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MIR: Material Info

The Material Information Affecting this Property

Wednesday 11th November 2026



21, THE AVENUE, LINCOLN, LN1

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

www.mundys.net

arla | propertymark PROTECTED

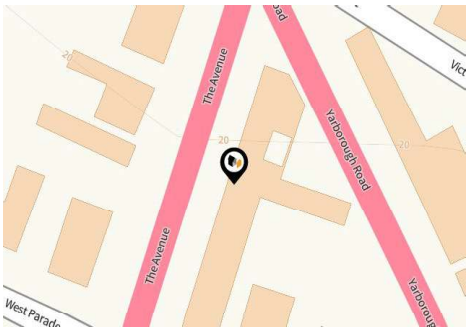
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The Property Ombudsman

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Property
Overview







Property

Type:	Flat / Maisonette
Bedrooms:	1
Year Built :	1900-1929
Council Tax :	Band A
Annual Estimate:	£1,549

Local Area

Local Authority: Lincolnshire

Conservation Area: West Parade and Brayford

Flood Risk:

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15	80	5500
mb/s	mb/s	mb/s

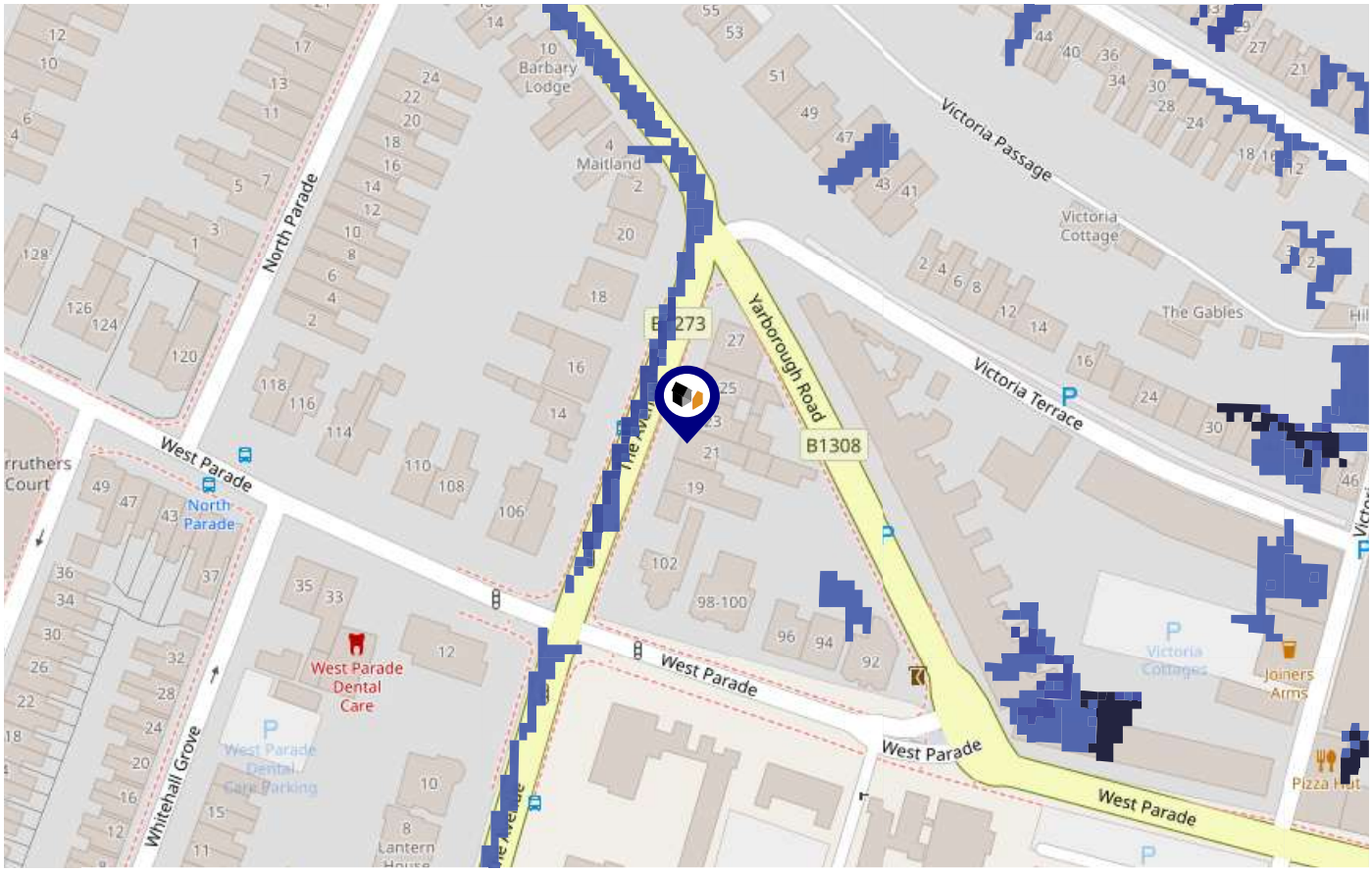
Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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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.

