See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 09th November 2026



WESTBROOKE PLACE, LINCOLN, LN6

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

www.mundys.net

arla | propertymark PROTECTED

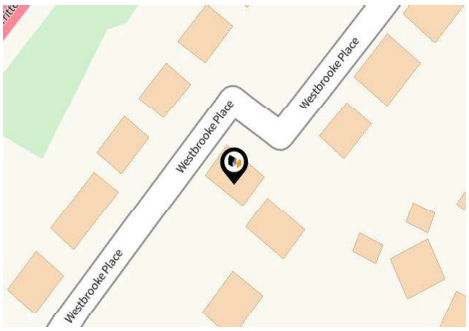
naea | propertymark PROTECTED

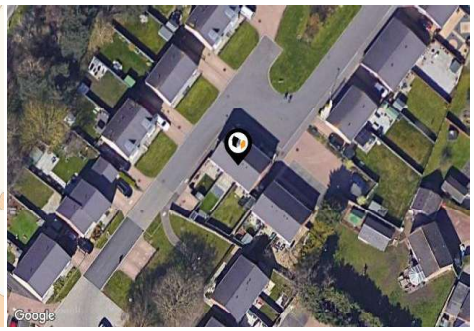
The Property Ombudsman

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Property
Overview







Property

Type:	Terraced
Bedrooms:	2
Floor Area:	635 ft^2 / 59 m^2
Year Built :	2018
Council Tax :	Band A
Annual Estimate:	£1,549

Local Area

Local Authority:	Lincoln
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

3 mb/s | **49** mb/s | **5500** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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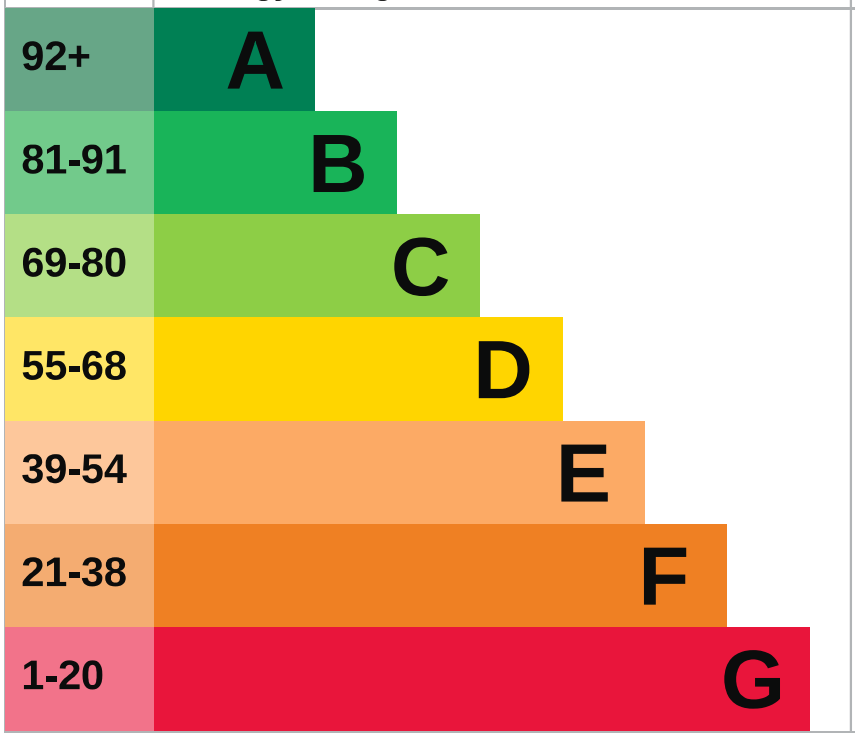
Property
EPC - Certificate

Westbrooke Place, LN6

Energy rating

B

Valid until 15.04.2028



Property
EPC - Additional Data

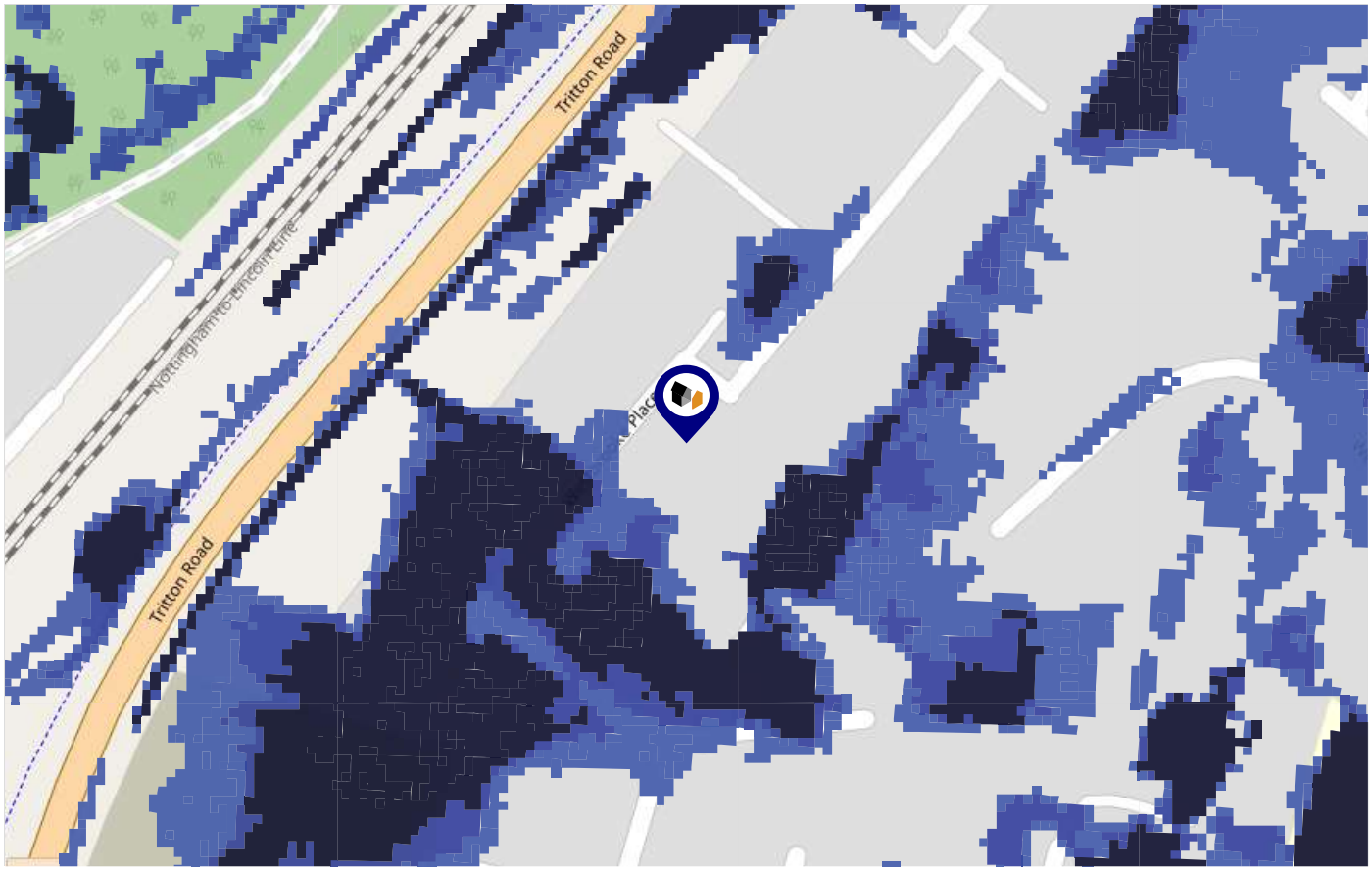
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
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/mÂ²K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.10 W/mÂ²K
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 0.12 W/mÂ²K
Total Floor Area:	59 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.

