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MIR: Material Info

The Material Information Affecting this Property
Thursday 03rd September 2026



143, MONKS ROAD, LINCOLN, LN2

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

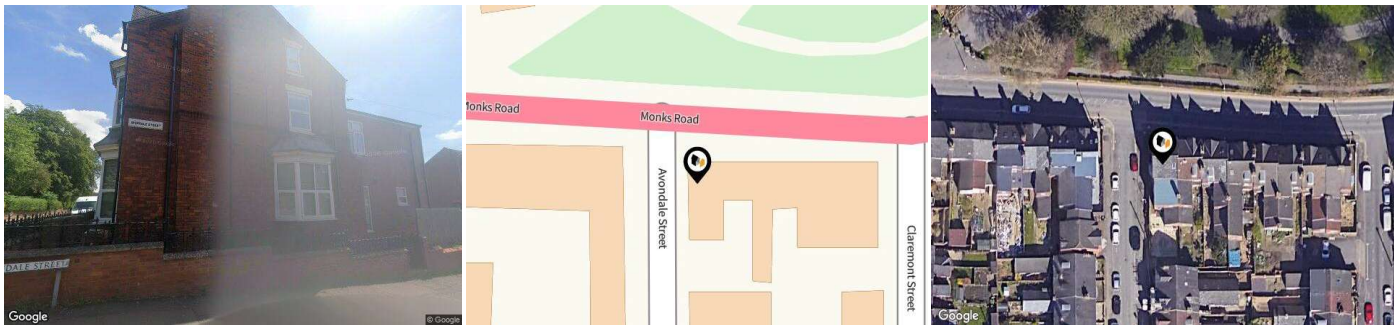
01522 510 044

hymie.bentley@mundys.net

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Property

Type:	Flat / Maisonette
Bedrooms:	1
Council Tax :	Band A
Annual Estimate:	£1,549

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

16	80	-
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)



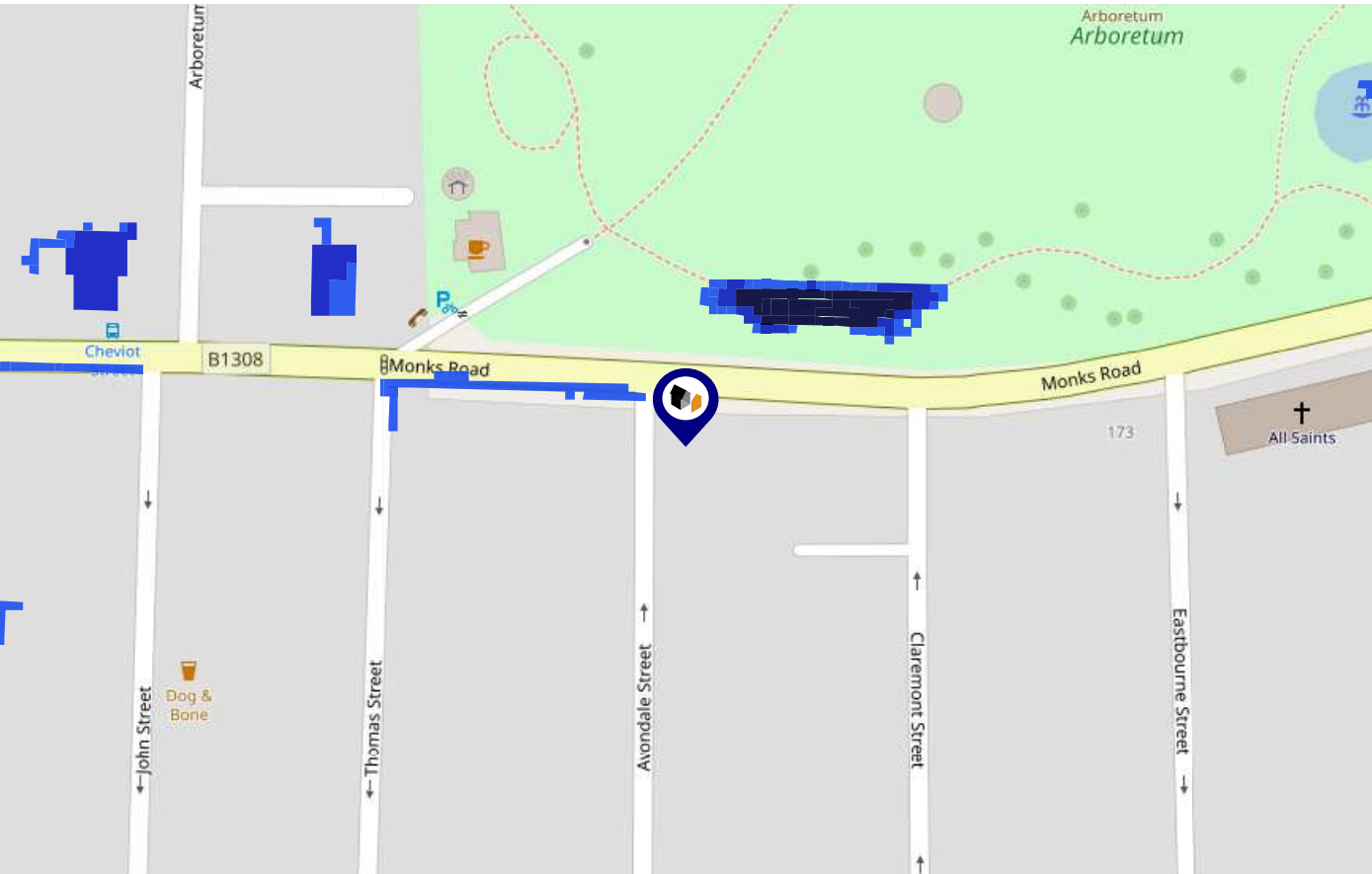
Satellite/Fibre TV Availability:



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.

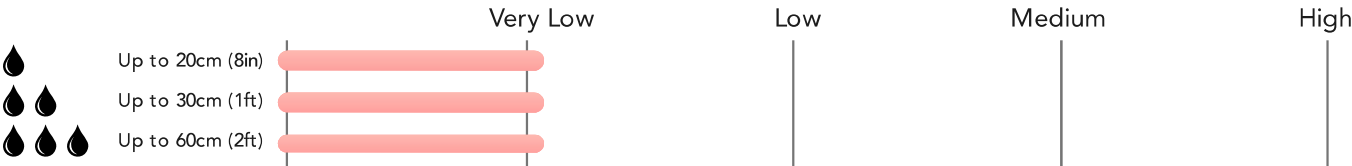


Risk Rating: Very low

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.

