

See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 22nd October 2026



SMITH STREET, LINCOLN, LN5

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

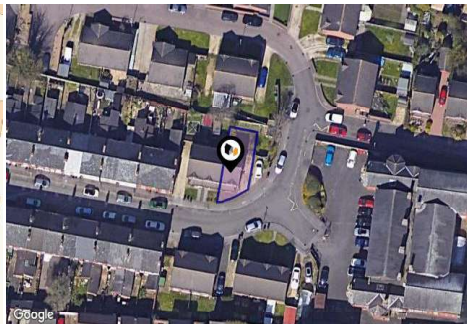
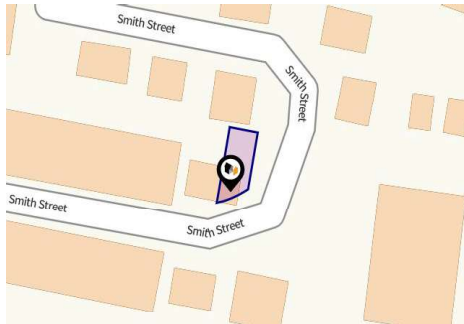
01522 510 044

hymie.bentley@mundys.net

www.mundys.net



Powered by
aprift
Know any property instantly



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	613 ft ² / 57 m ²		
Plot Area:	0.03 acres		
Year Built :	2001		
Council Tax :	Band A		
Annual Estimate:	£1,549		
Title Number:	LL207093		

Local Area

Local Authority:	Lincolnshire	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:			
● Rivers & Seas	Low	7	1800
● Surface Water	Very low	mb/s	mb/s
			

Mobile Coverage:	Satellite/Fibre TV Availability:
(based on calls indoors)	
	
	
	
	
	
	
	

Planning records for: **18 Smith Street Lincoln Lincolnshire LN5 8HY**

Reference - 2017/0636/C4	
Decision:	Withdrawn
Date:	07th June 2017
Description:	Change of use from Dwellinghouse (Use Class C3) to a 4 bed House in Multiple Occupation (Use Class C4).

Planning records for: **27 Smith Street Lincoln Lincolnshire LN5 8HY**

Reference - 2023/0486/CLE	
Decision:	Decided
Date:	06th July 2023
Description:	Continued use of property as a House in Multiple Occupation (Class C4). (Application for Certificate of Lawfulness).

Planning records for: **43 Smith Street Lincoln Lincolnshire LN5 8HY**

Reference - 2023/0153/CLE	
Decision:	Decided
Date:	06th March 2023
Description:	Continued use of property as a House in Multiple Occupation (Class C4). (Application for Certificate of Lawfulness).

Reference - S23/0424	
Decision:	Decided
Date:	06th March 2023
Description:	Remove 2x lower branches of (T1) Silver birch and crown lift Ash to give approximately 2/3 metres clearance above building

Planning records for: *Land Adjacent To 91 Smith Street Lincoln LN5 8HY*

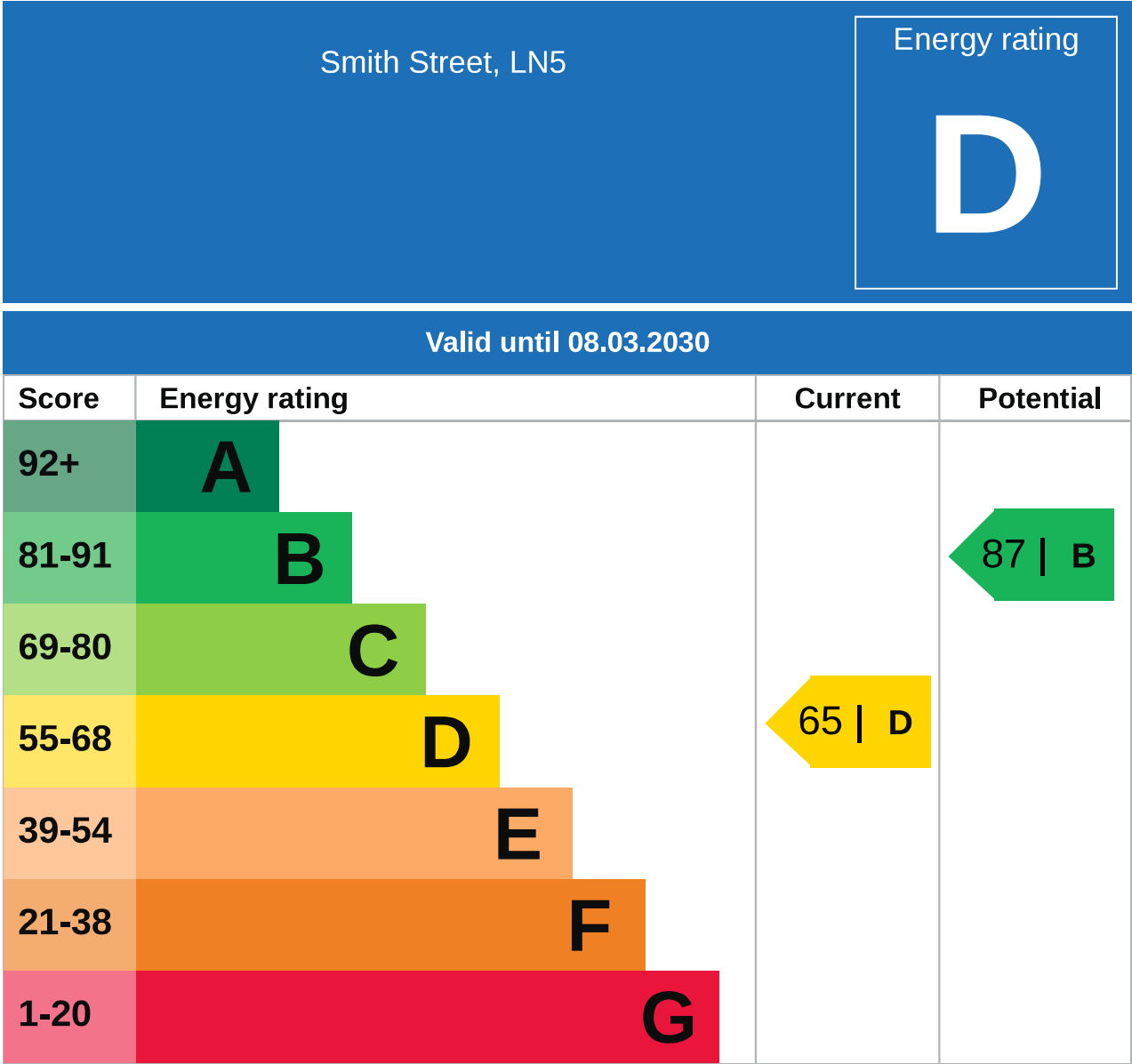
Reference - 2015/0517/F
Decision: Decided
Date: 09th June 2015
Description: Erection of a two storey dwelling.

