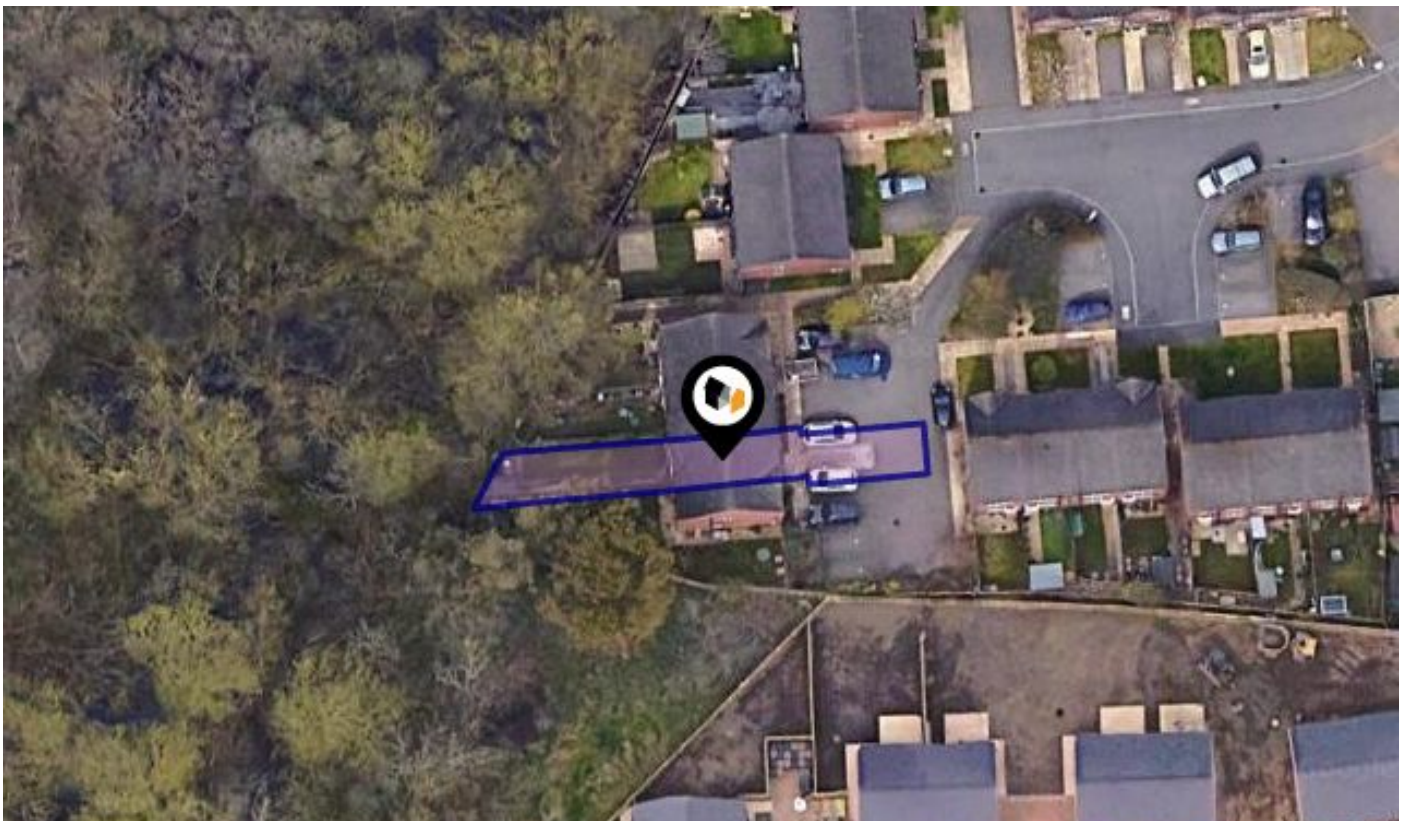




See More Online

# MIR: Material Info

The Material Information Affecting this Property  
**Thursday 11th June 2026**



## ROOKERY PARK, LINCOLN, LN6

### Mundys

29 – 30 Silver Street Lincoln LN2 1AS

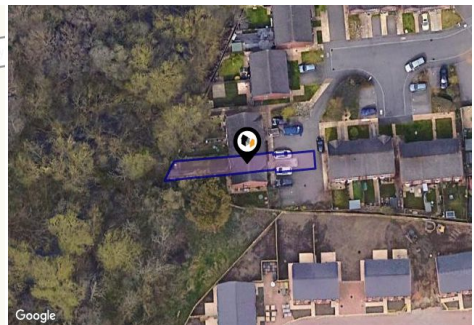
01522 510 044

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

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



# Property Overview



## Property

**Type:** Terraced  
**Bedrooms:** 2  
**Plot Area:** 0.04 acres  
**Council Tax :** Band A  
**Annual Estimate:** £1,549  
**Title Number:** LL347207

