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# **MIR:** Material Info

## The Material Information Affecting this Property

**Friday 20th November 2026**



## BRANSTON FEN, BARDNEY, LINCOLN, LN3


**Mundys**

29 – 30 Silver Street Lincoln LN2 1AS

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hymie.bentley@mundys.net

www.mundys.net



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# Property
# **Overview**









## Property

| | | | |
|---|---|---|---|
| **Type:** | Detached | **Tenure:** | Freehold |
| **Bedrooms:** | 4 | | |
| **Plot Area:** | 93.22 acres | | |
| **Year Built :** | After 2007 | | |
| **Council Tax :** | Band D | | |
| **Annual Estimate:** | £2,338 | | |
| **Title Number:** | LL153541 | | |

## Local Area

**Local Authority:** Lincolnshire

**Conservation Area:** No

**Flood Risk:**

- Rivers & Seas: High
- Surface Water: Very low

**Estimated Broadband Speeds**
(Standard - Superfast - Ultrafast)

**5** mb/s

**-** mb/s

**Mobile Coverage:**
(based on calls indoors)

**Satellite/Fibre TV Availability:**



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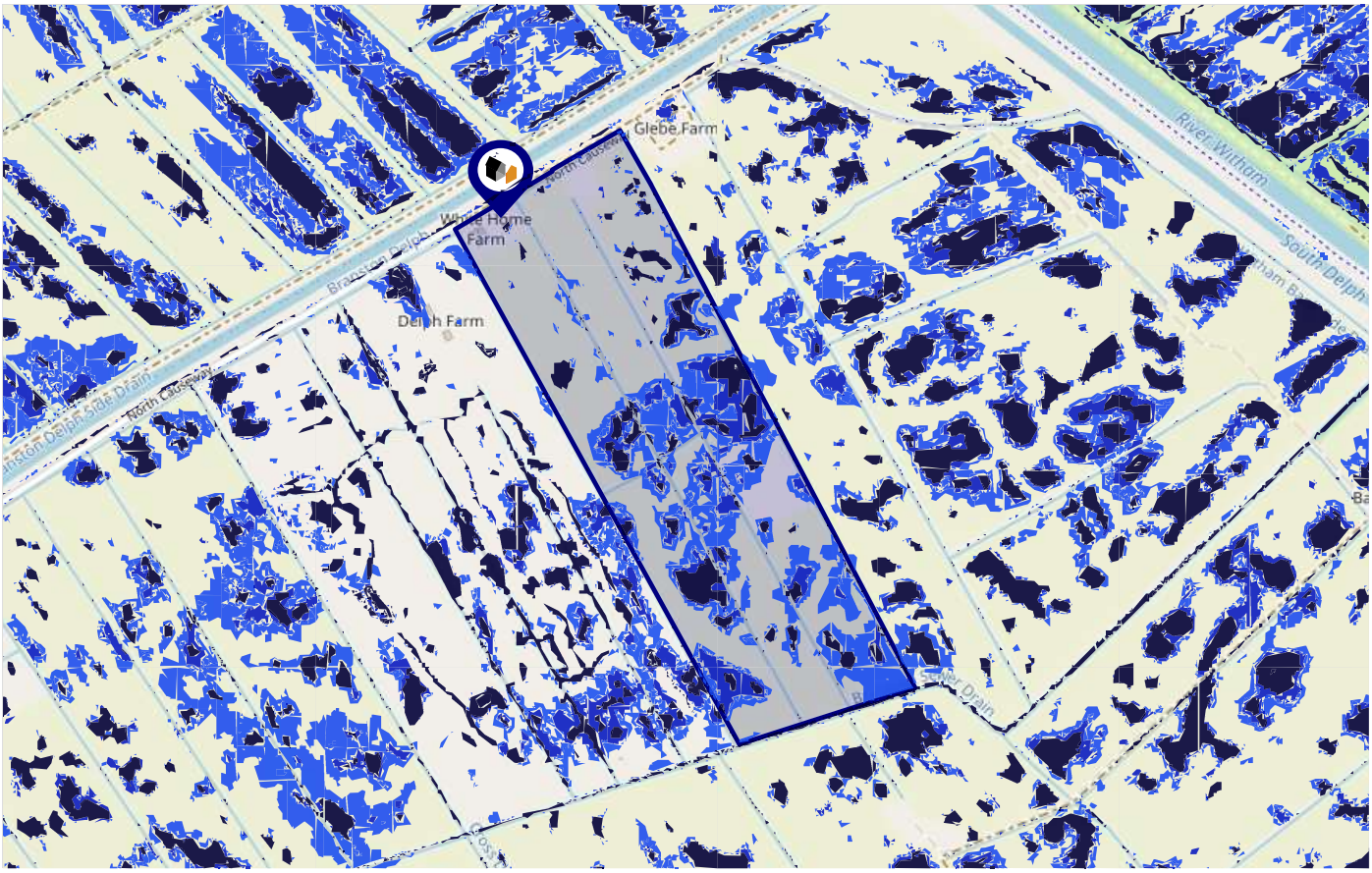
# Flood Risk
## Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

