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MIR: Material Info

The Material Information Affecting this Property

Tuesday 04th August 2026



WESTGATE, LINCOLN, LN1

Mundys

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.05 acres		
Council Tax :	Band E		
Annual Estimate:	£2,839		
Title Number:	LL16646		

Local Area

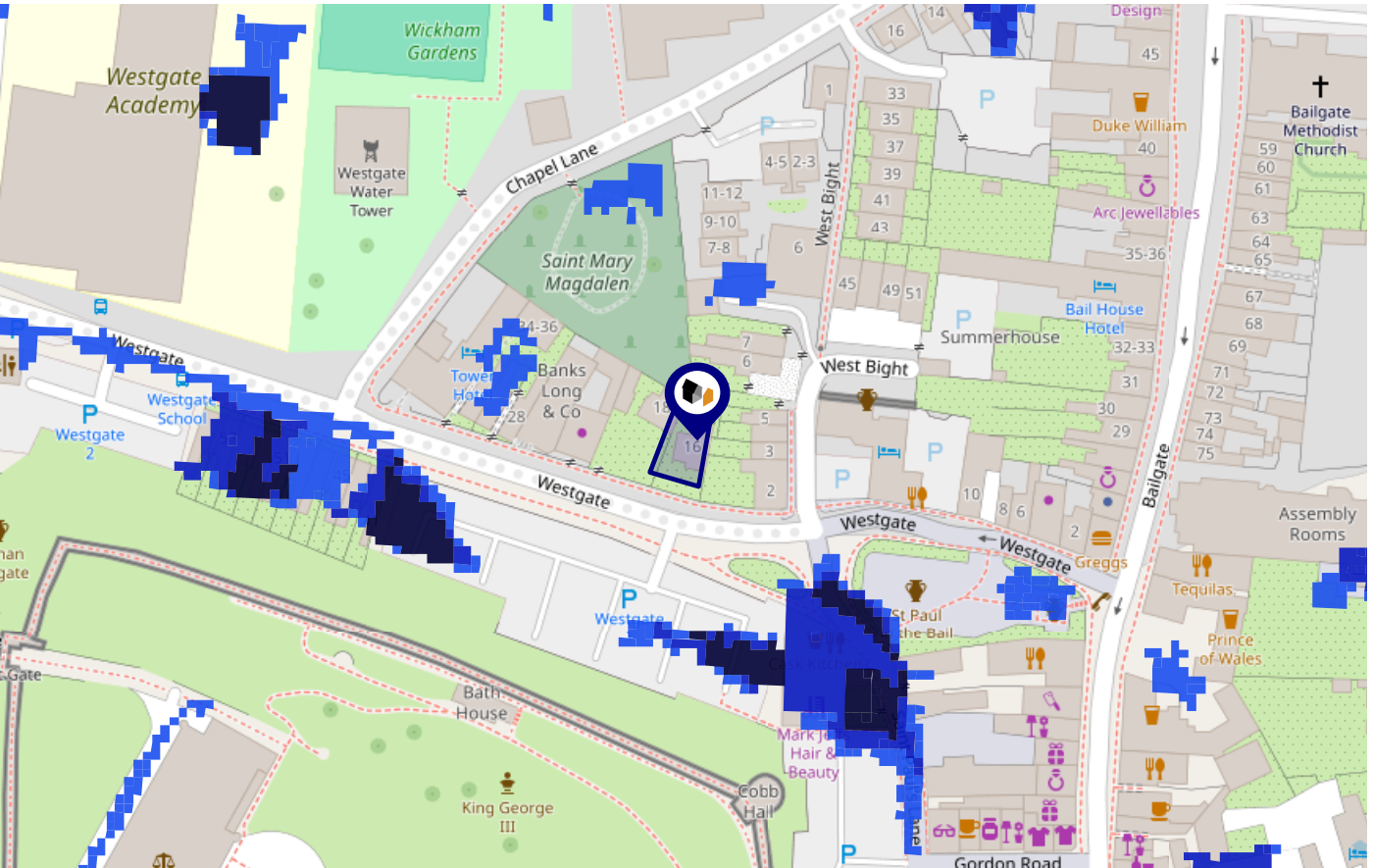
Local Authority:	Lincolnshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	Cathedral and City Centre	10 mb/s	80 mb/s	1800 mb/s
Flood Risk:				
• Rivers & Seas	Very low			
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O ₂	EE	3	O2	sky
				

Flood Risk

Surface Water - Flood Risk



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

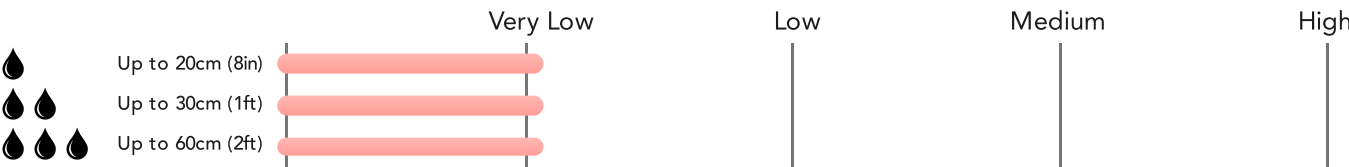


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

Chance of flooding to the following depths at this property:

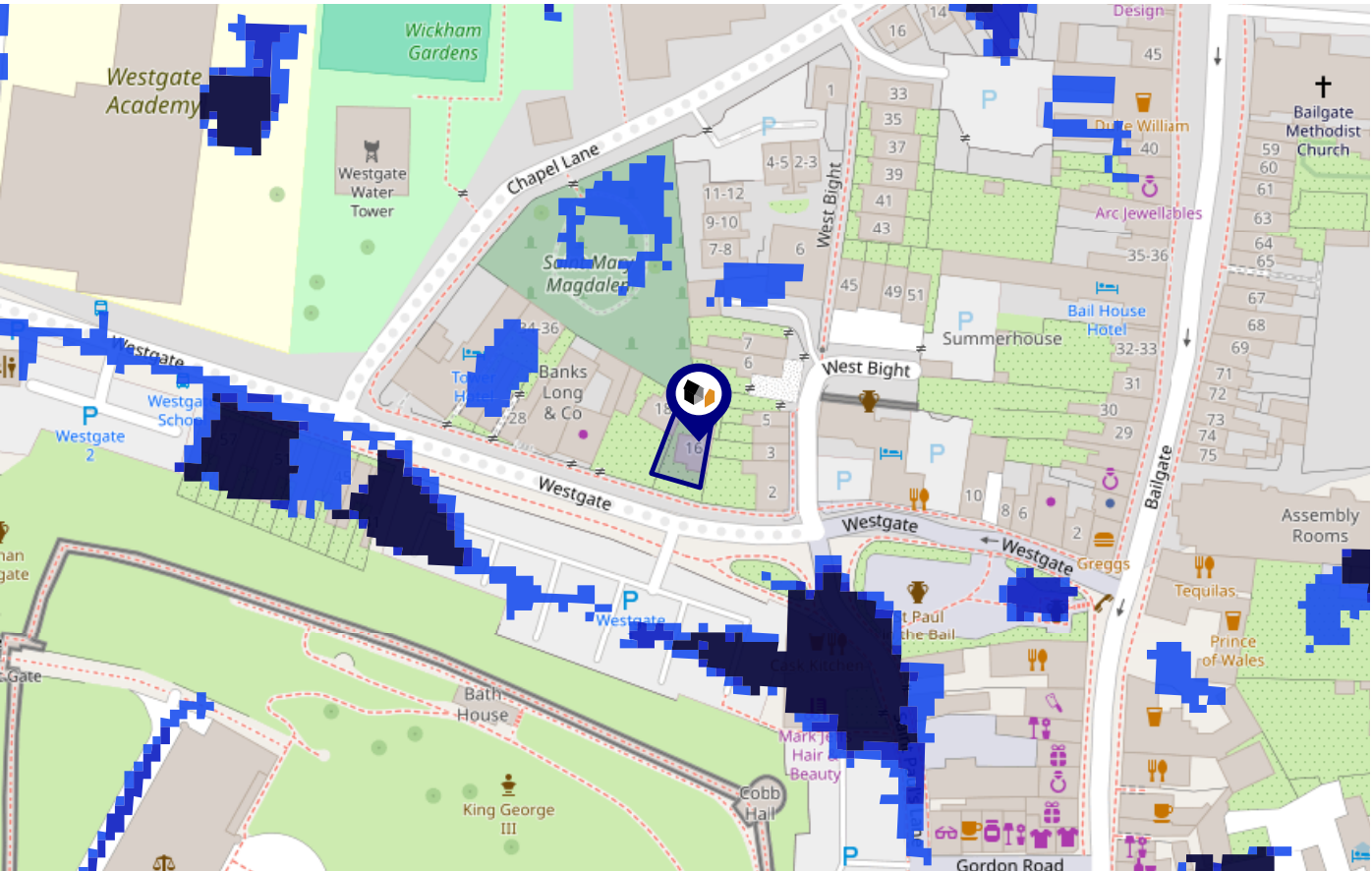


Flood Risk

Surface Water - Climate Change



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

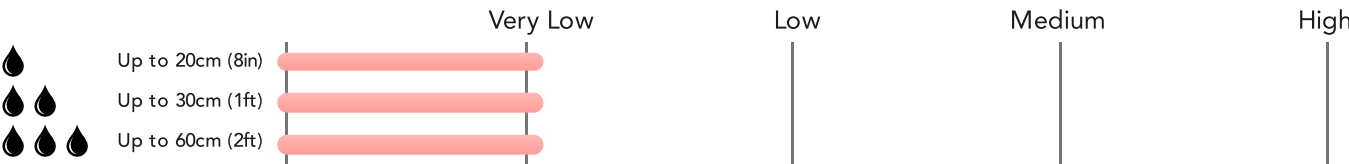


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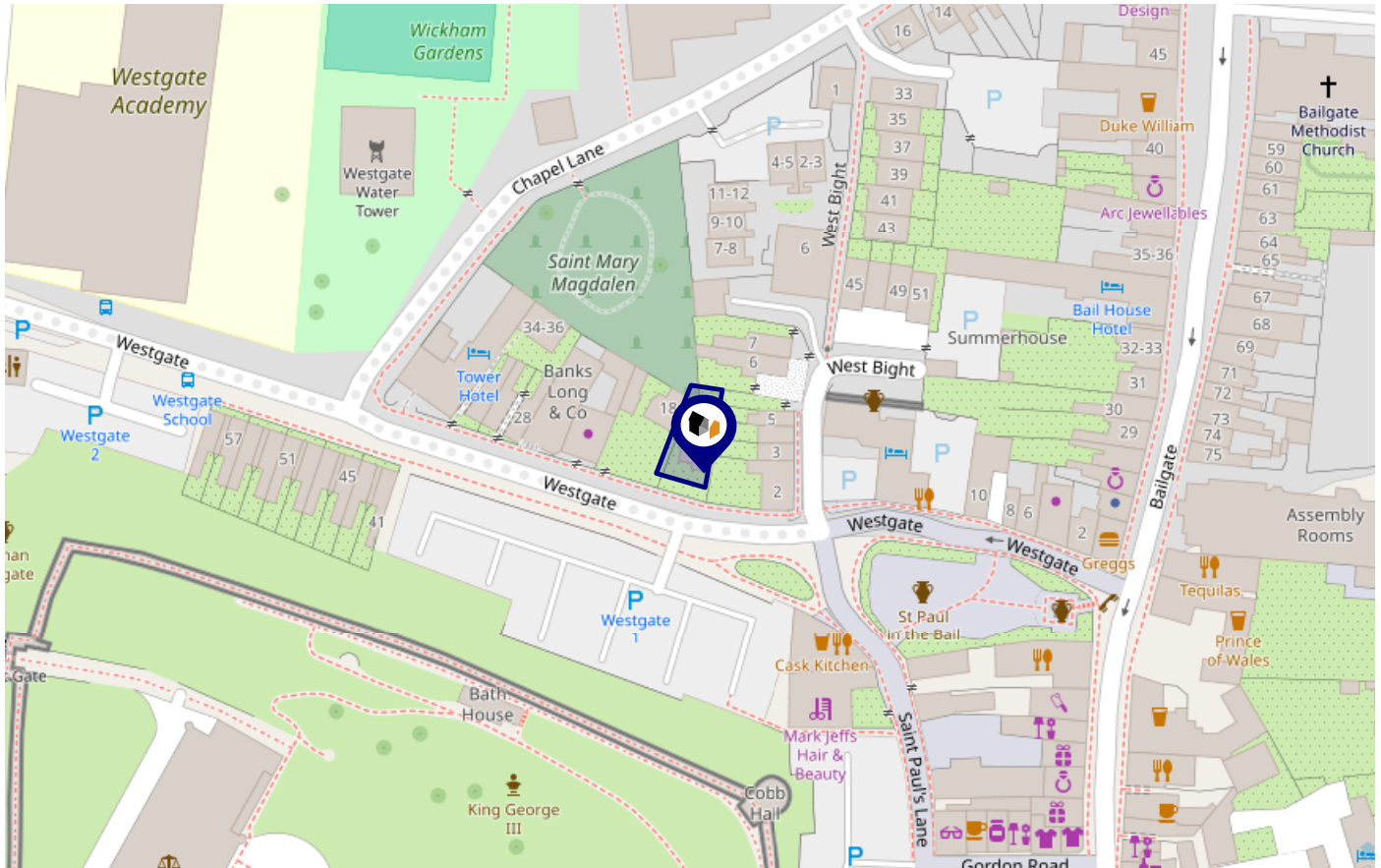


Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



Risk Rating: Very low

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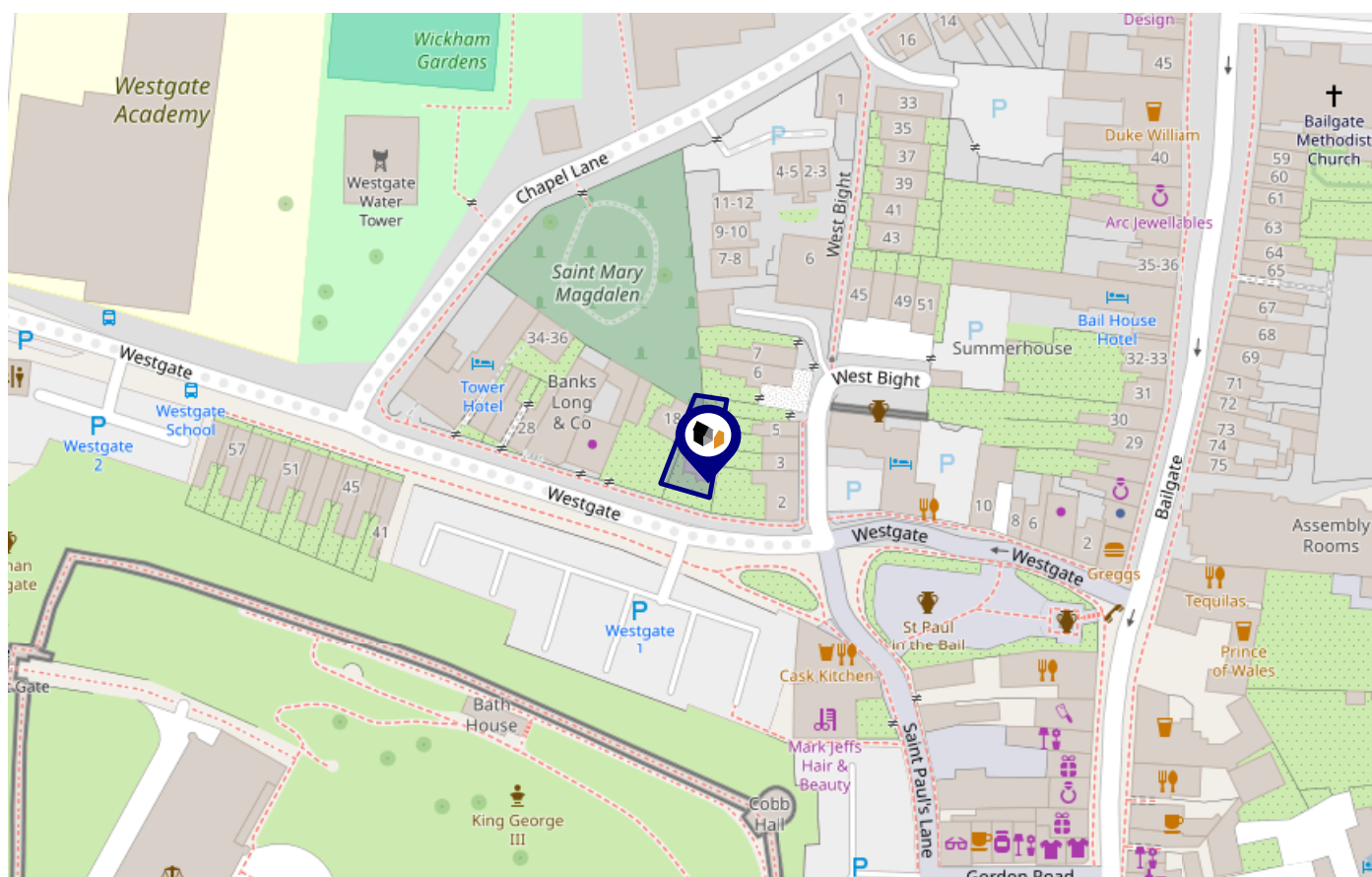


