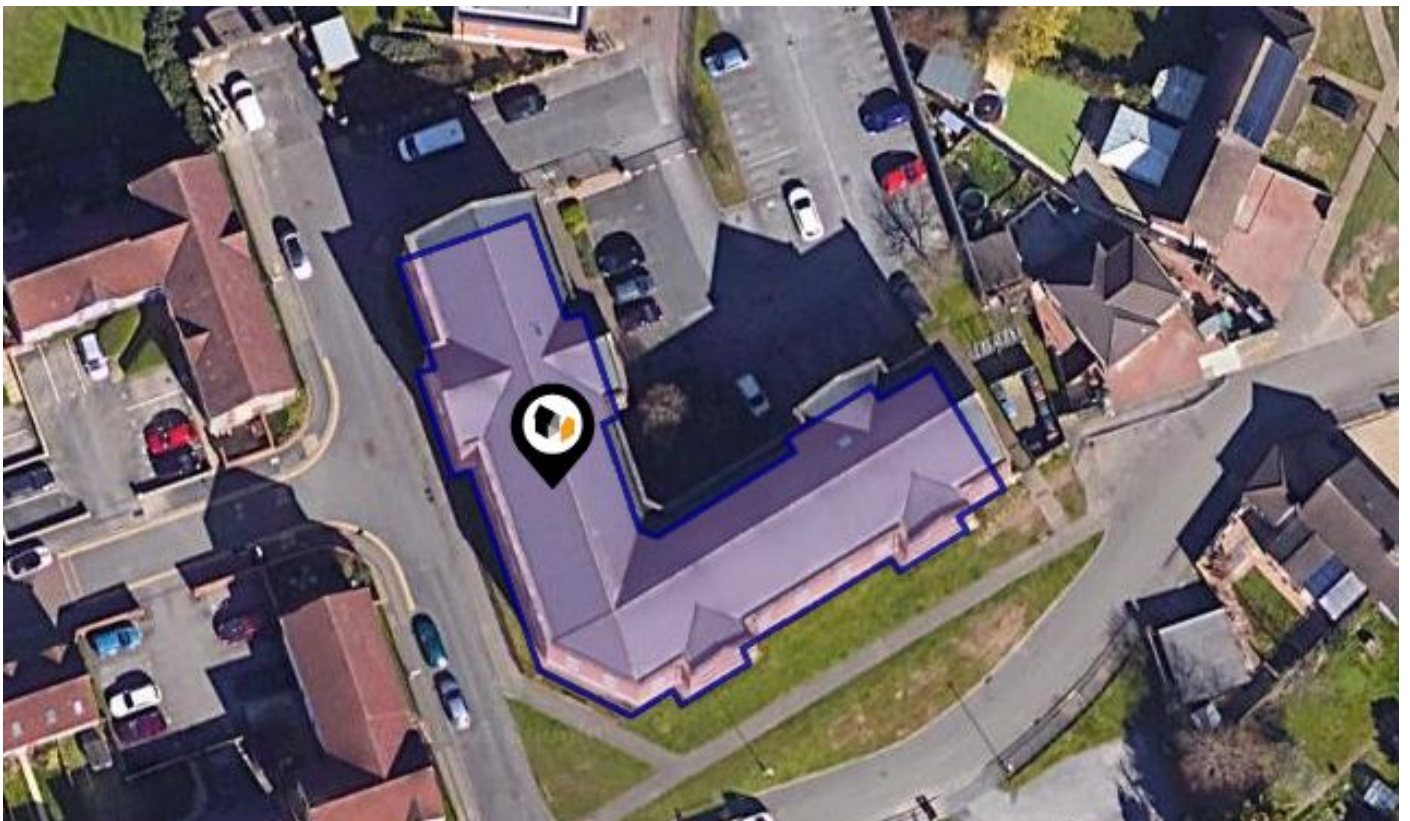




See More Online

MIR: Material Info

The Material Information Affecting this Property
Friday 24th April 2026



SOBRAON HEIGHTS, CAMBRAI CLOSE, LINCOLN, LN1

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

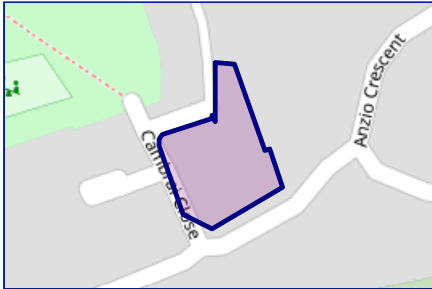
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Property Multiple Title Plans

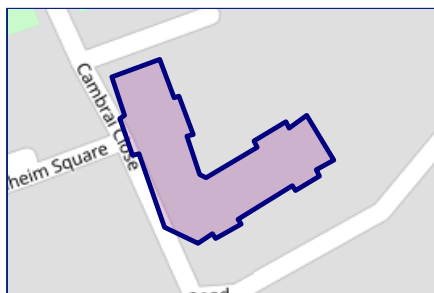


Freehold Title Plan



LL248025

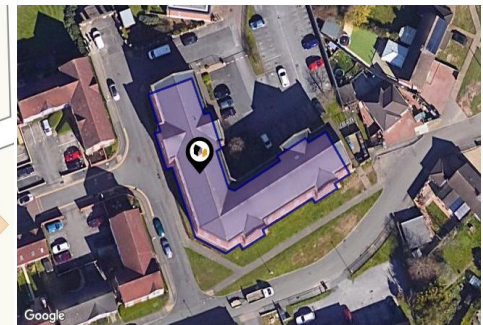
Leasehold Title Plan



LL256998

Start Date: 16/06/2005
End Date: 01/01/3004
Lease Term: 999 years from 1 January 2005
Term Remaining: 978 years

Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2		
Plot Area:	0.21 acres		
Year Built :	2003-2006		
Council Tax :	Band A		
Annual Estimate:	£1,549		
Title Number:	LL256998		

