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# MIR: Material Info

The Material Information Affecting this Property  
**Wednesday 06th May 2026**



## BRAMBLE COURT, BRACEBRIDGE HEATH, LINCOLN, LN4

### Mundys

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hymie.bentley@mundys.net  
www.mundys.net



# Property Overview



## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Plot Area:</b>	0.05 acres		
<b>Year Built :</b>	1976-1982		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,559		
<b>Title Number:</b>	LL61605		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>1</b> mb/s	<b>58</b> mb/s	<b>1800</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

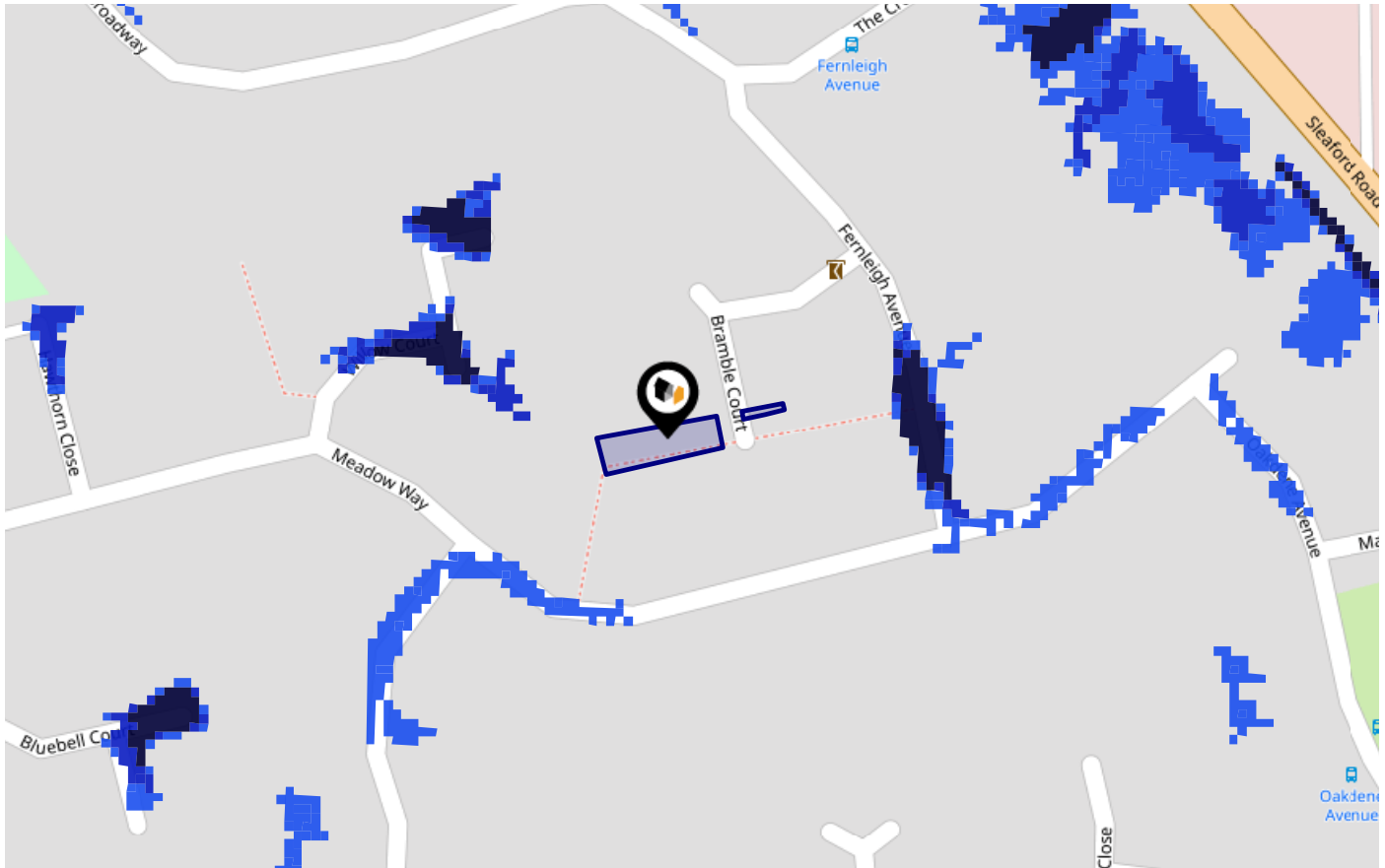


# Flood Risk

## 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:

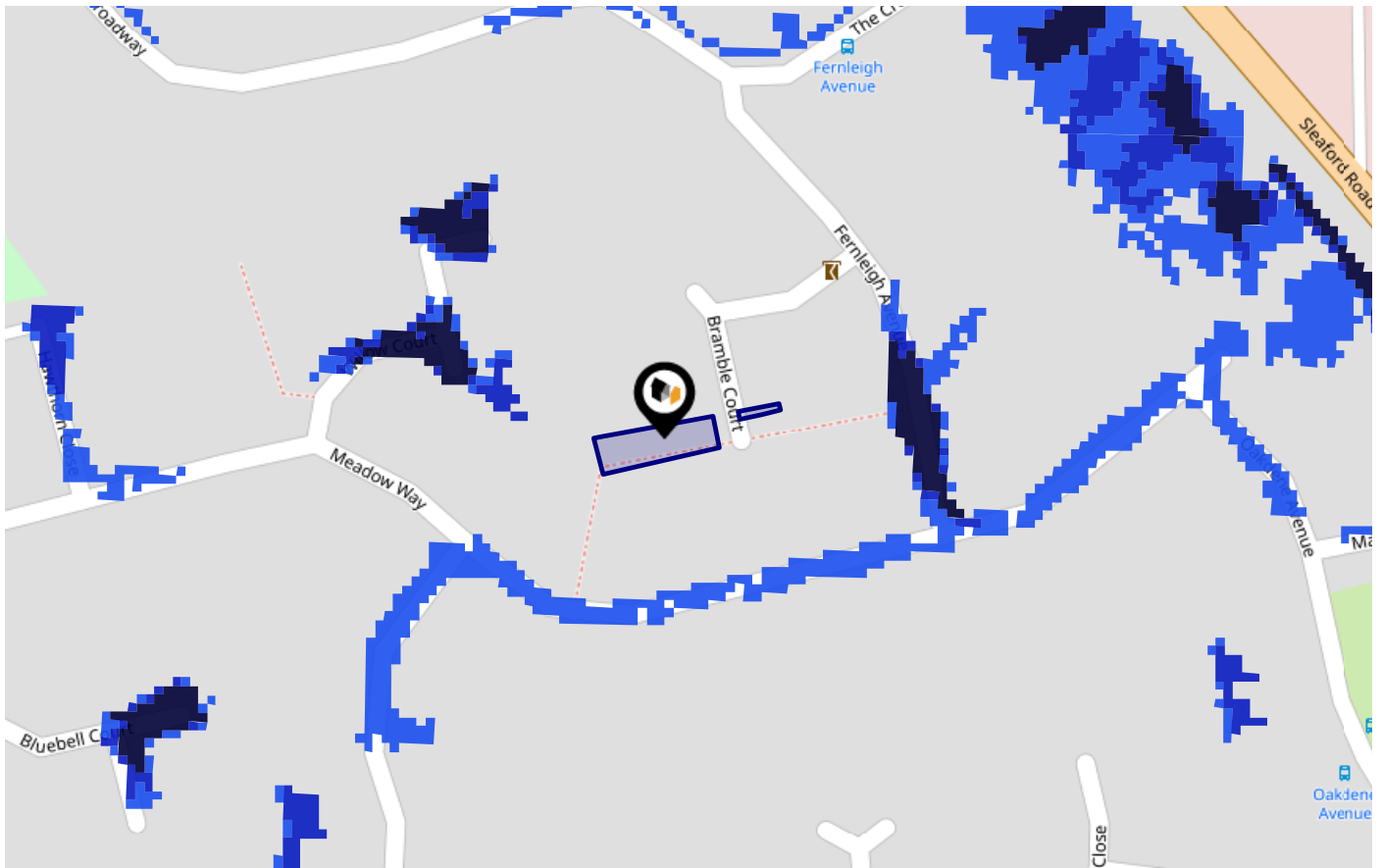


# Flood Risk

## 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.
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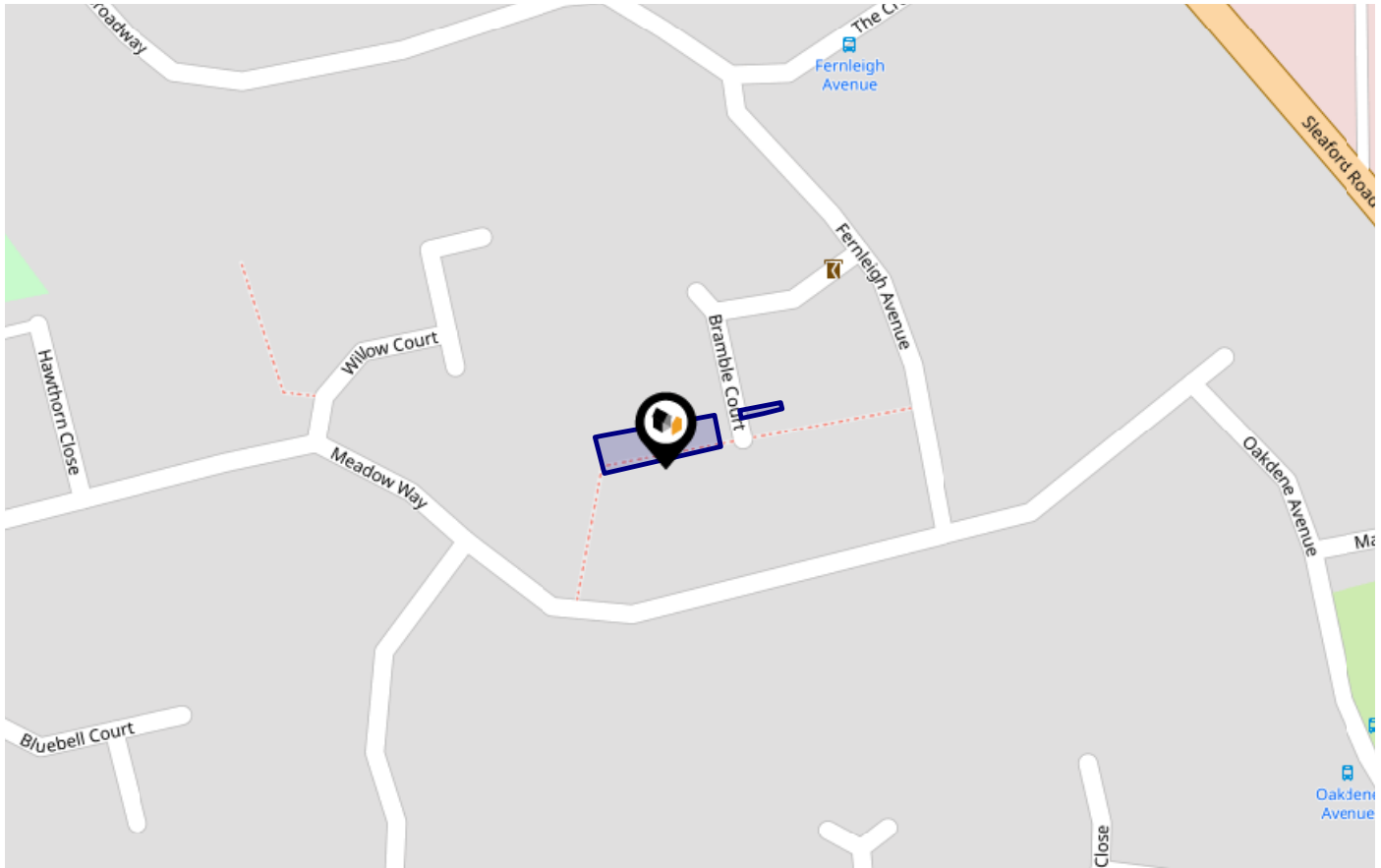
MIR - Material Info