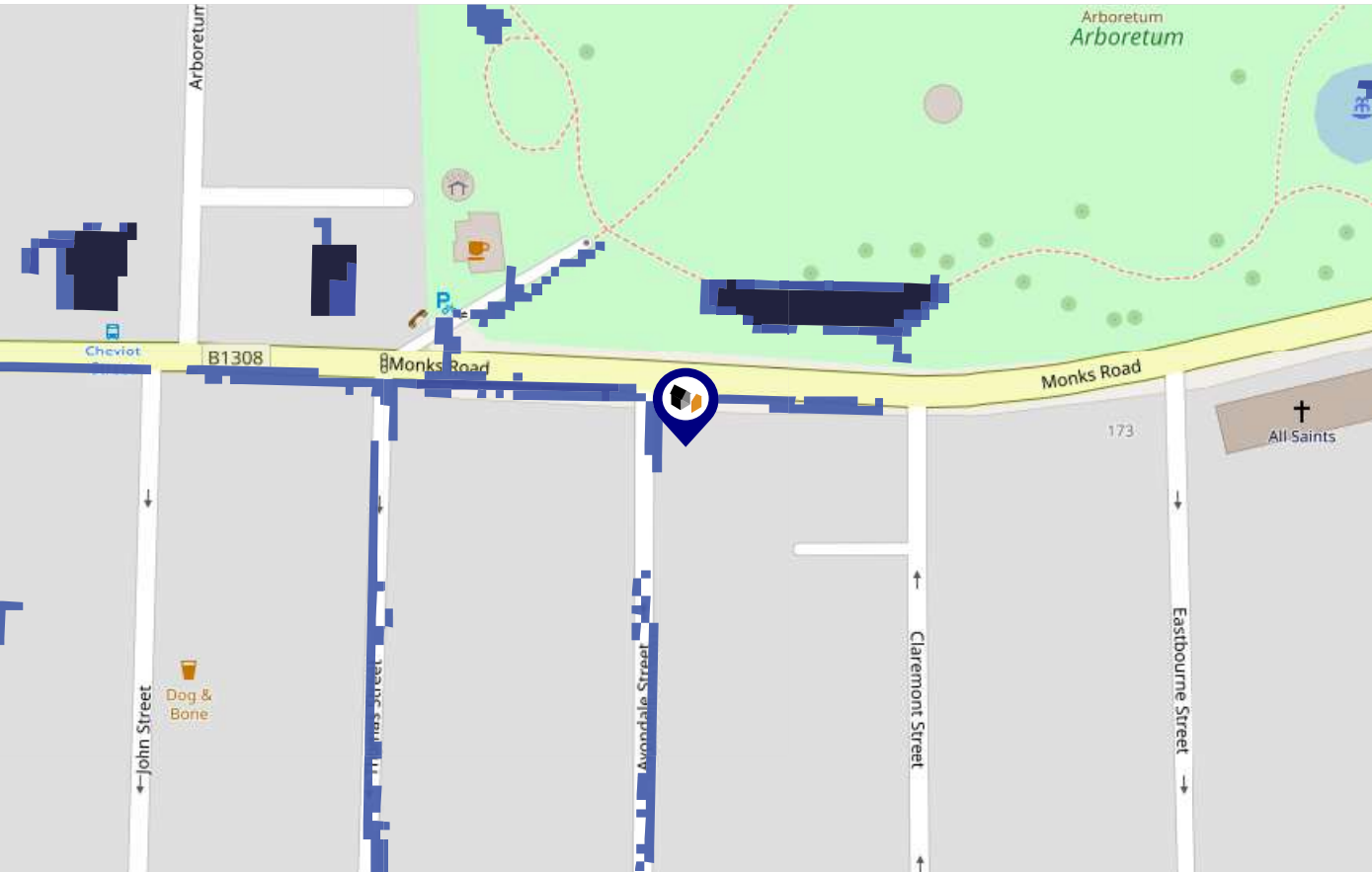
Chance of flooding to the following depths at this property:



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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Chance of flooding to the following depths at this property:

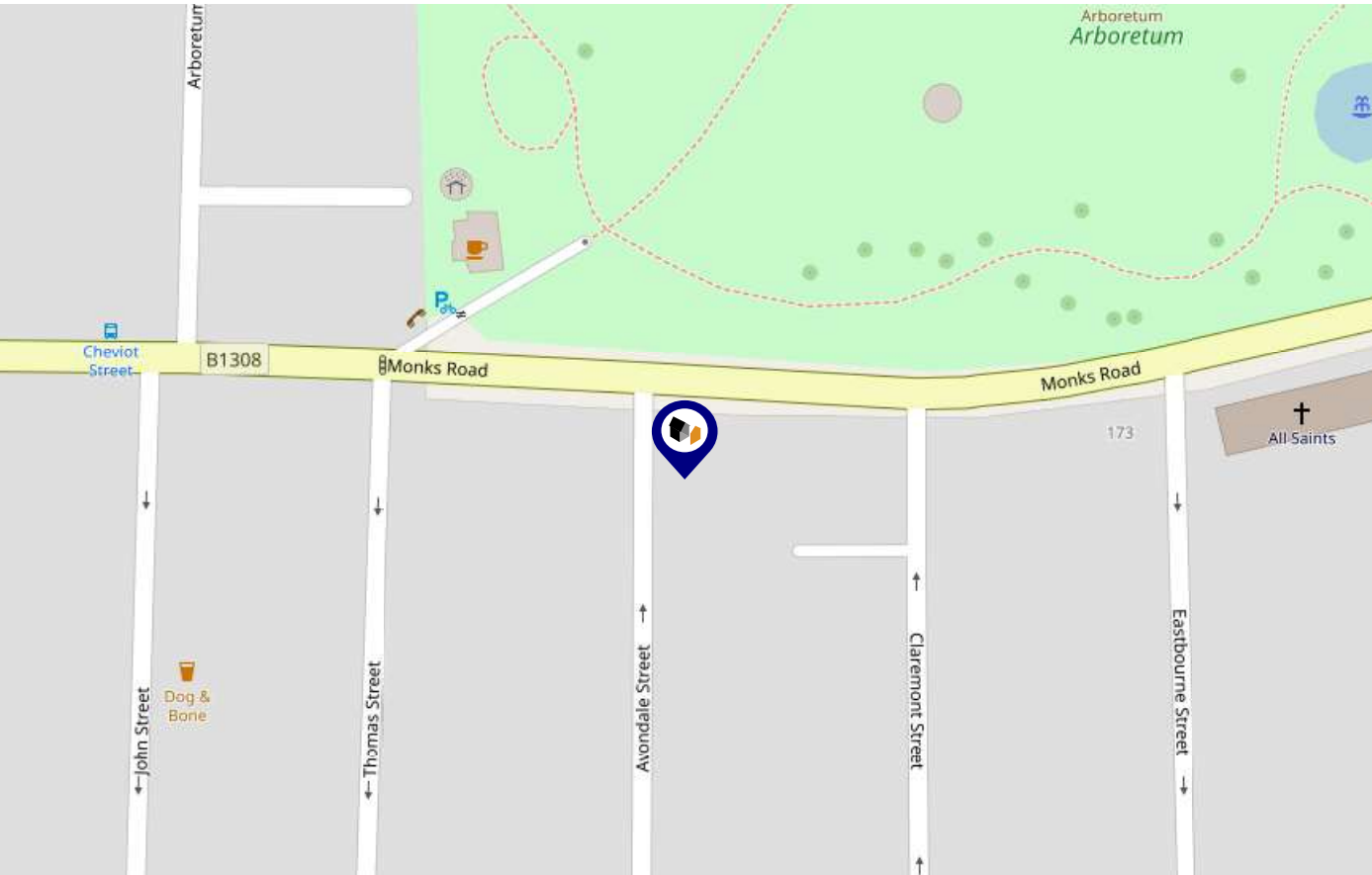


MIR - Material Info

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.

