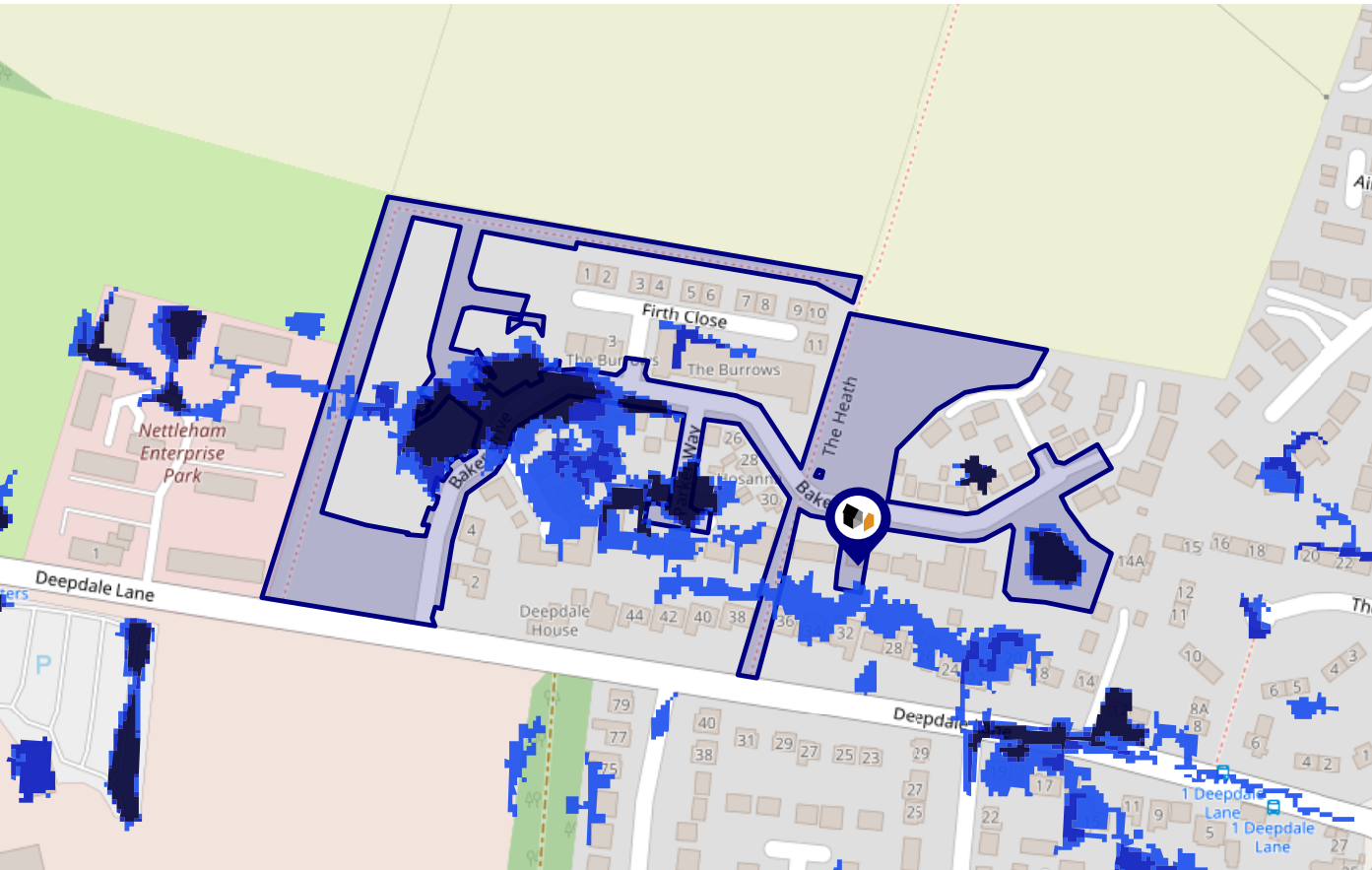


Flood Risk

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.

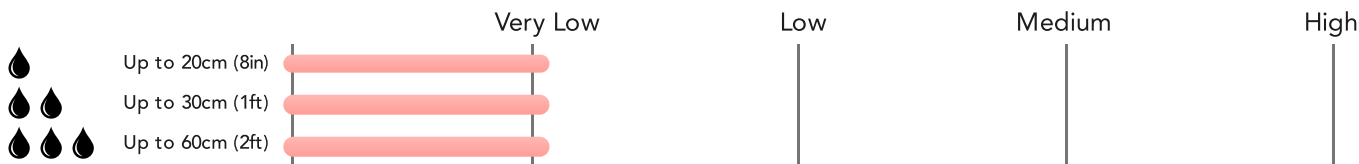


Risk Rating: Very low

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:

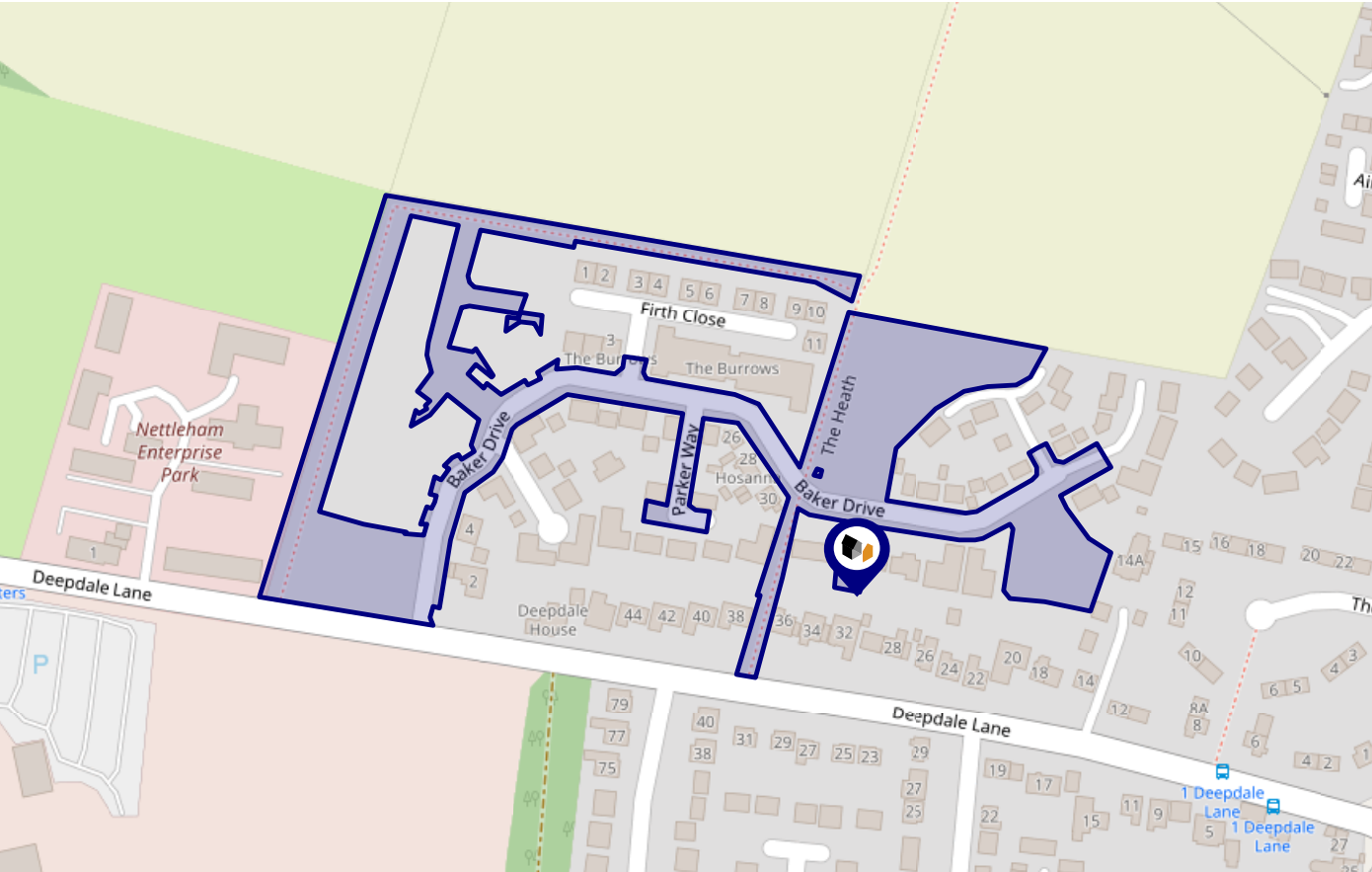


Flood Risk

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.

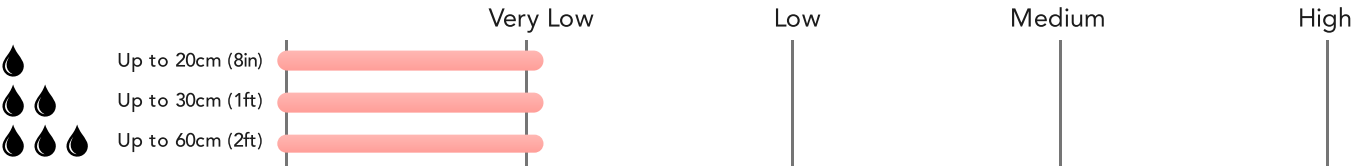


Risk Rating: Very low

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:

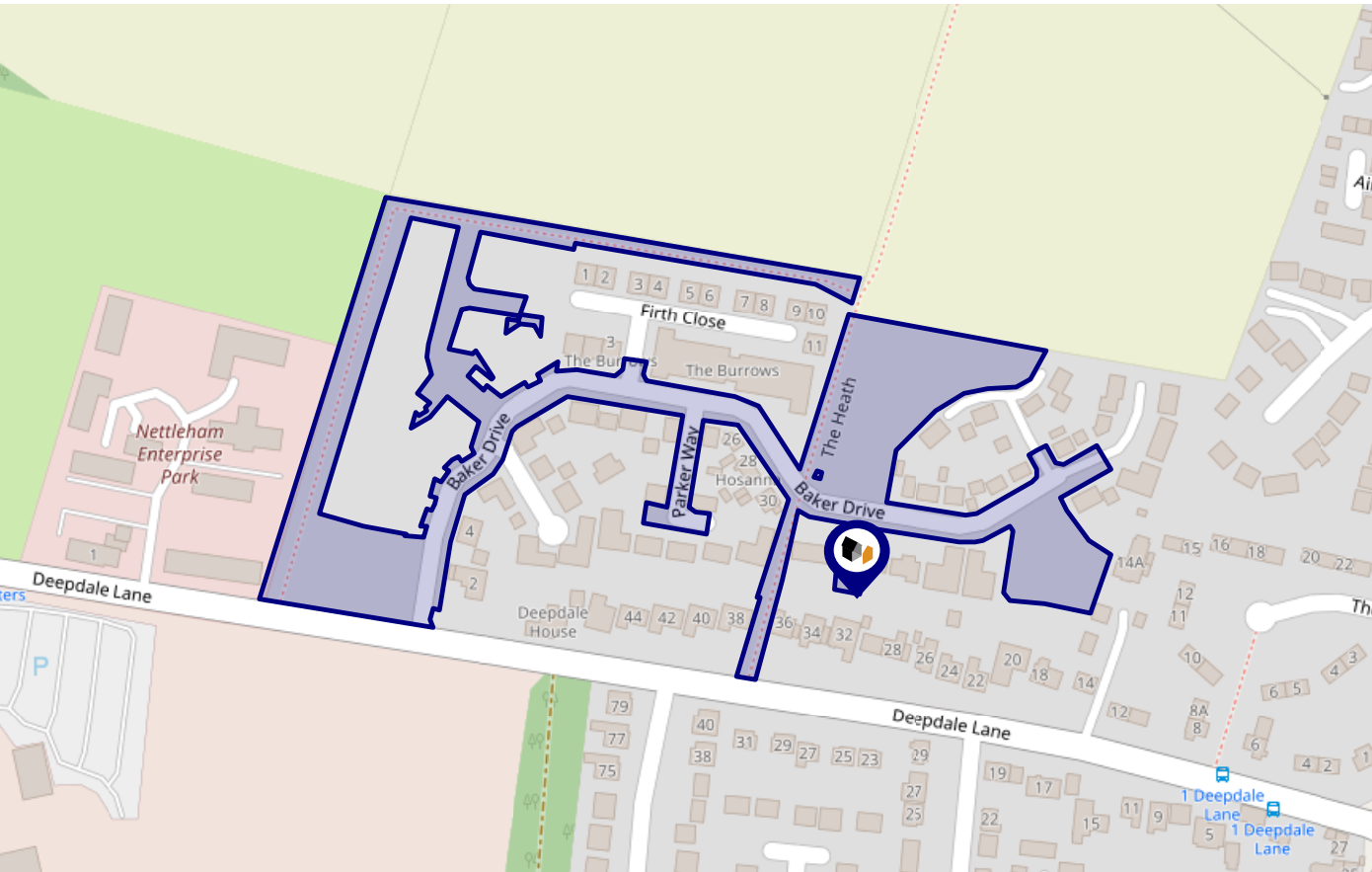


Flood Risk

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.

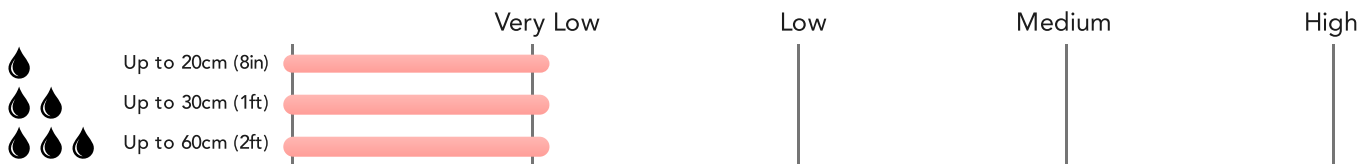


Risk Rating: Very low

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.
- 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:

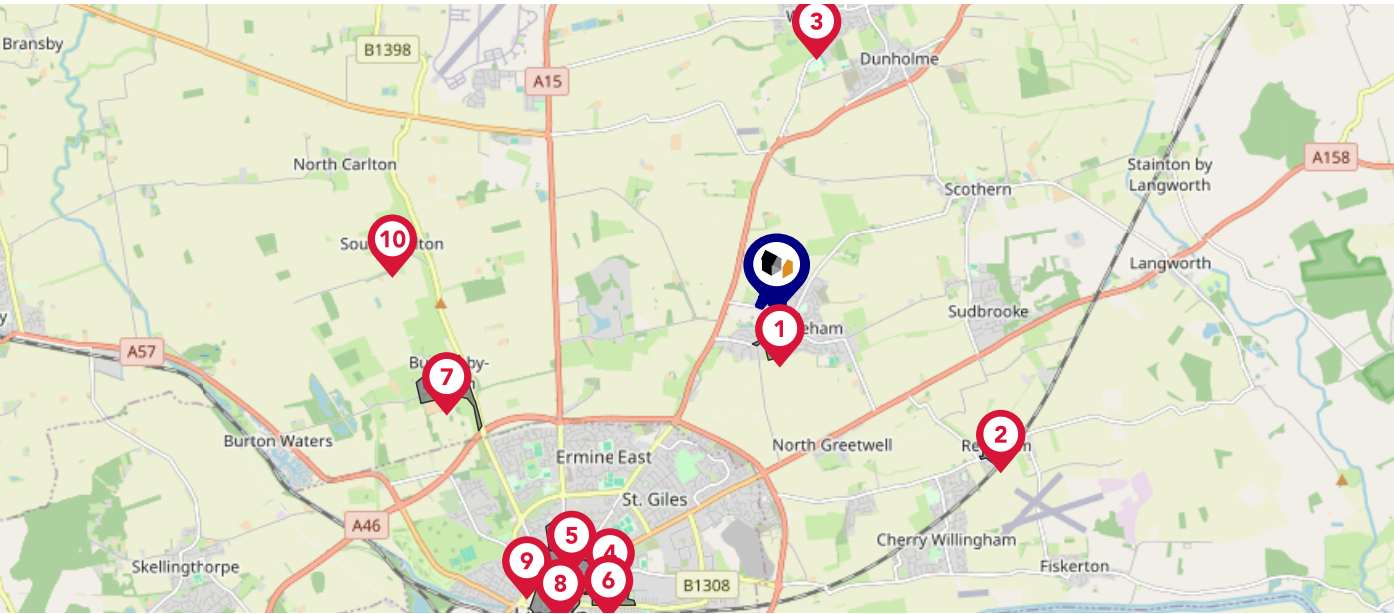


Maps

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.



