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MIR: Material Info

The Material Information Affecting this Property

Thursday 19th November 2026



HIGH STREET, FILLINGHAM, GAINSBOROUGH, DN21

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

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www.mundys.net

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The Property Ombudsman

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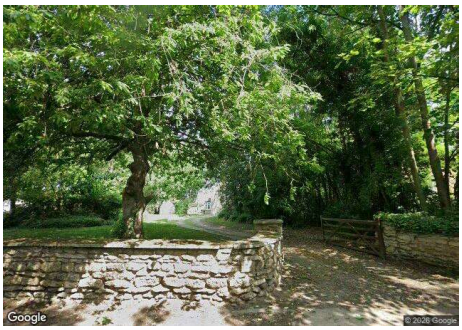
Property
Overview







Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	3		
Plot Area:	0.39 acres		
Year Built :	Before 1900		
Council Tax :	Band F		
Annual Estimate:	£3,401		
Title Number:	LL80686		

Local Area

Local Authority: Lincolnshire
Conservation Area: Fillingham
Flood Risk:
- Rivers & Seas: Very low
- Surface Water: Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

1 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

O2 ✓ | EE ✓ | 3 ✓ | Vodafone ✗

Satellite/Fibre TV Availability:

BT ✓ | sky ✓ | Virgin media ✗

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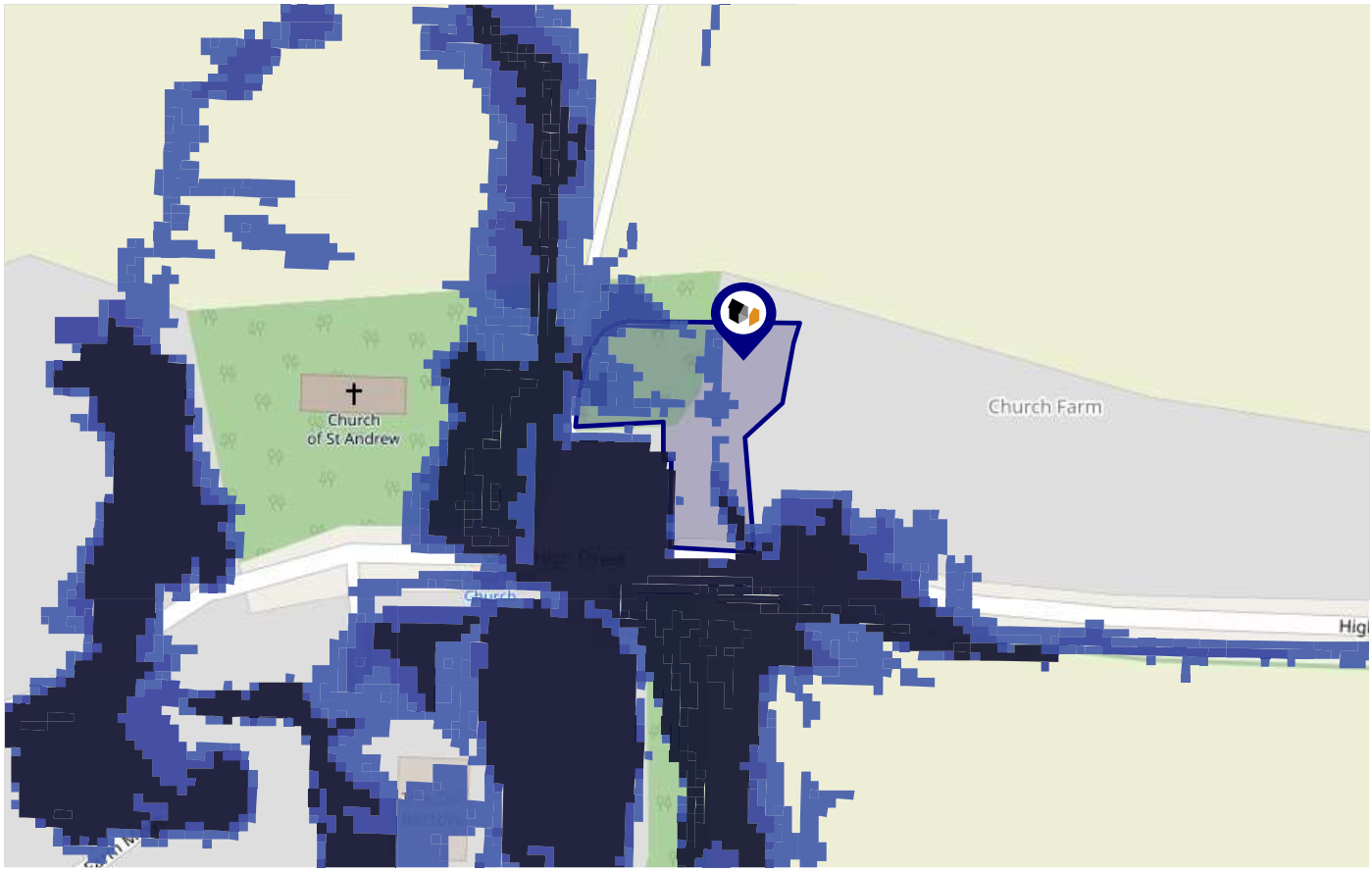
Flood Risk
Surface Water - Flood Risk