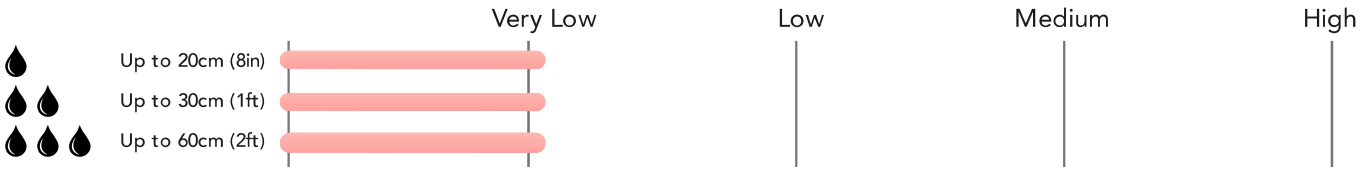



Risk Rating: Very low

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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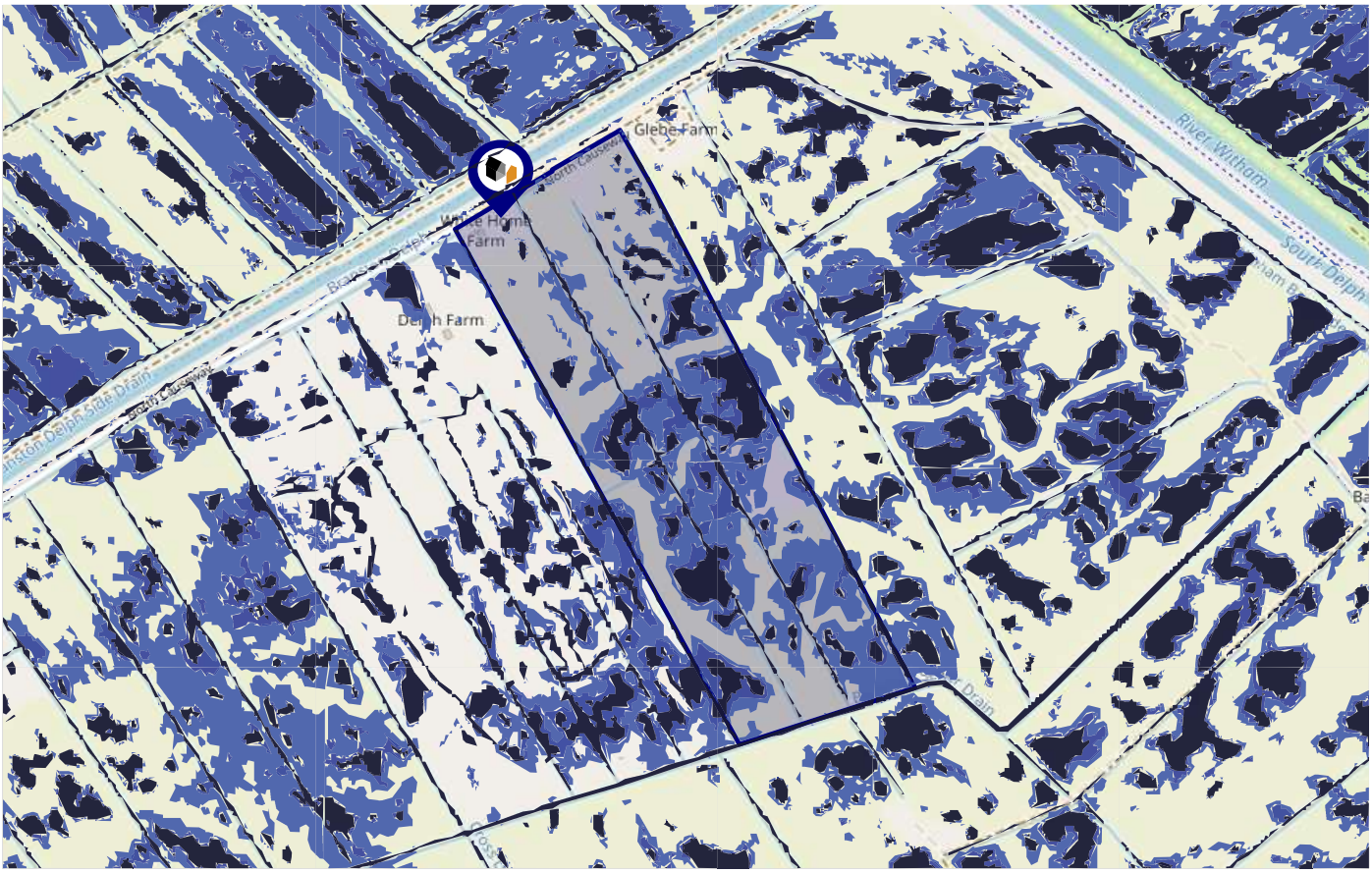
# Flood Risk
## Surface Water - Climate Change

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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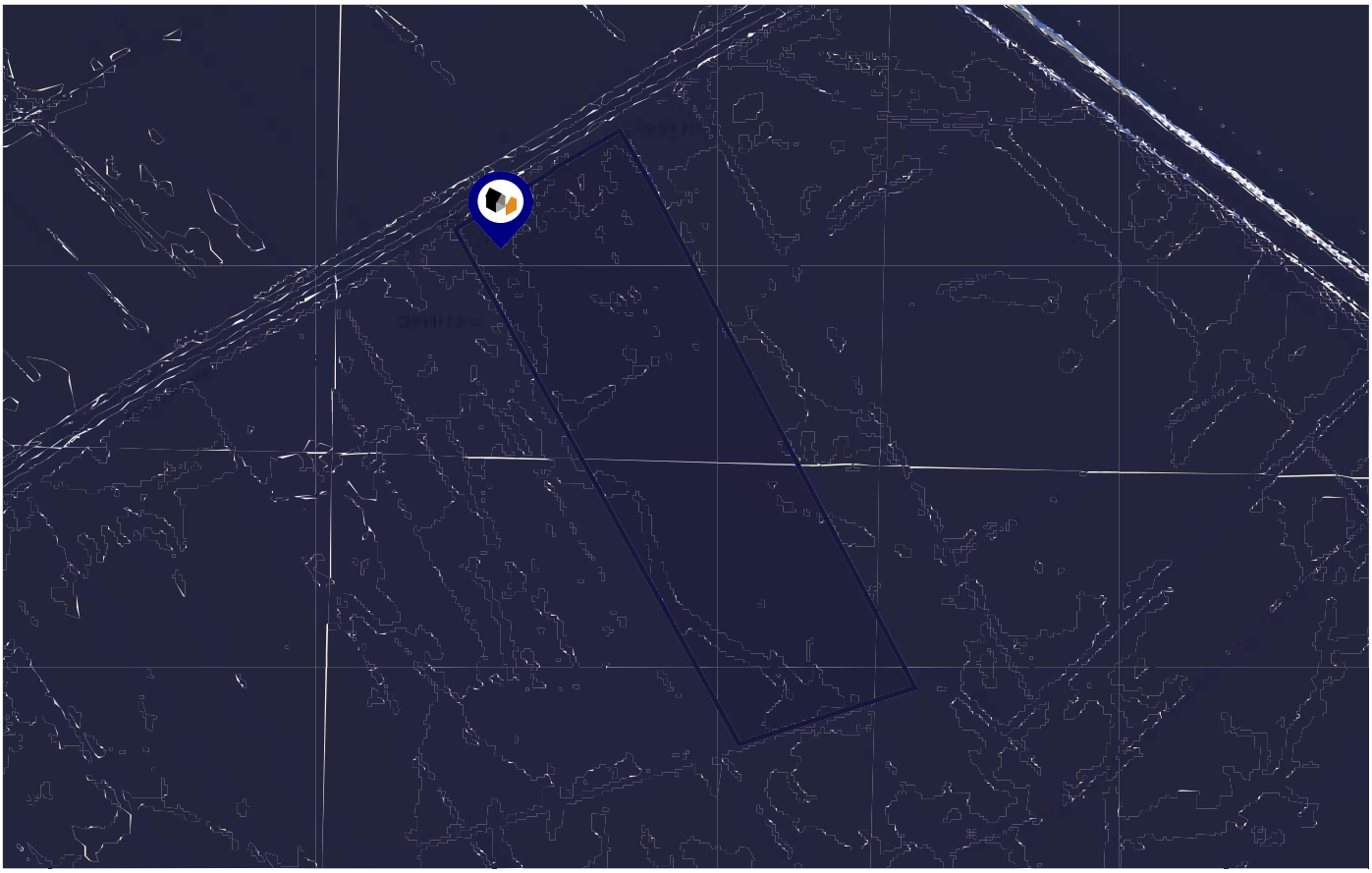
# Flood Risk
## Rivers & Seas - Flood Risk