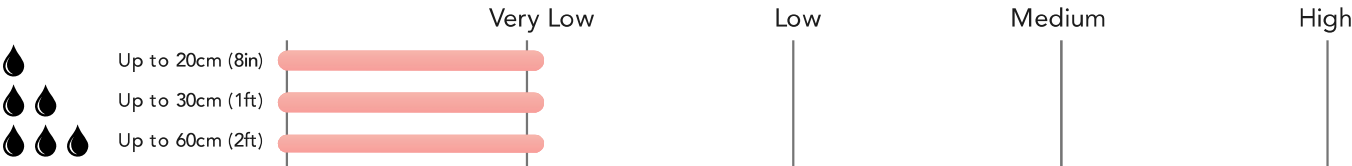


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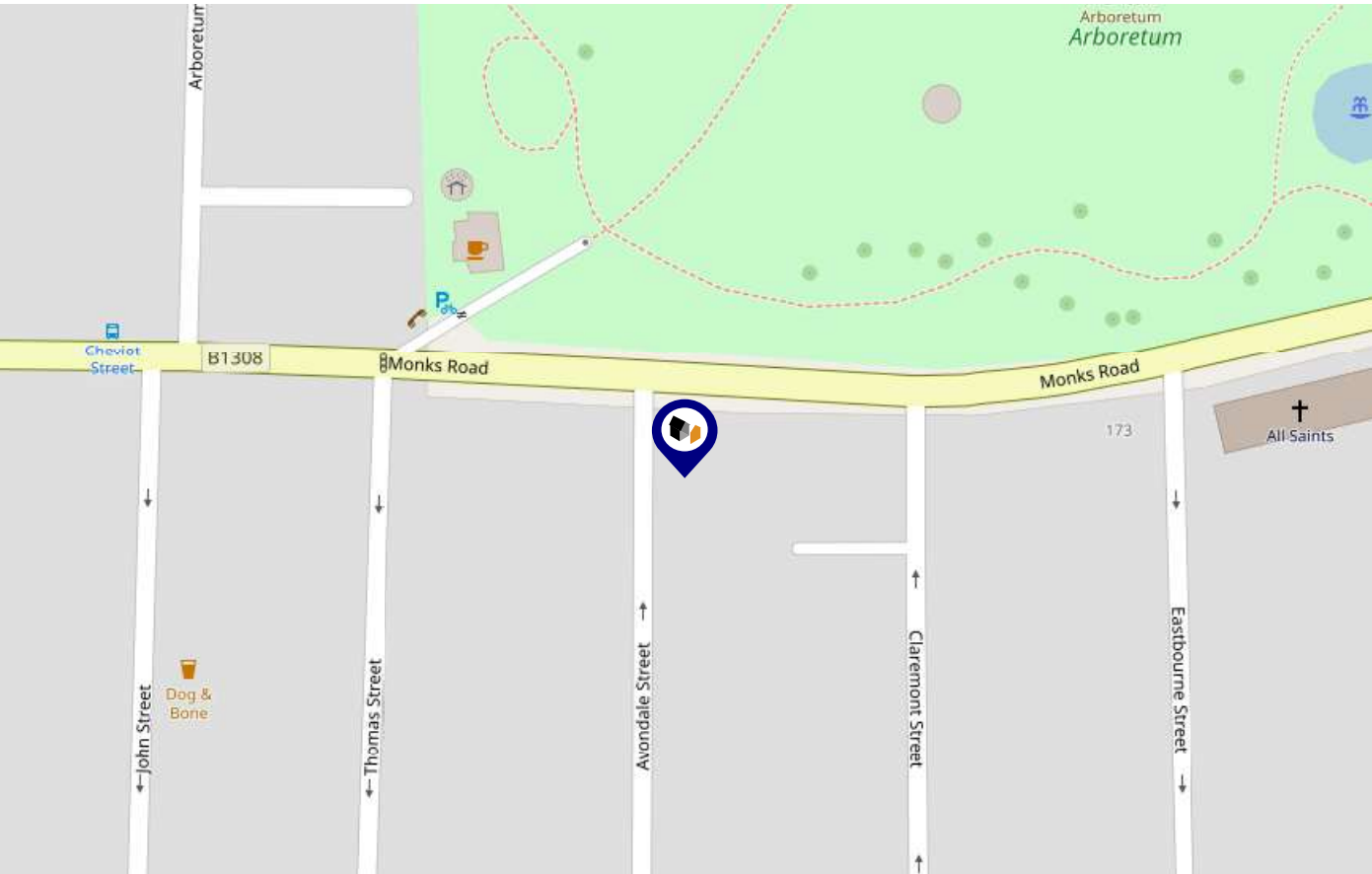


Flood Risk

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.