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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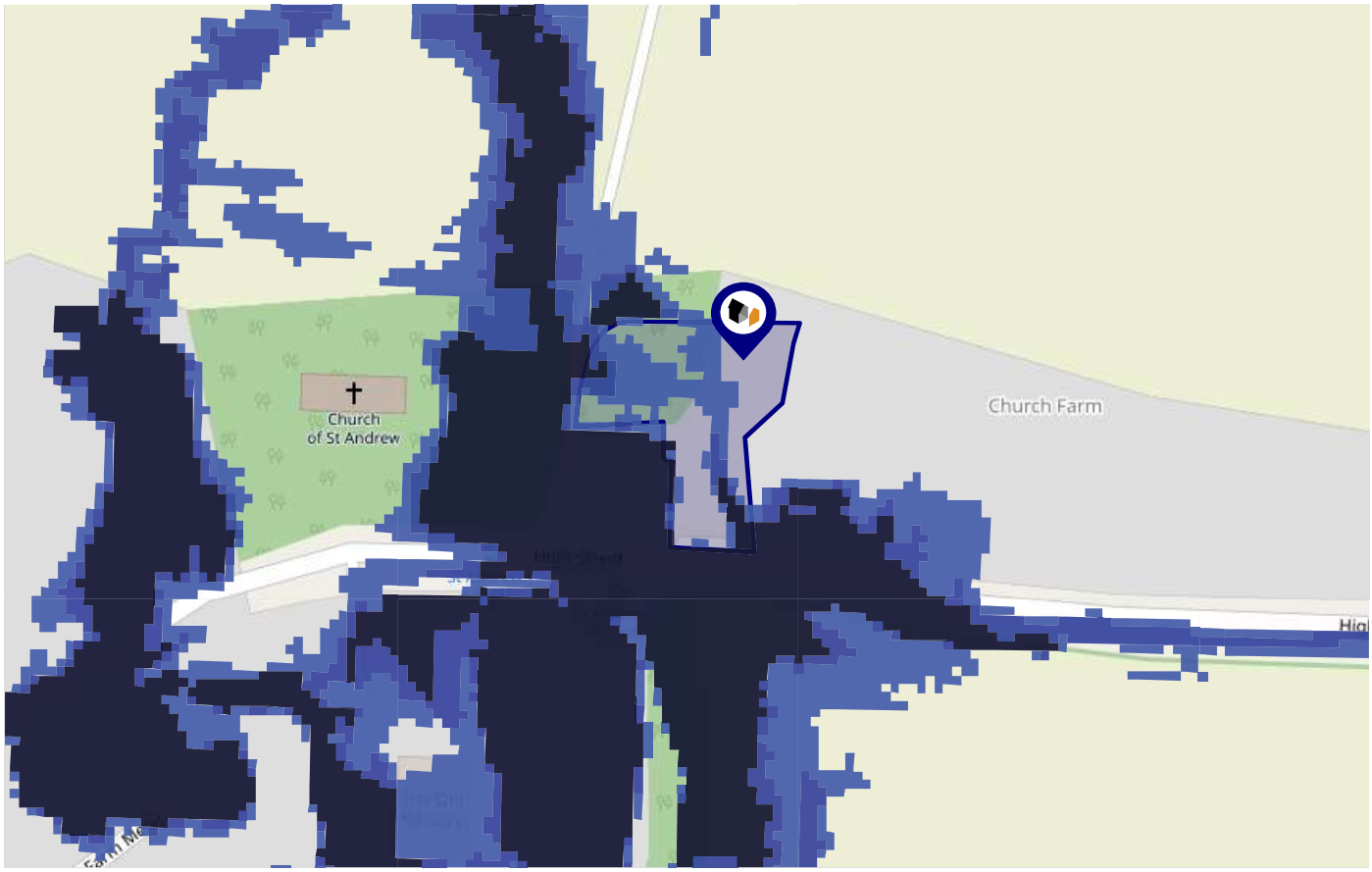
Flood Risk
Surface Water - Climate Change

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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Chance of flooding to the following depths at this property:



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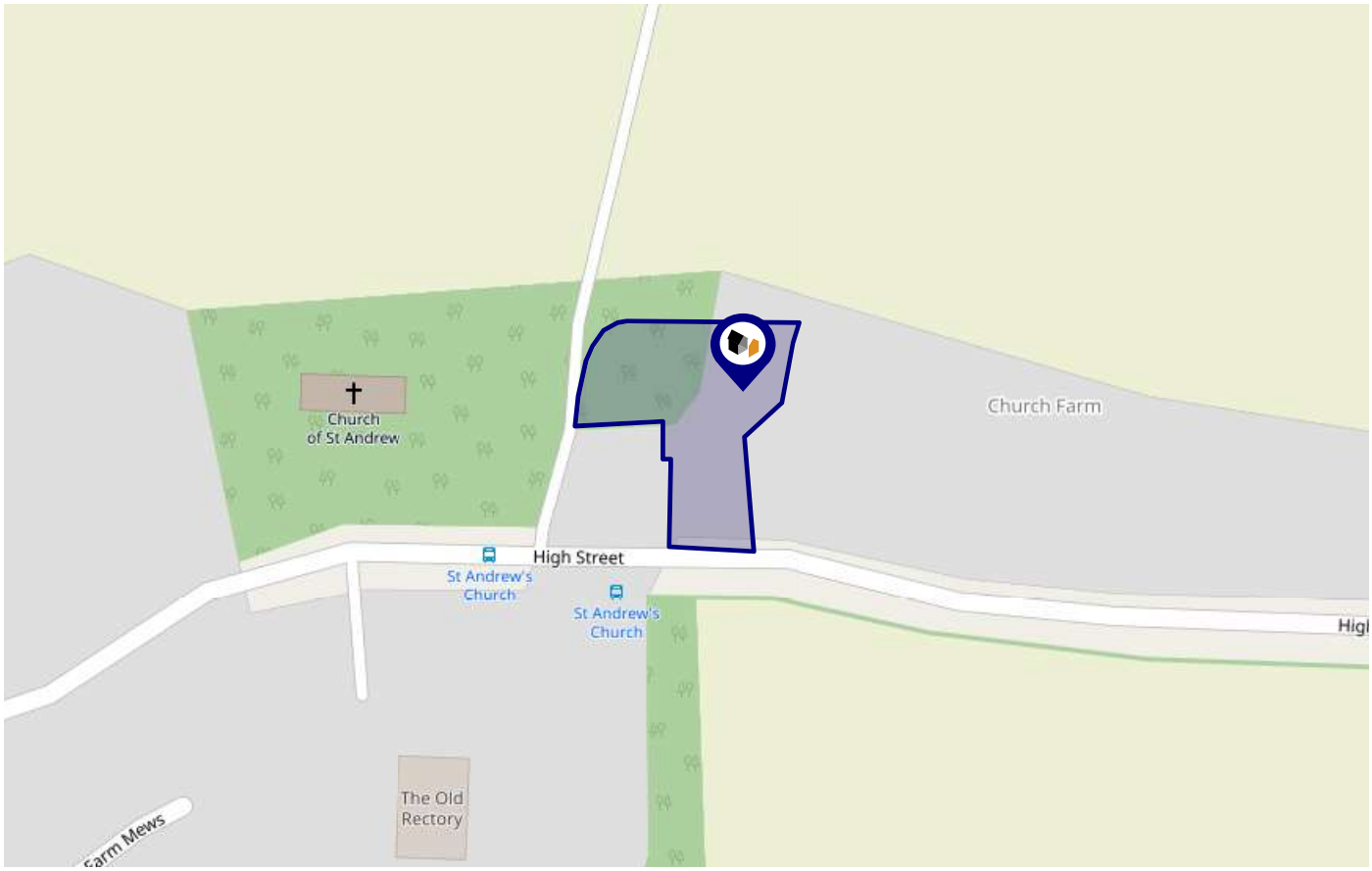
Flood Risk
Rivers & Seas - Flood Risk

