

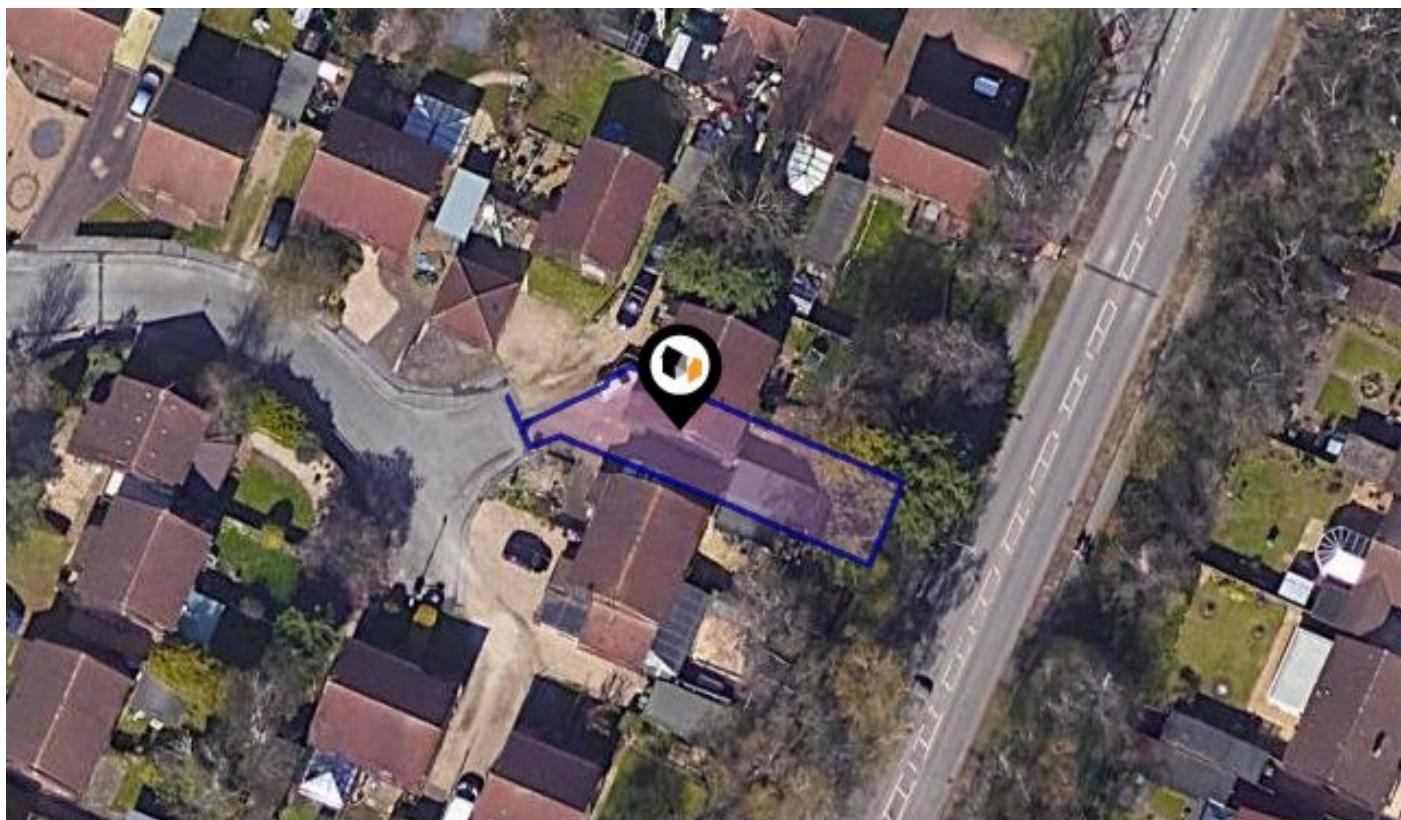


See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 16th January 2026



WIGSLEY ROAD, LINCOLN, LN6

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

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www.mundys.net



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Property Overview



Property

Type: Semi-Detached
Bedrooms: 3
Plot Area: 0.05 acres
Year Built : 2002
Council Tax : Band B
Annual Estimate: £1,759
Title Number: LL35394

Tenure: Freehold

Local Area

Local Authority: Lincolnshire
Conservation Area: No
Flood Risk:
● Rivers & Seas
● Surface Water

Very low
High

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16
mb/s



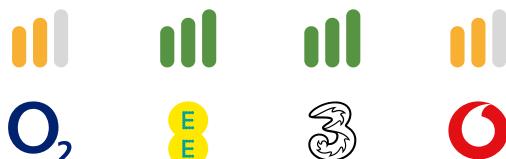
80
mb/s



1800
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

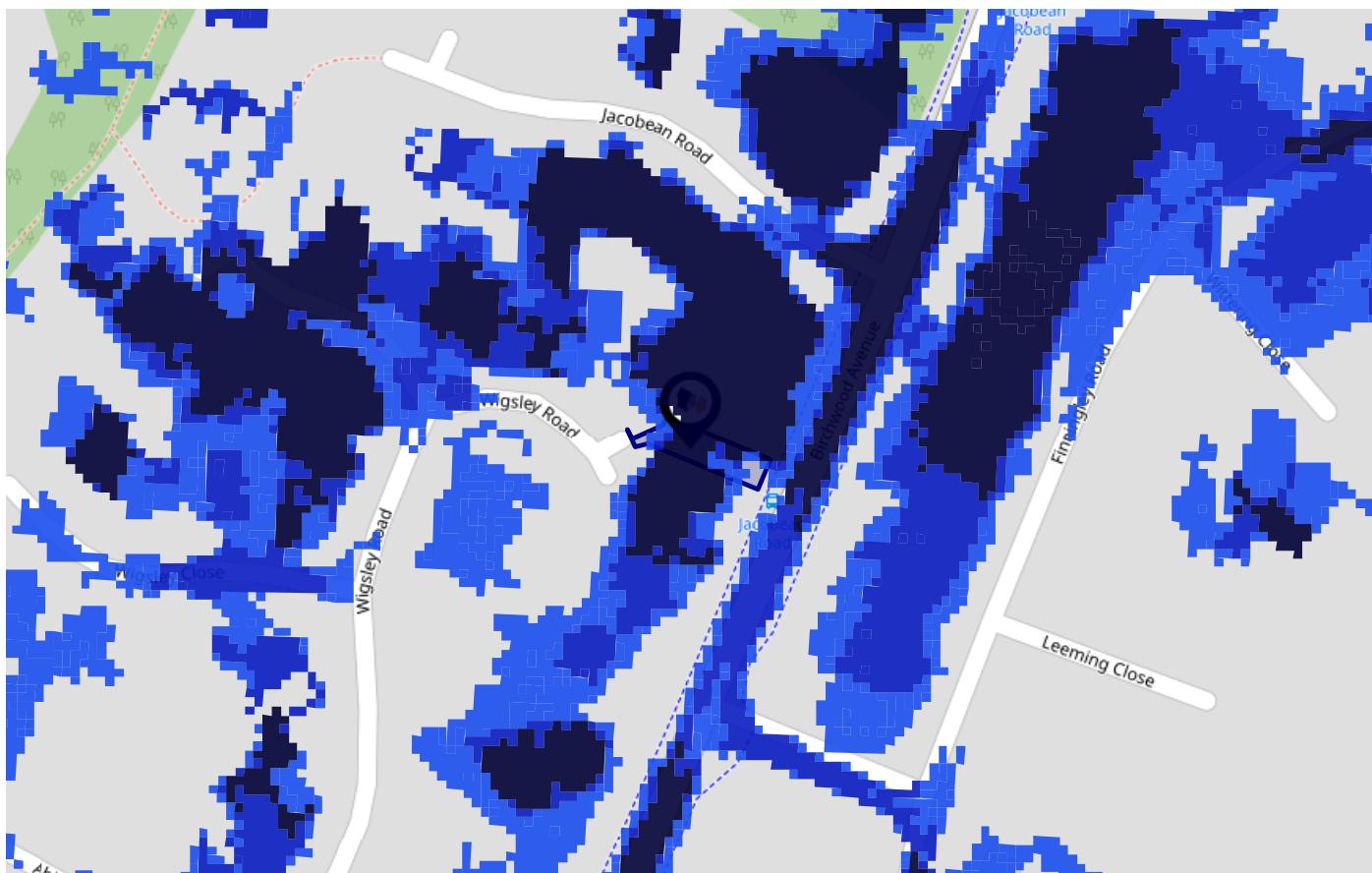


Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: High

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.

