

See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 07th October 2026



BIRKDALE, LINCOLN, LN5

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

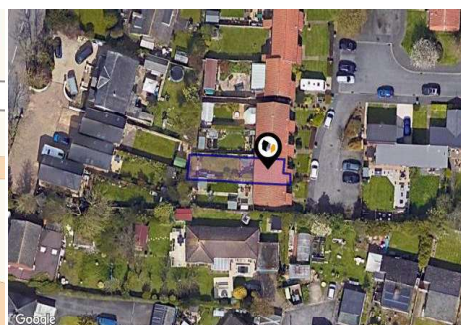
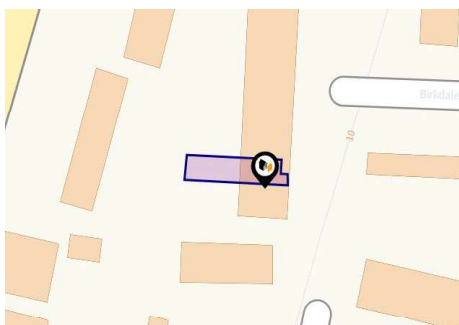
01522 510 044

hymie.bentley@mundys.net

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Property

Type:	Terraced
Bedrooms:	3
Floor Area:	807 ft ² / 75 m ²
Plot Area:	0.04 acres
Year Built :	1976-1982
Council Tax :	Band A
Annual Estimate:	£1,549
Title Number:	LL195924

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)

3 mb/s	80 mb/s	1000 mb/s
		

Mobile Coverage:
(based on calls indoors)

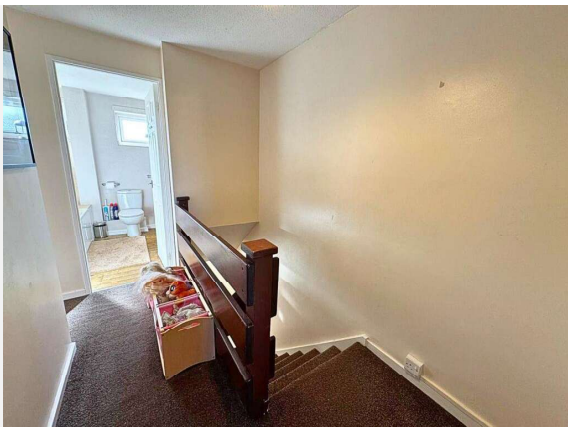


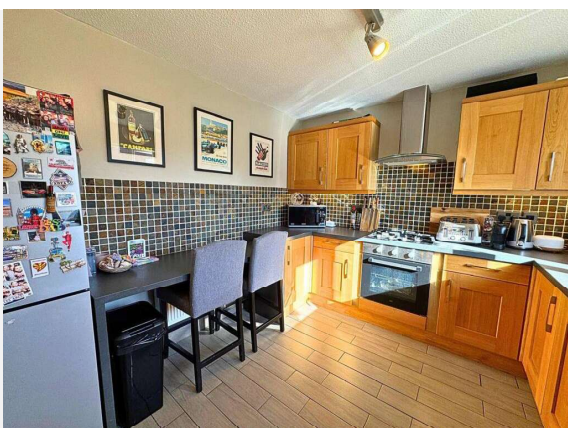
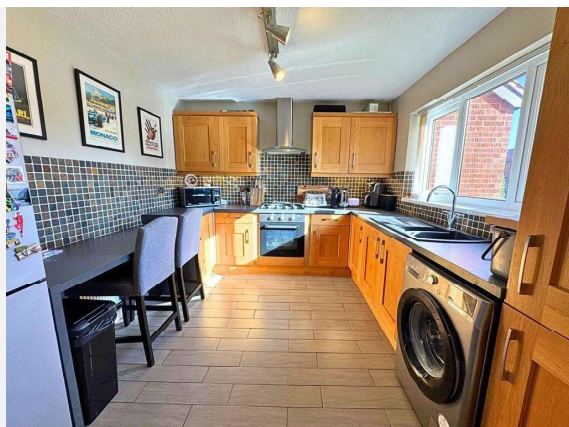
Satellite/Fibre TV Availability:



Planning records for: *26 Birkdale, Lincoln, LN5 9UJ*

Reference - 2004/0187/F	
Decision:	Decided
Date:	12th March 2004
Description:	Erection of a conservatory to rear of property.

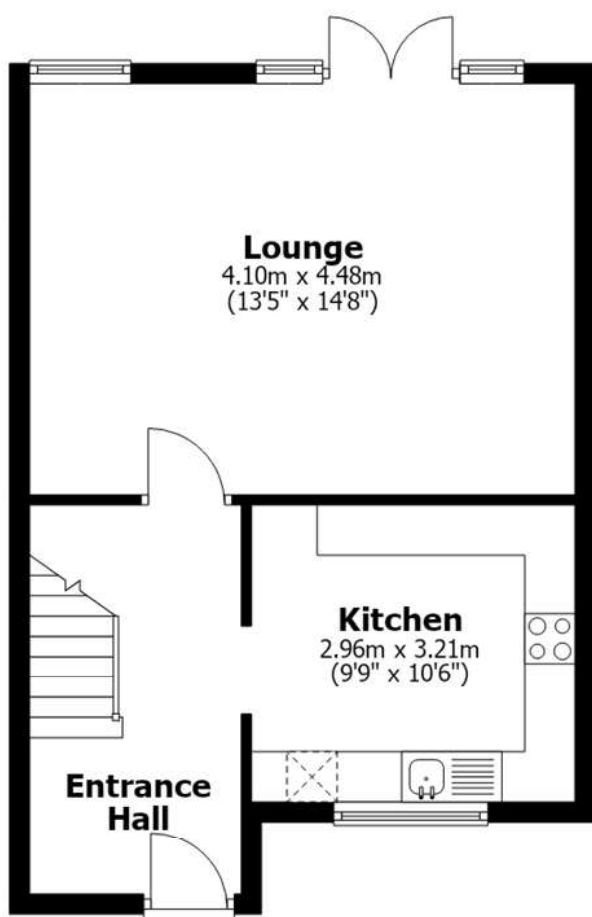




BIRKDALE, LINCOLN, LN5

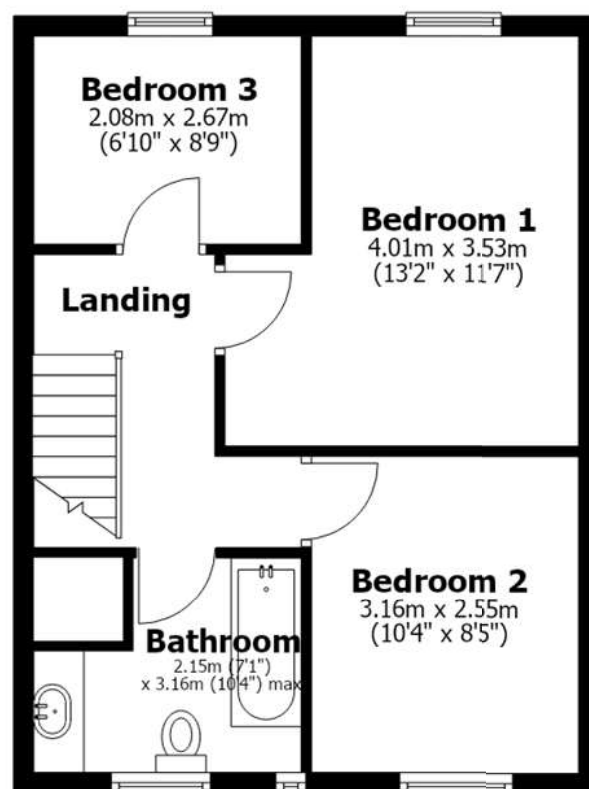
Ground Floor

Approx. 39.0 sq. metres (419.4 sq. feet)



