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MIR: Material Info

The Material Information Affecting this Property
Friday 04th September 2026



GREETWELL CLOSE, LINCOLN, LN2

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

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Property Overview

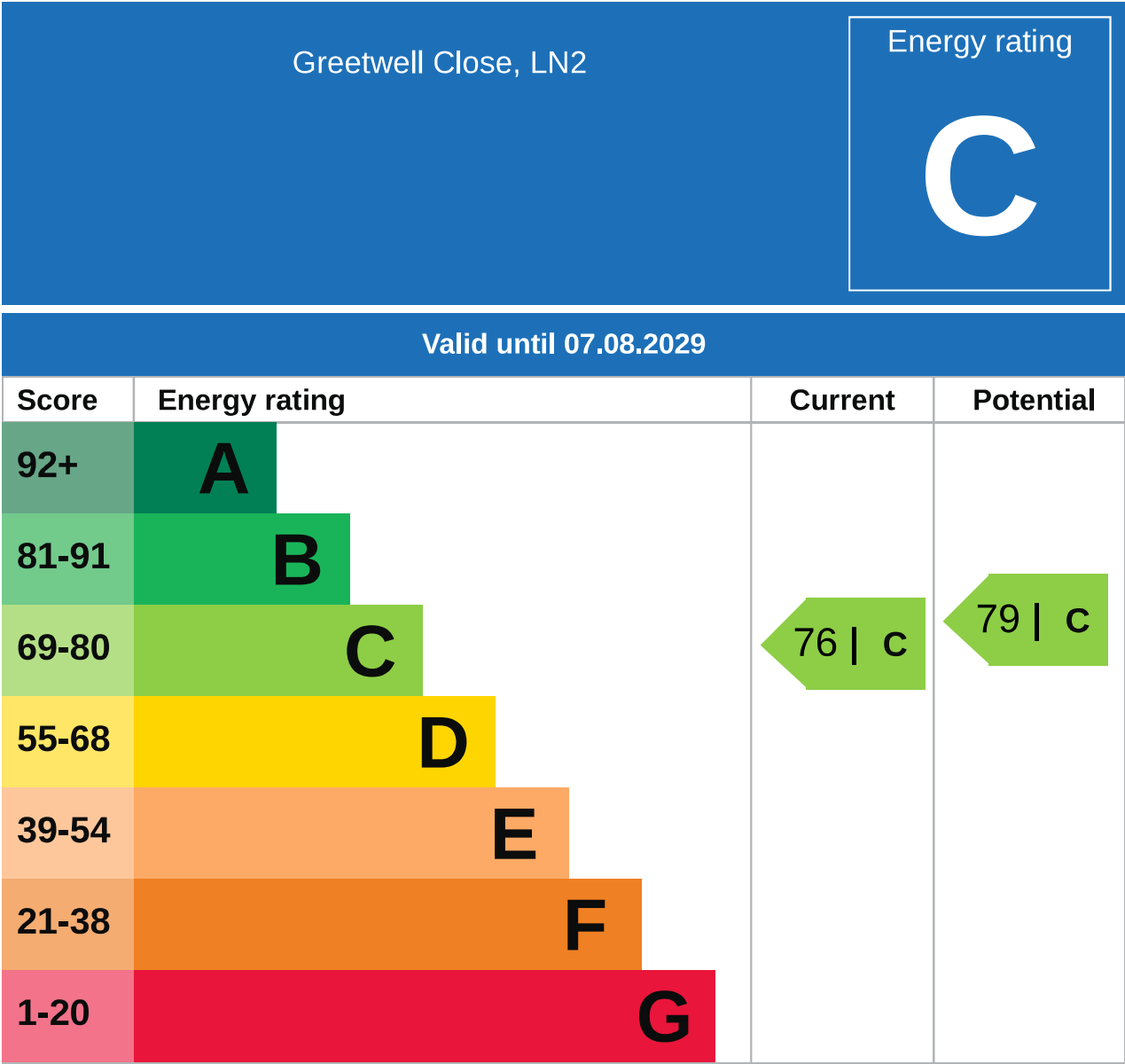


Property

Type:	Flat / Maisonette	Tenure:	Freehold
Bedrooms:	1		
Floor Area:	548 ft ² / 51 m ²		
Plot Area:	0.15 acres		
Year Built :	2003-2006		
Council Tax :	Band A		
Annual Estimate:	£1,549		
Title Number:	LL208261		