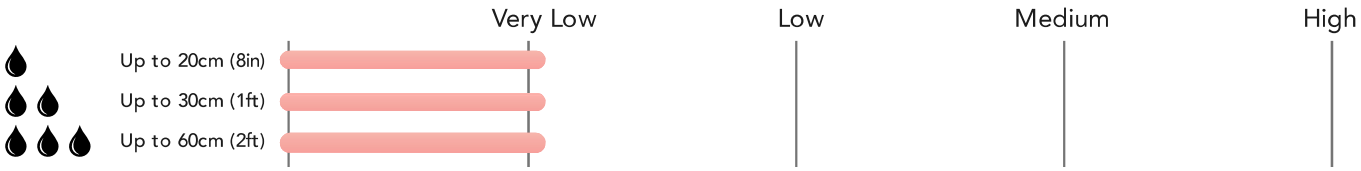


Risk Rating: Very low

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.

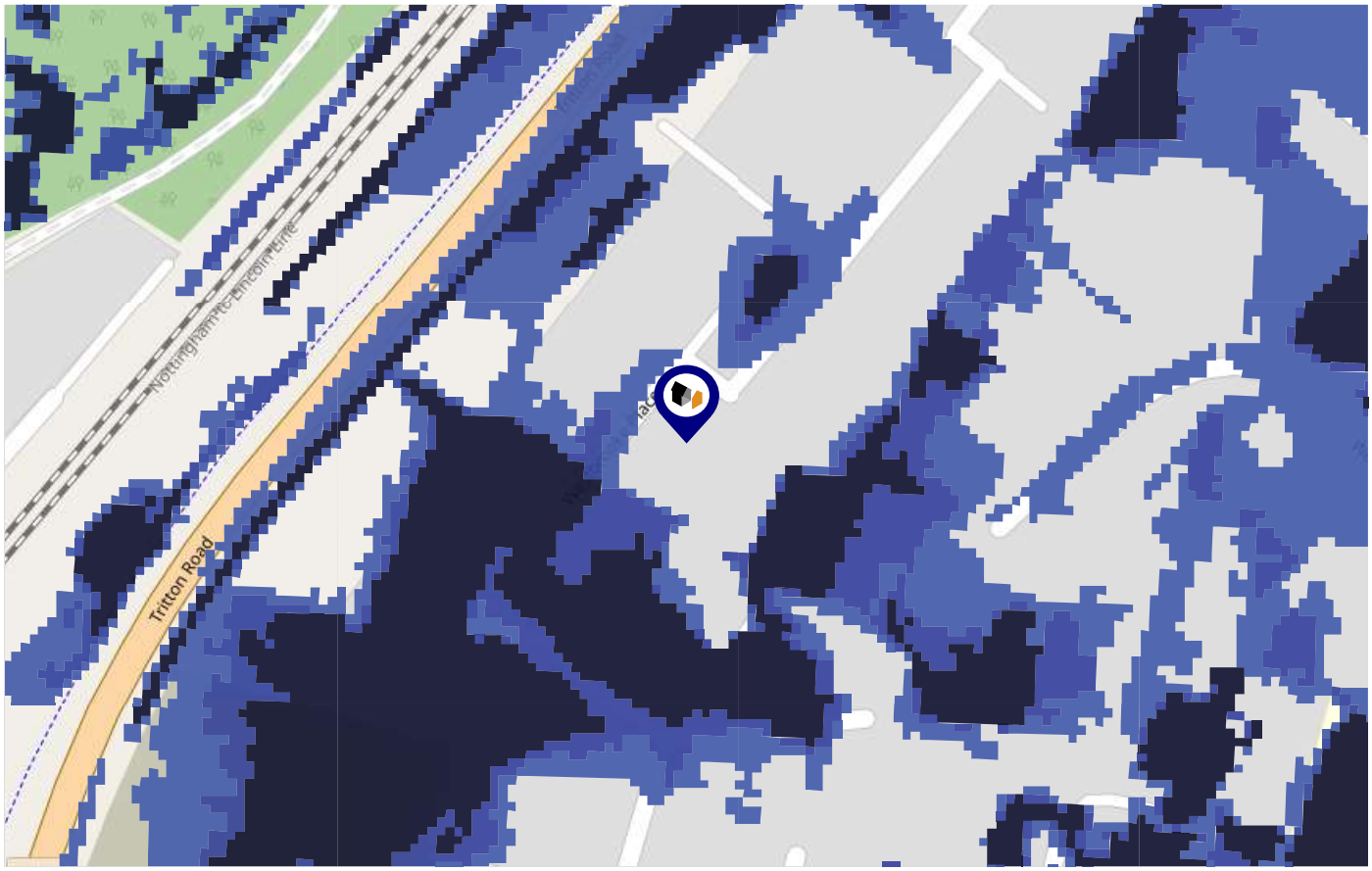
Chance of flooding to the following depths at this property:



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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.



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.

