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MIR: Material Info

The Material Information Affecting this Property
Tuesday 22nd September 2026



BAILGATE, LINCOLN, LN1

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

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www.mundys.net



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Property

Type: Shop / Showroom
Bedrooms: 2

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)

9 mb/s	80 mb/s	1000 mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

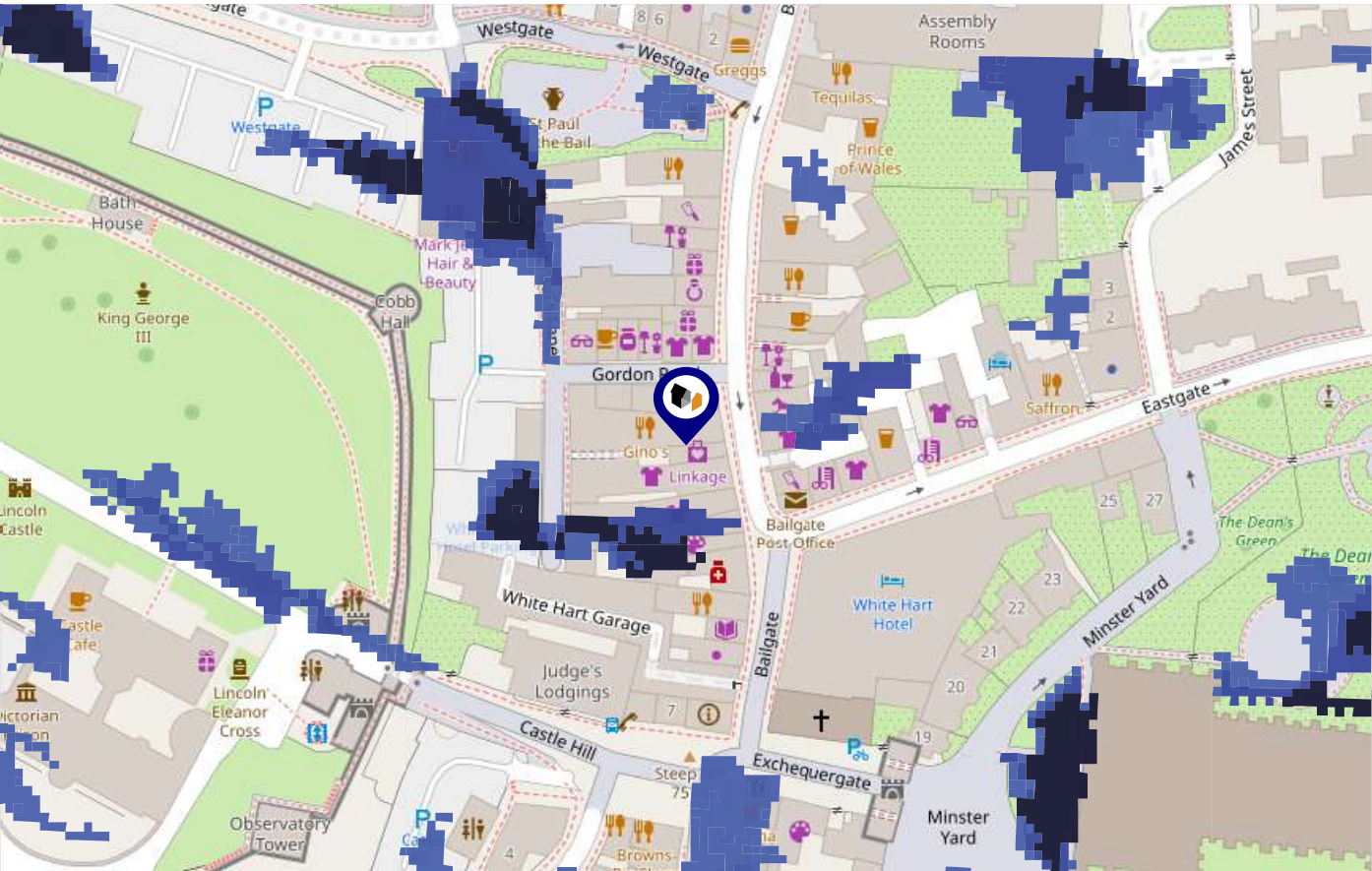


Flood Risk

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.

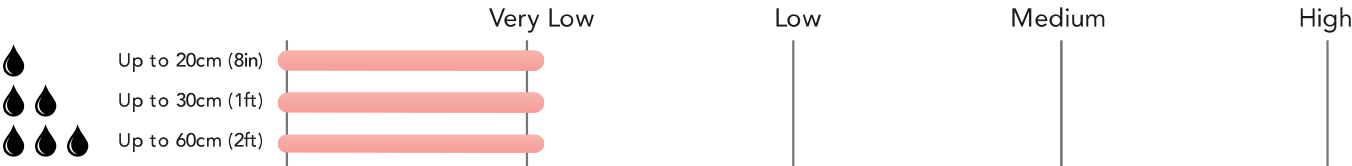


Risk Rating: Very low

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.

