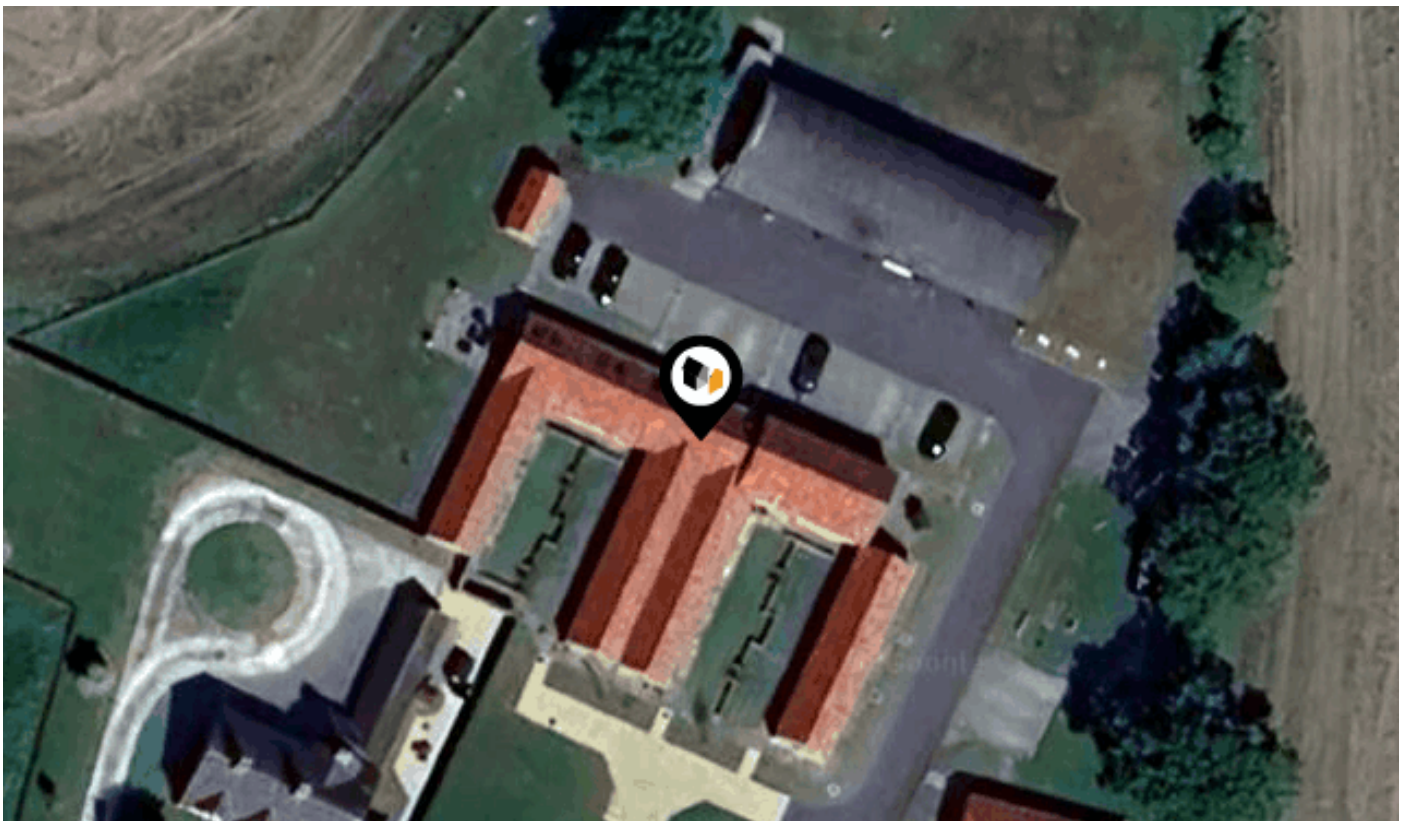




See More Online

# MIR: Material Info

The Material Information Affecting this Property  
**Wednesday 29th April 2026**



**EAGLE HALL LANE, EAGLE HALL, SWINDERBY, LN6**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

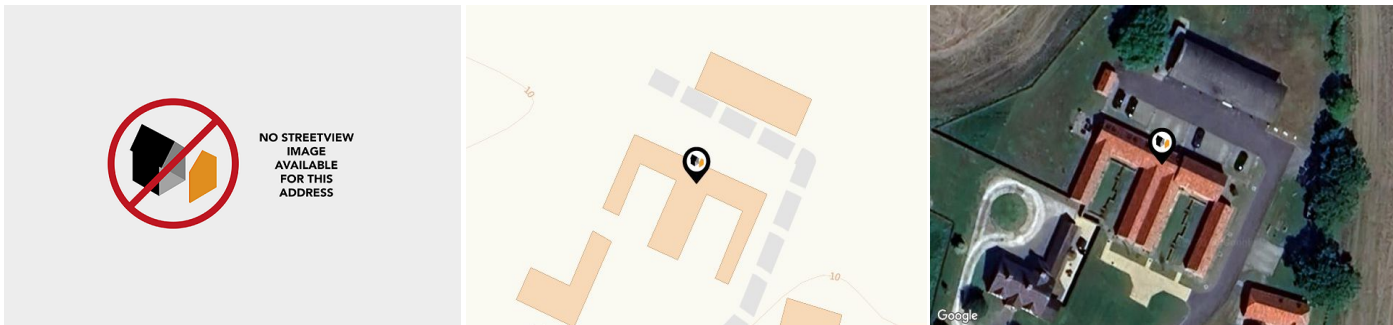
[hymie.bentley@mundys.net](mailto:hymie.bentley@mundys.net)

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



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# Property Overview



## Property

**Type:** Parent Shell  
**Bedrooms:** 3

## Local Area

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

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

<b>16</b> mb/s	<b>32</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:

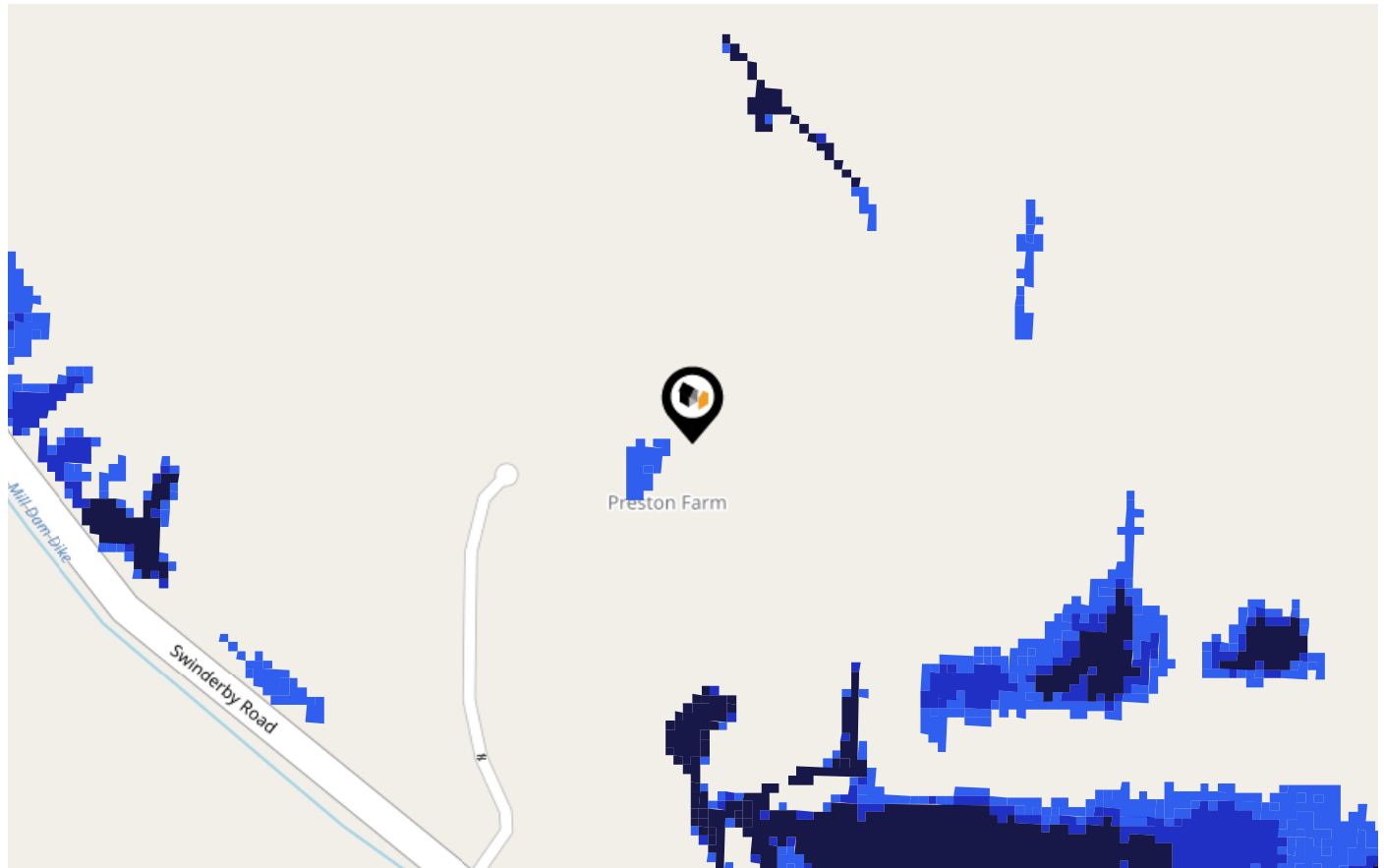


# Flood Risk

## 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:

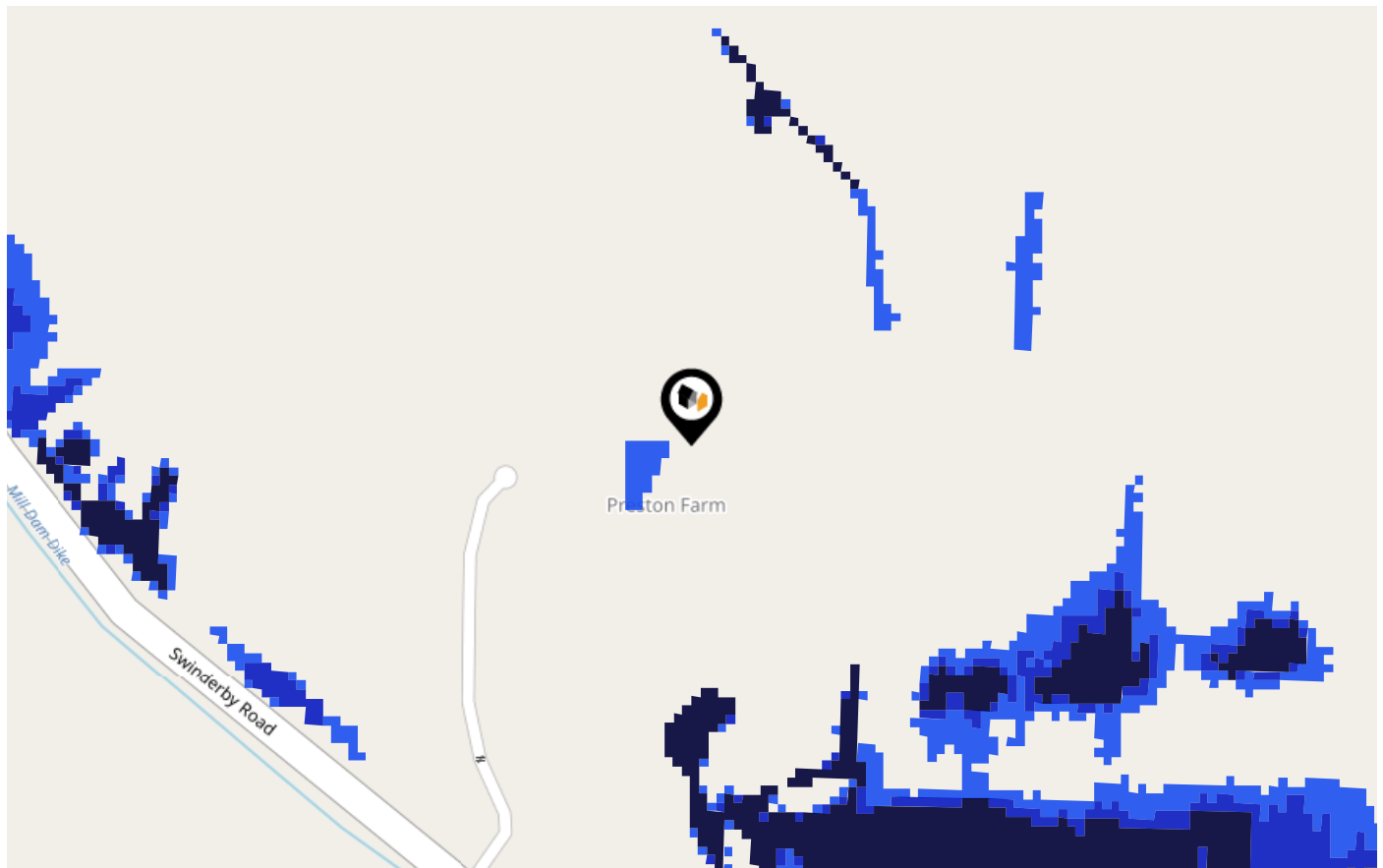


# Flood Risk

## 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.



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:



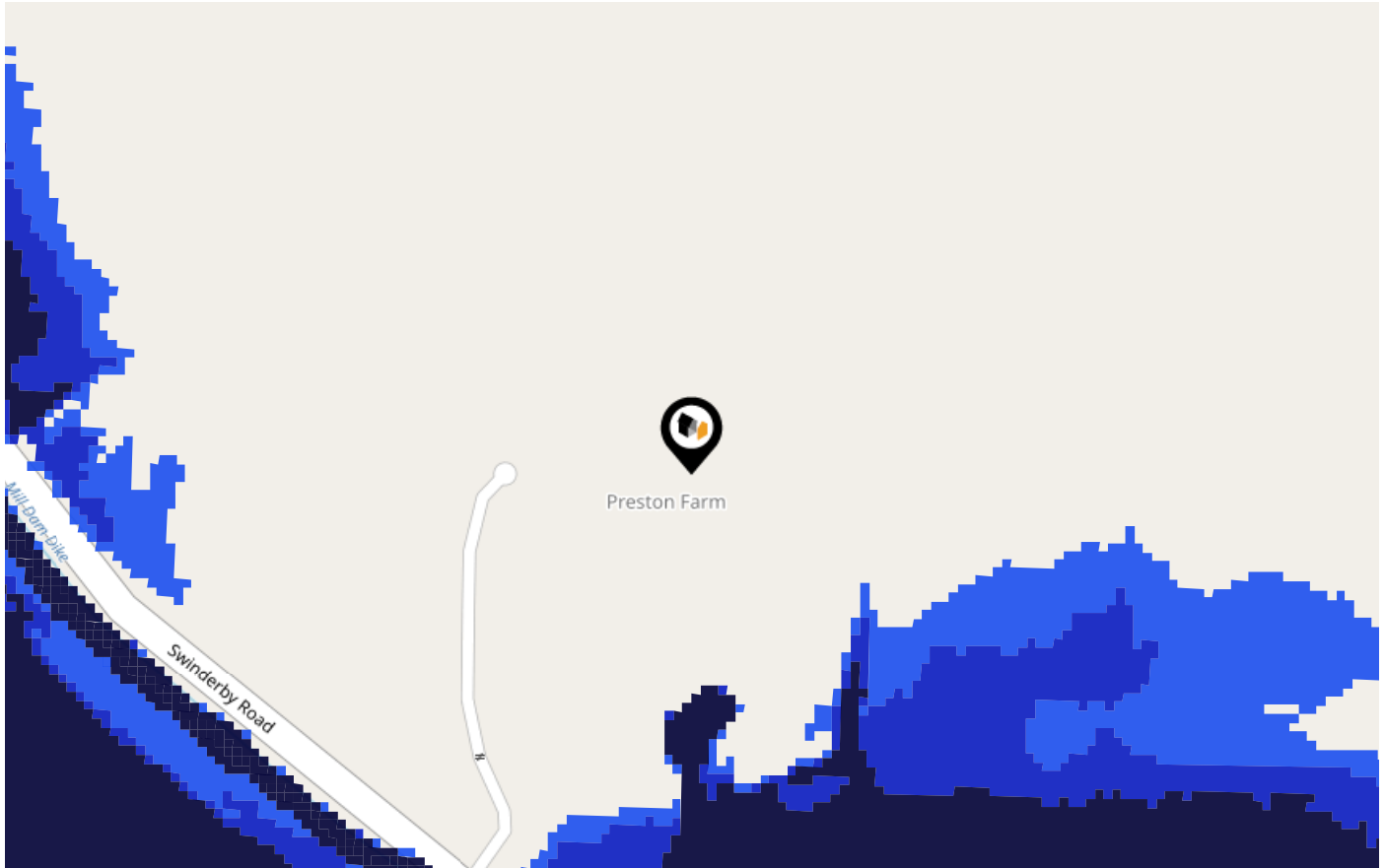
MIR - Material Info

# 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:

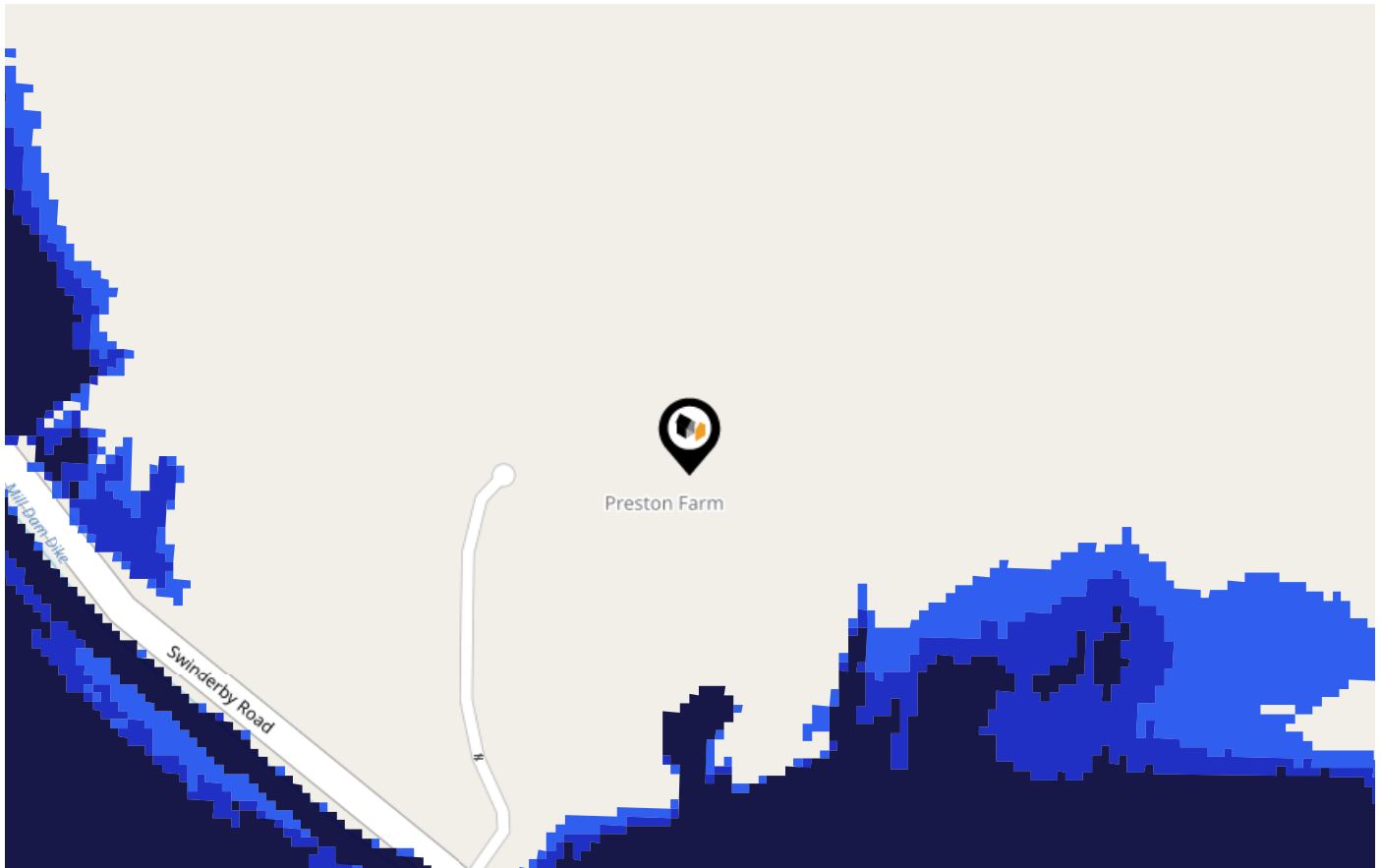


# Flood Risk

## 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.
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Chance of flooding to the following depths at this property:



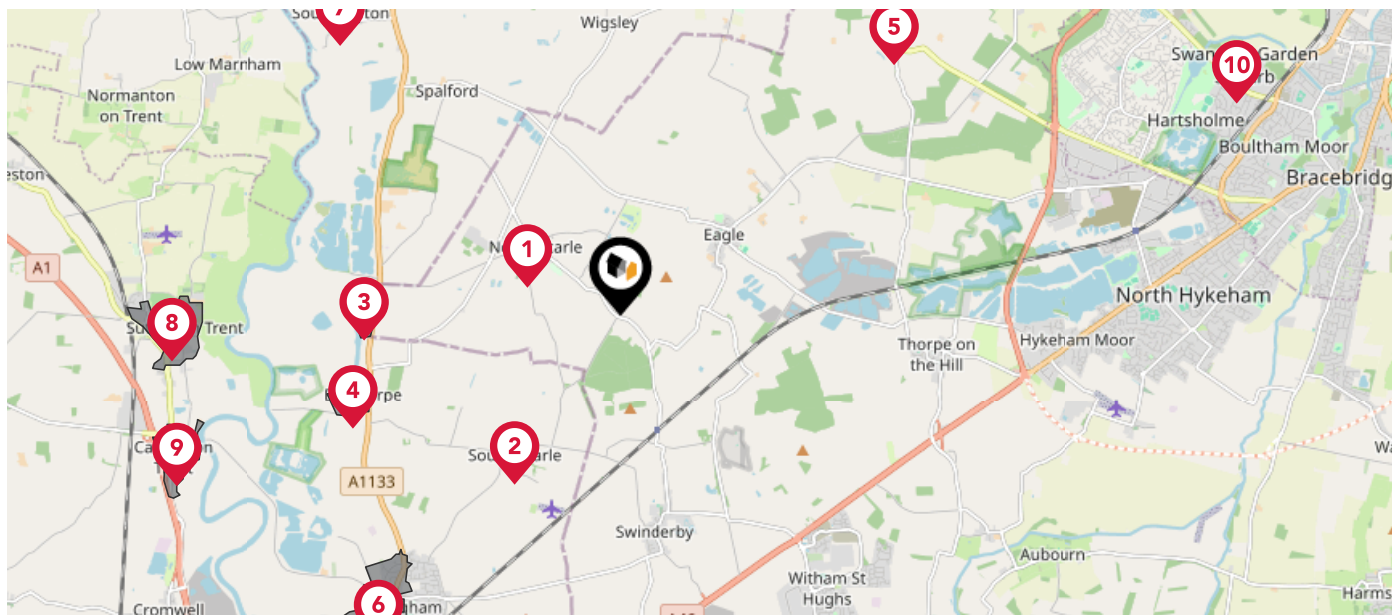
MIR - Material Info

# 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

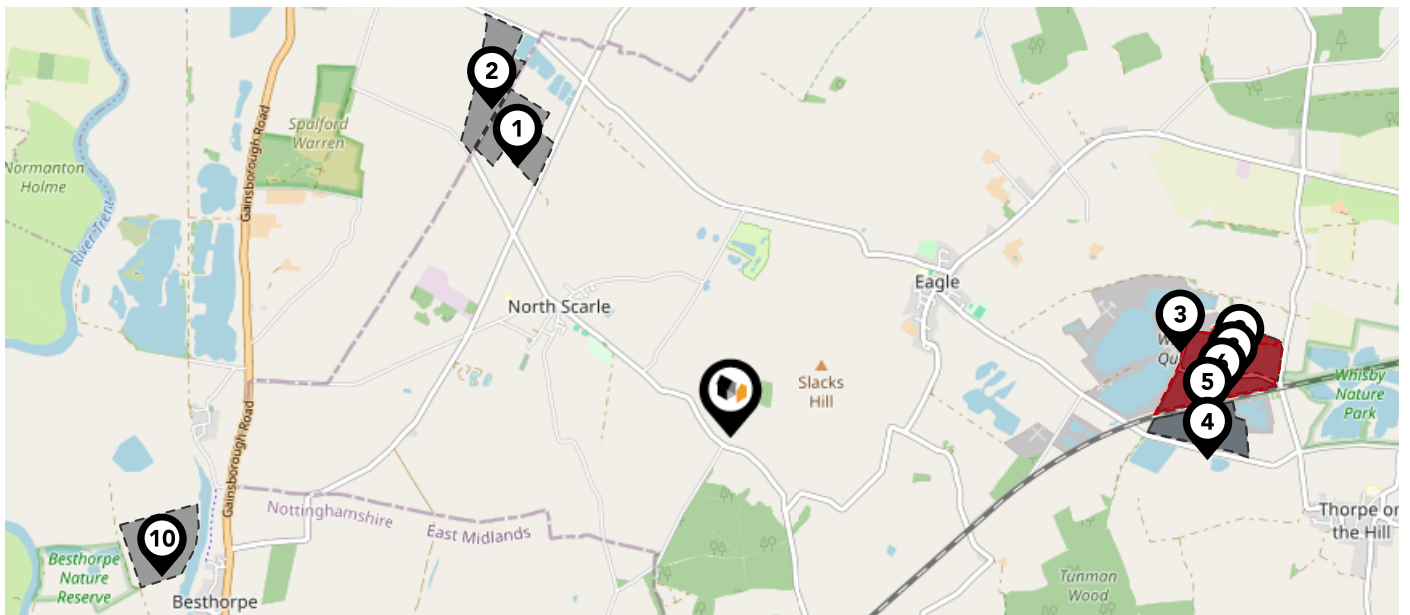
- 1 North Scarle
- 2 South Scarle
- 3 Girton
- 4 Besthorpe
- 5 Doddington
- 6 Collingham
- 7 South Clifton
- 8 Sutton on Trent
- 9 Carlton on Trent
- 10 Swanpool

# Maps

## Landfill Sites



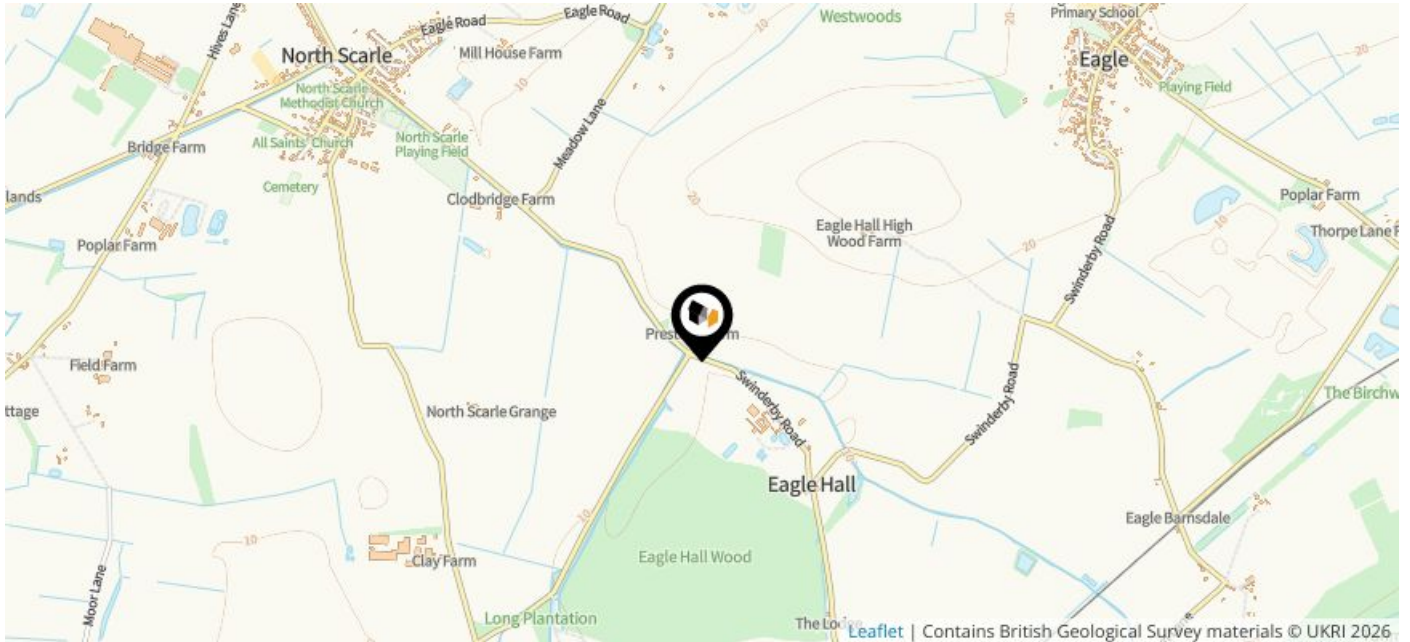
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

