See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 17th November 2026



LANGWORTHGATE, LINCOLN, LN2

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

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hymie.bentley@mundys.net

www.mundys.net

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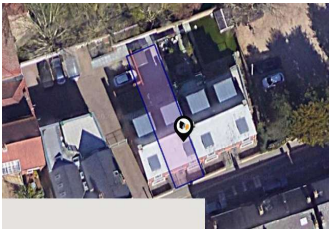
The Property Ombudsman

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Property
Overview







Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	3		
Plot Area:	0.03 acres		
Council Tax :	Band E		
Annual Estimate:	£2,839		
Title Number:	LL355792		

Local Area

Local Authority: Lincolnshire
Conservation Area: Cathedral and City Centre

Flood Risk:
- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s **42** mb/s **5500** mb/s

Mobile Coverage:
(based on calls indoors)

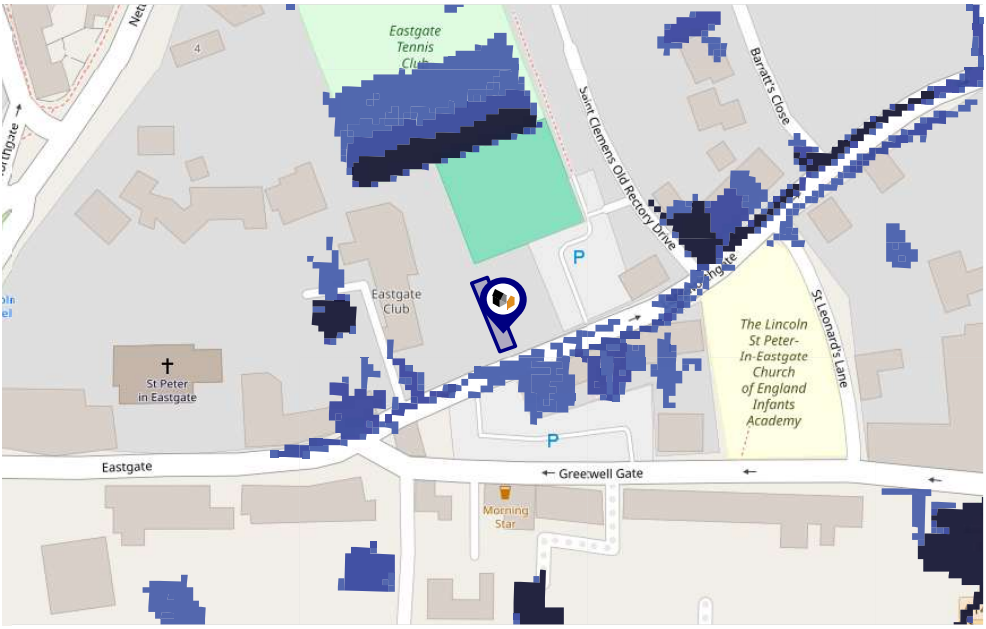
Satellite/Fibre TV Availability:

BT sky Virgin media

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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.

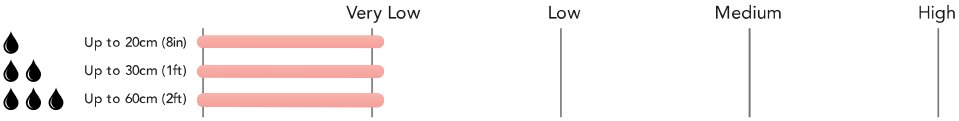


Risk Rating: Very low

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:

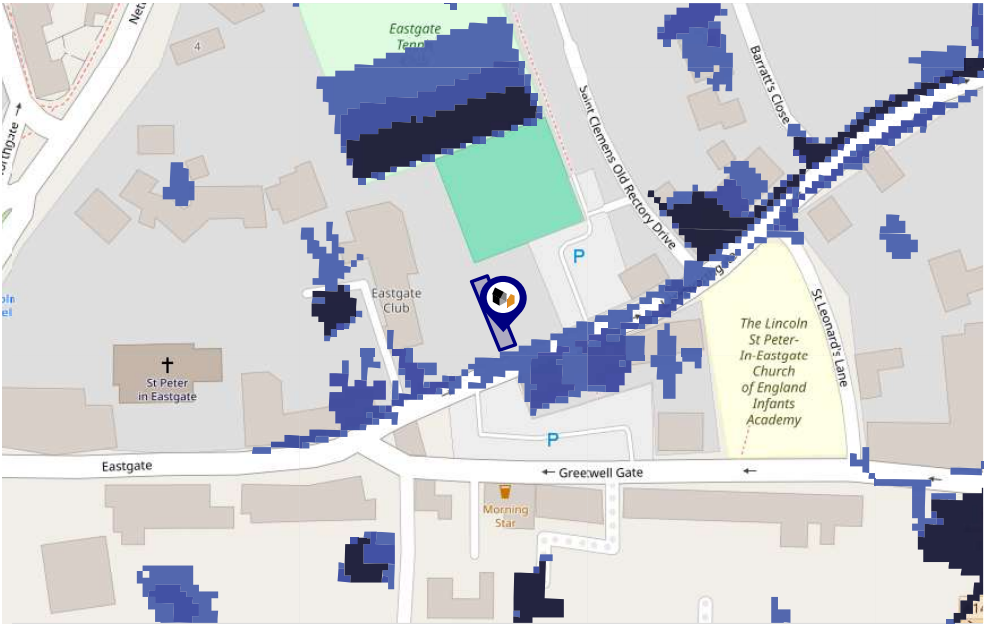


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Flood Risk
Surface Water - Climate Change

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.

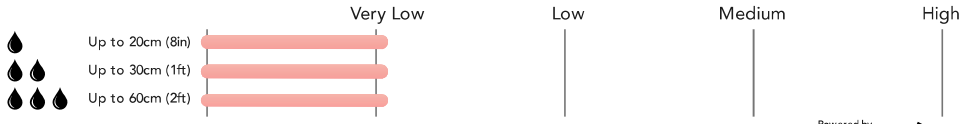


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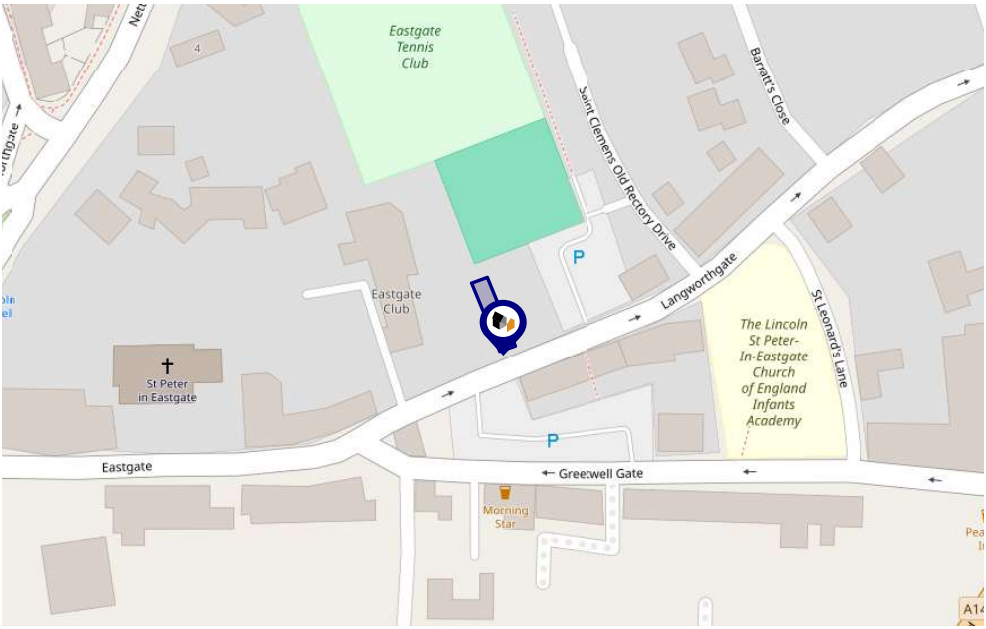


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Flood Risk
Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

