

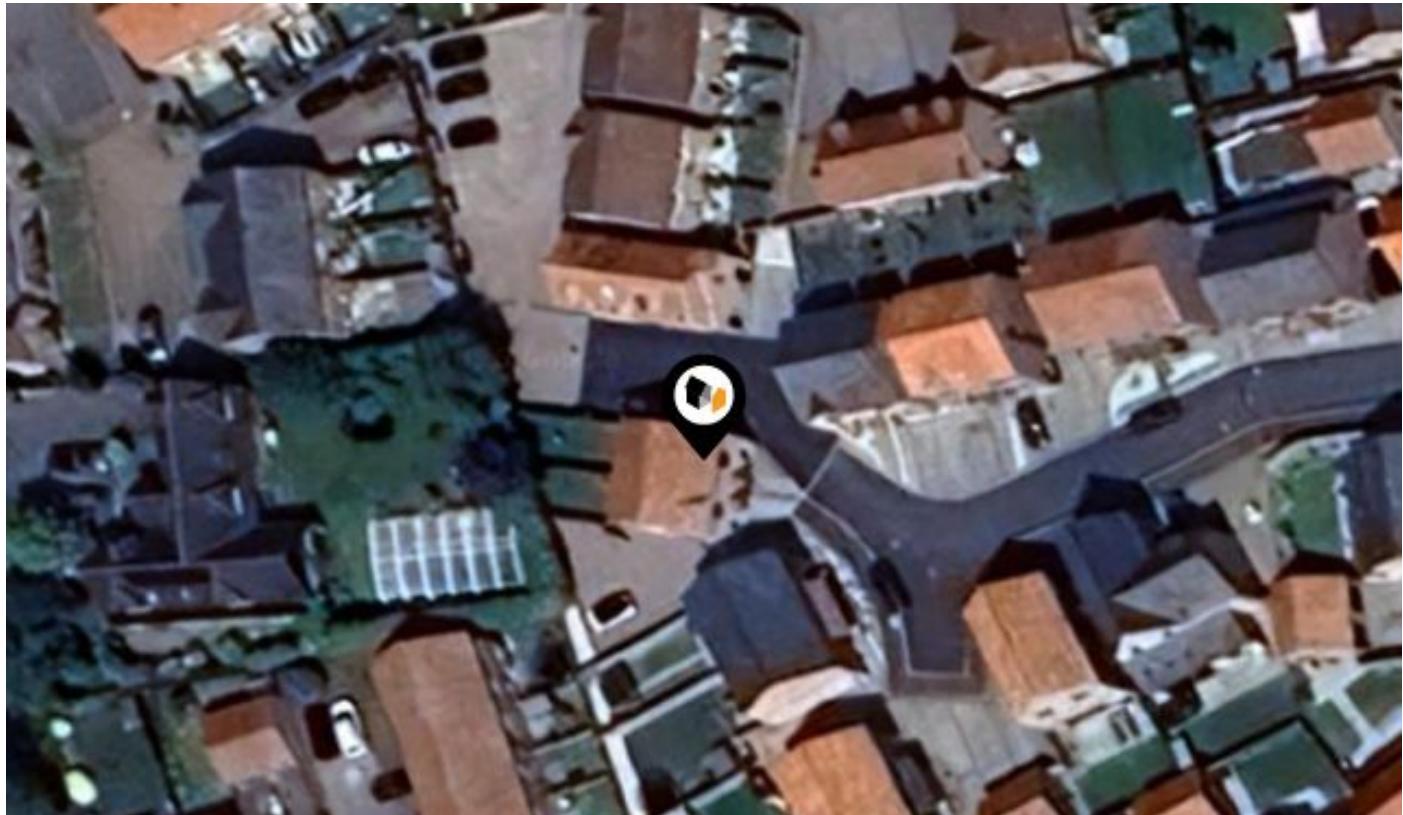


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 05th February 2026



POPPYFIELD CLOSE, SKELLINGTHORPE, LINCOLN, LN6

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

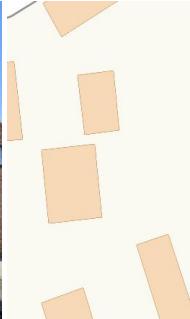
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Property Overview



Property

Type: Semi-Detached

Local Area

Local Authority: Lincolnshire

Conservation Area: No

Flood Risk:

- Rivers & Seas Medium
- Surface Water Very low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

2
mb/s



50
mb/s



2000
mb/s



Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:

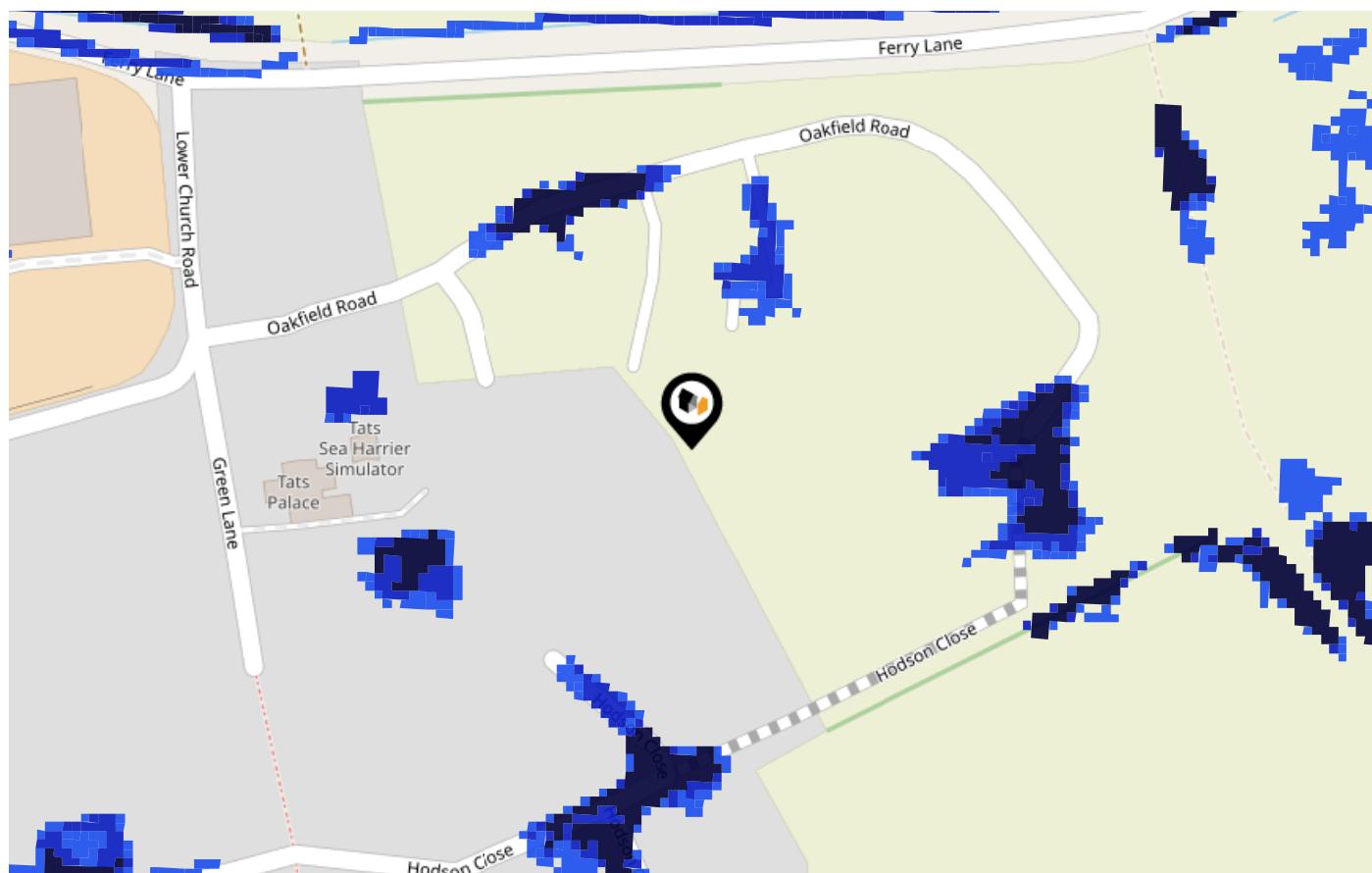


Flood Risk

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.

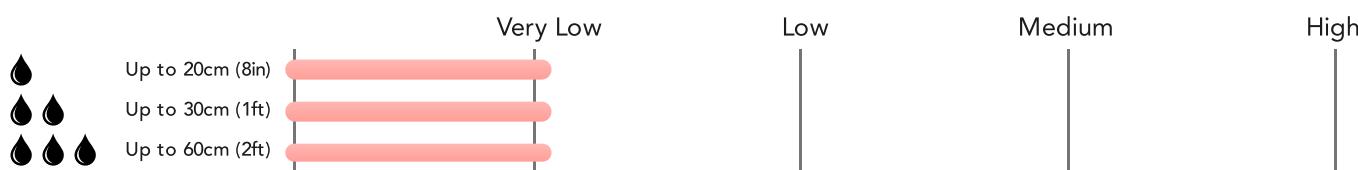


Risk Rating: Very low

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.

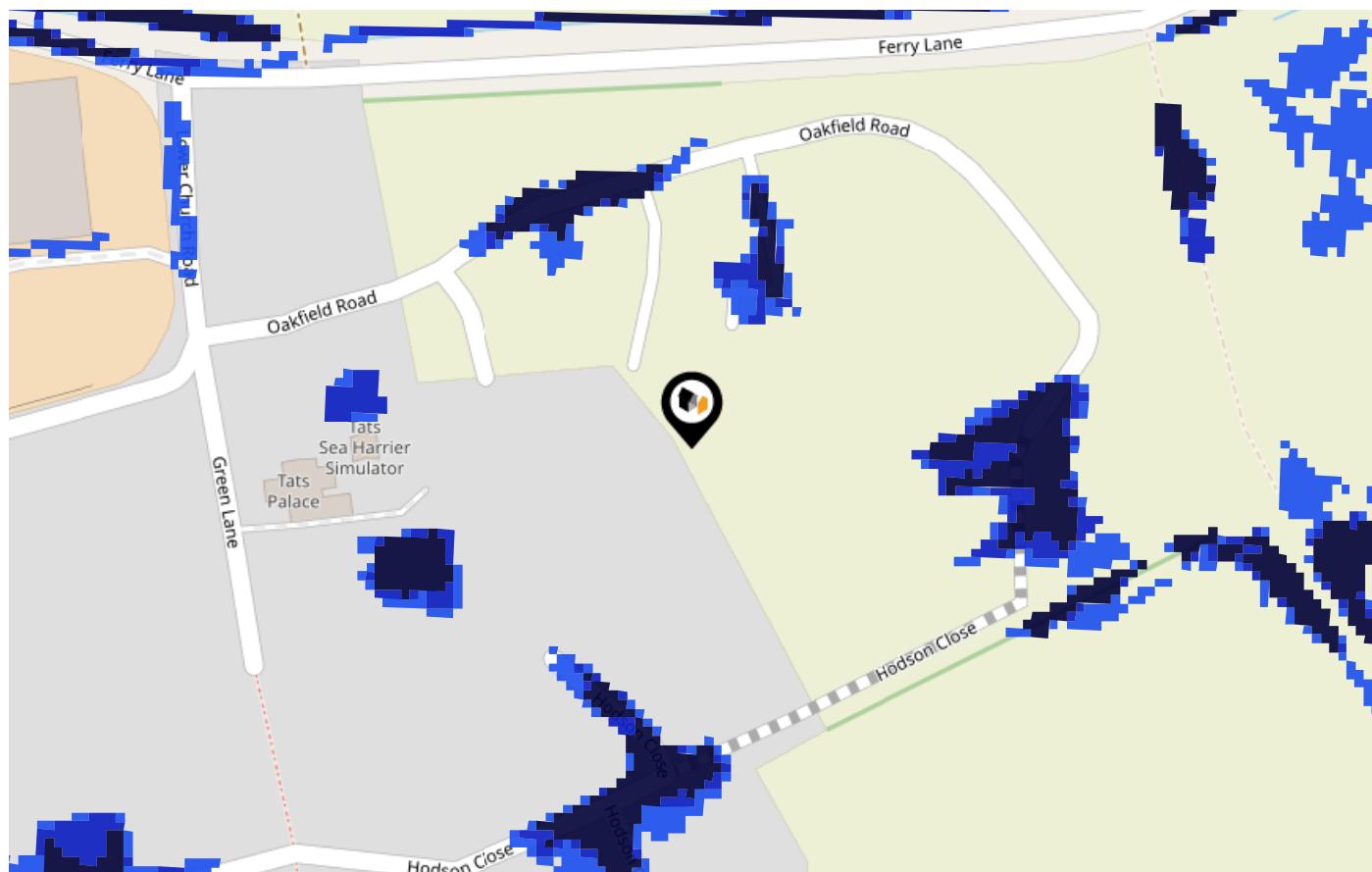
Chance of flooding to the following depths at this property:



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.

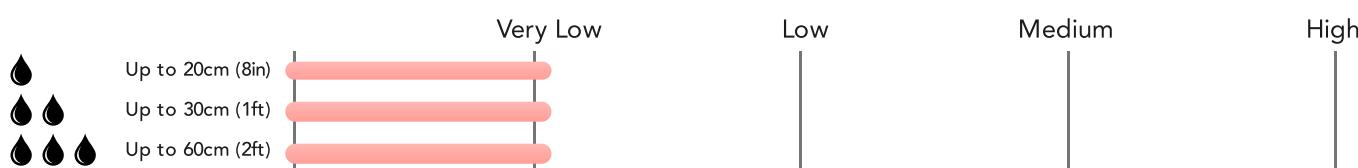


Risk Rating: Very low

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- **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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- **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:

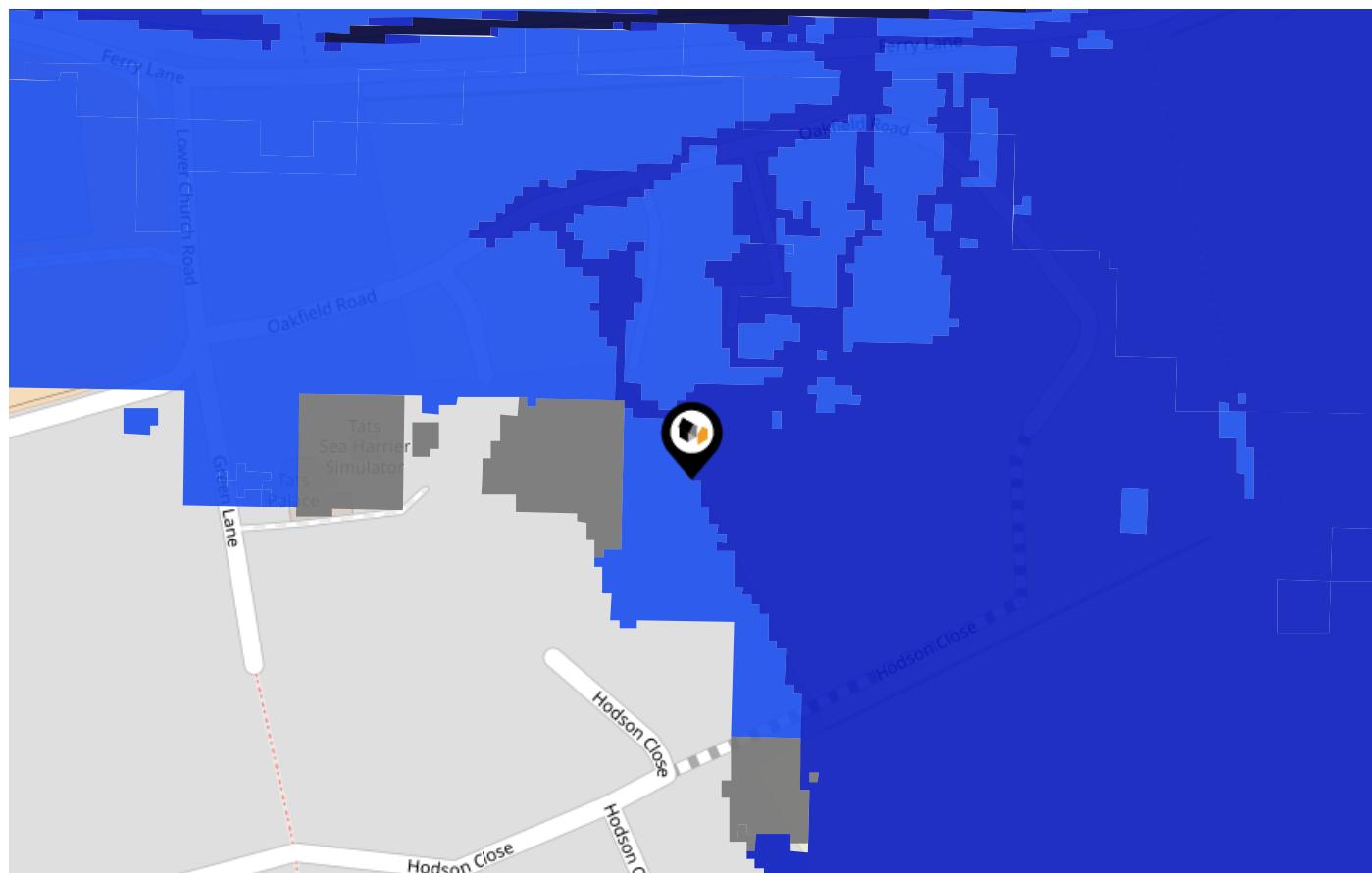


Flood Risk

Rivers & Seas - Flood Risk



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

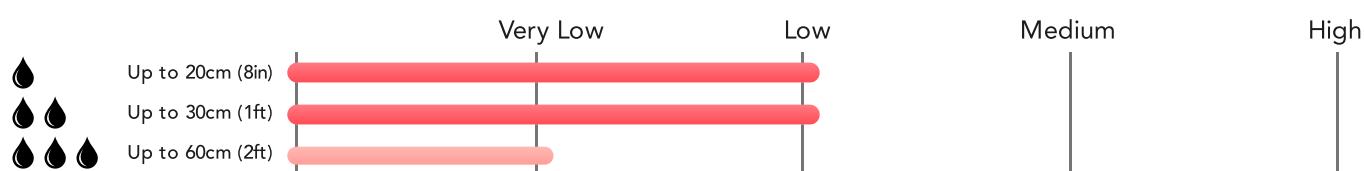


Risk Rating: Medium

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.

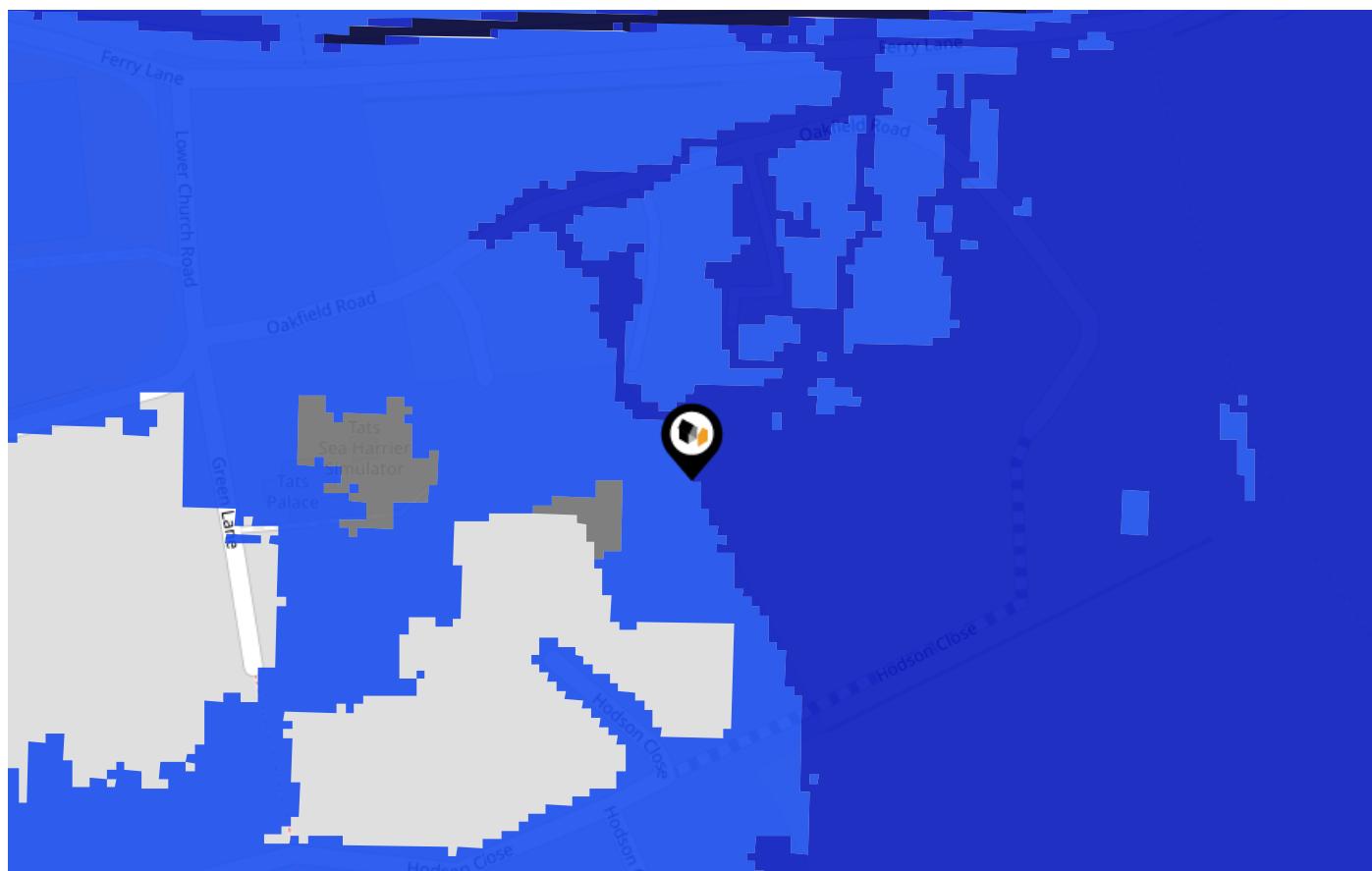
Chance of flooding to the following depths at this property:



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.

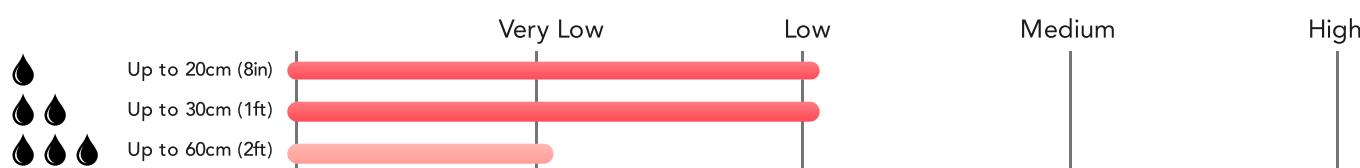


Risk Rating: Medium

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

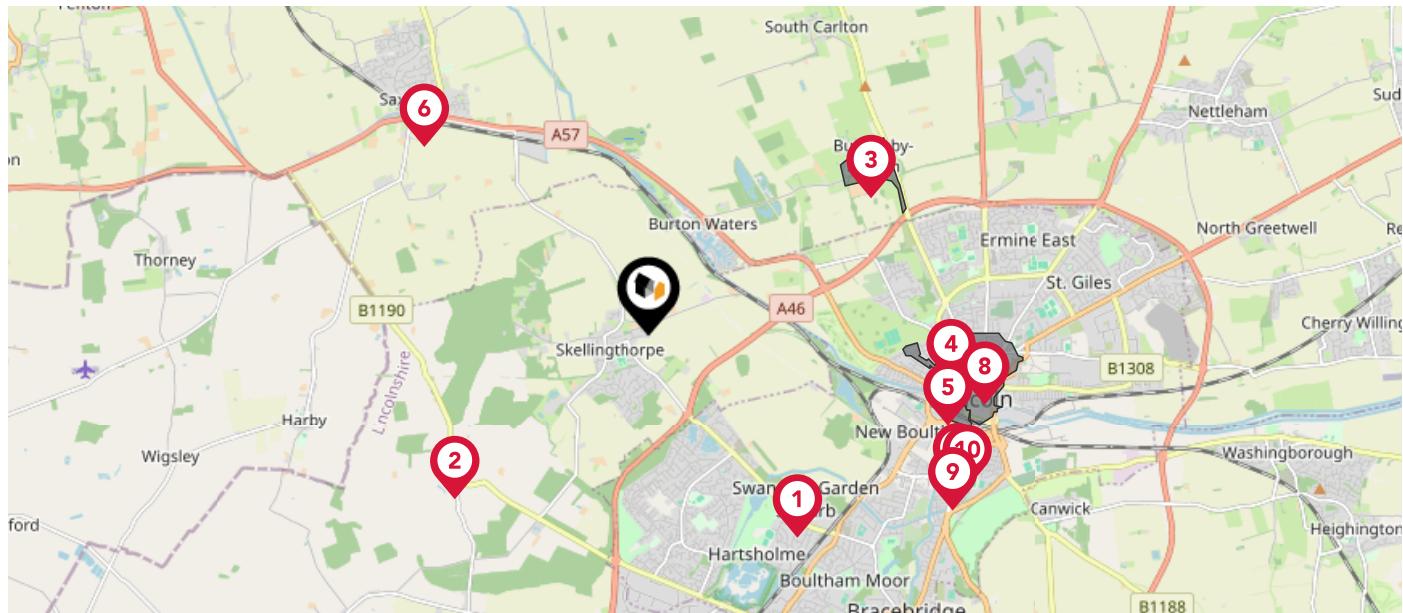


Maps

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

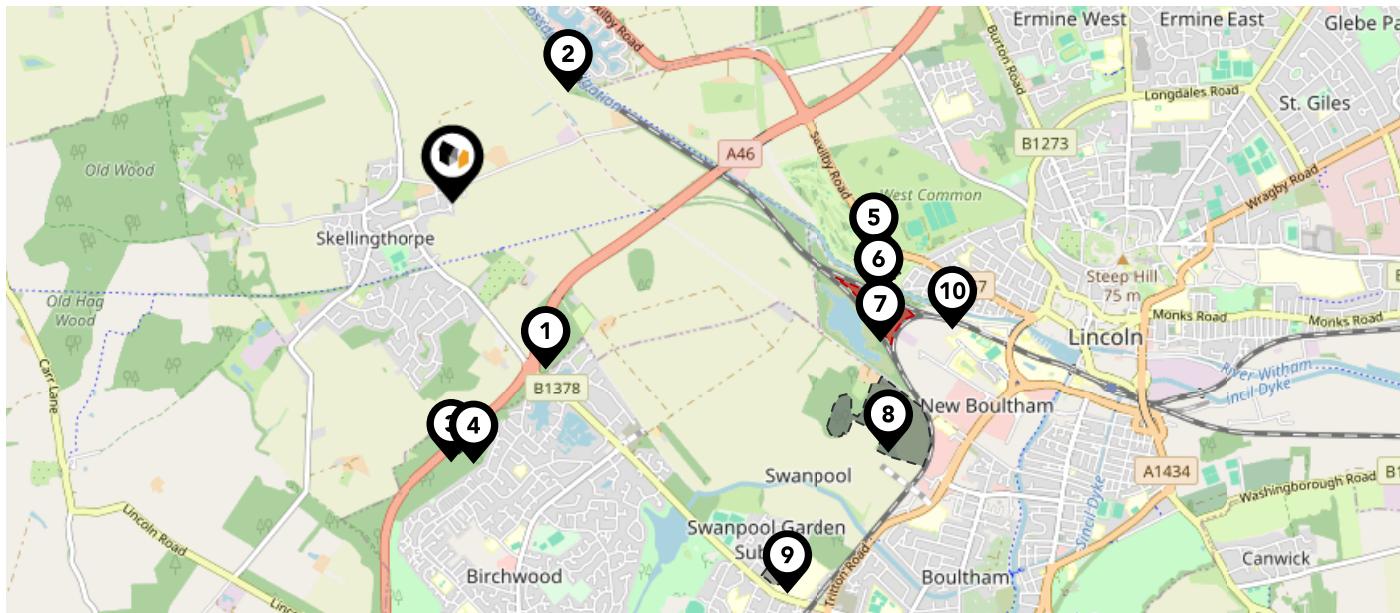
- 1 Swanpool
- 2 Doddington
- 3 Burton
- 4 Carline
- 5 West Parade and Brayford
- 6 Saxilby, Bridge Street
- 7 St Peter-at-Gowts
- 8 Cathedral and City Centre
- 9 Gowt's Bridge
- 10 Sibthorpe

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	Skellingthorpe Moor-Skellingthorpe Moor, Lincoln, Lincolnshire	Historic Landfill	<input type="checkbox"/>
2	Fiddlers Elbow Dredging Tip-Fiddler's Elbow, Lincoln, Burton Lane Ends, Lincolnshire	Historic Landfill	<input type="checkbox"/>
3	Skellingthorpe Moor Plantation-Skellingthorpe Moor, Lincolnshire	Historic Landfill	<input type="checkbox"/>
4	Skellingthorpe Moor Plantation-Skellingthorpe Moor, Lincolnshire	Historic Landfill	<input type="checkbox"/>
5	West Common-Lincoln, Lincolnshire	Historic Landfill	<input type="checkbox"/>
6	Golf Course-West Common	Historic Landfill	<input type="checkbox"/>
7	EA/EPR/BP3998NN/A001 - Beevor Foundry Ltd	Active Landfill	<input checked="" type="checkbox"/>
8	Skewbridge Tip Site-Skewbridge, Lincoln	Historic Landfill	<input type="checkbox"/>
9	City School-Skellingthorpe Road	Historic Landfill	<input type="checkbox"/>
10	Former Fisons Site-Carholme 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.

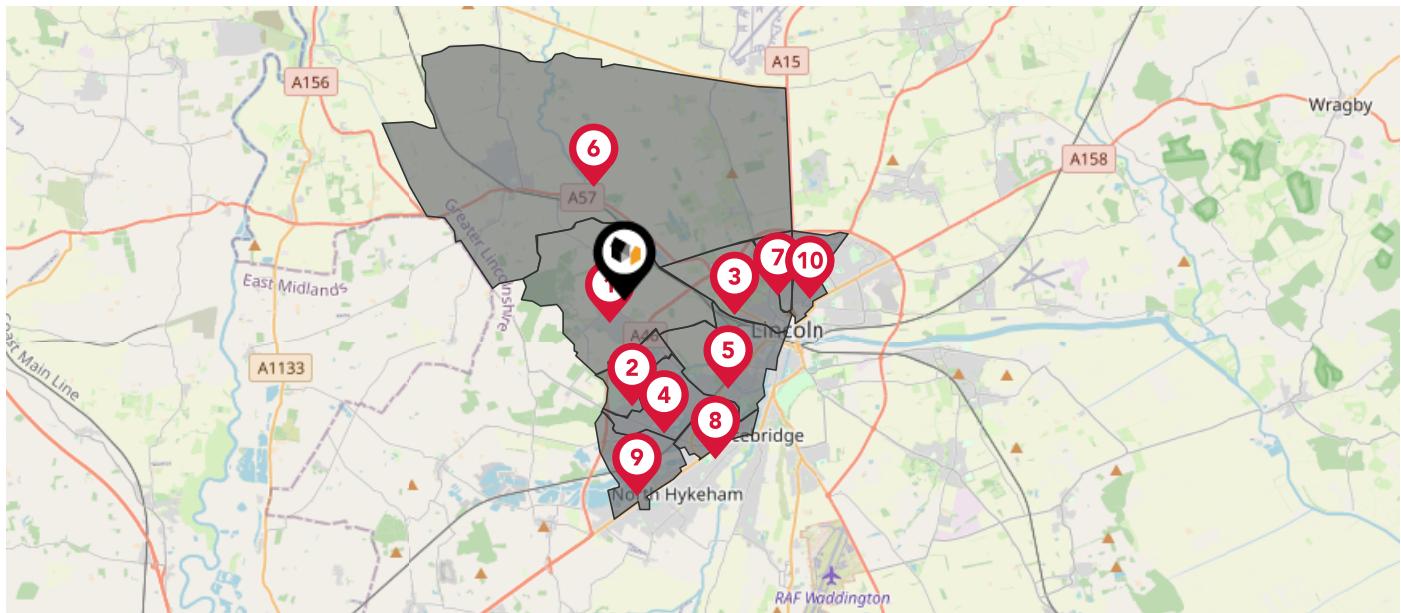
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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 Skellingthorpe Ward
- 2 Birchwood Ward
- 3 Carholme Ward
- 4 Hartsholme Ward
- 5 Boultham Ward
- 6 Saxilby Ward
- 7 Castle Ward
- 8 Moorland Ward
- 9 North Hykeham Memorial Ward
- 10 Minster Ward

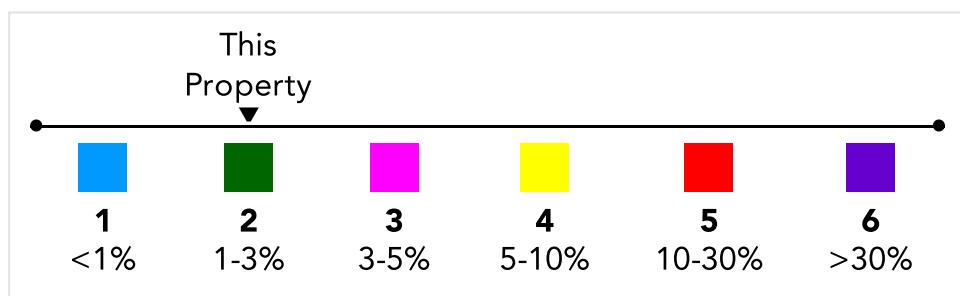
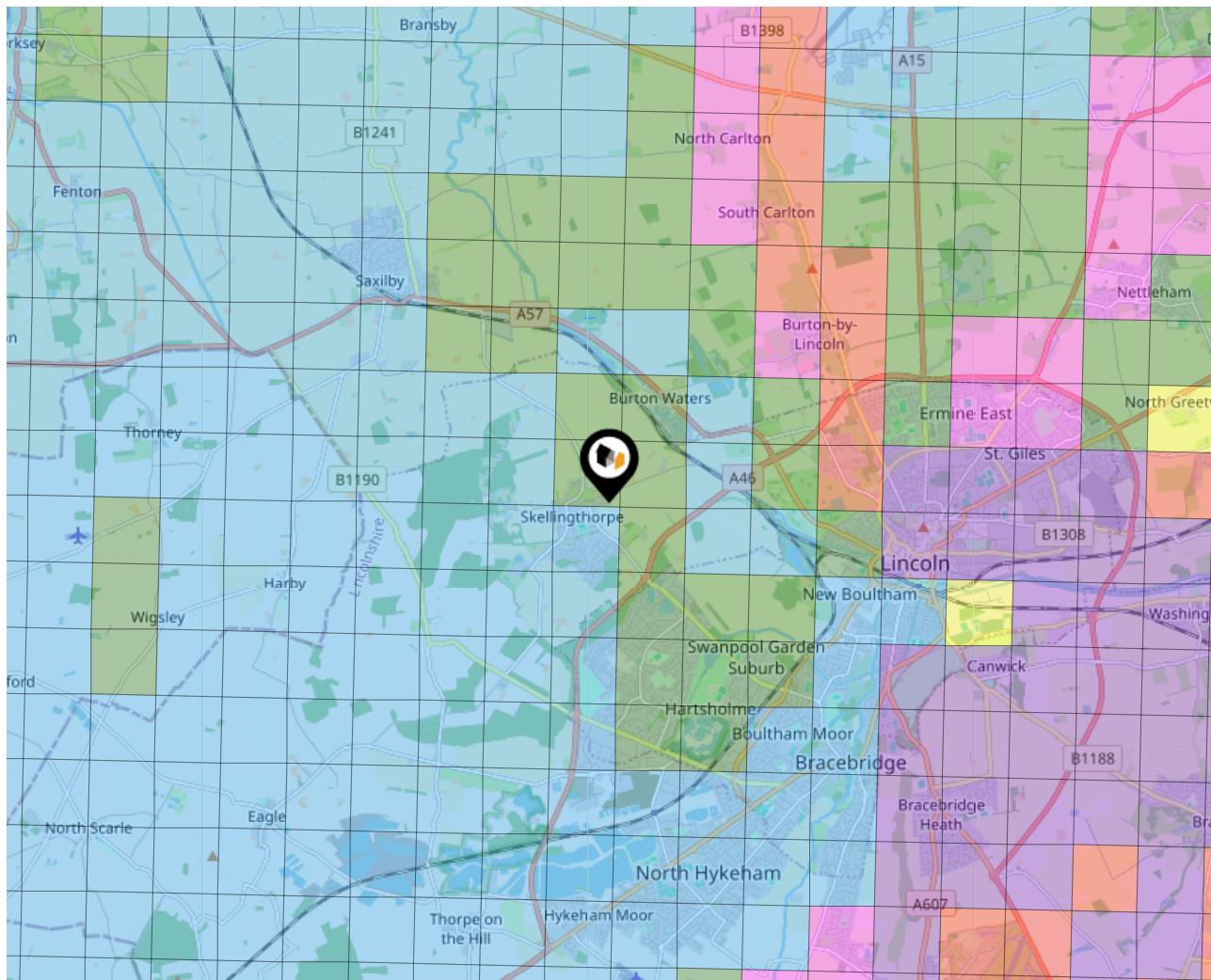
Environment

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).

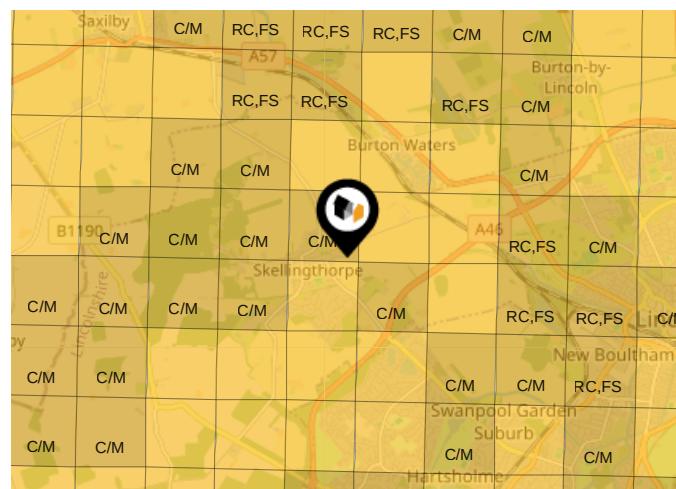


Environment Soils & Clay



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

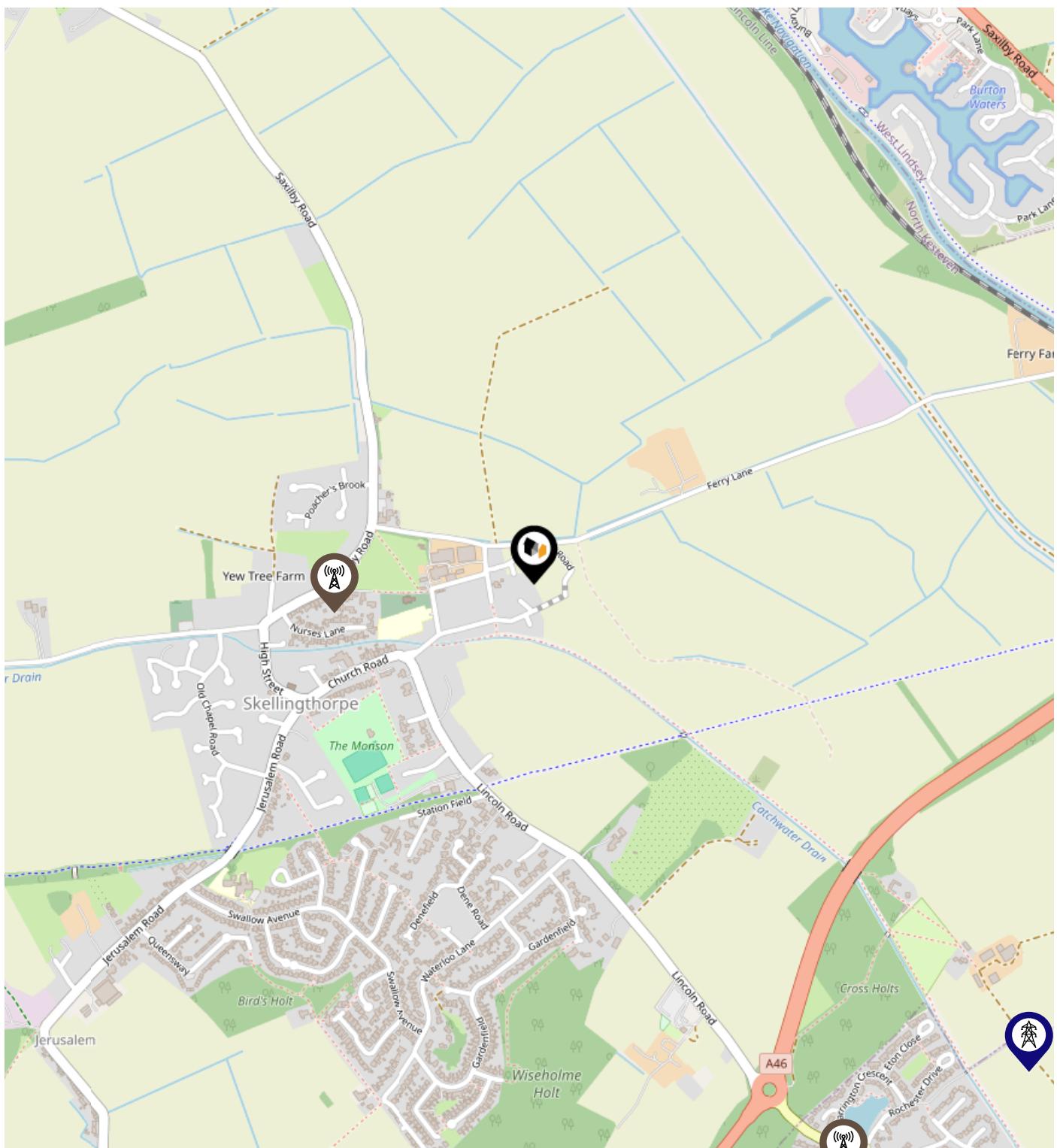
Carbon Content: NONE **Soil Texture:** SAND TO SANDY LOAM
Parent Material Grain: ARENACEOUS - **Soil Depth:** DEEP
Soil Group: RUDACEOUS
LIGHT(SILTY) TO
MEDIUM(SILTY)



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



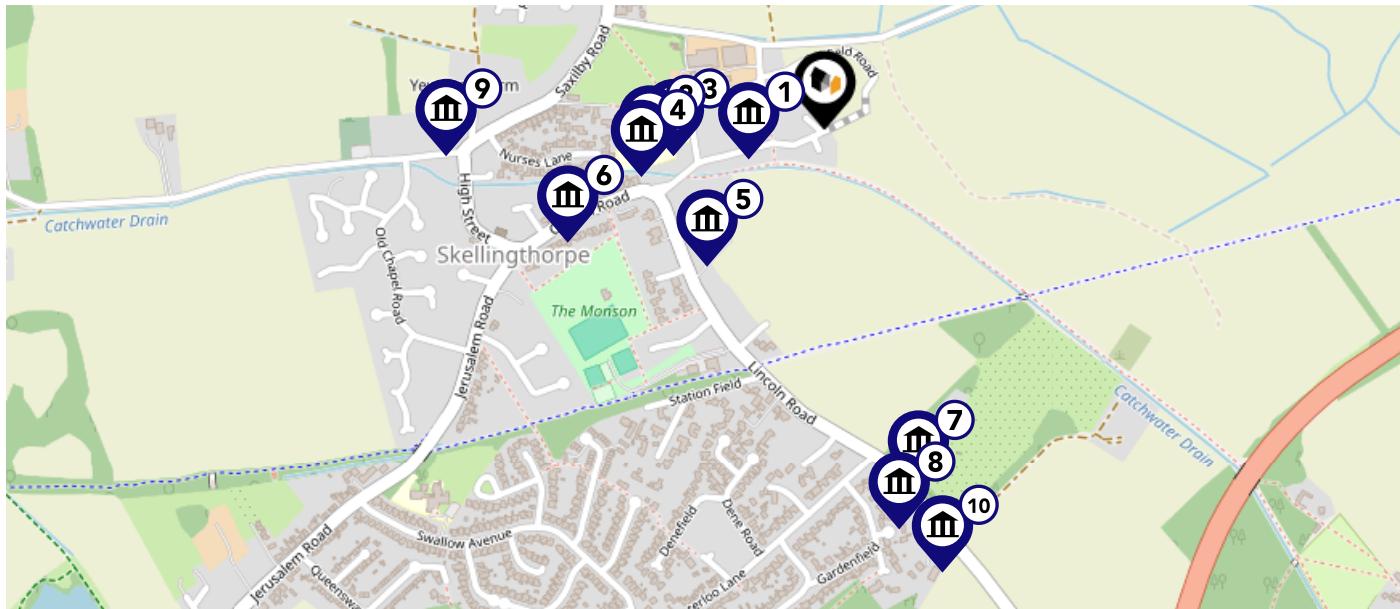
Key:

- Power Pylons
- Communication Masts

Maps Listed Buildings

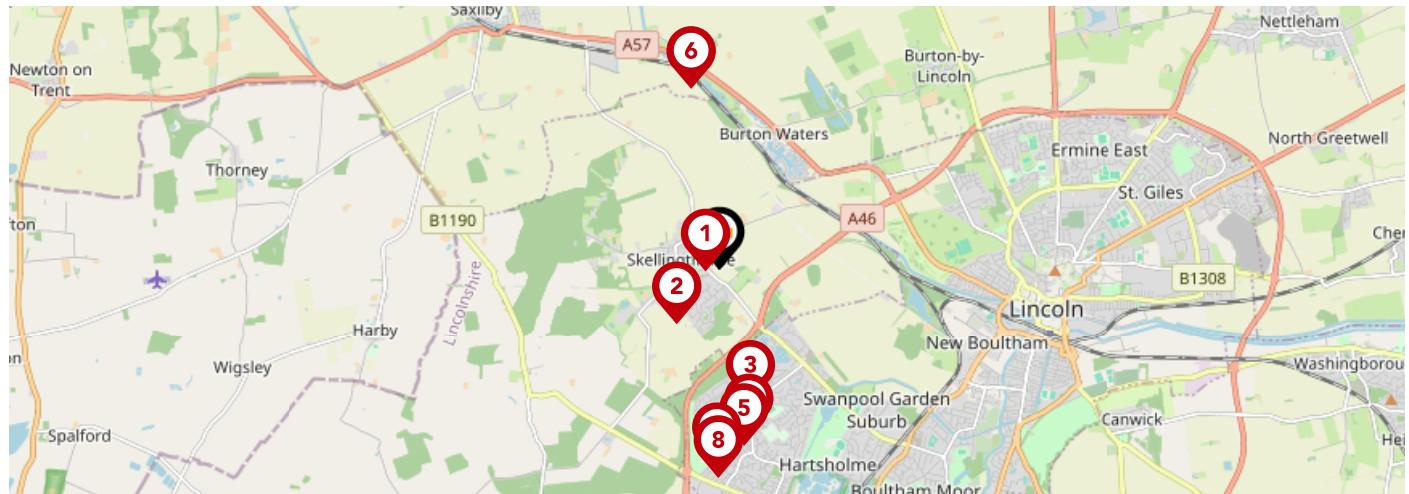


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1317687 - Jessup Cottage	Grade II	0.1 miles
1317649 - Church Of St Lawrence	Grade II	0.2 miles
1440929 - Skellingthorpe War Memorial	Grade II	0.2 miles
1360506 - Tomb In St Lawrence Churchyard	Grade II	0.2 miles
1061966 - Manor House	Grade II	0.2 miles
1061965 - The Grove	Grade II	0.3 miles
1164660 - Skellingthorpe Hall	Grade II	0.4 miles
1061967 - Gates To Skellingthorpe Hall	Grade II	0.4 miles
1061968 - Yew Tree Farmhouse	Grade II	0.4 miles
1164662 - Skellingthorpe Hall Lodge	Grade II	0.5 miles

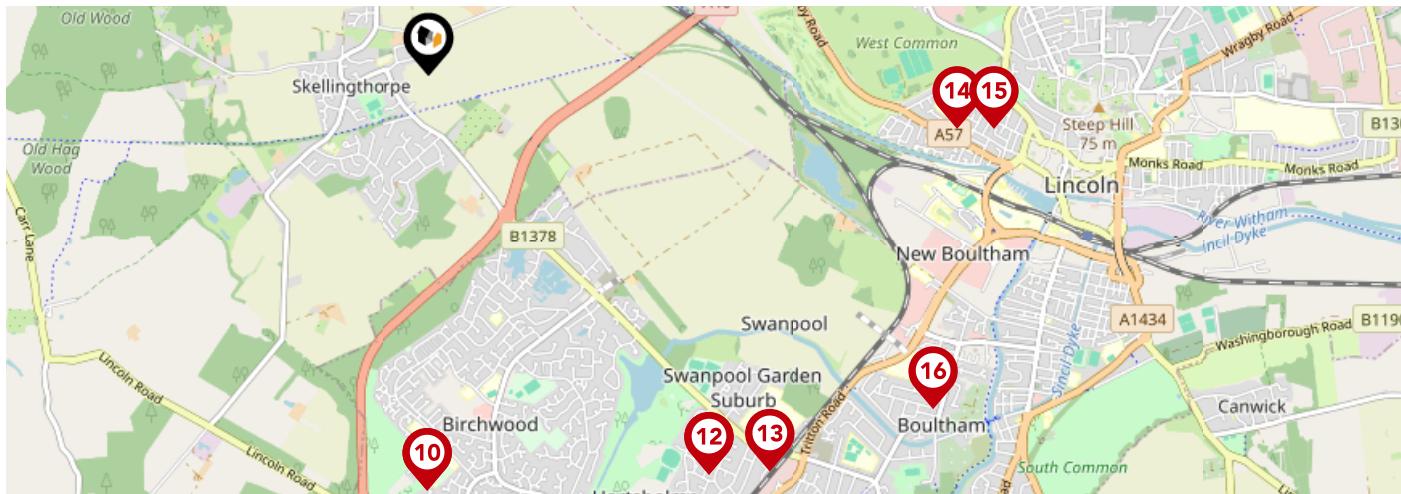
Area Schools



Nursery Primary Secondary College Private

	School Name	Ofsted Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	St Lawrence Church of England Primary School	Good	209	0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Skellingthorpe the Holt Primary School	Good	186	0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Woodlands Infant and Nursery School	Good	106	1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Lincoln Birchwood Junior School	Good	255	1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Lancaster School	Good	115	1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Burton Hathow Preparatory School	Not Rated	106	1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Hugh's Catholic Primary, A Voluntary Academy	Outstanding	274	1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Kingsdown Nursery School, Lincoln	Good	80	1.84	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



Nursery Primary Secondary College Private

9

Leslie Manser Primary School

Ofsted Rating: Good | Pupils: 240 | Distance: 1.84



10

Fortuna School

Ofsted Rating: Outstanding | Pupils: 80 | Distance: 1.84



11

Hartsholme Academy

Ofsted Rating: Requires improvement | Pupils: 377 | Distance: 2.16



12

The Pilgrim School

Ofsted Rating: Good | Pupils: 4 | Distance: 2.16



13

The Priory City of Lincoln Academy

Ofsted Rating: Requires improvement | Pupils: 980 | Distance: 2.32



14

The St Faith's Church of England Infant and Nursery School, Lincoln

Ofsted Rating: Good | Pupils: 278 | Distance: 2.35



15

The St Faith and St Martin Church of England Junior School, Lincoln

Ofsted Rating: Good | Pupils: 345 | Distance: 2.52



16

Sir Francis Hill Community Primary School

Ofsted Rating: Requires improvement | Pupils: 623 | Distance: 2.68

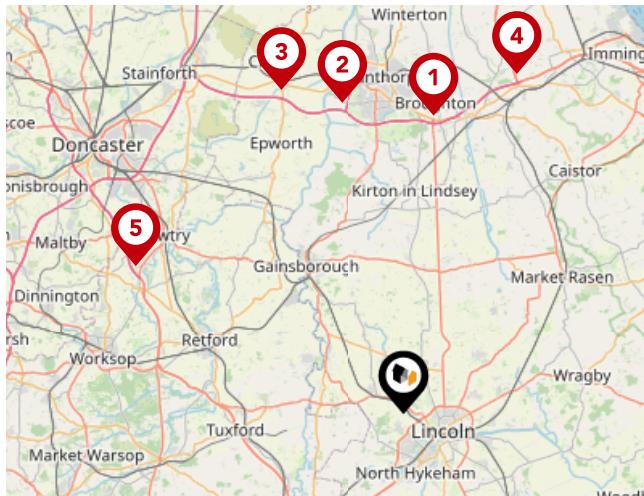


Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Hykeham Rail Station	3.02 miles
2	Saxilby Rail Station	2.99 miles
3	Saxilby Rail Station	2.99 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	21.28 miles
2	M180 J3	22.48 miles
3	M180 J2	24.46 miles
4	M180 J5	25.33 miles
5	A1(M) J34	21.64 miles



Airports/Helpads

Pin	Name	Distance
1	Humberside Airport	26.19 miles
2	Finningley	23.54 miles
3	East Mids Airport	41.31 miles
4	Leeds Bradford Airport	61.34 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lower Church Road	0.22 miles
2	Veterinary Surgery	0.31 miles
3	Waterloo Lane	0.39 miles
4	Almond Grove	0.28 miles
5	Almond Grove	0.33 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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Land
Registry

