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MIR: Material Info

The Material Information Affecting this Property
Tuesday 08th September 2026



DRURY COURT, SKELLINGTHORPE, LINCOLN, LN6

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

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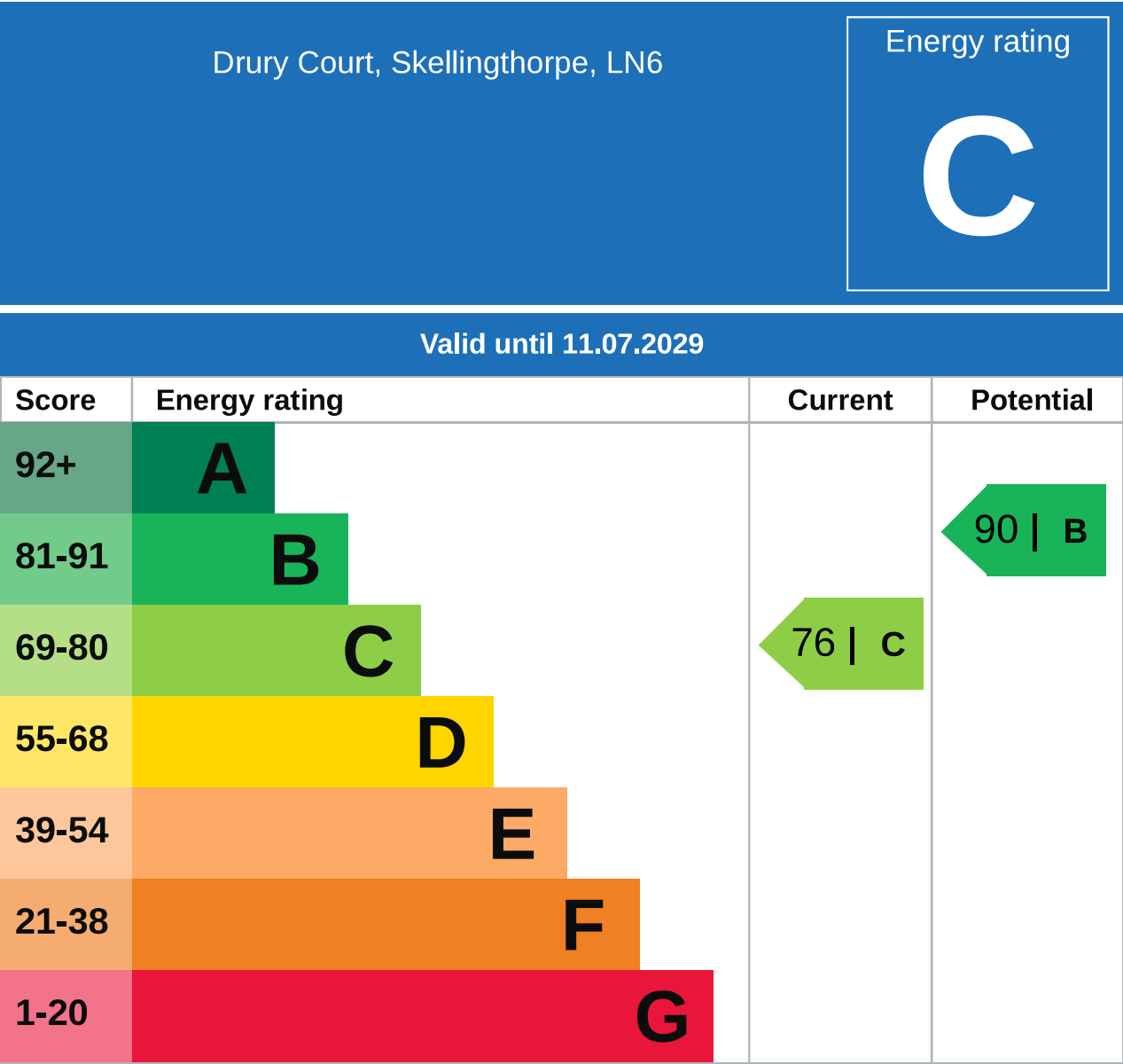
Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	635 ft ² / 59 m ²		
Plot Area:	0.26 acres		
Council Tax :	Band A		
Annual Estimate:	£1,559		
Title Number:	LL294044		

Local Area

Local Authority:	Lincolnshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	3 mb/s	80 mb/s	10000 mb/s
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O ₂	EE	3	O2	sky
				
