

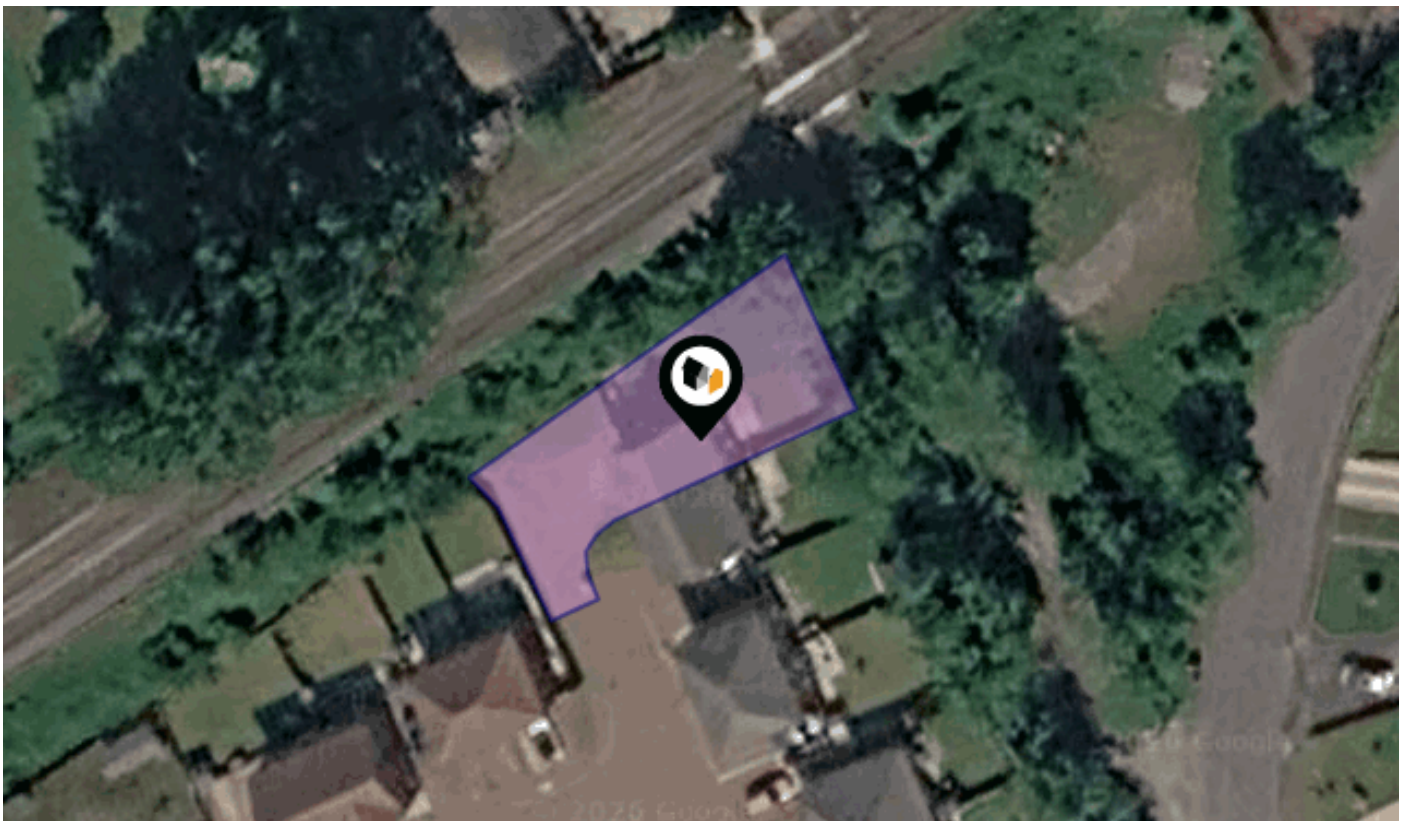


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# MIR: Material Info

The Material Information Affecting this Property

**Thursday 16th July 2026**



**KINGFISHER CLOSE, CHERRY WILLINGHAM, LINCOLN, LN3**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

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# Property Overview



## Property

|                  |               |         |          |
|------------------|---------------|---------|----------|
| Type:            | Semi-Detached | Tenure: | Freehold |
| Bedrooms:        | 3             |         |          |
| Plot Area:       | 0.09 acres    |         |          |
| Year Built :     | 2018          |         |          |
| Council Tax :    | Band B        |         |          |
| Annual Estimate: | £1,831        |         |          |
| Title Number:    | LL380842      |         |          |

## Local Area

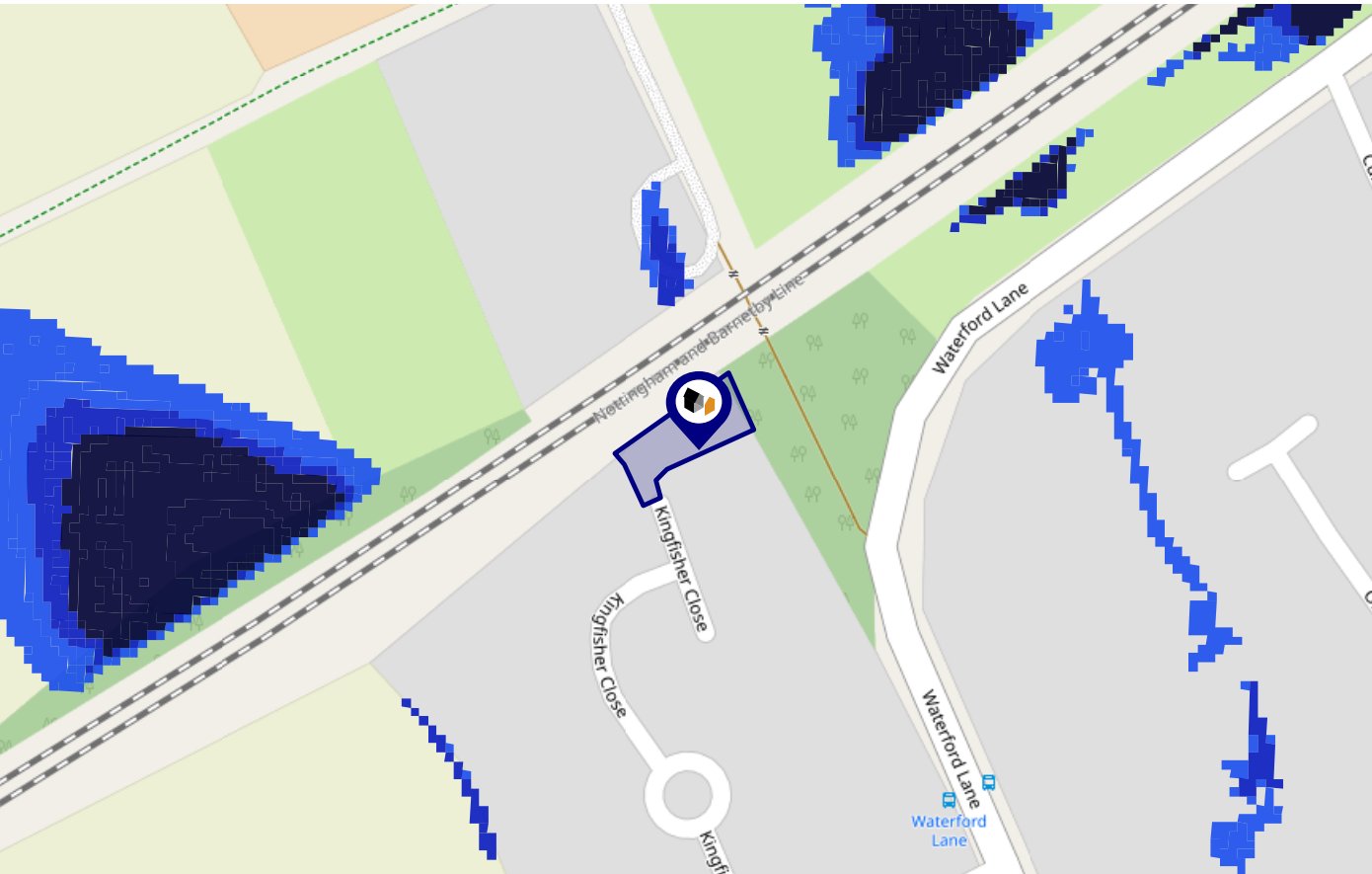
|                    |              |                                    |      |      |
|--------------------|--------------|------------------------------------|------|------|
| Local Authority:   | Lincolnshire | Estimated Broadband Speeds         |      |      |
| Conservation Area: | No           | (Standard - Superfast - Ultrafast) |      |      |
| Flood Risk:        |              |                                    |      |      |
| ● Rivers & Seas    | Very low     | 5                                  | 41   | 1800 |
| ● Surface Water    | Very low     | mb/s                               | mb/s | mb/s |
|                    |              |                                    |      |      |