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

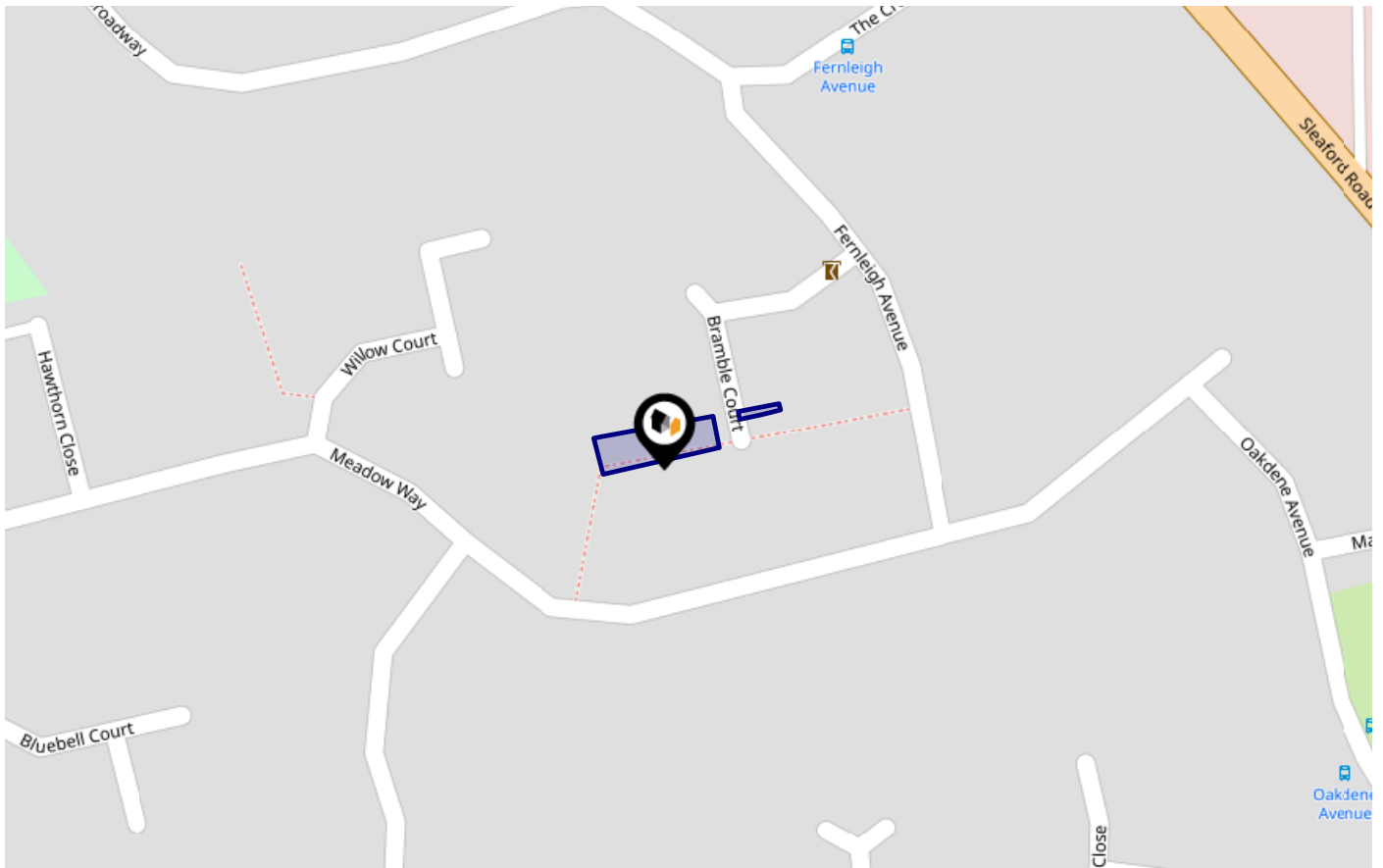


# Flood Risk

## 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.

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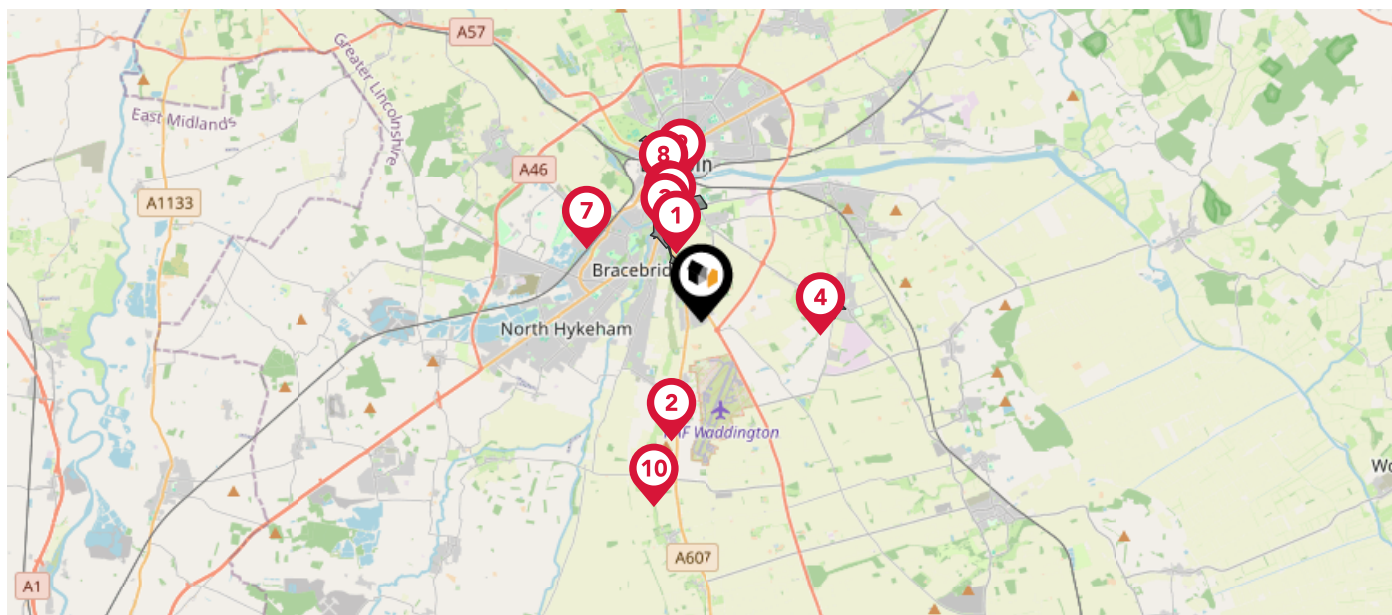
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# Maps











