See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 11th February 2026

TORKSEY LOCK, LINCOLN, LN1

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

www.mundys.net

arla | propertymark PROTECTED

naea | propertymark PROTECTED

The Property Ombudsman

Powered by sprift Know any property instantly

Property
Overview

Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	3		
Plot Area:	39.39 acres		
Year Built :	2007-2011		
Council Tax :	Band C		
Annual Estimate:	£2,026		
Title Number:	LL159994		

Local Area

Local Authority:	Lincolnshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17	50	-
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

O2	EE	3	Vodafone
✓	✗	✗	✗

Satellite/Fibre TV Availability:

BT	sky	Virgin media
✓	✓	✓

Powered by sprift
Know any property instantly

Flood Risk
Surface Water - Flood Risk

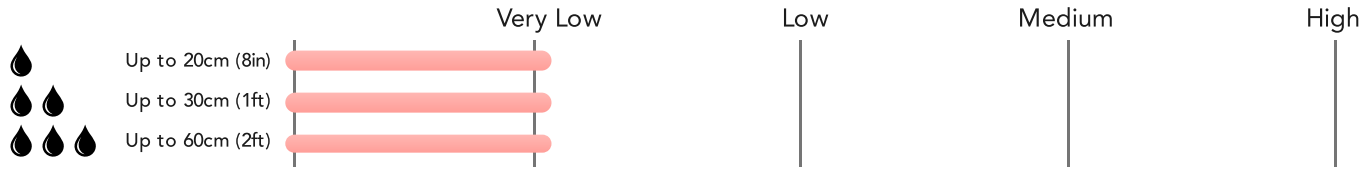
This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

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:



Powered by sprift Know any property instantly

Flood Risk
Surface Water - Climate Change

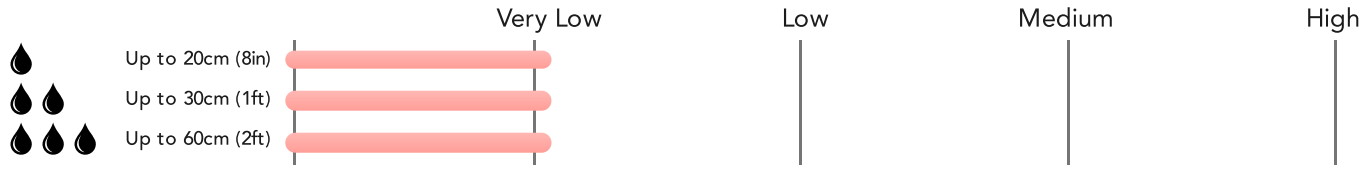
This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during 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:

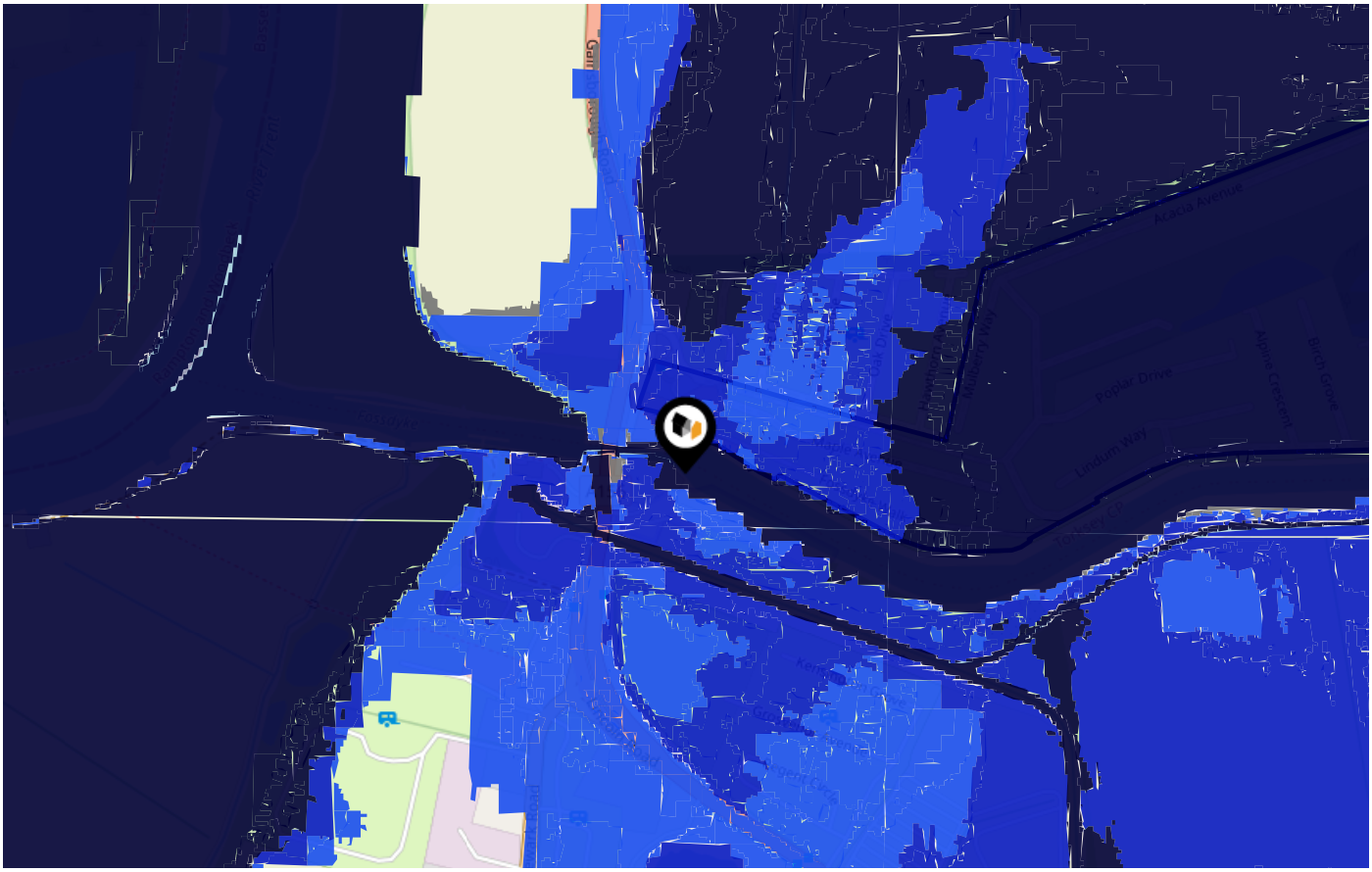


MIR - Material Info

Powered by sprift
Know any property instantly

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: 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.

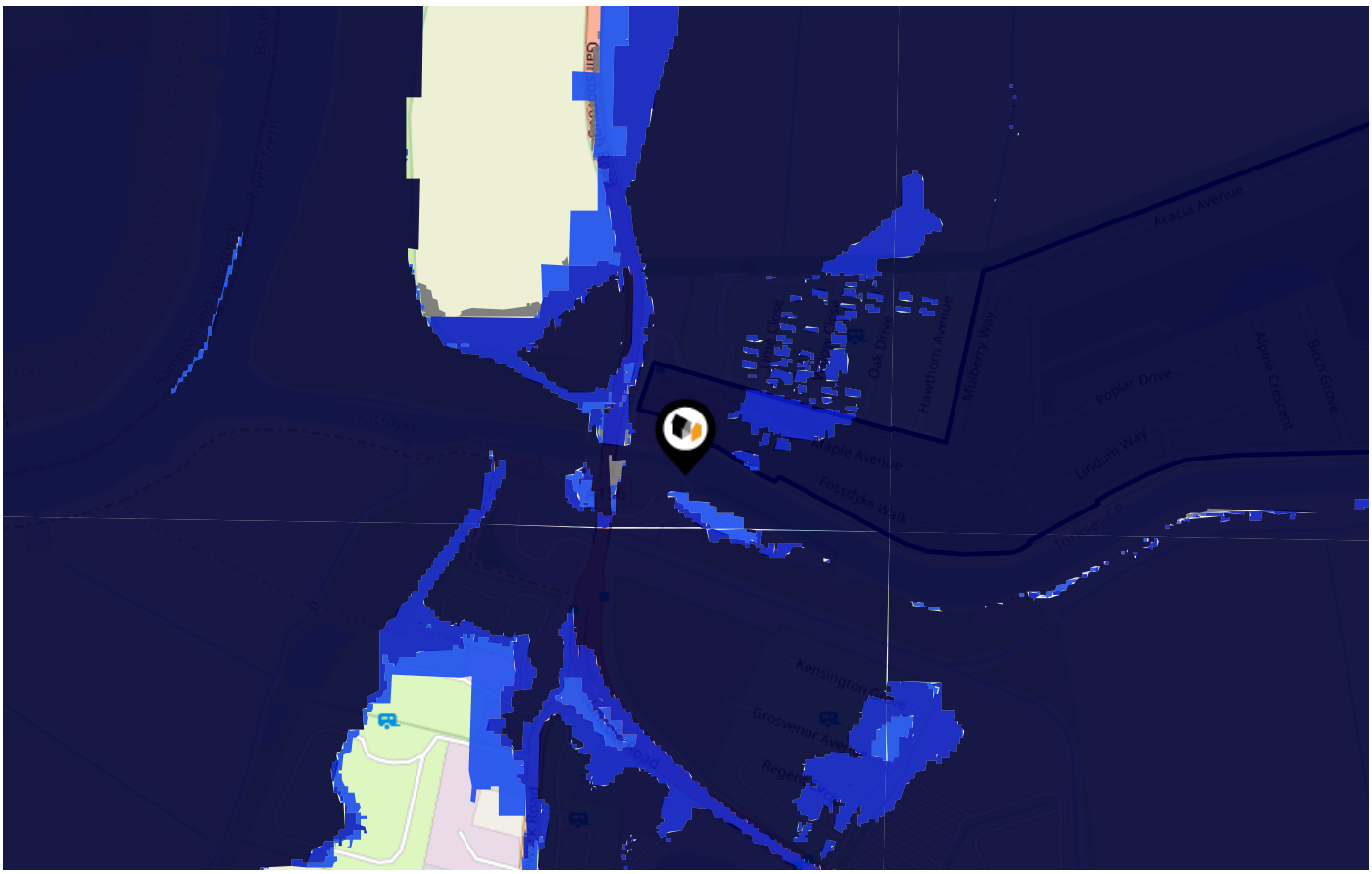
- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than 1 in 1000 (0.1%)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

Powered by sprift Know any property instantly

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: Medium

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.