|                          |                                  |  |  |
|--------------------------|----------------------------------|--|--|
| Mobile Coverage:         | Satellite/Fibre TV Availability: |  |  |
| (based on calls indoors) |                                  |  |  |
|                          |                                  |  |  |
|                          |                                  |  |  |

# 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.

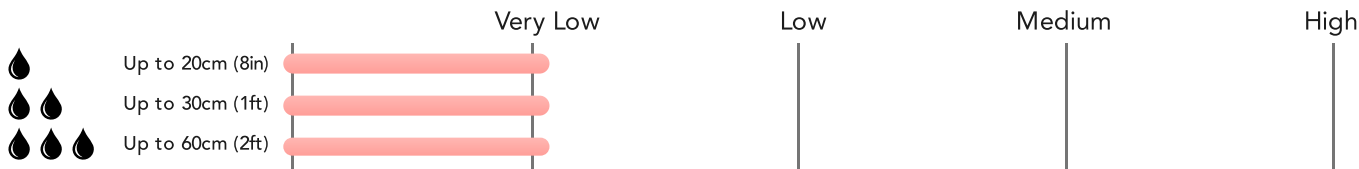


Risk Rating: Very low

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.

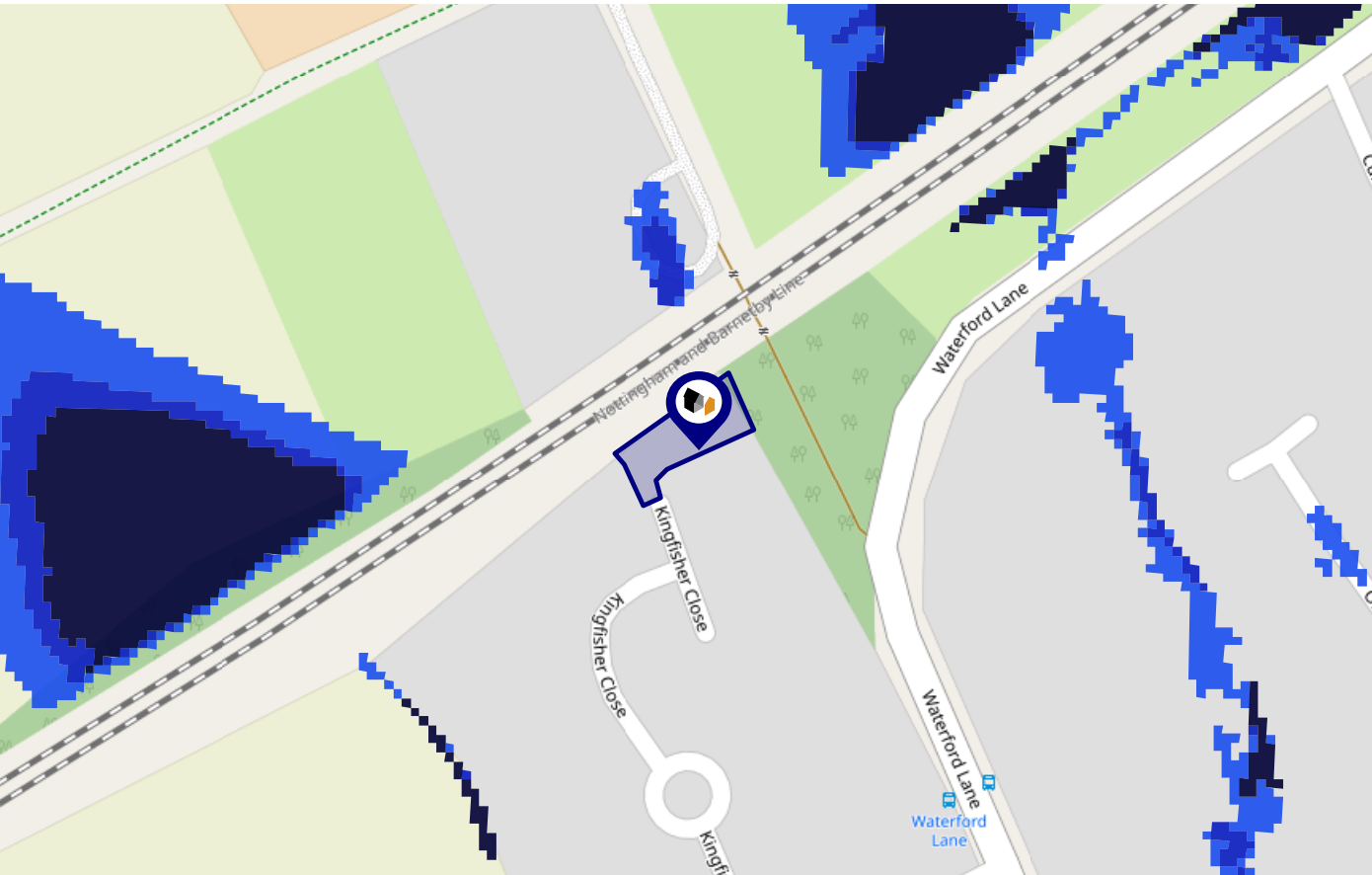
Chance of flooding to the following depths at this property:



# 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.

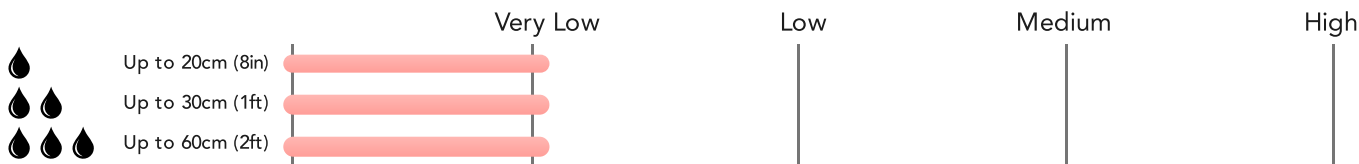


Risk Rating: Very low

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

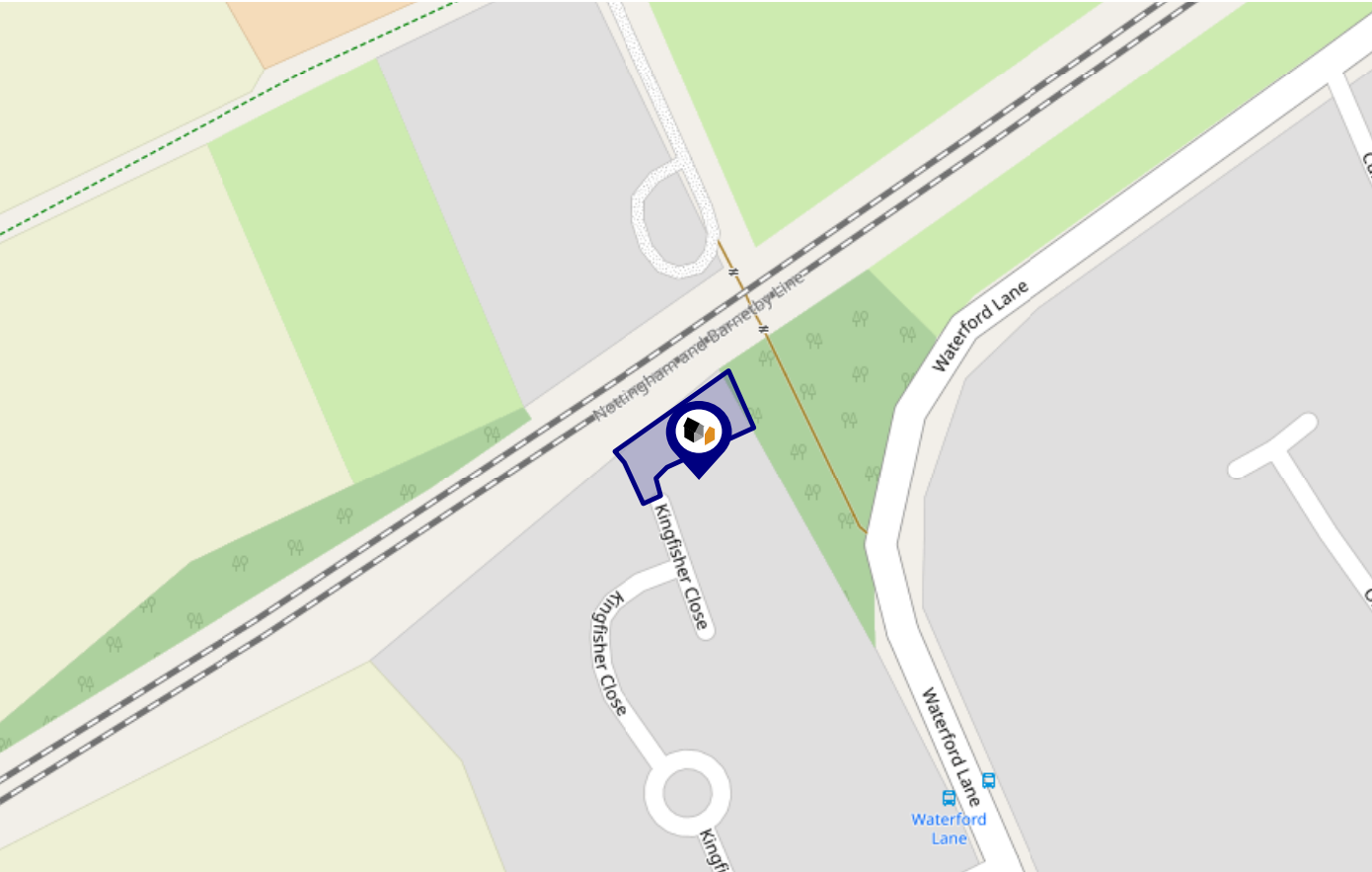


# Flood Risk

## 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.

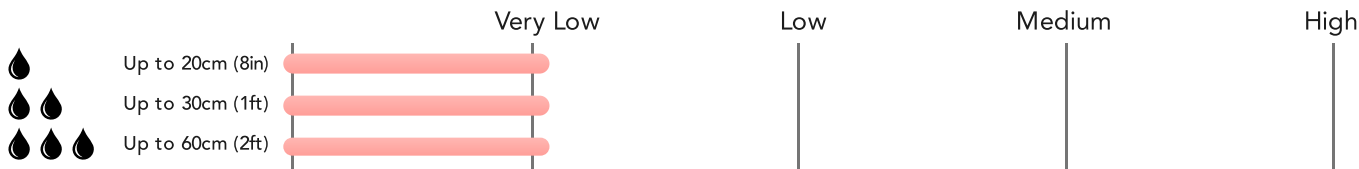


Risk Rating: Very low

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



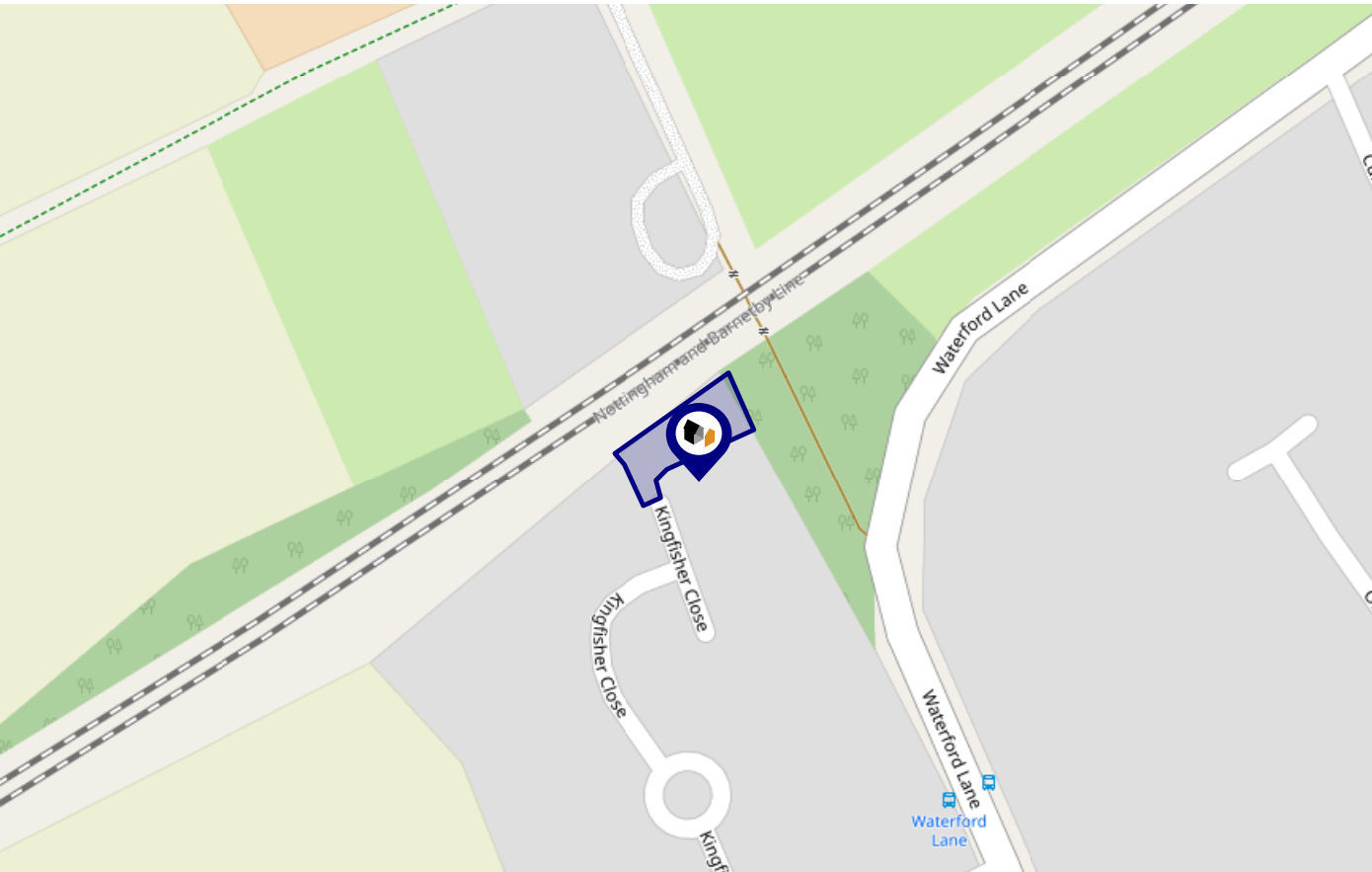


# Flood Risk

## 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.

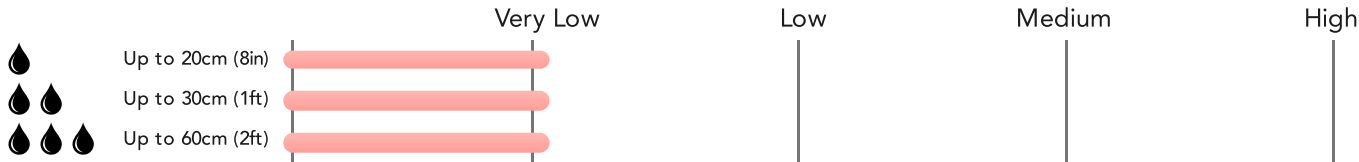


Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:

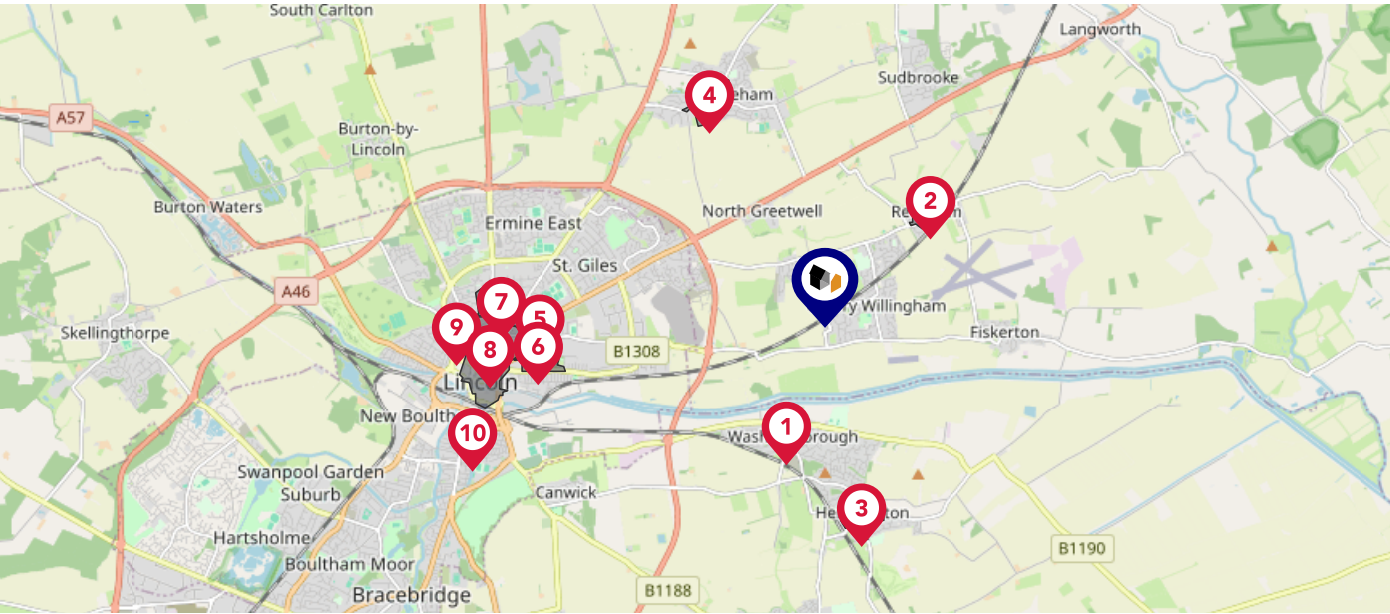


# Maps

## 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.



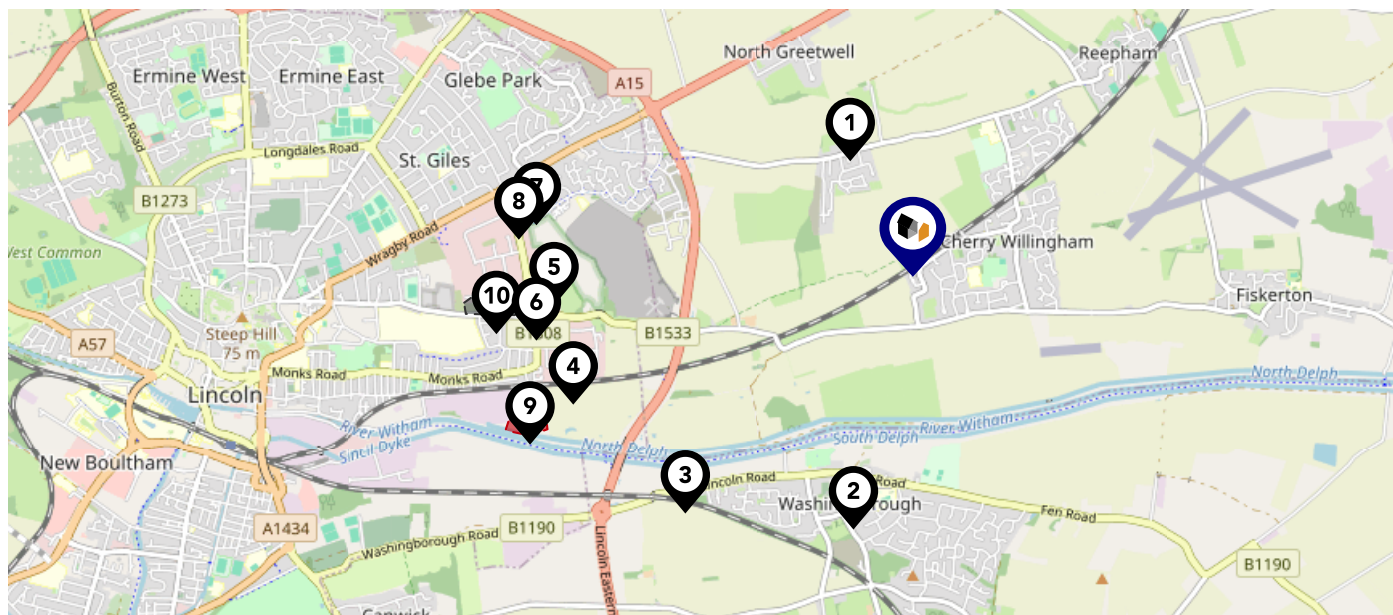
| Nearby Conservation Areas |                            |
|---------------------------|----------------------------|
| 1                         | Washingborough             |
| 2                         | Reepham                    |
| 3                         | Heighington                |
| 4                         | Nettleham                  |
| 5                         | The Dell                   |
| 6                         | Lindum and Arboretum       |
| 7                         | Newport and Nettleham Road |
| 8                         | Cathedral and City Centre  |
| 9                         | Carline                    |
| 10                        | Sibthorp                   |