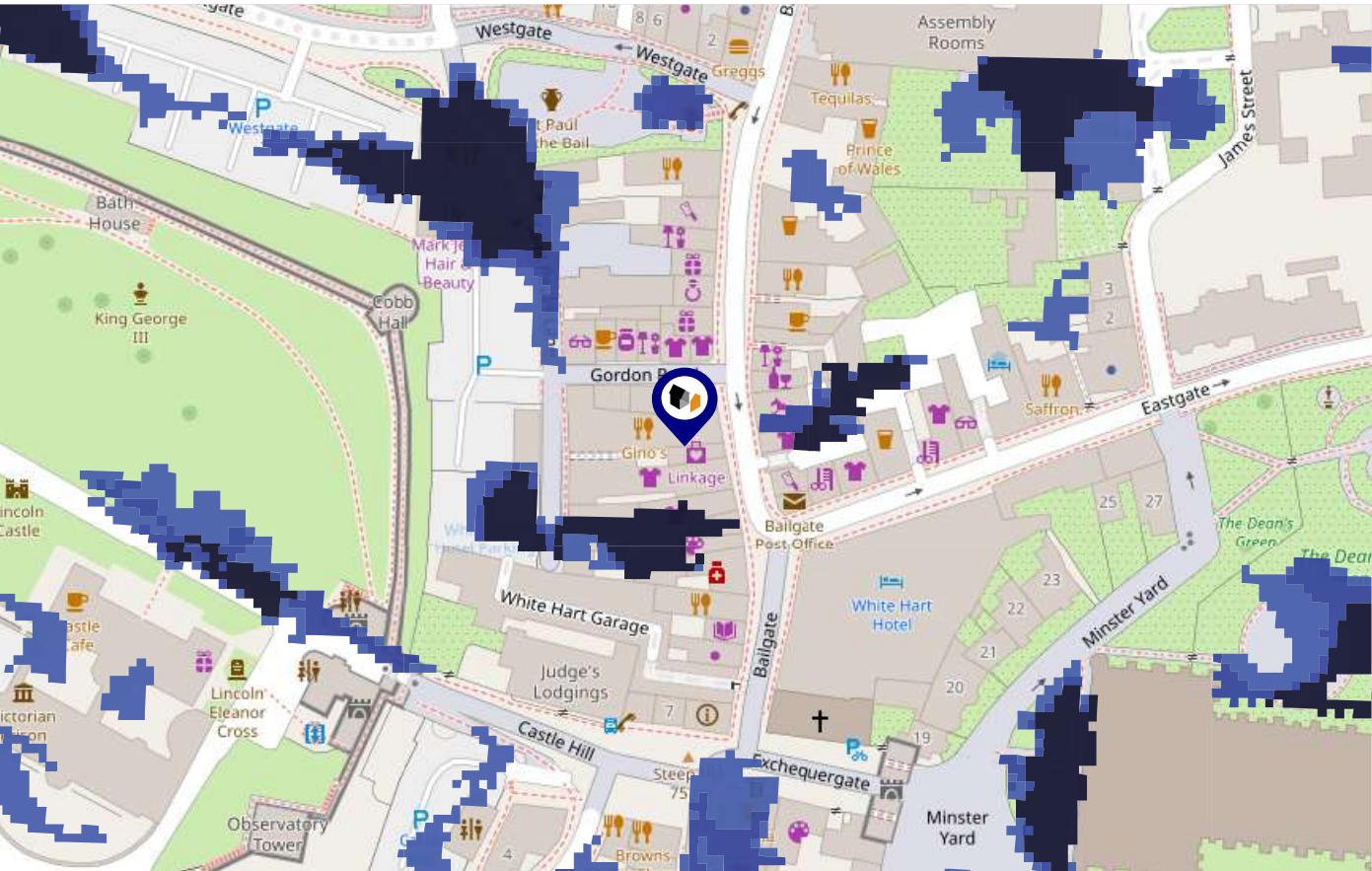
Chance of flooding to the following depths at this property:



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.

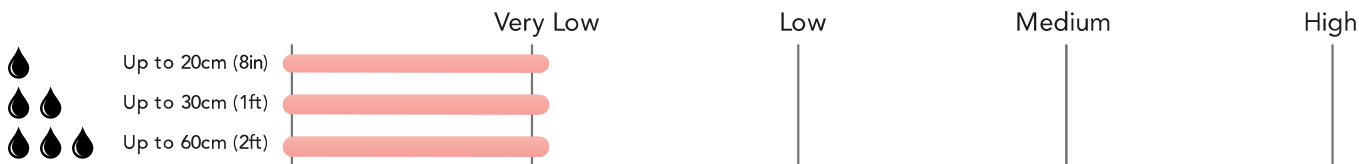


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Chance of flooding to the following depths at this property:

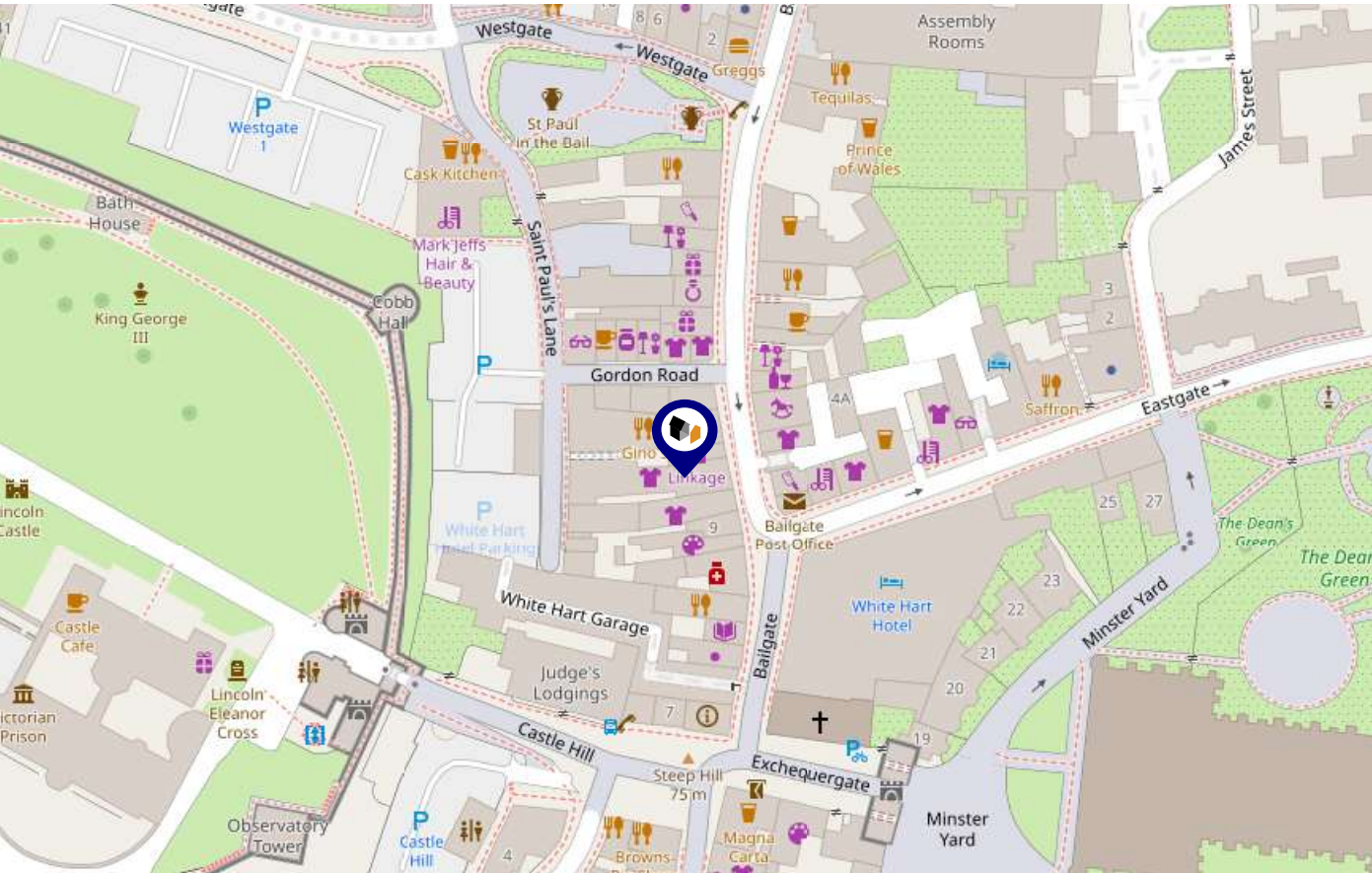


Flood Risk

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.

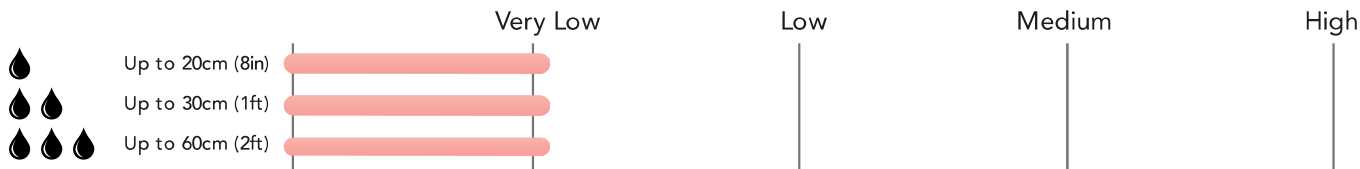


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Chance of flooding to the following depths at this property:

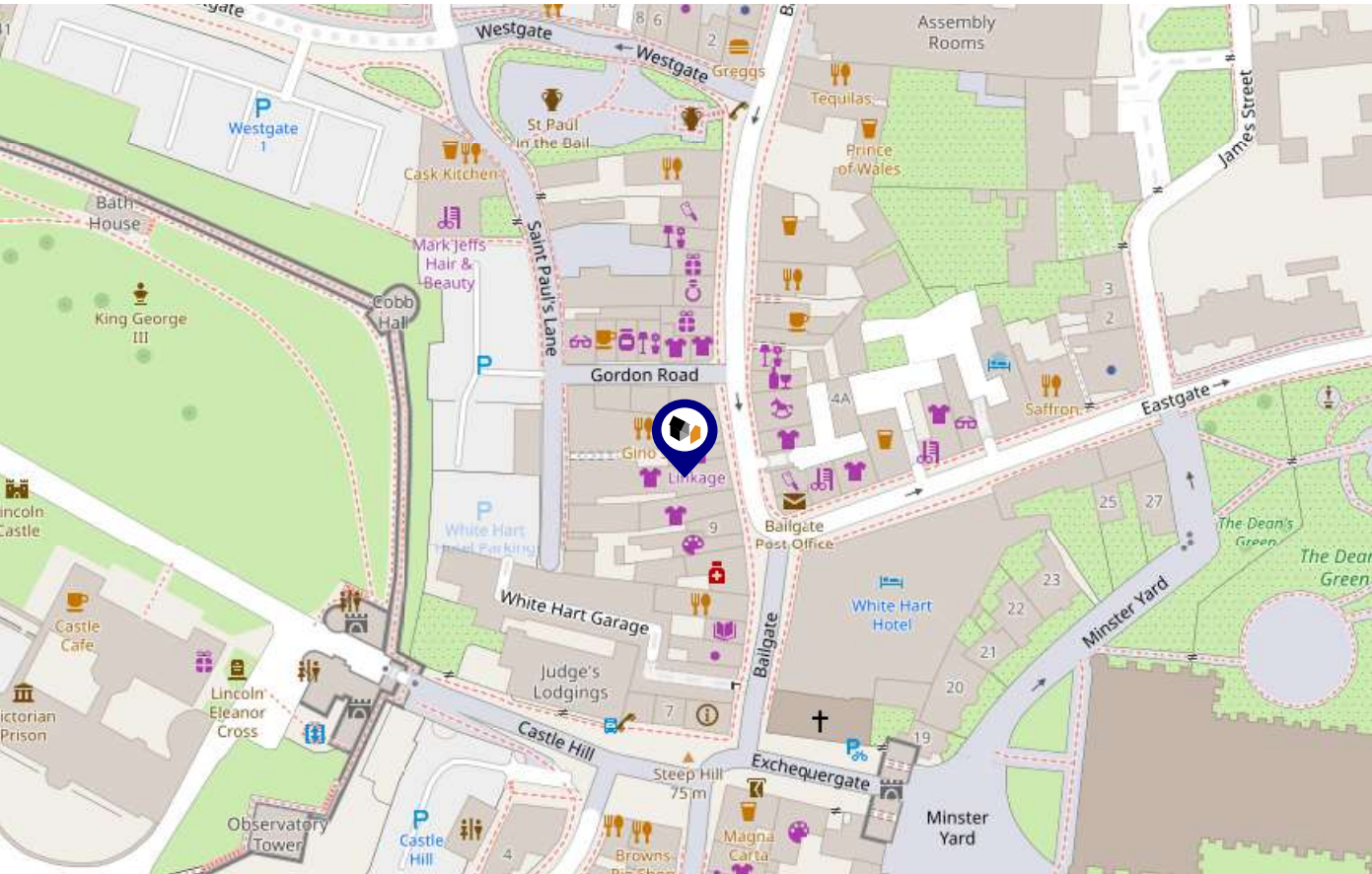


Flood Risk

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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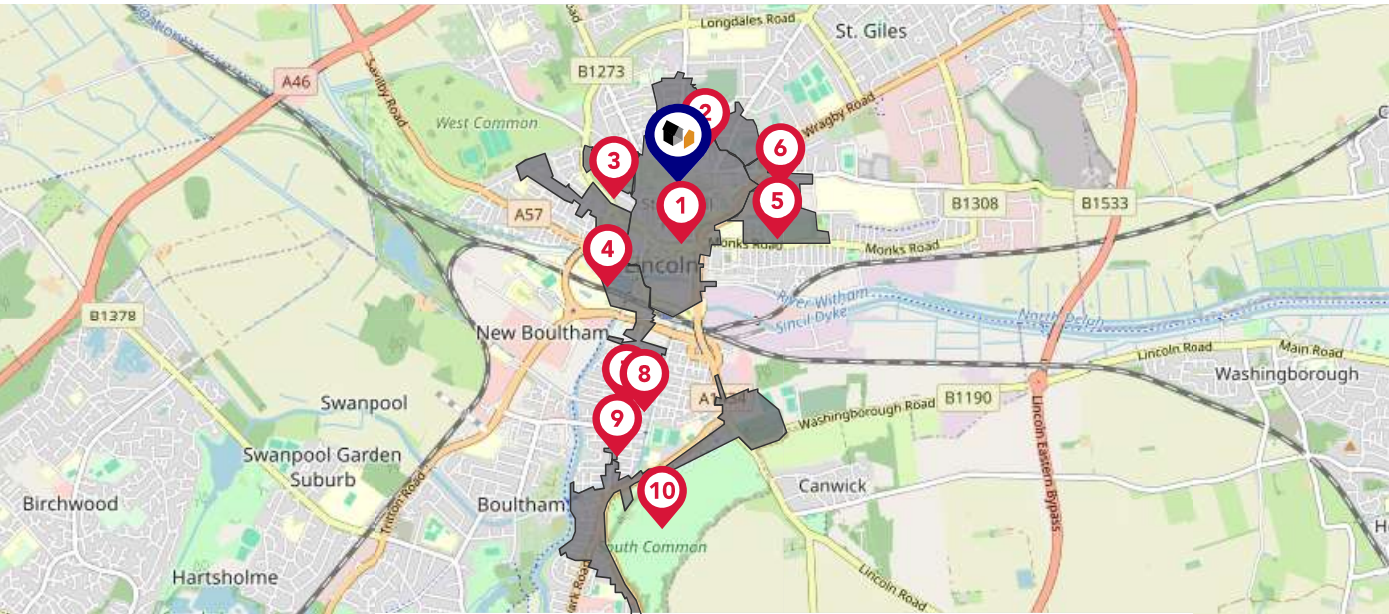


Maps

Conservation Areas



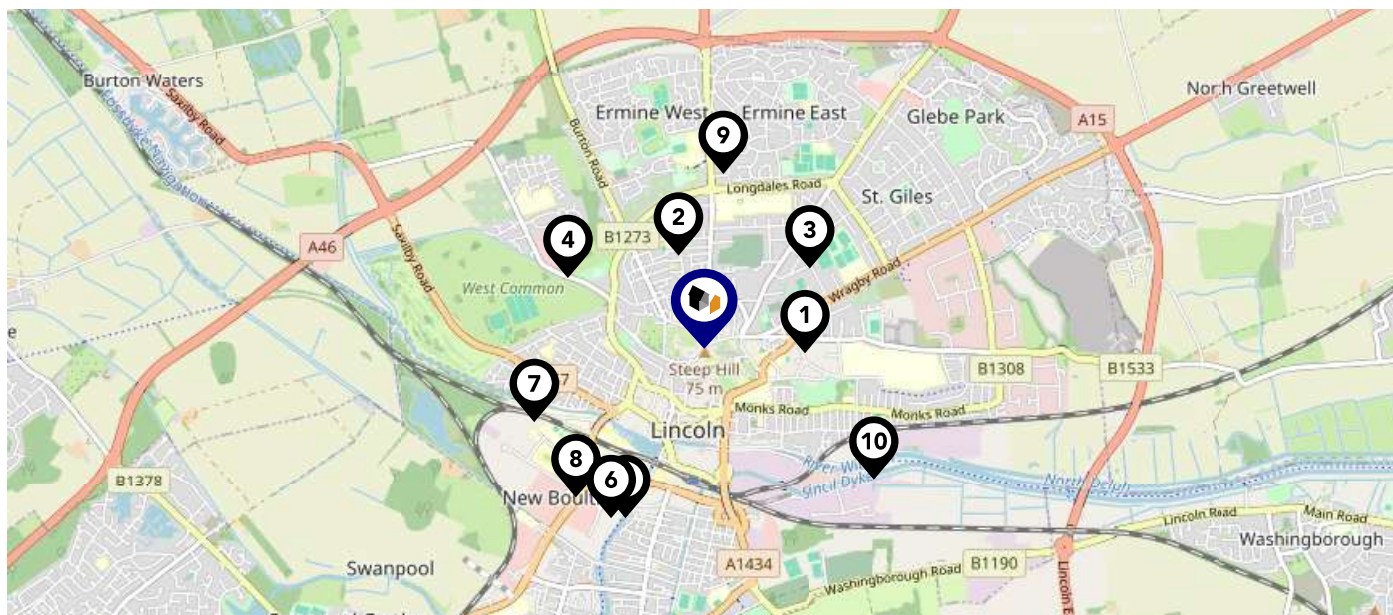
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