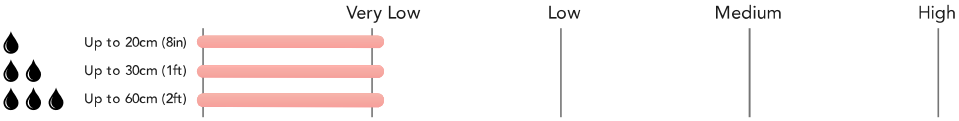


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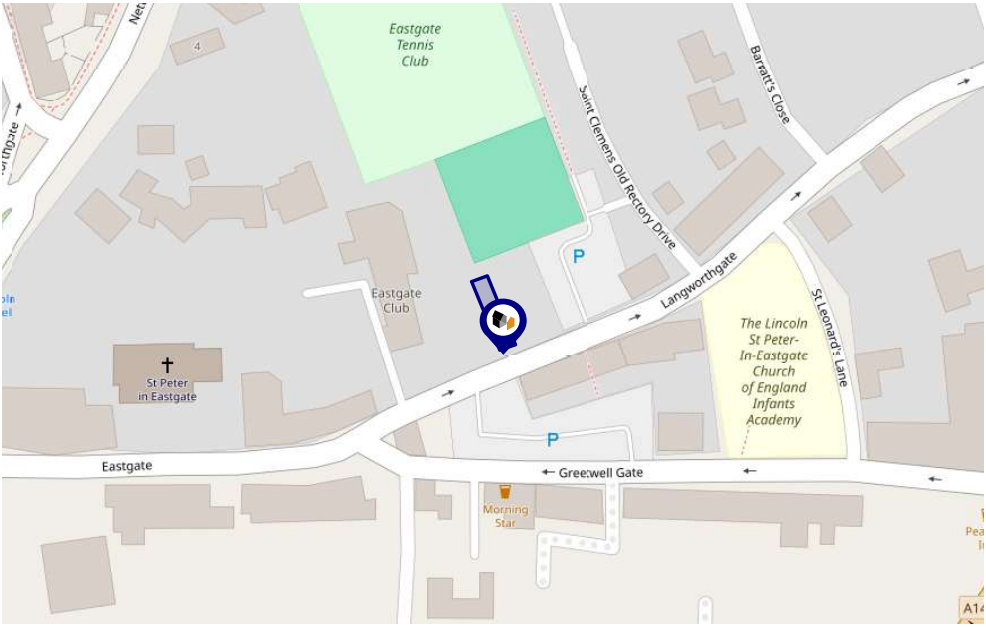
Chance of flooding to the following depths at this property:



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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.

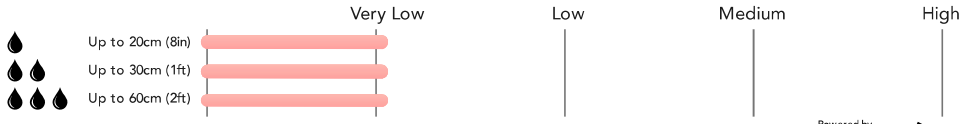


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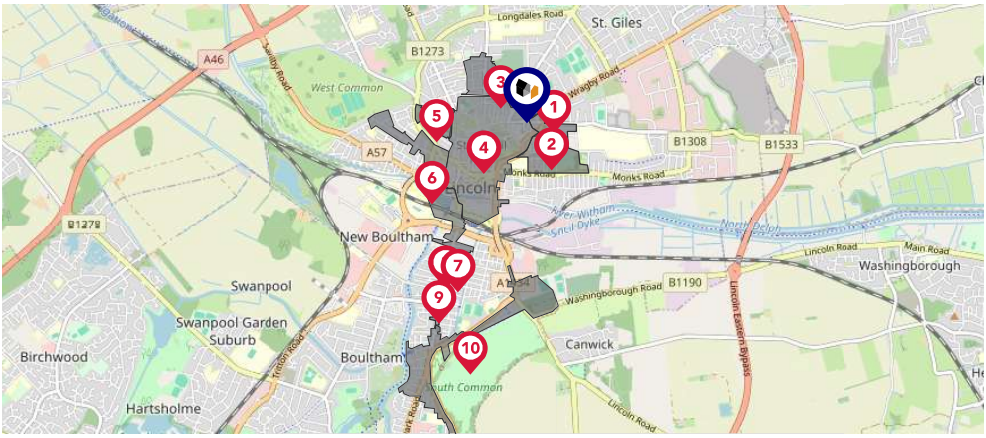


