

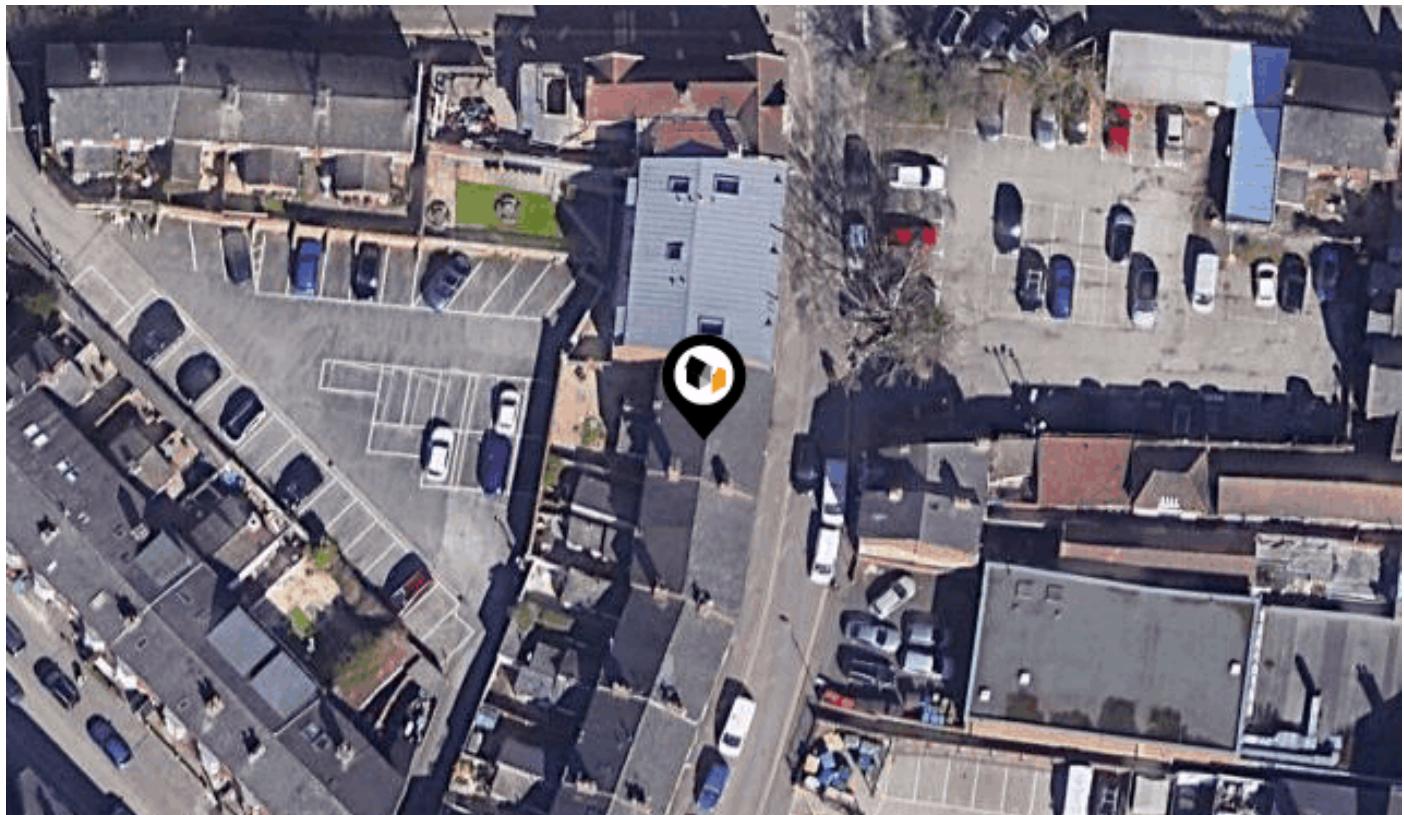


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Wednesday 18th February 2026**



**17-18, HUNGATE, LINCOLN, LN1**

**Mundys**

29 – 30 Silver Street Lincoln LN2 1AS

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# Property Overview



## Property

Type: Flat / Maisonette

Bedrooms: 1

## Local Area

Local Authority: Lincolnshire

Conservation Area: Cathedral and City Centre

Flood Risk:

- Rivers & Seas: Very low
- Surface Water: Very low

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

17  
mb/s



80  
mb/s



1000  
mb/s



### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:

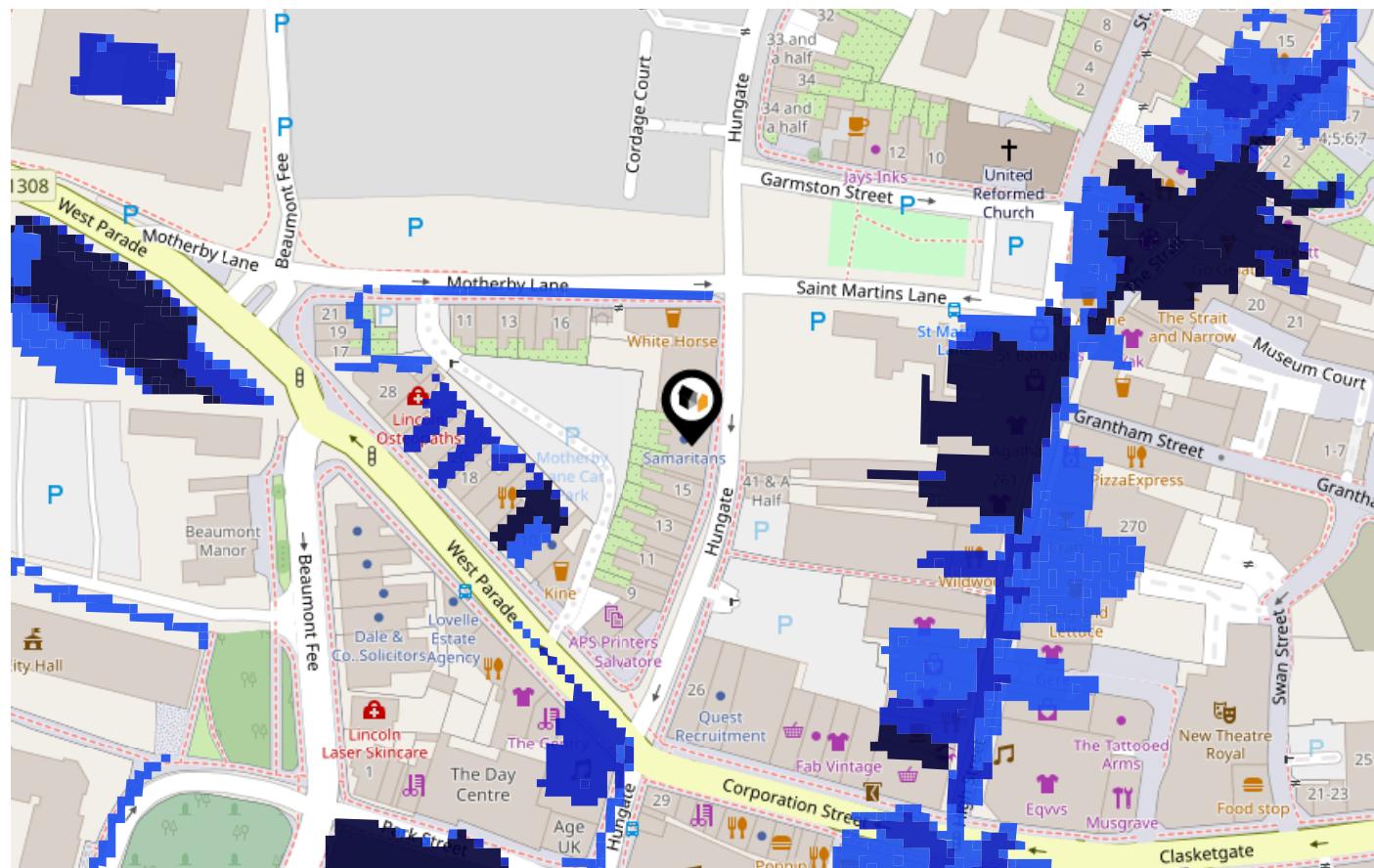


# Flood Risk

## 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.

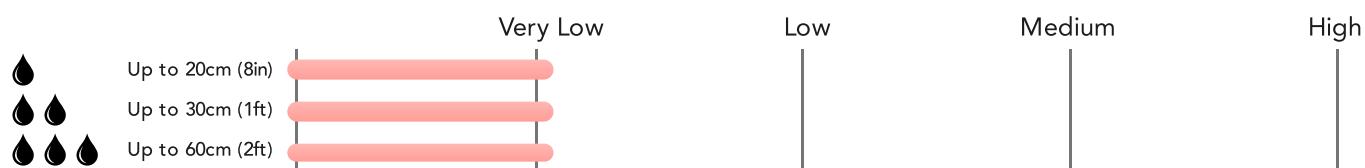


Risk Rating: Very low

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.

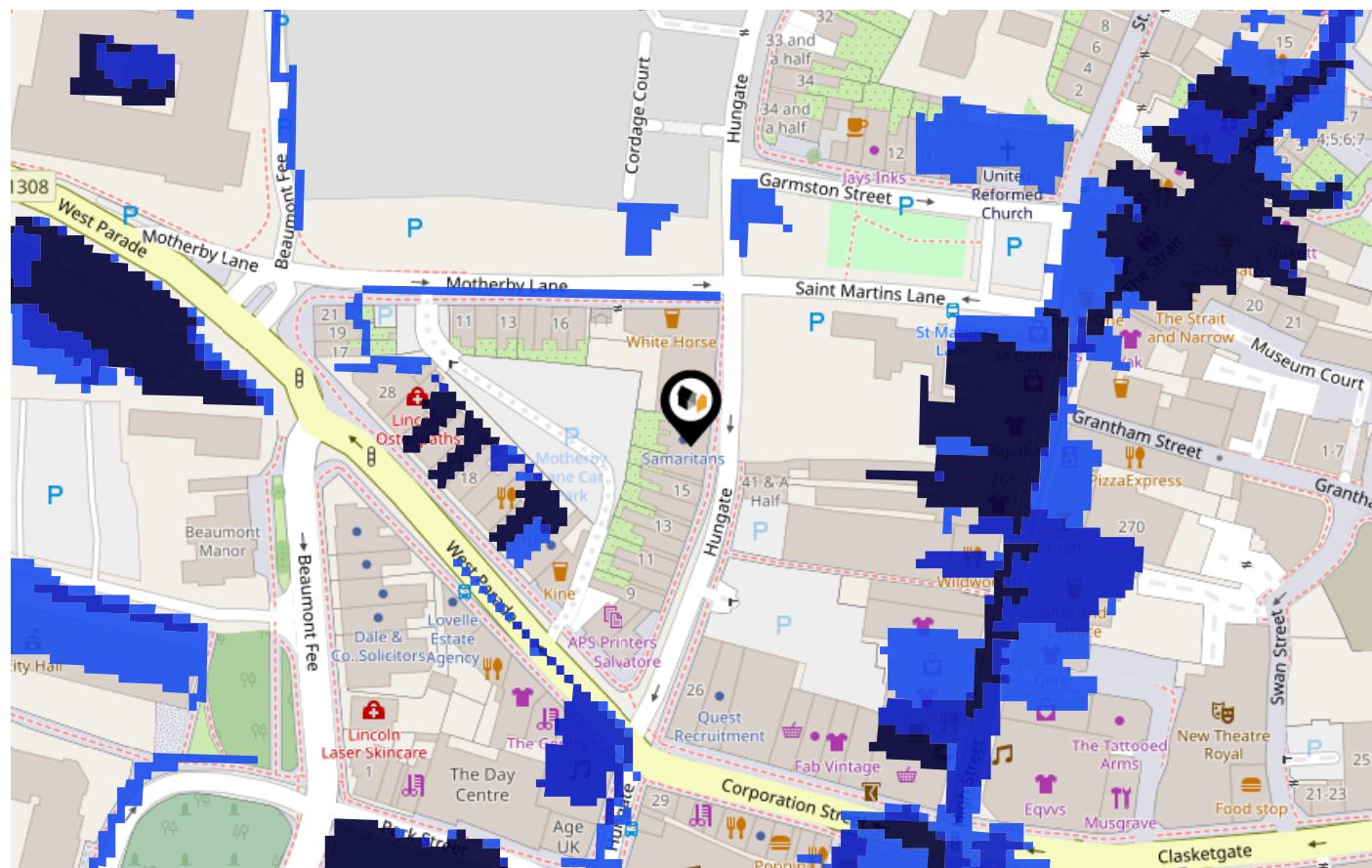
Chance of flooding to the following depths at this property:



# 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.

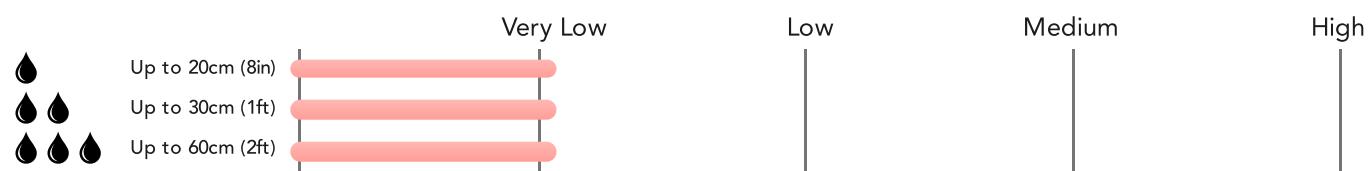


**Risk Rating: Very low**

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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.
- 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:

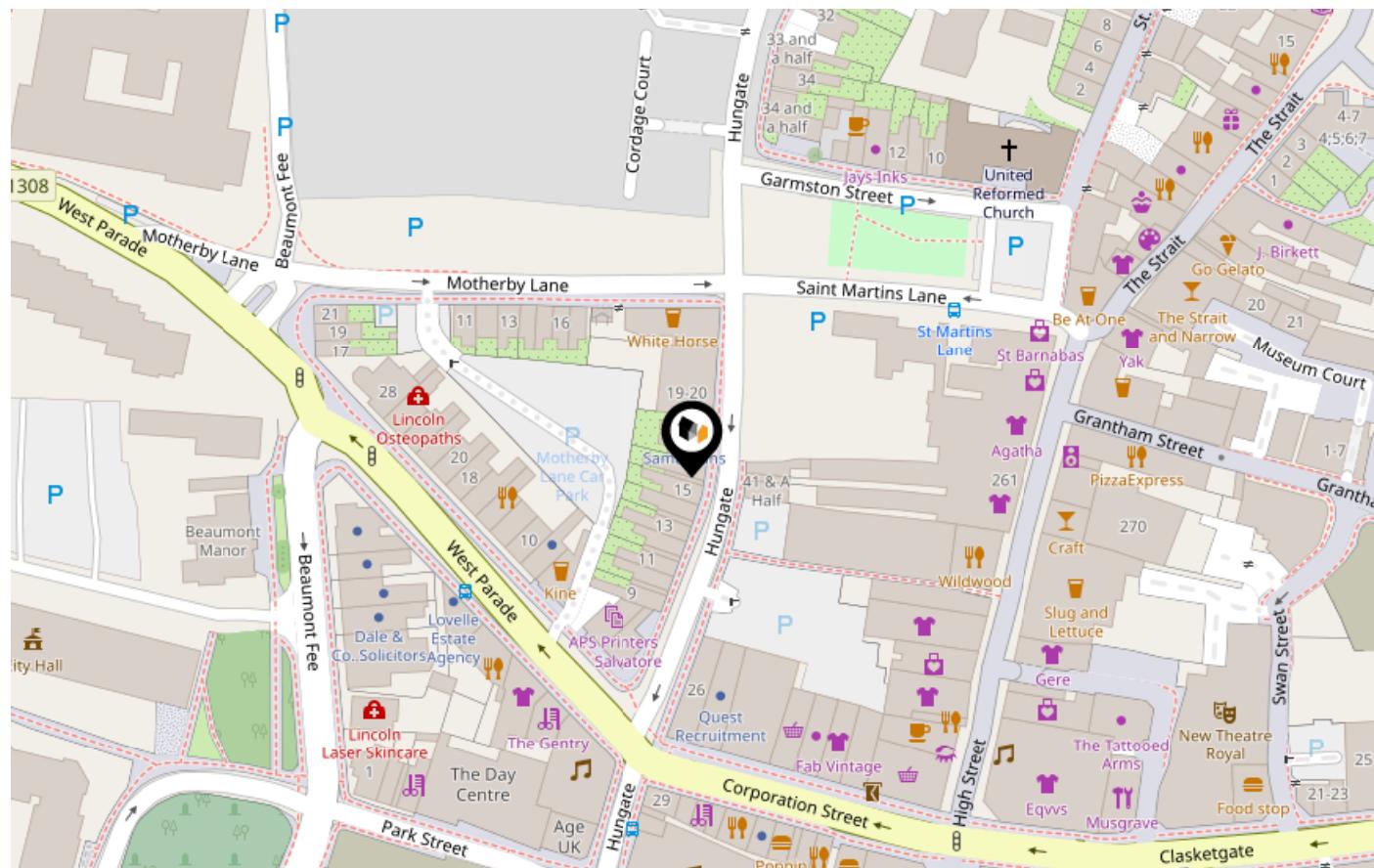


# Flood Risk

## 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.

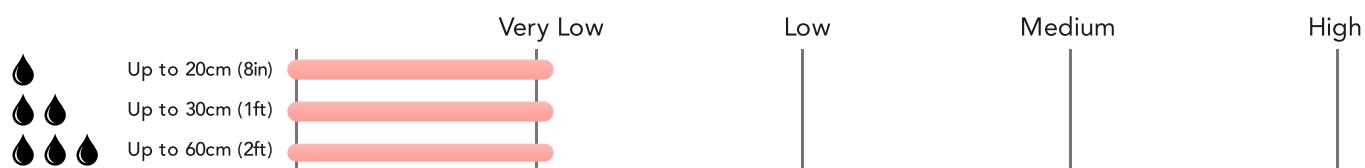


Risk Rating: Very low

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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.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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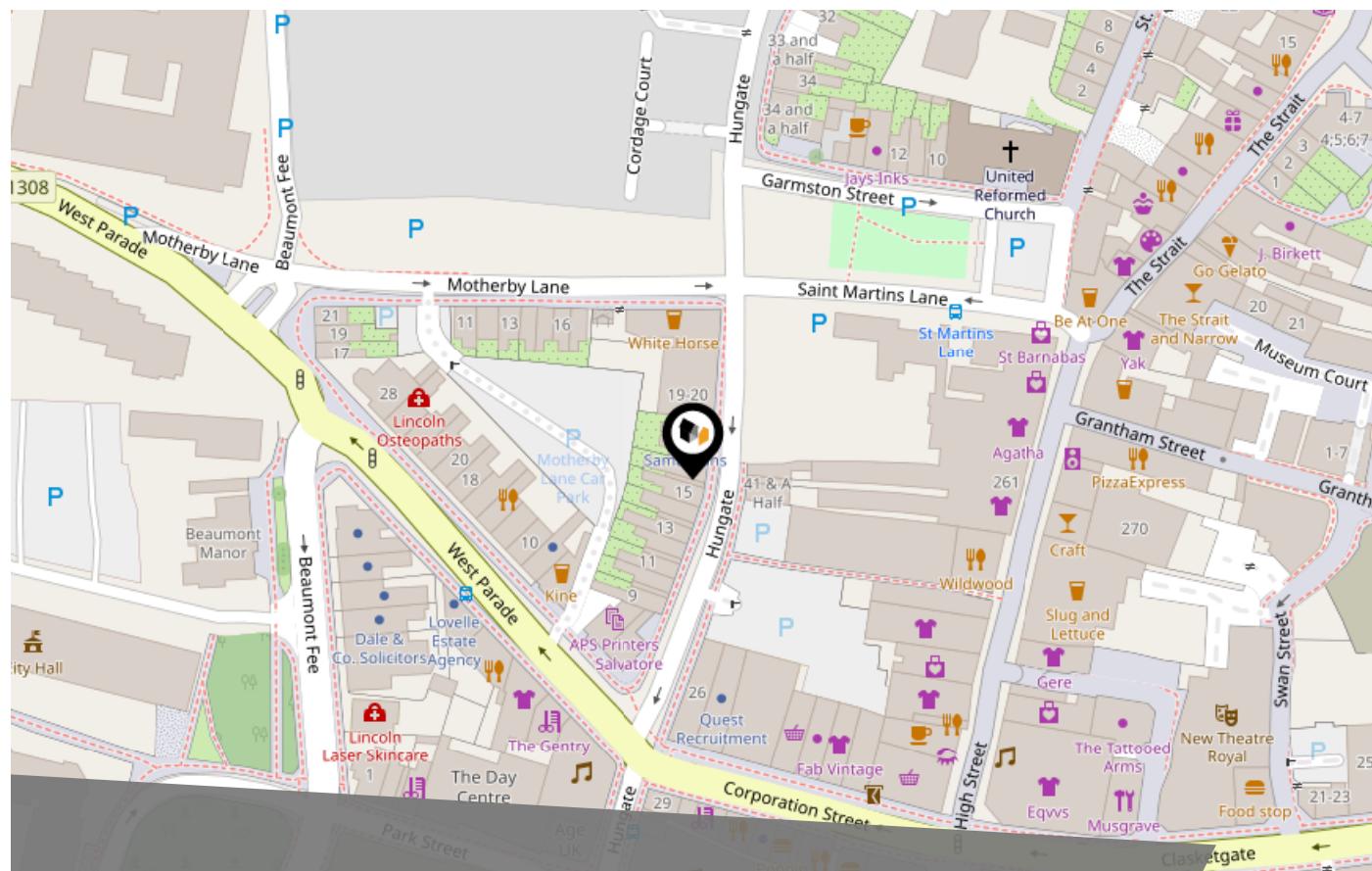
Chance of flooding to the following depths at this property:



# 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.

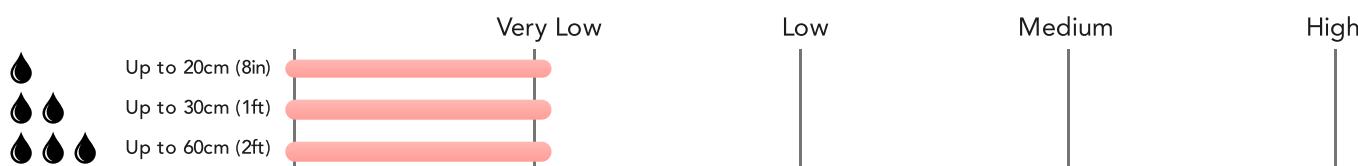


**Risk Rating: Very low**

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.

- █ **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:

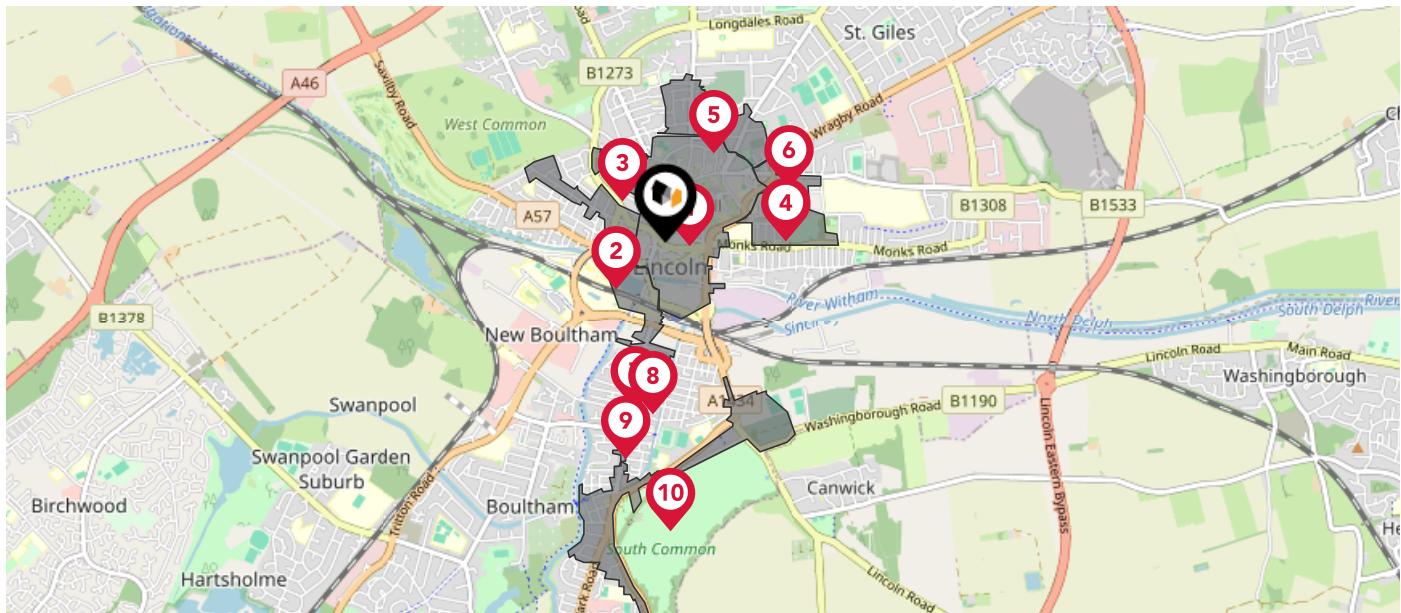


# Maps

## 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

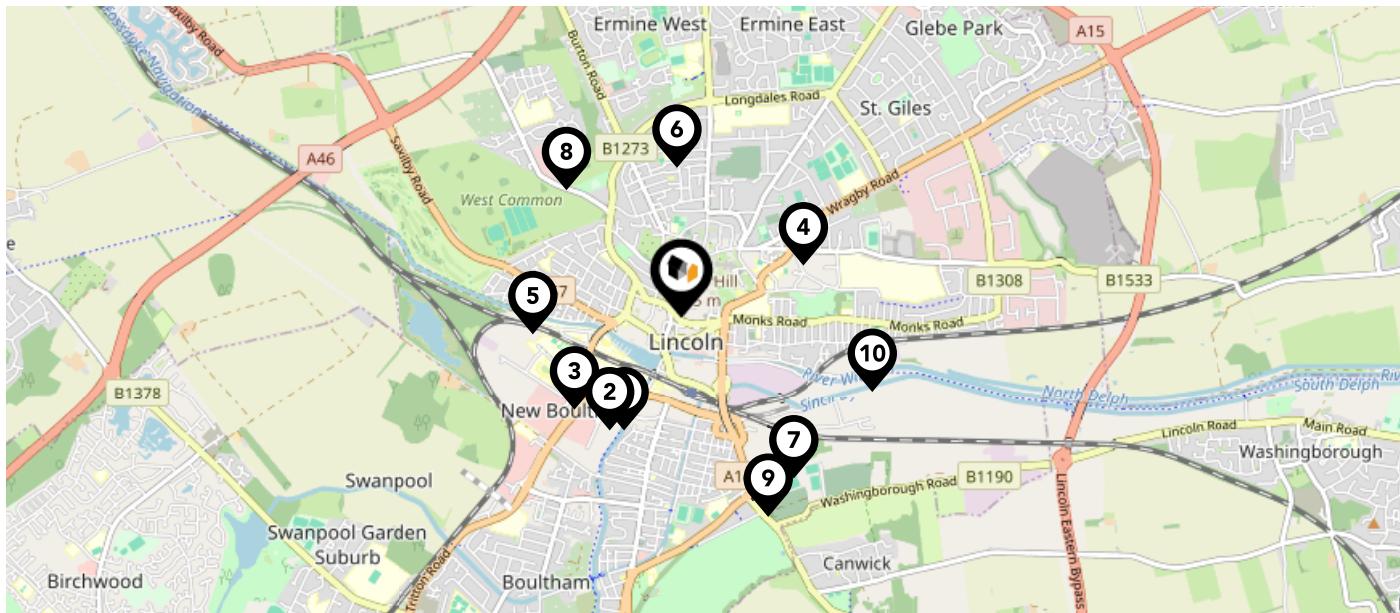
- 1 Cathedral and City Centre
- 2 West Parade and Brayford
- 3 Carline
- 4 Lindum and Arboretum
- 5 Newport and Nettleham Road
- 6 The Dell
- 7 St Peter-at-Gowts
- 8 Sibthorp
- 9 Gowt's Bridge
- 10 St Catherines

