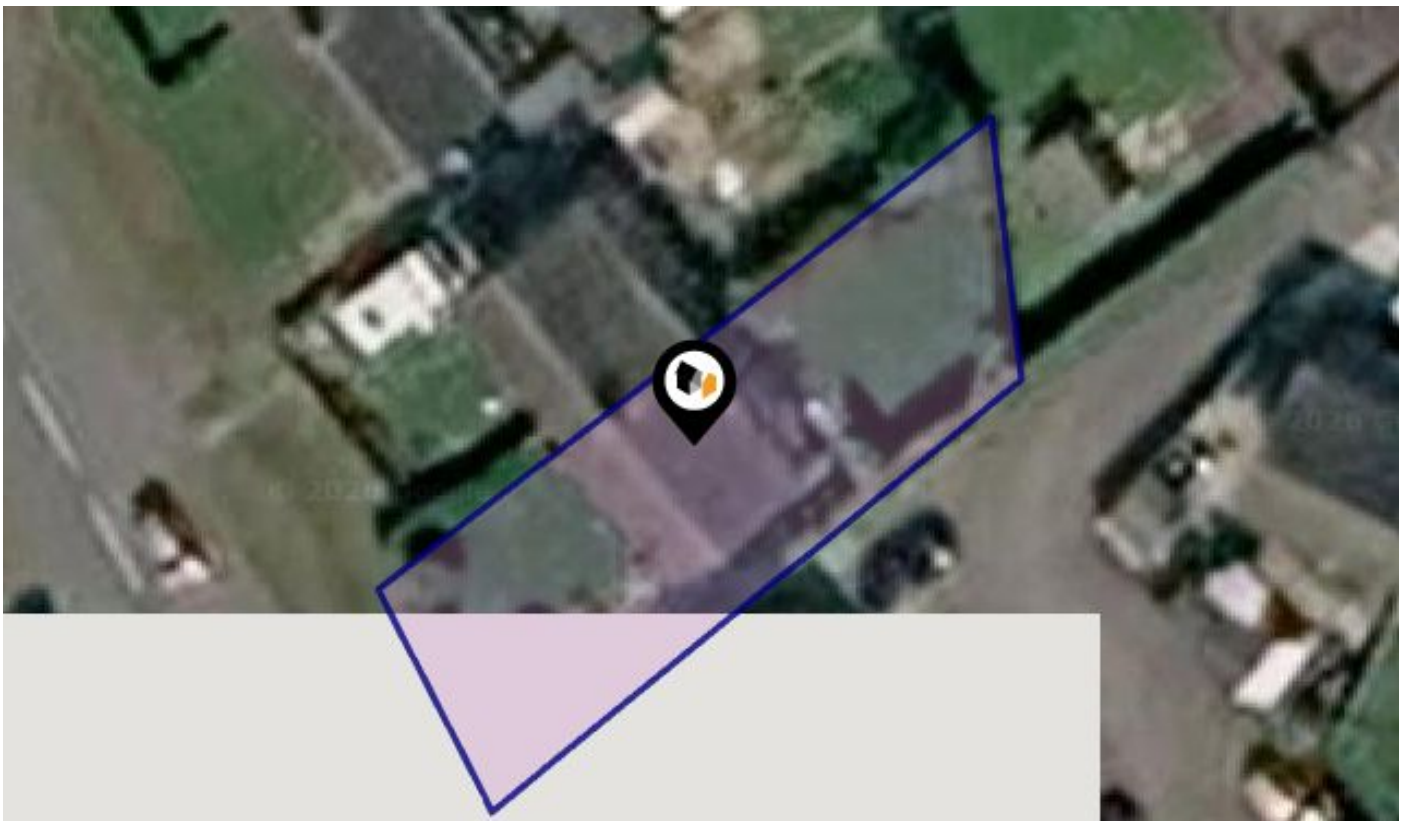




See More Online

MIR: Material Info

The Material Information Affecting this Property
Wednesday 01st July 2026



KENNEL LANE, REEPHAM, LINCOLN, LN3

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.07 acres		
Year Built :	1967-1975		
Council Tax :	Band A		
Annual Estimate:	£1,570		
Title Number:	LL65353		

Local Area

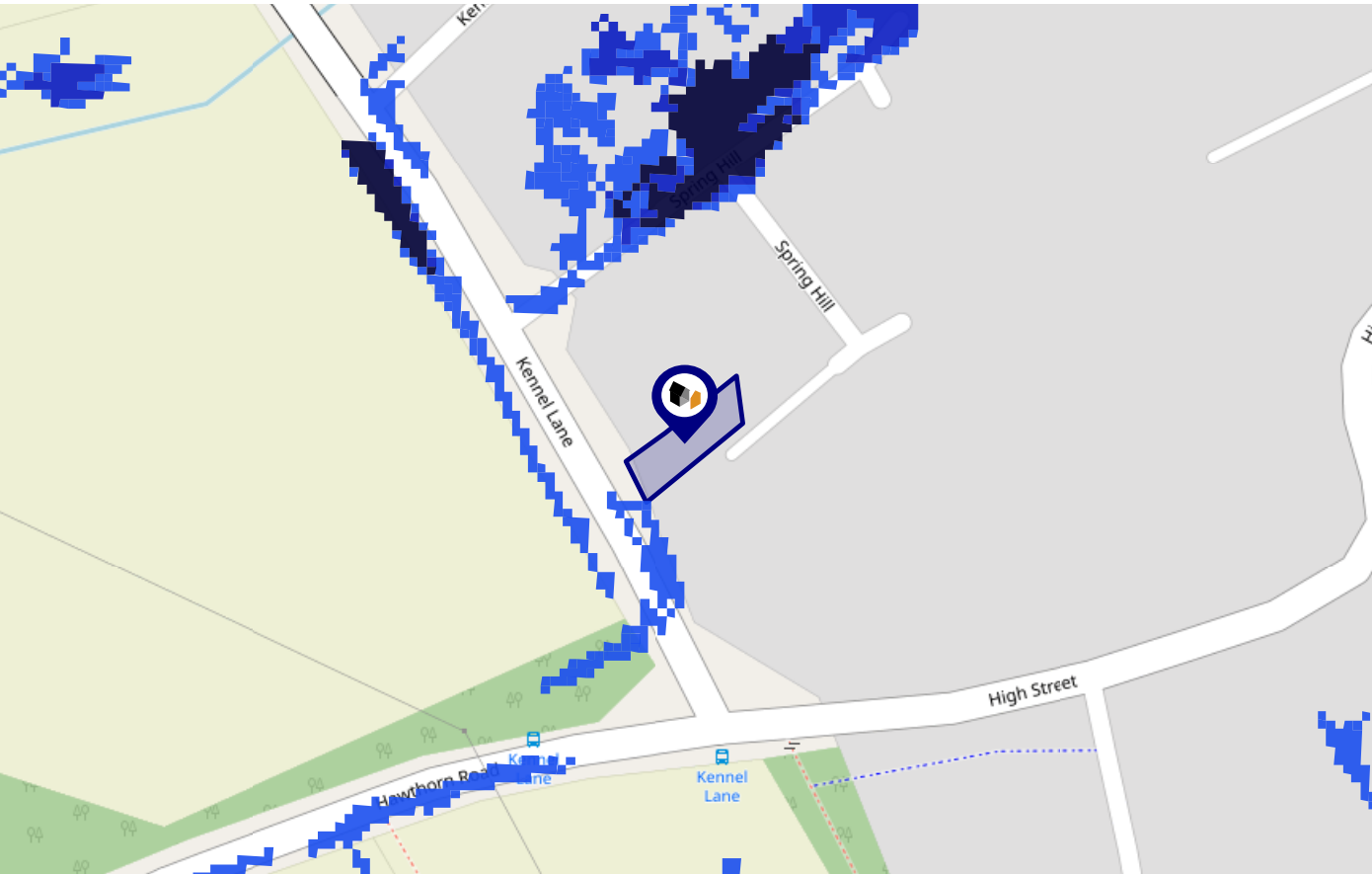
Local Authority:	Lincolnshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	15	80	1800
● Surface Water	Very low	mb/s	mb/s	mb/s
				