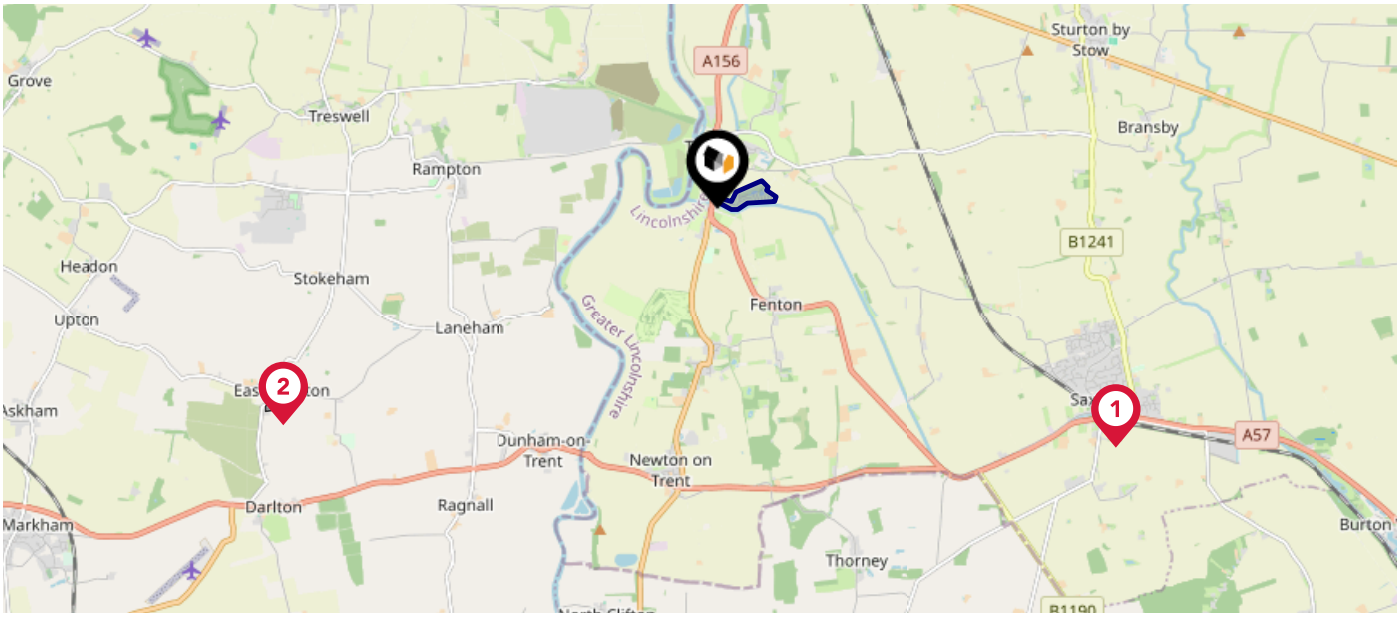
Chance of flooding to the following depths at this property:

MIR - Material Info

Powered by sprift
Know any property instantly

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.