Local Area

Property
EPC - Certificate



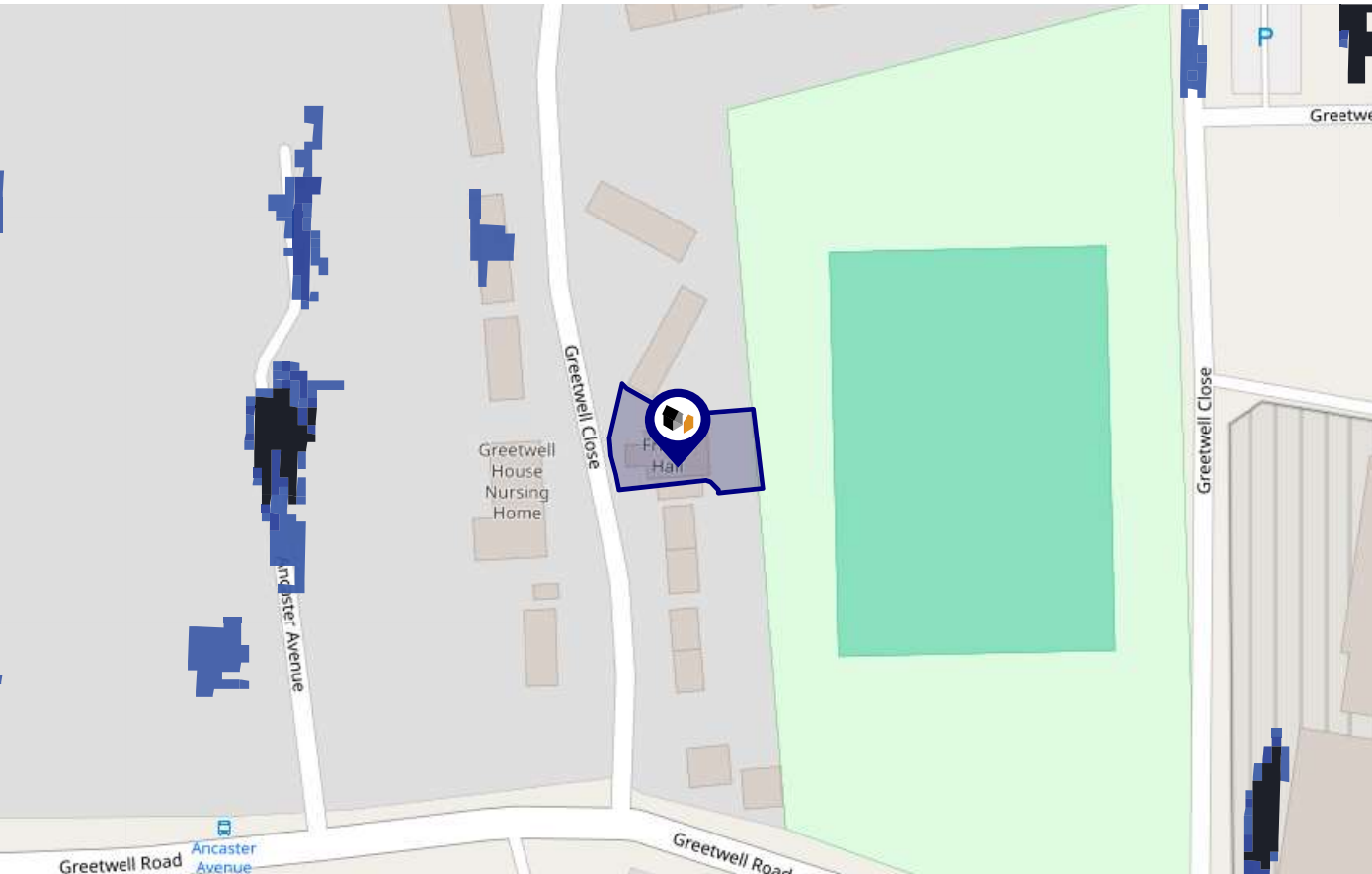
Additional EPC Data

Property Type:	Flat
Build Form:	Enclosed End-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	1
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	51 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.

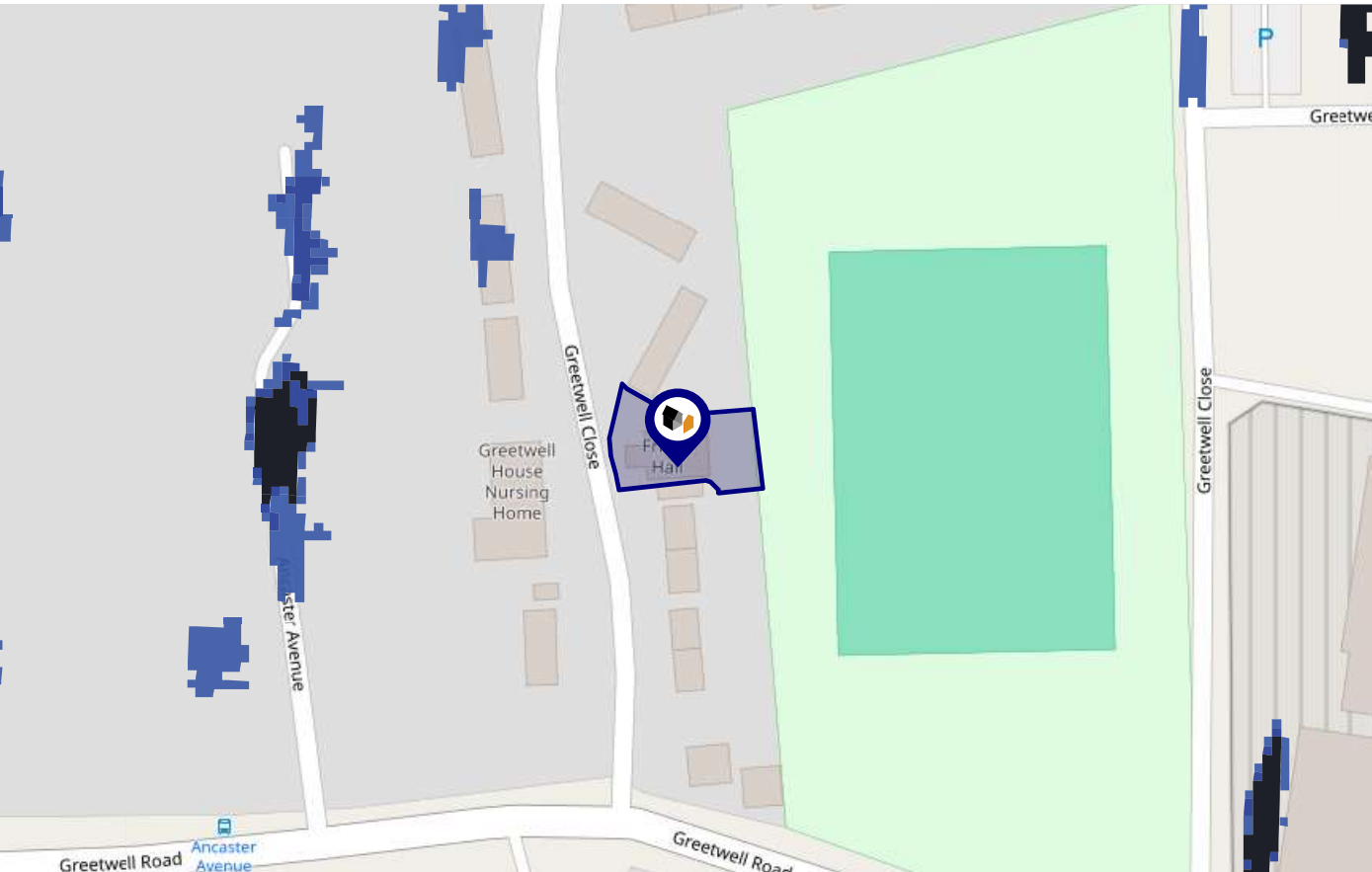
Chance of flooding to the following depths at this property:



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

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Chance of flooding to the following depths at this property:

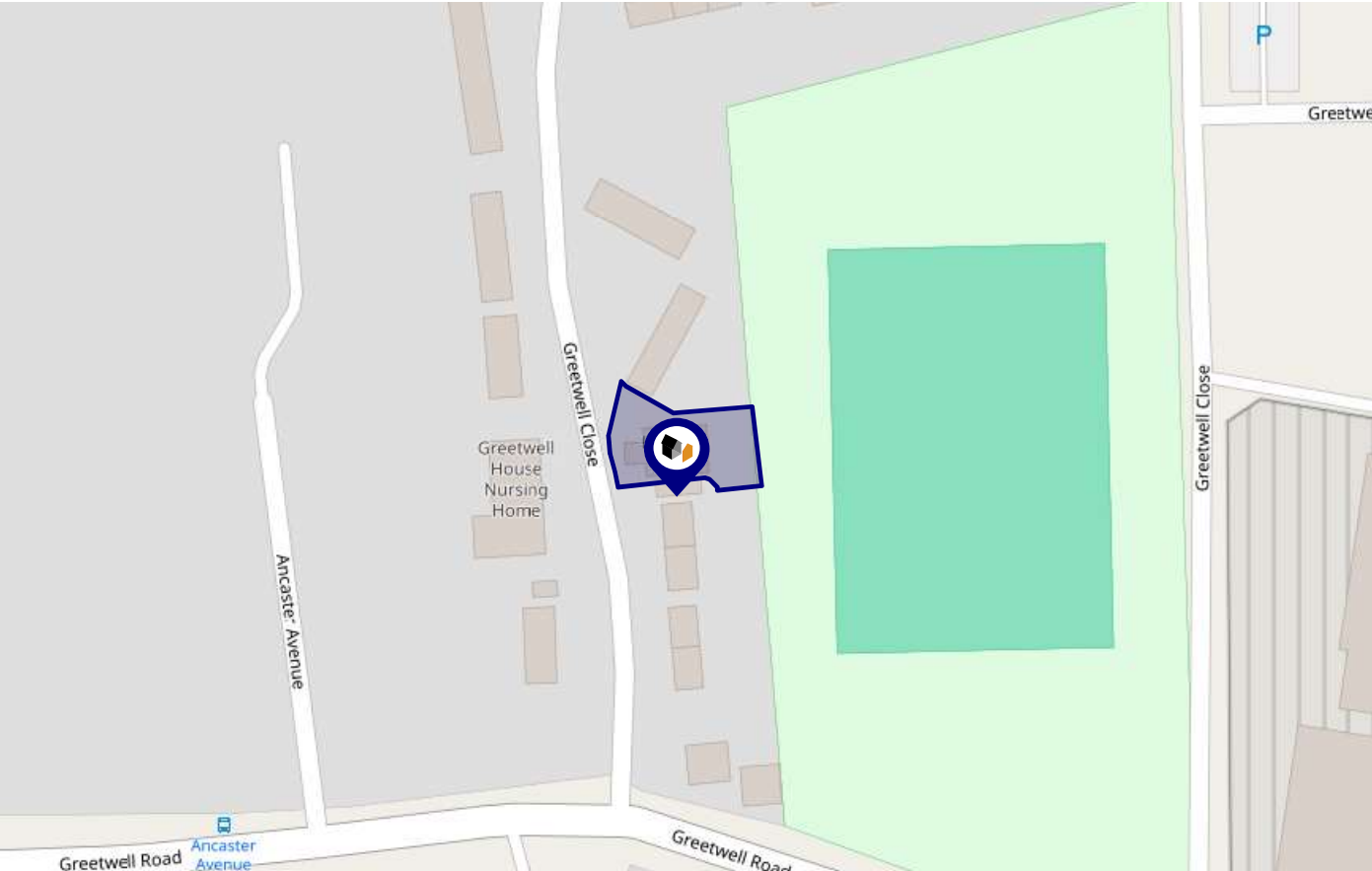


Flood Risk

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.

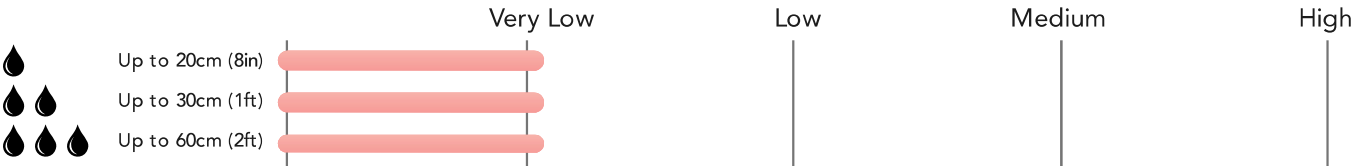


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Chance of flooding to the following depths at this property:

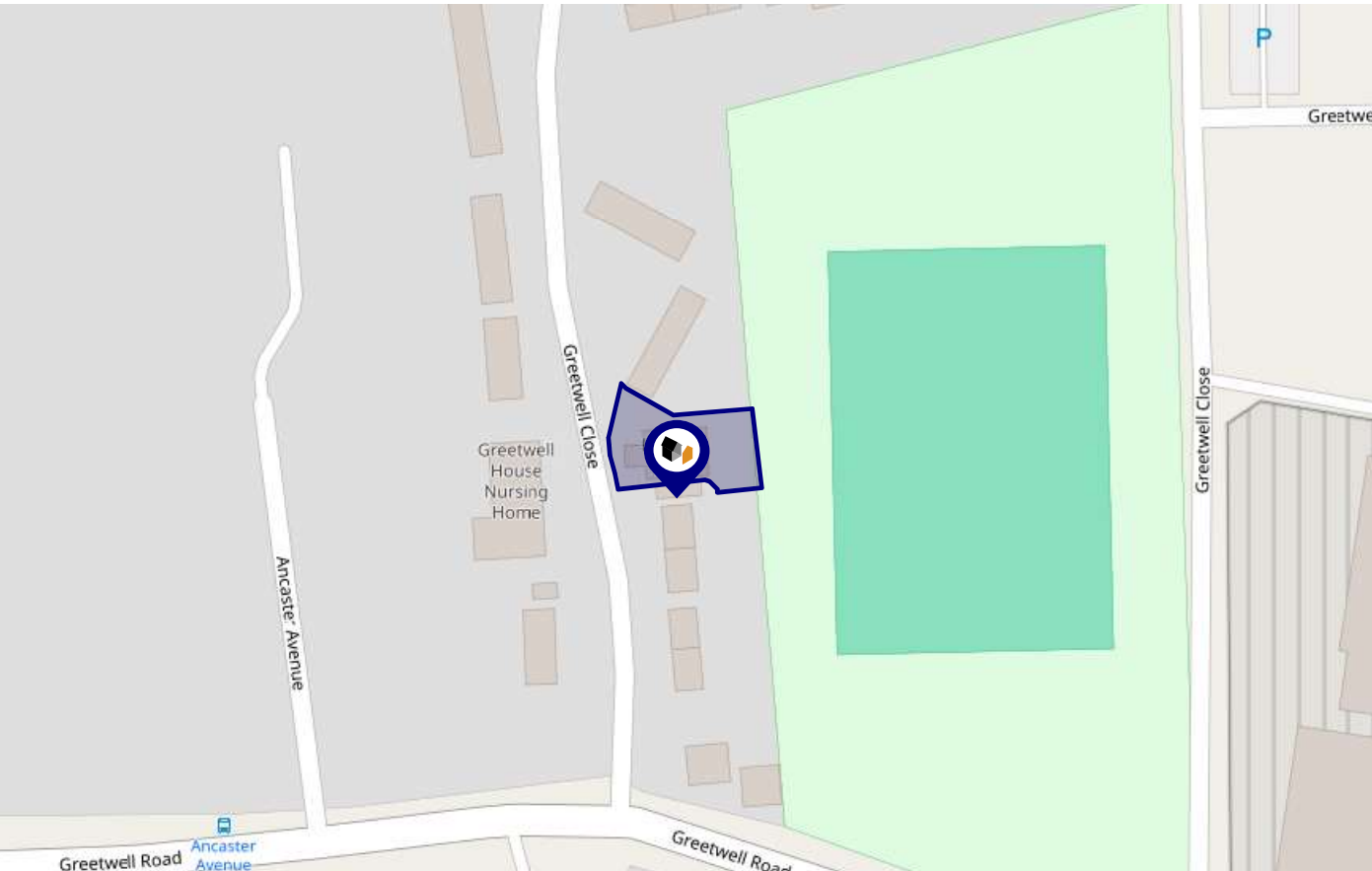


Flood Risk

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

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:



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	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

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.

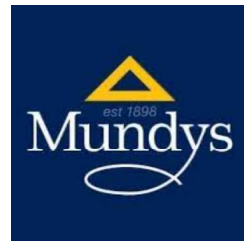


Nearby Landfill Sites

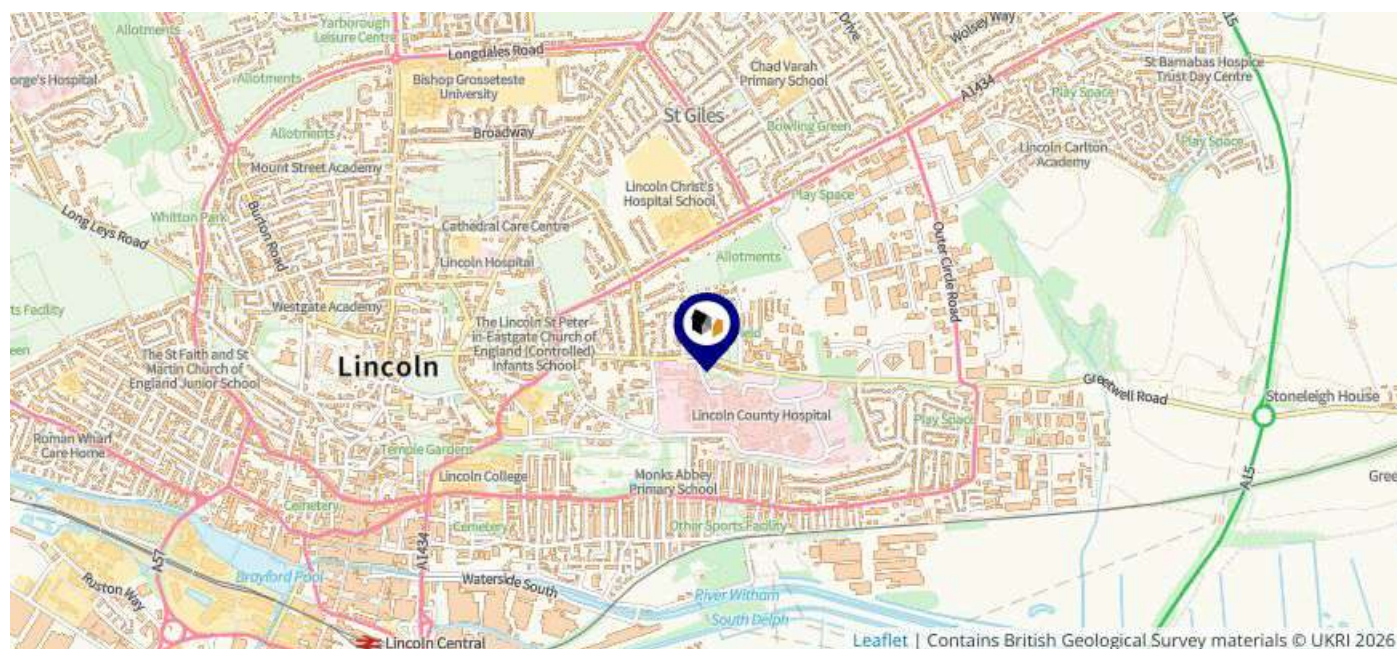
1	The Dell-Wragby Road	Historic Landfill	
2	East Of HM Prison-Greetwell Road, Lincoln	Historic Landfill	
3	Deacon Road-Lincoln, Lincolnshire	Historic Landfill	
4	Greetwell Road and Outer Circle Road-Lincoln, Lincolnshire	Historic Landfill	
5	Nursery Grove-Lincoln, Lincolnshire	Historic Landfill	
6	East Of Power Station Site-Spa Road	Historic Landfill	
7	Wickes Site-Outer Circle Road	Historic Landfill	
8	Outer Circle Road-Lincoln, Lincolnshire	Historic Landfill	
9	Wrights Way-Lincoln, Lincolnshire	Historic Landfill	
10	Rear Of Old Hillards-Rear Of Old Hillards, Wragby Road	Historic Landfill	

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

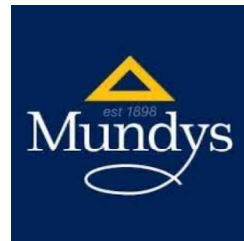
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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.