**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)

<b>3</b> mb/s	<b>78</b> mb/s	<b>2000</b> mb/s

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



**Satellite/Fibre TV Availability:**

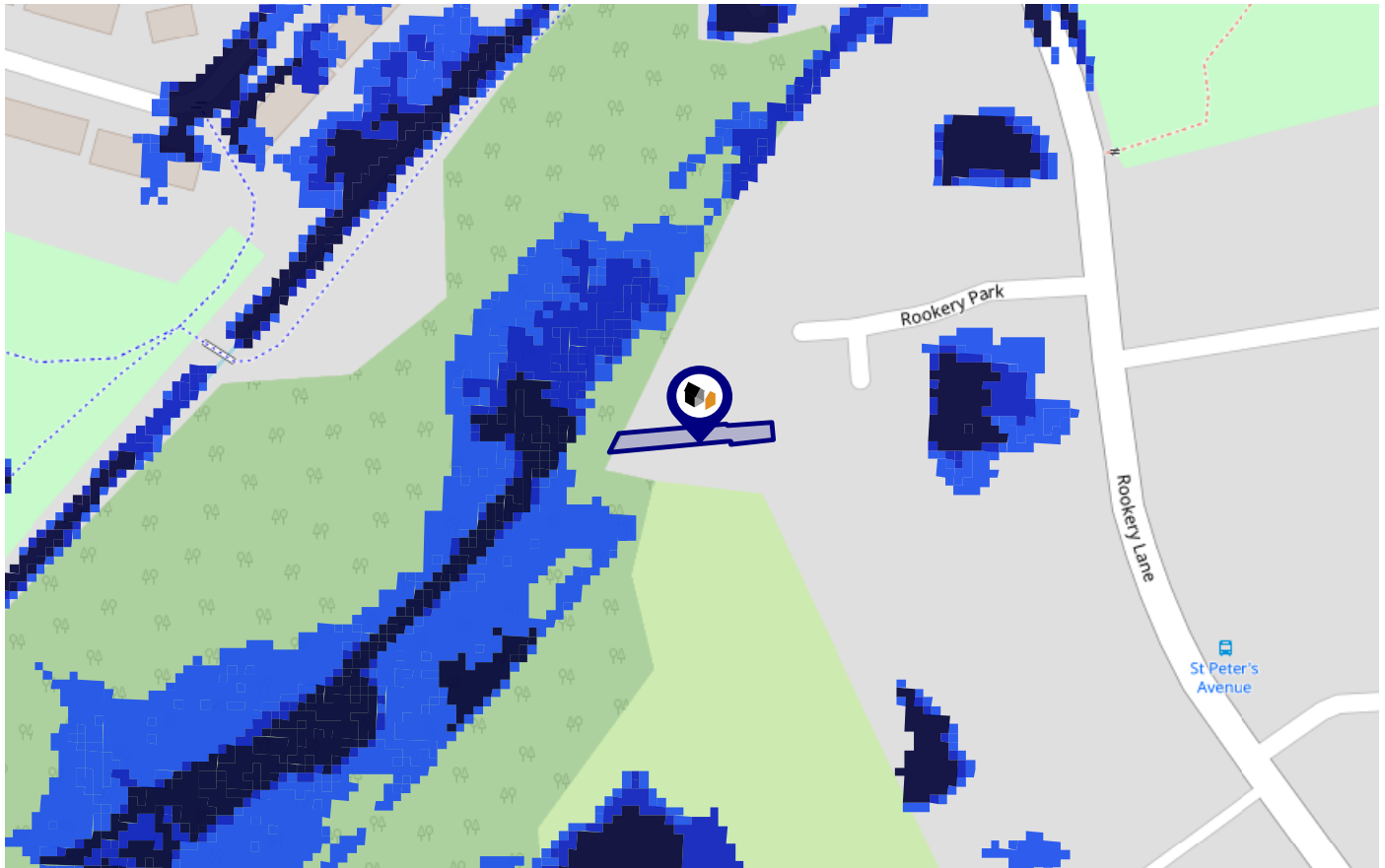


# Flood Risk

## 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:

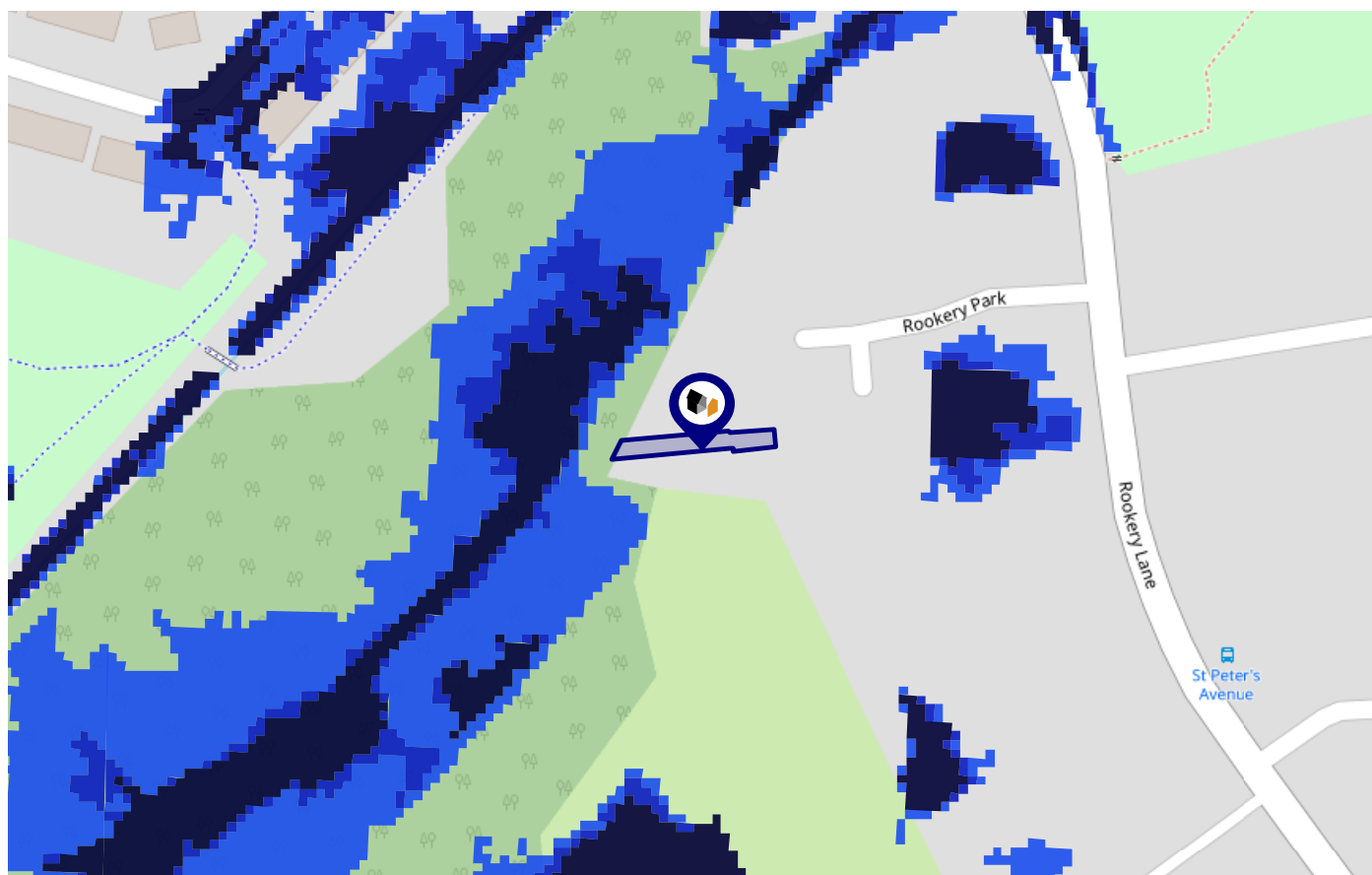