First Floor

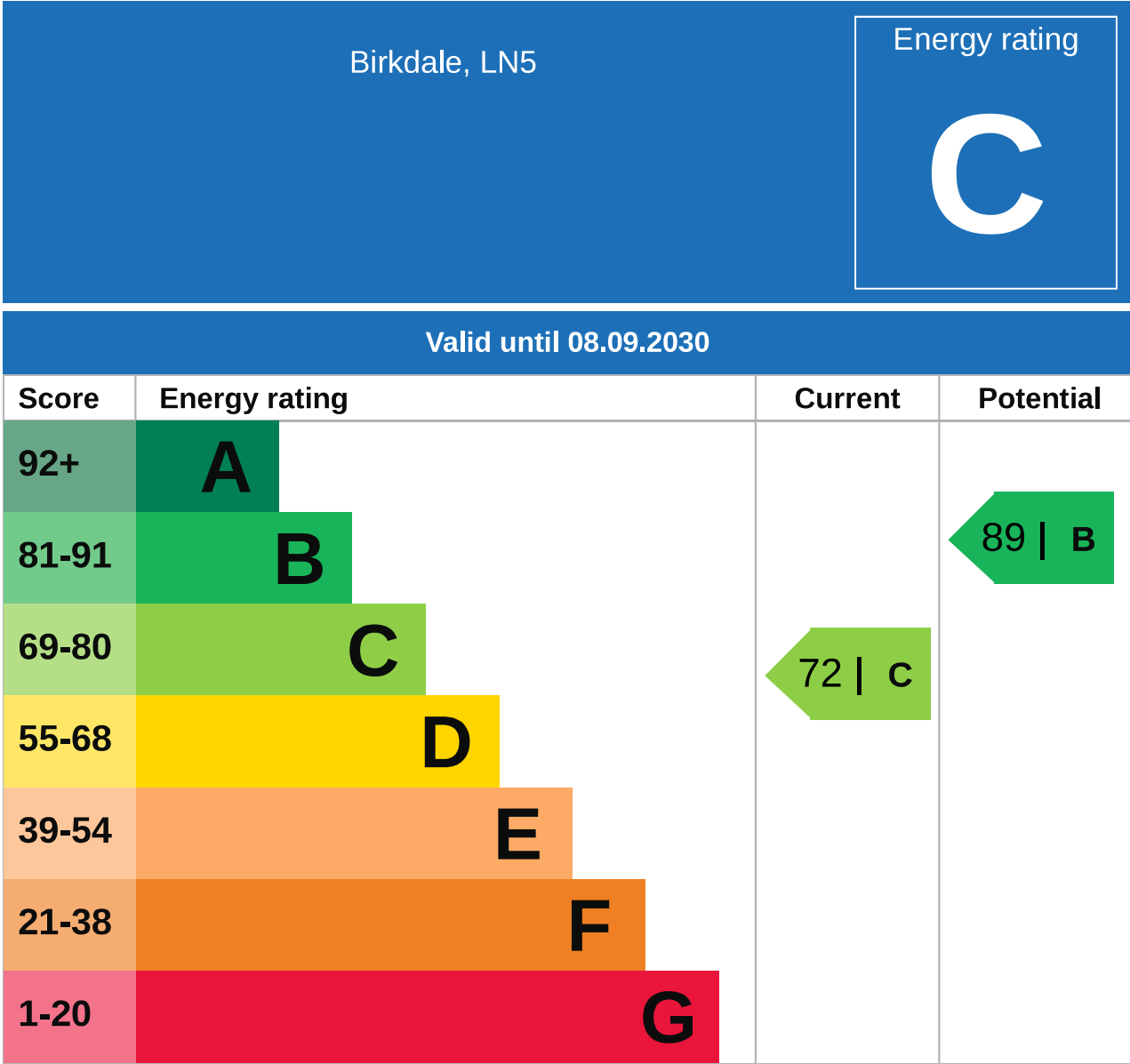
Approx. 39.5 sq. metres (425.6 sq. feet)



Total area: approx. 78.5 sq. metres (845.0 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and any compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently.
Plan produced using PlanUp.

Property EPC - Certificate



Additional EPC Data

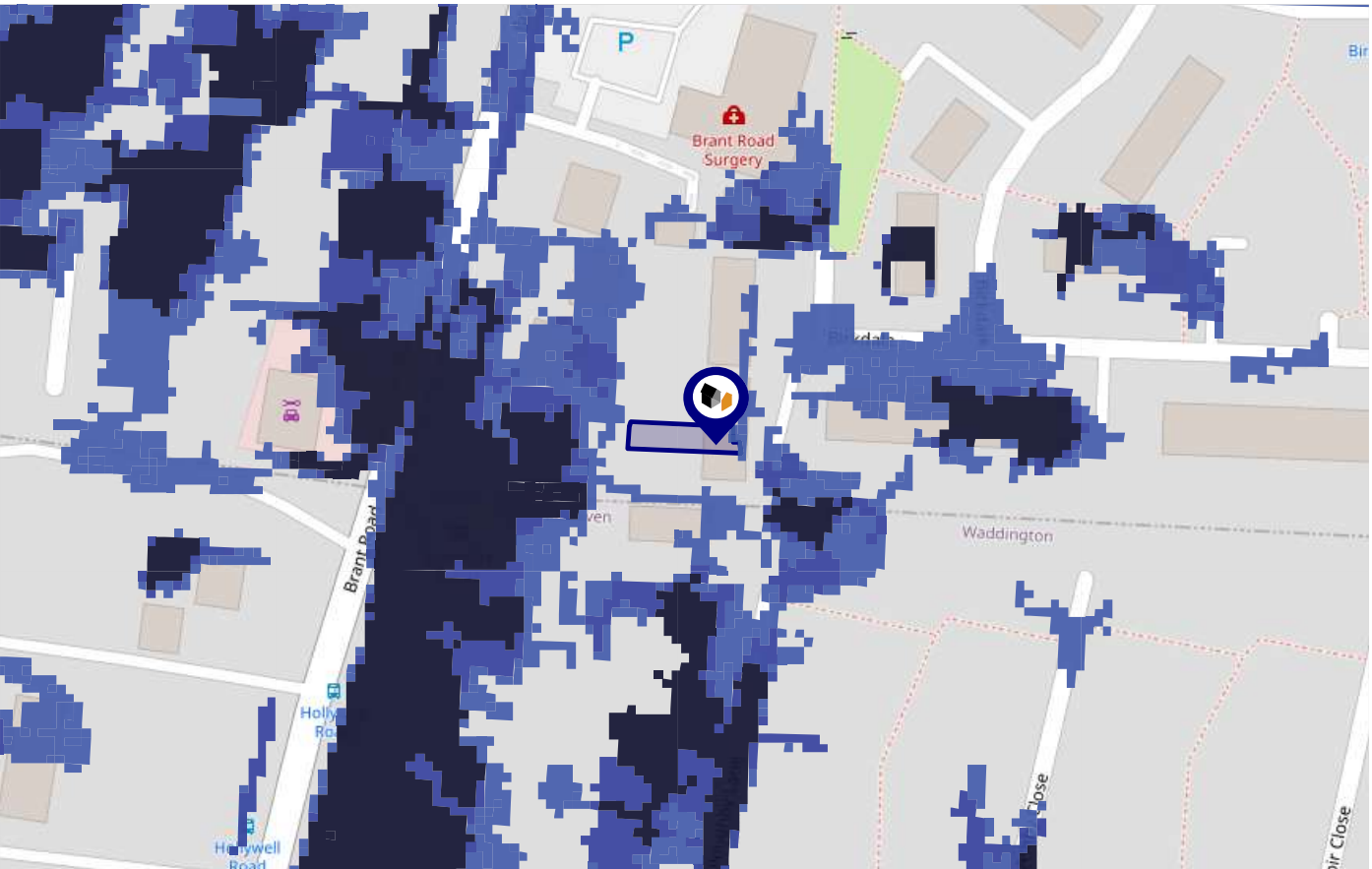
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 88% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	75 m ²