	North Scarle Ash Lagoons-Newark	Historic Landfill
	North Scarle Ash Lagoons-North Scarle Lagoons, Newark, Nottinghamshire	Historic Landfill
	Whisby Quarry Silt Lagoons-Thorpe on the Hill, Whisby, Lincolnshire	Historic Landfill
	Whisby Landfill Site (superseded By 73224)-Thorpe Road, Lincoln, Whisby, Lincolnshire	Historic Landfill
	Whisby Landfill Site (superseded By 73224)-Thorpe Road, Lincoln, Whisby, Lincolnshire	Historic Landfill
	No name provided by source	Active Landfill
	Whisby Landfill Site (superseded By 73224)-Thorpe Road, Lincoln, Whisby, Lincolnshire	Historic Landfill
	Whisby Landfill Site-Thorpe Road, Whisby, Lincoln, Lincolnshire	Historic Landfill
	EA/EPR/GP3798NE/V003 - Lafarge Aggregates Ltd	Active Landfill
	Besthorpe Lagoons 11a And 12a-Meering Lane, Newark, Besthorpe, Nottinghamshire	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.

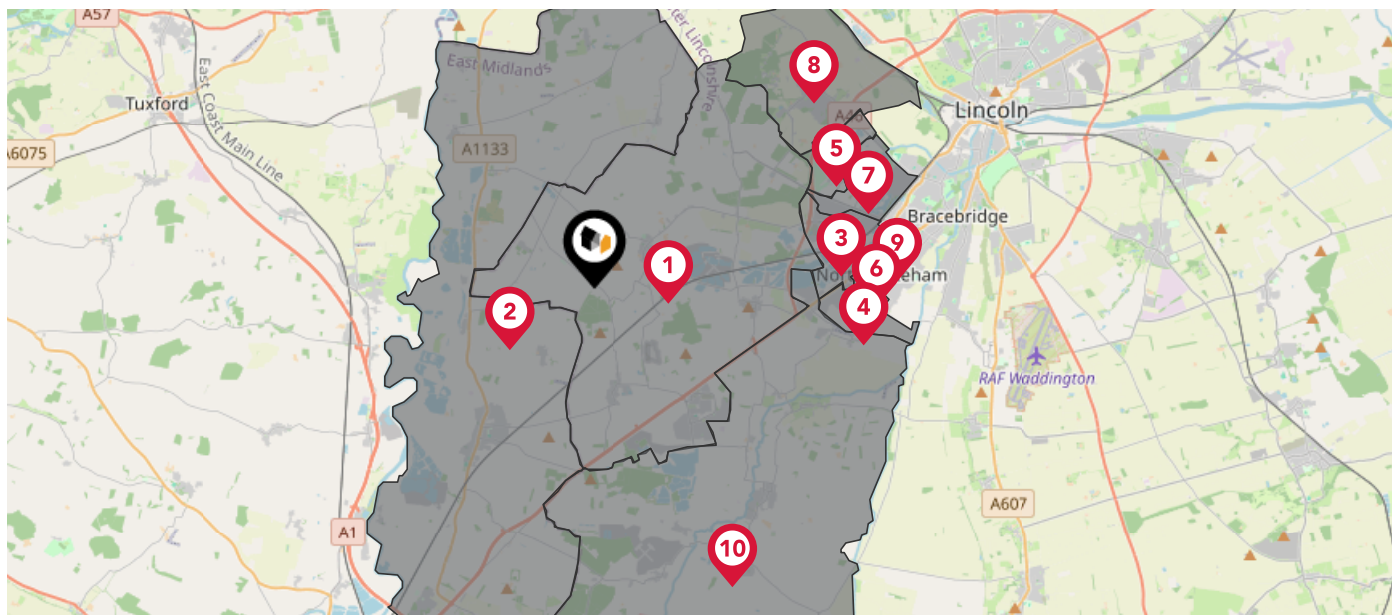
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