# Flood Risk

## 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.

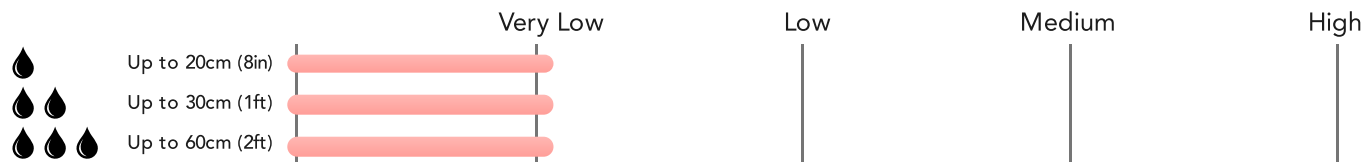


Risk Rating: Very low

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



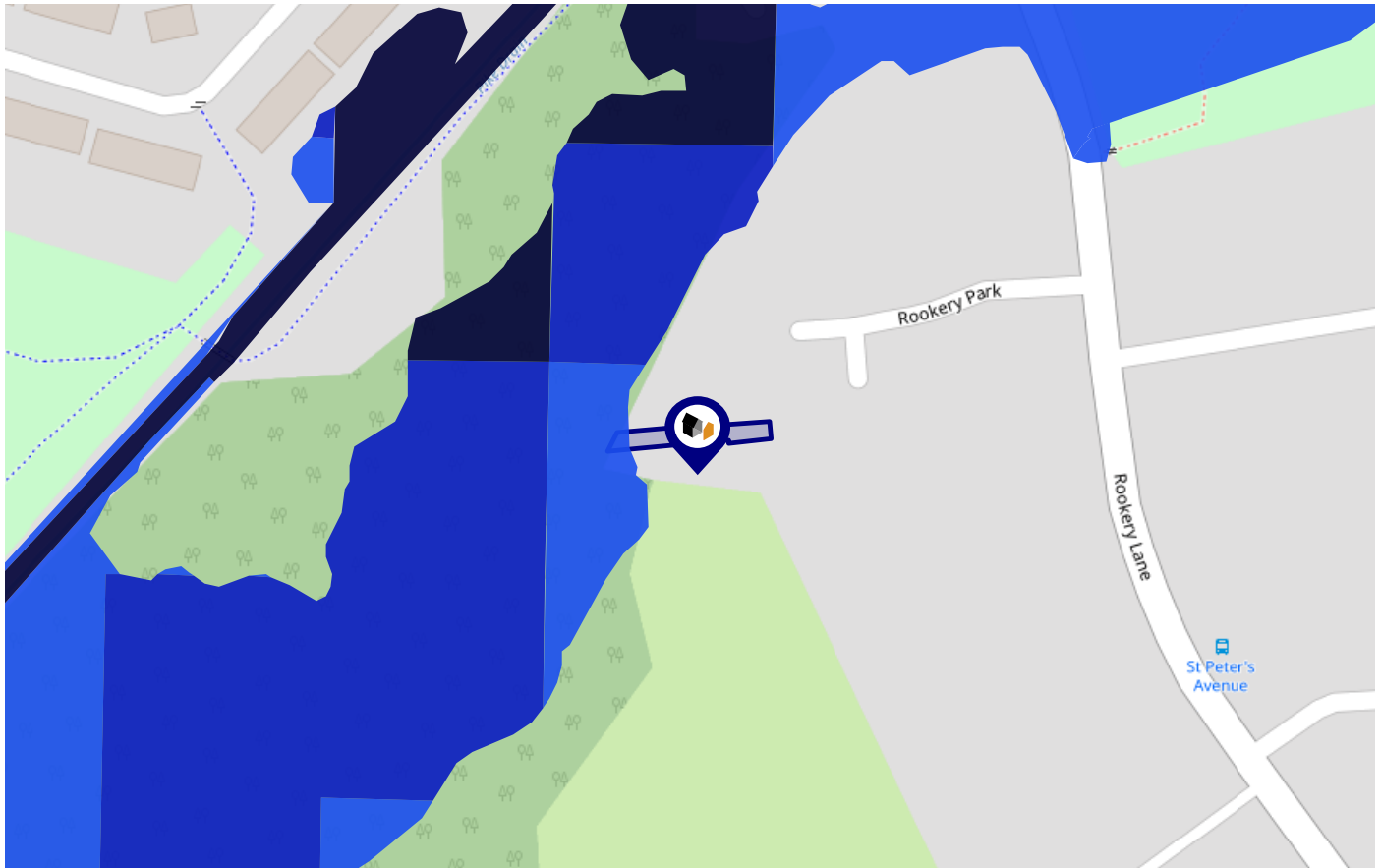
MIR - Material Info

# 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:

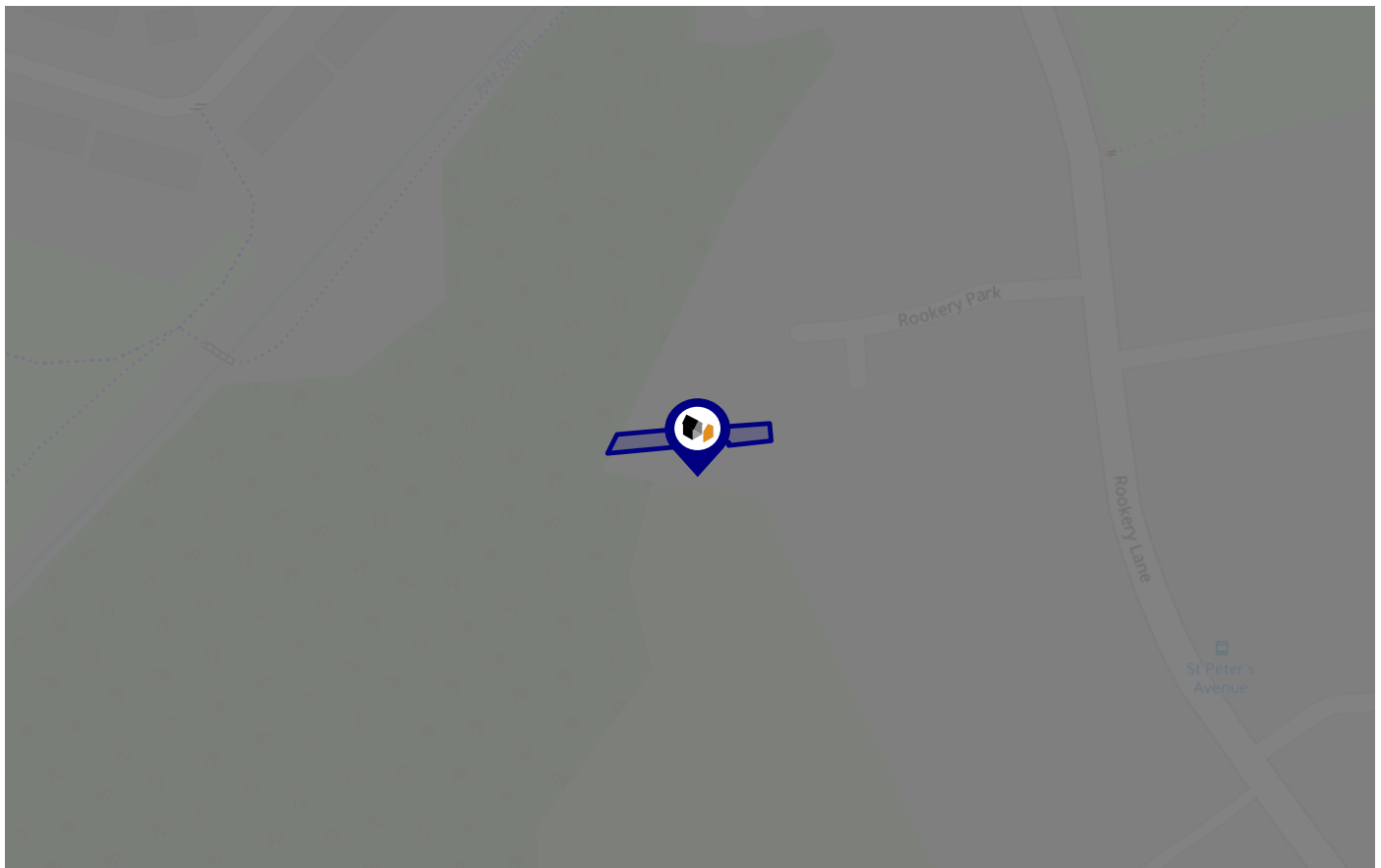