				Virgin media

Property EPC - Certificate



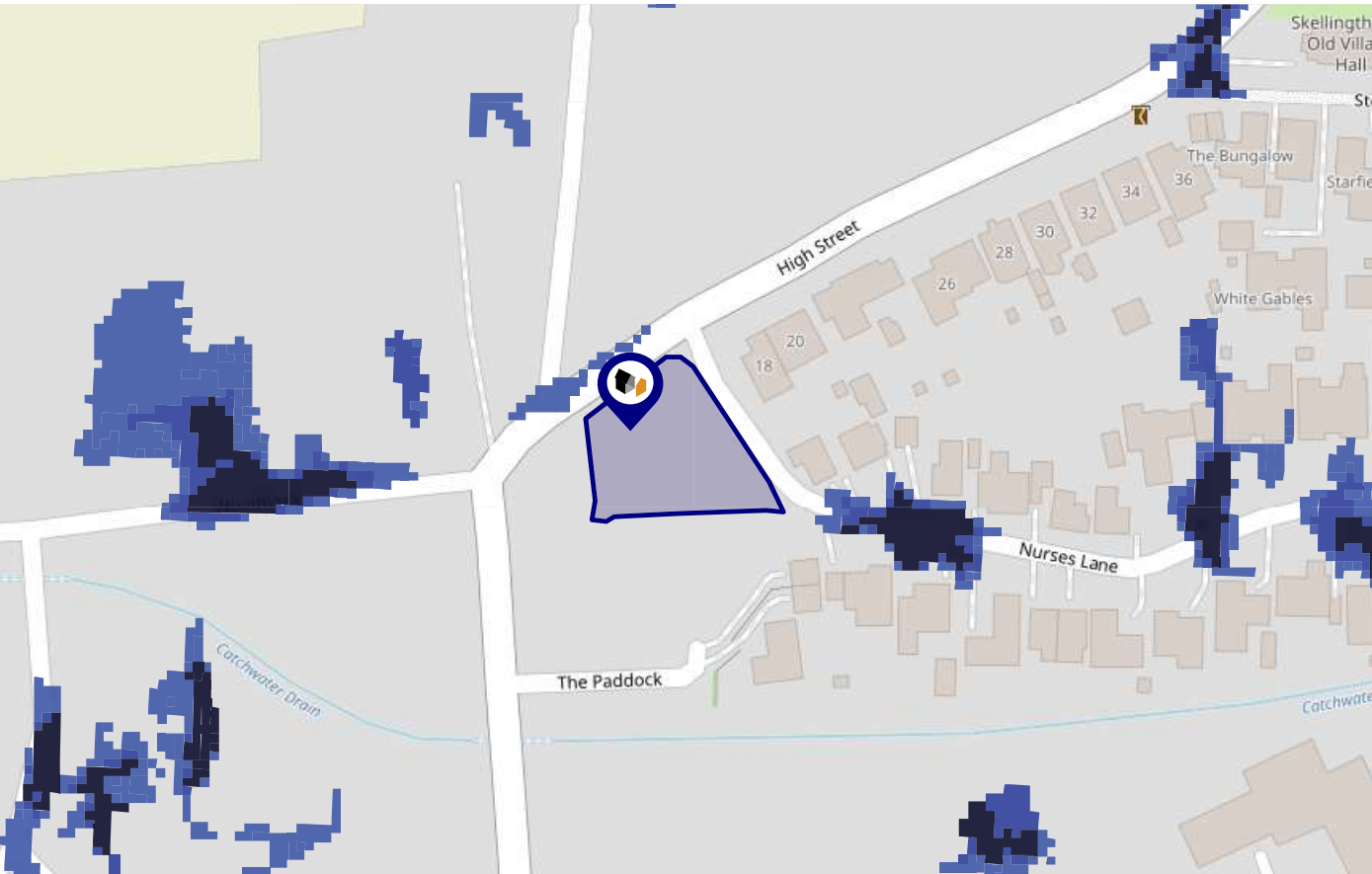
Additional EPC Data

Property Type:	House
Build Form:	End-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/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.13 W/m ² K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.18 W/m ² K
Total Floor Area:	59 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.

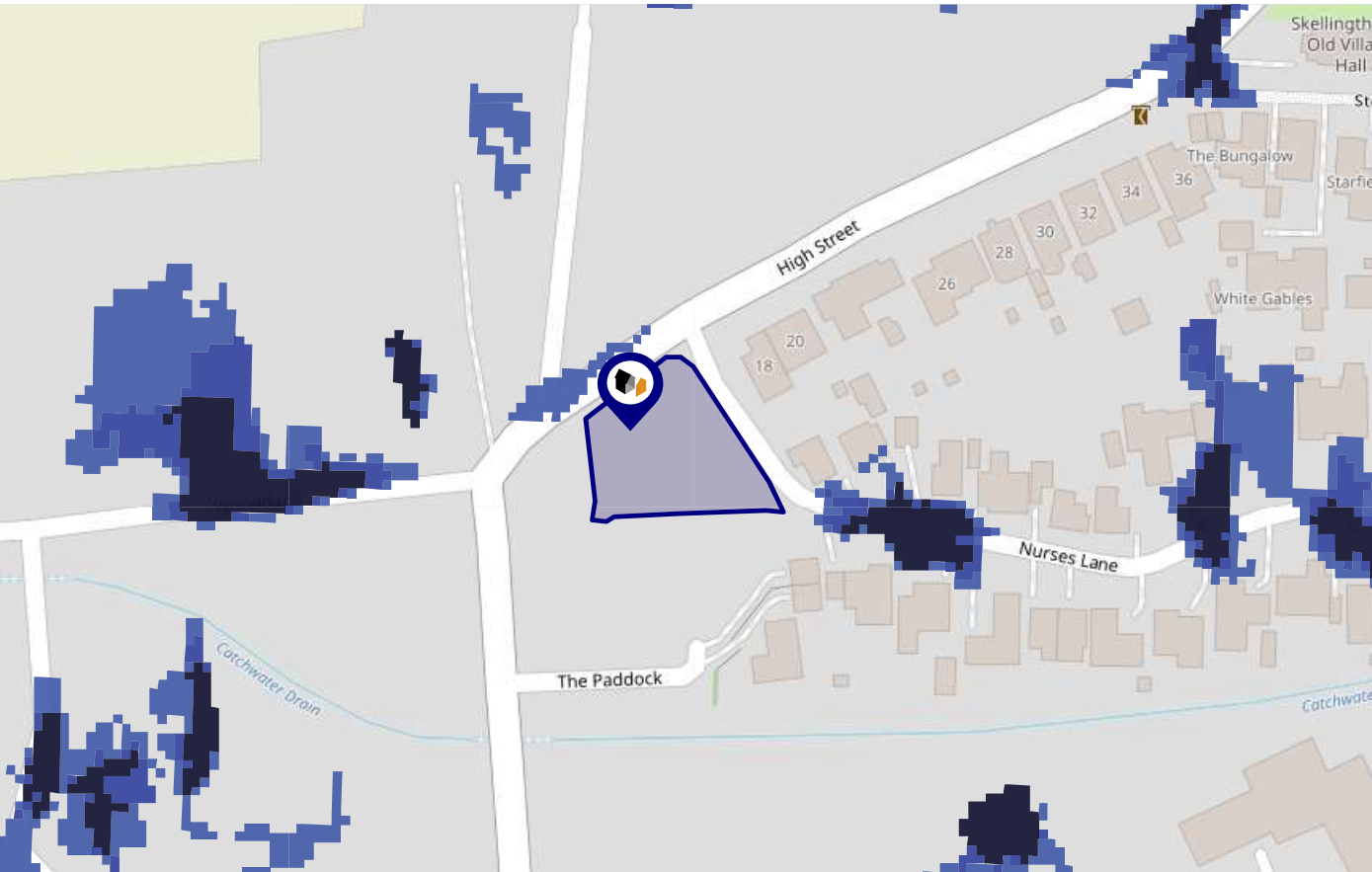
Chance of flooding to the following depths at this property:



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.

