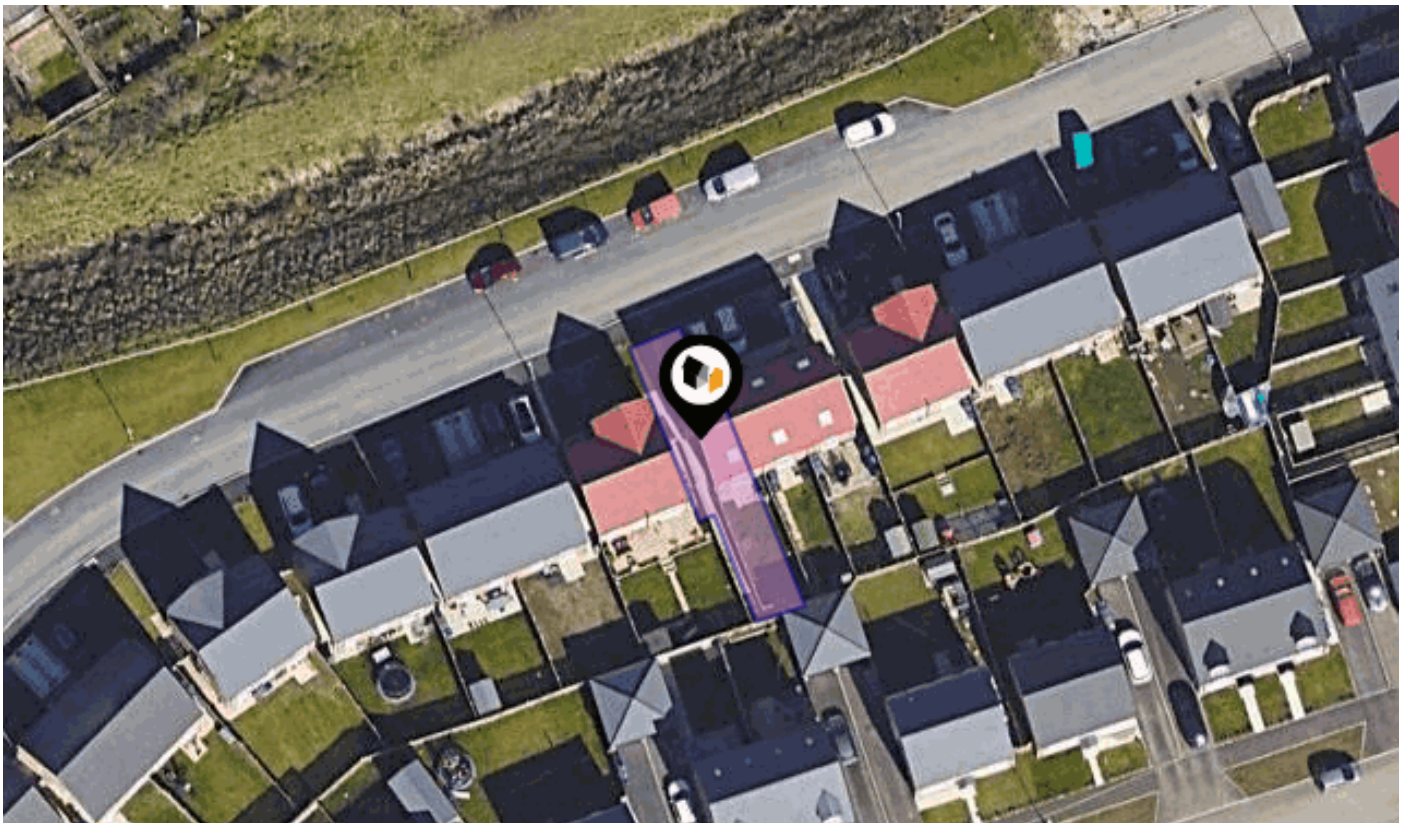
See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 04th March 2026



REEDBUSH AVENUE, LINCOLN, LN2

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

www.mundys.net

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naea | propertymark PROTECTED

The Property Ombudsman

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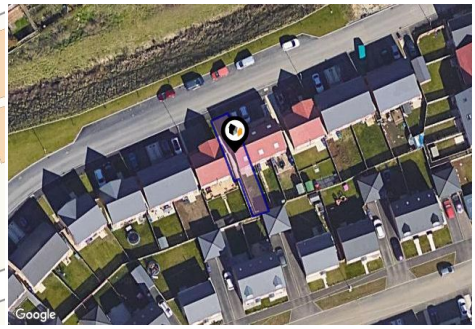
Property
Overview



Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	785 ft^2 / 73 m^2		
Plot Area:	0.03 acres		
Year Built :	2020		
Council Tax :	Band B		
Annual Estimate:	£1,773		
Title Number:	LL403397		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

5	40	-
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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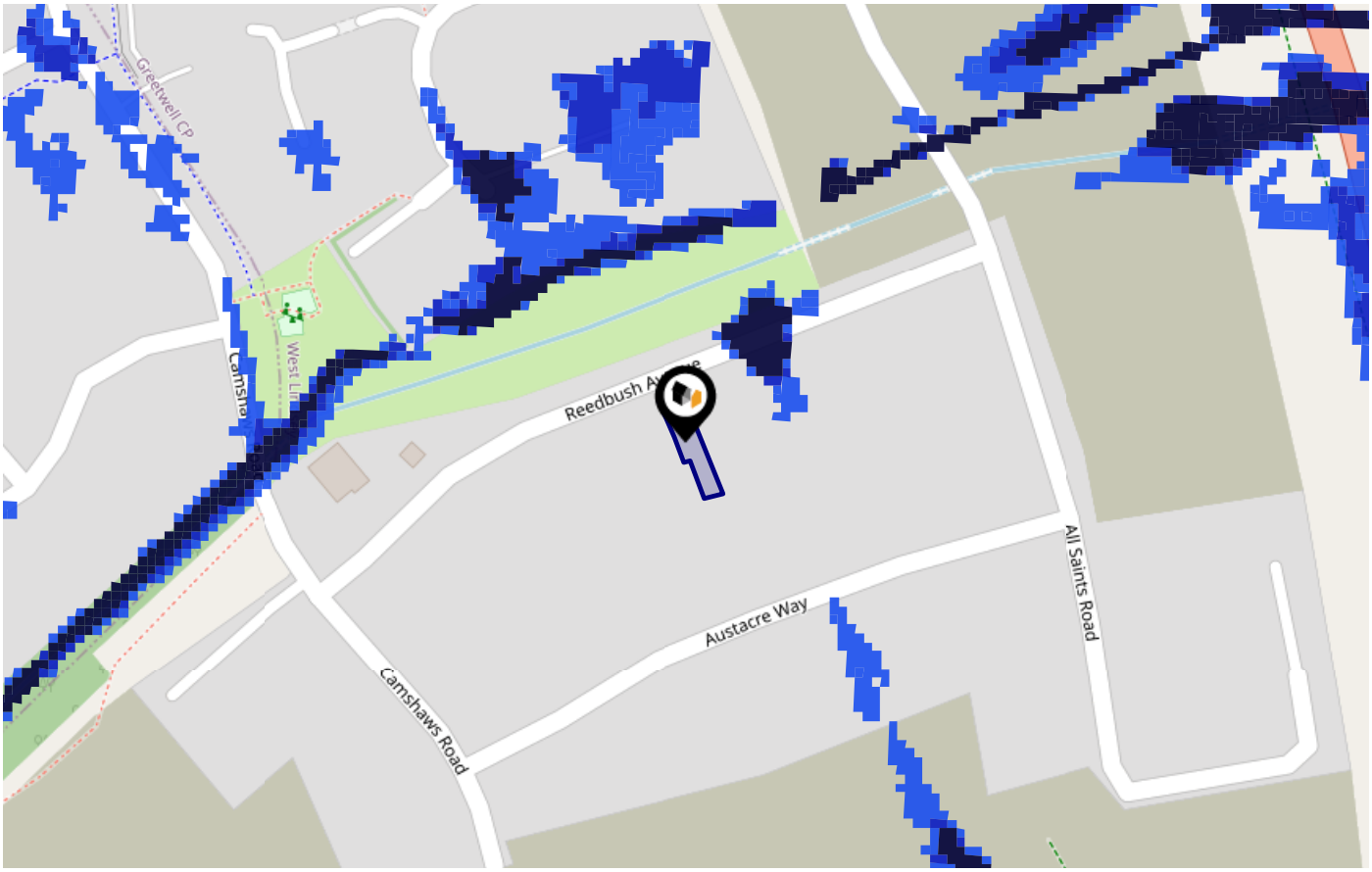
Flood Risk
Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