# Flood Risk

## 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.
- 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:



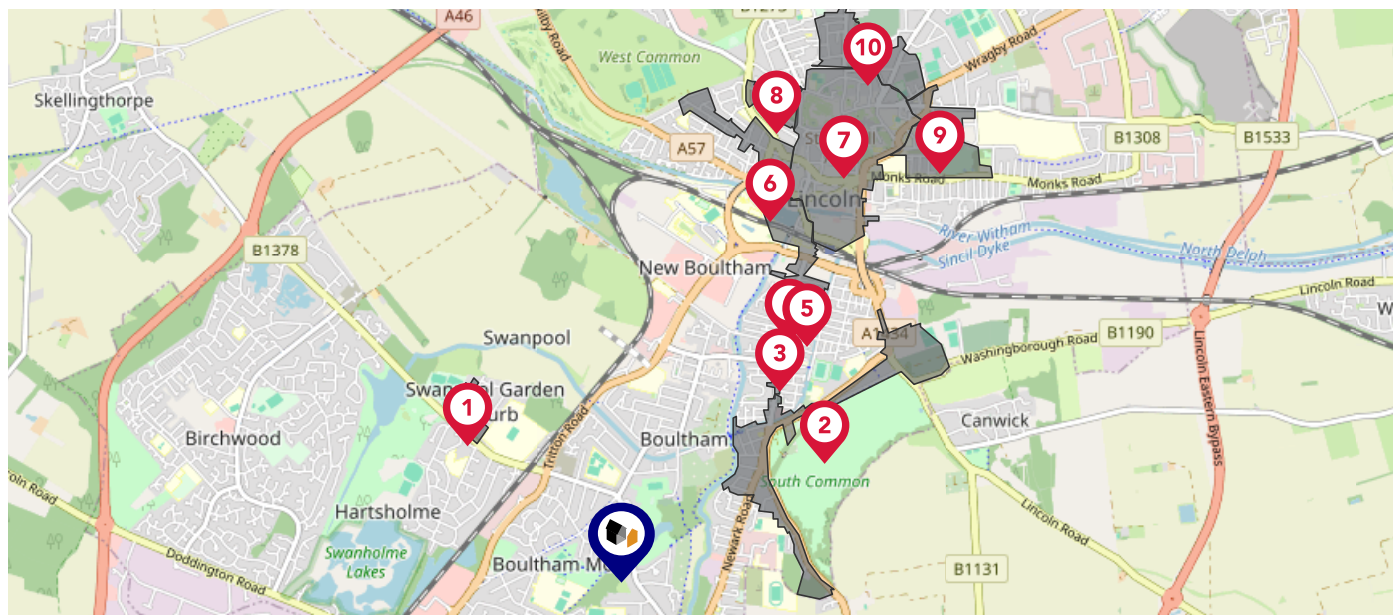
MIR - Material Info

# Maps

## Conservation Areas



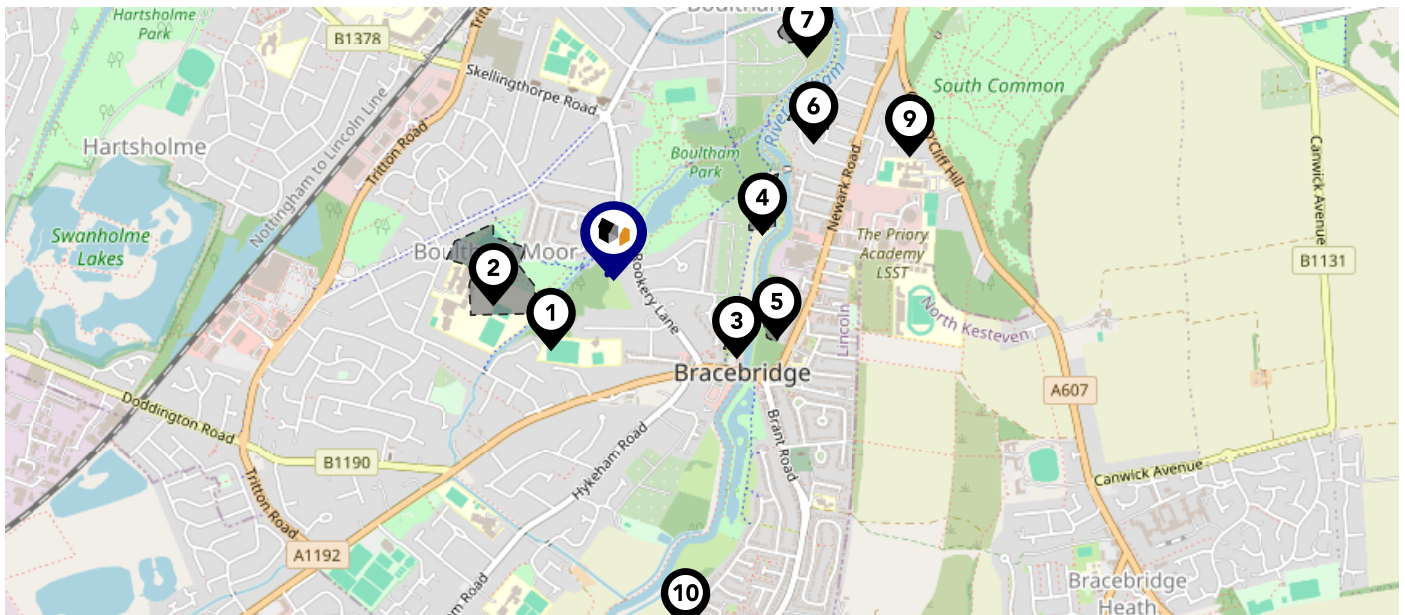
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

