

See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Thursday 15<sup>th</sup> October 2026**



**CHURCH ROAD, SAXILBY, LINCOLN, LN1**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

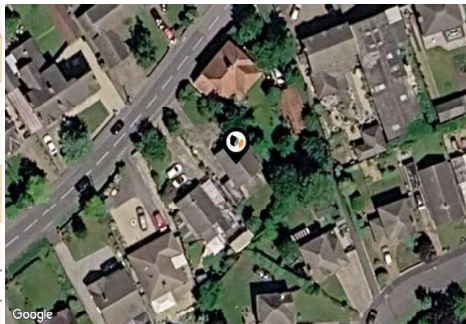
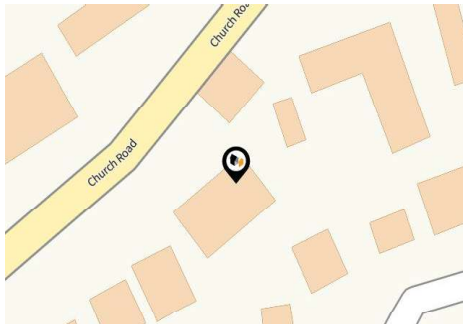
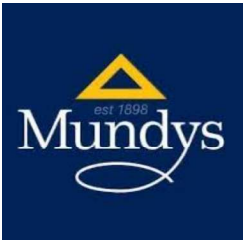
[hymie.bentley@mundys.net](mailto:hymie.bentley@mundys.net)

[www.mundys.net](http://www.mundys.net)



Powered by  
**aprift**  
Know any property instantly

# Property Overview



## Property

|                  |                                         |
|------------------|-----------------------------------------|
| Type:            | Detached                                |
| Bedrooms:        | 2                                       |
| Floor Area:      | 602 ft <sup>2</sup> / 56 m <sup>2</sup> |
| Year Built :     | 1967-1975                               |
| Council Tax :    | Band B                                  |
| Annual Estimate: | £1,831                                  |

## Local Area

|                                              |              |                                                                  |            |              |
|----------------------------------------------|--------------|------------------------------------------------------------------|------------|--------------|
| Local Authority:                             | Lincolnshire | Estimated Broadband Speeds<br>(Standard - Superfast - Ultrafast) |            |              |
| Conservation Area:                           | No           |                                                                  |            |              |
| Flood Risk:                                  |              |                                                                  |            |              |
| ● Rivers & Seas                              | Very low     | 15<br>mb/s                                                       | 80<br>mb/s | 1000<br>mb/s |
| ● Surface Water                              | Very low     |                                                                  |            |              |
| Mobile Coverage:<br>(based on calls indoors) |              | Satellite/Fibre TV Availability:                                 |            |              |
|                                              |              |                                                                  |            |              |
|                                              |              |                                                                  |            |              |
|                                              |              |                                                                  |            |              |

Planning records for: **1 Church Road Saxilby Lincoln Lincolnshire LN1 2HH**

| Reference - 139755 |                                                                          |
|--------------------|--------------------------------------------------------------------------|
| Decision:          | Application Determined                                                   |
| Date:              | 19th July 2019                                                           |
| Description:       | Planning application for rear extension including alterations to garage. |

Planning records for: **9, Church Road, Saxilby, Lincoln, Lincolnshire, Lincolnshire, LN1 2HH**

| Reference - 128955 |                                                              |
|--------------------|--------------------------------------------------------------|
| Decision:          | Application Determined                                       |
| Date:              | 19th July 2012                                               |
| Description:       | Planning application for extension and internal alterations. |

Planning records for: **11, Church Road, Saxilby, Lincoln, Lincolnshire, LN1 2HH**

| Reference - M02/P/0547 |                                                                                                                                                |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:              | -                                                                                                                                              |
| Date:                  | 29th May 2002                                                                                                                                  |
| Description:           | PLANNING APPLICATION TO ERECT NEW FRONT BRICK WALLS, PIERS AND INSTALL TIMBER GATES, ERECT CONSERVATORY, GARAGE AND ALTERATIONS TO FRONT PORCH |

| Reference - 135864 |                                                                                                          |
|--------------------|----------------------------------------------------------------------------------------------------------|
| Decision:          | Application Determined                                                                                   |
| Date:              | 23rd February 2017                                                                                       |
| Description:       | Planning application for demolition of existing outbuildings, and erection of two storey side extension. |

Planning records for: **17 Church Road Saxilby Lincoln Lincolnshire LN1 2HH**

| Reference - 144269 |                                                                                     |
|--------------------|-------------------------------------------------------------------------------------|
| Decision:          | Application Determined                                                              |
| Date:              | 17th January 2022                                                                   |
| Description:       | Planning application for two storey side extension and single storey rear extension |

Planning records for: **19, Church Road, Saxilby, Lincoln, Lincolnshire, Lincolnshire, LN1 2HH**

| Reference - 129608 |                                                                                            |
|--------------------|--------------------------------------------------------------------------------------------|
| Decision:          | Application Determined                                                                     |
| Date:              | 05th February 2013                                                                         |
| Description:       | Planning application for first floor extension above existing single storey rear extension |

Planning records for: **23 Church Road Saxilby Lincoln Lincolnshire LN1 2HH**

| Reference - 139896 |                                                                                                                                                                                                                             |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:          | Application Determined                                                                                                                                                                                                      |
| Date:              | 15th August 2019                                                                                                                                                                                                            |
| Description:       | Notification of prior approval to extend dwellinghouse 4.49m from rear wall of original dwellinghouse, 2.9m to height of eaves of enlarged part of dwellinghouse and 3m to highest point of enlarged part of dwellinghouse. |

| Reference - 143798 |                                                      |
|--------------------|------------------------------------------------------|
| Decision:          | Application Determined                               |
| Date:              | 04th October 2021                                    |
| Description:       | Planning application for first floor rear extension. |

Planning records for: **23 Church Road Saxilby Lincoln Lincolnshire LN1 2HH**

| Reference - s22/1326 |                                                                                                                                       |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Decision:            | Application Determined                                                                                                                |
| Date:                | 01st July 2022                                                                                                                        |
| Description:         | Demolition of a brick shed at the rear of the property and the construction of a single storey extension to the rear of the property. |

| Reference - 145169 |                                                                              |
|--------------------|------------------------------------------------------------------------------|
| Decision:          | Application Determined                                                       |
| Date:              | 01st July 2022                                                               |
| Description:       | Planning application for first floor rear extension - resubmission of 143798 |

| Reference - S22/1326 |                                                                                                                                       |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Decision:            | Application Determined                                                                                                                |
| Date:                | 01st July 2022                                                                                                                        |
| Description:         | Demolition of a brick shed at the rear of the property and the construction of a single storey extension to the rear of the property. |

Planning records for: **25 Church Road Saxilby Lincoln Lincolnshire LN1 2HH**

| Reference - 143804 |                                                                                               |
|--------------------|-----------------------------------------------------------------------------------------------|
| Decision:          | Application Determined                                                                        |
| Date:              | 04th October 2021                                                                             |
| Description:       | Planning application for single storey rear extension and loft conversion with dormer window. |

Planning records for: **27 Church Road Saxilby Lincoln Lincolnshire LN1 2HH**

| Reference - 139147 |                                                                                             |
|--------------------|---------------------------------------------------------------------------------------------|
| Decision:          | Application Determined                                                                      |
| Date:              | 07th March 2019                                                                             |
| Description:       | Planning application for two storey side and single storey rear extensions and front porch. |