Flood Risk

Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

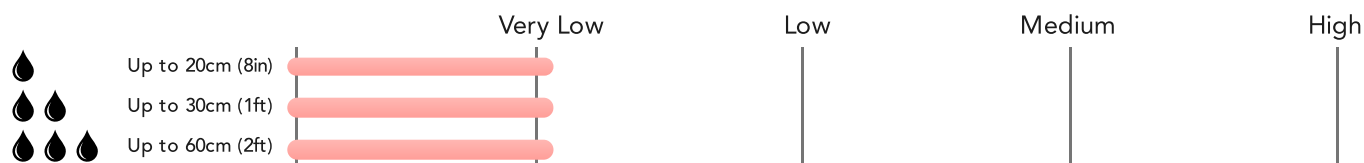


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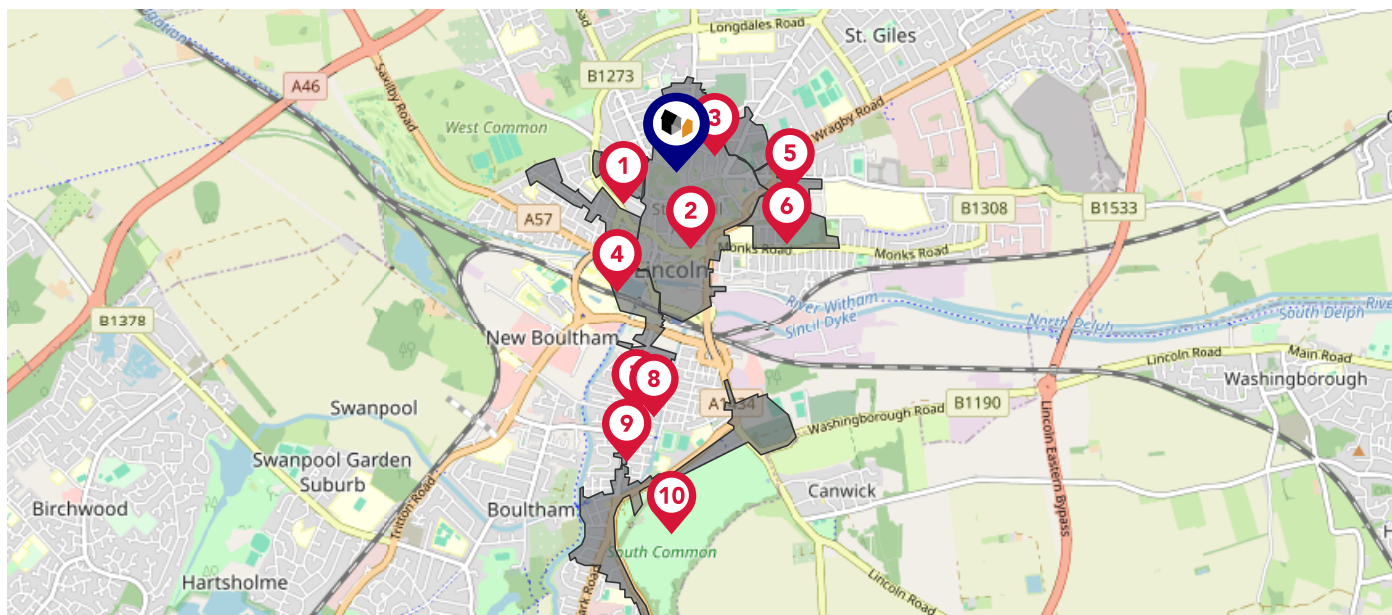
MIR - Material Info

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



Carline



Cathedral and City Centre



Newport and Nettleham Road



West Parade and Brayford



The Dell



Lindum and Arboretum



St Peter-at-Gowts



Sibthorp



Gowt's Bridge



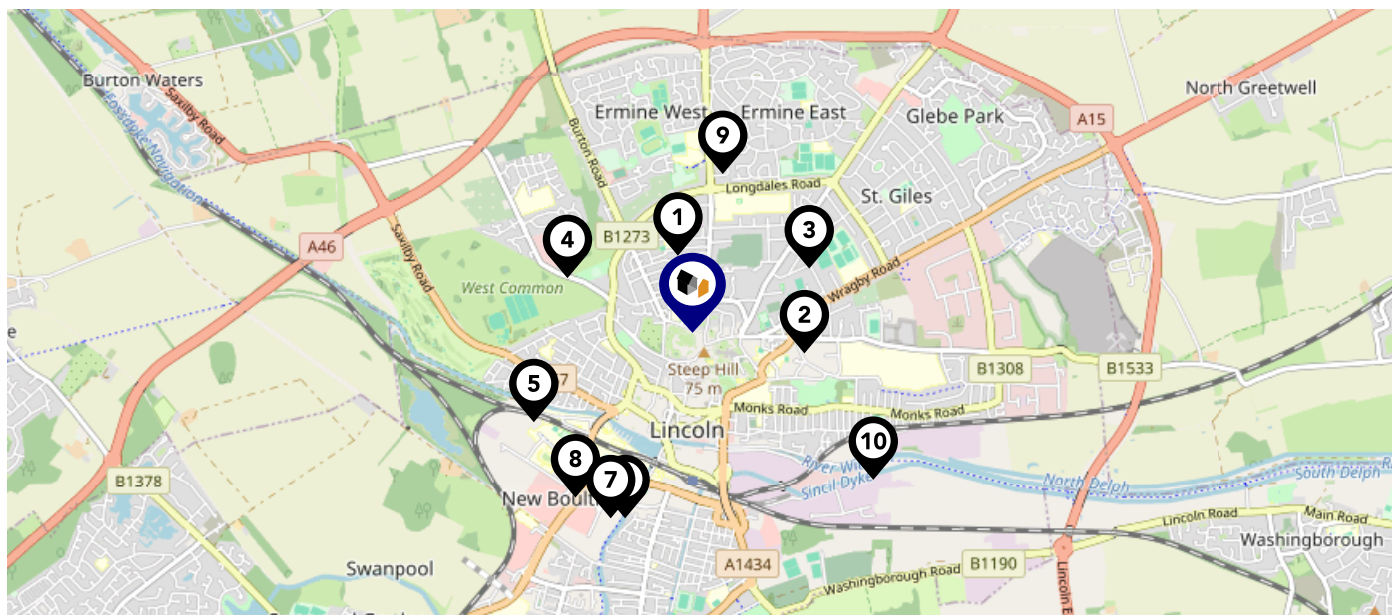
St Catherines

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	Mount Street-Lincoln, Lincolnshire	Historic Landfill	
2	The Dell-Wragby Road	Historic Landfill	
3	Nursery Grove-Lincoln, Lincolnshire	Historic Landfill	
4	EA/EPR/BP3598NX/A001 - Serviceteam Ltd	Active Landfill	
5	Former Fisons Site-Carholme Road	Historic Landfill	
6	Land South Of Ropewalk-Land South Of Ropewalk, Rear Of Mervyn Black	Historic Landfill	
7	Former Brayford Leisure Site-Ropewalk	Historic Landfill	
8	Rear Of British Rail Social Club-Ropewalk	Historic Landfill	
9	Cathedral Quarry-Riseholme Road, Lincoln	Historic Landfill	
10	East Of Power Station Site-Spa Road	Historic Landfill	