Mobile Coverage:	Satellite/Fibre TV Availability:					
(based on calls indoors)						
						
O ₂	EE	3	O2			

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.

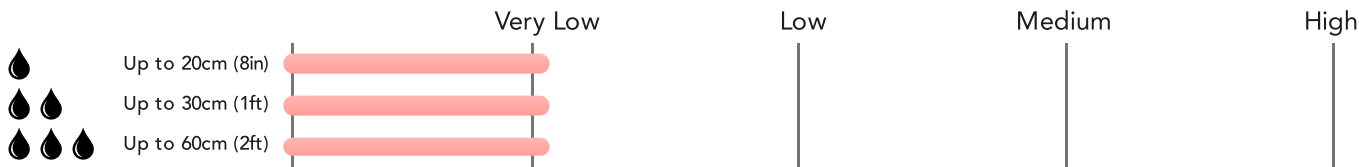


Risk Rating: Very low

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.

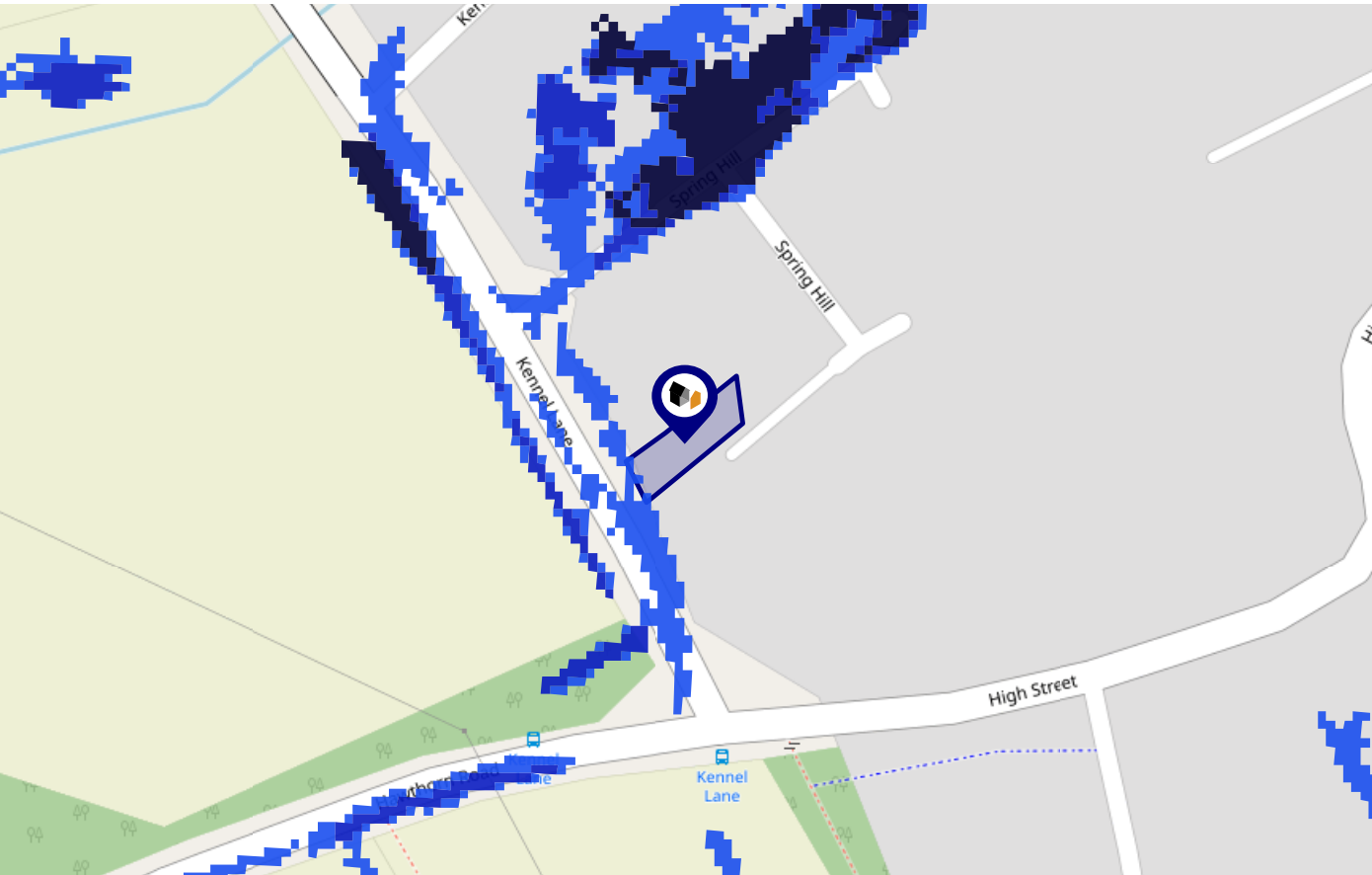
Chance of flooding to the following depths at this property:



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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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

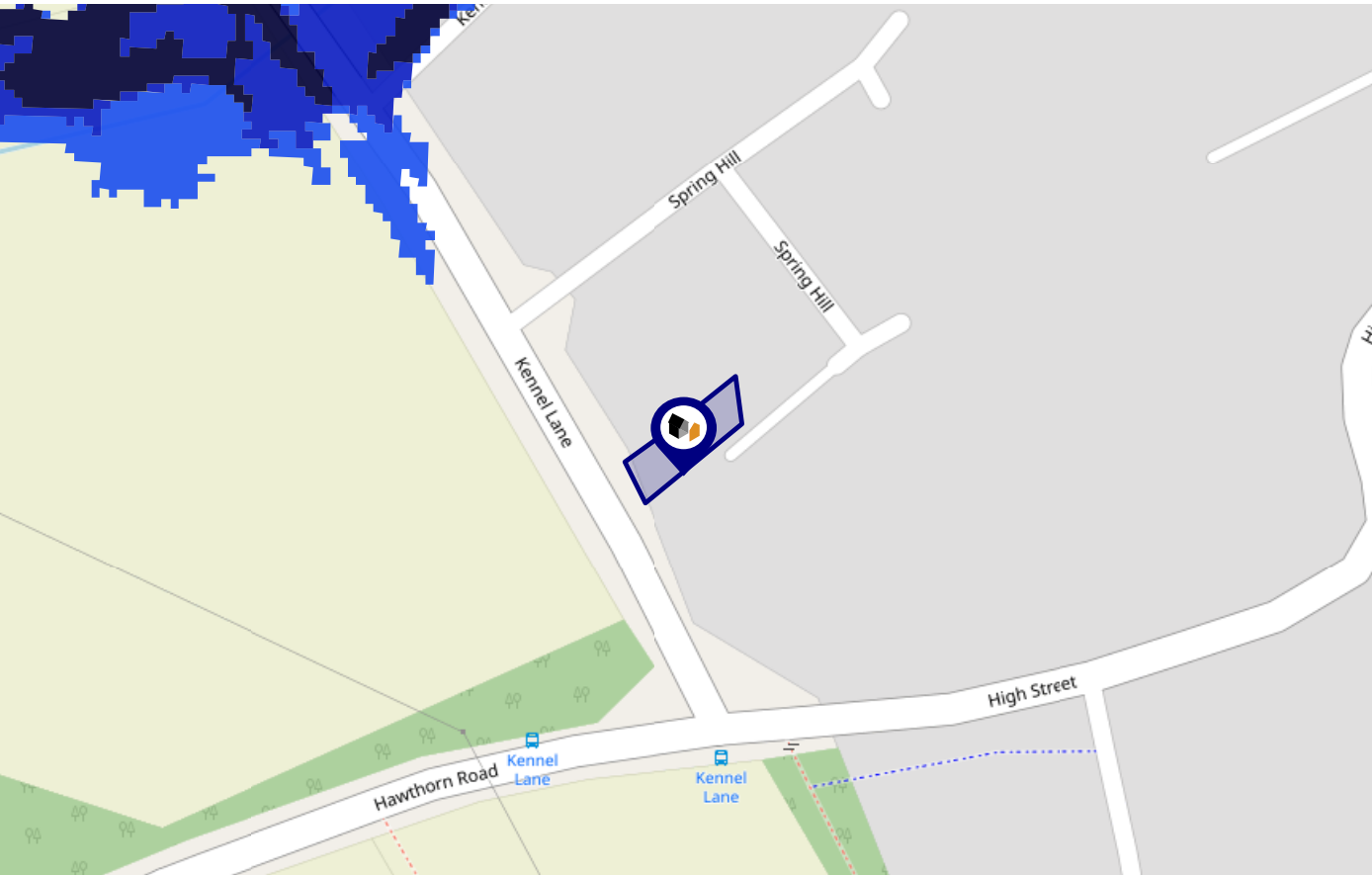


MIR - Material Info

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.