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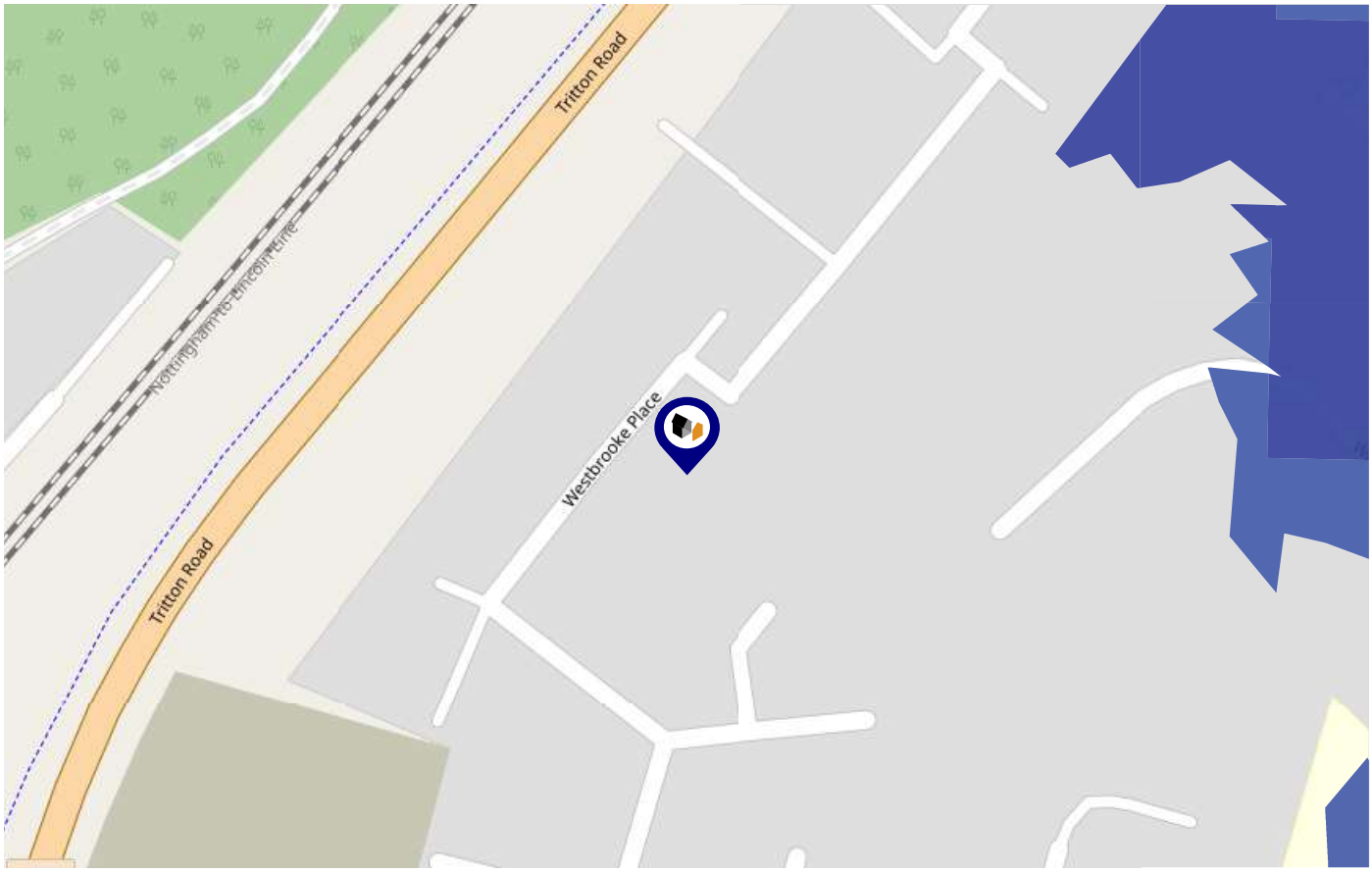


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Flood Risk
Rivers & Seas - Flood Risk

