



See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 19th August 2026



WAIN WELL MEWS, LINCOLN, LN2

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

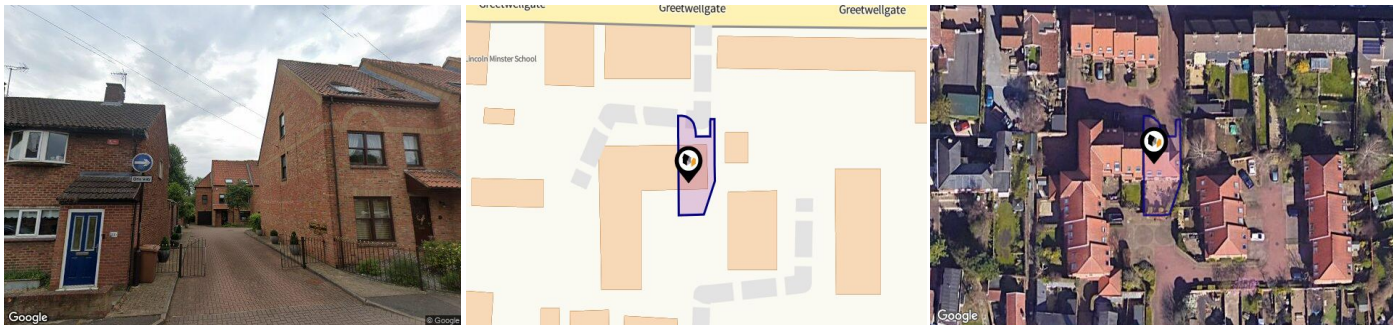
01522 510 044

hymie.bentley@mundys.net

www.mundys.net



Powered by
aprift
Know any property instantly



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Plot Area:	0.04 acres		
Year Built :	1991-1995		
Council Tax :	Band F		
Annual Estimate:	£3,356		
Title Number:	LL124651		

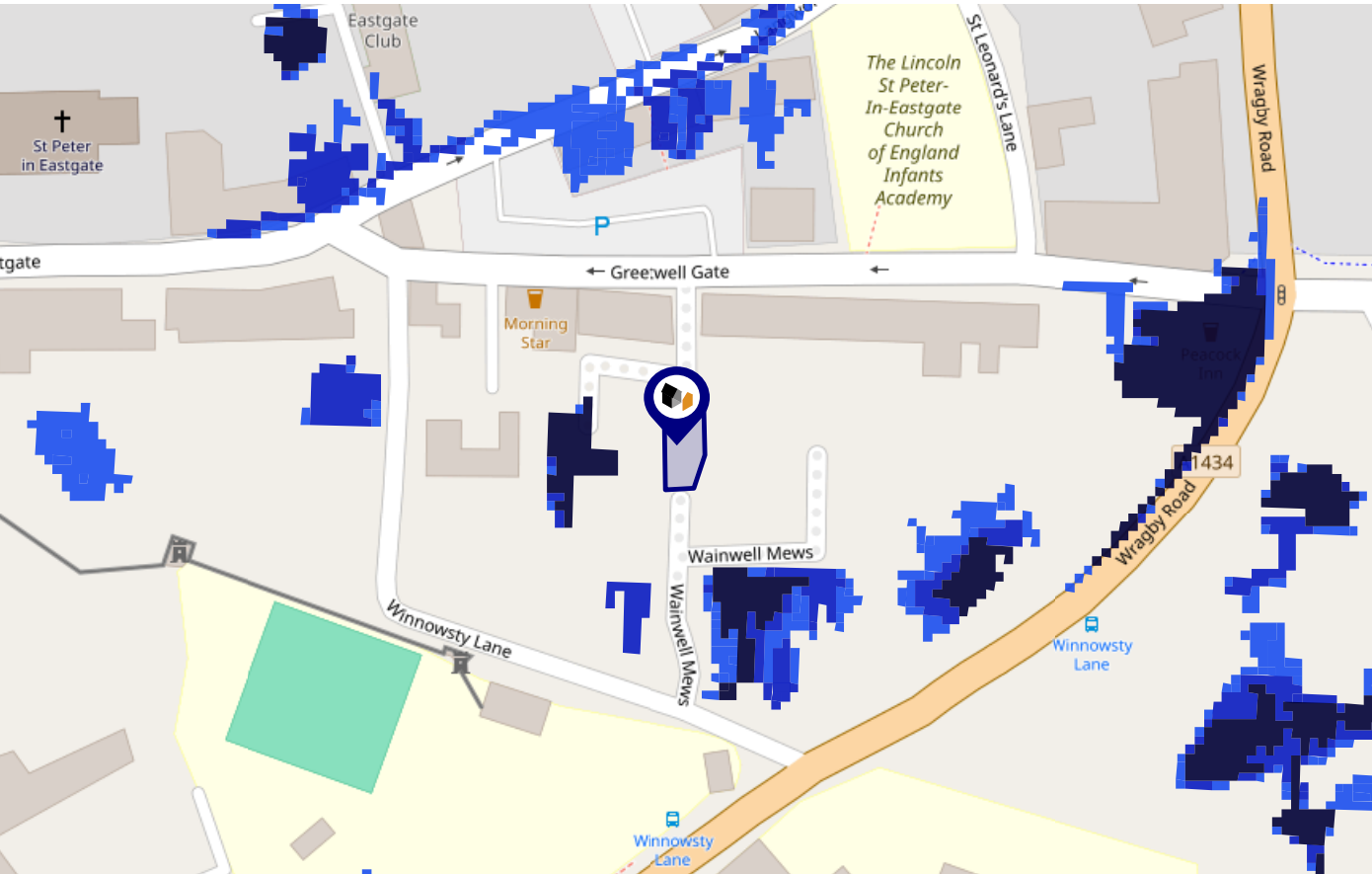
Local Area

Local Authority:	Lincoln	Estimated Broadband Speeds		
Conservation Area:	Cathedral and City Centre	(Standard - Superfast - Ultrafast)		
Flood Risk:		16	80	1800
● Rivers & Seas	Very low	mb/s	mb/s	mb/s
● Surface Water	Very low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
O ₂	EE	3	O ₂	sky
				
				Virgin media

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.

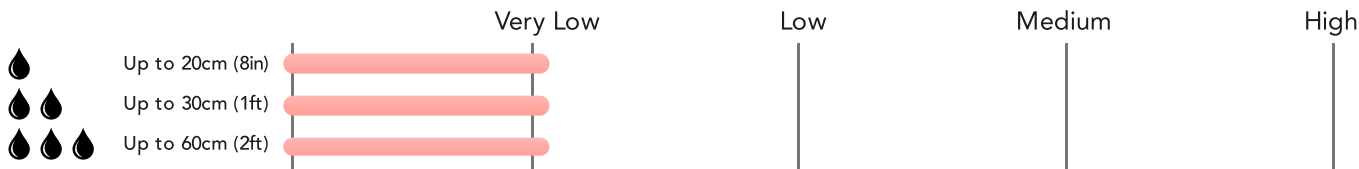


Risk Rating: Very low

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.