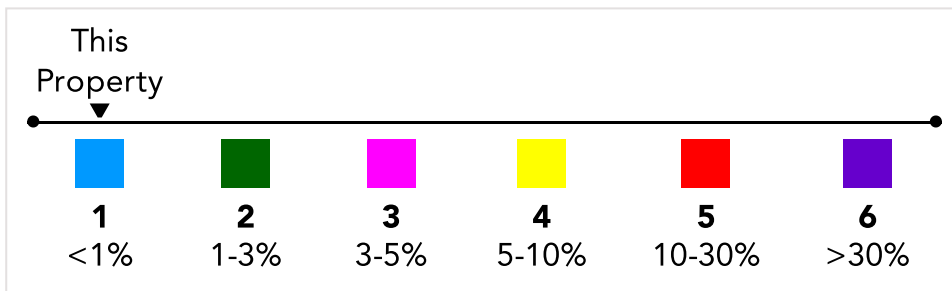
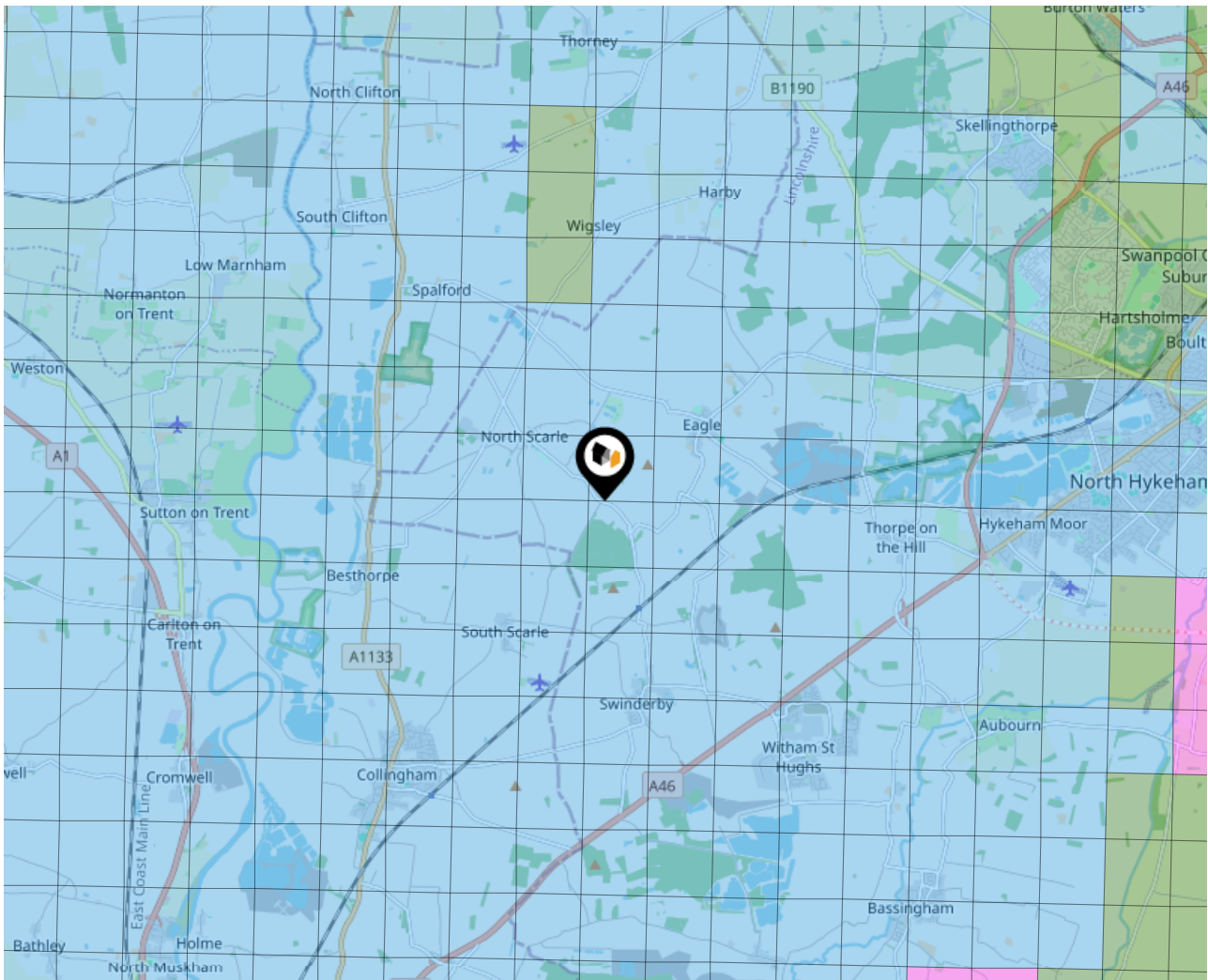


### Nearby Council Wards

-  Eagle, Swinderby and Witham St. Hughs Ward
-  Collingham Ward
-  North Hykeham Memorial Ward
-  North Hykeham Mill Ward
-  Birchwood Ward
-  North Hykeham Moor Ward
-  Hartsholme Ward
-  Skellingthorpe Ward
-  North Hykeham Forum Ward
-  Bassingham and Brant Broughton Ward

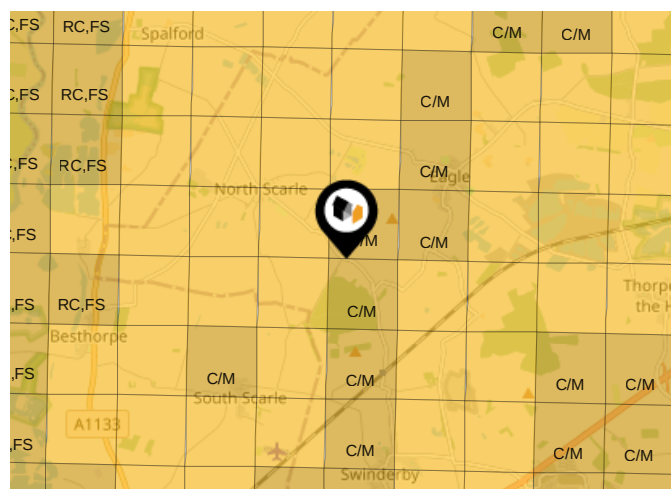
### What is Radon?

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)

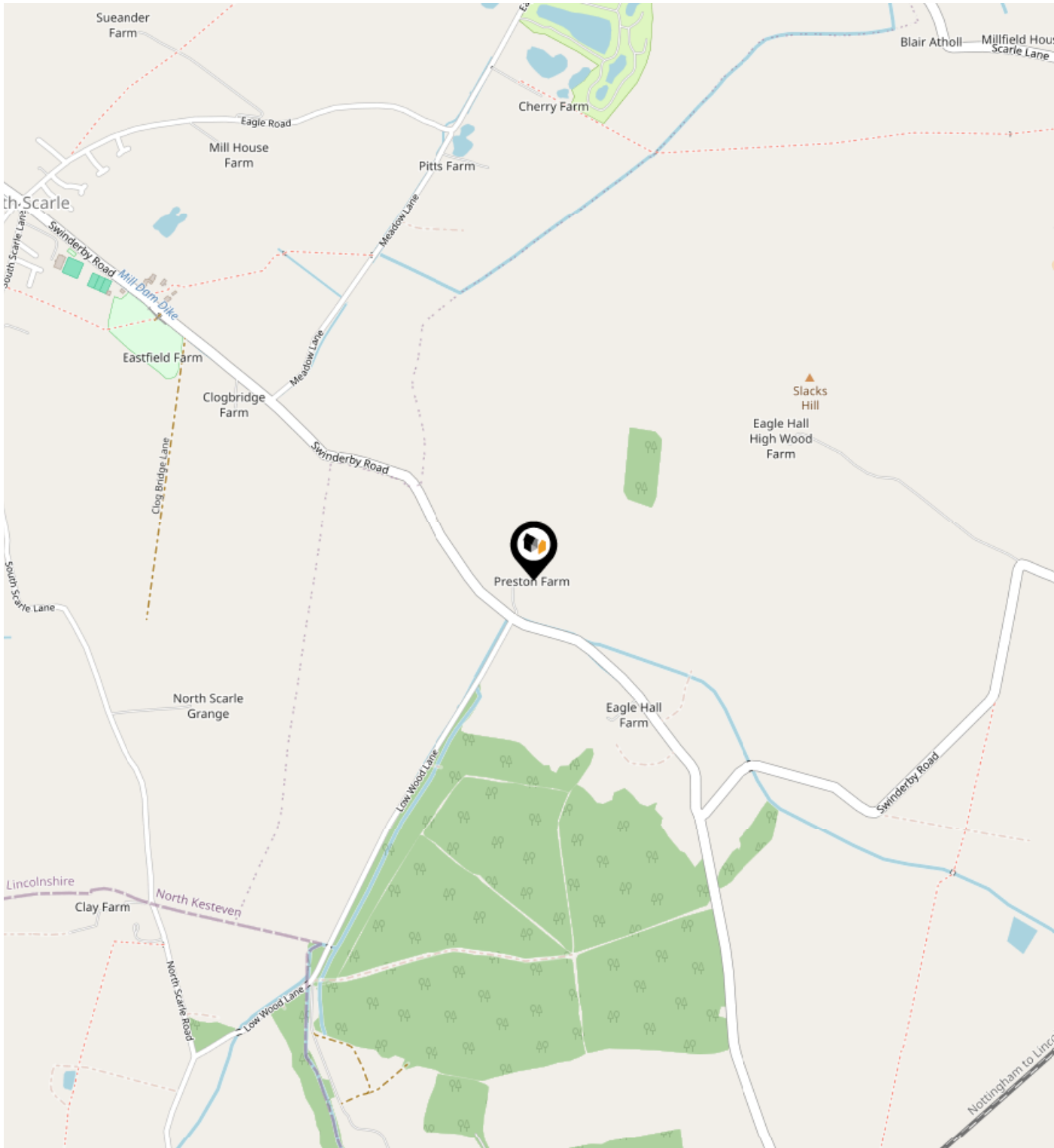
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	LOAM TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS - RUDACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY) TO HEAVY		





