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MIR: Material Info

The Material Information Affecting this Property

Monday 26th October 2026



HARVEY PARK, WELTON, LINCOLN, LN2

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

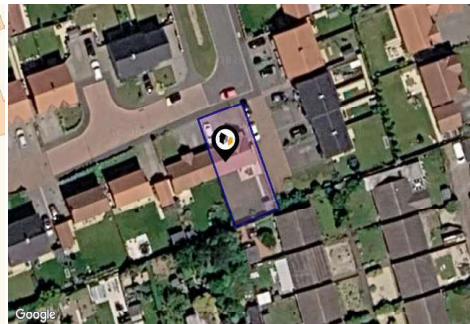
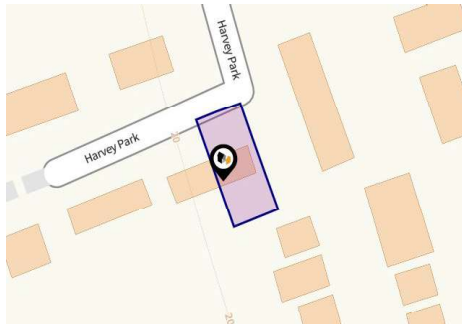
01522 510 044

hymie.bentley@mundys.net

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	667 ft ² / 62 m ²		
Plot Area:	0.08 acres		
Year Built :	2020		
Council Tax :	Band B		
Annual Estimate:	£1,831		
Title Number:	LL416260		

Local Area

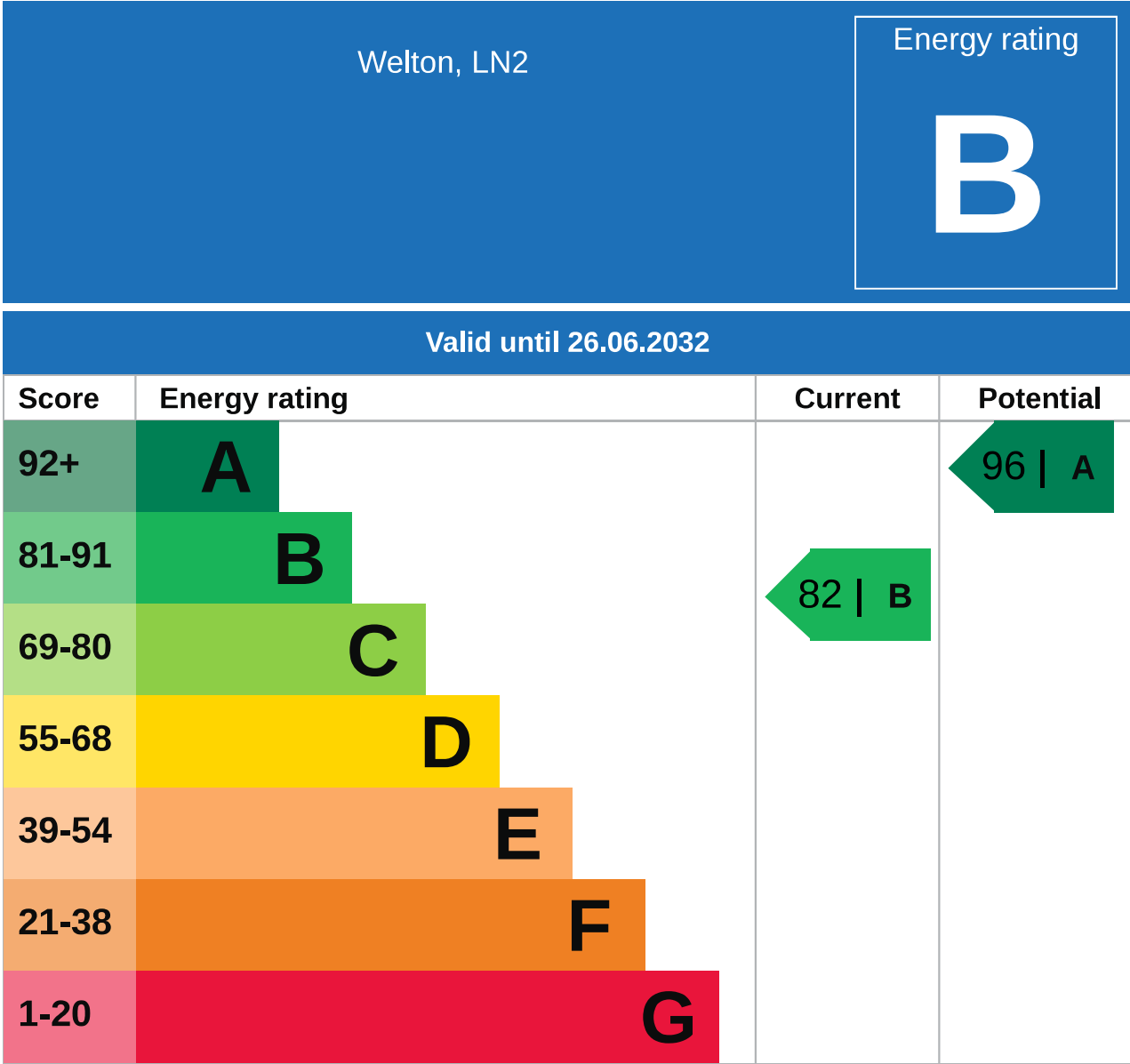
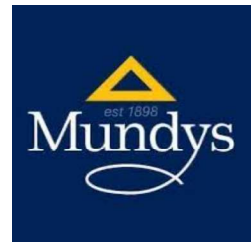
Local Authority:	Lincolnshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	16 mb/s	35 mb/s	1800 mb/s
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O ₂	EE	3	O2	sky
				