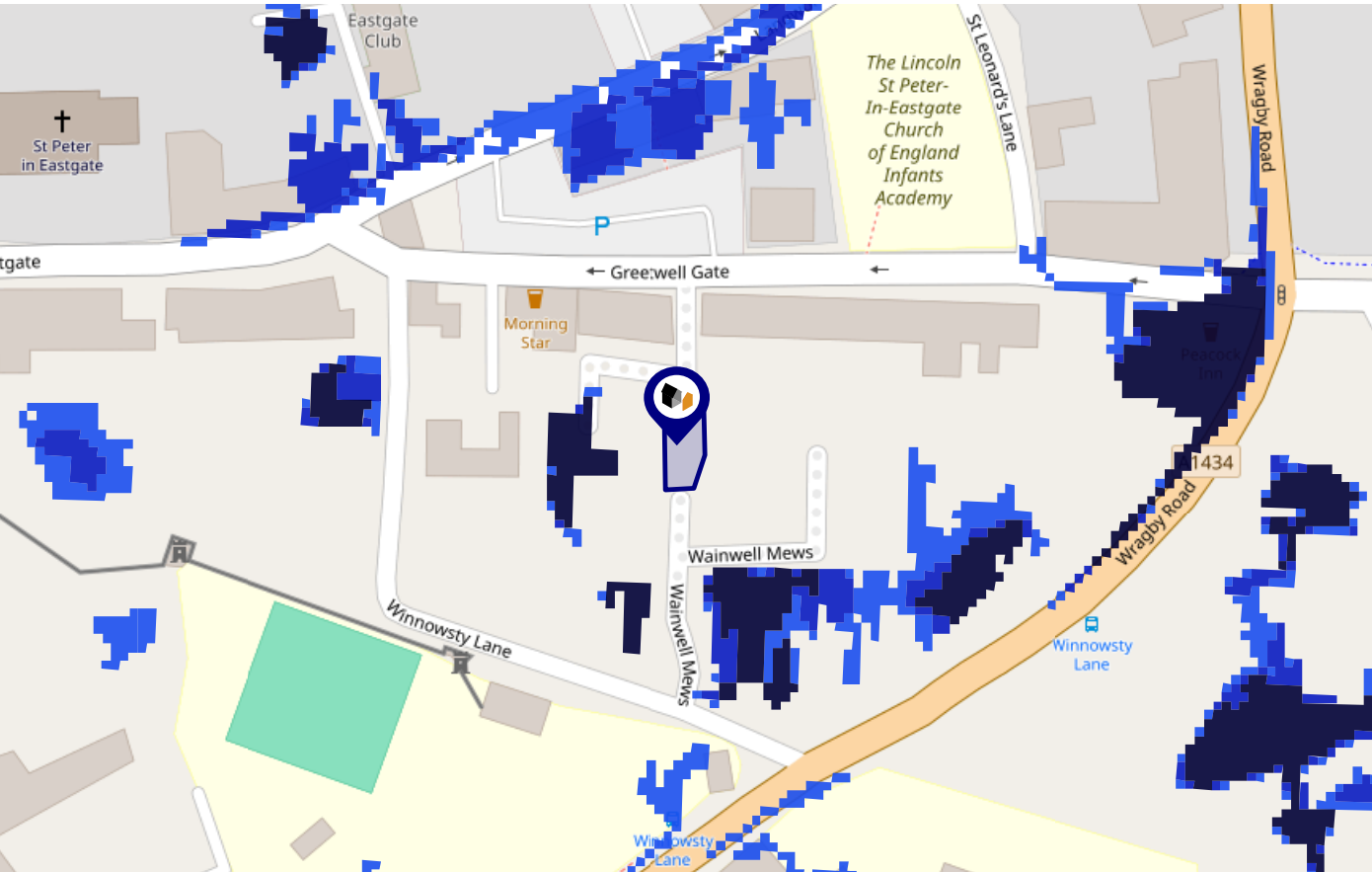
Chance of flooding to the following depths at this property:



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.

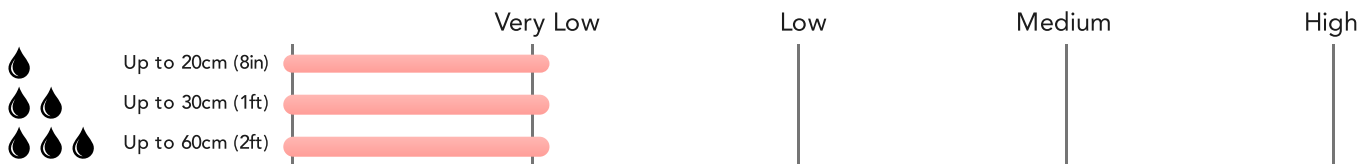


Risk Rating: Very low

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:

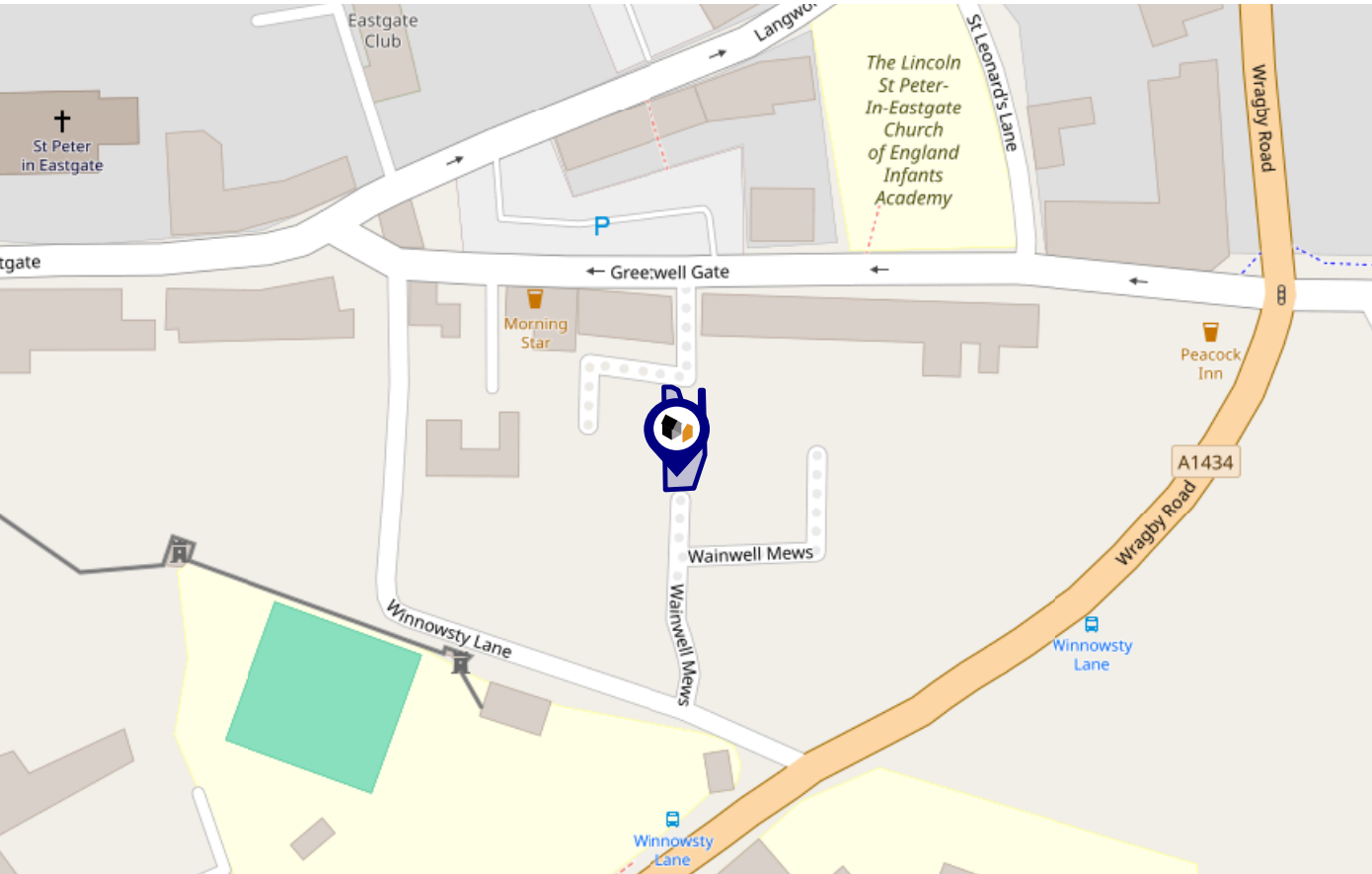


Flood Risk

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.

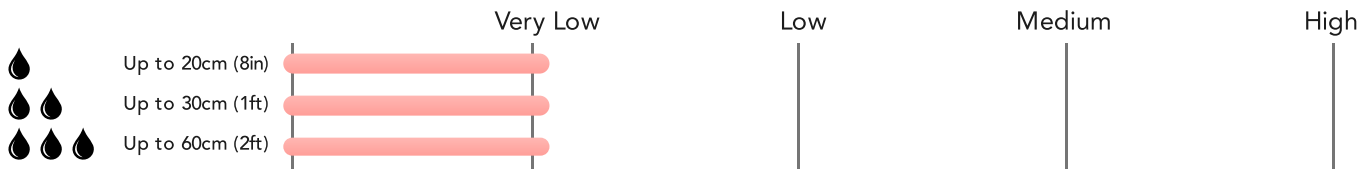


Risk Rating: Very low

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:

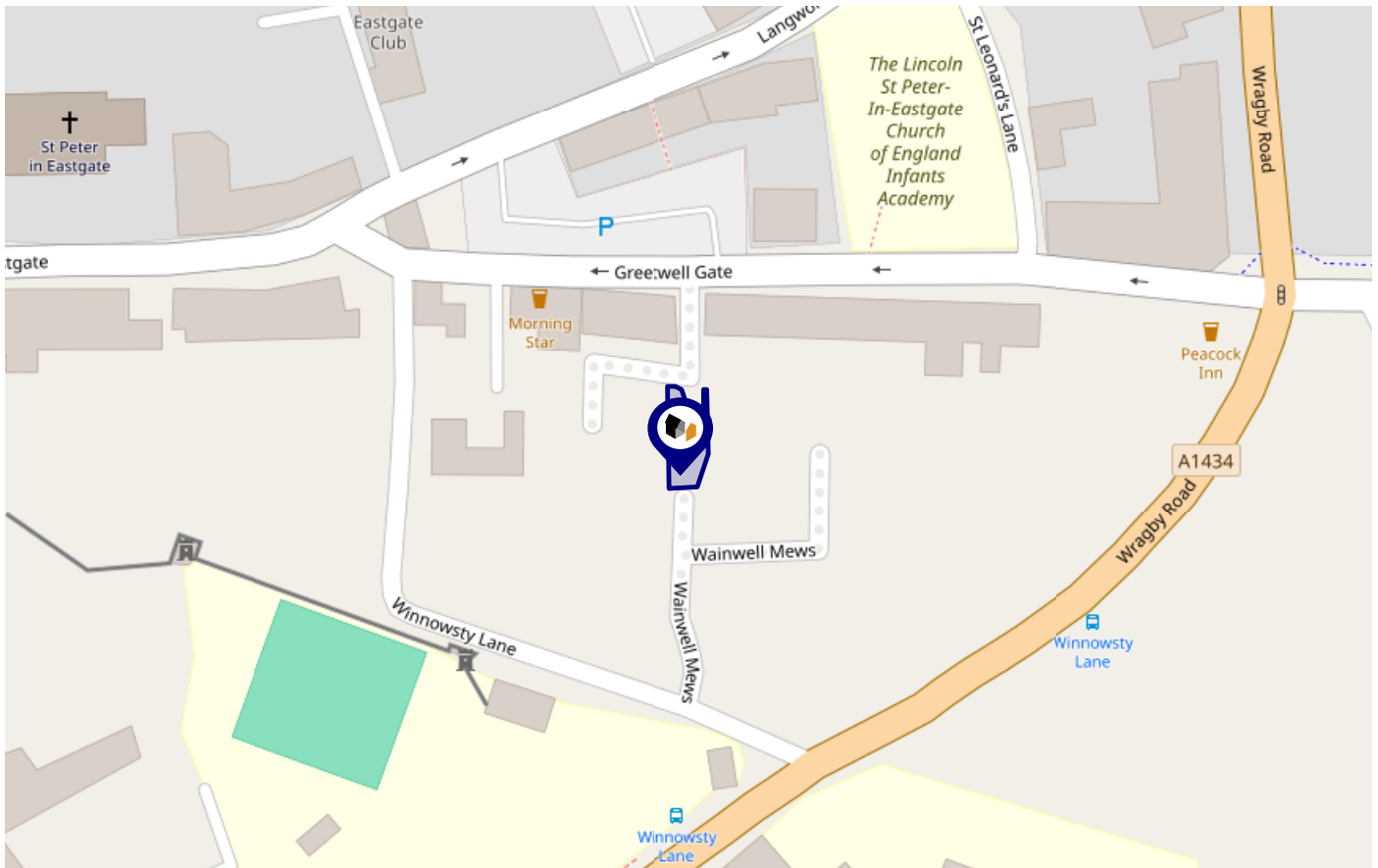


Flood Risk

Rivers & Seas - 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.