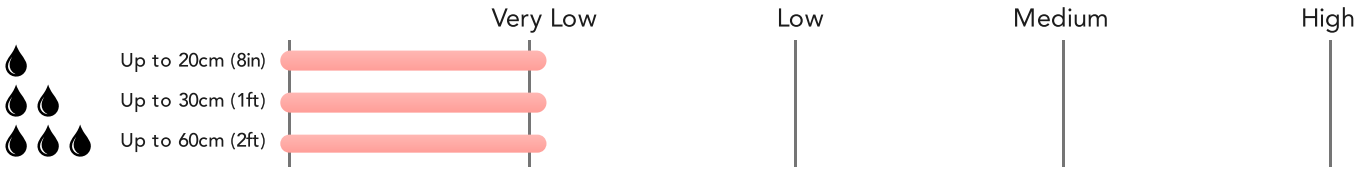


Risk Rating: Very low

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:



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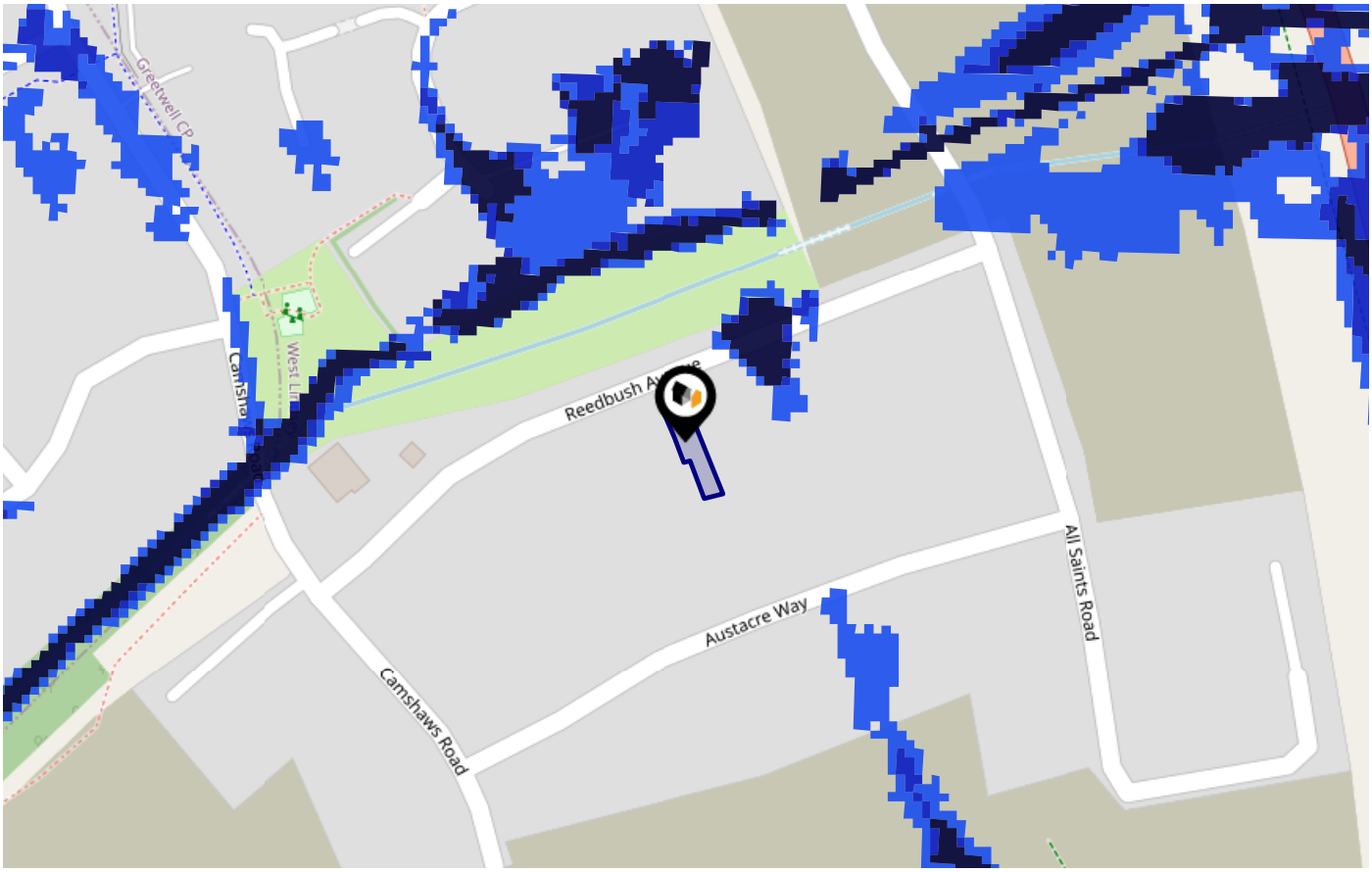
Flood Risk
Surface Water - Climate Change

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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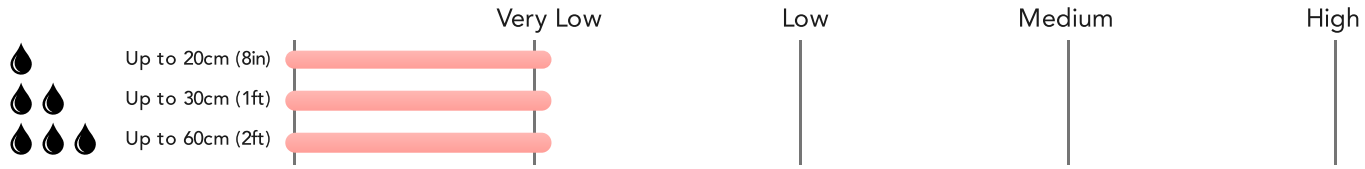

