

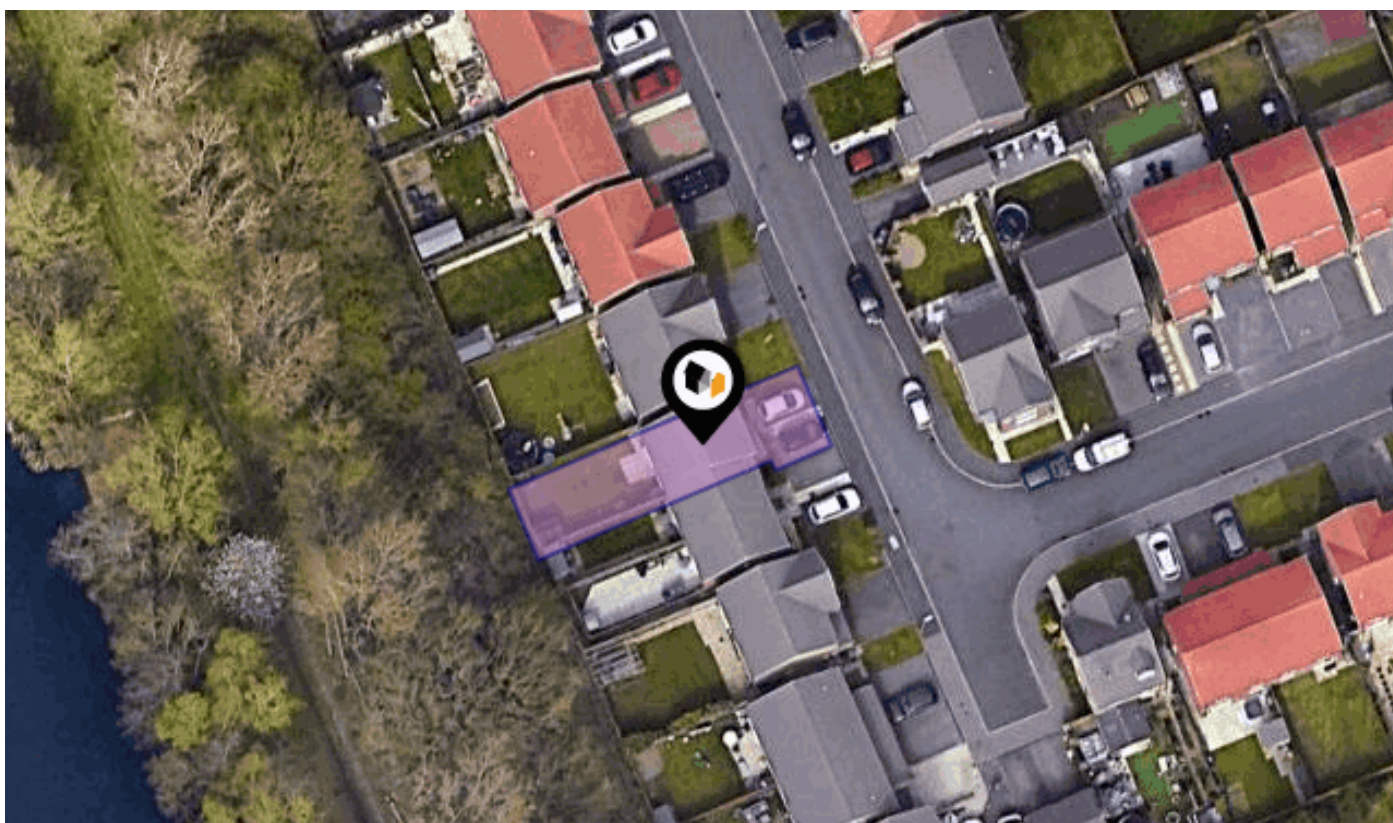


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 22nd July 2026



FURNACE CLOSE, NORTH HYKEHAM, LINCOLN, LN6

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

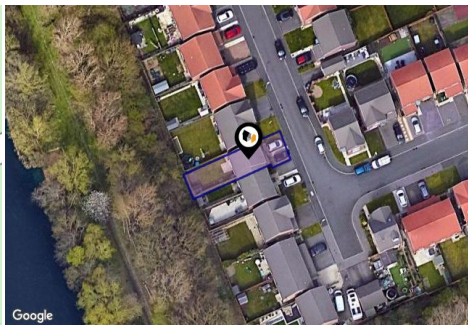
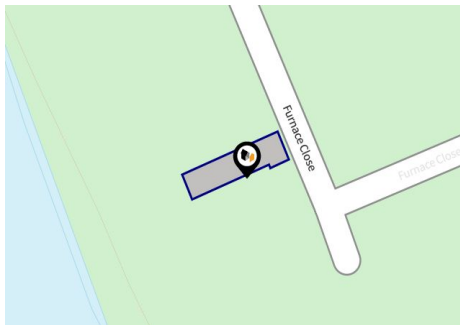
01522 510 044

hymie.bentley@mundys.net

www.mundys.net



Powered by
aprift
Know any property instantly



Property

Type:	Terraced	Tenure:	Leasehold
Bedrooms:	3		
Floor Area:	742 ft ² / 69 m ²		
Plot Area:	0.04 acres		
Council Tax :	Band B		
Annual Estimate:	£1,818		
Title Number:	LL379418		

Local Area

Local Authority:	Lincolnshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)	
Conservation Area:	No	14 mb/s	5500 mb/s
Flood Risk:			
● Rivers & Seas	Very low		
● Surface Water	Very low		
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:	
			
			
			
			

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.

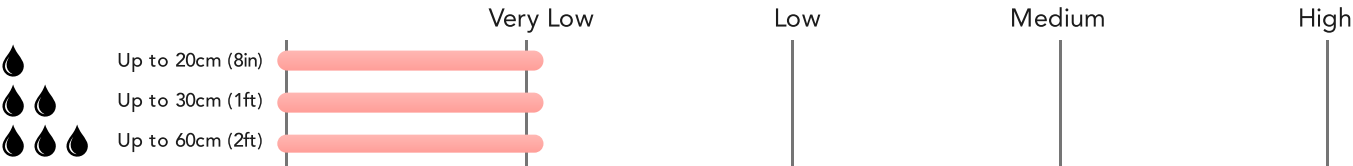


Risk Rating: Very low

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:

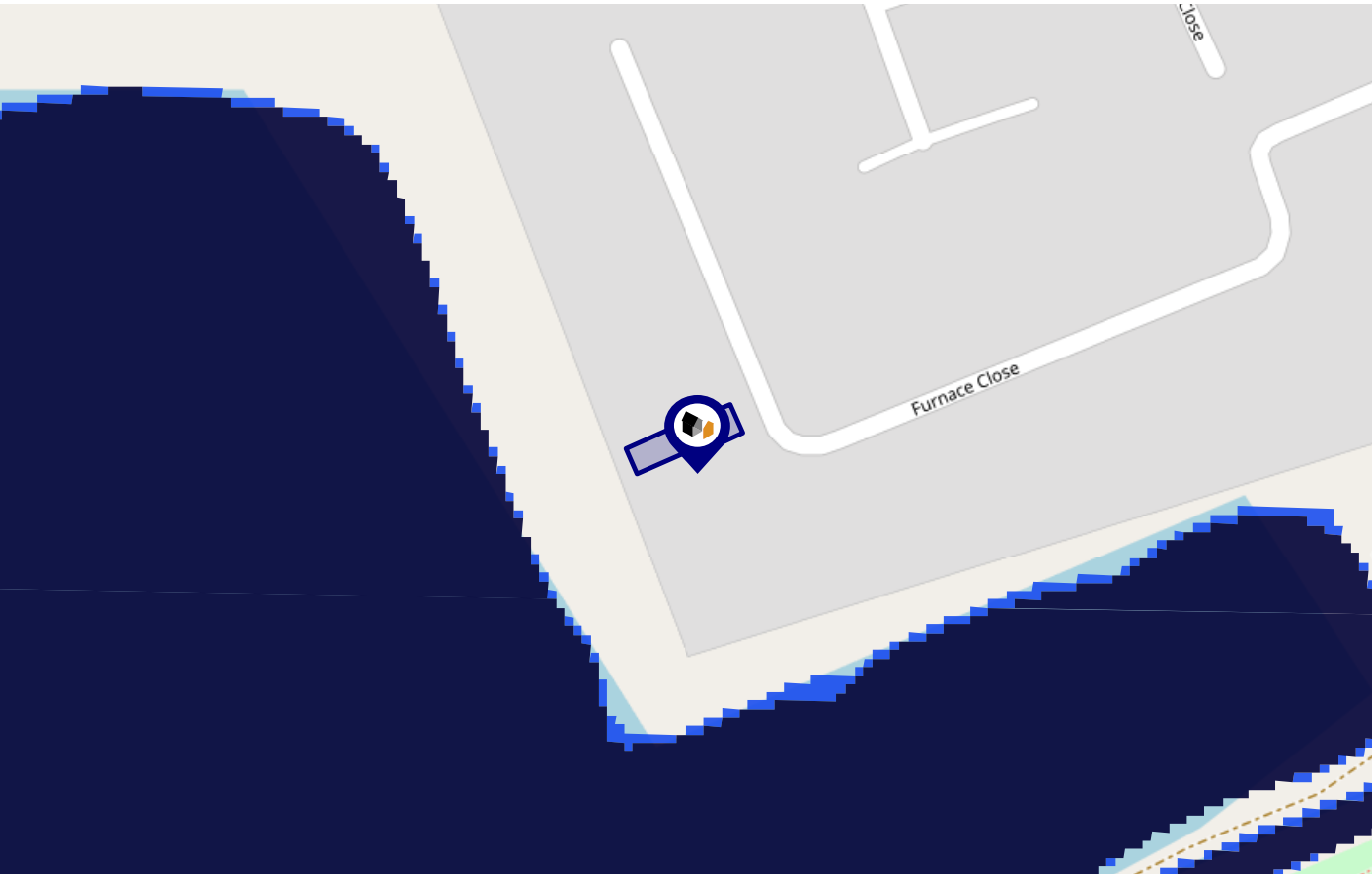


Flood Risk

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.

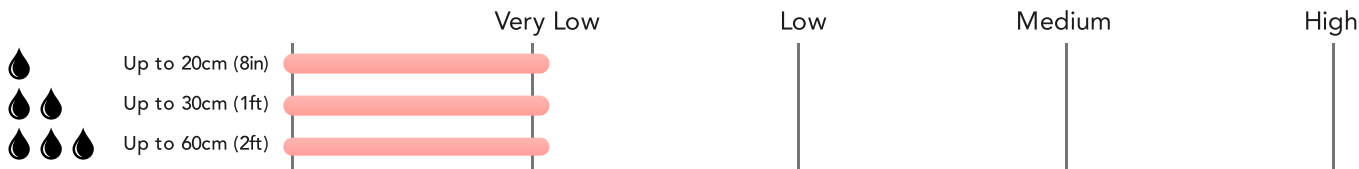


Risk Rating: Very low

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:

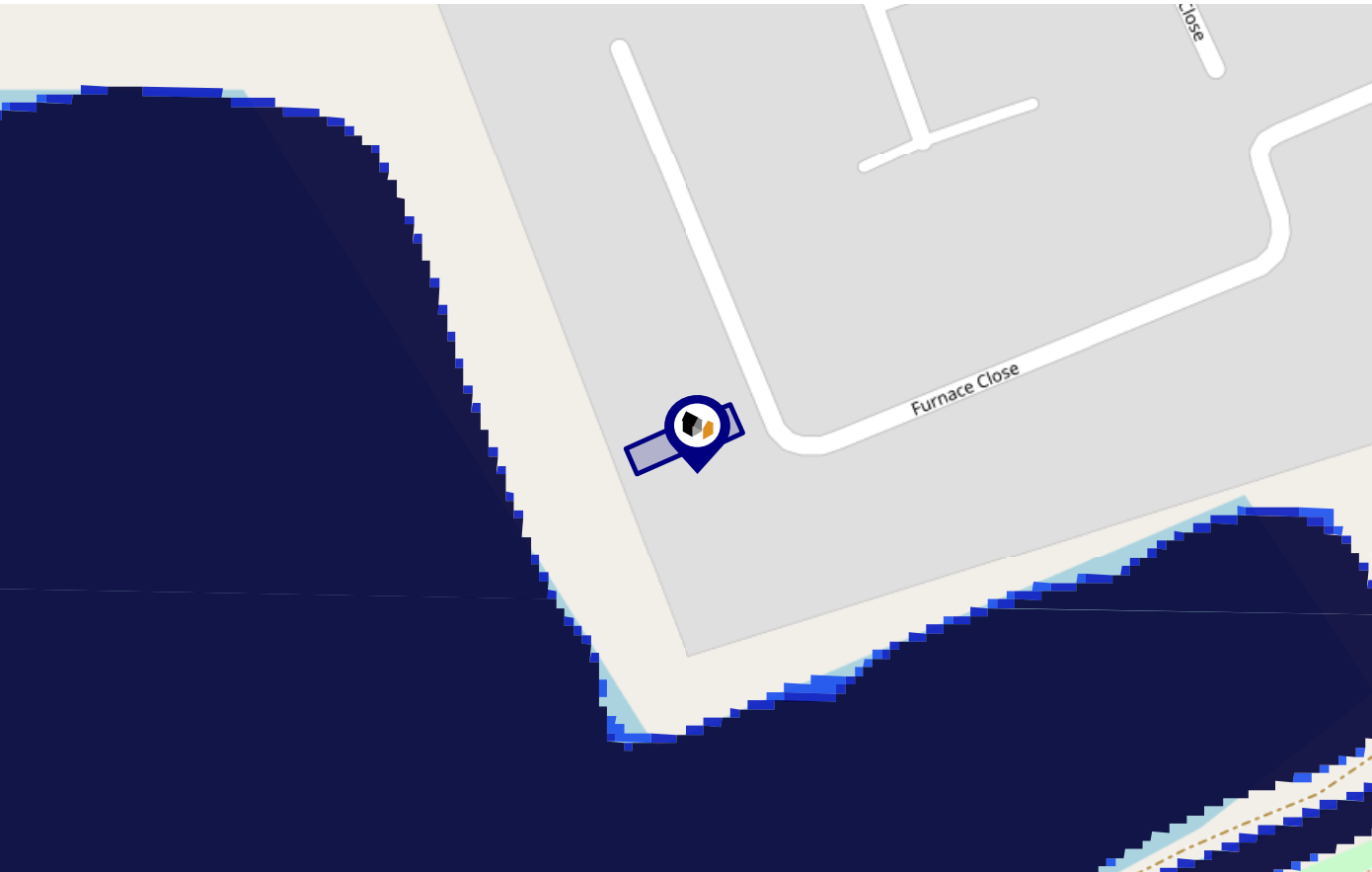


Flood Risk

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.

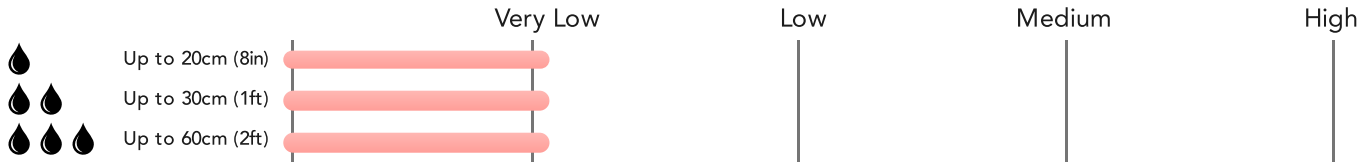


Risk Rating: Very low

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:



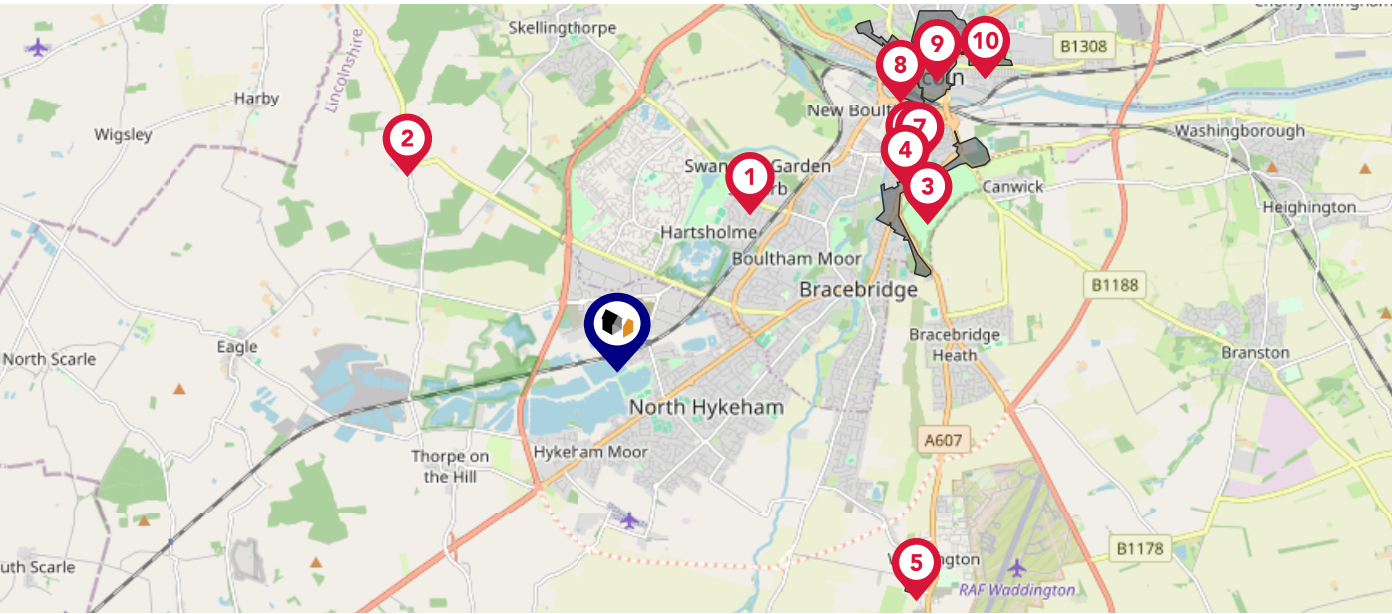
MIR - Material Info

Maps

Conservation Areas



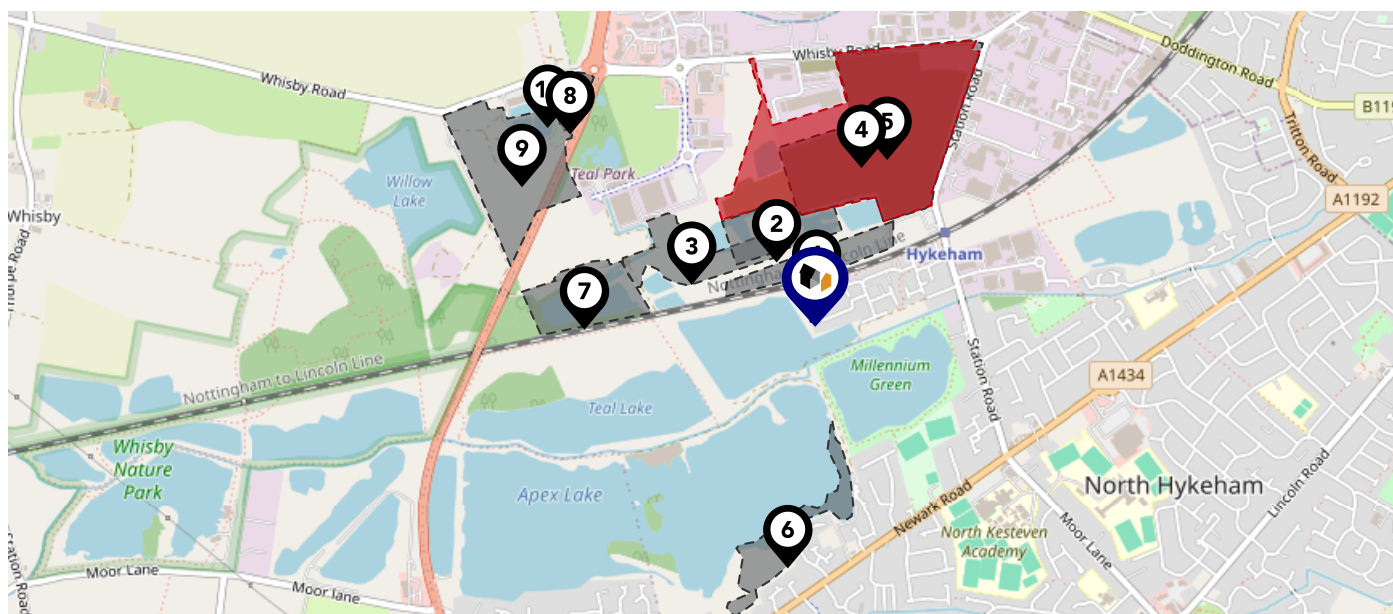
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

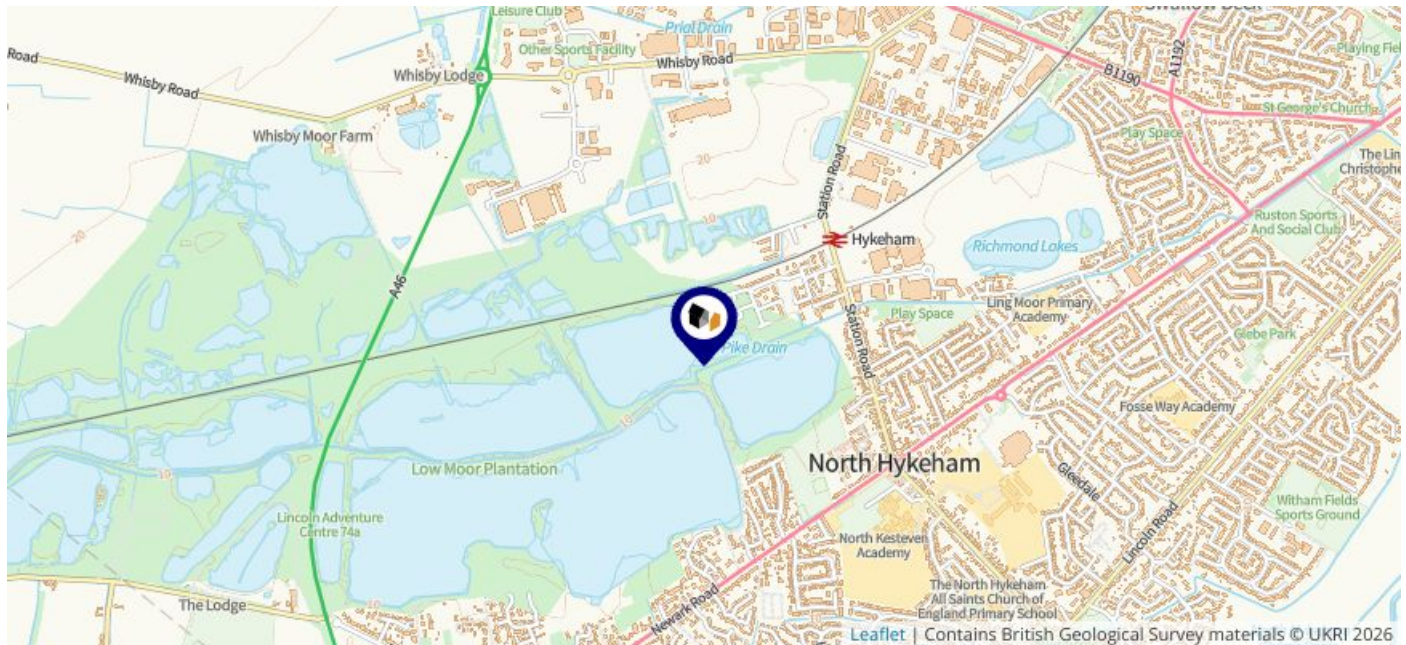
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

	George Fischers Factory Landfill-Station Road, Lincoln, North Hykeham, Lincolnshire	Historic Landfill 
	Whisby Pit-Whisby Road, Skellingthorpe, , Lincolnshire	Historic Landfill 
	Whisby Moor Quarry-North Hykenham, Lincoln	Historic Landfill 
	No name provided by source	Active Landfill 
	Hykeham Quarry Landfill (superseded By 73214)-Whisby Road, Lincoln, North Hykeham, Lincolnshire	Historic Landfill 
	Hykeham Quarry-Newark Road,North Hykeham,Lincoln,Lincolnshire	Historic Landfill 
	Whisby Moor Quarry-North Hykenham, Lincoln	Historic Landfill 
	Junction of A46 and Whisby Road-North Hykeham, Lincolnshire	Historic Landfill 
	Whisby Moor Landfill-Whisby Moor, Lincoln	Historic Landfill 
	Whisby Moor Landfill-Garstang, Whisby Moor, Lincolnshire	Historic Landfill 

This map displays nearby coal mine entrances and their classifications.