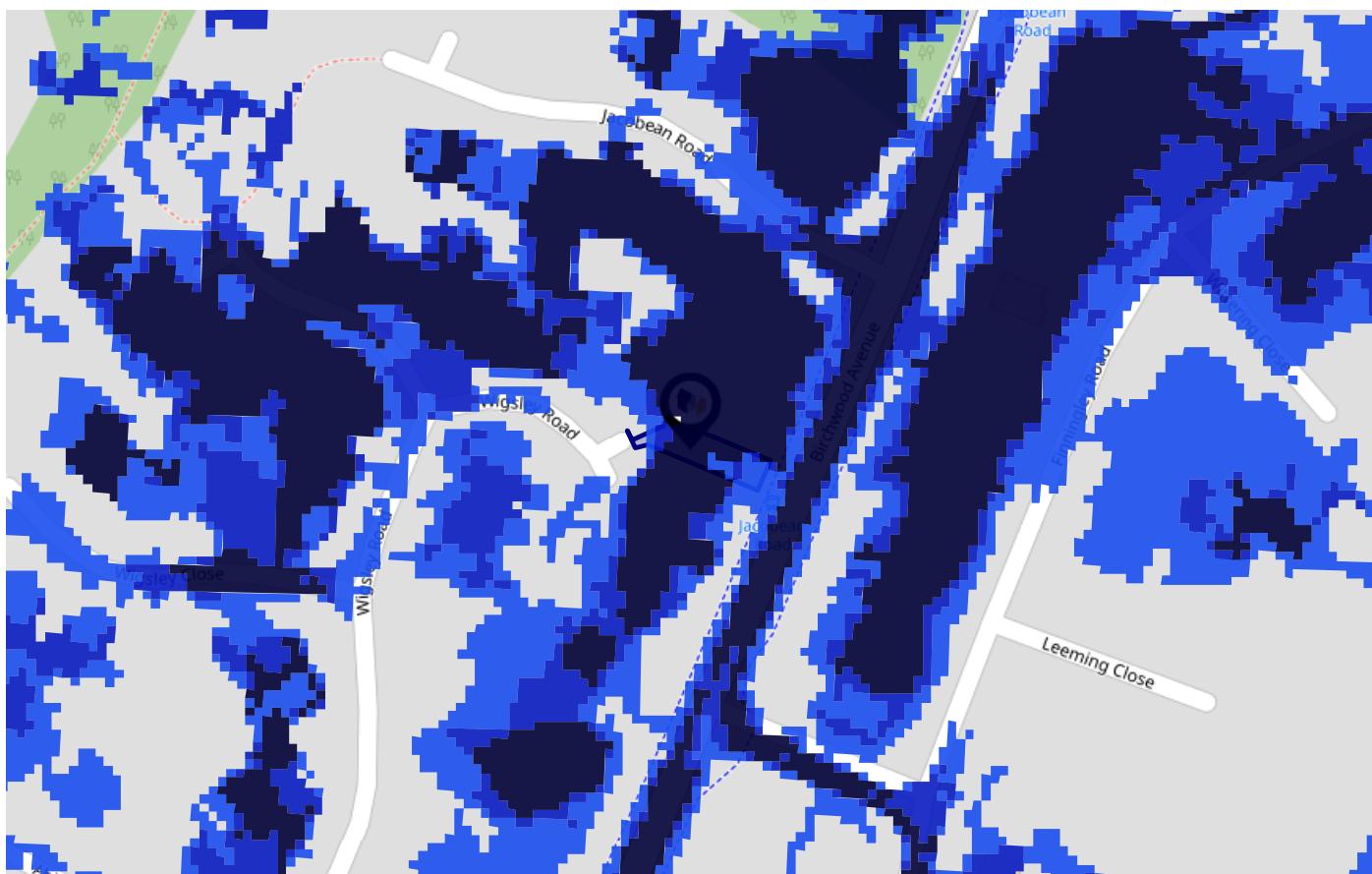
Chance of flooding to the following depths at this property:



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.

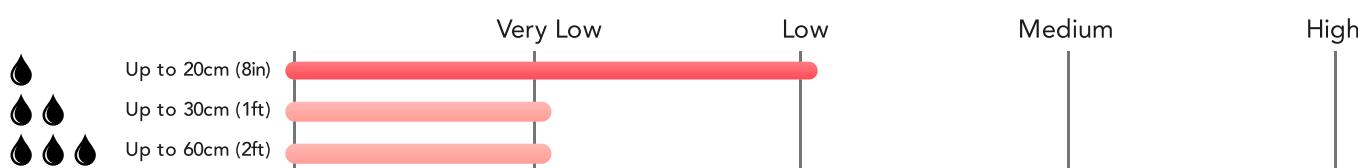


Risk Rating: High

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Chance of flooding to the following depths at this property:

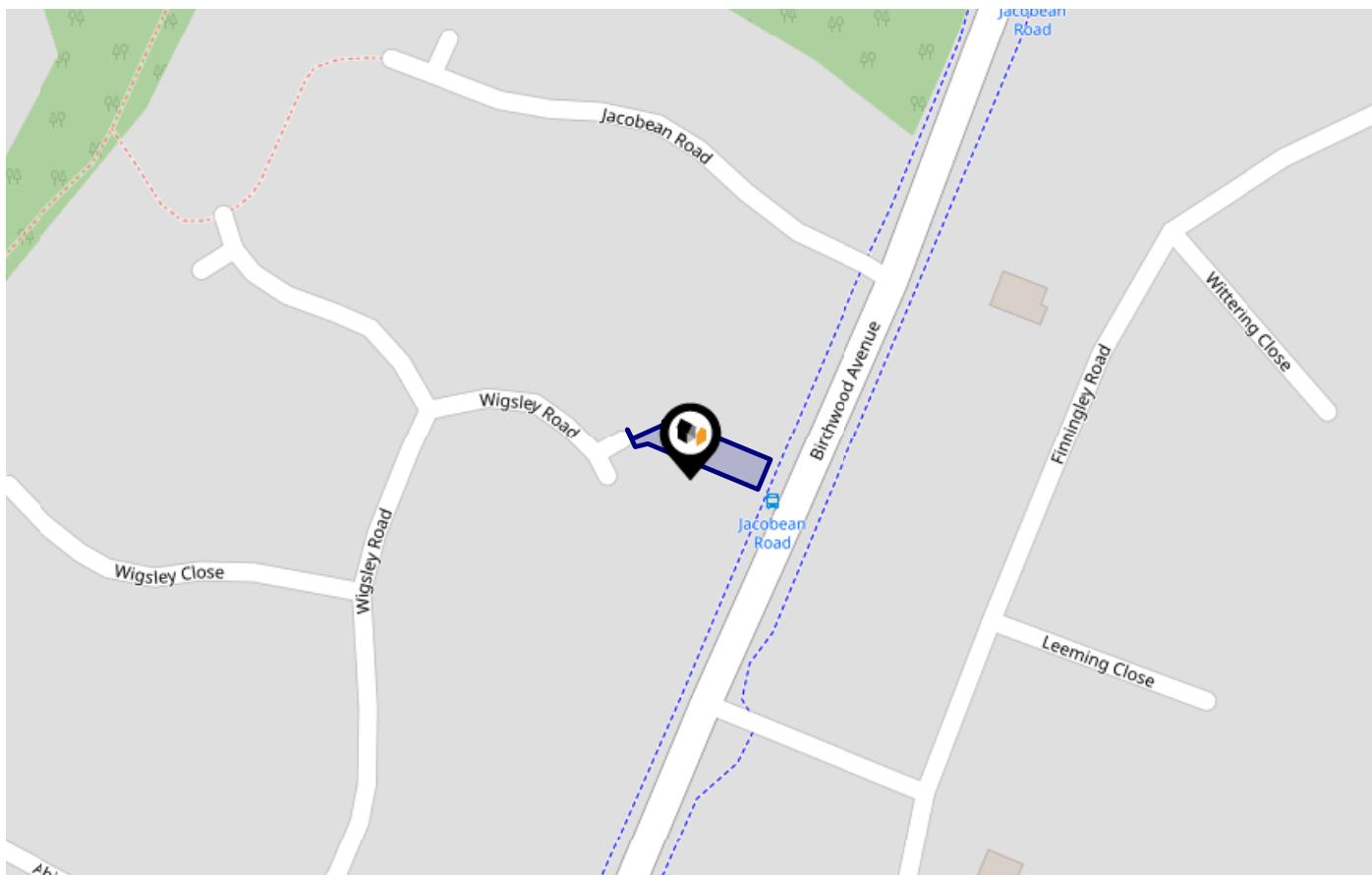


Flood Risk

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.