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

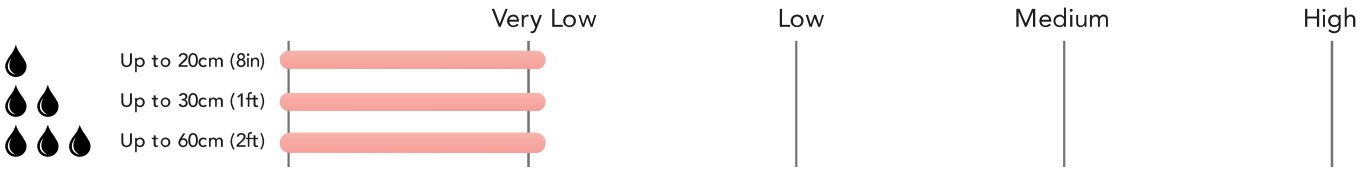


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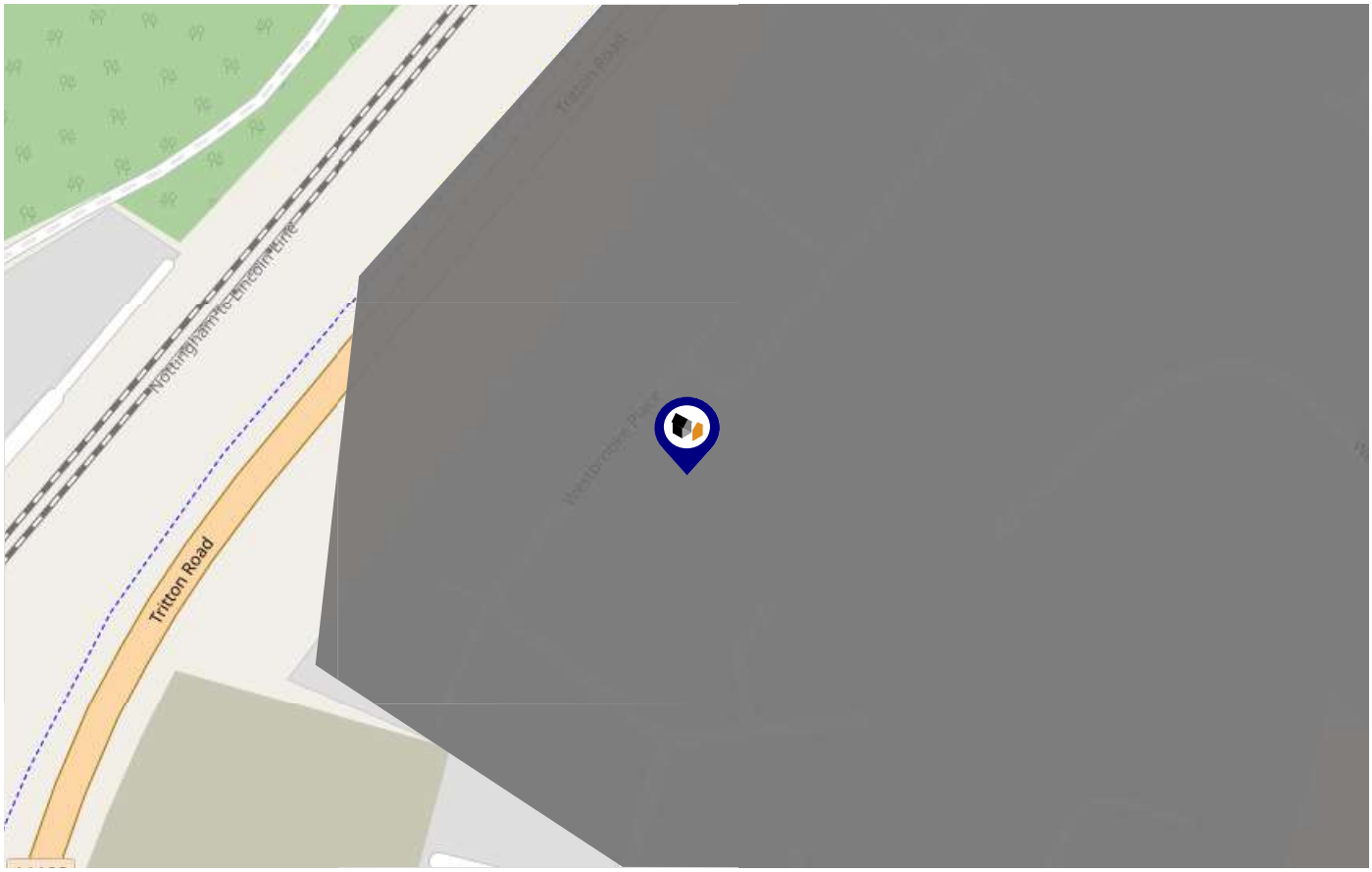
Chance of flooding to the following depths at this property:



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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.



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.

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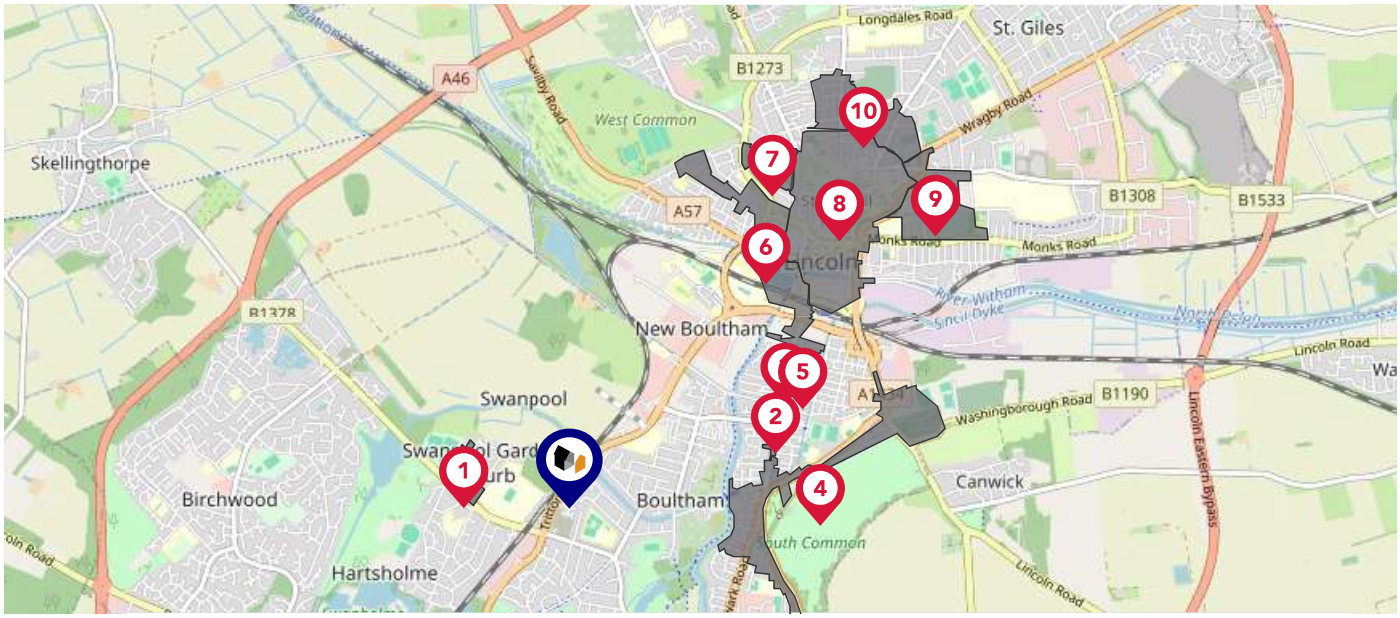


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Maps
Conservation Areas

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

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	City School-Skellingthorpe Road	Historic Landfill
2	Moorland Avenue-Boultham Moor, Lincolnshire	Historic Landfill
3	St Catherines-St. Catherines, Lincolnshire	Historic Landfill
4	Boultham Baths-Altham Terrace	Historic Landfill
5	Skewbridge Tip Site-Skewbridge, Lincoln	Historic Landfill
6	St Catherines Grove-St. Catherines, Lincolnshire	Historic Landfill
7	Area Adjacent To Boultham Park-Bracebridge, Lincolnshire	Historic Landfill
8	Hainton Road-Boultham Moor, Lincolnshire	Historic Landfill
9	East Of St. Peters Avenue-Bracebridge, Lincolnshire	Historic Landfill
10	Newark Road-Bracebridge, Lincolnshire	Historic Landfill