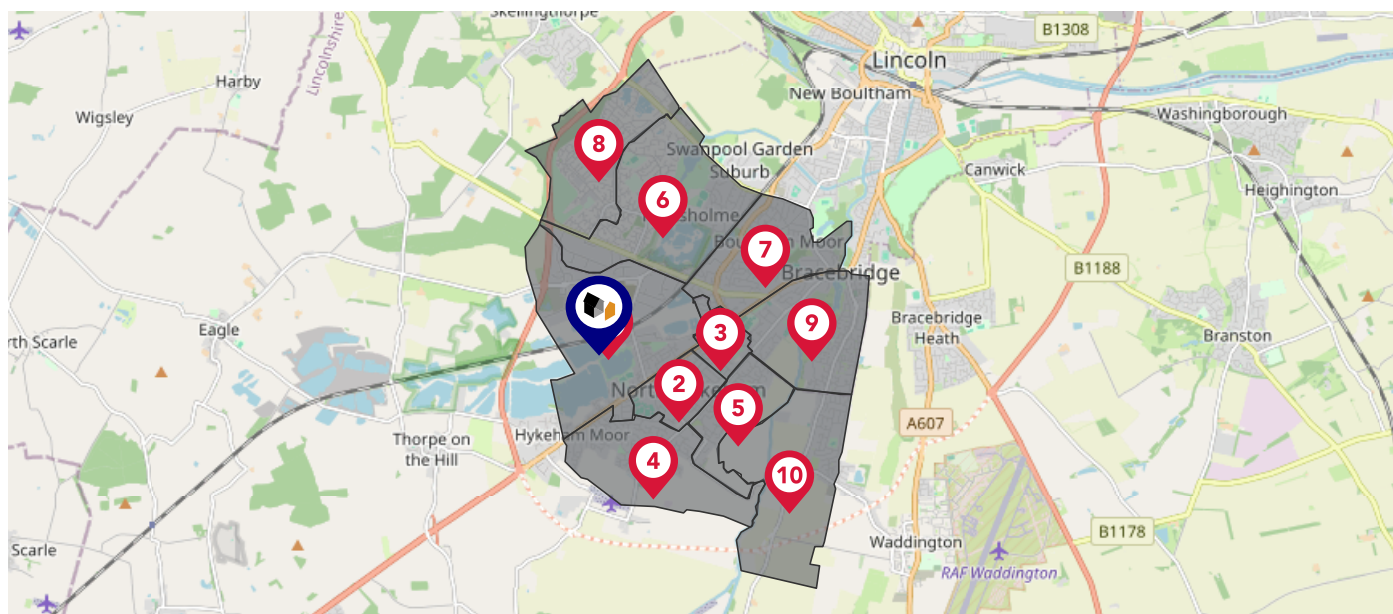
Mine Entry

- ✕ 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.

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



North Hykeham Memorial Ward



North Hykeham Moor Ward



North Hykeham Forum Ward



North Hykeham Mill Ward



North Hykeham Witham Ward



Hartsholme Ward



Moorland Ward



Birchwood Ward



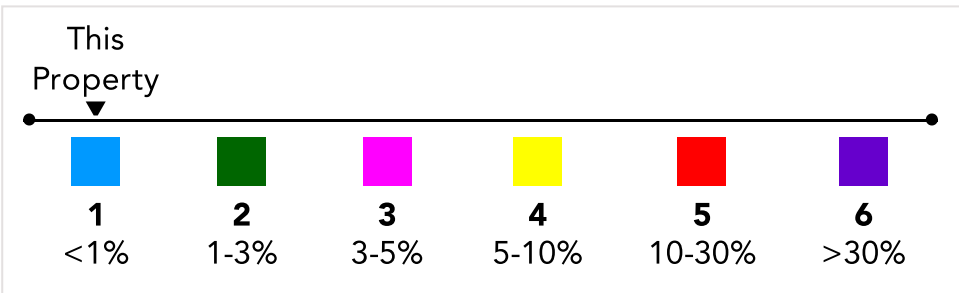
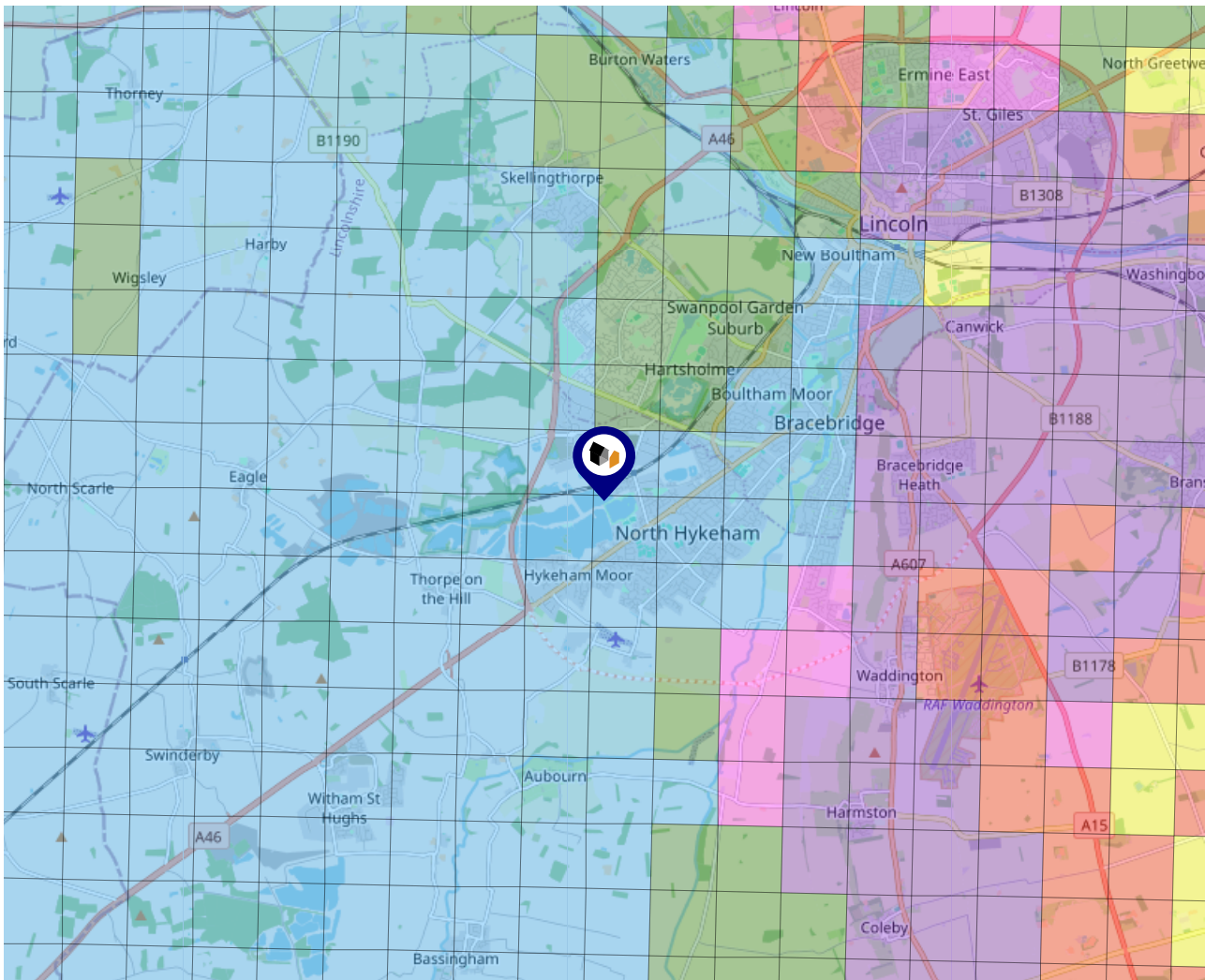
Witham Ward