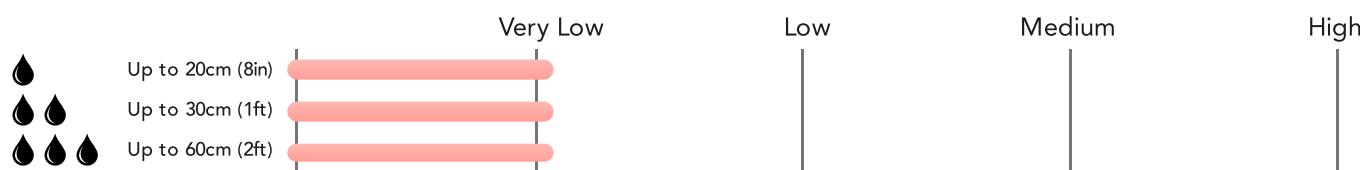


Risk Rating: Very low

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.

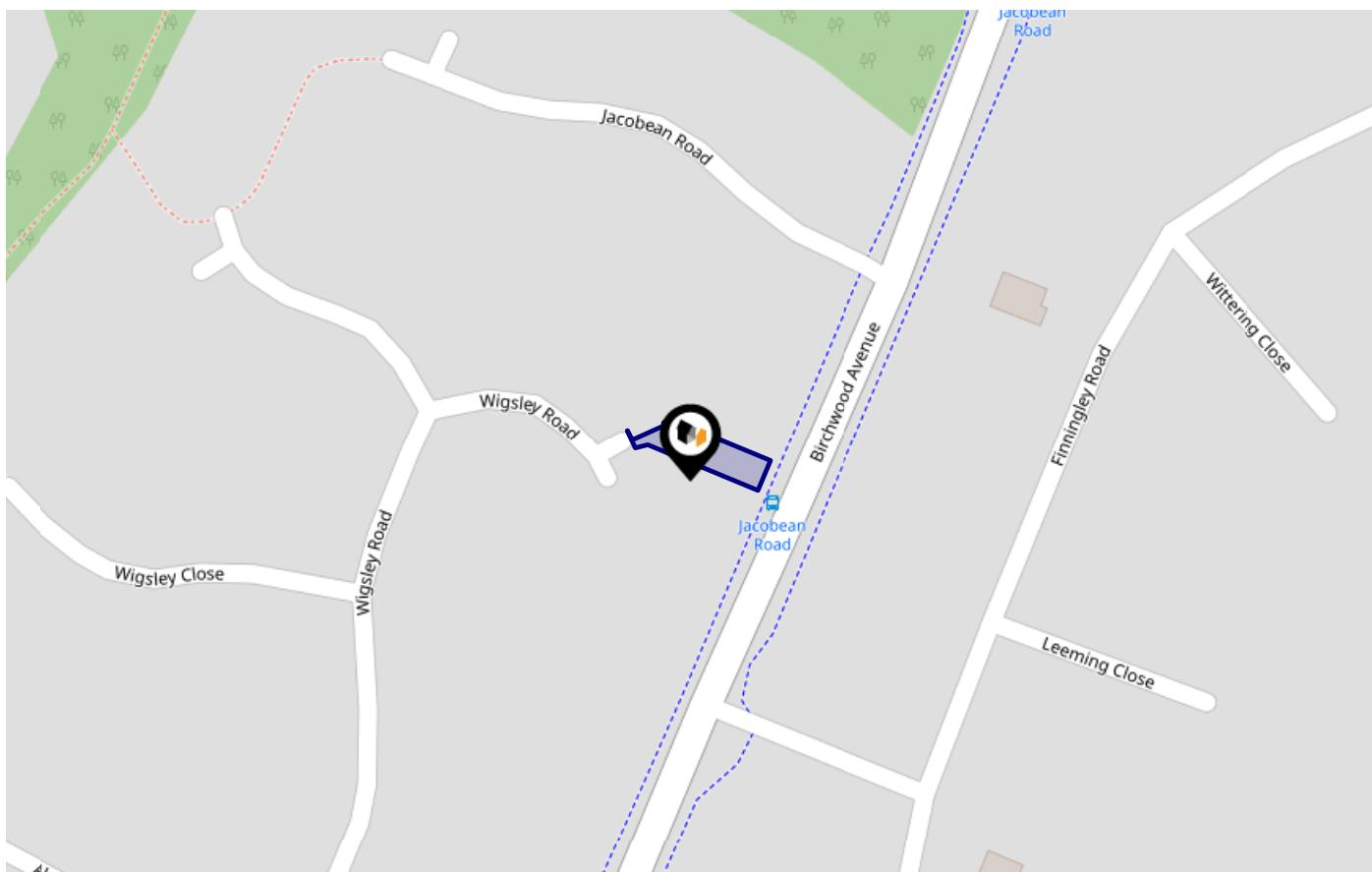
Chance of flooding to the following depths at this property:



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.

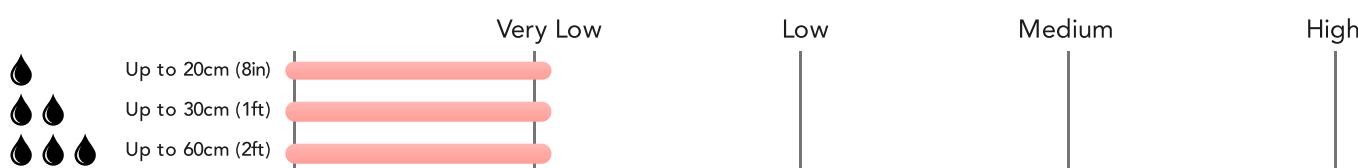


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:

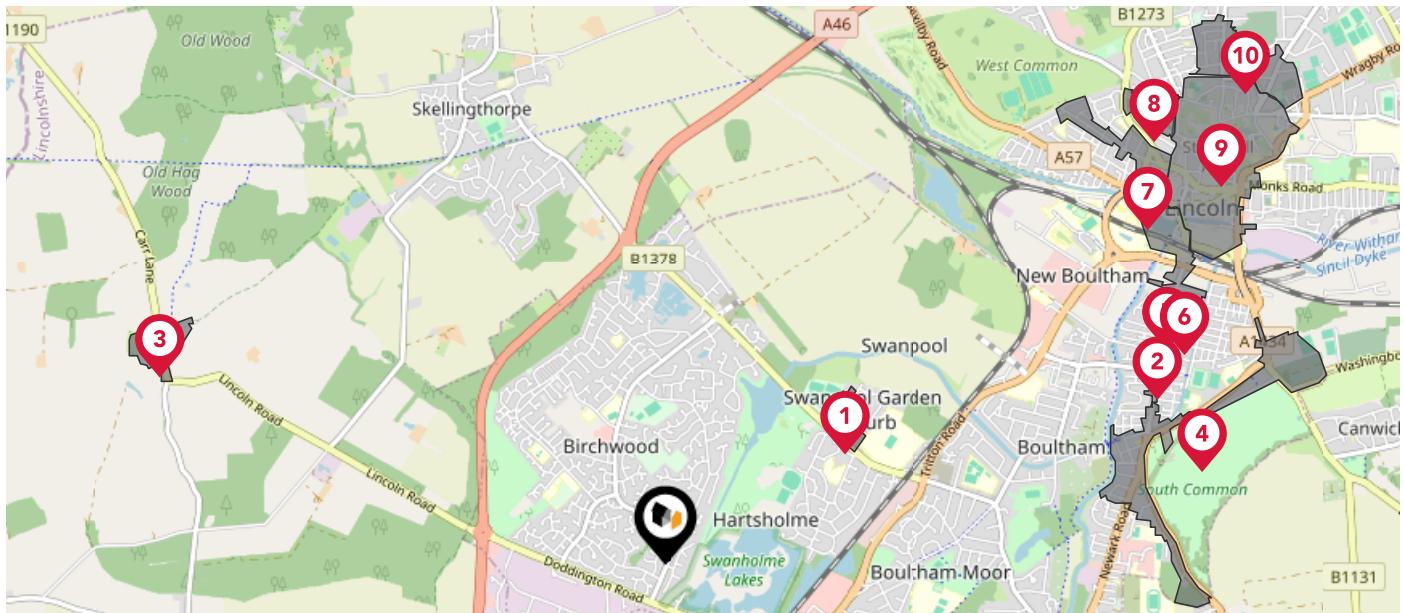


Maps

Conservation Areas



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



Nearby Conservation Areas

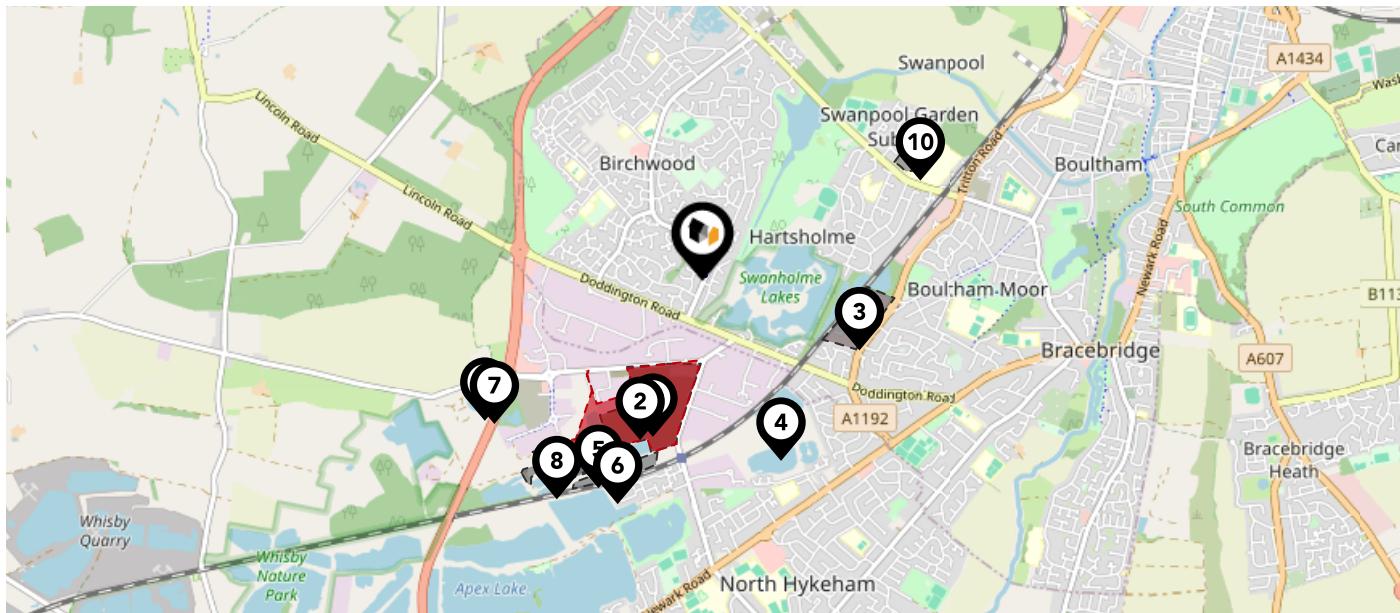
- 1 Swanpool
- 2 Gowt's Bridge
- 3 Doddington
- 4 St Catherines
- 5 St Peter-at-Gowts
- 6 Sibthorp
- 7 West Parade and Brayford
- 8 Carline
- 9 Cathedral and City Centre
- 10 Newport and Nettleham Road

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.



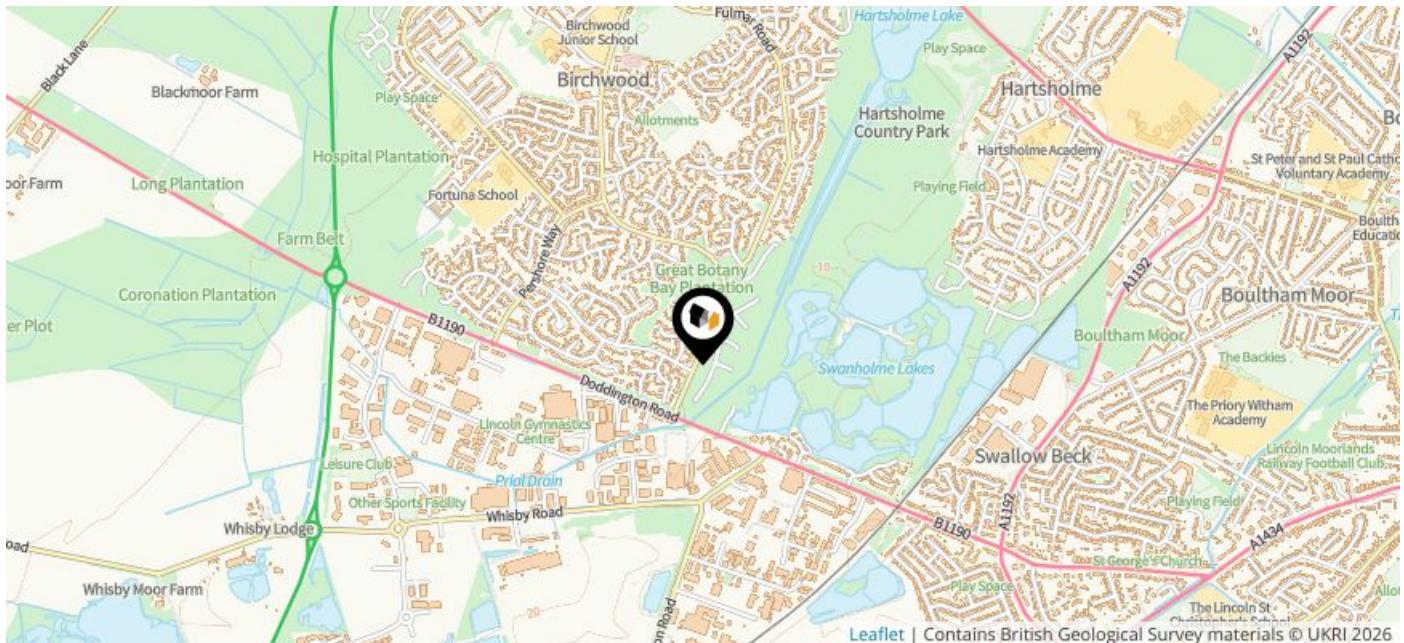
Nearby Landfill Sites

1	Hykeham Quarry Landfill (superseded By 73214)- Whisby Road, Lincoln, North Hykeham, Lincolnshire	Historic Landfill	<input type="checkbox"/>
2	No name provided by source	Active Landfill	<input checked="" type="checkbox"/>
3	Moorland Avenue Industrial Estate-Swallow Beck, Lincolnshire	Historic Landfill	<input type="checkbox"/>
4	Richmond Lakes-Richmond Drive,North Hykeham,Lincoln,Lincolnshire	Historic Landfill	<input type="checkbox"/>
5	Whisby Pit-Whisby Road, Skellingthorpe, , Lincolnshire	Historic Landfill	<input type="checkbox"/>
6	George Fischers Factory Landfill-Station Road, Lincoln, North Hykeham, Lincolnshire	Historic Landfill	<input type="checkbox"/>
7	Junction of A46 and Whisby Road-North Hykeham, Lincolnshire	Historic Landfill	<input type="checkbox"/>
8	Whisby Moor Quarry-North Hykenham, Lincoln	Historic Landfill	<input type="checkbox"/>
9	Whisby Moor Landfill-Garstang, Whisby Moor, Lincolnshire	Historic Landfill	<input type="checkbox"/>
10	City School-Skellingthorpe Road	Historic Landfill	<input type="checkbox"/>