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

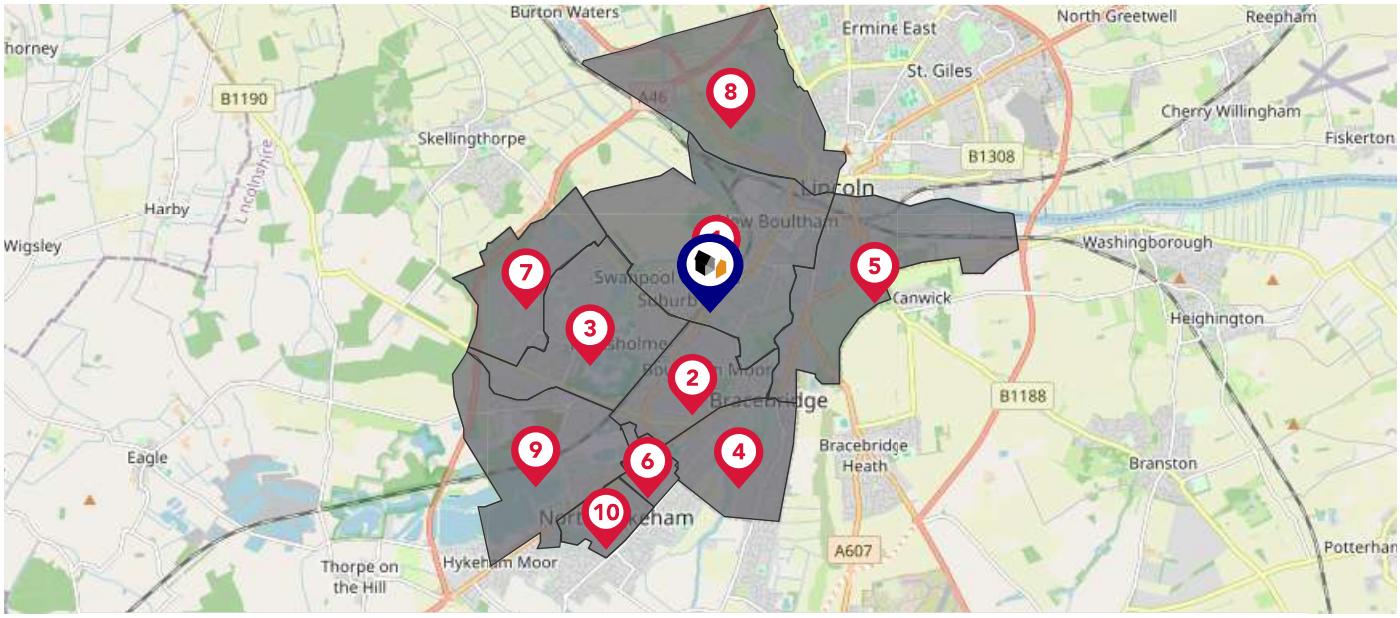
- Adit
- Gutter Pit
- Shaft

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.