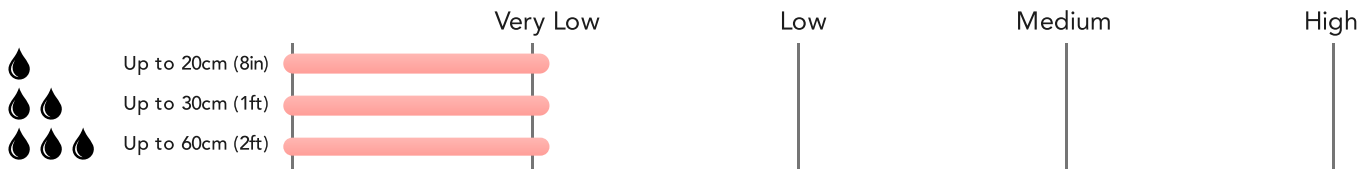


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

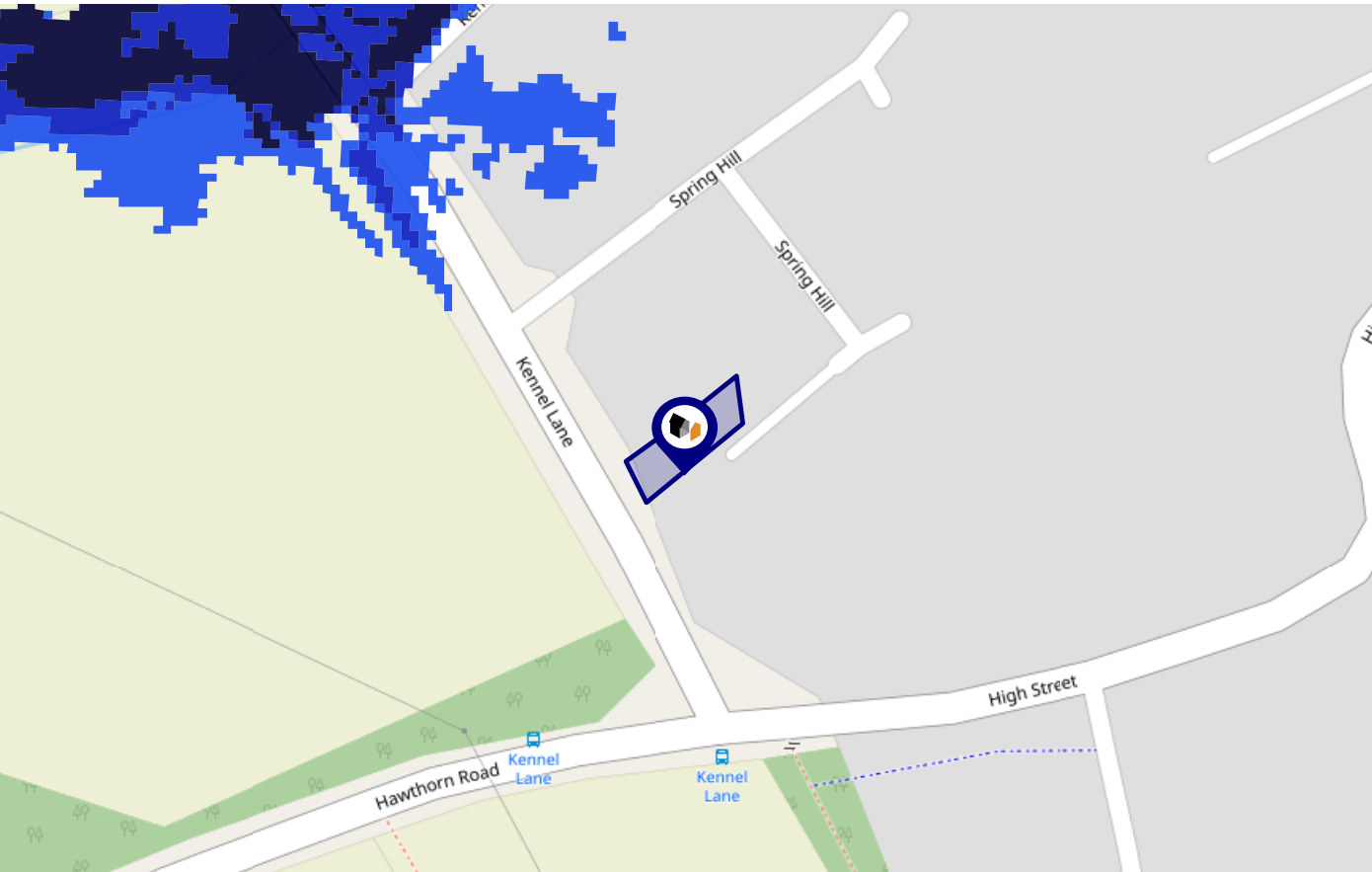


Flood Risk

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.

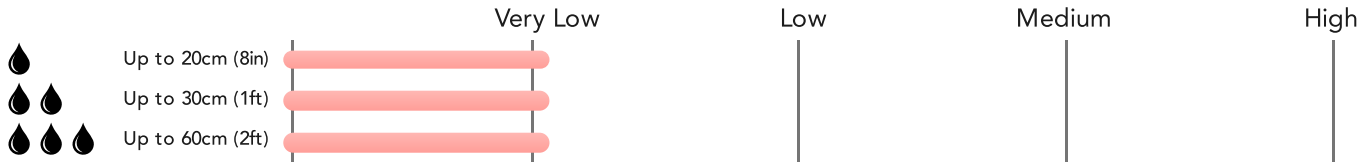


Risk Rating: Very low

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.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:



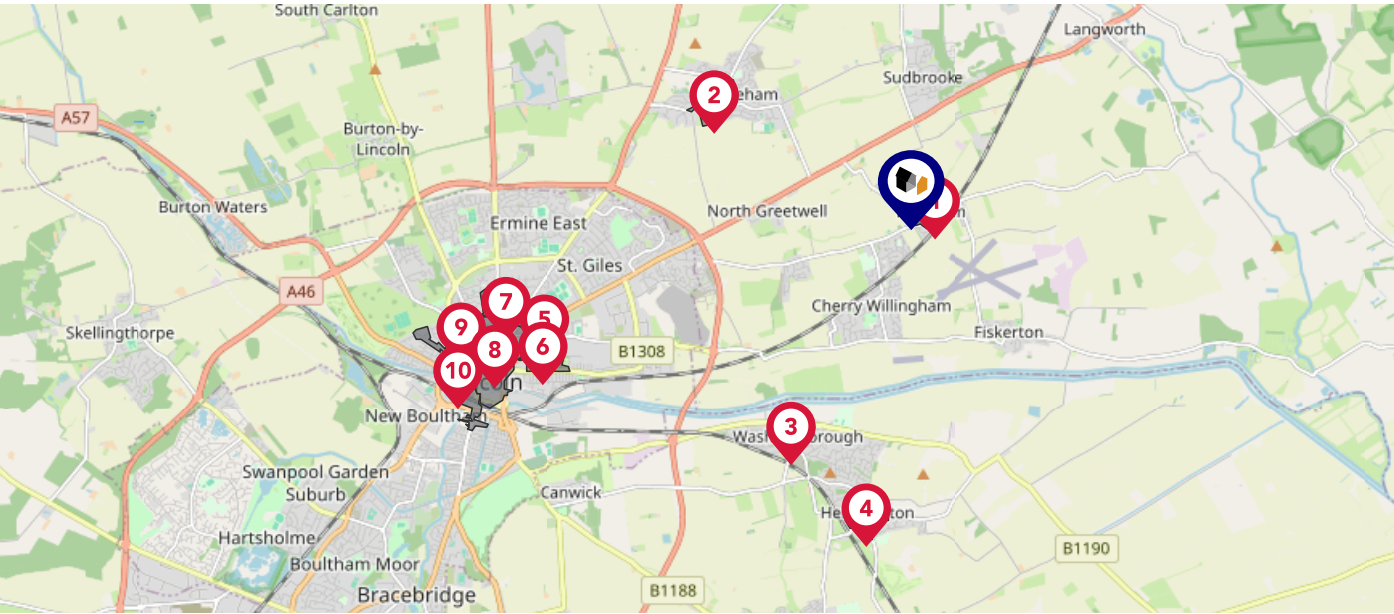
MIR - Material Info

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	Reepham
2	Nettleham
3	Washingborough
4	Heighington
5	The Dell
6	Lindum and Arboretum
7	Newport and Nettleham Road
8	Cathedral and City Centre
9	Carline
10	West Parade and Brayford