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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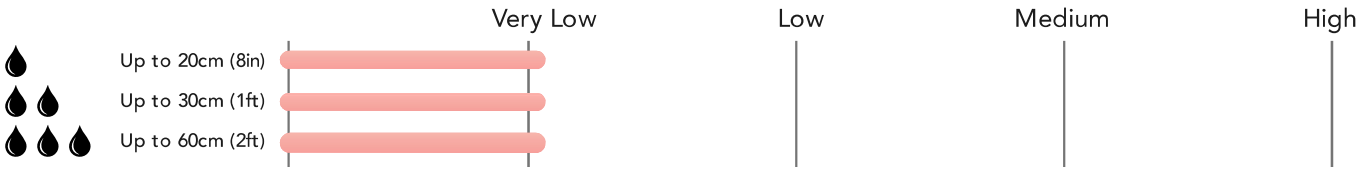

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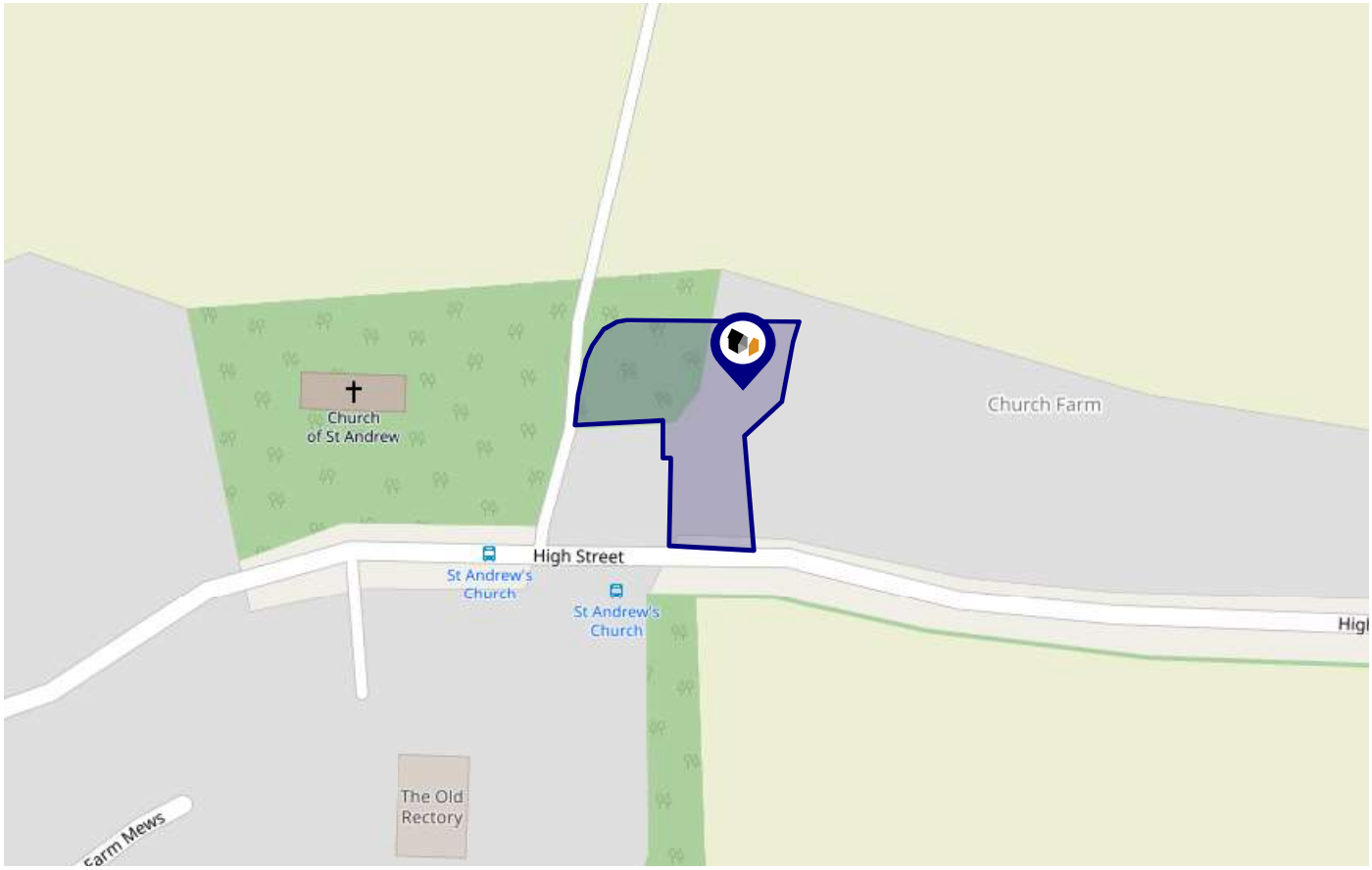
Flood Risk
Rivers & Seas - Climate Change