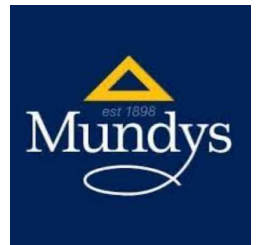
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Chance of flooding to the following depths at this property:

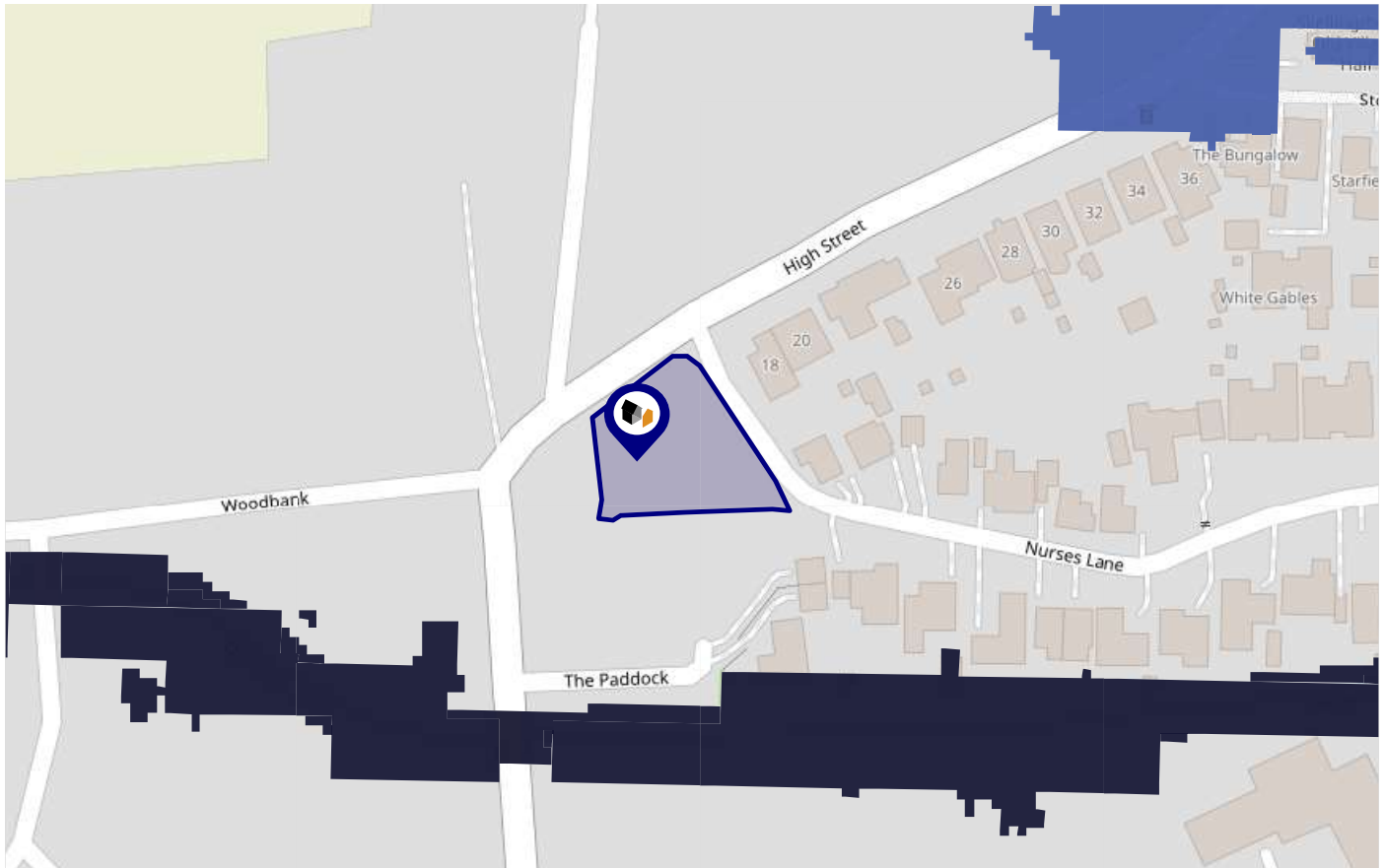


Flood Risk

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.
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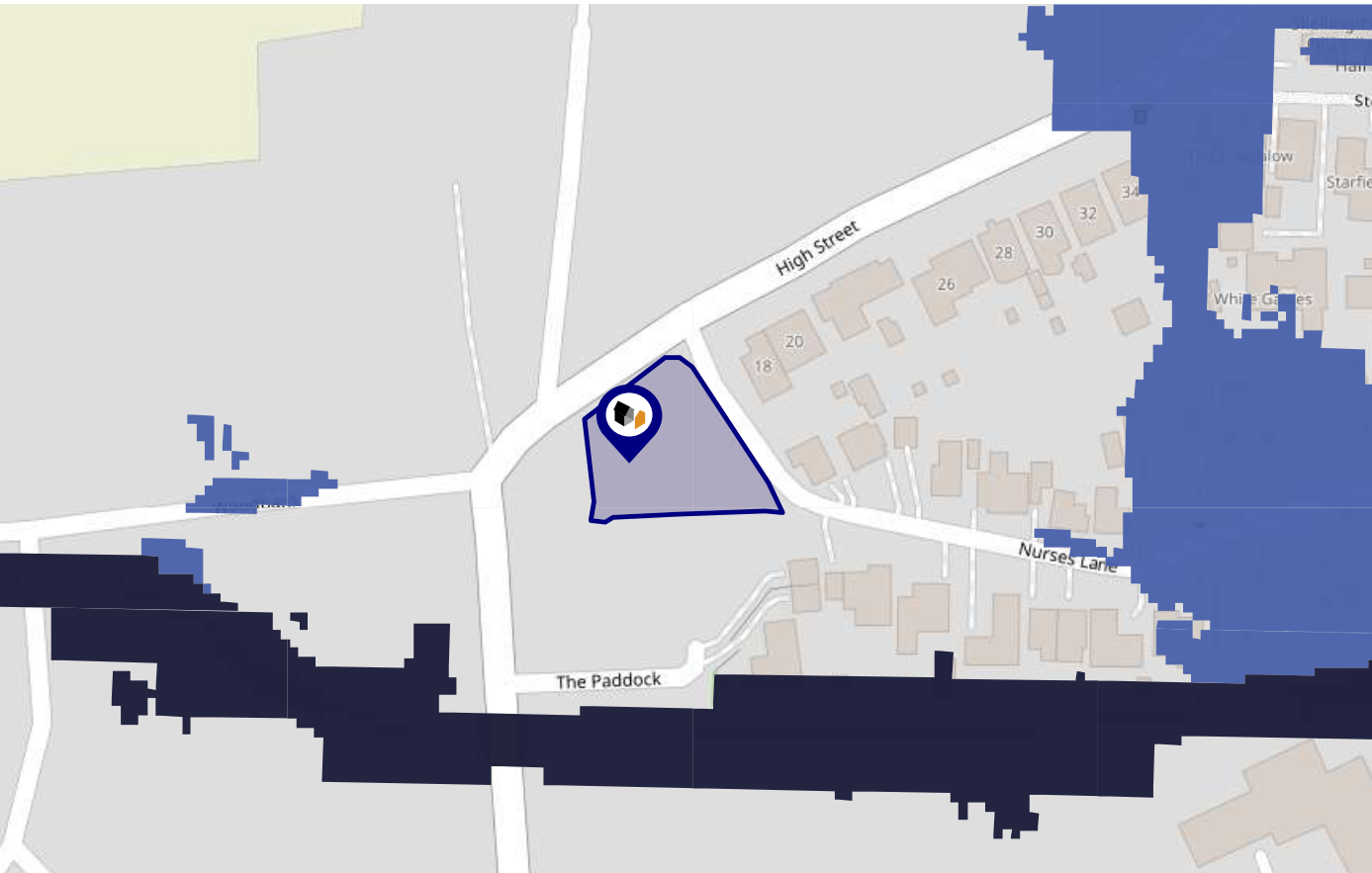
Chance of flooding to the following depths at this property:



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

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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Chance of flooding to the following depths at this property:

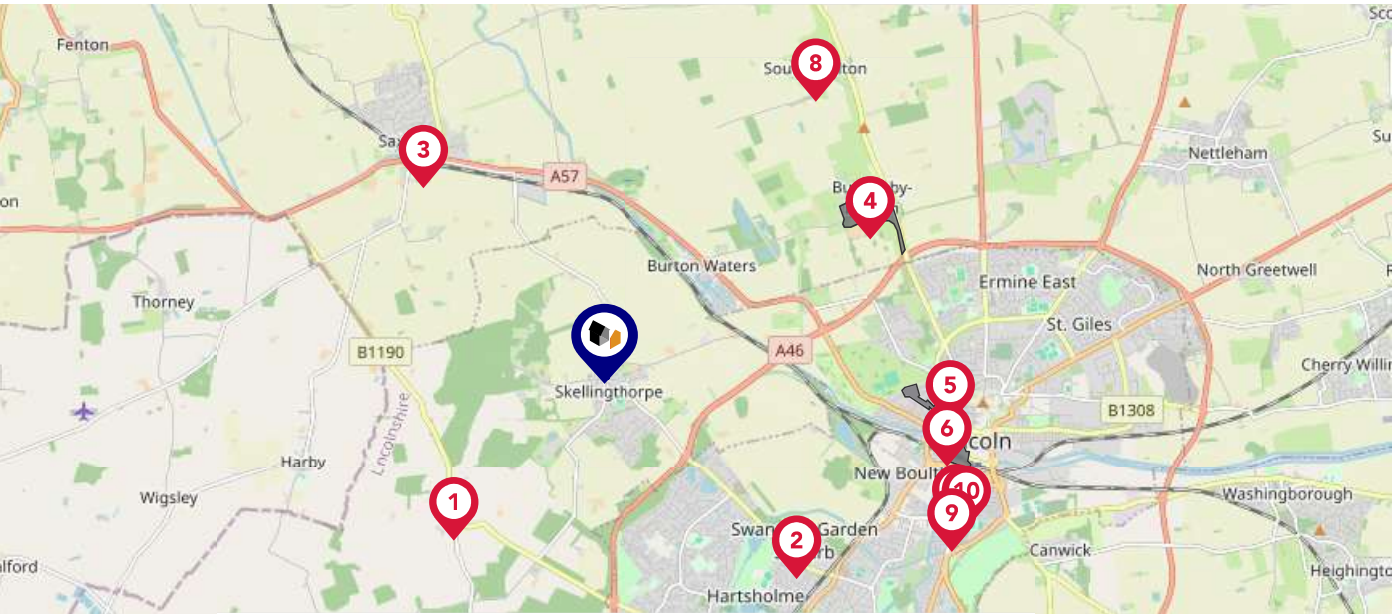


Maps

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.



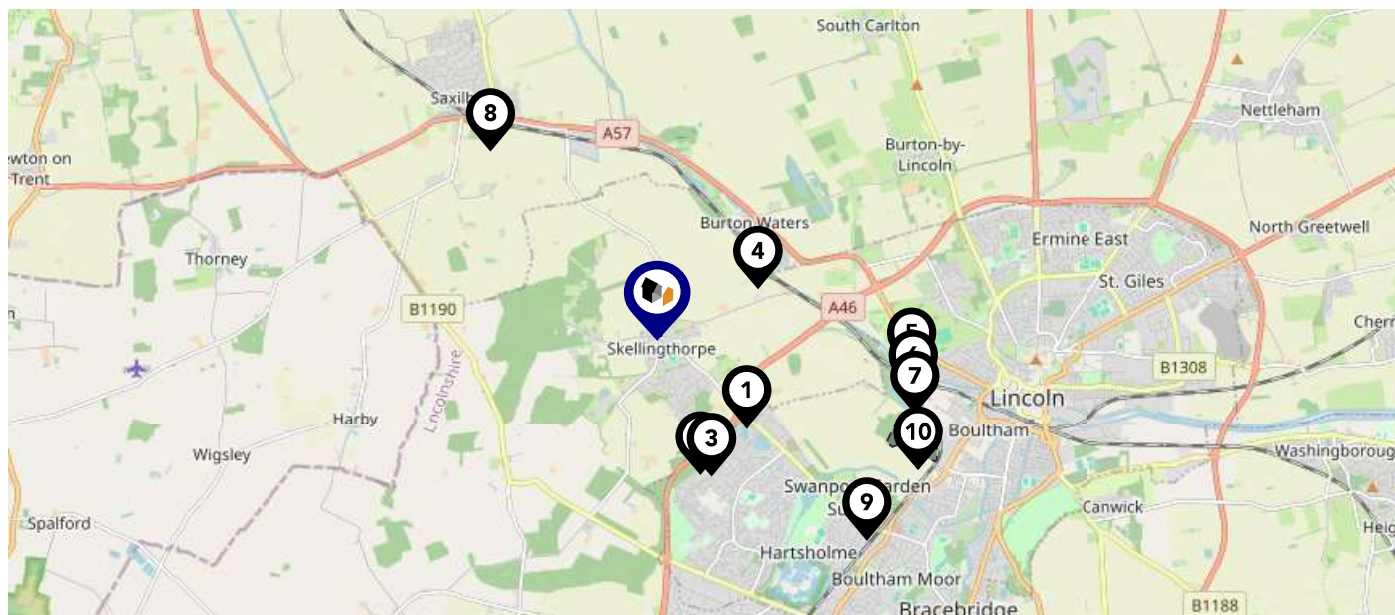
Nearby Conservation Areas	
1	Doddington
2	Swanpool
3	Saxilby Bridge Street
4	Burton
5	Carline
6	West Parade and Brayford
7	St Peter-at-Gowts
8	South Carlton
9	Gowt's Bridge
10	Sibthorp