Local Area

Local Authority:	Lincoln
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

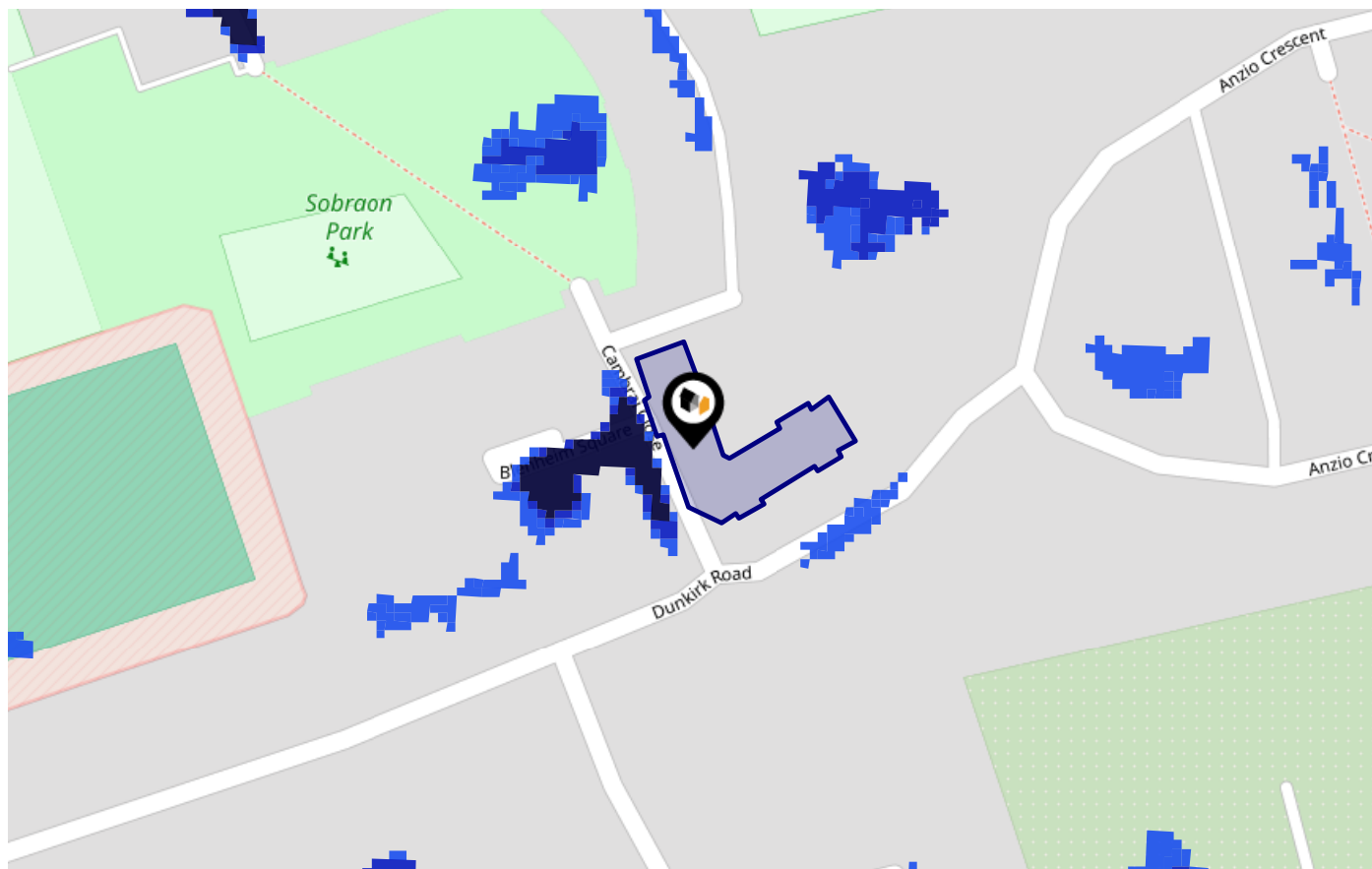


Flood Risk

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.

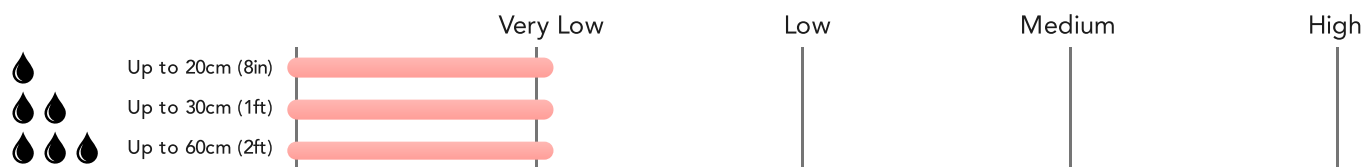


Risk Rating: Very low

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:

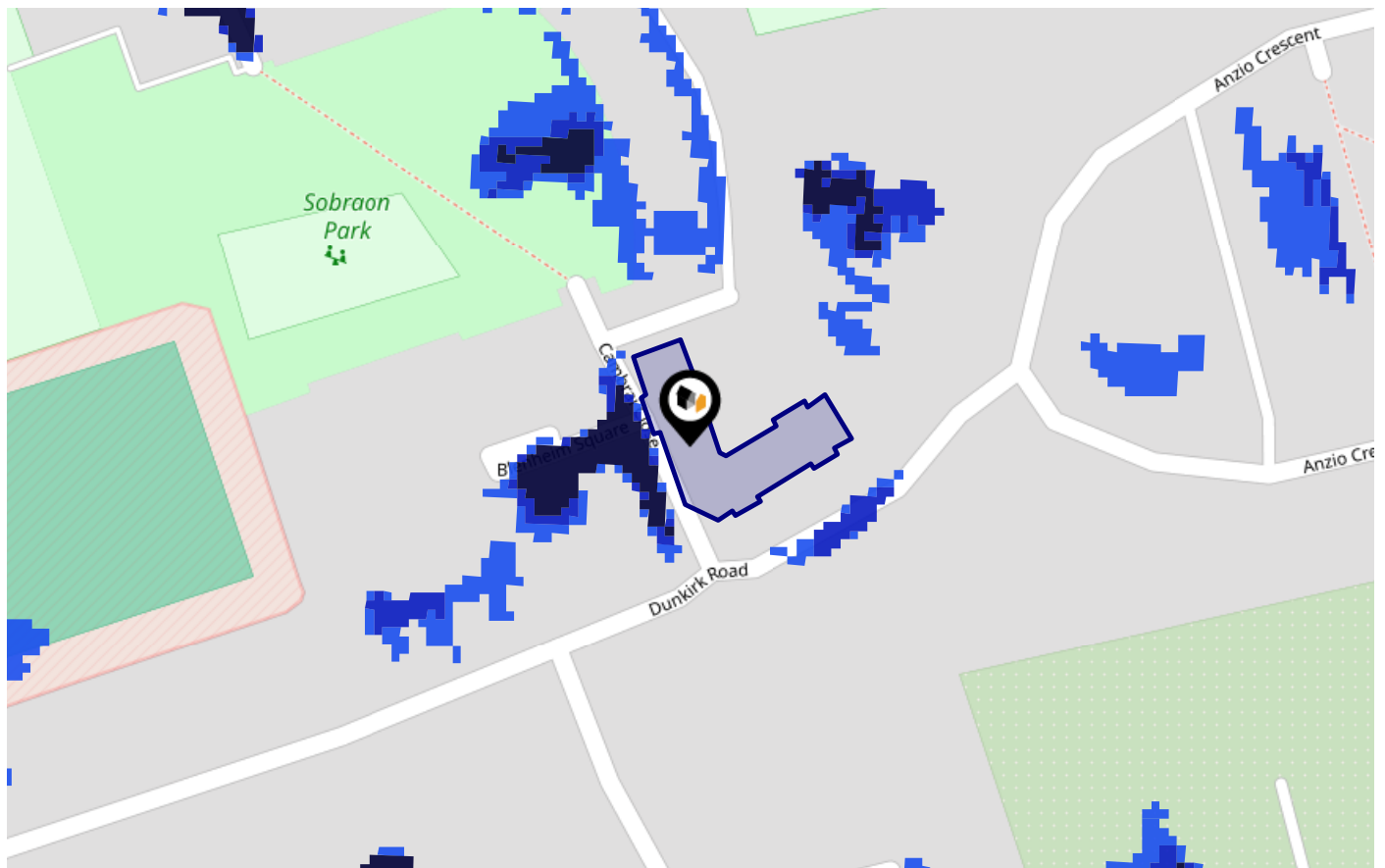


Flood Risk

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:



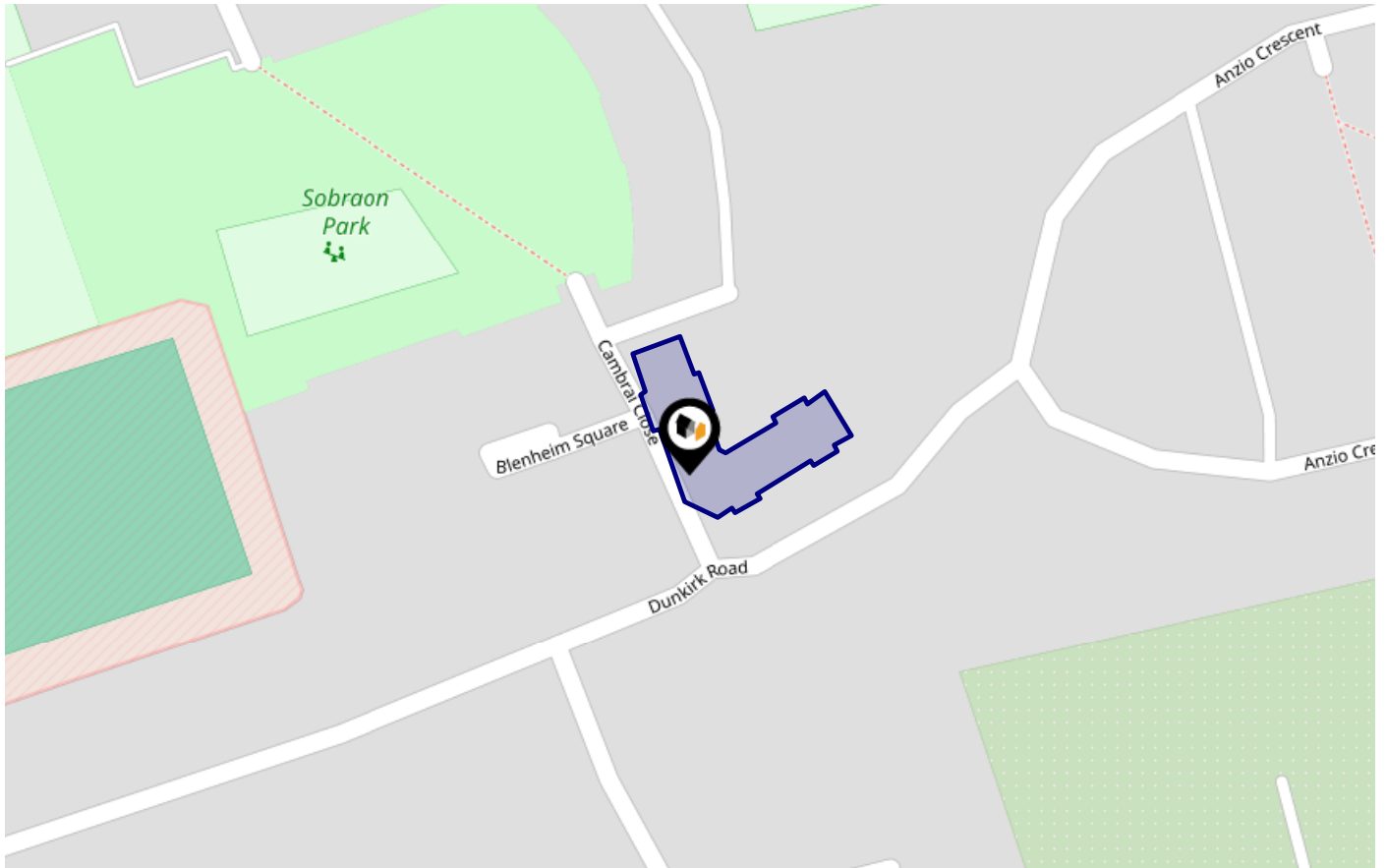
MIR - Material Info

Flood Risk

Rivers & Seas - Flood Risk



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



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:

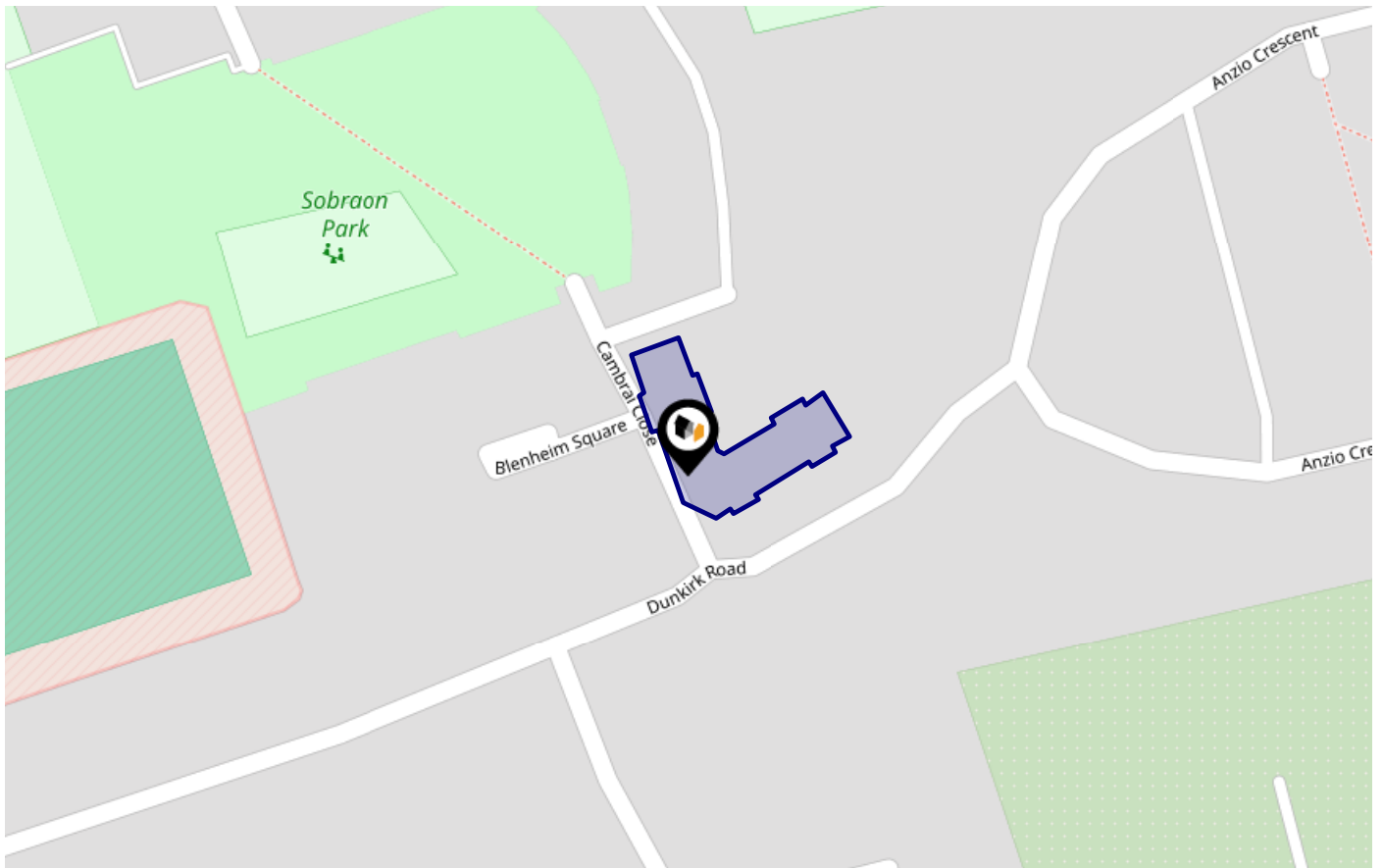


Flood Risk

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.