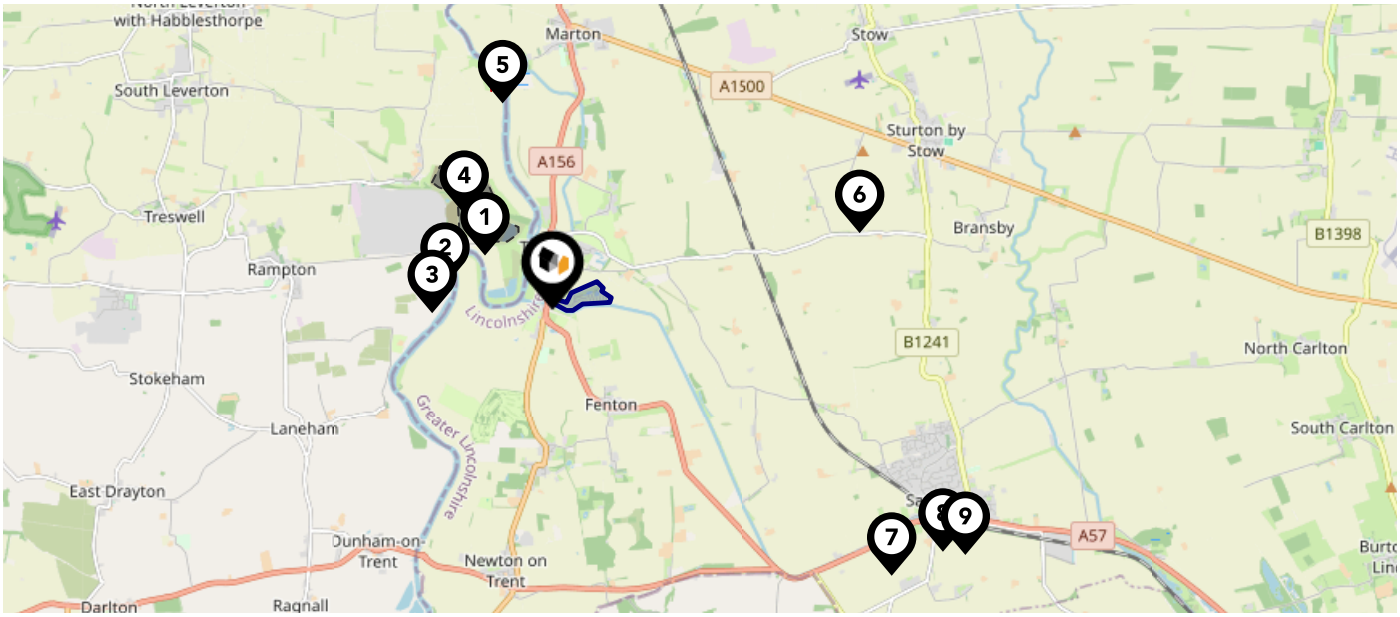


Nearby Conservation Areas	
1	Saxilby, Bridge Street
2	East Drayton

Powered by sprift
Know any property instantly

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	Cottam Power Station-Cottam, Retford	Historic Landfill
2	Rampton Quarry-Rampton Quarry, Rampton	Historic Landfill
3	Rampton Gravel Pit, Torksey Ferry Road-Cottam, Retford	Historic Landfill
4	Cottam Power Station-Cottam, Retford	Historic Landfill
5	EA/EPR/AP3297FZ/A001	Active Landfill
6	The Old Brick Pits-Mill Lane, Sturton By Stow, Lincolnshire	Historic Landfill
7	The Cottage-Gainsborough Road, Saxilby, Lincolnshire	Historic Landfill
8	Gainsborough Road-Saxilby, Lincolnshire	Historic Landfill
9	Crossdyke Navigation-Saxilby, Lincolnshire	Historic Landfill

Powered by sprift Know any property instantly

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Mine Entry

- Adit
- Gutter Pit
- Shaft

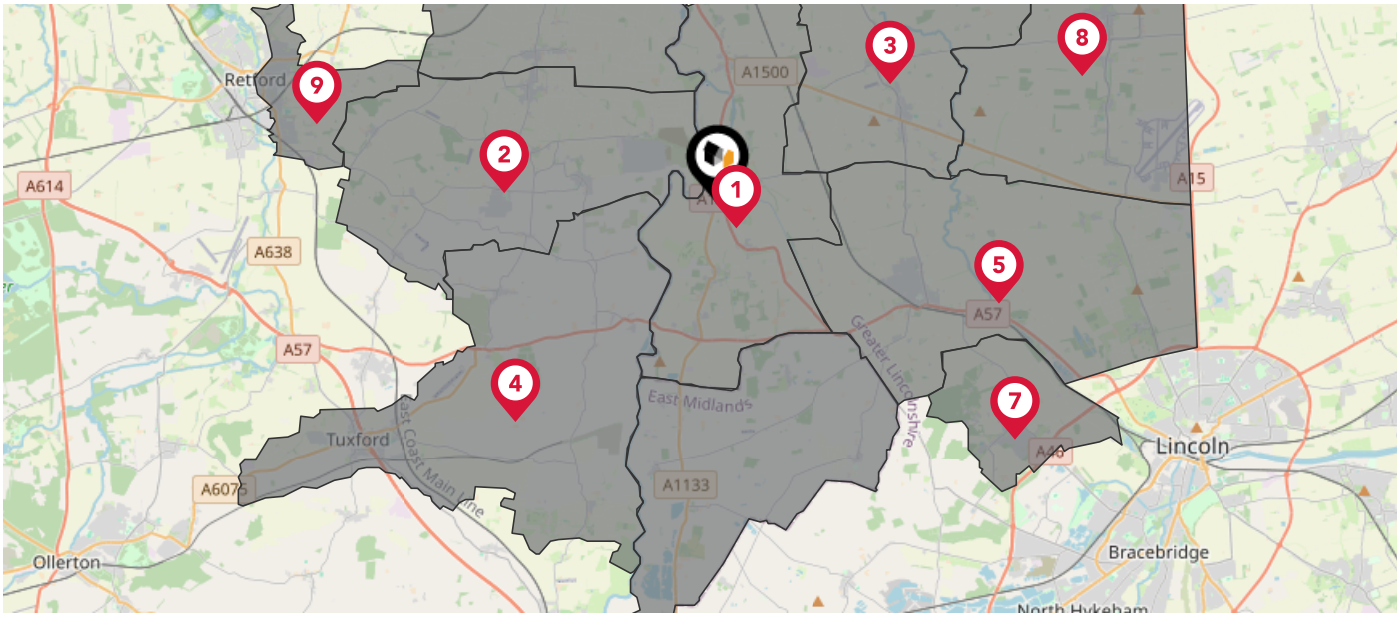
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