Planning records for: **Outside 39 Church Road, Saxilby, Lincoln, Lincolnshire, LN1 2HH**

| Reference - 130589 |                                                                                                          |
|--------------------|----------------------------------------------------------------------------------------------------------|
| Decision:          | Application Determined                                                                                   |
| Date:              | 11th October 2013                                                                                        |
| Description:       | Notification of installation of electronic communications apparatus next generation access DSLAM cabinet |

| Reference - 131284 |                                                                                                                                          |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:          | Application Determined                                                                                                                   |
| Date:              | 24th April 2014                                                                                                                          |
| Description:       | Planning application for demolition of existing buildings for a new build domestic dwelling and annex conversion to existing outbuilding |

Planning records for: **47 Church Road Saxilby Lincoln Lincolnshire LN1 2HH**

| Reference - 141316 |                                                                                                                                                                                                                     |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:          | Application Determined                                                                                                                                                                                              |
| Date:              | 06th July 2020                                                                                                                                                                                                      |
| Description:       | Planning application for erection of single storey rear extension to replace existing conservatory, brick infill and window to replace existing side door and fenestration, new rear door and internal alterations. |

Planning records for: **47 Church Road Saxilby Lincoln Lincolnshire LN1 2HH**

| Reference - 145401 |                                                                                                                                      |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Decision:          | Application Determined                                                                                                               |
| Date:              | 12th August 2022                                                                                                                     |
| Description:       | Non-material amendment to planning permission 141316 granted 2 September 2020 - increase width of extension and add 2no. rooflights. |

Planning records for: **49, Church Road, Saxilby, Lincoln, Lincolnshire, LN1 2HH**

| Reference - 135829 |                                                                                                                                                                                                                              |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:          | Application Determined                                                                                                                                                                                                       |
| Date:              | 14th February 2017                                                                                                                                                                                                           |
| Description:       | Prior approval to extend dwellinghouse 6 metres from rear wall of original dwellinghouse, 2.2 metres to height of eaves of enlarged part of dwellinghouse and 3.9 metres to highest point of enlarged part of dwellinghouse. |

| Reference - 135587 |                                                                                                                                                                                                                             |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:          | Application Determined                                                                                                                                                                                                      |
| Date:              | 14th December 2016                                                                                                                                                                                                          |
| Description:       | Prior approval to extend dwellinghouse 6metres from rear wall of original dwellinghouse, 2.6 metres to height of eaves of enlarged part of dwellinghouse and 2.6 metres to highest point of enlarged part of dwellinghouse. |

Planning records for: **55, Church Road, Saxilby, Lincoln, Lincolnshire, LN1 2HH**

| Reference - 133916 |                                                                                                    |
|--------------------|----------------------------------------------------------------------------------------------------|
| Decision:          | Application Determined                                                                             |
| Date:              | 15th January 2016                                                                                  |
| Description:       | Planning application for demolition of existing garage and replacement with garage and garden room |

Planning records for: **57, Church Road, Saxilby, Lincoln, Lincolnshire, Lincolnshire, LN1 2HH**

| Reference - 125689 |                                                                                                         |
|--------------------|---------------------------------------------------------------------------------------------------------|
| Decision:          | Application Determined                                                                                  |
| Date:              | 18th March 2010                                                                                         |
| Description:       | Planning application to erect rear single storey extension to form kitchen, dining and sun lounge areas |

Planning records for: **61, Church Road, Saxilby, Lincoln, Lincolnshire, LN1 2HH**

| Reference - M02/P/0407 |                                                                                                              |
|------------------------|--------------------------------------------------------------------------------------------------------------|
| Decision:              | -                                                                                                            |
| Date:                  | 29th April 2002                                                                                              |
| Description:           | PLANNING APPLICATION TO ERECT KITCHEN EXTENSION, CONSERVATORY AND RE-LOCATE EXISTING SECTIONAL SINGLE GARAGE |

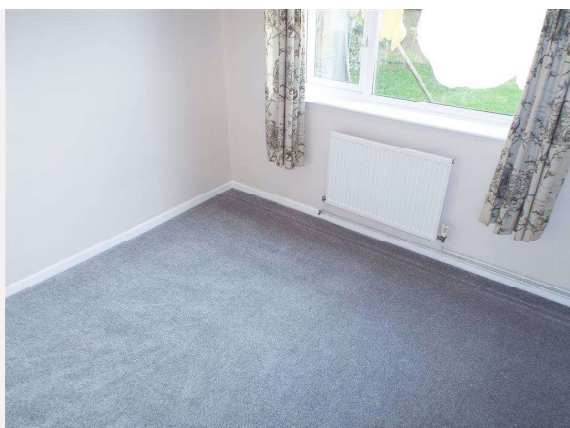
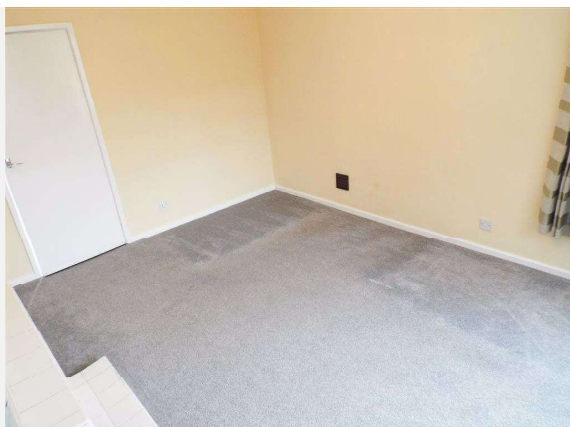
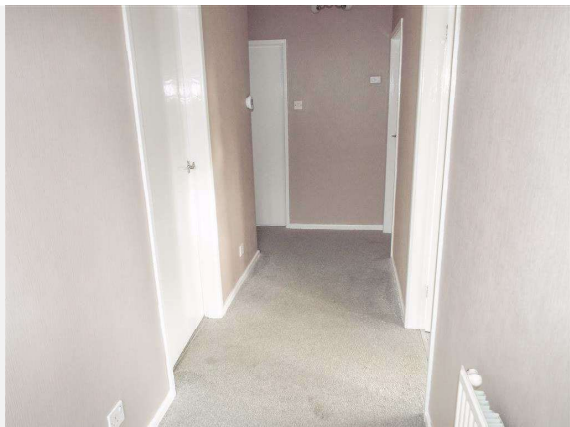
Planning records for: **Elmfield, 39a, Church Road, Saxilby, Lincoln, Lincolnshire, Lincolnshire, LN1 2HH**

| Reference - 127727 |                                                                     |
|--------------------|---------------------------------------------------------------------|
| Decision:          | Application Determined                                              |
| Date:              | 05th September 2011                                                 |
| Description:       | Planning application for proposed single storey detached games room |

| Reference - M04/P/1271 |                                    |
|------------------------|------------------------------------|
| Decision:              | Application Determined             |
| Date:                  | 03rd November 2004                 |
| Description:           | Erect Single Storey Rear Extension |

Planning records for: *Elmfield House, 39A, Church Road, Saxilby, Lincoln, Lincolnshire, LN1 2HH*

| Reference - M03/P/0252 |                                                                    |
|------------------------|--------------------------------------------------------------------|
| Decision:              | -                                                                  |
| Date:                  | 05th March 2003                                                    |
| Description:           | PLANNING APPLICATION TO ALTER ROOF AND FACE CLADDING REFURBISHMENT |