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	Skellingthorpe Moor-Skellingthorpe Moor, Lincoln, Lincolnshire	Historic Landfill	
2	Skellingthorpe Moor Plantation-Skellingthorpe Moor, Lincolnshire	Historic Landfill	
3	Skellingthorpe Moor Plantation-Skellingthorpe Moor, Lincolnshire	Historic Landfill	
4	Fiddlers Elbow Dredging Tip-Fiddler's Elbow, Lincoln, Burton Lane Ends, Lincolnshire	Historic Landfill	
5	West Common-Lincoln, Lincolnshire	Historic Landfill	
6	Golf Course-West Common	Historic Landfill	
7	EA/EPR/BP3998NN/A001 - Beevor Foundry Ltd	Active Landfill	
8	Crossdyke Navigation-Saxilby, Lincolnshire	Historic Landfill	
9	City School-Skellingthorpe Road	Historic Landfill	
10	Skewbridge Tip Site-Skewbridge, Lincoln	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



Mine Entry

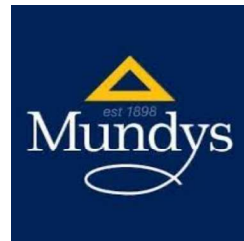
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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.

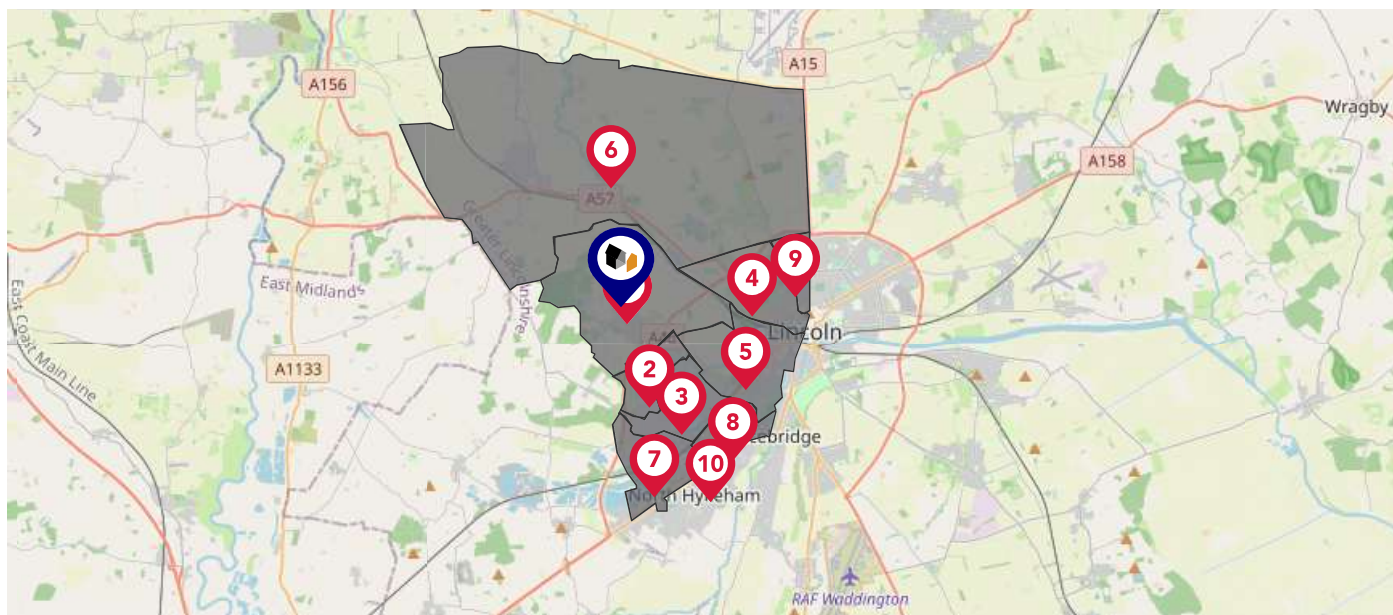
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Skellingthorpe Ward