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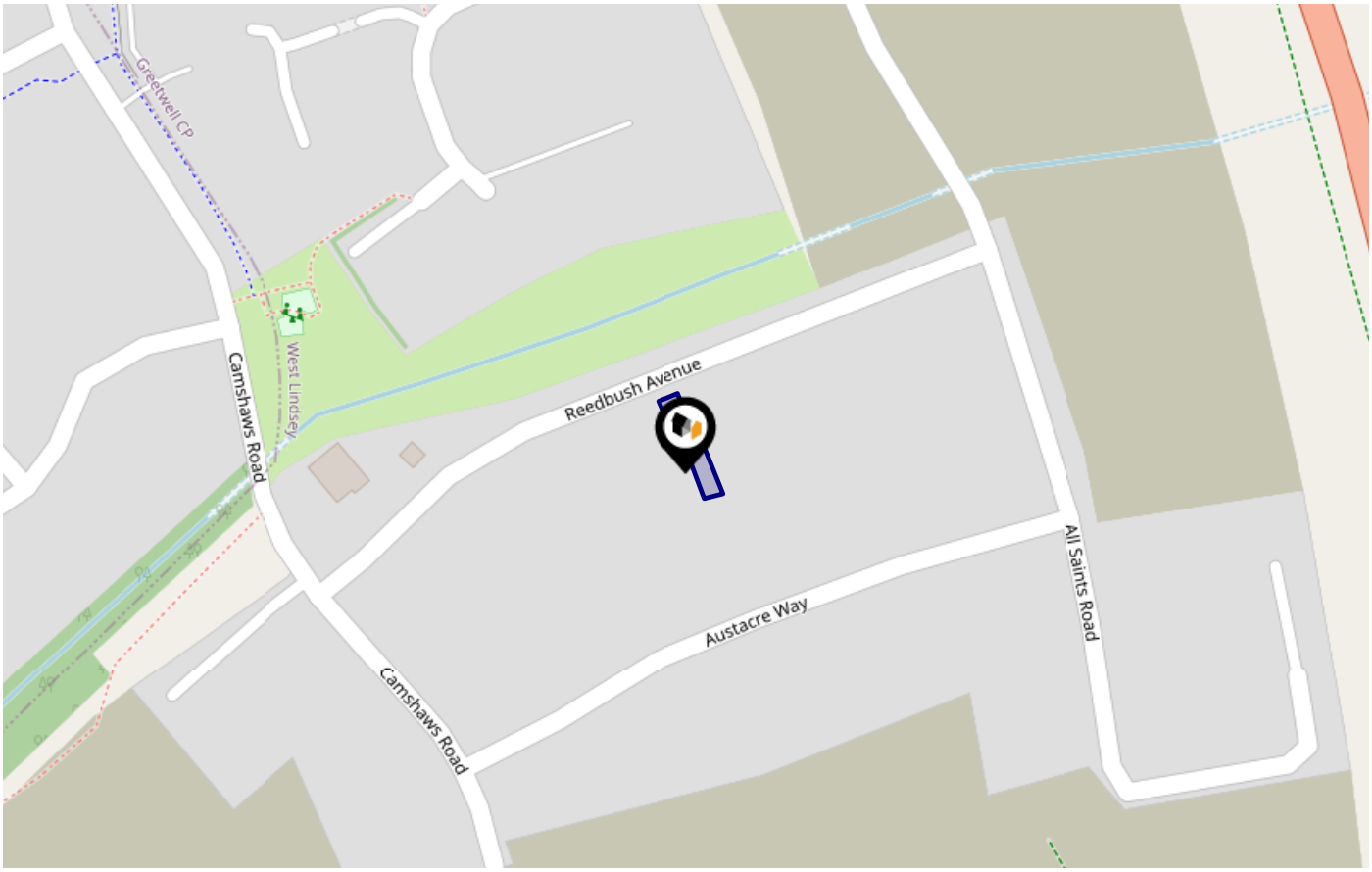
Flood Risk
Rivers & Seas - Flood Risk

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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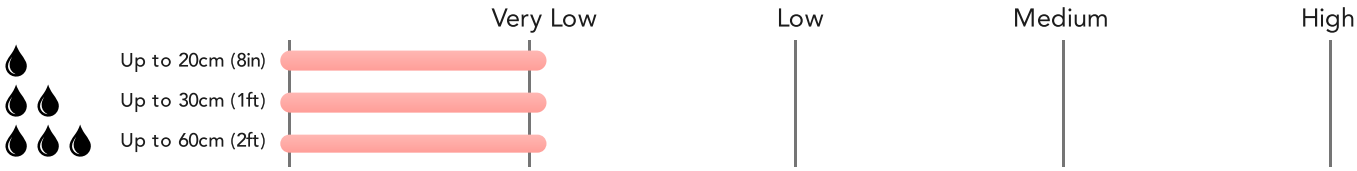

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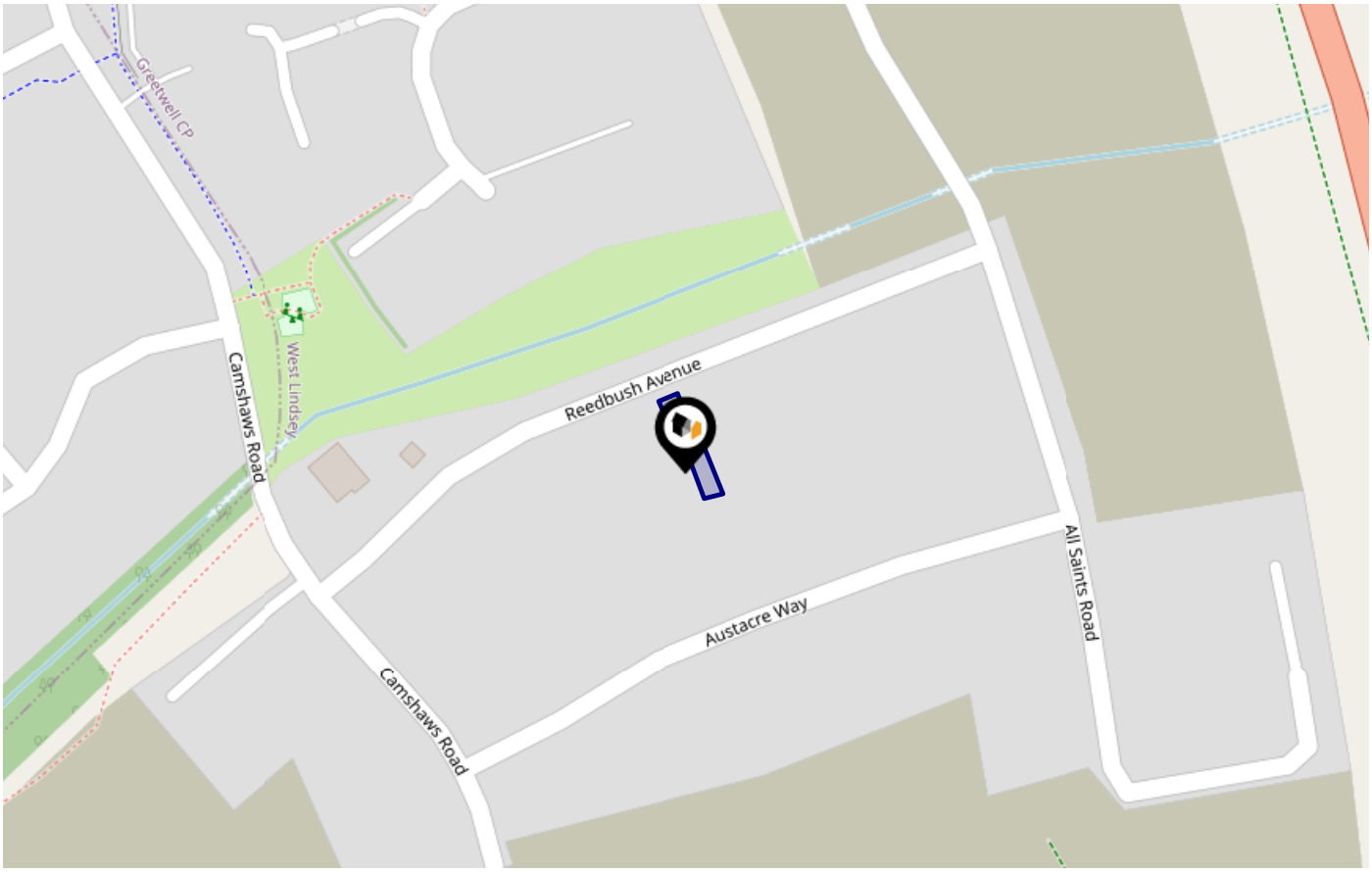
Flood Risk
Rivers & Seas - Climate Change