# Property EPC - Certificate



35b, Church Road, Saxilby, LN1

Energy rating

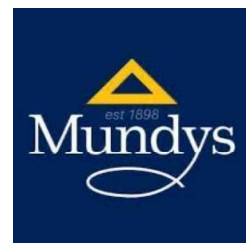
**D**

Valid until 04.12.2029

| Score | Energy rating | Current       | Potential     |
|-------|---------------|---------------|---------------|
| 92+   | <b>A</b>      |               |               |
| 81-91 | <b>B</b>      |               | <b>83   B</b> |
| 69-80 | <b>C</b>      |               |               |
| 55-68 | <b>D</b>      | <b>65   D</b> |               |
| 39-54 | <b>E</b>      |               |               |
| 21-38 | <b>F</b>      |               |               |
| 1-20  | <b>G</b>      |               |               |

# Property

## EPC - Additional Data



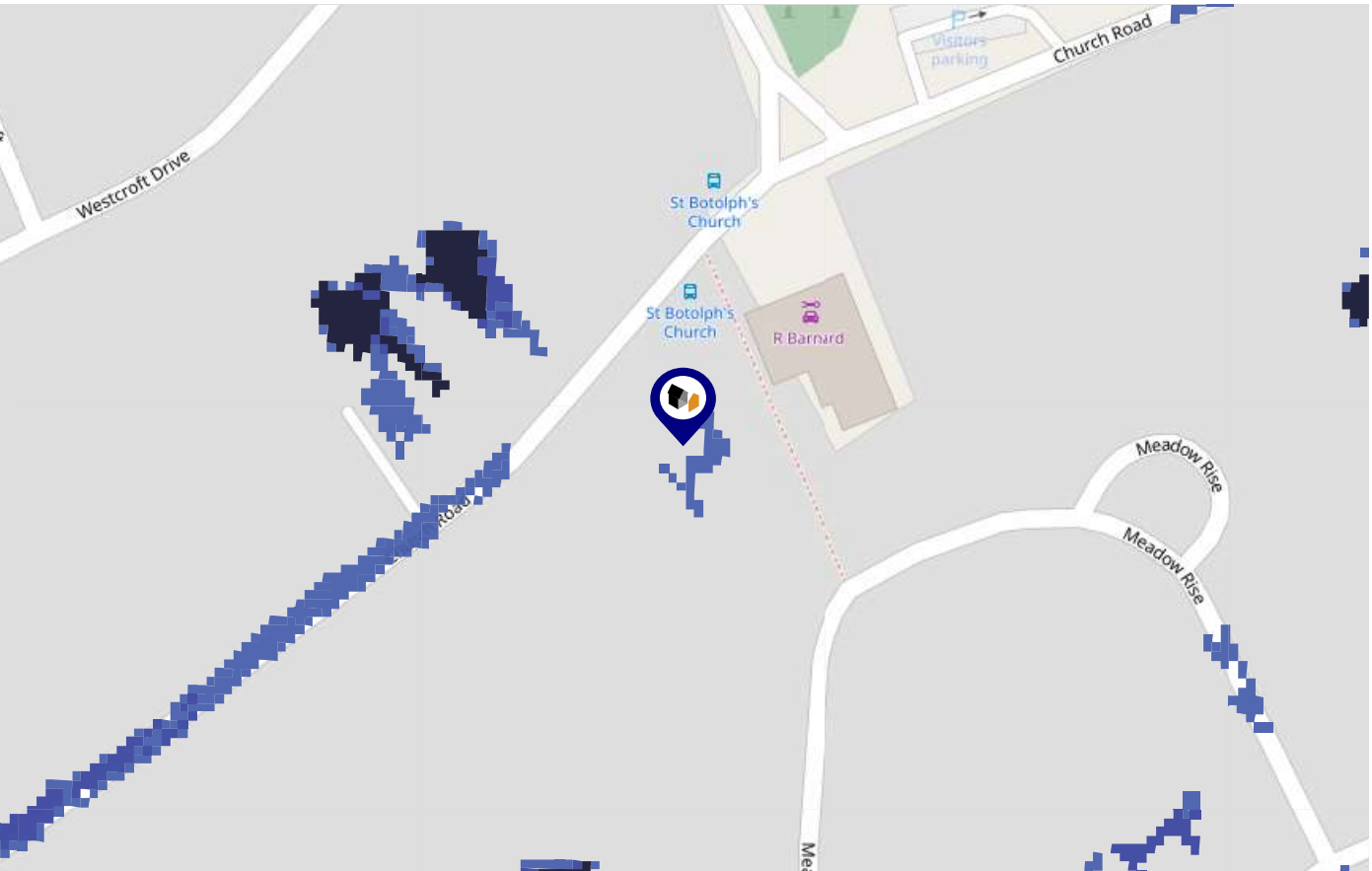
### Additional EPC Data

|                                     |                                          |
|-------------------------------------|------------------------------------------|
| <b>Property Type:</b>               | Bungalow                                 |
| <b>Build Form:</b>                  | Detached                                 |
| <b>Transaction Type:</b>            | Rental                                   |
| <b>Energy Tariff:</b>               | Single                                   |
| <b>Main Fuel:</b>                   | Mains gas (not community)                |
| <b>Main Gas:</b>                    | Yes                                      |
| <b>Flat Top Storey:</b>             | No                                       |
| <b>Glazing Type:</b>                | Double glazing, unknown install date     |
| <b>Previous Extension:</b>          | 0                                        |
| <b>Open Fireplace:</b>              | 1                                        |
| <b>Ventilation:</b>                 | Natural                                  |
| <b>Walls:</b>                       | Cavity wall, filled cavity               |
| <b>Walls Energy:</b>                | Average                                  |
| <b>Roof:</b>                        | Pitched, 200 mm loft insulation          |
| <b>Roof Energy:</b>                 | Good                                     |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas          |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs     |
| <b>Hot Water System:</b>            | From main system                         |
| <b>Hot Water Energy Efficiency:</b> | Good                                     |
| <b>Lighting:</b>                    | Low energy lighting in all fixed outlets |
| <b>Floors:</b>                      | Solid, no insulation (assumed)           |
| <b>Total Floor Area:</b>            | 56 m <sup>2</sup>                        |

# 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.

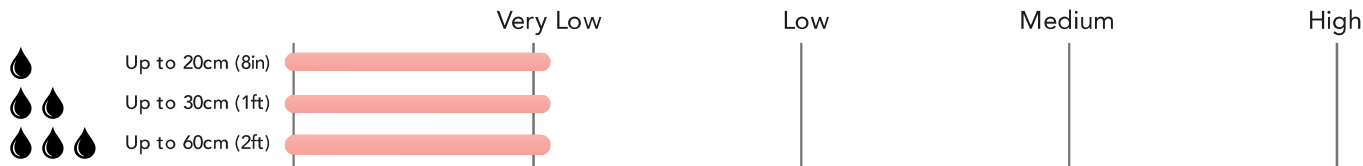


Risk Rating: Very low

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.