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



Risk Rating: High

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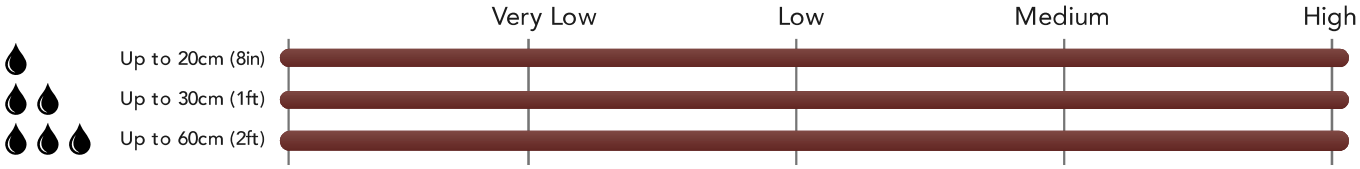




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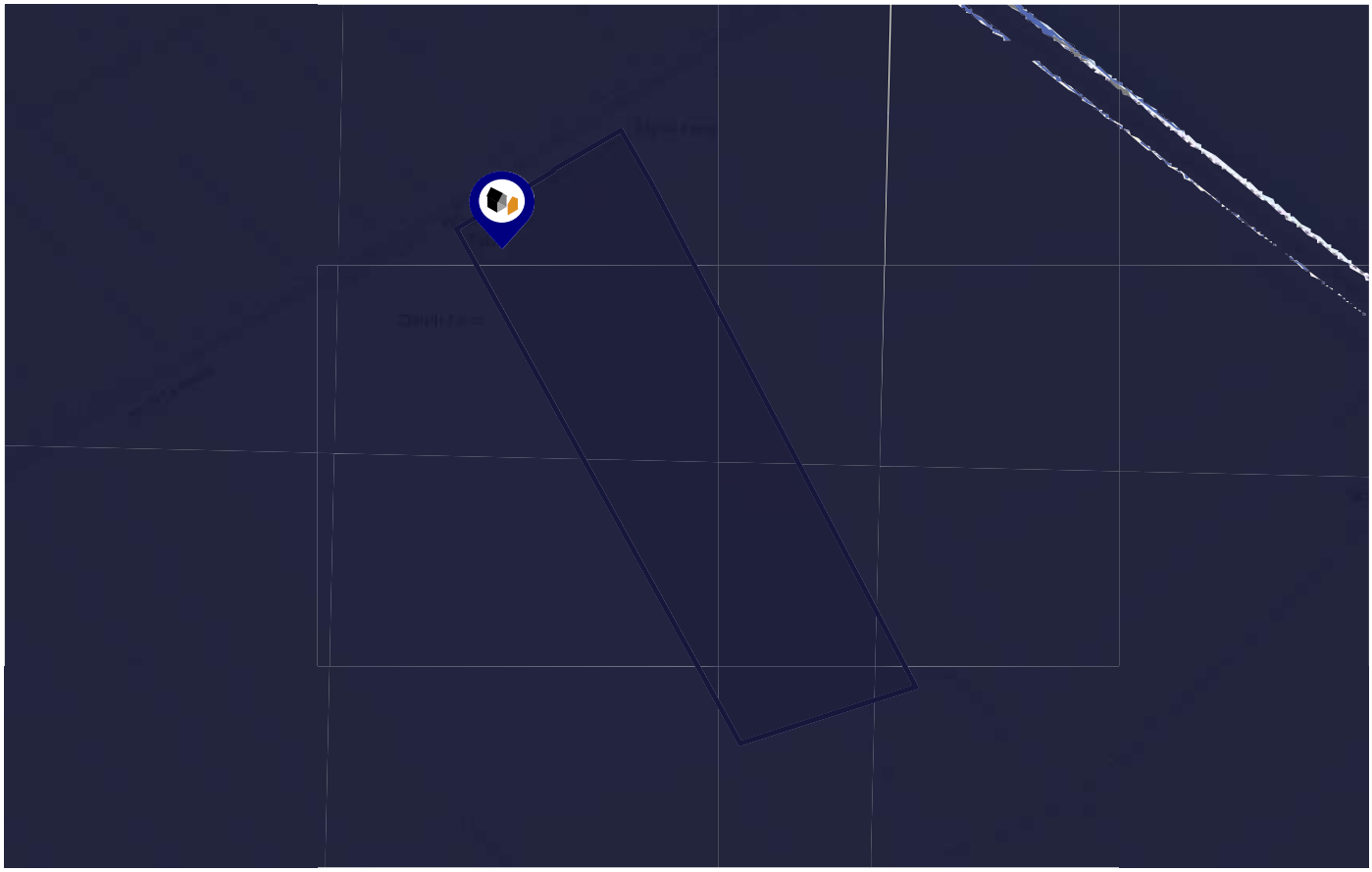
# Flood Risk
## Rivers & Seas - Climate Change