## 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.

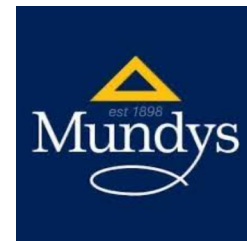


### Nearby Conservation Areas

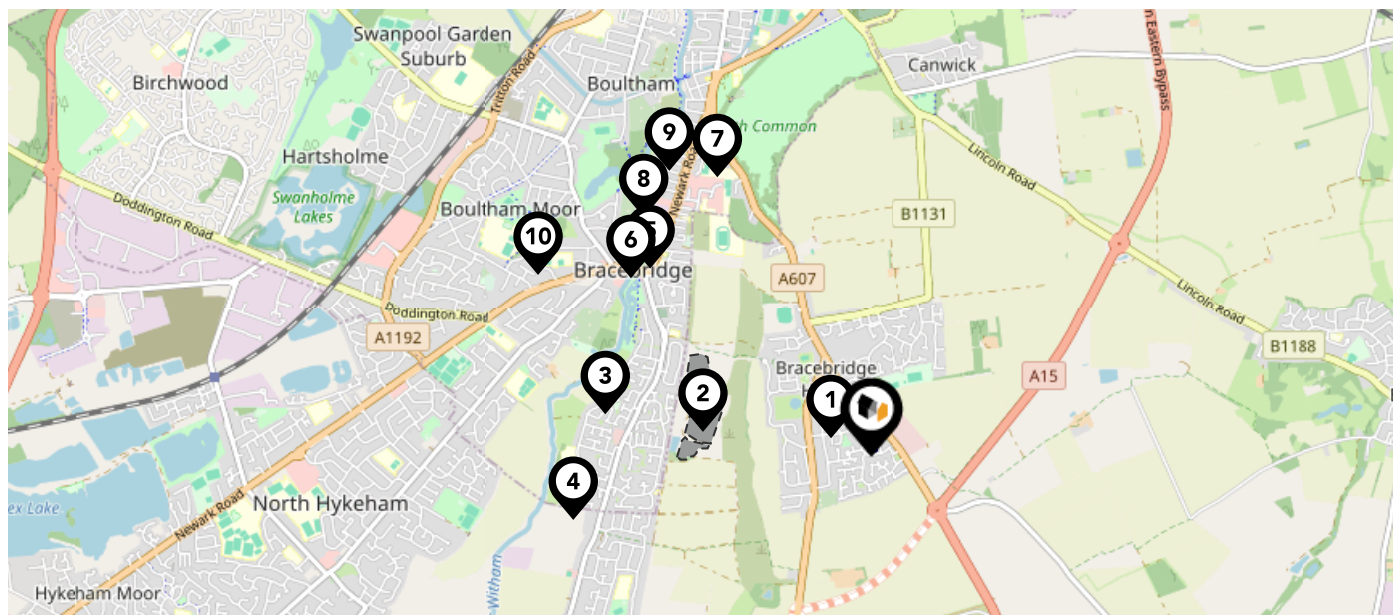
-  St Catherines
-  Waddington
-  Gowt's Bridge
-  Branston
-  Sibthorp
-  St Peter-at-Gowts
-  Swanpool
-  West Parade and Brayford
-  Cathedral and City Centre
-  Harmston

# Maps

## Landfill Sites



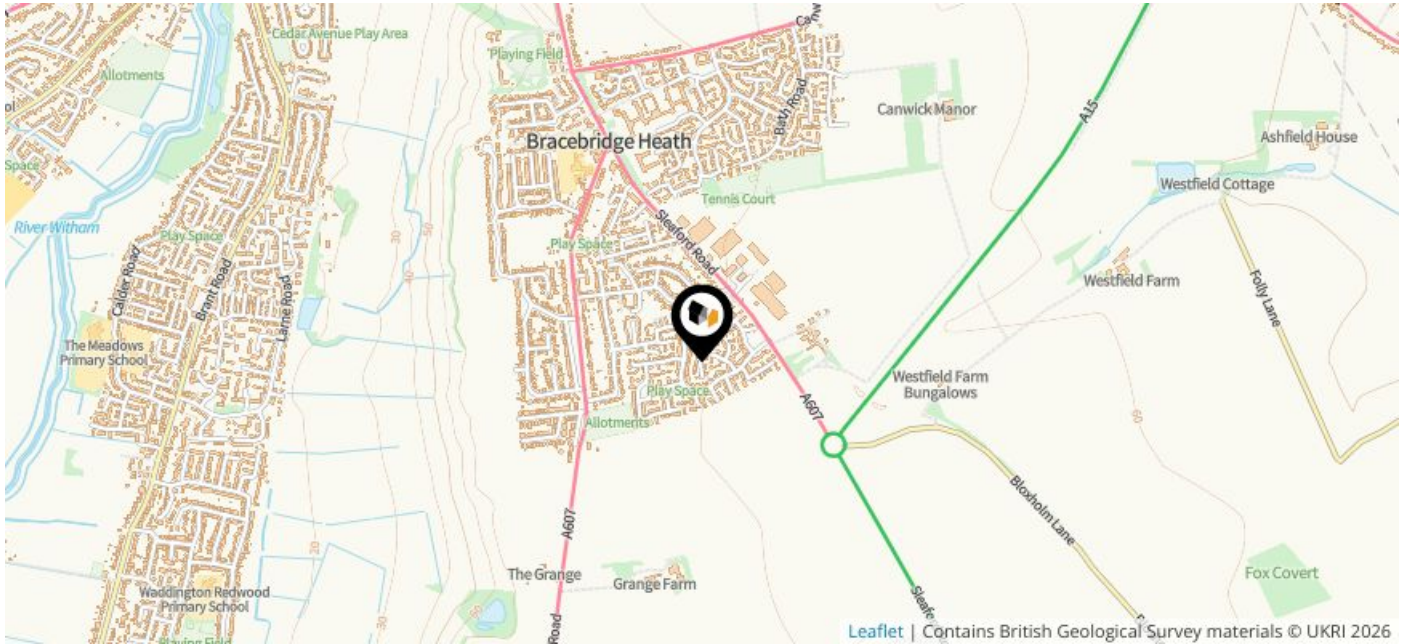
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

<b>1</b>	Western Avenue-Western Avenue, Bracebridge Heath	Historic Landfill <input type="checkbox"/>
<b>2</b>	Lincoln Brick Company Limited (Clay Pit)-Bracebridge Heath, Bracebridge, Lincolnshire	Historic Landfill <input type="checkbox"/>
<b>3</b>	Rear Of Calder Road-Nos 81-83 and 145-199 Calder Road, Bracebridge, Lincolnshire	Historic Landfill <input type="checkbox"/>
<b>4</b>	Pennells-Brant Road	Historic Landfill <input type="checkbox"/>
<b>5</b>	Newark Road-Bracebridge, Lincolnshire	Historic Landfill <input type="checkbox"/>
<b>6</b>	East Of St. Peters Avenue-Bracebridge, Lincolnshire	Historic Landfill <input type="checkbox"/>
<b>7</b>	Cross O'cliff Road-St. Catherines, Lincolnshire	Historic Landfill <input type="checkbox"/>
<b>8</b>	Area Adjacent To Boutham Park-Bracebridge, Lincolnshire	Historic Landfill <input type="checkbox"/>
<b>9</b>	St Catherines Grove-St. Catherines, Lincolnshire	Historic Landfill <input type="checkbox"/>
<b>10</b>	Hainton Road-Boutham Moor, Lincolnshire	Historic Landfill <input type="checkbox"/>

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.