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.



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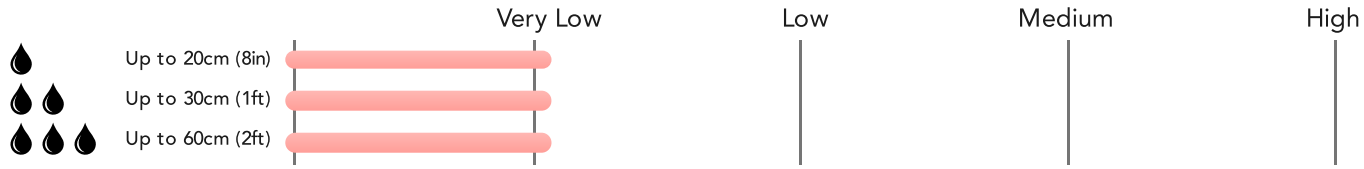

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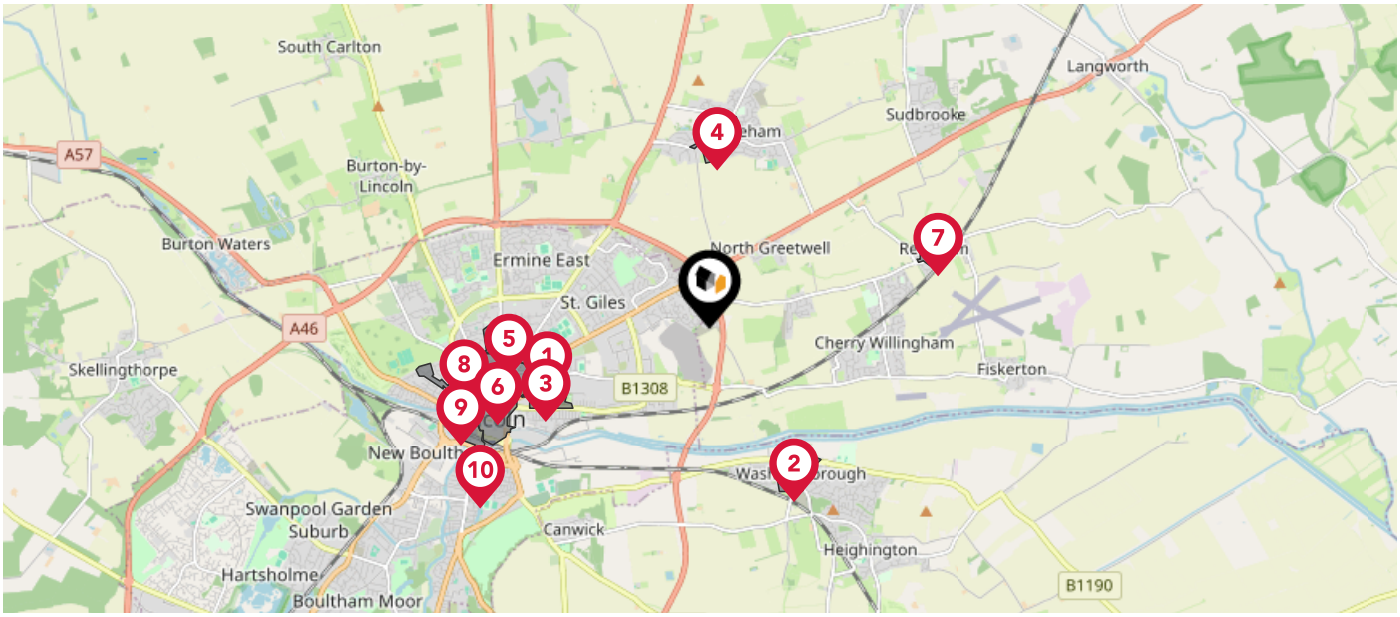
Maps
Conservation Areas

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

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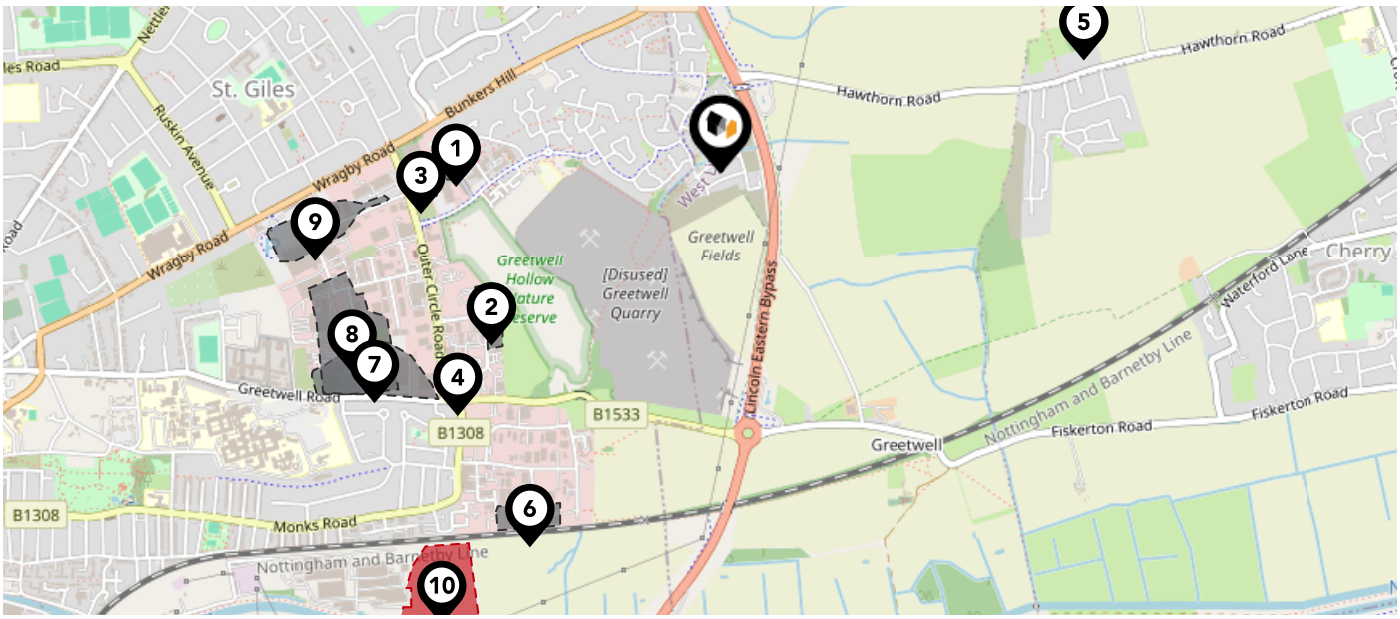
Maps
Landfill Sites