1	Cathedral and City Centre
2	Newport and Nettleham Road
3	Carline
4	West Parade and Brayford
5	Lindum and Arboretum
6	The Dell
7	St Peter-at-Gowts
8	Sibthorp
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

	The Dell-Wragby Road	Historic Landfill 
	Mount Street-Lincoln, Lincolnshire	Historic Landfill 
	Nursery Grove-Lincoln, Lincolnshire	Historic Landfill 
	EA/EPR/BP3598NX/A001 - Serviceteam Ltd	Active Landfill 
	Land South Of Ropewalk-Land South Of Ropewalk, Rear Of Mervyn Black	Historic Landfill 
	Former Brayford Leisure Site-Ropewalk	Historic Landfill 
	Former Fisons Site-Carholme Road	Historic Landfill 
	Rear Of British Rail Social Club-Ropewalk	Historic Landfill 
	Cathedral Quarry-Riseholme Road, Lincoln	Historic Landfill 
	East Of Power Station Site-Spa Road	Historic Landfill 

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



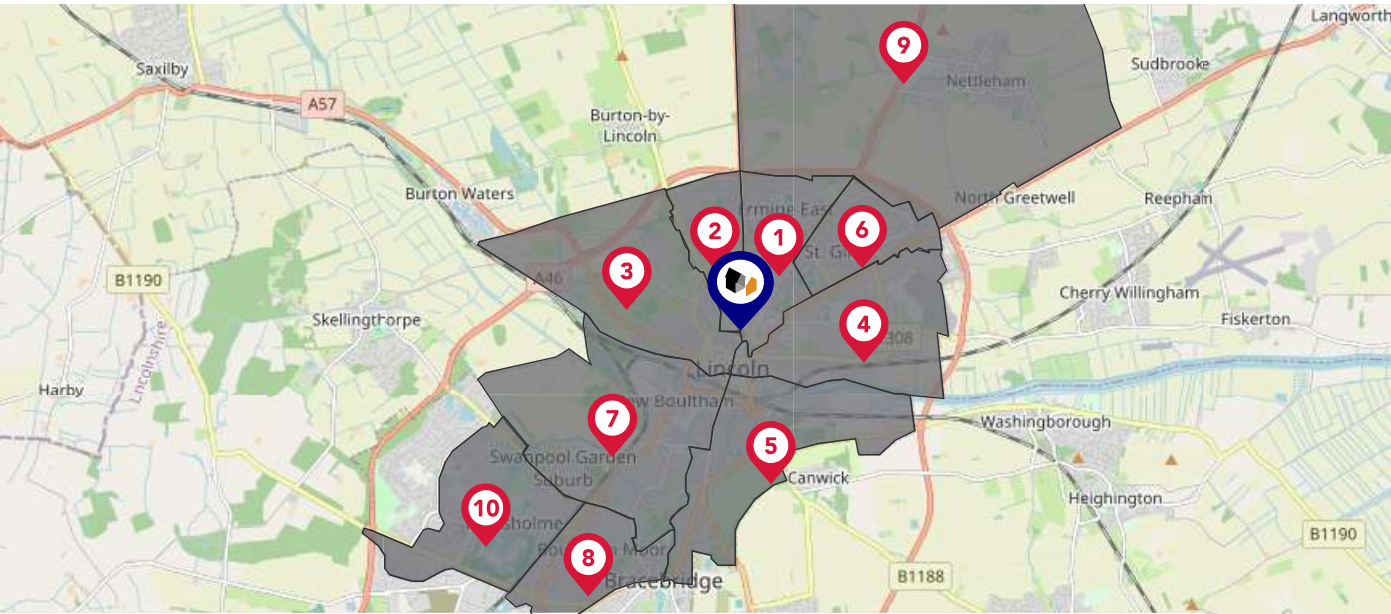
Mine Entry

- ✕ 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.

