

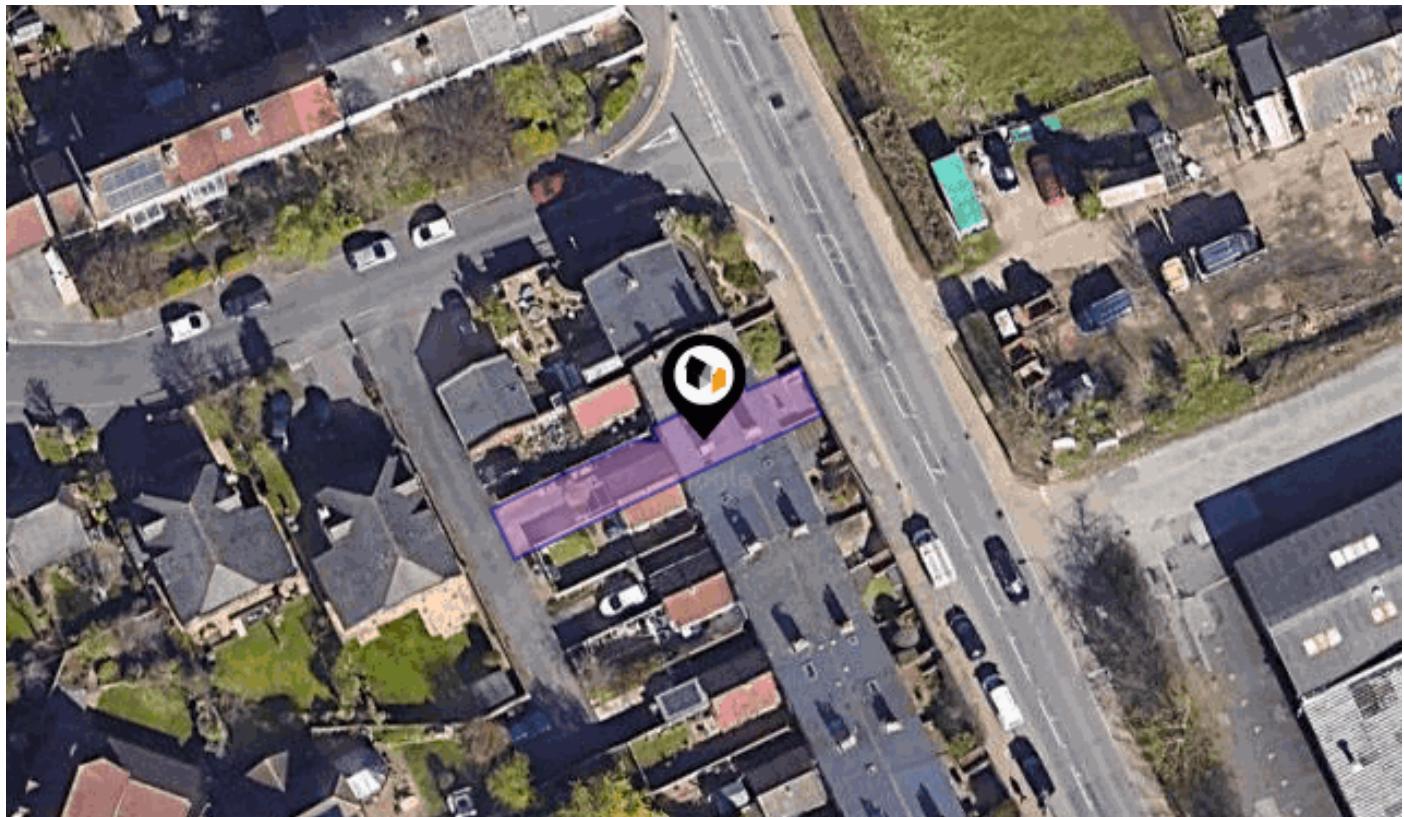


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Thursday 29<sup>th</sup> January 2026**



## OAKLEIGH TERRACE, LINCOLN, LN1

### Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

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# Property Overview



## Property

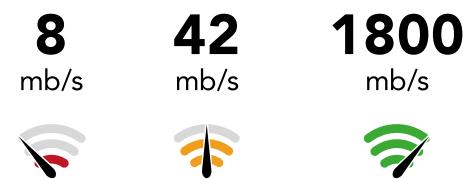
Type:	Terraced
Bedrooms:	3
Plot Area:	0.03 acres
Year Built :	Before 1900
Council Tax :	Band A
Annual Estimate:	£1,507
Title Number:	LL74145

Tenure: Freehold

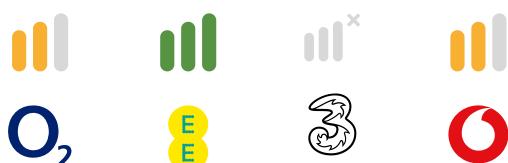
## Local Area

Local Authority:	Lincolnshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	High