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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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	Fillingham
2	Glentworth
3	Ingham
4	Hackthorn
5	Spridlington
6	Springthorpe

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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	Middle Street-Cammeringham	Historic Landfill
2	Land adjacent to Cammeringham Top Covert and the A15-Cammeringham	Historic Landfill
3	Private Lane-Normanby, Lincoln, Lincolnshire	Historic Landfill
4	Normanby by Spital-Brickyard Farm, off Highgate Lane, Normanby-by-Spital, Lincolnshire	Historic Landfill
5	Land East Of Village Hall-Upton Road, Upton Cum Kexby, Gainsborough, Lincolnshire	Historic Landfill

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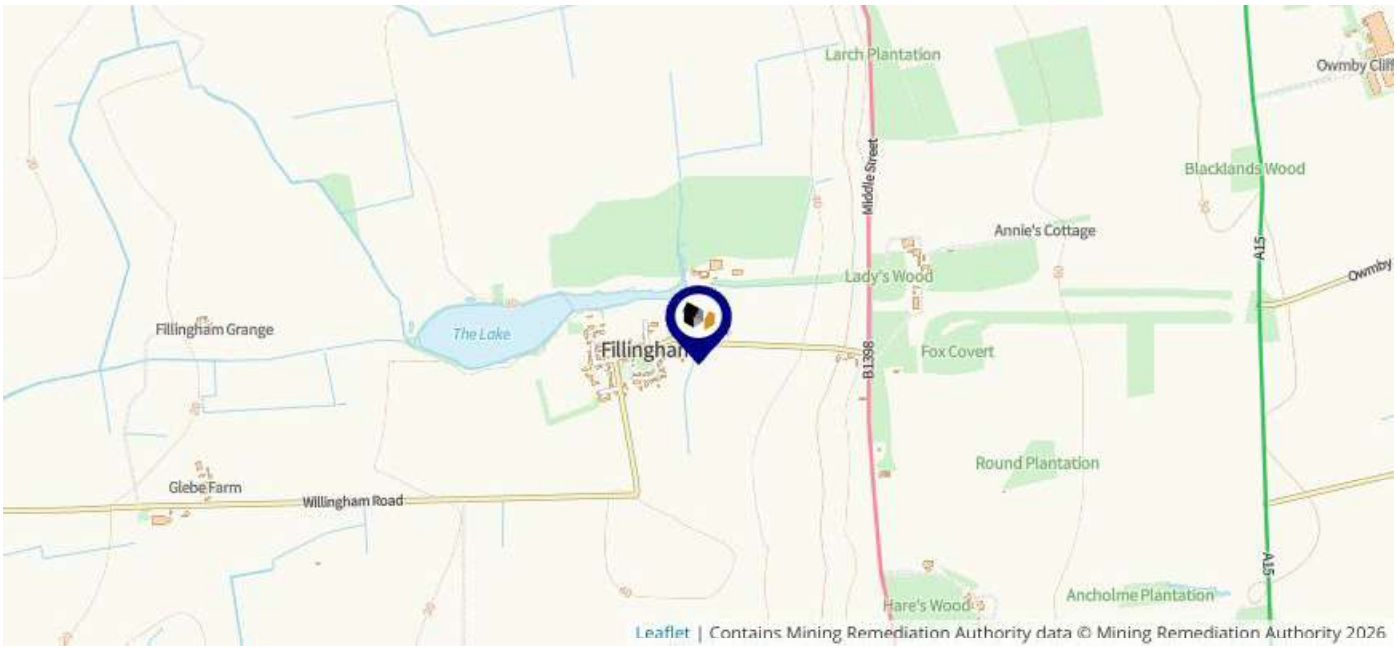
Maps
Coal Mining