MIR - Material Info

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

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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	The Dell-Wragby Road	Historic Landfill
2	Nursery Grove-Lincoln, Lincolnshire	Historic Landfill
3	Mount Street-Lincoln, Lincolnshire	Historic Landfill
4	East Of Power Station Site-Spa Road	Historic Landfill
5	Deacon Road-Lincoln, Lincolnshire	Historic Landfill
6	East Of HM Prison-Greetwell Road, Lincoln	Historic Landfill
7	Greetwell Road and Outer Circle Road-Lincoln, Lincolnshire	Historic Landfill
8	Cathedral Quarry-Riseholme Road, Lincoln	Historic Landfill
9	East Of Dunford Road-Cow Paddle, Lincoln	Historic Landfill
10	Land South Of Ropewalk-Land South Of Ropewalk, Rear Of Mervyn Black	Historic Landfill

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

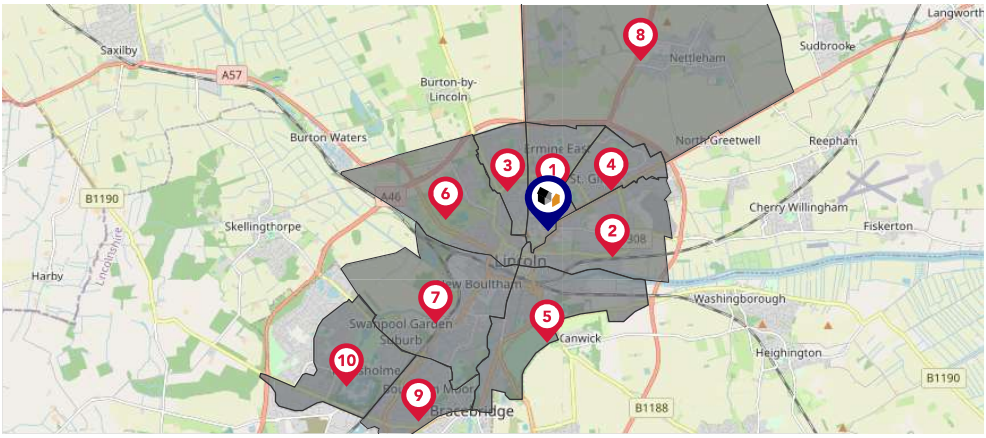
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

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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