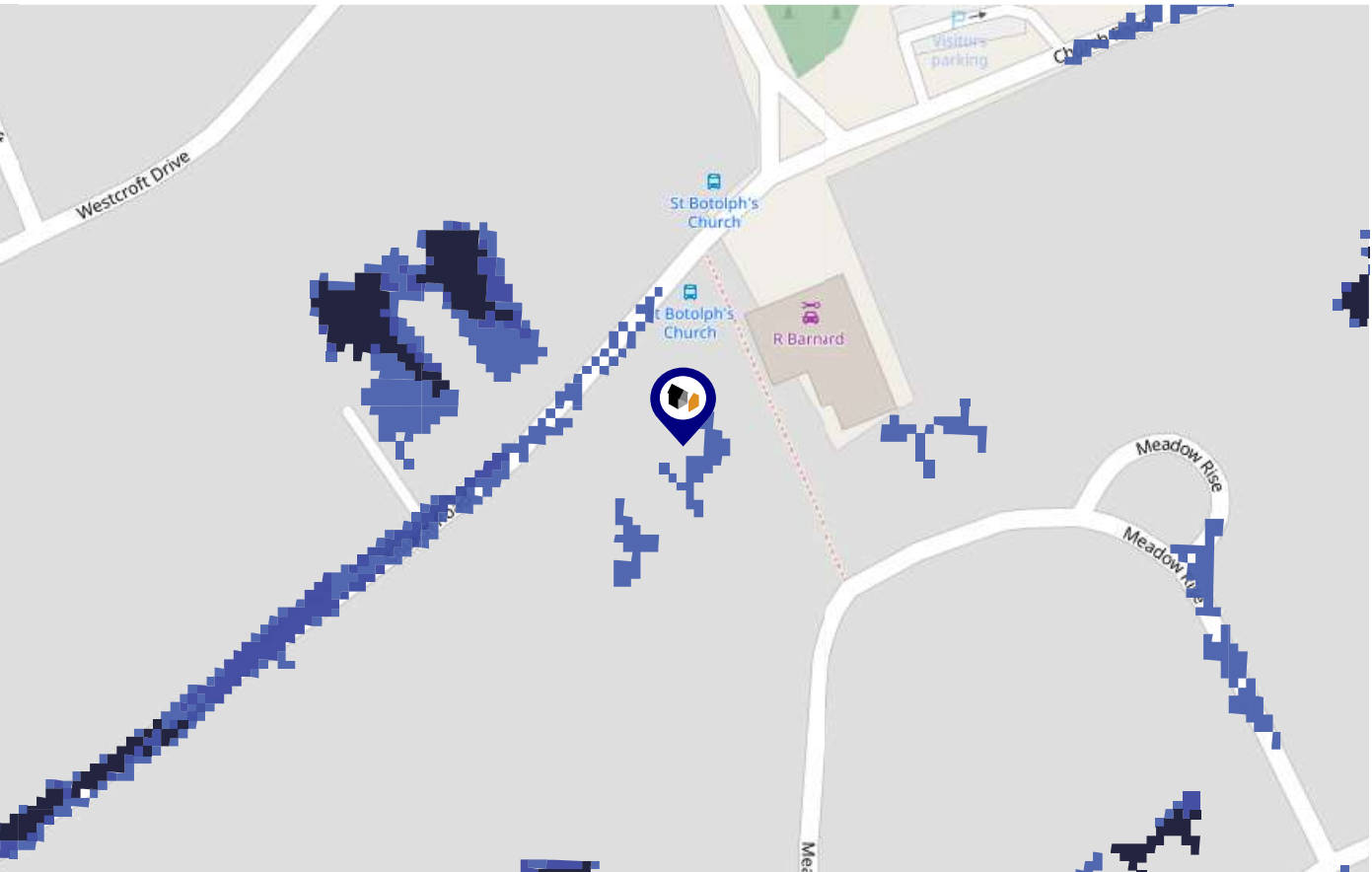
Chance of flooding to the following depths at this property:



# 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.

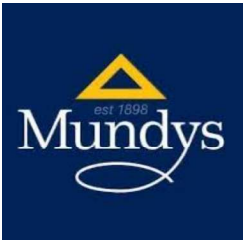
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any 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:

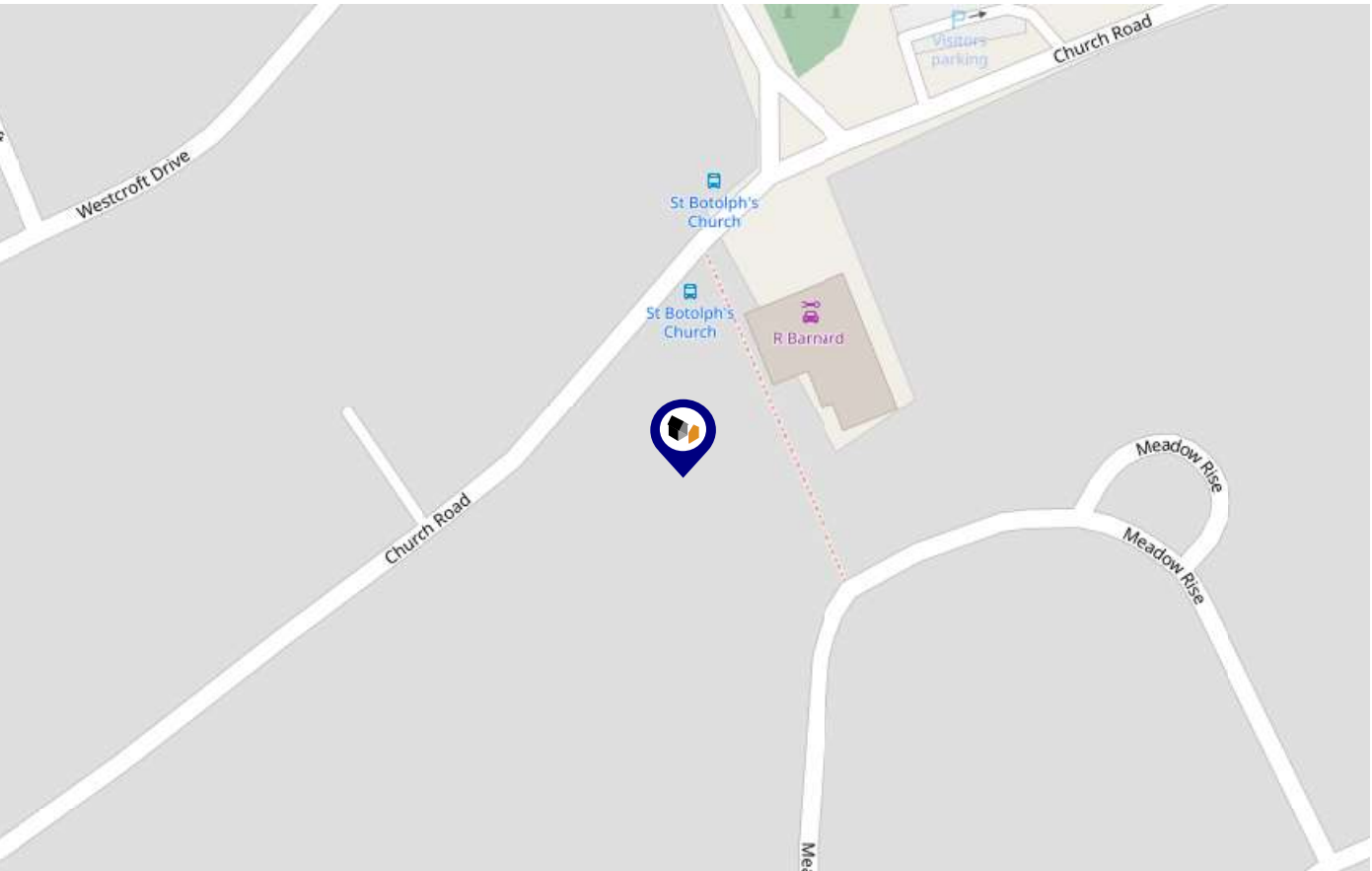


# Flood Risk

## 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.

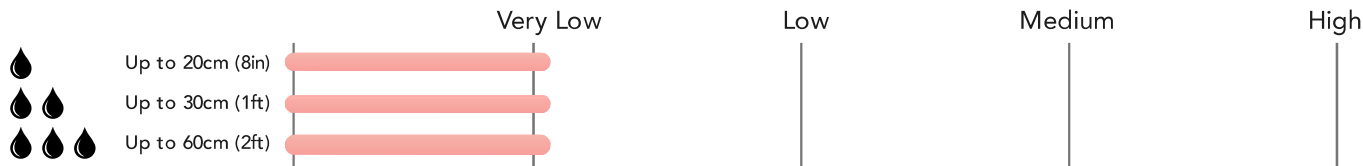


Risk Rating: Very low

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:

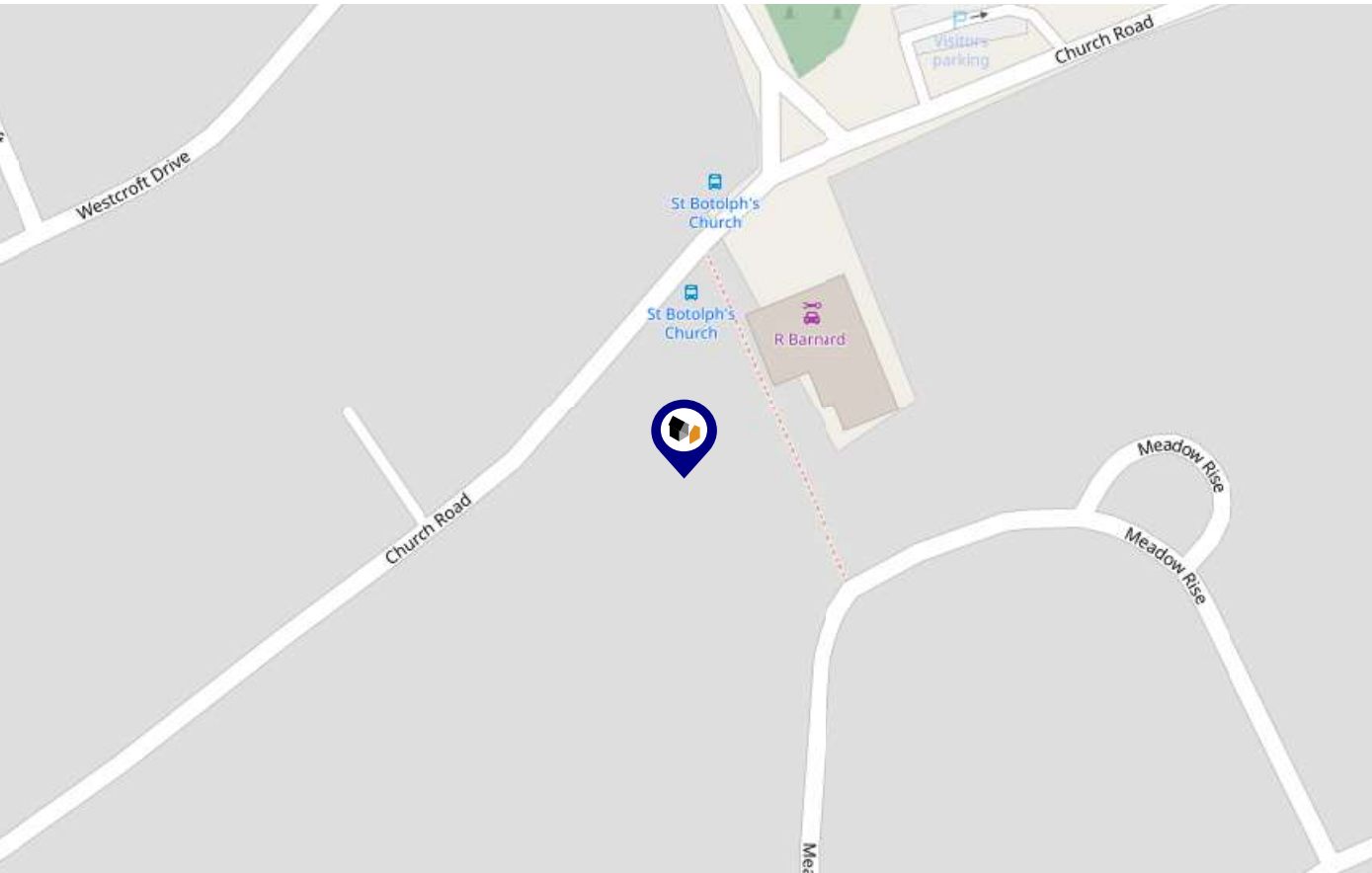


# Flood Risk

## 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.

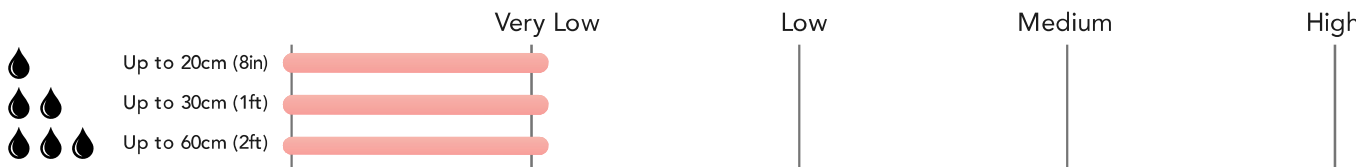


Risk Rating: Very low

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:



MIR - Material Info

# Maps

## Conservation Areas



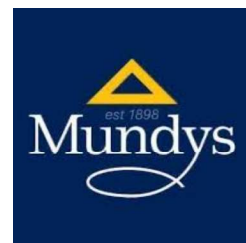
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



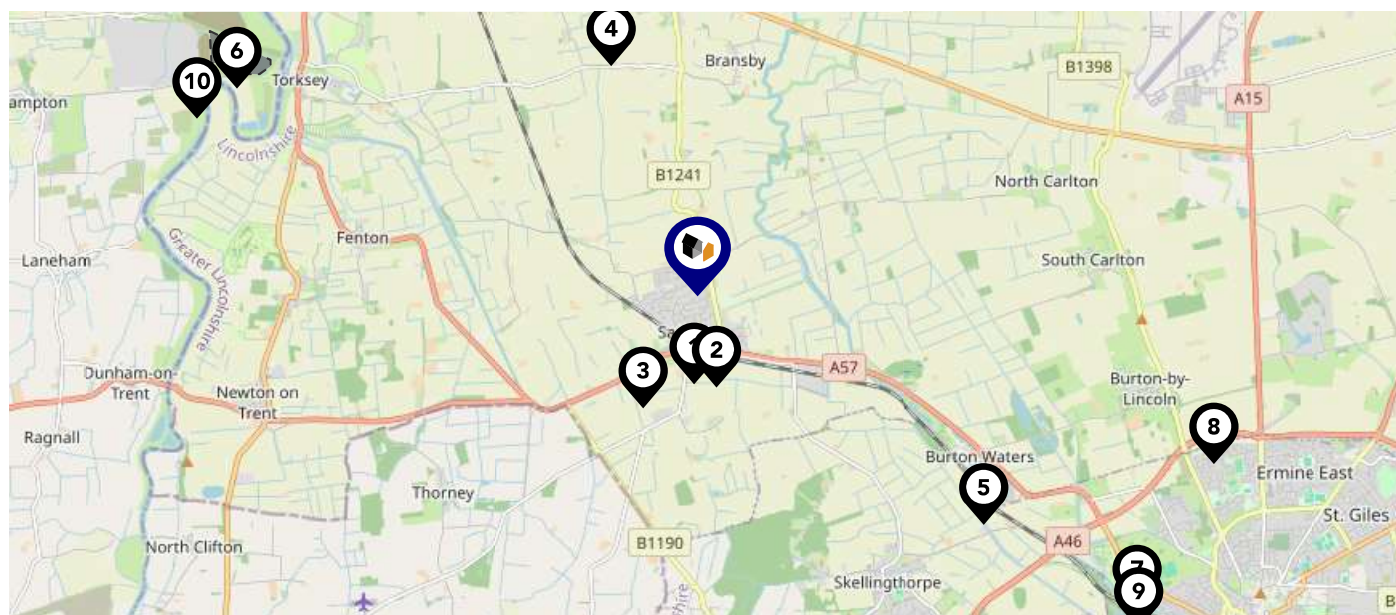
| Nearby Conservation Areas                                                           |                            |
|-------------------------------------------------------------------------------------|----------------------------|
|  | Saxilby Bridge Street      |
|  | South Carlton              |
|  | Burton                     |
|  | Carline                    |
|  | West Parade and Brayford   |
|  | Newport and Nettleham Road |
|  | Cathedral and City Centre  |
|  | The Dell                   |
|  | Lindum and Arboretum       |