# 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.

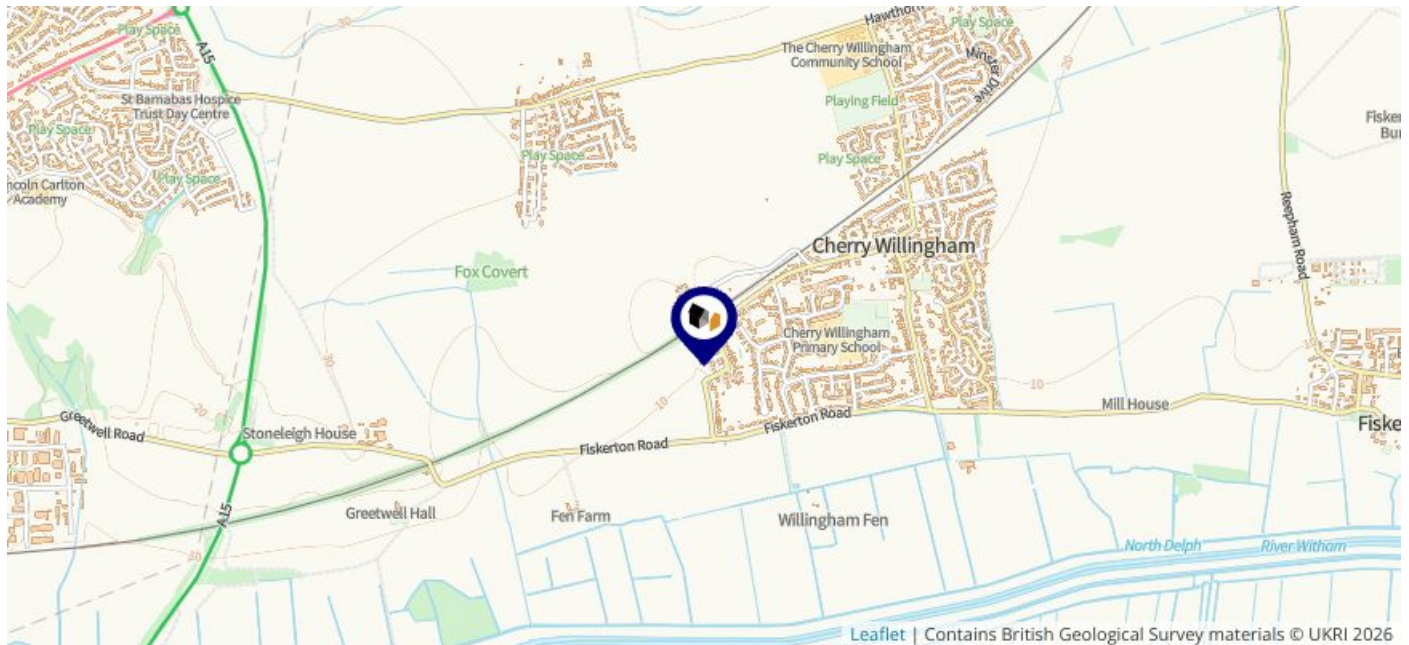


### Nearby Landfill Sites

|           |                                                                                                                      |                   |  |
|-----------|----------------------------------------------------------------------------------------------------------------------|-------------------|--|
| <b>1</b>  | Land to the rear of 41-43 Hawthorn Road-Cherry Willingham, Lincoln                                                   | Historic Landfill |  |
| <b>2</b>  | Manor Road-Washingborough                                                                                            | Historic Landfill |  |
| <b>3</b>  | Land North of Lincoln Road-Washingborough, Lincoln                                                                   | Historic Landfill |  |
| <b>4</b>  | Land East to of Dowding Road and lying between Railway line and Allenby Road Industrial Estate-Wavell Drive, Lincoln | Historic Landfill |  |
| <b>5</b>  | Wrights Way-Lincoln, Lincolnshire                                                                                    | Historic Landfill |  |
| <b>6</b>  | Wikes Site-Outer Circle Road                                                                                         | Historic Landfill |  |
| <b>7</b>  | Rear Of Old Hillards-Rear Of Old Hillards, Wragby Road                                                               | Historic Landfill |  |
| <b>8</b>  | Outer Circle Road-Lincoln, Lincolnshire                                                                              | Historic Landfill |  |
| <b>9</b>  | EA/EPR/BP3098ND/A001 - U E F Lincoln                                                                                 | Active Landfill   |  |
| <b>10</b> | Greetwell Road and Outer Circle Road-Lincoln, Lincolnshire                                                           | Historic Landfill |  |



This map displays nearby coal mine entrances and their classifications.