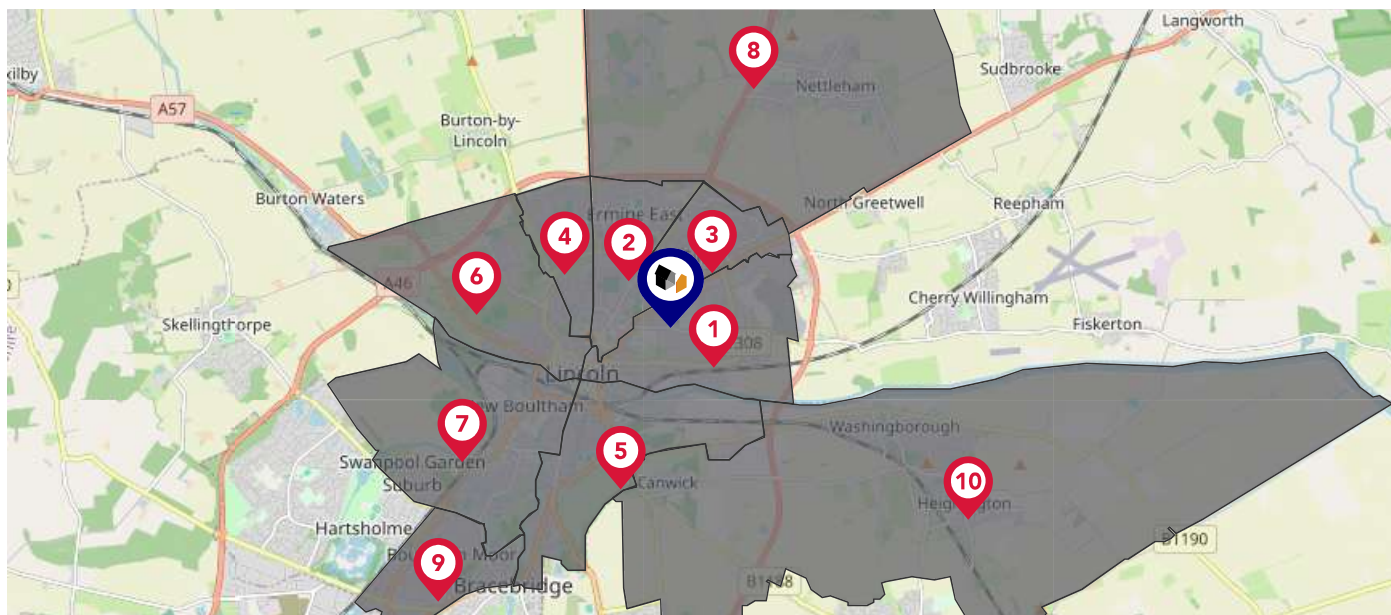
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Abbey Ward



Minster Ward



Glebe Ward



Castle Ward



Park Ward



Carholme Ward



Boultham Ward



Nettleham Ward



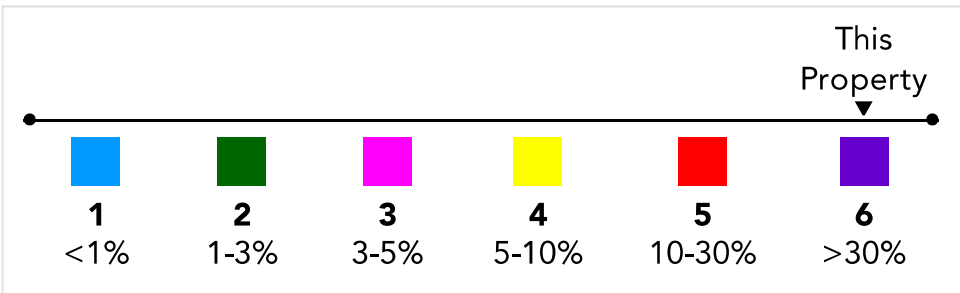
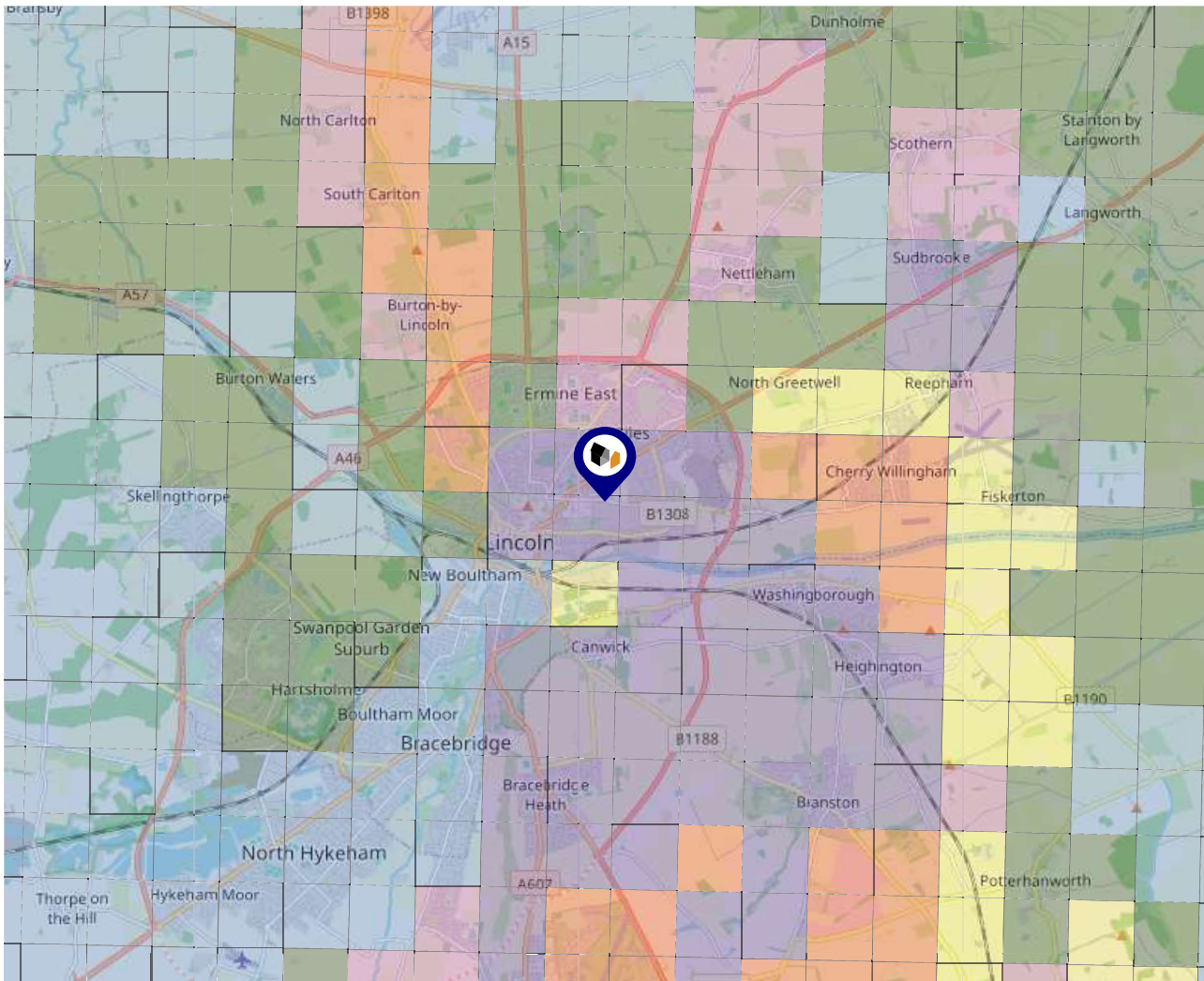
Moorland Ward