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



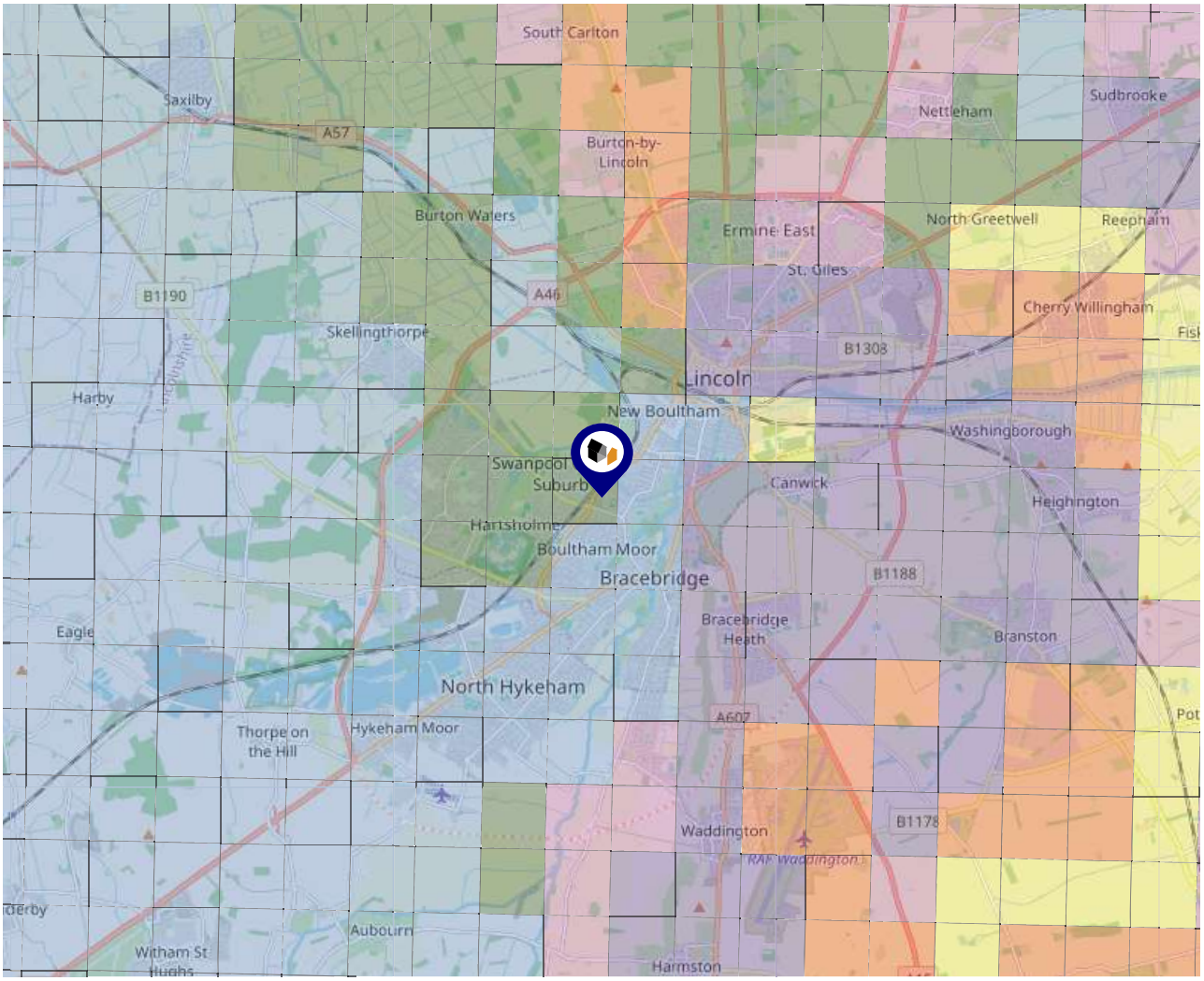
Nearby Council Wards

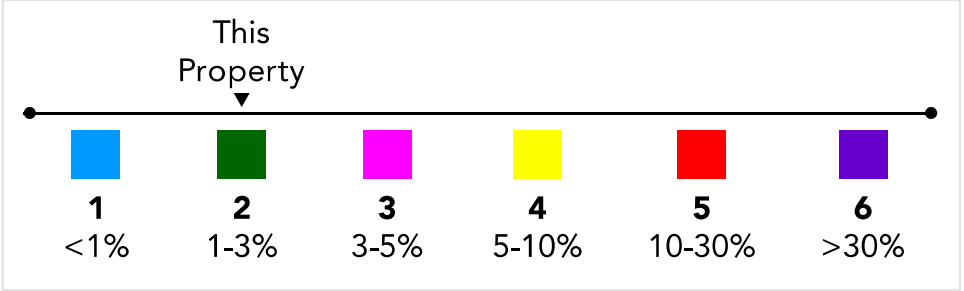
1	Boultham Ward
2	Moorland Ward
3	Hartsholme Ward
4	Witham Ward
5	Park Ward
6	North Hykeham Forum Ward
7	Birchwood Ward
8	Carholme Ward
9	North Hykeham Memorial Ward
10	North Hykeham Moor Ward

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).



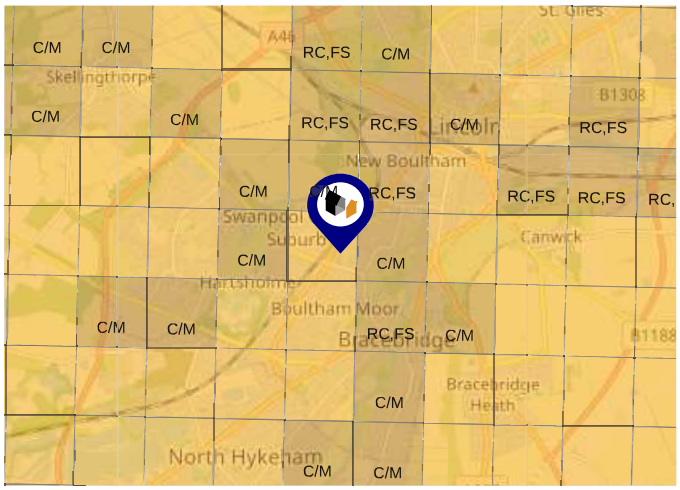


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Environment
Soils & Clay

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

Carbon Content:	VARIABLE	**Soil Texture:**	CLAYEY LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLACEOUS		
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)	**Soil Depth:**	DEEP

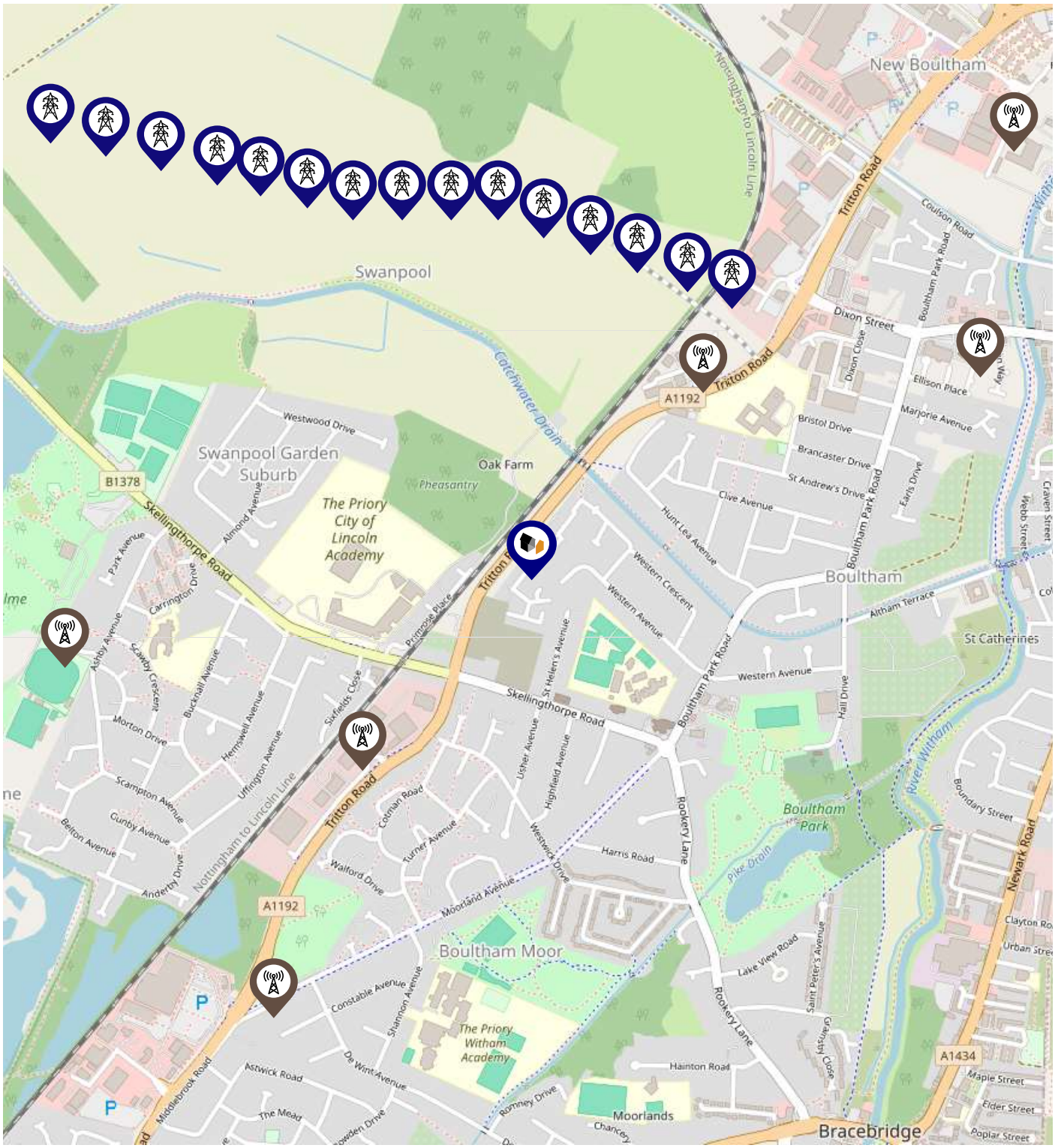


Primary Classifications (Most Common Clay Types)