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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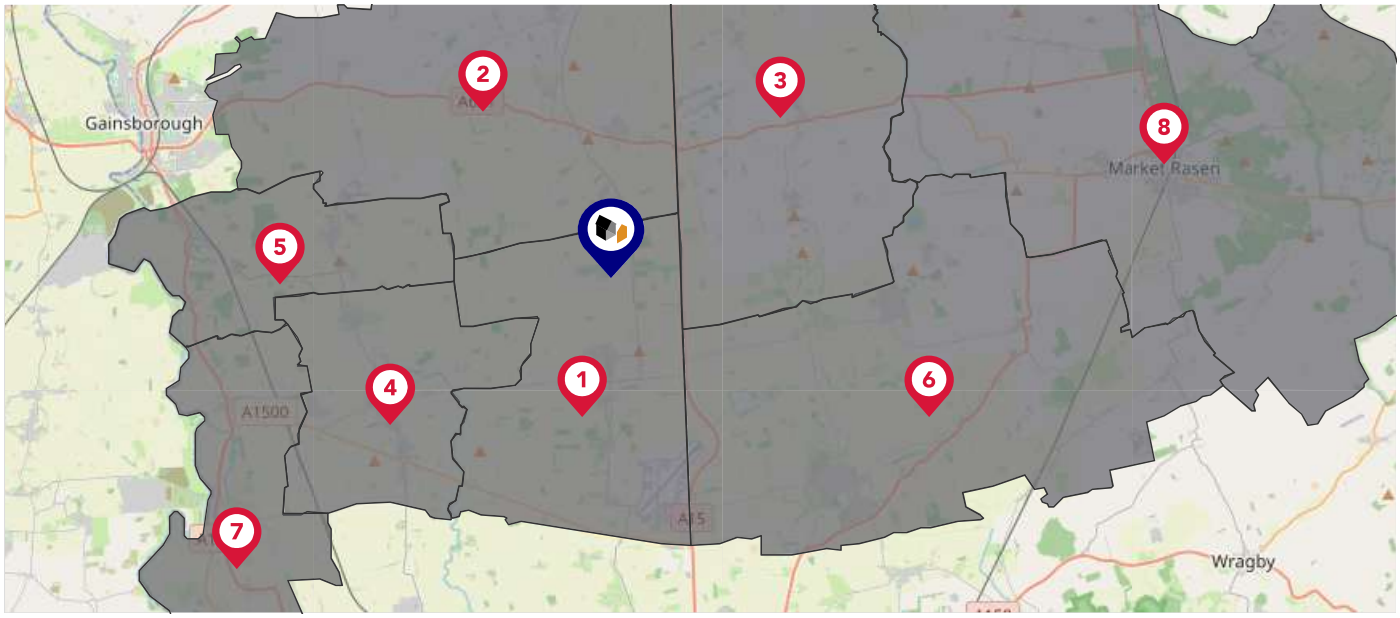
Maps
Council Wards