HARVEY PARK, WELTON, LINCOLN, LN2

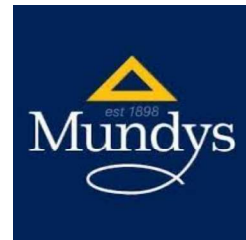


Property EPC - Certificate



Property

EPC - Additional Data



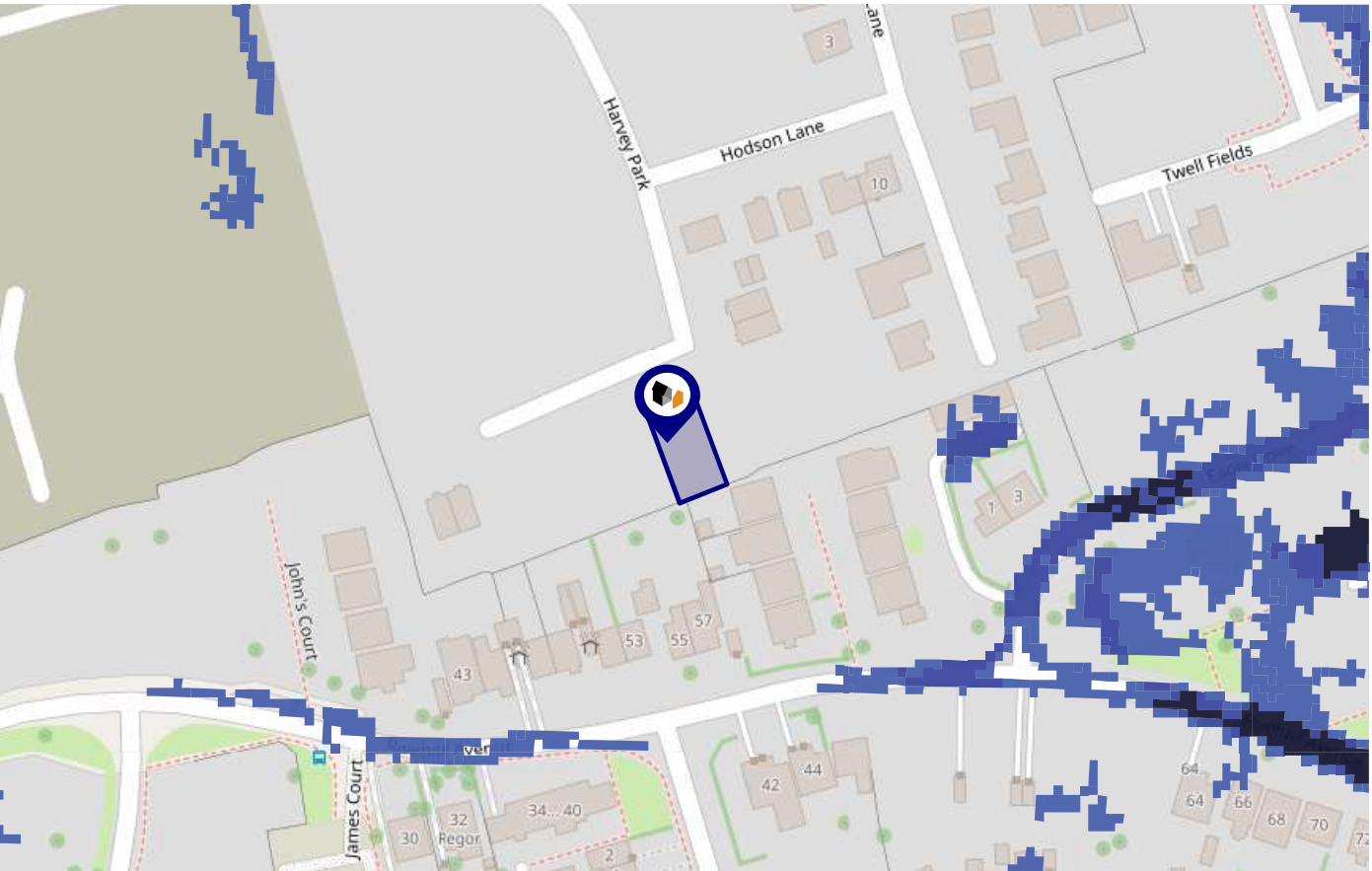
Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.26 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.10 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.15 W/m-Â°K
Total Floor Area:	62 m ²

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.

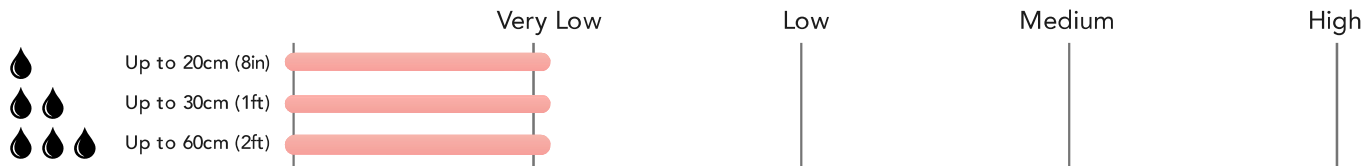


Risk Rating: Very low

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.

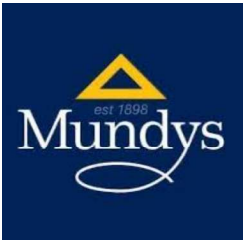
Chance of flooding to the following depths at this property:



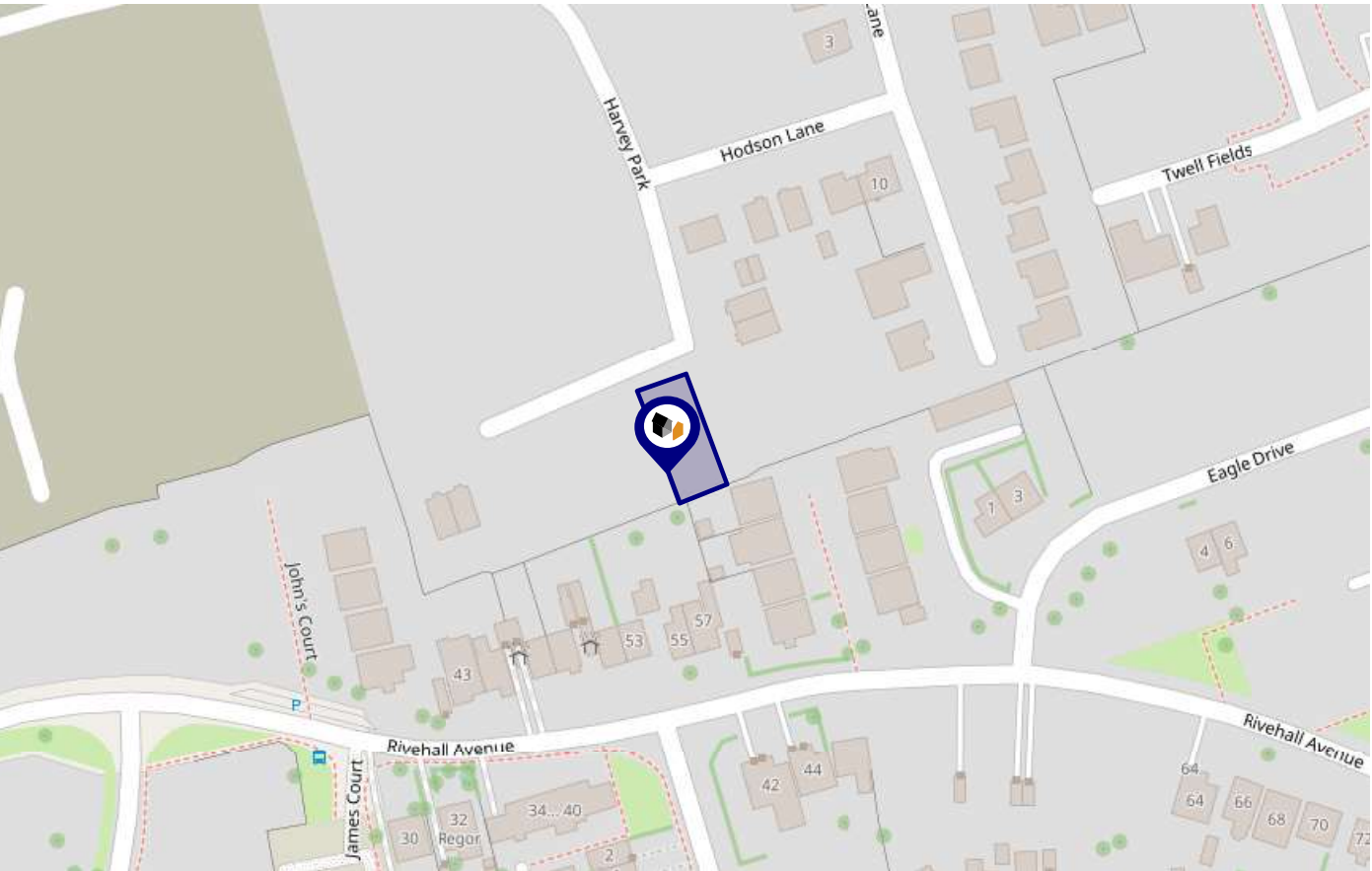
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Flood Risk

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.

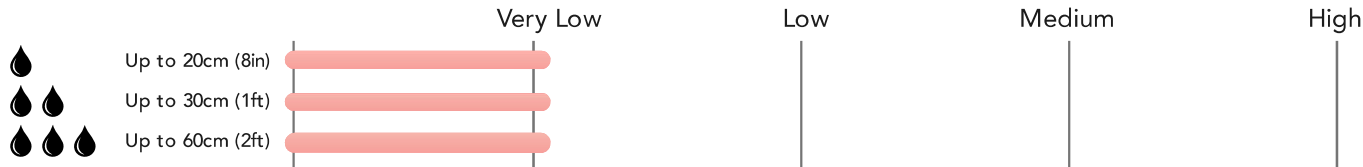


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

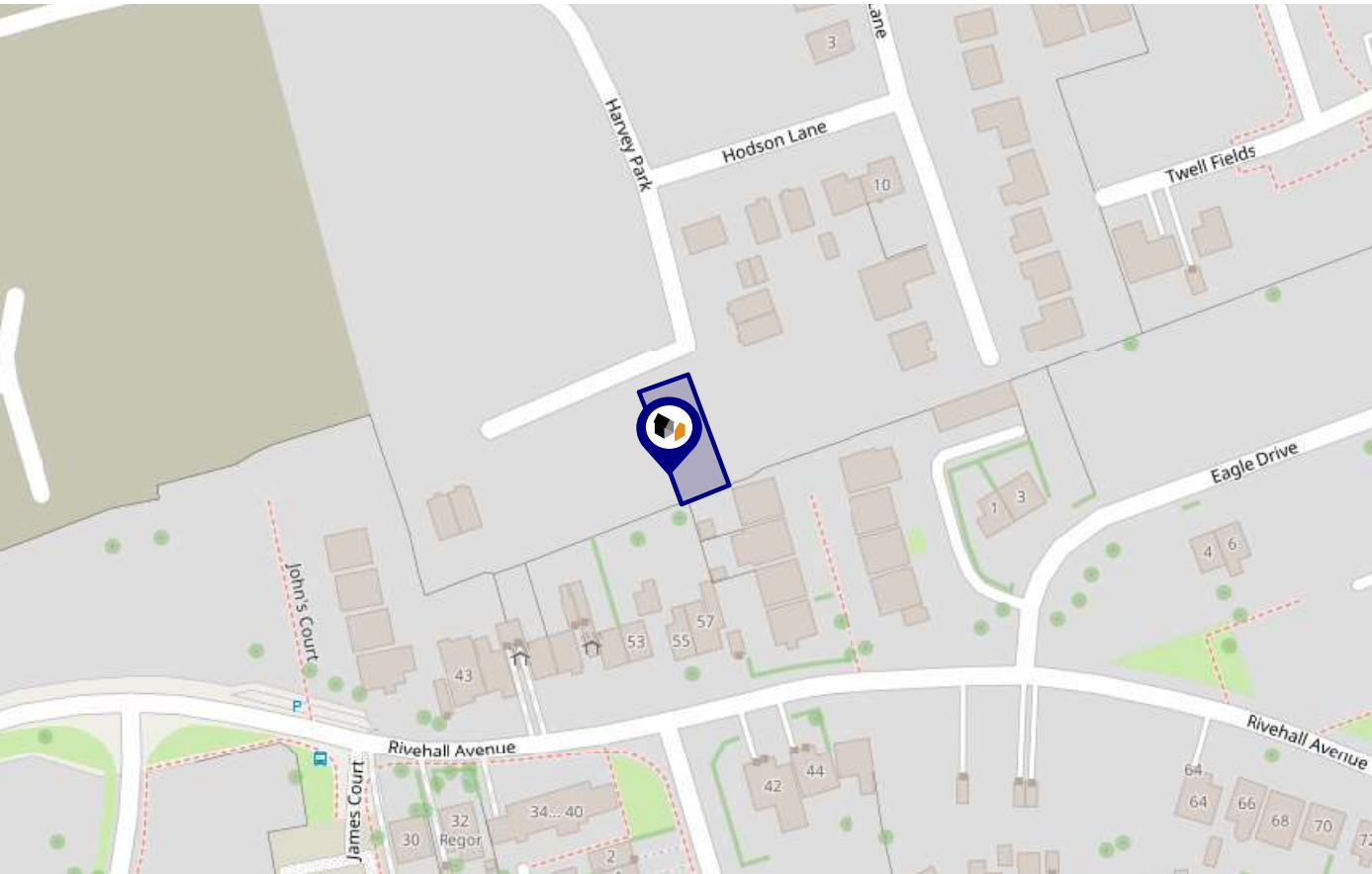


Flood Risk

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.