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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Chance of flooding to the following depths at this property:




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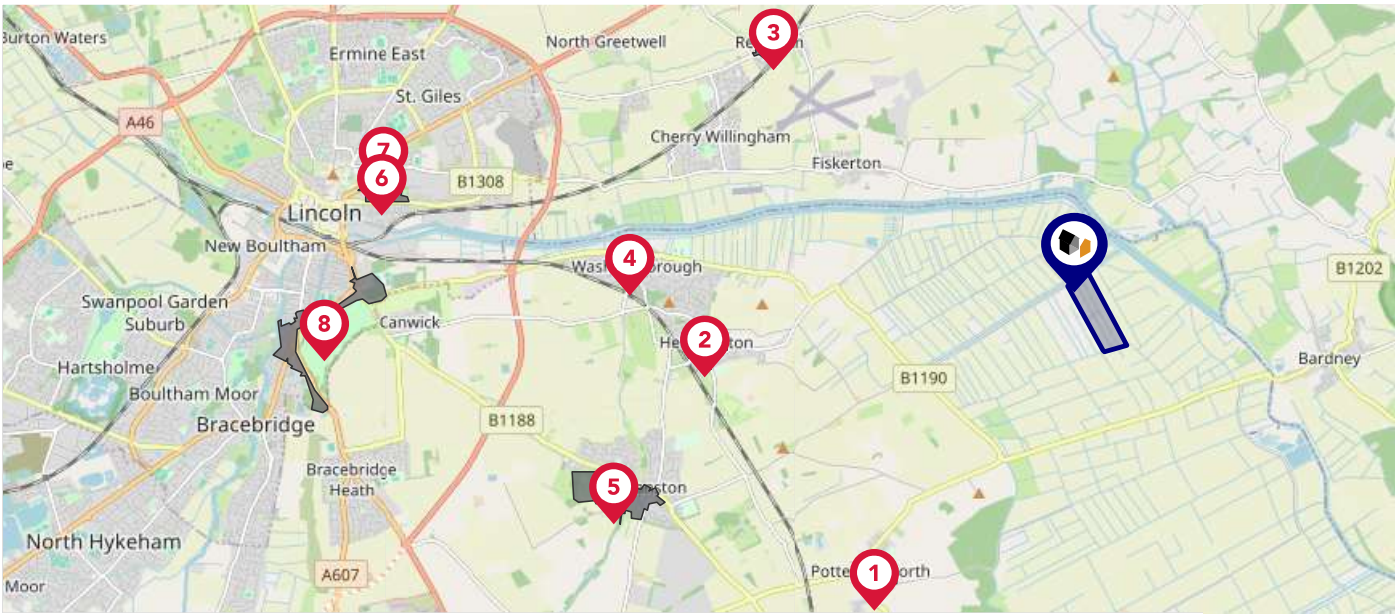
# Maps
# Conservation Areas

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.