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



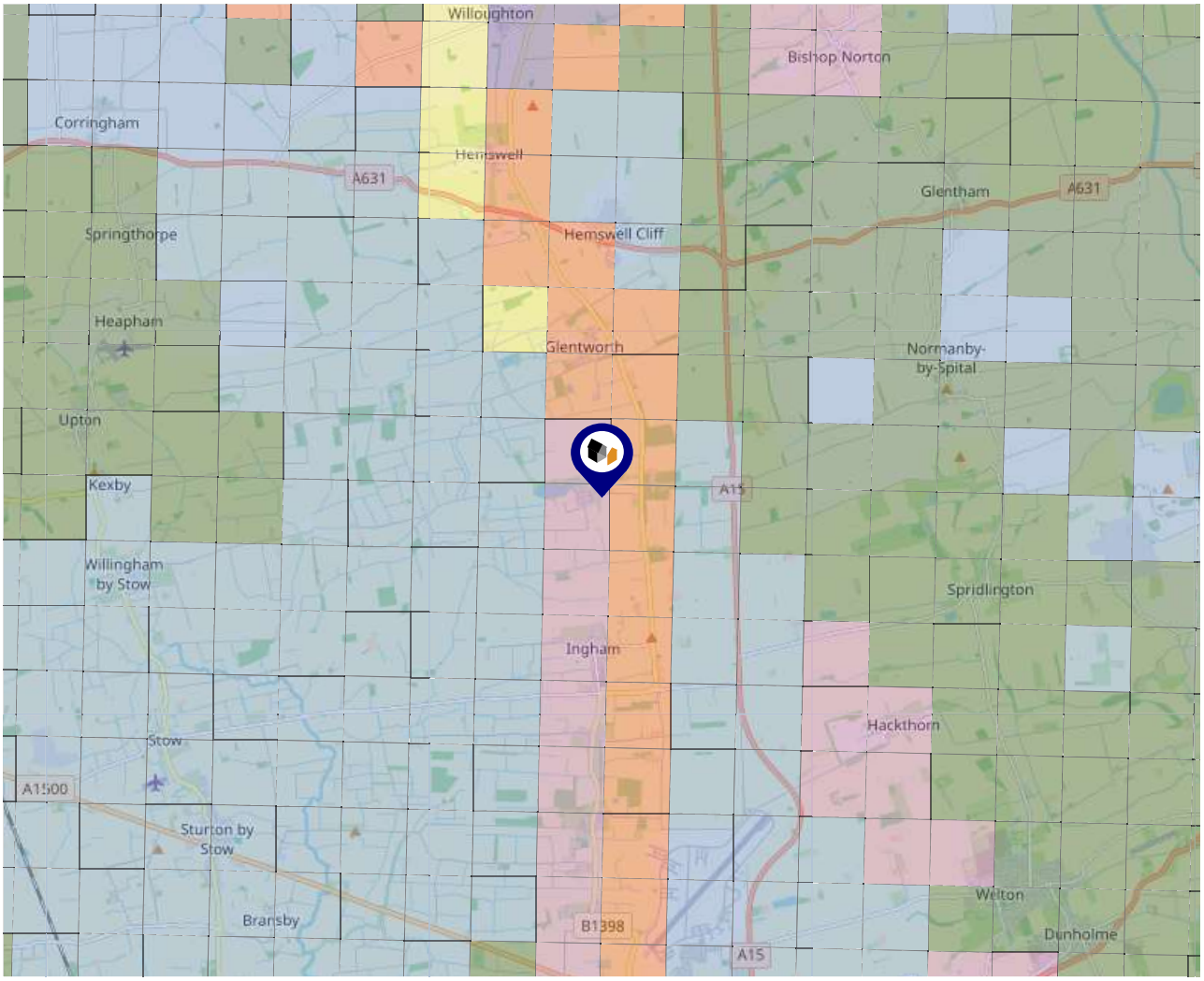
Nearby Council Wards

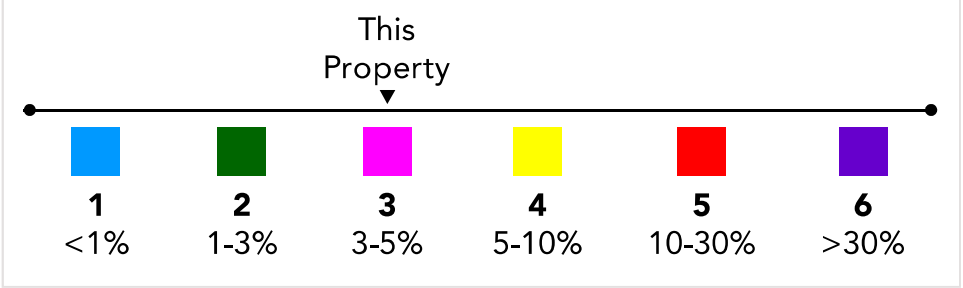
1	Scampton Ward
2	Hemswell Ward
3	Waddingham and Spital Ward
4	Stow Ward
5	Lea Ward
6	Dunholme and Welton Ward
7	Torksey Ward
8	Market Rasen Ward

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).





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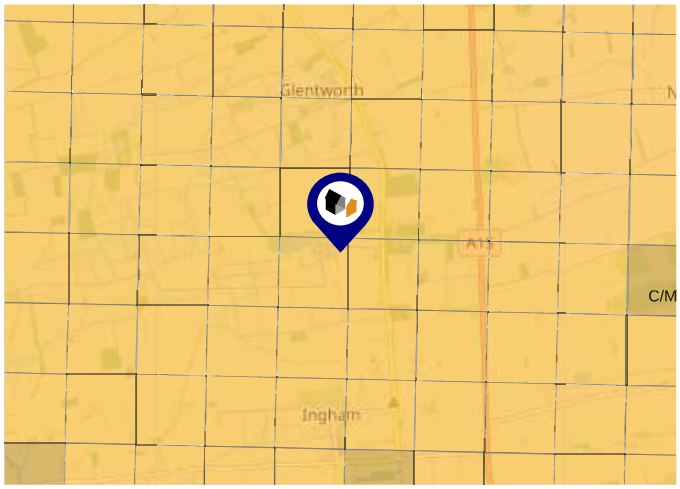
Environment
Soils & Clay

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

Carbon Content:	VARIABLE	**Soil Texture:**	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO HEAVY		



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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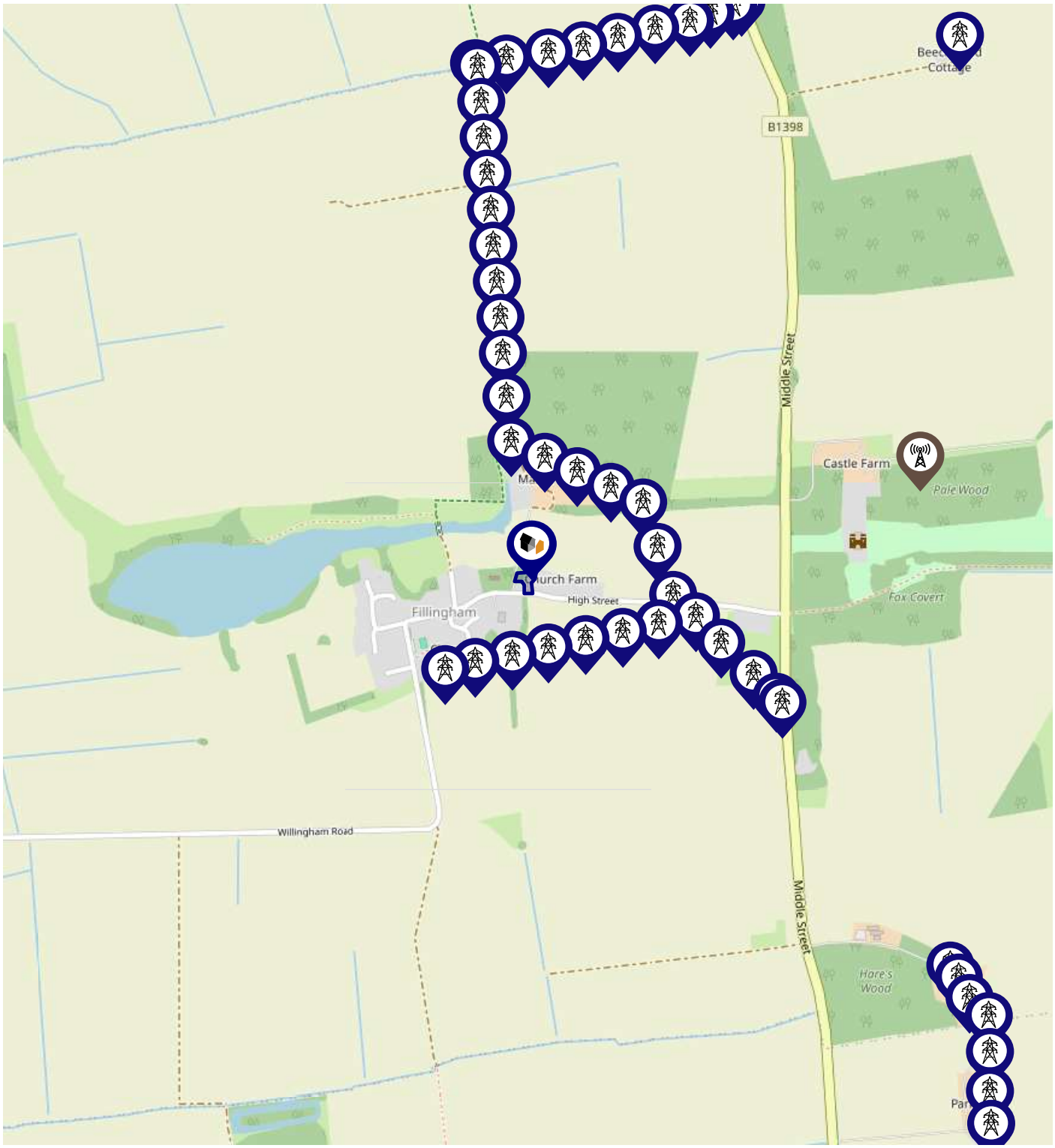
Local Area
Masts & Pylons