# 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  | Gainsborough Road-Saxilby, Lincolnshire                                              | Historic Landfill |  |
| 2  | Crossdyke Navigation-Saxilby, Lincolnshire                                           | Historic Landfill |  |
| 3  | The Cottage-Gainsborough Road, Saxilby, Lincolnshire                                 | Historic Landfill |  |
| 4  | The Old Brick Pits-Mill Lane, Sturton By Stow, Lincolnshire                          | Historic Landfill |  |
| 5  | Fiddlers Elbow Dredging Tip-Fiddler's Elbow, Lincoln, Burton Lane Ends, Lincolnshire | Historic Landfill |  |
| 6  | Cottam Power Station-Cottam, Retford                                                 | Historic Landfill |  |
| 7  | West Common-Lincoln, Lincolnshire                                                    | Historic Landfill |  |
| 8  | Ellis Farm-Burton                                                                    | Historic Landfill |  |
| 9  | Golf Course-West Common                                                              | Historic Landfill |  |
| 10 | Rampton Quarry-Rampton Quarry, Rampton                                               | Historic Landfill |  |

# Maps

## Coal Mining



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

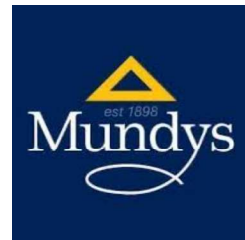
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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.

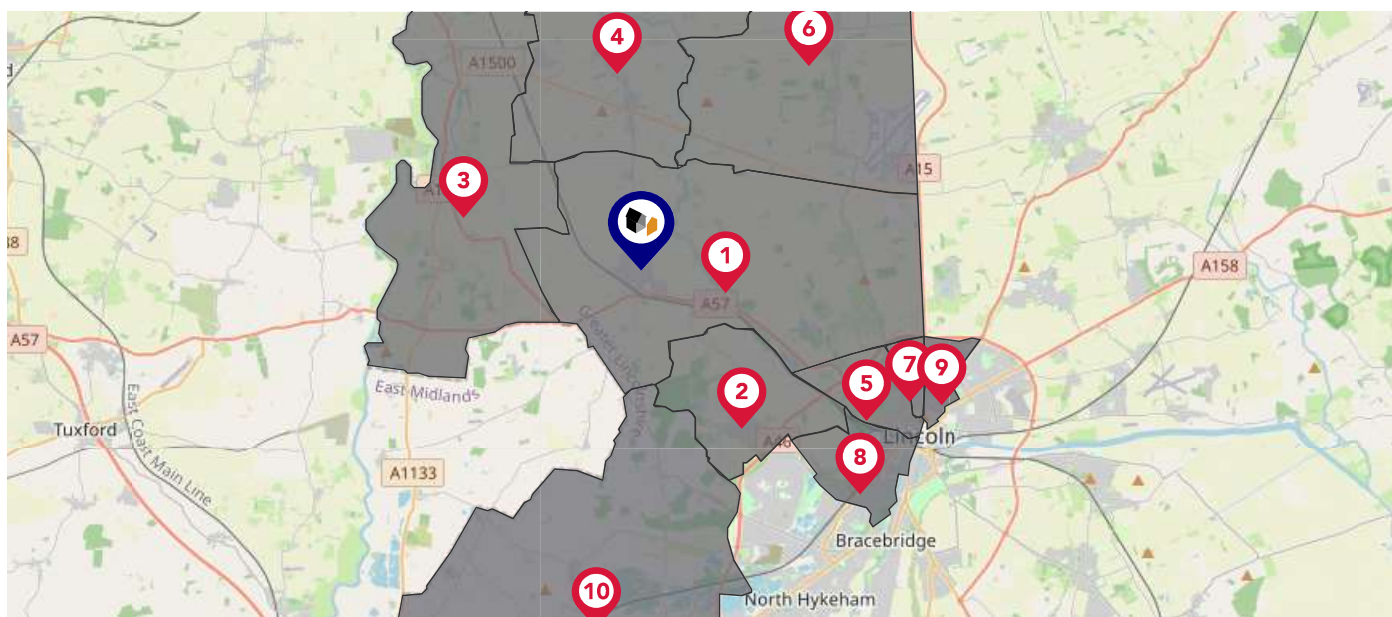
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