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:

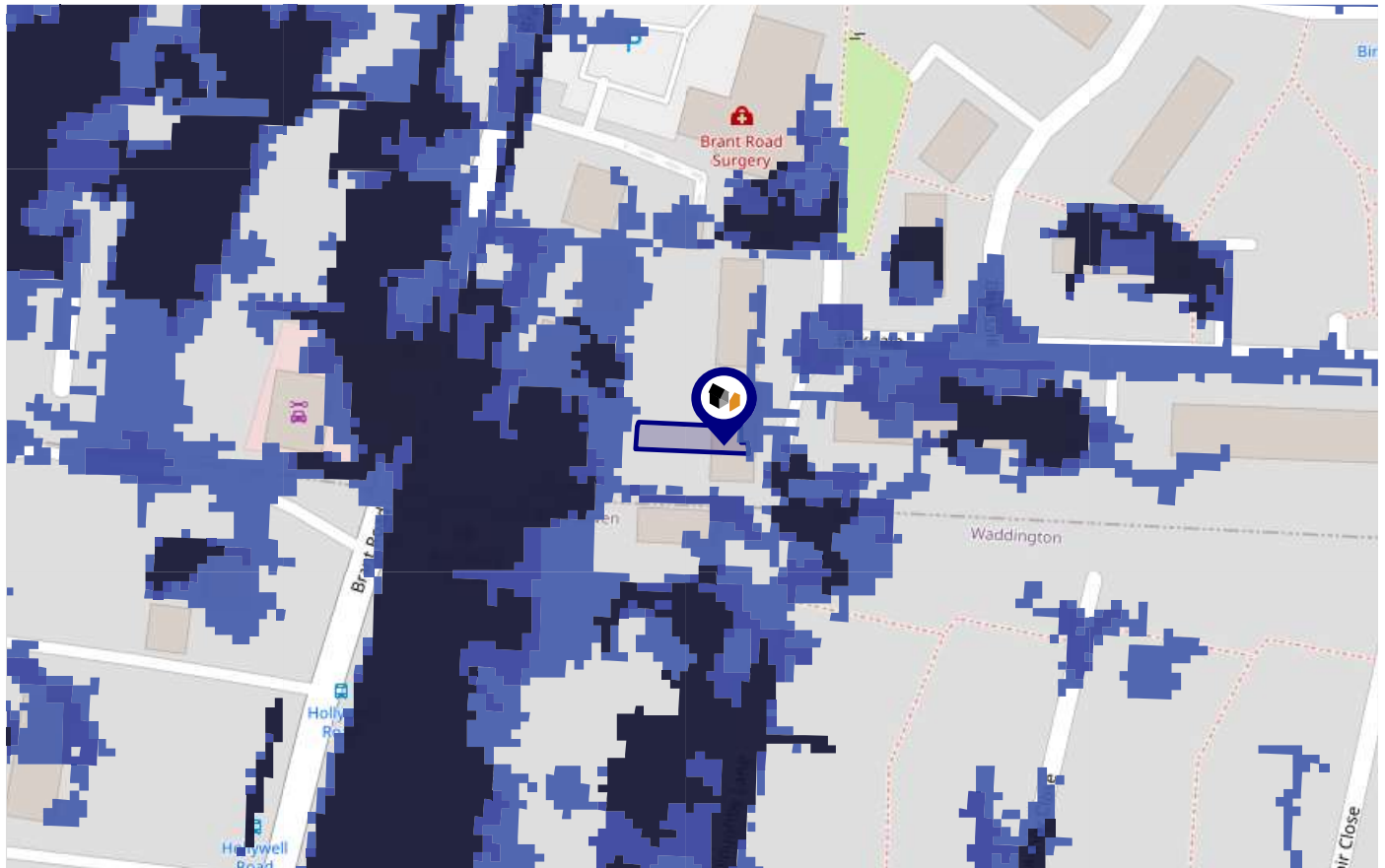


Flood Risk

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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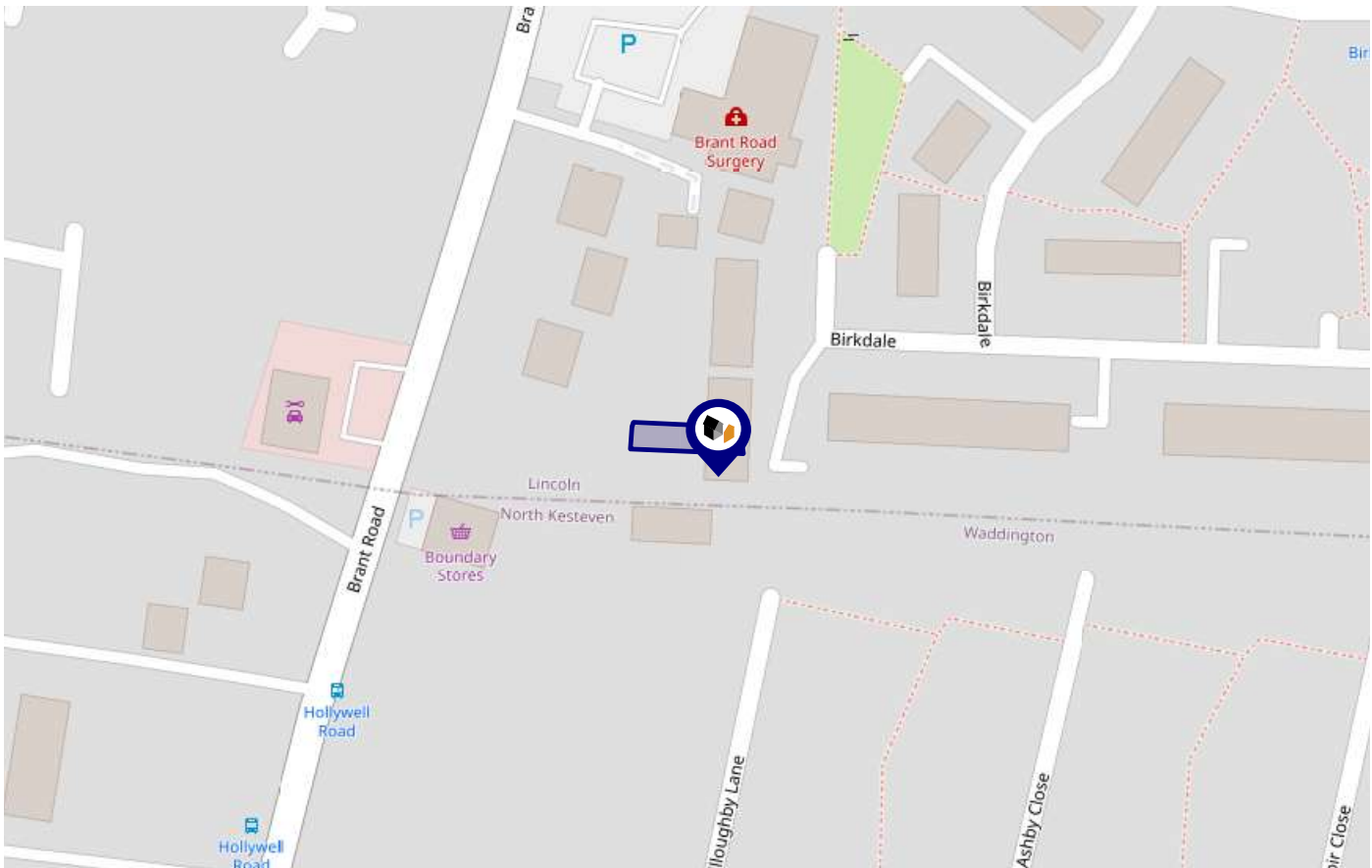
MIR - Material Info