- **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:



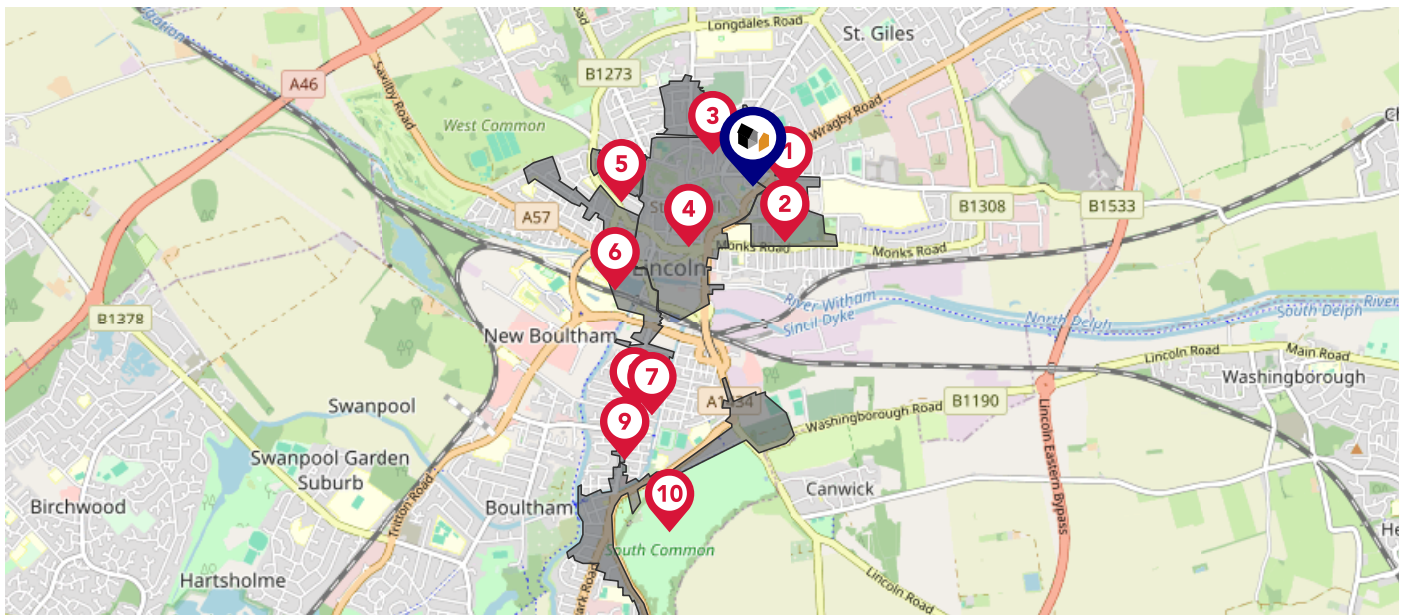
MIR - Material Info

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

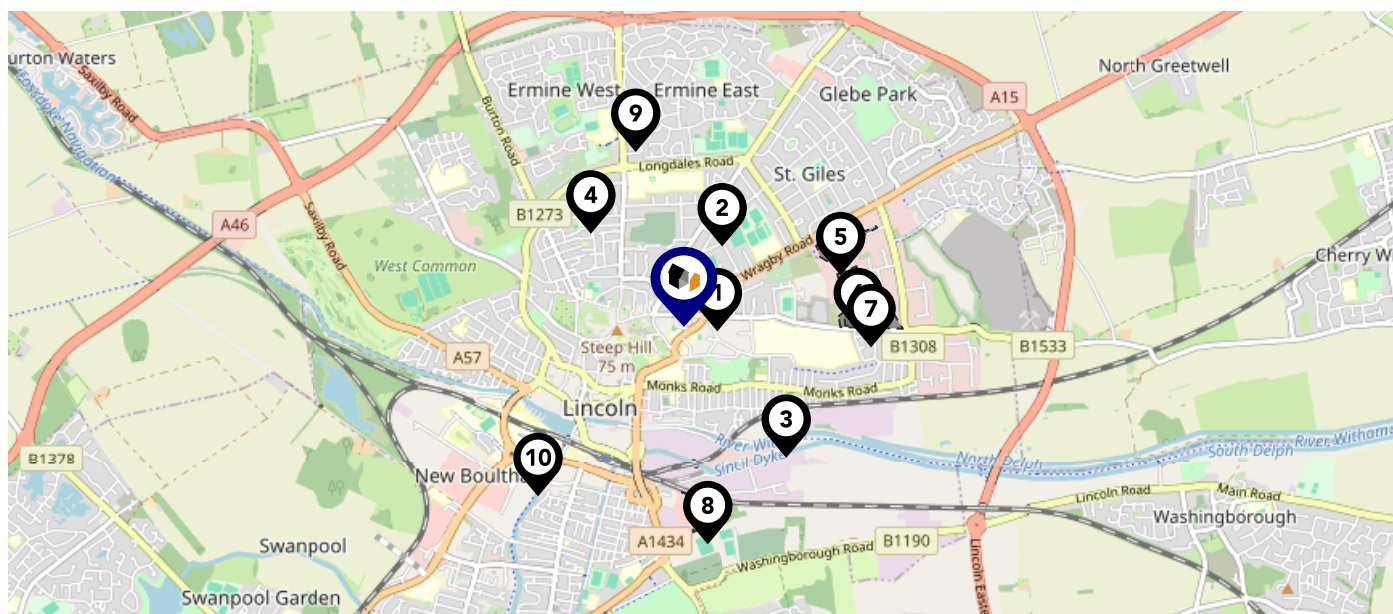
- | | |
|----|----------------------------|
| 1 | The Dell |
| 2 | Lindum and Arboretum |
| 3 | Newport and Nettleham Road |
| 4 | Cathedral and City Centre |
| 5 | Carline |
| 6 | West Parade and Brayford |
| 7 | Sibthorp |
| 8 | St Peter-at-Gowts |
| 9 | Gowt's Bridge |
| 10 | St Catherines |

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	The Dell-Wragby Road	Historic Landfill	☐
2	Nursery Grove-Lincoln, Lincolnshire	Historic Landfill	☐
3	East Of Power Station Site-Spa Road	Historic Landfill	☐
4	Mount Street-Lincoln, Lincolnshire	Historic Landfill	☐
5	Deacon Road-Lincoln, Lincolnshire	Historic Landfill	☐
6	East Of HM Prison-Greetwell Road, Lincoln	Historic Landfill	☐
7	Greetwell Road and Outer Circle Road-Lincoln, Lincolnshire	Historic Landfill	☐
8	East Of Dunford Road-Cow Paddle, Lincoln	Historic Landfill	☐
9	Cathedral Quarry-Riseholme Road, Lincoln	Historic Landfill	☐
10	Land South Of Ropewalk-Land South Of Ropewalk, Rear Of Mervyn Black	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.