Heighington and Washingborough Ward

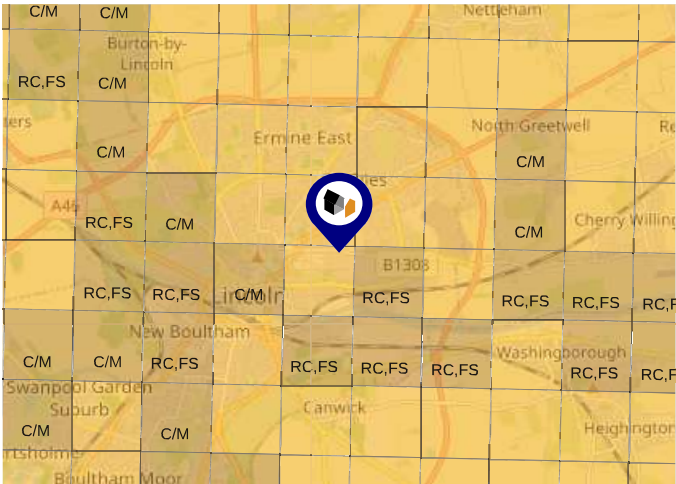
What is Radon?

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)

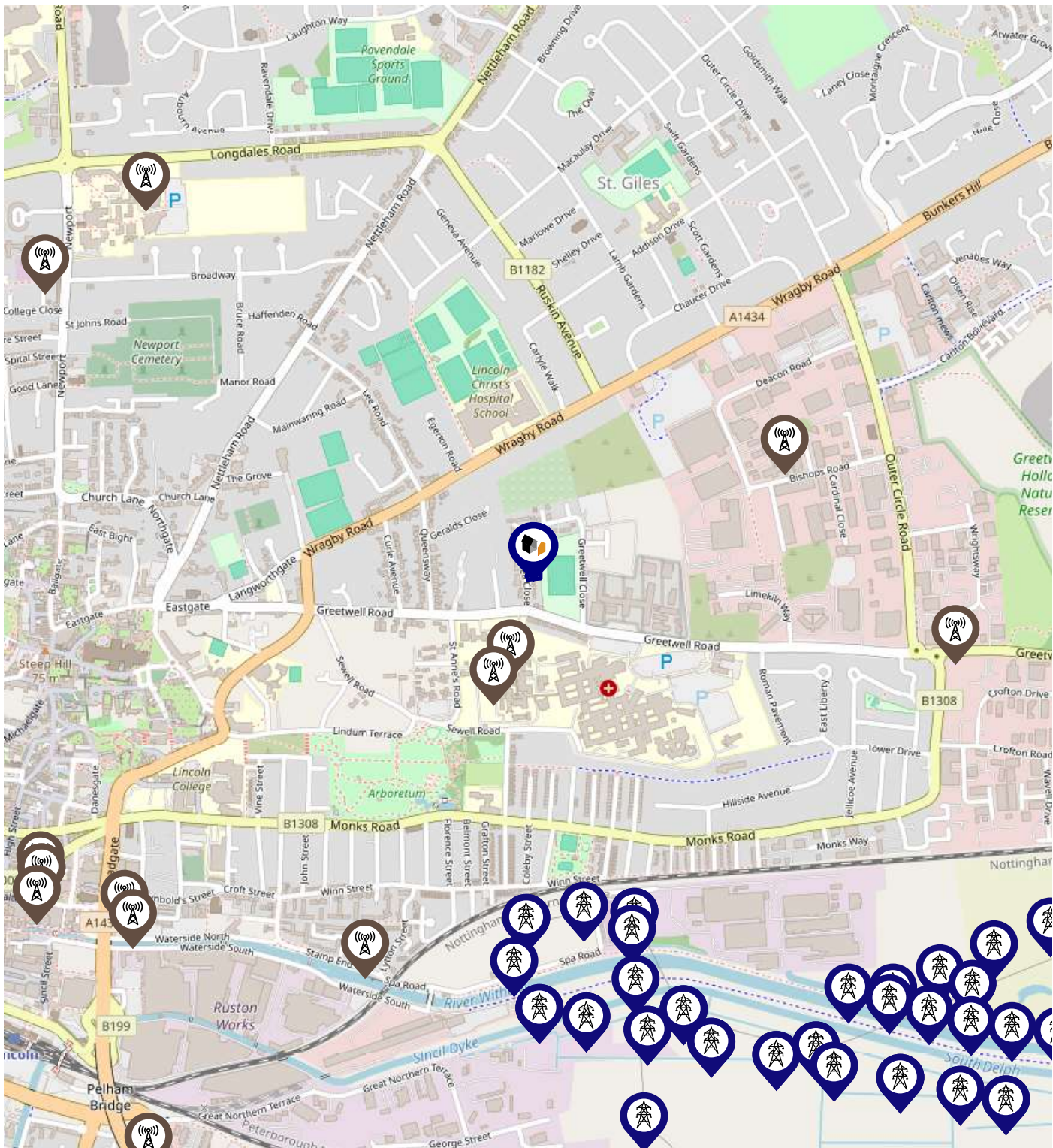
Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		