Key:

Power Pylons

Communication Masts

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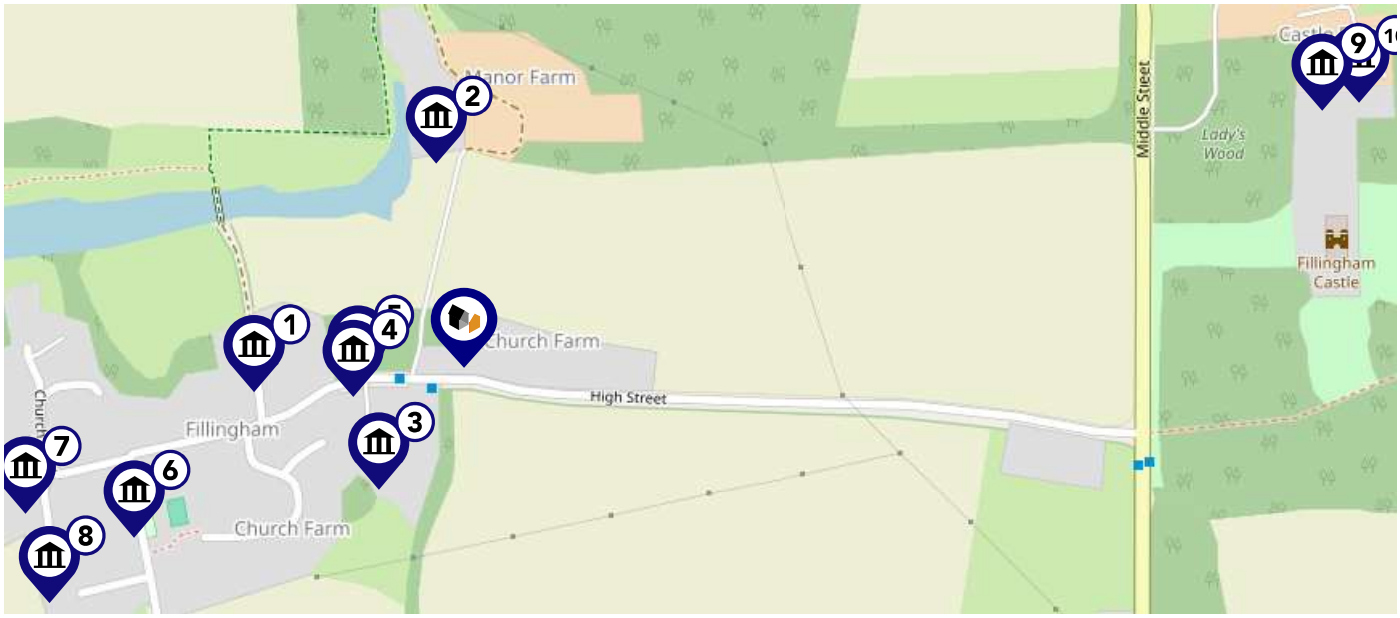
Maps
Listed Buildings

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 1063345 - Lake House	Grade II	0.1 miles
2 1309085 - Manor House	Grade II	0.1 miles
3 1166037 - The Old Rectory	Grade II	0.1 miles
4 1309113 - Monument 10 Yards South Of Chancel Of Church Of St. Andrew	Grade II	0.1 miles
5 1359847 - Church Of St Andrew	Grade II	0.1 miles
6 1359848 - Village Hall	Grade II	0.2 miles
7 1063343 - 5, Chapel Lane	Grade II	0.3 miles
8 1063344 - 3, Chapel Lane	Grade II	0.3 miles
9 1359849 - Castle Farm Stable Block, Outbuildings And Attached Cottage	Grade II	0.5 miles
10 1063347 - Haybarn At Castle Farm	Grade II	0.5 miles

Area
Schools



		Nursery	Primary	Secondary	College	Private
1	**Ingham Primary School** Ofsted Rating: Good | Pupils: 81 | Distance:1.52	☐	☑	☐	☐	☐
2	**Hemswell Cliff Primary School** Ofsted Rating: Good | Pupils: 39 | Distance:2.46	☐	☑	☐	☐	☐
3	**Normanby Primary School** Ofsted Rating: Good | Pupils: 51 | Distance:3.49	☐	☑	☐	☐	☐
4	**The Hackthorn Church of England Primary School** Ofsted Rating: Outstanding | Pupils: 56 | Distance:3.66	☐	☑	☐	☐	☐
5	**Scampton Church of England Primary School** Ofsted Rating: Good | Pupils: 57 | Distance:4.16	☐	☑	☐	☐	☐
6	**Pollyplatt Primary School** Ofsted Rating: Good | Pupils: 81 | Distance:4.57	☐	☑	☐	☐	☐
7	**Sturton by Stow Primary School** Ofsted Rating: Good | Pupils: 171 | Distance:4.75	☐	☑	☐	☐	☐
8	**Willoughton Primary School** Ofsted Rating: Good | Pupils: 49 | Distance:4.77	☐	☑	☐	☐	☐