## 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

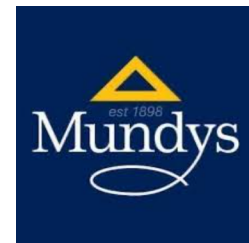


**Key:**

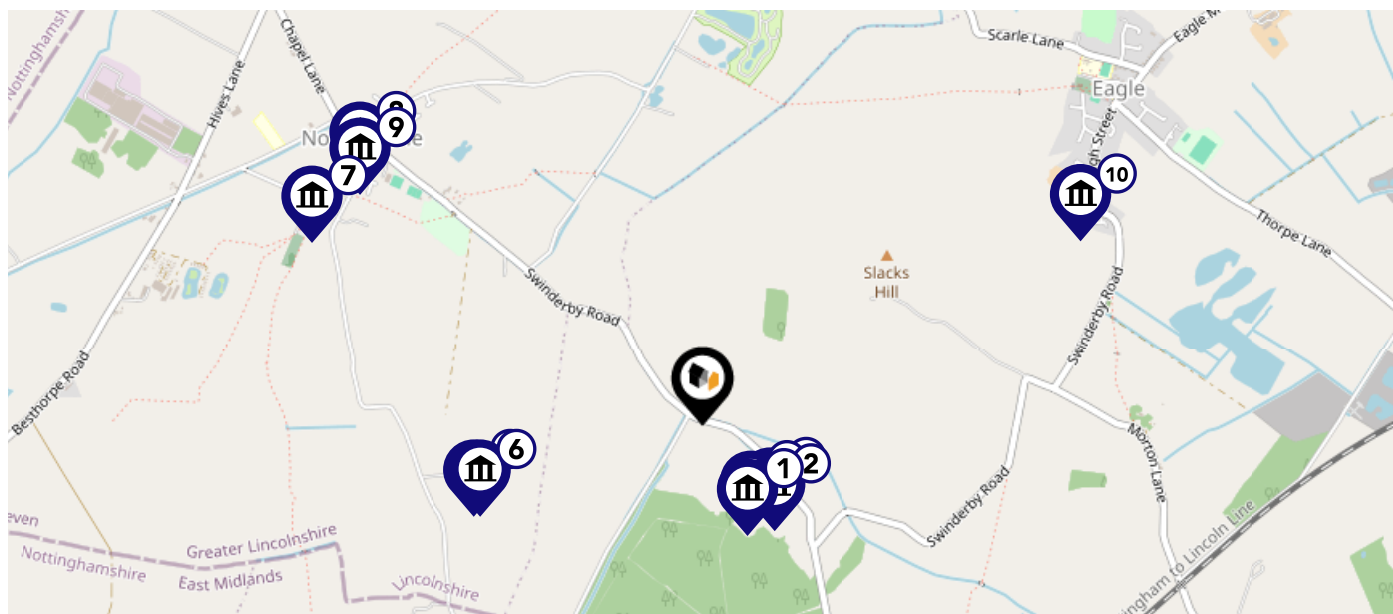
-  Power Pylons
-  Communication Masts











# Maps

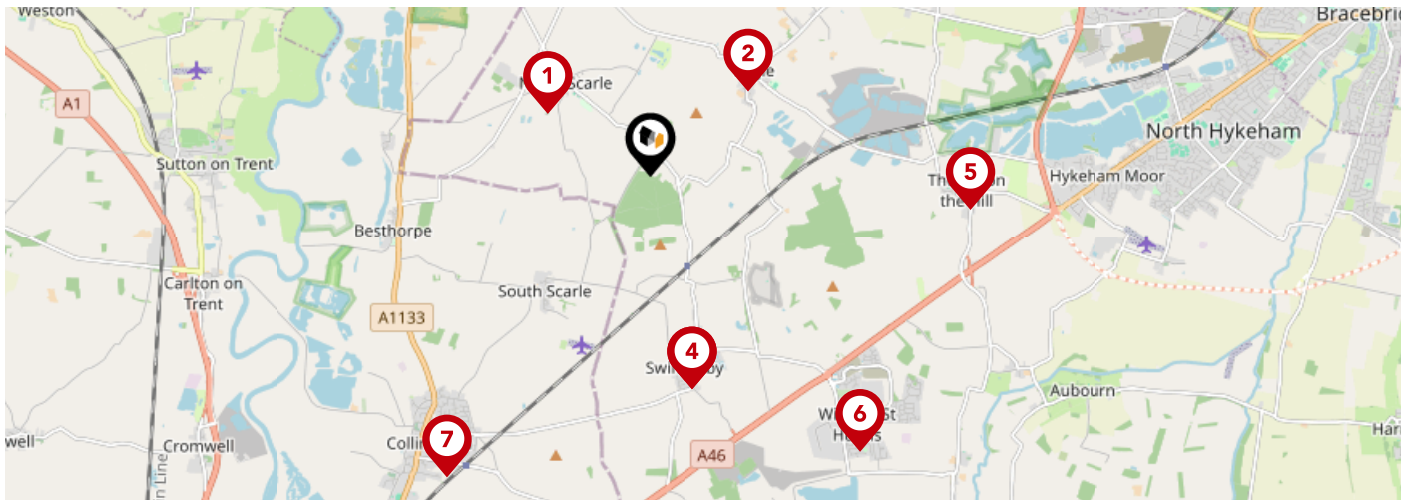
## Listed Buildings



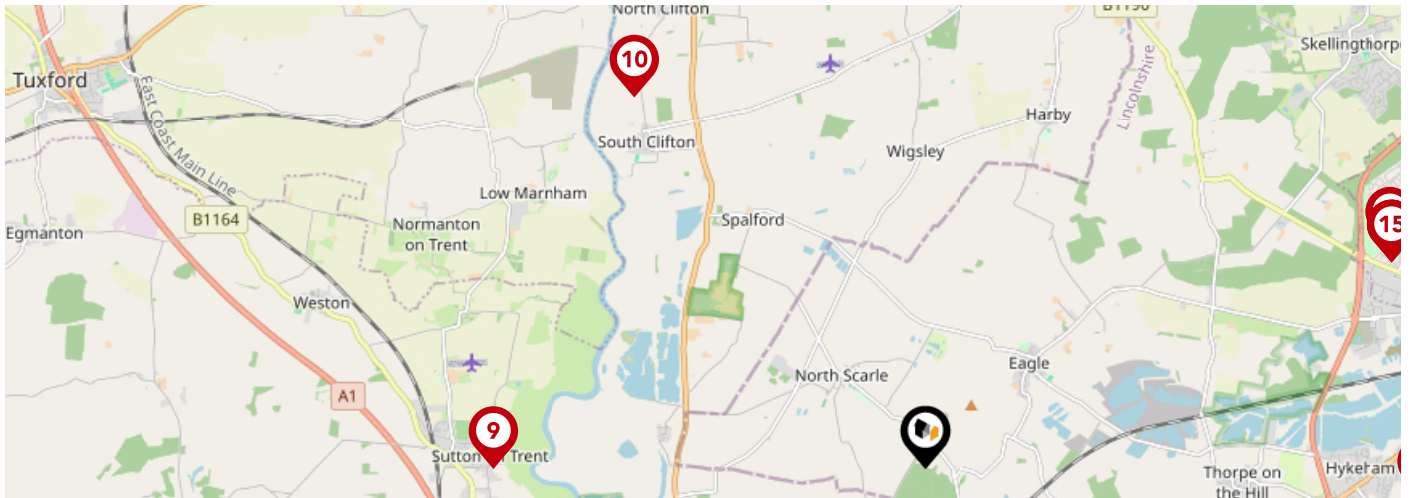
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1360520 - Eagle Hall Farm	Grade II	0.3 miles
 1061997 - Barn At Manor Farmhouse	Grade II	0.3 miles
 1360521 - Manor Farmhouse	Grade II	0.3 miles
 1061996 - Barn At Eagle Hall	Grade II	0.3 miles
 1062009 - Pigeoncote At North Scarle Grange	Grade II	0.5 miles
 1165255 - North Scarle Grange	Grade II	0.5 miles
 1062007 - Cottage Opposite Glebe Farm	Grade II	0.9 miles
 1062004 - Pear Tree Farmhouse And Outbuilding	Grade II	0.9 miles
 1062008 - Sunnyside	Grade II	0.9 miles
 1165121 - The Homestead	Grade II	1.0 miles

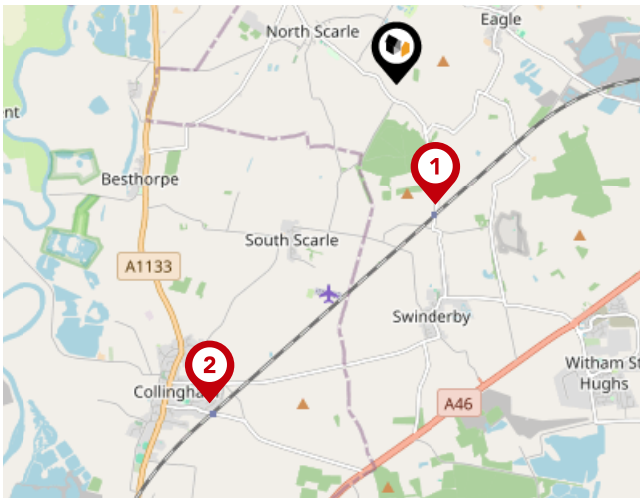


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>North Scarle Primary School</b> Ofsted Rating: Requires improvement   Pupils: 50   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Eagle Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 63   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Swinderby All Saints Church of England Primary School</b> Ofsted Rating: Good   Pupils: 91   Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Kisimul School</b> Ofsted Rating: Good   Pupils: 65   Distance:1.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>The St Michael's Church of England Primary School, Thorpe on the Hill</b> Ofsted Rating: Good   Pupils: 197   Distance:2.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Witham St Hughs Academy</b> Ofsted Rating: Outstanding   Pupils: 398   Distance:3.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>John Blow Primary School</b> Ofsted Rating: Good   Pupils: 170   Distance:3.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Queen Eleanor Primary School</b> Ofsted Rating: Good   Pupils: 68   Distance:3.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