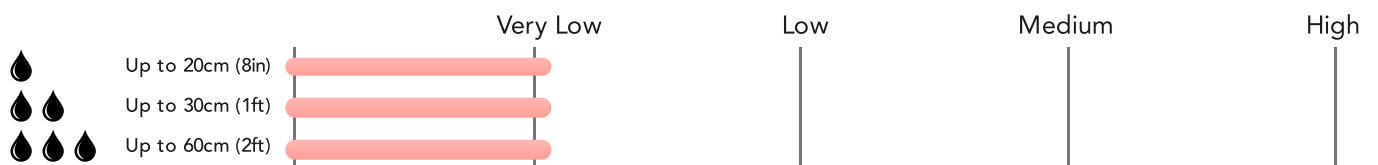


Risk Rating: Very low

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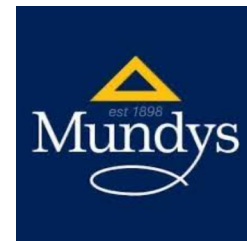
Chance of flooding to the following depths at this property:



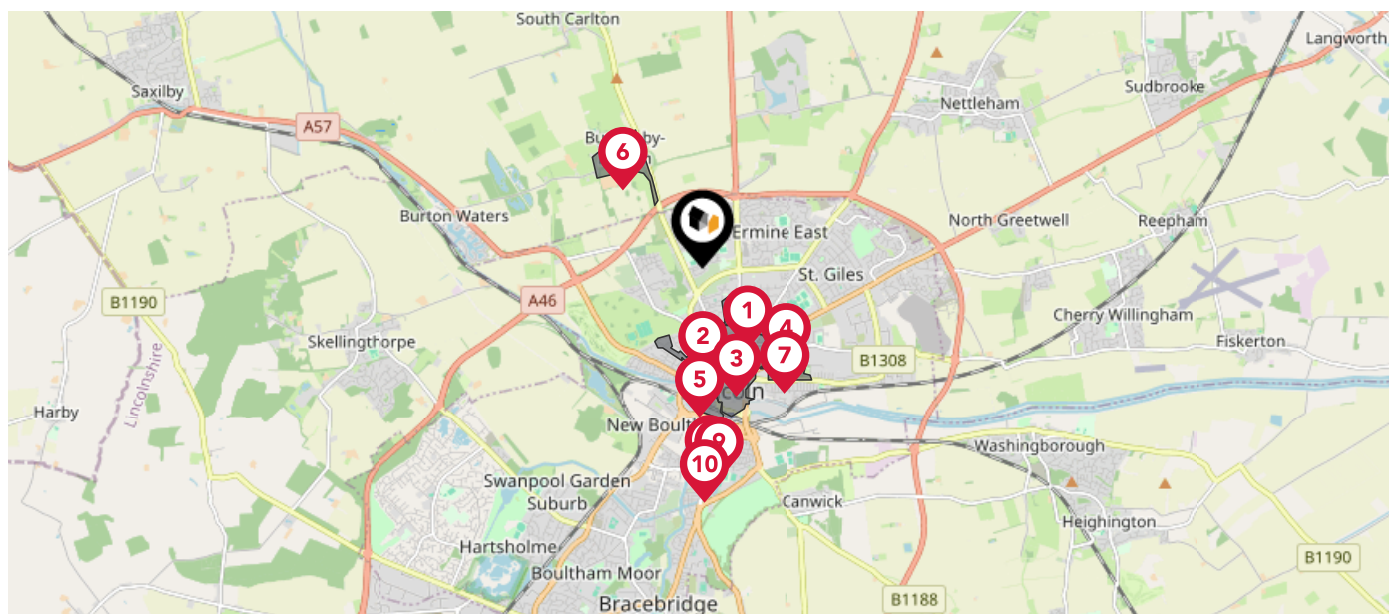
MIR - Material Info

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

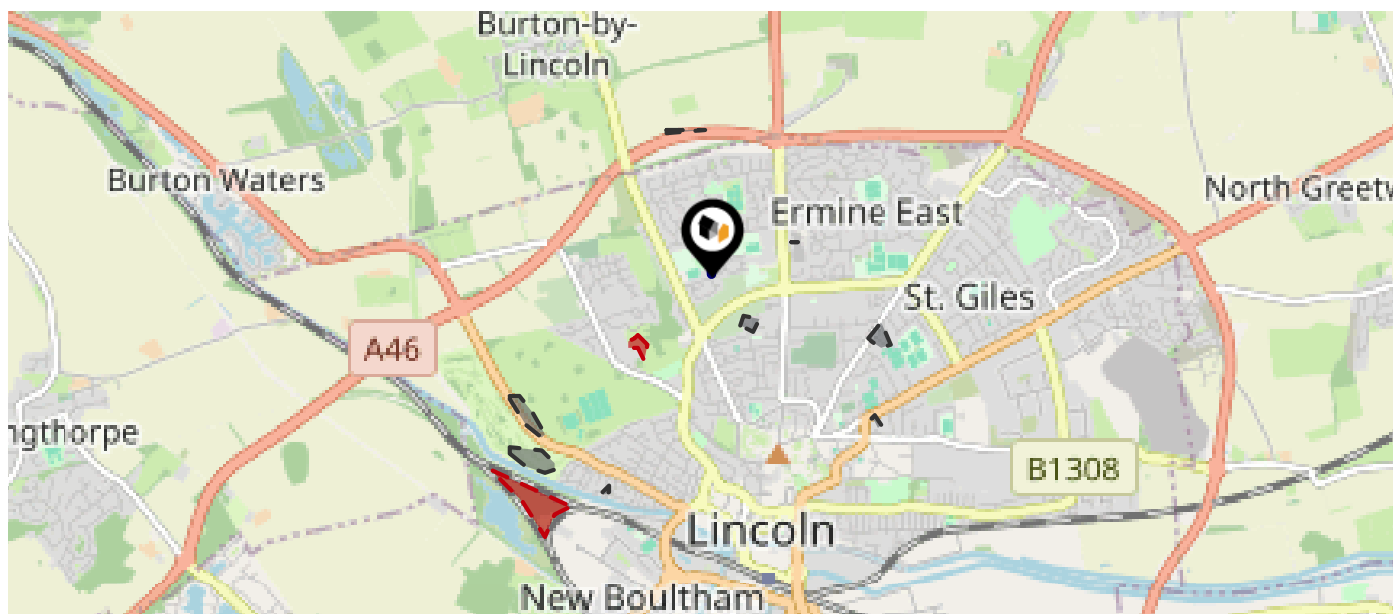
-  Newport and Nettleham Road
-  Carline
-  Cathedral and City Centre
-  The Dell
-  West Parade and Brayford
-  Burton
-  Lindum and Arboretum
-  St Peter-at-Gowts
-  Sibthorp
-  Gowt's Bridge