# 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

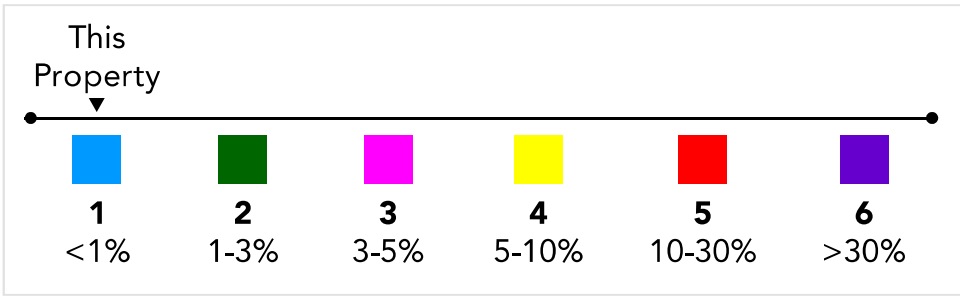
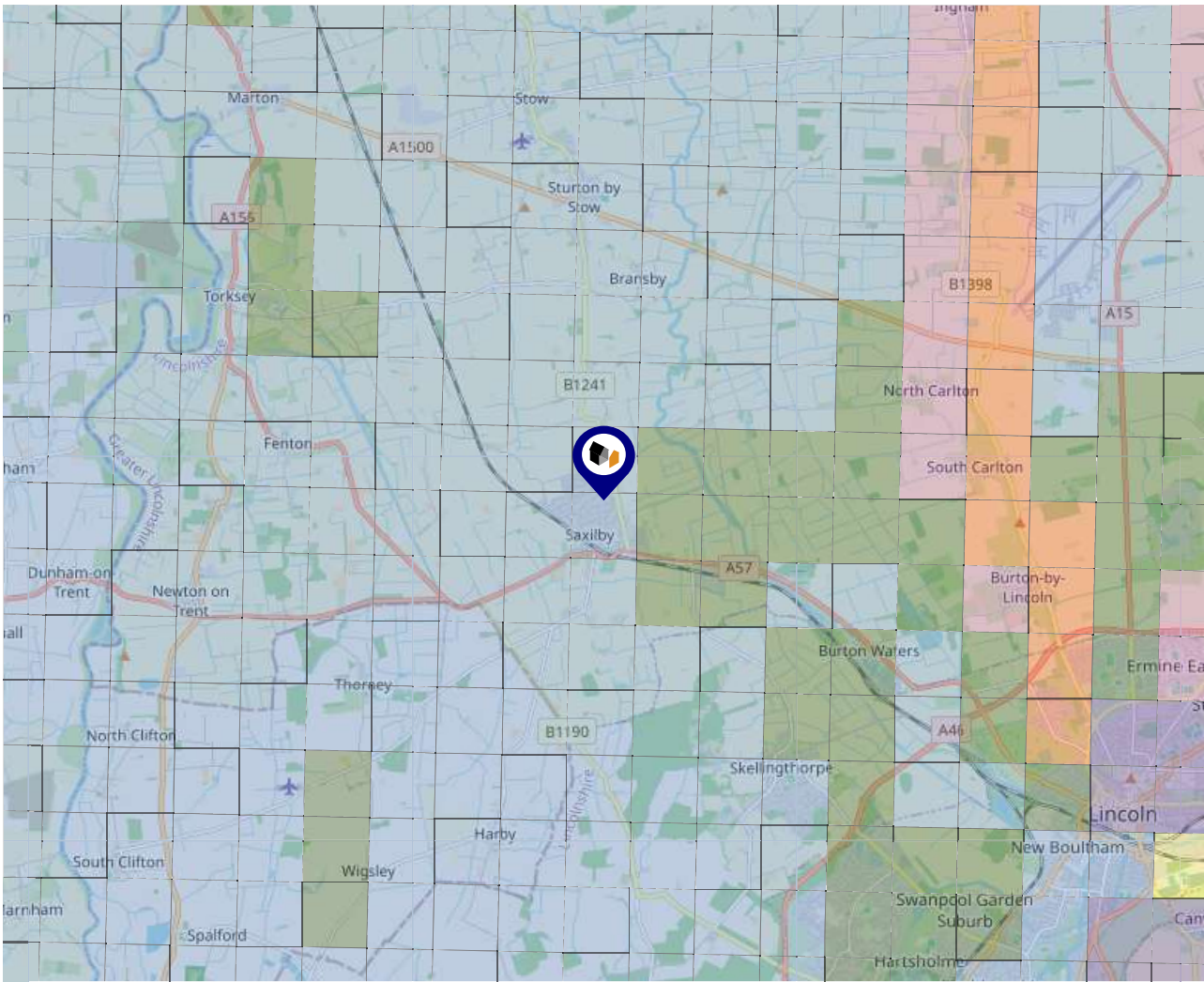


### Nearby Council Wards

- |    |                                            |
|----|--------------------------------------------|
| 1  | Saxilby Ward                               |
| 2  | Skellingthorpe Ward                        |
| 3  | Torksey Ward                               |
| 4  | Stow Ward                                  |
| 5  | Carholme Ward                              |
| 6  | Scampton Ward                              |
| 7  | Castle Ward                                |
| 8  | Boultham Ward                              |
| 9  | Minster Ward                               |
| 10 | Eagle, Swinderby and Witham St. Hughs Ward |

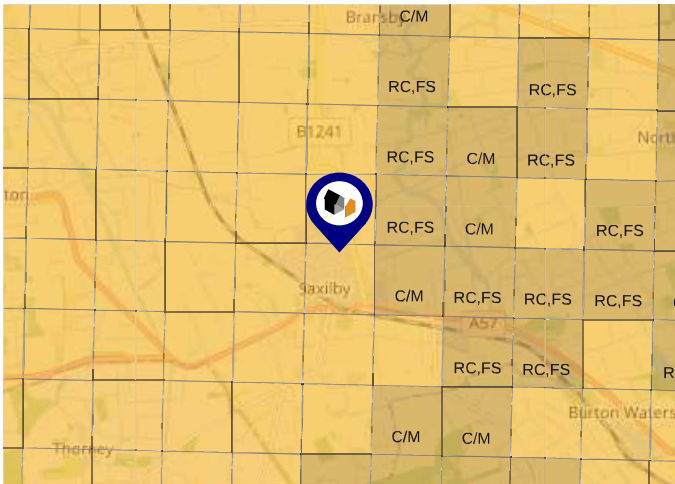
### What is Radon?

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



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

|                               |                 |                      |                      |
|-------------------------------|-----------------|----------------------|----------------------|
| <b>Carbon Content:</b>        | VARIABLE(HIGH)  | <b>Soil Texture:</b> | CLAYEY LOAM TO SILTY |
| <b>Parent Material Grain:</b> | ARGILLACEOUS    |                      | LOAM                 |
| <b>Soil Group:</b>            | MEDIUM TO HEAVY | <b>Soil Depth:</b>   | DEEP                 |

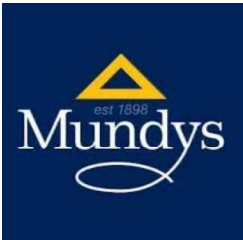


## Primary Classifications (Most Common Clay Types)

|               |                                              |
|---------------|----------------------------------------------|
| <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  |
|-------------------------------------------------------------------------------------------------------------------------|----------|-----------|
|  1308588 - The Manor House           | Grade II | 0.1 miles |
|  1359490 - Church Of St Botolph      | Grade I  | 0.1 miles |
|  1064072 - The Old Hall              | Grade II | 0.3 miles |
|  1308593 - 103 And Pump, High Street | Grade II | 0.3 miles |
|  1064073 - Railway Station And House | Grade II | 0.5 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