Reference - 2012/0240/F
Decision: Decided
Date: 25th April 2012
Description: Erection of a two storey dwelling and detached garage

Reference - 2013/1112/RD
Decision: Withdrawn
Date: 08th October 2013
Description: Submission of details to approve condition 4 of planning permission 2012/0240/F

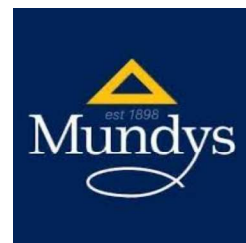


Property EPC - Certificate



Property

EPC - Additional Data



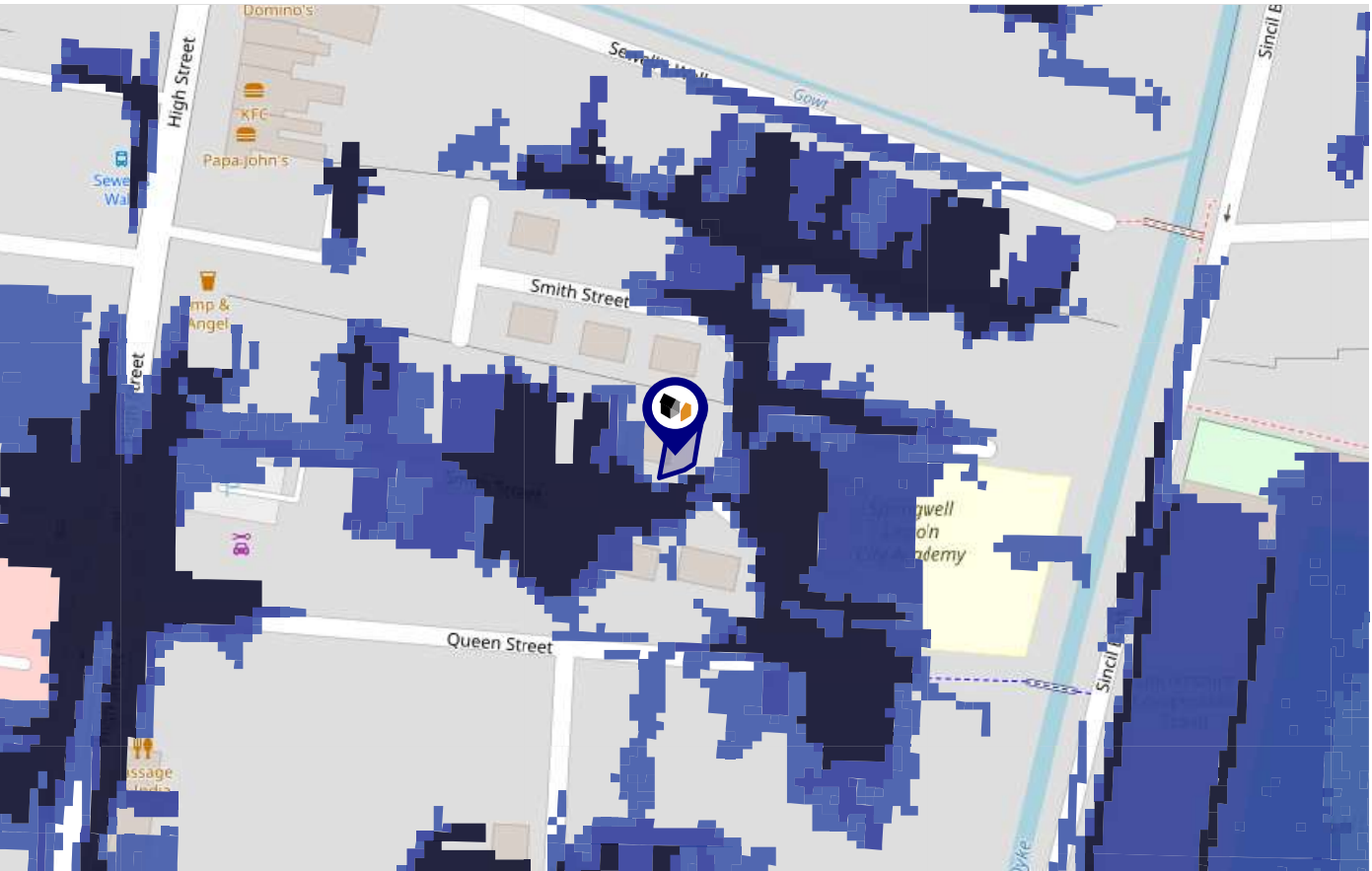
Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	57 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.

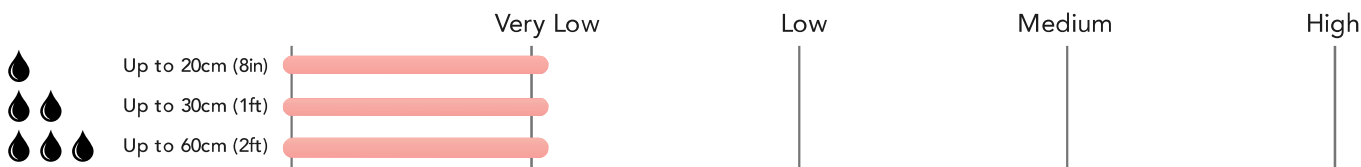


Risk Rating: Very low

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:

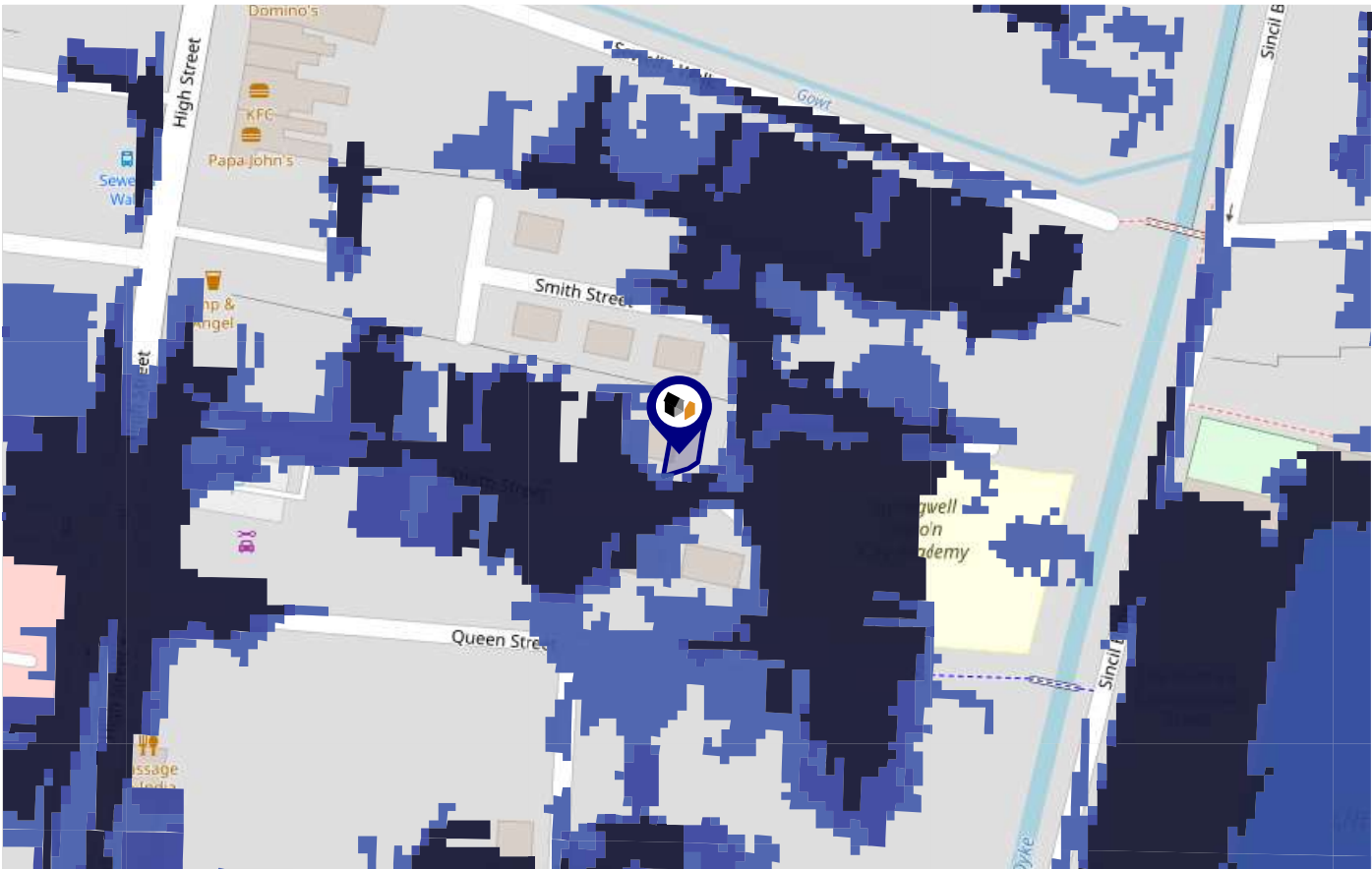


Flood Risk

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.

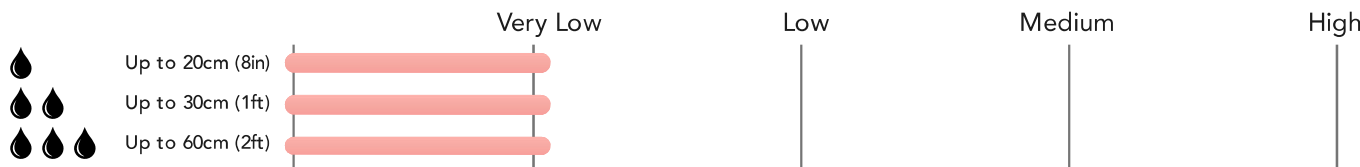


Risk Rating: Very low

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.

- 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:



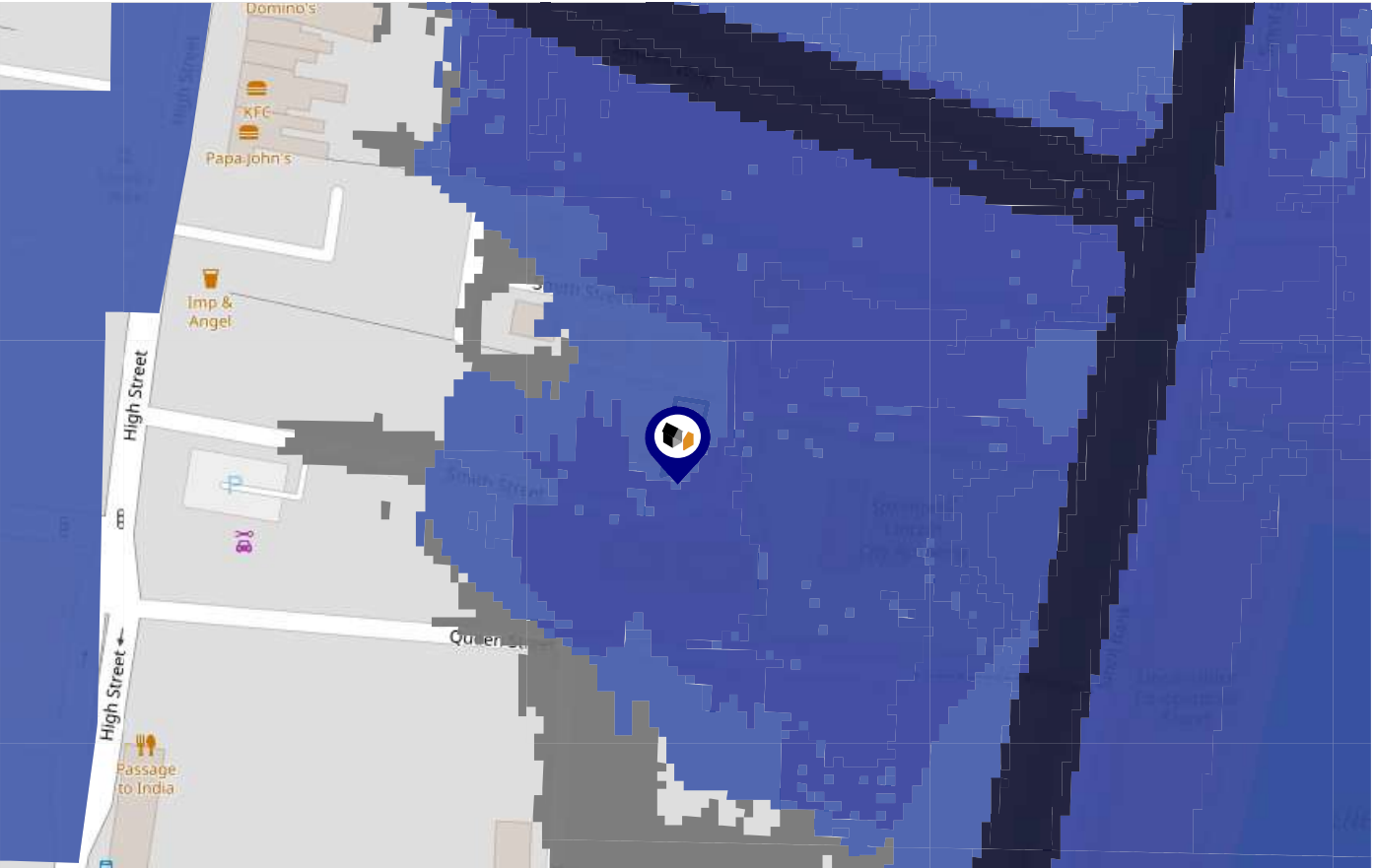
MIR - Material Info

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: 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:

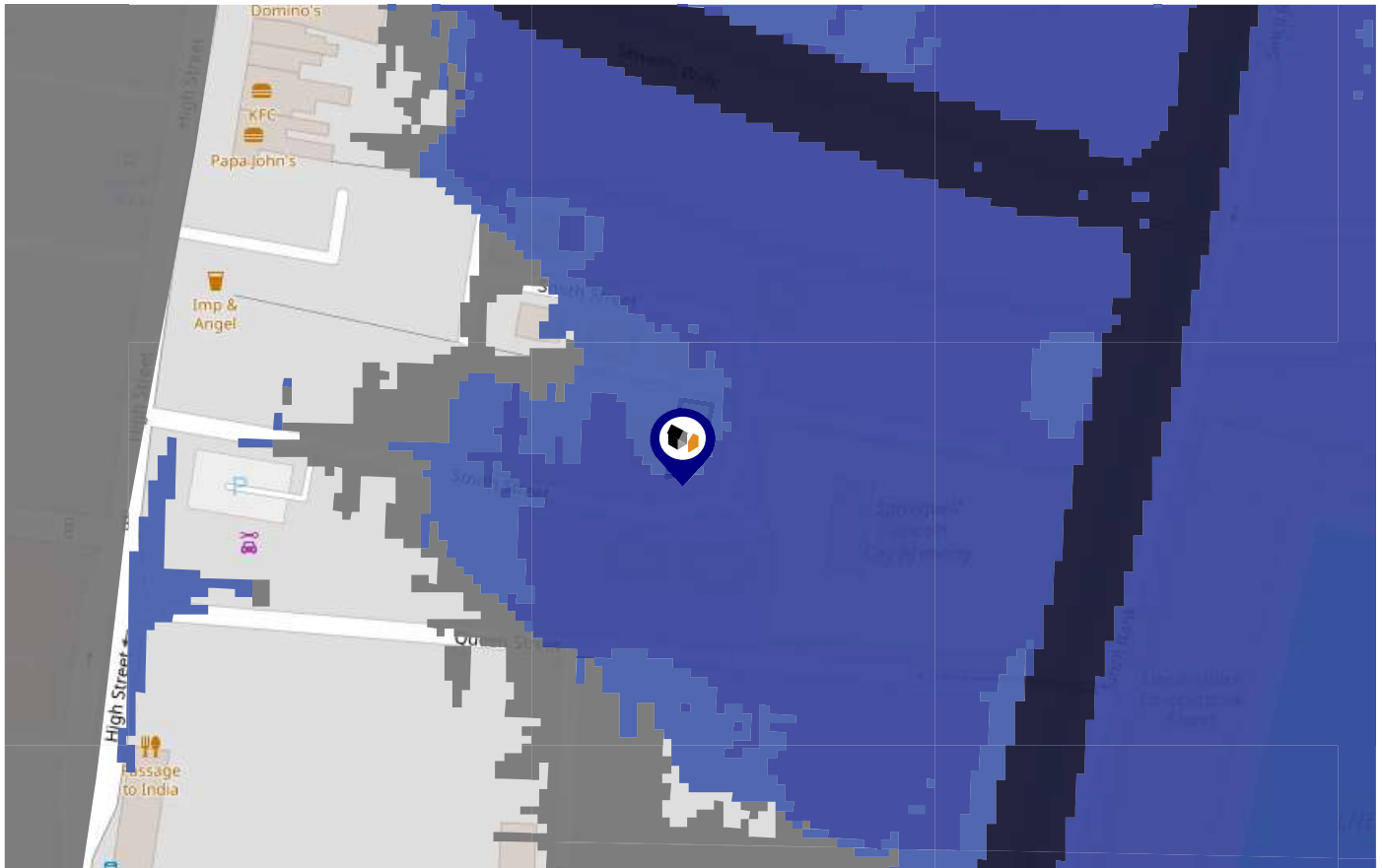


Flood Risk

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: 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.

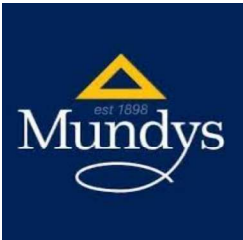
Chance of flooding to the following depths at this property:



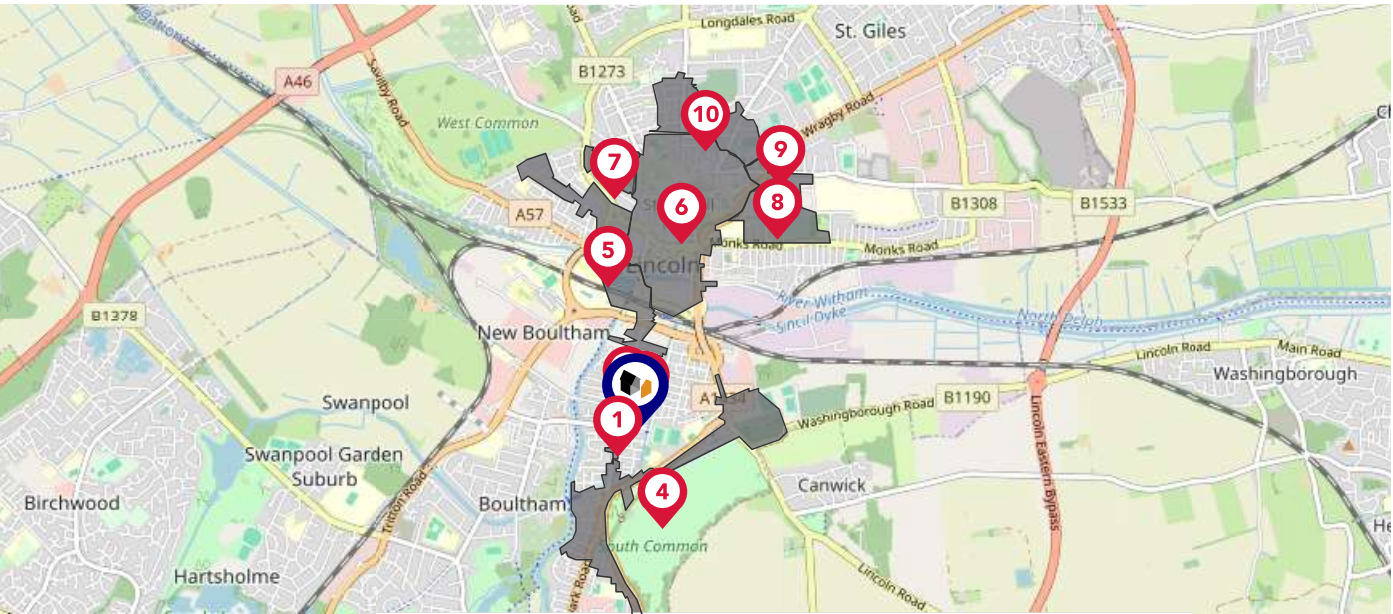
MIR - Material Info

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.