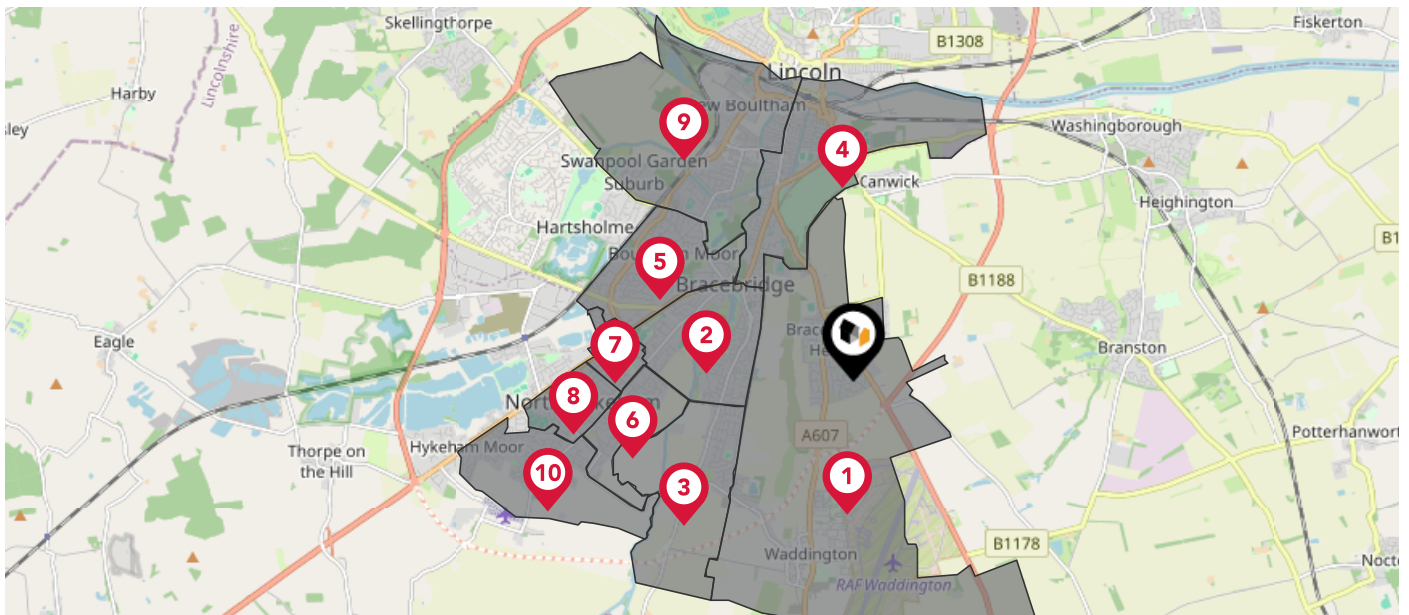
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

- 1 Bracebridge Heath and Waddington East Ward
- 2 Witham Ward
- 3 Waddington West Ward
- 4 Park Ward
- 5 Moorland Ward
- 6 North Hykeham Witham Ward
- 7 North Hykeham Forum Ward
- 8 North Hykeham Moor Ward
- 9 Boultham Ward
- 10 North Hykeham Mill Ward

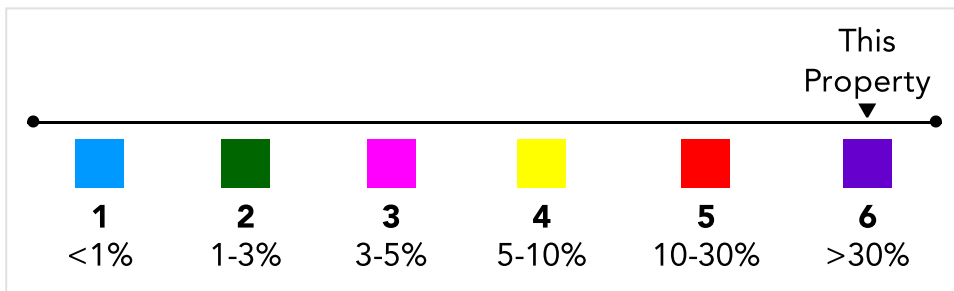
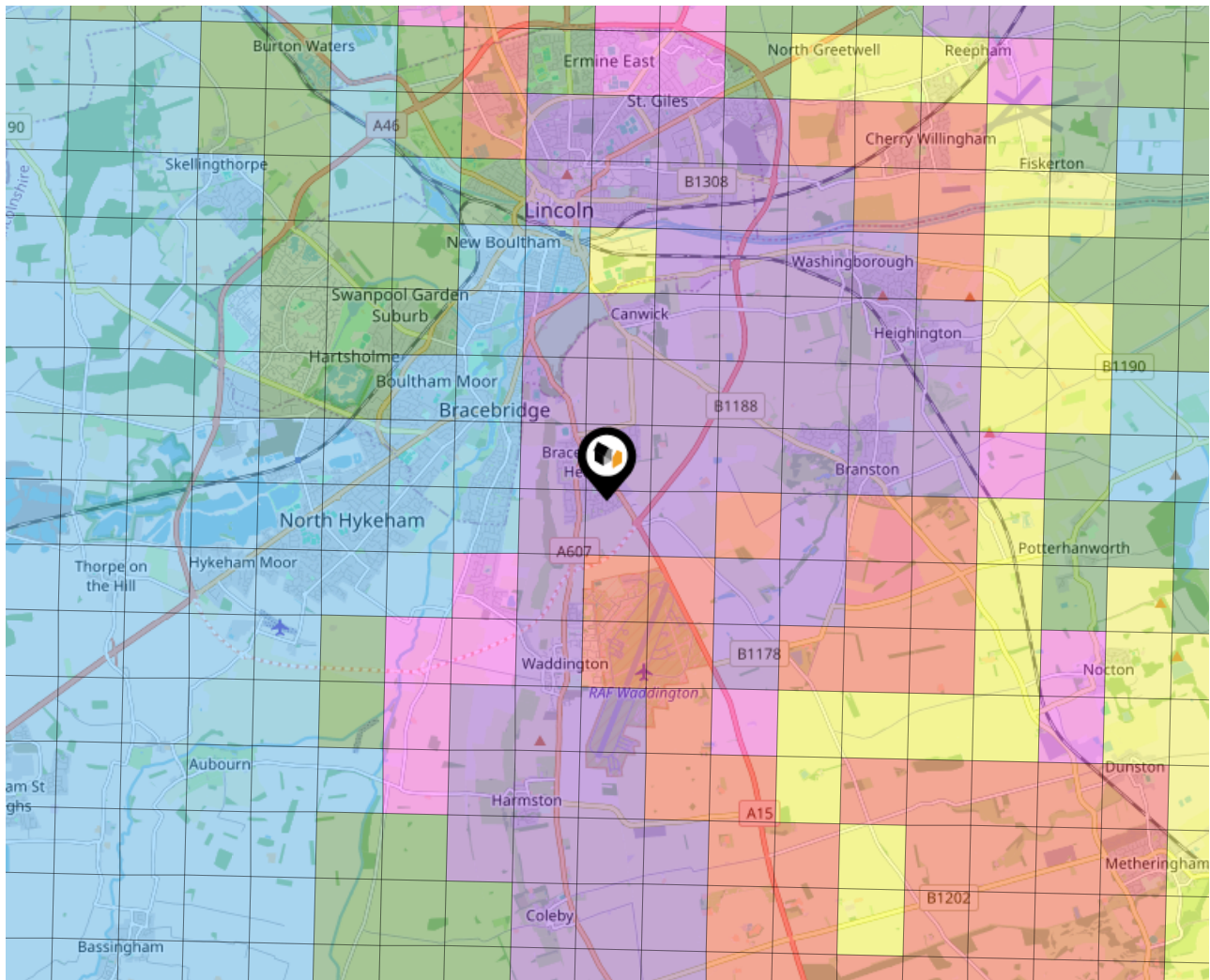
# Environment

