

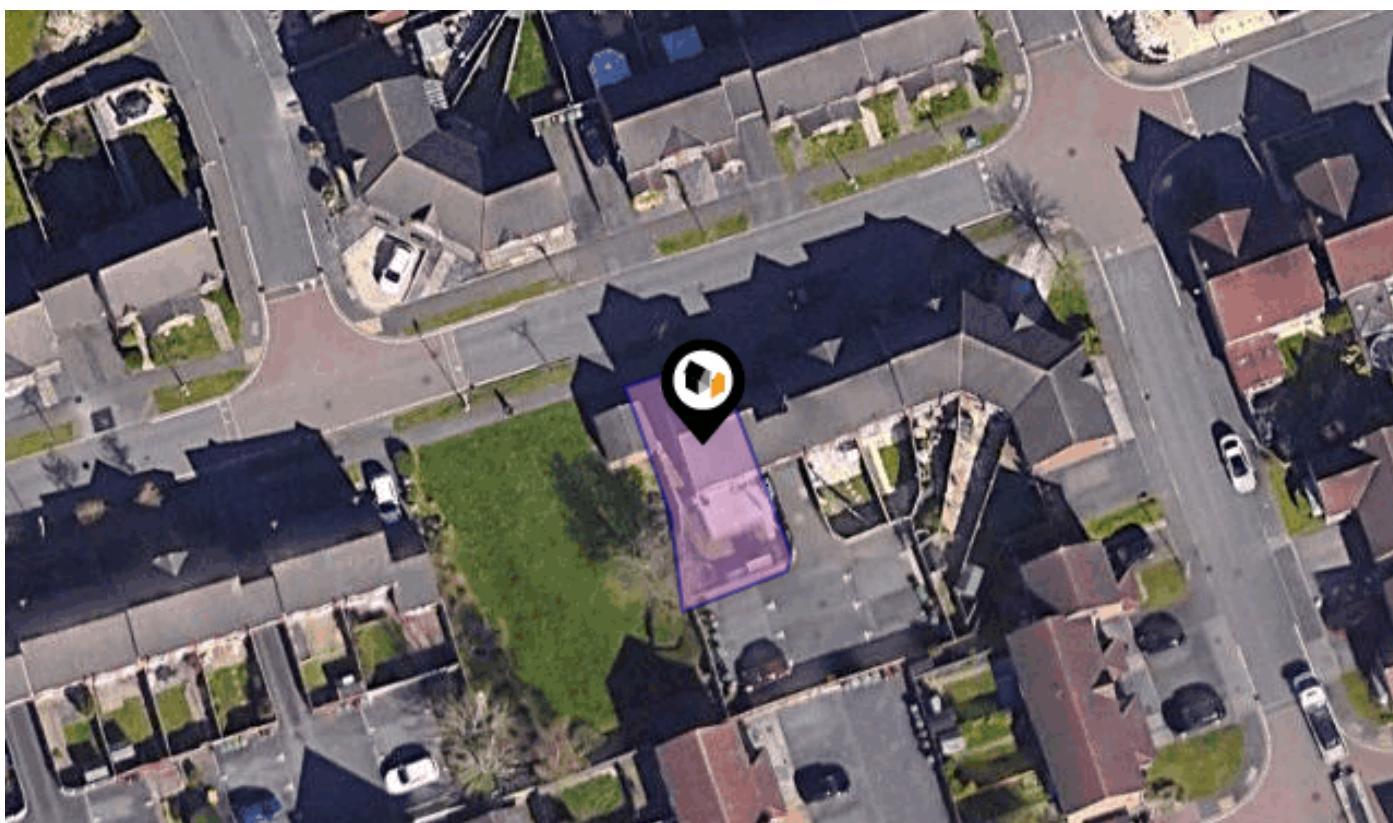


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 03rd August 2026



MANRICO DRIVE, LINCOLN, LN1

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

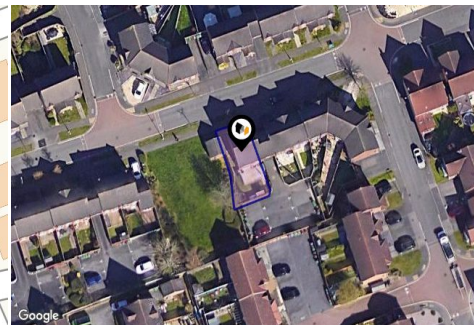
01522 510 044

hymie.bentley@mundys.net

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Property

Type:	Terraced
Bedrooms:	3
Plot Area:	0.04 acres
Year Built :	2003
Council Tax :	Band B
Annual Estimate:	£1,807
Title Number:	LL236412

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)