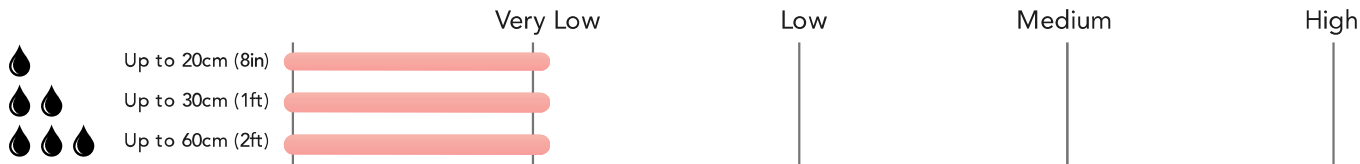


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



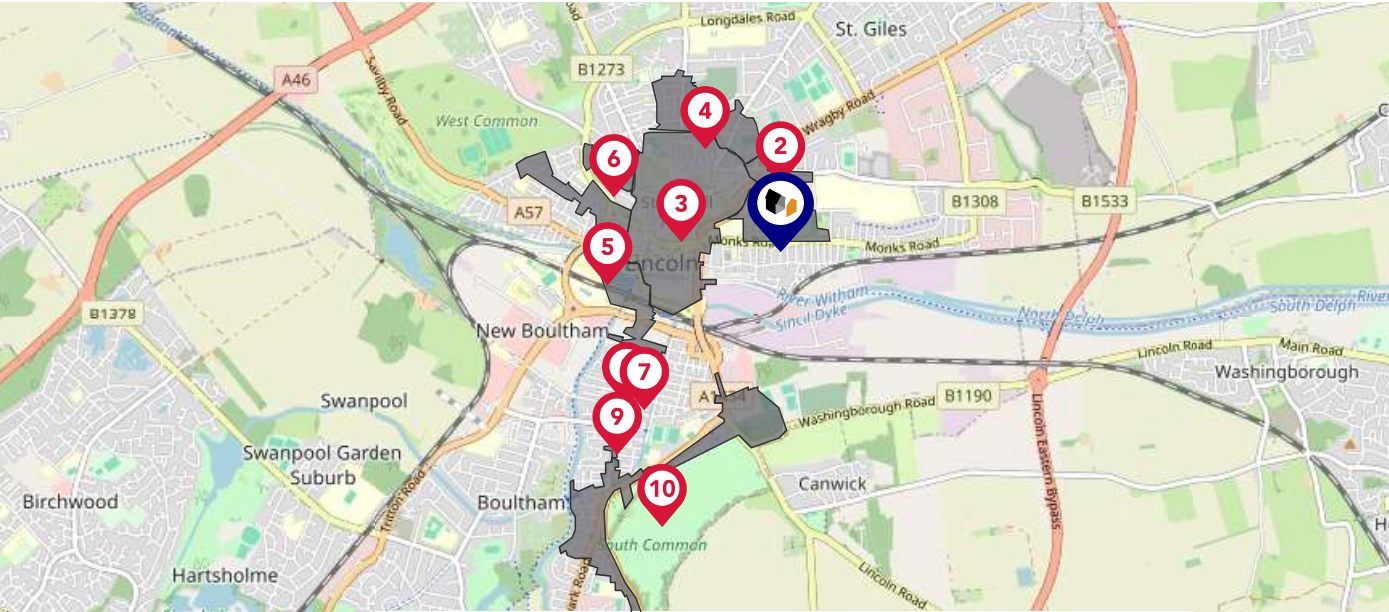
MIR - Material Info

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

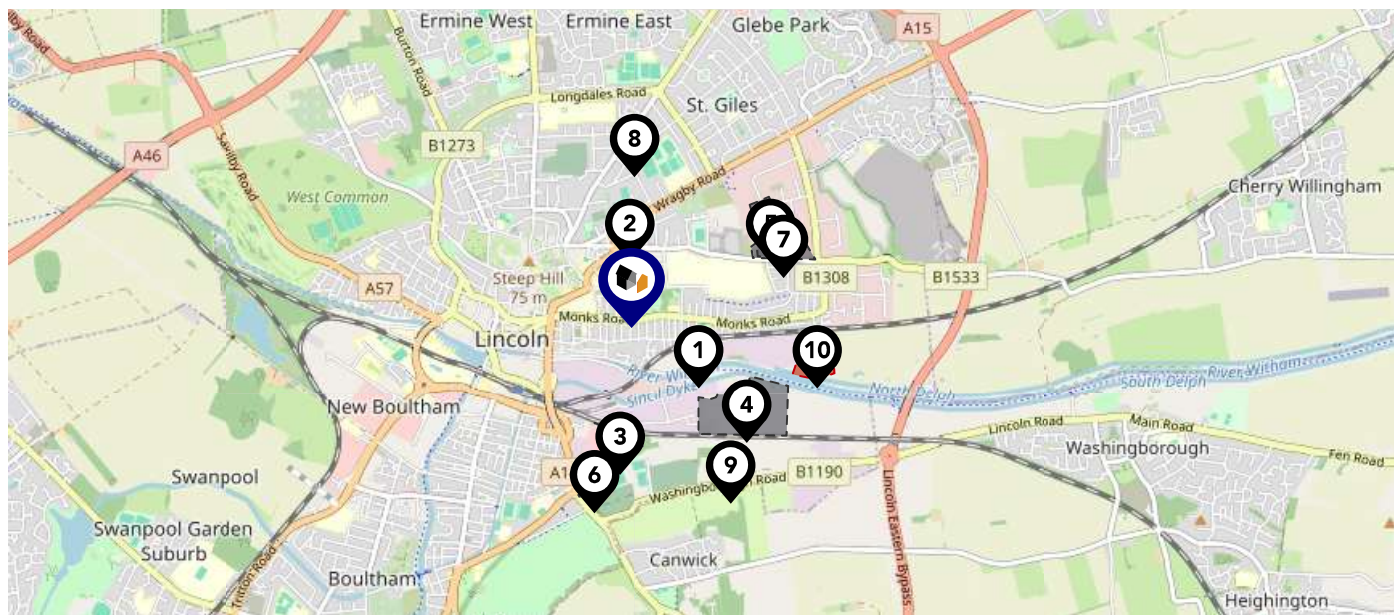
1	Lindum and Arboretum
2	The Dell
3	Cathedral and City Centre
4	Newport and Nettleham Road
5	West Parade and Brayford
6	Carline
7	Sibthorp
8	St Peter-at-Gowts
9	Gowt's Bridge
10	St Catherines

