

See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 14th October 2026



ROBERTSON ROAD, NORTH HYKEHAM, LINCOLN, LN6

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

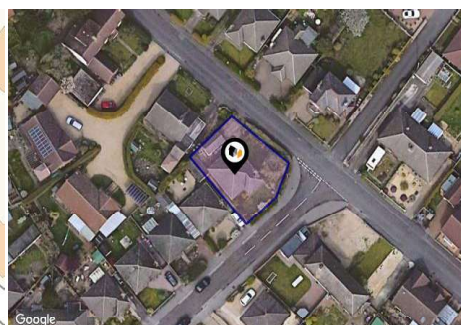
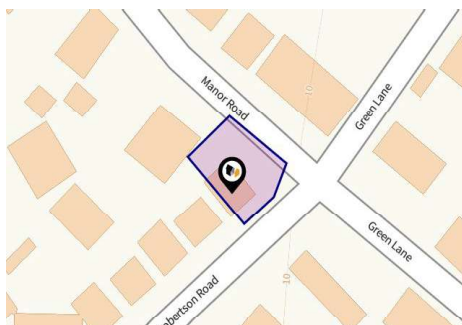
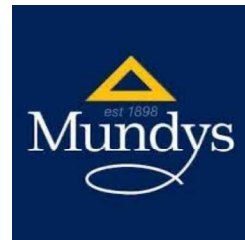
hymie.bentley@mundys.net

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aprift
Know any property instantly

Property Overview



Property

Type:	Detached
Bedrooms:	2
Floor Area:	710 ft ² / 66 m ²
Plot Area:	0.08 acres
Year Built :	1967-1975
Council Tax :	Band B
Annual Estimate:	£1,818
Title Number:	LL207883

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

4	73	5500
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: ***Astarea 5 Robertson Road North Hykeham Lincoln Lincolnshire LN6 8NN***

Reference - 22/1542/HOUS	
Decision:	Decided
Date:	31st October 2022
Description:	Reinstate both gable windows,create two heritage roof lights in bedroom 2 (Front elevation) and create a safer staircase to modern standards.

Reference - 22/1540/HOUS	
Decision:	Decided
Date:	31st October 2022
Description:	Erection of porch, rear extension and rear outbuilding

Planning records for: ***17 Robertson Road North Hykeham Lincoln LN6 8NN***

Reference - 04/0598/FUL	
Decision:	Decided
Date:	19th April 2004
Description:	Erection of single storey extension to rear

Planning records for: ***Land Adj To 20 Robertson Road North Hykeham Lincoln Lincolnshire LN6 8NN***

Reference - 23/1354/VARCON	
Decision:	Decided
Date:	08th November 2023
Description:	Application to vary condition 2 (storage of pumbing/heating materials) to general storage materials attached to planning permission 06/0548/FUL (Erection of detached garage/store).

Planning records for: **22 Robertson Road North Hykeham Lincoln Lincolnshire LN6 8NN**

Reference - 21/0617/HOUS	
Decision:	Decided
Date:	07th April 2021
Description:	Erection of single storey rear extension

Planning records for: **24 Robertson Road North Hykeham Lincoln Lincolnshire LN6 8NN**

Reference - 25/1036/HOUS	
Decision:	Decided
Date:	28th August 2025
Description:	Erection of front and rear single storey extensions

Planning records for: **25 Robertson Road North Hykeham Lincoln Lincolnshire LN6 8NN**

Reference - N/43/0401/83	
Decision:	Decided
Date:	29th April 1983
Description:	Alterations to form dining room and erection of garage and store

Planning records for: **26 Robertson Road North Hykeham Lincoln Lincolnshire LN6 8NN**

Reference - 22/1189/HOUS	
Decision:	Decided
Date:	18th August 2022
Description:	Erection of single storey rear extension and alterations to dwelling

Planning records for: **34 Robertson Road North Hykeham Lincoln Lincolnshire LN6 8NN**

Reference - N/43/0546/83	
Decision:	Decided
Date:	15th June 1983
Description:	Erection of garage

Planning records for: **36 Robertson Road North Hykeham Lincoln Lincolnshire LN6 8NN**

Reference - 93/1028/FUL	
Decision:	Decided
Date:	30th November 1993
Description:	Extend dwelling and erect garage workshop/store.

Planning records for: **44 Robertson Road North Hykeham Lincoln Lincolnshire LN6 8NN**

Reference - 19/1332/HOUS	
Decision:	Decided
Date:	20th September 2019
Description:	Proposed single storey rear extension

Reference - 19/1332/HOUS	
Decision:	Decided
Date:	25th September 2019
Description:	Proposed single storey rear extension

Planning records for: **44 Robertson Road North Hykeham Lincoln Lincolnshire LN6 8NN**

Reference - 21/0038/PNMAT	
Decision:	Decided
Date:	12th January 2021
Description:	Application for a non-material amendment (Change of roof tile from standard to double pantile) following the grant of planning permission 19/1332/HOUS - Proposed single storey rear extension

Planning records for: **52 Robertson Road North Hykeham Lincoln LN6 8NN**

Reference - 03/0317/FUL	
Decision:	Decided
Date:	01st April 2003
Description:	Erection of single storey rear extension and detached garage/workshop

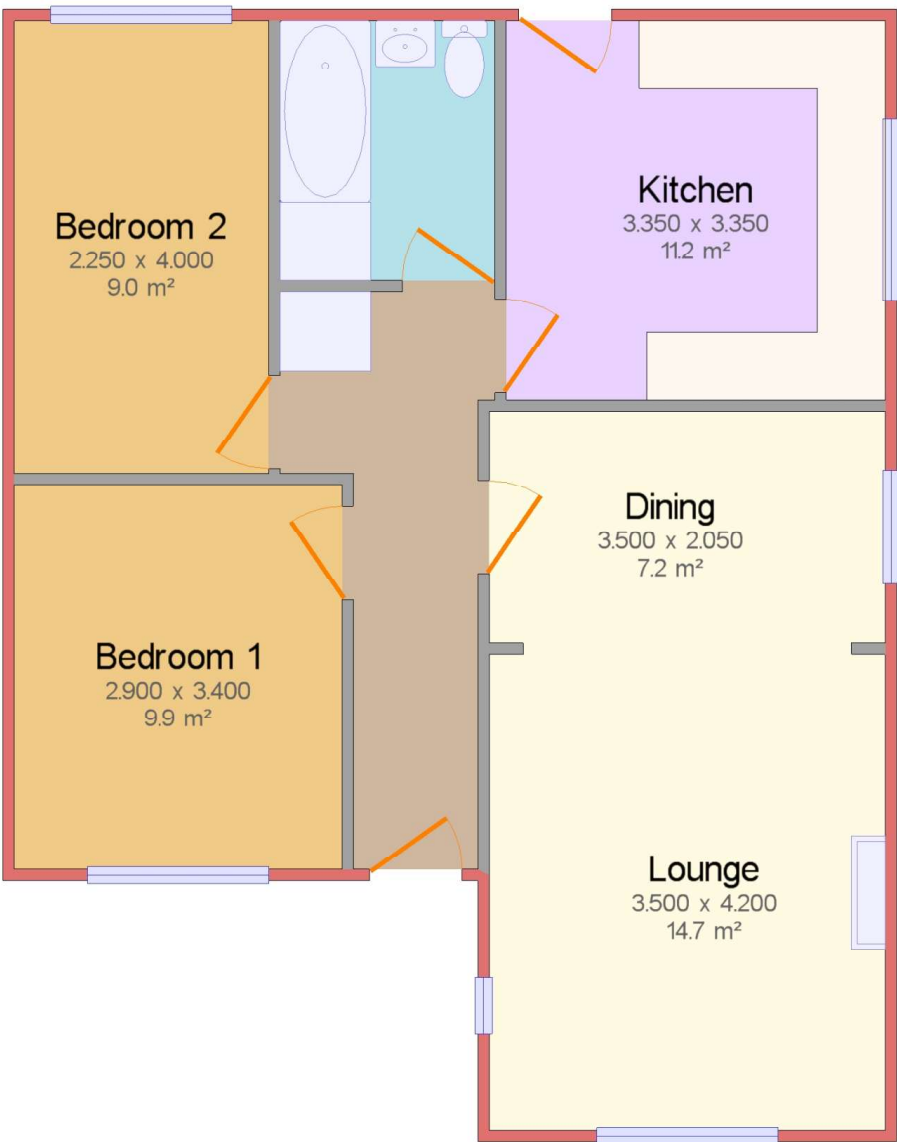




ROBERTSON ROAD, NORTH HYKEHAM, LINCOLN, LN6

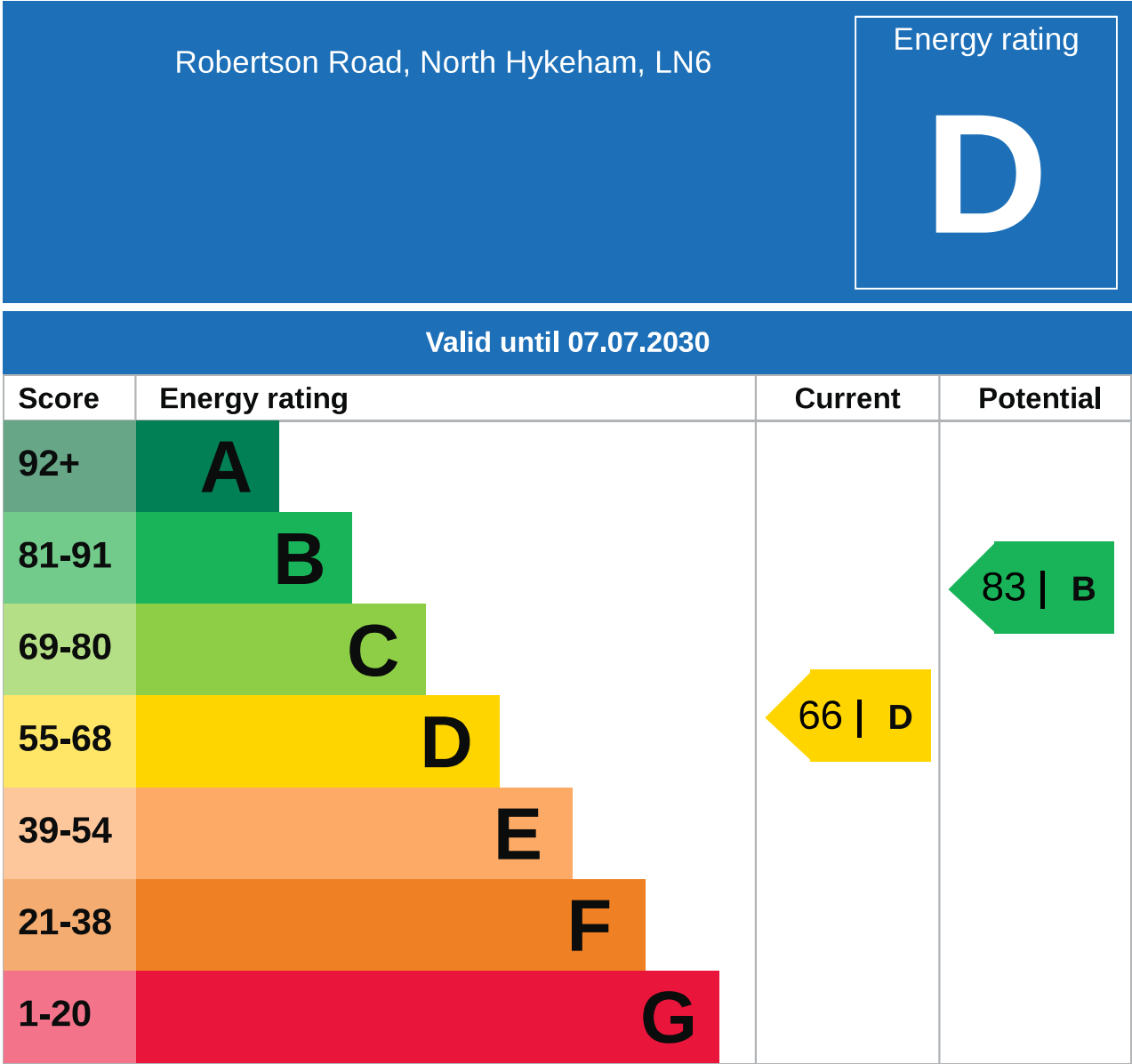
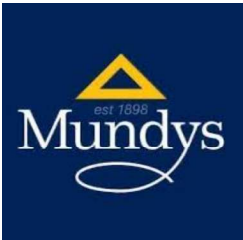
Floor Plan

Gross internal area: 65.8 m² (708.3 ft²)



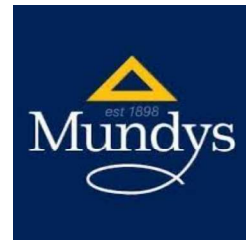
Drawings are for illustrative purposes only.
Produced using Quick Sketch 3.17.2w

Property EPC - Certificate



Property

EPC - Additional Data



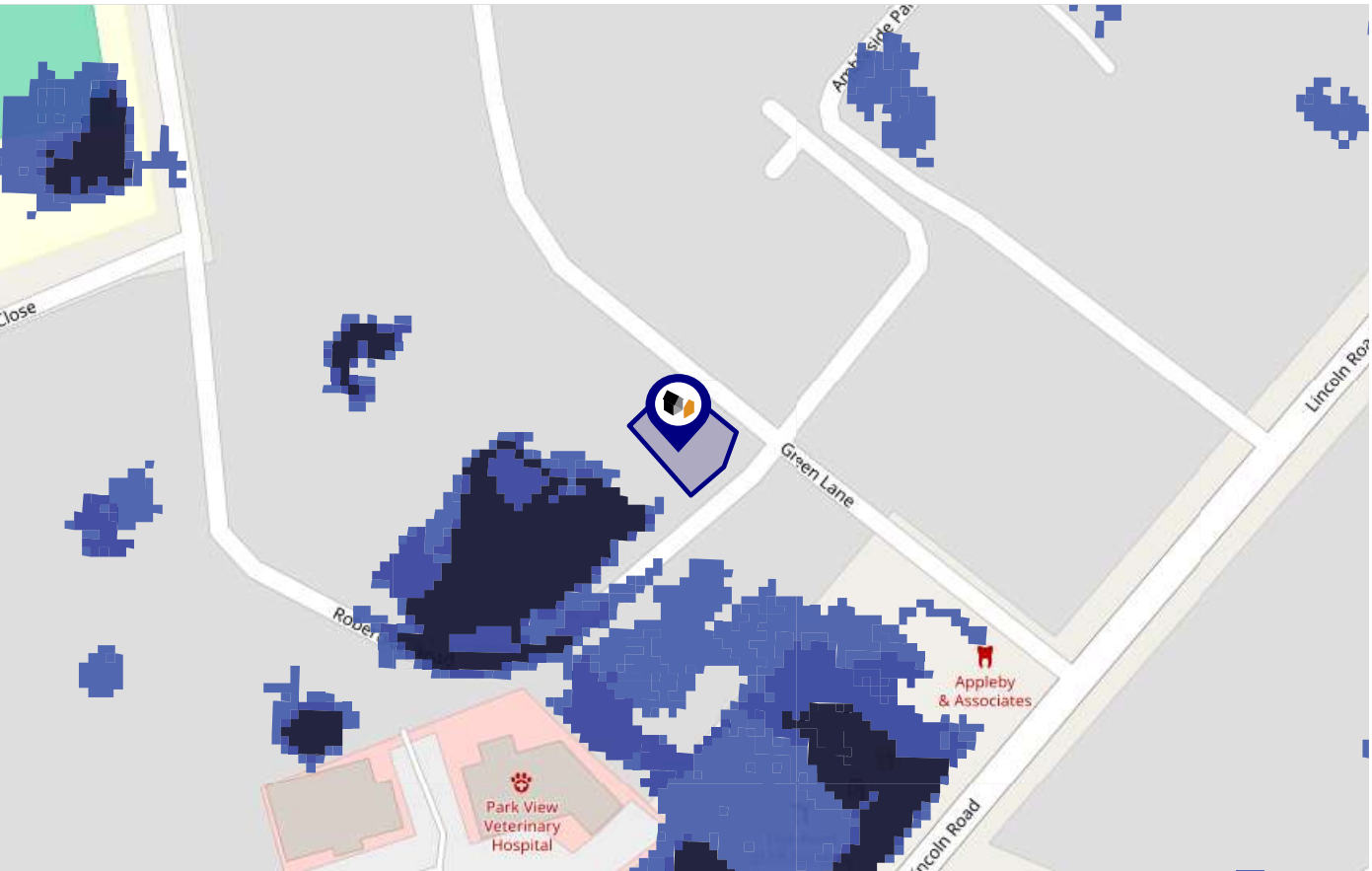
Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
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 14% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	66 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.

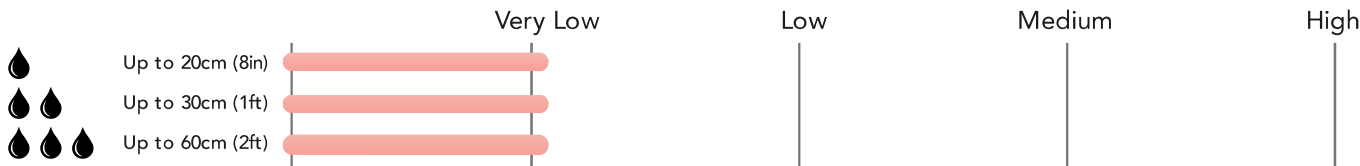


Risk Rating: Very low

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.

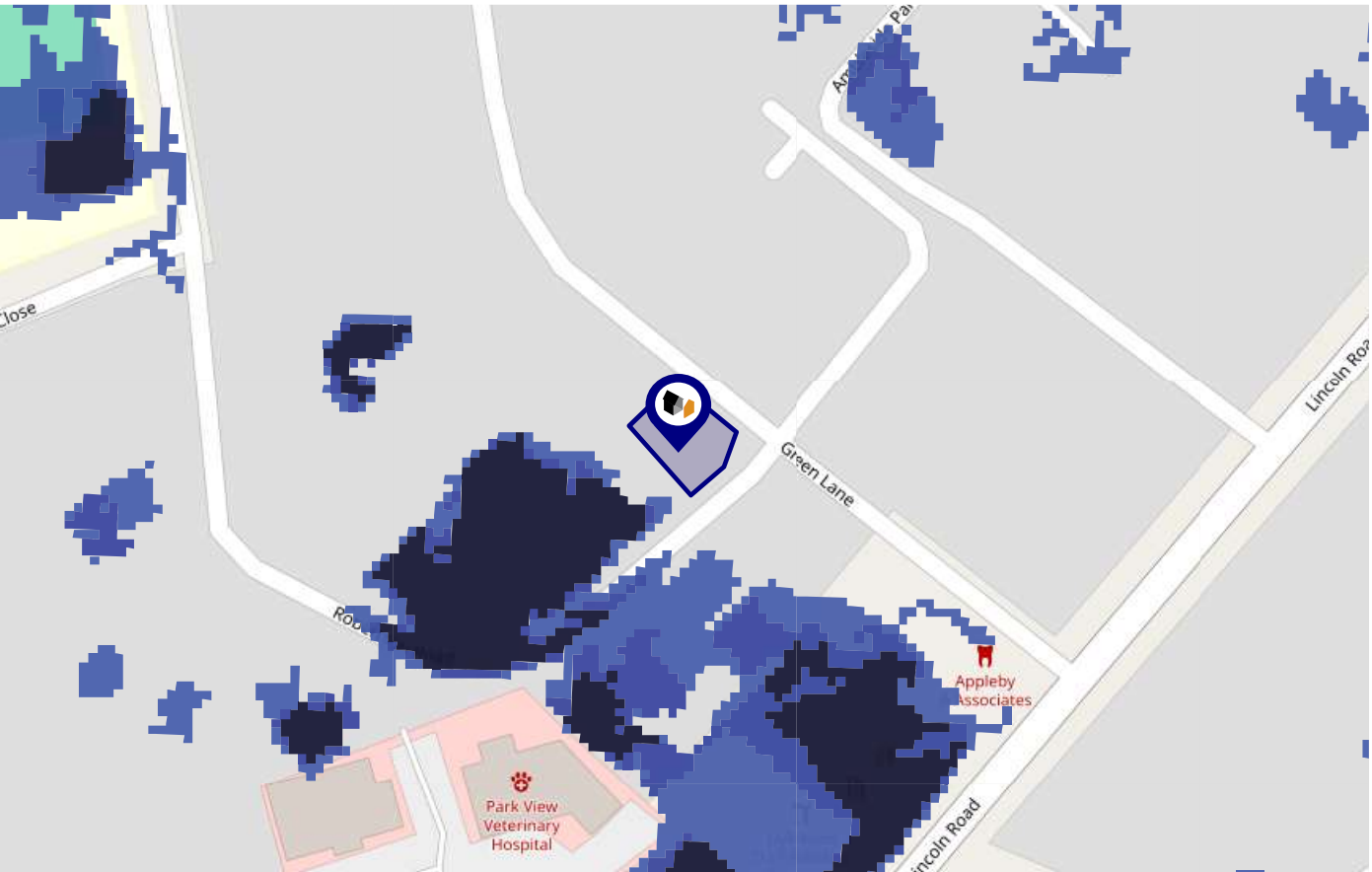
Chance of flooding to the following depths at this property:



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:



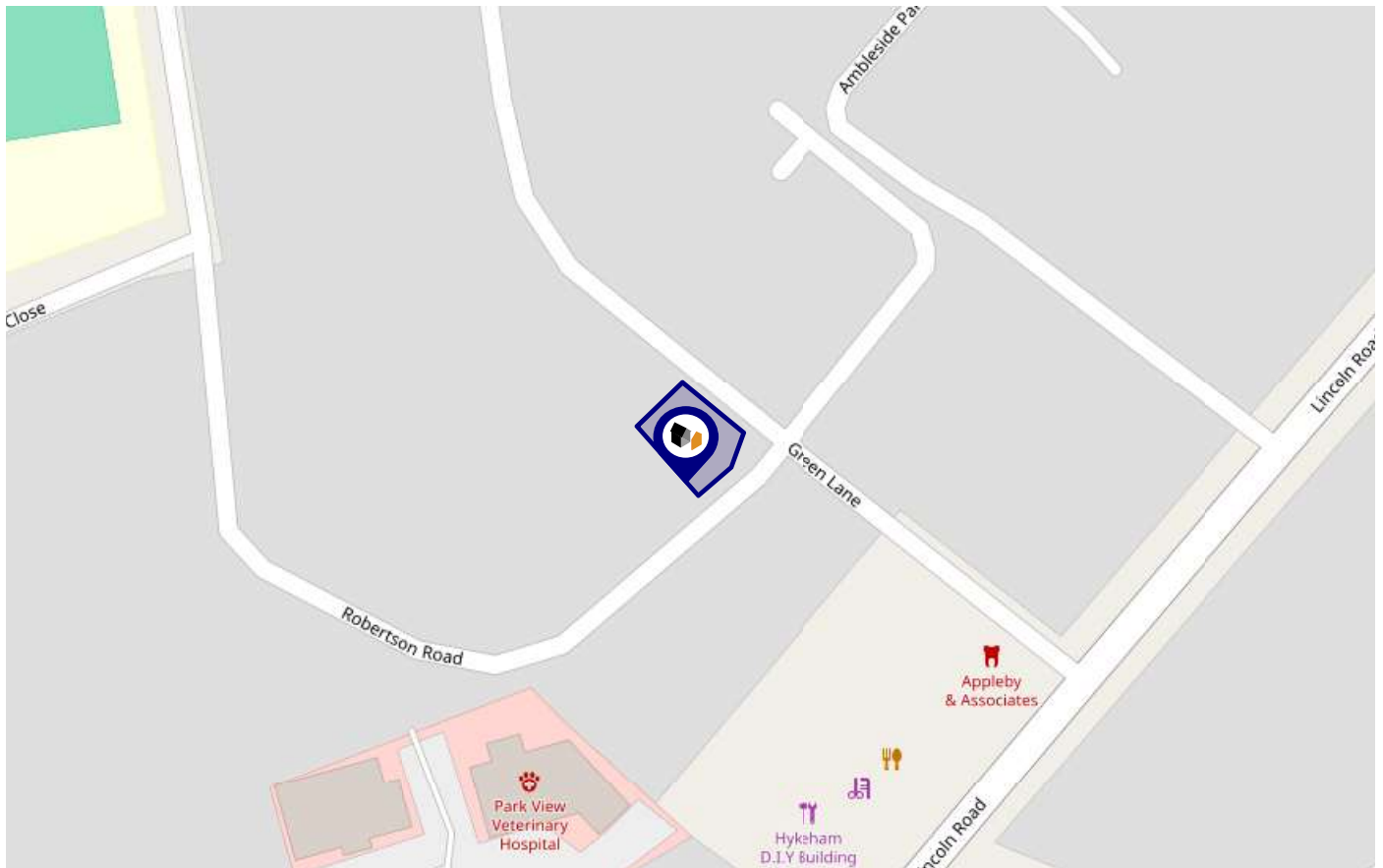
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Flood Risk

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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- 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:

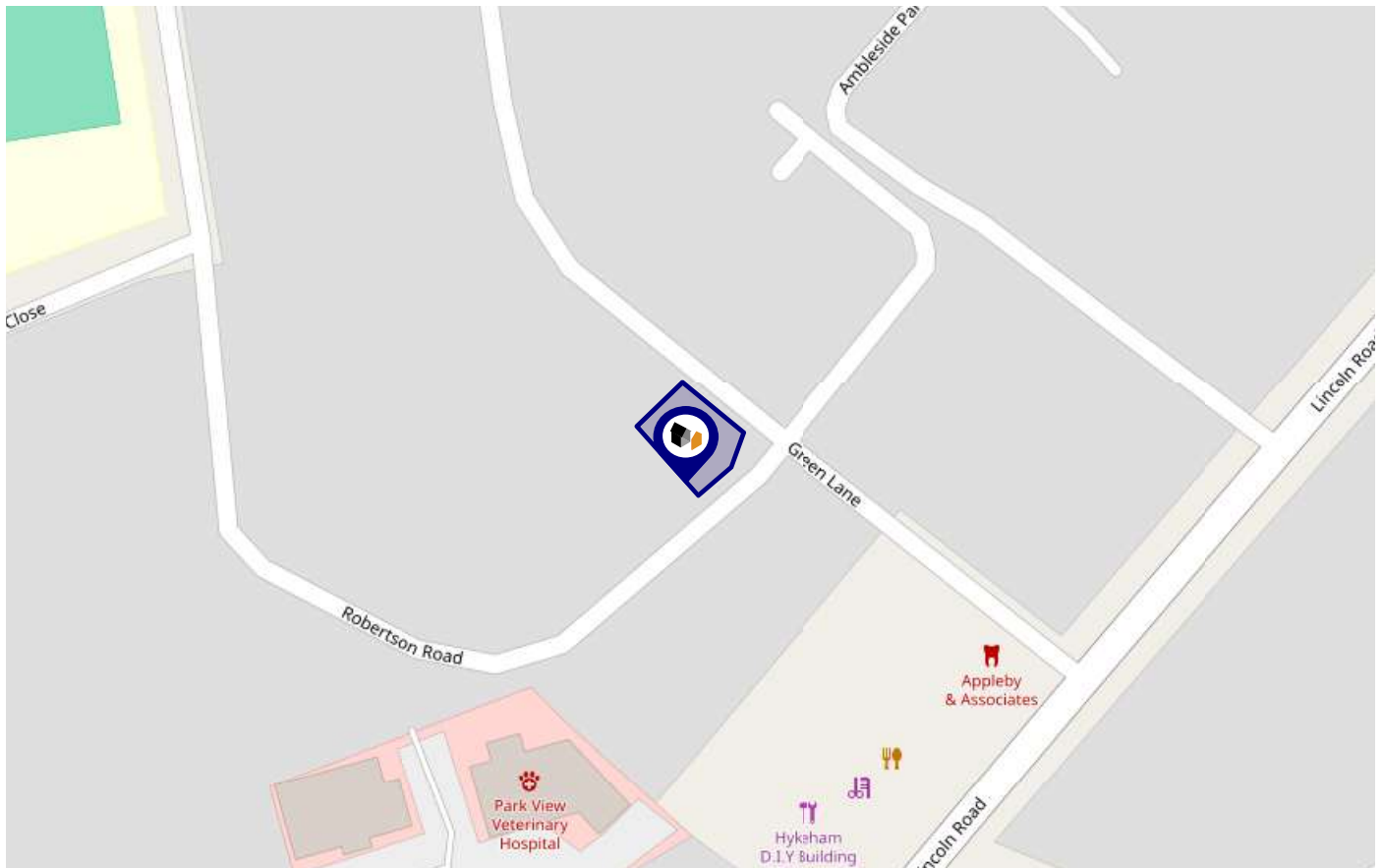


Flood Risk

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

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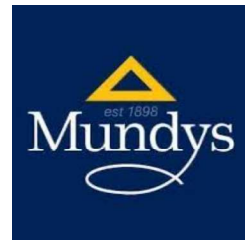
Chance of flooding to the following depths at this property:



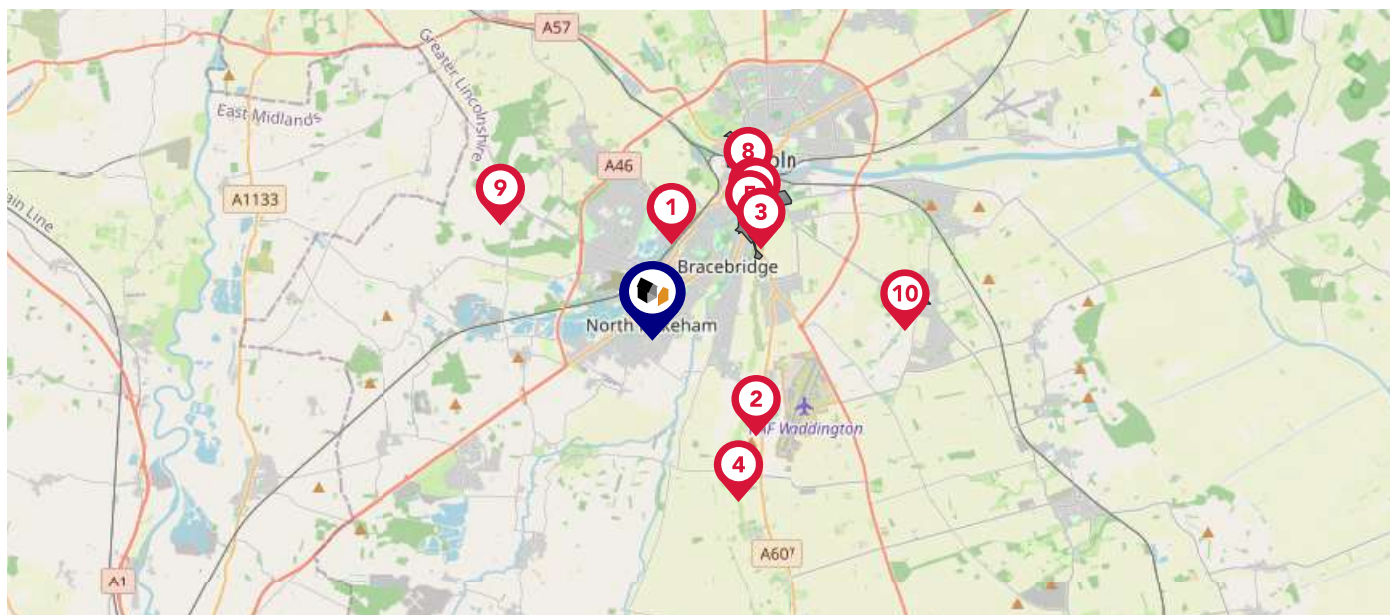
MIR - Material Info

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



Swanpool



Waddington



St Catherines



Harmston



Gowt's Bridge



St Peter-at-Gowts



Sibthorp



West Parade and Brayford



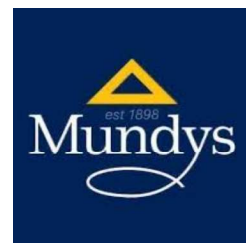
Doddington



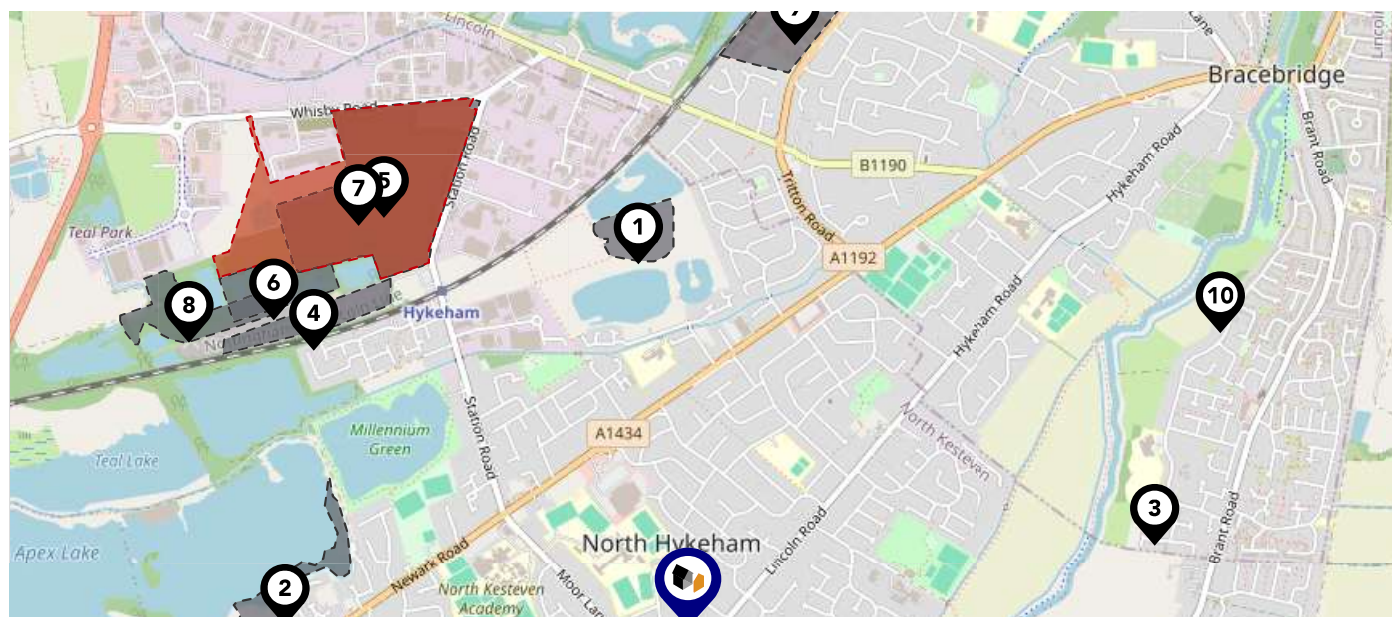
Branston

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	Richmond Lakes-Richmond Drive,North Hykeham, Lincoln, Lincolnshire	Historic Landfill ☐
2	Hykeham Quarry-Newark Road,North Hykeham, Lincoln, Lincolnshire	Historic Landfill ☐
3	Pennells-Brant Road	Historic Landfill ☐
4	George Fischers Factory Landfill-Station Road, Lincoln, North Hykeham, Lincolnshire	Historic Landfill ☐
5	Hykeham Quarry Landfill (superseded By 73214)-Whisby Road, Lincoln, North Hykeham, Lincolnshire	Historic Landfill ☐
6	Whisby Pit-Whisby Road, Skellingthorpe, , Lincolnshire	Historic Landfill ☐
7	No name provided by source	Active Landfill ☒
8	Whisby Moor Quarry-North Hykenham, Lincoln	Historic Landfill ☐
9	Moorland Avenue Industrial Estate-Swallow Beck, Lincolnshire	Historic Landfill ☐
10	Rear Of Calder Road-Nos 81-83 and 145-199 Calder Road, Bracebridge, Lincolnshire	Historic Landfill ☐

This map displays nearby coal mine entrances and their classifications.



Mine Entry

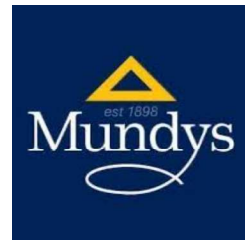
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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.

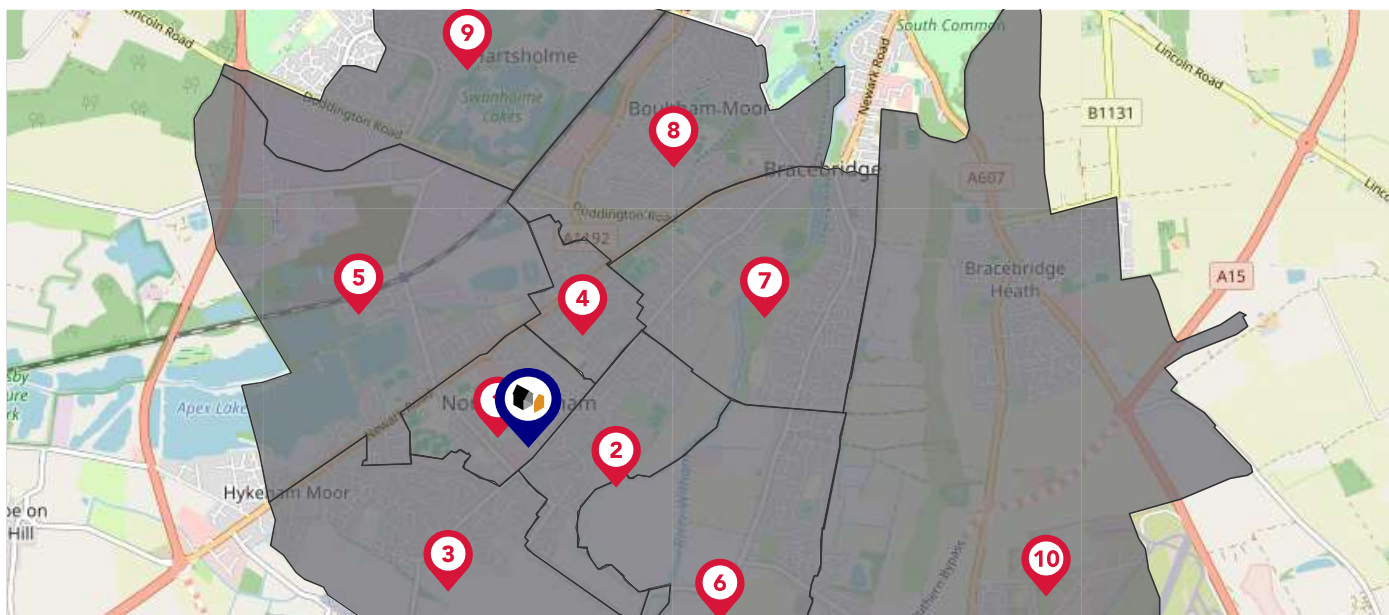
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

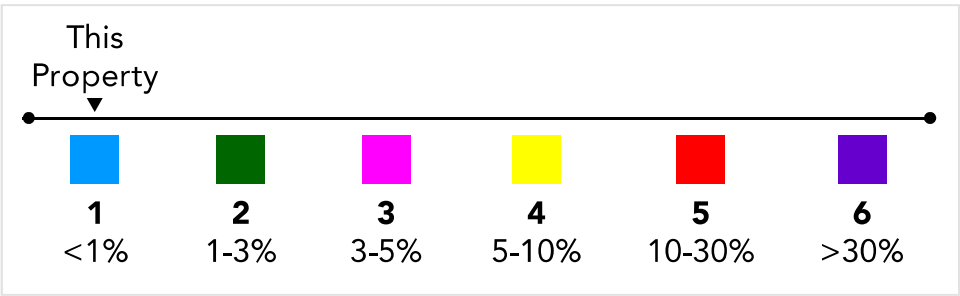
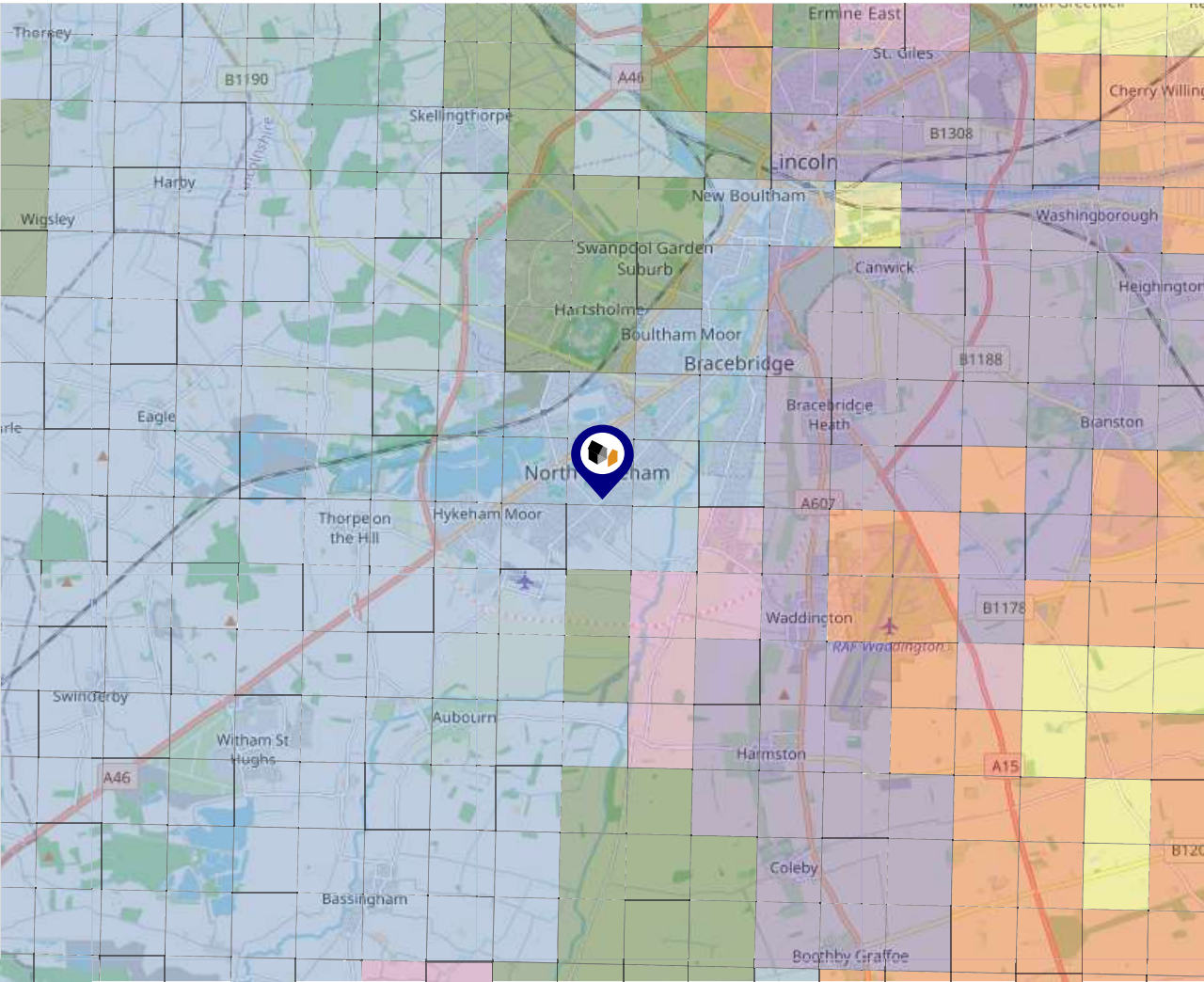


Nearby Council Wards

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

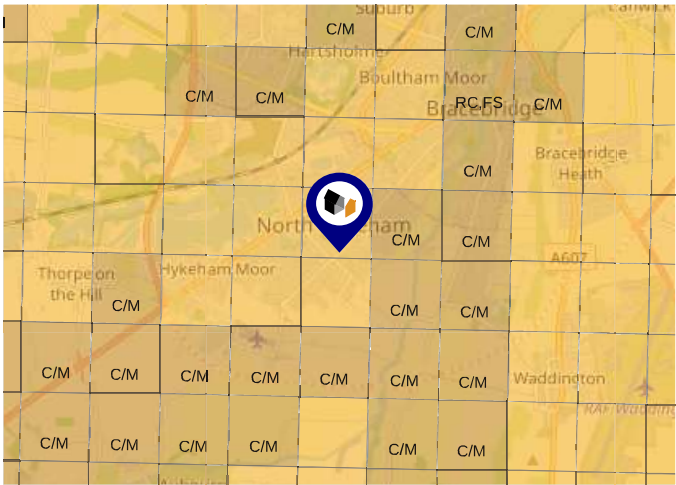
What is Radon?

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)

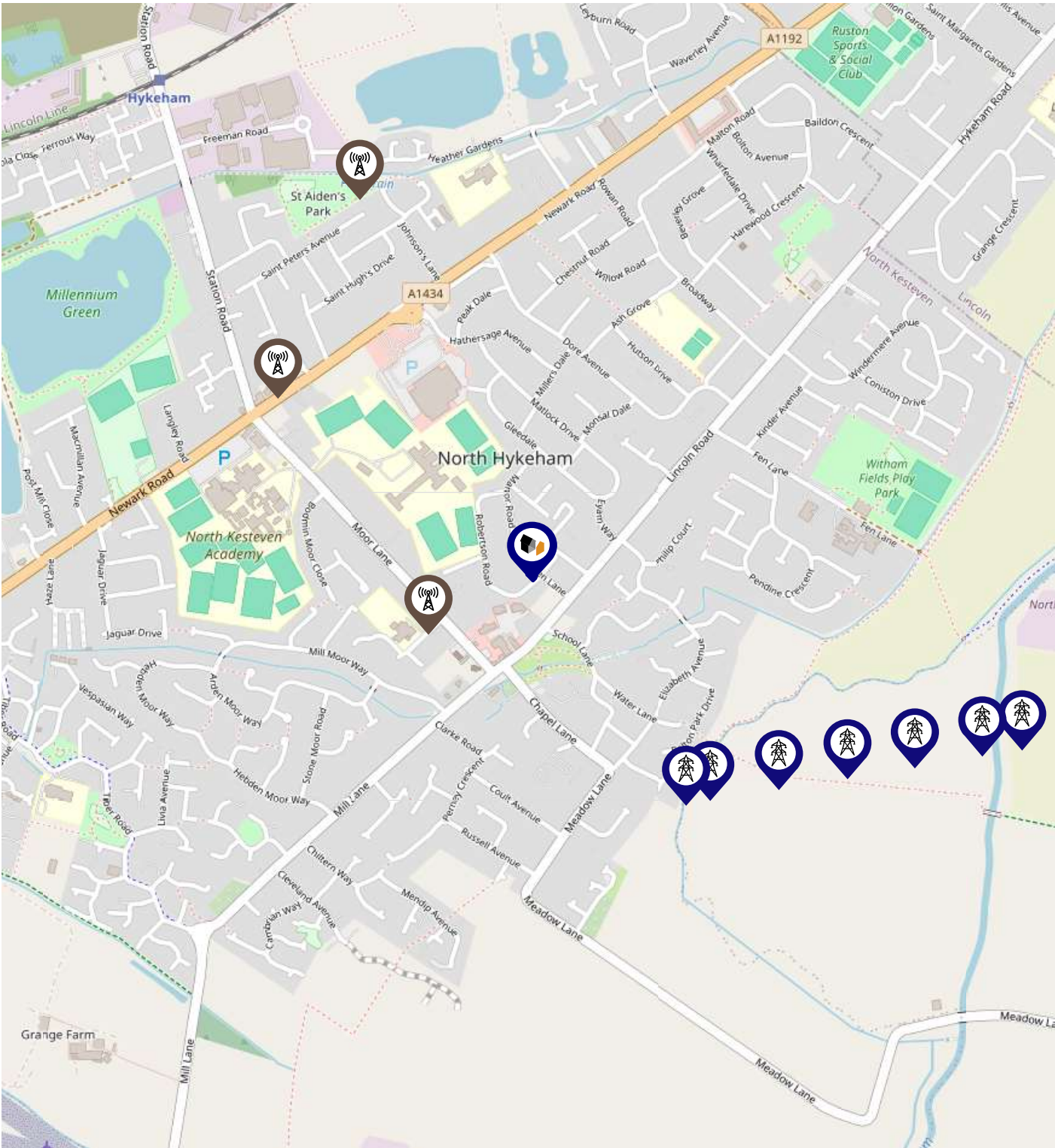
Carbon Content:	VARIABLE	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)	Soil Depth:	DEEP