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

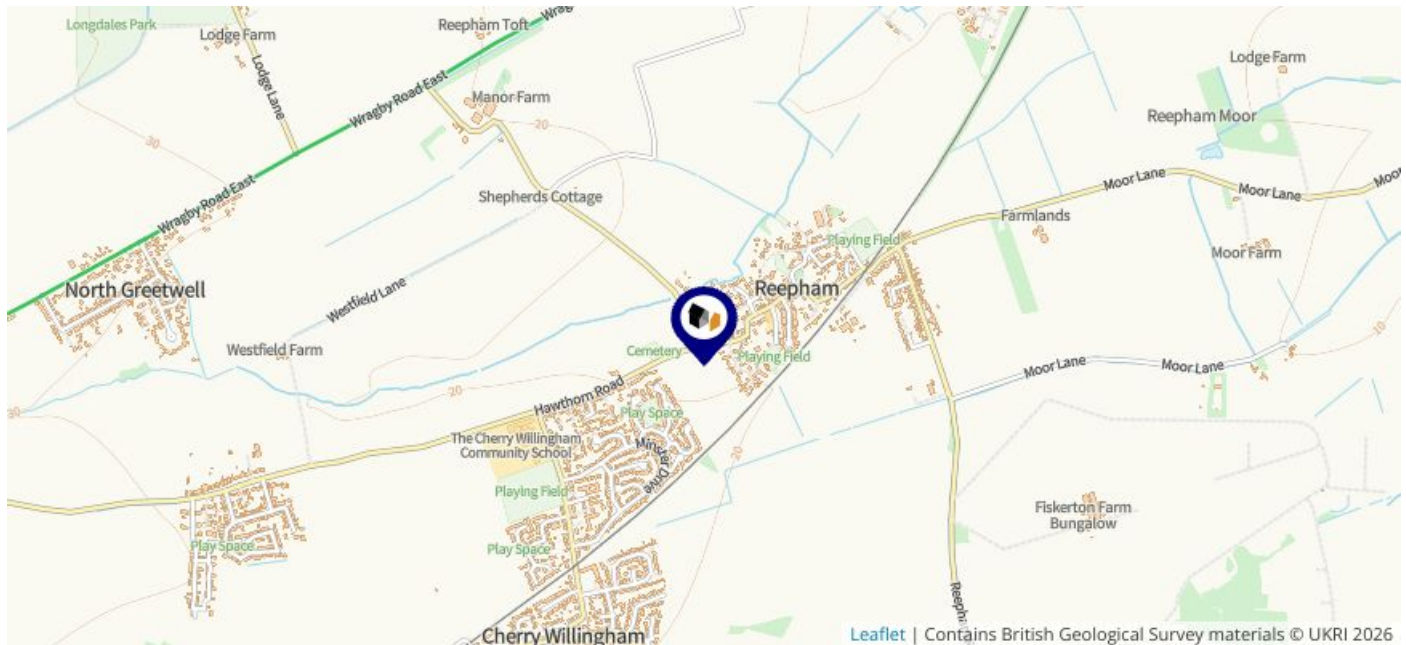
1	Land to the rear of 41-43 Hawthorn Road-Cherry Willingham, Lincoln	Historic Landfill	
2	Manor Road-Washingborough	Historic Landfill	
3	Rear Of Old Hillards-Rear Of Old Hillards, Wragby Road	Historic Landfill	
4	Wrights Way-Lincoln, Lincolnshire	Historic Landfill	
5	Land North of Lincoln Road-Washingborough, Lincoln	Historic Landfill	
6	Outer Circle Road-Lincoln, Lincolnshire	Historic Landfill	
7	Land to the North of Fen Road-Heighington, Lincoln	Historic Landfill	
8	Barlings Lane-Langworth, Lincoln	Historic Landfill	
9	Land South Of Barlings Domestic Waste off Barlings Lane-Barlings Lane, Langworth, Lincolnshire	Historic Landfill	
10	Land East to of Dowding Road and lying between Railway line and Allenby Road Industrial Estate-Wavell Drive, Lincoln	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.

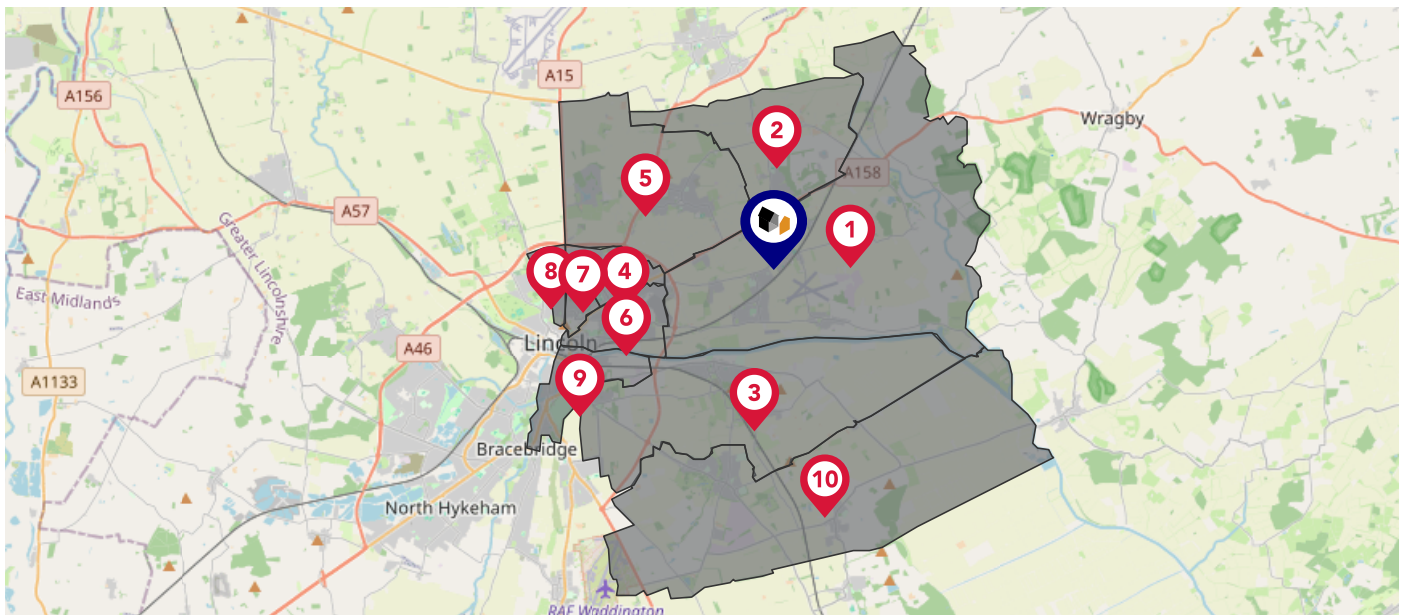
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Cherry Willingham Ward