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



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



**Satellite/Fibre TV Availability:**

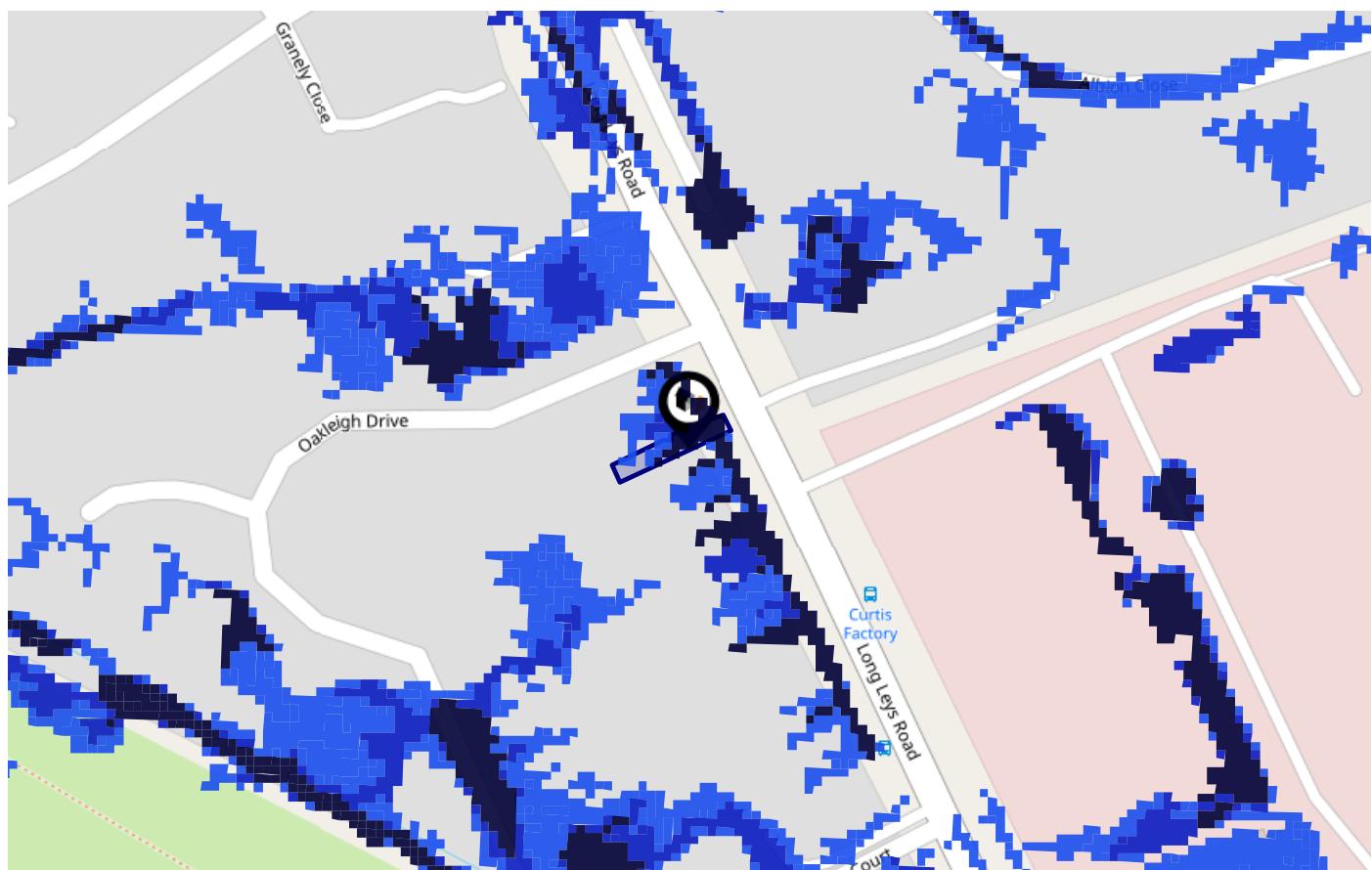


# Flood Risk

## 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.

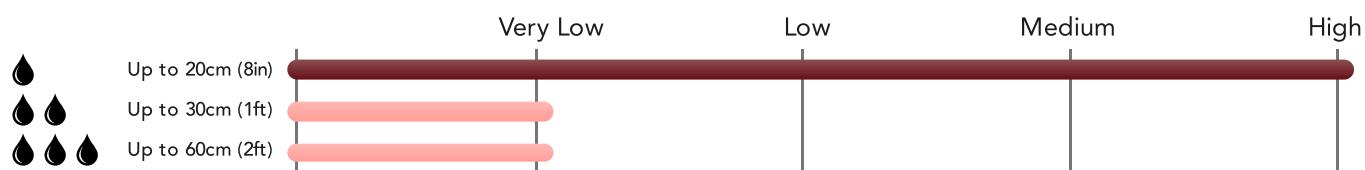


Risk Rating: High

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.

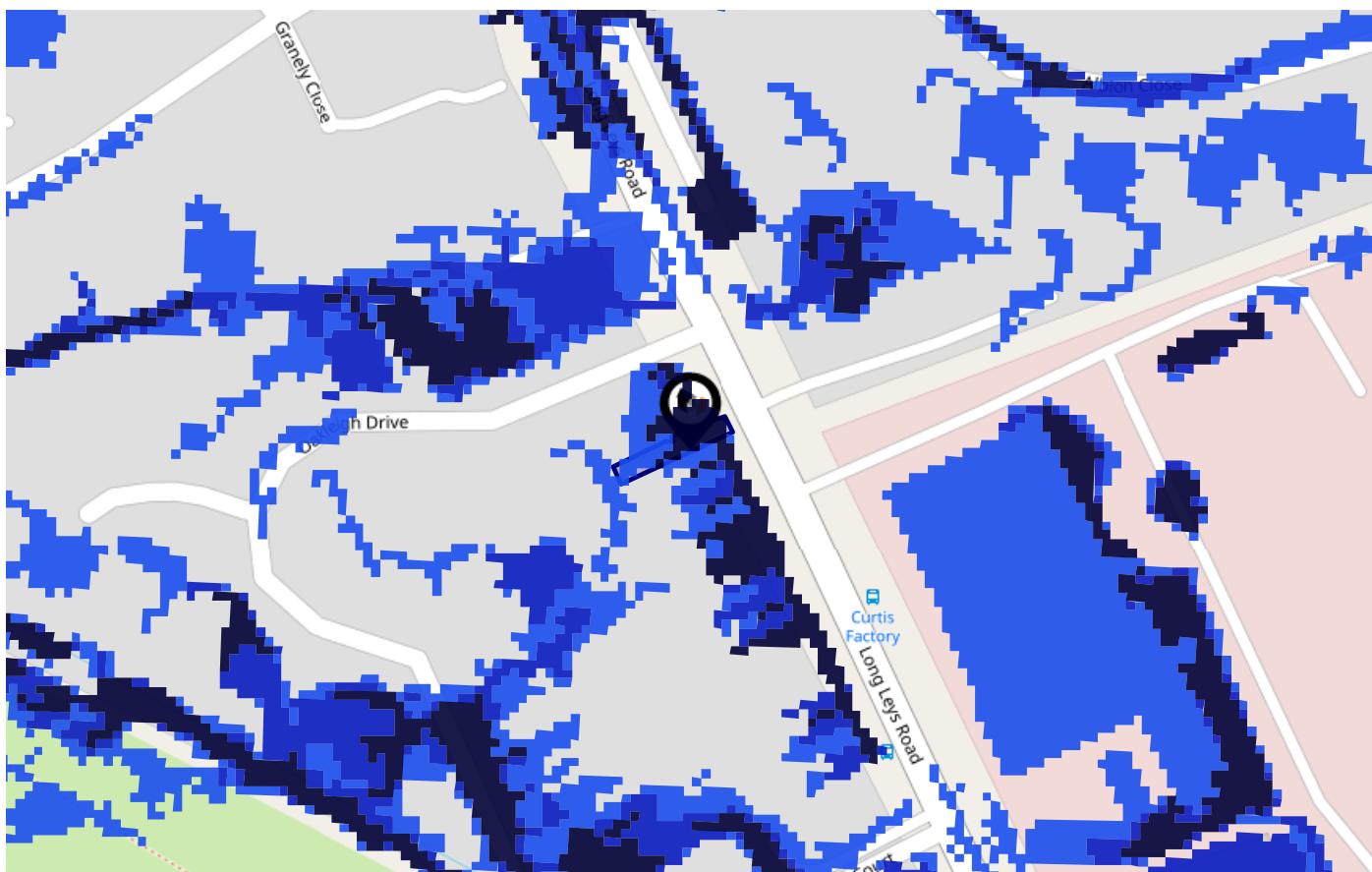
Chance of flooding to the following depths at this property:



# 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.

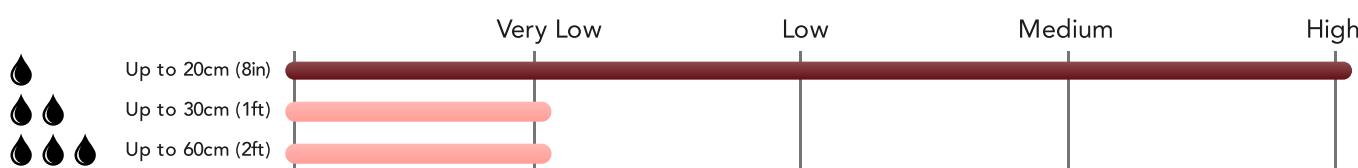


**Risk Rating: High**

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:

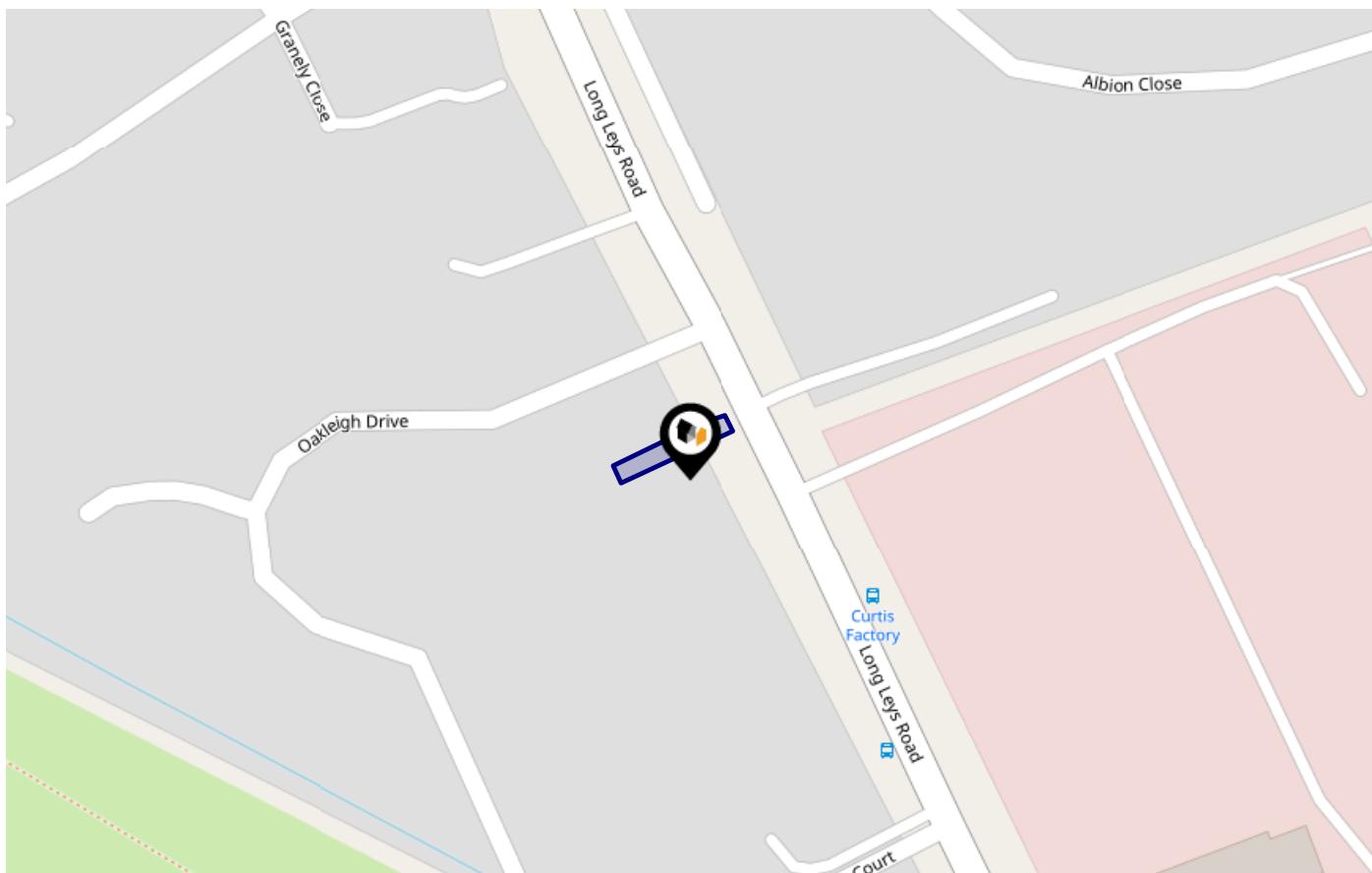


# Flood Risk

## 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.

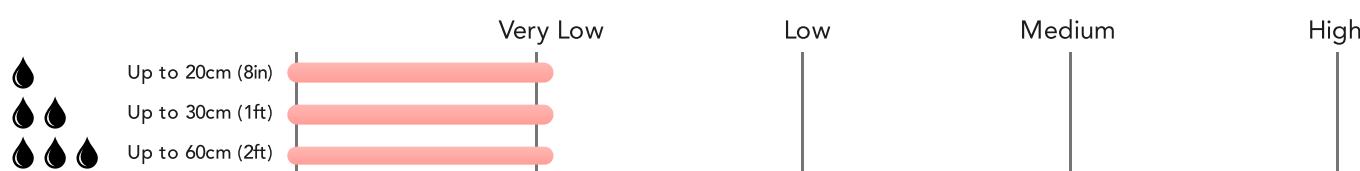


Risk Rating: Very low

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.