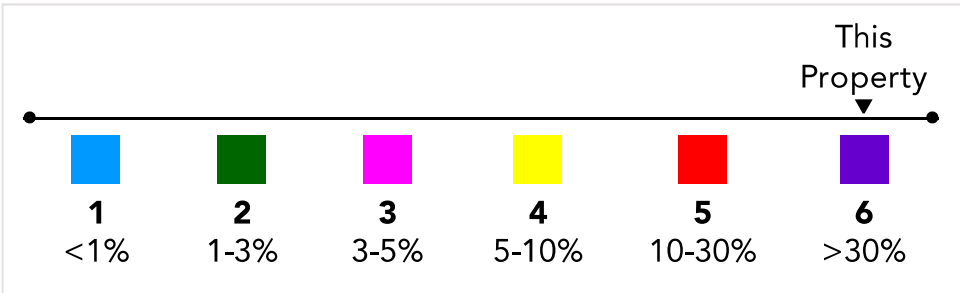
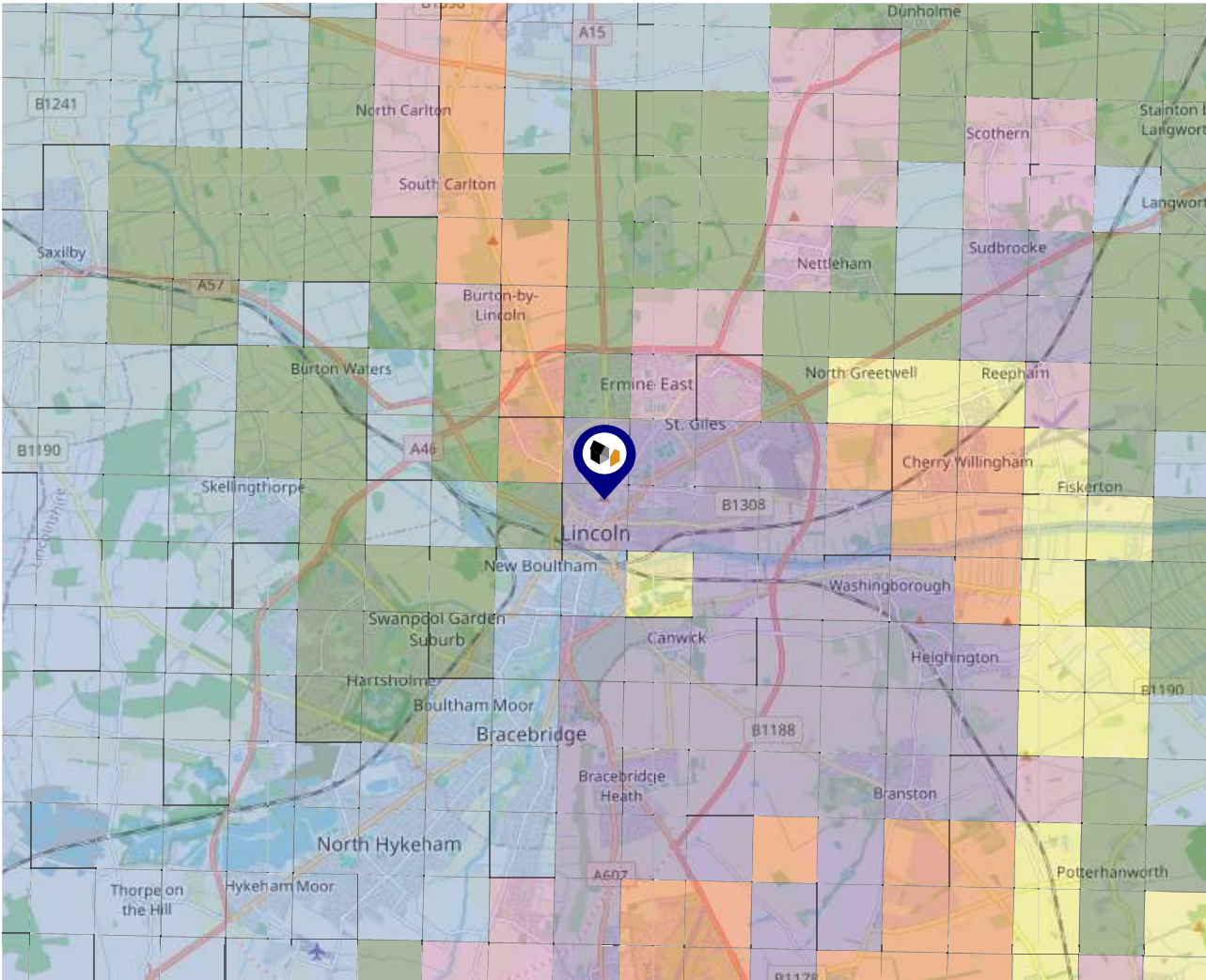
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



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

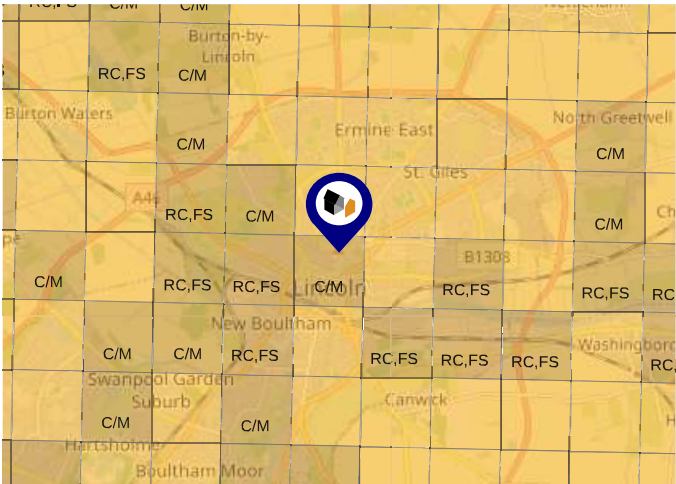
What is Radon?

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)

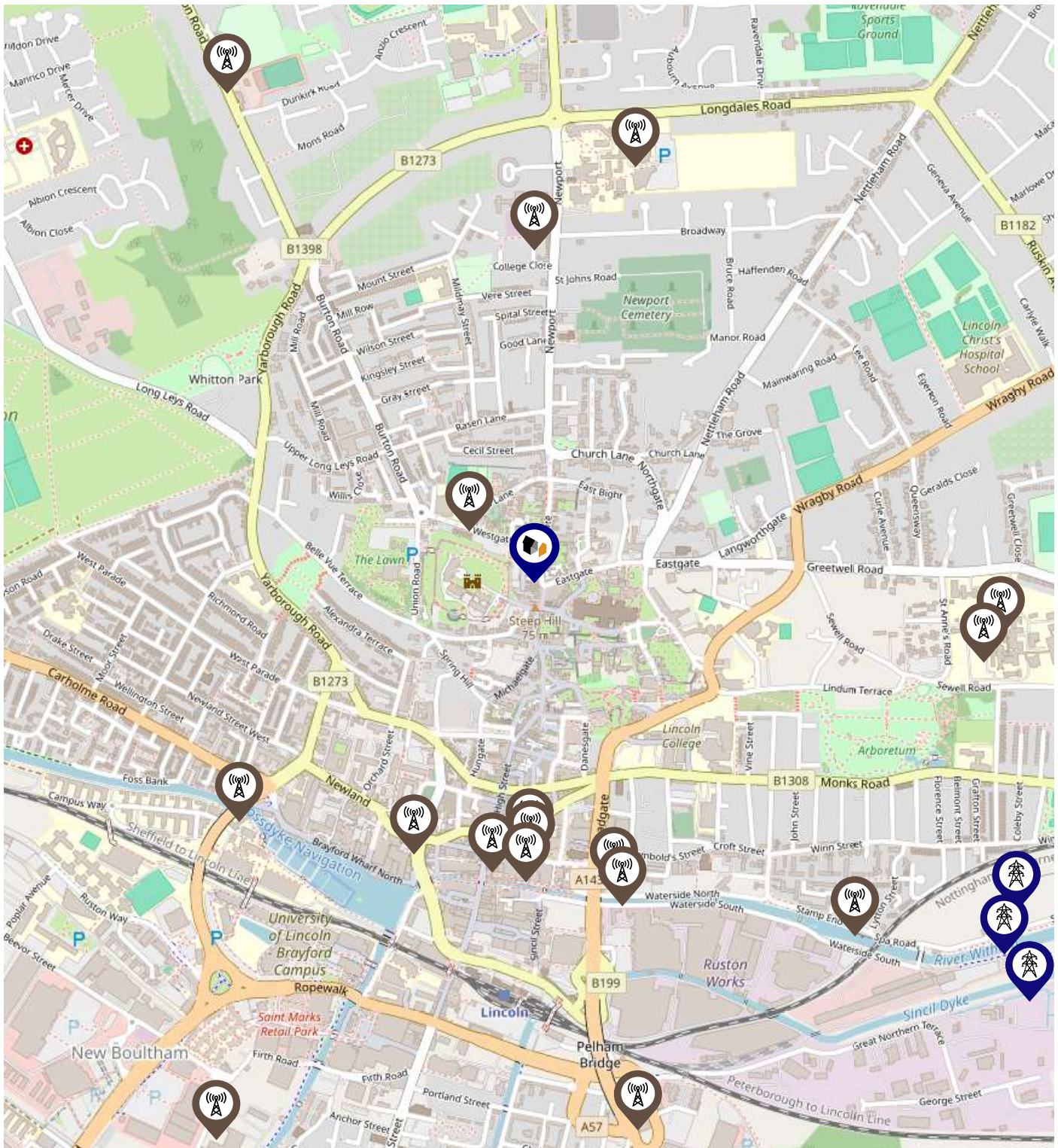
Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		