Sudbrooke Ward



Heighington and Washingborough Ward



Glebe Ward



Nettleham Ward



Abbey Ward



Minster Ward



Castle Ward



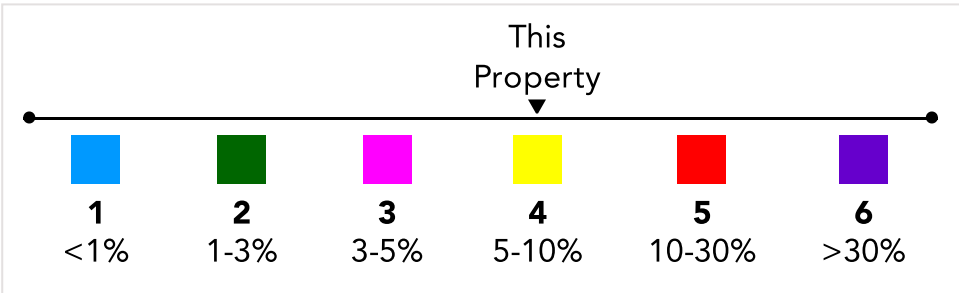
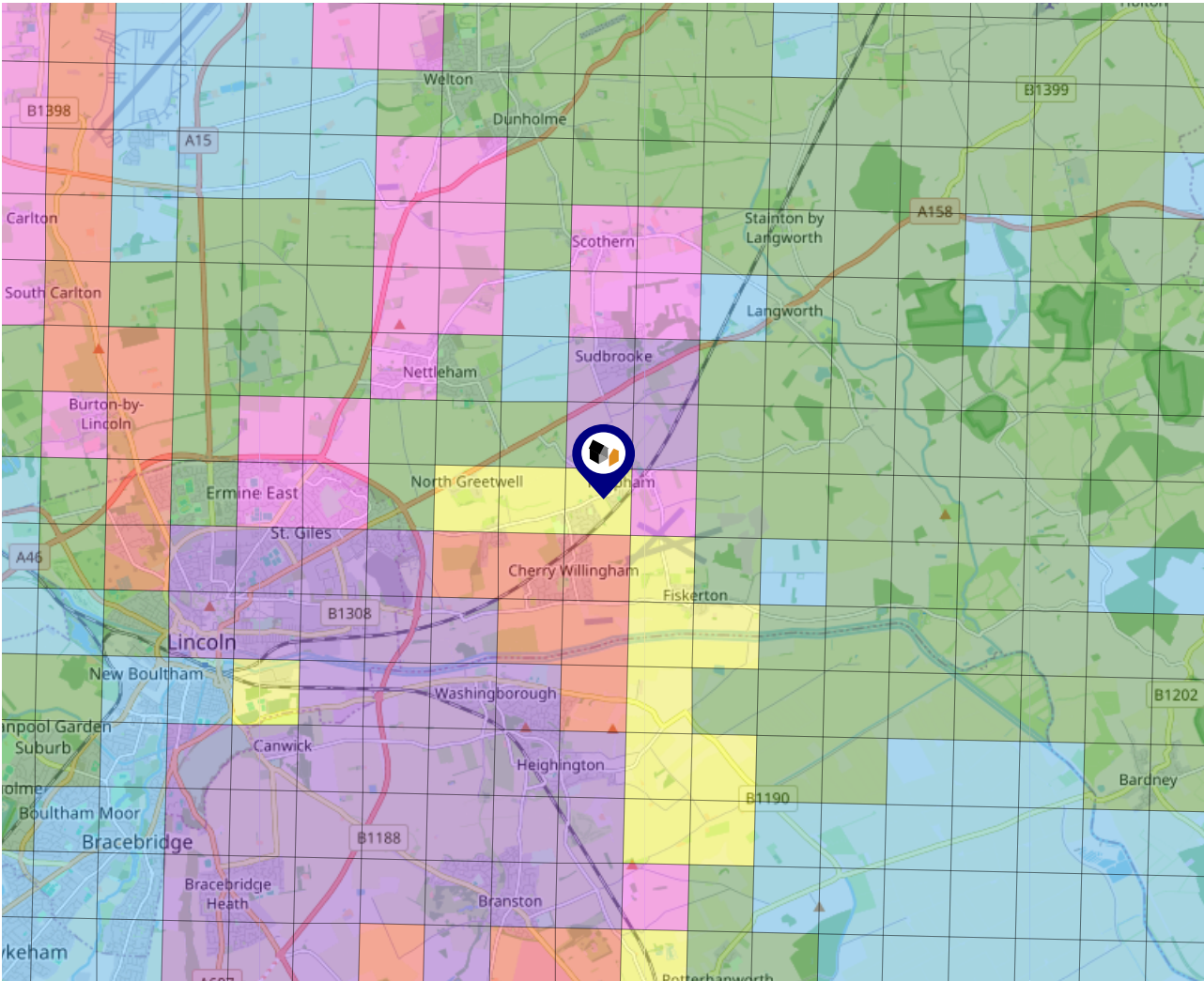
Park Ward