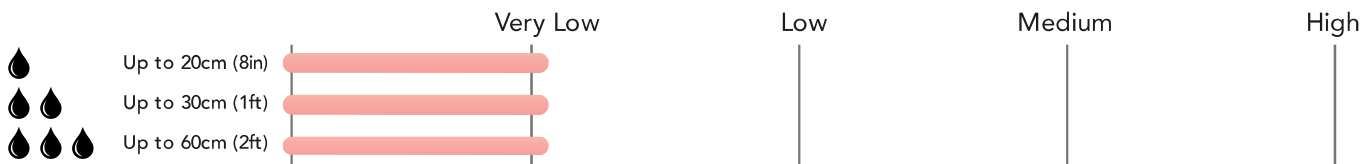


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

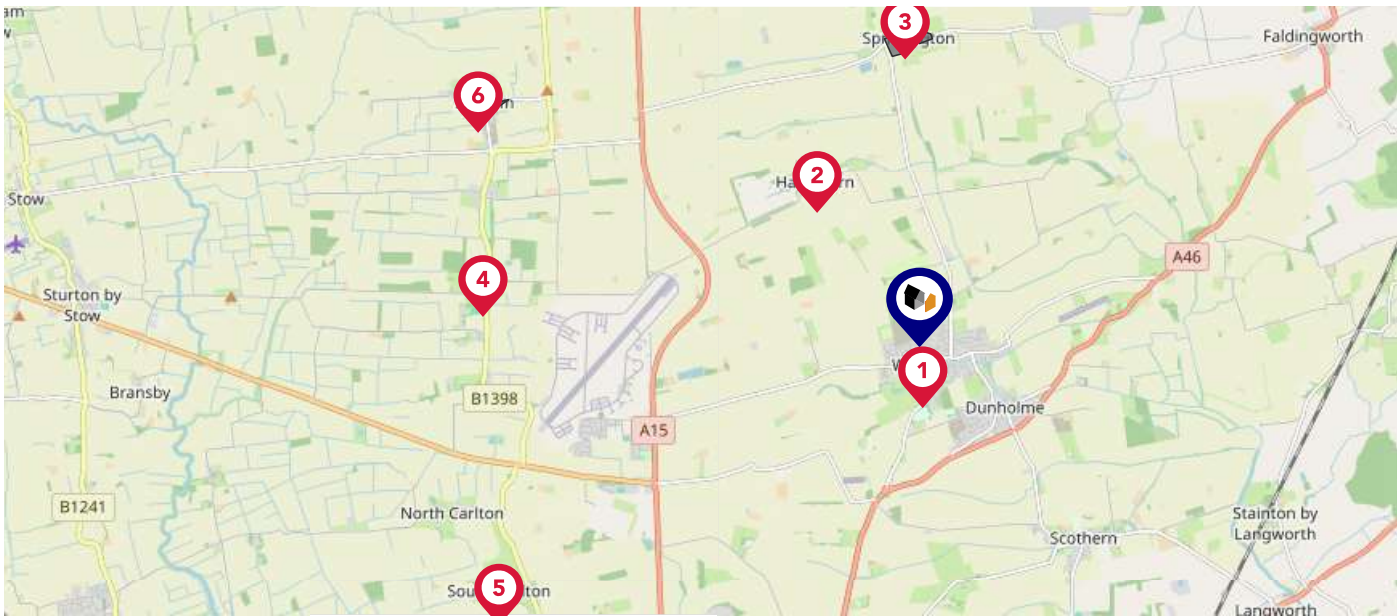


Maps

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	
	Welton
	Hackthorn
	Spridlington
	Brattleby
	South Carlton
	Ingham

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	Dunholme Holt Bend-Off the A46, Dunholme, Lincolnshire	Historic Landfill
2	Land adjacent to Cammeringham Top Covert and the A15-Cammeringham	Historic Landfill
3	Middle Street-Cammeringham	Historic Landfill

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

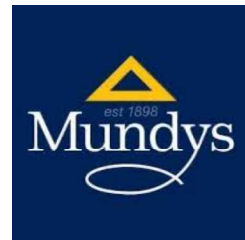
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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.

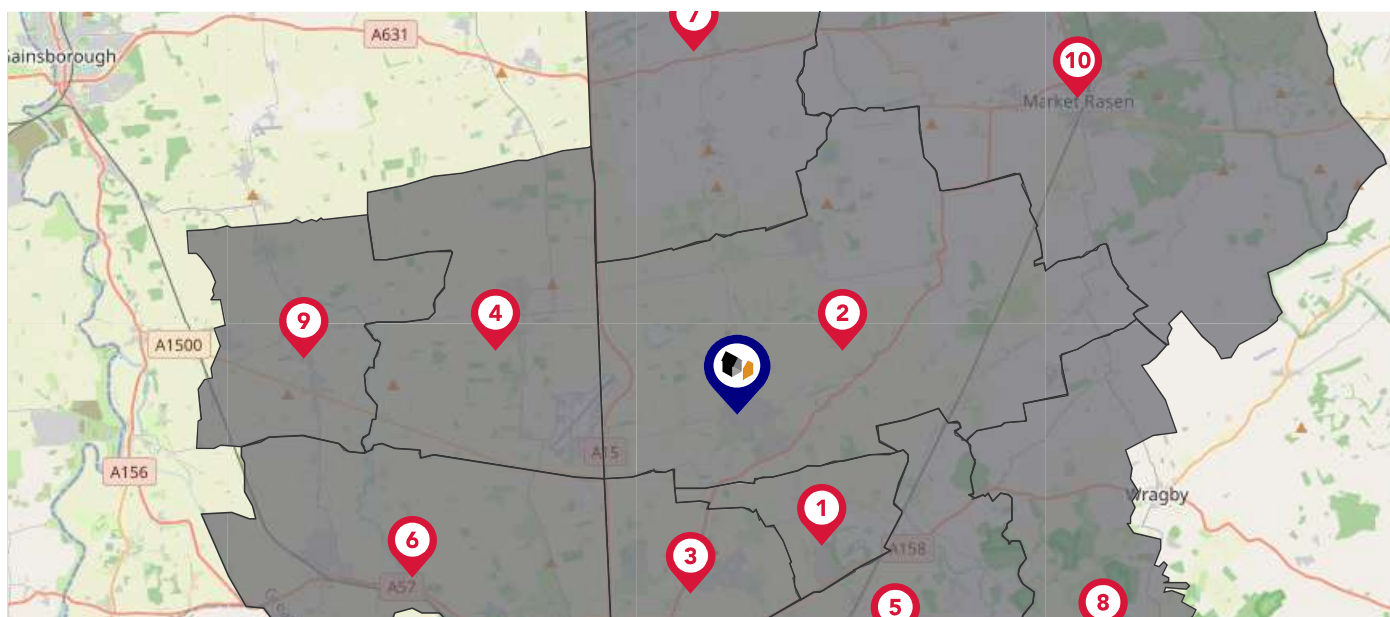
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