# 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	Land South Of Ropewalk-Land South Of Ropewalk, Rear Of Mervyn Black	Historic Landfill	<input type="checkbox"/>
2	Former Brayford Leisure Site-Ropewalk	Historic Landfill	<input type="checkbox"/>
3	Rear Of British Rail Social Club-Ropewalk	Historic Landfill	<input type="checkbox"/>
4	The Dell-Wragby Road	Historic Landfill	<input type="checkbox"/>
5	Former Fisons Site-Carholme Road	Historic Landfill	<input type="checkbox"/>
6	Mount Street-Lincoln, Lincolnshire	Historic Landfill	<input type="checkbox"/>
7	East Of Dunford Road-Cow Paddle, Lincoln	Historic Landfill	<input type="checkbox"/>
8	EA/EPR/BP3598NX/A001 - Serviceteam Ltd	Active Landfill	<input checked="" type="checkbox"/>
9	Old Railway Cutting-Cow Paddle	Historic Landfill	<input type="checkbox"/>
10	East Of Power Station Site-Spa Road	Historic Landfill	<input type="checkbox"/>

# 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.

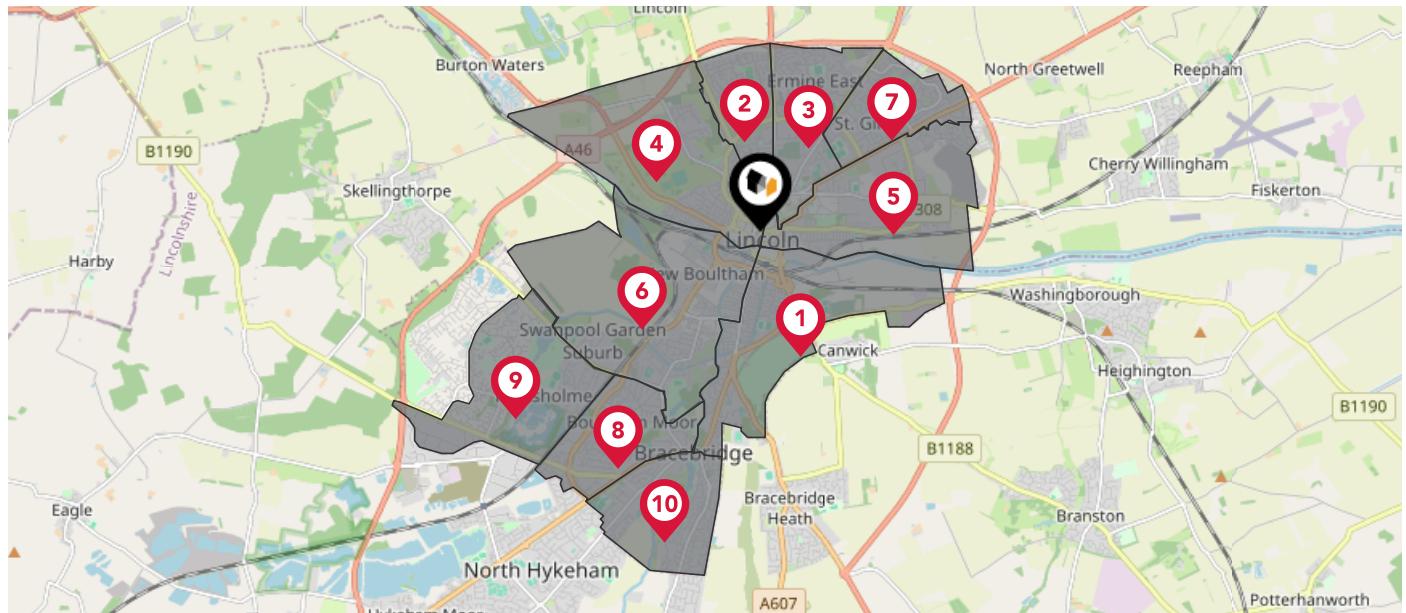
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