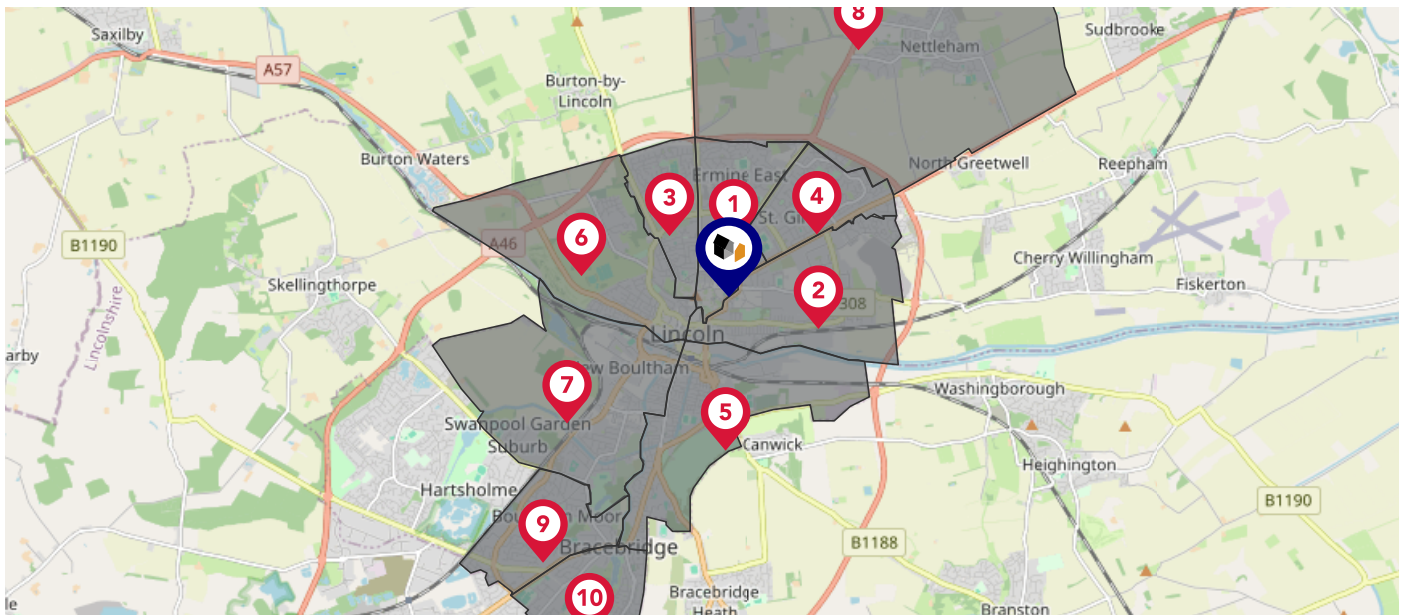
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Minster Ward



Abbey Ward



Castle Ward



Glebe Ward



Park Ward



Carholme Ward



Boultham Ward



Nettleham Ward



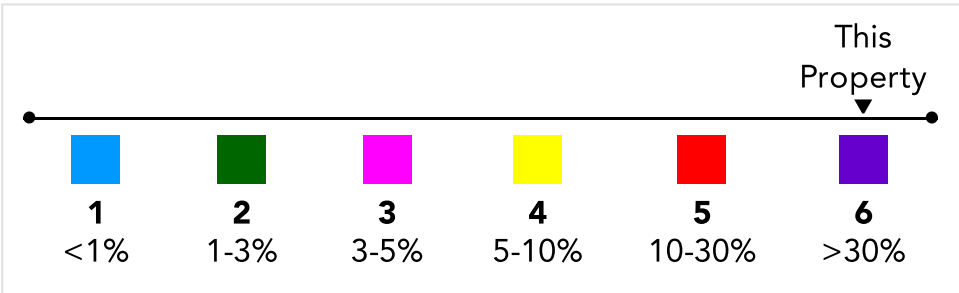
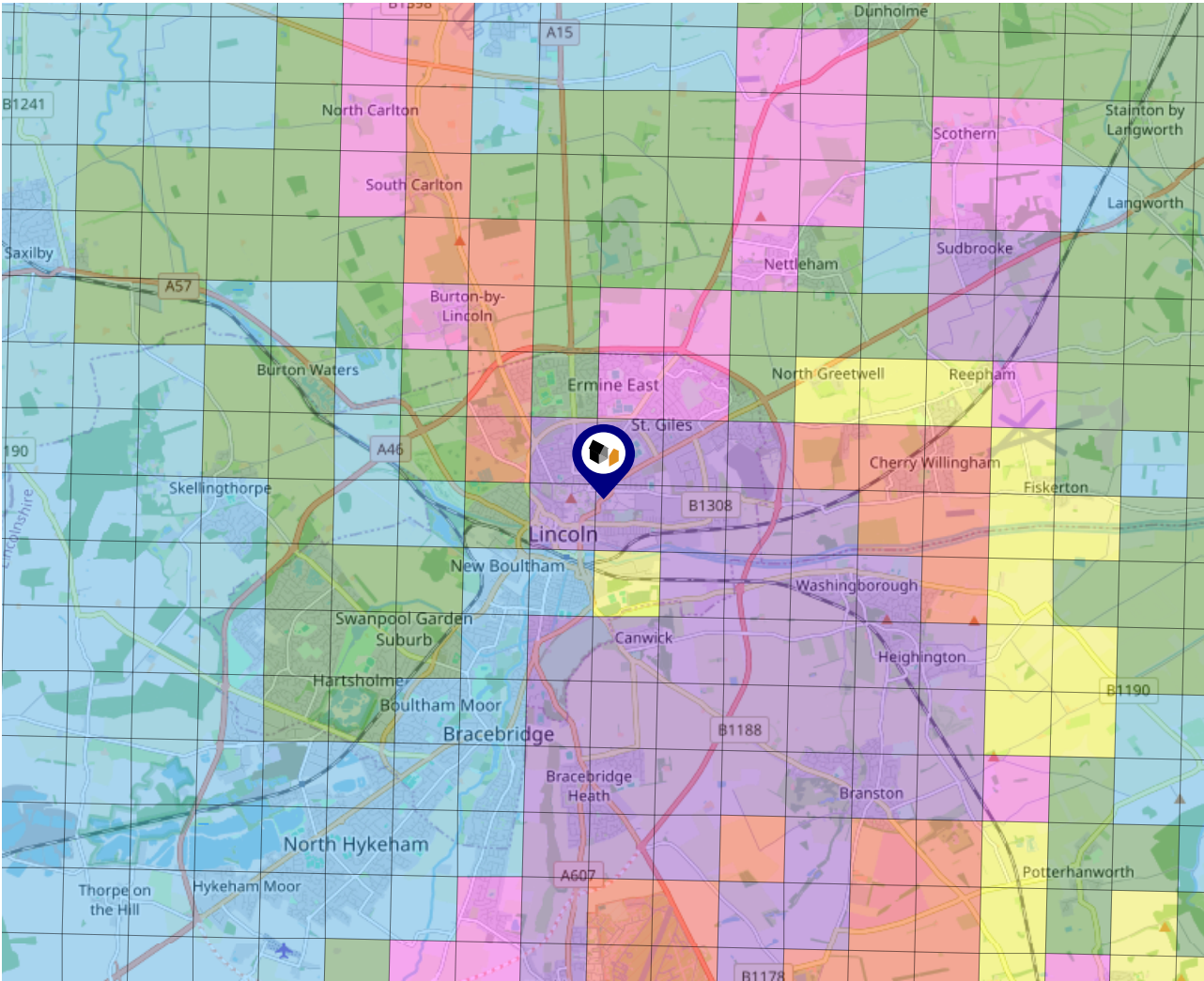
Moorland Ward



Witham Ward

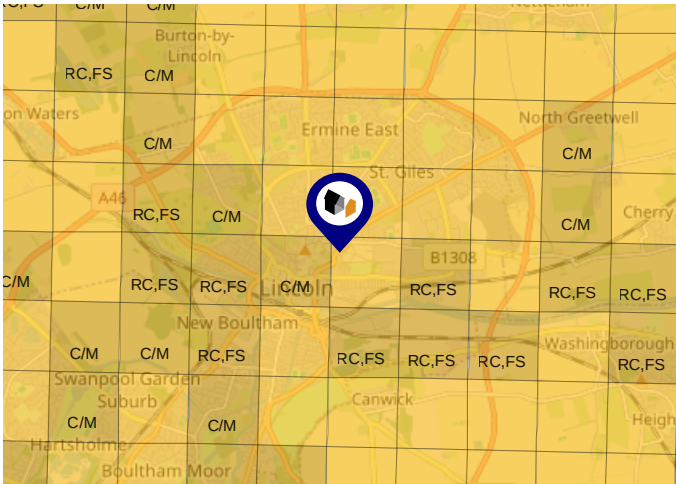
What is Radon?