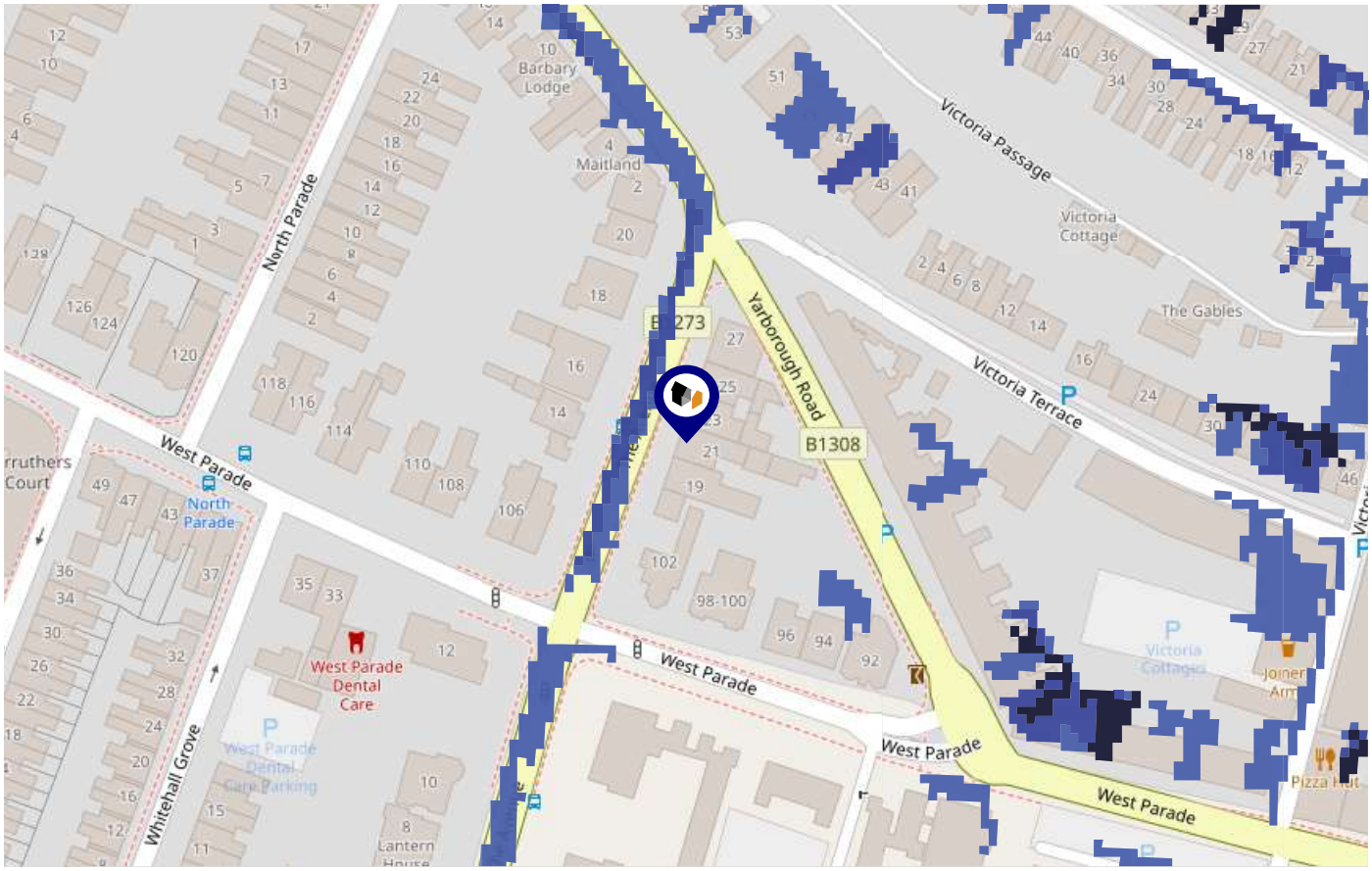
Chance of flooding to the following depths at this property:



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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.