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

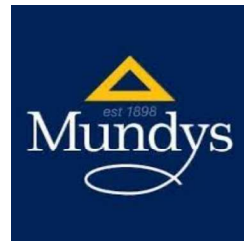


Key:

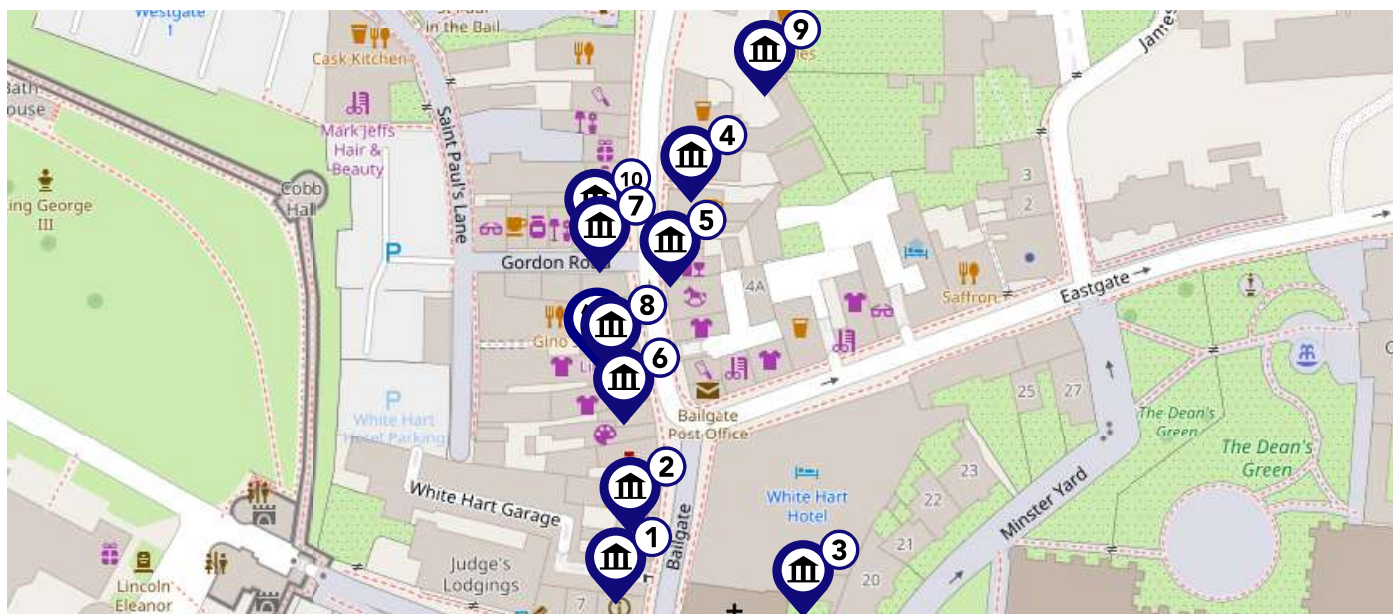
-  Power Pylons
-  Communication Masts

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
 1385393 - 2, Bailgate	Grade II	0.0 miles
 1385396 - 5, Bailgate	Grade II	0.0 miles
 1388542 - Exchequergate Lodge	Grade II	0.0 miles
 1388457 - 80 And 81, Bailgate	Grade II	0.0 miles
 1388459 - 85, 86 And 87, Bailgate	Grade II	0.0 miles
 1385399 - 9 And 10, Bailgate	Grade II	0.0 miles
 1388434 - 16, Bailgate	Grade II	0.0 miles
 1385400 - 12a, Bailgate	Grade II	0.0 miles
 1388456 - Stable And Pigeoncote 20 Metres North East Of The Lion And Snake Public House	Grade II	0.0 miles
 1388435 - 17, Bailgate	Grade II	0.0 miles