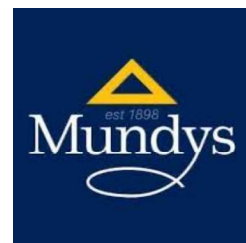


Nearby Conservation Areas

- | | |
|----|----------------------------|
| 1 | Gowt's Bridge |
| 2 | Sibthorp |
| 3 | St Peter-at-Gowts |
| 4 | St Catherines |
| 5 | West Parade and Brayford |
| 6 | Cathedral and City Centre |
| 7 | Carline |
| 8 | Lindum and Arboretum |
| 9 | The Dell |
| 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	Old Railway Cutting-Cow Paddle	Historic Landfill ☐
2	Land South Of Ropewalk-Land South Of Ropewalk, Rear Of Mervyn Black	Historic Landfill ☐
3	Former Brayford Leisure Site-Ropewalk	Historic Landfill ☐
4	Boultham Baths-Altham Terrace	Historic Landfill ☐
5	St Catherines-St. Catherines, Lincolnshire	Historic Landfill ☐
6	Cross O'cliff Road-St. Catherines, Lincolnshire	Historic Landfill ☐
7	East Of Dunford Road-Cow Paddle, Lincoln	Historic Landfill ☐
8	Rear Of British Rail Social Club-Ropewalk	Historic Landfill ☐
9	St Catherines Grove-St. Catherines, Lincolnshire	Historic Landfill ☐
10	Skewbridge Tip Site-Skewbridge, Lincoln	Historic Landfill ☐

This map displays nearby coal mine entrances and their classifications.



Mine Entry

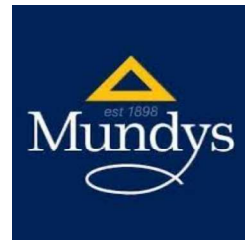
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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.

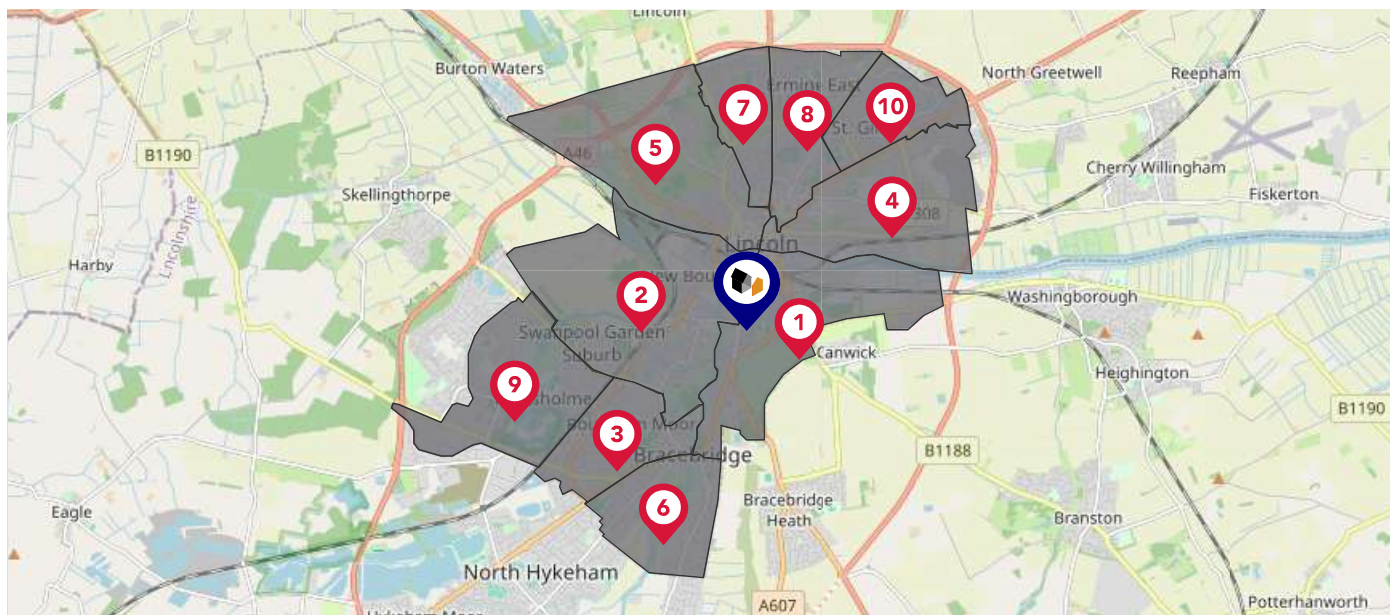
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Park Ward



