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# MIR: Material Info

The Material Information Affecting this Property  
**Tuesday 02nd June 2026**



**BAR LANE, WADDINGTON, LINCOLN, LN5**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS  
01522 510 044  
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www.mundys.net



# Property Overview



## Property

|                         |               |                |          |
|-------------------------|---------------|----------------|----------|
| <b>Type:</b>            | Semi-Detached | <b>Tenure:</b> | Freehold |
| <b>Bedrooms:</b>        | 3             |                |          |
| <b>Plot Area:</b>       | 0.03 acres    |                |          |
| <b>Council Tax :</b>    | Band B        |                |          |
| <b>Annual Estimate:</b> | £1,818        |                |          |
| <b>Title Number:</b>    | LL374719      |                |          |

## Local Area

|                           |              |
|---------------------------|--------------|
| <b>Local Authority:</b>   | Lincolnshire |
| <b>Conservation Area:</b> | Waddington   |
| <b>Flood Risk:</b>        |              |
| ● Rivers & Seas           | Very low     |
| ● Surface Water           | Very low     |

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

|                   |                     |
|-------------------|---------------------|
| <b>19</b><br>mb/s | <b>1000</b><br>mb/s |
|                   |                     |

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



### Satellite/Fibre TV Availability:

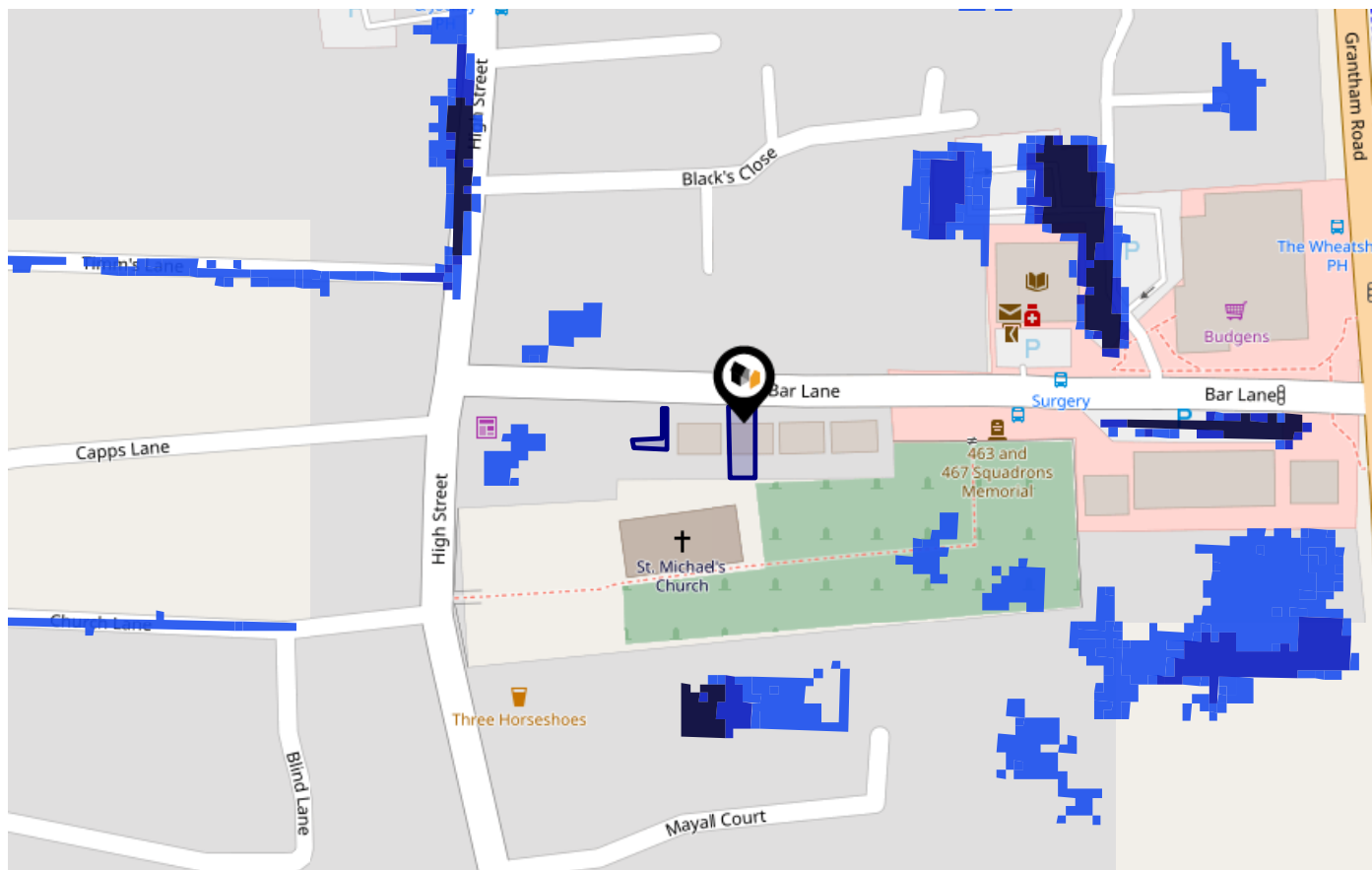


# Flood Risk

## 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.

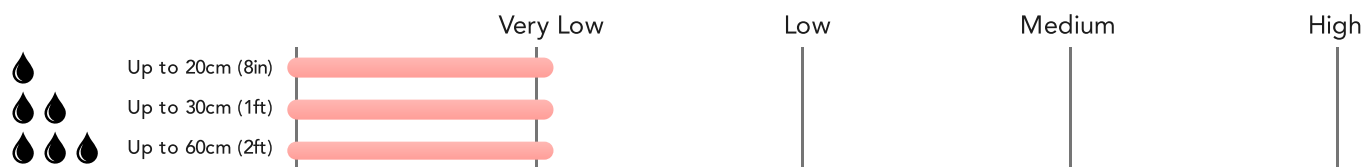


**Risk Rating: Very low**

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:

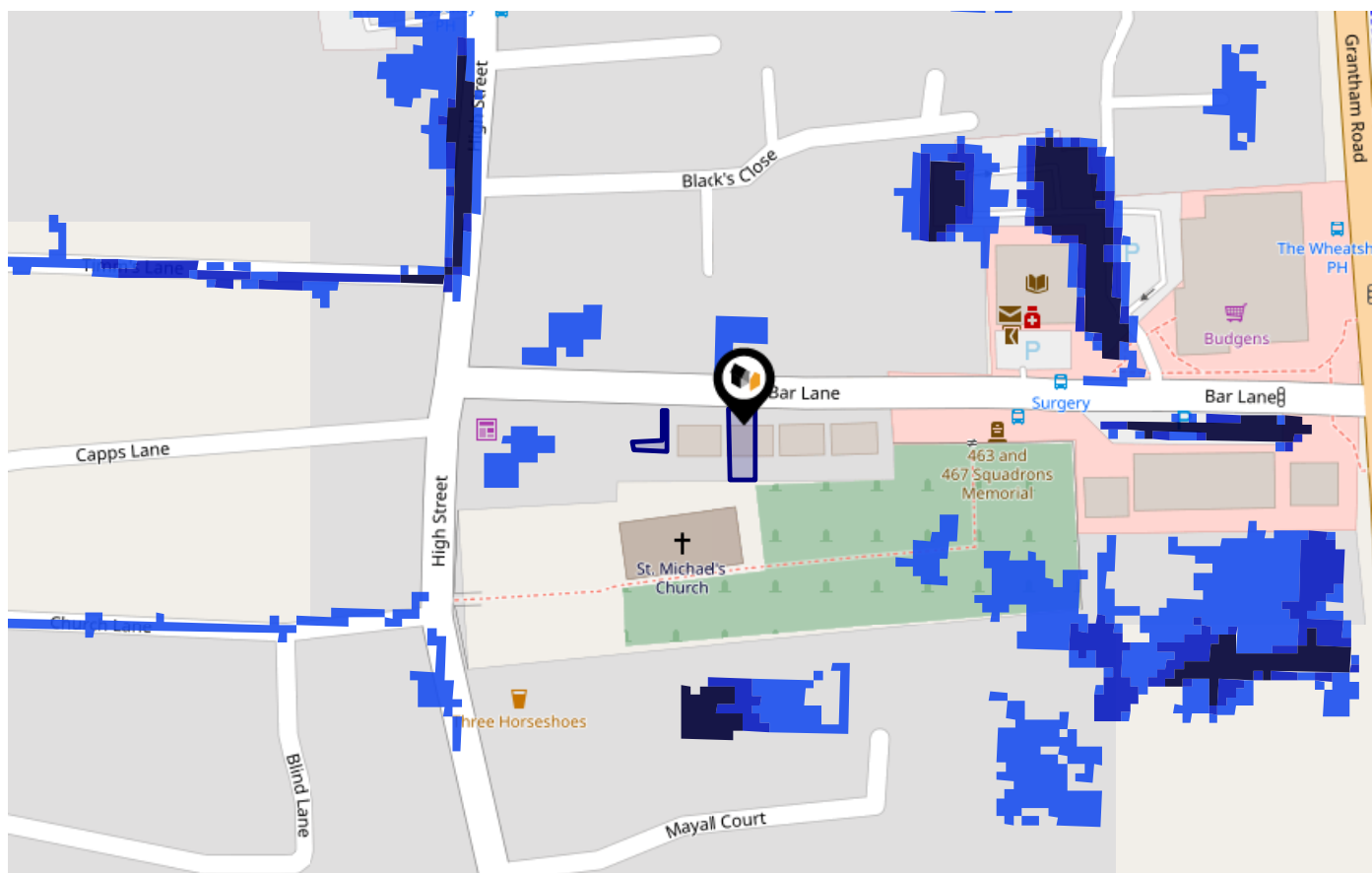


# Flood Risk

## 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.

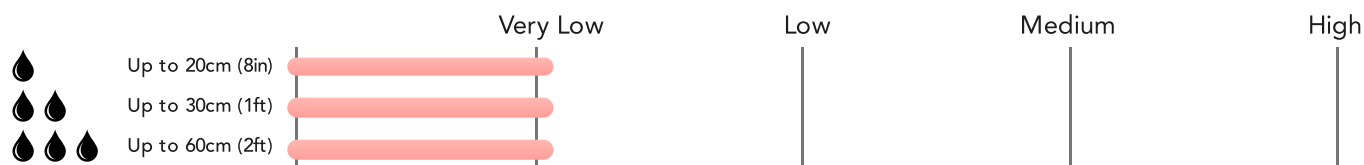


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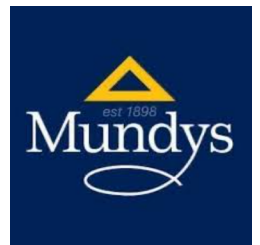
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Chance of flooding to the following depths at this property:

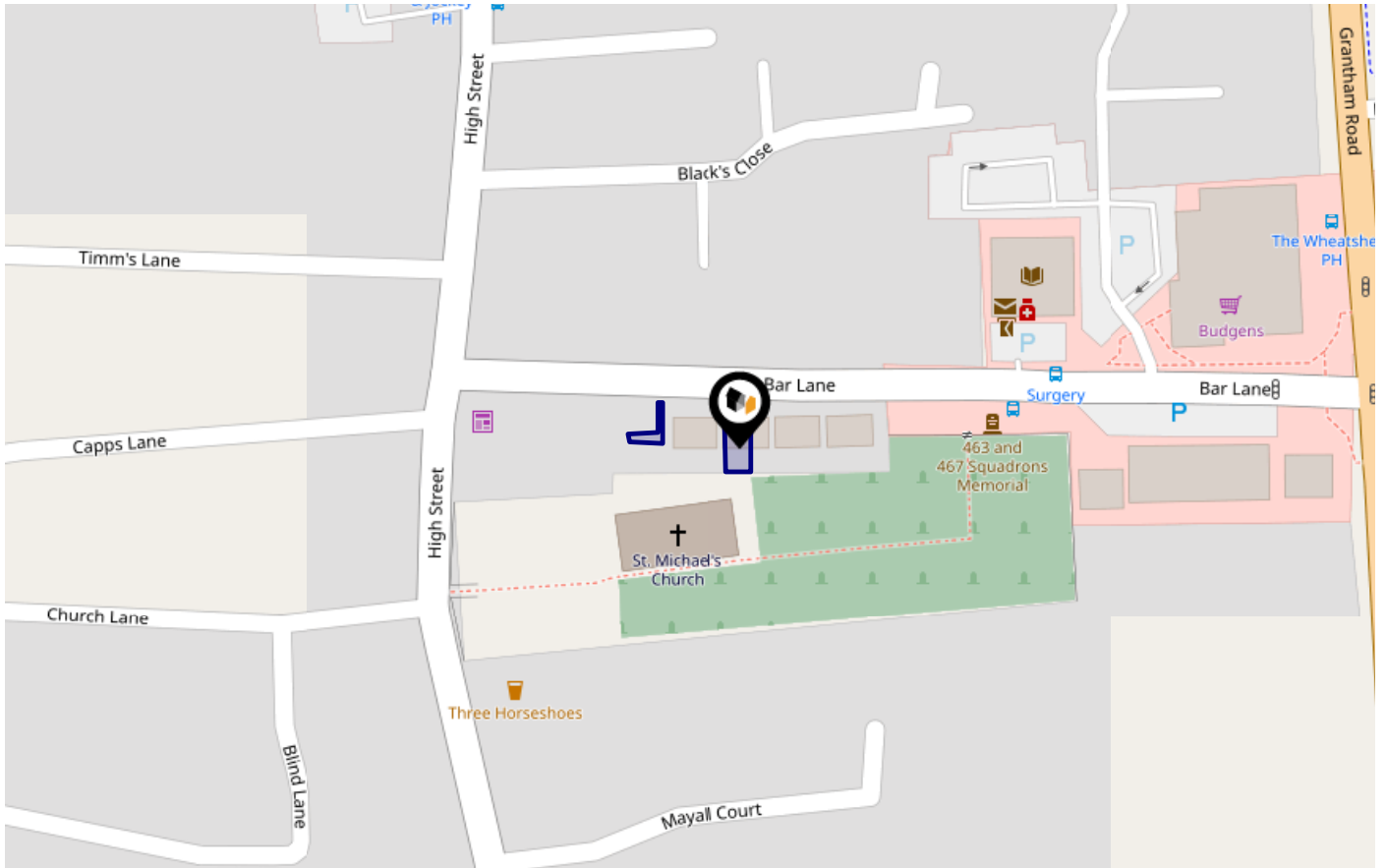


# Flood Risk

## 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**

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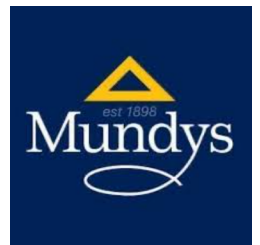
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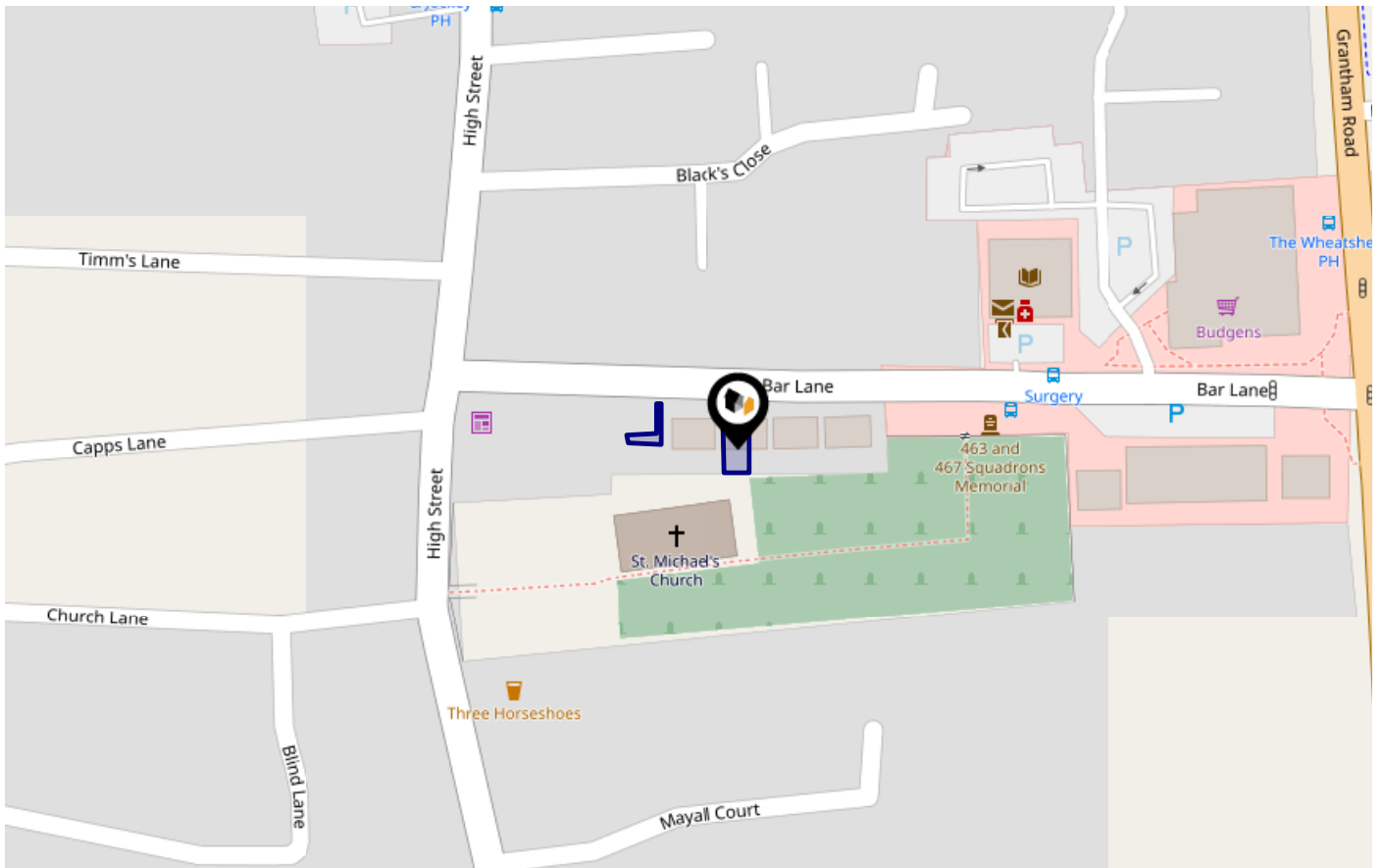