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

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

	Hainton Road-Boutham Moor, Lincolnshire	Historic Landfill <input type="checkbox"/>
	Moorland Avenue-Boutham Moor, Lincolnshire	Historic Landfill <input type="checkbox"/>
	East Of St. Peters Avenue-Bracebridge, Lincolnshire	Historic Landfill <input type="checkbox"/>
	Area Adjacent To Boutham Park-Bracebridge, Lincolnshire	Historic Landfill <input type="checkbox"/>
	Newark Road-Bracebridge, Lincolnshire	Historic Landfill <input type="checkbox"/>
	St Catherines Grove-St. Catherines, Lincolnshire	Historic Landfill <input type="checkbox"/>
	St Catherines-St. Catherines, Lincolnshire	Historic Landfill <input type="checkbox"/>
	Boutham Baths-Altham Terrace	Historic Landfill <input type="checkbox"/>
	Cross O'cliff Road-St. Catherines, Lincolnshire	Historic Landfill <input type="checkbox"/>
	Rear Of Calder Road-Nos 81-83 and 145-199 Calder Road, Bracebridge, Lincolnshire	Historic Landfill <input type="checkbox"/>

# 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.

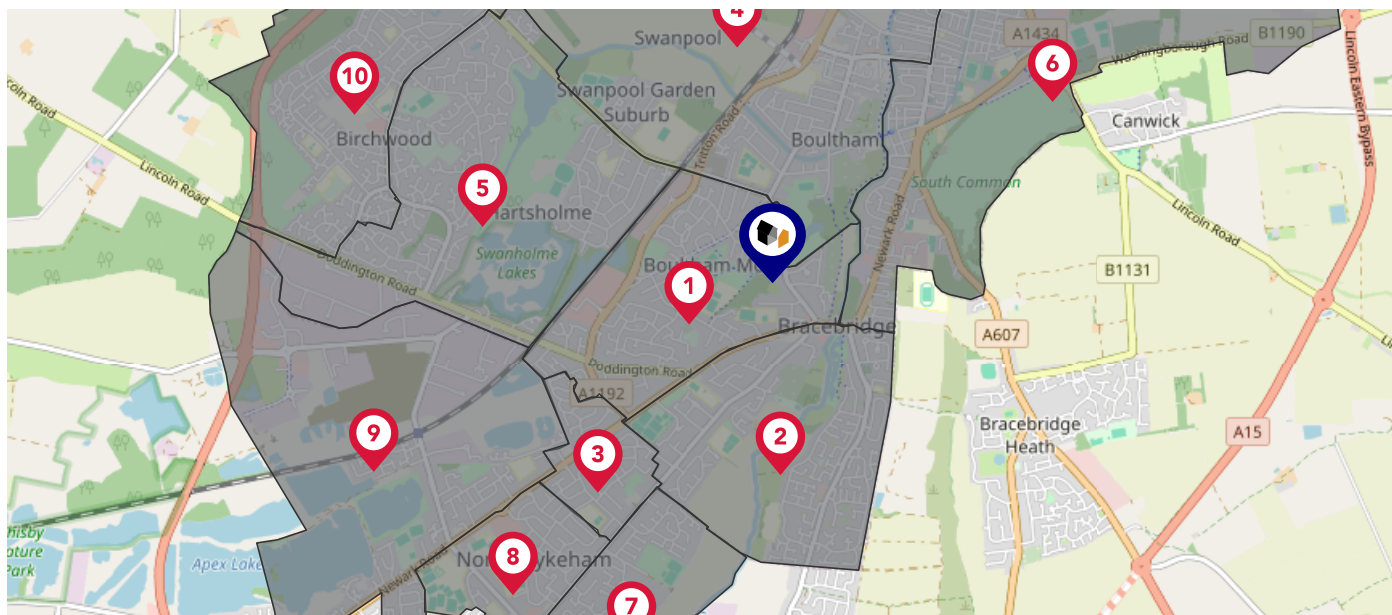
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

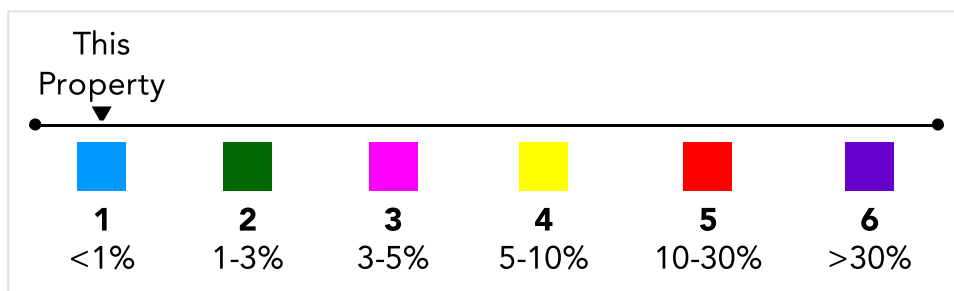
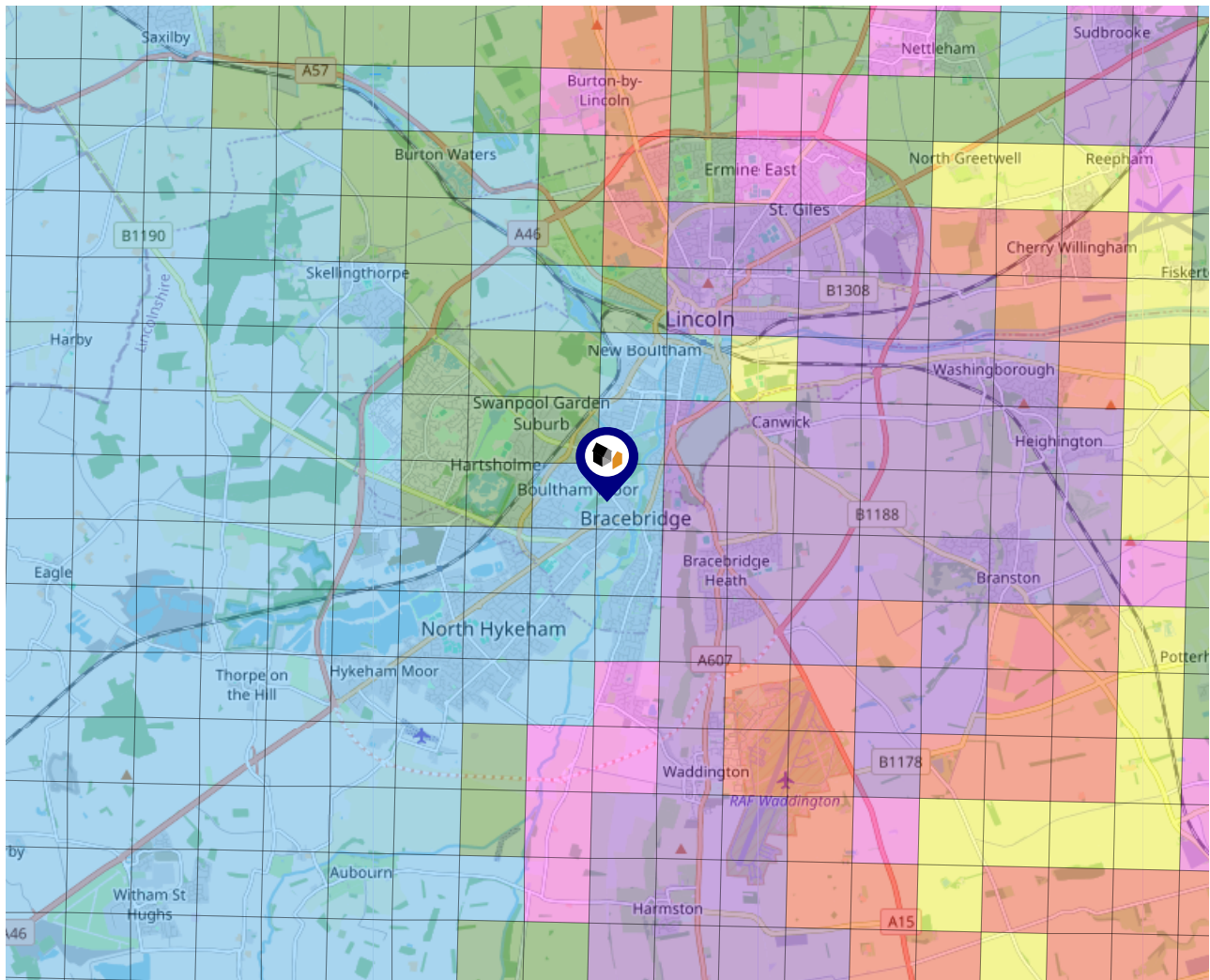