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:

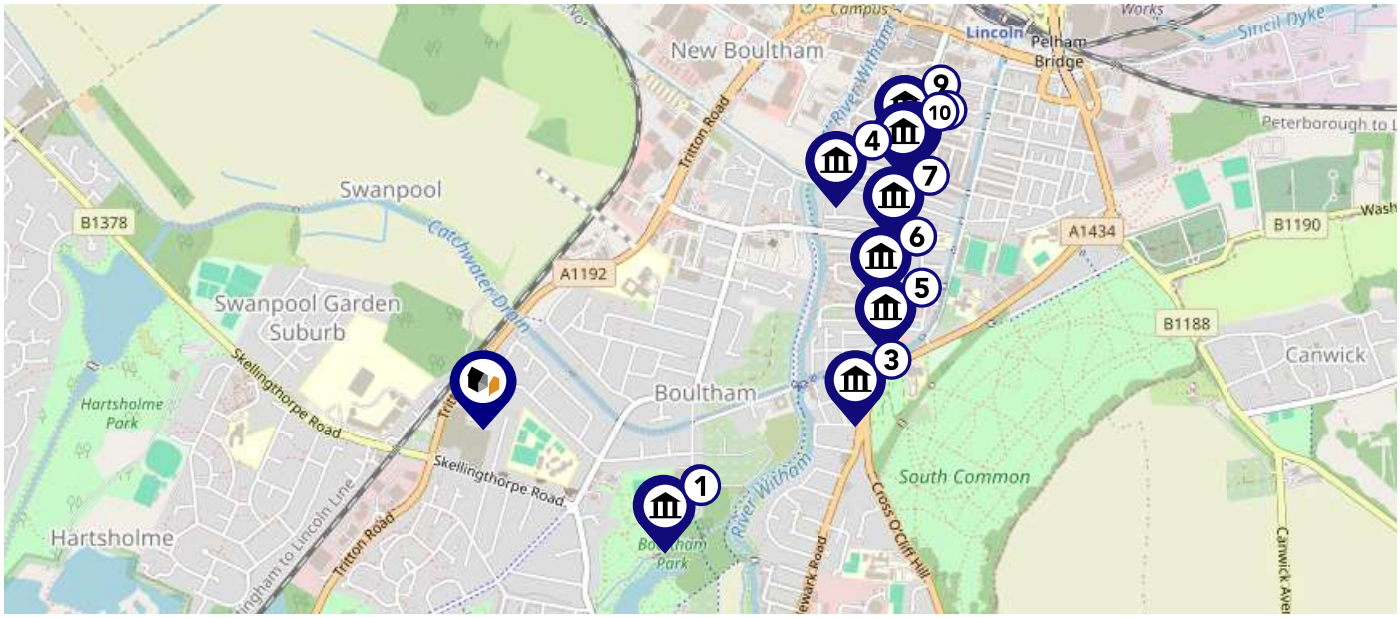
Power Pylons

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	0.5 miles
2 1388567 - Crimean War Memorial 3 Metres North West Of Church Of St Helen	Grade II	0.5 miles
3 1388748 - St Catherines Methodist Church And Adjoining Church Hall	Grade II	0.8 miles
4 1388739 - Crown Mill	Grade II	0.9 miles
5 1388596 - Church Of St Botolph	Grade II	0.9 miles
6 1388568 - 53 And 54, High Street	Grade II	0.9 miles
7 1388601 - Gowts Bridge	Grade II	1.0 miles
8 1388604 - St Mary's Guildhall	Grade I	1.1 miles
9 1388595 - Central Methodist Church	Grade II	1.1 miles
10 1388602 - Romanesque Door Arch In The Former Lincoln Arms Public House	Grade II	1.1 miles

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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