# Flood Risk

## 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.



Risk Rating: **Very low**

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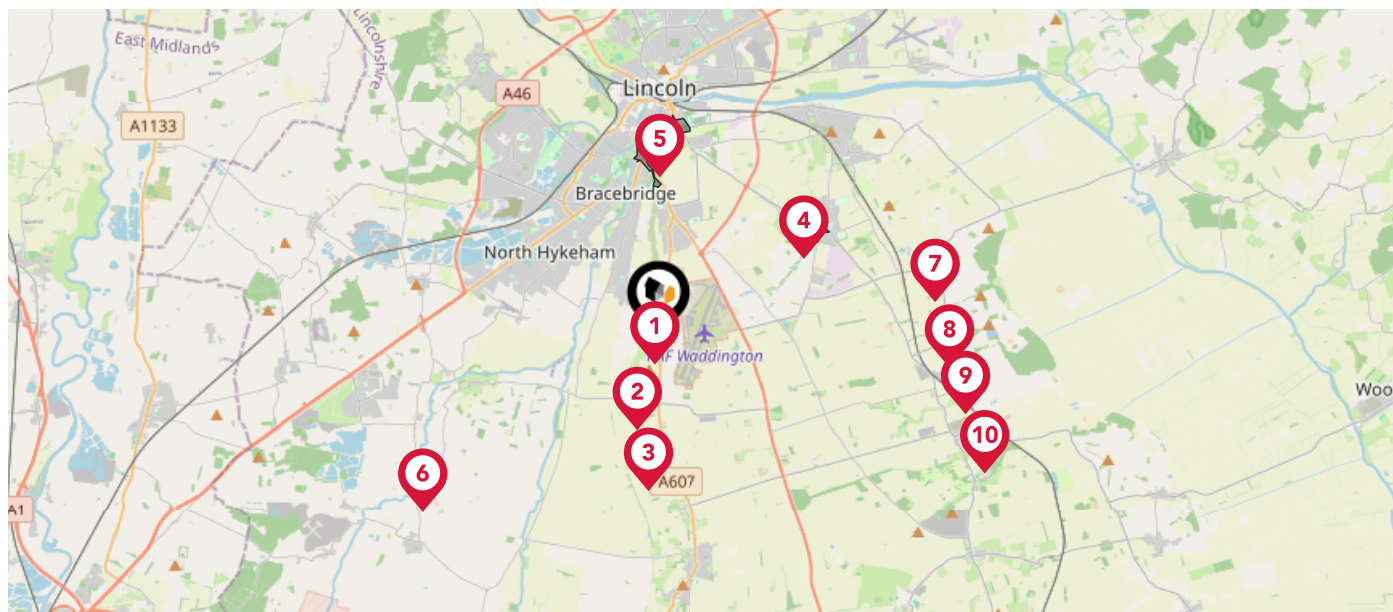
MIR - Material Info

# 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

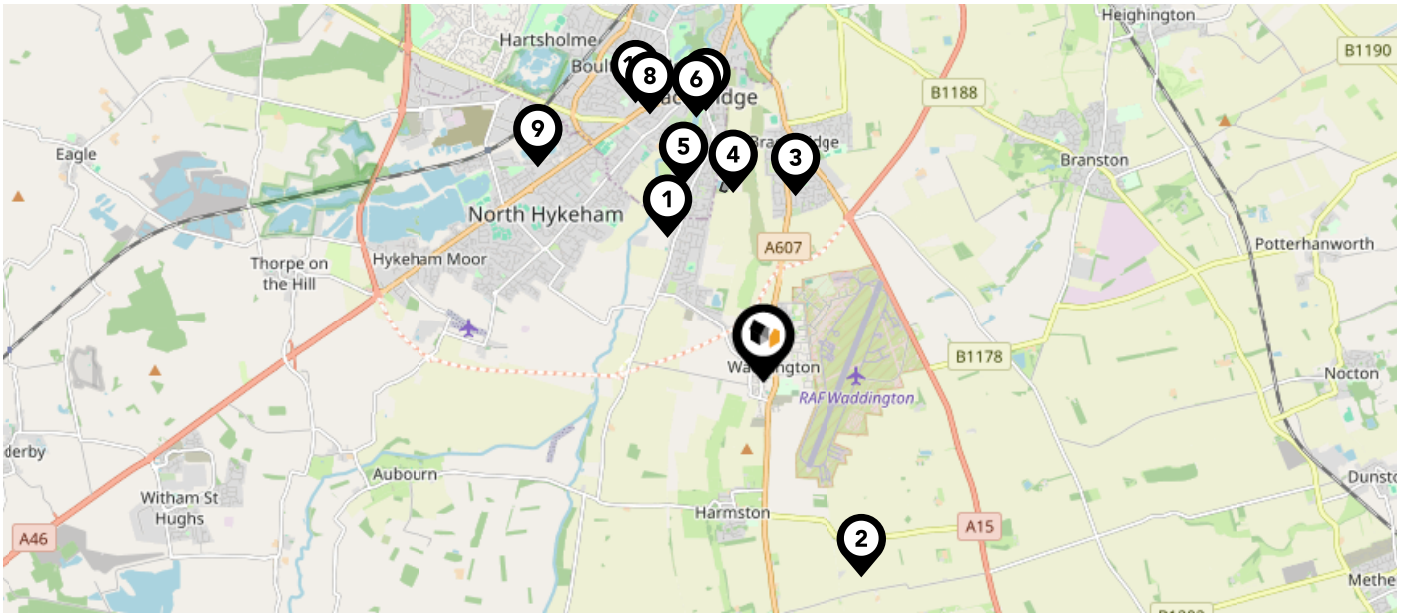
- 1 Waddington
- 2 Harmston
- 3 Coleby
- 4 Branston
- 5 St Catherines
- 6 Bassingham
- 7 Potterhanworth
- 8 Nocton
- 9 Dunston
- 10 Metheringham

# Maps

## Landfill Sites



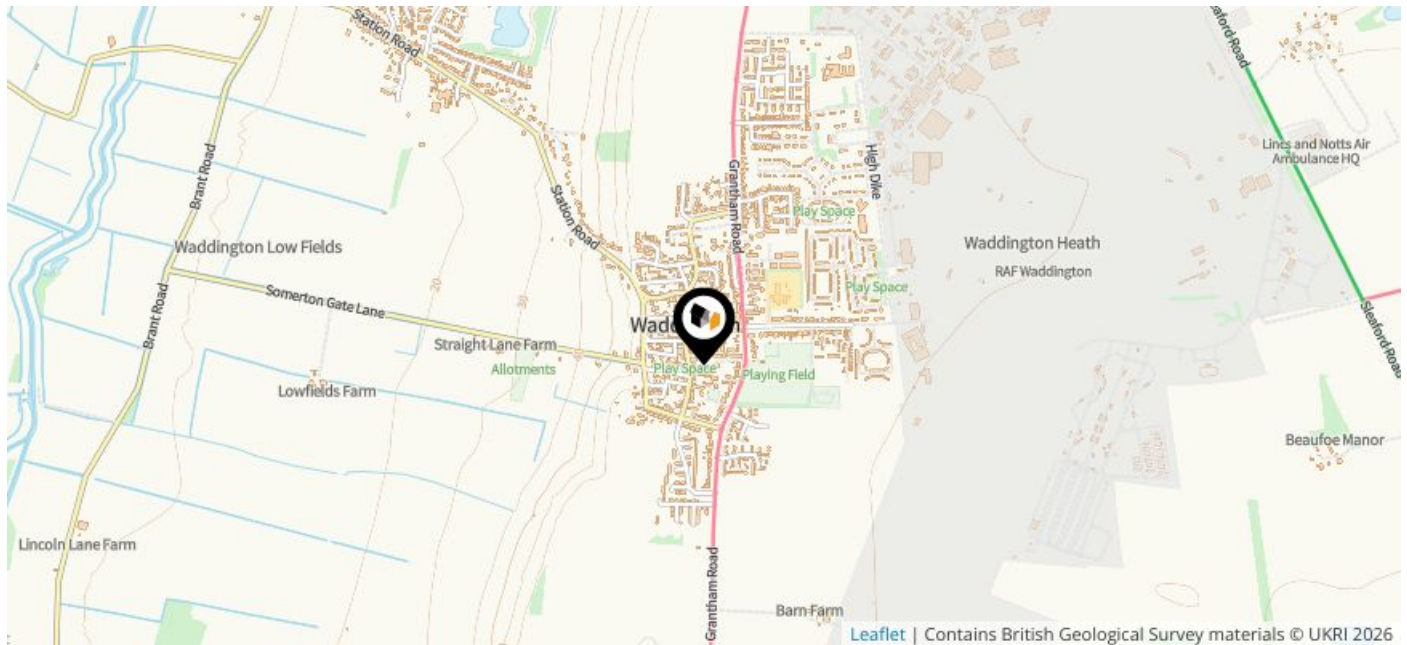
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

|           |   |                   |
|-----------|---|-------------------|
| <b>1</b>  | Pennells-Brant Road   | Historic Landfill |
| <b>2</b>  | EA/EPR/EP3494LY/V004 - C A Mottram & Sons   | Active Landfill   |
| <b>3</b>  | Western Avenue-Western Avenue, Bracebridge Heath                                      | Historic Landfill |
| <b>4</b>  | Lincoln Brick Company Limited (Clay Pit)-Bracebridge Heath, Bracebridge, Lincolnshire | Historic Landfill |
| <b>5</b>  | Rear Of Calder Road-Nos 81-83 and 145-199 Calder Road, Bracebridge, Lincolnshire      | Historic Landfill |
| <b>6</b>  | East Of St. Peters Avenue-Bracebridge, Lincolnshire                                   | Historic Landfill |
| <b>7</b>  | Newark Road-Bracebridge, Lincolnshire   | Historic Landfill |
| <b>8</b>  | Hainton Road-Boultham Moor, Lincolnshire  | Historic Landfill |
| <b>9</b>  | Richmond Lakes-Richmond Drive, North Hykeham, Lincoln, Lincolnshire                   | Historic Landfill |
| <b>10</b> | Moorland Avenue-Boultham 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.

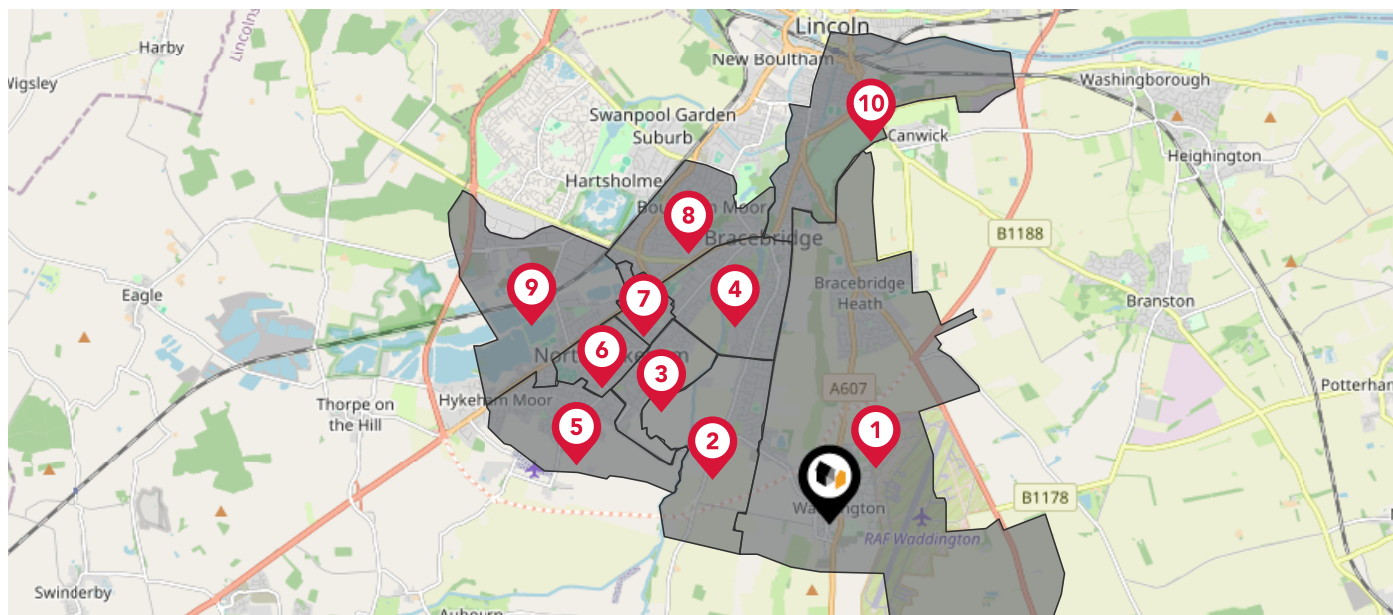
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

# 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

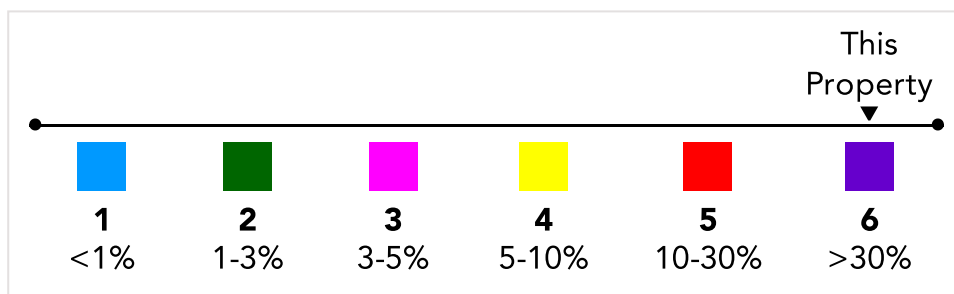
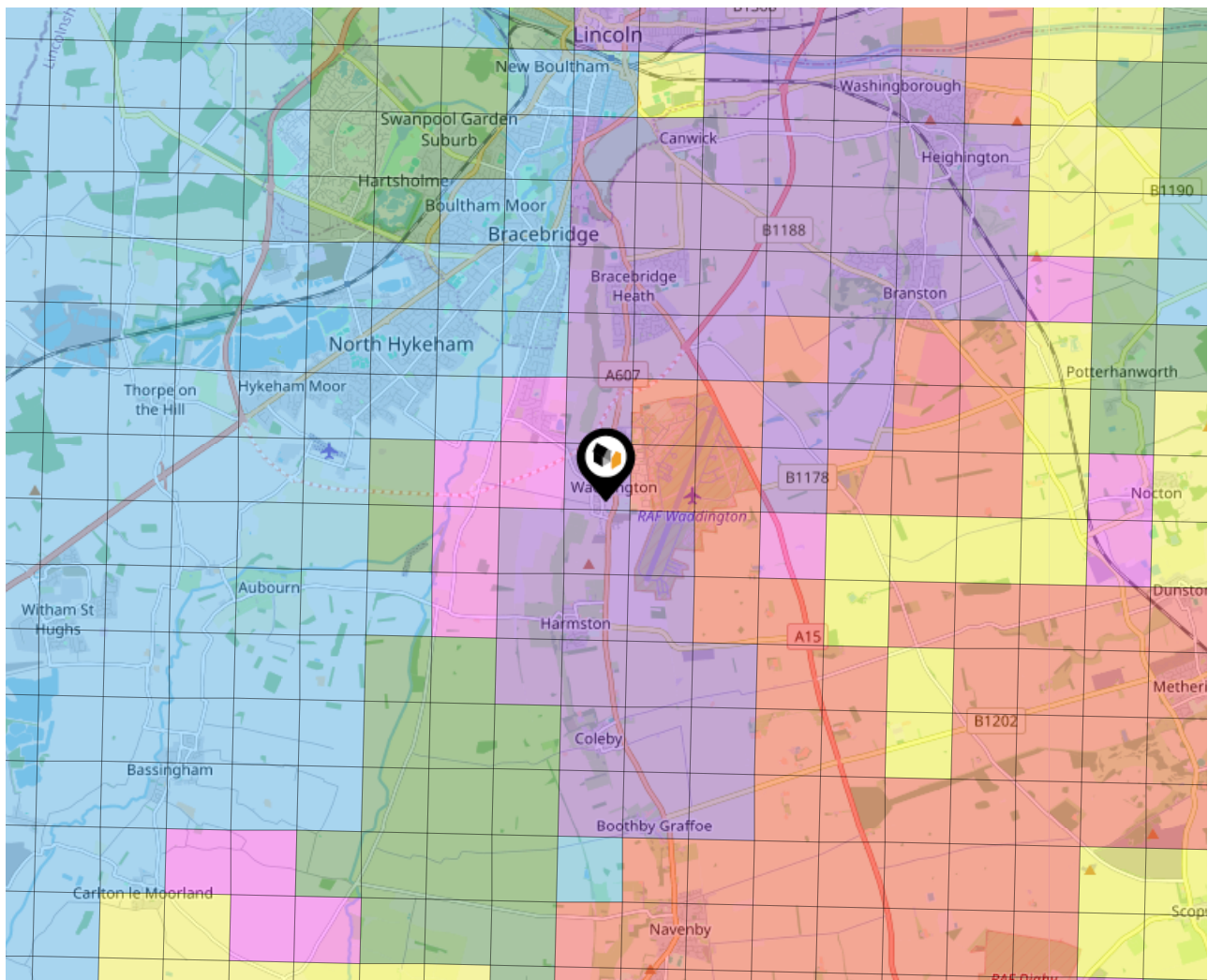


### Nearby Council Wards

- 1 Bracebridge Heath and Waddington East Ward
- 2 Waddington West Ward
- 3 North Hykeham Witham Ward
- 4 Witham Ward
- 5 North Hykeham Mill Ward
- 6 North Hykeham Moor Ward
- 7 North Hykeham Forum Ward
- 8 Moorland Ward
- 9 North Hykeham Memorial Ward
- 10 Park Ward

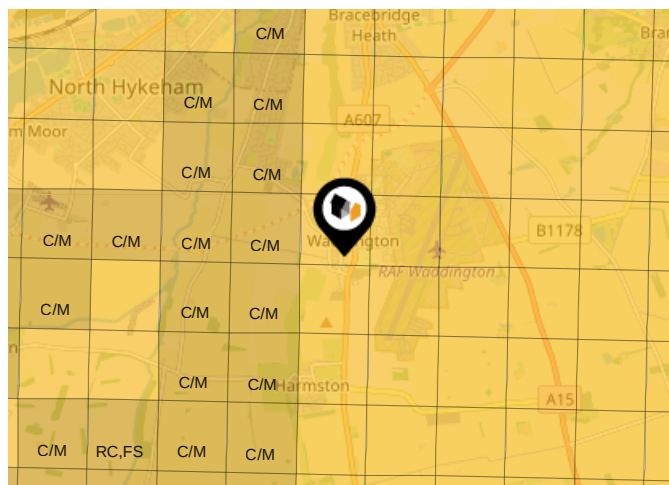
### What is Radon?

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)

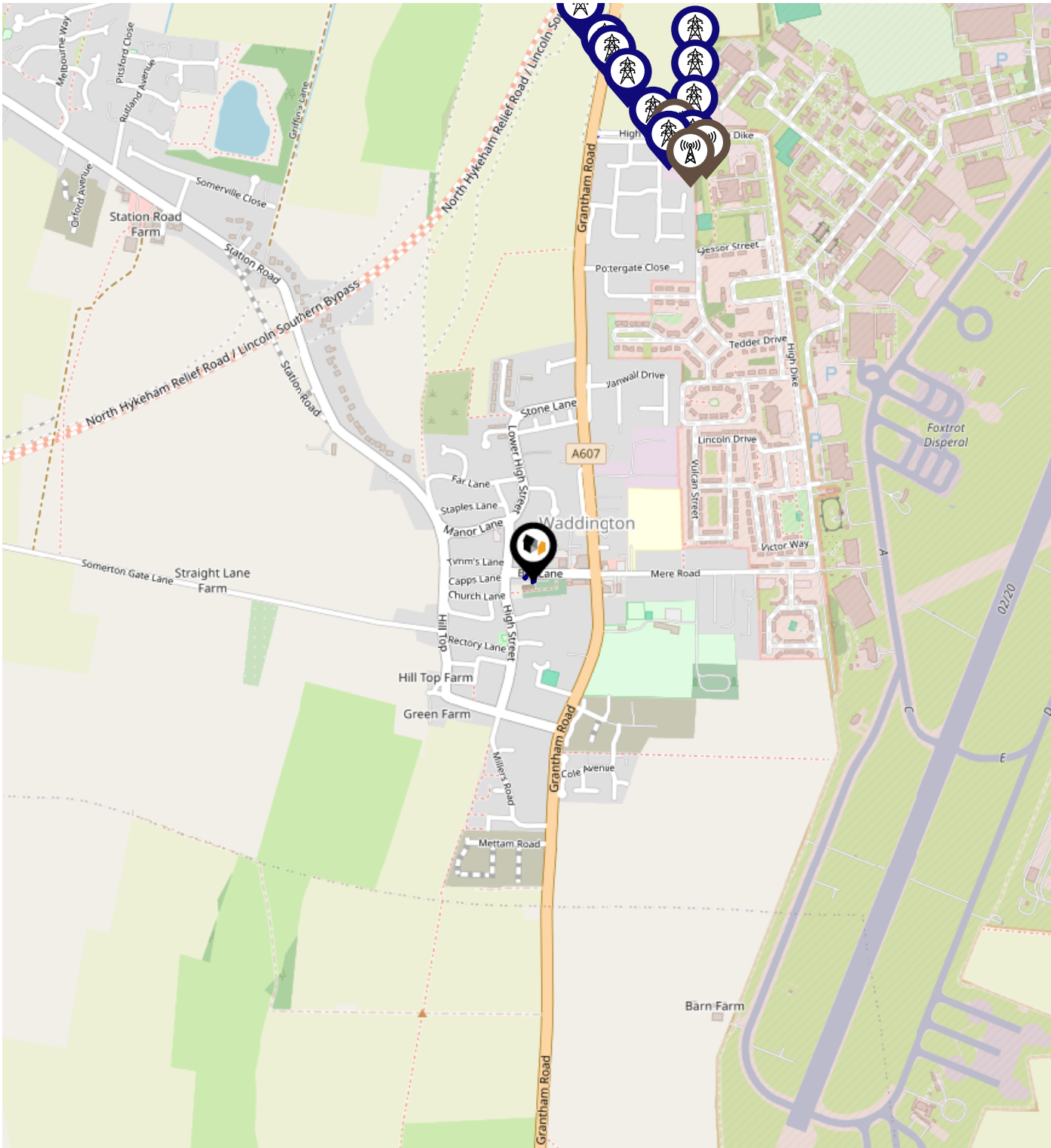
|                               |                                  |                      |                      |
|-------------------------------|----------------------------------|----------------------|----------------------|
| <b>Carbon Content:</b>        | VARIABLE                         | <b>Soil Texture:</b> | CLAYEY LOAM TO SILTY |
| <b>Parent Material Grain:</b> | ARGILLACEOUS                     |                      | LOAM                 |
| <b>Soil Group:</b>            | LIGHT(SANDY) TO<br>MEDIUM(SANDY) | <b>Soil Depth:</b>   | DEEP                 |





## 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

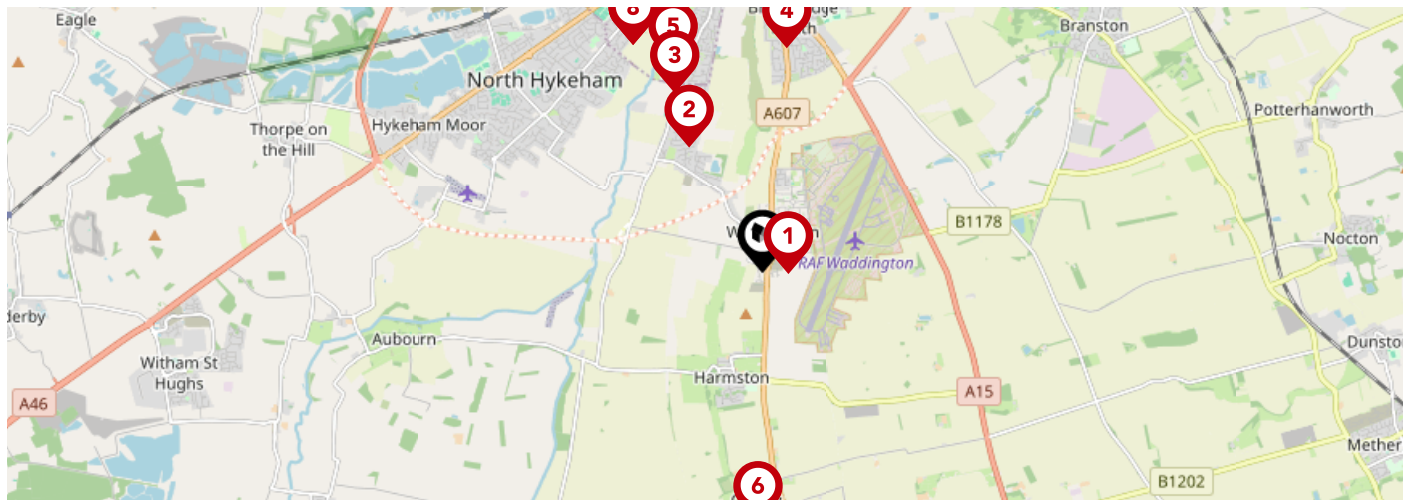


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| Listed Buildings in the local district  | Grade    | Distance  |
|---|----------|-----------|
|  1061990 - Stone View                    | Grade II | 0.0 miles |
|  1317544 - Maltkilns House And Railings  | Grade II | 0.1 miles |
|  1061950 - High House                    | Grade II | 0.1 miles |
|  1061949 - Bardolfo                      | Grade II | 0.1 miles |
|  1164949 - Manor House                   | Grade II | 0.1 miles |
|  1164935 - Horse And Jockey Public House | Grade II | 0.1 miles |
|  1317539 - Top Farm And Outbuildings     | Grade II | 0.2 miles |
|  1360537 - Waddington House              | Grade II | 0.2 miles |
|  1317554 - Beaufoe Manor                 | Grade II | 1.4 miles |