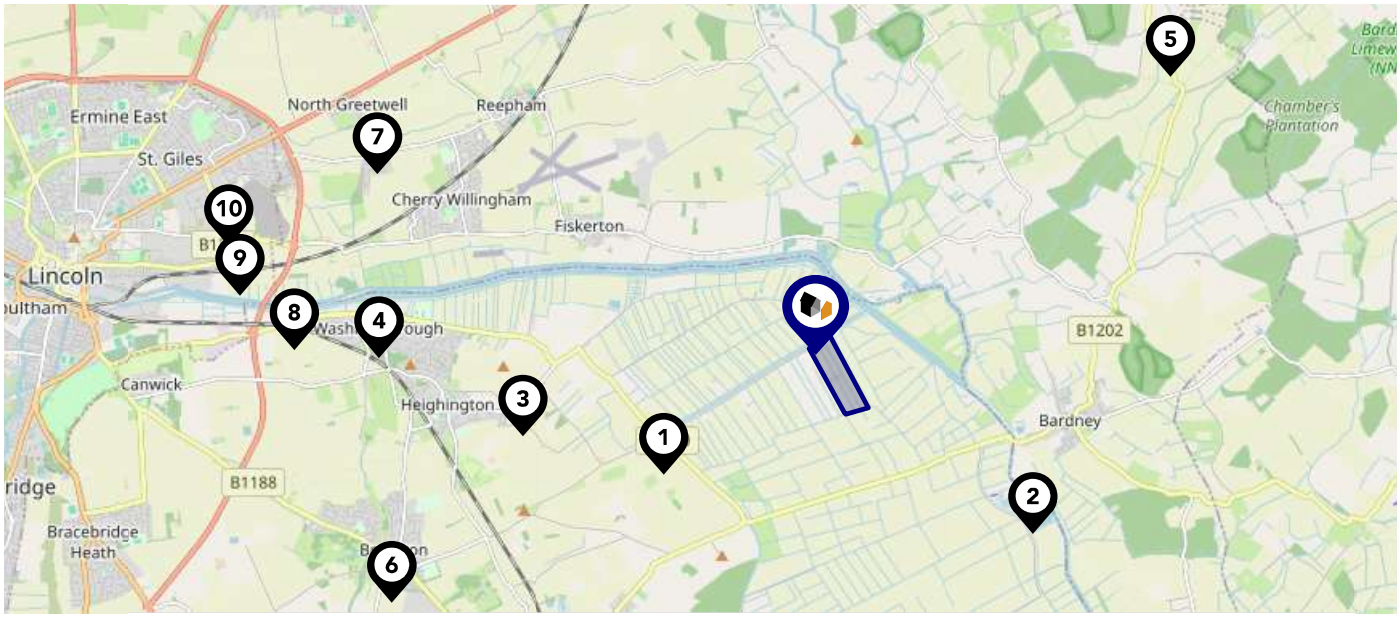



## Nearby Conservation Areas

| | |
|---|---|
| 1 | Potterhanworth |
| 2 | Heighington |
| 3 | Reepham |
| 4 | Washingborough |
| 5 | Branston |
| 6 | Lindum and Arboretum |
| 7 | The Dell |
| 8 | 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 | Moor Lane-Branston Booths, Lincoln | Historic Landfill |
| 2 | EA/EPR/SP3298NW/A001 - British Sugar Plc | Active Landfill |
| 3 | Land to the North of Fen Road-Heighington, Lincoln | Historic Landfill |
| 4 | Manor Road-Washingborough | Historic Landfill |
| 5 | Apley Field 3300-Kingthorpe Bridge, Apley, Lincolnshire | Historic Landfill |
| 6 | Land To Rear Of 41 Silver Street-Branston, Lincolnshire | Historic Landfill |
| 7 | Land to the rear of 41-43 Hawthorn Road-Cherry Willingham, Lincoln | Historic Landfill |
| 8 | Land North of Lincoln Road-Washingborough, Lincoln | Historic Landfill |
| 9 | Land East to of Dowding Road and lying between Railway line and Allenby Road Industrial Estate-Wavell Drive, Lincoln | Historic Landfill |
| 10 | Wrights Way-Lincoln, Lincolnshire | 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.



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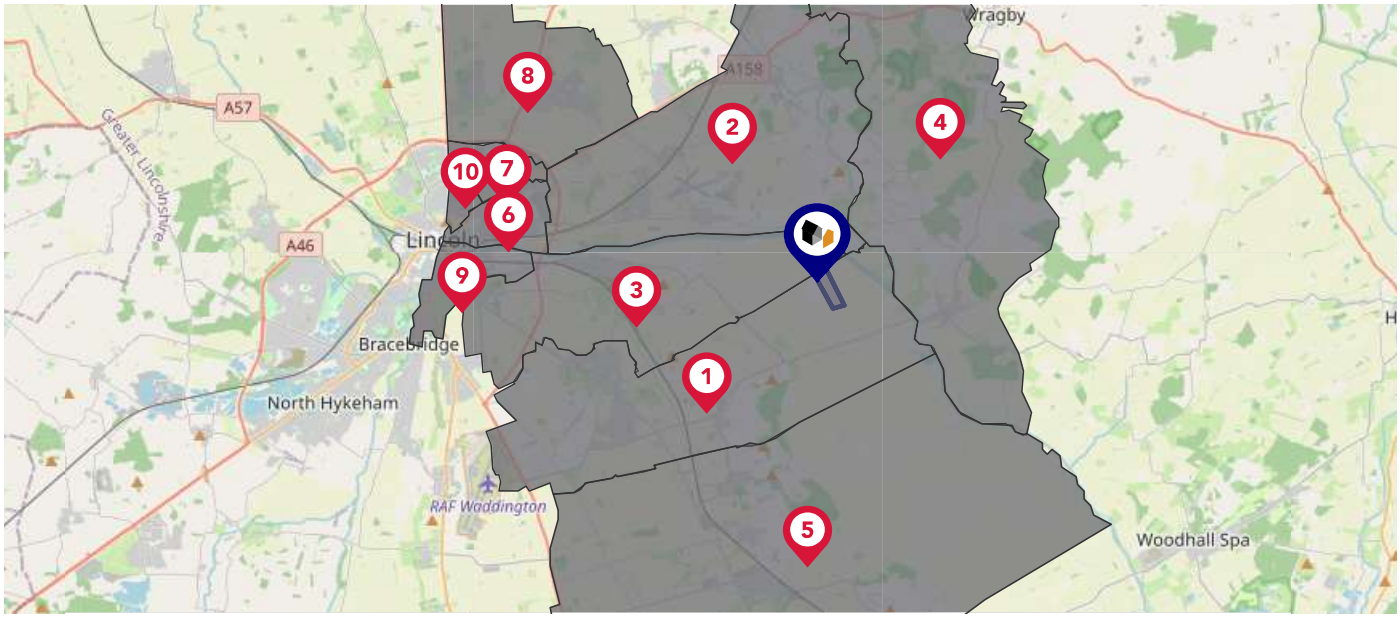
# Maps
# Council Wards