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

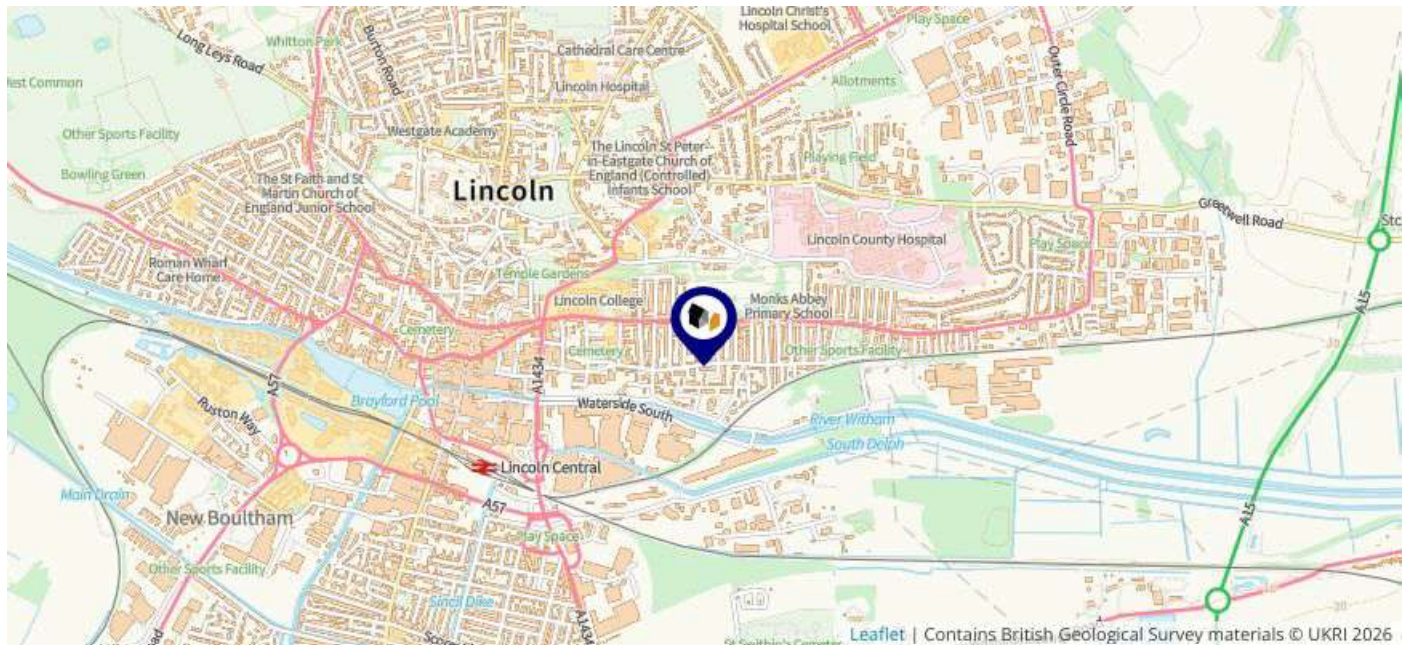
1	East Of Power Station Site-Spa Road	Historic Landfill	
2	The Dell-Wragby Road	Historic Landfill	
3	East Of Dunford Road-Cow Paddle, Lincoln	Historic Landfill	
4	Land east of Great Northern Terrace Industrial Estate-Lincoln, Lincolnshire	Historic Landfill	
5	East Of HM Prison-Greetwell Road, Lincoln	Historic Landfill	
6	Old Railway Cutting-Cow Paddle	Historic Landfill	
7	Greetwell Road and Outer Circle Road-Lincoln, Lincolnshire	Historic Landfill	
8	Nursery Grove-Lincoln, Lincolnshire	Historic Landfill	
9	East Of Crematorium-Canwick, Lincoln	Historic Landfill	
10	EA/EPR/BP3098ND/A001 - U E F Lincoln	Active Landfill	

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

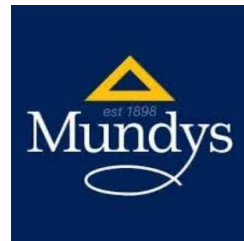
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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.

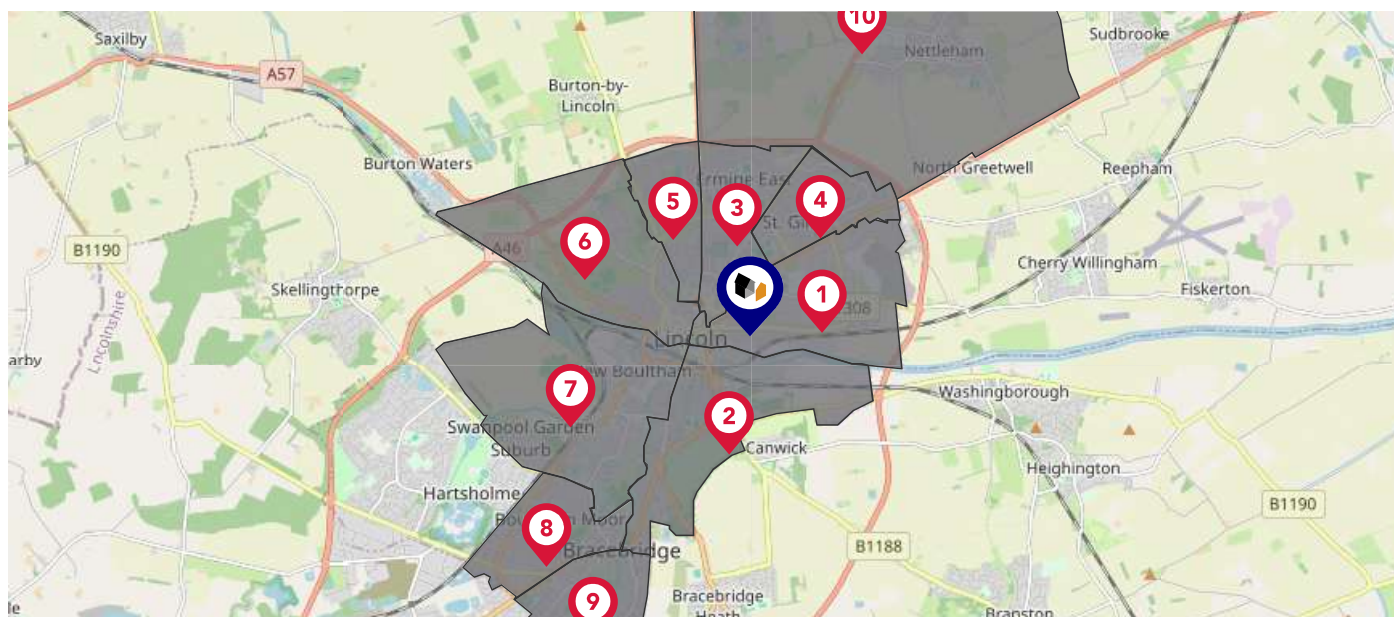
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Abbey Ward