Boutham Ward



Moorland Ward



Abbey Ward



Carholme Ward



Witham Ward



Castle Ward



Minster Ward



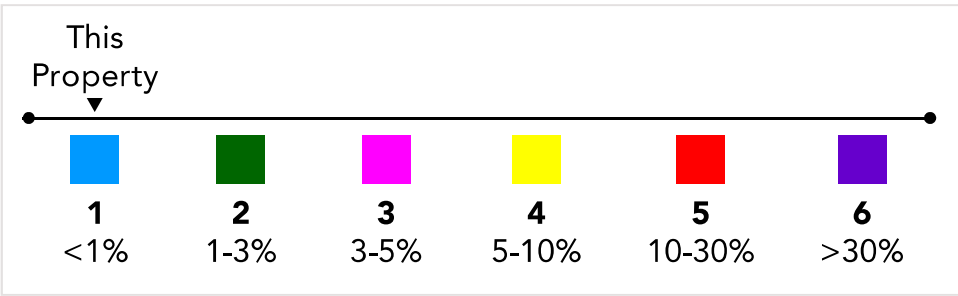
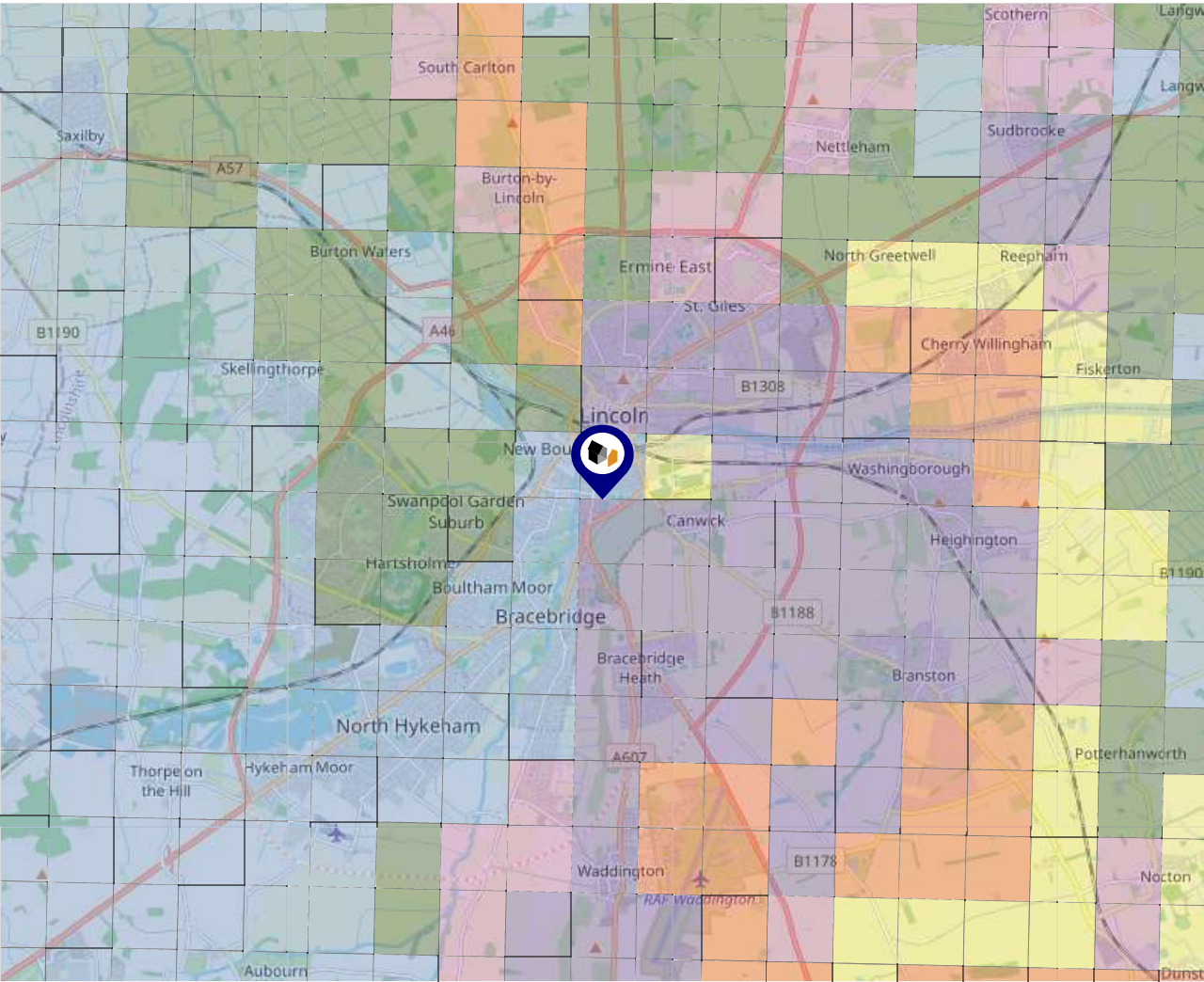
Hartsholme Ward



Glebe Ward

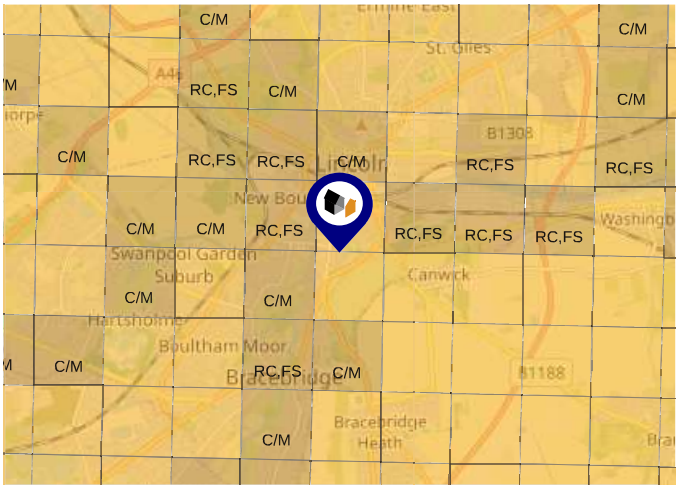
What is Radon?

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)

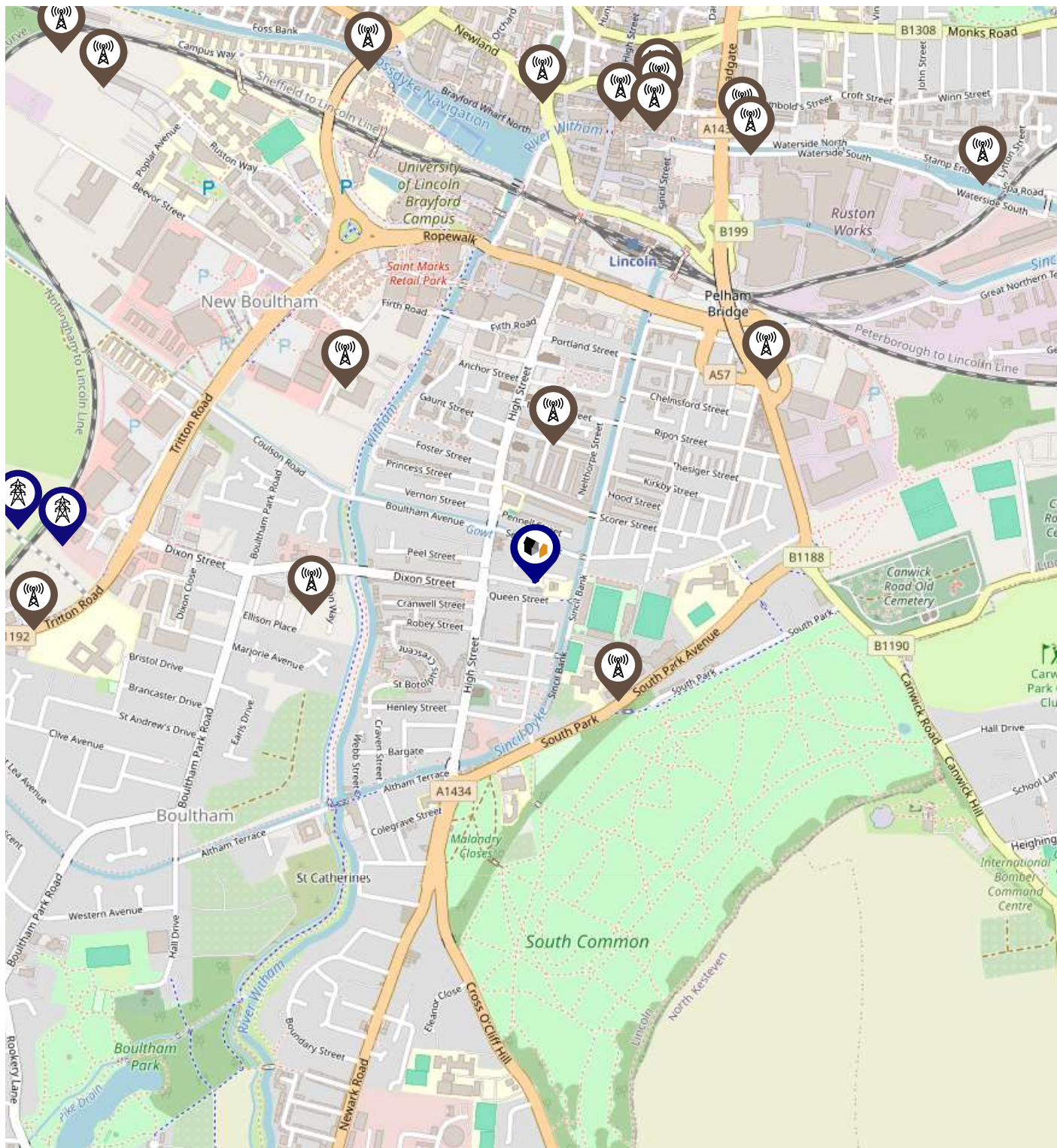
Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		