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



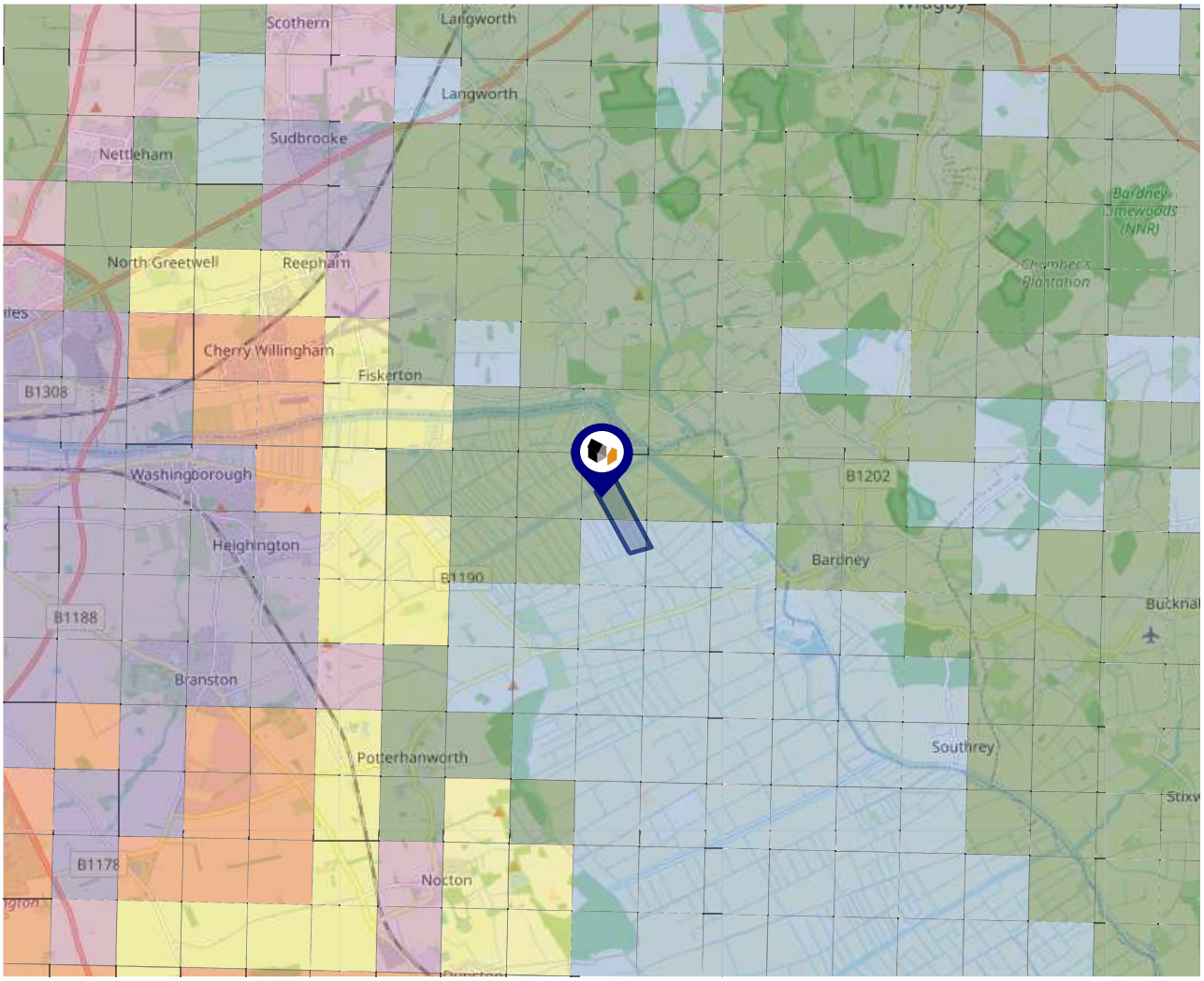

## Nearby Council Wards

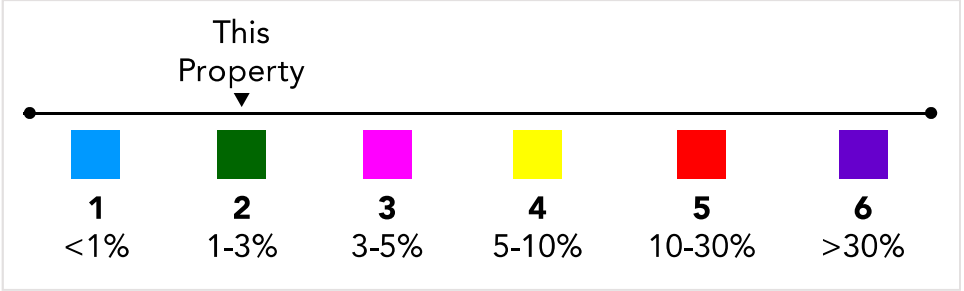
| | |
|---|---|
| 1 | Branston Ward |
| 2 | Cherry Willingham Ward |
| 3 | Heighington and Washingborough Ward |
| 4 | Bardney Ward |
| 5 | Metheringham Ward |
| 6 | Abbey Ward |
| 7 | Glebe Ward |
| 8 | Nettleham Ward |
| 9 | Park Ward |
| 10 | Minster Ward |

# 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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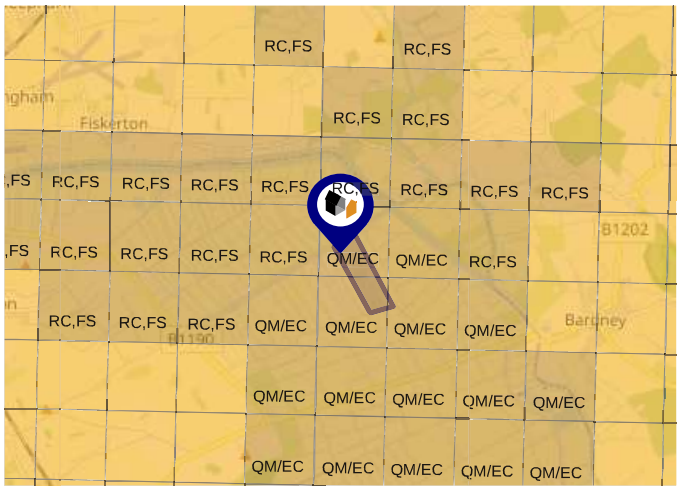
# Environment
# Soils & Clay