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



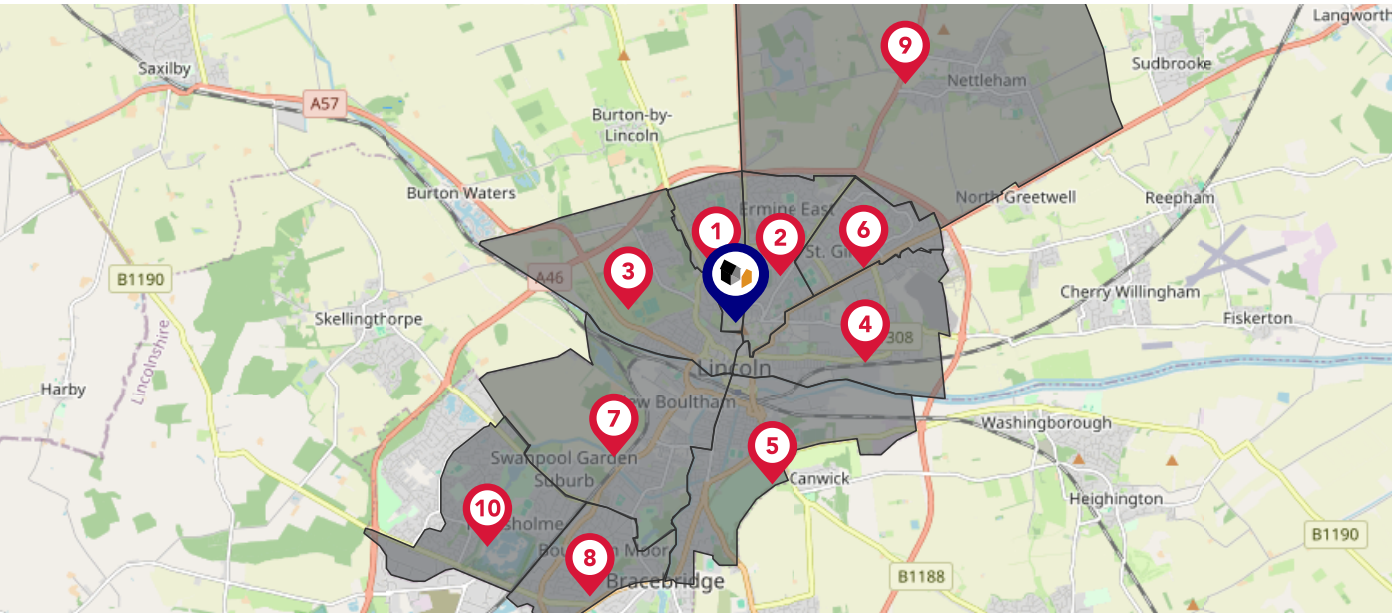
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

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

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



Nearby Council Wards

- | | |
|----|-----------------|
| 1 | Castle Ward |
| 2 | Minster Ward |
| 3 | Carholme Ward |
| 4 | Abbey Ward |
| 5 | Park Ward |
| 6 | Glebe Ward |
| 7 | Boultham Ward |
| 8 | Moorland Ward |
| 9 | Nettleham Ward |
| 10 | Hartsholme Ward |