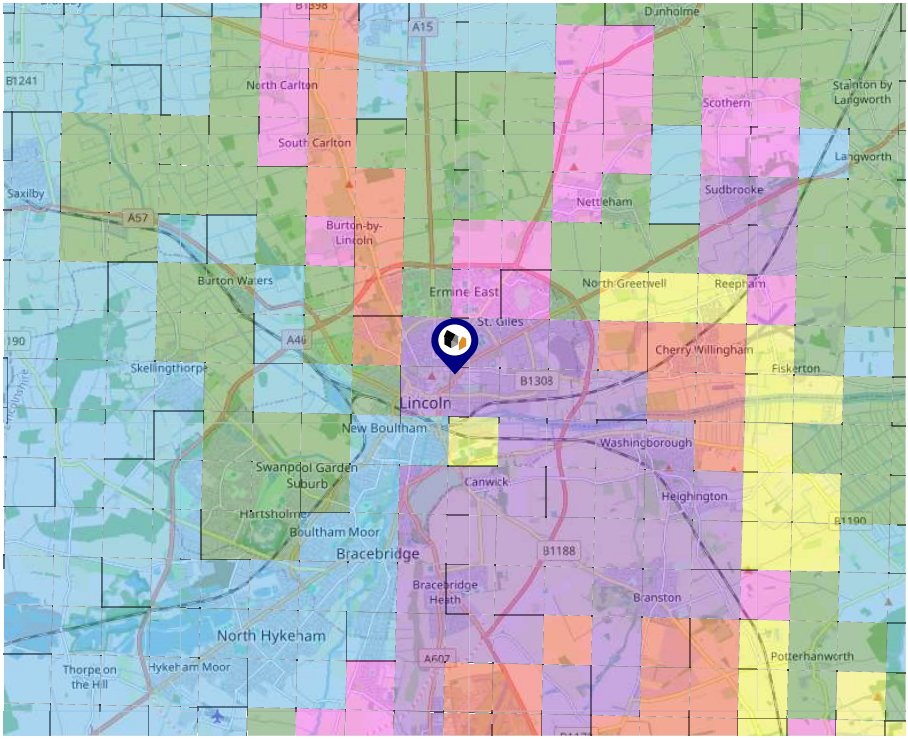
Nearby Council Wards

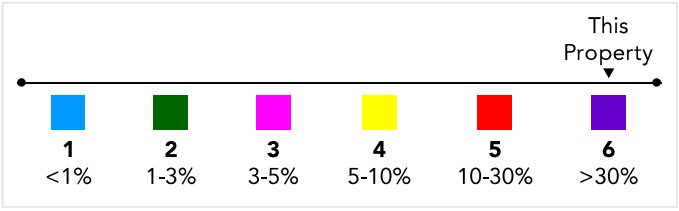
1	Minster Ward
2	Abbey Ward
3	Castle Ward
4	Glebe Ward
5	Park Ward
6	Carholme Ward
7	Boultham Ward
8	Nettleham Ward
9	Moorland Ward
10	Hartsholme Ward

Environment
Radon Gas

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).