## Radon Gas



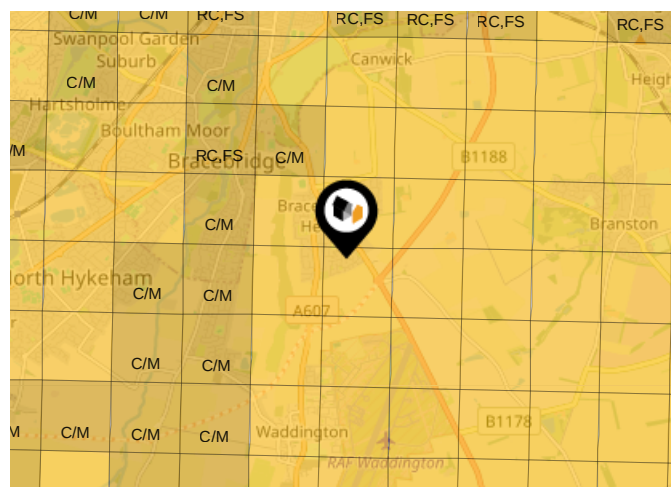
### What is Radon?

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/m<sup>3</sup>).



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

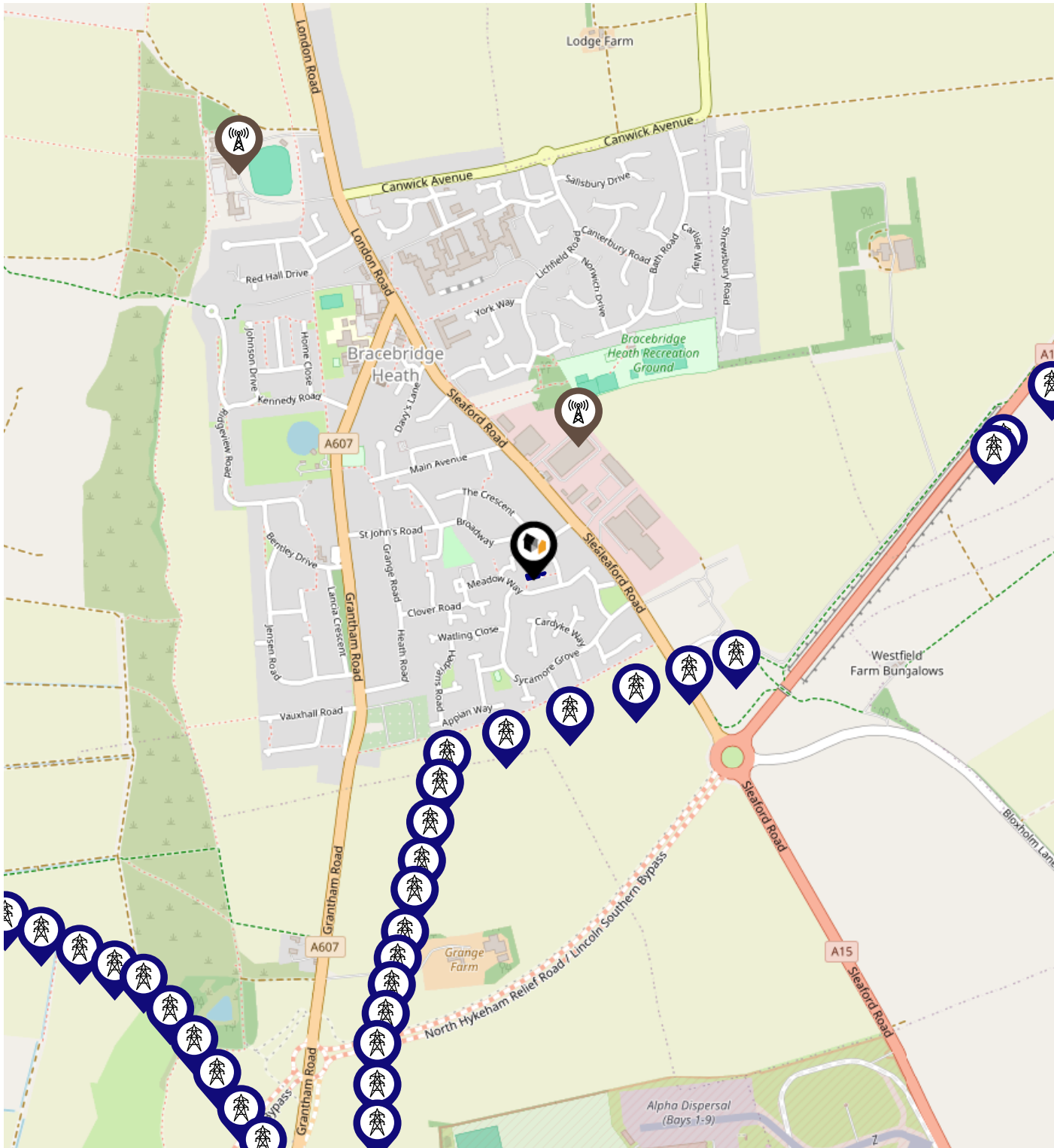
<b>Carbon Content:</b>	HIGH	<b>Soil Texture:</b>	LOAM TO SANDY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		





## Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Local Area Masts & Pylons



**Key:**

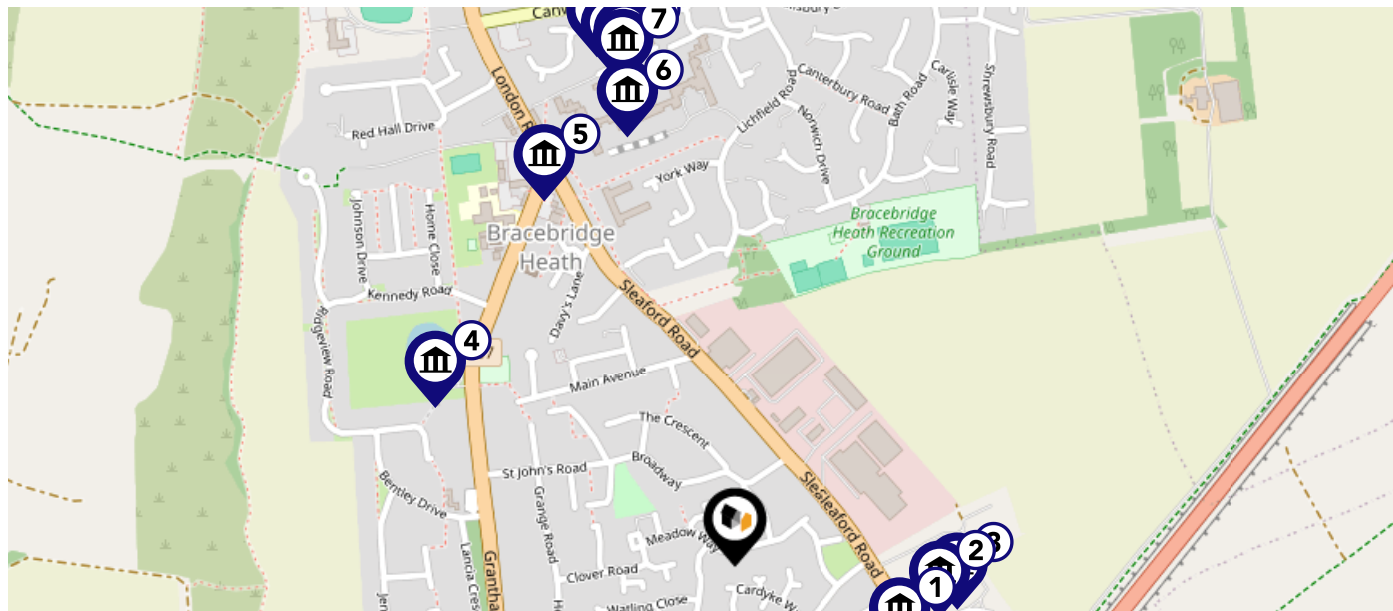
-  Power Pylons
-  Communication Masts











# Maps

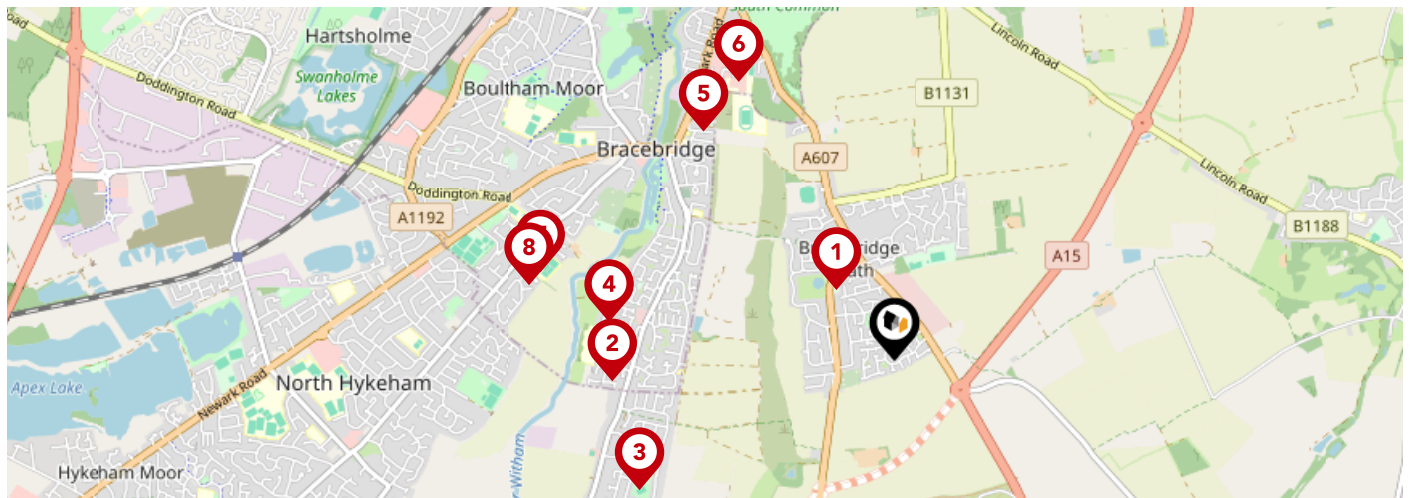
## Listed Buildings



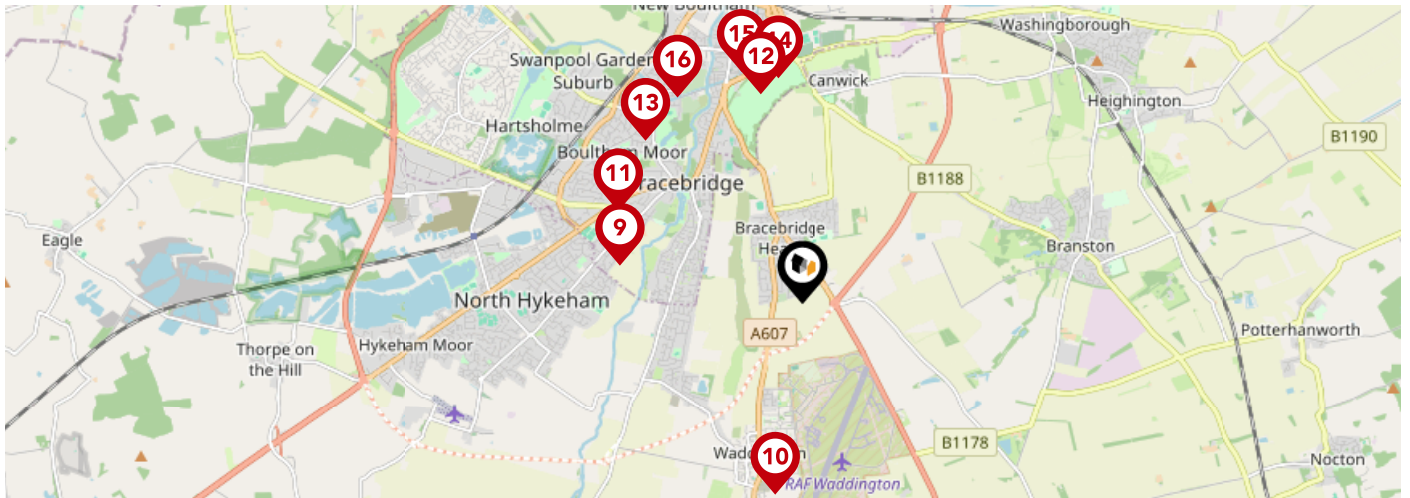
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1360604 - Gates And Walls At The Manor House	Grade II	0.2 miles
 1205031 - The Manor House	Grade II	0.2 miles
 1061753 - Farm Buildings At The Manor House	Grade II	0.3 miles
 1061752 - Pump House To Bracebridge Heath Service Reservoir	Grade II	0.4 miles
 1482134 - Bracebridge Heath War Memorial	Grade II	0.5 miles
 1205000 - Main Building At St John's Hospital	Grade II	0.5 miles
 1061751 - Chapel At St. John's Hospital	Grade II	0.6 miles
 1280921 - The Lodge	Grade II	0.6 miles
 1360603 - Norfolk House	Grade II	0.6 miles
 1205022 - 1 And 2 Oakleigh	Grade II	0.6 miles