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

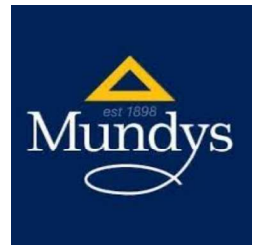
Local Area Masts & Pylons



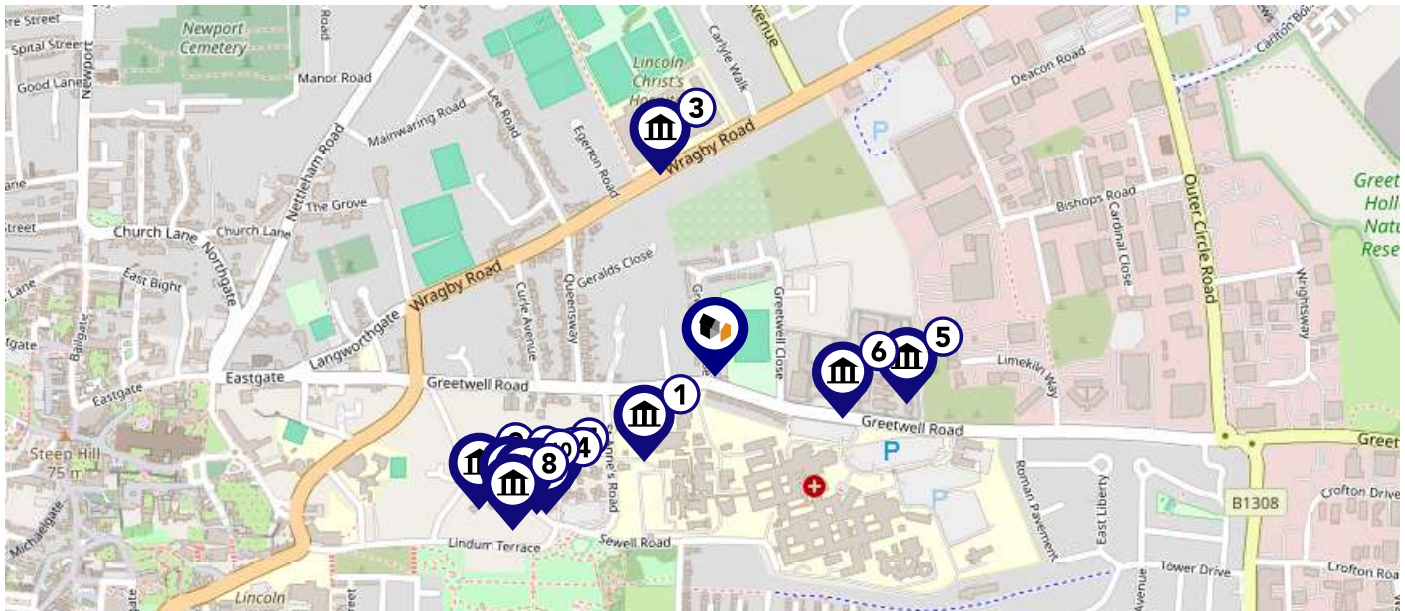
- Key:**
-  Power Pylons
 -  Communication Masts

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
 1388560 - Nurses' Home At Lincolnshire County Hospital	Grade II	0.1 miles
 1388758 - Chapel At St Annes Bedehouses	Grade II	0.2 miles
 1388836 - Lincoln Christ Hospital School And Attached Headmasters House	Grade II	0.2 miles
 1388760 - Eastern Boundary Wall At St Annes Bedehouses	Grade II	0.2 miles
 1388558 - Lincoln Prison Entrance Buildings And Walls	Grade II	0.2 miles
 1388559 - Lincoln Prison Cell Blocks	Grade II	0.2 miles
 1388745 - St Annes Cottage	Grade II	0.2 miles
 1388757 - Numbers 27 And 29 And Attached Boundary Wall	Grade II	0.3 miles
 1388756 - Lindum House And Attached Garden Wall And Boundary Wall	Grade II	0.3 miles
 1388759 - St Annes Bedehouses	Grade II	0.3 miles
 1388761 - Well House At North End Of St Annes Bedehouses	Grade II	0.3 miles



Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type



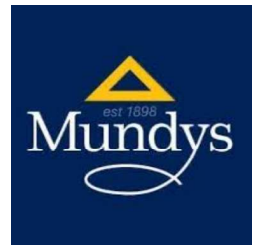
Property Lease Information

Listed Building Information

Stamp Duty

Other

Other



Electricity Supply

Gas Supply

Central Heating

Water Supply

Drainage

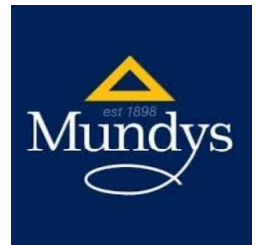


		Nursery	Primary	Secondary	College	Private
1	Lincoln Christ's Hospital School Ofsted Rating: Good Pupils: 1286 Distance:0.25	☐	☐	☒	☐	☐
2	Lincoln Monks Abbey Primary School Ofsted Rating: Good Pupils: 594 Distance:0.35	☐	☒	☐	☐	☐
3	The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School Ofsted Rating: Requires improvement Pupils: 89 Distance:0.39	☐	☒	☐	☐	☐
4	Lincoln Minster School Ofsted Rating: Not Rated Pupils: 473 Distance:0.43	☐	☐	☒	☐	☐
5	The Lincoln St Giles Nursery School Ofsted Rating: Outstanding Pupils: 112 Distance:0.52	☒	☐	☐	☐	☐
6	St Giles Academy Ofsted Rating: Requires improvement Pupils: 405 Distance:0.52	☐	☒	☐	☐	☐
7	Lincoln College Ofsted Rating: Good Pupils:0 Distance:0.57	☐	☐	☒	☐	☐
8	Lincoln UTC Ofsted Rating: Good Pupils: 369 Distance:0.6	☐	☐	☒	☐	☐