Waddington West Ward

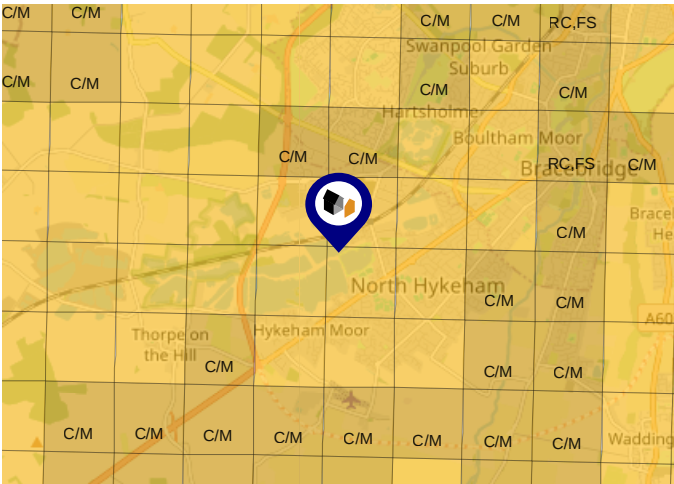
What is Radon?

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:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

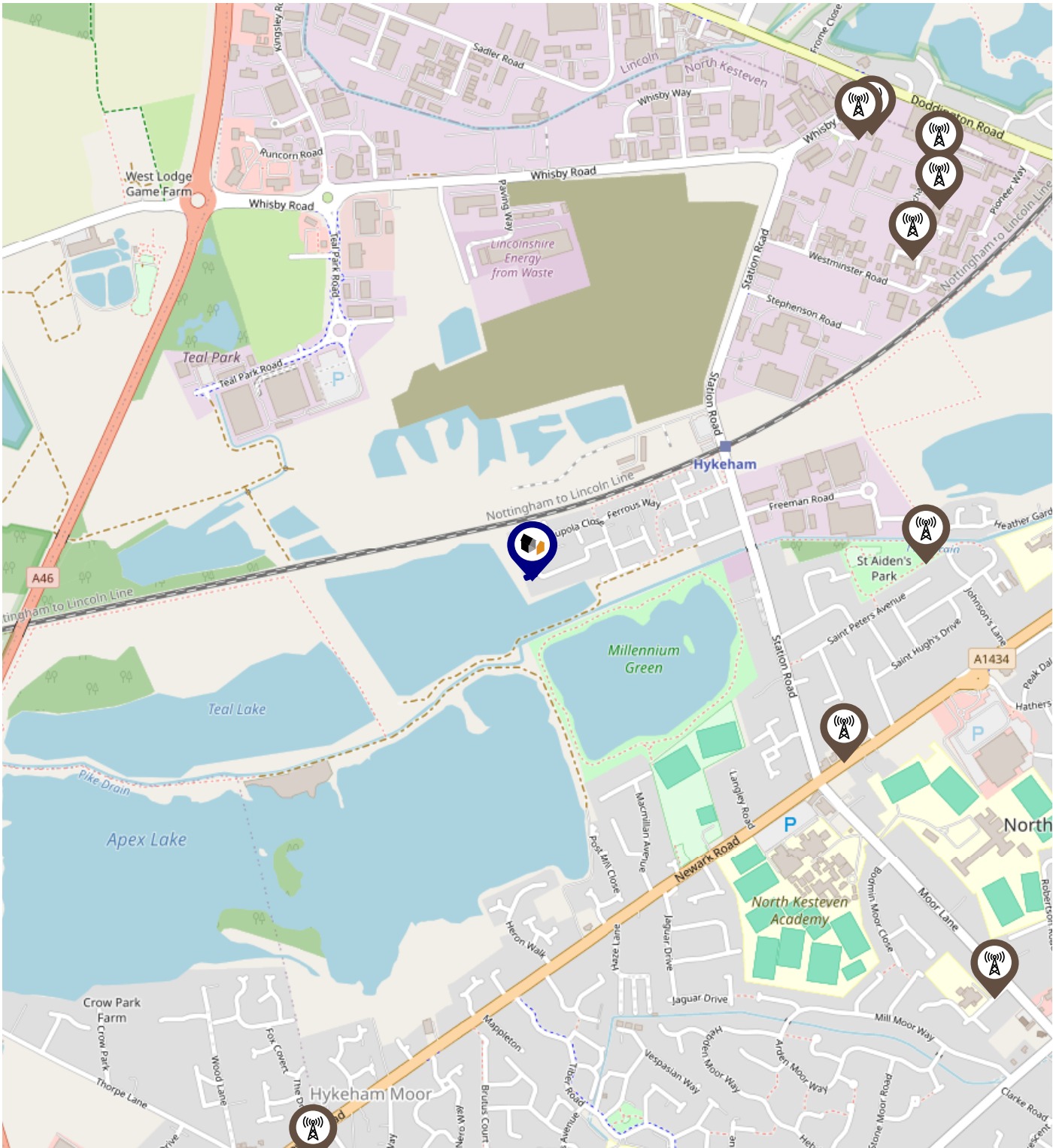


Primary Classifications (Most Common Clay Types)