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



Sudbrooke Ward



Dunholme and Welton Ward



Nettleham Ward



Scampton Ward



Cherry Willingham Ward



Saxilby Ward



Waddingham and Spital Ward



Bardney Ward



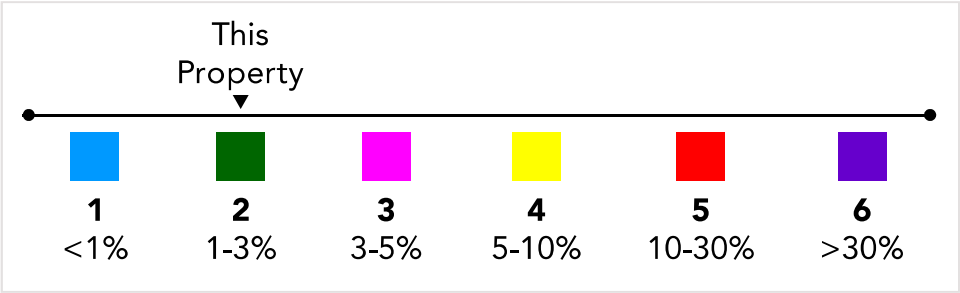
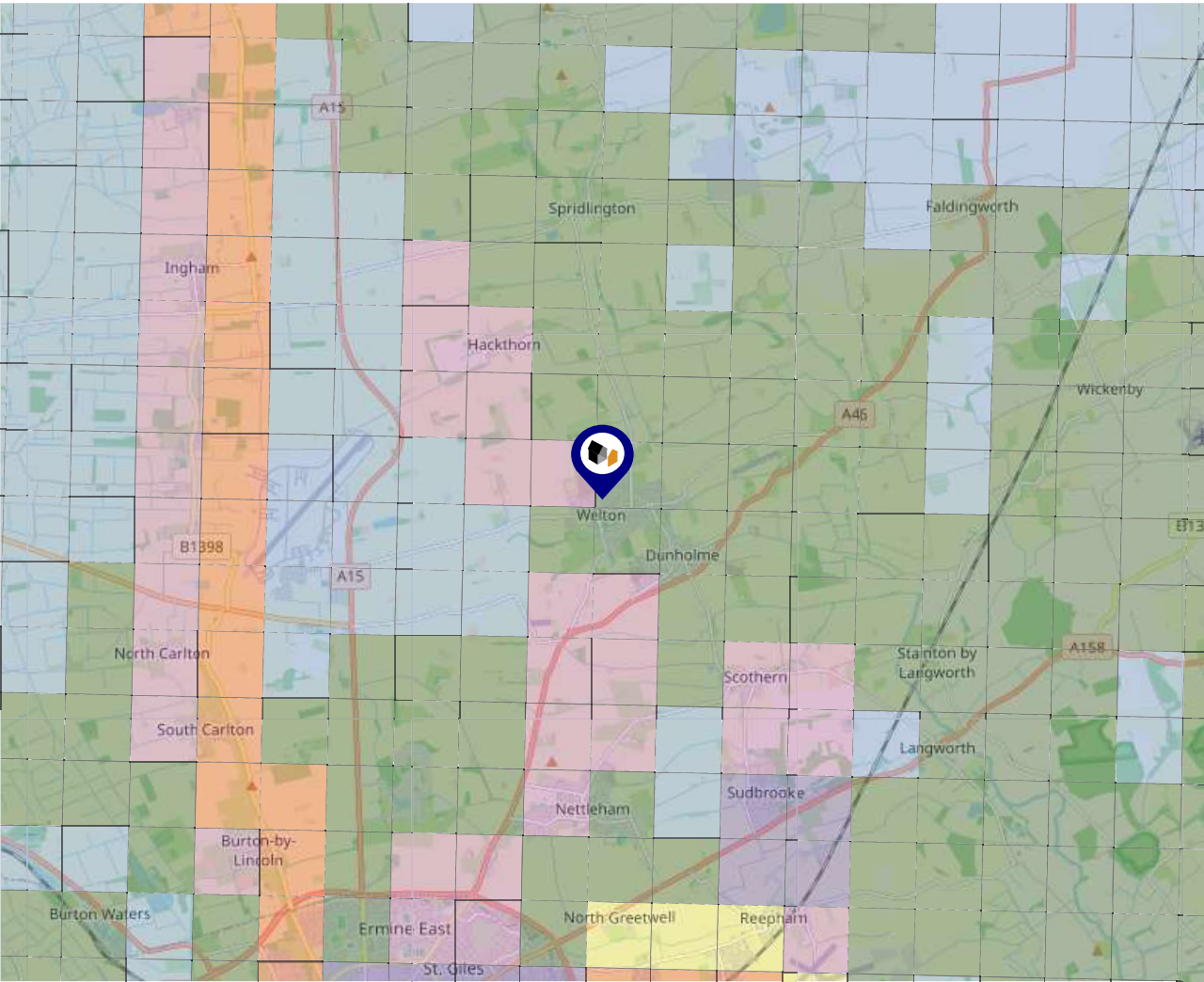
Stow Ward