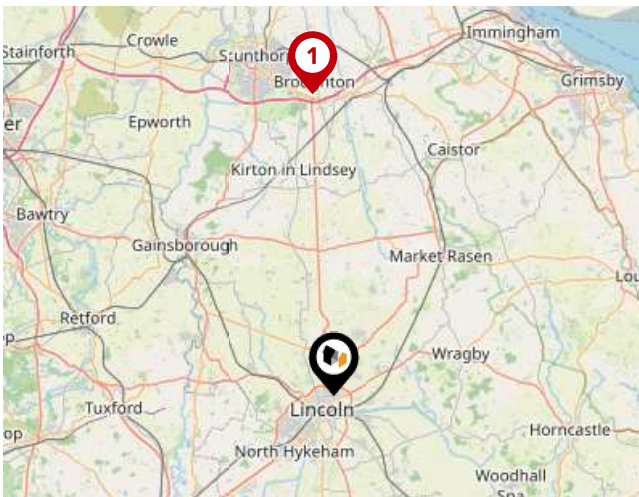
		Nursery	Primary	Secondary	College	Private
	Springwell Alternative Academy Lincoln Ofsted Rating: Good Pupils: 48 Distance:0.64	☐	☐	☒	☐	☐
	Lincoln Carlton Academy Ofsted Rating: Outstanding Pupils: 421 Distance:0.79	☐	☒	☐	☐	☐
	Castles Education Ofsted Rating: Inadequate Pupils: 93 Distance:0.8	☐	☐	☒	☐	☐
	Our Lady of Lincoln Catholic Primary School A Voluntary Academy Ofsted Rating: Good Pupils: 204 Distance:0.86	☐	☒	☐	☐	☐
	Westgate Academy Ofsted Rating: Good Pupils: 430 Distance:0.88	☐	☒	☐	☐	☐
	Ermine Primary Academy Ofsted Rating: Good Pupils: 393 Distance:0.95	☐	☒	☐	☐	☐
	Mount Street Academy Ofsted Rating: Outstanding Pupils: 318 Distance:1.02	☐	☒	☐	☐	☐
	Lincoln Castle Academy Ofsted Rating: Not Rated Pupils: 680 Distance:1.04	☐	☐	☒	☐	☐

Area Transport (National)



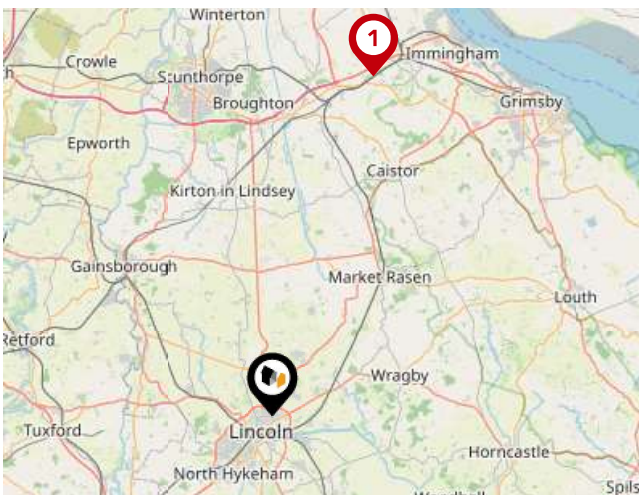
National Rail Stations

Pin	Name	Distance
	Lincoln Central Rail Station	1.02 miles
	Hykeham Rail Station	4.31 miles
	Saxilby Rail Station	6.28 miles
	Metherringham Rail Station	8.59 miles
	Swinderby Rail Station	8.79 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M180 J4	21.35 miles

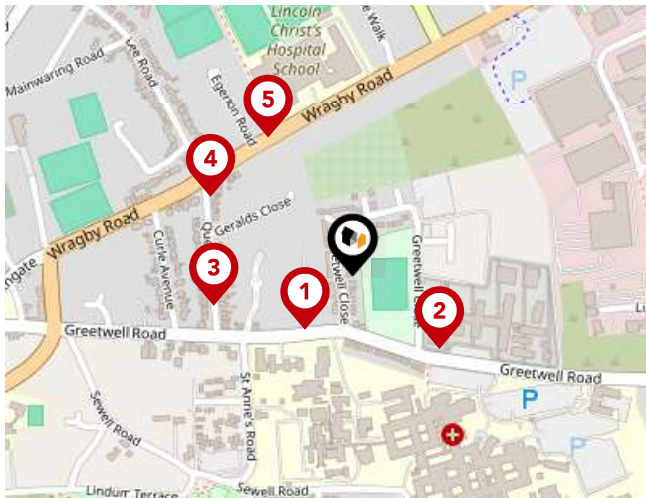


Airports/Helipads

Pin	Name	Distance
	Humberside Airport	25.01 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Ancaster Avenue	0.07 miles
2	HM Prison	0.12 miles
3	Greetwell Road	0.15 miles
4	Gerald's Close	0.18 miles
5	Egerton Road	0.18 miles

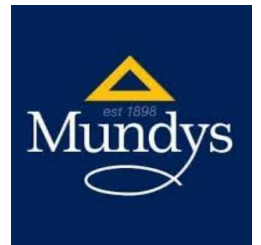
Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Hull Ferry Terminal	36.53 miles



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



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Important - Please read

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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.

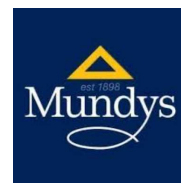


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National Statistics



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