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.

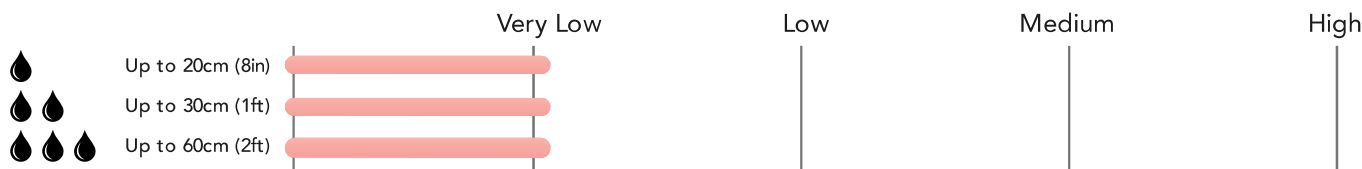


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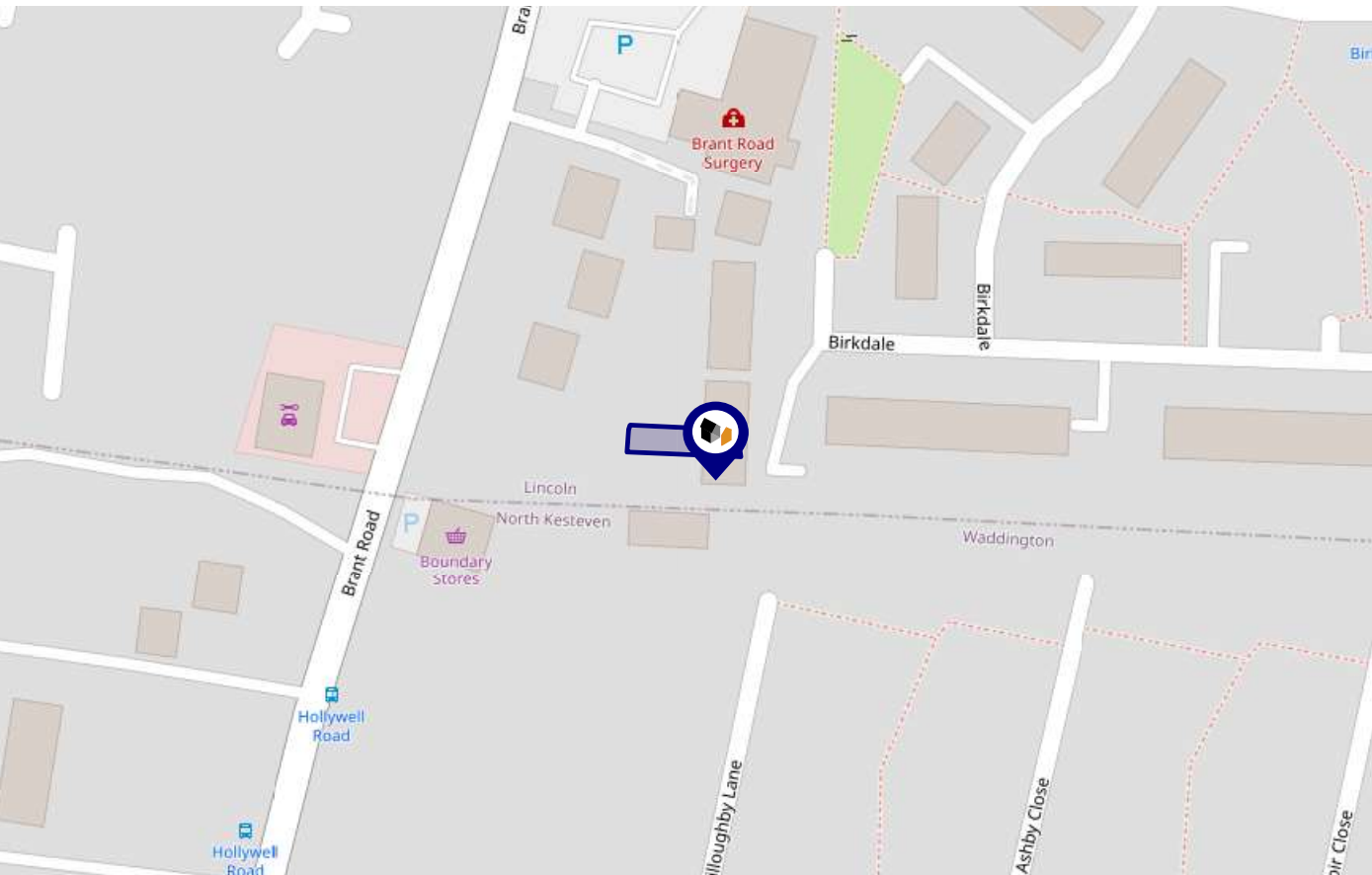


Flood Risk

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.