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

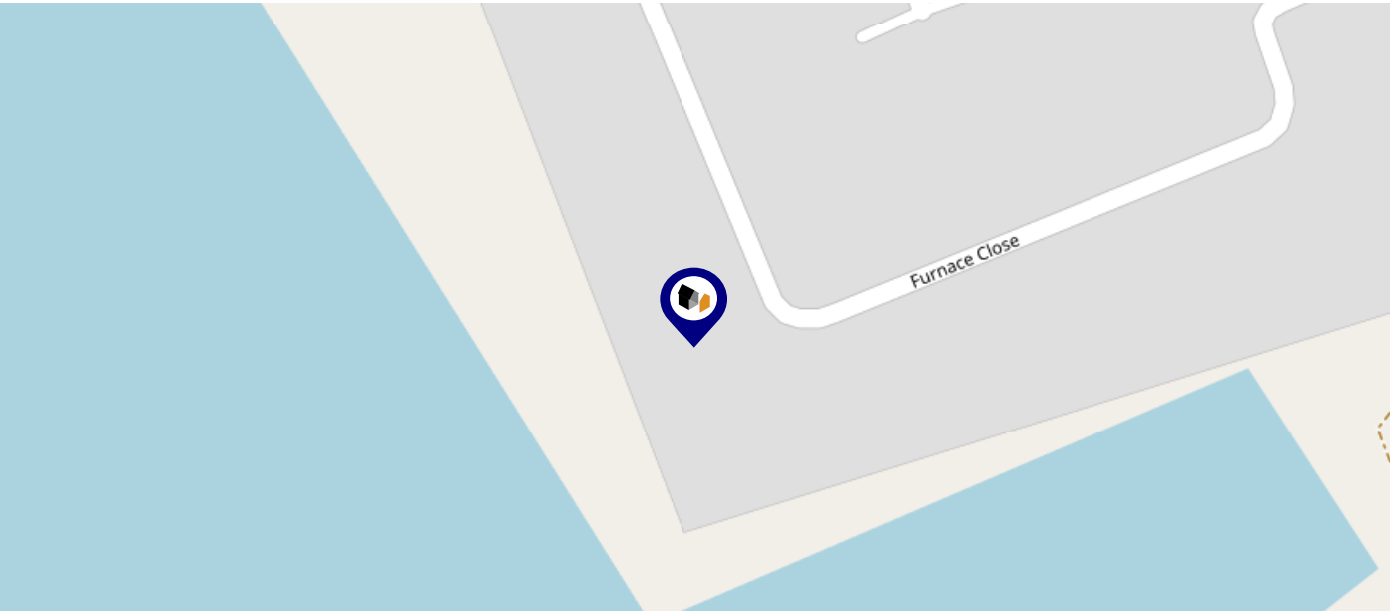


Key:

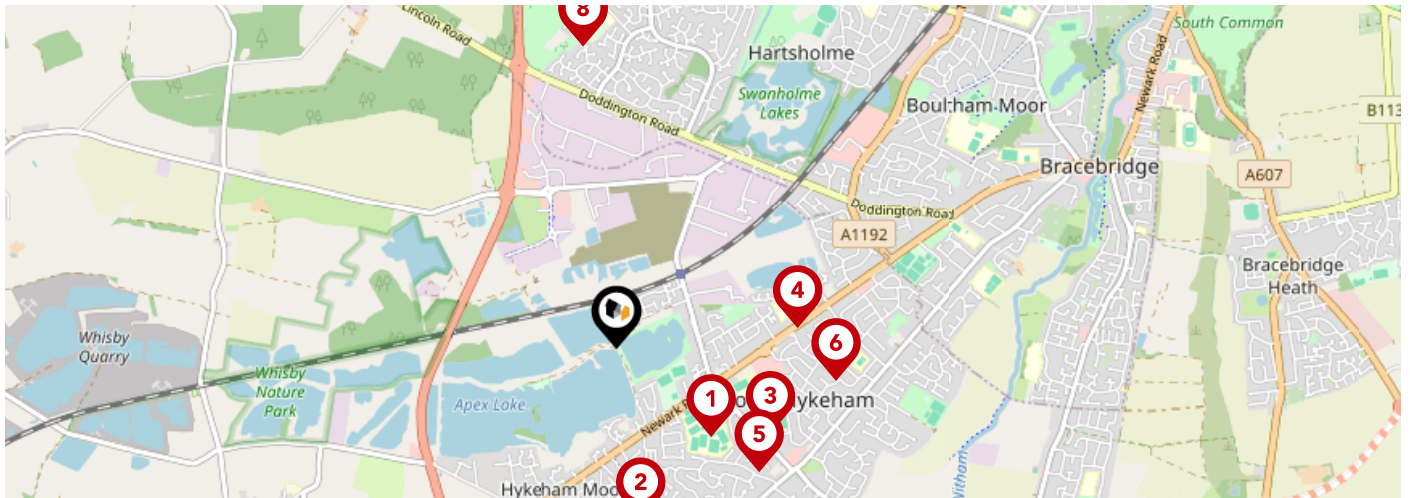
-  Power Pylons
-  Communication Masts



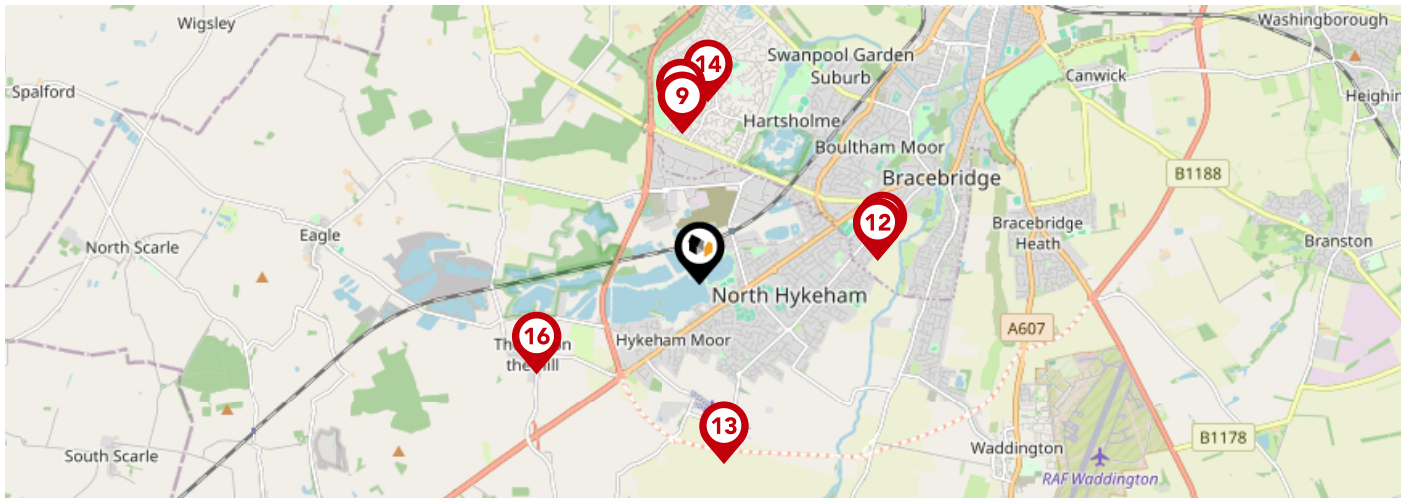
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
No data available.		