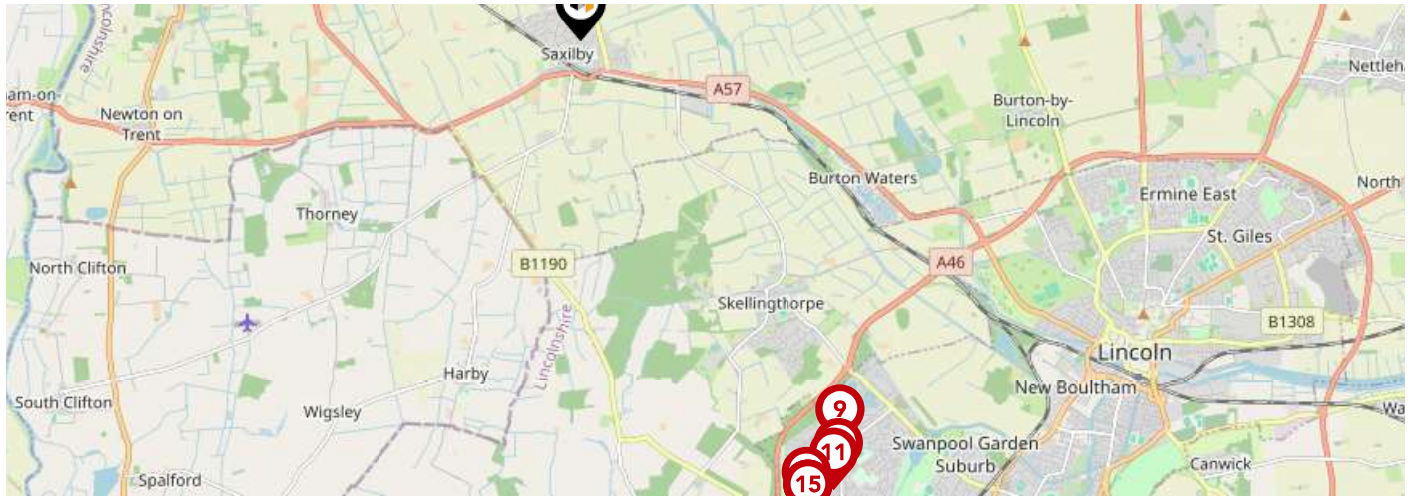
---

## Drainage

---



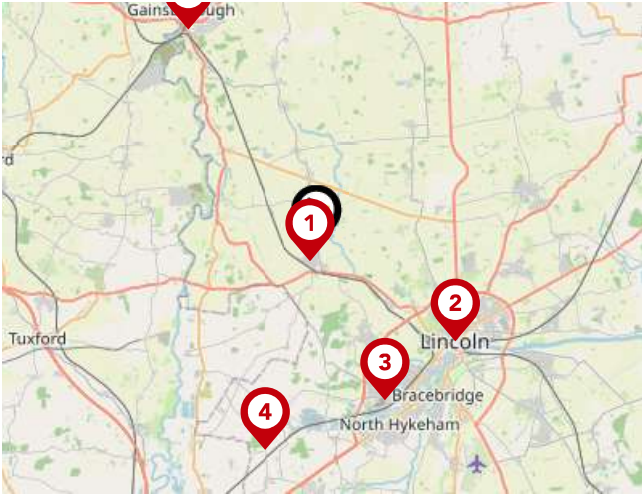
|          |                                                                                                          | Nursery                  | Primary                             | Secondary                | College                  | Private                  |
|----------|----------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Saxilby Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 378   Distance:0.28     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Burton Hathow Preparatory School</b><br>Ofsted Rating: Not Rated   Pupils: 106   Distance:1.96        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>St Lawrence Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 209   Distance:3.11 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Sturton by Stow Primary School</b><br>Ofsted Rating: Good   Pupils: 171   Distance:3.13               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Queen Eleanor Primary School</b><br>Ofsted Rating: Good   Pupils: 68   Distance:3.18                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Skellingthorpe the Holt Primary School</b><br>Ofsted Rating: Good   Pupils: 186   Distance:3.35       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Newton-on-Trent CofE Primary School</b><br>Ofsted Rating: Good   Pupils: 56   Distance:3.99           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Scampton Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 57   Distance:4.1      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



|    |                                                                                                                    | Nursery                             | Primary                             | Secondary                | College                  | Private                  |
|----|--------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| 9  | <b>Woodlands Infant and Nursery School</b><br>Ofsted Rating: Good   Pupils: 106   Distance:4.28                    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 | <b>Lincoln Birchwood Junior School</b><br>Ofsted Rating: Good   Pupils: 255   Distance:4.52                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11 | <b>The Lancaster School</b><br>Ofsted Rating: Good   Pupils: 115   Distance:4.58                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12 | <b>St Hugh's Catholic Primary, A Voluntary Academy</b><br>Ofsted Rating: Outstanding   Pupils: 274   Distance:4.62 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13 | <b>The Kingsdown Nursery School, Lincoln</b><br>Ofsted Rating: Good   Pupils: 80   Distance:4.73                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | <b>Leslie Manser Primary School</b><br>Ofsted Rating: Good   Pupils: 240   Distance:4.73                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15 | <b>Fortuna School</b><br>Ofsted Rating: Outstanding   Pupils: 80   Distance:4.73                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16 | <b>The Marton Academy</b><br>Ofsted Rating: Good   Pupils: 93   Distance:4.88                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

# Area

## Transport (National)



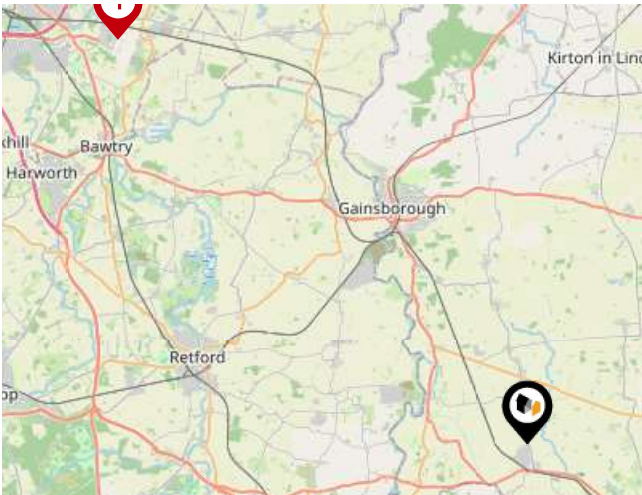
### National Rail Stations

| Pin | Name                               | Distance   |
|-----|------------------------------------|------------|
| 1   | Saxilby Rail Station               | 0.46 miles |
| 2   | Lincoln Central Rail Station       | 5.93 miles |
| 3   | Hykeham Rail Station               | 5.94 miles |
| 4   | Swinderby Rail Station             | 7.38 miles |
| 5   | Gainsborough Lea Road Rail Station | 8.99 miles |



### Trunk Roads/Motorways

| Pin | Name      | Distance    |
|-----|-----------|-------------|
| 1   | A1(M) J34 | 18.68 miles |



### Airports/Helipads

| Pin | Name                                   | Distance    |
|-----|----------------------------------------|-------------|
| 1   | Robin Hood Doncaster Sheffield Airport | 20.36 miles |

# Area

## Transport (Local)

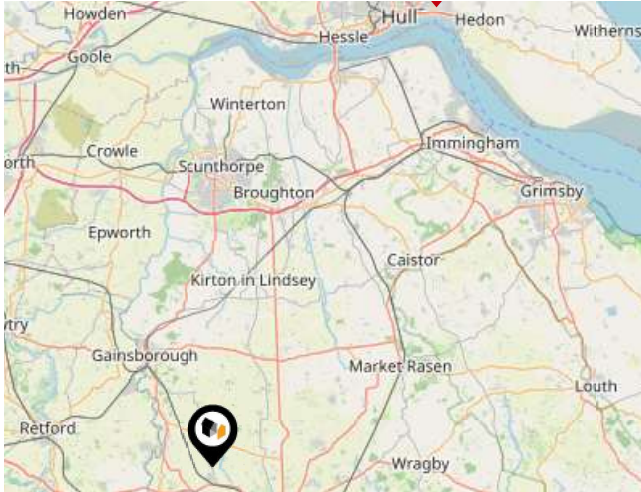


### Bus Stops/Stations

| Pin | Name                   | Distance   |
|-----|------------------------|------------|
| 1   | St Botolph's Church    | 0.01 miles |
| 2   | Manor Road             | 0.12 miles |
| 3   | Demand Responsive Area | 0.17 miles |
| 4   | South Parade           | 0.25 miles |
| 5   | Thonock Drive          | 0.36 miles |

### Local Connections

No Local Connections found within 30 km of this property.



### Ferry Terminals

| Pin | Name                | Distance    |
|-----|---------------------|-------------|
| 1   | Hull Ferry Terminal | 36.16 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**

---

# 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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



#### Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

[hymie.bentley@mundys.net](mailto:hymie.bentley@mundys.net)

[www.mundys.net](http://www.mundys.net)