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

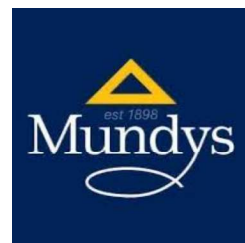


Key:

-  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
 1388601 - Gowts Bridge	Grade II	0.1 miles
 1388568 - 53 And 54, High Street	Grade II	0.1 miles
 1388739 - Crown Mill	Grade II	0.2 miles
 1388604 - St Mary's Guildhall	Grade I	0.2 miles
 1388602 - Romanesque Door Arch In The Former Lincoln Arms Public House	Grade II	0.2 miles
 1388599 - Church Of St Peter At Gowts	Grade I	0.2 miles
 1388596 - Church Of St Botolph	Grade II	0.2 miles
 1388569 - 107-113, High Street	Grade II	0.2 miles
 1388595 - Central Methodist Church	Grade II	0.3 miles
 1388606 - Unitarian Chapel	Grade II	0.3 miles



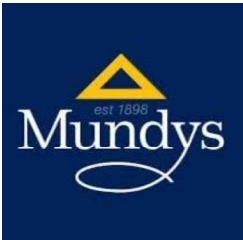
Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type



Property Lease Information

Listed Building Information

Stamp Duty

Other

Other



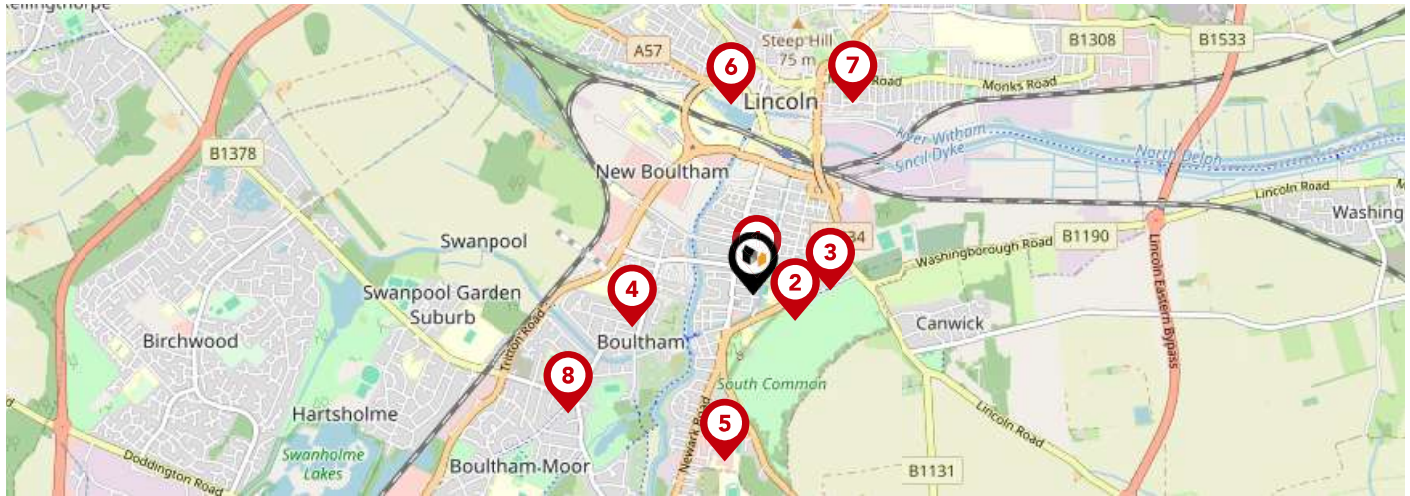
Electricity Supply

Gas Supply

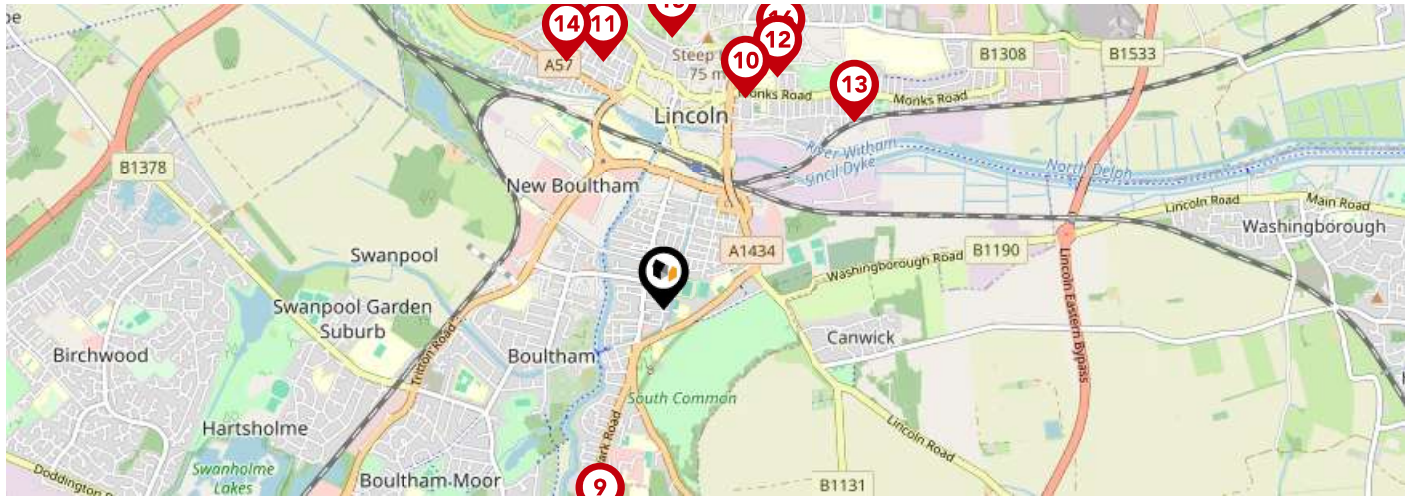
Central Heating

Water Supply

Drainage

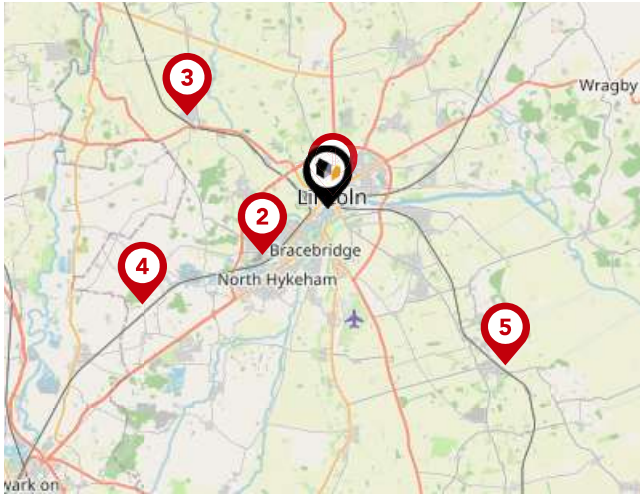


		Nursery	Primary	Secondary	College	Private
1	The Lincoln St Peter at Gowts Church of England Primary School Ofsted Rating: Outstanding Pupils: 258 Distance:0.08	☐	☒	☐	☐	☐
2	Athena School Ofsted Rating: Good Pupils: 113 Distance:0.22	☐	☐	☒	☐	☐
3	The Lincoln Bishop King Church of England Primary School Ofsted Rating: Good Pupils: 459 Distance:0.34	☐	☒	☐	☐	☐
4	Sir Francis Hill Community Primary School Ofsted Rating: Requires improvement Pupils: 623 Distance:0.56	☐	☒	☐	☐	☐
5	The Priory Academy LSST Ofsted Rating: Good Pupils: 1779 Distance:0.75	☐	☐	☒	☐	☐
6	Lincolnshire Secure Unit Ofsted Rating: Not Rated Pupils:0 Distance:0.86	☐	☐	☒	☐	☐
7	Lincoln College Ofsted Rating: Good Pupils:0 Distance:0.96	☐	☐	☒	☐	☐