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

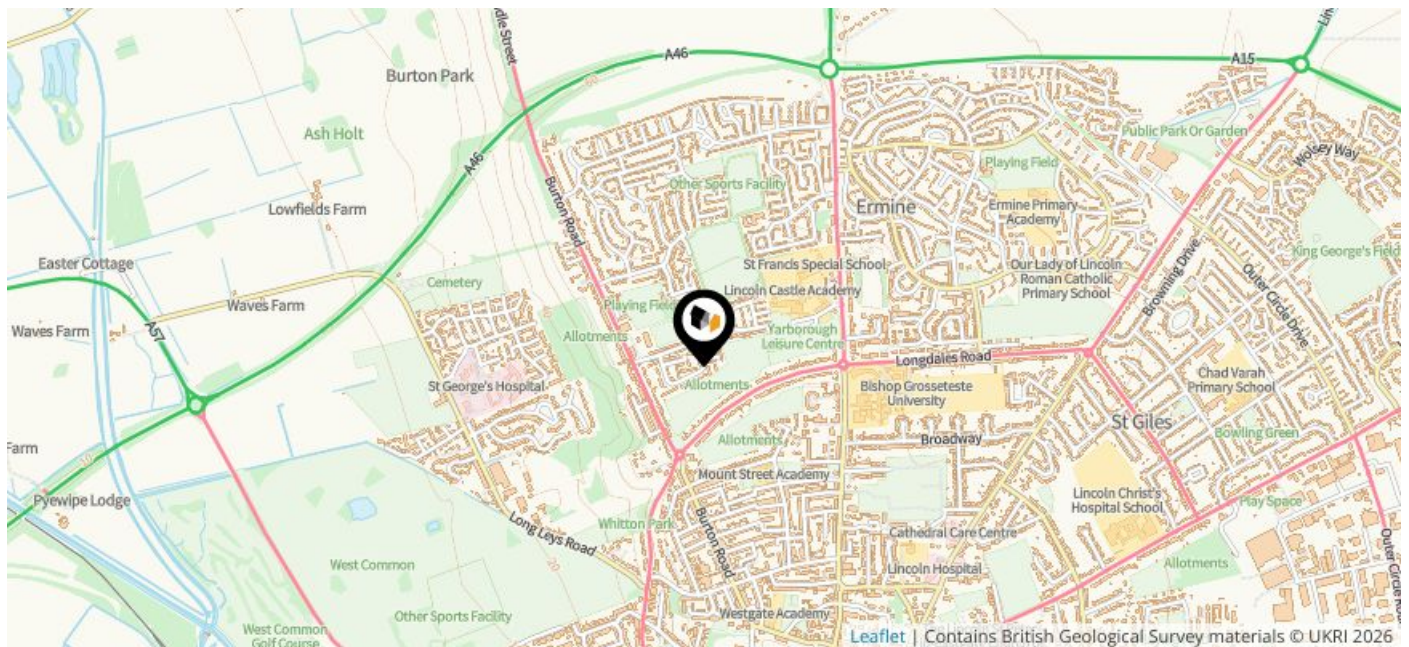
Mount Street-Lincoln, Lincolnshire	Historic Landfill
Cathedral Quarry-Riseholme Road, Lincoln	Historic Landfill
EA/EPR/BP3598NX/A001 - Serviceteam Ltd	Active Landfill
Ellis Farm-Burton	Historic Landfill
Nursery Grove-Lincoln, Lincolnshire	Historic Landfill
The Dell-Wragby Road	Historic Landfill
West Common-Lincoln, Lincolnshire	Historic Landfill
Former Fisons Site-Carholme Road	Historic Landfill
Golf Course-West Common	Historic Landfill
EA/EPR/BP3998NN/A001 - Beevor Foundry Ltd	Active 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.

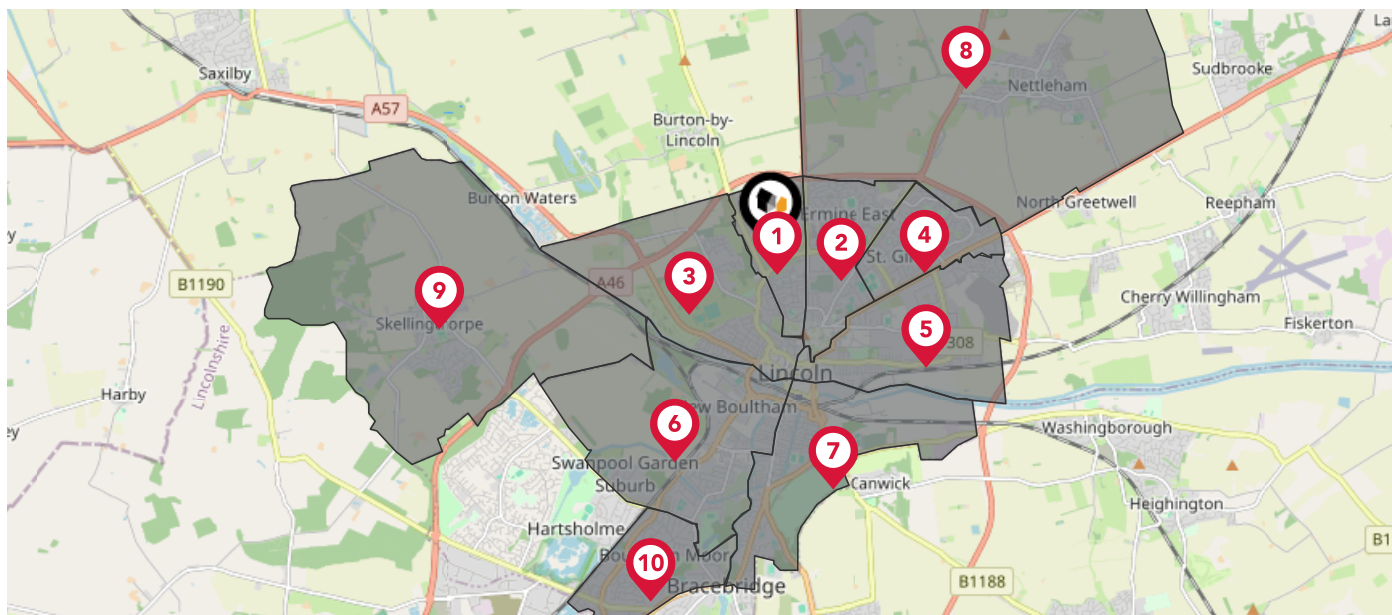
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