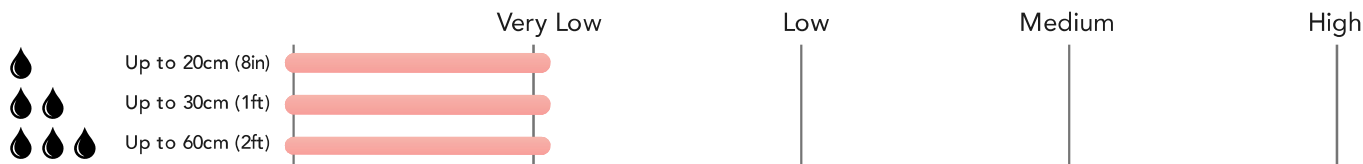


Risk Rating: Very low

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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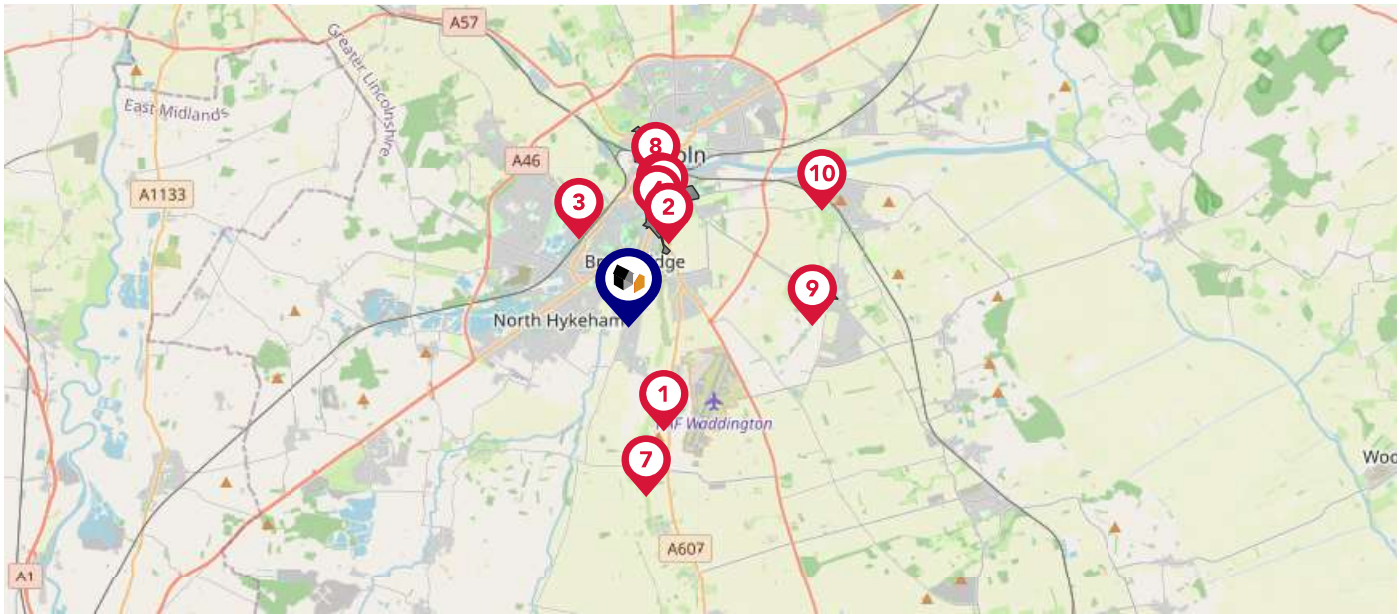


Maps

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	Waddington
2	St Catherines
3	Swanpool
4	Gowt's Bridge
5	Sibthorp
6	St Peter-at-Gowts
7	Harmston
8	West Parade and Brayford
9	Branston
10	Washingborough

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

	Pennells-Brant Road	Historic Landfill 
	Rear Of Calder Road-Nos 81-83 and 145-199 Calder Road, Bracebridge, Lincolnshire	Historic Landfill 
	Lincoln Brick Company Limited (Clay Pit)-Bracebridge Heath, Bracebridge, Lincolnshire	Historic Landfill 
	Western Avenue-Western Avenue, Bracebridge Heath	Historic Landfill 
	East Of St. Peters Avenue-Bracebridge, Lincolnshire	Historic Landfill 
	Newark Road-Bracebridge, Lincolnshire	Historic Landfill 
	Hainton Road-Boutham Moor, Lincolnshire	Historic Landfill 
	Moorland Avenue-Boutham Moor, Lincolnshire	Historic Landfill 
	Area Adjacent To Boutham Park-Bracebridge, Lincolnshire	Historic Landfill 
	Richmond Lakes-Richmond Drive,North Hykeham, Lincoln, Lincolnshire	Historic Landfill 

This map displays nearby coal mine entrances and their classifications.



Mine Entry

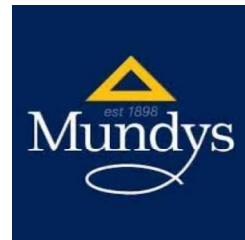
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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.

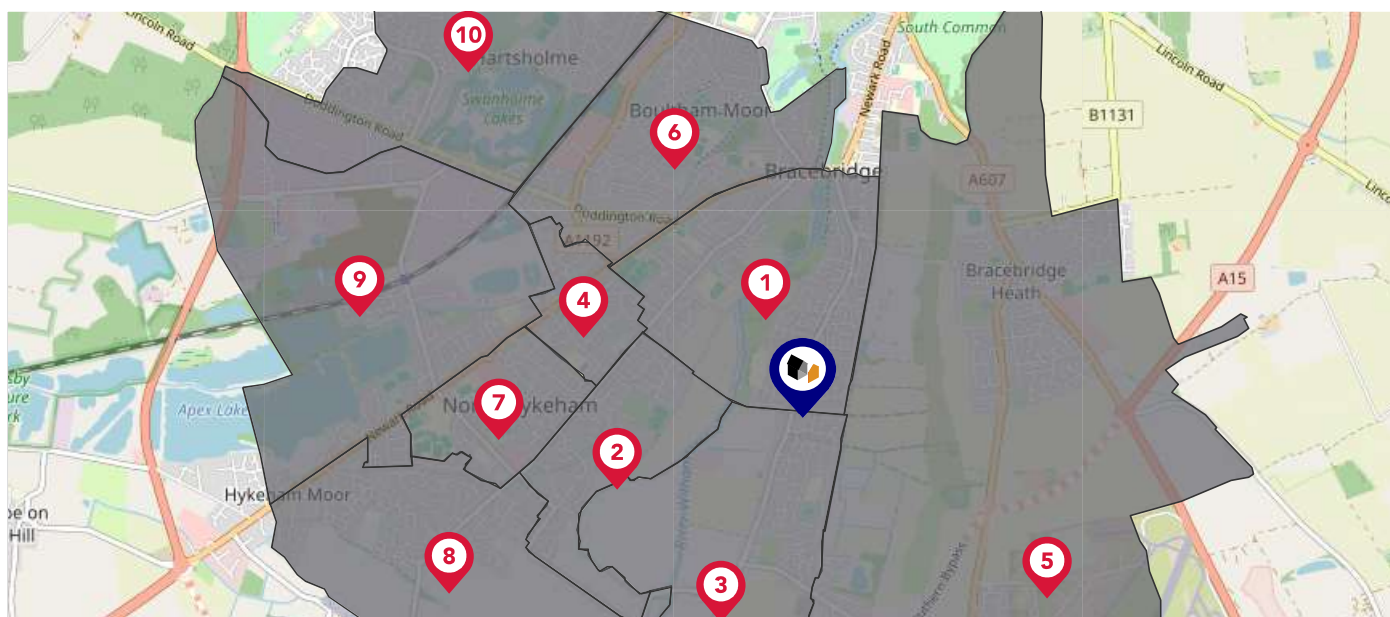
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