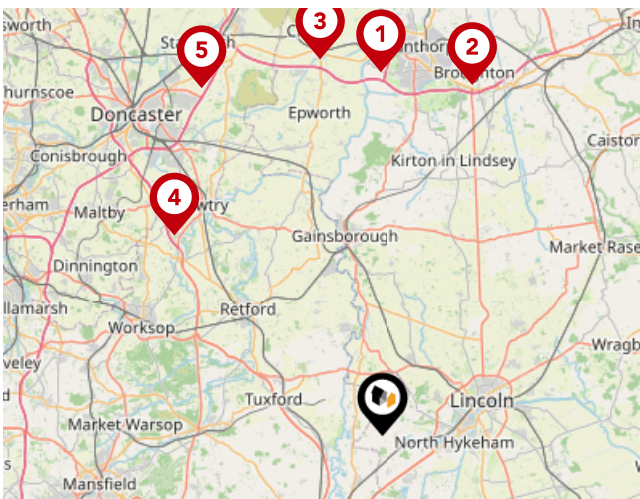
		Nursery	Primary	Secondary	College	Private
	<b>Sutton-On-Trent Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 128   Distance:3.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>North Clifton Primary School</b> Ofsted Rating: Requires improvement   Pupils: 25   Distance:4.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Witham Prospect School</b> Ofsted Rating: Requires improvement   Pupils: 14   Distance:4.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Manor Farm Academy</b> Ofsted Rating: Good   Pupils: 212   Distance:4.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Kingsdown Nursery School, Lincoln</b> Ofsted Rating: Good   Pupils: 80   Distance:4.53	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Leslie Manser Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:4.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fortuna School</b> Ofsted Rating: Outstanding   Pupils: 80   Distance:4.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Hugh's Catholic Primary, A Voluntary Academy</b> Ofsted Rating: Outstanding   Pupils: 274   Distance:4.56	<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	Swinderby Rail Station	1.13 miles
2	Collingham Rail Station	3.29 miles
3	Hykeham Rail Station	4.63 miles



## Trunk Roads/Motorways

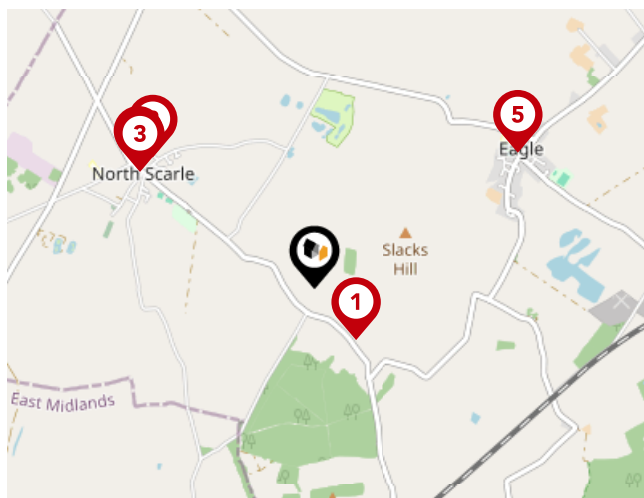
Pin	Name	Distance
1	M180 J3	25.74 miles
2	M180 J4	25.64 miles
3	M180 J2	26.96 miles
4	A1(M) J34	20.49 miles
5	M18 J4	27.7 miles



## Airports/Helipads

Pin	Name	Distance
1	Finningley	23.91 miles
2	Humberside Airport	31.33 miles
3	East Mids Airport	35.77 miles
4	Leeds Bradford Airport	61.32 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Eagle Hall Farm	0.29 miles
2	Eyres Lane	0.92 miles
3	Demand Responsive Area	0.93 miles
4	White Hart PH	0.95 miles
5	Post Office	1.09 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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