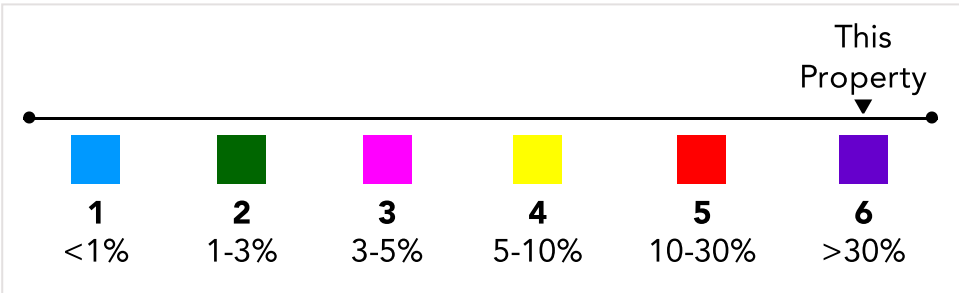
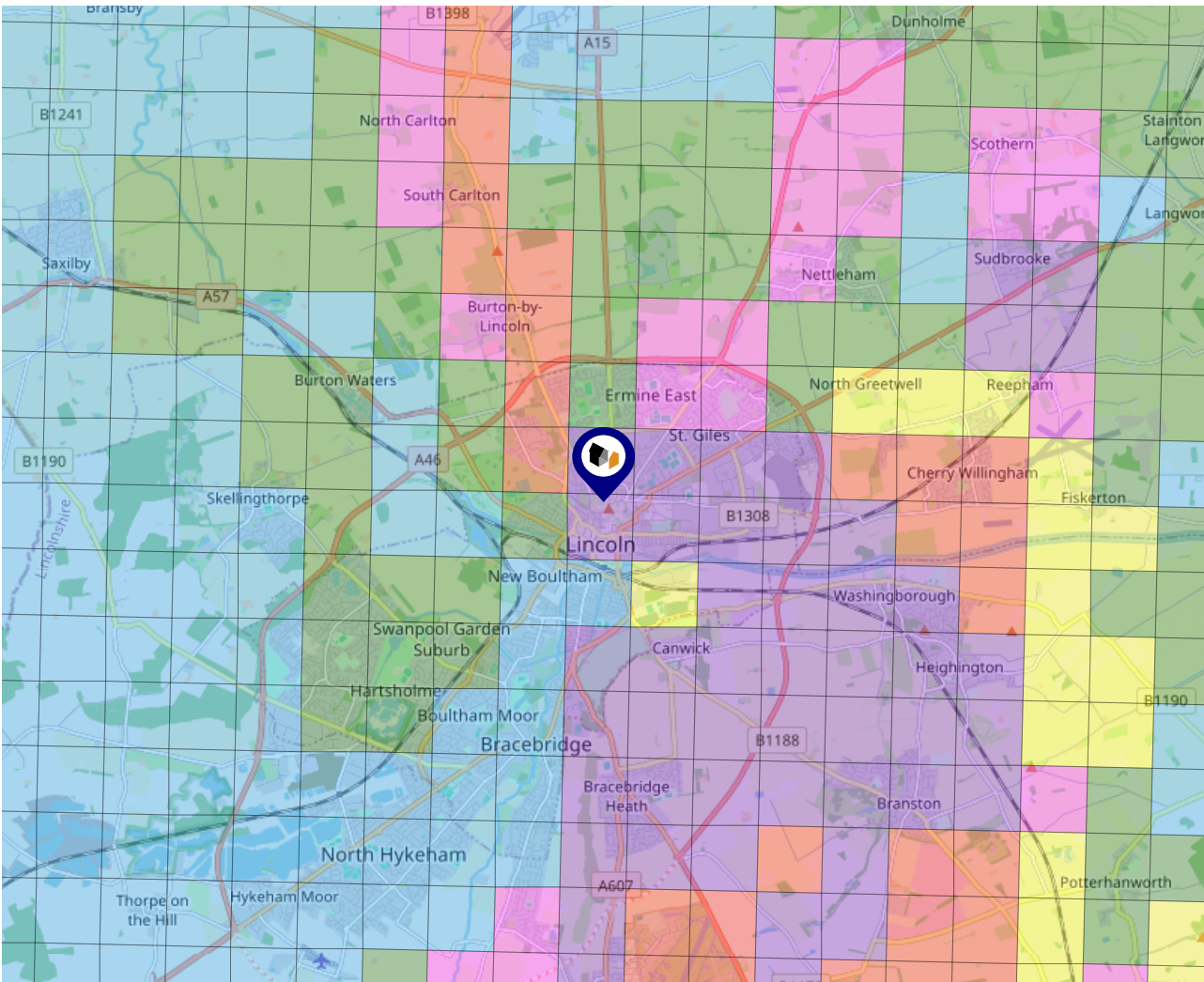
Environment

Radon Gas



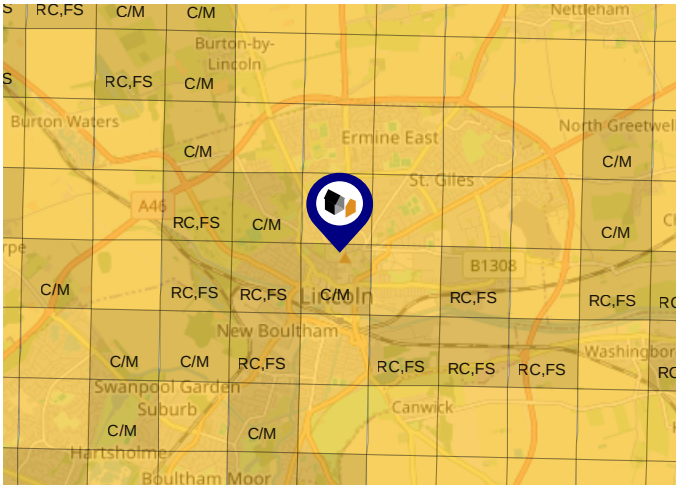
What is Radon?

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).



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

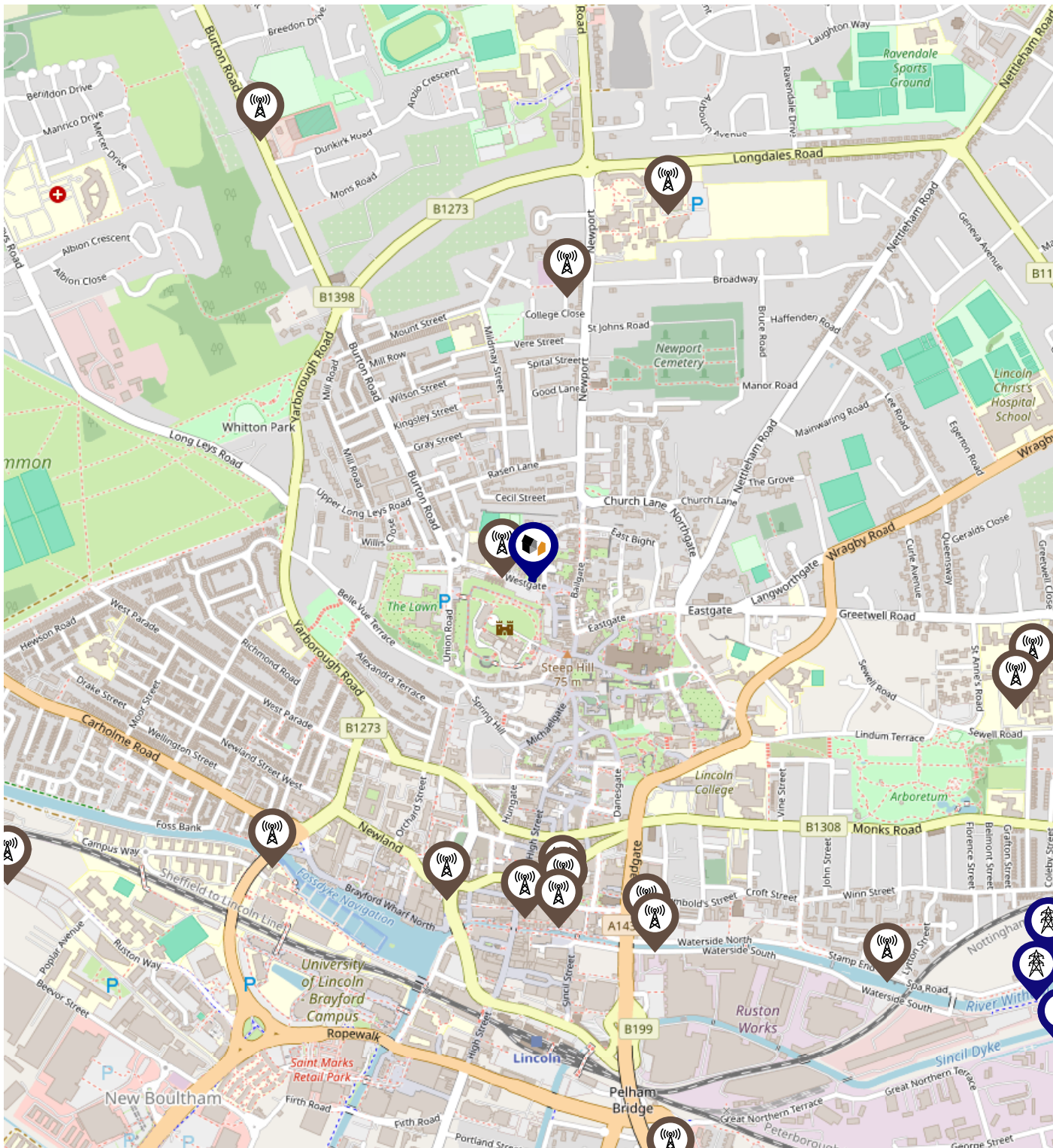
Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		