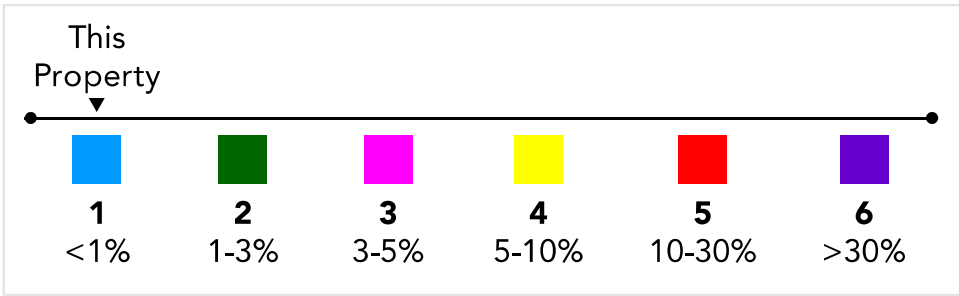
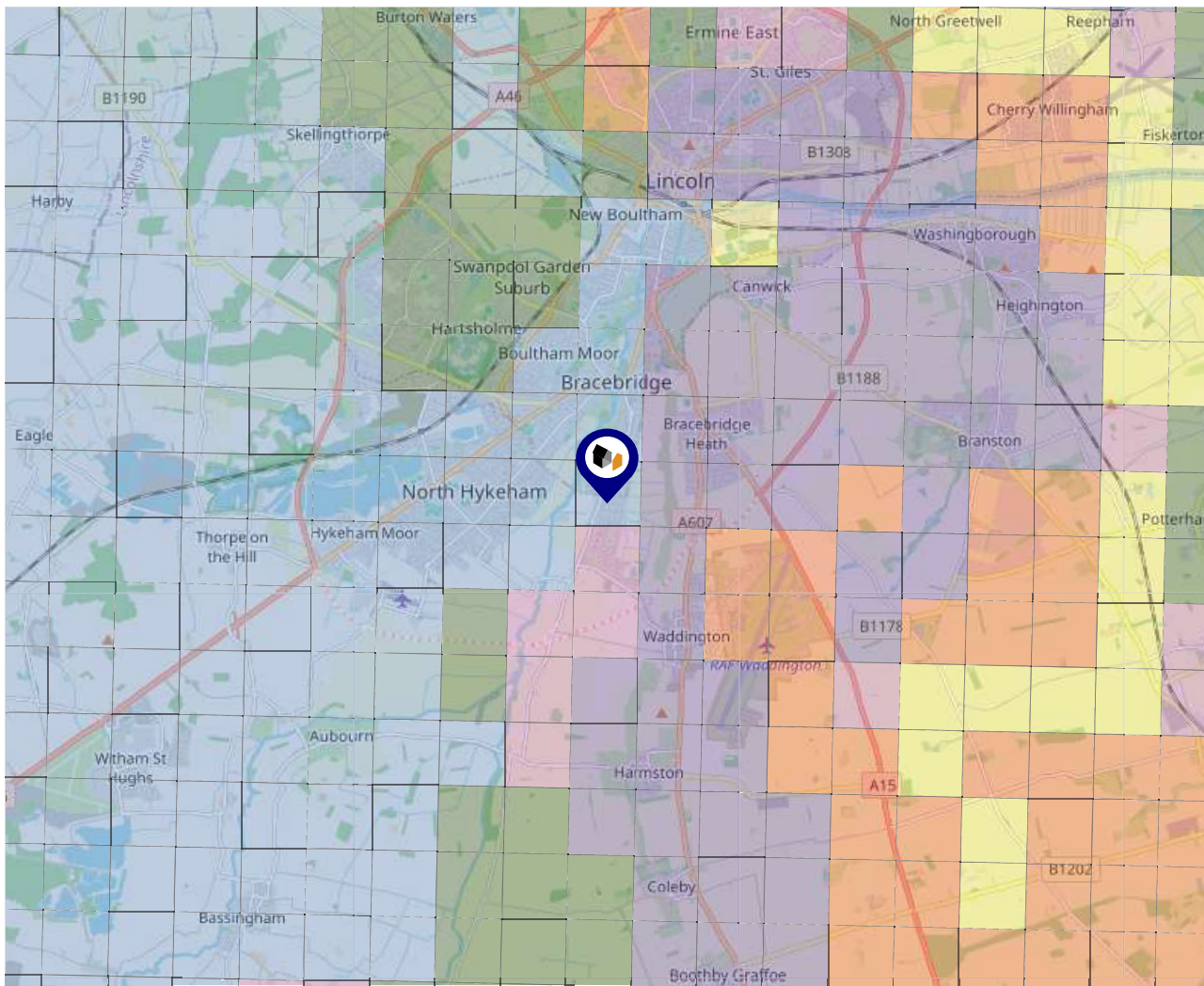


Nearby Council Wards

-  Witham Ward
-  North Hykeham Witham Ward
-  Waddington West Ward
-  North Hykeham Forum Ward
-  Bracebridge Heath and Waddington East Ward
-  Moorland Ward
-  North Hykeham Moor Ward
-  North Hykeham Mill Ward
-  North Hykeham Memorial Ward
-  Hartsholme Ward

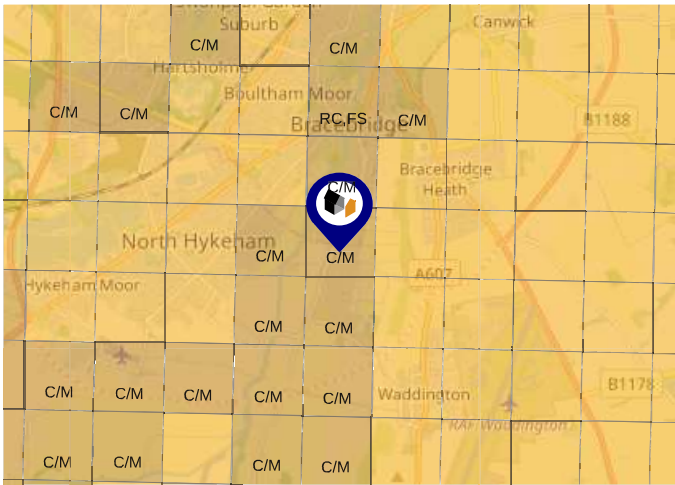
What is Radon?