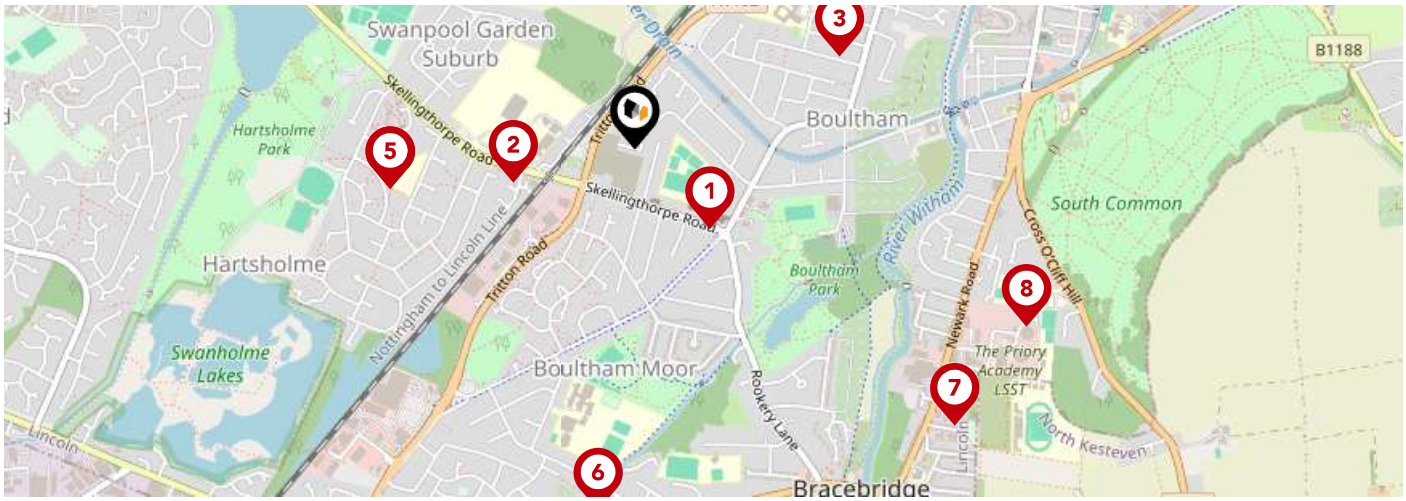
Central Heating

Water Supply

Drainage

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Area
Schools



		Nursery	Primary	Secondary	College	Private
1	St Peter and St Paul, Catholic Voluntary Academy Ofsted Rating: Requires improvement | Pupils: 602 | Distance:0.24	☐	☐	☑	☐	☐
2	The Priory City of Lincoln Academy Ofsted Rating: Requires improvement | Pupils: 980 | Distance:0.28	☐	☐	☑	☐	☐
3	Sir Francis Hill Community Primary School Ofsted Rating: Requires improvement | Pupils: 623 | Distance:0.5	☐	☑	☐	☐	☐
4	Hartsholme Academy Ofsted Rating: Requires improvement | Pupils: 377 | Distance:0.55	☐	☑	☐	☐	☐
5	The Pilgrim School Ofsted Rating: Good | Pupils: 4 | Distance:0.55	☐	☐	☑	☐	☐
6	The Priory Witham Academy Ofsted Rating: Good | Pupils: 1110 | Distance:0.8	☐	☑	☑	☐	☐
7	Bracebridge Infant and Nursery School Ofsted Rating: Good | Pupils: 78 | Distance:0.94	☐	☑	☐	☐	☐
8	The Priory Academy LSST Ofsted Rating: Good | Pupils: 1779 | Distance:0.95	☐	☐	☑	☐	☐

Area
Schools



		Nursery	Primary	Secondary	College	Private
9	The Lincoln St Peter at Gowts Church of England Primary School Ofsted Rating: Outstanding | Pupils: 258 | Distance:1.1	☐	☑	☐	☐	☐
10	Athena School Ofsted Rating: Good | Pupils: 113 | Distance:1.2	☐	☐	☑	☐	☐
11	The Lincoln St Christopher's School Ofsted Rating: Good | Pupils: 252 | Distance:1.24	☐	☐	☑	☐	☐
12	The Lincoln Manor Leas Junior School Ofsted Rating: Good | Pupils: 290 | Distance:1.3	☐	☑	☐	☐	☐
13	The Lincoln Manor Leas Infants School Ofsted Rating: Good | Pupils: 163 | Distance:1.3	☐	☑	☐	☐	☐
14	The Lincoln Bishop King Church of England Primary School Ofsted Rating: Good | Pupils: 459 | Distance:1.39	☐	☑	☐	☐	☐
15	Lincolnshire Secure Unit Ofsted Rating: Not Rated | Pupils:0 | Distance:1.49	☐	☐	☑	☐	☐
16	The Meadows Primary School Ofsted Rating: Good | Pupils: 364 | Distance:1.49	☐	☑	☐	☐	☐

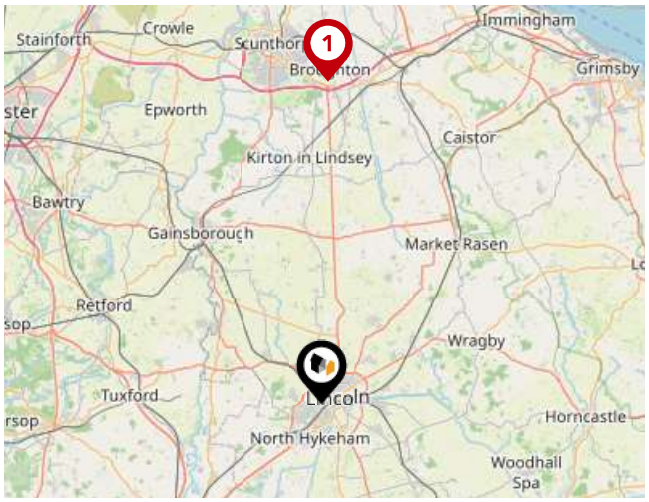
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Area
Transport (National)



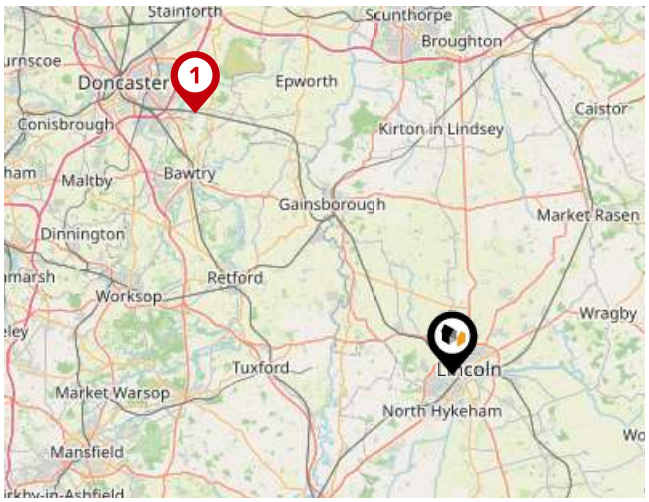
National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	1.4 miles
2	Hykeham Rail Station	1.88 miles
3	Saxilby Rail Station	5.43 miles
4	Swinderby Rail Station	6.38 miles
5	Metheringham Rail Station	8.94 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	22.82 miles

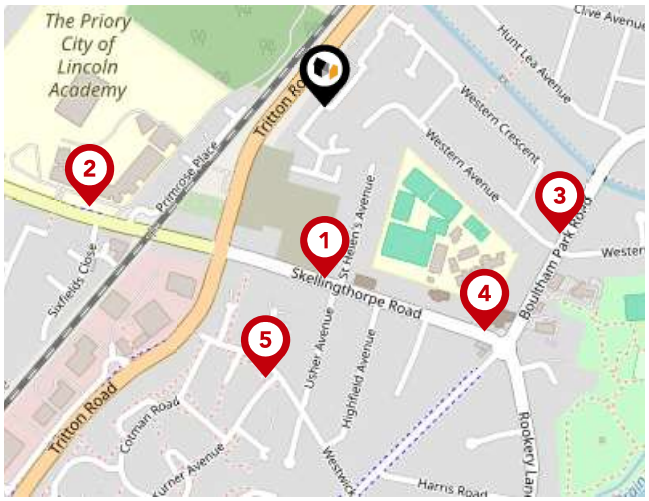


Airports/Helipads

Pin	Name	Distance
1	Robin Hood Doncaster Sheffield Airport	25.96 miles

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Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Holy Cross Church	0.19 miles
2	City School	0.28 miles
3	Junction with Western Avenue	0.29 miles
4	Nomad Charity Shop	0.3 miles
5	Romney Close	0.3 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

/Mundysuk

/mundysuk

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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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