6	76	5500
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



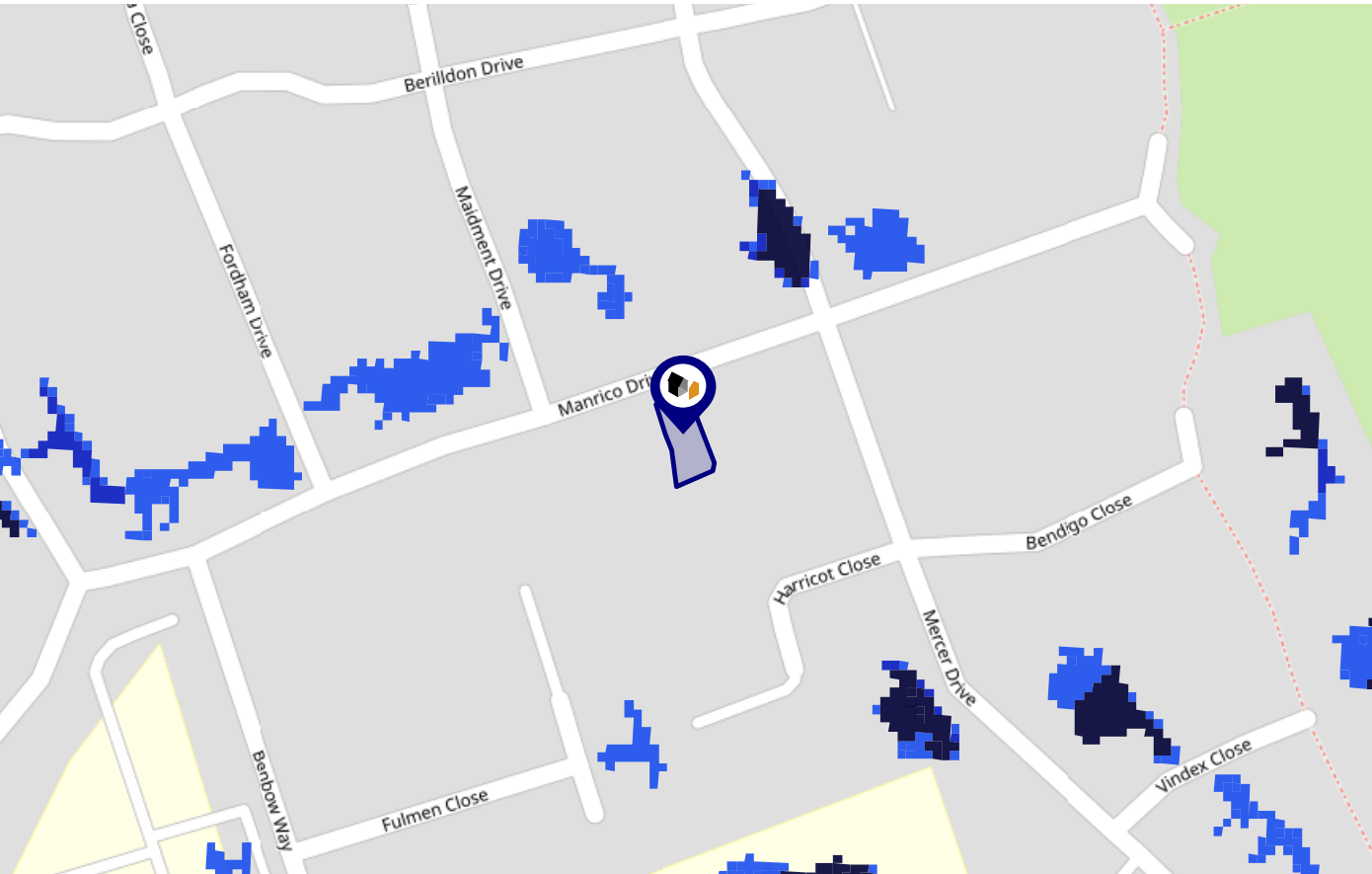
Satellite/Fibre TV Availability:



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.

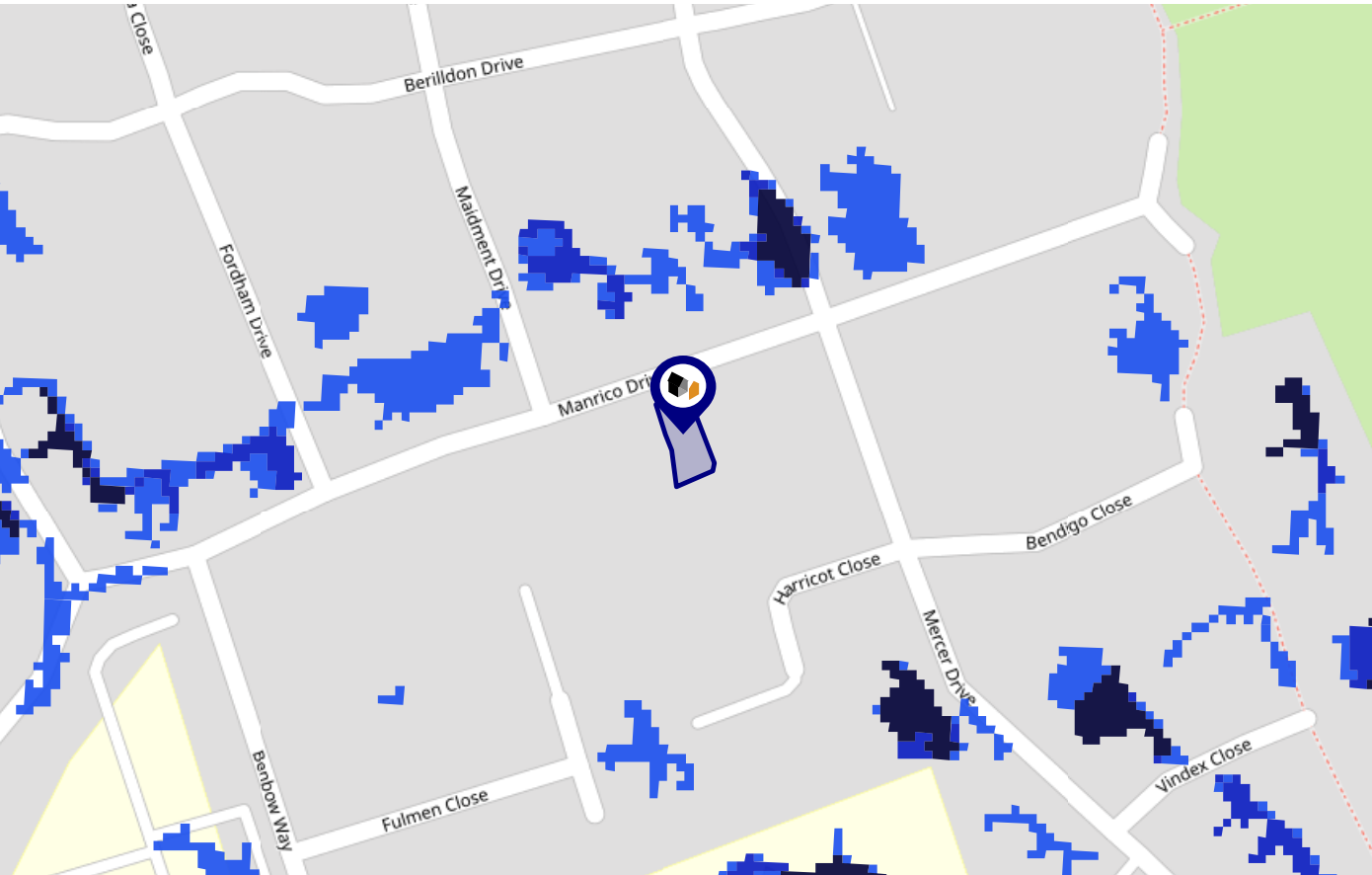
Chance of flooding to the following depths at this property:



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.