# Area Schools



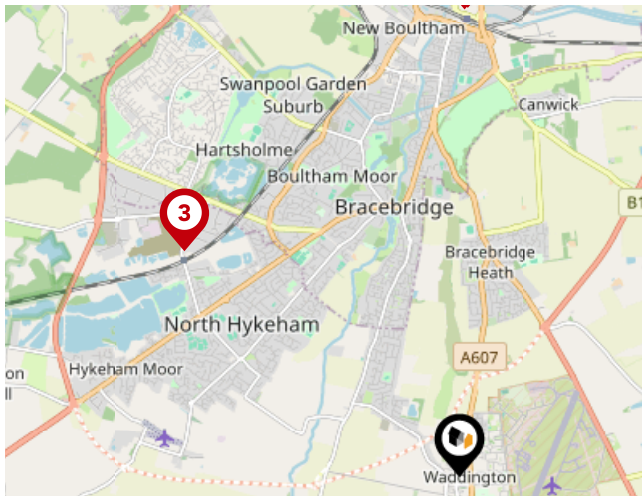
|          |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Waddington All Saints Academy</b><br>Ofsted Rating: Outstanding   Pupils: 373   Distance:0.23                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Waddington Redwood Primary Academy</b><br>Ofsted Rating: Good   Pupils: 301   Distance:1.29                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Acorn Free School</b><br>Ofsted Rating: Good   Pupils: 3   Distance:1.77   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Bracebridge Heath St John's Primary Academy</b><br>Ofsted Rating: Good   Pupils: 372   Distance:2                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>The Meadows Primary School</b><br>Ofsted Rating: Good   Pupils: 364   Distance:2.01  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Coleby Church of England (Controlled) Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 49   Distance:2.24 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>The Lincoln Manor Leas Junior School</b><br>Ofsted Rating: Good   Pupils: 290   Distance:2.32                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>The Lincoln Manor Leas Infants School</b><br>Ofsted Rating: Good   Pupils: 163   Distance:2.32                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Area Schools



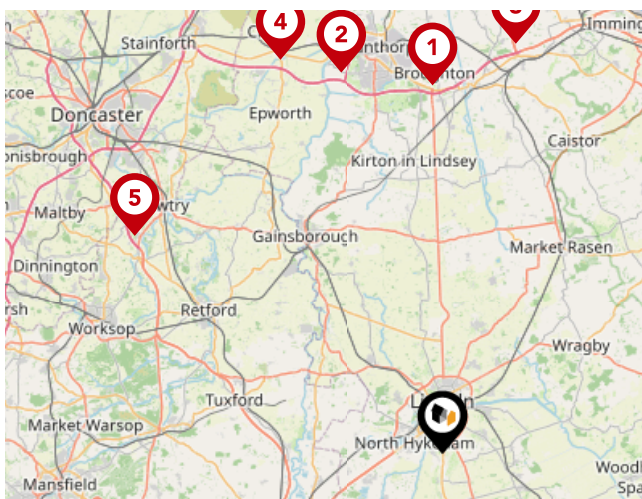
|  |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|--|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | <b>The Lincoln St Christopher's School</b><br>Ofsted Rating: Good   Pupils: 252   Distance:2.35                           | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Fosse Way Academy</b><br>Ofsted Rating: Good   Pupils: 540   Distance:2.43   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The North Hykeham All Saints Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 204   Distance:2.45 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Sir Robert Pattinson Academy</b><br>Ofsted Rating: Good   Pupils: 1308   Distance:2.51                                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The South Hykeham Community Primary School</b><br>Ofsted Rating: Good   Pupils: 148   Distance:2.54                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Ling Moor Primary Academy</b><br>Ofsted Rating: Outstanding   Pupils: 413   Distance:2.71                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>North Kesteven Academy</b><br>Ofsted Rating: Requires improvement   Pupils: 659   Distance:2.72                        | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Bracebridge Infant and Nursery School</b><br>Ofsted Rating: Good   Pupils: 78   Distance:2.72                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Area Transport (National)



## National Rail Stations

| Pin | Name                         | Distance   |
|-----|------------------------------|------------|
| 1   | Lincoln Central Rail Station | 4.15 miles |
| 2   | Lincoln Central Rail Station | 4.16 miles |
| 3   | Hykeham Rail Station         | 3.17 miles |



## Trunk Roads/Motorways

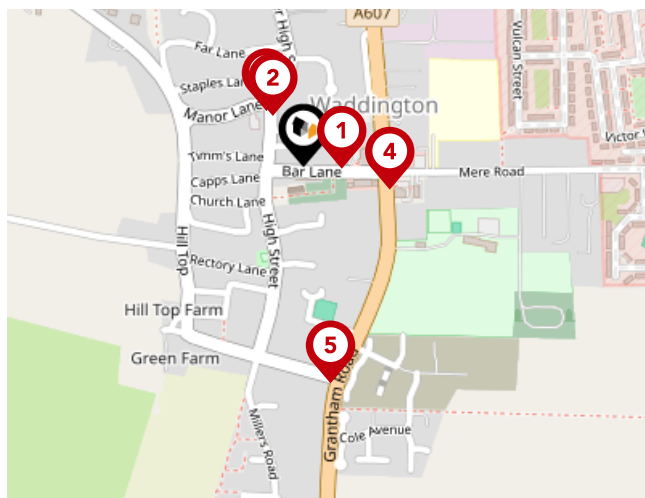
| Pin | Name      | Distance    |
|-----|-----------|-------------|
| 1   | M180 J4   | 26.17 miles |
| 2   | M180 J3   | 27.99 miles |
| 3   | M180 J5   | 29.47 miles |
| 4   | M180 J2   | 30.16 miles |
| 5   | A1(M) J34 | 26.75 miles |



## Airports/Helipads

| Pin | Name                   | Distance    |
|-----|------------------------|-------------|
| 1   | Humberside Airport     | 29.93 miles |
| 2   | Finningley             | 29.16 miles |
| 3   | East Mids Airport      | 40.37 miles |
| 4   | Leeds Bradford Airport | 66.94 miles |

# Area Transport (Local)



## Bus Stops/Stations

| Pin | Name                           | Distance   |
|-----|--------------------------------|------------|
| 1   | Post Office                    | 0.04 miles |
| 2   | Horse & Jockey PH              | 0.07 miles |
| 3   | Horse & Jockey PH              | 0.07 miles |
| 4   | Cliff Village Medical Practice | 0.1 miles  |
| 5   | Tinker's Lane                  | 0.24 miles |

# Mundys Data Quality

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