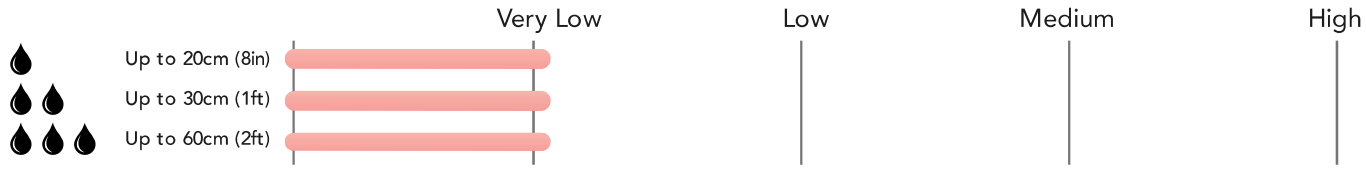


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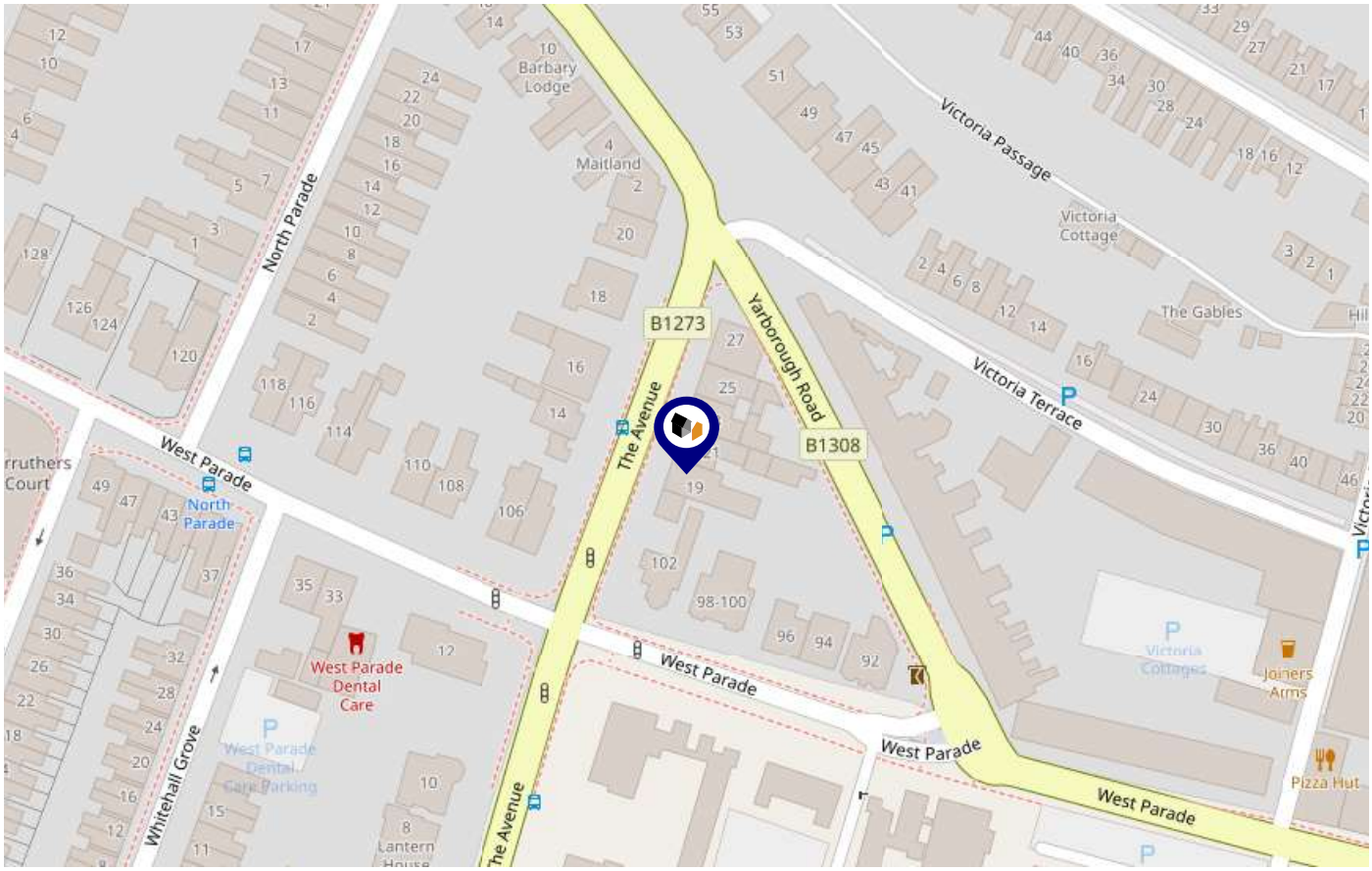


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Flood Risk
Rivers & Seas - Flood Risk

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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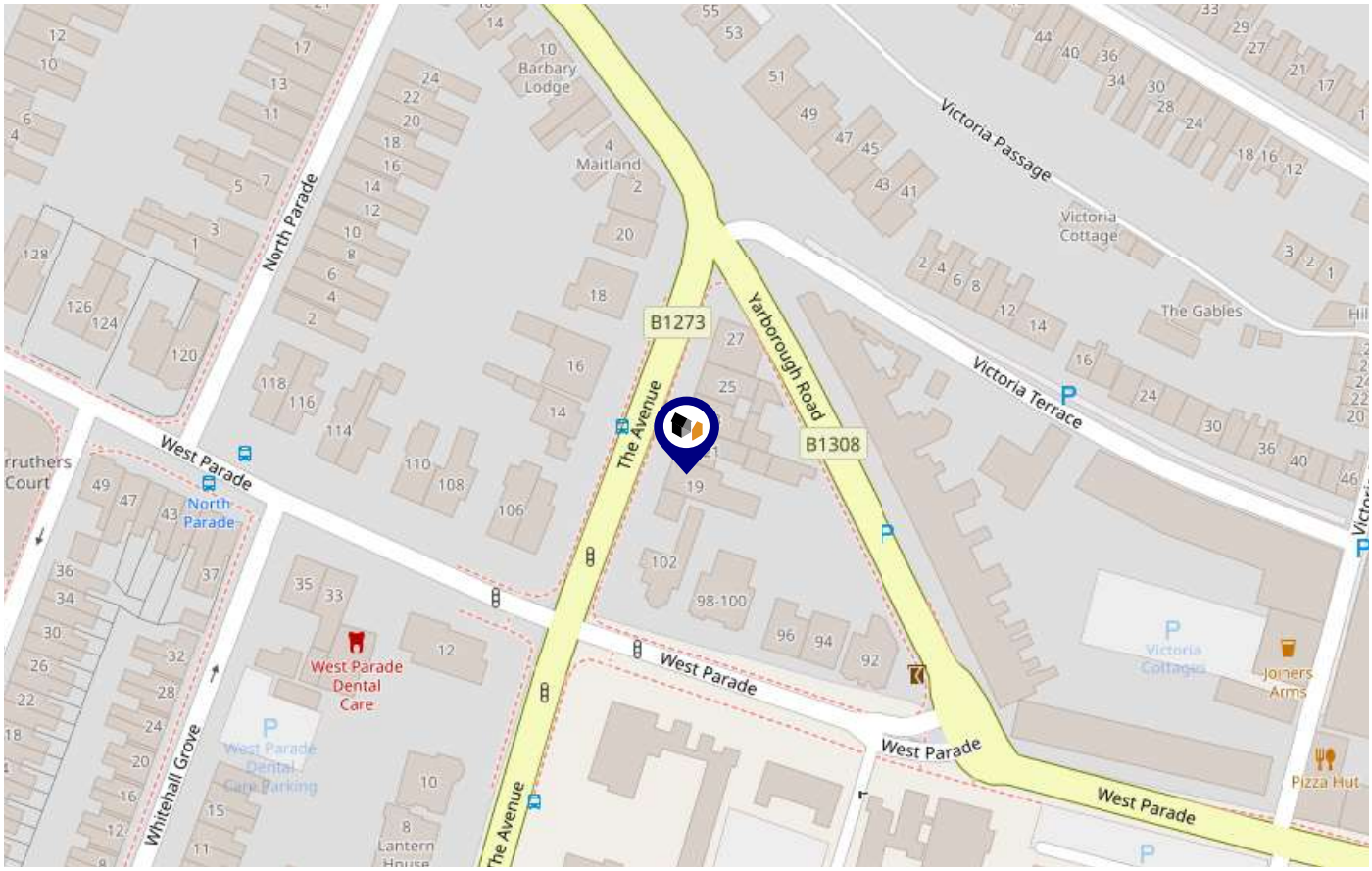
Chance of flooding to the following depths at this property:



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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.

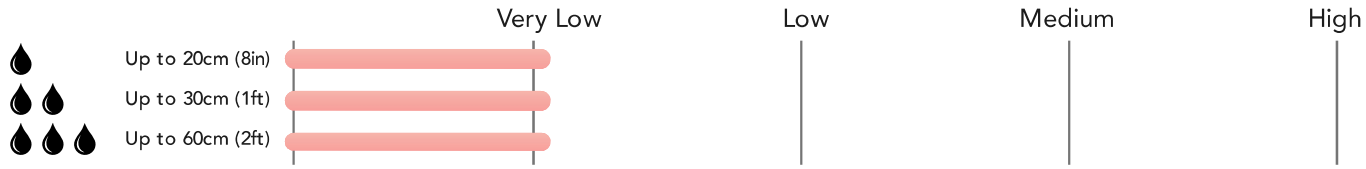


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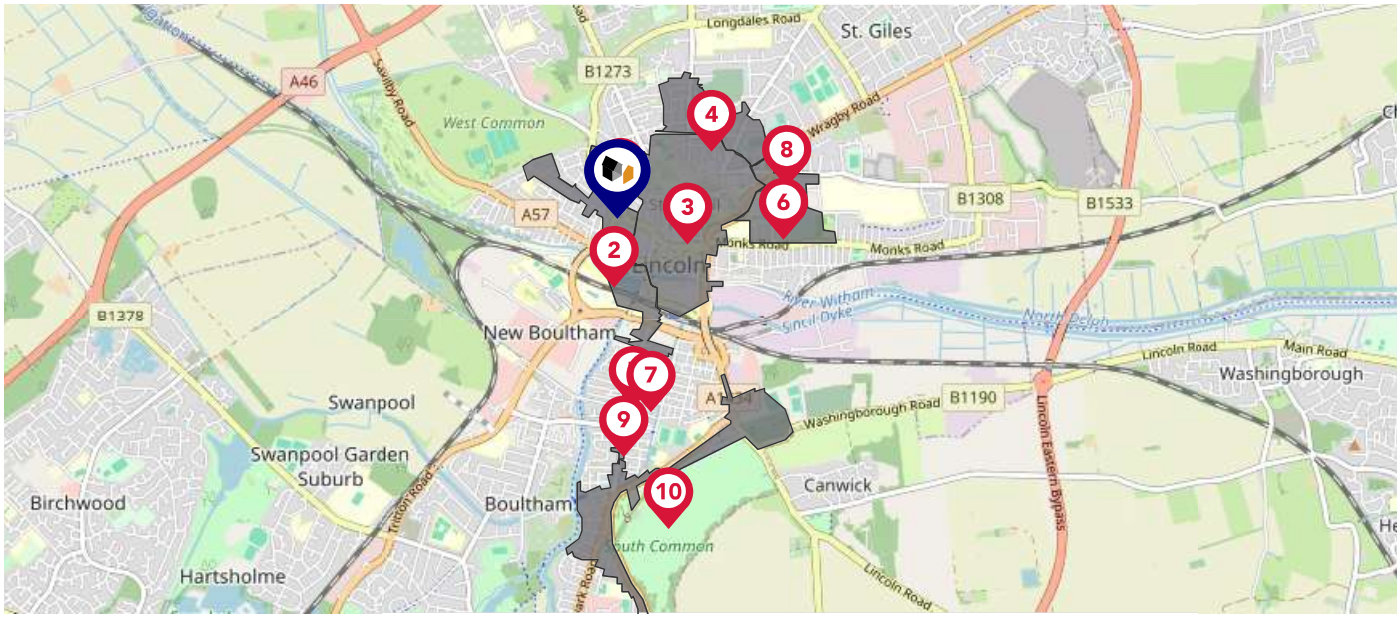