### Nearby Council Wards

- 1 Moorland Ward
- 2 Witham Ward
- 3 North Hykeham Forum Ward
- 4 Bournemouth Ward
- 5 Hartsholme Ward
- 6 Park Ward
- 7 North Hykeham Witham Ward
- 8 North Hykeham Moor Ward
- 9 North Hykeham Memorial Ward
- 10 Birchwood Ward

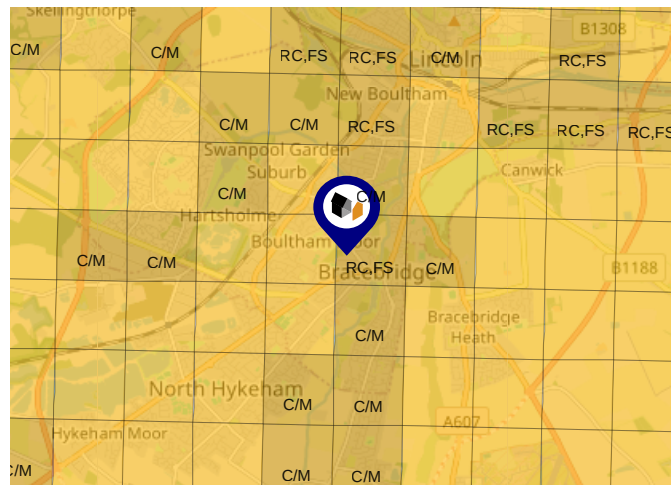
### What is Radon?

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)

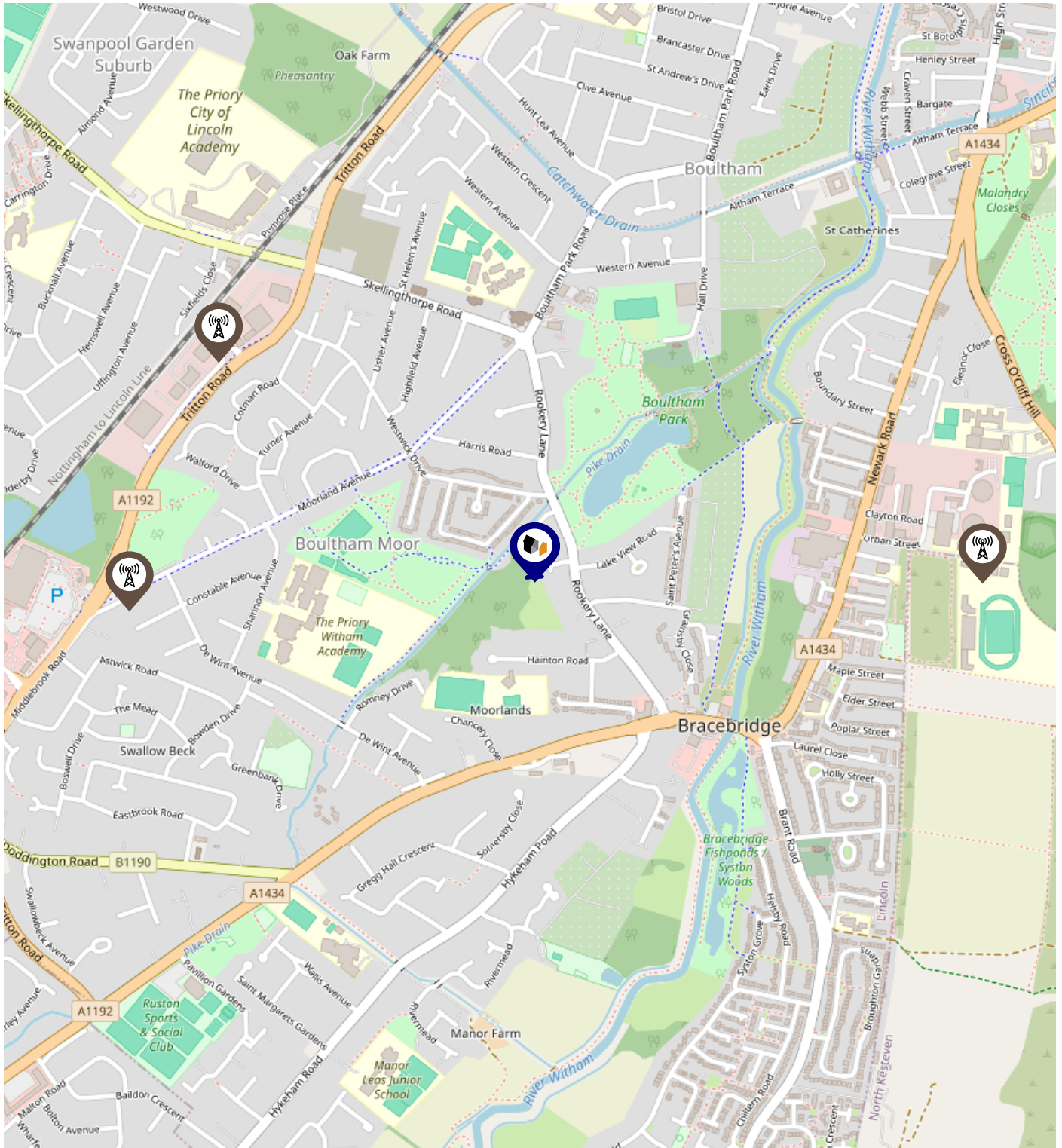
<b>Carbon Content:</b>	VARIABLE	<b>Soil Texture:</b>	CLAYEY LOAM TO SILTY
<b>Parent Material Grain:</b>	ARGILLACEOUS		LOAM
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)	<b>Soil Depth:</b>	DEEP