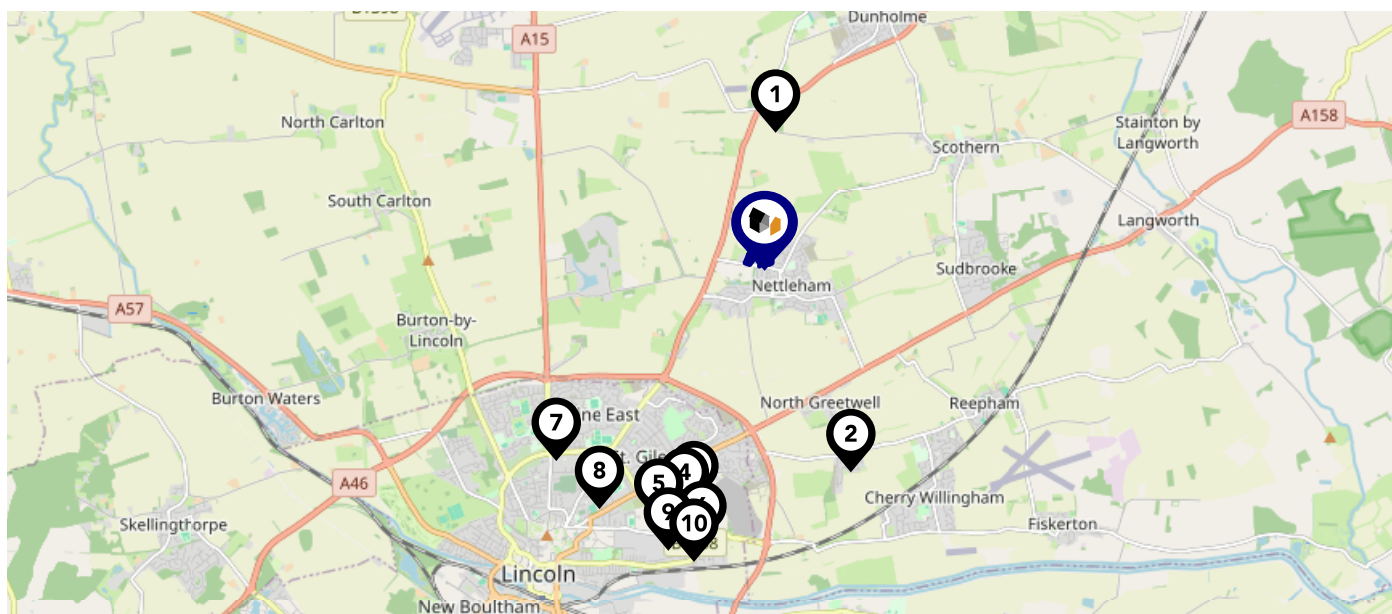
Nearby Conservation Areas	
1	Nettleham
2	Reepham
3	Welton
4	The Dell
5	Newport and Nettleham Road
6	Lindum and Arboretum
7	Burton
8	Cathedral and City Centre
9	Carline
10	South Carlton

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

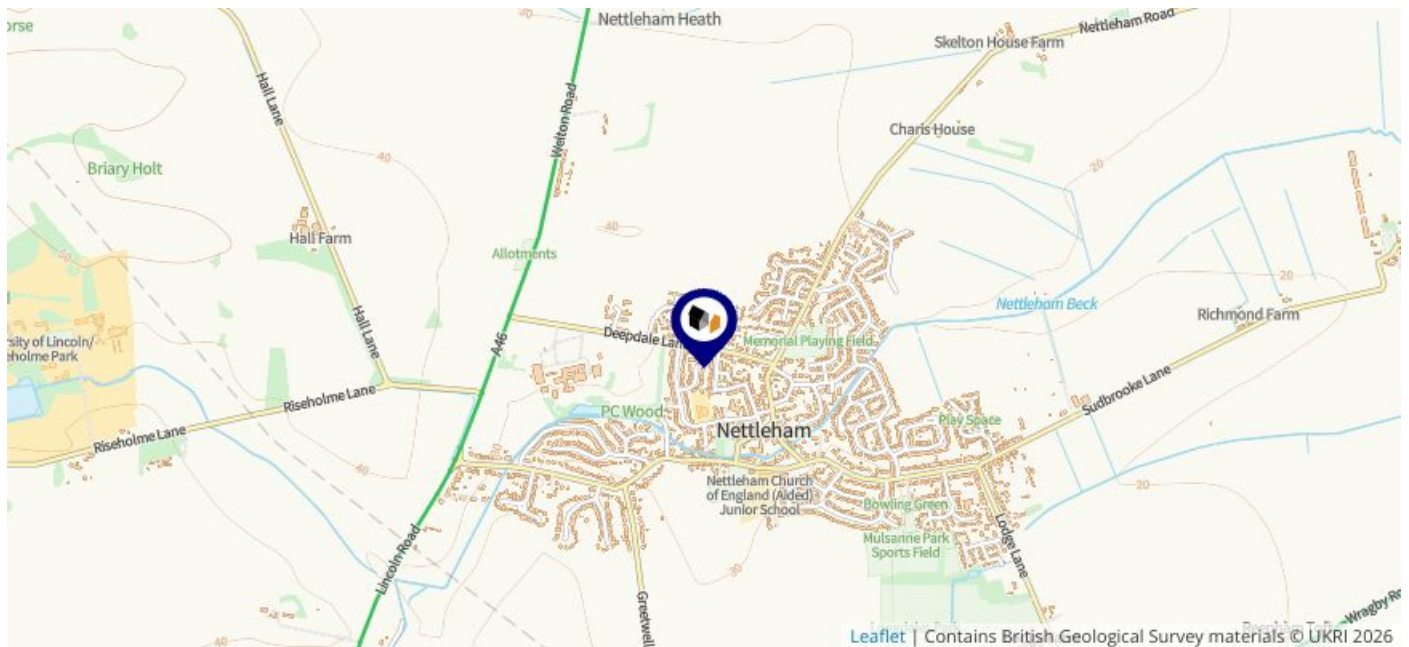
1	Dunholme Holt Bend-Off the A46, Dunholme, Lincolnshire	Historic Landfill
2	Land to the rear of 41-43 Hawthorn Road-Cherry Willingham, Lincoln	Historic Landfill
3	Rear Of Old Hillards-Rear Of Old Hillards, Wragby Road	Historic Landfill
4	Outer Circle Road-Lincoln, Lincolnshire	Historic Landfill
5	Deacon Road-Lincoln, Lincolnshire	Historic Landfill
6	Wrights Way-Lincoln, Lincolnshire	Historic Landfill
7	Cathedral Quarry-Riseholme Road, Lincoln	Historic Landfill
8	Nursery Grove-Lincoln, Lincolnshire	Historic Landfill
9	East Of HM Prison-Greetwell Road, Lincoln	Historic Landfill
10	Wickes Site-Outer Circle Road	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.

