



See More Online

MIR: Material Info

The Material Information Affecting this Property
Friday 18th September 2026



COOPERS CLOSE, NETTLEHAM, LINCOLN, LN2

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

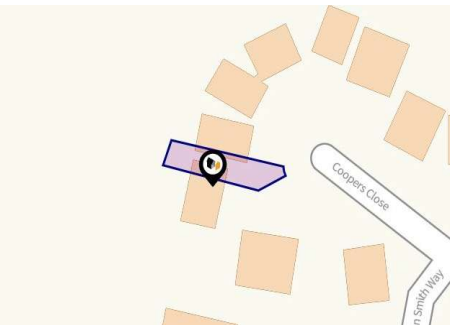
01522 510 044

hymie.bentley@mundys.net

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Plot Area:	0.04 acres		
Council Tax :	Band B		
Annual Estimate:	£1,831		
Title Number:	LL103790		

Local Area

Local Authority:	Lincolnshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
Rivers & Seas	Very low	4	74	1800
Surface Water	Very low	mb/s	mb/s	mb/s
				
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O ₂	EE	3	O	sky
				

Planning records for: **3, Cooper Close, Nettleham, Lincoln, Lincolnshire, Lincolnshire, LN2 2XX**

Reference - 125673	
Decision:	Public Consultation Period underway
Date:	15th March 2010
Description:	Planning application for erection of upvc framed conservatory to rear elevation of ground floor flat.

Reference - 126079	
Decision:	Public Consultation Period underway
Date:	23rd June 2010
Description:	Application for flat moulded GRP roof over the conservatory,a non-material amendment to planning permission 125673.

Planning records for: **9, Coopers Close, Nettleham, Lincoln, Lincolnshire, LN2 2XX**

Reference - 123574	
Decision:	Public Consultation Period underway
Date:	23rd January 2009
Description:	Planning Application for 2 storey extension to provide ground floor sitting room and first floor bedroom plus ensuite

Reference - M03/P/1208	
Decision:	-
Date:	20th October 2003
Description:	PLANNING APPLICATION FOR BEDROOM EXTENSION

Planning records for: **10, Coopers Close, Nettleham, Lincoln, Lincolnshire, LN2 2XX**

Reference - M06/P/0746	
Decision:	Application Determined
Date:	14th July 2006
Description:	Planning application for a two storey rear extension

Planning records for: **13, Cooper Close, Nettleham, Lincoln, Lincolnshire, Lincolnshire, LN2 2XX**

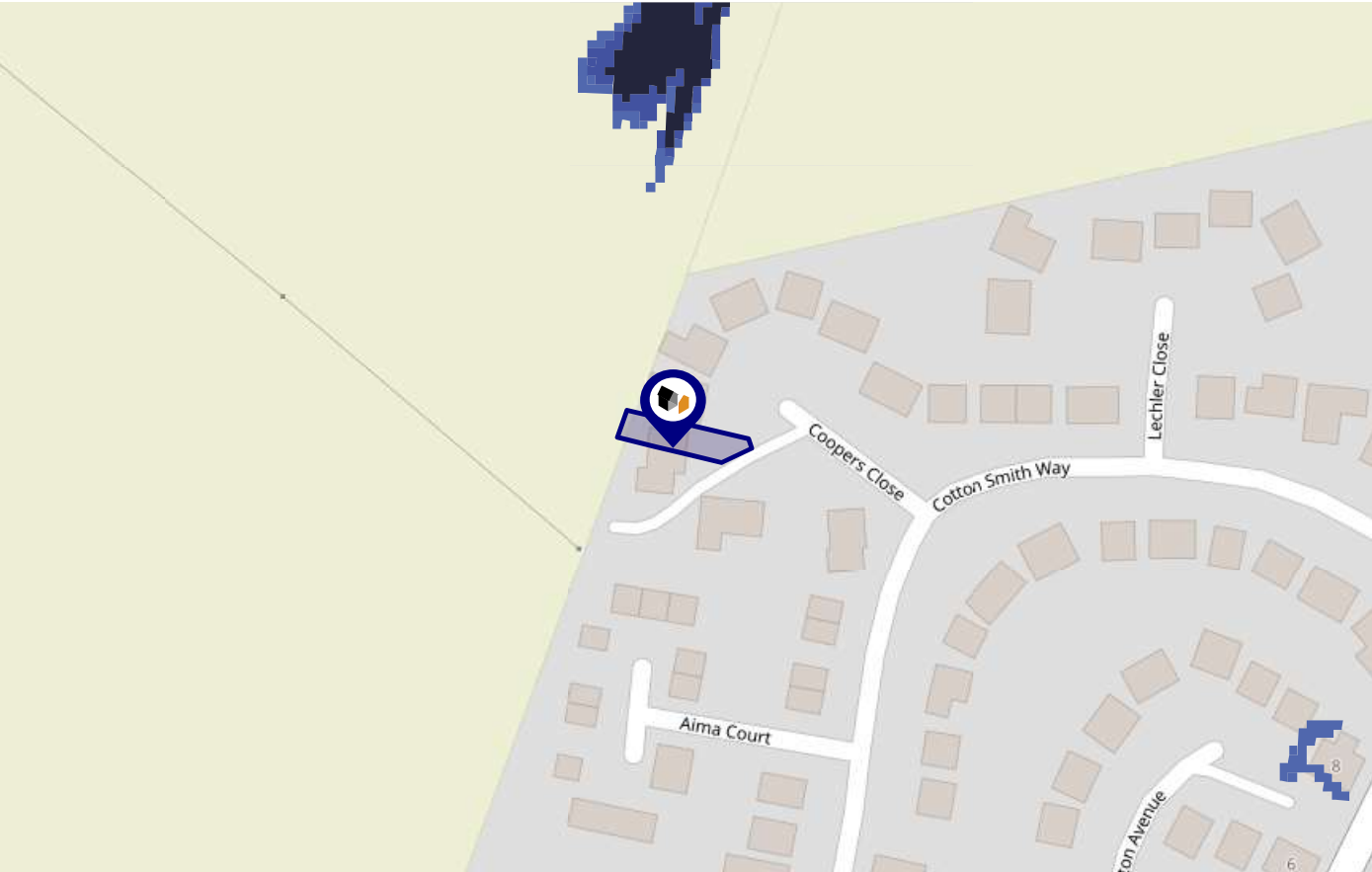
Reference - 127292	
Decision:	Application Determined
Date:	03rd May 2011
Description:	Planning Application for alterations and extension to existing house

Reference - 126898	
Decision:	Application Determined
Date:	27th January 2011
Description:	Planning application for alterations & extension to existing house to provide first floor bedroom accommodation above garage.