Park Ward



Minster Ward



Glebe Ward



Castle Ward



Carholme Ward



Boultham Ward



Moorland Ward



Witham Ward



Nettleham Ward

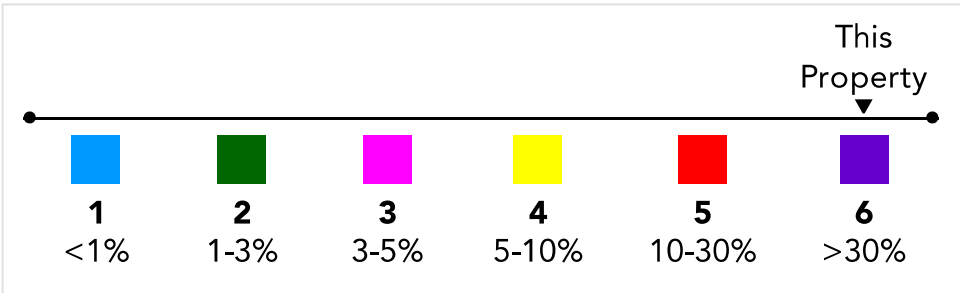
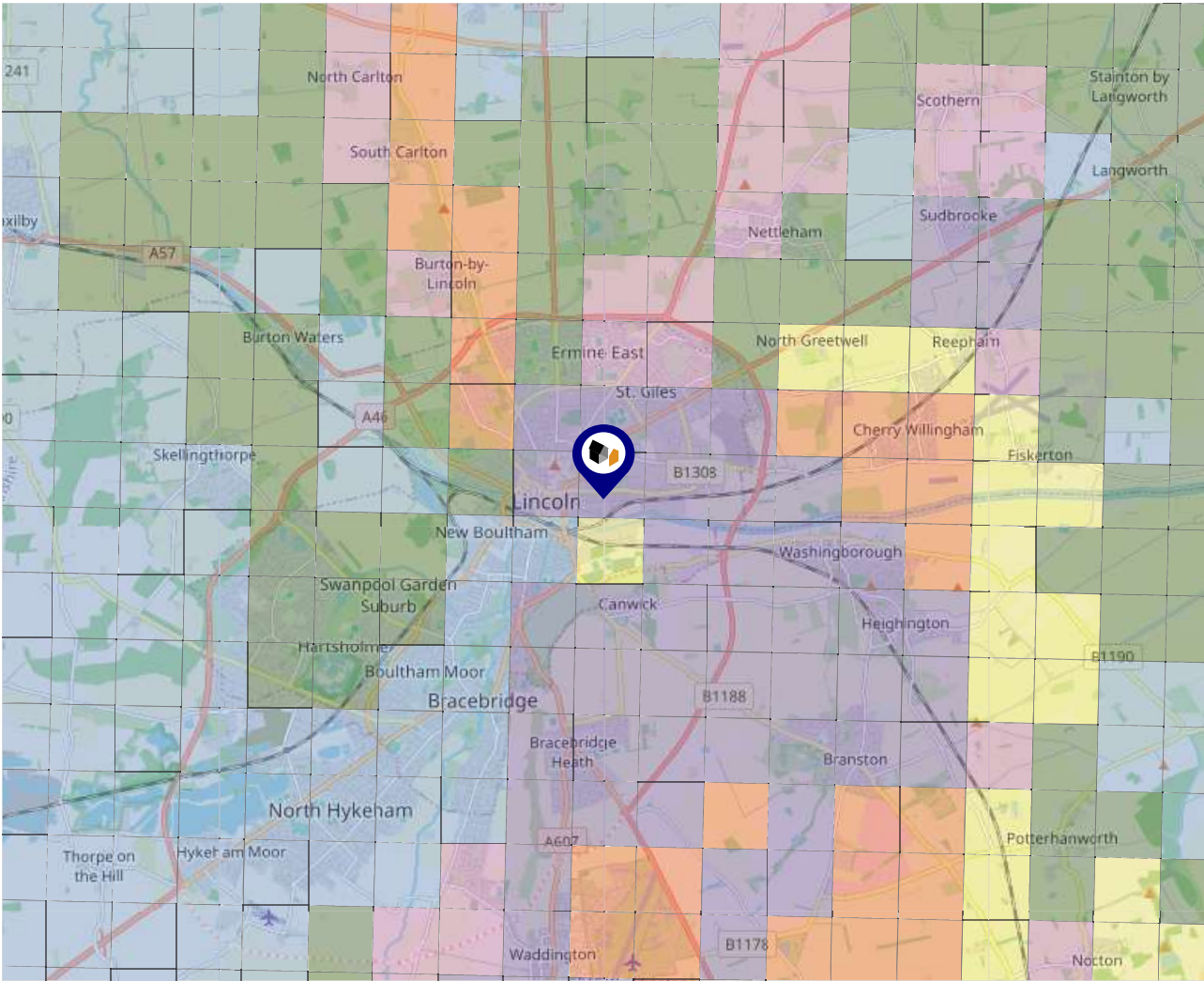
Environment

Radon Gas

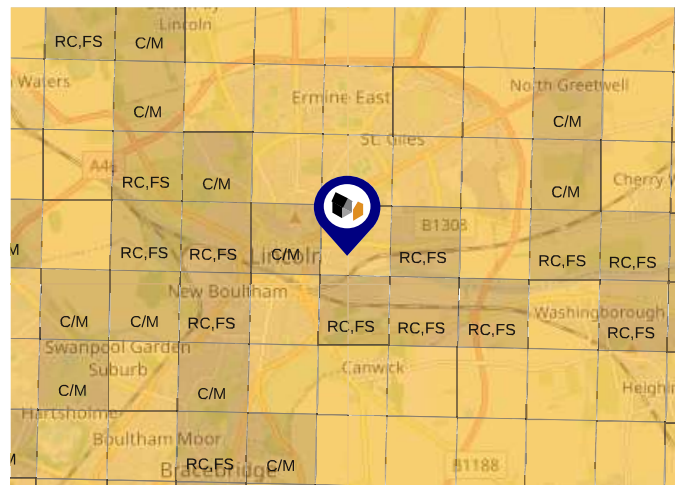


What is Radon?

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).