Maps Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

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

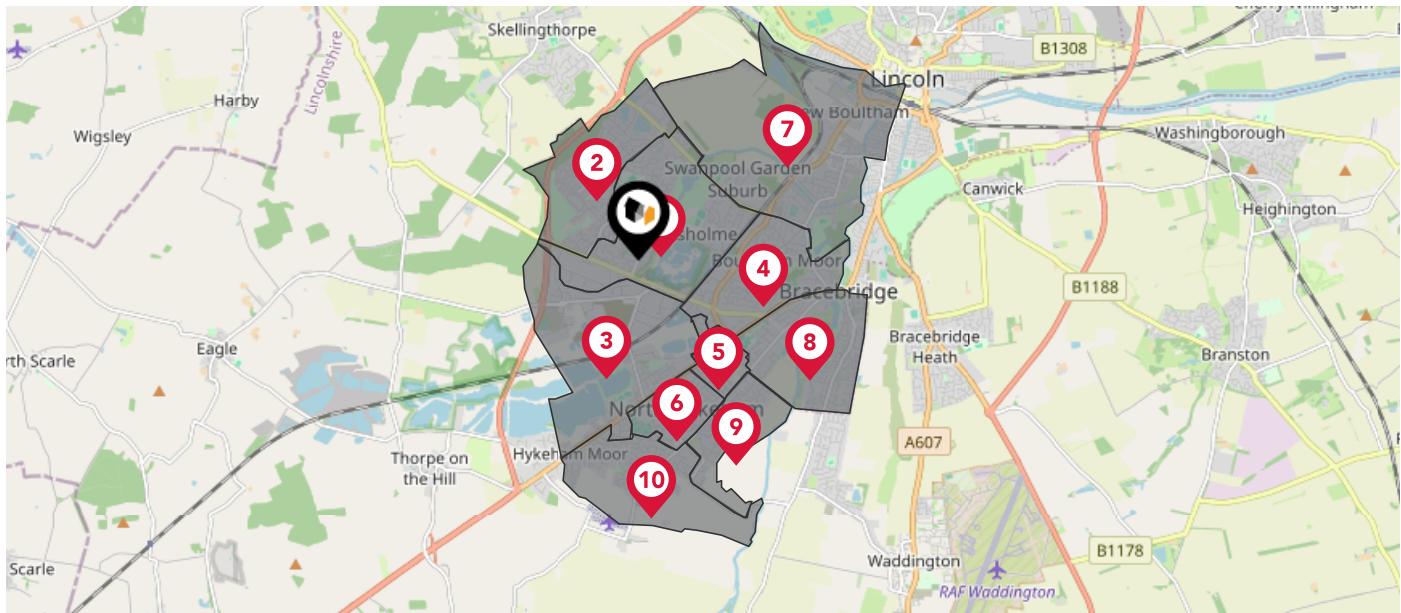
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Council Wards



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



Nearby Council Wards

 1 Hartsholme Ward

 2 Birchwood Ward

 3 North Hykeham Memorial Ward

 4 Moorland Ward

 5 North Hykeham Forum Ward

 6 North Hykeham Moor Ward

 7 Boultham Ward

 8 Witham Ward

 9 North Hykeham Witham Ward

 10 North Hykeham Mill Ward

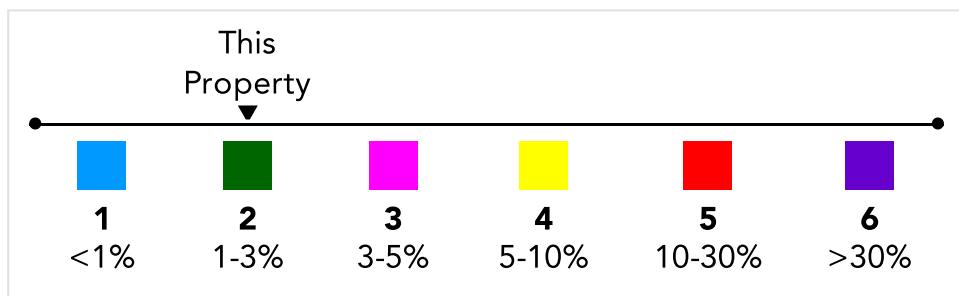
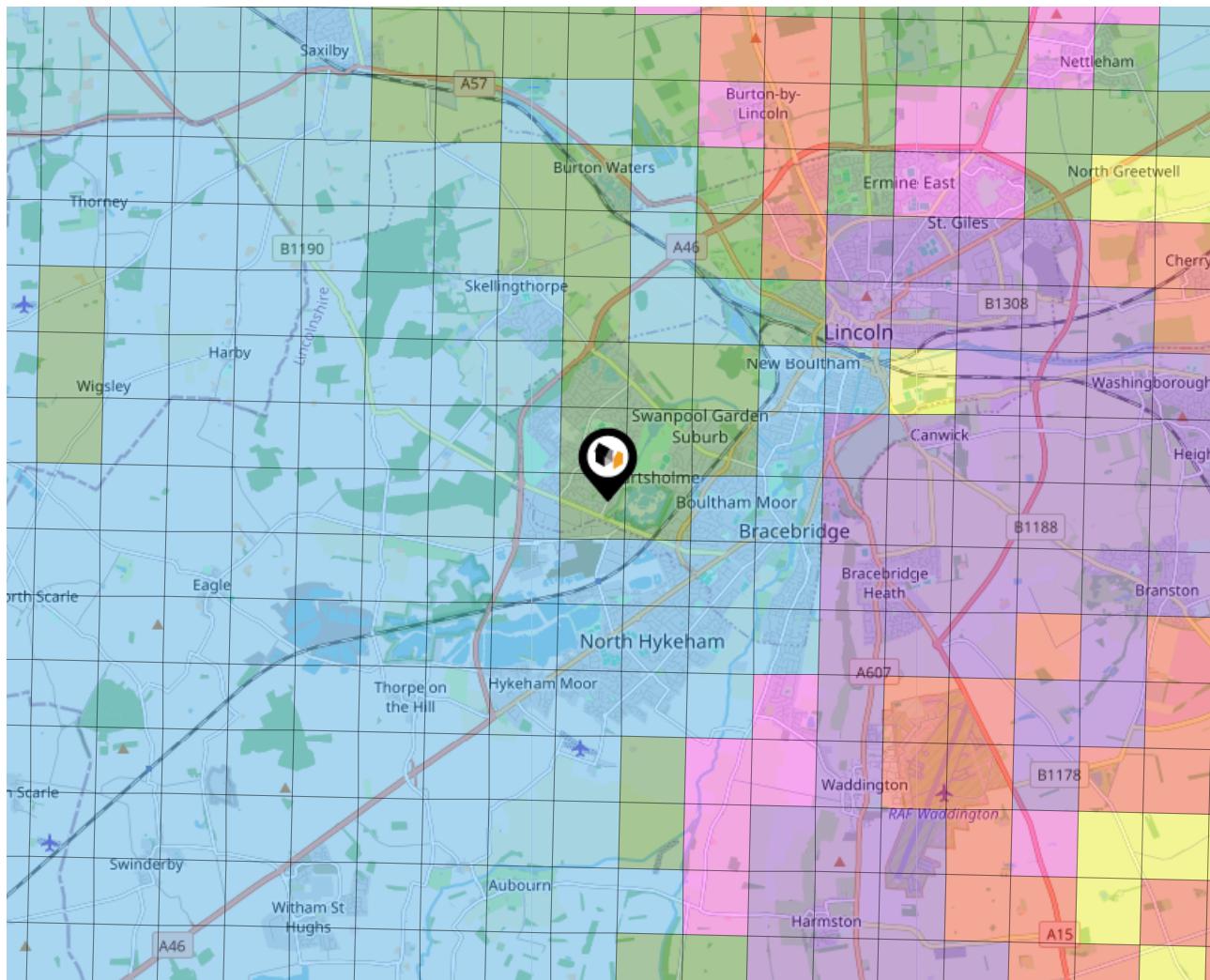
Environment

Radon Gas



What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).