Branston Ward

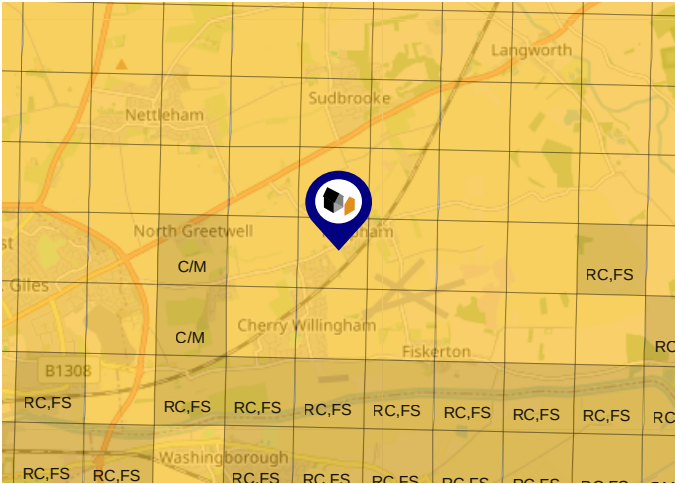
What is Radon?

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:	HIGH	Soil Texture:	LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	HEAVY TO MEDIUM		



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

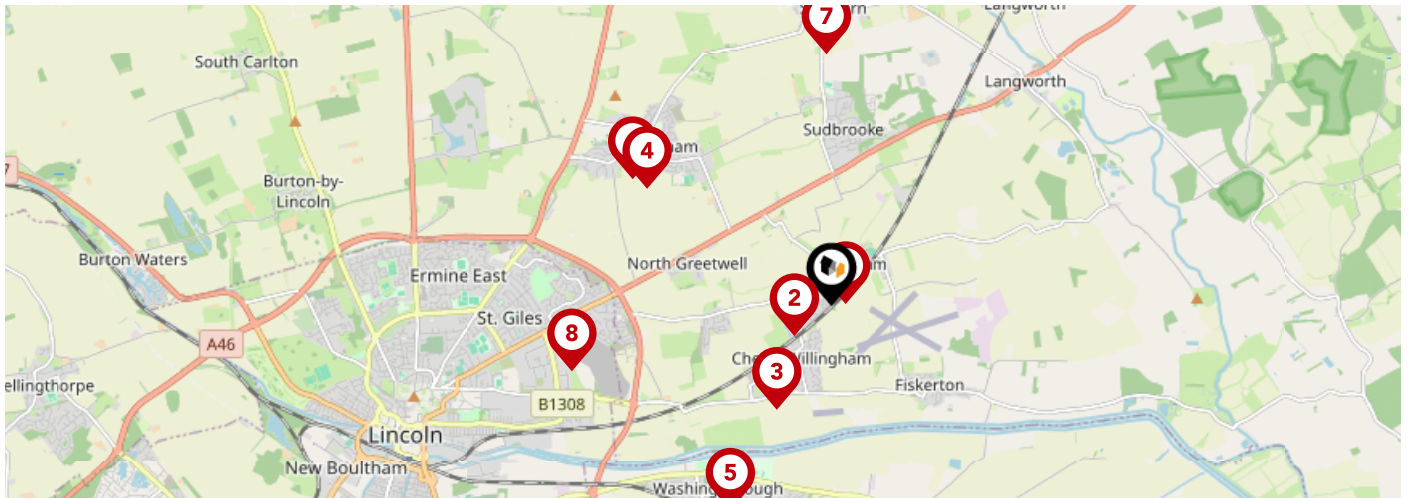
Listed Buildings



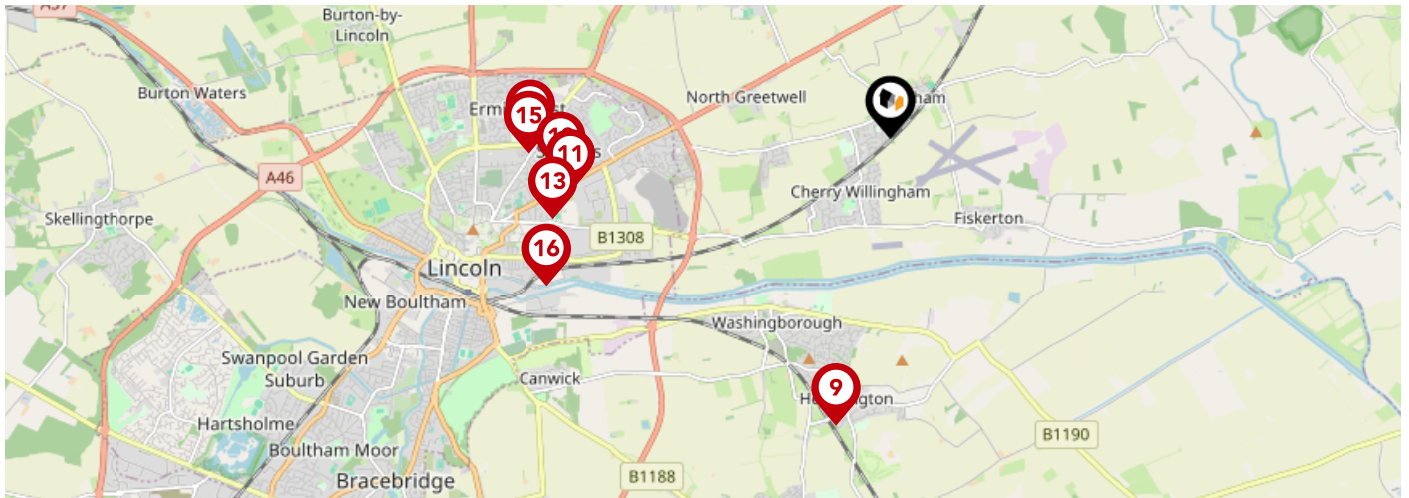
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1147840 - The Old Manor House And Lawris Cottage	Grade II	0.1 miles
 1064025 - Church Of St Peter And St Paul	Grade II	0.2 miles
 1064026 - Eve House	Grade II	0.2 miles
 1308365 - Pembertons Place	Grade II	0.3 miles
 1359506 - Rose Cottage	Grade II	0.3 miles
 1359507 - Laburnum Farmhouse And The Old House	Grade II	0.4 miles
 1147843 - The Manor House	Grade II	0.7 miles