Powered by sprift Know any property instantly

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

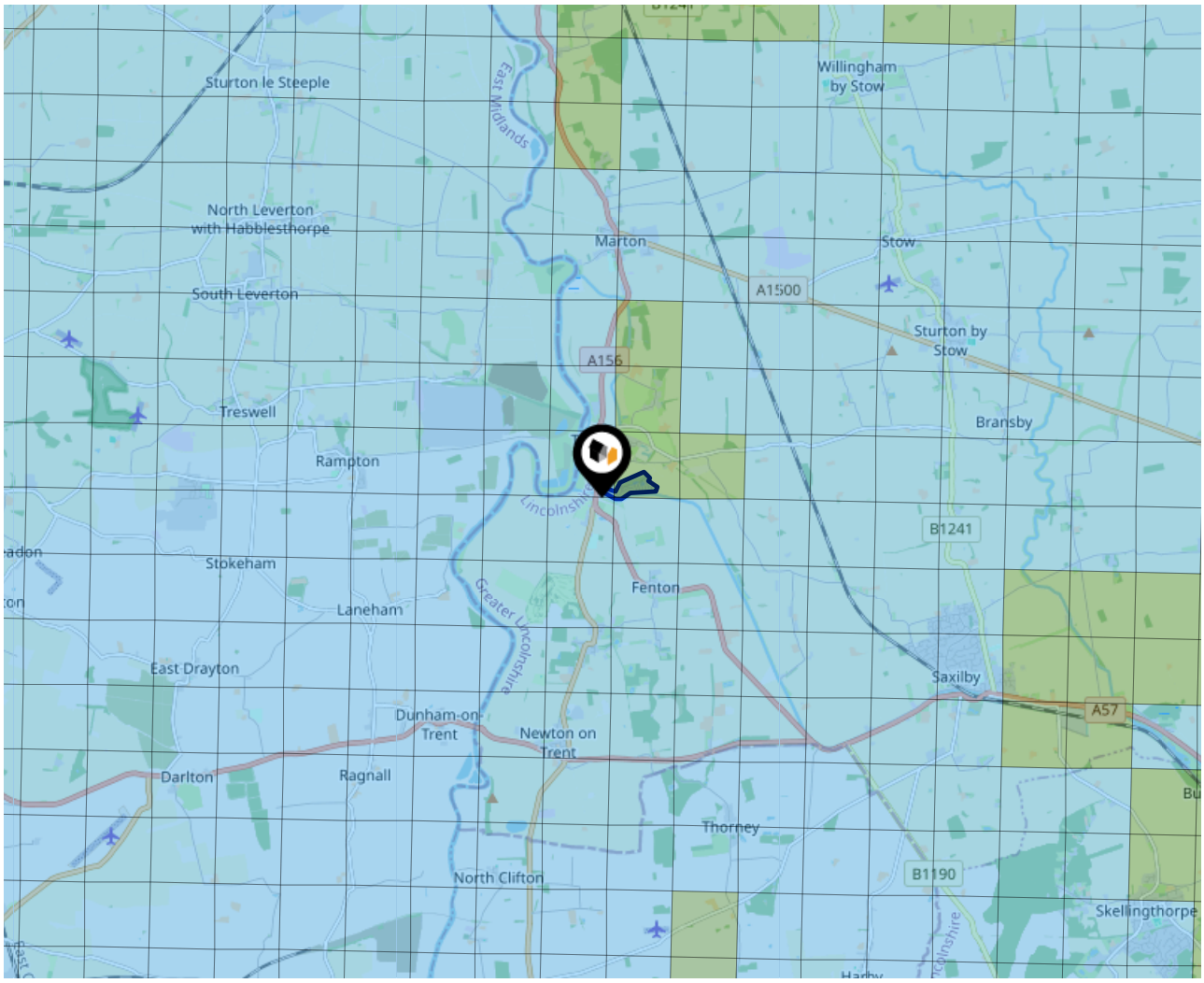
1	Torksey Ward
2	Rampton Ward
3	Stow Ward
4	Tuxford and Trent Ward
5	Saxilby Ward
6	Sturton Ward
7	Skellingthorpe Ward
8	Scampton Ward
9	East Retford East Ward
10	Collingham Ward

Powered by sprift Know any property instantly

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).



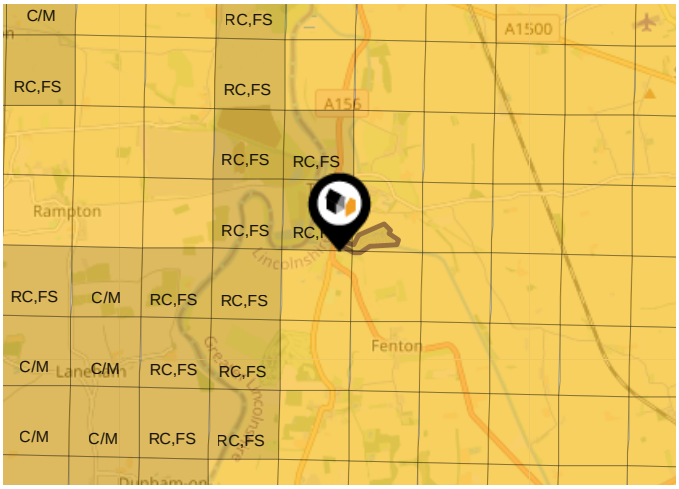
This Property					
1	**2**	**3**	**4**	**5**	**6**
<1%	1-3%	3-5%	5-10%	10-30%	>30%