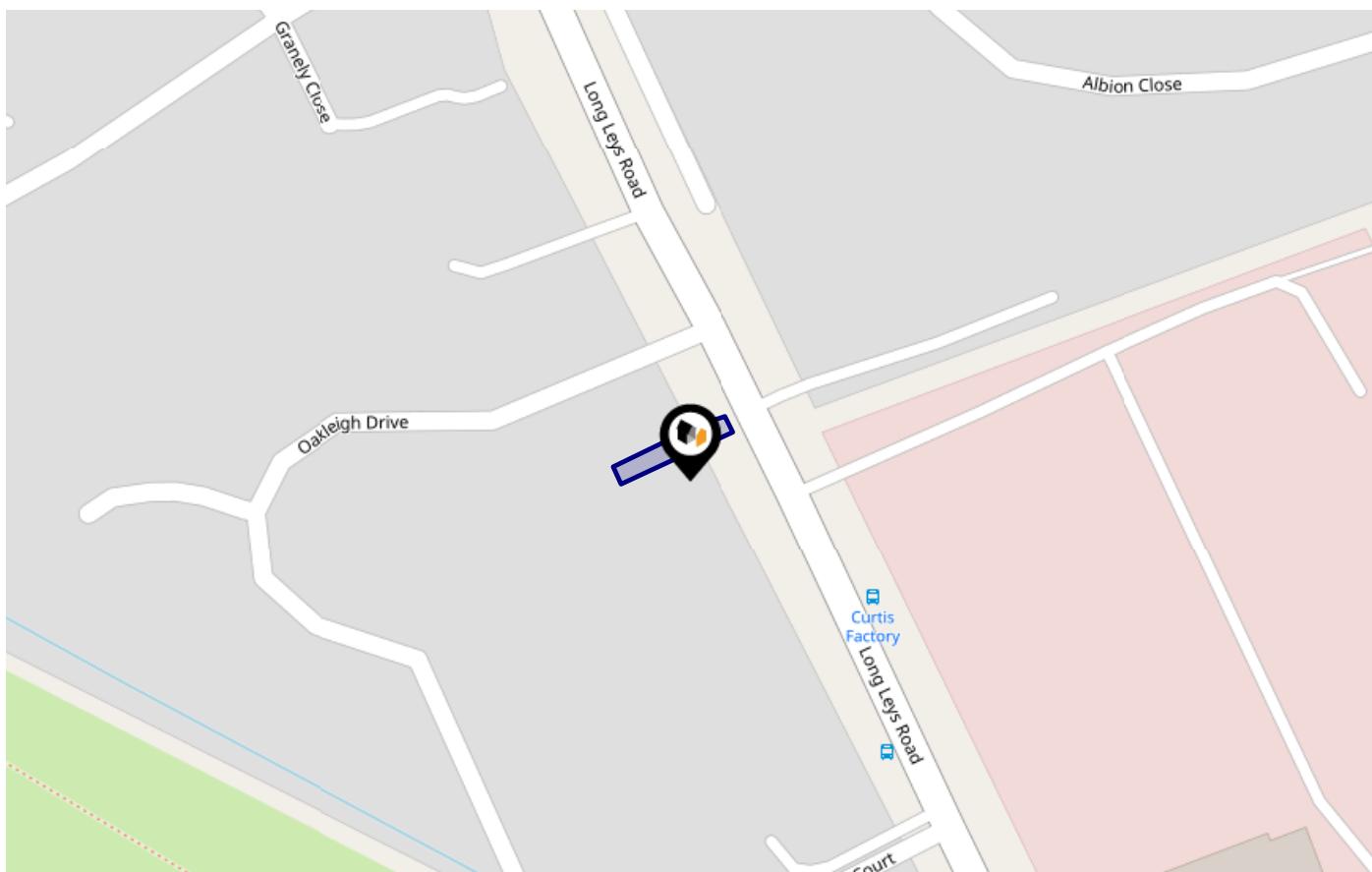
Chance of flooding to the following depths at this property:



# 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:

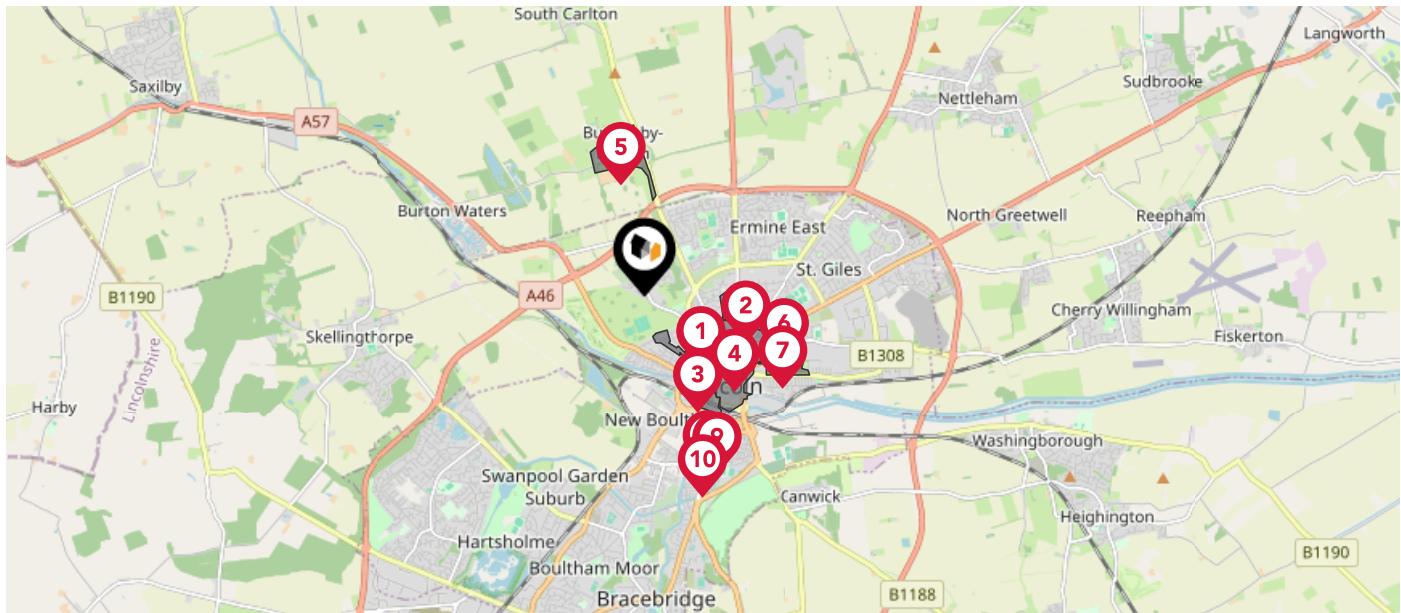


# Maps

## 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

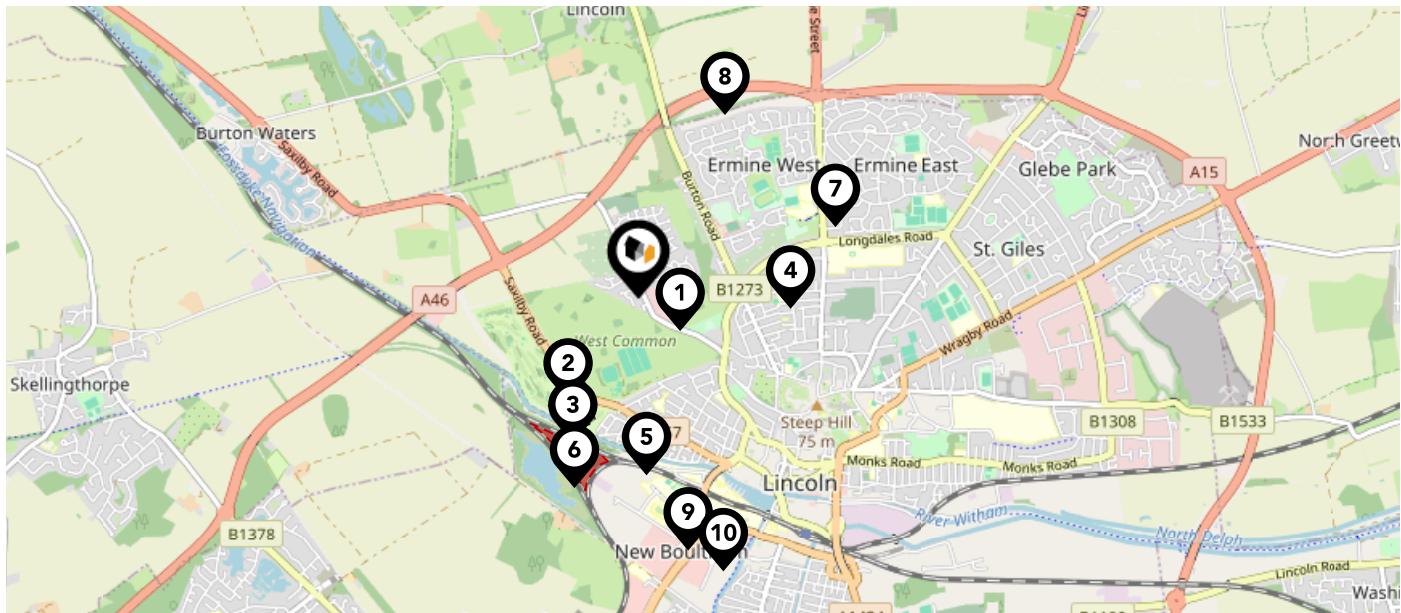
- 1 Carline
- 2 Newport and Nettleham Road
- 3 West Parade and Brayford
- 4 Cathedral and City Centre
- 5 Burton
- 6 The Dell
- 7 Lindum and Arboretum
- 8 St Peter-at-Gowts
- 9 Sibthorpe
- 10 Gowt's Bridge