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Chance of flooding to the following depths at this property:

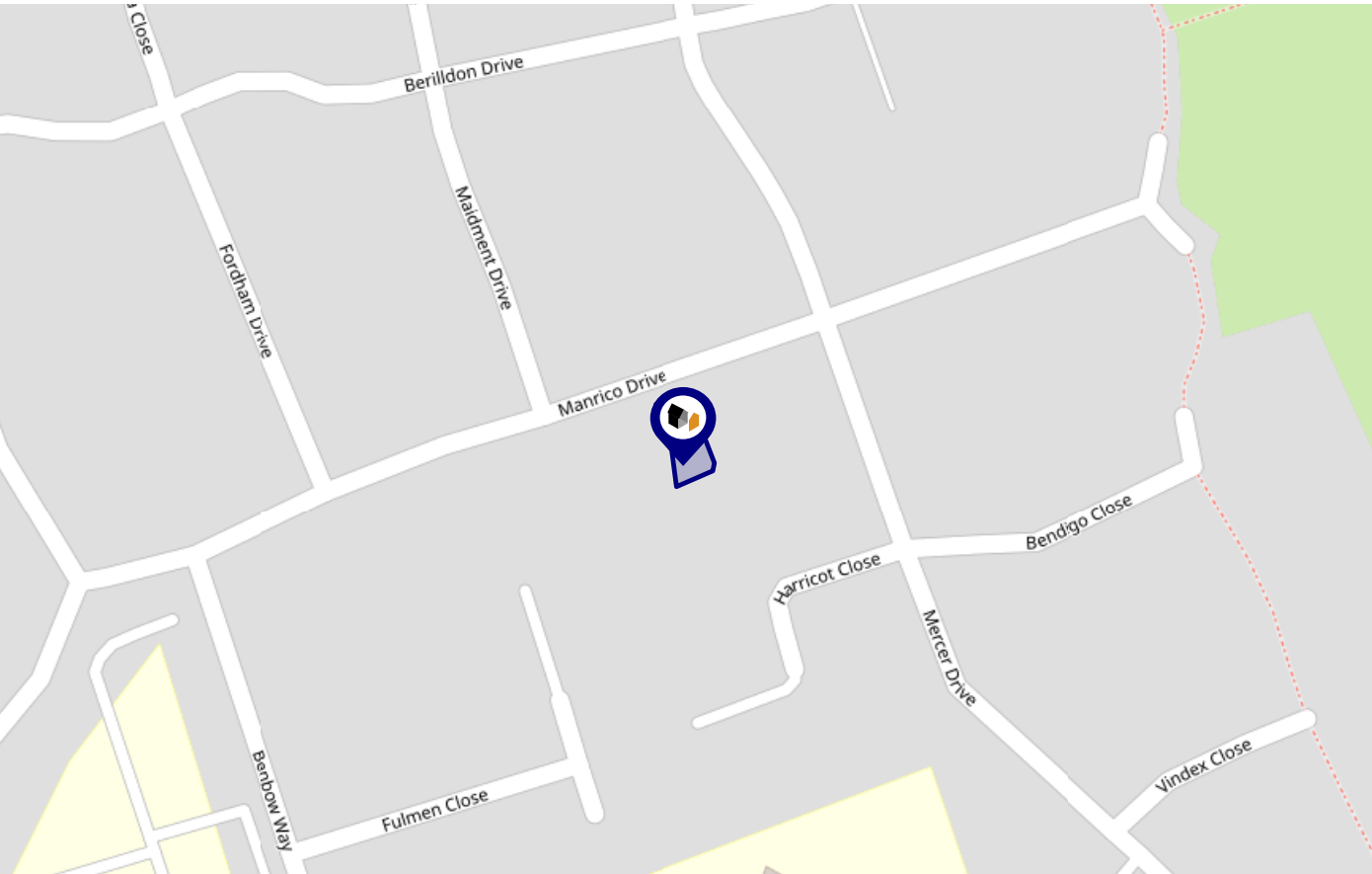


Flood Risk

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.