Powered by sprift Know any property instantly

Environment
Soils & Clay

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

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

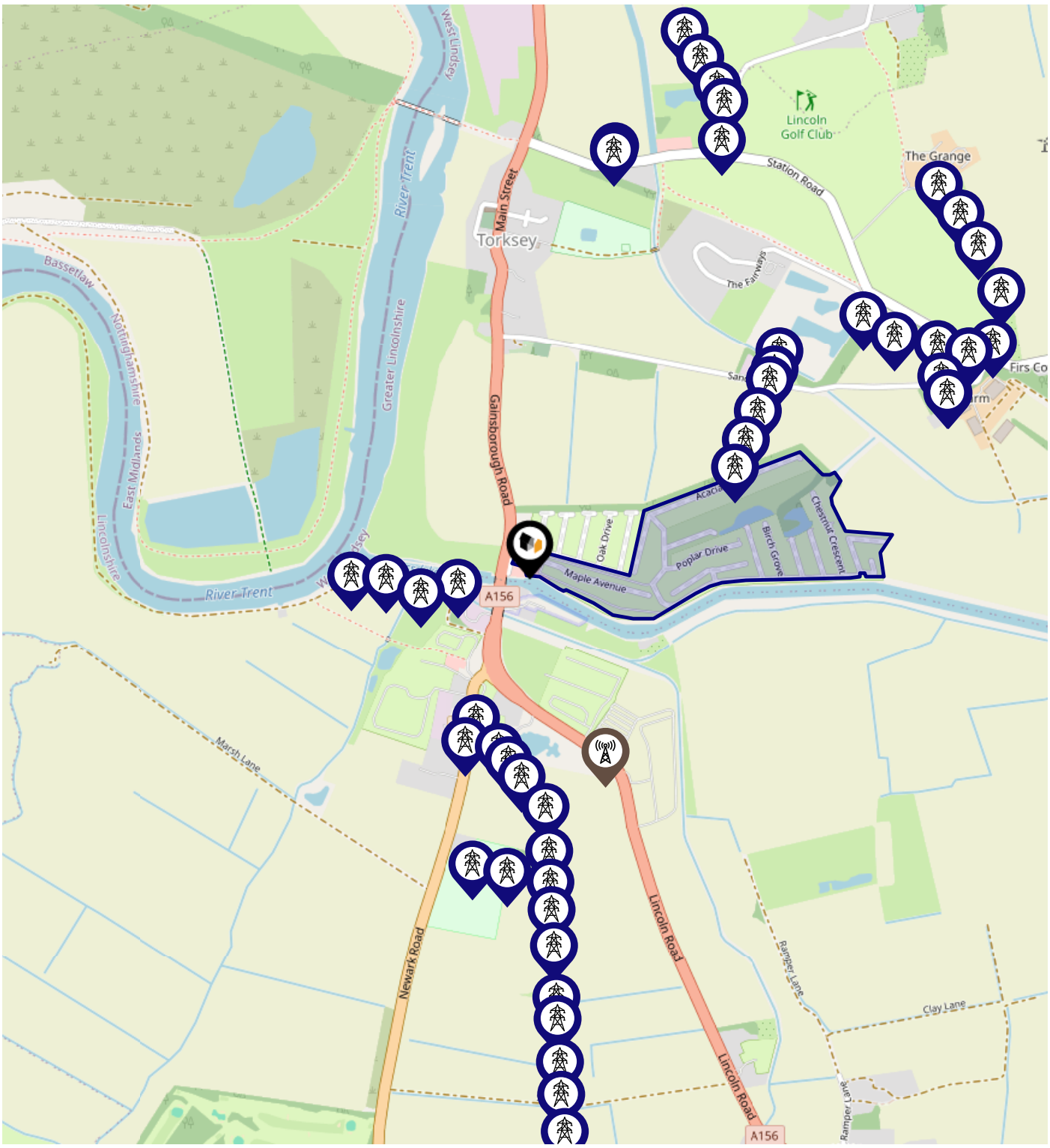


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Powered by sprift Know any property instantly

Local Area
Masts & Pylons



Key:

Power Pylons

Communication Masts

Powered by sprift Know any property instantly

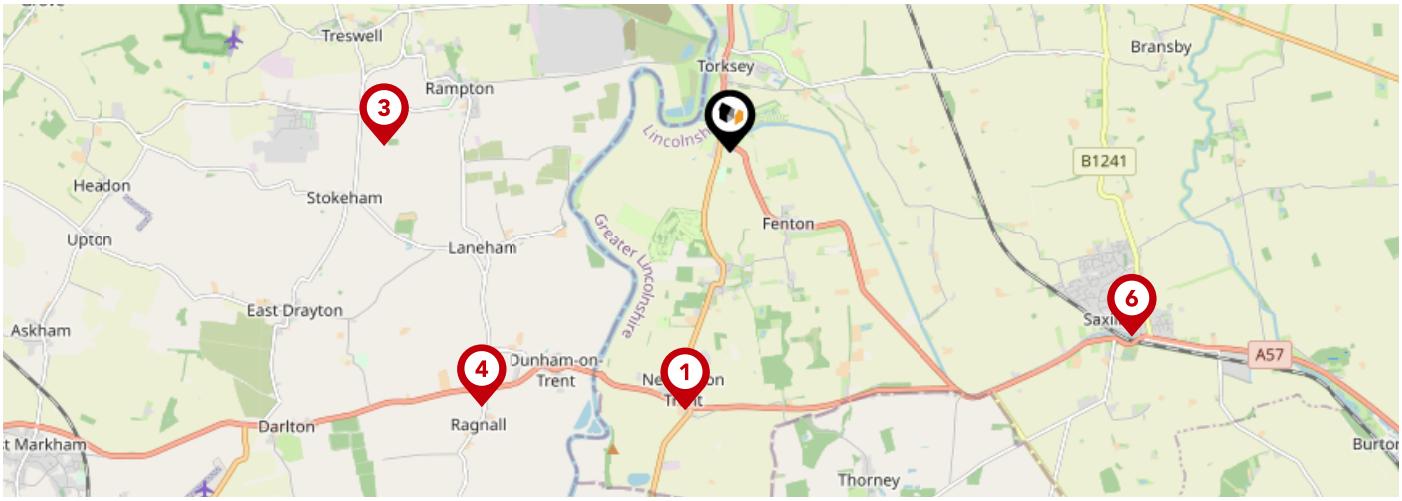
Maps
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