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.

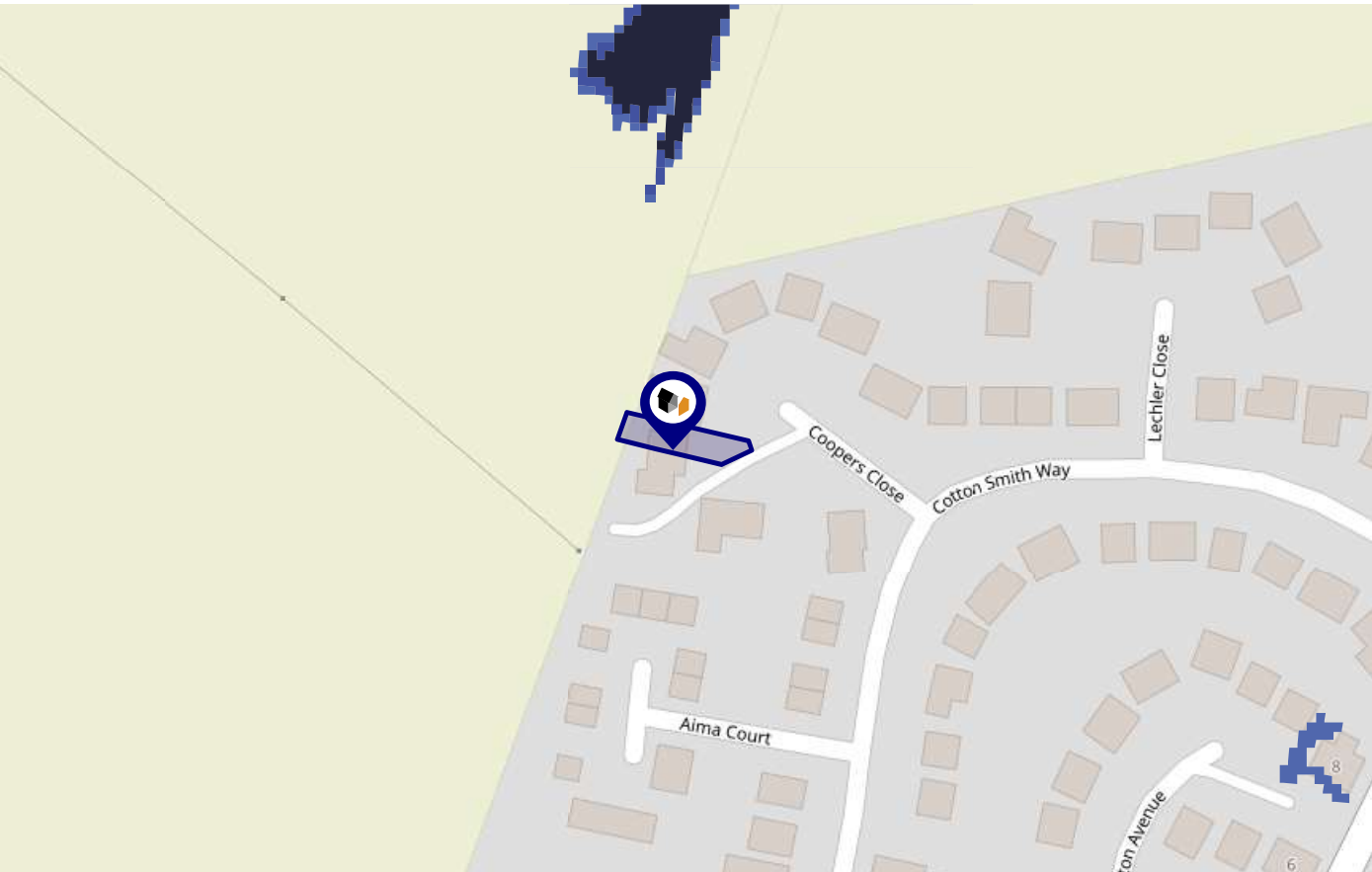
Chance of flooding to the following depths at this property:



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.



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Chance of flooding to the following depths at this property:

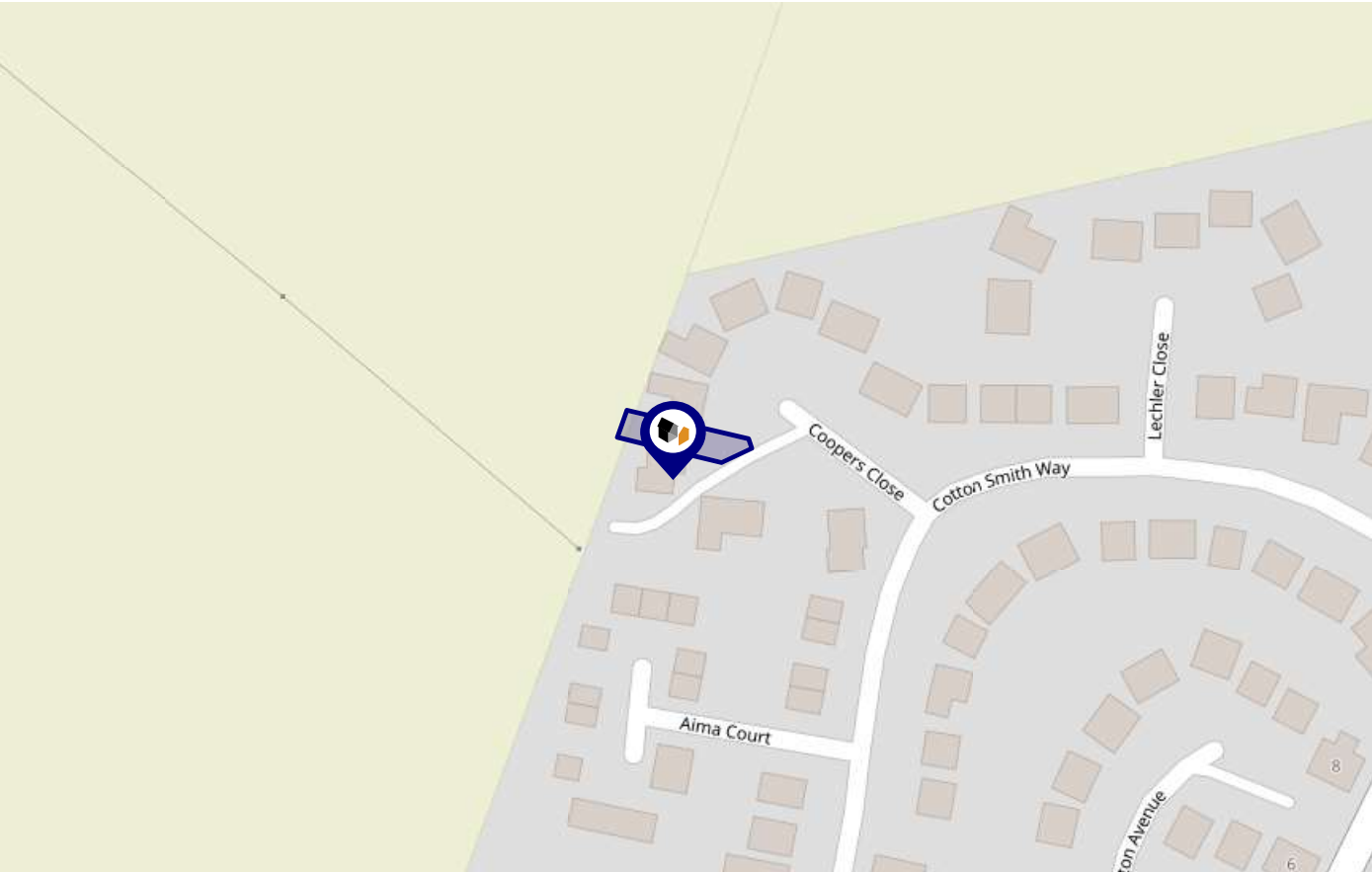


Flood Risk

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.

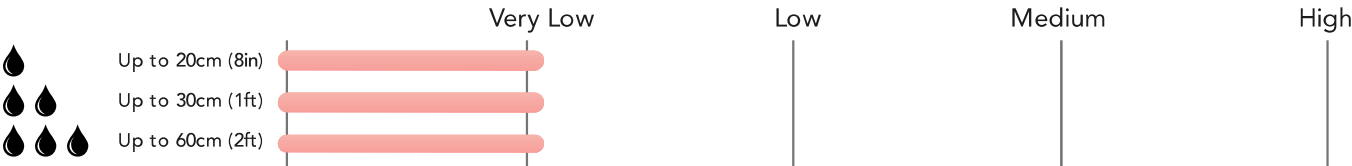


Risk Rating: Very low

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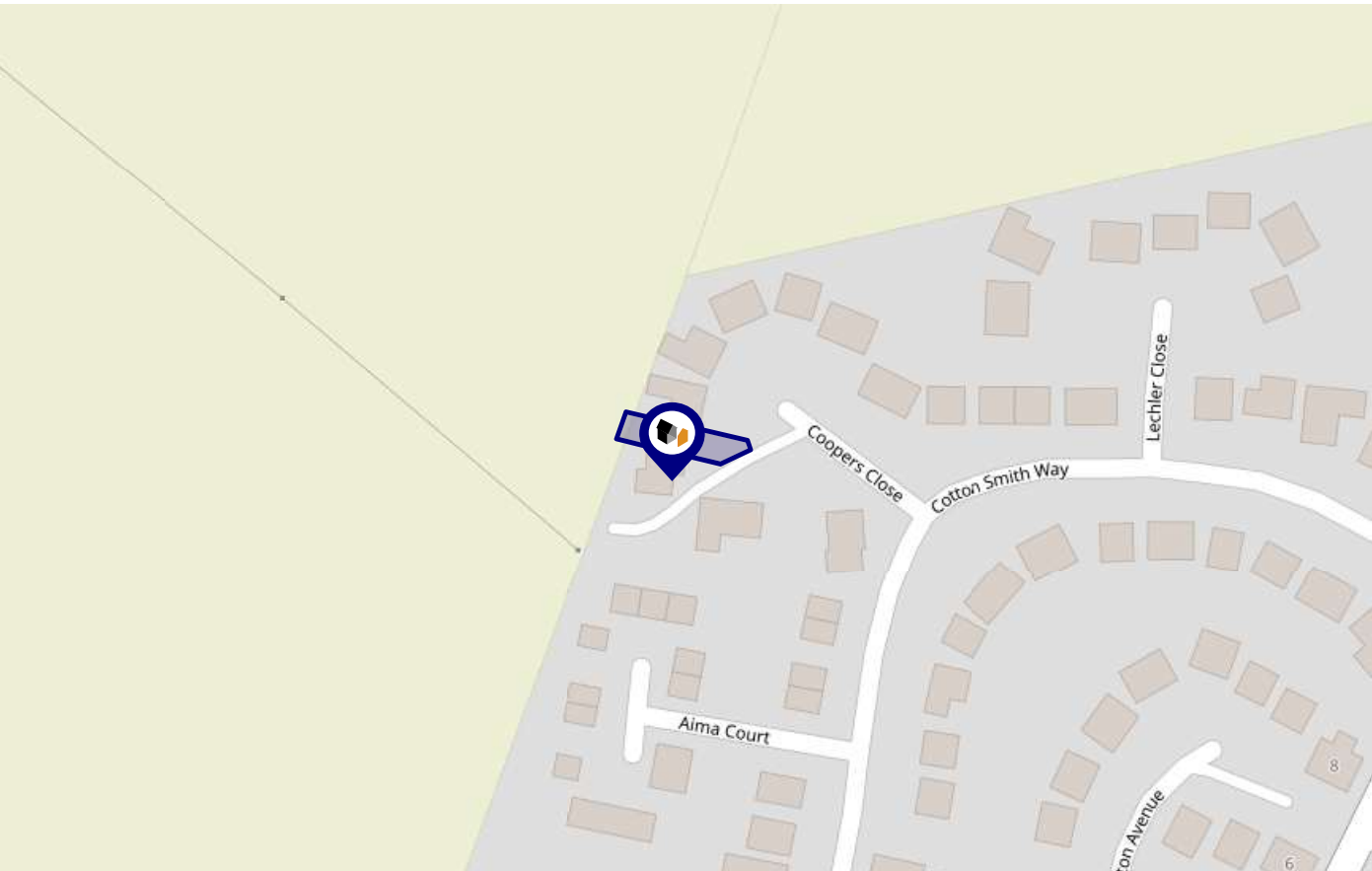