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

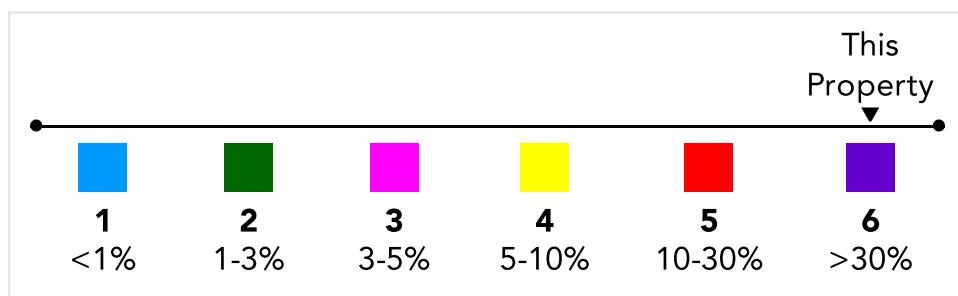
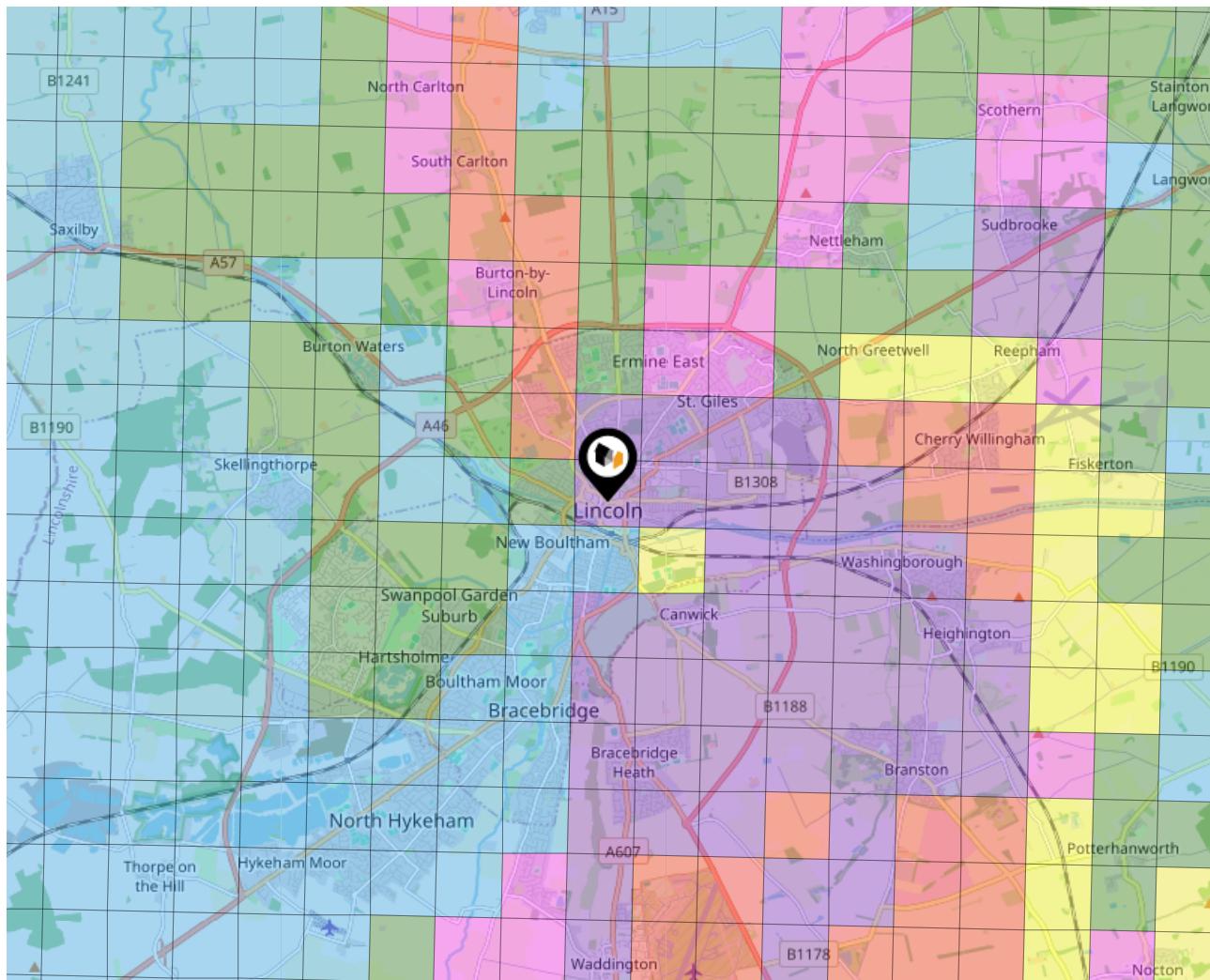
# Environment

## 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>).

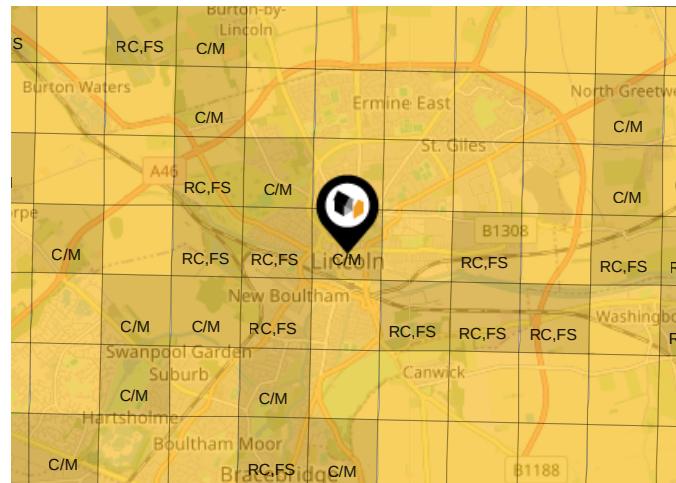


# Environment Soils & Clay



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

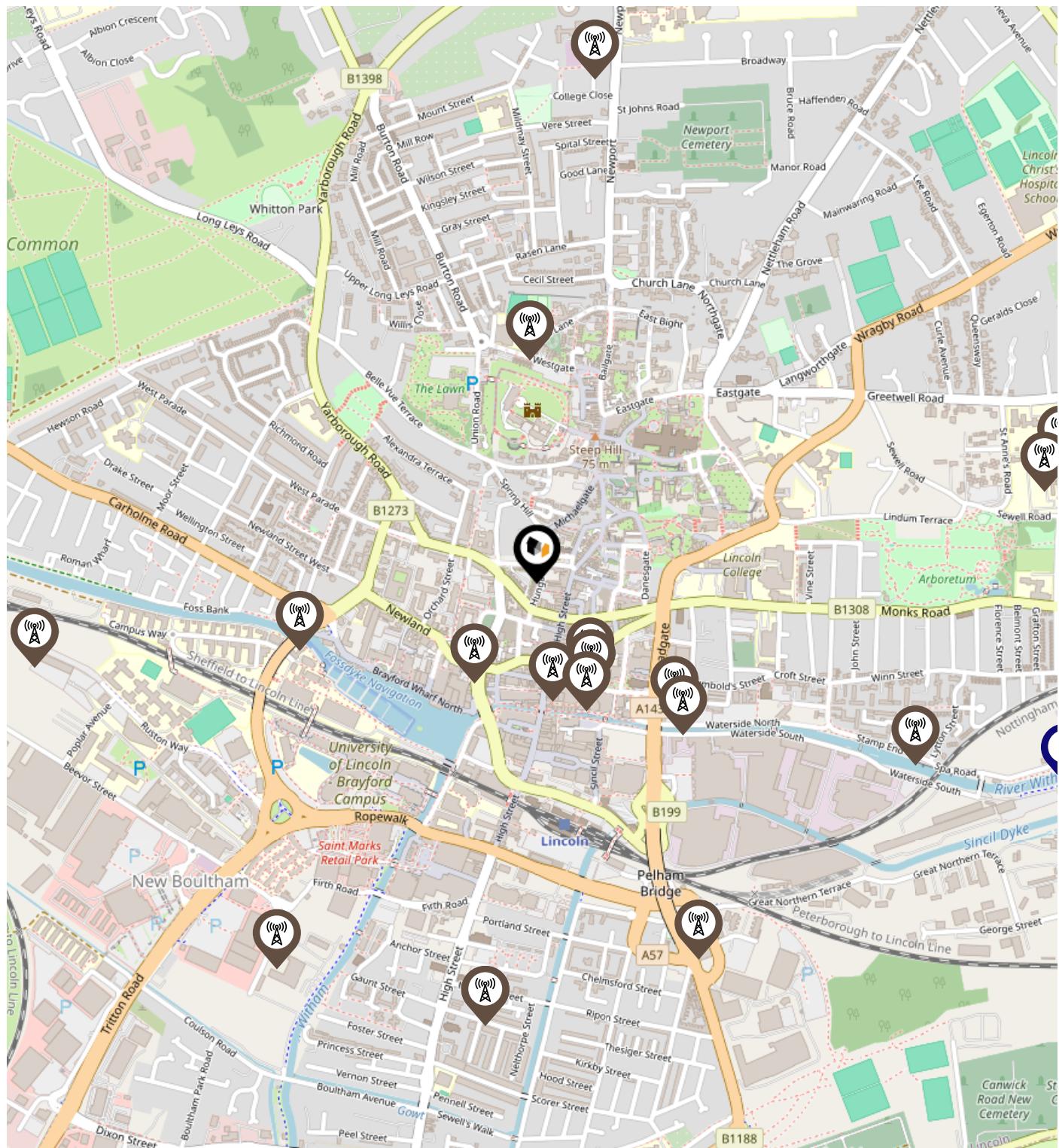
**Carbon Content:** NONE      **Soil Texture:** CLAY TO SANDY LOAM  
**Parent Material Grain:** ARGILLIC -      **Soil Depth:** DEEP  
**Soil Group:** ARENACEOUS      **Soil Group:** ALL