Listed Buildings in the local district	Grade	Distance
1 1147315 - Torksey Lock And Footbridge	Grade II	0.0 miles
2 1064105 - White Swan Inn	Grade II	0.2 miles
3 1147157 - White Swan Farm House	Grade II	0.2 miles
4 1064106 - Barn And Pigeoncote At White Swan Farm	Grade II	0.2 miles
5 1064079 - Torksey Castle	Grade I	0.4 miles
6 1359495 - The Paddocks Castle View	Grade II	0.5 miles
7 1147328 - Gravestone 8 Paces From Se Angle Of Nave Of Church Of St Peter	Grade II	0.5 miles
8 1064078 - Church Of St Peter	Grade II	0.5 miles
9 1359456 - Torksey Viaduct Over River Trent	Grade II	0.7 miles
10 1233512 - Warehouse At Frogs Leap	Grade II	1.5 miles

Powered by sprift Know any property instantly

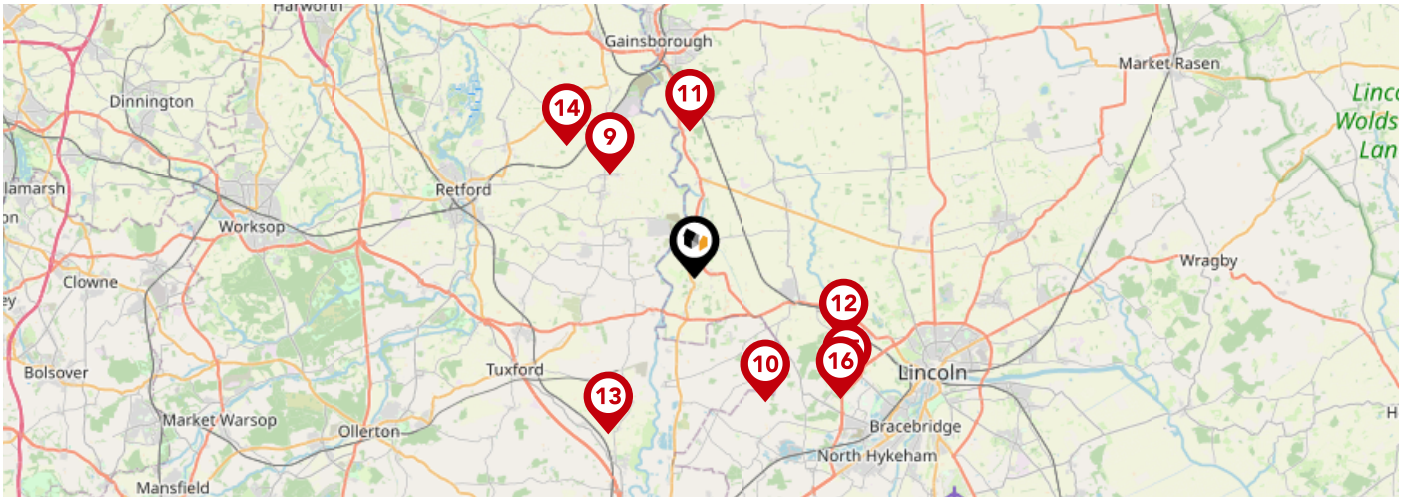
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 **Newton-on-Trent CofE Primary School** Ofsted Rating: Good | Pupils: 56 | Distance:2.32	☐	☑	☐	☐	☐
2 **The Marton Academy** Ofsted Rating: Good | Pupils: 93 | Distance:2.39	☐	☑	☐	☐	☐
3 **Rampton Primary School** Ofsted Rating: Good | Pupils: 97 | Distance:3.07	☐	☑	☐	☐	☐
4 **Dunham-on-Trent CofE Primary School** Ofsted Rating: Good | Pupils: 75 | Distance:3.15	☐	☑	☐	☐	☐
5 **Sturton by Stow Primary School** Ofsted Rating: Good | Pupils: 171 | Distance:3.71	☐	☑	☐	☐	☐
6 **Saxilby Church of England Primary School** Ofsted Rating: Good | Pupils: 378 | Distance:3.93	☐	☑	☐	☐	☐
7 **Leverton Church of England Academy** Ofsted Rating: Good | Pupils: 89 | Distance:4.1	☐	☑	☐	☐	☐
8 **North Clifton Primary School** Ofsted Rating: Requires improvement | Pupils: 25 | Distance:4.34	☐	☑	☐	☐	☐