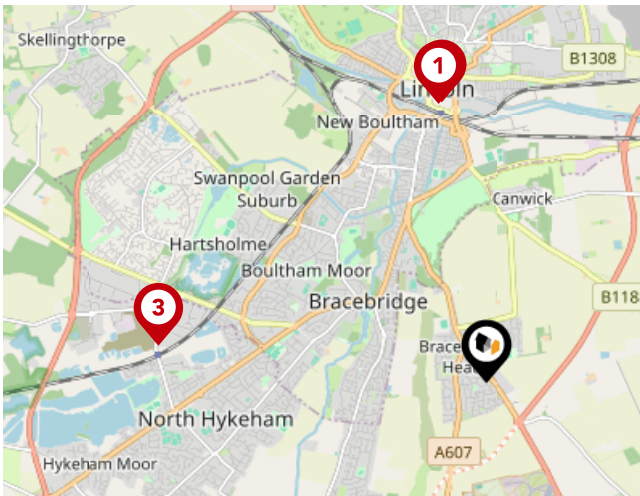


	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Bracebridge Heath St John's Primary Academy</b> Ofsted Rating: Good   Pupils: 372   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>Acorn Free School</b> Ofsted Rating: Good   Pupils: 3   Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Waddington Redwood Primary Academy</b> Ofsted Rating: Good   Pupils: 301   Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>The Meadows Primary School</b> Ofsted Rating: Good   Pupils: 364   Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Bracebridge Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 78   Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>The Priory Academy LSST</b> Ofsted Rating: Good   Pupils: 1779   Distance:1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>The Lincoln St Christopher's School</b> Ofsted Rating: Good   Pupils: 252   Distance:1.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>The Lincoln Manor Leas Junior School</b> Ofsted Rating: Good   Pupils: 290   Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



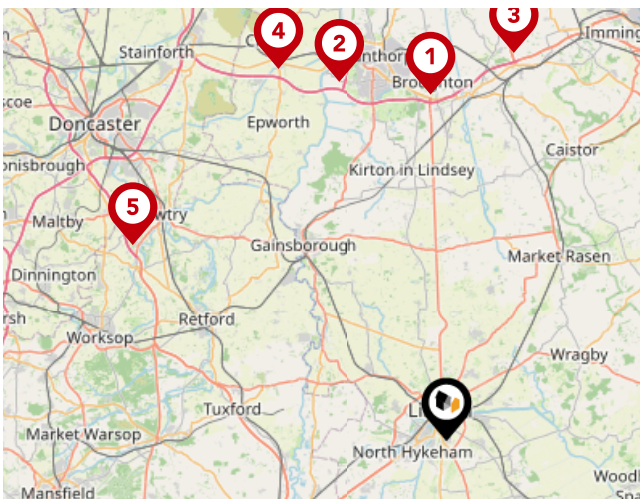
		Nursery	Primary	Secondary	College	Private
	<b>The Lincoln Manor Leas Infants School</b> Ofsted Rating: Good   Pupils: 163   Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Waddington All Saints Academy</b> Ofsted Rating: Outstanding   Pupils: 373   Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Priory Witham Academy</b> Ofsted Rating: Good   Pupils: 1110   Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Athena School</b> Ofsted Rating: Good   Pupils: 113   Distance:1.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Peter and St Paul, Catholic Voluntary Academy</b> Ofsted Rating: Requires improvement   Pupils: 602   Distance:2.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Lincoln Bishop King Church of England Primary School</b> Ofsted Rating: Good   Pupils: 459   Distance:2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Lincoln St Peter at Gowts Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 258   Distance:2.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sir Francis Hill Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 623   Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	2.5 miles
2	Lincoln Central Rail Station	2.52 miles
3	Hykeham Rail Station	2.94 miles



## Trunk Roads/Motorways

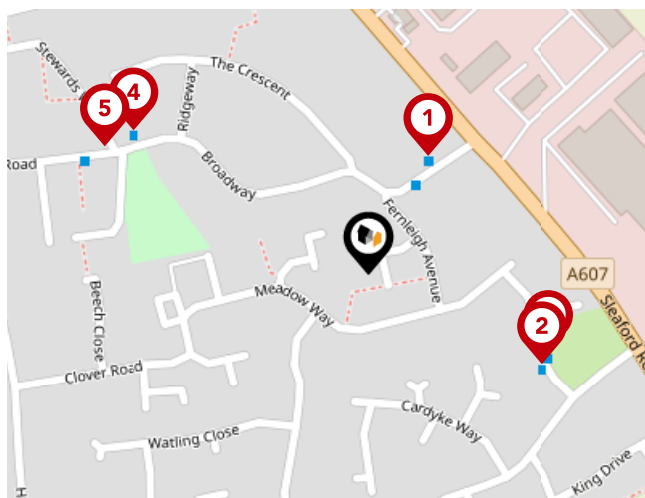
Pin	Name	Distance
1	M180 J4	24.51 miles
2	M180 J3	26.5 miles
3	M180 J5	27.73 miles
4	M180 J2	28.8 miles
5	A1(M) J34	26.21 miles



## Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	28.19 miles
2	Finningley	28.25 miles
3	East Mids Airport	41.74 miles
4	Leeds Bradford Airport	66.04 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Fernleigh Avenue	0.07 miles
2	Maple Close	0.11 miles
3	Maple Close	0.11 miles
4	St John's Square	0.15 miles
5	St John's Square	0.16 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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