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Maps
Conservation Areas

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

1	Carline
2	West Parade and Brayford
3	Cathedral and City Centre
4	Newport and Nettleham Road
5	St Peter-at-Gowts
6	Lindum and Arboretum
7	Sibthorp
8	The Dell
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	Former Fisons Site-Carholme Road	Historic Landfill
2	Rear Of British Rail Social Club-Ropewalk	Historic Landfill
3	Land South Of Ropewalk-Land South Of Ropewalk, Rear Of Mervyn Black	Historic Landfill
4	Former Brayford Leisure Site-Ropewalk	Historic Landfill
5	EA/EPR/BP3598NX/A001 - Serviceteam Ltd	Active Landfill
6	Mount Street-Lincoln, Lincolnshire	Historic Landfill
7	EA/EPR/BP3998NN/A001 - Beevor Foundry Ltd	Active Landfill
8	The Dell-Wragby Road	Historic Landfill
9	Golf Course-West Common	Historic Landfill
10	West Common-Lincoln, Lincolnshire	Historic Landfill

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

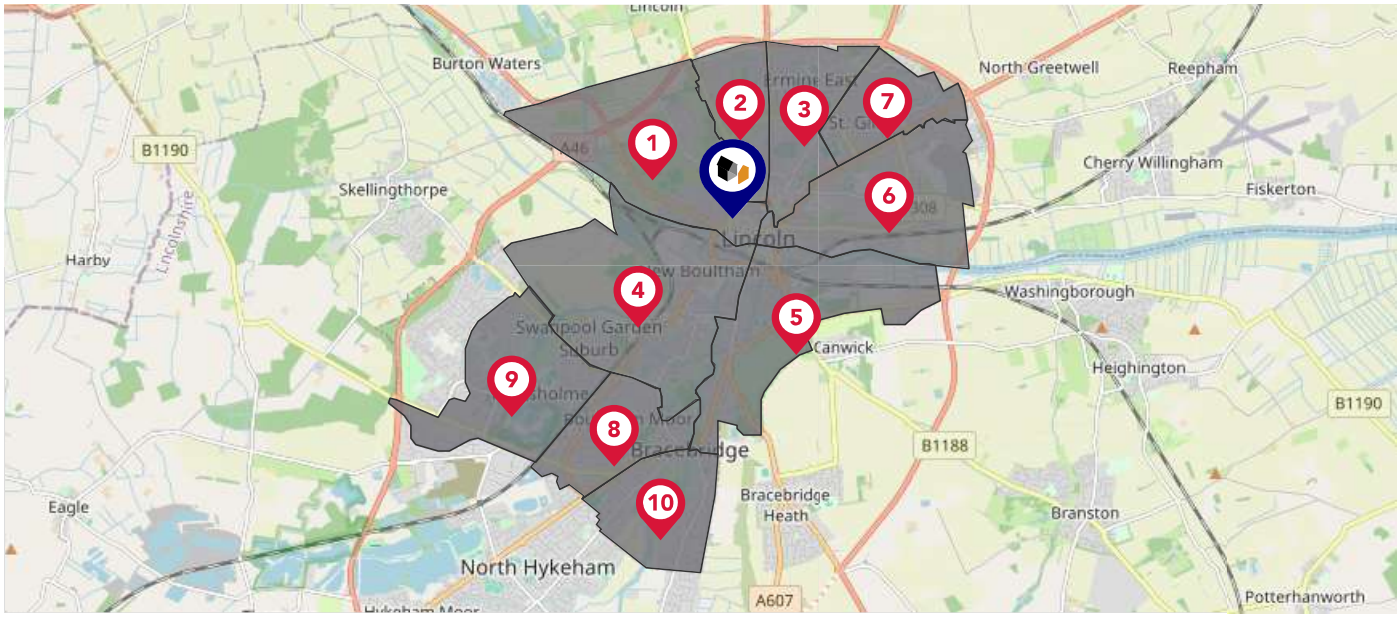
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

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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