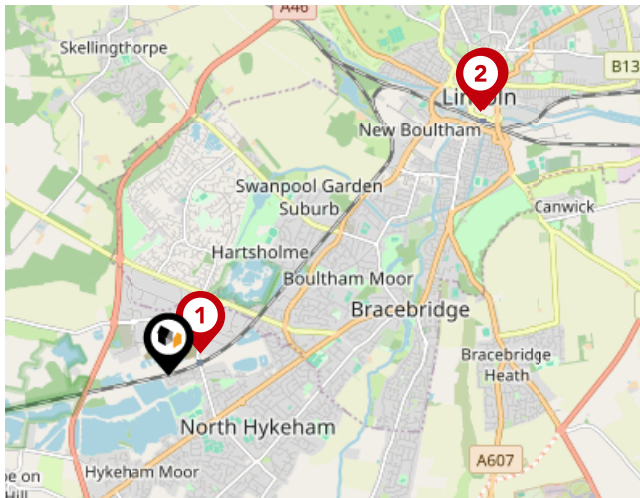


		Nursery	Primary	Secondary	College	Private
1	North Kesteven Academy Ofsted Rating: Requires improvement Pupils: 659 Distance:0.58	☐	☐	☒	☐	☐
2	Manor Farm Academy Ofsted Rating: Good Pupils: 212 Distance:0.77	☐	☒	☐	☐	☐
3	Sir Robert Pattinson Academy Ofsted Rating: Good Pupils: 1308 Distance:0.78	☐	☐	☒	☐	☐
4	Ling Moor Primary Academy Ofsted Rating: Outstanding Pupils: 413 Distance:0.81	☐	☒	☐	☐	☐
5	The North Hykeham All Saints Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:0.84	☐	☒	☐	☐	☐
6	Fosse Way Academy Ofsted Rating: Good Pupils: 540 Distance:0.98	☐	☒	☐	☐	☐
7	The Kingsdown Nursery School, Lincoln Ofsted Rating: Good Pupils: 80 Distance:1.35	☒	☐	☐	☐	☐
8	Leslie Manser Primary School Ofsted Rating: Good Pupils: 240 Distance:1.35	☐	☒	☐	☐	☐



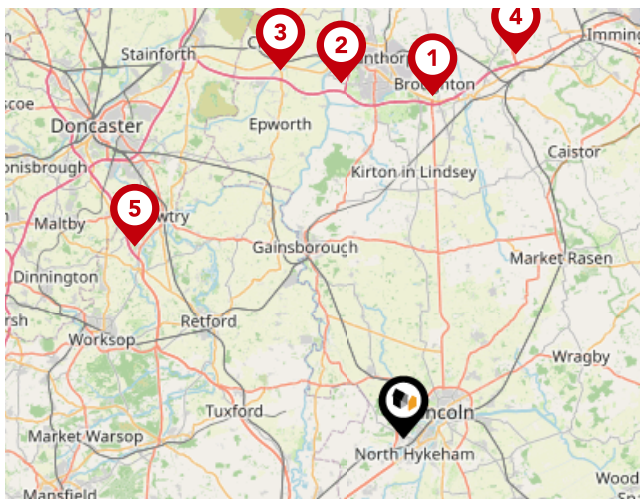
		Nursery	Primary	Secondary	College	Private
	Fortuna School Ofsted Rating: Outstanding Pupils: 80 Distance:1.35	☐	☒	☐	☐	☐
	St Hugh's Catholic Primary, A Voluntary Academy Ofsted Rating: Outstanding Pupils: 274 Distance:1.46	☐	☒	☐	☐	☐
	The Lincoln Manor Leas Junior School Ofsted Rating: Good Pupils: 290 Distance:1.59	☐	☒	☐	☐	☐
	The Lincoln Manor Leas Infants School Ofsted Rating: Good Pupils: 163 Distance:1.59	☐	☒	☐	☐	☐
	The South Hykeham Community Primary School Ofsted Rating: Good Pupils: 148 Distance:1.62	☐	☒	☐	☐	☐
	The Lancaster School Ofsted Rating: Good Pupils: 115 Distance:1.62	☐	☒	☐	☐	☐
	The Lincoln St Christopher's School Ofsted Rating: Good Pupils: 252 Distance:1.65	☐	☐	☒	☐	☐
	The St Michael's Church of England Primary School, Thorpe on the Hill Ofsted Rating: Good Pupils: 197 Distance:1.65	☐	☒	☐	☐	☐

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Hykeham Rail Station	0.34 miles
2	Lincoln Central Rail Station	3.63 miles
3	Lincoln Central Rail Station	3.65 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	24.43 miles
2	M180 J3	25.63 miles
3	M180 J2	27.51 miles
4	M180 J5	28.33 miles
5	A1(M) J34	23.47 miles

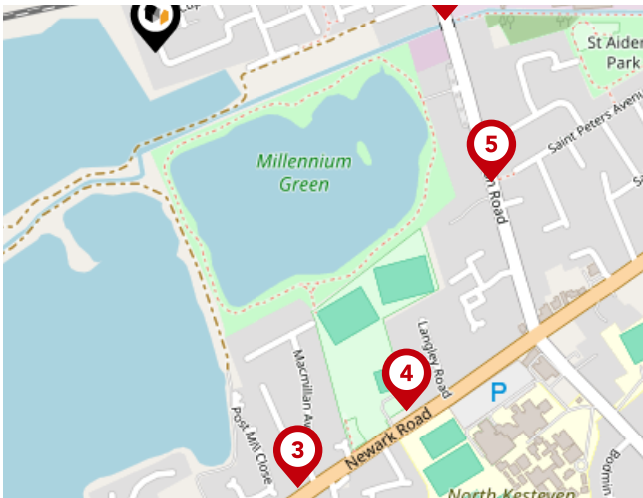


Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	29.07 miles
2	Finningley	26.01 miles
3	East Mids Airport	39.3 miles
4	Leeds Bradford Airport	63.75 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Grace Avenue	0.32 miles
2	Grace Avenue	0.33 miles
3	Macmillan Avenue	0.51 miles
4	Memorial Hall	0.49 miles
5	Hamilton Road	0.4 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