## 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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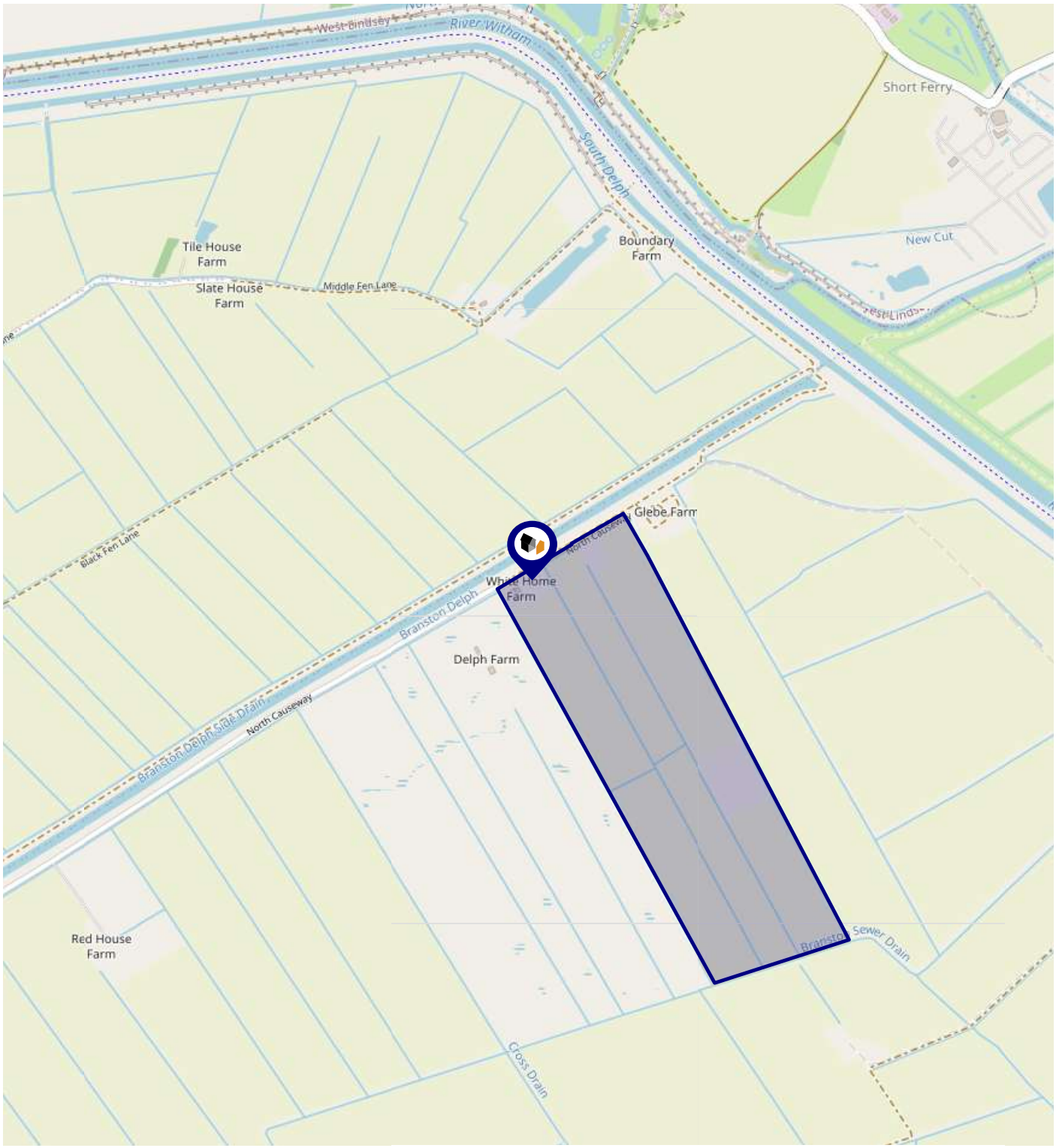
# Local Area
# **Masts & Pylons**




**Key:**

Power Pylons

Communication Masts



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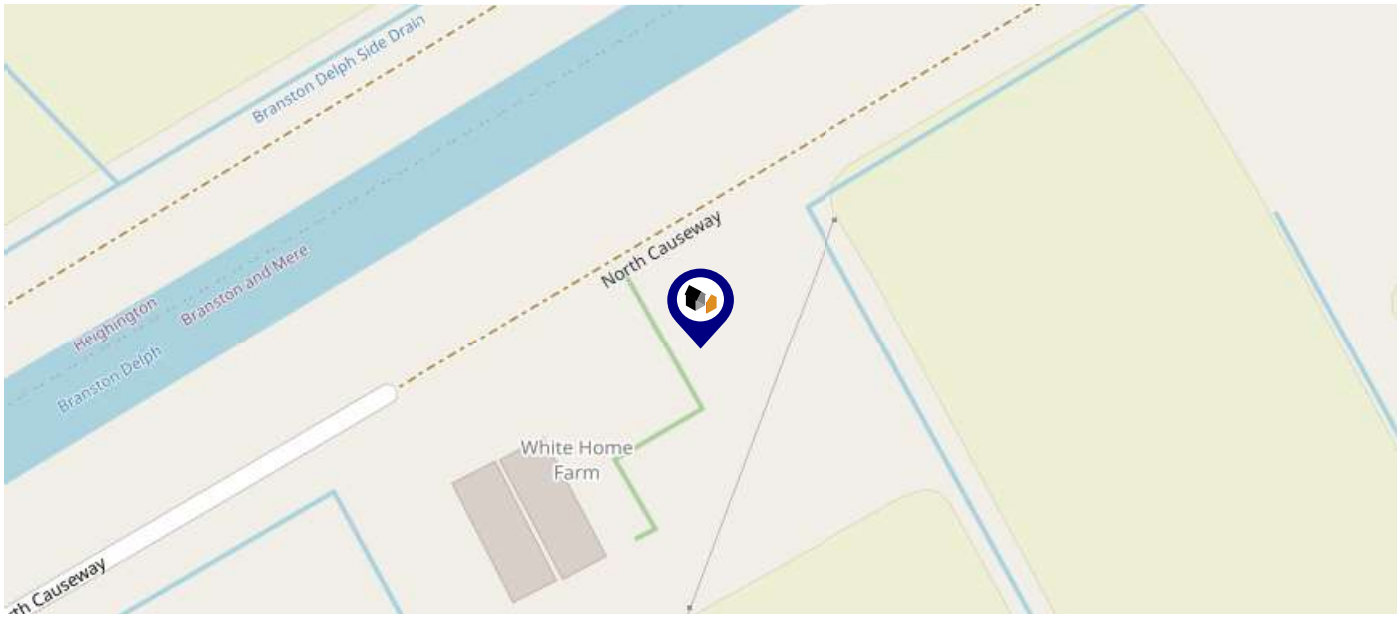
# Maps
# Listed Buildings