# 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.



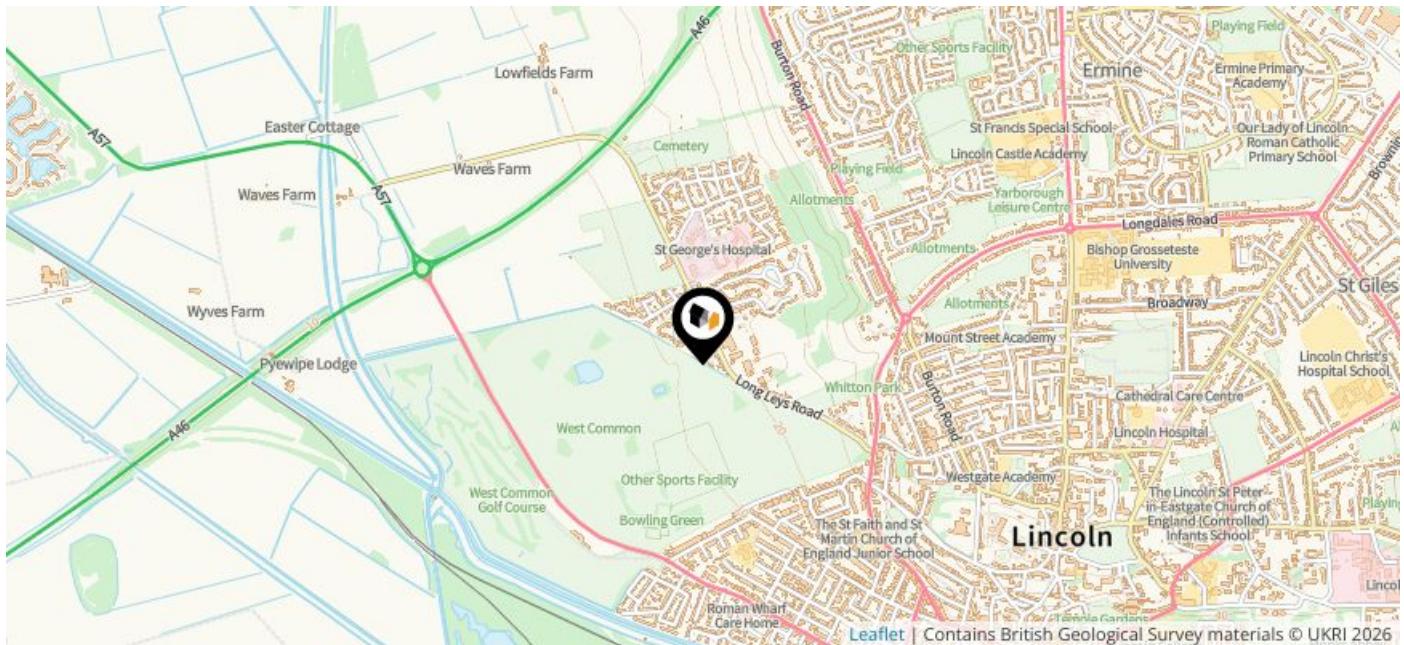
### Nearby Landfill Sites

	1 EA/EPR/BP3598NX/A001 - Serviceteam Ltd	Active Landfill <input checked="" type="checkbox"/>
	2 West Common-Lincoln, Lincolnshire	Historic Landfill <input type="checkbox"/>
	3 Golf Course-West Common	Historic Landfill <input type="checkbox"/>
	4 Mount Street-Lincoln, Lincolnshire	Historic Landfill <input type="checkbox"/>
	5 Former Fisons Site-Carholme Road	Historic Landfill <input type="checkbox"/>
	6 EA/EPR/BP3998NN/A001 - Beevor Foundry Ltd	Active Landfill <input checked="" type="checkbox"/>
	7 Cathedral Quarry-Riseholme Road, Lincoln	Historic Landfill <input type="checkbox"/>
	8 Ellis Farm-Burton	Historic Landfill <input type="checkbox"/>
	9 Rear Of British Rail Social Club-Ropewalk	Historic Landfill <input type="checkbox"/>
	10 Former Brayford Leisure Site-Ropewalk	Historic Landfill <input type="checkbox"/>

# 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.

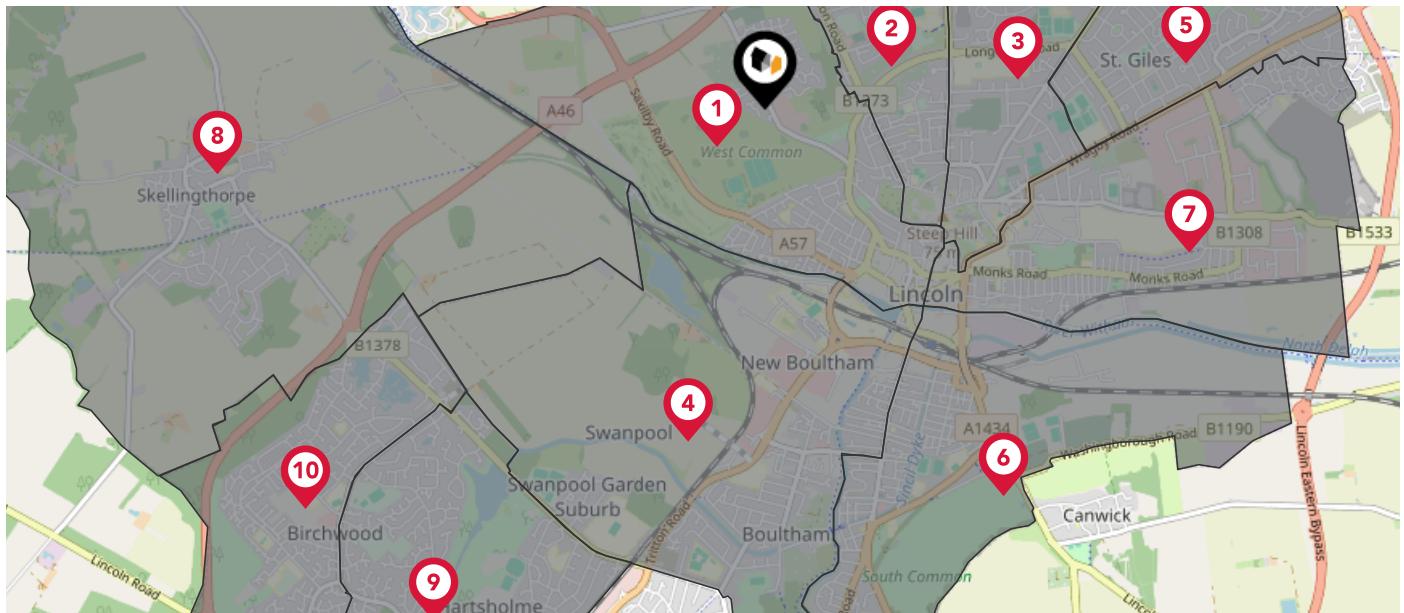
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