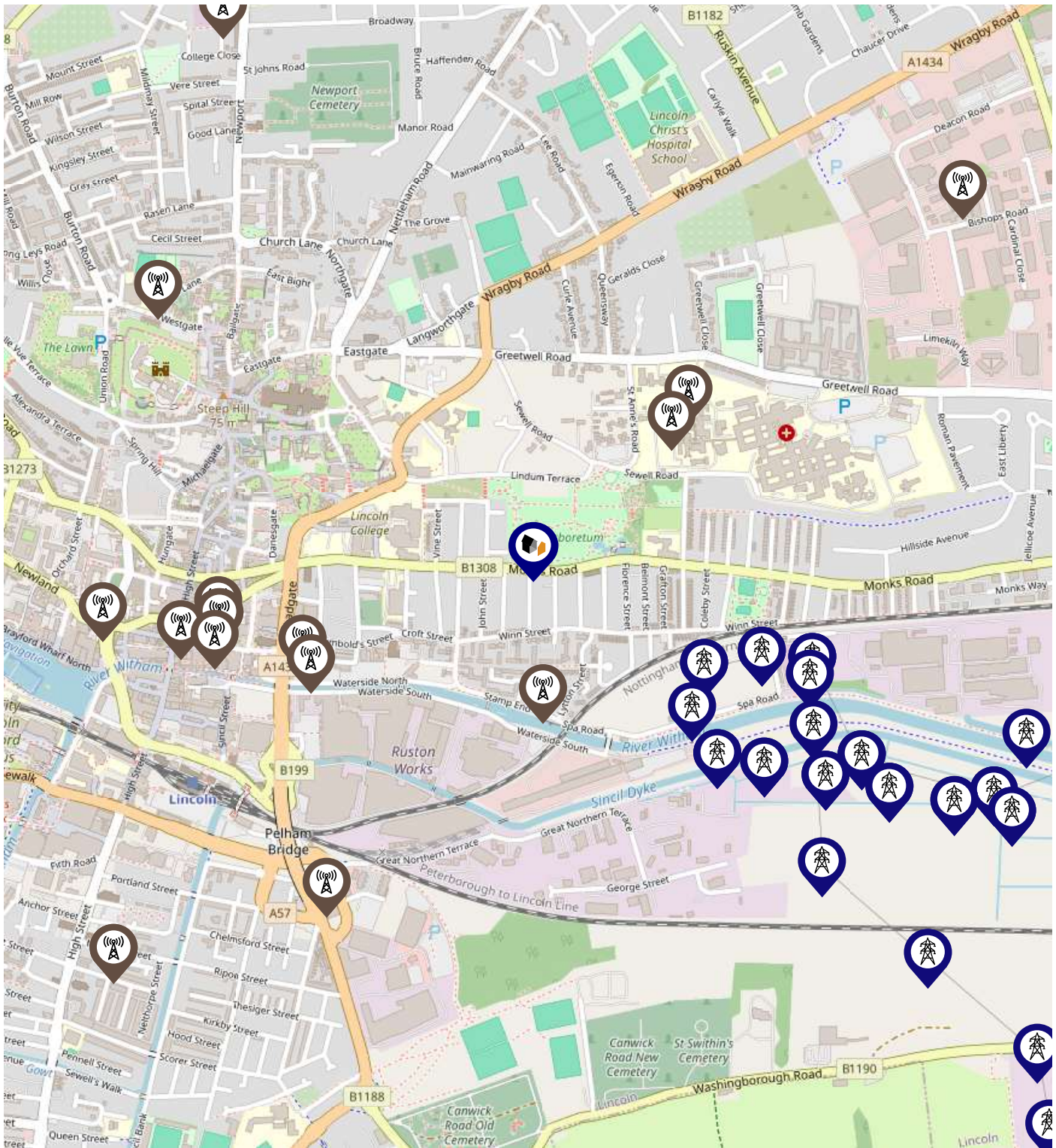


Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		



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

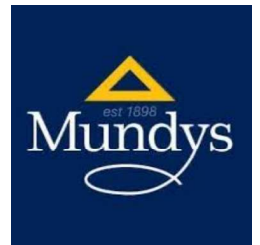


Key:

-  Power Pylons
-  Communication Masts

Maps

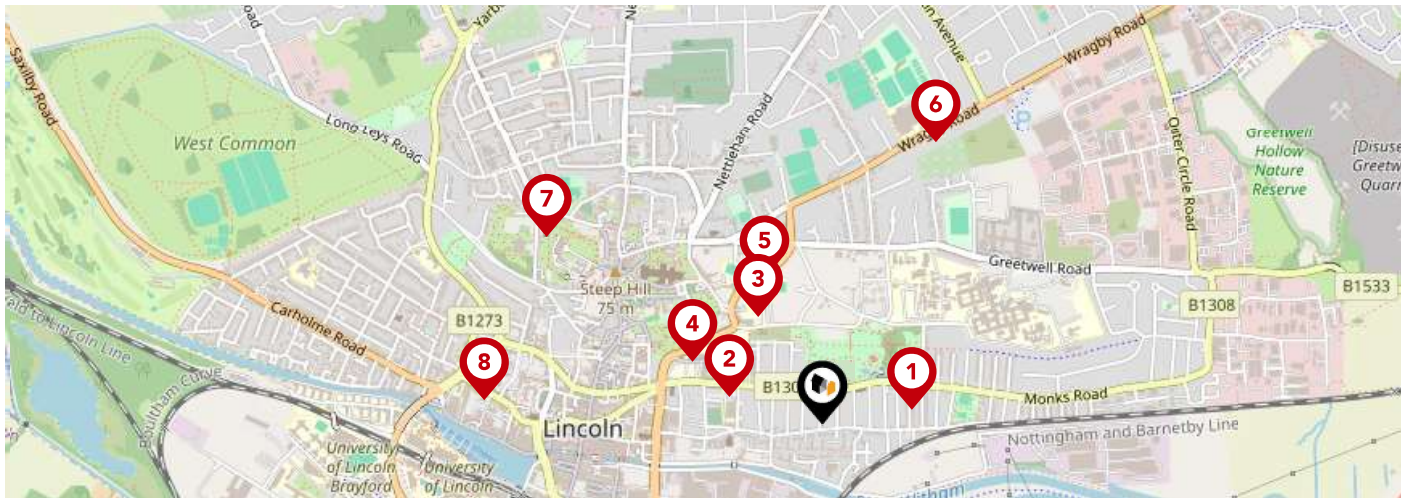
Listed Buildings



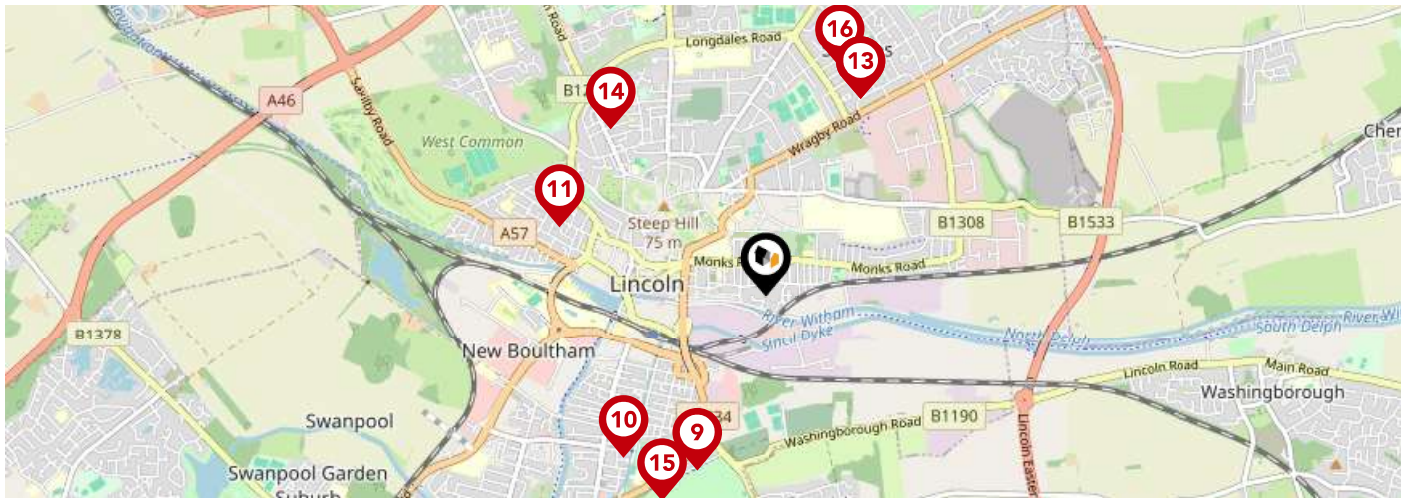
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1388689 - K6 Telephone Kiosk At Entrance To Arboretum	Grade II	0.0 miles
 1388698 - The Cafe And Lodge The Arboretum	Grade II	0.0 miles
 1388690 - Shelter In Arboretum	Grade II	0.1 miles
 1388692 - Church Of All Saints And Attached Sunday School And Railing	Grade II	0.1 miles
 1388688 - Bandstand In Arboretum	Grade II	0.1 miles
 1388691 - Statue Of Lion In Arboretum	Grade II	0.1 miles
 1388757 - Numbers 27 And 29 And Attached Boundary Wall	Grade II	0.2 miles
 1388636 - 3 And 4, Lindum Terrace	Grade II	0.2 miles
 1388637 - 5 And 6, Lindum Terrace	Grade II	0.2 miles
 1388758 - Chapel At St Annes Bedehouses	Grade II	0.2 miles