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
	1164652 - Church Of All Saints	Grade II	0.2 miles
	1388469 - 263, Brant Road	Grade II	1.3 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

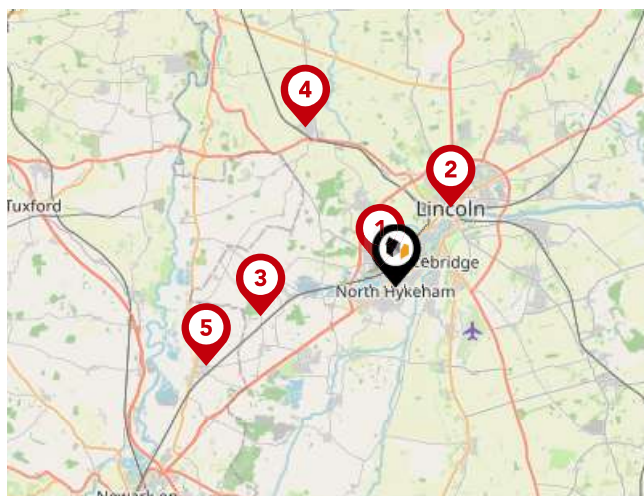
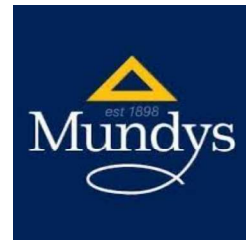


		Nursery	Primary	Secondary	College	Private
1	The North Hykeham All Saints Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:0.21	☐	☒	☐	☐	☐
2	Sir Robert Pattinson Academy Ofsted Rating: Good Pupils: 1308 Distance:0.22	☐	☐	☒	☐	☐
3	Fosse Way Academy Ofsted Rating: Good Pupils: 540 Distance:0.42	☐	☒	☐	☐	☐
4	North Kesteven Academy Ofsted Rating: Requires improvement Pupils: 659 Distance:0.44	☐	☐	☒	☐	☐
5	Ling Moor Primary Academy Ofsted Rating: Outstanding Pupils: 413 Distance:0.63	☐	☒	☐	☐	☐
6	Manor Farm Academy Ofsted Rating: Good Pupils: 212 Distance:0.76	☐	☒	☐	☐	☐
7	The Lincoln Manor Leas Junior School Ofsted Rating: Good Pupils: 290 Distance:1.05	☐	☒	☐	☐	☐
8	The Lincoln Manor Leas Infants School Ofsted Rating: Good Pupils: 163 Distance:1.05	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	The Lincoln St Christopher's School Ofsted Rating: Good Pupils: 252 Distance:1.13	☐	☐	☒	☐	☐
	Acorn Free School Ofsted Rating: Good Pupils: 3 Distance:1.16	☐	☐	☒	☐	☐
	The South Hykeham Community Primary School Ofsted Rating: Good Pupils: 148 Distance:1.24	☐	☒	☐	☐	☐
	The Meadows Primary School Ofsted Rating: Good Pupils: 364 Distance:1.24	☐	☒	☐	☐	☐
	Waddington Redwood Primary Academy Ofsted Rating: Good Pupils: 301 Distance:1.25	☐	☒	☐	☐	☐
	The Priory Witham Academy Ofsted Rating: Good Pupils: 1110 Distance:1.43	☐	☒	☒	☐	☐
	Hartsholme Academy Ofsted Rating: Requires improvement Pupils: 377 Distance:1.97	☐	☒	☐	☐	☐
	The Pilgrim School Ofsted Rating: Good Pupils: 4 Distance:1.97	☐	☐	☒	☐	☐

Area Transport (National)



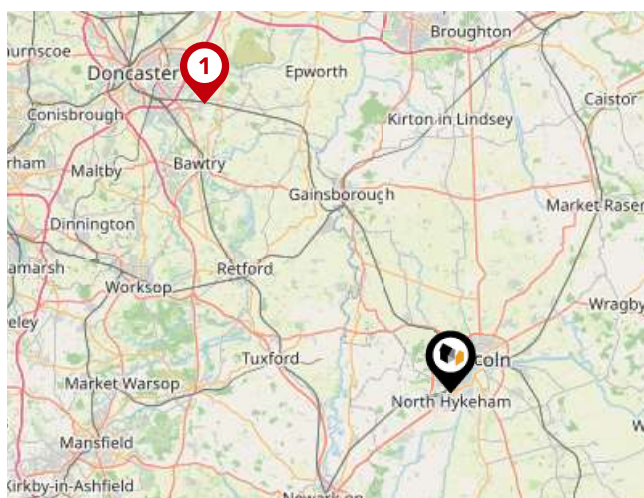
National Rail Stations

Pin	Name	Distance
1	Hykeham Rail Station	0.91 miles
2	Lincoln Central Rail Station	3.46 miles
3	Swinderby Rail Station	4.9 miles
4	Saxilby Rail Station	6.54 miles
5	Collingham Rail Station	7.32 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J34	24.43 miles

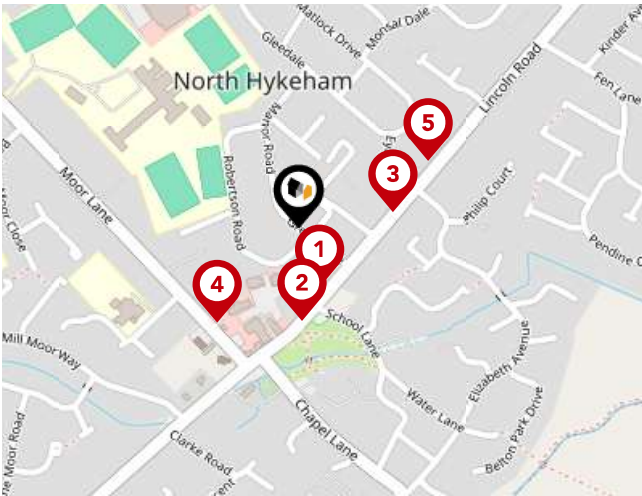


Airports/Helipads

Pin	Name	Distance
1	Robin Hood Doncaster Sheffield Airport	26.92 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Plough PH	0.06 miles
2	The Plough PH	0.1 miles
3	Eyam Way	0.1 miles
4	Social Club	0.13 miles
5	Eyam Way	0.16 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

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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