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)

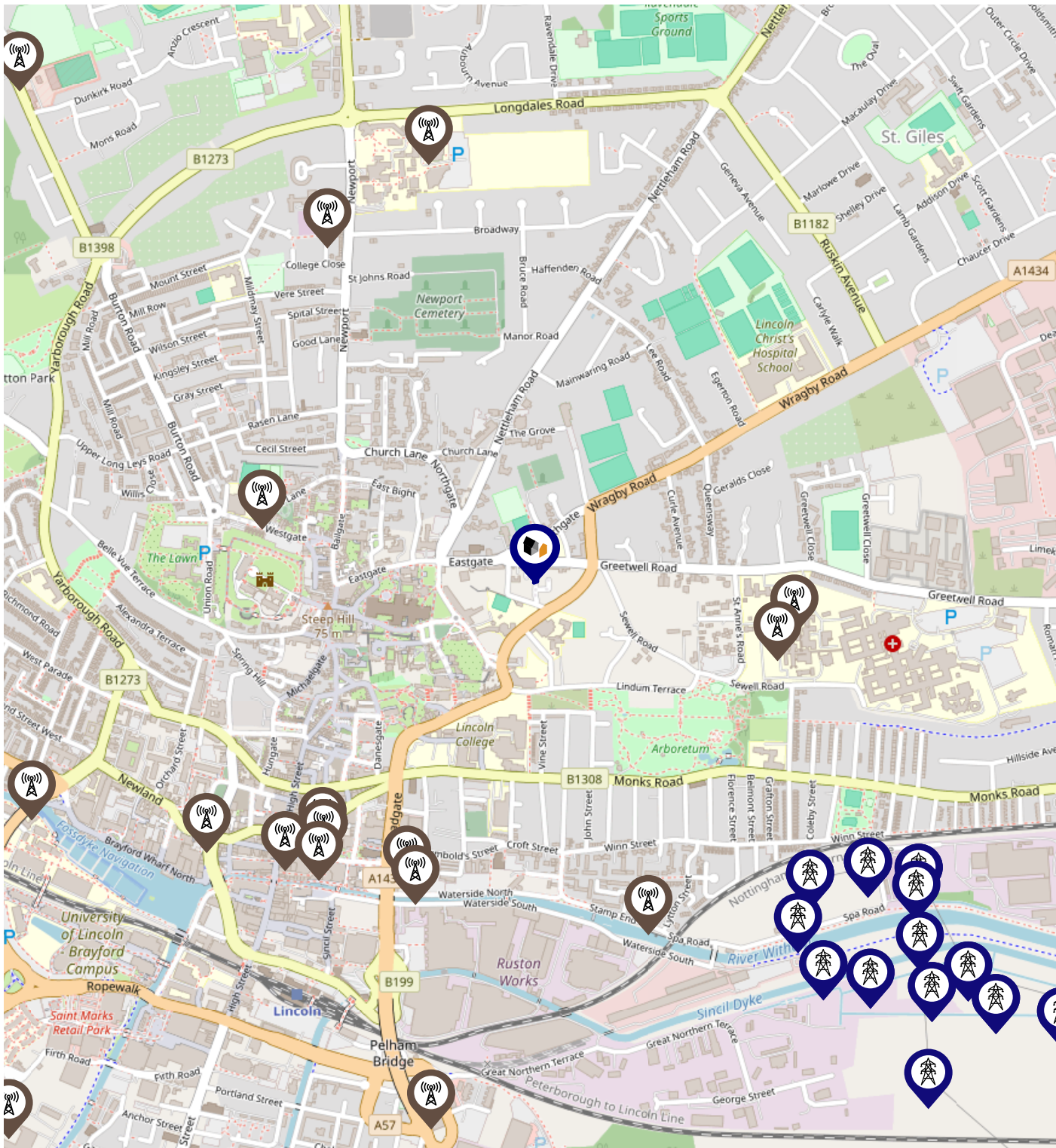
Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		



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:

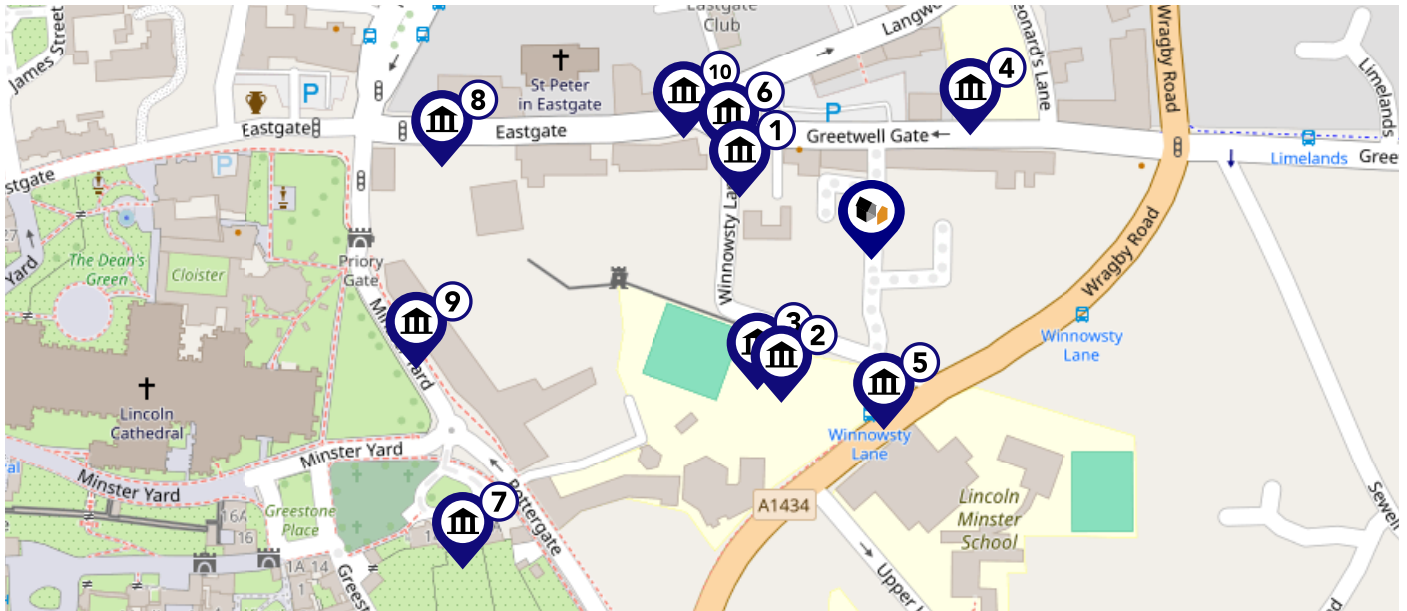
-  Power Pylons
-  Communication Masts

Maps

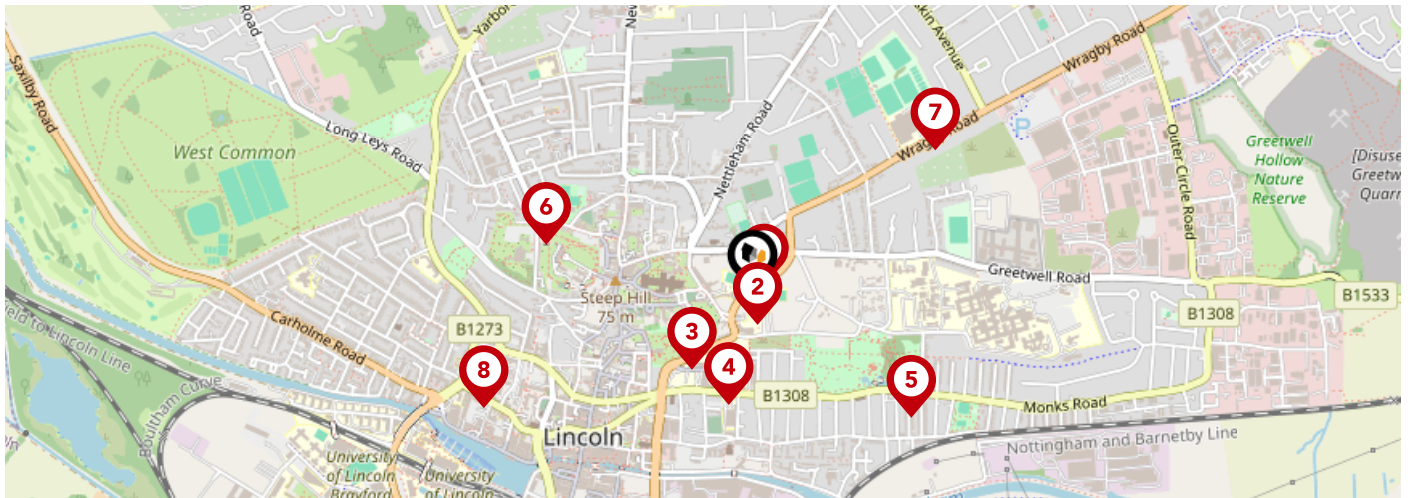
Listed Buildings



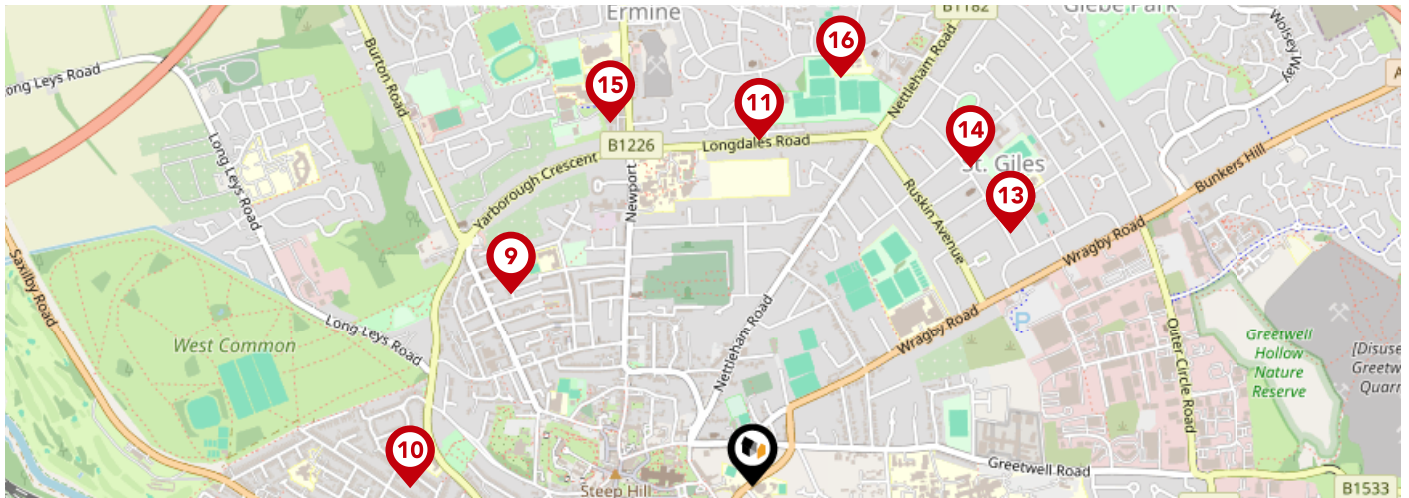
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1388556 - Greetwell Cottage	Grade II	0.0 miles
 1388830 - Stable Block In Grounds Of Number 5 Pottergate In St Marys School	Grade II	0.0 miles
 1388831 - Tower And Sections Of Close Wall Bordering Grounds Of Number 5 Pottergate	Grade I	0.0 miles
 1388557 - Eastgate Church Of England Infants School And Teacher's House And Boundary Wall	Grade II	0.0 miles
 1388834 - St Marys Nursery School And Attached Wall And Railings	Grade II	0.0 miles
 1388529 - 22 And 23, Eastgate	Grade II	0.0 miles
 1388658 - 13, Minster Yard	Grade II	0.1 miles
 1388523 - Boundary Stone Attached To The South Front Of Number 17	Grade II	0.1 miles
 1388653 - Number 6 And Attached Wall	Grade II	0.1 miles
 1388528 - 20, Eastgate	Grade II	0.1 miles