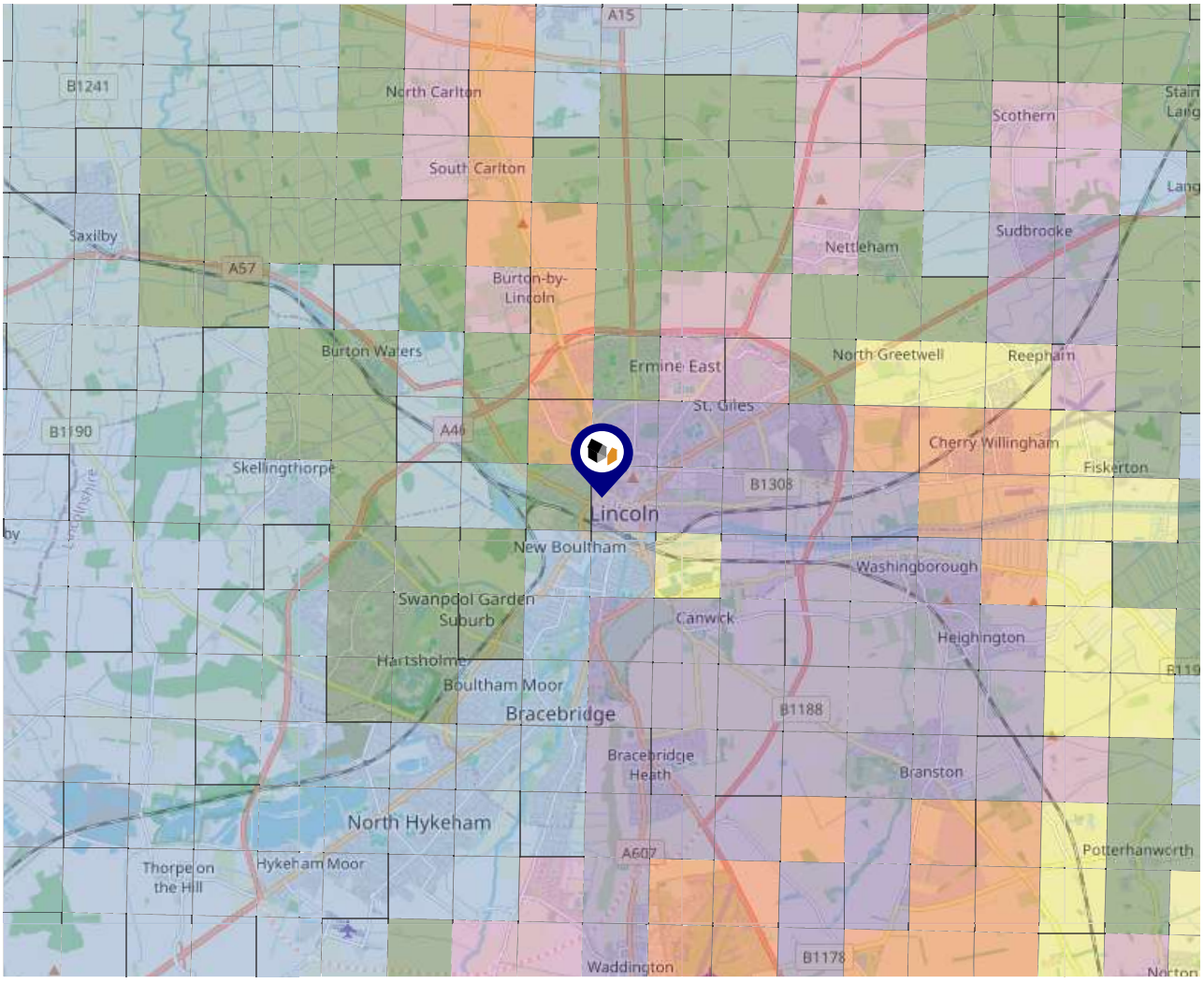
1	Carholme Ward
2	Castle Ward
3	Minster Ward
4	Boultham Ward
5	Park Ward
6	Abbey Ward
7	Glebe Ward
8	Moorland Ward
9	Hartsholme Ward
10	Witham Ward

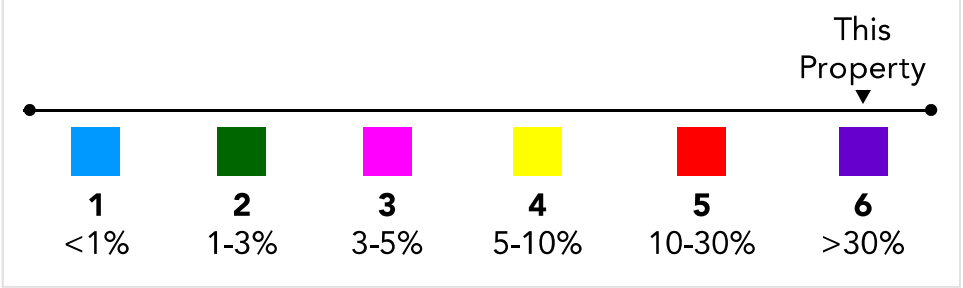
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Environment
Radon Gas

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/m3).