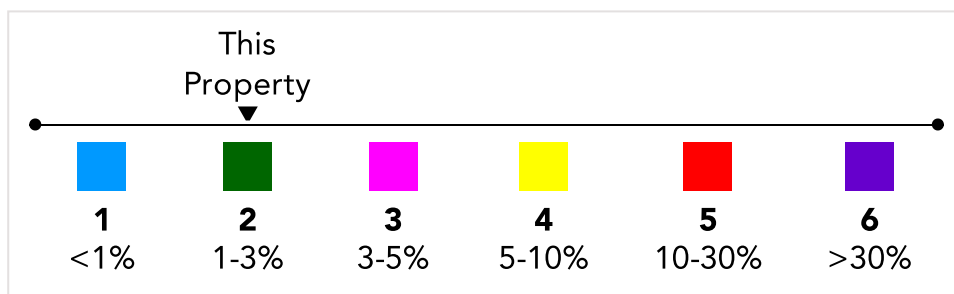
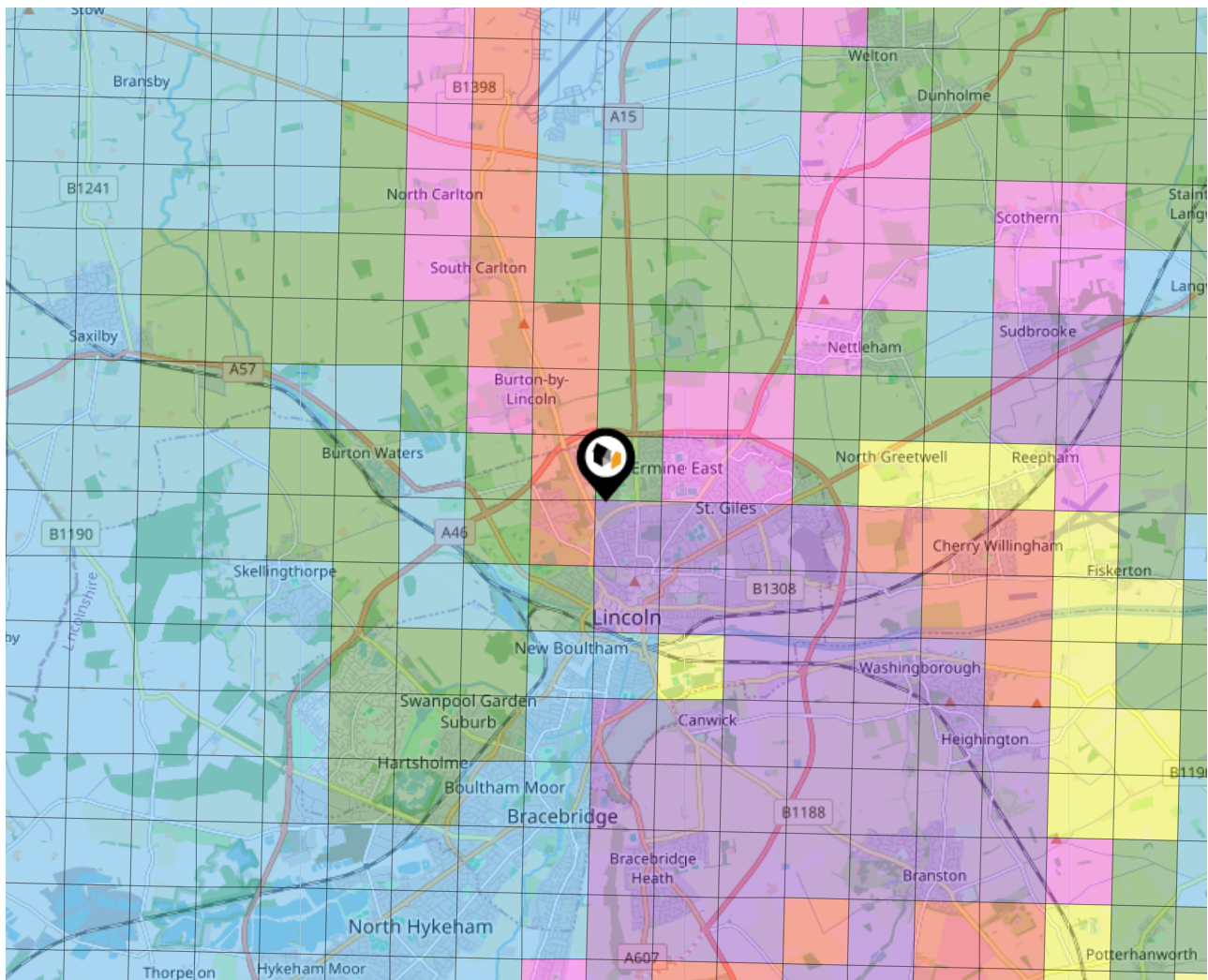


Nearby Council Wards

-  Castle Ward
-  Minster Ward
-  Carholme Ward
-  Glebe Ward
-  Abbey Ward
-  Boutham Ward
-  Park Ward
-  Nettleham Ward
-  Skellingthorpe Ward
-  Moorland Ward

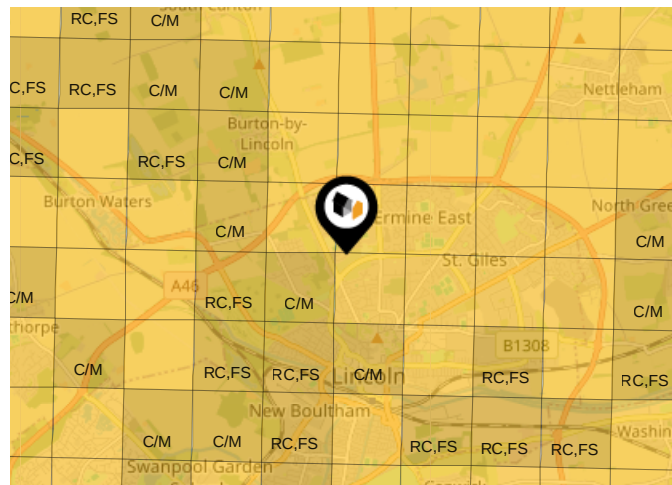
What is Radon?

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



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

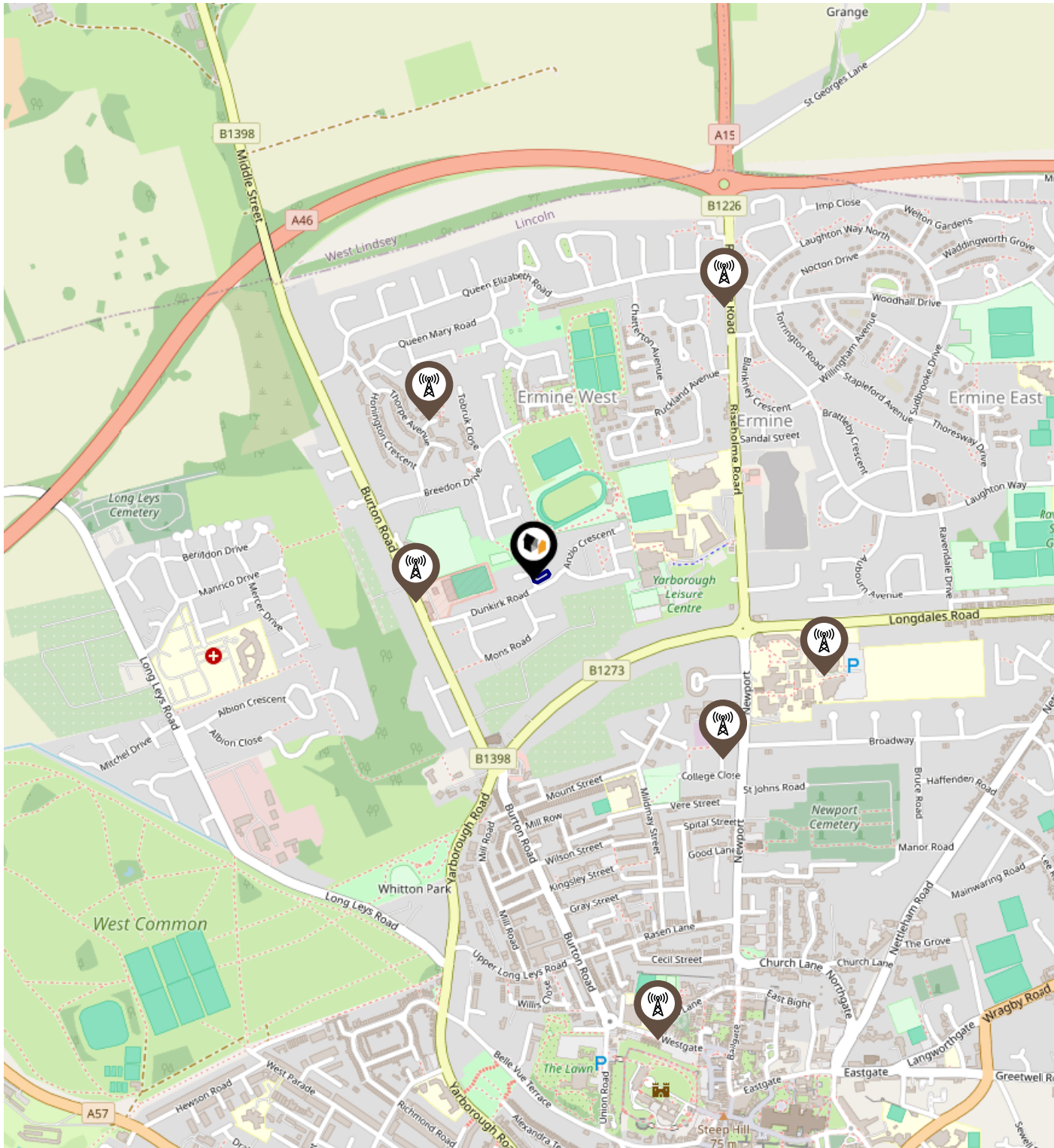
Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		