Birchwood Ward



Hartsholme Ward



Carholme Ward



Boultham Ward



Saxilby Ward



North Hykeham Memorial Ward



Moorland Ward



Castle Ward



North Hykeham Forum Ward

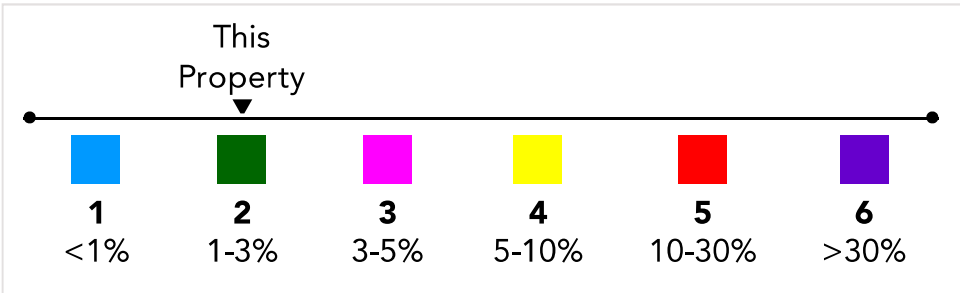
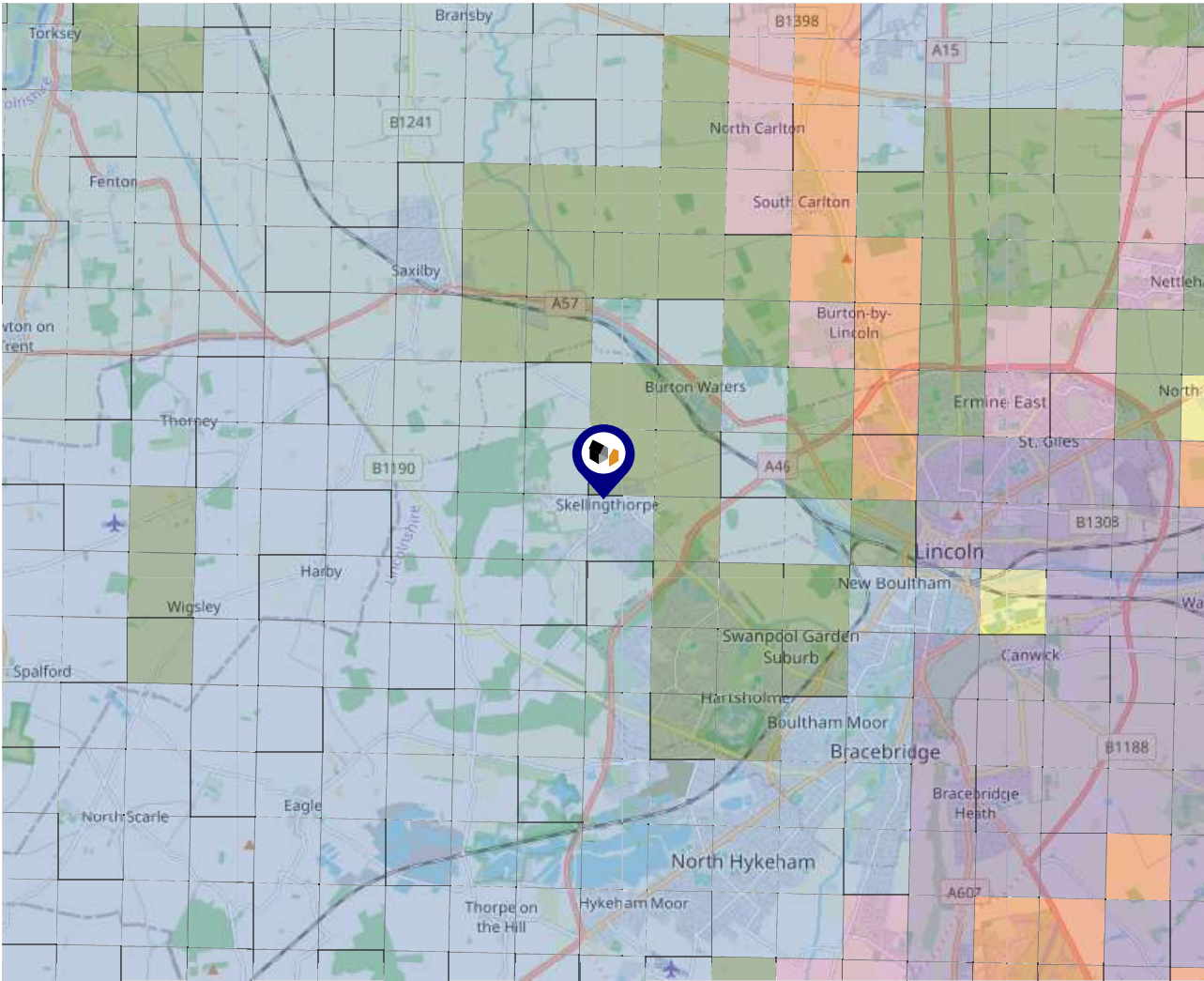
Environment

Radon Gas



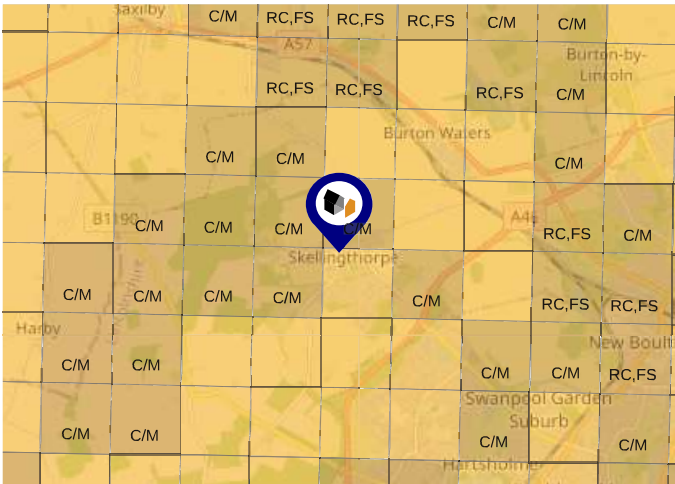
What is Radon?

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).



