See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 13th November 2026



PARK LANE, LINCOLN, LN5

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

www.mundys.net

arla | propertymark PROTECTED

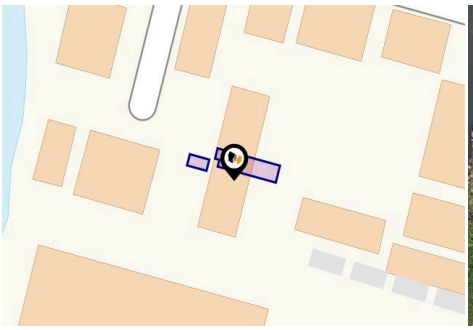
naea | propertymark PROTECTED

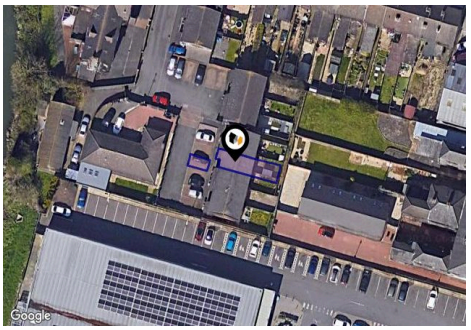
The Property Ombudsman

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Property
Overview







Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	2		
Floor Area:	581 ft^2 / 54 m^2		
Plot Area:	0.02 acres		
Year Built :	After 2007		
Council Tax :	Band A		
Annual Estimate:	£1,549		
Title Number:	LL395426		

Local Area

Local Authority: Lincoln

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

5 mb/s

5500 mb/s

Mobile Coverage:
(based on calls indoors)

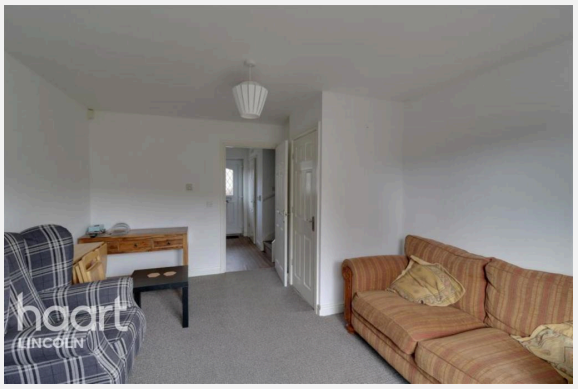
Satellite/Fibre TV Availability:

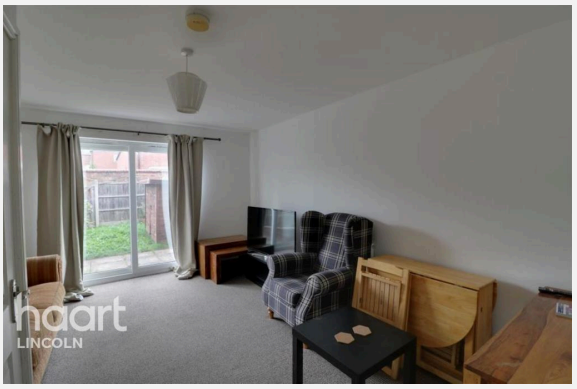
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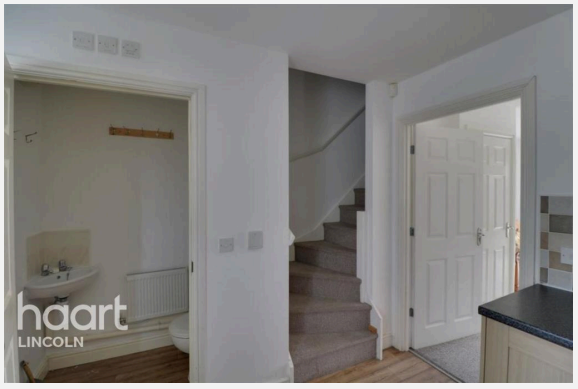
Gallery
Photos

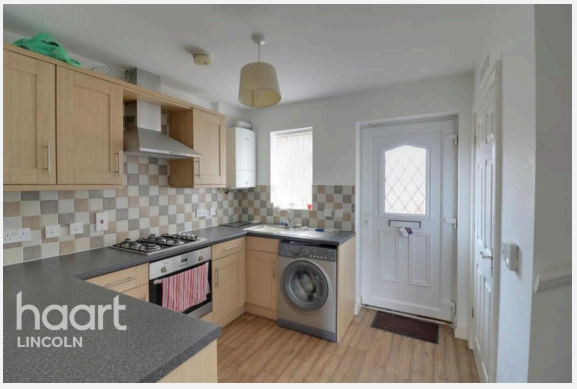


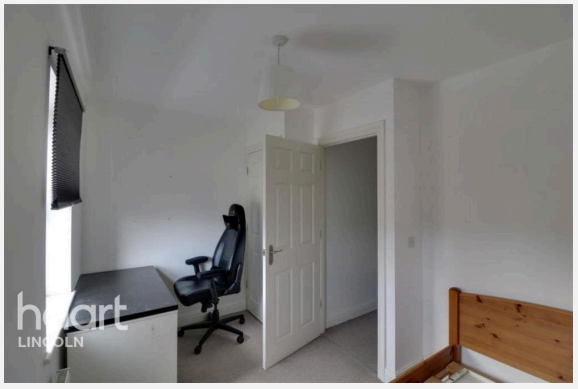






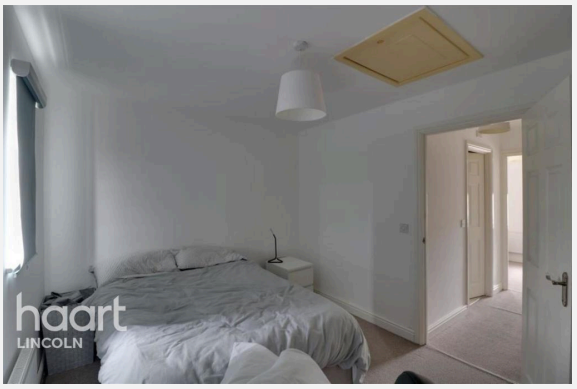




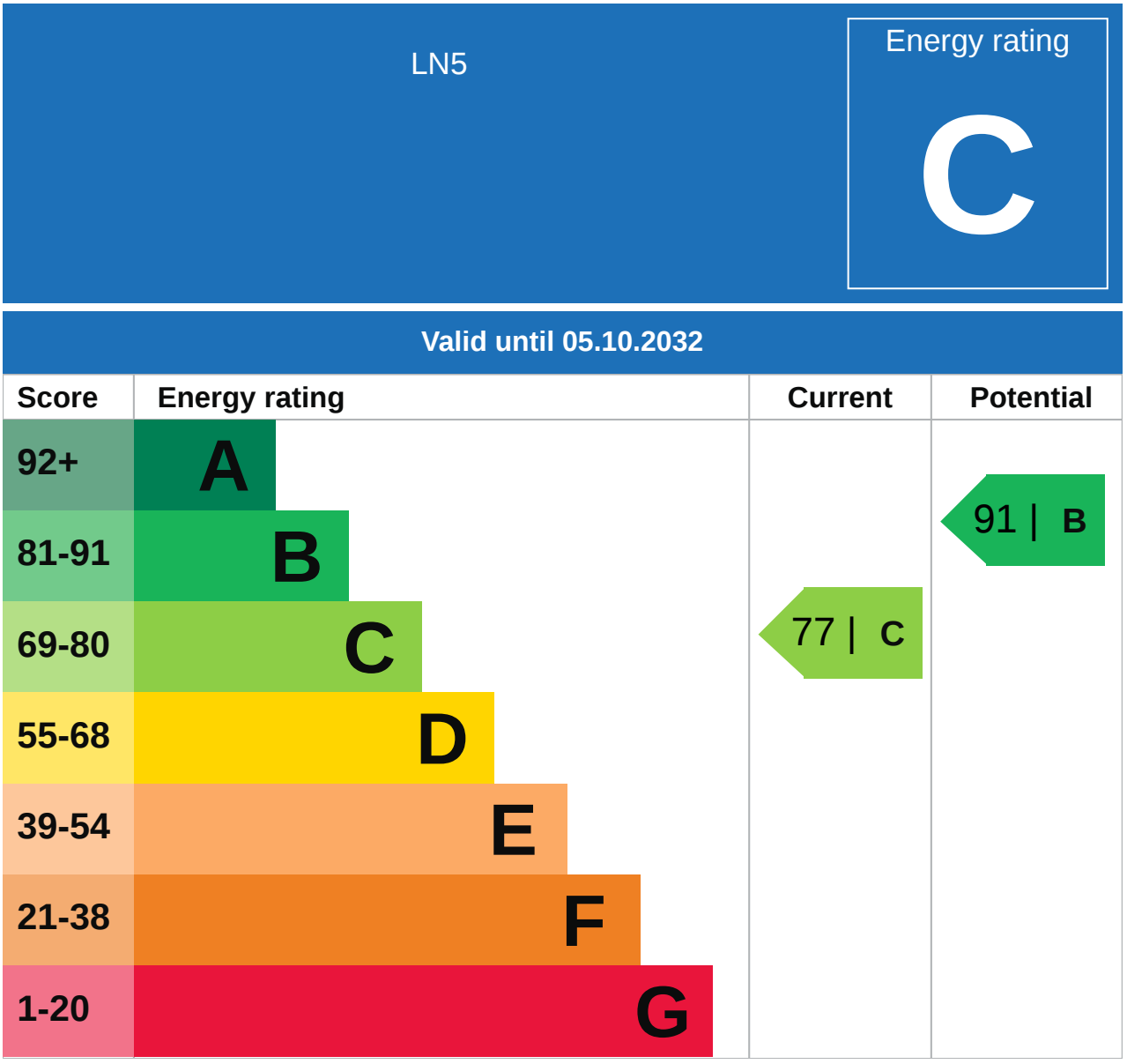




Gallery
Photos



Property
EPC - Certificate



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Property
EPC - Additional Data

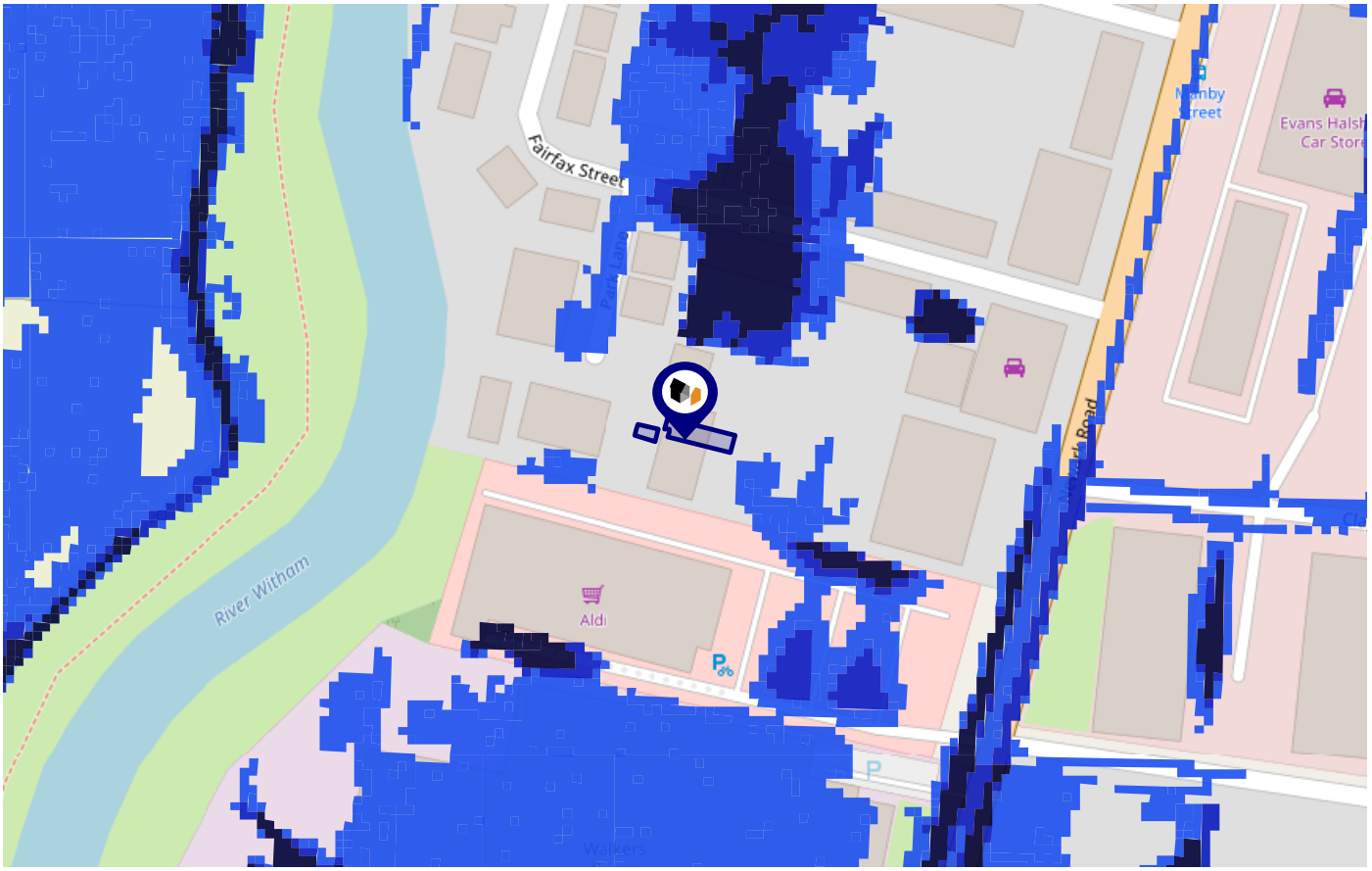
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	54 m^2

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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.

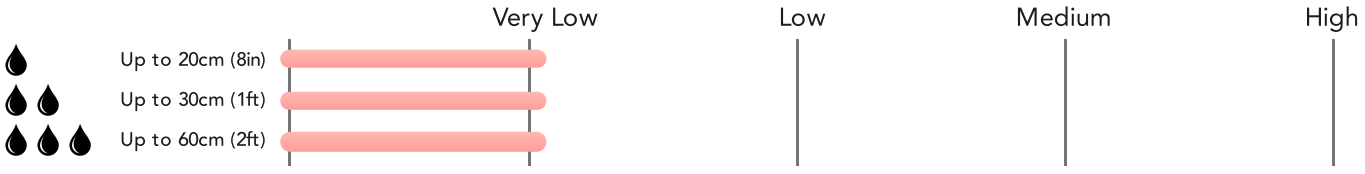


Risk Rating: Very low

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.

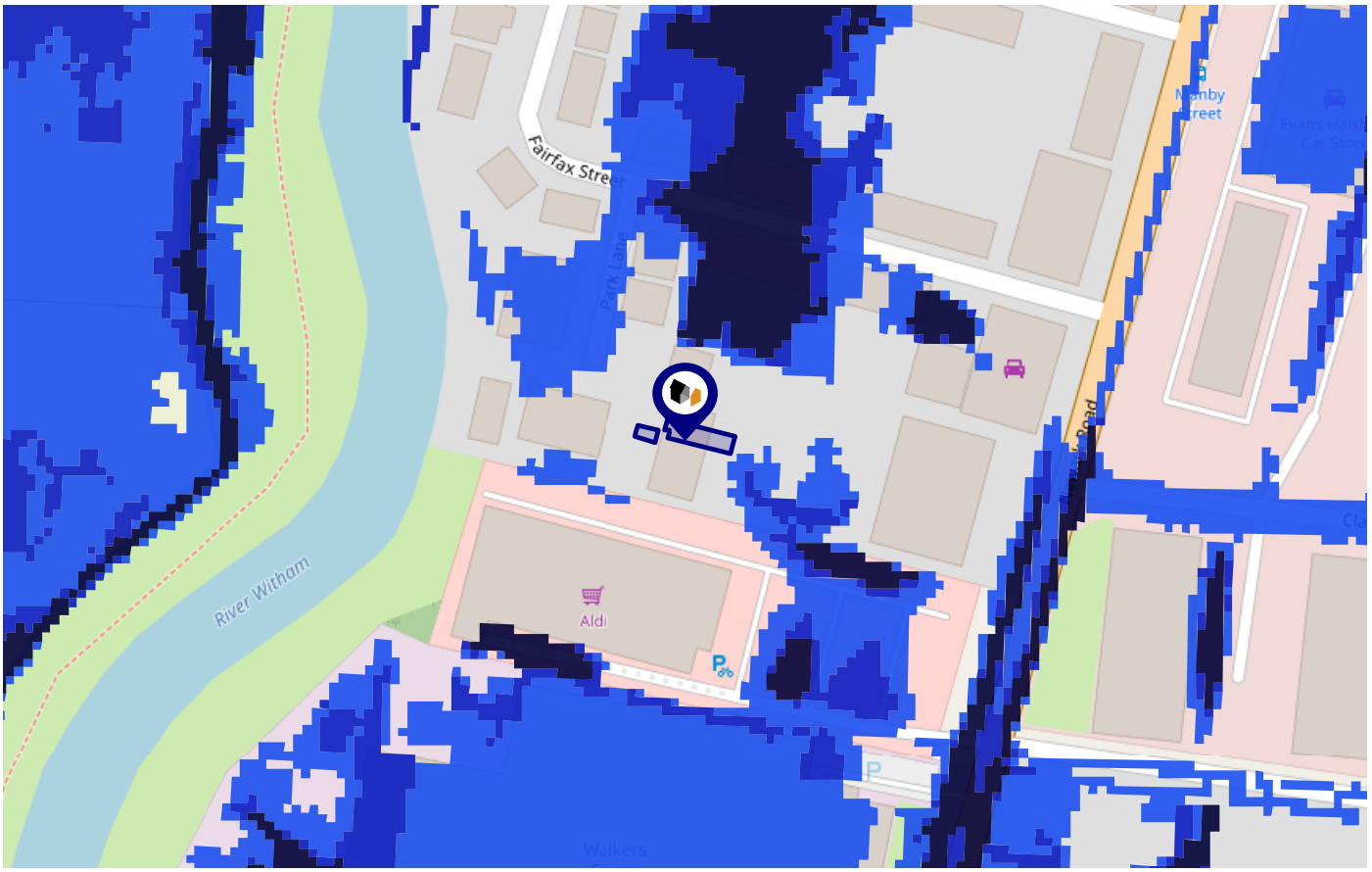
Chance of flooding to the following depths at this property:



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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.

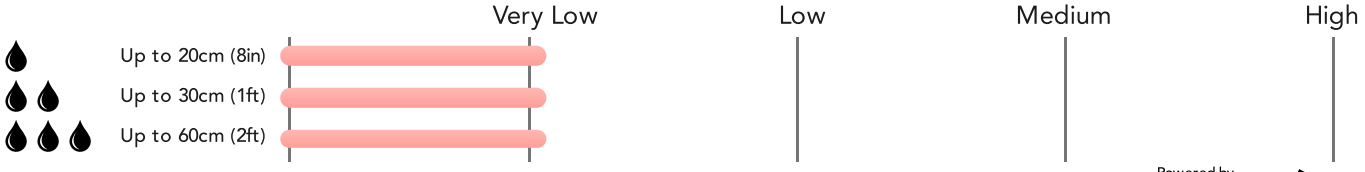


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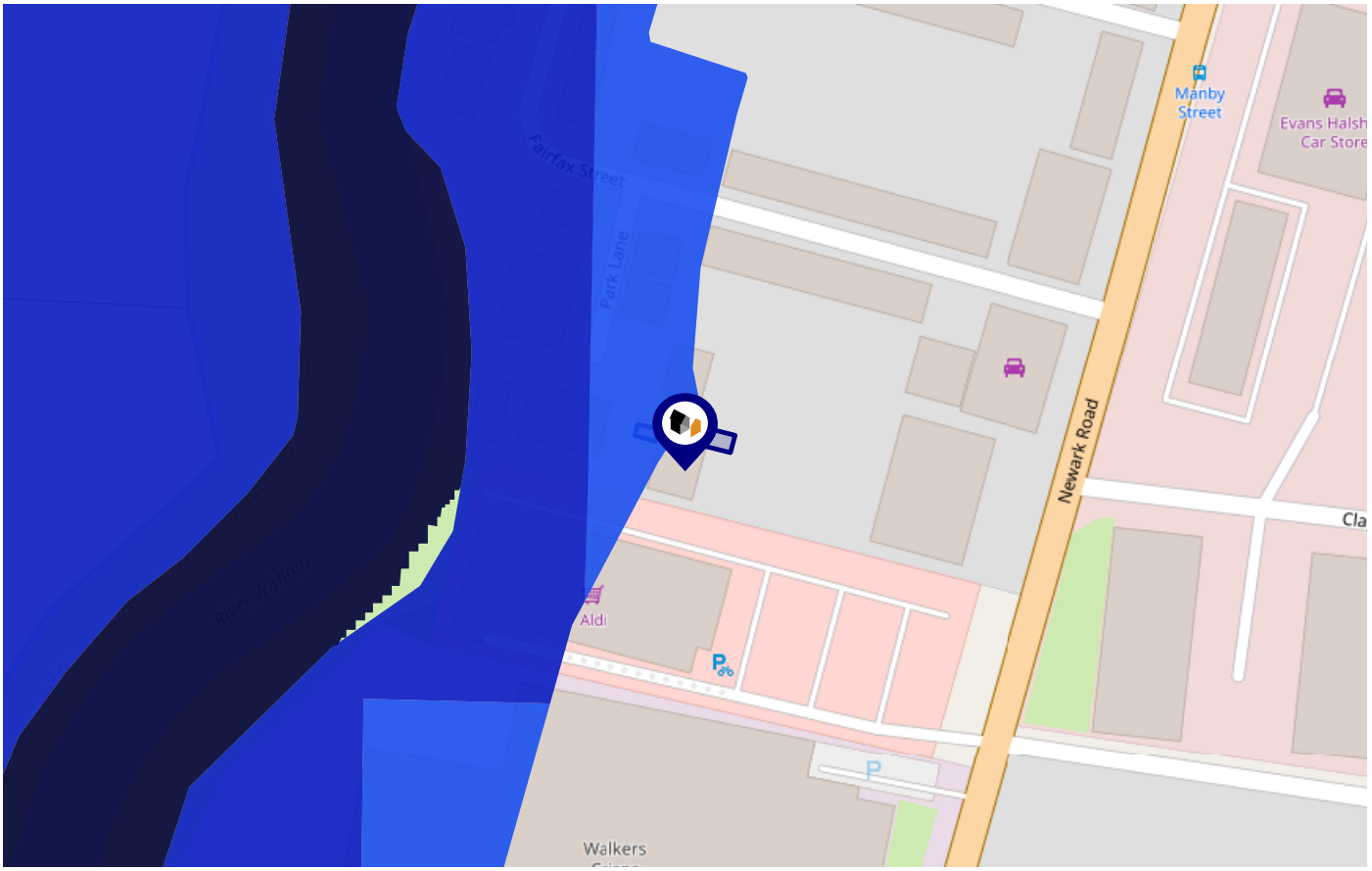


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Flood Risk
Rivers & Seas - Flood Risk

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

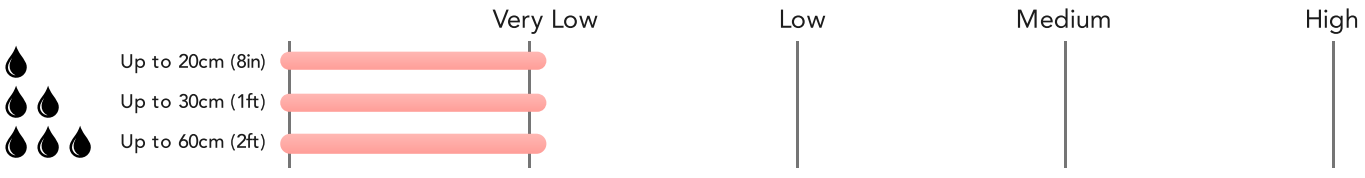


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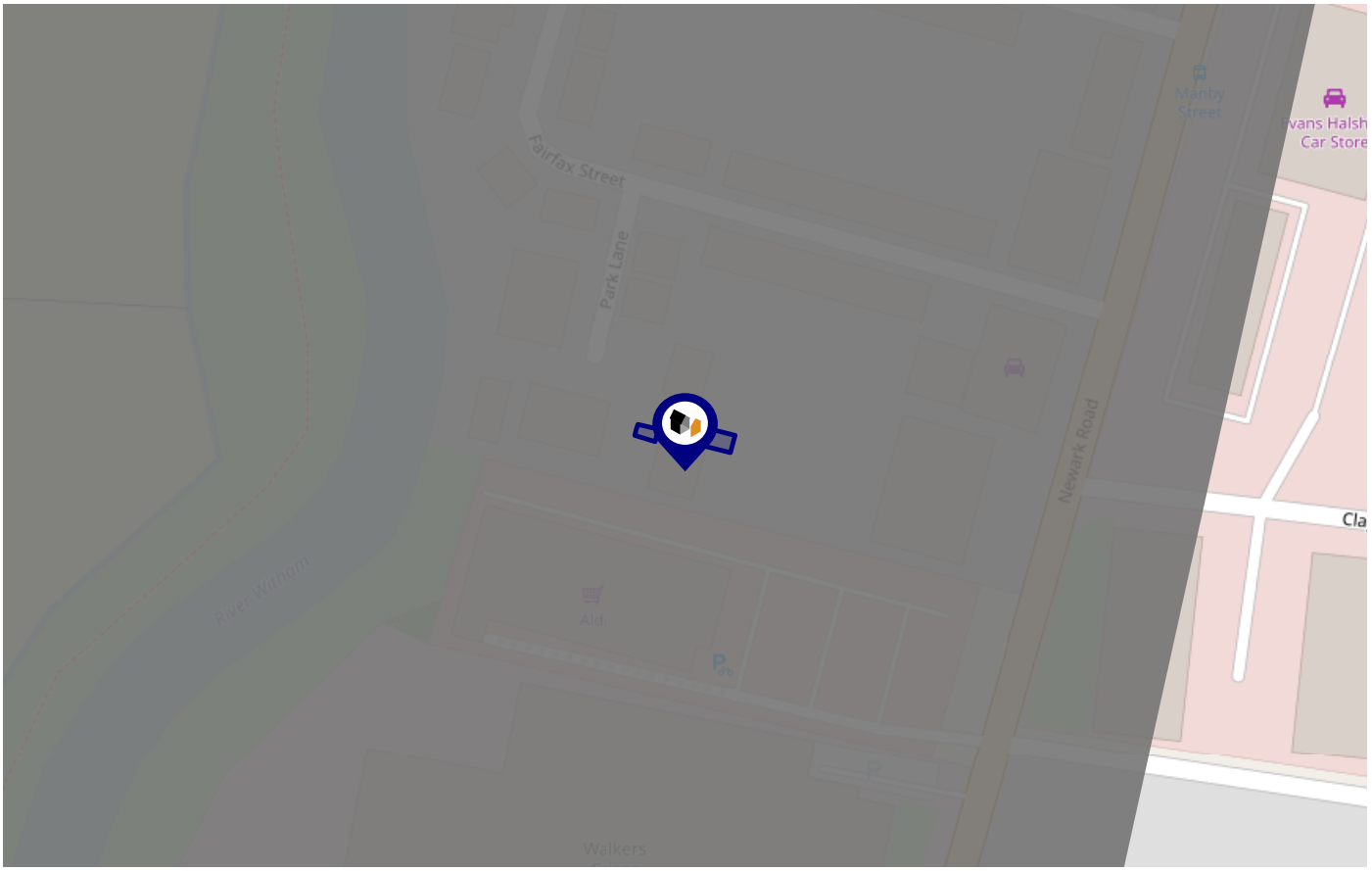
Chance of flooding to the following depths at this property:



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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.

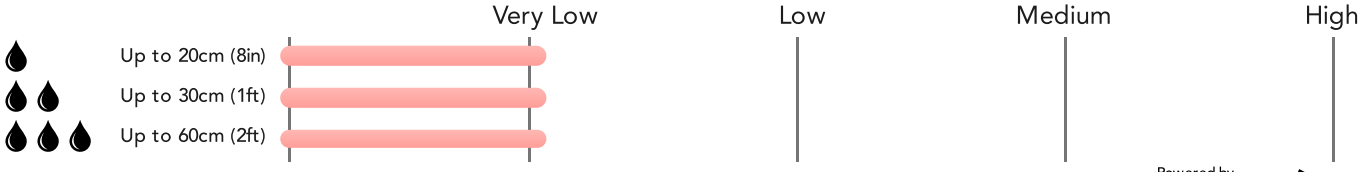


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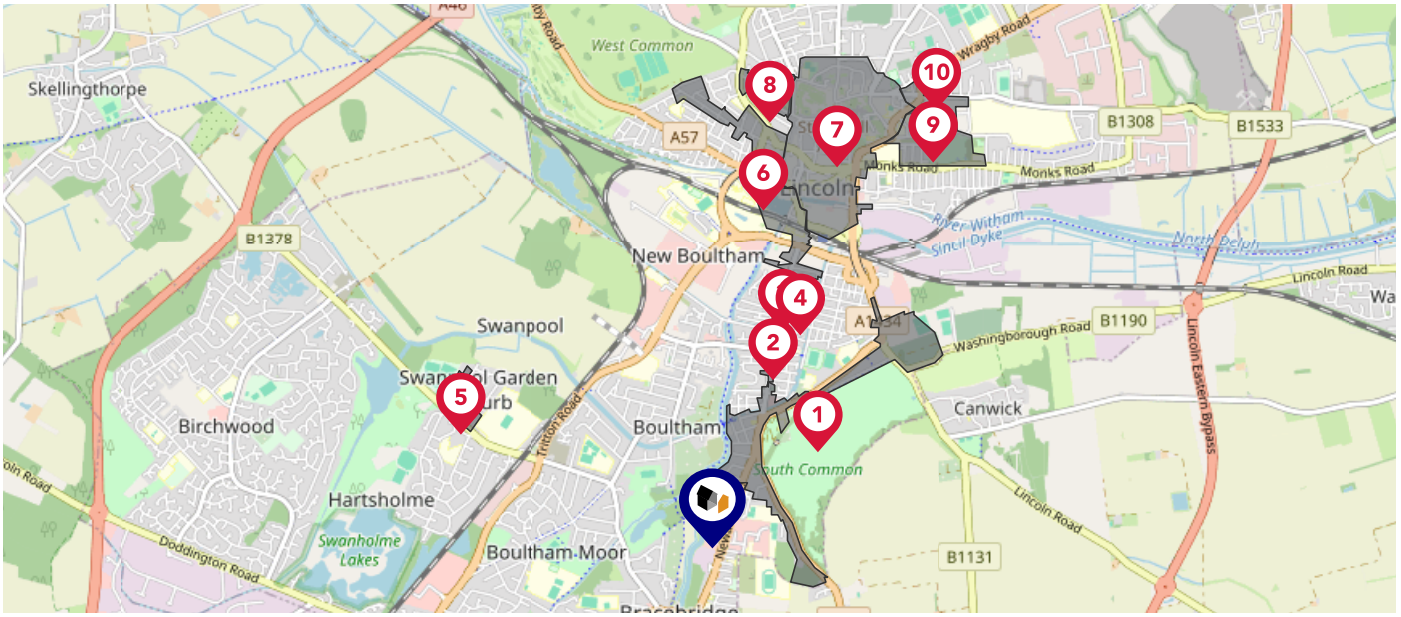


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Maps
Conservation Areas

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.

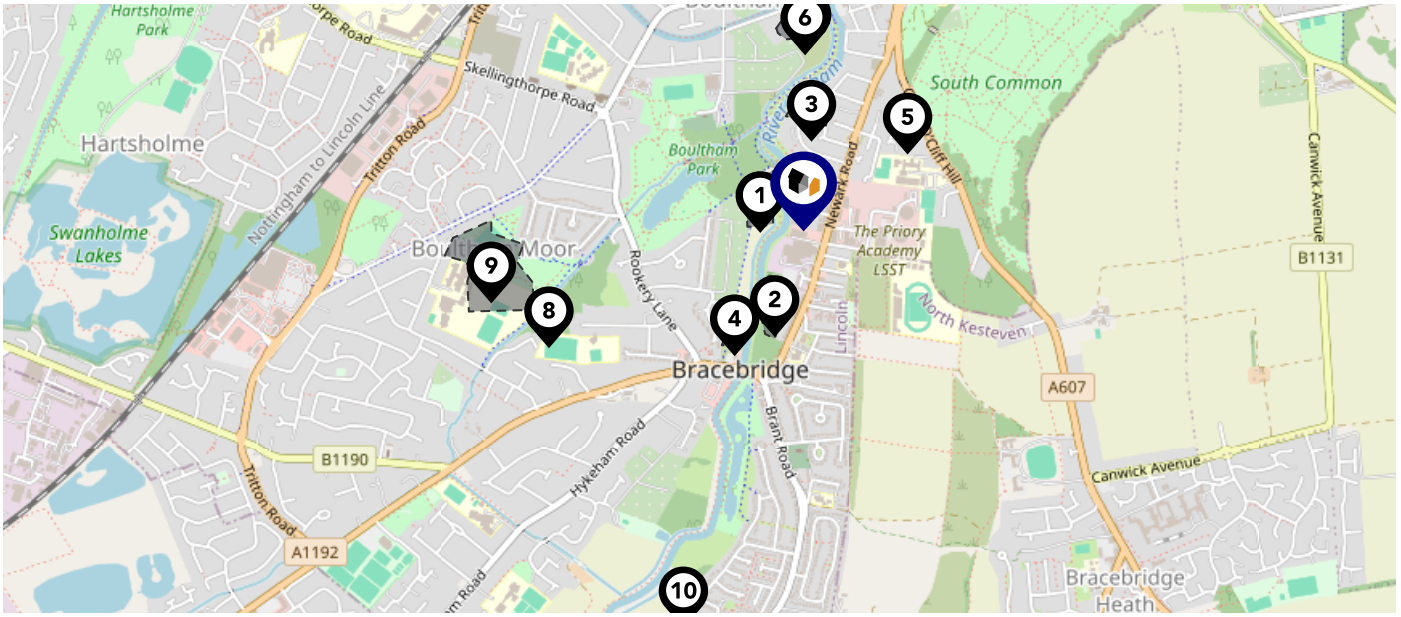


Nearby Conservation Areas

1	St Catherines
2	Gowt's Bridge
3	St Peter-at-Gowts
4	Sibthorp
5	Swanpool
6	West Parade and Brayford
7	Cathedral and City Centre
8	Carline
9	Lindum and Arboretum
10	The Dell

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.

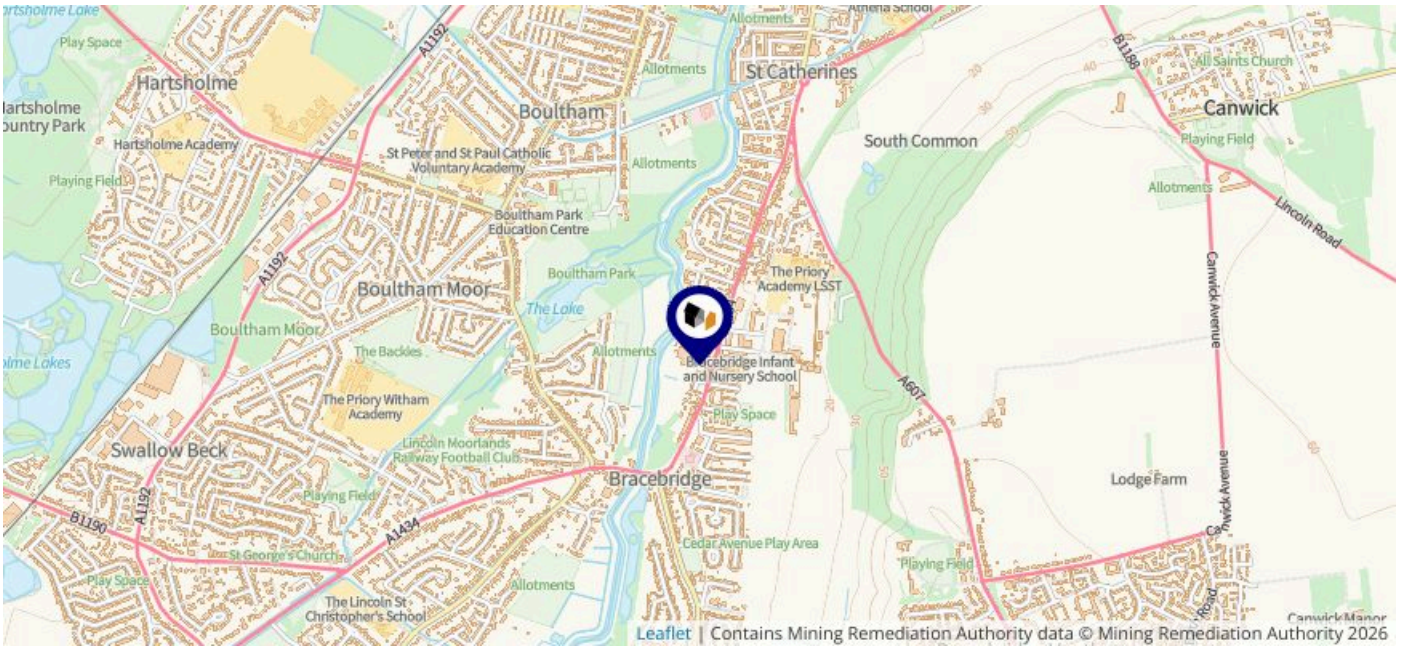


Nearby Landfill Sites

1	Area Adjacent To Boultham Park-Bracebridge, Lincolnshire	Historic Landfill
2	Newark Road-Bracebridge, Lincolnshire	Historic Landfill
3	St Catherines Grove-St. Catherines, Lincolnshire	Historic Landfill
4	East Of St. Peters Avenue-Bracebridge, Lincolnshire	Historic Landfill
5	Cross O'cliff Road-St. Catherines, Lincolnshire	Historic Landfill
6	St Catherines-St. Catherines, Lincolnshire	Historic Landfill
7	Boultham Baths-Altham Terrace	Historic Landfill
8	Hainton Road-Boultham Moor, Lincolnshire	Historic Landfill
9	Moorland Avenue-Boultham Moor, Lincolnshire	Historic Landfill
10	Rear Of Calder Road-Nos 81-83 and 145-199 Calder Road, Bracebridge, Lincolnshire	Historic Landfill

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

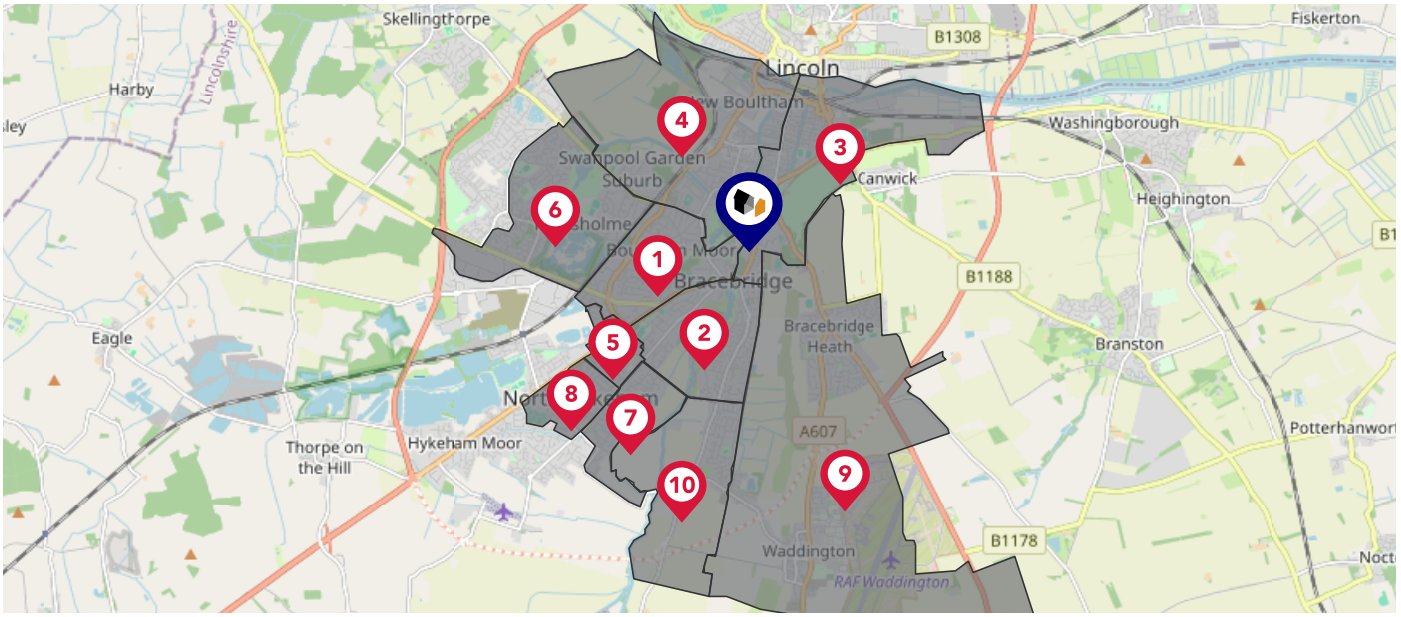
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

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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

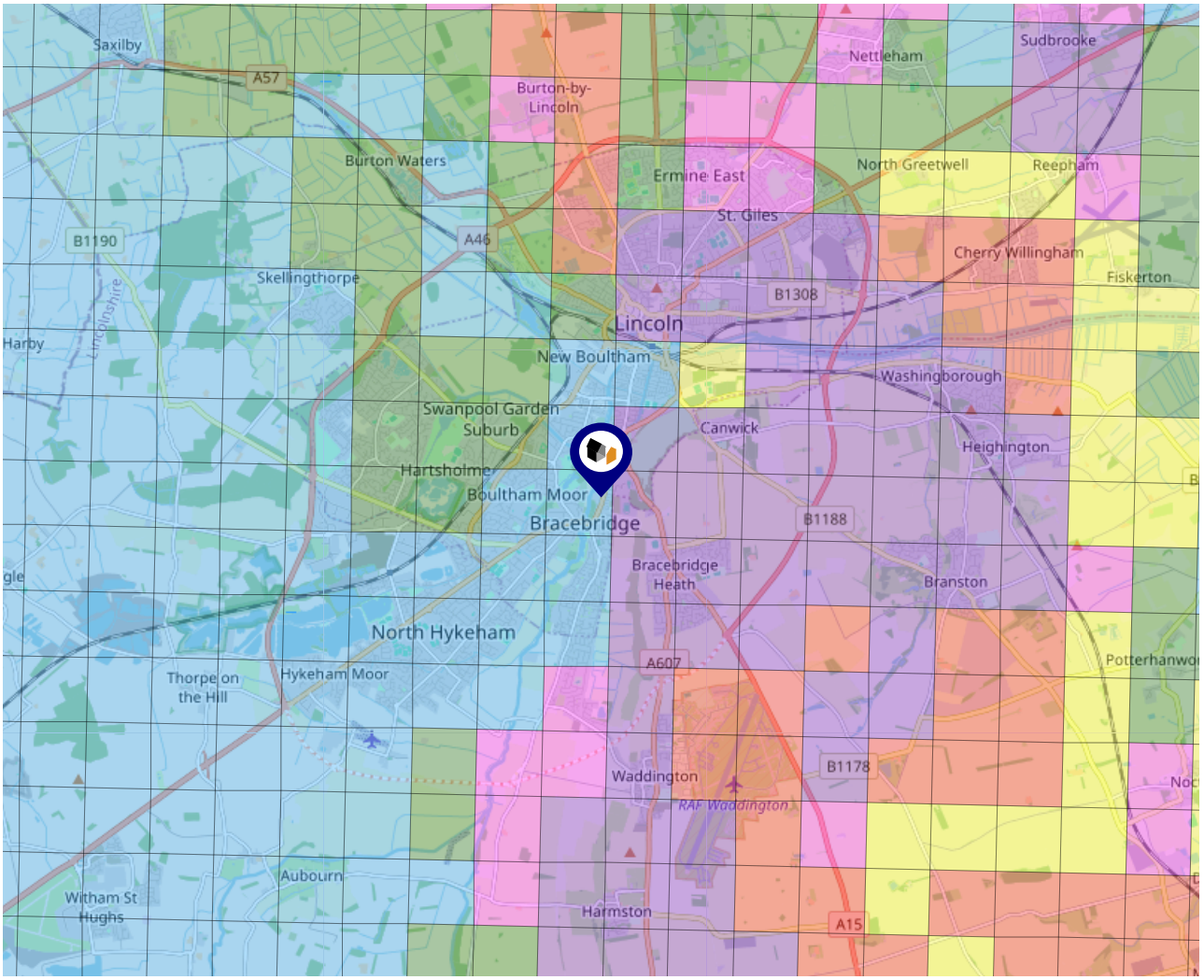
1	Moorland Ward
2	Witham Ward
3	Park Ward
4	Boultham Ward
5	North Hykeham Forum Ward
6	Hartsholme Ward
7	North Hykeham Witham Ward
8	North Hykeham Moor Ward
9	Bracebridge Heath and Waddington East Ward
10	Waddington West Ward

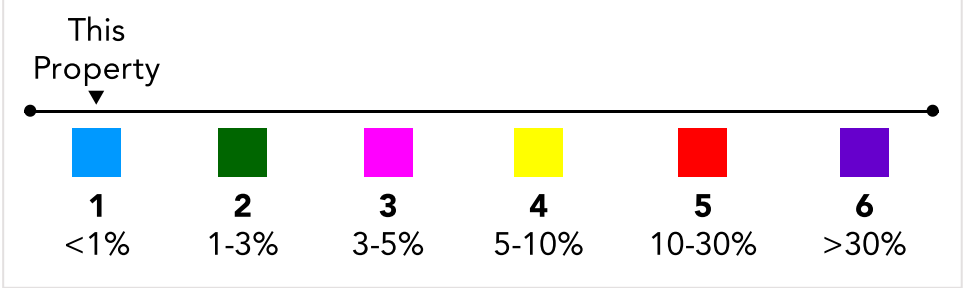
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Environment
Radon Gas

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).



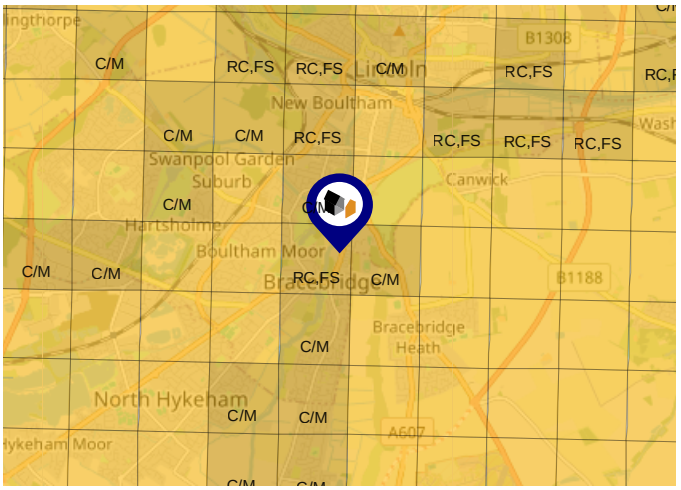


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Environment
Soils & Clay

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

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

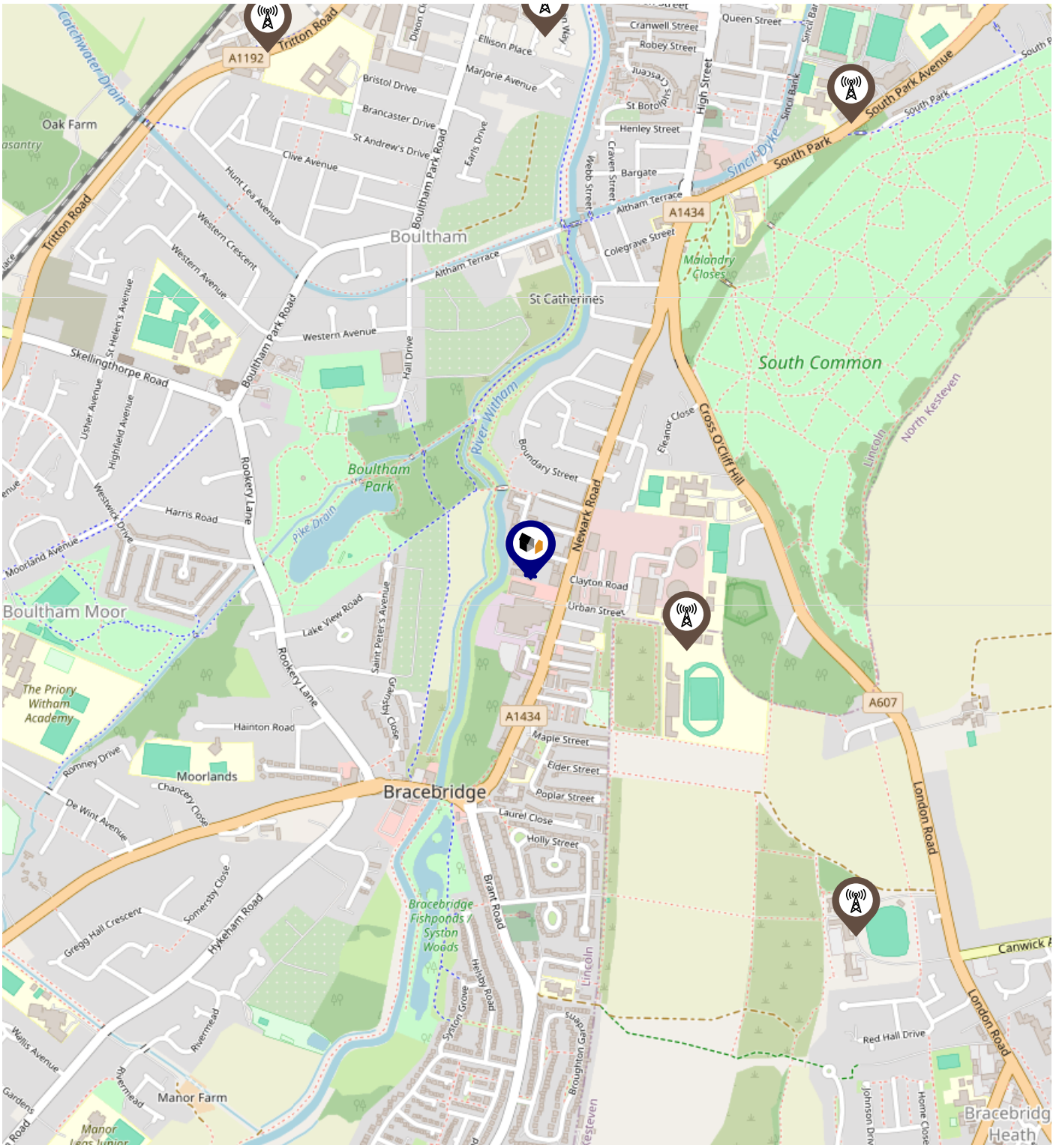


Primary Classifications (Most Common Clay Types)

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

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Local Area
Masts & Pylons



Key:

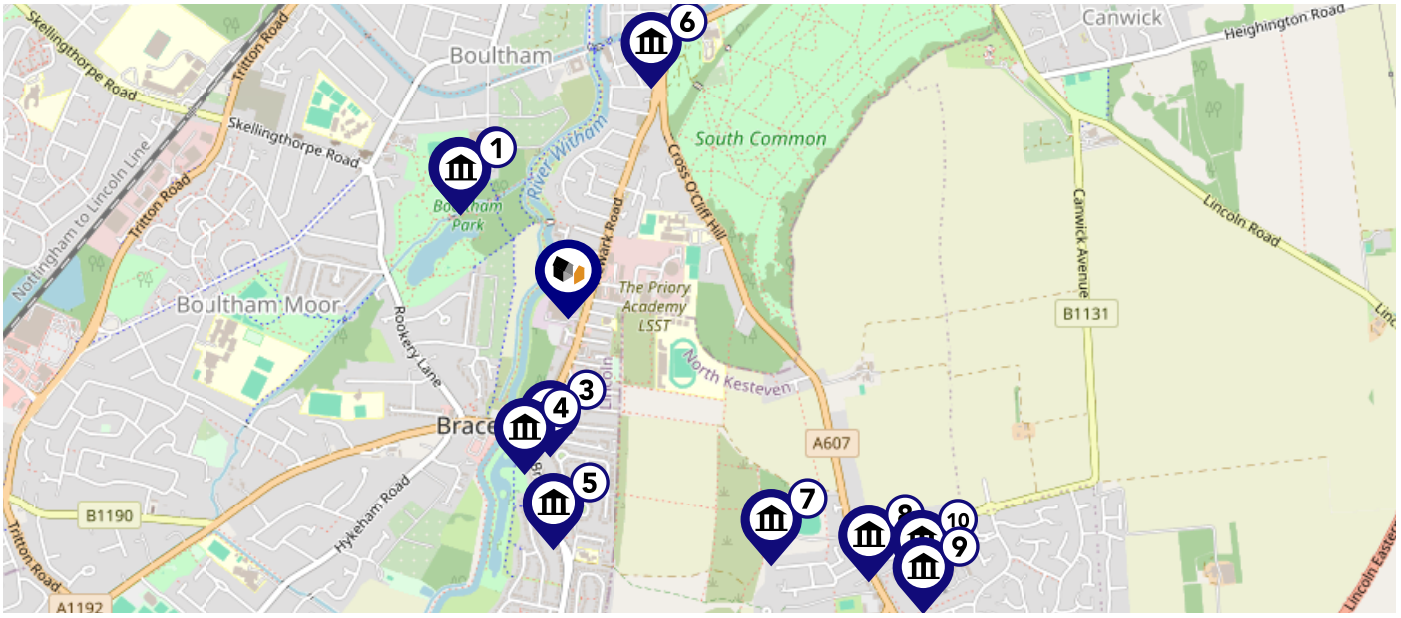
Power Pylons

Communication Masts

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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 1388566 - Church Of St Helen	Grade II	0.3 miles
2 1388567 - Crimean War Memorial 3 Metres North West Of Church Of St Helen	Grade II	0.3 miles
3 1388710 - Grosvenor Hall Private Nursing Home	Grade II	0.3 miles
4 1388709 - 210, Newark Road	Grade II	0.3 miles
5 1388470 - Church Of All Saints	Grade I	0.5 miles
6 1388748 - St Catherines Methodist Church And Adjoining Church Hall	Grade II	0.6 miles
7 1479068 - Cross O'cliff Court	Grade II	0.7 miles
8 1360602 - The Homestead	Grade II	0.9 miles
9 1205000 - Main Building At St John's Hospital	Grade II	1.0 miles
10 1061751 - Chapel At St. John's Hospital	Grade II	1.0 miles

Material Information

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

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Material Information

Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

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Utilities & Services

Electricity Supply

Gas Supply

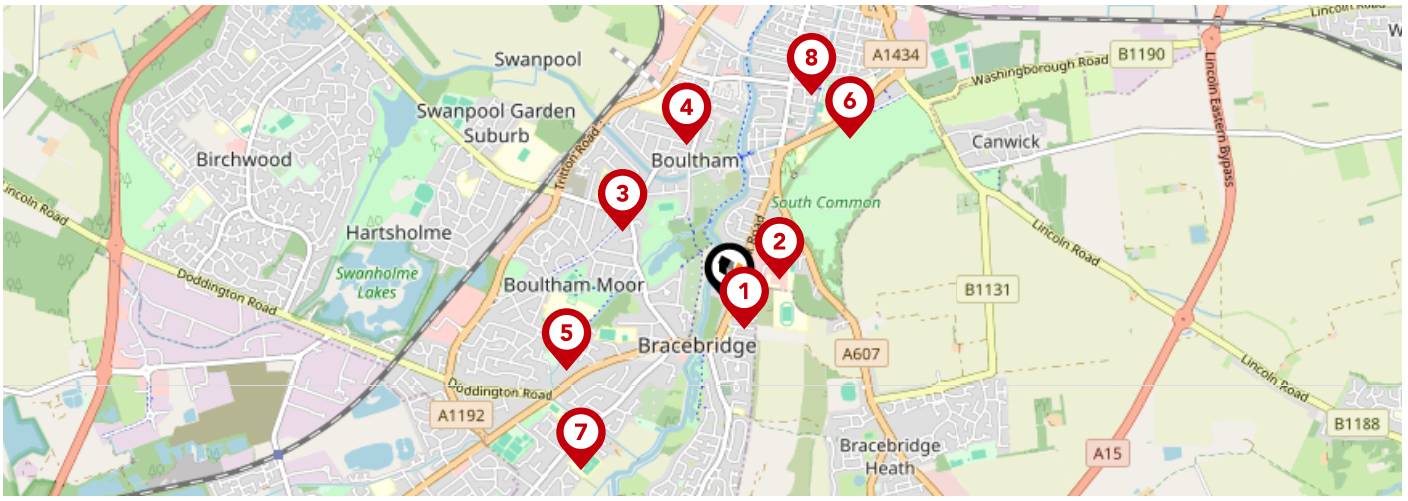
Central Heating

Water Supply

Drainage

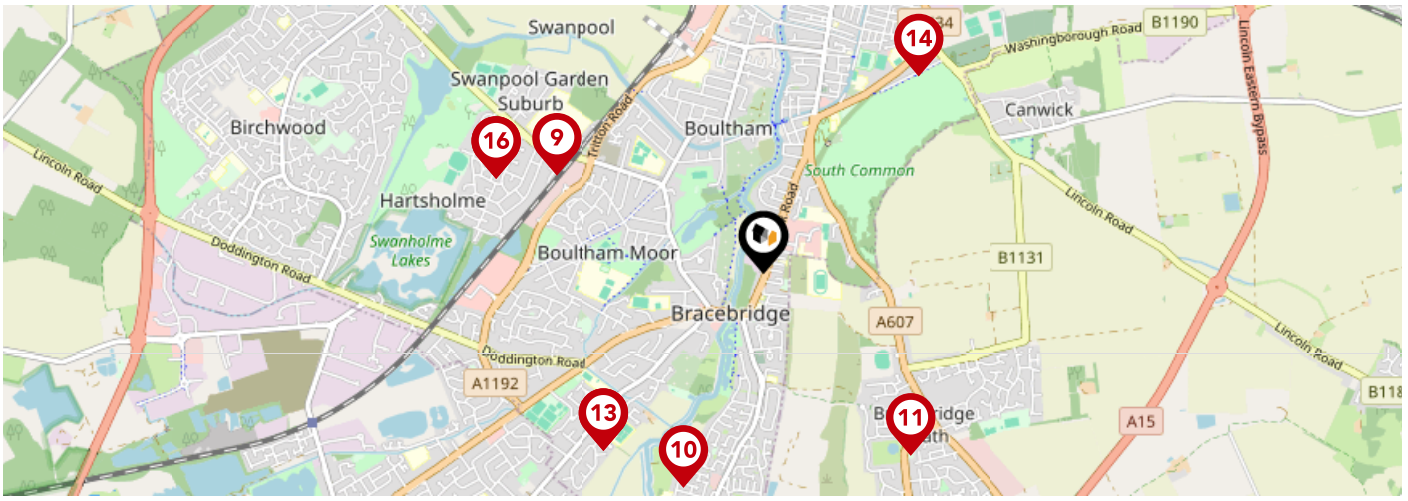
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Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Bracebridge Infant and Nursery School Ofsted Rating: Good | Pupils: 78 | Distance:0.13	☐	☑	☐	☐	☐
2	The Priory Academy LSST Ofsted Rating: Good | Pupils: 1779 | Distance:0.25	☐	☐	☑	☐	☐
3	St Peter and St Paul, Catholic Voluntary Academy Ofsted Rating: Requires improvement | Pupils: 602 | Distance:0.58	☐	☐	☑	☐	☐
4	Sir Francis Hill Community Primary School Ofsted Rating: Requires improvement | Pupils: 623 | Distance:0.74	☐	☑	☐	☐	☐
5	The Priory Witham Academy Ofsted Rating: Good | Pupils: 1110 | Distance:0.78	☐	☑	☑	☐	☐
6	Athena School Ofsted Rating: Good | Pupils: 113 | Distance:0.91	☐	☐	☑	☐	☐
7	The Lincoln St Christopher's School Ofsted Rating: Good | Pupils: 252 | Distance:0.99	☐	☐	☑	☐	☐
8	The Lincoln St Peter at Gowts Church of England Primary School Ofsted Rating: Outstanding | Pupils: 258 | Distance:1	☐	☑	☐	☐	☐

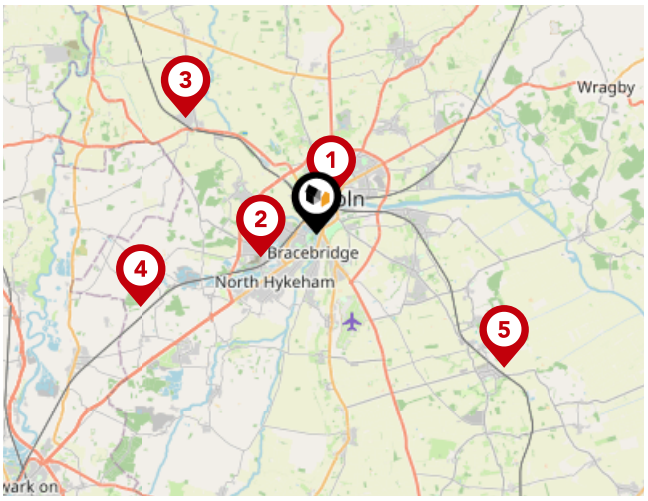
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 The Priory City of Lincoln Academy Ofsted Rating: Requires improvement | Pupils: 980 | Distance:1.01	☐	☐	☑	☐	☐
10 The Meadows Primary School Ofsted Rating: Good | Pupils: 364 | Distance:1.02	☐	☑	☐	☐	☐
11 Bracebridge Heath St John's Primary Academy Ofsted Rating: Good | Pupils: 372 | Distance:1.05	☐	☑	☐	☐	☐
12 The Lincoln Manor Leas Junior School Ofsted Rating: Good | Pupils: 290 | Distance:1.06	☐	☑	☐	☐	☐
13 The Lincoln Manor Leas Infants School Ofsted Rating: Good | Pupils: 163 | Distance:1.06	☐	☑	☐	☐	☐
14 The Lincoln Bishop King Church of England Primary School Ofsted Rating: Good | Pupils: 459 | Distance:1.12	☐	☑	☐	☐	☐
15 Hartsholme Academy Ofsted Rating: Requires improvement | Pupils: 377 | Distance:1.26	☐	☑	☐	☐	☐
16 The Pilgrim School Ofsted Rating: Good | Pupils: 4 | Distance:1.26	☐	☐	☑	☐	☐

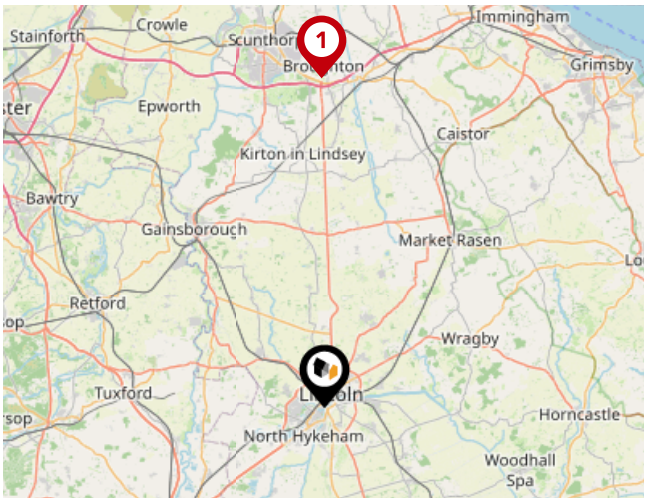
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Area
Transport (National)



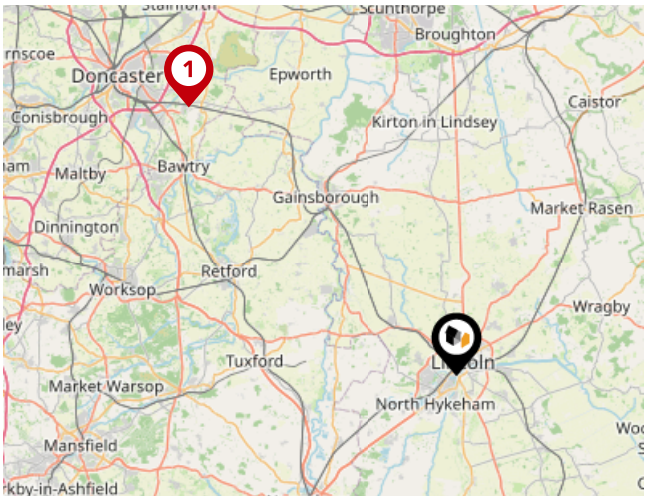
National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	1.42 miles
2	Hykeham Rail Station	2.15 miles
3	Saxilby Rail Station	6.24 miles
4	Swinderby Rail Station	6.75 miles
5	Metheringham Rail Station	8.12 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	23.32 miles

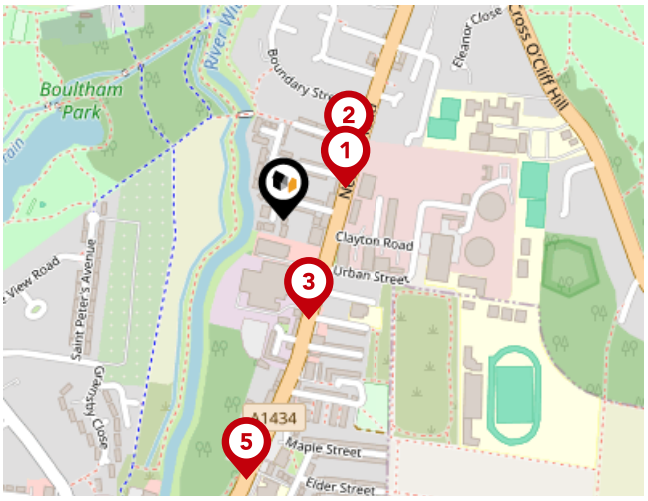


Airports/Helipads

Pin	Name	Distance
1	Robin Hood Doncaster Sheffield Airport	26.77 miles

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Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Manby Street	0.07 miles
2	Manby Street	0.1 miles
3	Ellison Street	0.11 miles
4	Otter's Cottages	0.27 miles
5	Grosvenor Nursing Home	0.29 miles

Local Connections

No Local Connections found within 30 km of this property.

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

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Mundys
Testimonials

Testimonial 1

Mundys have been wonderful. We will recommend them to anyone thinking of moving - MR AND MRS GHEST

Testimonial 2

A huge thank you to you Emily and all of the Lettings Team for all your hard work in re-letting my apartment. Please pass on my regards and thanks to all. Again another superb performance from Mundys. MR FAHEY

Testimonial 3

Very satisfied with survey and would use again. I was impressed with how the Surveyor also telephoned me to run through his report with me. MRS HARDWICKE

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Disclaimer

Important - Please read

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Mundys
Data Quality

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Environment Agency

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