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:

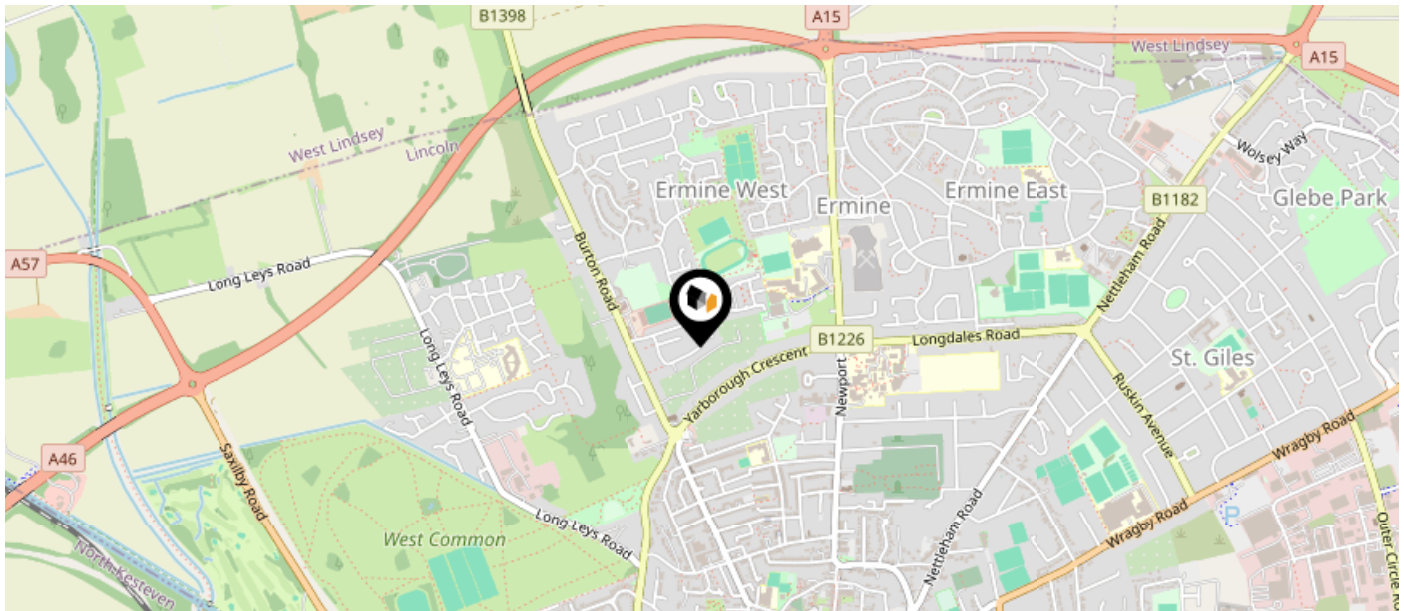
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