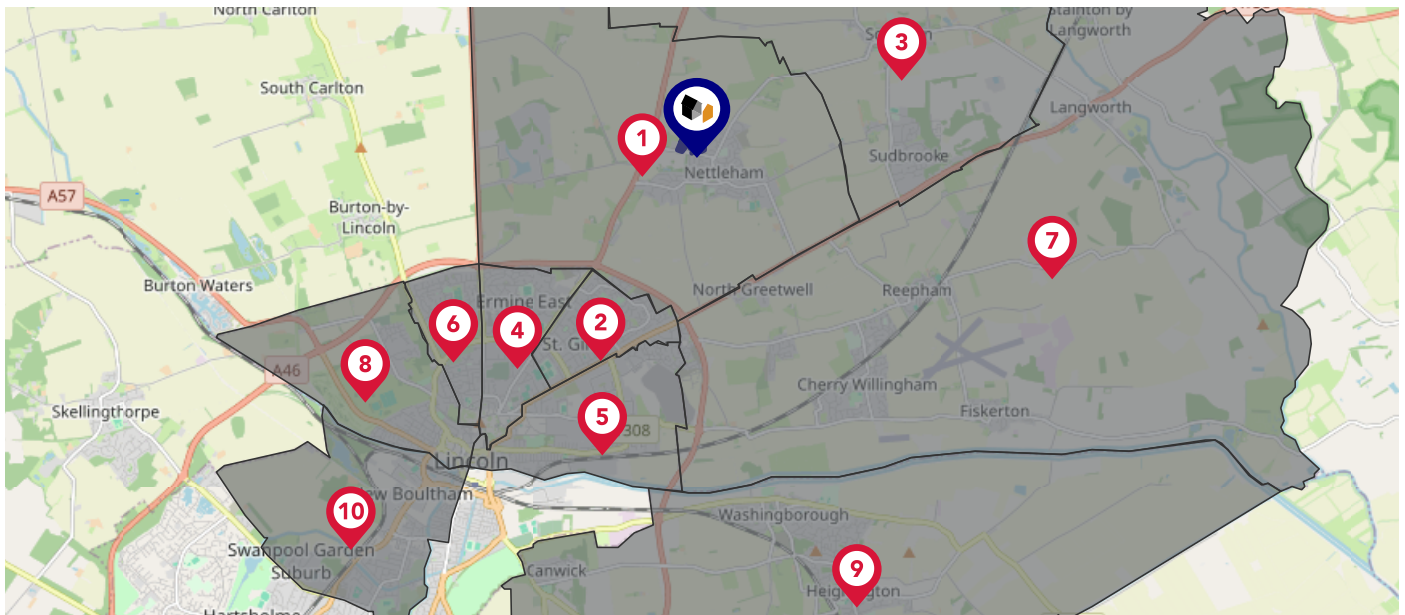
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Nettleham Ward