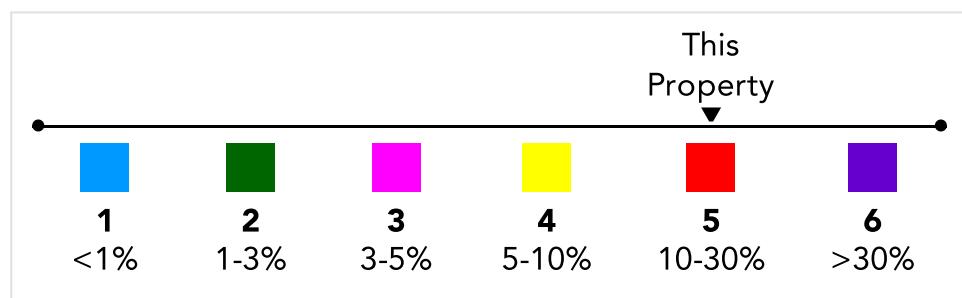
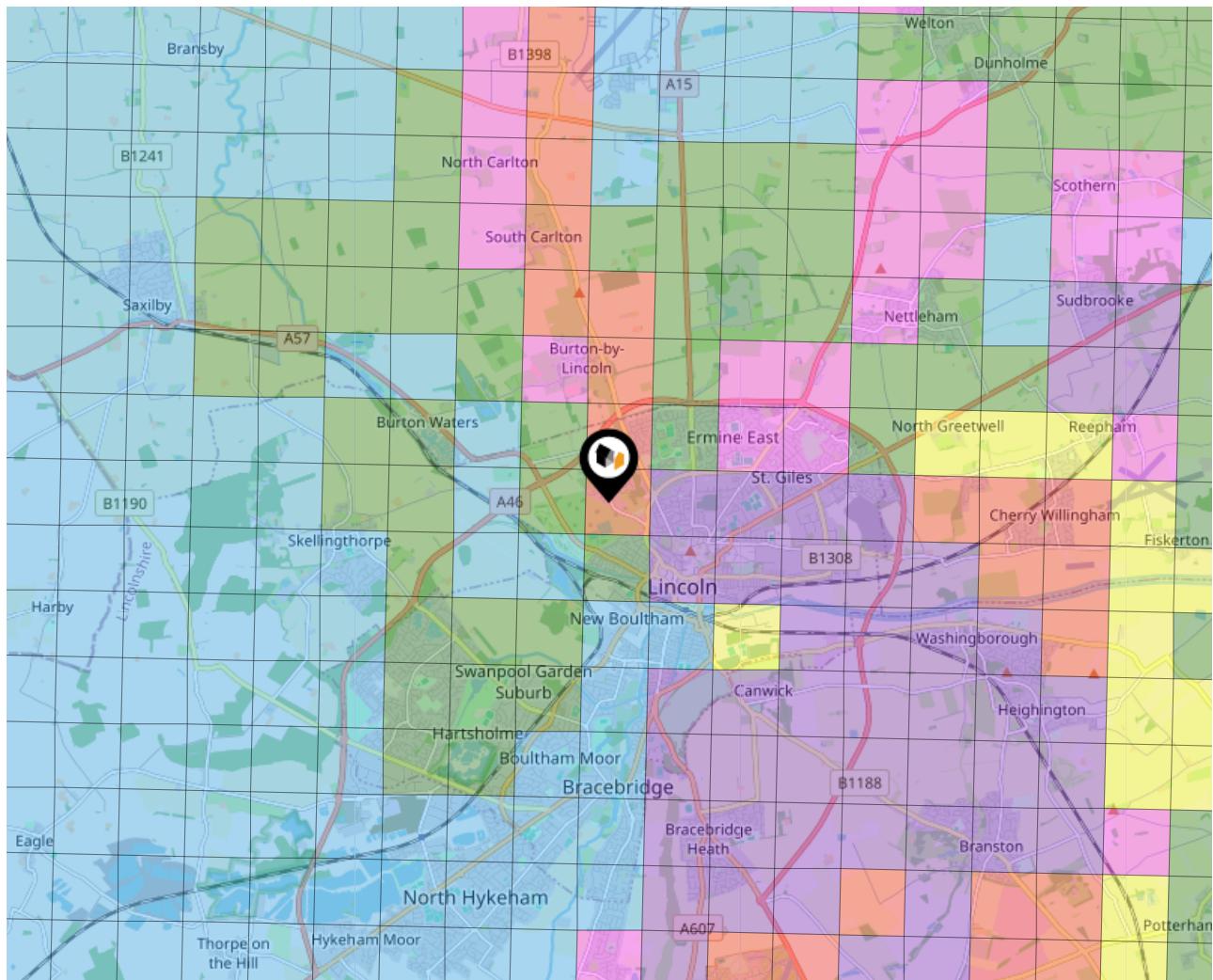


### Nearby Council Wards

- 1 Carholme Ward
- 2 Castle Ward
- 3 Minster Ward
- 4 Boultham Ward
- 5 Glebe Ward
- 6 Park Ward
- 7 Abbey Ward
- 8 Skellingthorpe Ward
- 9 Hartsholme Ward
- 10 Birchwood Ward

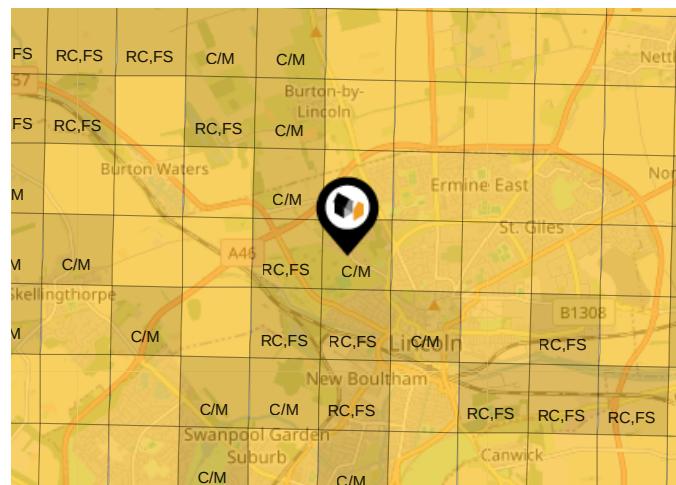
## What is Radon?