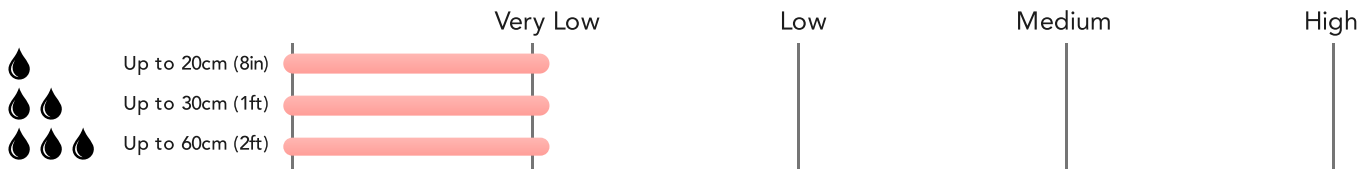


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

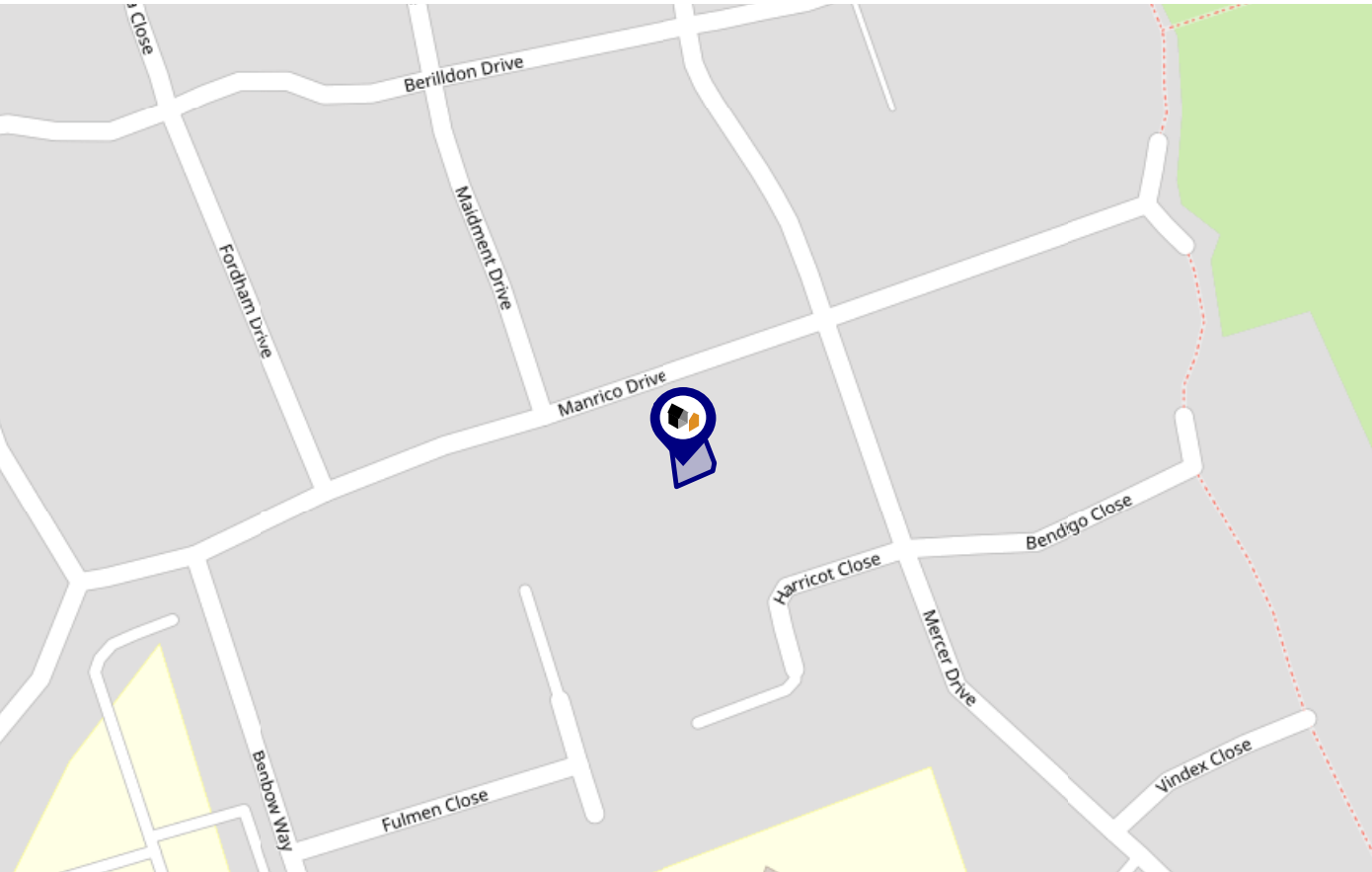


Flood Risk

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.

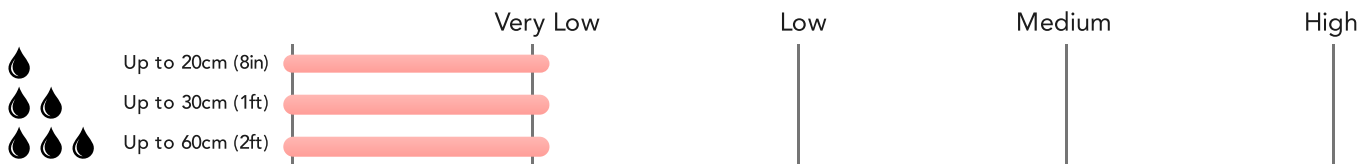


Risk Rating: Very low

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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

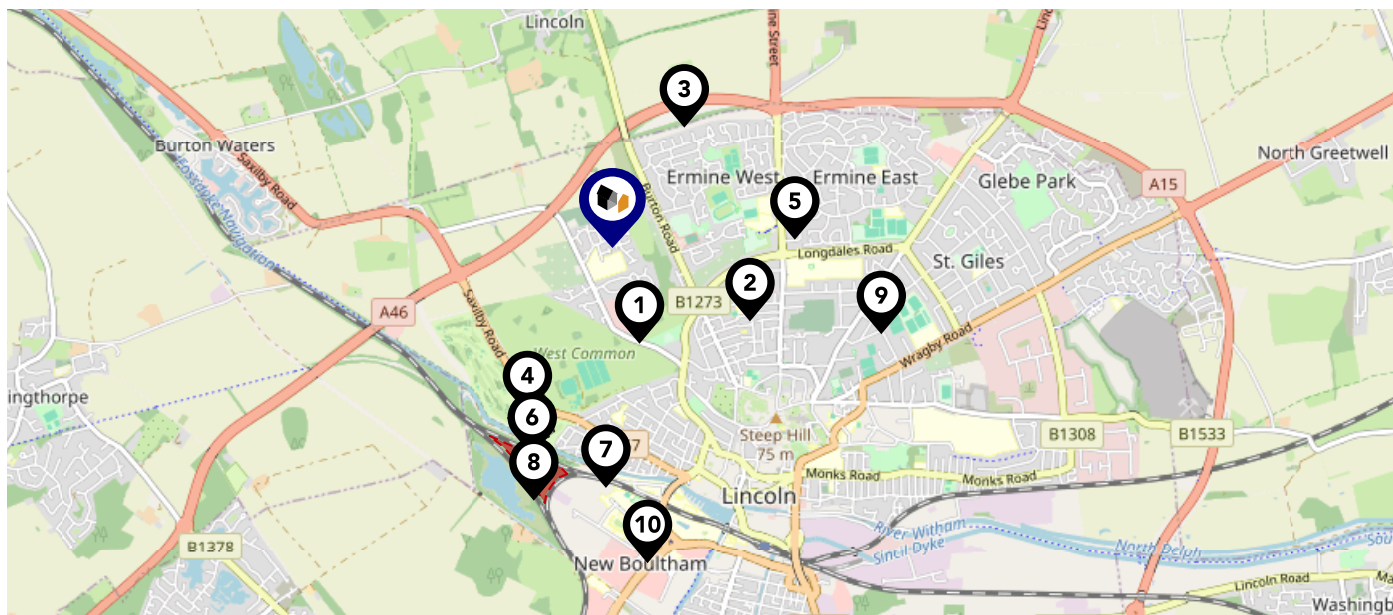
1	Carline
2	Burton
3	Newport and Nettleham Road
4	West Parade and Brayford
5	Cathedral and City Centre
6	The Dell
7	Lindum and Arboretum
8	St Peter-at-Gowts
9	Sibthorp
10	Gowt's Bridge