Glebe Ward



Sudbrooke Ward



Minster Ward



Abbey Ward



Castle Ward



Cherry Willingham Ward



Carholme Ward



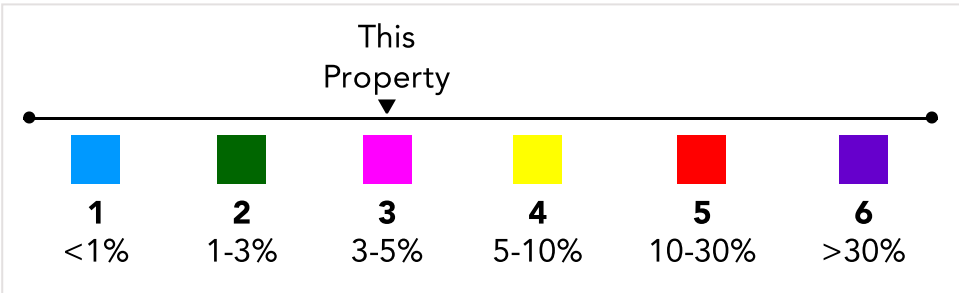
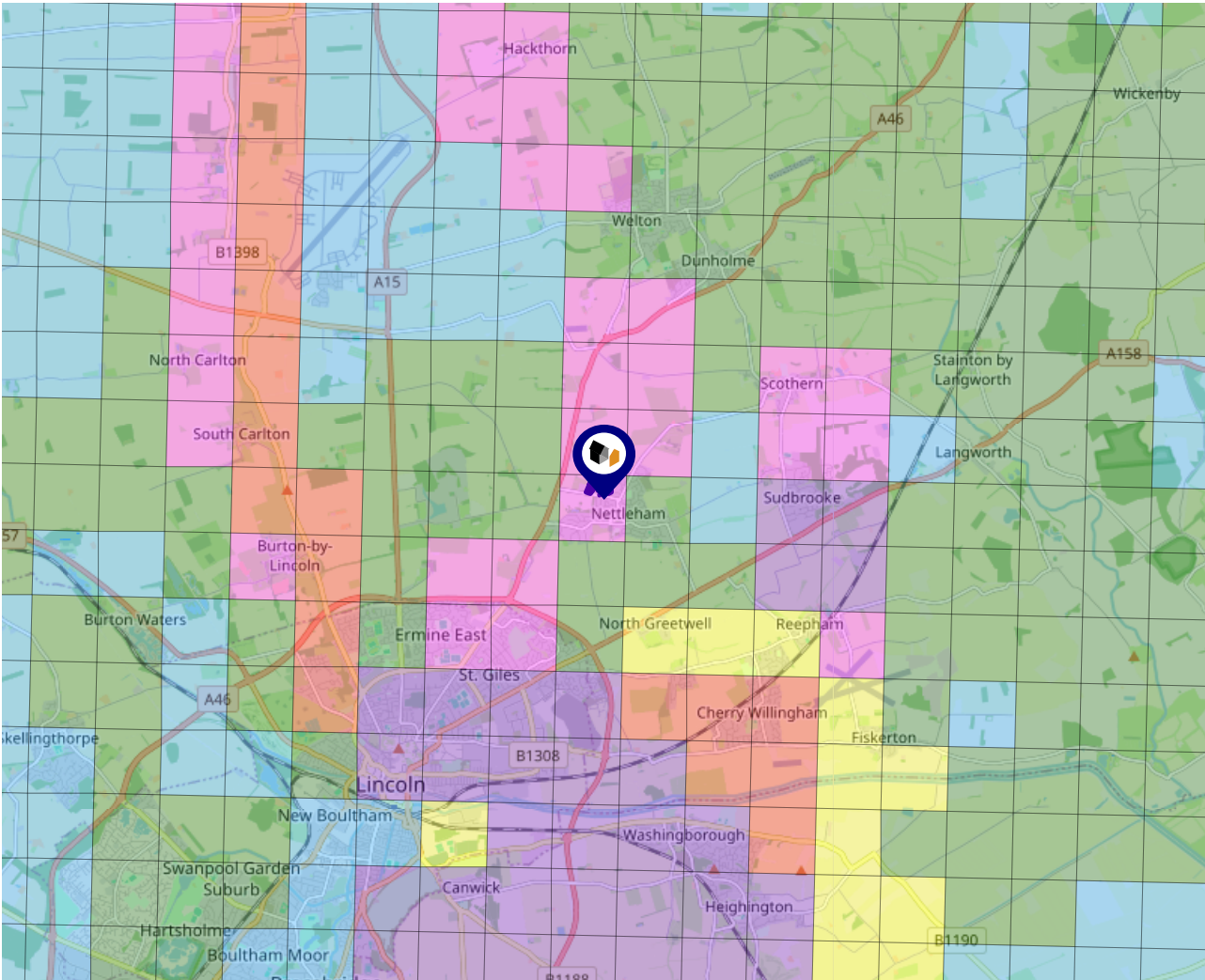
Heighington and Washingborough Ward



Boultham Ward

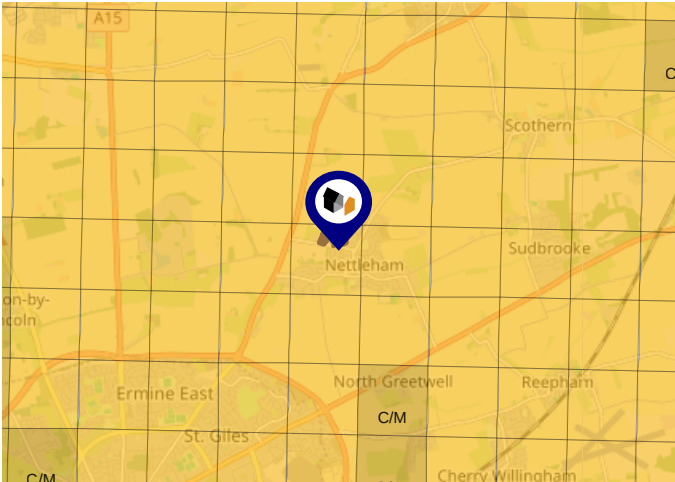
What is Radon?