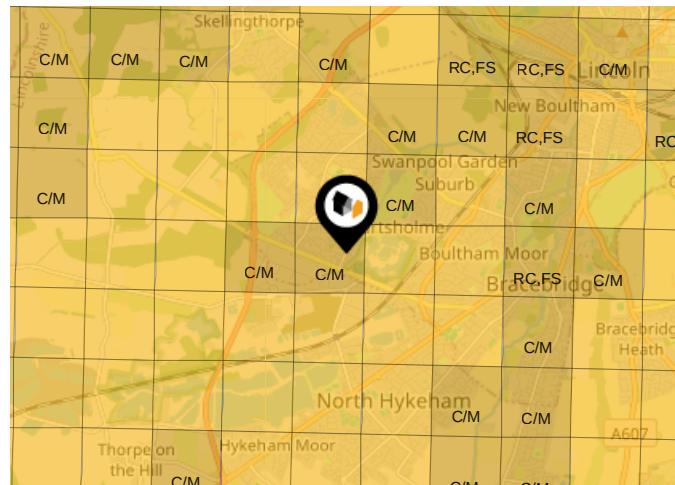


Environment Soils & Clay



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

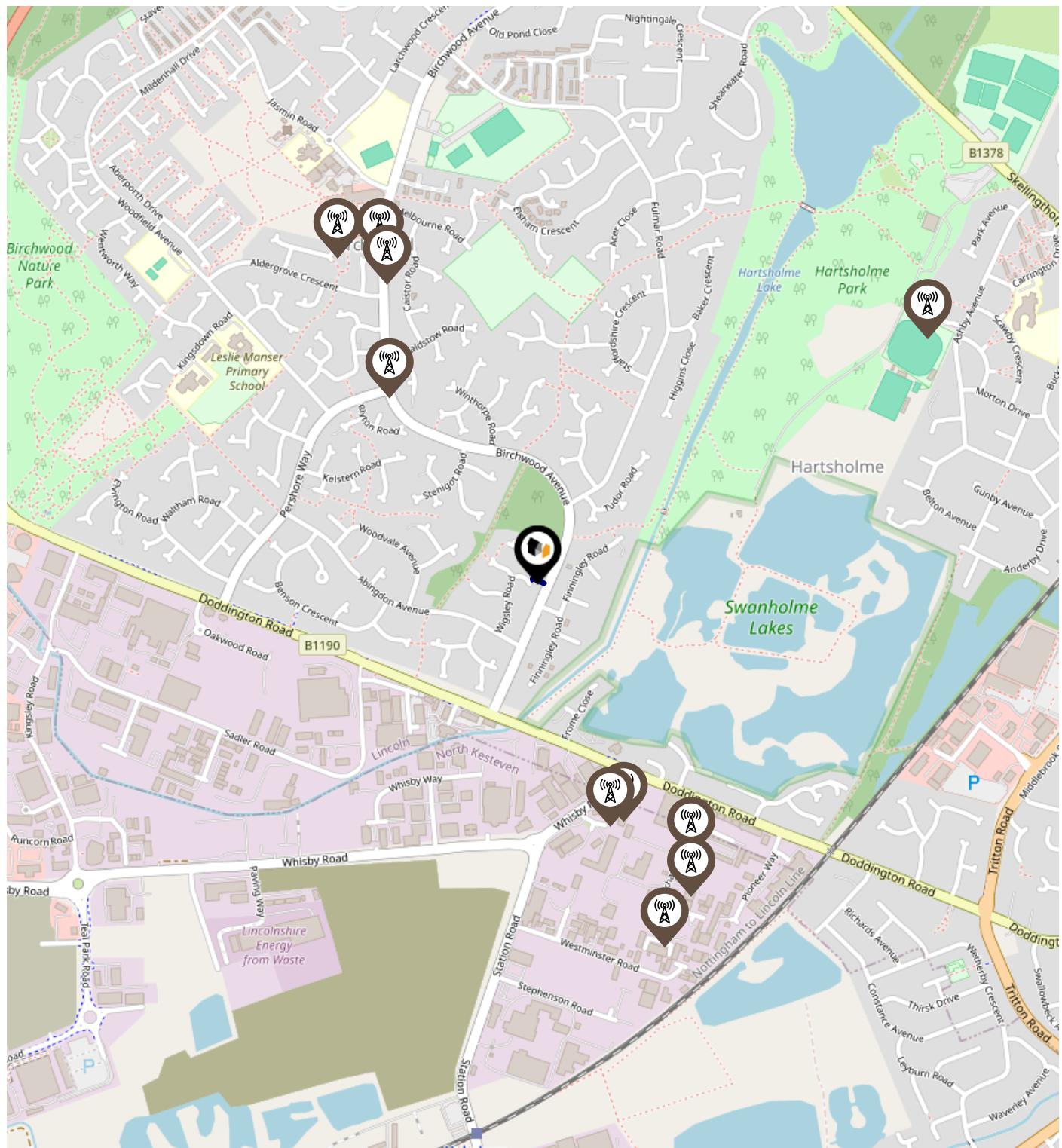
Carbon Content:	VARIABLE	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)	Soil Depth:	DEEP



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:

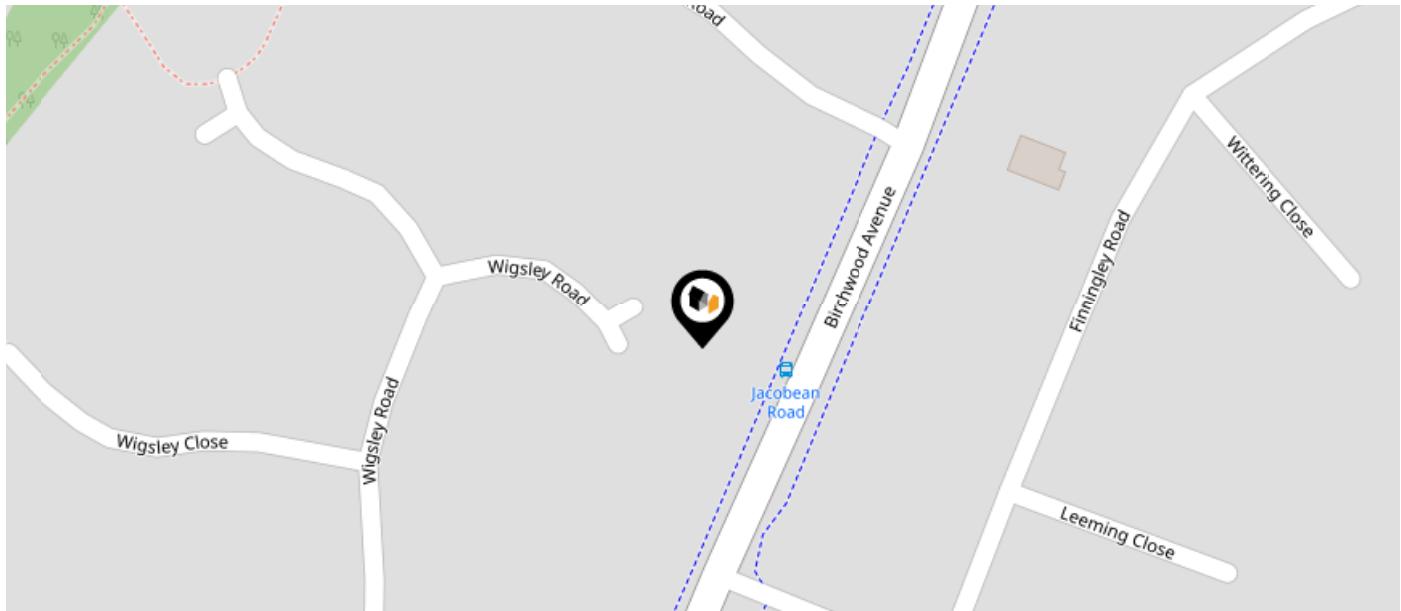
- Power Pylons
- Communication Masts

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

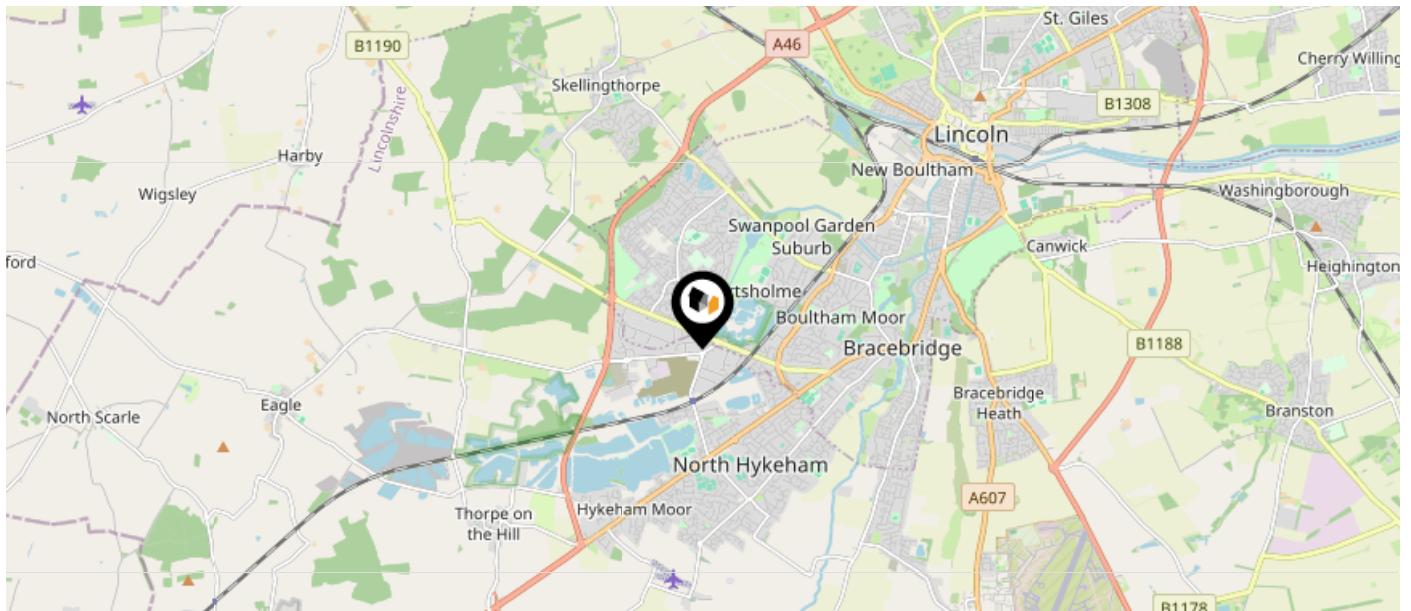
No data available.

Maps

Green Belt



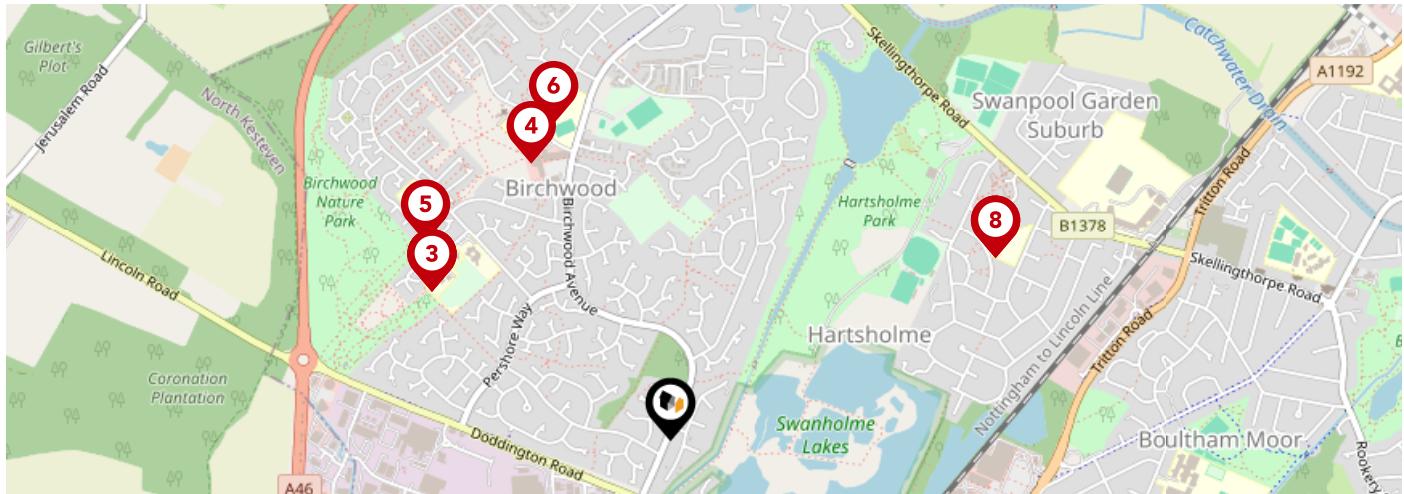
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

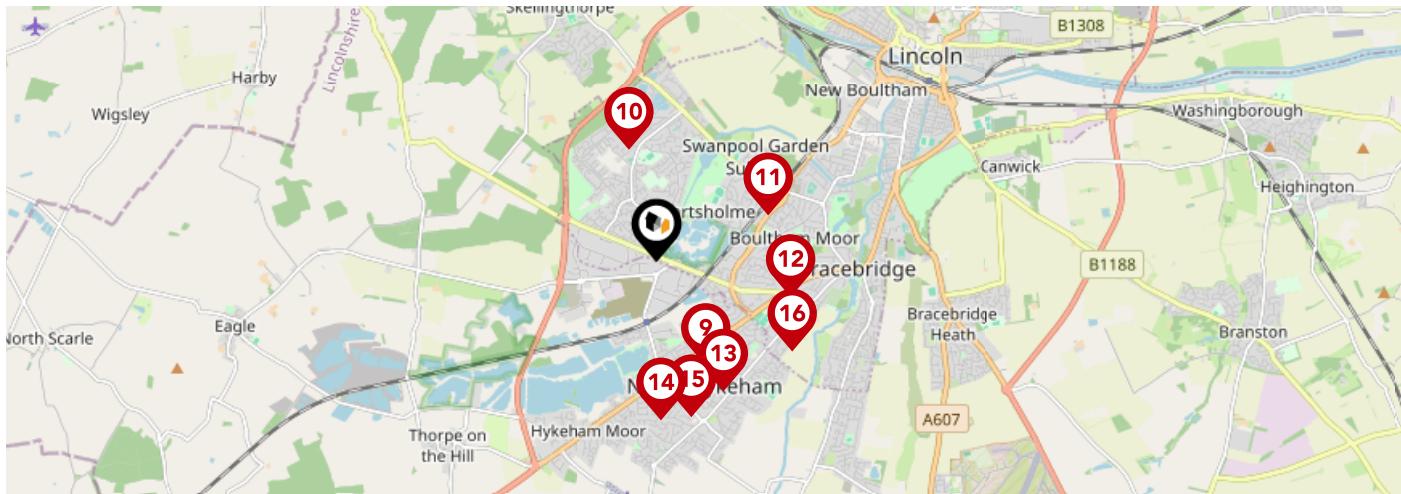
Area Schools



Nursery Primary Secondary College Private

1	The Kingsdown Nursery School, Lincoln	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 80 Distance:0.62						
2	Leslie Manser Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 240 Distance:0.62						
3	Fortuna School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 80 Distance:0.62						
4	The Lancaster School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 115 Distance:0.69						
5	St Hugh's Catholic Primary, A Voluntary Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 274 Distance:0.7						
6	Lincoln Birchwood Junior School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 255 Distance:0.75						
7	Hartsholme Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 377 Distance:0.83						
8	The Pilgrim School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 4 Distance:0.83						