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

Local Area Masts & Pylons



Key:

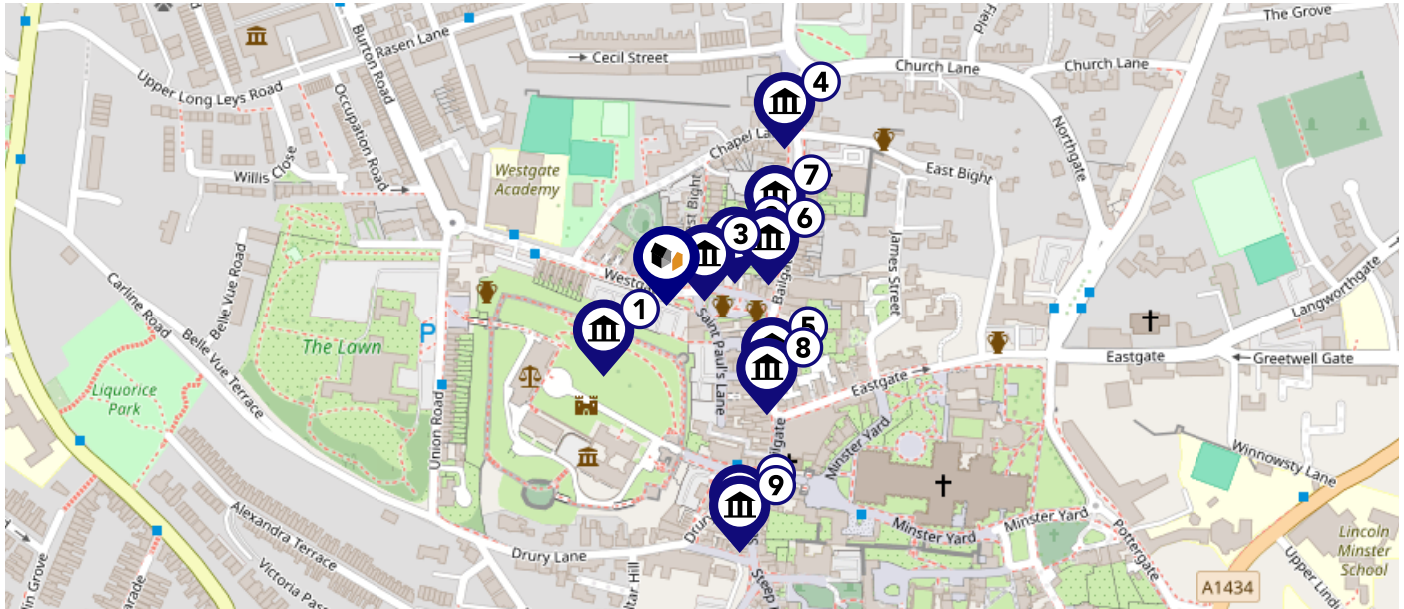
-  Power Pylons
-  Communication Masts

Maps

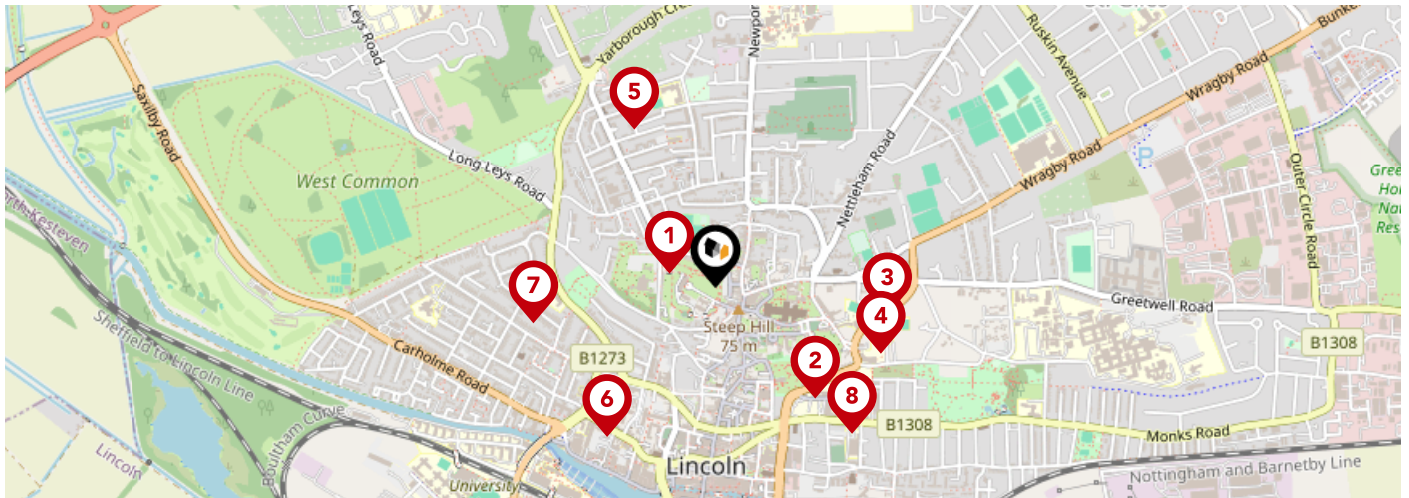
Listed Buildings



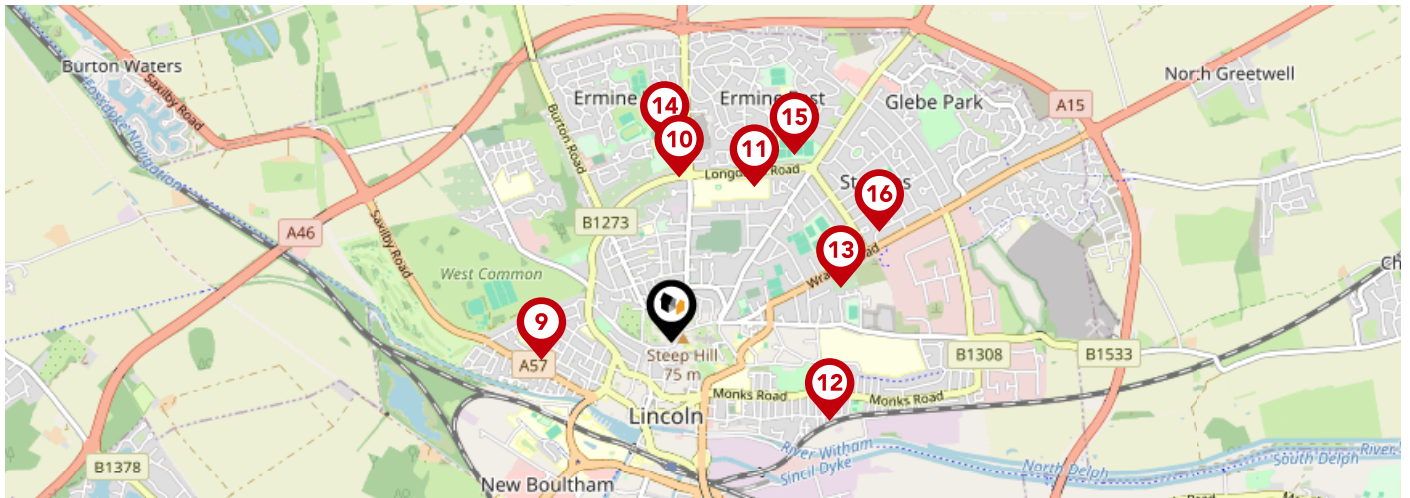
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1388492 - Bath House Inside North Wall Of Lincoln Castle	Grade II	0.0 miles
 1388443 - Summerhouse 70 Metres West Of Number 34	Grade II	0.0 miles
 1388829 - Mint Wall	Grade I	0.0 miles
 1388726 - Boundary Stone 25 Metres North Of The Newport Arch	Grade II	0.1 miles
 1388457 - 80 And 81, Bailgate	Grade II	0.1 miles
 1388441 - 31, 32 And 33, Bailgate	Grade II	0.1 miles
 1388446 - 38, 39 And 40, Bailgate	Grade II	0.1 miles
 1388459 - 85, 86 And 87, Bailgate	Grade II	0.1 miles
 1388784 - 32, Steep Hill	Grade II	0.1 miles
 1388786 - 34, Steep Hill	Grade II	0.1 miles



		Nursery	Primary	Secondary	College	Private
1	Westgate Academy Ofsted Rating: Good Pupils: 430 Distance:0.11	☐	☒	☐	☐	☐
2	Lincoln UTC Ofsted Rating: Good Pupils: 369 Distance:0.33	☐	☐	☒	☐	☐
3	The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School Ofsted Rating: Requires improvement Pupils: 89 Distance:0.38	☐	☒	☐	☐	☐
4	Lincoln Minster School Ofsted Rating: Not Rated Pupils: 473 Distance:0.39	☐	☐	☒	☐	☐