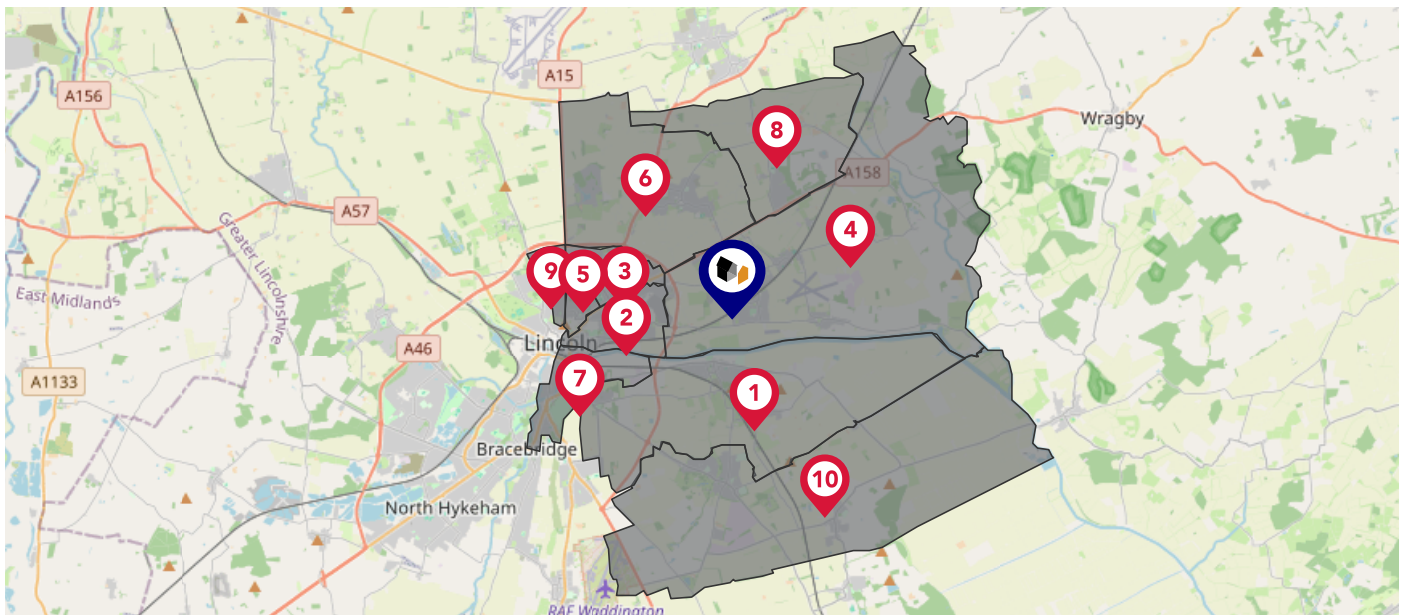
### Mine Entry

- ✕ 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

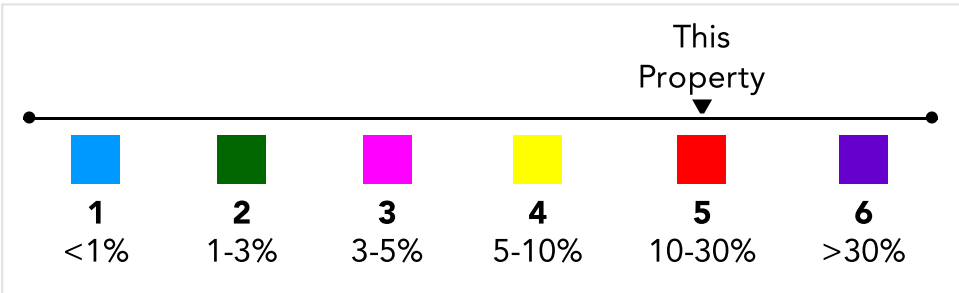
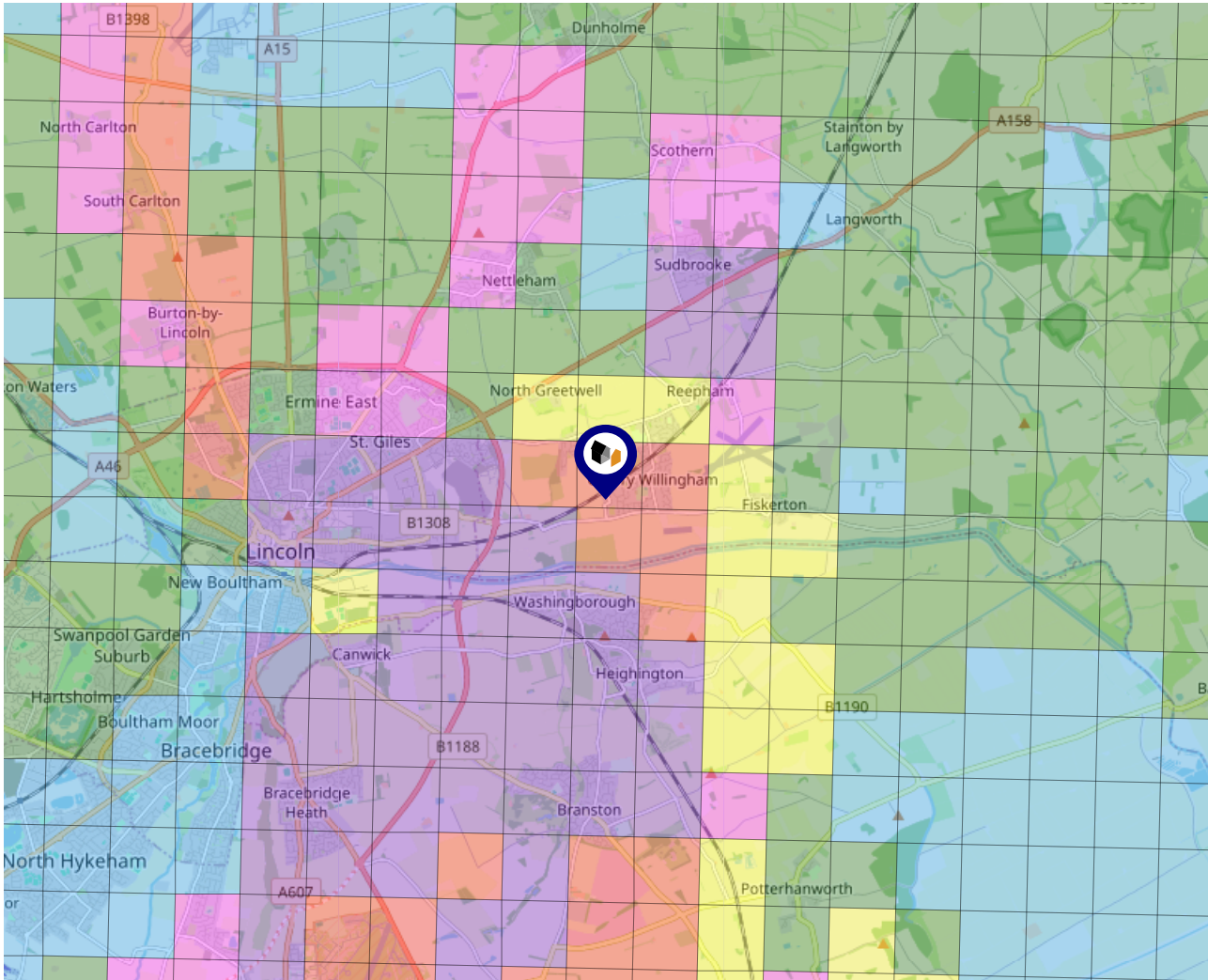


### Nearby Council Wards

- |    |                                     |
|----|-------------------------------------|
| 1  | Heighington and Washingborough Ward |
| 2  | Abbey Ward                          |
| 3  | Glebe Ward                          |
| 4  | Cherry Willingham Ward              |
| 5  | Minster Ward                        |
| 6  | Nettleham Ward                      |
| 7  | Park Ward                           |
| 8  | Sudbrooke Ward                      |
| 9  | Castle Ward                         |
| 10 | Branston Ward                       |

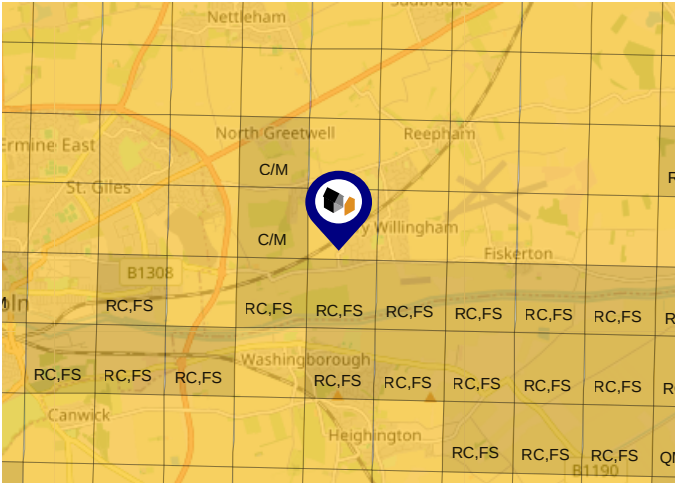
### What is Radon?

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>        | NONE                     | <b>Soil Texture:</b> | CLAY TO SANDY LOAM |
| <b>Parent Material Grain:</b> | ARGILLIC -<br>ARENACEOUS | <b>Soil Depth:</b>   | DEEP               |
| <b>Soil Group:</b>            | ALL                      |                      |                    |

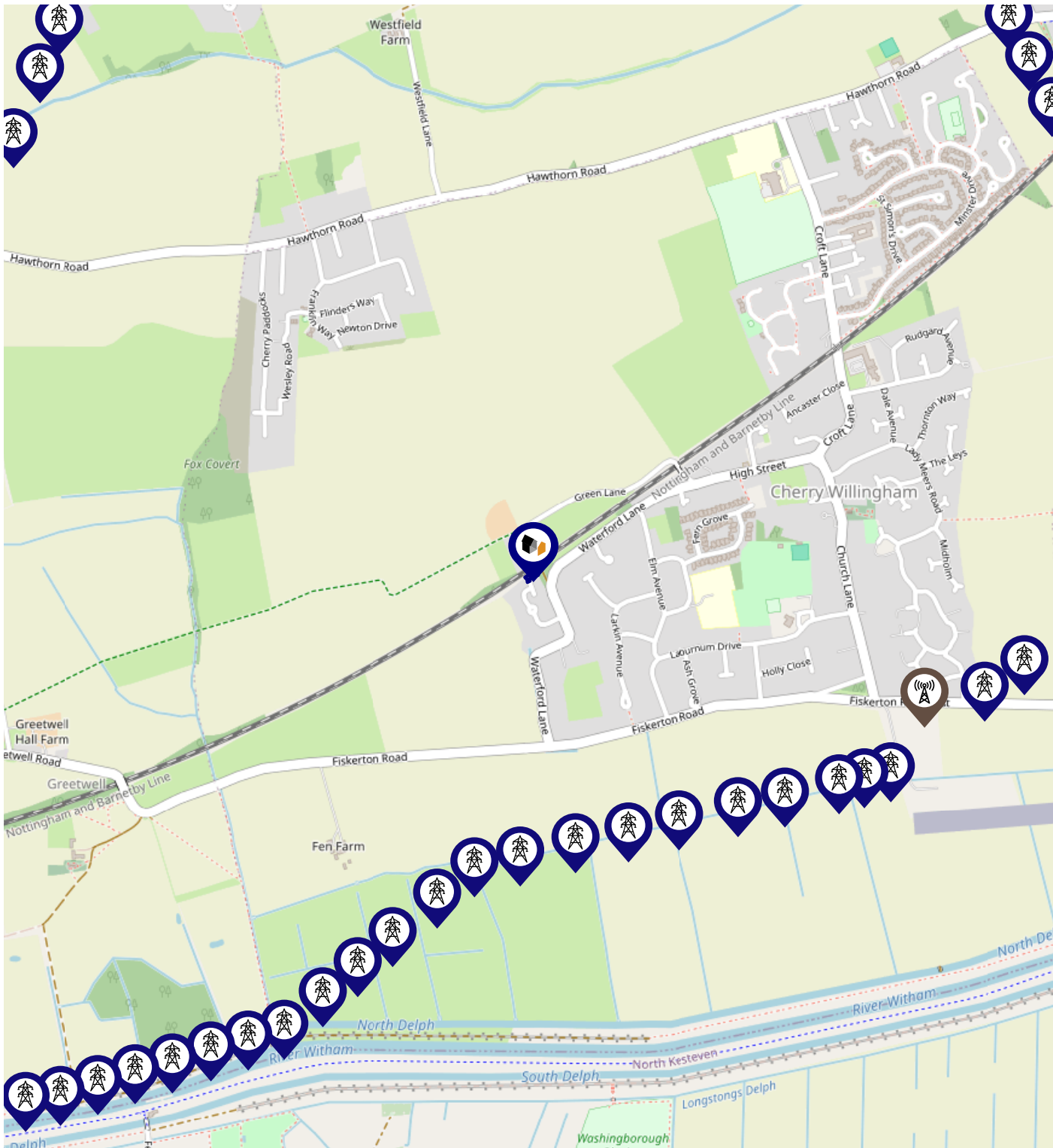


## Primary Classifications (Most Common Clay Types)

|               |                                              |
|---------------|----------------------------------------------|
| <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:

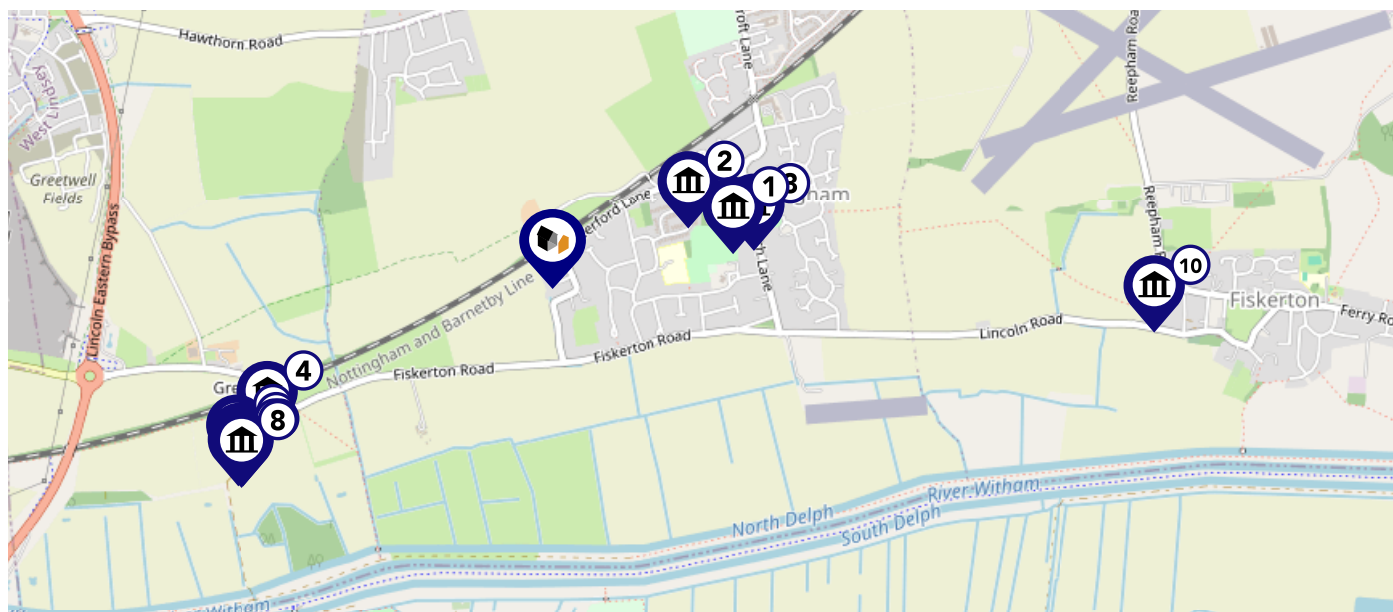
-  Power Pylons
-  Communication Masts

# 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  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------|
|  1064019 - The Manor House                                                              | Grade II | 0.4 miles |
|  1147736 - 21, 23, 25 And 27, High Street                                               | Grade II | 0.4 miles |
|  1064018 - Church Of St Peter And St Paul                                               | Grade I  | 0.5 miles |
|  1064024 - Greetwell Lodge And Wall With Gate Piers                                     | Grade II | 0.7 miles |
|  1308373 - Greetwell Hall                                                               | Grade II | 0.8 miles |
|  1147787 - Monument To Thomas Winn, 6 Yards South-east Of Apse Of Church Of All Saints  | Grade II | 0.8 miles |
|  1064023 - Church Of All Saints                                                         | Grade II | 0.8 miles |
|  1359505 - Monument To Thomas Straw, 4 Yards South East Of Apse Of Church Of All Saints | Grade II | 0.8 miles |
|  1359504 - Stable Block At Greetwell Hall                                               | Grade II | 0.8 miles |
|  1064021 - Jessamine Cottage                                                            | Grade II | 1.4 miles |



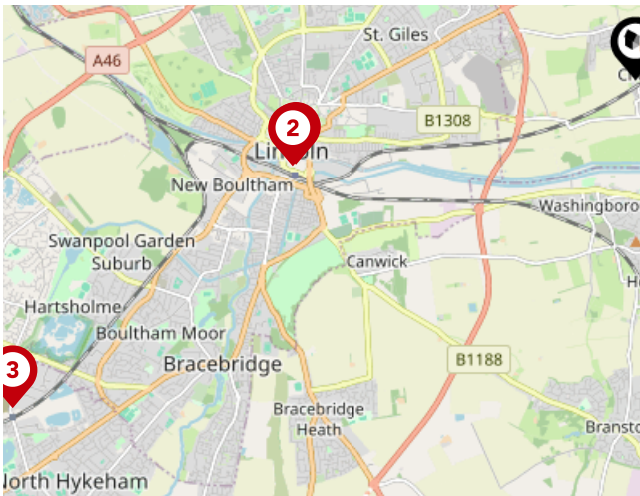
|          |                                                                                                                          | Nursery                             | Primary                             | Secondary                           | College                  | Private                  |
|----------|--------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Cherry Willingham Primary Academy</b><br>Ofsted Rating: Good   Pupils: 205   Distance:0.25                            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>The Priory Pembroke Academy</b><br>Ofsted Rating: Good   Pupils: 567   Distance:0.72                                  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Washingborough Academy</b><br>Ofsted Rating: Good   Pupils: 271   Distance:0.98                                       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Reepham Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 204   Distance:1.23                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Lincoln Carlton Academy</b><br>Ofsted Rating: Outstanding   Pupils: 421   Distance:1.6                                | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Heighington Millfield Primary Academy</b><br>Ofsted Rating: Good   Pupils: 233   Distance:1.71                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>The Nettleham Church of England Voluntary Aided Junior School</b><br>Ofsted Rating: Good   Pupils: 227   Distance:2.1 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>The Lincoln St Giles Nursery School</b><br>Ofsted Rating: Outstanding   Pupils: 112   Distance:2.14                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



|                                                                                     |                                                                                                                                                           | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|   | <b>St Giles Academy</b><br>Ofsted Rating: Requires improvement   Pupils: 405   Distance:2.14                                                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The Nettleham Infant and Nursery School</b><br>Ofsted Rating: Good   Pupils: 210   Distance:2.24                                                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Springwell Alternative Academy Lincoln</b><br>Ofsted Rating: Good   Pupils: 48   Distance:2.26                                                         | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Lincoln Christ's Hospital School</b><br>Ofsted Rating: Good   Pupils: 1286   Distance:2.28                                                             | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Lincoln Monks Abbey Primary School</b><br>Ofsted Rating: Good   Pupils: 594   Distance:2.37                                                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Our Lady of Lincoln Catholic Primary School A Voluntary Academy</b><br>Ofsted Rating: Good   Pupils: 204   Distance:2.59                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Ermine Primary Academy</b><br>Ofsted Rating: Good   Pupils: 393   Distance:2.6                                                                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School</b><br>Ofsted Rating: Requires improvement   Pupils: 89   Distance:2.66 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

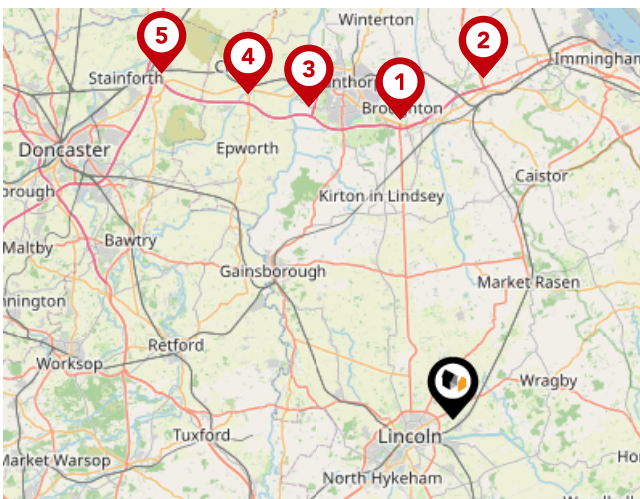


# Area Transport (National)



## National Rail Stations

| Pin | Name                         | Distance   |
|-----|------------------------------|------------|
| 1   | Lincoln Central Rail Station | 3.11 miles |
| 2   | Lincoln Central Rail Station | 3.13 miles |
| 3   | Hykeham Rail Station         | 6.25 miles |



## Trunk Roads/Motorways

| Pin | Name    | Distance    |
|-----|---------|-------------|
| 1   | M180 J4 | 21.56 miles |
| 2   | M180 J5 | 24.17 miles |
| 3   | M180 J3 | 24.38 miles |
| 4   | M180 J2 | 27.17 miles |
| 5   | M180 J1 | 31.95 miles |



## Airports/Helipads

| Pin | Name                   | Distance    |
|-----|------------------------|-------------|
| 1   | Humberside Airport     | 24.42 miles |
| 2   | Finningley             | 28.07 miles |
| 3   | East Mids Airport      | 45.78 miles |
| 4   | Leeds Bradford Airport | 65.67 miles |

# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name           | Distance   |
|-----|----------------|------------|
| 1   | Waterford Lane | 0.06 miles |
| 2   | Elm Avenue     | 0.14 miles |
| 3   | Fiskerton Road | 0.23 miles |
| 4   | Green Lane     | 0.29 miles |
| 5   | Cherry Tree PH | 0.39 miles |

# Mundys

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