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	Rear Of Old Hillards-Rear Of Old Hillards, Wragby Road	Historic Landfill
2	Wrights Way-Lincoln, Lincolnshire	Historic Landfill
3	Outer Circle Road-Lincoln, Lincolnshire	Historic Landfill
4	Wickes Site-Outer Circle Road	Historic Landfill
5	Land to the rear of 41-43 Hawthorn Road-Cherry Willingham, Lincoln	Historic Landfill
6	Land East to of Dowding Road and lying between Railway line and Allenby Road Industrial Estate-Wavell Drive, Lincoln	Historic Landfill
7	Greetwell Road and Outer Circle Road-Lincoln, Lincolnshire	Historic Landfill
8	East Of HM Prison-Greetwell Road, Lincoln	Historic Landfill
9	Deacon Road-Lincoln, Lincolnshire	Historic Landfill
10	EA/EPR/BP3098ND/A001 - U E F Lincoln	Active Landfill

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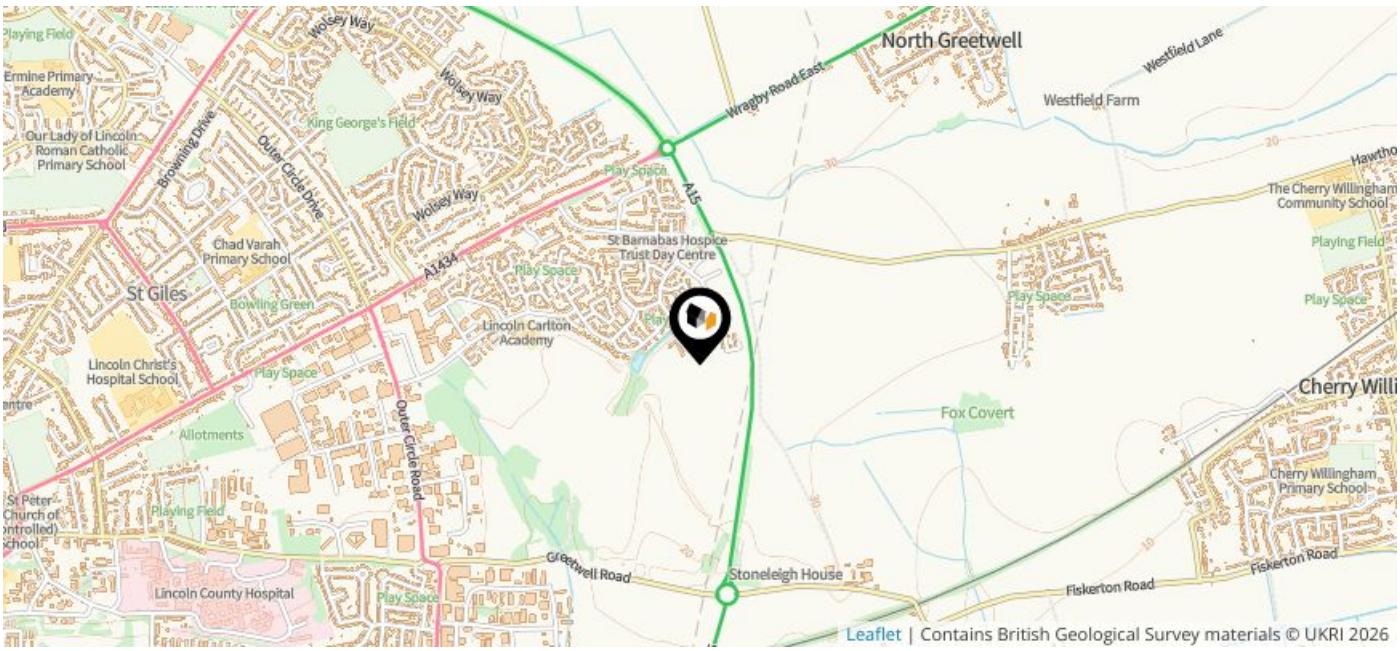
Maps
Coal Mining

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.

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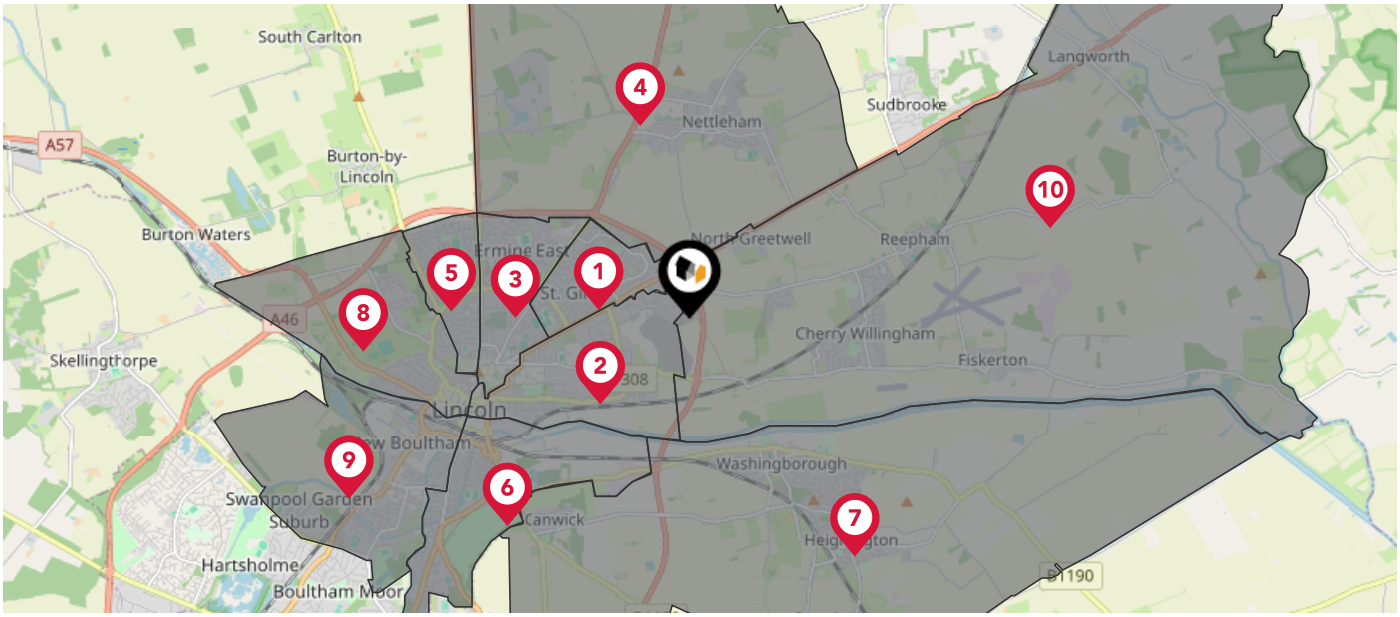
Maps
Council Wards