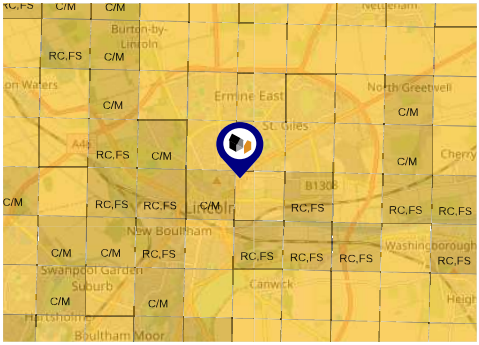


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Environment
Soils & Clay

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		

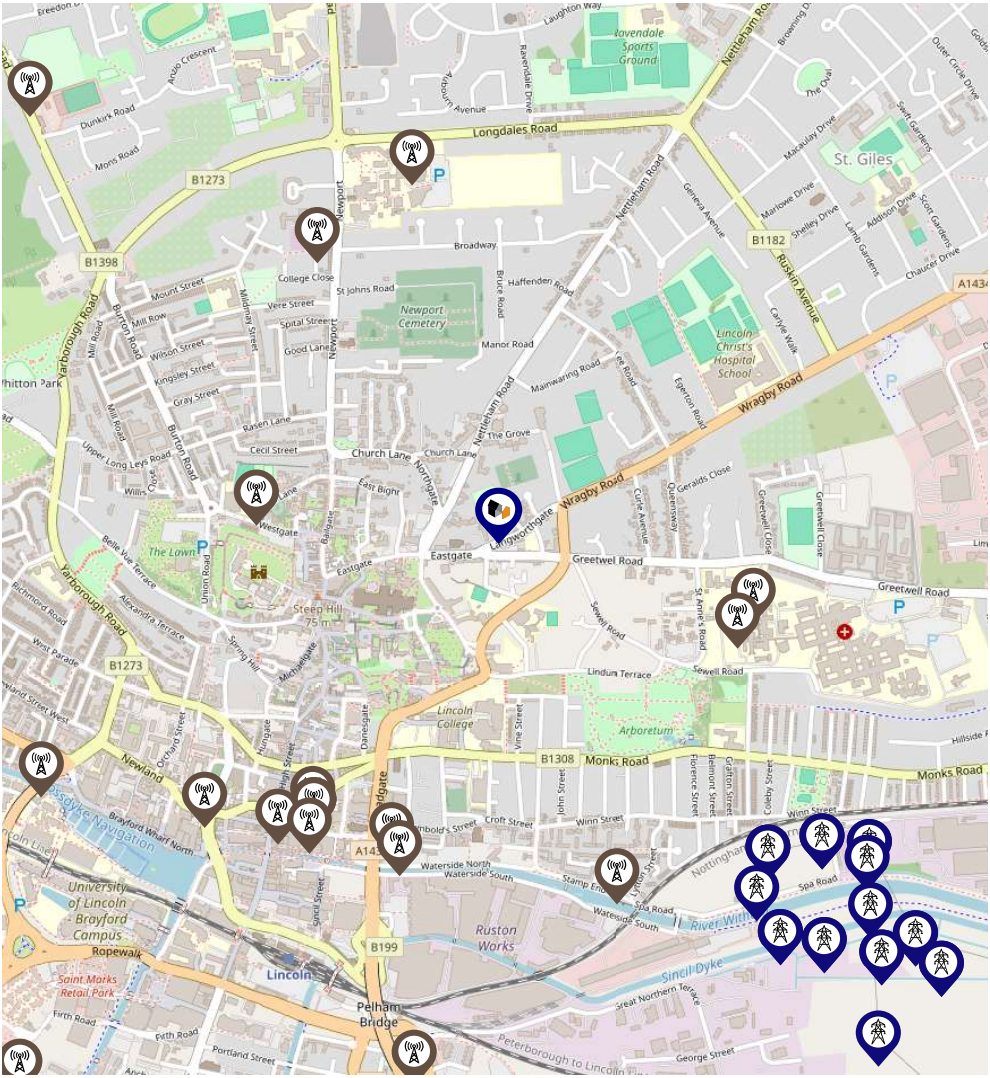


Primary Classifications (Most Common Clay Types)

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

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Local Area
Masts & Pylons



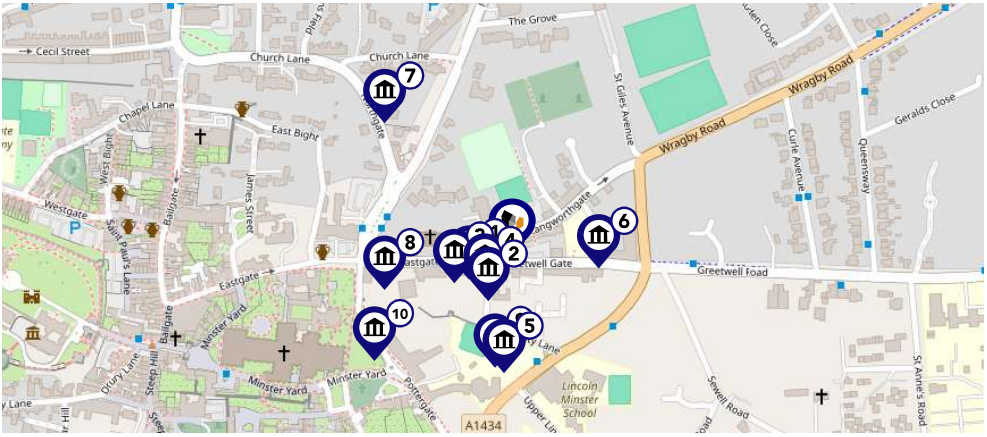
Key:

- Power Pylons
- Communication Masts

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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
1	1388528 - 20, Eastgate	Grade II	0.0 miles
2	1388556 - Greetwell Cottage	Grade II	0.0 miles
3	1388527 - Number 19 And Attached Yard Wall	Grade II	0.0 miles
4	1388529 - 22 And 23, Eastgate	Grade II	0.0 miles
5	1388830 - Stable Block In Grounds Of Number 5 Pottergate In St Marys School	Grade II	0.1 miles
6	1388749 - The Well House	Grade II	0.1 miles
7	1388730 - Northgate Cottage	Grade II	0.1 miles
8	1388523 - Boundary Stone Attached To The South Front Of Number 17	Grade II	0.1 miles
9	1388831 - Tower And Sections Of Close Wall Bordering Grounds Of Number 5 Pottergate	Grade I	0.1 miles
10	1388653 - Number 6 And Attached Wall	Grade II	0.1 miles