8	St Peter and St Paul, Catholic Voluntary Academy Ofsted Rating: Requires improvement Pupils: 602 Distance:0.98	☐	☐	☒	☐	☐



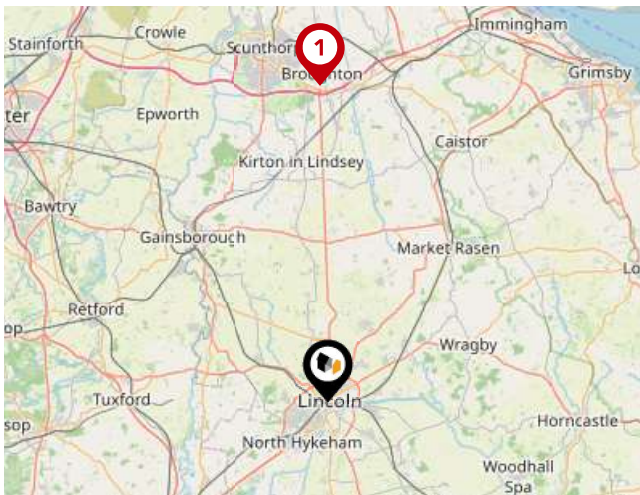
		Nursery	Primary	Secondary	College	Private
9	Bracebridge Infant and Nursery School Ofsted Rating: Good Pupils: 78 Distance:1	☐	☒	☐	☐	☐
10	Lincoln UTC Ofsted Rating: Good Pupils: 369 Distance:1	☐	☐	☒	☐	☐
11	The St Faith and St Martin Church of England Junior School, Lincoln Ofsted Rating: Good Pupils: 345 Distance:1.13	☐	☒	☐	☐	☐
12	Lincoln Minster School Ofsted Rating: Not Rated Pupils: 473 Distance:1.15	☐	☐	☒	☐	☐
13	Lincoln Monks Abbey Primary School Ofsted Rating: Good Pupils: 594 Distance:1.18	☐	☒	☐	☐	☐
14	The St Faith's Church of England Infant and Nursery School, Lincoln Ofsted Rating: Good Pupils: 278 Distance:1.19	☐	☒	☐	☐	☐
15	Westgate Academy Ofsted Rating: Good Pupils: 430 Distance:1.21	☐	☒	☐	☐	☐
16	The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School Ofsted Rating: Requires improvement Pupils: 89 Distance:1.24	☐	☒	☐	☐	☐

Area Transport (National)



National Rail Stations

Pin	Name	Distance
	Lincoln Central Rail Station	0.51 miles
	Hykeham Rail Station	2.87 miles
	Saxilby Rail Station	6 miles
	Swinderby Rail Station	7.42 miles
	Metherringham Rail Station	8.37 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M180 J4	22.48 miles

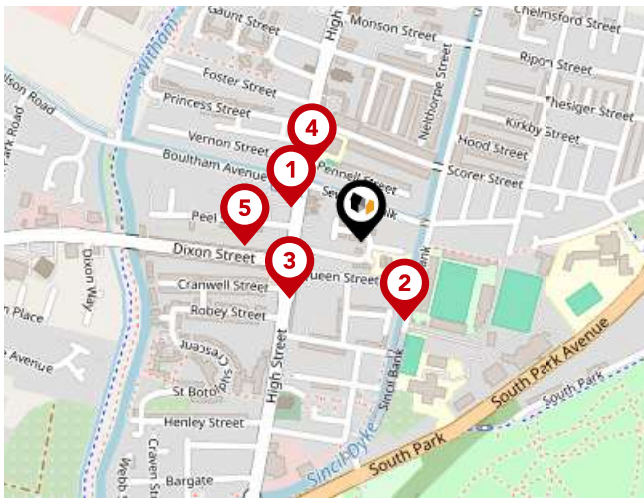


Airports/Helipads

Pin	Name	Distance
	Humberside Airport	26.4 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Sewell's Walk	0.08 miles
2	Football Ground	0.09 miles
3	Robey Street	0.1 miles
4	Sewell's Walk	0.1 miles
5	Dixon Street	0.12 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



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.



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