Market Rasen Ward

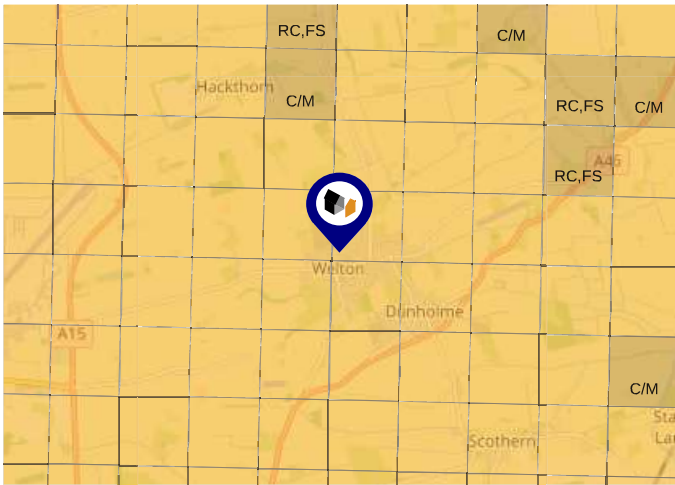
What is Radon?

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).



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

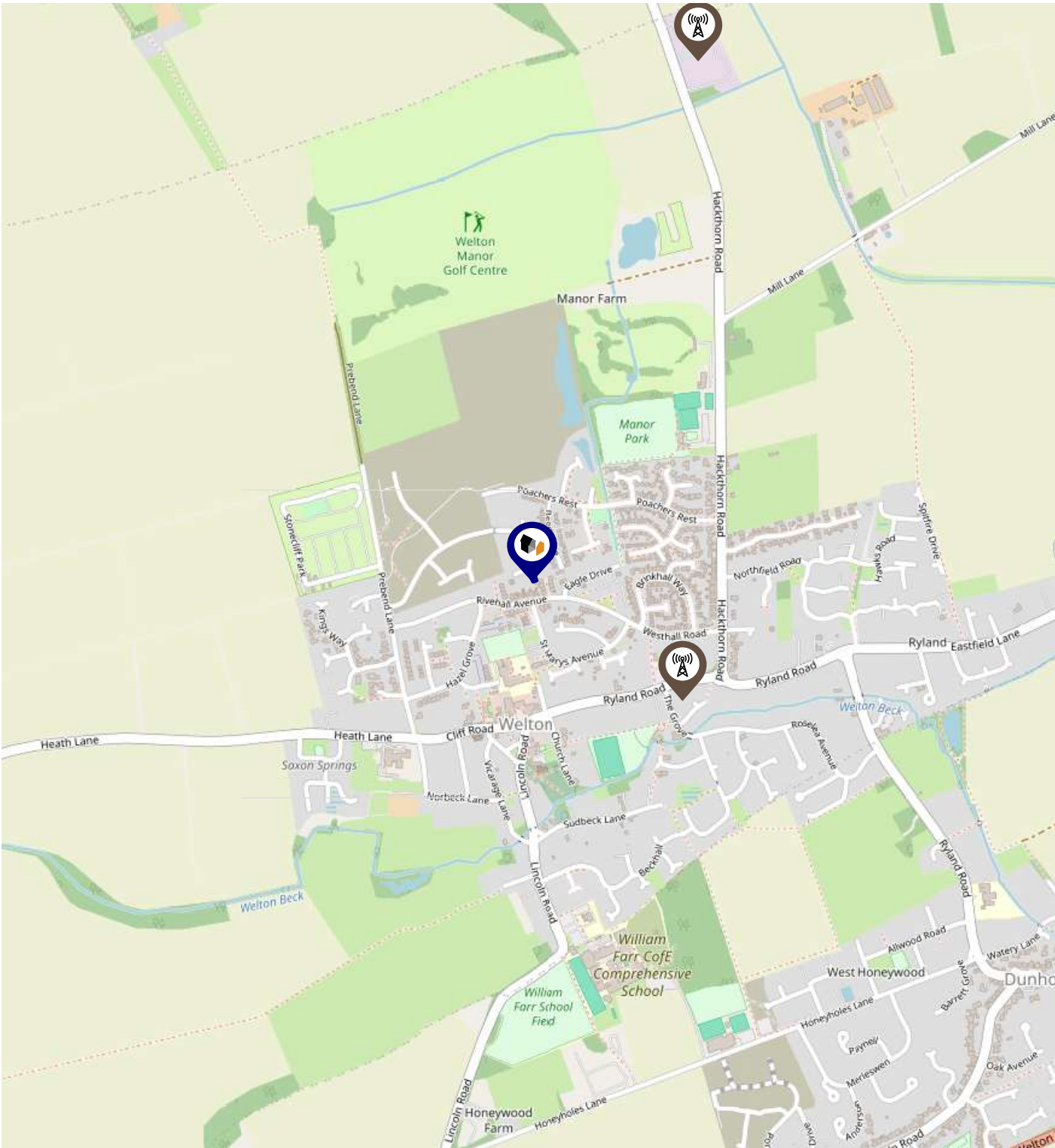
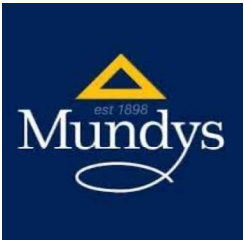
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		



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

Local Area Masts & Pylons

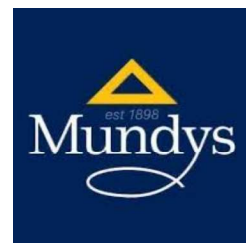


Key:

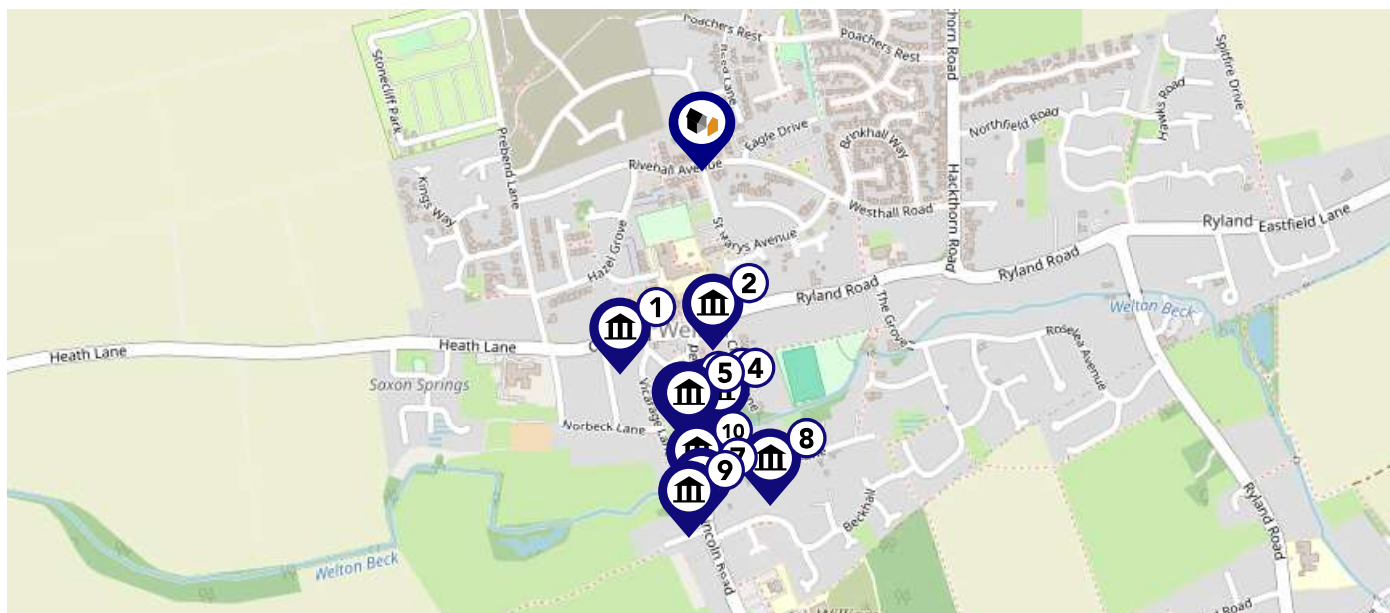
-  Power Pylons
-  Communication Masts

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
 1064129 - Stonecliffe House	Grade II	0.2 miles
 1359460 - 7, Ryland Road	Grade II	0.2 miles
 1359439 - Church Of St Mary	Grade II	0.3 miles
 1064131 - 2 Gravestones At East End Of Church Of St Mary	Grade II	0.3 miles
 1166107 - Cross At Church Of St Mary West Side Of Churchyard	Grade II	0.3 miles
 1359440 - War Memorial In Churchyard Of Church Of St Mary	Grade II	0.3 miles
 1064089 - Pump On The Green	Grade II	0.4 miles
 1064091 - Stonefaces	Grade II	0.4 miles
 1064090 - 10, Lincoln Road	Grade II	0.4 miles
 1359459 - Brook House	Grade II	0.4 miles



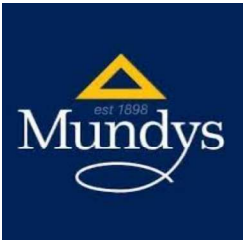
Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type