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	Glebe Ward
2	Abbey Ward
3	Minster Ward
4	Nettleham Ward
5	Castle Ward
6	Park Ward
7	Heighington and Washingborough Ward
8	Carholme Ward
9	Boultham Ward
10	Cherry Willingham Ward

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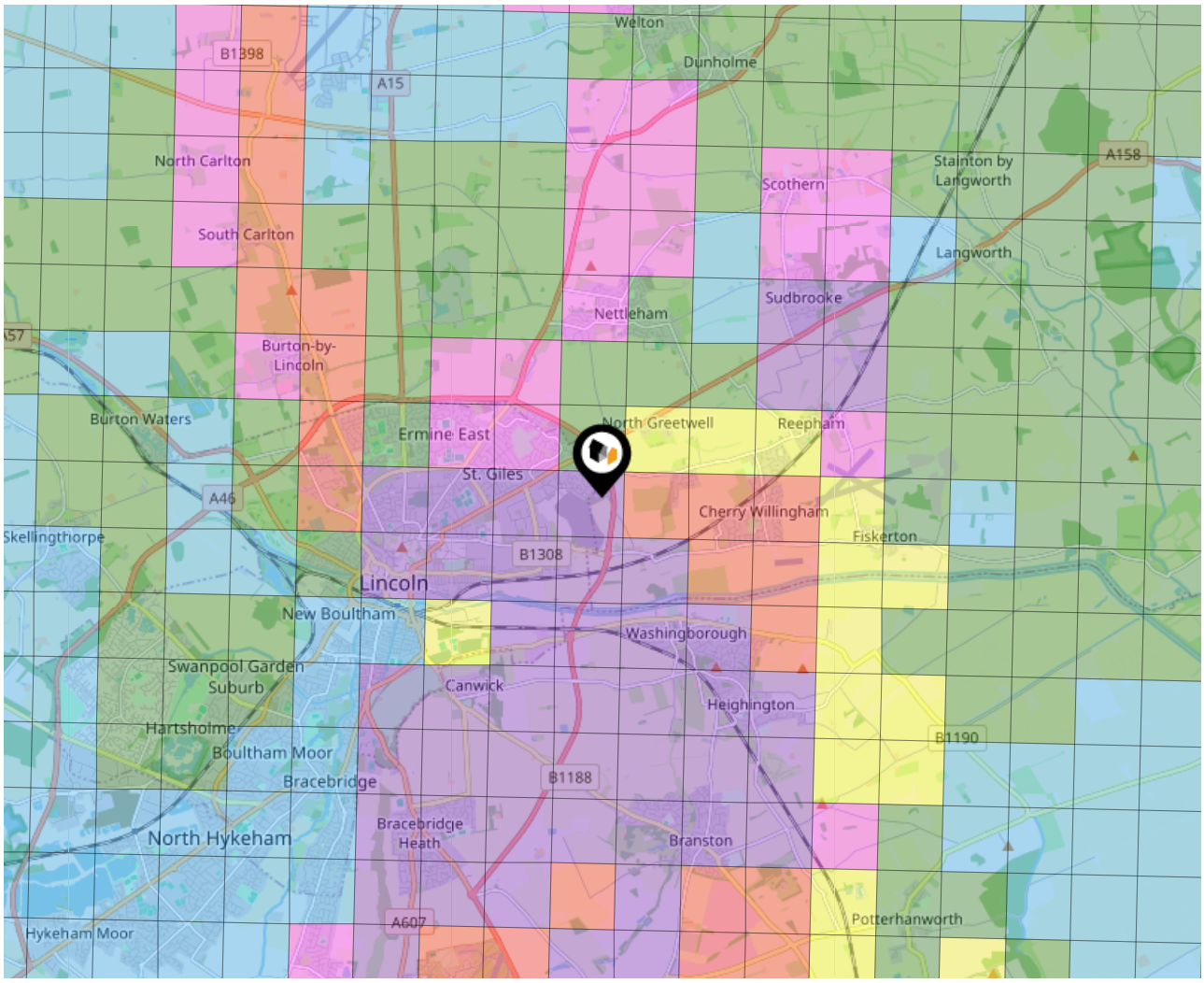
Environment
Radon Gas

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).



This Property

1	2	3	4	5	6
<1%	1-3%	3-5%	4-5%	5-10%	>30%

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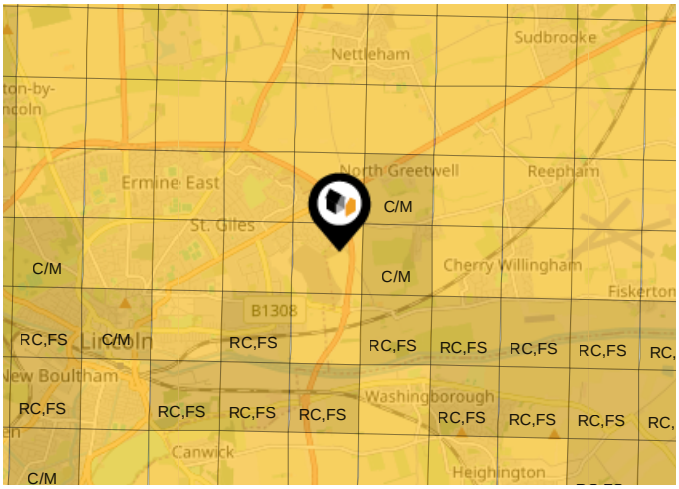
Environment
Soils & Clay