Flood Risk

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:



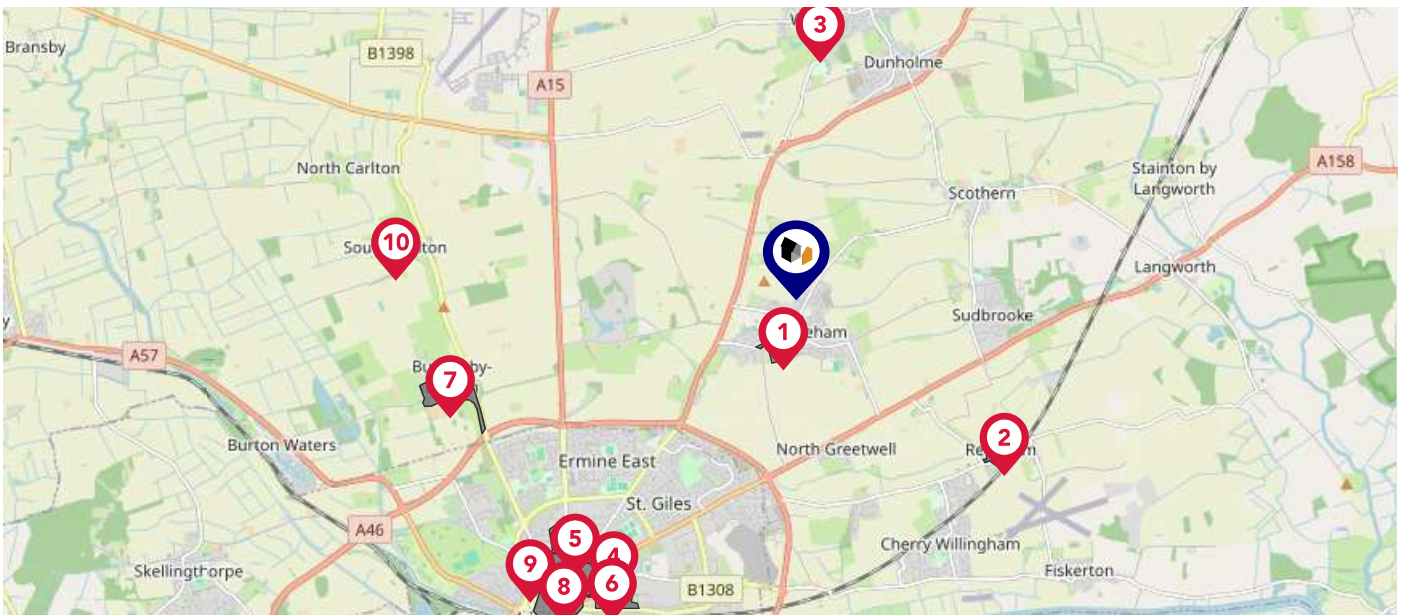
MIR - Material Info

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	
	Nettleham
	Reepham
	Welton
	The Dell
	Newport and Nettleham Road
	Lindum and Arboretum
	Burton
	Cathedral and City Centre
	Carline
	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.

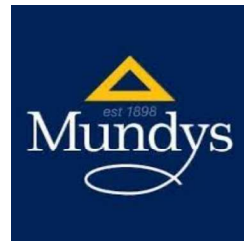


Nearby Landfill Sites

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.