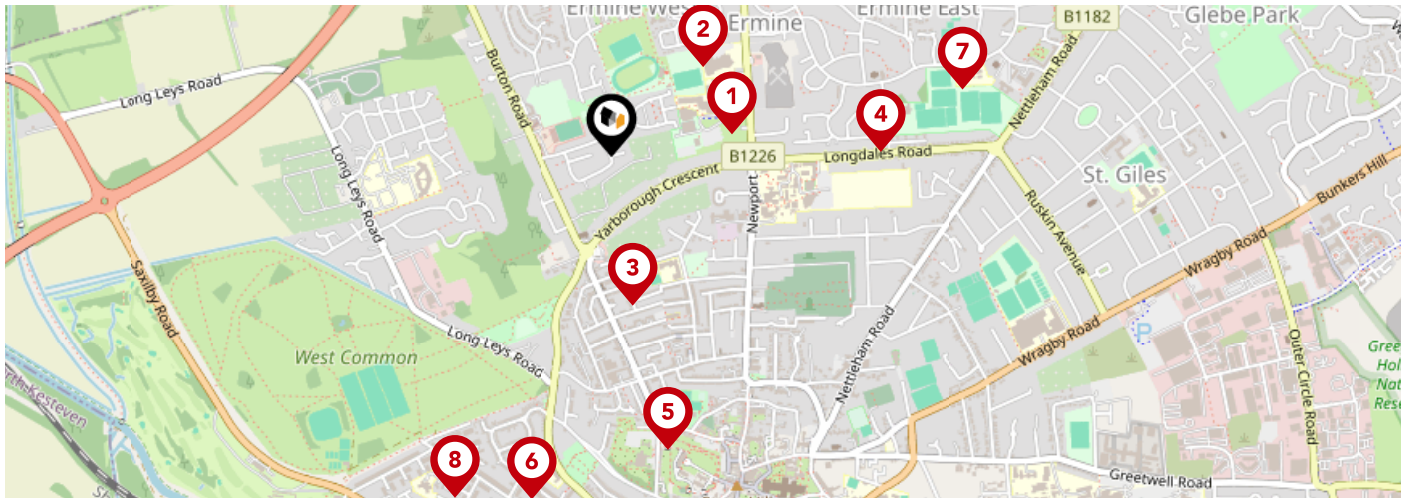


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

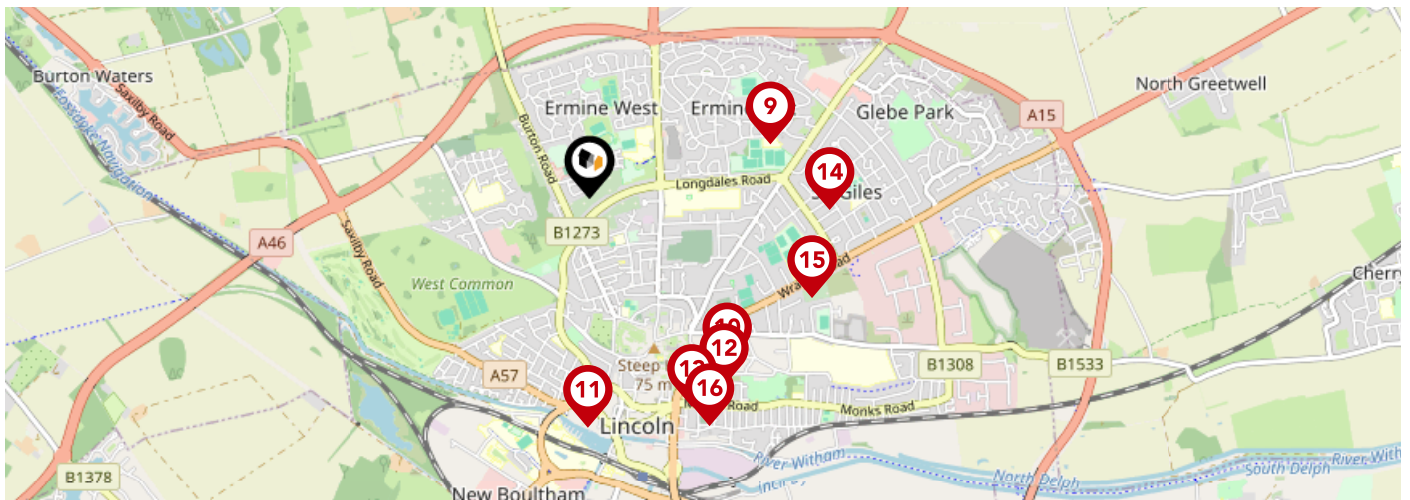


Listed Buildings in the local district	Grade	Distance
1388822 - The Olde House	Grade II	0.4 miles
1388742 - Dial Cottage	Grade II	0.4 miles
1388755 - Saxon Villa And Attached Railings	Grade II	0.5 miles
1388646 - 42, Mill Road	Grade II	0.5 miles
1388645 - 18-40, Mill Road	Grade II	0.5 miles
1388727 - Church Of St Nicholas	Grade II	0.5 miles
1388723 - Newport Manor	Grade II	0.5 miles
1388724 - St Nicholas House	Grade II	0.5 miles
1388728 - Willsons Cottages At Newport Cemetery	Grade II	0.5 miles
1388647 - Ellis's Mill	Grade II	0.5 miles

Area Schools

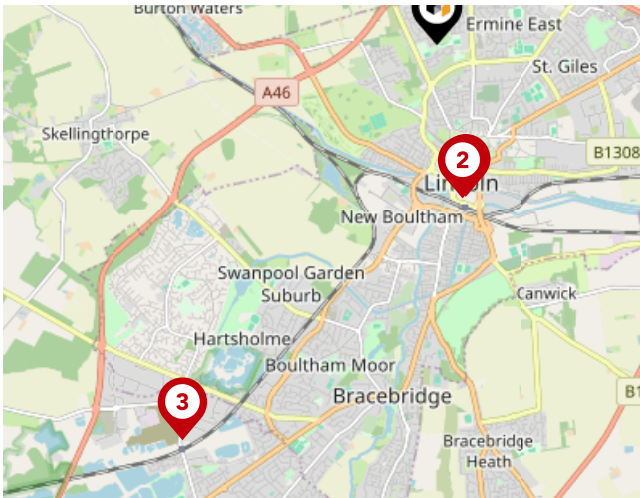


		Nursery	Primary	Secondary	College	Private
1	Lincoln Castle Academy Ofsted Rating: Not Rated Pupils: 680 Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The St Francis Special School, Lincoln Ofsted Rating: Outstanding Pupils: 161 Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Mount Street Academy Ofsted Rating: Outstanding Pupils: 318 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Castles Education Ofsted Rating: Inadequate Pupils: 93 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Westgate Academy Ofsted Rating: Good Pupils: 430 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The St Faith and St Martin Church of England Junior School, Lincoln Ofsted Rating: Good Pupils: 345 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Our Lady of Lincoln Catholic Primary School A Voluntary Academy Ofsted Rating: Good Pupils: 204 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The St Faith's Church of England Infant and Nursery School, Lincoln Ofsted Rating: Good Pupils: 278 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



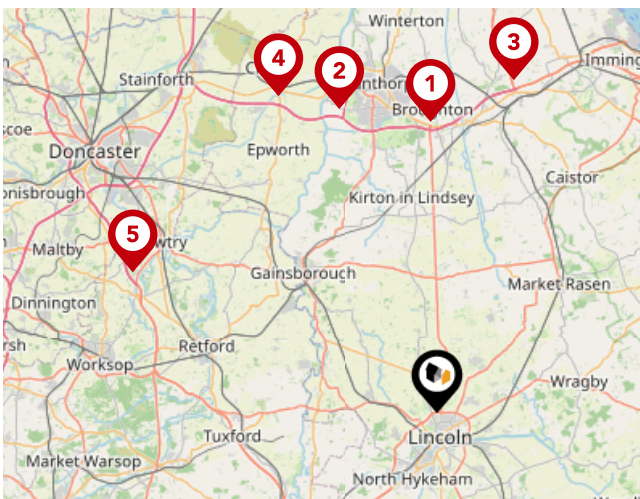
	Nursery	Primary	Secondary	College	Private
<p>9 Ermine Primary Academy Ofsted Rating: Good Pupils: 393 Distance:0.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School Ofsted Rating: Requires improvement Pupils: 89 Distance:0.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Lincolnshire Secure Unit Ofsted Rating: Not Rated Pupils:0 Distance:1.01</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Lincoln Minster School Ofsted Rating: Not Rated Pupils: 473 Distance:1.02</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Lincoln UTC Ofsted Rating: Good Pupils: 369 Distance:1.03</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Springwell Alternative Academy Lincoln Ofsted Rating: Good Pupils: 48 Distance:1.07</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Lincoln Christ's Hospital School Ofsted Rating: Good Pupils: 1286 Distance:1.08</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Lincoln College Ofsted Rating: Good Pupils:0 Distance:1.14</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	1.38 miles
2	Lincoln Central Rail Station	1.39 miles
3	Hykeham Rail Station	4.18 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	20.65 miles
2	M180 J3	22.64 miles
3	M180 J5	24.1 miles
4	M180 J2	25.05 miles
5	A1(M) J34	23.79 miles

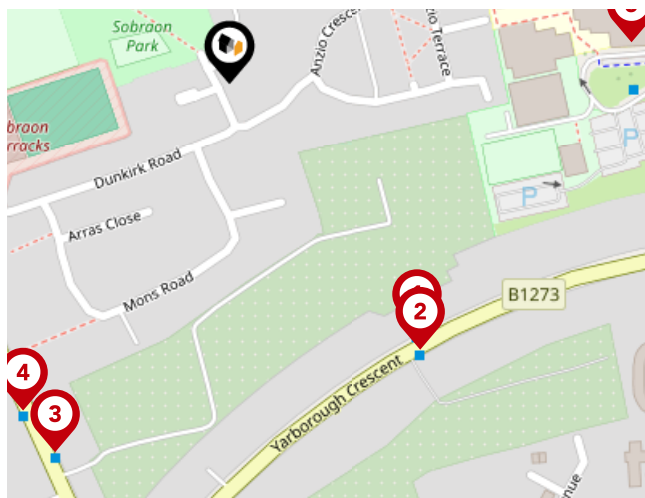


Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	24.71 miles
2	Finningley	25.15 miles
3	East Mids Airport	43.65 miles
4	Leeds Bradford Airport	62.88 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	65 Yarborough Crescent	0.17 miles
2	76 Yarborough Crescent	0.18 miles
3	Wingrave Street	0.23 miles
4	Wingrave Street	0.21 miles
5	Castle Academy	0.22 miles

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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