## 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



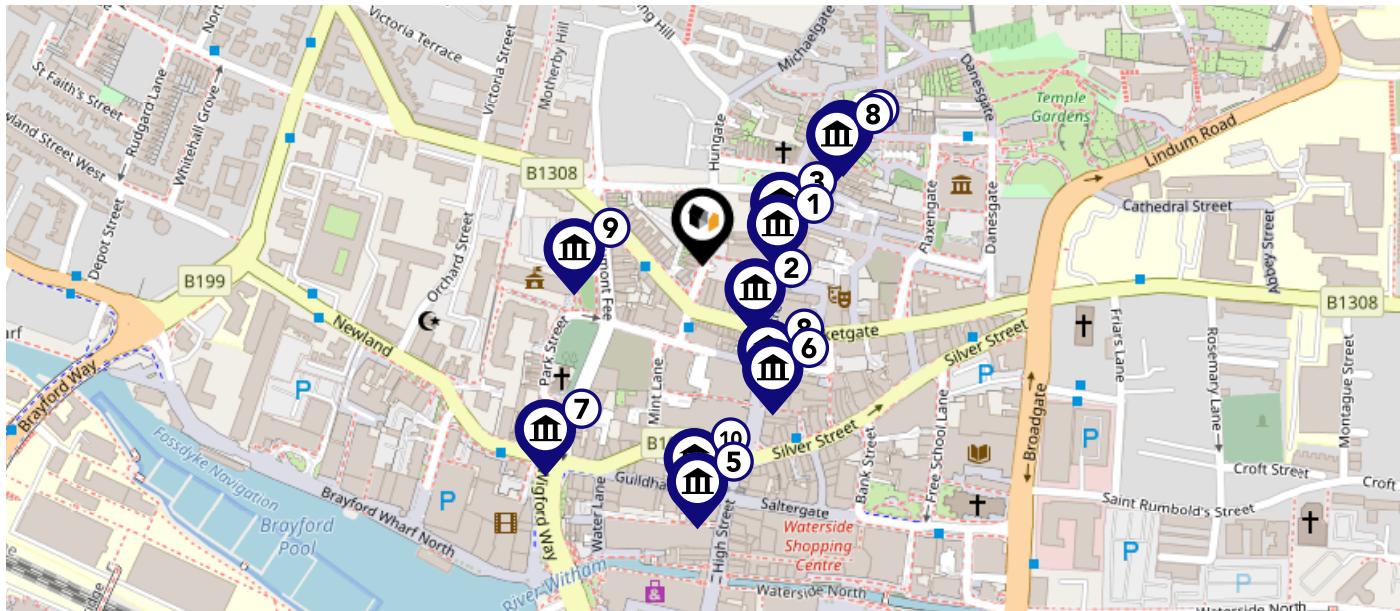
## Key:

- Power Pylons
- Communication Masts

# Maps Listed Buildings

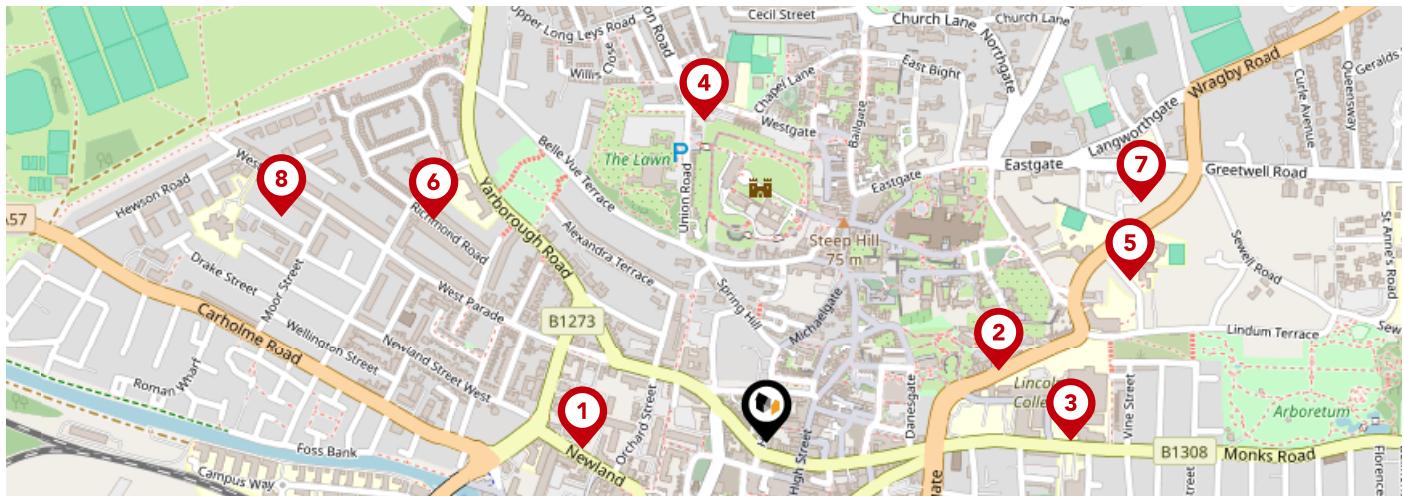


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1388579 - Garmston House	Grade II	0.0 miles
1388578 - 252 And 253, High Street	Grade II	0.0 miles
1388580 - 264 And 265, High Street	Grade II	0.0 miles
1388809 - 14, The Strait	Grade II	0.1 miles
1388565 - 26, Guildhall Street	Grade II	0.1 miles
1388584 - 286 And 287, High Street	Grade II	0.1 miles
1388721 - Newland Chambers	Grade II	0.1 miles
1388583 - 285, High Street	Grade II	0.1 miles
1388468 - Beaumont Manor	Grade II	0.1 miles
1388577 - National Westminster Bank	Grade II	0.1 miles
1388808 - 12 And 13, The Strait	Grade II	0.1 miles