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 |
|---|---|---|

**No data available.**



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# Area
# Schools




| | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|
| 1 **Fiskerton Church of England Primary School**<br>Ofsted Rating: Good \| Pupils: 89 \| Distance:0.88 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 2 **Bardney Church of England and Methodist Primary School**<br>Ofsted Rating: Good \| Pupils: 188 \| Distance:2.62 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 3 **The Potterhanworth Church of England Primary School**<br>Ofsted Rating: Good \| Pupils: 137 \| Distance:3.13 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 4 **Heighington Millfield Primary Academy**<br>Ofsted Rating: Good \| Pupils: 233 \| Distance:3.41 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 5 **Reepham Church of England Primary School**<br>Ofsted Rating: Good \| Pupils: 204 \| Distance:3.44 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 6 **Cherry Willingham Primary Academy**<br>Ofsted Rating: Good \| Pupils: 205 \| Distance:3.56 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 7 **The Priory Pembroke Academy**<br>Ofsted Rating: Good \| Pupils: 567 \| Distance:3.67 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 8 **Washingborough Academy**<br>Ofsted Rating: Good \| Pupils: 271 \| Distance:3.79 | ☐ | ☑ | ☐ | ☐ | ☐ |



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# Area
# **Schools**




| | | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|---|
| 9 | **Branston Junior Academy**<br>Ofsted Rating: Good \| Pupils: 170 \| Distance:4.03 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 10 | **Branston Community Academy**<br>Ofsted Rating: Requires improvement \| Pupils: 1243 \| Distance:4.03 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 11 | **Nocton Community Primary School**<br>Ofsted Rating: Good \| Pupils: 38 \| Distance:4.18 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 12 | **Branston Church of England Infant Academy**<br>Ofsted Rating: Outstanding \| Pupils: 134 \| Distance:4.38 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 13 | **Dunston St Peter's Church of England Primary School**<br>Ofsted Rating: Good \| Pupils: 66 \| Distance:4.73 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 14 | **Ellison Boulters Church of England Primary School**<br>Ofsted Rating: Outstanding \| Pupils: 288 \| Distance:5.19 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 15 | **Lincoln Carlton Academy**<br>Ofsted Rating: Outstanding \| Pupils: 421 \| Distance:5.39 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 16 | **The Nettleham Church of England Voluntary Aided Junior School**<br>Ofsted Rating: Good \| Pupils: 227 \| Distance:5.47 | ☐ | ☑ | ☐ | ☐ | ☐ |



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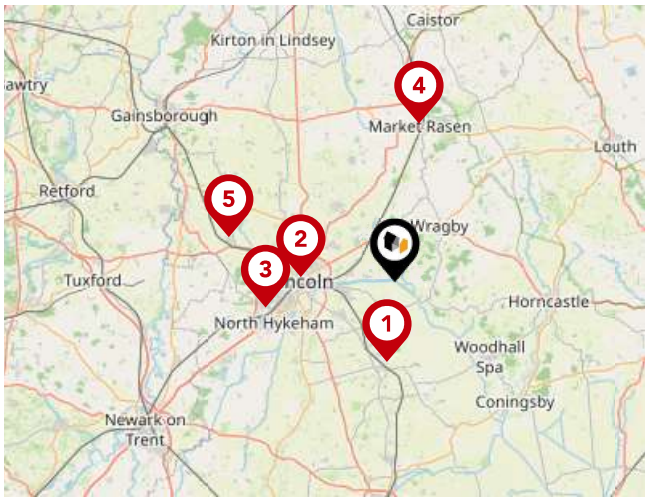
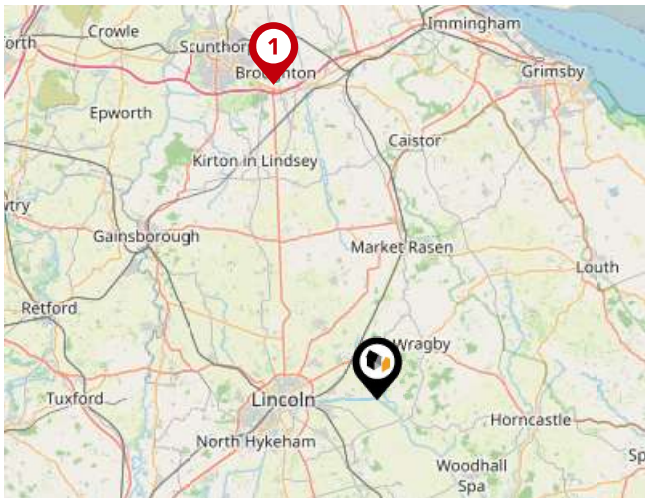
# Area
# Transport (National)




## National Rail Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Metheringham Rail Station | 5.63 miles |
| 2 | Lincoln Central Rail Station | 6.65 miles |
| 3 | Hykeham Rail Station | 9.29 miles |
| 4 | Market Rasen Rail Station | 11.45 miles |
| 5 | Saxilby Rail Station | 12.2 miles |




## Trunk Roads/Motorways

| Pin | Name | Distance |
|---|---|---|
| 1 | M180 J4 | 23.57 miles |




## Airports/Helipads

| Pin | Name | Distance |
|---|---|---|
| 1 | Humberside Airport | 25.11 miles |



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# Area
# Transport (Local)




## Bus Stops/Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Tyrwhitt Arms PH | 0.96 miles |
| 2 | Demand Responsive Area | 1.01 miles |
| 3 | Moor Lane | 1.57 miles |
| 4 | Demand Responsive Area | 1.58 miles |
| 5 | The Plough Inn | 1.67 miles |

## Local Connections

No Local Connections found within 30 km of this property.




## Ferry Terminals

| Pin | Name | Distance |
|---|---|---|
| 1 | Hull Ferry Terminal | 36.44 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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