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

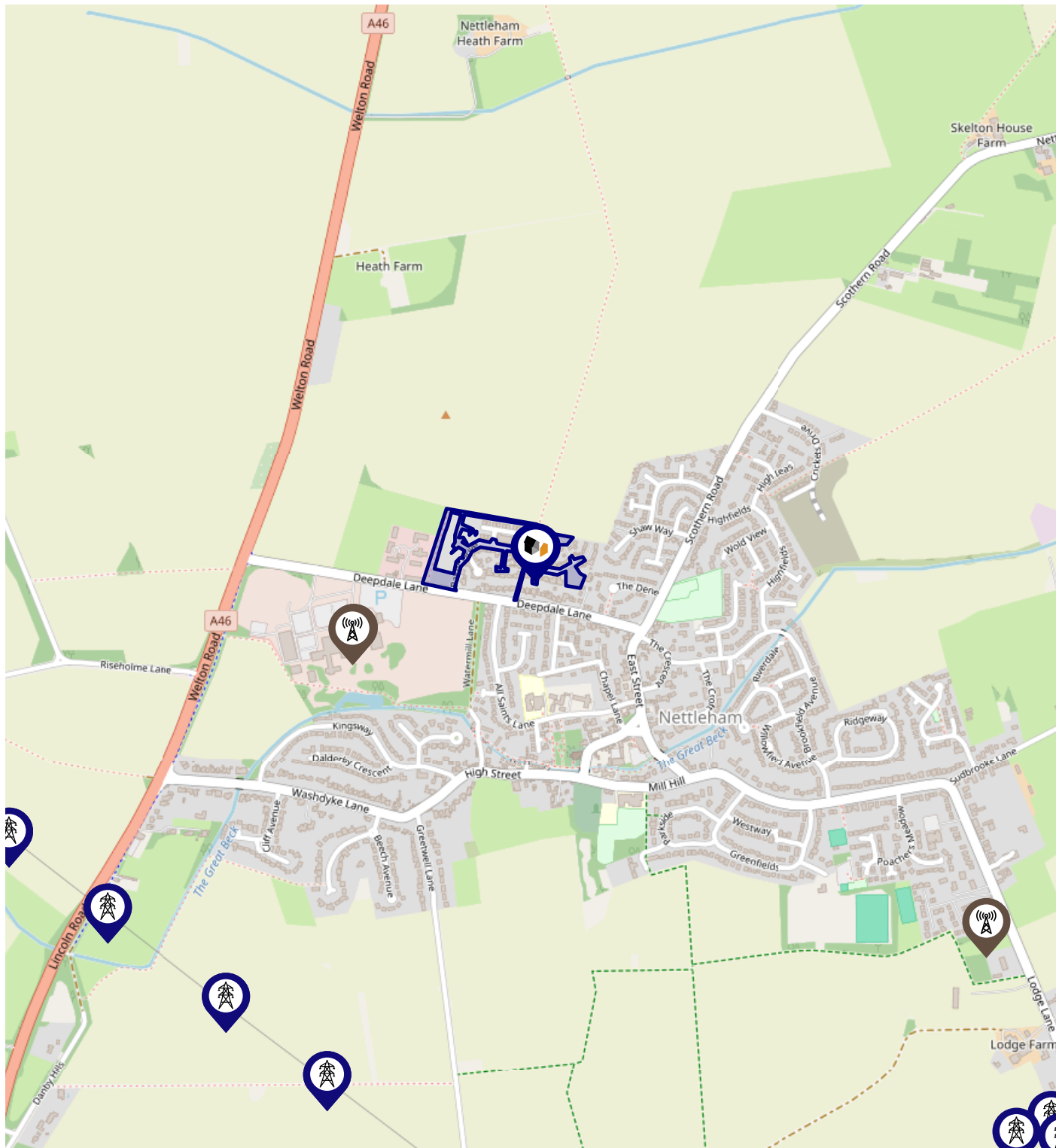


Primary Classifications (Most Common Clay Types)

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:

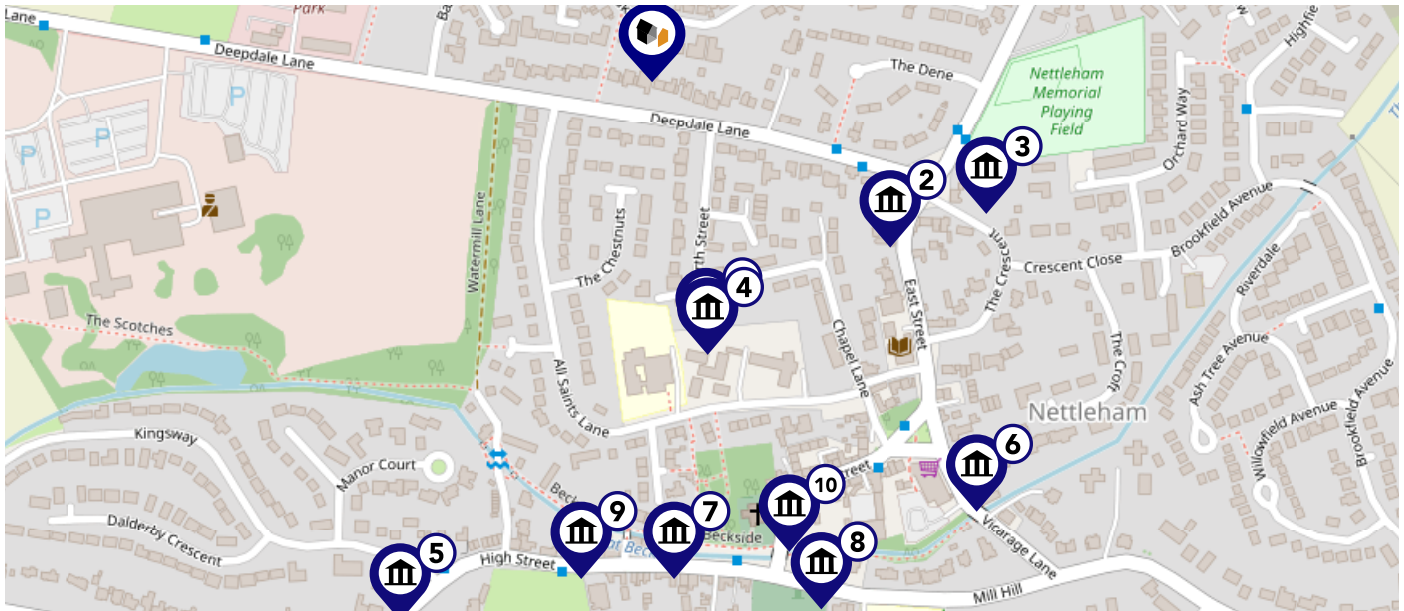
-  Power Pylons
-  Communication Masts

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
	1165904 - Walnut Farm House Barn And Stables	Grade II	0.1 miles
	1359472 - The Old Vicarage	Grade II	0.2 miles
	1064113 - 18, The Cressent	Grade II	0.2 miles
	1359436 - Washhouse At No 11	Grade II	0.2 miles
	1359475 - Barn Waggon Hovel And Pigeoncote At Ash Tree Farm	Grade II	0.3 miles
	1165856 - Barn At Beck House	Grade II	0.3 miles
	1165760 - 5, Beckside	Grade II	0.3 miles
	1064118 - Old School And School House	Grade II	0.3 miles
	1165885 - White Hart Inn	Grade II	0.3 miles
	1064110 - Hillstead	Grade II	0.3 miles