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/m<sup>3</sup>).



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

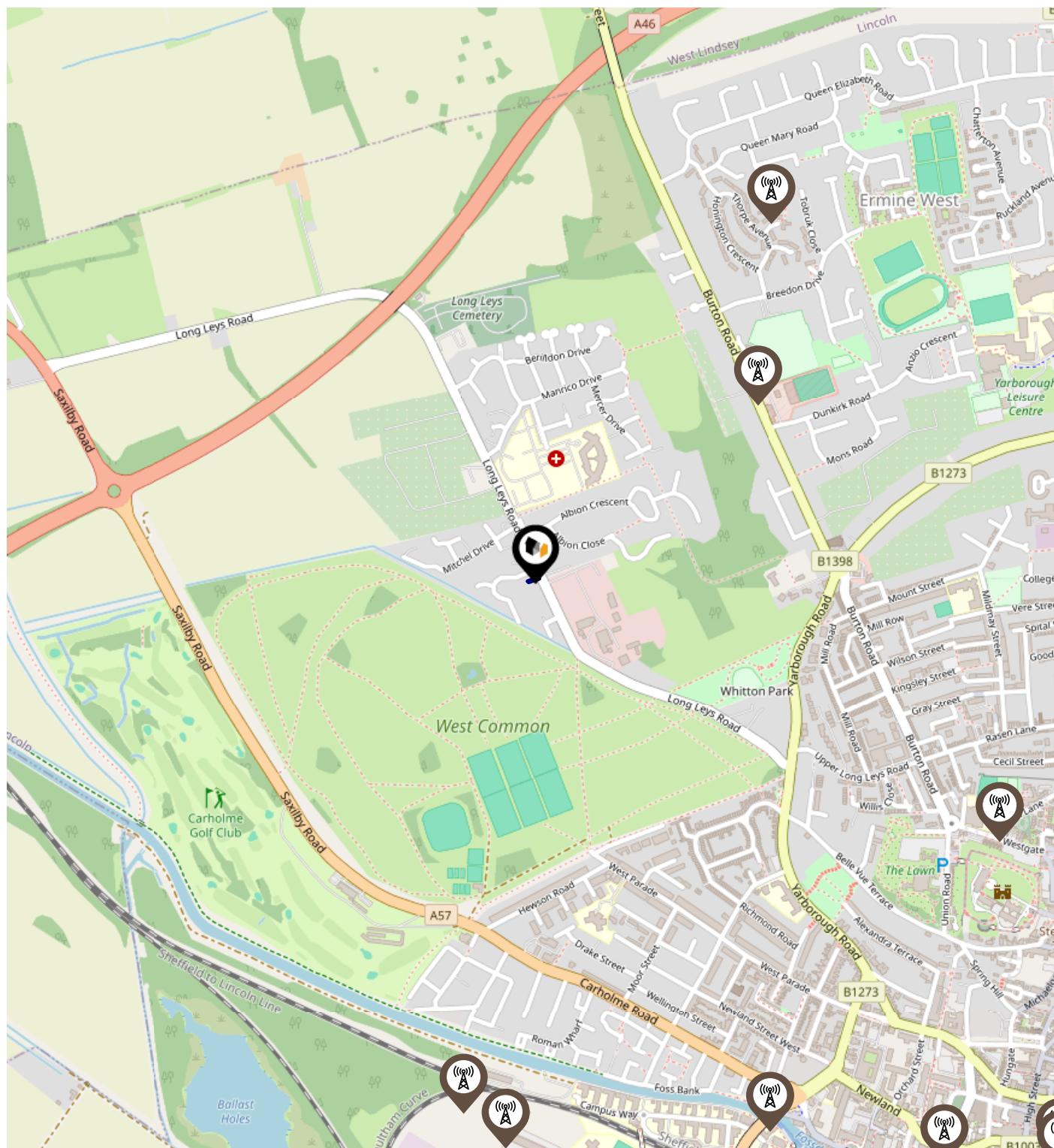
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SAND TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS - RUDACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT(SILTY) TO MEDIUM(SILTY)		



## Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Local Area Masts & Pylons



## Key:

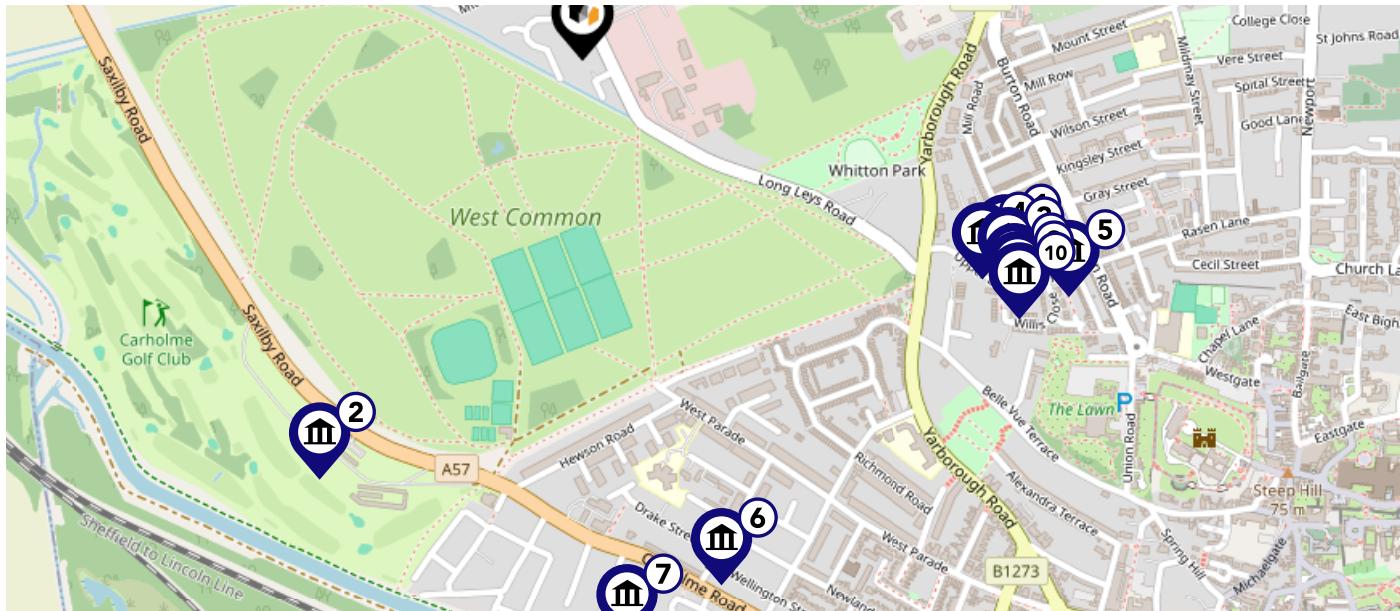
- Power Pylons
- Communication Masts

# 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
 1388646 - 42, Mill Road	Grade II	0.5 miles
 1388754 - Racecourse Grandstand	Grade II	0.5 miles
 1388645 - 18-40, Mill Road	Grade II	0.5 miles
 1388647 - Ellis's Mill	Grade II	0.5 miles
 1388474 - Museum Of Lincolnshire Life	Grade II	0.6 miles
 1388699 - Queen In The West Public House	Grade II	0.6 miles
 1388743 - Fosse House	Grade II	0.6 miles
 1388644 - 16, Mill Road	Grade II	0.6 miles
 1388643 - 2-14, Mill Road	Grade II	0.6 miles
 1388821 - Elm House	Grade II	0.6 miles

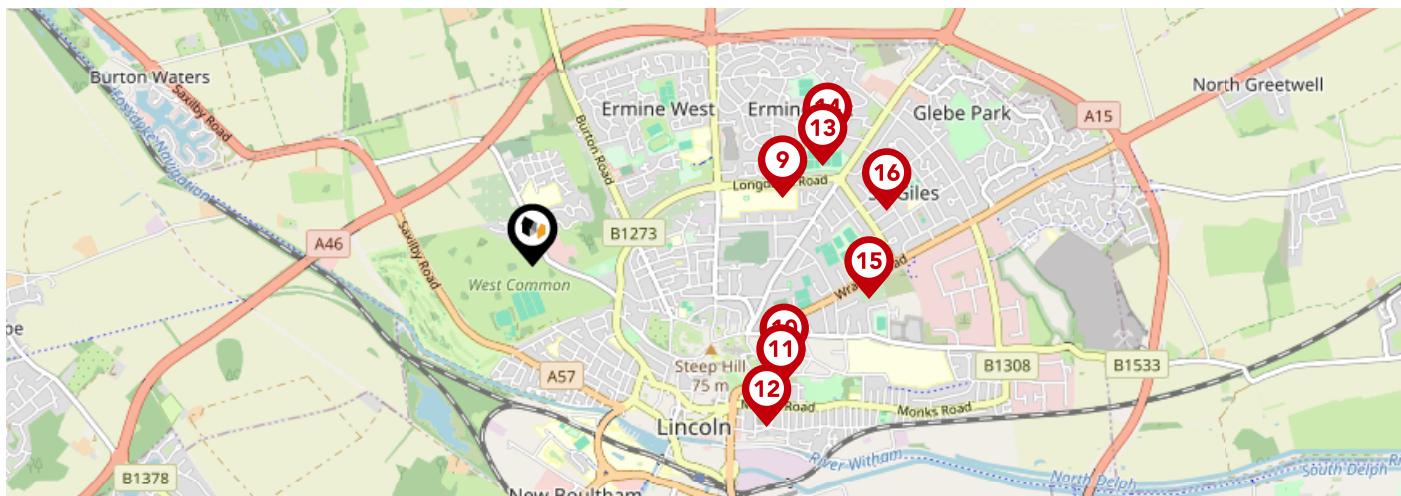
# Area Schools



Nursery Primary Secondary College Private

	Name	Ofsted Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	The St Faith's Church of England Infant and Nursery School, Lincoln	Good	278	0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Mount Street Academy	Outstanding	318	0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The St Faith and St Martin Church of England Junior School, Lincoln	Good	345	0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Westgate Academy	Good	430	0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Lincoln Castle Academy	Not Rated	680	0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The St Francis Special School, Lincoln	Outstanding	161	0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Lincolnshire Secure Unit	Not Rated	0	0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lincoln UTC	Good	369	1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



Nursery Primary Secondary College Private



## Castles Education

Ofsted Rating: Inadequate | Pupils: 93 | Distance: 1.15



## The Lincoln St Peter-in-Eastgate Church of England (Controlled)

### Infants School

Ofsted Rating: Requires improvement | Pupils: 89 | Distance: 1.2



## Lincoln Minster School

Ofsted Rating: Not Rated | Pupils: 473 | Distance: 1.22



## Lincoln College

Ofsted Rating: Good | Pupils: 0 | Distance: 1.25



## Our Lady of Lincoln Catholic Primary School A Voluntary Academy

Ofsted Rating: Good | Pupils: 204 | Distance: 1.36



## Ermine Primary Academy

Ofsted Rating: Good | Pupils: 393 | Distance: 1.41



## Lincoln Christ's Hospital School

Ofsted Rating: Good | Pupils: 1286 | Distance: 1.5



## Springwell Alternative Academy Lincoln

Ofsted Rating: Good | Pupils: 48 | Distance: 1.59

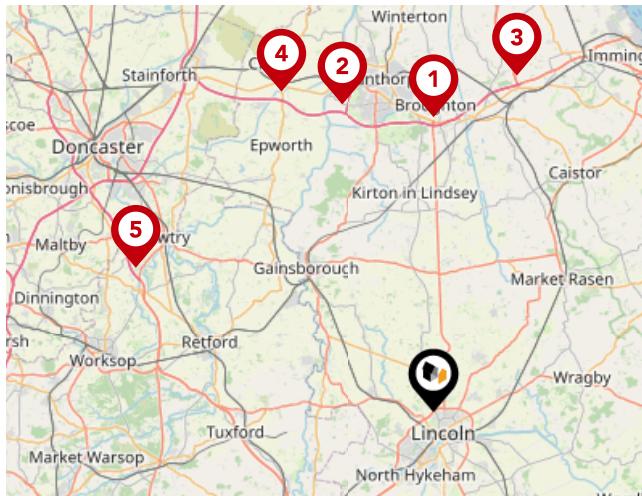


# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	1.3 miles
2	Lincoln Central Rail Station	1.3 miles
3	Hykeham Rail Station	3.67 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	20.94 miles
2	M180 J3	22.77 miles
3	M180 J5	24.5 miles
4	M180 J2	25.1 miles
5	A1(M) J34	23.46 miles



## Airports/Helpads

Pin	Name	Distance
1	Humberside Airport	25.16 miles
2	Finningley	24.97 miles
3	East Mids Airport	43.07 miles
4	Leeds Bradford Airport	62.72 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Curtis Factory	0.03 miles
2	Curtis Factory	0.05 miles
3	Mitchell Drive	0.11 miles
4	Berilldon Drive	0.3 miles
5	West Common	0.27 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.

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**Mundys**

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

[www.mundys.net](http://www.mundys.net)



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