Powered by sprift Know any property instantly

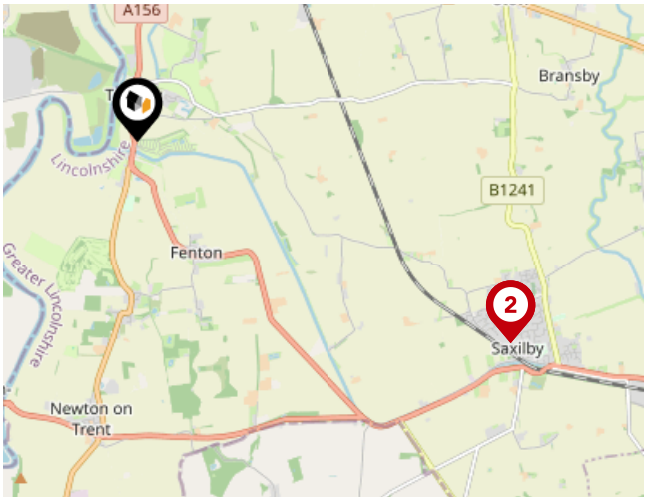
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**Sturton CofE Primary School** Ofsted Rating: Good | Pupils: 92 | Distance:4.78	☐	☑	☐	☐	☐
10	**Queen Eleanor Primary School** Ofsted Rating: Good | Pupils: 68 | Distance:5.06	☐	☑	☐	☐	☐
11	**Frances Olive Anderson Church of England (Aided) Primary School** Ofsted Rating: Good | Pupils: 167 | Distance:5.2	☐	☑	☐	☐	☐
12	**Burton Hathow Preparatory School** Ofsted Rating: Not Rated | Pupils: 106 | Distance:5.7	☐	☑	☐	☐	☐
13	**St Matthew's CofE Primary School** Ofsted Rating: Good | Pupils: 53 | Distance:6.29	☐	☑	☐	☐	☐
14	**North Wheatley Church of England Primary School** Ofsted Rating: Outstanding | Pupils: 134 | Distance:6.57	☐	☑	☐	☐	☐
15	**St Lawrence Church of England Primary School** Ofsted Rating: Good | Pupils: 209 | Distance:6.62	☐	☑	☐	☐	☐
16	**Skellingthorpe the Holt Primary School** Ofsted Rating: Good | Pupils: 186 | Distance:6.69	☐	☑	☐	☐	☐

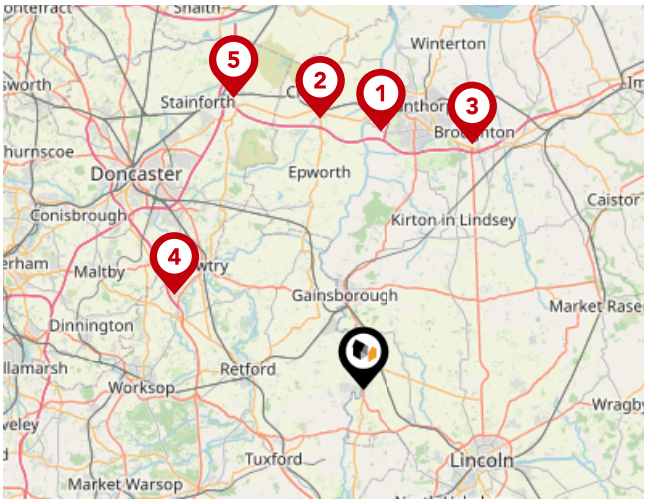
Powered by sprift

Area
Transport (National)



National Rail Stations

Pin	Name	Distance
1	Saxilby Rail Station	3.76 miles
2	Saxilby Rail Station	3.76 miles
3	Gainsborough Lea Road Rail Station	6.51 miles



Trunk Roads/Motorways

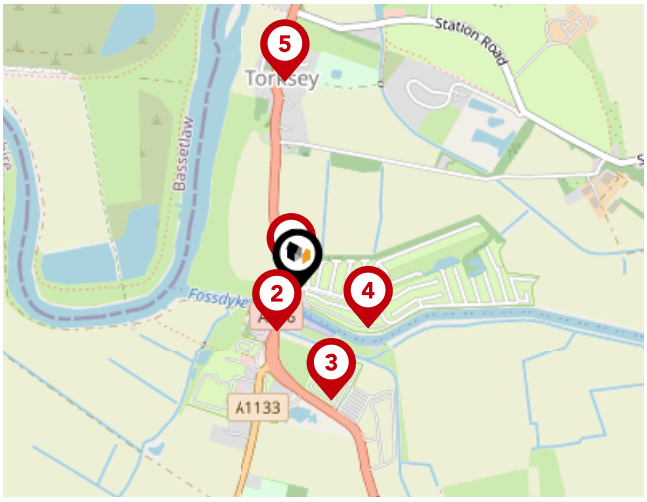
Pin	Name	Distance
1	M180 J3	18.31 miles
2	M180 J2	19.36 miles
3	M180 J4	19 miles
4	A1(M) J34	14.97 miles
5	M180 J1	22.53 miles

Airports/Helipads

Pin	Name	Distance
1	Finningley	17.02 miles
2	Humberside Airport	25.86 miles
3	East Mids Airport	40.43 miles
4	Leeds Bradford Airport	54.78 miles

Powered by sprift Know any property instantly

Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Elms Caravan Park	0.04 miles
2	White Swan PH	0.1 miles
3	Little London Caravan Park	0.25 miles
4	Demand Responsive Area	0.18 miles
5	Demand Responsive Area	0.47 miles

Powered by sprift Know any property instantly

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.

Powered by sprift
Know any property instantly

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
www.mundys.net

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail