



See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 29th January 2026



ELLISONS QUAY, BURTON WATERS, LINCOLN, LN1

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

www.mundys.net



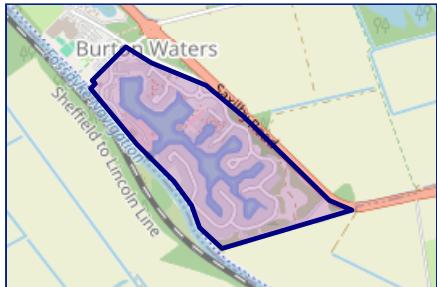
Powered by



Property Multiple Title Plans

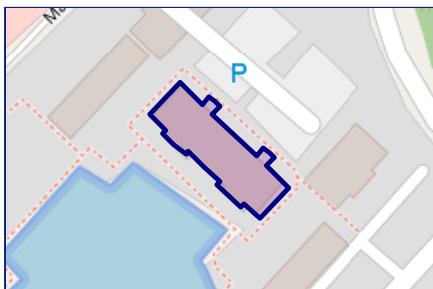


Freehold Title Plan



LL53620

Leasehold Title Plan



LL326575

Start Date: 26/05/2011
End Date: 24/12/2998
Lease Term: 999 years (less seven (7) days) from and including 1 January 1999 to and including 24 December 2998
Term Remaining: 973 years

Property Overview



Property

Type: Flat / Maisonette
Bedrooms: 3
Plot Area: 0.1 acres
Year Built : 2007-2011
Council Tax : Band C
Annual Estimate: £2,026
Title Number: LL326575

Tenure: Leasehold
Start: 26/05/2011
Date:
End Date: 24/12/2998
Lease: 999 years (less seven (7) days) from and including 1 January 1999 to and including 24 December 2998
Term:
Term: 973 years
Remaining:

Local Area

Local Authority: West Lindsey
Conservation Area: No
Flood Risk:
● Rivers & Seas
● Surface Water

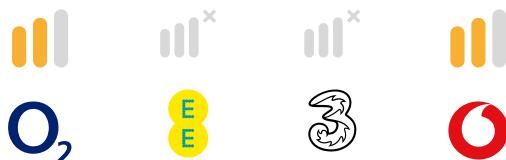
West Lindsey
No
Low
Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

4
mb/s **80**
mb/s **1000**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

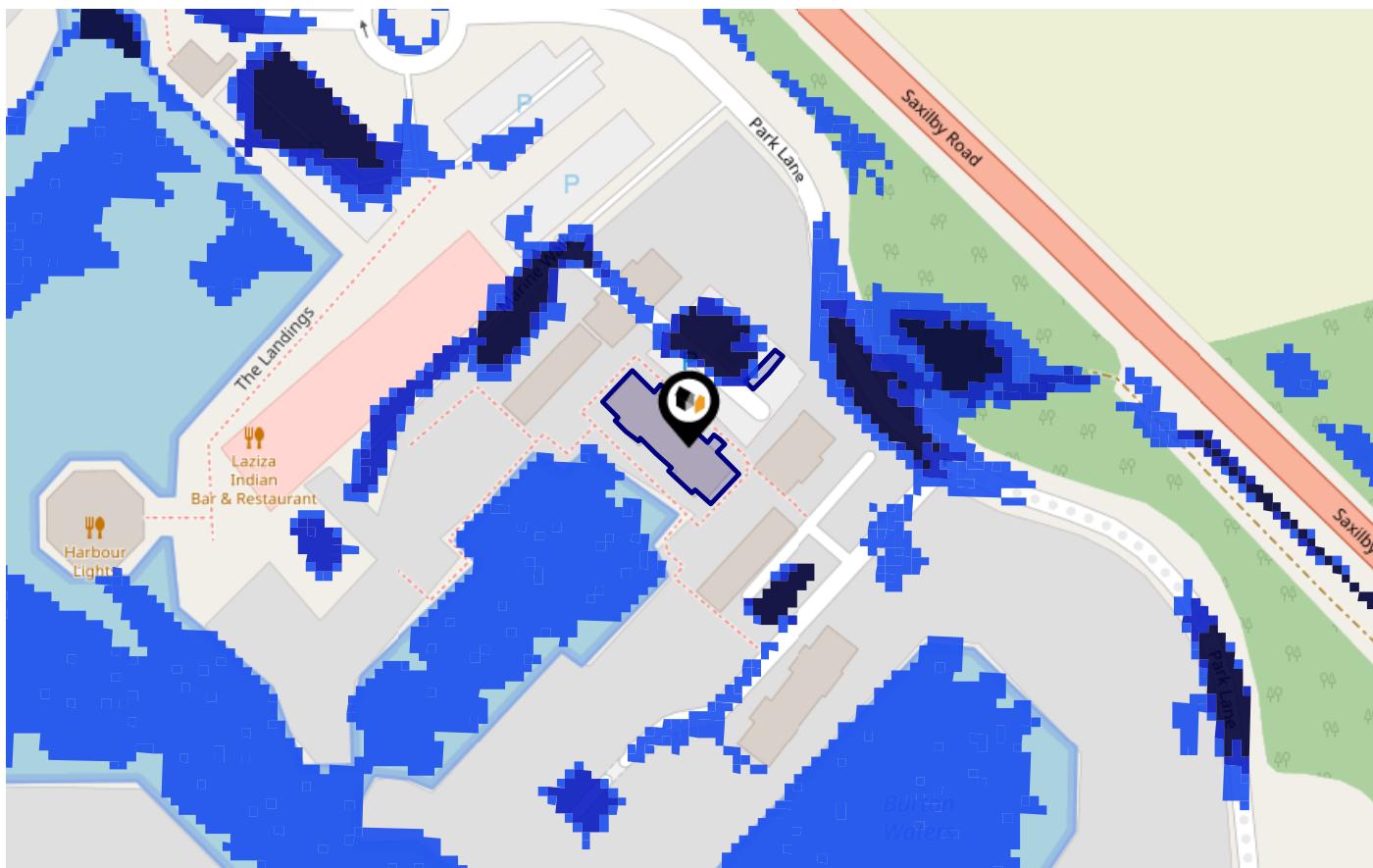


Flood Risk

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.

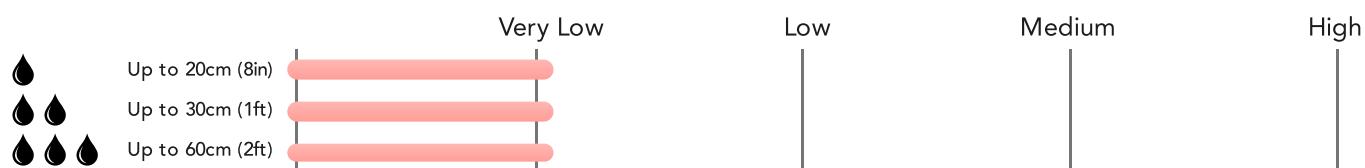


Risk Rating: Very low

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.

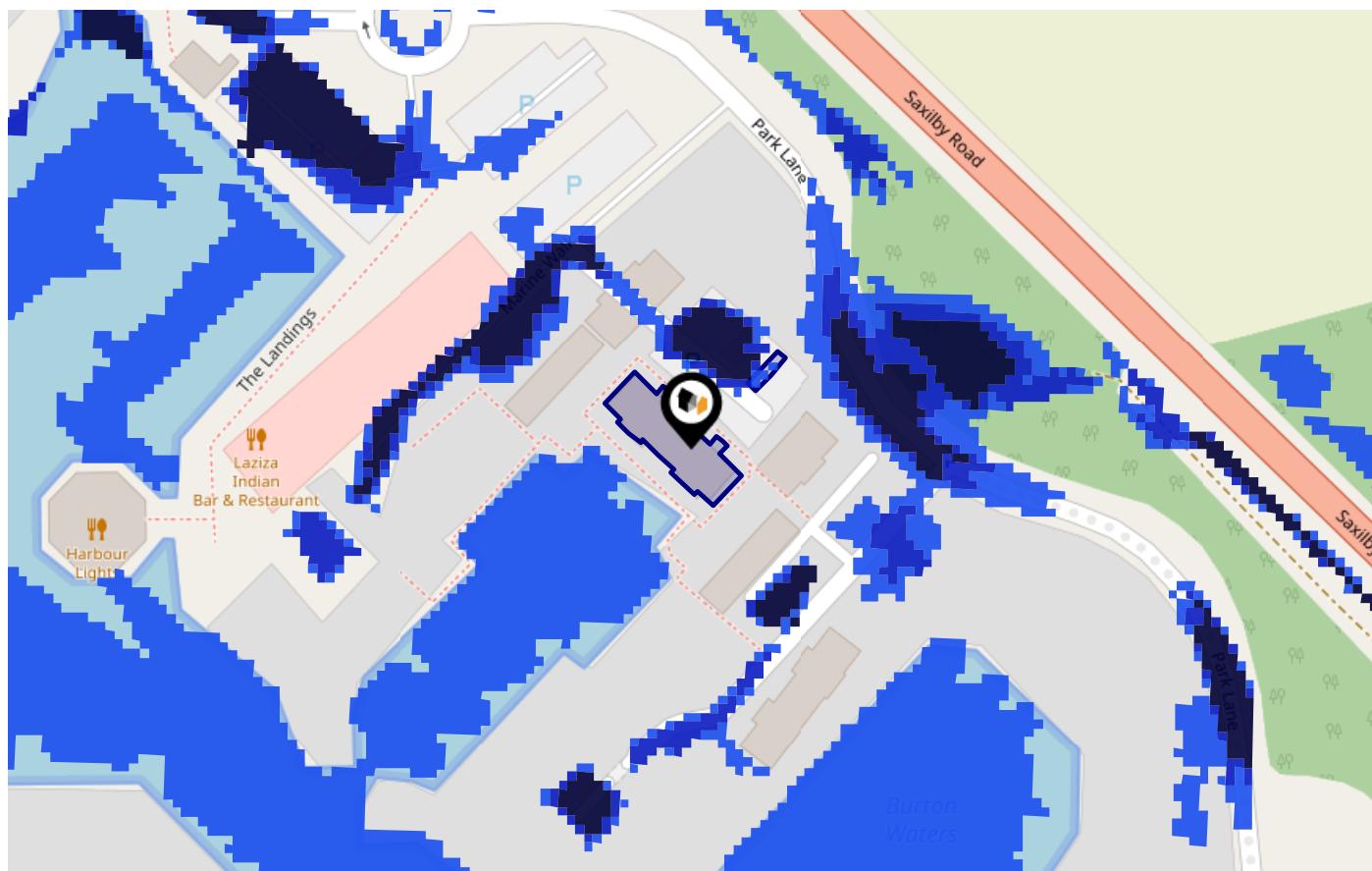
Chance of flooding to the following depths at this property:



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:

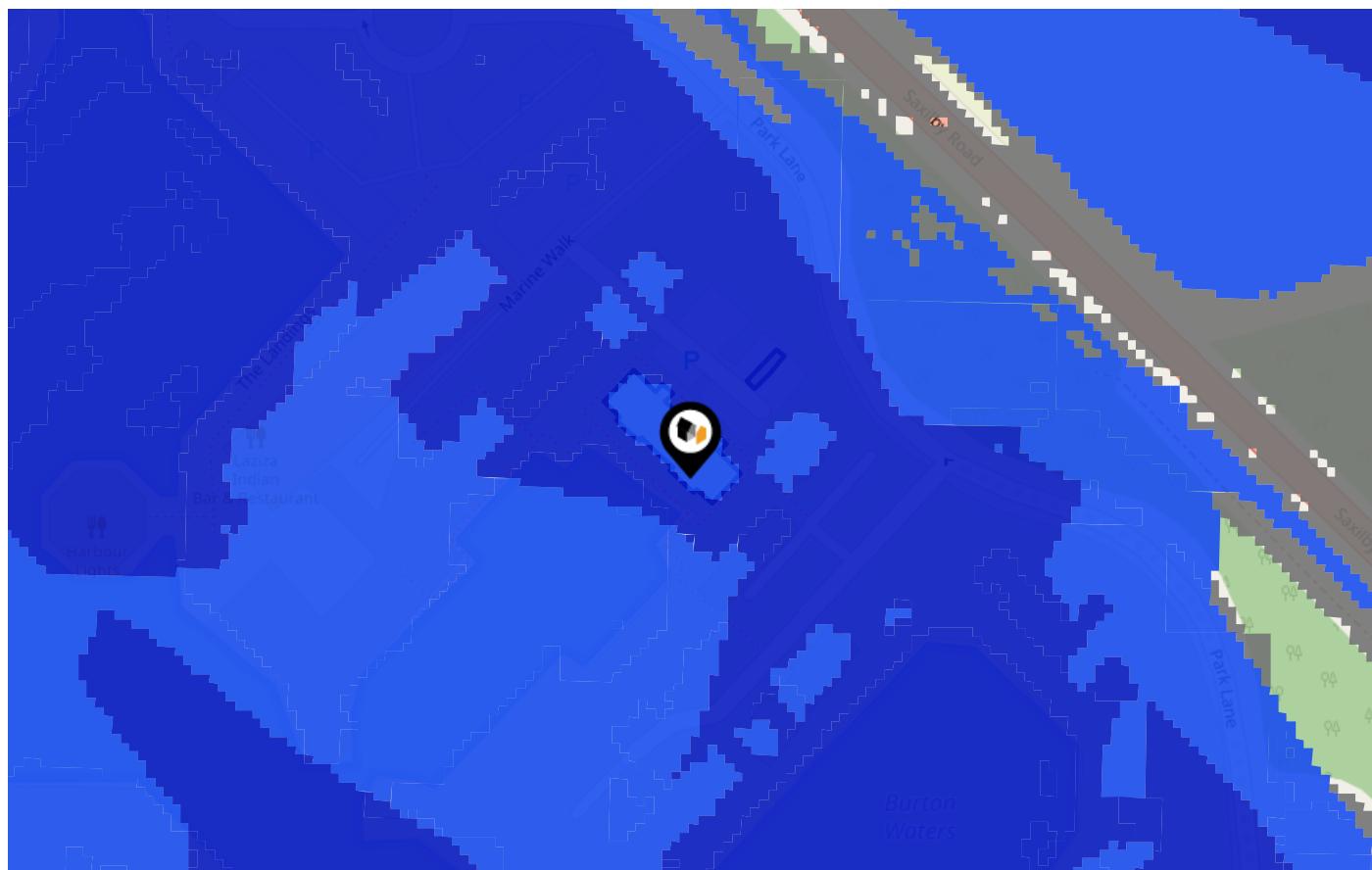


Flood Risk

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.

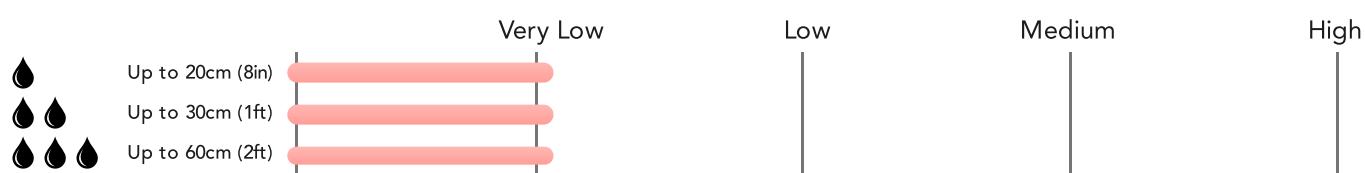


Risk Rating: Low

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.

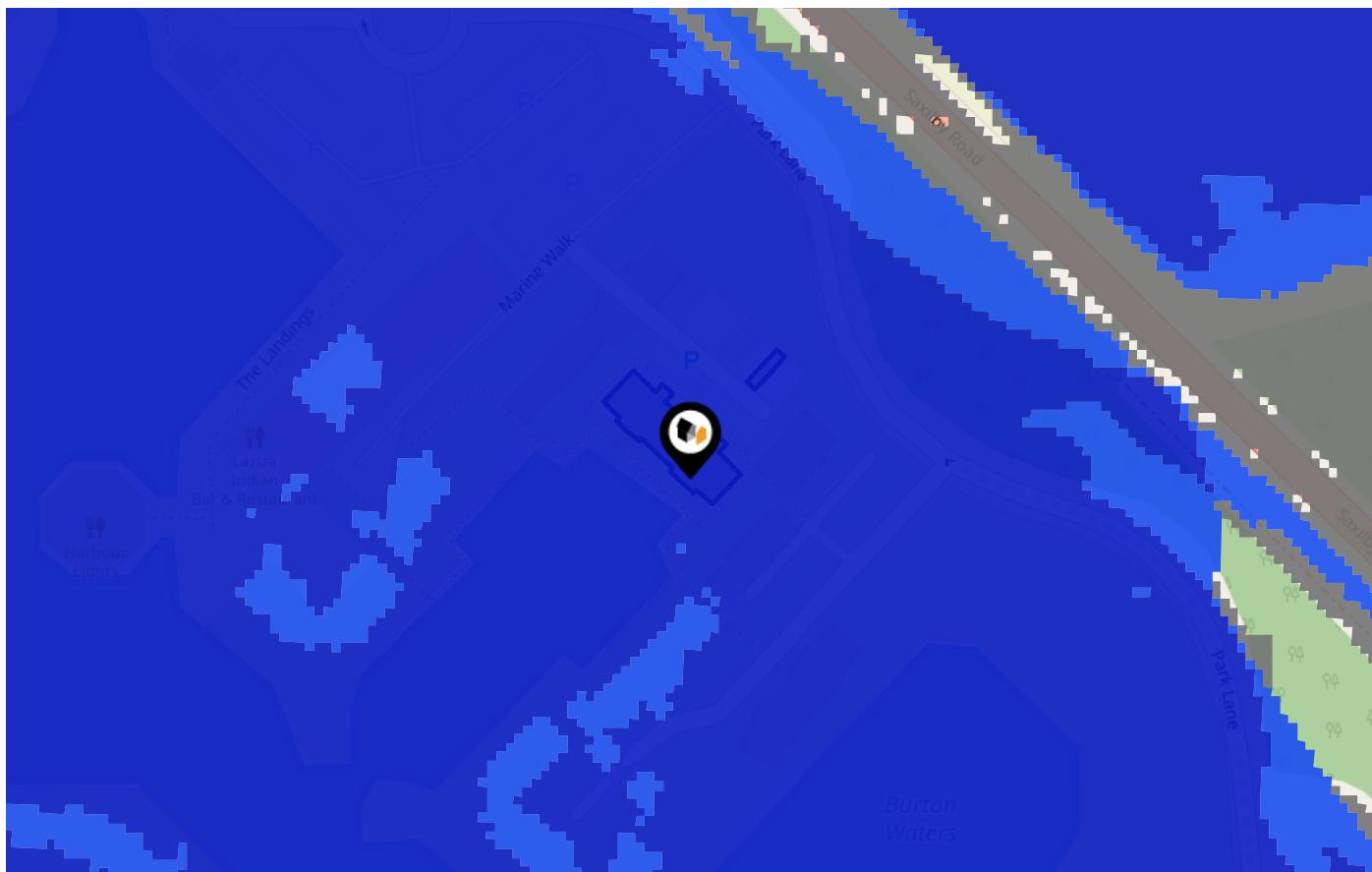
Chance of flooding to the following depths at this property:



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.

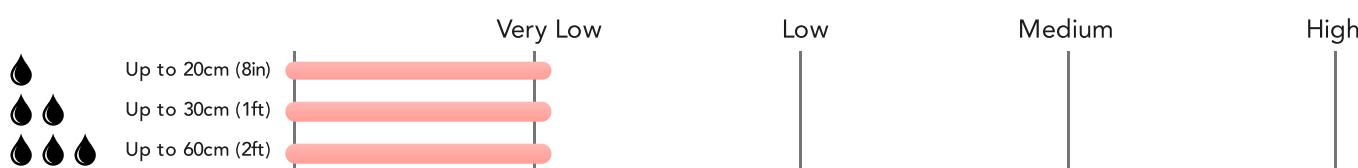


Risk Rating: Medium

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:

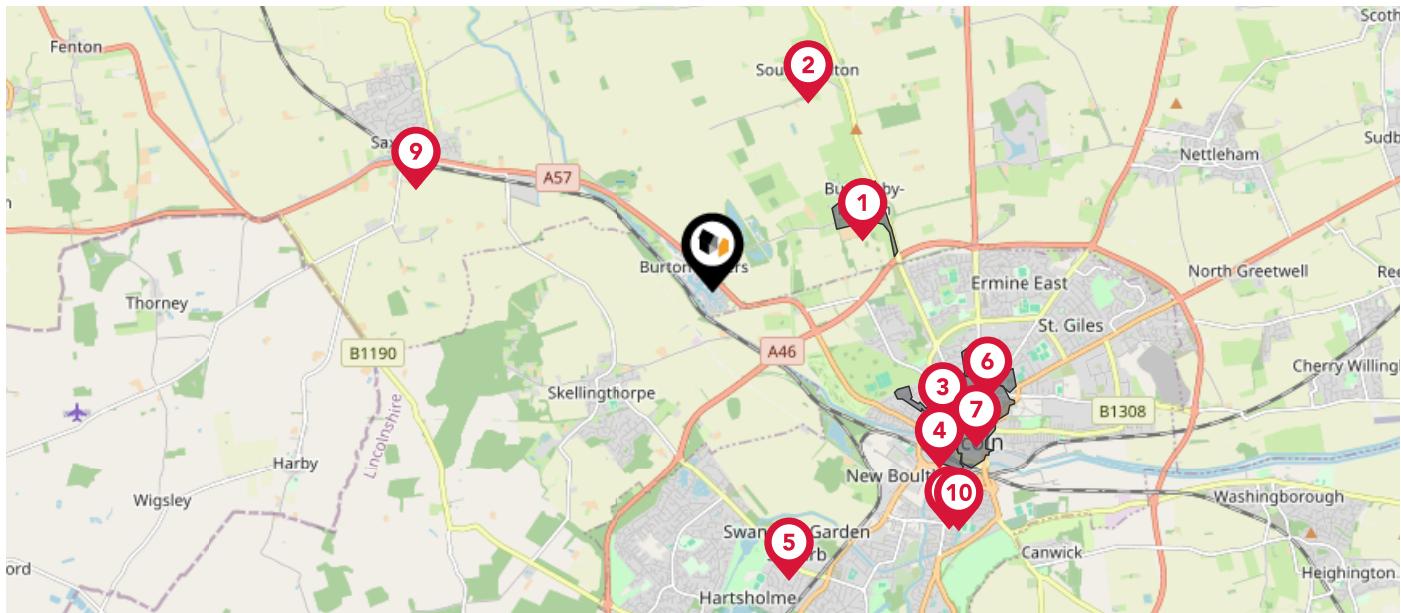


Maps

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 Burton
- 2 South Carlton
- 3 Carline
- 4 West Parade and Brayford
- 5 Swanpool
- 6 Newport and Nettleham Road
- 7 Cathedral and City Centre
- 8 St Peter-at-Gowts
- 9 Saxilby, Bridge Street
- 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.



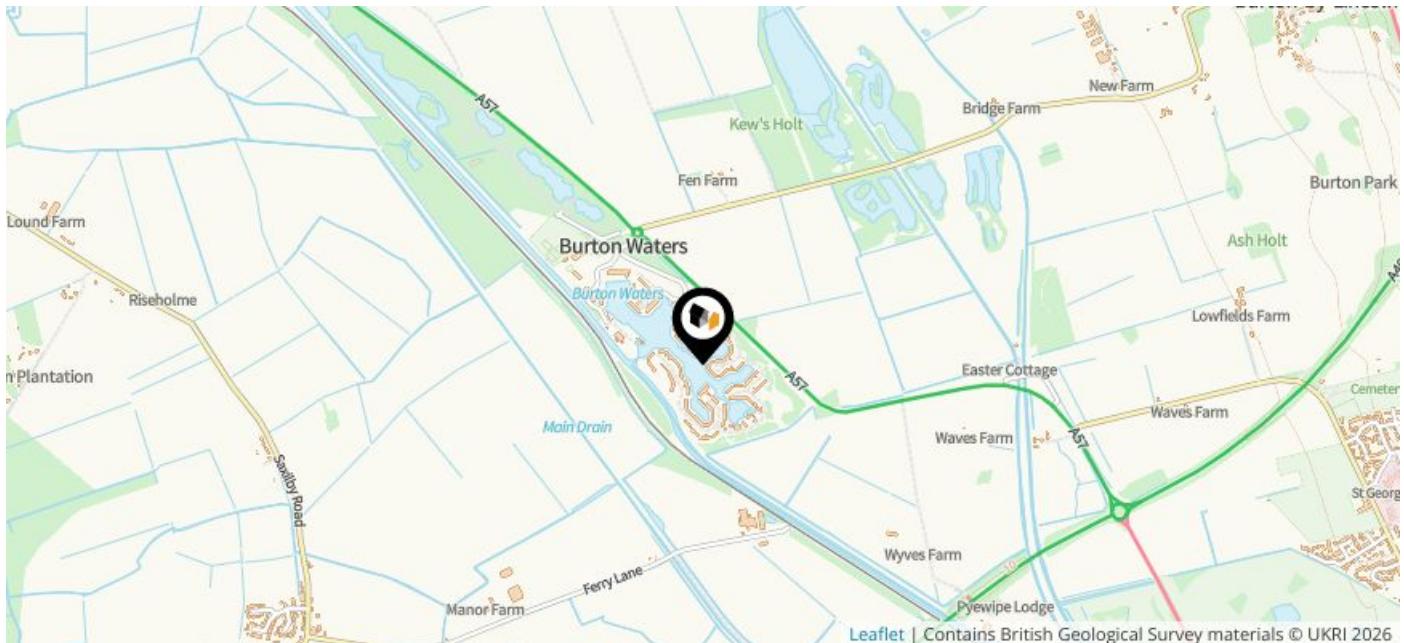
Nearby Landfill Sites

1	Fiddlers Elbow Dredging Tip-Fiddler's Elbow, Lincoln, Burton Lane Ends, Lincolnshire	Historic Landfill	<input type="checkbox"/>
2	Skellingthorpe Moor-Skellingthorpe Moor, Lincoln, Lincolnshire	Historic Landfill	<input type="checkbox"/>
3	West Common-Lincoln, Lincolnshire	Historic Landfill	<input type="checkbox"/>
4	Golf Course-West Common	Historic Landfill	<input type="checkbox"/>
5	EA/EPR/BP3998NN/A001 - Beevor Foundry Ltd	Active Landfill	<input checked="" type="checkbox"/>
6	EA/EPR/BP3598NX/A001 - Serviceteam Ltd	Active Landfill	<input checked="" type="checkbox"/>
7	Skellingthorpe Moor Plantation-Skellingthorpe Moor, Lincolnshire	Historic Landfill	<input type="checkbox"/>
8	Skellingthorpe Moor Plantation-Skellingthorpe Moor, Lincolnshire	Historic Landfill	<input type="checkbox"/>
9	Ellis Farm-Burton	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.

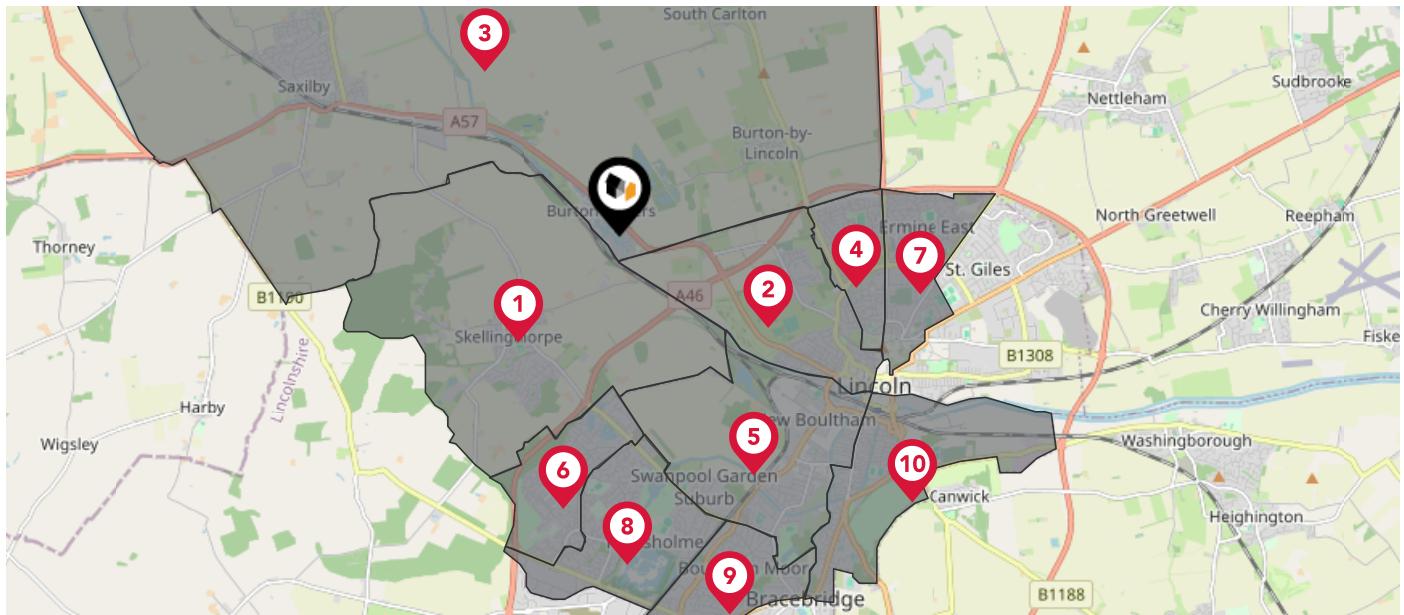
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

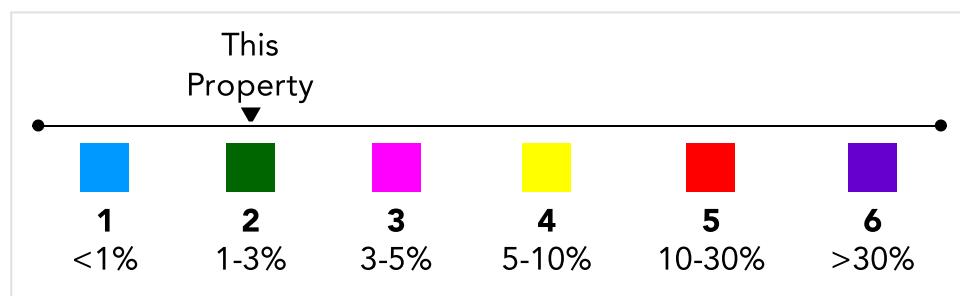
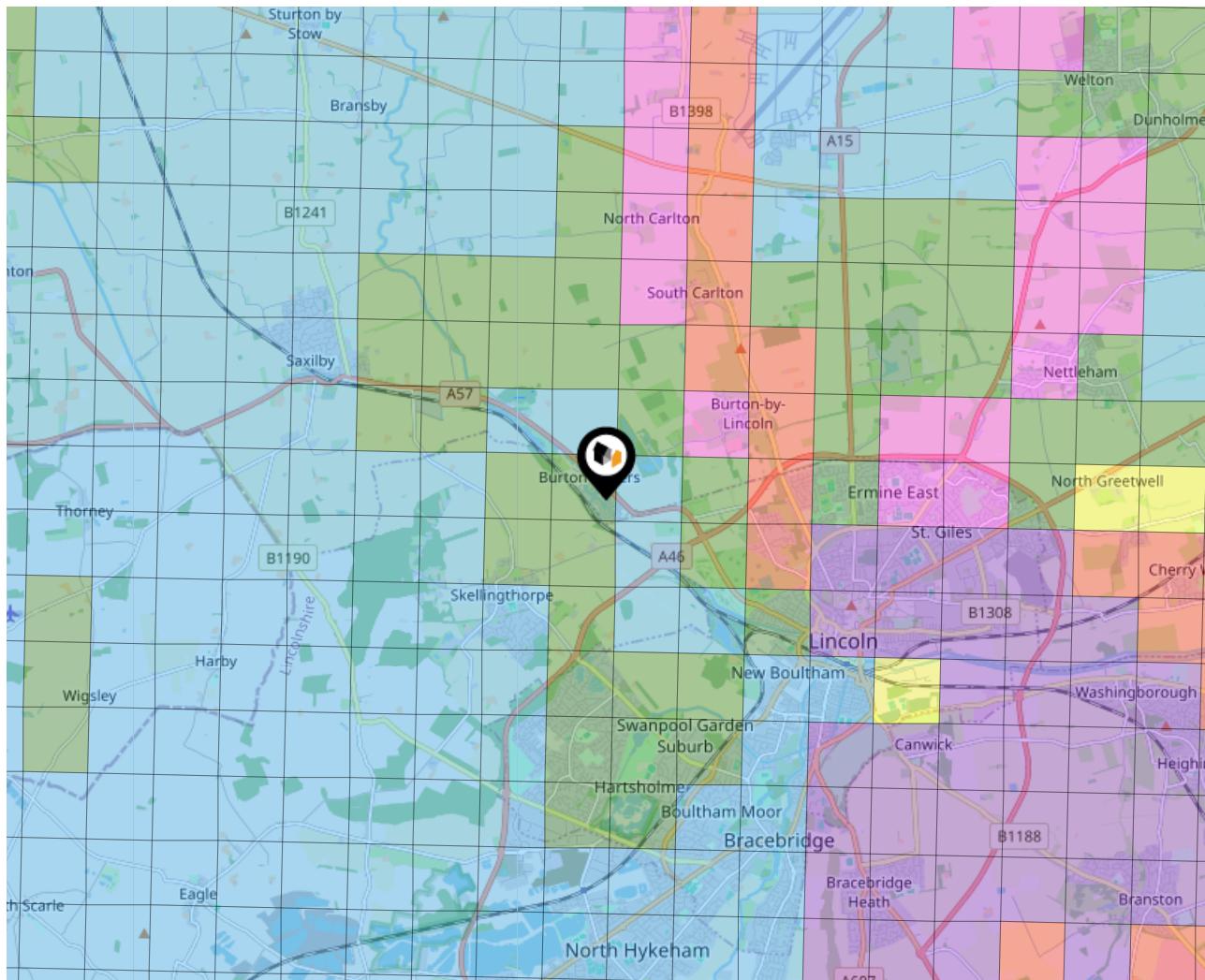
Environment

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).

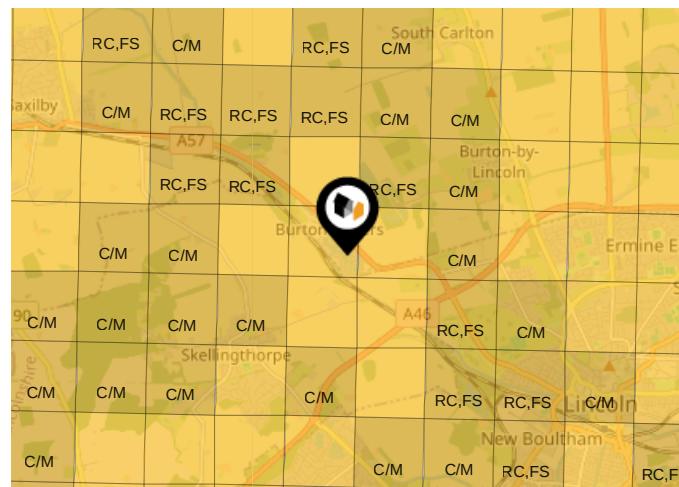


Environment Soils & Clay



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

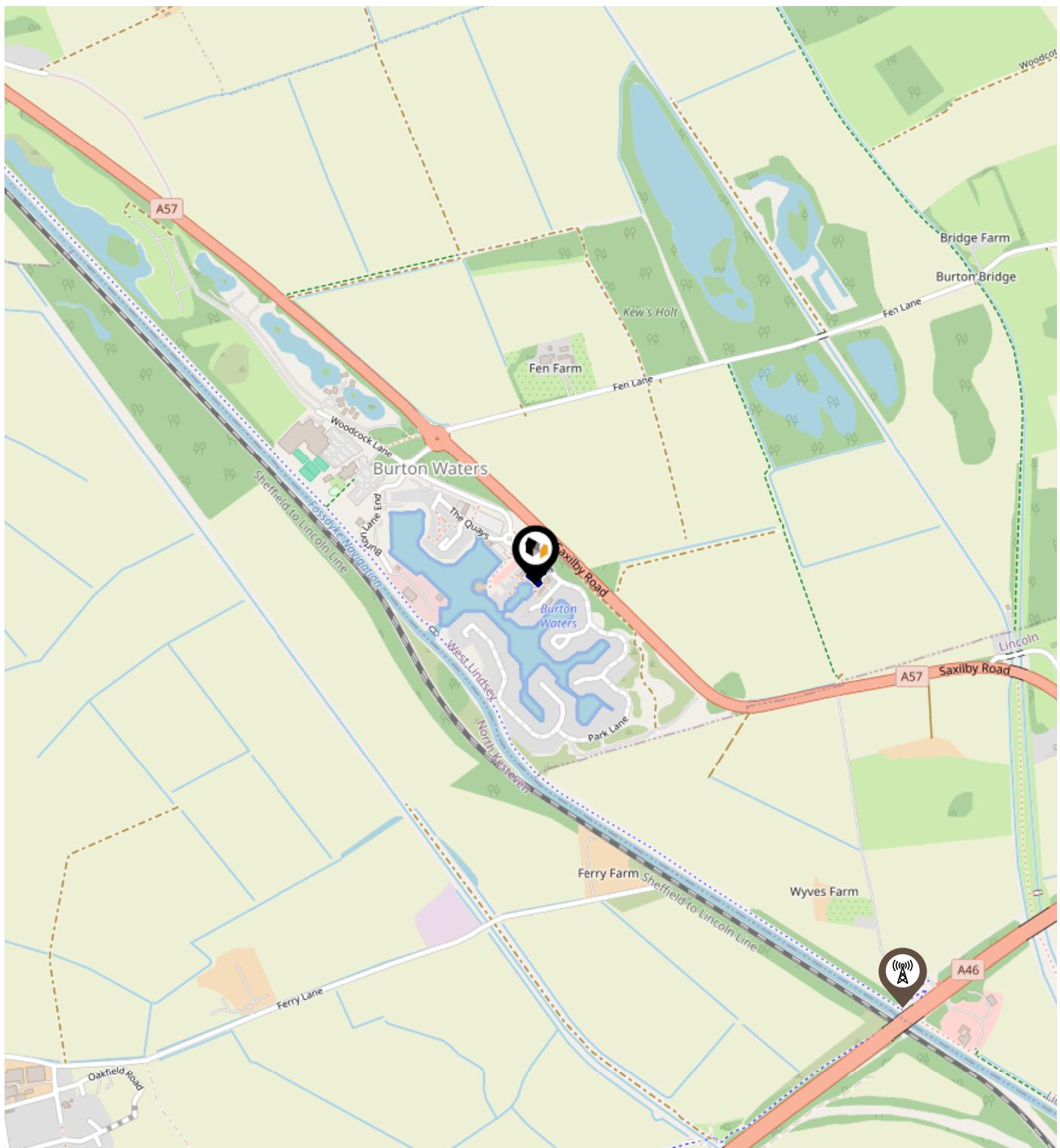
Carbon Content: NONE **Soil Texture:** SAND TO SANDY LOAM
Parent Material Grain: ARENACEOUS - **Soil Depth:** DEEP
RUDACEOUS
Soil Group: LIGHT(SILTY) TO
MEDIUM(SILTY)



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

Local Area Masts & Pylons



Key:

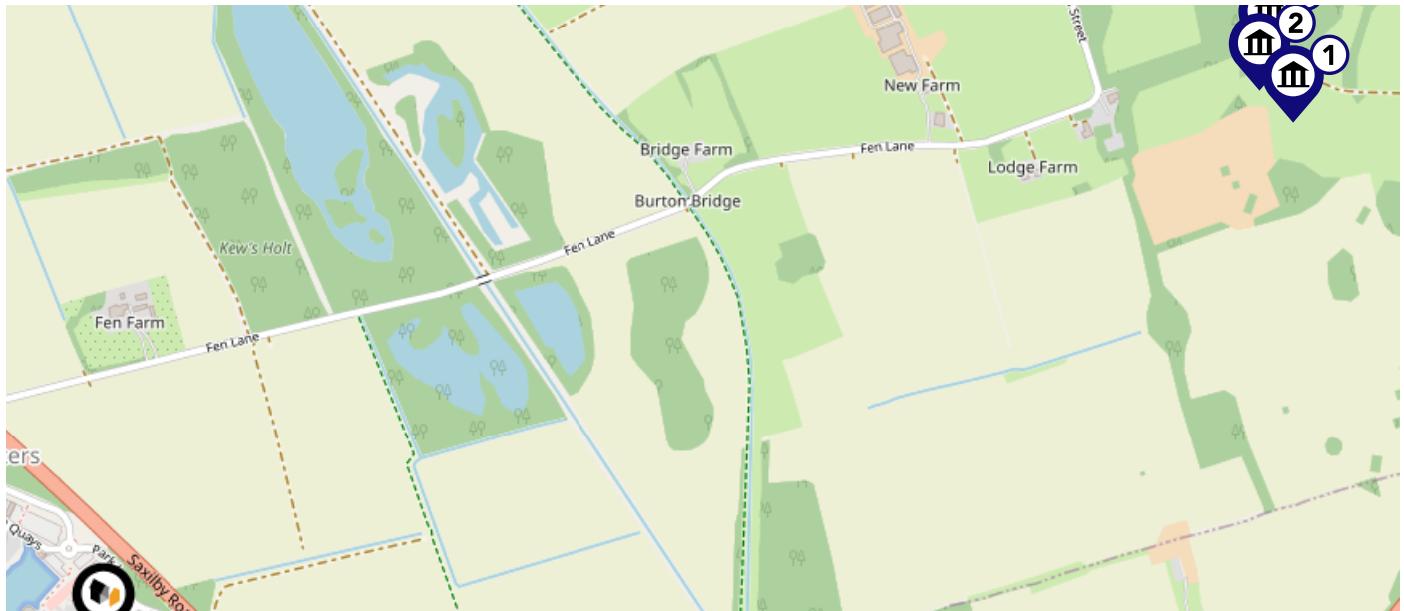
- Power Pylons
- Communication Masts

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
 1147084 - Burton Hall	Grade II	1.4 miles
 1308654 - Georgian House	Grade II	1.4 miles
 1064101 - The Granary	Grade II	1.5 miles

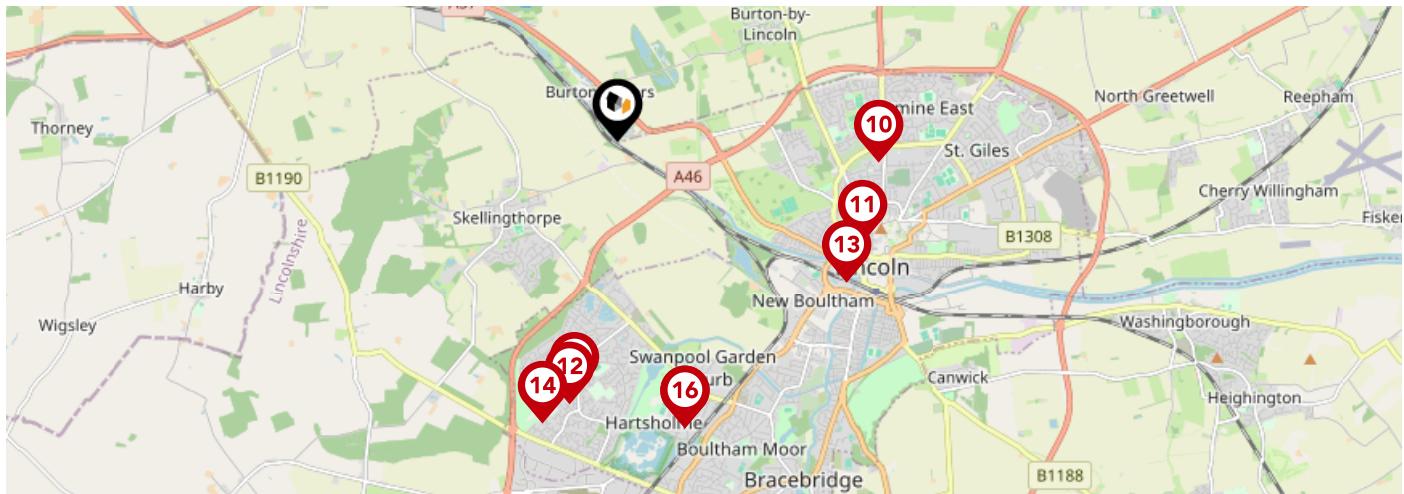
Area Schools



Nursery Primary Secondary College Private

1 St Lawrence Church of England Primary School Ofsted Rating: Good Pupils: 209 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Burton Hathow Preparatory School Ofsted Rating: Not Rated Pupils: 106 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Skellingthorpe the Holt Primary School Ofsted Rating: Good Pupils: 186 Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 The St Faith's Church of England Infant and Nursery School, Lincoln Ofsted Rating: Good Pupils: 278 Distance:1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Woodlands Infant and Nursery School Ofsted Rating: Good Pupils: 106 Distance:1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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:2.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Mount Street Academy Ofsted Rating: Outstanding Pupils: 318 Distance:2.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 The St Francis Special School, Lincoln Ofsted Rating: Outstanding Pupils: 161 Distance:2.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



Nursery Primary Secondary College Private



Lincoln Birchwood Junior School

Ofsted Rating: Good | Pupils: 255 | Distance: 2.27



Lincoln Castle Academy

Ofsted Rating: Not Rated | Pupils: 680 | Distance: 2.32



Westgate Academy

Ofsted Rating: Good | Pupils: 430 | Distance: 2.35



The Lancaster School

Ofsted Rating: Good | Pupils: 115 | Distance: 2.37



Lincolnshire Secure Unit

Ofsted Rating: Not Rated | Pupils: 0 | Distance: 2.39



St Hugh's Catholic Primary, A Voluntary Academy

Ofsted Rating: Outstanding | Pupils: 274 | Distance: 2.59



Hartsholme Academy

Ofsted Rating: Requires improvement | Pupils: 377 | Distance: 2.61

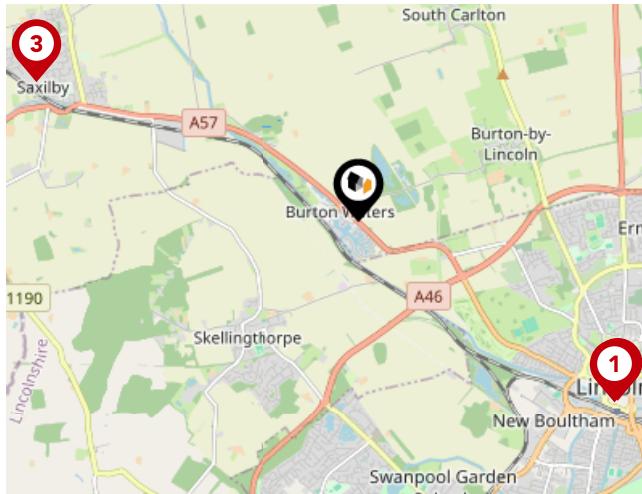


The Pilgrim School

Ofsted Rating: Good | Pupils: 4 | Distance: 2.61

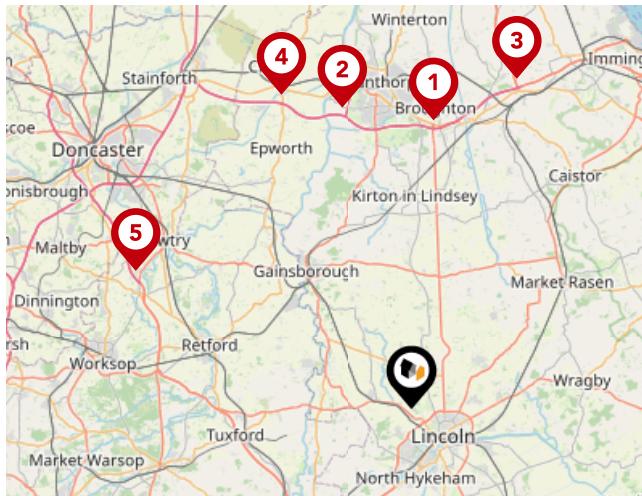


Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	2.79 miles
2	Lincoln Central Rail Station	2.8 miles
3	Saxilby Rail Station	3.11 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	20.46 miles
2	M180 J3	21.86 miles
3	M180 J5	24.4 miles
4	M180 J2	23.98 miles
5	A1(M) J34	21.84 miles



Airports/Helpads

Pin	Name	Distance
1	Humberside Airport	25.23 miles
2	Finningley	23.46 miles
3	East Mids Airport	42.3 miles
4	Leeds Bradford Airport	61.24 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Landings	0.08 miles
2	Burton Waters	0.25 miles
3	Lakeshore	0.7 miles
4	Veterinary Surgery	1.28 miles
5	Lower Church Road	1.21 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.

Powered by



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

www.mundys.net