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Area
Schools



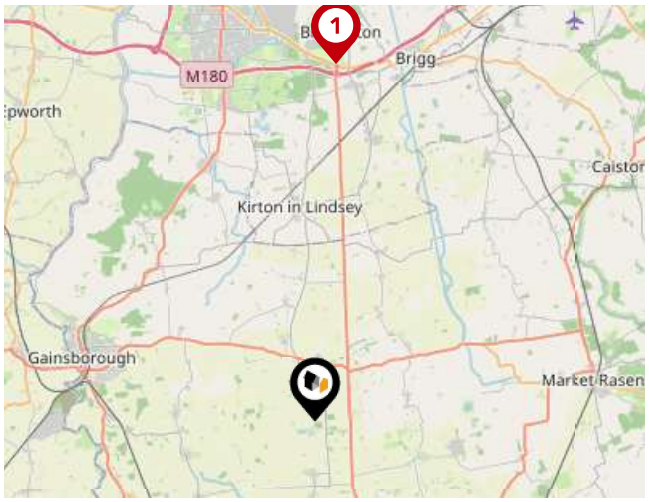
		Nursery	Primary	Secondary	College	Private
9	**Welton St Mary's Church of England Primary Academy** Ofsted Rating: Good | Pupils: 381 | Distance:5.3	☐	☑	☐	☐	☐
10	**William Farr CofE Comprehensive School** Ofsted Rating: Good | Pupils: 1444 | Distance:5.71	☐	☐	☑	☐	☐
11	**Corringham CofE VC Primary School** Ofsted Rating: Good | Pupils: 104 | Distance:5.9	☐	☑	☐	☐	☐
12	**Dunholme St Chad's Church of England Primary School** Ofsted Rating: Requires improvement | Pupils: 212 | Distance:5.99	☐	☑	☐	☐	☐
13	**Waddingham Primary School** Ofsted Rating: Good | Pupils: 86 | Distance:6.77	☐	☑	☐	☐	☐
14	**The Marton Academy** Ofsted Rating: Good | Pupils: 93 | Distance:7.03	☐	☑	☐	☐	☐
15	**Frances Olive Anderson Church of England (Aided) Primary School** Ofsted Rating: Good | Pupils: 167 | Distance:7.13	☐	☑	☐	☐	☐
16	**Burton Hathow Preparatory School** Ofsted Rating: Not Rated | Pupils: 106 | Distance:7.14	☐	☑	☐	☐	☐

Area
Transport (National)



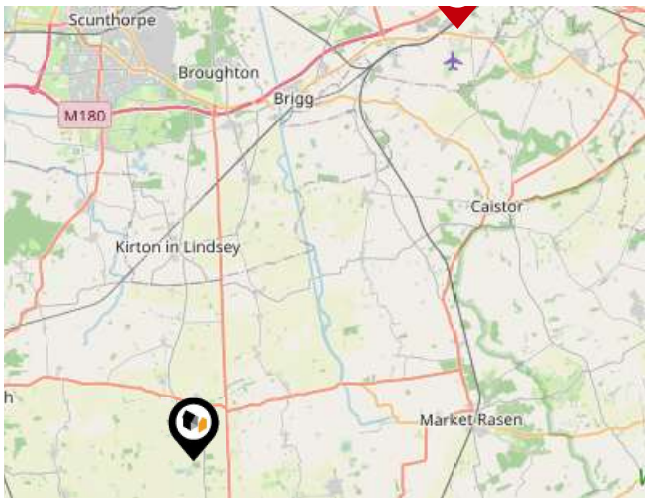
National Rail Stations

Pin	Name	Distance
1	Saxilby Rail Station	7.48 miles
2	Gainsborough Lea Road Rail Station	8.13 miles
3	Gainsborough Central Rail Station	8.41 miles
4	Kirton Lindsey Rail Station	8.54 miles
5	Lincoln Central Rail Station	9.48 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	12.63 miles



Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	17.91 miles

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Area
Transport (Local)

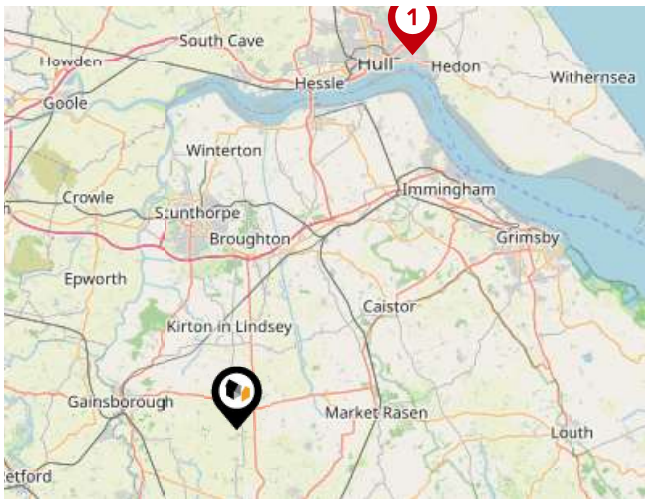


Bus Stops/Stations

Pin	Name	Distance
1	St Andrew's Church	0.03 miles
2	Village Hall	0.19 miles
3	Village Lane End	0.37 miles
4	Demand Responsive Area	0.38 miles
5	Village Lane End	0.38 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Hull Ferry Terminal	29.15 miles

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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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Mundys

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