## 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:

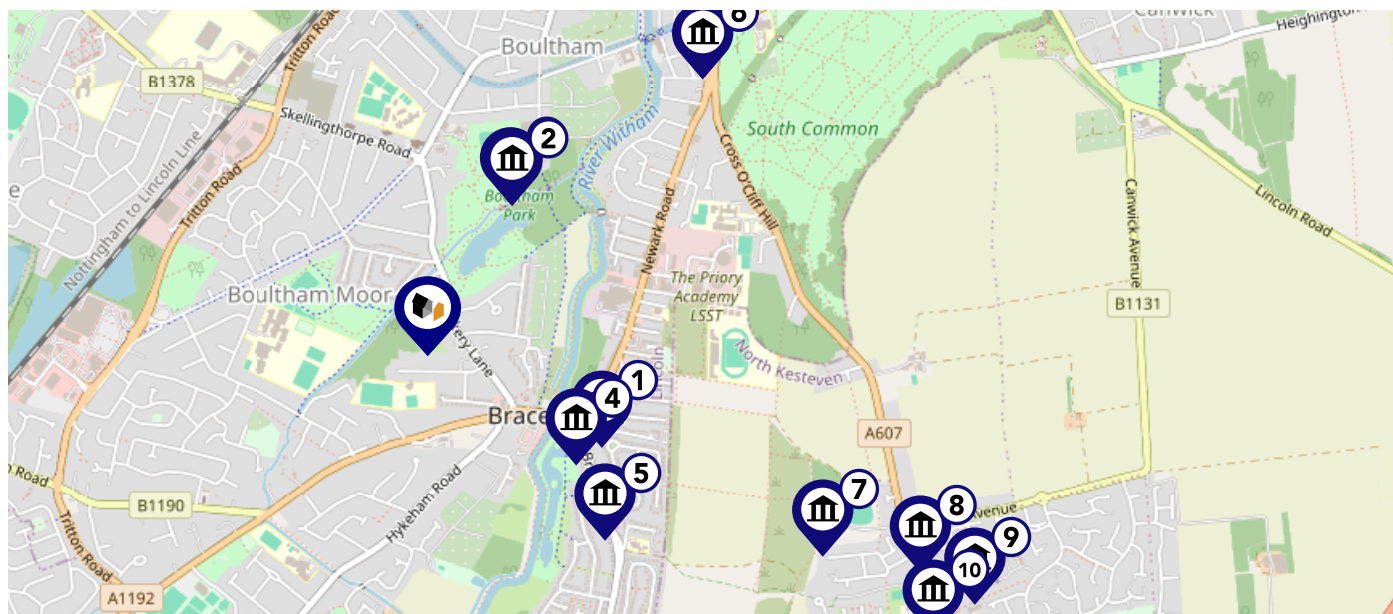
-  Power Pylons
-  Communication Masts











# Maps

## Listed Buildings

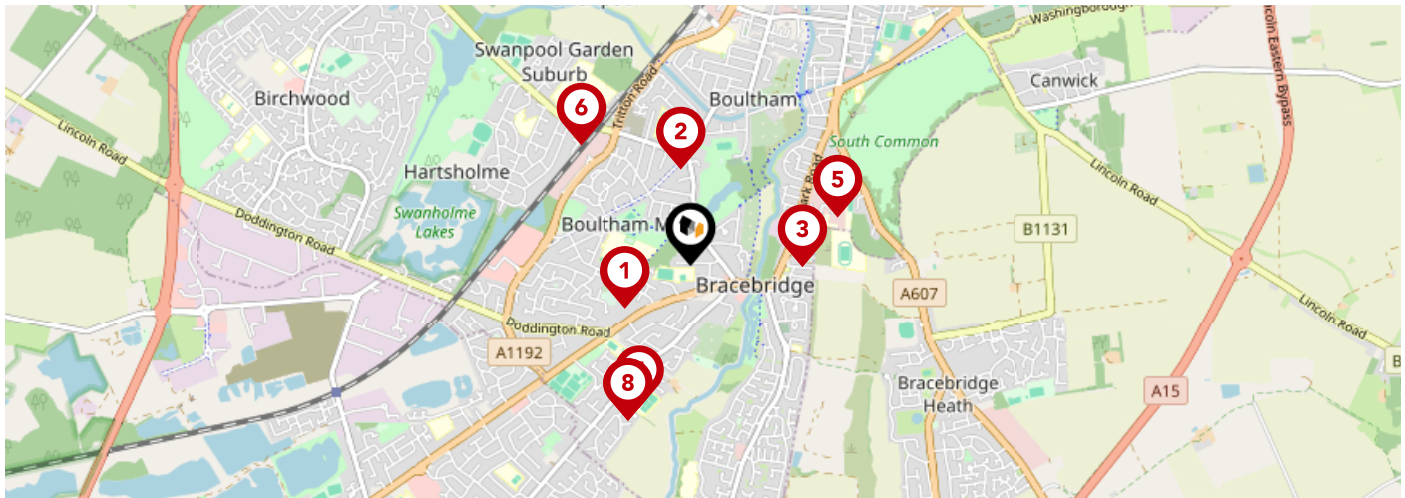


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

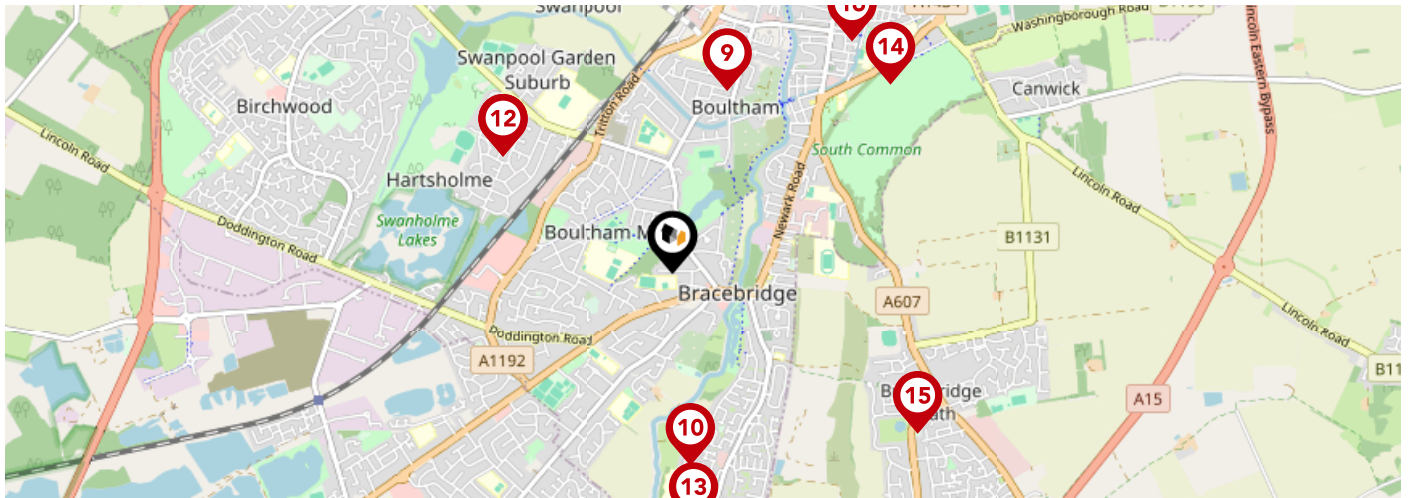










Listed Buildings in the local district	Grade	Distance
 1388710 - Grosvenor Hall Private Nursing Home	Grade II	0.4 miles
 1388566 - Church Of St Helen	Grade II	0.4 miles
 1388567 - Crimean War Memorial 3 Metres North West Of Church Of St Helen	Grade II	0.4 miles
 1388709 - 210, Newark Road	Grade II	0.4 miles
 1388470 - Church Of All Saints	Grade I	0.6 miles
 1388748 - St Catherines Methodist Church And Adjoining Church Hall	Grade II	0.9 miles
 1479068 - Cross O'cliff Court	Grade II	1.0 miles
 1360602 - The Homestead	Grade II	1.2 miles
 1205000 - Main Building At St John's Hospital	Grade II	1.3 miles
 1482134 - Bracebridge Heath War Memorial	Grade II	1.3 miles

# Area Schools

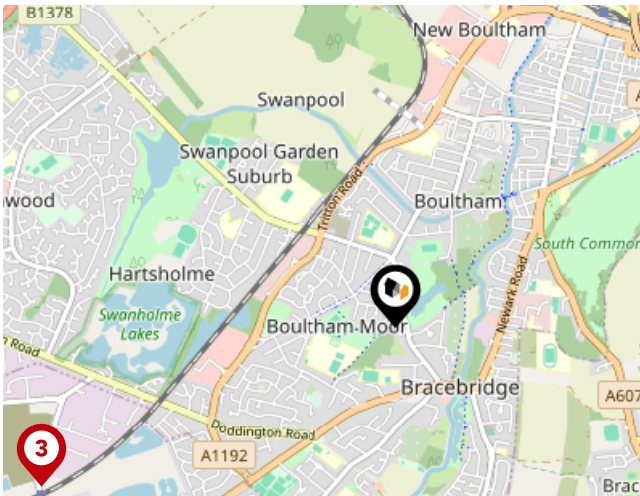


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>The Priory Witham Academy</b> Ofsted Rating: Good   Pupils: 1110   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Peter and St Paul, Catholic Voluntary Academy</b> Ofsted Rating: Requires improvement   Pupils: 602   Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Bracebridge Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 78   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Lincoln St Christopher's School</b> Ofsted Rating: Good   Pupils: 252   Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>The Priory Academy LSST</b> Ofsted Rating: Good   Pupils: 1779   Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Priory City of Lincoln Academy</b> Ofsted Rating: Requires improvement   Pupils: 980   Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>The Lincoln Manor Leas Junior School</b> Ofsted Rating: Good   Pupils: 290   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Lincoln Manor Leas Infants School</b> Ofsted Rating: Good   Pupils: 163   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