Area Schools



Nursery Primary Secondary College Private



Ling Moor Primary Academy

Ofsted Rating: Outstanding | Pupils: 413 | Distance: 1.02



Woodlands Infant and Nursery School

Ofsted Rating: Good | Pupils: 106 | Distance: 1.03



The Priory City of Lincoln Academy

Ofsted Rating: Requires improvement | Pupils: 980 | Distance: 1.08



The Priory Witham Academy

Ofsted Rating: Good | Pupils: 1110 | Distance: 1.22



Fosse Way Academy

Ofsted Rating: Good | Pupils: 540 | Distance: 1.29



North Kesteven Academy

Ofsted Rating: Requires improvement | Pupils: 659 | Distance: 1.4



Sir Robert Pattinson Academy

Ofsted Rating: Good | Pupils: 1308 | Distance: 1.42

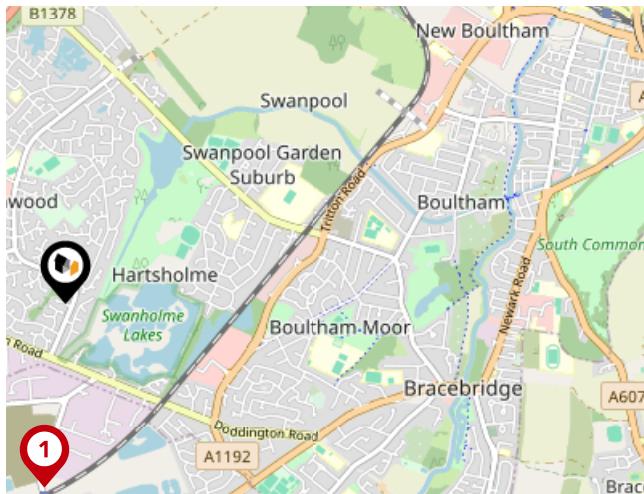


The Lincoln Manor Leas Junior School

Ofsted Rating: Good | Pupils: 290 | Distance: 1.45

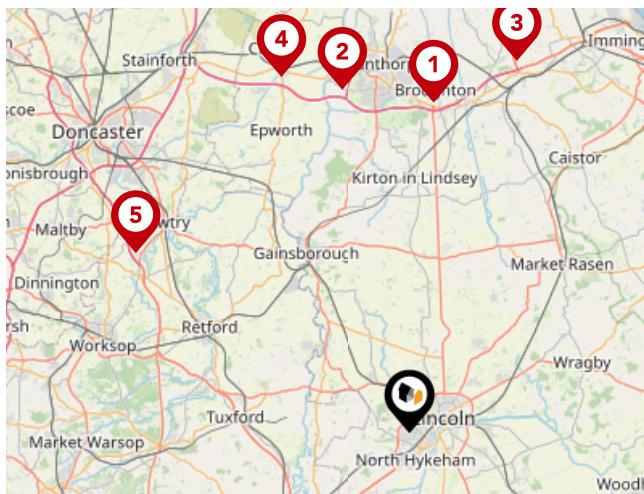


Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Hykeham Rail Station	0.82 miles
2	Lincoln Central Rail Station	2.75 miles
3	Lincoln Central Rail Station	2.77 miles



Trunk Roads/Motorways

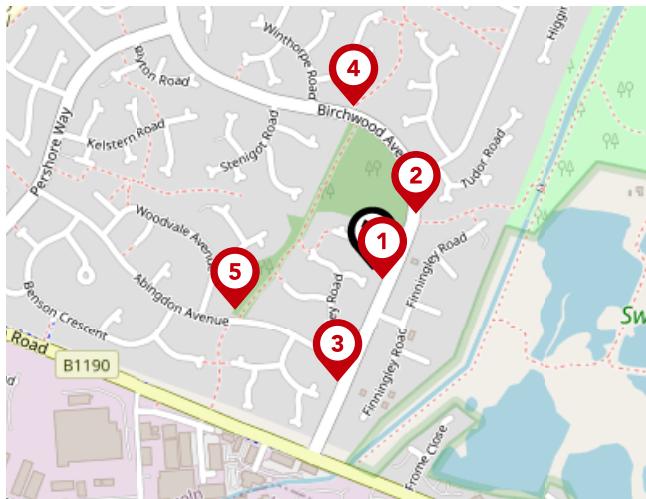
Pin	Name	Distance
1	M180 J4	23.4 miles
2	M180 J3	24.71 miles
3	M180 J5	27.26 miles
4	M180 J2	26.68 miles
5	A1(M) J34	23.21 miles



Airports/Helpads

Pin	Name	Distance
1	Humberside Airport	28 miles
2	Finningley	25.49 miles
3	East Mids Airport	40.24 miles
4	Leeds Bradford Airport	63.27 miles

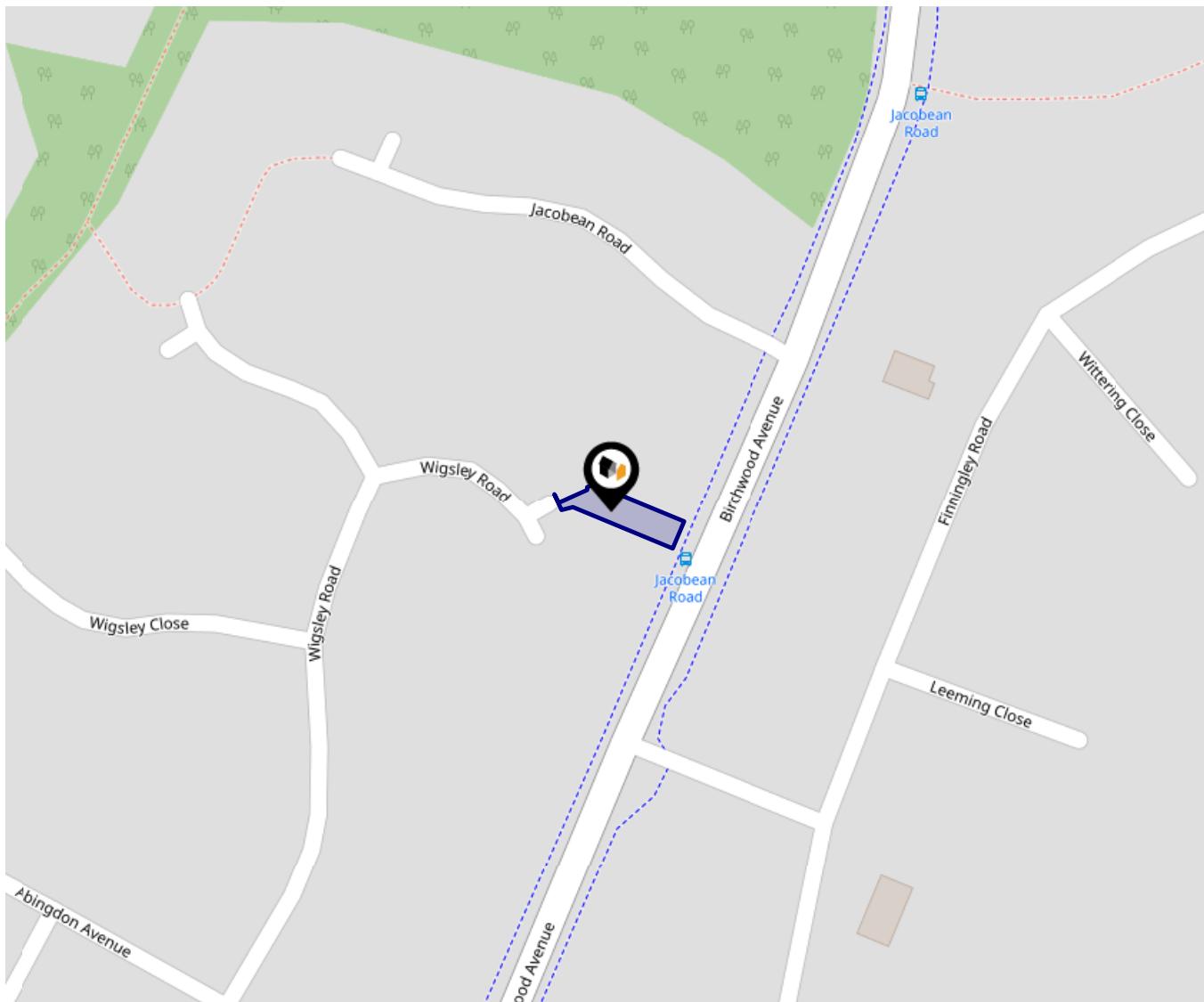
Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Jacobeon Road	0.01 miles
2	Jacobeon Road	0.08 miles
3	Abingdon Avenue	0.13 miles
4	Winthorpe Road	0.18 miles
5	Woodvale Avenue	0.16 miles

Local Area Road Noise



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- █ 75.0+ dB
- █ 70.0-74.9 dB
- █ 65.0-69.9 dB
- █ 60.0-64.9 dB
- █ 55.0-59.9 dB

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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Land Registry