		Nursery	Primary	Secondary	College	Private
1	Lincoln Monks Abbey Primary School Ofsted Rating: Good Pupils: 594 Distance:0.2	☐	☒	☐	☐	☐
2	Lincoln College Ofsted Rating: Good Pupils:0 Distance:0.21	☐	☐	☒	☐	☐
3	Lincoln Minster School Ofsted Rating: Not Rated Pupils: 473 Distance:0.27	☐	☐	☒	☐	☐
4	Lincoln UTC Ofsted Rating: Good Pupils: 369 Distance:0.32	☐	☐	☒	☐	☐
5	The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School Ofsted Rating: Requires improvement Pupils: 89 Distance:0.35	☐	☒	☐	☐	☐
6	Lincoln Christ's Hospital School Ofsted Rating: Good Pupils: 1286 Distance:0.67	☐	☐	☒	☐	☐
7	Westgate Academy Ofsted Rating: Good Pupils: 430 Distance:0.74	☐	☒	☐	☐	☐
8	Lincolnshire Secure Unit Ofsted Rating: Not Rated Pupils:0 Distance:0.75	☐	☐	☒	☐	☐



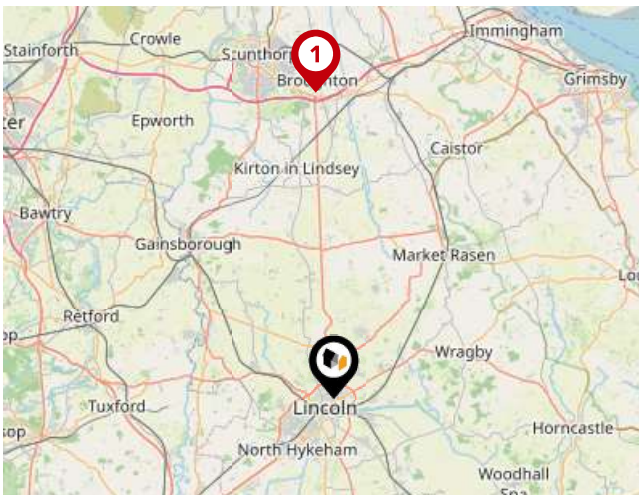
		Nursery	Primary	Secondary	College	Private
	The Lincoln Bishop King Church of England Primary School Ofsted Rating: Good Pupils: 459 Distance:0.83	☐	☒	☐	☐	☐
	The Lincoln St Peter at Gowts Church of England Primary School Ofsted Rating: Outstanding Pupils: 258 Distance:0.95	☐	☒	☐	☐	☐
	The St Faith and St Martin Church of England Junior School, Lincoln Ofsted Rating: Good Pupils: 345 Distance:0.96	☐	☒	☐	☐	☐
	The Lincoln St Giles Nursery School Ofsted Rating: Outstanding Pupils: 112 Distance:0.97	☒	☐	☐	☐	☐
	St Giles Academy Ofsted Rating: Requires improvement Pupils: 405 Distance:0.97	☐	☒	☐	☐	☐
	Mount Street Academy Ofsted Rating: Outstanding Pupils: 318 Distance:1.01	☐	☒	☐	☐	☐
	Athena School Ofsted Rating: Good Pupils: 113 Distance:1.02	☐	☐	☒	☐	☐
	Springwell Alternative Academy Lincoln Ofsted Rating: Good Pupils: 48 Distance:1.07	☐	☐	☒	☐	☐

Area Transport (National)



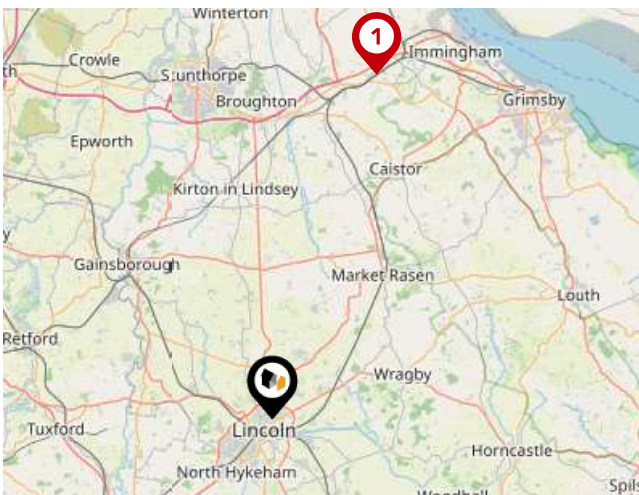
National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	0.59 miles
2	Hykeham Rail Station	3.87 miles
3	Saxilby Rail Station	6.18 miles
4	Swinderby Rail Station	8.37 miles
5	Metherringham Rail Station	8.47 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	21.71 miles

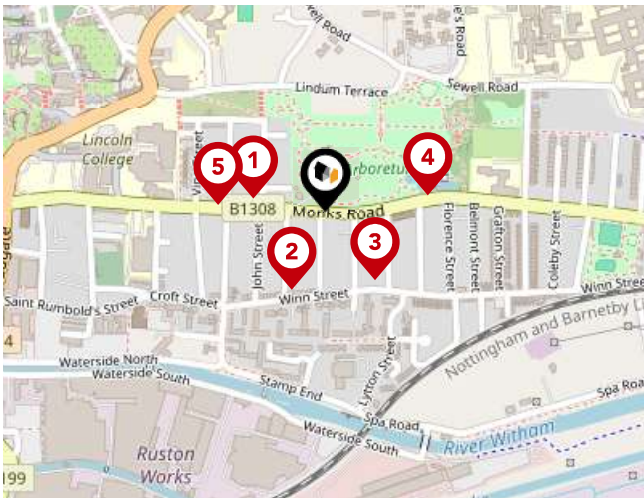


Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	25.45 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Cheviot Street	0.08 miles
2	The Steam Hammer PH	0.09 miles
3	Claremont Street	0.09 miles
4	Arboretum	0.11 miles
5	Cheviot Street	0.11 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Hull Ferry Terminal	36.96 miles

Mundys

Data Quality

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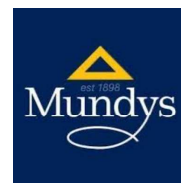


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Mundys

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National Statistics



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