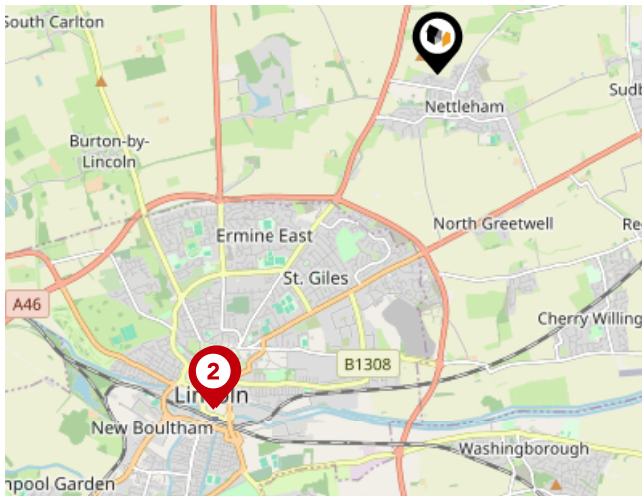


		Nursery	Primary	Secondary	College	Private
1	The Nettleham Infant and Nursery School Ofsted Rating: Good Pupils: 210 Distance:0.22	☐	☒	☐	☐	☐
2	The Nettleham Church of England Voluntary Aided Junior School Ofsted Rating: Good Pupils: 227 Distance:0.33	☐	☒	☐	☐	☐
3	Ellison Boulters Church of England Primary School Ofsted Rating: Outstanding Pupils: 288 Distance:1.95	☐	☒	☐	☐	☐
4	Ermine Primary Academy Ofsted Rating: Good Pupils: 393 Distance:1.97	☐	☒	☐	☐	☐
5	Lincoln Carlton Academy Ofsted Rating: Outstanding Pupils: 421 Distance:1.99	☐	☒	☐	☐	☐
6	Springwell Alternative Academy Lincoln Ofsted Rating: Good Pupils: 48 Distance:2.01	☐	☐	☒	☐	☐
7	Our Lady of Lincoln Catholic Primary School A Voluntary Academy Ofsted Rating: Good Pupils: 204 Distance:2.04	☐	☒	☐	☐	☐
8	The Lincoln St Giles Nursery School Ofsted Rating: Outstanding Pupils: 112 Distance:2.09	☒	☐	☐	☐	☐



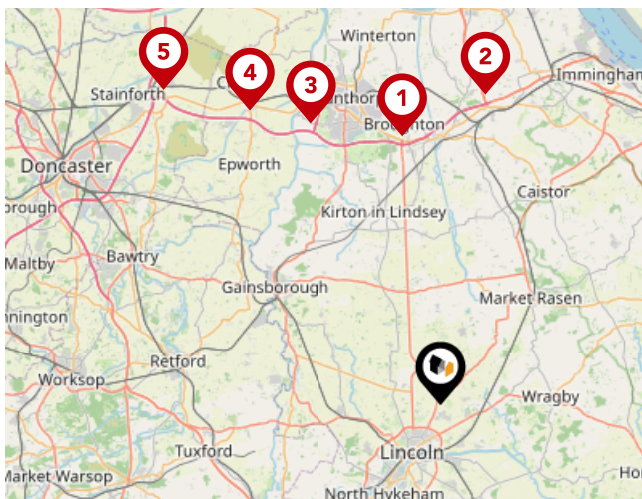
		Nursery	Primary	Secondary	College	Private
	St Giles Academy Ofsted Rating: Requires improvement Pupils: 405 Distance:2.09	☐	☒	☐	☐	☐
	The Priory Pembroke Academy Ofsted Rating: Good Pupils: 567 Distance:2.16	☐	☐	☒	☐	☐
	William Farr CofE Comprehensive School Ofsted Rating: Good Pupils: 1444 Distance:2.27	☐	☐	☒	☐	☐
	Castles Education Ofsted Rating: Inadequate Pupils: 93 Distance:2.27	☐	☐	☒	☐	☐
	Reepham Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:2.32	☐	☒	☐	☐	☐
	Lincoln Christ's Hospital School Ofsted Rating: Good Pupils: 1286 Distance:2.38	☐	☐	☒	☐	☐
	The St Francis Special School, Lincoln Ofsted Rating: Outstanding Pupils: 161 Distance:2.45	☐	☐	☒	☐	☐
	Lincoln Castle Academy Ofsted Rating: Not Rated Pupils: 680 Distance:2.49	☐	☐	☒	☐	☐

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	3.55 miles
2	Lincoln Central Rail Station	3.58 miles
3	Hykeham Rail Station	6.8 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	19.23 miles
2	M180 J5	22.11 miles
3	M180 J3	21.94 miles
4	M180 J2	24.75 miles
5	M180 J1	29.6 miles

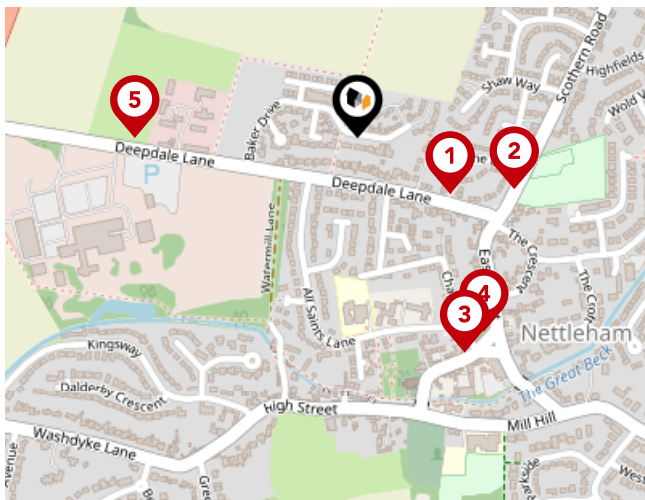


Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	22.52 miles
2	Finningley	25.93 miles
3	East Mids Airport	46.37 miles
4	Leeds Bradford Airport	63.42 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	1 Deepdale Lane	0.12 miles
2	Bill Bailey's Play Area	0.18 miles
3	The Green	0.27 miles
4	The Green	0.26 miles
5	Police Headquarters	0.25 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.



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