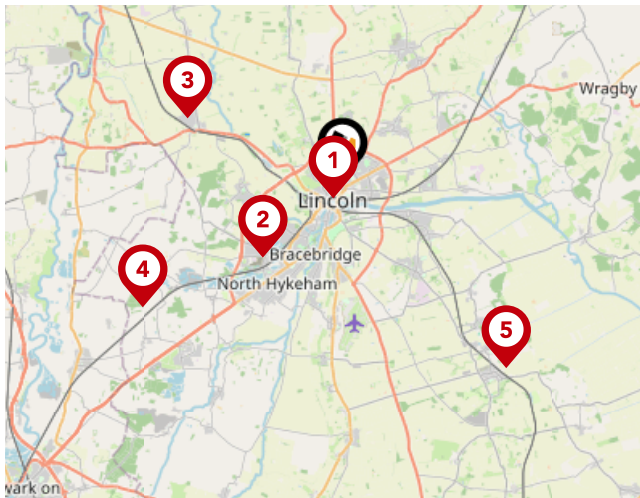
		Nursery	Primary	Secondary	College	Private
1	The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School Ofsted Rating: Requires improvement Pupils: 89 Distance:0.03	☐	☒	☐	☐	☐
2	Lincoln Minster School Ofsted Rating: Not Rated Pupils: 473 Distance:0.07	☐	☐	☒	☐	☐
3	Lincoln UTC Ofsted Rating: Good Pupils: 369 Distance:0.22	☐	☐	☒	☐	☐
4	Lincoln College Ofsted Rating: Good Pupils:0 Distance:0.25	☐	☐	☒	☐	☐
5	Lincoln Monks Abbey Primary School Ofsted Rating: Good Pupils: 594 Distance:0.45	☐	☒	☐	☐	☐
6	Westgate Academy Ofsted Rating: Good Pupils: 430 Distance:0.47	☐	☒	☐	☐	☐
7	Lincoln Christ's Hospital School Ofsted Rating: Good Pupils: 1286 Distance:0.51	☐	☐	☒	☐	☐
8	Lincolnshire Secure Unit Ofsted Rating: Not Rated Pupils:0 Distance:0.65	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Mount Street Academy Ofsted Rating: Outstanding Pupils: 318 Distance:0.69	☐	☒	☐	☐	☐
	The St Faith and St Martin Church of England Junior School, Lincoln Ofsted Rating: Good Pupils: 345 Distance:0.76	☐	☒	☐	☐	☐
	Castles Education Ofsted Rating: Inadequate Pupils: 93 Distance:0.77	☐	☐	☒	☐	☐
	The Lincoln St Giles Nursery School Ofsted Rating: Outstanding Pupils: 112 Distance:0.8	☒	☐	☐	☐	☐
	St Giles Academy Ofsted Rating: Requires improvement Pupils: 405 Distance:0.8	☐	☒	☐	☐	☐
	Springwell Alternative Academy Lincoln Ofsted Rating: Good Pupils: 48 Distance:0.86	☐	☐	☒	☐	☐
	Lincoln Castle Academy Ofsted Rating: Not Rated Pupils: 680 Distance:0.87	☐	☐	☒	☐	☐
	Our Lady of Lincoln Catholic Primary School A Voluntary Academy Ofsted Rating: Good Pupils: 204 Distance:0.93	☐	☒	☐	☐	☐

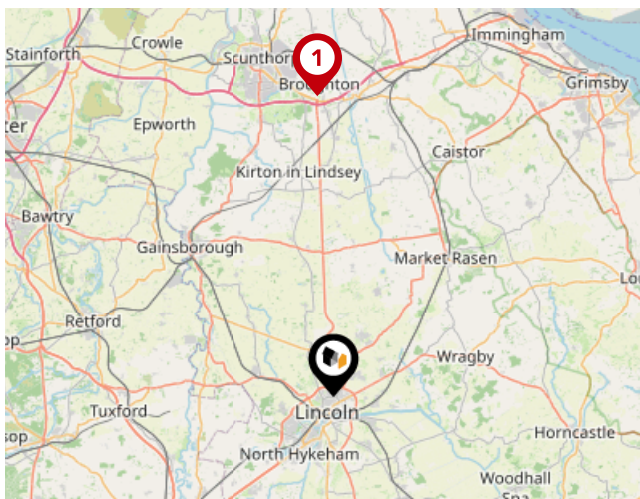
Area

Transport (National)



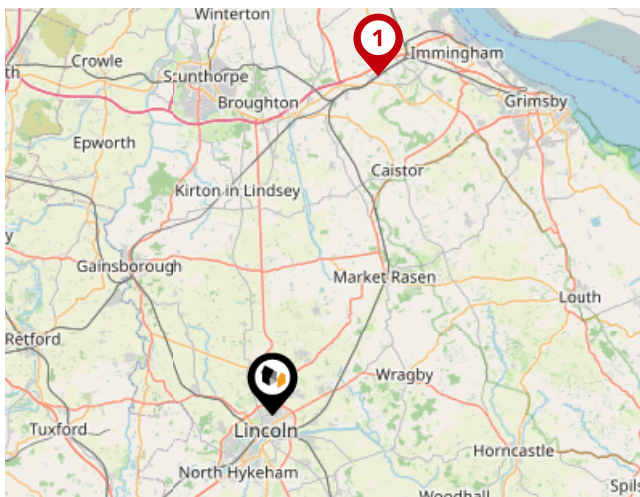
National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	0.7 miles
2	Hykeham Rail Station	3.96 miles
3	Saxilby Rail Station	5.91 miles
4	Swinderby Rail Station	8.4 miles
5	Metherringham Rail Station	8.81 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	21.4 miles

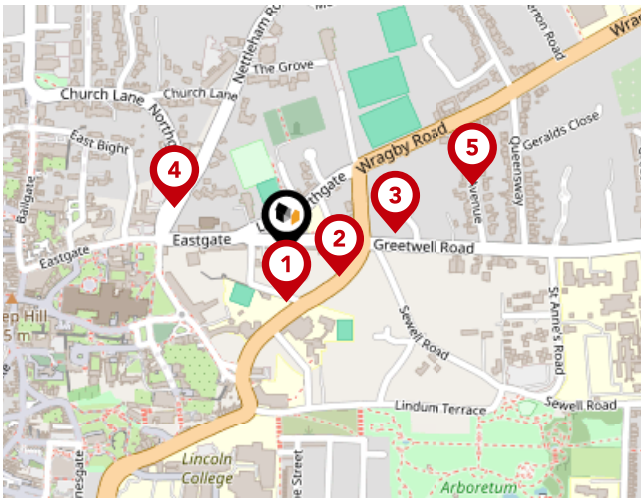


Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	25.2 miles

Area

Transport (Local)

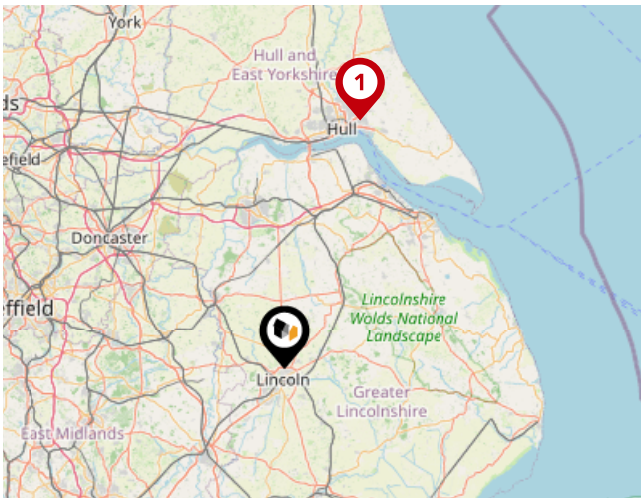


Bus Stops/Stations

Pin	Name	Distance
1	Winnowsty Lane	0.05 miles
2	Winnowsty Lane	0.06 miles
3	Limelands	0.12 miles
4	Lincoln Hotel	0.13 miles
5	Curle Avenue	0.21 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Hull Ferry Terminal	36.71 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.



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



Land
Registry



Historic England



Office for
National Statistics



Ofcom