# Area Schools



Nursery Primary Secondary College Private



## Lincolnshire Secure Unit

Ofsted Rating: Not Rated | Pupils: 0 | Distance: 0.2



## Lincoln UTC

Ofsted Rating: Good | Pupils: 369 | Distance: 0.27



## Lincoln College

Ofsted Rating: Good | Pupils: 0 | Distance: 0.34



## Westgate Academy

Ofsted Rating: Good | Pupils: 430 | Distance: 0.36



## Lincoln Minster School

Ofsted Rating: Not Rated | Pupils: 473 | Distance: 0.44



## The St Faith and St Martin Church of England Junior School, Lincoln

Ofsted Rating: Good | Pupils: 345 | Distance: 0.44



## The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School

Ofsted Rating: Requires improvement | Pupils: 89 | Distance: 0.5

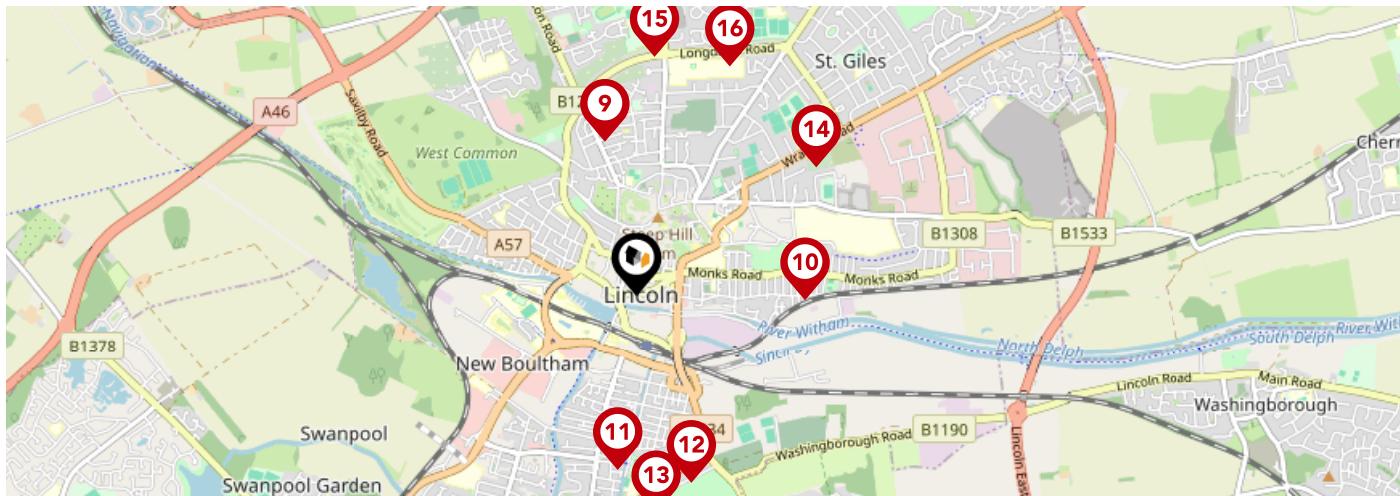


## The St Faith's Church of England Infant and Nursery School, Lincoln

Ofsted Rating: Good | Pupils: 278 | Distance: 0.59



# Area Schools



Nursery Primary Secondary College Private



## Mount Street Academy

Ofsted Rating: Outstanding | Pupils: 318 | Distance:0.69



## Lincoln Monks Abbey Primary School

Ofsted Rating: Good | Pupils: 594 | Distance:0.74



## The Lincoln St Peter at Gowts Church of England Primary School

School

Ofsted Rating: Outstanding | Pupils: 258 | Distance:0.78



## The Lincoln Bishop King Church of England Primary School

Ofsted Rating: Good | Pupils: 459 | Distance:0.86



## Athena School

Ofsted Rating: Good | Pupils: 113 | Distance:0.97



## Lincoln Christ's Hospital School

Ofsted Rating: Good | Pupils: 1286 | Distance:0.98



## Lincoln Castle Academy

Ofsted Rating: Not Rated | Pupils: 680 | Distance:1.06

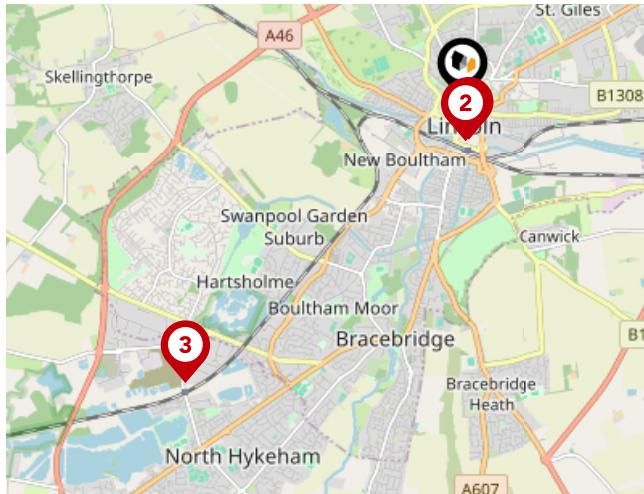


## Castles Education

Ofsted Rating: Inadequate | Pupils: 93 | Distance:1.1

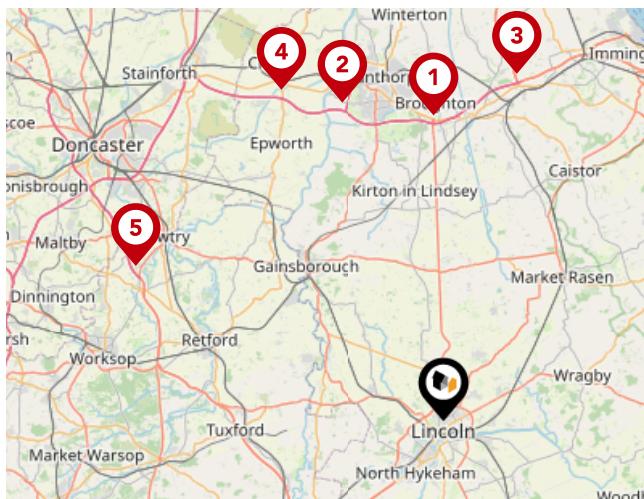


# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	0.35 miles
2	Lincoln Central Rail Station	0.36 miles
3	Hykeham Rail Station	3.51 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	21.66 miles
2	M180 J3	23.66 miles
3	M180 J5	25.04 miles
4	M180 J2	26.04 miles
5	A1(M) J34	24.4 miles



## Airports/Helpads

Pin	Name	Distance
1	Humberside Airport	25.61 miles
2	Finningley	25.96 miles
3	East Mids Airport	43.14 miles
4	Leeds Bradford Airport	63.71 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Revolution	0.06 miles
2	Stonebow Centre	0.13 miles
3	New Life Church	0.17 miles
4	The Collection	0.15 miles
5	Constitutional Club	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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