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

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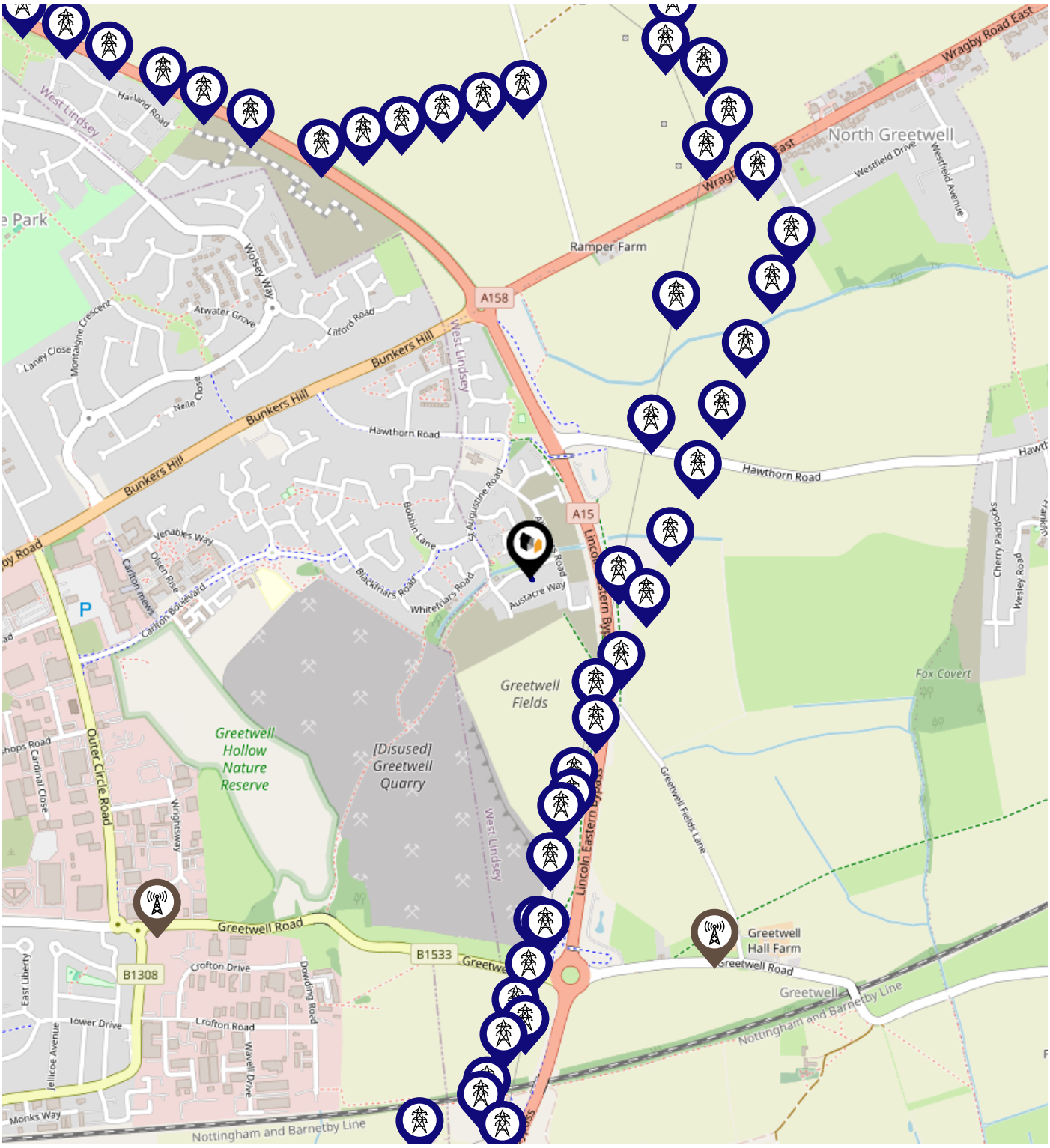
Local Area
Masts & Pylons



Key:

- Power Pylons
- Communication Masts

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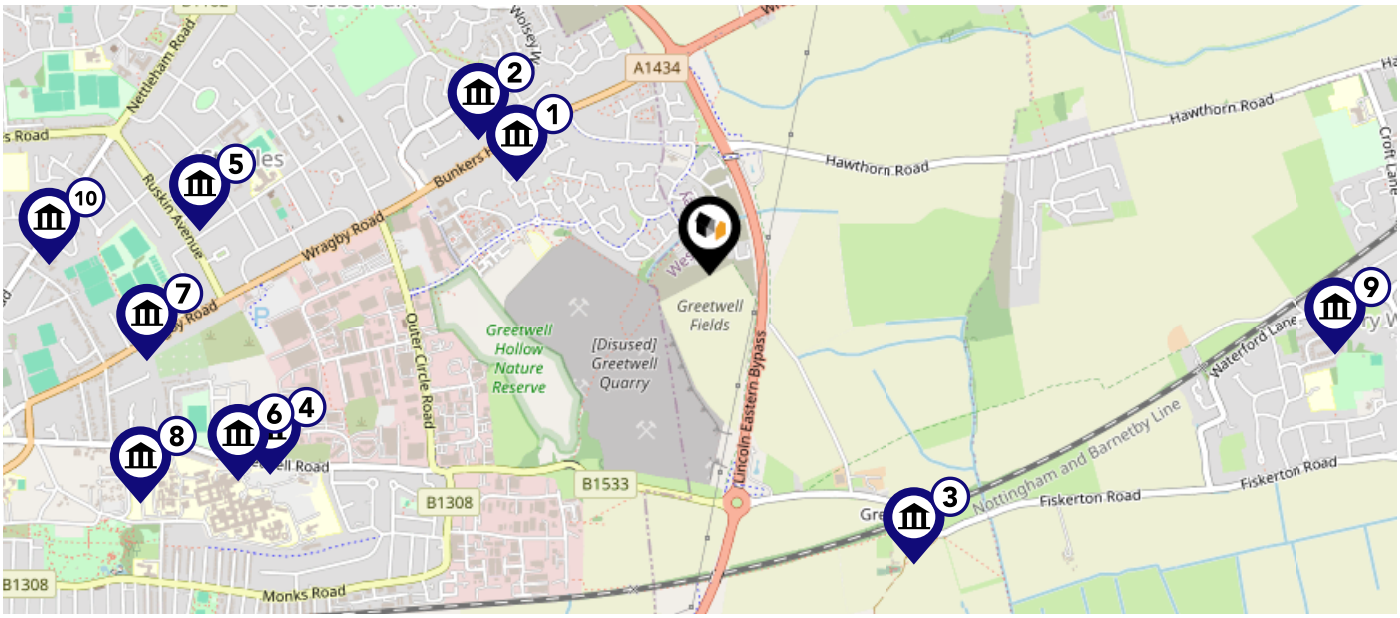
Maps
Listed Buildings

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
1 1388473 - The Lincolnshire Poacher Public House And Attached Boundary Wall	Grade II	0.5 miles
2 1388832 - Harvest Moon Public House	Grade II	0.6 miles
3 1064024 - Greetwell Lodge And Wall With Gate Piers	Grade II	0.8 miles
4 1388558 - Lincoln Prison Entrance Buildings And Walls	Grade II	1.0 miles
5 1388614 - Church Of St Giles	Grade II	1.1 miles
6 1388559 - Lincoln Prison Cell Blocks	Grade II	1.1 miles
7 1388836 - Lincoln Christ Hospital School And Attached Headmasters House	Grade II	1.2 miles
8 1388560 - Nurses' Home At Lincolnshire County Hospital	Grade II	1.3 miles
9 1147736 - 21, 23, 25 And 27, High Street	Grade II	1.4 miles
10 1388707 - 104-110, Nettleham Road	Grade II	1.4 miles

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Area
Schools

		Nursery	Primary	Secondary	College	Private
1	**Lincoln Carlton Academy** Ofsted Rating: Outstanding | Pupils: 421 | Distance:0.48	☐	☑	☐	☐	☐
2	**The Lincoln St Giles Nursery School** Ofsted Rating: Outstanding | Pupils: 112 | Distance:1.02	☑	☐	☐	☐	☐
3	**St Giles Academy** Ofsted Rating: Requires improvement | Pupils: 405 | Distance:1.02	☐	☑	☐	☐	☐
4	**Springwell Alternative Academy Lincoln** Ofsted Rating: Good | Pupils: 48 | Distance:1.13	☐	☐	☑	☐	☐
5	**Lincoln Christ's Hospital School** Ofsted Rating: Good | Pupils: 1286 | Distance:1.2	☐	☐	☑	☐	☐
6	**Cherry Willingham Primary Academy** Ofsted Rating: Good | Pupils: 205 | Distance:1.38	☐	☑	☐	☐	☐
7	**Lincoln Monks Abbey Primary School** Ofsted Rating: Good | Pupils: 594 | Distance:1.45	☐	☑	☐	☐	☐
8	**Our Lady of Lincoln Catholic Primary School A Voluntary Academy** Ofsted Rating: Good | Pupils: 204 | Distance:1.46	☐	☑	☐	☐	☐