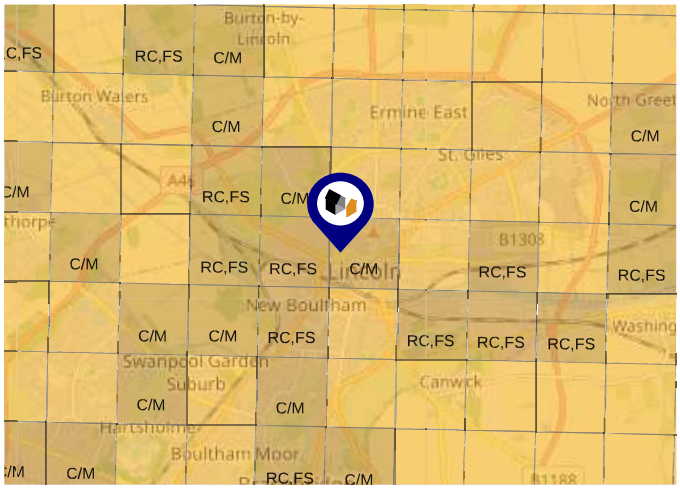


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Environment
Soils & Clay

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

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

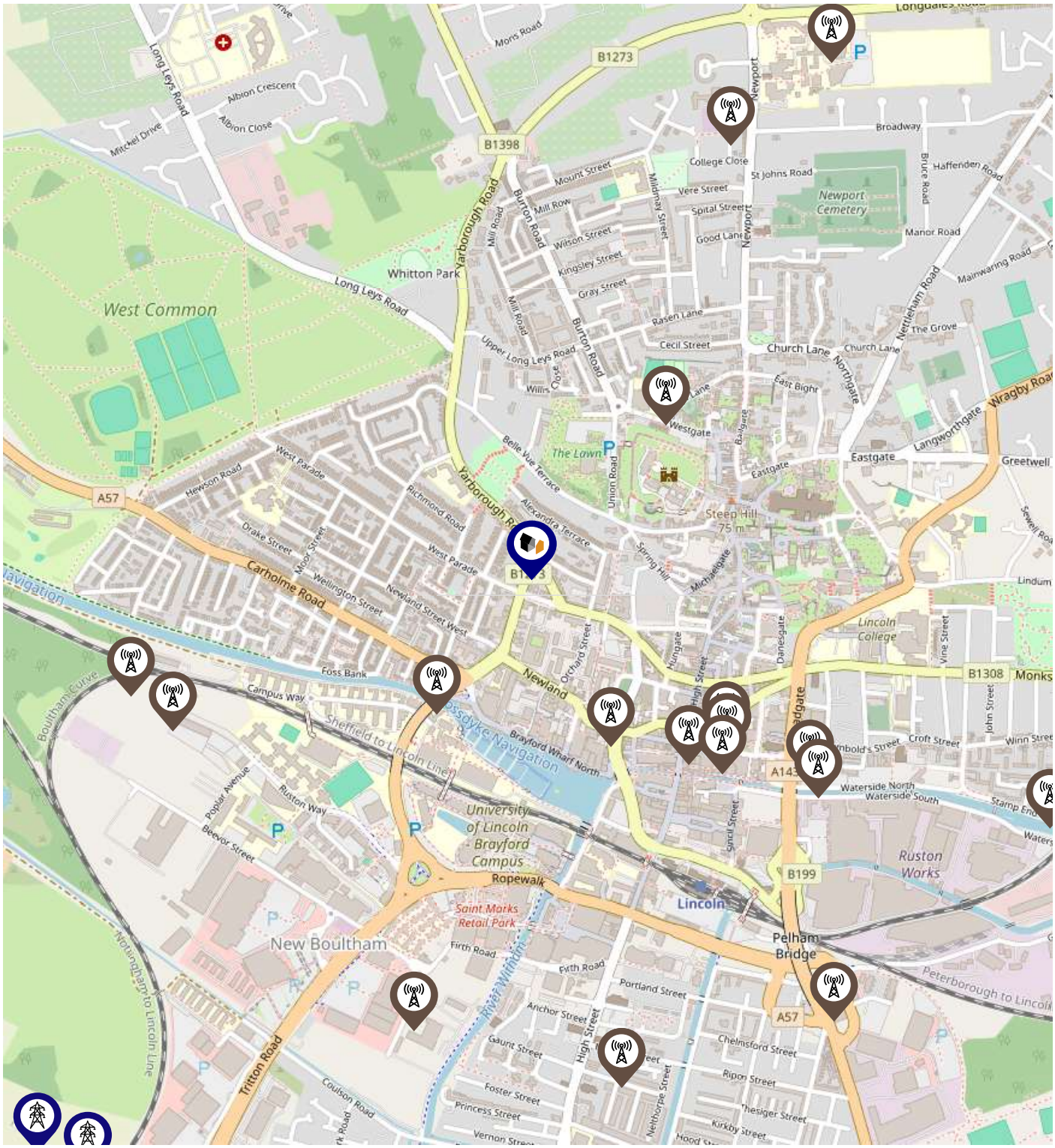


Primary Classifications (Most Common Clay Types)

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

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Local Area
Masts & Pylons



Key:

- Power Pylons
- Communication Masts

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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
1 1388701 - West Hill House	Grade II	0.1 miles
2 1388815 - Charlesworth Monument	Grade II	0.1 miles
3 1388719 - House Front Incorporated In Lincolnshire County Council Offices	Grade II	0.1 miles
4 1388816 - Wall And Railings Enclosing Charlesworth Monument	Grade II	0.1 miles
5 1388467 - The Cottage	Grade II	0.1 miles
6 1388466 - 22, Beaumont Fee	Grade II	0.1 miles
7 1388700 - Colonia Wall 3 Metres West Of Number 2 Beaumont Fee (number 2 Not Included)	Grade II	0.1 miles
8 1388468 - Beaumont Manor	Grade II	0.2 miles
9 1388714 - 26 And 28, Newland	Grade II	0.2 miles
10 1388819 - The Lawn	Grade II	0.2 miles

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Area
Schools



		Nursery	Primary	Secondary	College	Private
1	**Lincolnshire Secure Unit** Ofsted Rating: Not Rated | Pupils:0 | Distance:0.11	☐	☐	☑	☐	☐
2	**The St Faith and St Martin Church of England Junior School, Lincoln** Ofsted Rating: Good | Pupils: 345 | Distance:0.22	☐	☑	☐	☐	☐
3	**Westgate Academy** Ofsted Rating: Good | Pupils: 430 | Distance:0.29	☐	☑	☐	☐	☐
4	**The St Faith's Church of England Infant and Nursery School, Lincoln** Ofsted Rating: Good | Pupils: 278 | Distance:0.36	☐	☑	☐	☐	☐
5	**Lincoln UTC** Ofsted Rating: Good | Pupils: 369 | Distance:0.47	☐	☐	☑	☐	☐
6	**Lincoln College** Ofsted Rating: Good | Pupils:0 | Distance:0.56	☐	☐	☑	☐	☐
7	**Mount Street Academy** Ofsted Rating: Outstanding | Pupils: 318 | Distance:0.58	☐	☑	☐	☐	☐
8	**Lincoln Minster School** Ofsted Rating: Not Rated | Pupils: 473 | Distance:0.62	☐	☐	☑	☐	☐