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

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

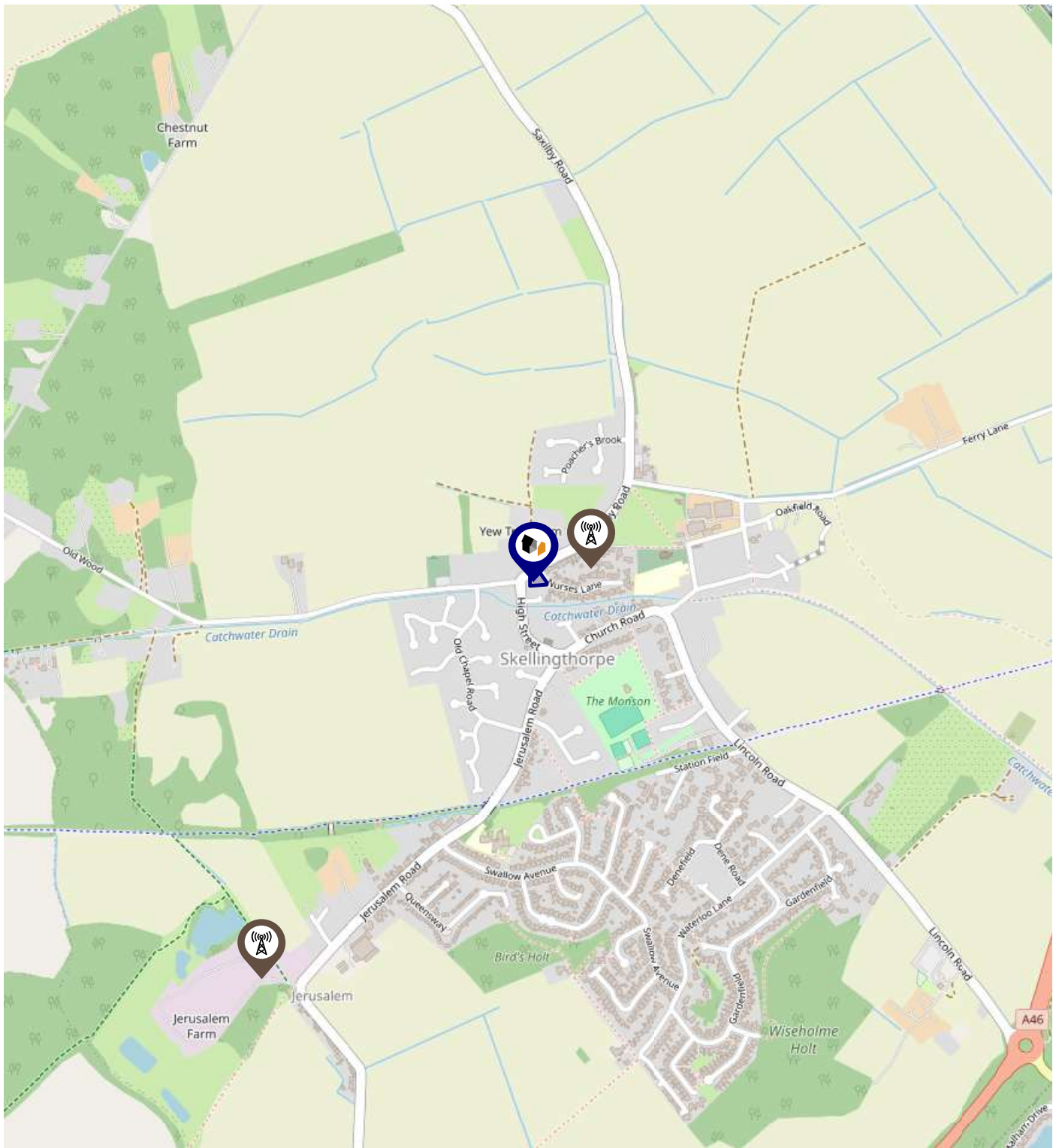


Primary Classifications (Most Common Clay Types)

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

Local Area

Masts & Pylons

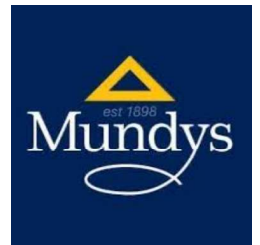


Key:

-  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
 1061968 - Yew Tree Farmhouse	Grade II	0.0 miles
 1061965 - The Grove	Grade II	0.1 miles
 1317649 - Church Of St Lawrence	Grade II	0.2 miles
 1360506 - Tomb In St Lawrence Churchyard	Grade II	0.2 miles
 1440929 - Skellingthorpe War Memorial	Grade II	0.2 miles
 1317687 - Jessup Cottage	Grade II	0.3 miles
 1061966 - Manor House	Grade II	0.3 miles
 1164660 - Skellingthorpe Hall	Grade II	0.6 miles
 1061967 - Gates To Skellingthorpe Hall	Grade II	0.6 miles
 1164662 - Skellingthorpe Hall Lodge	Grade II	0.7 miles



Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type



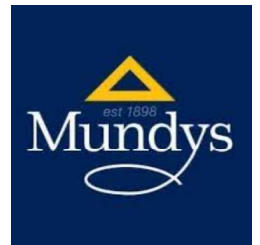
Property Lease Information

Listed Building Information

Stamp Duty

Other

Other



Electricity Supply

Gas Supply

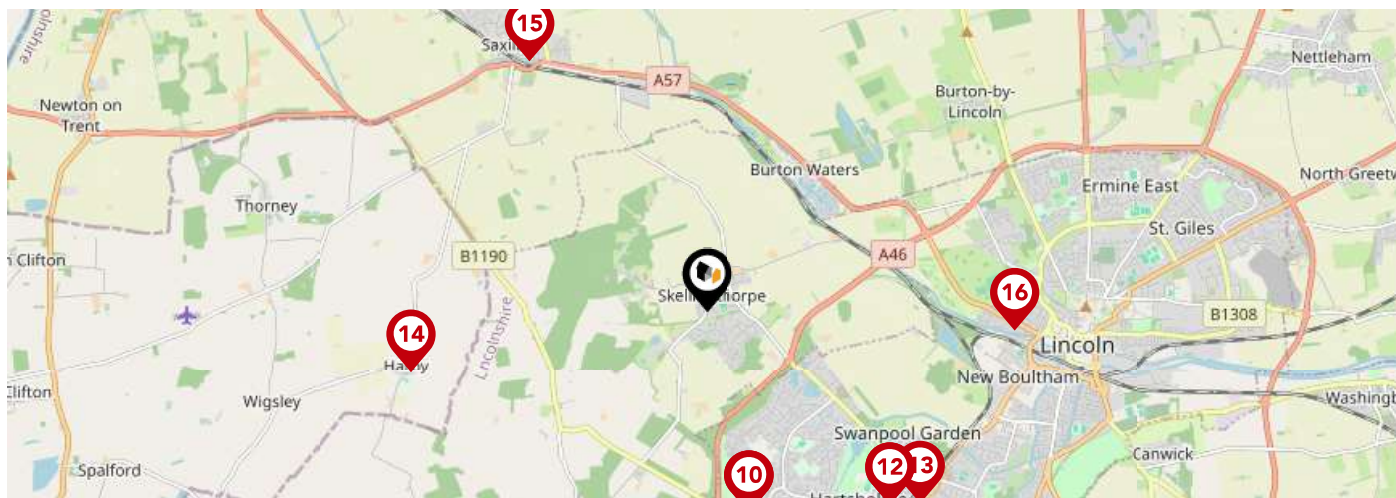
Central Heating

Water Supply

Drainage



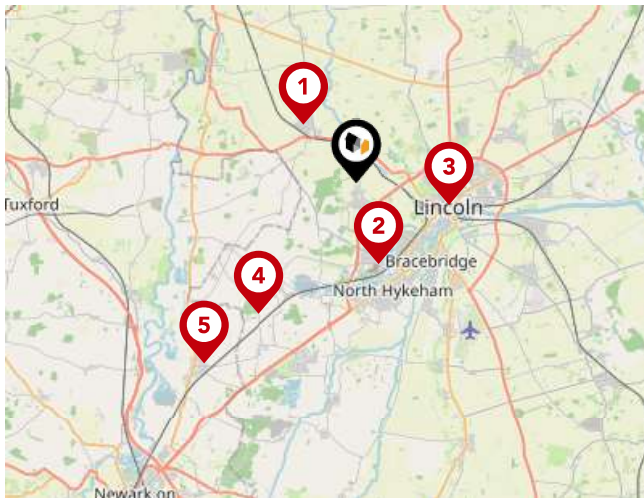
		Nursery	Primary	Secondary	College	Private
1	St Lawrence Church of England Primary School Ofsted Rating: Good Pupils: 209 Distance:0.26	☐	☒	☐	☐	☐
2	Skellingthorpe the Holt Primary School Ofsted Rating: Good Pupils: 186 Distance:0.43	☐	☒	☐	☐	☐
3	Woodlands Infant and Nursery School Ofsted Rating: Good Pupils: 106 Distance:1.29	☐	☒	☐	☐	☐
4	Lincoln Birchwood Junior School Ofsted Rating: Good Pupils: 255 Distance:1.55	☐	☒	☐	☐	☐
5	The Lancaster School Ofsted Rating: Good Pupils: 115 Distance:1.61	☐	☒	☐	☐	☐
6	Burton Hathow Preparatory School Ofsted Rating: Not Rated Pupils: 106 Distance:1.66	☐	☒	☐	☐	☐
7	St Hugh's Catholic Primary, A Voluntary Academy Ofsted Rating: Outstanding Pupils: 274 Distance:1.71	☐	☒	☐	☐	☐
8	The Kingsdown Nursery School, Lincoln Ofsted Rating: Good Pupils: 80 Distance:1.82	☒	☐	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Leslie Manser Primary School Ofsted Rating: Good Pupils: 240 Distance:1.82	☐	☒	☐	☐	☐
	Fortuna School Ofsted Rating: Outstanding Pupils: 80 Distance:1.82	☐	☒	☐	☐	☐
	Hartsholme Academy Ofsted Rating: Requires improvement Pupils: 377 Distance:2.36	☐	☒	☐	☐	☐
	The Pilgrim School Ofsted Rating: Good Pupils: 4 Distance:2.36	☐	☐	☒	☐	☐
	The Priory City of Lincoln Academy Ofsted Rating: Requires improvement Pupils: 980 Distance:2.54	☐	☐	☒	☐	☐
	Queen Eleanor Primary School Ofsted Rating: Good Pupils: 68 Distance:2.69	☐	☒	☐	☐	☐
	Saxilby Church of England Primary School Ofsted Rating: Good Pupils: 378 Distance:2.72	☐	☒	☐	☐	☐
	The St Faith's Church of England Infant and Nursery School, Lincoln Ofsted Rating: Good Pupils: 278 Distance:2.73	☐	☒	☐	☐	☐

Area

Transport (National)



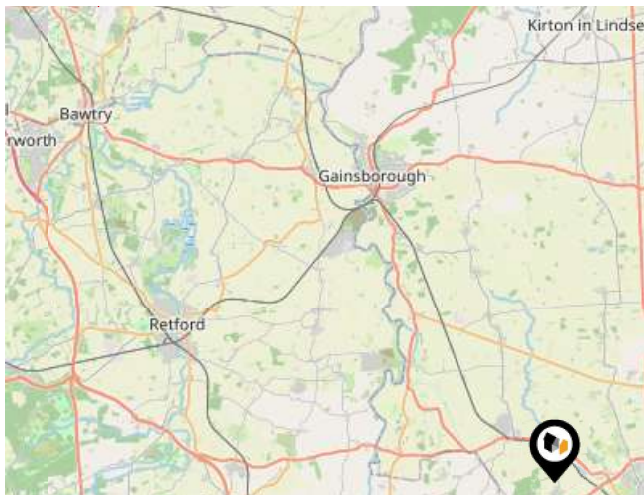
National Rail Stations

Pin	Name	Distance
1	Saxilby Rail Station	2.75 miles
2	Hykeham Rail Station	3.04 miles
3	Lincoln Central Rail Station	3.38 miles
4	Swinderby Rail Station	5.81 miles
5	Collingham Rail Station	8.42 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J34	21.31 miles



Airports/Helipads

Pin	Name	Distance
1	Robin Hood Doncaster Sheffield Airport	23.29 miles

Area

Transport (Local)



Bus Stops/Stations

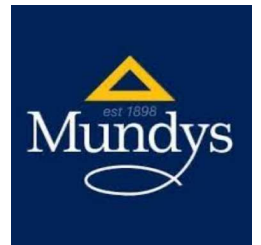
Pin	Name	Distance
1	Almond Grove	0.12 miles
2	Coop Store	0.13 miles
3	Almond Grove	0.15 miles
4	Post Office	0.16 miles
5	Lower Church Road	0.21 miles

Local Connections

No Local Connections found within 30 km of this property.

Ferry Terminals

No Ferry Terminals found within 60 km of this property.



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



Important - Please read

Mundys

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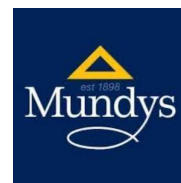


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