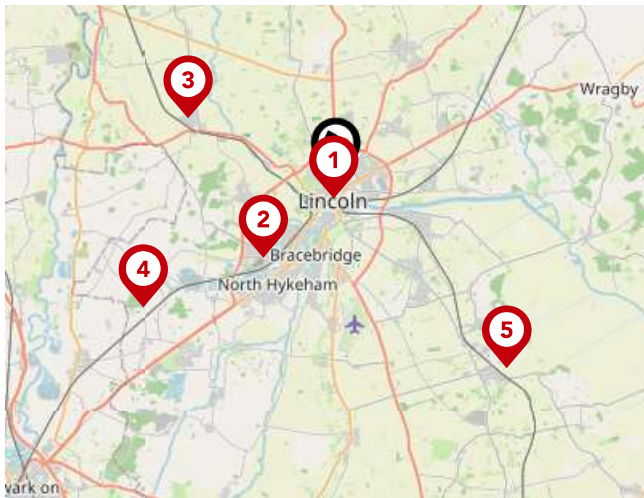
		Nursery	Primary	Secondary	College	Private
1	Westgate Academy Ofsted Rating: Good Pupils: 430 Distance:0.18	☐	☒	☐	☐	☐
2	Lincoln UTC Ofsted Rating: Good Pupils: 369 Distance:0.24	☐	☐	☒	☐	☐
3	Lincoln Minster School Ofsted Rating: Not Rated Pupils: 473 Distance:0.33	☐	☐	☒	☐	☐
4	The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School Ofsted Rating: Requires improvement Pupils: 89 Distance:0.33	☐	☒	☐	☐	☐
5	Lincoln College Ofsted Rating: Good Pupils:0 Distance:0.36	☐	☐	☒	☐	☐
6	Lincolnshire Secure Unit Ofsted Rating: Not Rated Pupils:0 Distance:0.39	☐	☐	☒	☐	☐
7	The St Faith and St Martin Church of England Junior School, Lincoln Ofsted Rating: Good Pupils: 345 Distance:0.46	☐	☒	☐	☐	☐
8	Mount Street Academy Ofsted Rating: Outstanding Pupils: 318 Distance:0.48	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	The St Faith's Church of England Infant and Nursery School, Lincoln Ofsted Rating: Good Pupils: 278 Distance:0.62	☐	☒	☐	☐	☐
	Lincoln Monks Abbey Primary School Ofsted Rating: Good Pupils: 594 Distance:0.71	☐	☒	☐	☐	☐
	Lincoln Christ's Hospital School Ofsted Rating: Good Pupils: 1286 Distance:0.78	☐	☐	☒	☐	☐
	Lincoln Castle Academy Ofsted Rating: Not Rated Pupils: 680 Distance:0.8	☐	☐	☒	☐	☐
	Castles Education Ofsted Rating: Inadequate Pupils: 93 Distance:0.83	☐	☐	☒	☐	☐
	The St Francis Special School, Lincoln Ofsted Rating: Outstanding Pupils: 161 Distance:0.95	☐	☐	☒	☐	☐
	Our Lady of Lincoln Catholic Primary School A Voluntary Academy Ofsted Rating: Good Pupils: 204 Distance:1.03	☐	☒	☐	☐	☐
	The Lincoln St Giles Nursery School Ofsted Rating: Outstanding Pupils: 112 Distance:1.04	☒	☐	☐	☐	☐

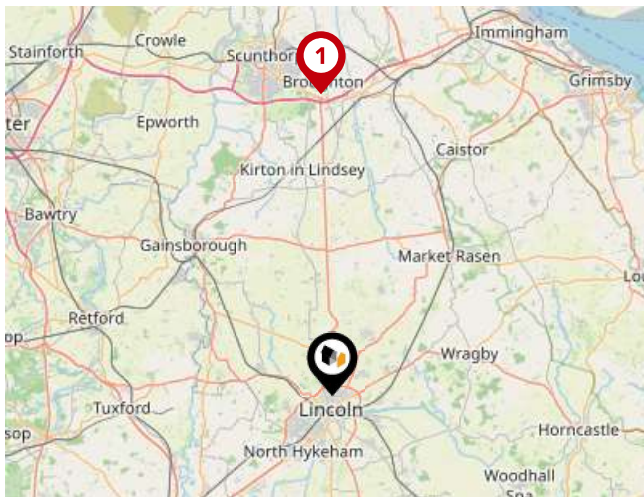
Area

Transport (National)



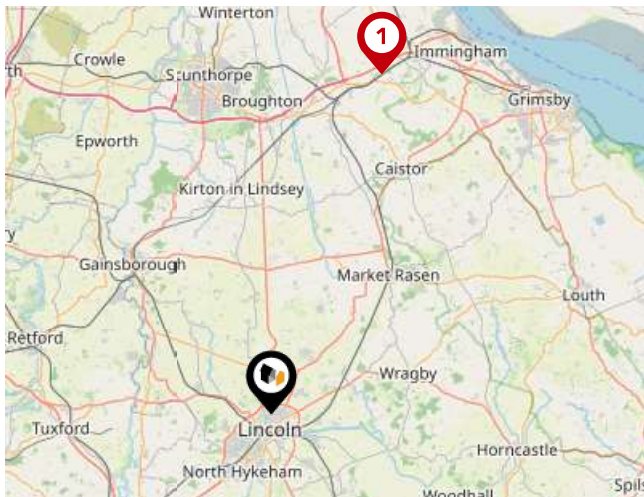
National Rail Stations

Pin	Name	Distance
	Lincoln Central Rail Station	0.61 miles
	Hykeham Rail Station	3.75 miles
	Saxilby Rail Station	5.63 miles
	Swinderby Rail Station	8.15 miles
	Metherringham Rail Station	9.01 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M180 J4	21.38 miles



Airports/Helipads

Pin	Name	Distance
	Humberside Airport	25.29 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Tourist Information Centre	0.04 miles
2	Cathedral	0.06 miles
3	Bailgate Methodist Church	0.13 miles
4	Westgate School	0.14 miles
5	Lincoln Hotel	0.17 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Hull Ferry Terminal	36.79 miles

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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.

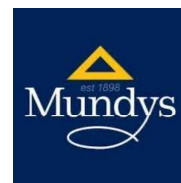


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Land
Registry



Historic England



Office for
National Statistics



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