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Area
Schools



	Nursery	Primary	Secondary	College	Private
1 The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School Ofsted Rating: Requires improvement | Pupils: 89 | Distance:0.06	☐	☑	☐	☐	☐
2 Lincoln Minster School Ofsted Rating: Not Rated | Pupils: 473 | Distance:0.13	☐	☐	☑	☐	☐
3 Lincoln UTC Ofsted Rating: Good | Pupils: 369 | Distance:0.25	☐	☐	☑	☐	☐
4 Lincoln College Ofsted Rating: Good | Pupils:0 | Distance:0.3	☐	☐	☑	☐	☐
5 Westgate Academy Ofsted Rating: Good | Pupils: 430 | Distance:0.44	☐	☑	☐	☐	☐
6 Lincoln Monks Abbey Primary School Ofsted Rating: Good | Pupils: 594 | Distance:0.5	☐	☑	☐	☐	☐
7 Lincoln Christ's Hospital School Ofsted Rating: Good | Pupils: 1286 | Distance:0.5	☐	☐	☑	☐	☐
8 Mount Street Academy Ofsted Rating: Outstanding | Pupils: 318 | Distance:0.64	☐	☑	☐	☐	☐

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Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Lincolnshire Secure Unit Ofsted Rating: Not Rated | Pupils:0 | Distance:0.65	☐	☐	☑	☐	☐
10 Castles Education Ofsted Rating: Inadequate | Pupils: 93 | Distance:0.72	☐	☐	☑	☐	☐
11 The St Faith and St Martin Church of England Junior School, Lincoln Ofsted Rating: Good | Pupils: 345 | Distance:0.74	☐	☑	☐	☐	☐
12 The Lincoln St Giles Nursery School Ofsted Rating: Outstanding | Pupils: 112 | Distance:0.78	☑	☐	☐	☐	☐
13 St Giles Academy Ofsted Rating: Requires improvement | Pupils: 405 | Distance:0.78	☐	☑	☐	☐	☐
14 Lincoln Castle Academy Ofsted Rating: Not Rated | Pupils: 680 | Distance:0.81	☐	☐	☑	☐	☐
15 Springwell Alternative Academy Lincoln Ofsted Rating: Good | Pupils: 48 | Distance:0.83	☐	☐	☑	☐	☐
16 Our Lady of Lincoln Catholic Primary School A Voluntary Academy Ofsted Rating: Good | Pupils: 204 | Distance:0.88	☐	☑	☐	☐	☐

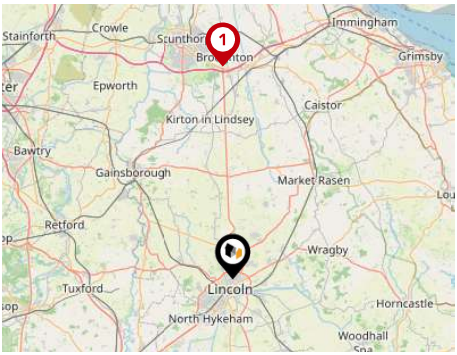
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Area
Transport (National)



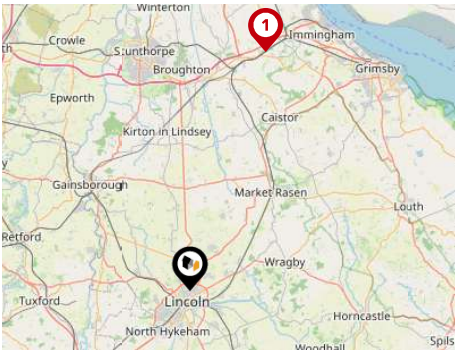
National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	0.74 miles
2	Hykeham Rail Station	3.98 miles
3	Saxilby Rail Station	5.88 miles
4	Swinderby Rail Station	8.41 miles
5	Metheringham Rail Station	8.86 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	21.34 miles

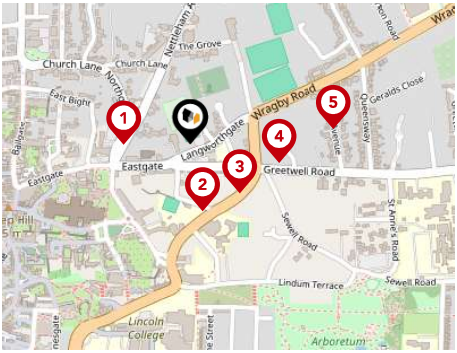


Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	25.16 miles

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Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lincoln Hotel	0.1 miles
2	Winnowsty Lane	0.1 miles
3	Winnowsty Lane	0.11 miles
4	Limelands	0.14 miles
5	Curle Avenue	0.22 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Hull Ferry Terminal	36.67 miles

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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

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Ordnance Survey

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