5	Mount Street Academy Ofsted Rating: Outstanding Pupils: 318 Distance:0.4	☐	☒	☐	☐	☐
6	Lincolnshire Secure Unit Ofsted Rating: Not Rated Pupils:0 Distance:0.41	☐	☐	☒	☐	☐
7	The St Faith and St Martin Church of England Junior School, Lincoln Ofsted Rating: Good Pupils: 345 Distance:0.41	☐	☒	☐	☐	☐
8	Lincoln College Ofsted Rating: Good Pupils:0 Distance:0.44	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	The St Faith's Church of England Infant and Nursery School, Lincoln Ofsted Rating: Good Pupils: 278 Distance:0.58	☐	☒	☐	☐	☐
	Lincoln Castle Academy Ofsted Rating: Not Rated Pupils: 680 Distance:0.73	☐	☐	☒	☐	☐
	Castles Education Ofsted Rating: Inadequate Pupils: 93 Distance:0.79	☐	☐	☒	☐	☐
	Lincoln Monks Abbey Primary School Ofsted Rating: Good Pupils: 594 Distance:0.79	☐	☒	☐	☐	☐
	Lincoln Christ's Hospital School Ofsted Rating: Good Pupils: 1286 Distance:0.8	☐	☐	☒	☐	☐
	The St Francis Special School, Lincoln Ofsted Rating: Outstanding Pupils: 161 Distance:0.88	☐	☐	☒	☐	☐
	Our Lady of Lincoln Catholic Primary School A Voluntary Academy Ofsted Rating: Good Pupils: 204 Distance:1	☐	☒	☐	☐	☐
	The Lincoln St Giles Nursery School Ofsted Rating: Outstanding Pupils: 112 Distance:1.05	☒	☐	☐	☐	☐

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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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