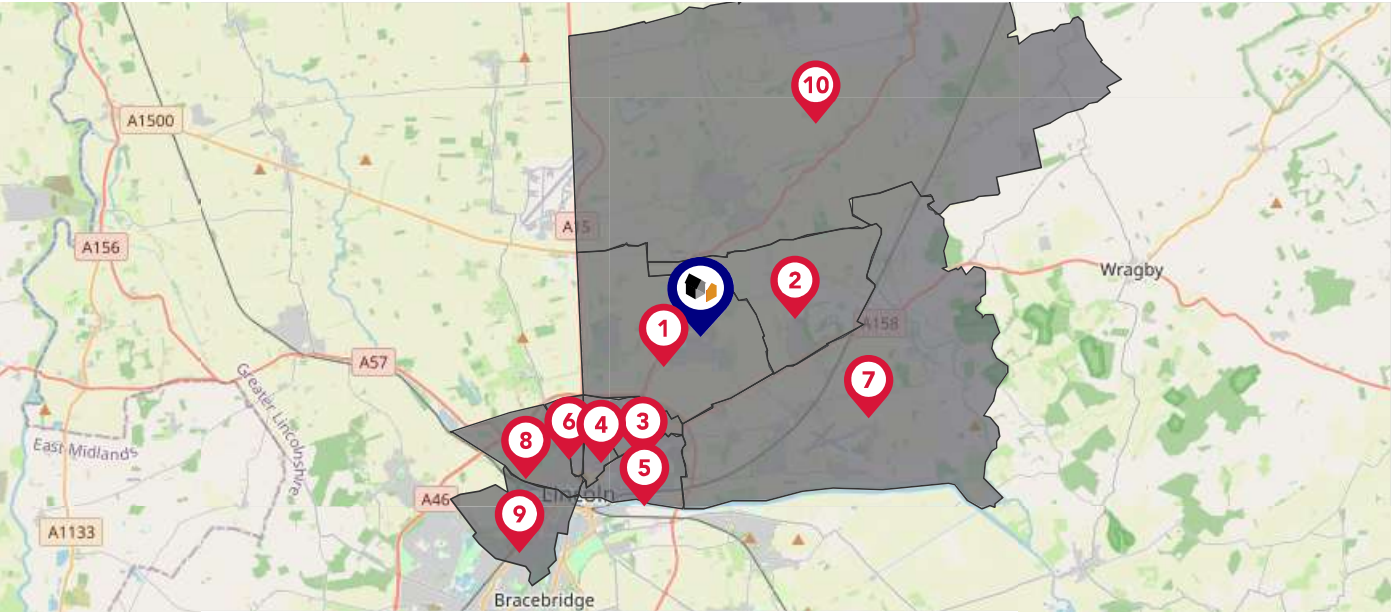
Mine Entry

- ✕ 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.

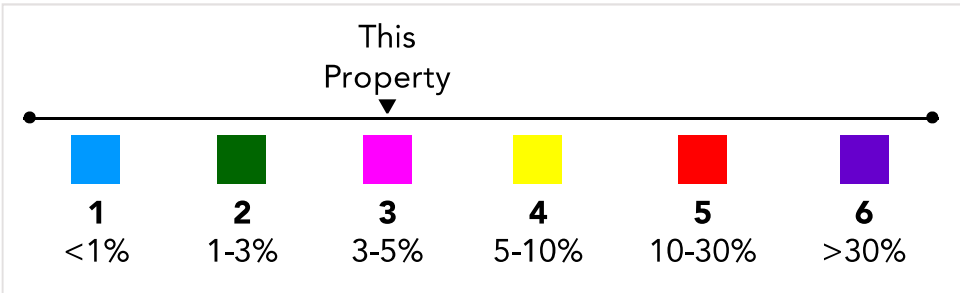
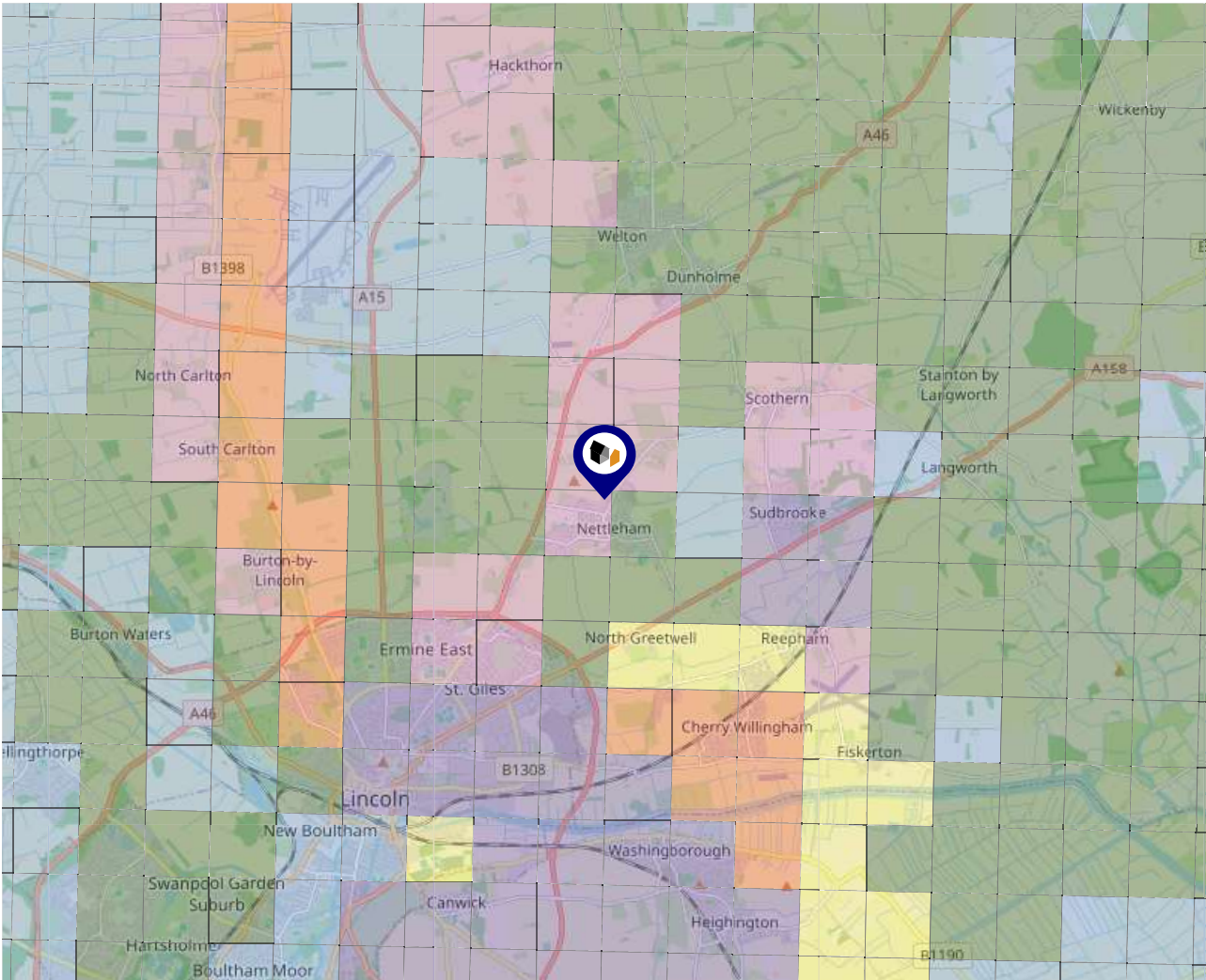
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards	
	Nettleham Ward
	Sudbrooke Ward
	Glebe Ward
	Minster Ward
	Abbey Ward
	Castle Ward
	Cherry Willingham Ward
	Carholme Ward
	Boultham Ward
	Dunholme and Welton Ward

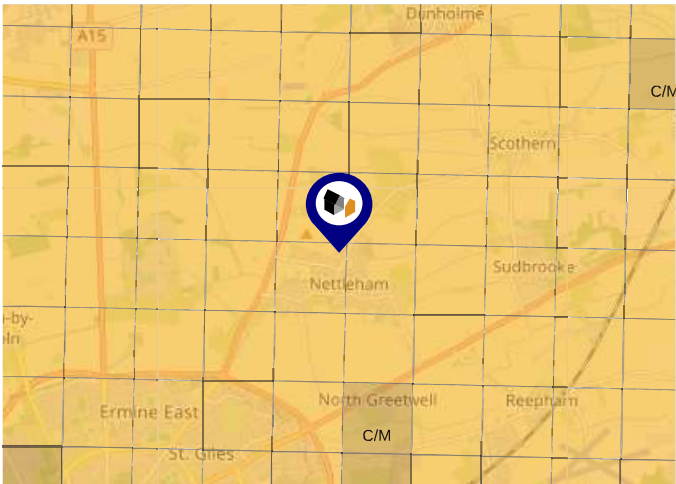
What is Radon?

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		

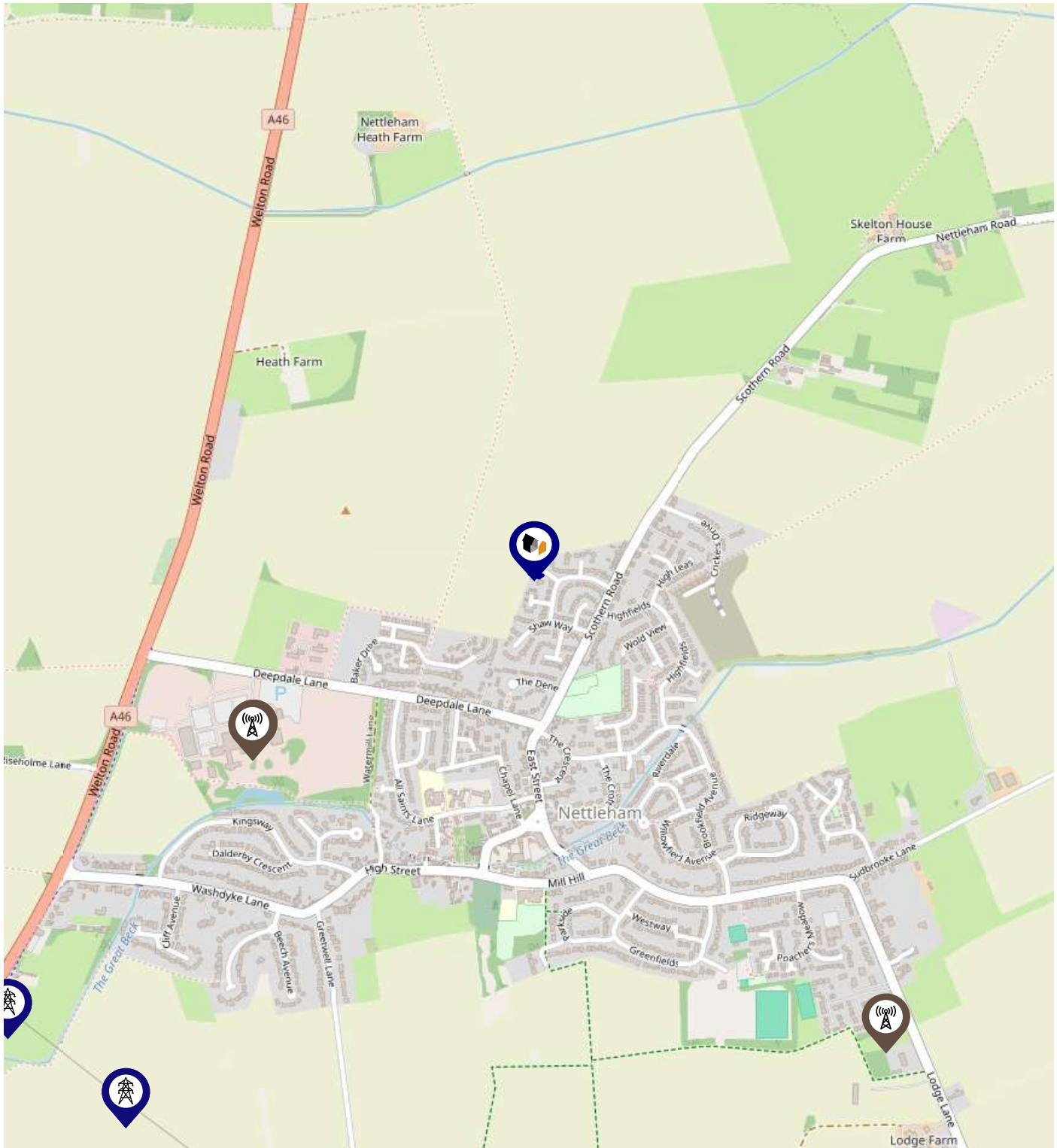


Primary Classifications (Most Common Clay Types)

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:

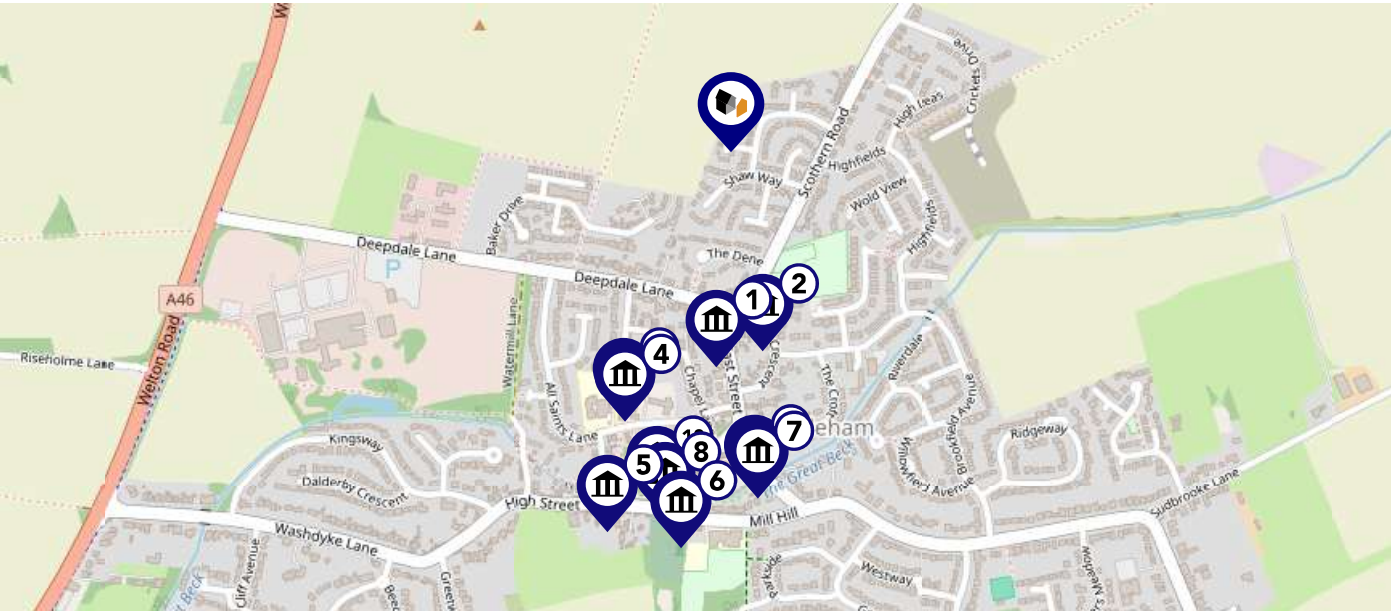
-  Power Pylons
-  Communication Masts

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
 1359472 - The Old Vicarage	Grade II	0.2 miles
 1064113 - 18, The Cressent	Grade II	0.2 miles
 1165904 - Walnut Farm House Barn And Stables	Grade II	0.3 miles
 1359436 - Washhouse At No 11	Grade II	0.3 miles
 1165760 - 5, Becksde	Grade II	0.4 miles
 1064118 - Old School And School House	Grade II	0.4 miles
 1165856 - Barn At Beck House	Grade II	0.4 miles
 1064110 - Hillstead	Grade II	0.4 miles
 1064116 - Stable Range At Beck House	Grade II	0.4 miles
 1359470 - 10, Church Street	Grade II	0.4 miles



Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type



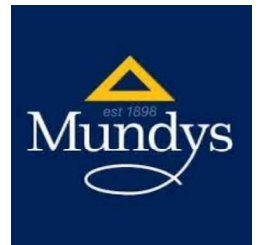
Property Lease Information

Listed Building Information

Stamp Duty

Other

Other



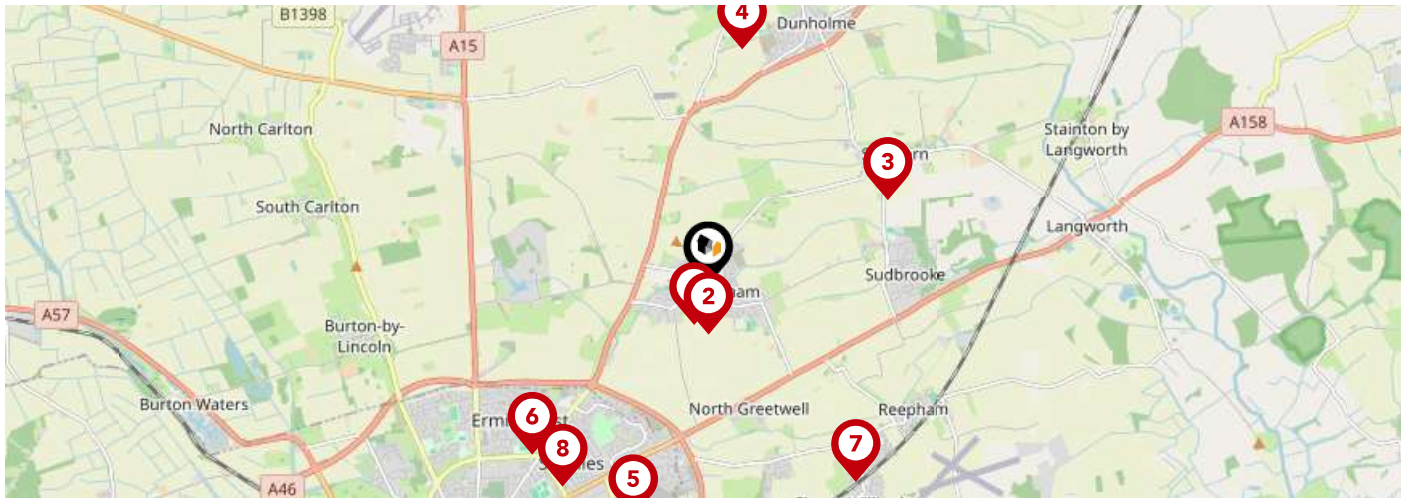
Electricity Supply

Gas Supply

Central Heating

Water Supply

Drainage



		Nursery	Primary	Secondary	College	Private
1	The Nettleham Infant and Nursery School Ofsted Rating: Good Pupils: 210 Distance:0.39	☐	☒	☐	☐	☐
2	The Nettleham Church of England Voluntary Aided Junior School Ofsted Rating: Good Pupils: 227 Distance:0.44	☐	☒	☐	☐	☐
3	Ellison Boulton Church of England Primary School Ofsted Rating: Outstanding Pupils: 288 Distance:1.75	☐	☒	☐	☐	☐
4	William Farr CofE Comprehensive School Ofsted Rating: Good Pupils: 1444 Distance:2.1	☐	☐	☒	☐	☐
5	Lincoln Carlton Academy Ofsted Rating: Outstanding Pupils: 421 Distance:2.17	☐	☒	☐	☐	☐
6	Ermine Primary Academy Ofsted Rating: Good Pupils: 393 Distance:2.17	☐	☒	☐	☐	☐
7	The Priory Pembroke Academy Ofsted Rating: Good Pupils: 567 Distance:2.18	☐	☐	☒	☐	☐
8	Springwell Alternative Academy Lincoln Ofsted Rating: Good Pupils: 48 Distance:2.21	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Our Lady of Lincoln Catholic Primary School A Voluntary Academy Ofsted Rating: Good Pupils: 204 Distance:2.25	☐	☒	☐	☐	☐
10	The Lincoln St Giles Nursery School Ofsted Rating: Outstanding Pupils: 112 Distance:2.29	☒	☐	☐	☐	☐
11	St Giles Academy Ofsted Rating: Requires improvement Pupils: 405 Distance:2.29	☐	☒	☐	☐	☐
12	Reepham Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:2.29	☐	☒	☐	☐	☐
13	Dunholme St Chad's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 212 Distance:2.37	☐	☒	☐	☐	☐
14	Welton St Mary's Church of England Primary Academy Ofsted Rating: Good Pupils: 381 Distance:2.46	☐	☒	☐	☐	☐
15	Castles Education Ofsted Rating: Inadequate Pupils: 93 Distance:2.47	☐	☐	☒	☐	☐
16	Lincoln Christ's Hospital School Ofsted Rating: Good Pupils: 1286 Distance:2.58	☐	☐	☒	☐	☐

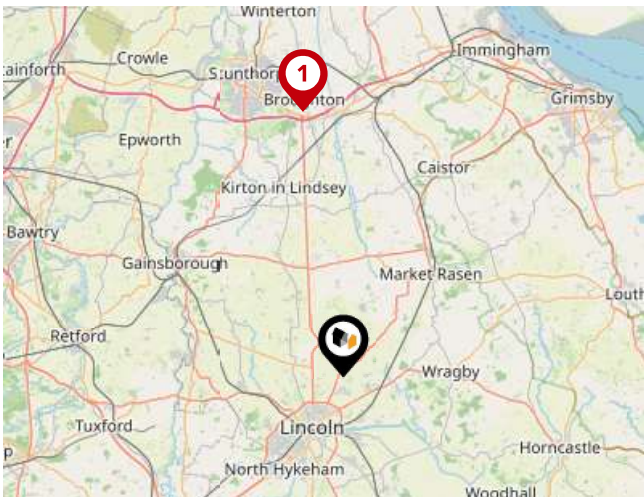
Area

Transport (National)



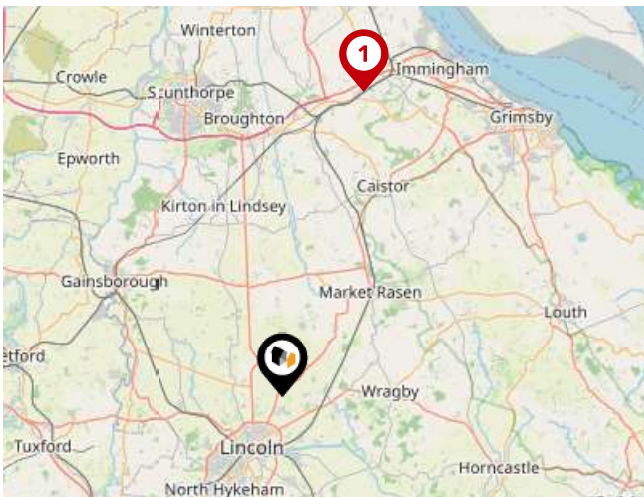
National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	3.77 miles
2	Hykeham Rail Station	7 miles
3	Saxilby Rail Station	7.25 miles
4	Metherringham Rail Station	9.98 miles
5	Market Rasen Rail Station	9.98 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	19.08 miles

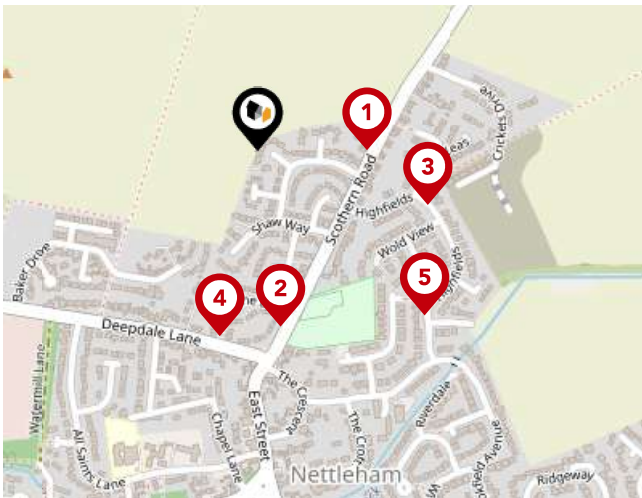


Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	22.3 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Cotton Smith Way	0.12 miles
2	Village Police Station	0.19 miles
3	Wold View	0.19 miles
4	1 Deepdale Lane	0.21 miles
5	Kerrison View	0.25 miles

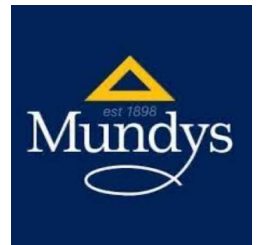
Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Hull Ferry Terminal	33.82 miles



Testimonial 1



Mundys have been wonderful. We will recommend them to anyone thinking of moving - MR AND MRS GHEST

Testimonial 2



A huge thank you to you Emily and all of the Lettings Team for all your hard work in re-letting my apartment. Please pass on my regards and thanks to all. Again another superb performance from Mundys. MR FAHEY

Testimonial 3



Very satisfied with survey and would use again. I was impressed with how the Surveyor also telephoned me to run through his report with me. MRS HARDWICKE



/Mundysuk



/mundysuk



/mundysuk



Important - Please read

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Data Quality

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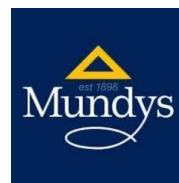


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