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

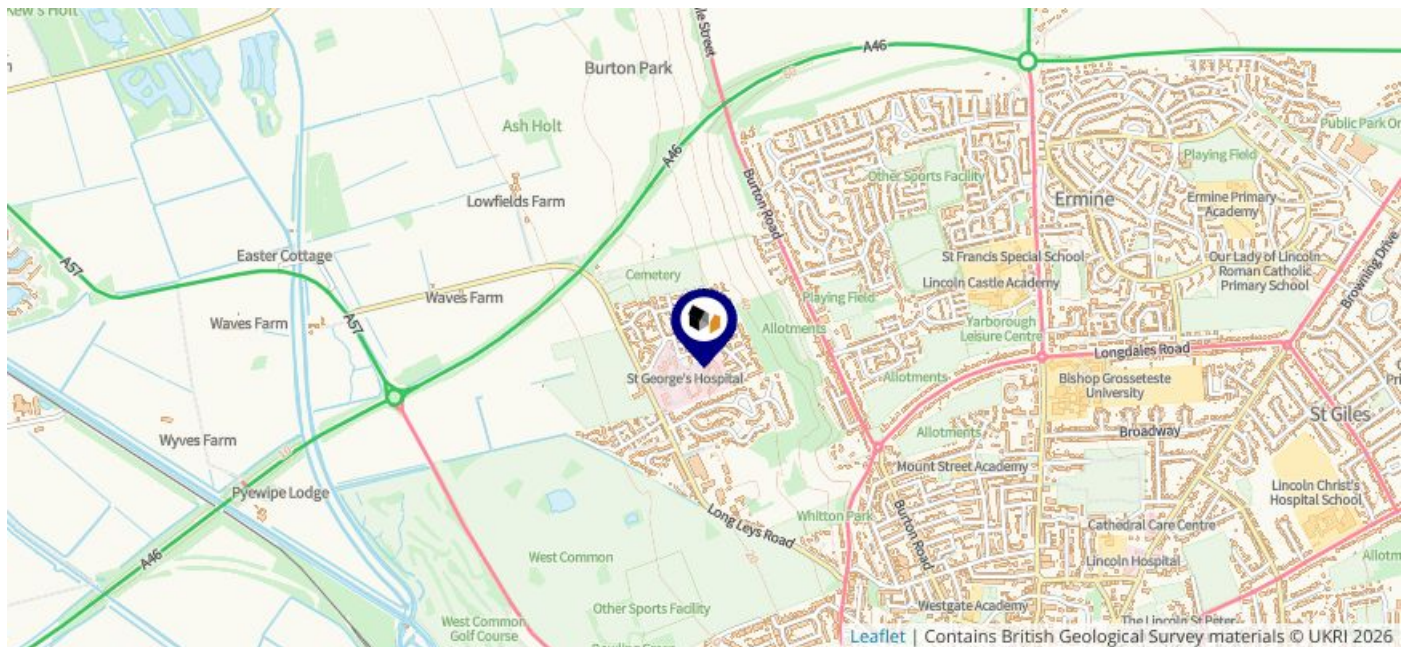
1	EA/EPR/BP3598NX/A001 - Serviceteam Ltd	Active Landfill
2	Mount Street-Lincoln, Lincolnshire	Historic Landfill
3	Ellis Farm-Burton	Historic Landfill
4	West Common-Lincoln, Lincolnshire	Historic Landfill
5	Cathedral Quarry-Riseholme Road, Lincoln	Historic Landfill
6	Golf Course-West Common	Historic Landfill
7	Former Fisons Site-Carholme Road	Historic Landfill
8	EA/EPR/BP3998NN/A001 - Beavor Foundry Ltd	Active Landfill
9	Nursery Grove-Lincoln, Lincolnshire	Historic Landfill
10	Rear Of British Rail Social Club-Ropewalk	Historic Landfill