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:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)	Soil Depth:	DEEP

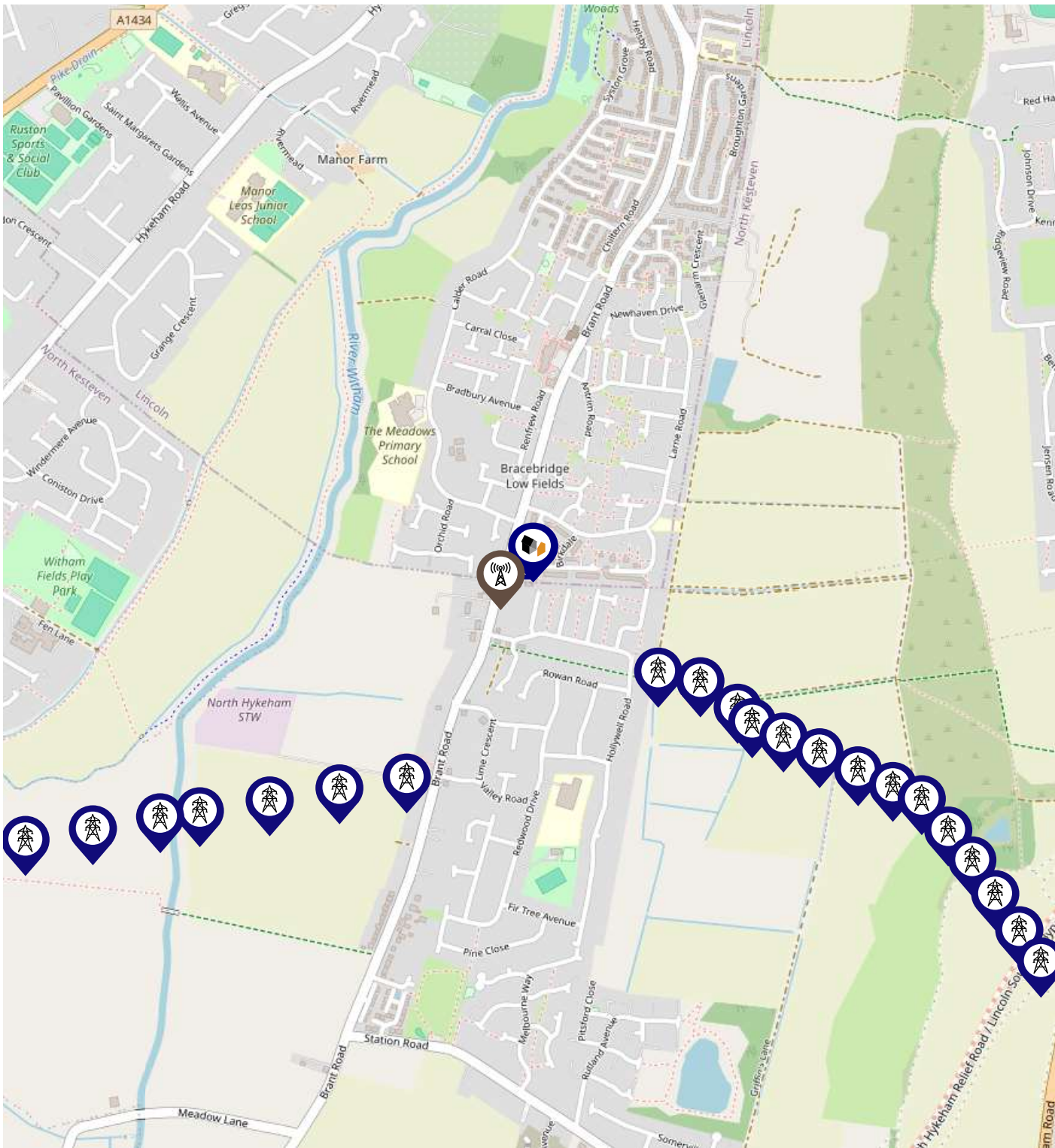


Primary Classifications (Most Common Clay Types)

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
 1388469 - 263, Brant Road	Grade II	0.2 miles
 1061752 - Pump House To Bracebridge Heath Service Reservoir	Grade II	0.9 miles
 1164652 - Church Of All Saints	Grade II	1.3 miles
 1205031 - The Manor House	Grade II	1.4 miles
 1360604 - Gates And Walls At The Manor House	Grade II	1.4 miles
 1061753 - Farm Buildings At The Manor House	Grade II	1.4 miles



Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type



Property Lease Information

Listed Building Information

Stamp Duty

Other

Other



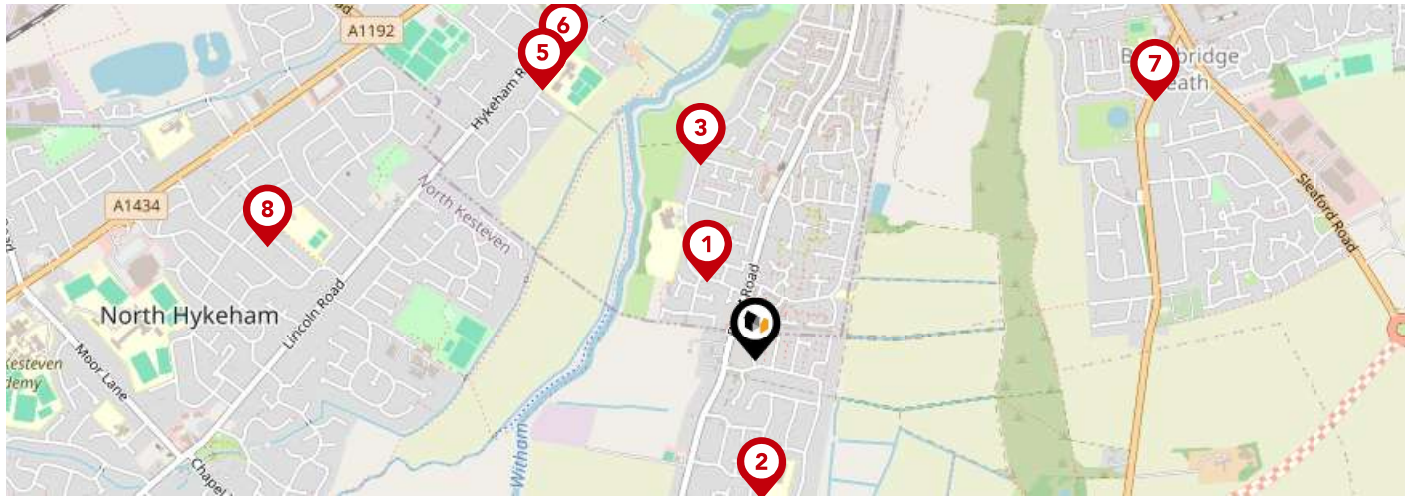
Electricity Supply

Gas Supply

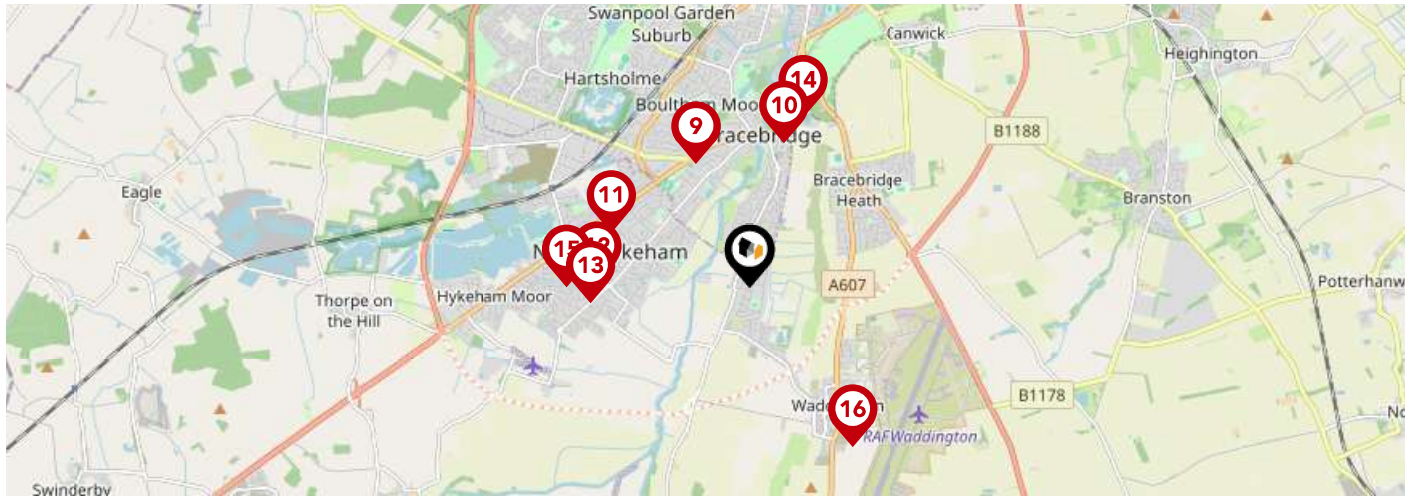
Central Heating

Water Supply

Drainage

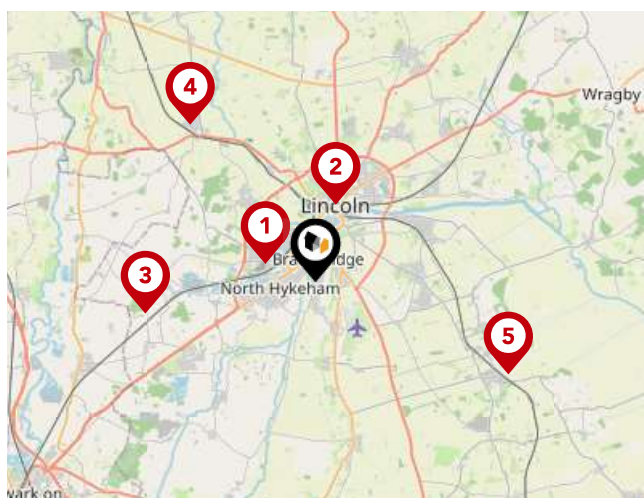
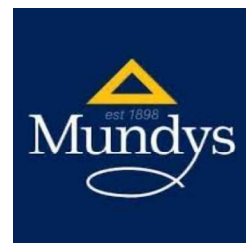


		Nursery	Primary	Secondary	College	Private
1	Acorn Free School Ofsted Rating: Good Pupils: 3 Distance:0.2	☐	☐	☒	☐	☐
2	Waddington Redwood Primary Academy Ofsted Rating: Good Pupils: 301 Distance:0.31	☐	☒	☐	☐	☐
3	The Meadows Primary School Ofsted Rating: Good Pupils: 364 Distance:0.45	☐	☒	☐	☐	☐
4	The Lincoln Manor Leas Junior School Ofsted Rating: Good Pupils: 290 Distance:0.76	☐	☒	☐	☐	☐
5	The Lincoln Manor Leas Infants School Ofsted Rating: Good Pupils: 163 Distance:0.76	☐	☒	☐	☐	☐
6	The Lincoln St Christopher's School Ofsted Rating: Good Pupils: 252 Distance:0.79	☐	☐	☒	☐	☐
7	Bracebridge Heath St John's Primary Academy Ofsted Rating: Good Pupils: 372 Distance:1.06	☐	☒	☐	☐	☐
8	Fosse Way Academy Ofsted Rating: Good Pupils: 540 Distance:1.11	☐	☒	☐	☐	☐



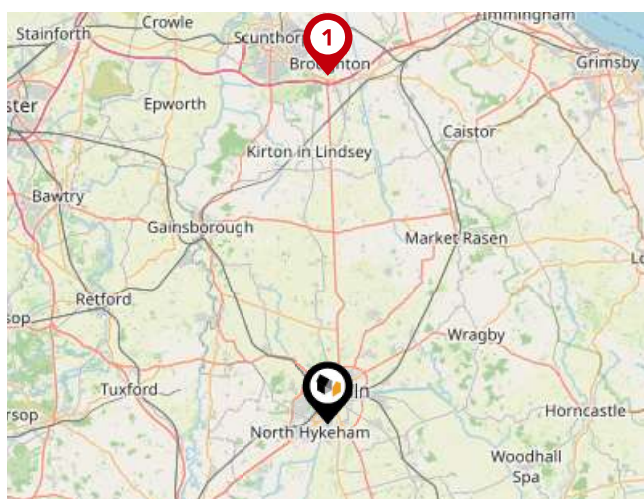
		Nursery	Primary	Secondary	College	Private
	The Priory Witham Academy Ofsted Rating: Good Pupils: 1110 Distance:1.2	☐	☒	☒	☐	☐
	Bracebridge Infant and Nursery School Ofsted Rating: Good Pupils: 78 Distance:1.32	☐	☒	☐	☐	☐
	Ling Moor Primary Academy Ofsted Rating: Outstanding Pupils: 413 Distance:1.34	☐	☒	☐	☐	☐
	Sir Robert Pattinson Academy Ofsted Rating: Good Pupils: 1308 Distance:1.37	☐	☐	☒	☐	☐
	The North Hykeham All Saints Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:1.43	☐	☒	☐	☐	☐
	The Priory Academy LSST Ofsted Rating: Good Pupils: 1779 Distance:1.57	☐	☐	☒	☐	☐
	North Kesteven Academy Ofsted Rating: Requires improvement Pupils: 659 Distance:1.64	☐	☐	☒	☐	☐
	Waddington All Saints Academy Ofsted Rating: Outstanding Pupils: 373 Distance:1.69	☐	☒	☐	☐	☐

Area Transport (National)



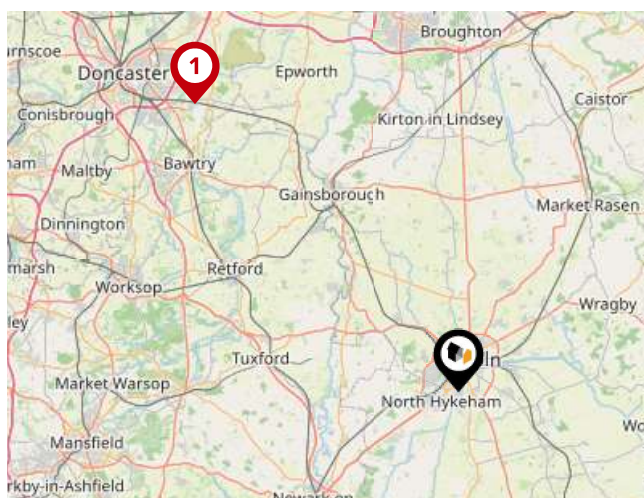
National Rail Stations

Pin	Name	Distance
	Hykeham Rail Station	1.86 miles
	Lincoln Central Rail Station	2.82 miles
	Swinderby Rail Station	6.12 miles
	Saxilby Rail Station	7.1 miles
	Metheringham Rail Station	7.62 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M180 J4	24.71 miles



Airports/Helipads

Pin	Name	Distance
	Robin Hood Doncaster Sheffield Airport	27.62 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hollywell Road	0.06 miles
2	Larne Road	0.08 miles
3	Mulberry Close	0.09 miles
4	Birkdale	0.1 miles
5	Sherwood Drive	0.13 miles

Local Connections

No Local Connections found within 30 km of this property.

Ferry Terminals

No Ferry Terminals found within 60 km of this property.



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



Disclaimer

Important - Please read

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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