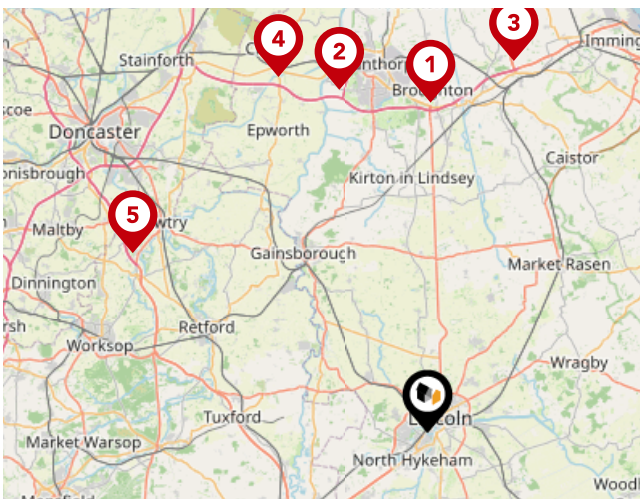
		Nursery	Primary	Secondary	College	Private
	<b>Sir Francis Hill Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 623   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Meadows Primary School</b> Ofsted Rating: Good   Pupils: 364   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hartsholme Academy</b> Ofsted Rating: Requires improvement   Pupils: 377   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Pilgrim School</b> Ofsted Rating: Good   Pupils: 4   Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Acorn Free School</b> Ofsted Rating: Good   Pupils: 3   Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Athena School</b> Ofsted Rating: Good   Pupils: 113   Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bracebridge Heath St John's Primary Academy</b> Ofsted Rating: Good   Pupils: 372   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Lincoln St Peter at Gowts Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 258   Distance:1.3	<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	Lincoln Central Rail Station	1.71 miles
2	Lincoln Central Rail Station	1.73 miles
3	Hykeham Rail Station	1.72 miles



## Trunk Roads/Motorways

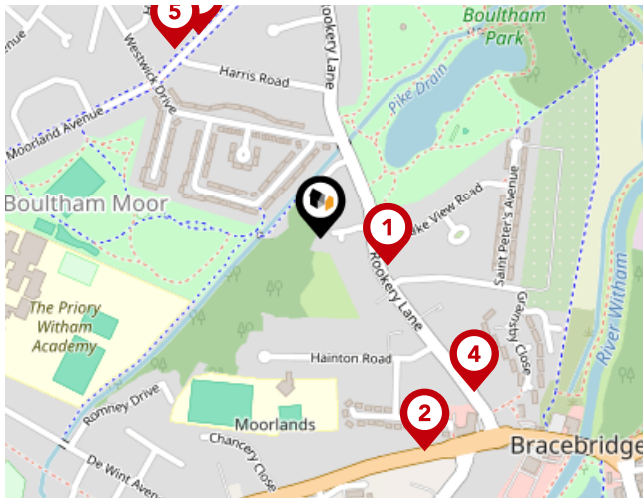
Pin	Name	Distance
1	M180 J4	23.46 miles
2	M180 J3	25.15 miles
3	M180 J5	26.99 miles
4	M180 J2	27.33 miles
5	A1(M) J34	24.52 miles



## Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	27.6 miles
2	Finningley	26.58 miles
3	East Mids Airport	41.3 miles
4	Leeds Bradford Airport	64.37 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	St Peter's Avenue	0.08 miles
2	Former site of Fosse House	0.26 miles
3	Harris Road	0.26 miles
4	Newark Road	0.24 miles
5	Harris Road	0.26 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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