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Area
Schools



		Nursery	Primary	Secondary	College	Private
9	The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School Ofsted Rating: Requires improvement | Pupils: 89 | Distance:0.65	☐	☑	☐	☐	☐
10	The Lincoln St Peter at Gowts Church of England Primary School Ofsted Rating: Outstanding | Pupils: 258 | Distance:0.88	☐	☑	☐	☐	☐
11	Lincoln Monks Abbey Primary School Ofsted Rating: Good | Pupils: 594 | Distance:0.96	☐	☑	☐	☐	☐
12	Lincoln Castle Academy Ofsted Rating: Not Rated | Pupils: 680 | Distance:1	☐	☐	☑	☐	☐
13	The Lincoln Bishop King Church of England Primary School Ofsted Rating: Good | Pupils: 459 | Distance:1.03	☐	☑	☐	☐	☐
14	Castles Education Ofsted Rating: Inadequate | Pupils: 93 | Distance:1.1	☐	☐	☑	☐	☐
15	Athena School Ofsted Rating: Good | Pupils: 113 | Distance:1.11	☐	☐	☑	☐	☐
16	Lincoln Christ's Hospital School Ofsted Rating: Good | Pupils: 1286 | Distance:1.11	☐	☐	☑	☐	☐

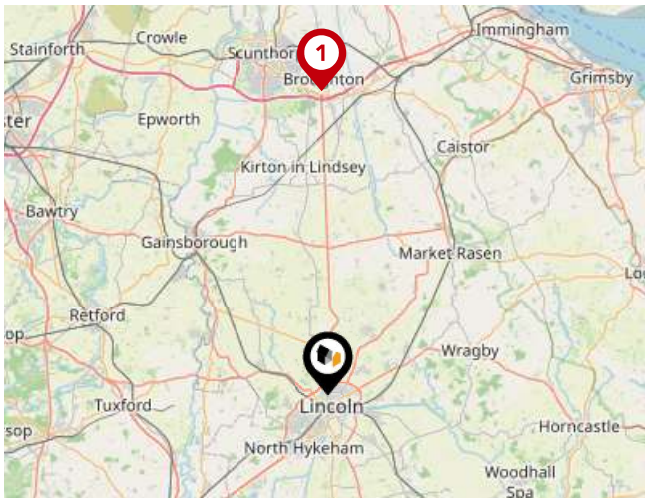
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Area
Transport (National)



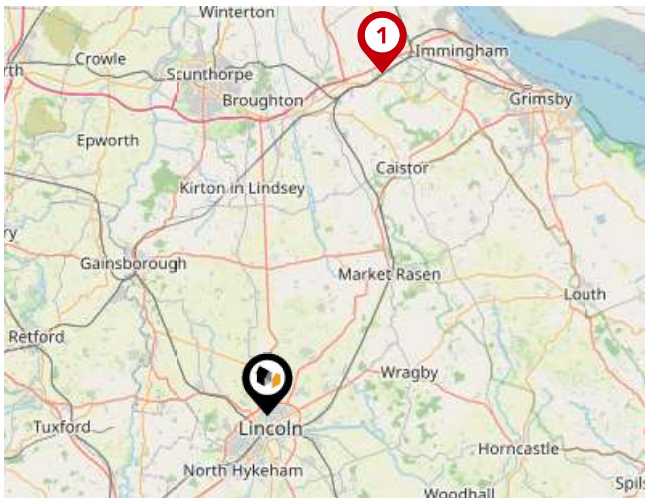
National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	0.52 miles
2	Hykeham Rail Station	3.44 miles
3	Saxilby Rail Station	5.43 miles
4	Swinderby Rail Station	7.82 miles
5	Metheringham Rail Station	9.1 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	21.52 miles

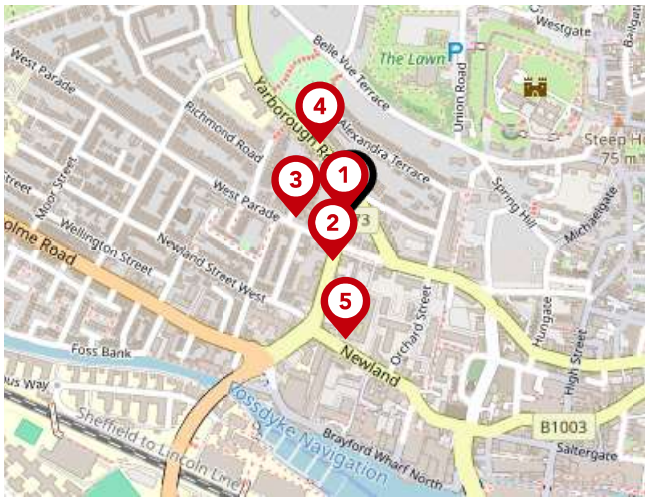


Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	25.53 miles

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Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	West Parade	0 miles
2	West Parade	0.05 miles
3	North Parade	0.06 miles
4	Stairway To North Parade	0.08 miles
5	County Offices	0.13 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Hull Ferry Terminal	37.03 miles

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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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Mundys

29 – 30 Silver Street Lincoln LN2 1AS
01522 510 044
hymie.bentley@mundys.net
www.mundys.net

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Environment Agency

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Royal Mail