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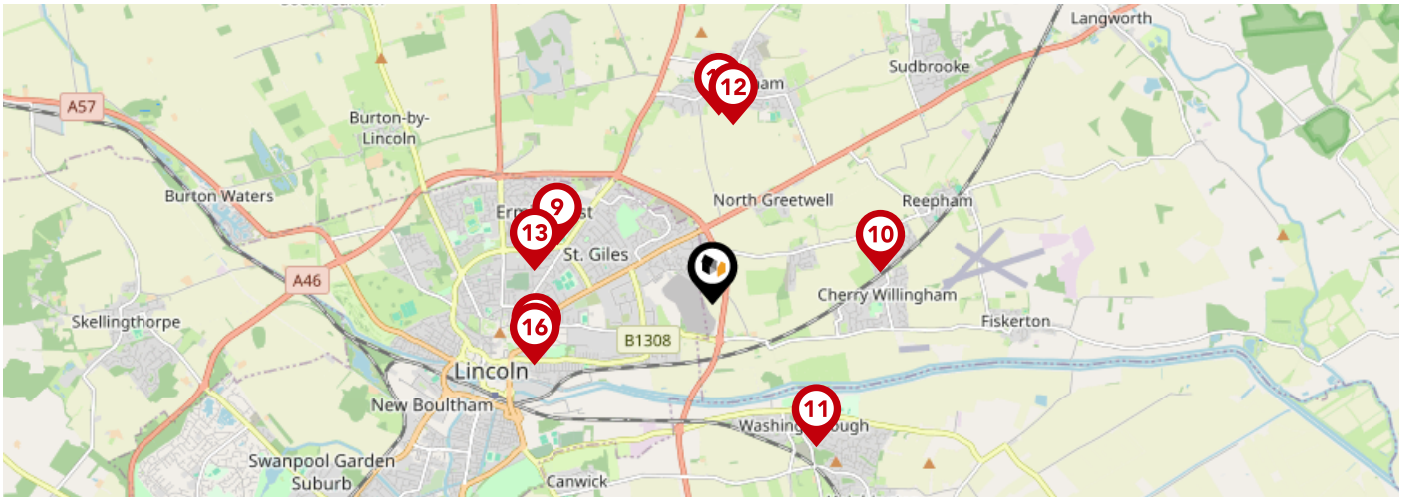
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 **Ermine Primary Academy** Ofsted Rating: Good | Pupils: 393 | Distance:1.47		✓			
10 **The Priory Pembroke Academy** Ofsted Rating: Good | Pupils: 567 | Distance:1.52			✓		
11 **Washingborough Academy** Ofsted Rating: Good | Pupils: 271 | Distance:1.57		✓			
12 **The Nettleham Church of England Voluntary Aided Junior School** Ofsted Rating: Good | Pupils: 227 | Distance:1.6		✓			
13 **Castles Education** Ofsted Rating: Inadequate | Pupils: 93 | Distance:1.6			✓		
14 **The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School** Ofsted Rating: Requires improvement | Pupils: 89 | Distance:1.63		✓			
15 **The Nettleham Infant and Nursery School** Ofsted Rating: Good | Pupils: 210 | Distance:1.67		✓			
16 **Lincoln Minster School** Ofsted Rating: Not Rated | Pupils: 473 | Distance:1.67			✓		

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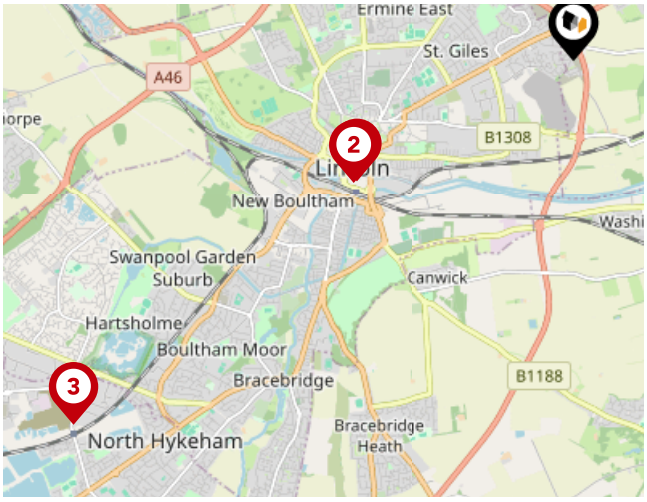
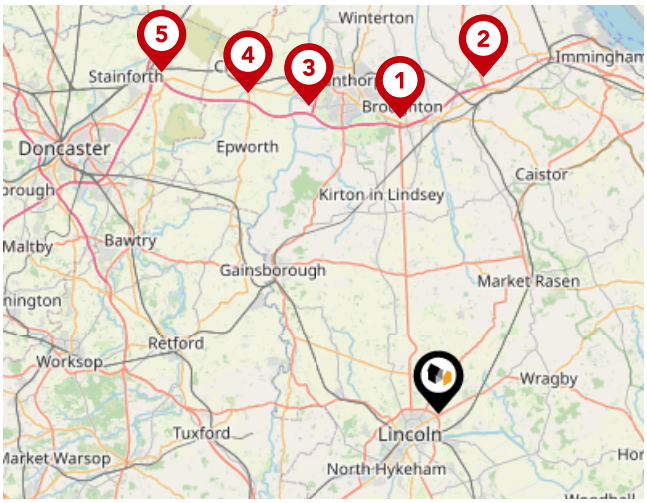
Area
Transport (National)



National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	2.21 miles
2	Lincoln Central Rail Station	2.23 miles
3	Hykeham Rail Station	5.49 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	21.09 miles
2	M180 J5	23.98 miles
3	M180 J3	23.65 miles
4	M180 J2	26.34 miles
5	M180 J1	31.02 miles

Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	24.36 miles
2	Finningley	27.02 miles
3	East Mids Airport	45.13 miles
4	Leeds Bradford Airport	64.65 miles

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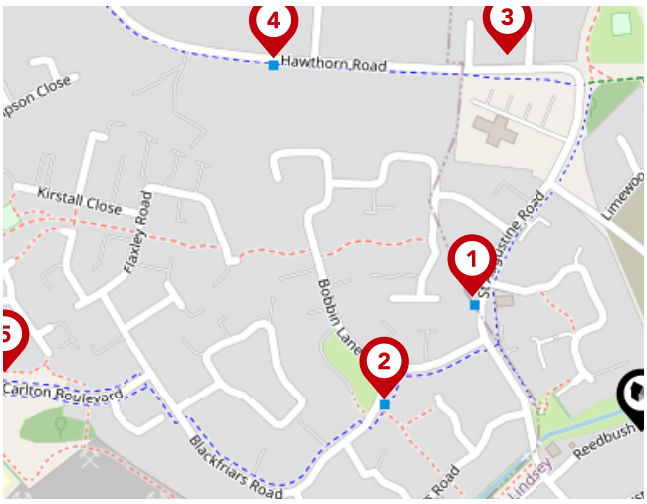
Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stockings Way	0.12 miles
2	Blackfriars Road	0.14 miles
3	St Barnabas Hospice	0.22 miles
4	Hawthorn Chase	0.29 miles
5	Padley Road	0.36 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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Mundys

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