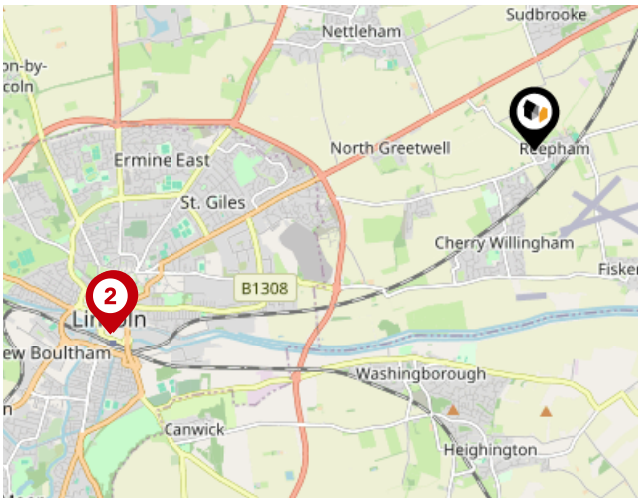


		Nursery	Primary	Secondary	College	Private
1	Reepham Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:0.13	☐	☒	☐	☐	☐
2	The Priory Pembroke Academy Ofsted Rating: Good Pupils: 567 Distance:0.42	☐	☐	☒	☐	☐
3	Cherry Willingham Primary Academy Ofsted Rating: Good Pupils: 205 Distance:1.05	☐	☒	☐	☐	☐
4	The Nettleham Church of England Voluntary Aided Junior School Ofsted Rating: Good Pupils: 227 Distance:1.94	☐	☒	☐	☐	☐
5	Washingborough Academy Ofsted Rating: Good Pupils: 271 Distance:2.04	☐	☒	☐	☐	☐
6	The Nettleham Infant and Nursery School Ofsted Rating: Good Pupils: 210 Distance:2.09	☐	☒	☐	☐	☐
7	Ellison Boulton Church of England Primary School Ofsted Rating: Outstanding Pupils: 288 Distance:2.22	☐	☒	☐	☐	☐
8	Lincoln Carlton Academy Ofsted Rating: Outstanding Pupils: 421 Distance:2.38	☐	☒	☐	☐	☐



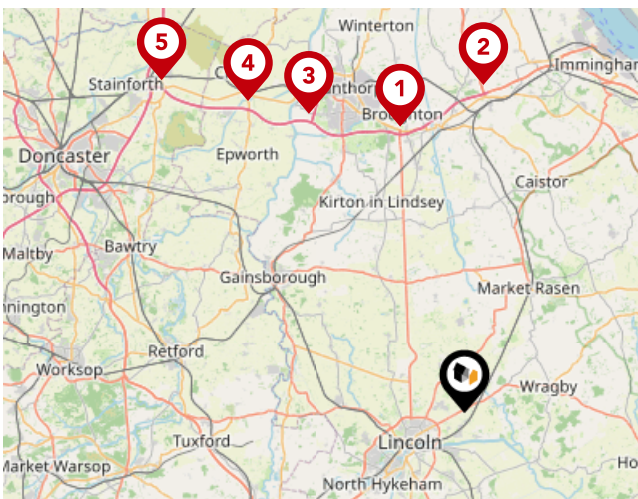
		Nursery	Primary	Secondary	College	Private
	Heighington Millfield Primary Academy Ofsted Rating: Good Pupils: 233 Distance:2.6	☐	☒	☐	☐	☐
	The Lincoln St Giles Nursery School Ofsted Rating: Outstanding Pupils: 112 Distance:2.88	☒	☐	☐	☐	☐
	St Giles Academy Ofsted Rating: Requires improvement Pupils: 405 Distance:2.88	☐	☒	☐	☐	☐
	Springwell Alternative Academy Lincoln Ofsted Rating: Good Pupils: 48 Distance:2.95	☐	☐	☒	☐	☐
	Lincoln Christ's Hospital School Ofsted Rating: Good Pupils: 1286 Distance:3.09	☐	☐	☒	☐	☐
	Ermine Primary Academy Ofsted Rating: Good Pupils: 393 Distance:3.2	☐	☒	☐	☐	☐
	Our Lady of Lincoln Catholic Primary School A Voluntary Academy Ofsted Rating: Good Pupils: 204 Distance:3.22	☐	☒	☐	☐	☐
	Lincoln Monks Abbey Primary School Ofsted Rating: Good Pupils: 594 Distance:3.33	☐	☒	☐	☐	☐

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	4.09 miles
2	Lincoln Central Rail Station	4.11 miles
3	Hykeham Rail Station	7.32 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	20.85 miles
2	M180 J5	23.25 miles
3	M180 J3	23.92 miles
4	M180 J2	26.85 miles
5	M180 J1	31.78 miles

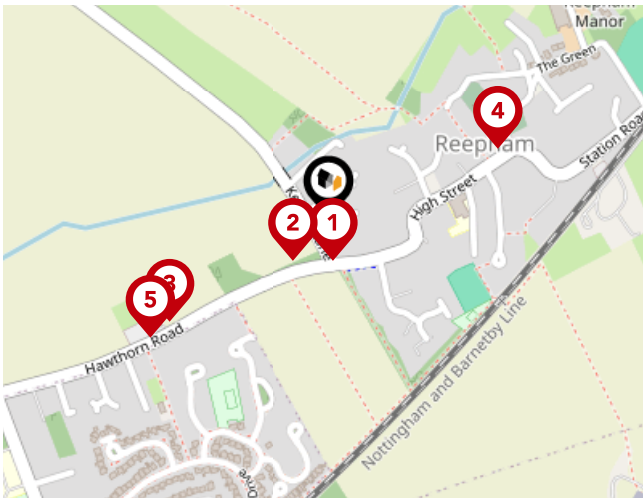


Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	23.43 miles
2	Finningley	28.16 miles
3	East Mids Airport	46.89 miles
4	Leeds Bradford Airport	65.64 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Kennel Lane	0.05 miles
2	Kennel Lane	0.06 miles
3	Village Hall	0.21 miles
4	Mellows Close	0.2 miles
5	Village Hall	0.24 miles

Mundys

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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.

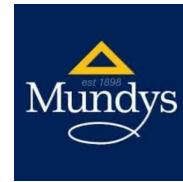


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