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



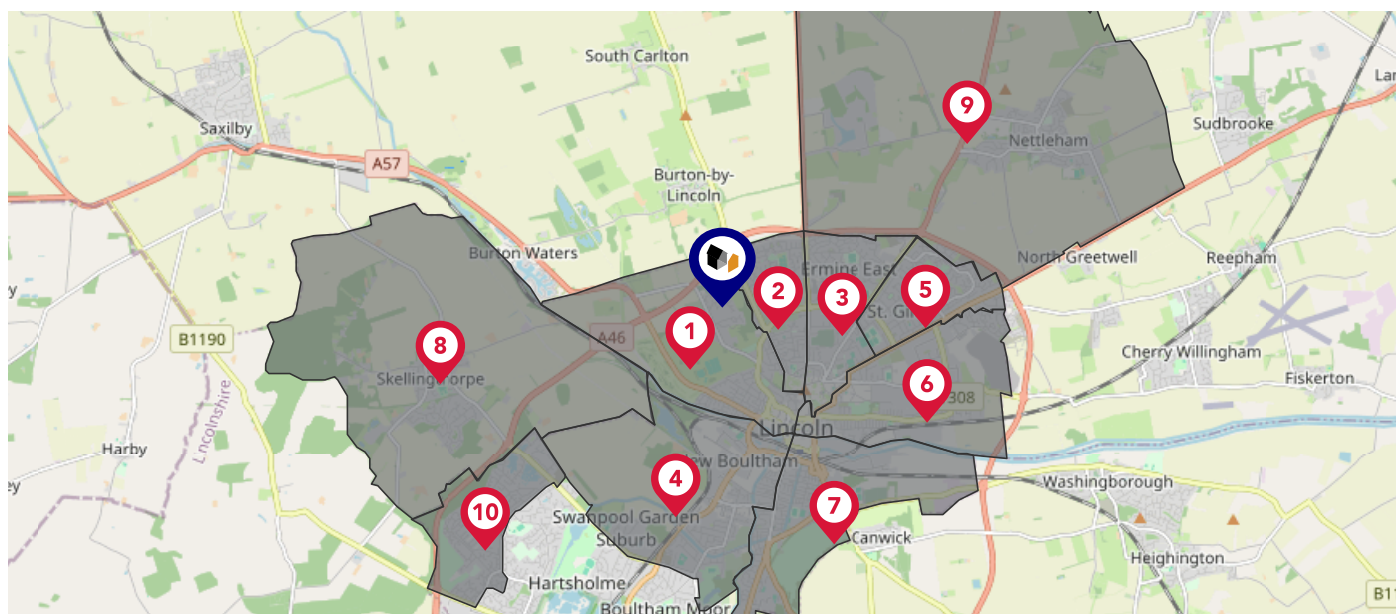
Mine Entry

- ✕ 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



Carholme Ward



Castle Ward



Minster Ward



Boultham Ward



Glebe Ward



Abbey Ward



Park Ward



Skellingthorpe Ward



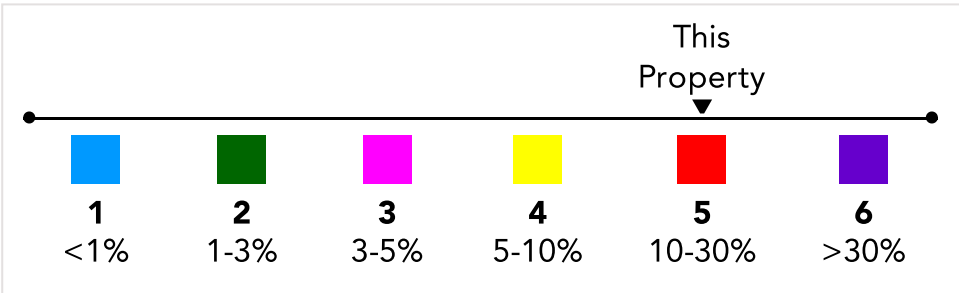
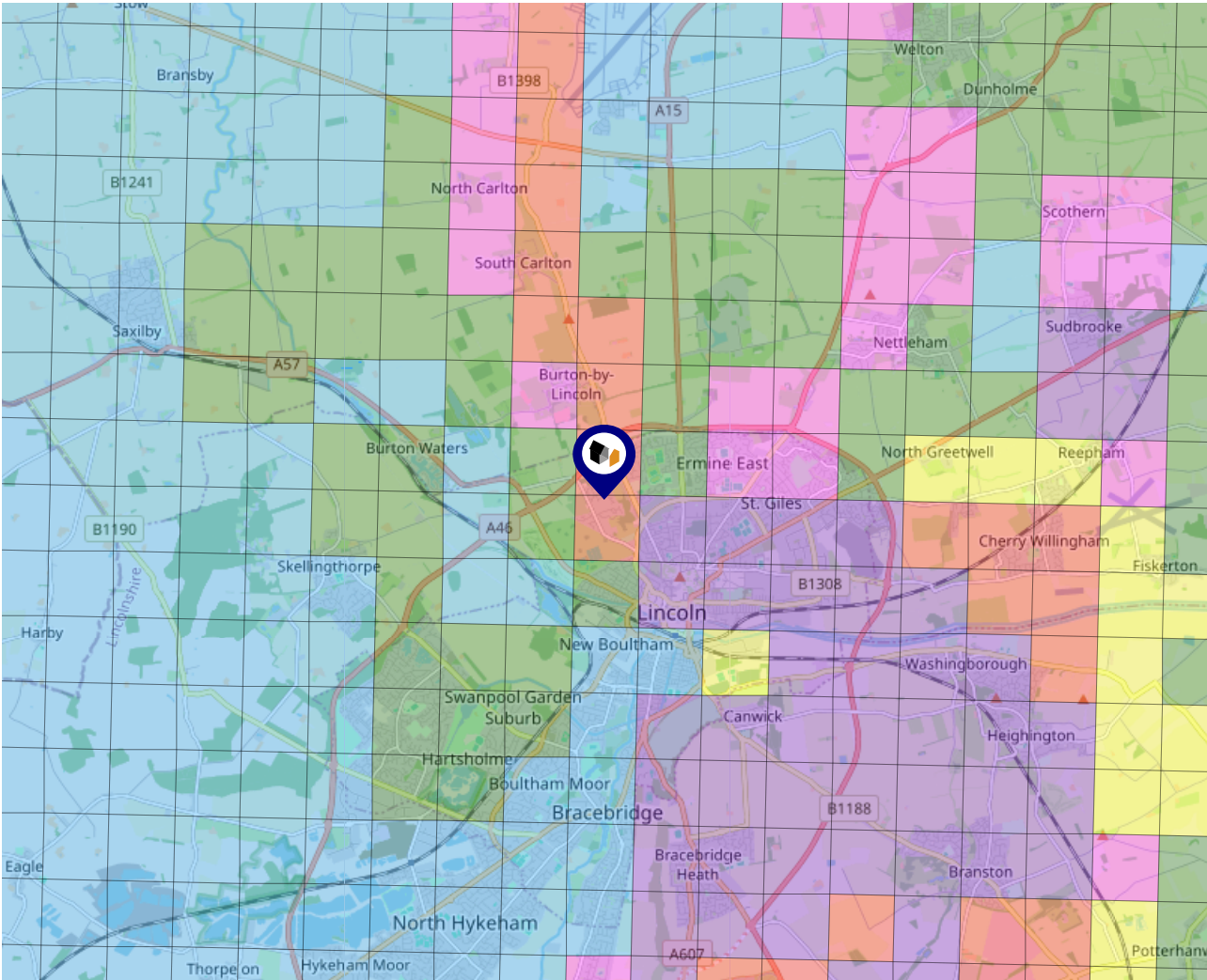
Nettleham Ward



Birchwood Ward

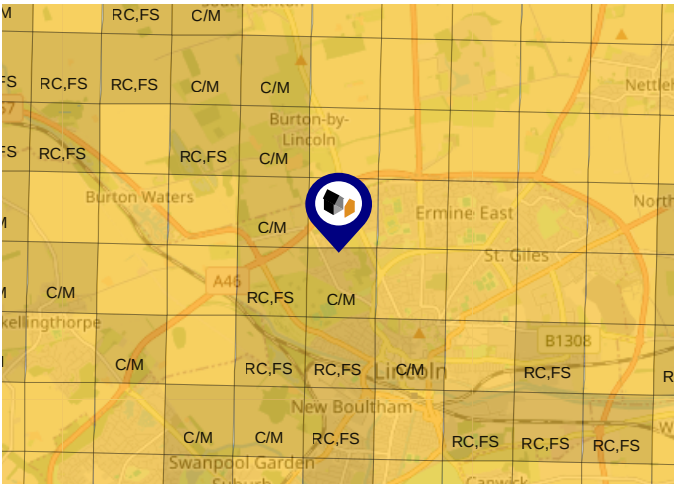
What is Radon?

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/m³).



Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		

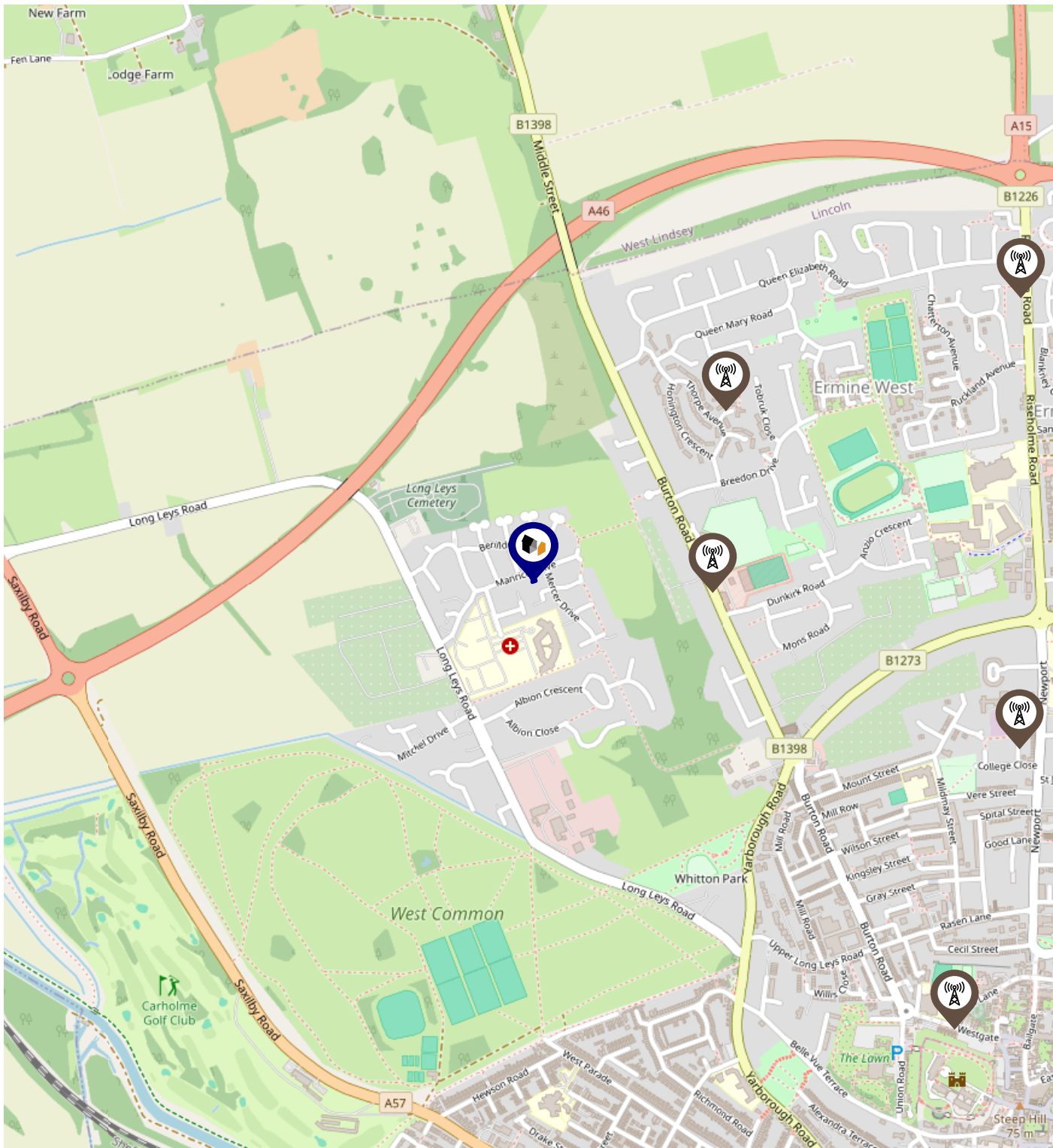


Primary Classifications (Most Common Clay Types)

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:

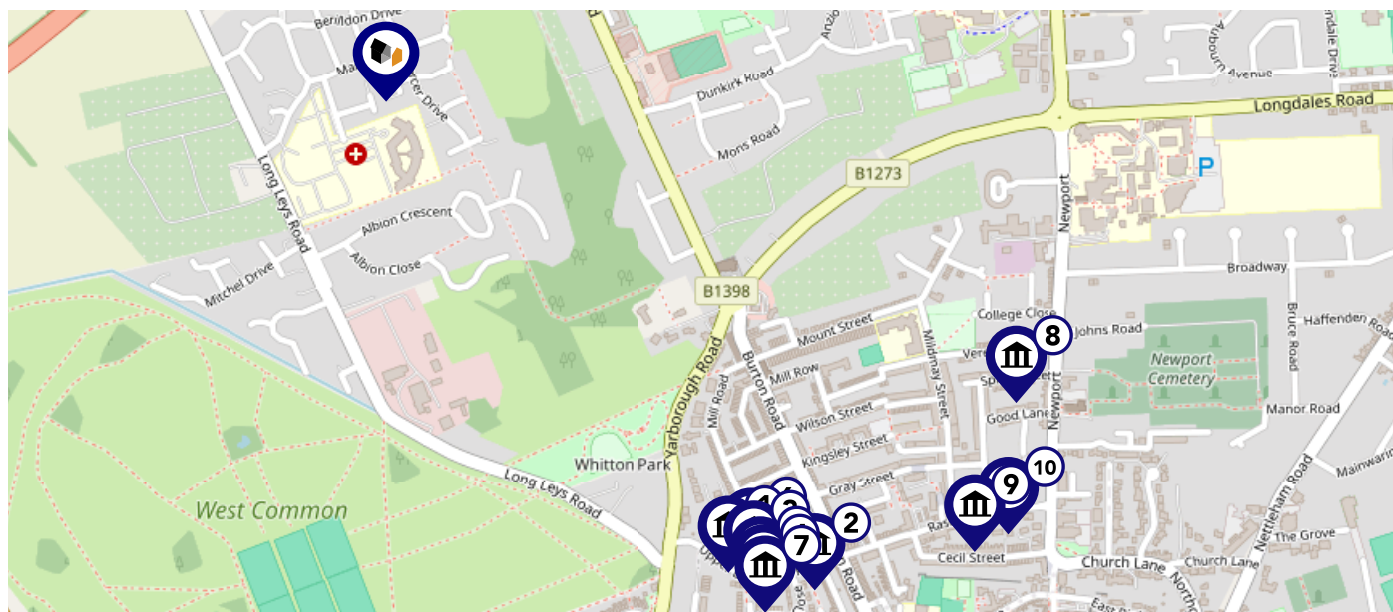
-  Power Pylons
-  Communication Masts

Maps

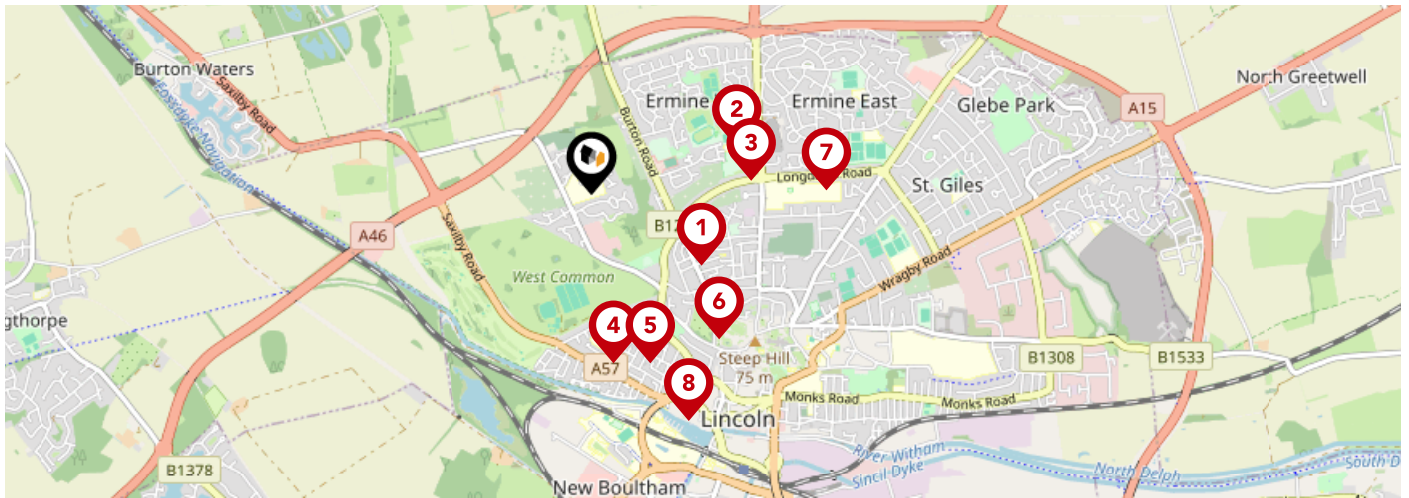
Listed Buildings



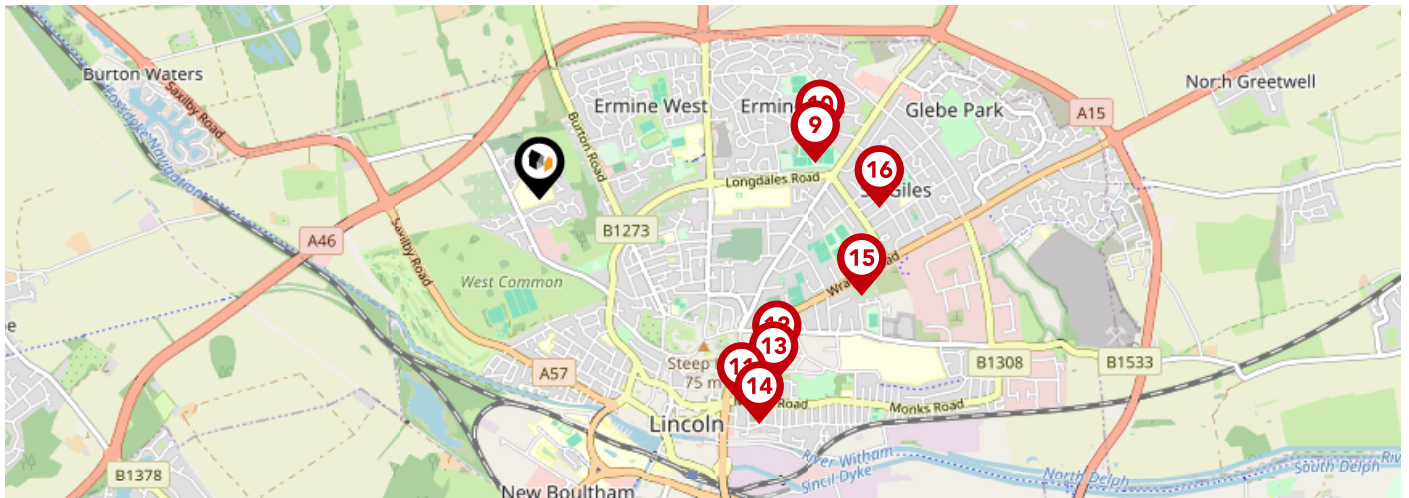
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1388647 - Ellis's Mill	Grade II	0.6 miles
	1388474 - Museum Of Lincolnshire Life	Grade II	0.7 miles
	1388645 - 18-40, Mill Road	Grade II	0.7 miles
	1388643 - 2-14, Mill Road	Grade II	0.7 miles
	1388644 - 16, Mill Road	Grade II	0.7 miles
	1388646 - 42, Mill Road	Grade II	0.7 miles
	1388821 - Elm House	Grade II	0.7 miles
	1388822 - The Olde House	Grade II	0.8 miles
	1388741 - 24, Rasen Lane	Grade II	0.8 miles
	1388722 - 23, Newport	Grade II	0.8 miles



		Nursery	Primary	Secondary	College	Private
1	Mount Street Academy Ofsted Rating: Outstanding Pupils: 318 Distance:0.58	☐	☒	☐	☐	☐
2	The St Francis Special School, Lincoln Ofsted Rating: Outstanding Pupils: 161 Distance:0.68	☐	☐	☒	☐	☐
3	Lincoln Castle Academy Ofsted Rating: Not Rated Pupils: 680 Distance:0.71	☐	☐	☒	☐	☐
4	The St Faith's Church of England Infant and Nursery School, Lincoln Ofsted Rating: Good Pupils: 278 Distance:0.75	☐	☒	☐	☐	☐
5	The St Faith and St Martin Church of England Junior School, Lincoln Ofsted Rating: Good Pupils: 345 Distance:0.79	☐	☒	☐	☐	☐
6	Westgate Academy Ofsted Rating: Good Pupils: 430 Distance:0.85	☐	☒	☐	☐	☐
7	Castles Education Ofsted Rating: Inadequate Pupils: 93 Distance:1.04	☐	☐	☒	☐	☐
8	Lincolnshire Secure Unit Ofsted Rating: Not Rated Pupils:0 Distance:1.09	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Our Lady of Lincoln Catholic Primary School A Voluntary Academy Ofsted Rating: Good Pupils: 204 Distance: 1.23	☐	☒	☐	☐	☐
	Ermine Primary Academy Ofsted Rating: Good Pupils: 393 Distance: 1.27	☐	☒	☐	☐	☐
	Lincoln UTC Ofsted Rating: Good Pupils: 369 Distance: 1.27	☐	☐	☒	☐	☐
	The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School Ofsted Rating: Requires improvement Pupils: 89 Distance: 1.28	☐	☒	☐	☐	☐
	Lincoln Minster School Ofsted Rating: Not Rated Pupils: 473 Distance: 1.32	☐	☐	☒	☐	☐
	Lincoln College Ofsted Rating: Good Pupils: 0 Distance: 1.39	☐	☐	☒	☐	☐
	Lincoln Christ's Hospital School Ofsted Rating: Good Pupils: 1286 Distance: 1.49	☐	☐	☒	☐	☐
	Springwell Alternative Academy Lincoln Ofsted Rating: Good Pupils: 48 Distance: 1.51	☐	☐	☒	☐	☐

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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