Property Lease Information

Listed Building Information

Stamp Duty

Other

Other



Electricity Supply

Gas Supply

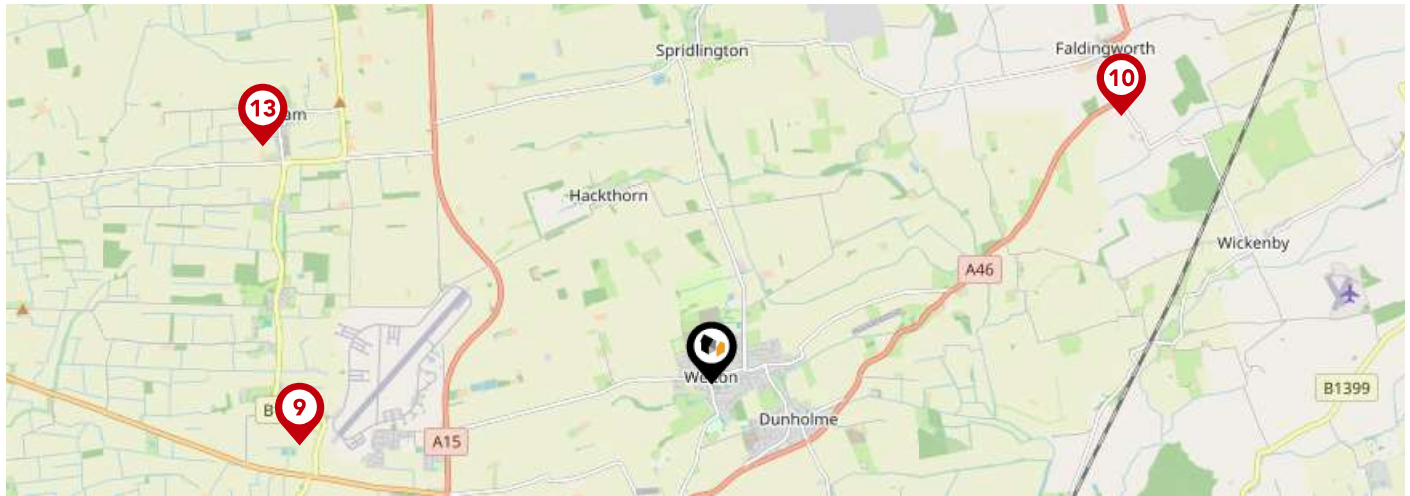
Central Heating

Water Supply

Drainage

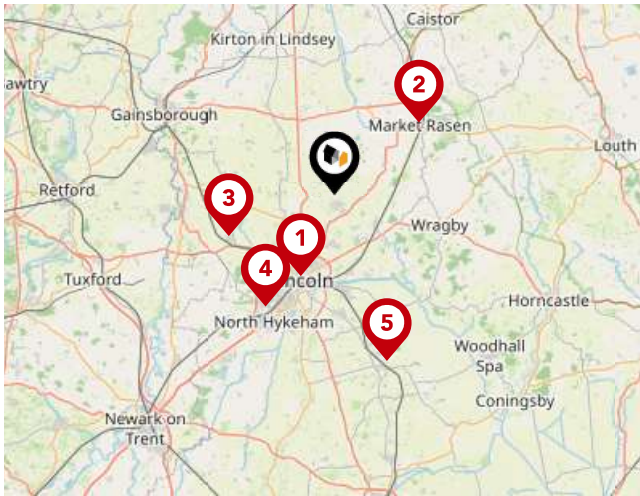


		Nursery	Primary	Secondary	College	Private
1	Welton St Mary's Church of England Primary Academy Ofsted Rating: Good Pupils: 381 Distance:0.2	☐	☒	☐	☐	☐
2	William Farr CofE Comprehensive School Ofsted Rating: Good Pupils: 1444 Distance:0.57	☐	☐	☒	☐	☐
3	Dunholme St Chad's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 212 Distance:0.77	☐	☒	☐	☐	☐
4	The Hackthorn Church of England Primary School Ofsted Rating: Outstanding Pupils: 56 Distance:1.65	☐	☒	☐	☐	☐
5	Ellison Boulters Church of England Primary School Ofsted Rating: Outstanding Pupils: 288 Distance:2.35	☐	☒	☐	☐	☐
6	Pollyplatt Primary School Ofsted Rating: Good Pupils: 81 Distance:2.5	☐	☒	☐	☐	☐
7	The Nettleham Infant and Nursery School Ofsted Rating: Good Pupils: 210 Distance:3.02	☐	☒	☐	☐	☐
8	The Nettleham Church of England Voluntary Aided Junior School Ofsted Rating: Good Pupils: 227 Distance:3.09	☐	☒	☐	☐	☐



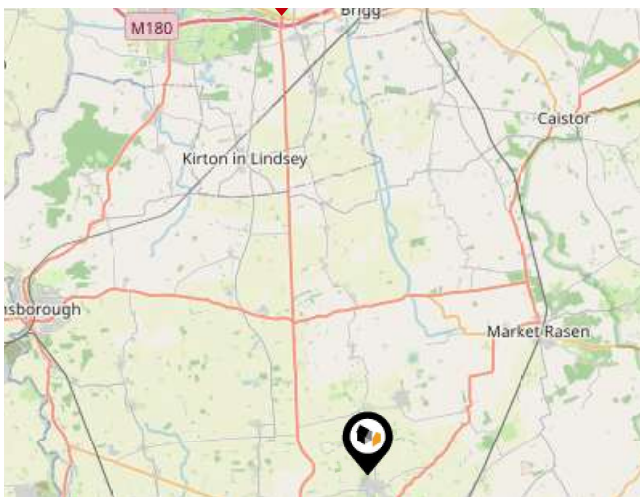
		Nursery	Primary	Secondary	College	Private
	Scampton Church of England Primary School Ofsted Rating: Good Pupils: 57 Distance:3.7	☐	☒	☐	☐	☐
	Faldingworth Community Primary School Ofsted Rating: Good Pupils: 71 Distance:4.34	☐	☒	☐	☐	☐
	Reepham Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:4.39	☐	☒	☐	☐	☐
	Ermine Primary Academy Ofsted Rating: Good Pupils: 393 Distance:4.5	☐	☒	☐	☐	☐
	Ingham Primary School Ofsted Rating: Good Pupils: 81 Distance:4.51	☐	☒	☐	☐	☐
	The Priory Pembroke Academy Ofsted Rating: Good Pupils: 567 Distance:4.52	☐	☐	☒	☐	☐
	Our Lady of Lincoln Catholic Primary School A Voluntary Academy Ofsted Rating: Good Pupils: 204 Distance:4.59	☐	☒	☐	☐	☐
	Springwell Alternative Academy Lincoln Ofsted Rating: Good Pupils: 48 Distance:4.68	☐	☐	☒	☐	☐

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	6.2 miles
2	Market Rasen Rail Station	7.95 miles
3	Saxilby Rail Station	7.98 miles
4	Hykeham Rail Station	9.24 miles
5	Metherringham Rail Station	12.38 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	16.51 miles

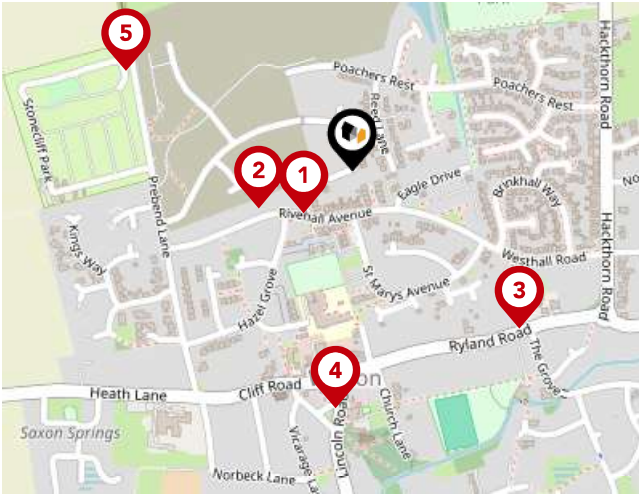


Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	19.71 miles

Area

Transport (Local)

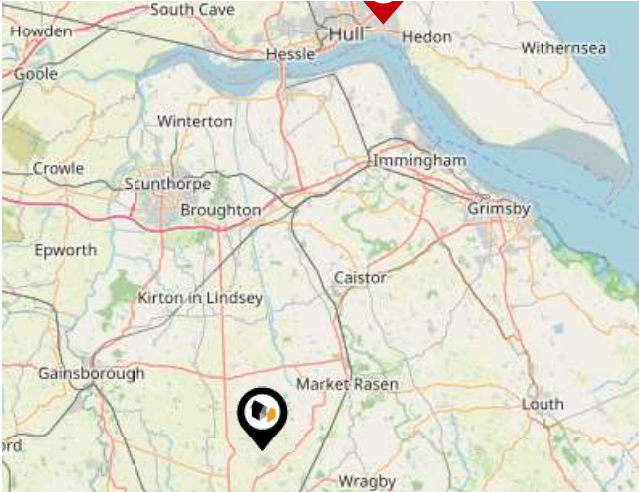


Bus Stops/Stations

Pin	Name	Distance
1	Hazel Grove	0.07 miles
2	Hazel Grove	0.11 miles
3	Village Hall	0.25 miles
4	Black Bull Inn	0.26 miles
5	Caravan Park	0.27 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Hull Ferry Terminal	31.23 miles



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



/Mundysuk



/mundysuk



/mundysuk



Disclaimer

Important - Please read

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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